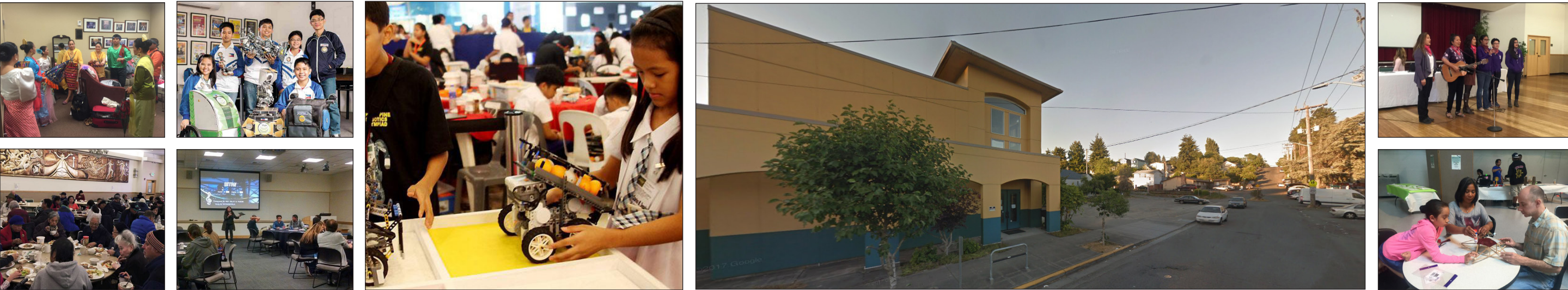


# FILIPINO COMMUNITY VILLAGE



**SITE ADDRESS: 5727 37TH AVE. S.**  
**SDCI PROJECT #3026762**  
**EARLY DESIGN GUIDANCE MEETING: SOUTHEAST DESIGN REVIEW BOARD - OTHELLO NEIGHBORHOOD**

APPLICANT TEAM:

OWNER: HUMAN GOOD & FILIPINO COMMUNITY OF SEATTLE  
OWNER'S REPRESENTATIVE: BEACON DEVELOPMENT  
ARCHITECT: ROLLUDA ARCHITECTS  
LANDSCAPE ARCHITECT: J.A. BRENNAN ASSOCIATES, PLLC  
STRUCTURAL: I.L. GROSS STRUCTURAL ENGINEERS  
MECHANICAL: SIDER + BYERS MECHANICAL ENGINEERS  
ELECTRICAL: SAZAN GROUP  
CIVIL ENGINEER: KPFF CONSULTING ENGINEERS  
SURVEYOR: CORE DESIGN INC.  
GEOTECH: ROBERT WARD  
COST ESTIMATING: JUAN B. IRINGAN

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# PROJECT INFORMATION

NARRATIVE + OBJECTIVES

## PROJECT NARRATIVE

### SITE DESCRIPTION:

The proposed development site is located off of Martin Luther King Jr. Way at 5727 37th Ave. S. on the corner of S Juneau St. and 37th Ave. Situated next to the existing Filipino Community Center of Seattle (FCC), the site is 36,683 square feet or .84 acres. This project is to be developed and constructed in one phase.

### RESIDENTIAL AND COMMUNITY USE:

The Village will be an expansion on the current Filipino Community Center of Seattle that has been providing health and social services since 1935. This pioneering model integrates the culturally specific social service agency with affordable housing units for seniors and a safe learning environment for youth.

**RESIDENTIAL UNITS** The living units will be affordable, low-income housing to seniors. A grouping of communal spaces are centrally located on the second floor for residents and their guests to socialize. At the fifth floor balcony a community garden will be ran by residents as part of the City of Seattle P-Patch program.

**INTERPRETIVE EXHIBIT** A local Filipino art and culture display vestibule will exhibit a variety of works and also a donor wall located at the plaza/alley entrance facing the FCC. The entry will serve both the Innovation Learning Center and residences.

**INNOVATION LEARNING CENTER** Four classrooms will be home for several programs and services. A state-of-the-art computer lab will provide digital access for low-income youth, seniors and others in the Rainier Valley. Classrooms will facilitate the Robotics training center and Science-Technology-Engineering-Art & Design-Math (STEM) program. A multi-purpose community space will accommodate cultural health screening for low-income seniors, community meetings, listening sessions and informal childcare. A dedicated space for cultural heritage classes and activities for children, youth and families to learn and rediscover Filipino language, music, arts and customs. This area will allow for a critically needed space for a utility kitchen, storage, bathrooms. The Innovation Learning Center operating hours will be 8 am to 8 pm Monday through Saturday and available for scheduling rentals outside of these hours.

**EXTERIOR EVENT SPACE** Alley activation is achieved with exterior event space for fiestas, Summer Market, Youth Summer Jam, Seattle Police Department Night Out, food trucks, multi-cultural events and block parties.

### SITE BREAKDOWN:

**SITE AREA:** 36,683 SF  
**ZONING:** C1-40  
**DEPARTURES:** None  
**SETBACKS:** Front - Residential @ 18'  
**HEIGHT LIMIT:** 40' maximum build-able height, plus 4' bonus per 23.47.0121a. (Street Level Commercial)

### PROJECT BREAKDOWN:

**RESIDENTIAL UNITS:** 95 Senior Housing Units, 71,000 SF  
**INNOVATION LEARNING CENTER:** 4 Classrooms, 4,800 - 5000 SF  
**PARKING:** 33 Parking Units, 9,000 SF  
**FAR:** 2.42, ALLOWED 3.25  
**DEPARTURES:** NO

## DEVELOPMENT OBJECTIVES

### PROJECT DESCRIPTION:

The site is across the alley from the existing Filipino Community Center. The current proposal is for a five-story low-income senior housing project with parking and a learning center. The goal is to functionally and aesthetically integrate the new building with the existing community center. The current proposal includes a gross floor area of approximately 87,500 sf (71,000 sf residential, 5,000 sf learning center and 9,800 sf parking).

### NEIGHBORHOOD CONTEXT:

The surrounding neighborhood consists mainly of one/two-story small-scale commercial buildings with Asian character and residential structures. The existing and immediately adjacent Filipino Community Center will influence the design and material palette for the new development; design and material cues taken from its Filipino motifs. The rejuvenated site will create a link between the existing Filipino Community Center and the Othello neighborhood acting as a gateway between the immediate FCS program and surrounding community.

Articulated massing of the new building will diminish the impact of scale in the surrounding context by modulating the exterior walls and facade. Providing an exterior plaza and landscaping minimizes and softens the street-level impact on the surrounding neighborhood.

### ACCESS:

Multiple public transit avenues, including Link light rail and Metro bus routes, provide immediate access to the site. Access is also available from limited on-site parking. The existing bus route 106 runs from downtown Seattle to downtown Renton makes two stops giving immediate access to the site. One is located at the corner of MLK Way and S. Orca St. and the other is located slightly further south at the corner of MLK Way and 37th Ave; each is within one city block of the site and imminently walkable.

There are two current light rail stops that service the general area, but neither the Othello Station (.87 miles) or the Columbia City Station (.73 miles) are close enough to realistically easily serve the occupants on a regular basis. However, there is a proposed link light rail station planned for South Graham St. (.27 miles) which would better service this area.

### SUSTAINABILITY:

The project will be designed to comply with the Evergreen Sustainable Development Standard (ESDS). The design team intends to pursue features, systems, and materials that support environmentally sound architectural design and construction, while keeping in mind the project budget.



# VICINITY MAP + TRANSIT

## VICINITY:

The site for this project is conveniently located halfway between downtown Seattle and downtown Renton, with easy access to both bustling cities provided along the I-5 corridor as well as Martin Luther King Jr. Way. The site as it currently sits contains mostly undeveloped lots as well as a few single family low-rise homes which will be removed as part of the proposal.

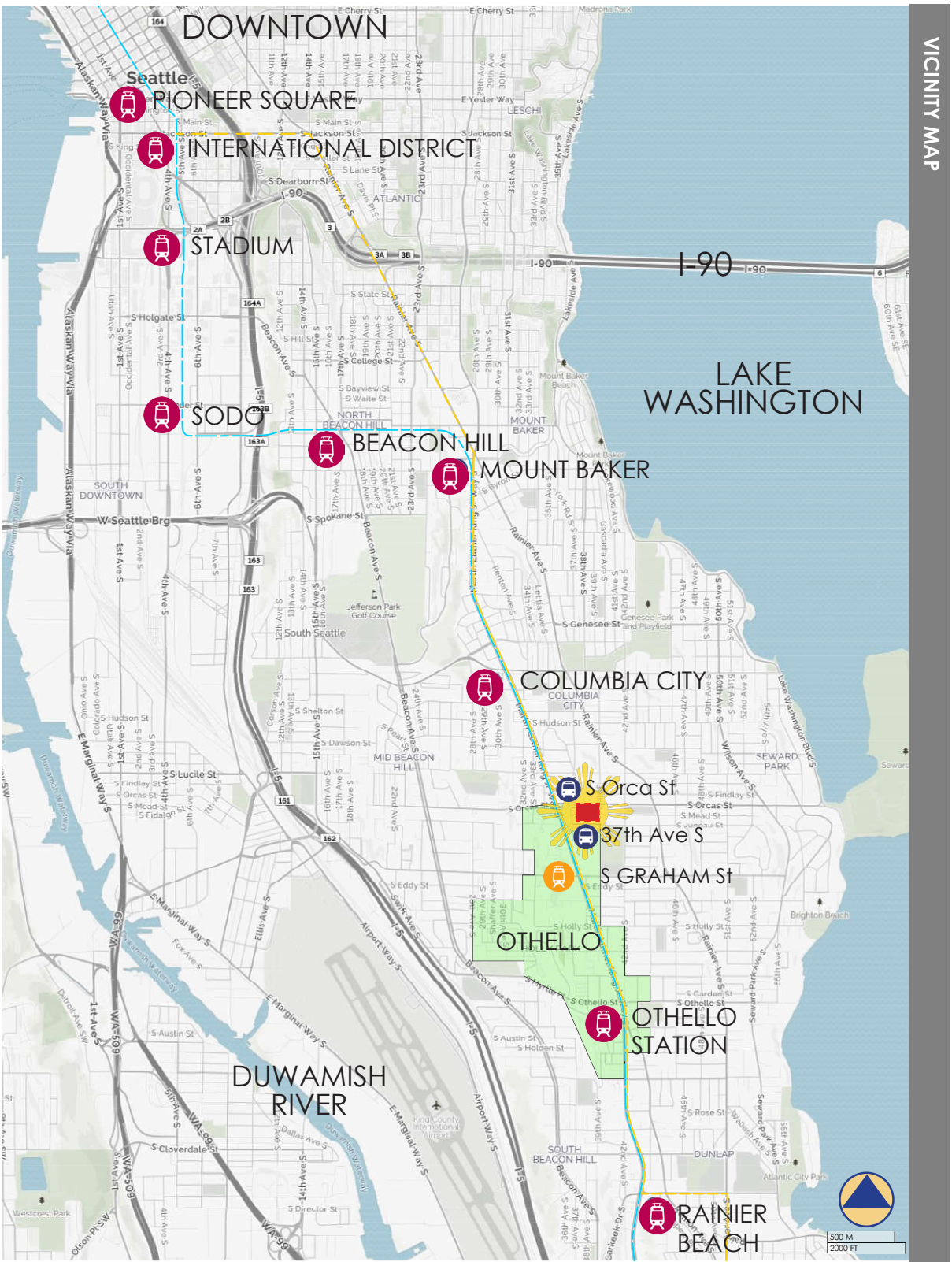
## TRANSIT ROUTES:

Access to the site is available through numerous routes, both private and public. Car access is most readily available by both I-5 as well as Martin Luther King Jr. Way, with access from the north on MLK Way provided by turning left onto S. Orca St. and then onto 37th Ave. Public transportation also provides a few convenient access options with two light rail stations available within a mile and two bus stops (route 106 which runs from downtown Seattle to downtown Renton) located within a block of the site.

## OTHELLO DESIGN GUIDELINES:

The Othello Neighborhood (Depicted on the map to the left in a green hue) is emerging from a history of dramatic changes into the vibrant new commercial and residential community that will sustain its future light rail station. The commercial core of this community along Martin Luther King Jr. Way South reflects the style of an Asian market bazaar where business is transacted in a variety of languages. Its streets are lined at a uniform level with signage in stark primary colors. During spring and summer months, artistic banners hang high over the streets accentuating these colors and reflecting the symbols of the neighborhood's many cultures.

Surrounding that core is a hillside covered with residential streets that suggest a multifaceted history. Originating as part of a larger farming community in the early 1900s, the Othello Neighborhood streets (especially South Brighton Street) still retain examples of New England-style farm houses and single family bungalows. These styles are reflected in many homes and townhouses of the recent New Holly Development.



**PROJECT SITE**



SOUND TRANSIT  
LINK LIGHT RAIL



SOUND TRANSIT SOUNDER  
COMMUTER RAIL



OTHELLO NEIGHBORHOOD



PROPOSED FUTURE LINK  
LIGHT RAIL STATION



LINK LIGHT RAIL STATIONS



METRO BUS STOP  
ROUTE 106  
DOWNTOWN SEATTLE -  
RENTON



# SITE ZONING

EXISTING ZONING: C1-40  
MLK at Holly Residential Urban Village

PERMITTED USES  
Retail, Offices, Child Care Center, Multi-family Structures, and institutions are permitted outright.

It is served by frequent transit, Route 106 MLK is a distance of 528 feet.

STREET-LEVEL USES  
Street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

STREET-LEVEL USES - Exceptions  
No restriction of the location of residential uses according to subsections 23.47A.005.C.2 as the residential use is low-income housing for the elderly.

STRUCTURE HEIGHT  
In zones with a 40 foot mapped height limit the height of a structure may exceed the otherwise applicable limit by up to 4 feet provided a floor-to-floor height of 13 feet or more is provided for nonresidential uses at alley level.

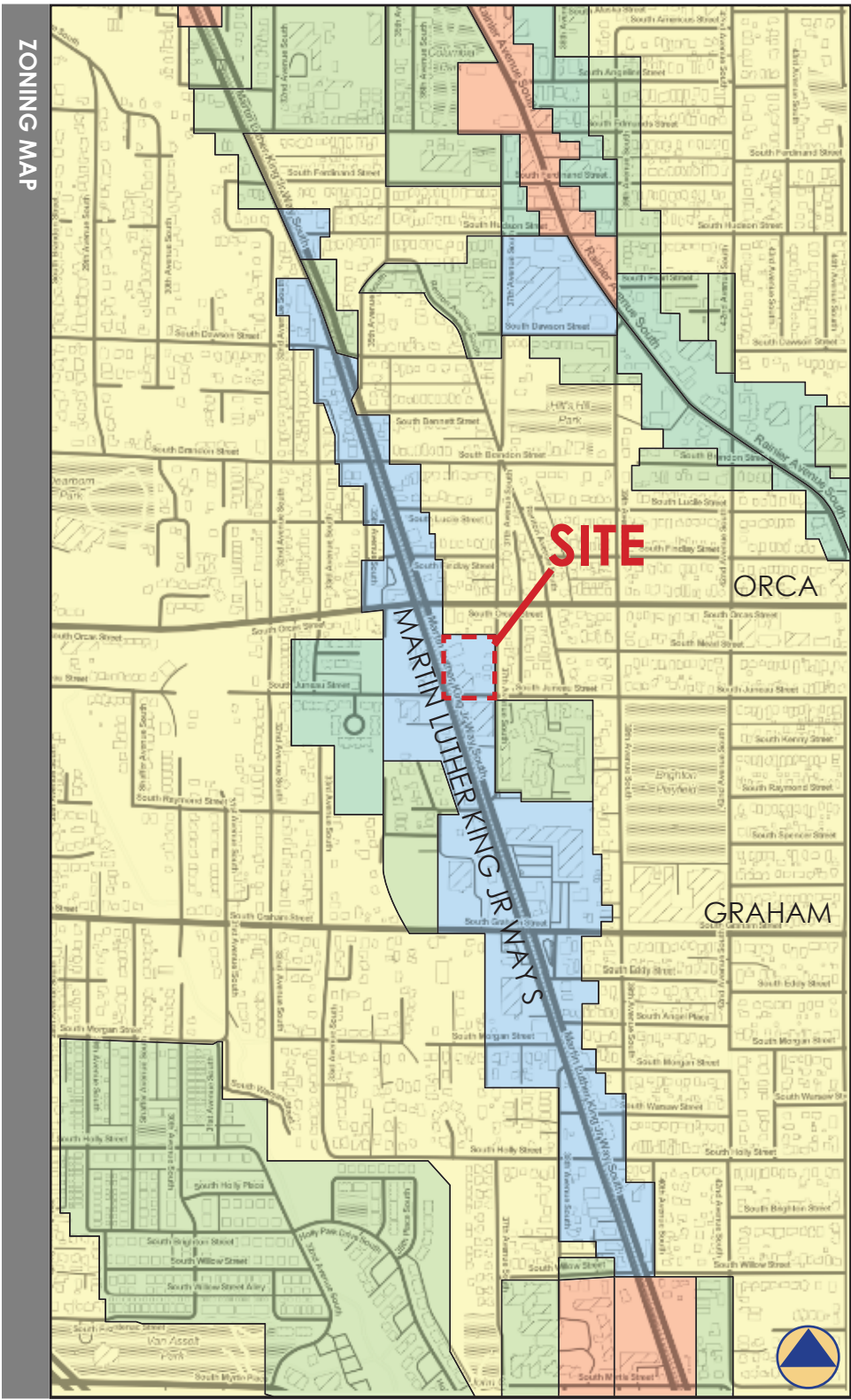
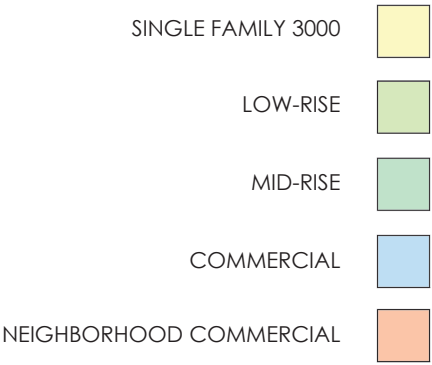
FAR  
This project is below the FAR Maximum of 3.25.

SETBACKS:  
No setback is required.

Proposed residential front setback at 9' plus (5' ROW dedication plus 4' sidewalk easement); 18' total from existing property line.

PARKING  
No minimum parking is required in Urban Centers and portions of Urban Villages with frequent transit service within 1/4 mile. Proposing 33 spaces.

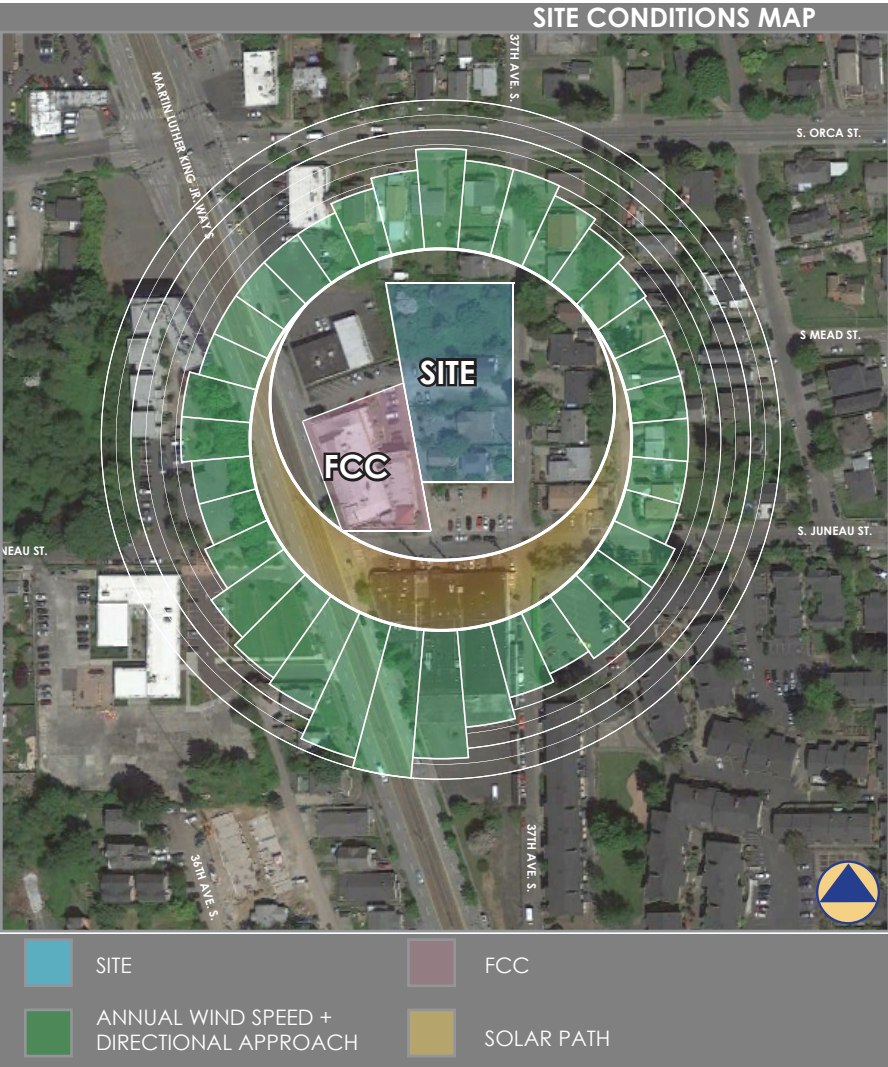
HEIGHT LIMIT: 44 feet maximum allowable build-able height; non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.





# CONTEXT MAP + SITE CONDITIONS

A gateway to the Othello Neighborhood





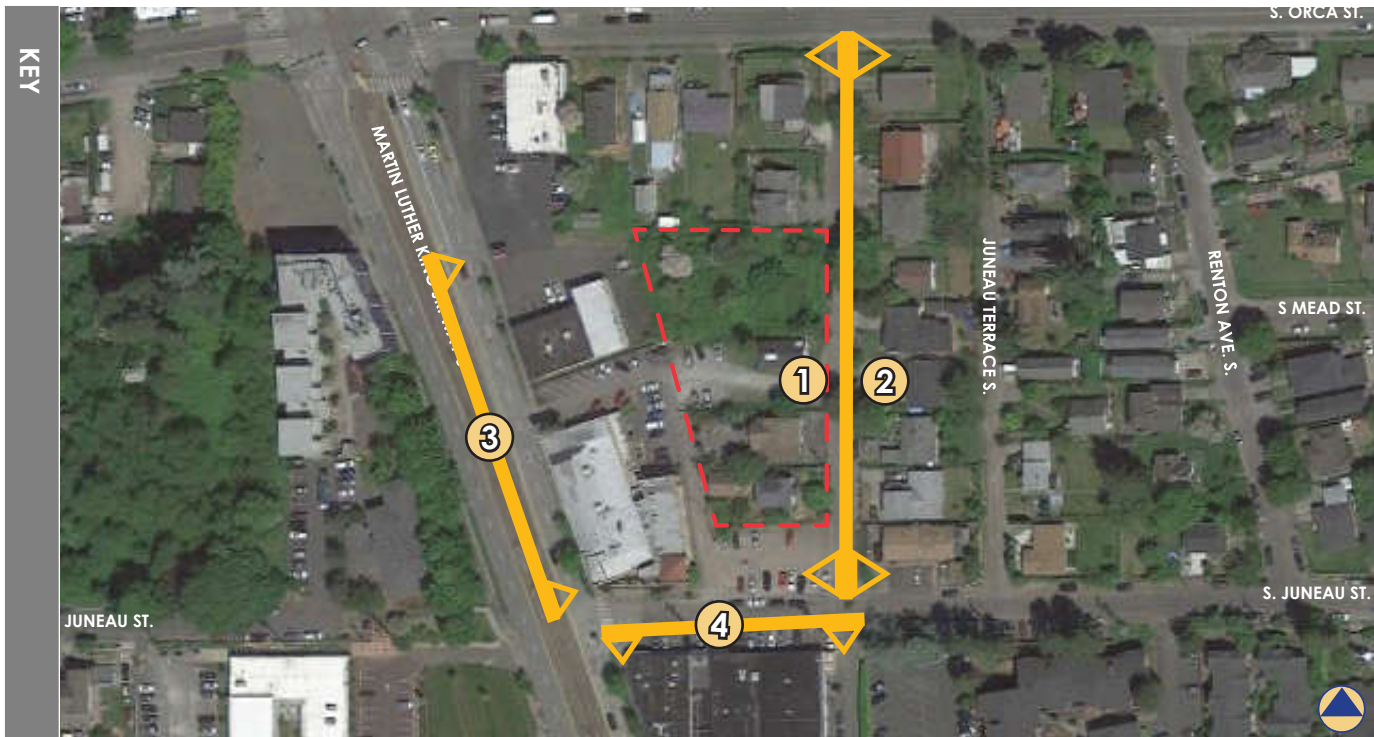
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# STREET PANORAMAS



① WEST SIDE OF 37TH AVE.





SITE VIEWS



1 LOOKING SOUTH TOWARDS EXISTING MUSLIM SCHOOL ACROSS S JUNEAU ST.



2 LOOKING WEST ACROSS SITE FROM 37TH AVE. S.



3 LOOKING EAST INTO ADJACENT NEIGHBORHOOD



4 LOOKING SOUTH DOWN 37 AVE. S.



5 LOOKING EAST FROM MLK WAY DOWN JUNEAU ST.



6 LOOKING EAST FROM MLK WAY



7 LOOKING WEST ACROSS SITE TOWARD MLK WAY



8 LOOKING WEST ACROSS SITE TOWARD MLK WAY



9 LOOKING SOUTH DOWN MLK WAY FROM NORTH END OF SITE



10 LOOKING WEST ACROSS THE TOP OF THE SITE (PROPOSED ALLEY WAY)



11 LOOKING NORTH UP 37TH AVE. S. FROM SITE



12 LOOKING EAST AWAY FROM SITE ALONG JUNEAU ST.



13 LOOKING SOUTH ALONG 37TH AVE. S. FROM SOUTH END OF SITE





# OTHELLO NEIGHBORHOOD DESIGN GUIDELINE RESPONSE

## PRIORITY DESIGN GUIDELINES

### Context + Site 2.II

#### Respect for Adjacent Sites

The proposed project creates a strong bond at the zone edges of single-family residential and commercial zones:

- Activates the pedestrian use of alley.
- Sited in conjunction with existing Filipino Community Center.
- Transition to single family



### Context + Site 2.IV

#### Height, Bulk and Scale Compatibility

This new development will respect the height and scale of its immediate and adjacent neighbors to match the surrounding context:

- The addition of semi-public exterior plazas adjacent to the Filipino Community Center responds to the commercial zone context.
- Larger building volumes at entrances contrast smaller sub-volumes to break-up massing and transition to a residential scale.
- Exterior facade modulation and a mix of materiality.
- Fencing and landscaping will promote privacy and create an entry porch feel along the residential elevation.

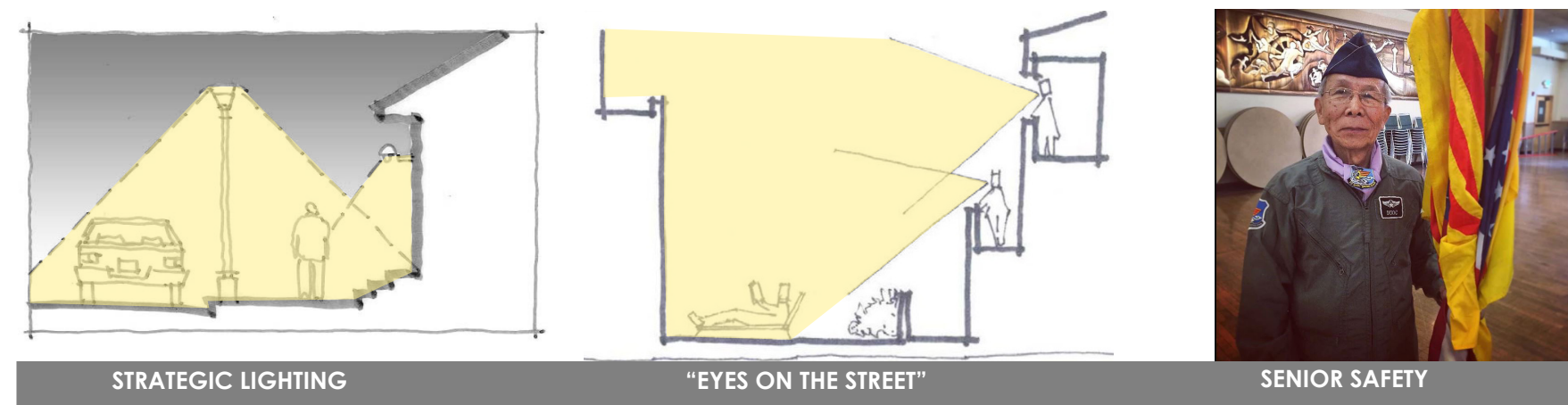


### Public Life 2.I

#### Personal Safety and Security

The components of Crime Prevention Through Environmental Design (CPTED) aligns with the pragmatic design solutions for this housing project anticipating low-income independent seniors:

- Lighting placed strategically for senior-safety reasons during the short days of the winter months and year-round crime prevention.
- Exterior transparency on the west facade facing the alleyway to provide defensible space, "eyes on the street".
- Second floor exterior plaza areas will provide secure exterior areas for outdoor activities.
- Landscape and architectural buffers will define public and private uses along 37th.
- Public plaza for drop-off, events, and 'front porch' feel to activate alley Semi-Public, Semi-Private space.





# SEATTLE DESIGN GUIDELINE RESPONSE

## PRIORITY DESIGN GUIDELINES

### Context + Site 2.A

#### Location in the City + Neighborhood

A sense of place will be created where the physical context is less established:

- Enhance an area where a strong identity already exists.
- Contribute to a sense of place by patterns of streets/blocks, slope, and a gateway to the community.



GATEWAY TO THE COMMUNITY

### Context + Site 3.B

#### Local History + Culture

Materials and designs that reflect the cultural heritage of the surrounding Filipino community and reflect the existing Filipino Community Center will help preserve local history and culture:

- Exhibit featuring local art, culture and donor wall.
- Community Innovation Learning Center.
- Programmatic integration between new Technical Learning Center and existing Filipino Community Center's programs for all generations .
- Exterior event space and alley activation.



CULTURAL PROGRAMMATIC INTEGRATION

### Public Life 1.C

#### Outdoor Uses + Activities

The project will select activity areas for informal community uses and year-round activity:

- Exterior public plaza spaces in direct line with pedestrian routes.
- Informal community uses include places for walking, sitting, and possible performances or a market.
- Activation of the alleyway between the existing Filipino Community Center creating a diverse range of exterior public uses.



PUBLIC PLACES + PEDESTRIAN ROUTES

### Public Life 3.B

#### Residential Edges

The east side of the proposed project is composed of mostly residential units and will be a sensitive transition from multi-family to single-family:

- Generous front setback .
- Step-backs on upper floors.
- Vertical modulation emphasized by a range of exterior finishes.
- Landscaping at the building edge to provide privacy.
- Public/Private threshold enhanced by a low wall and well scaled landscaping along the transition-strip.



VERTICAL MODULATION

### Design Concept 2.A

#### Massing

The approach to massing is to engage the Filipino Community Center and alleyway on the west with a volume and plaza, contrasting an undulation of components on the east that reduce perceived mass:

- Site characteristics and uses.
- Reducing perceived mass.



UNDULATION OF COMPONENTS



# MATERIAL INFLUENCES + INSPIRATION



WARM TONE MATERIAL INSPIRATION

Wood



INDONESIAN CLAY TILE

Vigan Tile



FROM SPANISH INFLUENCE

Stucco



EXTERIOR PUBLIC SPACES

Concrete



REGIONAL STYLE

Deep overhangs



EXTERIOR SCREENING WITH SHELLS

Capiz



COLONIAL INFLUENCE

Terracotta roof tiles



TOWER ELEMENT AND MODULATION

Filipino architecture



BAHAY KUBO TRADITIONAL OVERHANGS

Heritage hip roof



SPANISH INFLUENCE IN FILIPINO STYLE

Colonnade courtyard



FILIPINO COMMUNITY CENTER

Connection with adjacent site



ROOFTOP GARDENS

Shared exterior spaces



# SUMMARY OF PROPOSED OPTIONS

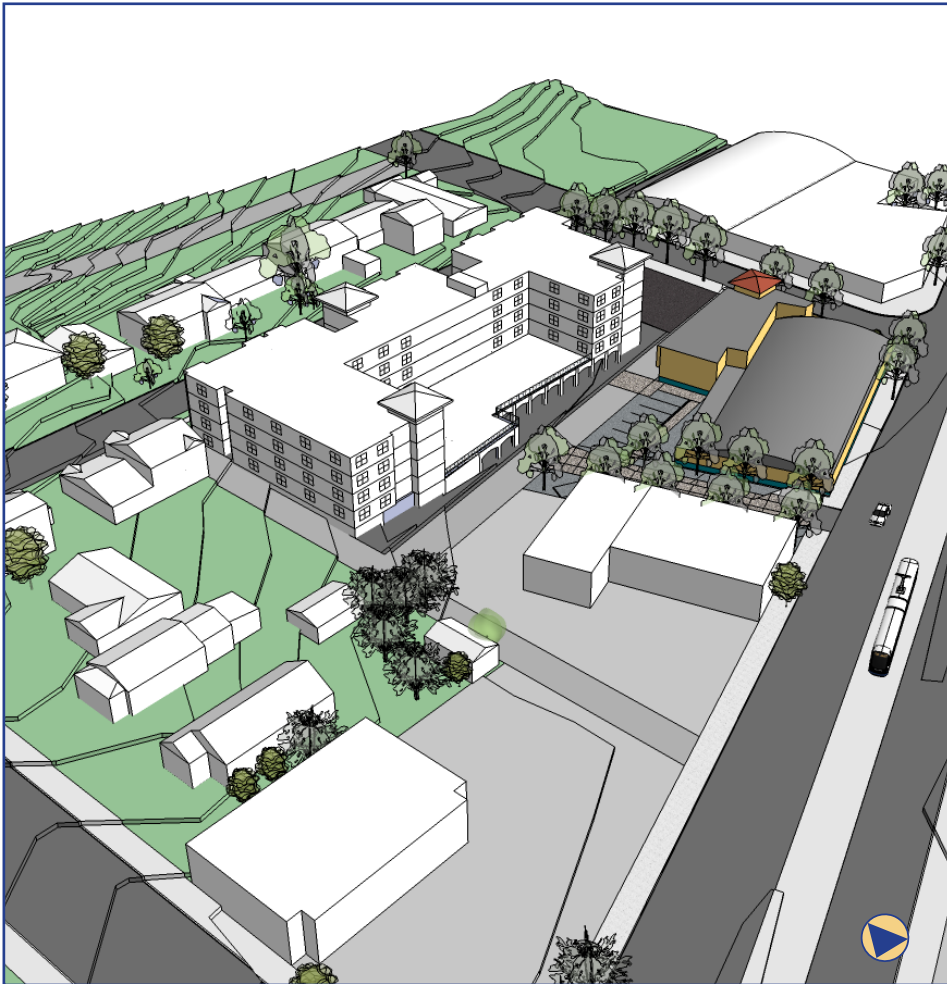
## OPTION 1

MAXIMIZED  
5 STORIES  
95 SENIOR HOUSING UNITS  
33 PARKING UNITS  
FAR: 2.71  
NO DEPARTURES



## OPTION 2

COVERED PLAZA  
5 STORIES  
95 SENIOR HOUSING UNITS  
33 PARKING UNITS  
FAR: 2.71  
NO DEPARTURES



## PREFERRED OPTION 3

INTERCONNECTED  
5 STORIES  
95 SENIOR HOUSING UNITS  
33 PARKING UNITS  
FAR: 2.42  
NO DEPARTURES





# OPTION 1 OVERVIEW

## MAXIMIZED

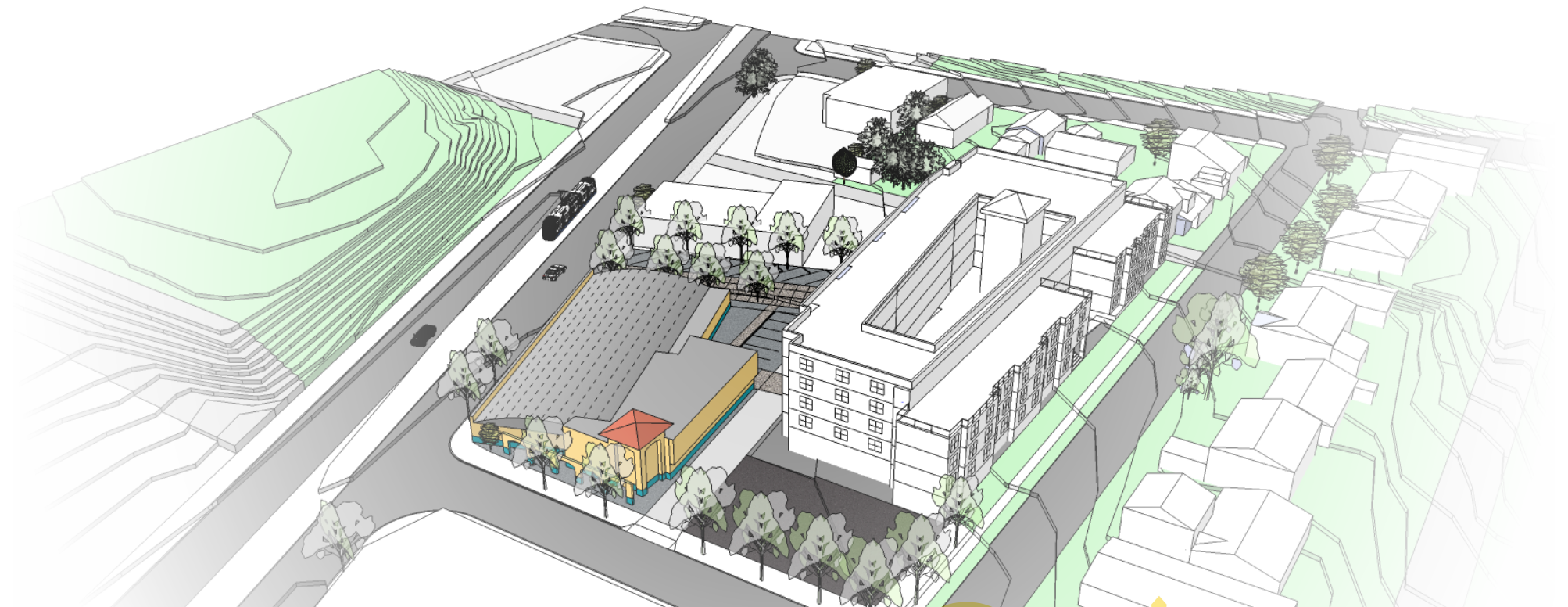
### BUILDING SPECIFICATIONS:

5 STORIES  
95 RESIDENTIAL UNITS  
33 PARKING UNITS  
NO DEPARTURES

### DESCRIPTION:

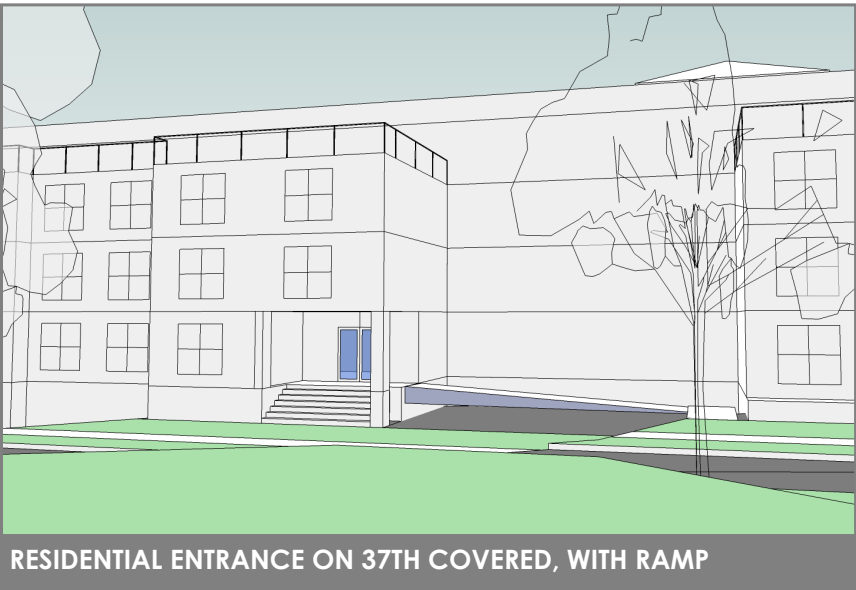
This concept seeks to create an internal community space with less public gathering areas.

- Provides for good safety and security
- Well defined public, semi public, semi private, and private zones.
- Defensible spaces with 'eyes on the street'.
- Creates a strong link between the new development and its surrounding context
- Provides a good mix of community services mixed with residential housing.
- Provides an exterior plaza for community events
- Provides opportunity for public spaces and landscaped areas
- Large massing fronts the adjacent neighborhood
- Maximizes amount of square footage on the site.
- Provides internal communal spaces for tenants.





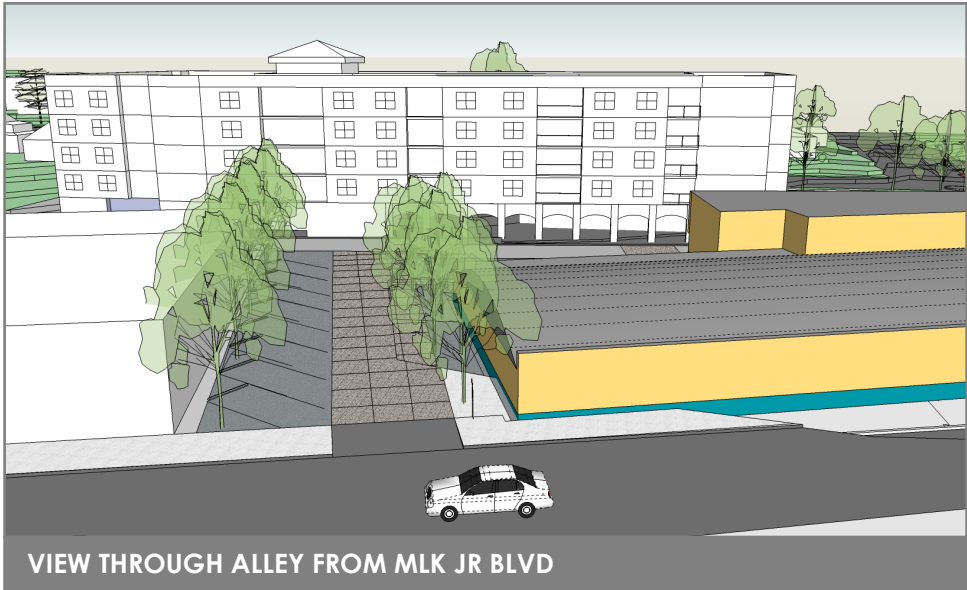
OPTION 1



RESIDENTIAL ENTRANCE ON 37TH COVERED, WITH RAMP



VIEW FROM W-E ALLEY LOOKING SOUTH DOWN N-S ALLEY



VIEW THROUGH ALLEY FROM MLK JR BLVD



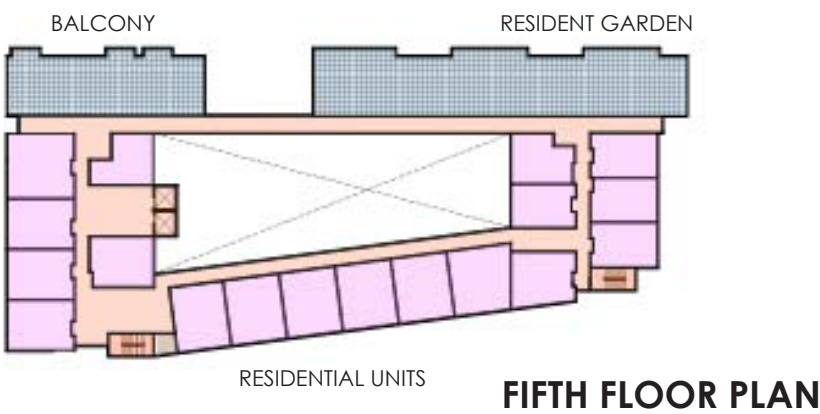
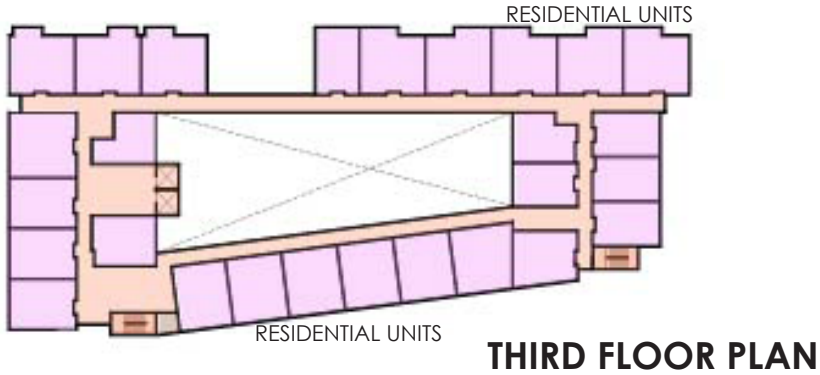
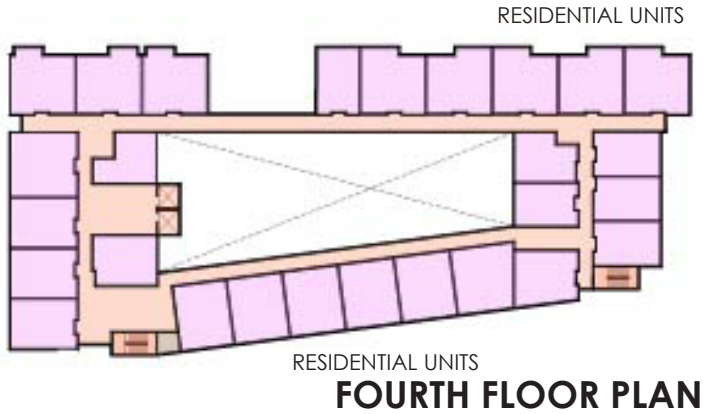
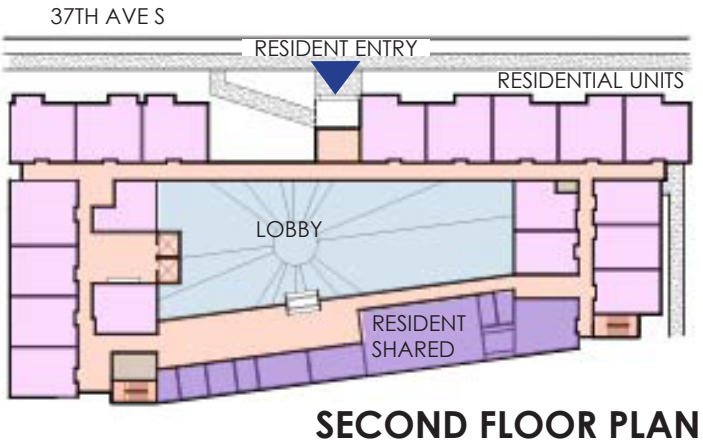
RESIDENTIAL FACADE ON 37TH AVE S LOOKING SOUTH



FILIPINO COMMUNITY CENTER, ALLEY, EXTERIOR PLAZA FROM S JUNEAU



# OPTION 1 FLOOR PLANS

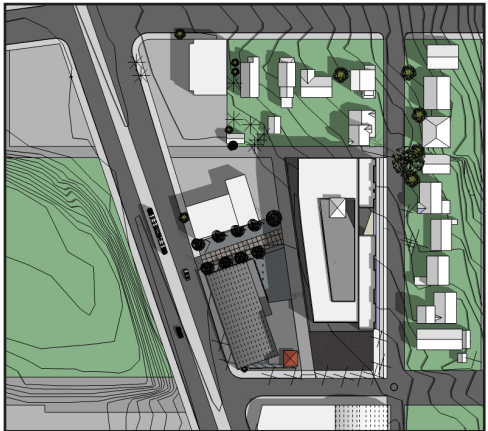


	ENTRANCE		EXTERIOR SHARED		CIRCULATION		RESIDENTIAL UNITS
	TRAFFIC		EVENT PLAZA		SUPPORT SPACES		RESIDENTIAL SHARED
	FILIPINO COMMUNITY OF SEATTLE SPACES		PARKING				



# OPTION 1 SUN DIAGRAMS

MARCH/SEPTEMBER 21



9AM



NOON



3PM

JUNE 21



9AM

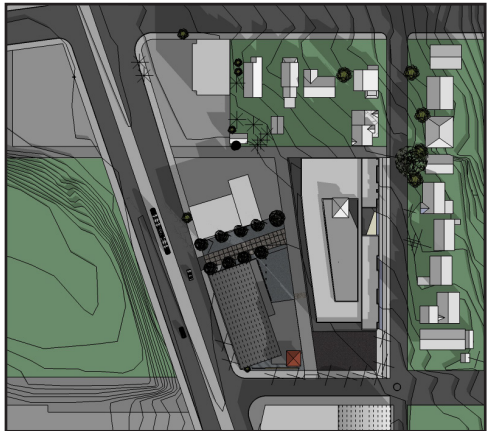


NOON



3PM

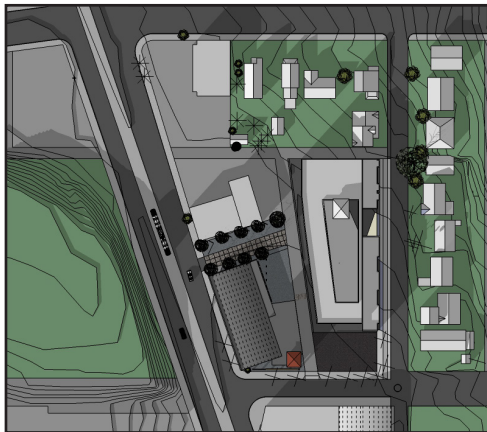
DECEMBER 21



9AM



NOON



3PM





# OPTION 2 OVERVIEW

## COVERED PLAZA

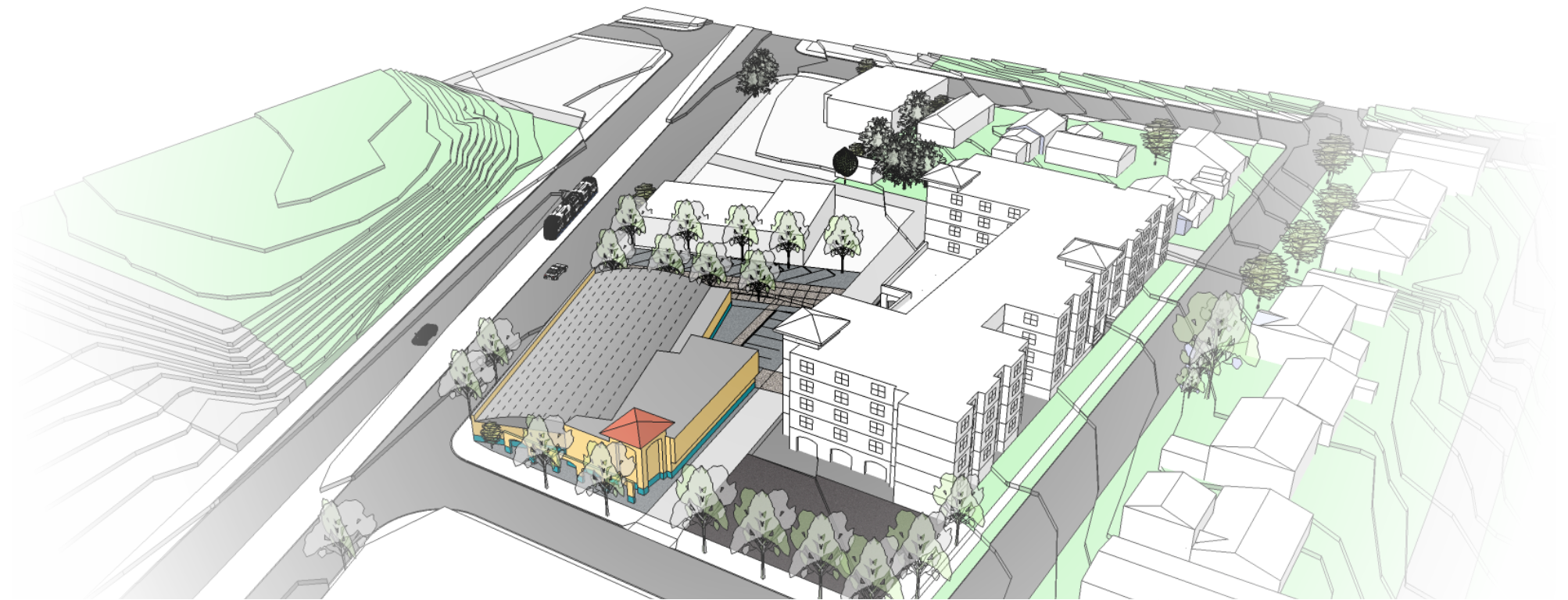
### BUILDING SPECIFICATIONS:

5 STORIES  
95 RESIDENTIAL UNITS  
33 PARKING UNITS  
NO DEPARTURES

### DESCRIPTION:

This concept creates an alley-side link between the existing FCC, surrounding neighborhood and the new development while creating an internal community for the tenants of the project.

- Provides for good safety and security
- Well defined public, semi public, semi private, and private zones.
- Defensible spaces with 'eyes on the street'.
- Provides a good mix of community services mixed with residential housing.
- Reflects the architectural style of the existing Filipino Cultural Center and of the Philippines.
- Good modulation faces single family.
- Utilizes a large majority of the site and limits exterior green and public spaces.
- Less exterior surface modulation or height changes create monolithic structure.





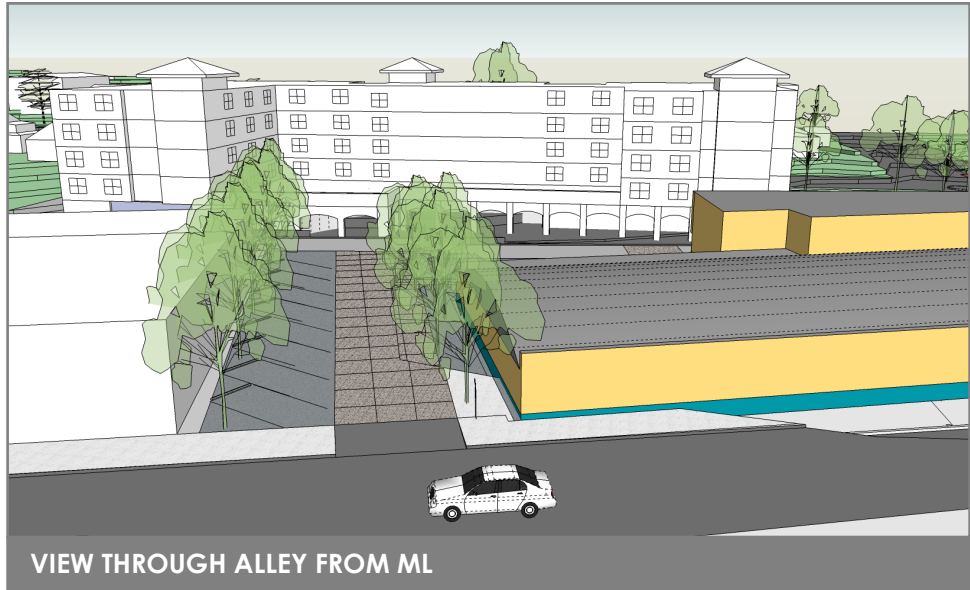
OPTION 2



RESIDENTIAL ENTRANCE ON 37TH COVERED, WITH RAMP



VIEW FROM W-E ALLEY LOOKING SOUTH DOWN N-S ALLEY



VIEW THROUGH ALLEY FROM ML



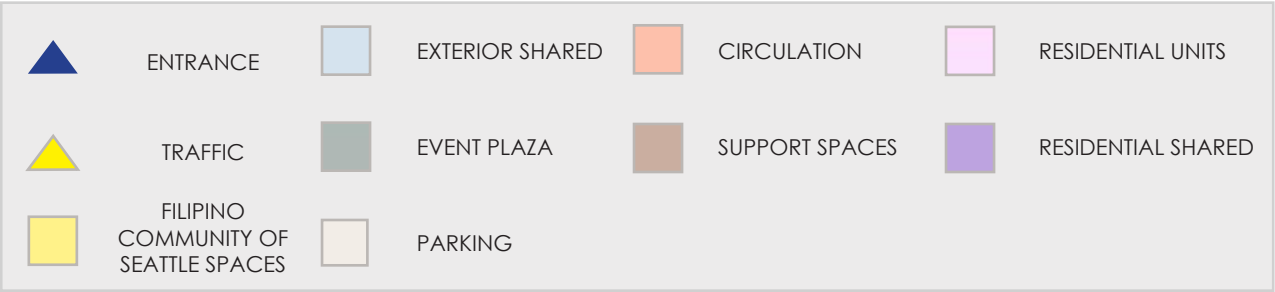
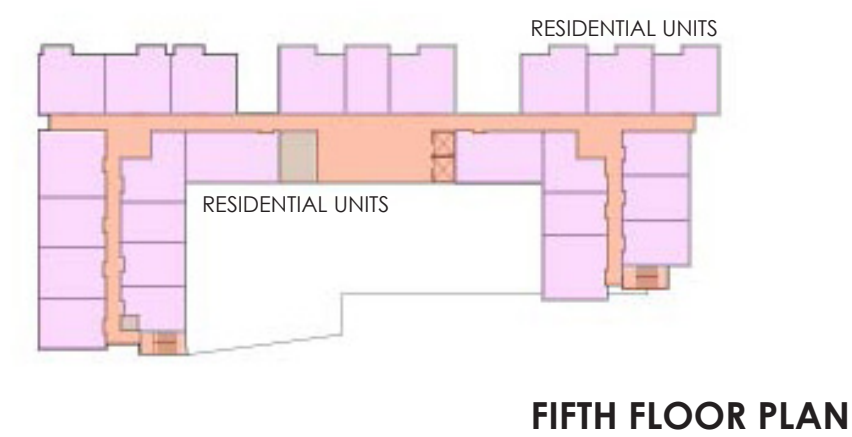
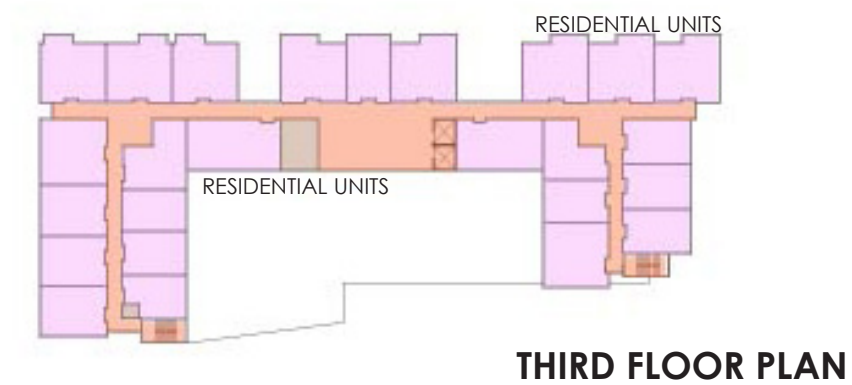
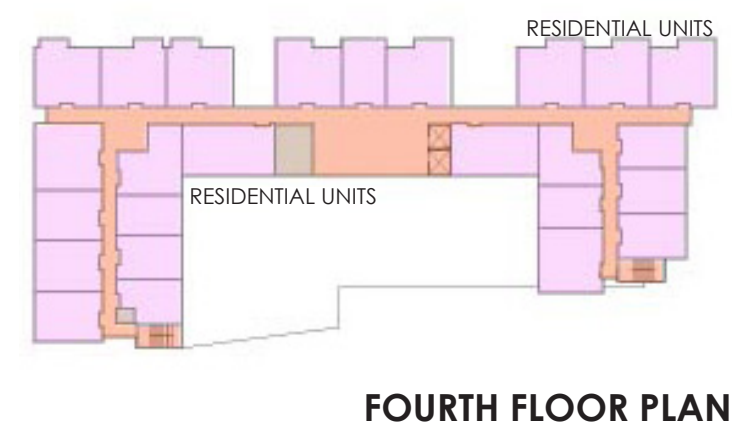
RESIDENTIAL FACADE ON 37TH AVE S LOOKING SOUTH



FILIPINO COMMUNITY CENTER, ALLEY, EXTERIOR PLAZA FROM S JUNEAU



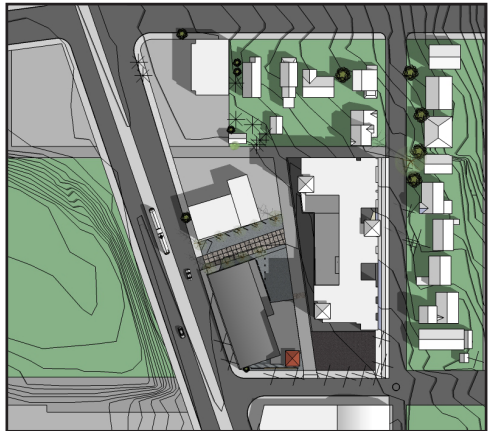
# OPTION 2 FLOOR PLANS





# OPTION 2 SUN DIAGRAMS

MARCH/SEPTEMBER 21



9AM



NOON



3PM

JUNE 21



9AM

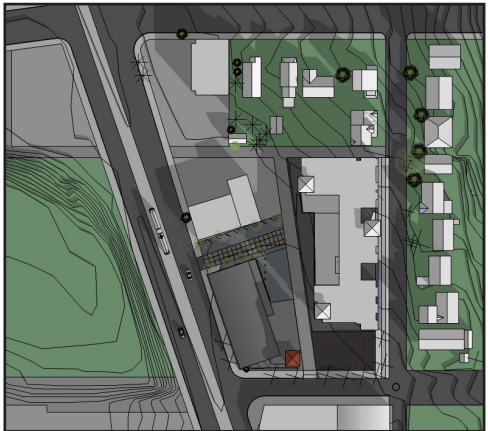


NOON

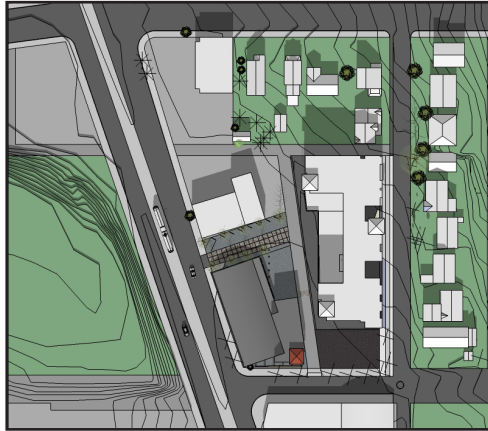


3PM

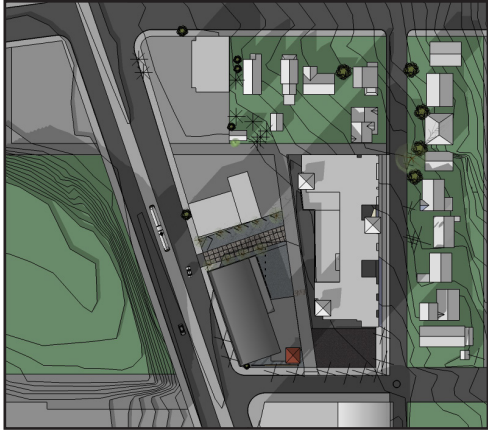
DECEMBER 21



9AM



NOON



3PM



# PREFERRED OPTION 3

## INTERCONNECTED

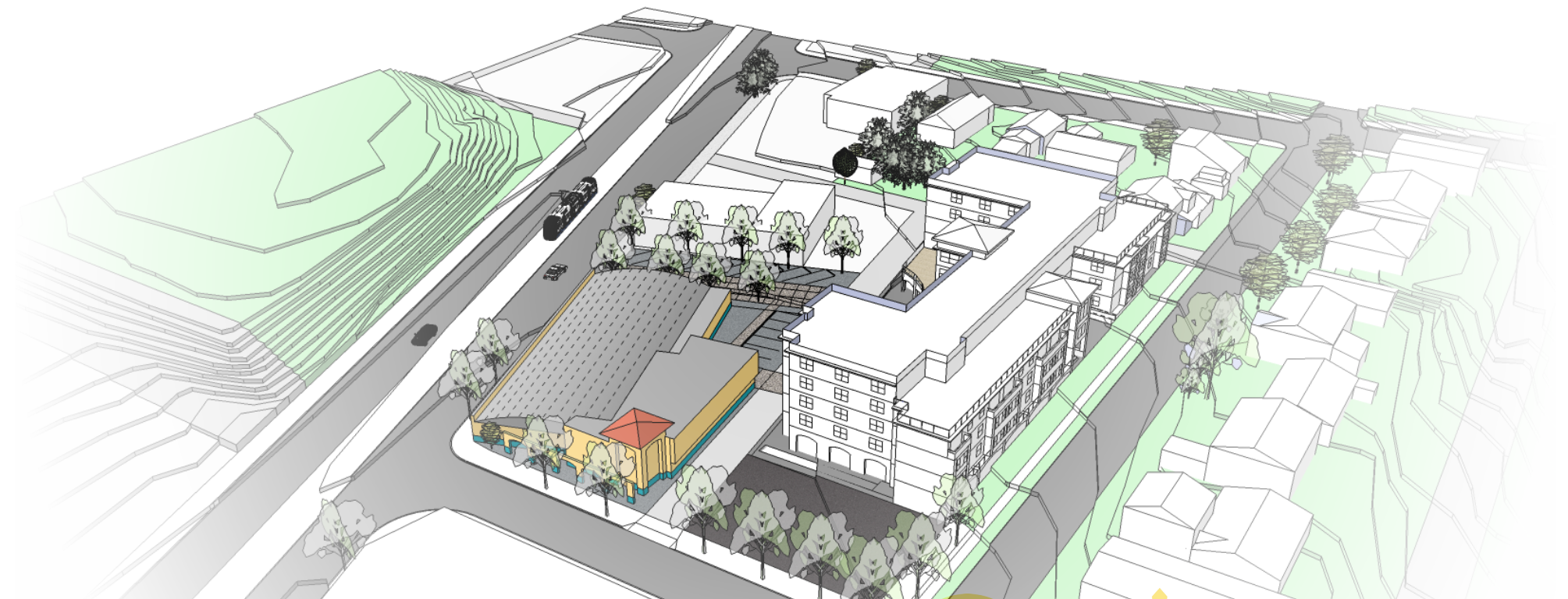
### BUILDING SPECIFICATIONS:

5 STORIES  
95 SENIOR HOUSING UNITS  
33 PARKING UNITS  
NO DEPARTURES

### DESCRIPTION:

This concept seeks to create a strong link between the existing Filipino Community Center, surrounding neighborhood and the new development.

- Provides for good safety and security.
- Additional setback at 4th Floor on 37th Ave S.
- Well defined public, semi public, semi private, and private zones.
- Good vertical modulation.
- Defensible spaces with 'eyes on the street'.
- Entry Courtyard.
- Creates a strong link between the new development and its surrounding context.
- Activates the existing alleyway.
- Good transition to single family.
- Provides a good mix of community services mixed with residential housing.
- Provides an exterior plaza for community events
- Provides opportunity for public spaces and landscaped areas
- Reflects the architectural style and designs of the Philippines and the existing community center.





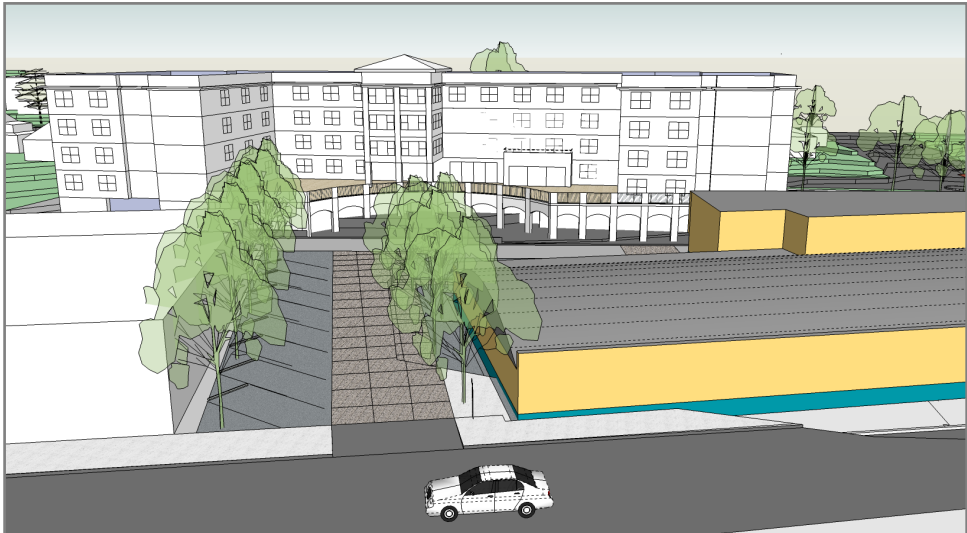
# PREFERRED OPTION 3



RESIDENTIAL ENTRANCE ON 37TH COVERED, WITH RAMP



VIEW FROM W-E ALLEY LOOKING SOUTH DOWN N-S ALLEY



VIEW THROUGH ALLEY FROM MLK JR BLVD



RESIDENTIAL FACADE ON 37TH AVE S LOOKING SOUTH



FILIPINO COMMUNITY CENTER, ALLEY, EXTERIOR PLAZA FROM S JUNEAU





# OPTION 3 SITE PLAN

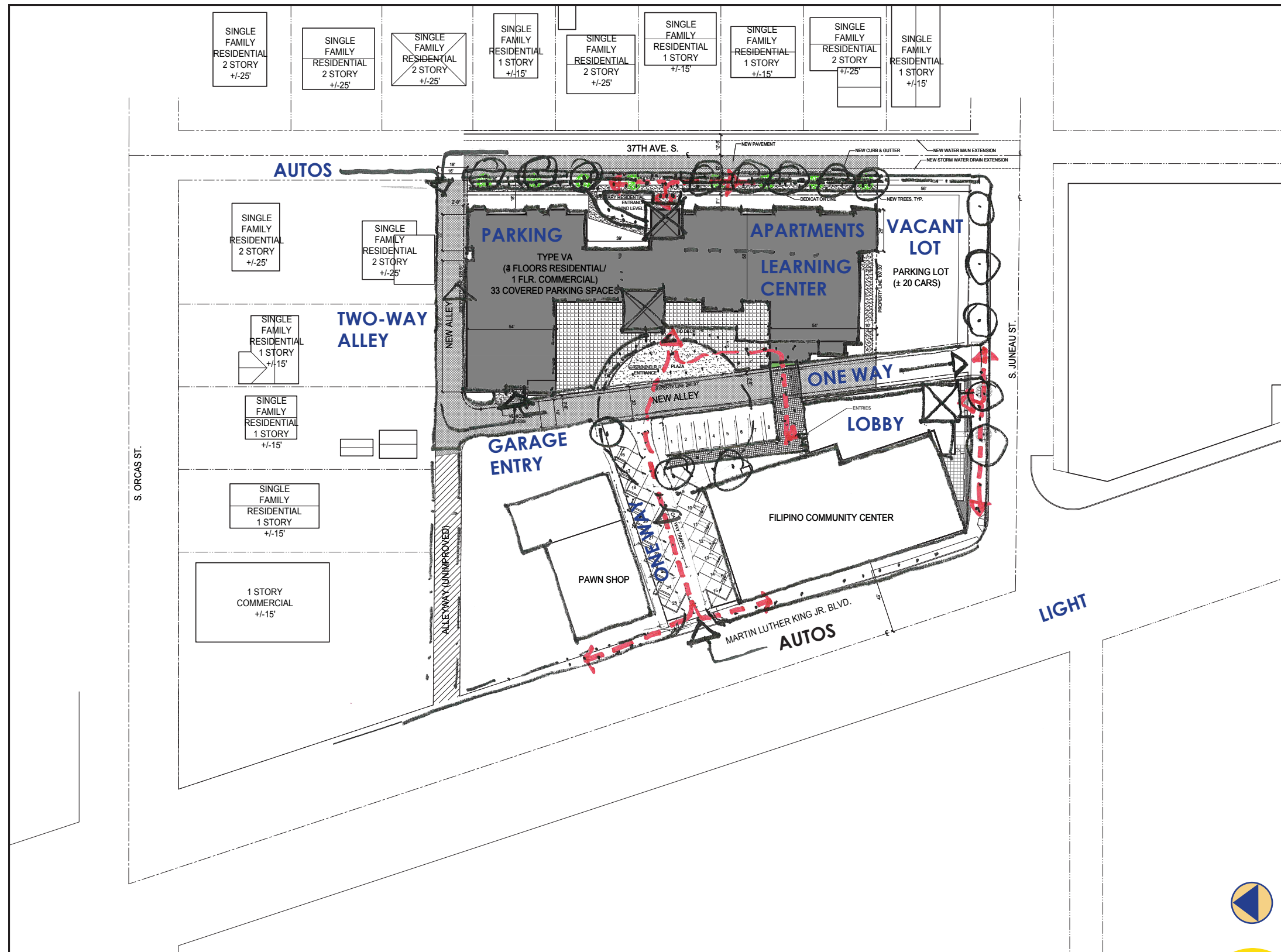
ADDRESS: 5727 37TH AVE S,  
SEATTLE

OWNER: FILIPINO COMMUNITY OF  
SEATTLE

LEGAL DESCRIPTION:  
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HOLTFRETER'S ADDITION  
TO THE CITY OF SEATTLE,  
ACCORDING TO THE  
PLAT RECORDED IN VOLUME 22  
OF PLATS,  
PAGE(S) 37, IN KING COUNTY,  
WASHINGTON.

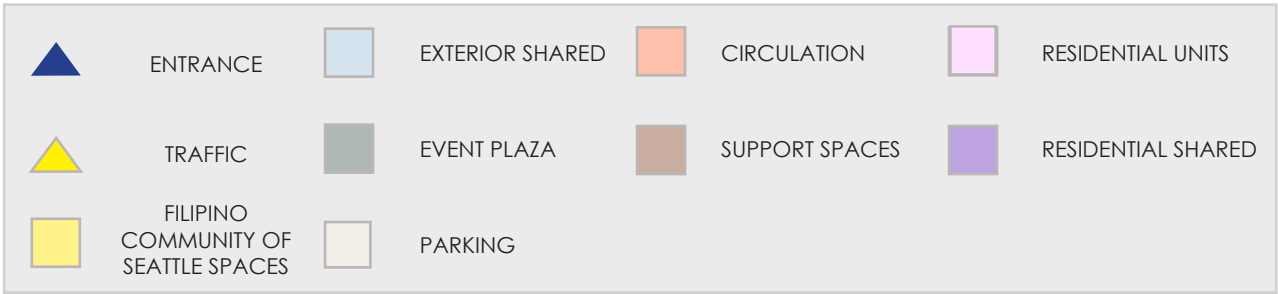
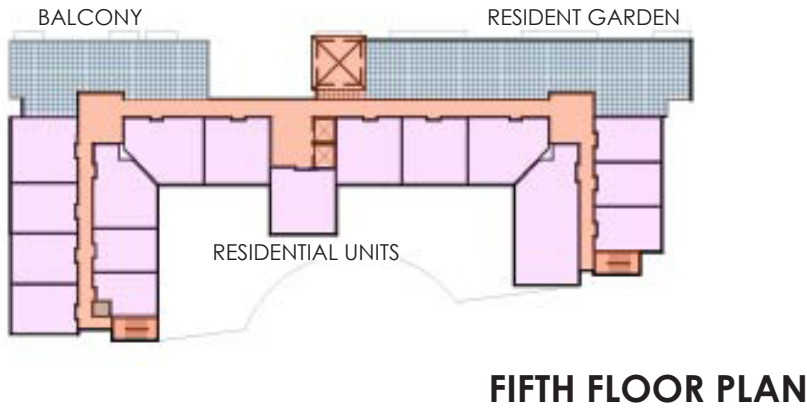
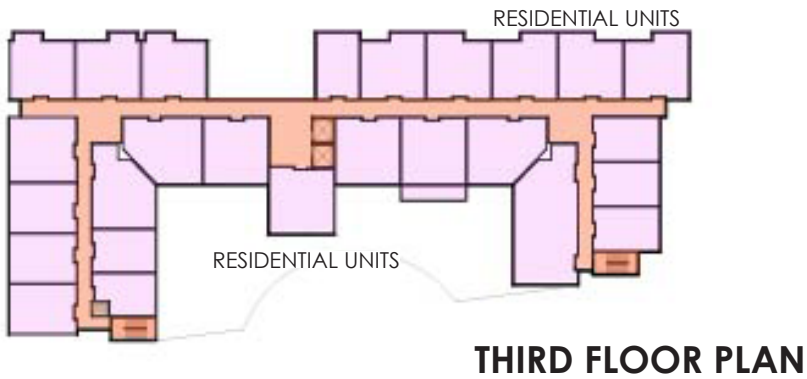
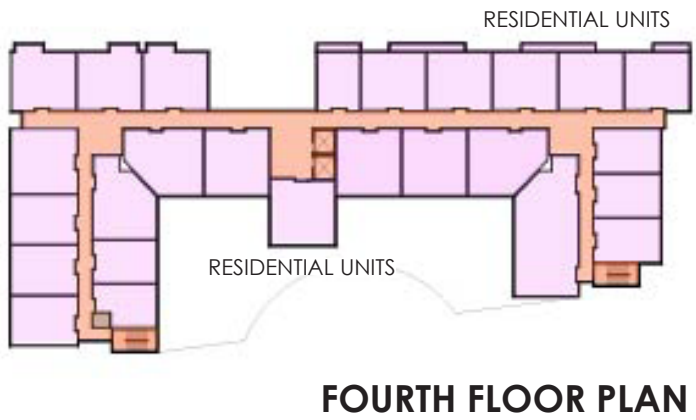
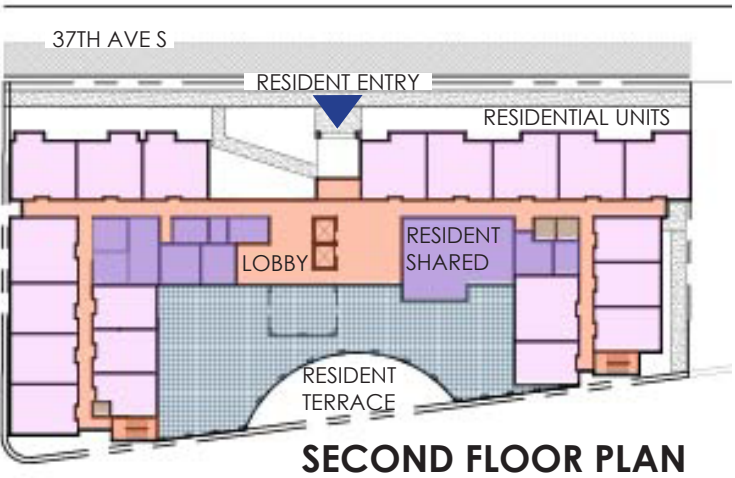
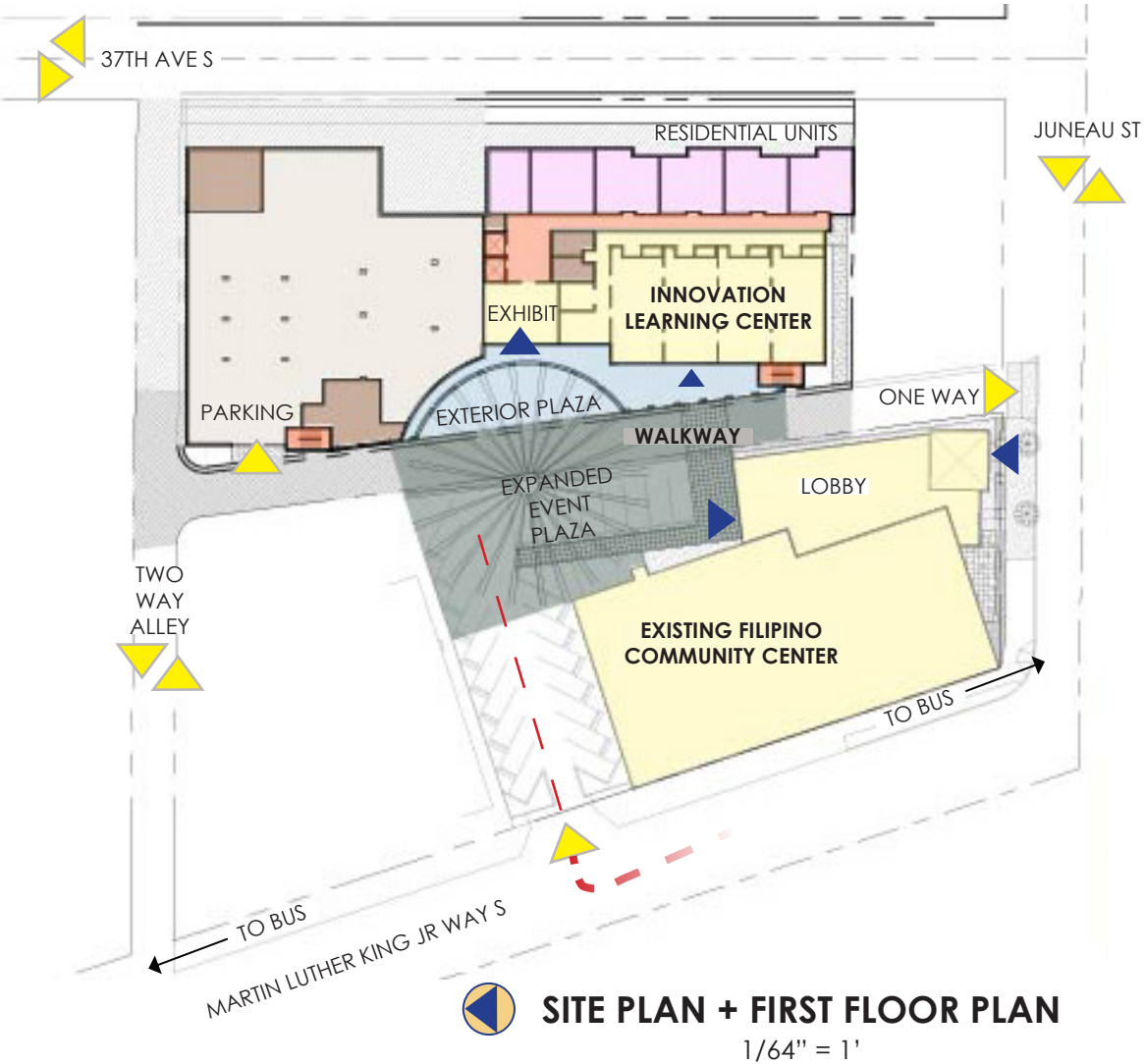
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342660-0090  
342660-0100  
342660-0106  
342660-0115  
342660-0120  
342660-0125

 AUTOS  
 PEDESTRIANS





# PREFERRED OPTION 3 FLOOR PLANS





# PREFERRED OPTION 3 SUN DIAGRAMS

MARCH/SEPTEMBER 21



9AM



NOON



3PM

JUNE 21



9AM

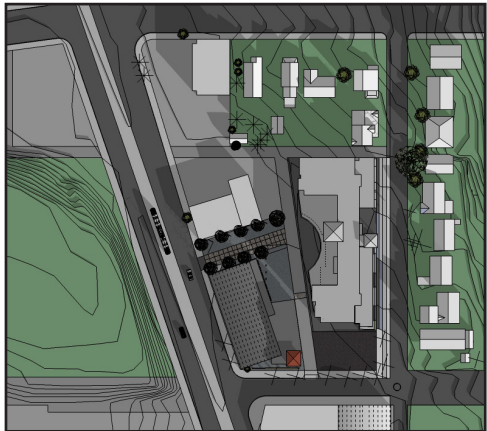


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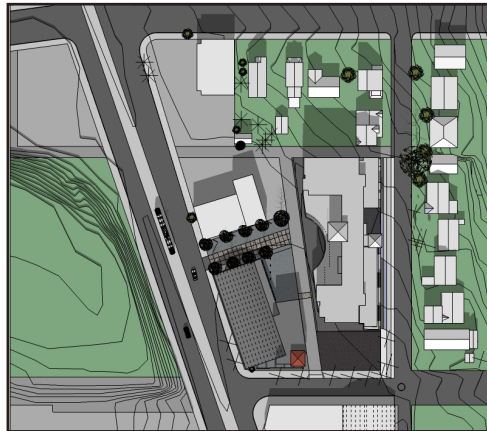


3PM

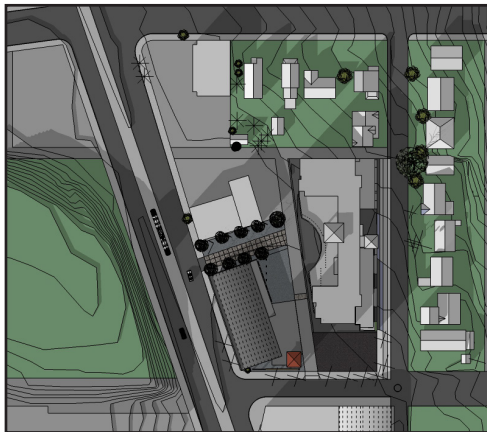
DECEMBER 21



9AM



NOON

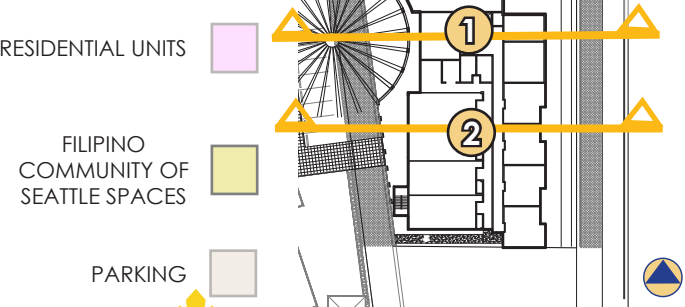
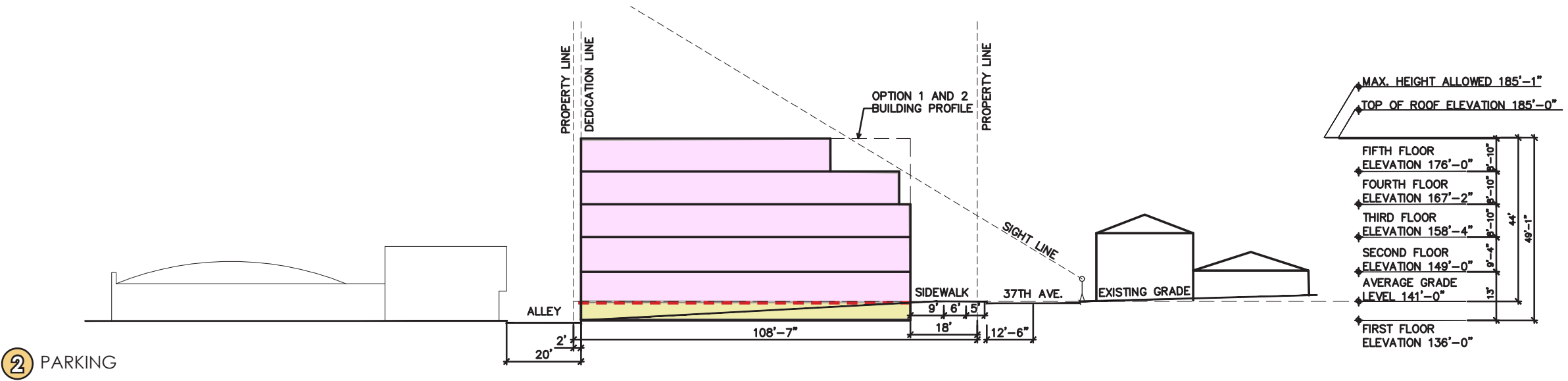
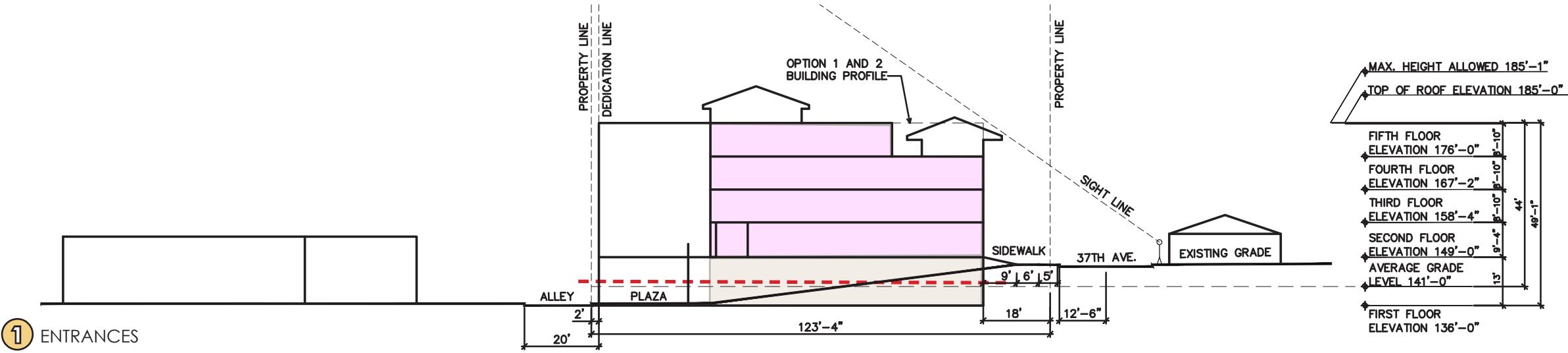


3PM



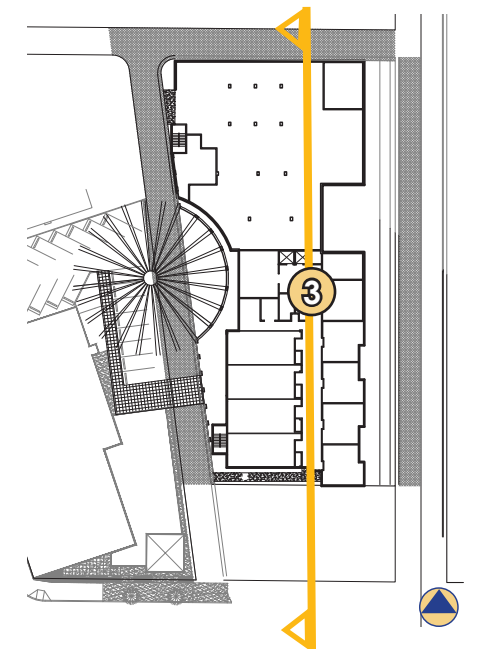
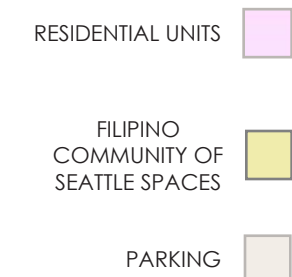
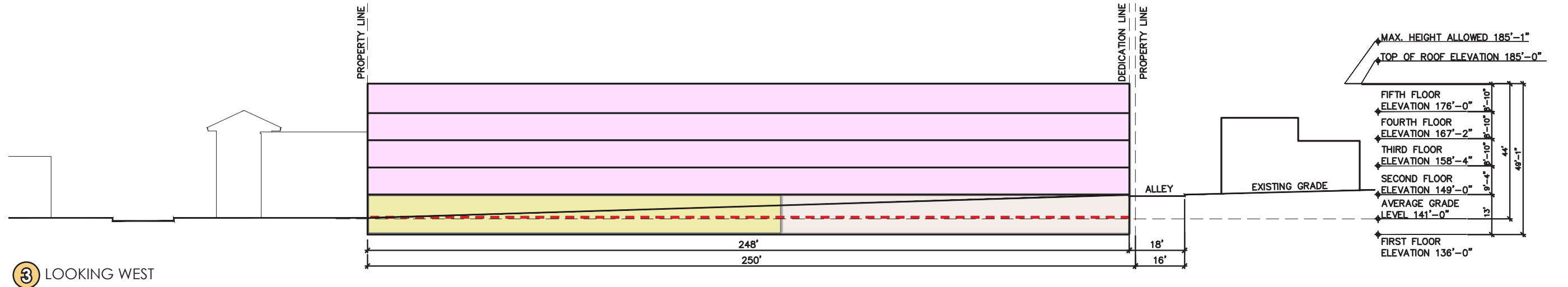


# WEST/EAST SECTIONS





## NORTH/SOUTH SECTION





# ALLEY AND 37TH FACADE SKETCHES



NW VIEW ON 37TH AVE S



PLAZA VIEW IN ALLEY FACING FCC



FILIPINO COMMUNITY CENTER



ARIAL OF SITE AND ADJACENT FCC



VIEW FROM JUNEAU ST OF SITE AND ADJACENT FCC