

OTHELLO SQUARE BUILDING C



3939 S. OTHELLO ST.

DRB RECOMMENDATION DRAFT: #3027372

02.12.19 | 17-065

SPECTRUM
DEVELOPMENT SOLUTIONS

WEBER THOMPSON



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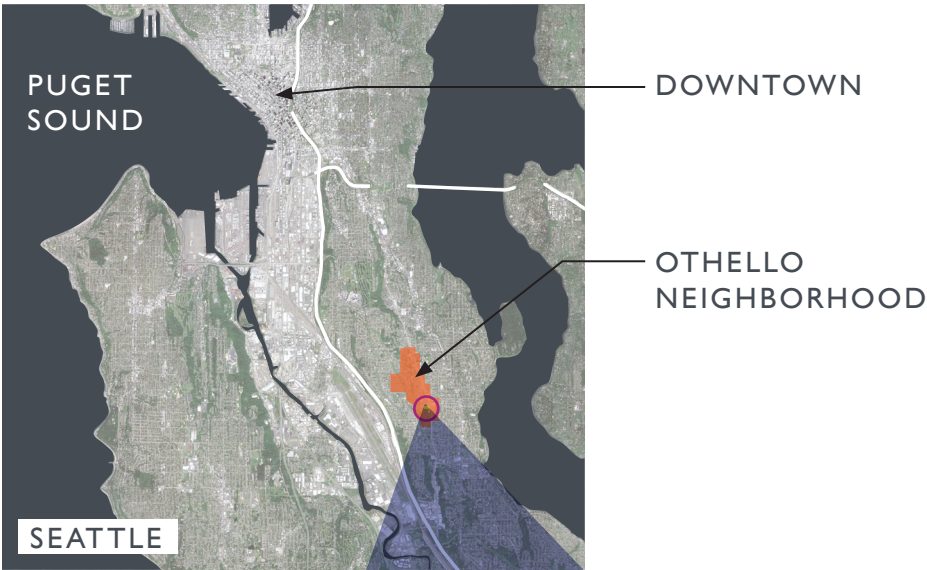
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CONTEXT REVIEW



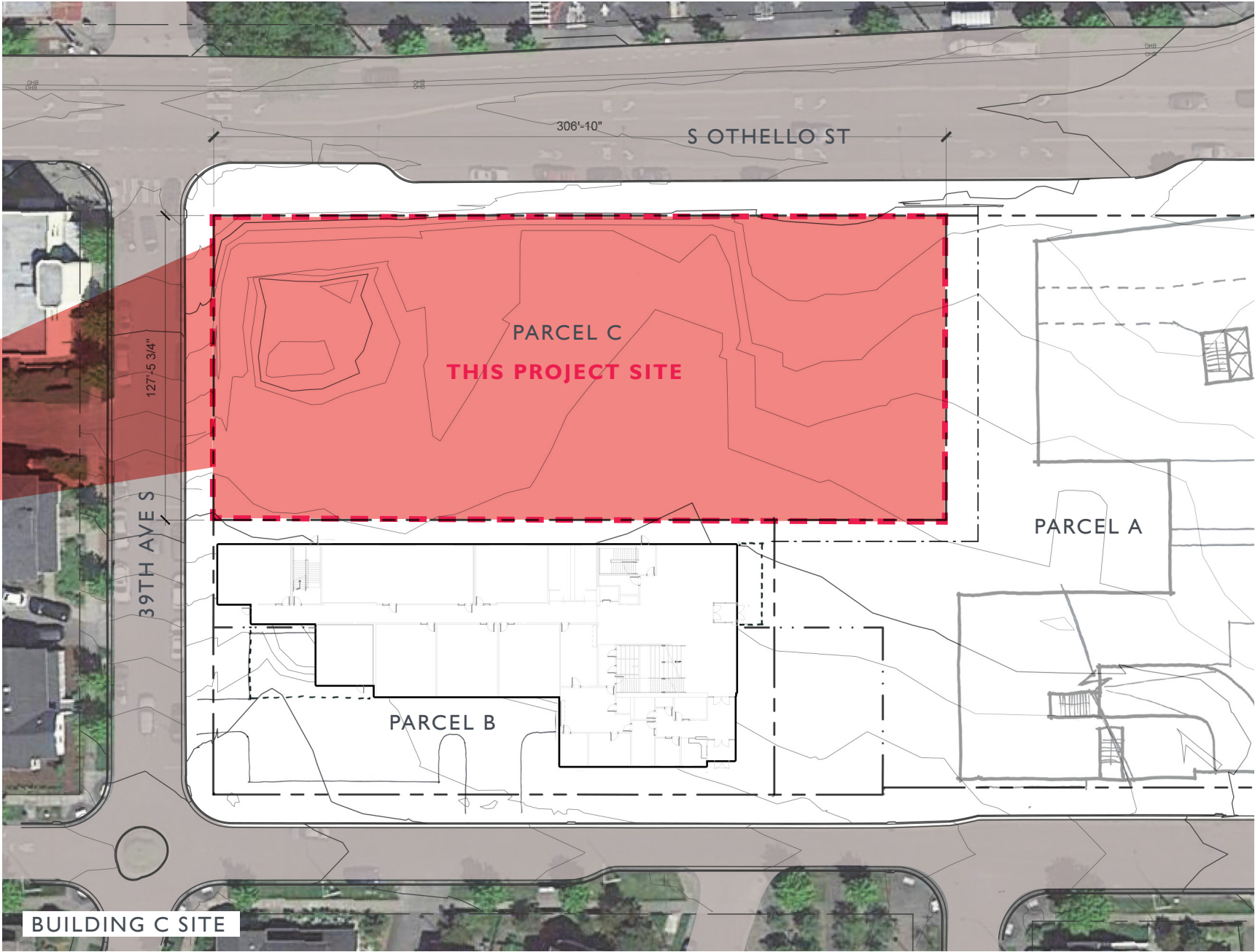
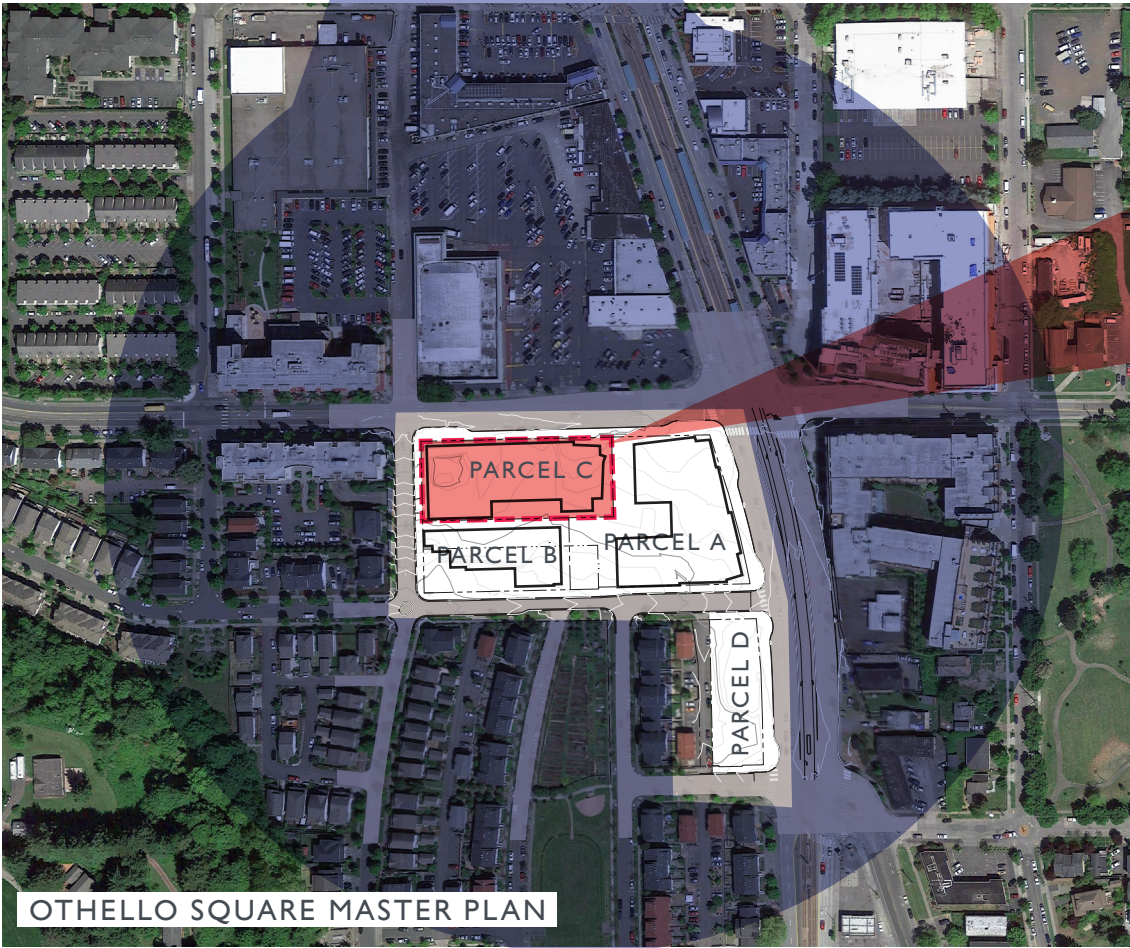
OTHELLO, MASTER PLAN, & THIS PROJECT



Starting as a grass roots movement, community members in Othello banded together to influence the future of their neighborhood. Othello Square (originally named Southeast Economic Opportunity Center) is their cumulative vision for the evolution of Othello.

Community members found potential in several adjacent parcels of land waiting for development. Through the master planning process, stakeholders worked together to establish guiding principles for future development on the Othello Square parcels.

Building C is the first parcel from the master planning efforts to move into Seattle’s design review process. Building C will provide workforce housing atop a children’s clinic and early learning center. The project seeks to be outwardly and community oriented.



COMMUNITY ENGAGEMENT PROCESS

Community and stakeholder engagement is the cornerstone of the Othello Square and Building C development and design processes. The origination of the project was born in 2008 from community interest and advocacy efforts. In 2016-2018 the community drove the design of the services, program, and master plan development; and community and stakeholders have been at the table as the design of the master plan and each campus building has evolved to the present. Community and stakeholder feedback has been quintessential in shaping the services, exterior and art design, and public realm impact of the Building C project.



PUBLIC COMMUNITY MEETINGS:
(OVER 8 TO DATE)

Each meeting introduced the project and aimed to gather as much input as possible in determining community values and needs, feedback on project program and design development.



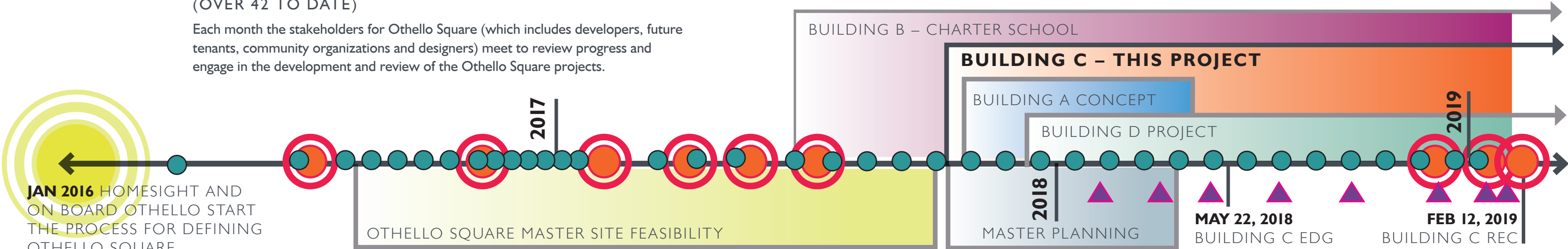
BUILDING STAKEHOLDER MEETINGS:
(8 TO DATE)

Future building users and design teams met throughout the SD and DD project phases to collaborate and get feedback on critical design issues including development of art, exterior and shared spaces.



MONTHLY OTHELLO SQUARE STAKEHOLDER MEETINGS:
(OVER 42 TO DATE)

Each month the stakeholders for Othello Square (which includes developers, future tenants, community organizations and designers) meet to review progress and engage in the development and review of the Othello Square projects.



PUBLIC COMMENT

– #3027372-EG EDG REPORT 05.22.2018

“The following public comments were offered at this meeting:

- Strongly supported the project and the neighborhood outreach efforts to date.
- Complimented the collaborative design process and appreciated that the design team listened to the community.
- Looking forward to seeing the project proceed.
- Excited about the proposed project and how the pedestrian friendly site design and affordable housing will add to the neighborhood.
- Commended the design, landscaping and integration of planning efforts for the other parcels and future buildings.
- Highlighted the diversity of the project and that the pedestrian access that will be open to the public.”

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Strongly supported the proposal; this uniquely integrated project is a welcome addition to the Othello Square and the surrounding neighborhood.
- Noted that the additional social and community services provided in the lower levels of the Othello Building C will complement the surrounding context and adds to the fabric to the neighborhood.
- The project has taken great consideration to respect the anticipated and existing surrounding buildings by working closely with the Othello Square program partners.
- Excited to have the project as a neighbor and look forward to continued community involvement as the design progresses.

PROJECT VISION

Building C at Othello Square provides neighborhood housing atop a large commercial base. The project is outwardly and community oriented. It seeks to help minimize displacement in the Othello neighborhood by providing workforce housing. It also seeks to support the community with the inclusion of the Odessa Brown Children's Clinic (OBCC) and an early learning childcare facility.

OBCC will provide community and family oriented health services. It will be an inviting and friendly place where neighbors can find the support, education, and care they need.

The early learning childcare facility plans to provide care for infants to preschool aged children and will be a convenient and safe place for families living in the building, working in the clinic, or living in the Othello neighborhood.

The residential portion of the building includes approximately 176 units of workforce housing. With a mix of studio, 1-bedroom, 1-bedroom + den, 2-bedroom, and 3-bedroom units, the building can be home to a variety of people and lifestyles. While studios may be ideal for a single person, 3-bedroom units may be of interest to families or roommates. The diverse unit mix reflects the evolving needs of the Othello neighborhood.

PROJECT GOALS

- Foster community within the building, with the campus, and the Othello neighborhood.
- Provide housing that fits both the budget and the lifestyle needs of people in Seattle's workforce.
- Create friendly and welcoming spaces for singles of all ages, families, and children.
- Incorporate commercial uses that enhance the community and avoid competition with neighboring commercial uses.
- Reflect the unique and diverse cultures of the Othello neighborhood.
- Look for opportunities to incorporate art and support local artists and craftsmen.



MASTER PLAN

GUIDING PRINCIPLES

Through the master planning process, the community and design team worked together to establish guiding principles for future development on site. Some principles outline conceptual ideas, while other principles guide physical attributes of the developments.

- 1

Reflect the history and traditions of the Othello neighborhood as a place that has always been welcoming to all people.
Relates to Design Guidelines: CS2, CS3, PL3, PL4,
- 2

Create an iconic campus for the Rainier Valley and surrounding community as a whole, reflected in architecture that is unique enough to be known and recognized as a distinct building or set of buildings, differing in some way from the architecture that is commonly seen.
Relates to Design Guidelines: CS3, DC2,
- 3

Consider the Design Values and Traditions of the current cultural communities.
Relates to Design Guidelines: CS3, DC4
- 4

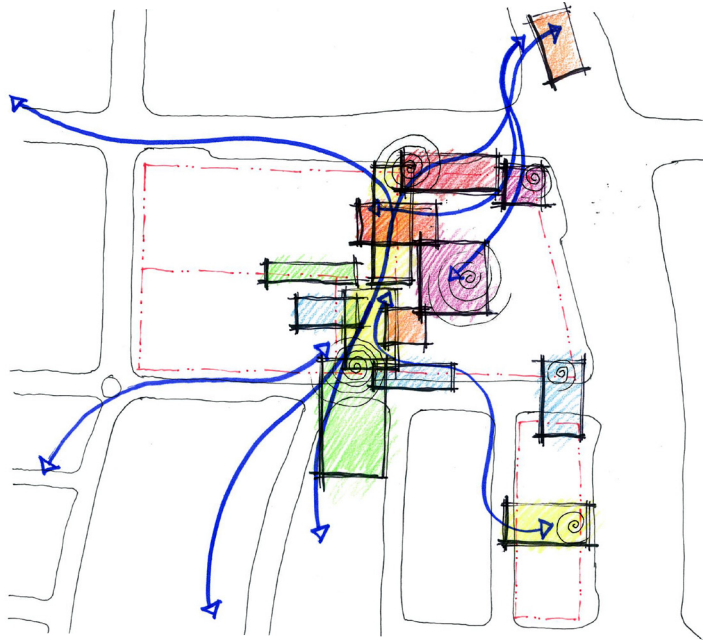
Provide opportunities at the site, particularly through art, to reflect the current diverse ethnic groups that make up the community, the current users of the site, and those in the future.
Relates to Design Guidelines: CS3, DC2, DC4
- 5

Allow for flexibility over time, as community needs change, for the site to be imprinted by different users, people and generations.
Relates to Design Guidelines: PL4,
- 6

Create a space at the ground plane to connect Othello Square as a whole, that engages not only the Othello Square partners, employees, clients and residents, but also surrounding communities.
Relates to Design Guidelines: PL1, PL3,

MASTER PLAN “NODE” CONCEPT

The node concept links the four parcels of the site with a sequence of spaces around and between the buildings. The node concept allows each parcel to explore a series of related spaces flowing through the master plan while still allowing for individualization and interpretation by each development. As each parcel of the site is designed, each can embrace an expression of node that is most relevant and authentic for it. The term node can be viewed through many different lenses, each contributing to the fabric of the site.



EMERGING THEMES

UNITY

RELATABLE EQUITABLE INCLUSION
BELONGING HOME NEST
EMBRACE PLACE TOGETHER
OWNERSHIP FAMILY



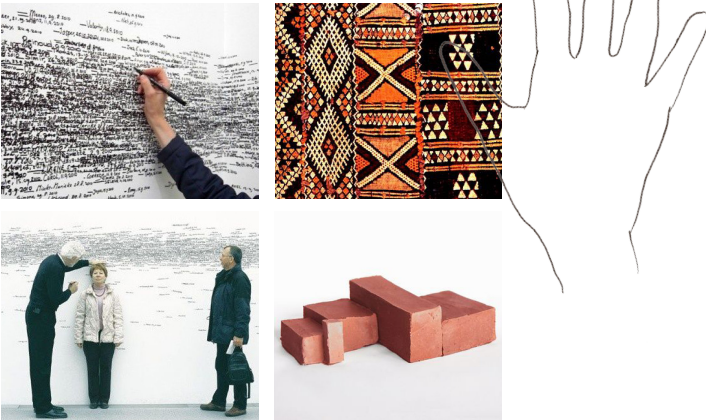
DREAM

UPLIFTING STRENGTH
GROWTH & WELLNESS PRIDE
EMPOWERING OPPORTUNITY



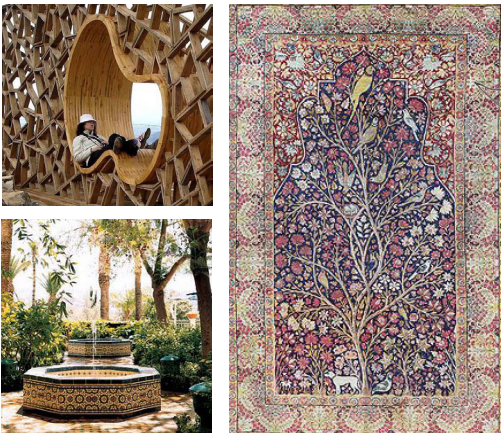
CRAFTED

CO-CREATING COMMUNITY MADE
REPRESENTATIVE IMPRINTING
MULTICULTURAL RICHNESS REFLECTIVE
EVIDENCE OF THE HAND



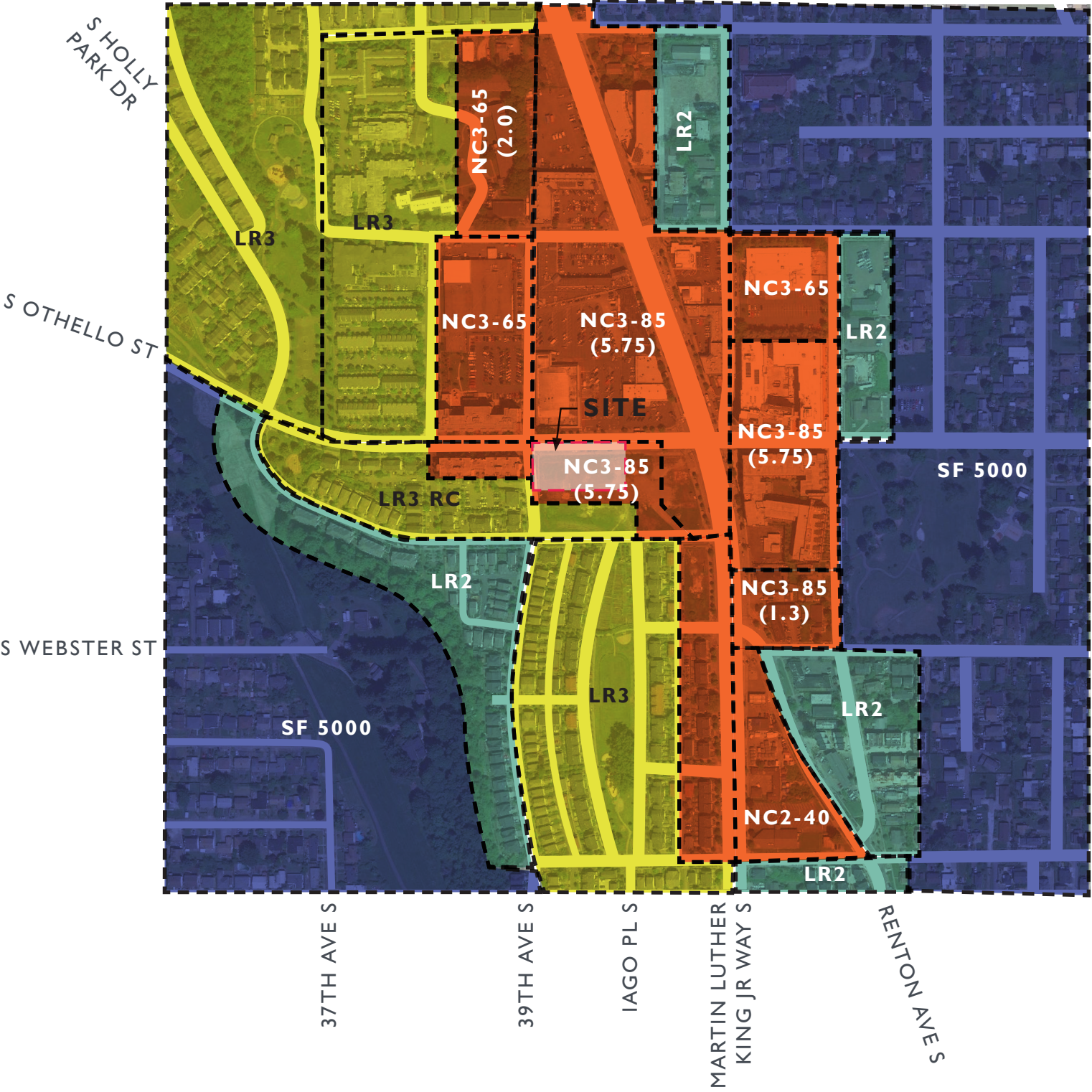
CENTER

RESTORATIVE FRESHNESS
GROW / GROWTH ESTUARY
LIFE & NATURE ECOSYSTEM



ZONING ANALYSIS

23.47A.005 – Street Level Uses	<p>In pedestrian designated zones facing a principle pedestrian street (Othello), residential uses may occupy no more than 20% of the street-level street-facing facade.</p> <p>Along designated principal pedestrian streets (Othello) 80% of the street-level street-facing facade must be one or more of the following uses: eating and drinking establishments, entertainment uses, institutions, medical services, offices, retail sales and services.</p>
23.47A.008 – Street-Level Development Standards	<p>Blank segments of the street facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. The total for all blank segments may not exceed 40% of the facade width.</p> <p>Non-residential uses at street-level are required to be 13 feet minimum floor to floor.</p> <p>At 39th Ave S: 60% of the street-level street-facing facade between 2-8 feet above the sidewalk shall be transparent.</p> <p>At S Othello St: 80% of the street-level street-facing facade between 2-8 feet above the sidewalk shall be transparent. Continuous overhead weather protection is required along 60% of the street frontage.</p>
23.47A.012 – Structure Height	Buildings height is limited to 85 feet.
23.47A.013 – Floor Area Ratio	<p>Total FAR permitted for any single use within a mixed use structure is 4.5</p> <p>Total FAR for all permitted uses is 6</p> <p>Minimum FAR is 2</p> <p>Area exempt from FAR includes all underground stories or portions of stories as well as all areas extending no more than 4 feet above the existing or finished grade.</p>
23.47A.024 – Amenity Area	<p>Amenity area is required in the amount of 5% of the total gross floor area in residential use.</p> <p>Common amenity areas shall have a minimum horizontal dimension of 10 feet and be no smaller than 250 sf.</p> <p>Private balconies and decks shall have a minimum horizontal dimension of 6 feet and be no smaller than 60 sf.</p>
23.47A.032 – Access to Parking	If access is not provided from an alley and the lot abuts 2 or more streets, access to parking shall not be from a principle pedestrian street.
23.54.015 – Required Parking	<p>Per table A, row J, there is no minimum requirement for parking in an urban center or station overlay district for residential or commercial uses.</p> <p>Institutional uses parking requirements are per table C.</p>
23.54.020 – Parking exemptions	In commercial zones, the minimum parking requirement for all uses is reduced by 50 percent if the use is located within 1,320 feet walking distance to a transit stop qualifying as frequent transit service.



NEIGHBORHOOD CONTEXT



1 ASSEMBLY 118



2 THE STATION AT OTHELLO PARK APARTMENTS



3 THE STATION AT OTHELLO PARK APARTMENTS



4 SAFEWAY ON OTHELLO ST.



5 RETAIL & SCULPTURES ON MLK AT STATION APARTMENTS



6 RANIER VALLEY LEADERSHIP ACADEMY (OTHELLO SQUARE BUILDING B)



7 NEW HOLLY DEVELOPMENT



8 NEW HOLLY COMMUNITY GARDEN



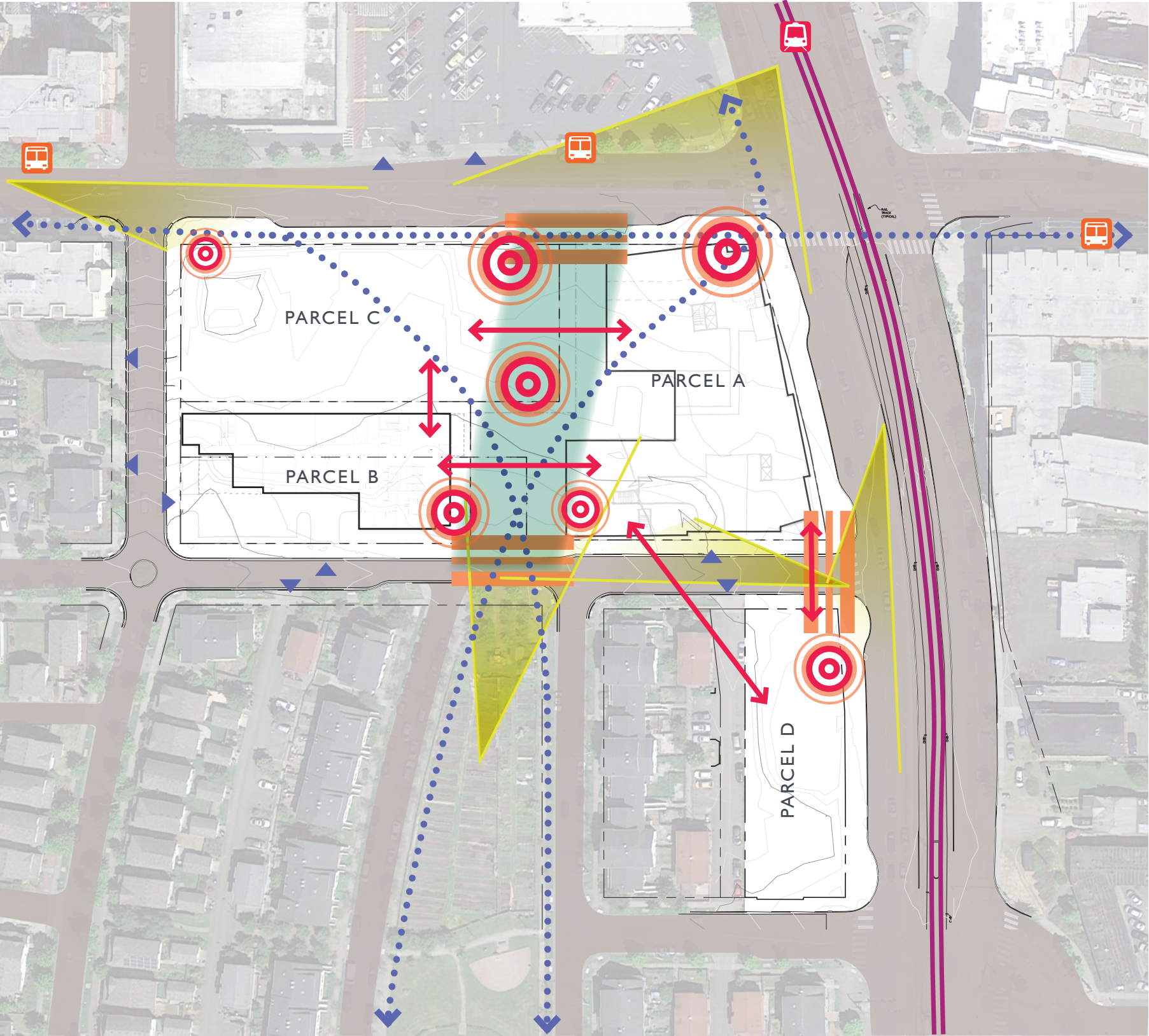
9 OTHELLO STATION



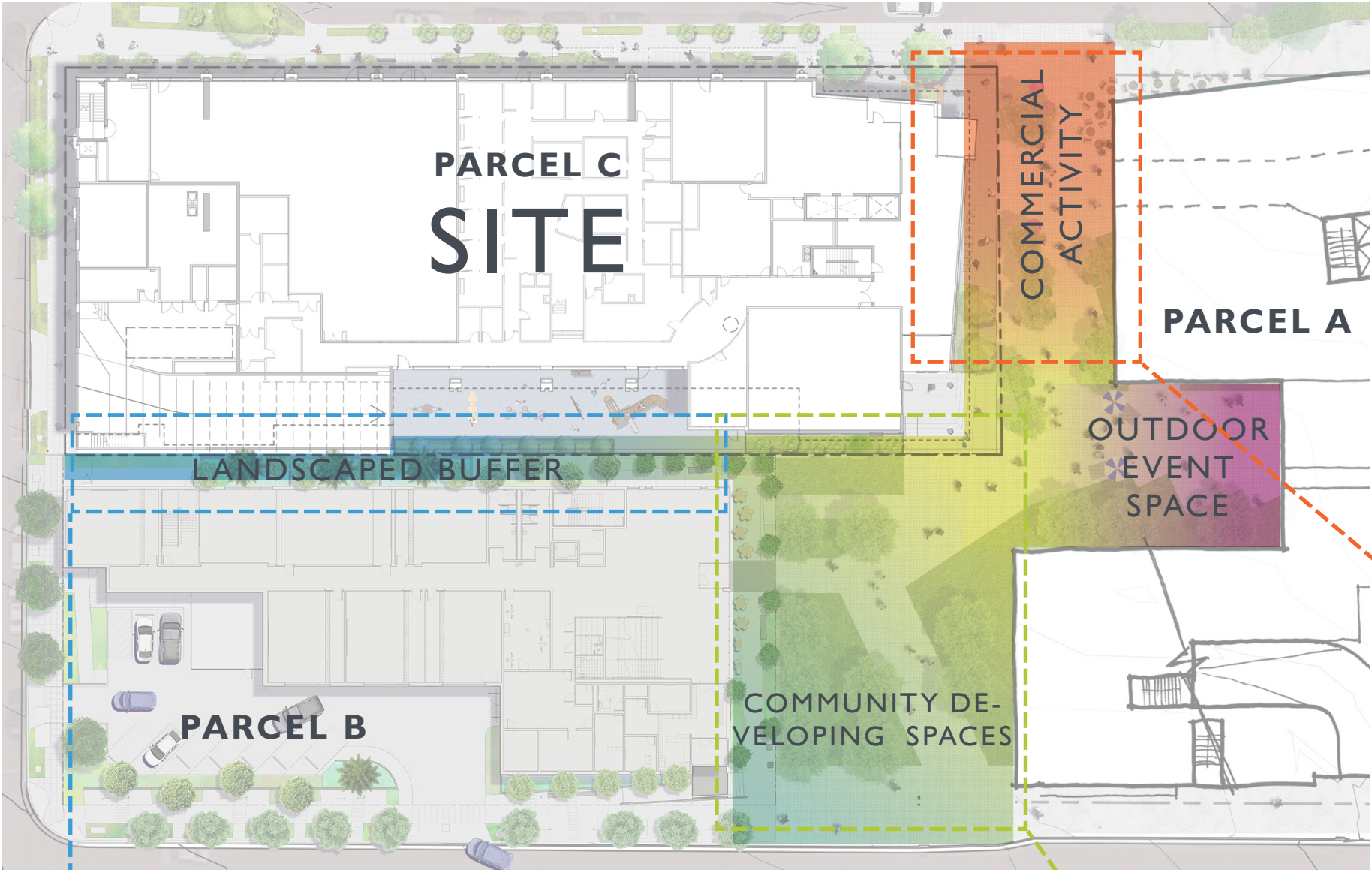
Key Plan

MASTER PLAN ANALYSIS & ORGANIZATION

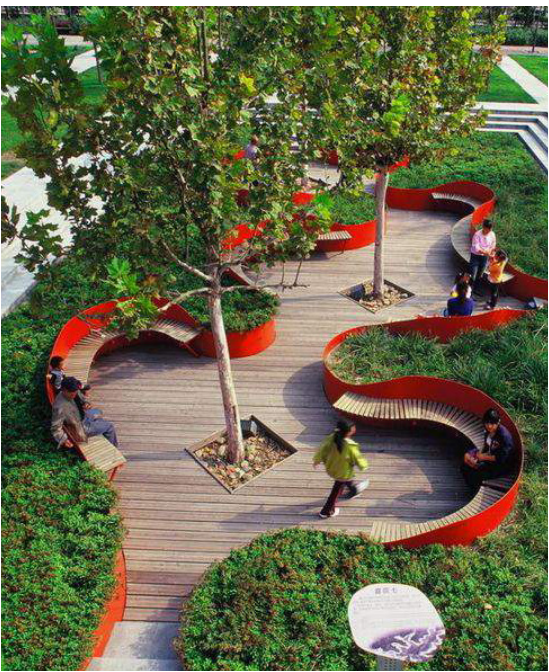
-  LIGHT RAIL LINE
-  OTHELLO LIGHT RAIL STATION
-  SEATTLE METRO BUS STOP
-  VIEWS APPROACHING THE MASTER PLAN SITE
-  EXISTING PEDESTRIAN CIRCULATION
-  CONCEPTUAL THROUGH-BLOCK OPEN SPACE
-  VISUAL FOCAL POINTS
-  MASTER PLAN GATEWAY
-  POTENTIAL VISUAL CONNECTION WITHIN MASTER PLAN
-  DRIVEWAYS / VEHICULAR ACCESS



MID-BLOCK CONNECTION & BUILDING C



CHARACTER AT NORTH END OF CONNECTION



CHARACTER AT SOUTH END OF CONNECTION

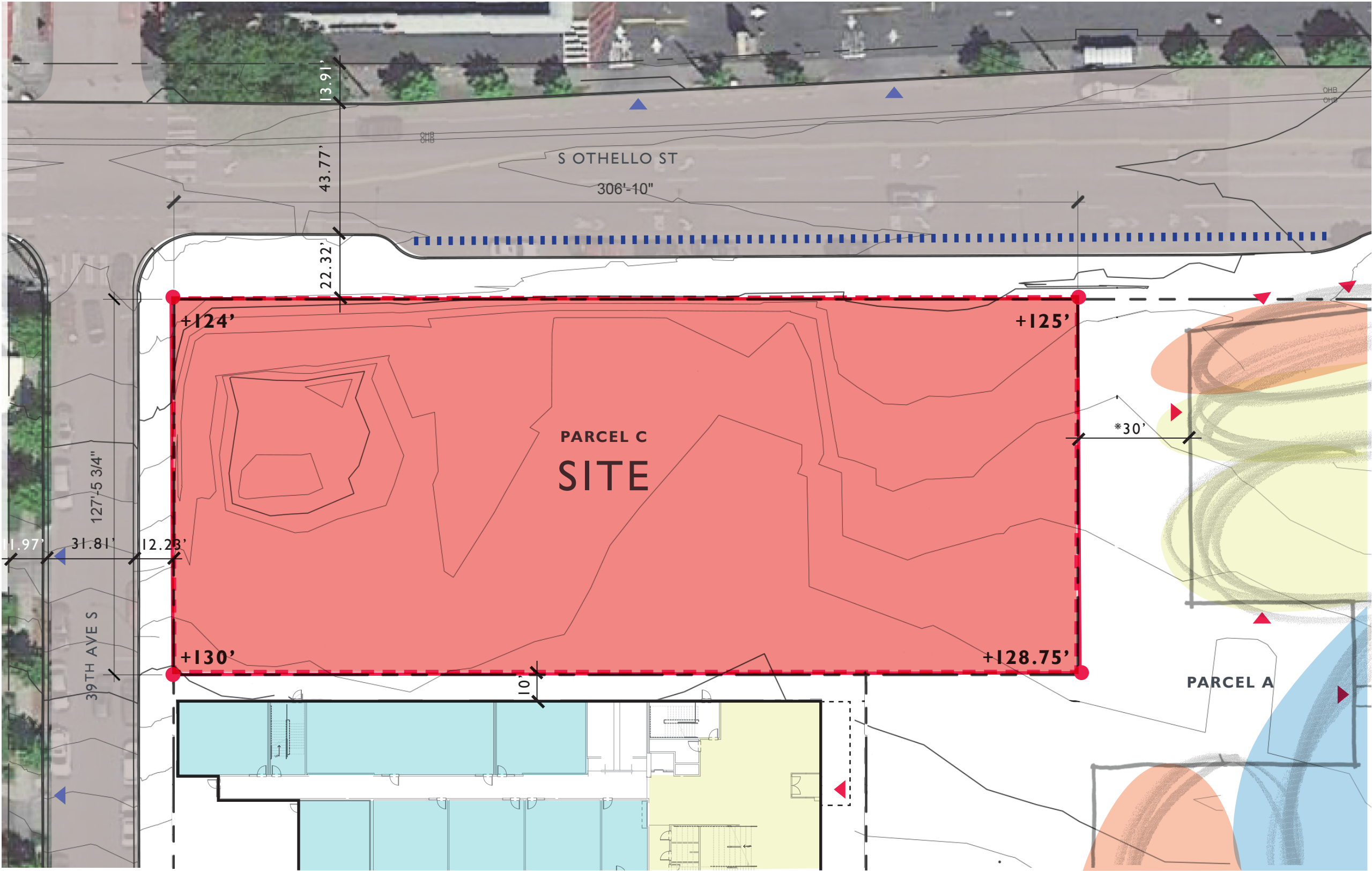


CHARACTER BETWEEN B AND C

SITE PLAN

- GATHERING / COMMON SPACE
- COMMERCIAL ACTIVITY
- OFFICE
- CLASSROOMS
- PEDESTRIAN ENTRY
- VEHICULAR ACCESS / CURB CUT
- LAYBY PARKING

* PLANS OF ADJACENT BUILDINGS REFLECT CURRENT CONCEPTUAL DESIGN. BUILDING DESIGN ON ADJACENT PARCELS IS NOT FINALIZED. BUILDING A WILL NOT PROCEED INTO SCHEMATIC DESIGN FOR A YEAR. IT WILL EVOLVE AND MAY CHANGE DRAMATICALLY.



REVIEW OF EDG



PREFERRED MASSING SUPPORTED

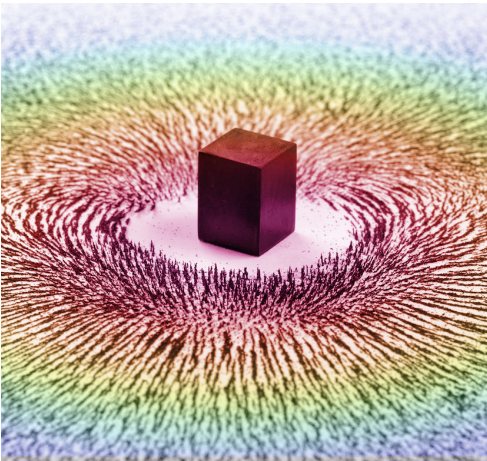
COMMENT 2

“THE BOARD UNANIMOUSLY CONCLUDED THAT MASSING OPTION 3 HAS THE BEST POTENTIAL TO PROVIDE THE STRONGEST STREET PRESENCE ALONG OTHELLO, A STRONG BUILDING FORM AND ORIENTATION TO THE SHARED OPEN SPACE. **THE BOARD DIRECTED THE APPLICANT TO PROCEED WITH A REFINED MASSING OPTION 3 BASED ON THEIR GUIDANCE.** (CS2-A-2, CS2-C-I, CS2-III-III, DC2)”

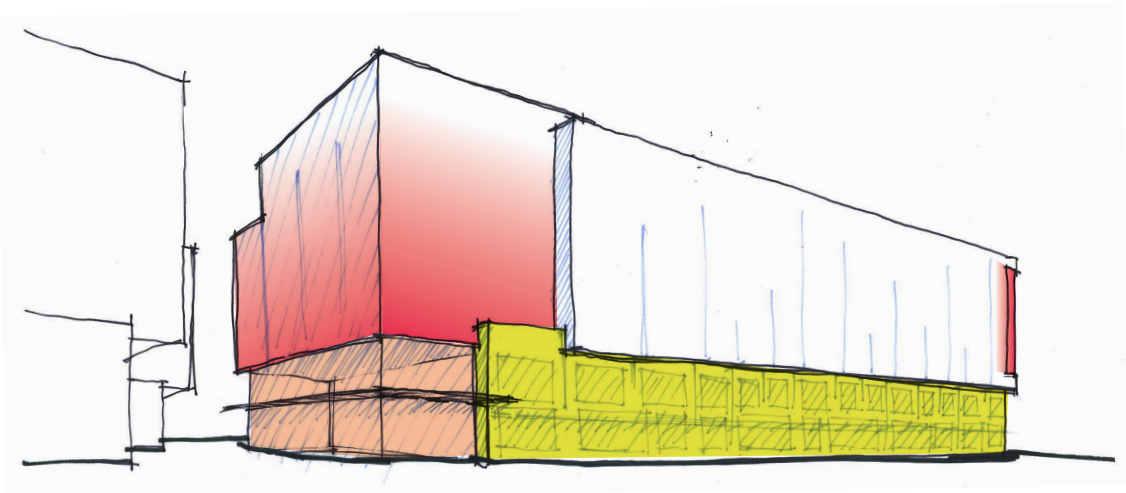
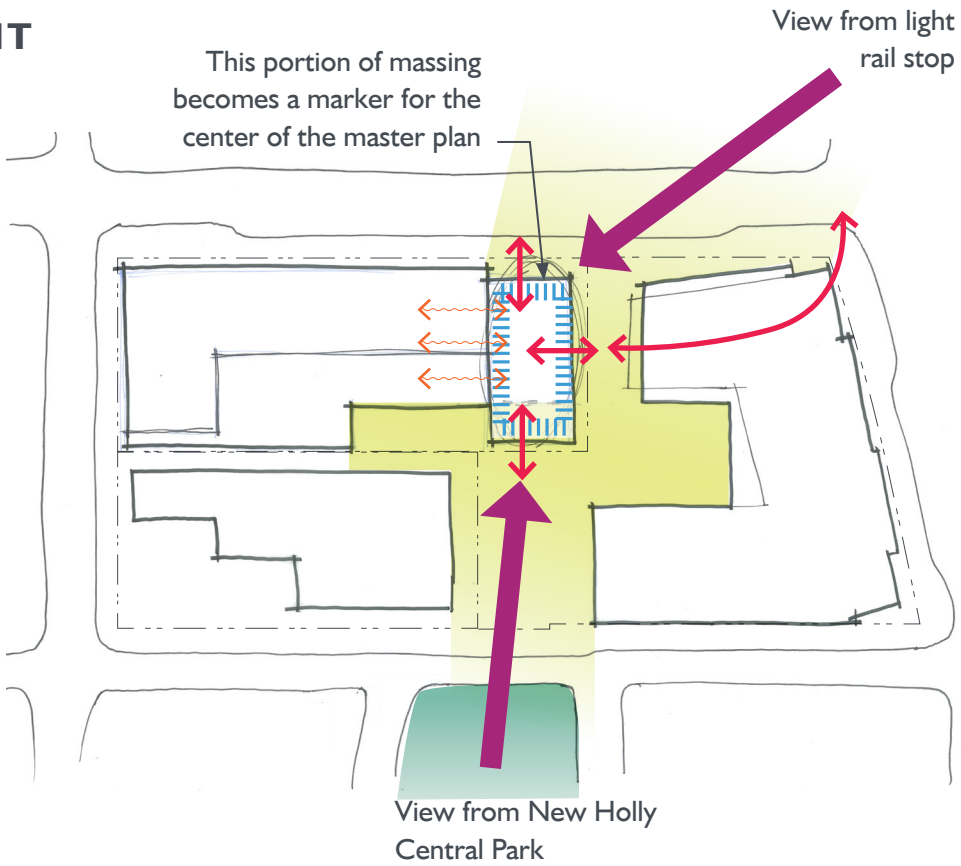
– #3027372-EG EDG REPORT 05.22.2018



CREATING A FOCAL POINT



The massing focal point becomes the primary entrance for all building users. It functions as a shared entry foyer encouraging interaction and community.

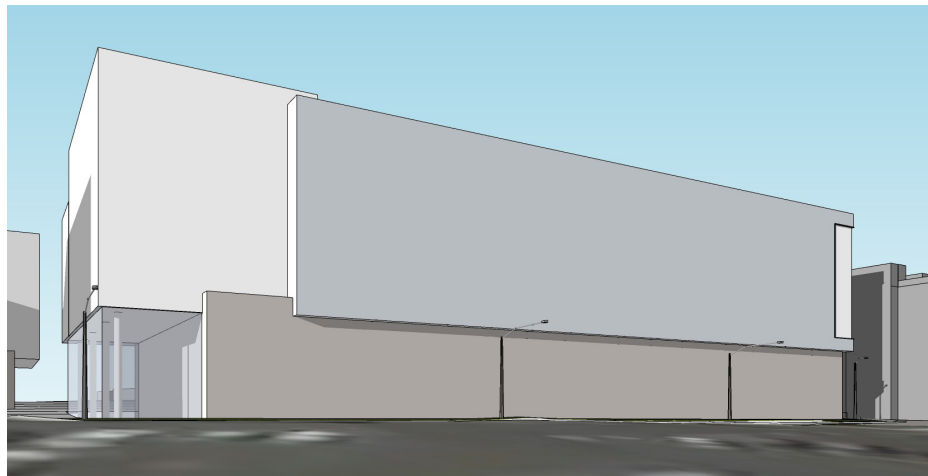


The simple, 3-part massing organization sets the building up for establishing volumes by function and articulating them differently, as appropriate. The community foyer entry volume stretches the full depth of the building. It has the potential to be highly porous, inviting the community from all directions and connecting users and functions throughout the site.

EDG COMMENTS FROM BOARD

COMMENT 1.A

“The Board supported the design intent of the northeast corner to be a highly transparent entry volume, marking the entry to the open space pedestrian passage The board recommended extending the transparency along Othello to reflect the clarity in the diagram shown on page 44 Of the packet. (CS2-B-2, PL1-A, PL3, DC3-B)”

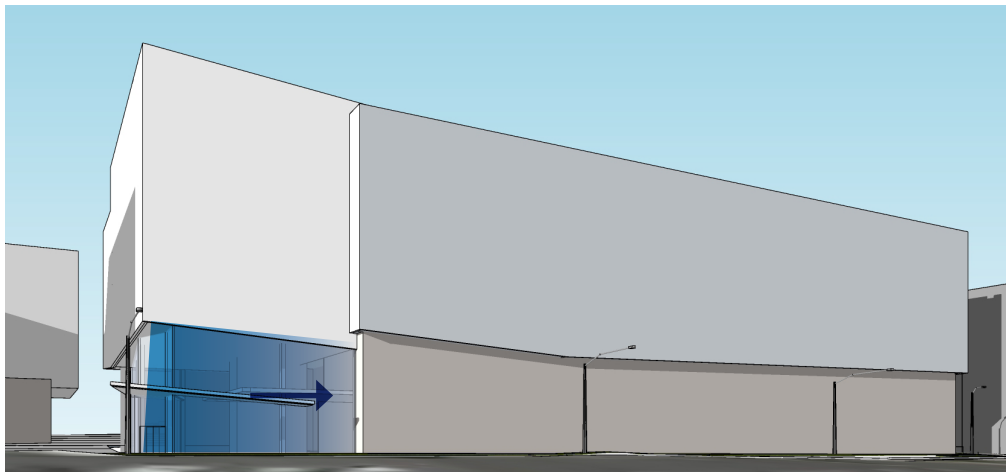


STAKEHOLDER INPUT

Stakeholders supported the decision to increase glazing in front of lobby functions to align with massing above per board direction.

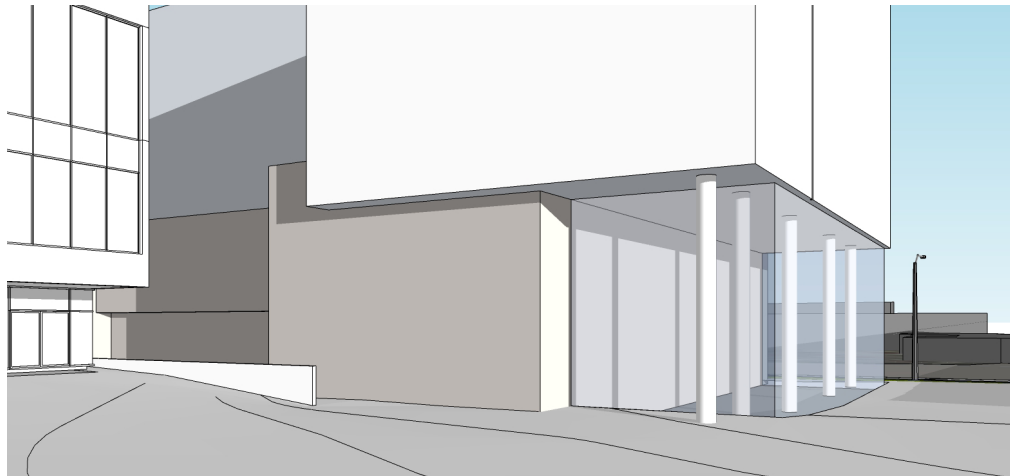
RESPONSE

The distinct transparent mass at shared entry foyer has been enlarged per board direction.



COMMENT 1.B

“Related to the open space, the Board recommended enhancing the connection between the through block pedestrian passage to the project specific open space potentially through the use of transparency and slight massing reconfiguration to provide more openness between the spaces. (CS2-B-2, PL1-A, PL3, DC3-B)”

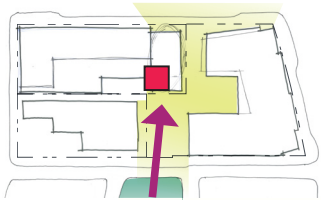


STAKEHOLDER INPUT

Since EDG, an early learning center has been officially added to the building program. The courtyard will be used for the dedicated play space. Because it is associated with a childcare facility and medical clinic, it has guidelines for privacy and access.

RESPONSE

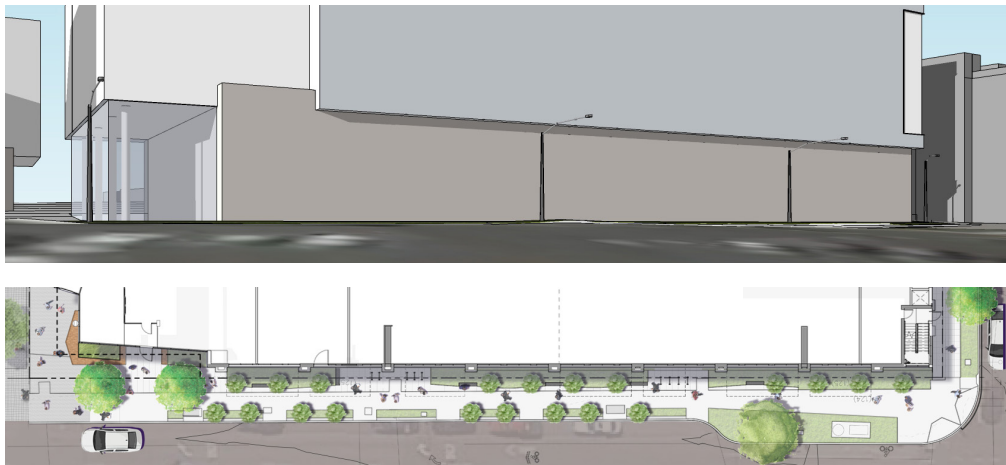
In lieu of providing visual or physical access into the courtyard the massing and design engage the through-block connection through the movement room and its special facade. Located at the center of the master plan, the movement room is dedicated to community engagement. Intended to be flexible, it will have the ability to function as a half court basketball court, yoga studio, nutrition classroom, etc. Interest on the facades of this room and transparency into this room are more appropriate for engaging the master plan and community as a whole. The facade is intended to be a canvas for community imprint as it is only fitting the community sees this places as belonging to them. *See pages 26, 37, 44*



EDG COMMENTS FROM BOARD

COMMENT I.C

“For the S Othello frontage, the Board agreed with SDOT’s comments to provide additional sidewalk space for circulation, given the proximity to the light rail station. The Board encouraged extending the sidewalk width as much as possible to allow for a 7’-8’ sidewalk and studying the landscape to maintain a lush planting edge where trees may not fit. (CS2-B-2, PL3, DCI-A)”

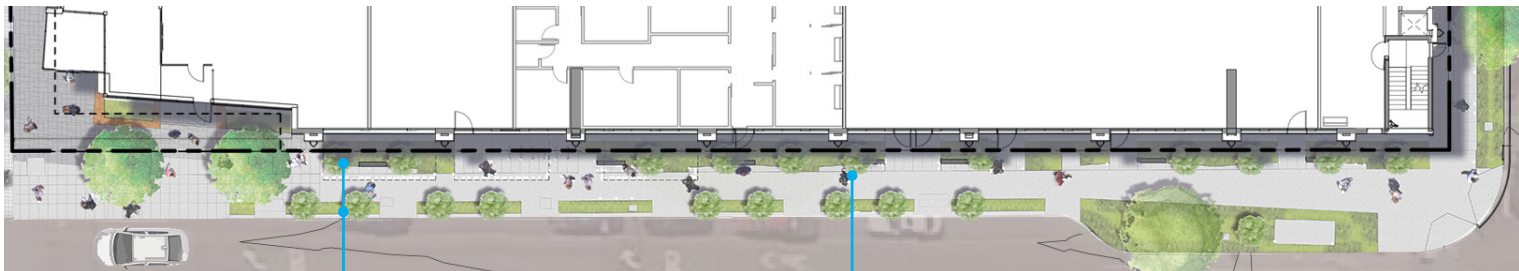


STAKEHOLDER INPUT

Stakeholders supported lush landscaping with a variable, comfortable sidewalk and the city dictated tree locations along the streetscape.

RESPONSE

The Othello St landscape has been updated to maximize the opportunity for planting. A streamlined planting area between the sidewalk and curb maintains a vegetated buffer between pedestrian and the street, but allows additional width in the sidewalk, which is now 8’ wide along most of the frontage. All planting is proposed in at-grade planting areas, as opposed to raised planters, to increase the open feeling of the right of way, as well as allow the edges to soften with planting. Large shrubs have been coordinated with SDOT for areas where street trees are not allowed and will provide a more significant presence through their upright and open branching structure. See pages 54, 55

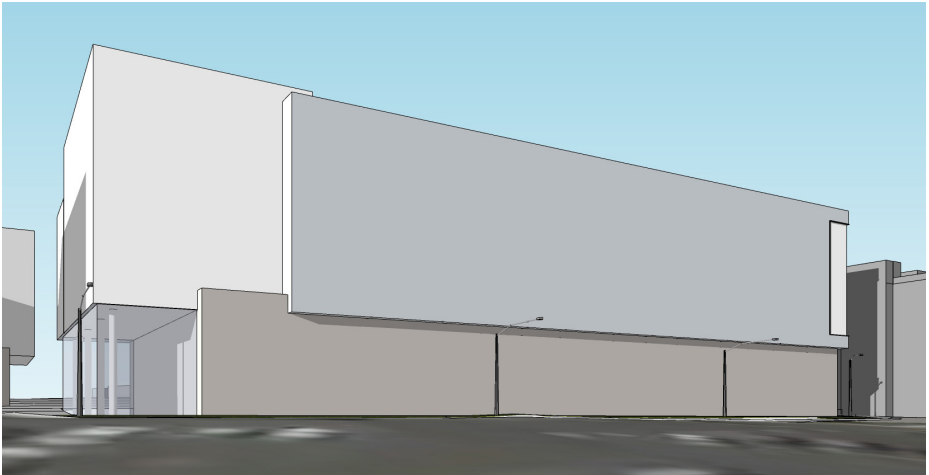


IN WORKING WITH SDOT, PLANTING WITH SMALL TREES IS PROVIDED ALONG BOTH SIDES OF SIDEWALK

LANDSCAPE EDGE MEANDERS IN AND OUT ALONG SIDEWALK FOR ADDED WIDTH.

COMMENT I.D

“The Board was concerned with the length of the unarticulated façade along S Othello Street and agreed the detailing of the frontage will be important to resolve. The Board was supportive of the applicant’s stated design intent to define the clinic frontage program into more active space so that the frontage could interact with the pedestrian realm. (CS2-B-2, CS2-I, PL3, DCI-A)”



STAKEHOLDER INPUT

Stakeholders wanted to maximize light into the interior along Othello. They were excited about the bold expression of art along the Othello that would create rhythm and points of focus along the streetscape.

RESPONSE

Along the Othello, 2-story artwork (30’ tall) located at the pilasters creates an evolving experience along the streetscape. These “art pillars” are three dimensional so they can be seen from all points of view. They have the ability to be viewed holistically in conjunction with one another, or individually to create special moments. Syncopated metal panels within sections of storefront add to streetscape variety between artwork while maintaining transparency and light. Canopies extend out from the facade, but the solid portion is pulled away from the frontage to create a layering effect.

The early learning center adds several classrooms with doors to the facade. OBCC and the early learning center intend to use the bike rooms along the facade to hold bike safety workshops for children and families and work benches are included in these rooms. See pages 24, 31, 34, 43



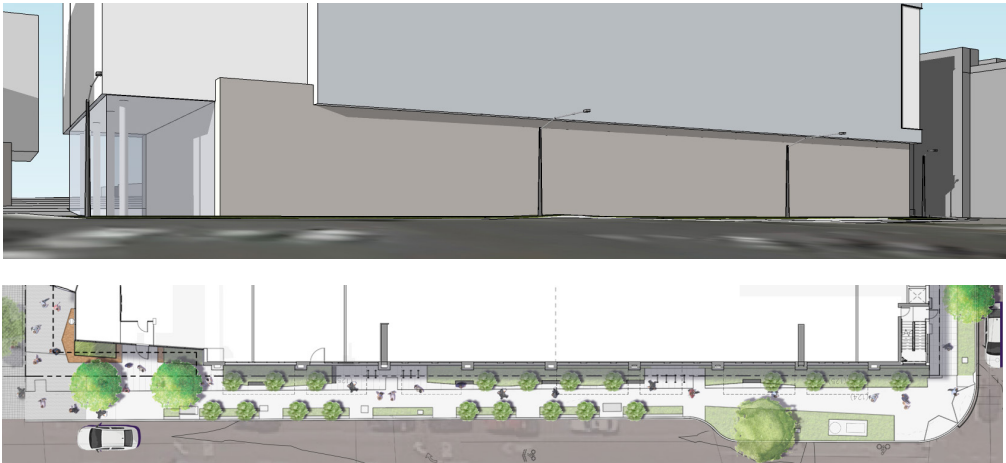
30’ TALL ART PILLARS. THEY CREATE A CONTINUOUS STORY ALONG THE STREETSCAPE WITH REGULAR POINTS FOR PAUSE.

BENCHES ARE LOCATED FOR PEDESTRIAN REST AND ENJOYMENT OF THE ART.

EDG COMMENTS FROM BOARD

COMMENT 1.E

“The Board also recommended the use of increased landscape and seating opportunities paired with activity or art, to establish a series of outdoor spaces that are welcoming and create the potential for streetscape interaction. For the next meeting the Board requested enlarged elevations and site sections from building to curb. (CS2-B-2, CS2-I, PL3, DCI-A)”

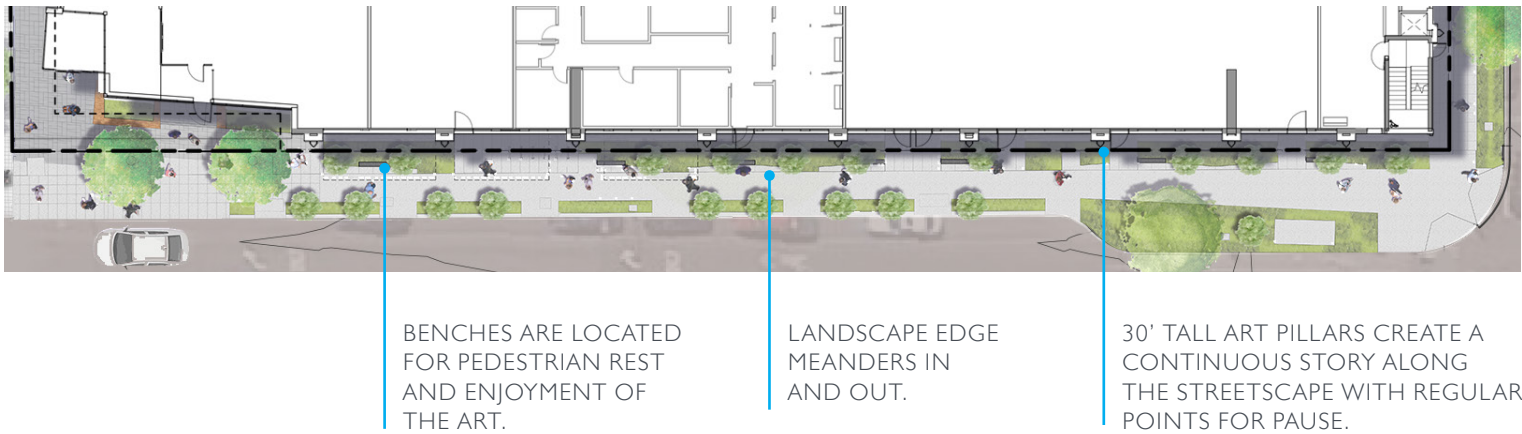


STAKEHOLDER INPUT

Stakeholders supported lush landscaping with a variable, comfortable sidewalk and the city dictated tree locations along the streetscape. Stakeholders were excited about the bold expression of the art pillars that provide points of focus along Othello.

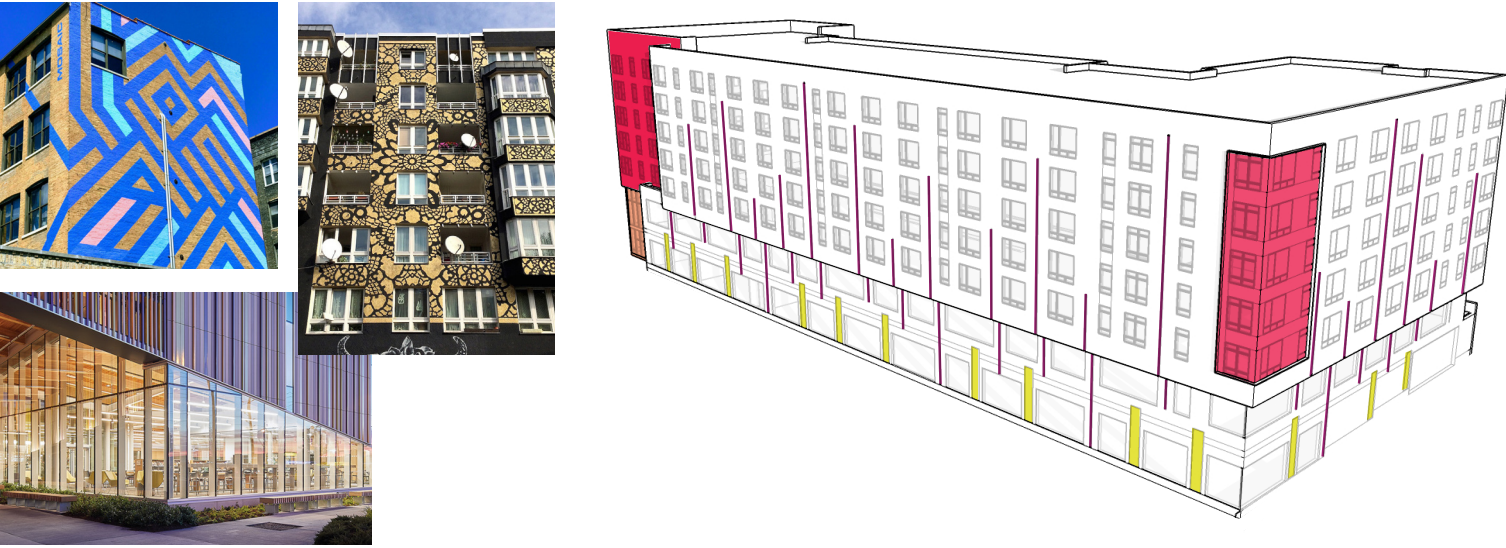
RESPONSE

Meandering landscaping and benches have been coordinated with the art pillars to create unique places for pause along the streetscape. The building program has adjusted to allow additional opportunities for building entrances and activity to be located along the Othello frontage. These include early learning classroom access, bike room, and clinic space. The doors have been grouped where possible and benches have been located adjacent to the walkways to activate the streetscape. Outdoor bike racks have also been located near the indoor bike room to associate the uses and support the project goals of providing bike safety and training at these locations. See pages 31-34



COMMENT 3 (PART 1)

“The Board echoed public comment and was supportive of the design intent to reference the unique and diverse cultures of Othello by integrating art, bold color and texture in a meaningful way.”



STAKEHOLDER INPUT

Building partners have been working with the Othello Square art subcommittee to establish locations for art. Stakeholders are excited about the extent and prominence of the art. Building partners have initiated collaboration with stakeholders to ensure art is informed by the community.

RESPONSE

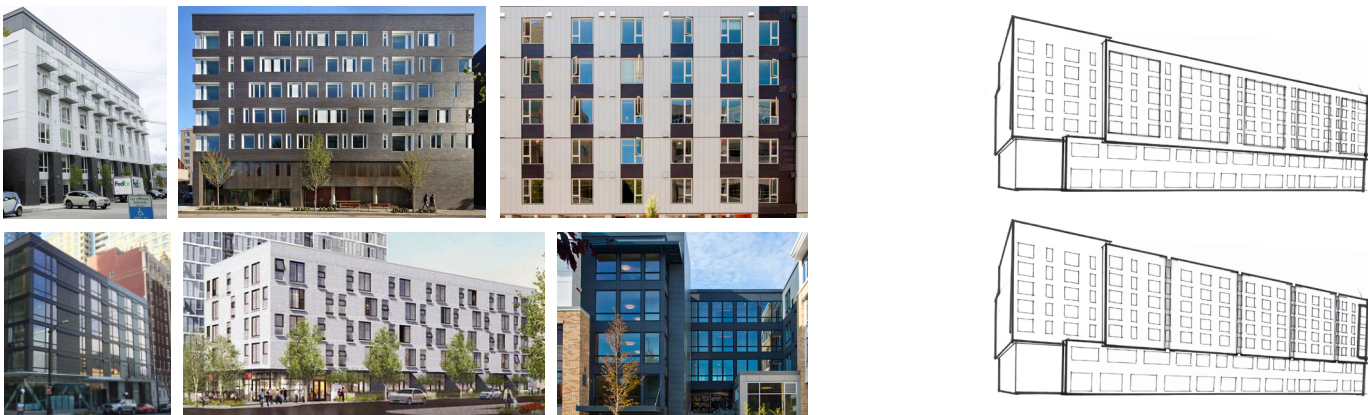
The project has identified several, large areas for incorporating art that reflects the community. The NE corner takes center stage, acting as a canvas for a bright and lively mural that reflects the community and cultures in Othello. The dark field color provides contrast for highlighting the NE mural. Art pillars are planned within the pedestrian realm along Othello and 39th creating opportunities for more intimate interactions with art. Building partners are committed to engaging in a collaborative process to gain community feedback and support of the development of the artwork. See pages 42-45



EDG COMMENTS FROM BOARD

COMMENT 3 (PART 2)

“The Board strongly supported the precedent images in the packet which use transparency to create interest and recommended the design develop more closely with the precedent images rather than the sketches which use massing modulation to create interest. The Board noted that the irregularity of the massing modulation shown in the developed sketches have the potential to compete with the expression and recommended simplifying the massing as the larger scale massing moves already provide a distinct design concept. (DC2, DC4, DC4-I-i)”



STAKEHOLDER INPUT

Stakeholders supported the lighter colored residential mass as a way to help offset the bolder mural treatment at the NE corner.

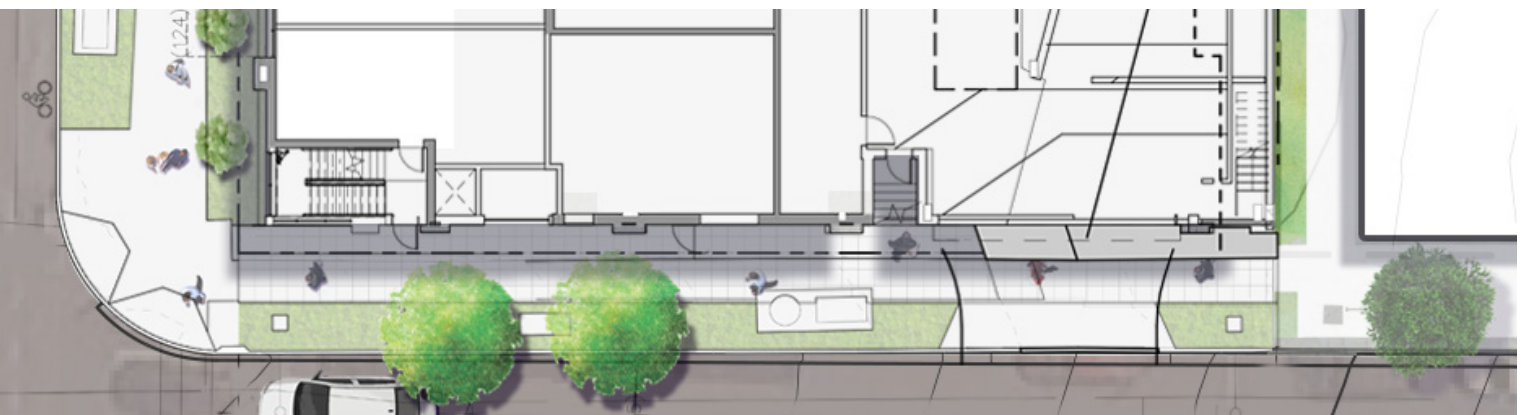
RESPONSE

Following the boards guidance, the design does not use massing articulation within the upper residential mass to create interest. Instead the transparency is used to enliven the facade, per board direction. *See pages 23, 24*



COMMENT 4

“For the S 39th St frontage, Board supported the location of the proposed vehicular entry but had concerns with pedestrian experience of the frontage, and gave guidance to study the streetscape design and the requested departure related to transparency. Related to the departure for loading berths, the Board indicated unanimous early support of the request as lower height underground allows for a greater amount of transparency along the street façade elevation. (CS2-B-2, PL3, DCI-A, DCI-C)”



STAKEHOLDER INPUT

Stakeholders agreed with focusing pedestrian travel in the through-block connection and encouraged a safe facade treatment at the garage entry.

RESPONSE

39th Ave S has the ability to include larger street trees than Othello as there is no underground sewer line conflict on 39th. As such, larger street trees have been included to add to the lushness. On the facade, artwork like that on Othello is also included. Two story glazing at the northwest corner wraps onto the 39th facade. Weather protection is not required on 39th, but human scale canopies over egress doors are included voluntarily and are highlighted with down lights for safety at night. *See pages 35, 36, 43, 51, 52*



ART PILLARS CONTINUE
THE ENJOYABLE
STREETScape OF Othello

CANOPIES OVER
DOORS

2D MURAL ART IS LOCATED AROUND THE
GARAGE ENTRY INSTEAD OF 3D ART PILLARS
TO ENSURE PEDESTRIAN VISIBILITY OF CARS

DESIGN DEVELOPMENT



BUILDING A CONCEPT FROM MULTIPLE VANTAGE POINTS

ROOTS & WINGS

Wings are associated with imagination, dreams, and heavenly beings

Wings are seen as soft and light, but powerful

Wings provide a method for travel, they give opportunities for freedom

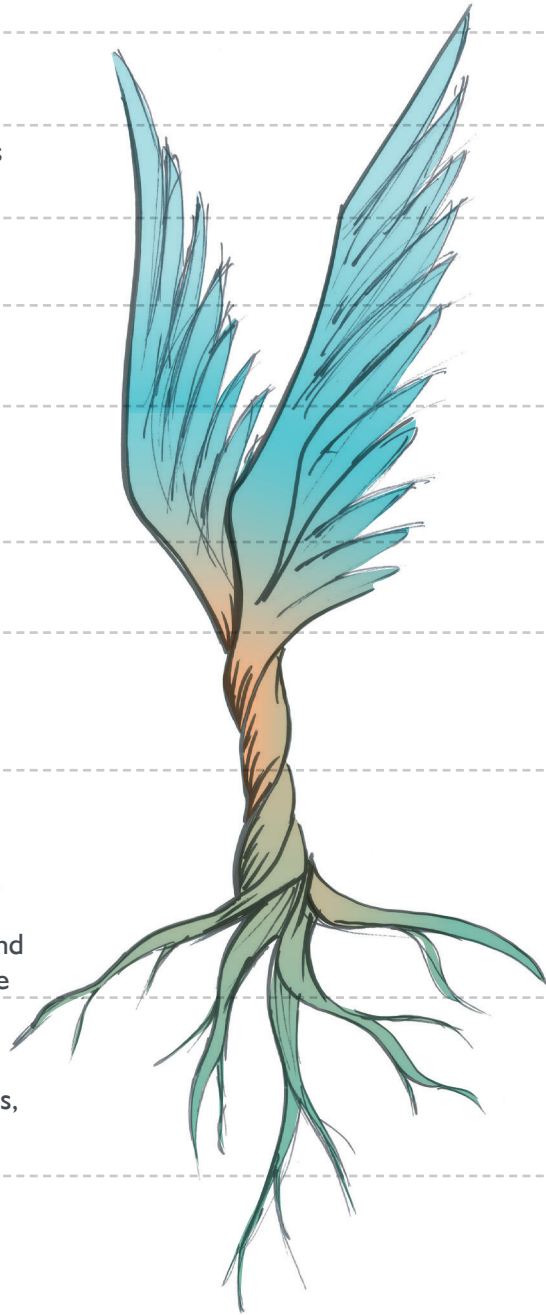
Roots supply nutrients to the whole. They feed and nourish

Roots reach out

Roots are solid, and sturdy, but flexible

“Rooted” in values, “Rooted” in community

The idea of being rooted – being grounded in history



REFUGE & FLIGHT

Taking flight is associated with joy and upward momentum

The action of lifting off, beginning flight, is one of freeing oneself from the earth

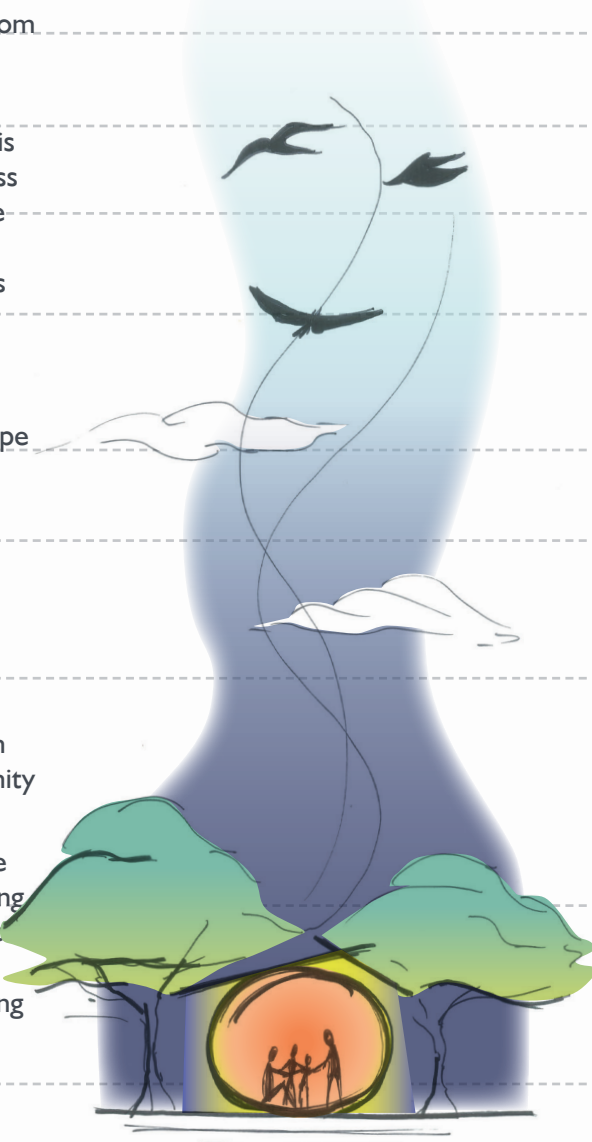
Definition: 1. Flight is the action or process of flying through the air. 2. A group of creatures or objects flying together, in particular.

Flight provides escape from oppression and can represent migration

Refuge provides comfort

Refuge reflects calm and peaceful - serenity

Definition: 1. Refuge is a condition of being safe or sheltered from pursuit, danger, or trouble. 2. Something providing shelter.



HYMN TO FREEDOM

Towards the end of the song, the melody grows in volume and force giving it the presence associated with an “anthem”

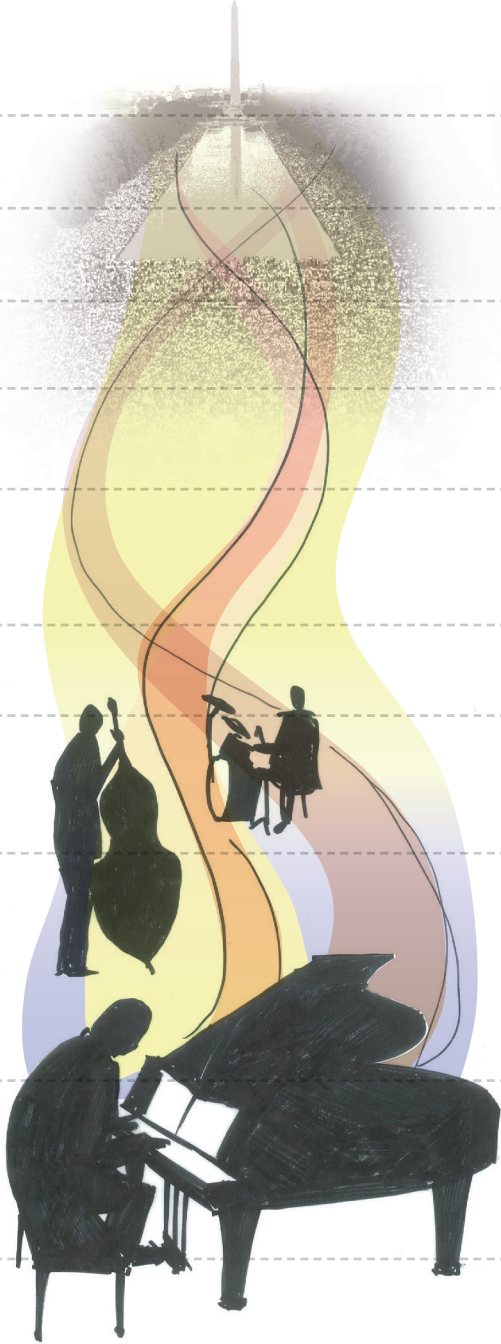
Instruments join in to build upon the movement of the piece

It is positive sounding throughout. Even the quieter, slower sections feel joyful

While it’s easy to listen too, it still includes the variety and exploration that’s key to jazz. In other words, it has a distinct character but isn’t exclusive. It’s welcoming

The song begins quiet and humble with just a piano

Melodies and rhythm reflect African American heritage



COMMON THREAD

Culminating with empowerment and triumph

Joyous and positive

Inspiration / Inspired

Upward momentum

Flexible – not rigid

Building gradually – a progression

Beginning calmly – at peace

Aspects of safety, and security

Reflective of diversity and cultural richness, while being accessible and more universal

Based on values from tradition, sturdiness, culture, and home

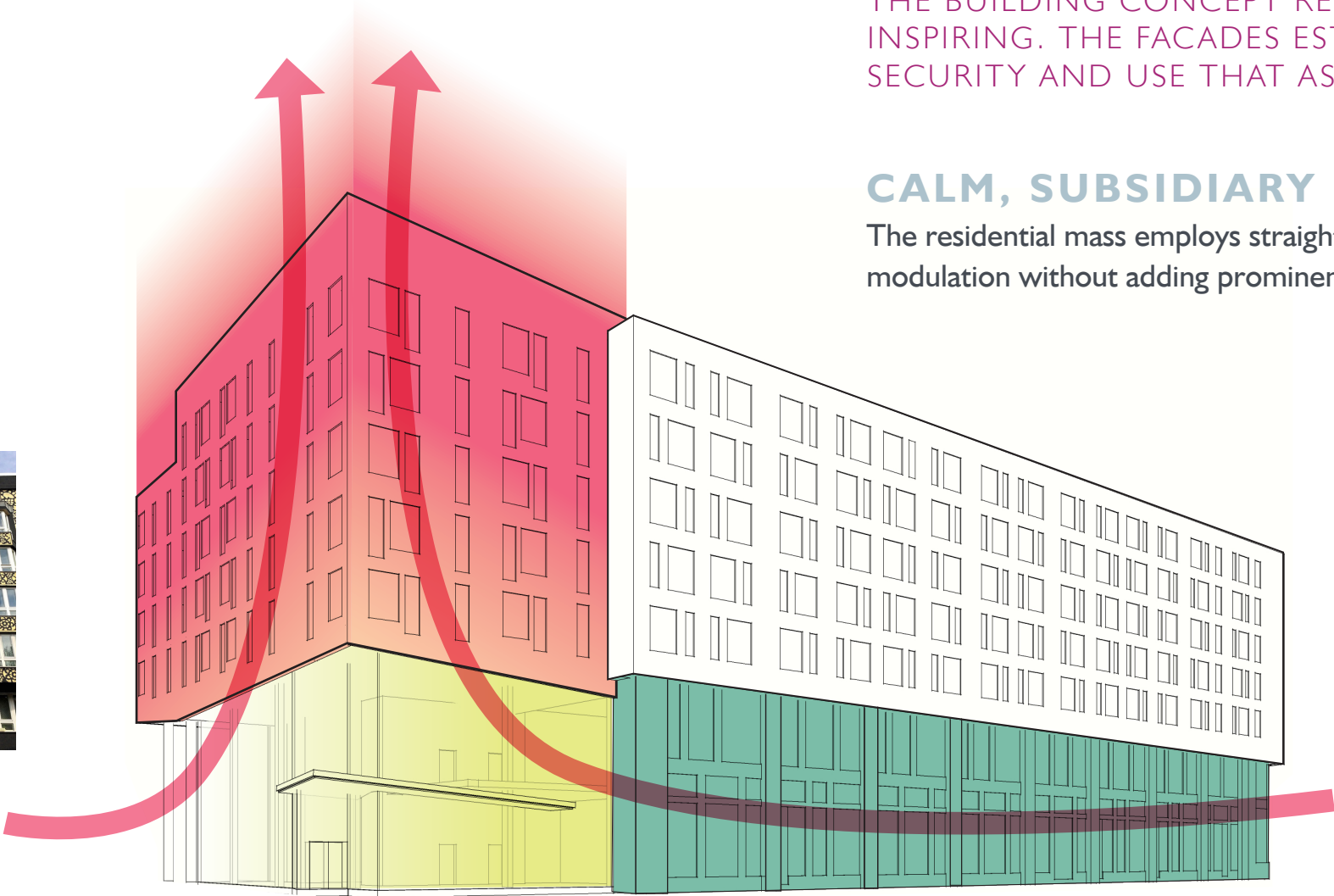
Honoring history, stories of the past, reflecting heritage

Welcoming

ARCHITECTURAL CONCEPT

INSPIRATION, JOY, LEVITY, GROWTH

The upper portion of the end mass expresses joy and inspiration. It acts as a beacon from afar, both calling out to the surrounding neighborhood as well as identifying the building's location.



CONCEPT STATEMENT

THE BUILDING CONCEPT REFLECTS THE PROCESS OF FLOURISHING AND INSPIRING. THE FACADES ESTABLISH A SENSE OF GROUNDEDNESS AND SECURITY AND USE THAT AS A FOUNDATION FOR LIFT-OFF AND JOY.

CALM, SUBSIDIARY

The residential mass employs straight forward window groupings to provide modulation without adding prominence to this portion of mass.



WELCOME, BELONGING, REFUGE, INCLUSION

The mass at the base of the beacon becomes an inviting, welcoming portal leading into the building. Seen at human, pedestrian scale, it becomes associated with refuge and security.



ROOTS, HERITAGE, FOUNDATION, REFLECTIVE

The commercial base engages with the streetscape and leads pedestrians around the perimeter of the building. It becomes a storyboard reflecting heritage and culture. It grounds the building and is its foundation both literally as well as thematically



VIEW FROM LIGHTRAIL



DARK COLOR
OFFSETS BRIGHT
MURAL WORK.

ART ILLUSTRATED AT NORTHEAST CORNER IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT WILL BE COMPLETED IN CONJUNCTION WITH COMMUNITY AND BUILDING STAKEHOLDERS.

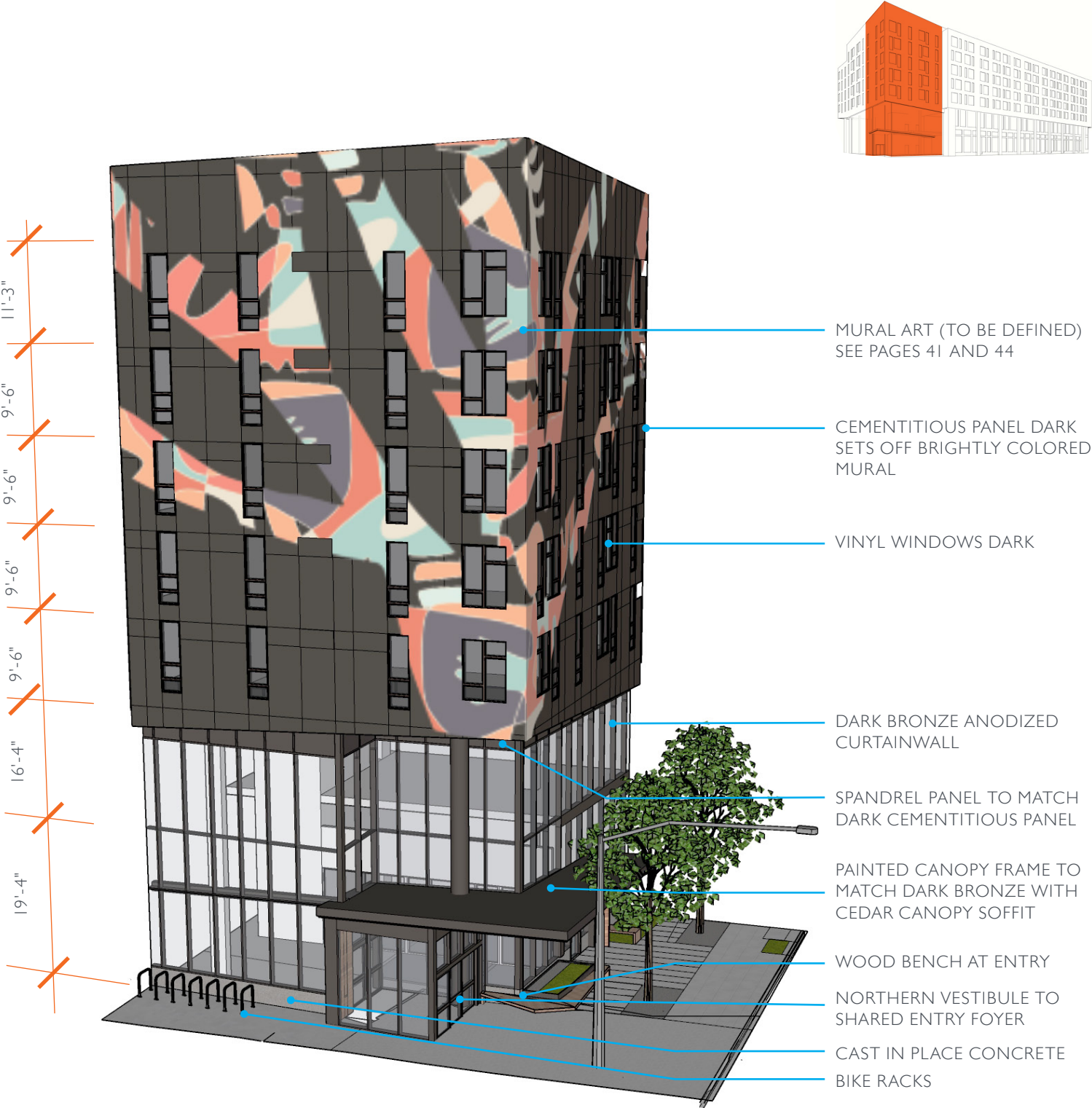
30' TALL ART PILLARS ALONG
S. OTHELLO ST. PROVIDE
INTEREST TO STREETScape

VIEW FROM INTERSECTION OF S OTHELLO ST & 39TH AVE S

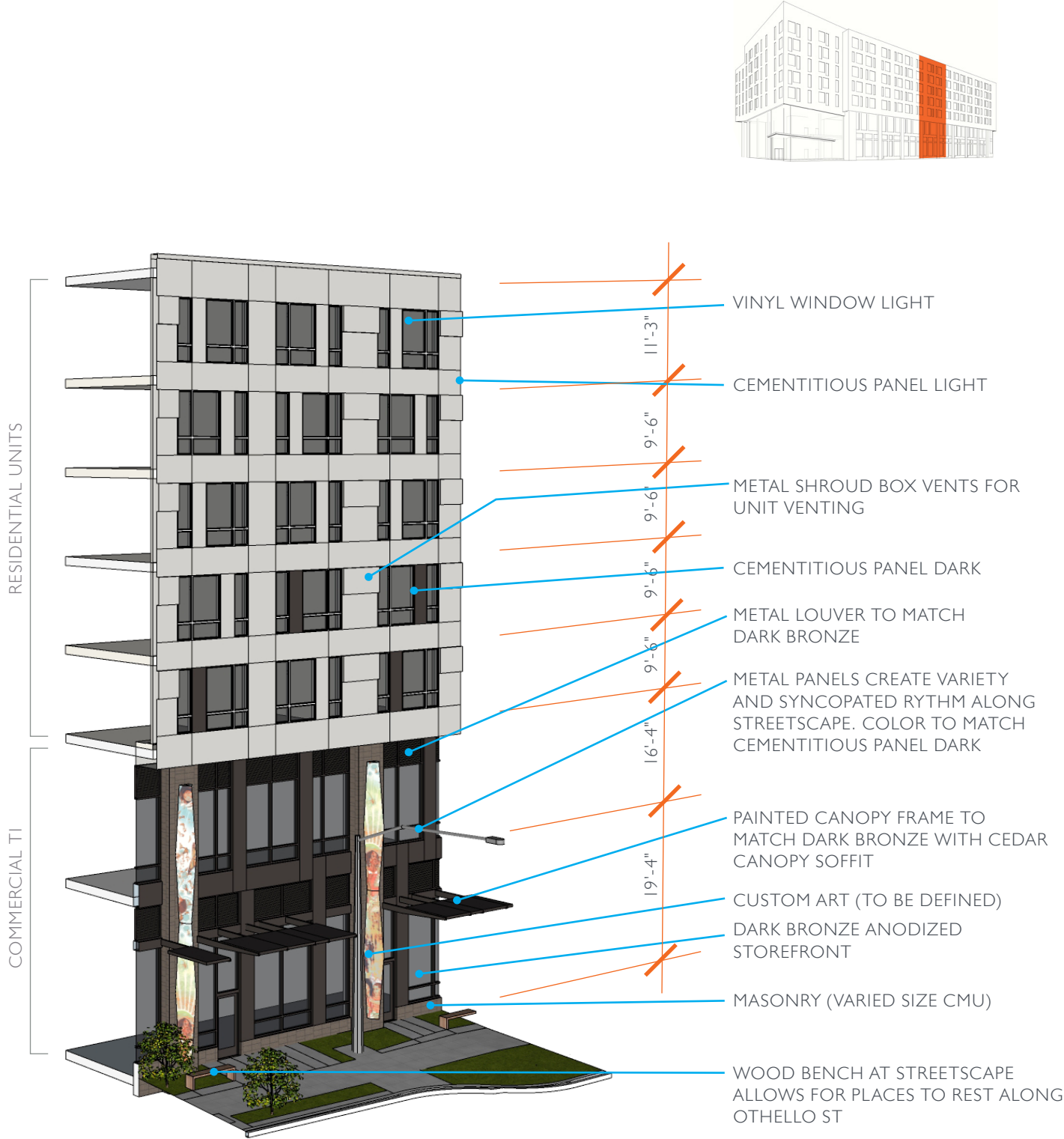


MURAL ART REAPPEARS TO DEMARCAT THE
NW CORNER OF THE MASTER PLAN WHEN
APPROACHING THE SITE FROM THE WEST.

ELEVATION DETAIL



FACADE DETAIL AT NORTHEAST CORNER



FACADE DETAIL ALONG S. OTHELLO ST.

CLOSE UP VIEW OF SHARED FOYER ENTRY



THROUGH BLOCK CONNECTION ON BUILDING A
PROPERTY – NOT IN SCOPE OF THIS PROJECT

CANOPY, BENCH AND LANDSCAPE CREATE AN
INVITING, COMFORTABLE ENTRY THAT'S AT A MORE
PEDESTRIAN APPROPRIATE SCALE.

VIEW FROM THROUGH BLOCK CONNECTION



THROUGH BLOCK CONNECTION ON BUILDING A
PROPERTY – NOT IN SCOPE OF THIS PROJECT

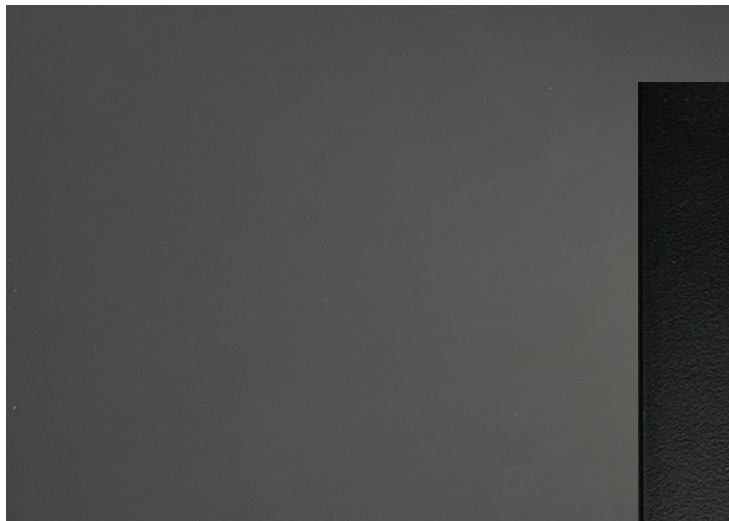
SE CORNER FACADE IS VISUAL DESTINATION WITHIN
CENTER OF MASTER PLAN AND HIGHLIGHTS AN
IMPORTANT COMMUNITY-CENTRIC PROGRAM ELEMENT.

ELEVATION DETAIL



FACADE DETAIL AT SOUTHEAST CORNER

MATERIAL PALETTE



CEMENTITIOUS PANEL DARK



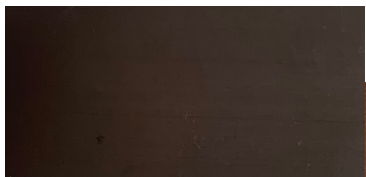
VINYL WINDOW
DARK



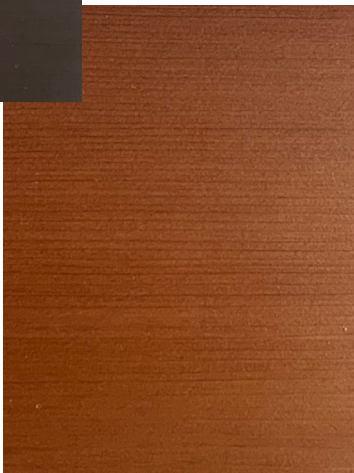
CEMENTITIOUS PANEL LIGHT



VINYL WINDOW
LIGHT



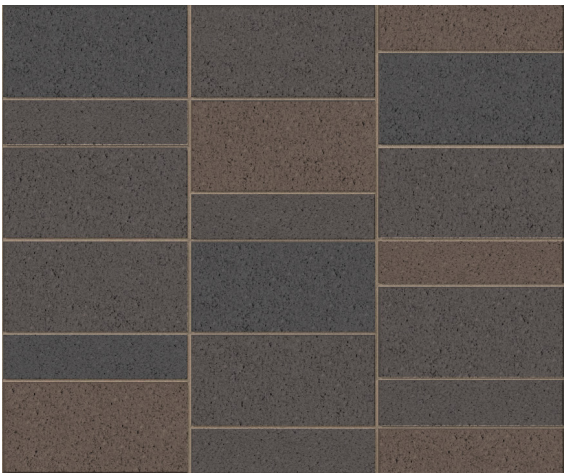
DARK BRONZE
METAL ACCENT



WOOD SOFFIT



MIXED CMU MASONRY WITH VARIABLE HEIGHT



STAGGERED MASONRY PATTERN INSPIRED BY GLOBAL
PATTERNS, TEXTURES AND TRADITIONS.

PEDESTRIAN EXPERIENCE

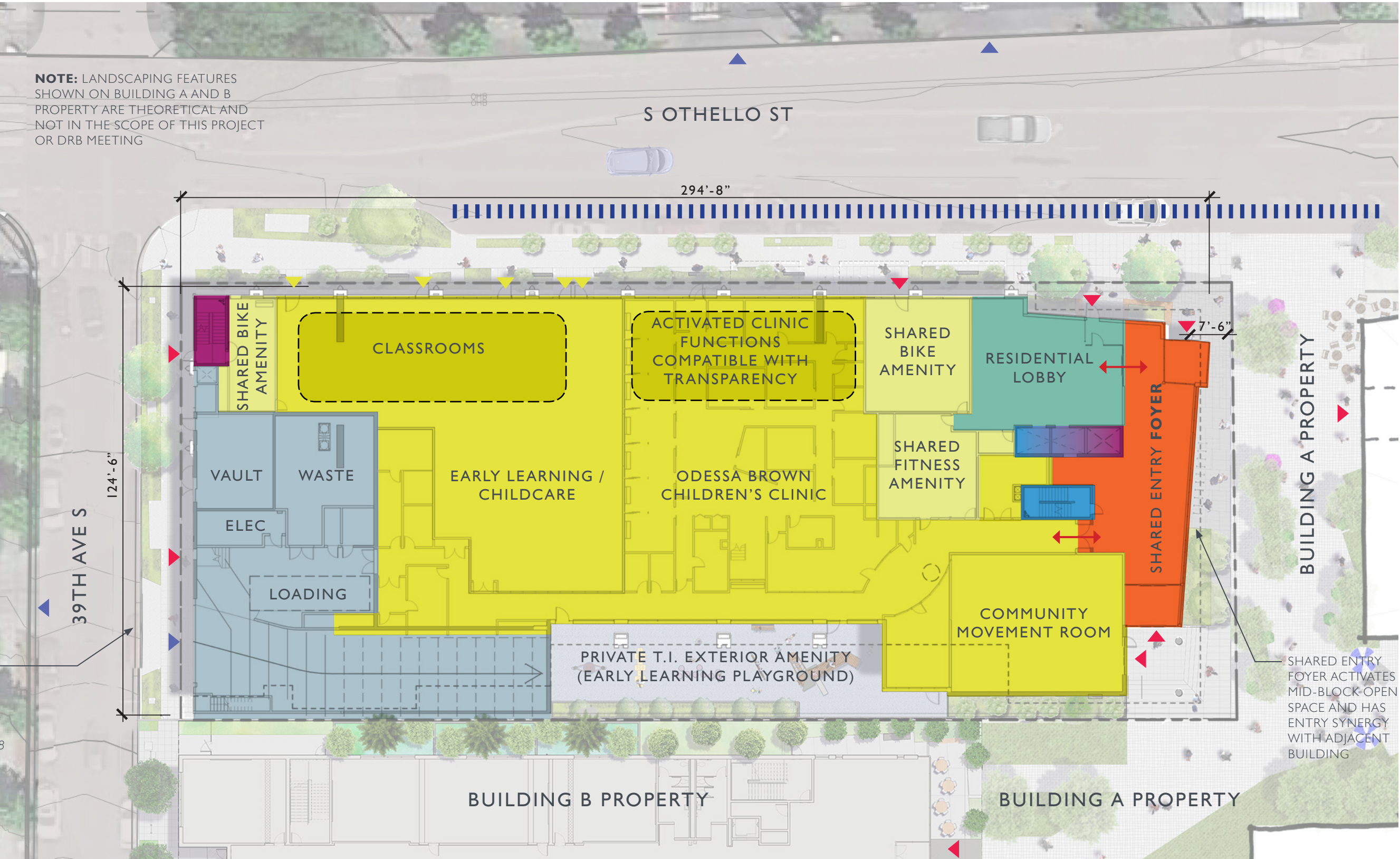


GRADE LEVEL PLAN

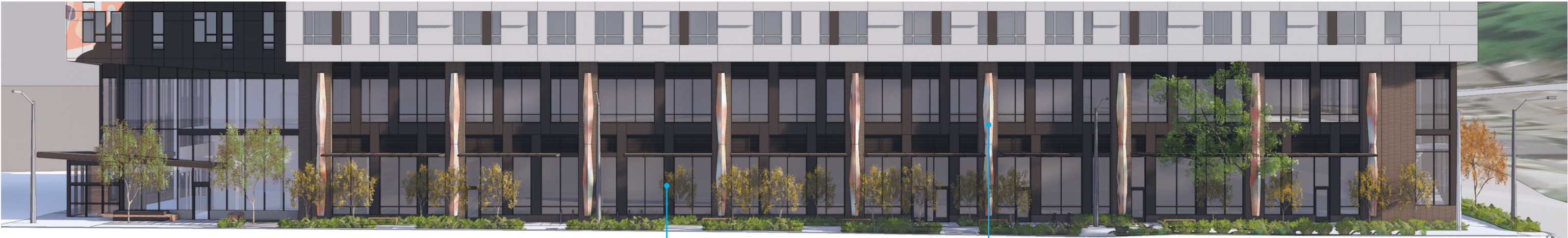
- COMMERCIAL LOBBY
- COMMERCIAL CORE
- COMMERCIAL
- AMENITY
- RESIDENTIAL LOBBY
- RESIDENTIAL UNITS
- RESIDENTIAL CORE
- BACK OF HOUSE
- PEDESTRIAN ENTRY
- VEHICULAR ACCESS / CURB CUT
- CLASSROOM EGRESS
- LAYBY PARKING

CURB CUT CONVENIENTLY RELATES TO CURB CUT ACROSS 39TH

SDOT SUPPORTS VEHICLE ACCESS AND TRASH COLLECTION FROM 39TH AVE S AS PROPOSED
- #3027372-EG EDG REPORT 05.22.2018



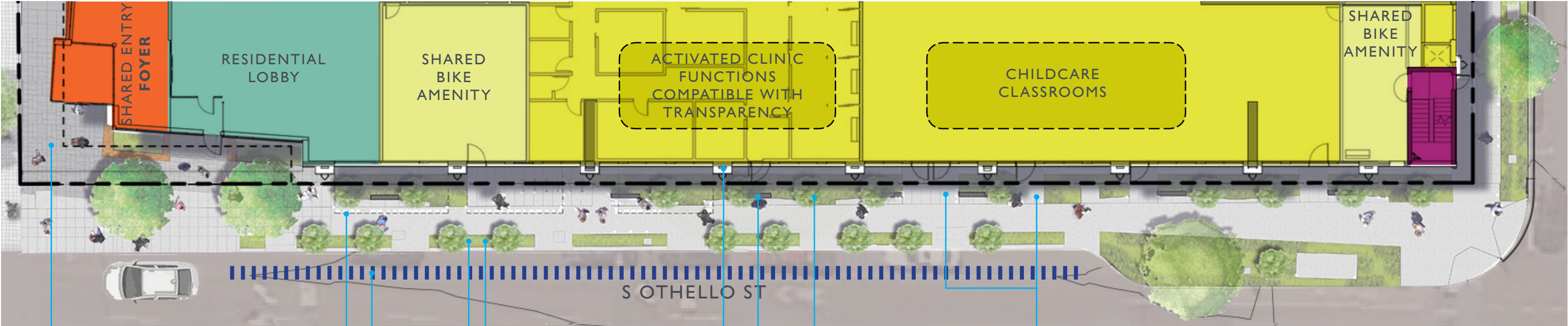
OTHELLO STREET LEVEL ELEVATION



PEDESTRIAN ELEVATION AT S OTHELLO ST

SYNCOPATED METAL PANELS ALONG FACADE
CREATE VARIETY BETWEEN ART PILLARS

ART PILLARS ALONG FACADE PROVIDE
RYTHM TO STREETScape AND MOMENTS
OF PAUSE FOR PEDESTRIANS



STREETFRONT PLAN AT S OTHELLO ST

SPECIALIZED PAVING
AT MAIN ENTRY

CANOPY
OVERHEAD

LAYBY
PARKING
LANE

LANDSCAPE BUFFER
BETWEEN PEDESTRIAN
AND PARKING

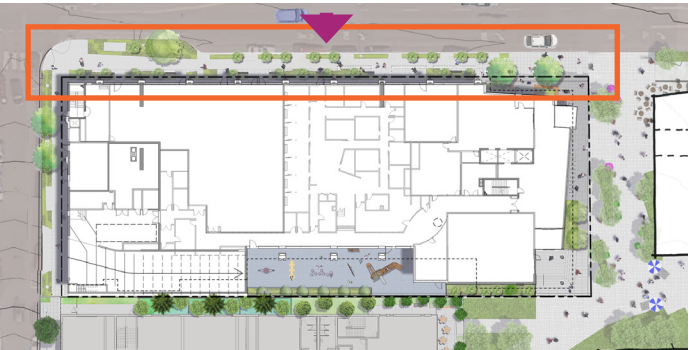
COURTESY ACCESS
STRIP FOR PARKED
VEHICLES

SPECIALIZED
ART PILLARS
AT ALL
PILASTERS

BENCHES TUCKED IN WITH
LANDSCAPING TO CREATE PAUSE
POINTS ALONG OTHELLO TO
APPRECIATE ART PILLARS

LANDSCAPED EDGE UNDULATES
IN AND OUT TO CREATE VARIETY
ALONG STREETScape

UNIQUE PAVING
REACHING OUT FROM
DOORS ALONG OTHELLO



APPROACHING ON OTHELLO



DARK COLOR
OFFSETS BRIGHT
MURAL WORK.

ART ILLUSTRATED AT NORTHEAST CORNER IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT WILL BE COMPLETED IN CONJUNCTION WITH COMMUNITY AND BUILDING STAKEHOLDERS.



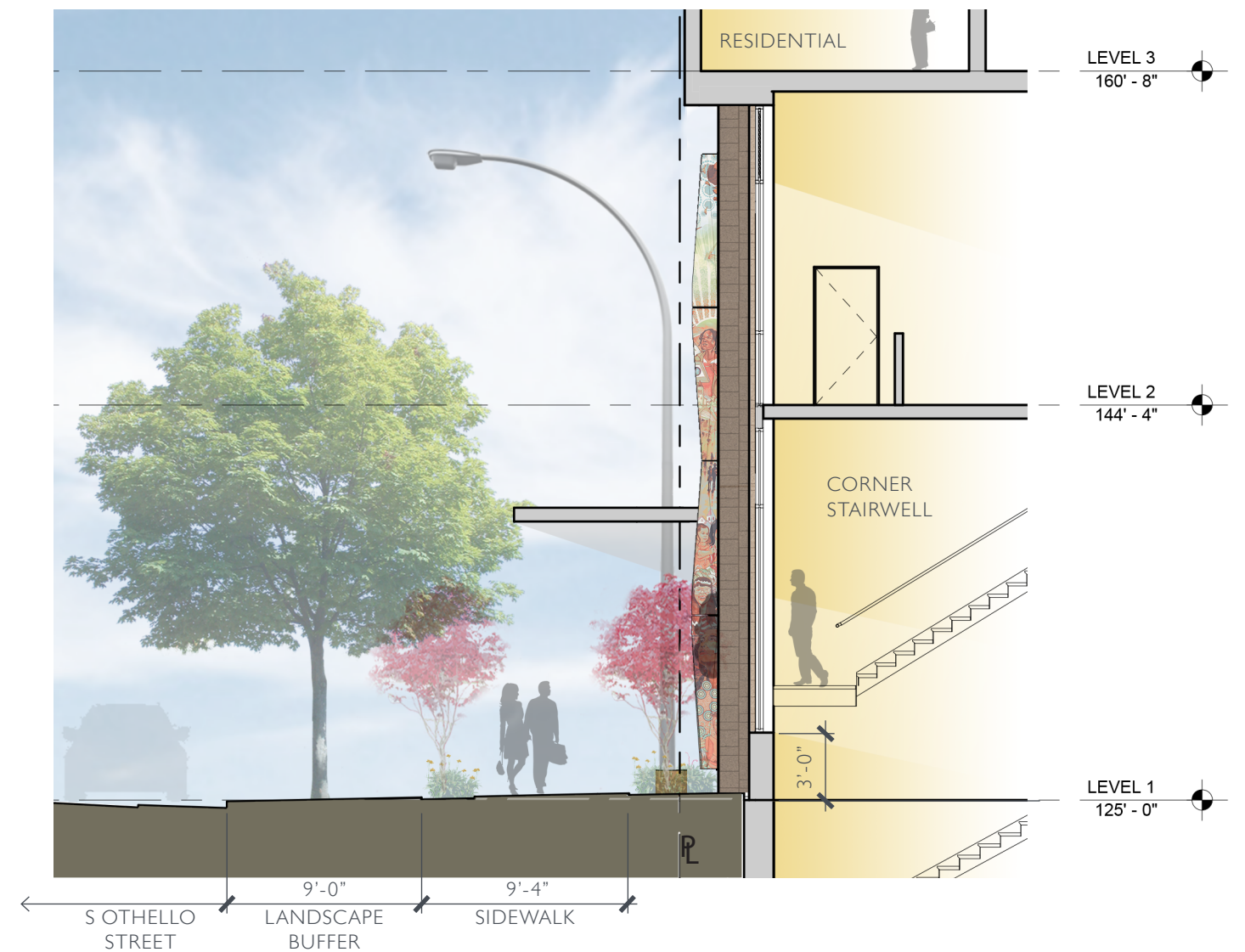
MURAL ART REAPPEARS TO DEMARCATATE THE
NW CORNER OF THE MASTER PLAN WHEN
APPROACHING THE SITE FROM THE WEST.

CORNER SECTIONS ON OTHELLO



SECTION AT SHARED FOYER ENTRY

NOTE: ART ILLUSTRATED THROUGHOUT BOOKLET IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT AND SELECTION WILL BE COMPLETED AT A LATER DATE AND IN CONJUNCTION WITH BUILDING STAKEHOLDERS AND COMMUNITY GROUPS.



SECTION AT NW CORNER STAIR

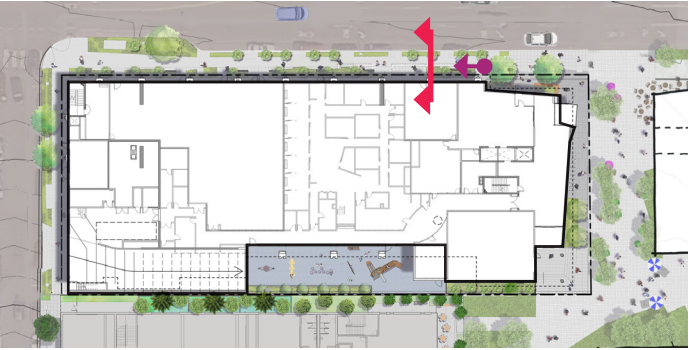
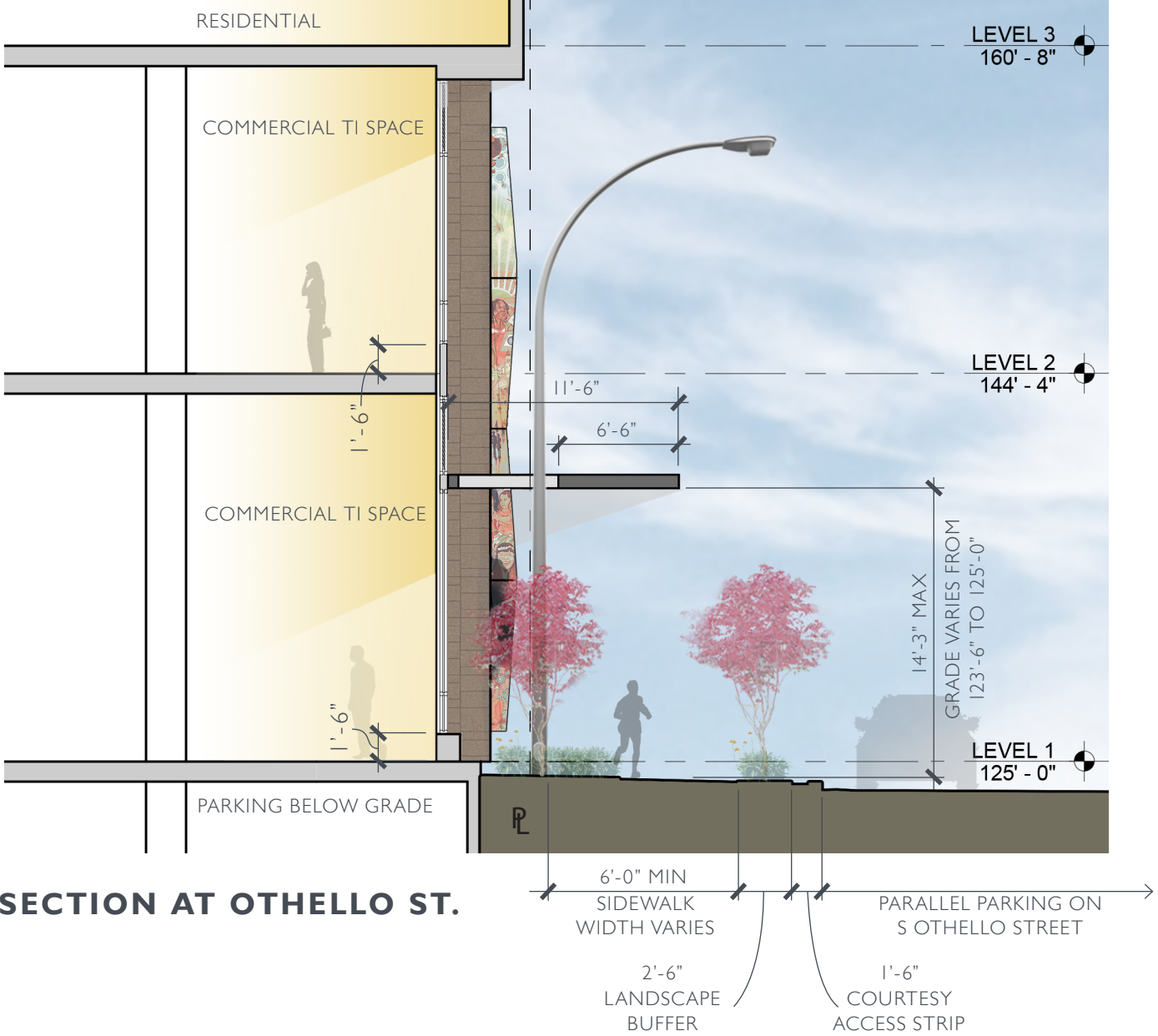


OTHELLO STREETSCAPE



PEDESTRIAN PERSPECTIVE ALONG S OTHELLO ST

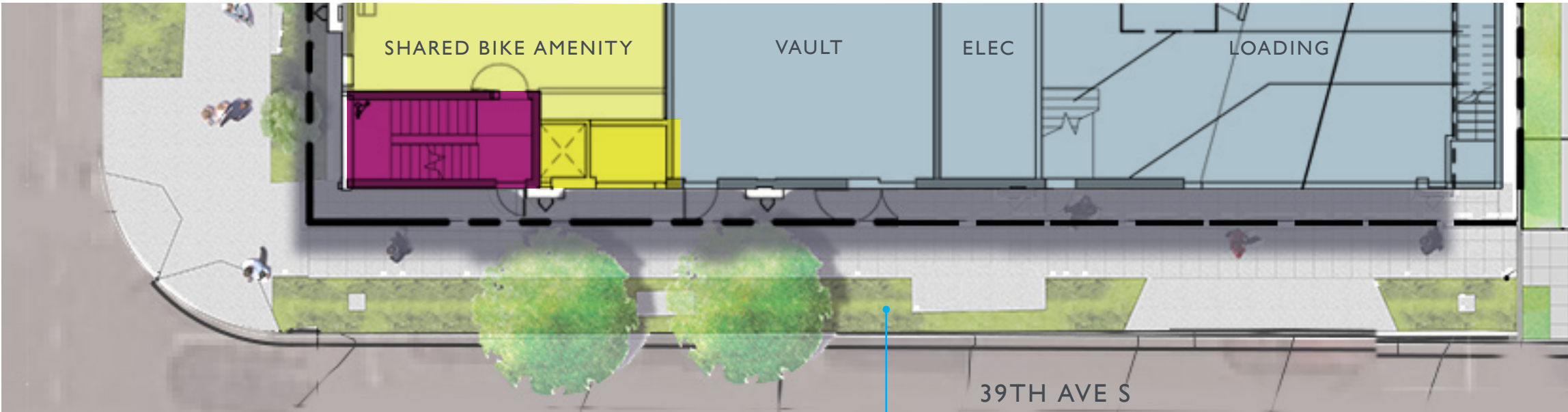
NOTE: ART ILLUSTRATED THROUGHOUT BOOKLET IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT AND SELECTION WILL BE COMPLETED AT A LATER DATE AND IN CONJUNCTION WITH BUILDING STAKEHOLDERS AND COMMUNITY GROUPS.



39TH STREET LEVEL ELEVATION



PEDESTRIAN ELEVATION AT 39TH AVE S



STREETFRONT PLAN AT 39TH AVE S

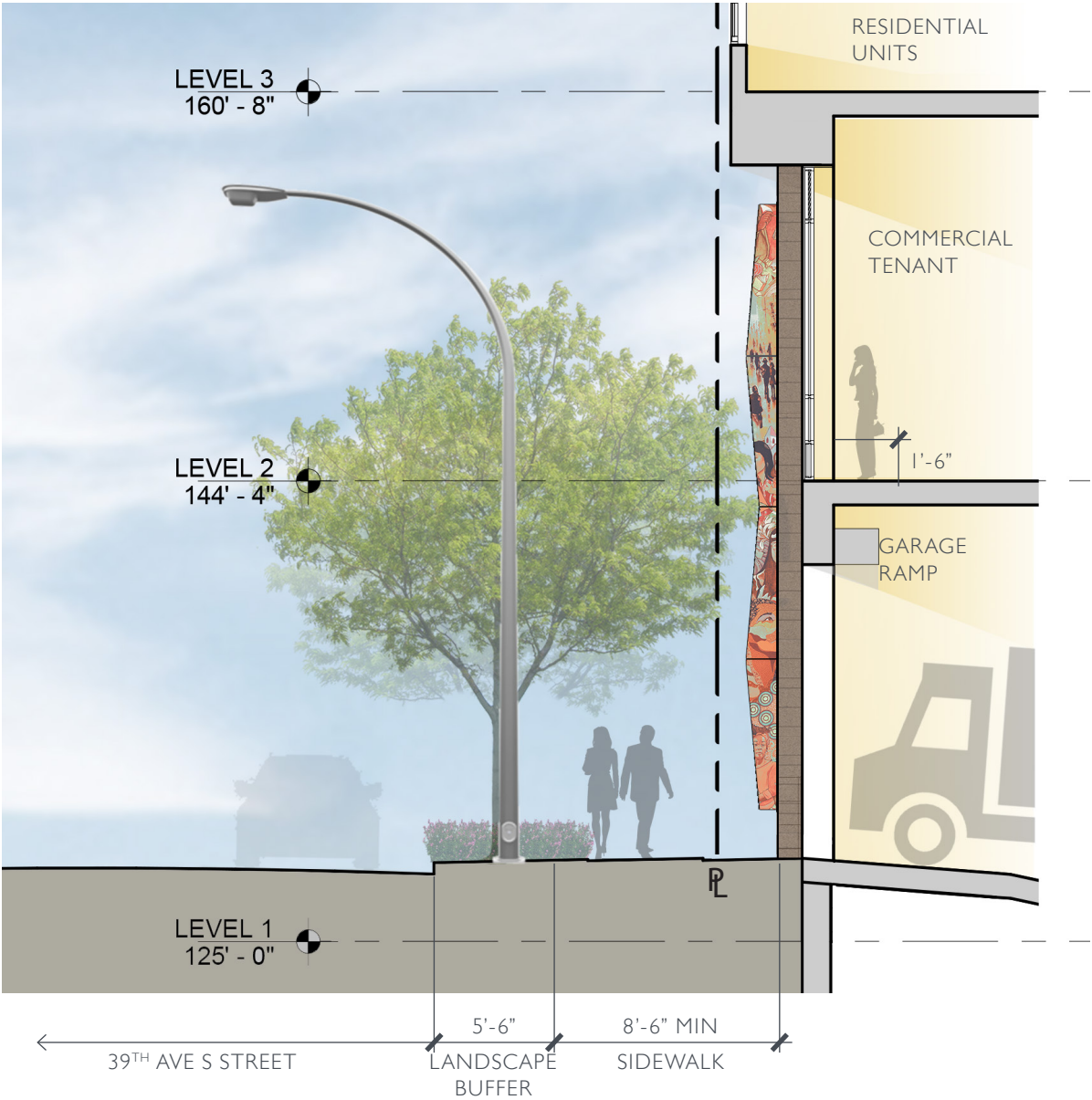


39TH AVE STREETSCAPE

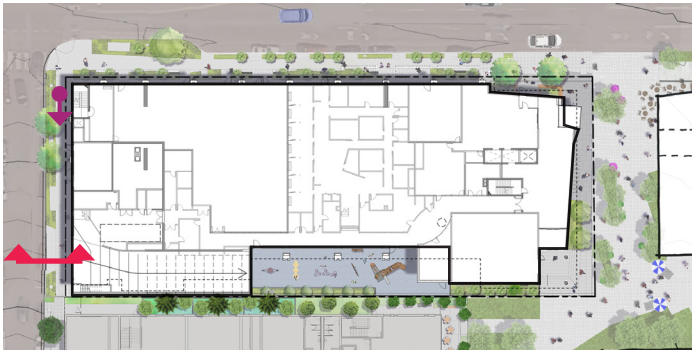


PEDESTRIAN PERSPECTIVE ALONG 39TH AVE

NOTE: ART ILLUSTRATED THROUGHOUT BOOKLET IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT AND SELECTION WILL BE COMPLETED AT A LATER DATE AND IN CONJUNCTION WITH BUILDING STAKEHOLDERS AND COMMUNITY GROUPS.



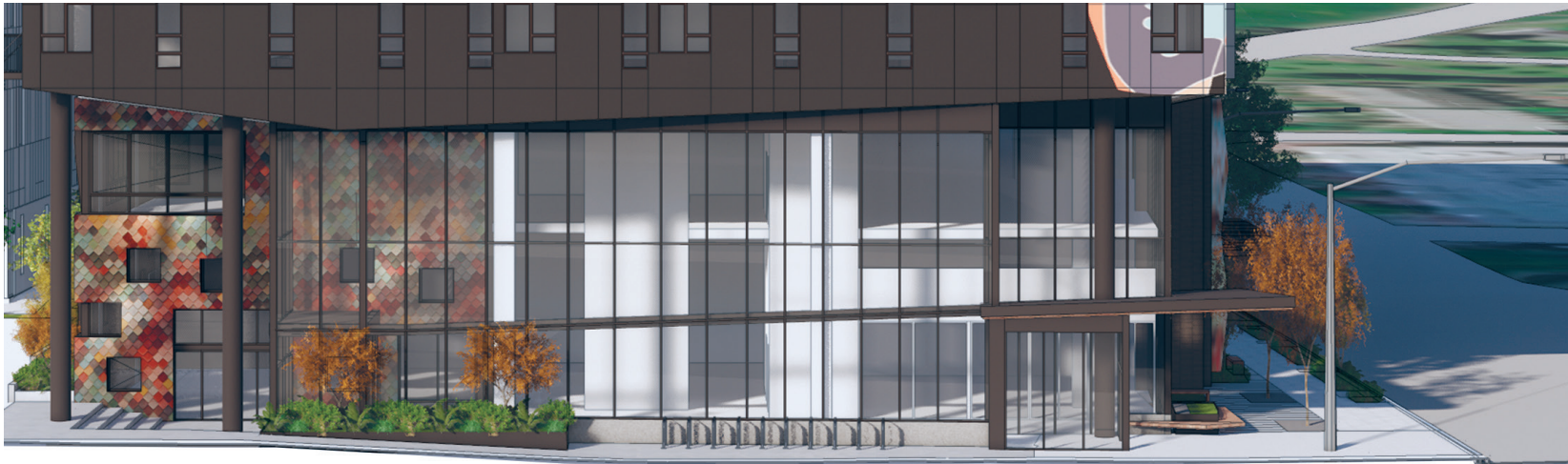
SECTION AT GARAGE ENTRY



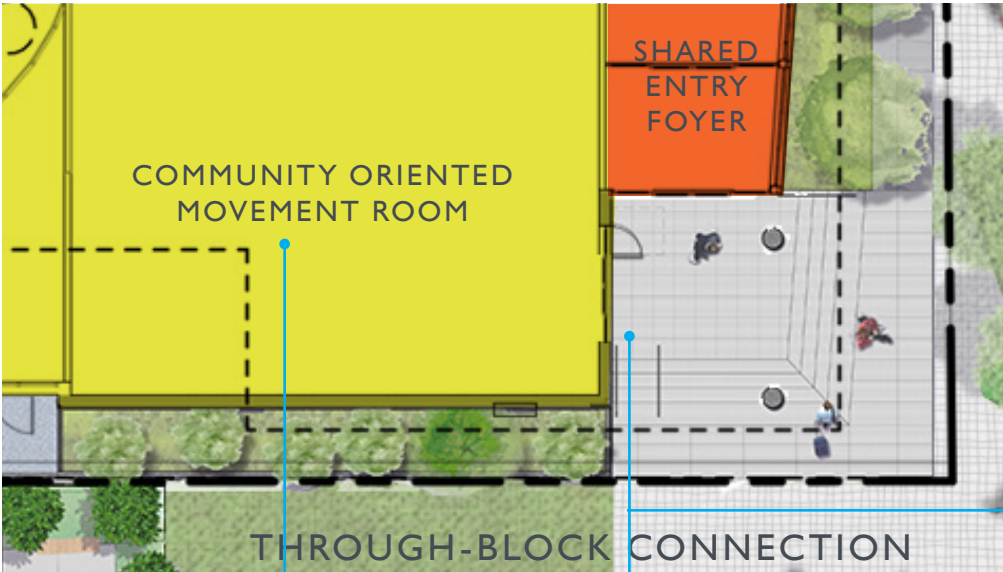
THROUGH-BLOCK CONNECTION STREET LEVEL ELEVATION



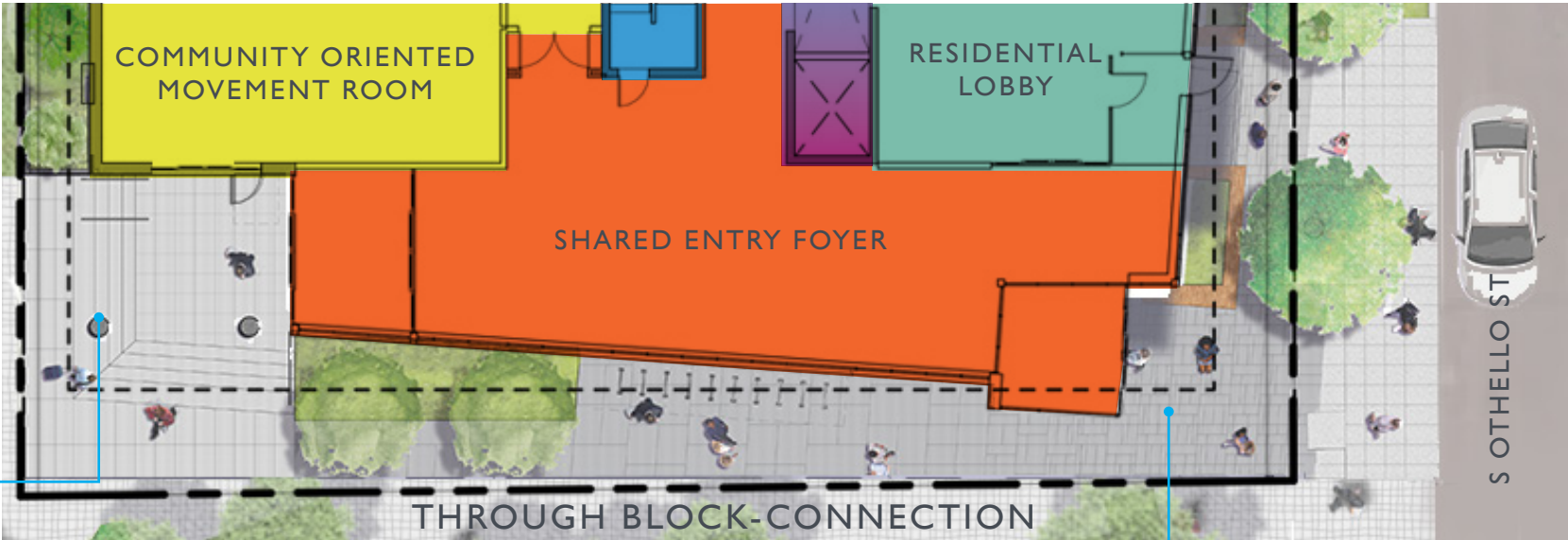
SOUTH ELEVATION AT MOVEMENT ROOM
 SOUTHEAST CORNER FACADE IS VISUAL
 DESTINATION WITHIN MASTER PLAN AND
 HIGHLIGHTS MOVEMENT ROOM



ELEVATION AT THROUGH-BLOCK CONNECTION BETWEEN BUILDING A & C



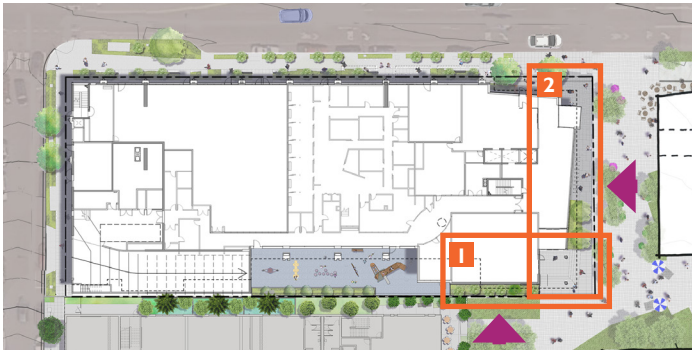
PLAN 1
 MOVEMENT ROOM IS
 COMMUNITY ORIENTED
 PROGRAM ELEMENT –
 SEE PAGE 43
 COVERED PLAZA AREA
 CONNECTS THROUGH
 BLOCK CONNECTION TO
 SHARED ENTRY FOYER AND
 MOVEMENT ROOM



PLAN 2
 SPECIALIZED PAVING
 HIGHLIGHTS MAIN ENTRY

NOTE: ART ILLUSTRATED THROUGHOUT BOOKLET IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT AND SELECTION WILL BE COMPLETED AT A LATER DATE AND IN CONJUNCTION WITH BUILDING STAKEHOLDERS AND COMMUNITY GROUPS.

NOTE: LANDSCAPING FEATURES SHOWN ON BUILDING A PROPERTY ARE THEORETICAL AND NOT IN THE SCOPE OF THIS PROJECT OR DRB MEETING



THROUGH-BLOCK CONNECTION PERSPECTIVES

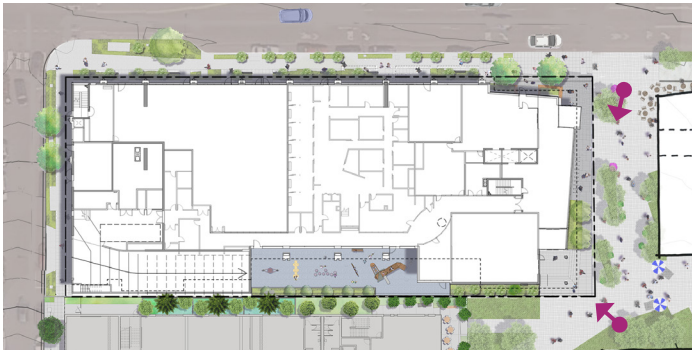


PERSPECTIVE BETWEEN BUILDINGS A & C

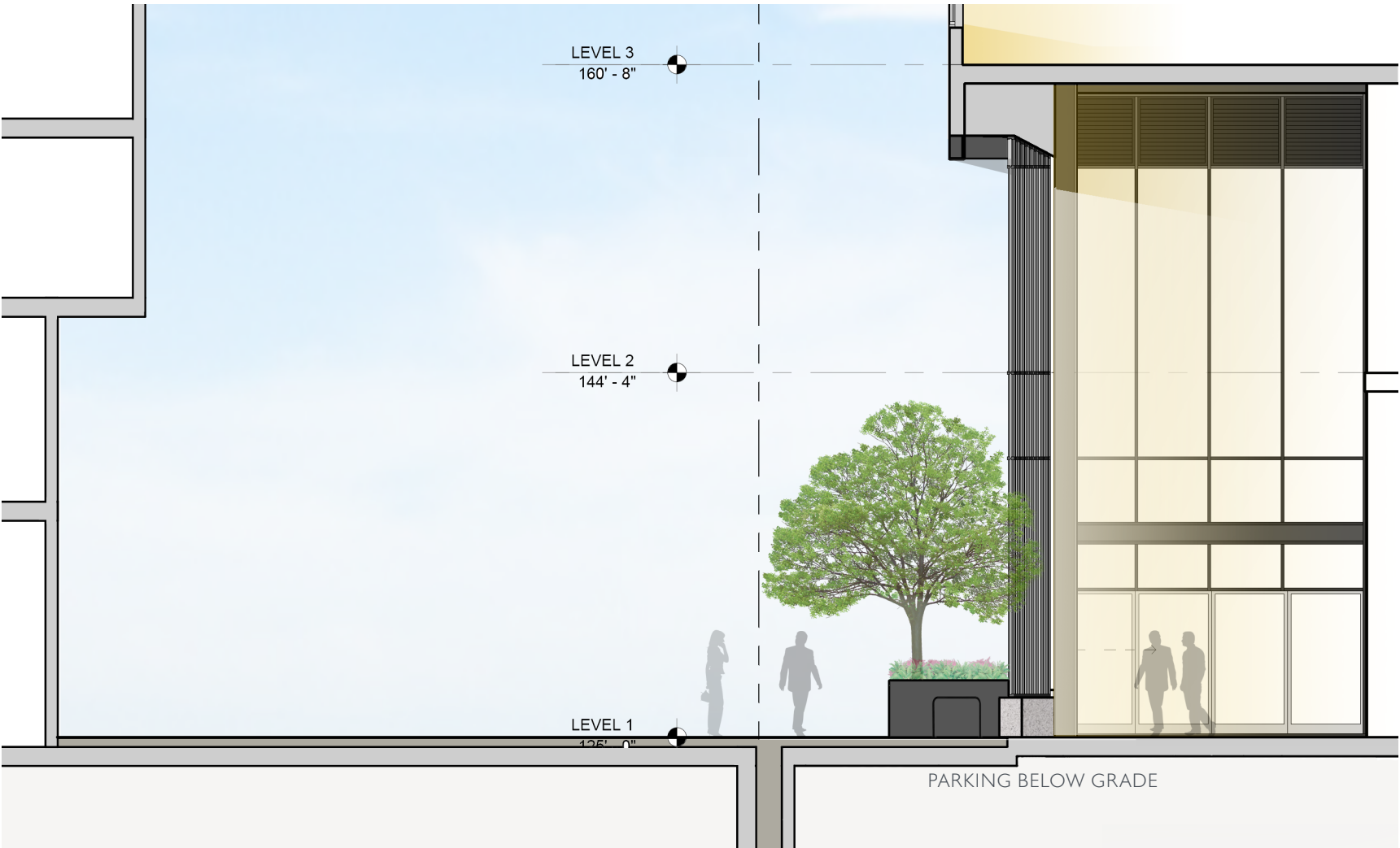


PERSPECTIVE AT SE CORNER

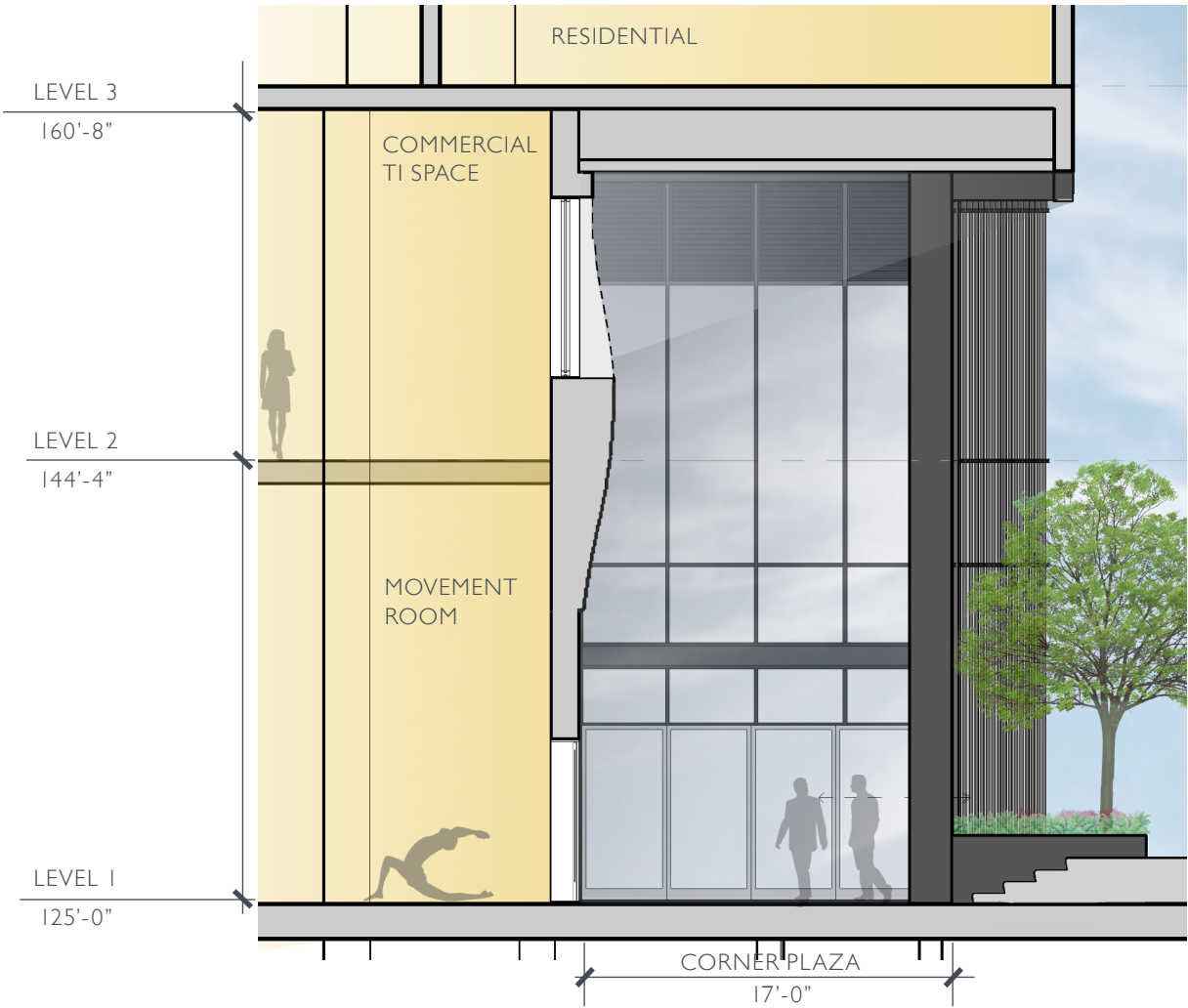
NOTE: LANDSCAPING FEATURES SHOWN ON BUILDING A PROPERTY ARE THEORETICAL AND NOT IN THE SCOPE OF THIS PROJECT OR DRB MEETING



SECTIONS AT THROUGH-BLOCK CONNECTION

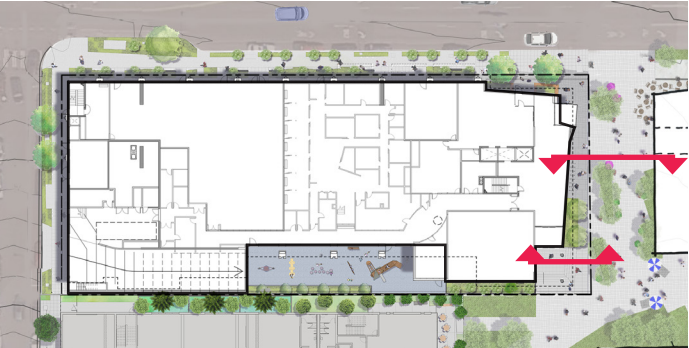


SECTION AT THROUGH-BLOCK CONNECTION BETWEEN BUILDINGS A AND C



SECTION AT SE CORNER

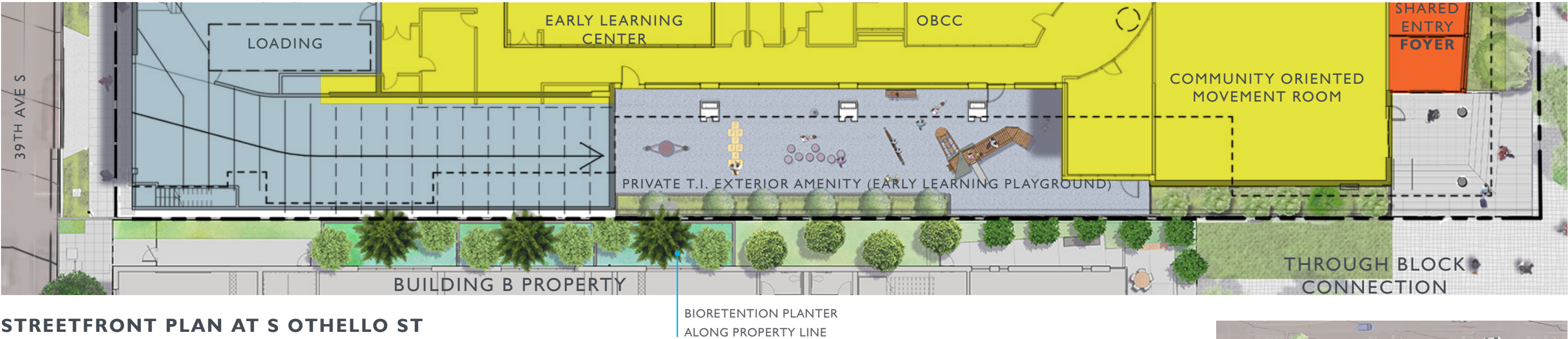
NOTE: LANDSCAPING FEATURES SHOWN ON BUILDING A PROPERTY ARE THEORETICAL AND NOT IN THE SCOPE OF THIS PROJECT OR DRB MEETING



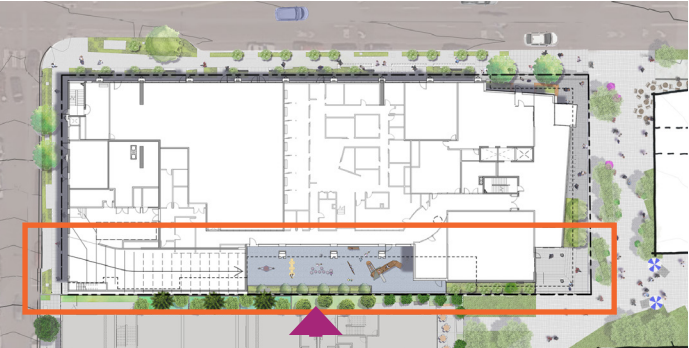
SOUTH FACADE ELEVATION



PEDESTRIAN ELEVATION AT S OTHELLO ST



STREETFRONT PLAN AT S OTHELLO ST



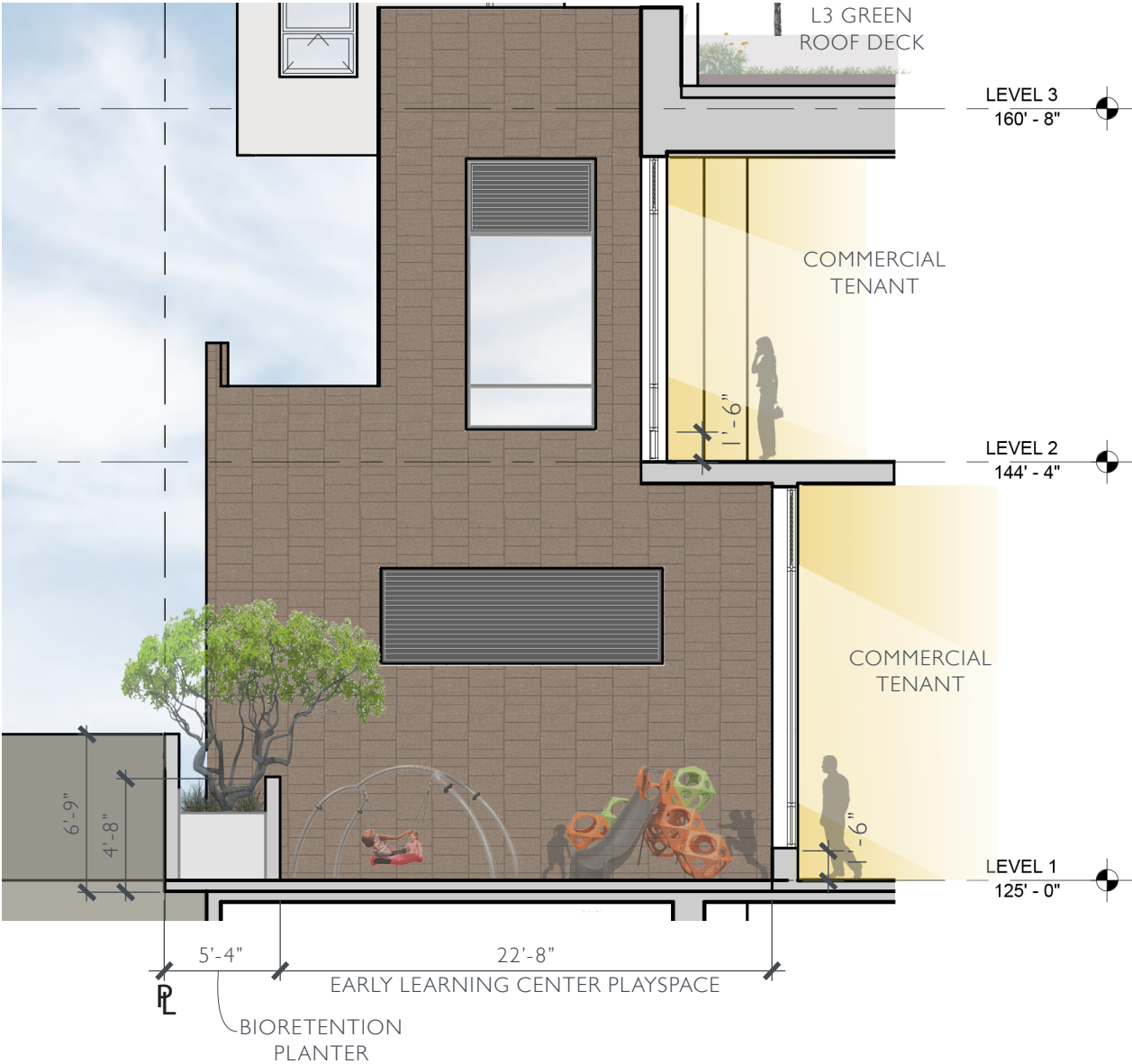
PLAYSPACE AT COURTYARD



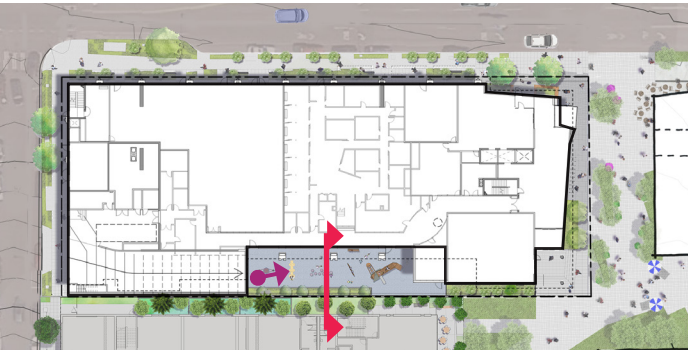
PERSPECTIVE AT COURTYARD

BIORETENTION
PLANTER

LANDSCAPE BUFFERING
BETWEEN BUILDING B
AND BUILDING A



SECTION AT COURTYARD



IMPORTANCE OF ART IN OTHELLO

ART IN OTHELLO NEIGHBORHOOD

Throughout history, art has been an outlet for individuals and communities to express emotions, share values and traditions, and reflect experience. It evolves with a culture, both being born of the culture at the time and also influencing the culture as time passes. It has deep rooted distinctive characteristics and also the ability to span and connect between people. It’s no surprise, that art is readily embraced and celebrated by the Othello neighborhood with diversity and openness at its core.



PHOTO BY DANIELLE MOTIF



EXAMPLES OF BUILDING ART IN OTHELLO



PERFORMANCES AT OTHELLO BLOCK PARTY



PHOTOS BY DANIELLE MOTIF

SHARING ARTS AT NEIGHBORHOOD “OTHELLOBRATION”



OTHELLO SQUARE – BUILDING C

02.12.19 | 17-065 | #3027372 | 42

ART & MASTER PLAN GUIDANCE

MASTER PLANNING GUIDING PRINCIPAL #4:

Provide opportunities at the site, particularly through art, to reflect the current diverse ethnic groups that make up the community, the current users of the site, and those in the future. Relates to Design Guidelines: CS3, DC2, DC4

ART & THE STORY OF THE BUILDING

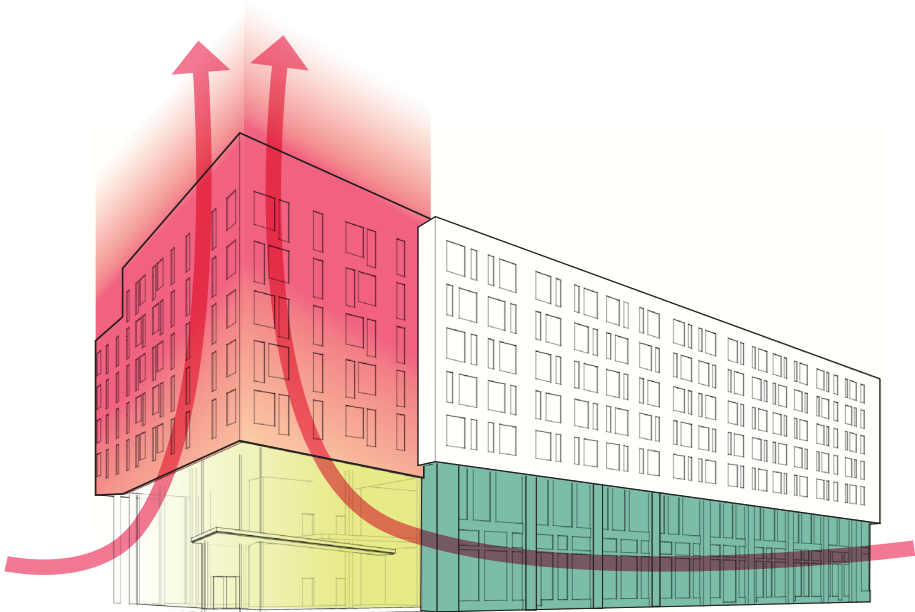
INSPIRATION, JOY, LEVITY, GROWTH

A mural, primarily located on the northeast corner, grows out of the base of the building. It springs upward and outward in a colorful expression of joy using imagery and motifs that span cultures.

WELCOME, BELONGING, REFUGE, INCLUSION

Customized metal tiles wrap the southeast corner massing highlighting an important feature of the building. Centered within the master plan and co-created with the community, the unique facade treatment creates an icon that shares identity with Othello.

NOTE: ART ILLUSTRATED THROUGHOUT BOOKLET IS REPRESENTATIVE OF CONCEPT ONLY. FINAL ART DEVELOPMENT AND SELECTION WILL BE COMPLETED AT A LATER DATE AND IN CONJUNCTION WITH BUILDING STAKEHOLDERS AND COMMUNITY GROUPS.



ROOTS, HERITAGE, FOUNDATION, REFLECTIVE

Vertical art pieces create a rhythm on the streetscapes. Each piece can be appreciated in singularity, but together they illustrate a larger story reflective of the diverse community in Othello and the building.



ART ALONG THE STREETScape: ROOTS, HERITAGE, FOUNDATION

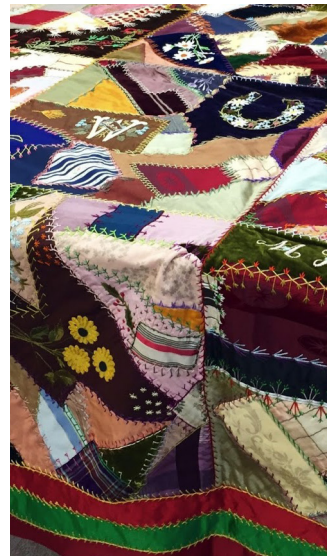
LOCATION & EXTENT



Art at the commercial base is located at the 2-story pilasters, creating rhythm and leading pedestrians along the streetscape.

CONCEPT & THEMES

- The streetscape art will reflect the diverse heritage and cultures present in Othello and within the building.
- Like patches of a quilt, the individual art pieces will be beautiful alone, but also work together to illustrate a larger story.
- The art will have aspects that are three dimensional so they can be appreciated while walking down the street.



PROCESS & IMPLEMENTATION

Building upon this project's practice of engaging the community, below are the outlined steps for the streetscape art:

- Ownership will be working with SEED Arts to create an RFP for local artists.
- Select an artist or artists.
- Connect the artist(s) to the community through meetings and other methods for inspiration and feedback.



SE CORNER COMMUNITY-MADE FACADE: WELCOME, BELONGING



LOCATION & EXTENT



The southeast corner houses an important part of the building’s program: the “movement room”. The community imprinted facade surrounds the southern and western faces of the mass and continues into the interior of the foyer. The textural facade expressing movement, a rich color pallet, and glazing into the room are set intentions of the design. The design team is working through exactly how the community will be able to leave their mark on the facade.

CONCEPT & THEMES

The movement room is dedicated to community engagement. Intended to be flexible, it will have the ability to function as a half court basketball court, yoga studio, nutrition classroom, etc. Located at the center of the master plan, it is only fitting that it be a place the community sees as theirs. Part of bringing that vision to life is providing community members an opportunity to leave their personal mark on the facade. Methods being explored:

- Community handprints
- Individual’s names
- Patterns or textures from cultures in neighborhood
- Incorporating languages spoken in Othello



PROCESS & IMPLEMENTATION

Below are the outlined steps for the facade material development:

- The design team is working with ownership to establish the best method for the community to be reflected.
- Simultaneously, the design team is working with fabricators and contractors to understand the opportunities of specific finishes.
- Ownership will work with the contractor and community to provide occasions for the community’s engagement.

MURAL ART AT NE CORNER: INSPIRATION, JOY, LEVITY

LOCATION & EXTENT



Primarily located on the northeast corner, the mural grows from the base of the building. It springs upward and outward and briefly appears on the northwest corner as well.

CONCEPT & THEMES

- Initial concepts and themes were inspired by the Othello Square Master Plan, which was created as a result of years of community involvement, as well as several visioning sessions with project partners.
- The color palette shown is derived from the Marrakesh palette, which was chosen by the Othello community through On Board Othello's "Hello Othello!" initiative.
- Multi-culturally relevant shapes can be combined to create an organic, fluid design that is visually intriguing, feels friendly, and allows for graduated levels of discovery.
- A Seattle-raised artist/consultant is exploring a theme of one connected line that creates overlapping shapes and colors. This line tells the story of the many people, places, and experiences that make Othello unique.



PROCESS & IMPLEMENTATION

- Initial concepts and themes will be presented to the community on 2/2 for feedback.
- The project team will continue to work with the artist/consultant and Othello Square partner, SEED Arts to create an RFP for local artists for the implementation



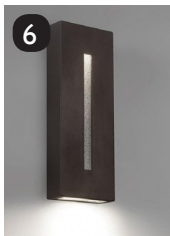
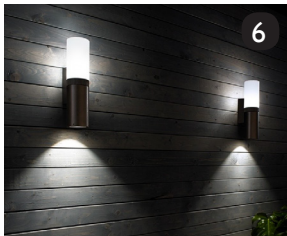
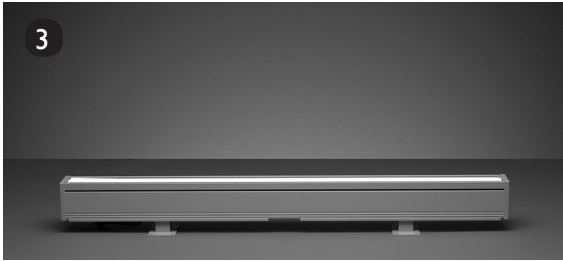
LIGHTING PLANS

- 1 DOWNLIGHTS IN CANOPY / SOFFIT
- 2 CANOPY EDGE LIGHT
- 3 UP LIGHT
- 4 FULL CUT OFF WALL PACK
- 5 LARGE DOWNLIGHT
- 6 RESIDENTIAL WALL SCONCES
- 7 STEP LIGHT
- 8 CATENARY LIGHTING



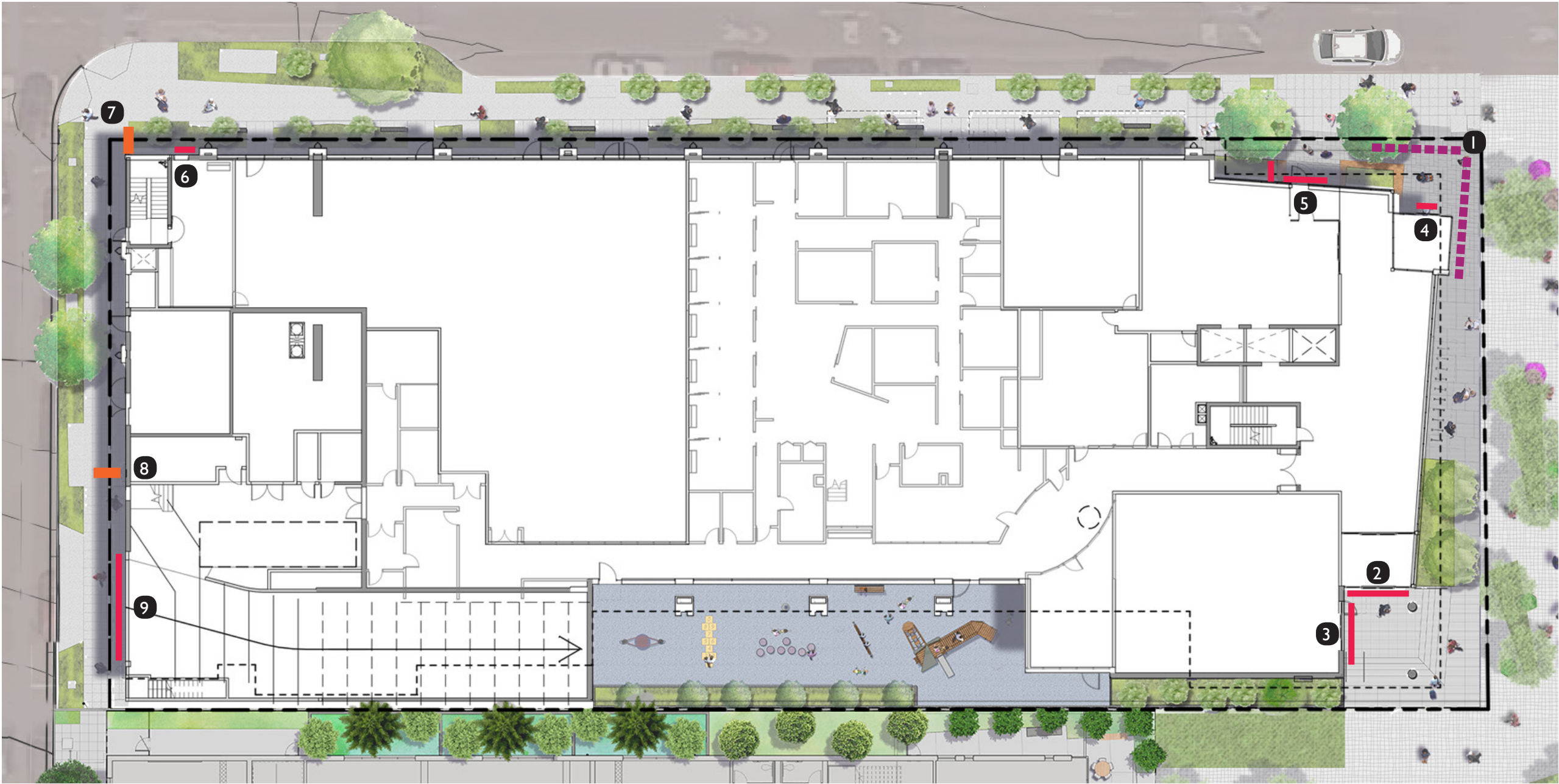
LIGHTING EXAMPLES

- 1 DOWNLIGHTS IN CANOPY / SOFFIT
- 2 CANOPY EDGE LIGHT
- 3 UP LIGHT
- 4 FULL CUT OFF WALL PACK
- 5 LARGE DOWNLIGHT
- 6 RESIDENTIAL WALL SCONCES
- 7 STEP LIGHT
- 8 CATENARY LIGHTING



SIGNAGE LOCATIONS ON PLAN

- BUILDING MOUNTED SIGNAGE
- BLADE SIGN
- SUSPENDED SIGNAGE



- | | | |
|--|--|-----------|
| 1 COMMERCIAL TENANT 1 (OBCC) SUSPENDED | 4 COMMERCIAL TENANT 2 (EARLY LEARNING) | 7 PARKING |
| 2 COMMERCIAL TENANT 1 (OBCC) | 5 RESIDENTIAL | 8 PARKING |
| 3 COMMERCIAL TENANT 1 (OBCC) | 6 COMMERCIAL TENANT 2 (EARLY LEARNING) | 9 PARKING |

SIGNAGE LOCATIONS IN PERSPECTIVE

SUSPENDED SIGNAGE



1a OPTION A – COMMERCIAL TENANT 1 (OBCC)
SUSPENDED FROM SOFFIT



1b OPTION B – COMMERCIAL TENANT 1 (OBCC)
SUSPENDED FROM SOFFIT

BUILDING MOUNTED SIGNAGE



2 COMMERCIAL TENANT 1 (OBCC)
3 COMMERCIAL TENANT 1 (OBCC)



4 COMMERCIAL TENANT 2 (EARLY LEARNING)
5 RESIDENTIAL
5b RESIDENTIAL ON REVERSE SIDE OF ENTRY FRAME



6 COMMERCIAL TENANT 2 (EARLY LEARNING)
7 PARKING – BLADE



7 PARKING – BLADE
8 PARKING – BLADE
9 PARKING – BUILDING MOUNTED

An abstract graphic on the right side of the page featuring several overlapping circles. A large purple circle is at the top left, a teal circle is at the top right, an orange circle is at the bottom left, and a yellow circle is at the bottom right. The word "DEPARTURES" is centered horizontally across the middle of these circles.

DEPARTURES

DEPARTURE #1

CODE SECTION	REQUIREMENTS	PROPOSED DEPARTURE	RESPONSE
SMC 23.54.035.C1	Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.	Because the loading entry is not located at the low end of the site, 14' clear can not be provided for the full access to the berth without providing a double height space. The proposed design provides 12'-3" minimum clear at the garage access. Most of the loading area meets the 14'-0".	The low end of the site is at the prominent corner of Othello and 39th and is not an appropriate location for vehicular access (CS2) or allowed by the zoning code. By moving the vehicular entry to the south end of the site on 39th Ave S, the building intersects grade at a higher elevation. Even with tall floor to floor heights at level 1 (19'-4") the first floor does not provide 14' clear for the loading at the entrance. Departing the loading berth height keeps the vehicular entry off of the prominent corner (CS2). Also, the proposed location for the driveway places it more directly across the street from the adjacent building's driveway and loading access. This creates a safer junction for vehicles coming and going from both Building C and the building across the street (DC1). The garage access could become a double height space with level 2 to provide the height needed for the loading berth access. However, doing this would eliminate transparency and windows which is in conflict with the design guidelines (PL3). Departing the loading berth height results in a safer condition that better responds to design guidelines.

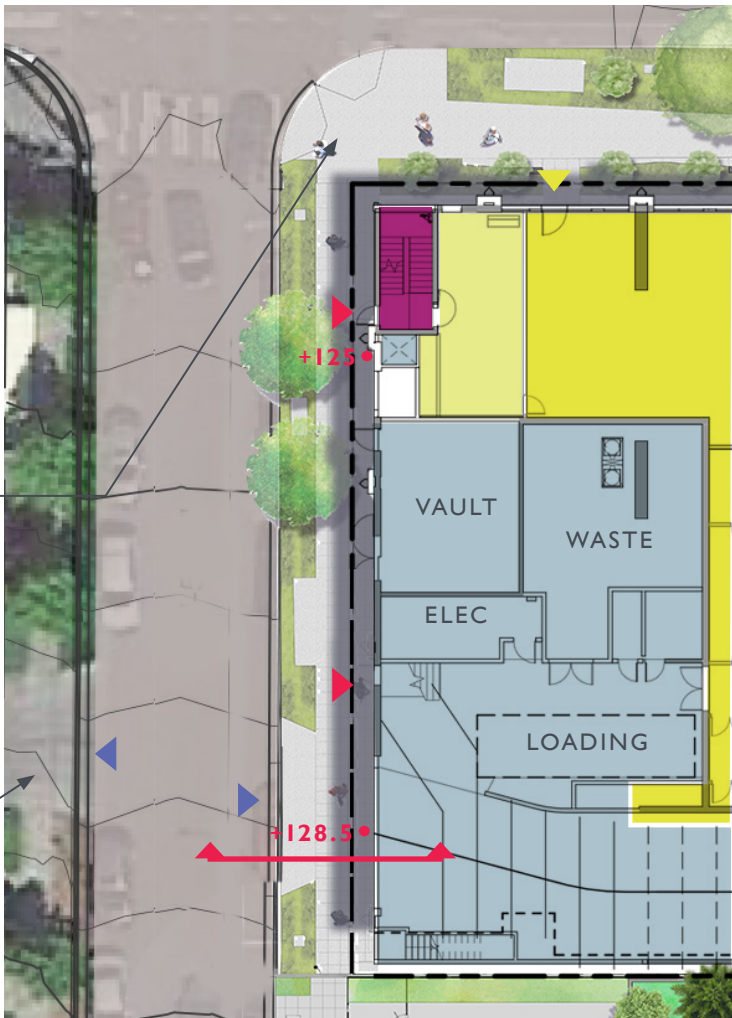
The Board indicated unanimous early support of the departure request, as the lower height of the loading berth allows for a greater amount of transparency to be incorporated along the street façade elevation. The Board agreed the modified design has the potential to better meet Design Guidelines PL3 Street-Level Interaction, DCI-A, Arrangement of Interior Uses and DCI-C-2 Visual Impacts. - #3027372-eg edg report 05.22.2018

- COMMERCIAL CORE
- COMMERCIAL
- AMENITY
- BACK OF HOUSE
- PEDESTRIAN ENTRY
- VEHICULAR ACCESS / CURB CUT
- CLASSROOM EGRESS

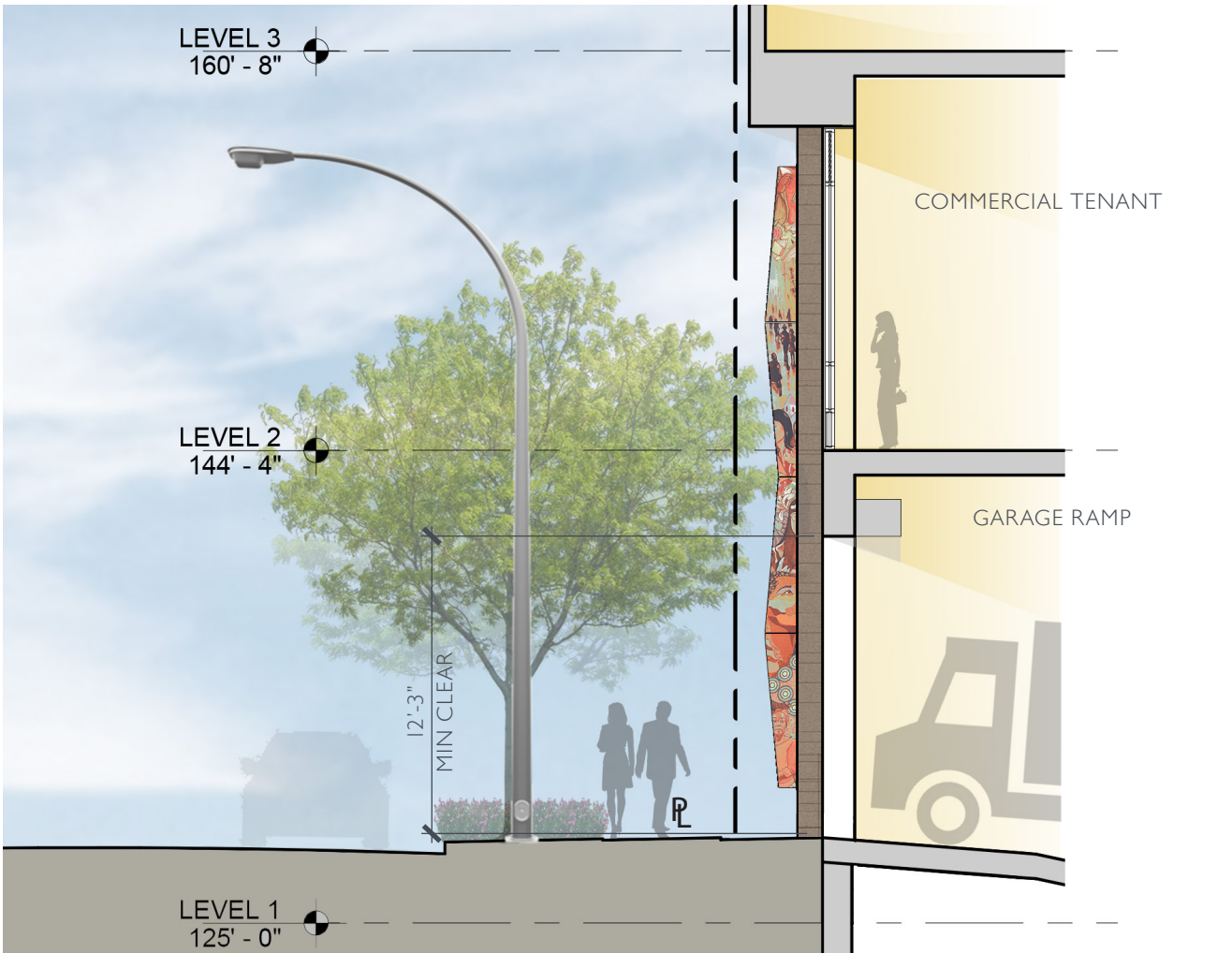
LOW CORNER OF SITE AT CORNER OF 39TH AVE S AND OTHELLO ST

VEHICULAR ENTRANCE LOCATED ACROSS THE STREET FROM EXISTING BUILDING'S LOADING ACCESS

SDOT supports vehicle access and trash collection from 39th Ave S as proposed. - #3027372-EG EDG REPORT 05.22.2018



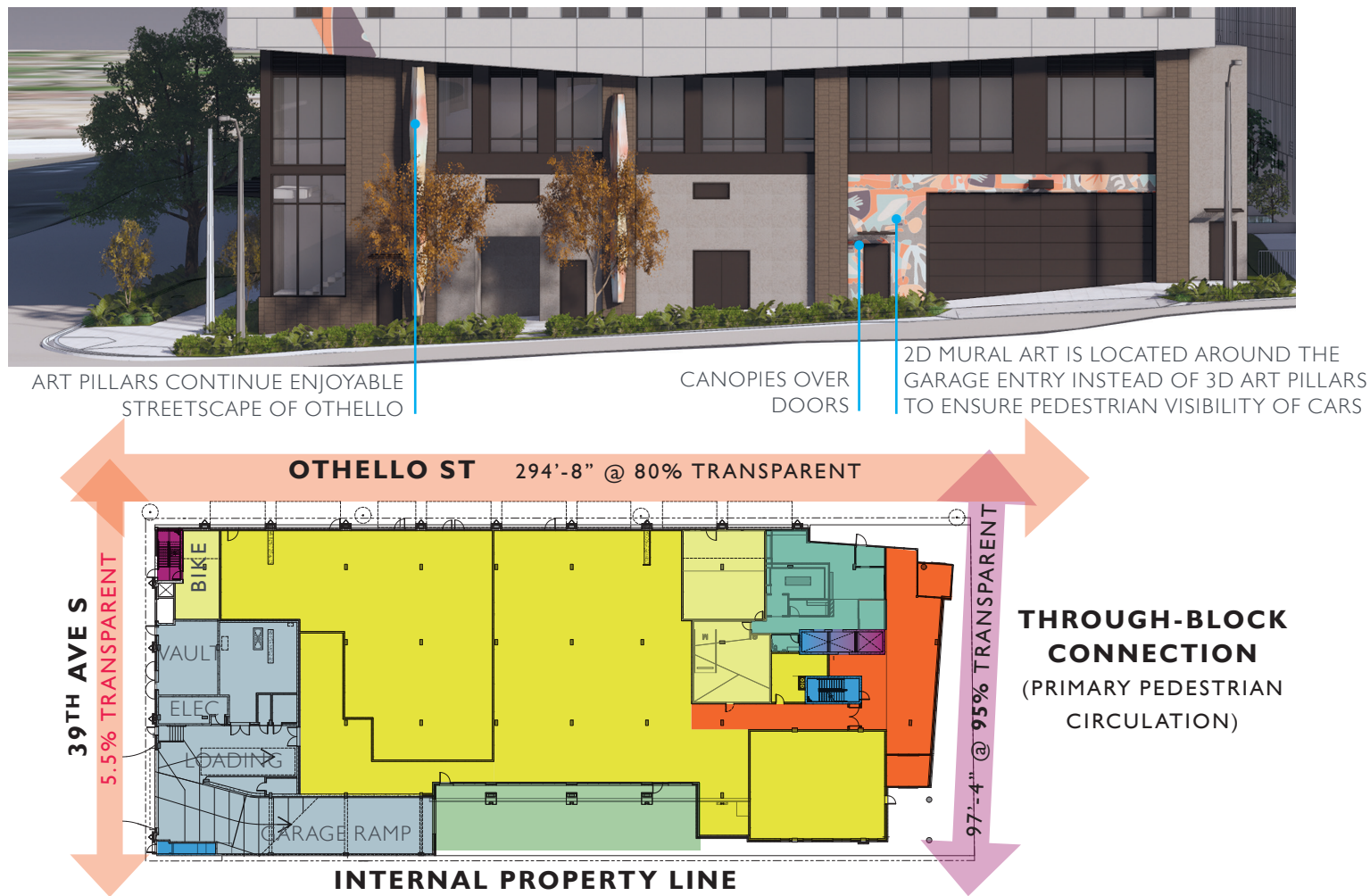
LEVEL 1



SECTION AT GARAGE ENTRY

DEPARTURES #2 & #3

CODE SECTION	REQUIREMENTS	PROPOSED DEPARTURE	RESPONSE
SMC 23.47A.008.B2	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. The width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade.	The proposed design does not provide 60% transparency because of the required back of house functions located on 39th Ave S. Exceptional transparency is located within the through block connection, where most pedestrian traffic currently occurs. The proposed transparency is 5.5%.	Othello St. has additional zoning requirements that prevent features like garage access, loading, or the transformer vault to be located there which means all of these functions must be located on 39th Ave S (there is no alley). 39th Ave S is the shorter building edge meaning the required back of house functions take up a larger percentage of the facade. Our team recognizes the importance of creating an enjoyable, safe and cohesive pedestrian experience along the streetscape. The look and feel of the 39th Ave facade ensures the pedestrian experience does not feel like an alleyway despite necessary building functions there. Art, especially that which reflects the surrounding neighborhood culture (CS3, DC2), is a priority for this development and outlined on page 40 of this book. The art elements, coupled with interesting materials (DC4), and appropriate landscaping (PL2) enliven the 39th Ave S facade. Larger street trees have been included to add to the lushness of the streetscape of 39th Ave S. Weather protection is not required on 39th, but human scale canopies over egress doors are included voluntarily and are highlighted with down lights for safety at night. It is also important to note that while the proposed design has addressed the feeling of 39th Ave S, the preferred route for pedestrians is through the center of the master plan and along either Othello St or New Holly Ave. S. This route is preferred currently by pedestrians and encouraged by the master plan. This route has ample transparency and no blank facades. See pages 33, 34, & 41 for more detail on design elements.
SMC 23.47A.008.A2	The total of all blank facade segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 40 percent of the width of the facade of the structure along the street.	The proposed design exceeds the total width percentage of the blank facade because of the lack of transparency into the back of house functions located on 39th Ave S. The proposed design has a total of 63% of blank facade.	

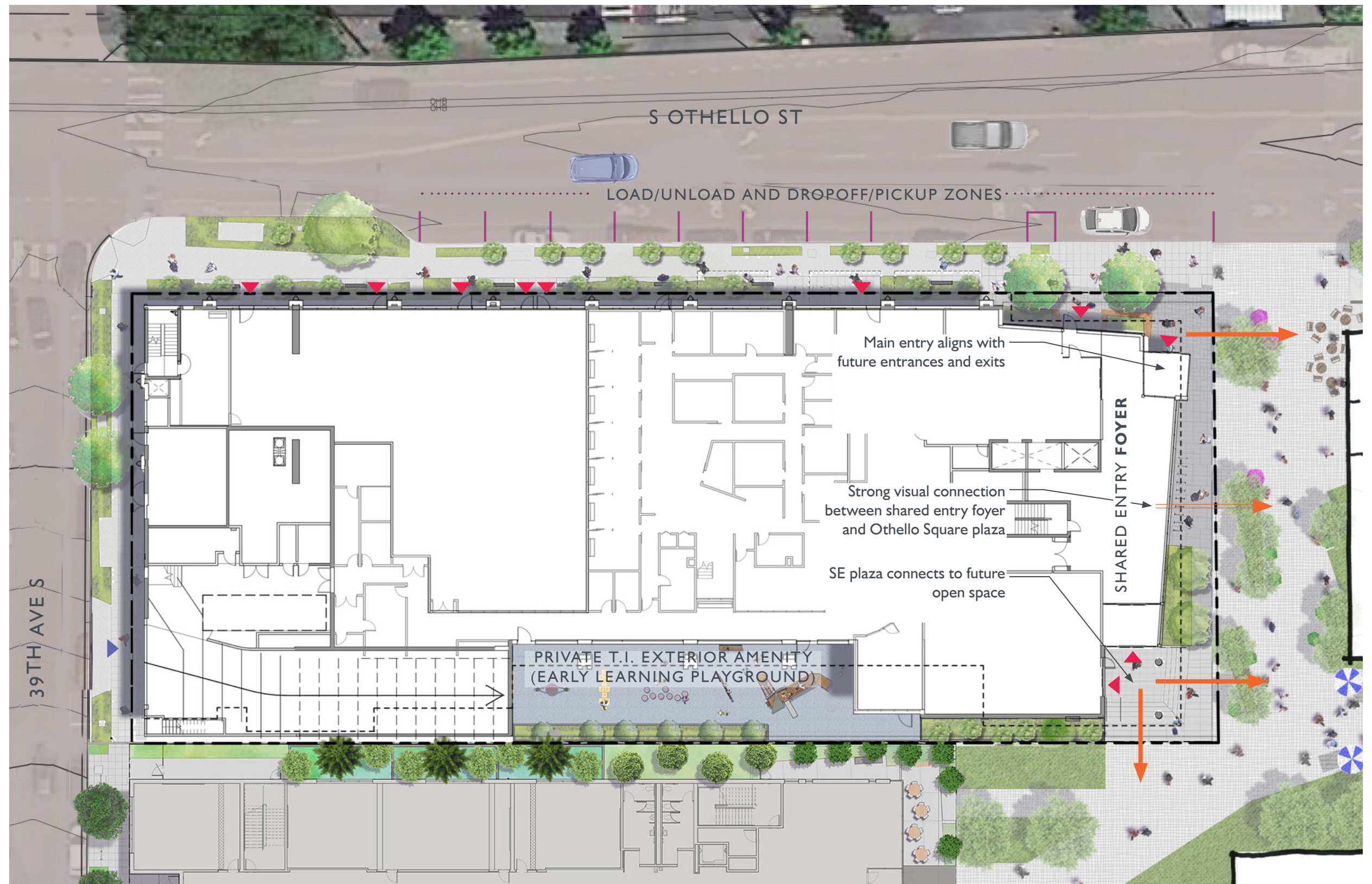


LANDSCAPE



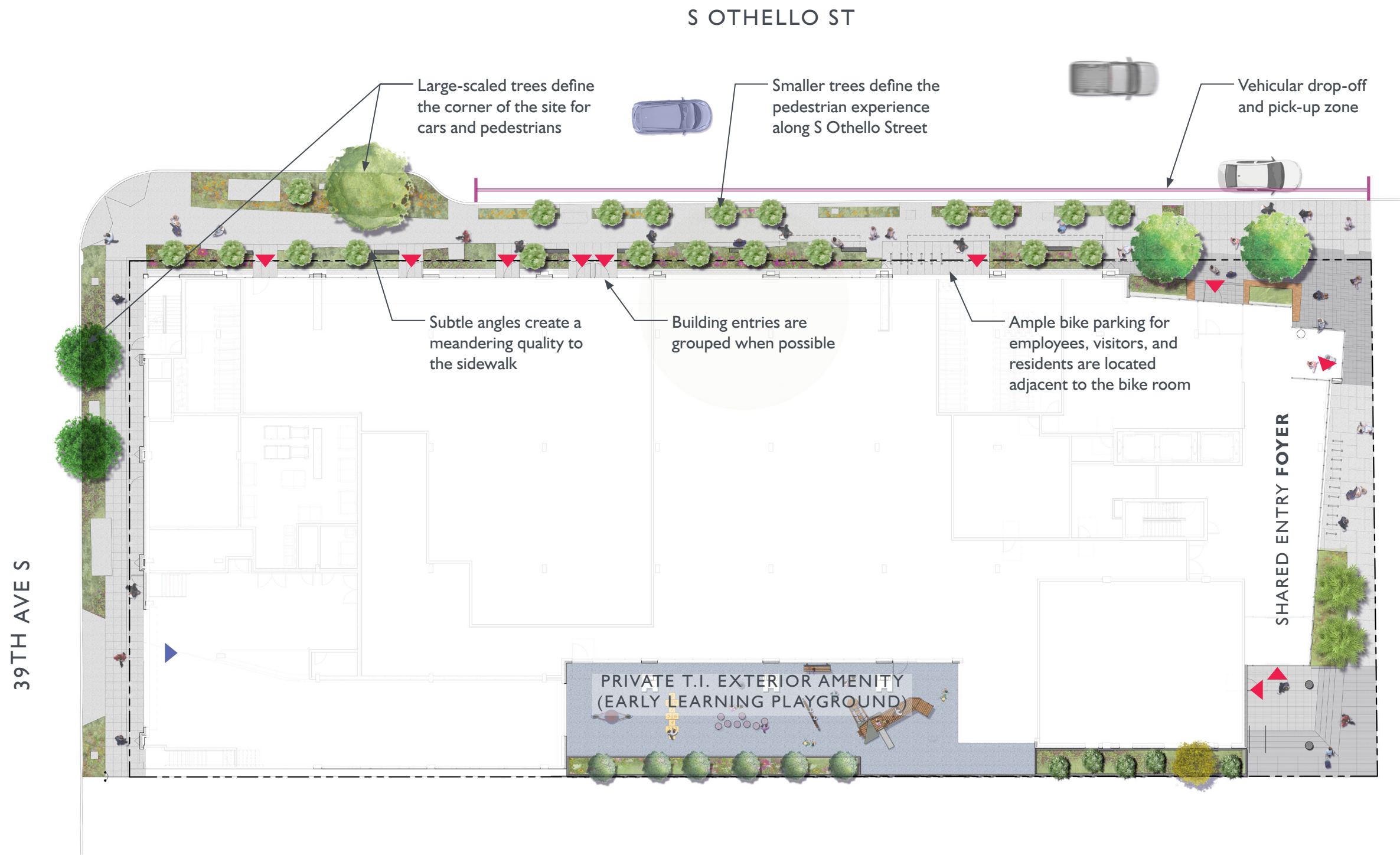
LANDSCAPE PLAN: STREET LEVEL CONNECTIONS

- Site design integrates with Othello Square Master Plan by:
 - Providing visual and circulatory connections to neighborhood campus and other campus buildings
 - Creating important building and site thresholds
 - Accommodating for a variety of uses over time
 - Creating focal points
- The lush planting along the right of way facades supports the **Roots, Heritage, and Foundation** architectural concept by using an ethnobotanical plant palette. Plants are chosen to represent the multiplicity of heritages and the diverse community of Othello.
- Landscape and hardscape area around shared entry is defined by a pattern emphasizing the threshold. It reconciles the required standard ROW paving pattern, parcel line, and property line within its own pattern to create a better entry experience to the site and building



LANDSCAPE PLAN: STREET LEVEL DESIGN

- The right of way planting creates a pedestrian scale foundation which the building sits upon.
- South Othello Street is a significant pedestrian corridor for the neighborhood connecting the New Holly neighborhood to the Link Light Rail.
- The design maximizes the opportunity for planting. Small trees along S Othello Street have been coordinated with SDOT in areas where underground utilities prohibit typical street trees. At-grade planting in the right of way increases the open feeling and softens the edges of pedestrian areas.
- The 8' wide sidewalk along the S Othello Street frontage allows for ease of pedestrian movement. **Subtle angles are used to guide pedestrians to benches set in planting.** Regularly spaced trees and artwork helps to provide rhythm along the facade to bring the pedestrian to the main building entrances.
- Benches have been located adjacent to art work and building entrances to activate the streetscape and provide for varied experiences of the artwork.
- Large trees are planted at the corners of South Othello Street and 39th Avenue South to provide an intermediate scale between the building and pedestrians/cars.



STREET LEVEL: CONCEPT IMAGES



PEDESTRIAN SCALE STREET TREES LINE BOTH SIDES OF STREET.



SEATING AND PLANTING ARE LAYERED IN FRONT OF THE BUILDING.



KIDS AT PLAY ACROSS THE INTERIOR AND EXTERIOR OF THE SITE.



SUBTLE ANGLES PROVIDE INTEREST ALONG THE PATHWAY AND SET SEATING BACK FROM MAIN PEDESTRIAN PATH OF TRAVEL



UNIQUE PAVING PATTERN DEFINES MAIN ENTRY THROUGH SCORING, SANDBLASTING, AND TEXTURE TO PROVIDE WAYFINDING FOR USER.

LANDSCAPE PLAN: ROOF LEVELS



ROOF LEVELS: CONCEPT IMAGES



BIORETENTION PLANTERS WITH PLANTINGS PROVIDING SEASONAL INTEREST.



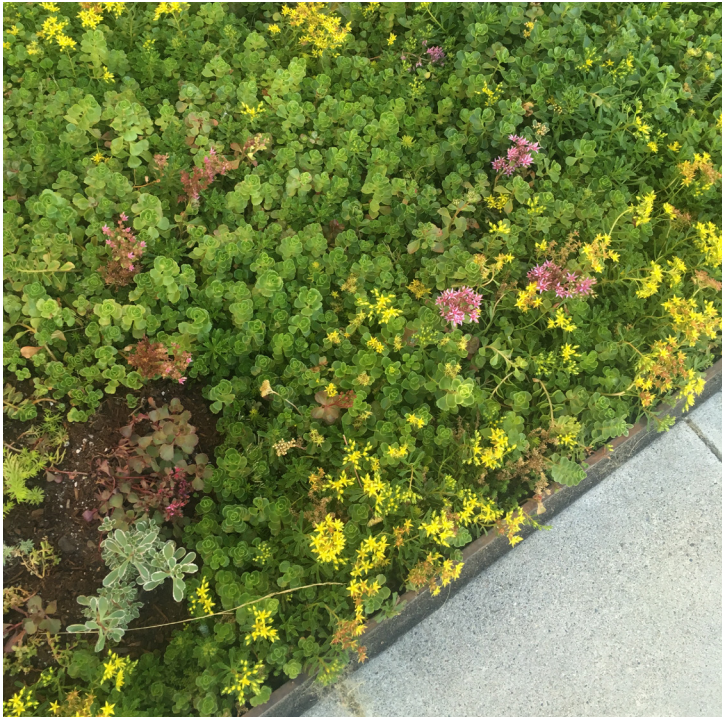
ROOF AMENITY SPACES INCLUDES AREAS FOR BBQS, EATING, AND RELAXING BENEATH A CANOPY FOR WEATHER PROTECTION.



ROOF AREAS ARE DEFINED BY RAISED PLANTERS AND TREES, CREATING DIFFERENT 'ROOMS' ACROSS THE AMENITY SPACE.



RAISED CIP CONCRETE BIORETENTION PLANTER WALLS.



SEDUM TILE GREEN ROOF BASE.



AMENITY SPACES ARE ORIENTED SOUTH TOWARDS CAMPUS.

MATERIAL PALETTE



CIP CONCRETE WITH CUSTOM SCORE AND
SANDBLASTED PATTERN



BENCH MADE FROM RECYCLED MATERIALS



NO SCRATCH BIKE PARKING ADJACENT TO
BUILDING AND SITE ENTRY POINTS



FLEXIPAVE AT STREET TREES AT MAIN BUILDING
ENTRY



CIP CONCRETE STAIRS WITH STAINLESS STEEL
HANDRAILS



CUSTOM WOOD BENCH AT ENTRY



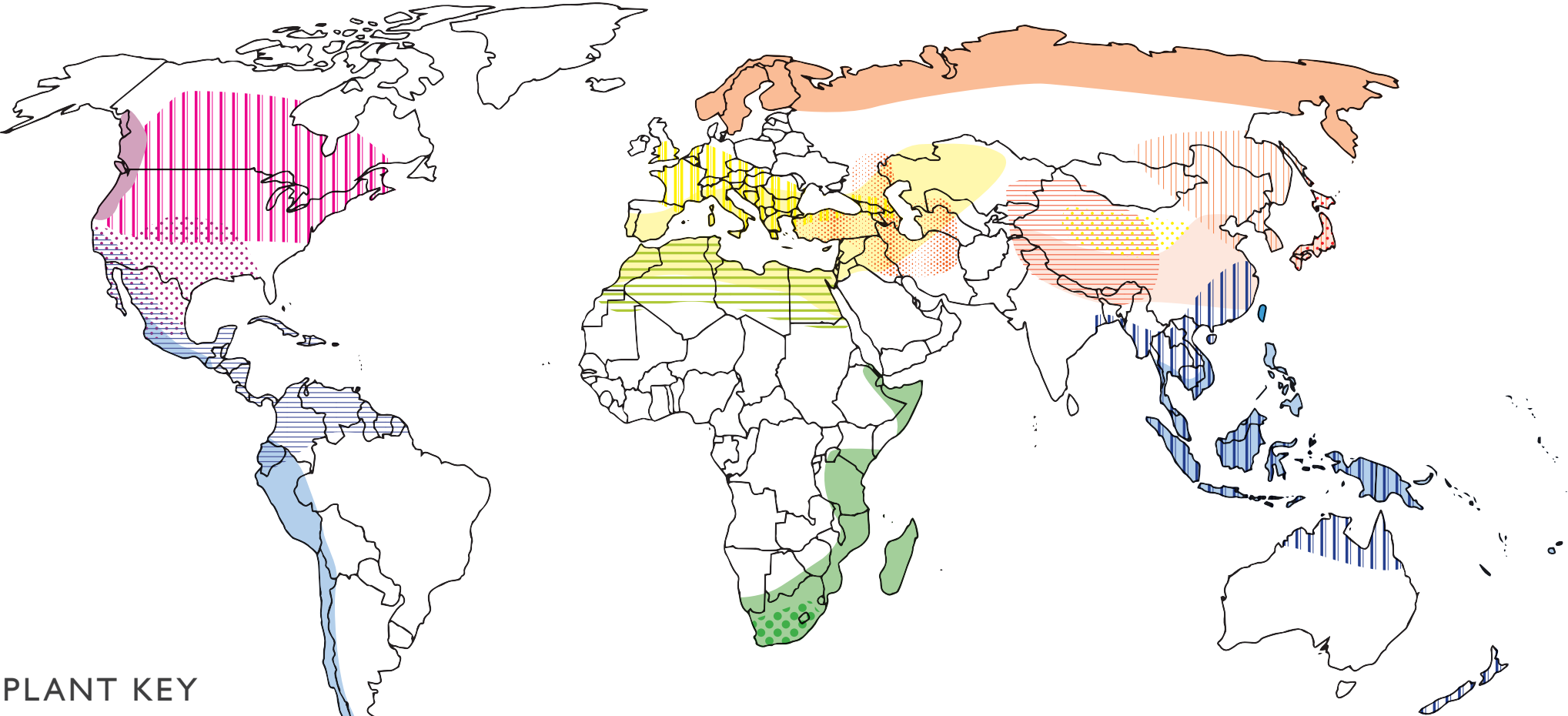
ACCENT PLANTER, CORTEN STEEL























CIP CONCRETE WALL FOR PLANTER

PLANT PALETTE STRATEGY

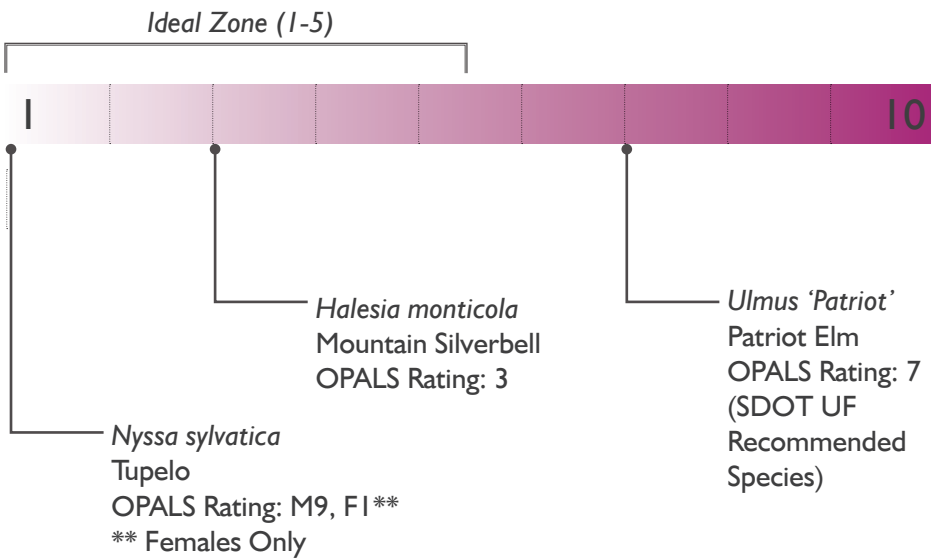
ETHNOBOTANICAL GEOGRAPHICAL RANGE



PLANT KEY

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

OPALS ALLERGY RATING SYSTEM



PLANTING DESIGN APPROACH

- Green Factor** – The site requires us to achieve a .300 Green Factor score.
- Planting native and/or adaptive species** – ill suited plants will attract pests, mold, and diseases.
- Plants ranking 1-5 (out of 10) on OPALS** – the Ogren Plant Allergy Scale provides a rating system to clearly identify the allergenicity for each plant.
- Airflow** – Airflow around plants reduces mold during the rainy season.
- Drought tolerant plants** – this allows our plants to thrive in all seasons, reducing the chances of mold.
- Setting back 18" from building facade with a root barrier** – lessens the likelihood of pests entering the building.

PLANT PALETTE

TREES



Acer circinatum | Vine Maple
OPALS Rating: 5



Halesia monticola | Mountain Silverbell | OPALS Rating: 3



Ulmus 'Patriot' | Patriot Elm
OPALS Rating: 7**



Quercus rubra | Red Oak
OPALS Rating: 7**



Ginkgo biloba 'Autumn Gold' | Ginkgo | OPALS Rating: 2



Cornus controversa 'June Snow' | Dogwood | OPALS Rating: 5



Amelanchier laevis 'Snowcloud' | Serviceberry | OPALS Rating: 3



Liriodendron tulipifera 'Arnold' | Tulip Tree | OPALS Rating: 3



Nyssa sylvatica 'Miss Scarlet' | Tupelo | OPALS Rating: 1***



Salix matsudana 'Tortuosa' | Corkscrew Willow | OPALS: 1



Cornus kousa 'Milky Way' | Dogwood | OPALS Rating: 5



Stewartia pseudocamellia | Stewartia | OPALS Rating: 3

BIORETENTION



Juncus balticus | Baltic Rush
OPALS Rating: 3



Scirpus atrocinctus | Wool-grass
OPALS Rating: 4



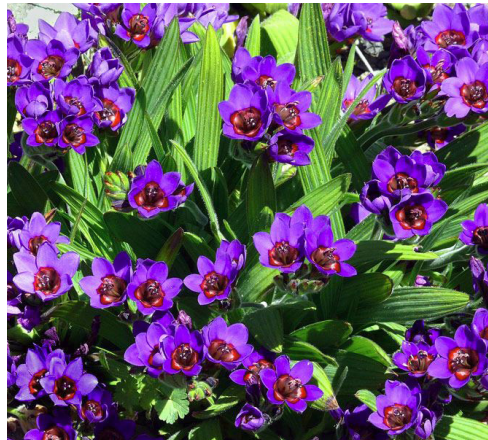
Ledum glandulosum | Pacific Tea
OPALS Rating: 4



Ribes sanguineum 'White Icicle' | Flowering Currant | OPALS: 1



Cornus sericea 'Kelseyii' | Kelsey Dogwood | OPALS Rating: 4



Babiana stricata | Baboon Flower
OPALS Rating: 2

Plant species listed demonstrates desired planting character. Final selection to be completed during construction documents based on local availability.

PLANT PALETTE

SHRUBS



Asparagus densiflorus | Asparagus Fern | OPALS Rating: 1



Sarcococca hookeriana var. *humilis* | Sarcococca | OPALS: 4



Raphiolepis umbellata | Yeddo Hawthorn | OPALS Rating: 3



Osmundastrum Cinnamomeum | Cinnamon Fern | OPALS: 3



Etera Sedum Tile | All Seasons | OPALS Rating: varied



Etera Sedum Tile | Color Max | OPALS Rating: varied



Nandina domestica | Heavenly Bamboo | OPALS Rating: 1



Fatsia japonica 'Moseri' | Moseri Aralia | OPALS Rating: 4



Plumbago auriculata | Cape Leadwort | OPALS Rating: 3



Orinthogalum candicans | Hyacinth | OPALS Rating: 2



Achellia millefolium | Common Yarrow | OPALS Rating: 4



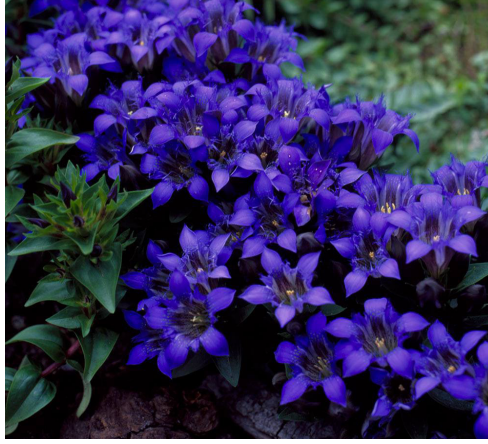
Passiflora edulis 'Black Night' | Passionfruit | OPALS Rating: 3



Ursinia anthemoides | Solar Fire | OPALS Rating: 3



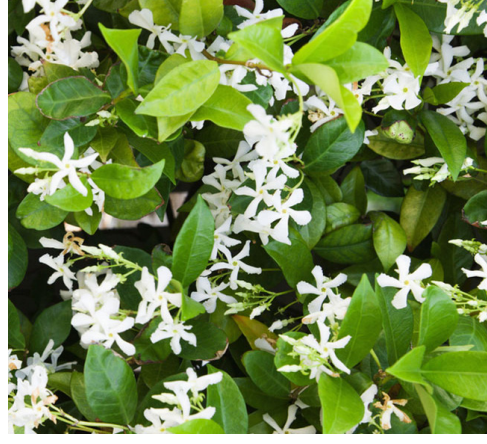
Tricyrtis hirta 'Miyazaki' | Toad Lily | OPALS Rating: 2



Gentiana septemfida | Crested Gentian | OPALS Rating: 1



Nepeta racemosa | Catmint | OPALS Rating: 2



Trachelospermum jasminoides | Star Jasmine | OPALS Rating: 5



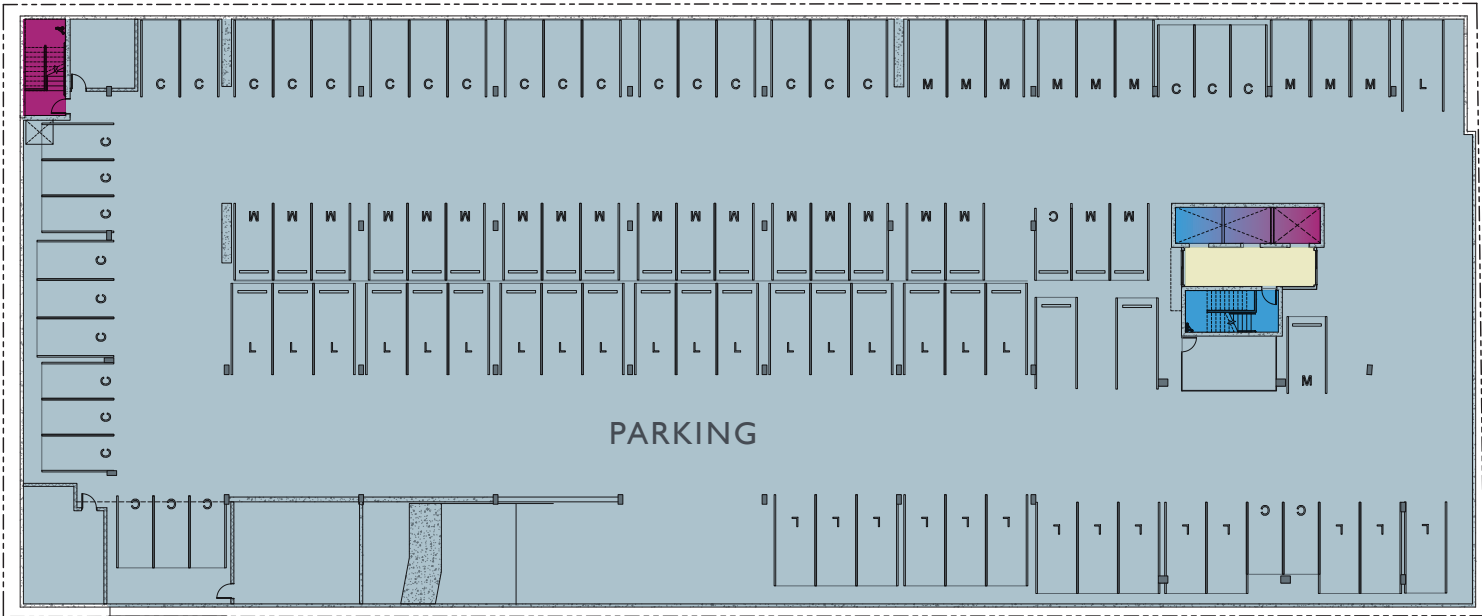
Akebia quinata | Five-leaf Akebia | OPALS Rating: 4

Plant species listed demonstrates desired planting character. Final selection to be completed during construction documents based on local availability.

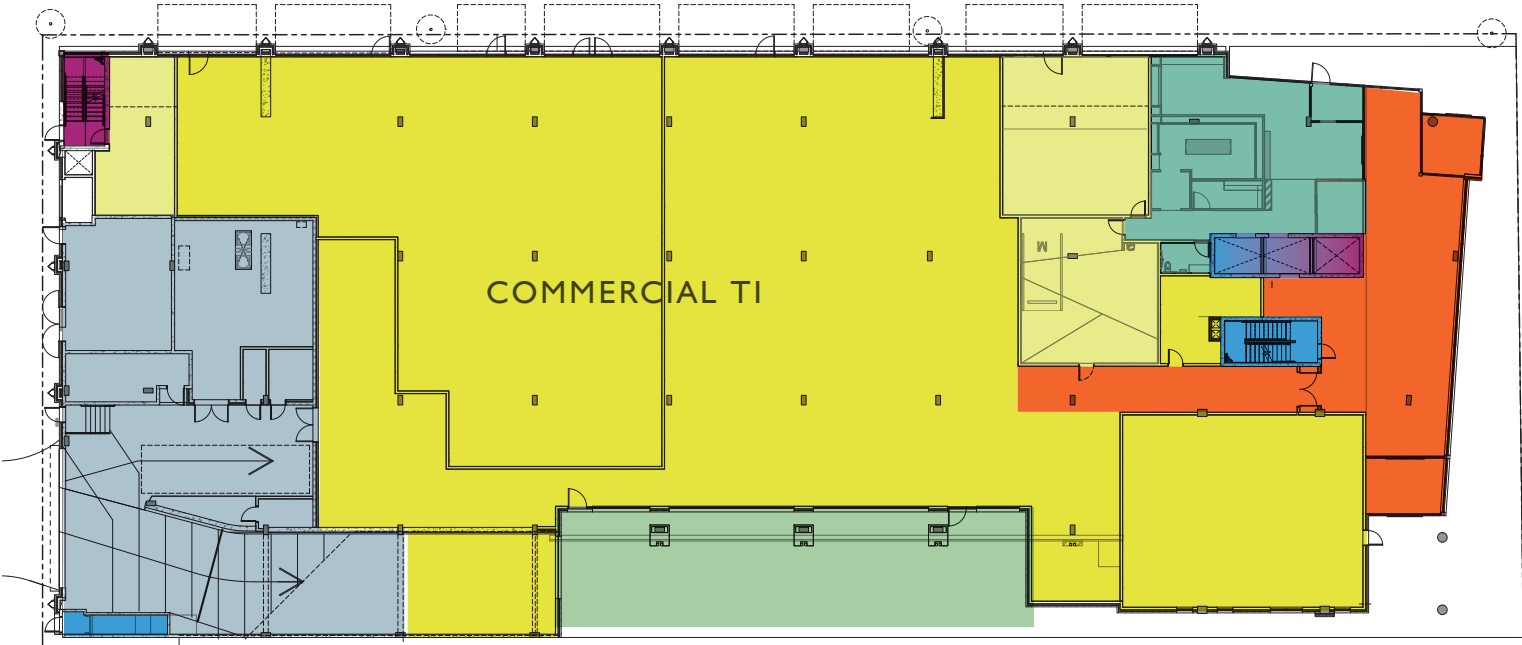
APPENDIX

An abstract graphic on the right side of the page. It features several overlapping circles. A large purple circle is at the top left. A teal circle is on the right, overlapping the purple one. An orange circle is at the bottom, overlapping the purple and teal ones. A small yellow circle is on the right, overlapping the teal circle. The word 'APPENDIX' is centered horizontally across the middle of these circles.

FLOOR PLANS – PI, LI, L2



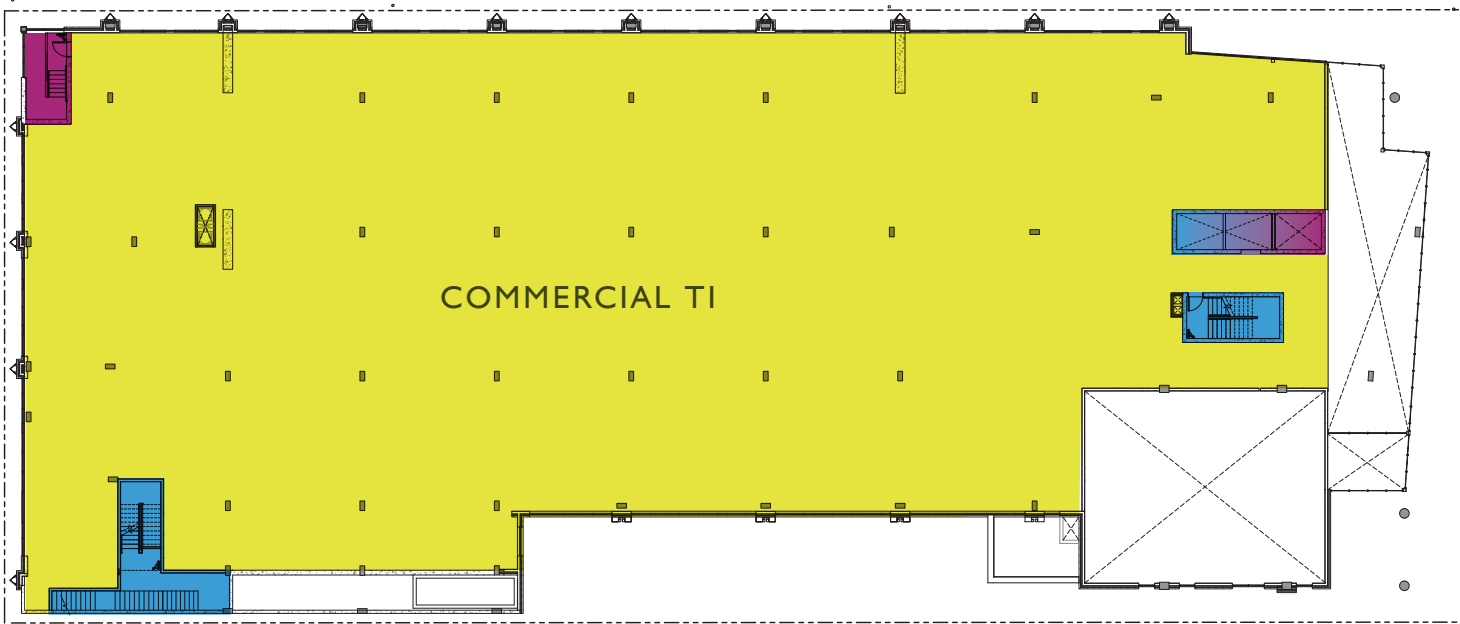
PARKING LEVEL PI



LEVEL I

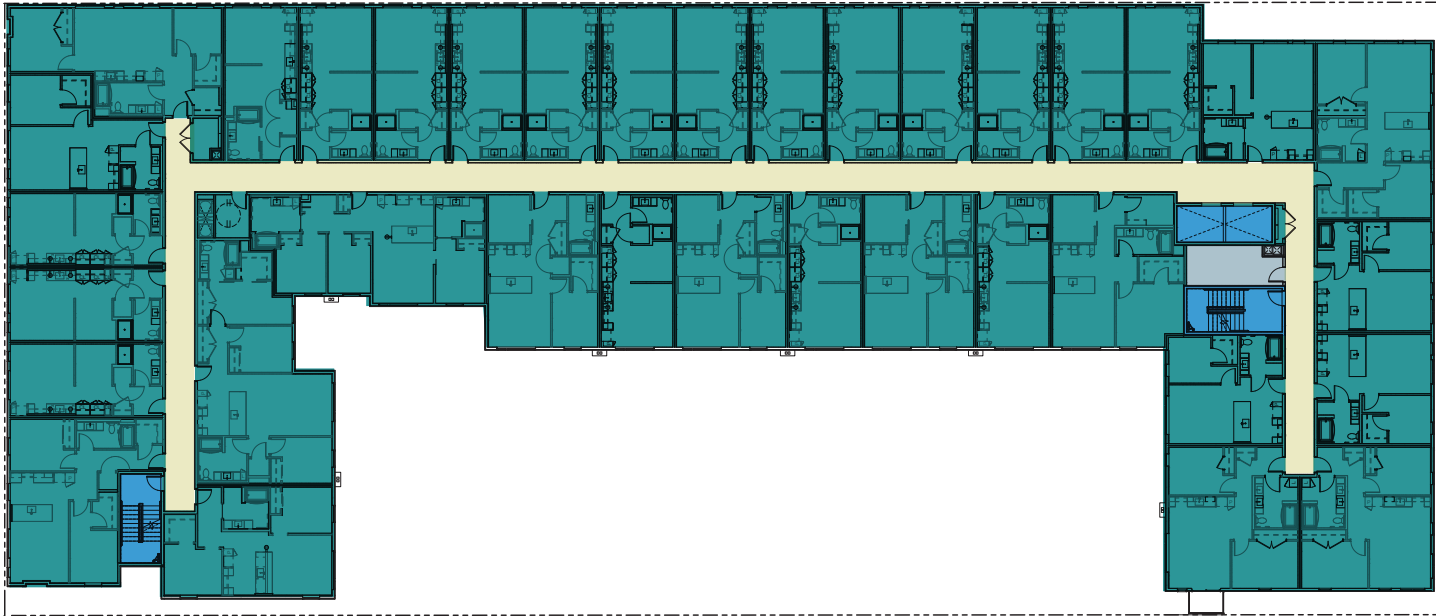
LEGEND

- BOH & PARKING
- RESIDENTIAL LOBBY
- RESIDENTIAL UNITS
- RESIDENTIAL CORE
- COMMERCIAL CORE
- SHARED ENTRY FOYER
- OBCC
- AMENITY
- CIRCULATION
- EXTERIOR AMENITY

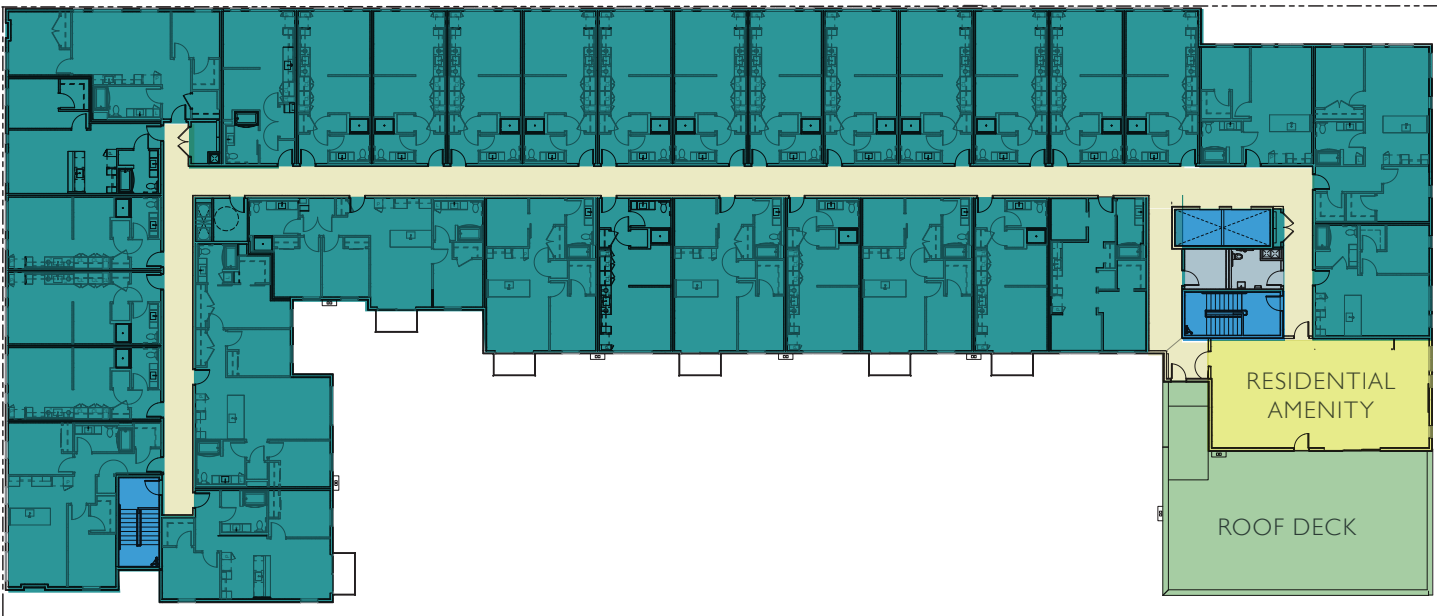


LEVEL 2

FLOOR PLANS – L4 (TYPICAL RESIDENTIAL), L7



LEVEL 4 (TYPICAL RESIDENTIAL)



LEVEL 7

LEGEND

- BOH & PARKING
- RESIDENTIAL LOBBY
- RESIDENTIAL UNITS
- RESIDENTIAL CORE
- COMMERCIAL CORE
- SHARED ENTRY FOYER
- OBCC
- AMENITY
- CIRCULATION
- EXTERIOR AMENITY

BUILDING ELEVATIONS



BUILDING ELEVATIONS



WEST ELEVATION

MASONRY (VARIED SIZE CMU)
PAINTED CANOPY FRAME TO
MATCH DARK BRONZE

VINYL WINDOWS LIGHT
CEMENTITIOUS PANEL LIGHT
METAL LOUVER TO MATCH DARK BRONZE
DARK BRONZE ANODIZED STOREFRONT
METAL PANEL TO MATCH CEMENTITIOUS
PANEL DARK
LIGHT OVER GARAGE DOOR
CAST IN PLACE CONCRETE

ROLL UP GARAGE DOOR
PAINTED CANOPY TO MATCH DARK BRONZE
METAL LOUVER TO MATCH DARK BRONZE
CUSTOM ART (TO BE DEFINED)

BUILDING ELEVATIONS



EAST ELEVATION

BUILDING ELEVATIONS



SOUTH ELEVATION

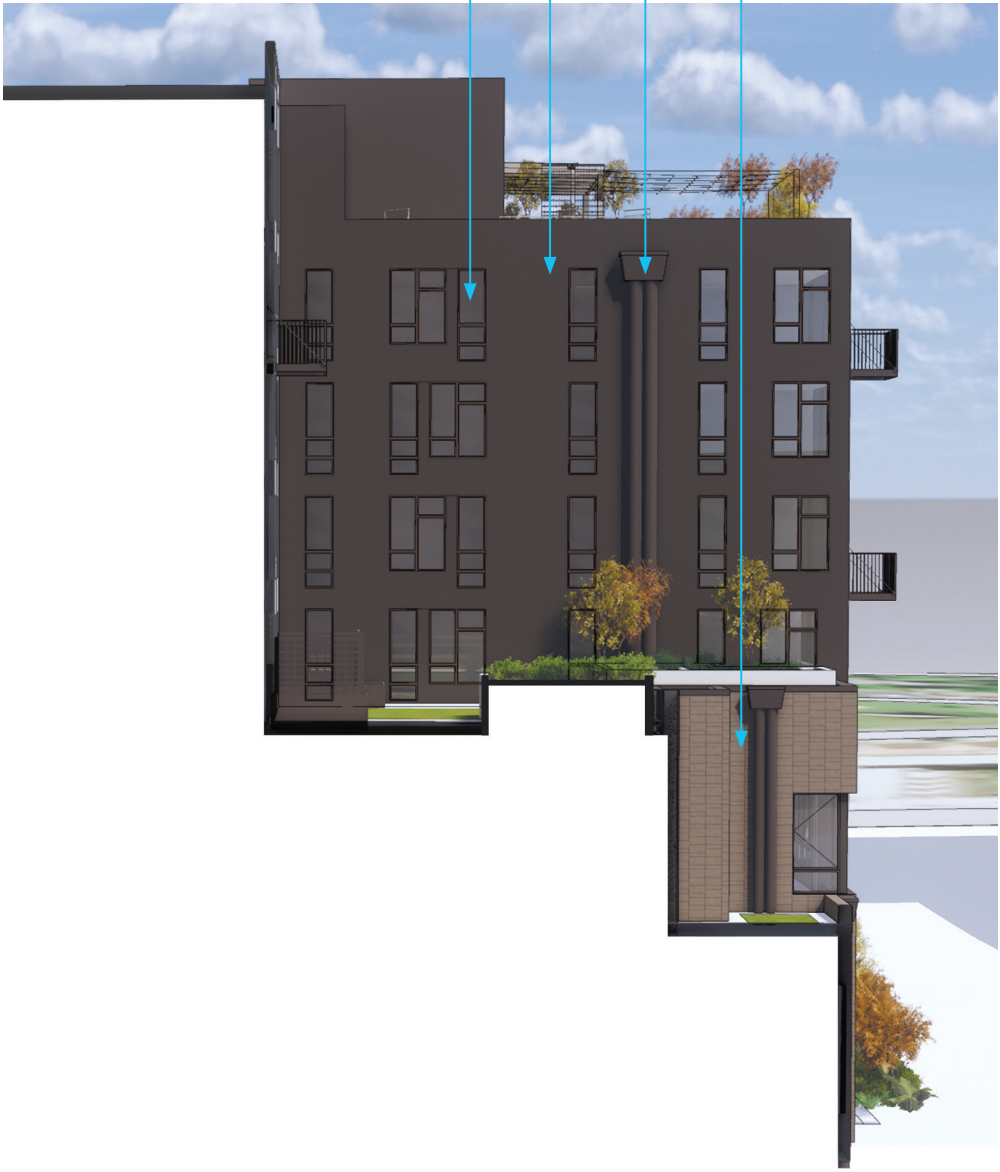
BUILDING ELEVATIONS

- DOWNSPOUT TO MATCH DARK BRONZE
- CEMENTITIOUS PANEL LIGHT
- VINYL WINDOWS LIGHT



WESTERN COURTYARD ELEVATION

- VINYL WINDOWS DARK
- CEMENTITIOUS PANEL DARK
- DOWNSPOUT TO MATCH DARK BRONZE
- MASONRY (VARIED SIZE CMU)



EASTERN COURTYARD ELEVATION

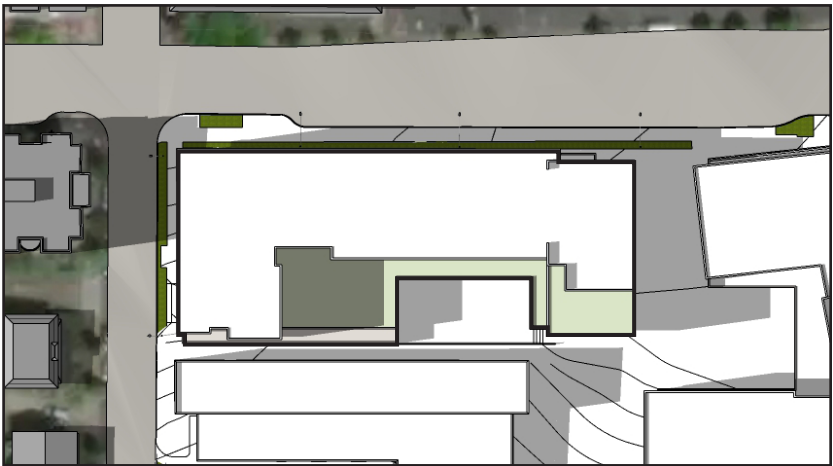
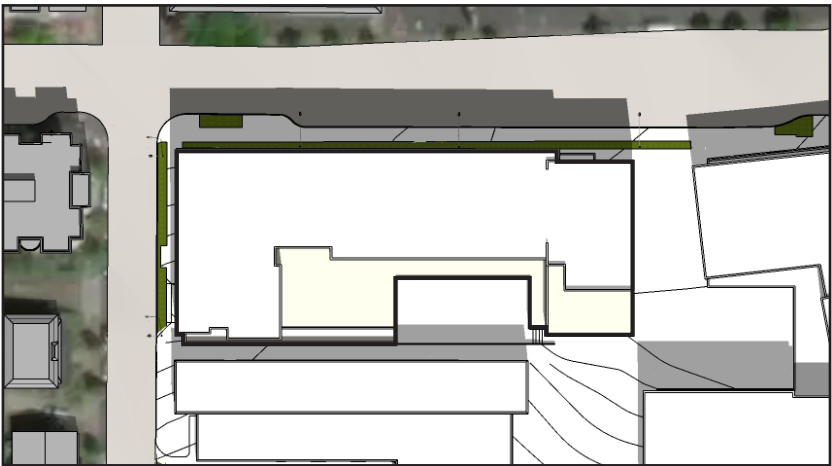
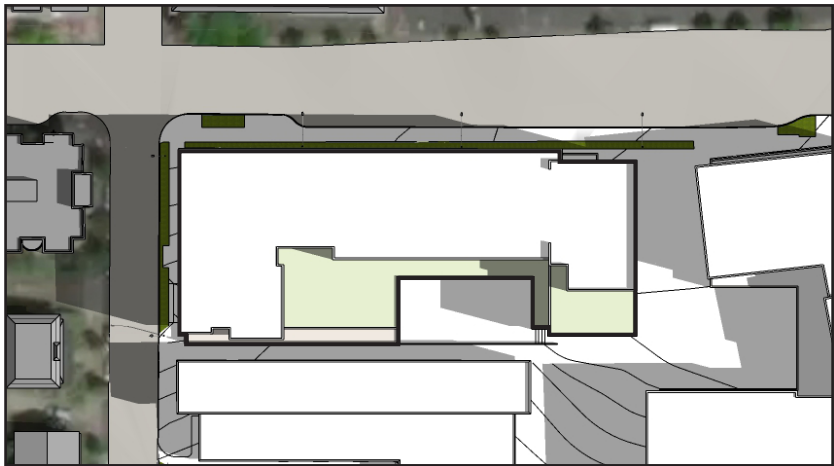
SHADOW STUDIES FROM EDG

9:00 AM

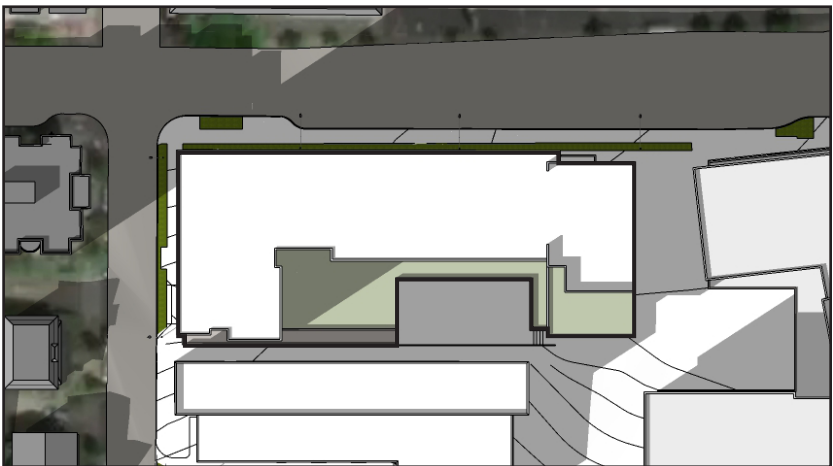
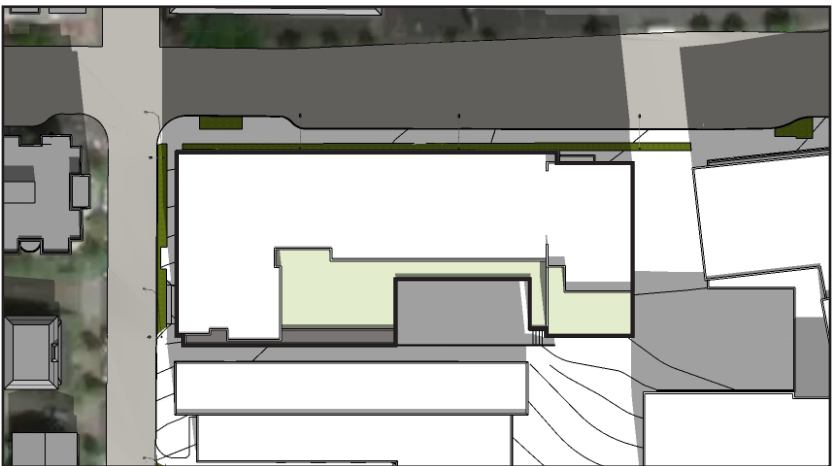
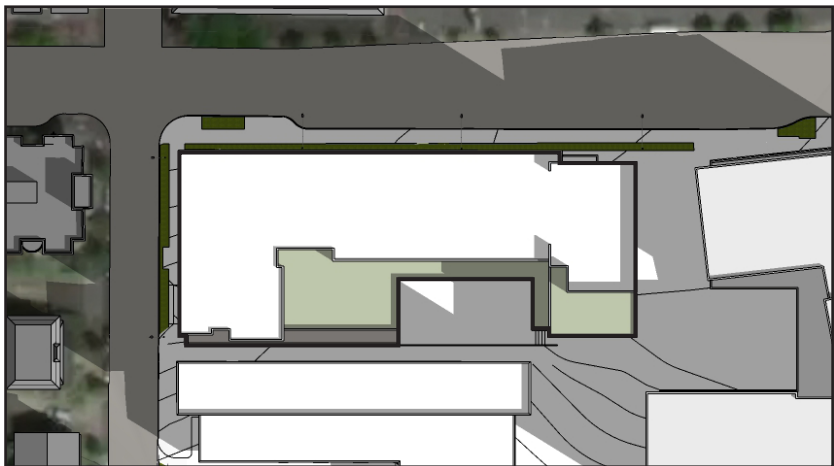
NOON

4:00 PM

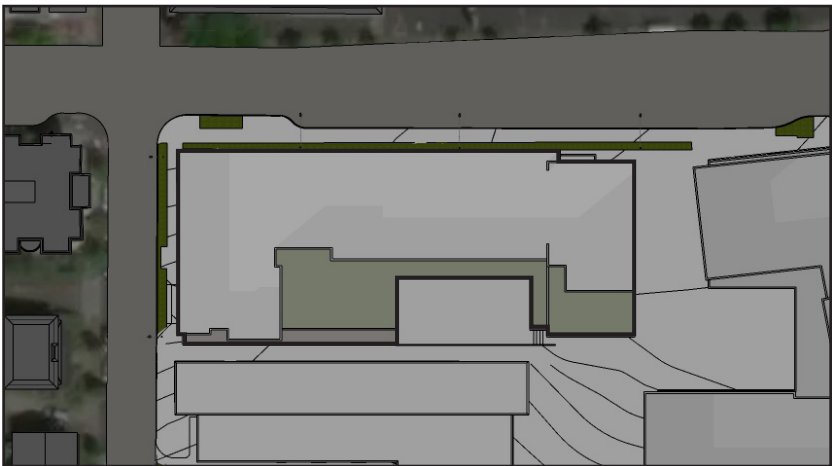
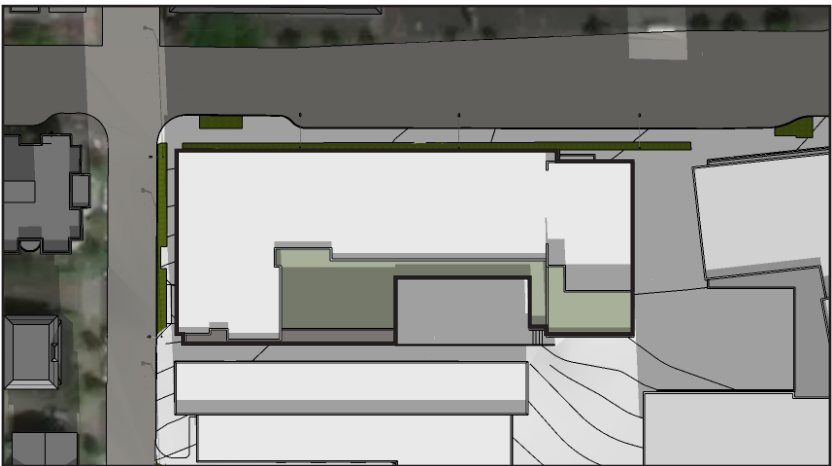
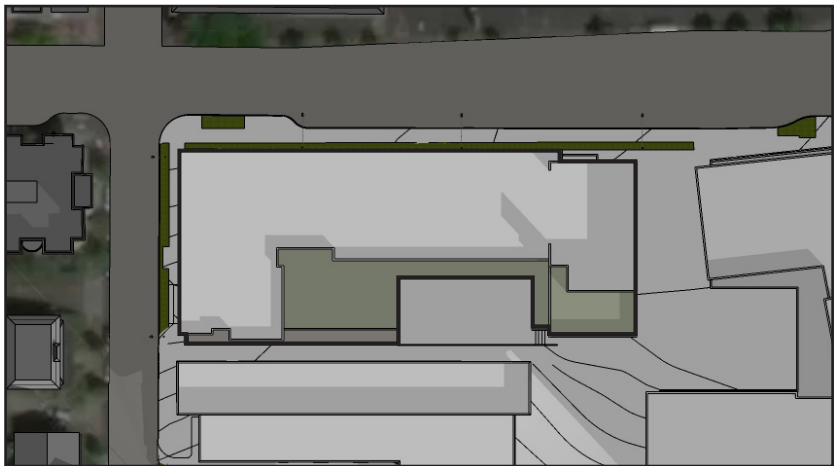
JUNE 21



MARCH 21



DECEMBER 21



BUILDING B – ADJACENT RAINIER VALLEY LEADERSHIP ACADEMY



1 SOUTHWEST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 NORTH ELEVATION



KEY PLAN

BUILDING A CONCEPT FROM MULTIPLE VANTAGE POINTS

ROOTS & WINGS

“A wise woman once said to me that there are only two lasting bequests we can hope to give our children. One of these she said is roots, the other, wings. And they can only be grown, these roots and these wings...”

– WILLIAM HODDING CARTER

ROOTS

- Roots supply nutrients to the whole. They feed and nourish
- Roots reach out
- Roots are solid, and sturdy, but flexible
- “Rooted” in values, “Rooted” in community
- The idea of being rooted – being grounded in history, but not held back

WINGS

- Wings are associated with imagination, dreams, and heavenly beings
- Wings are seen as soft and light, but powerful
- Wings provide a method for travel, they give opportunities for freedom

REFUGE & FLIGHT

35.4% of people in Othello are foreign-born

THAT’S DOUBLE THE RATE IN THE OVERALL SEATTLE-TACOMA-BELLEVUE METRO AREA.
MORE THAN DOUBLE THE RATE IN WASHINGTON STATE.

47.3% of person’s in Othello speak a language other than English at home

MORE THAN DOUBLE THE RATE IN THE OVERALL SEATTLE-TACOMA-BELLEVUE METRO AREA.
MORE THAN DOUBLE THE RATE IN WASHINGTON STATE

REFLECTING THE COMMUNITY

- The Othello neighborhood pulls people from all over the world
- Some people are true refugees fleeing oppression, while others are immigrants choosing to come for different reasons. However, they share the experience of “spreading their wings” and “taking flight” in search of a new home.
- Since its beginning, Othello has been settled by those seeking a new home – a new refuge. This is part of Othello’s tradition
- The Othello Square Master Planning community group established being welcoming as a key attribute of the neighborhood.

REFUGE

- Definition: 1. Refuge is a condition of being safe or sheltered from pursuit, danger, or trouble. 2. Something providing shelter.
- Refuge provides comfort.
- Refuge reflects calm and peace – serenity

FLIGHT

- Definition: 1. Flight is the action or process of flying through the air. 2. A group of creatures or objects flying together.
- Taking flight is associated with joy and upward momentum.
- The action of lifting off, beginning flight, is one of freeing oneself from the earth.
- The concept of flight is also relevant to the migration of African diaspora and also the African American migration from the southern US.

JAZZ’S HYMN TO FREEDOM

“Johann Goethe said, ‘Architecture is frozen music’. If that is true, then where is our music...?”

– MIKE JONES VIA JACK TRAVIS AIA FELLOW

WHO IS COMPOSER OSCAR PETERSON?

- Oscar Emmanuel Peterson, (August 15, 1925 – December 23, 2007) was an African American influential jazz pianist and composer.
- Peterson was born to immigrants from the West Indies.
- He is considered one of the greatest jazz pianists, won eight Grammy Awards, and played thousands of concerts worldwide in a career lasting more than 60 years.

WHY REFERENCE THE HYMN TO FREEDOM?

- Written in 1962, it was embraced by people the world over as the anthem of the Civil Rights Movement.
- Peterson drew upon various church renderings of black spirituals recalled from his childhood.
- He aimed to maintain the unadorned, yet poignant quality of these early Baptist hymns while composing the beginning chorus.
- It has meaning and the musicality of the piece exhibits momentum.

CHARACTERISTICS OF HYMN TO FREEDOM

- While its easy to listen too, it still includes the variety and exploration that’s key to jazz. In other words, it has a distinct character but isn’t exclusive. Its welcoming.
- The song begins quiet and humble with just a piano.
- Instruments join in to build upon the movement of the piece.
- It is positive sounding throughout. Even the quieter, slower sections feel joyful.
- Towards the end of the song, the melody grows in volume and force giving it the presence associated with an “anthem.”

WEBER THOMPSON

