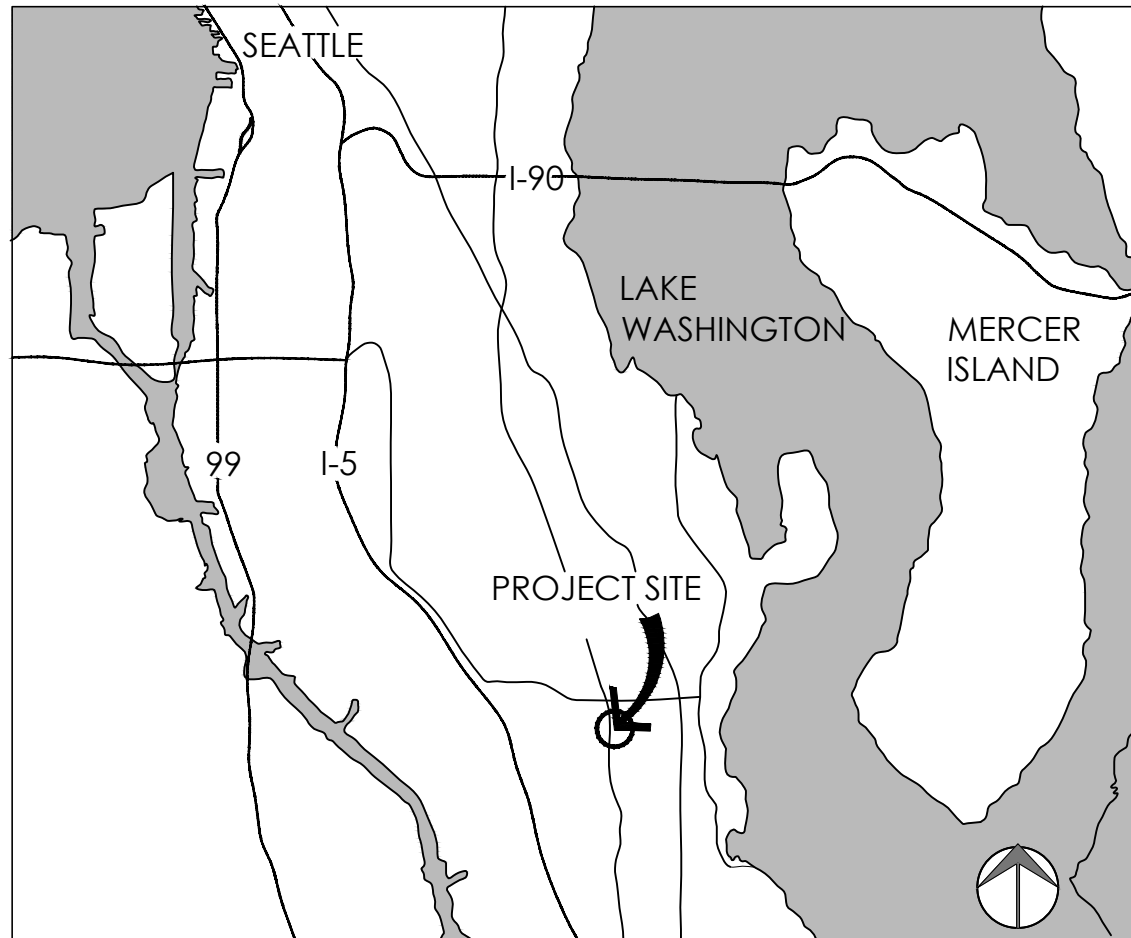




# OTHELLO GARDEN

Revised 4.8.21 ADR - Recommendation Packet

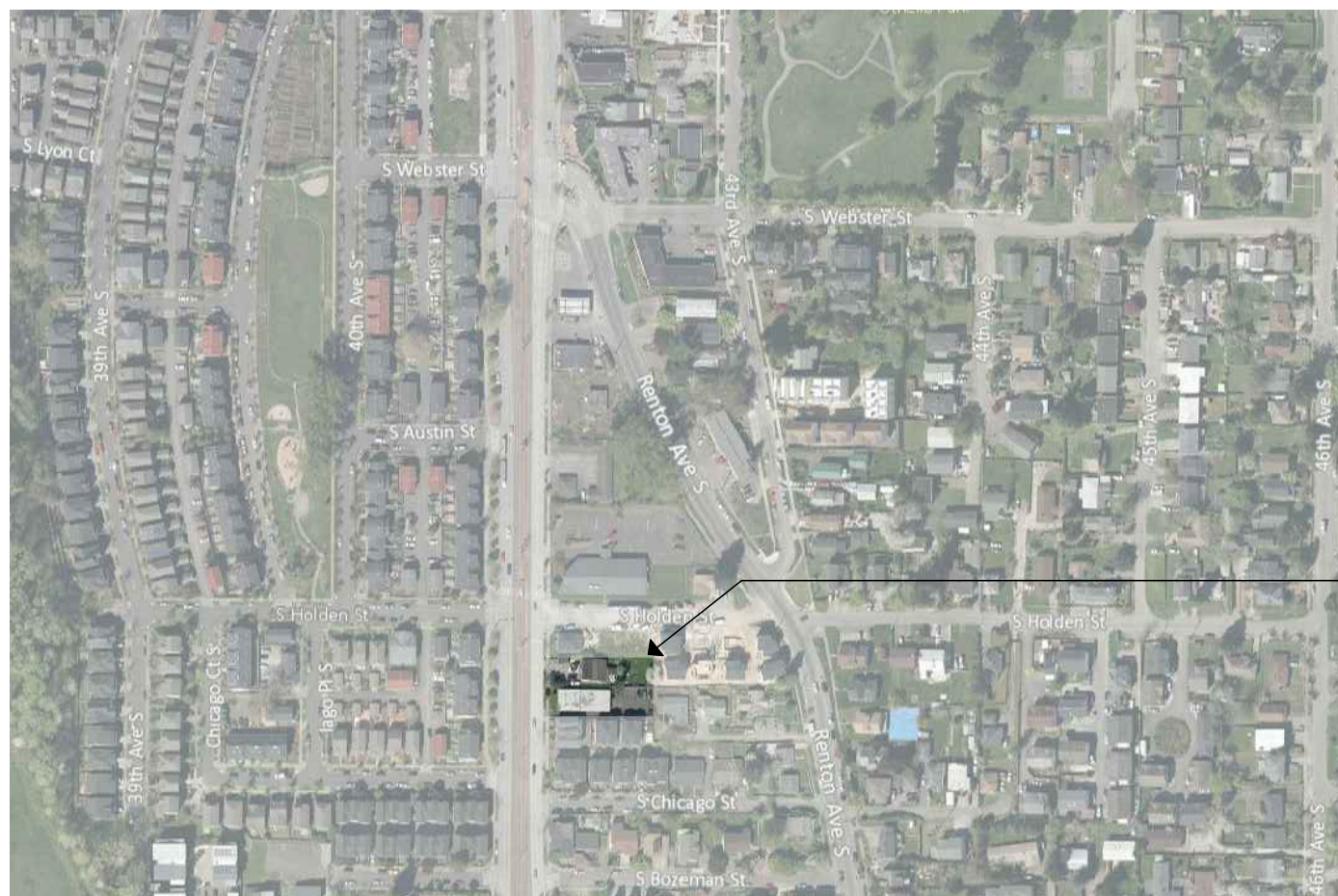
SDCI # 3036503-LU | 7712 & 7714 MLK Jr. Way S.  
# 3036608-LU | Seattle, WA 98118



- Section 1: Proposal
- Section 2: Summary of Context Analysis
- Section 3: Existing Site Conditions
- Section 4: Zoning Data
- Section 5: Composite Site Plan
- Section 6: Itemized response to EDG
- Section 7: Building Floor Plans
- Section 8: Composite Landscape Plan
- Section 9: Building Elevations
- Section 10: Materials & Color Palette
- Section 11: Renderings
- Section 12: Exterior Lighting Plan
- Section 13: Building Sections

Owner:  
Curtmawil, LLC  
7722 S. 117th St.  
Seattle, WA 98178

Applicant:  
Soundesign Group, PLLC  
1326 5th Ave., Ste. 427  
Seattle, WA 98101



**OBJECTIVE:**

The owner proposes the construction of six new multi family residential buildings containing fourteen total townhouse units. The existing tri-plex building, with parking behind it, will be demolished. The proposed buildings will help to create the affordable, yet appealing places for small families or young professionals to live. Since this site is right on a major arterial, Martin Luther King Jr. Way South, and is adjacent to the light rail line, it is an ideal location for the increased density.

**SURROUNDING NEIGHBORHOOD:**

The buildings to the south of the site are multifamily townhomes, totalling 7 units. There is an office building to the north of the site, that is currently for sale, and being marketed as a potential development site. The Othello Light Rail Station, as well as a number of banks, restaurants and a grocery store, are all located .5 mile to the north of this site.

**SITE LOCATION**

7712 & 7714 MLK Jr. Way S.  
Seattle, WA 98118

**Program:**

Site Areas: 8,979 sf & 9,053 sf

Number of Residential Units: 14

Parking provided: 14

Proposed Gross Floor Area: 24,388 s.f.

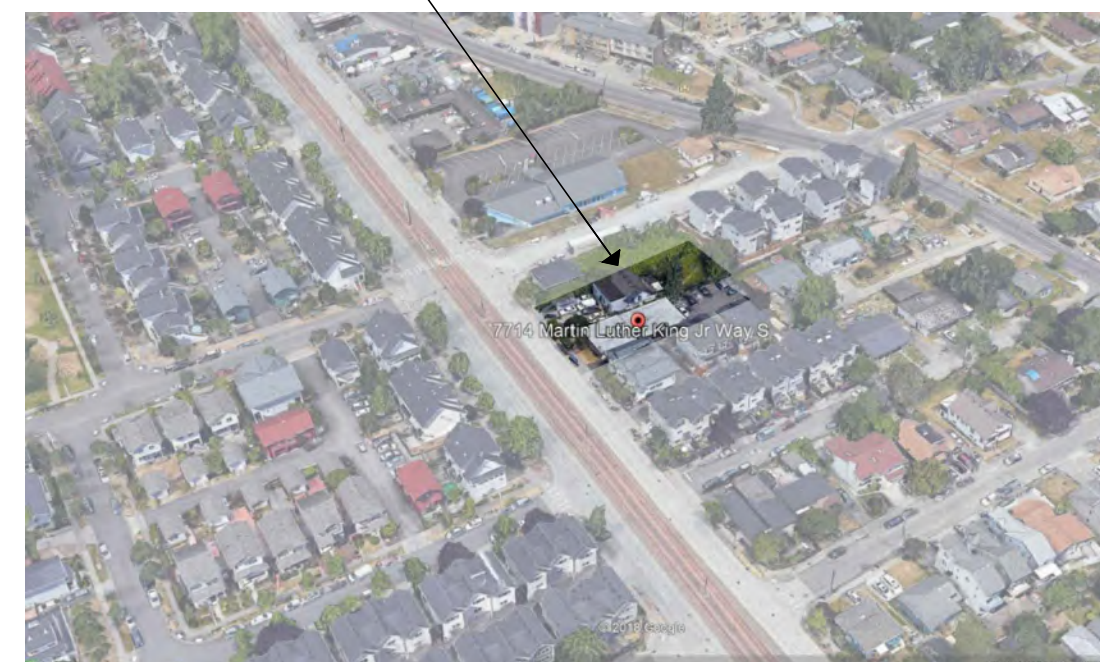
Anticipated FAR: 1.35

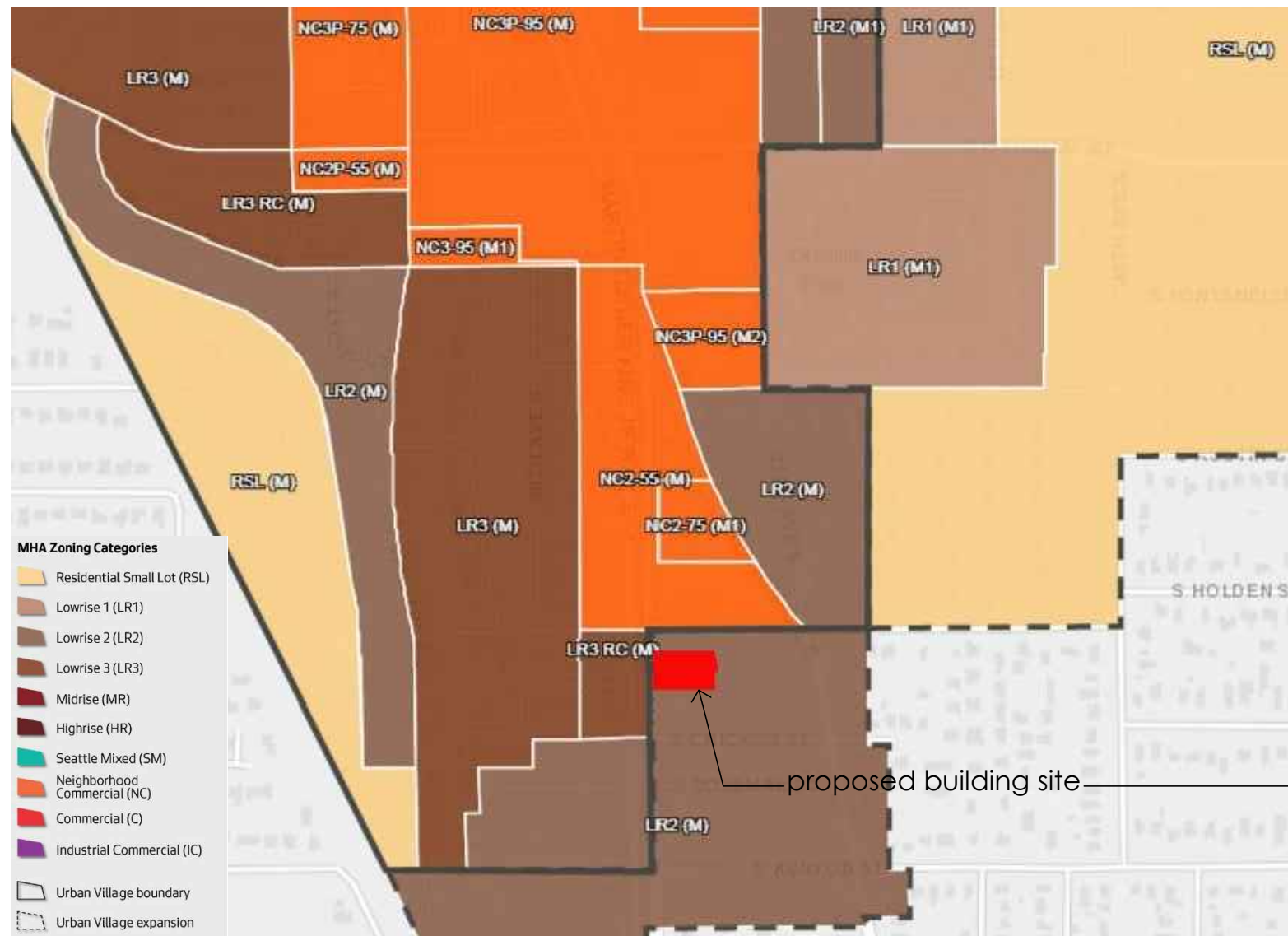
**EXISTING SITES:**

Parcels # 390410-0325 & #390410-0320 are located on Martin Luther King Jr. Way South, between S. Holden Street to the North and S. Chicago Street to the south. The north parcel measures 48 feet by approximately 182 feet and the south parcel measures 52 feet wide and approximately 174 feet in length. Entrance to the site is from the west side, with no alley behind or adjacent to the properties. There is approximately 2 feet of elevation change in the site, with the west end being slightly higher than the east.

**ZONING:**

The parcels are zoned LR2 on the southeast edge of the Othello urban village boundary. Low density housing continues along Martin Luther King Jr. Way South, in the northward direction, for approximately .25 mile, then it transitions to neighborhood commercial. Low density housing continues south of the property for another .1 mile, until it transitions to single family housing. The Low density housing designation continues this same distance (.1 mi) both east and west of the site. While the site is relatively close to mass transit, parking will be provided as an amenity for the occupants.





Zoning Map



Surrounding Uses

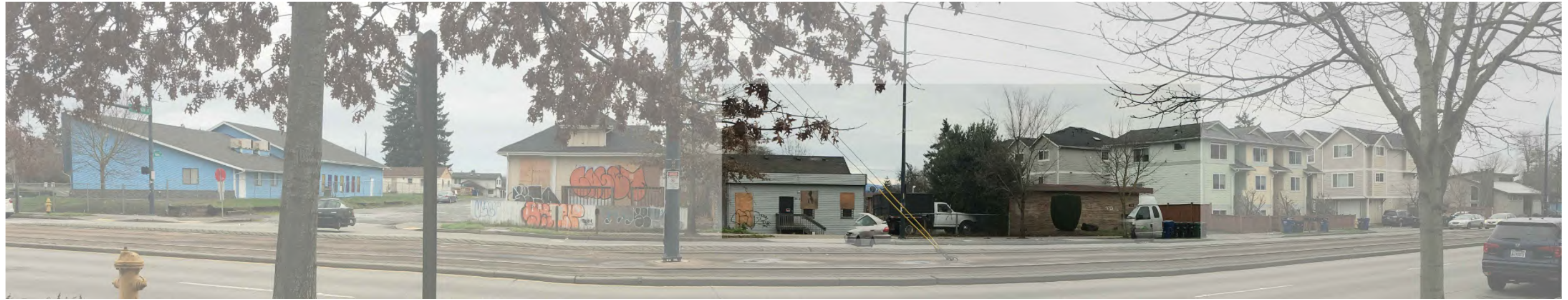


Image courtesy of Google Earth

● Project Site

- |   |   |
|---|---|
| 1) Martin Luther King Jr. Way S. with Link Light Rail | 8) Downtown Seattle   |
| 2) Othello Playground                                 | 9) Chief Sealth Trail and Greenbelt                                 |
| 3) Othello Link Light Rail Station                    | 10) New Holly Community P-Patch and Garden                          |
| 4) Martin Luther King Jr. Elementary School           | 11) New Holly Community Center and Wing Luke Elementary School      |
| 5) Graham Hill Elementary School                      | 12) Seward Park   |
| 6) Aki Kurose Middle School                           | 13) Lake Washington / I90 Floating Bridge - Gateway to the Cascades |
| 7) Future Othello Square Development                  | 14) Genesee Park and Ballfields                                     |





site of proposed development

MLK Way South - looking East

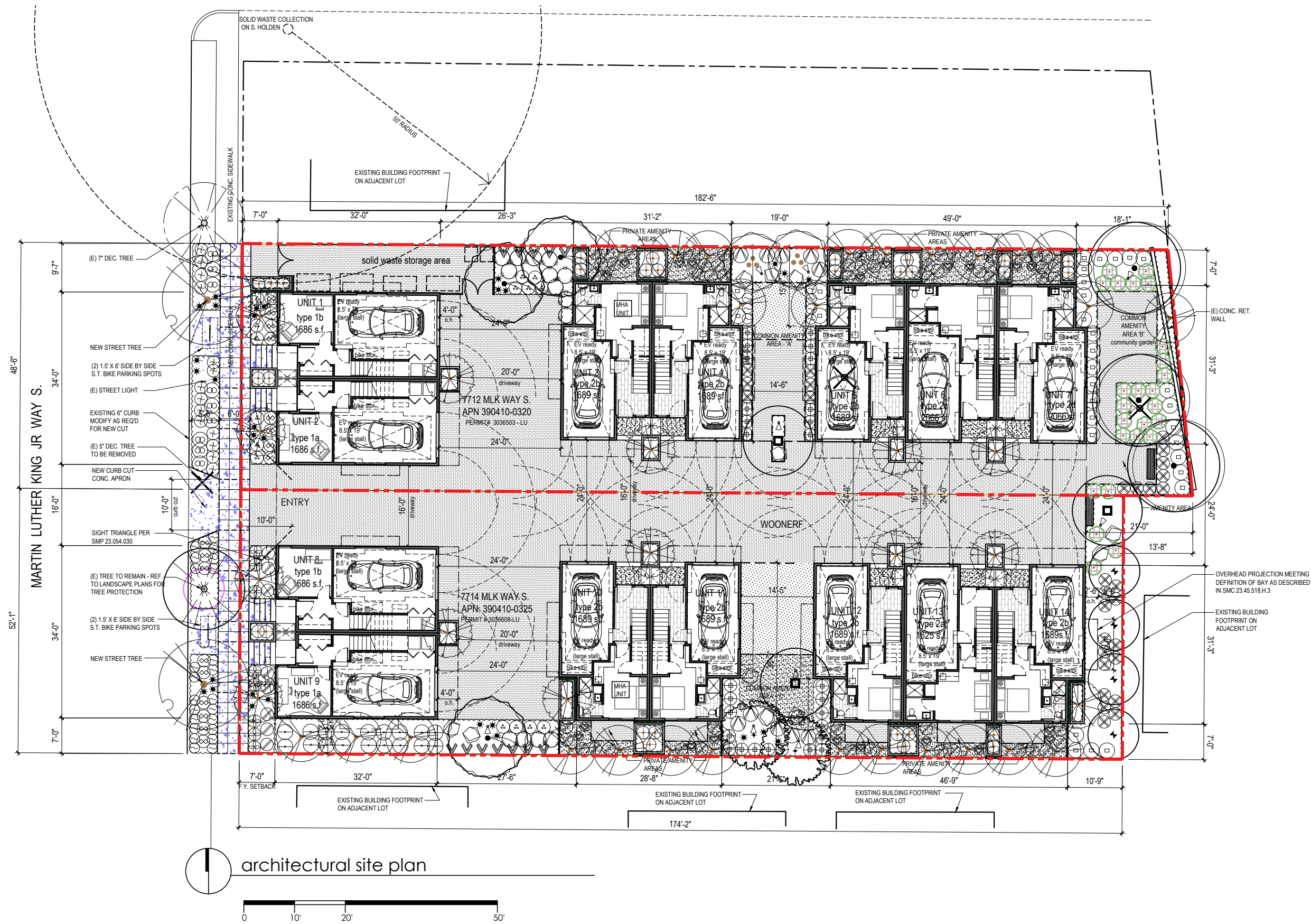


MLK Way South - looking West





<b>Zoning Classification</b>	LR-2		
<b>Overlays</b>	MLK Holly Street Residential Urban Village Othello Light Rail		<b>Proposed Design</b>
<b>Maximum FAR</b>	1.4	<b>FAR</b>	1.35
<b>Allowable Density</b>	No Limit	<b>Density</b>	1/1288
<b>Maximum Building Width</b>	90'	<b>Maximum Building Width</b>	90'
<b>Maximum Building Height</b>	40' + 5' for roof pitch	<b>Maximum Building Height</b>	40' + 5' for roof pitch
<b>Setbacks</b>		<b>Setbacks</b>	
Front	5 feet min. / 7 feet average	Front	7 feet
Side	5 feet minimum / 7 feet average	Side	7 feet average
Rear	10 feet min. w/ alley / 15 feet min. w/ no alley	Rear	10 feet
<b>Modulation</b>	Required for front and side facades	<b>Modulation</b>	facade modulation provided on all facades
<b>Upper Level Setback</b>	12 feet for front facades taller than 40 feet	<b>Upper Level Setback</b>	no front facades greater than 40 feet are proposed
<b>Minimum Parking</b>	No minimum in urban villages if within a quarter mile of transit service	<b>Parking Provided</b>	1 per unit
		<b>Departures Requested</b>	None



architectural site plan

0 10' 20' 50'

SITE PLANNING:

The 14 proposed units will be arranged around a central "woonerf", a living street, pedestrian walkways, vehicular access, and recreation combine to activate the space.

Dwelling units along MLK will address the street with covered front stoops and landscaped front yards.

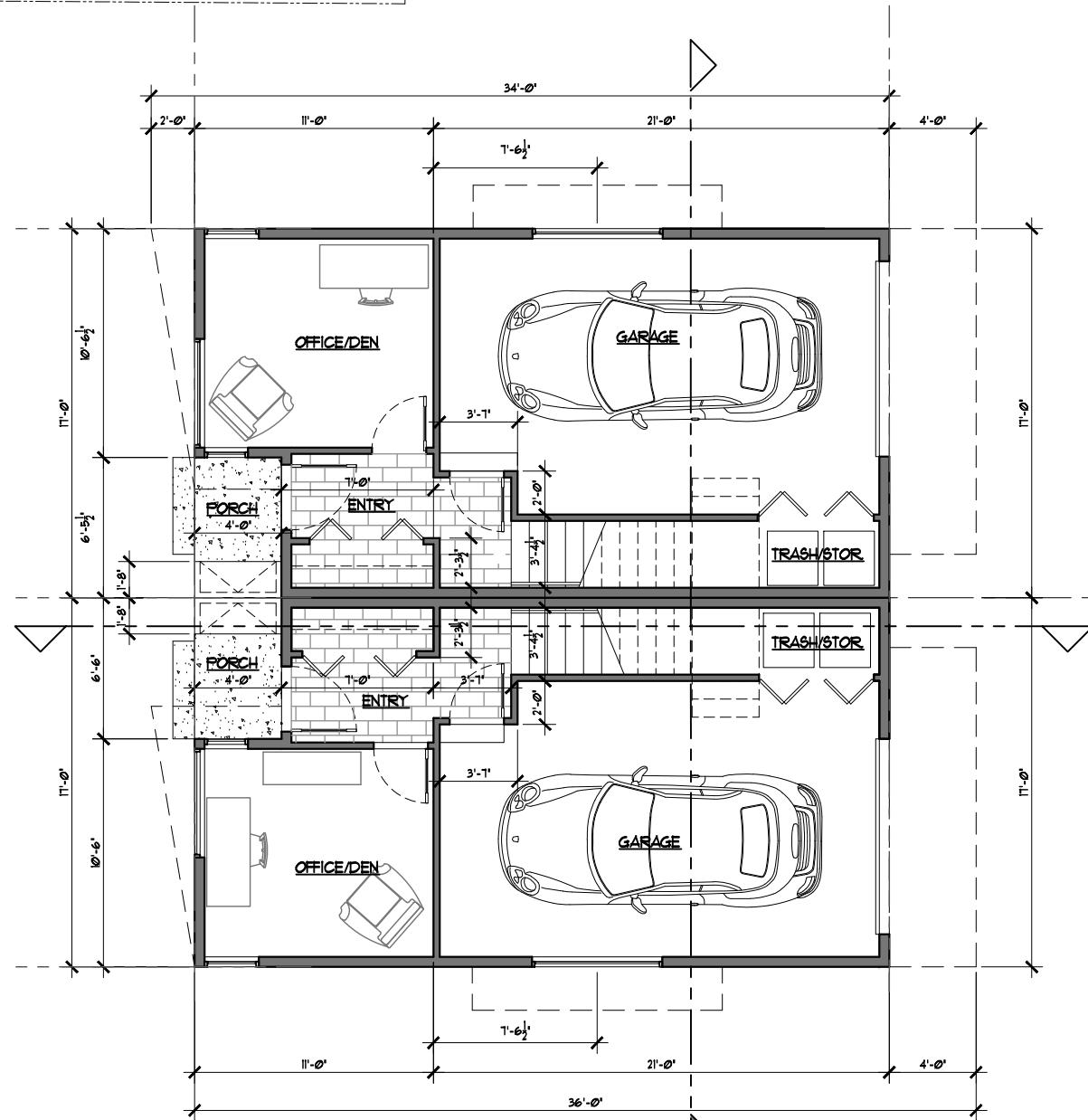
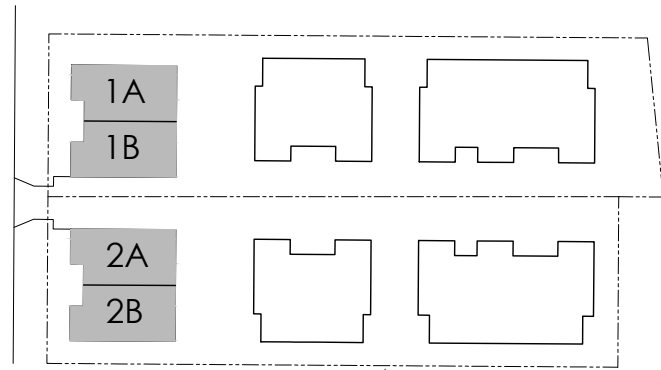
Units of the block's interior will enter from the woonerf and address the public space with covered stoops.

Parking for 14 units will be provided in garages within building footprints.

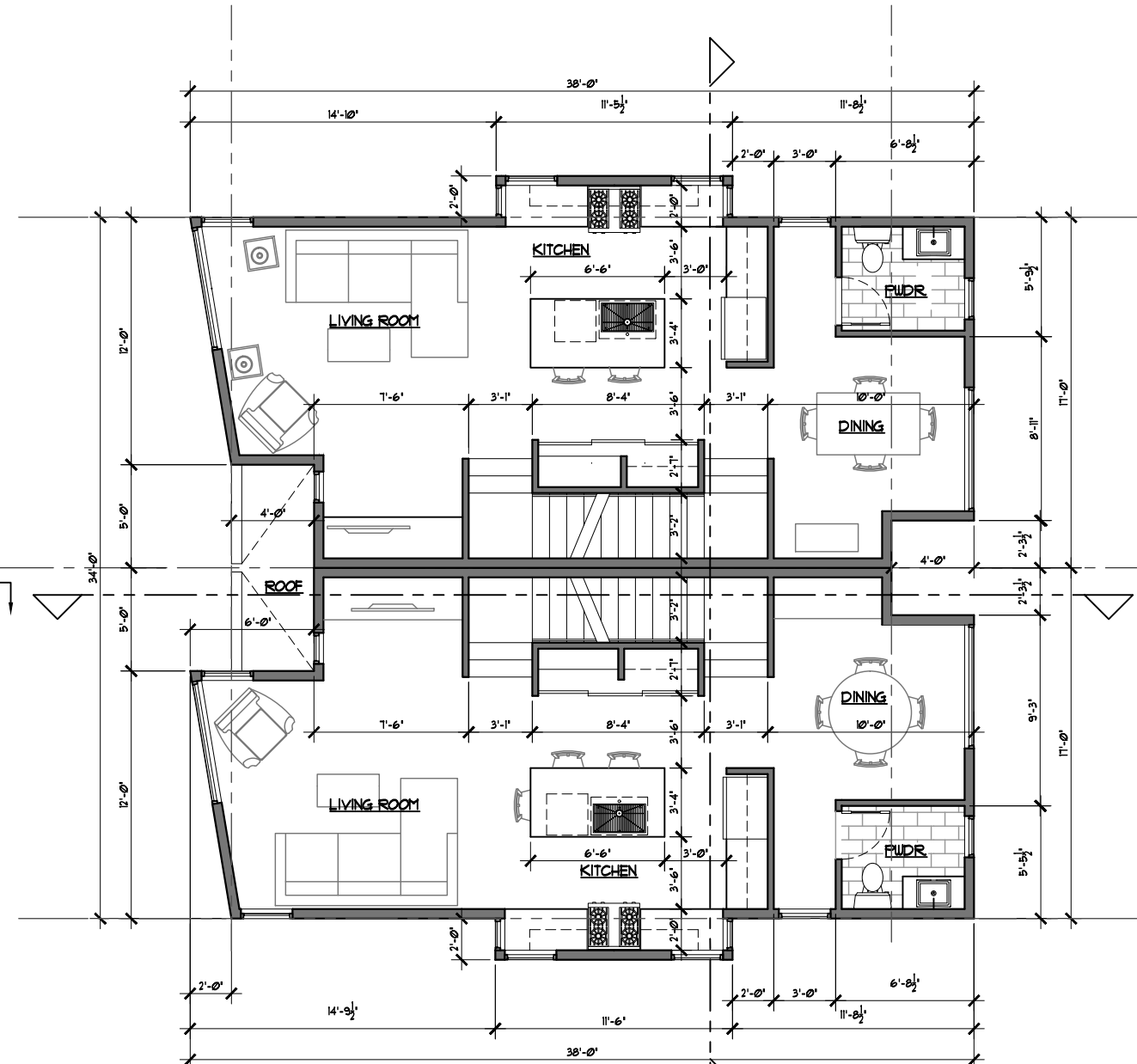
Preserving sightlines and streetscape, parking entrances will be located behind street facing units. Existing street trees will be preserved where possible and new trees will be added along MLK.

Administrative Early Design Guidance Comments	Response	Pages	Design Guideline
<p><b>Site Planning and Landscaping</b></p> <p>a. Parking is not required on this site yet it defines much of the site planning. For the project to meet the related priority design guidelines, the woonerf drive aisle must utilize multi height, multi layered landscaping to create a lush, pedestrian focused space. This user-centered space should have a focal point at its terminus that draws users in.</p>	<p>LANDSCAPE HAS BEEN ADDED NORTH AND SOUTH OF THE WEST ENTRY TO PROVIDE A SOFTENING ALONG THE BUILDING FACADES. THE CENTRAL COURT IS PAVED WITH VARYING COLOR PERMEABLE PAVERS, PROVIDING A CONTINUOUS ZONE FOR PEDESTRIANS, PETS, AND INTERMITTENT VEHICLES WHILE ALSO SUPPORTING STORMWATER REQUIREMENTS. LANDSCAPE HAS BEEN ADDED NORTH AND SOUTH IN THE CENTRAL PAVED COURT AND INCLUDES A MIX OF SMALL TREES IN BIORETENTION PLANTERS, AND SMALL TREES AND PLANTING STRIPS ADJACENT THE BUILDINGS. A LARGER TREE AND LANDSCAPE BOULDER FOR SEATING SIGNALS THE NORTH AMENITY AREA, WHICH INCLUDES FLEXIBLE SEATING AND A SMALL LAWN AND LANDSCAPE. TREES AND BOULDERS SIGNAL THE SOUTH AMENITY AREA, PROVIDING AN INFORMAL PLAY AREA FOR KIDS AND PETS. A SIGNATURE TREE AND EDIBLE LANDSCAPE AT THE EAST AMENITY AREA WILL DRAW USERS TO THE TERMINUS ON A YEAR-ROUND AND SEASONAL BASIS. OVERALL, GIVEN THE SITE PLANNING INVOLVED, THE PRIMARY EAST FOCAL POINT IS ACTUALLY COMPLIMENTED BY A SERIES OF INSTANCES, WITH SEATING AND TREES AND LANDSCAPE PROVIDING A LANDSCAPE LIMIT TO THE SPACE THEREBY GIVING LIFE TO THE ENTIRETY OF THE WOONERF.</p>	<p>11 12 30 31 32</p>	<p>PL1-A PL1-B PLC-2 PL2-A DC3B-4</p>
<p>b. The community garden at the rear of the lot could serve as a vibrant anchor to the development. Consider shifting it south or increasing its size so that it is visible to pedestrians looking down the woonerf. This will also ensure that residents do not forget about the feature and keep it active and tended. (PL1-A, PL1-B, PLC-2 PL2-A, and DC3B-4 and DC4-D.1-4)</p>	<p>SEATING AND EDIBLE PLANTINGS ADJACENT TO THE SIGNATURE TREE PROVIDE AN INKLING OF THE GARDEN AND USER AREA TO THE NORTH. WITHIN THIS AREA, THERE IS ROOM FOR SHARED BBQ FACILITIES AND A TABLE FROM WHICH TO ENJOY THE SEASONAL CHANGES THAT WILL INEVITABLY TAKE PLACE INSIDE THIS GARDEN SPACE.</p>	<p>11 12 32</p>	<p>PL1-A PL1-B PLC-2 PL2-A DC3B-4 DC4-D.1-4</p>
<p>c. Provide a diagram demonstrating that the turning radiuses of hardscape are the minimum allowed by SPU. Differentiate this surface from the rest of the woonerf since it will carry heavier vehicle loads more frequently. Use the unusual shape created by the waste truck turn around. Thoughtfully deployed landscape and hardscape features that support the greening of the hardscape area.</p>	<p>PERMEABLE PAVERS AND A PROPERLY PREPARED SUB-BASE HAVE BEEN SELECTED TO MEET THE REQUIREMENTS FOR SPU VEHICLES IF NEEDED. HOWEVER, SPU HAS INDICATED TRASH PICKUP TO TAKE PLACE AROUND THE CORNER ON HOLDEN ST. OR ALONG MLK. AS SUCH, OUR TRASH ENCLOSURE HAS BEEN LOCATED TO FACILITATE WHEELING ALL TRASH CONTAINERS OVER TO THE PICKUP AREA PER THEIR PREVIOUS COMMENTS ON THE PROJECT. SEE SPU APPROVAL LETTER DATED 12.24.2020 FROM ANGELA WALLIS.</p>	<p>12 17</p>	<p>PL1-A PL1-B PL2-A DC3B-4</p>
<p>d. Include Grasscrete, TurfStone or another paver system that allows vegetation to grow through. Greenery should be visually dominant throughout most of the woonerf. (PL1-A, PL1-B, PL2-A, and DC3B-4)</p>	<p>GRASSCRETE, ETC. IS DISCOURAGED IN THIS REGION, THE LANDSCAPE MATERIALS (GRASS) ARE VERY DIFFICULT TO SUPPORT WITHOUT UNNECESSARY IRRIGATION. SEE COMMENTS ABOVE REGARDING OTHER LANDSCAPING METHODS TO BUFFER THE SPACES BETWEEN BUILDINGS.</p>	<p>11 12</p>	<p>PL1-A PL1-B PL2-A DC3B-4</p>
<p>e. The sum of the guidelines generally discourage surface parking. In order to meet the guidelines, the surface parking spots should read as amenity areas that a visitor to the site would be surprised to learn you can park a car on. Benches, drawn play courts, vegetated pervious pavers and planters and other strategies should be combined to make the surfaces spots active and desirable outdoor space when vehicles are absent from the spaces. Blur the lines between the amenity area and the proposed parking space on the south of the site. (PL1-A, PL1-B, PLC-2 PL2-A, and DC3B-4)</p>	<p>SURFACE PARKING HAS BEEN REMOVED. IN IT'S PLACE, TREES AND BOULDERS SIGNAL A NEW VIBRANT SOUTH AMENITY AREA, PROVIDING AN INFORMAL PLAY AREA FOR KIDS AND PETS.</p>	<p>11 12 31</p>	<p>PL1-A PL1-B PLC-2 PL2-A DC3B-4</p>
<p>f. Explore moving the parking under the single-family units thus providing more opportunity for open space. (PL1-A, PL1-B, PLC-2 PL2-A, and DC3B-4)</p>	<p>SEE COMMENT ABOVE.</p>		<p>PL1-A PL1-B PLC-2 PL2-A DC3B-4</p>

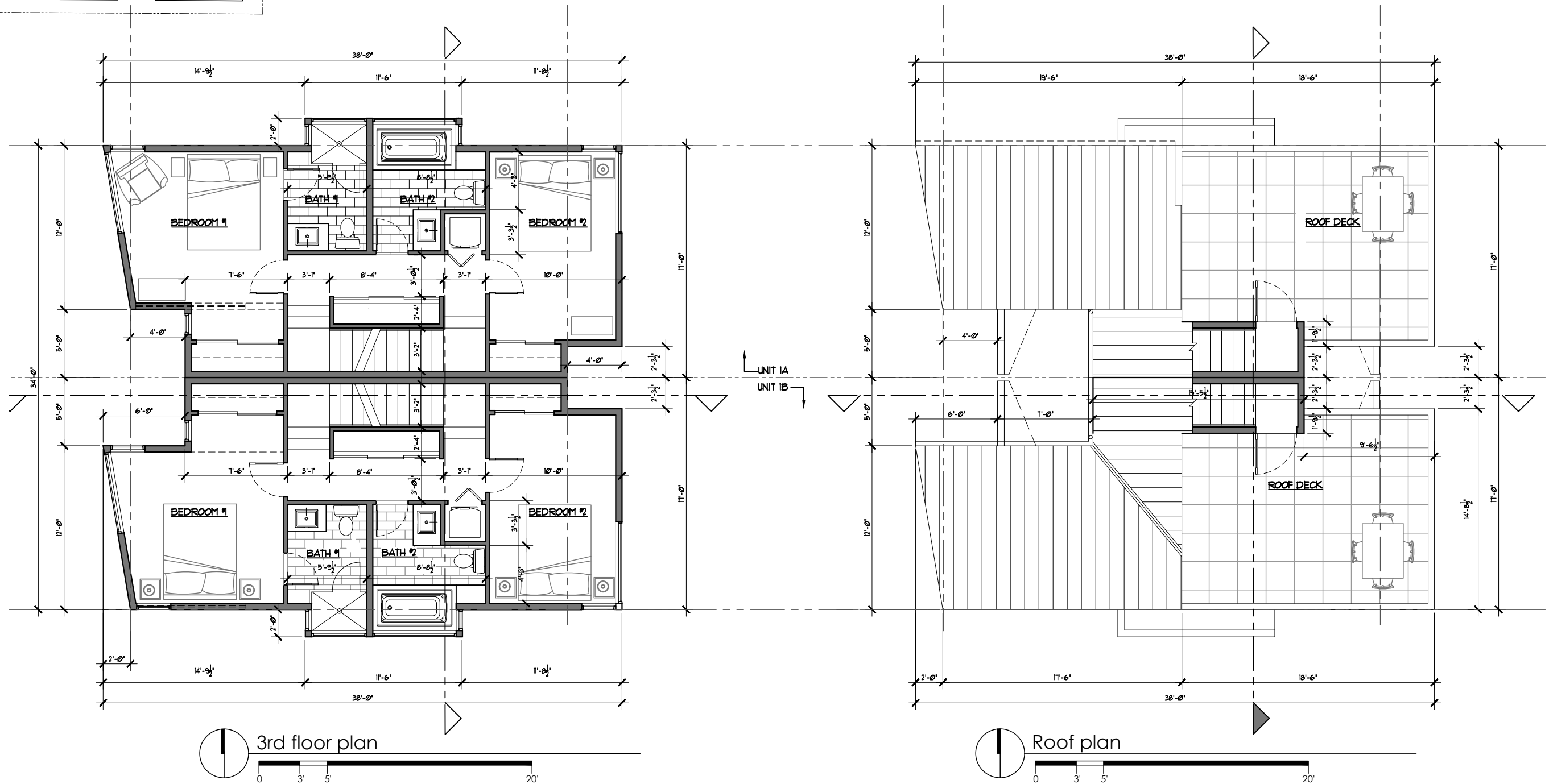
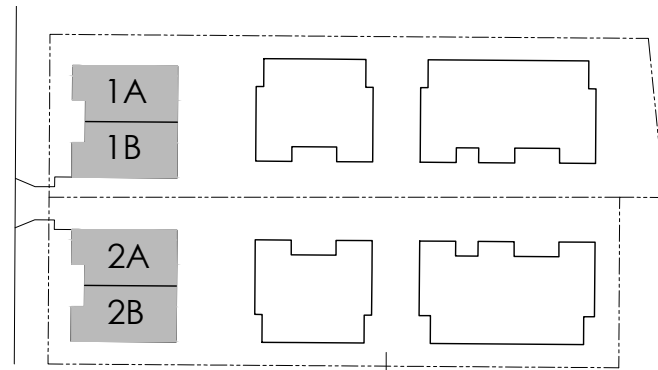
Administrative Early Design Guidance Comments	Response	Pages	Design Guideline
<p><b>Building Concept and Details</b></p> <p>a. The stucco, wood and metal in the suggested proposal are high-quality, traditionally hard-wearing materials and should be maintained in future iterations of the project. This simple palette is deployed in a thoughtful and organized manner in the proposal. Use breaks in the window and panel lines to place joints.</p>	<p>THE SIMPLE PALETTE OF HIGH QUALITY AND HARD WEARING MATERIALS PRESENTED AT THE EARLY DESIGN PHASE HAS BEEN MAINTAINED IN THE CURRENT ITERATION.</p>	<p>29</p>	<p>CS2 PL3-A-4 DC2-B DC2-D DC4-A1</p>
<p>b. The composition of the buildings is very strong. The units each have legible entries and each unit is legible. The rooflines also serve this goal. Maintain these successful elements in the recommendation proposal.</p>	<p>THE COMPOSITION OF DISTINCT ENTRIES AND ROOF LINES PRESENTED AT THE EARLY DESIGN PHASE HAS BEEN MAINTAINED IN THE CURRENT ITERATION.</p>	<p>26-28</p>	<p>CS2 PL3-A-4 DC2-B</p>
<p>c. The repeated angular roof lines also create a strong composition and organizing feature. This regularity should be included in future iterations of the project.</p>	<p>THE COMPOSITION OF STEEP ANGULAR ROOFS PRESENTED AT THE EARLY DESIGN PHASE HAS BEEN MAINTAINED IN THE CURRENT ITERATION.</p>	<p>26-28</p>	<p>CS2 PL3-A-4 DC2-B</p>
<p>d. Explore ways to provide texture and activation at entries. This could include seating on planters or planters between entries. This finer texture will reinforce the primacy of the pedestrian in the woonerf space.</p>	<p>STORMWATER PLANTERS HAVE BEEN ADDED TO BUILDING ENTRIES AND SERVE A DUAL PURPOSE, PROVIDING LEDGES FOR SEATING AND INCREASED FOLIAGE ALONG THE WOONERF WHILE MITIGATING THE ON-SITE INFILTRATION CONCERNS. ADDITIONALLY, THE WOONERF PAVING COLOR CHANGES AT ALL PEDESTRIAN ENTRIES/ZONES TO VISUALLY DEMARCAT A CHANGE IN USE.</p>	<p>11, 12, 30, 31</p>	<p>CS2 PL3-A-4 DC2-B</p>
<p>e. Include soffit details for all over hangs at the recommendation phase. Understanding how materials wrap into these locations will be critical to determining how well the project meets the Seattle Design Guidelines.</p>	<p>SOFFITS AND OVERHANGS ALONG BUILDING ENTRIES WILL BE CLAD WITH STUCCO, SIMILAR TO THE ADJACENT FACADE MATERIALS. THE SURFACE WILL BE PAINTED WHITE WITH SURFACE MOUNTED OR RECESSED LIGHT FIXTURES. THE TRANSITION FROM VERTICAL TO HORIZONTAL SURFACE WILL BE TREATED WITH A TYPICAL J-CHANNEL REVEAL THAT ALLOWS VENTING AND DRAINAGE.</p>	<p>30</p>	<p>DC2-B-1 DC4-A</p>

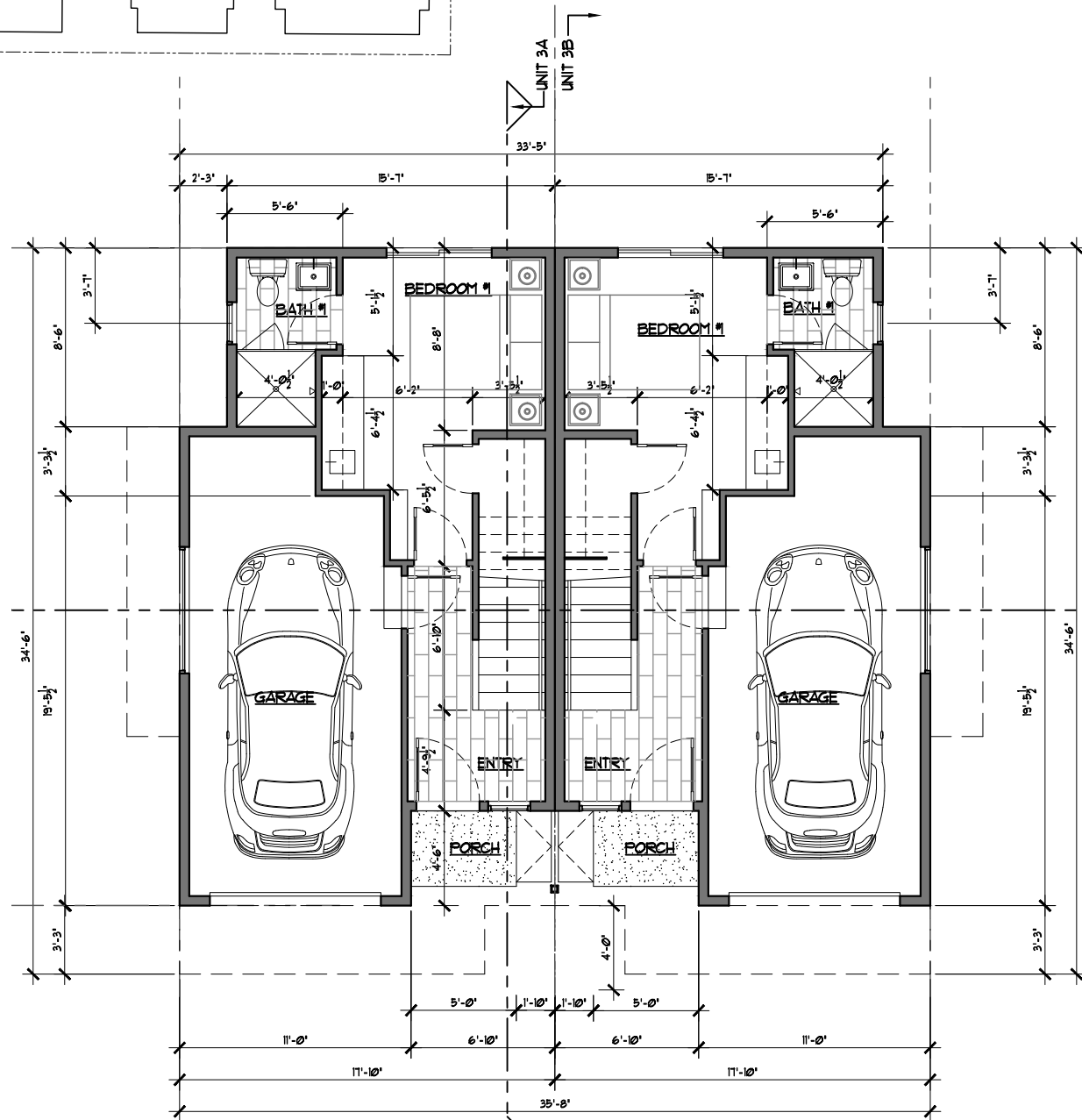
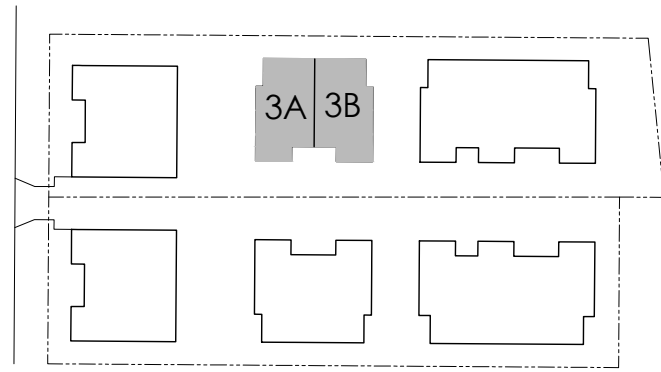


1st floor plan  
0 3' 5' 20'

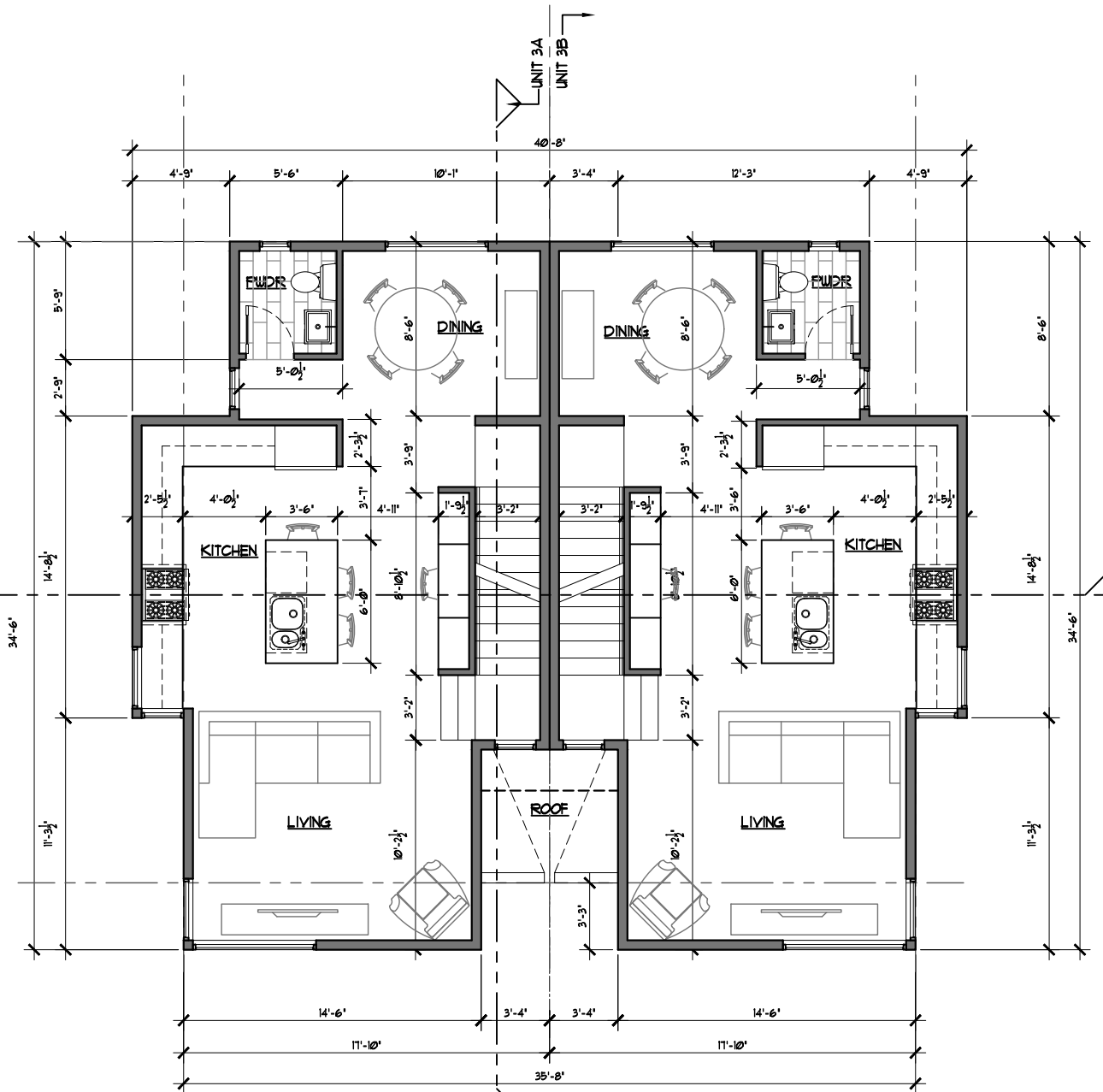


2nd floor plan  
0 3' 5' 20'

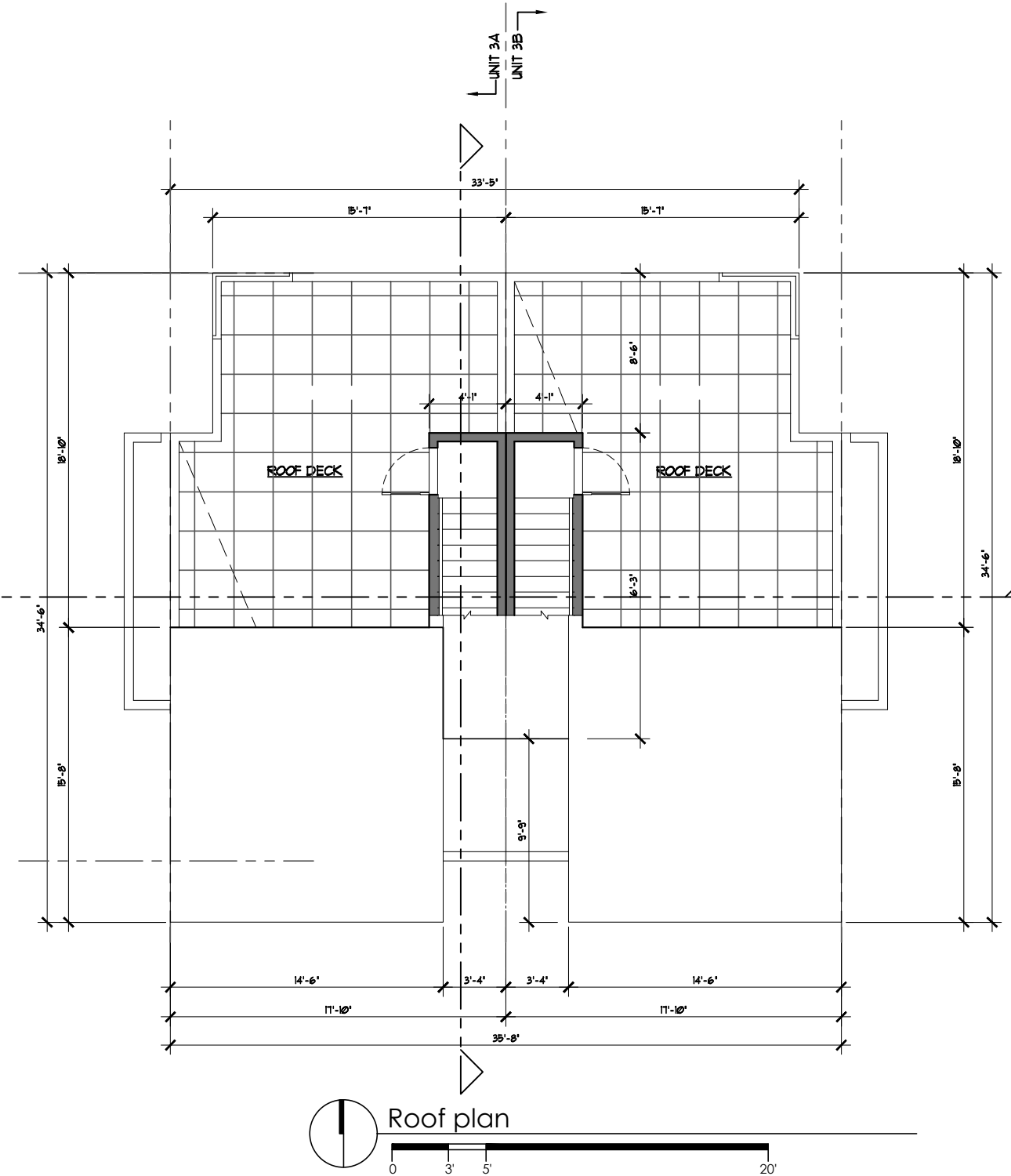
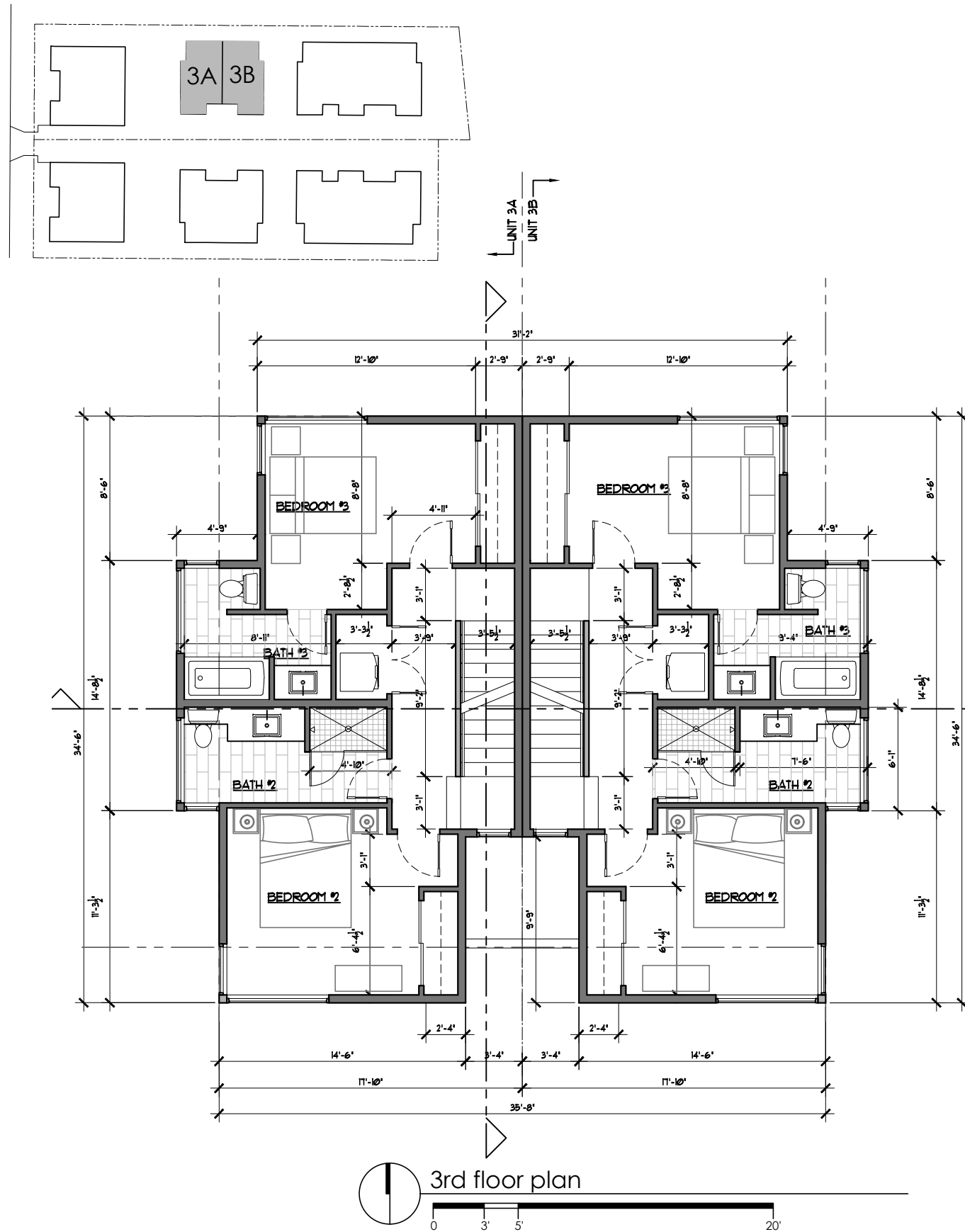




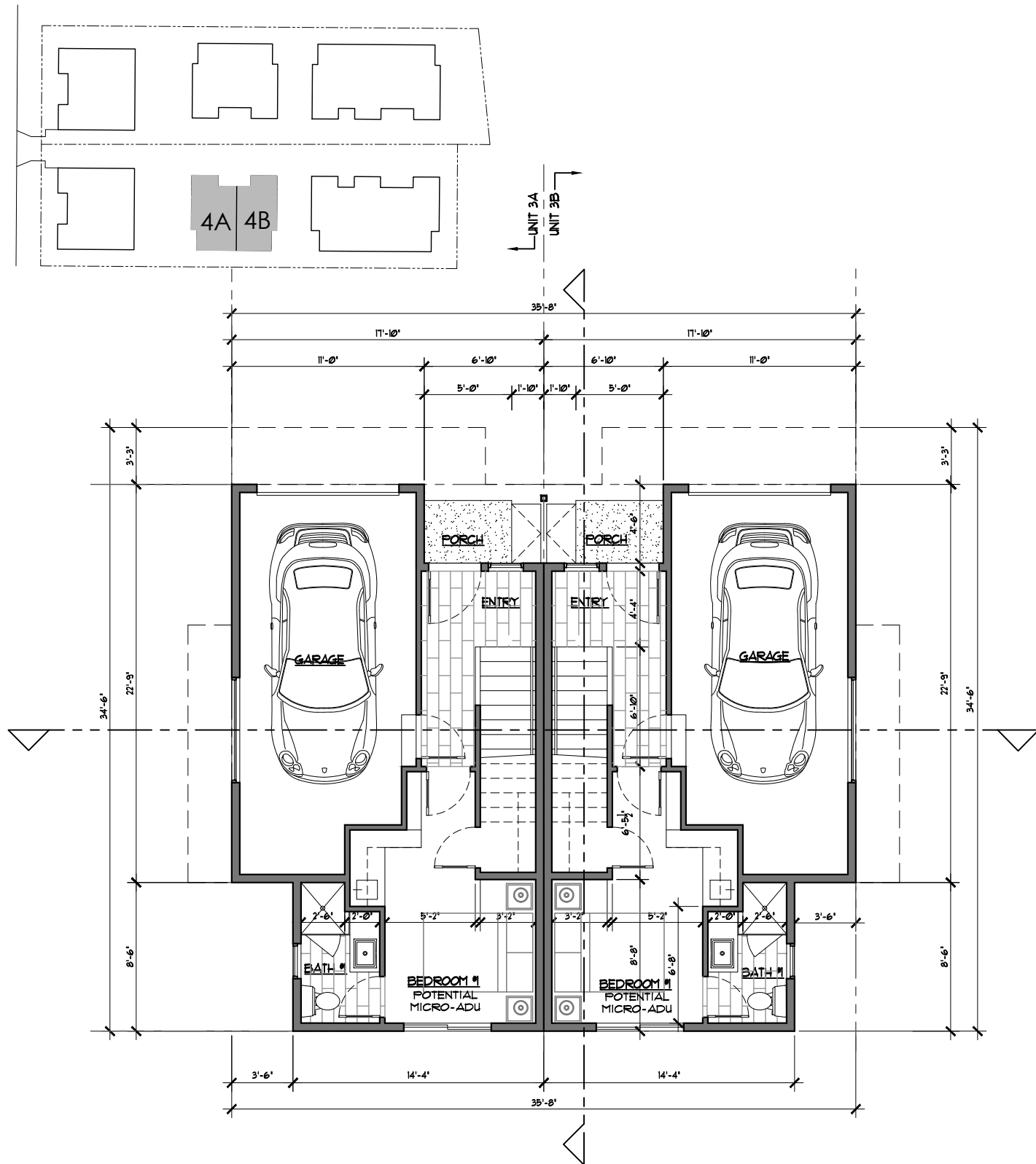
1st floor plan  
0 3' 5' 20'



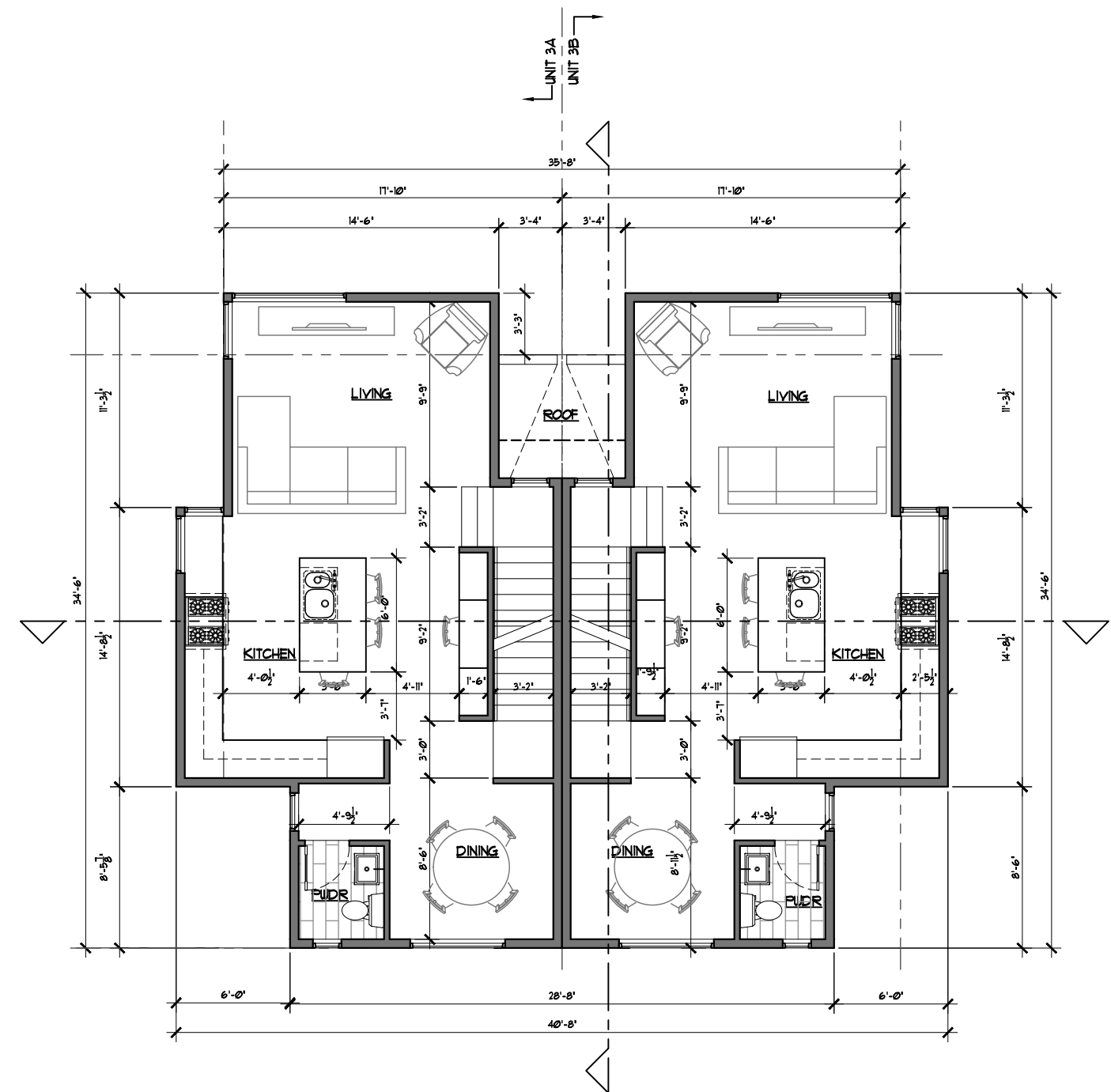
2nd floor plan  
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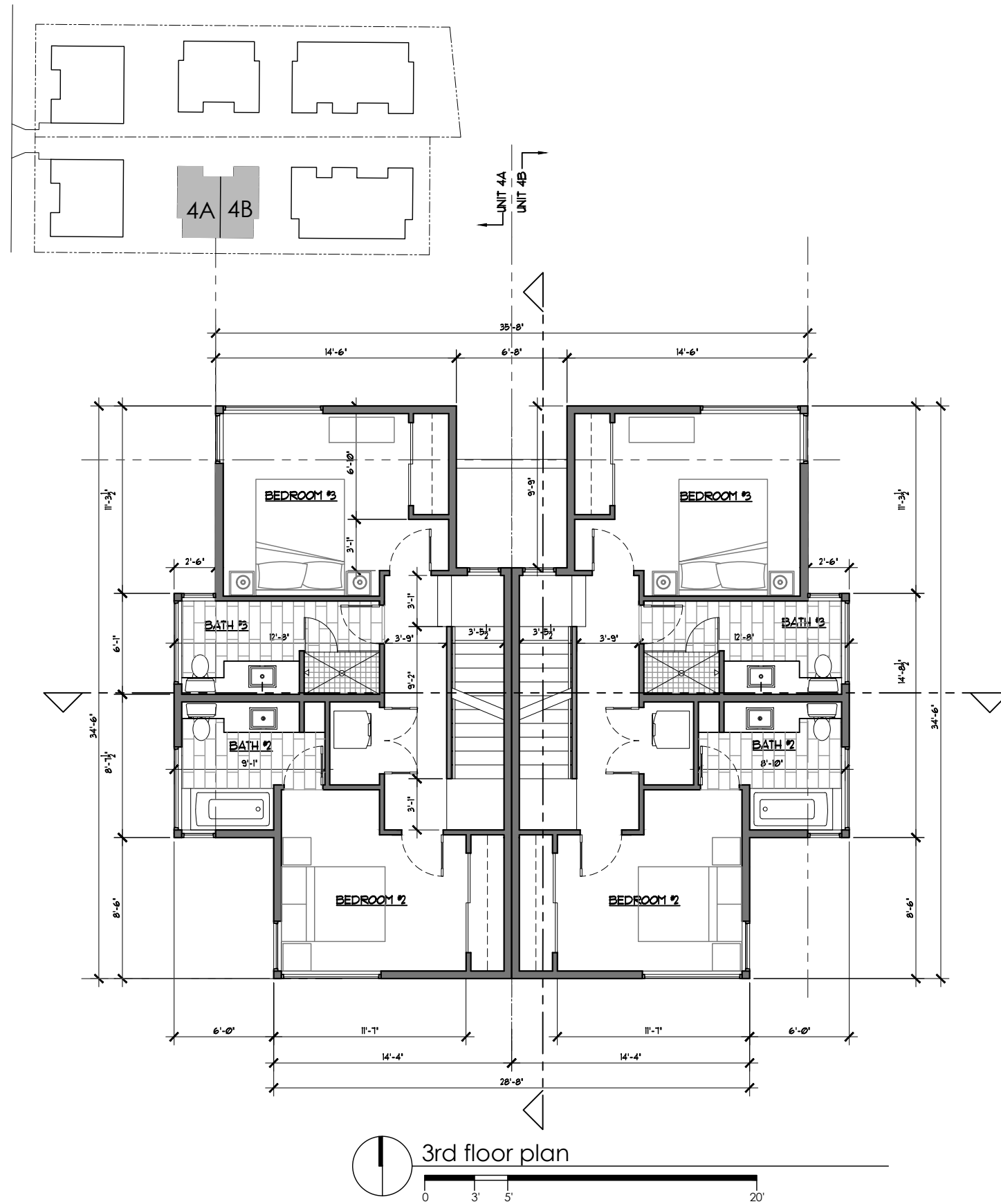




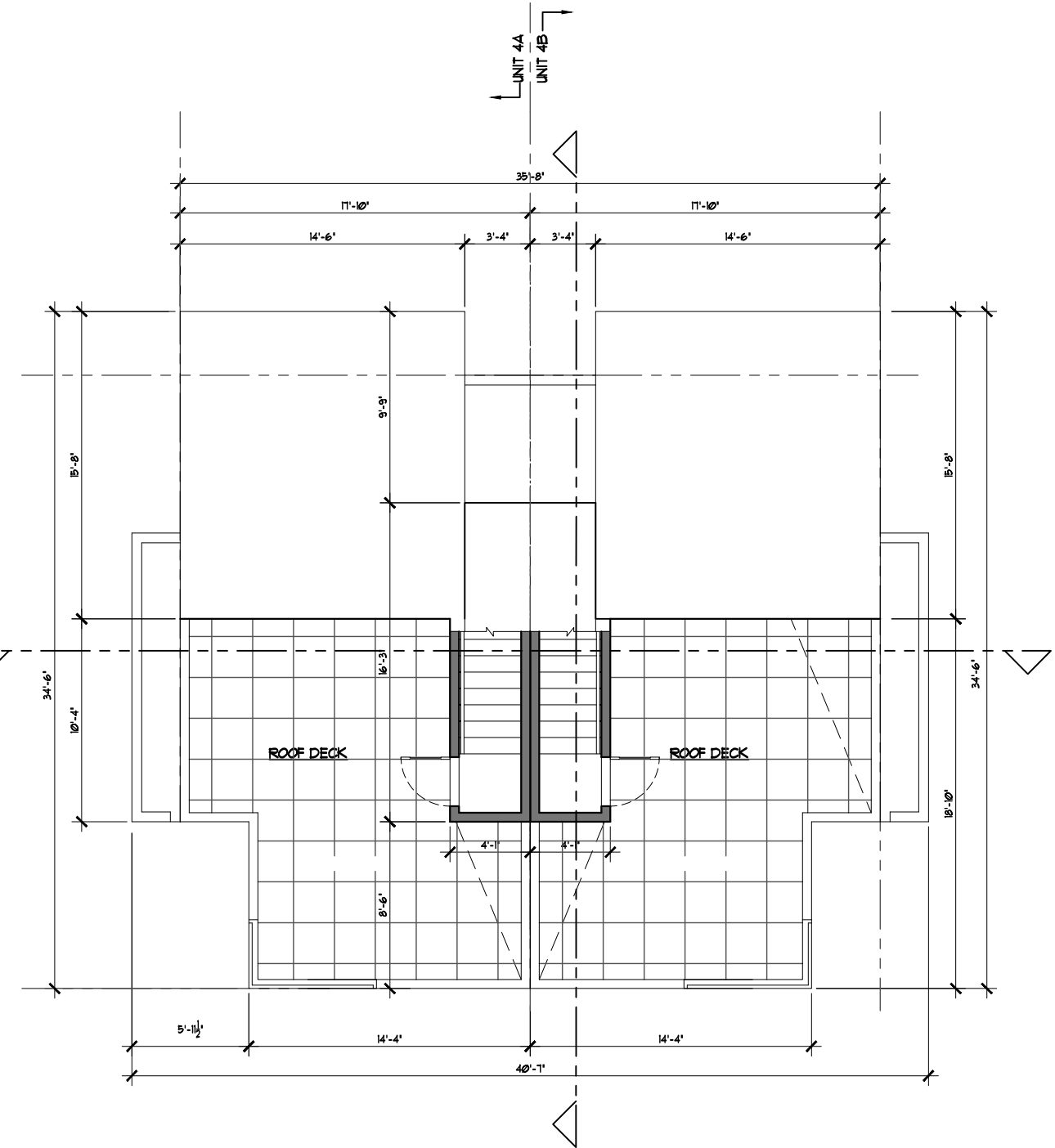
1st floor plan  
0 3' 5' 20'



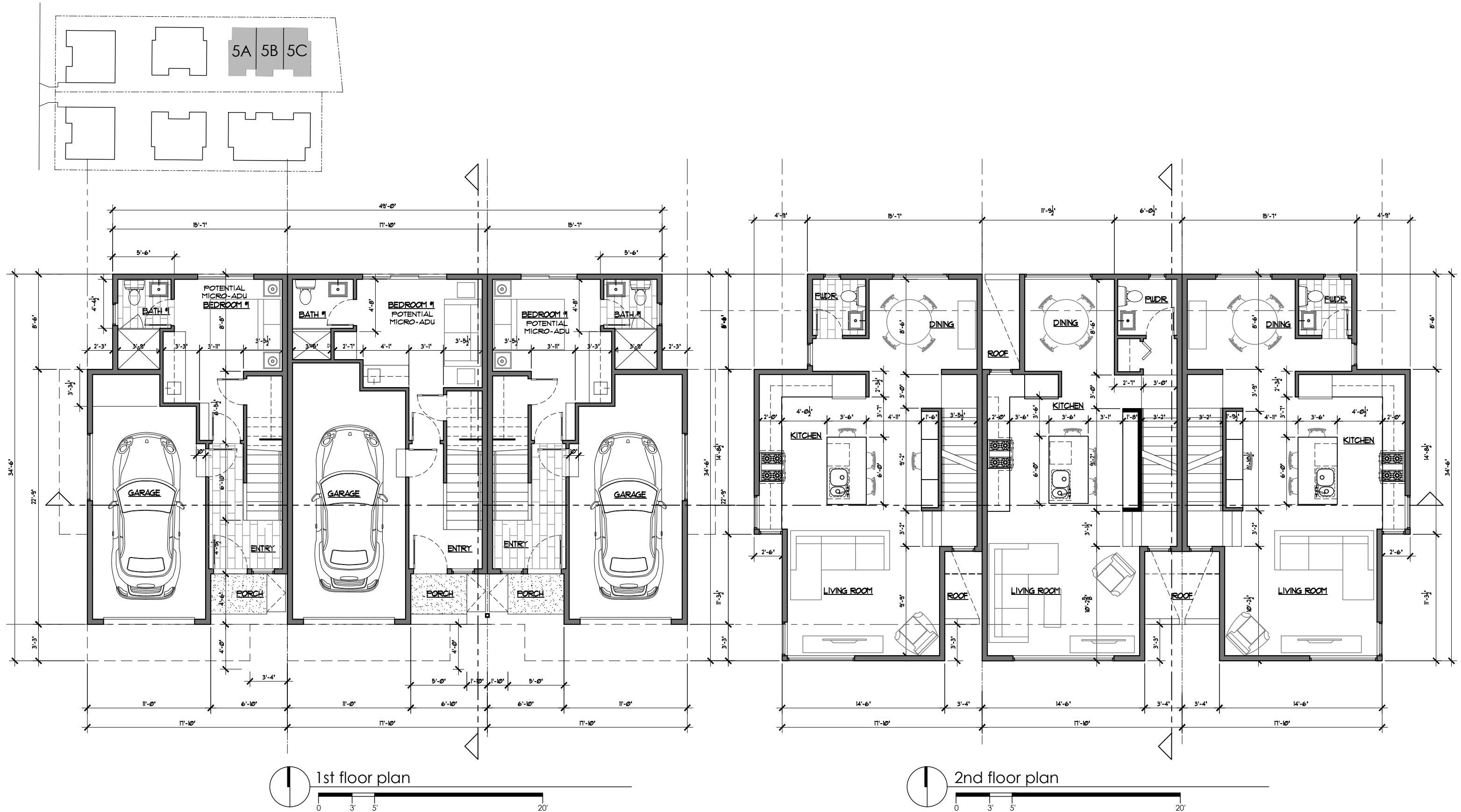
2nd floor plan  
0 3' 5' 20'

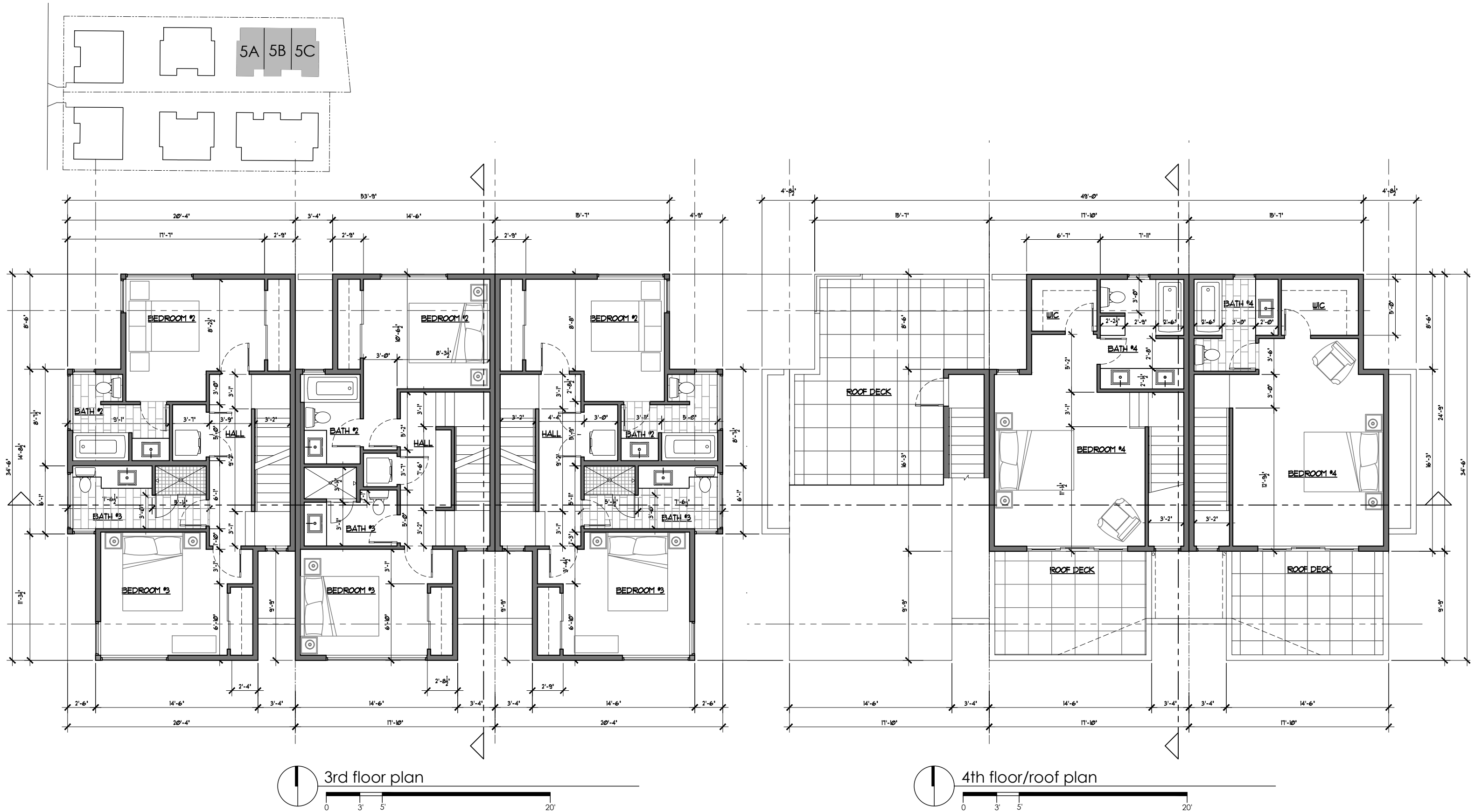


3rd floor plan  
 0 3' 5' 20'



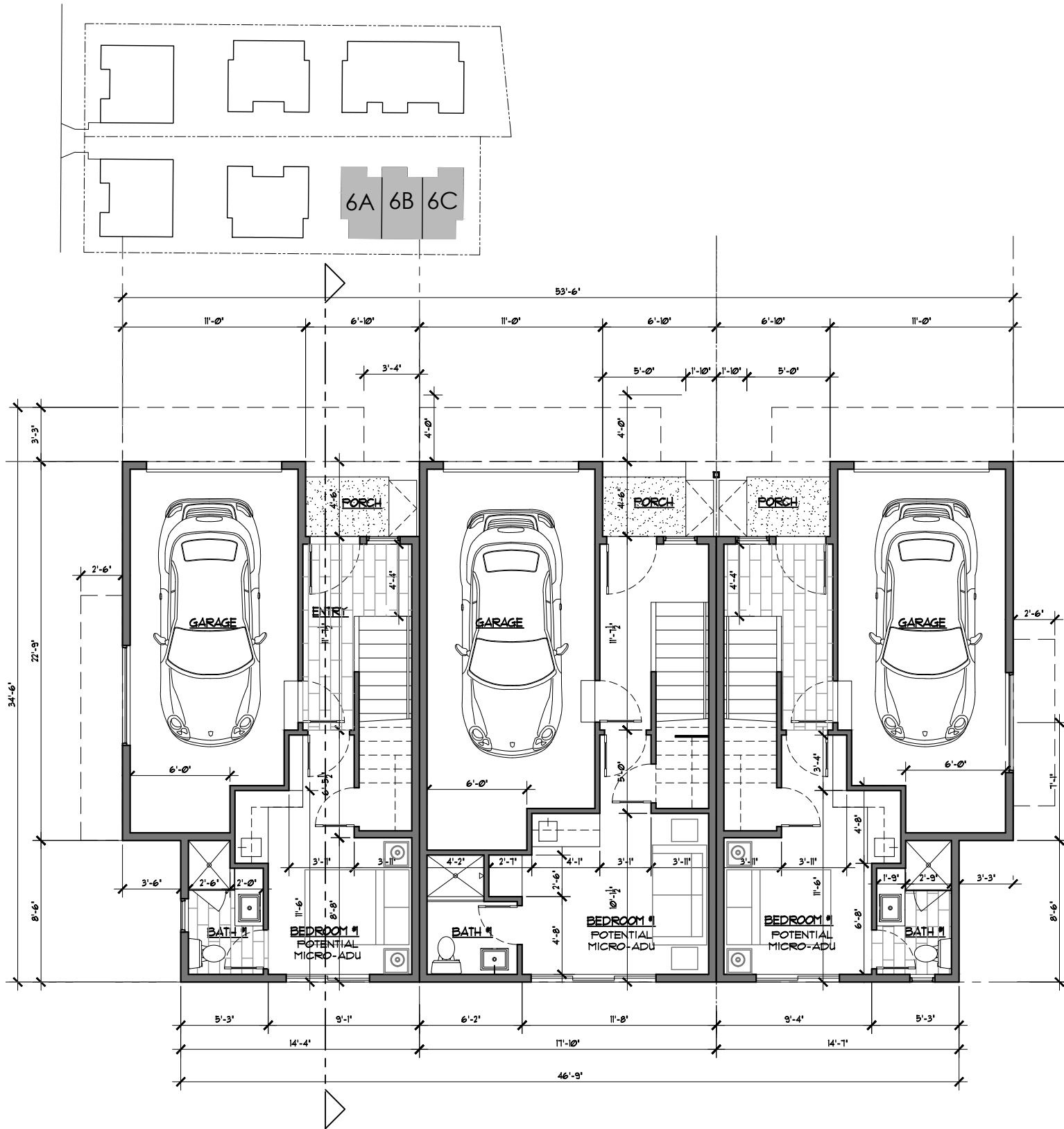
Roof plan  
 0 3' 5' 20'



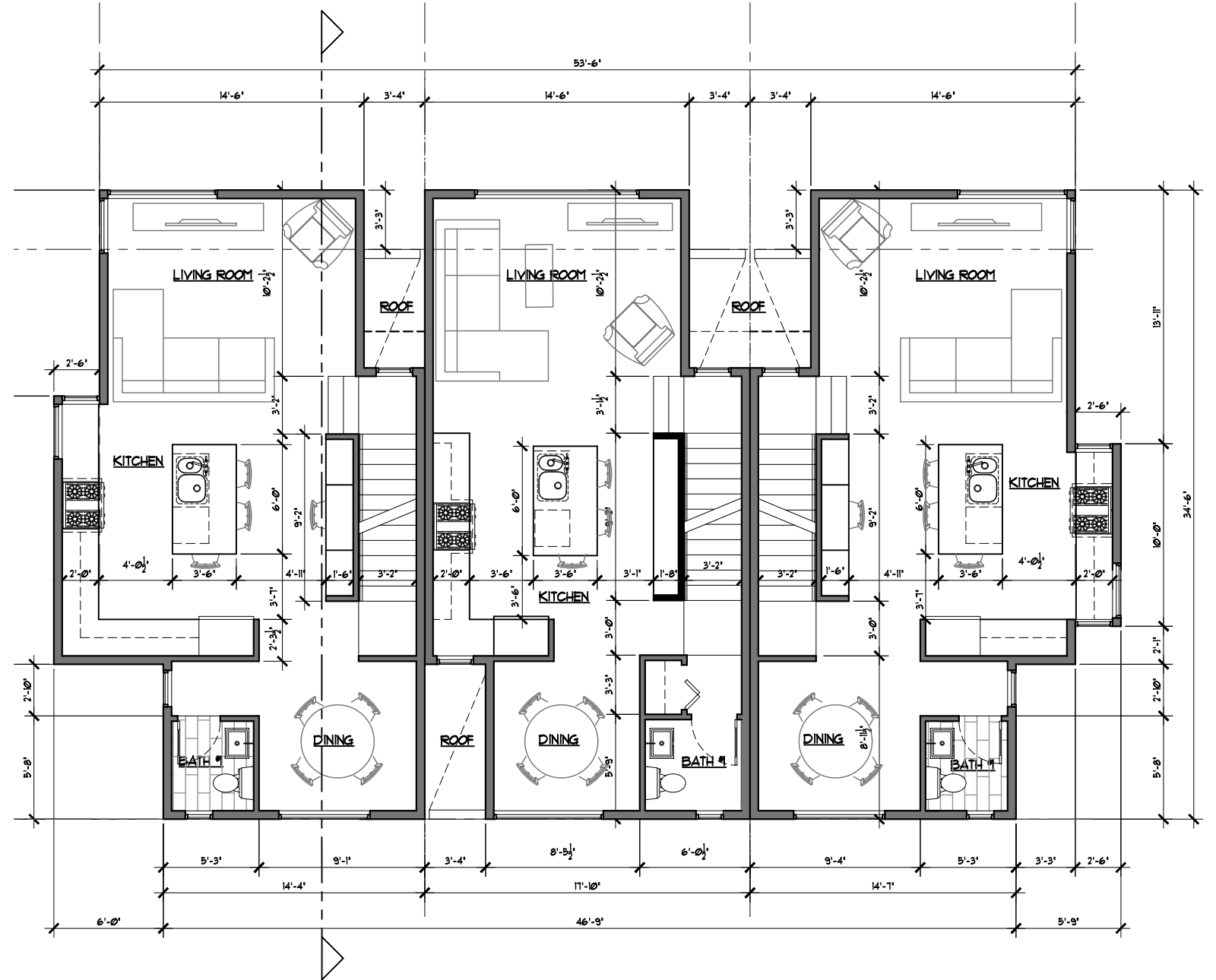


3rd floor plan

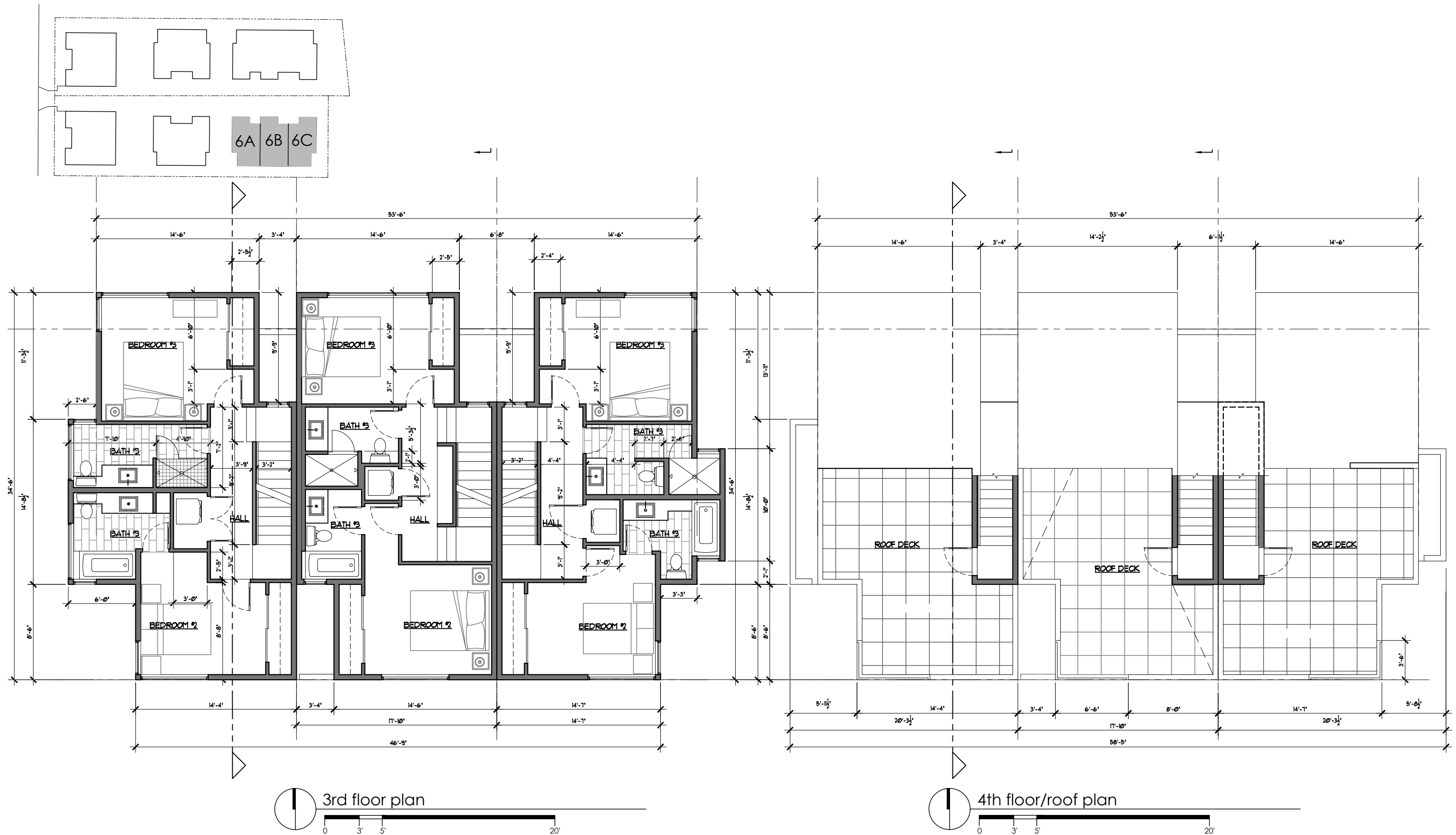
4th floor/roof plan



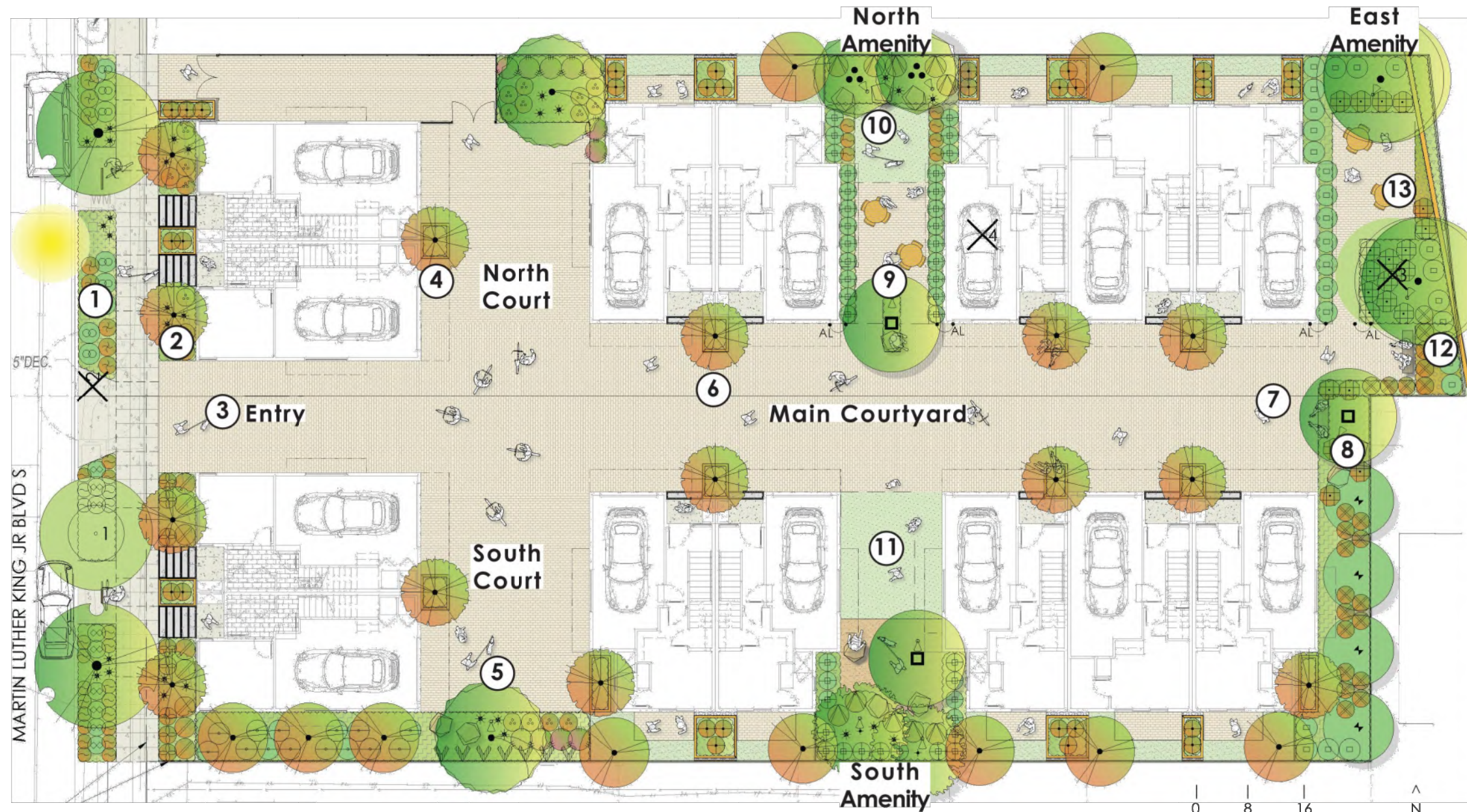
1st floor plan  
 0 3' 5' 20'



2nd floor plan  
 0 3' 5' 20'



**LANDSCAPE PLAN**



- Martin Luther King Jr. Blvd. S.**
- 1 Sidewalk realignment permits streetscape
- 2 Small trees in planting strip at building
- Entry**
- 3 Permeable pavers reinforce pedestrian character at entry
- North, South Courts**
- 4 Bioretention planters break up Courts
- 5 Signature tree off permeable pavement anchors S. Court
- Main Courtyard**
- 6 Bioplanters frame space
- 7 Signature tree, seating, focal point
- 8 Perimeter all edible landscape- fruit trees, etc.
- North Amenity**
- 9 Signature tree, patio and flexible furnishings
- 10 Play lawn
- South Amenity**
- 11 Signature tree, boulders, play lawn support activity space
- East Amenity - Primary**
- 12 Herb garden and seating provide shared entry
- 13 Patio provides room for BBQ, gathering

	CONCRETE PAVING
	SAND COATED EXPANSION JOINTS
	SAW CUT CONTROL JOINTS
	LIGHT SAND BLAST FINISH
	SCORE PER PLAN
	THROUGH JOINT
	PERMEABLE PAVERS & EDGE RESTRAINT
	AQUAPAVE PERMEABLE PAVERS. (OR ALTERNATE)
	COLOR/SIZE: CHARCOAL, STANDARD SERIES
	RUNNING BOND PATTERN SHOWN.
	BY ABBOTSFORD CONCRETE PRODUCTS, 1.866.888.2811

- The 14 proposed units will be arranged around a central "woonerf", a living street comprised of pedestrian walkways, vehicular access, and recreation all combined to activate the space.
- Dwelling units along MLK will address the street with covered front stoops and landscaped front yards.
- Units of the block's interior will enter from the woonerf and address the public space with covered stoops.
- Parking for 14 units will be provided in garages within building footprints.
- 10 of the units will feature 'micro-ADU's on the ground level. These potential mini-units could be rented separately or utilized as part of a multi-generational living home.

LANDSCAPE IMAGES



5 Signature tree and permeable pavements



8 Property perimeter all edible landscape- fruit



9 Signature tree, patio and flexible furnishings



10 Play lawn



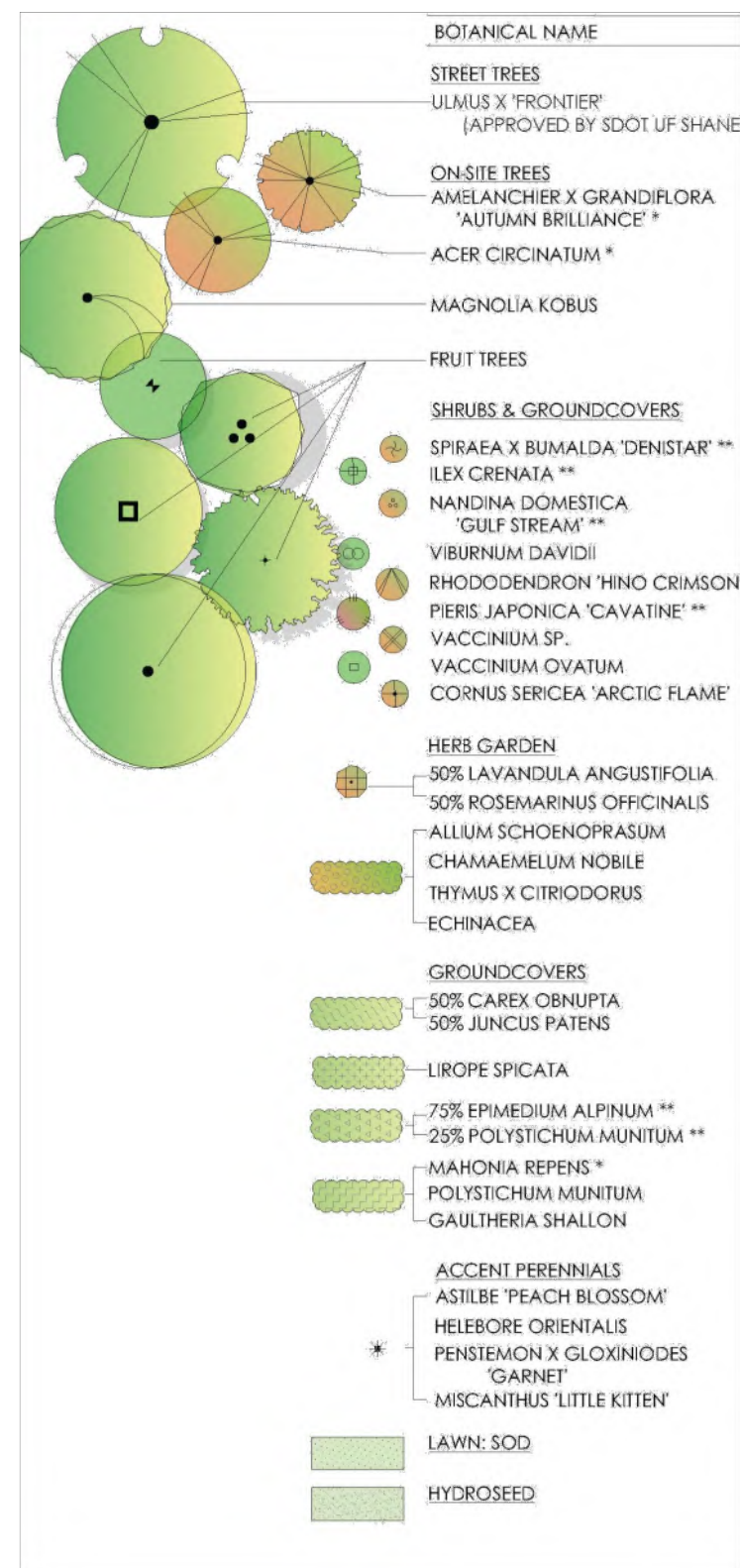
12 Herb garden



13 Patio provides room for BBQ, gathering



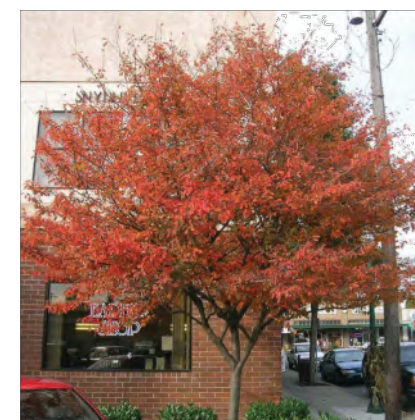
**PLANTS**



**TREES**



Ulmus 'Frontier'  
Frontier Elm



Amelanchier 'Autumn Brilliance'  
'Autumn Brilliance' Amelanchier



Acer circinatum  
Vine Maple



Magnolia kobus  
Kobus Magnolia

**SHRUBS**



Spiraea x bumalda 'Denistar'  
Superstar Spirea



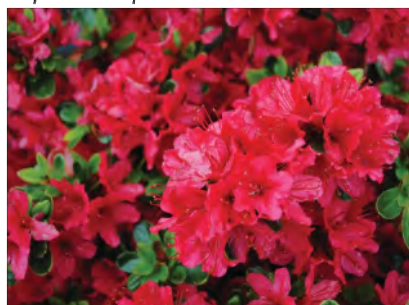
Ilex crenata 'convexa'  
Convex leaf Japanese Holly



Nandina 'Gulf Stream'  
'Gulf Stream' Heavenly Bamboo



Viburnum davidii  
David's Viburnum



Rhododendron 'Hino Crimson'  
'Hino Crimson' Azalea



Pieris japonica 'Cavatine'  
'Cavatine' Japanese Andromeda



Vaccinium ovatum  
Evergreen Huckleberry



Cornus sericea 'Arctic Flame'  
'Arctic Flame' Dogwood

**GROUNDCOVERS**



Carex obnupta  
Slough Sedge



Liriope spicata  
Creeping Lilyturf



Polystichum munitum  
Sword Fern

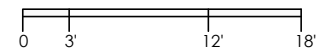


Mahonia repens  
Creeping Oregon Grape



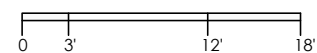
west elevation ( along MLK)

☒ exhaust vent location



north elevation

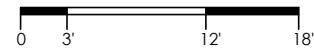
☒ exhaust vent location





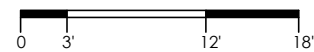
east elevation

⊠ exhaust vent location



south elevation

⊠ exhaust vent location





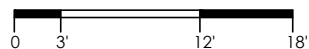
elevation along woonerf - north

☒ exhaust vent location



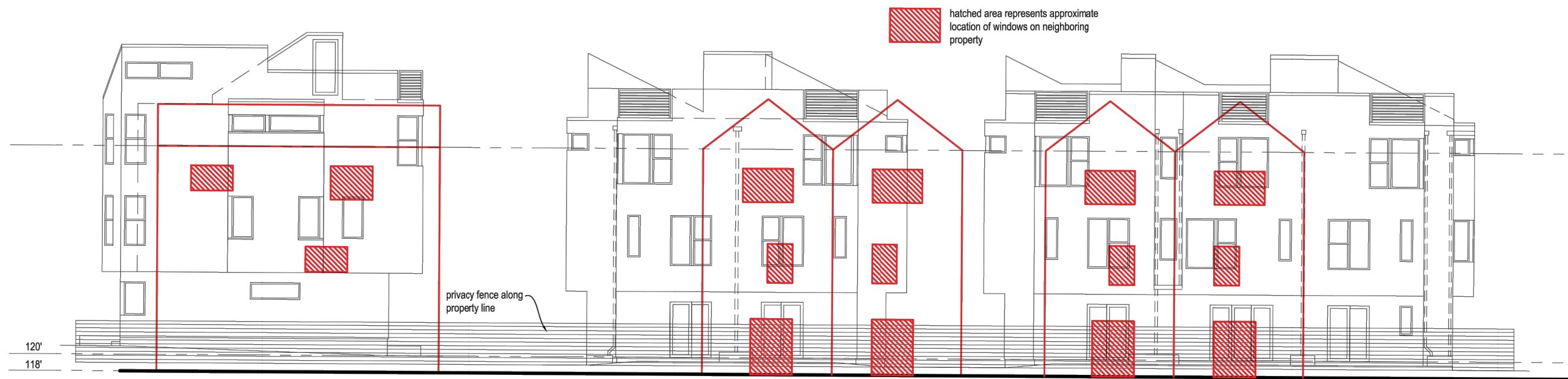
elevation along woonerf - south

☒ exhaust vent location

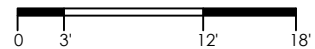


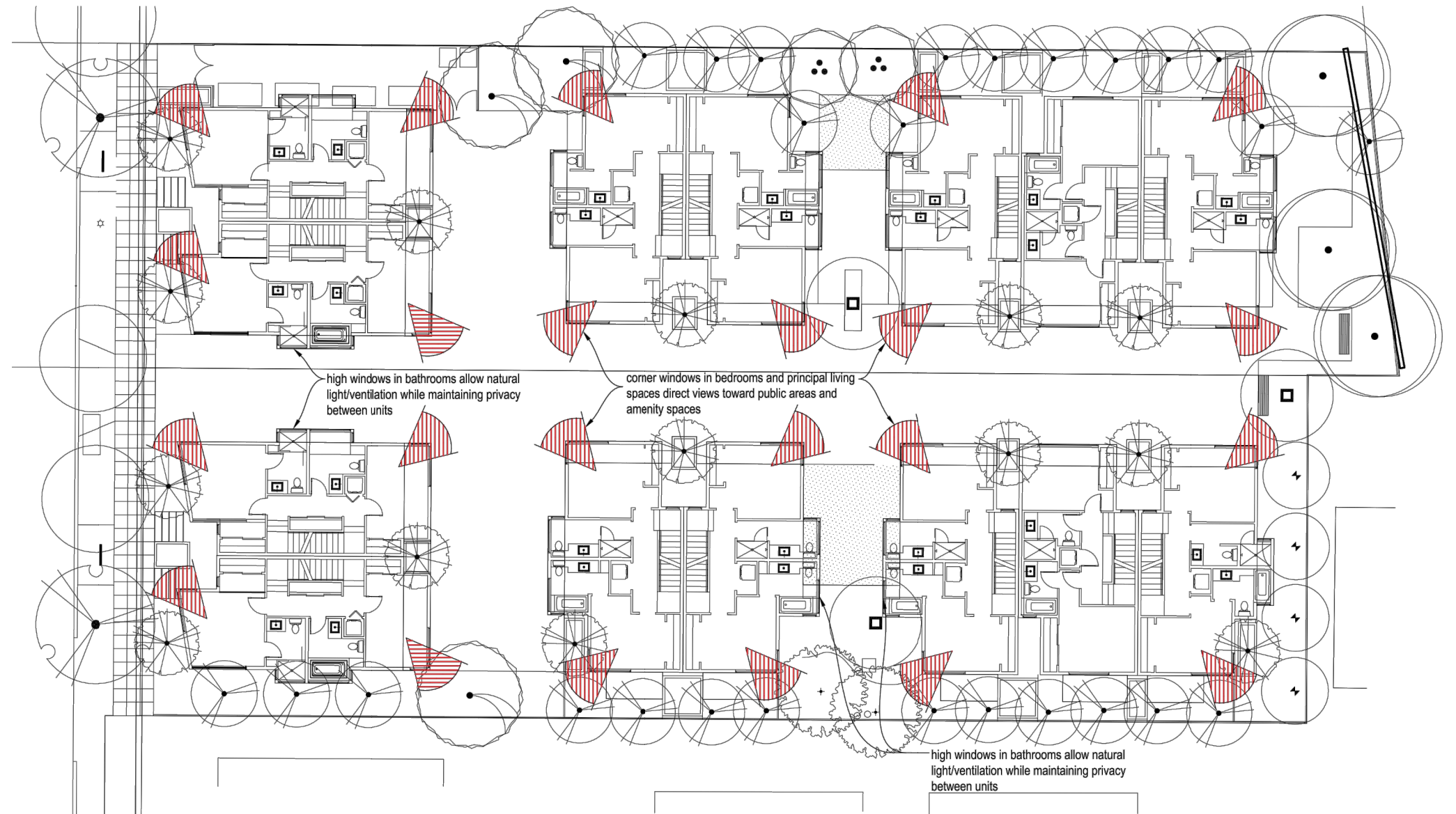


fenestration along north property line

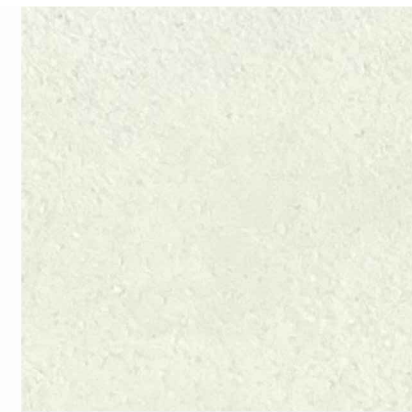


fenestration along south property line





fenestration site diagram



1: Parex stucco w/sand fine light base - color: P505 Agate or equal  
Alternate to be painted cement fiber panels with integrally painted joints - color sim to stucco selection  
<https://www.parex.com/systems/stucco>



2: 1x6 cedar rain screen cladding with Cabot's semi-transparent oil stain - Alternate to be composite wood cladding of similar color and value  
<https://www.cabotstain.com/>



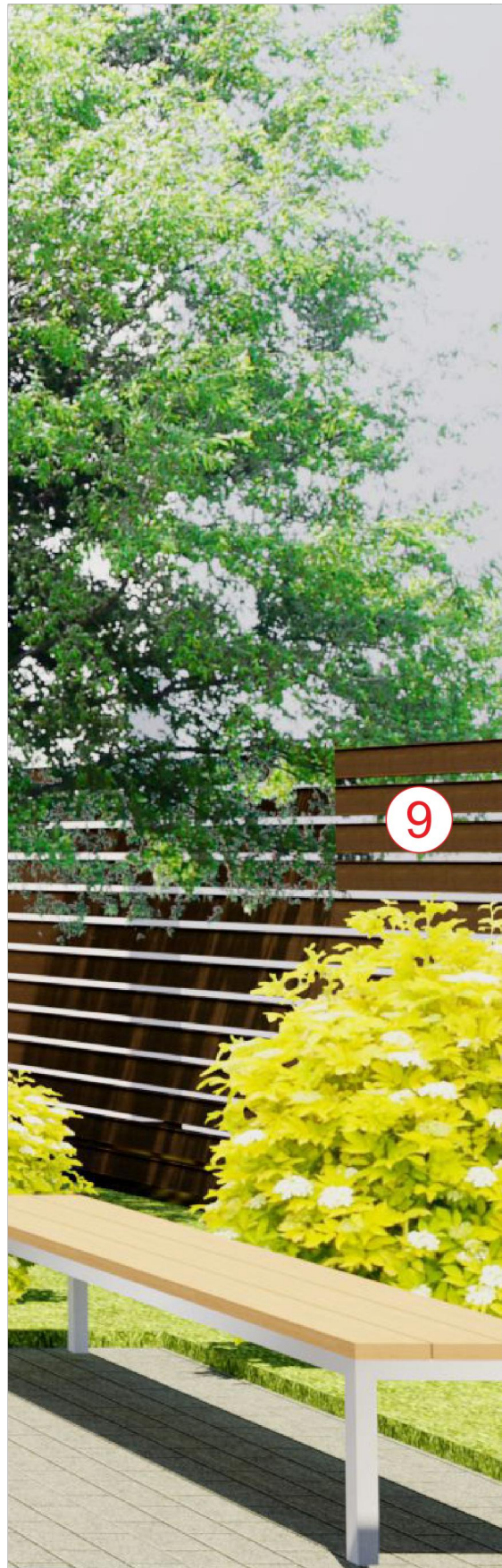
3: Painted cement fiber panel with integrally painted joints color: Benjamin Moore HC-167 - 'Amherst Gray'  
<https://www.benjaminmoore.com/en-us>



4: Dark/Black vinyl windows  
<https://www.vpiwindows.com/index.php>  
6: Painted entry doors color: Benjamin Moore HC-181 - 'Heritage Red'  
<https://www.benjaminmoore.com/en-us>



5: Permeable pavers with two contrasting colors - Abbotsford Aqua Pave 'Natural' & 'Indian Summer' or equal  
<https://www.pavingstones.com/>



7: Natural poured-in-place concrete



8: Fiberglass or steel sectional garage door with glazing per elevations - dark color to compliment adjacent finishes. Clopay 'modern steel' collection or similar.

<https://www.clopaydoor.com/>



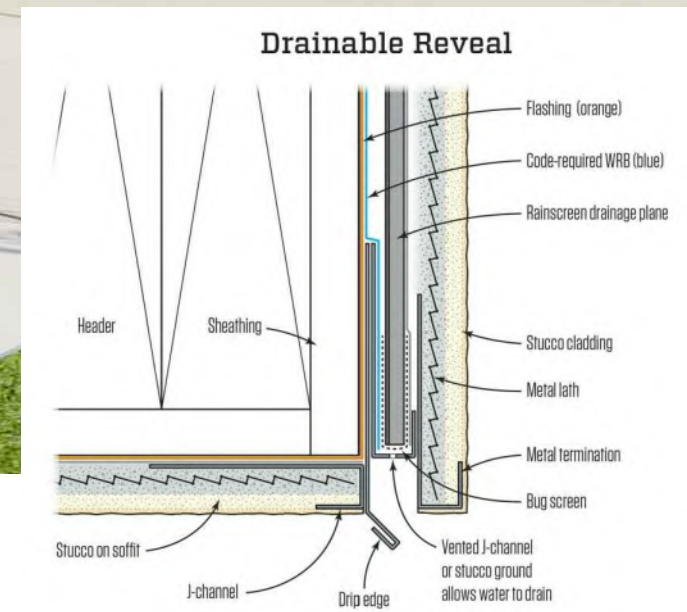
9: 1x6 cedar fencing - natural





shared entries along mlk jr way s

soffits / overhangs along entries will be clad with the stucco, similar to the adjacent facade materials. The surface will be painted white with surface mounted or recessed light fixtures. The transition from vertical to horizontal surface will be treated with a typical j-channel reveal that allows for venting and drainage.



soffit edge detail



view at rear of woonerf

the central court is paved with permeable pavers, providing a continuous zone for pedestrians and pets, and intermittent vehicles while supporting stormwater requirements.

the landscape includes a mix of small trees in bioretention planters, and small trees and planting strips adjacent the buildings

signature trees, landscape boulders for seating and flexible furniture signal the north and south amenity areas, which also include lawn and play areas for children

an edible garden at the east amenity area with furniture for seating and an area for barbecuing provides a visual terminus and destination to the pedestrian focused woonerf.

given the parcel layouts, a single focal point is really a series of points, with seating and trees and landscape providing a landscape limit to the negative space between the buildings.



east amenity seating



north amenity looking south



center of woonerf looking northwest



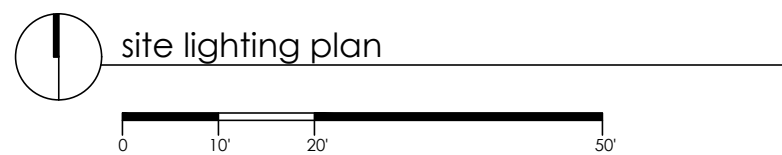
center of wooner looking west to MLK Jr Way S.

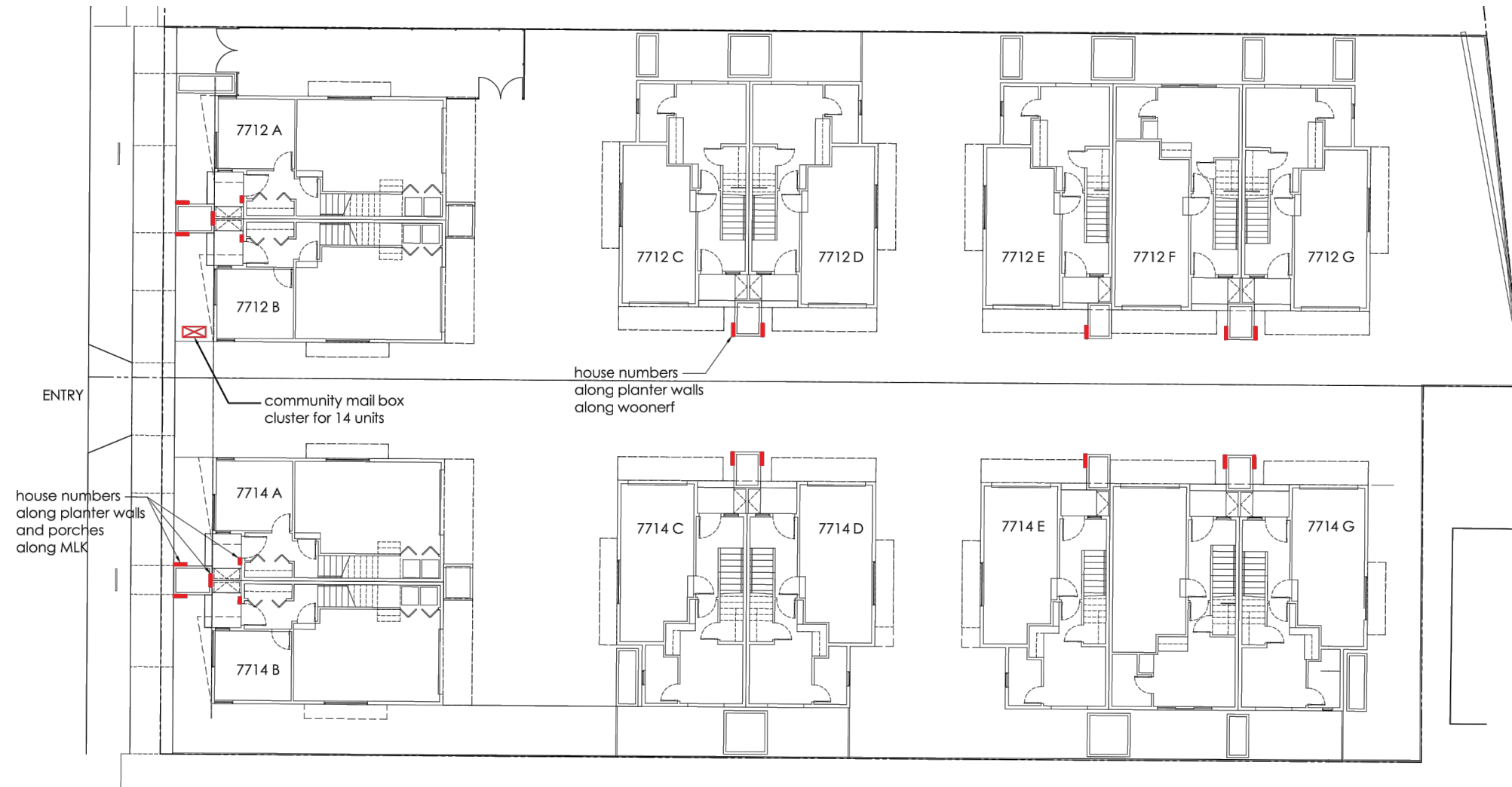


① surface mount wall or ceiling lights at entries and overhangs



② uplighting at landscape features





signage concept plan

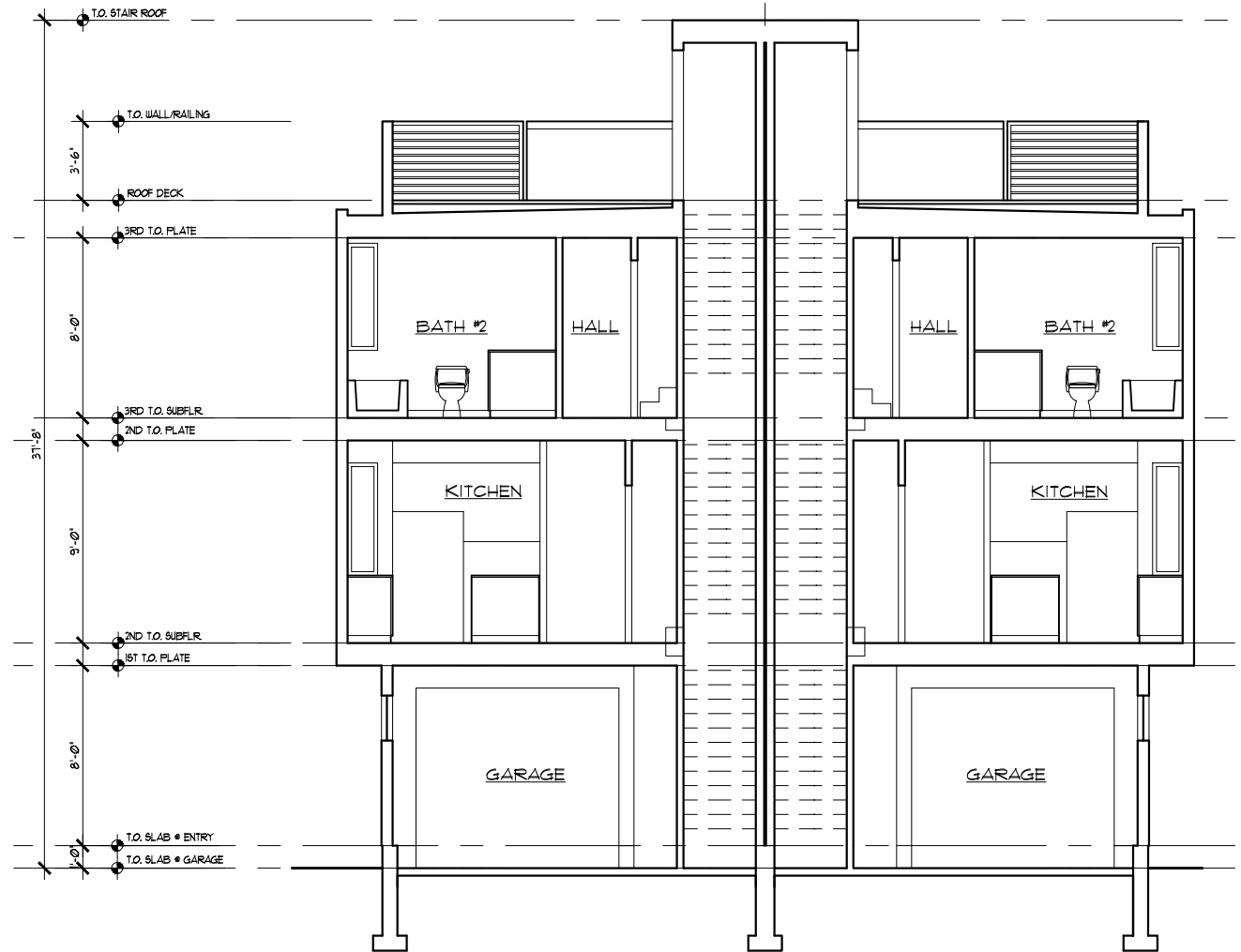
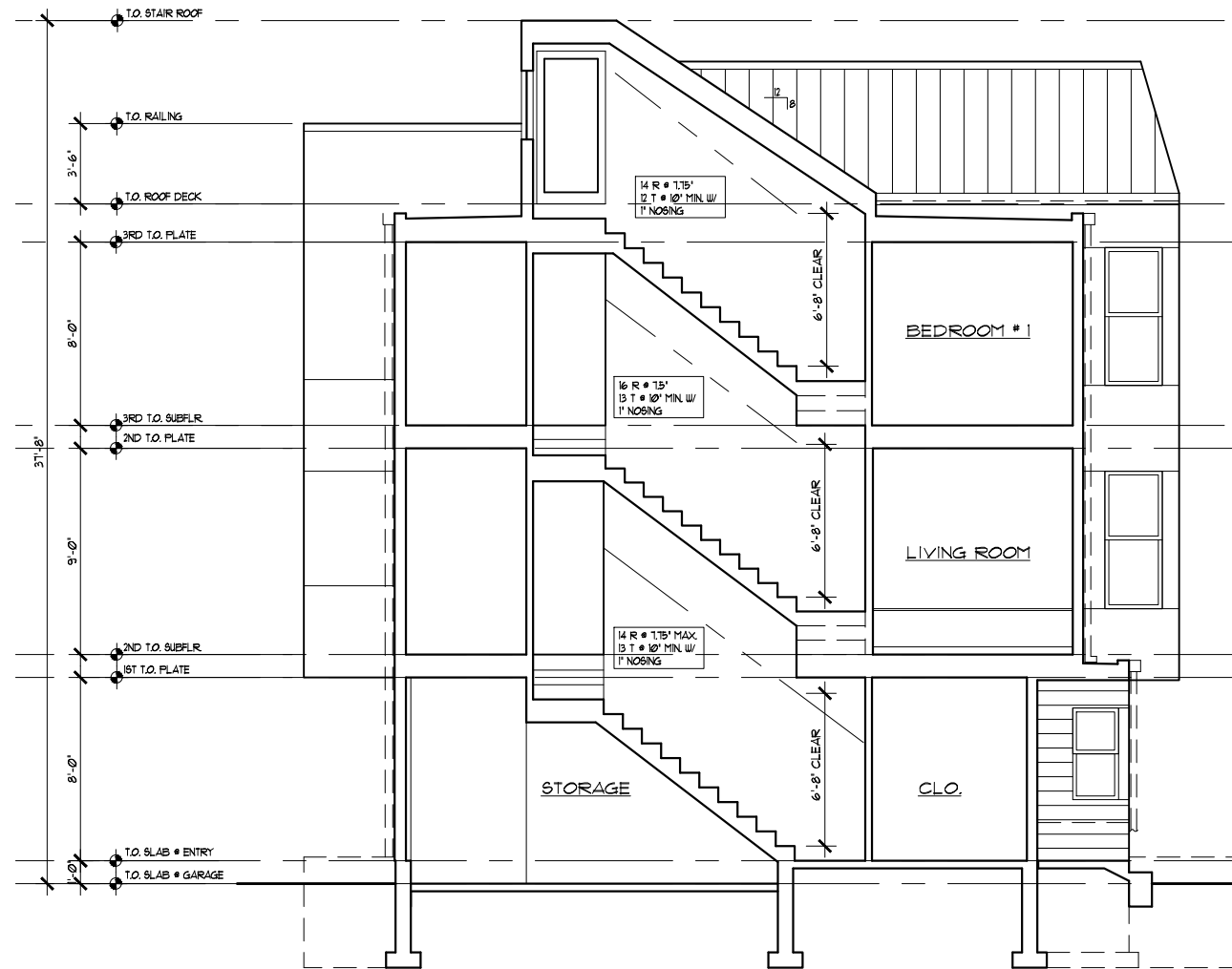


cluster mailbox w/ individual mail boxes and parcel lockers at community entrance

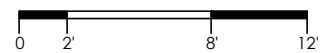


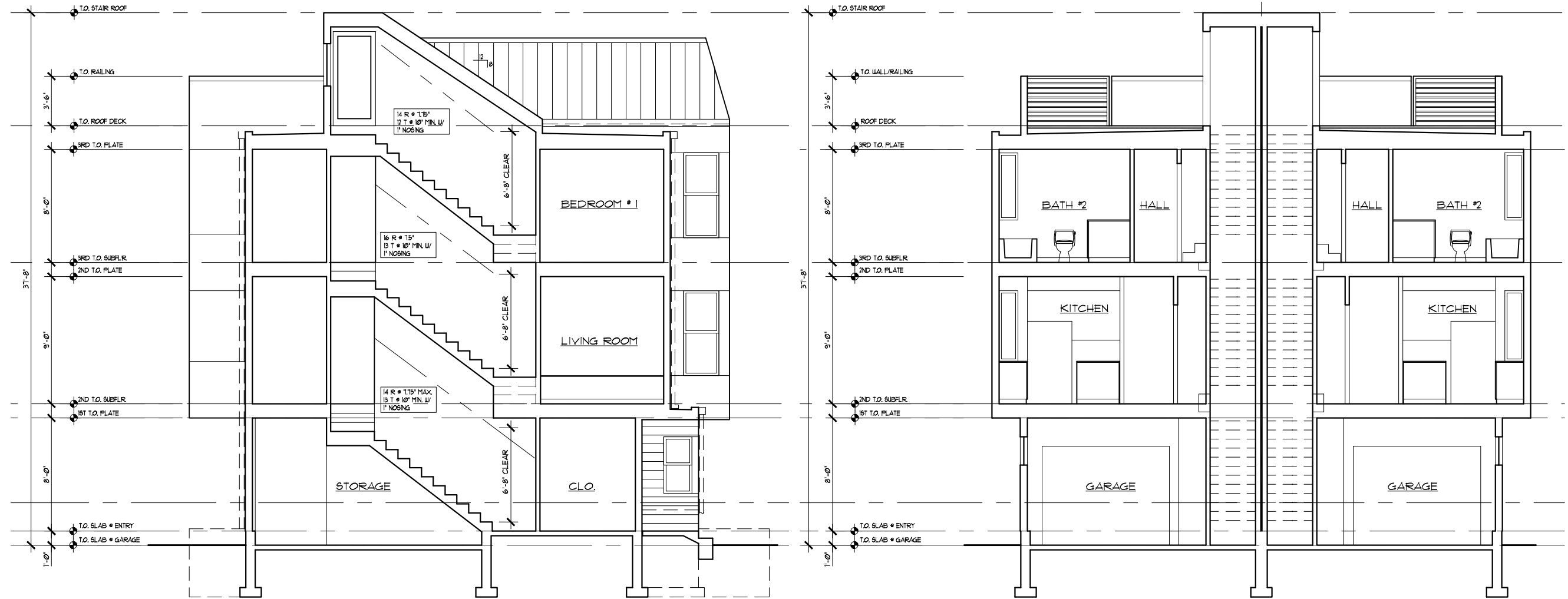
matte black or anodized aluminum address numbers - color to contrast w/ background material



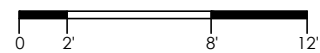


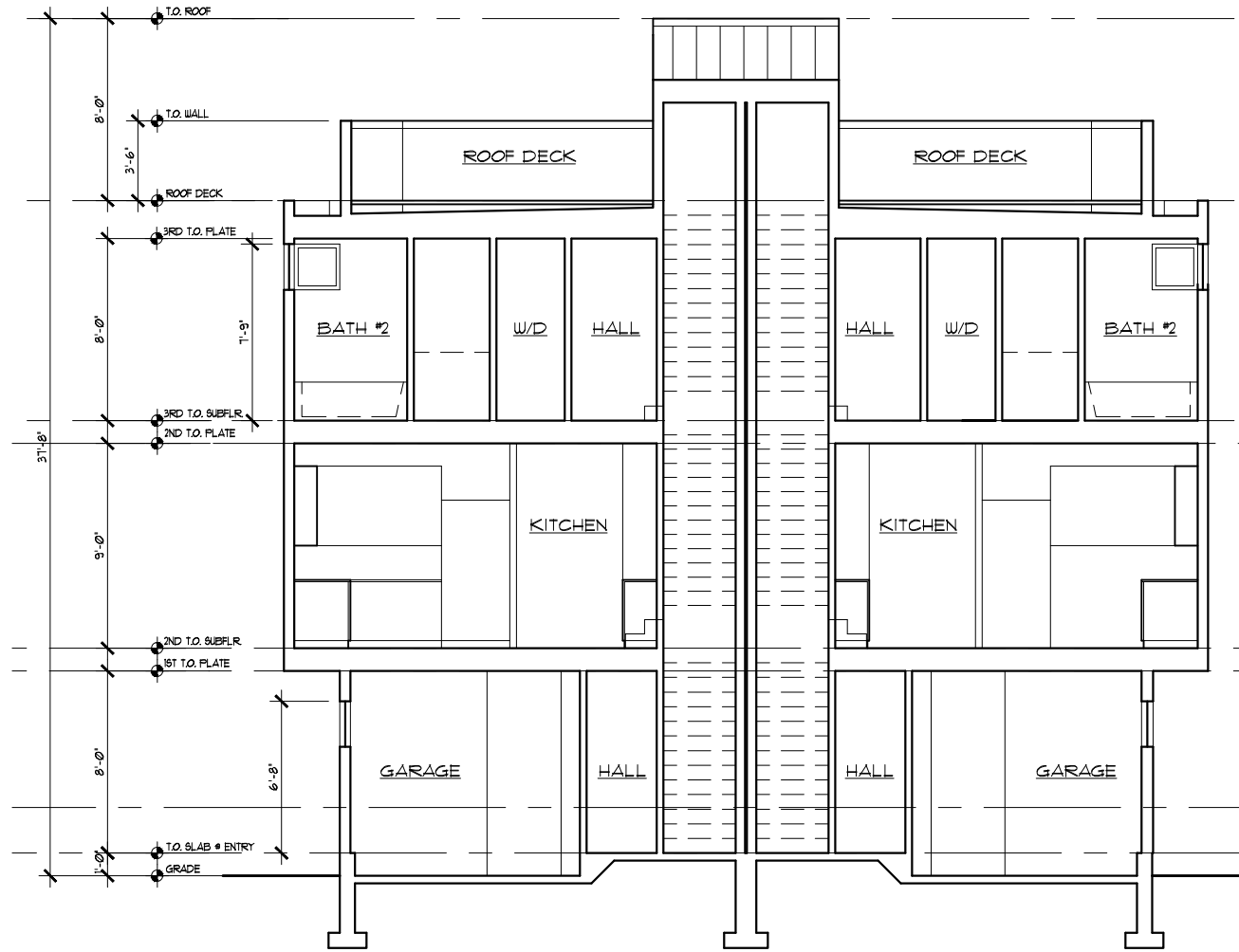
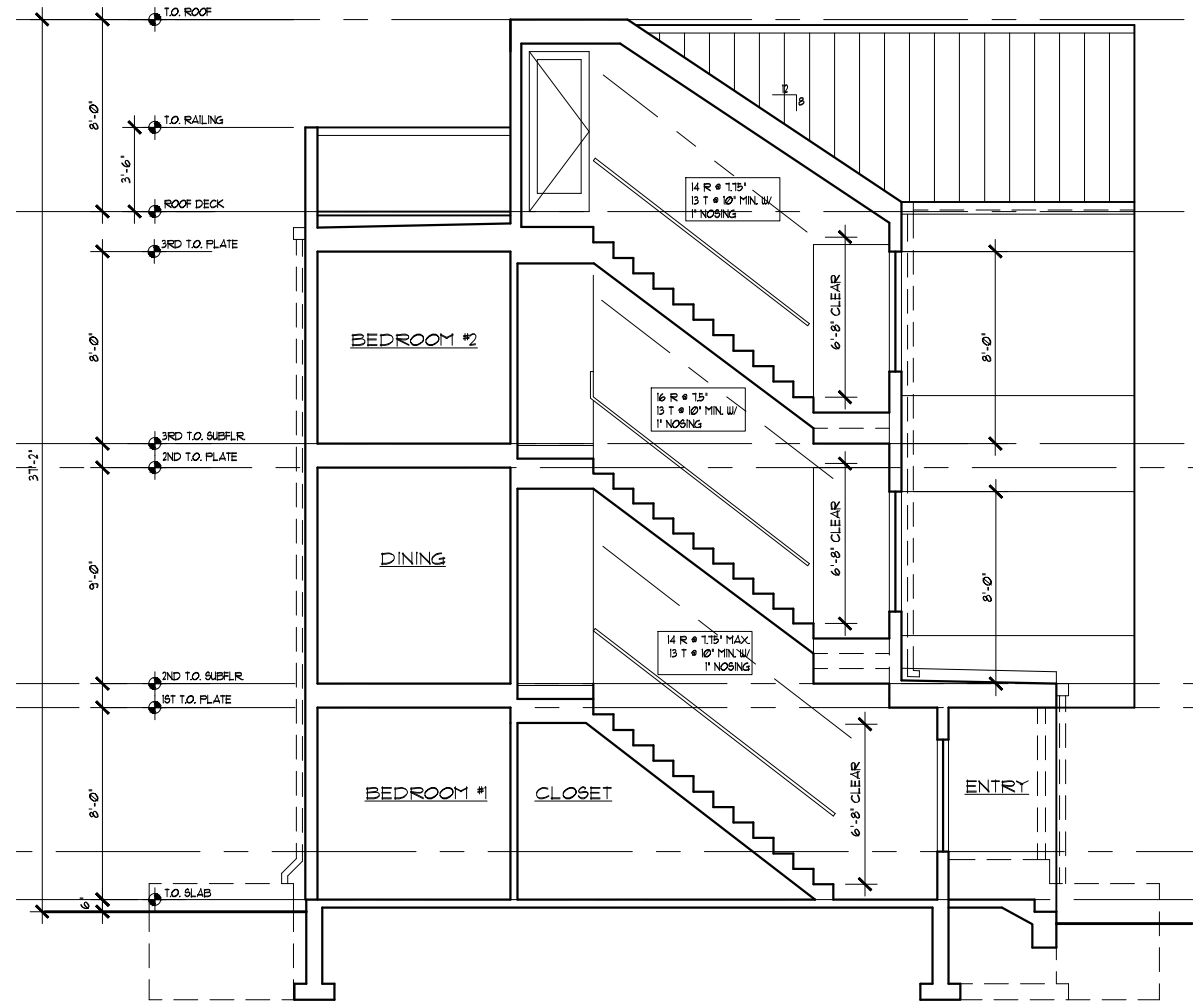
building 1 sections



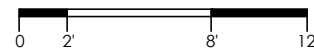


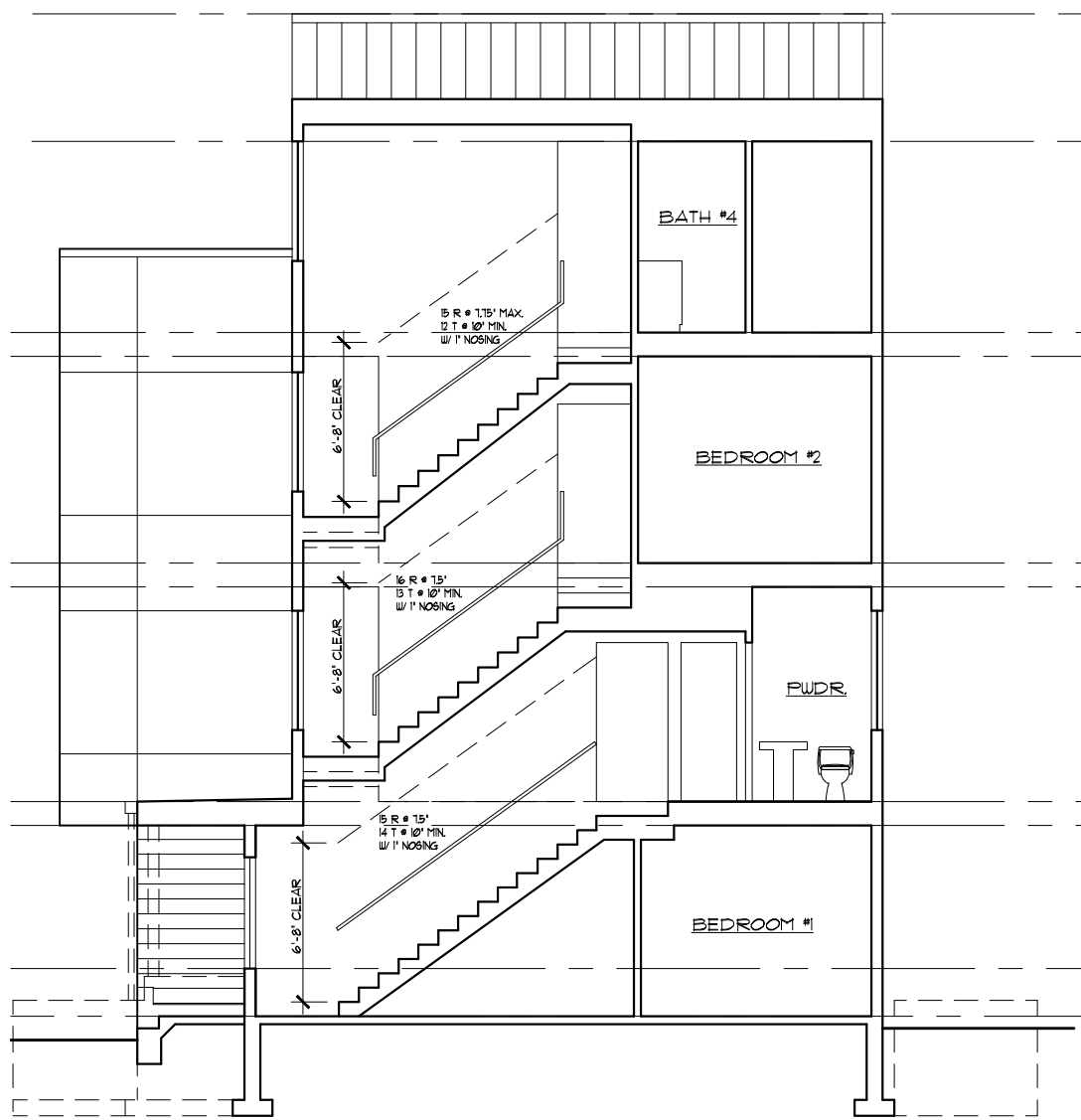
building 2 sections



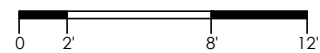


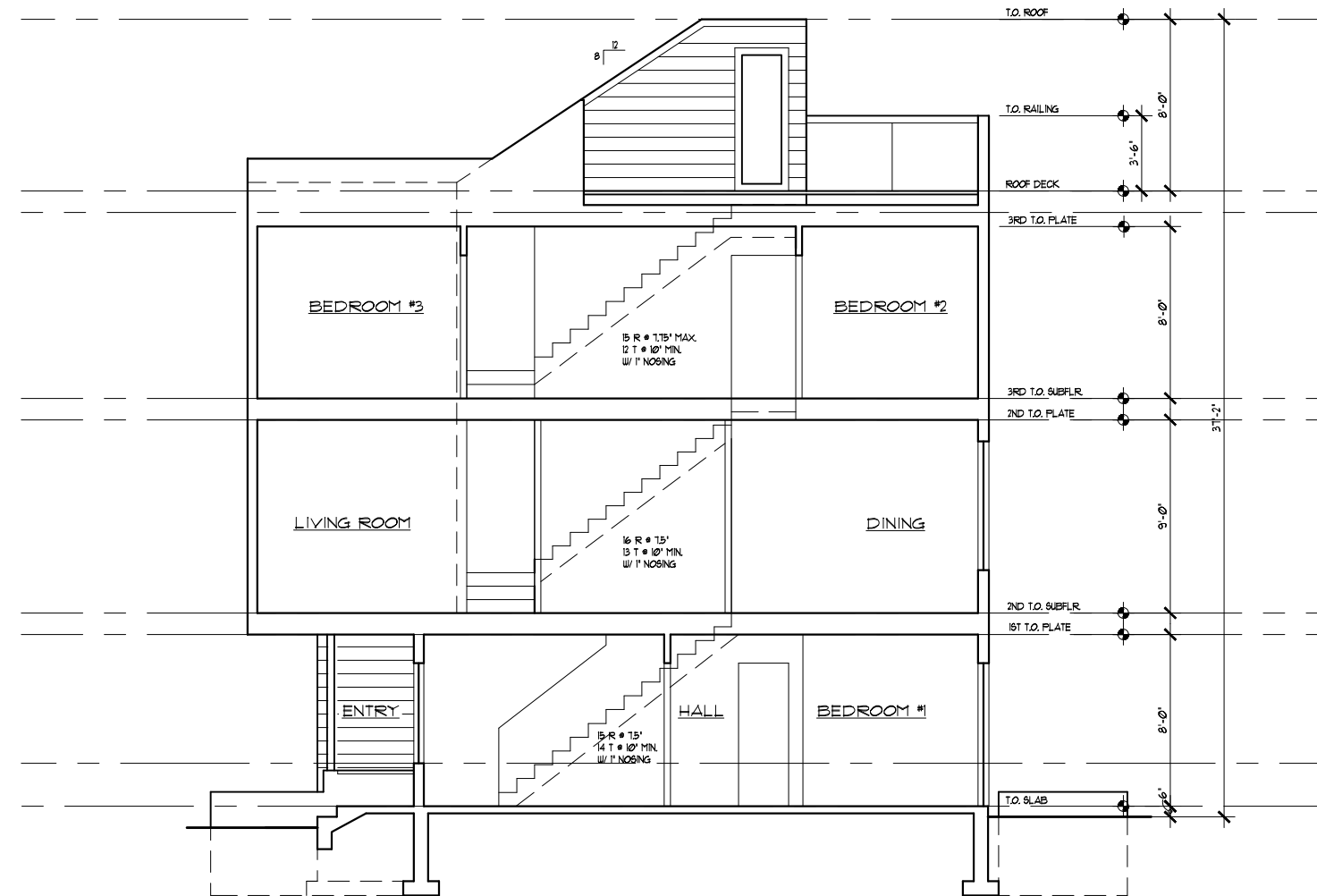
buildings 3&4 sections





building 5 sections





building 6 section

