



RESIDENCES OF
OTHELLO PARK

7122 44th Avenue South
Seattle WA 98118

STREAMLINE DESIGN REVIEW
(1) TWO - UNIT DUPLEX &
(4) SINGLE FAMILY RESIDENCES

SDCI PROJECT NO.
3038719-EG

APPLICANT TEAM
OWNER:
buildSOUND LLC

ARCHITECT
Studio 23

LANDSCAPE ARCHITECT
Root of Design



CONTENTS

3.0 PROJECT INTRODUCTION	3
4.0 SITE: Site Plan	4
4.1 SITE: Survey	5
4.2 SITE: Tree Identification	6
4.3 SITE: Landscape Plan	7
4.4 SITE: Plant Schedule	8
5.0 CONTEXTUAL ANALYSIS: Vicinity & Zoning Maps	9
5.1 CONTEXTUAL ANALYSIS: Neighborhood Vicinity Context	10-11
5.2 CONTEXTUAL ANALYSIS: Site/Street Context	12
5.3 CONTEXTUAL ANALYSIS: Site Photos	13
6.0 ZONING ANALYSIS: Code Compliance	14
6.1 ZONING ANALYSIS: FAR Diagrams	15
7.0 DESIGN GUIDELINES	16-17
8.0 ARCHITECTURAL CONCEPTS: Street Facade	18
8.1 ARCHITECTURAL CONCEPTS: Rendered Elevations	19
8.2 ARCHITECTURAL CONCEPTS: Rendered Perspectives	20-22
8.2 ARCHITECTURAL CONCEPTS: Details	23-24
9.0 ARCHITECTURAL PLANS & ELEVATIONS	25-36
10.0 SUMMARY OF EARLY COMMUNITY OUTREACH	37-38

SITE INFORMATION

ADDRESS
7122 44th Avenue South

SDCI PROJECT NO:
3038719-EG

PARCEL:
1005000085

LOT AREA
8,184 SF

OVERLAY DESIGNATION
'Urban Village Overlay'
Othello
(Residential Urban Village)

LEGAL DESCRIPTION
W 1/2 LOT 4, BLOCK 2,
BOWENS REPLAT OR
RAINIER GARDENS, LESS ST

LAND USE DATA

ZONING
LR1 (M1)

PROPOSED RESIDENTIAL UNITS
6 Units

FAR
1.3 MAX for LR1: 10, 639 SF
1.1 MAX for NO GREEN REQ: 9,002 SF
1.04 Proposed FAR

PROPOSED FAR
8,501 SF

ECA
NO

HISTORIC LANDMARK
NO

PARKING REQUIREMENT
6 Parking Spots Proposed

CONTACTS

OWNER
Buildsound llc
c/o Rob McVicars
Rob@buildsound.com
425-864-4167

APPLICANT/ARCHITECT
Studio 23
c/o Katie McVicars
Kmcvicars@gmail.com
425-864-1488

LANDSCAPE ARCHITECT
Root of Design
c/o Devin Peterson
3213 W Wheeler Street Box
Devin@rootofdesign.com
206-491-9545

3.0 PROJECT INTRODUCTION

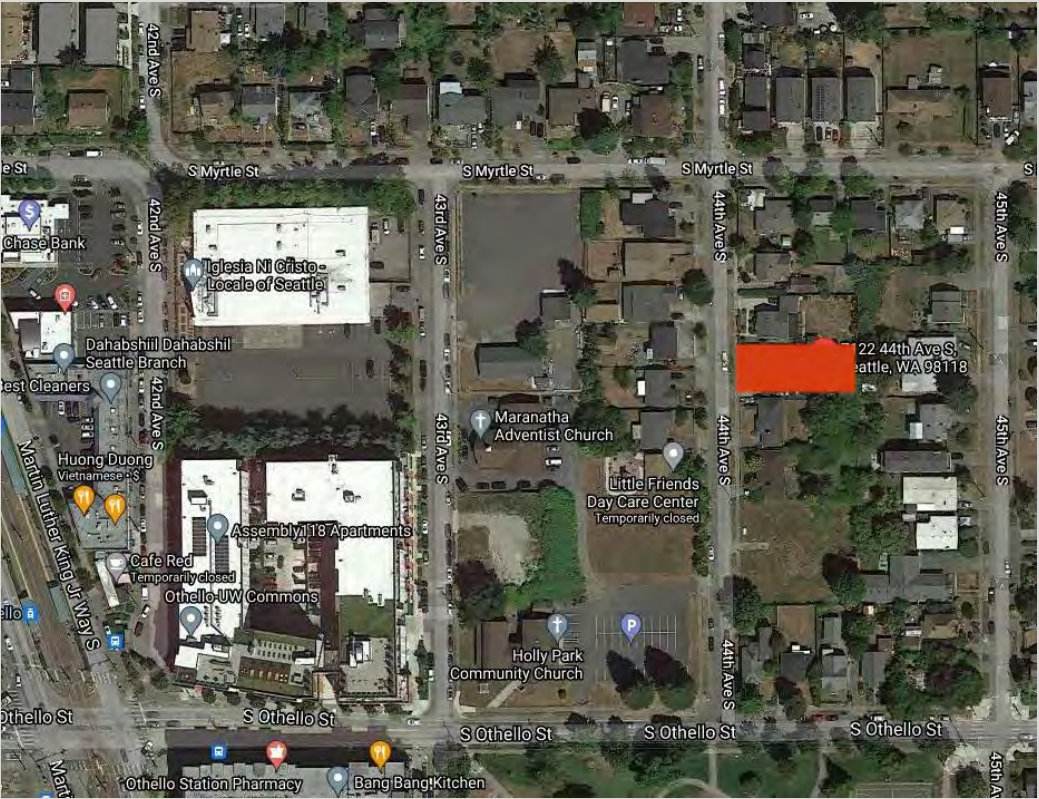
DEVELOPMENT OBJECTIVES / SUMMARY STATEMENTS

The proposed development project intends to utilize the updated zoning capacity by increasing density and expanding the housing inventory in Seattle's Ranier Valley Community with new, appealing homes within a transit-ready and pedestrian friendly neighborhood. This specific development proposal is planned for five structures that will evoke shapes and characteristics which reflect the context and character of the existing structures on the street and in the neighborhood. The principle objective of this proposal is to create these structures as modern, livable, aesthetically pleasing homes that will support citywide housing needs by increasing the supply of the walkable 'missing-middle' homes (i.e. housing types between single-family homes and mid-high rise multi-family buildings) in Seattle. This development also intends to reinforce the area's expanding economic vitality by increasing the number of residents to patronize the local amenities.

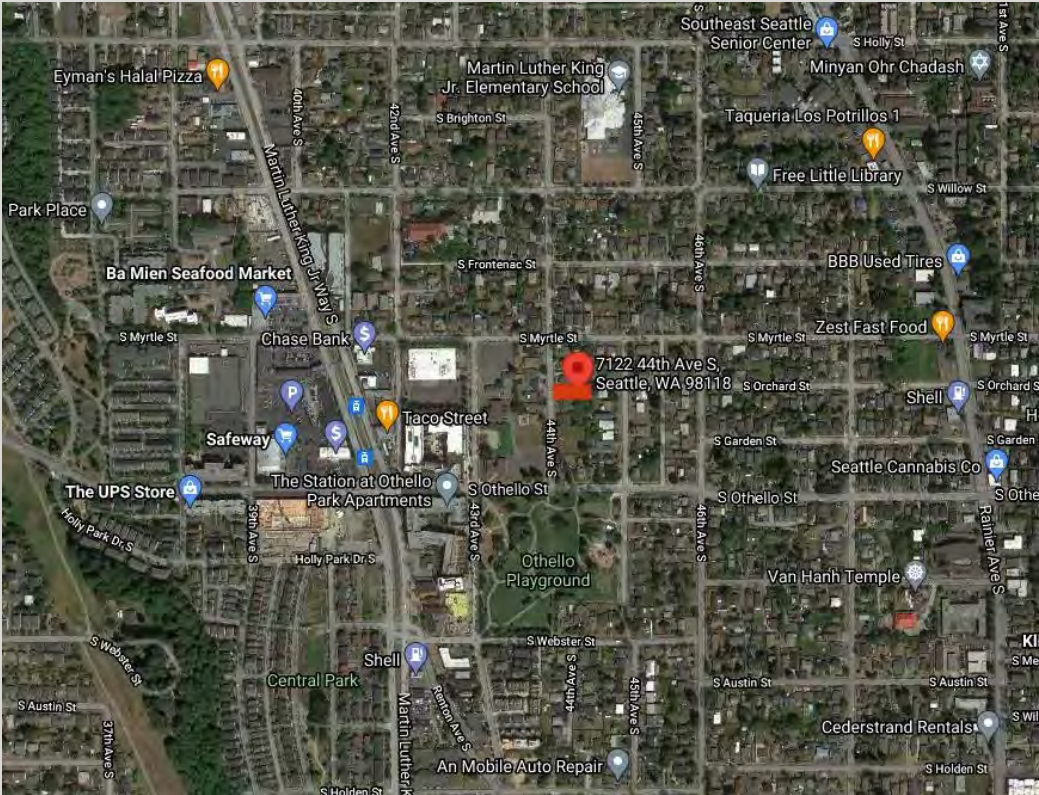
DEVELOPMENT SUMMARY

BUILDING	UNITS	PARKING	FAR SF
DUPLEX: UNITS 1&2	2 Units	2 Spots (2 Required)	1312 SF/1383 SF
SFR:UNIT 3	1 Unit	1 Spot (1 Required)	1557 SF
SFR:UNIT 4	1 Unit	1 Spot (1 Required)	1557 SF
SFR:UNIT 5	1 Unit	1 Spot (1 Required)	1270 SF
SFR:UNIT 6	1 Unit	1 Spot (1 Required)	1422 SF
TOTAL: 5	6 UNITS	6 SPOTS	8501 SF

SDCI #3038719-EG
Residences of Othello Park
7122 44th Avenue South
Seattle WA 98118
March 12, 2022



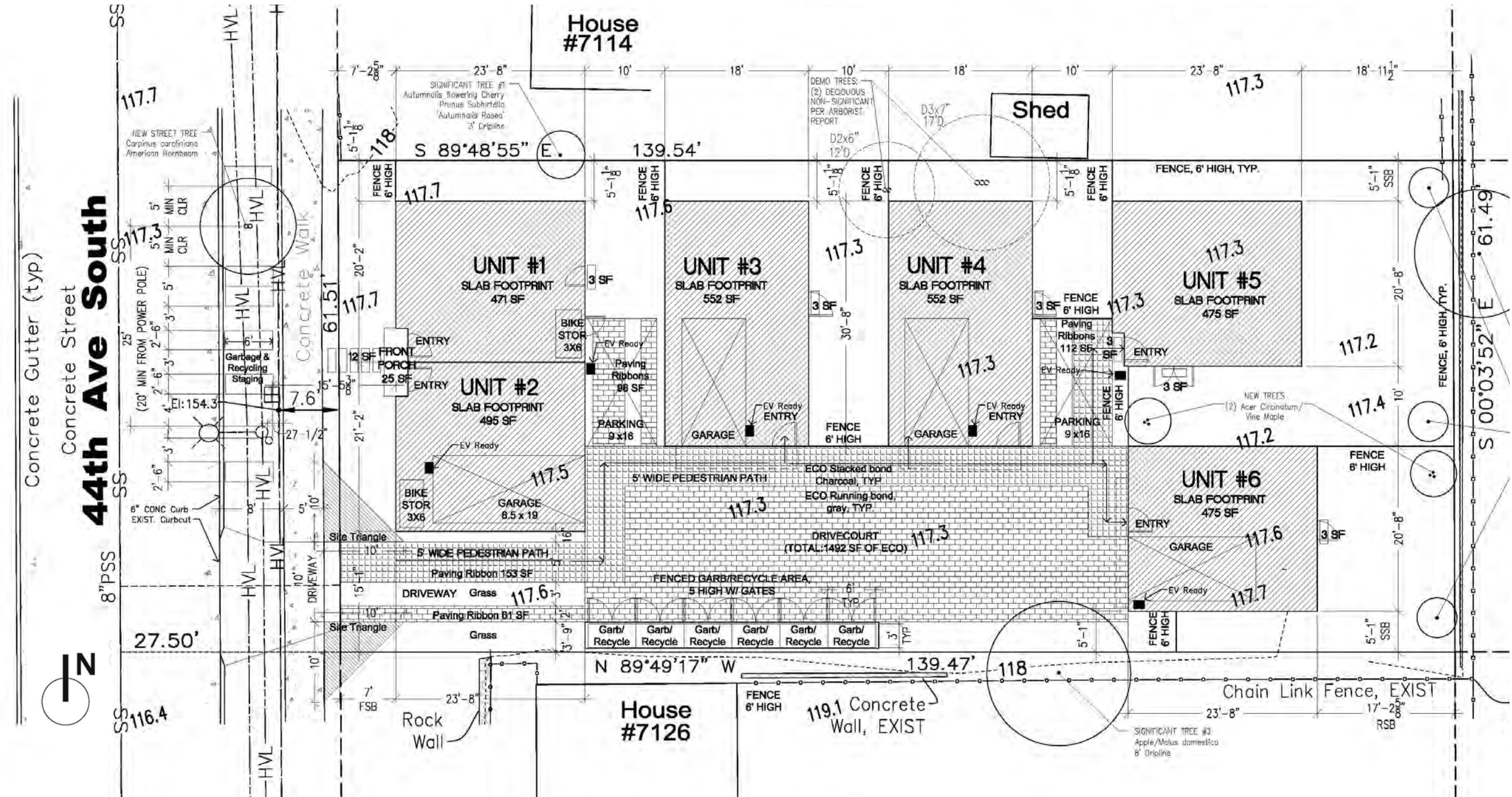
AERIAL MAP (GOOGLE EARTH)



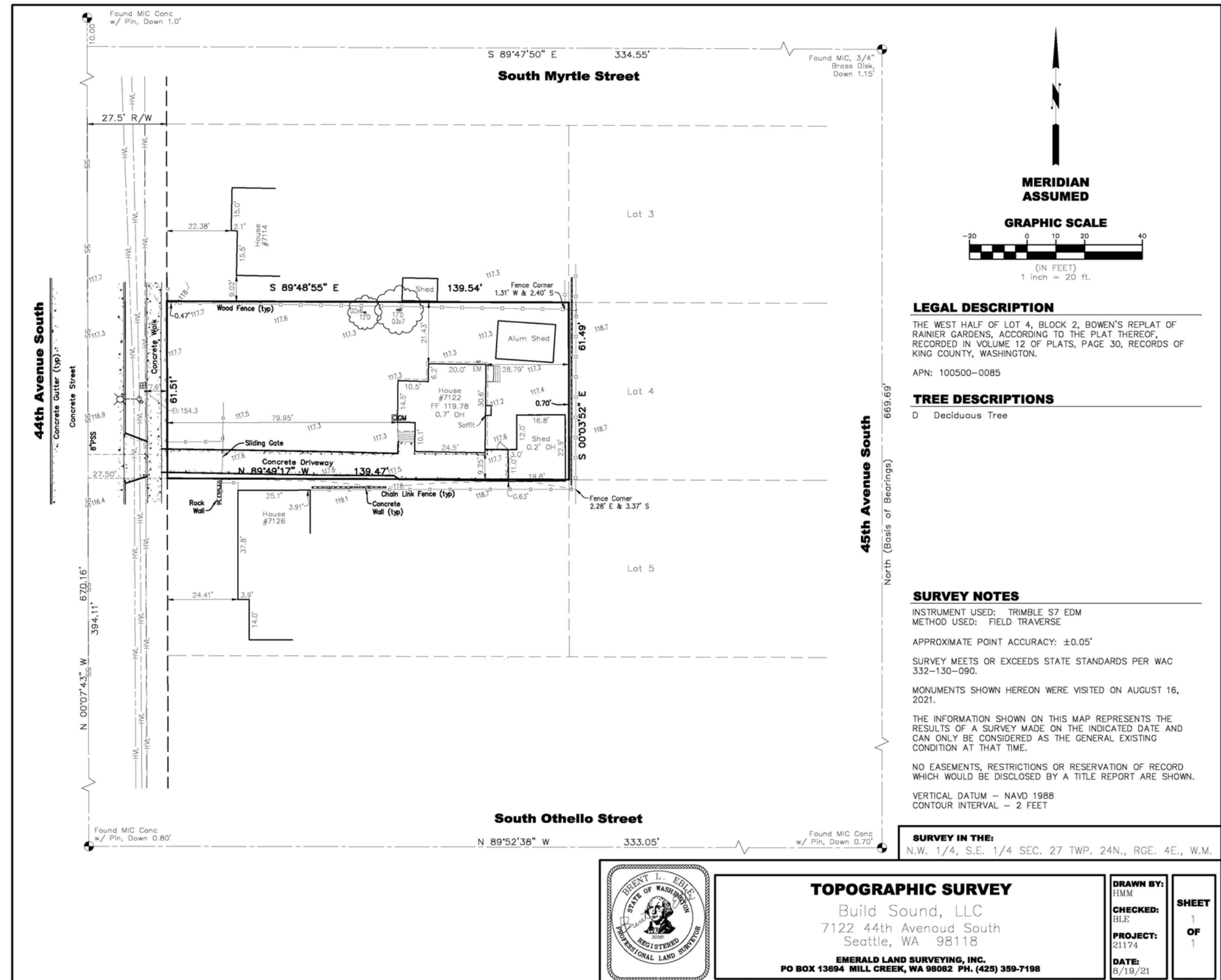
6-BLOCK AERIAL (GOOGLE EARTH)

4.0 SITE : Site Plan

PLAN - SITE
NTS



4.1 SITE : Survey



SDCI #3038719-EG
Residences of Othello Park
7122 44th Avenue South
Seattle WA 98118
March 12, 2022

4.2 SITE : Tree Identification

ARBORIST REPORT (AUGUST 13th, 2021)
PREPARED BY :
Favero Greenforest, ISA Certified Arborist # PN -0143A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® #379

SUMMARY:

	Onsite	Offsite
Significant	0	3
Exceptional	0	0
Grove	0	0
Street Tree	0	0

REGULATED TREE IINVENTORY:

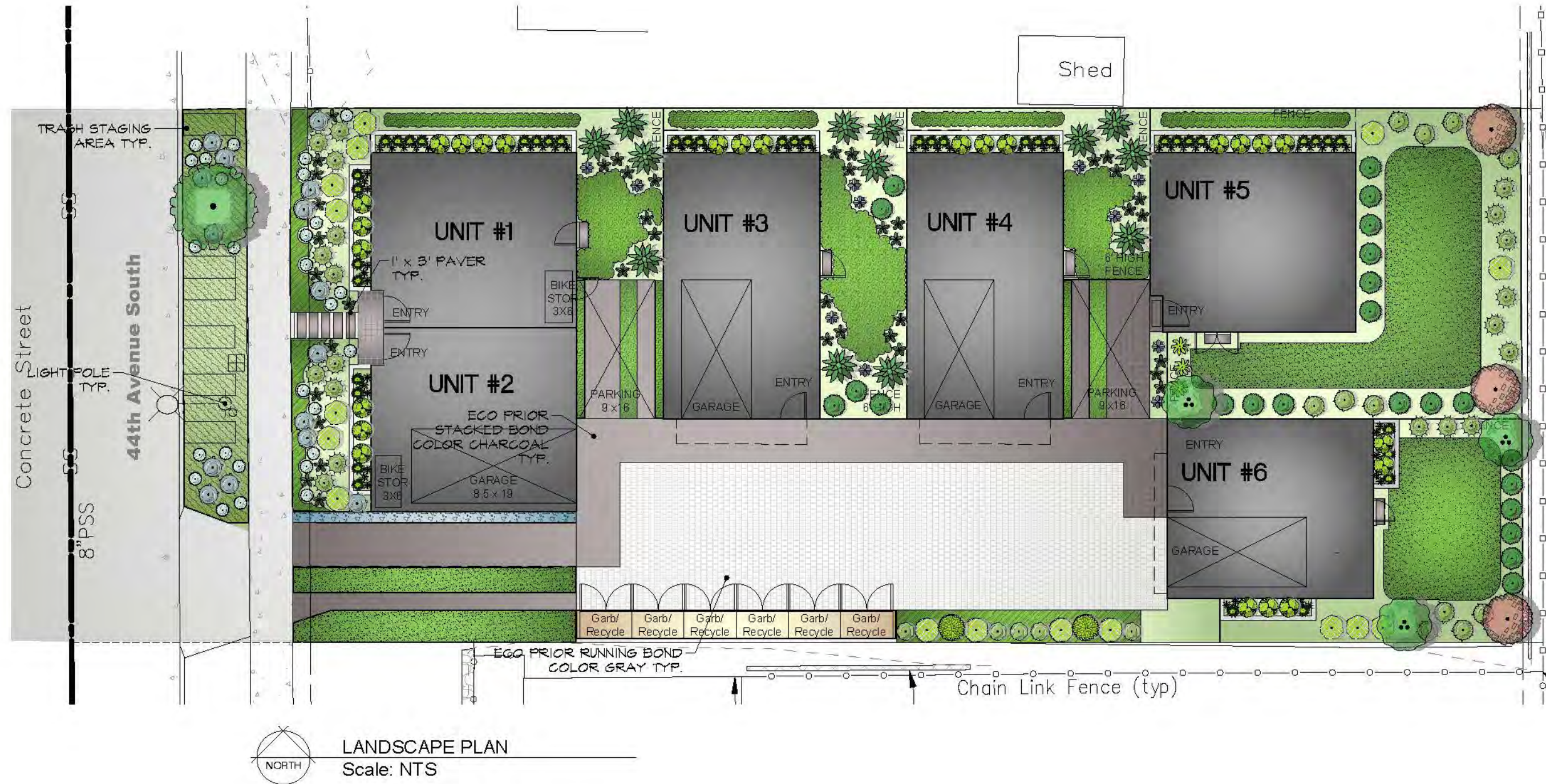
Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (QMD)	Species Common Name and Latin Binomial	Threshold for Exceptional	Dripline* (R')
Y	N	Y	N	1	6"	Autumnalis flowering cherry, <i>Prunus subhirtella 'Autumnalis Rosea'</i>	15.8"	3'
Y	N	N	N	2	11"	Apple, <i>Malus domestica</i>	20"	8'
Y	N	Y	N	3	10,12" (15.6")	Apple, <i>Malus domestica</i>	20"	9'

*Measured from existing fences.










4.3 SITE : Landscape Plan


One Duplex (units 1&2) and Four Single Family Residences (units 3-6)




4.4 SITE : Plant Schedule

PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	3 stem min, 6' Ht
	Carpinus caroliniana / American Hornbeam Street Tree	2"-2.5" Cal B&B
	Fagus sylvatica 'Danyck Purple' / Danyck Purple Beech	1.5" Cal
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss	1 gal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush	3 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
BIORETENTION	BOTANICAL / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	Juncus patens 'Elk Blue' / Spreading Rush	1 gal
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Pachysandra terminalis / Japanese Spurge	4"pot
	Sagina subulata / Irish Moss	4"pot
	Thymus pseudolanuginosus / Woolly Thyme	4"pot
	Turf Sod / Drought Tolerant Fescue Blend	sod
	Vinca minor 'Bonies Blue' / Dwarf Periwinkle	4"pot
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4"pot
SITE	BOTANICAL / COMMON NAME	SIZE
	1/2" Drain Rock	N/A

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5.0 CONTEXTUAL ANALYSIS

VICINITY MAP AND ZONING MAP

SITE DESCRIPTION & ANALYSIS

The proposed project site is located in the Rainier Valley Neighborhood (Zip Codes: 98144, 98118, and 98178), The Rainier Valley Neighborhood is a 7.279 square mile area south of downtown Seattle. Two blocks to the west of the site is the Othello light rail station on Martin Luther King Way and six blocks to the east is Lake Washington and Rainier Beach. To the north is Seward Park. One block south of the site is the spacious Othello Play-field which offers an open meadow, a walking path, and gathering spaces for the community. There are approximately 60,000 people living in Rainier Valley (per Citydata.com 2019), with data showing 32.8% White, 23.2% Black, 22.6% Asian, 7.9% Hispanic, 6.5% 2+ races, 3.9% Native Hawaiian, 1.9% Other, and 1.2% American Indian. The residents are comprised of a mostly 50/50 Male to Female ratio. About 40% of the residents in Ranier Valley are married and of those, about 27% have children. Close proximity to the proposed project site are Martin Luther King Elementary School (.9 miles), Aki Kurose Middle School (1 mile), and Franklin High School (3.3 miles); all Seattle Public Schools. Within a couple of blocks, are also amenities such as fast food restaurants, coffee shops, grocery stores and banks. Immediately adjacent to the site are existing one-story single-family structures. And across the street, there is a two-story duplex. A couple of lots to the south there is a three-story multi-family structure currently under construction.

The Proposed project site is overall, generally flat There is little to no grade change at all the lot lines including the street (the west lot line), the back of the site (the east lot line), as well as at the side lot lines There are no significant nor exceptional trees located on the site, per the survey and per the tree report (please refer to pages 5&6). However, there are three significant trees on three separate adjacent lots.

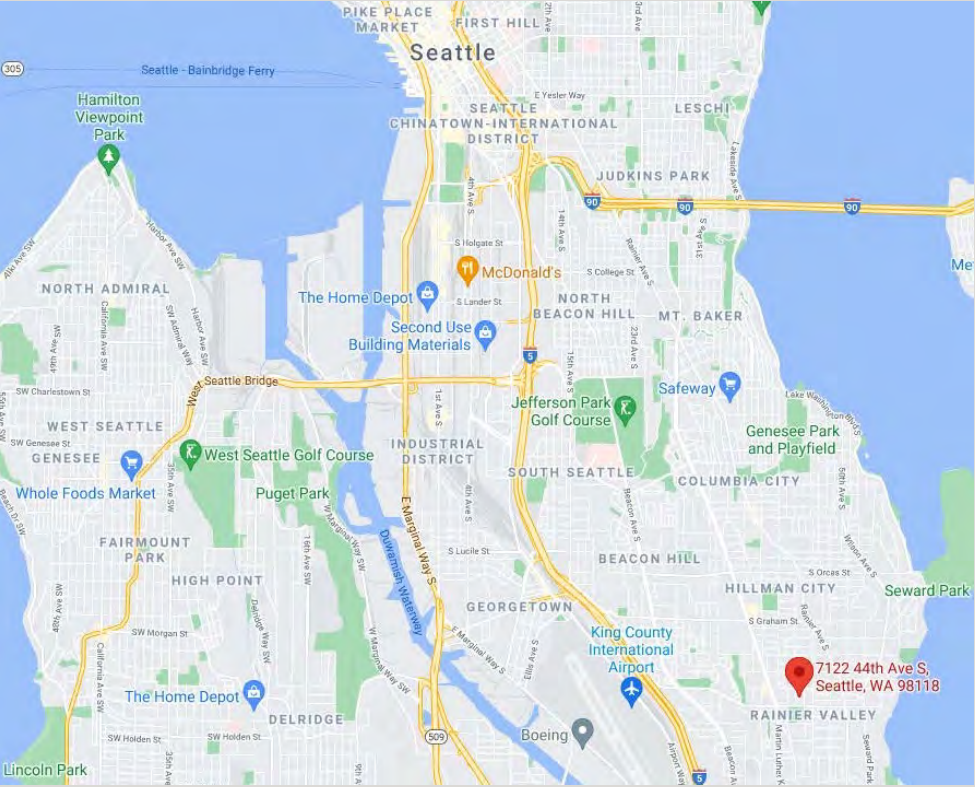
ZONING ANALYSIS

The proposed project site lot and the lots adjacent to the site lot are all designated LR1(M1) zoning. LR1(M1) zoning allows the proposed use of this multi-family project. It is also designated OTHELLO (Residential Urban Village) and has an airport height overlay of 'Horizontal Surface'. The site lot is not listed as having the designation of an historic district, nor does it have any ECA designations.

TRANSPORTATION

Two blocks from the proposed project site is Martin Luther King (M.L.K.) Way, which is an arterial street running north/south. M.L.K. Way is a high frequency transit street with access to the Othello light rail station and access to buses in either direction. Interstate Five (I-5), runs north/south and is about a seven minute drive (approximately two and a half miles) and the Seattle International airport is a 15 to 20 minute drive (approximately eight miles) to the south.

VICINITY MAP

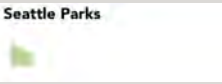


Google Maps

ZONING MAP



Legend:



Zoning Map per SDCI

5.1 CONTEXTUAL ANALYSIS

NEIGHBORHOOD VICINTY CONTEXT
RAINIER VALLEY, SEATTLE, WA.



OTHELLO PLAY FIELD
DISTANCE FROM SITE: 1 BLOCK

M.L.K. JR.
ELEMENTARY SCHOOL
DISTANCE FROM SITE: .9 Mi.



FRANKLIN HIGH SCHOOL
DISTANCE FROM SITE: 3.3 Mi.



AKI KUROSE MIDDLE SCHOOL
DISTANCE FROM SITE: 1 Mi.



5.1 CONTEXTUAL ANALYSIS

NEIGHBORHOOD VICINTY CONTEXT (Continued)
RAINIER VALLEY, SEATTLE, WA.



OTHELLO STATION
LIGHT RAIL

DISTANCE FROM SITE:
2 BLOCKS



LOCAL AMENITIES

- Green Leaf Dental
- Safeway
- Ba Mien Seafood Market
- Cafe Red
- Domino's Pizza
- Othello Wok & Teriyaki
- Le's Deli & Bakery
- Bang Bang Kitchen
- Huong Duong Vietnamese
- Koser Kite Shop
- Heritage Flowers & Gifts
- Little Friends Daycare
- Al-Najax Family Childcare
- Chase Bank
- UPS Store
- Maranatha Adventist Church
- Holly Park Community Church



5.2 CONTEXTUAL ANALYSIS

SITE/STREET CONTEXT : 7122 44th Avenue South, SEATTLE WA 98118

STREET DESIGN

The buildings on the block of the proposed site at 44th Avenue South, Seattle WA are all residential uses; which include single family homes, a duplex, and a multi-family structure that is currently under construction. The majority of the existing structures are one-story single-family homes with the exception of a two-story duplex and the three-story multi-family structure under construction. There is no significant emerging architectural style on the street; however, the majority of the structures have light-colored painted: 6-inch, horizontal, wood siding with pitched roofs. Some roofs are open gable, some are box gable facing the street, and some have a hipped roof . The proposed project site, situated approximately in the middle of the block on the east side if the street, aims to address the existing context of the street by using white painted: 6-inch, horizontal, wood siding and incorporating a pitched roof with an open gable roof that will face the street.

44th AVENUE SOUTH : Looking east at the street facade of the proposed site.



44th AVENUE SOUTH : Looking west, across the street from the proposed site.



FAUNTLEROY WAY SW : Examples of modern structures nearby.

5.3 CONTEXTUAL ANALYSIS

SITE PHOTOS : 7122 44th Avenue South, SEATTLE, WA 98118



North, Adjacent Property



PROPOSED PROJECT SITE:
7122 44th Avenue South



South, Adjacent Property

6.0 ZONING ANALYSIS

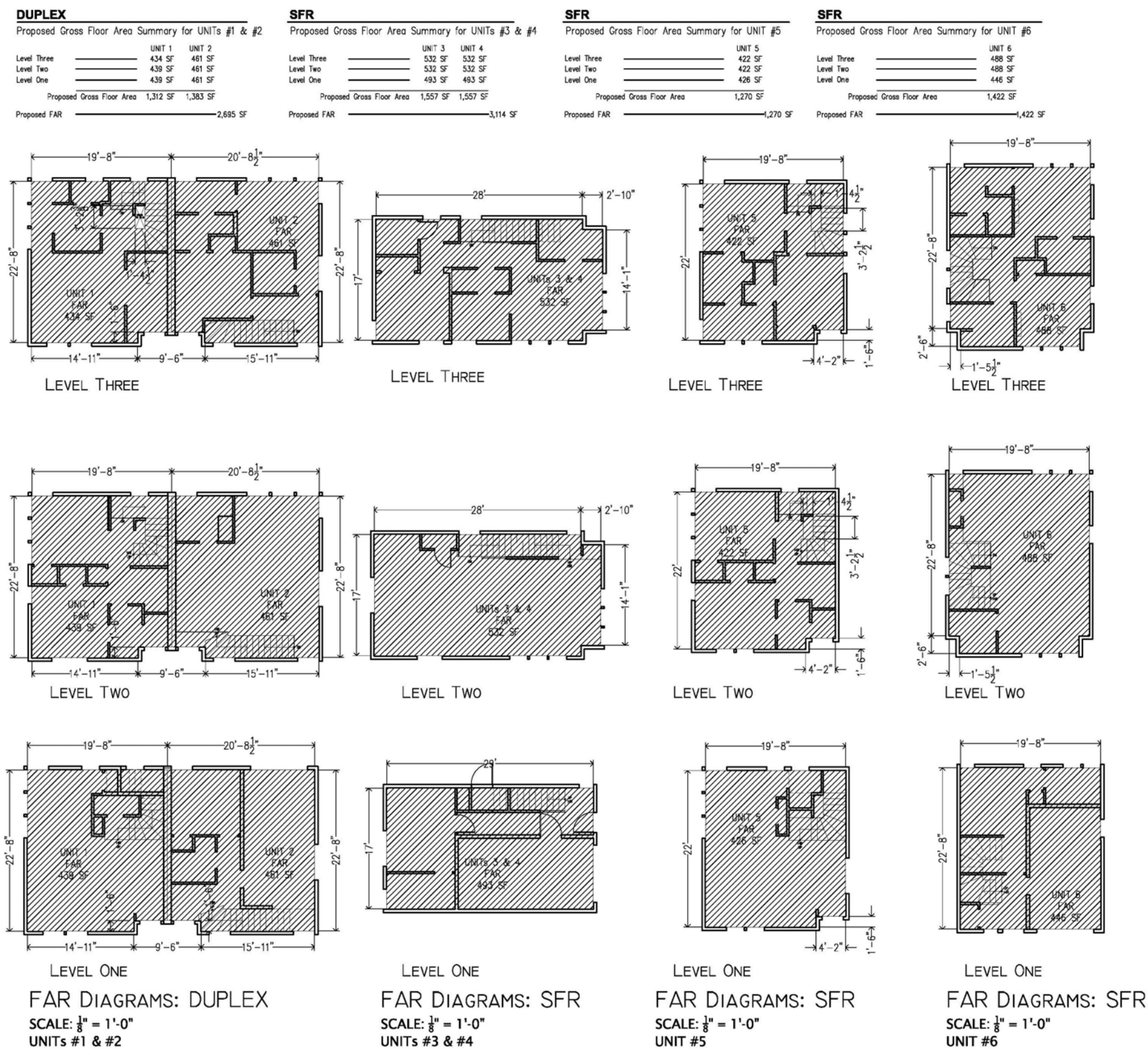
CODE COMPLIANCE : LR1(M1)

The proposed site lot and the lots adjacent to it are all designated LR1(M1) zoning, which allows for the proposed use of a multi-family project. It is also designated: Othello (Residential Urban Village) with a Horizontal Surface Airport Height Overlay. The site lot is not listed as having the designation of a historic district, nor any ECA designations. The proposed project meets the standards of applicable development standards by staying within the limits of Floor Area Ratio, the Density Limit, the Height-Limit, and by staying within the boundaries of the required setbacks. Also, the proposed project meets the criteria for the required Amenity Areas. The proposed project secures six parking spots for cars and two required, long-term bicycle parking spots.

APPLICABLE	SMC	DESCRIPTION	COMPLIANCE
Floor Area Ratio (FAR)	23.45.510 Table A	1.3 FAR Limit in LR1(M1) zoning Proposed FAR < 1.3 FAR Limit	✓
Density Limits Lowrise Zones	23.45.512	1 Dwelling unit / 1300 SF of lot Lot size is 8,184 SF: 8184 divided by 1300 equals 6.3 units, allowed	✓
Structure Height	23.45.514	Height Limit is 30' All new proposed structure heights are under 30'	✓
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average; 5' minimum. Side setbacks for facades greater than 40': 7' average; 5' minimum. 10' separation between principal structures.	✓
Amenity Areas	23.45.522	25% of lot area, and 50% of required amenity space required at ground level.	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.510C	1.1 FAR Limit for GREEN Requirement Proposed FAR < 1.1 FAR Limit	NA
Structure Width & Facade Length Limits in LR Zones	23.45.527	LR1(M1): Maximum structure width is 60' Combined facade length max within 15' of the side lot line is < 65% of the side lot line.	✓
Light and Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' fence, screen or hedge.	✓
Pedestrian Access & Circulation	23.45.529	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓
Solid Waste & Recyclable Materials Storage & Access	23.54.040	(1) 2.5' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day.	✓
Parking Requirements	23.54.015 Tables B & D	Parking required: 1 parking space per dwelling unit. 6 required parking spaces. Bicycle parking: 1 space per dwelling unit for a 'multi-family structure': 2 required long-term spots.	✓

6.1 ZONING ANALYSIS

FAR DIAGRAMS:



7.0 DESIGN GUIDELINES

PRIORITY DESIGN GUIDELINES

The intent of the proposed project is to compliment the context of Seattle's Rainier Valley neighborhood by using the citywide and neighborhood design review guidelines. More specifically, by using the inventory of the existing, contextual buildings adjacent to and around the neighborhood of the proposed project site.

LOCATION IN THE CITY AND THE NEIGHBORHOOD

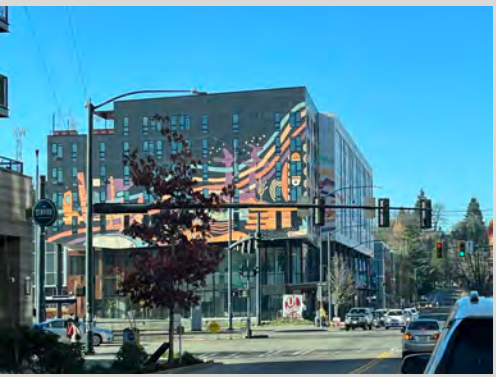
The proposed project site is located in the dynamic neighborhood of Rainier Valley. There has been a high demand for housing in this area due to the access of Seattle's recently completed light rail system. Situated in a valley just south of downtown Seattle and adjacent to the Ranier Beach neighborhood to the east, makes this proposed project site a desirable location to live. Two blocks to the west of the proposed project site is the growing and evolving transportation and retail corridor of Martin Luther King Way. The proposed project site is very walkable to M.L.K., the Othello light rail station and on to the Seattle downtown core. One block to the south of the proposed project site is Othello park, offering open grassy fields, play areas, basketball courts, and picnic areas.

STREET SCAPE COMPATIBILITY

The surrounding street scape of the proposed project site is comprised of mostly one-story homes. The site itself, currently has an existing single family house located towards the back of the property. There is a chain link fence at the front property line and three to four cars parked in the front and side yards . This proposed project intends to compliment the context of the street by integrating residential units designed to illustrate architectural characteristics compatible to the existing architectural characteristics of the existing street scape; such as roof style, siding material and color, windows, window locations, window trim and fascia. In the surrounding area on adjacent blocks, there is high density housing, low density housing, single family housing, all contributing to an eclectic fabric of architectural styles and details.



STREET SCAPE : High Density along Martin Luther King Way



STREET SCAPE : High Density within one block radius of proposed project site



STREET SCAPE : Lowrise structures within a two block radius of proposed project site.



STREET SCAPE : Lowrise structures on the same street and block of the proposed project site.



7.0 DESIGN GUIDELINES

HEIGHT, MASSING AND SCALE COMPATIBILITY

The proposed building height and mass/bulk corroborates the existing scale of the street scape scale by responding to the existing higher density structures on the street, including the two story duplex across the street from the proposed site and the three story multi-family project currently under construction, three lots south of the site. This proposed three story development intends to maintain the familiar residential street scape by incorporating a complementary roof line to the existing single family roof lines.

ARCHITECTURAL CHARACTER

Although the architectural style and detailing varies greatly in a one to two block radius surrounding the proposed project site (as seen in the provided photos on this page), the architectural style on the block remains pretty consistent as single family homes with pitched roofs and six inch horizontal, wood siding painted a light color. The architectural character of this proposed project intends to be compatible with the existing architectural styles on the street and can generally be described as modern. This project intends to create a contemporary facade of planes emphasized with varying high quality materials and contrasting colors and values. Deliberately placed windows on the street facade intend to maintain and support the street context for a project that will be compatible to the existing street scape. Secondary architectural elements are added as well such as a Juliet balcony and exterior lighting to help break down the scale of the facade. A sense of place will be defined through the articulation of clear, recessed, welcoming entries. The entries will have clear pathways for access and ample lighting for safety and security.

PEDESTRIAN ENVIRONMENT

This project intends to support the safety of the Ranier Valley pedestrian environment by supporting well-lit, landscaped walkways, yards, and usable, amenity spaces with open grassy places. This project intends to establish a sense of identity that is intimate and pleasing to pedestrians. Some of the design concepts used to support this are: 'Eyes on the street' using carefully placed windows and open vista corridors with site lines to enhance visibility, year round landscaping, lighting without glare, clear signs, parking for bicycles, and strong pedestrian connections between pedestrian pathways and existing public sidewalks.



STREET SCAPE : Of Martin Luther King Way



STREET SCAPE : Within one block radius of proposed project site



STREET SCAPE : Modern structures on the same street as site.

8.0 ARCHITECTURAL CONCEPT

STREET FACADE

The proposed residential structures of the Othello Park Residences Development consist of a duplex on the street facade and four single family homes behind the duplex in the back of the lot, each building three-stories tall. This project intends to compartmentalize the housing units into five separate buildings instead of one large mass to respond to the scale of the existing structures on the street. These proposed five structures create interstitial spaces among the proposed buildings. These spaces create light filled, long vistas with green landscaping between the proposed individual structures as well as between the proposed structures and existing adjacent homes; which enhances the livability for the residents of the proposed project as well as for the neighboring, adjacent residents.



8.1 ARCHITECTURAL CONCEPT

RENDERED ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

8.2 ARCHITECTURAL CONCEPT

RENDERED PERSPECTIVES

Illustrated by the following perspectives are the interstitial spaces and long vistas created by the compartmentalization of the units into separate structures. Further, on each building, the variation of siding texture and color attempts to scale down each facade into smaller components. This scaling down helps to break down larger elements into smaller features to a more human, neighborly scale which promotes better livability.



SOUTHWEST PERSPECTIVE



SOUTH PERSPECTIVE



WEST DRIVEWAY PERSPECTIVE



SOUTHEAST PERSPECTIVE

8.2 ARCHITECTURAL CONCEPT

RENDERED PERSPECTIVES, CONTINUED



8.2 ARCHITECTURAL CONCEPT

RENDERED PERSPECTIVES, CONTINUED



AERIAL PERSPECTIVE FROM THE SOUTH



AERIAL PERSPECTIVE FROM THE NORTH

8.3 ARCHITECTURAL CONCEPT

DETAILS

The following design elements are taken into consideration for the architectural concept for the proposed Othello Park Residences:

- The facade massing is compartmentalized with different siding and colors to minimize the massing and to delineate among the individual units.
- The material for the siding is selected as 6" wood siding with vertical board and batt to connect this residential project to the neighboring homes on the street, as many of them also have 6" siding; to reinforce the clean, contemporary character of the street and to help define this project as defined as a modern, contemporary development.
- The peaked, gable roof line helps to break a flat line of a three-story building where it meets the sky so it reads more as a residential housing type and not as an oppressive hard edge.
- Recessed entries with bold, high contracting doors and metal awnings differentiate from the light colored siding to announce and welcome the entry of each individual unit.
- Large windows on the facade, and especially the street facade give 'eyes on the street' for neighborhood safety and to provide a friendly, open feeling facade.
- Low-maintenance, robust landscaping provides amenity space and clean, cared for appeal to the homes.
- Up/down cylinder lighting at each entry is proposed to celebrate each individual unit and to add security by having well-lit spaces.



FACADE w/ light colored 6: wood siding and board and batten.



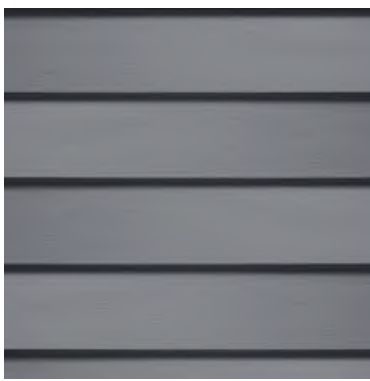
ENTRY w/ bold, dark, high contrasting door.



STREET SCAPE : Modern structures on the same street as site.



6" Wood, lap siding, white



6" Wood, lap siding, dark grey

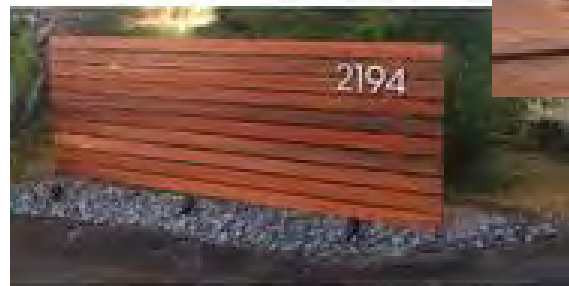


Board & batten siding, white

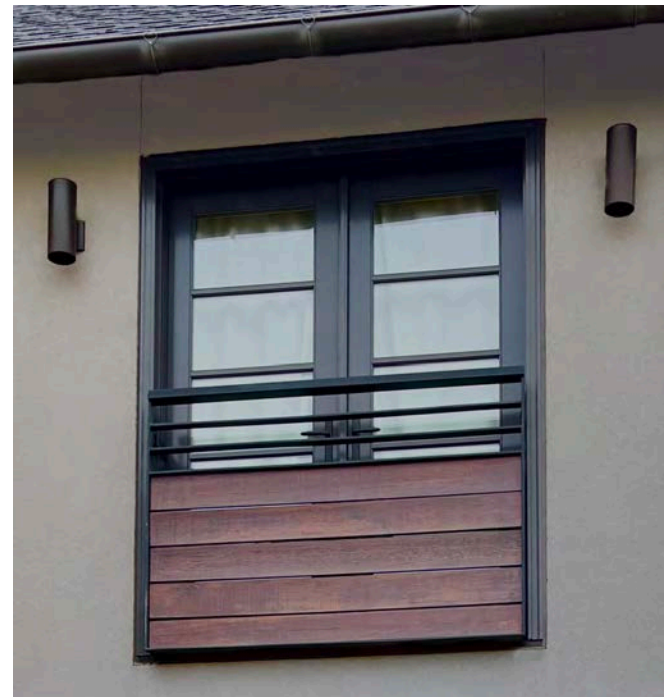
8.2 ARCHITECTURAL CONCEPT

DETAILS

ADDRESSING & FENCE



JULIET BALCONY W/ HORIZONTAL RAILING



EXTERIOR LIGHTING: Black, Franklin Iron Works Arnett 10-1/2 at Lamps Plus

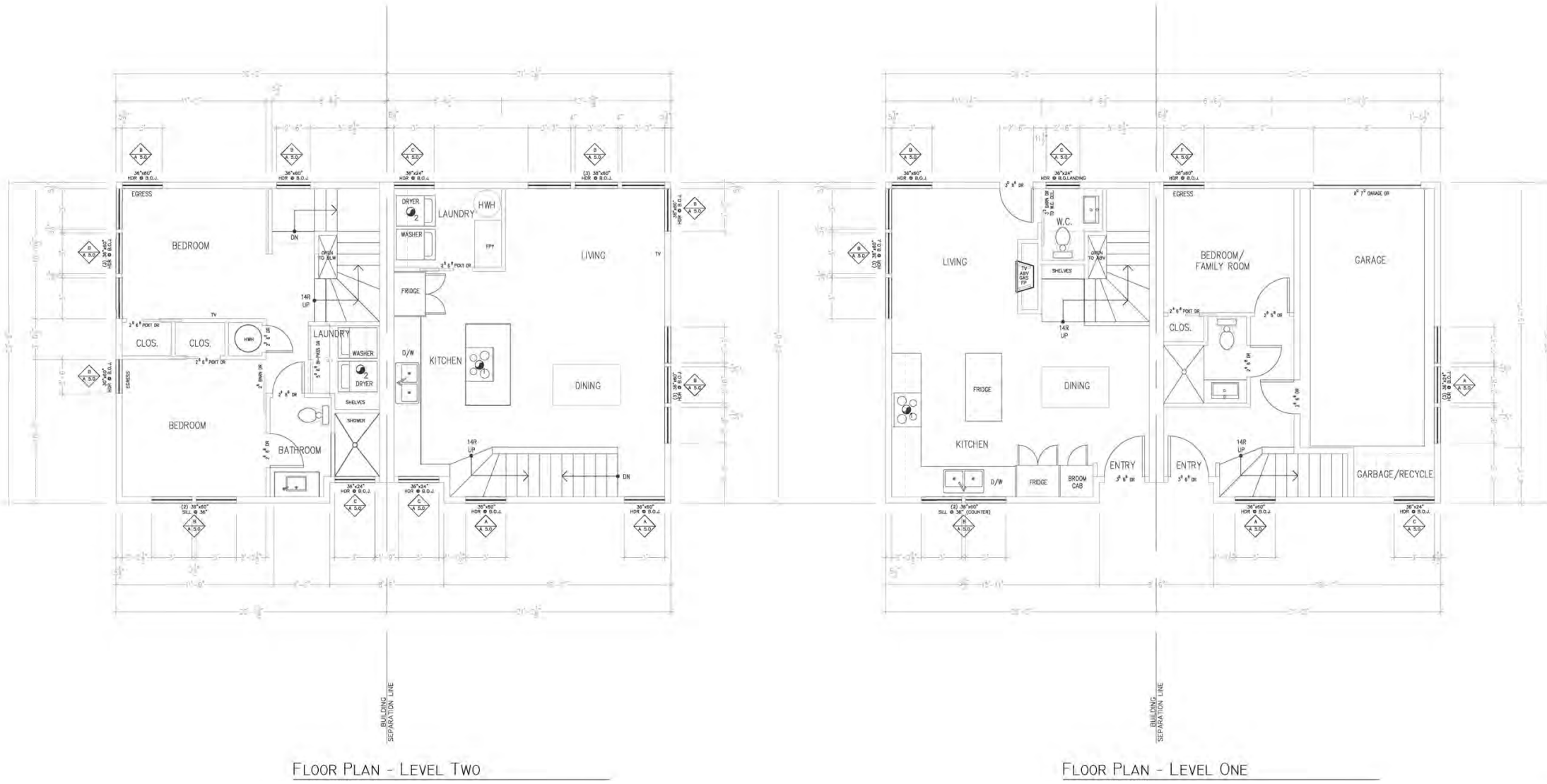


METAL AWNING



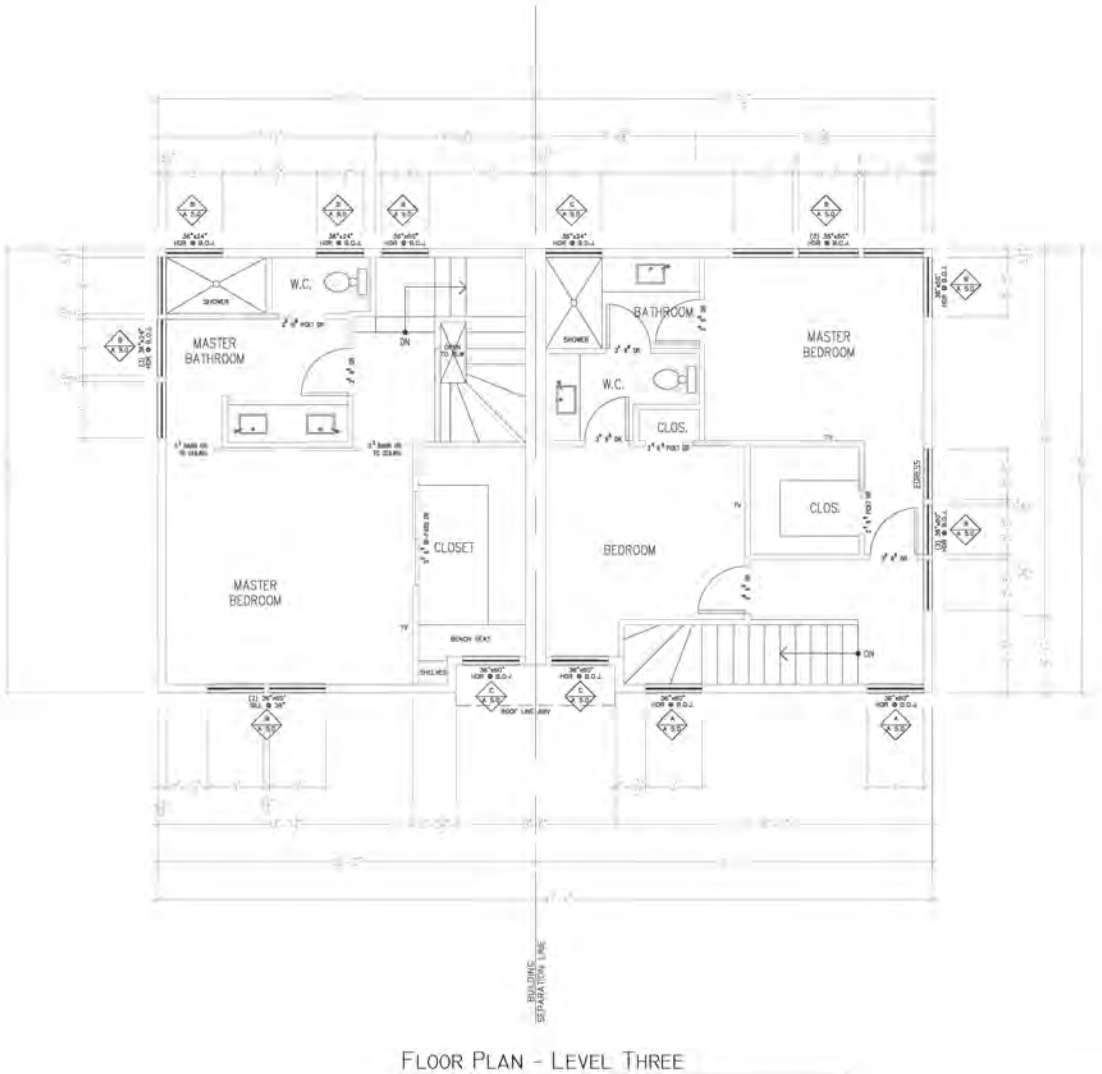
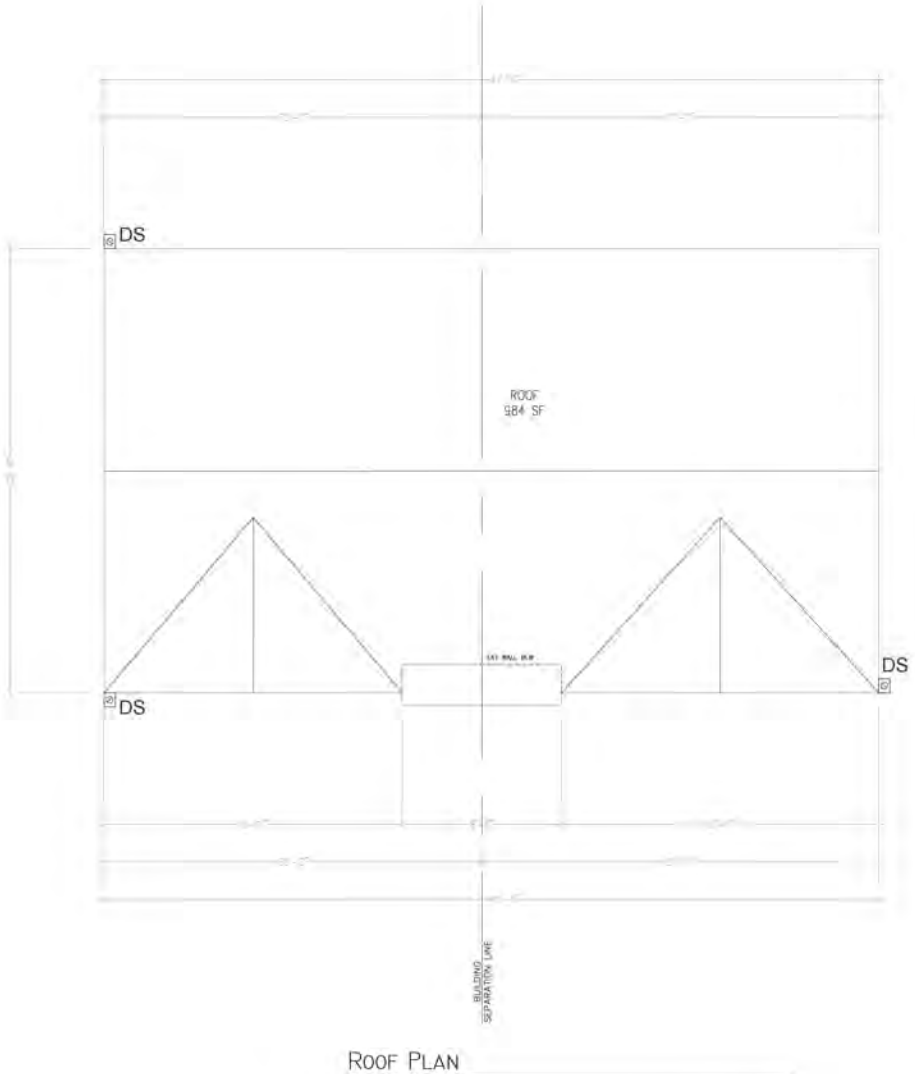
9.0 ARCHITECTURAL PLANS & ELEVATIONS: Duplex / Units 1&2

PLANS : Levels One and Two
NTS



9.0 ARCHITECTURAL PLANS & ELEVATIONS: Duplex / Units 1&2

PLANS : Level Three and Roof Plan
NTS



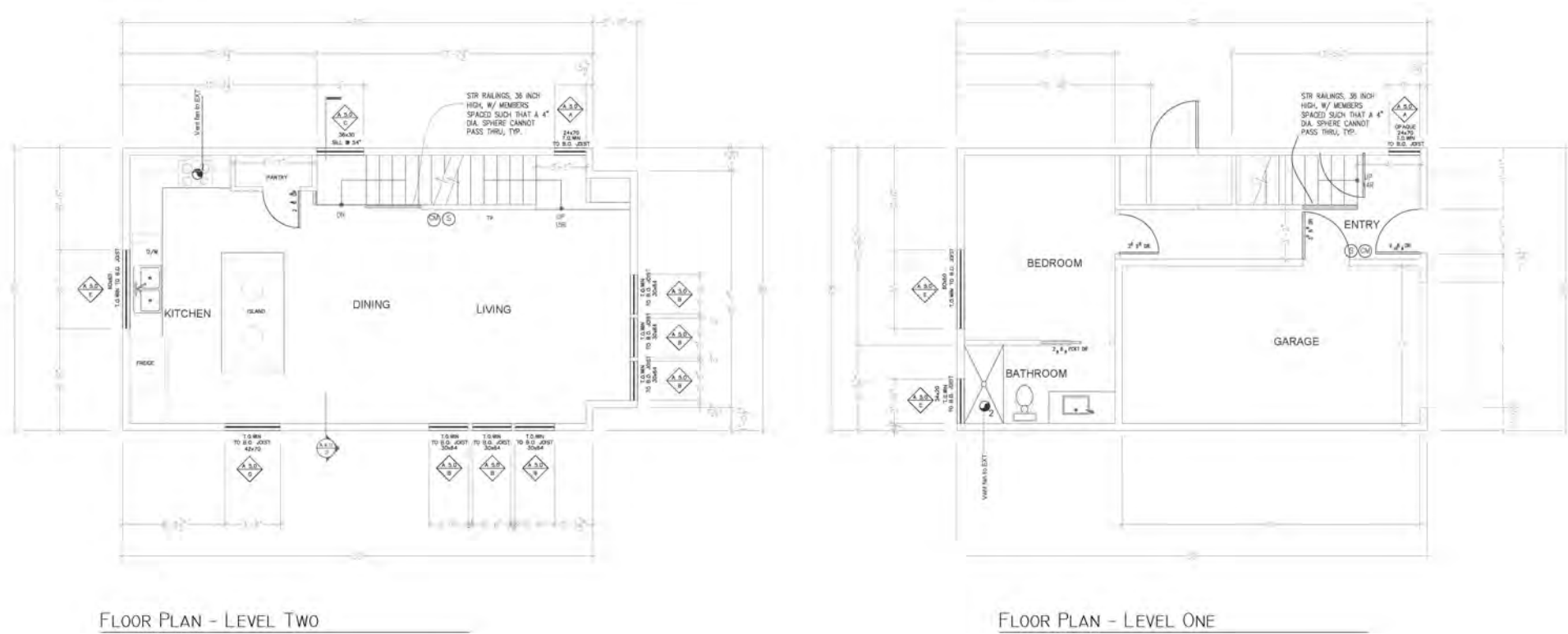
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ELEVATIONS
NTS



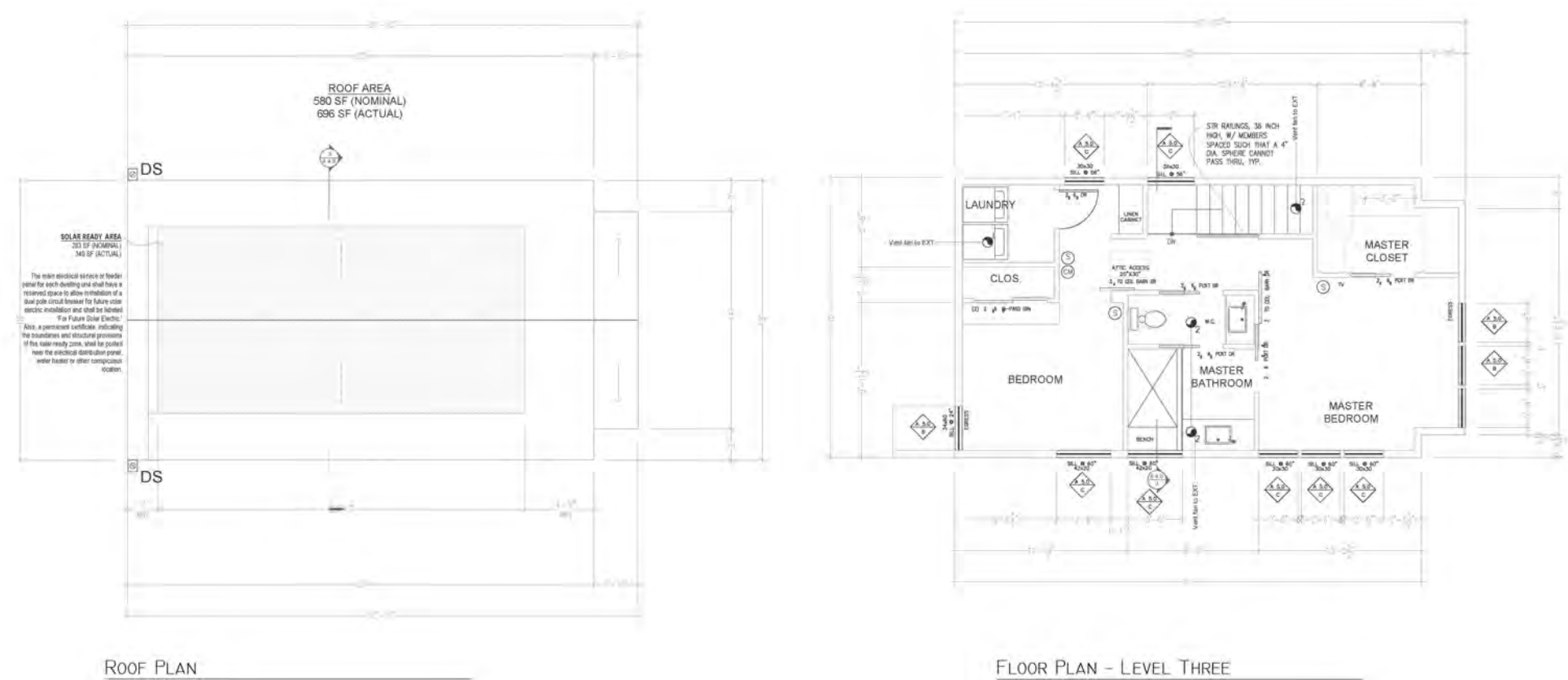
9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFRs / Units 3&4, identical

PLANS : Levels One and Two
NTS



9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFRs / Units 3&4, identical

PLANS : Level Three and Roof Plan
NTS



9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFRs / Units 3&4, identical

ELEVATIONS
NTS

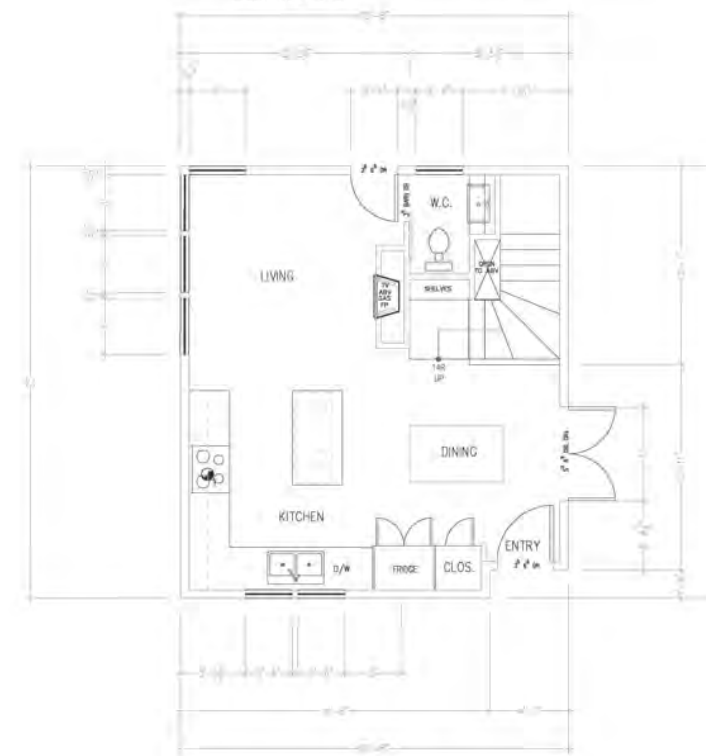


9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 5

PLANS : Levels One and Two
NTS



FLOOR PLAN - LEVEL TWO

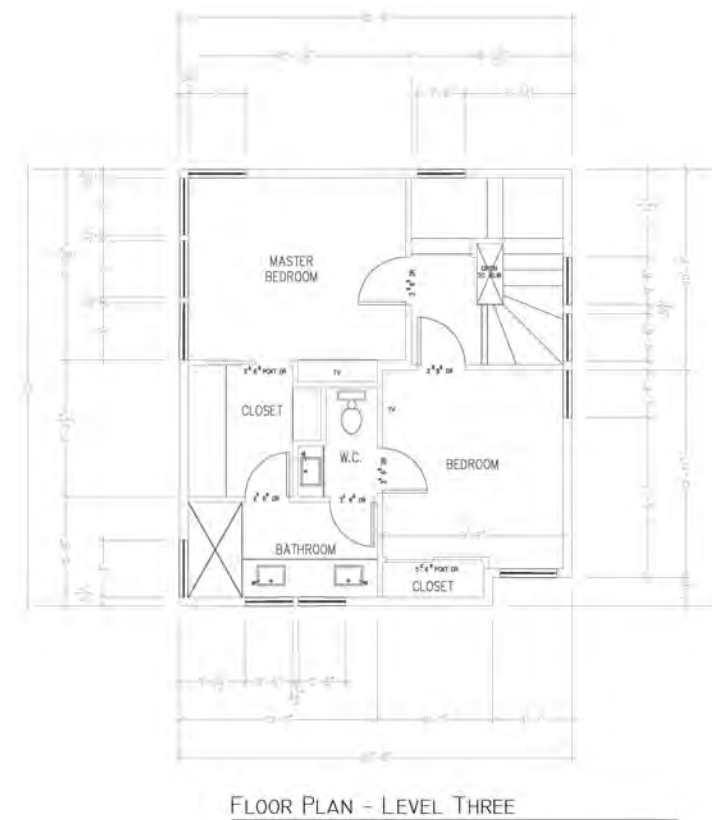
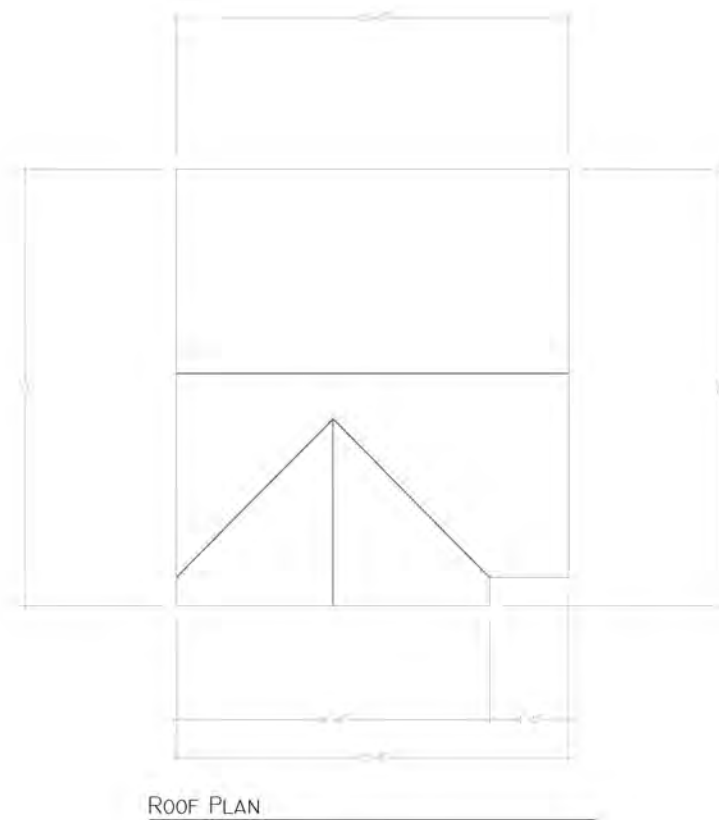


FLOOR PLAN - LEVEL ONE



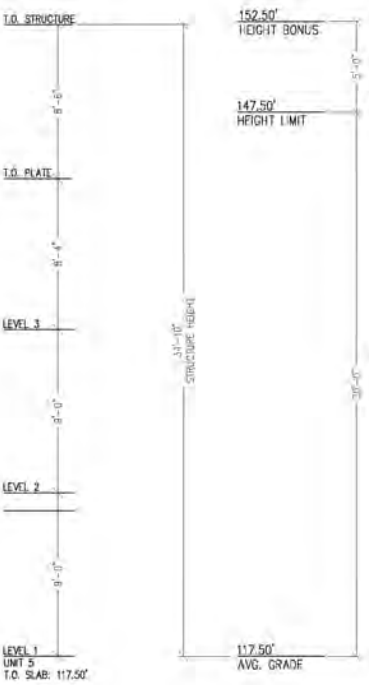
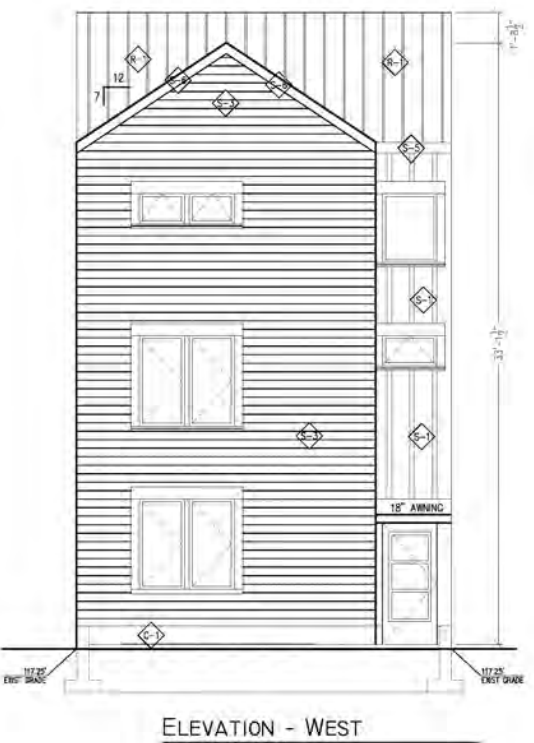
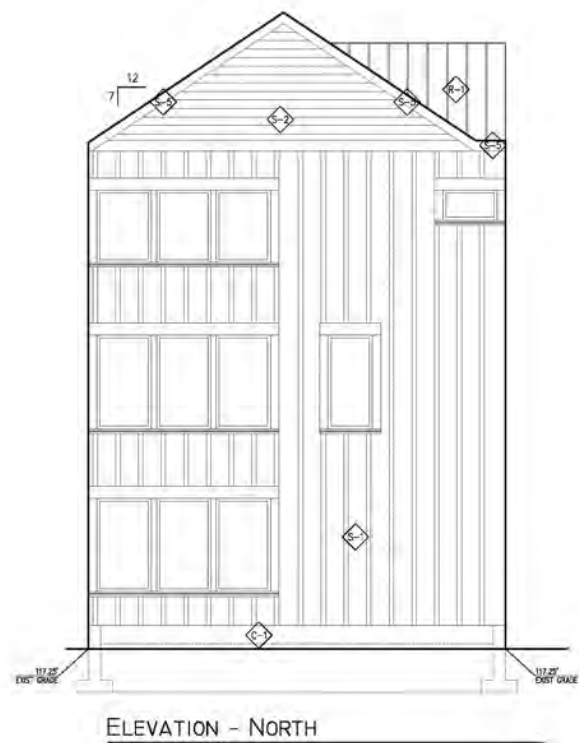
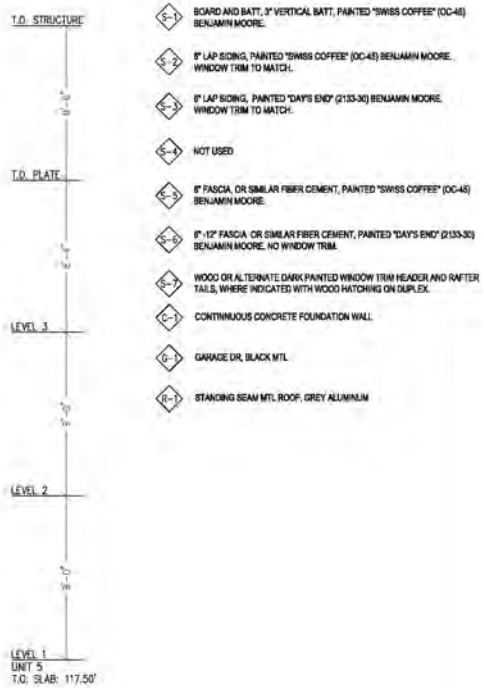
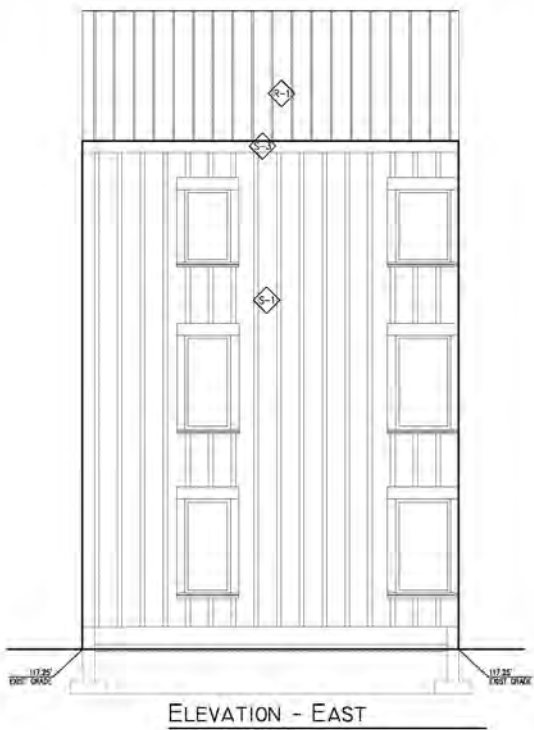
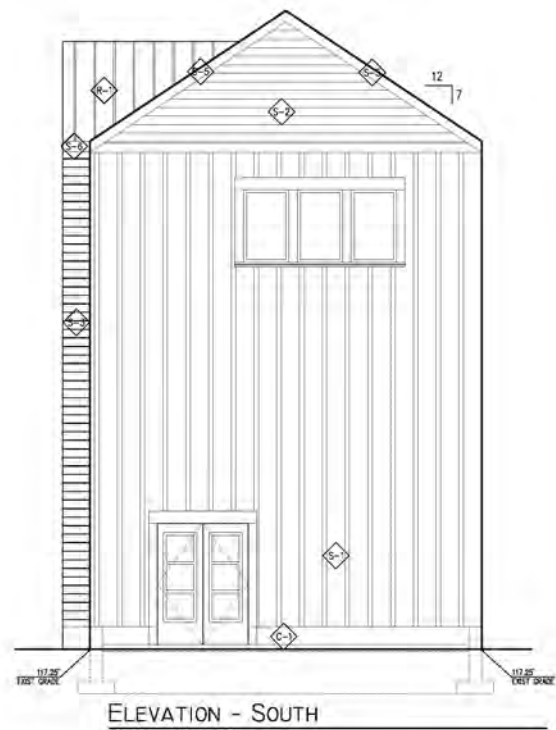
9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 5

PLANS : Level Three and Roof Plan
NTS



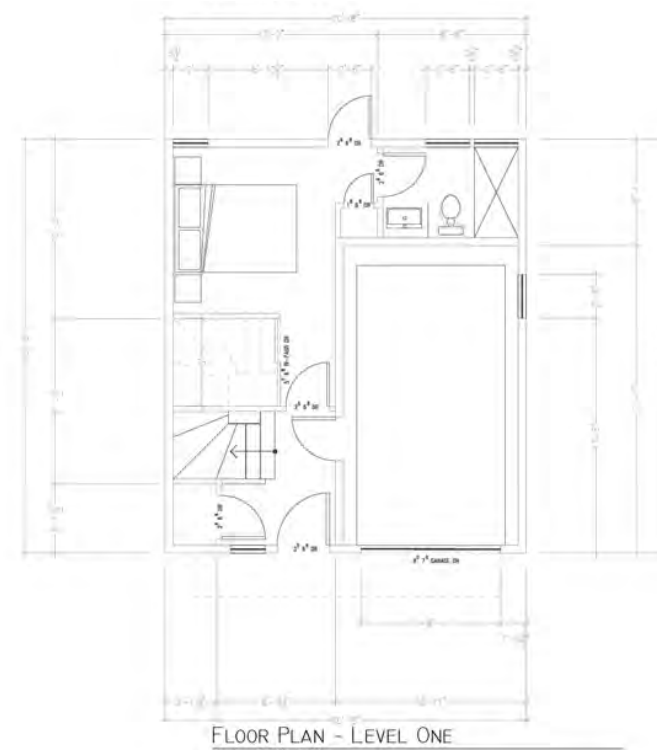
9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 5

ELEVATIONS
NTS



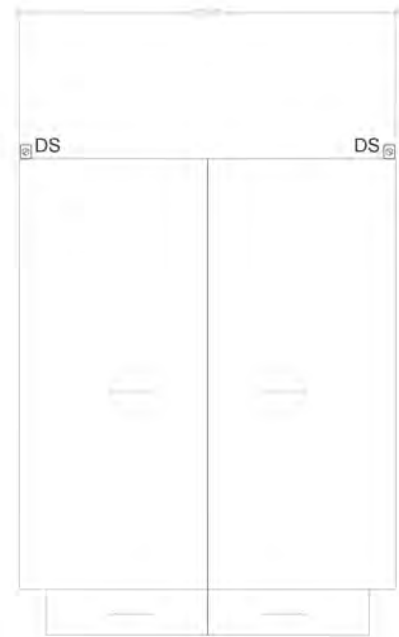
9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 6

PLANS : Levels One and Two
NTS

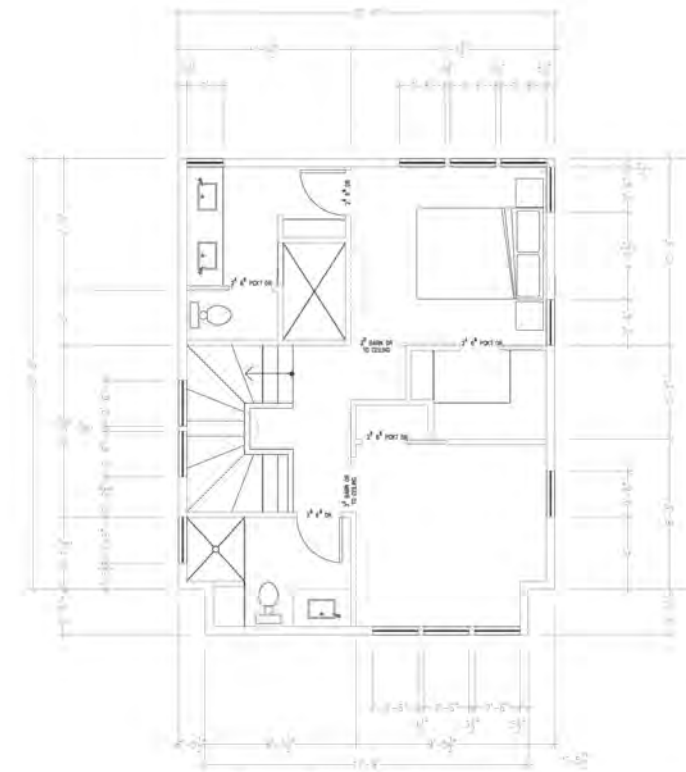


9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 6

PLANS : Level Three and Roof Plan
NTS



ROOF PLAN

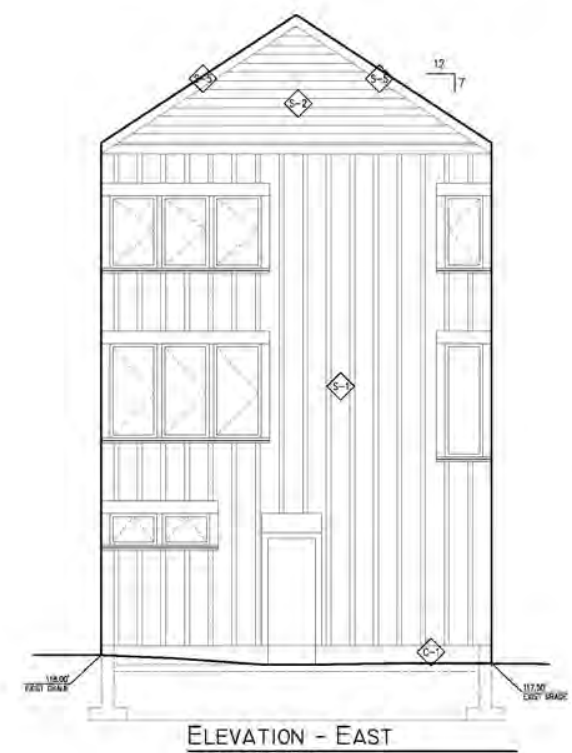
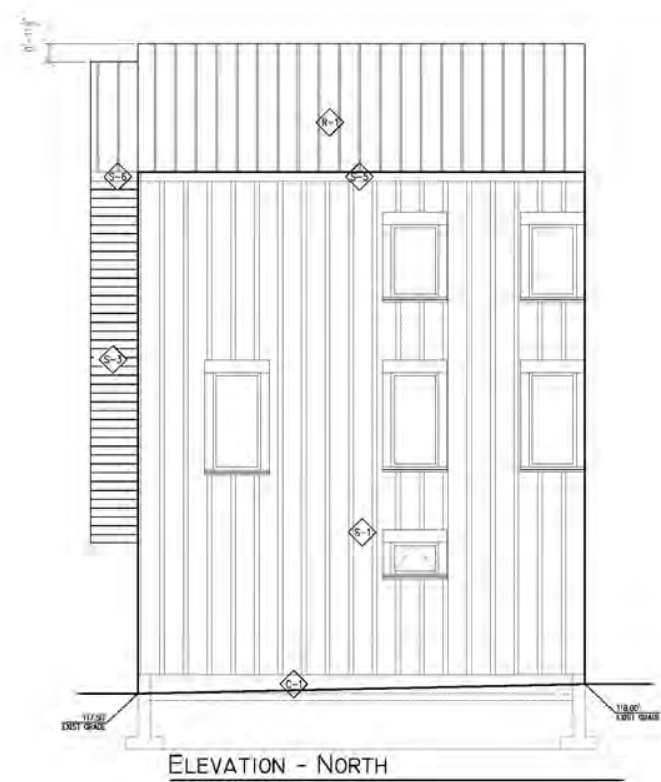


FLOOR PLAN - LEVEL THREE



9.0 ARCHITECTURAL PLANS & ELEVATIONS: SFR / Unit 6

ELEVATIONS
NTS



T.O. STRUCTURE

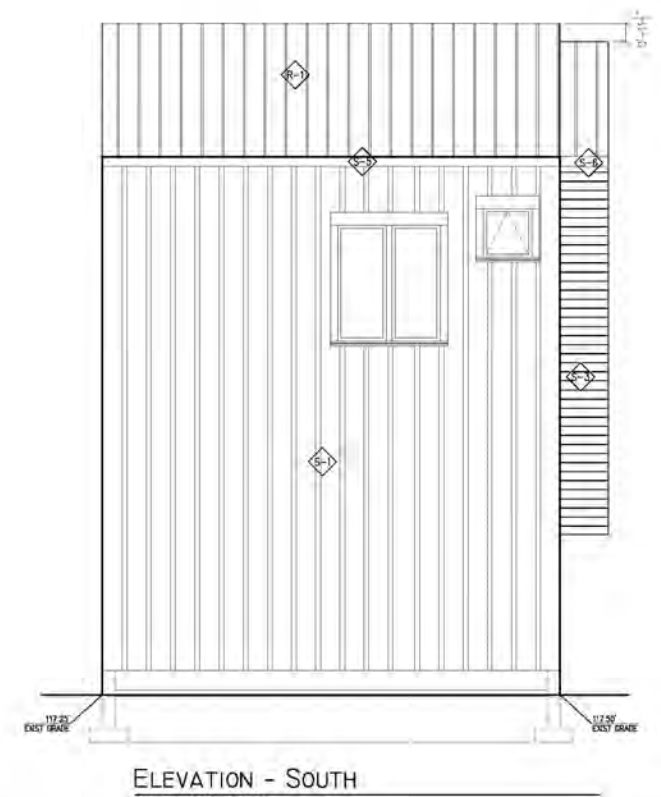
T.O. PLATE

LEVEL 3

LEVEL 2

LEVEL 1
UNIT 6
T.O. SLAB: 117.50'

- S-1 BOARD AND BATT, 1" VERTICAL BATT, PAINTED "SWISS COFFEE" (OC-45) BENJAMIN MOORE.
- S-2 8" LAP SIDING, PAINTED "SWISS COFFEE" (OC-45) BENJAMIN MOORE. WINDOW TRIM TO MATCH.
- S-3 8" LAP SIDING, PAINTED "DAY'S END" (2133-30) BENJAMIN MOORE. WINDOW TRIM TO MATCH.
- S-4 NOT USED
- S-5 8" FASCIA OR SIMILAR FIBER CEMENT, PAINTED "SWISS COFFEE" (OC-45) BENJAMIN MOORE.
- S-6 8"-12" FASCIA OR SIMILAR FIBER CEMENT, PAINTED "DAY'S END" (2133-30) BENJAMIN MOORE. NO WINDOW TRIM.
- S-7 WOOD OR ALTERNATE DARK PAINTED WINDOW TRIM HEADER AND RAFTER TAILS, WHERE INDICATED WITH WOOD HATCHING ON DUPLEX.
- C-1 CONTINUOUS CONCRETE FOUNDATION WALL.
- D-1 GARAGE DR, BLACK MTL.
- R-1 STANDING SEAM MTL. ROOF, GREY ALUMINUM.



T.O. STRUCTURE

T.O. PLATE

LEVEL 3

LEVEL 2

LEVEL 1
UNIT 6
I.O. SLAB: 117.50'

152.54' HEIGHT BONUS

147.54' HEIGHT LIMIT

117.54' AVG. GRADE

STRUCTURE HEIGHT

10.0 SUMMARY OF EARLY COMMUNITY OUTREACH:



Community Outreach Report

Project Information

7122 44th Avenue S, Seattle, Washington 98118
SDCI Project Nos. 3038719-EG
Assessor's Parcel Nos. 1005000085
Equity Area: Yes

Friday, January 14, 2022

Seattle Department of Neighborhoods
PO Box 94649
Seattle, Washington 98124-4649
DREarlyOutreach@seattle.gov

Dear Seattle Department of Neighborhoods:

Please find a detailed summary of Community Outreach for the 7122 44th Avenue S, Seattle, Washington 98118 project below.

Executive Summary: All projects requiring Streamlined, Administrative, or Full Design Review now require community outreach and documented compliance with a community outreach plan as a prerequisite to the early design guidance meeting with SDCI. The purpose of community outreach is twofold: (1) provide early notification to the local community of the project, and (2) establish a dialogue with the surrounding communities. The Seattle Department of Neighborhoods ("DON") provided helpful feedback on the original outreach proposal. Accordingly, below is a summary of the community outreach plan successfully completed for the 7122 44th Avenue S, Seattle, Washington 98118 project with the suggested modifications by DON.

Community Outreach Summary

- **Seattle Department of Neighborhoods Submission:** Before beginning community outreach, on December 17, 2021, the Affordable Community Outreach ("ACO") team submitted the project address, project information, and contact information to the DON at DREarlyOutreach@seattle.gov to post on the **DON Blog**. Due to the risks associated with COVID-19, the City Council temporarily replaced the in-person outreach method with a high impact electronic or digital outreach method. Accordingly, ACO did not post information about a community meeting on the **DON Calendar**. Copies of the email submission to DON and the associated DON blog post are enclosed.

In addition, because the subject project is within an Equity Area, ACO submitted a **Community Outreach Proposal** to DON on November 23, 2021— prior to its implementation. This allowed DON to provide

helpful feedback about whether the community outreach proposal was sufficient or if the proposal required changes to further tailor community outreach to the unique needs of the historically underrepresented community. After helpful feedback for more equitable outreach from DON, ACO's December 17, 2021 community outreach proposal, enclosed, met DON's approval. The approval email is enclosed.

- **Printed Outreach: Posters (High-Impact Method):** On December 18, 2021, ACO hung **posters** at ten businesses, community centers, or public venues within a half mile of the site, and all of the posters were visible from the sidewalk. The posters included information about the project, including the proposed scope of the project, address, and project number; links to the project survey and project website; contact information for the project contact, including a customized email address; QR codes to facilitate access to the project website and survey; and information about the City of Seattle privacy policy. Additionally, ACO translated the posters into the four most common non-English languages spoken in the Othello neighborhood (Spanish, Vietnamese, Mandarin, and Somali), and website links and QR codes allowed community members to access project information in their language. A photo and report of the poster locations is enclosed, along with a copies of the posters.
- **Electronic/Digital Outreach: Online Survey and Interactive Project Website (High-Impact Methods):** ACO developed a **project website** that went live on December 17, 2021, which included a brief summary of the proposal; the address and SDCI project numbers; preliminary site plans; zoning information; ACO contact information with a project email address, survey link, and phone number; a link to the Seattle Services Portal; an language-specific interactive discussion forum; and the City of Seattle privacy policy information. In addition, ACO developed an **online survey** with eight questions, which was available through the project website. Links to the project website and to the online survey were included on the posters. The website and survey were available for the period from December 17, 2021 to at least January 14, 2022 (29 days). Again, website translations were provided in five languages, with prominent links at the top of each page to enable visitors to access web content in their language. Copies of the project webpage, preliminary site plan, analytics data, and the online survey responses are enclosed.
- **Additional Electronic/Digital Outreach: Email to Community Organizations and Ethnic Media Identified by DON (Multi-Pronged Method):** At DON's suggestion as a modification to ACO's original community outreach proposal, ACO either circulated an email or sent a message on Facebook to nearly sixty Othello community organizations and ethnic media outlets, inviting them to inform community members about the project and to participate in the survey. ACO attached the project poster (including translations) and preliminary site plan to the email. Copies of the circulation list and emails are enclosed.
- **In-Person Outreach: Community Meeting (High-Impact Method):** Due to the risks associated with COVID-19, the City Council temporarily suspended the in-person outreach method and replaced it with a second high-impact electronic or digital outreach method (see above).
- **Additional Outreach to Address Barriers to Participation in the Othello Equity Area:** After reviewing the Othello Neighborhood Snapshot prepared by DON, it is evident that there are many residents who are most comfortable communicating in languages other than English. To that end, ACO reiterates below the efforts it took to address barriers to participation in the Othello equity area. First, ACO provided the

10.0 SUMMARY OF EARLY COMMUNIY OUTREACH:

above materials in the most commonly spoken languages besides English. ACO translated all of the above materials, including the project website, project poster, and project survey, into the other common languages in the Othello neighborhood. Based on information provided by DON, the most common non-English languages spoken in Othello are Spanish, Chinese, Vietnamese, and Somali. In addition, ACO worked with a vendor to provide an interactive translated discussion forum for each respective translated version of the project website, so that residents of Othello were comfortable participating in their primary language. Finally, ACO proactively contacted nearly sixty Othello community organizations and ethnic media outlets, inviting them to participate in the project survey.

Feedback Summary

ACO used high-impact methods for each outreach modality (including multiple high-impact methods for electronic/digital outreach modality), and a multi-pronged method, well exceeding the minimum requirements of the community outreach ordinance and the guidance propounded under SDCI Director’s Rule 4-2018. In total, ACO received 12 total website pageview across all translations of the project website (an average of about 0.5 pageviews per day), no phone calls on the project feedback hotline, and no survey responses to the five survey translations.

ACO used high-impact methods for each outreach modality (including multiple high-impact methods for electronic/digital outreach modality), plus an additional multi-pronged approach, far exceeding the minimum requirements contemplated in the community outreach ordinance and associated guidance. Accordingly, ACO interprets the lack of feedback as tacit, positive community acceptance of this project because community members tend to provide feedback if they have concerns. As further evidence of this point, the interactive website for this project has received an average of 0.5 pageviews per day, report enclosed. ACO credits the thoughtful design by the owner for the tacit community approval of the project.

In conclusion, ACO believes this community outreach effort was a success. Please let the Affordable Community Outreach team know if you need any additional information concerning this community outreach effort.

Sincerely,
/s/Anna Sullivan
/s/Patrick Sullivan
Affordable Community Outreach, LLC

Enclosures