

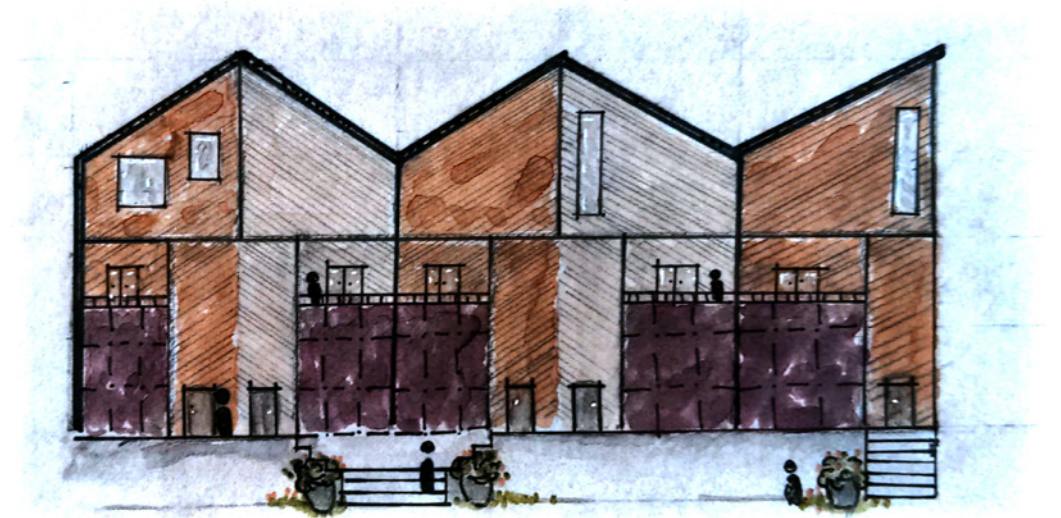
4418 S Othello St

SDCI Project: #3039351-EG
04/25/2022



Architect: JW ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: PRH INVESTMENT, LLC



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Project Data

Address: 4418 S Othello St
Seattle, WA, 98118

Tax ID Number: 1005000150

SDCI Project Number: #3039351-EG

Lot Size: 5,088 Sq. Ft.

Proposal: Multifamily Housing. (5) Row Houses.

Vehicle Parking: 4 Vehicle Parking Stalls

Bike Parking: (5) Long Term Bike Racks
(2) Short Term Bike Racks

FAR: 5,088 Sq. Ft. x 1.3 = 6,614.f Sq. Ft. Allowed
6,612 Sq. Ft. Proposed

GFA: 6,959 Sq. Ft. > 5,000 Sq. Ft. SDR Threshold
Until May, 2023

FAR (PROPOSED)	
RH1	
LEVEL 1	392 SF
LEVEL 2	358 SF
LEVEL 3	408 SF
PENTHOUSE	54 SF
1,212 SF	
RH2	
LEVEL 1	392 SF
LEVEL 2	359 SF
LEVEL 3	409 SF
PENTHOUSE	54 SF
1,214 SF	
RH3	
LEVEL 1	363 SF
LEVEL 2	359 SF
LEVEL 3	409 SF
PENTHOUSE	54 SF
1,184 SF	
RH4	
LEVEL 1	495 SF
LEVEL 2	466 SF
LEVEL 3	531 SF
PENTHOUSE	57 SF
1,548 SF	
RH5	
LEVEL 1	470 SF
LEVEL 2	465 SF
LEVEL 3	519 SF
1,454 SF	
TOTAL	6,612 SF

FAR Calculation:
Lot Area: 5,088 SF
Required FAR: 1.3 x 5,088 = 6,614.4 SF LR1(M1)

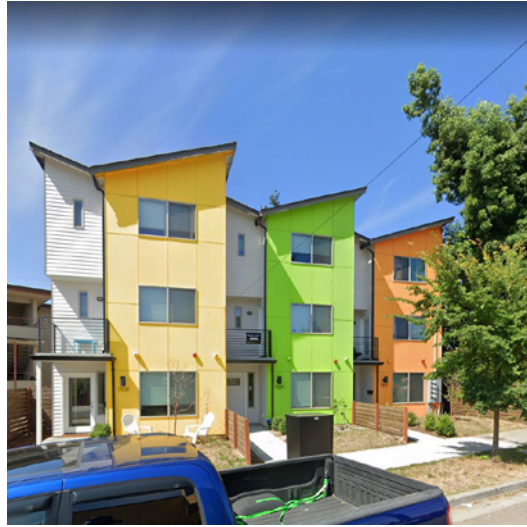
Proposed FAR: 6,612 SF < 6,614.4 SF, **COMPLIES**

****FOR REFERENCE ONLY****
Area of shared common wall
excluded from GFA per SMC
23.45.510.D.10

GFA	
RH1	
LEVEL 1	404 SF
LEVEL 2	371 SF
LEVEL 3	423 SF
PENTHOUSE	62 SF
1,259 SF	
RH2	
LEVEL 1	419 SF
LEVEL 2	384 SF
LEVEL 3	438 SF
PENTHOUSE	62 SF
1,302 SF	
RH3	
LEVEL 1	412 SF
LEVEL 2	384 SF
LEVEL 3	438 SF
PENTHOUSE	62 SF
1,295 SF	
RH4	
LEVEL 1	496 SF
LEVEL 2	491 SF
LEVEL 3	559 SF
PENTHOUSE	66 SF
1,611 SF	
RH5	
LEVEL 1	483 SF
LEVEL 3	478 SF
LEVEL 3	530 SF
1,491 SF	
6,959 SF	

Project Info & Area Summaries

		<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>
<div> <div>Key Metrics</div> <div>Current</div> <div> <div>Zone:</div> <div>LR1 (M1)</div> <div>MHA:</div> <div>Yes, Low Area</div> <div>Urban Village:</div> <div>Yes</div> <div>Parking Flexibility:</div> <div>Yes</div> </div> </div>	Vehicle Parking:	(0) Spaces		(2) Care Garage (2) Open Parking Stalls
	Bike Parking:	(7) Spaces		(7) Spaces Provided
		Long-term: (1) Space per Dwelling Unit		Long-term: (5)
		Short-term: (1) Space per 20 Dwelling Units		Short-term: (2)
	Amenity Area:	25% of Lot Area = 1,272 Sq Ft		1,830 Sq Ft
	Structure Height:	30' + 4' Parapet Allowance & 10' Penthouse		30' + 4' Parapet & 10' Penthouse
	Front Setback (South):	5' Min		6' 3/4" Min
	Rear Setback (North):	7' AVG 5' Min W/O Alley		20' 9 3/8" Min
	Side Setback (East):	3.5' Min		5' Min
	Side Setback (West):	3.5' Min 5' If Adjacent to SF Zoning		3' 6 5/8" Min
	Separation:	10' Min		N/A
	Facade Length:	56.48' X .65 = 36.712' Allowed (West side only, not regulated on east (street side))		30.83'



7531 43rd Ave S



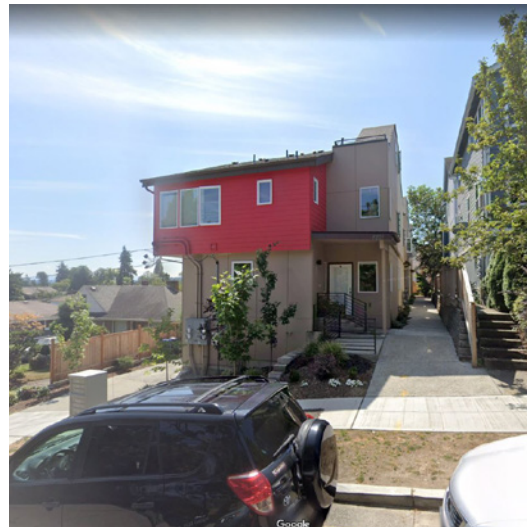
4219 S Othello St



3902 S Kenyon St

Massing, Roof Structure, Safety and Identity

The sites location across the street from Othello Park and on a corner lot gives it a unique opportunity for the buildings role in the community. Keeping this in mind the project will have an visual identity that reflects its neighborhood while pushing forward the use of more modern materials. It's roof structure will be reminiscent of similar building in the area while also providing a rooftop balcony amenity. Through the use of pushing and pulling the facade the project will provide more eyes on the street surveillance to bolster safety in the area.



4321 S Webster St



4606 S Garden St



4802 S Garden St

Elevated Stoops, Green Space Buffer, and Separation of Public and Private Space

During our community outreach we discovered that the neighborhood has a high priority for green space. Both their use as an improvement to the visual landscape but also as a method to separate public and private space. This can be seen use around existing homes in the neighborhood and will be integrated into our project. Many homes in the neighborhood also have elevated stoops as another method of separating space. Our project will also integrate a similar entry sequence how ever with an emphasis on its use as a communal space amongst the residing tenants.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the project site. Flyers provided information about the project, its location, as well as a QR code to scan and access the project website and online survey. We also translated the website and surveys to all required languages provided by the department of neighborhoods due to the site being in a Design Review Equity Area.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!

SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**

4418 S Othello St

SDCI #3039351-EG

PRH Investment LLC and JW Architects are collaborating to design the redevelopment of 4418 S Othello St. This project will be located on the corner of S Othello and 45th Ave S, across from Othello Playground. When it's complete, the new homes will be 3 stories tall and will include 5 rowhouses with 2 open parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #3039351-EG or project address.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

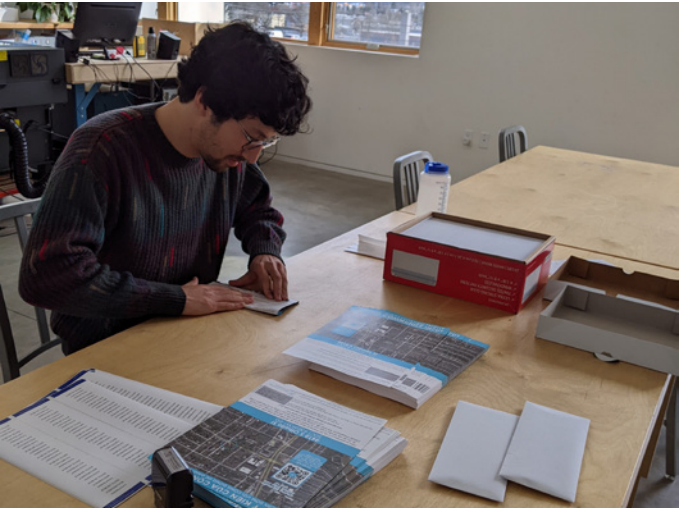
ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

JW ARCHITECTS
www.jwaseattle.com

* jwaseattleoutreach.wixsite.com/4418 ** ONLINE SURVEY from Mar.23-Apr.13 2022 jwaseattleoutreach.wixsite.com/4418-survey-english

English Flyer

Early Community Outreach was approved by the Department of Neighborhoods on 04/22/2022



QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on March 23rd and ran until April 13th, 2022. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and quality materials at street-level, as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

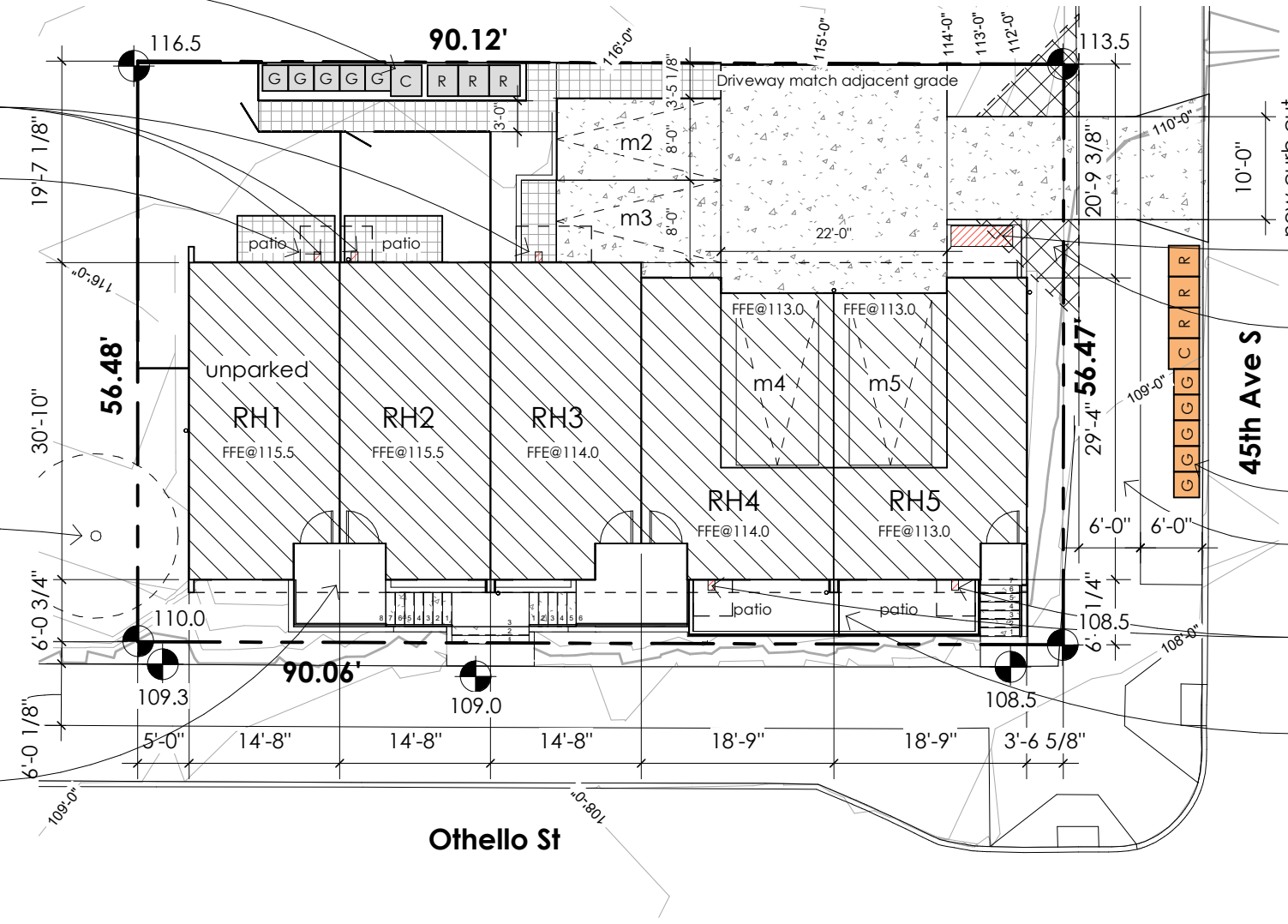
Public Outreach Summary

Hybrid Solid waste storage
 (5) Garbage bins
 (1) Compost bin
 (3) Recycling bins

long-term bike rack
 wall mounted, typ
 line of canopy above
 bike racks, typ

Non-exceptional
 tree off-site, fence
 set on lot line

Concrete stairs on
 grade to enter unit



new curb cut
 10'-0"
 2) short-term bike
 parking, visible from
 sidewalk
 10 x 10 Sight triangle
 Proposed trash
 staging for collection
 existing 5' sidewalk
 to be improved to 6'.
 long-term bike rack
 wall mounted, typ
 fence'd private
 patio, 5' above
 sidewalk

SITE PLAN
 SCALE: 1/16" = 1' 0"



Site Plan



Carex Testacea



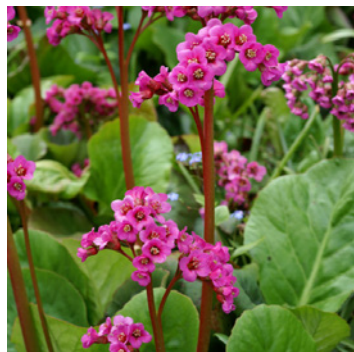
Lerioppe Muscori
"Monkey Grass"



Nandina Domestica
"Heavily Bamboo"



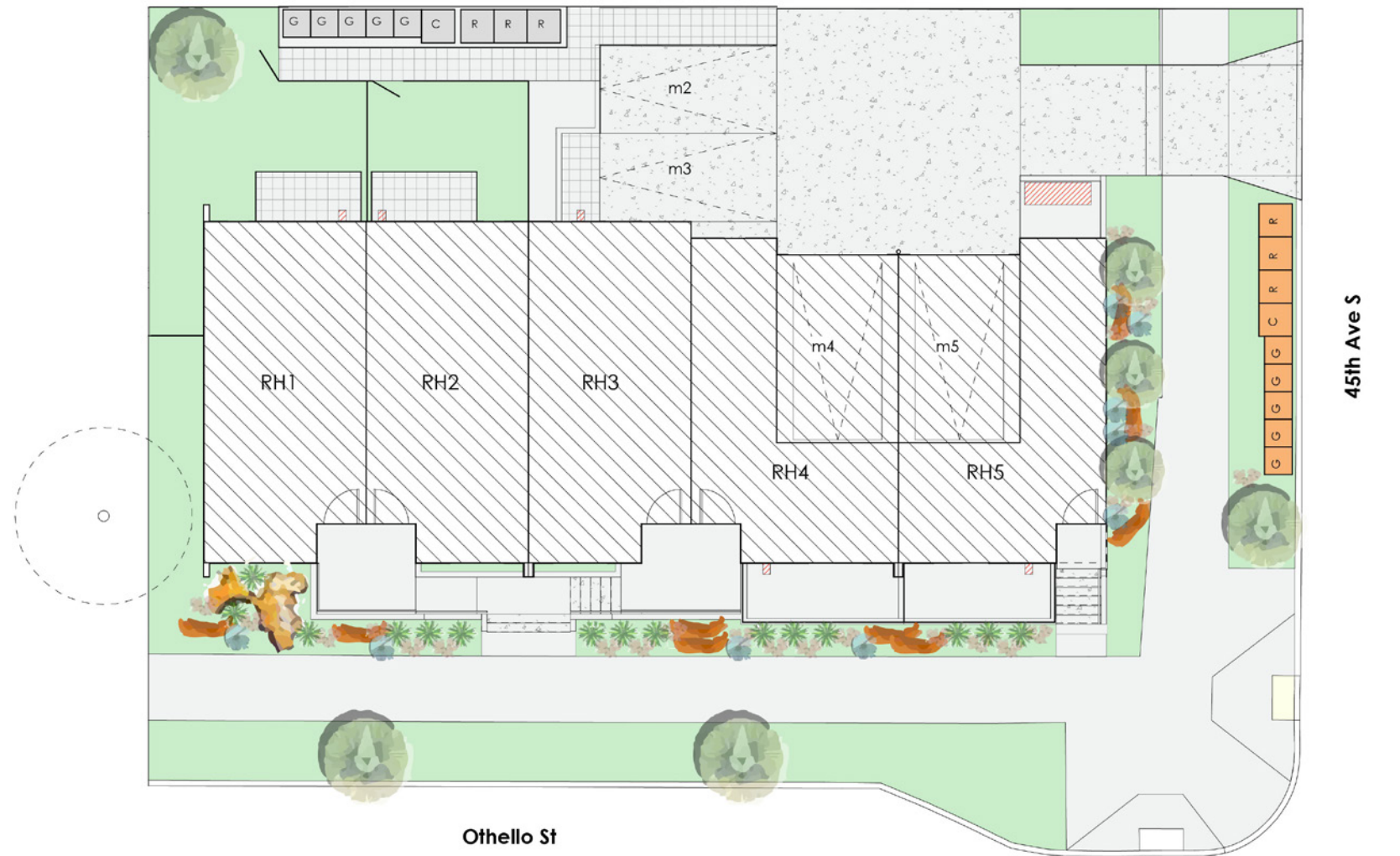
Berberis Thunbergii
"Japanese Barberry"



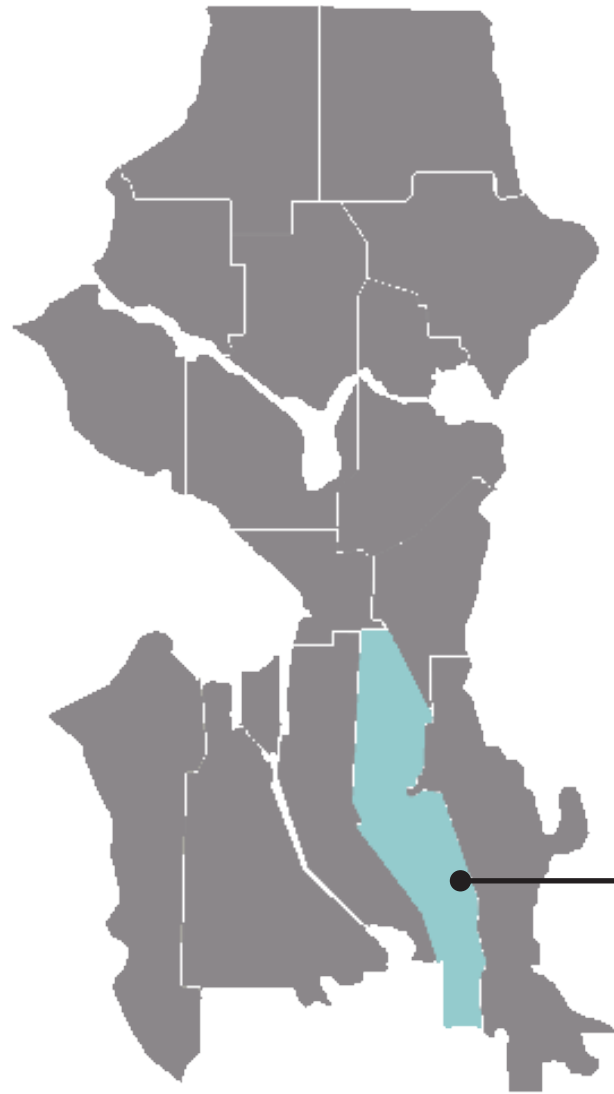
Bergenia Cordifolia
"Winterglut"



Carex Everillo



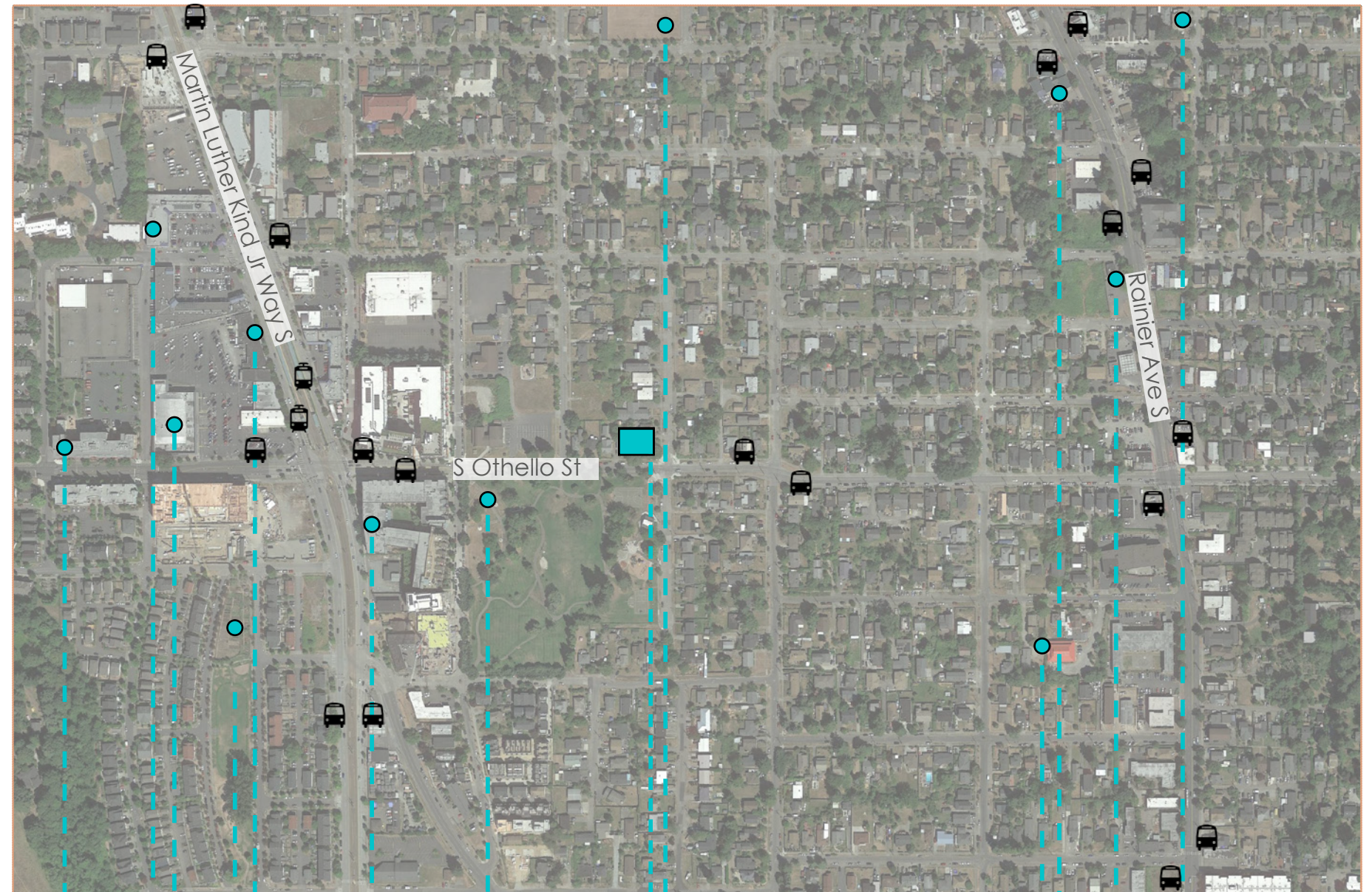
Conceptual Landscape Design



Site,
Beacon Hill
Neighborhood

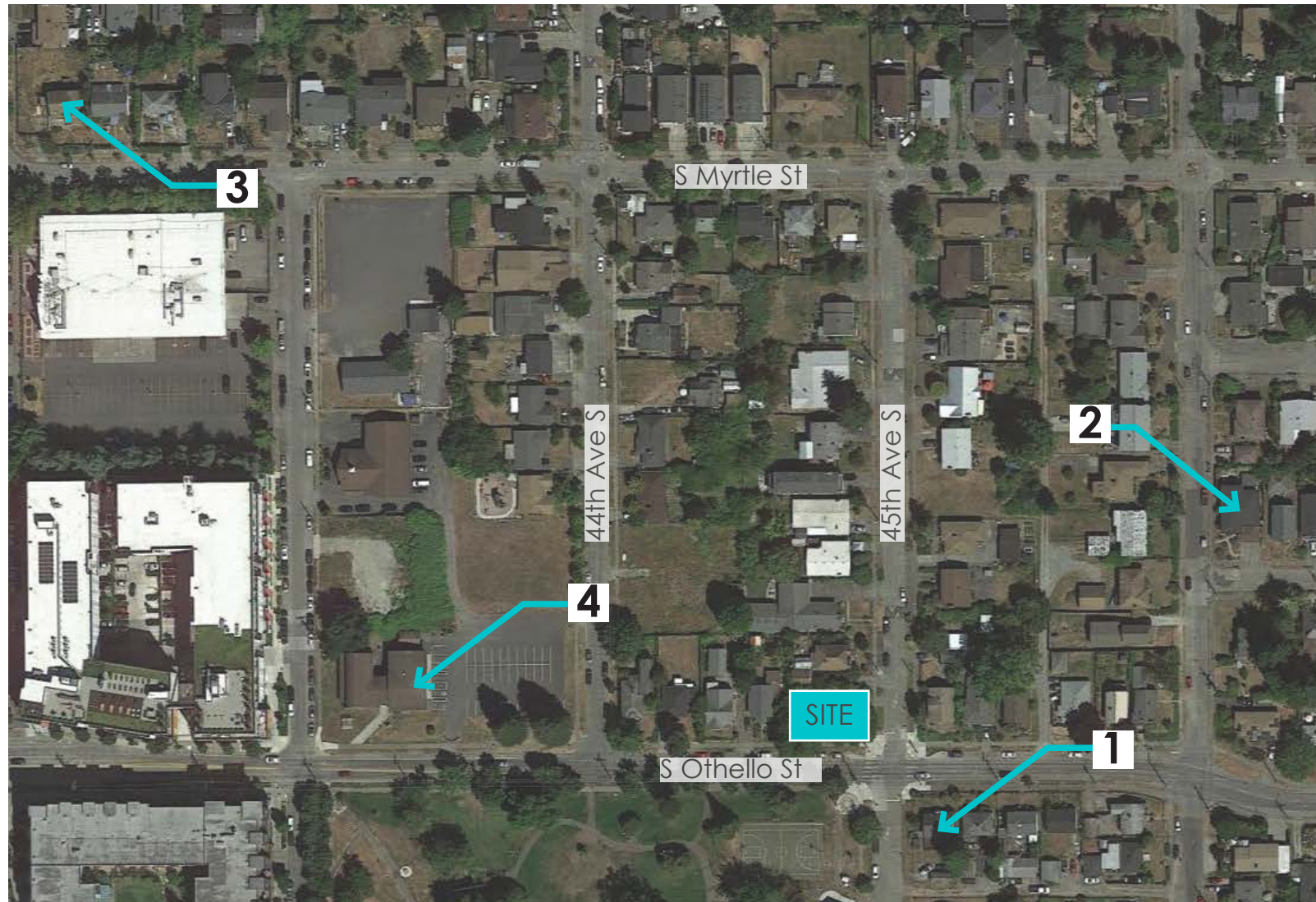


EXISTING SITE



- UPS Store
- Ba Mien Seafood Market
- Safeway
- Central Park
- Hoang Lan
- Othello Wok and Teriyaki
- Othello Park
- Martin Luther King Jr. Elementary School
- SITE: 4418 S Othello St
- Van Hanh Temple
- Taqueria Los Potrillos 1
- Zest Fast Food
- Minyan Ohr Chaddash

Context



1. Single Family Home
4501 S Othello St



2. Single Family Home
4602 S Garden St



3. Contemporary Multifamily
Townhouse
7098 42nd Ave S

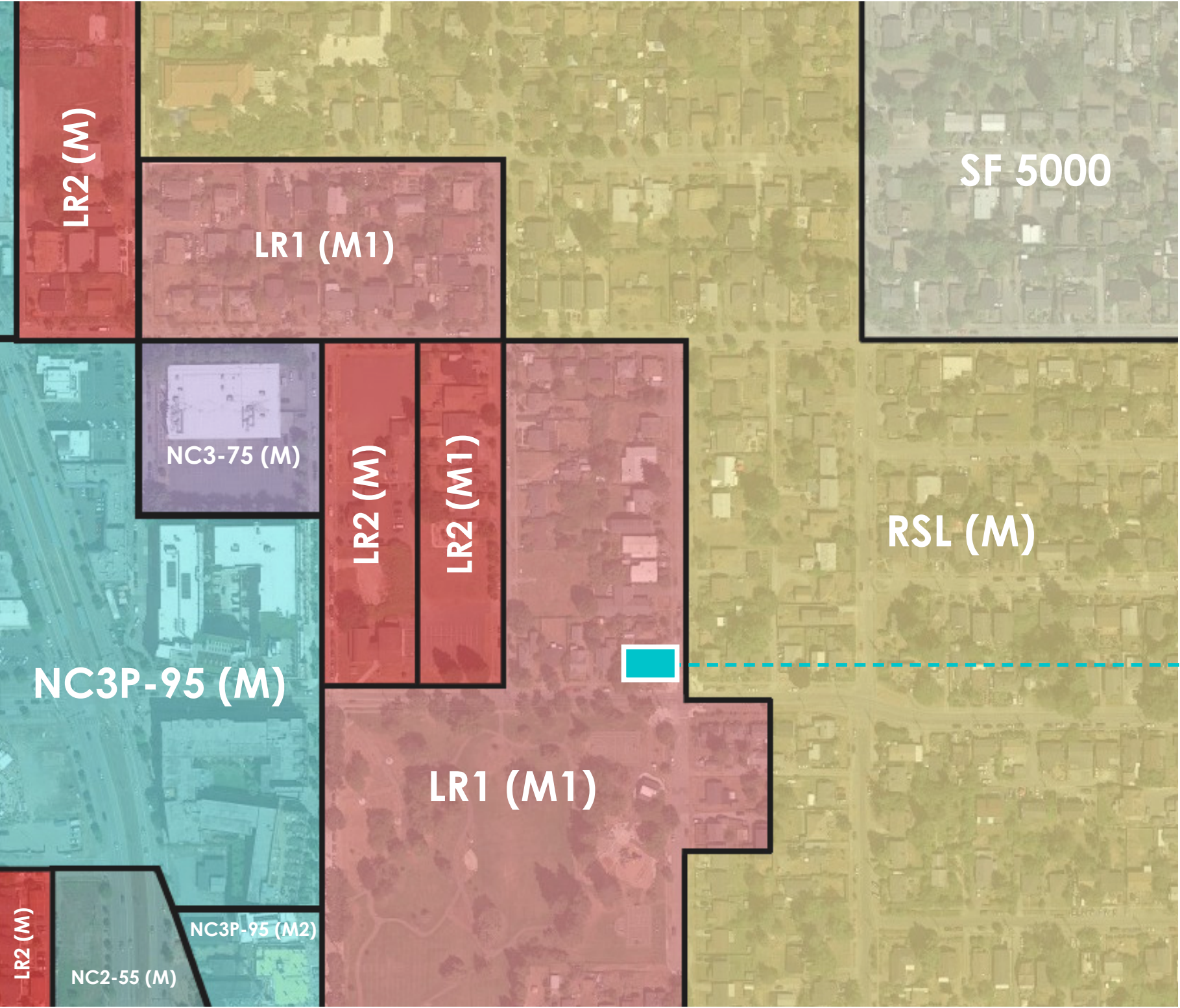


4. Holly Park Community Church
4287 S Othello St

Neighborhood

The project at 4418 S Othello St is located in a LR1 (M1) neighborhood. The surrounding area is indicative of this zoning designation with many multifamily housing projects either built or under construction. In addition to neighbors of similar build and size to this project, this project will also enjoy proximity to many different amenities such as nearby schools, restaurants, parks, and places of worship.

Context Analysis



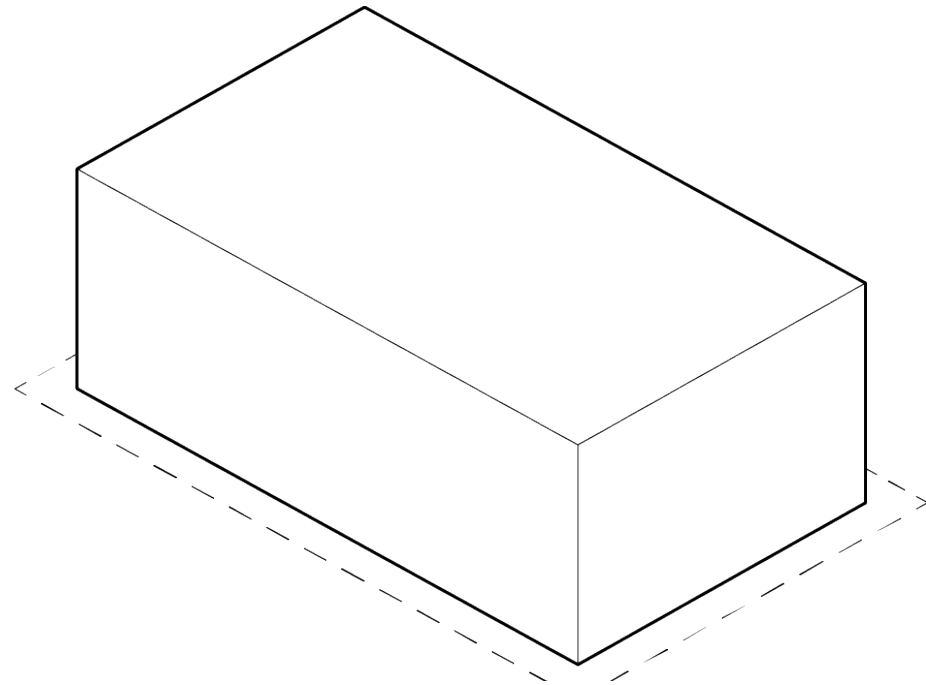
Project Site Zoning: LR1 (M1)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

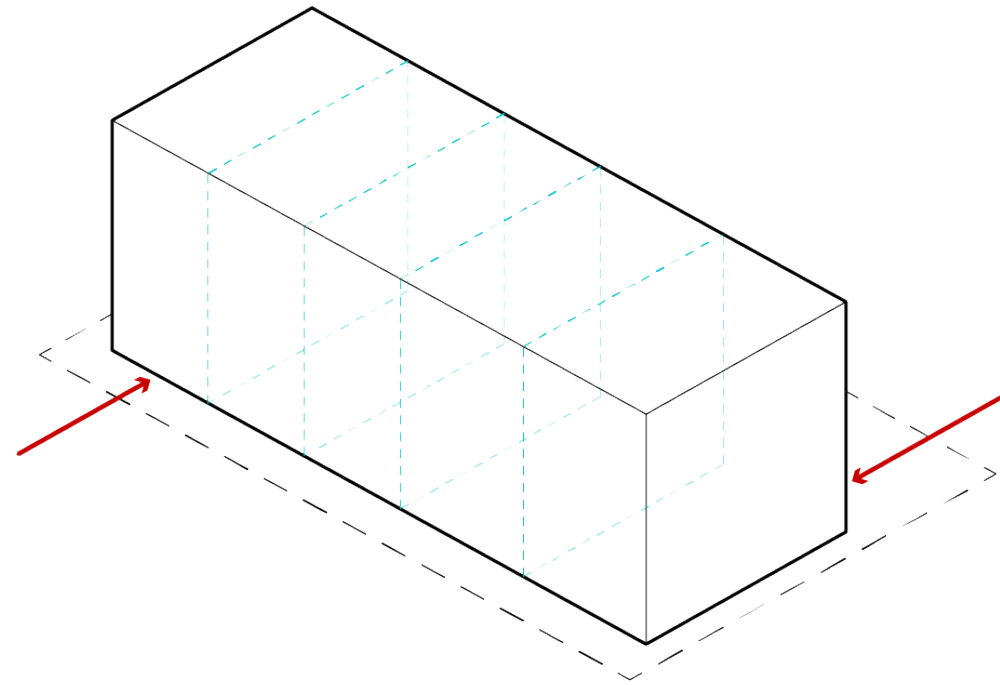
Adjacent Zoning: RSL(M), LR2 (M1), LR2 (M), NC3P-95 (M) NC3P 95 (M2)

- Key:**
- LR1
 - LR2
 - RSL
 - SF 5000
 - NC2-55
 - NC3P-95
 - NC3-75

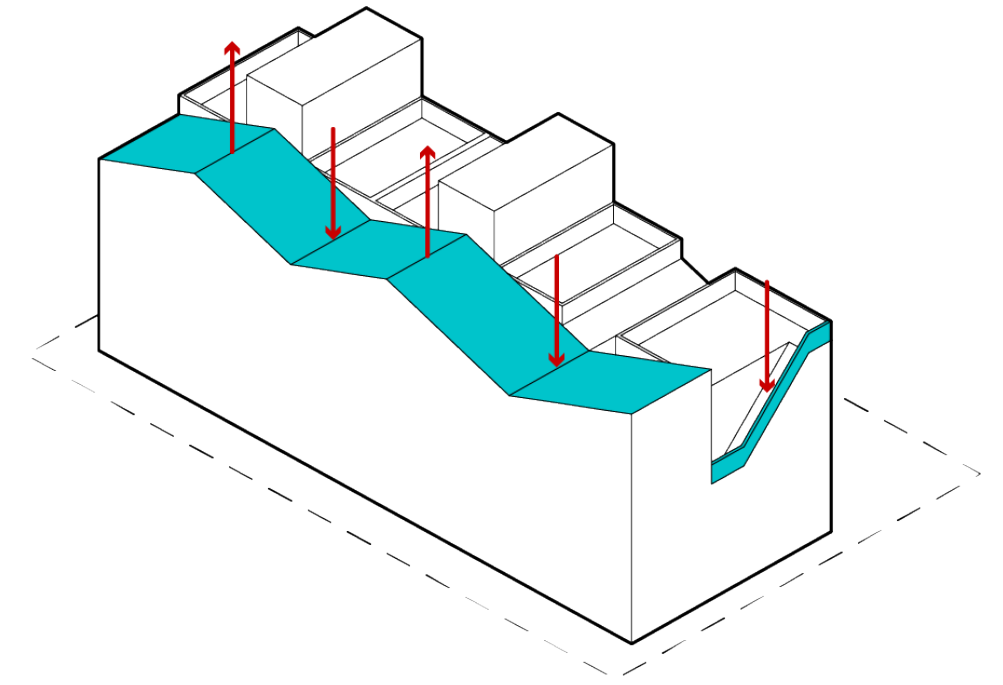
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The project takes advantage of ample southern solar exposure. Majority of the windows in the project are southern facing allowing for the harvesting of daylight and solar heat.
	D. Plants and Habitat	The project, like Othello Park across the street is planned to have the road verge landscaped to mimic the existing neighborhoods vegetation. This will help add greenery to the surrounding environment and help the site blend into in surrounding. The project plans also plans to have landscaping throughout opportune areas outside of the building and two of the units will have a backyard.
CS2 Urban Pattern and Form	A. Location and the City and Neighborhood	The project will show the presence of a lived environment in the neighborhood. The previous home was cloaked in overgrowth and not visible from the sidewalk, street or adjacent blocks. The new building has views of the streets and the park, this will create a greater connection between the site and its context.
	C. Relationship to the Block	The project due to its location on the corner lot of the block has an opportunity to serve it's neighborhood. The sidewalk will be increased from 5' to 6' on the east side. The massing and rectangular shape of the combined buildings will provide a strong visual queue to the urban edge of the block. More specifically the corner unit on the lock has a open stairway to the roof deck as a gesture to reduct he scale and provide a different relationship with the street.
	D. Height, Bulk, and Scale	The project is located in a Multifamily Residential zone that is currently in a transitioning phase. Similar building styles and philosophies are being constructed currently in the neighborhood. The scale of the project is no significant size change from preexisting buildings in the neighborhood. Nearby are large scale apartment buildings meaning the addition of townhouses will be a nice in between for the area. The projects use of façade variation also helps to make the building feel more intimate and less foreign. Additionally, the overall massing has been modulated to help reduce the scale of the building.
CS3 Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	The project takes existing architectural language in the neighborhood and adapt it into a contemporary design for the future precedents. Wooden exterior slats at an angle are reminiscent of the wooden siding of existing neighboring buildings. A herringbone pattern can be seen where the units touch one another establishing a unique design for the building's identity. Paneled cladding is a departure from historically used materials and express the future of composite building materials.
PL2 Walkability	A. Safety and Security	The project will be raised from street level and will include a multitude of viewing angle from within the building that have sight lines of the sidewalk. The occupants will have the ability to have eyes on the street to surveille if needed but will also be protected and have privacy. Light from within the building and on the porch will also contribute to the area feeling safer.
PL3 Street Level Interaction	A. Entries	The projects southern face will have both independent and shared entry sequences. Both will be behind a green space buffer identifying a clear break from public and private space. The surrounding outdoor space will be landscape and will be a semiprivate space for those who live there to enjoy. This design will also further the potential for the project to bolster the existing sense of community.
DC2 Architectural Concept	A. Massing	This projects massing was dictated by the need for many amenities and improvements on the site. The footprint on the building was pushed back on the northern face to provide parking, disposal services, and greenspace. The southern and eastern sides were manipulated to improved sidewalks and communal green space and entry sequences. The remaining site informed the structures footprint. The footprint created an opportunity for a slender building that deliver with unique amenities and pleasing form.
	B. Architectural and Facade composition	Like its neighboring structures the project has a shared pitched roof defining helping to define each independent unit. Furthermore, each unit has its own rooftop deck space. To define and communicate entry way for each unit the surrounding area of the façade is pushed back in those areas. Similarly, the locations of the second level decks are created by the pushed façade leaving a cavity. Finally the perimeter of each face and unit border is pulled out to define edges of each unit.



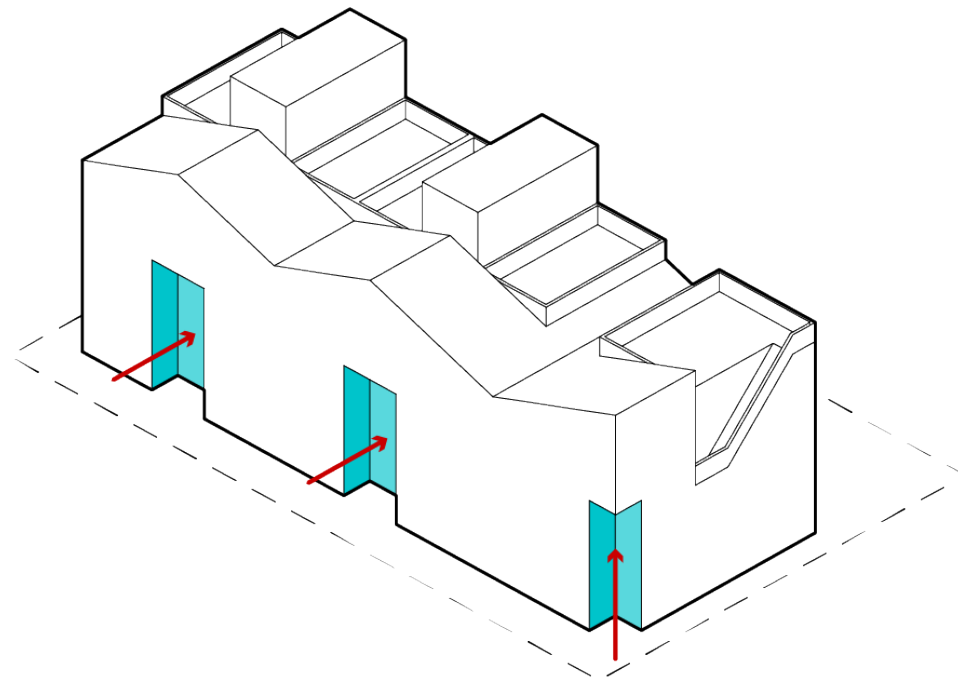
1. Massing Allowed by code - 40' with parapets and pent-houses



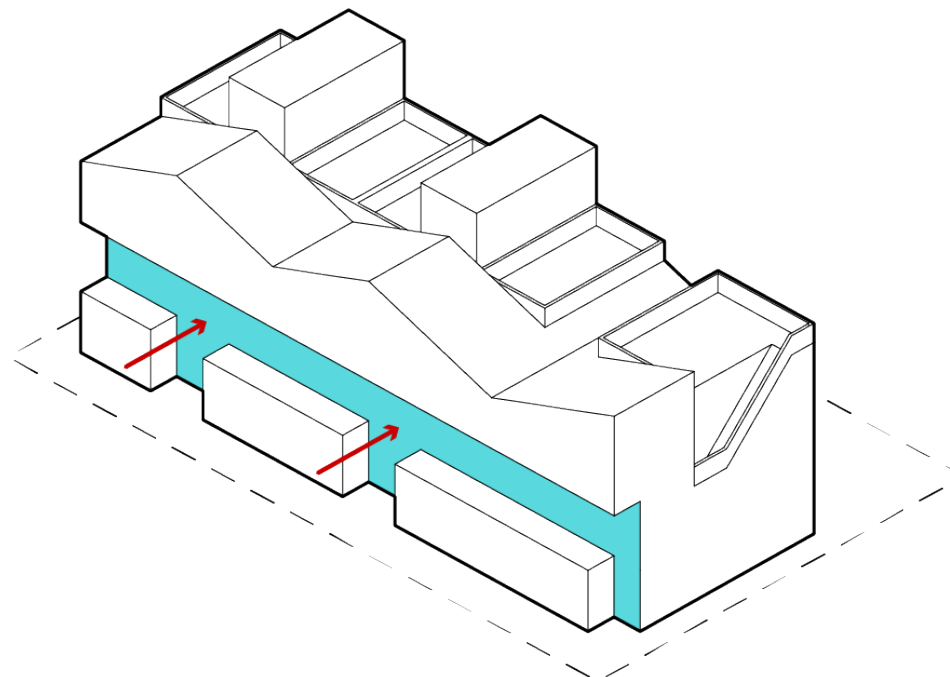
2. Split singular mass into five independent units, In addition providing parking and amenity space in back of lot



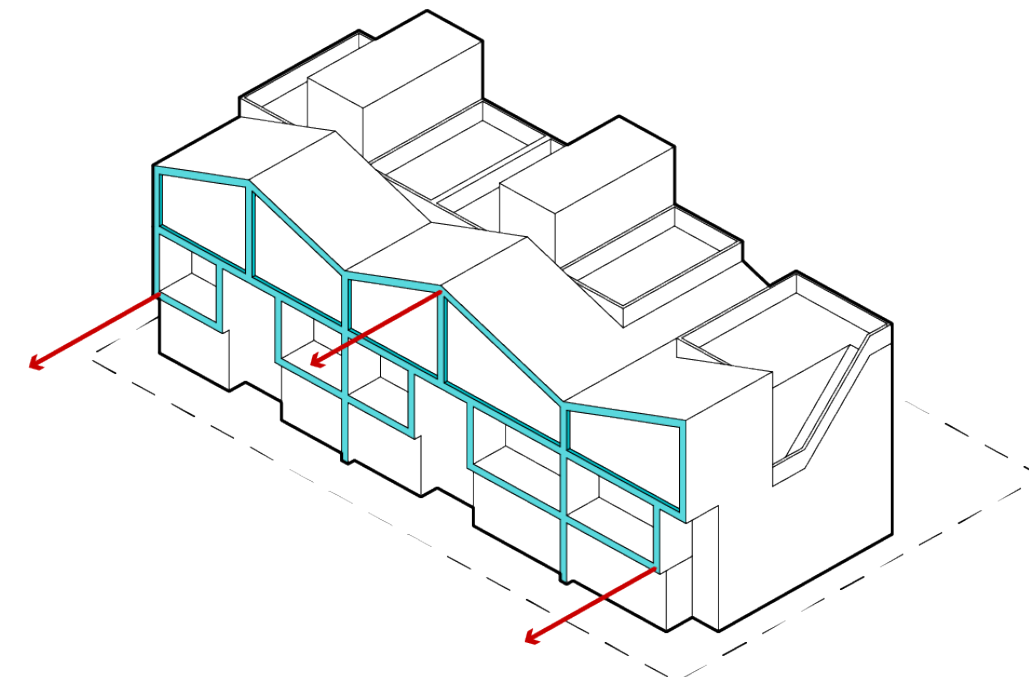
3. Roof shape is provided along the street and above the master suite to emphasize the units. Roof decks are provided in the back. Corner unit has open stairs to break down the scale of that elevation



4. Define visual language for communicating entrances

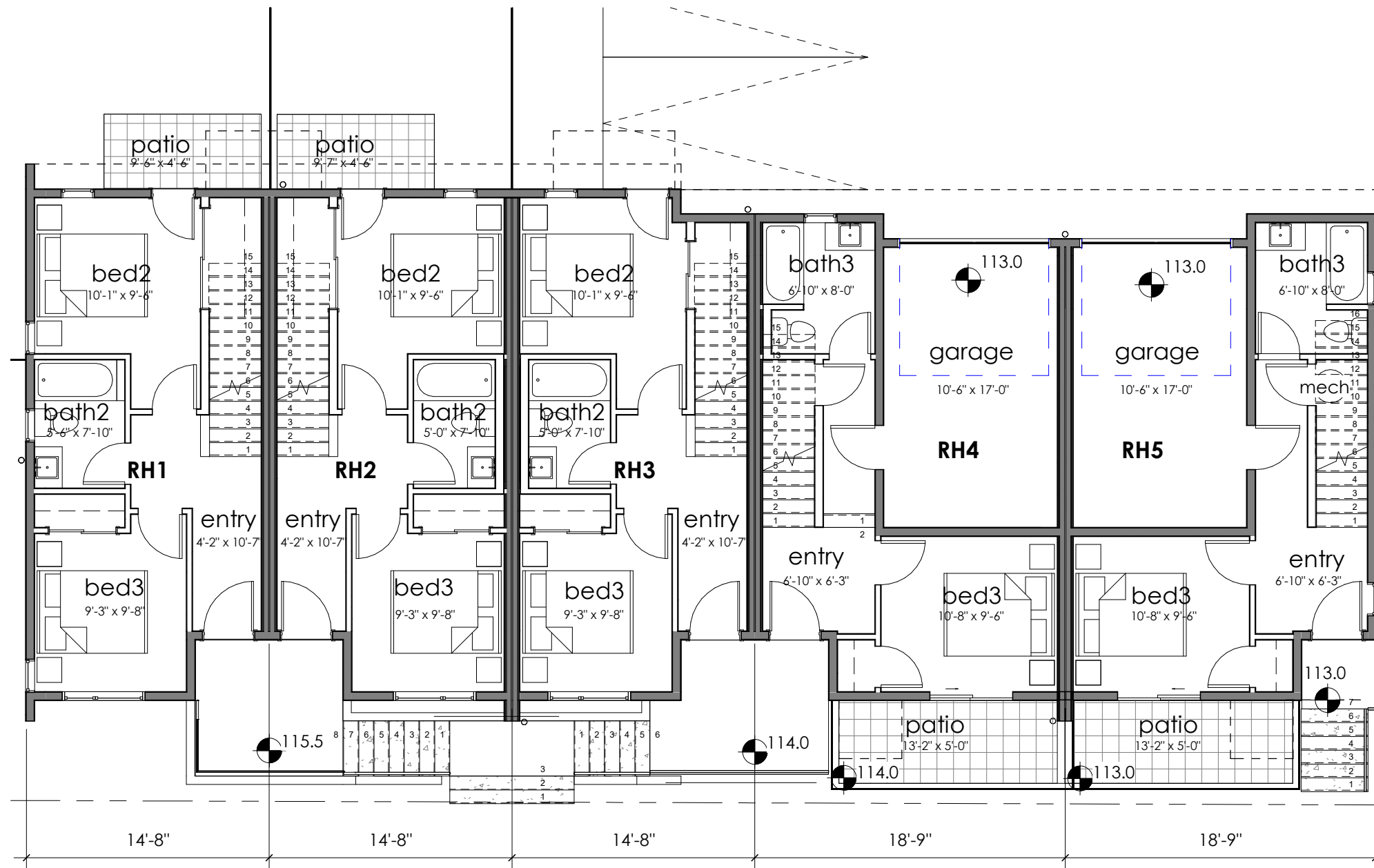


5. Create lengthwise facade indentation for balcony amenities. Also providing facade articulation and upper setbacks.



6. Pull forward boundary edges to individualize each unit and break down the scale of the overall building width

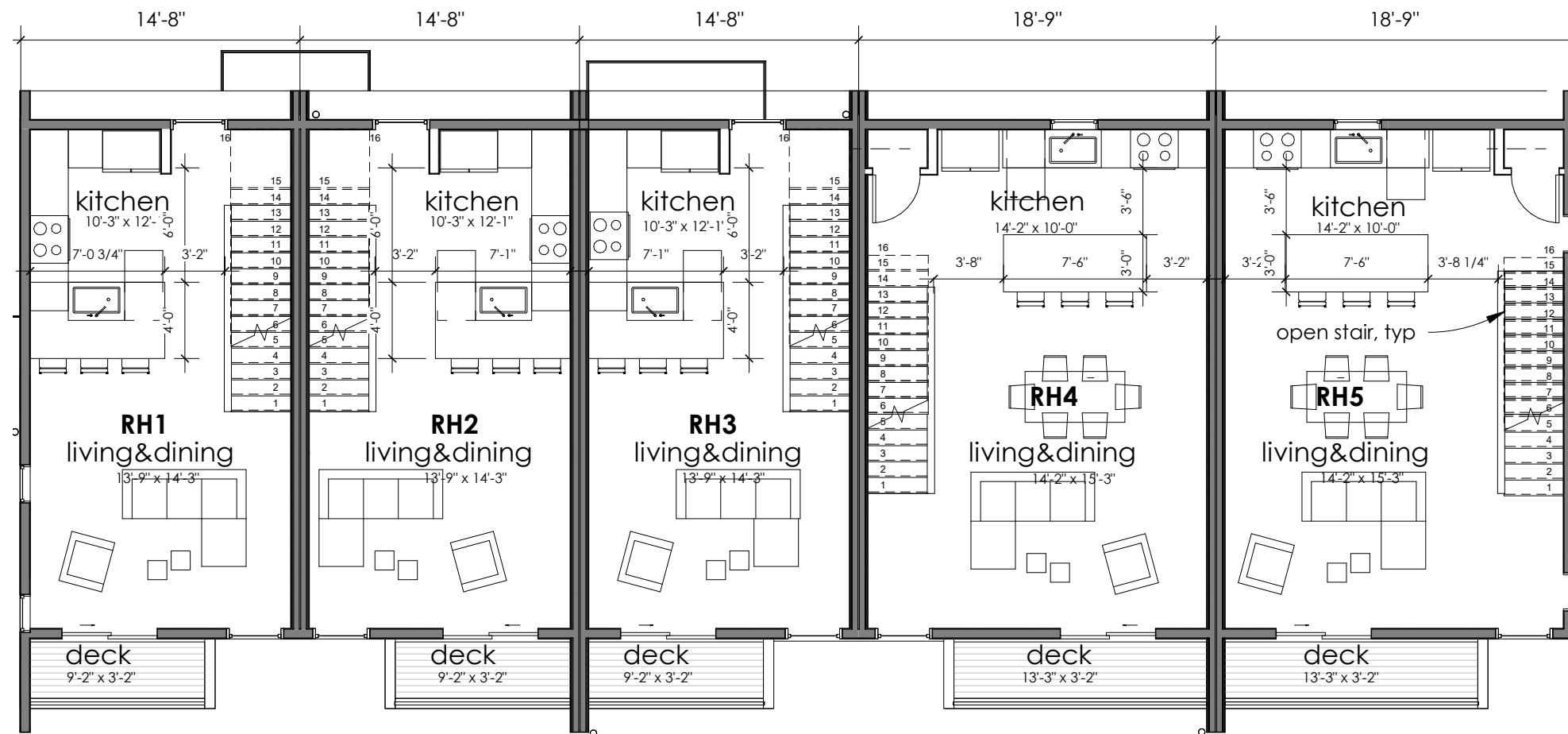
Design Concept



LEVEL 1
SCALE: 1/8" = 1'-0"



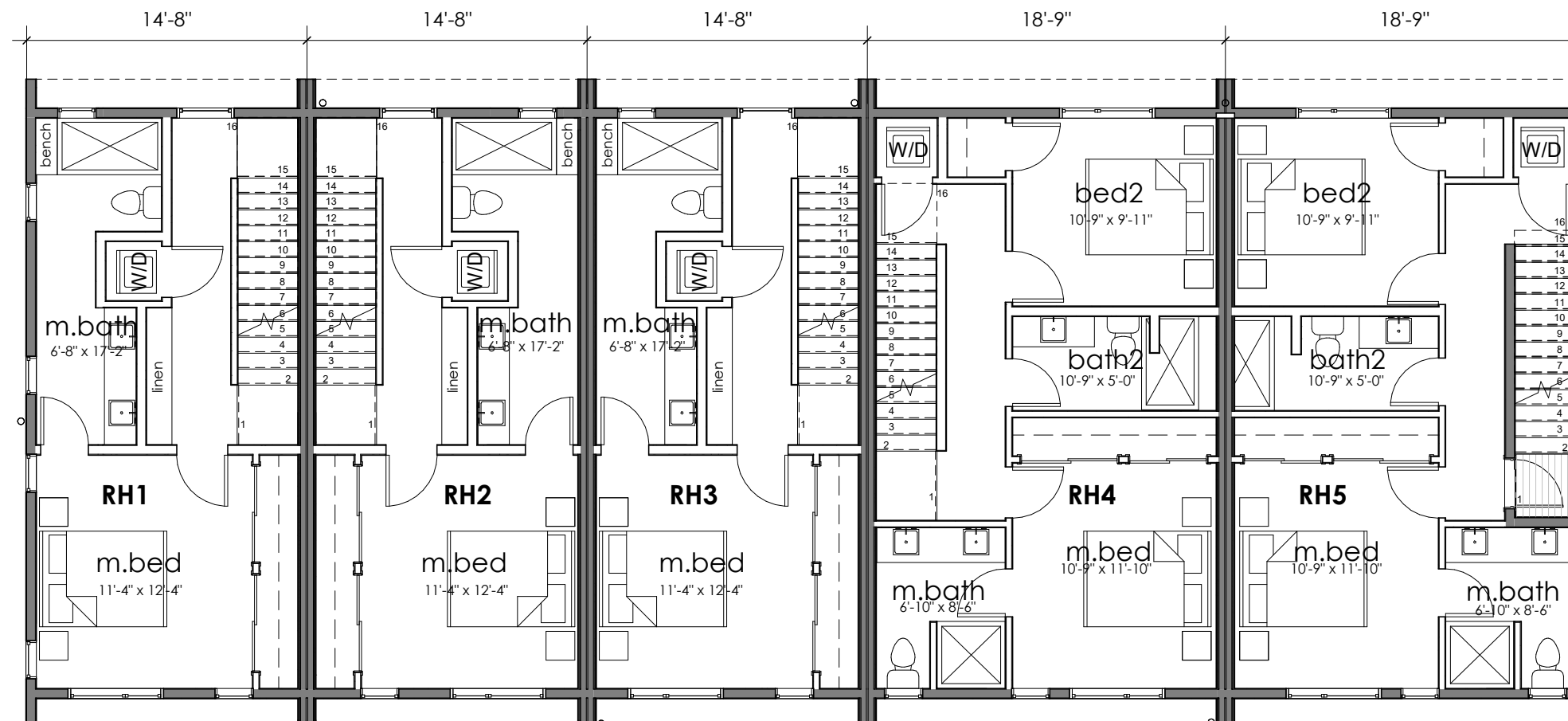
Floor Plans



LEVEL 2
SCALE: 1/8" = 1'-0"



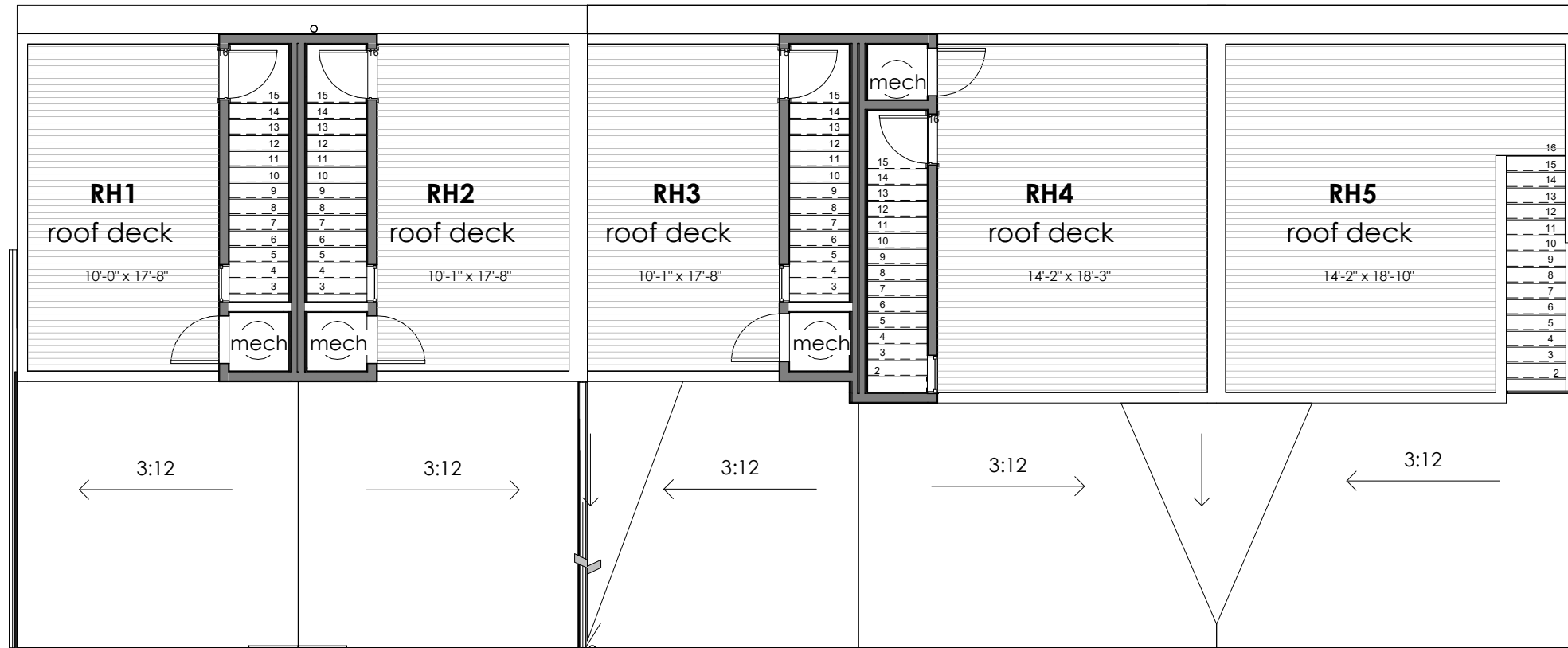
Floor Plans




LEVEL 3
SCALE: 1/8" = 1'-0"

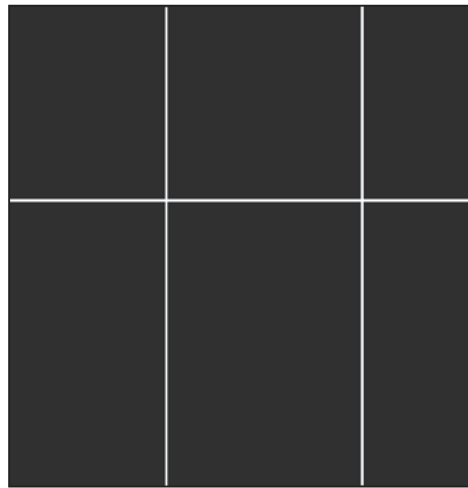


Floor Plans



ROOF DECK
 SCALE: 1/8" = 1'-0" 

Floor Plans

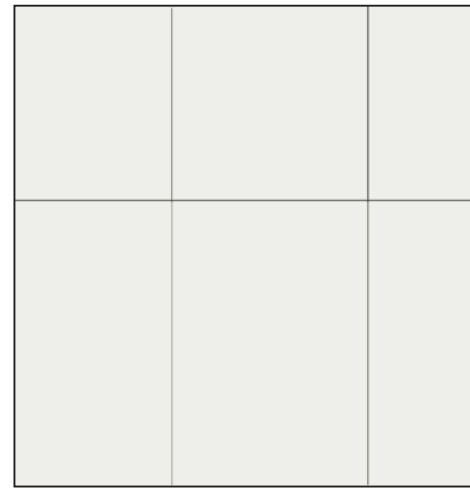


1. Black Panel

7/16" James Hardie Panel

Sherwin Williams #6990
Caviar

Primary exterior material



2. White Panel

7/16" James Hardie Panel

Sherwin Williams #7006 Extra
White

Secondary inset material



3. Concrete

Exposed Concrete

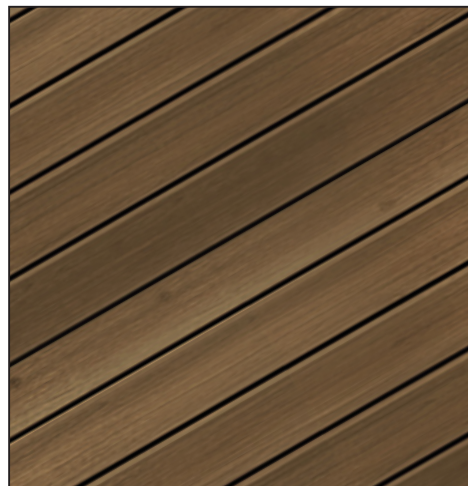
Parking and retaining walls.



4. Board & Batten

8" Board & Batten Vertical
siding

Eastern and western facade



5. Wood at Roof Slope

1" x 4" T&G Natural Cedar

Sun resistant wood stain

Per unit accent material
following roof angle



6. Wood at Roof Slope

1" x 4" T&G Natural Cedar

Sun resistant wood stain

Per unit accent material
following roof angle

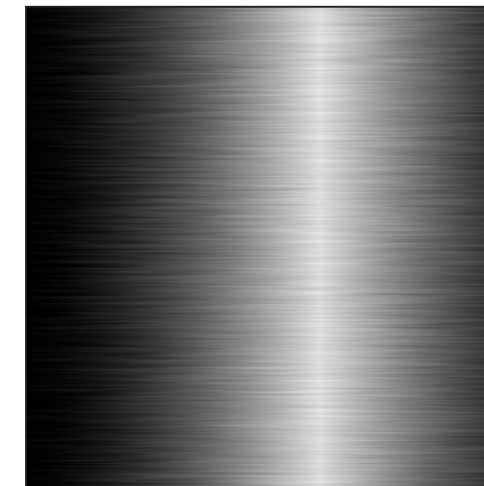


7. Gray Lap Siding

7.25 " Jame Hardie Lap Siding

Sherwin Williams #7066
Grey Matters

Northern face cavity material



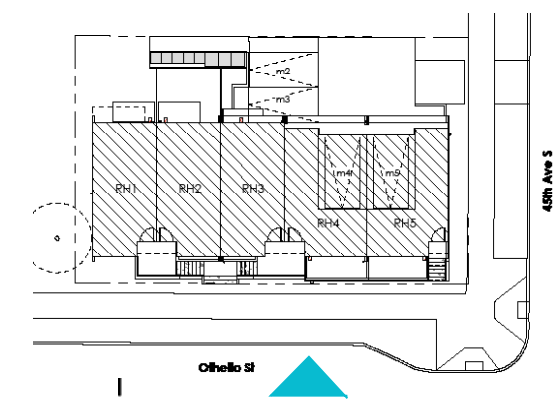
8. Black Metal

Sheet Metal

Black

Flashing, facia, downspout,
guardrails, and gutters.

Material Palette



SOUTHERN ELEVATION
SCALE: 1/8" = 1'-0"

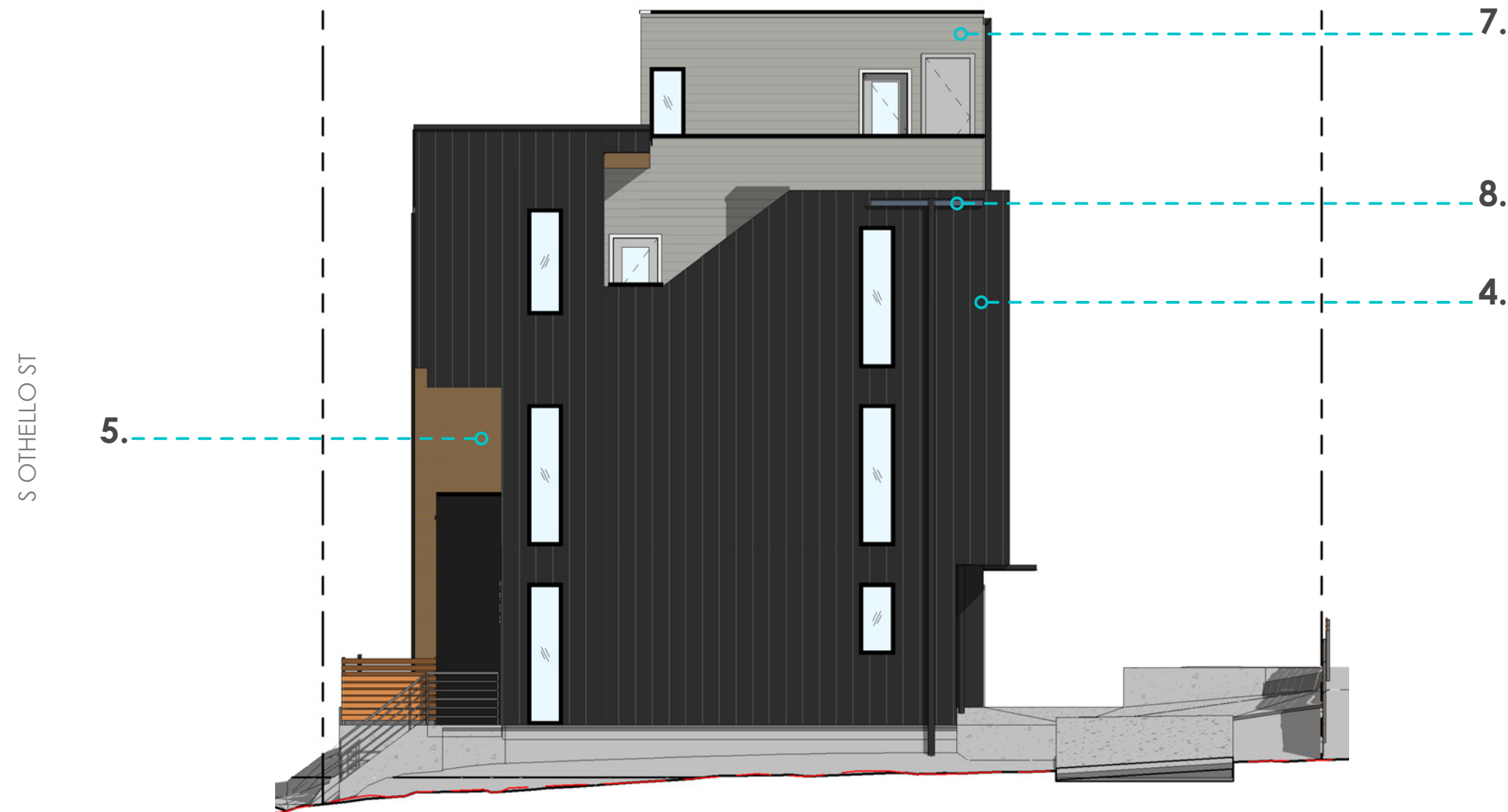
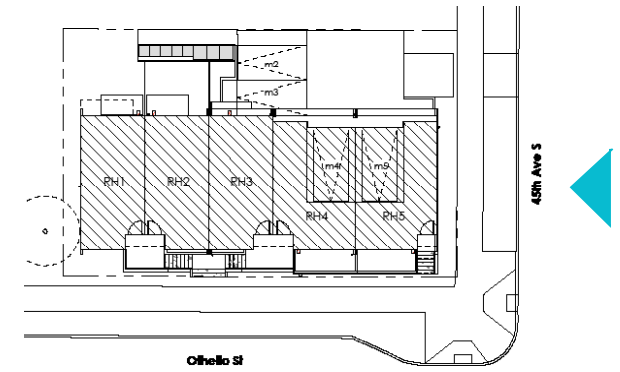
S OTHELLO ST

Building Elevations



NORTHERN ELEVATION
SCALE: 1/8" = 1'-0"

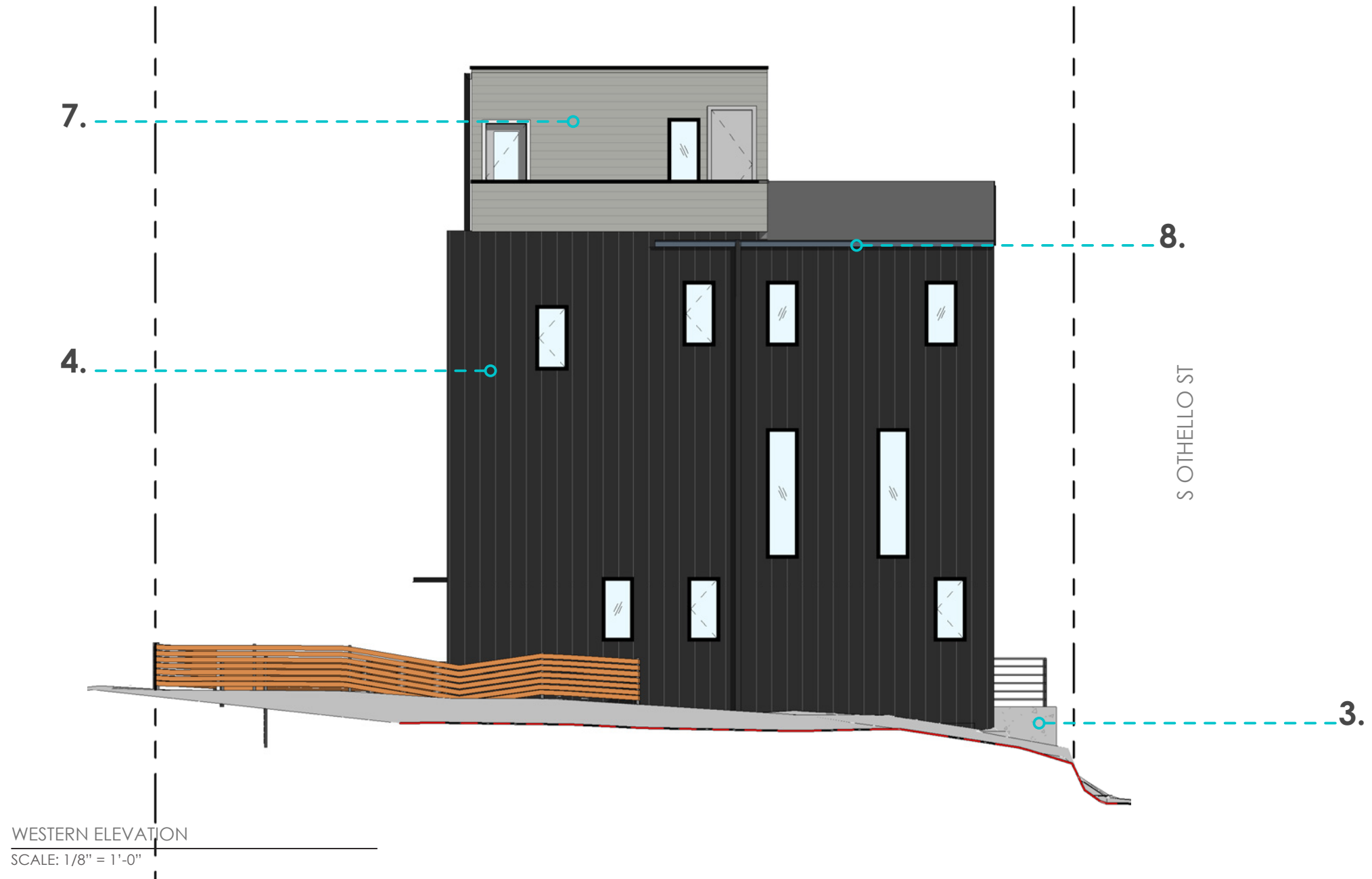
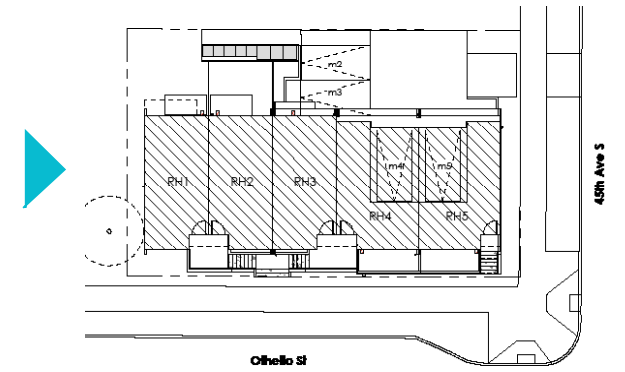
Building Elevations



EASTERN ELEVATION
SCALE: 1/8" = 1'-0"

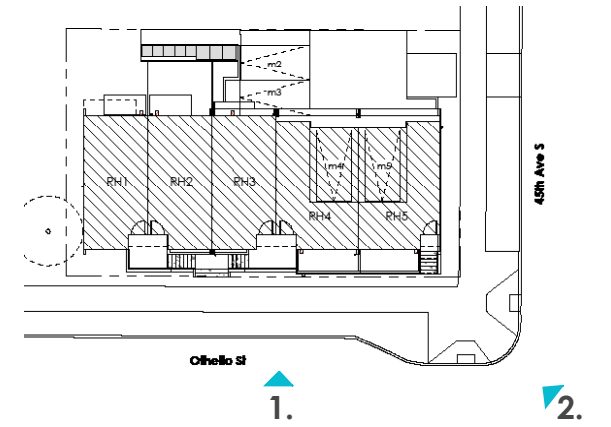
45TH AVE S

Building Elevations



WESTERN ELEVATION
SCALE: 1/8" = 1'-0"

Building Elevations



1. ACROSS THE STREET FROM CORNER SOTHELLO ST & 45TH AVE S

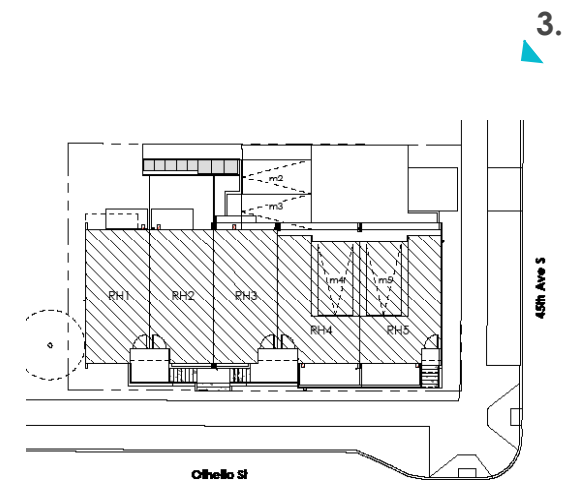


2. FRONT VIEW FROM ACROSS S OTHELLO ST

Building Renderings



3. AERIAL SHOT FROM NORTHEAST CORNER LOOKING SOUTHWEST



Building Renderings