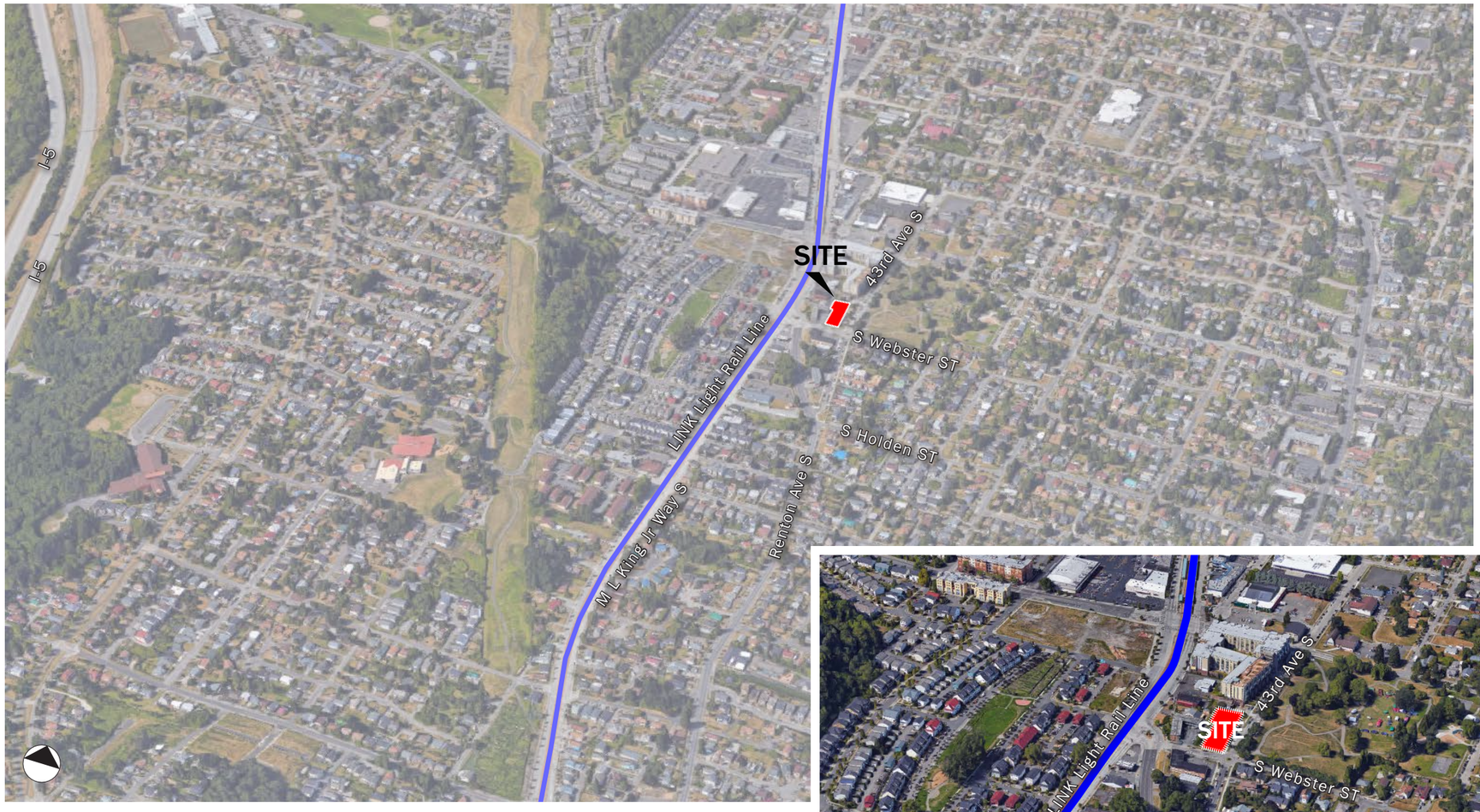


ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION

FINAL

NOVEMBER 25, 2019

LIHI OTHELLO PARK HOUSING

SDCI PROJECT # 3034491-LU

7357 43RD AVE S
SEATTLE WA 98118 98144

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RUNBERG ARCHITECTURE GROUP

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LOW INCOME HOUSING INSTITUTE

Contact:
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2407 First Ave - Suite 200
Seattle, WA 98121

DEVELOPMENT OBJECTIVES

PROJECT OVERVIEW

PROJECT TEAM

Owner
Othello Park Development LLC
2407 1st Avenue, Suite 200
Seattle, WA 98121

Architect
Runberg Architecture Group
One Yesler Way
Seattle, WA 98104

Civil Engineer
KPFF
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101

Landscape Architect
Karen Kiest Landscape Architects
111 West John Street, Suite 306
Seattle, WA 98119

Surveyor
Aramaki Borden & Associates, Inc.
6141 NE Bothell Way, Suite 304
Kenmore, WA 98028

SITE

Address 7357 43rd Ave S
Parcel # 1005000240, 1005000247, 1005000250
Zoning **NC3P-95 (M2)**

The site is located at the southwest corner of 43rd Avenue S and S Webster Street, one block east of MLK Jr Way S and opposite Othello Park to the east. The site is located in the Othello Residential Urban Village and within the Othello Station Overlay District. The site is made up of three parcels with a total area of 16,996 SF. The site is irregular in shape. There is no alley access.

The site is located within 1,000' walking distance of the Link light rail Othello Station and near multiple bus transit lines.

The site is currently occupied by two single family houses and one duplex. It is surrounded by multi-family and mixed-use housing to the north, south and west, and Othello Park to the east.

PROJECT PROGRAM

Number of Residential Units:	104 units
Number of Live/Work Units	2 units
Area of Residential Use:	86,299 SF
Area of Institutional Use	2,581 SF
Number of Vehicle Parking Stalls	0 stalls
Number of Long-Term Bike Stalls Provided	94 stalls
Number of Short-Term Bike Stalls Provided	12 stalls
Total Area:	92,924 SF

PROJECT VISION

HOUSING STABILITY &
RENTERS WITH DISCRETIONARY INCOME
RESULTING IN A VIBRANT
MIXED RESIDENTIAL / COMMERCIAL NEIGHBORHOOD



URBAN DENSITY
ENHANCING EXISTING INFRASTRUCTURE
WALKABLE TO TRANSIT
CELEBRATE NATURAL SYSTEMS

AFFORDABLE, WORKFORCE HOUSING
TRANSIT-ORIENTED DEVELOPMENT
LIMITING DISPLACEMENT
HELPING LOCAL BUSINESSES THRIVE

The Low Income Housing Institute (LIHI) is a nonprofit corporation whose mission is to develop affordable housing for working individuals and families in Western Washington. LIHI has a long tenure as a housing developer and operator – the organization was founded in 1991 and owns and manages more than 2,000 housing units at over 60 sites. LIHI housing serves a range of household incomes up to 60% of the local area median income.

As apartment rents and housing prices continue to escalate as part of a local housing crisis, more of our children, friends, and neighbors are unable to afford a place to live in the City of Seattle or have access to necessary jobs, services, schools, and amenities. The Low Income Housing Institute's mission is consistent with long-standing City of Seattle policies to encourage the development of affordable housing in well-located neighborhoods near transit lines.

Development Objectives

Othello Park Apartments is a seven-story rental affordable housing development including community space and support facilities on the ground floor, 104 units of affordable housing, and 2 live-work units. The community space on the first level will include a community room, community kitchen, computer bank, library, property management offices, and supportive services. The project will also include a bike parking storage area.

Othello Park Apartments will provide much-needed, quality, affordable workforce housing in an area that is experiencing rising market rate rents, low vacancy rates, and widespread gentrification and displacement. Units will serve low-income singles and couples, and small and large families with eligible incomes ranging from 30% to 60% of Area Median Income (AMI). The City of Seattle Office of Housing has agreed to fund the development of Othello Park Apartments and is very supportive of the development providing much-needed, large family-sized units. It will implement Walsh Construction Company's innovative Cost-Efficient Design & Construction (CEDC) methods.

The project will also meet the State of Washington's Evergreen Sustainable Development Standard (ESDS).

DEVELOPMENT OBJECTIVES
SUMMARY OF PUBLIC OUTREACH

City of Seattle Department of Neighborhoods

LIHI began outreach to key stakeholders in the fall of 2015 related to Othello Park Apartments through the On Board Othello community group that is focused on community and economic development in the Othello neighborhood of Seattle. This group meets twice a month to discuss residential and commercial development opportunities in the area and has a strong connection to community members, property owners, and businesses in the neighborhood. LIHI plans to continue engaging with this group as a member, and the group gives LIHI opportunities to present LIHI's development activities in the area. LIHI made a presentation regarding Othello Park Apartments at On Board Othello's meeting on March 5, 2019.

LIHI mailed project notification letters to all residents within 500 feet of the project site in 2016, 2017, and 2018. LIHI sent an additional notification letter on March 1, 2019. LIHI has had community outreach plans approved by the City of Seattle Department of Neighborhoods in 2016, 2017, 2018, and 2019.

In July 2018, LIHI contacted five Othello-area community organizations to make an updated presentation regarding the development at each organization's upcoming member meetings. The organizations include On Board Othello, Othello Park Alliance, SouthCORE, MLK Business Association, and the Rainier Chamber of Commerce. On February 7, 2019, LIHI's Housing Development staff presented a project update to the Othello Station Community Action Team at their regular meeting (OSCAT is an organization listed on the City of Seattle Department of Neighborhoods' Community Connector tool).

On March 19, 2019, LIHI and the design team presented the Othello Park Apartments project to the community for comment and discussion at an open public meeting, held at the Othello UW-Commons at 4200 S. Othello St.

The Department of Neighborhoods gave official approval of the development's community outreach process on March 22, 2019.

City of Seattle Office of Housing

LIHI consulted with the City of Seattle Office of Housing to determine the concentration of subsidized units within the site census block group of the proposed development site (July 16, 2018).

LIHI received a Consistency Letter from the City of Seattle Office of Housing confirming the project meets the dispersion policies of the City of Seattle (September 7, 2018).

Additional Outreach

As part of LIHI's tiny house village operations near the Othello Park Apartments site, LIHI made connections to key stakeholders in the area and formed a Community Advisory Committee made up of 7 key local stakeholders. These members include neighbors, a business owner, a church pastor, a community organizer, and a property manager of the apartment building adjacent to the Tiny House Village on MLK Way S. This group meets monthly to discuss how the tiny house village has been operating and to make sure that LIHI is staying connected to the Othello area. LIHI also operates scattered site housing in the Othello area, so LIHI staff reaches out regularly to community organizations and businesses, especially agencies serving the working poor, homeless, and young adults.

Community Outreach Plan Approved by Department of Neighborhoods on March 22, 2019

Othello Park Apartments – Community Outreach Plan	
Printed Outreach	*High-Impact Method* • Direct mailing to residences and businesses within a 500 ft. radius of the project site with provisions made for multifamily units (March 1, 2019).
Electronic/Digital Outreach	*Multi-Pronged Methods* • Emails to distribution list that includes community organizations identified by DON, and hold follow-up meetings, if desired (March 1, 2019). ○ CHAMPS Resource & Service Center, HomeSight, New Holly Neighborhood Campus, On Board Othello, Othello Encampment Community Advisory Committee, Othello Neighborhood Association, Othello Park Alliance, Othello Station Community Action Team, Rainier Valley Community Development Fund, Rainier Valley Historical Society, Southeast Economic Opportunity Center, South Communities Organizing for Racial/ Regional Equity (SouthCORE), SouthEast Effective Develop (SEED), Southeast Seattle Providers, Southeast Seattle Education Coalition, Van Asselt Community Center Advisory Council, East African Business Association, MLK Business Association, Rainier Chamber of Commerce, Rainier Valley Greenways, South Seattle Crime Prevention Council, Rainier Othello Safety Association, Emergency Hubs & Block Watches. • Post in LIHI's digital newsletter to LIHI email list (March 4, 2019). • City of Seattle DON blog post (February 28, 2019). • Daily Journal of Commerce news article (March 5, 2019).
In-Person Outreach	*High-Impact Method* • Presentation by LIHI staff and design team at an hour-long community meeting regarding the project (March 19, 2019). ○ Translated materials into Vietnamese and Tagalog, and offered interpreters for the community meeting. ○ Invited community organizations identified by DON above. ○ Held meeting at Othello-UW Commons, a known community gathering space. • LIHI's Housing Development Director made a presentation at an Othello Station Community Action Team meeting (February 7, 2019). • LIHI's Real Estate Project Manager made a presentation at an On Board Othello meeting (March 5, 2019).







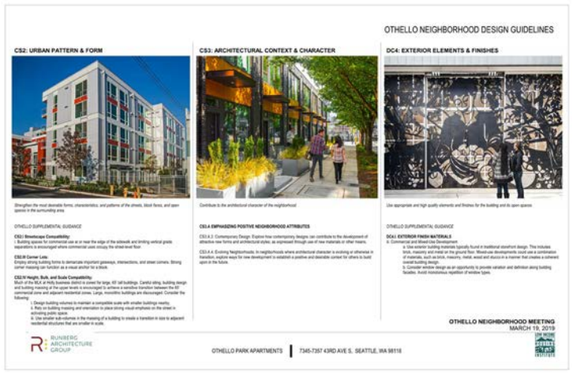
DEVELOPMENT OBJECTIVES
SUMMARY OF PUBLIC OUTREACH

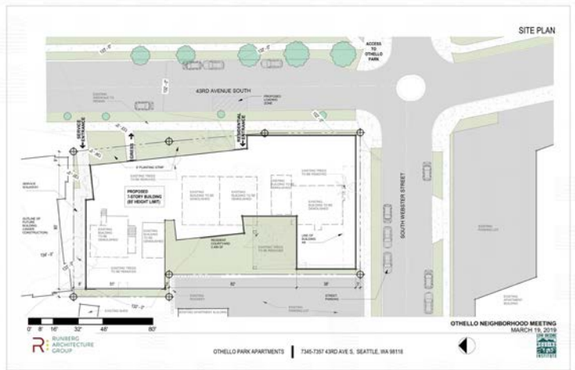
An open public meeting was held on March 19, 2019 at the Othello-UW Commons at 4200 S Othello St. Discussion summary:

- Enthusiasm for the large percentage of family units and an overall feeling of being pro-high density.
- Attendees wanted to know would the project be more cost-effective if it were modular construction, to which we responded that we are examining modularity and repetition in terms of the layout but there will be no off-site modular production.
- Neighbors were excited for development of the site across from the park. The Othello Park improvements are concentrated on the NE corner of the park, but residents hope this project would encourage park improvements to the SW corner as well.
- It was asked how much the new building will shade the park. Shadows are mitigated by the building setback, and wide ROW. The west edge of the park is in shadows due to existing street trees and the significant grade change along 43rd Ave S.
- Questions arose whether the design and massing would stand out or blend in relation to the park. Project goals include marking the corner, giving the ground floor commercial character, taking advantage of the angle of the property line to create a strong entry on the park side, and creating a quiet gateway to the adjacent low-rise and single family developments.











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SITE ZONING

- Current Zone: NC3P-95' (M2); MHA zoning implemented 4/19/19
- Overlay: Othello Station Overlay; Othello Residential Urban Village
- Neighboring Zoning currently is LR1 (M1) on the east side of Othello Park; NC3P-95' (M2) to the west; NC3P-95' (M2) to the north; and LR2 (M) to the south
- 43rd Avenue S and S Webster Street are not Principal Pedestrian Streets

23.47A.004 PERMITTED AND PROHIBITED USES

In NC3 zones Residential, Offices, and Institutions are permitted outright

23.47A.005 STREET-LEVEL USES

C. In all NC zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade within a zone that has a height limit of 85 feet or higher

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

A.2b Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

A.2c The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

A.3 Street-level street-facing facades shall be located within 10 feet of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

B.2 Transparency for non-residential uses:

a. 60% of street-facing facade shall be transparent.

B.3 Non-residential uses shall extend an average depth of 30 feet and a minimum depth of 15' from the street-level street-facing facade.

B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

D.1. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:

- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry

D.2. The floor of a dwelling unit located along a street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

A. Base and maximum height limits: 95 feet

C. Rooftop Features.

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, may exceed the maximum height by 2 feet if enclosed by parapets or walls.

3. In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

4. Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

Solar collectors; Mechanical equipment; Play equipment and open-mesh fencing that encloses it.

Stair and elevator penthouses may extend above the applicable height up to 16 feet.

23.47A.013 FLOOR AREA RATIO PER TABLE A

Maximum FAR allowed in NC3P-95'(M2) zone within the Station Overlay District- (6.25)

Minimum FAR (2)

A.3. Except as provided in subsection 23.47A.013.D.7, parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground shall be included in gross floor area calculations.

23.47A.014 SETBACK REQUIREMENTS

C. Upper level setbacks for street facing facades

For zones with a height limit of 95 feet, portions of structure above 75 feet must be set back from front lot line by an average depth of 8 feet

E. Minimum 5 ft landscaped setback may be required per 23.47A.016.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

A.2. Green Factor score of 0.3 or greater.

B. Street Trees are required

23.47A.024 AMENITY AREA FOR RESIDENTIAL USES

A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.

B. All residents shall have access to at least one common or private amenity area.

Required amenity areas shall not be enclosed; common amenity area shall have a minimum dimension of 10', 250 SF min area; private balconies and decks shall have a minimum area of 60 SF, with no horizontal dimension < 6'.

23.54.015 REQUIRED PARKING

23.54.01a

Table A-Required Parking for Non-residential uses (live/ work)

Non- Residential uses in Station Area Overlay District- No minimum requirement

Table B- Required Parking for Residential Uses

Residential uses within the Station Overlay District-No minimum requirement

Table C- Required parking for institution in Station Overlay District- No minimum requirement

Table D Parking for Bicycles

Long-term- 1 stall per dwelling unit; Short Term- 1 stall per 20 dwelling units

For residential uses, after the first 50 spaces are provided, additional spaces are required at .75 ratio

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

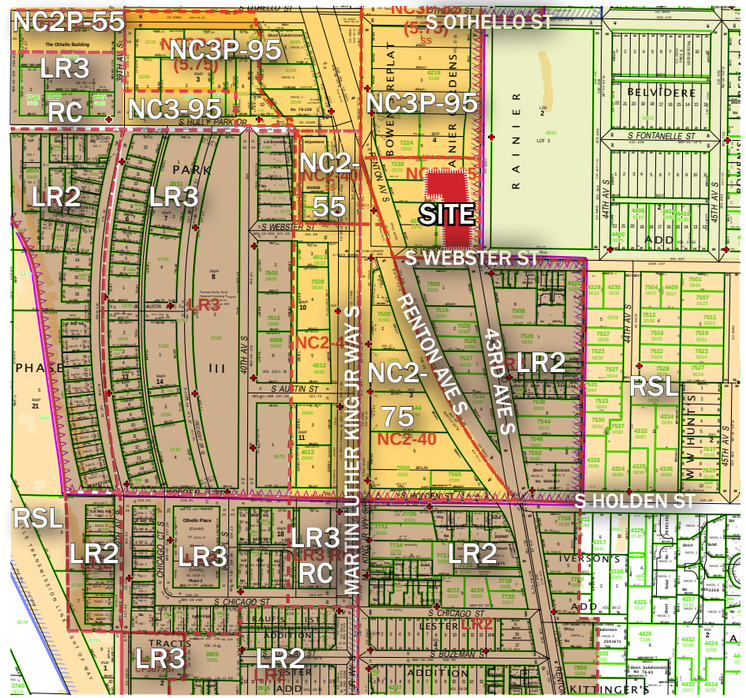
More than 100 dwelling units- 575 SF plus 4 SF for each unit above 100

C. For development with more than 100 units, the required minimum area may be reduced by 15 percent if the storage space has a horizontal dimension of 20 feet

Non-residential development 0-5000 SF, 82 SF required.

B. May be reduced by 50% in mixed use development.

CURRENT ZONING MAP



Information Source: City of Seattle's GIS data

NEIGHBORHOOD COMMERCIAL

LOWRISE

SINGLE FAMILY

RESIDENTIAL SMALL LOT

PARK

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Institution / Education
- Healthcare
- Future Development
- Walking Radius
- LINK Light Rail Line


A. Central Park


B. Othello Playground


C. Rosehill Missionary Baptist


D. The Station at Othello Park Apartments


E. Duoc Su Temple


F. New Holly Rockery P-Patch Community & Market Gardens


G. Cubix Othello (Future Mixed-Use Residential, 85 Units)


H. Safeway


I. Seattle's Union Gospel Mission: Youth Reach Out Center


J. Link Light Rail Station


K. Othello Station North

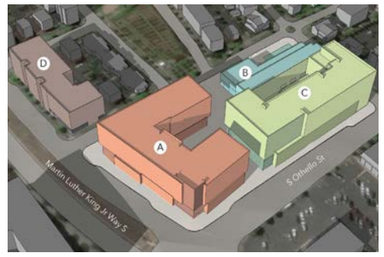

L. Holly Park Community Church


M. Maranatha Adventist Church



N. Iglesia ni Cristo, Church of Christ


O. Mercy Othello Plaza Apartments



P. Othello Square (Future Mixed-Use Residential w/ School, Medical Clinic, & HomeSight Opportunity Center


Q. W39 Apartments (Future Mixed-Use Residential, 141 Units)


R. International Community Health Services: Holly Park Medical and Dental Clinic


S. Seattle's Union Gospel Mission: Hope Place

Information Sources: All photos except for G, P, and Q were taken at site.

G. Cubix Othello (Photo from Parkstone Properties)

P. Othello Square (Photo from Daily Journal of Commerce)

Q. W39 Apartments (Photo from Design Review Proposal)

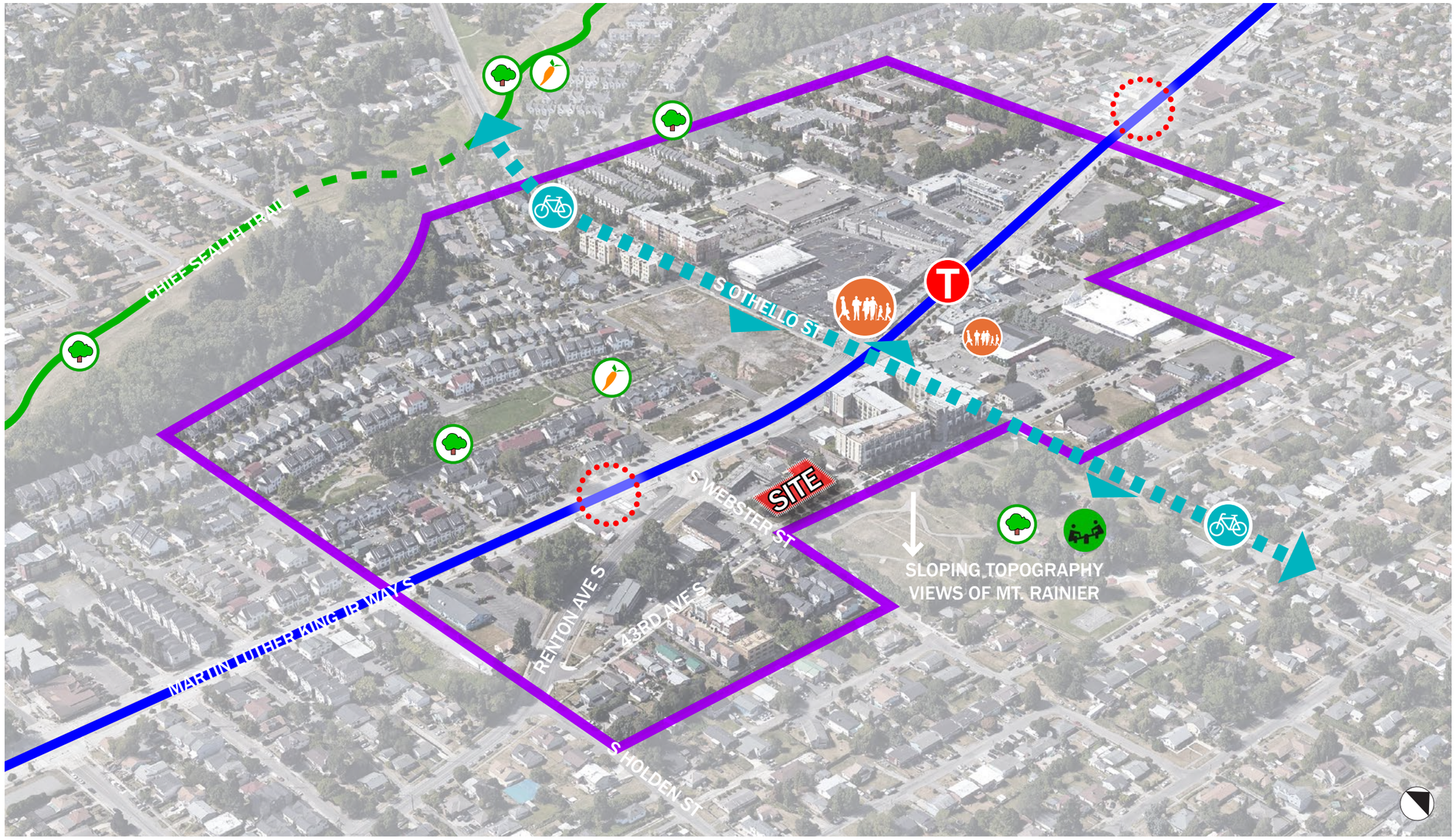
URBAN DESIGN ANALYSIS

URBAN DESIGN FRAMEWORK - PROPOSED OPEN SPACE AND GATEWAYS

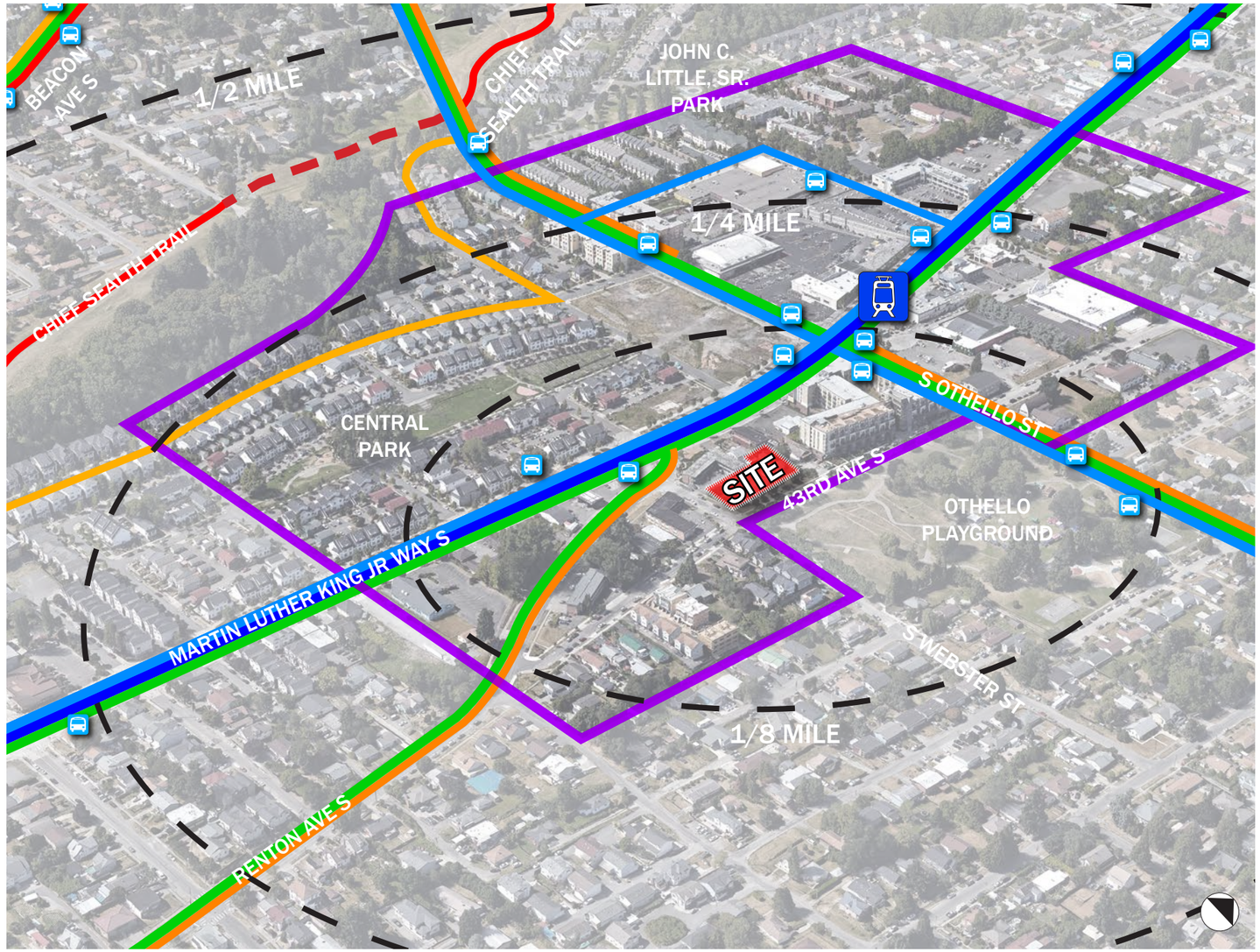
OTHELLO NEIGHBORHOOD PLAN GOALS

1. Ethnic Diversity
2. Safe Neighborhoods
3. Diverse and Affordable Housing
4. Vibrant Commercial Areas
5. Activities for Youth
6. Education and Employment Training
7. Parks and Recreation
8. Town Center Serves the Community
9. Shared Gathering Place
10. Public Transportation

- Children's Play Area
- Existing/Expanded P-Patch
- Existing Park
- Civic Plaza
- Gateway
- Station Area Boundary
- Link Station
- LINK Light Rail Line
- Chief Sealth Trail
- Trail Expansion
- Open-Space Connections



Information Sources: Othello Town Center - Urban Design Framework (October 2011). Othello Neighborhood Plan Update (January 2010).



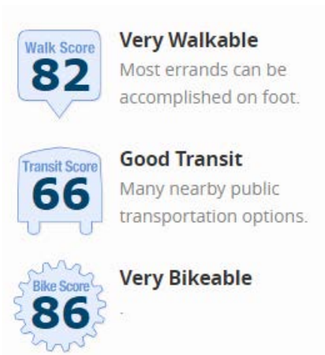
- LINK LIGHT RAIL STATION
- BUS STOP
- STATION AREA BOUNDARY
- LINK LIGHT RAIL ROUTE
- BUS ROUTE
- MAIN VEHICLE ROUTE
- DEDICATED BIKE LANE
- BICYCLE BOULEVARD
- PEDESTRIAN PATH
- WALKING RADIUS

Information Sources: Othello Town Center - Urban Design Framework (October 2011). Othello Neighborhood Plan Update (January 2010).

The project site is located about a quarter mile south of the Othello Link Light Rail Station, offering easy access to downtown, the University of Washington, and Seattle-Tacoma International Airport. Future Light Rail destinations include Northgate, Bellevue, and Tacoma. M L King Jr S also serves as the main north-south route for vehicles and buses.

South Othello Street to the north provides a major east-west arterial which includes bus stops and dedicated bike lanes.

To the west of the site is the Chief Sealth Trail which is path for pedestrians and bicyclists. It runs North to Jefferson Park and South to Kubota Gardens in Rainier Beach.



A. PROJECT SITE





GROUND FLOOR, STREET-RELATED RESIDENTIAL ENTRIES

~15' MODULE

4 STORIES AB 2-STORY BASE

CLEAR TWO-STORY BASE



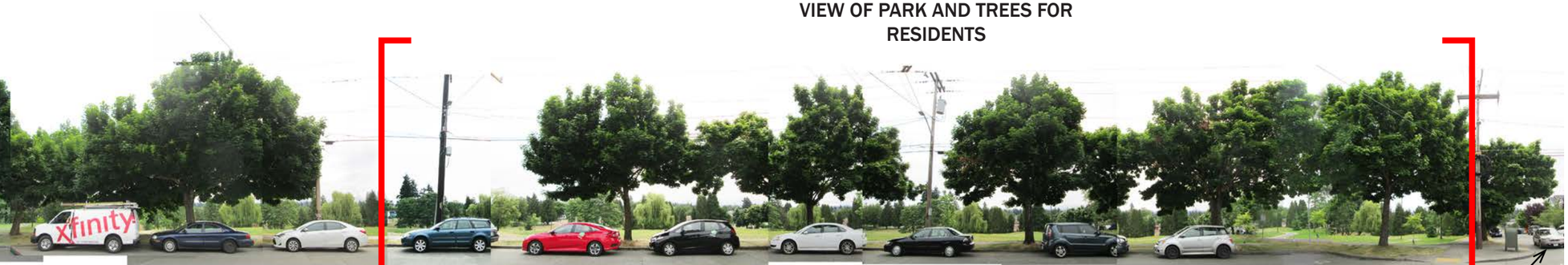
THE STATION AT OTHELLO PARK APARTMENTS

RESIDENTIAL LOBBY ENTRY

S OTHELLO ST

B. OPPOSITE PROJECT SITE

VIEW OF PARK AND TREES FOR RESIDENTS



ADJACENT OPEN SPACE

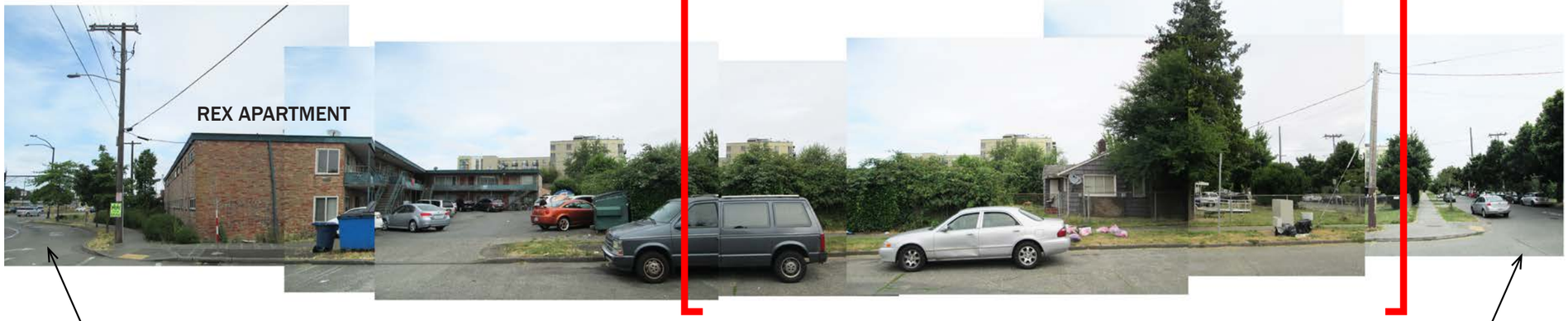
OTHELLO PARK

S WEBSTER ST



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C. PROJECT SITE



D. OPPOSITE PROJECT SITE

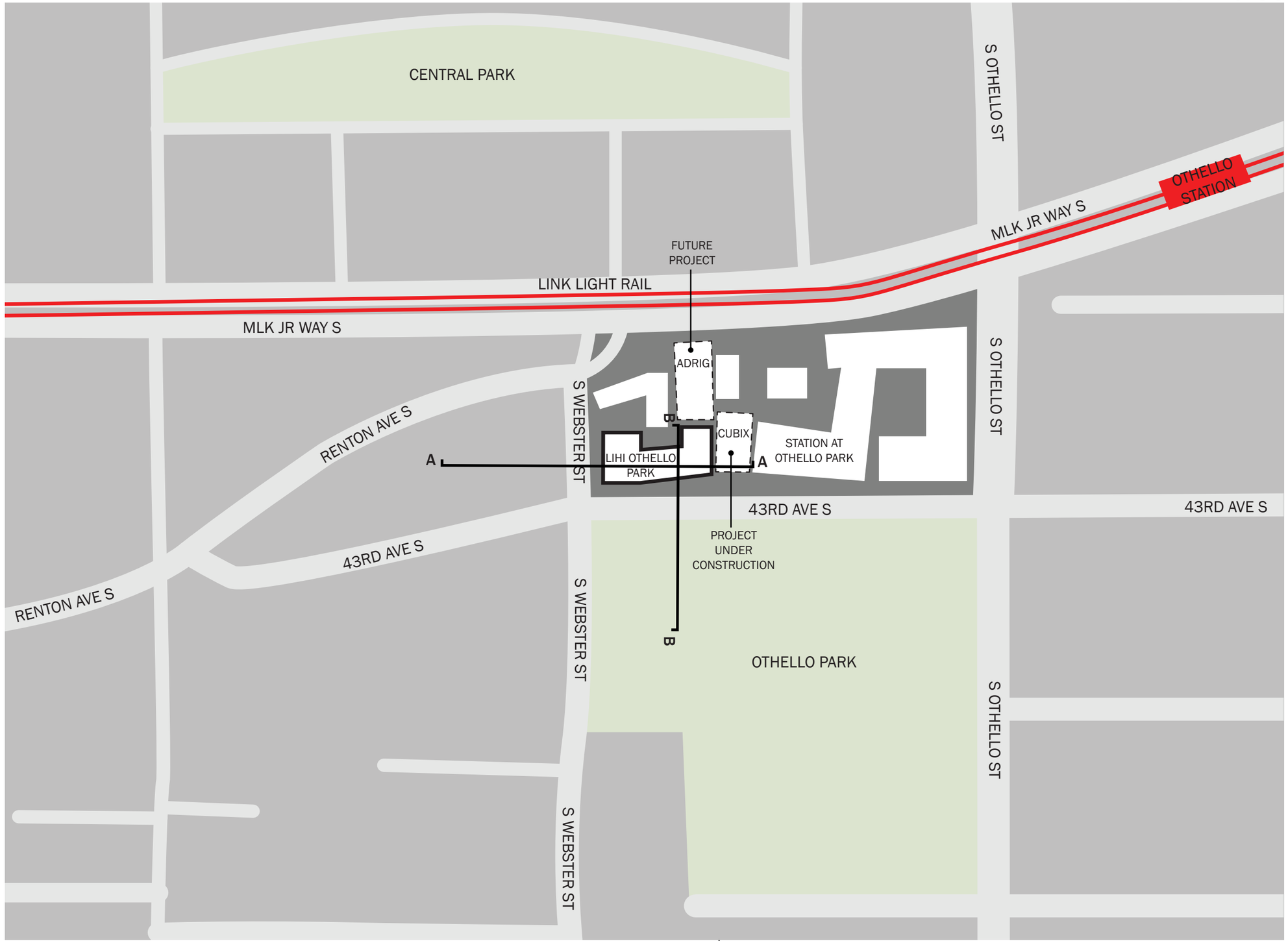




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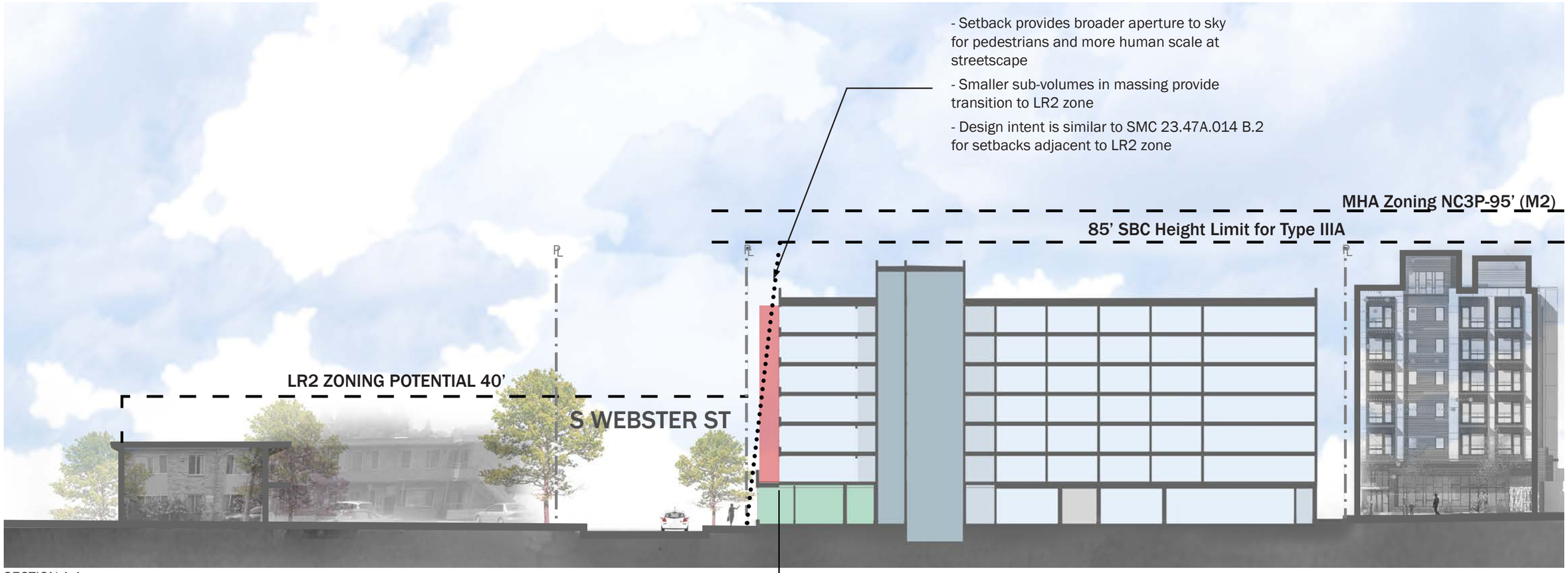
NEIGHBORING CONTEXT ANALYSIS

VICINITY PLAN



NEIGHBORING CONTEXT ANALYSIS

SITE SECTION A-A



SECTION A-A

0' 15' 30' 60'

RESIDENTIAL

INSTITUTIONAL

MECH

LOBBY/CORRIDOR

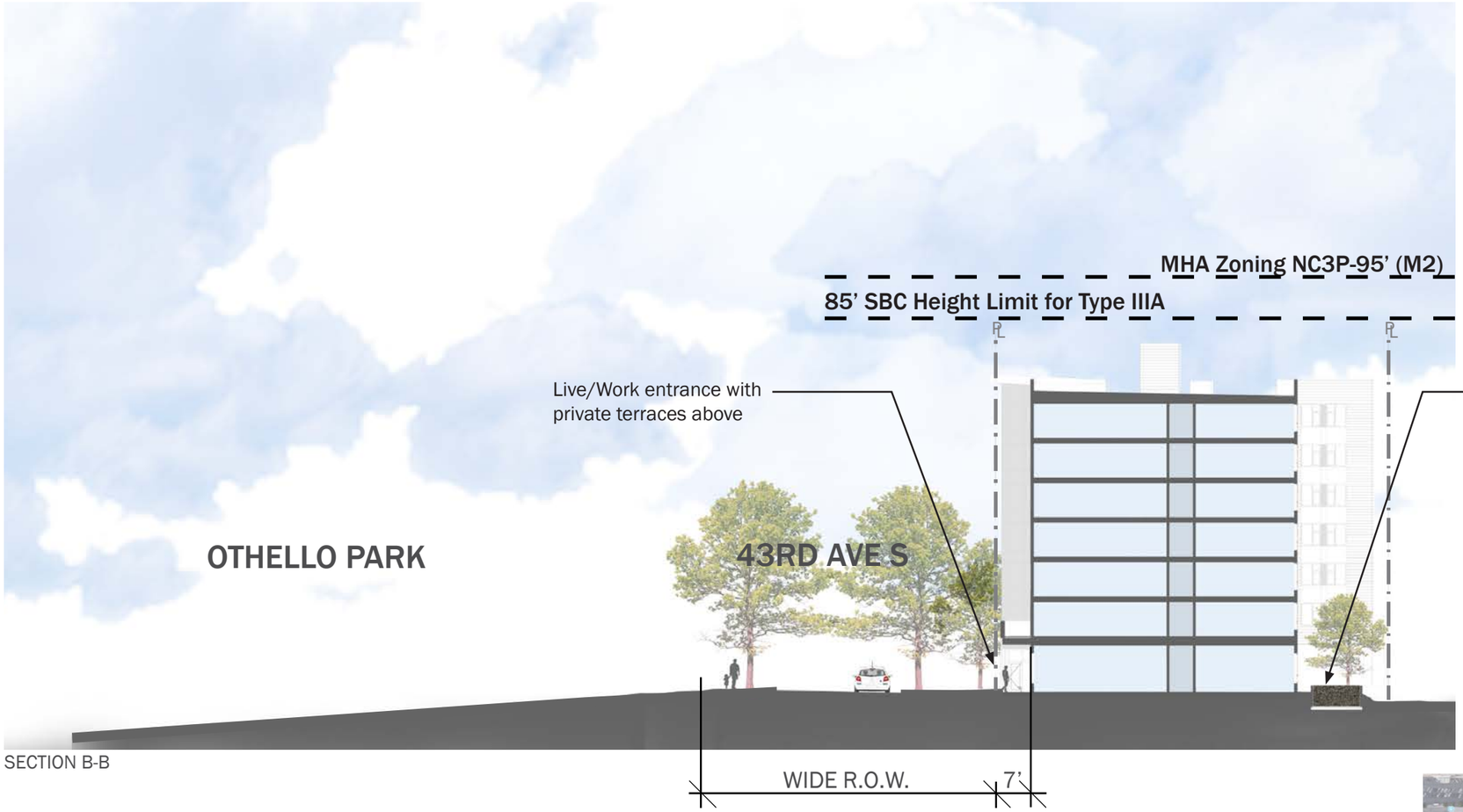
VERTICAL CIRCULATION

Pertinent Design Guideline- CS2

- **Streetscape Compatibility:** Design building volumes to maintain a compatible scale with smaller buildings nearby
- Rely on building massing and orientation to place visual emphasis on the street in activating public space
- **Respect for Adjacent Sites:** Use smaller sub-volumes in massing of a building to create a transition in size to adjacent residential structures that are smaller in scale



SITE SECTION B-B

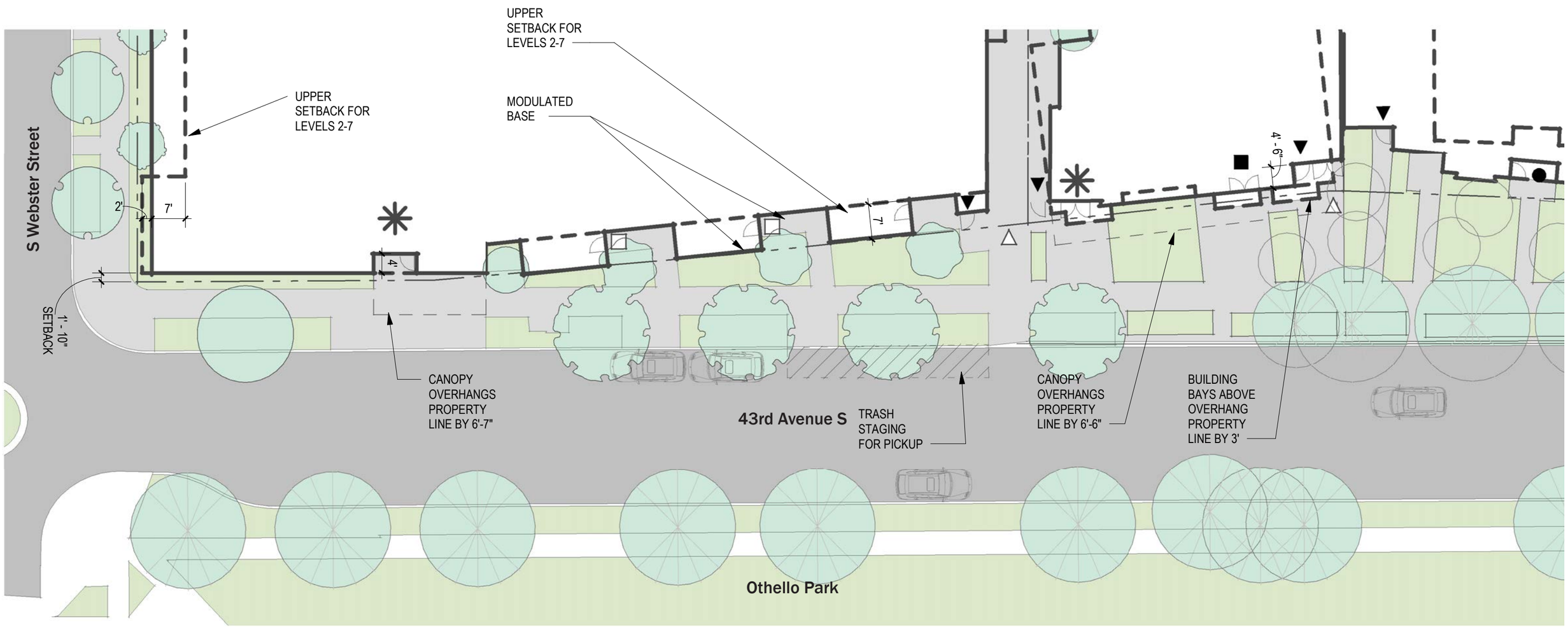


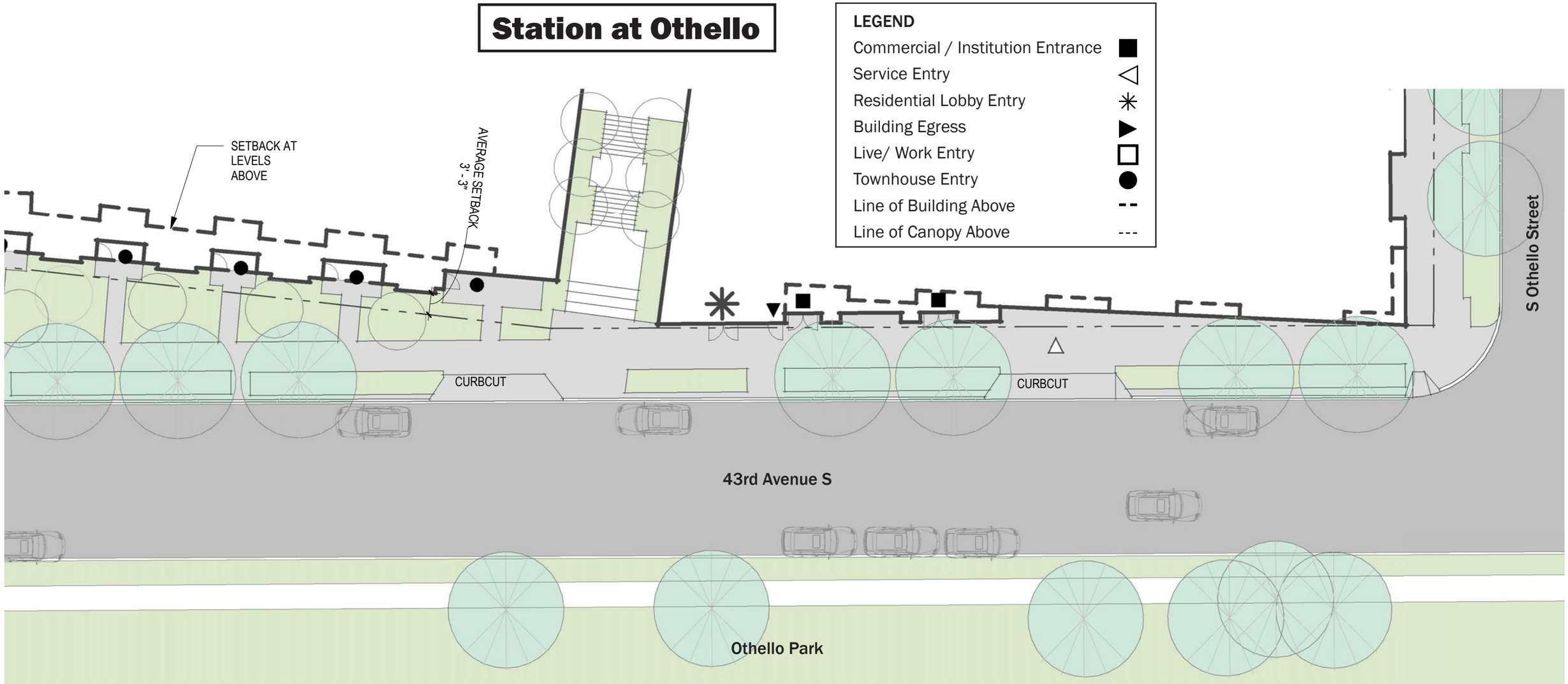
SECTION B-B



LIHI Othello Park

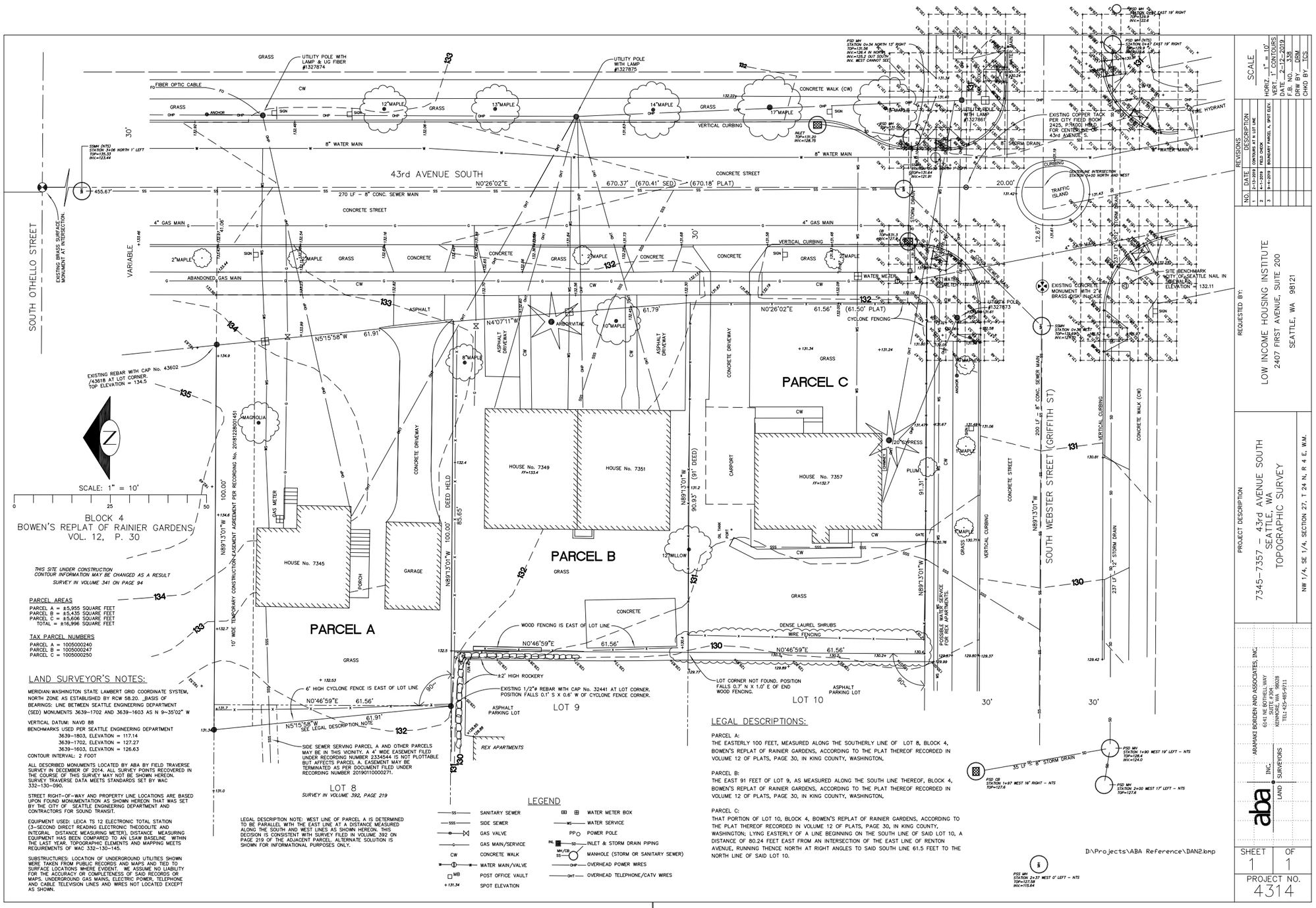
Cubix




Station at Othello
LEGEND
Commercial / Institution Entrance
Service Entry
Residential Lobby Entry
Building Egress
Live/ Work Entry
Townhouse Entry
Line of Building Above
Line of Canopy Above
SETBACK AT LEVELS ABOVE
AVERAGE SETBACK 3' - 3"
CURBCUT
CURBCUT
S Othello Street
43rd Avenue S
Othello Park
0' 5' 20' 30' 55'

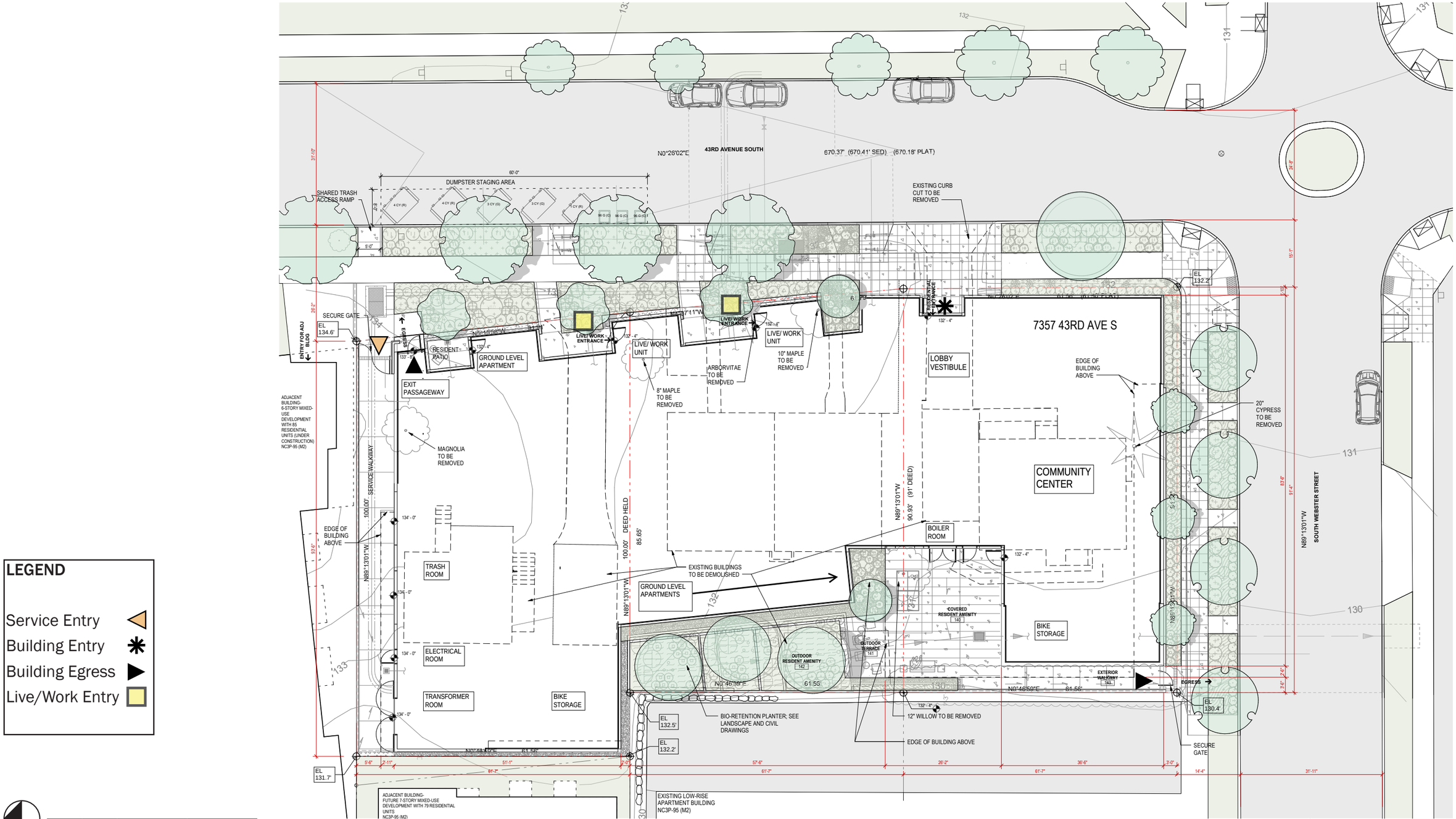
SITE CONTEXT

SURVEY



SITE CONTEXT

SITE PLAN



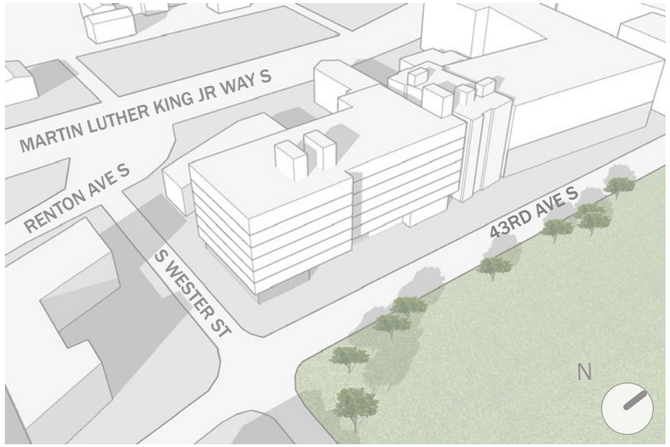
LEGEND

- Service Entry
- Building Entry
- Building Egress
- Live/Work Entry

0' 8' 16' 32' 48'

EDG PROPOSAL

JUNE 24, 2019



OPTION A - CODE COMPLIANT

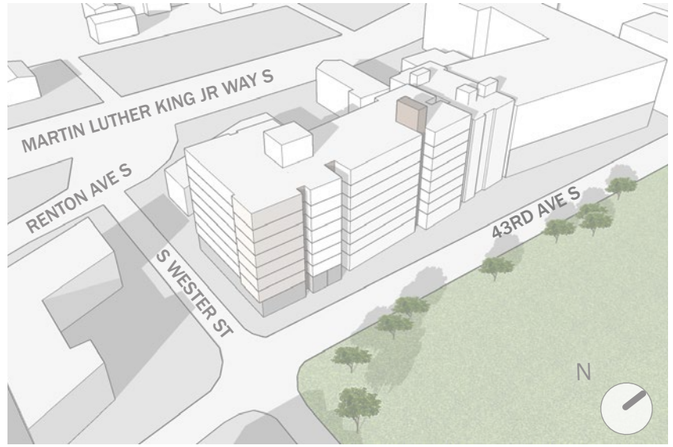
- Achieves ~100 units on (7) floors
- (16) units/ floor
- Includes 38% two and three bedroom family units
- FAR= 5.4
- Live/ Work units at street level along 43rd Avenue S
- Community space (institution) at street level along S Webster Street and 43rd
- Uses rooftop terrace for amenity compliance
- 22’ wide curb-cut on 43rd Avenue S for parking and service access

PROS:

- Maximizes number of affordable units on the site
- Roof deck provides compliant amenity
- Non-residential uses at street level are code compliant live/ work units and public community space (institution).

CONS:

- Building massing does not respond to the angle or 43rd Street S , or to Othello Park across the street.
- Open space is limited within the site. Central placement of building form creates shallower setbacks along east and west.
- Lot coverage is maximized. Inadequate area for stormwater drainage features is provided
- Service uses located along street facade with 20’ blank wall at transformer vault
- Bike parking is remote from circulation paths



OPTION B

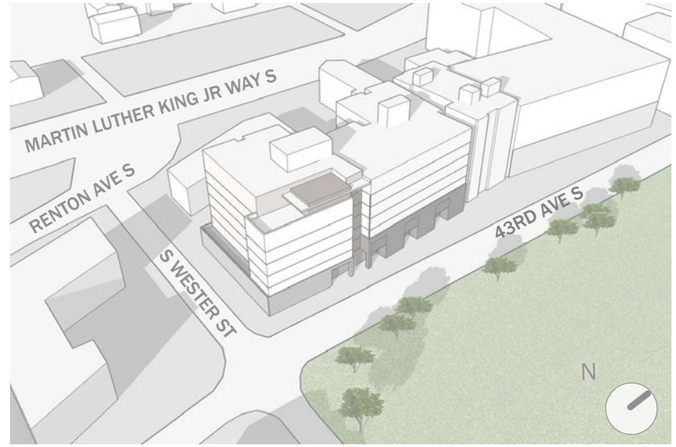
- Achieves ~100 units on (8) floors
- (14) units/ floor
- Includes 50% two and three bedroom family units in smaller residential floor plate
- FAR= 5.3
- Departure required for residential use at street level including resident lobby, building support, and bike parking
- Live/ work units at street level along 43rd Avenue S
- Community space (institution) at street level along S Webster Street and 43rd
- Uses ground level open space for amenity compliance

PROS:

- Maximizes number of affordable units on the site
- Compliant amenity provided at ground level
- Segmented building form follows angle of 43rd Avenue S, provides modulation along the street, orients units to views of the park
- Shallow unit depth combines with smaller setback from street to create large interior courtyard
- Smaller residential floor plate allows additional light and air to penetrate site
- Project utilizes economical wood frame construction to achieve (8) stories, fully utilizing allowed zoning height of 85’

CONS:

- Building is one story taller than options A and C, resulting in longer shadows on adjacent park and ROW.
- Service uses located along street facade with 20’ blank wall at transformer vault



OPTION C

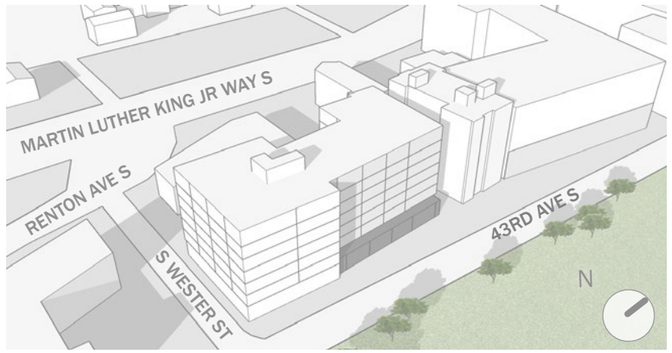
- Achieves ~100 units on (7) floors
- (17) units/ floor
- Includes 33% two and three bedroom family units
- FAR= 5.4
- Departure required for residential use at street level
- Residential unit and live/ work units at street level along 43rd Avenue S
- Community space and counseling offices (institution) at street level along S Webster Street and 43rd
- Departure required for compliant amenity area to include covered outdoor and indoor amenity areas.

PROS:

- Maximizes number of affordable units on the site
- Segmented building form follows angle of 43rd Avenue S, provides modulation along the street, orients units to views of the park.
- Shallow unit depth combines with smaller setback from street to create interior courtyard with amenity space and stormwater drainage features.
- Levels 2-7 are setback along S. Webster St,. softening the transition to the adjacent LR3 zone
- Service uses moved to site interior, not at street facade, allows additional street facing unit, minimizes blank wall.
- Corner expression employs step in height, and south setback for zone transition
- Building base is expressed to provide visual continuity with existing buildings to north

CONS:

- ‘C’ shaped form maximizes lot coverage.
- North wing has limited setbacks from neighbors on west and north.



OPTION D

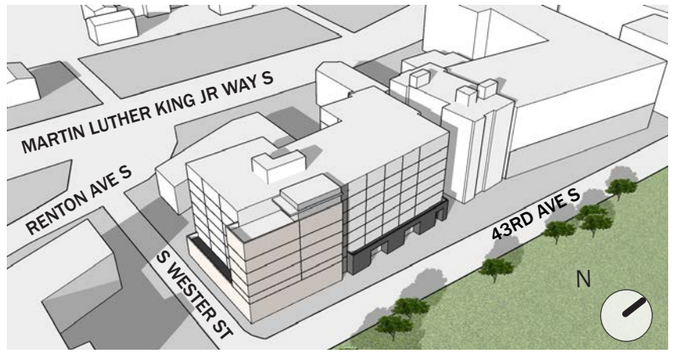
- Achieves ~100 units on (7) floors
- (16) units/ floor
- Includes 35% two and three bedroom family units
- FAR= 5.33
- Live/ Work units at street level along 43rd Avenue S
- Departure required for residential use at street level
- Residential unit and live/ work units at street level along 43rd Avenue S
- Community space and counseling offices (institution) at street level along S Webster Street and 43rd
- Departure required for compliant amenity area to include covered outdoor and indoor amenity areas.

PROS:

- Maximizes number of affordable units on the site
- Segmented building form follows angle of 43rd Avenue S, provides modulation along the street, orients units to views of the park.
- Shallow unit depth combines with smaller setback from street to create interior courtyard with amenity space and stormwater drainage features.
- Service uses moved to site interior, not at street facade, allows additional street facing unit, minimizes blank wall.
- Building base is expressed to provide visual continuity with existing buildings to north
- Levels 2-7 are setback along 43rd Ave S for continuity with adjacent development, relationship to Othello Park

CONS:

- ‘C’ shaped form maximizes lot coverage.
- North wing has limited setbacks from neighbors on west and north.
- No level 7 roof terrace or Resident Amenity Room



OPTION C+ - PREFERRED

- Achieves ~100 units on (7) floors
- (17) units/ floor
- Includes 32% two and three bedroom family units
- FAR= 5.45
- Live/ Work units at street level along 43rd Avenue S
- Departure required for residential use at street level
- Residential unit and live/ work units at street level along 43rd Avenue S
- Community space and counseling offices (institution) at street level along S Webster Street and 43rd
- Departure required for compliant amenity area to include covered outdoor and indoor amenity areas.

PROS:

- Maximizes number of affordable units on the site
- Segmented building form follows angle of 43rd Avenue S, provides modulation along the street, orients units to views of the park.
- Shallow unit depth combines with smaller setback from street to create interior courtyard with amenity space and stormwater drainage features.
- Levels 2-7 are setback along S. Webster St,. softening the transition to the adjacent LR3 zone
- Service uses moved to site interior, not at street facade, allows additional street facing unit, minimizes blank wall.
- Corner expression employs step in height, and south setback for zone transition
- Building base is expressed to provide visual continuity with existing buildings to north
- Levels 2-7 are setback along 43rd Ave S for continuity with adjacent development, relationship to Othello Park
- Level 7 roof terrace and resident amenity room provide views and gathering space for residents

CONS:

- ‘C’ shaped form maximizes lot coverage.
- North wing has limited setbacks from neighbors on west and north.

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EARLY DESIGN GUIDANCE PRIORITIES

In the Administrative Design Guidance Report (7/1/19), the Staff listed the following as priorities to be addressed during Design Recommendation:

1) Architectural Concept, Massing, Materials

2) Street Level Design

ADDITIONAL DESIGN GUIDANCE

Staff provided additional design guidance to be addressed during Design Recommendation:

1) Land Use Cycle 1 Correction
7/18/19

2) Design Review Meeting
9/26/19

1. ARCHITECTURAL CONCEPT, MASSING, MATERIALS:

The develop site includes a unique bend along 43rd Avenue S. The shift in the property line is further accentuated by increased right-of-way setback between the property line and the sidewalk. The result is a right-of-way wedge that creates a an opportunity for a distinctive development. Othello Park, directly across from the site, should also inform the design process. After reviewing the massing options provided Staff supports the preferred Massing Option C+ with the following guidance.

a. Design all building facades considering the composition and architectural expression of the building as a whole. Reinforce the composition with materials to create a building that is attractive and well proportioned. (**DC2-B1, DC4-I**)

b. Utilize massing, materials, fenestration patterns and architectural detailing to provide a strong corner at S Webster Street and 43rd Avenue S. Resolve the corner expression with the ground level and upper level massing along S Webster Street. (**DC2, CS2-III, CS2-D**)

c. Consider the small projecting walls of the corner massing as an opportunity to draws attention to the unique site geometry and massing articulation. (**CS2-III-iii, CS2-B**)

d. Use the established streetscape rhythm on 43rd Avenue S to inform rhythm of ground floor live work and residential entries and the upper level fenestration patterns. (**CS2-B2, DC2-C3**)

e. Staff supports the proposed 2nd terraces facing the park as a way to provide depth to the façade and create a strong relationship between the building and the park. At Recommendation demonstrate how a modern representation of the arbor could reinforce the two-story datum established by the adjacent building. (**CS2-A, CS2-B, CS2-A2, PL1-A, PL2-B, DC2-C3, DC3-C**)

f. Materials. Staff support high quality durable materials that reinforce the architectural concept and are consistent with Othello Neighborhood Guidelines. (**DC4-I-iii**)

2. STREET LEVEL DESIGN:

Staff supports the community center use at the corner and the residential lobby to the north. The proposal includes a combination of live work and residential uses at ground level. Solid waste/recycling storage is located on the most northern façade.

a. Develop the community center at ground level to read as a substantial commercial storefront with significant transparency and overhead weather protection. (**PI2-C, PL3-A, PL3-C, CS2-I-i, CD4-I-iii**)

b. Develop the residential entry to feel substantial and gracious. Consider ways the upper level massing and gasket can physically and visually define the location of the principal entry. (**PL3-A, DC2-B and C**)

c. Develop the live work and ground floor residential entries to have a strong entry experience with patio, buffer landscaping, lighting, signage and awnings. Ground level terraces should be physically separated from the principal residential entrance. (**CS1-D, CS2-B, PL3-A and B, PL3-I, PL3-III, DC2-D, DC3-C, DC4-D**)

d. Develop the space between the building and the site walk to provide dense, lush landscaping consistent with the adjacent buildings while also accommodating outdoor terraces for ground level residential. Provide precedent images of successful ground level residential spaces that have informed the proposed development. (**CS1-D, PL1-A, PL3-III, DC3-C, DC4-D**)

e. Provide more detail on the design of the live work spaces to physically separate the work function from the living function.(**PL3-B3**)

f. Provide detail on the solid waste and recycling staging area. Locate staging to minimize physical and visual impacts to passing pedestrians. (**DC1-C**)

EDG GUIDANCE AND RESPONSE

DESIGN GUIDELINES

CS1 NATURAL SYSTEMS & SITE FEATURES



Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1 D. Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

RESPONSE: The project is uniquely sited at the gateway corner to Othello Park. The design maximizes the number of apartments facing the park. Street-level landscaping is lush and layered, to provide an extension of the park into the neighborhood, with plantings on both sides of the sidewalk for an especially enriched pedestrian experience. Green stormwater infrastructure is being provided to the maximum extent feasible on the site.

CS2 URBAN PATTERN & FORM





Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2 A. Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2 B. Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2 D. Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

RESPONSE: In addition to its proximity to Othello Park, the site has a distinctive angled geometry that creates a wedge-shaped landscaped setback from the sidewalk along 43rd Ave S. The massing scheme marks the angle with a break in the overall mass, expressed by a recessed "gasket" that also serves as the knuckle where the massing also steps down in elevation at the corner. Live/work units along 43rd continue the sense of place established by other developments on this block with entrance patios and layered landscaping. The building entrance was carefully located on the street facade facing Othello Park, adjacent to the "gasket.
The massing acknowledges the zone transition to the south by stepping down the massing at the southeast corner. The design respects the rhythm of the streetscape established by neighboring buildings by repeating the same proportions (see diagrams on __). Furthermore, the design is one story lower than the allowed zoning.



OTHELLO SUPPLEMENTAL:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.
CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

RESPONSE: The corner at street-level is occupied with the community room, with more private functions such as manager office and counselling kept to the interior. Where residential uses occupy the ground floor (at the north end), a landscaped setback accommodates a patio.

CS2-III Corner Lots

CS2-III-i. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.
CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

RESPONSE: The gateway corner is emphasized with a major massing change, bright accent color, and additional details such as sun-shades.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



Contribute to the architectural character of the neighborhood.

CS3 A. Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE: The design utilizes painted horizontal lap siding, a material encouraged in the Othello Guidelines, but with contemporary detailing around windows to produce crisp intersections and clean lines. At the street level, ground-face CMU is also utilized, which builds on a precedent established by other recent development in the neighborhood of CMU at the street level.

PL1 CONNECTIVITY



Complement and contribute to the network of open spaces around the site and the connections among them.

PL1 A. Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

RESPONSE: The project provides a wide, richly landscaped open space between the sidewalk and the building along 43rd Ave S, to contribute to the pedestrian experience along Othello Park. Above the ground level, private decks at Level 2 face the park provide an opportunity for increased human interaction. The quality of project-related open space is maximized by concentrating on common open space rather than private (with the exception of the Level 2 decks). A significant corner roof deck at the southeast corner provides sweeping territorial views as well as views of Mount Rainier, to add to the public life as well as make a statement about social equity by providing such a roof deck in affordable housing.

PL2 WALKABILITY





Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2 B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways given the context, and design accordingly.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

RESPONSE: The manager's office is located to provide clear lines of sight into the residential lobby as well as the community center. Overhead weather protection is focused on the building entrance on 43rd Ave S to facilitate wayfinding and to shelter a bench. A significant portion of the courtyard is designed as an "outdoor room" and adjacent to an indoor children's play space.

OTHELLO SUPPLEMENTAL:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: Consider the type of "zone of defense" most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers, such as fencing, some forms of landscaping and locked doors. Symbolic barriers are appropriate for semi-private spaces...
PL2-I-ii. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks.
PL2-I-iii. Landscaping: As a symbolic barrier, landscaping can mark the transition between zones. Consider employing features such as decorative fencing, flower beds, ground cover, and varied patterns in cement work to clearly show separation between zones...

RESPONSE: The residential use and the community center deliberately share a common vestibule for easier oversight from the manager's office. Live/work entrances are provided with symbolic defensible space in the form of walkway and planters. Utilitarian entrances such as the trash access ramp at the north and the courtyard emergency egress at the southwest are provided with locking decorative metal gates that serve as an opportunity to integrate art into the streetscape.

PL3 STREET-LEVEL INTERACTION





Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3 A. Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features

PL3 B. Residential Entrances

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.
PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3 C. Retail Edge

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

RESPONSE: There is only a single main building entrance, clearly identified with overhead weather protection, with clear lines of sight to the street. Feature landscaping at this entrance emphasizes the "gasket" in the massing and is continued into the courtyard for a consistent ensemble of elements.

One residential unit is provided at ground level and is located where the landscaped buffer is largest, to protect resident privacy. In the two live/work units, commercial storefront windows provide an active and transparent facade. Although the site slopes, the interior floor is level to permit combining of the live-work units into a single commercial use if so needed in the future. A generously-sized lobby, a vestibule shared with the community center, and common amenities all provide strong opportunities for interaction among residents and neighbors.

EDG GUIDANCE AND RESPONSE

DESIGN GUIDELINES



OTHELLO SUPPLEMENTAL:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional “main street” feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;
PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;
PL3-I-iii. Entry Plaza: Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block...
PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development:, Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

RESPONSE: The project provides a recessed main building entrance, as well as a significant landscape buffer along 43rd Ave S. As stated earlier, overhead weather protection is focused on the main building entrance. The large zone between the building and the sidewalk was better developed with landscaping, which is not conducive to continuous overhead weather protection. Live/work uses are provided facing Othello Park, which will provide greater social interaction among residents and neighbors.

DC1 PROJECT USES AND ACTIVITIES



Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

RESPONSE: No parking is provided, which minimizes the disruption of the streetscape due to vehicles. Service uses (transformer vault, trash access) are ganged together along the north and protected/screened by a decorative metal gate. This project and the neighboring project to the north will share a single “Waste Access Ramp” curbcut to the street, minimizing disruption of the sidewalk for dumpster pickup.

DC2 ARCHITECTURAL CONCEPT





Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

RESPONSE: All building facades are treated with equal importance, with a consistent vocabulary. The corner mass is differentiated by a special accent color, while retaining a common fenestration pattern. Sunscreens further enhance the corner element, and a canopy marks the main building entrance. Benches and other pedestrian-scaled elements encourage active street life.

DC3 OPEN SPACE CONCEPT





Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes.
DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

RESPONSE: Through EDG guidance, the project provides a balance of an interior courtyard and Level 2 open spaces along the east (facing the park) and the south (facing the low-rise zone). The major massing move of stepping down at the southeast corner is celebrated with a common roof deck that is also an important social equity marker. The community center includes an indoor children's area that is located adjacent to bike/trike storage and covered outdoor space. The landscape design around the project at street-level is richly layered on both sides of the sidewalk and integrates well with its setting across the street from Othello Park. Along 43rd Ave S, the landscaping provides continuity with the other ground-related housing development that faces the park, including Othello Station (same landscape architect).

DC4 EXTERIOR ELEMENTS AND FINISHES





Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

RESPONSE: The plant materials are selected to be drought-tolerant and/or native and reinforce continuity with the neighborhood context and adjacent park. The building materials are ground-face CMU, painted concrete, fibercement board siding (in horizontal lap form and panel form) – all 50-year materials and utilized in the neighborhood context. Fenestration patterns are used to emphasize particular elements of the massing (the corner, the entry, the "gasket") – providing consistency in the design while avoiding monotony.

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.
DC4-I-iii. Commercial and Mixed-Use Development:
a. Use exterior building materials typically found in traditional storefront design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent design.
b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

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EDG GUIDANCE AND RESPONSE

1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS



View of Southeast Corner

7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
a) Design all building facades considering the composition of the building as a whole (DC2-BI, DC4-I)
b) Utilize massing, materials, fenestration patterns and detailing to provide a strong corner (DC2, CS2-III, CS2-D)

9/26/19 Design Meeting Guidance:
- Simplify the cladding and window patterns to allow the strong geometry to shine through.
- Recess the vertical gasket to emphasize the shift in geometry
- Simplify the east facade of the corner mass with a unified expression that wraps from the gasket to the south facing terrace

10/10/19 Response:
- Expression of the corner form has been simplified and unified
- A strong horizontal datum separates the corner mass from the community room and terrace above.

11/25/19 Response:
- Consistent window sizes and pattern create a unified expression that wraps the building. Black windows and storefront are used to differentiate the corner mass, gasket and commercial base. White windows and white panels combine to create a vertical expression that relates to the existing streetscape rhythm along 43rd Avenue.



Design at MUP 3034491 7/23/19

EDG GUIDANCE AND RESPONSE

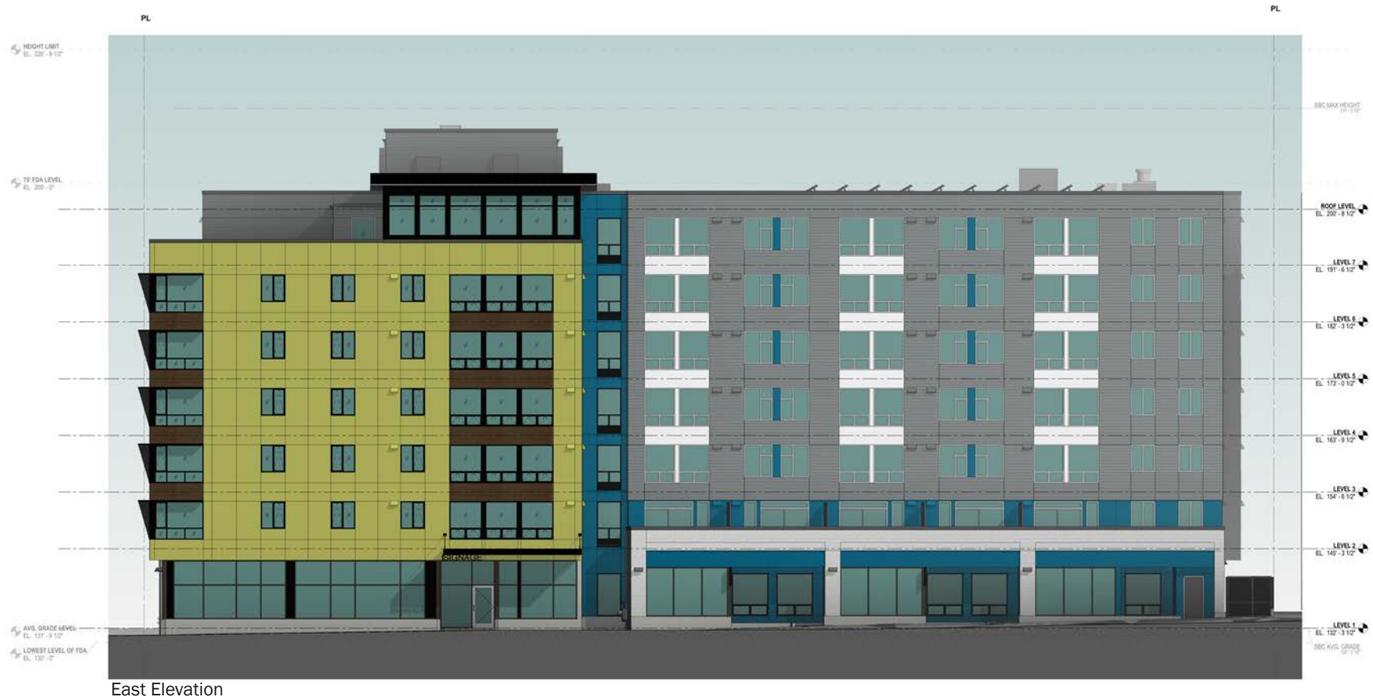
1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS

7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
d) Use the established streetscape rhythm to inform rhythm of ground floor live/work, residential entries, and upper level fenestration (CS2-B2, DC2-C3)
e) 2nd level terraces provide depth to the facade; demonstrate modern representation of the arbor to establish two-story datum (CS2-A, CS2-B, CS2-A2, PL1-A, PL2-B, DC2-C3, DC3-C)

9/26/19 Design Meeting Guidance:
- Simplify the cladding and window patterns to allow the strong angled geometry to shine through.
- Recess the vertical gasket to emphasize the shift in geometry
- Simplify the east facade of the corner mass with a unified expression that wraps from the gasket to the south facing terrace

10/10/19 Response:
- The corner form expression is simplified and distinct from the angled form to the north
- The vertical gasket is recessed 1' for a clear separation between forms.
- The cladding steps at Level 2 where color and material changes, emphasizing the two-story datum
- Two cladding and window palettes are used on the upper floors- one at the main body of the building, and one at the strong corner form
- Building base includes masonry and dark framed storefront

11/25/19 Response:
- Consistent window sizes and pattern create a unified expression that wraps the building. Black windows and storefront are used to differentiate the corner mass, gasket and commercial base. White windows and white panels combine to create a vertical expression that relates to the existing streetscape rhythm along 43rd Avenue.
- Vent shrouds are color matched to the adjacent cladding throughout.



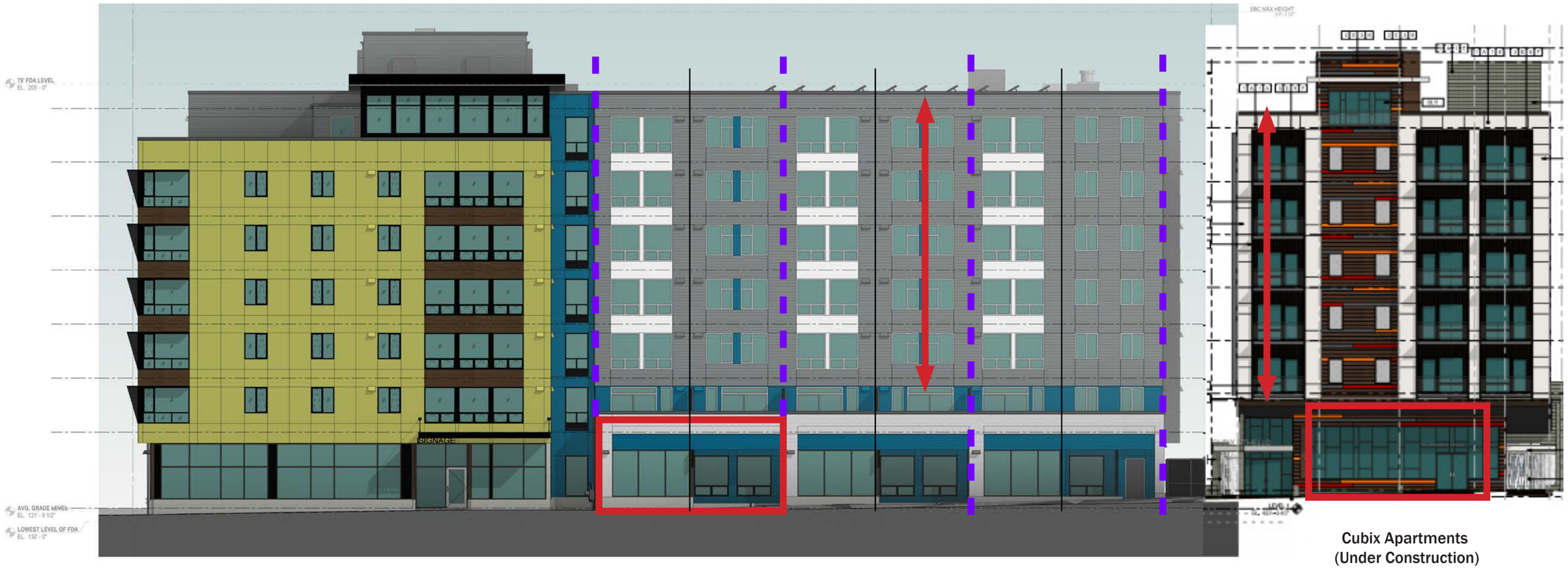
East Elevation



Design at MUP 3034491 7/23/19

EDG GUIDANCE AND RESPONSE

1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS



Cubix Apartments
(Under Construction)

7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
d) Use the established streetscape rhythm to inform rhythm of ground floor live/work, residential entries, and upper level fenestration
e) 2nd level terraces provide depth to the facade; demonstrate modern representation of the arbor to establish two-story datum

9/26/19 Design Meeting Guidance:
- No further guidance

10/10/19 Response:
- North of the gasket, vertical and horizontal modulation picks up on the streetscape rhythm of 43rd Avenue.

EDG GUIDANCE AND RESPONSE

1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS

7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
d) Use the established streetscape rhythm to inform rhythm of ground floor live/work, residential entries, and upper level fenestration (CS2-B2, DC2-C3)
e) 2nd level terraces provide depth to the facade; demonstrate modern representation of the arbor to establish two-story datum. (CS2-A, CS2-B, CS2-A2, PL1-A, PL2-B, DC2-C3, DC3-C)

9/26/19 Design Meeting Guidance:
- Simplify the cladding and window patterns to allow the strong geometry to shine through.
- Recess the vertical gasket to emphasize the shift in geometry
- Simplify the east façade of the corner mass with a unified expression that wraps from the gasket to the south facing terrace
- Express the north wall of the corner form to emphasize the shift in geometry.

10/10/19 Response:
- Corner form expression is simplified and distinct from the angled form to the north
- The vertical gasket is recessed 1’ for a clear separation between forms.
- The cladding steps at Level 2 where color and material changes, emphasizing the two-story datum
- Two cladding and window palettes are used on the upper floors- one at the main body of the building, and one at the strong corner form
- Building base includes masonry and dark framed storefront
- A strong horizontal datum separates the corner mass from the community room above, and a feature window is added to accentuate the break in form.



View Looking South Along 43rd Ave. S

EDG GUIDANCE AND RESPONSE

1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS



View Looking Northeast from S Webster St.

7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
a) Design all building facades considering the composition of the building as a whole (DC2-BI, DC4-I)
b) Utilize massing, materials, fenestration and detailing to provide a strong corner expression
d) Consider the small projecting walls of the corner massing as an opportunity to draw attention to site geometry and massing.

9/26/19 Design Meeting Guidance:
- Express the west wall of the corner form to emphasize the shift in geometry.

10/10/19 Response:
- Two cladding and window palettes are used on the upper floors- one at the main body of the building, and one at the strong corner form
- Building base includes masonry and dark framed storefront
- Sunshades have been added to the corner, with angled fins to improve performance and provide interest as viewed from the west
- The colorful, projecting form of the corner bay acts as an identifying marker and could provide the background for building signage

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DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.



A limited number of materials and colors used on the exterior of a new building creates visual simplicity and harmony.



An example of high-quality and variegated use of residential exterior materials in New Holly.

Othello Supplemental Guidance

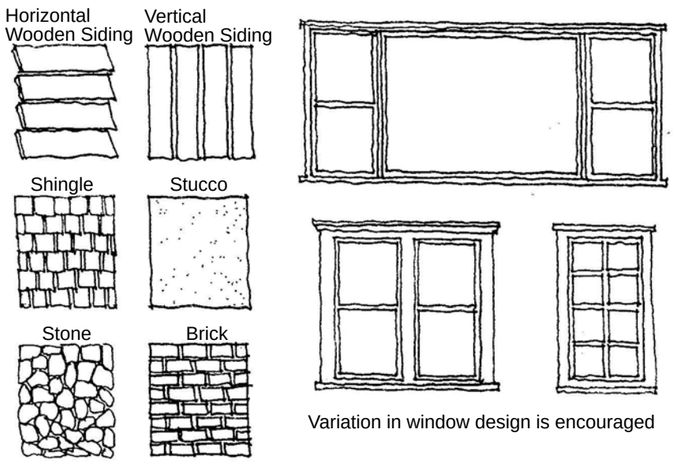
I. Exterior Finish Materials

i. **Encourage High-Quality Construction:** All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

ii. **Residential Development**

a. Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello Neighborhood is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged—particularly as accent materials.

b. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.



Variation in window design is encouraged

EDG GUIDANCE AND RESPONSE

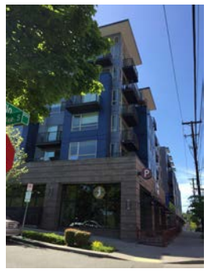
1 ARCHITECTURAL CONCEPT, MASSING, MATERIALS

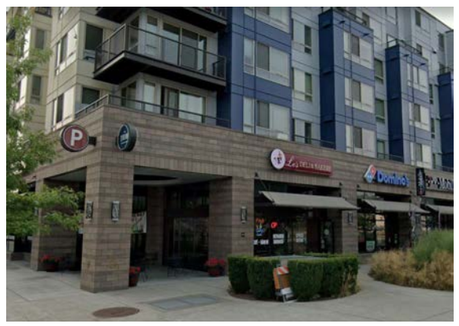
7/01/19 Administrative Early Design Guidance:
1. Architectural Concept, Massing, Materials
f) High quality durable materials that reinforce the concept and are consistent with Othello Neighborhood Guidelines.

9/26/19 Design Meeting Guidance:
- No further guidance

10/10/19 Response:
- The material palette proposed is consistent with the Othello Neighborhood Design Guidelines.
- Horizontal lap siding used on most of the building, with a combination of wood-tone lap siding and fiber cement panels.
- Base of building uses masonry, concrete, and aluminum storefront.





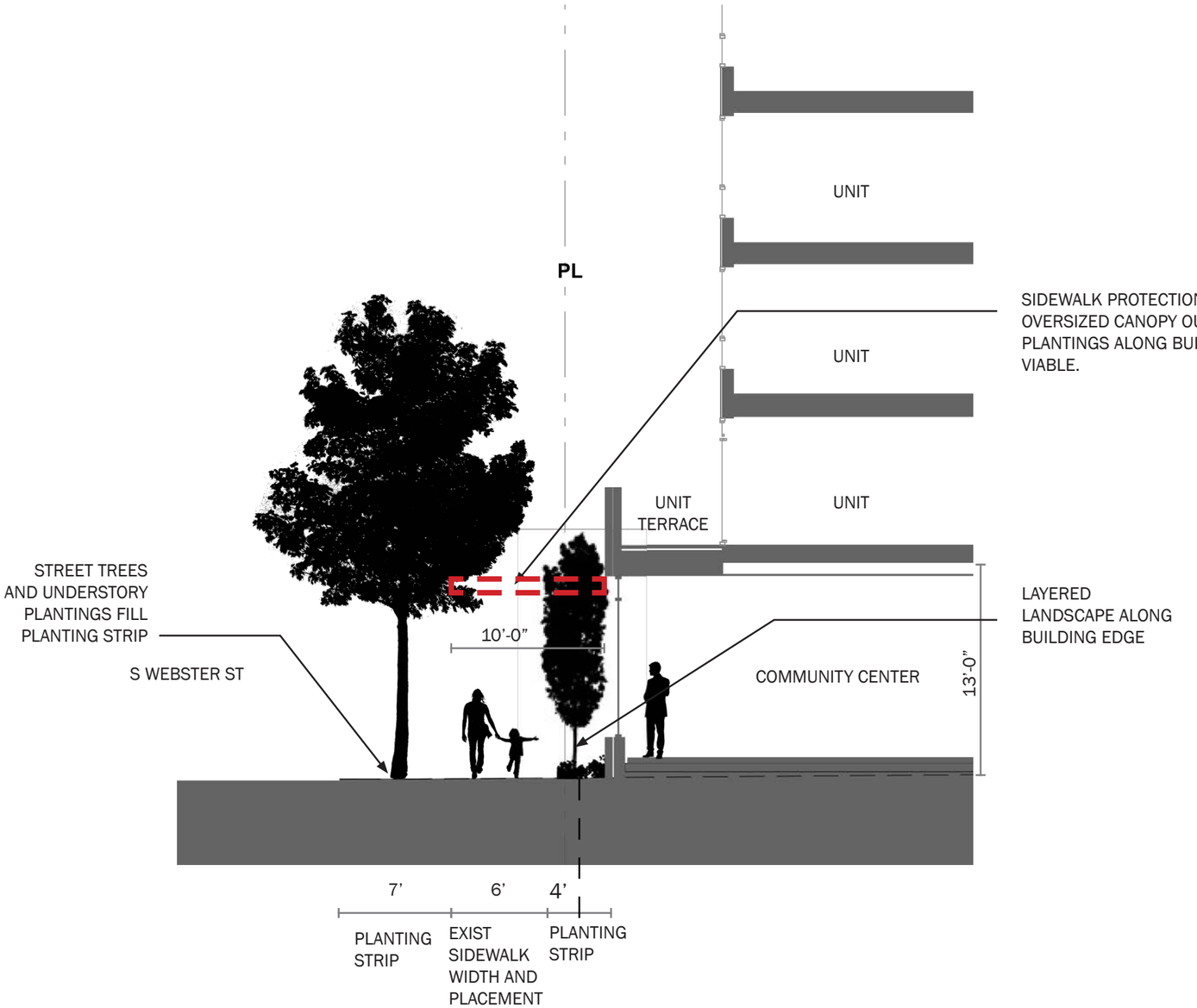




Neighborhood examples of CMU masonry base

EDG GUIDANCE AND RESPONSE

2 STREET LEVEL DESIGN



Street Section at S Webster St. Looking West

SIDEWALK PROTECTION WOULD REQUIRE OVERSIZED CANOPY OUT OF SCALE WITH FACADE. PLANTINGS ALONG BUILDING WOULD NOT BE VIABLE.



Landscape Plan

EDG GUIDANCE AND RESPONSE

2 STREET LEVEL DESIGN



View Toward Othello Park Along S Webster St.

11/25/2019 Response:

- Overhead protection is concentrated on the east to bring attention to the prominent building entry. No canopy along the south façade ensures viability of plantings along the building.
- Along S Webster the building is setback from the existing sidewalk alignment, and the walk is lined with layered landscape plantings on both sides. These plantings soften the façade of the building and provide a green extension of the park to be enjoyed by pedestrians and community center patrons.
- Upper level materials are wrapped onto projecting soffits

EDG GUIDANCE AND RESPONSE
2 STREET LEVEL DESIGN

7/01/19 Administrative Early Design Guidance:
2. Street Level Design
b) Develop the residential entry to feel substantial and gracious. (PL3-A, DC2-B and C)
c) Develop live work entries to have a strong entry experience. Ground level terraces should be physically separated from the principal residential entrance (CS1-D, CS2-B, PL3-A and B, PL3-I, PL3-III, DC2-D, DC3-D, DC4-D)

9/26/19 Design Meeting Guidance:
- No further guidance

10/10/19 Response:
- A canopy is provided at the residential lobby entry to assist with wayfinding and provide cover
- Lush, layered plantings extend the established street character north along 43rd
- Live/work storefronts are differentiated from the principal residential entrance by modulated entries, signage, color and landscaping

11/25/19 Response:
- Upper level materials are wrapped onto projecting soffits



Residential Lobby Entrance Looking North

EDG GUIDANCE AND RESPONSE
2 STREET LEVEL DESIGN



Street View at Live/Work and Lobby Entry

7/01/19 Administrative Early Design Guidance:
2. Street Level Design
b) Develop the live/work and ground floor entries to have a strong entry experience with patio, buffer landscaping, lighting, signage and awnings. (PL3-A, DC2-B and C)

9/26/19 Design Meeting Guidance:
- Recess the vertical gasket to emphasize the shift in geometry.
- Provide a change in plane at change of color/ material

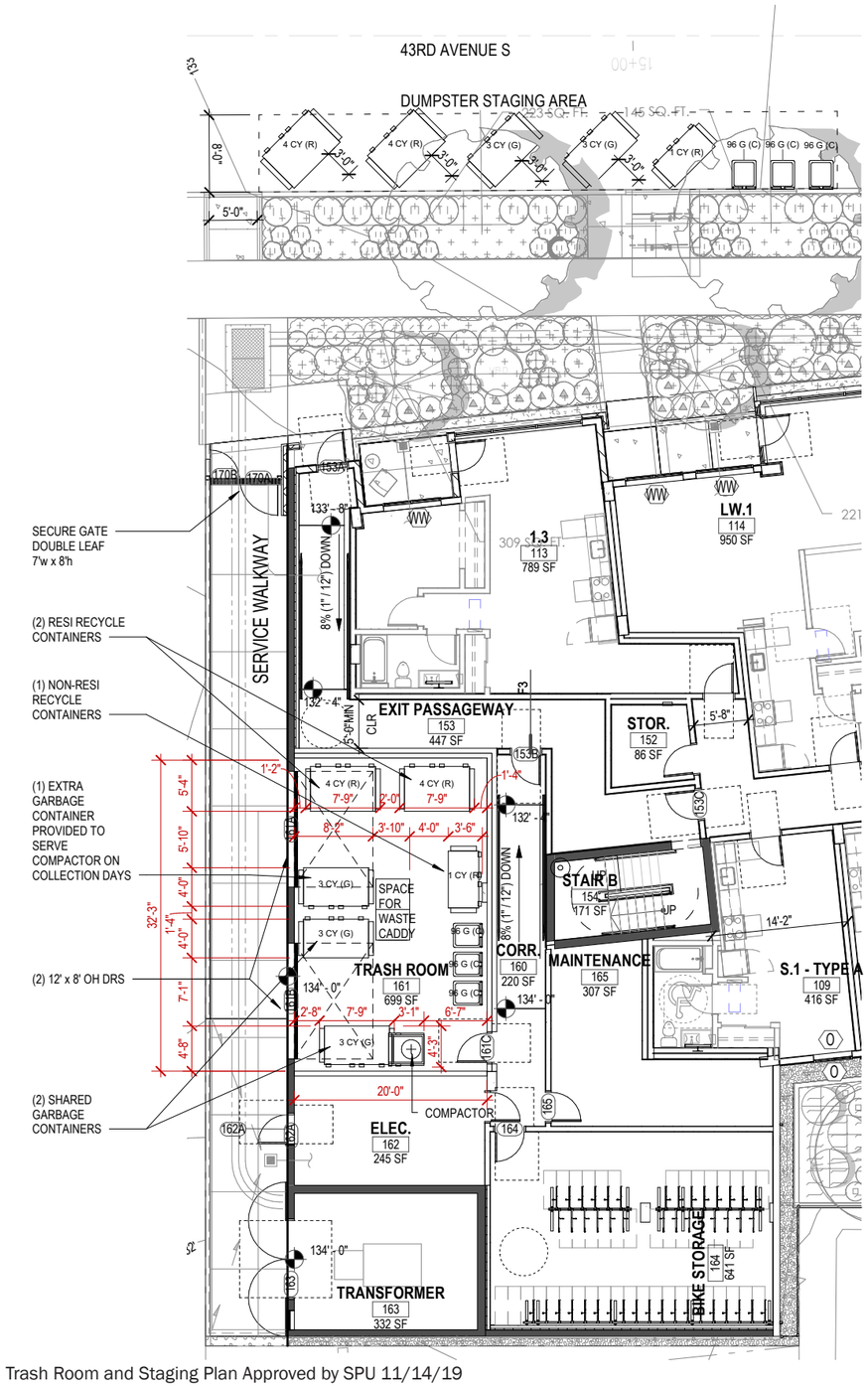
10/10/19 Response:
- Live/ Work unit entries are deeply modulated to emphasize the angle of the street and provide entry porches
- The vertical gasket is recessed 1' for a clear separation between forms
- The cladding steps at Level 2 where color and material changes, emphasizing the two-story datum
- Lush, layered plantings extend the established street character along 43rd

11/25/19 Response:
- Live/ work entry doors are placed perpendicular to the street to allow accessible transition from sidewalk. The doors are close to the sidewalk and more visible to passersby than if they occurred at the back of the entry recess. See Departure 3.

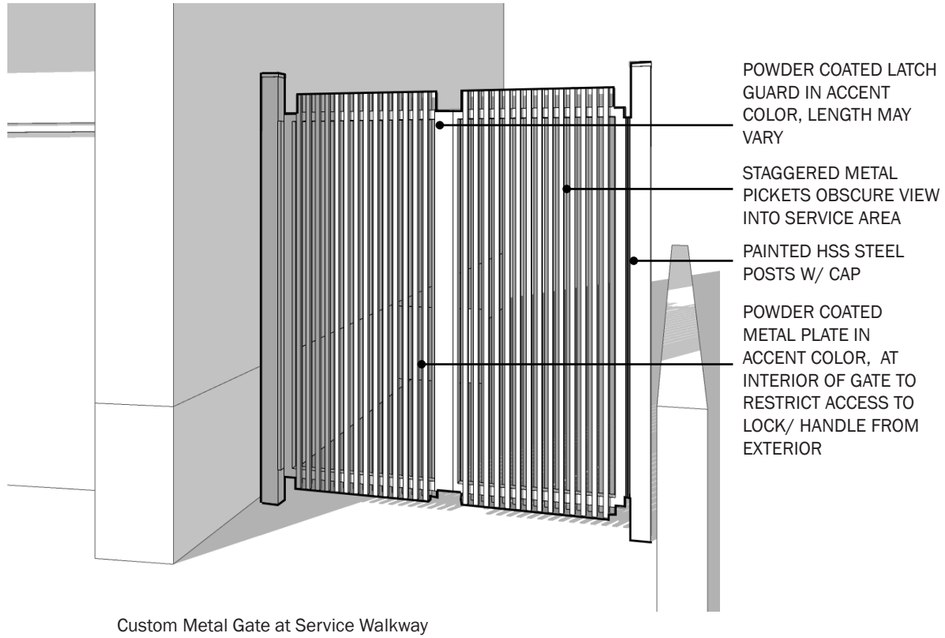
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EDG GUIDANCE AND RESPONSE
2 STREET LEVEL DESIGN

11/25/19 Response:
- All residential and commercial dumpsters and compost carts will be staged by building maintenance on 43rd Ave S.
- SDOT has conditionally approved a 5' waste access ramp and a loading zone/no parking designation on services days (TBD) next to the curb cut located in front of 7357 43rd Ave S.
- Building maintenance will be responsible for transporting dumpsters from the storage room to the staging area for collections.



Trash Room and Staging Plan Approved by SPU 11/14/19

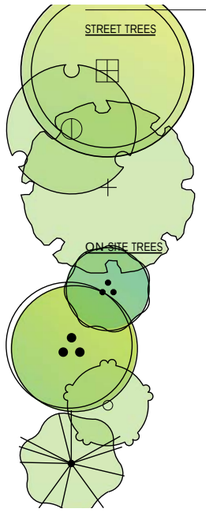


Custom Metal Gate at Service Walkway

STREET LANDSCAPE PLAN



PLANTS



STREET TREES

BOTANICAL / COMMON NAME

FAGUS SYLVATICA `PURPUREA`
EUROPEAN BEECH
LARGE

NYSSA SYLVATICA `BLACK TUPELO`
SOUR GUM
MED-LARGE

ZELKOVA SERRATA `HALKA`
HALKA ZELKOVA
MED-LARGE

ON-SITE TREES

BOTANICAL / COMMON NAME

ACER JAPONICUM `SANGO KAKU`
CORALBARK AMUR MAPLE
SMALL

AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`
`AUTUMN BRILLIANCE` SERVICEBERRY
SMALL

CHIONANTHUS RETUSUS
CHINESE FRINGE TREE
SMALL

MAGNOLIA VIRGINIANA `JIM WILSON`
MOONGLOW SWEET BAY MAGNOLIA
SMALL

CORNUS SERICEA `KELSEYI`
KELSEYI DOGWOOD

DRYOPTERIS ERYTHROSORA
AUTUMN FERN

HELLEBORUS ORIENTALIS
LENTEN ROSE

ILEX CRENATA `CONVEXA`
CONVEX-LEAVED JAPANESE HOLLY

ILEX GLABRA `COMPACTA`
COMPACT INKBERRY

LONICERA PILEATA
PRIVET HONEYSUCKLE

ROSA X `AMBER`
AMBER GROUNDCOVER ROSE

SALIX PURPUREA `NANA`
DWARF ARCTIC WILLOW

SPIRAEA X BUMALDA `ANTHONY WATERER`
ANTHONY WATERER SPIRAEA

VIBURNUM DAVIDII
DAVID VIBURNUM

CAREX ELATA *(33%)
SEDGE
EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN' (33%)
EPIMEDIUM
DRYOPTERIS ERYTHROSORA (33%)
AUTUMN FERN
JUNCUS EFFUSUS
SOFT RUSH
IRIS SIBERICA (20%)
SIBERIAN IRIS
CAREX OBNUPTA (40%)
SLOUGH SEDGE

TREES



Fagus sylvatica purpurea
European Purple Beech



Nyssa sylvatica
Tupelo



Zelkova Halka'
'Halka' Zelkova



Magnolia virginiana 'Jim Wilson'
Sweet Bay Magnolia

SHRUBS



Ilex crenata 'convexa'
Japanese Holly



Dryopteris erythsora
Autum Fern



Helleborus orientalis
Lenten Rose



Lonicera pileata
Boxleaf Honeysuckle



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose



Salix purpurea 'Nana'
Dwarf Arctic Willow



Spiraea x bumalda 'Denistar'
Superstar Spirea



Viburnum bodnantense 'Dawn'
Dawn Viburnum

BIO PLANTER



Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier



Cornus sericea 'kelseyi'
Kelsey Redtwig Dogwood



Ilex glabra
Inkberry



Iris sibirica
Siberian Iris



Carex obnupta
Slough Sedge



Juncus effusus
Common Rush

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STREET LANDSCAPE PLAN



generous R.O.W. with individual entrances - Othello Park



stone slab seat at entry



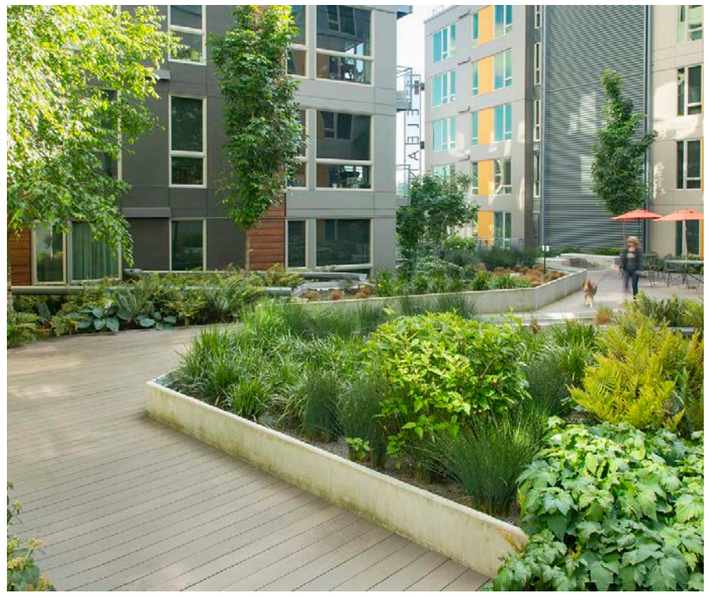
boulders and trees at entry



coralbark maple in fall



covered amenity area



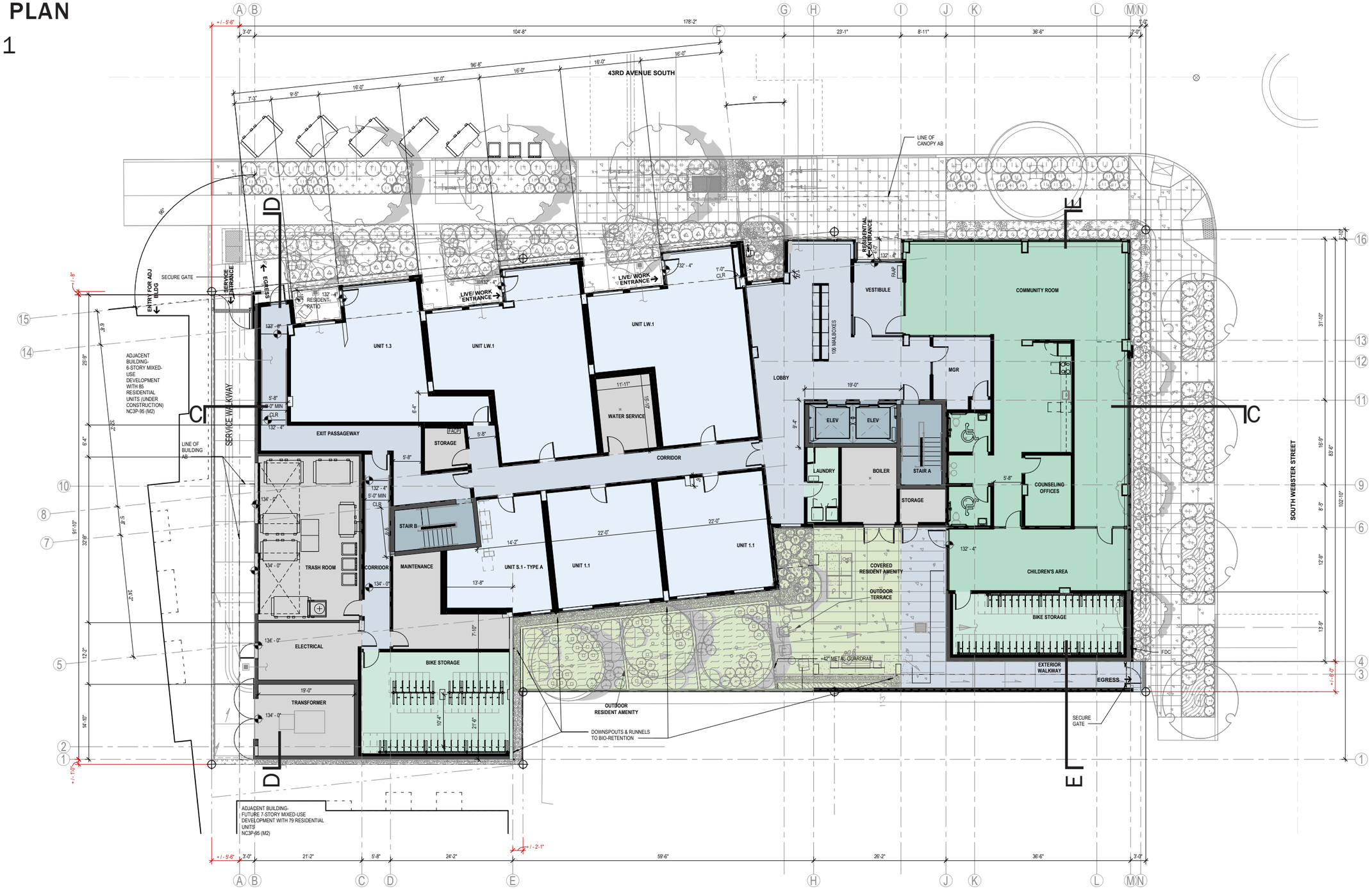
courtyard and bioplanter



bio-planter with trees

FLOOR PLAN

LEVEL 1



Lobby/Circulation | Amenity | Vertical Circulation | Residential | Outdoor Deck | Mech/Support | Institution

SCALE: 1" = 20'-0"

FLOOR PLAN
LEVEL 2



SCALE: 1” = 20’-0”

Lobby/Circulation | Amenity | Vertical Circulation | Residential | Outdoor Deck | Mech/Support | Institution

FLOOR PLAN

LEVELS 3-6



Lobby/Circulation | Amenity | Vertical Circulation | Residential | Outdoor Deck | Mech/Support | Institution

SCALE: 1” = 20’-0”

FLOOR PLAN
LEVEL 7

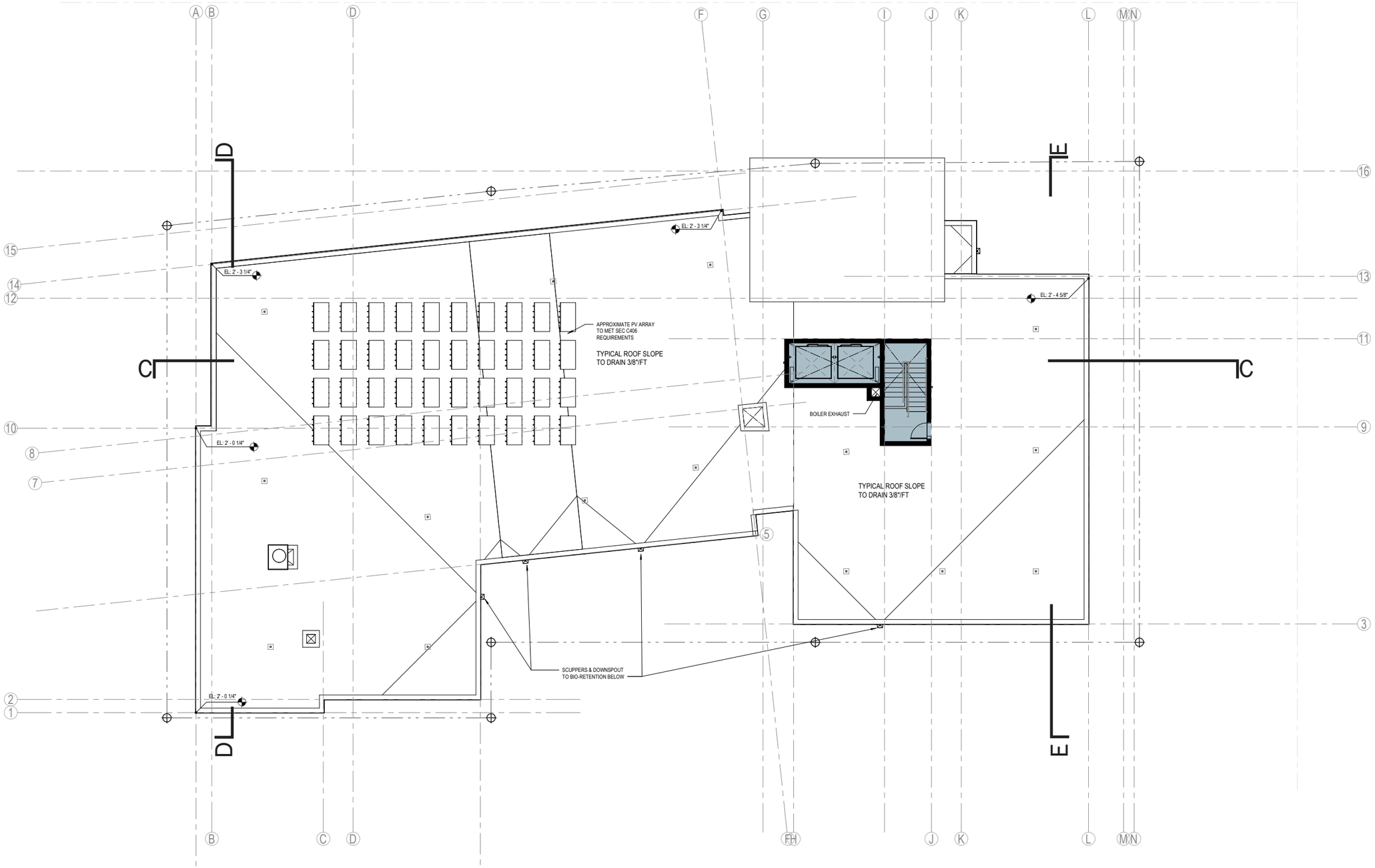


SCALE: 1” = 20’-0”

Lobby/Circulation | Amenity | Vertical Circulation | Residential | Outdoor Deck | Mech/Support | Institution

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FLOOR PLAN
ROOF

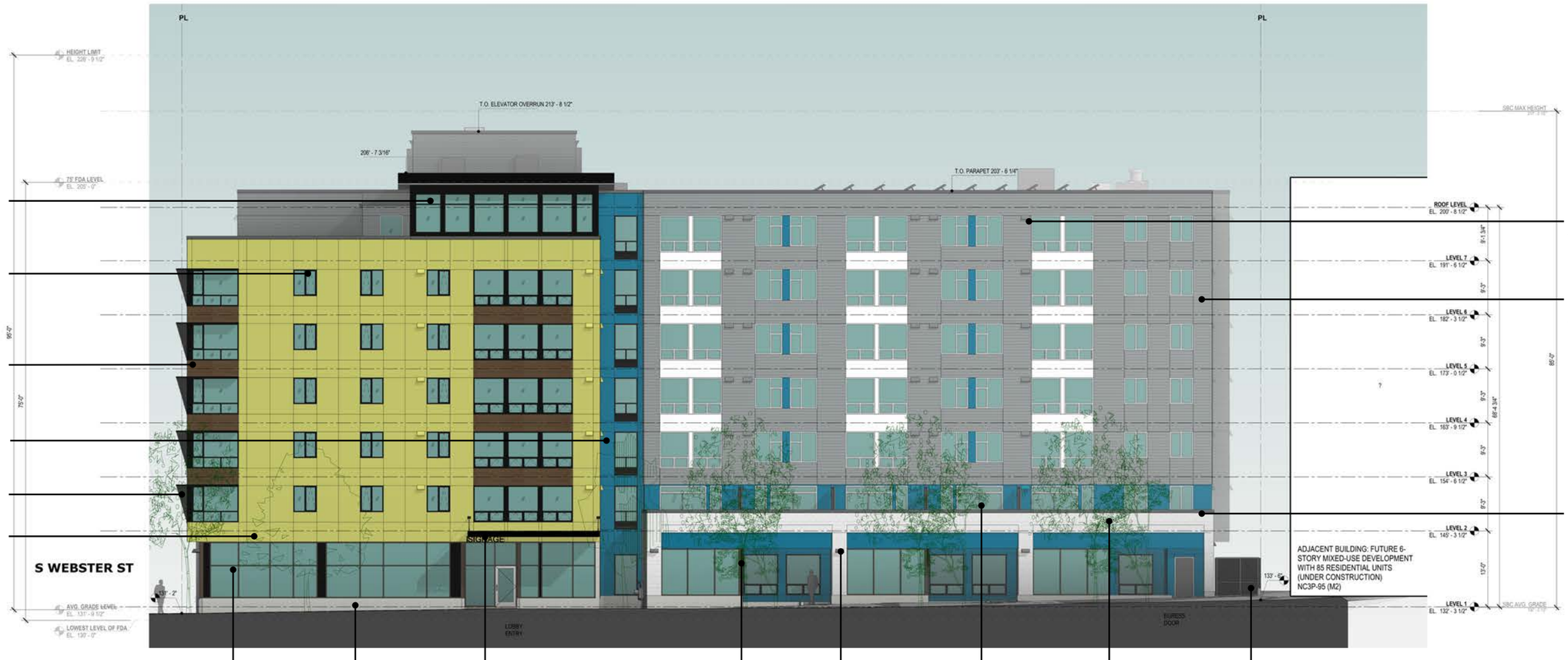


SCALE: 1” = 20’-0”

Lobby/Circulation | Amenity | Vertical Circulation | Residential | Outdoor Deck | Mech/Support | Institution

ELEVATION

EAST



ELEVATION
SOUTH



PREFINISHED METAL COPING

FIBER CEMENT PLANK LAP SIDING: GRAY

VINYL WINDOWS: WHITE

VINYL SLIDING GLASS DOOR: WHITE

FIBER CEMENT PANEL: WHITE

FIBER CEMENT PANEL: GREEN

FIBER CEMENT PLANK LAP SIDING: WOODTONE

METAL VENT SHROUD

SIGNAGE

DECORATIVE METAL GATE

MASONRY: LIGHT GRAY

ALUMINUM STOREFRONT: DARK BRONZE

LIGHT FIXTURE

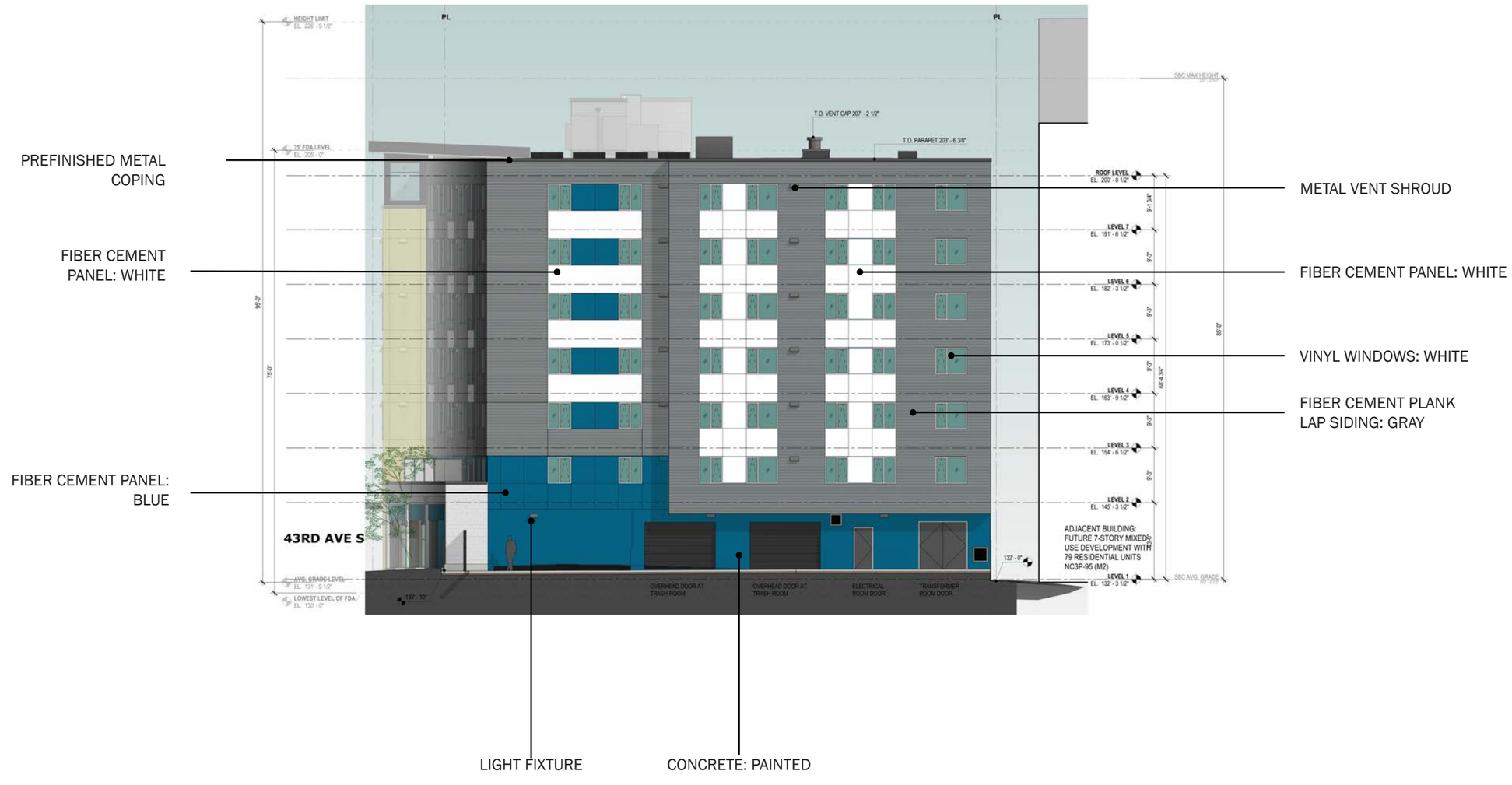
ARCHITECTURAL CONCRETE

ELEVATION

WEST



ELEVATION
NORTH



RENDERING
SE CORNER






SIGNAGE
TREES NOT SHOWN FOR CLARITY


M L KING JR WAY S
RENTON AVE S
S WEBSTER ST
SITE
43RD AVE S
S OTHELLO ST

RENDERING
NE CORNER






TREES NOT SHOWN FOR CLARITY


M L KING JR WAY S
RENTON AVE S
S WEBSTER ST
SITE
43RD AVE S
S OTHELLO ST

RENDERING
SW CORNER





RENDERING
WEBSTER STREET LEVEL





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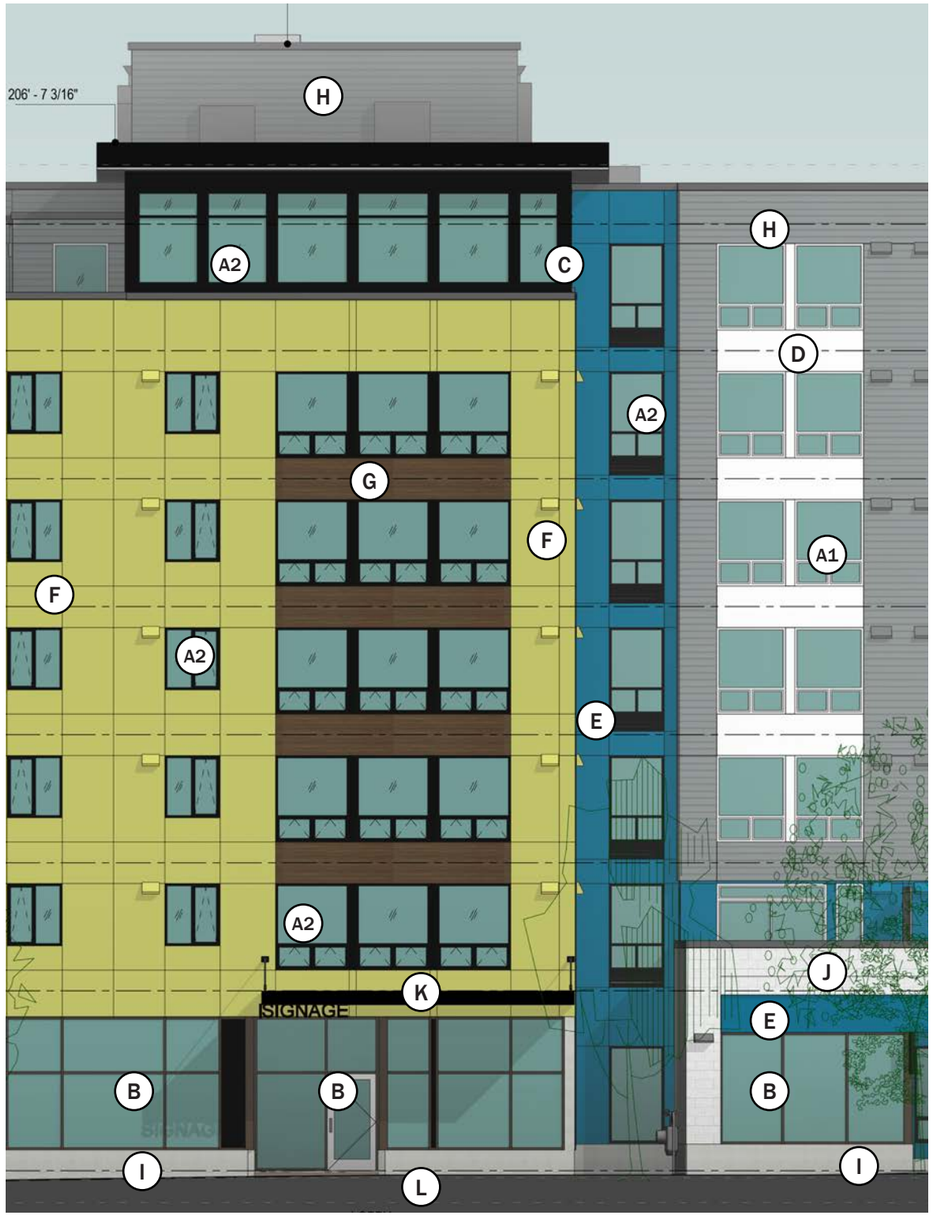
RENDERING

SE CORNER - NIGHT





MATERIALS



VINYL WINDOW, TYP

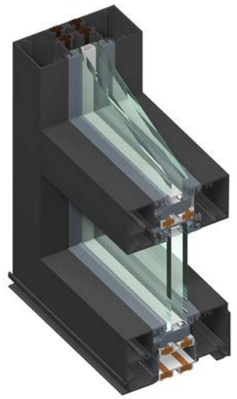
COLOR: WHITE



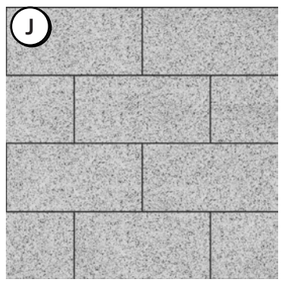
ALUMINUM STOREFRONT

COLOR: DARK BRONZE

B



MASONRY



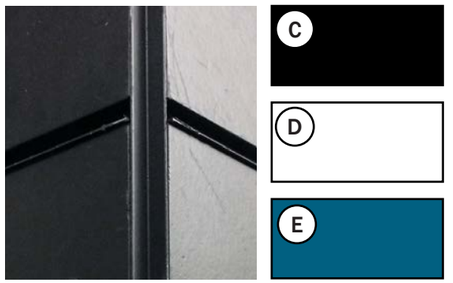
GROUND FACE

VINYL WINDOW, TYP

COLOR: BLACK

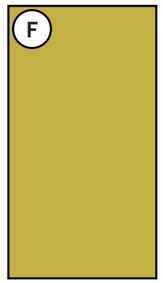


FIBER CEMENT PANEL SIDING



SHERWIN WILLIAMS: ADRIATIC SEA

CORNER ACCENT PANEL



SHERWIN WILLIAMS: HEP GREEN

FIBER CEMENT PLANK LAP SIDING



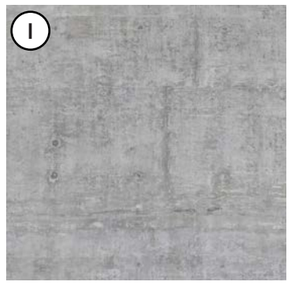
WOODTONE: TIMBER TRAIL

FIBER CEMENT PLANK LAP SIDING



SHERWIN WILLIAMS: ROYCROFT PEWTER

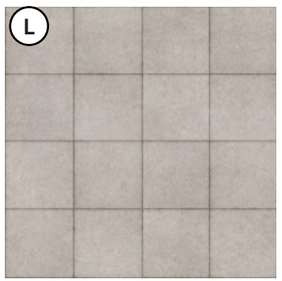
CONCRETE

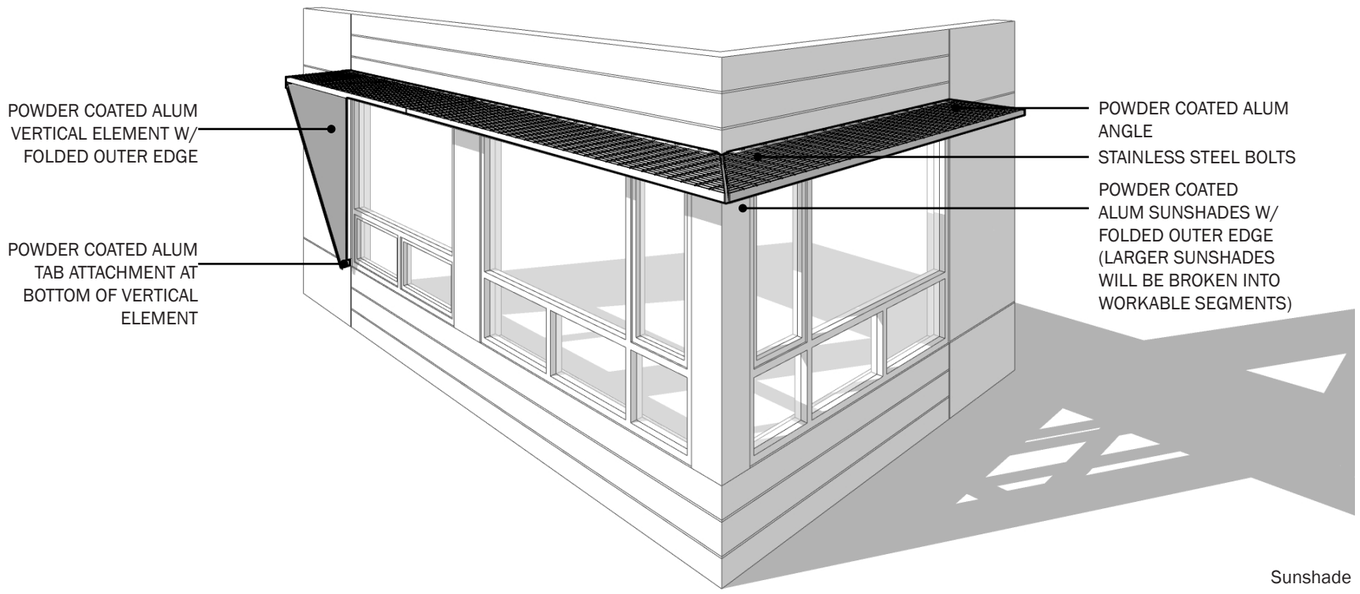


CANOPY

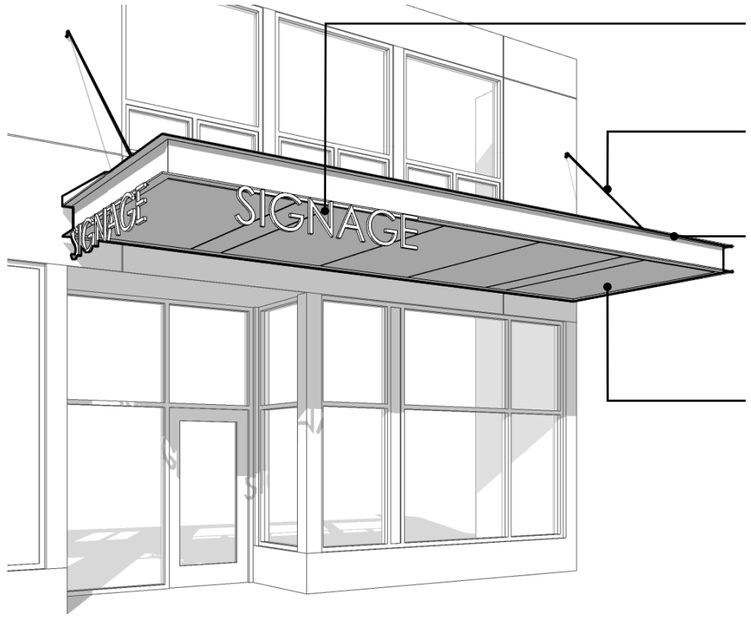


PAVING

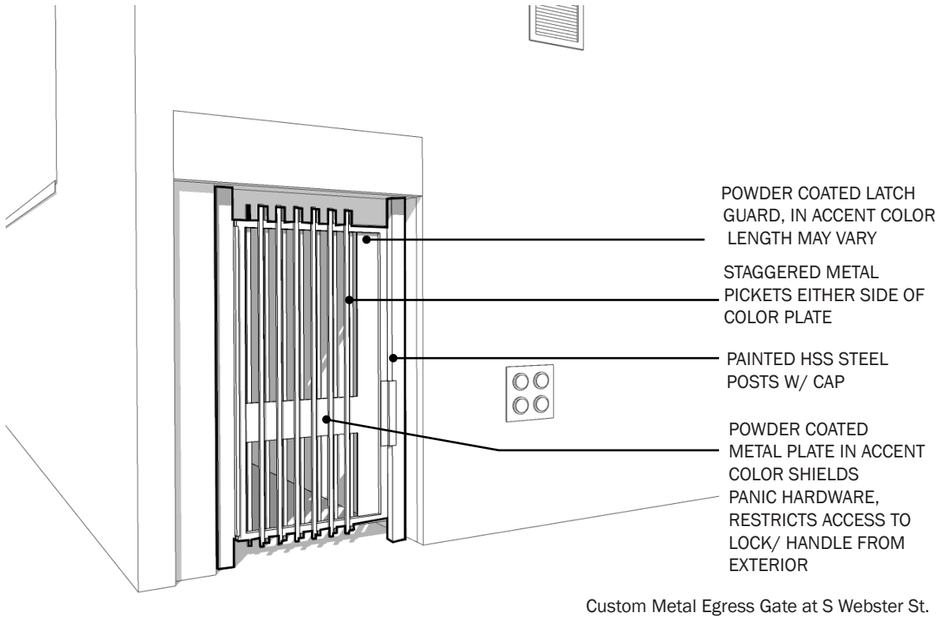




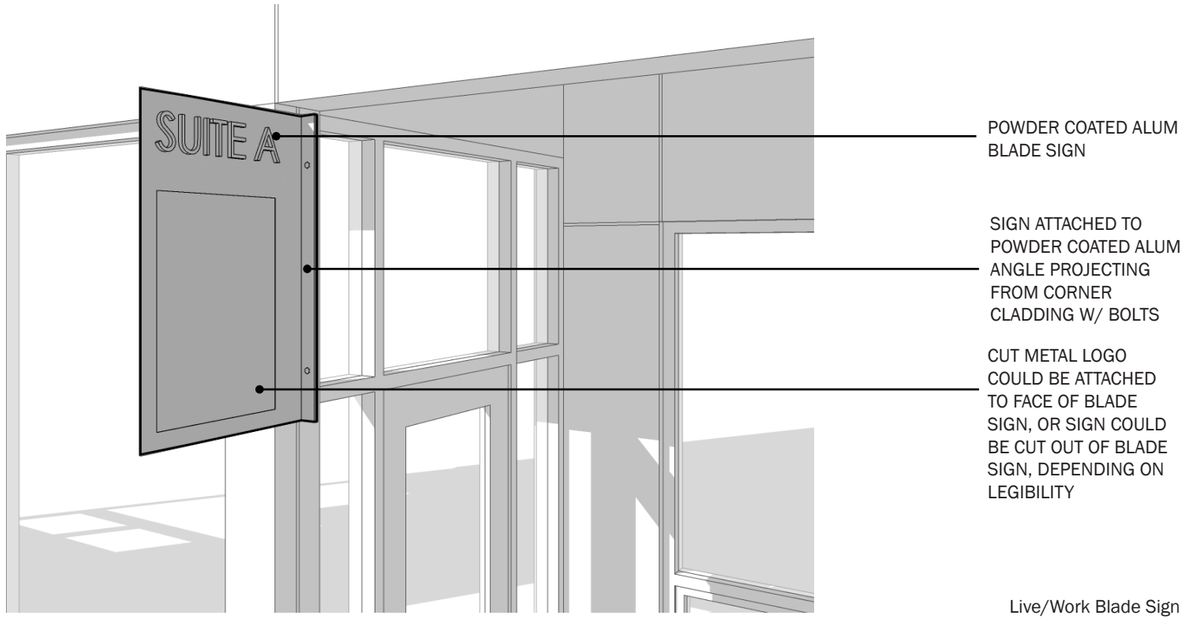
Sunshade



Main Entry Canopy



Custom Metal Egress Gate at S Webster St.



Live/Work Blade Sign

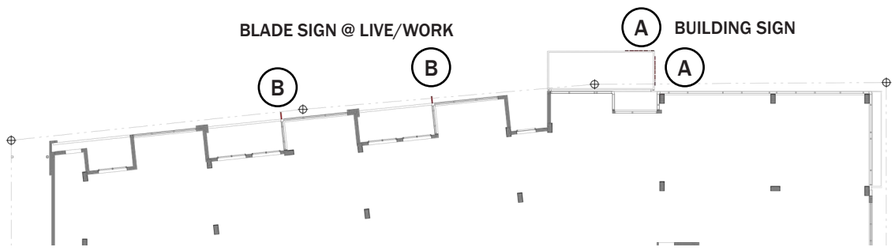
SIGNAGE PLAN



BUILDING SIGNAGE EXAMPLES







LIGHTING PLAN



A **Wall Sconce**



B **Recessed Can Lights - Soffits**



C **Ceiling linear lights - covered patio**



D **Canopy downlights**

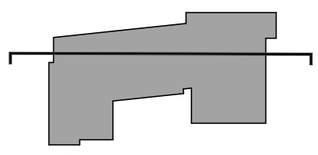


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SECTION
C-C



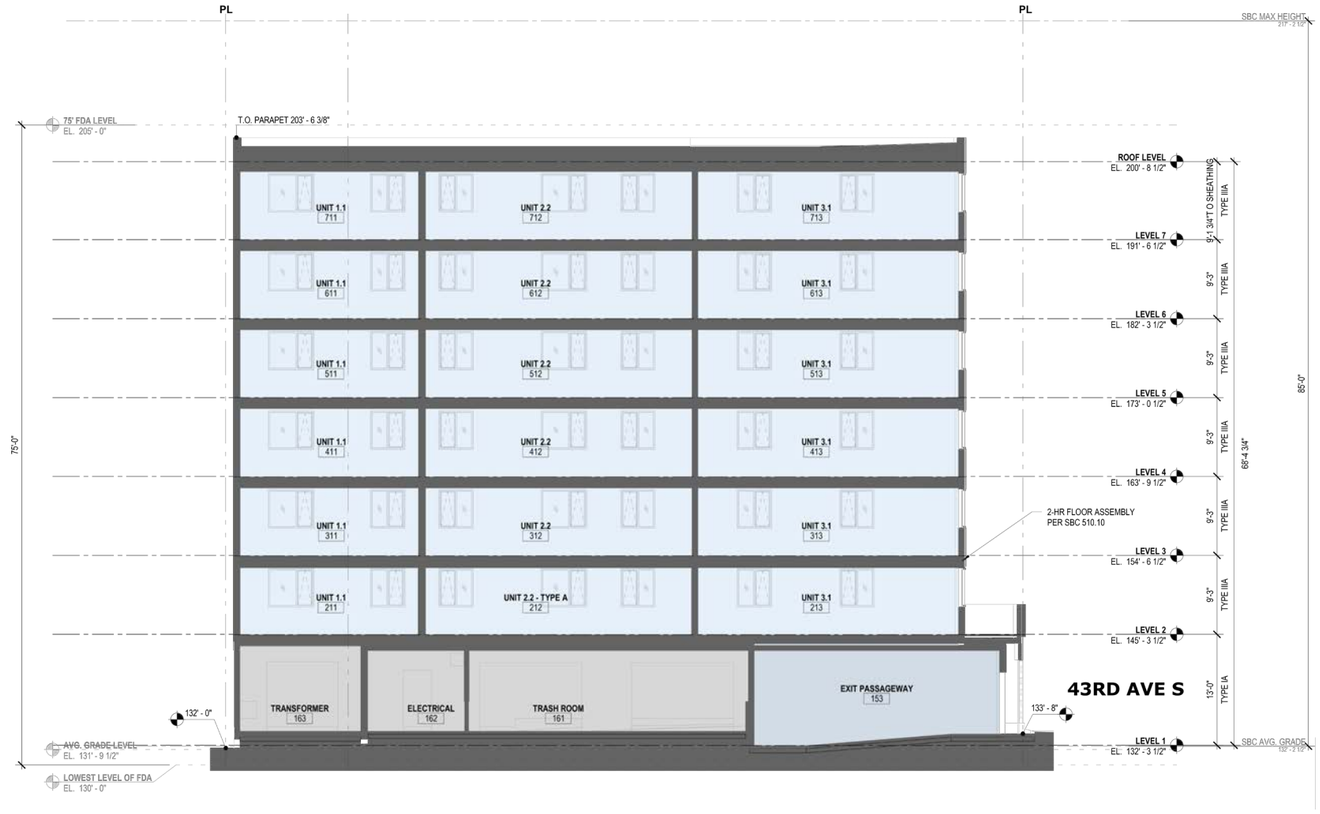
- Residential
- Vertical Circulation
- Institution
- Amenity
- Lobby/Circulation
- Mech/Support



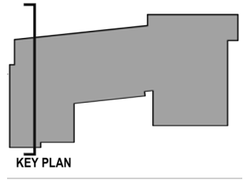
KEY PLAN

SECTION

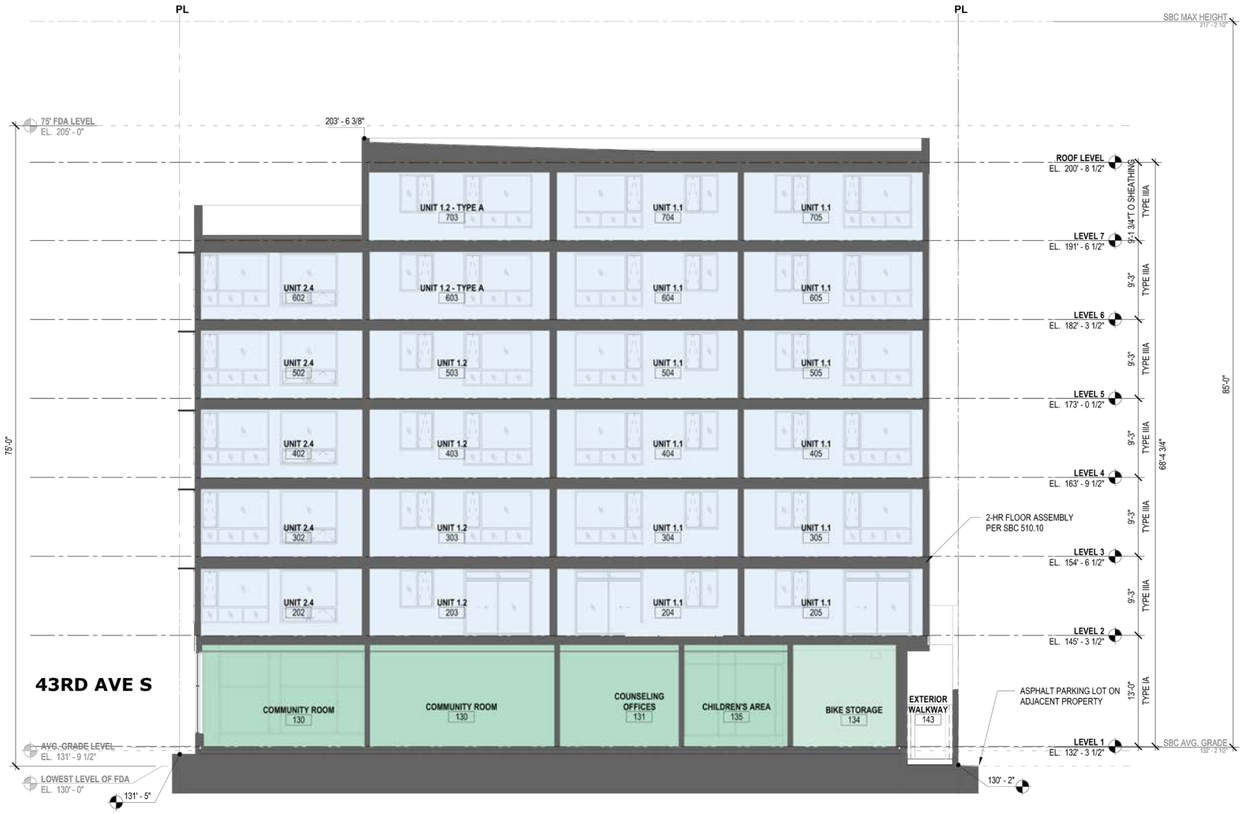
D-D



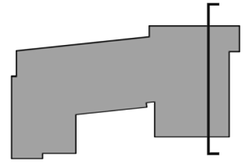
- Residential
- Vertical Circulation
- Institution
- Amenity
- Lobby/Circulation
- Mech/Support



SECTION
E-E



- Residential
- Vertical Circulation
- Institution
- Amenity
- Lobby/Circulation
- Mech/Support

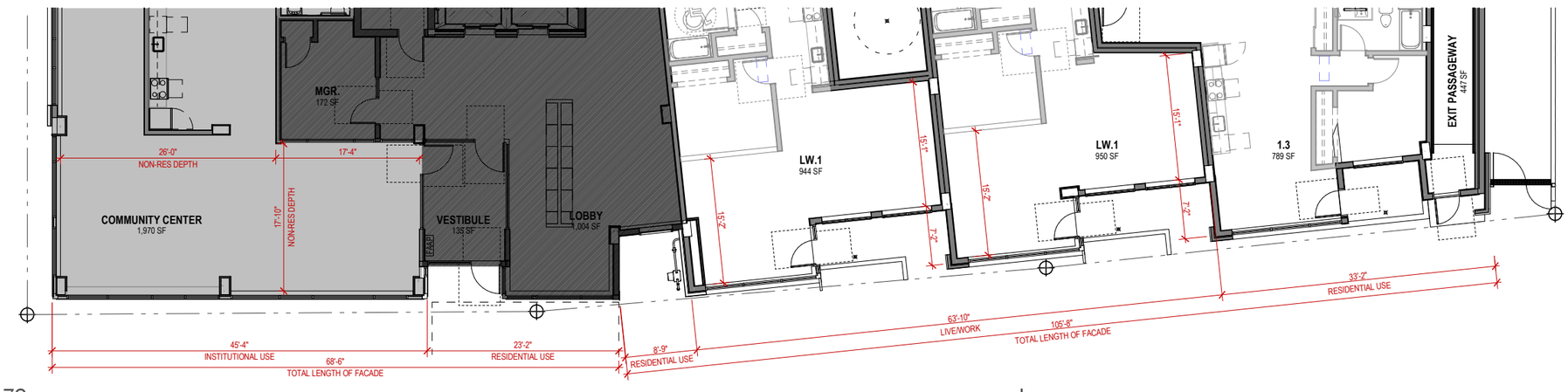


KEY PLAN

DEPARTURES

DEPARTURE #1

PROPOSED DEPARTURES			
DEPARTURE #	**DEVELOPMENT STANDARD REQUIREMENTS**	**REQUEST/PROPOSAL**	**PERTINENT DESIGN GUIDANCE AND JUSTIFICATION**
Departure #1	SMC 23.47A.005 Street Level Uses C. In all NC zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade within a zone that has a height limit of 85 feet or higher. SMC 23.41.012 B Development Departures 34. In pedestrian-designated zones, a departure may be granted to allow residential use to occupy, in the aggregate, no more than 50 percent of the street-level street-facing façade.	To allow 39% of street-level, street-facing façade as residential use, along 43rd Avenue S. • The street-level facades will follow non-residential standards. Transparency requirements per SMC 23.47A.005.B.2 will be met. • Maximum length of blank wall is 20' • The floor to floor height of the spaces is 13'. • Along 43rd Avenue S, ground related residential units, including (2) live/ work units, are proposed. Entries are set back from the street to accommodate front stoops and plantings. See diagram and calculations on right.	**CS3.A.4 Evolving Neighborhoods; PL3.II Transition Between Residence and Street (Othello Supplemental Guidance)** Recent development surrounding Othello Park has established a continuous residential character facing the park without commercial uses. The proposed mix of residential units, residential lobby and live/work units reinforces this evolving pattern, creating human activity along the park and providing for social interaction. **PL2.B Safety and Security; PL2.I Personal Safety and Security (Othello Supplemental Guidance); PL3 Street Level Interaction; PL3.1 Human Activity (Othello Supplemental Guidance)** Along S. Webster and adjacent to the corner of S Webster and 43rd Ave S, Institutional use is proposed at street level including counseling offices and community space for resident and public use. These will be active uses during daytime, evening and weekend hours, that provide eyes on the street and promote safety for building residents and the neighborhood. The Developer is confident that the ground level of this site is not a viable location for a business and commercial space which would likely remain vacant for long periods of time.



REQUIREMENT STREET LEVEL USES:

43RD AVE S

RESIDENTIAL USES MAY OCCUPY IN AGGREGATE NO MORE THAN 20% OF STREET-LEVEL STREET-FACING FACADE WITHIN A ZONE THAT HAS A HEIGHT LIMIT OF 85' OR HIGHER

DEVELOPMENT STANDARD DEPARTURES
23.41.012 B. DEPARTURES MAY BE GRANTED FROM ANY LAND USE CODE OR STANDARD EXCEPT AS FOLLOWS:
34. IN PEDESTRIAN-DESIGNATED ZONES, PROVISIONS FOR RESIDENTIAL USES AT STREET LEVEL, AS PROVIDED IN SUBSECTION 23.47A.005.C.1, EXCEPT THAT A DEPARTURE MAY BE GRANTED TO ALLOW RESIDENTIAL USES AT STREET LEVEL TO OCCUPY IN THE AGGREGATE , NO MORE THAN 50 PERCENT OF THE STREET-LEVEL STREET-FACING FACADE.

TOTAL LENGTH OF STREET-FACING FACADE:	**68'-6" + 105'-8" = 174-2"**
TOTAL LENGTH OF RESIDENTIAL USES:	**23'-2" + 8'-9"+ 33'-2" = 65'-1"**
PERCENTAGE OF RESIDENTIAL USE PROPOSED:	**(65'-1" /174'-2") = 37.4%**

PROPOSED DEPARTURES			
DEPARTURE #	**DEVELOPMENT STANDARD REQUIREMENTS**	**REQUEST/PROPOSAL**	**PERTINENT DESIGN GUIDANCE AND JUSTIFICATION**
Departure #2	SMC 23.47A.024 Amenity Area for Residential Uses A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Required amenity areas shall not be enclosed; common amenity area shall have a minimum dimension of 10' and 250 SF minimum area. Amenity area required (5%) = 86,299 SF x .05% = 4,315 SF	To allow amenity area to be less than 5% and to be provided as covered interior and exterior space Amenity Area Proposed: Level 1 outdoor, uncovered – 1,126 SF Level 2 outdoor, uncovered – 978 SF Level 7 outdoor, uncovered – 681 SF **2,785 SF compliant** (3.3%) ——————————— Level 1 outdoor, covered – 500 SF Level 7, interior amenity – 673 SF **673 SF interior amenity** (.8%) **1,173 SF non-compliant** **3,959 SF TOTAL AMENITY AREA PROPOSED** (4.6%)	This departure proposes that less than 5% of total residential gross floor area be amenity area and that covered outdoor common amenity, and interior common amenity be counted toward the amenity area, similar to zones MR and HR which allow 50% of required amenity to be enclosed. **PL2.B Safety and Security; PL2.I Personal Safety and Security (Othello Supplemental Guidance); PL3 Street Level Interaction; PL3.1 Human Activity (Othello Supplemental Guidance)** The project proposes a variety of amenities to support a healthy resident population. Active ground level spaces provide eyes on the street, activate the sidewalk, and provide easy resident access to Othello Park. On-site amenities include both uncovered and covered amenity, so that residents can have secure access to the outdoors regardless of the weather. The building will house a diverse population that will benefit from shared interior amenity spaces, with events and activities that foster a sense of community within the project and the neighborhood.

DEPARTURES

DEPARTURE #3

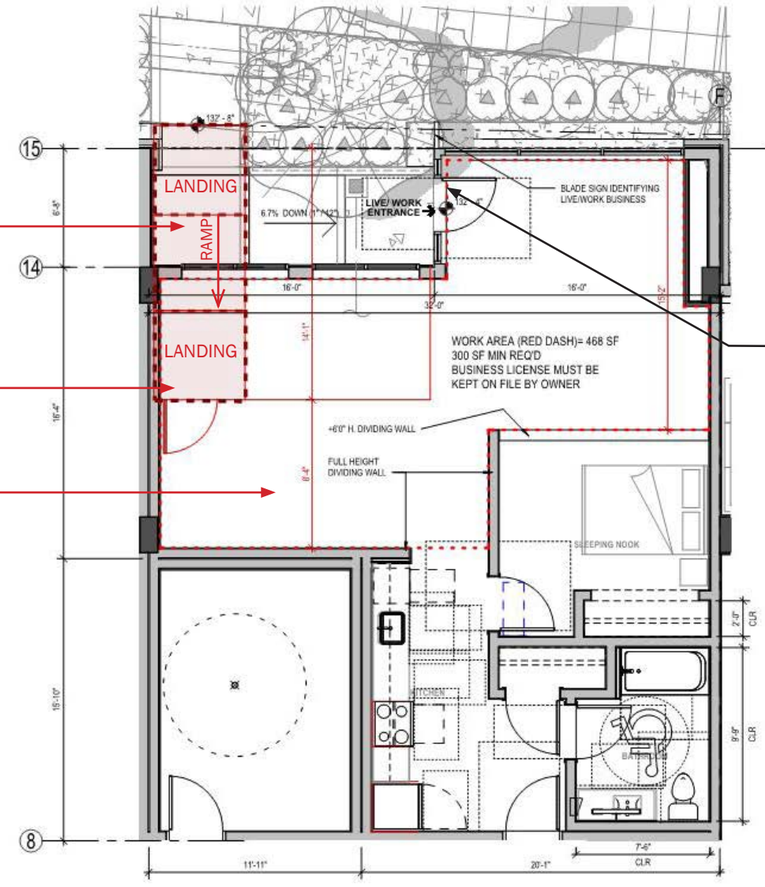
CODE COMPLIANT OPTION-

DOOR IN STREET FACING FACADE

GRADE TRANSITION MUST OCCUR ON PROPERTY

DOOR IS FAR FROM STREET, LESS VISIBLE, ENTERS THE L/W UNIT CLOSER TO THE BACK (LIVE) PORTION

IRREGULAR WORKSPACE IS LESS FLEXIBLE



REQUESTED DEPARTURE-

DOOR PERPENDICULAR TO STREET

DESIGN PRIORITIES:

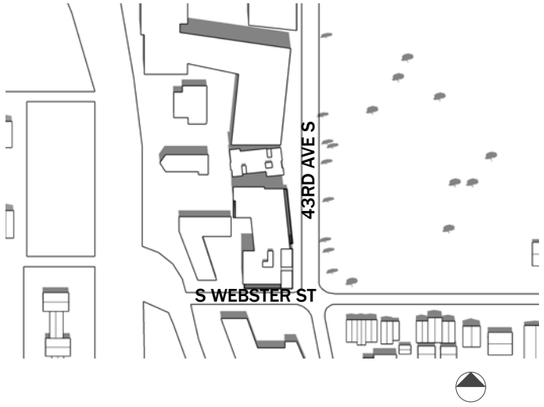
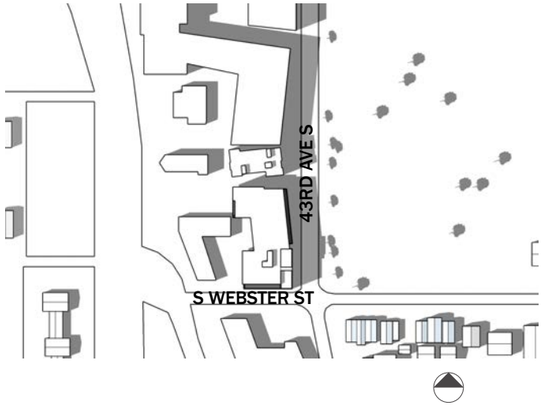
HUMAN ACTIVITY NEAR STREET (**PL3-III-i**)

DUE TO SIDEWALK GRADES AND ACCESSIBILITY REQUIREMENTS, DOOR ENTERS CLOSER TO FRONT OF UNIT, PROVIDES OPPORTUNITY FOR HIGHLY TRANSPARENT CORNER (SEE RENDERING ON PAGE 43).

MORE FLEXIBLE WORKSPACE

PROPOSED DEPARTURES			
DEPARTURE #	**DEVELOPMENT STANDARD REQUIREMENTS**	**REQUEST/PROPOSAL**	**PERTINENT DESIGN GUIDANCE AND JUSTIFICATION**
Departure #3	SMC 23.47A.008 Street-Level Development Standards E. When a live-work unit is located on a street-level, street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply: 2.Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit	To allow live-work entries to be perpendicular to street	This departure proposes that live-work entry doors be placed at a 90° angle to the street-facing façade. **DC2.B1 Façade Composition:** Recessed entries are deeply modulated to provide an accessible walkway and cover for residents and patrons. **PL3-III-i Ground-Related Residential Development:** In order to keep the live/work units close to the sidewalk, it was necessary to slope down to the entry. Locating the door off the front façade allows more room for circulation and entry amenities and keeps the primary human condition closer to the street. **CS2.B1 Site Characteristics:** The entry doors and porches are highly visible to pedestrians along 43rd Ave S. and are facing the angled property line and are more visually prominent from the deeper section of the right-of-way. They are well marked by signage and lighting.

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	9 AM	12 PM	3 PM
SUMMER SOLSTICE			
EQUINOXES			
WINTER SOLSTICE			