



**"If this community doesn't own something, we're going to get pushed out. We have to own real estate. We have to own our own assets. We have to own our own programming. And this is not something that is easy to do. This is, frankly, not something necessarily Seattle is used to, which is marginalized people controlling their own destiny."**

**- Tony To, HomeSight**



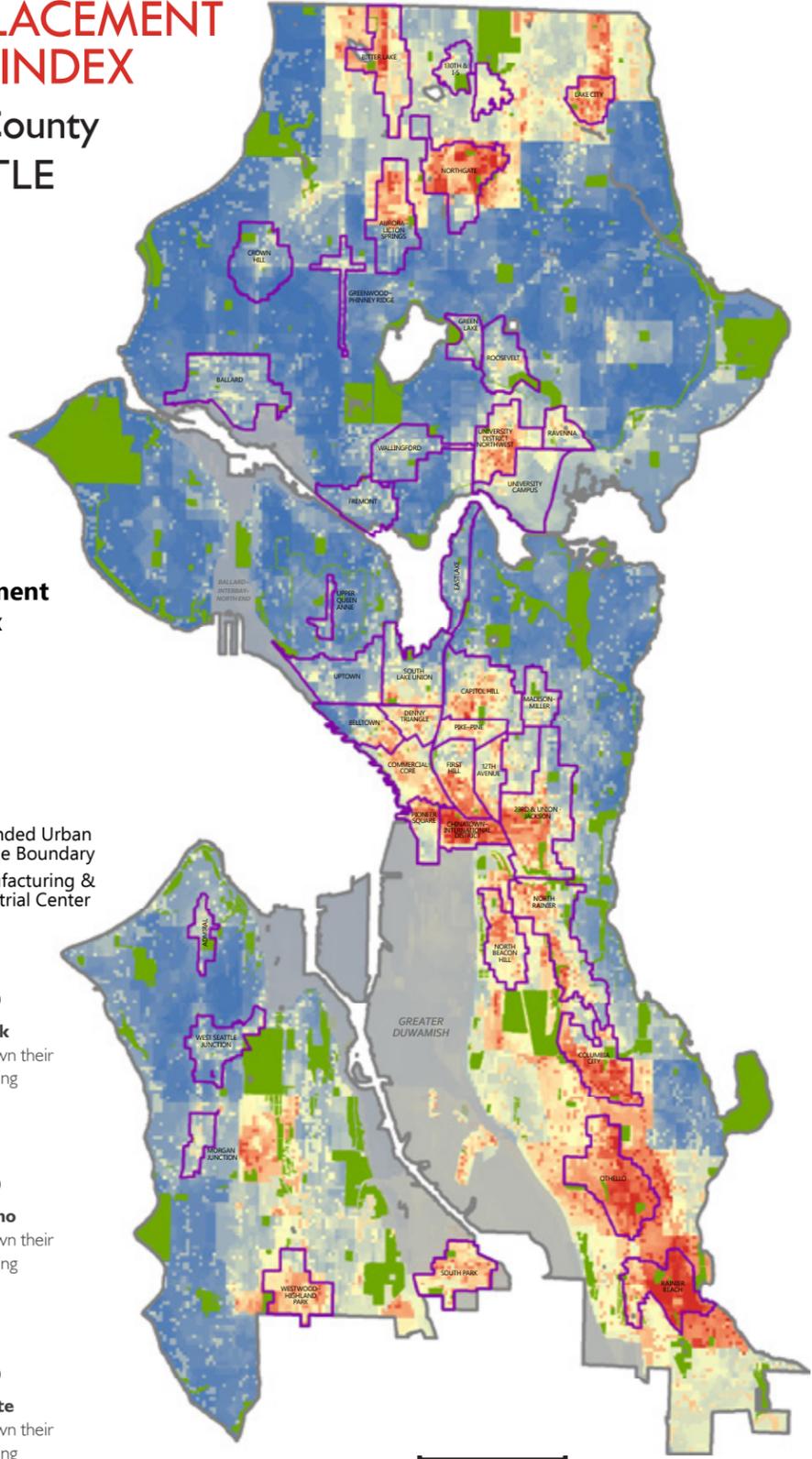
*Image: Gabe Rodriguez*

Othello Square is Seattle's first community-driven equitable development project. As a creative response to the pressures of extraordinary growth in Seattle, the South Seattle community came together to create a shared vision of equitable economic development for their neighborhood.



# DISPLACEMENT RISK INDEX

## King County SEATTLE



**Displacement risk index**

High

Low

Expanded Urban Village Boundary

Manufacturing & Industrial Center

**28%**  
Percent of **Black** households own their own home in King County

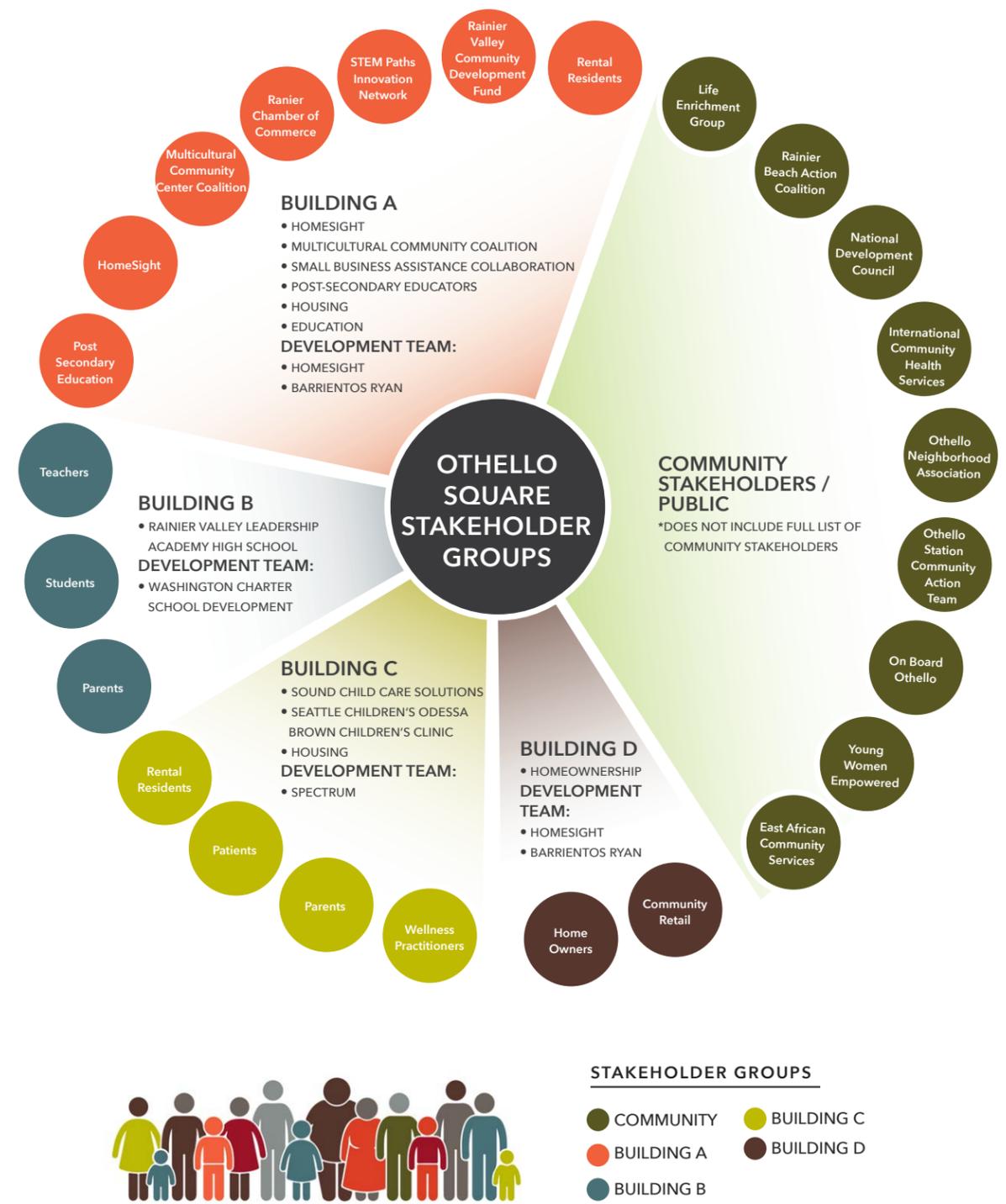
**34%**  
Percent of **Latino** households own their own home in King County

**63%**  
Percent of **White** households own their own home in King County

Surging rents and lack of access to affordable ownership are forcing out many of Seattle's longtime residents and businesses. This area has historically been home to immigrants, refugees, and communities of color, who continue to face systematic exclusion from opportunity.



Image: HomeSight



Othello Square consists of four buildings on 3.2 acres and will house a mix of organizations and services that meet the needs of residents and the surrounding community – as determined through a series of community meetings – all in one place.

# How do you want the site to embody the spirit of Othello?



## 39 BRAINSTORM RESPONSES

- Energy & vibrancy ✓
- Families
- Sustained ✓
- Health & economic wellness ✓
- Interaction of diversity of people ✓
- Distinctive
- Inviting ✓
- Welcoming ✓✓
- Equitable just society ✓✓✓✓
- Celebrates community's history ✓
- Multicultural richness ✓✓✓✓✓
- Open / diverse ✓✓
- Feels like home

- Limitless opportunities ✓
- Uplifting ✓✓✓ (inspiring)
- Finding your place
- Diverse-ing (past / present / future)
- Strength based
- Adaptive and flexible ✓✓
- Belonging & life-giving
- Collaborative ✓
- Evolving & progressing
- Friendly to all ages ✓✓✓
- Wisdom-ness / collective-ness
- Place of pride
- Timeless (meaning across ages) ✓\*
- Hub of community activities ✓✓

- Inclusive ✓✓
- Entrepreneurial ✓
- Growth (self & community)
- Resourceful / bounty
- Unity
- Ownership ✓\* (who)
- Beauty
- Seeds of life / growth
- Community led
- Anti-oppression
- Interdisciplinary
- Innovation
- ✓ stakeholder vote
- \* topic may require additional discussion

## COMMON THEMES

- Equitable & just
- Welcoming & open & diverse
- Representative (history forward thinking)
- Growth
- Uplifting & optimistic & vibrant
- Unity
- Hub
- Home, family, belonging
- Love
- Co-creating space

## TENSIONS

- Hub & Commons
- History & Future (Old & New)
- Who's at the table?
- Energy & connections to supporting other efforts
- Safe & Open

The Othello Square Master Plan documents the result of the community process, serving as a communication tool as the developments progressed. Facilitated conversations allowed an large group of stakeholders to establish a common vision to guide decisions across all projects.

**STRENGTH**

UPLIFTING TO THE SKY

**opportunity**

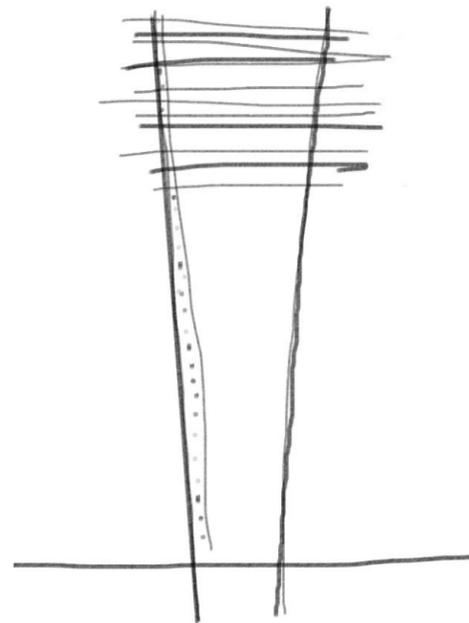
GROWTH AND WELLNESS

EMPOWERING

*natural or structural form*

PRIDE

a support framework



**DREAM SCHEME**

**JUST**

OWNERSHIP

*embrace*

**EQUITABLE**

PLACE TOGETHER

NEST

**inclusion**

HOME *relatable*

**FAMILY**

**BELONGING**

enclosure



**UNITY SCHEME**

grow / growth

LIFE AND NATURE

**FRESHNESS**

CONNECTED

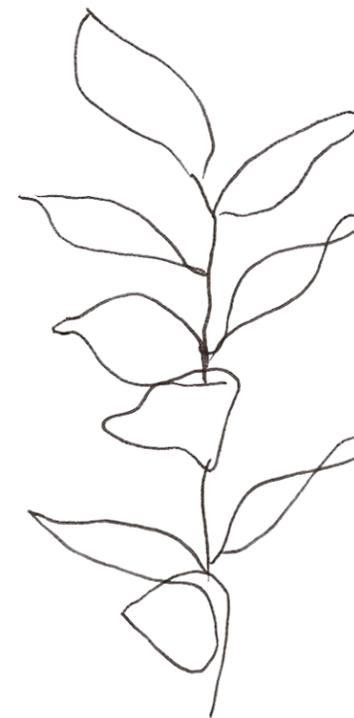
**ECOSYSTEM**

**RESTORATIVE**

ESTUARY

**freedom**

FLIGHT (MIGRATION)



**CENTER SCHEME**

**representative**

CO-CREATING

**CRAFT/CRAFTED**

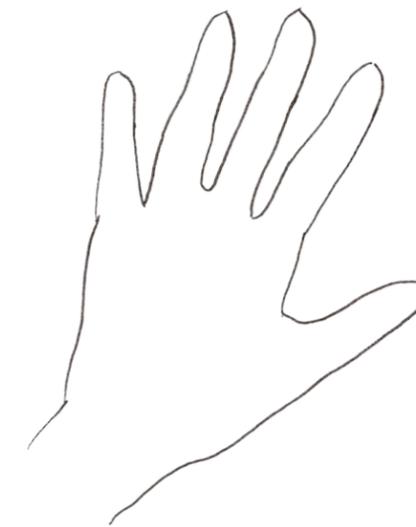
**multicultural richness**

**COMMUNITY MADE**

EVIDENCE OF THE HAND

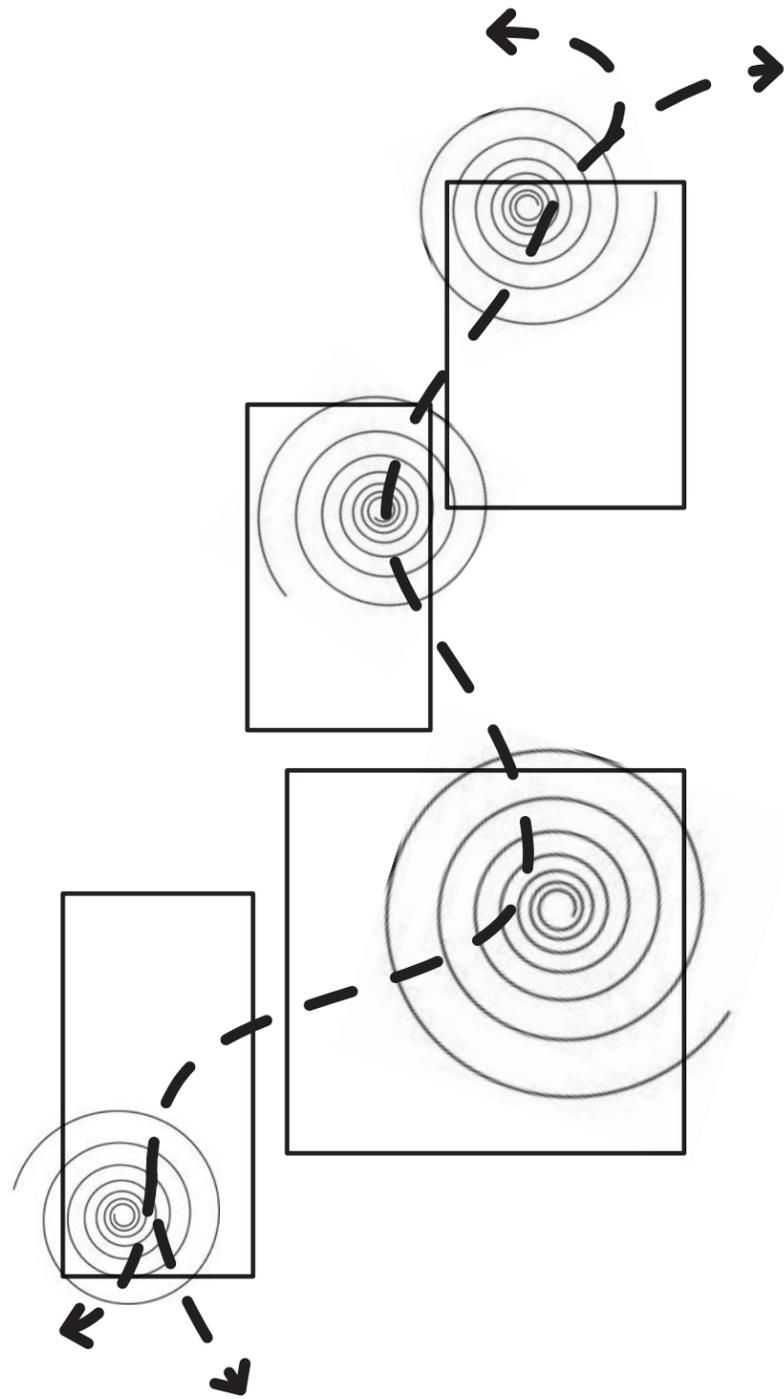
**reflective**

**IMPRINTING**



**CRAFTED SCHEME**

The shared vision was translated into concepts that brought form to the collective ideas. Using simple graphics and curated images, the master plan demonstrated and validated the ways design can embody the soul of a community.



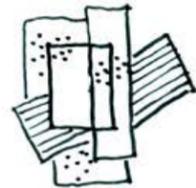
Prior to architectural design, the master plan articulated the community's desire to create public space that fosters community interaction. The node concept established a language that each of the four parcels would use to organize programs and capitalize on synergies.

### 1 - HAND MADE

Mechanical manipulation of ropes, threads, fabrics  
Creates knots, tapestries, woven elements



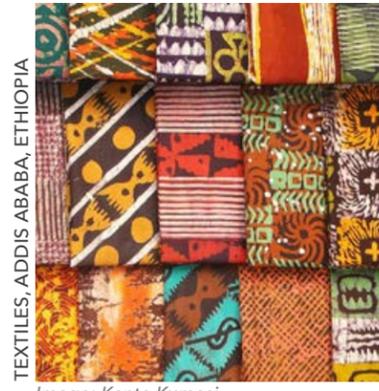
Knots



Tapestry



Weaving



TEXTILES, ADDIS ABABA, ETHIOPIA

Image: Kente Kumasi



CHINESE KNOTS

Image: ProjectManhattan (L), Webridge (R)



ROOF WEAVE, POLYNESIAN CULTURAL CENTER, FALE FAKATU'I, TONGA

Image: Daniel Ramirez

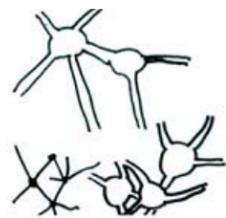


PILLOW, HMONG QUILTING, VIETNAM

Image: WikiCommons Daderot

### 2 - ORGANIC

Forms derived from plants and animals  
Can be experienced at many scales - micro to macro



Nerves



Branching



Currents



BAMBOO NODE

Image: Rosmarie Voegtl



GINKGO BRANCHING, TOKYO, JAPAN

Image: Daisuke Tashiro



YELLOW RIVER, CHINA

Image: Pixabay

### 3 - MATHEMATIC

Formulas or principles where a curve intersects itself or other curves  
Relates to orbits and a connection to a larger system



Curves



Orbits



Anchors



JANTAR MANTAR, JAIPUR, INDIA  
1734, Astrological Instruments

Image: Weber Thompson



MURAL SEXTANT, AFGHANISTAN  
15th Century, Solar Calendar, Abu Mahmud Hamid ibn al-Khizr al-Khujandi

Image: Alaexis



EL CARACOL, CHICHEN ITZA, MEXICO  
5th Century, Observatory for Venus

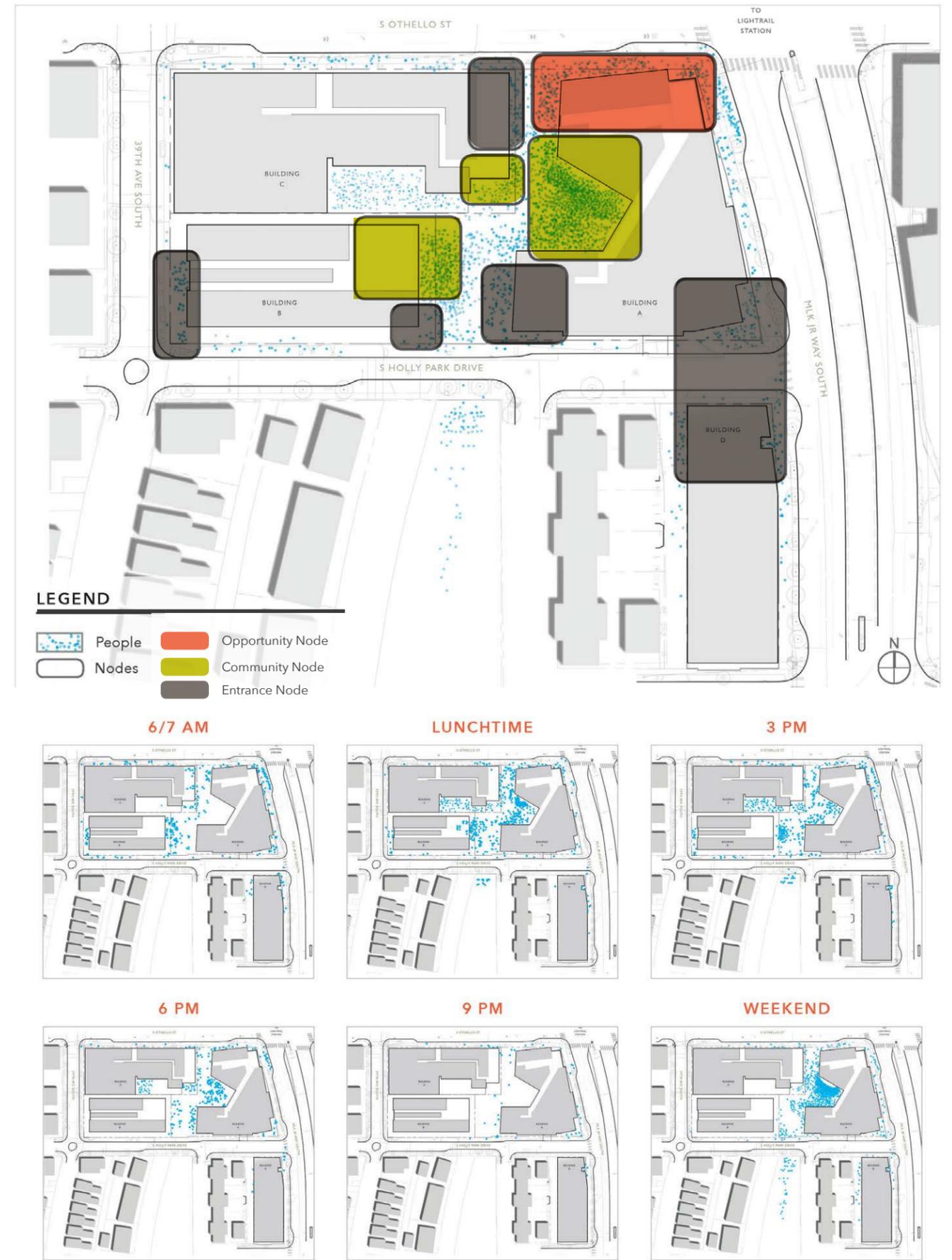
Image: WikiCommons Fcb981



ARMILLARY SPHERE, BEIJING, CHINA  
14th Century, Ancient Beijing Observatory

Image: Kallgan

Othello Square's design and artistic expression sought to reflect the cultural richness of the community. The node concept was expanded to provide a range of interpretations that, like the demographic of Othello residents, would ensure a related, but varied story.



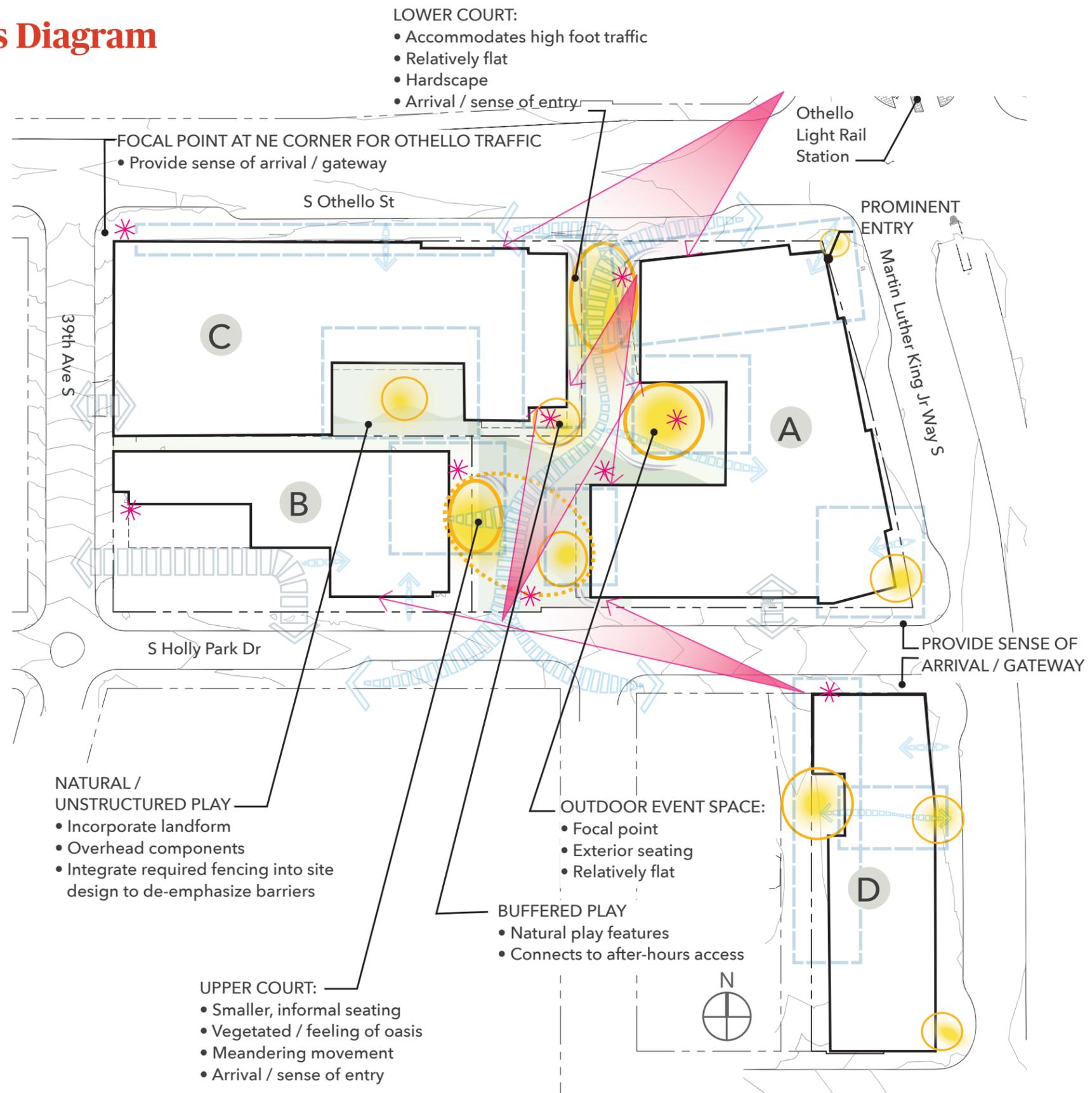
Study of the developing site programs and layered uses informs the location of nodes. Embodying a request from the community, the scale and interconnectedness of the nodes will promote and be conducive to formal and informal interactions across parcel lines.

# Focal Points / Nodes Diagram

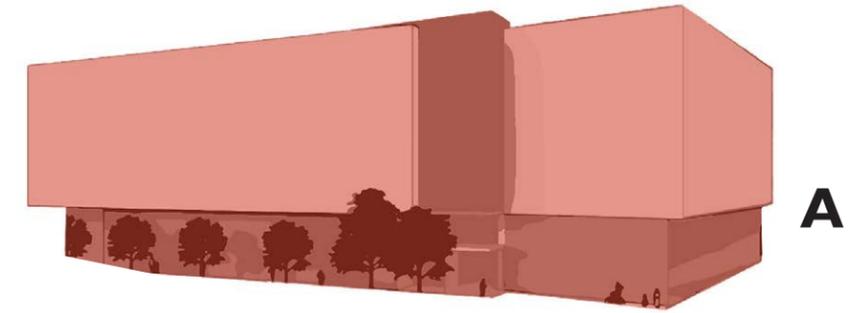
- BUILDING A**
- HomeSight Opportunity Center
  - Multicultural Community Coalition
  - Residential
- BUILDING B**
- Rainier Valley Leadership Academy High School
- BUILDING C**
- Seattle Children's Odessa Brown Children's Clinic
  - Sound Child Care Solutions
  - Residential
- BUILDING D**
- HomeSight Homeownership

## LEGEND

- Visual connection
- Vehicular circulation
- Pedestrian circulation
- Node
- Focal points
- Critical views
- Grade transition



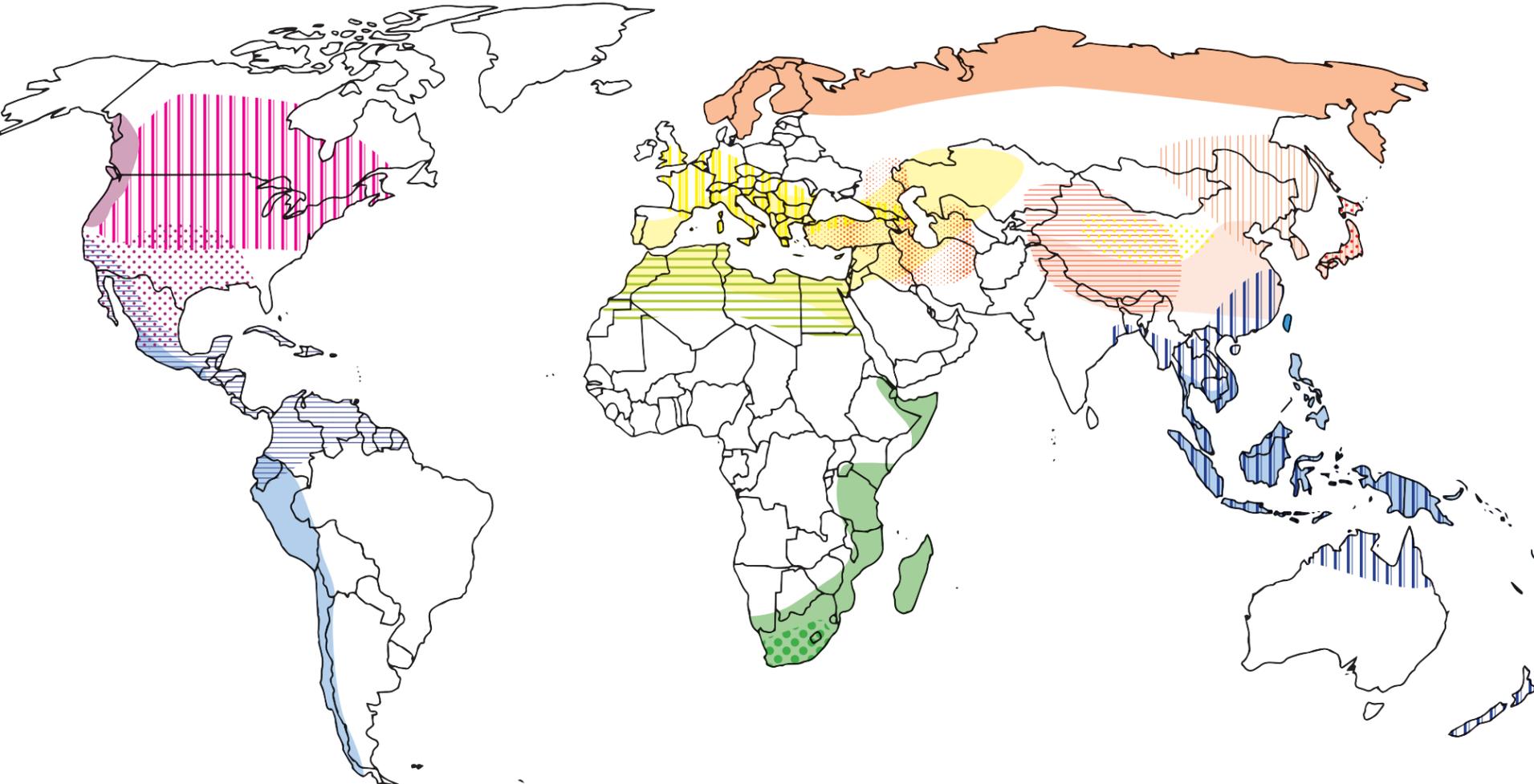
The master plan graphics dive deeper into site specific elements with elaboration of strategies to ensure the community's vision is realized. Successful implementation of the node concept requires coordination across parcels, evaluating views, user experience and circulation.



The success of the master plan is evident in the site plan, where property lines are blurred, architectural design is expressive and a distinctive open space has emerged. Each building’s design is contextually responsive and cohesive despite the many partners.

# PLANT PALETTE STRATEGY

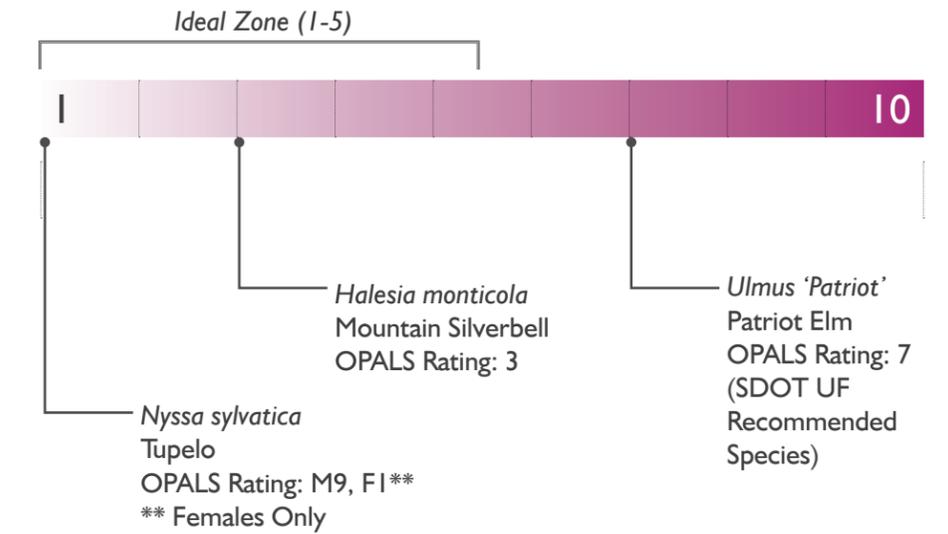
## ETHNOBOTANICAL GEOGRAPHICAL RANGE



### PLANT KEY

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

## OPALS ALLERGY RATING SYSTEM



*TRICYRTIS HIRTA 'MIYAZAKI'*  
**TOAD LILY**  
OPALS RATING: 2

HERBACEOUS PERENNIAL

- Full shade
- Blooms august to september
- Native to japan
- Adaptive to the pnw

Chosen for its flowers resemblance to an orchid (found on all continents) and its stems resemblance to the lily. Flowers later in the summer than typical.



*OSMUNDASTRUM CINNAMOMEUM*  
**CINNAMON FERN**  
OPALS RATING: 3

FERN

- Full sun / light shade
- 75 Million years old
- Native to the americas, asia
- Naturalized in the pnw

Of particular importance in the caribbean. Harvested for fiber for propagation of orchids, fiber used in making of nets (caribbean), cold remedy, remedy to snake bites, and a food source.

Othello Square's plant palette embodies the community's diversity and commitment to equity. Plant selection prioritizes cultural and ethnobotanical relevancy while reducing allergy barriers. Plant allergies are amplified for populations made vulnerable by higher levels of air pollution in urban areas.



# OTHELLO SQUARE

## Master Plan

APRIL 2018



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### GUIDING PRINCIPLE 1:

Reflect the history and traditions of the Othello neighborhood as a place that has always been welcoming to all people.

### MASTER PLAN GUIDELINES:

1. Convey a sense of inclusion and belonging through human scaled elements
2. Emphasize important gateways and visual anchors
3. Avoid gates and fences
4. Incorporate weather coverage whenever possible
5. Create welcoming thresholds at building and site entries

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### Master Plan Implementation:

Architectural and landscape elements should be human scaled to help welcome people to the site and emphasize inclusion and belonging. A series of gateways, visual anchors, and thresholds have been identified across the site to draw people in, and create connections through the site, and into the buildings. The gateways and visual anchors should help to express character and identify this as a unique place in the neighborhood. Site gateways should be created using a longer threshold, or a sequence of spaces which lead users into the site. Building thresholds should be treated carefully and emphasize interior/exterior connections, and welcoming entries. Weather coverage should be included whenever possible and especially at building entrances. Covered areas should provide flexibility, allow for planned and spontaneous activity throughout the year, and provide pedestrian comfort. Avoid gates and fences to allow the site to feel welcoming to all people by avoiding physical barriers.



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The Master Plan concludes with a synthesis of the community's guiding principles with spatially-focused master plan guidelines. Simple graphics ensure effective communication across project teams and preservation of both big picture intentions and the finer aspects of the site.



“Time has changed, the population has changed. We have more diverse people. All of these diverse people need space where they can celebrate commonly, actually get to know each other. Knowing each other will prevent people from having conflicts, assumptions, calling each other names. [...] People come here for the same opportunities, that will be reflected in the center we are about to have and that will be the testimony.”

- Abdulhamid Hassen, Multicultural Community Coalition Member



More than a year following completion of the Master Plan, the campus is readying to break ground while community engagement continues, taking advantage of every opportunity to connect more community members. Even before construction begins, the community's vision is evident.