

OTHELLO STATION

LOW INCOME HOUSING INSTITUTE | SEATTLE, WA



Bird's eye view from the northeast, Site A (left), Site B (right)



Street view, Site A



Street view, Site B



Sharon Lee is the founding Executive Director of the Low Income Housing Institute (LIHI), a non-profit organization based in Seattle. LIHI staff have developed over 3,800 units of rental and homeownership housing in Washington State. LIHI owns 1,600 units serving individuals, families, seniors, homeless people, and those with special needs. Lee is Executive Editor of the statewide Housing Washington newsletter and is an advocate on issues of housing justice, housing preservation, and ending homelessness. LIHI's housing has won numerous national and local awards for design excellence and environmental sustainability.

Founded in 1991, LIHI has grown to be one of the most productive affordable housing developers in the Northwest, owning and/or managing over 1,700 housing units at 50 sites in six counties throughout the Puget Sound region. LIHI also advocates for just housing policies at the local and national levels; and administers a range of supportive service programs to assist those we serve in maintaining stable housing and increasing their self-sufficiency.

SCHEMATIC PROJECT

PROJECT INFORMATION

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

HOUSING TYPOLOGY

- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Supportive Housing
- Senior Housing
- Tribal/Native American
- Workforce Housing

RESIDENTIAL UNIT INFORMATION (Sites A +B)

Number of Units: 255 units, A: 155 units B: 99 units
>>7-story. A: 20% homeless young adults, 20% disabled, 75 1BR, 5 Open 1, 75 Studio. B: 10% refugee housing, other <60% AMI, 48 1BR, 12 3BR, 15 Open 1, 24 Studio
>> Parking: A: 29 spaces B: 15 spaces

NON-RESIDENTIAL FEATURES

- Commercial/Retail Space
- Community Space: A: 14,148 SF B: 4,216 SF
- Offices
- Service Space
- Open Space: A:4,261 SF B: 3,047 SF roof deck
- Recreation/Exercise Room
- Other

PROJECT SUMMARY

Our MLK Opportunity Center consists of two vacant sites in the Rainier Valley neighborhood of Seattle, Washington. LIHI will develop two mixed-use, transit oriented development (TOD) sites located near Sound Transit's Othello Light Rail Station. In total, the two buildings will offer around 255 affordable housing units. Site A contains 155 apartments located at 7544 MLK Jr. Way S. and is organized around an exciting concept of creating a "Learning Environment" for young adults committed to serving the poor through volunteer programs. We hope to lease this first floor space along MLK Way out to the Rainier Valley Food Bank, also providing space next to the food bank for a Food Innovation Hub, including a commercial kitchen and prep space for food truck operators and entrepreneurs. Site A also includes an Opportunity Youth Employment Center for YouthCare to provide job training, barista training, classrooms, and educational workshops for homeless and low-income young adults. The second building is located at 7351 43rd Ave S and will contain 99 units of family housing in the form of studios to 3-bedroom units. The remaining units will be targeted to the workforce for individuals and families making 60% or less than the AMI. We hope to turn the first floor retail space into subsidized daycare or a preschool center to help serve residents and the larger community.

INSTITUTE OUTCOMES

Our goal with the two sites is to design mixed-use projects that will serve an array of low-income individuals, including those who are formerly homeless to those who are living off a limited stipend and serving the greater community. We have the fortune of building in a location is home to diverse populations and ethnicities, and we want this project to reflect those aspects. Both of the sites face the challenge of increased interest in market-rate development in the area and issues of displacement are becoming concerns for current residents. We intend to incorporate green design features with both of the buildings to comply with the Washington State Evergreen Sustainable Development Standards, and to pay special attention to reducing spoilage and waste, recycling and composting, and heating and cooling for the food bank and daycare center. We intend to incorporate advanced water conserving features, Universal Design components, centralized laundry facilities, photovoltaic array, a construction waste management plan, materials that reduce the heat-island effect, enhanced building envelope, environmentally preferable materials, and a smoke-free policy.

Site A - West Elevation



Site B - East Elevation



