

Collect, Blend, Disperse:
a Hybrid Strategy for the Othello Neighborhood

Seung Yun (Jess) Yu

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To Rick Mohler and Kathryn Merlino for their guidance and support
To my wonderful family for their unconditional love

And to all the cool kids in studio

thank you.

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An aerial photograph of the Othello neighborhood in Seattle, Washington. The image shows a dense residential area with a mix of single-family homes and multi-story apartment buildings. A prominent modern building with a glass and steel facade is highlighted in the foreground, suggesting a new development or renovation project. The background features a wide view of the city, including the downtown skyline and the waterfront. The text "collect, blend, disperse: a hybrid strategy for the othello neighborhood" is overlaid on the left side of the image.

collect, blend, disperse:
a hybrid strategy for the othello neighborhood

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1.0 Introduction

Thesis problem

As millions of people struggle to find jobs and make ends meet in this economic crisis, the unemployment rate among youth and young adults, ages 16 to 24, is close to 20 percent.¹ Currently, out of 4.4 million unemployed youth nation wide about 15,000 youth and young adults in Seattle alone are neither employed nor enrolled in post secondary education.² The less educated and minority youth have the hardest time finding employment because of their lack of exposure to education and skill related training. They have limited access and connection to professional culture, which leaves them with limited opportunities of achieving success in mainstream society. As well, unemployment has caused homelessness and lack of proper housing opportunities for youth and they often face challenges such as lack of self-sufficiency skills, no financial resources, physical and mental problems and substance abuse. In order for youth to become productive members in their communities, they need to develop life and work skills that move them out of poverty into workforce.

1 http://www.younginvincibles.org/News/Releases/20101105_Unemployment_Issue_Brief.pdf

2 <http://www.yearup.org/locations/pugetsound.htm>

Thesis Statement

This thesis is derived from unemployment and social disparity among minority youth and their low-income families due to economic recession. By providing shelter and workforce development program, youth and their low-income families can not only develop ways to become self sufficient, but they can also become contributing members to revitalize their own communities.

Thesis Objective

This thesis proposes a collaborative community space that provides culinary training, housing opportunity, and kitchen incubators for the community in the Othello neighborhood. It aims to offer practical education, shelter for the students and workers, and employment opportunities that facilitate community-households. The following three chapters will illustrate different ways to achieve community revitalization through transformative approaches to youth and community development and community building.

2.0 Theoretical Framework

2.1 Socio-Economic Approaches to Youth and Community

The literature review in this chapter begins with the premise that older unemployed youth of color need opportunities for becoming visible, contributing members of their communities. Firstly, transformative approaches to youth development start with recognizing youth as assets rather than problems in their communities. Given the unemployment rate among youth and negative impacts it has on them, youth are often considered as problems that need fixing. Perhaps, this notion of fixing a problem has the tendency to look at negative implications rather than the positive ones. This asset-based approach draws upon existing gifts and strength and unleashes their potential to become productive members in their communities. By focusing on leadership development, youth can work towards positive change in their lives and apply them to transform their communities.



Fig. 1
Year Up

Empowerment_Youth-Centered Apprenticeship

After recognizing youth as assets, youth development needs to focus on specific practical training assistance strategies that respond to young people’s skill levels and interests. Non-profit organizations such as *YearUp*, provides “an intensive, year-long education and workforce training program,” that allows youth and young

adults to start an internship at well established corporations around the country.³ It creates a direct pathway for unemployed youth to professional culture that they are rarely exposed to. *Farestart*, another apprenticeship program that provides a culinary job training and placement for underprivileged individuals, offers at-risk youth with the opportunity to overcome their difficult circumstances.⁴ These youth-centered apprenticeship programs provide opportunities for youth to reframe the ways in which they respond to limited economic and social opportunities by teaching skills alongside mentors to develop work and life skills and connecting youth to workforce.⁵ The goal here is to empower youth to grow as individuals and gain skills to become self-sufficient.

Participation in Community Development

Youth development is “the collective dimensions of community life,” which implies a collective rather than individualistic approach to learning.⁶ In other words, youth development is about learning while giving back to their communities. As youth invest themselves and their resources into the effort, significant community development can take place. By using their assets, capacities, and abilities contribute to community

3 http://www.jff.org/sites/default/files/DollarsSense_052510v3.pdf

4 <http://www.farestart.org/>

5 Mckernan, 30

6 Ginwright, 25



Fig. 2. Farestart

service, youth can transform their communities. In this way, youth development does not stop with youth alone, but rather, it enables positive change in community development.

2.2 Place Making Approach to Community Building

The second part of the literature review analyzes the ways that community is perceived. By redefining community as place, sense of home, and social capital, community can build upon their local assets and achieve community development.

Decay of Physical Connection to Communities

As more people are connecting through cyberspace, a sense of physical connection to our own communities has decreased significantly. Instead of participating in community activities, people spend more time connecting with each other through social networking services such as facebook, and twitter. Alienation from our physical communities has become one of major problems cities face in the United States.⁷ It is stated, “the growing discourse is that Americans of all classes and races, and in all sections of the country, have become increasingly disconnected from their communities and from one another.”⁸ Without the connection between residents and their contribution

7 Naslund, 160

8 Hyland, 7

to the success of community building effort, community will lose its essence altogether.

Community as Place

Community is often defined as “people who live within a geographically defined area who have social and psychological ties with each other and with the place where they live.”⁹ Historically, local community “has been the very predominant form of human living”, which focuses on sharing common locality supported by an economic, religious, social and physical infrastructure – local resources. Community, therefore, is more than just a physical place, but rather, it is “the means by which people live together.”¹⁰ Residents share an identity, common values and resources and these make up a community.

Community as Sense of Home

Sharing an identity and speaking a common language means that residents share social, psychological and emotional bonds. The existence of such ties “constitutes the essence of community,” – sense of home.¹¹ The emotional bond between people demonstrates feelings of belonging to a group that fosters security and safety. As members of communities, residents take ownership of their communities just as they would as a family member. In a way, community is a safe ground for individuals to connect to the

9 Mattessich, 6

10 Hyland, 5

11 Mattessich, 6

larger society and culture. Once residents perceive community as home, this sense of positive and meaningful connectedness contributes to a healthy growth in communities.

Community as Social Capital

As people are connected by local resources and emotional bond, these ties “strengthen social relationships and collective community action even further.” Participation in communities has a close link to “different psychological and social domains,” that creates “human networks.”¹² The concept of social capital is divided in two categories: formal and informal human networks. While formal networks refer to community organizations, the latter represents social relationships created by sharing interests, resources, skills, knowledge and values.¹³ In this way, community as social capital brings residents to work together to achieve community building.

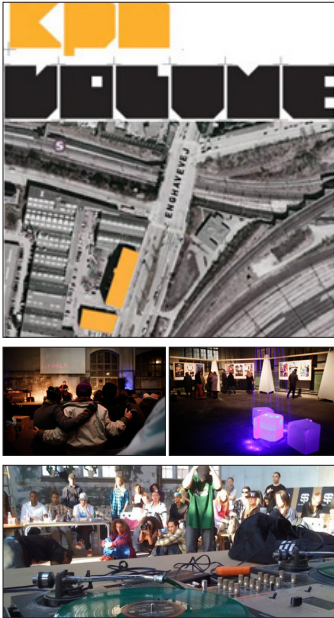


Fig. 3
the KPH in Copenhagen

Learning from the KPH in Copenhagen + Project Row Houses in Texas

The KPH in Copenhagen, Denmark is a non-profit organization that provides a place for groups of young entrepreneurs and its community to work on a variety of projects they are interested in. The idea is to offer free venues and free counseling to the whole city and works as a social and cultural capital for the community to collaborate and share resources with one another. Depending on the scale and duration of each

¹² Manzo, 344

¹³ Manzo, 341

project, the KPH has a variety of spaces available for everyone in the community to use. Currently, the organization is working with the Copenhagen Business Center and the city counsel and there are about forty different groups participating.¹⁴ The KPH recognizes the importance of networking and learning and seeks to offer access to education, resources and venues for the community. In a way, the KPH offers more than a physical place and acts as the synergy for the entire neighborhood.

Project Row Houses (PRH) is “a neighborhood-based nonprofit art and cultural organization in Houston’s Northern Third Ward, one of the city’s oldest African-American communities.”¹⁵ It began its journey in 1993 with African-American artists, who wanted to establish a place that facilitates a positive, creative atmosphere for their own community. What started out as one block and a half with eight gallery houses has grown to six blocks with forty properties that offer after-school programs, young mothers mentor programs, and cultural venues and affordable housing. It includes twelve artist exhibition spaces, seven houses for young mothers, artist residencies, office spaces, a community gallery, a park, and low-income residential and commercial spaces. Bruner Foundation illustrates five important lessons we can learn from Project Row Houses: “the value of good and relevant architecture, through the arts (art, creativity and culture), building community through education,



Fig. 4
Project Row Houses in Texas

¹⁴

¹⁵

www.kphprojects.dk
<http://projectrowhouses.org>

creating and sustaining a social safety net for community members, and economic sustainability.”¹⁶ It is important to note that Project Row Houses cannot be accomplished without a strong sense of community and support networks, but more importantly, the residents’ participation, ownership of their community and creative outlet. Not only do they attempt to improve the physical surroundings, they also look to programs and activities to revitalize their community. PRH acts as a facilitator and activity generator for both physical and emotional health of the community.

Physical Place is Not Enough_Importance of Programs and Activities

Even in the best of circumstances, a good physical environment is not the only criteria for civic vitality.¹⁷ Improving physical space is not the only factor in revitalizing community since in some cases, revivals can happen despite poor physical conditions. Community revitalization is a result of the following factors: “economic empowerment, academic advancement and community organization”. What this shows is, in order to see positive changes in residents communities need to improve economic conditions for existing residents and the re-integration of the neighborhood into the market system.¹⁸

16 <http://www.brunerloeb.org/fora/placemaking.php>

17 Gillette, 150

18 Zielenbach, 31

2.3 Collective Identity

The last part of literature review looks at the importance of sharing resources and knowledge and analyzes collective characteristics of community household.

Student Housing: Importance of Sharing Knowledge and Resources

As more universities and colleges around the world acknowledge the importance of education “as social and moral project as well as an intellectual one,” a new approach to learning and living space is emerged; dormitory as collective identity that seeks to find “common strength” from within groups of students.¹⁹ In *dormitory design: Economical Housing Isn’t Enough*, Bush-Brown argues that “proximity” to other students improves quality of learning as well as “non-academic goals”.²⁰ The move towards an emphasis on common, shared spaces that encourage social networking and interaction amongst students suggest dormitory is more than just a single unit living space, but instead, dormitory is a community of students with shared interests and common goals. Housing has become a core mission of the institution where the socialization experience is greatly valued by function of housing.²¹

19 http://asumag.com/mag/university_creating_communities/

20 Bush-Brown, 1

21 <http://www.studenthousingbusiness.com/spotlight-magazine/1690-building-to-student-demand.html>

Characteristics of Community-Household

The principles of the Community-Household can be defined by “level of organization” starting from domestic scale to building and neighborhood conditions. Similarly, students in dormitories live in a space where these different conditions occur constantly.²² From their private single living unit to common areas shared by other residents, the dormitory is a community in of itself. Another important factor can be found by a link between a group of people with a shared set of goals and norms. They share resources, skills and knowledge that shape community-household as a whole collective living.

3.0 Methodology

3.1 Achieving Community Revitalization through a hybrid strategy

Definition of Community Revitalization

Community revitalization is defined as “the physical redevelopment” and “the improvement of local infrastructure” and economic market.²³ In other words, revitalization is a physical and economical improvement that contributes to positive changes in communities. There are two approaches to revitalization: “individual based approaches” and “place based approaches.” While individual based approaches emphasize on “improving the condition for the residents,” the latter focus on “the development of a neighborhood as a more economically viable entity.”²⁴

“Dialogue on Hybrid”

Atelier Bow-Wow, Japanese architects, have been interested in the notion of hybridity and in their research on the “strangely complex buildings” in *Made in Tokyo*, they investigate a variety of buildings with unusual combinations of programs; including “a spaghetti restaurant inserted into a small niche under a batting center projecting above the slope along Meiji Avenue in Shibuya.”²⁵ This unusual and rather strange combination

²³ Zielenbach, 23

²⁴ Zielenbach, 24

²⁵ Tsukamoto and Kajima, 231

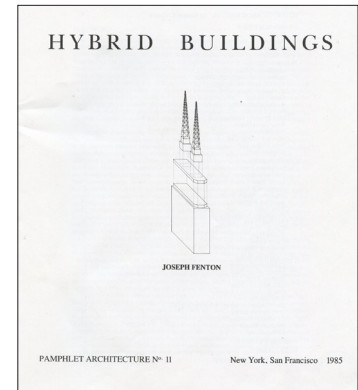


Fig. 5
Hybrid Buildings, 1985

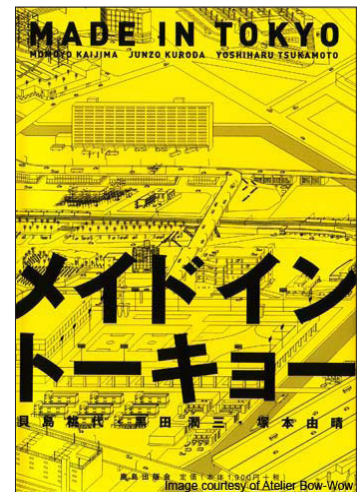


Fig. 6
Made in Tokyo, 2001

of programs works as an “urban ecosystem” and despite their different intentions and functions, the building “arises without lateral connections, or, conversely, an unintentional synergy rises.”²⁶ This unexpected social and spatial relationship generated by combining different programs in the same building is in the core of “hybridity”.

Hybrid Strategies in Contemporary Architectural Practices

Hybrid buildings, characterized as a mix of different programs and user groups, have been re-defined in Contemporary Architectural debates and practices since its introduction in the 1880s. With the revolution of steel construction and the rise of skyscraper, the real estate market saw an opportunity “to make the most of valuable real estate,” and started to combine programs to generate more activities instead of building a massive empty shell with a single use.²⁷ In *Hybrid versus Social Condenser*, Aurora Fernandez Per states that hybrid architecture “was the result of functional thinking” in that it opened up opportunity to intensify land use and densify interactions among different user groups.²⁸ Fenton divides hybrid buildings into two categories: the Thematic program and the Disparate program. The thematic program emphasizes “a singleness of function between the various assembled

26 Tsukamoto and Kaijima, 231

27 <http://aplust.net/tienda.php?seccion=revistas&serie=Serie%20Hybrids&revista=HYBRIDS%20I.%20H%C3%ADbridos%20verticales>

28 Fernandez Per, 52

elements” and the disparate program emphasizes an economic advantage by mixing programs such as culture and commerce.²⁹ They both encourage and cultivate the dependency between programs and rather than focusing on the individual.

As hybrid buildings negotiate congestion of different functions and accommodate a diversity of our cities, the design of the hybrid buildings require a critical and conscious understanding of the existing urban fabric and the urban transformation processes. With the constraints of the orthogonal grid and the challenge of mixing various programs, architects need to develop new ways of relating individual programs and connecting them into a whole.

A notable example of hybrid buildings as a catalyst of urban transformation is Steven Holl Architects’ Linked hybrid buildings complex in Beijing, China. More than six hundred million people in China are in the process of moving from rural to urban cities. In the mist of this urban transformation, Holl brings urban towers that are inspired by the traditional Chinese architecture and the historical urban layout of older Beijing. He emphasizes that “urban porosity” is a key factor in creating pedestrian oriented public space in this living, working, recreation, and cultural facilities. The new pedestrian public spaces will eliminate automobile transfer across the city and offer more “localized social condensers for new communities” in Beijing.³⁰

²⁹ Fenton, 6

³⁰ <http://www.archinnovations.com/featured-projects/housing/steven-holl-architects-linked-hybrid-building-complex-beijing/>

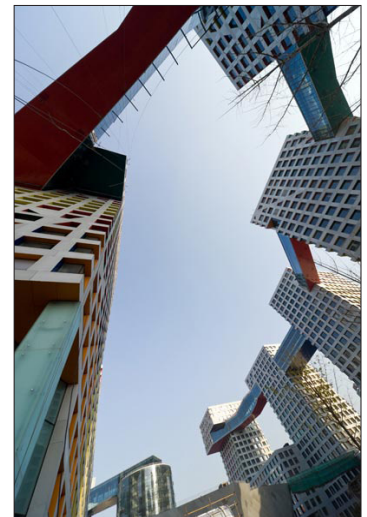


Fig. 7
Linked Hybrid Buildings
by Steven Holl Architects



Fig. 8
Scala Tower
by BIG Architects

Hybrid Building as a City Scale

Since hybrid architecture needs to integrate different programs (with different developers, managements and users), the building becomes a miniature scale of a city. In response to the complexity of different programs, the architect faces a greater challenge to find a common ground between programs without compromising each function. The hybrid then “goes beyond the domain of architecture and enters the realm of urban planning.”³¹ In other words, hybrid buildings are as diverse as a city. Scala Tower by BIG (Bjarke Ingels Group) in Copenhagen, combines a new city library with hotel, retail and other commercial spaces. The building consists of two elements: the base relating to the scale of the surrounding buildings (shopping, conference center and the new library), and a slim tower becoming a part of the skyline. (luxury hotel) The façade is a set of steps providing a civic urban space for the general public, visible from the inside of the building. The idea behind these steps directly relates to an active urban space, Spanish Steps in Rome.

Links and Networks

The scale of hybrid buildings also relate to the flow of people in the city. The

permeability of the hybrid makes it accessible 24 hours a day, meaning the flow of people is no longer controlled by “private and public rhythms” but instead; the flow is constant. Javier Mozas describes this as “a full time building”, which is a new building category emerged from the notion of the hybrid.³² Bryghusgrunden, a mixed-use complex, consisting of a mixed home, offices, shops, restaurants and a new headquarters for the Danish Architecture Center in Copenhagen, OMA looks at the potential with the link between the city center, the historic waterfront and the cultural district. The building becomes a physical connector between the city and the waterfront for pedestrians and cyclists. As well, OMA integrates the existing playground facility on the site into the project and creates multiple typologies of playground for different age groups. A thoughtful juxtaposition of these playgrounds (with educational spaces and other spaces in the building) the building creates links between different user groups.

Revenue Generator: Strategic way of Combining Programs

The emergence of hybrid building in recent times shows a strategic way of creating revenue by combining disparate functions such as Culture and Commerce. This idea comes from disparate program that emphasizes an economic advantage. One of the historical examples is the Chicago Temple (1924) designed by Holabird and Roche Architects. The project used income generated from rental of offices space in the



Fig. 9
Bryghusgrunden
by OMA

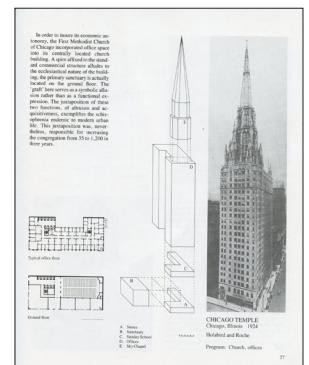


Fig. 10
Chicago Temple, 1924

tower to support church's work. Civic institutions find new ways of funding themselves by renting out their space to commerce or share space with them to generate revenue.

³³ This physical connection creates new opportunities for both entities to relate to one another and provides a closer link between two very different user groups.

3.2 Site Selection and Analysis

Site: the Othello Neighborhood

The Othello neighborhood is located in Rainier Valley, South East of Seattle, Washington that meets the state definition of a blighted area for unemployment, poverty, dilapidated buildings and criminal activity. There has been an effort to revitalize Rainier Valley for years and with an addition of the lightrail stations in the Columbia City, Othello, and Rainier Beach and new housing developments around city centers, Rainier Valley is in a transitional place. As well, Rainier Valley is concentrated with low-income households and an eclectic community from different ethnic and cultural backgrounds. The Othello neighborhood, more specifically, the town center near the Othello lightrail station has a vibrant multicultural shopping district with a mix of single story retail buildings and a collection of small shops in the king plaza close by. The site is located in the Southwest corner of the Othello lightrail station, south of the unique culturally-diverse food related businesses, north of the new holly park housing development and p-patch, west of a mixed use building and east of an empty lot that will soon be developed. The idea is to work with the vibrant economic density that already exists on the site and create opportunity for

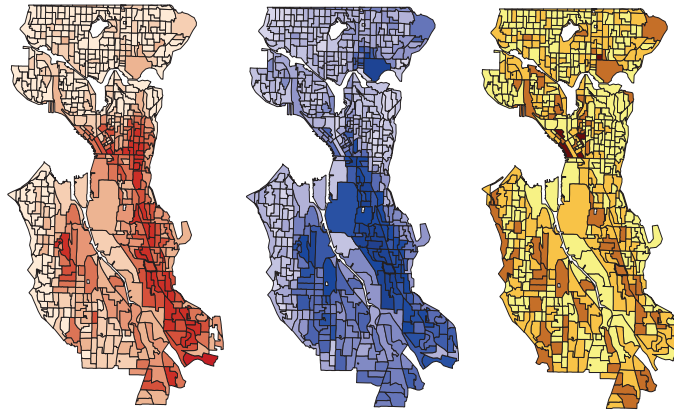


Fig. 11
 Seattle GIS Maps Showing
 African American Population (left)
 Asian Population (Middle)
 Below Poverty Line (Right)

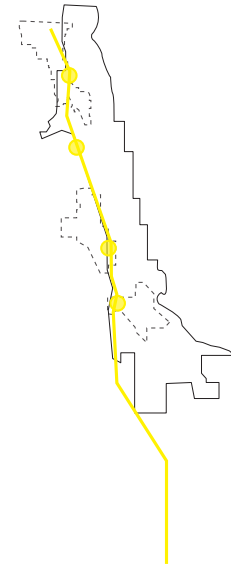
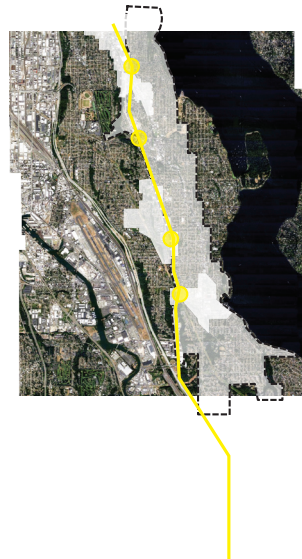


Fig. 12
 Seattle Map Showing
 The Rainier Valley and The Light Rail

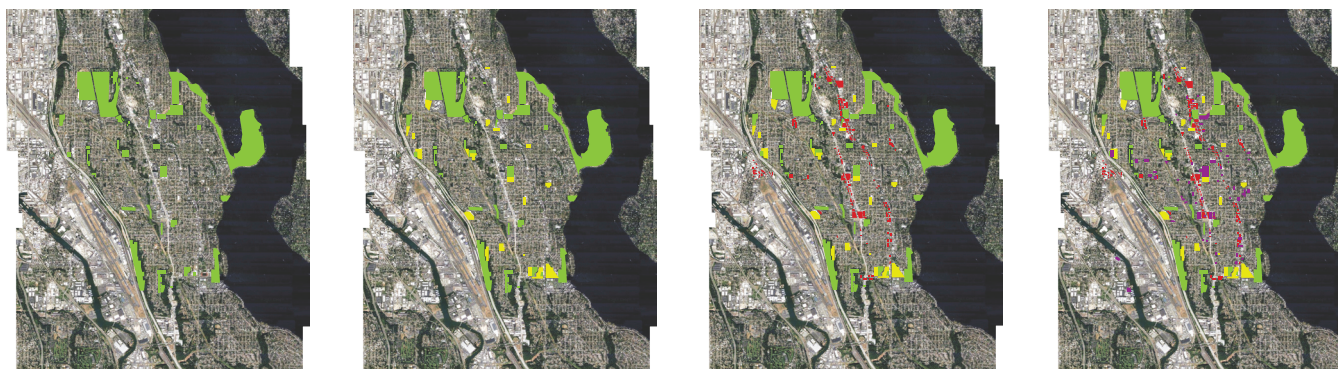


Fig. 13
Networks and Access

Park (Left)
Schools (Middle, Left)
Community Organizations (Middle, Right)
Retail | Offices (Right)

a new hybrid typology in the neighborhood to connect this diverse community.

Physical and Social context

In comparison to the Columbia City and Rainier Beach, the Othello neighborhood has a variety ethnic shops located in the periphery of the Othello lightrail station. Ethnic diversity of Othello merchants, considered as a key asset of the Othello neighborhood has been maintained over the years. On the northwest side of the site offers social services such as afterschool programs for youth and a various programs for the neighborhood. There is an underutilized empty parking lot located in the north side of the site adjacent to Safeway and Bank of America. The site is surrounded by housings (mixed-use, affordable housing development, single family). The Holly Park, an affordable housing project, developed in the south part of the site has a p-patch and open green space in the middle. Along the south and west edges of the site are considered pedestrian zone and the current zoning of the site is NC 3P-65 (65 feet) and is designated as P-SS-OT. (P: Pedestrian, MLK Jr. Way and Othello Street are Principal Pedestrian Streets; SS: South Seattle Reinvestment Area; OT: Othello Station Area Overlay) The site is in a transitional space linking a variety of activities and functions.

Constraints and Opportunities of the Site

The site is located in one of the major intersections near the Othello lightrail station, highly visible from the station and from people traveling along MLK Jr. Way.

Along with the lightrail, there are many bus stops around the Othello town center connecting people in the neighborhood and to other parts of the city. There are a few open green spaces walking distance from the site: John C. Little Sr. Park (Northwest), Othello Park and Playground (East) and P-Patch (South). The site has a strong connection to the existing commercial retail core and the new development of housing projects will continue to contribute to the density of the neighborhood. Currently, most single-family housing buildings are scattered around the commercial core and they need to have a better connection to the lightrail and the commercial area.

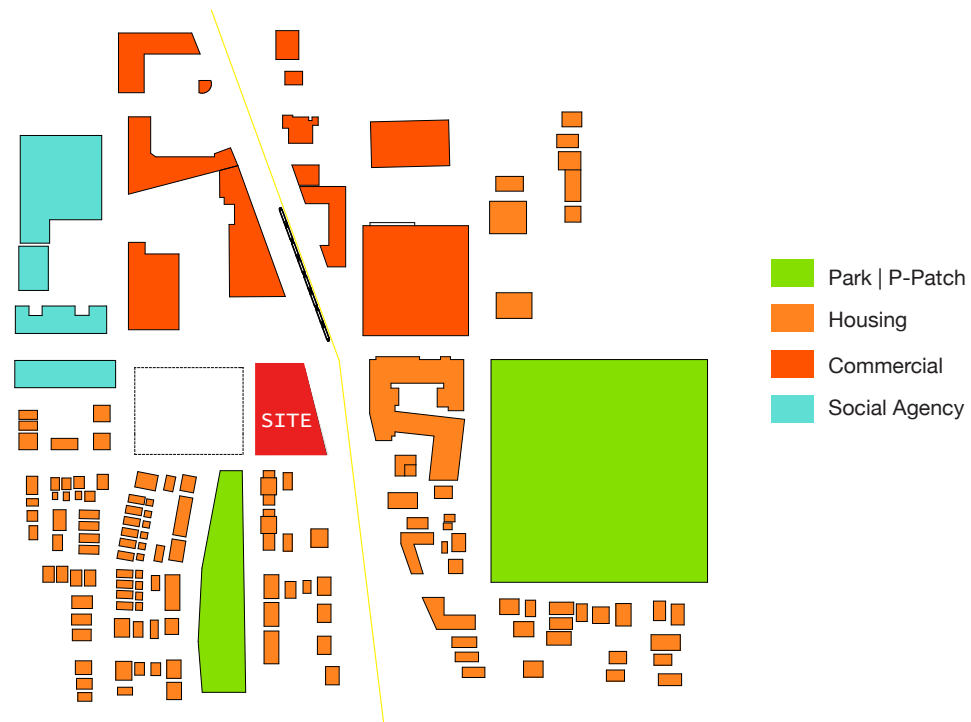


Fig. 14
Physical Site Context

Proposals from Seattle Department of Planning and Development

Seattle Department of Planning and Development (DPD) proposed a rezoning of the Station overlay area in the Othello neighborhood from 65 feet to 85 feet (October 2011). Its vision for this proposal is to create “a uniquely identifiable Town Center that is a destination for international food and cultural experiences, more open spaces for community/public gatherings and “ dense urban development”.³⁴ It suggests four strategies for active commercial and civic spaces in the intersection of MLK Jr. Way and Othello Street. (North of the site). It also proposes to extend p-patch to the north and the alley in the holly park to Othello Street to create an inner corridor between the housing project and the commercial/civic center.

³⁴ City of Seattle, http://www.seattle.gov/dpd/cms/groups/pan/@pan/@plan/@neighborplanning/documents/web_informational/dpdp021451.pdf

3.3 Establishing a Program

This thesis proposes a hybrid building of different programs: student housing, culinary school of arts, kitchen incubators, retail and community gathering spaces. Student housing consists of individual dwelling units for students with shared/common kitchen and dining areas and various gathering spaces. Youth Learning facility (culinary school of arts) houses kitchen, classrooms, cold and dry storages, dining halls, library, offices and outdoor space. Kitchen incubators, consisted of a full set of kitchen equipment, workstation and cold and dry storages, work as revenue generator for student housing and culinary school. While student housing and culinary school focus on youth development, kitchen incubators address the street and the Othello neighborhood by providing opportunities for people to start their own restaurant businesses and share resources with the culinary school. Commercial retail spaces respond to the need of the neighborhood with a grocery store, restaurants and food related businesses. Community gathering spaces (indoor and outdoor) provide flexible space for the neighborhood for a variety of activities to occur through out the day.

Student Housing

Based on the theoretical framework discussed in the previous chapter, this project addresses the importance of residential system for youth by providing student housing

for the institution (culinary school of arts). By sharing resources and knowledge together as a group, youth learns to respect one another and sees the value of a collective identity.

Culinary School of Arts

Culinary school in the Othello neighborhood is unique in that it teaches students different ethnic culinary education by inviting local chefs. It reaches out to the community by renting out their kitchen space and equipment for community gatherings and offering night classes for people in the neighborhood.

Kitchen Incubators

The idea of opening a new restaurant can be overwhelming for someone, who is restricted by financial reasons. Kitchen incubators work as a transitional place for people that want to start their own restaurants. These spaces are located on the ground level connecting each incubator to the street and other local businesses.

Community Spaces

People in the Othello neighborhood have an access to indoor and outdoor community gathering spaces for a variety of activities. These spaces have a strong connection to the street as well as the urban fabric of the neighborhood (local businesses, housing development and p-patch).

- I. Housing_Student Housing (Single Room Occupancy Housing) + Townhouses
- Single dwelling unit with bathroom and storage: 12' x 24' x 84 Units = 24,192 sf
- Shared Kitchen: 36' x 32' x 7 Units = 8,064 sf
- Dining Area: 24' x 32' x 7 Units = 5,376 sf
- Laundry Area: 24' x 32' x 5 Units = 3,840 sf
- Entertainment Area: 24' x 32' x 5 Units = 3,840 sf
- Outdoors Space: 12' x 36' x 7 Units = 3,024 sf
- Townhouses: 16' x 48' x 6 Units = 4,608 sf
- II. Culinary School of Arts
- Teaching Kitchen: 750 sf x 4 Units = 3,000 sf
- Lecture: 500 sf x 2 Units = 1,000 sf
- Dining Hall: 1200 sf
- Lobby: 500 sf
- Library: 400 sf
- Admin Offices: 1500 sf
- Student Lounge: 500 sf
- Cold Storage: 750 sf x 2 Units = 1,500 sf
- Dry Storage: 250 sf x 2 Units = 500 sf
- Lockers: 250 sf x 4 Units = 1,000 sf
- III. Kitchen Incubators: 24' x 24' x 2 Units + 24' x 48' x 4 Units = 5,760 sf
- IV. Public Amenities
- Indoor Sports Fields + Multi-Purpose Rooms: 72' x 36' x 4 Units = 10,368 sf
- Auditorium: 60' x 96' = 5,760 sf
- Amphitheater: 60' x 96' = 5,760 sf
- Roof Garden: 60' x 96' = 5,760 sf
- + Public Bathrooms: 4,032 sf
- Loading Area: 1,000 sf
- (+) 15 % Support + Circulation = 15,372 sf
- Total Approximate Floor Area: 117,856 sf

4.0 The Design

Site and Building Objectives

Thesis Site Goal

This project aims at the idea of making unemployed minority youth and low-income families in the ethnically diverse Othello neighborhood to become self-sufficient and to become contributing members in their communities by providing shelter and practical training education (culinary school of arts). The site wants to be a catalyst in Othello to bring its community together by sharing resources, and connecting with each other.

While housing provides a single unit living space for youth, the learning space seeks to integrate with the rest of the neighborhood by providing practical training education, social services and gathering spaces.

The design connects the Columbia city, Othello and Rainier beach in Rainier Valley by linking the light rail stations. It promotes walking and bicycling by providing user-friendly landscape around the site.

Thesis Building Goal

This building seeks to find a hybrid strategy that integrates housing and learning facilities and rejects a typical typology of a stacked mixed-use buildings (residential above, and retail below). The building configuration

needs to look at ways to connect students within and the community outside. Weaving and blending uses and functions of common areas need to be considered to connect users of the building.

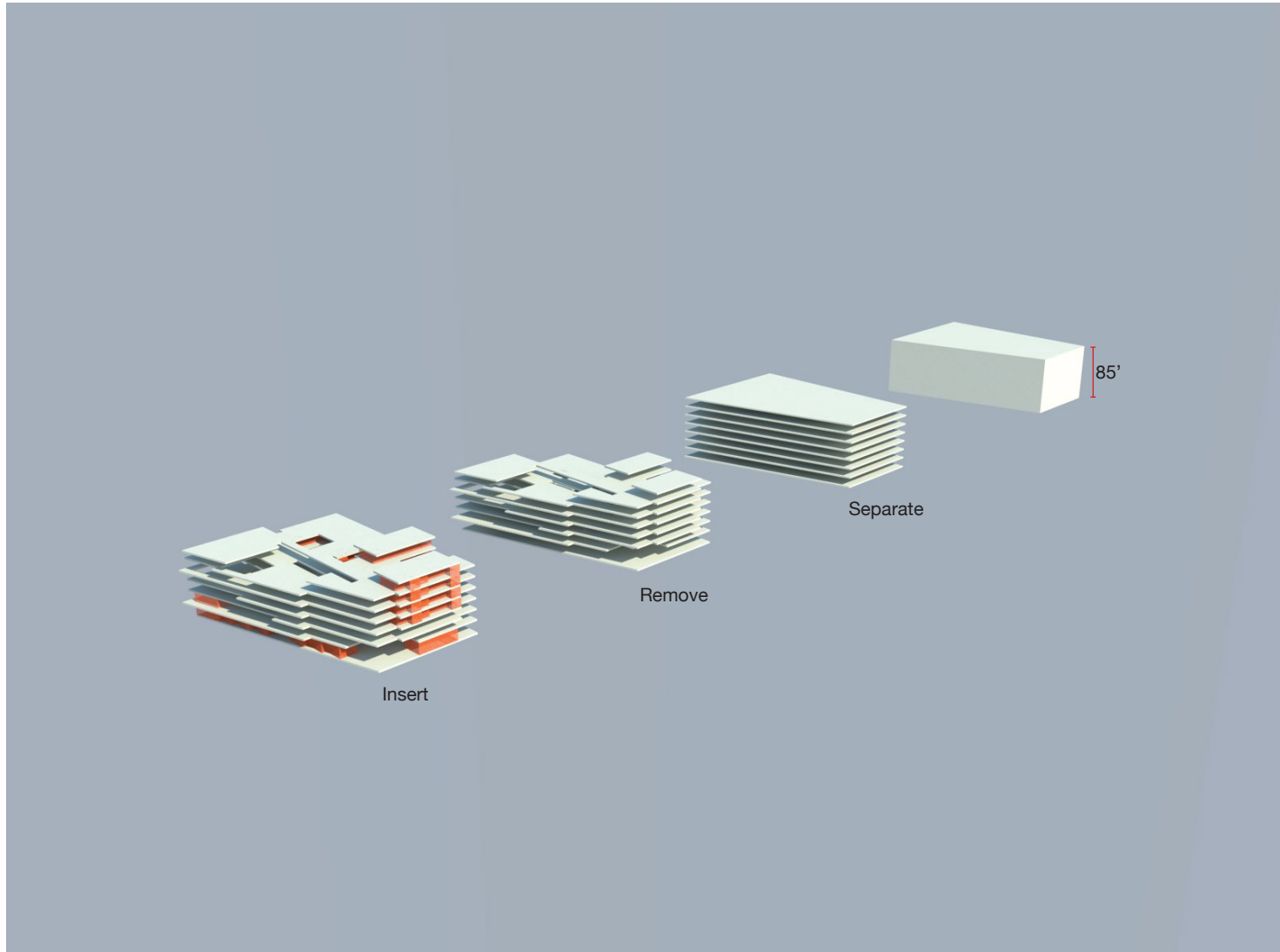


Fig. 15
Height vs. Scale

Height vs. Scale

Rather than obeying the 85 feet height zoning limit, the building design responds to the scale of the neighborhood. While the north volume maintains the 85 feet height limit, the south volume is lowered to 35 feet and roof garden and outdoor amphitheater (roof level) engage with the south side of the site where single and double story housings and the community p-patch are located.

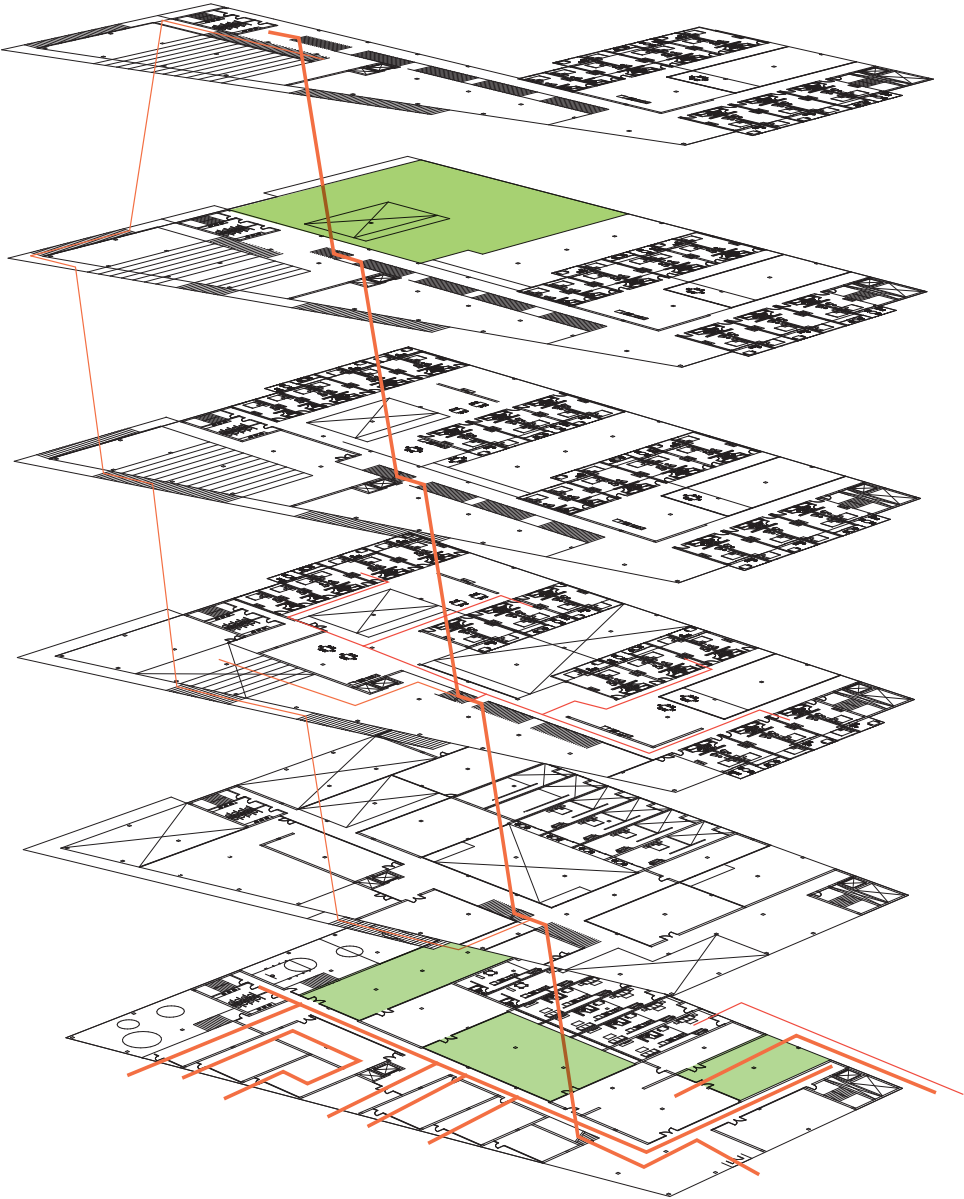


Fig. 16
Circulation

Circulation

There are two main entrances into the building (one from the Othello street connecting with the Othello lightrail station and the other entrance off of the MLK Jr. Way) and everyone takes the same vertical circulation to enter spaces above. When residents reach their floor, they have a separate, private entrance into their units.

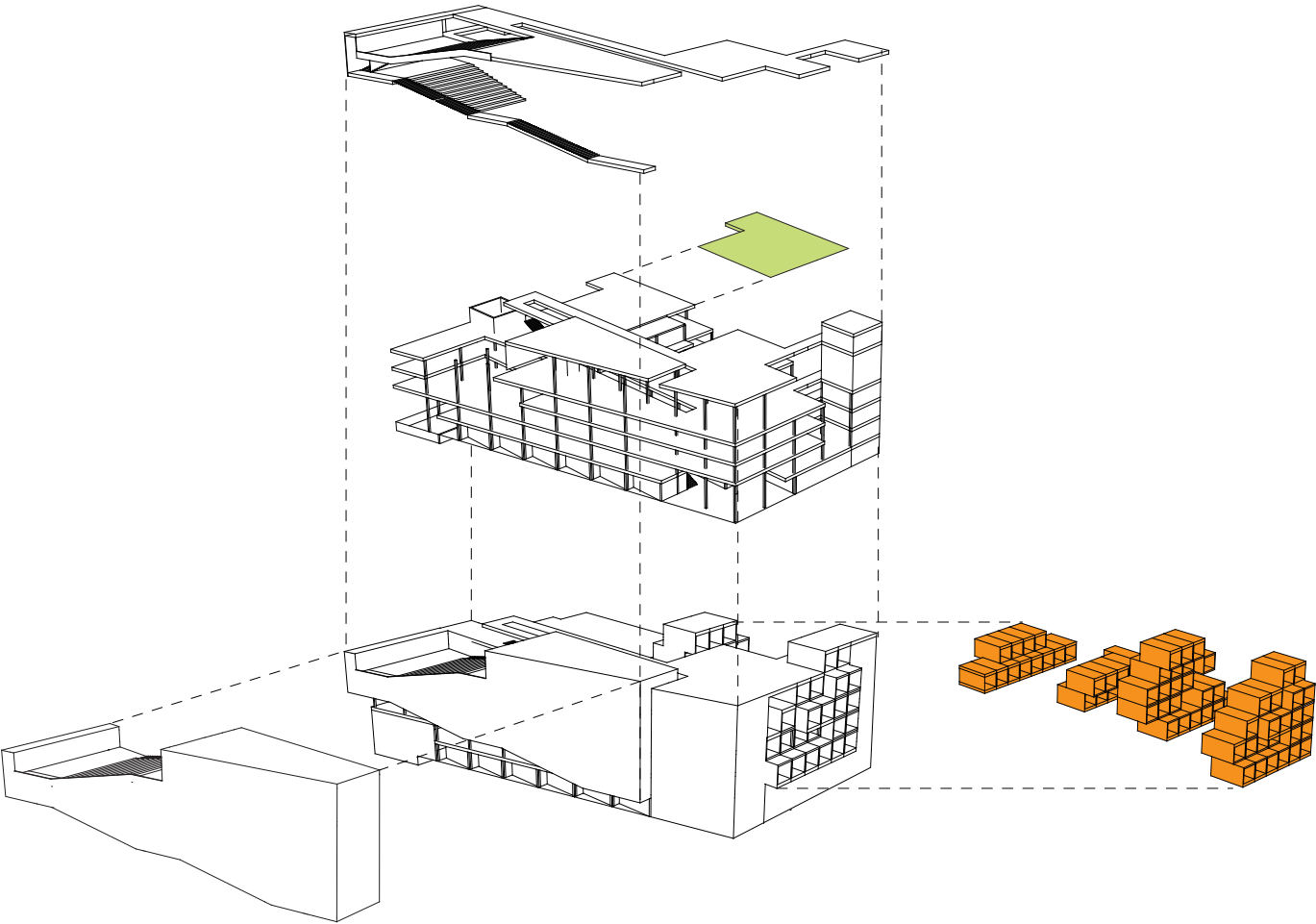


Fig. 17
Program Relationship

Shared Spaces

The intent behind shared spaces is to generate dialogue between different user groups in the building where people can socialize and share resources with one another. On the ground level, neighbors that use the kitchen incubator spaces share commercial kitchen spaces with the culinary school of arts. Students and workers-in residence have shared kitchen and dining spaces to cook and dine together. The building offers a variety of mixed community gathering spaces and venue spaces to allow different activities.

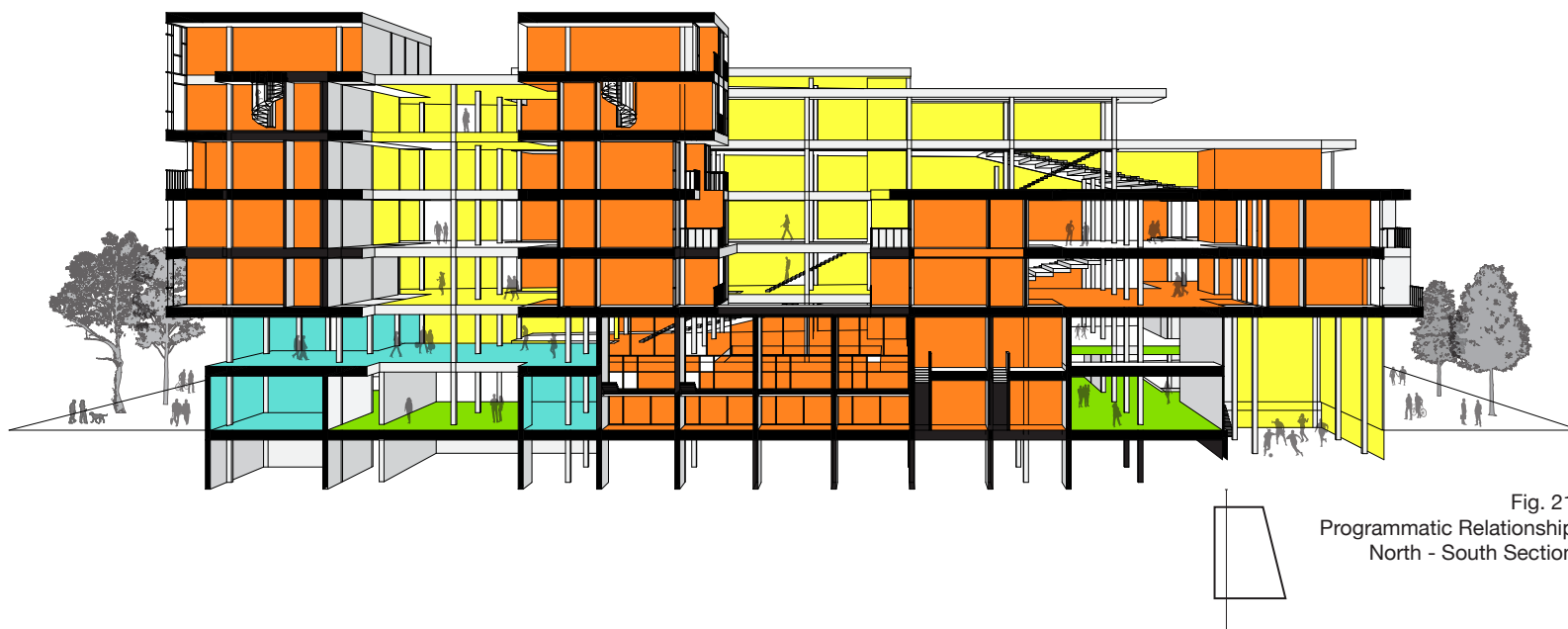
Flexibility and Adaptability

Unlike the usual stacked mixed-use (5 over 1) typology, the building uses concrete slabs all through out the building with wood infill to allow more flexibility of units and uses. As the neighborhood demands more housing opportunity for the residents, living units can be easily added or converted to accommodate the needs of the individuals. This way, the building becomes more adaptable for the future use of the building.

Fig. 18
Aerial View of the Building from South West (Opposite Page)







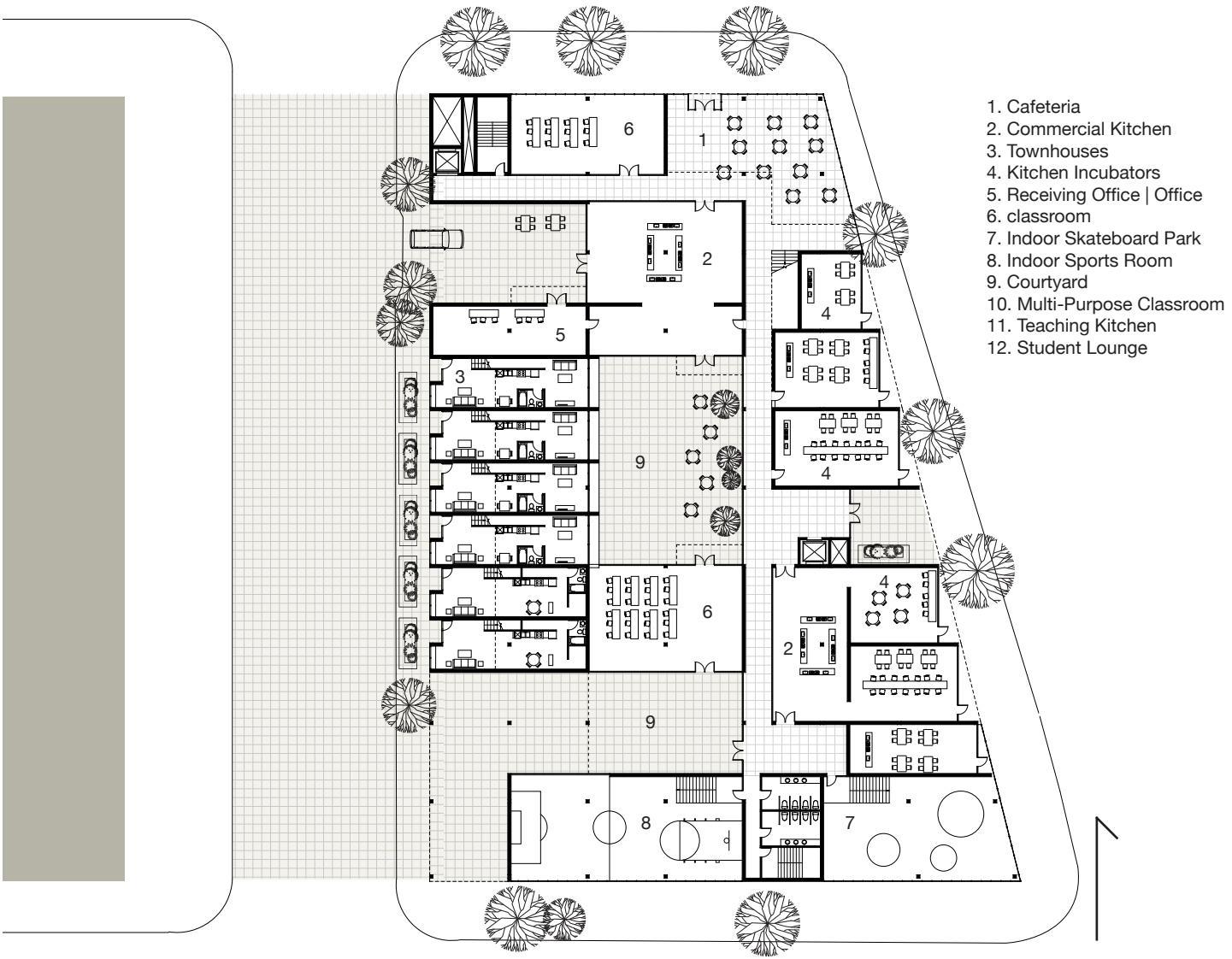


Fig. 22
Ground Level

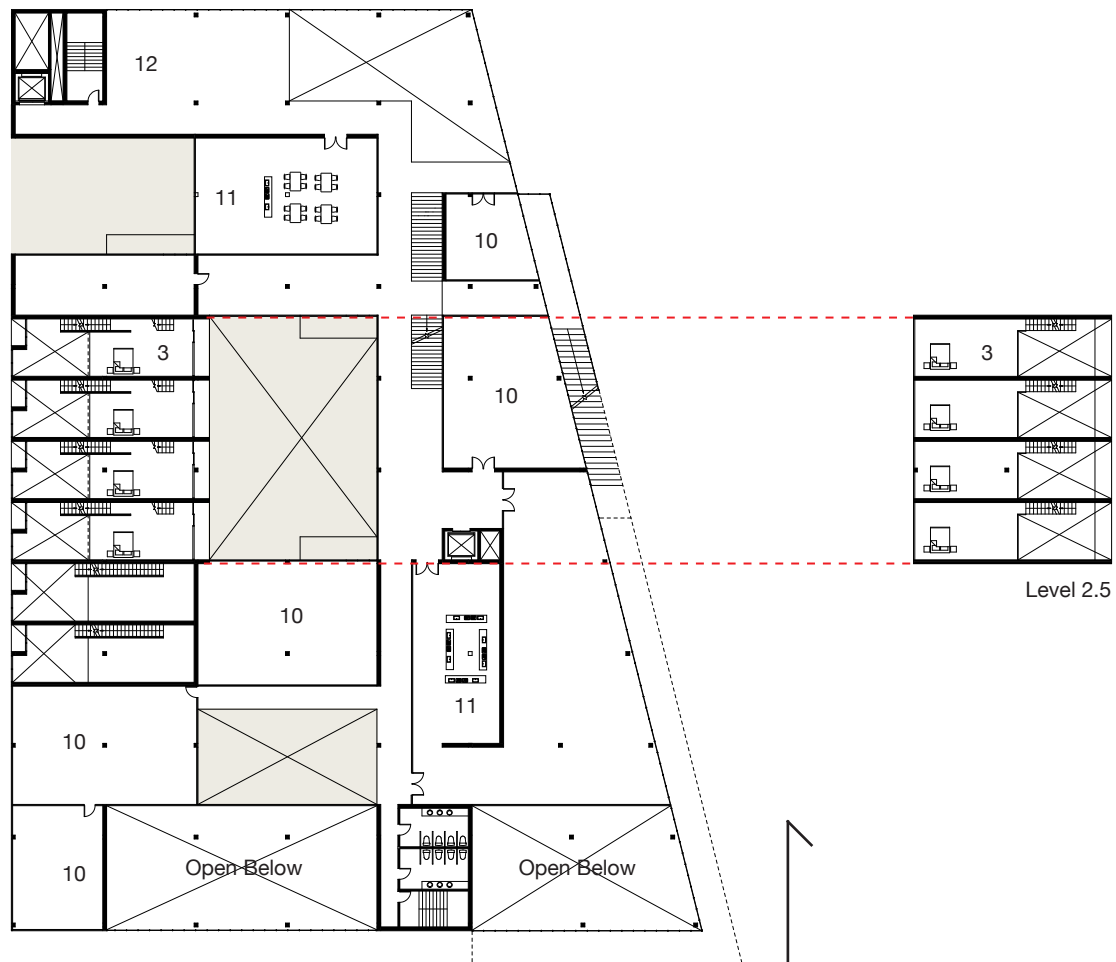


Fig. 23
Level 2

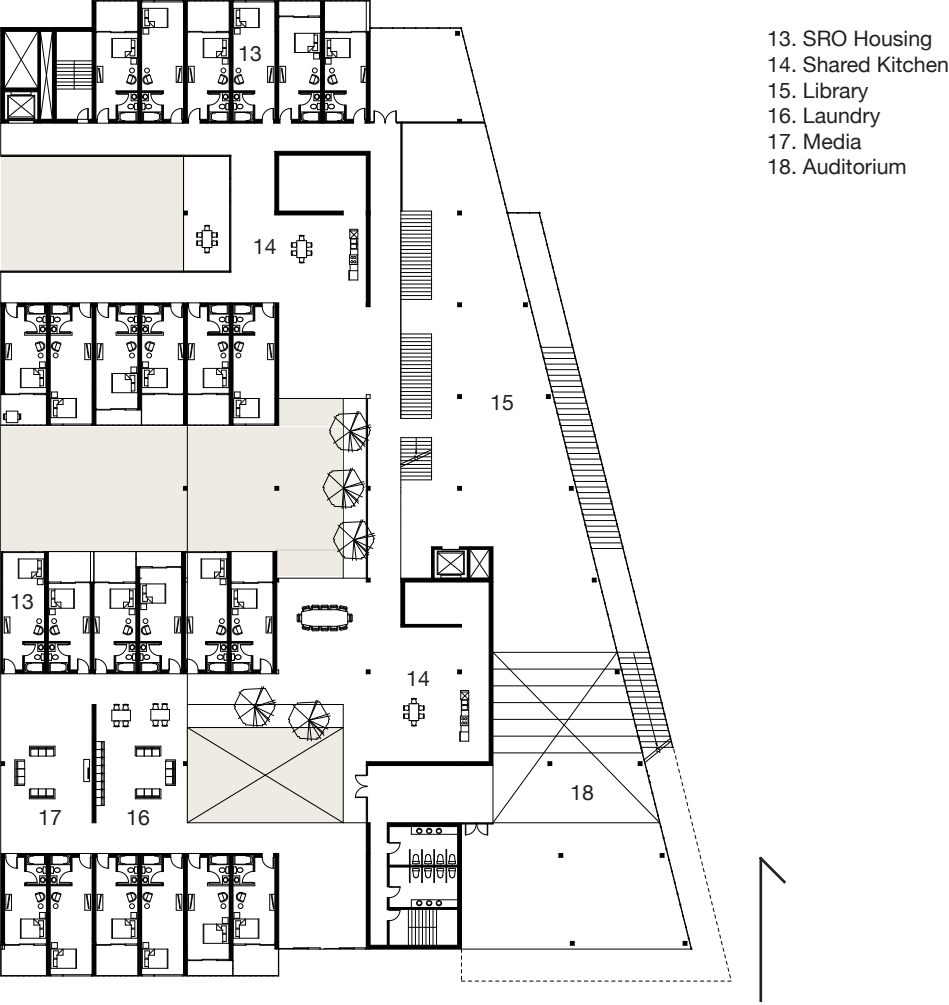


Fig. 24
Level 3

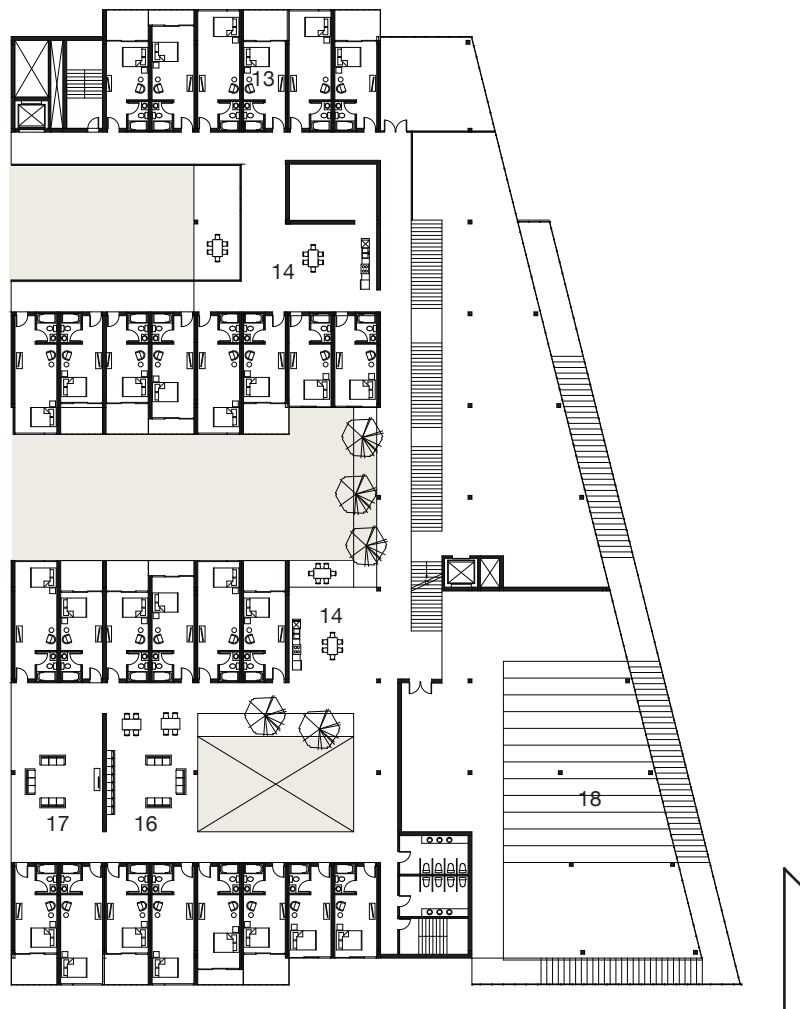


Fig. 25
Level 4

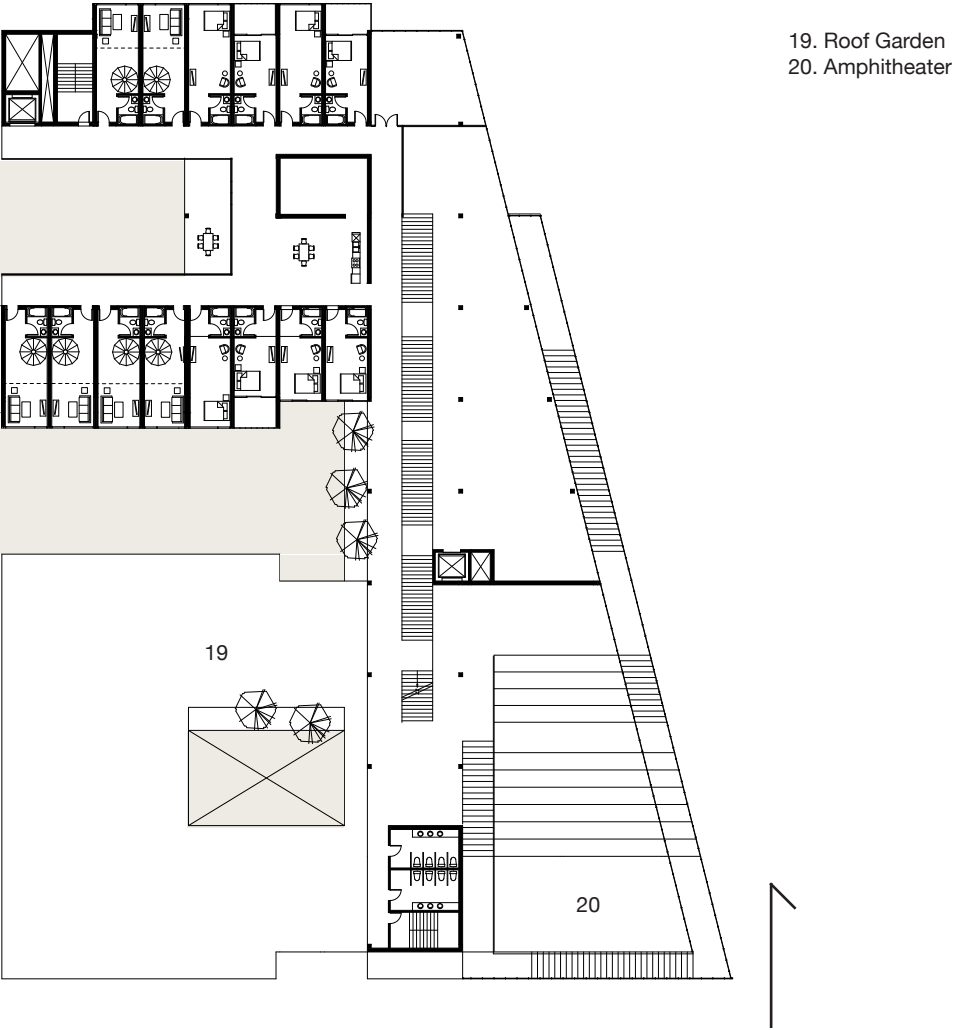


Fig. 26
Level 5 + 6

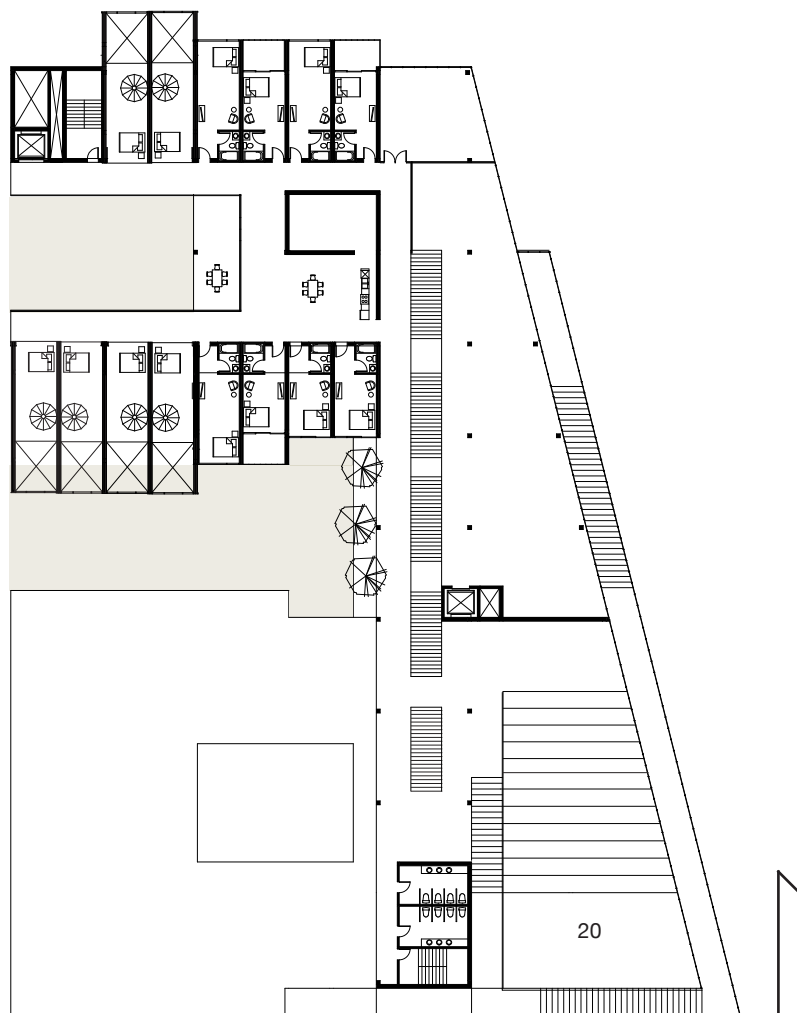
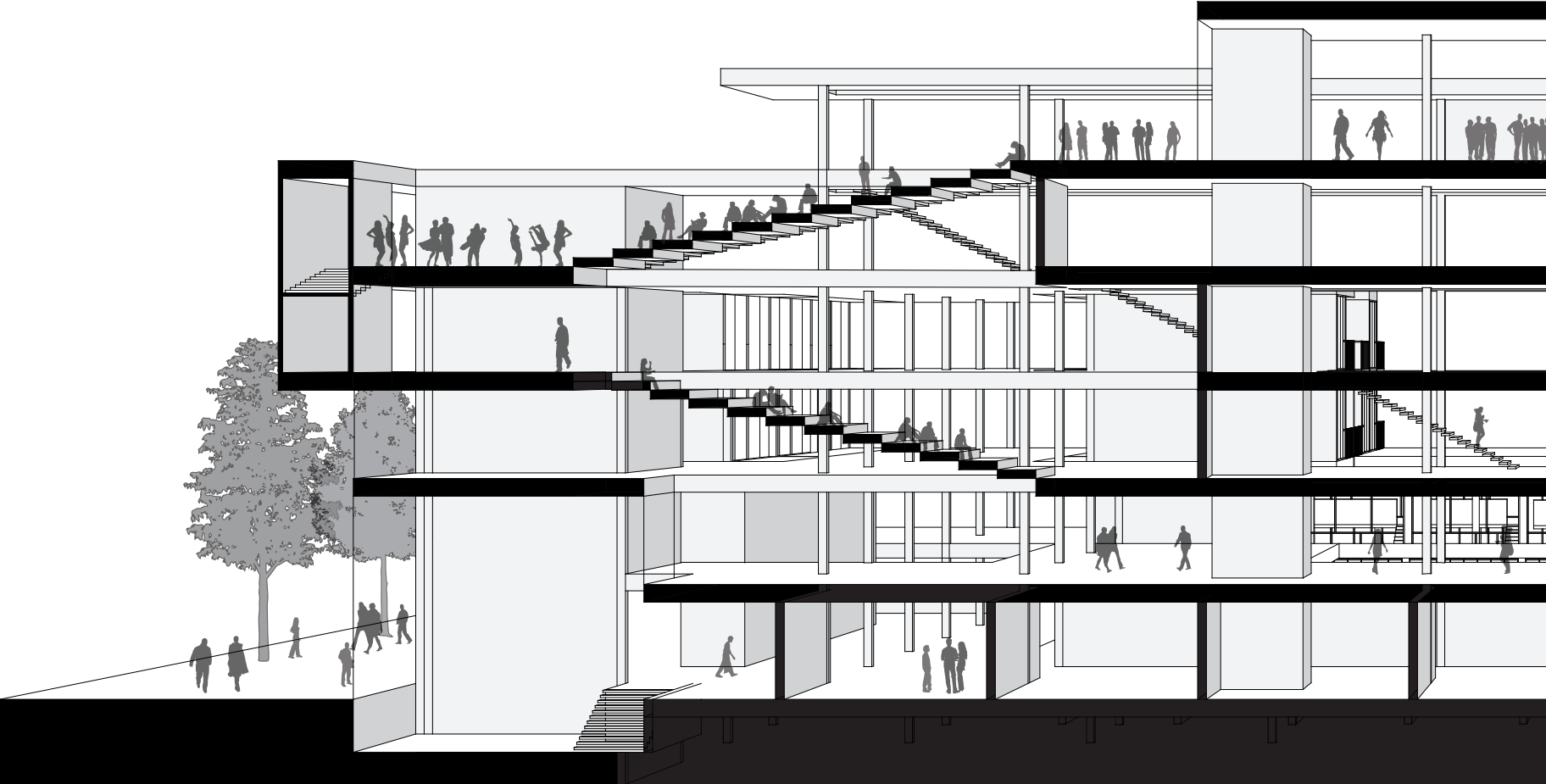
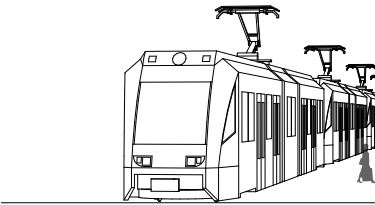


Fig. 27
Level 7







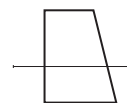


Fig. 29
Section East - West



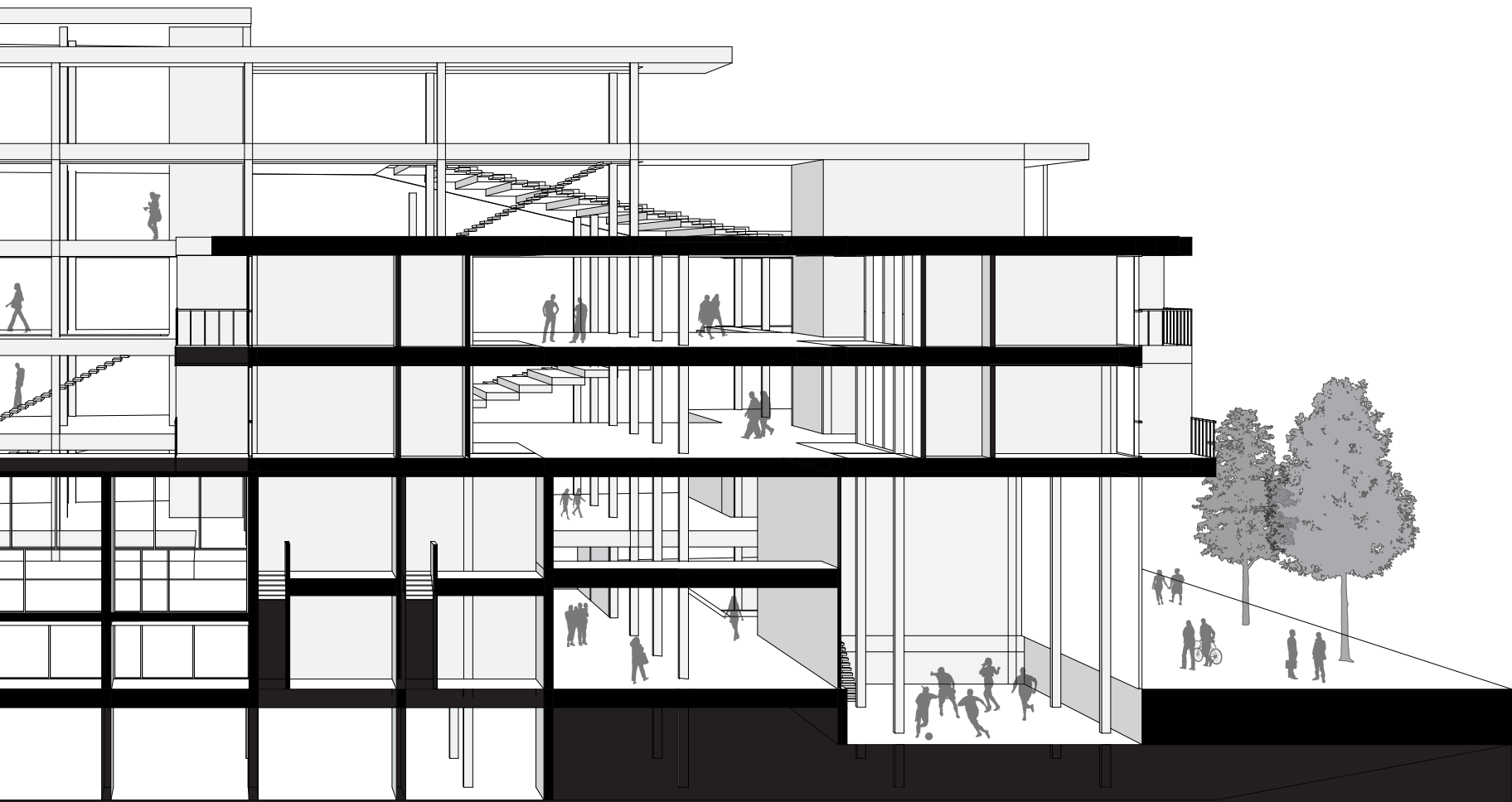


Fig. 30
Section North - South





Fig. 31
Perspective View from North East



Fig. 32
Perspective View from West



Fig. 33
East Facade



Fig. 34
Perspective View of the Amphitheater

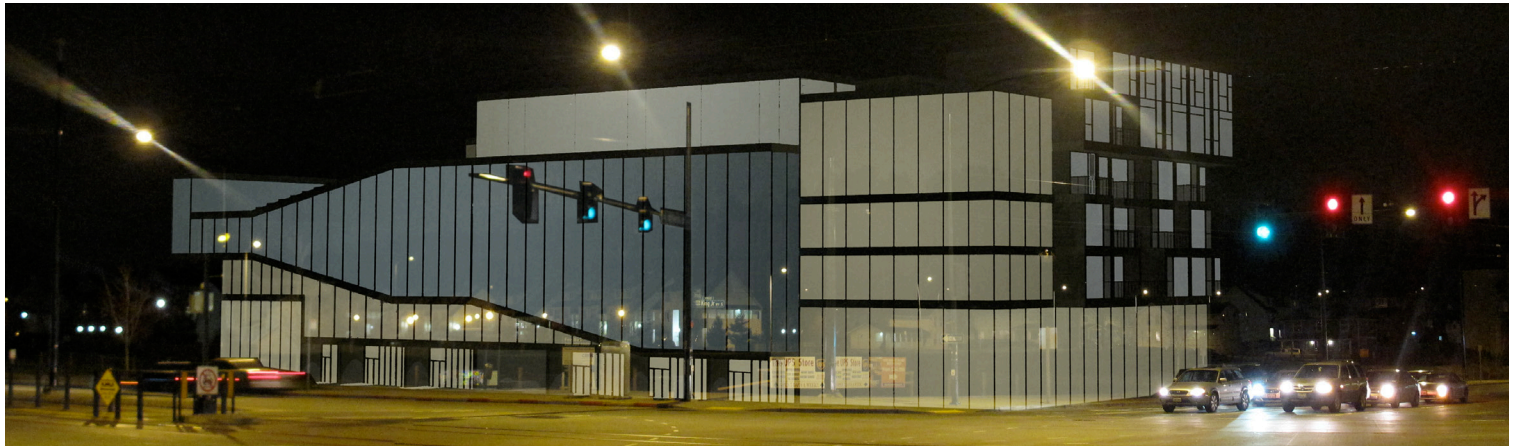


Fig. 35
Perspective View from East (Night Scene)

5.0 Conclusion

A hybrid strategy for the Othello neighborhood seeks to respond to the unique and specific characteristics of the site. It uses socio-economic approach and place making approach as the basic framework to revitalize its community by providing culinary training for the minority youth in the neighborhood, kitchen incubator spaces for the local chefs and people, who want to start their own restaurant business at a low cost, and housing opportunity for the students and workers in the building. Working with the existing urban fabric of diverse ethnic food related businesses surrounding the site, the proposal in the Othello neighborhood works as a facilitator and activity generator to gather the community and offer opportunities and access to education and employment for the low-income families in the neighborhood. As a result, the proposal reaches out to the whole neighborhood and works as a catalyst to revitalize the community.

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