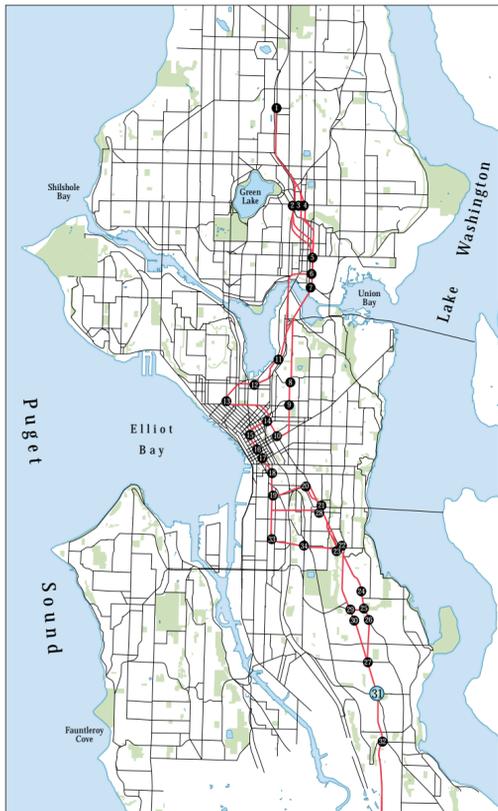


Othello



Seattle Light Rail Stations

Station and Alignment Options

All potential alignments call for a station at grade near Othello Street. The potential site for the Othello Station would be located near Othello Street at Martin Luther King, Jr. Way.



View along Martin Luther King, Jr. Way looking north from Othello Street.



Looking south along Martin Luther King, Jr. Way at Othello Street. This commercial area near the mixed-income redevelopment site at Holly Park is within walking distance.



A grocery store and large surface parking lot occupy the northwest corner of Martin Luther King, Jr. Way and Othello Street.

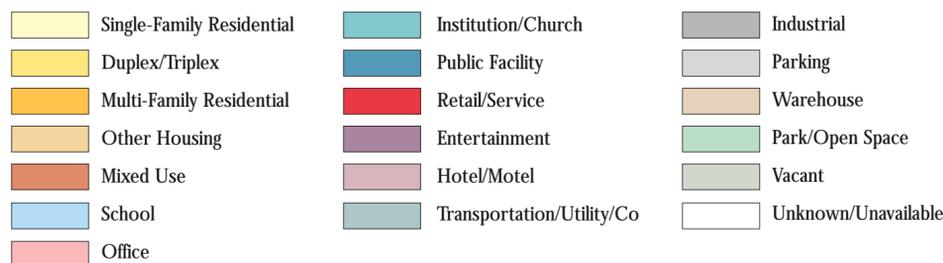
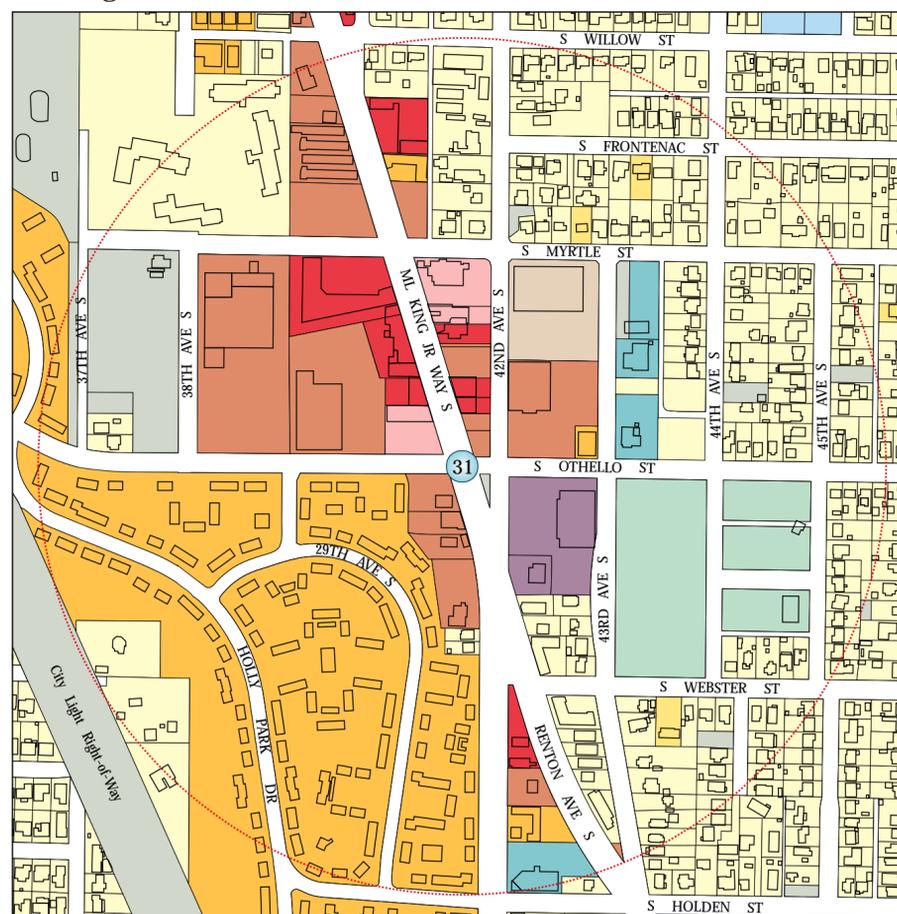
Orthophoto (1993)



Planning Context:

The Othello station area is located primarily within the MLK at Holly Street Residential Urban Village. The station area is situated in a primarily-residential neighborhood with a neighborhood commercial strip centered at the intersection of Martin Luther King, Jr. Way South and S. Othello Street. The 100-acre Holly Park public housing site, which is undergoing a complete mixed-income redevelopment, comprises a significant portion of the station area.

Existing Land Use



Source: King County Assessor's records (1998)

Station Area Profile

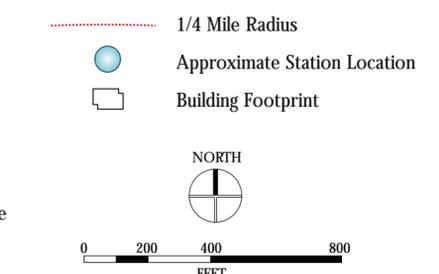
(Statistics for area within 1/4 mile, a 5-minute walk)

1997 CONDITIONS	
Demographics	
1997 Population	1,046
1997 Employment	242
1996 Median Household Income	\$21,935
STATION AREA LAND USE	
Residential	
Units	370
Density ¹	
Single-family	3.5
Multi-family	8.9
Apartment Rents per Sq. Ft.	0.71
Apartment Vacancy Rate	6.0%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	170,369
Office	24,195
Total	445,980
Floor Area Ratio (FAR) ²	.12
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
TRENDS IN LAND PRICES³ (1985-97 Avg. increase/year)	
Commercial Lots	8.9%
Single-Family Lots	7.5%
Multi-family Lots	7.5%
Active Permit Applications	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	0
LRT AND GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	2,000
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	260
New Employment	210
Non-residential Space (Sq. Ft.) ⁴	63,000
Projected Floor Area Ratio (FAR)	.13
2020 Development with LRT and No Supportive Policies	
Total Housing Units	630
Total Employment	452
Non-residential space (Sq. Ft.)	509,000

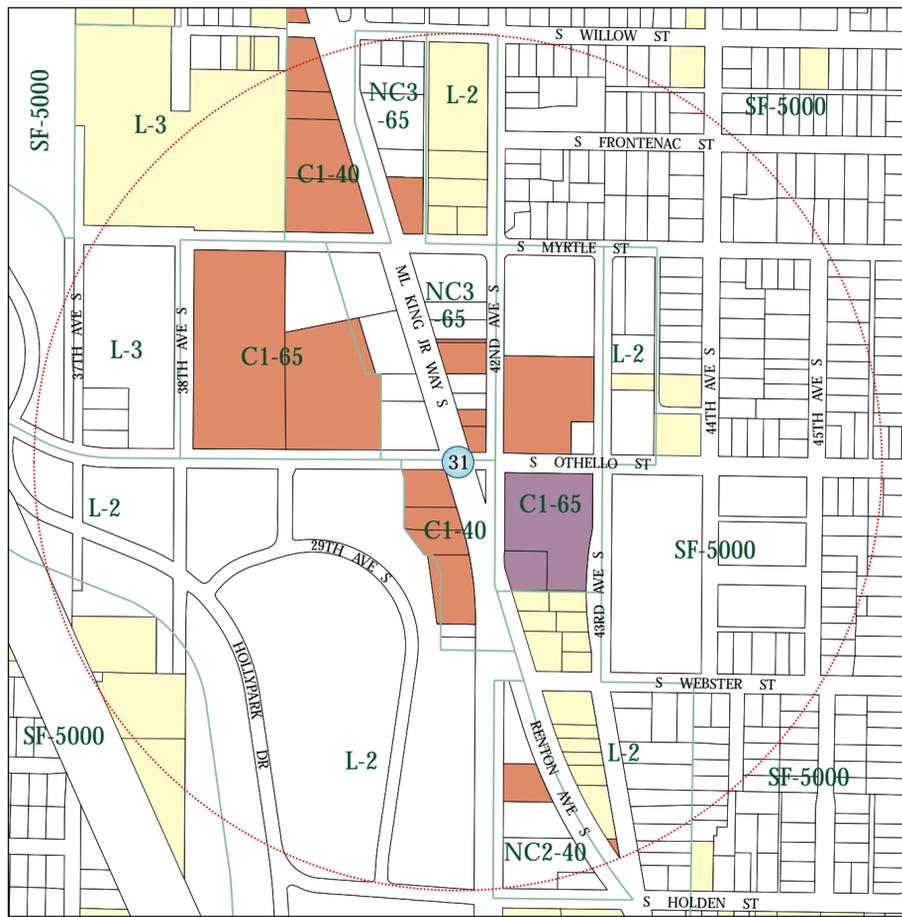
¹ Housing units per net residential acre in residential zoning districts
² Ratio of non-residential space per net acre of commercial and industrial land use
³ Based on sales prices recorded by King County Assessor and reported by zoning category
⁴ Includes commercial, industrial and institutional space, but excludes Sound Transit facilities and public facilities

Land Use	Acres	Percent of Total
Multi-Family	39.83	33.43
Single Family	29.68	24.92
Vacant	17.47	14.66
Retail/Service	12.78	10.73
Open Space	6.37	5.35
Institutions	6.31	5.30
Office	2.14	1.80
Warehouse	2.00	1.68
Duplex/Triplex	1.61	1.35
Industrial	0.63	0.53
Parking	0.31	0.26
Total	119.13	100.00

Note: Excludes public-right-of-way; these are parcel area subtotals only.



Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



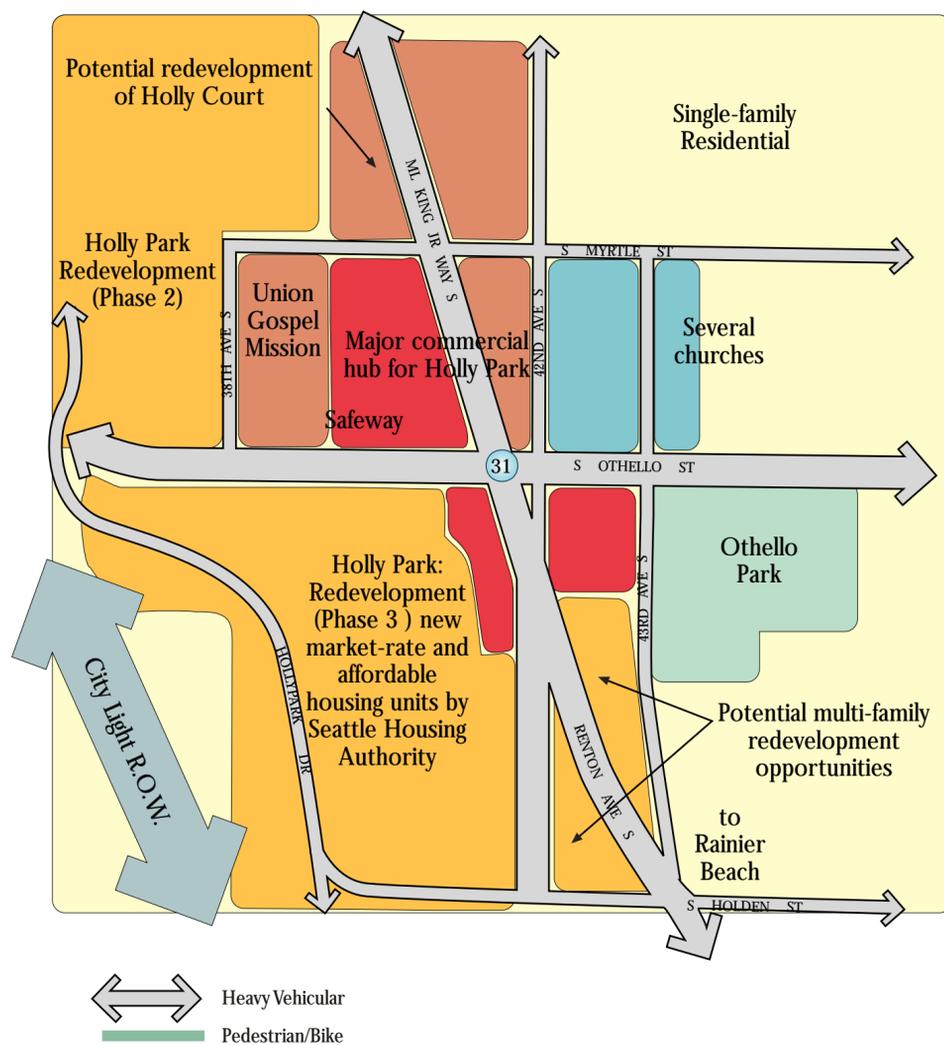
Some neighborhood concerns:

- Promoting economic development and improved public safety;
- Providing access to the station (including access for disabled, elderly, and young people);
- Exploring the opportunity to create a "town center" around the light rail station in conjunction with the Seattle Housing Authority's 100-acre redevelopment project at Holly Park; and
- Providing opportunities for increased home ownership, rehabilitation of existing multi-family housing, and mixed use development.

Opportunity Sites by Zoning Designation: Othello

Zoning	Number of Parcels	Total Acres	Percent of Total
NC2-40	2	0.36	2.42
SF 5000	5	3.49	23.60
NC3-65	5	0.90	6.11
L-2	18	4.74	32.05
C1-65	2	2.19	14.85
C1-40	5	3.10	20.96
Total	37	14.78	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: Othello (31)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 2	Retail: 1	Office: 1

* Indicates the relative strength of market type of the station area compared to other potential Seattle station areas. Ranking is based on rents, employment levels, vacancy rates, land values, recent development activity, stakeholder interviews, field observations, and other information.

Strategy	Potential Action	Comments
Land Use Tools	●	Limit auto-oriented uses on MLK for C1 and NC3 opportunity sites. Provide incentives for TOD, including increased height and density for C1-40 area adjacent to station, and contract rezone of L-2 within Holly Park Phase 3.
Pedestrian Network	●	Improve linkages to adjacent neighborhoods, particularly Holly Park. Linkage to Chief Sealth Trail in powerline right-of-way.
Parking Management	●	Establish RPZs in Holly Park and adjacent residential neighborhoods, if needed. Explore shared parking for retail development, with reduced parking ratios at Holly Park Redevelopment Phase 3 (coincident with start of light rail service).
Economics/Financial Assistance	●	Help CDCs help finance affordable housing and economic development projects.
Regulatory Process	✓/?	SESRA in place. Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	○	Provide bus service to Holly Park Campus of Learners and South Beacon Hill neighborhoods.
Development Partnerships	●	Retail and mixed-use joint development with Holly Park redevelopment (Phase 3).
Pilot Projects	●	Accelerate relocation of businesses (in anticipation of impacts of Sound Transit right-of-way needs) into new Town Center TOD project, pursuant to Neighborhood Plan goals.

- ✓ = Supportive Policy/Program in Place
- = High Priority Action
- = Recommended Action
- ? = Further Study Required
- TOD = Transit-Oriented Development
- POZ = Pedestrian Overlay Zone
- RPZ = Residential Parking Zone