

# Othello Station North

4200 - 4222 S OTHELLO STREET  
DPD PROJECT #3016131  
2ND DESIGN REVIEW RECOMMENDATION MEETING  
08.26.2014

**caron**

**contact:** scott jeffries  
caron architecture  
scottjeffries@caronarchitecture.com  
2505 3rd avenue suite 300c, seattle  
206.367.1382

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PROJECT INTRODUCTION

**PROJECT ADDRESS:**

4200 & 4222 S Othello St.  
Seattle, WA 98108

**DPD PROJECT #:**

3016131

**PARCEL(S):**

8800000035  
2724049158

**ZONING:**

NC3-85 P

**SITE AREA:**

81,259 SF

**OVERLAY DESIGNATION:**

Othello Residential Urban Village

**PARKING REQUIREMENT:**

None

**PROJECT TEAM:**

**ARCHITECT**

Caron Architecture

2505 3rd Ave. Suite 300C

Seattle, WA 98121

Contact: Scott Jeffries

206.367.1382

scottjeffries@caronarchitecture.com

**OWNER / CLIENT**

Othello North Apartments, LLP

#200-1450 Creekside Drive

Vancouver, BC V6J 5B3

Contact: Jean-Paul Grenier

604.638.6557

jgrenier@ascotcorp.com

DEVELOPMENT STATISTICS

Lot Size:	81,259 SF	Level	FAR SF	# Units	Uses
<b>FAR:</b>	5.75	<b>Roof</b>	1,540	0	Roof Deck
<b>Allowable FAR:</b>	467,239.25 SF	<b>7</b>	49,520	69	Residential
<b>Proposed FAR:</b>	357,627 SF	<b>6</b>	51,133	70	Residential
<b>Residential Units:</b>	355	<b>3-5 (each)</b>	52,538	70	Residential
<b>Live/Work Units:</b>	6	<b>2</b>	43,732	0	Commercial/Residential/Parking
<b>Commercial Space:</b>	8,010 SF	<b>1</b>	54,088	6	Commercial/Residential/Parking
<b>Parking Stalls:</b>	257	<b>TOTAL</b>	<b>357,627</b>	<b>355</b>	

DESIGN GOALS

- Develop a transit-oriented project to complement the existing Station at Othello Park project and complete the eastern ‘gateway’ to Othello Light Rail Station.
- Supply an active, high density mix of commercial and residential uses along S Othello Street with decreased commercial activity along 42nd Ave S.
- Create a transition to the existing residential neighborhood along 43rd Ave S from Martin Luther King Jr. Way S.
- Provide comfortable, energy efficient and convenient housing for up to 370 households.

DESIGN CONCEPT & DEVELOPMENT GOALS

The design objective for the Othello Station North Project is to build a transit-oriented retail and residential project to accommodate approximately 365,000 gross square feet of new construction, including 257 surface and structured parking spaces, 355 residential units and approximately 8,000 sf of commercial use and 6,800 SF of live work units. The lower two floors will contain parking and commercial uses, in addition to walk-up residential units along 43rd Avenue S. Above this commercial podium are five floors containing a majority of the residential units. The upper floors step back to mitigate the apparent mass of the project, especially as the building progresses east on Othello and north on 43rd Ave, to further transition from the activity on Martin Luther King Jr. Way to the Low-rise residential zone across 43rd and to the north.

The interior concept of the ground level is to blur the residential and commercial activities into one congruent hub in order to encourage interaction and activity between the uses. The majority of the commercial area is a 2 story space with an open mezzanine overlooking the retail/ commercial functions. The mezzanine would contain residential amenities as well as shared seating to be used by both the commercial patrons and residential tenants. Along S. Othello Street the area between two building masses defines a retail court that mitigates the building’s apparent length along the street. This court is large enough to facilitate gathering, café tables, and public art. Furthermore, it serves as a ‘back door’ entry to the project, allowing for easy access to a large bicycle parking room as well as facilities for bicycle and washing. The façade along 43rd Avenue S transitions to townhome style residences which are directly accessible from the street to further respond to the residential zoning along east side of 43rd Avenue S. An active and appropriately scaled residential environment along 43rd Avenue is created with entry stoops to the two-story street level residential units.

The streetscape along the project is defined by expansive fields of glass and masonry flanked by large areas at the project corners and mid-block, which create opportunities for gathering and interaction. This helps to further the City’s goal of providing a socially and visually stimulating environment. The two-story glazing at ground level allows for great transparency and visual connection between the activity inside the buildings and the sidewalk. Canopies along the entire Othello Street facade also provide scale and weather protection for pedestrians. In addition to the main entries at the corners, individual storefront doors provide a great deal of flexibility for future tenants including size and access points; as well as varied interest at pedestrian level. The immediate proximity to the LINK Light Rail station will ensure a high volume of pedestrian activity at the adjacent main building entrance, both day and night.

PROJECT HISTORY

The project site was first entitled under DPD project number 3007649 in 2009 in conjunction with development of the Station at Othello Park project (south across the S Othello Way). The MUP was approved on February 4, 2011 as a 6-story building containing 17,700 sq. ft. of retail at ground level and 370 residential units above. Parking for 372 vehicles was to be provided below grade or in structure. It was conceived as a two residential building project on common concrete podium, containing parking with retail and commercial uses at perimeter of the project. This entitlement also considered a phased method of delivery, split into up to 4 phases.

In 2012, the City of Seattle approved the City initiated rezone of the Othello Station overlay, increasing the height of the zoning on the site to 85’ as well as providing the site with a pedestrian overlay zoning.

In 2013, the original owner of the property started the process of revision of the original MUP to incorporate the lessons learned from the development and operation of the Station at Othello Park project across the street. This revision is under current MUP # 3016131. Main goals were to adjust the quantity and quality of the retail / commercial space in the project and adjust the way the project accommodated the structured parking to reflect the realities of the construction costs and actual rents in the neighborhood. The first DRB meeting occurred on December 10, 2013 and the board recommended adjustments to the scheme and presentation. This second DRB presentation takes into the account the guidance of the Board from December 2013 as well as drawing inspiration from the originally approved MUP scheme to arrive at a more architecturally cohesive concept and respond to the new zoning character.

PROJECT GOALS



SITE PLAN SHOWING SURROUNDING USES AND SURFACE PARKING

### SUMMARY OF PROJECT MODIFICATIONS

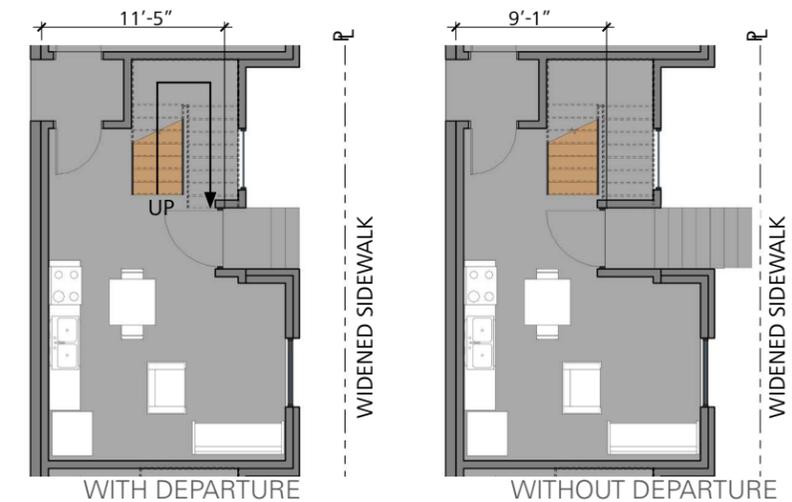
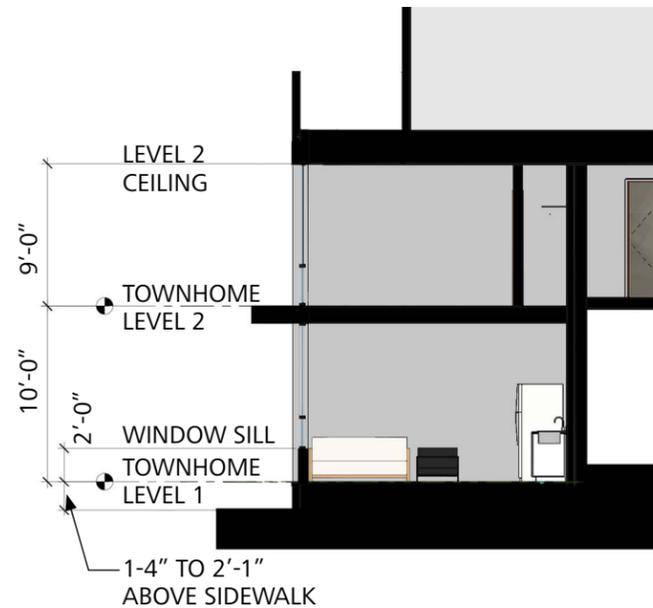
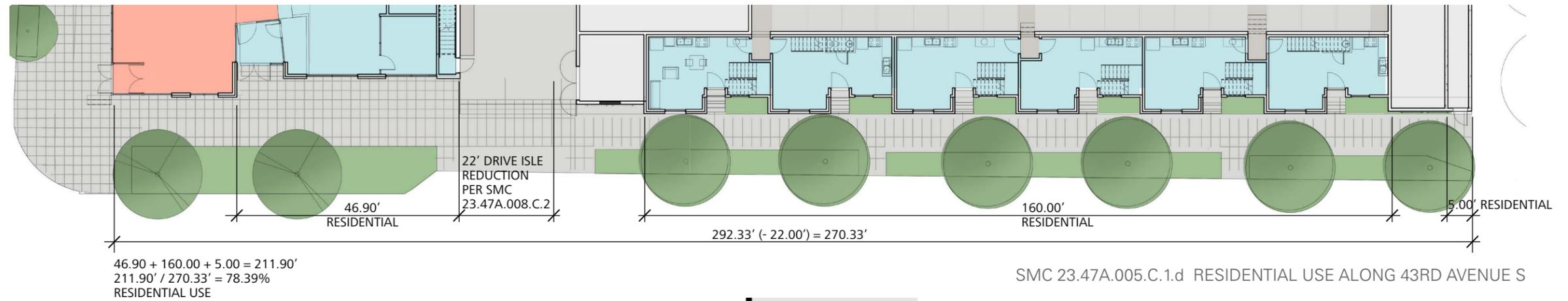
- Updated building facade with cohesive design theme and simplified massing. Updated design is more closely aligned with the original approved MUP design. (A-5, C-1, C-2)
- Introduced durable, human scale elements at ground level (C-4)
- Established strong commercial presence at 42nd & Othello, relocated residential entries (A-2, A-3, A-10, D-1)
- Redesigned the corners at both 42nd and 43rd Aves S (A-1, A-10)
- Revised Level 1 commercial to provide increased flexibility for commercial tenants and market forces
- Redesigned east facing townhomes to better respond to the neighboring residential zone. (A-4, A-5, A-6, C-1)
- Eliminated views into parking courtyard off of S Othello, introduced landscaping elements inside, adjacent to 43rd entry to obscure parking. Woonerf concept removed. (A-4)

### LESSONS LEARNED FROM SURROUNDING NEIGHBORS

- Despite the TOD overlay, zero requirement for off-street parking, and proximity to light rail, off-street residential parking is in extremely high demand around Othello Station. Congestion along side streets is significant due to overflow demand from Othello Station South; religious institutions in the neighborhood and nearby residents are adversely impacted by both uses.
- The significant concrete parking structure as designed in the currently approved MUP, has previously made the project financially unfeasible. As a result; this property, critical to the revitalization of the Othello Station neighborhood, has remained undeveloped for years. Only a redesign that results in a project that "pencils" will allow the project to proceed. In response, the Owner has proposed a parking plan that achieves both a) significant off-street parking to reduce the potential parking burden on the neighborhood, and b) reduced cost to achieve this level of needed parking.
- The retail in surrounding new projects has been unsuccessful as it appears that residents of the neighborhood do not at this time support higher-cost, medium-sized retail and services. The neighborhood does support established low-priced commercial services. There has recently been a change in use from vacant retail space to live-work units to the south in response to this, via re-design to live-work units. The modification of 4200 Othello includes commercial space at street level that provides the typical public exposure via significant transparency to the street, but also an opportunity for direct interaction with the residential tenants, along with flexible commercial sizes to cater to the needs of small, local businesses. The combination should result in a more successful commercial component and, as a result, a more activated street scene along South Othello Street.
- Park-like amenity provided on top of structured parking, as provided at nearby developments tend to be under-utilized by tenants and may contribute to an "ivory tower" isolation of those residents from the community at large. New residents should be encouraged rather, to emerge at street level and engage with the neighborhood by accessing the significant community investment made in the Othello Playground park across the street. This is all the more relevant when substantial rooftop amenity allows residents to engage with each other, recreate, and enjoy the stunning views of Mount Rainier.

## SITE PLAN AND PROJECT EXECUTIVE SUMMARY

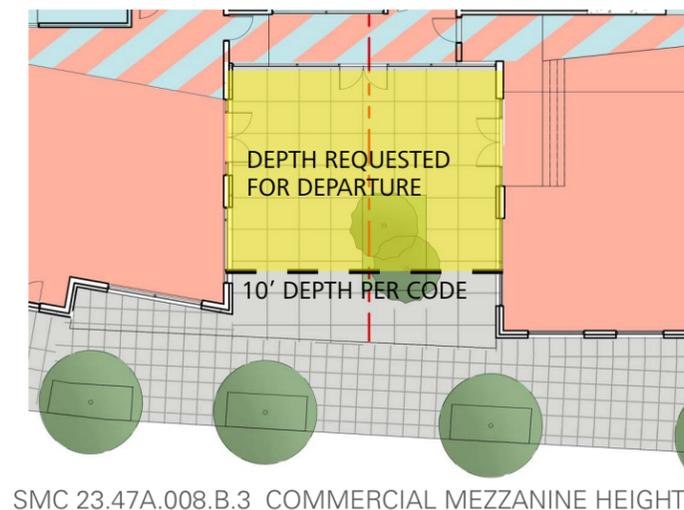
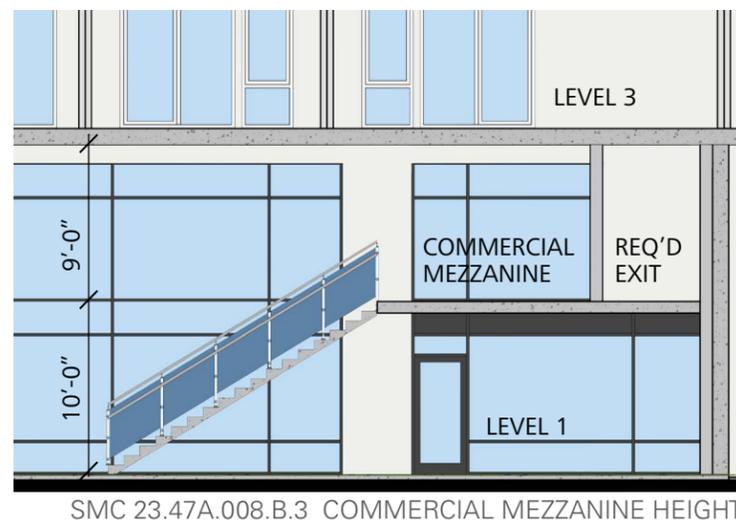
SMC Code Section	Requirement	Departure Request	Rationale for Departure	Approved under MUP #3007649
SMC 23.47A.005.C.1.d	1. In all neighborhood commercial (zones)..., residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade...	Allow 79% Residential use on 43rd Avenue S.	Due the remote location from Othello Street and the low use of 43rd, a commercial use is not viable in this location. Further, the Board requested that the 43rd Ave façade be more responsive to the adjacent residential zone to the east and walk-up style residences with pedestrian scaled elements are much more responsive to the Low-rise zone than commercial. This departure furthers Guidelines CS2 B.2, CS2.D.1, and CS2.D.3	Although not specifically identified, the approved original MUP project had street-level residences along 43rd Ave S, hence the approved departure from SMC 23.47A.008.D.2, listed below.
SMC 23.47A.008.D.2	D. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:  2. The floor of a dwelling unit located along the 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.	Allow the floor level of the street facing units along 43rd Ave S to be 1'-4" minimum to 2'-1" maximum above street level	Complying with this 4'-0" height requirement would decrease the amount of livable area within the unit, due to the number of stair risers required. Stair treads would also protrude past the building facade into the proposed widened sidewalk. As the units are shallow, exchanging habitable space for more stair treads is a deterrent. To meet the Code's intent, the window sills have been placed two feet above the floor, approximately three to four feet above the sidewalk. Additionally, the bottom portion of the window could have an opaque film to raise the transparent areas to 4.5 feet to five feet above sidewalk grade.	The Board supports ground floor units' proximity to grade which is less than two feet. The applicant shall establish a 3 to 4 foot landscaped buffer along the east façade of the townhouse-like units, between the facade and sidewalk. This area must be planted with shrubs and other plants to maintain a measure of privacy, subject to approval of the assigned planner.



SMC 23.47A.008.D.2 RESIDENTIAL FLOOR HEIGHT ABOVE SIDEWALK

## DEPARTURE REQUESTS & RATIONALE

SMC Code Section	Requirement	Departure Request	Rationale for Departure	Approved under MUP #3007649
SMC 23.47A.008.B.3	Height and depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Allow a commercial office mezzanine along 42nd Ave S	A departure is requested to reduce the floor-to-floor height of a portion of the commercial office space to allow a mezzanine to be placed within the space. The mezzanine would be accessed solely from within the space. Allowing the departure provides the opportunity to have more commercial office area, as opposed to a single-story space with exceptionally tall ceilings. The approximate floor-to-floor height at the mezzanine at ground level would be 10'-0"	
SMC 23.47A.032.A.1.c	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.	Allow access both from 43rd Ave S and 42nd Ave S	Vehicle access is proposed to be taken off of 43rd Ave S and 42nd Ave S due in part to the restricted access of 42nd Ave S. The anticipated traffic impact generated for 257 parking stalls could have an inadvertent disquieting affect to residentially oriented 43rd Ave S. To minimize these potentially adverse impacts, the Board supported splitting vehicular access between the proposed locations on 42nd Ave S and 43rd Ave S; thus reducing traffic impacts on both streets and protecting the pedestrian orientation of S Othello Street.	The Board recommended approval of establishing two vehicle access driveways along 42nd and 43rd Avenues, with 43rd Avenue designated for residential loading activity, with refinement resolved to the satisfaction of the assigned planner.
SMC 23.47A.008.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.	Allow a 35'-6" mid-block courtyard on S Othello	The proposed mid-block courtyard is the result of breaking the S Othello St facade to create two buildings to diminish the mass along the street. The intent of the court is to provide opportunities for outdoor gathering, possible seating, or retail vending. A 10 foot deep court will not be conducive for any of these activities.	Although not specifically identified, the approved original MUP had a similar court with a large stair at the rear. The Recommendation 1 proposal also proposed the mid-block court.



**DEPARTURE REQUESTS & RATIONALE**



BIRD'S EYE VIEW FROM S OTHELLO AND MARTIN LUTHER KING WAY S



For material references see renderings on pages 26-27

42ND AVENUE SOUTH ELEVATION (WEST)



For material references see renderings on pages 26-27

SOUTH OTHELLO STREET ELEVATION (SOUTH)

## EXTERIOR ELEVATIONS



For material reference see renderings on pages 26-27

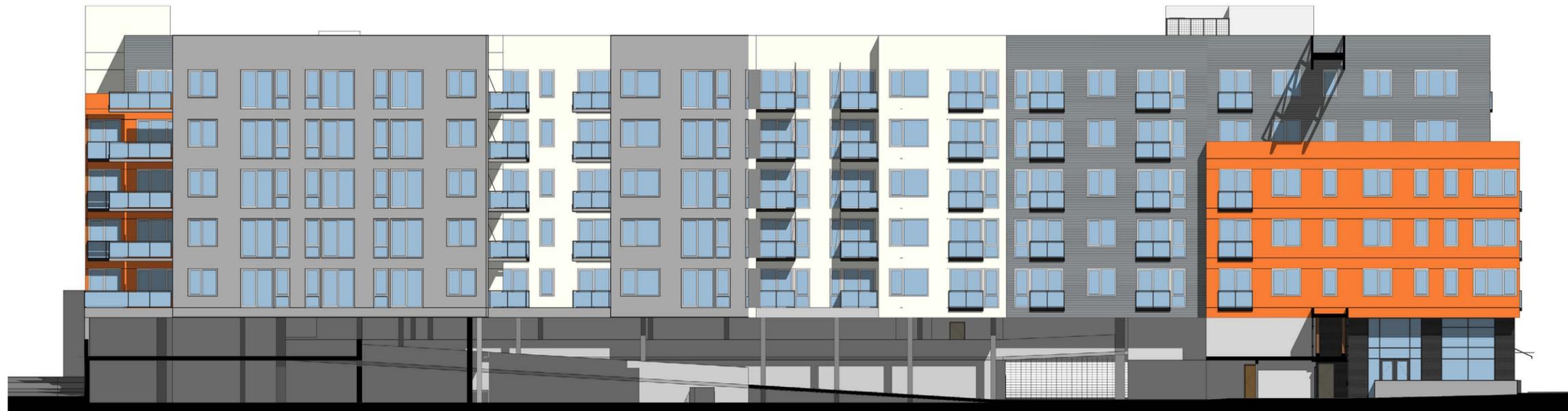
43RD AVENUE SOUTH ELEVATION (EAST)



For material references see renderings on pages 26-27

NORTH ELEVATION

## EXTERIOR ELEVATIONS



For material references see renderings on pages 26-27

EAST COURTYARD ELEVATION (LOOKING TOWARD 43RD AVENUE SOUTH)



For material references see renderings on pages 26-27

WEST COURTYARD ELEVATION (LOOKING TOWARD 42ND AVENUE SOUTH)

## EXTERIOR ELEVATIONS

ORIGINAL MUP 3007649

DRB #1 (VEER)

DRB #2 (CARON)

S OTHELLO ST & 42ND AVE S



OTHELLO STREET COURT



S OTHELLO ST & 43RD AVE S



PREVIOUS DESIGN COMPARISONS

The most noticeable element when approaching the project from Othello Station is the vibrant color of the project's primary corner. Accents from the "Hello Othello" palette have been woven throughout the facade to help establish a sense of place and belonging within Othello Town Center, as well as identify elements like the residential entries. The live-work units along 42nd Ave South provide a human scale approaching pedestrians and create a transition to the less intensive uses to the north. The large expanses of transparency help foster a relationship between the market style commercial use and the Sound Transit plaza as one approaches from Othello Station.



The residential lobby are marked by accent color, unique canopy, and vertical element found only at the two residential entries

## APPROACH FROM OTHELLO STATION



SOUTH OTHELLO STREET FACADE

**S OTHELLO STREET & 42ND AVENUE S**

This corner is the most prominent element of the proposed project, providing a color identity and signature element for the project as one approaches from the LINK Light Rail Station. The element also provides a significant way finding element.

The fully transparent and penetrable commercial corner forms a strong presence at the Sound Transit plaza and extends east along S Othello Street. The S Othello streetscape is characterized by the creation of spaces for pedestrians and shoppers to gather and interact, which helps further the City's goal of providing a socially and visually stimulating environment. In addition to the retail storefronts, the project will provide increased sidewalk widths connected to the larger street plaza created by Sound Transit closing off 42nd Avenue S. The turnaround works in concert with the residential lobby entrance and can serve as a drop off location for residents and visitors.

A distinct canopy along with a strong vertical glazing element unique to the residential lobbies gives a visual clue for the residential entry at this western portal to the project.



PROPOSED RECOMMENDATION #2



PREVIOUS RECOMMENDATION #1



SOUTHWEST CORNER SITE PLAN

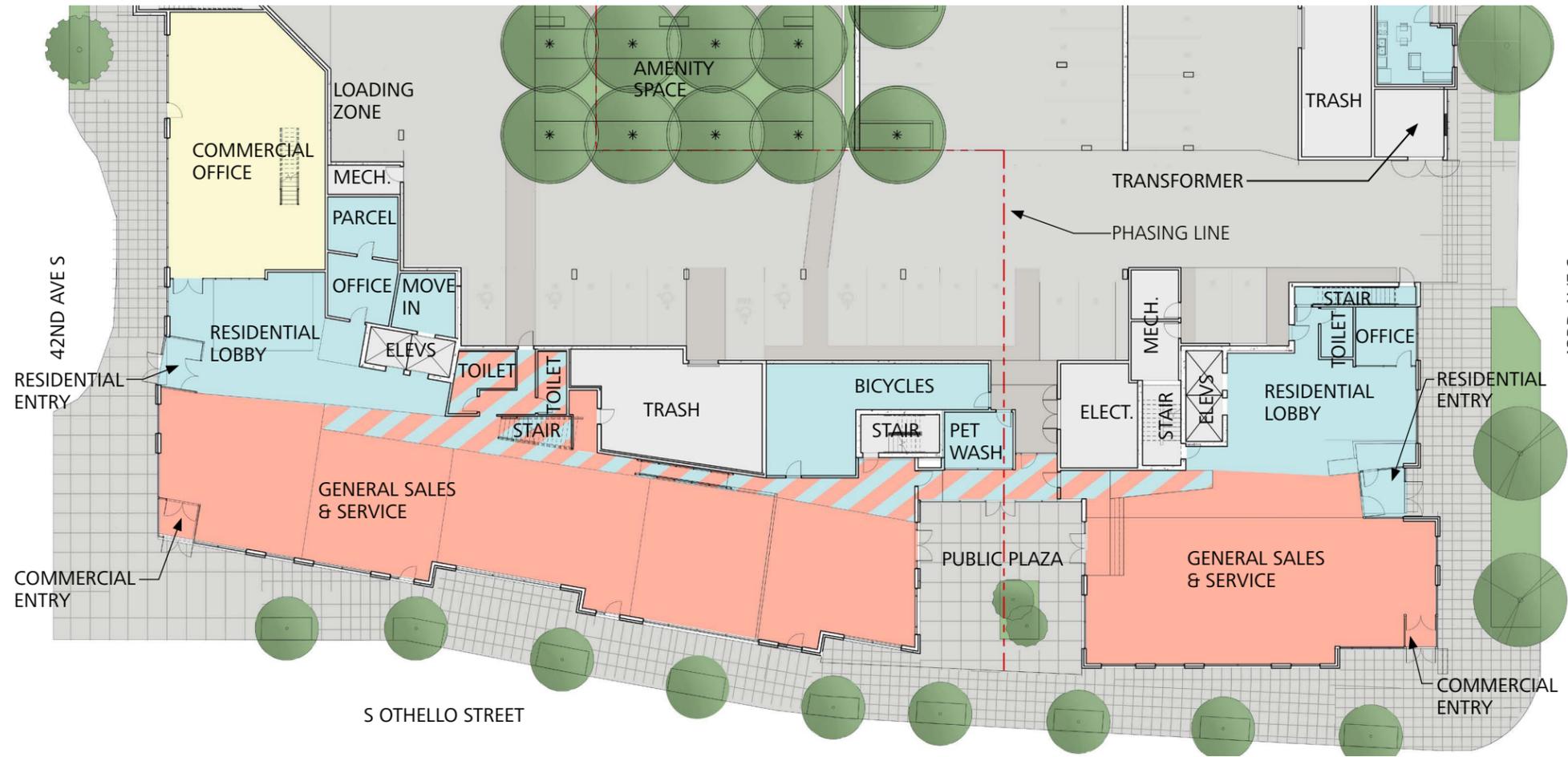


SOUTHWEST CORNER LANDSCAPE PLAN



SOUTHWEST CORNER LIGHTING PERSPECTIVE

**42ND & SOUTH OTHELLO STREET CORNER FOCUS**



STREET LEVEL INTEGRATED COMMERCIAL AND RESIDENTIAL USES

**RETAIL / RESIDENTIAL CONCEPT**

The retail / commercial use along S Othello Street have been re-designed from a traditional retail model with 13 foot high ceilings and opaque walls to an open 'market' concept; featuring a 19 foot tall volume with an interstitial mezzanine overlooking the activity below. The concept is to provide a commingling of the residential and commercial uses at street level with tenant amenities at the mezzanine level. The increased transparency and activity within the space will create a lively sidewalk experience for passersby, even outside of business hours. This open air concept is conducive for small businesses to form a symbiotic relationship with the residents; perhaps a small coffee kiosk or even a corner market.

These interwoven uses extend up to the mezzanine, where both residents and patrons of the commercial uses can take advantage of amenities such as billiards and board games, or simply sit and enjoy a treat provided by one of the commercial tenants on the floor below.

Based on the guidance from the Design Review Board, the residential entries have been relocated from the prominent corners to the north on 42nd and 43rd. This enables the entire Othello Street frontage to be dedicated to commercial activities with multiple points of potential access either to the common shared space or to individual commercial establishments.

Commercial entries have also been introduced at the mid-block public courtyard which allow the commercial activities to spill into the courtyard and may include seating, marketing, or outdoor sales.



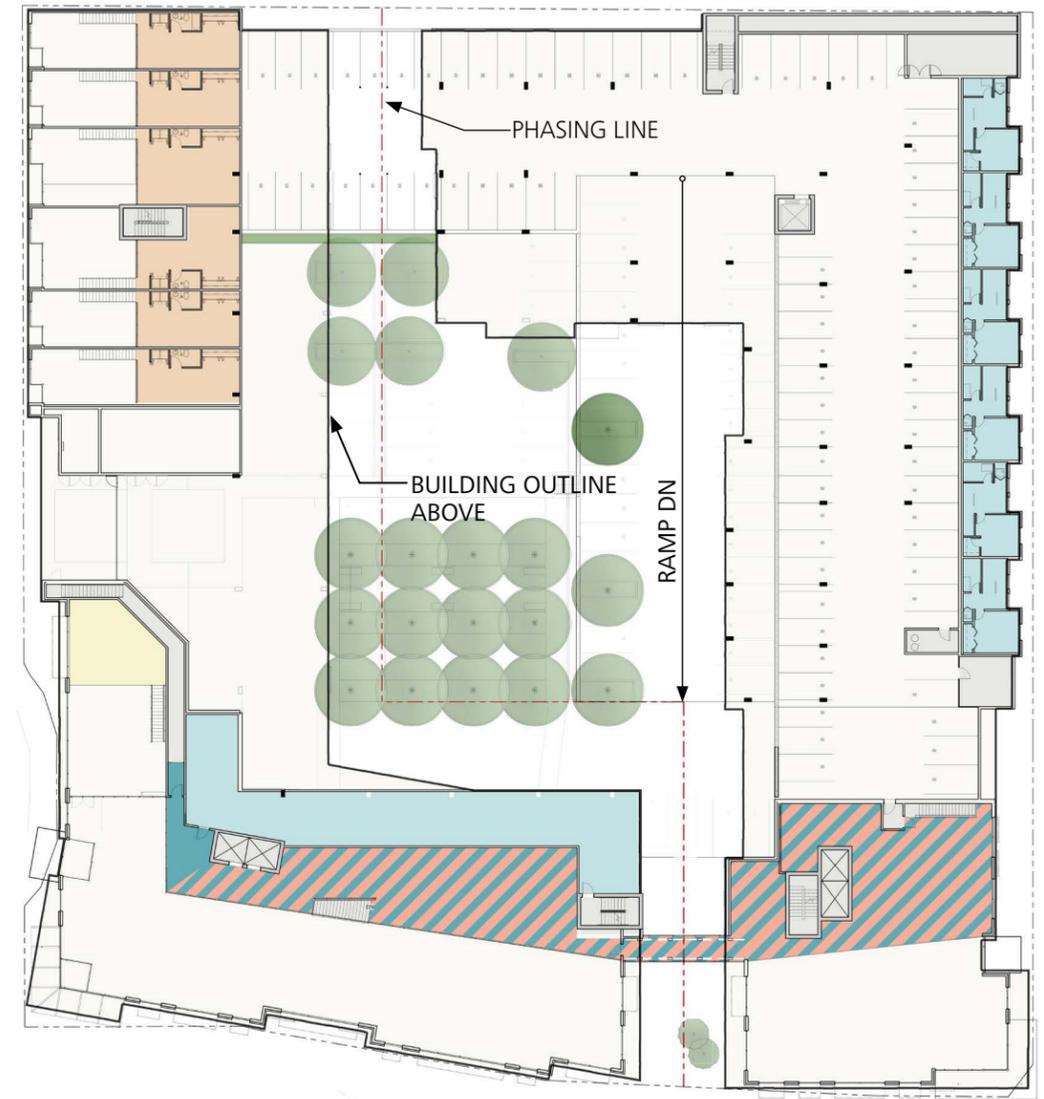
OPEN MARKET STYLE EXAMPLE: VIA6 APARTMENTS, SEATTLE, WA

- GENERAL SERVICE AND SALES
- RESIDENTIAL USE
- COMMERCIAL OFFICE USE
- LIVE-WORK
- COMMON RESIDENTIAL AMENITY AREA
- PRIVATE RESIDENTIAL AMENITY AREA
- SHARED COMMERCIAL AND RESIDENTIAL AREA
- UTILITIES AND CIRCULATION

**OPEN MARKET CONCEPT**



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

FLOOR PLANS



**SOUTH OTHELLO STREET COURTYARD**

**OTHELLO STREET MID-BLOCK COURTYARD**



PROPOSED RECOMMENDATION#2



PREVIOUS RECOMMENDATION #1

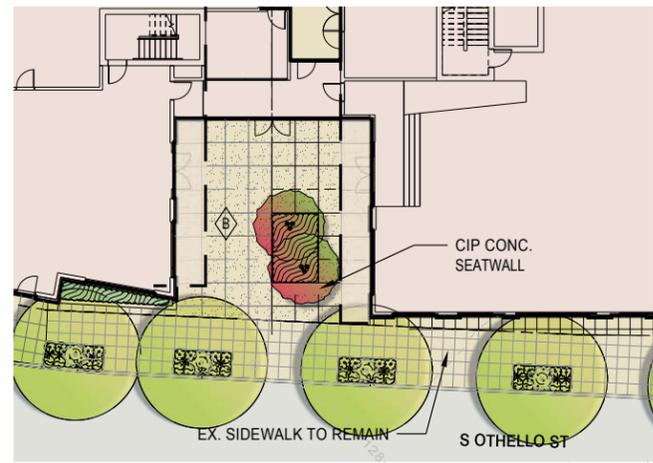
The southern street facade has been broken to diminish the building mass and increase light and air into the central parking court. The resulting street level courtyard includes a minimal amount of landscaping in order to provide ample area for pedestrian amenities such as cafe seating or retail vending. The diminished landscaping areas also increase visibility and transparency into the building to create a defensible space in this recessed area.

The courtyard allows for a visual connection to the Othello Playground, located across the street to the southeast. Fully glazed storefronts with retail entrances and overhead weather protection are provided at street level to generate pedestrian activity. In response to Board guidance, retail entries have been added directly into the courtyard.

The metal fence and gate into the parking court has been replaced with a fully glazed interior connection at Levels 1 and 2 with bicycle storage and 'mud room'; as well as pet washing facilities behind the connector on level 1. These added uses increase internal foot traffic and "eyes on the street" between the buildings to foster increased activity looking out onto the courtyard. Additionally, they block views into the parking area from the sidewalk. The connection also includes a convenient access point for access the bicycle facilities and amenities from S Othello Street and Othello Playground; which will bring additional foot traffic through the mid-block courtyard. Overhead festoon lights and lighting from the adjacent commercial spaces; combined with the interior uses will ensure increased security in this recessed area at any time of day.



COURTYARD SITE PLAN



COURTYARD LANDSCAPE PLAN



COURTYARD LIGHTING

**SOUTH OTHELLO STREET COURTYARD**



SOUTHEAST CORNER VIEWED FROM SOUTH OTHELLO STREET

## 43RD AVE S AND SOUTH OTHELLO STREET CORNER

**S OTHELLO STREET & 43RD AVENUE S**

The corner of S Othello Street and 43rd Avenue S was redesigned in response to the board guidance to provide a 'stronger corner' at this location.

As the building approaches 43rd Avenue S along S Othello Street, the massing at the street facade diminishes in order to be respectful of the adjacent low-rise zoning. This stepped down volume acts as a transition from the hustle and bustle of Martin Luther King Jr. Way to the less intense use of the surrounding neighborhood.

The residential entry has been moved to the north and relates to the residential entry at the southwest corner, with a similar awning and vertical glazing element.

This signature corner element has been oriented horizontally to contrast with the corner at 42nd and Othello, while introducing a natural transition to the low-rise zoning across 43rd. This element is carried onto the west building to give the two structures a visual connection spanning across the mid-block courtyard. The lively color creates a unique identity while doubling as a way finding feature. A contrasting brick color at the commercial level reinforces the unique identity of this building, while common elements tie both buildings together.

The market style commercial experience along Othello Street gives way to the residential entry and leasing office along 43rd Avenue. Townhome style units with sidewalk entries are introduced to the north to create direct scale to the low-rise uses abutting this facade.



PROPOSED RECOMMENDATION#2



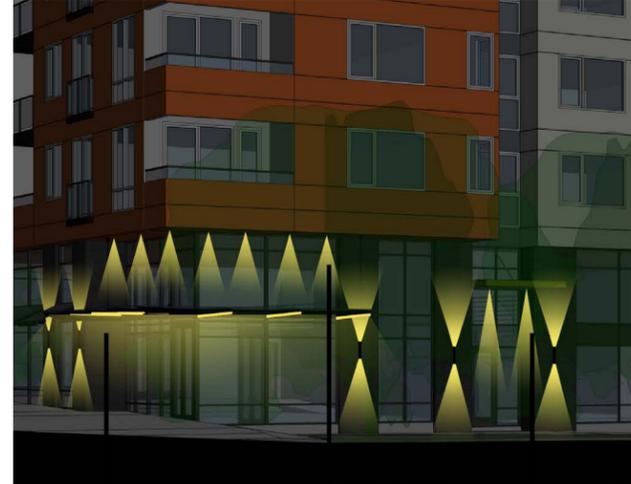
PREVIOUS RECOMMENDATION #1



SOUTHEAST CORNER SITE PLAN



SOUTHEAST CORNER LANDSCAPE PLAN



SOUTHEAST CORNER LIGHTING

**43RD AVE S CORNER FOCUS**



PROPOSED RECOMMENDATION #2 TOWNHOME FACADE

**43RD AVENUE SOUTH TOWNHOMES**

Per Board direction, the street-level units have been redesigned to be more congruent with the adjacent residential zone. Previously programmed storage at Level 2 has been removed to create 2-story townhome style residences.

The massing along the sidewalk has been diminished by introducing a strong human scale rhythm and pedestrian elements, such as stoops and small canopies. Recessed entries and landscaping areas provide a semi-private transition from the sidewalk while removing blind corners. Elements such as a base and water table below the brick reinforce the residential use, while distinctive canopies identify unit entries. Large windows provide observation of the street and create additional security without compromising privacy, as the floor levels are raised above the street and sills are set above the floor levels.

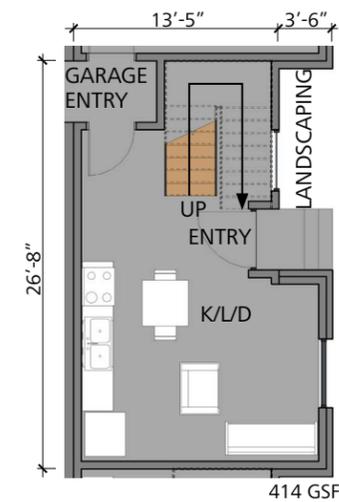
**43RD AVENUE S STREET LEVEL TOWNHOMES**



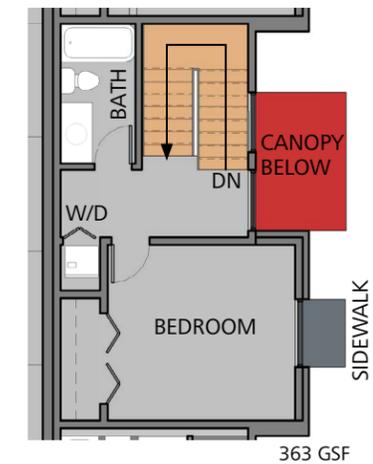
PREVIOUS RECOMMENDATION #1 PROPOSAL



PROPOSED RECOMMENDATION #2 STREET FACADE



414 GSF  
TYPICAL PROPOSED 1ST FLOOR PLAN



363 GSF  
TYPICAL PROPOSED 2ND FLOOR PLAN



NORTHWEST CORNER OF 42ND AVENUE S



EXISTING TREES FROM NORTHERN PROPERTY PARKING LOT

**NORTH FACADE**

The property directly adjacent to the north is also zoned NC3P-85, which allows any future development on it to build to the property line as well. Additionally, an existing row of mature Blue-Atlas Cedar and Chestnut trees will screen the majority of the first three-floors. The trees will remain and will be protected during construction to provide instant mature screening. The lower portion which is not screened by the existing trees is proposed to provide a textured or scored pattern in the concrete to break the size of blank wall. The open space between the buildings is set back from the property line and will be landscaped to screen the area exposed below the existing trees. The design team feels that any further planting will be severely compromised due to a lack of sunlight on this north facade.

The upper residential levels are stepped back from the concrete levels below to provide private patio areas. An accent element at the on Phase II introduces a focal point and creates interest.



42ND AVE S

**NORTH FACADE**



VIEW FROM 42ND AVENUE S LOOKING SOUTH

**42ND AVENUE SOUTH LIVE-WORK**

A similar approach to 43rd Avenue was taken on 42nd; to provide a transition from Othello Street to the less intense area to the north. The intensive commercial corner transitions to the residential entry, a commercial office use, and then to six 2-story live-work units as the building progresses to the north. These live-work units have been developed with flexibility in mind and allow for future conversion to smaller retail or commercial spaces as the western edge of 42nd is redeveloped. The partitions between the units are non-bearing and adjacent units could potentially be combined to create a larger commercial volume. Blade signs mounted from the accent canopies supply identity and clearly identify the individual storefront entries.

Again, the ground level is characterized by a strong rhythm. Sacked finish concrete is utilized at the live-work units to relate a sense of strength and permanence while relating to the neighborhood's light-industrial heritage.

Large fields of glazing provide transparency to the two-story tall commercial area at the front of the unit, while a mezzanine at the back allows the living portion privacy from the street. Bottom-up only window blinds will be required for these spaces to maintain transparency.

**42ND AVENUE SOUTH FACADE**

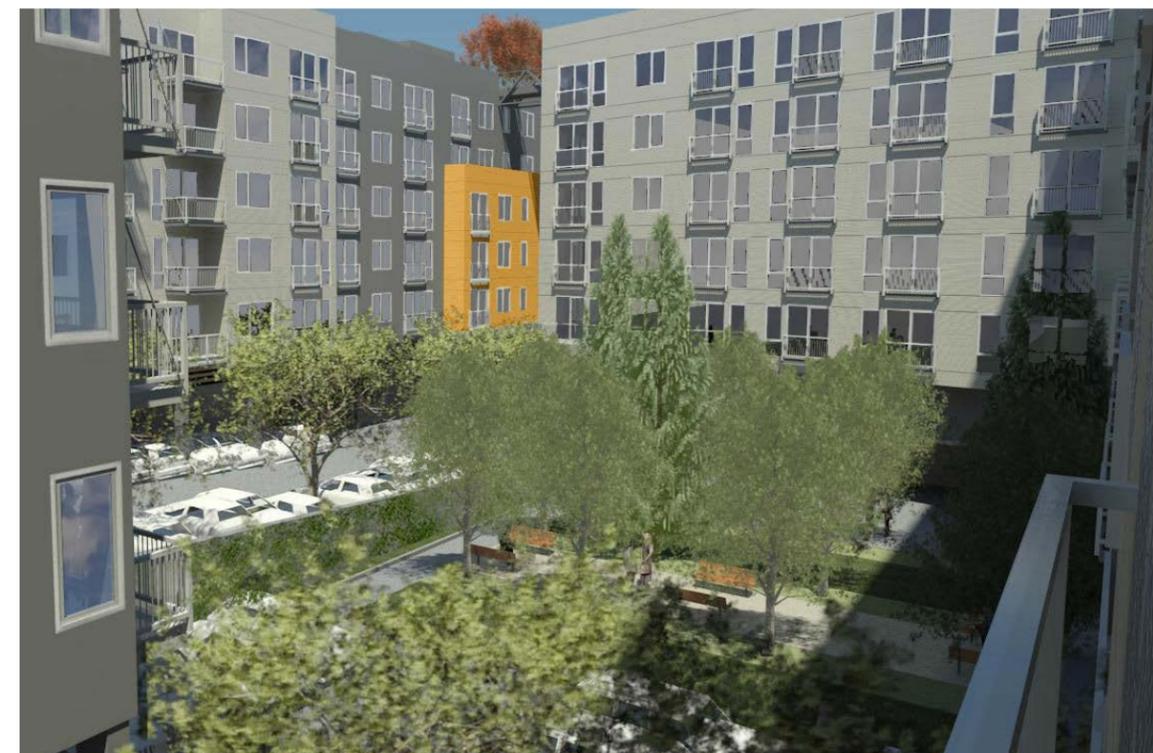
INTERIOR COURTYARD

The previously proposed “woonerf” style parking concept in the interior courtyard has been removed. The at-grade surface parking within the interior courtyard is softened with landscape islands, trees, green walls, and an at-grade residential common amenity area; which will help screen the cars when viewed from the units above as well as mitigate any heat island effect.

The color scheme has been modified from the street facades to a lighter and more neutral palette; which will allow a brighter and more spacious feeling for the residents looking into the interior.

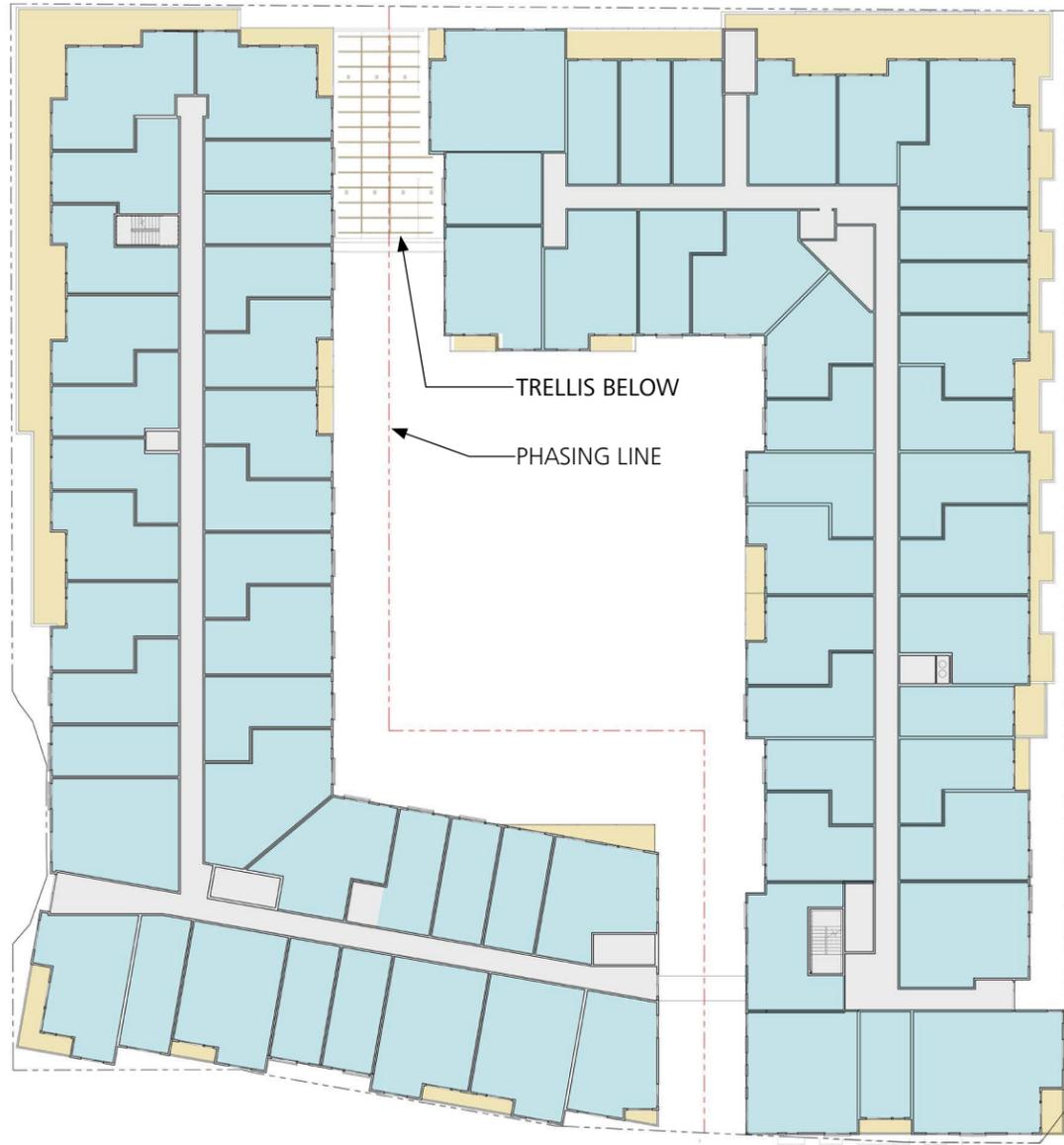


COURTYARD LOOKING NORTHEAST

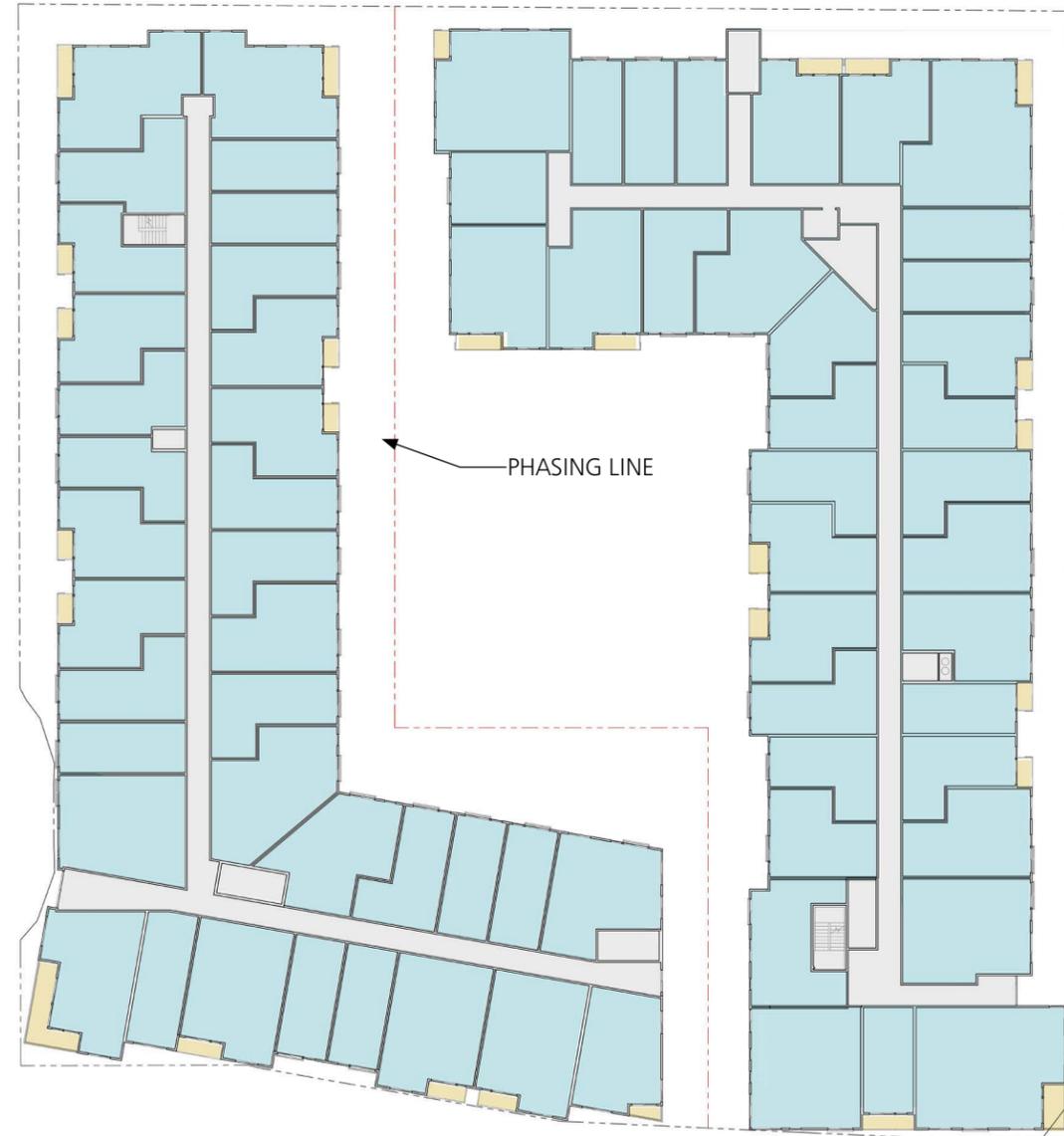


COURTYARD LOOKING SOUTHEAST

INTERIOR COURTYARD

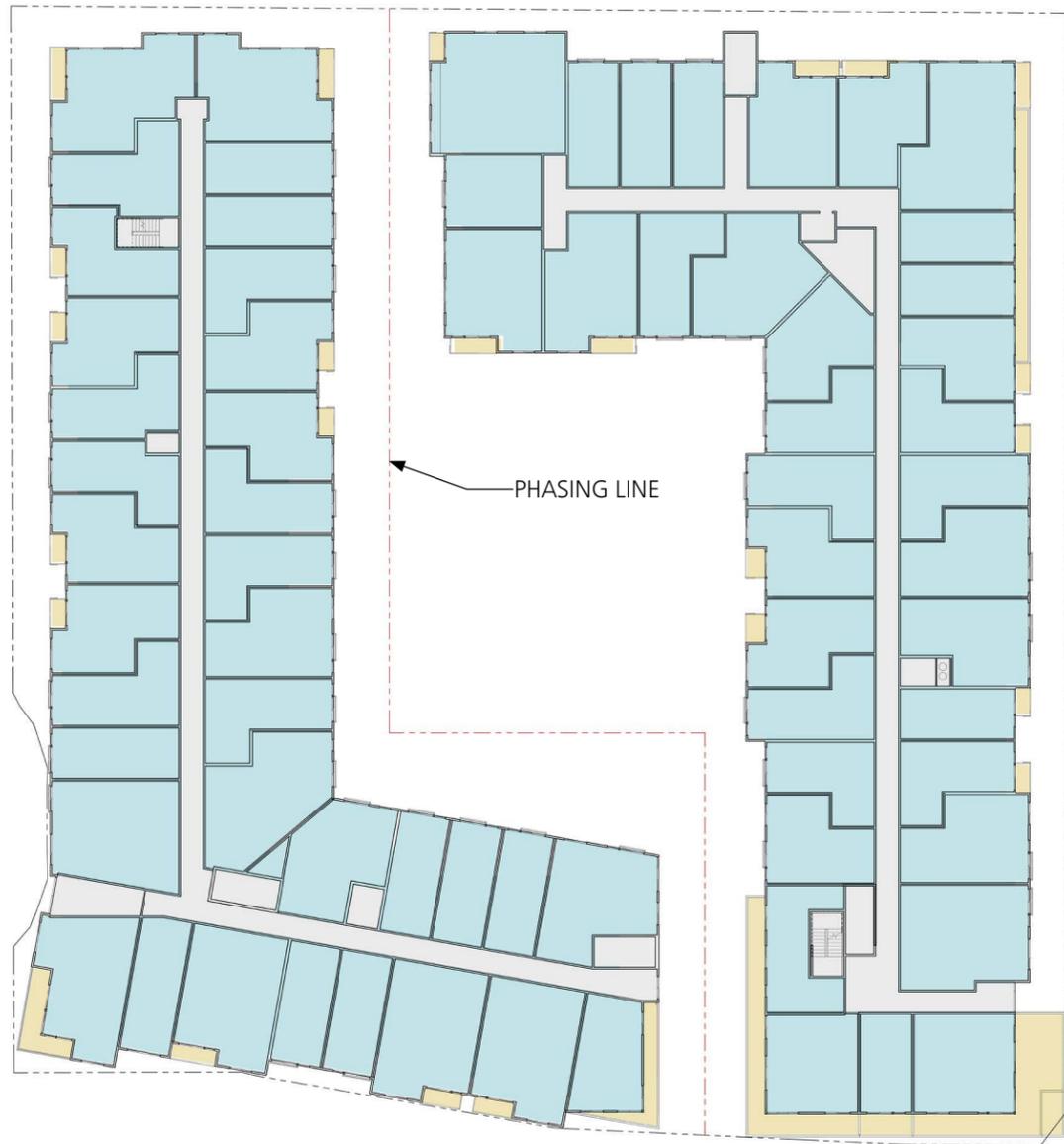


LEVEL 3 FLOOR PLAN

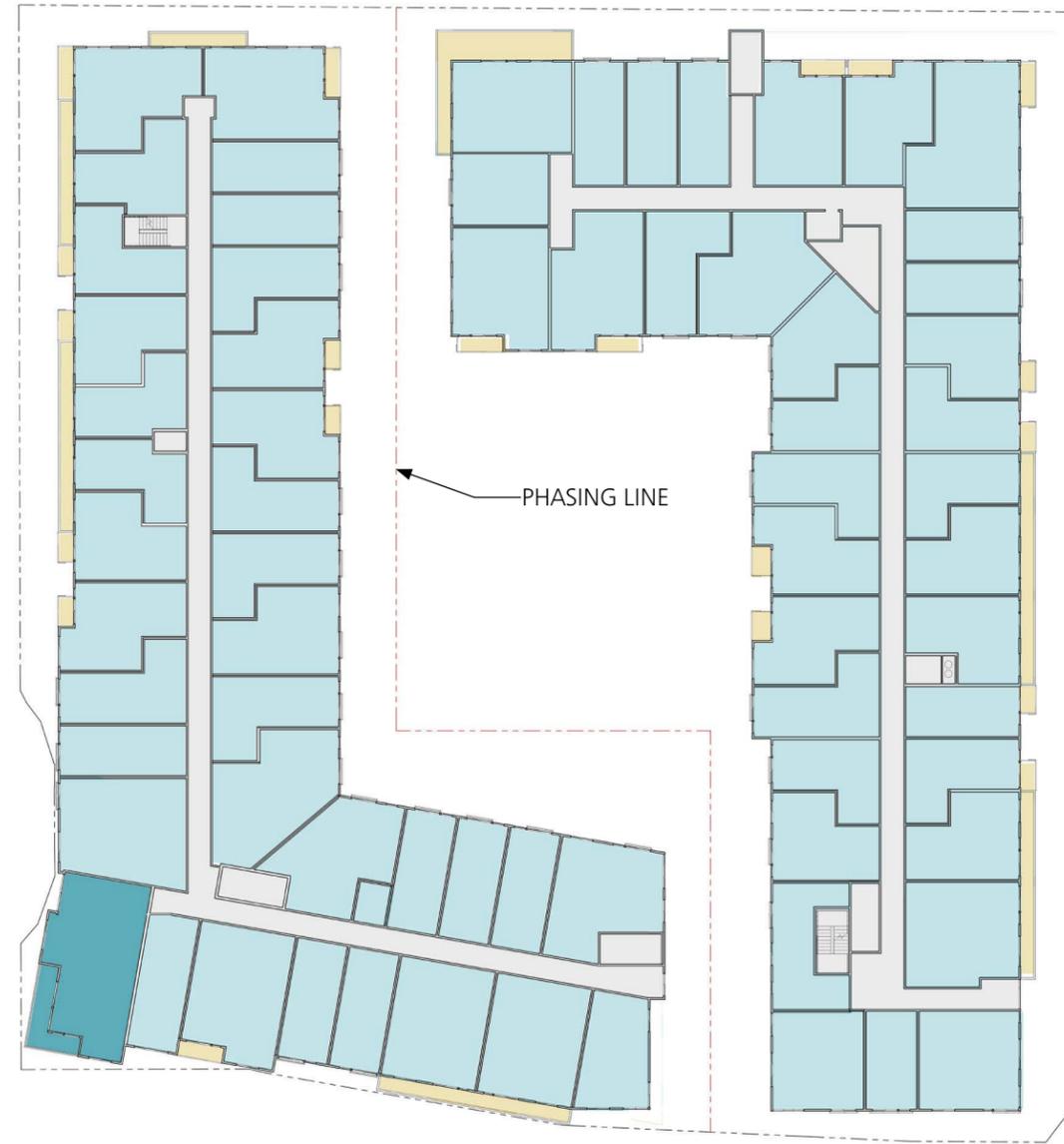


LEVEL 4-5 FLOOR PLANS

PLANS



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN

PLANS



EXTERIOR MATERIALS



**1**  
BRICK MASONRY  
MUTUAL MATERIALS  
CASTLE GRAY COLOR OR SIMILAR



**2**  
BRICK MASONRY  
MUTUAL MATERIALS  
COAL CREEK COLOR OR SIMILAR



**3**  
CONCRETE  
SACKED FINISH  
NATURAL COLOR



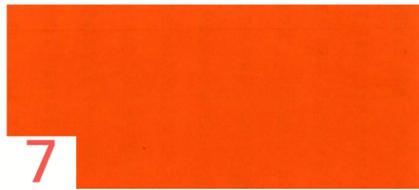
**4**  
FABRIC AWNING  
BLACK COLOR



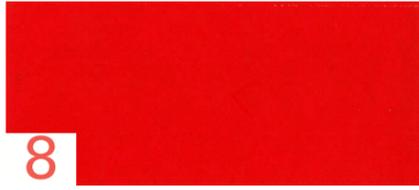
**5**  
ALUMINUM STOREFRONT  
CHARCOAL OR BLACK COLOR



**6**  
VINYL WINDOW  
WHITE COLOR



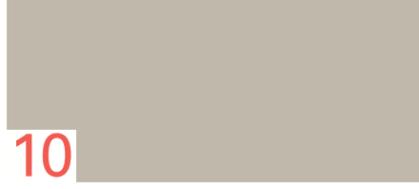
**7**  
FIBER-CEMENT PANEL & METAL CANOPIES  
SHERWIN WILLIAMS SW 6886  
"INVIGORATE"



**8**  
FIBER-CEMENT PANEL & METAL CANOPIES  
SHERWIN WILLIAMS SW 6869  
"STOP"



**9**  
FIBER-CEMENT PANELS & SIDING  
SHERWIN WILLIAMS SW 7566  
"WESTHIGHLAND WHITE"



**10**  
FIBER-CEMENT SIDING  
SHERWIN WILLIAMS SW 7030 "ANEW GRAY"



**11**  
FIBER-CEMENT SIDING  
SHERWIN WILLIAMS SW 7665  
"WALL STREET"



**12**  
FIBER-CEMENT PANEL & METAL CANOPIES  
SHERWIN WILLIAMS SW 6990  
"CAVIAR"



**13**  
METAL CANOPIES  
SHERWIN WILLIAMS SW 6705  
"HIGH STRUNG"



**14**  
BALCONY/JULIET WITH GLASS RAIL  
WHITE COLOR FRAME  
CLEAR GLASS



**15**  
BALCONY/JULIET WITH GLASS RAIL  
BLACK COLOR FRAME  
CLEAR GLASS



EXTERIOR MATERIALS



### SITE LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	MATURE HT.	SHRUBS & GROUND COVER	SHRUBS & GROUND COVER
<b>STREET TREES</b> (SPECIES APPROVED BY SDOT ARBORIST, BILL AMES TELE. COM. 2/18/14)								
EXISTING STREET TREE TO REMAIN AND BE PROTECTED PER CITY STANDARDS								
	<i>ACER PLATANOIDES 'EMERALD QUEEN'</i>	EMERALD QUEED NORWAY MAPLE	2 1/2" CAL.	B&B	PER PLAN	50'		
	<i>AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'</i>	PRINCESS DIANA SERVICEBERRY	2 1/2" CAL.	B&B	PER PLAN	20'		
	<i>GINKGO BILOBA 'AUTUMN GOLD'</i>	AUTUMN GOLD GINKGO	2 1/2" CAL.	B&B	PER PLAN	45'		
	<i>LIRIODENDRON TULIPIFERA</i>	TULIP TREE	2 1/2" CAL.	B&B	PER PLAN	50'		
<b>ON-SITE TREES</b>								
	<i>LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'</i>	WORPLESDON SWEET GUM	2" CAL.	B&B	PER PLAN	20'		
	<i>SEQUOIA SEMPERVIRENS</i>	COAST REDWOOD	10' HT.	B&B	PER PLAN	40'		
	<i>ACER PALMATUM (GREEN)</i>	JAPANESE MAPLE (GREEN)	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	20'		
	<i>AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'</i>	'AUTUMN BRILLIANCE' SERVICEBERRY	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	20'		
	<i>ACER CIRCINATUM</i>	VINE MAPLE	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	25'		
<b>SHRUBS &amp; GROUND COVER</b>								
<b>@ ROW:</b>								
	<i>BERBERIS BUXIFOLIA 'NANA'</i>	DWARF MAGELLAN BARBERRY	1 GAL.	CONT.	24" O.C.	24"		
	<i>CISTUS X HYBRIDUS</i>	WHITE ROCKROSE	1 GAL.	CONT.	36" O.C.	36"		
	<i>CORNUS SERICEA 'KELSEY'</i>	KELSEY REDTWIG DOGWOOD	1 GAL.	CONT.	24" O.C.	30"		
	<i>CORYLOPSIS SPICATA</i>	SPIKE WINTERHAZEL	5 GAL.	CONT.	AS SHOWN	48"		
	<i>DEUTZIA GRACILIS 'NIKKO'</i>	DWARF NIKKO DEUTZIA	1 GAL.	CONT.	24" O.C.	24"		
	<i>KALMIA LATIFOLIA 'ELF'</i>	DWARF MOUNTAIN LAUREL	1 GAL.	CONT.	36" O.C.	36"		
	<i>LIRIOPE SPICATA</i>	CREEPING LILYTURF	1 GAL.	CONT.	18" O.C.	18"		
	<i>LONICERA PILEATA</i>	PRIVET HONEYSUCKLE	1 GAL.	CONT.	36" O.C.	24"		
	<i>MISCANTHUS SINENSIS 'LITTLE KITTEN'</i>	LITTLE KITTEN MAIDEN GRASS	1 GAL.	CONT.	36" O.C.	36"		
	<i>SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET</i>	JAPANESE SPIREA	1 GAL.	CONT.	36" O.C.	24"		
	<i>VIBURNUM DAVIDII</i>	DAVID'S VIBURNUM	1 GAL.	CONT.	36" O.C.	36"		
<b>@ BUILDING EXTERIOR</b>								
	<i>BUXUS MICROPHYLLA 'WINTER GEM'</i>	WINTER GEM JAPANESE BOXWOOD	1 GAL.	CONT.	24" O.C.	48"		
	<i>NANDINA DOMESTICA 'MOON BAY'</i>	COMPACT HEAVENLY BAMBOO	1 GAL.	CONT.	24" O.C.	48"		
	<i>LIRIOPE SPICATA</i>	LILYTURF	1 GAL.	CONT.	24" O.C.	18"		
<b>@ PARKING COURT</b>								
	<i>VIBURNUM DAVIDII</i>	DAVID'S VIBURNUM	1 GAL.	CONT.	36" O.C.	48"		
	<i>SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET</i>	JAPANESE SPIREA	1 GAL.	CONT.	36" O.C.	24"		
<b>BIOFILTRATION PLANTERS</b>								
	<i>CAREX OBNUPTA</i>	SLOUGH SEDGE	1 GAL.	CONT.	24" O.C.	24"		
	<i>CORNUS STOLONIFERA 'FARROW'</i>	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL.	CONT.	36" O.C.	36"		
	<i>JUNCUS PATENS 'ELK BLUE'</i>	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL.	CONT.	24" O.C.	24"		
	<i>IRIS DOUGLASIANA</i>	DOUGLAS IRIS	1 GAL.	CONT.	24" O.C.	24"		

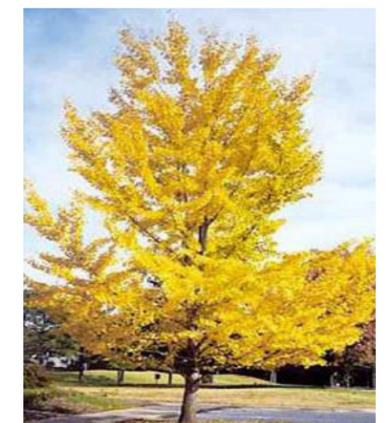
STREETSCAPE



*Acer platanoides 'Emerald Queen'*  
Emerald Queen Norway Maple



*Amel. grandiflora 'Princess Diana'*  
Princess Diana Serviceberry



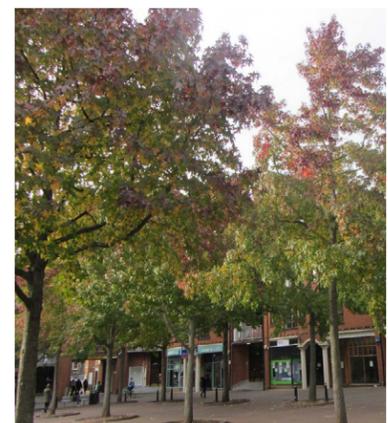
*Autumn Gold Ginkgo*  
*Ginkgo biloba 'Autumn Gold'*



*Liriodendron tulipifera*  
Tulip tree



*Sequoia sempervirens*  
Coast Redwood



*Liquidambar styraciflua 'Worplesdon'*  
Worplesdon Sweet Gum



*Acer circinatum*  
Vine Maple

PARKING COURT



*Nandina domestica 'Moon Bay'*  
Compact Heavenly Bamboo



*Kalmia latifolia 'Elf'*  
Dwarf Mountain Laurel



*Miscanthus sinensis 'Little Kitten'*  
/ Maiden Grass



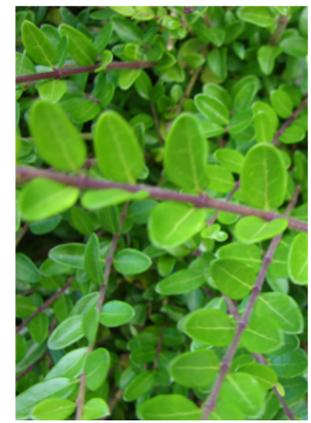
*Spiraea 'Anthony Waterer'*  
'Anthony Waterer' Spiraea



*Cistus x hybridus*  
White Rockrose



*Viburnum davidii*  
David's Viburnum



*Lonicera pileata*  
Boxleaf Honeysuckle



*Pieris 'Cavatine'*  
Cavatine Pieris

**PLANTING SCHEDULE**



FIRE PIT AND VIEWS



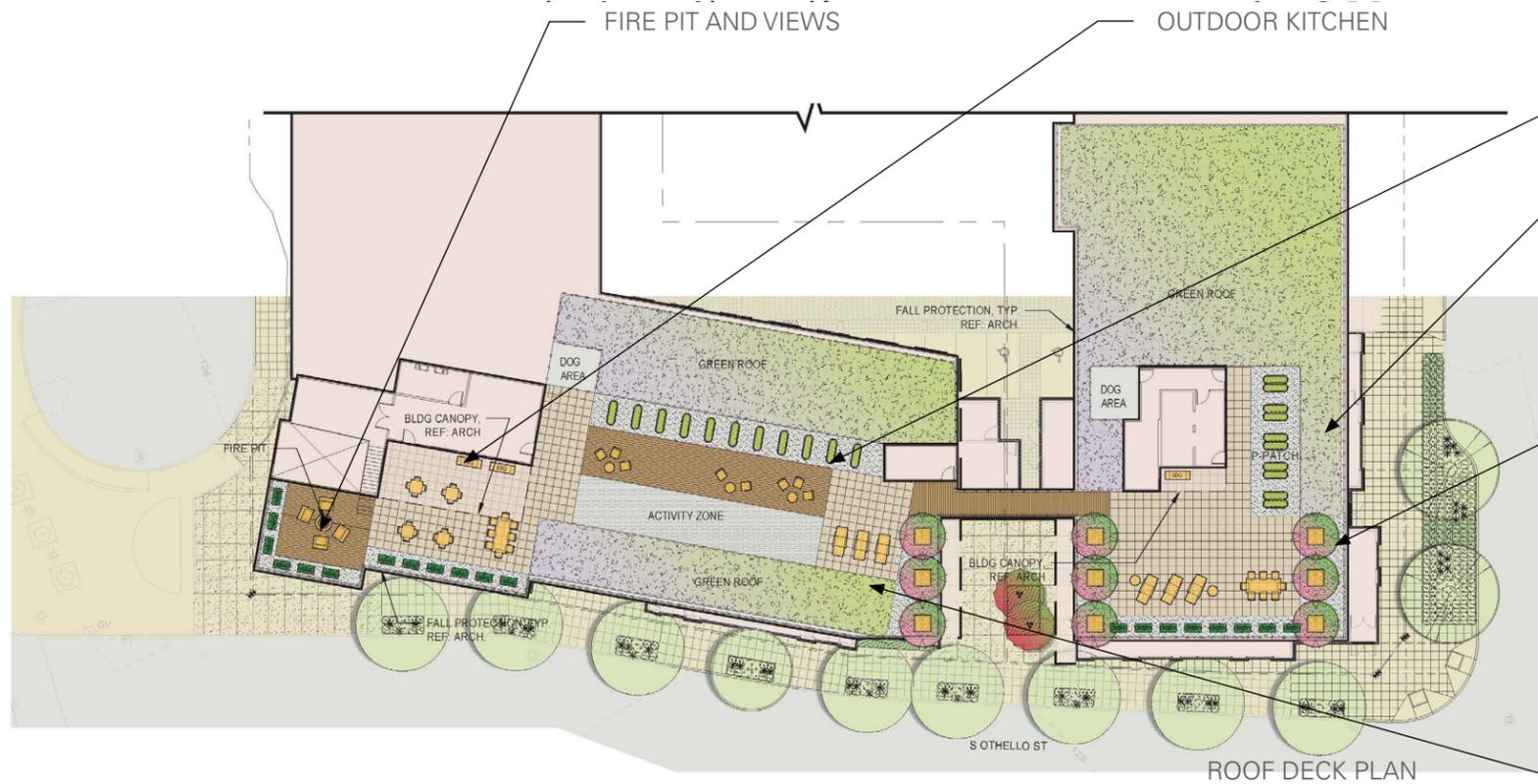
OUTDOOR KITCHEN



"P-PATCH PLANTER"

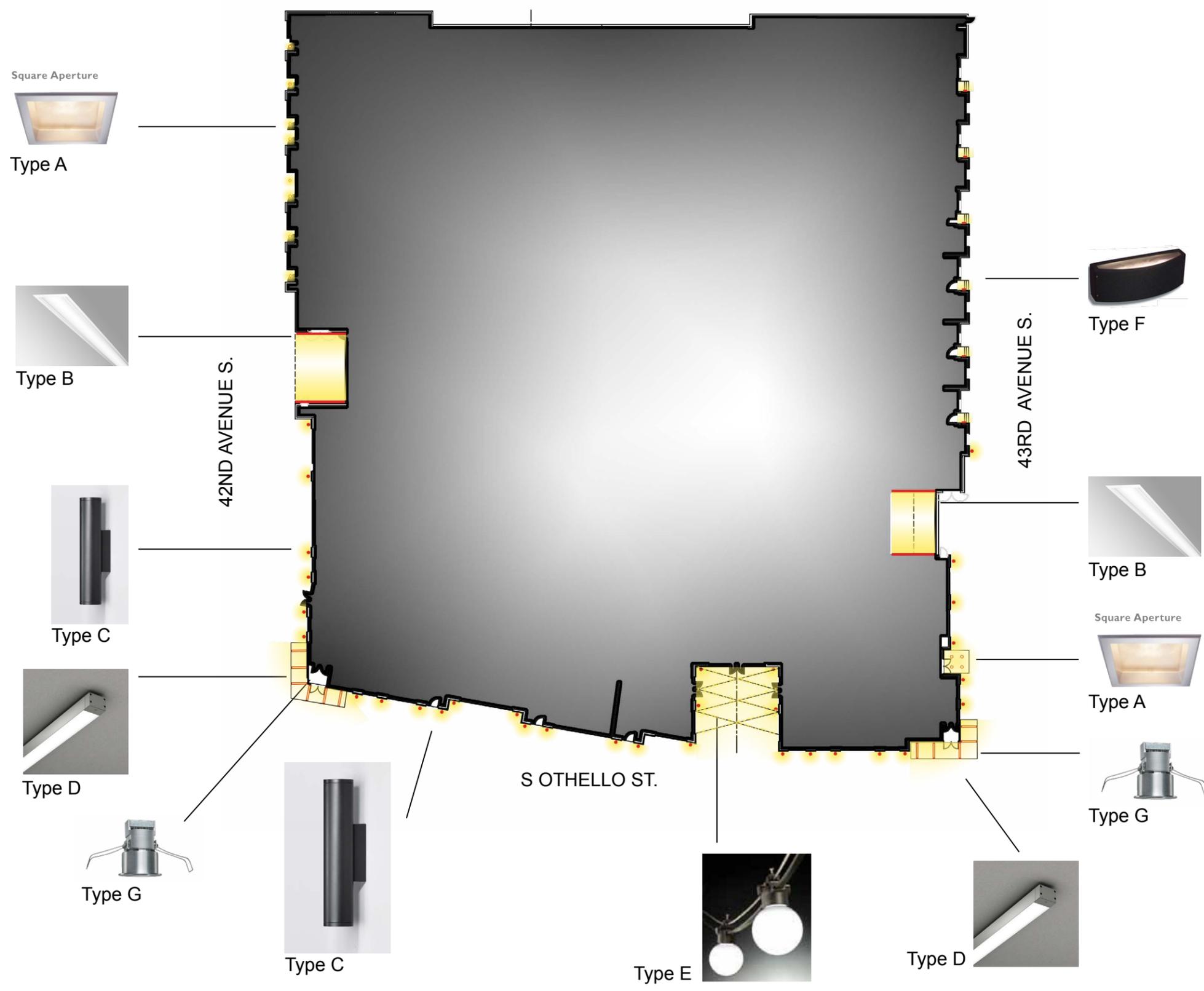


TREES IN POTS



GREEN ROOF

## ROOF DECK



**OTHELLO NORTH FACADE LIGHTING**

The exterior lighting design coordinates with the building facade design. Utilizing up/down sconces, linear sources to enhance canopies, LED downlights, and low profile wall lights. Linear wallwashes highlight the garage entries. Festoons at the main plaza brighten the entry and add a festive quality.

**LUMINAIRE SCHEDULE**

- Type A: Lightolier - 5" square LED down light 
- Type B: Pinnacle Edge - Recessed linear LED 
- Type C: Bega - LED up/down light sconce 
- Type D: Axis Wet Beam - Narrow linear LED 
- Type E: Tokistar Exhibitor - LED festoon lights 
- Type F: Cole Fanny Pack - Compact Fluorescent wall sconce 
- Type G: Juno - 2" Mini LED down light 
- Type H: Hadco Steplyte - LED step light 

Note: Exterior lighting wattage and controls will be provided per 2012 Seattle Energy Code

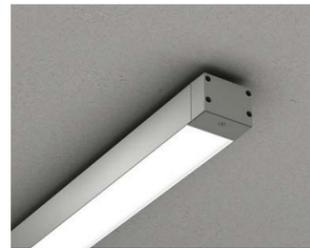
**SITE LIGHTING PLAN**



S OTHELLO STREET FACADE



Type C



Type D



Type G



Type H



Type E

**OTHELLO FACADE**

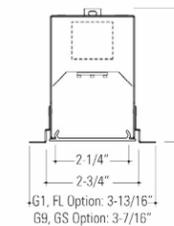
The exterior lighting design coordinates with the building facade design utilizing up / down sconces, linear sources to enhance canopies, LED downlights, and low profile wall lights. Garage entry is illuminated by recessed linear lights that focus light on the side walls to minimize the glare. Festoon lighting at the main entry plaza brighten the entry and add a festive quality.

**42ND GARAGE ENTRY**

The garage entry is illuminated by recessed linear lights that focus light on the side walls to minimize the glare.



42ND AVE GARAGE ENTRY



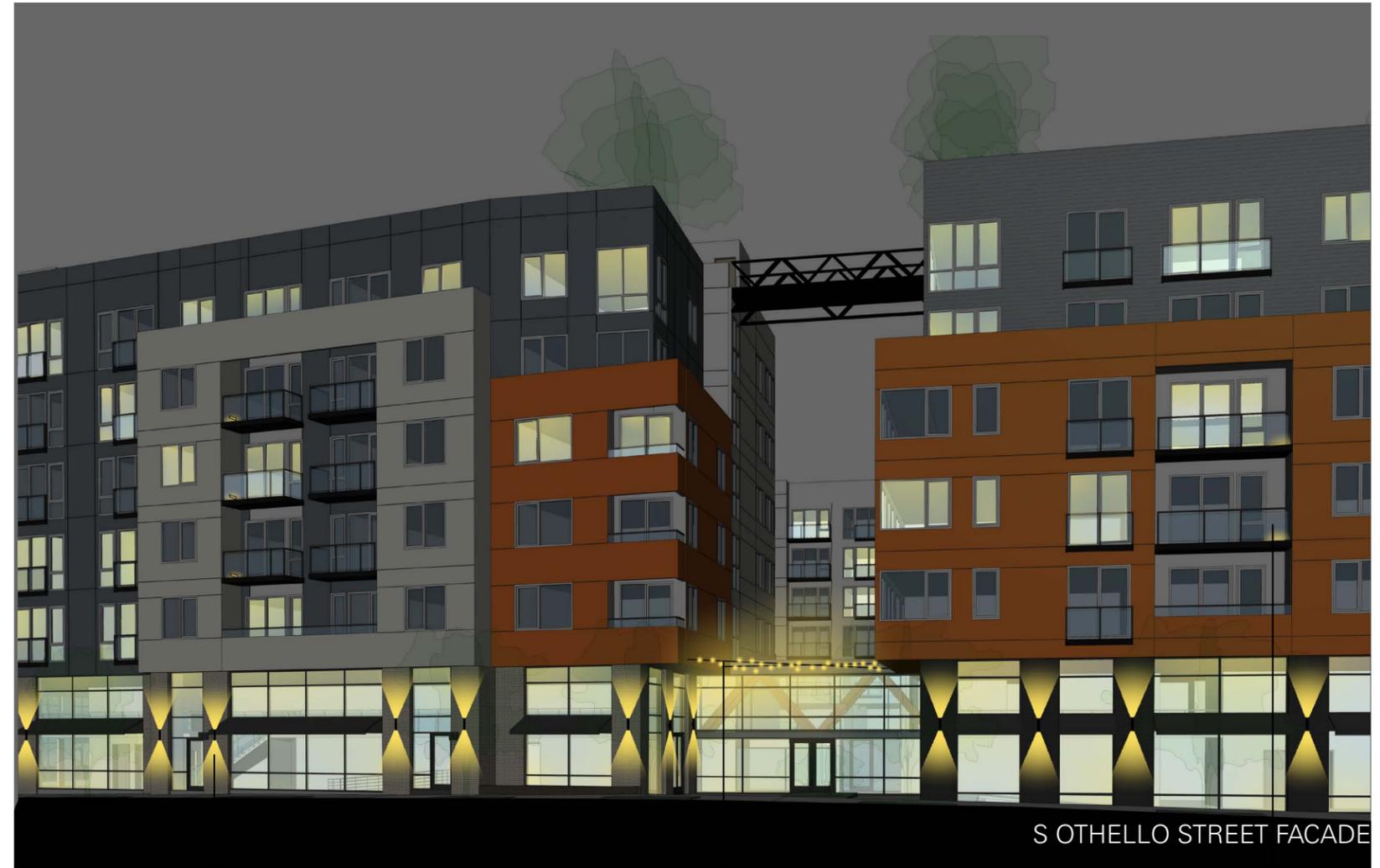
Type B



Type H

**OTHELLO MID-BLOCK COURT**

Up/down LED wall sconces accent columns and festoon lights at the main entry plaza brighten the entry and add a festive quality.



Type E



Type C



Type B



Type G



Type C



Type E



Type H



OTHELLO AND 43RD AVE CORNER

43RD AVE FACADE

The corner canopy is illuminated by downlights recessed into the building overhang to highlight the transparency of the canopy. Linear downlights between canopy support brackets illuminate the pavement at the entry. The garage entry is illuminated by recessed linear lights that focus light on the side walls to minimize glare.



Type H



Type C



Type D



Type G



Type A



Type C



Type B



Type H



Type G



Type C



Type H



Type F



Type G



Type B



Type C

Square Aperture



Type A



**43RD AVE LOOKING SOUTH**

Live work entries are illuminated by downlights recessed in canopies. Garage entry is illuminated by recessed linear lights that focus light on the side walls to minimize the glare.





## PHASING CONCEPT

The original MUP 3007649 project incorporated a phased method of delivery split into to 4 phases for the 2 buildings. It contemplated retaining the existing apartment in the southeast corner of the site through the majority of the phases.

Although the design team feels the project should be constructed holistically to fully realize the potential of the site and maintain concept of design, the MUP revision also maintains flexibility in order to adjust to economic conditions and market absorption. While reviewing the project with the construction team, it was decided that the original phasing plan was impractical and too complicated to be implemented. The phasing was reduced to two phases in the event market conditions do not permit full construction of the project.

### Phase I:

The existing industrial building and apartment will be demolished in order for the Phase 1 building, along 42nd Avenue S and S Othello street to be constructed. The remainder of the site will improve the existing parking with enhanced landscaping and trees.

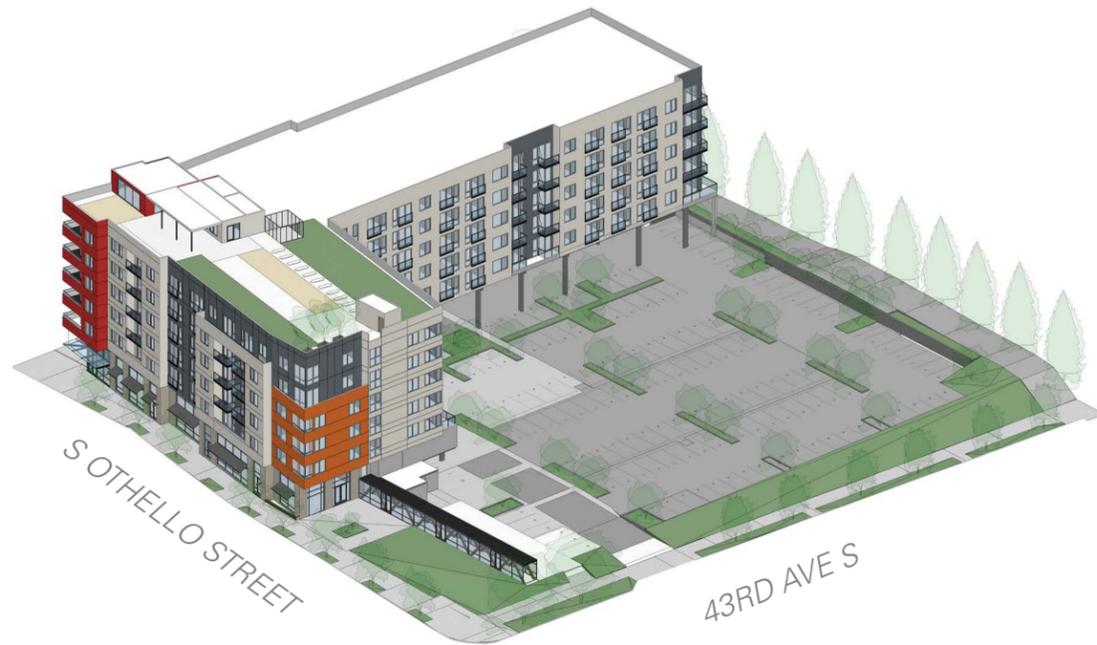
The southeast corner of the site will provide a residential and public bike shelter accessible from the S Othello Street. This public amenity will help further screen the parking from S Othello Street. Vehicle parking access will be provided both from 42nd Avenue S in its proposed future location in addition to a new and improved access point on 42nd Avenue S. The existing landscaped berm along 43rd Avenue S will remain.

### Phase II:

Phase II will construct the eastern building and create an internal parking ramp which will access one level of structured parking within the interior of the site. The 43rd Avenue S vehicular entry will remain in its proposed location. The two structures will be connected with a bridge at the roof and second floor in addition to a ground level vestibule.

## 4ND AVE S / S OTHELLO ST CORNER AERIAL PERSPECTIVE

PHASE I



PHASE I PERSPECTIVE



PHASE I FROM S OTHELLO STREET AND MLK JR WAY



PHASE I FROM OTHELLO PARK



PHASE I LOOKING SOUTHWEST FROM 43RD AVE S

PHASE II



PHASE II PERSPECTIVE (FULLY COMPLETE)



PHASE II FROM S OTHELLO STREET AND MLK JR WAY



PHASE II FROM OTHELLO PLAYGROUND



PHASE II LOOKING SOUTHWEST FROM 43RD AVE S

PHASING ANALYSIS



PHASE 1 LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	MATURE HT.	SHRUBS & GROUNDCOVER
STREET TREES (SPECIES APPROVED BY SDOT ARBORIST, BILL AMES TELE. COM. 2/18/14)							SHRUBS & GROUNDCOVER
EXISTING STREET TREE TO REMAIN AND BE PROTECTED PER CITY STANDARDS							@ ROW:
	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2 1/2" CAL.	B&B	PER PLAN	50'	BERBERIS BUXIFOLIA 'NANA' 1 GAL. CONT. 24" O.C. 24" CISTUS X HYBRIDUS 1 GAL. CONT. 36" O.C. 36" CORNUS SERICEA 'KELSEY' 1 GAL. CONT. 24" O.C. 30" CORYLOPSIS SPICATA 5 GAL. CONT. AS SHOWN 48" DEUTZIA GRACILIS 'NIKKO' 1 GAL. CONT. 24" O.C. 24" DWARF NIKKO DEUTZIA 1 GAL. CONT. 24" O.C. 24" DWARF MOUNTAIN LAUREL 1 GAL. CONT. 36" O.C. 36" LIRIOPE SPICATA 1 GAL. CONT. 18" O.C. 18" LONICERA PILEATA 1 GAL. CONT. 36" O.C. 24" MISCANTHUS SINENSIS 'LITTLE KITTEN' 1 GAL. CONT. 36" O.C. 36" JAPANESE SPIREA 1 GAL. CONT. 36" O.C. 24" VIBURNUM DAVIDII 1 GAL. CONT. 36" O.C. 36"
	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	2 1/2" CAL.	B&B	PER PLAN	20'	DWARF MAGELLAN BARBERRY 1 GAL. CONT. 24" O.C. 24" WHITE ROCKROSE 1 GAL. CONT. 36" O.C. 36" KELSEY REDTWIG DOGWOOD 1 GAL. CONT. 24" O.C. 30" SPIKE WINTERHAZEL 5 GAL. CONT. AS SHOWN 48" DWARF NIKKO DEUTZIA 1 GAL. CONT. 24" O.C. 24" DWARF MOUNTAIN LAUREL 1 GAL. CONT. 36" O.C. 36" CREEPING LILYTURF 1 GAL. CONT. 18" O.C. 18" PRIVET HONEYSUCKLE 1 GAL. CONT. 36" O.C. 24" LITTLE KITTEN MAIDEN GRASS 1 GAL. CONT. 36" O.C. 36" JAPANESE SPIREA 1 GAL. CONT. 36" O.C. 24" DAVID'S VIBURNUM 1 GAL. CONT. 36" O.C. 36"
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2" CAL.	B&B	PER PLAN	45'	@ BUILDING EXTERIOR: BUXUS MICROPHYLLA 'WINTER GEM' 1 GAL. CONT. 24" O.C. 48" NANDINA DOMESTICA 'MOON BAY' 1 GAL. CONT. 24" O.C. 48" LIRIOPE SPICATA 1 GAL. CONT. 24" O.C. 18"
	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	B&B	PER PLAN	50'	@ PARKING COURT: VIBURNUM DAVIDII 1 GAL. CONT. 36" O.C. 48" SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET 1 GAL. CONT. 36" O.C. 24"
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	2" CAL.	B&B	PER PLAN	20'	BIOFILTRATION PLANTERS: CAREX OBNUPA 1 GAL. CONT. 24" O.C. 24" ARCTIC FIRE RED TWIG DOGWOOD 5 GAL. CONT. 36" O.C. 36" ELK BLUE CALIFORNIA GRAY RUSH 1 GAL. CONT. 24" O.C. 24" DOUGLAS IRIS 1 GAL. CONT. 24" O.C. 24"
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	10' HT.	B&B	PER PLAN	40'	
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	20'	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	20'	
	ACER CIRCINATUM	VINE MAPLE	6'-8" HT. MULTI, MIN. 3 STEMS	B&B	PER PLAN	25'	

STREETSCAPE



*Acer platanoides* 'Emerald Queen'  
Emerald Queen Norway Maple



*Amel. grandiflora* 'Princess Diana'  
Princess Diana Serviceberry



*Autumn Gold Ginkgo*  
Ginkgo biloba 'Autumn Gold'

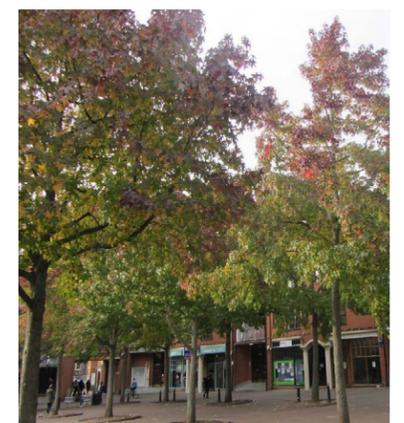


*Liriodendron tulipifera*  
Tulip tree

PARKING COURT



*Sequoia sempervirens*  
Coast Redwood



*Liquidambar styraciflua* 'Worpleston'  
Worpleston Sweet Gum



*Acer circinatum*  
Vine Maple



*Nandina domestica* 'Moon Bay'  
Compact Heavenly Bamboo



*Kalmia latifolia* 'Elf'  
Dwarf Mountain Laurel



*Miscanthus sinensis* 'Little Kitten'  
/ Maiden Grass



*Spiraea* 'Anthony Waterer'  
'Anthony Waterer' Spiraea



*Cistus x hybridus*  
White Rockrose



*Viburnum davidii*  
David's Viburnum



*Lonicera pileata*  
Boxleaf Honeysuckle

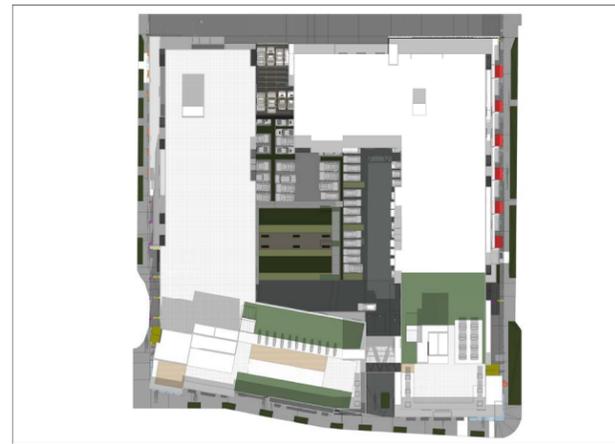


*Pieris* 'Cavatine'  
Cavatine Pieris

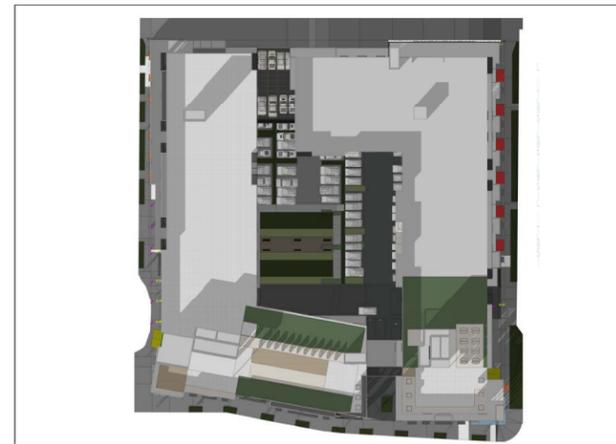
PLANTING SCHEDULE



DEC 9AM



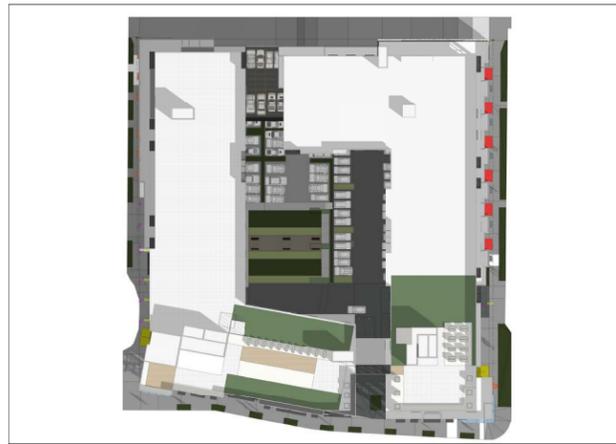
DEC NOON



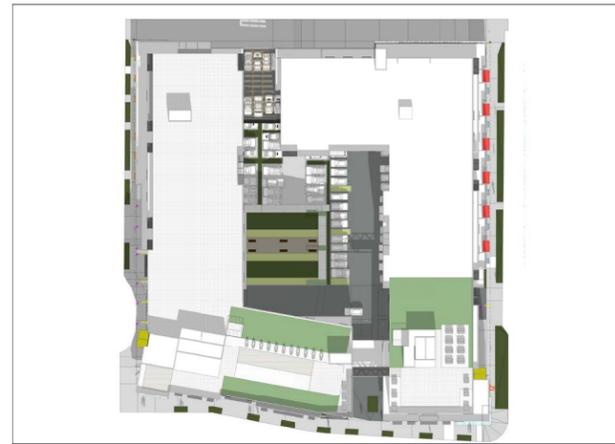
DEC 3 PM



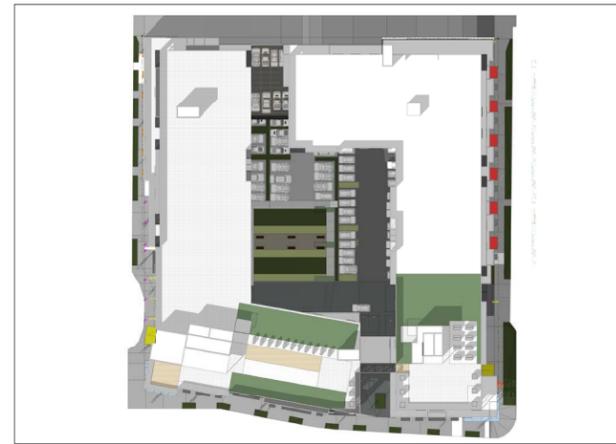
DEC 6 PM



MARCH 9AM



MARCH NOON



MARCH 3PM



MARCH 6PM



JUNE 9AM



JUNE NOON



JUNE 3PM



JUNE 6PM

SHADOW STUDIES

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Context &amp; Site (CS2) Urban Pattern and Form</b>			
Othello Supplemental Guidance / Site Specific Design Guidance	The Board did not specifically address the Guideline.	the Board indicated the project should be designed to respect the subtle characteristics of each street frontage. The Board also noted that the intersection at 43rd and South Othello needed additional refinement at street level to be responsive of the adjacent residential zone and public park. (See Guideline A-5, B-1, E-1)	<p>Our analysis of the subject site offered 5 unique conditions as listed below. A brief commentary is associated with each design response:</p> <ol style="list-style-type: none"> <li>1. South East Corner (S Othello &amp; 43rd) – Secondary corner transitioning to lower density development and park space to the east and south east. Proposed massing has been altered, in response to Board direction, with a “3-over-2” figure marking quieter corner. Large upper-level setbacks are also accommodated in new massing scheme to facilitate transition to low-rise zoning across 43rd. Curb bulb previously proposed is retained along with program of special paving and street furniture offering repose for the pedestrian and a connection to Othello Playground.</li> <li>2. South Frontage (S Othello Street) – Prime retail frontage along designated Pedestrian Street. 2-story transparent glazing along full length of this street accommodates an open retail market concept better suited to small retail operators. Retail concept is double-sided, with traditional back-of-house functions exposed or eliminated. Accordingly, the retail frontage shall be permeable to pedestrians at multiple points. Gap between the 2 building blocks is proposed as a retail court.</li> <li>3. West Frontage (42nd Avenue S) – Secondary Retail Street proximate to Othello Light Rail Station and existing commercial precinct. Frontage is dominated by live-work units described by a 2-story exposed concrete frame whose proportions are reminiscent of the area’s light industrial heritage. Live-works accommodate neighborhood-oriented service businesses.</li> <li>4. East Frontage (43rd Avenue S) – Evolving Residential Street. At grade residential use anticipates future low-rise residential development across 43rd. Residential units have been subdivided into smaller units. Each dwelling is described by an individual bay, stoop and entry canopy with appropriate residential scale.</li> </ol>
<b>Context &amp; Site (CS2) Urban pattern and Form (Former A-2)</b>			
B2. Connection to the Street:	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.		Please see above
Othello-specific supplemental guidance:	The shallow setbacks and a minor grade separation were 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.	the Board was concerned with the missed opportunity to establish a stronger nonresidential presence at the prominent corner of 42nd & South Othello. The proximity to the light rail station affords advantages to activate the corner with heavy pedestrian traffic. The Board indicated they would not support location of the residential lobbies at prominent corners.	<p>Dedicated nonresidential entry provided at SW corner per Board direction. As described above, this is west terminus of continuous bar of retail use along S Othello Street. Separate residential entry now provided, off corner, to north of prime commercial entry. Residential entry is recessed and corresponds with a “seam” between building blocks, marked by a strip of vertical glazing lighting corridor / elevator lobby at residential floors.</p> <p>Please see general response to each streetscape condition described in “A-1”, above.</p>
<b>Public Life (PL3) Street-Level Interaction (Former A-3)</b>			
A1. ENTRIES:	the Board did not specifically address the Guideline.	the Board encouraged further study of the deployment and visibility of nonresidential entries at corners and common access points at the development site. The readability of the commercial and residential entries around the three street frontages needs further refinement.	<p>Per Board direction, individual residential and non-residential entries on all street frontages have been revised to emphasize legibility:</p> <ol style="list-style-type: none"> <li>1. Each of 2 Corner entries to be dedicated non-residential entries. In each case, separate residential entries are provided off corner. Commercial entries are marked by wrap-around canopies while main residential entries are recessed, corresponding to “seams” in the building composition.</li> <li>2. Street-level nonresidential entries are provided for retail and live-work use along S Othello Street and 42nd Avenue S. Each of these are integral to a 2-story storefront system (which maximizing transparency) but slightly recessed to provide definition to each entry.</li> <li>3. Residential entries on 43rd Avenue S are each described by raised stoops and framed by protruding bays and individual entry canopies providing a rhythm on this street that differentiates it from the other street-level facades of the proposed development.</li> </ol>
<b>Public Life (PL1) Connectivity (Former A-4)</b>			

## REC #2 DIRECTION AND ITEMIZED RESPONSE

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Public Life (PL3) Street-Level Interaction (Former A-3) Continued</b>			
Othello-specific supplemental guidance:	The shallow setbacks and a minor grade separation were 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.	The Board was concerned with the missed opportunity to establish a stronger nonresidential presence at the prominent corner of 42nd & South Othello. The proximity to the light rail station affords advantages to activate the corner with heavy pedestrian traffic. The Board indicated they would not support location of the residential lobbies at prominent corners.	Dedicated nonresidential entry provided at SW corner per Board direction. As described above, this is west terminus of continuous bar of retail use along S Othello Street. Separate residential entry now provided, off corner, to north of prime commercial entry. Residential entry is recessed and corresponds with a “seam” between building blocks, marked by a strip of vertical glazing lighting corridor / elevator lobby at residential floors. Please see general response to each streetscape condition described in “A-1”, above.
<b>Public Life (PL3) Street-Level Interaction (Former A-4)</b>			
C. RETAIL EDGES			
1. Porous Edge:			
2. Visibility:			
3. Ancillary Activities:			
Othello-specific supplemental guidance:	The Board discussed how recessed building or individual shop entrances to help create a traditional “main street” feel. Additionally, stoops and landscaping between the street facing façade and street property line help provide privacy for residential use at street level. The Board encouraged 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. (This guidance addresses a potential unintended consequence of NC zoning and the P1 designation that when applied to a very large, full-block development could create a long, uninterrupted street wall not conducive to pedestrian comfort. The Board discussed overhead weather protection along the sidewalk for pedestrian comfort; in the form of canopies and awnings are encouraged.	The Board questioned how the views into the parking courtyard would be a positive element as viewed from the sidewalk. There was not full support of the opening into the parking courtyard that was being presented as woonerf. The applicant was directed to provide a full detailed perspective of the parking courtyard as viewed from the exterior (sidewalk) and from its interior (residential units with views into the central courtyard) at the next meeting. (See Guidelines A-7 and E-2) The Board indicated the project should be designed to respect the adjacent residential zone to the north. The Board also noted that the project’s street-level east elevation was not scaled within a residential context. The volume of blank walls, location and size of windows, and depth of landscaping buffer appeared underwhelming. (See Guideline A-2, A-3, C-1, C-4, D-2, D-12, & E-1)	The former opening into parking court at S Othello Street is revised per Board direction. An intervening use, Bike Parking, is proposed to screen interior parking from the Public Realm. This allows the court to be widened and programmed as public outdoor space supporting the flanking retail uses with outdoor seating. Bicyclist and dog-walkers will add additional human activity to the street.  Please see A-1 and A-3, above, describing the elements encouraging human activity along each street-level facade.
<b>Context &amp; Site (CS2) Urban Pattern and Form (Former A-5)</b>			
D. HEIGHT, BULK, AND SCALE			
D1. Existing Development and Zoning:			
D3. Zone Transitions:			
Othello-specific supplemental guidance:	The Board discussed preventing service, loading and storage areas from directly facing single family residential areas is a high value element; buffering single family areas from the undesirable impacts of commercial-related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.	The Board spent discussed their concern with the proposed building mass relationship to its surroundings. A simplified approach is required to render the project more readable to fit within the existing context. To the east, the design lacked a human scale reflective of the residential character of the streetscape. The west façade with proximity to commercial uses and the light rail station should better respect the visual interplay of buildings and openness to the west. The Board also discussed the relationship to the structure to the south, indicating that the proposed design seemed to show more respect for this property than its residential orientation to the east.	Per Board direction, overall building massing responds to adjacent context as follows: <ol style="list-style-type: none"> <li>S Othello Street – Most urban form with residential superstructure cantilevered over continuous, transparent 2-story base. From west to east, projecting bays indicate transition from area of maximum activity at Light Rail Station to low-rise zones at the east. This presents a “5-over-2” tower figure at the western corner with a lower “3-over-2” mass at the eastern corner.</li> <li>42nd Ave S – Low-Intensity Commercial Street. Full height of the Othello block wraps the corner to occupy first third of west-facing façade. Balance of facade has residential superstructure stepped back from the street-level podium. Additional upper-level setback proposed at top of residential block. Residential podium in exposed concrete frames double-height live-work units at street level. Podium is intended to be reminiscent of the “tough” and functional light industrial structures characteristic of the area.</li> <li>43rd Ave S – Evolving Residential Street. Upper level setbacks begin at the corner and continue to north property boundary. Residential superstructure is also set back from ground level podium. Podium accommodates residences at street level offering front doors facing the street for each individual unit. Raised stoops framed by bays and entry canopies mediate the transition from private space to the public realm and small front yards further reinforce the rhythm of a “Townhouse” streetscape that anticipates the pattern of future development on 43rd Ave S.</li> </ol>

## REC #2 DIRECTION AND ITEMIZED RESPONSE

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Public Life (PL3) Street-Level Interaction (Former A-6)</b>			
B. Residential Edges B1. Security and Privacy B2. Ground-level Residential	the Board did not specifically address the Guideline.	the Board indicated the project should be designed to respect the residential neighborhood to the east. The Board also noted that the protecting privacy and establishing defensible space for the street-level residential units should be provided. (See Guideline A-1, E-1)	Please see description of Transition Between Residence and Street described in A-5, above.
Othello-specific supplemental guidance			
<b>Design Concept (DC3) Open Space Concept (Former A-7)</b>			
B. Open Space Uses and Activities B3. Connections to Other Open Space B4. Multifamily Open Space	the Board did not specifically address the Guideline.	the Board did not specifically address the Guideline.	<ol style="list-style-type: none"> <li>1. Roof top decks are integrated with a residential amenity space at the top story. East and west roof decks are linked by a bridge spanning both phases of the proposed development. Roof decks are oriented to best available views toward Mount Rainier. This is also the direction of optimum solar exposure.</li> <li>2. A large proportion of units deploy balconies, while building setbacks offer additional usable outdoor surfaces.</li> <li>3. Also please see description of Retail Court at street level in A-4, above.</li> </ol>
<b>Context &amp; Site (CS2) Urban Pattern and Form (Former A-10)</b>			
"C. RELATIONSHIP TO THE BLOCK C1. Corner Sites:			
Othello-specific supplemental guidance:	The Board directed the applicant to consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community. The Board directed the applicant to employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block. The Board directed resolution of the solid wall elements along the curve portion of the lot; there appear to be competing elements, curves vs. straight edges. Explore incorporating more residential open space at street level with elements to encourage use and open up accessibility to the outside, if feasible. The design should optimize activating street level with storefront glazing, street furniture, landscaping, etc. - and should provide quality elements to encourage use. Avoid creating deep recesses along the façades at street level. Seek to create an engaging sidewalk experience, increasing sidewalk width and establishing a woonerf at the terminus of 42nd are good ideas that should be carried forward.	the Board indicated that the Southwest corner should be activated, and encouraged nonresidential entries to be located at this location. The southeast corner needs further refinement in establishing a street level presence with design flourishes activate corner. (See Guidelines A-2, A-3 and A-5)	Please see A-1, A-2, A-3 and A-5 above describing efforts to activate the Southwest corner and refine the Southeast corner.
<b>Context and Site (CS2) Urban Pattern (Former B-1)</b>			
D. HEIGHT, BULK, AND SCALE D1. Existing Development and Zoning D3. Zone Transitions D.4 Massing Choices	the Board encouraged designing building volumes to maintain a compatible scale with smaller buildings nearby. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale. The design should be sensitive to the adjacent zones with facades designed to minimize bulk.	the Board did not specifically address the Guideline. (See Guidelines A-1 and A-5)	

**REC #2 DIRECTION AND ITEMIZED RESPONSE**

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Context and Site (CS2) Urban Pattern (Former B-1) Continued</b>			
Othello-specific supplemental guidance:			<p>(Consolidated Response to Items B-1, C-1 and C-2): The massing of the proposed development has been greatly simplified, following direction from the Board.</p> <p>Generally, we feel that the previous design was overly complex with too many insubstantial gestures that were ultimately perceived as a single massive field, defeating the original intent to mitigate the visual mass of the proposed structure.</p> <p>Accordingly, emphasis is placed on simplicity and legible form in the revised design. A common “kit-of-parts”, consistent shifts in plane and a limited number of “big moves” are used to “tune” each part of the proposed structure to the relevant context. For instance:</p> <ol style="list-style-type: none"> <li>1. A “5-over-2” tower, nearest the Light Rail station, marks the prime commercial entry.</li> <li>2. In contrast, a lower “3-over-2” configuration marks the secondary commercial entry oriented to the residential neighborhood beyond.</li> <li>3. The cantilevered bay that forms the figure above at the Southeast corner also bridges the gap between the 2 phases of the proposed development, unifying the 2 parts.</li> <li>4. The main residential entries are consistently associated with “seams” in the building mass and, at the same time, express interior circulation at the skin of the building.</li> <li>5. 42nd Avenue S and 43rd Avenue S are differentiated from S Othello Street with the residential block set back from the street level podium for the first part. Each podium is then developed with a different character.</li> </ol> <p>Colors and materials further enhance the “read” of the overall building composition.</p>
<b>Design Concept (DC2) Architectural Concept (Former C-1)</b>			
<p>“A. MASSING A1. Site Characteristics and Uses A2. Reducing Perceived Mass</p>	<p>The Board did not specifically address the Guideline.</p>	<p>The Board expressed concern that the proposed development did not appropriately respond to the residential zone to the east, and would like to see a simplified design approach to the application of modulation and color. They stressed the need to provide high quality materials on the elevations that face the adjacent developments. (See Guideline A-5)</p>	<p>Please see the consolidated response to items B-1, C-1, and C-2 above</p>
<b>Design Concept (DC2) Architectural Concept (Former C-2)</b>			
<p>“B. Architectural And Façade Composition B1. Façade Composition E. Form And Function E1. Legibility and Flexibility</p>	<p>The Board did not specifically address the Guideline.</p>	<p>The Board was not totally satisfied with the character and design of the structure. The massing of the structure along the east and west property lines needs to be reworked. (See Guideline A-5)</p>	<p>Please see the consolidated response to items B-1, C-1, and C-2 above</p>
<b>Design Concept (DC2) Architectural Concept (Former C-3)</b>			
<p>“C. Secondary Architectural Features C1. Visual Depth and Interest:  D. Scale And Texture D1. Human Scale</p>	<p>The Board did not specifically address the Guideline.</p>	<p>The Board did not specifically address the Guideline.</p>	<p>Numerous projecting balconies and Juliette balconies are proposed at upper residential levels, along with significant setbacks at Levels L3 and L7, which provide further private deck space and human scale at the building façade. 2 story commercial glazing along S Othello Street and 42nd Avenue S shall be subdivided into human scaled segments. The glazing system will also provide integral support for awnings and signage systems. Stoops at the “Townhouse” frontage along 43rd Avenue S are exactly intended to provide human scale at the street.</p>
<b>Exterior Elements and Finishes (DC4) (Former C-4)</b>			
			<p>All exterior finishes within casual reach of the public shall be of high quality, durable materials: Exposed concrete at live-work units on 42nd Avenue S; masonry to 20 foot height at S Othello retail frontage. Bays out at street-level residential units on 43rd Avenue S shall also be masonry with cement board applied only to surfaces interior of each entry stoop.</p>

## REC #2 DIRECTION AND ITEMIZED RESPONSE

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Exterior Elements and Finishes (DC4) (Former C-4) Continued</b>			
Othello-specific supplemental guidance:	The Board encouraged the cladding of 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 overall building design.	The Board expressed their concern of building program at street level and advised that all facades be well detailed and use higher quality materials that will age well. Hardi-panel is problematic, especially at street level, and should be avoided at this location. The project should consider installing the previously approved masonry materials at street level of a fine grain reflective of adjacent uses. The north façade should use materials that are informed by and respectful of the institutional structure to the north. The Board also noted that the window design should be an opportunity to provide variation and definition upon building's facades. Avoid monotonous repetition of window types.	Upper level finishes respond to the priority of simplicity. Texture and color are the main variants. For example: Bevel siding contrasts with smooth panels and integral reveals. Contrasting paint colors add emphasis.  The north façade shall employ a restrained palette with recessive colors. These finishes relate to the interior of the development rather than the more "public" facades to the south, east and west.  The composition of the building façade was revised at the direction of the Board with emphasis on "readability" of the proposed design (Please see B-1, C-1 and C-2, above). Accordingly, window patterns are ordered into deliberate patterns that provide good scale and proportion.
<b>Public Life (PL1) Connectivity (Former D-1)</b>			
B. Walkways and Connections B1. Pedestrian Infrastructure B2. Pedestrian Volumes B3. Pedestrian Amenities			
Othello-specific supplemental guidance:	The Board encouraged a designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level would be beneficial to the neighborhood.	The Board noted that the locations of residential and commercial entries need further refinement to address specific conditions for what is occurring in the streetscape. Understanding activities and pedestrian traffic flow associate with pedestrian designated zones and residential oriented streets is imperative to successfully engaging the public domain.	"We are proposing an Open Retail Market concept occupying the length of the S Othello Street façade. This terminates in prominent non-residential entries at the west and east along with multiple penetrations along the south street-level frontage that attract walk-in traffic. This is only interrupted by a retail court that allows commercial activity to spill out of doors to activate the street edge. Please see additional description of pedestrian entrances in items A-3 and A-4, above.
<b>Public Life (PL2) Walkability (Former D-7)</b>			
B. Safety and Security B1. Eyes on the Street B2. Lighting for Safety B3. Street-Level Transparency			
Othello-specific supplemental guidance:	The encouraged the consideration of 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, and require only a visual perception that a transition has occurred. Nearly anything could serve as a symbolic barrier, and examples include: bollards, flower beds, changes in sidewalk patterns or materials, and signs.	The Board requested resolution for how pedestrian safety would be secured at recessed entries. They stated their concerns for protected havens should occupants and visitors find themselves waylaid at entries near sidewalks. A detailed study illustrating measures documenting defensible spaces for recessed entries will be demonstrated at the next meeting.	Additional documentation of defensible space at recessed entries shall be made available at the next Design Review Recommendation Meeting.  Generally, a high degree of transparency is maintained at street level providing "eyes on the street" that discourage criminal activity. As the proposed street-level glazing is often double-height, an overlook condition is created, to the advantage of good citizens.
Othello-specific supplemental guidance:	The Board noted that 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. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity. The Board also stressed that 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. If more substantial barriers are needed, shrubbery such as evergreen hedges can be used to create more formidable edge.		

**REC #2 DIRECTION AND ITEMIZED RESPONSE**

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE	RESPONSE
<b>Design Concept (DC4) Exterior Elements and Finishes (Formerly D-9)</b>			
B.1 Signage	the Board did not specifically address the Guideline.	the Board did not specifically address the Guideline.	Signage details shall be provided at the next Design Review Recommendation Meeting for consideration by the Board.
<b>Design Concept (DC4) Exterior Elements (Former D-10)</b>			
C.1 Lighting Functions	The Board did not specifically address the Guideline.	the Board noted a lighting plan was not presented and requested a detailed lighting plan to include views into the interior courtyard as well as around the perimeter.	A site lighting plan has been included in this packet.
<b>Public Life (PL2) Walkability (Former D-11)</b>			
B.3 Street-Level Transparency	The Board did not specifically address the Guideline.	The Board did not specifically address the Guideline.	Blank walls are kept to an absolute minimum on the commercial frontages, S Othello and 42nd Avenue S. Please see descriptions of commercial transparency provided in A-1, A-3, A-5 and D7, above.
<b>Public Life (PL3) Street Level Interaction (Former D-12)</b>			
A.1.d Individual entries to ground-related housing	There is no room for blank walls adjacent to residential uses. Pedestrian open space is a high valued element to soften the edges. Street level residential uses should take on the appearance of townhouse units – stoops are encouraged.	the Board reiterated this guidance saying the east elevation needs further refinement to establish a stronger connection to the adjacent residential zone. The east elevation should use materials that are informed by and respectful to the previously approved MUP. The level of detailing along the 43rd Avenue frontage needs attention.	Small gardens and stoops are provided for the street-level residences on 43rd Avenue S. These are double-height units and the structure above is setback, affording these spaces a clearly defined parapet at a scale familiar to traditional townhouses. Expressed bays and recessed entries add additional interest to the streetscape.
<b>Design Concept (DC4) Exterior Elements and Finishes (Former E-2)</b>			
B.3 Character of Open Space	The Board did not specifically address the Guideline.	the Board noted the phased project could adversely impact the residential zone to the east with a surface parking lot. A detailed landscape plan is required demonstration visual mitigation of surface parking lot upon adjacent properties along 43rd Avenue South.	A contingency plan, illustrating a Phase 1 only build-out is attached. Temporary surface parking is shielded, to the east, by fencing and landscape buffers. An intermediate use (Bicycle Parking Kiosk) shall separate parking from S Othello Street.
<b>Design Concept (DC4) Exterior Elements and Finishes (Former E-2)</b>			
D.1 Choice of Plant Materials D.2 Hardscape Materials D.3 Long Range Planting D.4 Place Making	the design should optimize protecting the pedestrian experience within the right-of-way, and attention should be directed towards developing a highly evolved landscape site plan in and around the perimeter with attractive landscaping flourishes	the Board was concerned of the visual impact of the north façade upon the adjacent structure to the north and would like to see design mitigation to reducing the appearance of bulk. At the next meeting, the design needs to show how the solid wall is being screened.	Screening and mitigation strategies (for two-story blank wall) shall be provided for Board review at the next Design Review Recommendation Meeting.

DESIGN GUIDANCE	EDG GUIDANCE	DRB #1 GUIDANCE
<b>Site-Specific Design Guidance:</b>		
Northwest Corner of Martin Luther King Way Jr. South and South Othello Street Consideration of the following neighborhood recommendations is encouraged: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including the community kiosk. Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block. Create a mid-block pedestrian plaza adjacent to the sidewalk and enclose the plaza with active retail uses. This could also aid in reducing the bulk of a large development on Martin Luther King Jr. Way South. Modulate the facade into “human scale” sub volumes on both street frontages. Locate small storefronts along Martin Luther King Jr. Way South, possibly with roll-up windows to provide “open-air” retail spaces. Provide overhead weather protection along Martin Luther King Jr. Way South and retail portions of South Othello Street. Preserve the privacy of residential neighbors to the west with an appropriate transition in height, bulk and scale. Northeast and Southeast Corners of Martin Luther King Jr. Way South and South Othello Street Consideration of the following neighborhood recommendations is encouraged: Consider orienting buildings around a community kiosk, and create a public open area using the kiosk as a focal point. Employ a highly visible and accessible entrances to ground level commercial uses, particularly around a public open space plaza. Create a mid-block pedestrian plaza adjacent to the sidewalk and enclose the plaza with active retail uses. This could also aid in reducing the bulk of a large development on Martin Luther King Jr. Way South. Avoid a “monolithic” building mass at this location; rather, break up the development site into multiple buildings.	The Board emphasized the project should employ of the following neighborhood recommendations as the project moves forward: Consider orienting buildings around a community kiosk, and create a public open area using the kiosk as a focal point. Employ highly visible and accessible entrances for commercial uses at ground level, particularly around a public open space plaza. Create a mid-block pedestrian plaza adjacent to the sidewalk and enclose the plaza with active retail uses. This could also aid in reducing the bulk of a large development on Martin Luther King Jr. Way South. Avoid a “monolithic” building mass at this location; rather, break up the development site into multiple buildings.	The Board was encouraged by the project’s new direction and looked forward further evolution of the design to more respectfully relate to adjacent uses and zones.

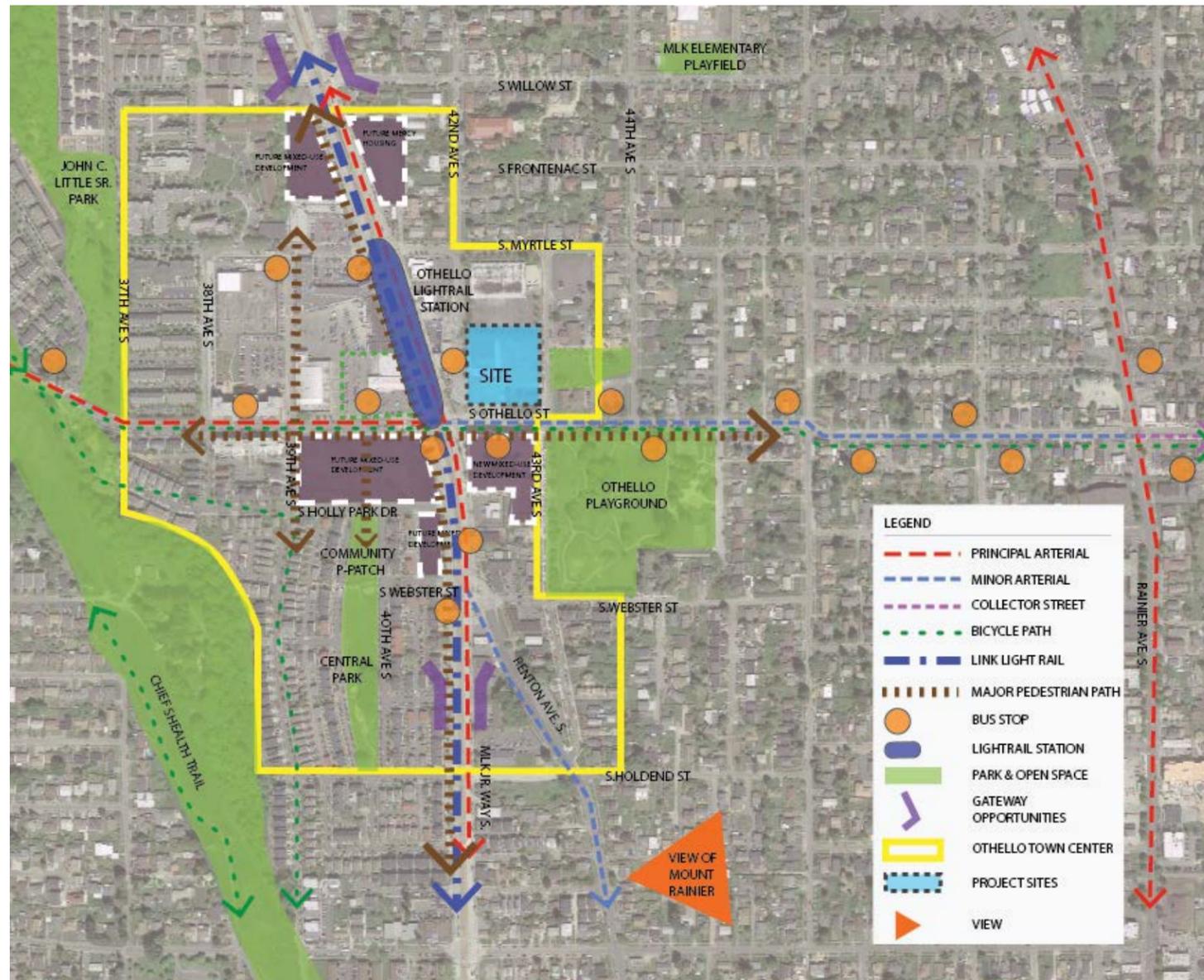
## REC #2 DIRECTION AND ITEMIZED RESPONSE



SURROUNDING USES

- 1 HOLLY PARK FRIENDS CHURCH
- 2 MIRACLE TEMPLE OF GOD
- 3 MARANATA CHURCH
- 4 DOUG'S MARKET
- 5 THE CITADEL
- 6 SAFEWAY
- 7 BANK OF AMERICA
- 8 KING PLAZA RETAIL
- 9 ISRAELITE COMMUNITY CHURCH
- 10 UNION GOSPEL MISSION
- 11 RETAIL STRIP
- 12 DENTAL CLINIC / SITE OF PROPOSED GATEWAY TOWER
- 13 KING SQUARE RETAIL
- 14 WASHINGTON MUTUAL
- 15 KING PLAZA II RETAIL COMPLEX

VICINITY MAP



EXISTING SITE

**LOCATION**

**Bordering Streets:** The property abuts 42nd Ave S. to the west, 43rd Avenue S. to the east, and South Othello Street to the south. Both Martin Luther King Jr. Way S., just west of 42nd Ave S., and South Othello Street are designated as principal pedestrian streets. The project is one block east of Sound Transit's Othello Station transit stop, in operation since 2009. The project lies diagonally to the northwest of Othello Park and across the street to the north of the Station at Othello Park mixed use project.

**EXISTING SITE CONDITIONS**

The site is fairly flat on the western part and then slopes down rapidly toward 43rd Avenue S, approximately 8 feet at the northeast property corner. The site is currently occupied by a one story industrial structure, "The Citadel", with associated surface parking. A 3 story apartment building is located in the SW corner of the site. Within this broader context, the four sides of the project abut distinctly different activities and scales within the immediate neighborhood context.

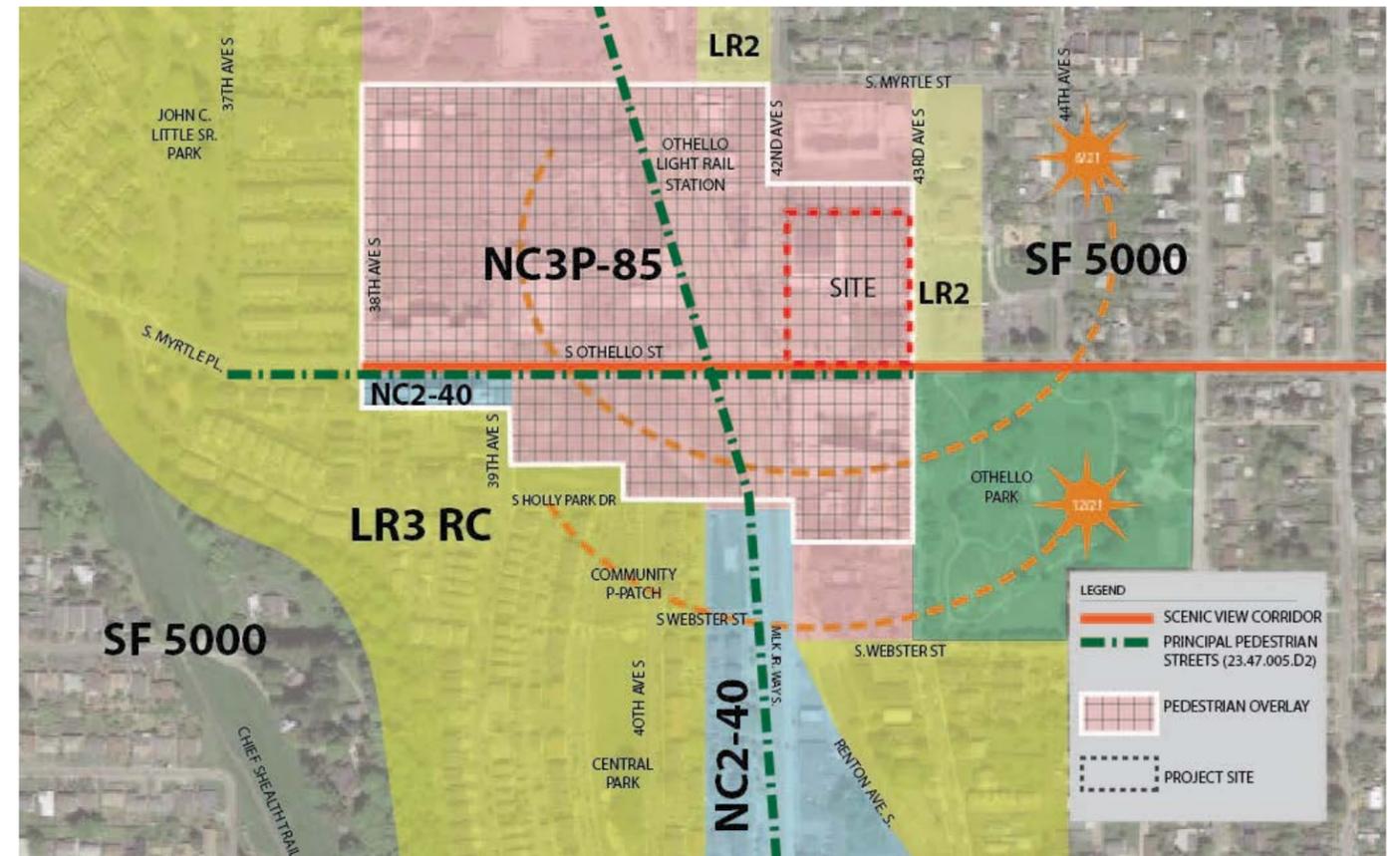
42nd Avenue S terminates at a turnaround just north of the intersection with S Othello Street. As such the street is predestined to be a low traffic volume street. The west side of 42nd faces the back of the existing retail properties facing MLK Way S.

South Othello Street is an east-west arterial that connects Seward Park and Brighton to the east, with Othello and New Holly. Beacon Hill and Georgetown lie to the west. S. Othello Street is designated as a primary pedestrian connector abutting the subject site, and is also classified as a scenic view street. As a vehicular and pedestrian connector, it is the most active street front of the whole block. At the west end of S. Othello St. the sidewalk widens into a plaza-like area created by the widened the MLK right-of-way and the aforementioned turnaround at 42nd Avenue South; both of which were created by Sound Transit. Across the street to the south the frontage is lined with retail and live work units in the Station at Othello Park mixed-use project.

43rd Avenue S faces a low-rise zoned residential neighborhood to the east and its relationship is further challenged by the existing eight foot tall berm sloping up from the sidewalk to the existing surface parking lot.

The north side of the site abuts another NC3P-85 zoned property that is currently occupied by a church with and large surface parking lot adjacent to the project site. Additionally, there are approximately 10-12 large Blue Atlas Cedar and Chestnut trees just north of the property line on the adjacent property. The different characteristics of the streets surrounding the site create an opportunity for different facade treatments and streetscape to encourage various types of activities along each street, appropriate to the abutting uses.

**EXISTING SITE**



ZONING ANALYSIS



SITE ANALYSIS

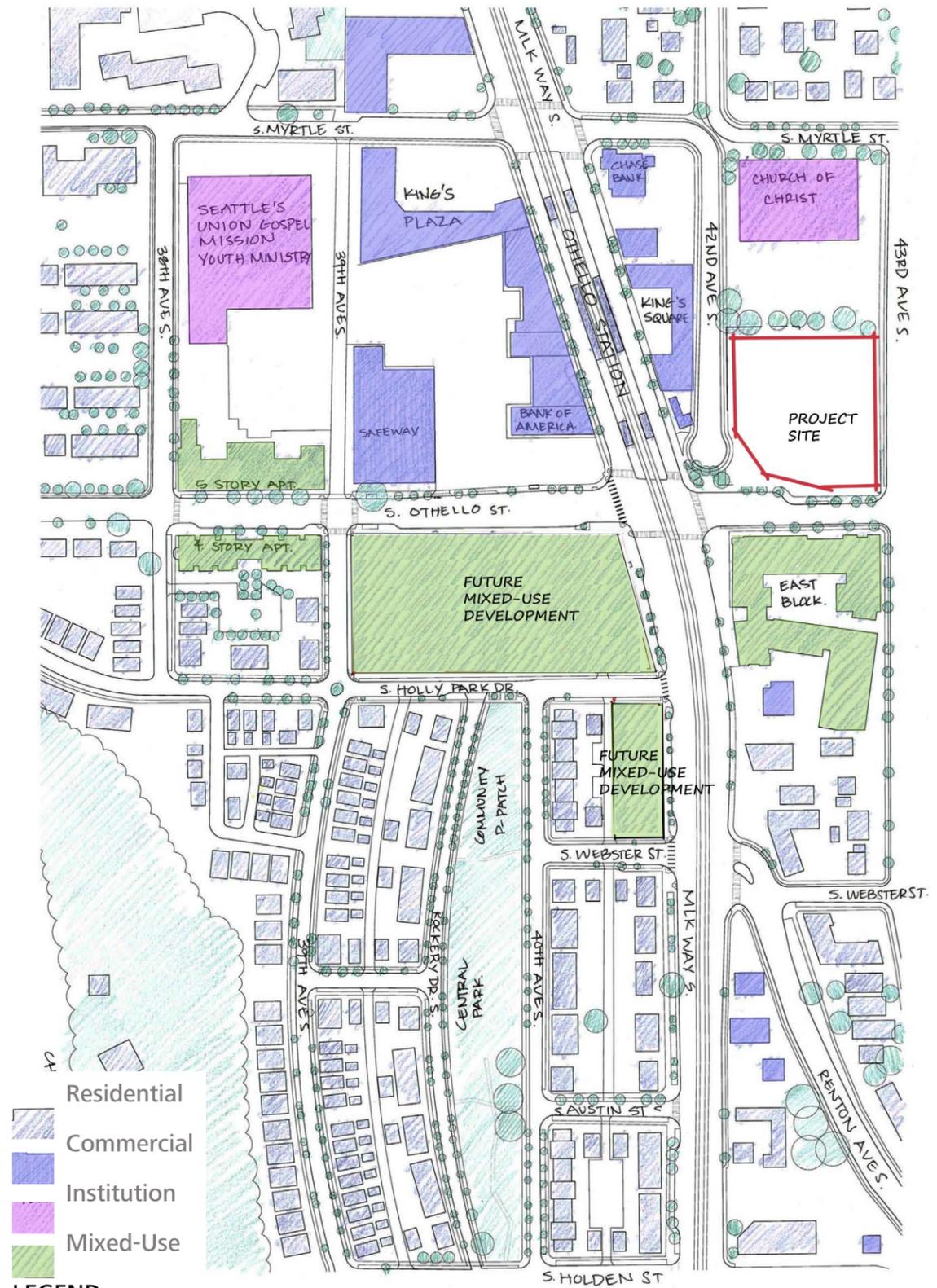
**NEIGHBORHOOD CONTEXT ANALYSIS**

The Othello Neighborhood is a community rich in culture and history with a lively international flair. The restaurants and eateries near the Othello Street Light-rail station have become the main attraction to Othello Town Center. The New Holly Development on the west side of the MLK Way S has reinvigorated the social and economic values of the community with its mix of housing types and architectural style, creating a new thread in the community fabric.

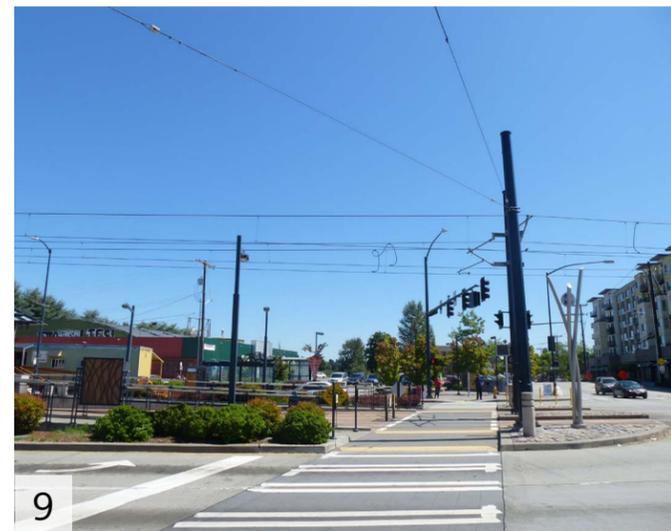
The Station at Othello Park development started the transformation of the east side of Othello Station into a dense urban area with a transit oriented focus. This large mixed-use project provides the only context in the immediate vicinity. Although it is of a comparative size and use, the design team wished to differentiate Othello Station North's style to not give the appearance of a massive development spanning across S. Othello Street, and to help provide a more dynamic feel to the area.

The proposed three building, 550 unit development on the SW corner of MLK Way S and Othello (DPD 3017470 and DPD 3017475) will add a counterweight to the development on the east.

The Othello Station North project will help to further complete the critical mass of neighborhood residents and complete three-quarters of the station proximity with a dense urban fabric. It will support the growth of cultural diversity and fit into the existing commercial development in the Othello neighborhood. It will become a prominent gateway and regional destination by creating retail opportunities, activating the pedestrian experience along Othello, and providing various facades at each street-front which support the diverse cultural and economic structure of the neighborhood.



**NEIGHBORHOOD ANALYSIS**



### NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS

SITE



42ND AVE S LOOKING EAST TOWARD SITE



42ND AVE S LOOKING WEST AWAY FROM SITE

## STREETSCAPE

SITE



S OTHELLO ST LOOKING NORTH TOWARD SITE



STREETSCAPE



5. 43RD AVE S LOOKING EAST AWAY FROM SITE



6. 43RD AVE S LOOKING WEST TOWARD SITE

## STREETSCAPE



VIEW FROM MLK JR WAY S AND NEW HOLLY DEVELOPMENT FROM SITE



VIEW FROM MLK JR WAY S FROM SITE

STREETSCAPE



# Othello Station North

THANK YOU FOR YOUR CONSIDERATION!

**caron**

contact: scott jeffries  
caron architecture  
scottjeffries@caronarchitecture.com  
2505 3rd avenue suite 300c, seattle  
206.367.1382

