



The Station at Othello Park

submitted: 25 June 2014
meeting date: 08 July 2014

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Project Overview

Project Team

Developer	South Othello Station, LLC
Architect	Workshop AD

Project Description

The Station at Othello Park is an existing mixed use development on a 81,041 square foot site located at the intersection between S. Othello St and Martin Luther King Jr Way S in the Rainier Valley Neighborhood. The project was completed and inhabited in 2011; portions of the commercial spaces at street level have been vacant since opening. This project proposes to convert 10,613 sf of vacant commercial space and add 3,614 sf of mezzanine space to create 13 live/work units equalling 14,225 sf of area. The conversion of the commercial spaces to live/work units will have minimal impact on the existing facade. Construction on the interior of the live/work units will use light gauge metal framing. When development conditions in the neighborhood change in the future, a conversion back to commercial space will remain a feasible option.

Located at the periphery of the pedestrian zone, and across the street from large empty lots to the north and west, the existing street environment has yet to develop into a contiguous pedestrian environment such that this property is connected to adequate density to support a full build-out of retail or other commercial uses. While there is limited demand for commercial space, demand does exist for live/work spaces. The introduction of an allowed use at street level will activate the pedestrian streetscape to a greater extent than current conditions.

The purpose of a pedestrian overlay is to “preserve or encourage intensely retail and pedestrian-oriented shopping districts where non-auto modes of transportation to and within the district are strongly favored.” Allowing variety and flexibility in uses and densities is important in creating a vibrant urban neighborhood. Equally important is promoting pedestrian retail areas that serve the daily needs of neighborhood residents and businesses. By providing the option to build a series of live/work units, the city will add momentum to the transition of a now subdued streetscape to a more active one.

Project Synopsis

- Convert 10,613 SF of vacant commercial space to 13 live/work units.
- Add 3,614 sf of mezzanine space to the 13 live/work units to create a total area of 14,225 sf.
- Live/work units would be constructed and detailed to allow for ease of future conversion to commercial use.
- Additional parking not required.
- Departures required can be found on pages 04 - 07 of this document.

Existing Storefront Photograph



Proposed Storefront Rendering



Benefits of Live/Work Proposal

- The proposed alterations will minimally change the building exterior.
- Live/ Work designation will provide for a wide variety of uses and services to the community.
- The new businesses will add variation in scale to the storefronts and eliminate the now empty storefronts.
- The sidewalk will become activated with interesting pedestrian traffic and business extensions.
- An added level of safety and comfort will be added with inhabitants and guests occupying the spaces and sidewalks at all hours of the day and night.
- The inhabitation of the now empty spaces will encourage new urban patterns that are aligned with the pedestrian overlay goals.
- A variety of uses at ground level will encourage building residents to interact and activate the generous sidewalks and storefronts.

Design Standards and Departure Requests

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
1. Pedestrian-designated zone street-level uses SMC 23.47A.005.C.1	In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: a. In a pedestrian-designated zone, facing a designated principal pedestrian street;	No design departure requested.	Existing non-conforming condition to remain without alteration.
2. Solid waste and recyclable materials storage and access SMC 23.54.040	Except as provided in subsection 23.54.040.I, in downtown, multifamily, master planned community, and commercial zones, storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for 23.54.040 for all new structures, and for existing structures to which two or more dwelling units are added.	No design departure requested.	<p>Proposed alterations do not require additional solid waste and recyclable materials storage and access area. There will not be an increase in Residential Development, and the additional Non-residential Development GFA does not increase the space requirements.</p> <p>From Table A for 23.54.040: Shared Storage Space for Solid Waste Containers:</p> <p>Residential Development/ Minimum Area for Shared Storage Space More than 100 dwelling units requires 575 SF plus 4 SF for each additional unit above 100, except as permitted in subsection 23.54.040.C</p> <p>Proposed Change = NONE</p> <p>Non-residential Development/ Minimum Area for Shared Storage Space requires 500 SF for developments larger than 200,000 sf.</p> <p>Proposed Change = NONE</p> <p>Mixed use development that contains both residential and non-residential uses, shall meet the requirements of subsection 23.54.040.B.</p> <p>B. Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.</p>

Design Standards and Departure Requests

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
3. Live work percentage in pedestrian designated zones SMC 23.47A.004.G.2	In pedestrian designated zones, live/work units shall not occupy more than 20% of the street-level street facing façade along a designated principal pedestrian street listed in subsection 23.47A.005.D.	Allow live/work units to occupy 36% of the street-level street-facing facade of Martin Luther King Jr. Way South and 51% of the street-level street-facing façade of South Othello Street.	<p>The proposed live/work units would occupy midbuilding commercial space that has been vacant since the project was completed in 2011. Located at the periphery of the pedestrian zone, the existing street environment has not developed into a contiguous pedestrian environment such that this property is connected to adequate density to support a full build out of retail or other commercial uses. While there is limited demand for retail space, demand exists for live/work spaces. The introduction of an allowed use at street level will activate the pedestrian streetscape to a greater extent than current conditions.</p> <p>CS3: A-4 PL1: A-2, B-3</p> <p>Live/work is allowed outright in this zone and the percentages requested are roughly two times what would be allowed outright. As the live/work will be book-ended by existing restaurant tenants at the corner of MLK and S Othello and the far ends of the building, the project will maintain as much retail use as the amount of live-work that is being added.</p> <p>CS3: A-1</p> <p>The proposed alternations would be constructed so that the live/work could be reasonably changed back to commercial at a point in the future when the density of the neighborhood and the continuity of a pedestrian environment can support that use.</p> <p>DC1: A-3 For full listing of Relevant Design Guidelines referenced, see page 8.</p>

Design Standards and Departure Requests

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
4. Specific use percentage in pedestrian zones. SMC 23.47A.008.C.1	<p>23.47A.005 Street-level uses D. In pedestrian-designated zones the locations of uses are regulated as follows:</p> <p>1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.</p> <p>a. General sales and services; b. Major durables retail sales; c. Eating and drinking establishments; d. Lodging uses; e. Theaters and spectator sports facilities; f. Indoor sports and recreation; g. Medical services; h. Rail transit facilities; i. Museum; j. Community clubs or centers; k. Religious facility; l. Library; m. Elementary or secondary school; n. Parks and open space.</p> <p>The establishment of any such use is subject to the applicable use provisions of this title.</p> <p>In pedestrian-designated zones, certain uses listed in subsection 23.47A.005.D.1 are required to occupy a minimum of 80% of the street-level street facing façade along a designated principal pedestrian street listed in subsection 23.47A.005.D.</p>	<p>Allow less than 80% of the required uses; 31% of the street-level street-facing facade of Martin Luther King Jr. Way South and 44% of the street-level street-facing facade of South Othello Street.</p>	<p>Live/work is allowed outright in this zone and the percentages requested are roughly two times what would be allowed outright: 36% along Martin Luther King Jr. Way South and 51% along South Othello Street. As proposed, the live/work units will be bookended by existing restaurant tenants at the corner of MLK and S Othello and at the far ends of the building.</p> <p>The proposed alternations would be constructed so that the live/work could be reasonably changed back to the designated commercial use at a point in the future when the density of the neighborhood and the continuity of a pedestrian environment can support that use.</p> <p>DC1: A-3</p> <p>The purpose of a pedestrian overlay to designate 80% of street-facing façades as the specified uses is to “preserve or encourage intensely retail and pedestrian-oriented shopping districts where non-auto modes of transportation to and within the district are strongly favored.” Allowing variety and flexibility in uses and densities is important in creating a vibrant pedestrian-focused neighborhood. Equally as important is promoting pedestrian retail areas that serve the daily needs of neighborhood residents and businesses. By providing the option to build a series of live/work, the city would activate the streetscape with a range of businesses and services that would otherwise remain empty spaces.</p> <p>PL2: B-1, B-2, B-3 PL3: A-2, C-1 For full listing of Relevant Design Guidelines referenced, see page 8.</p>
6. Non residential uses required height SMC 23.47A.008.B.3	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.		

Design Standards and Departure Requests

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION												
5. Non residential uses required height and depth SMC 23.47A.008.B.3	Non residential uses are required to average 30 feet deep with a minimum depth of 15 feet.	Allow one of the live-work units (C1) to have a depth of 10'-0" and height under mezzanine of 7'-8"	<p>The geometry of the existing space is so shallow that it does not allow for the introduction of mezzanine for the live/work adaptation without the mezzanine being greater than 15 feet to the street facade. This is an isolated condition as all other spaces meet the minimum requirement.</p> <p>The remaining Unit depths are as follows:</p> <table><tr><td>UNIT</td><td>EXISTING DEPTHS</td><td>W/ MEZZANINE DEPTHS</td></tr><tr><td>C1</td><td>28'-0"</td><td>10'-0"</td></tr><tr><td>C6, D1</td><td>38'-0"</td><td>15'-1"</td></tr><tr><td>A1 - A2 B1- B4 C2 - C5</td><td>47'-0" to 65'-0"</td><td>23'-6" to 30'-0"</td></tr></table> <p>Please note that both proposed elevations <u>exceed the required average depth or 30' / MLK JR WAY S. = 41.4' AVERAGE DEPTH / OTHELLO ST + 31.7' AVERAGE DEPT</u>. See page 11 for calculations and page 22-23 for example of live/ work scenarios that succeed under these depth conditions.</p> <p>PL1: A-2, B-3 PL3: C-1 For full listing of Relevant Design Guidelines referenced, see page 8.</p>	UNIT	EXISTING DEPTHS	W/ MEZZANINE DEPTHS	C1	28'-0"	10'-0"	C6, D1	38'-0"	15'-1"	A1 - A2 B1- B4 C2 - C5	47'-0" to 65'-0"	23'-6" to 30'-0"
UNIT	EXISTING DEPTHS	W/ MEZZANINE DEPTHS													
C1	28'-0"	10'-0"													
C6, D1	38'-0"	15'-1"													
A1 - A2 B1- B4 C2 - C5	47'-0" to 65'-0"	23'-6" to 30'-0"													
6. Non residential uses required height SMC 23.47A.008.B.3	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Allow one of the live-work units (C1) to have a height of 7'-8" under the mezzanine portion of the unit.	<p>The geometry of the existing space is so shallow that it does not allow for the introduction of mezzanine for the live/work adaptation without the mezzanine being greater than 15 feet to the street facade. This is an isolated condition as all other spaces meet the minimum requirement.</p> <p>See page 15 for section.</p> <p>PL1: A-2, B-3 PL3: C-1 For full listing of Relevant Design Guidelines referenced, see page 8.</p>												

Relevant Design Guidelines

Design Guidelines Referenced:
Seattle Design Guidelines - December 2013
Othello Neighborhoods Design Guidelines - Revised 2013

- CS2 | URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
- A. Location in the city and Neighborhood
1. Sense of Place: create a sense of place where the physical context is less established.
2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
- B. Adjacent Sites, Streets, and Open Spaces
2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- C. Relationship to the Block:
3. Full Block Sites: Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.
- D. Height, Bulk, and Scale:
3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s).

- Design Responses:
- Opportunity to strengthen the sense of place by adding unique local business and crafts people to the neighborhood.
 - The proposed project works within existing interior space, making minimal changes to the exterior storefront system, and maintains all existing physical site characteristics.
 - Opportunity to legitimize the architectural scale by inhabiting commercial space that has been vacant since opening.
 - Opportunity to enliven the generous street edge with inhabited spaces.
 - Opportunity to maintain and enhance pattern and scale of street level commercial uses.
 - Opportunity to straddle the existing zoning characteristics with small businesses linking commercial and retail scale with adjacent neighborhood scales.

- CS3 | ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.
- A. Emphasizing Positive Neighborhood Attributes
1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context.
4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
- B. Local History and Culture
1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

- Design Responses:
- Opportunity to straddle the existing residential streetscape characteristics with the growing retail developments.
 - Opportunity to create new opportunities for businesses to establish in a neighborhood that is in transition.
 - Opportunity to highlight and support the local trend of small business and entrepreneurship.
 - Opportunity to add visual interest and walking attractions along the storefronts with added signage and retail-related elements.

- PL1 | CONNECTIVITY
Complement and contribute to the network of open spaces around the site and the connections among them.
- A. Network of Open Spaces
2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.
- B. Walkways and Connections
3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

- Design Responses:
- Opportunity to extend the enlivened public space created with Othello Park to the generous sidewalks and landscaping of the proposed project.
 - Opportunity to add interest and interaction with the addition of small and diverse businesses.
 - Opportunity to fill in open empty area that exist in the urban fabric.
 - Opportunity to create a continuous inhabited street edge pathway from commercial strips to neighborhoods along MLK Jr Way and connections of neighborhoods on Othello St.

- PL2 | WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
- B. Safety and Security
1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

- Design Responses:
- Opportunity to add eyes on the street at all hours with residents living in the commercial spaces - creating personal safety throughout the day.
 - Opportunity to add illumination and transparency from new inhabitants and signage.

- PL3 | STREET LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.
- A. Entries
2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
- C. Retail Edges
1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

- Othello Neighborhoods Design Guidelines
- I. Human Activity
- iii. 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 pedestrian zone designation that when applied to a very large, full-block development, could create a long, uninterrupted street wall not conducive to pedestrian comfort;
- I. Pedestrian Open Spaces Entrances - Activate Street Edge
- i. Buildings that are designed for multi-tenant occupancy and

walk-in pedestrian traffic at the street level are encouraged.

- Design Responses:
- Opportunity to add a diverse ensemble of elements with the diversely scaled and varied businesses.
 - Opportunity to maintain active and transparent facades in the live/work residences.
 - Opportunity to be adapted to other commercial use as needed in the future.
 - Opportunities at entrances for human interaction between inhabitants and customers.
 - Opportunities for passersby to interact visually with the building, with interior interest.
 - Opportunity to provide multiple, rather than fewer businesses - 6 along MLK Way and 7 on Othello St. Increasing walk-in pedestrian attraction and creating a more porous edge.
 - Opportunity to create more variety in a large development with 13 live/work units, rather than fewer larger commercial businesses.

- DC1 | PROJECT USES AND ACTIVITIES
Optimize the arrangement of uses and activities on site.
- A. Arrangement of Interior Uses
3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
- C. Parking and Service Uses
1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

- Design Responses:
- Opportunity build live/work units with built-in flexibility. All units can be adapted to other commercial uses as needed in the future.
 - Opportunities exist in existing building parking levels and at building streets for parking and access.

Adjacent Site Features

1. Othello Park

2. Holly Park Community Church

3. 12-Unit Apartment Building

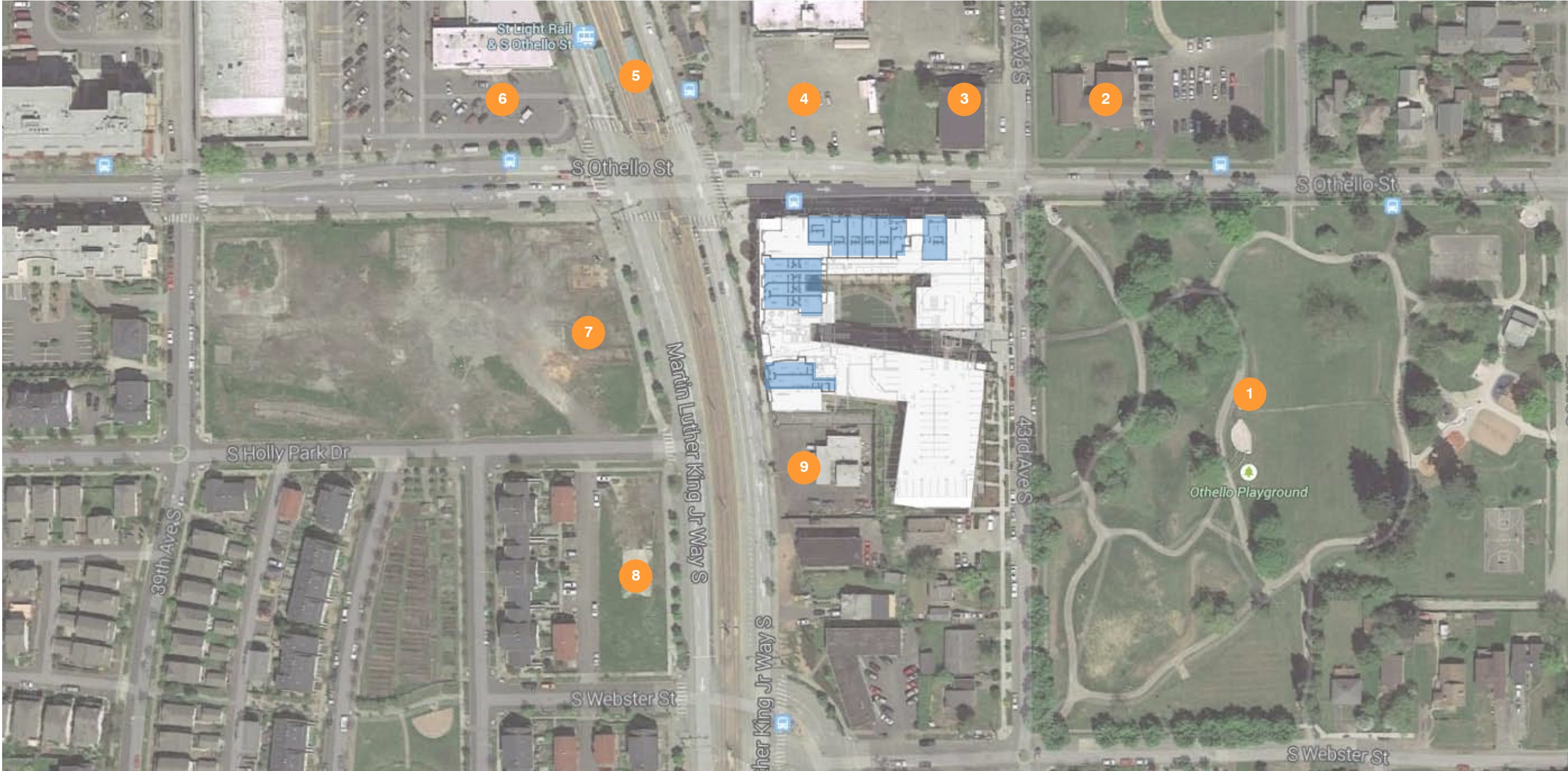
4. Parking Lot Servicing Vacant Building

5. Othello Link Station

6. Parking Lot Servicing Bank

7. Empty Lot
8. Empty Lot

9. Vacant Building



Ground Level Site Plan
not to scale

Site Plan

Facade Calculations

WEST ELEVATION WIDTHS ALONG M.L.K. JR. WAY S.				
DESIGNATION	WIDTH	LIVE + WORK %	COMMERCIAL %	RESIDENTIAL %
RESIDENTIAL A	15'-10"			15'-10"
COMMERCIAL A	26'-5"		26'-5"	
LIVE + WORK A	24'-2"	24'-2"		
RESIDENTIAL B	61'-11"			61'-11"
LIVE + WORK B	58'-7"	58'-7"		
COMMERCIAL B	45'-11"		45'-11"	
TOTAL	232'-9"	82'-9" = 36%	72'-4" = 31%	77'-9" = 33%

NORTH ELEVATION WIDTHS ALONG S. OTHELLO STREET				
DESIGNATION	WIDTH	LIVE + WORK %	COMMERCIAL %	RESIDENTIAL %
COMMERCIAL C	50'-10"		50'-10"	
LIVE + WORK C	112'-6"	112'-6"		
RESIDENTIAL C	13'-4"			24'-0"
LIVE + WORK D	24'-0"	24'-0"		
COMMERCIAL D	66'-8"		66'-8"	
TOTAL	267'-4"	136'-6" = 51%	117'-6" = 44%	24'-0" = 5%

Commercial Space Calculations

COMMERCIAL SPACE CALCULATIONS			
DESIGNATION	GROUND	MEZZ.	TOTAL SF
UNIT A1	917	190	1107
UNIT A2	712	195	907
UNIT B1	1069	351	1410
UNIT B2	937	310	1247
UNIT B3	883	274	1157
UNIT B4	935	297	1222
UNIT C1	743	362	1105
UNIT C2	770	274	1044
UNIT C3	740	225	965
UNIT C4	721	217	938
UNIT C5	742	213	955
UNIT C6	540	253	793
UNIT D1	912	463	1375
LIVE/WORK TOTALS	10,611 SF	3,614 SF	14,225 SF
COMMERCIAL A	1,687		
COMMERCIAL B/C	2,261		
COMMERCIAL D	2,900		
COMMERCIAL TOTALS	6,848 SF		
TOTAL			21,073 SF



Ground Level Plan
1/32" = 1"

S. OTHELLO STREET



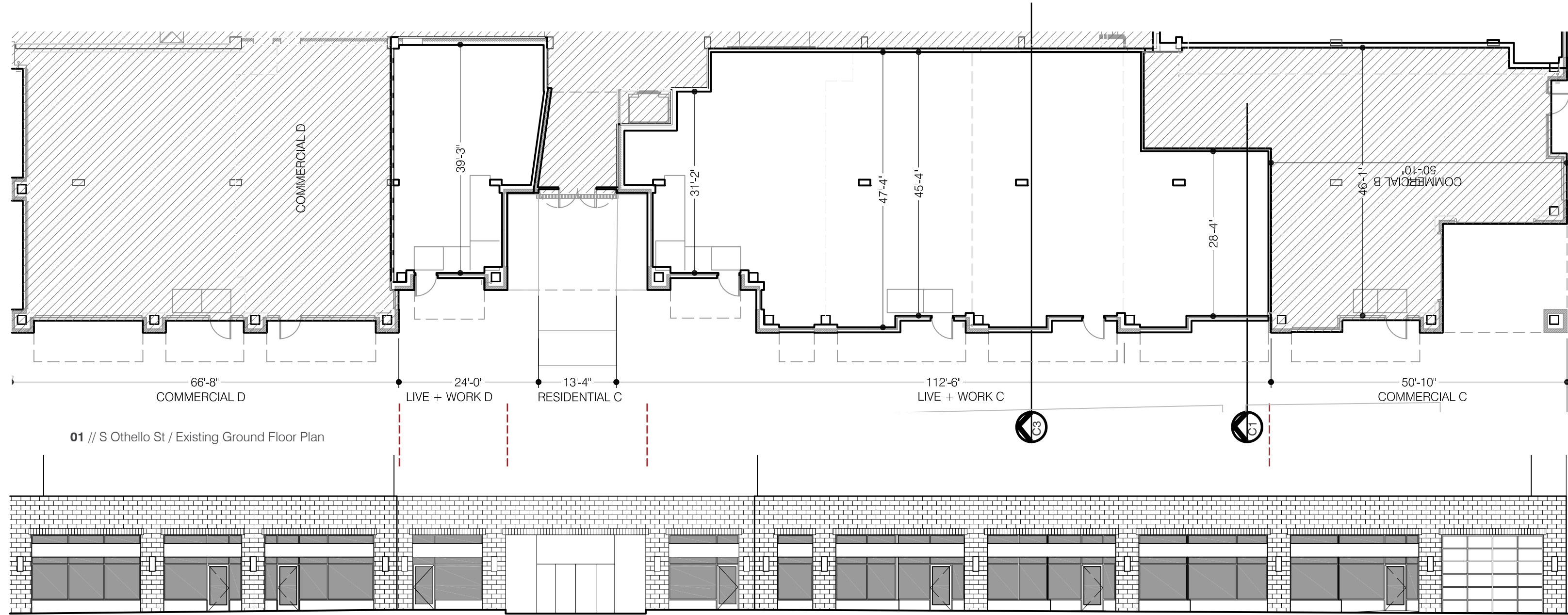
Mezzanine Level Plan
1/32" = 1"

Depth Calculations

WEST ELEVATION COMMERCIAL DEPTH AVERAGE ALONG M.L.K. JR. WAY S.			
DESIGNATION	DEPTH	WIDTH	AREA
COMMERCIAL A	67'-9"	26'-5"	1788.6 SF
UNIT A1	23'-6"	14'-9"	346.6 SF
UNIT A2	29'-8"	9'-6"	282.2 SF
UNIT B1	30'-0"	14'-8"	561 SF
UNIT B2	27'-4"	14'-0"	381.5 SF
UNIT B3	30'-0"	13'-0"	390 SF
UNIT B4	30'-0"	16'-11"	507 SF
COMMERCIAL B	50'-10"	45'-11"	2331.7 SF
TOTAL	289'-0"	159.2'	6588.6 SF / 159.2' = 41.4' AVERAGE DEPTH

NORTH ELEVATION COMMERCIAL DEPTH AVERAGE ALONGS. OTHELLO STREET			
DESIGNATION	DEPTH	WIDTH	AREA
COMMERCIAL C	46'-1"	50'-10"	2341.9 SF
UNIT C1	10'-0"	25'-3"	252.5 SF
UNIT C2	22'-5"	17'-7"	394.2 SF
UNIT C3	22'-5"	16'-2"	362.9 SF
UNIT C4	24'-5"	15'-8"	383.1 SF
UNIT C5	24'-5"	15'-8"	383.1 SF
UNIT C6	15'-1"	16'-10"	253.7 SF
UNIT D1	15'-1"	24'-0"	362.4 SF
COMMERCIAL D	47'-5"	66'-8"	3161.6 SF
TOTAL	212.3'	248.8'	7895.3 SF / 248.8' = 31.7' AVERAGE DEPTH

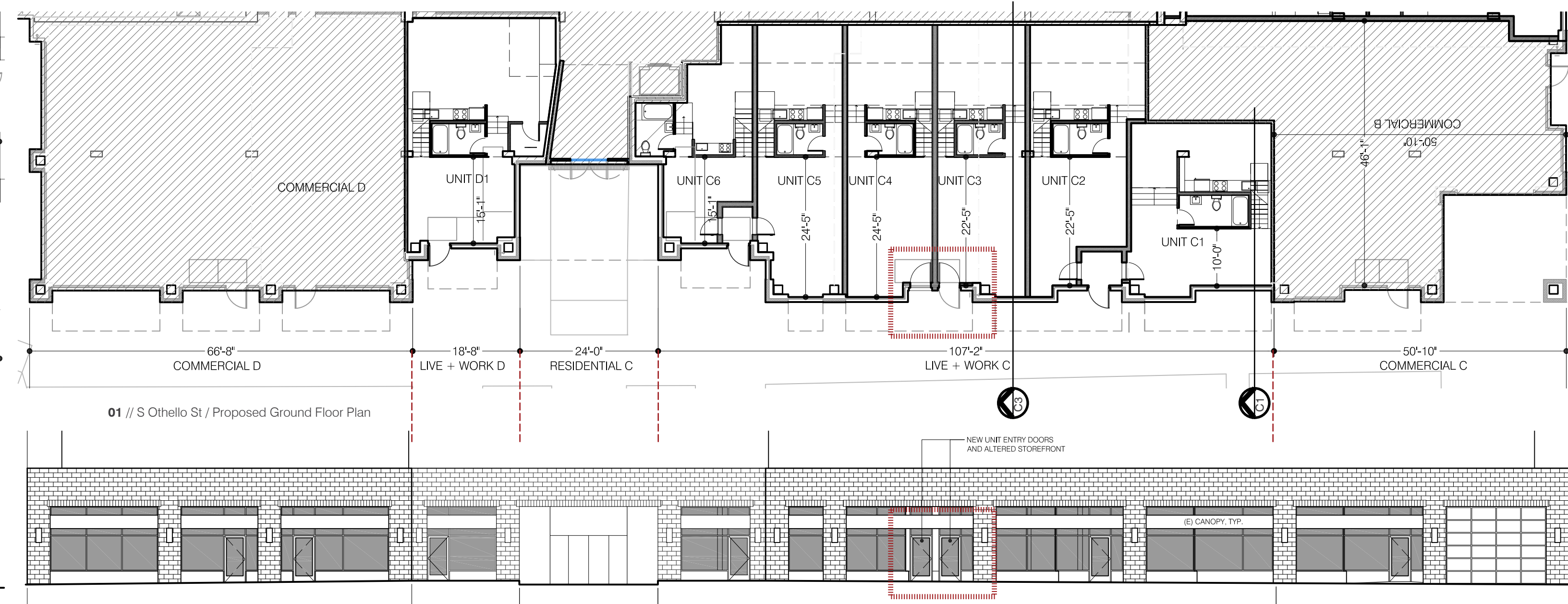
S. Othello St // Existing Ground Floor Plan + North Elevation



01 // S Othello St / Existing Ground Floor Plan

02 // S Othello St / Existing Storefront Elevation North

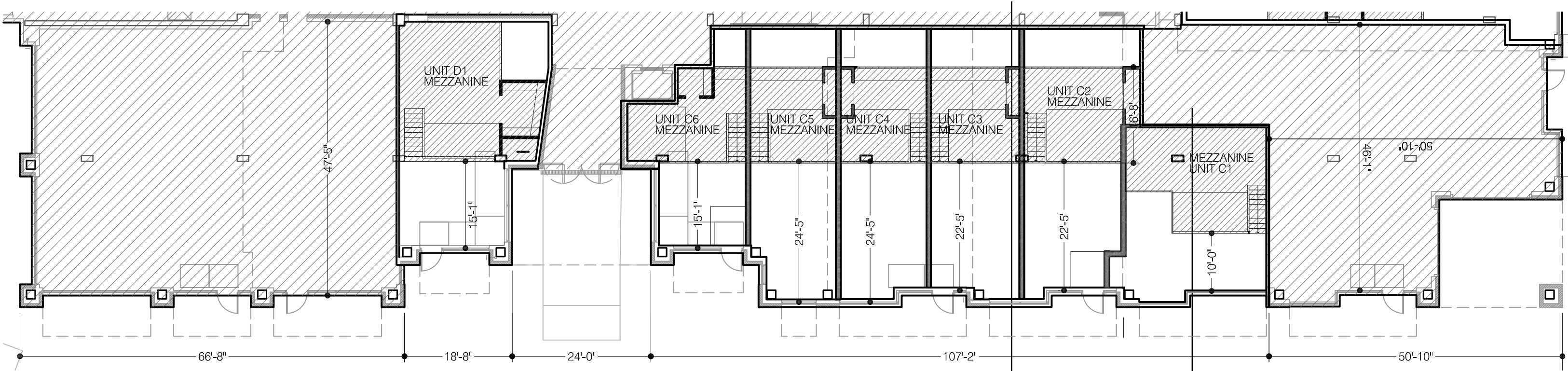
S. Othello St // Proposed Ground Plan + North Elevation



01 // S Othello St / Proposed Ground Floor Plan

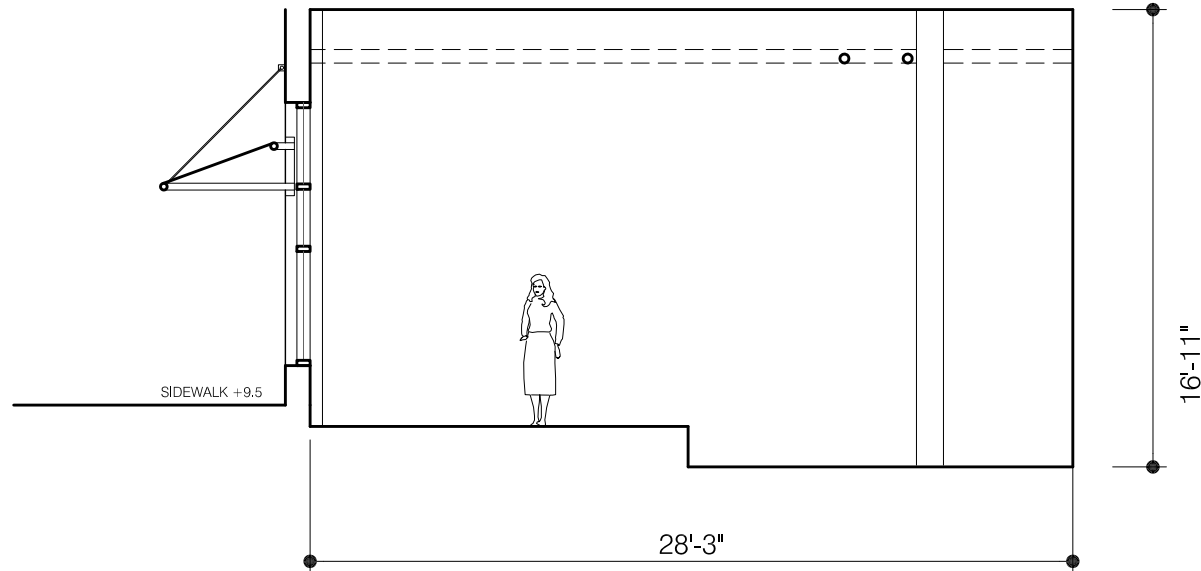
02 // S Othello St / Proposed Storefront Elevation North

S. Othello St // Proposed Mezzanine Plan

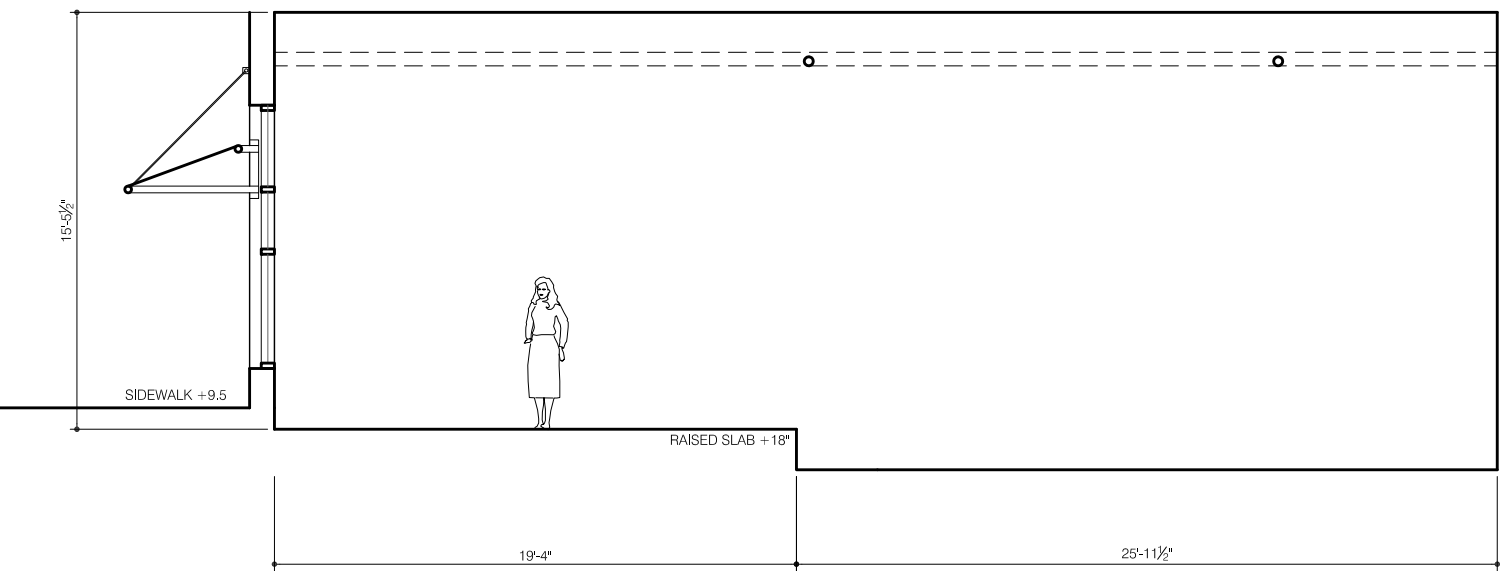


01 // S Othello St / Proposed Mezzanine Plan

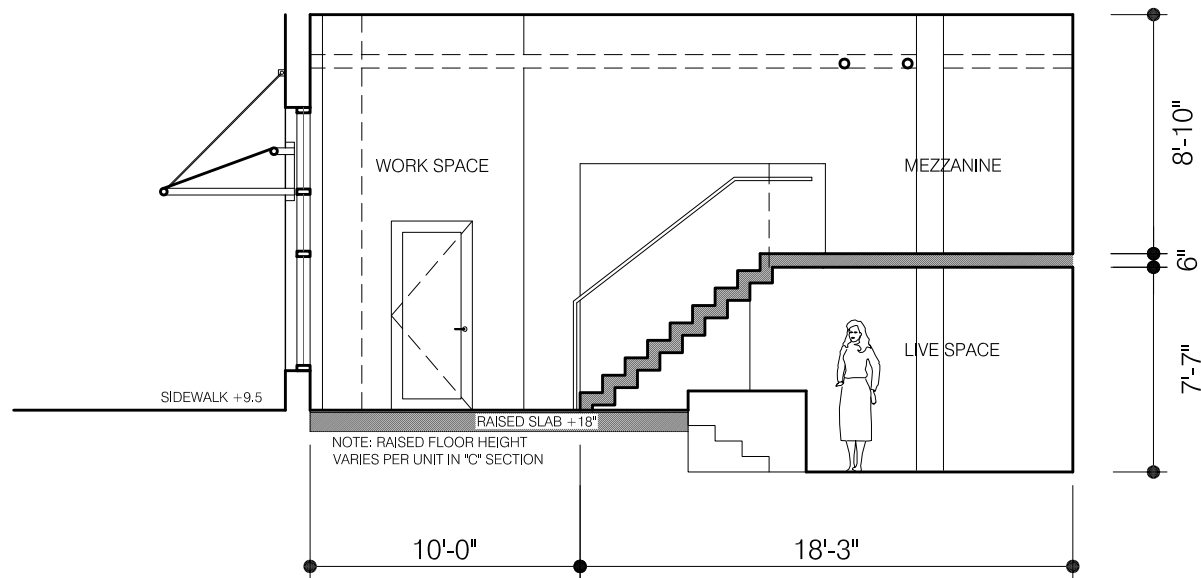
S. Othello St. // Sections



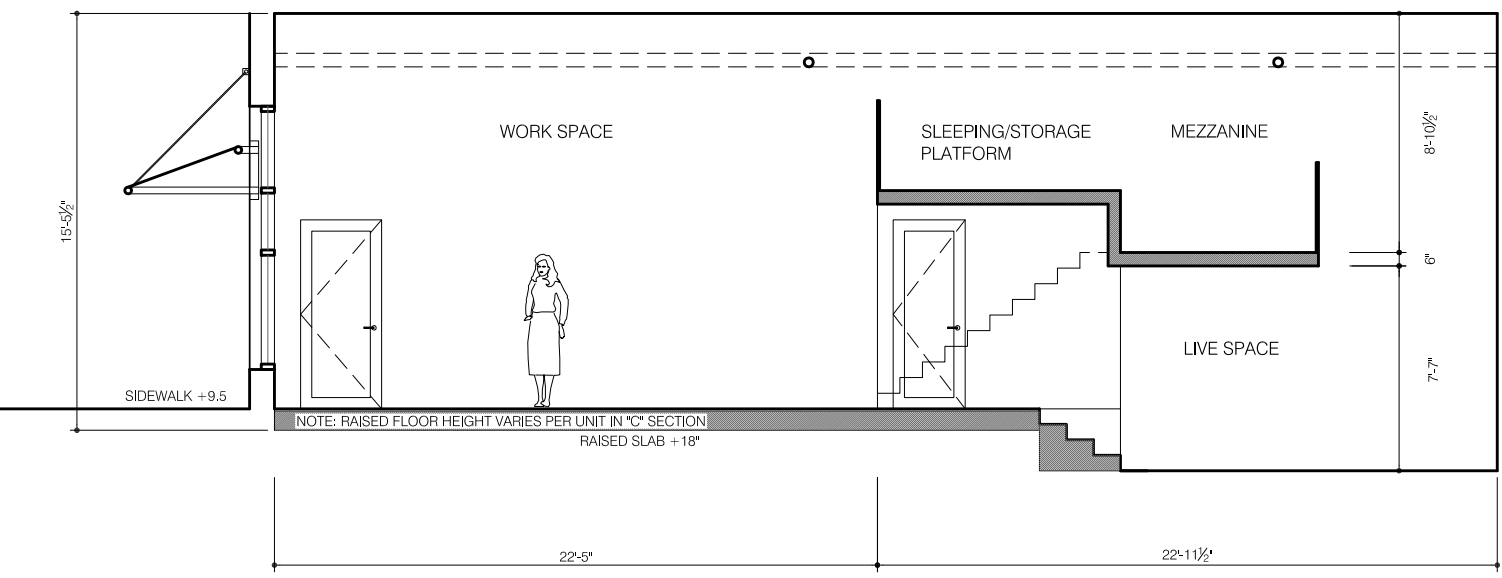
C1 // S Othello St / Existing Section



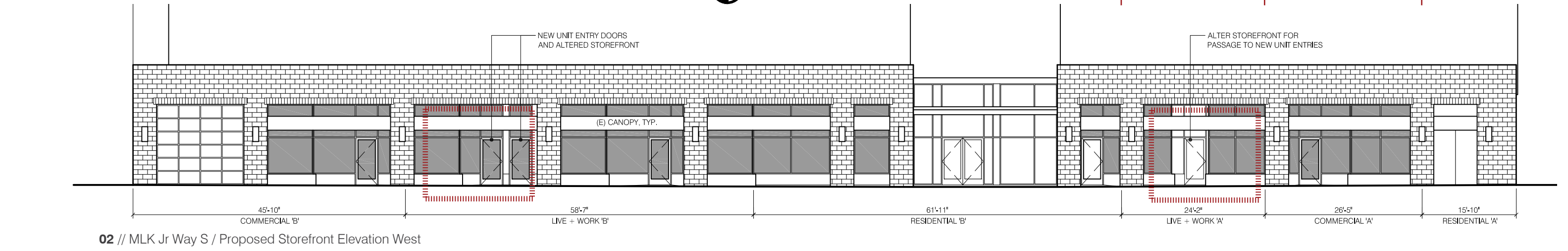
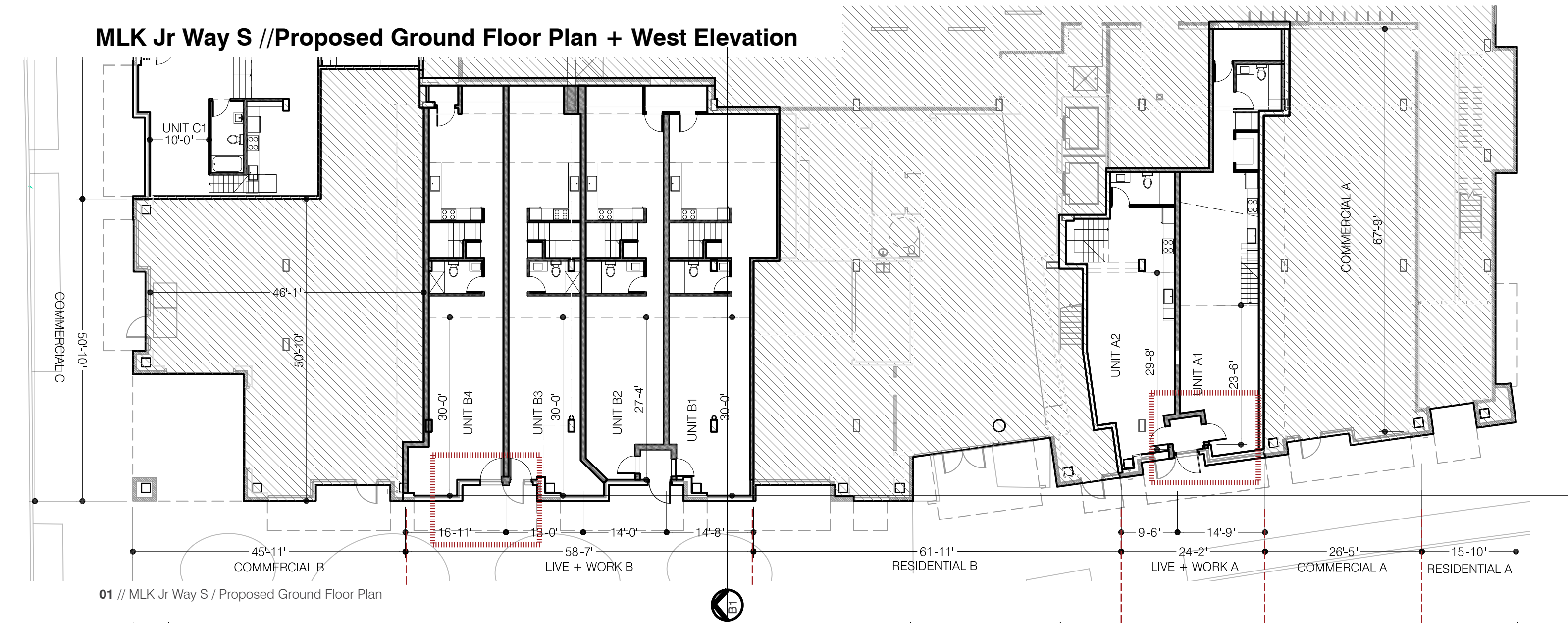
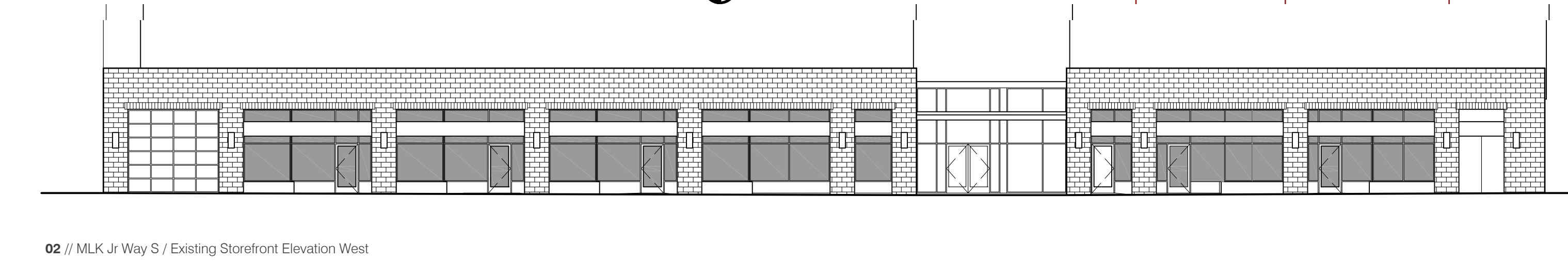
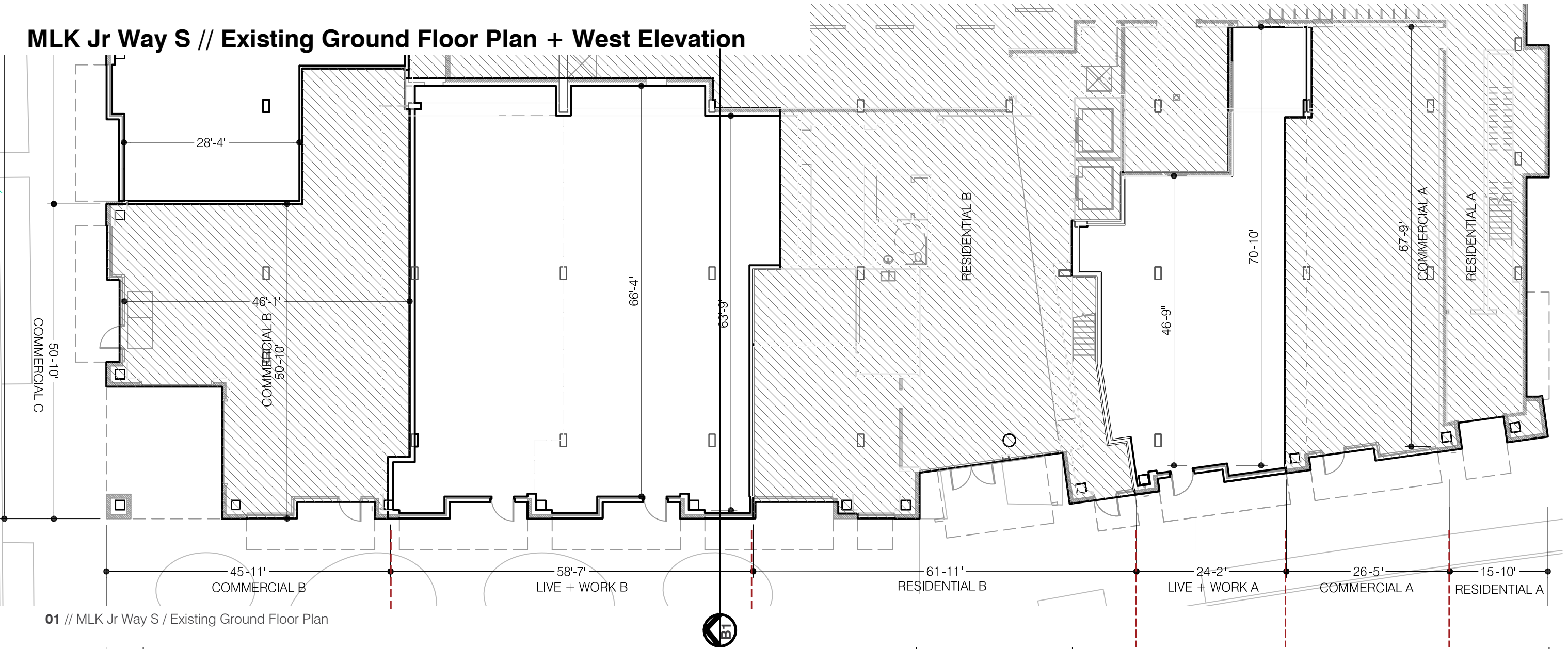
C3 // S Othello St / Existing Section

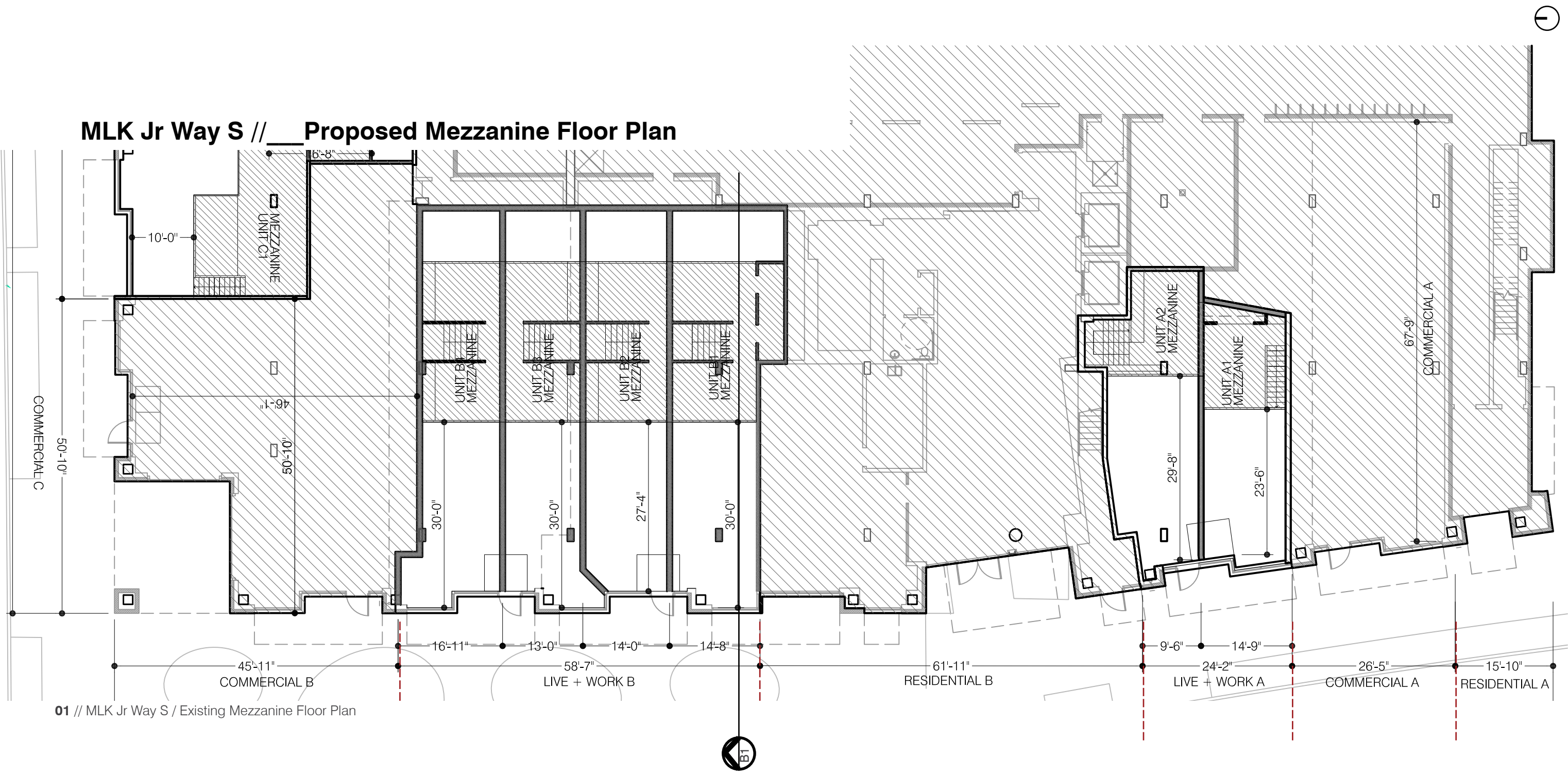


C1 // S Othello St / Proposed Section

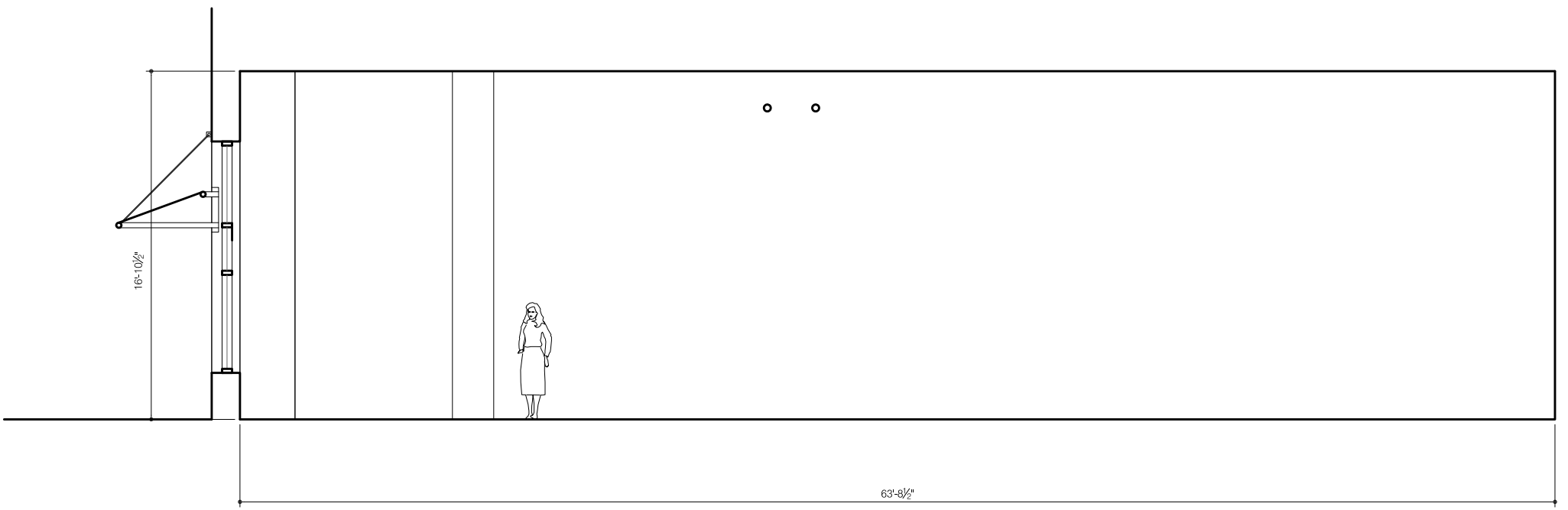


C3 // S Othello St / Proposed Section

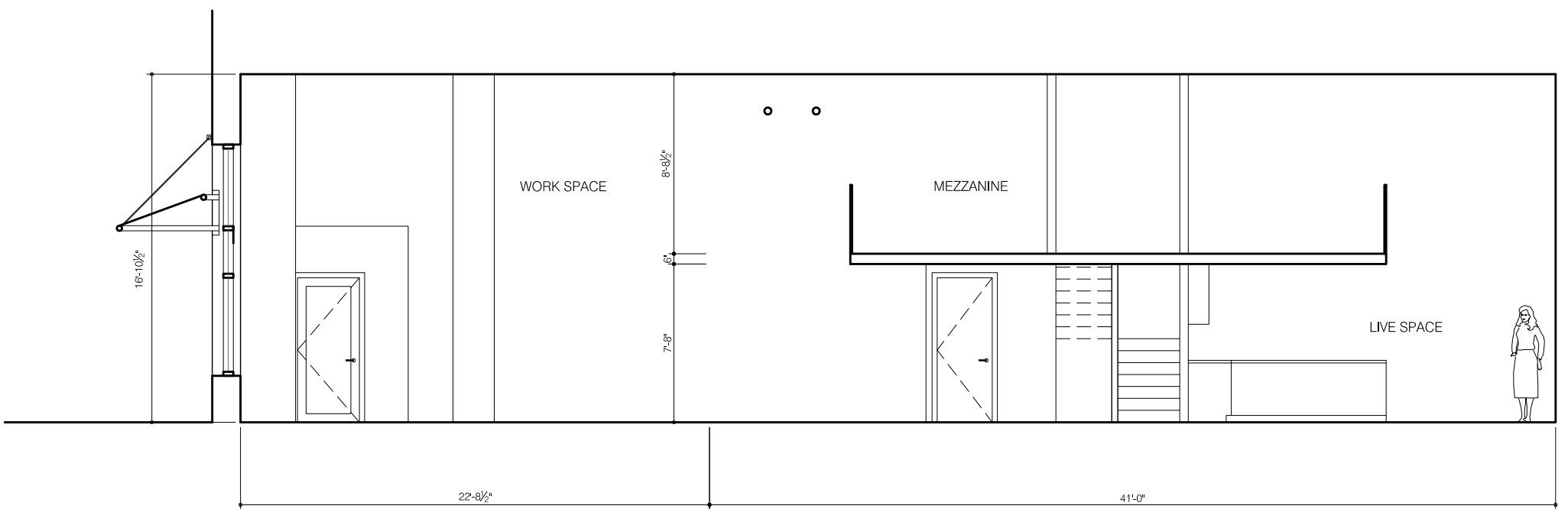




MLK Jr Way // Sections



B1 // MLK Jr Way S / Existing Section



B1 // MLK Jr Way S / Proposed Section

Flexibility Specifications

The proposed live/work lofts will be constructed to allow for flexibility so that future commercial uses can utilize the space with minimal effort.

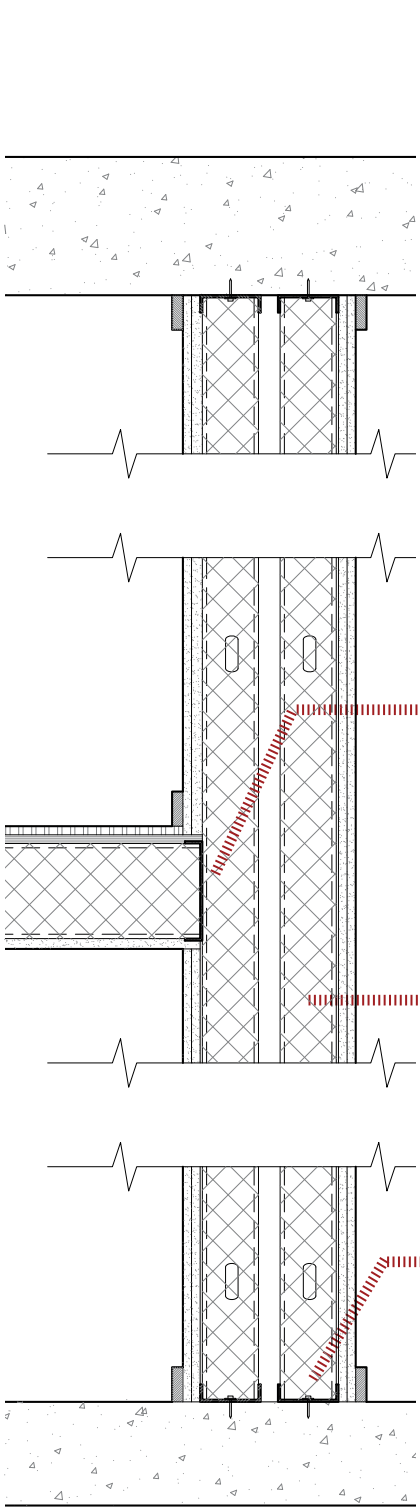


1 // Existing Storefront Typical



2 // Proposed Storefront at C3 + C4

There are three locations where minimum alterations will affect the existing storefront system. The system is modular and designed to accept such changes.

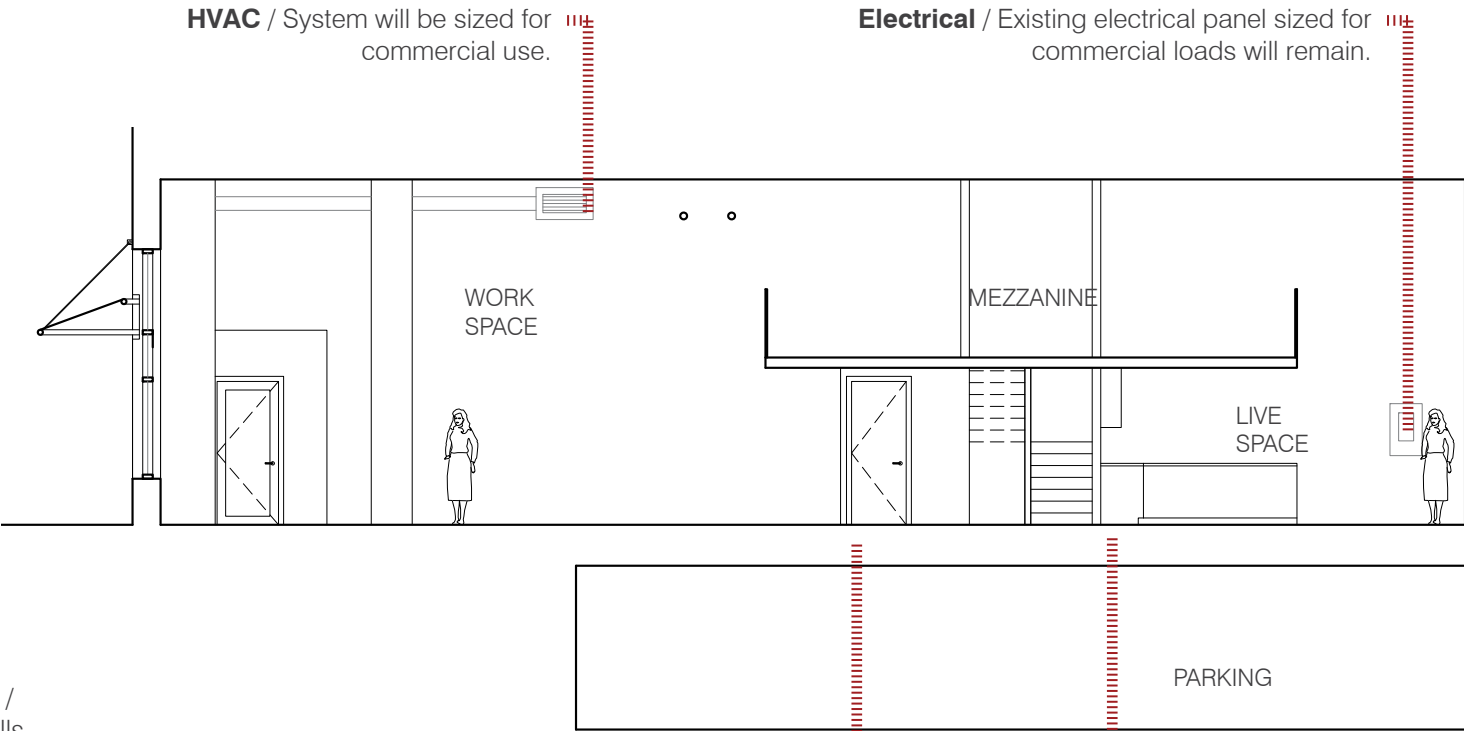


3 // Wall Section Detail Typical

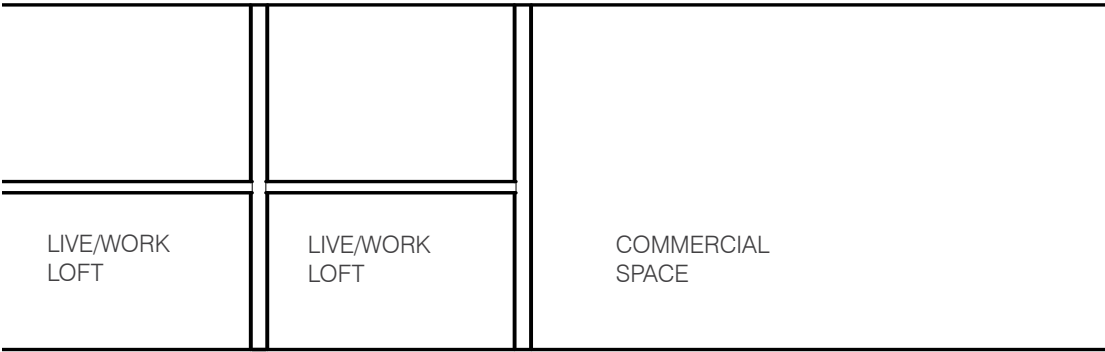
Mezzanine Framing /
Hung from interior walls with light-gauge studs creating minimal impact on adjacent spaces if taken down at a later date.

Wall Framing / Double balloon framed walls with light-gauge studs for ease of possible future alterations.

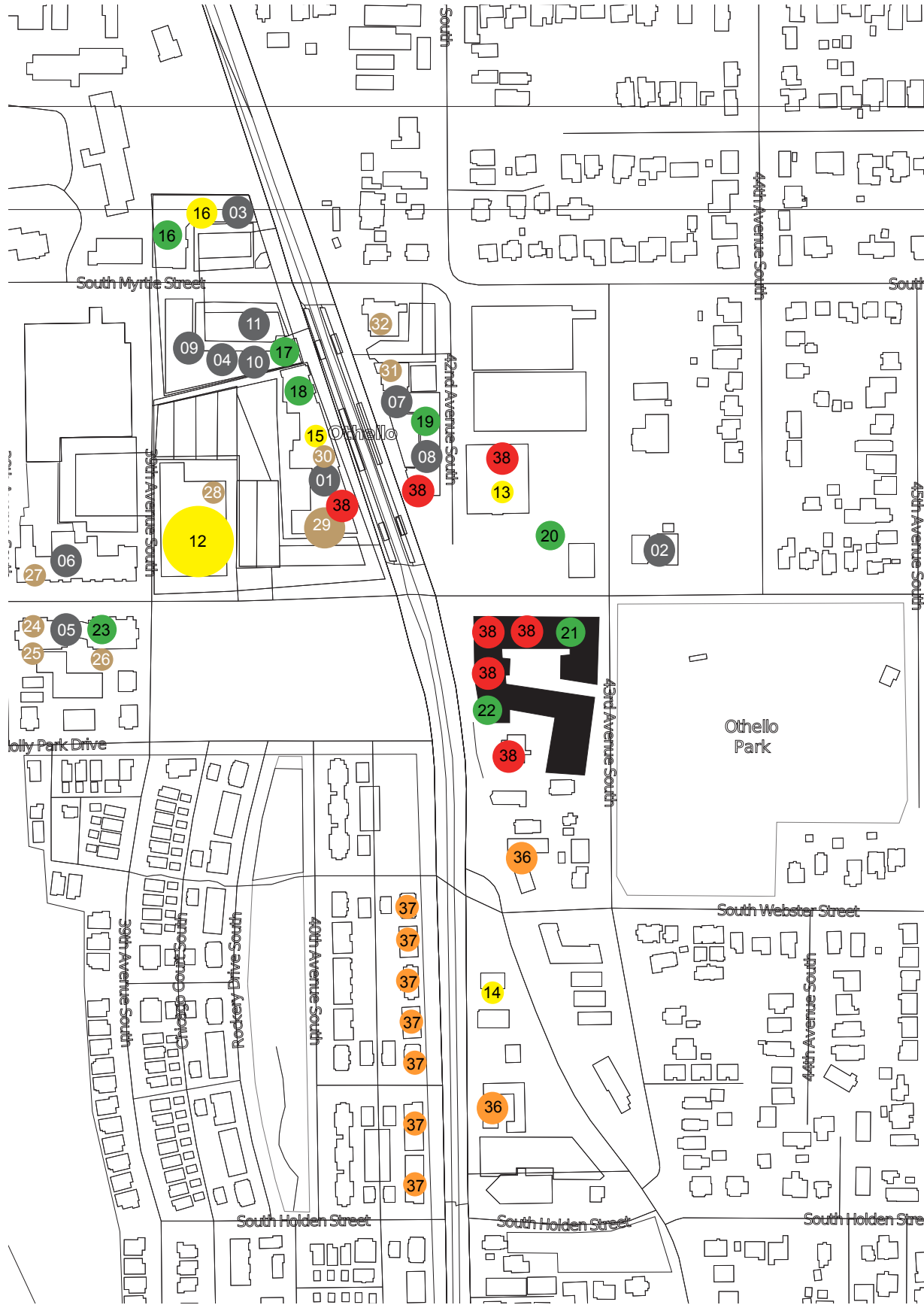
Floor Connections /
Walls are bolted at floor and ceiling. Concrete can be patched and buffed at future date if needed.



4 // Proposed Section Typical - in length



5 // Proposed Section Typical - in width
By using a double walled framing system and hung mezzanines, spaces can change over time with minimal impact on adjacent developments.



Cultural / Religious / Health / Community Services

- 01 Israel Community Church
- 02 Holly Park Community Church
- 03 A-Plus NAC School
- 04 Rainier Valley Optometric
- 05 Holly Park Medical-Dental
- 06 Hope Place
- 07 Dr. David B. Silver, DDS
- 08 Sea+Weed Alternative Medicine
- 09 Refugee Federation Service Center
- 10 Lynn's Beauty School
- 11 Coast to Coast Driving School

Grocery / Market

- 12 Safeway
- 13 Othello Public Market
- 14 76 Gas Station
- 15 Phnom Penh Market
- 16 Ba Mien Seafood Market

Eating / Drinking

- 16 The Cajun Crawfish
- 17 Pho My Chau
- 18 Hoang Lan
- 19 Tortas Locas
- 20 Tacos El Asadero
- 21 Huarachitos Mexican Taqueria
- 22 Othello Teriyaki
- 23 Mulki's Cafe

Retail & Services

- 24 The UPS Store
- 25 Northwest Resumes
- 26 GNC Painting
- 27 AA Natural Solutions Cleaning
- 28 BF Locksmith Services
- 29 Bank of America
- 30 5 Star Laundry
- 31 Graham Jewelers
- 32 Chase Bank

Multi-Family

- 36 8 Unit - Multifamily
- 37 4 - 6 Unit - Townhomes

Vacant Commercial

- 38 Vacant Commercial Space

Street Level Uses

Why typical retail model is not working for this site

With two large empty lots to the north and west, and a large playground to the east, pedestrian traffic is currently low past the Station at Othello Park.

There is also a lot of competition for retail just north of the site, these sites offer a clustering of retail diverse retail and parking directly in front of the retail.

To attract renters to the proposed site, the owner must offer an alternative to the current retail opportunities being offered. The live/work model allows for a diverse range of business to consider renting at the site and developing innovative business models.

Live/Work Examples

Why live/work can work

Live/Work spaces respond to a wide range professionals and entrepreneurs that benefit from the cost saving of combining living and working rents.

A growing number of Americans are working from home. Whether they are self-employed, running small accounting services, or telecommuting for multinational consulting firms, some 30 million of us work from a home office at least once a week. And that number is expected to increase by 63% in the next five years, according to a study by the Telework Research Network. This rising number has given form to multiple shared working spaces, full coffee houses, and successful live/work scenarios across Seattle.

Communities become stronger and the people are healthier and live longer when the people who live in them have the opportunity to serendipitously encounter others in well-designed public and semi-public spaces: great streets, convivial plazas, quiet parks and intimate courtyards. If you combine a great place to live with well-ordered workplaces and pay attention to life between the buildings, you have the makings of a great community. That's the heart of live/work, and it's also how to make a good neighborhood.



Columbia City live/work

address:	3829 S. Edmunds St Seattle, WA
Type:	Live/Work
Businesses:	Legal author's work space Group of architects with shared conference table on ground floor B&B apartment Empire Espresso Pilates Studio Read, Write, Learn (tutor center)
Depths:	Vary between 10' - 35' (full length)
Widths:	14'
Dwelling Units:	8



Private

address:	3425 E Denny Way Seattle, WA
Type:	Live/Work
Businesses:	Private art collections
Depths:	10' at entry
Width:	30'
Dwelling Units:	1



Pike Station

address:	1435 34th Ave. Seattle, WA
Type:	Live/Work
Businesses:	Studio 216 (digital production agency) Hammer + Awl (retail shop)
Depths:	Vary between 20' - 30'
Widths:	Vary between 15' - 25'
Dwelling Units:	6
Notes:	Building is very new and remaining storefronts were under construction at the time of this proposal.



Artspace Hiawatha Lofts

address:	843 Hiawatha Place S Seattle, WA
Type:	Live/Work
Businesses:	Cafe Weekend World Dance Nakano Associates (landscape architects) Art Gallery Artspace Offices
Depths:	Vary between 10' - 30'
Widths:	Vary between 20' - 30'
Dwelling Units:	61
Notes:	Cafe Weekend had a depth of 10' in the front. The back room facilitates an array of community groups and collaboration events hosted by the owners.

Live/Work Examples Continued



SCULP(IT)

address:	Berlin
Type:	Live/Work
Business:	Architecture
Depth:	25'
Width:	10'
Dwelling Units:	1
Notes:	This building is 3 stories tall. The top floors are for living and the ground floor is an office.

Existing MUP Conditions and Approvals

Project Information
Number 3006406
Ground floor commercial Type I construction surrounding three levels of parking below five floors or residential apartments of Type V construction.

Use
Commercial 25,000 sq. ft.
Residential 273,400 sq. ft.
Structured Parking 110,000 sq. ft.
Community Multipurpose 2,000 sq. ft.

Parking Spaces 364 spaces
Number of Dwelling Unit 367 units

Design Departures Granted
1. Development Standard: Nonresidential street-level requirement SMC23.47A.008B.3.b

Requirement: Height and depth of nonresidential space.
Nonresidential uses at street-level must have a floor to floor height limit of at least 13 feet.

Proposed: 12 feet

Comments / Rational by Architect: Due in part to the siting of the two-story townhouse-like facade to step away from the upper level to create a more dynamic residential scale.

Board Recommendation: Approved (Design Guidelines A-2, A-3, A-5, B-1, C-2, C-3, C-4, D-11, E-1)

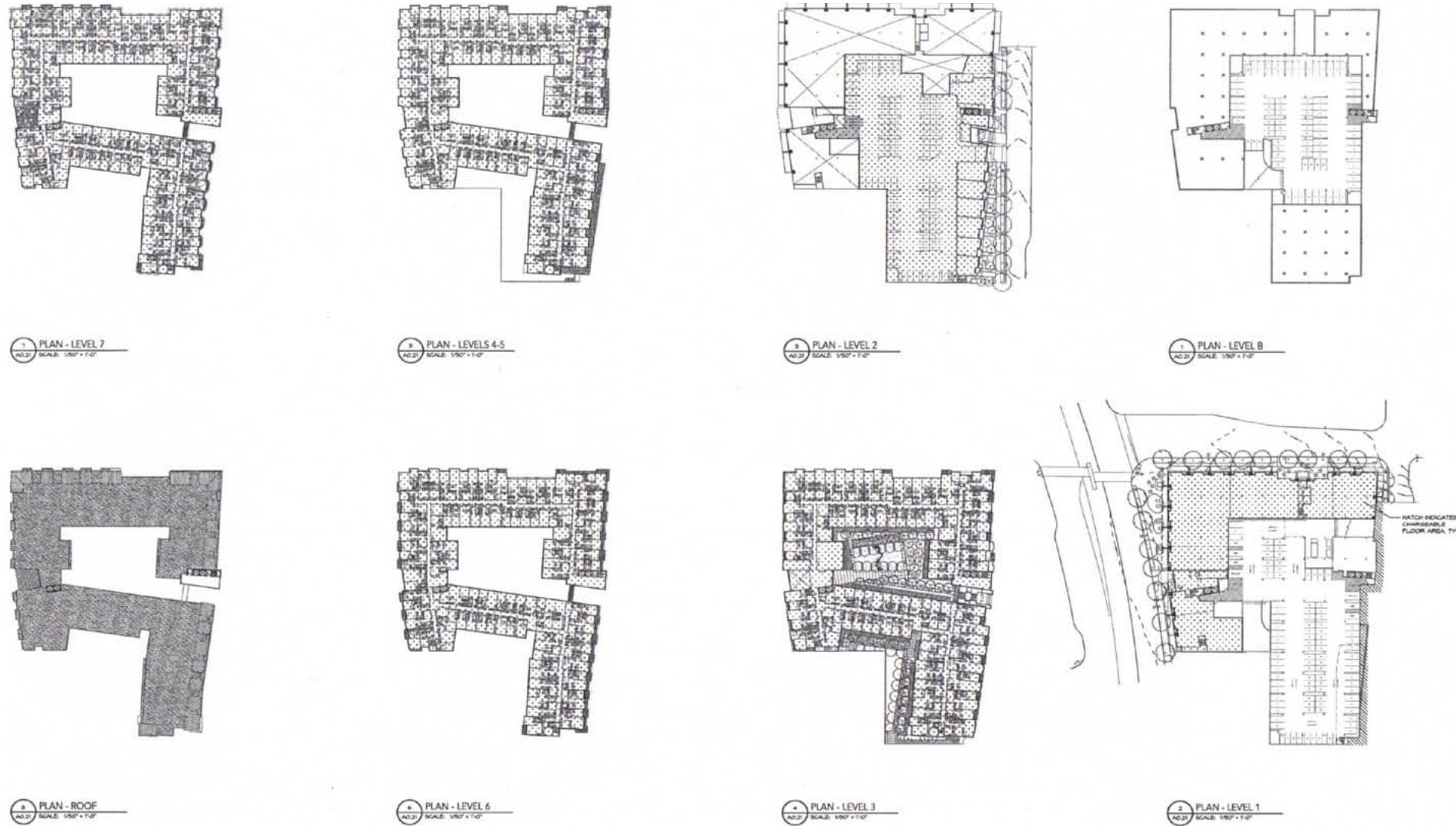
2. Development Standard: Residential street-level requirement SMC23.47A.008D.2

Requirement: Residential street-level requirement. Either the first floor of the structure at or above grade shall be at least 4 feet above sidewalk grade or the stree-level facade shall be set back at least 10 feet from sidewalk.

Proposed: At grade with a minimum setback of 4 feet 1 inch from property line.

Comments / Rational by Architect: Due in part to the siting of the two-story townhouse-like facade to step away from the upper level to create a more dynamic residential scale.

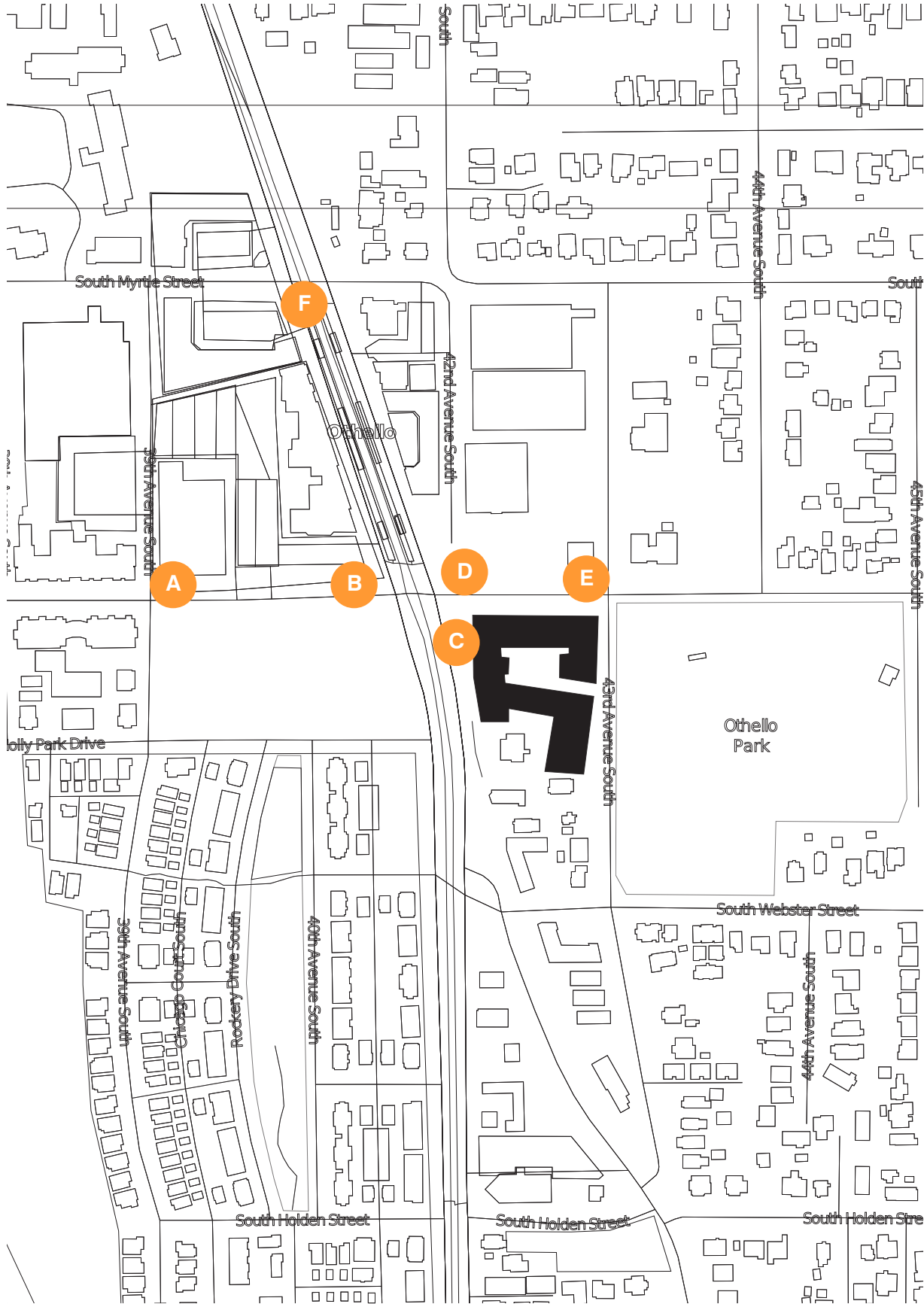
Board Recommendation: Approved (Design Guidelines A-2, A-3, A-5, A-6, B-1, C-2, C-3, C-4, D-12, E-1)



GFA Calculations

lot area	81,041 sf
far limit per chart a:	5.75
allowable gfa	81,000 x 5.5 = 465,750 sf
existing gfa	341,666 sf

*area diagrams and calculations from existing MUP application #3006405



Edges



Site Use

The site is a mixed use development; with one level of commercial space at street level, and five levels of apartments above. There are currently 364 below grade parking spaces and 367 apartment units within the development.

At street level, there are only two spaces currently being occupied within the site; a Mexican Restaurant and a Teriyaki Restaurant. The commercial space located at the corner of the site was occupied by a cafe in 2013, but went out of business within months. The remaining commercial space has been left unfinished and awaiting tenant improvements. These commercial spaces have storefront windows and entrances on MLK Jr Way S and S Othello Street. There is no surface parking along these streets.

Directly North of the site across S. Othello St. is a large parking lot that services the now defunct Othello Public Market building and a small three story apartment building. There is currently a Land Use Application submitted to the city (project #3016131) to allow for a 5-story, 347 unit residential structure with ground level retail (5,844 sq ft), indoor participant sport (4,978 sq ft), and four live-work units (4,978 sq ft). Parking for 234 vehicles to be provided within the structure. Existing structures to be demolished. Environmental review of Early Design Guidance has been conducted under Project #3007649.

To the West, across MLK Jr Way S is a vacant lot.

Diagonally across the the intersection of MLK Jr Way and S Othello St is the Othello St Lightrail station and another parking lot servicing a Bank of America.

- 1 Mexican Restaurant
- 2 Teriyaki Restaurant
- 3 Vacant Commercial Space
- 4 Proposed Live + Work Units



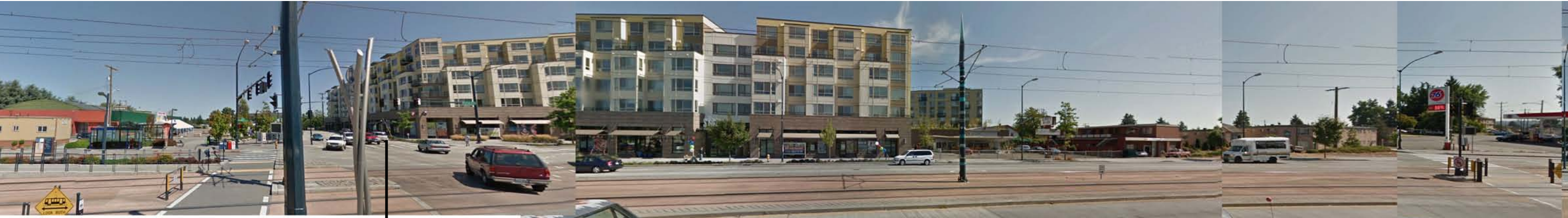
01 // S. Othello Street // South



03 // Martin Luther King Jr Way S // West



02 // S. Othello Street // North



04 // Martin Luther King Jr Way S // East

Zoning

The proposed project is located in a NC3-85 zone, and at the periphery of the pedestrian designated overlay area of “Othello Station Area Overlay District”. The overlay area was established to promote retail, restaurant and entertainment uses that are pedestrian-oriented and provide a high level of street activity.

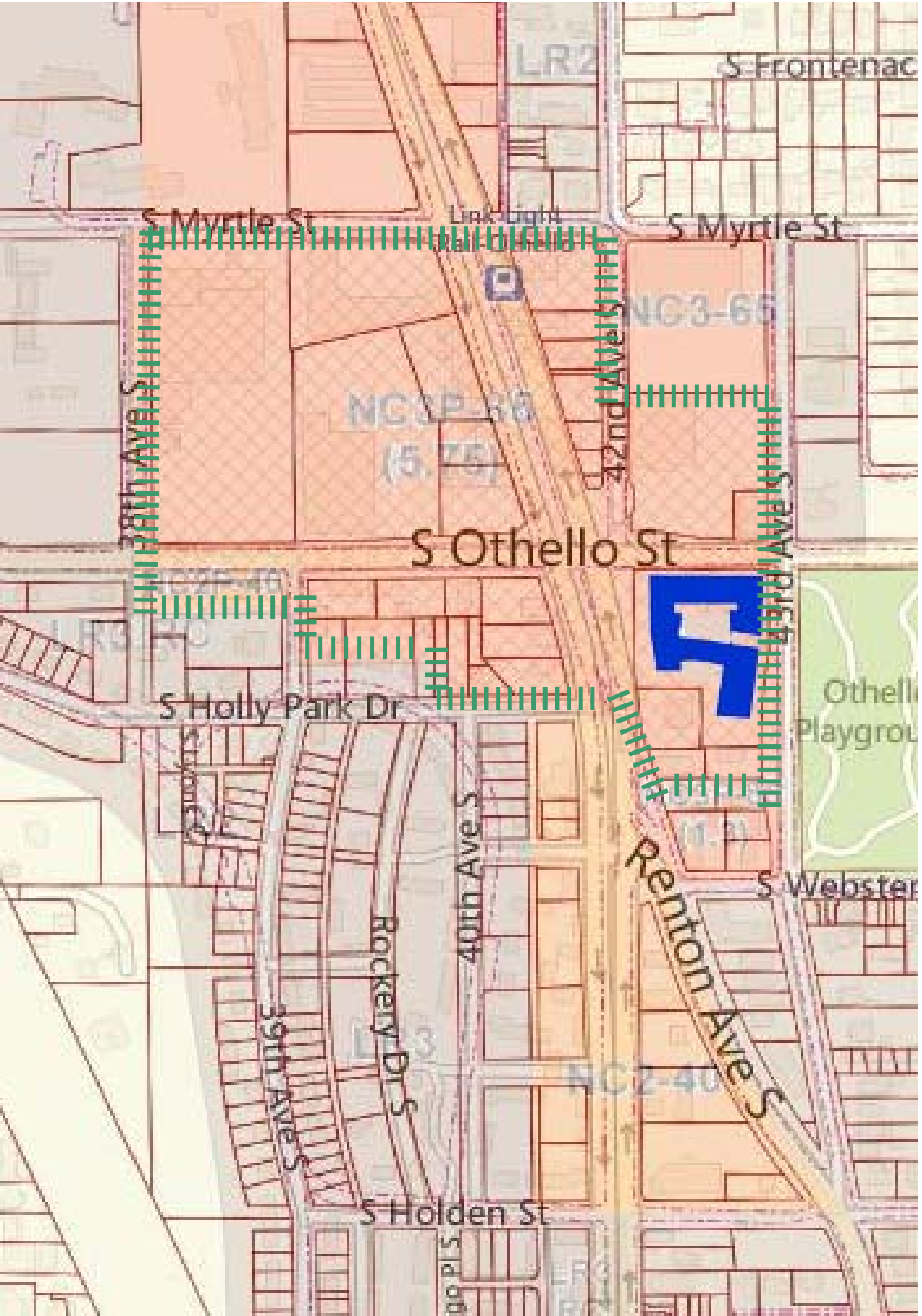
- SF 5000
- public park
- NC3-65
- NC2-40
- LR3-RC
- southeast seattle reinvestment area
- pedestrian designated area

Character

The MLK Jr Way and S Othello St corridor character and use are in transition. While the Station at Othello Park meets the larger planned goals of the future vision of the neighborhood, the foot traffic, retail establishment activities, and habits of the community have not filled-in at this time. It may be years before the neighborhood can support full quality of commercial space at the Station at Othello Park.

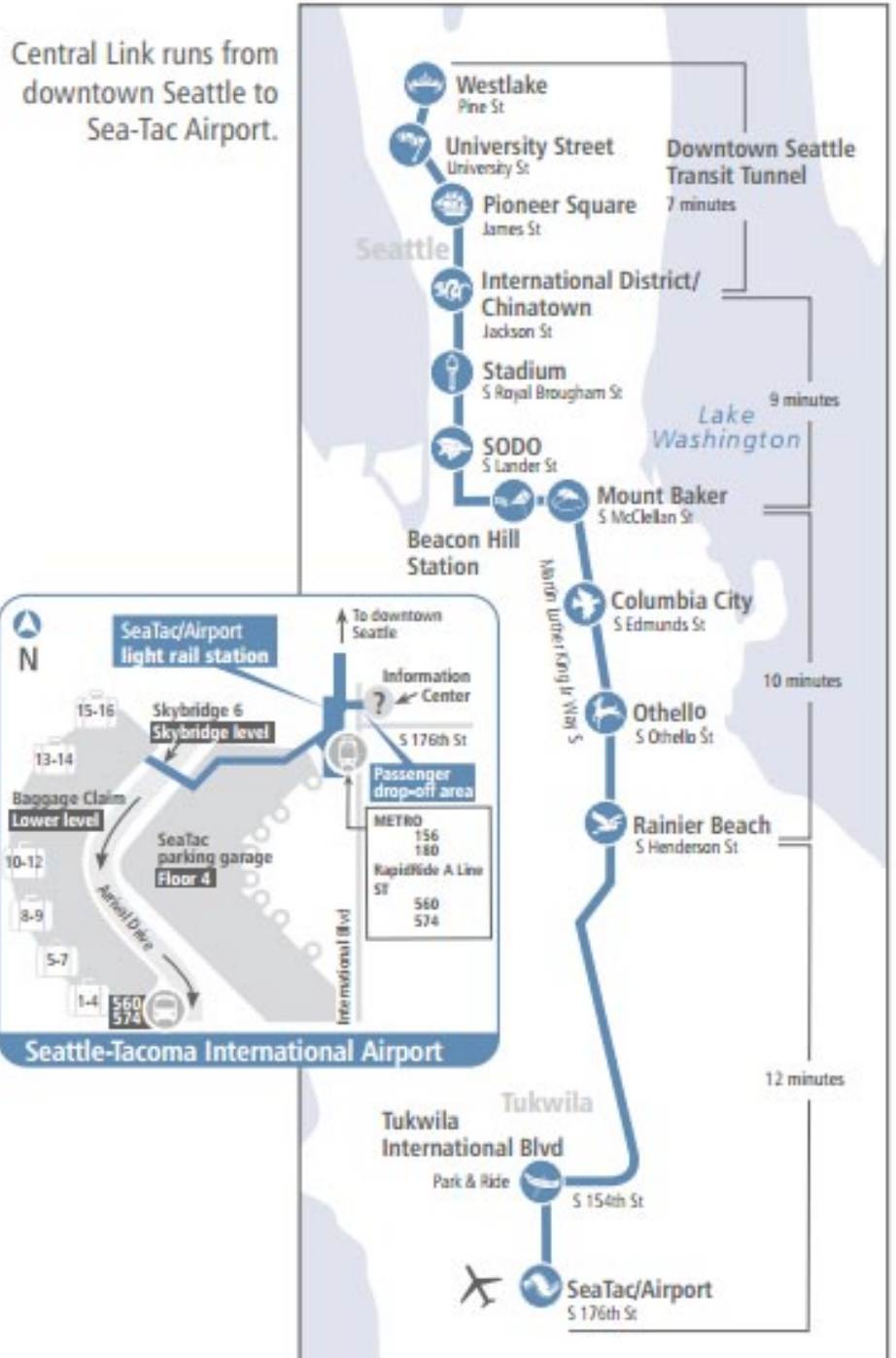
In the mean-time, this proposal offers a solution to activating the street edge with live/work units, which can straddle the meeting of commercial and residential trends in the area. Since the storefront will be only slightly changed, the space can be changed over to retail when the neighbors hood needs demand it.

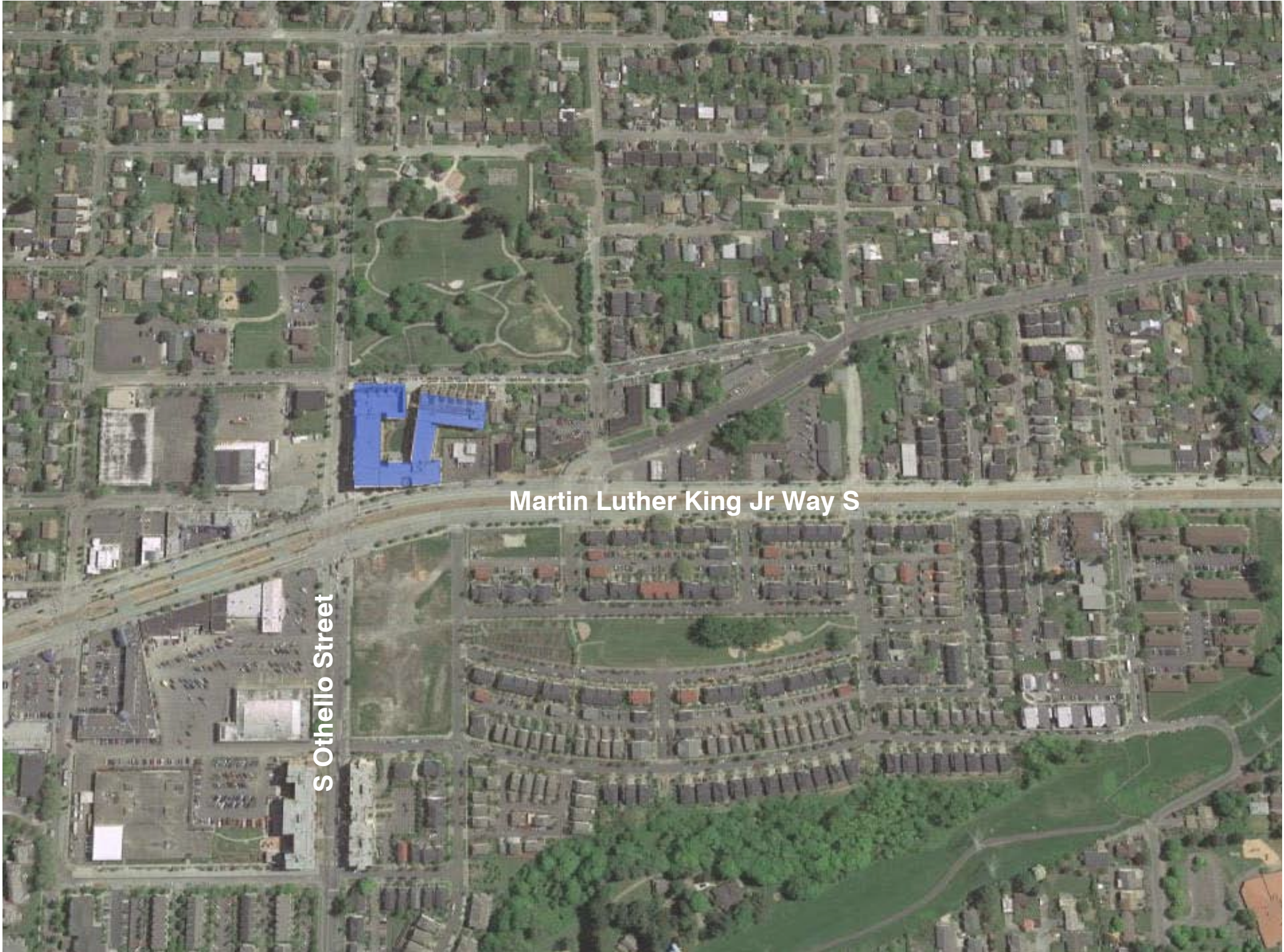
6 miles South of downtown Seattle, the building sits adjacent to the Othello Link light rail station. The rail system opened in 2009, promoting developments such as this one to open along the new transit line.



Link light rail (Central Link)

Central Link runs from downtown Seattle to Sea-Tac Airport.





Streets

Martin Luther King Jr Way S

principal pedestrian street per SMC 23.47A.005.D north/south arterial

north of s othello street

- A major transit corridor for vehicular and public transportation, connecting downtown Seattle to the SEATAC International Airport and the many neighborhoods in between.
- An automobile focused street, not a particularly hospitable pedestrian environment.
- Medium density, with several under-developed parcels and numerous surface parking lots.
- Predominately one to two story early to mid twentieth century commercial buildings, with a mix of services and establishments.

south of s othello street

- Predominately townhouses and vacant space on the west side.
- Predominantly vacant commercial and small apartment buildings on the east side.

S Othello Street

principal pedestrian street per SMC 23.47A.005.D east/west connection

- Connector between I-5 and residential neighborhoods near Lake Washington.

west of martin luther king jr way s

- One story commercial developments with surface parking lots, undeveloped land, 4-5 level mixed use developments, and a mix of single family and duplex residences.
- Vehicle oriented with sidewalks and street trees.
- Mixture of wood, vinyl, and stucco clad structures with pitched and flat roofs.

west of martin luther king jr way s

- A mix of early to mid-century single family residential structures on thirty to sixty foot wide parcels, churches, and Othello Park.

