



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



INITIAL RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3016131

Address: 4200 South Othello Street

Applicant: Kent Smutny, Veer Architecture PLLC, for Othello North Apartments, LP

Date of Meeting: Tuesday, December 10, 2013

Board Members Present: Steve Yamada-Heidner (Chair)
Amoreena Miller
Dan Foltz, substitute
Michelle Wang, substitute

Board Members Absent: Sam Cameron
Tony Case
Benjamin Smith

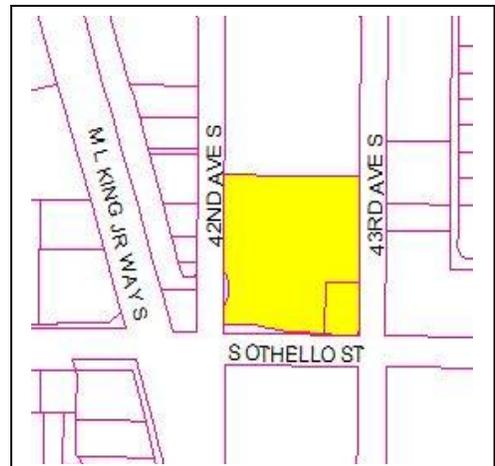
DPD Staff Present: Bradley Wilburn

SITE & VICINITY

Site Zone: NC3P-85 (5.75)

Nearby Zones: (North) NC3-65, SF 5000
(South) NC3P-85 (5.75), NC3-85 (1.3)
(East) LR2, SF 5000
(West) NC3P-85 (5.75), NC3P-65

Lot Area: 81,281 square feet



Current Development: The site is currently developed with one commercial building, surrounded by a surface parking lot, and a three-story apartment building located at the corner of Othello and 43rd Avenue. The site is nearly flat with subtle slopes near the middle and along the east property line. The streets abutting the site are fully developed rights-of-way with asphalt roadways; curbs, sidewalks and gutters. South Othello Street is an arterial with heavy traffic volumes.

Access: The development site occupies a half block with three street frontages; 42nd Avenue South to the west, South Othello Street to the south, and 43rd Avenue South to the east. Access to the development site is limited due in part to 42nd Avenue terminating just north of Othello.

Surrounding Development: A significant addition to the area is the Sound Transit light rail station (Othello Station) situated within the Martin Luther King Jr. Way South right-of-way. The Othello Station is located approximately 100 feet from the site's southwest corner. Along the MLK corridor construction activity during the past 10 years has been robust, which has significantly impacted a neighborhood in transition. To the west, Holly Park Phase III has helped to transform the area and stimulate economic growth. On either side of MLK, commercial development dominates the area with a mix of retail, restaurant, office, and institutional uses. Across South Othello Street to the south, the ownership group has recently completed development similarly scaled 95,672 square foot development site. To the east across 43rd Avenue a narrow Multifamily Lowrise Two (LR2) zone buffers an expansive Single family 5,000 (SF 5000) zone. Abutting the site to the north is a religious institution, Miracle Temple of God. A large stand of mature trees provides a visual buffer between the two development sites.

ECAs: The site is not located in a designated Environmentally Critical Area (ECA)

Neighborhood Character: This area is defined by spacious open spaces and moderate sized homes. Othello Playfield, a Seattle city park is located one block south across 43rd Avenue. This area has a mixed of architectural styles reflective of the decades in which development occurred, there is no defining architecture character.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a mixed use building with approximately 347 residential units located above ground level commercial use. The commercial use program includes approximately 5,844 sq. ft. of retail use, 4,978 sq. ft. proposed for live-work units, and 1,756 sq. ft. for indoor participant sports use. Parking (approximately 234 stalls) is proposed to be provided within structure at and above street grade. The ownership group plan to phase the project in two parts with the west building erected in the first phase, with the east building to following afterwards, the market will determine when

phase two commences. The existing structures will be demolished to allow the proposal to move forward.

EARLY DESIGN GUIDANCE MEETING: September 11, 2007
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DESIGN PRESENTATION

The Early Design Guidance packet includes materials presented at the meeting, and is available online by entering the project number (3007649) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the project file (project number 3007649), by contacting the Public Resource Center at DPD:

DESIGN DEVELOPMENT

Three alternative design schemes were presented. All of the options include schemes featuring one structure, with massing studies oriented to take advantage of external influences, i.e., solar exposure, street patterns, adjacent uses, etc. The structure is envisioned to extend six stories above street grade (one level in commercial use and five residential levels above), with residential open space on top of one-story concrete base. In all schemes, parking will be located within the structure at and above grade, with access from the west (42nd Avenue South) and east (43rd Avenue South). No design departures have been identified or requested by the design team at this time.

The first scheme (Alternative 1, preferred) showed an upper level more gracious in its relationship to adjacent uses and zone transitions. The northeast upper level corner will be chamfered in acknowledgement to the lower density zone to the east and the Othello South site. The upper level will be divided into three sections that will hold the street edges. The terrace level open space will feature a courtyard garden open to the southern solar exposure to optimize natural light, with each unit having outdoor views. The façade along 43rd Avenue will be sculpted to scale the mass to be more compatible with the residential character of a lower intensity zone. A townhouse concept will be employed along the east property line across from the L-2 zone. Similarly, a townhouse styled look will be introduced along the west property line, abutting 42nd Avenue. Several design opportunities have opened up with the alignment of the street system. Potentially, a public plaza can be incorporated into building design where the main residential entry will be located adjacent to the turnaround at the terminus of 42nd Avenue. Othello Street widens at the junction of 42nd and interesting design features could create a more dramatic street presence. Entries to commercial, residential and parking, will be more readable and celebratory. All the advantages identified under the previous schemes will be obtained in the preferred design.

The second scheme (Alternative 2) showed a disjointed “C” and “L” shaped upper level that reduces its appearance of bulk along the east frontage adjacent to the multifamily zone. The south and west facing facades boldly hold the street edge except for a recessed area at the site’s southeast corner. The verticality of the facades creates a stark presence in area that is under developed. The separation between the two upper level masses invokes a canyon expression where the open space will be located. The orientation of the C– shaped upper level mass reduces the appearance of bulk along the north property line abutting the church site. Under this scheme as well as in the other schemes, retail space would be maximized at street level. Some disadvantages identified by the design team are the lack of graceful scale along the east frontage, lack of response to the unique character of the Othello street alignment. The overall design does not adequately reinforce a sense of community.

The third scheme (Alternative 3) showed two upper level building masses which stepped the east wing from the Othello street frontage to soften the transition from the L-2 zone to commercial zone. The upper level massing would be oriented along the north and south axis, with open space between the two masses and at the south end to maximize natural light penetration. The building’s mass will be loaded at the corner of South Othello and 42nd Avenue (west wing), and east adjacent to 43rd Avenue (east wing). As depicted in all schemes, access to parking will be in two locations through 42nd and 43rd Avenue South. The design scheme establishes a strong corner presence at 42nd and Othello within a commercial corridor that is anticipated to be bustling with activity as pedestrian make their way to and from the light rail station. Disadvantages cited were similar to the ones expressed in Alternative “2.”

PUBLIC COMMENT

Approximately eight members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Liked modernist styled building in the neighborhood, another sign of revitalization is occurring in our community.
- Noted that an incorporation of materials that are more familiar with the residential uses along the facades adjacent to multifamily zones is needed.
- Stated that the proposed building should be scaled at a lower height where adjacent residential zones.
- Encouraged a design of the building should be limited to four stories in height.
- Noted that one bedroom and studio apartments would be more appropriate for the site.
- Commented that the project should be scaled to the context of the neighborhood – note: New Holly Park as an example of design within scale.
- Commented that access to residential units should be visible from the street.
- Commented that it’s important to have open space oriented to optimize internal use
- Streetscape experience is a serious problem along all street frontages - how the building steps back, use of glazing and green walls, etc. should be taken seriously as the design moves forward.

- Noted that external lighting may be a problem, would like to see lighting detail.
- Can DPD consider an alternative location for the Design Review meeting that is closer to our homes? *DPD will hold the next meeting closer to the project area.*
- Noted that vehicles cutting through the church parking lot just north of the development site could be disruptive due in part to the limited access to 42nd.
- Noted that parking demand (residential, commercial) should be met on the development site, not the streets.
- Questioned that if parking is proposed to be located in a garage, it was not clear in the plans? Yes, parking will be located within a garage.
- Questioned if the two buildings would be built at the same time? The design team responded that they did not know, but felt it was unlikely.

<p>INITIAL RECOMMENDATION MEETING: December 10, 2013</p>

DESIGN PRESENTATION

The Initial Recommendation packet includes materials presented at the meeting, and is available online by entering the project number (3016131) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the project file (project number 3016131), by contacting the Public Resource Center at DPD:

DESIGN DEVELOPMENT

The ownership group has elected to have the proposed development evaluated under the Land Use Code that was in effect at the time of the previously approved MUP (#3007649). The revised proposal was informed by the EDG report published on October 4, 2007 and lessons learned from the related “The Station” project (MUP #3006405) directly across South Othello. During the project presentation, the applicant noted that in response to the EDG guidance, the building program has changed which in turn required several modifications necessitating the revised design to be brought back before the Board. The revised design and development objectives have taken into consideration the transit orientation of ML King and South Othello. The proposed development will be completed in two phases with the west half being developed in the first phase, due in part to its close proximity to the Othello Rail Station. The proposed buildings are interlocking “L” shaped structures. The two structures will stand 6-stories above grade, and are more similar in concept to the EDG design Alternative Two.

The proposal now includes approximately 380,000 gross floor area of new construction, with 347 residential units above ground level commercial (general retail, live-work and a fitness center). Two residential lobbies are proposed to anchor each corner along South Othello.

Access to parking will be taken off 42nd and 43rd Avenues South. Ground level parking within the structure will be visible from the Othello Street front and will feature landscaping elements to mitigate surface parking. At Phase Two the east building will include a parking level above the street level. Both buildings will deploy of colors and materials to accentuate modulations to reduce the building's scale upon adjacent uses.

The approved MUP departures previously identified in the DRB packet included residential street-level requirements and parking location and access played a minor part of the Board's deliberation. The Board will deliberate departure requests at the next meeting. See the Departures section later in the report.

PUBLIC COMMENT

Approximately eight members of the public attended this Recommendation meeting. The following comments, issues and concerns were raised:

- Concerned with the proposed height of the building, would like the previous approved MUP height standard to set maximum height the limit.
- Wanted clarity on how vehicles were accessing to and from the site and location of parking levels. Noted potential adverse impacts on residential zones.
- Encouraged the relocation of the mid-block retail uses to the corners where they would be more viable. Stated that residential lobbies located at the corners were a design misstep.
- Encouraged wider sidewalks around the site to ease pedestrian movement.
- Wanted to know if pedestrian access to the retail uses will also be available from the parking court. The applicant responded by stating no secondary accesses are proposed for retail users.
- Encouraged residential units are of viable size especially at street level along 43rd Avenue South.
- Concerned with the west building's west elevation, how it relates to the light rail station and surrounding right-of-way is important.
- Supported maximizing the new zone height limit of 85 feet to increase density.
- Noted the street level nonresidential floor areas should be flexible spaces to accommodate future demands of commercial uses including restaurant, retail, office, etc.
- Encouraged smaller nonresidential spaces to allow more diverse "small pop" commercial businesses.
- Wanted additional clarity on the reduction of nonresidential gross square footage approved under the previous MUP to what is currently being proposed. The applicant responded that less than half of what was previously approved has been programmed.
- Clarified that the location of loading will be accessed from the interior.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (Othello Neighborhood) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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)

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Othello-specific supplemental guidance:

A strong relationship between the building and the street adds character and quality to the Othello business district.

- **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.**
- **Shallow setbacks and a minor grade separation are 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.**

At the Early Design Guidance Meeting, 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.

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.

At the Initial Recommendation Meeting, 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.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Othello-specific supplemental guidance:

The life of the neighborhood should be closely tied to the character of its public space. It is especially important to recognize streets as public space. The design of buildings can help determine the level of activity on the street. Where storefronts meet the sidewalk, social interaction can be intensified adding vitality. New development is encouraged to support the area's pedestrian designated streets and the Station Area Overlay District by contributing to a consistent building line at or near the sidewalk.

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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)

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Othello-specific supplemental guidance:

Several zone edges between commercial (C1) and single family-zoned properties exist in the neighborhood. This could result in visual impacts, as well as traffic and noise conflicts between these properties. To help prevent these situations, consider:

- **preventing service, loading and storage areas from directly facing single family residential areas;**
- **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.**

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Othello-specific supplemental guidance:

Ground-related residential development, such as townhouses, is encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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)

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, the Board did not specifically address the Guideline. (See Guideline E-2)

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Othello-specific supplemental guidance:

Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

- **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.**
- **Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.**

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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)

B. Height, Bulk and Scale

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Othello-specific supplemental guidance:

Much of the MLK@Holly business district is zoned for large, 65' tall buildings. Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones. Large, monolithic buildings are discouraged. Consider the following:

- **Design 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.**

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, the Board did not specifically address the Guideline. (See Guidelines A-1 and A-5)

C. Architectural Elements and Materials

- C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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)

- C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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)

- C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, the Board did not specifically address the Guideline. (See Guidelines A-4 and A-6)

- C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

Othello-specific supplemental guidance:

- **Encourage High-Quality Construction:** All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

- **Residential Development:** Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello neighborhood is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged—particularly as accent materials. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense a permanence, human scale and proportion.
- **Commercial and Mixed-Use Development:** Use 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. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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. Hardipanel 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.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

Othello-specific supplemental guidance:

Activate the Street Edge: Providing space for intermingling of pedestrians and shoppers at the street-level on Martin Luther King Jr. Way South will help create a socially and visually stimulating MLK@Holly business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as “eyes on the street,” and supports an active day and night street environment.

- **Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.**

At the Early Design Guidance Meeting, the Board encouraged a designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level would be beneficial to the neighborhood.

At the Initial Recommendation Meeting, 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.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Othello-specific supplemental guidance:

- **Consider 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.**
- **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.**
- **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 edges.**

At the Early Design Guidance Meeting, 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 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.

At the Initial Recommendation Meeting, 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.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, the Board did not specifically address the Guideline.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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.

- D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, the Board did not specifically address the Guideline.

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

At the Early Design Guidance Meeting, the Board did not specifically address the Guideline.

At the Initial Recommendation Meeting, 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.

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

At the Early Design Guidance Meeting, 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

At the Initial Recommendation Meeting, 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.

Site-Specific Design Guidance:

- 1. 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.**

- 2. 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.**

At the Early Design Guidance Meeting, 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.

At the Initial Recommendation Meeting, 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.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, no departures were requested:

At the time of the Recommendation (MUP # 3007649) meeting, the following departures were requested and were conditionally approved:

- 1. Street-level Development Standards (23.47A.008.D.2):** The Code requires where residential uses are located along a street-level street facing façade the following is required. Either the first floor of the structure at or above grade shall be at least 4 feet above sidewalk grade or the street-level façade shall be set back at least 10 feet from the sidewalk. The applicant proposes to reduce the 10 feet setback between the front façade and street property line.

This departure was not formally introduced during the recommendation meeting, the applicant stated that they would seek the previously approved departure request and would provide justification at the next meeting.

The Board indicated they would be open to entertaining the departure request as long as it would better meet the intent of the identified Design Review Guidelines. (A-2, A-3, A-6, C-2, C-3, C-4, D-1, D-7, D-12 & E-2)

- 2. Parking Location and Access (23.47A.032.A.1.c):** The Code requires when access is not provided from an alley and the lot abuts two or more streets, access is permitted across one side street 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. The applicant proposes to access surface and above grade parking from two side streets; 42nd Avenue to the west and 43rd Avenue to the east.

This departure was not formally introduced during the recommendation meeting, the applicant stated that they would seek the previously approved departure request and would provide justification at the next meeting

The Board indicated they would be open to entertaining the departure request as long as it would better meet the intent of the identified Design Review Guidelines. (A-1, A-2, A-3, A-4, C-2, D-7 & E-1, O-2)

BOARD DIRECTION

At the conclusion of the meeting, the Board recommended the project should return for a 2nd Recommendation meeting.

The Board stated that the applicant should provide the following at the next meeting.

1. At the 2nd Recommendation Meeting provide detailed elevations and sketches showing the response to the Board guidance in this report regarding the west, south and east elevation massing and setback.
2. A full detailed perspective of the parking courtyard as viewed from the exterior (sidewalk) and from the interior (residential units with views into the central courtyard) at the next meeting
3. Provide a detail study illustrating measures documenting defensible spaces for recessed entries.
4. A detailed lighting plan to include views into the interior courtyard as well as around the perimeter shall be presented.
5. Provide a detailed landscape plan demonstrating landscaping screening measures to mitigate surface parking impacts of Phase One upon adjacent properties along 43rd Avenue South.

6. Show how the exposed solid wall along the north facade is being screened.