



**RECOMMENDATION OF THE
SOUTHEAST DESIGN REVIEW BOARD**

Record Number: 3037301-LU

Address: 7324 MLK Jr Way S

Applicant: David Neiman, Neiman Taber Architects

Date of Meeting: Tuesday, December 07, 2021

Board Members Present: David Bader (Chair)
Stewart Germain
Daniel Maier

Board Members Absent: May So
Chris Colley

SDCI Staff Present: David Sachs, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3P-95 (M) [NC3P-95 M] & Neighborhood Commercial 3P-95 (M2) [NC3P-95 (M2)]

Nearby Zones: (North) Neighborhood Commercial 3P-95 (M) [NC3P-95 M]
(South) Neighborhood Commercial 3P-95 (M2) [NC3P-95 (M2)]
(East) Neighborhood Commercial 3P-95 (M) [NC3P-95 M] & Neighborhood Commercial 3P-95 (M2) [NC3P-95 (M2)]
(West) Neighborhood Commercial 3P-95 (M) [NC3P-95 M] & Neighborhood Commercial 2-55 (M) [NC2-55 (M)]

Lot Area: 21,554 sq. ft.



Current Development:

The subject site is comprised of two existing tax parcels currently developed with a two-story commercial structure built in 1960 and a two-story multifamily residential structure built in 1946. The site irregularly shaped and is generally flat.

Surrounding Development and Neighborhood Character:

The subject site is located on the east side of M L King Jr Way S, midblock between S Othello St and S Webster St in the Othello Residential Urban Village. Adjacent to the site are a mixed-use structure to the north, a mixed-use structure and a multifamily residential structure to the east, a single-family residence to the south, and a vacant lot to the west. The immediate vicinity includes a mix of housing uses, including multifamily residential, mixed-use, duplex, and single-family, following a pattern of newer and larger scale structures located near the intersection of M L King Jr Way S and S Othello St at the north end of the block. A lowrise commercial shopping center is located to the northwest. Additional shops, restaurants, and institutional uses are sited along the transit corridor. Lowrise residential areas extend to the east and west. Martin Luther King Jr Way S is a principal arterial with Link light rail service operating in the median, providing north-south circulation across southeast Seattle and to the southern suburbs. The Othello Link light rail station is located one block to the north. Neighborhood green spaces include Othello Playground one block to the east, Central Park two blocks to the west, and the Chief Sealth Trail one quarter mile to the west. The site is situated on a zone boundary: the north parcel was rezoned from Neighborhood Commercial 3P-85 to Neighborhood Commercial 3P-95 (M), and the south parcel was rezoned from Neighborhood Commercial 3P-85 to Neighborhood Commercial 3P-95 (M2) on 4/19/19.

The site is located within the evolving fabric of the Rainier Valley. The area has been historically low density, characterized by older, auto-centric commercial uses along M L King Jr Way S surrounded by traditional lowrise residential development of various eras. Recent development has trended toward urbanization and the addition of high-density, mixed-use, and transit-oriented developments. Newer mixed-use multifamily residential development is often characterized by rectilinear massing, single-story brick podiums, projecting bays with contrasting color, and a strong street edge. Older lowrise and single-family residential structures are designed with gabled roofs, elevated front porches, and lap siding, and are set back from the street with landscaping. Older structures range in height from one to three stories, while newer structures are up to six stories. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 7315 M L King Jr Way S, 7343 M L King Jr Way S, and 7350 M L King Jr Way S.

Access:

Vehicular and pedestrian access are both proposed from M L King Jr Way S.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land Use Application to allow an 8-story, 271-unit apartment building with retail. Parking for 12 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under #3037366-EG

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE February 9, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the retail loading proposed along MLK Jr. Way South.
- Supported the project. Stated the concept is stronger without the upper level setback, provided the applicant team is intentional with detailing elevations and parapet heights.
- Stated ground level concept is strong given the constraints faced by the applicant team, particularly with regard to solid waste.

SDCI staff didn't received any design related comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- Stated a minimum 8' sidewalk is required as the project is within a pedestrian zone.
- Stated the driveway is required to cross the ROW at a 90-degree angle, however the EDG packet shows the driveway crossing the sidewalk at a slight diagonal.

- Encouraged the applicant to work with SPU Solid Waste to obtain approval for storage, staging, and collection given the limited vehicle access options for this site.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City’s zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering 3037366-EG: <http://web6.seattle.gov/dpd/edms/>

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.

- 1. Building Massing:** The Board discussed the three massing alternatives, which are similar in height, bulk, and scale due to site constraints but differ in the proposed modulation of the upper levels. The preferred massing alternative (Scheme C) distinguishes itself from the other options by proposing a large void in the upper level massing that opens to a plaza at the ground level along MLK Jr. Way South. The Board supported moving forward in the development of the preferred massing option based on this unique design feature and the overall clarity of the massing proposed. **(CS2-A-2. Architectural Presence, CS2-III-iii. Strong Building Forms)**
 - a. Echoing public comment, the Board agreed the upper level setback proposed in Scheme A and Scheme B doesn’t necessarily benefit the overall composition of the building massing and doesn’t reduce the perceived height, bulk, and scale as viewed from MLK Jr Way South. **(CS2-D. Height, Bulk, and Scale)**
 - b. The Board supported the large void in the massing, which helps break down the overall scale into two prominent massing forms and allows for an outdoor plaza at the ground level that connects to the pedestrian realm. **(CS2-B-2. Connection to the Street, DC2-A-2. Reducing Perceived Mass)**
 - c. The Board was concerned with the proportion of the interior private courtyard space and the access to light for the units facing the space. The Board recommended the applicant reconfigure the size of the courtyard space and incorporate design elements to address any potential privacy issues to the units. **(CS1-B-2. Daylight and Shading, PL3-B-1. Security and Privacy)**

2. Residential Entry and Ground Level Uses:

- a. The Board supported the proposed location of the primary residential entry which is located at the northern end of the site, adjacent to two commercial spaces. The Board also supported the larger lobby space, highlighting the opportunity for residents to wait for rideshare vehicles. **(PL3-A. Entries)**
 - b. The Board supported the ground level commercial space proposed along MLK Jr. Way South and recommended a high level of transparency along the street and plaza to promote activation and establish a visual connection to these spaces. The Board also recommended the applicant explore designing the commercial spaces to accommodate a variety of retail uses and establish a relationship with the residential lobby as well as the street. **(CS2-B-2. Connection to the Street, PL2-B-3. Street-Level Transparency, DC1-A-3. Flexibility)**
- 3. Building Landscaping:** The Board supported the design of the landscaping and open space as shown, highlighting the design of the ground level plaza, level 3 amenity deck, and roof deck. The Board recommended exploring how the proposed landscaping relates to the plaza and develop a design that provides a buffer without completely impeding pedestrian traffic. **(PL1-B-2. Pedestrian Volumes, PL3-I-iii. Entry Plaza)**
- a. The Board was concerned with the potential conflict between activity in the ground level amenity space and vehicular traffic at the proposed driveway. The Board recommended outdoor furniture and/or landscaping be used to separate potential spillover activity from the ground level plaza, service uses, and driveway at the southern end of the site. **(PL2-I-i. Zone of Defense)**
 - b. The Board recommended that careful attention is given to the selection of landscaping in the plaza. The Board indicated support for dual purpose landscaping and encouraged the applicant to choose landscaping that will grow and thrive in the high traffic area. **(DC4-D-1. Choice of Plant Materials, DC4-D-3. Long Range Planning)**
 - c. The Board agreed the design of the landscaping responded well to the conditions present along MLK Jr. Way South and indicated support for the seating elements as proposed. The Board recommended the applicant explore differentiating the hardscape material or provide visual cues to help delineate which spaces are private and which spaces are in the public realm. **(PL2-I-iii. Landscaping, DC4-D-2. Hardscape Materials)**
- 4. Service Uses:** The Board supported locating access to the garage and trash storage areas at the southern end of the site, placing them adjacent to the services uses for the project to the south. The Board recommended developing a design that minimizes the appearance of these spaces as seen from the sidewalk and incorporate various elements that promote pedestrian safety. **(DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)**

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated appreciation for the project.

SDCI staff received no public comments in writing prior to the meeting.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3037301-LU): <http://web6.seattle.gov/dpd/edms/>

RECOMMENDATIONS & CONDITIONS

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 recommendations.

1. Architectural Concept and Massing Composition:

- a. The Board appreciated the applicant's development of the design presented at the Recommendation meeting and recommended approval of the overall massing, simple and clear architectural concept, and how the design responded to the unique site geometry. **(CS2-A-2. Architectural Presence, CS2-D. Height, Bulk, and Scale, CS2-III-iii. Strong Building Forms)**
- b. The board appreciated the boldness of the large carved out ground-level courtyard, interior light well, and 3-story exterior amenity deck, and applauded the applicant for proposing such a unique architectural solution. **(CS2-B-2. Connection to the Street, DC2-A-2. Reducing Perceived Mass)**

2. Façade Composition and Materiality:

- a. The Board recommended approval of the overall composition of the Martin Luther King Way S. street façade, including the use of large sliding door fenestrations with alternating Juliette cable-railing balconies and larger cantilevered glass-railing balconies to create a subtle patterning.
- b. The Board recommended approval of the overall composition of the east facing façade, including the use of smaller sliding door fenestrations with large, cantilevered glass-railing balconies, at each opening to create a backdrop for the large carved 3-story amenity terrace. **(CS2-A-2. Architectural Presence, CS2-III-iii. Strong Building Forms)**

- c. The Board commended the applicant for including the façade organization and color studies shown on pages 24 and 25 of the Recommendation packet. The Board was intrigued by the potential use of accent color on the street facing facade and the return walls of the carved courtyard and light well. After some deliberation however, the Board recommended approval of the simpler street facing façade with no color accent and the light-colored return walls proposed. The Board determined that light reflection from the interior facing facades would benefit the residents more than the impact of a bold architectural statement. **(CS1-B-2. Daylight and Shading, PL3-B-1. Security and Privacy)**
- d. The Board applauded the applicant’s inclusion of the four exterior catwalks shown on pages 32 and 33 of the Recommendation packet and specifically commented on the success of the glass railings in allowing for the visual connection through the building from the sidewalk, up through the plaza and internal courtyard, and out through the 3rd floor exterior amenity space to the east. To maintain this visual connection, the Board recommended a condition of approval to retain the glass railing as shown in the Recommendation packet or specify a highly transparent railing design moving forward. **(CS2-B-2. Connection to the Street, DC1-A-4. Views and Connections)**
- e. Although the Board recommended approval of the proposed simple and purposeful material palette with the combination of high-quality prefinished metal panel, board and batten fiber cement panel, and vertical oriented flat-panel fiber cement, as shown on page 41 of the Recommendation packet, the Board recommended a condition of approval to specify that the highly textured asymmetrical metal panel shown throughout the Recommendation packet be retained moving forward. **(DC2-D-1. Human Scale, DC4-I-i. Encourage High-Quality Construction)**
- f. The Board recommended approval of the ground-level uses along Martin Luther King Way S. with smaller retail spaces flanking the main residential lobby and the central plaza. There was initial concern by the Board with the perceived hierarchy between the residential entry and the various retail spaces, however, after some discussion, the Board agreed that the color accent on the entry door and canopy, and the canopy signage shown on page 34 of the Recommendation presentation, were sufficient to differentiate the uses. **(CS2-B-2. Connection to the Street, PL2-B-3. Street-Level Transparency, DC1-A-3. Flexibility)**
- g. The Board recommended approval of the exterior expression of the building services located at the southwest end of the building and recommended that the blank wall in this location was successfully mitigated using high-quality, textured, and asymmetrical metal panel. **(DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)**

3. Landscape:

- a. The Board recommended approval of the overall landscape design as shown in the Recommendation packet. The Board appreciated that the public plaza was void of obstructions and allowed for ultimate flexibility, the hardscape extended past the property line into the right-of-way, and included multiple ‘landscape hangouts’ to

encourage interaction along the entire street frontage. **(PL1-B-2. Pedestrian Volumes, PL2-I-iii. Landscaping, DC4-D-2. Hardscape Materials, PL3-I-iii. Entry Plaza)**

- b. The Board recommended approval of the landscape design and planting proposed between the sidewalk and the trash/recycling room, as illustrated on pages 19 and 22, and shown on the landscape plans. The Board specifically approved of how the implied larger-scale planting and accent trees screened the blank wall and recommended a condition of approval to specify the appropriate large-scale shrubs and Star Magnolia trees moving forward. **(DC1-C-4. Service Uses, DC2-B-2. Blank Walls)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

1. **Upper-Level Setback (SMC 23.47A.014.C):** For zones with a height limit of 95 feet, the Code requires portions of structures above 75 feet must be set back from the front lot line by an average depth of 8 feet. The applicant is requesting a departure to eliminate the required upper level setback.

The Board recommended approval of this departure, as an upper level setback would work against the clear architectural composition and detract from the larger massing moves. The design with departure better meets the intent of Design Guidelines **CS2-III-iii. Strong Building Forms, DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition.**

2. **Street-Level Uses (SMC 23.47A.005.D.1):** Along pedestrian designated streets, the Code requires that 80% of the street-level, street facing façade is occupied by one or more identified uses. The applicant proposes to reduce this requirement to 58% to accommodate a larger residential lobby and building services uses.

The Board recommended approval of this departure, as it allows for a larger residential lobby along MLK Jr. Way South and acknowledges the lack of an alley adjacent to the site which resulted in services uses occupying some of the street-level, street facing façade. The design with departure better meets the intent of Design Guidelines **PL3-A. Entries, DC1-C-4. Service Uses.**

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: 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.

CS2-I-ii. Shallow setbacks: 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.

CS2-II Respect for Adjacent Sites

CS2-II-i. Service, Loading, and Storage Areas: Prevent from directly facing single family residential areas.

CS2-II-ii. Zone Buffer: 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.

CS2-III Corner Lots

CS2-III-i. Gateways: 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.

CS2-III-ii. Focal Element: 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.

CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. MLK@Holly Business District: 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:

1. Design building volumes to maintain a compatible scale with smaller buildings nearby.
2. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.
3. 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.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-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.

CS3-B Local History and Culture

CS3-B-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.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-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.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-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.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Othello Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: 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.

PL2-I-ii. Lighting: 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.

PL2-I-iii. Landscaping: 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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. 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.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-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.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Othello Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional “main street” feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-iii. Entry Plaza: 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;

PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-i. 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.

PL3-II-ii. Active Entries: Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development:, 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.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-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.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-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.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

DC4-I-ii. Residential Development:

a. 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.

b. 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 of permanence, human scale and proportion.

DC4-I-iii. Commercial and Mixed-Use Development:

a. 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 design.

b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

DC4-I-iv. NW Corner of Martin Luther King Jr. Way S and S Othello St: See site-specific guidelines.

DC4-I-v. NE and SE Corners of Martin Luther King Jr. Way S and S Othello Street: See site specific guidelines.

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Tuesday, December 7, 2021, and the materials shown and verbally described by the applicant at the Tuesday, December 7, 2021 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Retain the glass railings at the exterior catwalks within the carved out light well and exterior amenity space as shown in the Recommendation packet or specify a highly transparent railing design. **(CS2-B-2. Connection to the Street, DC1-A-4. Views and Connections)**
2. Specify on the MUP and building permit plans the AEP Span metal panel with the 4 different profile panels as shown on page 41 of the Recommendation packet and include information as to how the asymmetrical pattern will be achieved using the 4 patterns together on the street-facing facade. **(DC2-D-1. Human Scale, DC4-I-i. Encourage High-Quality Construction)**
3. Specify large-scale shrubs and Star Magnolia or similarly sized specimen tree in the landscaped area between the sidewalk and the blank wall of the trash/recycling room. **(DC1-C-4. Service Uses, DC2-B-2. Blank Walls)**