



PATH AMERICA

OTHELLO PUBLIC MARKET MIXED USE

7301 MLK JR. WAY (SITE A & SITE B)
7343 MLK JR. WAY (SITE C)



EARLY DESIGN GUIDANCE MEETING

DPD PROJECT NUMBER : 3017470 (SITE A & SITE B)
DPD PROJECT NUMBER : 3017475 (SITE C)

August 26, 2014

caron
architecture

CONTENTS

OVERVIEW

- 2 Project Information / Development Objectives
- 3-9 Urban Context and Analysis
- 10-14 Site Context Analysis
- 15-17 Site Programming Analysis
- 18-19 Design Inspiration
- 20-23 Seattle Design Guidelines (2013) & Othello Neighborhood Design Guidelines (2006)
- 24-25 Zoning Analysis
- 26 Departure Diagram

SITE A & SITE B

- 28-31 Options Comparison
- 32-37 Massing Options
- 38-40 Preferred Option Floor Plans
- 41 Preferred Option Shadow Studies
- 42-43 Landscape Concept

SITE C

- 46-47 Options Comparison
- 48-50 Massing Options
- 51 Preferred Option Shadow Studies
- 53 Landscape Concept



REGIONAL VIEW

VISION STATEMENT

PATH Othello is a new, visionary concept of Modern Living that will support the **transformation** of the Othello neighborhood. The project serves as a continuing catalyst for creating **a socially and integrated community** that at its core, incorporates sustainable ideas, transportation solutions and **innovate design features** including a neighborhood focused farmers market. Path Othello will build **a thriving environment** for residents, neighbors and retailers alike.

PROJECT GOALS

- a. Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this “Opportunity Site” by creating a “Farmer’s Market”.
- b. Establish **strong urban identity** for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- c. Create pedestrian connectivity between Holly Park and Othello Town Center, via new **mid-block connector “Market Plaza”** ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- d. Design well detailed street edge around 3 block site with emphasis on **pedestrian experience**: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize “Street Plaza” concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- e. Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.

PROJECT CONTACTS:

OWNER/CLIENT:

PATH America
500 108th Ave NE, Suite
2020
Bellevue, WA 98004

ARCHITECT:

Caron Architecture
2505 3rd Ave, Suite
300C
Seattle, WA 98121

LANDSCAPE ARCHITECT :

Thomas Rengstorf
& Associates
911 Western Avenue,
Suite 202
Seattle, WA 98104

DEVELOPMENT OBJECTIVES

SITE A - OBJECTIVES

RETAIL USES :

- Approx. 17,000 sf of Public Market, 10,000 sf of Commercial Retail space, Services and Loading dock for market and below grade Parking access.

RESIDENTIAL USES :

- Approx. 210 market rate residential Apartments, (a mix of 1 Bedroom, 2 Bedroom and Studio units).
- Residential Lobby on street level
- Indoor Amenity spaces: Residential Lobby on street level large club room, tv and entertainment room on Level 2
- Roof top Amenity with BBQ, Outdoor space and pet area.

DEVELOPMENT GOALS:

- 70’-0” Max Height, 210 Apartments, 165 Below Grade parking stalls

CONSTRUCTION TYPE:

- 2 levels of concrete podium (Type I) and Five levels of wood frame construction (Type V)

* Parking will be utilize by East & West Blocks

SITE B - OBJECTIVES

RETAIL USES :

- Approx. 7,800 sf of Commercial Retail space, and above & below grade Parking access.

RESIDENTIAL USES :

- Approx. 225 market rate residential Apartments, (a mix of 1 Bedroom, 2 Bedroom, Studio and Live-work units).
- Residential Lobby on street level
- Indoor Amenity spaces: Residential Lobby on street level large club room, tv and entertainment room on Level 2
- Roof top Amenity with BBQ, Outdoor space and pet area.

DEVELOPMENT GOALS:

- 70’-0” Max Height, 216 Apartments, 9 Live-work units, 330 Above & Below Grade parking stalls

CONSTRUCTION TYPE:

- 2 levels of concrete podium (Type I) and Five levels of wood frame construction (Type V)

* Parking will be utilize by East & West Blocks

SITE C - OBJECTIVES

RETAIL USES :

- 5 Live-work units at street level

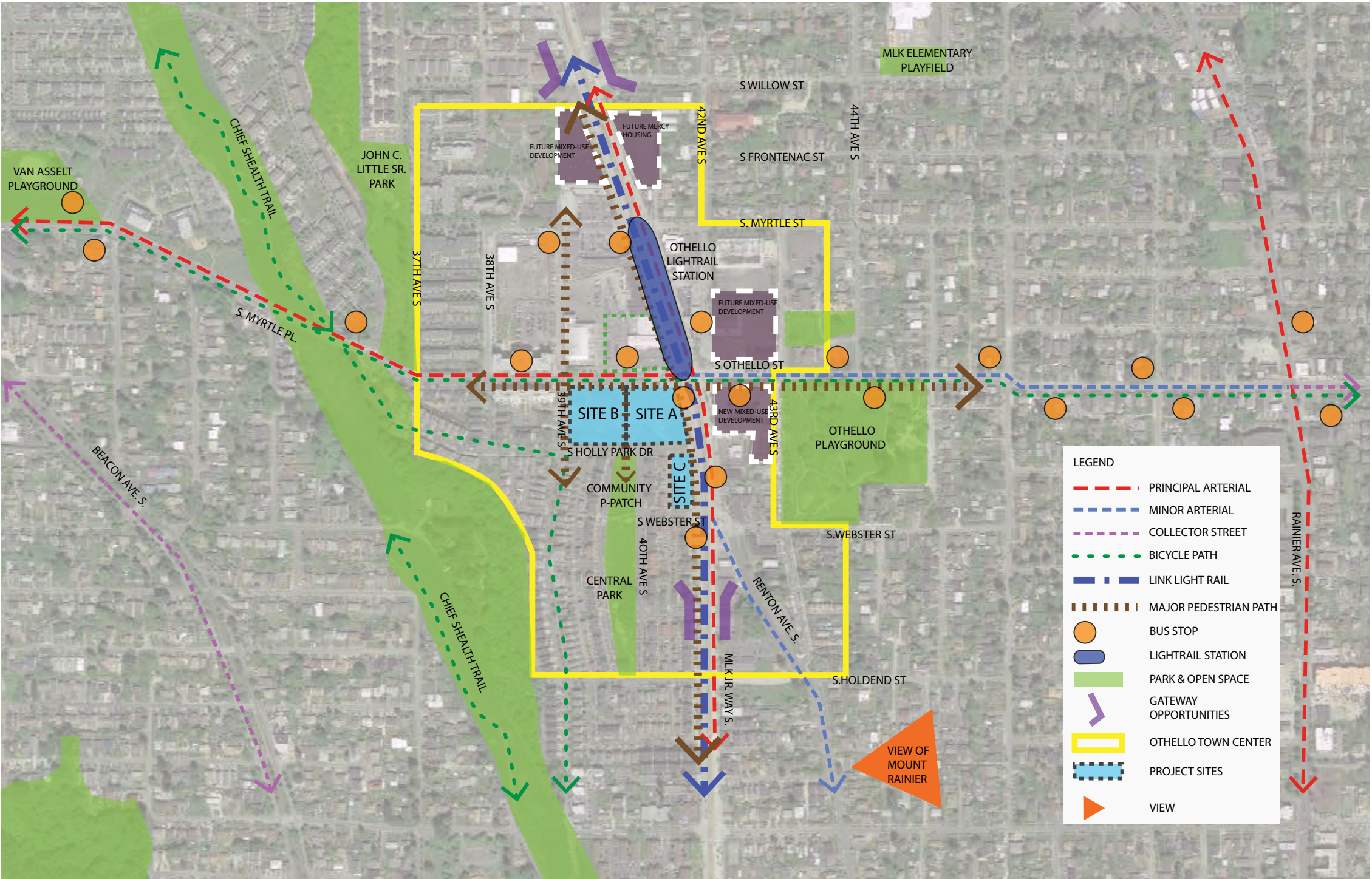
RESIDENTIAL USES :

- 65 market rate apartments (a mix of 1 Bedroom, 2 Bedroom and Studio units).
- Roof-top Amenity with BBQ and Garden areas.
- 3,900 SF Fitness Center, Amenity for Site A, B & C

DEVELOPMENT GOALS:

- 44’-0” Max Height, 65 Apartments, 5 Live-work units, 28 on grade parking

URBAN CONTEXT AND ANALYSIS



VICINITY MAP AND CIRCULATION DIAGRAM

SITE DESCRIPTION AND OPPORTUNITIES

This site is fairly flat. Site A & B are located at the intersection of S Othello St and MLK Jr Way S, with 39th St S to the west and S Holly Park Dr to the south. The site abuts the “heart” of Othello Town Center as well as Othello Light Rail Station.

Site C is also fairly flat and is located south of Site A and B, across S Holly Park Dr. An alley separates Site C from the New Holly Development. Its siting lends itself to be the transitional zone between Site A & B development to the quieter residential neighbors.

The sites are currently vacant. A large neighborhood Pea-patch lies to the south across S Holly Park Dr. Immediate neighbors on MLK Jr Way S are composed of multi-story apartment buildings, auto-oriented strip malls, a neighborhood playground and several chain retail stores.

MLK Jr Way S. is currently identified as a “major truck street”, carrying over 21,000 vehicles per day as well as the Link Light Rail connector, which, in this location, runs at grade. It functions as a major arterial connecting to Rainier Ave S at the north and Interstate Highway 5 to the South. It passes through many communities in the Rainier Valley including Mt. Baker, Rainier Vista and Othello. It is in a period of transition as each of these communities evolve. About the site, it is understood to be a primary pedestrian connector.

S Othello Street is an east-west arterial that connects Seward Park and Brighton, to the east, with Othello and New Holly. Beacon Hill and Georgetown lie to the west. It is designated as a primary pedestrian connector abutting the subject site.

39th Ave S is a pedestrian-oriented street with generous streetscape and landscape amenities; a quieter streetscape compared to MLK Jr Way S.

S. Holly Park Drive is pedestrian and multi-use path connecting bicyclists from Othello Street thru the New Holly Development to the Chef Shealth Trail.

S Webster Street is an east-west street that dead-ends into the community Pea-patch. It does not carry major vehicular traffic

This Mixed Use Development will support the growth of cultural diversities and fit into the existing commercial development in the Othello neighborhood. It will become a prominent gateway and regional destination by creating retail opportunities, activating pedestrian experience with Mid-Block connector, and providing various facade at each street-front to support the diverse cultural and economic structure of the neighborhood.

Lastly the different characteristics and history of the streets surrounding the site create an opportunity for different facade treatment and streetscape to encourage various type of activities along each street.

URBAN CHARACTERISTICS



LARGE SITE PLAN

PROJECT INFORMATION

SITE A & B : 7301 MLK JR. WAY S
DPD 3017470
SITE C : 7343 MLK JR. WAY S
DPD 3017475

ADDRESS	PARCEL NUMBER
SITE A	
7301 MLK JR. WAY S.	2724049085
7313 MLK JR. WAY S.	2724049190
7321 MLK JR. WAY S.	2724049048
	3395070290
	3395070280
	3395070270
	3395070260
	3395070250
	3395070210
SITE B	
7310 39TH AVE. S.	3395070200
3909 S. OTHELLO ST.	3395070220
	3395070230
	3395070240
SITE C	
7343 MLK JR. WAY S.	2724049081
7349 MLK JR. WAY S.	2724049068
7353 MLK JR. WAY S.	2724049066
	3395070790

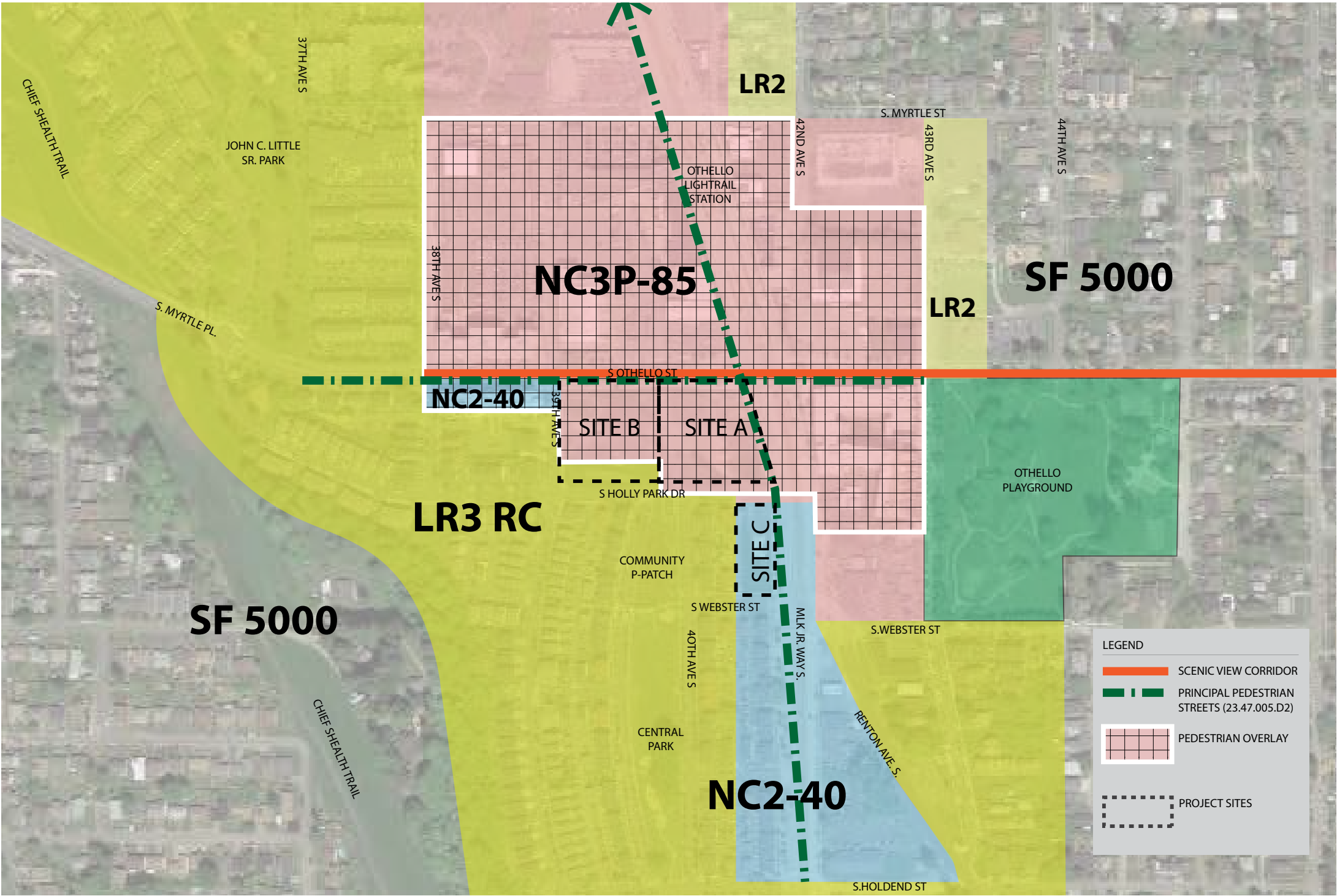
ARCHITECTURE CHARACTER & MATERIAL

These three project sites have a very high degree of visibility and architectural presence on all sides lending this proposal to become a ‘high profile’ design with significant presence and individual identity. Its proximity to the New Holly Development lends itself to become a transitional zone from the quiet tree-lined streets, playgrounds and housing community toward the more robust Othello Town Center.

This project will become the visual and social anchor for the Region, will provide a welcoming entry for the Community and will address/connect the high volume pedestrian, bicycle, vehicular and light-rail traffic in the Othello Town Center.

The adjacent development across MLK is a 6 story mixed-use development of brick and stone base with retail storefronts and canvas canopies on ground level, and it has composite wallboard above. The New Holly Development is a mix of housings with sidings and asphalt shingle gable roof. The 4-story mixed-use across 39th Ave has stone base and canopies on ground level, and it has exterior stucco finish above. Commercial buildings across Othello are composed of concrete masonry block with plaster finish.

ZONING OVERLAY



9 BLOCK VICINITY MAP

ZONING SYNOPSISIS

SITE A & SITE B	
TOTAL SITE AREA:	119,952 sf
ZONE:	NC3P-85
ZONE AREA:	100,312 SF
PERMITTED USED:	COMMERCIAL USES, LIVE WORK UNITS, RESIDENTIAL USES
FAR:	6.0
MAXIMUM ALLOWABLE BUILDING AREA:	601,296 SF
HEIGHT LIMIT:	85'-0"
SITE B	
ZONE:	LR 3
ZONE AREA:	19,631 SF
PERMITTED USES:	RESIDENTIAL
FAR:	2.0
MAXIMUM ALLOWABLE BUILDING AREA:	39,454 SF
HEIGHT LIMIT:	40'-0" PLUS 4'-0" FOR SHED ROOF
SITE C	
ZONE:	NC2-40
SITE AREA:	18,792 SF
PERMITTED USES:	COMMERCIAL USES, LIVE WORK UNITS, RESIDENTIAL USES
FAR (23.47A.013):	4.0
MAXIMUM ALLOWABLE BUILDING AREA:	75,168 SF
HEIGHT LIMIT:	40'-0" PLUS AN ADDITIONAL 4'-0" FOR A 13'-0" FLOOR TO FLOOR HEIGHT AT STREET LEVEL
SITE AREA:	18,792 sf

FIGURE GROUND DIAGRAM



A figure-ground diagram is a two-dimensional map of an urban space that shows the relationship between built and un-built space.

The Black shapes indicate existing buildings, the White area indicates open-space (parks, roads and surface parking lots). The project site is shown in Grey.

NEIGHBORHOOD CONTEXTANALYSIS

- 1. SHA New Holly
- 2. Adjacent Mixed-Use
- 3. Othello Playground
- 4. North Othello Apartment
- 5. Bank of America
- 6. Safeway
- 7. King's Plaza

NEIGHBORHOOD CHARACTER

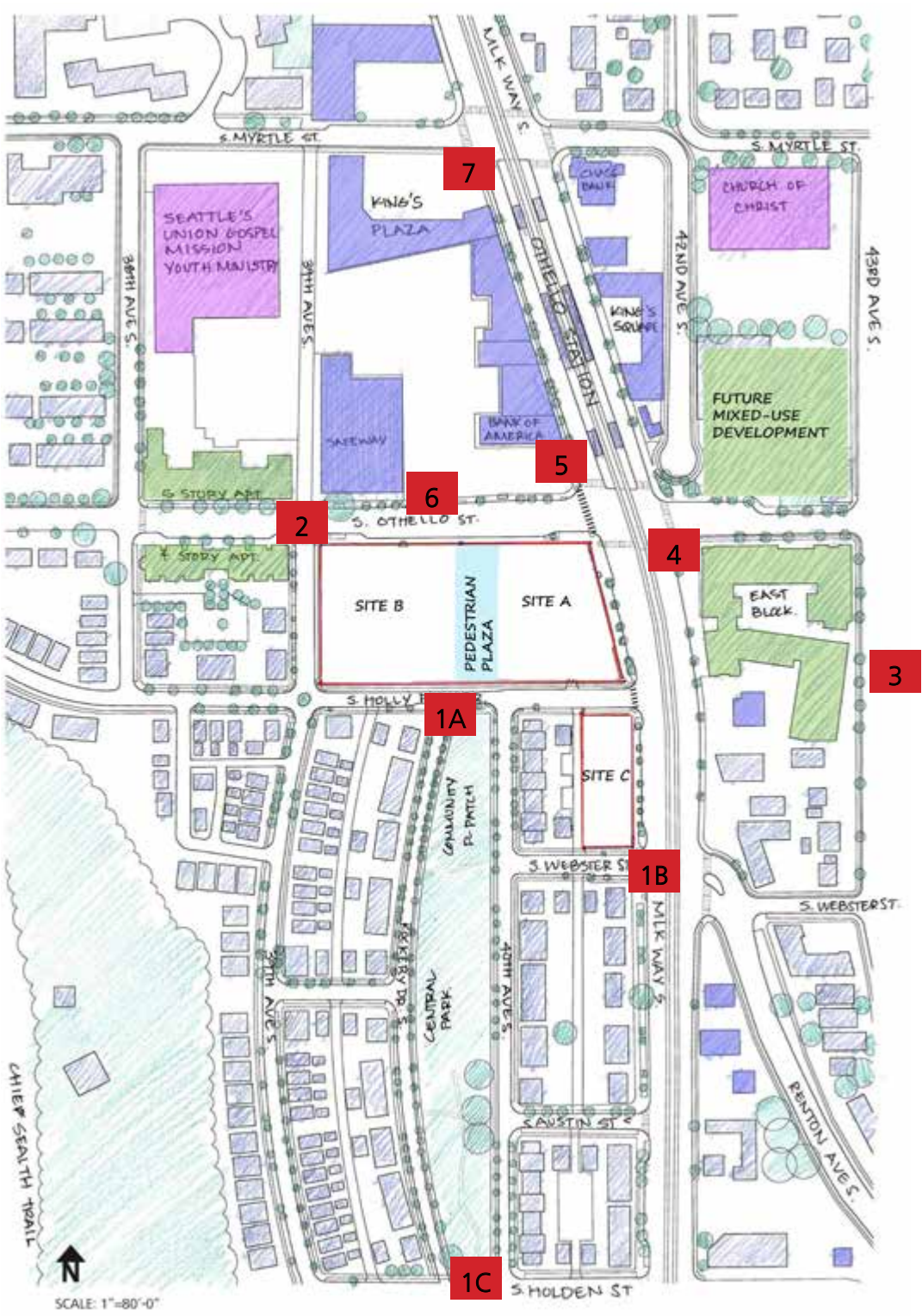
The Othello Neighborhood is a community rich in culture and history with a lively international flair. The restaurants and eateries, near the Othello Street Light-rail station, have become the main attraction to Othello Town Center.

The New Holly Development has reinvigorated the social and economic values of the community with its mix of housing types and architectural style, creating a new thread in the community fabric.

The New Othello Mixed-use development and other future developments on MLK near the Light-rail Station will continue to transform this once quiet part of Seattle into a vibrant and exciting neighborhood.

LEGEND

- Residential
- Commercial
- Institution
- Mixed-Use



NEIGHBORHOOD OVERVIEW

NEIGHBORHOOD CONTEXT PHOTOS



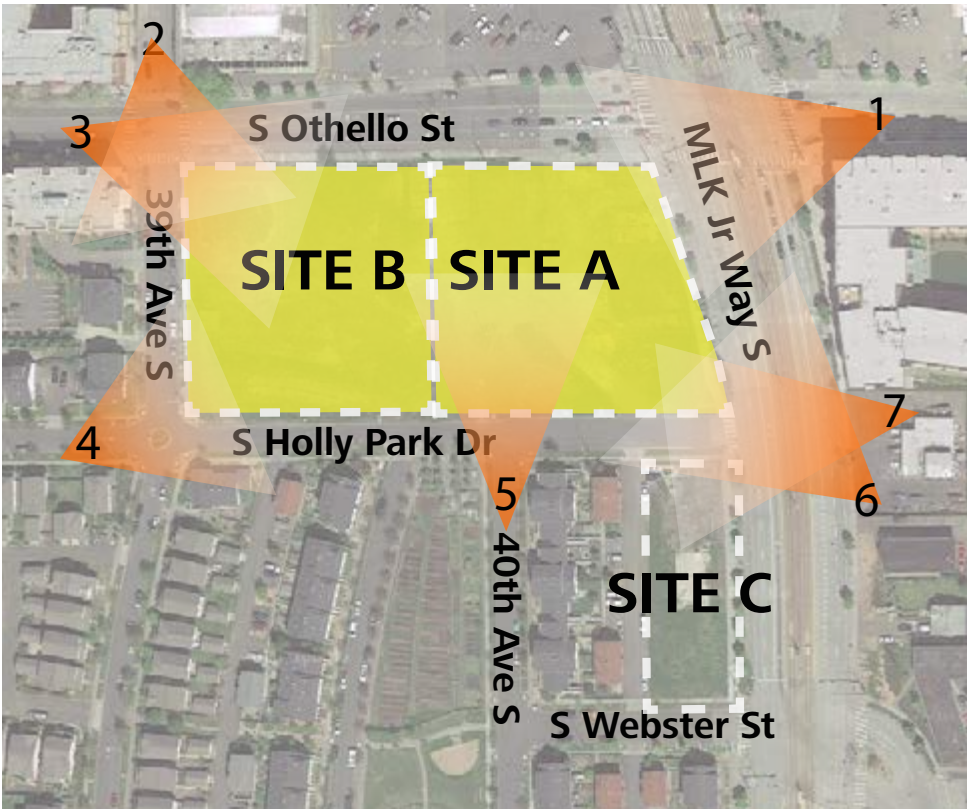
NEIGHBORHOOD CONTEXT PHOTOS



NEIGHBORHOOD CONTEXT PHOTOS



SITE CONTEXT ANALYSIS (Site A & B)



KEY PLAN



2. LOOKING SOUTH FROM 39th AVE S



1. LOOKING WEST ALONG S OTHELLO ST



3. VIEW LOOKING EAST ALONG S OTHELLO ST

MLK JR WAY S OBSERVATIONS

- Very low slope between North to South Property lines
- MLK Jr Way is a major arterial for bicycle, pedestrian, vehicular and light rail traffic
- Designated pedestrian street
- Light Rail station located north of Othello and MLK intersection
- 5 story mixed use development (across from site) has stone base with canopy and storefront on street level

S OTHELLO ST OBSERVATIONS

- Very low slope between North to South Property lines
- High amount of vehicular traffic
- Designated pedestrian street
- Light Rail station located north of Othello and MLK intersection
- Colorful SHA (Seattle Housing Authority) mixed-use development with stucco finish
- Existing commercial buildings appears to have plaster finish over concrete masonry
- Designated Scenic View Corridor

SITE CONTEXT ANALYSIS (Site A & B)



4. VIEW LOOKING EAST ALONG S HOLLY PARK DR



6. LOOKING WEST AT S HOLLY PARK DR



5. VIEW LOOKING NORTH FROM P-PATCH / 40th AVE S



7. VIEW LOOKING NORTH FROM MLK JR WAY S

S HOLLY PARK DR OBSERVATIONS

- Low Vehicular traffic
- Pedestrian connection to Community Pea-Patch and Central Park
- Entry point for SHA (Seattle Housing Authority) New Holly Development
- New Holly Development consists of various types of housing, most buildings are asphalt-shingle gable roof with exterior composite sidings and vinyl windows

39th AVE S OBSERVATIONS

- Very low amount of vehicular traffic
- Designated pedestrian street
- Main neighborhood pedestrian pathway
- Various types of low-rise residential buildings composed of asphalt-shingle gable roof with exterior composite sidings and vinyl windows
- Garage entrance to SHA (Seattle Housing Authority) 4-story mixed-use building is located near 39th Ave S and S Othello St intersection

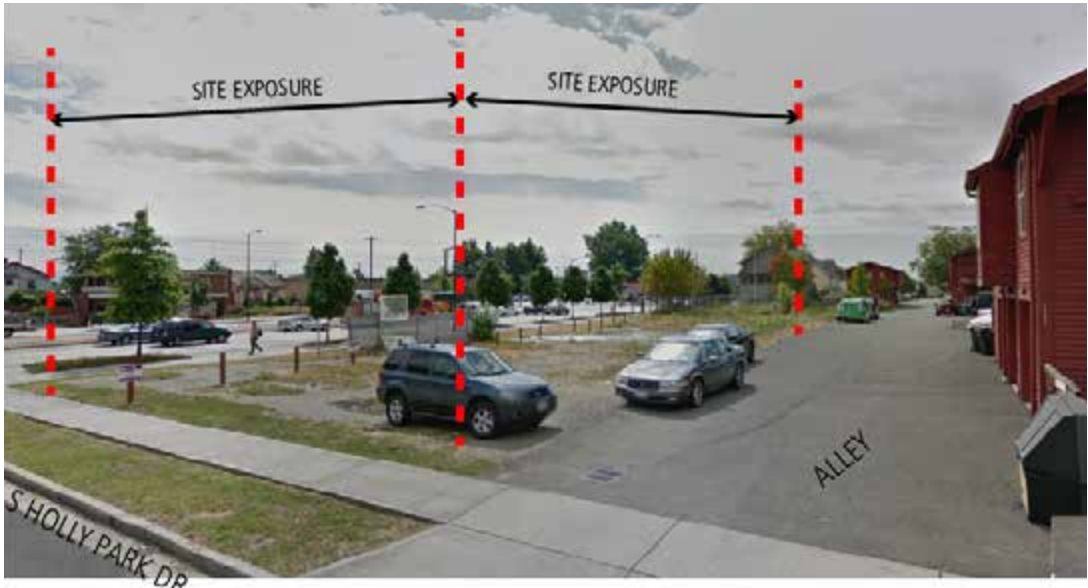
SITE CONTEXT ANALYSIS (Site C)



KEY PLAN



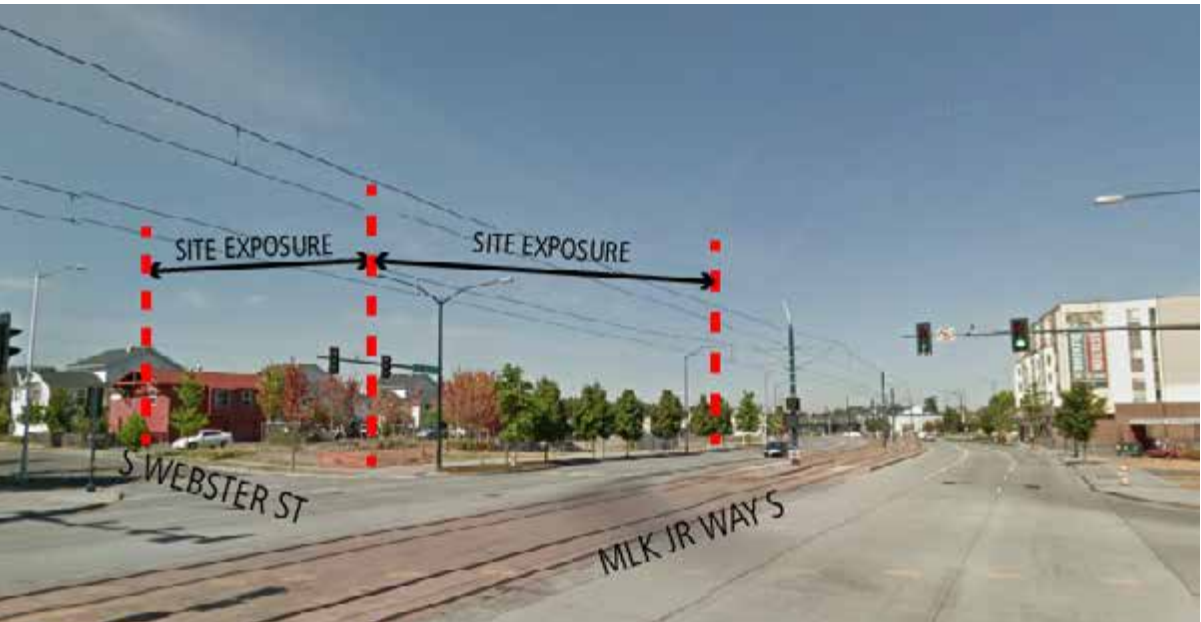
1. LOOKING WEST AT MLK / S HOLLY PARK DR



2. LOOKING SOUTH AT S HOLLY PARK DR / ALLEY

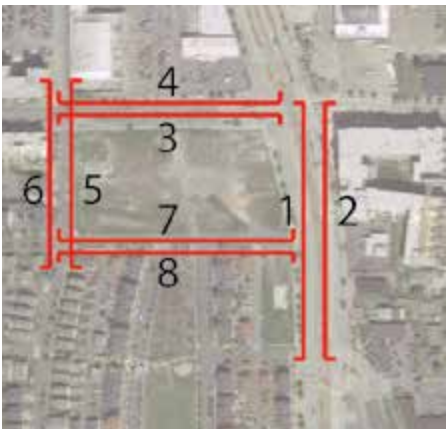


3. LOOKING EAST AT ALLEY / S WEBSTER ST

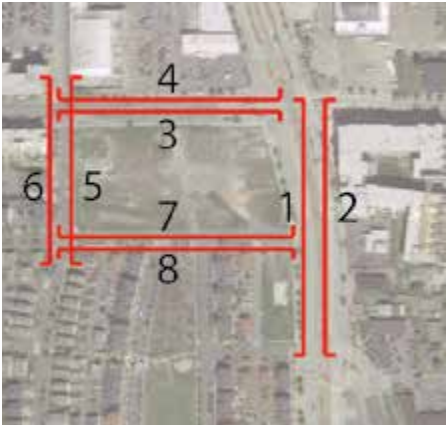


2. LOOKING NORTH AT MLK / S WEBSTER ST

SITE CONTEXT PHOTOS (Site A, B & C)



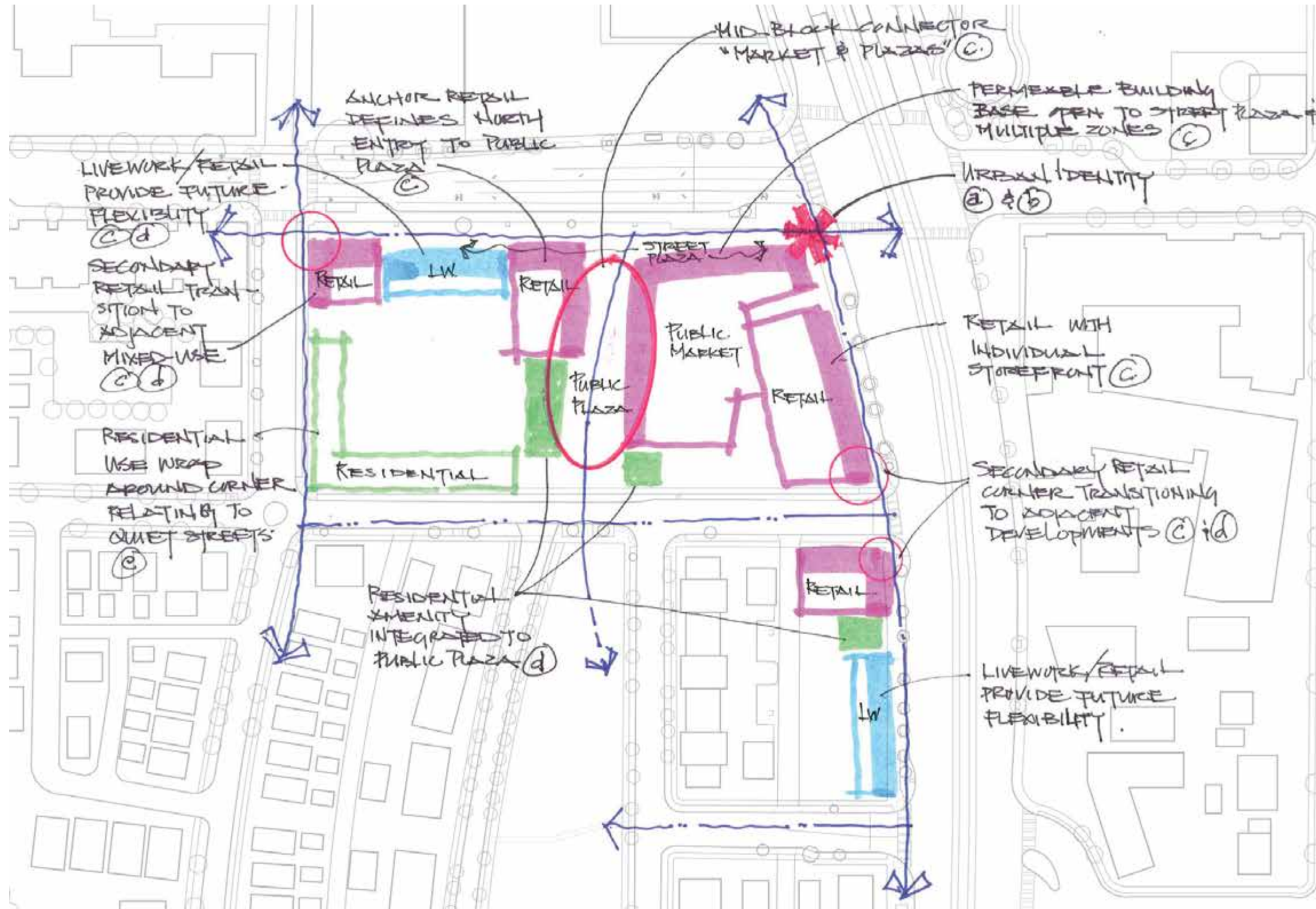
SITE CONTEXT PHOTOS (Site A, B & C)



KEY PLAN



SITE PROGRAMMING ANALYSIS

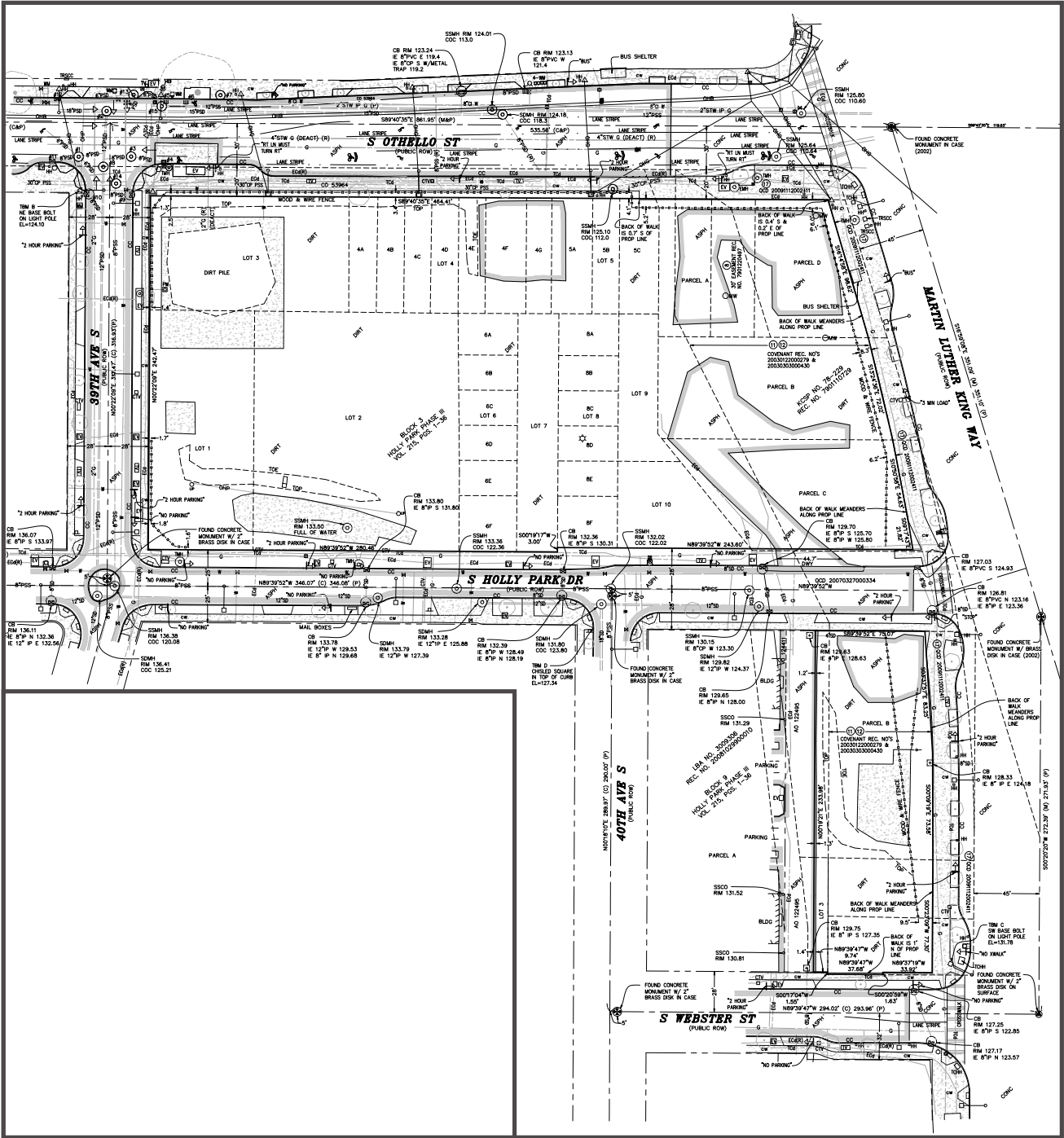


PROJECT GOALS

- Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this "Opportunity Site" by creating a "Farmer's Market".
- Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector "Market Plaza" ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize "Street Plaza" concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.

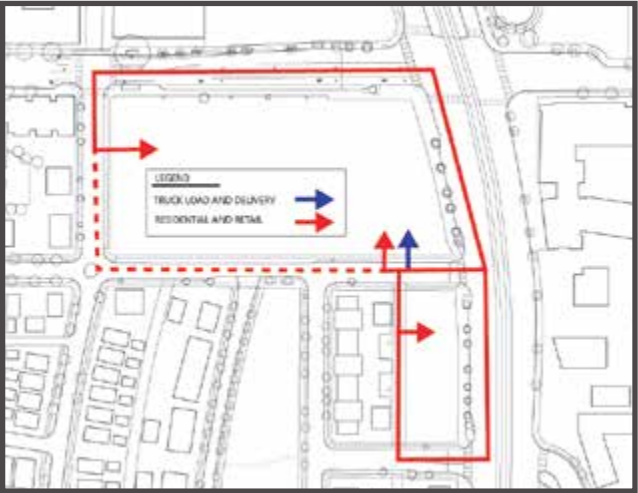
SITE PROGRAMMING ANALYSIS

SITE SURVEY



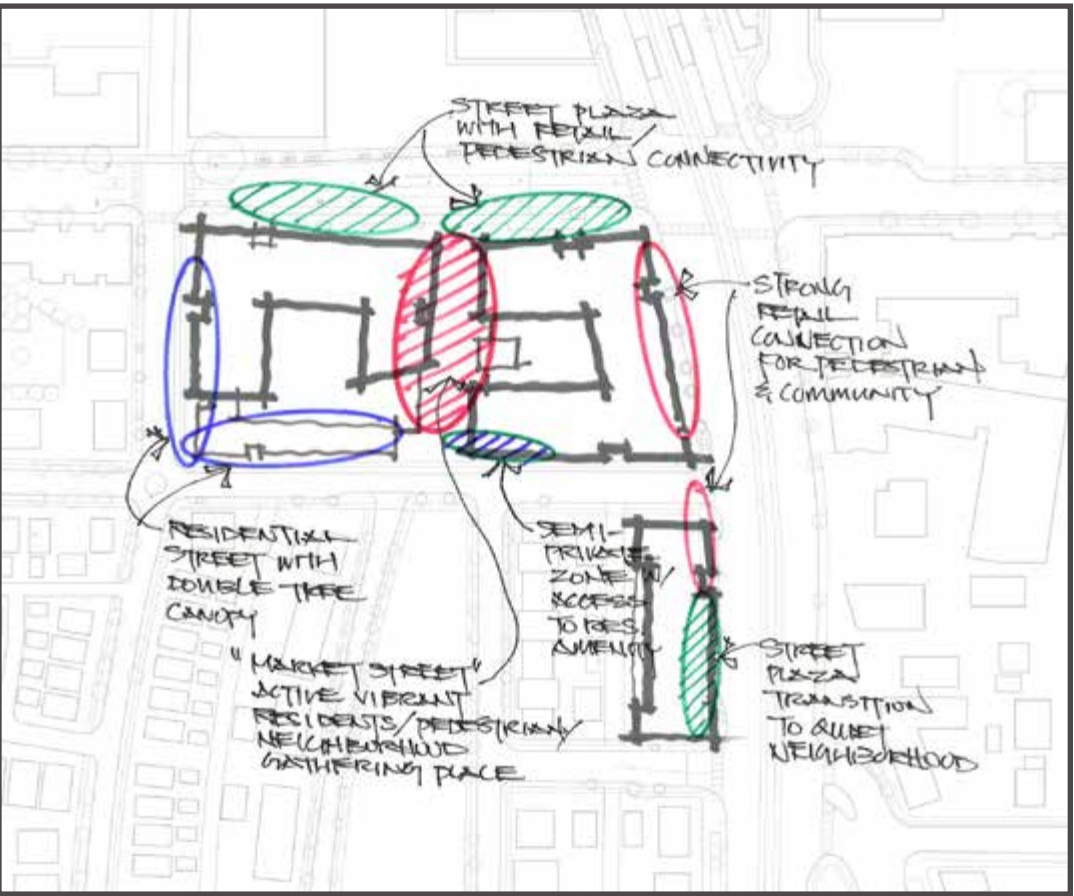
SURVEY MAP

VEHICULAR ACCESS DIAGRAM



The Red line and arrow indicate the vehicular routes parking entries The Red dashed line indicates connecting circulation. The Blue line and arrow indicate the Truck access.

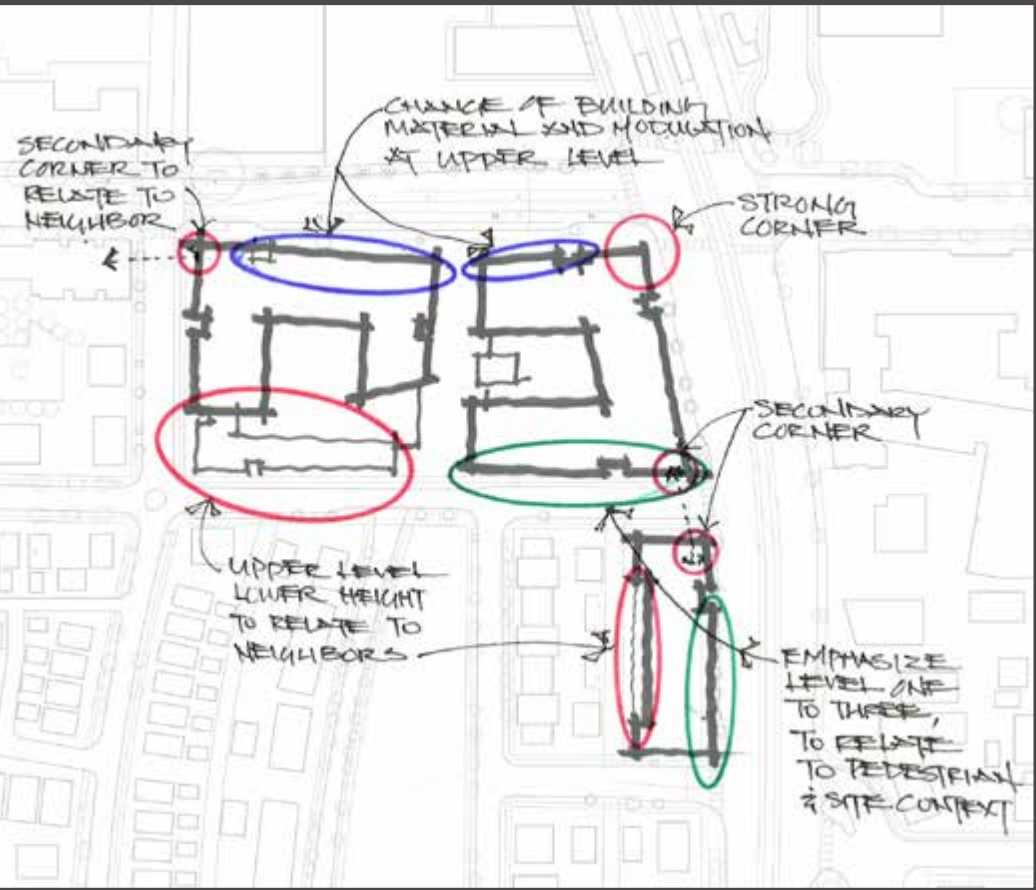
STREET ANALYSIS DIAGRAM



This diagram illustrates the unique design strategy for pedestrian experience in relation to its immediate site context and to the community as whole.

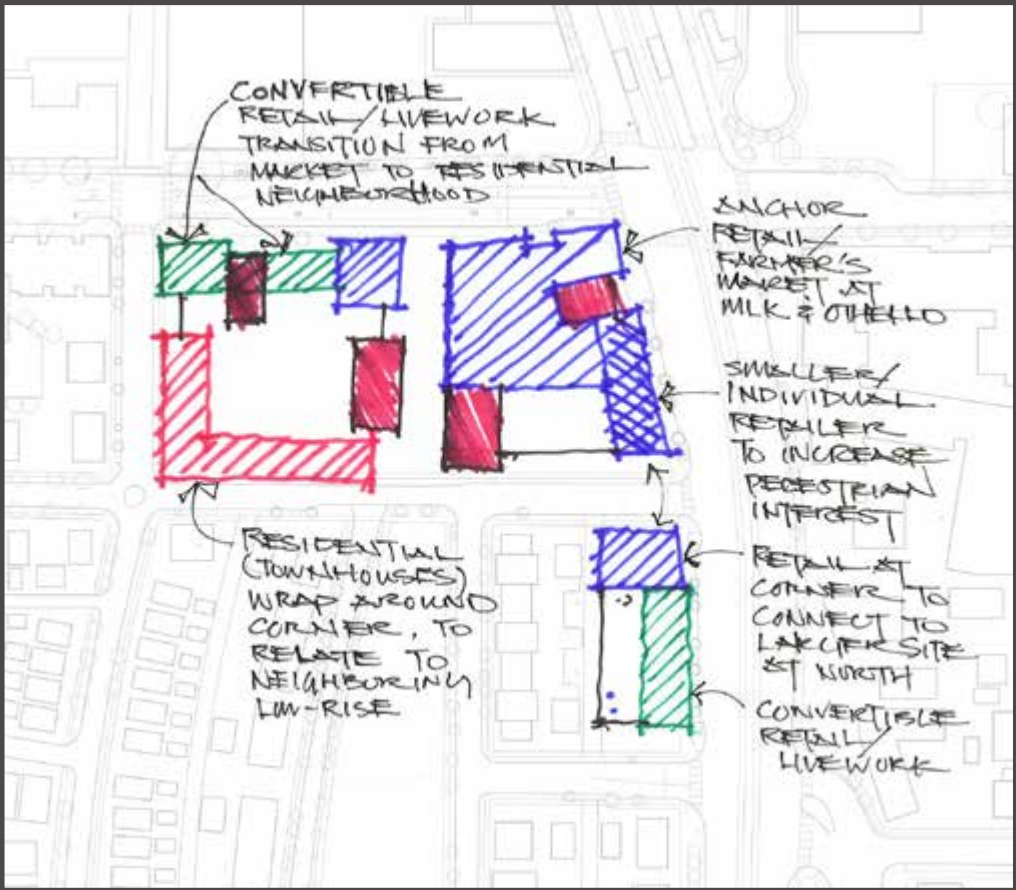
SITE PROGRAMMING ANALYSIS

MASSING ANALYSIS DIAGRAM



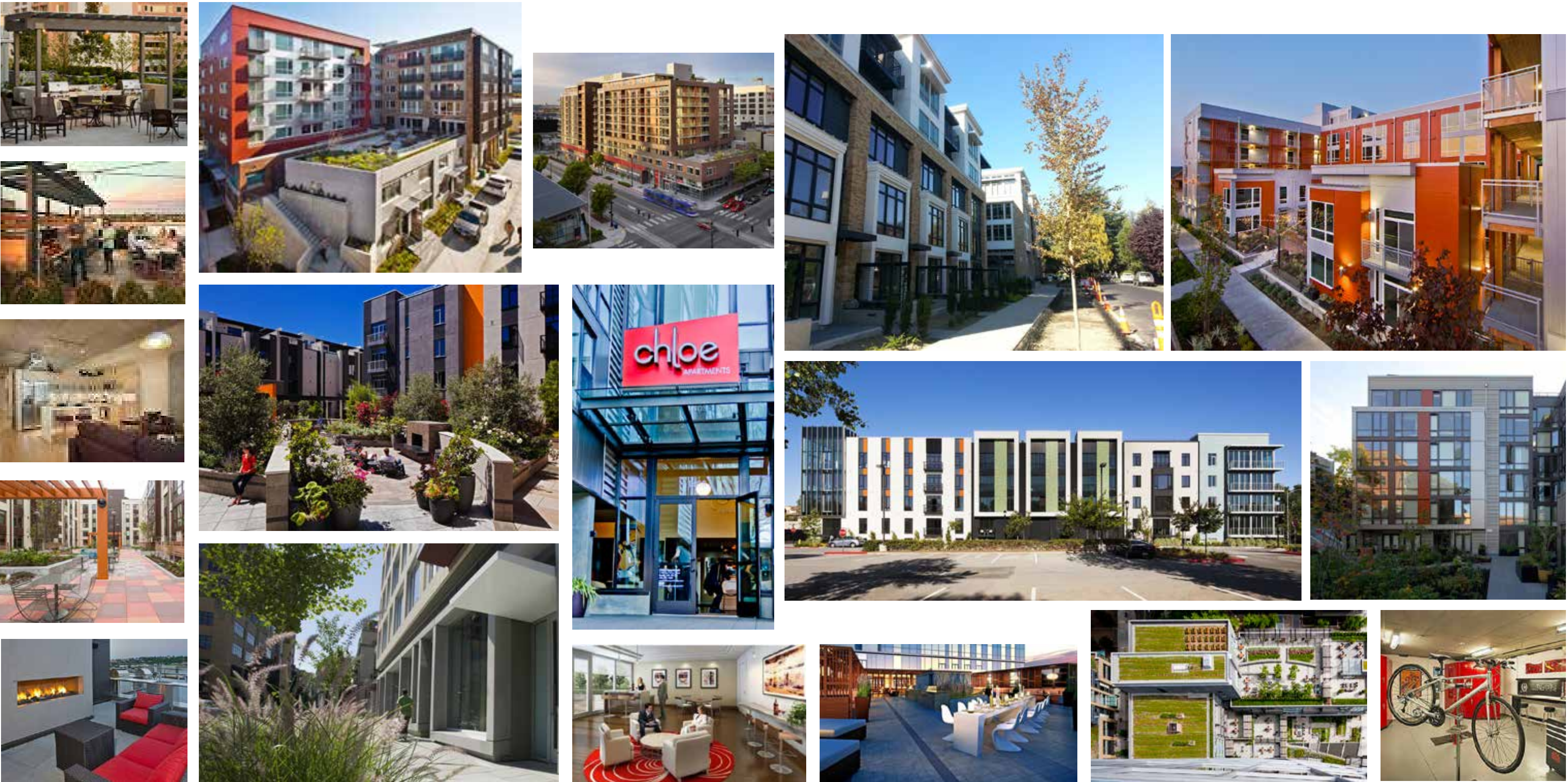
This diagram illustrates the massing of the proposed site in relation to the project program and adjacent buildings.

COMMERCIAL USE ANALYSIS DIAGRAM



This diagram illustrates the varieties of commercial programming and their relationships to Othello light rail station and Othello Town Center. And it also illustrates the proposal's transition to quieter residential neighbors.

DESIGN INSPIRATION - BUILDING



DESIGN INSPIRATION - MARKET



DESIGN INSPIRATION - PLAZA



SEATTLE DESIGN GUIDELINES (2013) & OTHELLO NEIGHBORHOOD DESIGN GUIDELINES (2006)

CONTEXT AND SITE

CS1

Natural Systems and Site Features

■ Solar Orientation:

Block B (West) is deployed as a “U” with the open end oriented toward the south. A shorter residential block, at the throat of the U, provides very good solar exposure for the elevated residential court at Level 2 and interior dwelling units around the interior court.

Block A (East): The “U” plan figure is rotated so that the open throat engages the mid-block connector “Market Plaza” and forms the heart of the proposed development. This relationship to the mid-block connector is further emphasized by projection of amenity spaces into the connector space creating opportunity for residents to oversee the Market Plaza. The remaining legs of the “U” then offer coherent urban facades along the busy arterial roads, MLK Jr. Way S, and S Othello Street.

■ Topography:

Existing topography provides an 8’ fall from Holly Park Drive S to S. Othello Street along the length of the “Market Plaza”. This transition offers opportunities to create a variety of urban spaces. For example, a uniform plane representing the Farmer’s Market is deliberately expressed outside the Market’s footprint to engage this plaza. To the south, a “Stair-Ramp” feature offers seating about the multi-purpose Market Plaza. Additional “Platforms”, at different elevations, shall be developed off the “Stair-Ramp” feature at the mid-block connector, to create a variety of active spaces, and to connect residential amenity spaces on both sides of the Market Plaza. At the same time, the landscape and streetscape at south side of the Market Plaza, will be visually connected, across S Holly Street, to the Community Pea-Patch, providing continuity with New Holly Development.

CS2

Urban Pattern & Form:

SUPPLEMENTAL OTHELLO DESIGN GUIDELINES

I. Streetscape Compatibility

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

i. 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.

ii. 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.

II. Respect for Adjacent Sites

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:

i. preventing service, loading and storage areas from directly facing single family residential areas (see Map 2, page 4); and

ii. buffering single family areas from the undesirable impacts of commercial-related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.

The intent of the proposed development is to contribute to “...a uniquely identifiable Town Center that is a destination for international food and cultural experiences”. (Othello Town Center – Urban Design Framework, 2011). It also occupies one of the key “Opportunity” sites at the intersection of MLK Jr. Way S, and S Othello Street where “Big Moves” are specifically called for in the governing Urban Design Framework.

Accordingly, the proposed mixed-use design operates at 2 levels:

Location in the City and Neighborhood:

■ (2) Architectural Presence: At the major intersection, provide a coherent and highly legible figure appropriate to a project with regional appeal.

This roughly corresponds to the superstructure of the proposed building on two of five major frontages: MLK Jr. Way S and S. Othello Street. The nature of the site demands unique responses on each of the remaining frontages at 39th Avenue S., Holly Park Drive S. and the internal “Market Plaza” where the priority is place-making and / or transitions to less intense land uses adjacent to the site.

Adjacent Sites, Streets, and Open Spaces:

■ (2) Connection to Street: At the base of the building or the first thirty feet, connections to the public realm are paramount:

With voluntary building setbacks, a minimum 18’ width sidewalk is maintained on all streets on the proposed development. This 18’ dimension is often exceeded with the additional public space and yards provided on the property. Existing curb bulbs provide additional sidewalk width to the above.

An entirely “transparent and open” base is envisioned for the Farmer’s Market frontages on S. Othello Street and mid block connector, “Market Plaza” - with large operable doors.

A series of retail shop fronts are envisioned along MLK, creating rhythm and breaking the street level façade into human scale for pedestrians. On the westerly portion of S Othello street, Live-work units are proposed along street façade to provide transition to smaller commercial spaces further down west on S Othello Street. S Holly and 39th are provided with townhome or loft type units, with stoops, reflecting the residential character across the street. Landscape will be provided for semi-private areas at ground units.

Ground level residences are deployed as a “Townhouse” block fronting the South and SouthWest quadrant of the site. Individual residential front yards will mediate the relationship between sidewalk and residential

entries.

Additional corners, created by the proposed mid-block connector, “Market Plaza” are defined by a series of double height spaces, at each terminus - residential amenities and lobbies to the south along with retail anchor and Farmer’s Market, to the north. Each of these corners is intended to be highly transparent and open.

■ Relationship to the Block

Corner Sites – The primary corner at MLK and Othello benefits from large voluntary setbacks which supports intense pedestrian use and provides a generous connection to the adjacent light rail station. From building face to curb the associated sidewalk width is approximately 30’ along Othello. Farmer’s Market uses will be encouraged to spill out into the public realm with the provision of large operable doors. This extra wide sidewalk will be designed to accommodate multiple zones of activity to complement the market. An iconic focus, above the level of the sidewalk, is envisioned to support the regional aspirations of the Public Market.

Full-Block Sites – A generous mid-block connector, “Market Plaza” (60’ approximate width) is proposed between Blocks A and B. This shall function as a visual connection to the existing pea-patch to the south and is intended to accommodate intense pedestrian activity and Farmer’s Market use.

SUPPLEMENTAL OTHELLO DESIGN GUIDELINES

III. Corner Lots

i. 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.

ii. 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.

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

■ Corner Lots: The primary corner at MLK and Othello benefits from large setbacks which supports intense pedestrian use and a generous connection to the adjacent light rail station. From building face to curb the associated sidewalk width is approximately 30’ along Othello. Such generous setback is provided in lieu of mid block public plazas on MLK, to create attraction for the mid-block connector, “Market Plaza”. Farmer’s Market uses will be encouraged to spill out into the public realm with the provision of large operable doors. The extra wide sidewalk will be designed to accommodate multiple zones of activity to complement the market. An iconic focus, above the level of the sidewalk, is envisioned to support the regional aspirations of the Farmer’s Market.

■ We have provided an expressive corner treatment to the corner of the MLK Jr. Way and S. Othello, while allowing the treatments of the corners along S Othello street and MLK Jr. Way to provide continuation of the massing and relationship to the other sides of the street ‘gateway’.

■ Full-Block Sites – A generous mid-block connector (60’ nominal width) is proposed between Blocks A and B. This shall function as an extension of an existing pea patch to the south and is intended to accommodate intense pedestrian activity and Farmer’s market use.

SUPPLEMENTAL OTHELLO DESIGN GUIDELINES

IV. Height, Bulk and Scale Compatibility

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:

i. Design building volumes to maintain a compatible scale with smaller buildings nearby.

SEATTLE DESIGN GUIDELINES (2013) & OTHELLO NEIGHBORHOOD DESIGN GUIDELINES (2006)

ii. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.

iii. 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 (see Map 3, page 6)

- **Height, Bulk and Scale / Zone Transitions / Massing**

The proposed development occupies the last parcel of New Holly, (a larger HOPE VI development, adhering to New Urbanist principles), which wraps the subject site to the south and west. While the north and east frontages face 85 foot zones (NC3P-85), the east and south boundaries involve a transition to lower LR 3 zoning. Finally, The NW and SE corners abut 40 foot zones (NC2-40).

The proposed development is built to a nominal 65 foot height within the allowable 85 foot height limit.

Upper Level Setback, applied to the upper two stories, is proposed at 39th Avenue S. and Holly Park Drive S. where facing LR 3 zoning.

A 4-story block occupies the south edge of Block B. (This is a split-zoned parcel with vestigial strip of LR 3 zoning covering at the south boundary of Block B.). A separation is provided to distinguish this mas from the larger structure to the north.

Upper Level Setback, for the last story, is proposed at the intersection of S. Othello Street and 39th Avenue S. providing a transition to an existing mixed use building built to a 40 foot standard.

Setback on residential levels is also proposed along the majority of the block C, where the building faces alley and adjacent LR3 zone.

Variation of upper level setbacks, material

changes; separation/ connection of commercial uses and residential uses above the street level provide varied facades with clearly legible transition to less intensive zoning on site and on adjacent parcels.

CS3 Architectural Context and Character ■ Evolving Neighborhoods

- The proposal site has been described as an “opportunity” site, part of an emergent transit-oriented Town Center, it is transitioning from auto-oriented uses toward a denser, walkable community served by Light Rail. These aspirations are supported by a Rezone completed in 2011. Key elements of the Rezone, as recorded in the “Othello town Center Urban Design Framework” (2011), are addressed in the proposed development:
- The Farmer’s Market and associated retail spaces continue and expand upon the tradition of Othello as a cultural food destination (see King Center). Smaller live-work spaces will provide additional flexibility while accommodating neighborhood oriented services.
- Heavy focus is placed on the development of “Main Street Retail” along primary pedestrian connectors such as MLK Jr. Way S. and S. Othello Street. Generous setbacks support a pedestrian-oriented streetscape and expansion of the public realm.
- A mid-block connector connects an existing Pea-patch, south of the site, to the “heart” of the emerging Othello Town Center, while reducing the scale of the block.
- Few appropriate architectural precedents exist in the immediate area. The New Urbanist aesthetic governing the adjacent New Holly development may not scale up logically, while the heavy timber, “REI-Flagship” details evident at the Othello Station apartments may not automatically apply to the

community anticipated by this development.

- **Place-making**

The Farmer’s Market, as it extends into the mid-block connector, is viewed as a community amenity. This “Market Plaza” is intended to promote the interaction of the apartment community, above the retail level, with the New Holly community. As automobile and truck access is restricted, this public space is intended to accommodate neighborhood events on a regular basis.

A funnel-shaped plan at the head of the “Market Plaza” provides a “venturi-effect” that charges the public plazas at S. Othello Street with human activity. This “flow” is intended to work in both directions.

PUBLIC LIFE

- PL1
- Connectivity
- **Enhance Open Space / Add Public Life**

S. Othello Street and MLK Jr. Way S. are both designated as primary pedestrian connectors. Voluntary setbacks at the north and east faces of the Farmer’s Market provide minimum sidewalk widths of 31’ and 27’ respectively, exclusive of curb bulbs.

A minimum width of 18’, exclusive of curb bulbs, applies at the NW corner on Othello in front of retail and live-work spaces.

A mid-block connector, “Market Plaza” (approximately 60 feet wide), running north to south connects to the existing green spine of New Holly.

Recessed entries, small courts and a permeable skin, in the form of glazed hanger doors at the Market, provide additional pedestrian connectivity to all the public spaces above.

When weather permits, the Farmer’s Market is intended to be “transparent and open” to pedestrian traffic.

- **Pedestrian**

30’ wide sidewalk constitutes continuous plaza in front of Market on Othello. From curb to storefront multiple zones are envisaged as flexible and multi-purposed space for bumper market, food trucks, sidewalk hawkers, cafe seating, etc.

The progression of activities and uses on street level is designed for smooth pedestrian circulation. Site furniture, landscape feature and lighting will be utilized to create different zones that will support the activities and interactions among users.

Pedestrian amenities will be programmed to provide definition and opportunities to engage the Market Plaza activities.
- **Outdoor Uses / Activities**

See 30’ sidewalk, as noted above. Sidewalk furniture, community kiosks, etc. shall provide visual focus and interest for different zones of activity,

60’ wide (approximate) “Market Plaza” is programmed as community space and will create informal amphitheater to accommodate performances, etc.

Areas of intense activity is anticipated along entire north and west perimeter of Farmer’s Market.

Glazed Aircraft hangar doors will provide weather protection when deployed. Additional overhead weather protection to be coordinated with aircraft doors.

- PL2
- Walkability
- **Accessibility**

Market Plaza will incorporate a “Stair-Ramp” feature to provide direct, accessible, continuous and safe pathway for everyone who visit this development. Market Plaza, Othello Street, Holly Park Dr and MLK are envisioned to be active public edges, where pedestrian

and community activities will be encourage activated by landscape and streetscape.

One of the design strategies, to support Project Goals, is to make all public spaces accessible to all visitors, while creating quiet transition zones (semi-private zones) for private spaces, such as residential entries and individual townhouse with street frontage.

Where ramps and exterior stairs are required, they will be integral with ground plane. The edges of ramps and elevation changes will be developed as sitting walls, etc. to maximize and create opportunities for pedestrian activity.

- **Safety and Security**

Virtually the entire building base is “transparent and open”, and is a double-height space with the exception of residential use along Holly Park Drive S at Block B and some Utility functions at Block A. The transparent and open approach provides many opportunities for community engagement and public gathering where personal connectivity is increased, the sense of belonging and security will elevate.

The elevated podium, typical of 5-over-1 buildings is cut back, where abuts the mid-block connector, “Market Plaza” to provide vertical connection from residences above to “Market” activity below. Adjacent residential amenity spaces will also provide beneficial visual surveillance.

Residential and Live-work units on street level will also provide element of “eye of the street” where setback and landscape in front of residential use will become buffer from public sidewalks.
- **Weather Protection**

See “Outdoor Use”, as noted above. Additionally, residential entries and key retail locations shall be distinguished by a hierarchy of canopy design.

SEATTLE DESIGN GUIDELINES (2013) & OTHELLO NEIGHBORHOOD DESIGN GUIDELINES (2006)

SUPPLEMENTAL OTHELLO DESIGN GUIDELINES

I. Personal Safety and Security

Address specific principles of Crime Prevention Through Environmental Design (CPTED). The goal of CPTED is the reduction of crime, and it is achieved by giving security concerns a high priority in the building process. To fully understand how CPTED is used, one must examine its components and the philosophy behind them. The following is a brief summary of techniques applicable to the design review process.

i. **Defensible Space:** “Defensible space” is the term used to describe an area that has been made a “zone of defense” by the design characteristics that create it. Under the defensible space guidelines, areas associated with a development site are categorized as either public, semi-public, semi-private or private. This designation helps define the appropriate activity and use for each area.

Public Zones. These areas are generally open to anyone, such as the public sidewalk.
Semi-public, Semi-private Zones. These areas create a buffer between public and private zones, and serve as common use spaces, such as plazas or courtyards on private property. They are accessible to the public, but are set off from the public zone of the right-of-way. This separation is accomplished with design features that establish definite transitional boundaries between the zones.

Private Zones. These are areas of restricted entry on a building site, such as interior open spaces, residential entries, and on-site parking areas. Access is controlled and limited.

a. 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.

ii. **Lighting:** Good lighting is one of the most effective crime deterrents.

When used properly, light discourages criminal activity, enhances natural surveillance opportunities, and reduces fear. Lighting can influence an individual’s feelings about his environment from an aesthetic as well as a safety standpoint. A bright, cheerful environment is much more pleasing than one that appears dark and lifeless.

a. 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.

iii. **Landscaping:** Landscaping, like architectural design, plays a significant role in CPTED. One function of landscaping in crime prevention is aesthetics, as an attractive environment generates a sense of pride and ownership. Landscaping can be used to perform a variety of design functions, as outlined below.

a. 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.

- **Public zones, semi-private zones and private zones**
See Accessibility & Safety and Security , as noted above.
- **Lighting**
All Public zones will incorporate appropriate exterior lighting feature to enhance the

landscape design, streetscape experience, but most importantly, to ensure public health and safety.

Private entries will also be well lighted to provide orientation, constant visibility and to avoid shadows.

- **Landscape**
See Accessibility, Safety and Security, & Lighting, as noted above.

PL3 Street-Level Interaction SUPPLEMENTAL OTHELLO DESIGN GUIDELINES

I. Human Activity

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. Consideration of the following design features is encouraged:

- i. 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;
- iii. Large developments are encouraged to include plazas or gracious entry fore courts 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;
- iv. Overhead weather protection along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

II. **Pedestrian Open Spaces and Entrances**
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.

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

II. **Transition Between Residence and Street**
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.

- **Entries**
Primary residential amenities flank the south opening of mid-block connector, “Market Plaza” and will be co-located with residential amenity and leasing office. The “Market Plaza”, as it lies between these mirrored functions, is the main pedestrian connection.

As mentioned previously, the Farmer’s Market is regarded as an amenity for the apartment community. At minimum, a visual connection will be maintained.

Retail entries will be available and accessible from the “Street Plazas” at S Othello St and MLK Jr Way S. The varied storefronts/retail types will provide economic diversity for the community and vibrant experience for visitors.

- **Ground-Level Residential Edges**
Residential uses at the street level are provided with small “front yards” to mediate between private and public realms.

Recessed entries, bay windows and small stoops shall provide additional definition to private spaces

- **Live-Work Spaces**
Active and Transparent facades shall be maintained in front of live-work spaces. Minimum 18’ sidewalk width accommodates activity on the street. Work functions shall front each unit.
- **Retail Edges**
Transparent and open retail edges, with ancillary retail function spilling out into public realm is the intent of proposed design. Please see discussion above.

DESIGN CONCEPT DC1

Project Uses and Activities ■ **Visibility / Gathering Places / Connectivity**

Proposed mixed-use building contains Farmer’s Market at base of development. Intent is to develop a cultural food and shopping destination, with regional appeal, based on the existing and extraordinary diversity in the neighborhood. Accordingly, Farmer’s Market is located on the most visible corner, S. Othello Street and MLK Jr. Way S. The building base is also double height (19’ floor-to-floor).

The Farmer’s Market is also at intersection of 2 primary pedestrian connectors and is a short walking distance to Othello Light Rail Station.

- **Vehicular Access / Parking/ Impacts / Service Uses**
Two parking/ service entries are proposed: (1) Near the NW corner of Block B on 39th Avenue S. and (2) near the SE corner of Block A. The first location was informed by the location of the parking entry to an existing mixed-use building on Othello. The second location was chosen to help with way-finding for visitors. As they turn right, off MLK Jr. Way, the parking entry should be obvious. (Also refer to Vehicular Access Diagram on page 14.)

SEATTLE DESIGN GUIDELINES (2013) & OTHELLO NEIGHBORHOOD DESIGN GUIDELINES (2006)

A priority for this development is to minimize the impact on existing on-street parking. The proposed parking ratio is well above the norm within an Urban Village.

All parking is either underground or shielded by other building programs. Only a very small portion of the total building perimeter is programmed for utility space, at the south of Block A. This area shall be screened by landscaping.

DC2
Architectural Concept
■ Massing

The basic theme can be expressed as “5 facades with 5 unique responses”

MLK Jr. Way S. is a “major arterial street” carrying over 21,000 vehicles per day, as well as light rail. At the same time, it functions as a primary pedestrian connector. The base of the building offers large setbacks to provide landscape buffers in addition to supporting active use where individual storefronts meet the sidewalk. The building above should offer a coherent and highly legible figure that identifies the Farmer’s Market as regional attraction. There is also an opportunity for the massing to address and attract vehicular and train passengers.

S. Othello Street is also an arterial and major pedestrian connector. As outlined above, a continuous public plaza is proposed in front of the Farmer’s Market with an entirely transparent base provided by glazed aircraft hangar doors. The building mass above must hold the corner, then break down logically toward the west as the building(s) approach less intense zones to the west. The reduction in mass is provided by upper level setbacks as well as a series of vertical breaks. (Secondary elements such as balconies and bays shall be developed in detail after EDG mandates are satisfied).

Mid-block Connector / Market Plaza:

This internal plaza is characterized by a highly variegated edge. Building elements, with different programs, push and pull into this public space. The open end of the U-shaped footprint for Block A is oriented to the internal plaza and the elevated podium will enhance these connections.

39th Avenue S. is a quieter street with a largely residential character. Upper level setbacks will be applied to the upper 2 stories. This is in addition to voluntary setbacks which offer a min. 18’ sidewalk width. Townhouses front the street to shield parking and utility use, internal to the Block B building.

Holly Park Drive S. A vestigial strip of multi-family zoning covers the southern boundary of Block B. Hence, the apartments, in this area, are developed as a separate 4-story mass creating a row house aesthetic. Ground-level units are fronted by small yards and stoops. At the level of the podium, a 30’ wide airspace separates the “Townhouse” block from the larger structure behind.

DC3
Open Space Concept

- A. BUILDING-OPEN SPACE RELATIONSHIP
- Shared building functions are located at grade or just one story over the mid block connector “Market Plaza”, where visual and functional interactions can be shared by the visitors. There are abundant potentials and opportunities for community to gather in the many public open spaces provided in this proposal. In addition these active spaces provide “eyes on public space” for enhanced security.
 - Residential entries along south end of mid block connector will be landscaped for smaller residential scale in comparison to northern portion of the plaza which can accommodate large community gatherings, functions and commerce.

B. OPEN SPACE USES AND ACTIVITIES

- See “Building Open Space Relationship” as noted above.
- See “ PL1 Connectivity” & “PL2 Walkability”, as noted above .
- There will be outdoor space provided for residential use, on podium level and roof top on Site A & B.

These spaces will also be accessible for residents in Site C. On the podium level, the outdoor spaces will be amiable and related to the indoor common activities provided in share amenities. On the roof level, there will be covered and uncovered areas for gardening, BBQ, hobbies, pet interaction and general relaxation.

DC4
Exterior Elements and Finishes

Consideration of the exterior elements and finishes will be provided as design develops.

SUPPLEMENTAL OTHELLO DESIGN GUIDELINES
SITE SPECIFIC DESIGN GUIDANCE
Not Applicable: Propose site is located at **South-west** corner of Martin Luther King Jr Way South and South Othello Street, hence it is not required by the **Site Specific Design Guidance**, as noted in Othello Neighborhood Design Guidelines.

ZONING ANALYSIS (SITE A & B)

SMC NC3P-85	
23.47A.004	PERMITTED AND PROHIBITED USES
<ul style="list-style-type: none">■ SOME AGRICULTURAL USES PERMITTED.■ COMMERCIAL USES INCLUDING EATING AND DRINKING ESTABLISHMENTS, RESTAURANTS, SOME ENTERTAINMENT USES, LABORATORIES, RESEARCH FACILITIES, LODGING USES, MEDICAL SERVICES, OFFICES AND GENERAL SALES AND SERVICES ARE PERMITTED.■ INSTITUTIONAL USES PERMITTED.■ LIVE-WORK UNITS ARE PERMITTED.■ RESIDENTIAL USES PERMITTED.■ G.2: IN PEDESTRIAN-DESIGNATED ZONES, LIVE-WORK UNITS SHALL NOT OCCUPY MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET FACING FACADE ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS LISTED IN SUBSECTION 23.47A.005.D.	
23.47A.005	STREET-LEVEL USES
<ul style="list-style-type: none">■ B. MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT.■ C. RESIDENTIAL USES AT STREET LEVEL■ 1. NO RESTRICTION ON THE LOCATION■ 2.e. WITHIN A STRUCTURE THAT IS DEVELOPED AND OWNED BY THE SEATTLE HOUSING AUTHORITY AND IS LOCATED ON A LOT ZONED NC1 OR NC3 THAT WAS OWNED BY THE SEATTLE HOUSING AUTHORITY AS OF JANUARY 1, 2009.	
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS
<ul style="list-style-type: none">■ A.2.b: BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.■ A.2.c: THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.■ B.2.a: SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.■ B.2.b: TRANSPARENT AREAS OF FACADES SHALL BE DESIGNED AND MAINTAINED TO ALLOW UNOBSTRUCTED VIEWS FROM THE OUTSIDE INTO THE STRUCTURE OR, IN THE CASE OF LIVE-WORK UNITS, INTO DISPLAY WINDOWS THAT HAVE A MINIMUM 30 INCH DEPTH.■ B.3: HEIGHT AND DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES. NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FACADE.■ C.1: A MINIMUM OF 80 PERCENT OF THE WIDTH OF A STRUCTURE’S STREET-LEVEL STREET-FACING FACADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN 23.47A.005 D.1 (NON-RESIDENTIAL USES).■ E: WHEN A LIVE-WORK UNIT IS LOCATED ON A STREET-LEVEL STREET-FACING FACADE, THE PORTION OF EACH SUCH LIVE-WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE LOCATED BETWEEN THE PRINCIPAL STREET AND THE RESIDENTIAL PORTION OF THE LIVE-WORK UNIT.	

23.47A.012	STRUCTURE HEIGHT
<ul style="list-style-type: none">■ A. 85 FEET■ C.4: MECHANICAL EQUIPMENT MAY EXTEND UP TO 15 FEET. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL ROOFTOP FEATURES DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT.■ C.7: THE ROOFTOP FEATURES SHALL BE LOCATED AT LEAST 10 FEET FROM THE NORTH EDGE OF THE ROOF.	
23.47A.013	FLOOR AREA RATIO
<ul style="list-style-type: none">■ A.4: IF A LOT IS IN MORE THAN ONE ZONE, THE FAR LIMIT FOR EACH ZONE APPLIES TO THE PORTION OF THE LOT LOCATED IN THAT ZONE.■ C (STATION OVERLAY DISTRICT) : FAR 6 ALLOWED■ D: FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARDS MAXIMUM FAR:■ 1. ALL GROSS FLOOR AREA UNDERGROUND■ 2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS.	
23.47A.014	SETBACK REQUIREMENTS
<ul style="list-style-type: none">■ B.3: FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE■ a. 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET.■ b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET.	
23.47A.016	LANDSCAPING AND SCREENING STANDARDS
<ul style="list-style-type: none">■ A.2: GREEN FACTOR SCORE OF .30 OR GREATER REQUIRED.	
23.47A.024	AMENITY AREA
<ul style="list-style-type: none">■ A: REQUIRED 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE	
23.54.015	REQUIRED PARKING
<ul style="list-style-type: none">■ TABLE A PARKING FOR NON-RESIDENTIAL USES: NO PARKING REQUIRED FOR STATION AREA OVERLAY DISTRICT■ TABLE B PARKING FOR RESIDENTIAL USES: NO PARKING REQUIRED FOR STATION AREA OVERLAY DISTRICT	
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
<ul style="list-style-type: none">■ TABLE A:■ RESIDENTIAL:■ MORE THAN 100 DWELLING UNITS 575 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 100.	

<ul style="list-style-type: none">■ NON-RESIDENTIAL:■ 0-5000SF : 82 SF■ 5001 - 15000SF : 125 SF■ 15001 - 50000SF : 175 SF	
SMC LR 3	
23.45.504	PERMITTED AND PROHIBITED USES
<ul style="list-style-type: none">■ RESIDENTIAL USES PERMITTED	
23.45.510	FLOOR AREA RATIO
<ul style="list-style-type: none">■ TABLE A: FAR 2.0 ALLOWED PER 23.45.510.C.■ C.1: LEED SILVER OR BUILT GREEN 4 STAR■ C.3.b: FOR APARTMENTS, PARKING TO BE TOTALLY ENCLOSED WITHIN THE SAME STRUCTURE AS THE RESIDENTIAL USE.■ E: FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMIT■ 1. ALL UNDERGROUND STORIES■ 4. PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER	
23.45.514	STRUCTURE HEIGHT
<ul style="list-style-type: none">■ TABLE A: 40 FT MAXIMUM FOR LR3 IN STATION AREA OVERLAY DISTRICTS■ E: THE HIGH SIDE OF A SHED OR BUTTERFLY ROOF MAY EXTEND 3FEET ABOVE THE HEIGHT LIMIT IF THE HEIGHT LIMIT EXCEPTION IN 23.45.514F IS NOT USED.■■ F: FOR LR3 ZONE, THE APPLICABLE HEIGHT LIMIT IS INCREASED 4FEET FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW GRADE PROVIDED THAT:■ 1. THE HEIGHT EXCEPTION DOES NOT APPLY TO PORTIONS OF LOTS THAT ARE WITHIN 50FEET OF A SINGLE FAMILY ZONE BOUNDARY LINE, UNLESS THE LOT IN THE LR ZONE IS SEPARATED FROM A SINGLE-FAMILY ZONED LOT BY A STREET;■ 2. NUMBER OF STORIES ABOVE A PARTIALLY BELOW-GRADE STORY IS LIMITED TO FOUR STORIES FOR RESIDENTIAL USES WITH A 40 FEET HEIGHT LIMIT.■ 3. ON THE STREET-FACING FACADE OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY.■ 4. THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF THE PORTION OF THE STORY IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.■ H: 4FEET MAXIMUM HEIGHT PARAPET■ J: ROOFTOP FEATURES■ 2. OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, MAY EXTEND 4 FEET ABOVE.■ 4. STAIR PENTHOUSES, MECHANICAL EQUIPMENT MAY EXTEND 10 FEET ABOVE HEIGHT LIMIT IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES	

SCREENED MECHANICAL EQUIPMENT.	
<ul style="list-style-type: none">■ 6. ELEVATOR PENTHOUSES MAY EXTEND 16FEET ABOVE HEIGHT LIMIT.	
23.45.518	SETBACKS AND SEPARATIONS
<ul style="list-style-type: none">■ TABLE A:■ FRONT : 5FEET MINIMUM■ SIDE: 5 FEET MINIMUM FOR FACADES 40FT OR LESS, 7 FEET AVERAGE FOR FACADES GREATER THAN 40 FEET.	
<ul style="list-style-type: none">■ H.5: UNENCLOSED PORCHES OR STEPS NO HIGHER THAN 4FEET ABOVE EXISTING GRADE, OR THE GRADE AT THE STREET LOT LINE CLOSEST TO THE PORCH, WHICHEVER IS LOWER, MAY EXTEND TO WITHIN 4 FEET OF A STREET LOT LINE, EXCEPT THAT PORTIONS OF ENTRY STAIRS OR STOOPS NOT MORE THAN 2.5 FEET IN HEIGHT FROM EXISTING OR FINISHED GRADE WHICHEVER IS LOWER, MAY EXTEND TO A STREET LOT LINE.	
23.45.522	AMENITY AREA
<ul style="list-style-type: none">■ A.1: 25 PERCENT OF THE LOT AREA REQUIRED■ A.2: MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.■ A.4: FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE.	
23.45.524	LANDSCAPING STANDARDS
<ul style="list-style-type: none">■ A.2: GREEN FACTOR SCORE OF 0.6 OR GREATER REQUIRED	
23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONESA:
<ul style="list-style-type: none">■ MAXIMUM STRUCTURE WIDTH FOR APARTMENT WITHIN STATION AREA OVERLAY DISTRICTS IS 150 FEET.	
23.54.015	REQUIRED PARKING
<ul style="list-style-type: none">■ TABLE B PARKING FOR RESIDENTIAL USES:■ NO PARKING REQUIRED FOR STATION AREA OVERLAY DISTRICT	
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
<ul style="list-style-type: none">■ TABLE A:■ RESIDENTIAL:■ MORE THAN 100 DWELLING UNITS 575 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 100.	

ZONING ANALYSIS (SITE C)

SMC NC2-40

- 23.47A.004 PERMITTED AND PROHIBITED USES
- SOME AGRICULTURAL USES PERMITTED.
 - COMMERCIAL USES INCLUDING EATING AND DRINKING ESTABLISHMENTS, RESTAURANTS, SOME ENTERTAINMENT USES, LABORATORIES, RESEARCH FACILITIES, LODGING USES, MEDICAL SERVICES, OFFICES AND GENERAL SALES AND SERVICES ARE PERMITTED WITH RESTRICTIONS.
 - INSTITUTIONAL USES PERMITTED.
 - LIVE-WORK UNITS ARE PERMITTED.
 - RESIDENTIAL USES PERMITTED.
 - G.2: IN PEDESTRIAN-DESIGNATED ZONES, LIVE-WORK UNITS SHALL NOT OCCUPY MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET FACING FACADE ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS LISTED IN SUBSECTION 23.47A.005.D.

- 23.47A.005 STREET-LEVEL USES
- B. MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT.
 - C. RESIDENTIAL USES AT STREET LEVEL
 - 1. IN ALL NEIGHBORHOOD COMMERCIAL AND C1 ZONES, RESIDENTIAL USES MAY OCCUPY, IN THE AGGREGATE, NO MORE THAN 20 PERCENT OF THE STREET-FACING FACADE (IF LOCATED IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET - MLK JR. WAY. S)

- 23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
- A.2.b: BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.
 - A.2.c: THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.
 - B.2.a: SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.
 - B.2.b: TRANSPARENT AREAS OF FACADES SHALL BE DESIGNED AND MAINTAINED TO ALLOW UNOBSTRUCTED VIEWS FROM THE OUTSIDE INTO THE STRUCTURE OR, IN THE CASE OF LIVE-WORK UNITS, INTO DISPLAY WINDOWS THAT HAVE A MINIMUM 30 INCH DEPTH.
 - B.3: HEIGHT AND DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES. NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FACADE.
 - C.1: A MINIMUM OF 80 PERCENT OF THE WIDTH OF A STRUCTURE’S STREET-LEVEL STREET-FACING FACADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN 23.47A.005 D.1 (NON-RESIDENTIAL USES).
 - D: WHEN RESIDENTIAL USES ARE LOCATED ALONG A STREET-LEVEL STREET-FACING FACADE, PROVIDE VISUALLY PROMINENT PEDESTRIAN ENTRY, AND THE FLOOR OF A DWELLING UNIT SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE AT LEAST 10 FEET FROM THE SIDEWALK.

- E: WHEN A LIVE-WORK UNIT IS LOCATED ON A STREET-LEVEL STREET-FACING FACADE, THE PORTION OF EACH SUCH LIVE-WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE LOCATED BETWEEN THE PRINCIPAL STREET AND THE RESIDENTIAL PORTION OF THE LIVE-WORK UNIT.

- 23.47A.012 STRUCTURE HEIGHT
- A.1.a.:40 FEET WITH ADDITIONAL 4 FEET IF A FLOOR TO FLOOR HEIGHT OF 13 FEET OR MORE IS PROVIDED FOR NON-RESIDENTIAL USES AT STREET LEVEL
 - B: THE RIDGE OF A PITCHED ROOF (MIN. 4:12 PITCH), OTHER THAN A SHED ROOF OR BUTTERFLY ROOF, MAY EXTEND UP TO 5 FEET.
 - C.4: MECHANICAL EQUIPMENT MAY EXTEND UP TO 15 FEET. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL ROOFTOP FEATURES DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT.

- 23.47A.013 FLOOR AREA RATIO
- C (STATION OVERLAY DISTRICT) : FAR 4 ALLOWED
 - D: FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARDS MAXIMUM FAR:
 - 1. ALL GROSS FLOOR AREA UNDERGROUND
 - 2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS.

- 23.47A.014 SETBACK REQUIREMENTS
- B.3: FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE
 - a. 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET.
 - b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET.

- 23.47A.016 LANDSCAPING AND SCREENING STANDARDS
- A.2: GREEN FACTOR SCORE OF .30 OR GREATER REQUIRED.
 -
 - D.1: SURFACE PARKING AREAS
 - b. ONE TREE REQUIRED FOR EVERY TEN PARKING SPACES.
 - c. SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE 6FEET HIGH SCREENING ALONG THE ABUTTING LOT LINE AND A 5 FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING.

- 23.47A.024 AMENITY AREA
- A: REQUIRED 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE

- 23.54.015 REQUIRED PARKING
- TABLE A PARKING FOR NON-RESIDENTIAL USES:
 - NO PARKING REQUIRED FOR STATION AREA OVERLAY DISTRICT
 -
 - TABLE B PARKING FOR RESIDENTIAL USES:
 - NO PARKING REQUIRED FOR STATION AREA OVERLAY DISTRICT
 -
 - TABLE E PARKING FOR BICYCLES:
 - LONG TERM 1/12,000 SF COMMERCIAL, SHORT TERM 1/4,000 SF
 - 1/4 DWELLING UNITS

- 23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
- TABLE A:
 - RESIDENTIAL:
 - MORE THAN 100 DWELLING UNITS 575 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 100.
 - NON-RESIDENTIAL:
 - 0-5000SF : 82 SF
 - 5001 - 15000SF : 125 SF
 - 15001 - 50000SF : 175 SF

DEPARTURE REQUEST

NC3P-85

- 23.47A.004 PERMITTED AND PROHIBITED USES
- G.2: IN PEDESTRIAN-DESIGNATED ZONES, LIVE-WORK UNITS SHALL NOT OCCUPY MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET-FACING FACADE ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS LISTED IN SUBSECTION 23.47A.005.D.

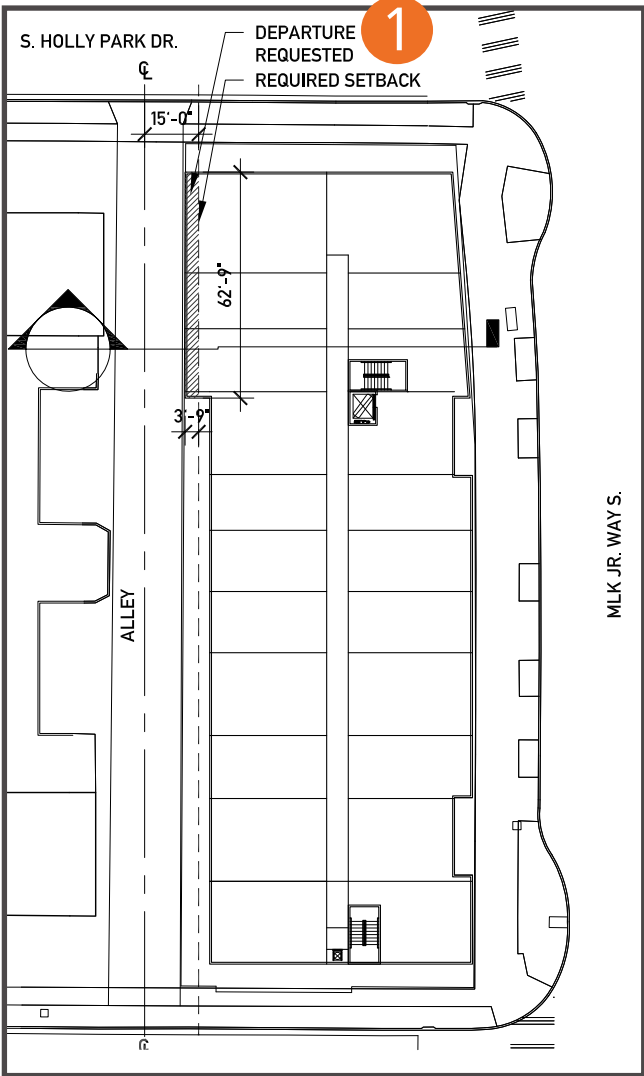
- SMC NC2-40 23.47A.014 SETBACK REQUIREMENTS
- B.3: FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE
 - a. 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET.
 - b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET.

DEPARTURE REQUEST DIAGRAMS

SMC NC2-40

23.47A.014 SETBACK REQUIREMENTS

- B.3: FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE
- a. 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET.
- b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET.

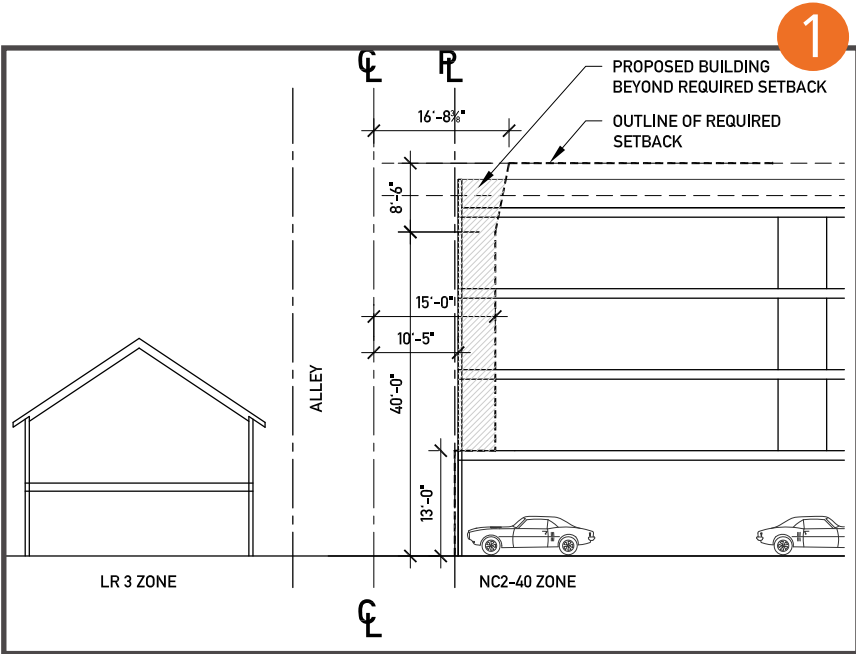


SITE C - Alley Setback Departure Request Plan Detail

1 Departure Request #1

23.47A.014 SETBACK REQUIREMENTS

- SITE C: The Building is setback 15 feet above 13 feet on the Rear Lot line abutting adjacent residential zone, except the northern portion near the S Holly Park Dr. where 62'-9" of it will abut Rear Lot line to create an urban edge consistent with the overall development concept. A setback of 15 feet is required for structure above 13 feet in height per 23.47A.014



SITE C - Alley Setback Departure Request Building Section

NC3P-85

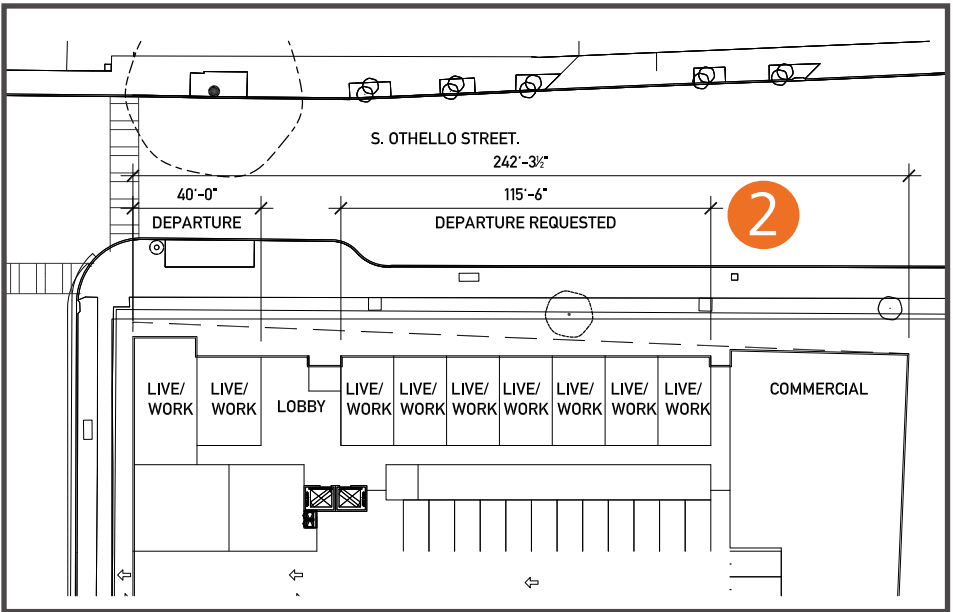
23.47A.004 PERMITTED AND PROHIBITED USES

- G.2: IN PEDESTRIAN-DESIGNATED ZONES, LIVE-WORK UNITS SHALL NOT OCCUPY MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET-FACING FACADE ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS LISTED IN SUBSECTION 23.47A.005.D.

2 Departure Request #2

23.47A.004 PERMITTED AND PROHIBITED USES

- The aggregate live-work use on the street-level street-facing facade is 117 feet (48%). The overall length of the building is 242 feet, only 20% (48 feet) is allowed per SMC 23.47A.004.



SITE B- Flexible Retail / Live-work Departure Request Plan Detail

SITE A & B

OPTION 1 : 曲形 “S”shape

This Option is the result of pushing the massing into the center of the development. It creates an openness on the upper level.

This Option is Code Compliant.

- PROS
- Stepping down the massing towards less intense zone.
 - Maximum individual Townhouses unit at the ground level.
- CONS
- Maximum development.
 - Mid-block development is too narrow and Live-work units facing Market Plaza

- PROJECT GOALS
- a.

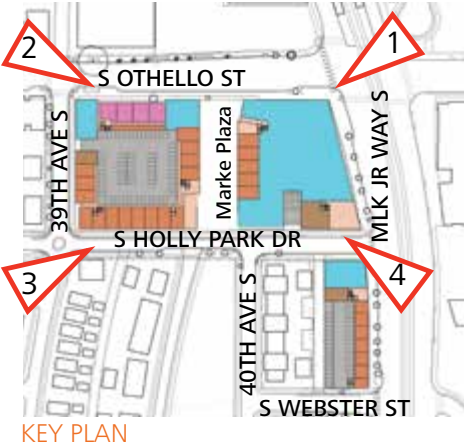
Provide a vision for Othello Town Center with “Farmer’s Market”
- b.

Address the key corners with strong urban identity.
- c.

Mid-block connector and Market Plaza
- d.

Pedestrian connectivity
- e.

Transition scale from key urban corner to surrounding



View 1 - Aerial Perspective Looking West from MLK/Othello

OPTION 2 : 柱子 “H”shape

By creating a larger Market Plaza at mid-block, the pedestrian connection is more active and stronger, and the buildings are skewed to align the Market Plaza with community P-patch across S Holly Dr. The massings also step back from MLK and Othello, to create openness on the upper level.

- Departure 1.23.74A.014

- PROS
- Code compliant, code maximum allowed.
- CONS
- Maximum height allowed.
 - Minimum Open Space provided
 - Mid-block development is too narrow and Live-work units facing Market Plaza

- PROJECT GOALS
- a.

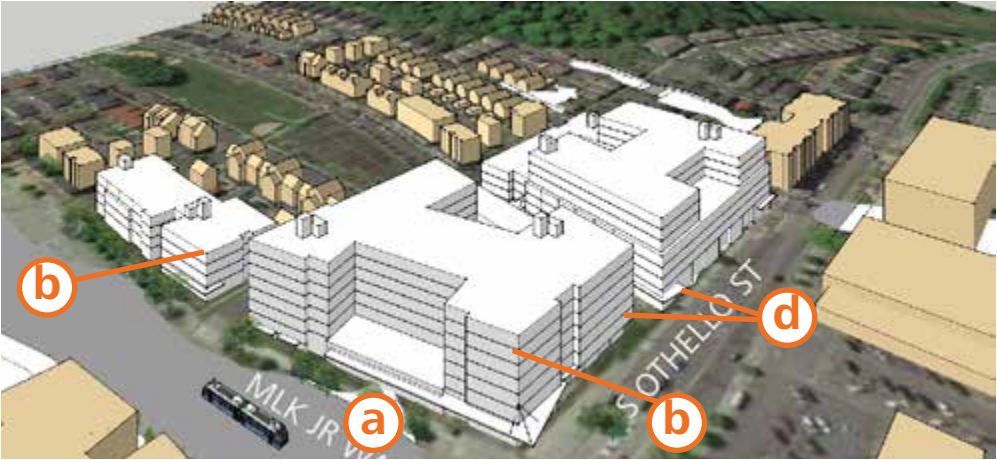
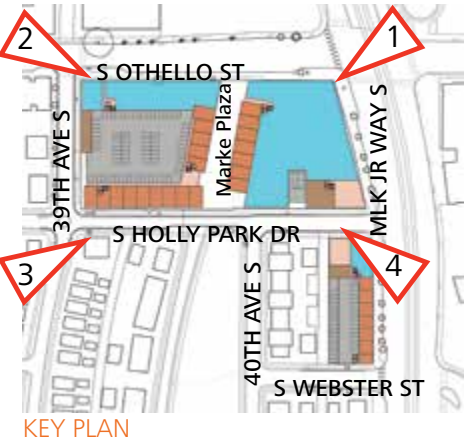
Provide a vision for Othello Town Center with “Farmer’s Market”
- b.

Address the key corners with strong urban identity.
- c.

Mid-block connector and Market Plaza
- d.

Pedestrian connectivity
- e.

Transition scale from key urban corner to surrounding



View 1 - Aerial Perspective Looking West from MLK/Othello

OPTION 3 (PREFERRED) : 碗形 “C”shape

This Option takes advantage of the surrounding by creating a large open mid-block connector that is visually connected to the community P-patch across S Holly Dr. Both sites are pull back from S Othello to create a secondary street plaza and to increase pedestrian connectivity to Market Plaza. Site B massing steps down toward low-rise neighbors.

- Departure 1.23.74A.014
- 2.23.47A.014

- PROS
- One building story less in both Site A and Site B
 - Mid-block connector has the largest public space and it is commercial/retail oriented.
 - Each street facade is designed aesthetically & programmatically to address the various neighbors
- CONS
- Strong edge on MLK and Othello

- PROJECT GOALS
- a.

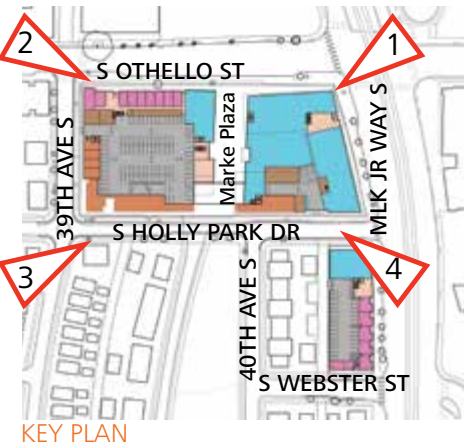
Provide a vision for Othello Town Center with “Farmer’s Market”
- b.

Address the key corners with strong urban identity.
- c.

Mid-block connector and Market Plaza
- d.

Pedestrian connectivity
- e.

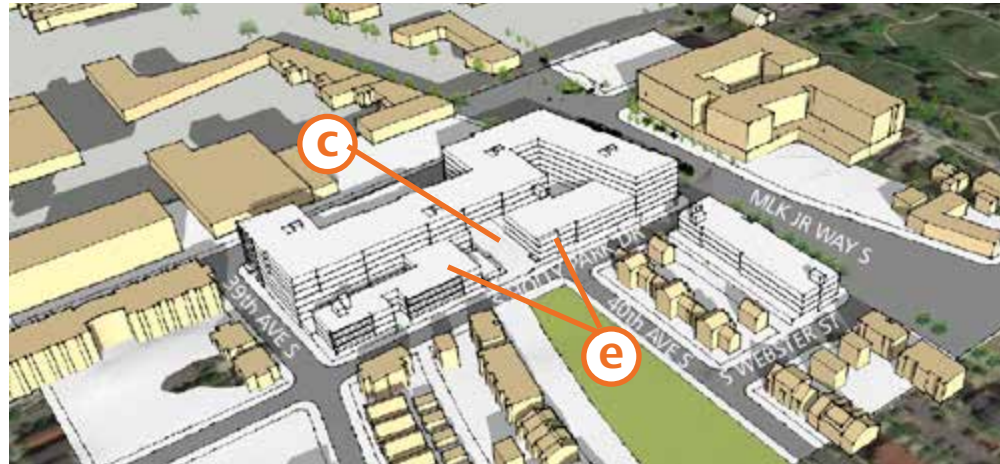
Transition scale from key urban corner to surrounding



View 1 - Aerial Perspective Looking West from MLK/Othello



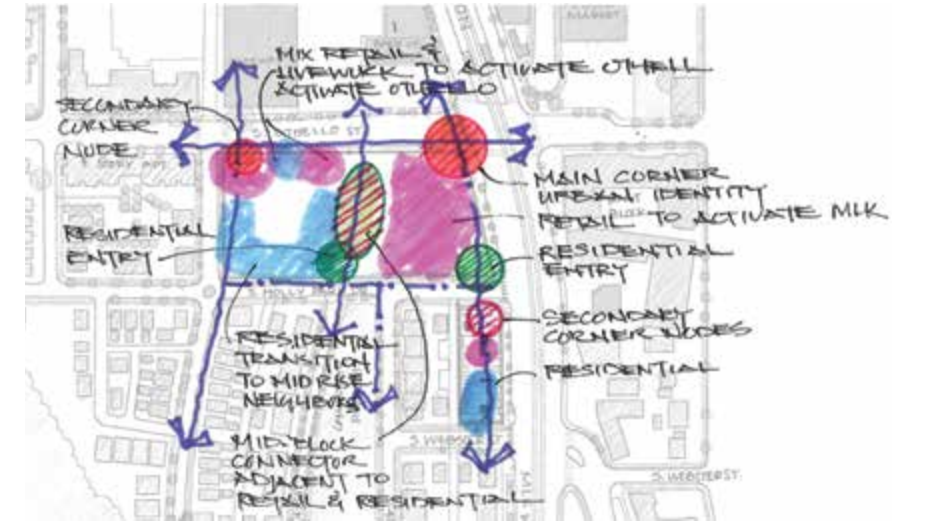
View 2 - Aerial Looking Southeast



View 3 - Aerial Perspective



View 4 - Aerial Perspective Looking Northwest

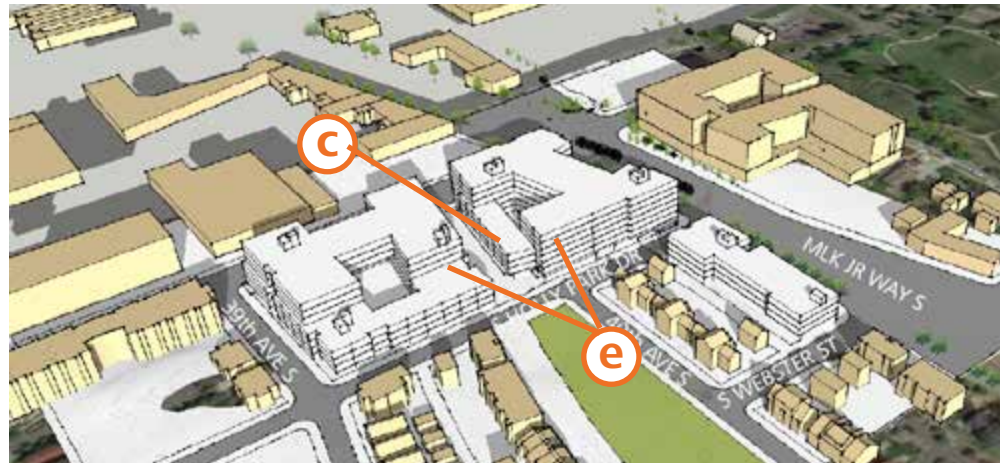


Concept Site Program Analysis

OPTION 1



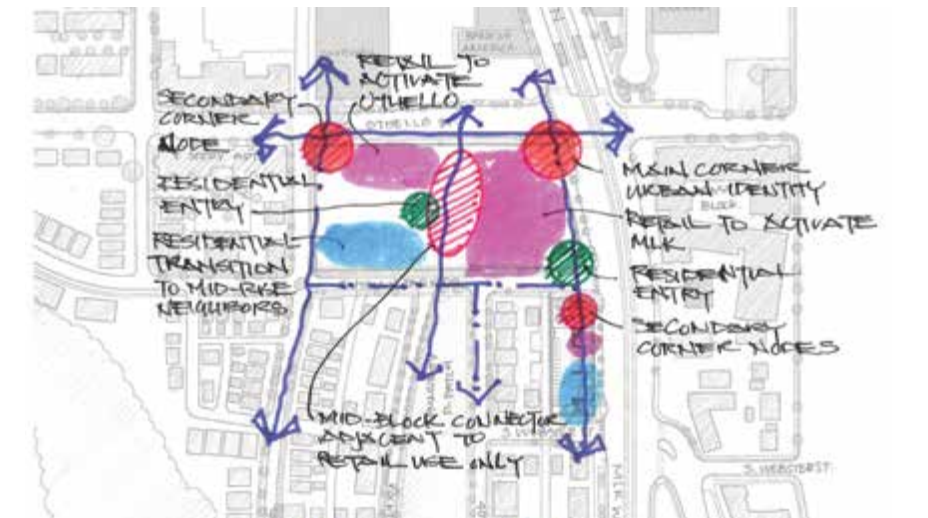
View 2 - Aerial Looking Southeast



View 3 - Aerial Perspective



View 4 - Aerial Perspective Looking Northwest

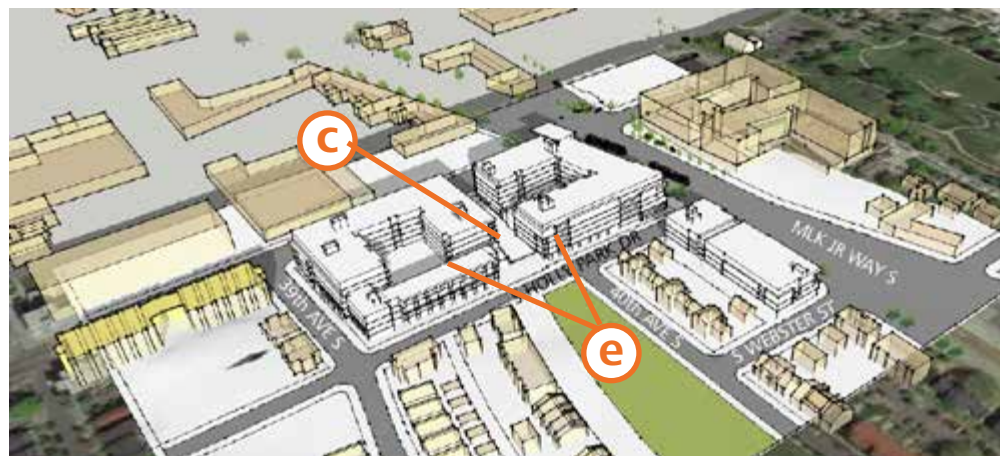


Concept Site Program Analysis

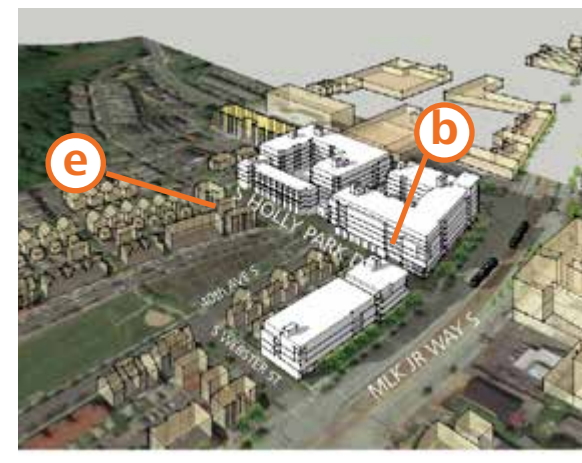
OPTION 2



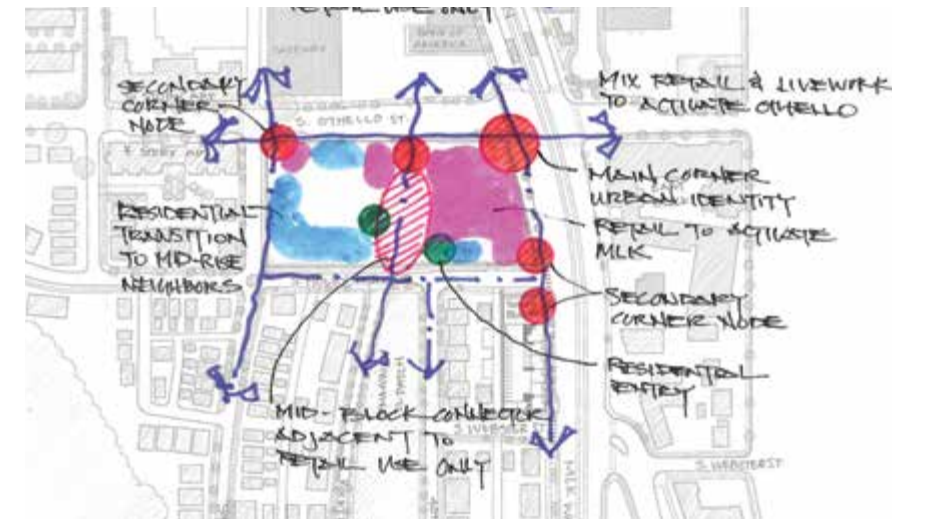
View 2 - Aerial Looking Southeast



View 3 - Aerial Perspective



View 4 - Aerial Perspective Looking Northwest



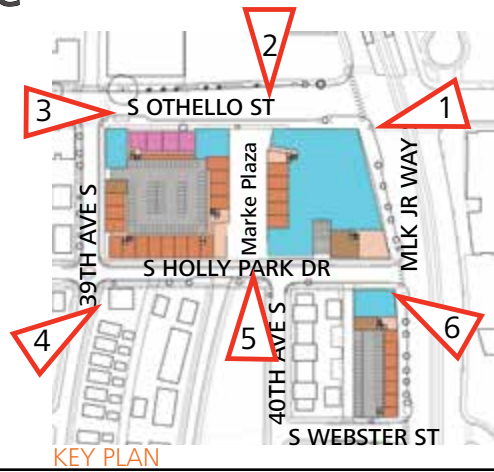
Concept Site Program Analysis

OPTION 3 (PREFERRED)

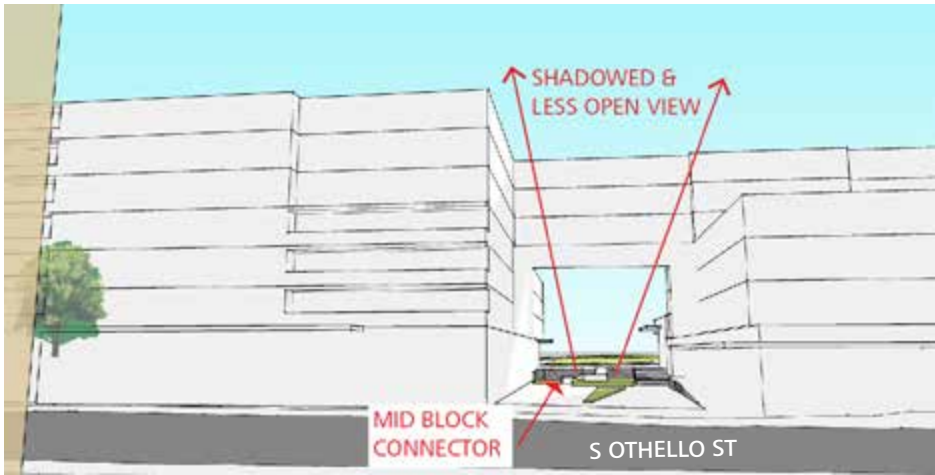
OPTION 1 : 曲形 “S”shape

PROJECT GOALS

- a. Provide a vision for Othello Town Center with “Farmer’s Market”
- b. Address the key corners with strong urban identity.
- c. Mid-block connector and Market Plaza
- d. Pedestrian connectivity
- e. Transition scale from key urban corner to surrounding



View 1 - Looking West from MLK/Othello

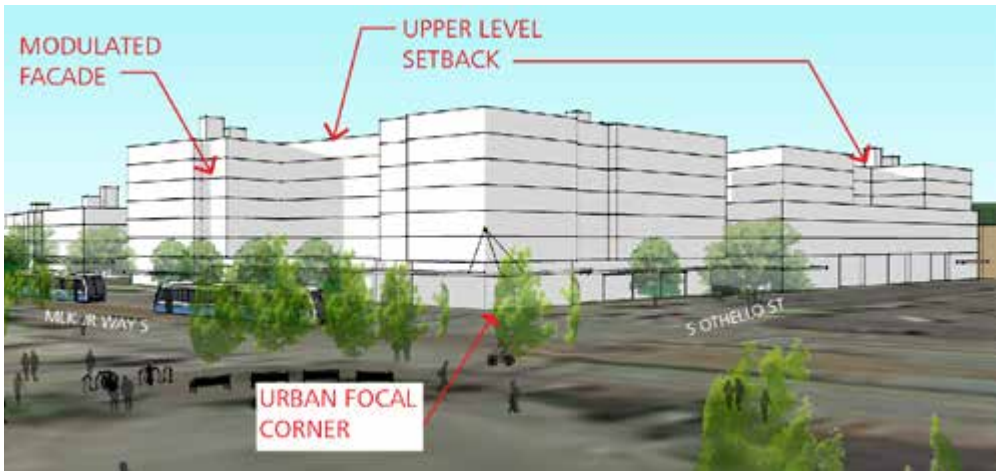
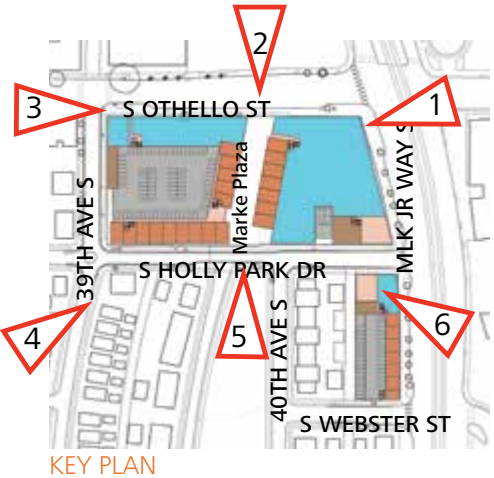


View 2 - Looking South from Othello Mid-block

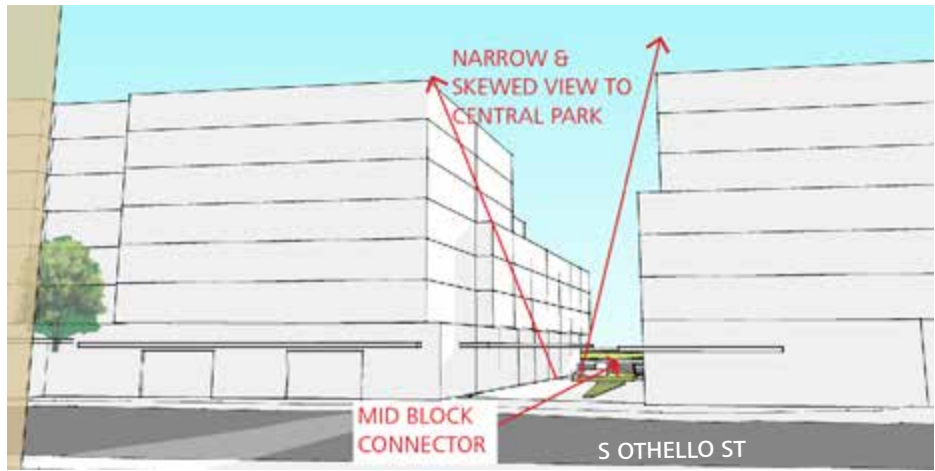
OPTION 2 : 柱子 “H”shape

PROJECT GOALS

- a. Provide a vision for Othello Town Center with “Farmer’s Market”
- b. Address the key corners with strong urban identity.
- c. Mid-block connector and Market Plaza
- d. Pedestrian connectivity
- e. Transition scale from key urban corner to surrounding



View 1 - Looking West from MLK/Othello

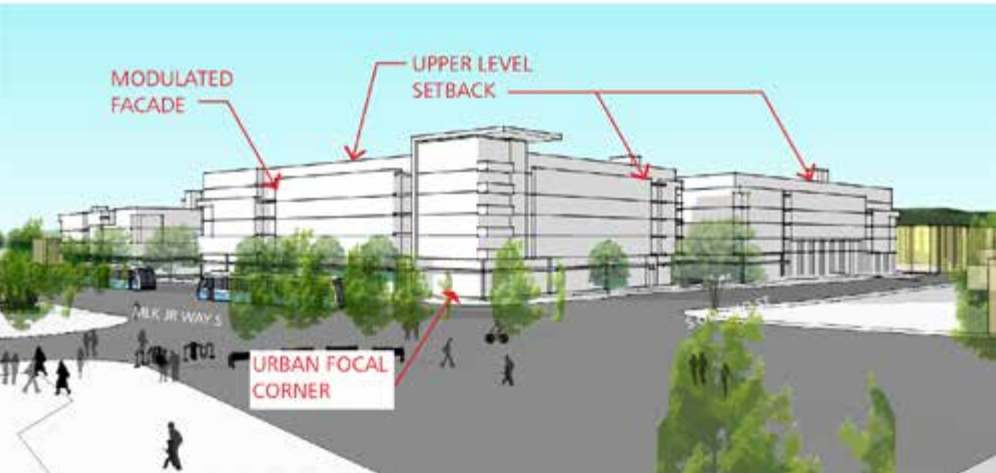
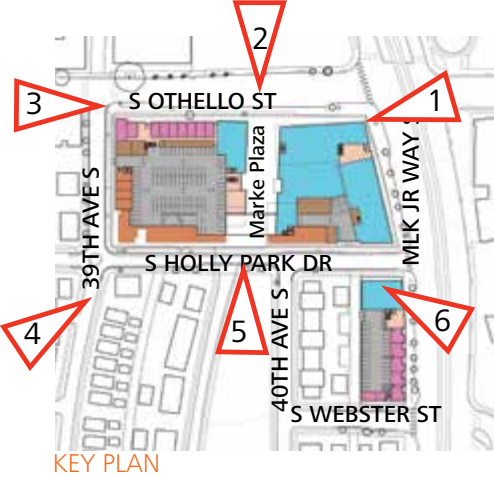


View 2 - Looking South from Othello Mid-block

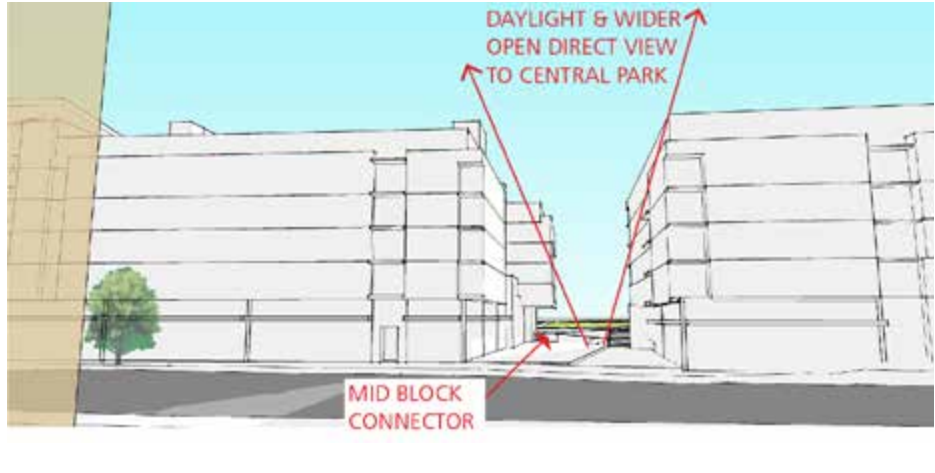
OPTION 3 (PREFERRED) : 碗形 “C”shape

PROJECT GOALS

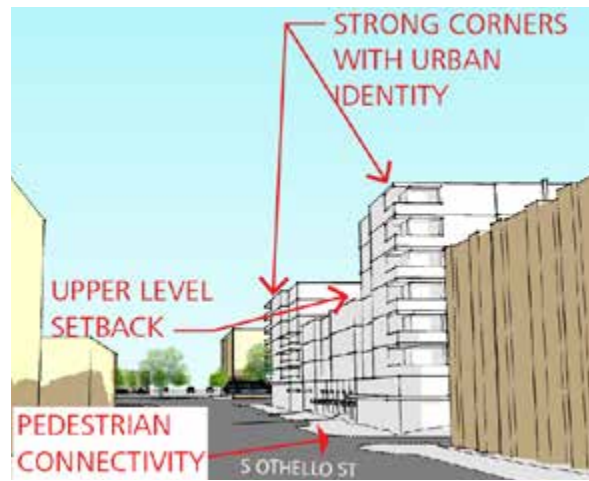
- a. Provide a vision for Othello Town Center with “Farmer’s Market”
- b. Address the key corners with strong urban identity.
- c. Mid-block connector and Market Plaza
- d. Pedestrian connectivity
- e. Transition scale from key urban corner to surrounding



View 1 - Looking West from MLK/Othello



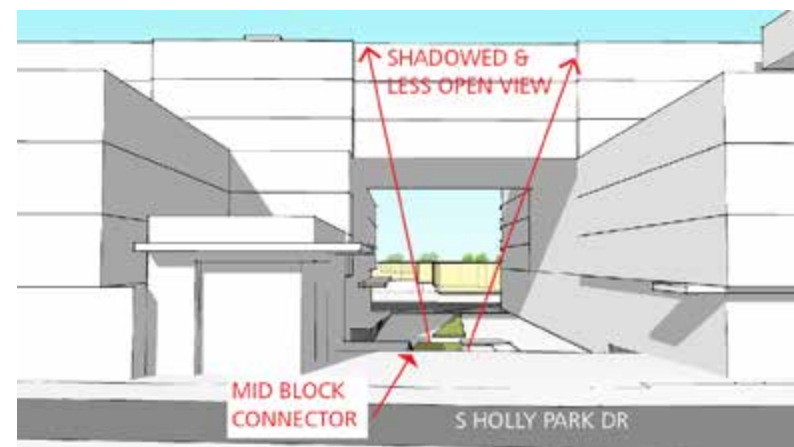
View 2 - Looking South from Othello Mid-block



View 3 - Looking East from 39th/Othello



View 4 - Looking East 39th/S Holly Dr

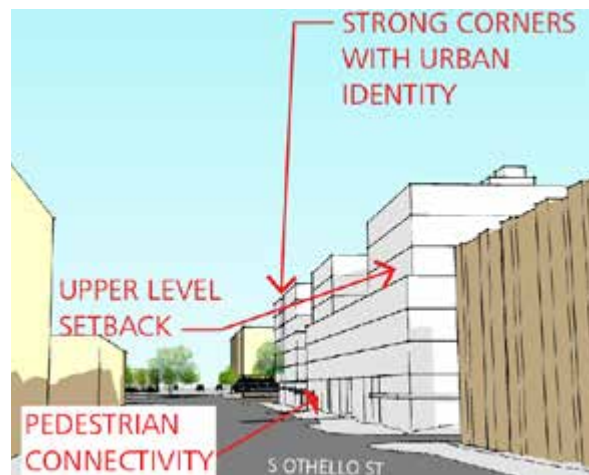


View 5 - Looking North from S Holly Park Dr Mid-block

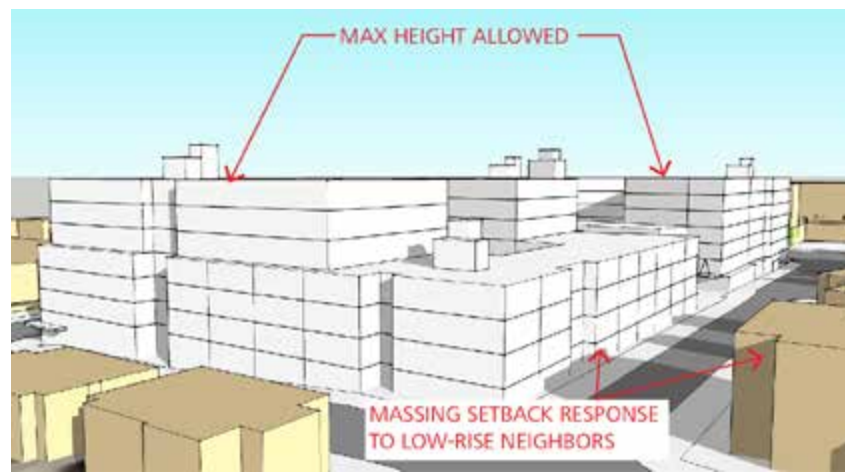


View 6 - Looking West from MLK/S Holly Park Dr

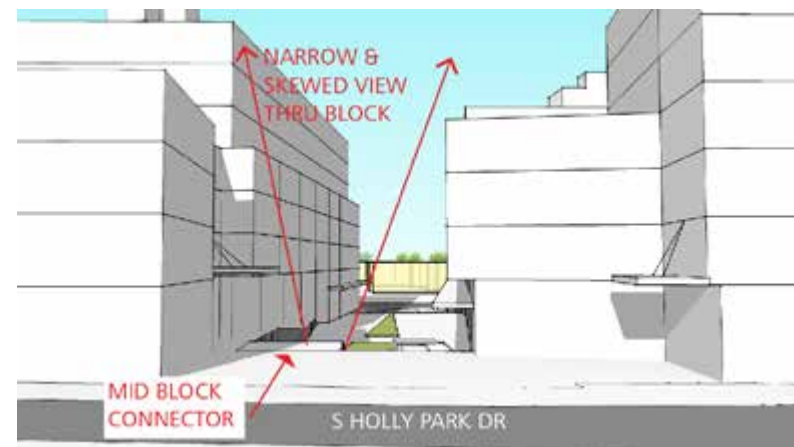
OPTION 1



View 3 - Looking East from 39th/Othello



View 4 - Looking East 39th/S Holly Dr

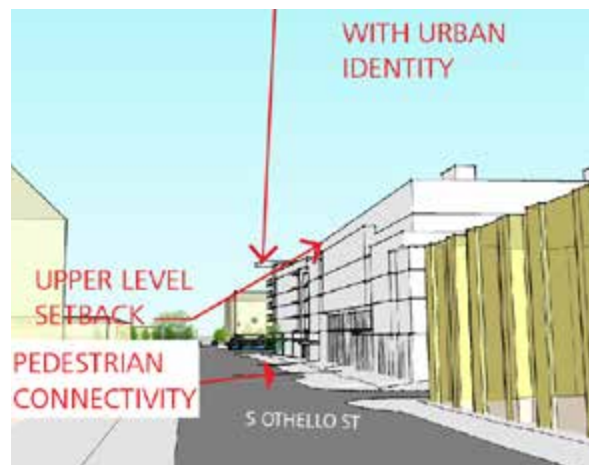


View 5 - Looking North from S Holly Park Dr Mid-block

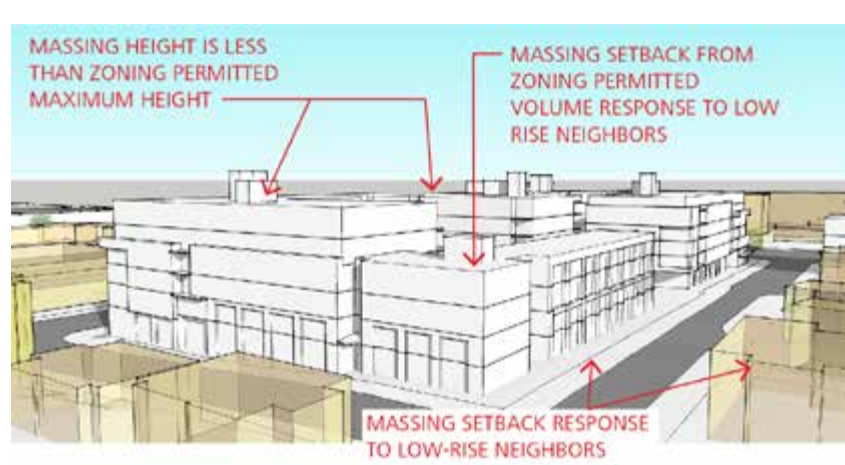


View 6 - Looking West from MLK/S Holly Park Dr

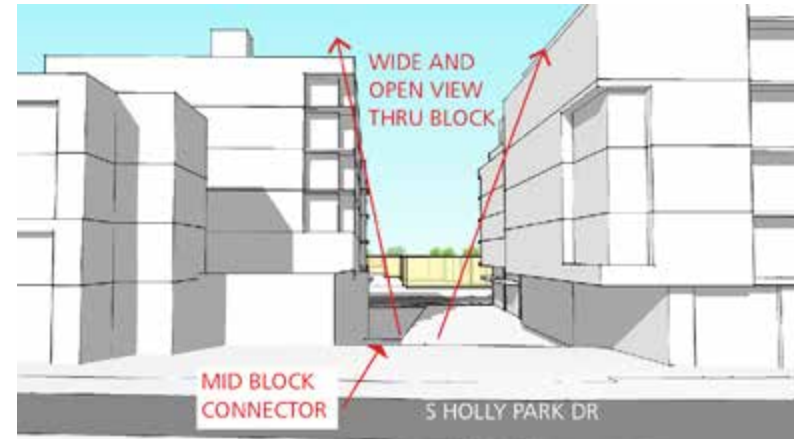
OPTION 2



View 3 - Looking East from 39th/Othello



View 4 - Looking East 39th/S Holly Dr



View 5 - Looking North from S Holly Park Dr Mid-block



View 6 - Looking West from MLK/S Holly Park Dr

OPTION 3 PREFERRED

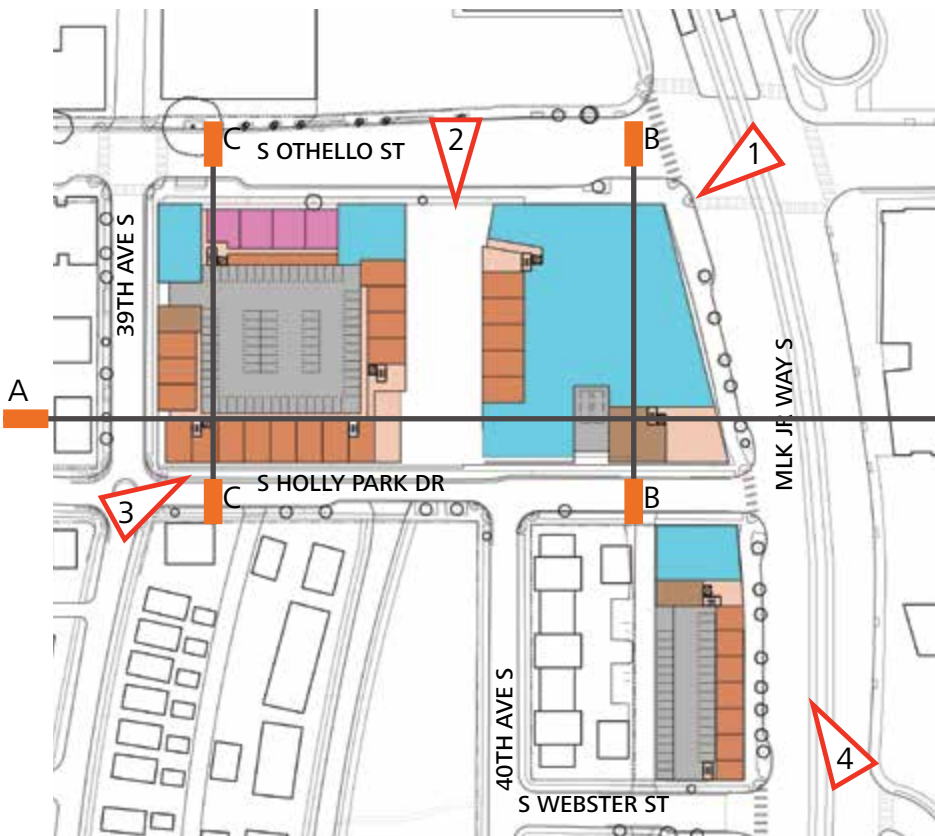
OPTION 1 : 曲形 “S”shape

This Option is the result of pushing the massing into the center of the development, to create an openness on the upper level.

This Option is Code Compliant.

PROJECT GOALS

- a. Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this “Opportunity Site” by creating a “Farmer’s Market”.
- b. Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- c. Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector “Market Plaza” ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- d. Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize “Street Plaza” concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- e. Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.



GROUND LEVEL PLAN

PROS

- Stepping down the massing to-wards less intense zone.
- Maximum individual Townhouses unit at the ground level.

CONS

- Maximum development.
- Mid-block development is too narrow and Live-work units facing Market Plaza

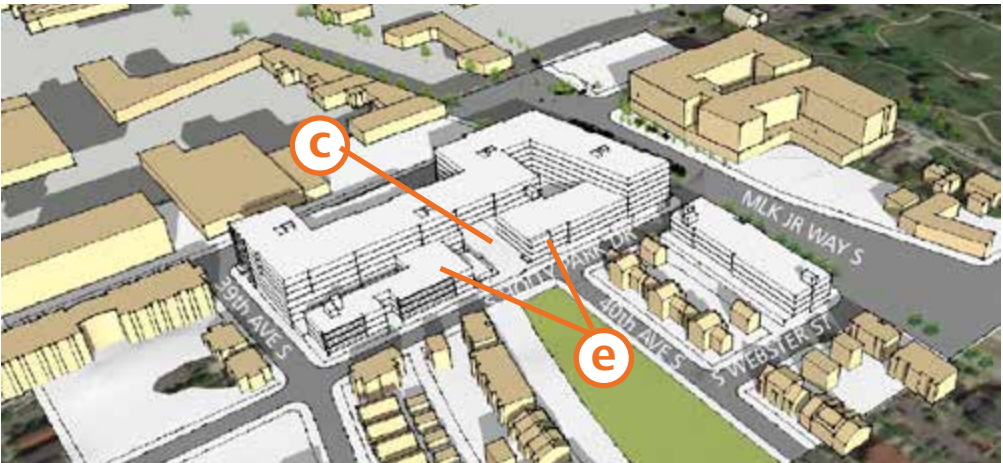


UPPER LEVEL PLAN

LEGEND		
Enclosed Parking	Residential	Flexible Retail/Live-work
Service	Residential Lobby	Mid-level Amenity
Plaza	Retail	Roof Amenity



Aerial Perspective Looking West from MLK/Othello

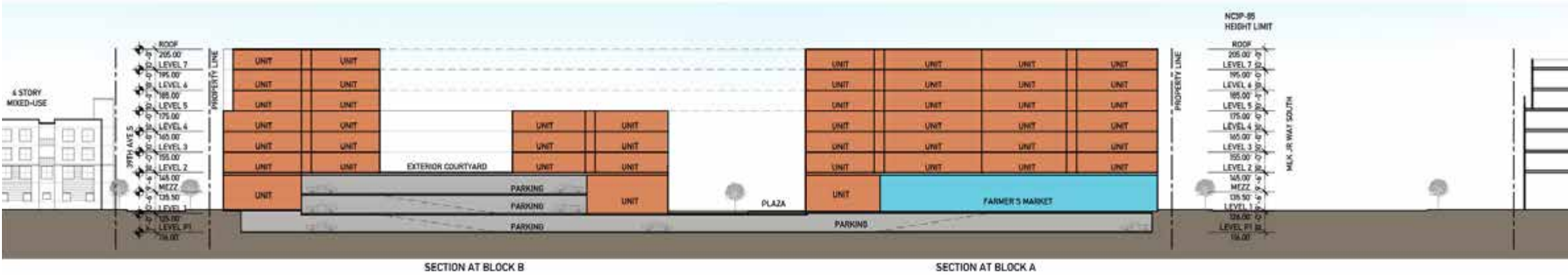


Aerial Perspective

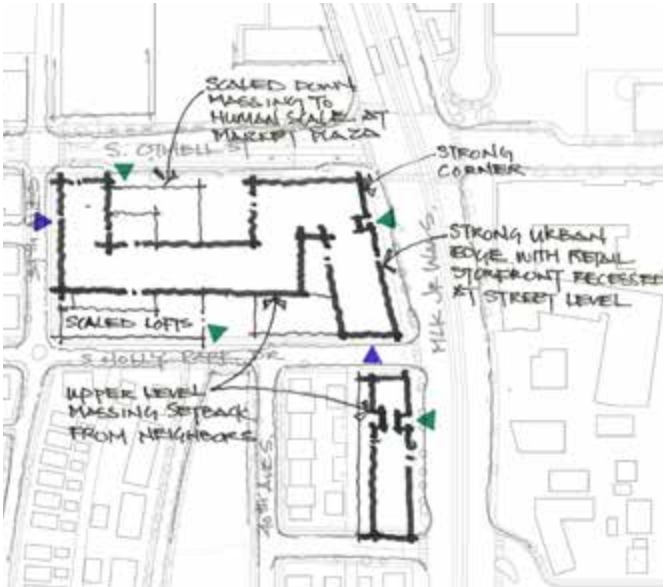


View 1 - Looking West from MLK/Othello

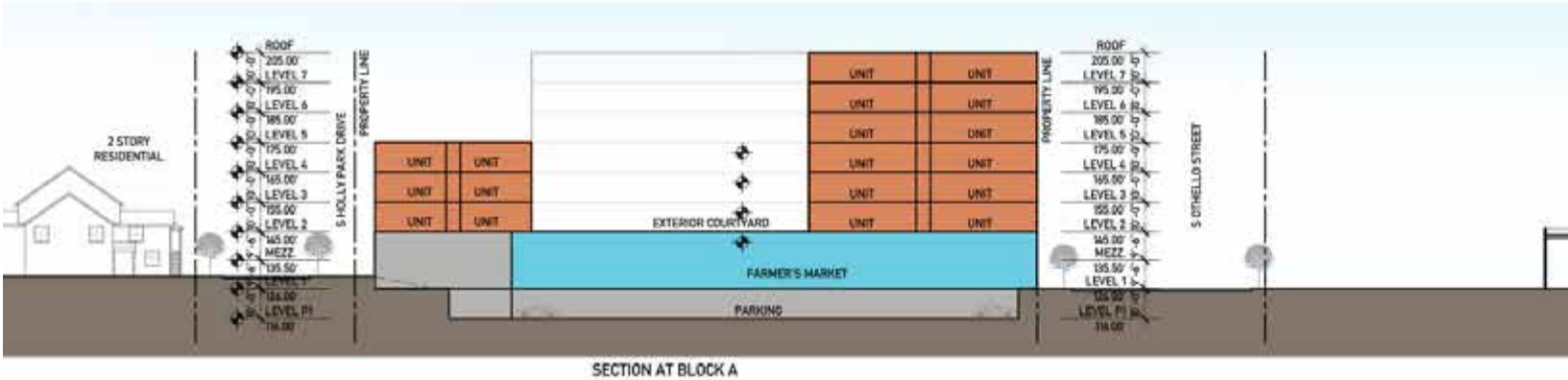
OPTION 1 : 曲形 “S”shape



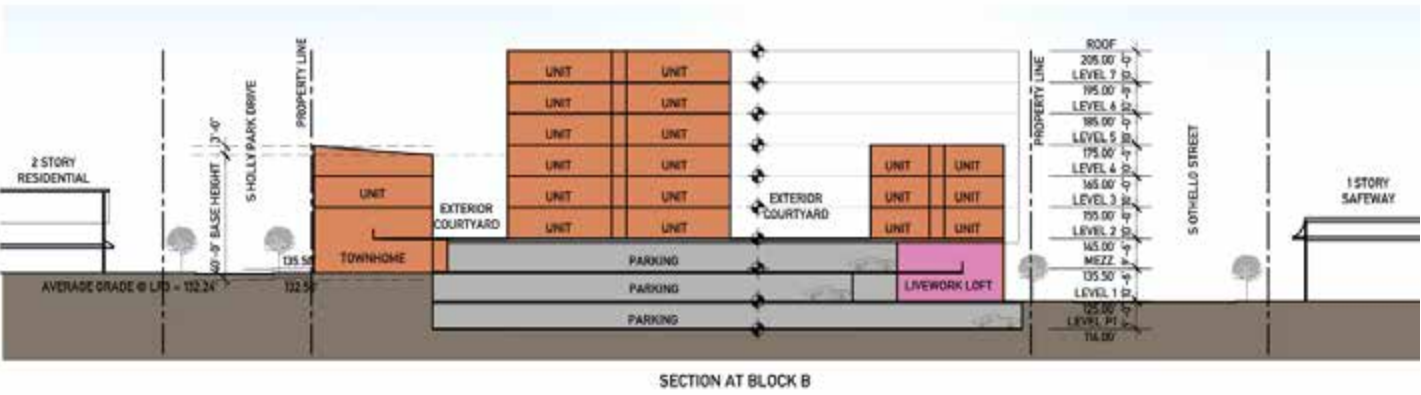
SECTION A-A



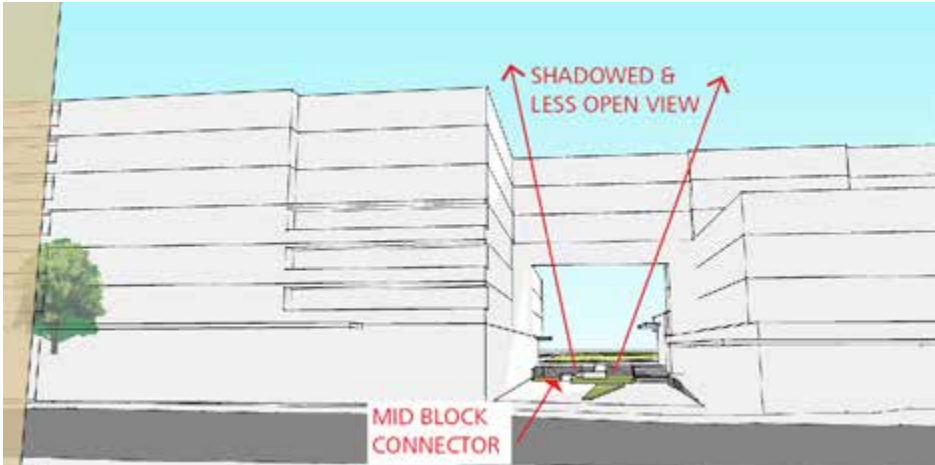
OPTION PROGRAM SITE ANALYSIS



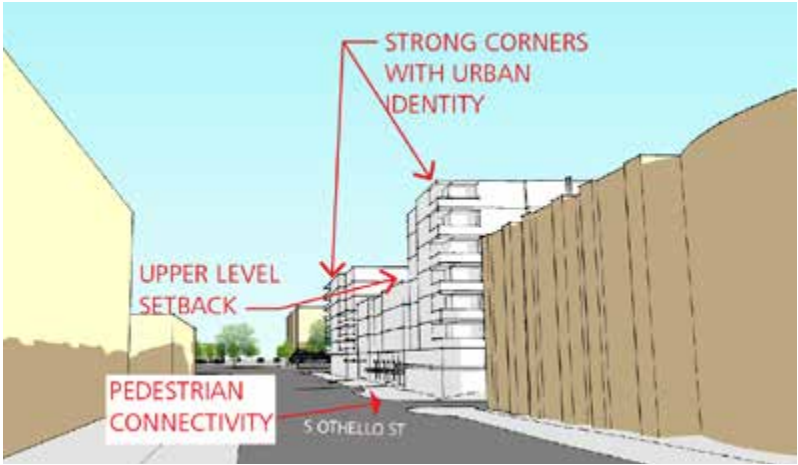
SECTION B-B



SECTION C-C



View 2 - Looking South from S Othello Mid-block



View 3 - Looking East from 39th/Othello



View 4 - Looking North from MLK

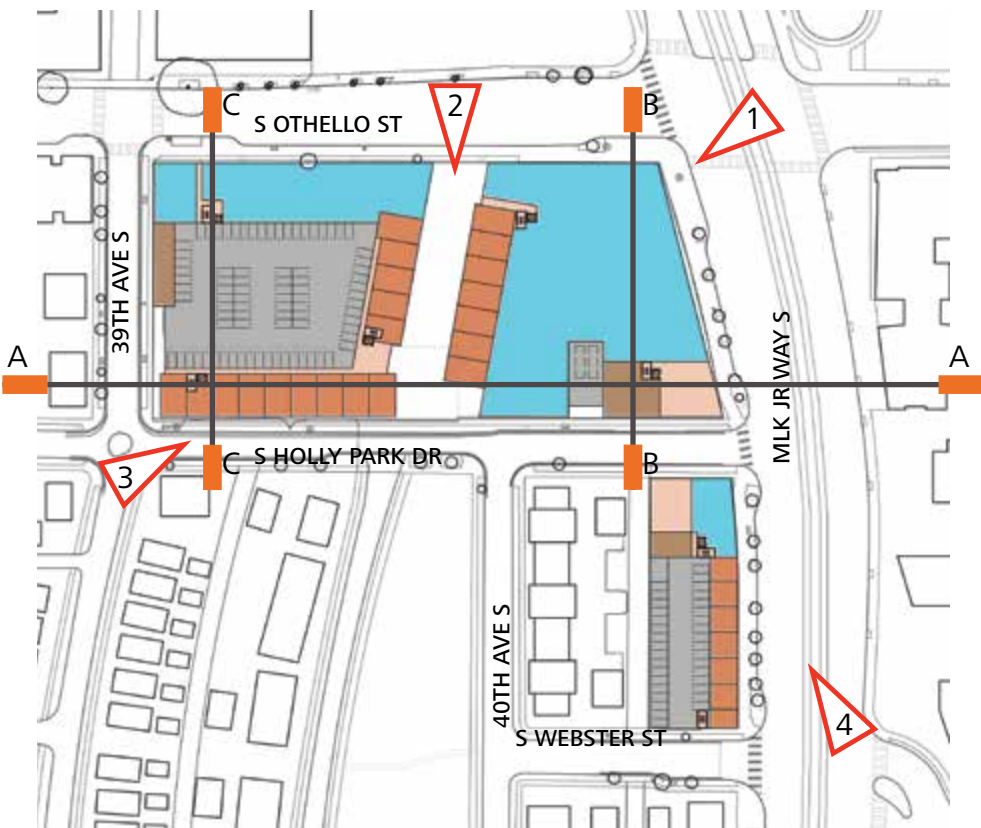
OPTION 2 : 柱子 “H”shape

By creating a larger Market Plaza at mid-block, the pedestrian connection is more active and stonger, and the buildings are skewed to align the Market Plaza with community P-patch across S Holly Dr. The massings also step back from MLK and Othello, to create openness on the upper level.

■ Departure
1.23.74A.014

PROJECT GOALS

- a. Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this “Opportunity Site” by creating a “Farmer’s Market”.
- b. Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- c. Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector “Market Plaza” ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- d. Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize “Street Plaza” concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- e. Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.



GROUND LEVEL PLAN

PROS

- Code compliant, code maximum allowed.

CONS

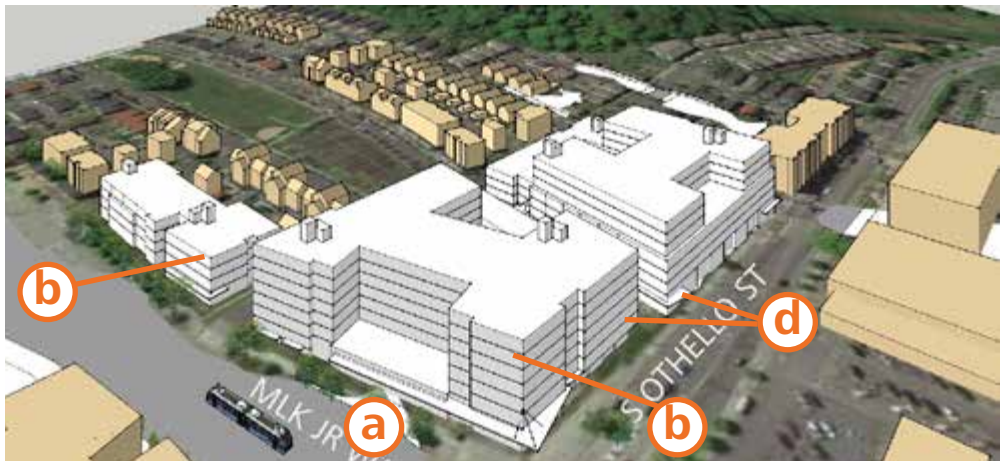
- Maximum height allowed.
- Minimum Open Space provided
- Mid-block development is too narrow and Live-work units facing Market Plaza



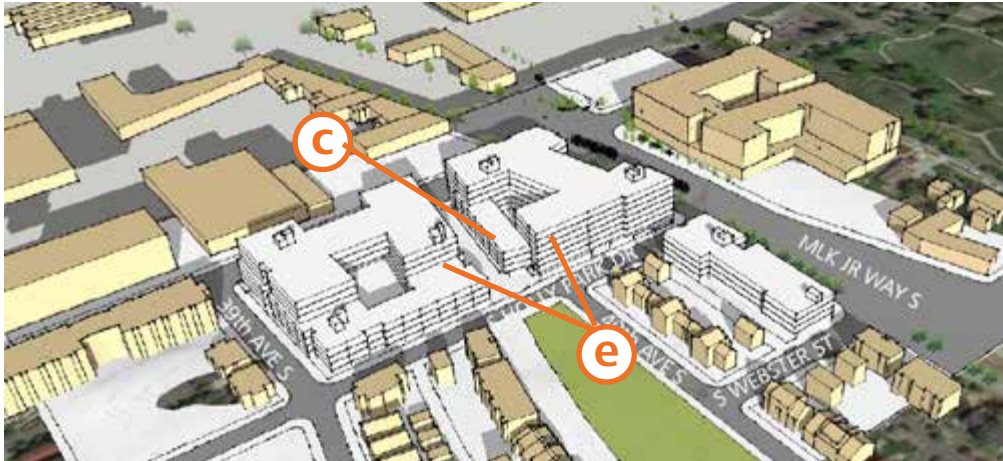
UPPER LEVEL PLAN

LEGEND

Enclosed Parking	Residential	Flexible Retail/Live-work
Service	Residential Lobby	Mid-level Amenity
Plaza	Retail	Roof zAmenity



Aerial Perspective Looking West from MLK/Othello

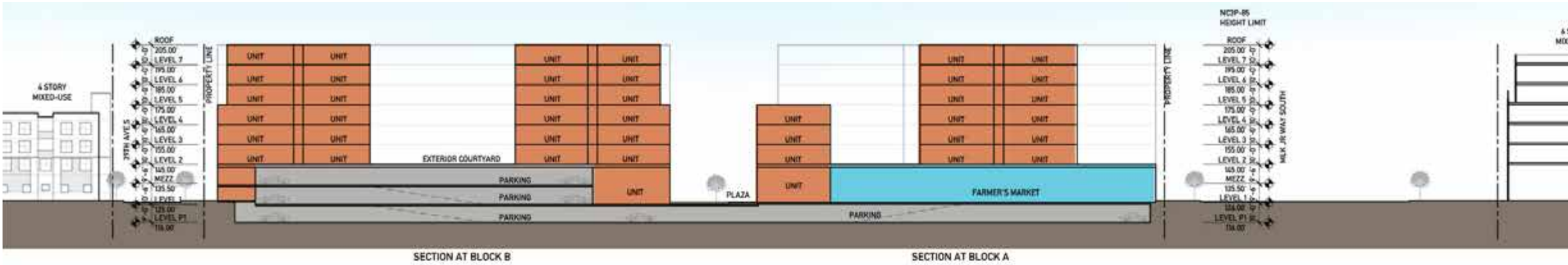


Aerial Perspective

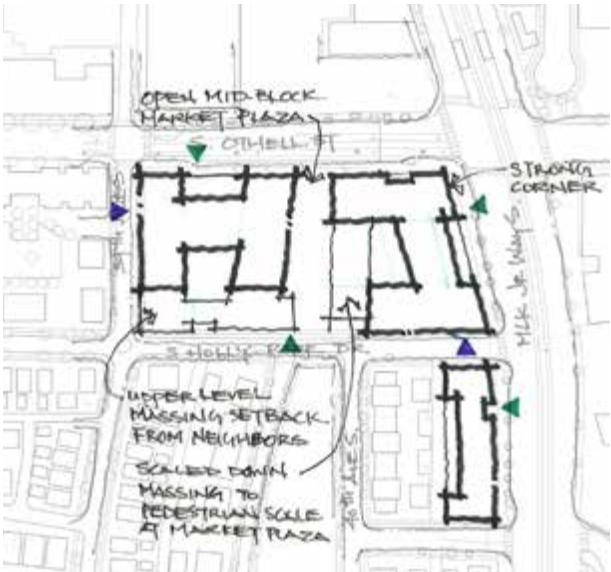


View 1 - Looking West from MLK/Othello

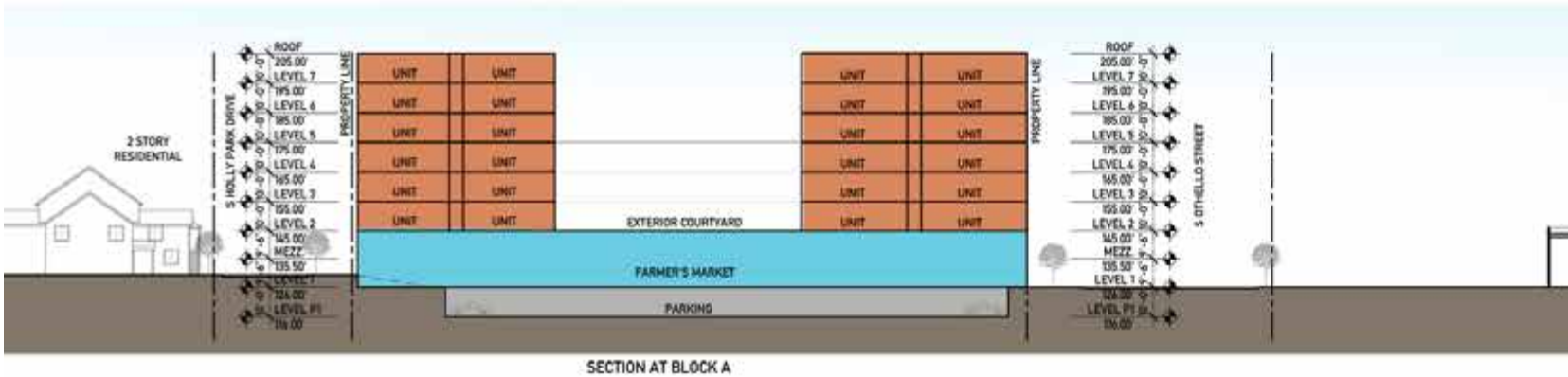
OPTION 2 : 柱子 “H”shape



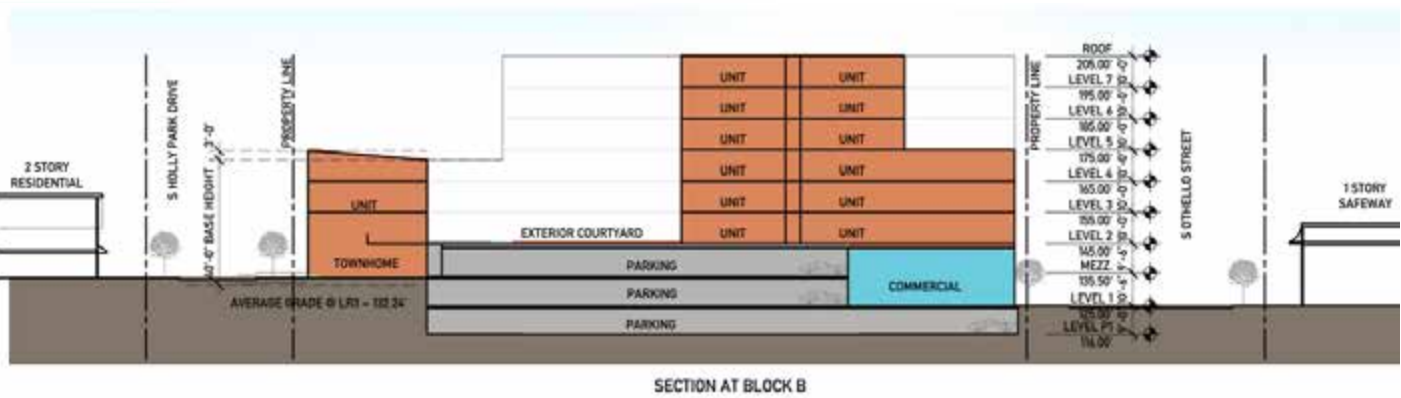
SECTION A-A



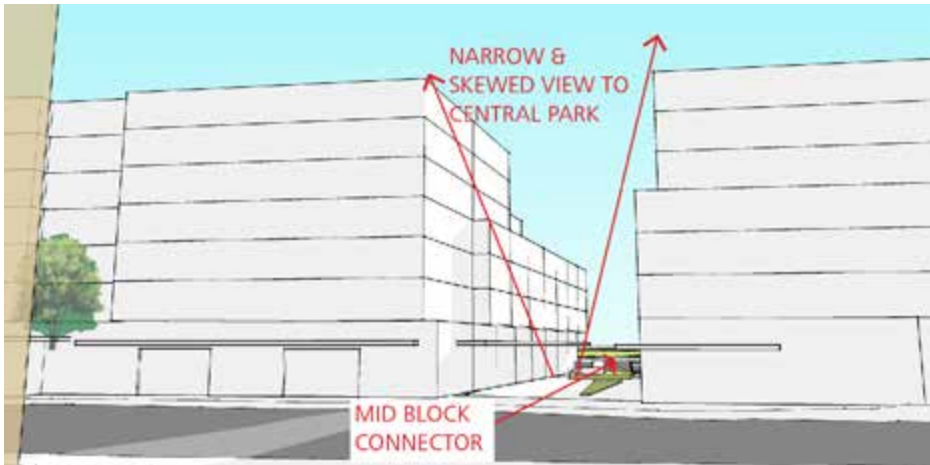
OPTION PROGRAM SITE ANALYSIS



SECTION B-B



SECTION C-C



View 2 - Looking South from S Othello Mid-block



View 3 - Looking East from 39th/Othello



View 4 - Looking North from MLK

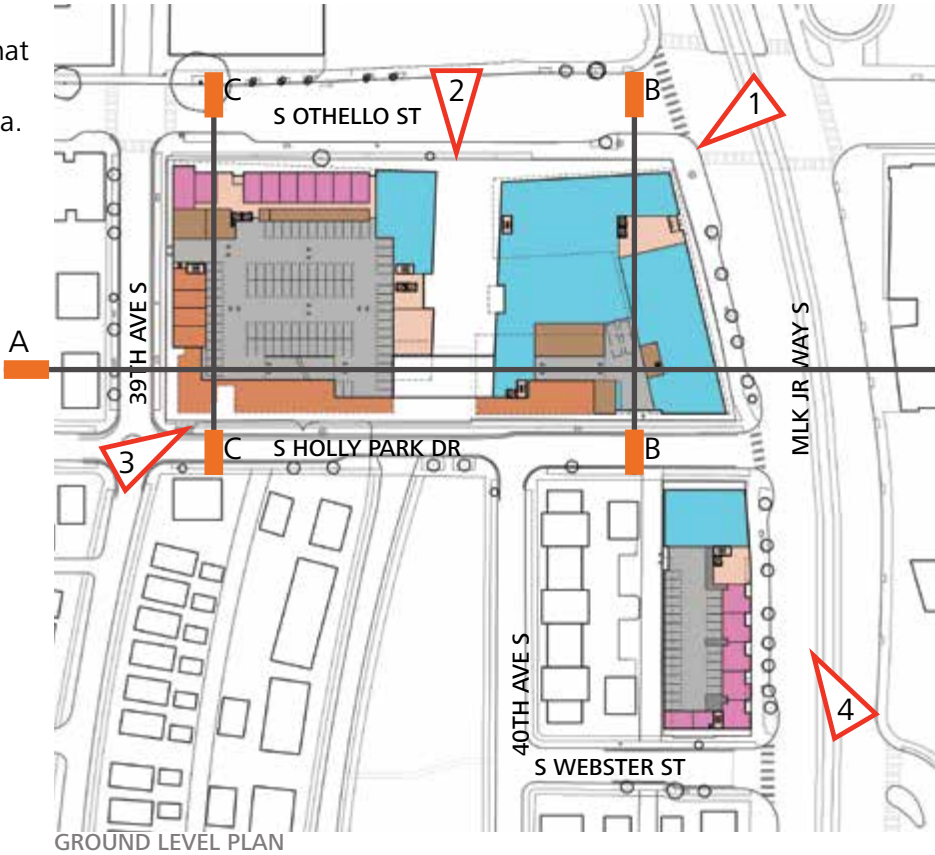
OPTION 3 (PREFERRED) : 碗形 “C”shape

This Option takes advantage of the surrounding by creating a large open mid-block connector that is visually connected to the community P-patch across S Holly Dr. Both sites are pull back from S Othello to create a secondary street plaza and to increase pedestrian connectivity to Market Plaza. Site B massing steps down toward low-rise neighbors.

■ Departure
1.23.47A.014

PROJECT GOALS

- a. Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this “Opportunity Site” by creating a “Farmer’s Market”.
- b. Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- c. Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector “Market Plaza” ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- d. Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize “Street Plaza” concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- e. Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.



PROS

- One building story less in both Site A and Site B
- Mid-block connector has the largest public space and it is commercial/retail oriented.
- Each street facade is designed aesthetically & programmatically to address the various neighbors

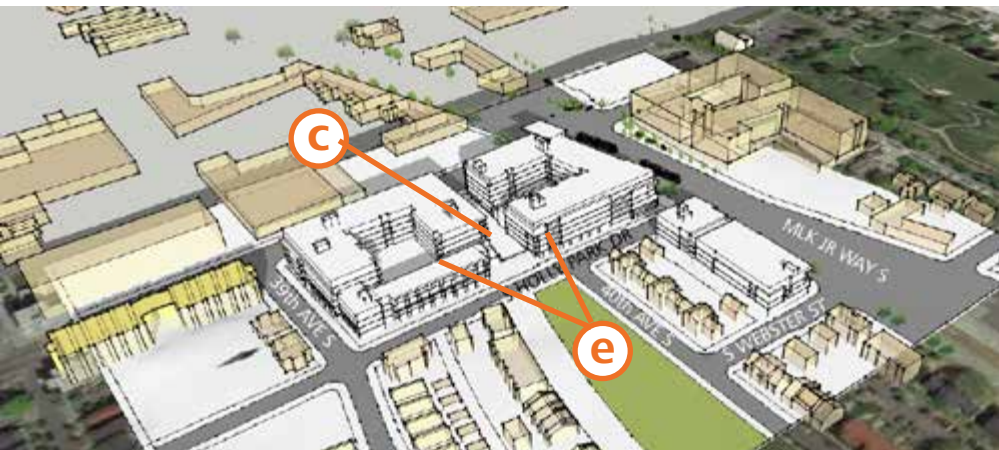
CONS

- Strong edge on MLK and Othello

LEGEND		
Enclosed Parking	Residential	Flexible Retail/Live-work
Service	Residential Lobby	Mid-level Amenity
Plaza	Retail	Roof zAmenity



Aerial Perspective Looking West from MLK/Othello

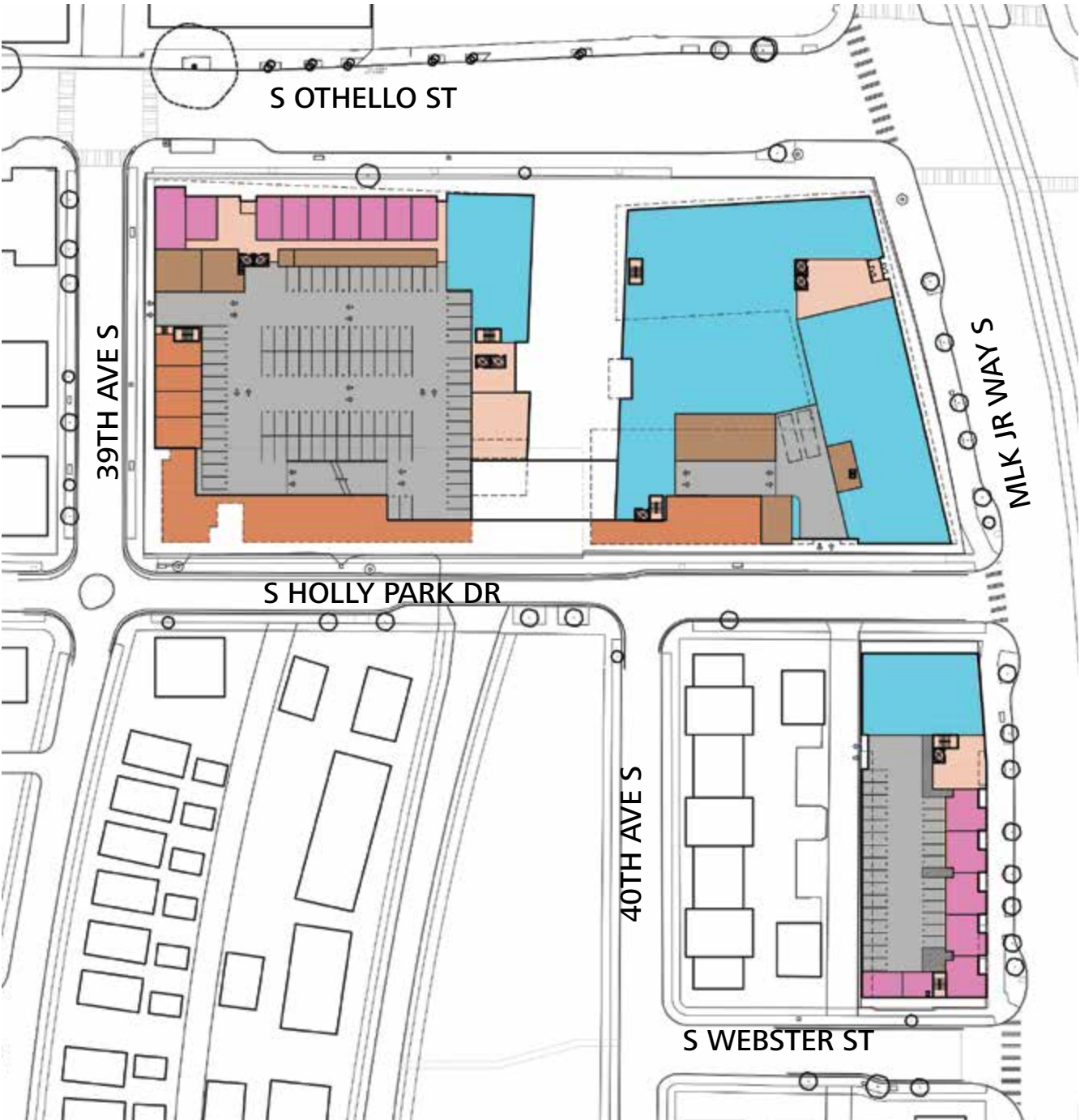


Aerial Perspective



View 1 - Looking West from MLK/Othello

PREFERRED OPTION FLOOR PLANS



GROUND LEVEL FLOOR PLAN



MEZZANINE LEVEL FLOOR PLAN

LEGEND

- Enclosed Parking
- Service
- Plaza
- Residential
- Residential Lobby
- Retail
- Flexible Retail/Live-work
- Mid-level Amenity
- Roof zAmenity

PREFERRED OPTION FLOOR PLANS



LEVEL 2 & 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

LEGEND

- Enclosed Parking
- Service
- Plaza
- Residential
- Residential Lobby
- Retail
- Flexible Retail/Live-work
- Mid-level Amenity
- Roof Amenity

PREFERRED OPTION FLOOR PLANS



LEVEL 5 FLOOR PLAN

LEVEL 6 PLAN

PREFERRED OPTION SHADOW STUDIES



DEC 9AM



DEC NOON



DEC 3 PM



DEC 6 PM



MARCH 9AM



MARCH NOON



MARCH 3PM



MARCH 6PM



JUNE 9AM



JUNE NOON



JUNE 3PM



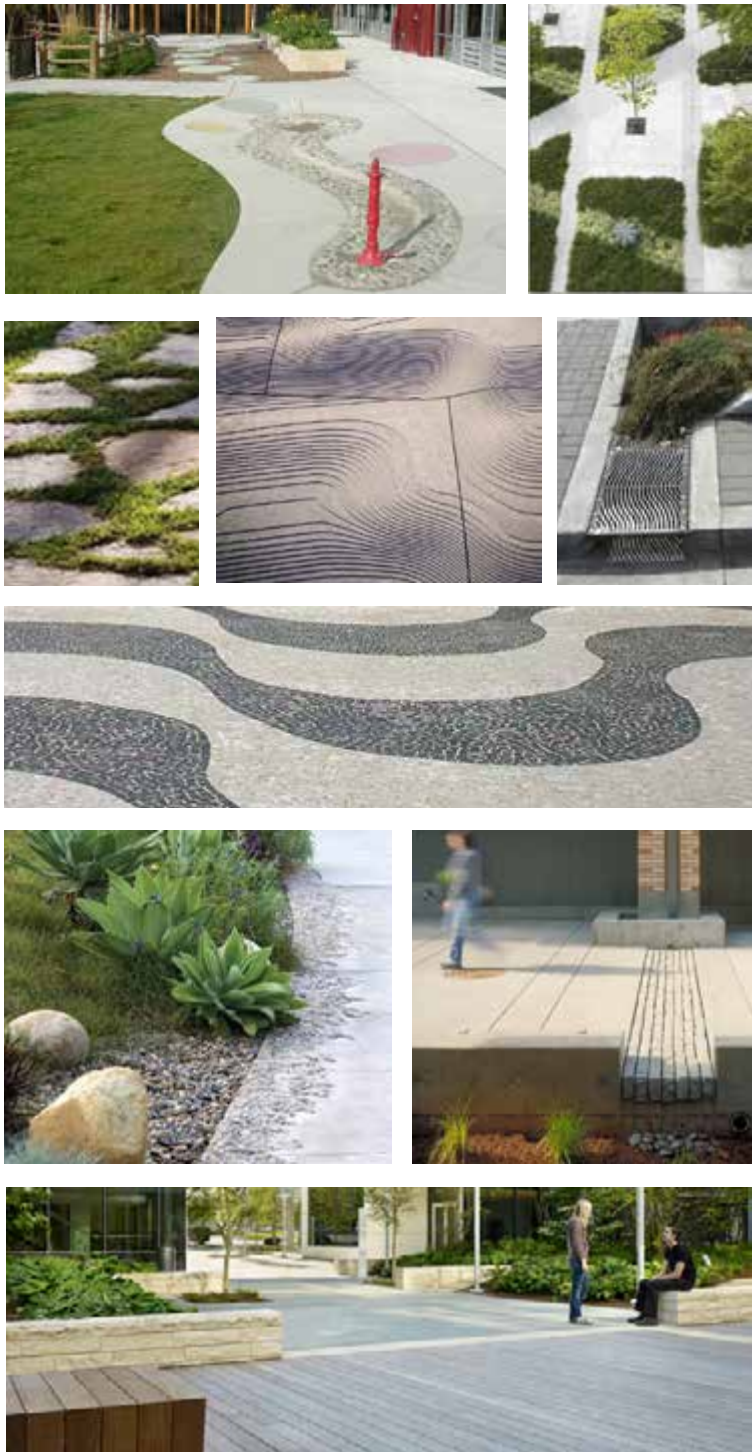
JUNE 6PM

LANDSCAPE DESIGN CONCEPT

- Connecting community activity to the Othello Town Center.
- Strong emphasis on pedestrian experience; inviting, easily accessed by the public.
- Connections to Pea-Patch and other prominent community landmarks.
- Optimize visitor accessibility, whether vehicular or pedestrian.
- Integrate symbolic elements and arts into the landscape design.



SOFTSCAPE - Native Plantig Species create colorful and inviting space with bio-diversity



HARDSCAPE - Various material type & texture and intergration with softscape



SEMI-PRIVATE - Plants and surfaces buffers different functions

LANDSCAPE DESIGN CONCEPT



LANDSCAPE CONCEPT PLAN



SITE C

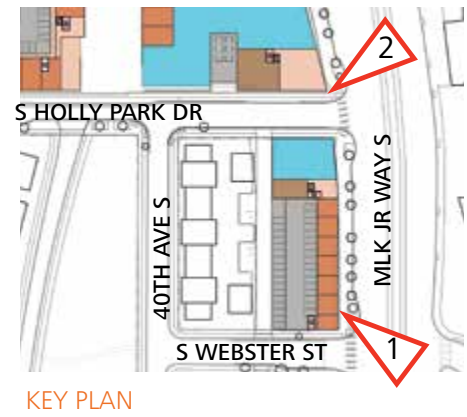
OPTION 1 : “BAR”

This Option is the result of wrapping commercial use around the Secondary corner node at MLK and S Holly Park Dr; it connects pedestrian experience from Market Plaza back to MLK. Residential entry is located off MLK.

This Option is Code Compliant.

- PROS
- Stepping down massing towards less intense zone.
 - Maximum development.
 - Retail corner provides connection to Market plaza.
 - Code compliant, code maximum allowed.
- CONS
- Maximum development.
 - Strong urban edge on MLK

- PROJECT GOALS
- Provide a vision for Othello Town Center with “Farmer’s Market”
 - Address the key corners with strong urban identity.
 - Mid-block connector and Market Plaza
 - Pedestrian connectivity
 - Transition scale from key urban corner to surrounding



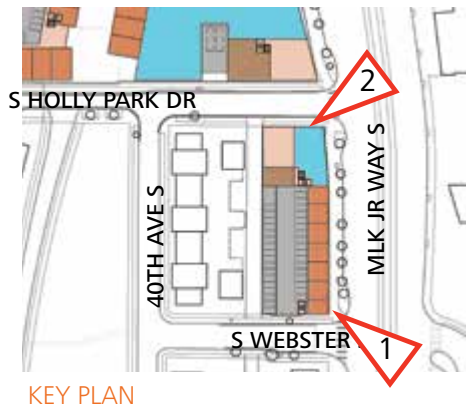
OPTION 2 : “NOTCHED”

By placing the residential entry on S Holly Park Dr, this option connects the residents to the larger complex. It also create flexibility for retail development with corner retail next to live-work units on MLK. This option steps back on the upper level for zoning requirement, departure request is only at the two ends of the development.

- Departure 1.23.74A.014

- PROS
- Stepping down massing towards less intense zone.
 - Mid-block “notch” creates a visual and private entry for residents.
 - Code compliant, code maximum allowed.
- CONS
- Maximum height allowed.
 - Partial departure requested on alley facade

- PROJECT GOALS
- Provide a vision for Othello Town Center with “Farmer’s Market”
 - Address the key corners with strong urban identity.
 - Mid-block connector and Market Plaza
 - Pedestrian connectivity
 - Transition scale from key urban corner to surrounding



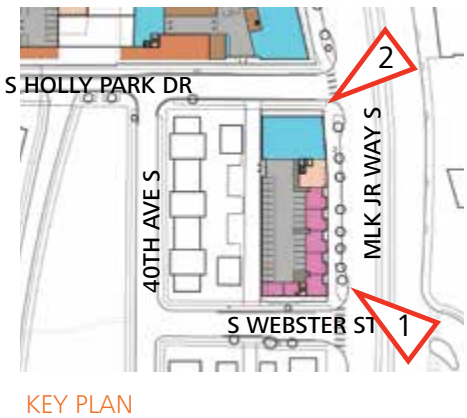
OPTION 3 (PREFERRED) : “CORNER BOX”

This Option takes advantage of the retail corner from the larger development across S Holly Park Dr, by wrapping the commercial use around the corner. It also creates interesting flexibility for future retail use on street level with a modulation that delineates different uses.

- Departure 1.23.47A.014

- PROS
- Stepping down massing towards less intense zone.
 - Mid-block step back creates a visual and private entry for residents.
 - Each street facade is designed aesthetically & programmatically to address the various neighbors.
 - Flexibility for future retail expansion on MLK
- CONS
- Maximum height allowed.
 - Setback departure on alley facade

- PROJECT GOALS
- Provide a vision for Othello Town Center with “Farmer’s Market”
 - Address the key corners with strong urban identity.
 - Mid-block connector and Market Plaza
 - Pedestrian connectivity
 - Transition scale from key urban corner to surrounding

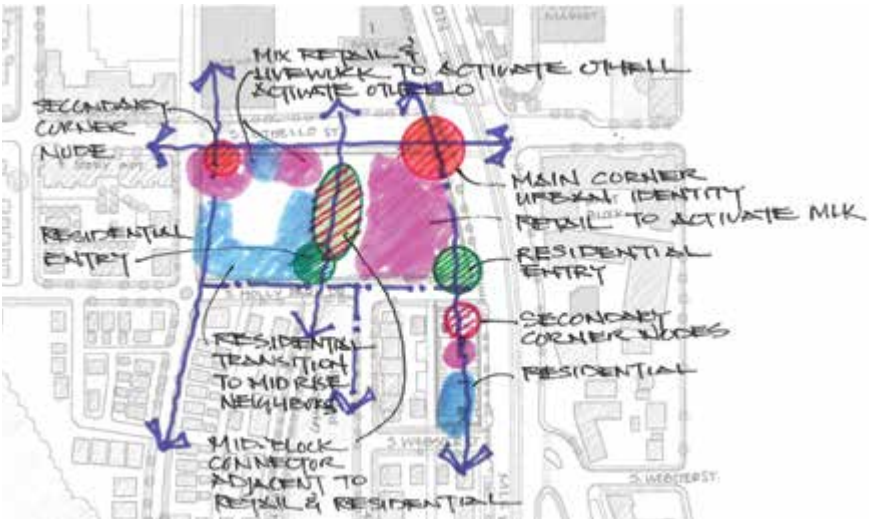




View 1 - Looking North from MLK/Webster



View 2 - Looking West MLK/S Holly Park Dr



Concept Site Program Analysis

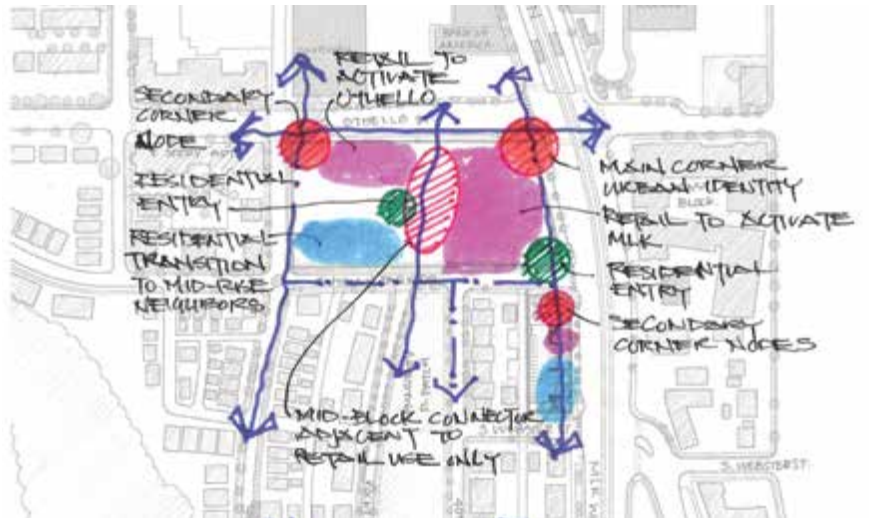
OPTION 1



View 1 - Looking North from MLK/Webster

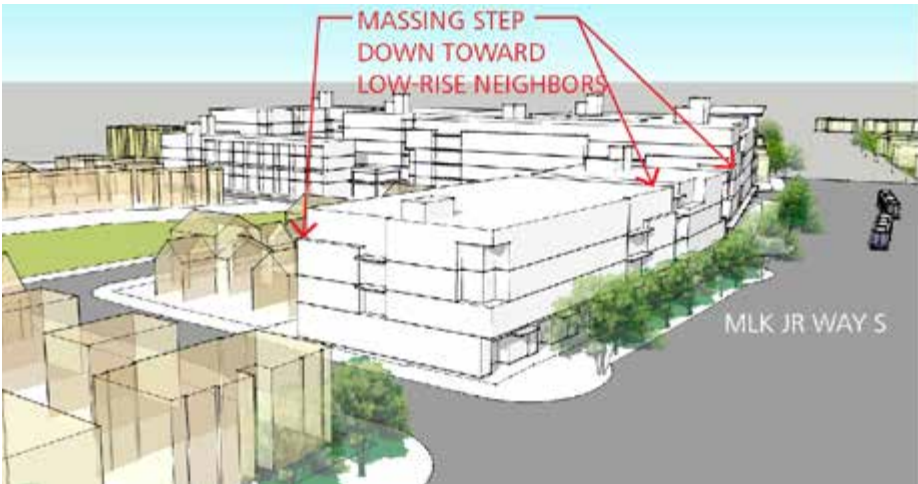


View 2 - Looking West MLK/S Holly Park Dr



Concept Site Program Analysis

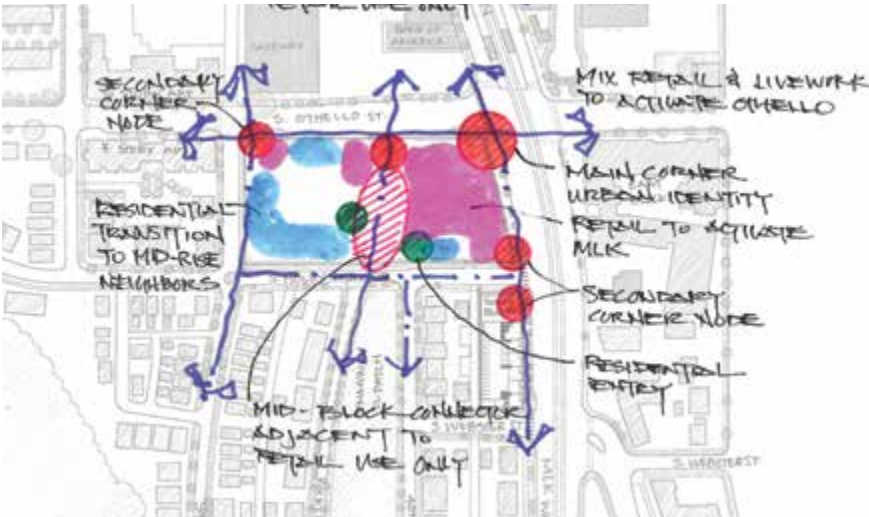
OPTION 2



View 1 - Looking North from MLK/Webster



View 2 - Looking West MLK/S Holly Park Dr



Concept Site Program Analysis

OPTION 3 (PREFERRED)

MASSING OPTION A

This Option is the result of wrapping commercial use around the Secondary corner node at MLK and S Holly Park Dr; it connects pedestrian experience from Market Plaza back to MLK. Residential entry is located off MLK.

This Option is Code Compliant.

PROJECT GOALS

- Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this "Opportunity Site" by creating a "Farmer's Market".
- Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector "Market Plaza" ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize "Street Plaza" concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.

PROS

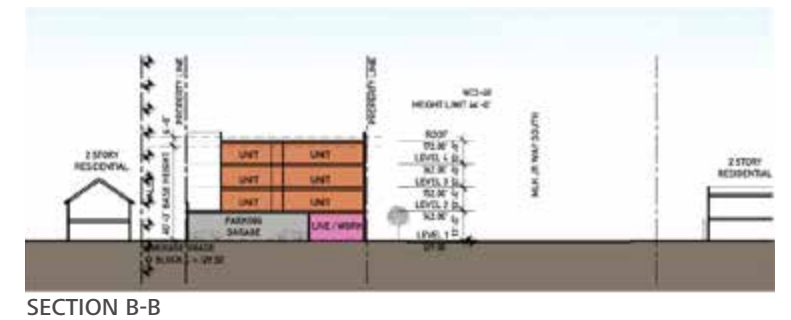
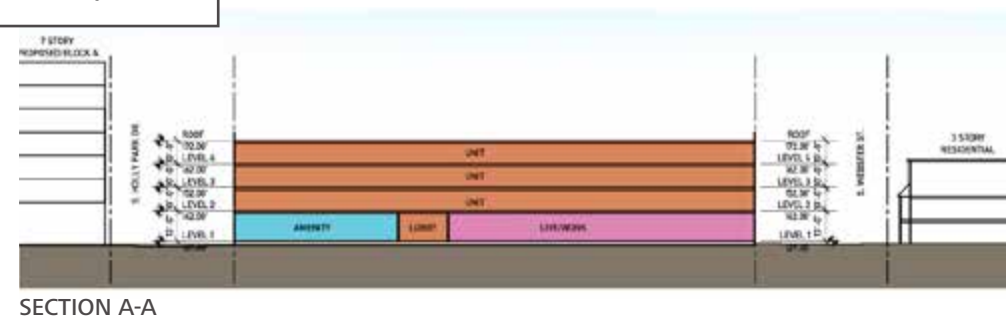
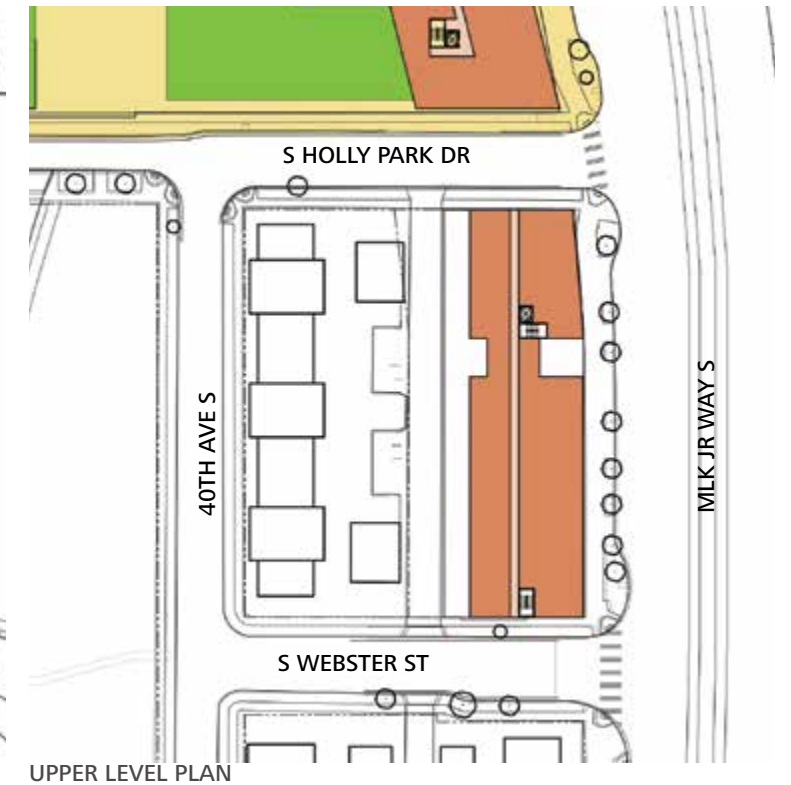
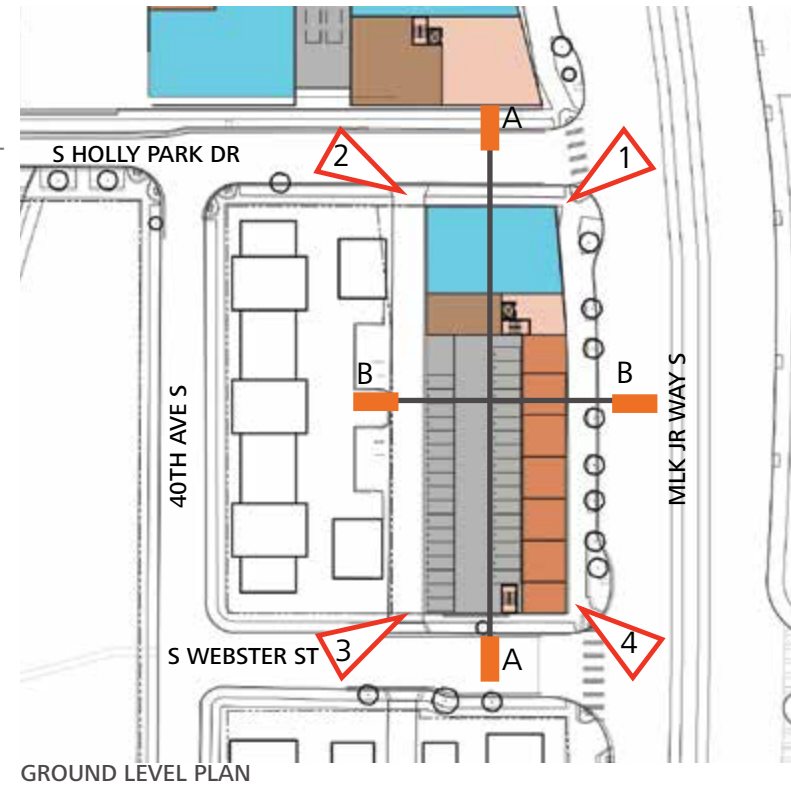
- Stepping down massing towards less intense zone.
- Maximum development.
- Retail corner provides connection to Market plaza.
- Code compliant, code maximum allowed.

CONS

- Maximum development.
- Strong urban edge on MLK

LEGEND

- Enclosed Parking
- Service
- Plaza
- Residential
- Residential Lobby
- Retail
- Flexible Retail/Live-work
- Mid-level Amenity
- Roof zAmenity



View 1 - Looking South from MLK/S Holly Park Dr



View 2 - Looking West from S Holly Park Dr



View 3 - Looking North from S Webster St



View 4 - Looking North from MLK

MASSING OPTION B

By placing the residential entry on S Holly Park Dr, this option connects the residents to the larger complex. It also create flexibility for retail development with corner retail next to live-work units on MLK. This option steps back on the upper level for zoning requirement, departure request is only at the two ends of the development.

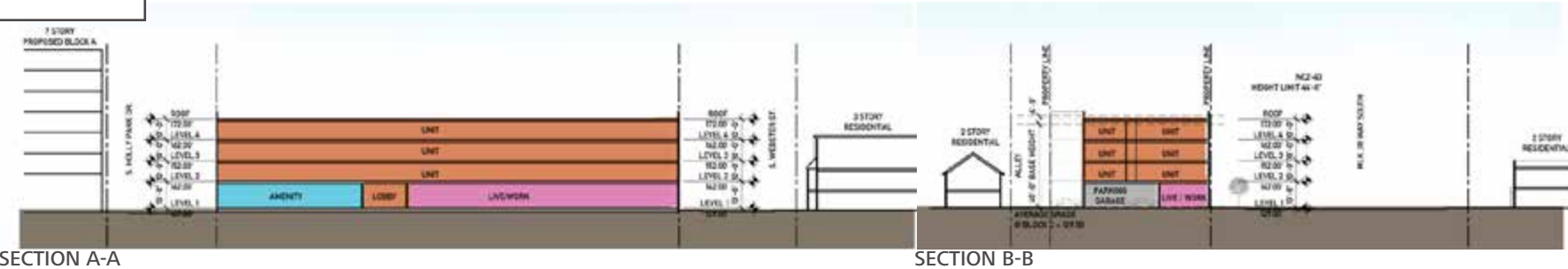
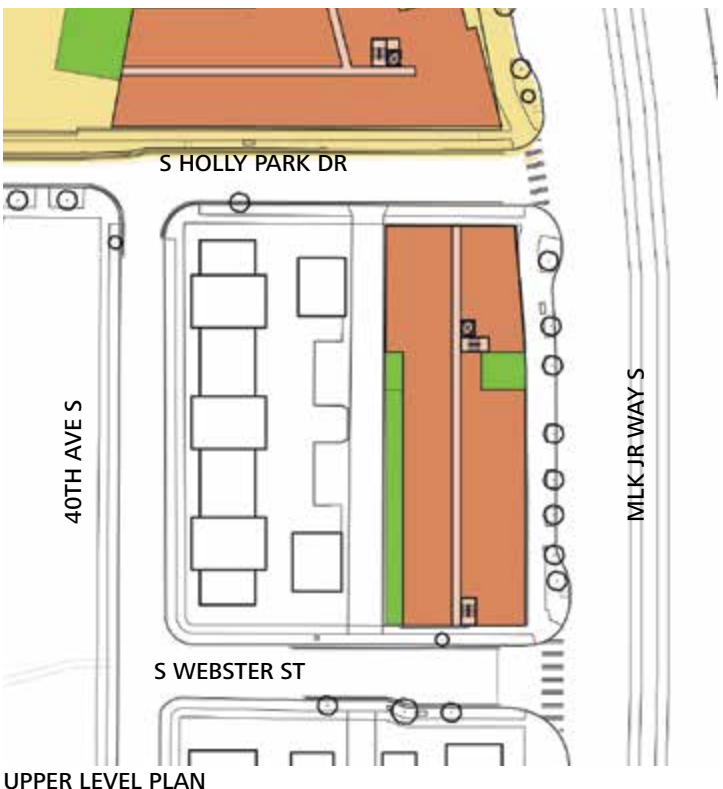
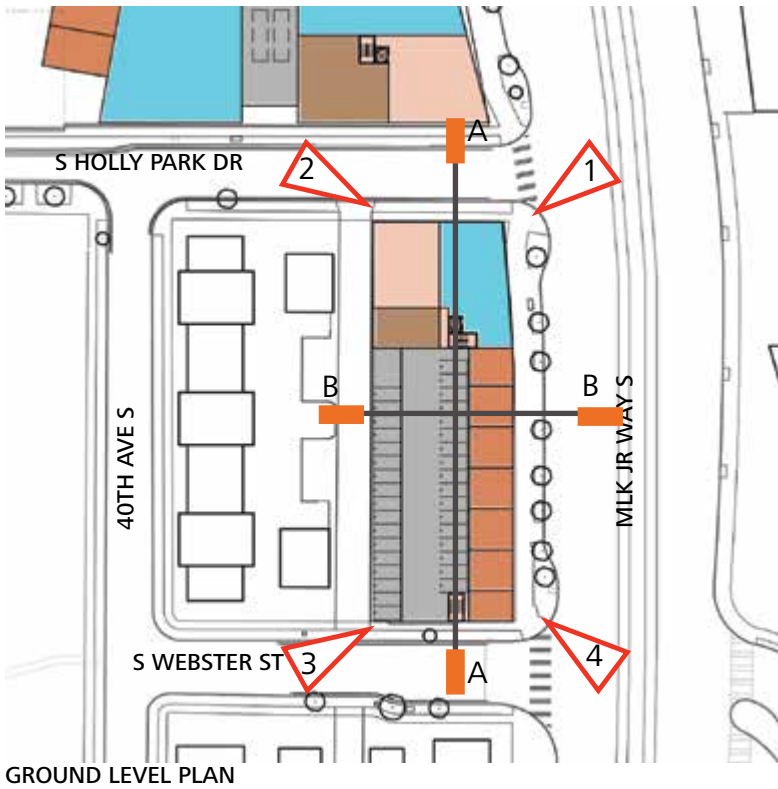
- Departure
1.23.74A.014

PROJECT GOALS

- Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this "Opportunity Site" by creating a "Farmer's Market".
- Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector "Market Plaza" ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize "Street Plaza" concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.

- PROS**
- Stepping down massing towards less intense zone.
 - Mid-block "notch" creates a visual and private entry for residents.
 - Code compliant, code maximum allowed.

- CONS**
- Maximum height allowed.
 - Partial departure requested on alley facade



View 1 - Looking South from MLK/S Holly Park Dr



View 2 - Looking West from S Holly Park Dr



View 3 - Looking North from S Webster St



View 4 - Looking North from MLK

MASSING OPTION C (PREFERRED)

This Option takes advantage of the retail corner from the larger development across S Holly Park Dr, by wrapping the commercial use around the corner. It also creates interesting flexibility for future retail use on street level with a modulation that delineates different uses.

- Departure
1.23.47A.014

PROJECT GOALS

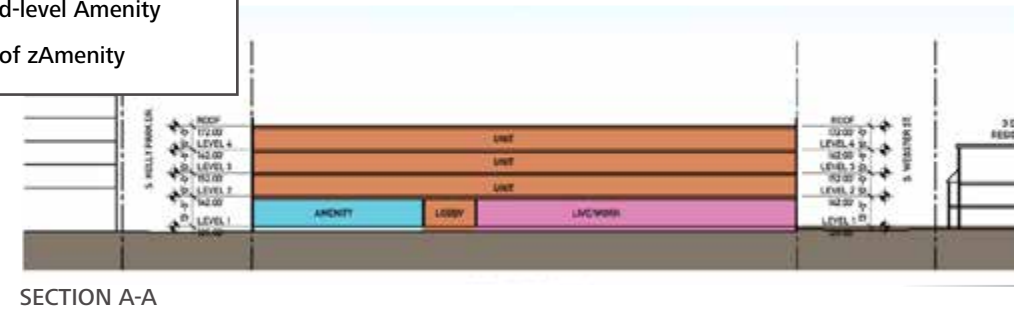
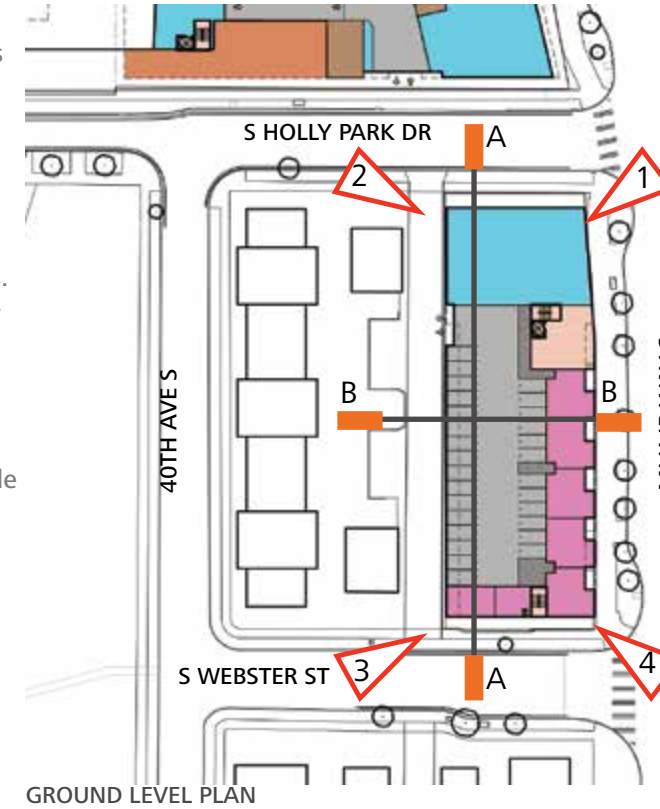
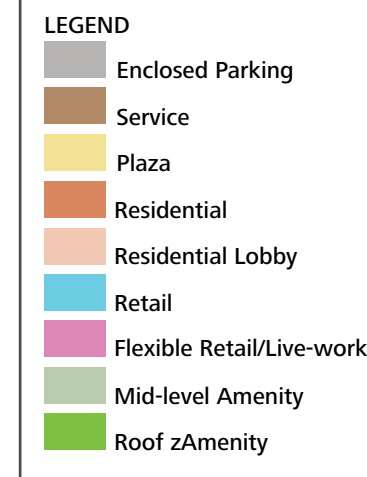
- Provide a hub for commerce and community activities and provide residential density for TOD in the Othello Town Center and the Holly Park neighborhood, fulfilling the TOD development vision of for this "Opportunity Site" by creating a "Farmer's Market".
- Establish strong urban identity for the Othello Town Center, with unique visual identity at key corner on MLK and Othello, and with emphasis on site context, relationships and design consistency with Othello Neighborhood branding concept.
- Create pedestrian connectivity between Holly Park and Othello Town Center, via new mid-block connector "Market Plaza" ~ a Public Plaza that provides opportunities for commercial as well as community activities and allows interaction between project residents and neighbors.
- Design well detailed street edge around 3 block site with emphasis on pedestrian experience: inviting, easily accessed, safe and welcoming retail street front and streetscape. Realize "Street Plaza" concept on S Othello St and MLK Way S opportunity for commercial activities to extend to public realms. Provide both semi-private and active street-facing residential facades on 39th Avenue S and S Holly street.
- Supply density and resident mix to help support enhanced retail and create urban corner with strategic scale and volume of project, emphasize on key corner identity, yet, scaled proportion toward residential neighbors.

PROS

- Stepping down massing towards less intense zone.
- Mid-block step back creates a visual and private entry for residents.
- Each street facade is designed aesthetically & programmatically to address the various neighbors.
- Flexibility for future retail expansion on MLK

CONS

- Maximum height allowed.
- Setback departure on alley facade



View 1 - Looking South from MLK/S Holly Park Dr



View 2 - Looking West from S Holly Park Dr



View 3 - Looking North from S Webster St



View 4 - Looking North from MLK

PREFERRED OPTION SHADOW STUDIES



DEC 9AM



DEC NOON



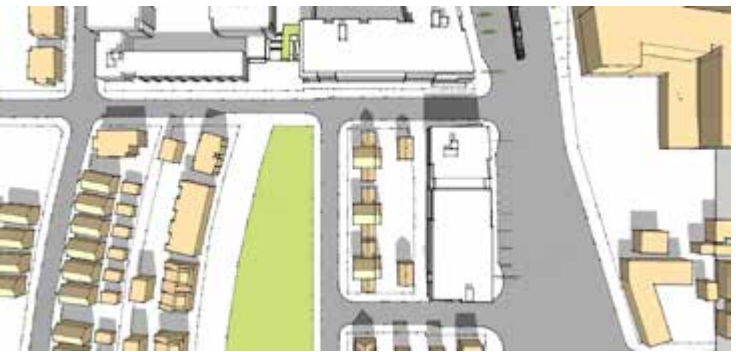
DEC 3 PM



DEC 6 PM



MARCH 9AM



MARCH NOON



MARCH 3PM



MARCH 6PM



JUNE 9AM



JUNE NOON



JUNE 3PM



JUNE 6PM

LANDSCAPE DESIGN CONCEPT

- Connecting community activity to the Othello Town Center.
- Strong emphasis on the pedestrian experience; inviting, easily accessed by the public.
- Connections to Pea-Patch and other prominent community landmarks.
- Optimize visitor accessibility, whether vehicular or pedestrian.
- Integrate symbolic elements and arts into the landscape design.

