

3037366-EG

EARLY DESIGN GUIDANCE

7324 MARTIN LUTHER KING JR. WAY S. | JANUARY XX, 2021

NEIMAN TABER ARCHITECTS | KAREN KIEST LANDSCAPE ARCHITECTS | OZ NAVIGATOR

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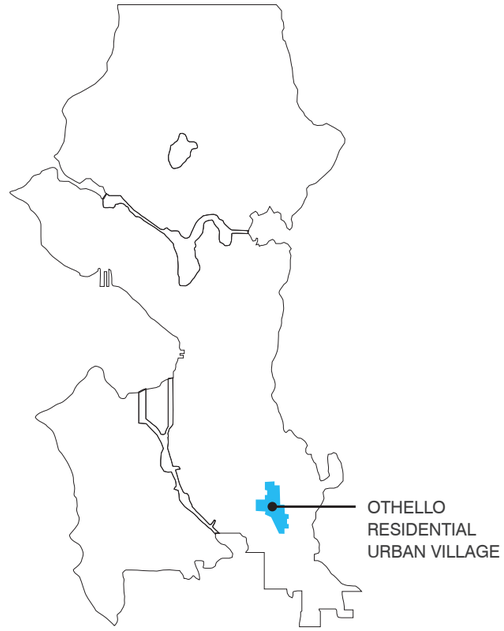
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NORTH

PROJECT

SITE ADDRESS	7324 Martin Luther King Jr. Way S.
PARCEL #s.	1005000201 1005000225
SDCI #s.	3037366-EG 3037301-LU
APPLICANT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122
CONTACT	(206) 760-5550 David Neiman dn@neimantaber.com
ZONING	NC3P-95 (M)
OVERLAYS	Othello Residential Urban Village Pedestrian Zone, MHA
LOT SIZE	21,243 SF
PROPOSED GFA	143,419 GFA
ALLOWABLE FAR	6.25 (133,556 SF)
PROPOSED FAR	131,927 SF / 21,243 SF = 6.21 FAR
PROPOSED UNITS	272 Total Units 1 2-Bedroom Units 270 1-Bedroom Units 1 SEDU 2,700 SF
PROPOSED RETAIL	None (Approx. 11 provided)
REQUIRED PARKING	217 Bikes
REQUIRED BIKE PARKING	Yes
FREQUENT TRANSIT	None on site
ECAs	

PROJECT TEAM

OWNER	OZ Navigator 159 S. Jackson St, Suite 300 Seattle, WA 98104 206.889.5949
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 206.760.5550
LANDSCAPE	Karen Kiest Landscape Architects 11 W. John ST., STE 306 Seattle, WA 98119 206.323.6032
CIVIL	Sitewise PLLC 219 First AVE S.., STE 401 Seattle, WA 98104 206.402.4644
GEOTECHNICAL	Geoengineers 17425 NE Union Hill Road, Suite 250 Redmond, WA 98052 425.861.6000
SURVEYOR	Bush, Roed, and Hitchings 2009 Minor Ave. E. Seattle, Washington 206.323.4144

PROPOSAL

Construct an 8-story mixed-use building containing 272 residential units with ~2,700 sf of ground floor retail in approximately 143,419 SF of building area. 11 car parking spaces will be provided below grade.

GOALS

1. Create plentiful, financially attainable housing that contributes to the evolving Othello station area
2. Provide homes with good access to natural light and fresh air while being attentive to the privacy needs of neighbors.
3. Design a human-scaled building that contributes to an attractive pedestrian-oriented streetscape.

CONTEXT + SITE

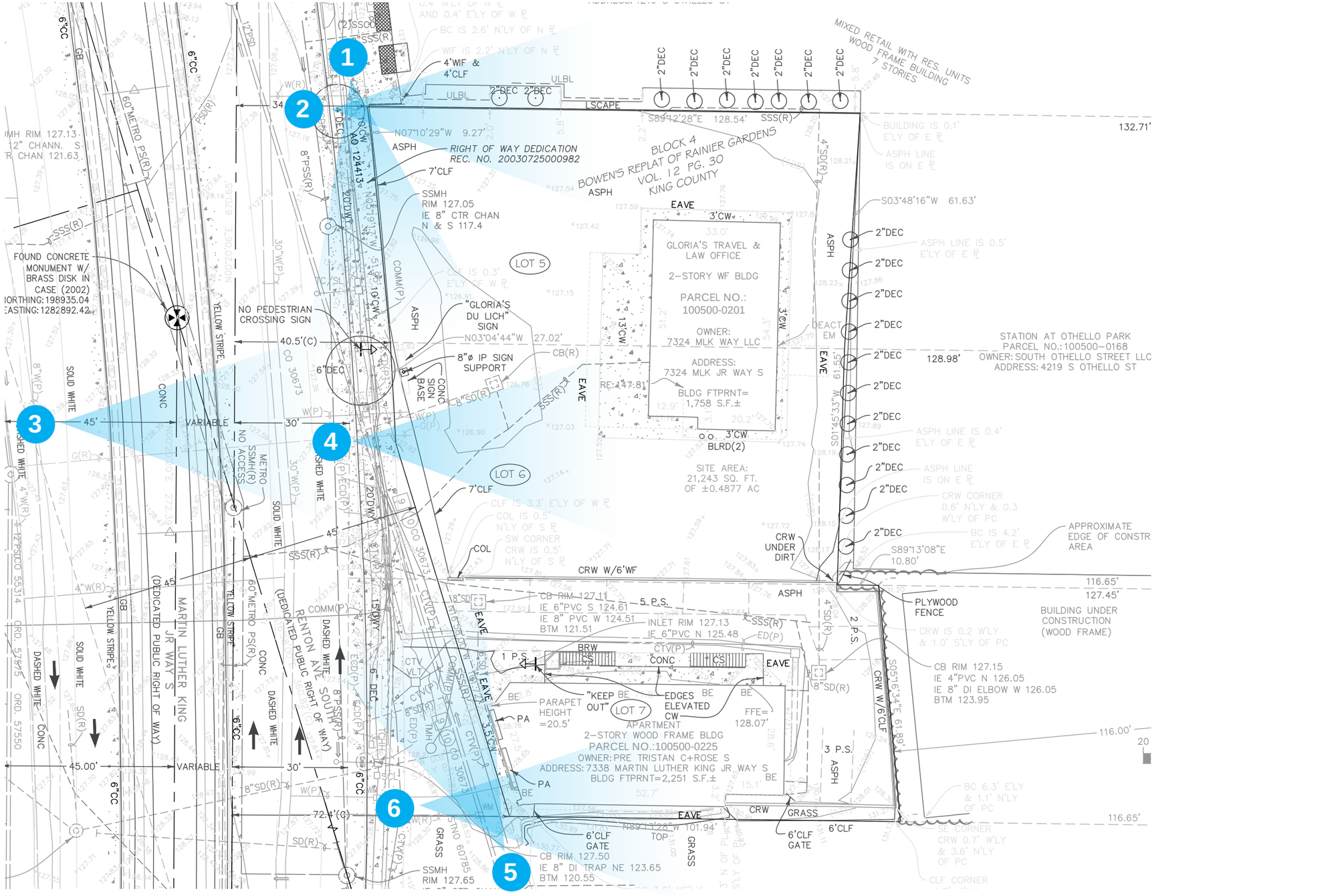
The project is located in the Othello Residential Urban Village at the south end of the Rainier Valley. It is one of Seattle's most diverse neighborhoods. After years of slow growth, the neighborhood is experiencing a burst of new development, and is well connected to the city.

SITE SURVEY AND IMAGES
SURVEY

LEGAL DESCRIPTION

NORTH: PARCEL #100500-0201
BOWENS REPLAT OF RAINIER GARDENS THE WEST HALF OF LOTS 5 AND 6, BLOCK 4, BOWEN'S RE[LAT OF RAINIER GARDENS, ACCORDINGS TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 98096 FOR EMPIRE WAY AS PROVIDED IN ORDINANCE NO. 30673 OF THE CITY OF SEATTLE;
ALSO EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20030725000982, RECORDS OF KING COUNTY, WASHINGTON; SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SOUTH: PARCEL #100500-0225
LOT 7, BLOCK 4 BOWEN'S REPLAT OF RAINIER GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF LYING EASTERY OF A LINE WHIHC IS PARALLEL TO AND 116 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT.
AND EXCEPT THAT PORTION THEREOF CONDEMNED FOR EMPIRE WAY IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 AS PROVIDED FOR IN ORDINANCE NO. 30673 OF THE CITY OF SEATTLE.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



1 / LOOKING SOUTH ON MLK



2 / NORTH PROPERTY LINE



3 / LOOKING W FROM ACROSS MLK



4 / INTERNAL PROPERTY LINE LOOKING EAST



5 / LOOKING NORTH ON MLK



6 / SOUTH PROPERTY LINE

OBSERVATIONS

- The proposed project is midblock on the east side of Martin Luther King Jr. Way S.
- The site is irregularly shaped lot, with an area of 21,243 SF
- There are two existing buildings on site, a derelict commercial building and an aging 10 unit apartment building.
- There is an approximately 1’ change in elevation over the site.
- There is no public alley serving the site.
- Seattle Public Utility electrical service is underground
- The sidewalk and planting strip is not up to SDOT standard

TAKEAWAYS

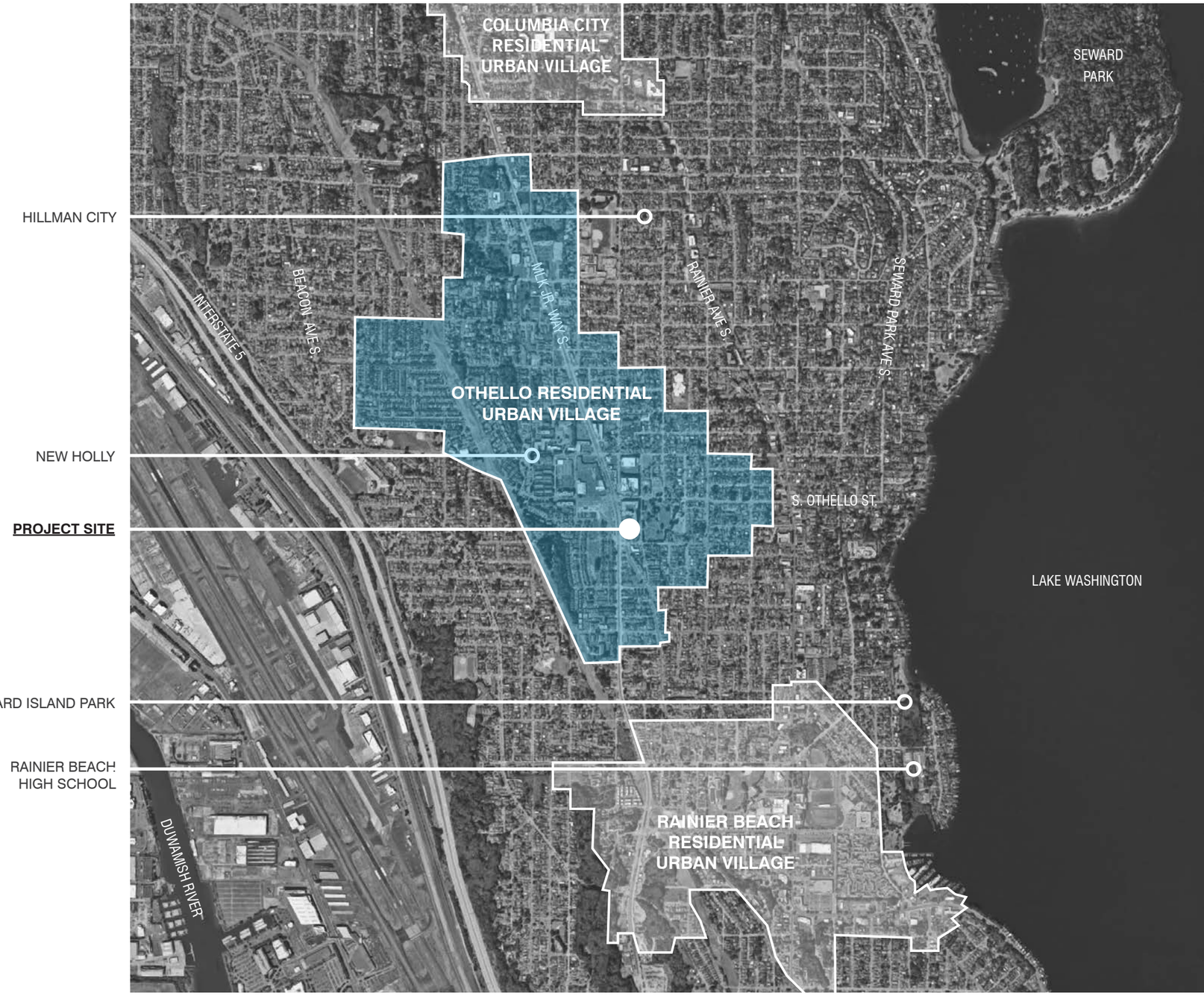
- Waste pick up and parking access will need to be from Martin Luther King Jr. Way S.
- The building will need to be setback at street level to meet SDOT ROW standard

URBAN DESIGN ANALYSIS
SOUTHEAST SEATTLE — RAINIER VALLEY

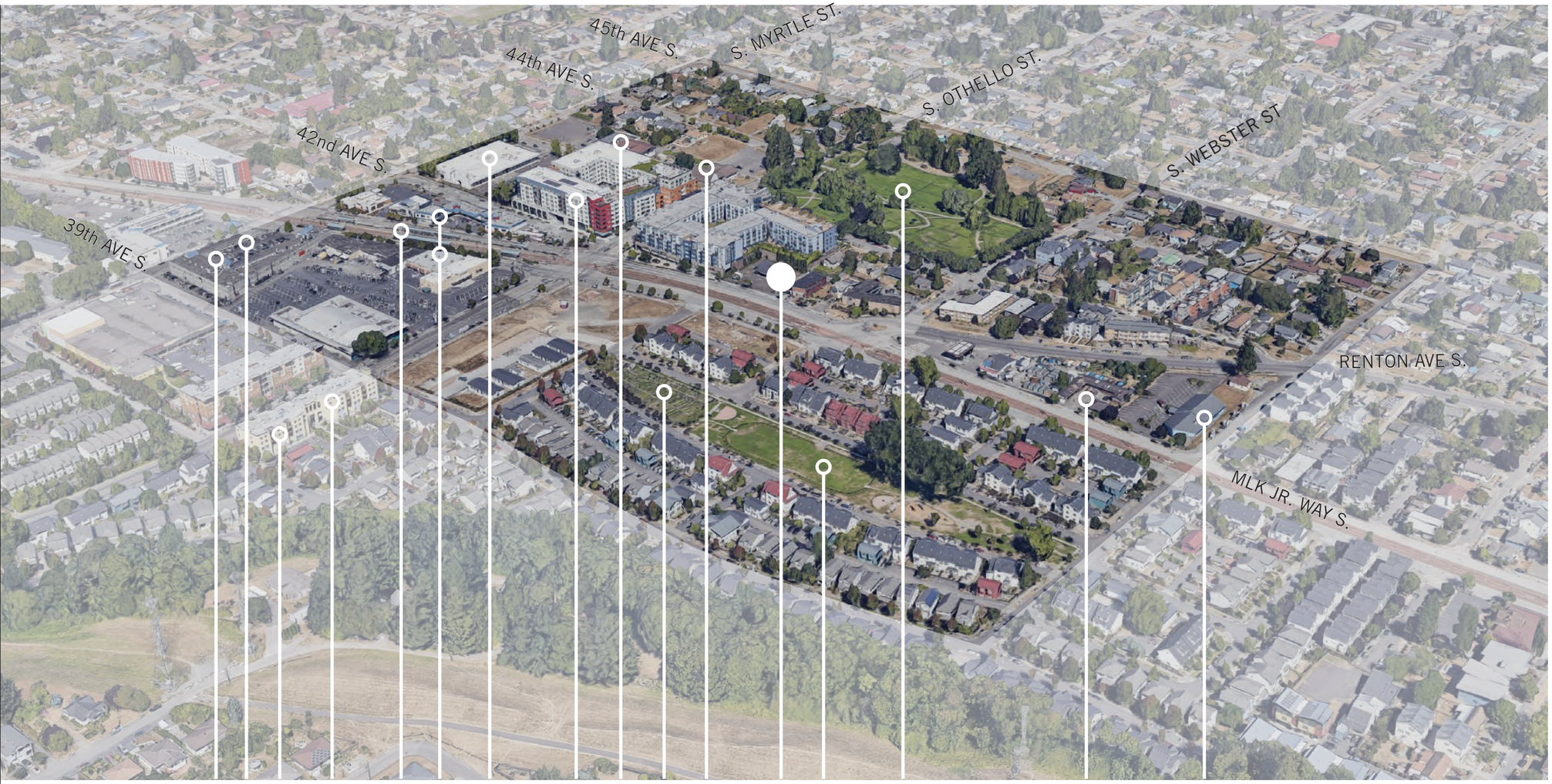
OBSERVATIONS

This site is located at the south end of the Rainier Valley in the Othello Residential Urban Village. The urban village is centered on a Link station at the intersection of Martin Luther King Jr. Way S and South Othello Street. The neighborhood is in the midst of a transformation from a low density, auto oriented area to a more high intensity transit oriented community.

The Othello neighborhood's commercial core along Martin Luther King Jr. Way S is characterized by a mix of older low-slung buildings, many occupied by small businesses, and newer, taller mixed use buildings focused on the blocks near the station. Many of the new mixed use buildings are income restricted housing projects. Away from the the station area and MLK, the density drops precipitously to mostly single family homes from a mix of eras.



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ARCHITECTURE FOR THE NORTHWEST



RAINIER VALLEY CHURCH
UNION GOSPEL MISSION
INTERNATIONAL COMMUNITY HEALTH SERVICES
SOUTHEAST CUSTOMER SERVICE CENTER (CITY OF SEATTLE)
OTHELLO LIGHT RAIL STATION
NEIGHBORHOOD COMMERCIAL DISTRICT
IGLESIA NI CRISTO CHURCH
OTHELLO-UW COMMONS
MARANATHA ADVENTIST CHURCH
NEW HOLLY ROCKERY COMMUNITY GARDEN
HOLLY PARK CHURCH
PROJECT SITE
CENTRAL PARK
OTHELLO PLAYGROUND
NICKELSVILLE OTHELLO VILLAGE
ROSEHILL MISSIONARY BAPTIST CHURCH

NORTH

OBSERVATIONS

The project site is located in the Othello Residential Urban Village - one of the areas in the city designated to receive transformational growth. The neighborhood supports a rich variety of uses. There is a mix of housing including apartments, duplexes and single family houses. To the north is a newer large mixed-use project, to the east and southeast are two mixed-use projects under construction, and to the south is another proposed building. Transit, parks, shops, restaurants and other amenities are located within convenient walking distance.

TAKEAWAYS

- Tight urban infill site - resolving privacy issues with neighboring apartment buildings is key
- Urban context - thoughtfully respond to the emerging neighborhood character.
- Add to the human scaled pedestrian oriented streetscape of the neighborhood.

URBAN DESIGN ANALYSIS
NEIGHBORHOOD CIRCULATION

OBSERVATIONS

This site is located near the Othello Link Station, part of the region's transit spine connecting to SeaTac in the south, the University District in the North, and points between. Over the next few years, additional stations will be added to the system linking the neighborhood to Tacoma, Everett, Redmond, Issaquah, and many stations between.

The site is located just south of the intersection of Martin Luther King Jr. Way S. and Othello — primary arterials connecting Rainier Valley to the rest of Seattle and the southern suburbs. The area has strong transit, pedestrian, and bike connections, as well as access to a range of services.

Walk Score: 87
Transit Score: 66
Bike Score: 87
(Source: walkscore.com)

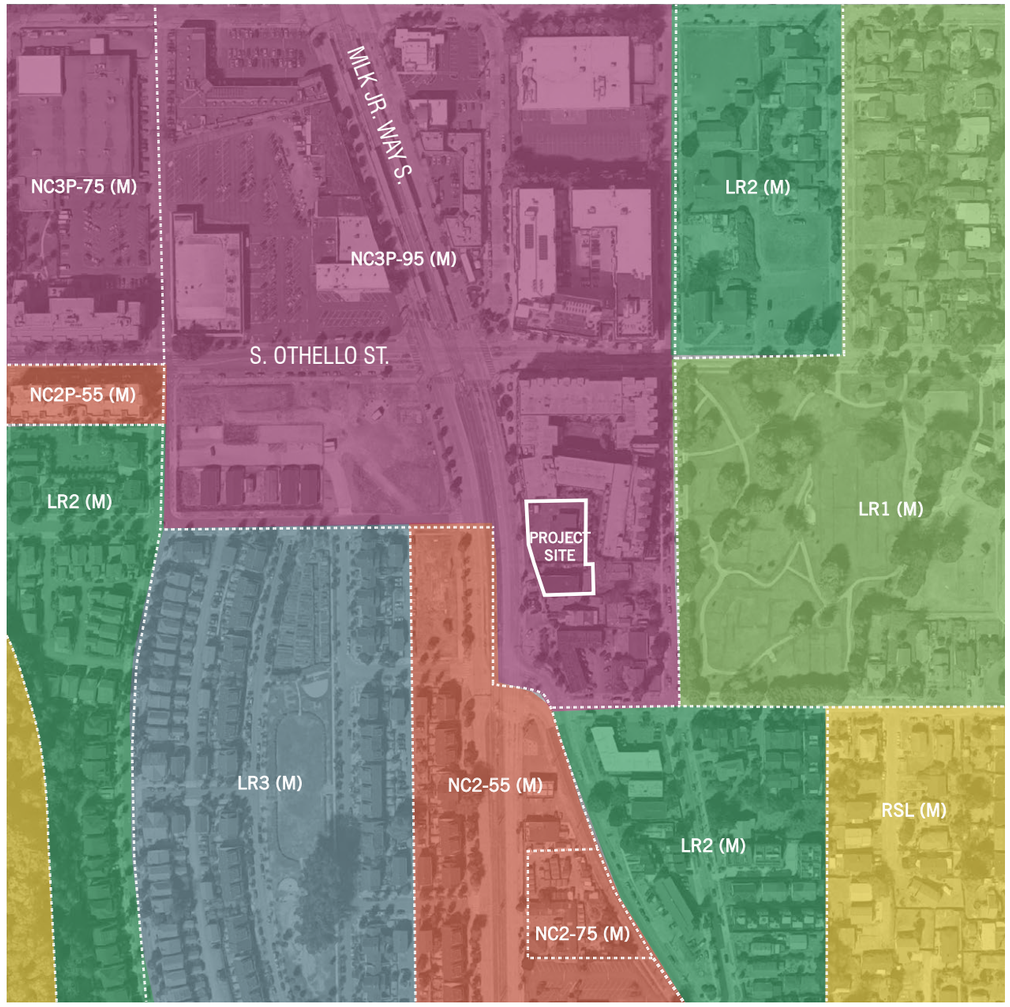
TAKEAWAYS

- Key transportation node
- Pedestrian experience important
- Provide for bicycles within the building
- Parking is not required



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ARCHITECTURE FOR THE NORTHWEST





PROPOSED MIXED-USE
MIXED-USE
INSTITUTIONAL
PROPOSED INSTITUTIONAL
COMMERCIAL
MULTI-FAMILY
SINGLE FAMILY

RSL
LR1
LR2
LR3
NC2
NC3

NORTH

OBSERVATIONS

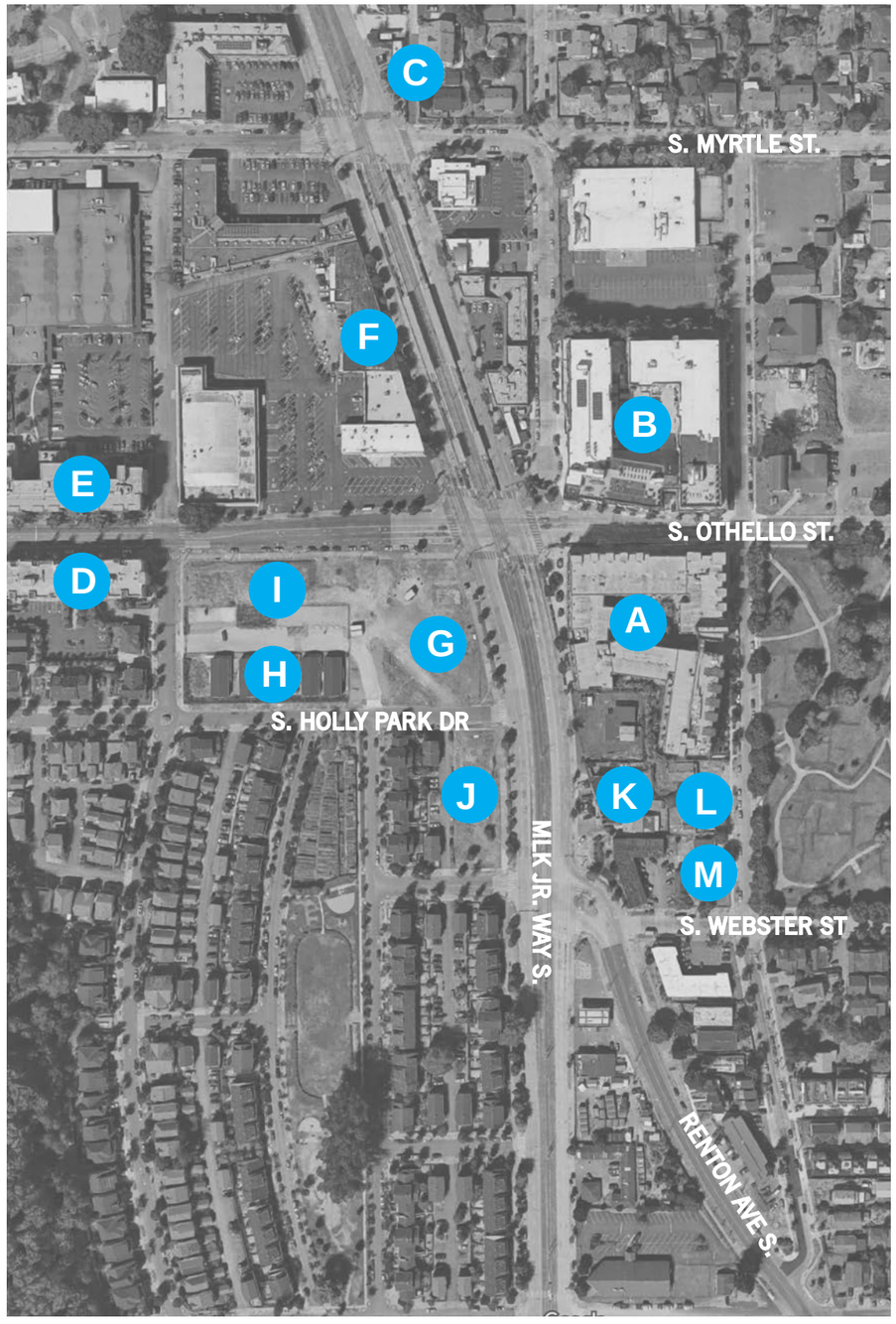
The site and adjacent parcels are zoned NC3P-95, which is intended to encourage pedestrian-oriented shopping districts and increased housing density. The properties around the site either have already been developed with a dense mixed-use building or has one under construction or proposed. After many years of moderate growth the area has seen a burst of redevelopment lately in the form of numerous mixed-use, apartment, and townhouses buildings.

The site is located between an existing newer mixed-use building, Othello Station, and a proposed mixed use building. New buildings are under construction to the east and southeast.

TAKEAWAYS

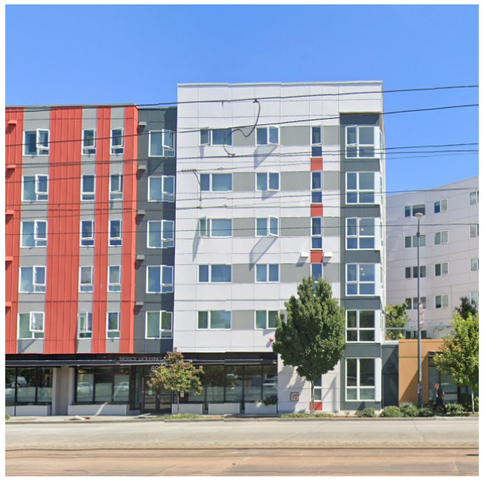
- The development context is changing as the area becomes increasingly dense as a result of zoning changes.
- This project will contribute to a cluster of mixed-use projects at the center of the Urban Village, helping to establish a consistency in massing and programming.
- There is no immediate adjacency with any less intense zoning or use.

URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: BUILT ENVIRONMENT





A
THE STATION AT OTHELLO
4219 S. OTHELLO ST.
MARKET RATE MIXED USE



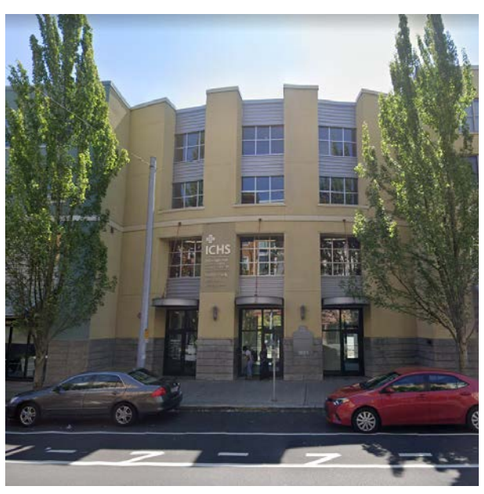
C
MERCY OTHELLO PLAZA
6940 MLK JR. WAY S.
AFFORDABLE MIXED USE



E
HOPE PLACE — 3802 S OTHELLO ST.
AFFORDABLE MIXED-USE



B
ASSEMBLE 118 — 4219 S. OTHELLO ST.
MARKET-RATE MIXED USE



D
OTHELLO BUILDING — 3815 S. OTHELLO ST.
AFFORDABLE MIXED USE



F
SMALL-SCALE NEIGHBORHOOD COMMERCIAL



G
OTHELLO SQUARE OPPORTUNITY CENTER
7315 MARTIN LUTHER KING JR. WAY S.
AFFORDABLE MIXED USE (PROPOSED)



I
ORENDA OTHELLO SQ. — 3939 S. OTHELLO ST.
AFFORDABLE MIXED USE
(UNDER CONSTRUCTION)



K
ADRIG4 OTHELLO — 7350 MLK JR. WAY S.
MARKET RATE MIXED USE
(PROPOSED)



M
OTHELLO PARK — 7357 43RD AVE S.
AFFORDABLE MIXED USE
(UNDER CONSTRUCTION)



H
SALISH ELEMENTARY SCHOOL
(UNDER CONSTRUCTION)



J
OTHELLO SQUARE CO-OP HOUSING
7343 MARTIN LUTHER KING JR. WAY S.
AFFORDABLE MIXED USE (PROPOSED)



L
CUBIX OTHELLO — 7339 43RD AVE S.
MARKET RATE MULTI-FAMILY
(UNDER CONSTRUCTION)



N
WILLOW CROSSING — 6901 MLK JR. WAY S.
AFFORDABLE MIXED-USE
(UNDER CONSTRUCTION)

OBSERVATIONS

The Othello Residential Urban Village has historically been characterized by commercial uses on Martin Luther King Jr.. Way S. surrounded by single family residential. Retail is a mix parking-oriented stores and small, sidewalk-fronting retail spaces, many with immigrant-owned businesses.

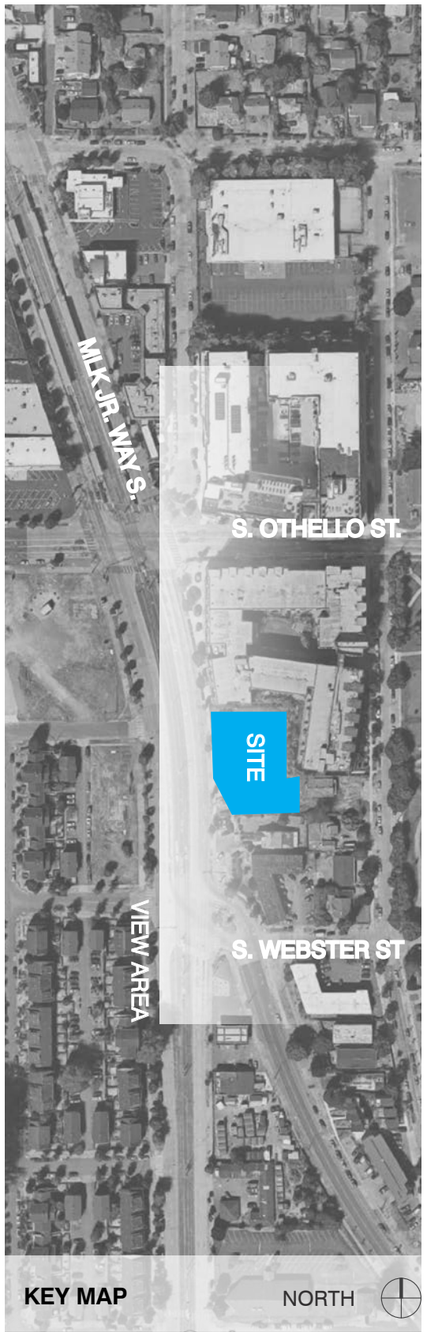
The area is rapidly urbanizing with the addition of high-density residential and mixed-use buildings. To the north of the proposed project is a large mixed-use building (A); to the east and southeast are two buildings under construction (L, M); and to the south is a proposed mixed-use building (K). A recently-completed project fills most of the block to the north (B) and there are several new buildings under construction across MLK to the west as part of the Othello Square project.

Recent buildings are largely characterized by modulated forms in a mix of colors and materials. A previous generation of mixed-use buildings loosely incorporate historicist elements and smaller scale articulation.

TAKEAWAYS

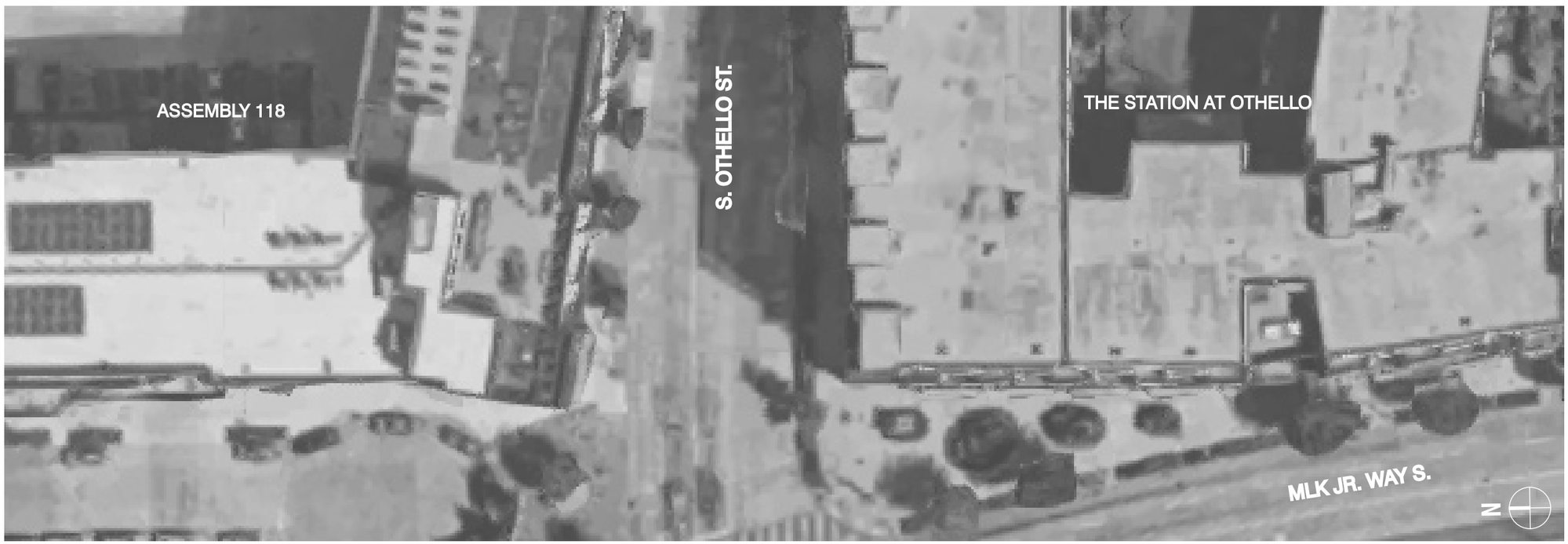
- Higher density, pedestrian-oriented mixed-use buildings increasingly predominate.
- New developments typically employ larger-scale massing articulation and fully-glazed storefronts.
- Retail is primarily neighborhood-oriented and in a variety of scales

URBAN DESIGN ANALYSIS
STREET ELEVATIONS: MLK FACING EAST



NC3P-95 (M)

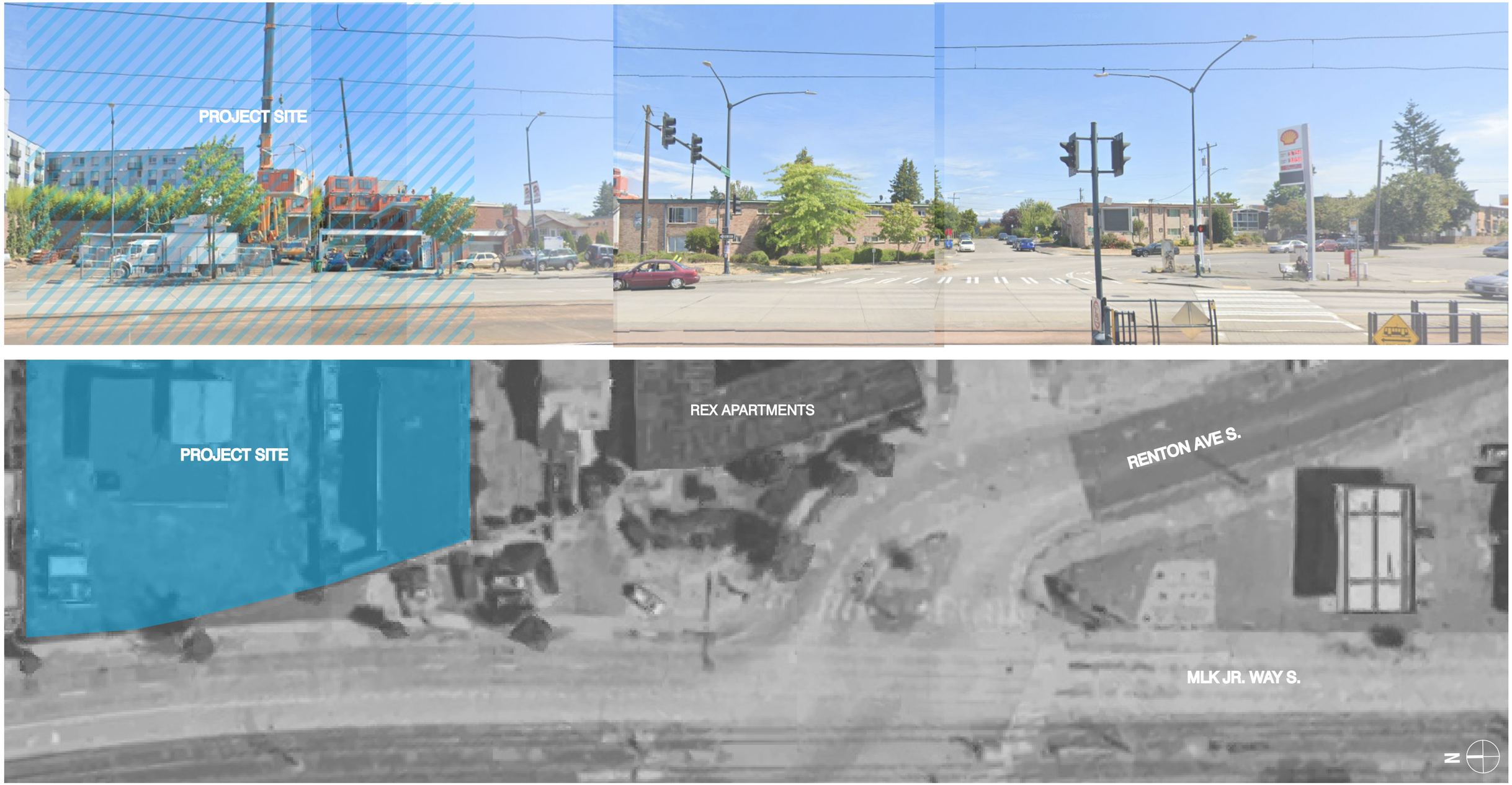




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NC3P-95 (M)

LR2 (M)



URBAN DESIGN ANALYSIS
STREET ELEVATIONS: 43RD AVE FACING WEST



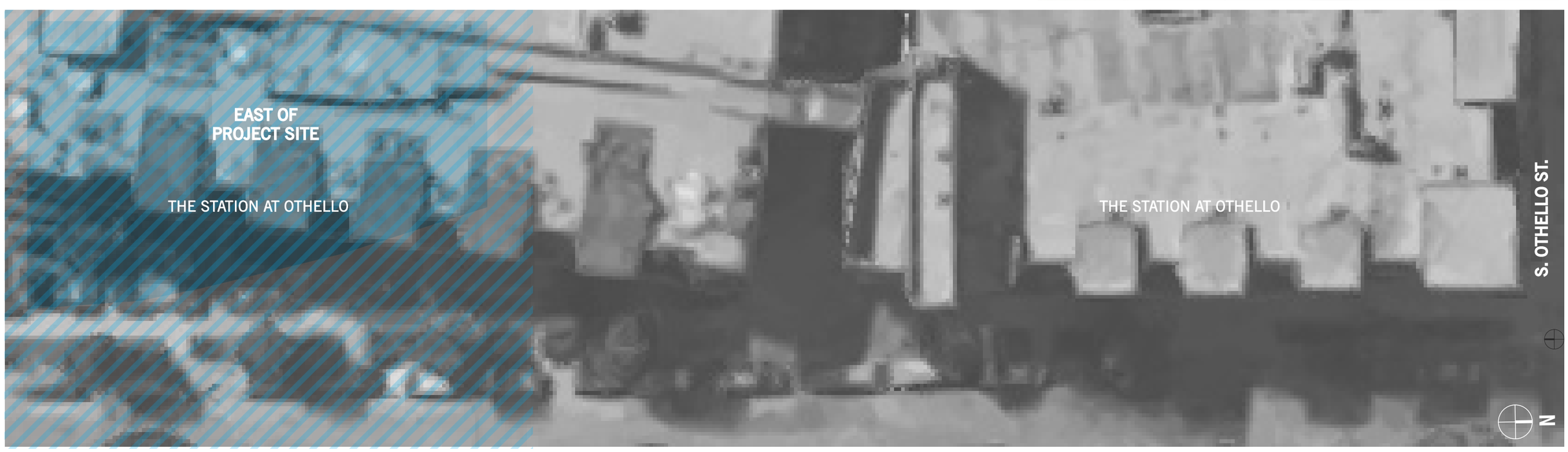
NC3P-95 (M)





NC3P-95 (M)


EAST OF
PROJECT SITE


EAST OF
PROJECT SITE
THE STATION AT OTHELLO
THE STATION AT OTHELLO
S. OTHELLO ST.
N

URBAN DESIGN ANALYSIS
STREET ELEVATIONS: MLK FACING WEST



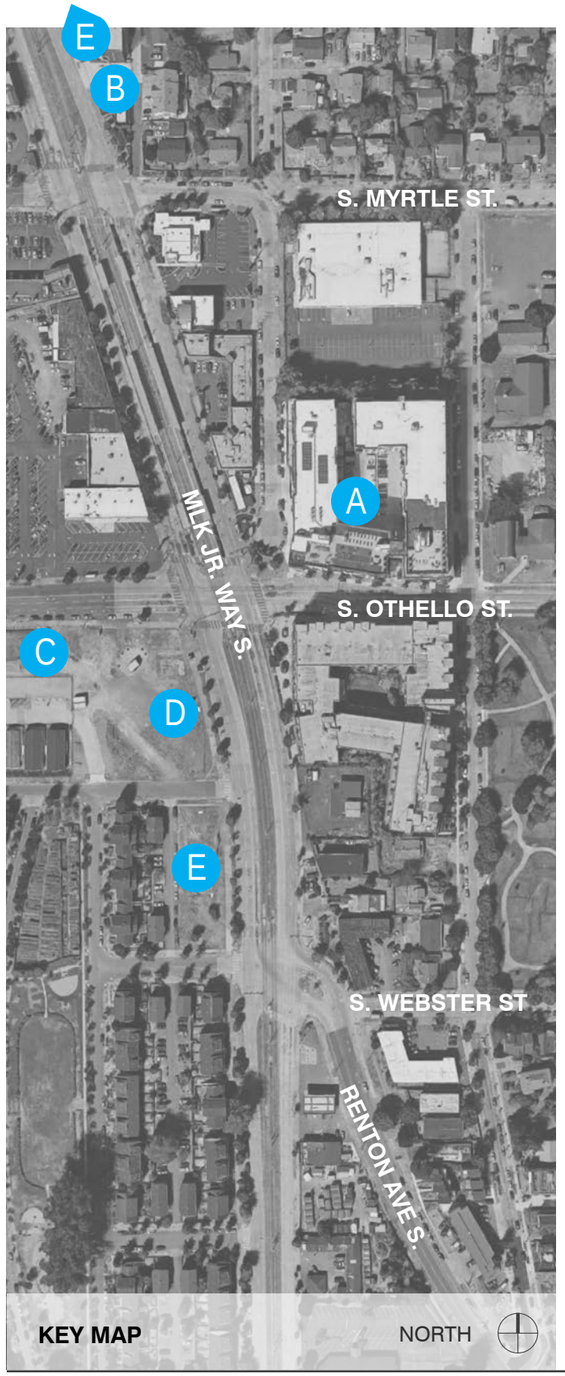
NC2P-55 (M)



NC3P-95 (M)


ACROSS FROM
PROJECT SITE
OTHELLO SQUARE OPPORTUNITY CENTER
(PLANNED MIXED-USE DEVELOPMENT)
S. HOLLY PARK DR
ACROSS FROM
PROJECT SITE
MLK JR. WAY S.
S. OTHELLO ST.
N

URBAN DESIGN ANALYSIS
MASSING STRATEGIES — MIXED-USE DEVELOPMENTS



A ASSEMBLY 118: Modulated massing to minimize perceived scale



GLAZED PODIUM
- Double-height storefront provides consistent datum for massing modulation above

PROMINENT CORNER MASSING
- Projecting, figural massing
- Smaller-scale massing articulation
- Bold color

RECEDING MASSING
- Transition between prominent massing elements
- Dark/subdued color
- Minimal articulation
- Simple fenestration

SECONDARY MASSING
- Simple massing with stacked windows
- Vertical siding pattern breaks up horizontal volume
- Bright color

TAKEAWAYS
- HEAVY MODULATION
- TEXTURED AND FLAT MATERIALS
- Modulation is a response to large project size spread over two buildings with multiple corner conditions.
- Glazed podium is effective at providing a datum for dynamic massing at upper levels and creates an engaging pedestrian environment.

B MERCY OTHELLO PLAZA: Simple form wiith prominent corner



GLAZED PODIUM
- Recessed storefront emphasizes massing above
- Extends into corner massing to unify volumes

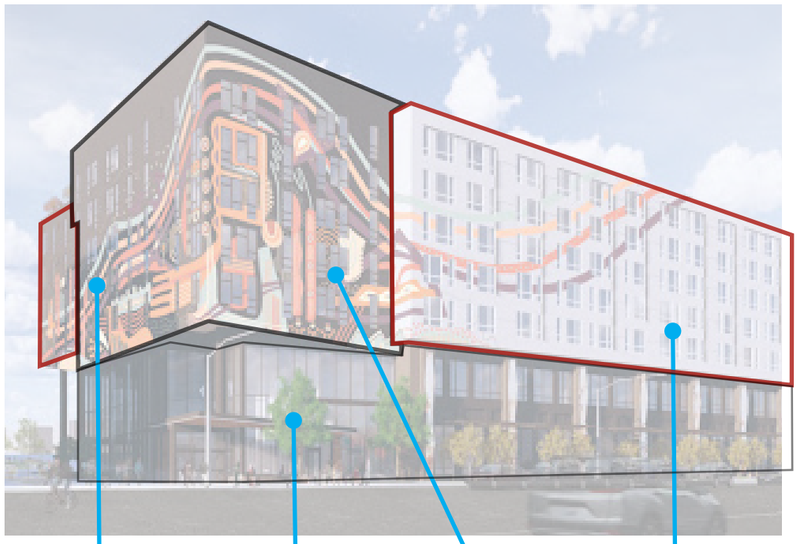
SECONDARY MASSING
- Simple massing with stacked windows
- Vertical siding pattern breaks up horizontal volume
- Bold color

RECEDING MASSING
- Transition between prominent massing elements
- Dark/subdued color
- Minimal articulation
- Simple fenestration

PROMINENT CORNER MASSING
- Projecting mass
- Bright color
- Smaller-scale massing articulation
- Fenestration organization is more prominent

TAKEAWAYS
- SIMPLE MASSING / SMALL SCALE MODULATION
- TEXTURED AND FLAT MATERIALS
- Long street frontage benefits from smaller scale material, fenestration rhythm, color blocking.
- Recessed storefront helps to establish pedestrian scale at street level.

C ORENDA AT OTHELLO SQUARE: Large volumes, mural overlay



LARGE-SCALE MURAL
- Extends across adjacent volumes to emphasize whole building
- Identifies prominent corner

RECESSED GLAZED PODIUM
- Notched massing with pedestrian canopy emphasizes entry and contributes to pedestrian environment

PROMINENT CORNER
- Larger volume draws attention to prominent corner and helps transition to side street

SECONDARY MASSING
- Simple volume with stacked windows
- Provides quiet baseline to support more prominent features

D OTHELLO OPPORTUNITY CENTER: Painted box



SECONDARY MASSING
- Simple, foregrounded volume provides smaller scale at less prominent corner
- Simple fenestration specific to residential and commercial use

PRIMARY MASSING
- Simple, unarticulated volume with stacked windows
- Paint scheme emphasizes corner and breaks up simple massing into smaller zones

GLAZED CORNER
- Fully-glazed podium limited to prominent corner

E WILLOW CROSSING: "Split block" massing with mid-block plaza



GLAZED PODIUM
- Transparency enhances safety and pedestrian environment

PRIMARY MASSING
- Simple massing with single material -- no modulation
- interplay of stacked and shifted windows to create visual interest

RECESSED MASSING
- Change in material, tone and orientation from primary massing

MID-BUILDING PLAZA
- Increased interface between retail and pedestrian zone
- Plaza tapers toward entry, indicating destination

TAKEAWAYS

- SIMPLE MASSING / SMALL SCALE MODULATION
- FLAT MATERIAL - PAINTED MURAL
- Recessed massing at grade provides for sheltered, welcoming pedestrian zone
- Simple fenestration pattern and quiet color of secondary massing helps emphasize more prominent features.

TAKEAWAYS

- IRREGULAR MASSING
- FLAT MATERIAL - APPLIED COLOR PATTERN
- Massing creates the impression of multiple buildings - allows for a range of street level conditions and mitigates the large scale of the project.
- Color blocking is indifferent to massing and fenestration

TAKEAWAYS

- SIMPLE MASSING / WHOLE BUILDING
- TEXTURED MATERIAL
- Simple primary massing provides more prominence for the central plaza.
- plaza at the middle of the building activates retail and pedestrian zone.
- Material and fenestration create simple, quiet rhythm.

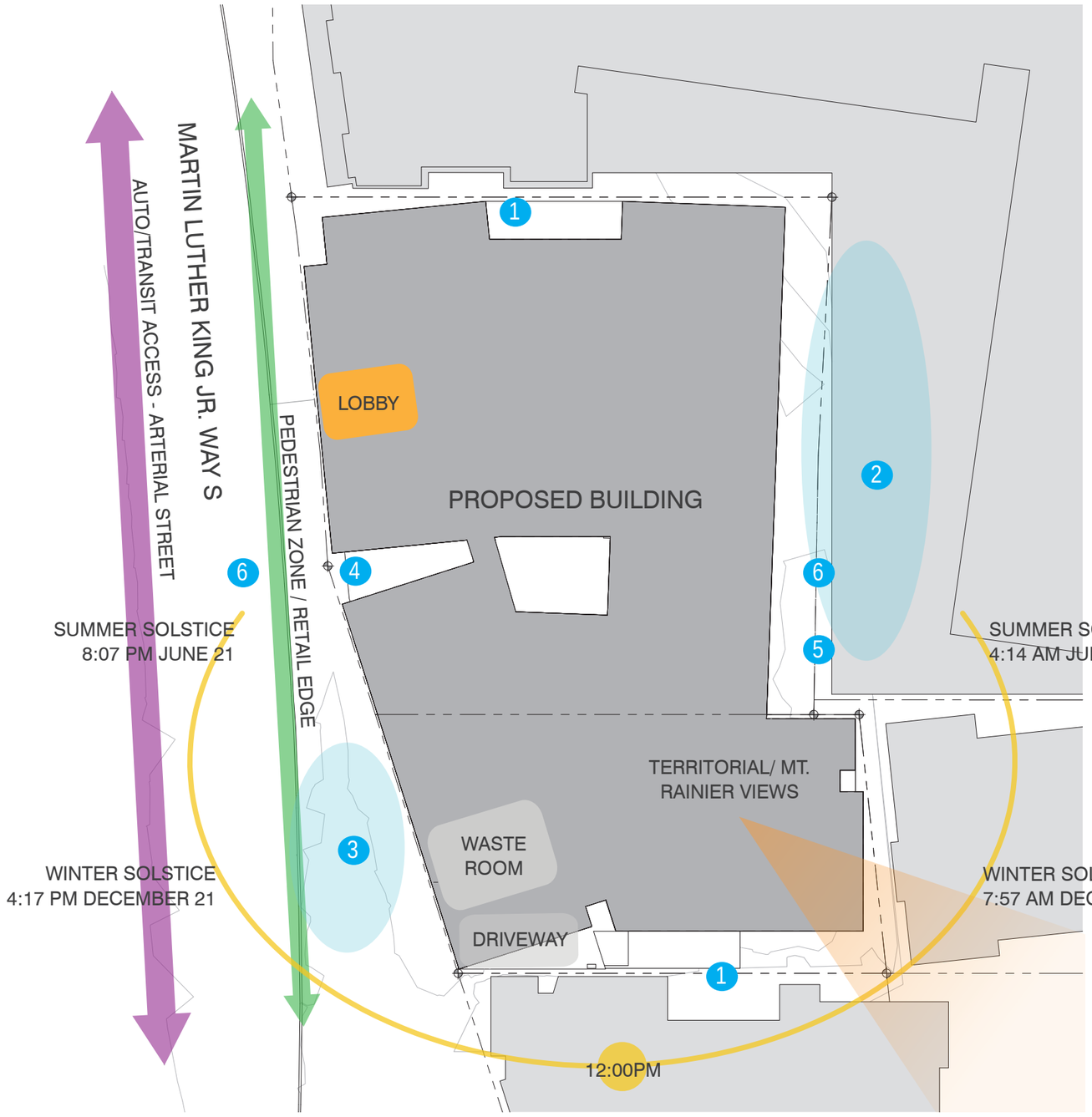
SITE ANALYSIS
ENVIRONMENTAL CONTEXT

OBSERVATIONS
- The project site is relatively flat with the Beacon Hill rising to the west and the Rainier Valley dropping slightly to the east.
- The proposed building is adjacent to a major arterial that serves as a primary transit, car, freight, pedestrian and future bicycle connection.
- Street has a variable sidewalk and planting strip.
- The site has broad western exposure
- There are building existing, under construction, or proposed on all sides.
- The proposed building will be taller than all adjacent projects.

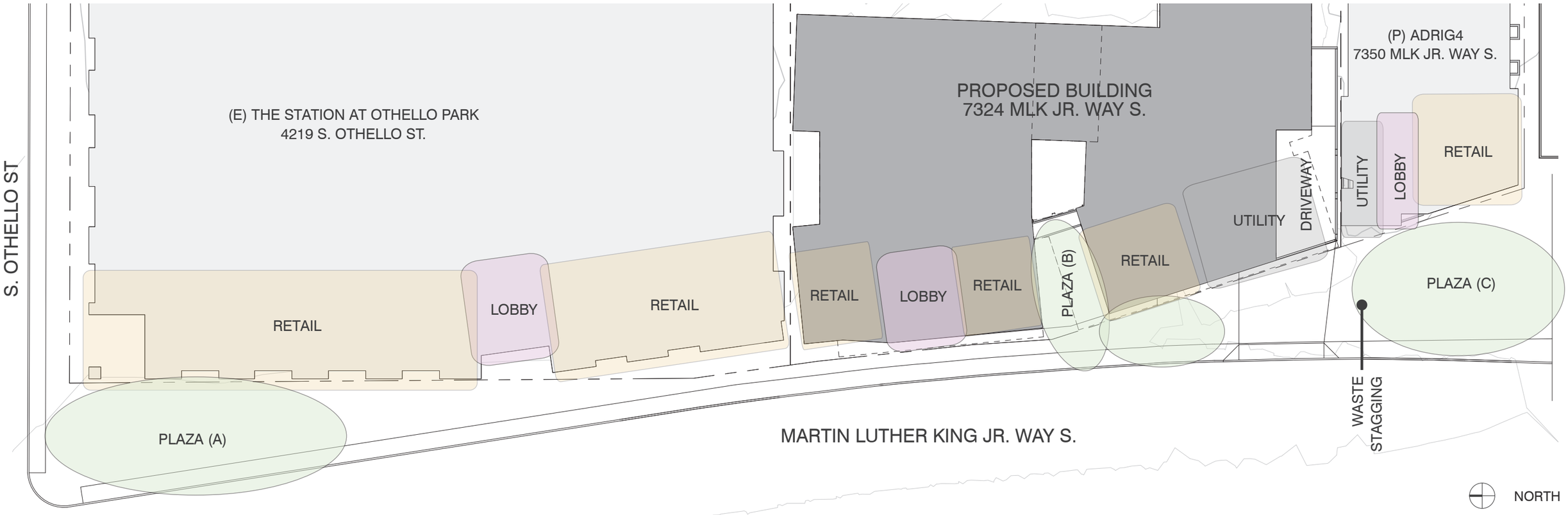
TAKEAWAYS
- Embrace and accentuate the established street edge including the sidewalk and plantings.
- Respect neighbors and residents by maintaining access to light, air, and privacy.
- Take advantage of the height and territorial views and to view of Mt. Rainier.

CHALLENGES + OPPORTUNITIES
1. Privacy concerns
2. Adjacent building sets back at upper levels providing opportunity for more light and air
3. Expanded ROW, Opportunity for public use
4. “Corner” - Shift in ROW and property line
5. No alley - all access from west side
6. East and west facades have the best opportunity for access to light and air.

NORTH



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



ZONE 1 + 3 - STATION RETAIL

Retail node extending south from the Link station.

OBSERVATIONS

- Link stations / Othello MLK intersection is the strongest activity node.
- Existing retail base in the building to north.
- Strong pedestrian costumer base due to station.
- Smaller, neighborhood scale retail spaces.
- Interspersed retail, lobbies, and open spaces.

ZONE 2 - SERVICE

Due to lack of alley service (vehicular access, waste, utility access) must front MLK Jr. Way S.

OBSERVATIONS

- No alley access - services must front MLK.
- Proposed building to south locates utilities along the proposal site's south property line.
- No services are present on MLK to the north.
- Traffic backs up from S. Othello ST, making vehicular and service truck access increasingly difficult the farther north they are located on the site.

ARCHIPELAGO OF OPEN SPACES

Multiple types and scales of open spaces exist or are proposed along MLK.

OBSERVATIONS

- Plaza (A): Existing - Landscaped open plaza at critical node. Serves community at large. High pedestrian traffic.
- Plaza (B): Proposed - Sheltered, intimate plaza. Creates eddy of of MLK sidewalk. Designed to serve adjacent retail and residents. Low pedestrian traffic.
- Plaza (C): Proposed. Open hard-scape plaza fronting MLK. Designed to serve adjacent retail and residents. Lower pedestrian traffic.

TAKEAWAYS

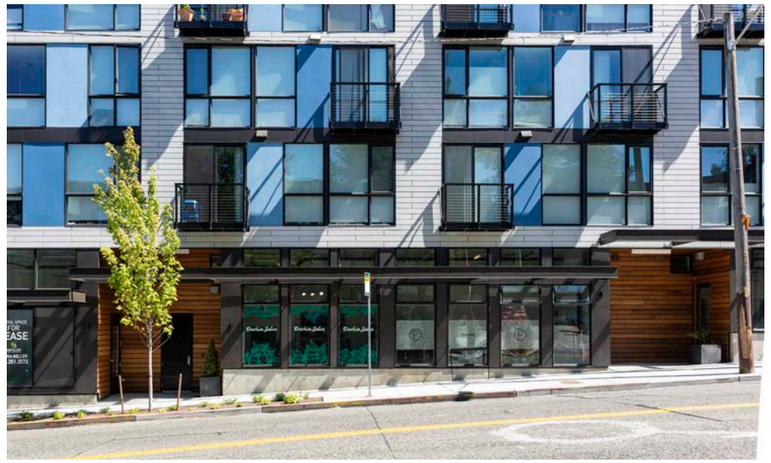
- Active uses should be place closest to the station.
- Maintain pattern of interspersed retail, lobby and open spaces.
- Create plaza space that complements but does not replicate existing or proposed plazas.
- Place services along south property line adjacent to proposed 7350 MLK service location.
- Due to traffic backup, vehicular access and waste service should be located at south end of site.

URBAN PATTERN AND FORM
CS2.I / STREETSCAPE COMPATIBILITY
(OTHELLO GUIDELINE)

A strong relationship between the building and the street adds character and quality

i. Commercial use addressing the sidewalk with minimal grade separation

The design addresses the street edge with a strong retail frontage, an open and transparent residential lobby, and a small public plaza.





URBAN PATTERN AND FORM
CS2.III / CORNER LOTS
(OTHELLO GUIDELINE)

i. Site and design to emphasize their role as gateways and activity nodes. Locating open spaces such as plaza for public use can promote a physical and visual connection to the street.
ii. Public art can serve as focal element and link to art-related themes in neighborhood
iii. Use strong building forms to indicate gateways, intersections and corners, and anchor blocks

While not a corner in the normal sense, the project is where the Renton Avenue once intersected MLK. This is reflected in the bend in the building. The design celebrates this node by breaking the building into two masses at the corner, providing plaza with an opening in the building above.





WALKABILITY
PL2 / PERSONAL SAFETY AND SECURITY
(OTHELLO GUIDELINE)

Address specific principles of Crime Prevention Through Environmental Design (CPTED), the goal of which is to reduce crime by addressing security concern in the building process.

i. Defensible Space: Use “zones of defense” (public, semi-public, private) to define appropriate activities. **Semi-public and semi-private zones, like plazas, promote defensible space, and can be demarcated with symbolic barriers, including landscaping.**
ii. Site and building lighting can be an effective crime deterrent. New developments are encouraged to provide lighting on buildings and in open spaces.

Our preferred design shows an public plaza on the street with an elevated private courtyard beyond. As the design evolves, additional elements to support CPTED and define zones of defense such as fences, planting, and lighting will incorporated into the design.

STREET-LEVEL INTERACTION
PL3.I / HUMAN ACTIVITY
(OTHELLO GUIDELINE)

The life of the neighborhood should be closely tied to the character or its public spaces

i. Recess building or shop entrances to help create a traditional “main street” feel
iii. Large developments are encouraged to include plazas along the street edge
iv. Provide overhead weather protection along the sidewalk for pedestrian comfort

A small public plaza has been incorporated into the design along the street. As the design developes additional elements such as recesses entries and overhead weather protection will be incorporated.





PL3.I / PEDESTRIAN OPEN SPACE AND ENTRANCES
(OTHELLO GUIDELINE)

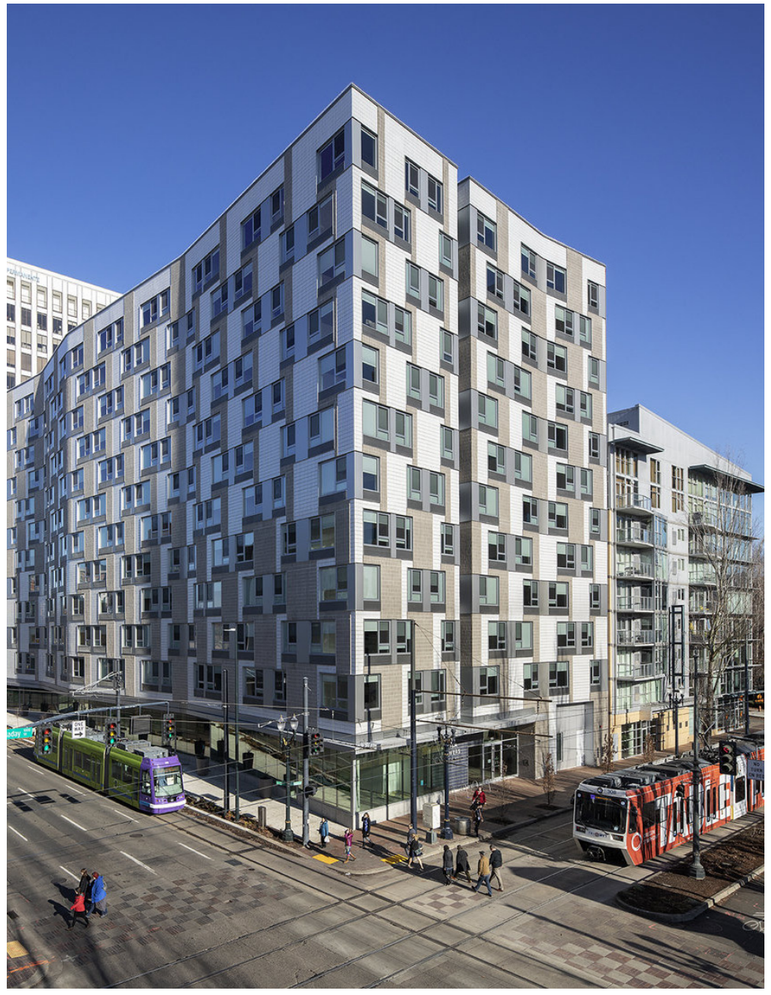
Activate the street edge. Provide space for intermingling of pedestrians and shoppers at the street-level of Martin Luther King Jr.. Way S.. Provide eyes on the street.

i. Buildings that are designed for walk-in pedestrian traffic are encouraged

The street frontage will have several small retail spaces and a small public plaza that will encourage the intermingling of shoppers, pedestrians, and building residents.







ARCHITECTURAL CONCEPT
DC2.B1 / FACADE COMPOSITION

Design all facades considering the composition and architectural expression of the building as a whole. Ensure all facades are attractive and well proportioned.

As the design progresses the facade will be developed in a way that it is attractive and well proportioned, supporting the simple massing of the building.

DC2.C1 / VISUAL DEPTH AND INTEREST

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.

As the facade developes balconies, canopies, and other secondary elements will be incorporated into the design. While we are limited in the ability to modulate the facade, balconies, material and pattern will be strategically used to enliven the street face. At the pedestrian level canopies will help to create greater visual interest, organize the facade and provide weather protection.



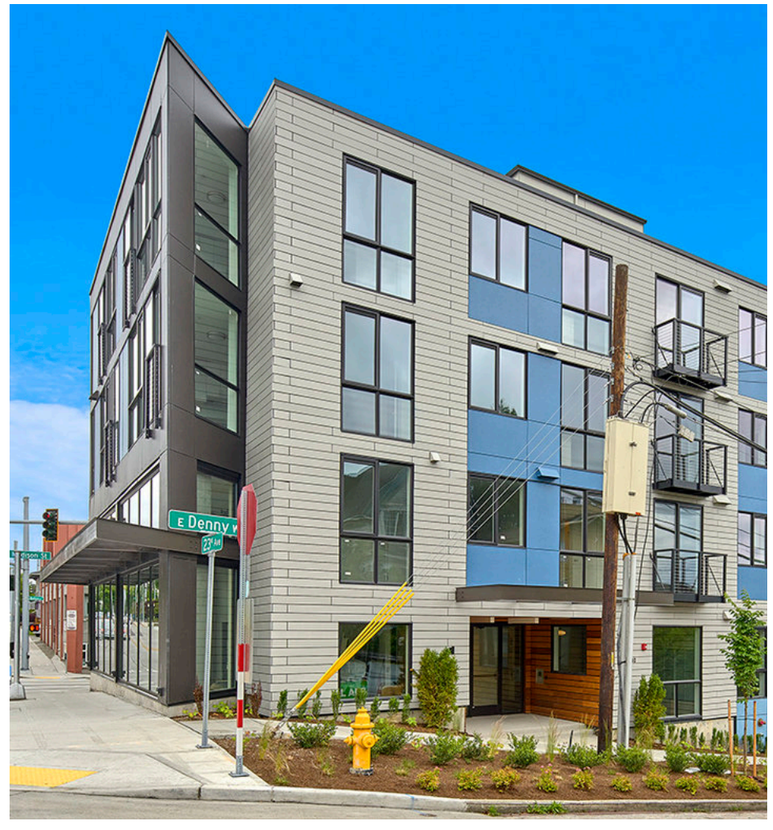


EXTERIOR ELEMENTS AND FINISHES
DC4.1 / EXTERIOR FINISH MATERIALS
(OTHELLO GUIDELINE)

i. Encourage high-quality construction. All new buildings are encourages to be constructed as long term additions to the urban fabric

iii. Commercial and Mixed-Use Development: Use exterior materials found in traditional storefront design. Consider window design as an opportunity to provide variation and definition along the building facade.

As the building developes high quality materials will be incorporated into the design of the street facing facade. Traditional storefront materials and elements will be used at street level to support the emerging station area shopping district



CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.008	Street-level Development Standards	Blank segments shall not exceed 20’ in length Total blank segments shall not exceed 40% of street facade 60% of street facing facade between 2’ and 8’ above sidewalk shall be transparent Non-residential use shall extend a min. average depth of 30’ and min. depth of 15’ Non-residential uses at street level shall have a min. floor-to-floor height of 13’. Continuous overhead weather protection is req’d along 60% of the street frontage of a principal pedestrian street Lower edge of the overhead weather protection shall be between 8’ and 12’ above sidewalk ($\leq$ 6’ projection) Lower edge of the overhead weather protection shall be between 10’ and 15’ above sidewalk (> 6’ projection)	
23.47A.012	Structure Height	95’ max.	
	Rooftop Features	+4’ for clerestories, parapets, railings, etc +7’ for solar collectors (unlimited rooftop coverage) +15’ for solar collectors and mechanical equipment (20% max coverage w/ stair and elevator penthouses) +16’ for stair and elevator penthouses	
23.47A.013	FAR Limit	FAR Permitted per Table A for 23.47A.013: 6.25	Underground stories exempt
23.47A.014B.3	Setback Requirements	Rear setback is required when a structure containing a residential use is across an alley from a lot in a residential zone 15’ setback for structure height between 13’ - 40’ Setback increases 2’ for every 10’ when structure height > 40’	
23.47A.016	Landscaping	Green Factor of 0.3 or greater	Street trees required
23.47A.024 areas	Amenity Area	Min. 5% of total gross residential floor area (unenclosed)	Bioretention facilities qualify as amenity
23.47A.022	Light and Glare Standards	Exterior light and glare must be shielded and directed away from adjacent properties	
23.54.015	Parking	No parking required	
23.54.015	Bicycle Parking	1 per dwelling unit up to 50, then .75 stalls per unit	
23.54.040	Solid Waste and Recycling	Mixed use shall meet storage space requirements for residential development plus 50% of requirement for non-residential Residential Development: >100 dwelling units = 575 SF plus 4 SF for each additional unit above 100 Non-residential Development: 15,001 - 50,000 SF = 175 SF / 2 = 87.5 SF	Waste room pending SPU approval

SUMMARY OF OUTREACH METHODS

Mailing (High Impact Method)
- We mailed a flyer with project information to residences and businesses within a 500 ft radius. It was sent in four languages (English, Mandarin, Spanish, and Vietnamese).
- Flyer included basic project information, website address, and details about accessing the community survey.
- Mailing was sent first class by Publishers Mailing Services on November 18, 2020.

Interactive Project Website (High Impact Method)
- Project website that included site location, brief description of the project, and how to find more information on the SDCI portal.
- Allowed community members to send questions and comments

Survey (High Impact Method)
- Community survey page on the website
- Survey publicized through direct mailing and community outreach meetings with On Board Othello and the Othello Station Community Action Team

WHAT WE HEARD FROM THE COMMUNITY

Summary of Comments Received Via Web Survey:

What is most important to you for a new building in this neighborhood?
- Integration with the existing new buildings
- Environmental features
- Distinguishing architectural features unique to this project and Othello
- Incorporate community values into the building, maybe within the color scheme

Non-What kind of uses at the street level would be most desired?
- Small incubator spaces
- Coffee shop
- Restaurants / Family friendly restaurant
- 9 AM - 3 PM activation
- Operation space for a non-profit
- Art space
- Space for youth to connect to technology
- Variety/convenience store

What is important to you for an active streetscape?
- Open space
- Biophilic plantings
- Security
- Denser planting strip between sidewalk and MLK
- Evening lighting

If we include art, what type of art is important to you?
- Cultural
- Integration of neighborhood history
- Murals
- 3-Dimensional art / Things that people can touch

INCORPORATION OF FEEDBACK INTO THE DESIGN
- The design has architectural features that are unique to the project
- Streetscape design will include planting to buffer the street
- Efforts will be made to incorporate colors that reflect the community
- The design will seek to incorporate art into the project as it developes
- The community feedback will be taken into consideration as we further refine the retail space and plaza/streetscape

COMMUNITY OUTREACH FLYER

OZ Navigator

Dear Neighbor,

OZ Navigator, a partnership between Seattle-based real estate firms Nitze-Stagen and Housing Diversity Corporation, is designing a new mixed-use residential project at 7324 Martin Luther King Jr. Way South in the Othello neighborhood.

Below is an early conceptual design that will evolve based on community feedback and work with the city of Seattle's Design Review process. This is simply to start the design conversation.



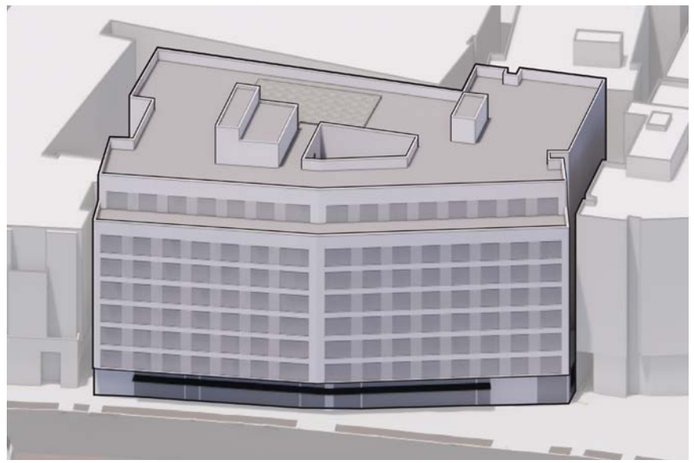
Located next to the Othello light rail station and other mass-transit options, the project is a transit-oriented development to further the reduction of single occupancy vehicles and their carbon emissions while supporting healthy, thriving communities.

The proposed 8-story, mixed-use development will include approximately 273 apartment homes at rents that are attainable to a large percentage of Settle's population. Sixty-eight (68) units are projected to be offered to income qualified applicants at rents affordable to persons earning 70% of Area Median Income (AMI). The remaining 205 apartments will be offered at market rate, which is expected to serve individuals with incomes in the 80%-120% AMI range.

The project also includes 2750 square feet of commercial space along Martin Luther King Jr. Way South with the goal of including authentic, neighborhood retail.

As companies rooted in Seattle, we believe that great projects are informed by neighbors and the local community.

Given that we cannot meet with you in person due to social distancing requirements, we have designed a website and neighborhood survey to gain community feedback. Please visit the site at: oznavigator7324mlkwaysouth.com There is a contact form to send us any questions or other issues that you would like us to consider.



SCHEME A — DONUT

Code Compliant — No Departures — Full Development

STORIES	8 Stories
UNITS	(273) Total Units (18) SEDUs (242) One-Bedrooms (13) Two-Bedroom
FAR	6.25 FAR (132,762 SF)
PARKING	11 Stalls (1 Accessible)
DEPARTURES	None

DESCRIPTION

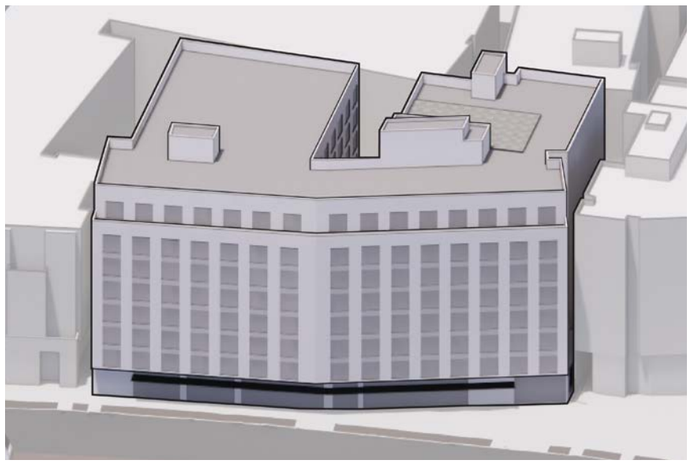
Units are organized around a central courtyard, creating consistent street frontage.

ADVANTAGES

- Efficient - high unit count
- Units oriented primarily to east and west where there is greatest access to light and air

CHALLENGES

- Fully enclosed courtyard limits access to light and air
- Limited lobby / non-prominent residential entry
- Large unbroken street facing facade



SCHEME B — FINGERS

Departure Required — Full Development

STORIES	8 Stories
UNITS	(281) Total Units (37) SEDUs (225) One-Bedrooms (19) Two-Bedroom
FAR	6.25 FAR (132,753 SF)
PARKING	13 Stalls (1 Accessible)
DEPARTURES	Street level use

DESCRIPTION

An improvement over the donut. Opens up the east side of the building into a ‘U’ to allow greater light and air. Enlarges the lobby to provide a greater street presence. Maintains the continuous west facade with an upper level setback.

ADVANTAGES

- Efficient - high unit count
- Opens up donut - provides greater light and air

CHALLENGES

- Lack of privacy for courtyard units that face one another
- Large unbroken street facing facade
- Blank facade facing towards park and adjacent building



SCHEME C — PORTAL (PREFERRED)

Preferred — Departures Required — Full Development

STORIES	8 Stories
UNITS	(272) Total Units (1) SEDU (270) One-Bedrooms (1) Two-Bedroom
FAR	6.21 FAR (131,927 SF)
PARKING	11 Stalls (1 Accessible)
DEPARTURES	Upper level setback Street level use

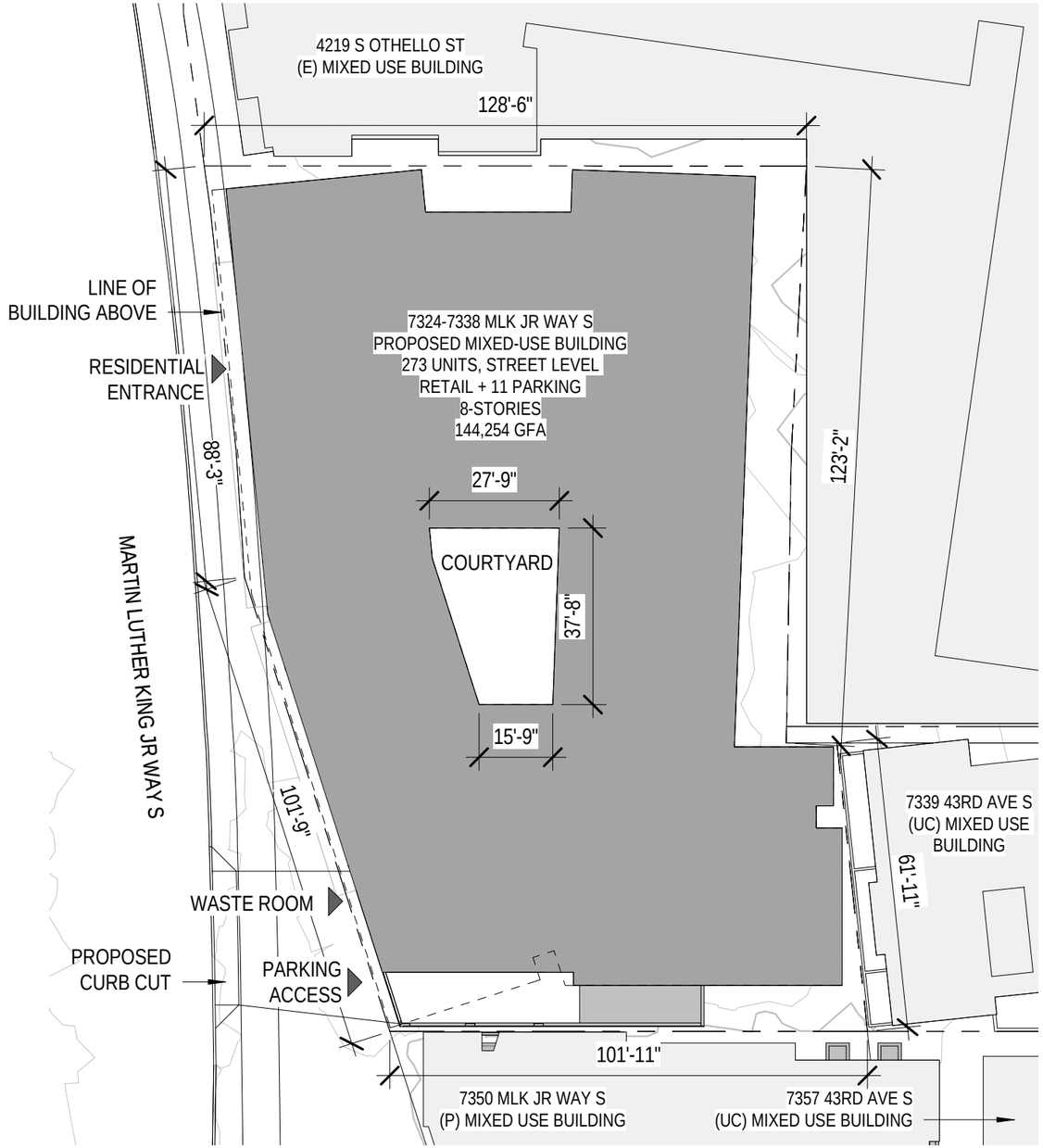
DESCRIPTION

A refinement of the “Donut” scheme, with multi-story openings on the east and west sides to provide views into the courtyard from the sidewalk, improved amenity space, and better daylighting. The opening on the front of the building provides a pedestrian-scaled massing feature that animates the street facade.

ADVANTAGES

- Improved amenity area
- Improved courtyard activation and daylighting
- Improved pedestrian zone activation, new plaza
- More Dynamic Facade

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SCHEME A - DONUT

(Code Compliant - No Departures)

STORIES	8 Stories
UNITS	(273) Total Units
	(18) SEDU
	(242) One-Bedrooms
	(13) Two-Bedroom
FAR	6.25 FAR (132,762 SF)
PARKING	11 Stalls (1 ADA)

DESCRIPTION

Units are organized around a central courtyard, creating consistent street frontage.

ADVANTAGES

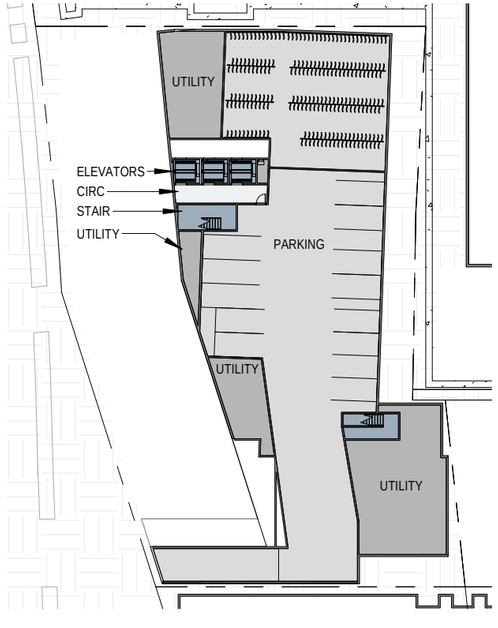
- Efficient - high unit count
- Units oriented primarily to east and west where there is greatest access to light and air

CHALLENGES

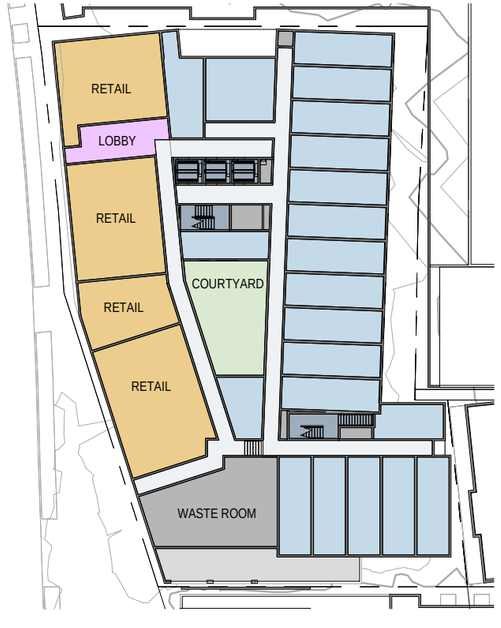
- Fully enclosed courtyard limits access to light and air
- Limited lobby / non-prominent residential entry
- Large unbroken street facing facade

NORTH

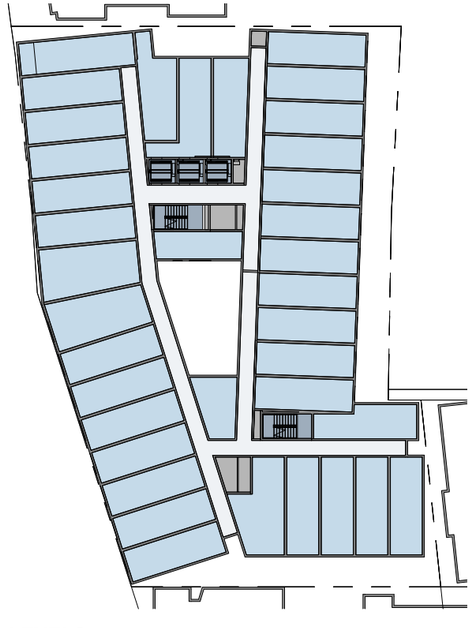
DESIGN OPTION A - DONUT
LEVEL PLANS



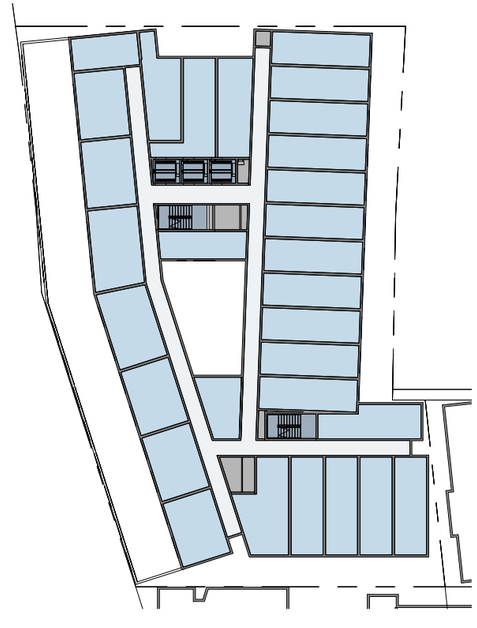
LEVEL 0



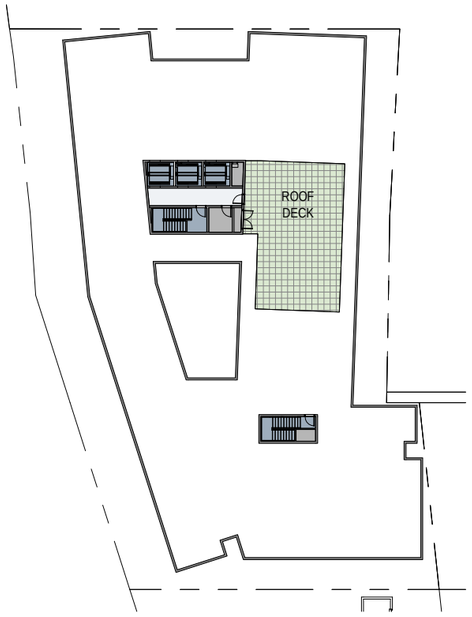
LEVEL 1



LEVELS 2-7



LEVEL 8

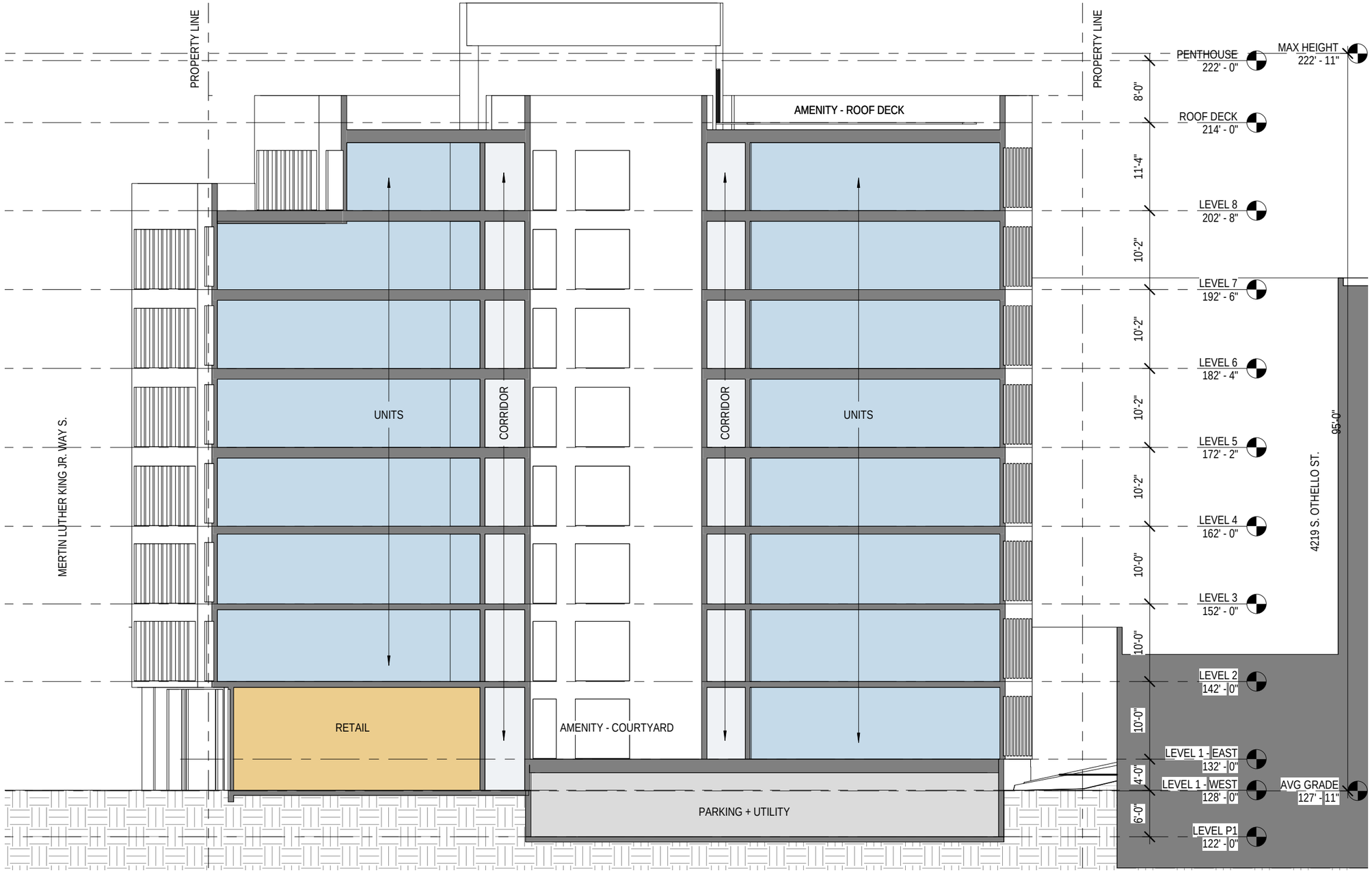


ROOF

LOBBY
RETAIL
UNIT
CIRCULATION
PARKING
UTILITY
VERTICAL CIRCULATION
EXTERIOR AMENITY
NORTH

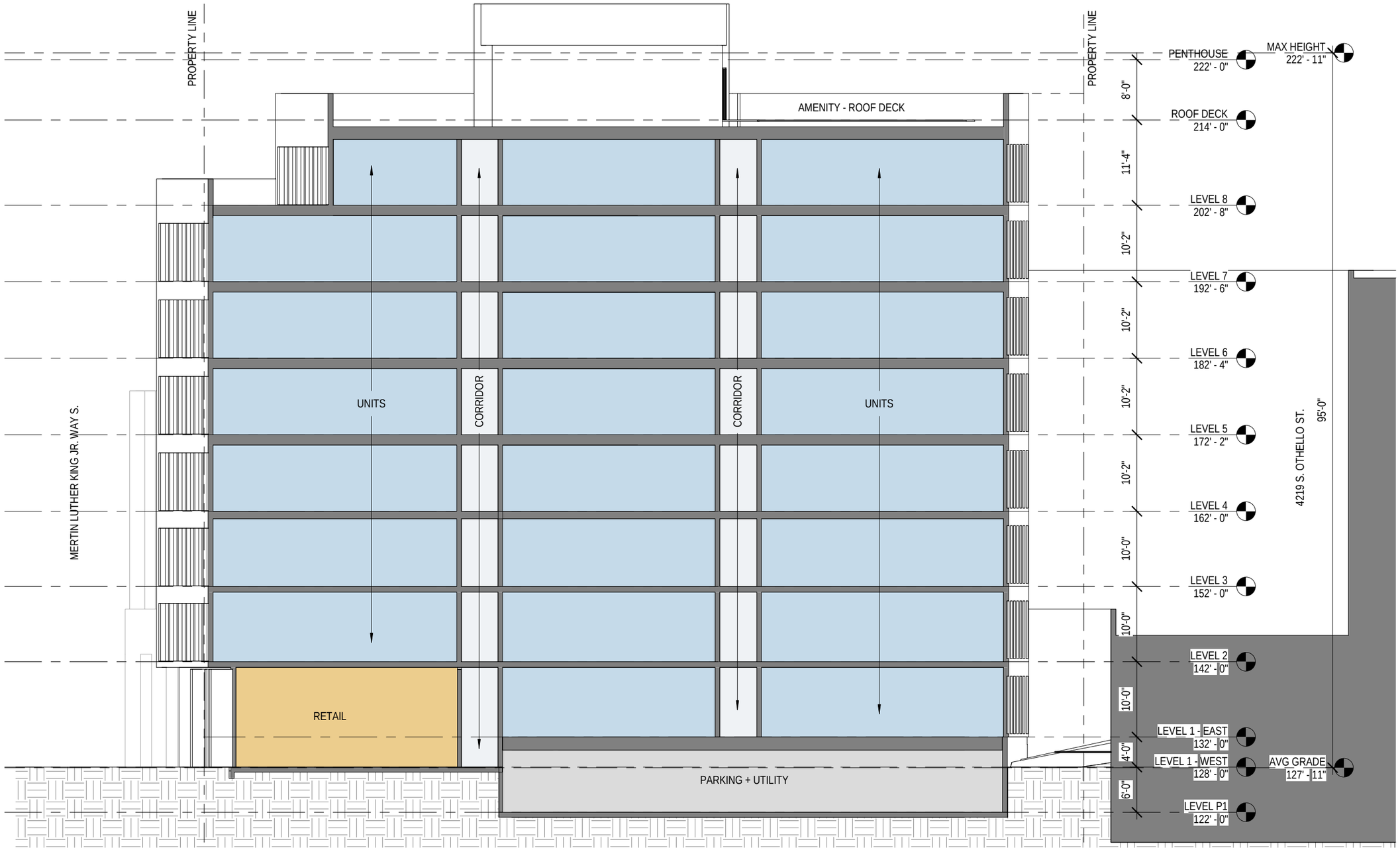
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION A - DONUT
E-W SECTION 1 @ COURTYARD

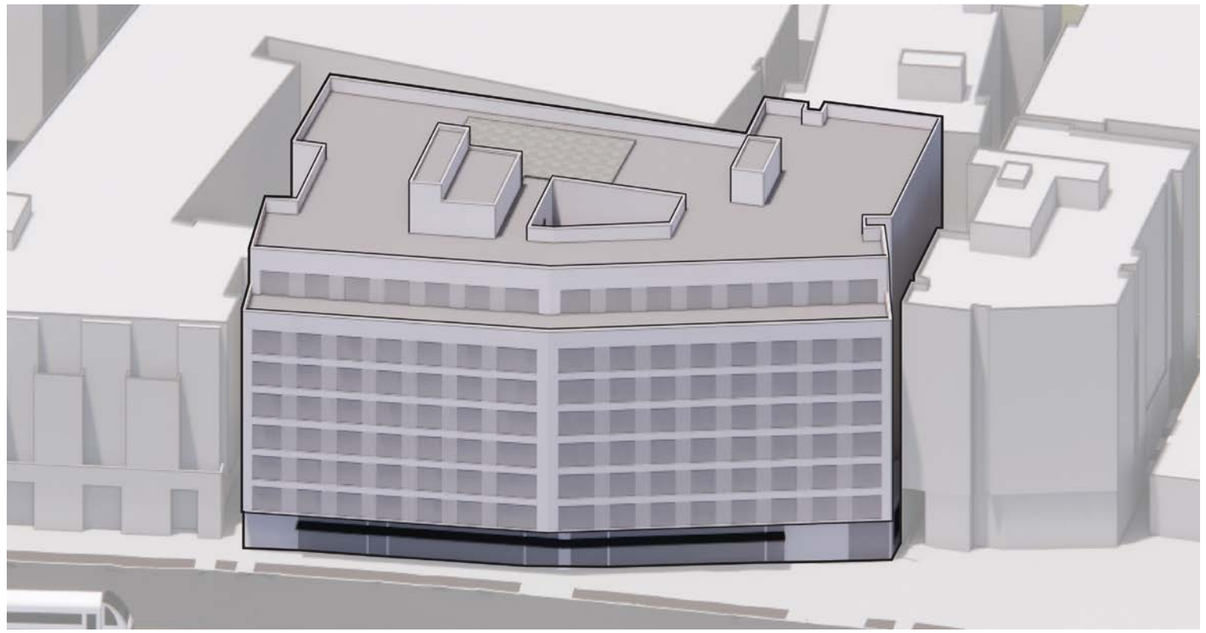


- LOBBY
- RETAIL
- UNIT
- CIRCULATION
- PARKING
- UTILITY
- VERTICAL CIRCULATION
- EXTERIOR AMENITY

DESIGN OPTION A - DONUT
E-W SECTION 2 @ RETAIL

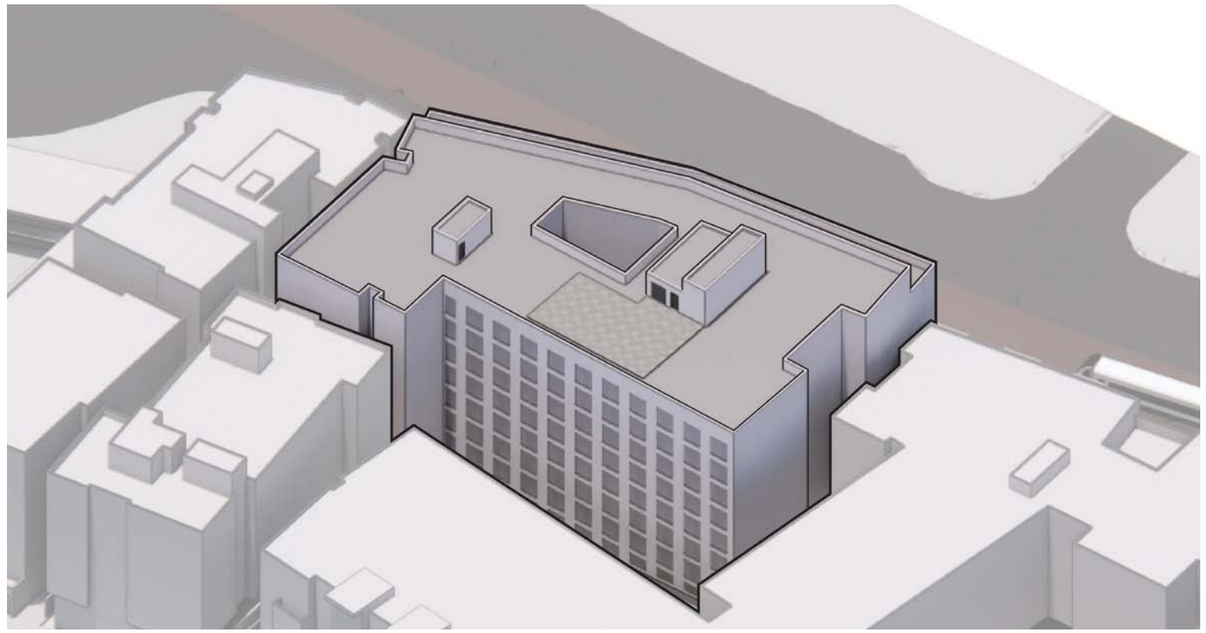


NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



AXONOMETRIC FROM WEST | BELOW: STREET PERSPECTIVE LOOKING EAST

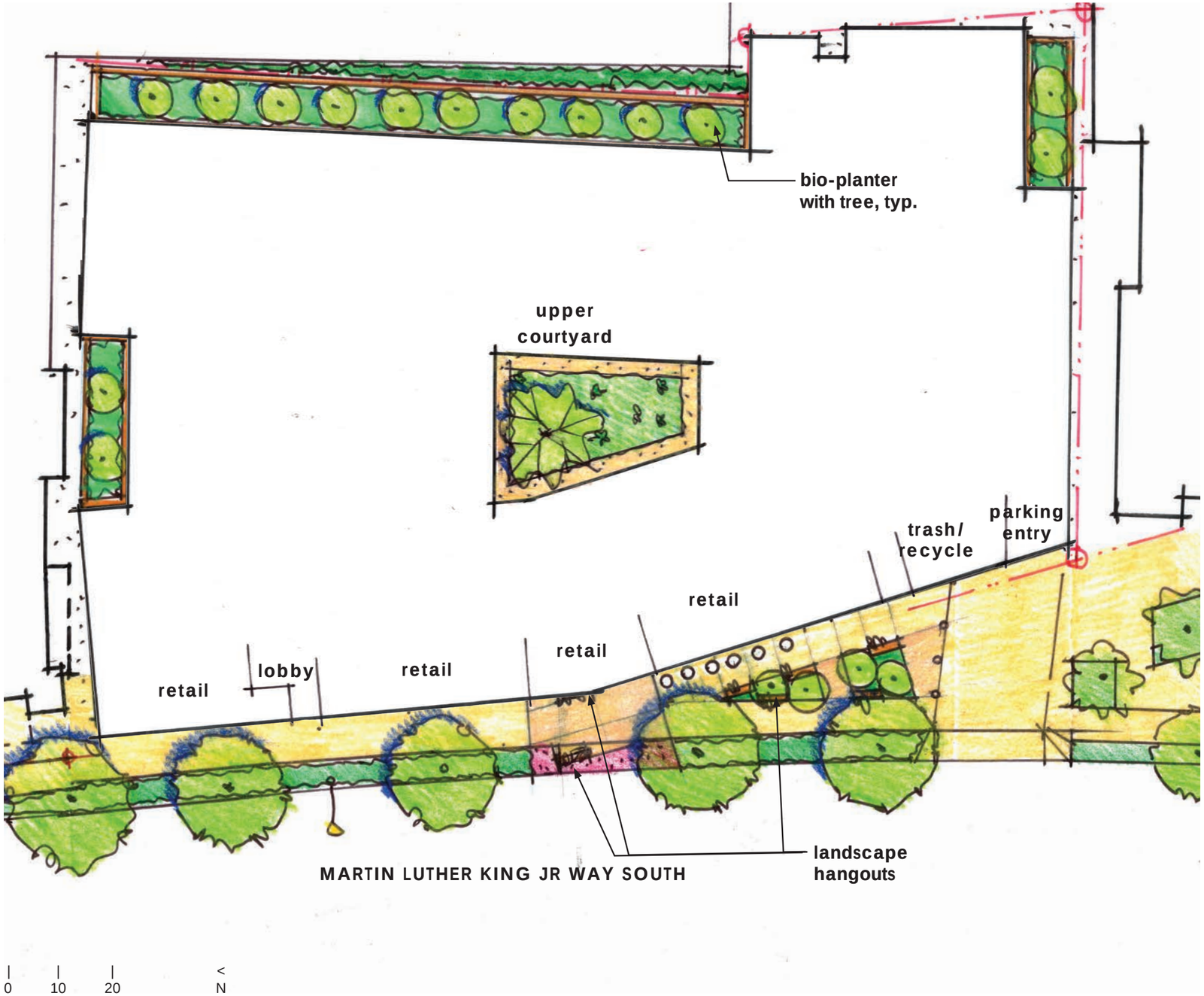




ABOVE: AXONOMETRIC FROM EAST | BELOW: STREET PERSPECTIVE LOOKING SOUTHEAST



DESIGN OPTION A - “DONUT”
LANDSCAPE PLAN

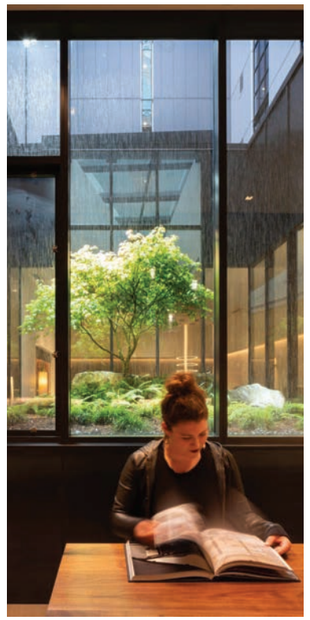




street retail



landscape hangouts



upper courtyard



bioplanter with tree

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

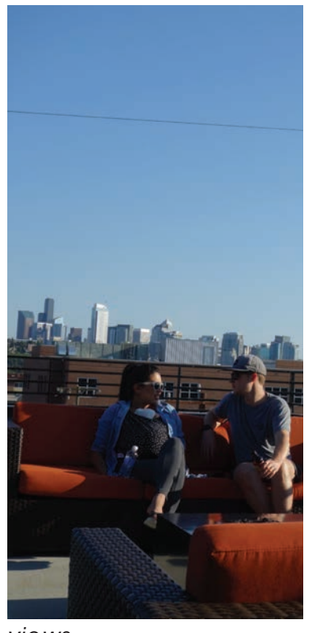




roof landscape



green roof w/perennials



views

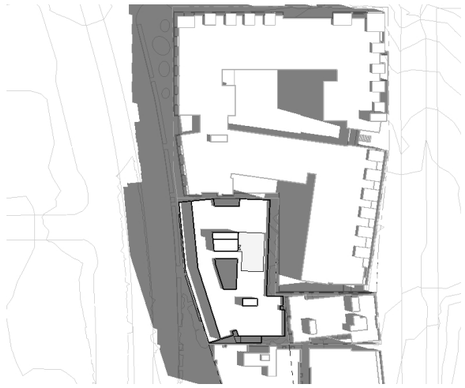
DESIGN OPTION A - DONUT

SHADOW STUDY

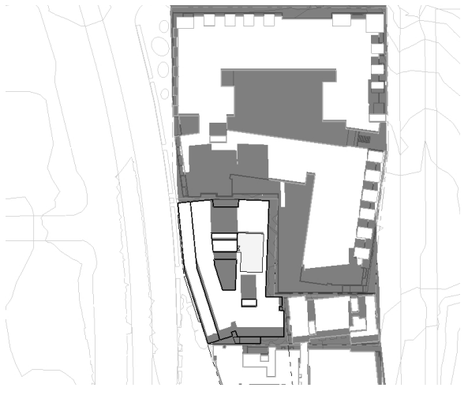
9AM

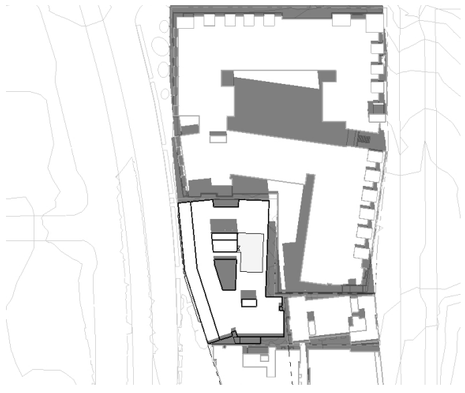


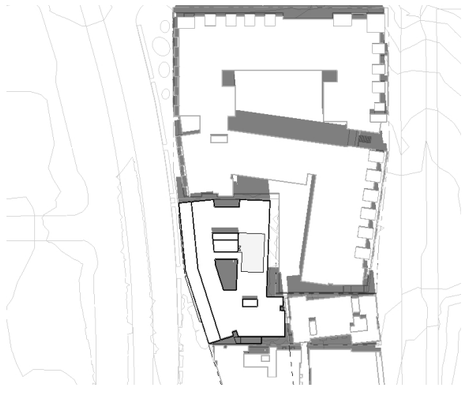




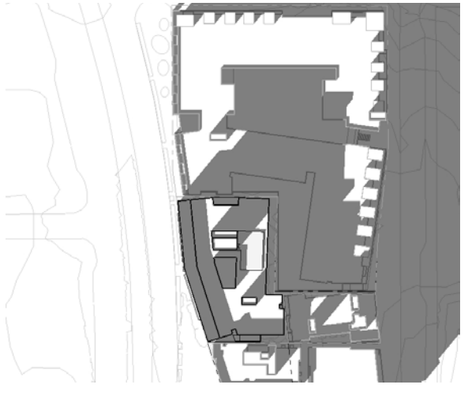
12 PM



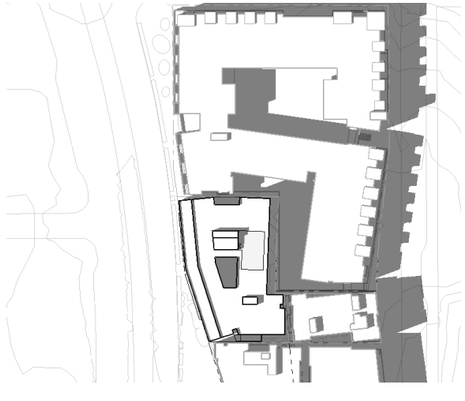




3 PM







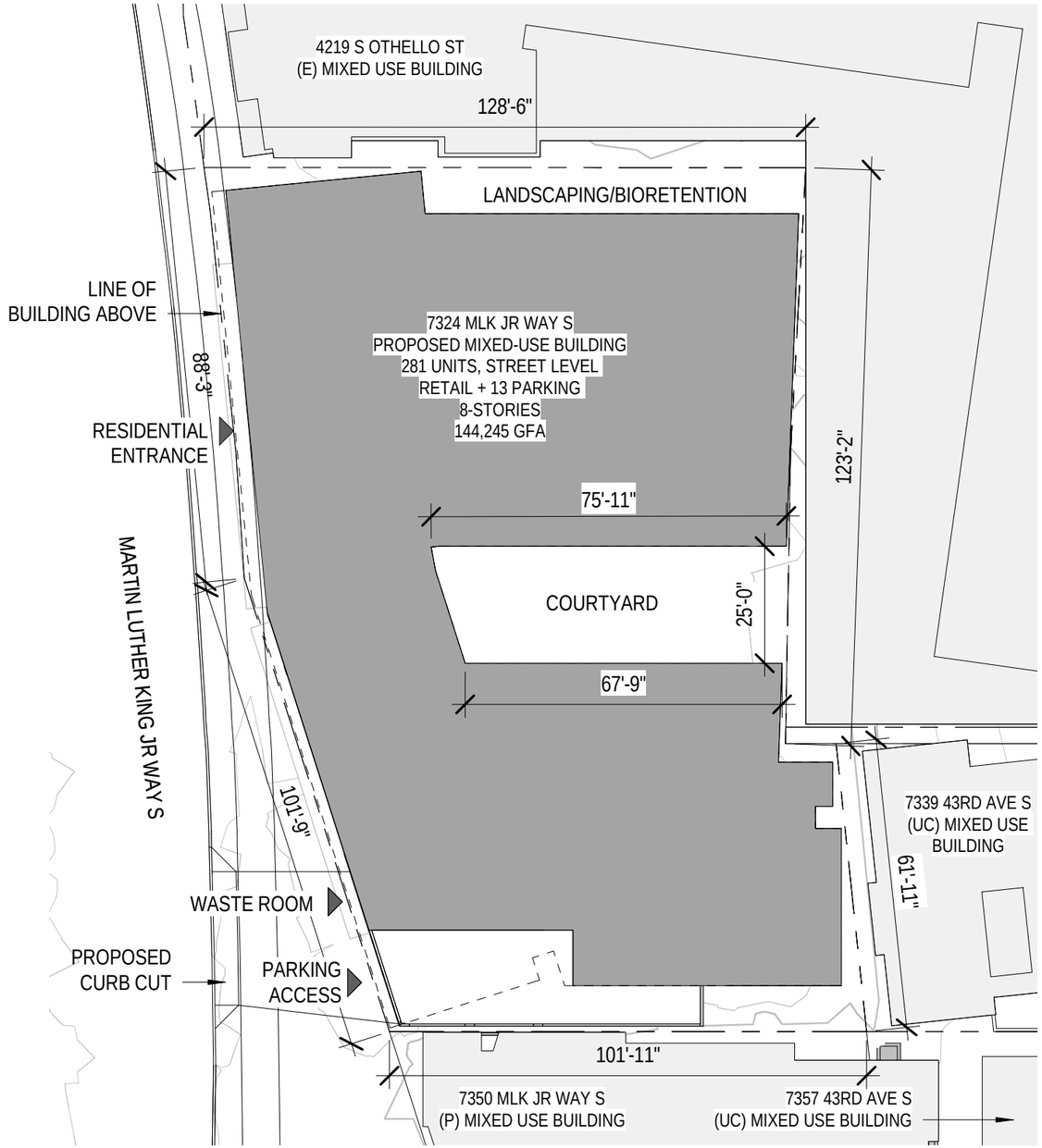
WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE

NORTH

DESIGN OPTION B - FINGERS
SITE PLAN



SCHEME B - FINGERS
Departure required

STORIES	8 Stories
UNITS	(281) Total Units
	(37) SEDU
	(225) One-Bedrooms
	(19) Two-Bedroom
FAR	6.25 FAR (132,753 SF)
PARKING	11 Stalls (1 ADA)
DEPARTURES	Street level uses

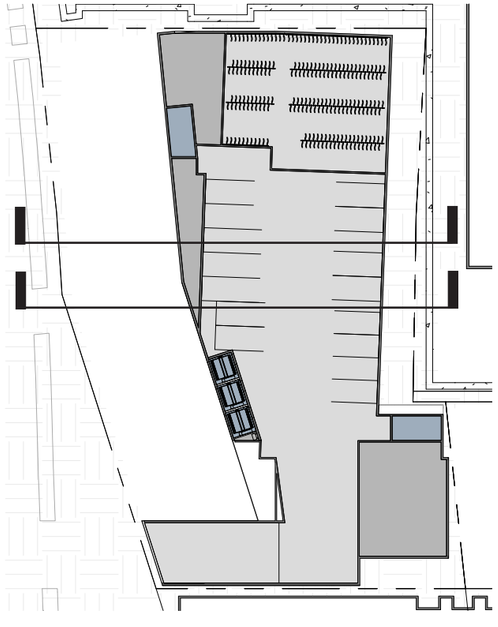
DESCRIPTION
An improvement over the donut. Opens up the east side of the building into a 'U' to allow greater light and air. Enlarges the lobby to provide a greater street presence. Maintains the continuous west facade with an upper level setback.

ADVANTAGES
- Efficient - high unit count
- Opens up donut - provides greater light and air

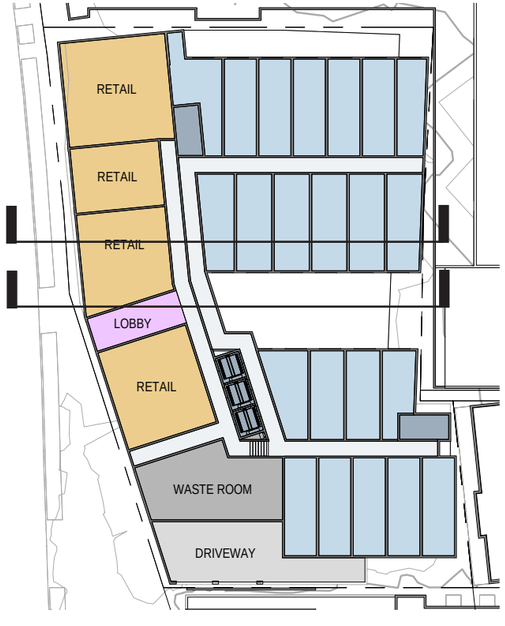
CHALLENGES
- Lack of privacy for courtyard units that face one another
- Large unbroken street facing facade

NORTH

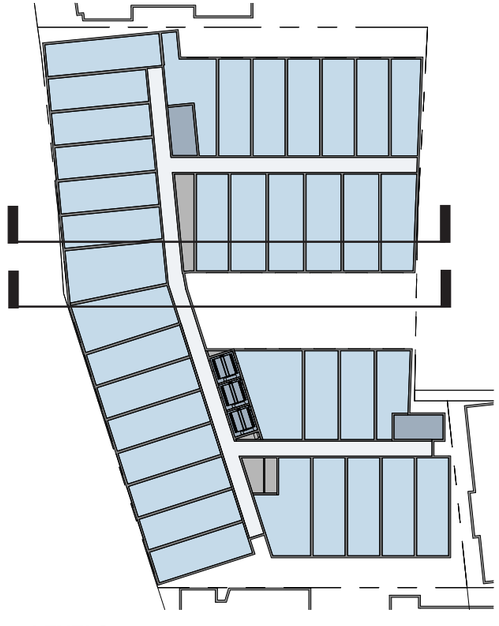
DESIGN OPTION B - FINGERS
LEVEL PLANS



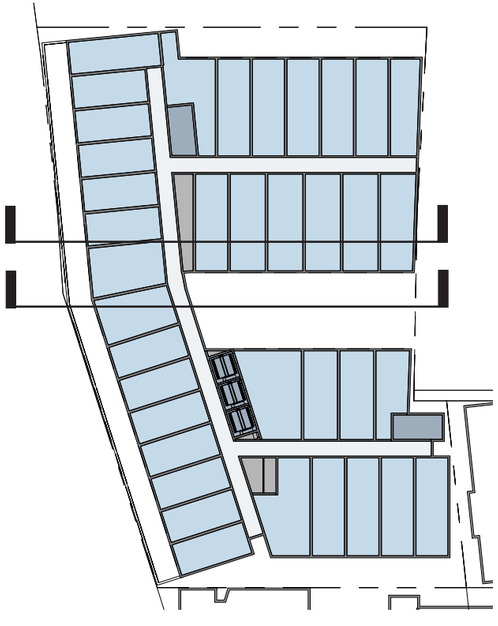
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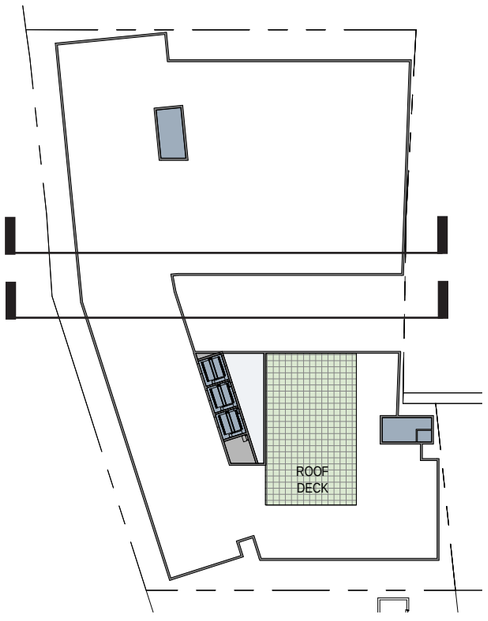
LEVEL 1



LEVELS 2-7



LEVEL 8

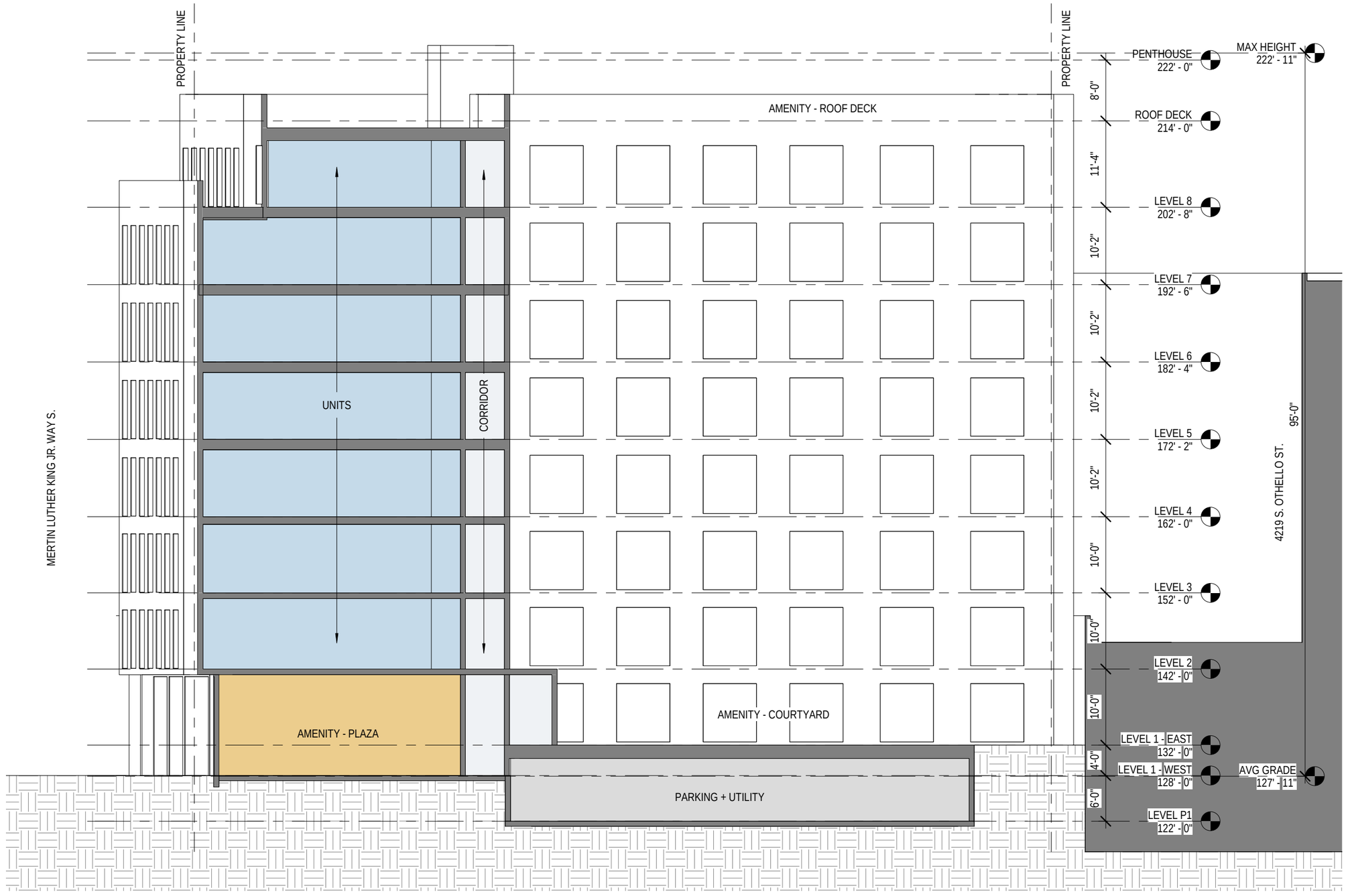


ROOF

LOBBY
RETAIL
UNIT
CIRCULATION
PARKING
UTILITY
VERTICAL CIRCULATION
EXTERIOR AMENITY
NORTH

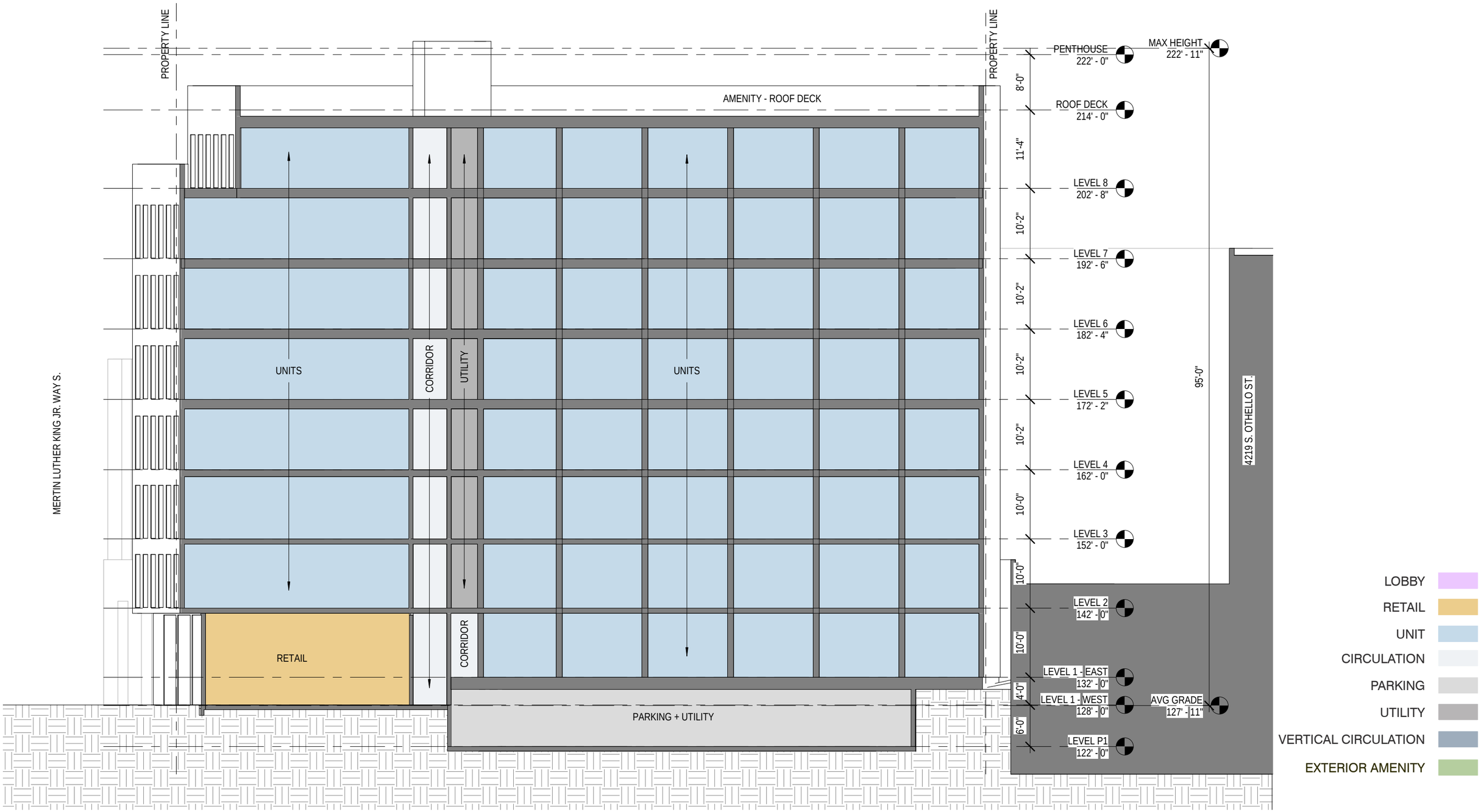
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION B - FINGERS
E-W SECTION 1 @ COURTYARD

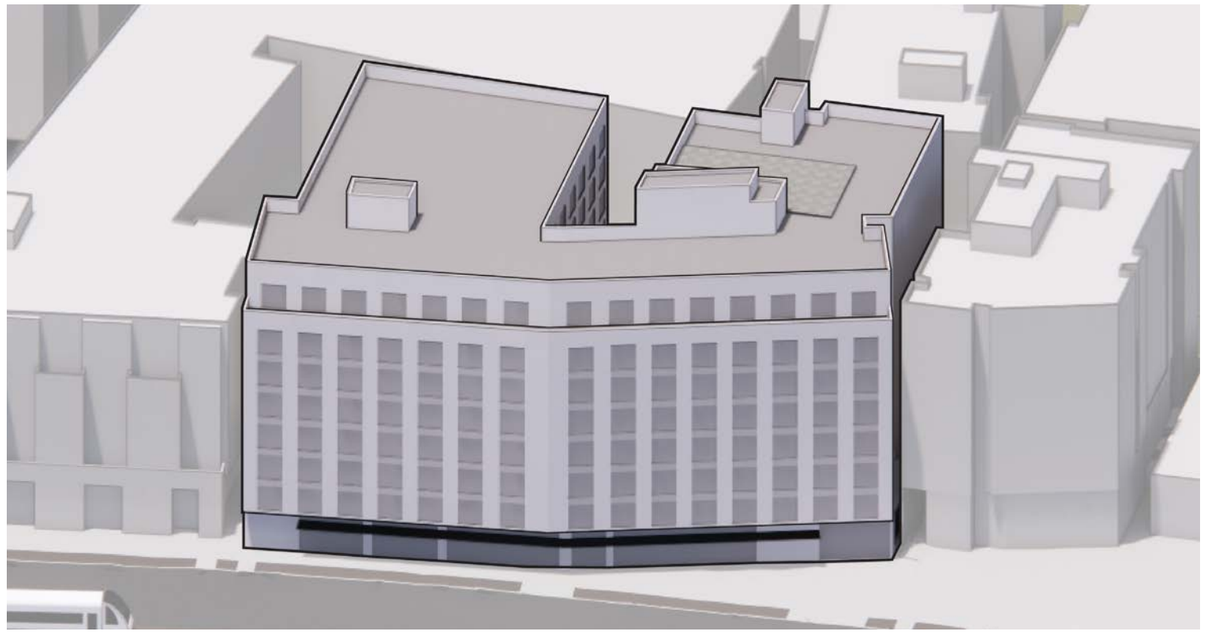


- LOBBY
- RETAIL
- UNIT
- CIRCULATION
- PARKING
- UTILITY
- VERTICAL CIRCULATION
- EXTERIOR AMENITY

DESIGN OPTION B - FINGERS
E-W SECTION 2 @ RETAIL

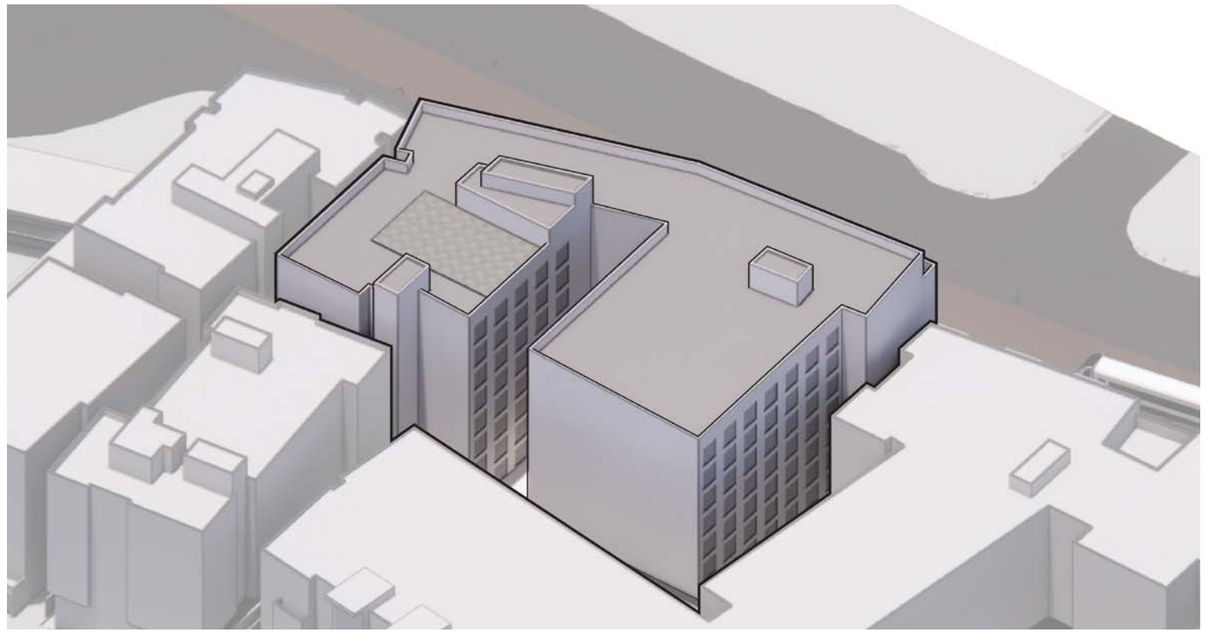


NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



AXONOMETRIC FROM WEST | BELOW: STREET PERSPECTIVE LOOKING EAST

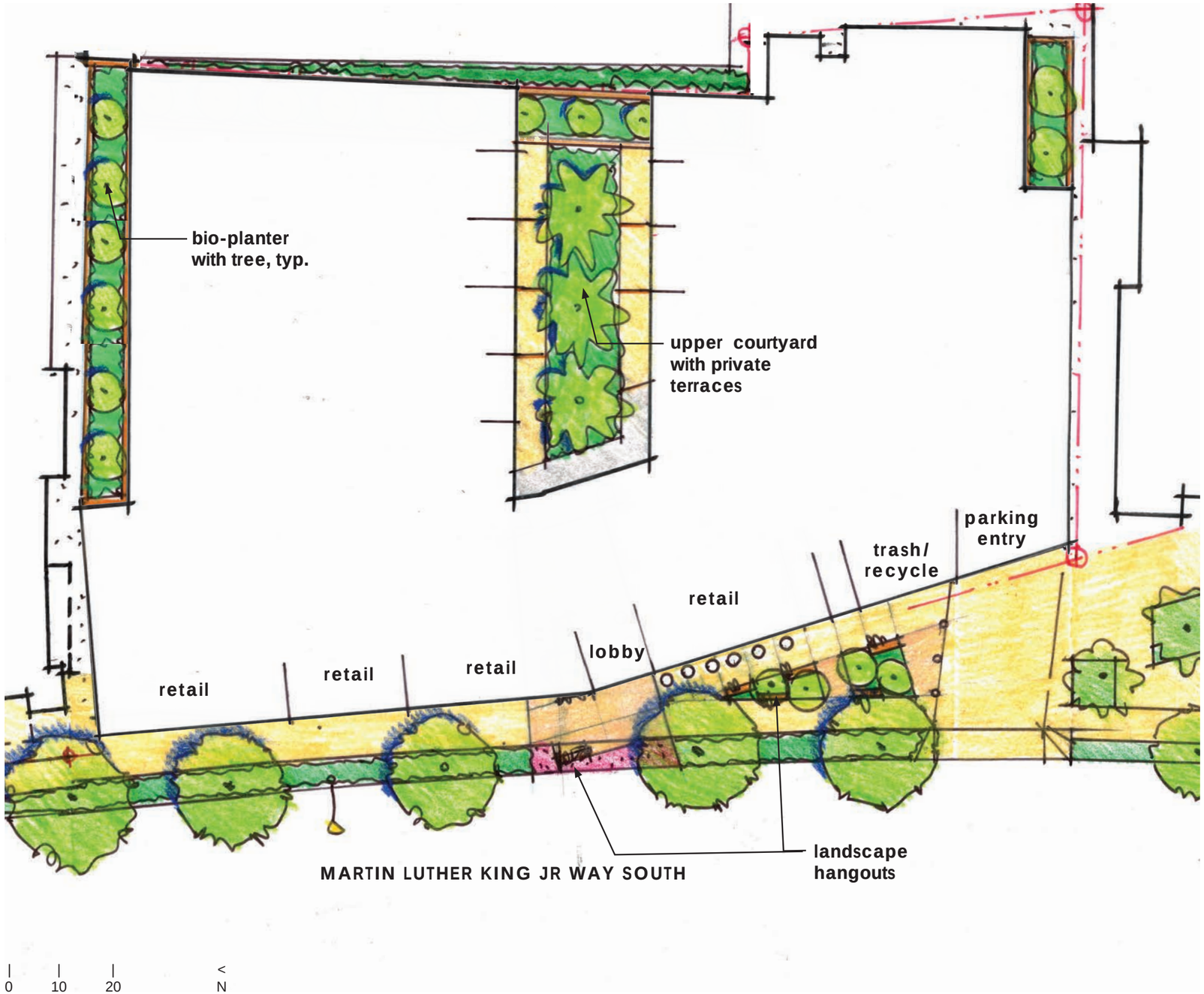




ABOVE: AXONOMETRIC FROM EAST | BELOW: STREET PERSPECTIVE LOOKING SOUTHEAST



DESIGN OPTION B - FINGERS
LANDSCAPE PLAN

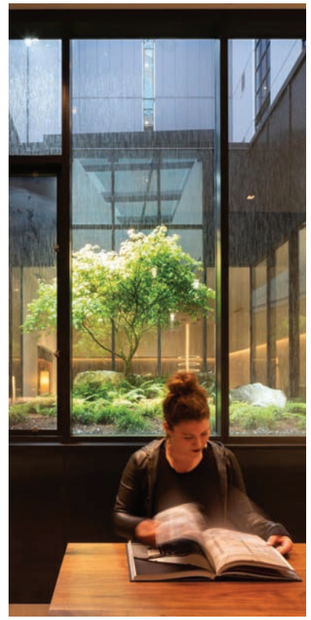




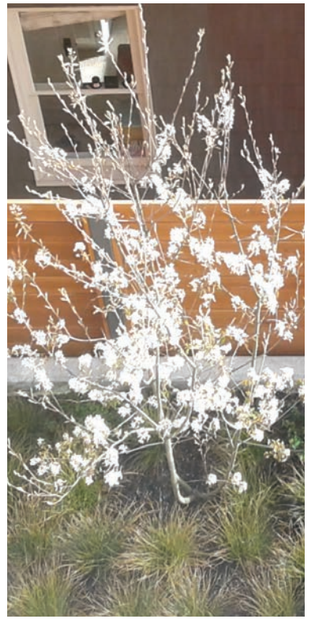
street retail



landscape hangouts

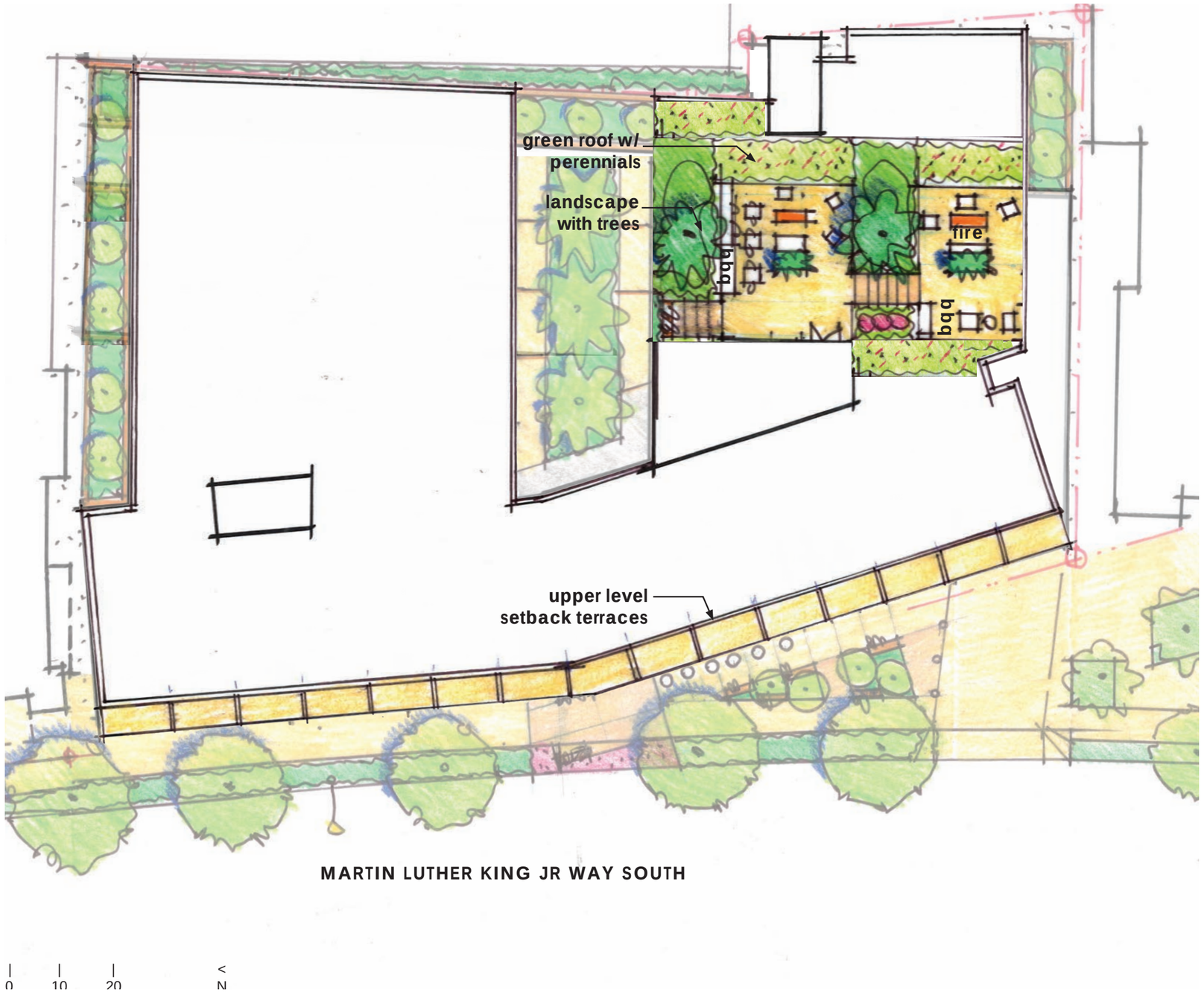


upper courtyard



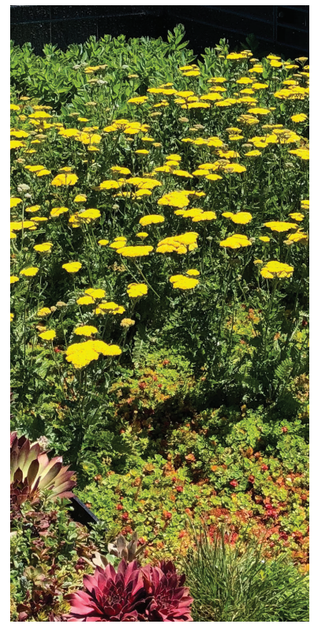
bioplanter with tree

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

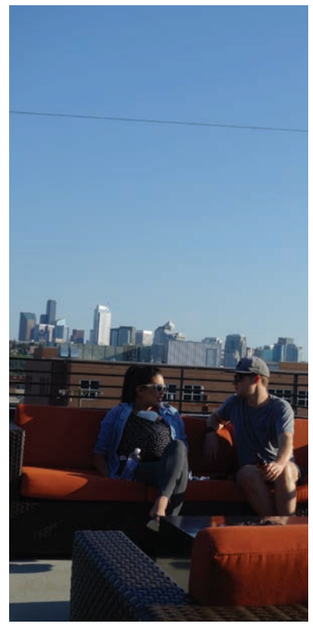




roof landscape



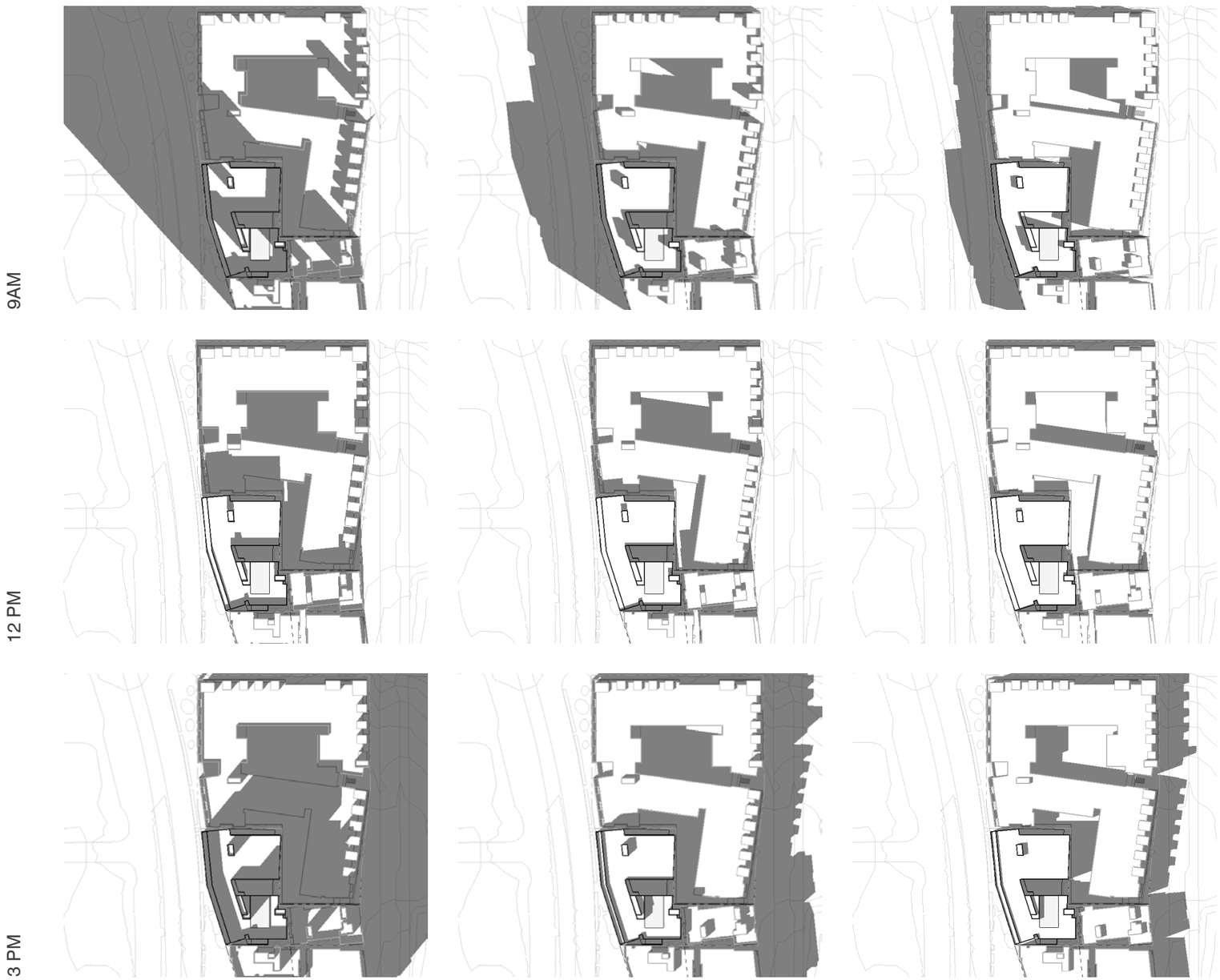
green roof w/perennials

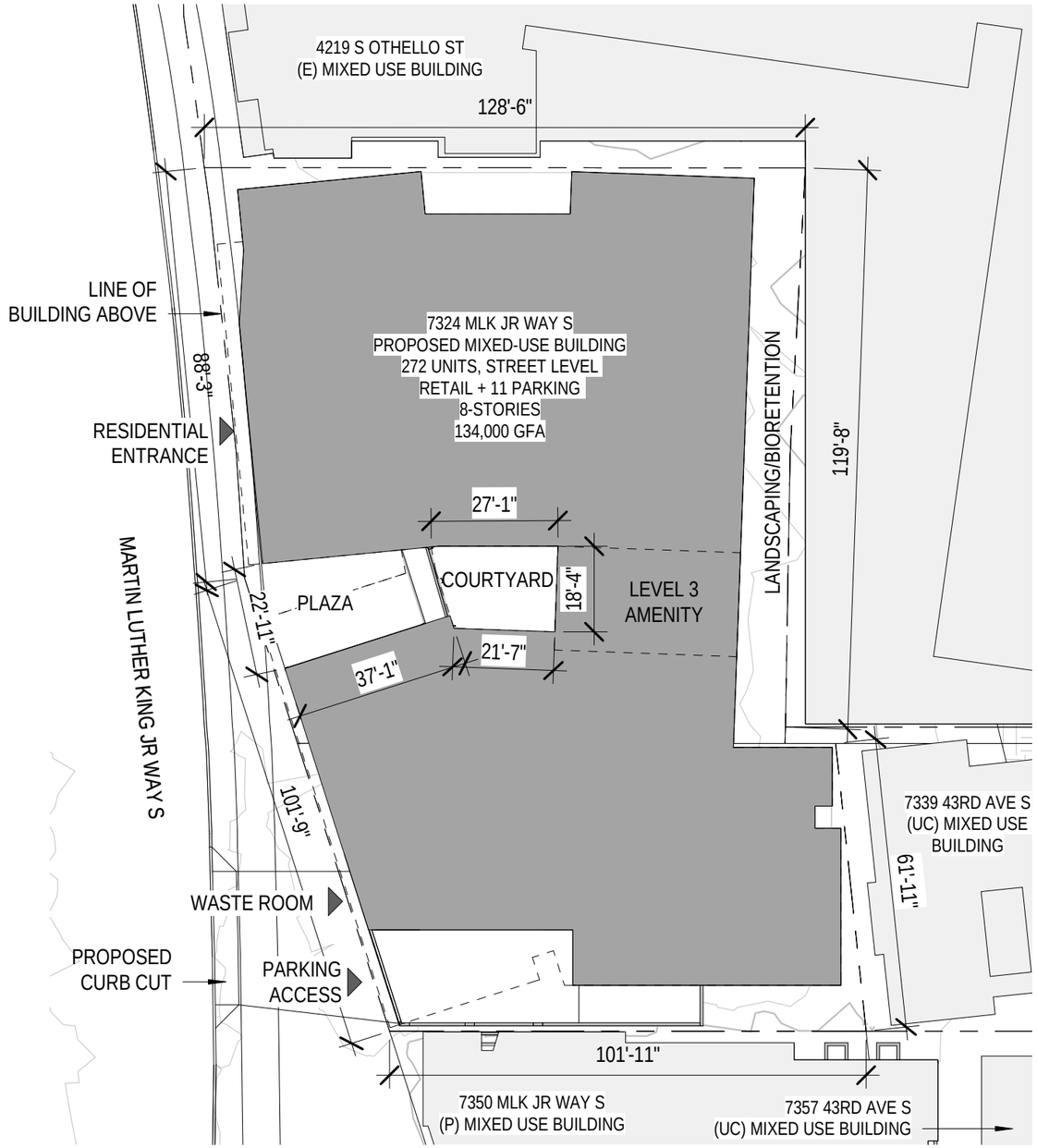


views

DESIGN OPTION B - FINGERS

SHADOW STUDY





NORTH

SITE PLAN

SCHEME C - PORTAL (PREFERRED)

Departure required

STORIES	8 Stories
UNITS	(272) Total Units
	(1) SEDU
	(270) One-Bedrooms
	(1) Two-Bedroom
FAR	6.21 FAR (131,927 SF)
PARKING	11 Stalls (1 ADA
DEPARTURES	Upper level setback
	Street level uses

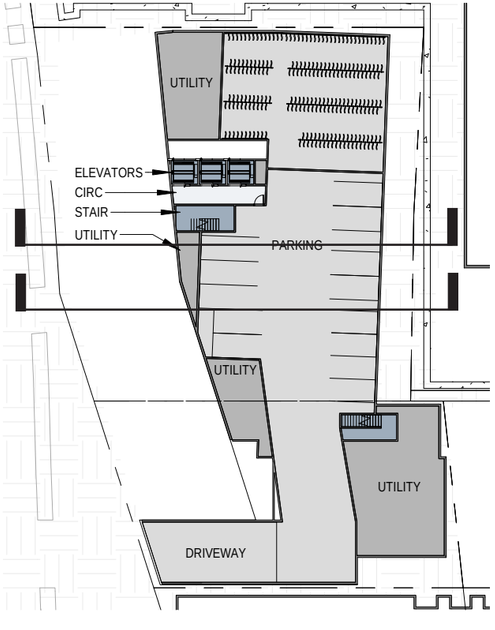
DESCRIPTION

A refinement of the “Donut” scheme, with multi-story openings on the east and west sides to provide views into the courtyard from the sidewalk, improved amenity space, and better daylighting. The opening on the front of the building provides a pedestrian-scaled massing feature that animates the street facade.

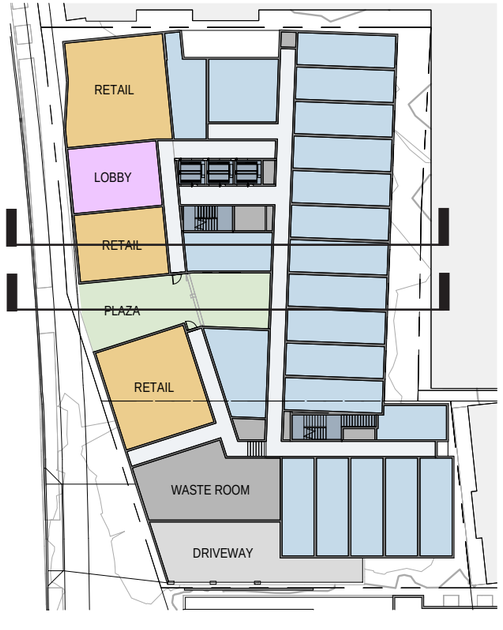
ADVANTAGES

- Improved amenity area
- Improved courtyard activation and daylighting
- Improved pedestrian zone activation
- More Dynamic Facade

DESIGN OPTION C - PORTAL (PREFERRED)
LEVEL PLANS



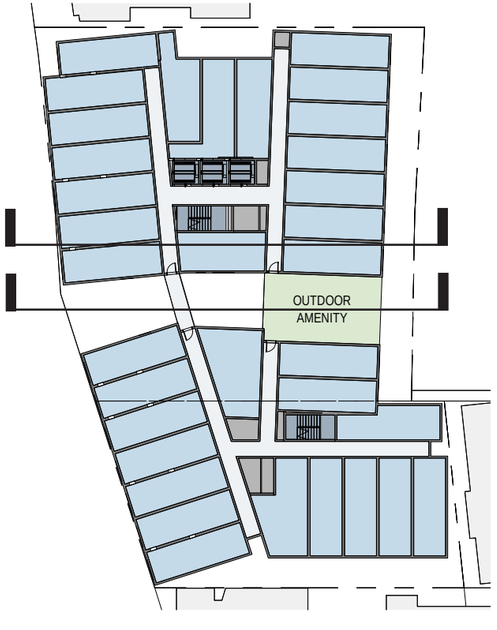
LEVEL P1



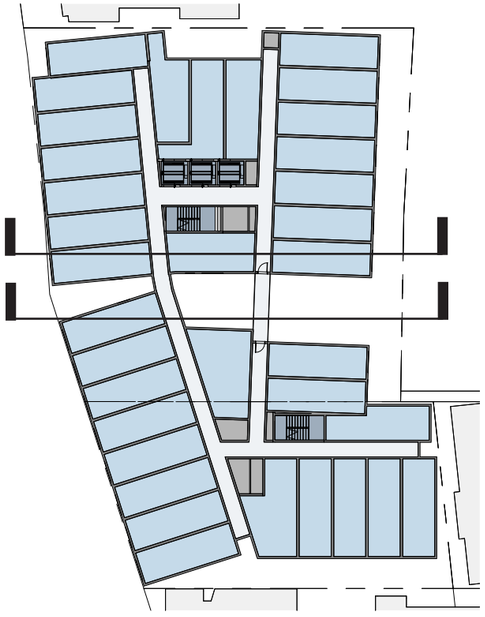
LEVEL 1



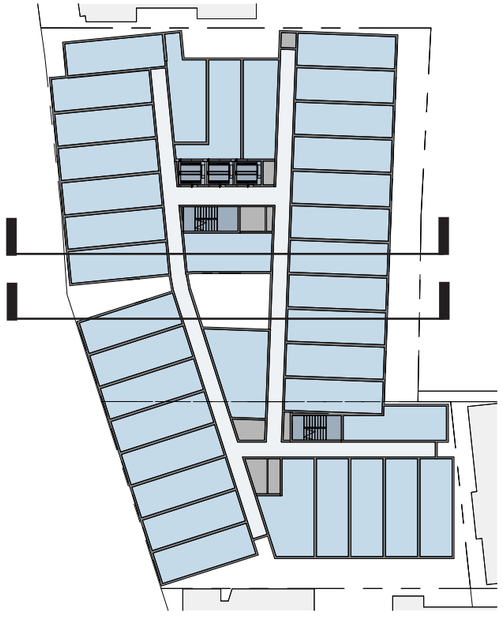
LEVEL 2



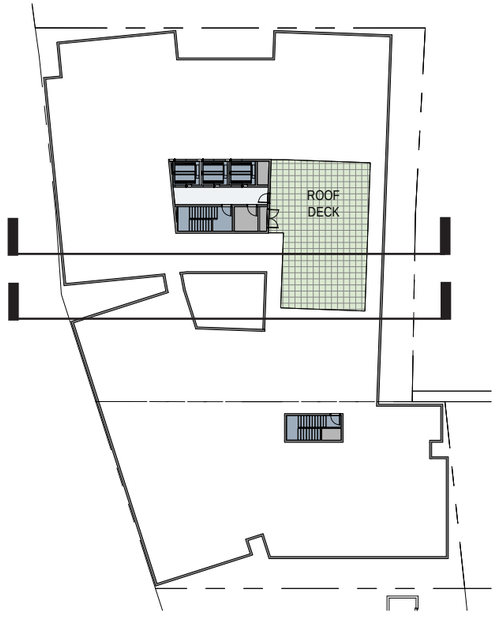
LEVEL 3



LEVELS 4-5



LEVELS 6-8



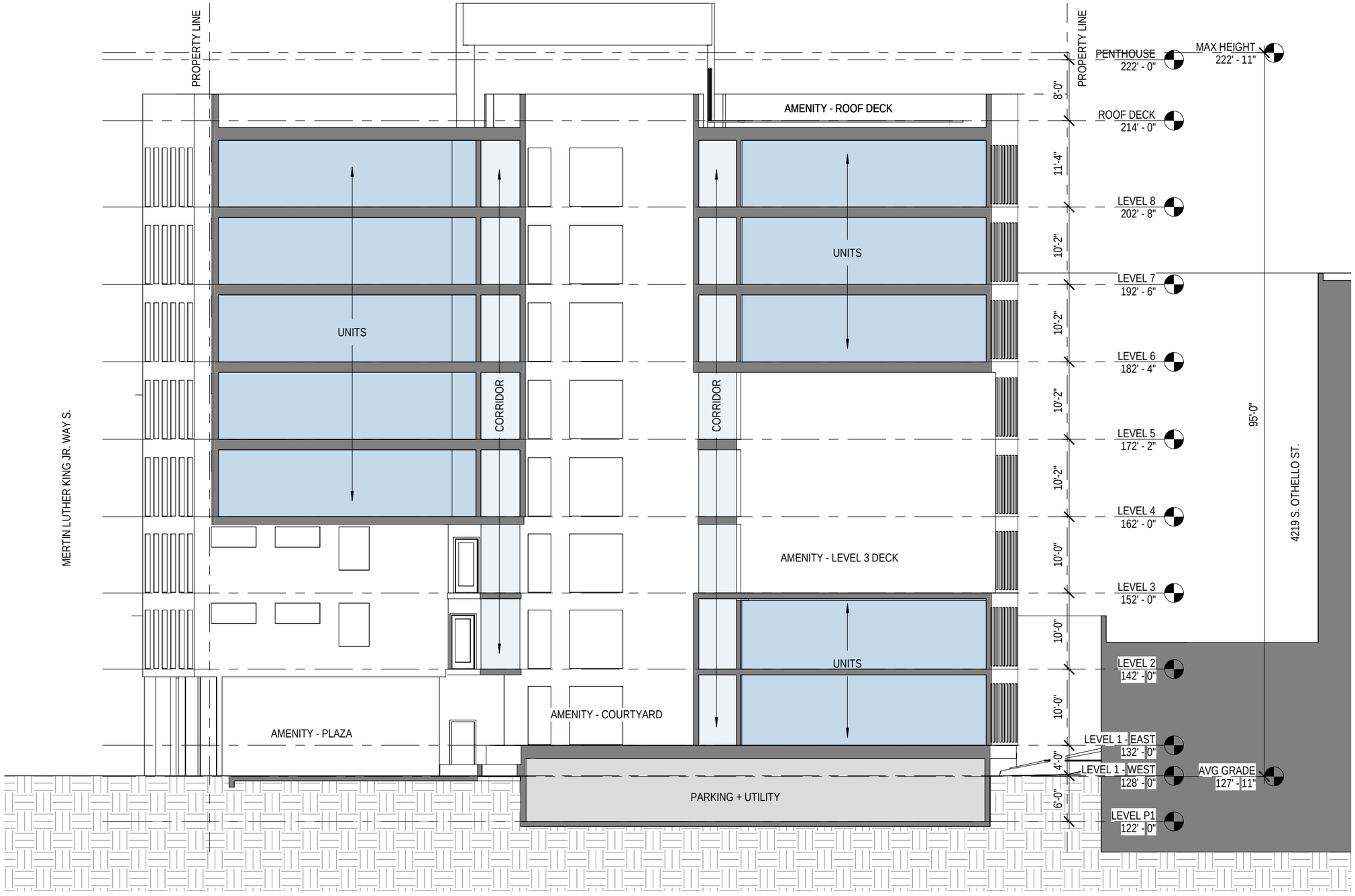
ROOF LEVEL

LOBBY
RETAIL
UNIT
CIRCULATION
PARKING
UTILITY
VERTICAL CIRCULATION
EXTERIOR AMENITY
NORTH

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C - PORTAL (PREFERRED)

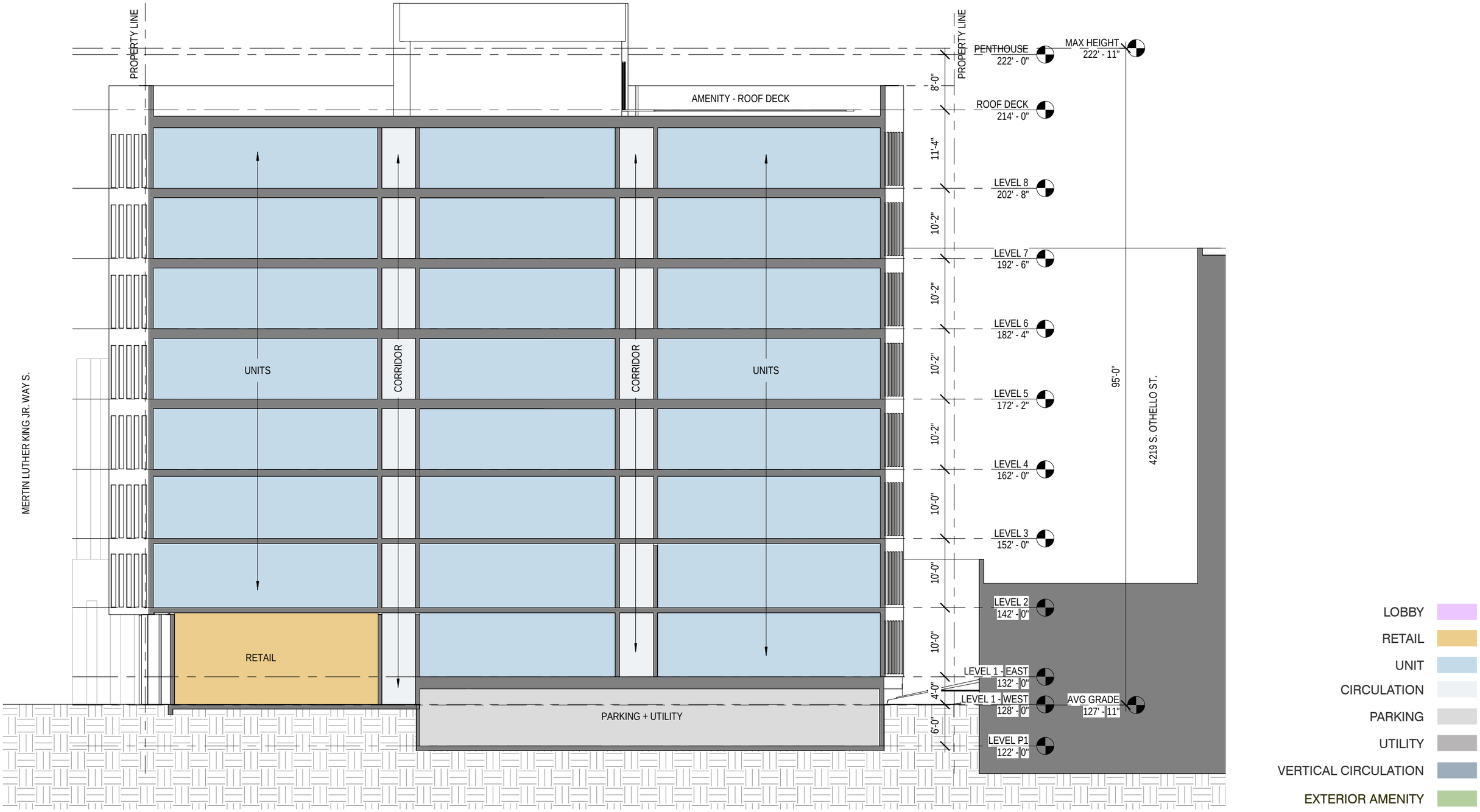
E-W SECTION 1 @ COURTYARD



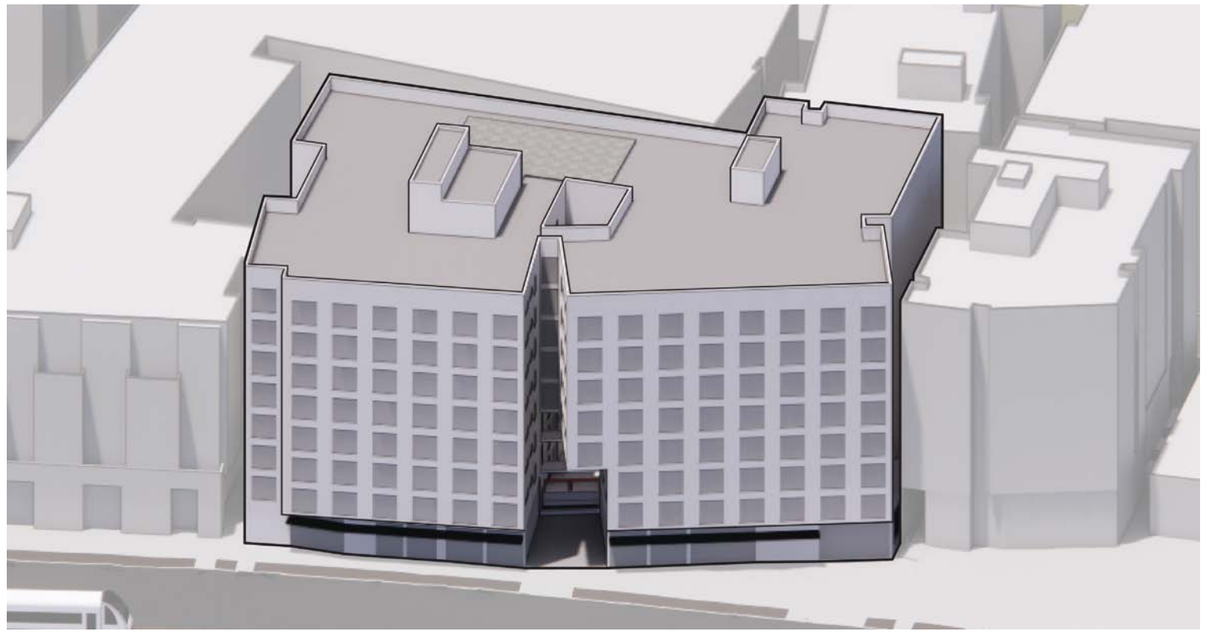
- LOBBY
- RETAIL
- UNIT
- CIRCULATION
- PARKING
- UTILITY
- VERTICAL CIRCULATION
- EXTERIOR AMENITY

DESIGN OPTION C - PORTAL (PREFERRED)

E-W SECTION 2 @ RETAIL

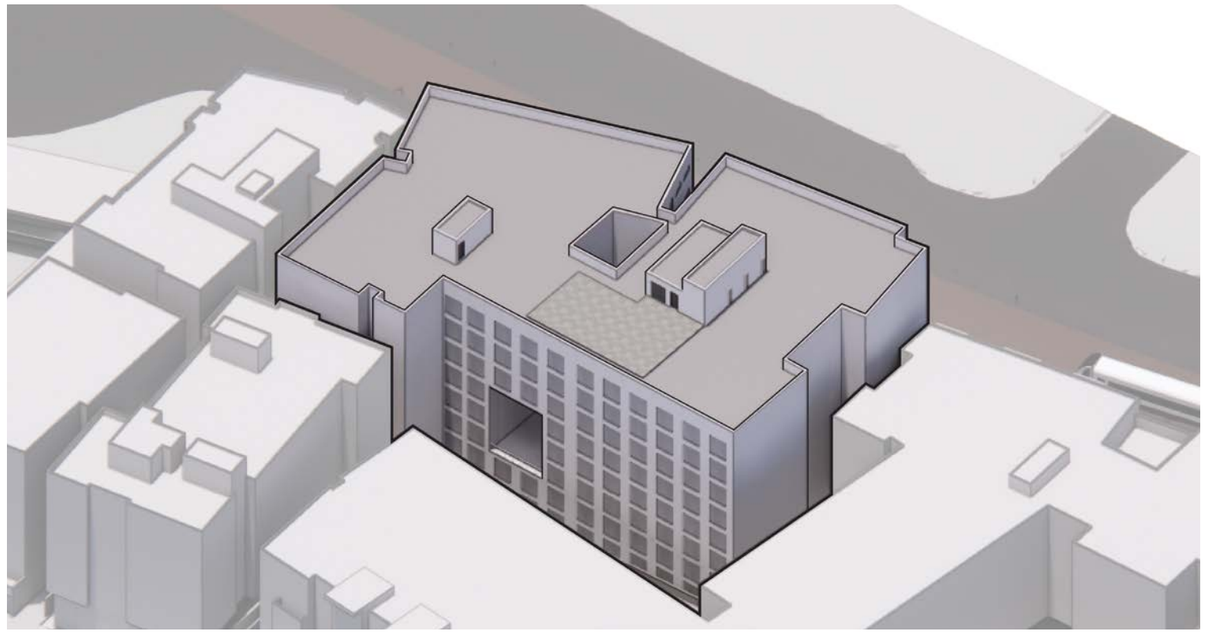


NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



AXONOMETRIC FROM WEST | BELOW: STREET PERSPECTIVE LOOKING EAST

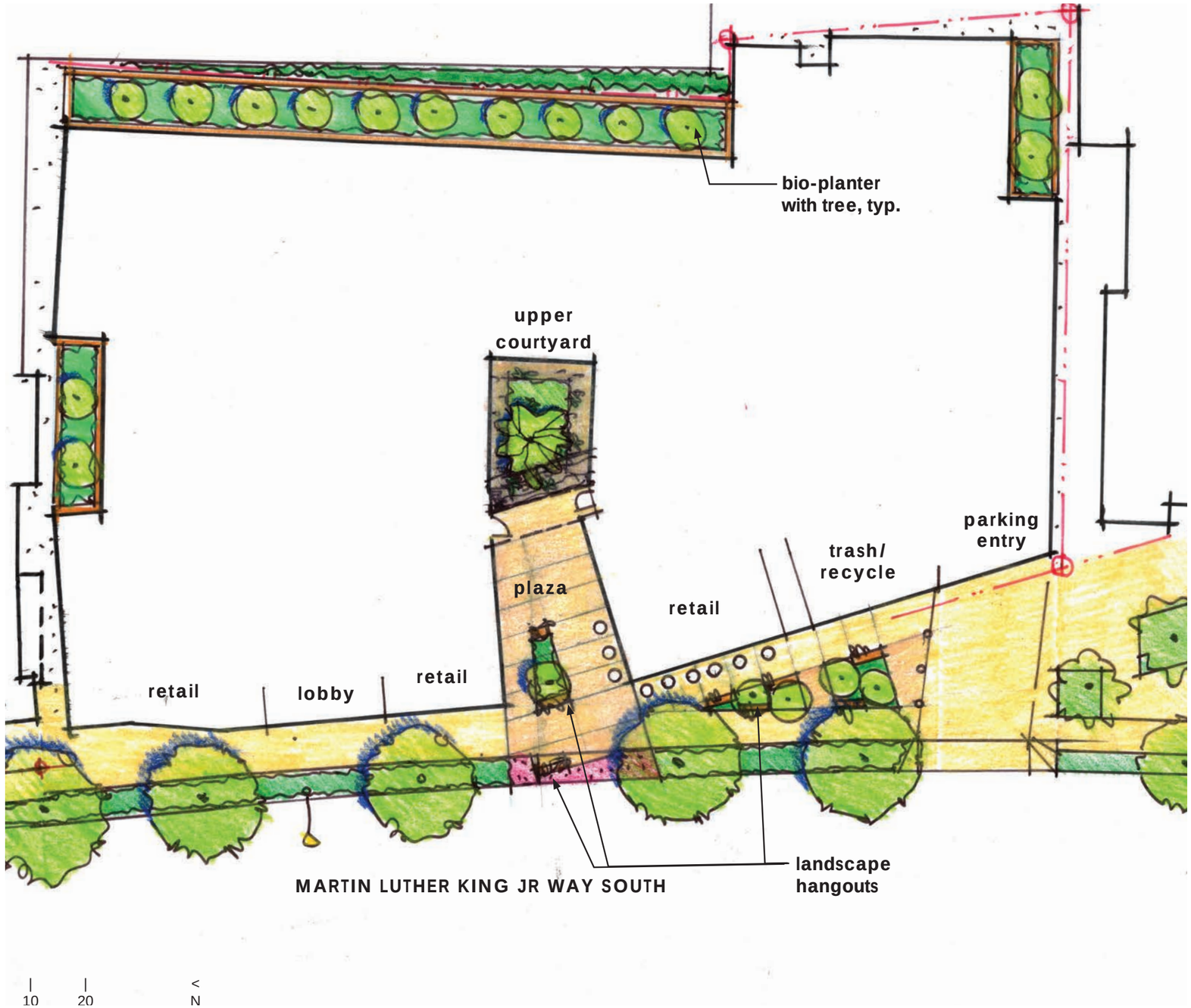




ABOVE: AXONOMETRIC FROM EAST | BELOW: STREET PERSPECTIVE LOOKING SOUTHEAST



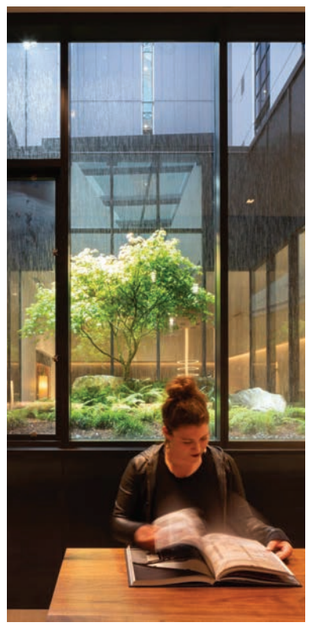
DESIGN OPTION C - PORTAL (PREFERRED)
LANDSCAPE PLAN





street retail


landscape hangouts

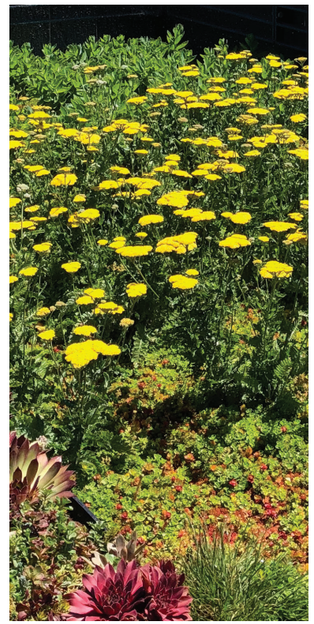

upper courtyard

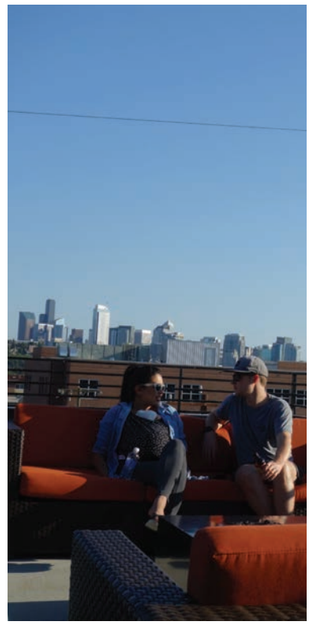

bioplanter with tree

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST




roof landscape


green roof w/perennials

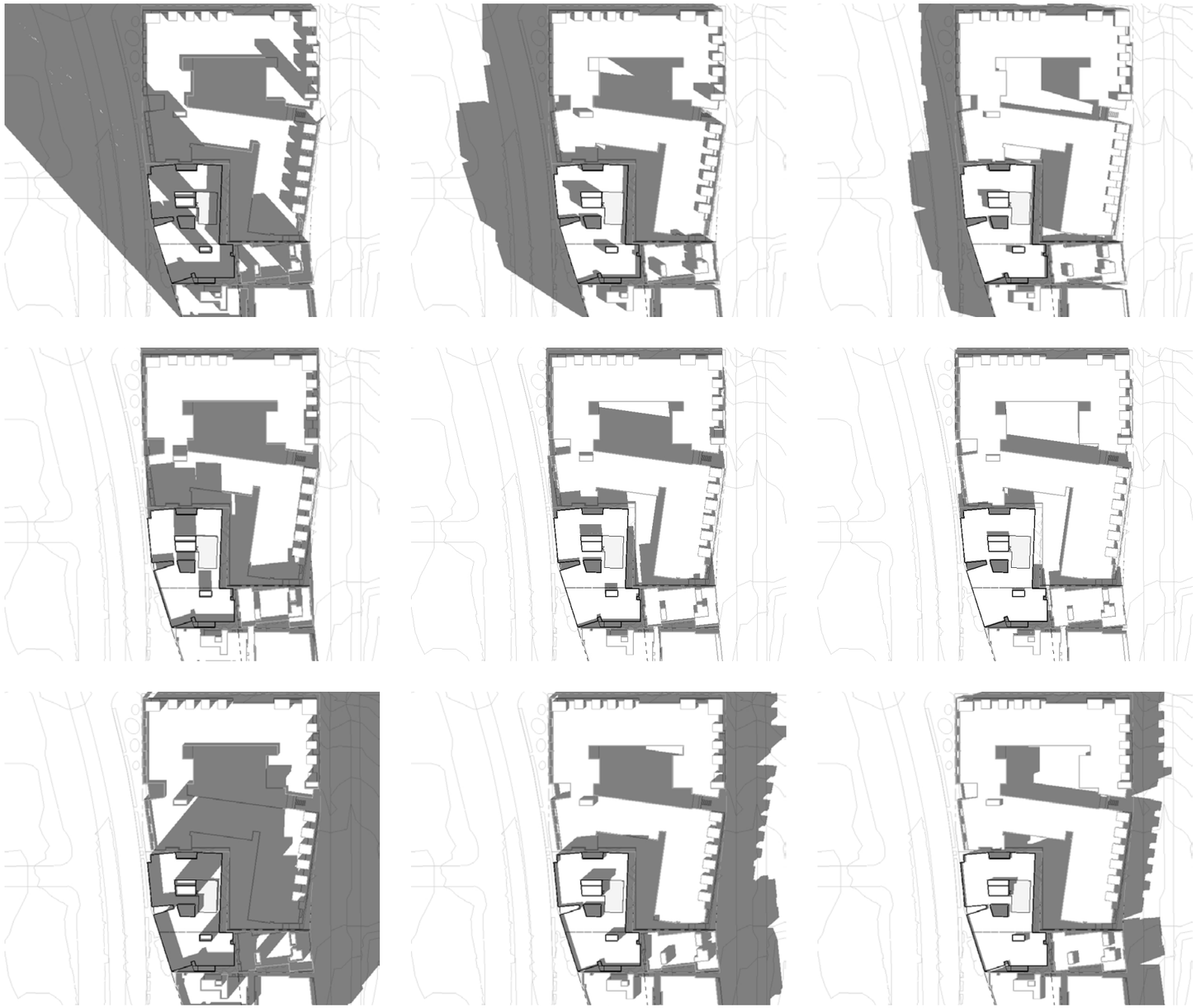

views

DESIGN OPTION C - PORTAL (PREFERRED)
SHADOW STUDY

9AM

12 PM

3 PM

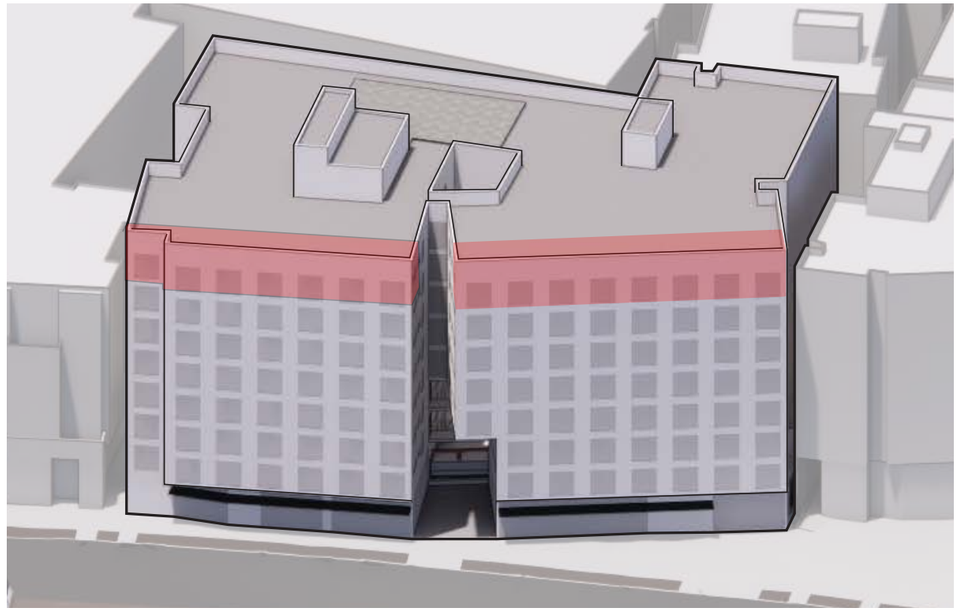


WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE

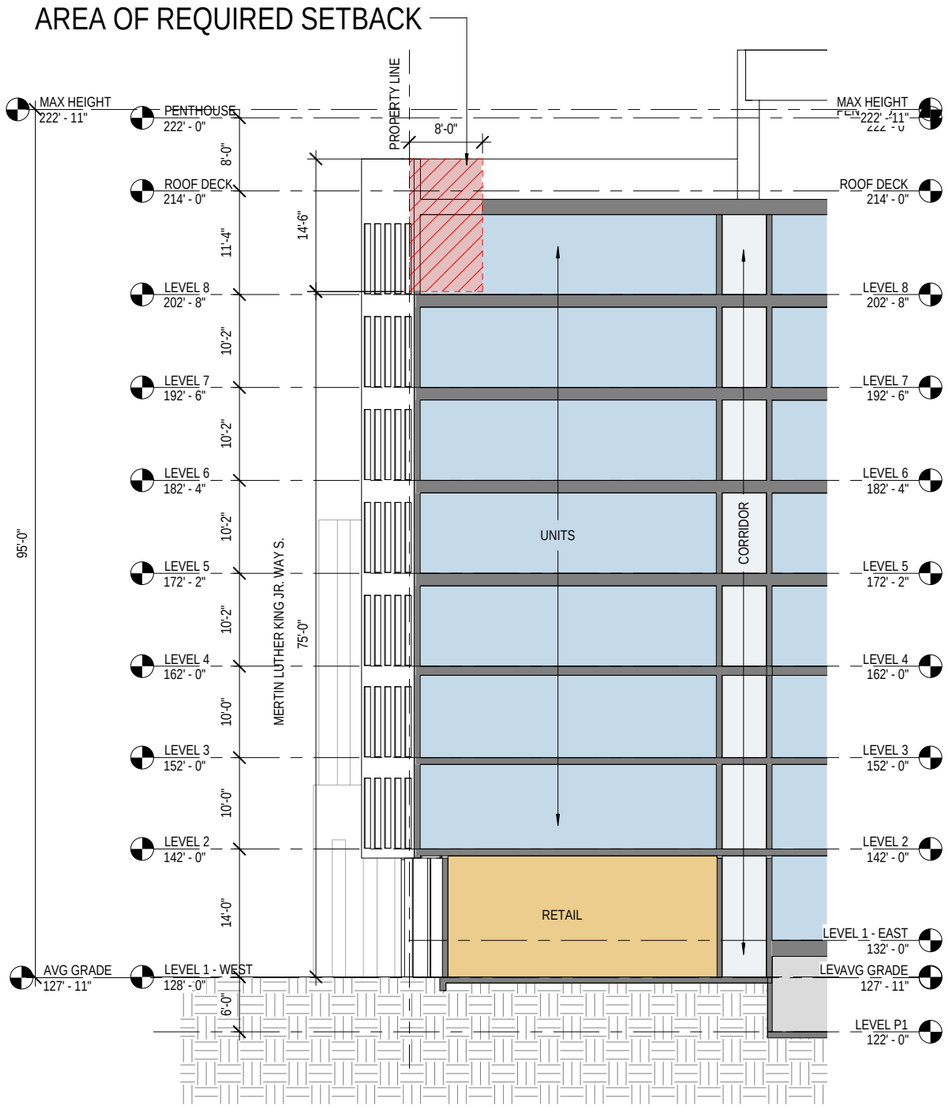
NORTH



AXONOMETRIC FROM WEST: Required setback highlighted in red



STREET PERSPECTIVE LOOKING EAST: Departure allows bulk of the structure to be carved away from the pedestrian realm and redistributed into two, smaller facades



AREA OF REQUIRED SETBACK: SECTION THROUGH RETAIL

STANDARD

UPPER LEVEL SETBACK PER SMC 23.47A.014.C

Upper-level setbacks for street facing facades. For zones with a height limit of 75', 85', or 95', the street-facing facade shall be set back as follows:

2. For zones with a height limit of 85' or 95', portions of the structure above 75' must be set back from the front lot line by an average depth of 8'.

PROPOSED DEPARTURE

Request to depart entirely from required upper level setback resulting in a continuous vertical facade with no setback.

RATIONALE

Removing the upper level setback allows for the creation of a plaza at level 1, an opening in the facade at level 2 and 3, and a break in the facade that extends the entire height of the front facade. This opening divides the large facade fronting Martin Luther King Jr.. Way S.. into two smaller facades, reducing the visual scale of the building which is the objective of the upper lavel setback. In addition, the openings we are proposing create new public space at the street level and provide light and air to the interior of the building.

RELEVANT GUIDELINES

PL1.A1 - Enhancing Open Space
PL1.A2 - Adding to Public Life
PL1.B3 - Pedestrian Amenities
PL3.1 - Human Activity
DC2.A2 - Reducing Perceived Mass
CS1.B2 - Daylight and Shading

DEPARTURE REQUESTS
UPPER LEVEL SETBACK



STREET PERSPECTIVE LOOKING SOUTHEAST (CODE COMPLIANT)



STREET PERSPECTIVE LOOKING SOUTHEAST (DEPARTURE REQUESTED)

BUILDING VOID FROM LEVELS 3-8 OPENS VIEW TO THE SKY (DC2.A2)

BUILDING INTERIOR GAINS ACCESS TO LIGHT AND AIR (CS1.B2)

LARGE MONOLITHIC STRUCTURE IS BROKEN INTO TWO, SMALLER FACADES (DC2.A2)

NEW 34’ TALL PLAZA (PL1.A1, PL1.B3)

NEW ACTIVATED PUBLIC SPACE (PL1.A2, PL3.1)

STREET LEVEL USES PER SMC 23.47A.005.D.1

TOTAL FACADE LENGTH:	183.42’ (100%)
REQUIRED P-ZONE USES:	146.74 (80%)
PROVIDED:	
P-ZONE USES	
RETAIL:	91.92’ (50%)
OPEN SPACE:	23.67’ (13%)
TOTAL:	115.59’ (63%)
NON-P-ZONE USES	
RESIDENTIAL:	27.50’ (15%)
UTILITY (DRIVEWAY/WASTE ROOM)	40.33’ (22%)
TOTAL:	67.83’ (37%)



LEVEL 1 PLAN

STANDARD

STREET LEVEL USES PER SMC 23.47A.005.D.1

In pedestrian designated zones the locations of uses are regulated as follows:

1. Along designated principle pedestrian streets, one or more of the following uses are required along 80% of the street-level, street facing facade: c. eating and drinking establishments, j. parks and open spaces, m. sales and service

PROPOSED DEPARTURE

Reduce required P-zone uses (retail, open space, etc) from 80% to approximately 60%.

RATIONALE

The project unfortunately does not have alley access. This means that the waste room and auto access must be from Martin Luther King Jr. Way S. The driveway, waste room access, and egress corridor occupy the minimal amount of facade possible. The only other element of the facade is the residential entrance. Strict compliance with the zoning code would result in an undersized entrance/lobby for the building residents. By granting the departure we will be able to provide a prominent lobby with a string street level connection.

RATIONALE

PL3.A1 - Design primary entries to be obvious, identifiable, and distinctive with clear line of sight and lobbies visually connected to the street.

NORTH

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SECONDARY FEATURES



PROMINENT GLAZED ENTRY



PEDESTRIAN SCALE STOREFRONTS



METAL / CONCRETE DETAILS

FACADE COMPOSITION



ORGANIZED FACADE



QUALITY MATERIAL

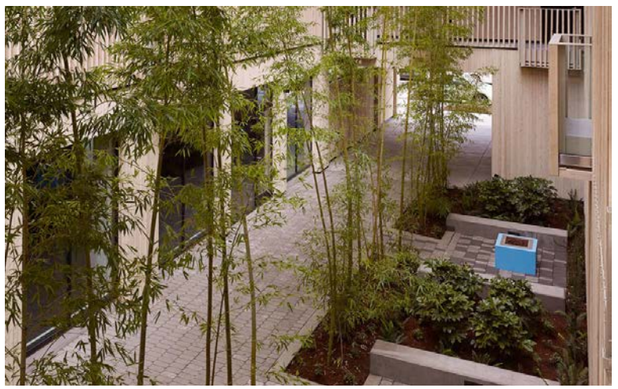


OCCUPIABLE BALCONIES

LANDSCAPE FEATURES



STREET CONNECTED PLAZA



INTERIOR COURTYARD



CASCADING OPEN SPACES

DESIGN CUES

The following images are cues for the design concept of the proposed building. The exterior materiality of the building will be of high quality along prominent street elevations and will respond to the various conditions. Entry and common areas will be provided with generous glazing to increase connectivity with the pedestrian realm. Special attention will be directed at the secondary elements along the streetscape, such as canopies, overhangs, and railings.

The variety of accessible open spaces is a defining feature of the proposed building. Elements including a vegetated entry and streetscape, roof deck, and a pedestrian friendly drive surface will be incorporated into the final design. The aim will be to use the landscaping to provide privacy and screening for adjacent properties and places to socialization and relaxation for residents.

APPENDIX A: DESIGN DEVELOPMENT
ACTIVE STREETSCAPE



STREET SIDE GLAZING

QUALITY FACADE MATERIAL

OCCUPIABLE BALCONIES

TRANSPARENT NOTCH

VIEW THROUGH BUILDING

CONNECTION TO LEVEL 3 AMENITY DECK

CONNECTION TO UPPER FLOORS

PEDESTRIAN SCALE WEATHER PROTECTION

TRANSPARENT STOREFRONTS

ACTIVATED SEMI-PUBLIC PLAZA

LUSH PLANTING STRIPS

ROOF DECK AMENITY

LIGHT AND AIR FILLED OPENING

CONNECTION TO ADJACENT BUILDING AMENITY

LEVEL 3 AMENITY DECK

OPEN WALKWAYS

PRIVATE COURTYARD

SEMI-PUBLIC PLAZA

PUBLIC SIDEWALK



OZ NAVIGATOR

The following images are cues for the design concept of the proposed building. The exterior materiality of the building will be of high quality along prominent street elevations and will respond to the various conditions. Entry and common areas will be provided with generous glazing to increase connectivity with the pedestrian realm. Special attention will be directed at the secondary elements along the streetscape, such as canopies, overhangs, and railings.

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CANTON LOFTS — SEATTLE
Apartments + Retail (Construction 2020)



900 RAINIER AVE S — SEATTLE
Apartments + Retail (In permitting)



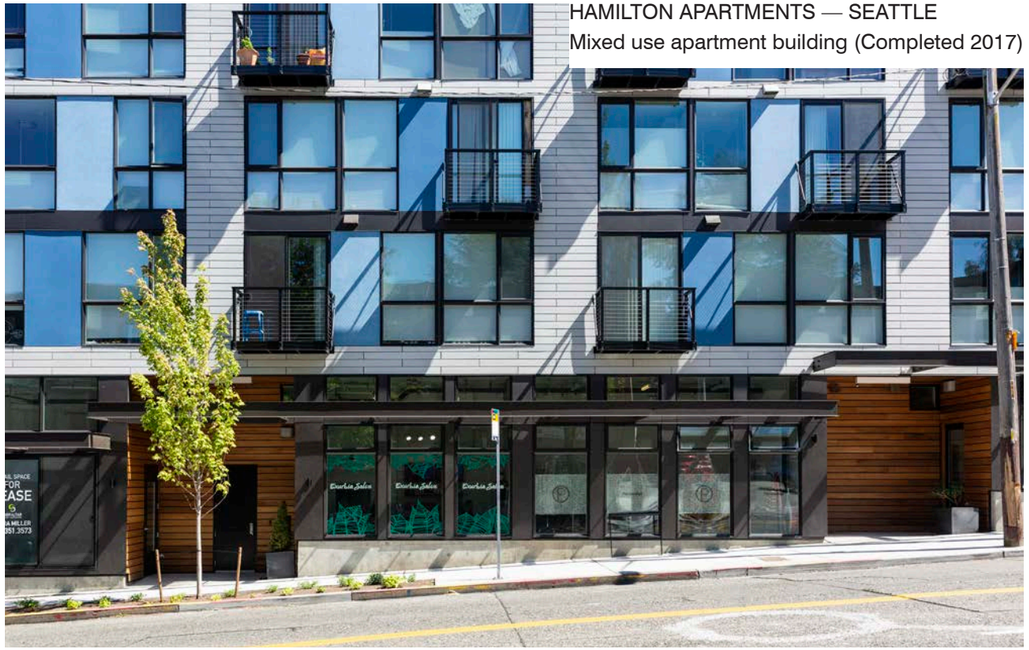
500 + 510 BROADWAY — SEATTLE
Addition + new apartment building (Construction 2020)



2227 YALE — SEATTLE
Apartments (Completed 2020)



HAMILTON APARTMENTS — SEATTLE
Mixed use apartment building (Completed 2017)



NEIMAN TABER

Neiman Taber Architects is a full service architecture firm specializing in urban housing. Our work is characterized by a unique focus on issues of livability, affordability, community, and access to housing for all.

In our work, we look for opportunities where living together in dense housing can become a positive experience that connects people to one another and builds community among residents. At a variety of scales, from courtyard townhomes to micro apartments, we have pioneered new approaches to urban housing. In addition to traditional architectural services, we have begun to develop some of these projects ourselves, offering us the opportunity to push the edge of the envelope as far as we can.



HIAWATHA ARTWORKS — SEATTLE
Congregate housing + Retail (Completed 2018)

