

**VACATION PETITION TO THE HONORABLE CITY COUNCIL
OF THE CITY OF SEATTLE**

We, the undersigned, being the owner of more than two-thirds of the property abutting on:

39th Avenue South, south of South Willow Street

petition the City to vacate the right-of-way described as:

That portion of 39th Avenue South lying South of South Willow Street and between Tract 2 of Coffman Garden Tracts, as recorded in Volume 10 of Plats on page 17, and Block 16, Hillman City Addition, as recorded in Volume 11 of Plats on page 23 all in the Southeast quarter of the Northwest quarter of Section 27, Township 24 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeast corner of said Tract 2;
THENCE North 88°59'33" West, along the South line of said Tract 2, 25.00 feet to a line 25.00 feet West of and parallel with the East line of said Tract 2;
THENCE North 00°18'12" East, along said parallel line, 104.68 feet to a line 25.00 feet South of and parallel with the north line of said Tract 2 (also being the centerline of South Willow Street);
THENCE South 88°53'43" East, 25.00 feet to the intersection of the East line of said Tract 2 and a line 5.00 feet South of and parallel with the North line of said Block 16;
THENCE South 00°18'12" West, along said East line, 104.64 feet to the TRUE POINT OF BEGINNING.

OR in the alternative, to vacate any portion of the above-described right-of way;

Reserving to the City of Seattle all necessary slope rights including cuts or fills on the above-described former right-of-way property for the protection of the reasonable original grading of right-of-way abutting on the property after the vacation; and

RESERVING to the City of Seattle the right to reconstruct, maintain, and operate any existing overhead or underground utilities in the rights-of-way until the beneficiaries of the vacation arrange with the owner or owners thereof for their removal.

SIGNATURE OF PETITIONERS:

I declare that I am the owner of property that abuts the right-of-way described in the petition to the City Council for the above-noted right-of-way vacation. I understand the discretionary nature of the City Council decision and I have been informed of the vacation review process and all fees and costs and time frame involved. **For corporately held property, provide documentation of signatory authority.**

OWNER: Willow Crossing LLLP

PROPERTY King County Parcels

Signature:  _____

333300-2960; 166250-0007

Date: 3.1.19

**VACATION PETITION TO THE HONORABLE CITY COUNCIL OF THE
CITY OF SEATTLE**

I Willow Crossing LLP acknowledge that:

Any expense that may be incurred in preparing, applying or obtaining any land use or construction permits in contemplation of such vacation is the sole risk of the petitioners;

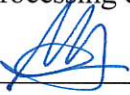
The City Council decision is at the end of the review process;

The City Council decision on the vacation is discretionary, and will be based on the City's Street Vacation Policies contained in Resolution 31809 and other adopted policies;

A Council decision to grant the vacation request does not exempt the property from the requirements of the City's Land Use Code or from conditioning of development pursuant to the State Environmental Policy Act (SEPA);

I/we have been informed of the cost, obligations, petition requirements, Street Vacation Policies, the time frame involved in the review of a vacation petition; and

I/we understand that property owners abutting the vacation area are obligated to pay a vacation fee in the amount of the appraised value of the right-of-way. State, federal or city agencies are not required to pay a vacation fee but are required to pay for all other fees and processing costs.

 Petitioner 3.1.19 Date

CONTACT INFORMATION:

Petitioner:
Willow Crossing LLLP
520 Pike Street, Suite 1010
Seattle, WA 98101
206 745-3698

Contact:
Jeff Walls, studio 19 architects
jwalls@studio19architects.com; 206 466-1225

**WILLOW CROSSING AFFORDABLE HOUSING
39TH AVE STREET VACATION**

DPD Project #3019452

February 20, 2019



TABLE OF CONTENTS

SECTION 1 - SITE INFORMATION	3 - 6
SECTION 2 - PROJECT INFORMATION	7 - 18
SECTION 3 - LAND USE INFORMATION	19 - 27
SECTION 4 - TRANSPORTATION	28 - 32
SECTION 5 - UTILITIES	33 - 34
SECTION 6 - HISTORIC SITES OR BUILDINGS	35 - 36
SECTION 7 - COMMUNITY ENGAGEMENT PLAN	37 - 40
SECTION 8 - VACATION POLICIES	41 - 43
SECTION 9 - ENVIRONMENTAL REVIEW	44 - 45

1 | SITE INFORMATION

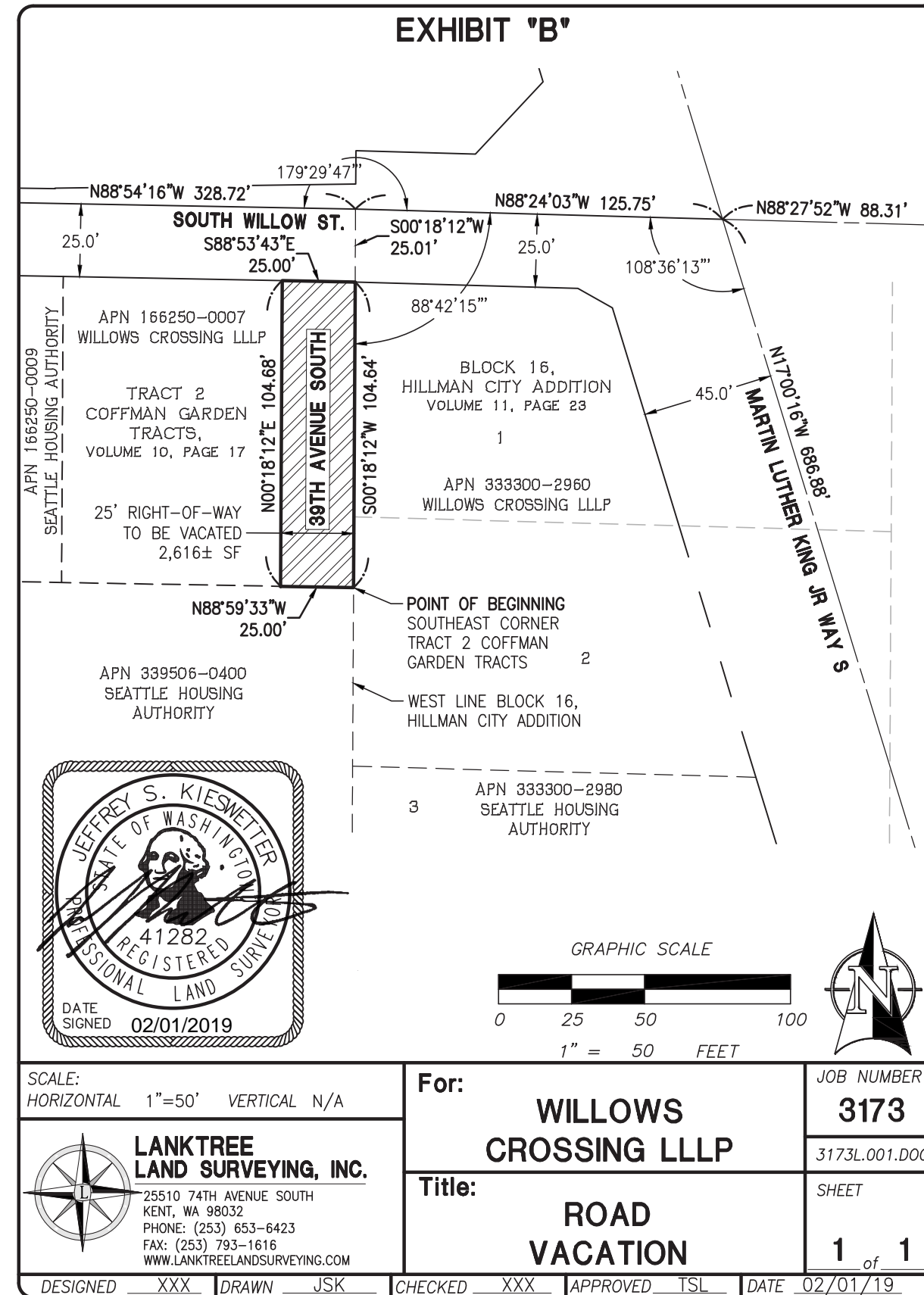
SECTION 1 | SITE INFORMATION PROPOSED STREET VACATION

LEGAL DESCRIPTION

That portion of 39th Avenue South lying South of South Willow Street and between Tract 2 of Coffman Garden Tracts, as recorded in Volume 10 of Plats on page 17 and Block 16, Hillman City Addition, as recorded in Volume 11 of Plats on page 23 all in the Southeast quarter of the Northwest quarter of Section 27, Township 24 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeast corner of said Tract 2; THENCE North 88°59'33" West, along the South line of said Tract 2, 25.00 feet to a line 25.00 feet West of and parallel with the East line of said Tract 2; THENCE North 00°18'12" East, along said parallel line, 104.68 feet to a line 25.00 feet South of and parallel with South Willow Street; THENCE South 88°53'43 East, 25.00 feet to the intersection of the East line of said Tract 2 and a line 5.00 feet South of and parallel with the North line of said Block 16; THENCE South 00°18'12" West, along said East line, 104.64 feet to the TRUE POINT OF BEGINNING.

(Containing 2,616+/- square feet - 0.060+/- acres)



SECTION 1 | SITE INFORMATION

PROJECT LOCATION:
 6901 MLK Jr. Way S, Seattle WA
 3823 S Willow St, Seattle WA
 39th Ave S

PARCEL #:
 6901: 3333002960
 3823: 1662500007

LOT SIZE:
 6901: 18,431 SF
 3823: 7,825 SF
 39th Ave S: 2,616 SF

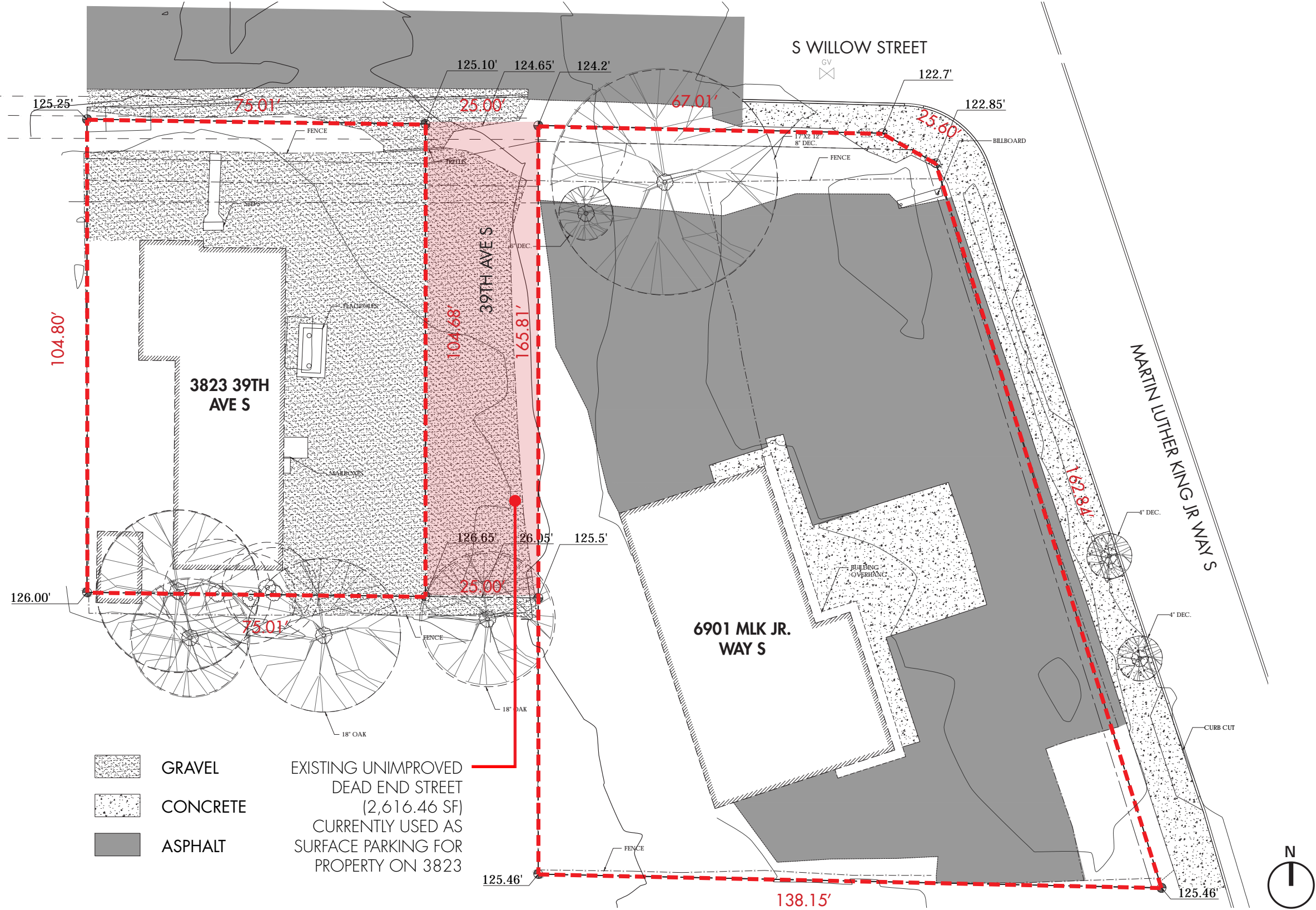
BASE ZONE:
 6901: NC3P-85 (5.75)
 3823: NC3-65 (2.0)
 39th Ave S: NC3-65 (2.0)

PROPOSED HALA UPZONE:
 6901: NC3P-95 (M)
 3823: NC3-75 (M1)
 39th Ave S: NC3-75 (M1)

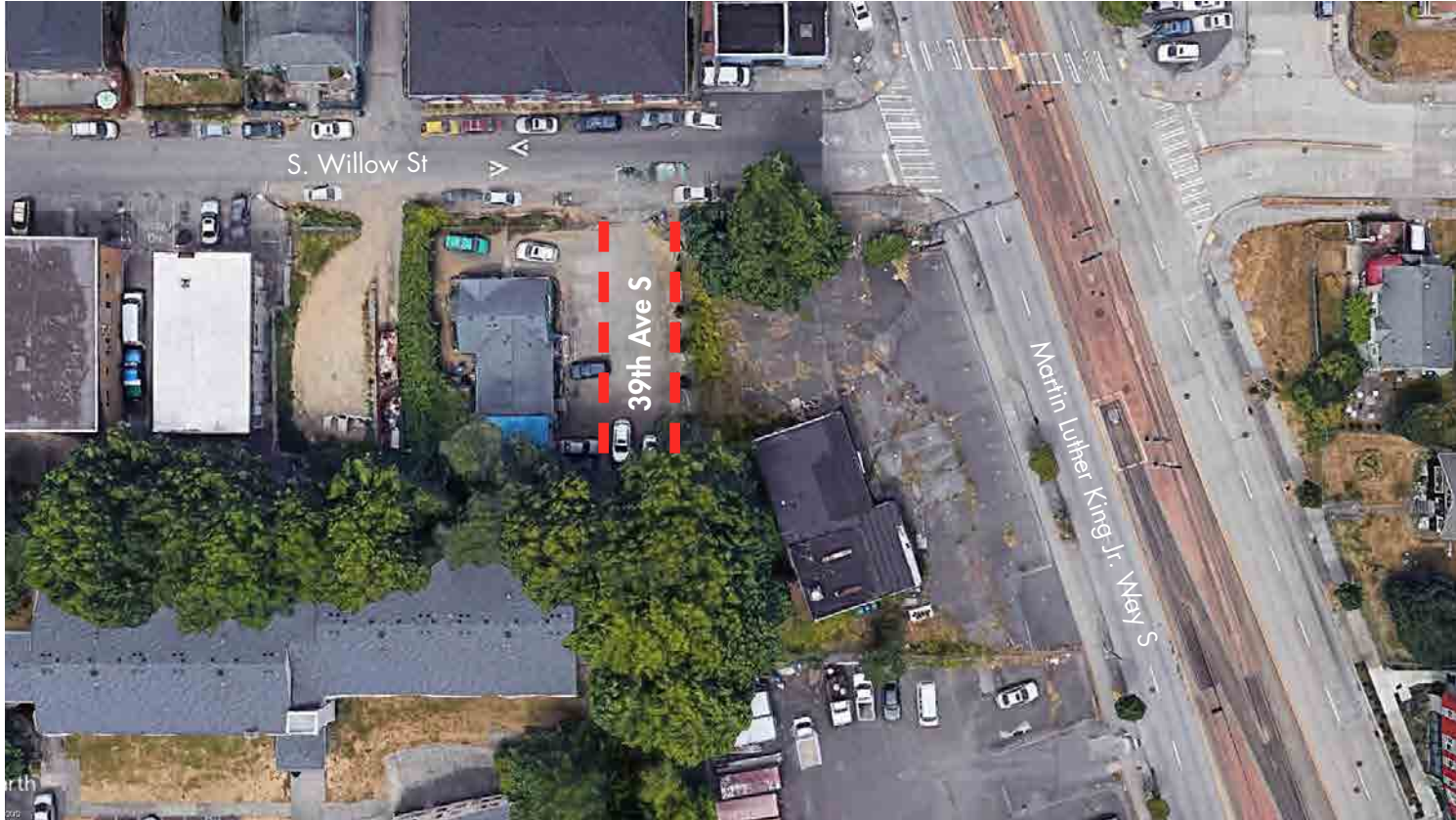
OVERLAY ZONES:
 Othello Residential Urban Village

DESIGN GUIDELINES:
 City of Seattle Design Guidelines
 Othello Neighborhood Design Guidelines

CITY COUNCIL DISTRICT:
 City Council District 2, Precinct SEA 37-1637
 City Council Member Bruce Harrell, Council President



SECTION 1 | SITE INFORMATION EXISTING SITE



2 | PROJECT INFORMATION

SECTION 2 | PROJECT INFORMATION DEVELOPMENT TEAM

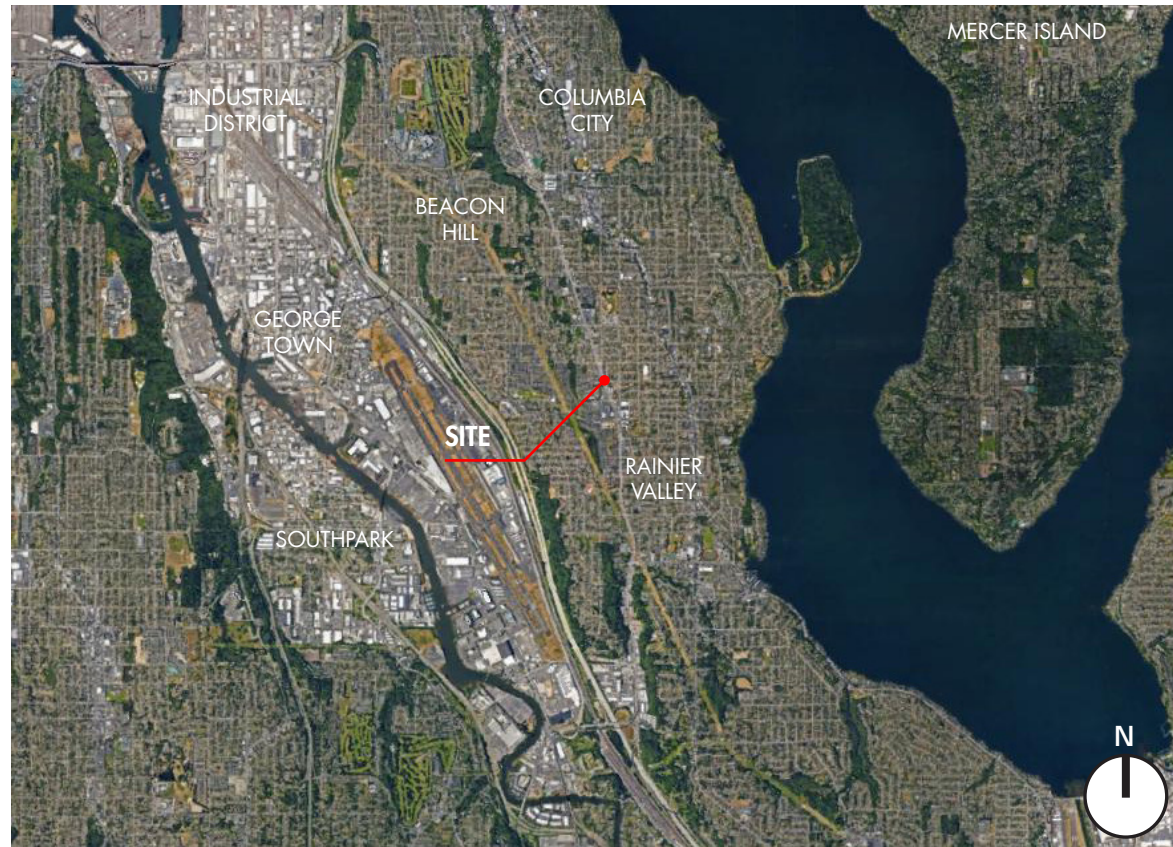
OWNER/DEVELOPER

GMD Development
Emily Thompson
520 Pike St Suite 1010
Seattle, WA 98101
206.576.6740

GMD is a private, mission-based developer/owner of affordable housing based in the Pacific Northwest. A notable project is Linden Flats, a 170 unit affordable housing property which opened in June 2018 in North Seattle.

ARCHITECT

Studio19 Architects
Hui Tian
207½ 1st Ave S. Suite 300
Seattle, WA 98104
206.466.1225



SECTION 2 | PROJECT INFORMATION STREET VACATION PROPOSAL

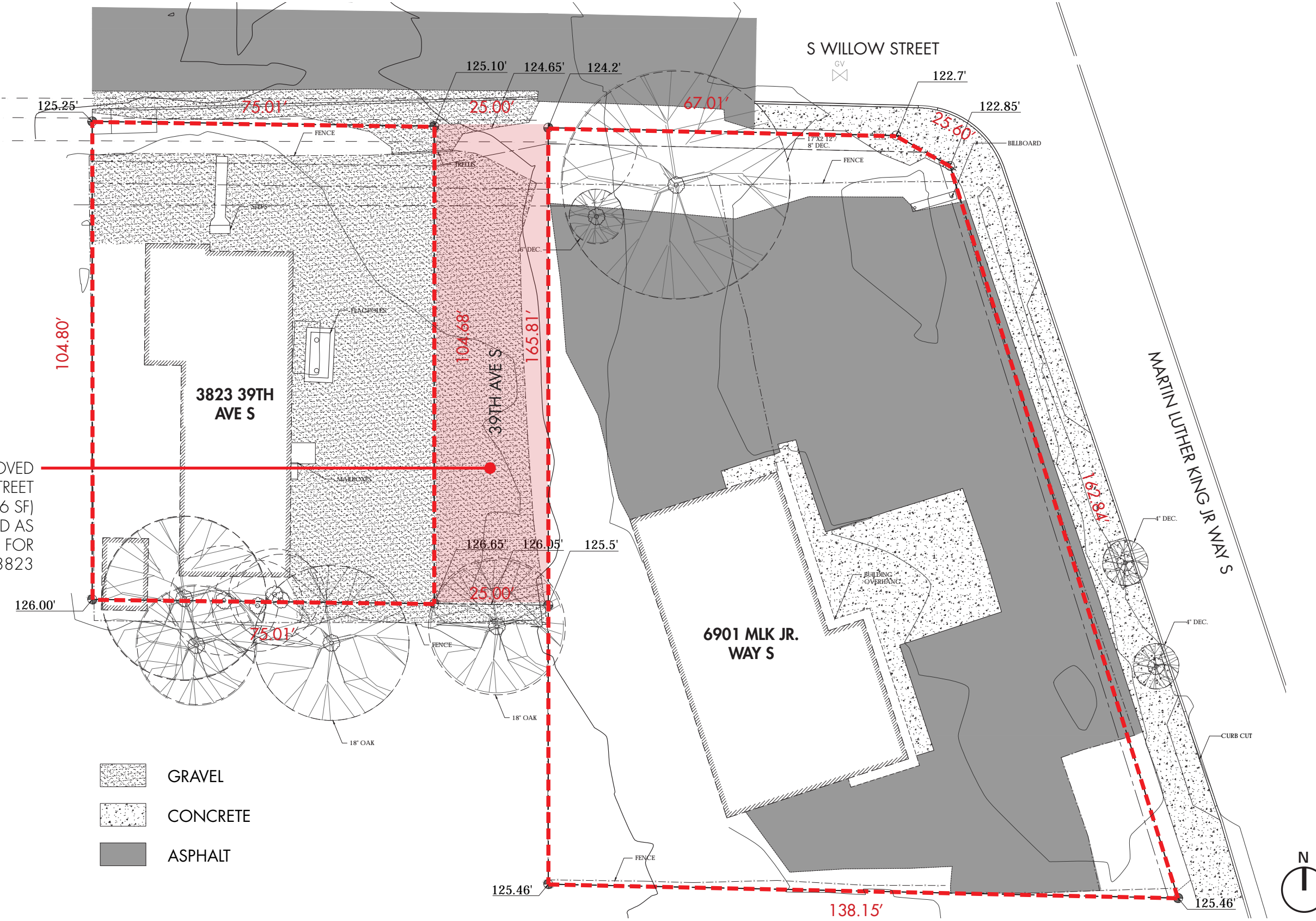
SF OF VACATION:

2616.46 SF

DESCRIPTION OF CURRENT USES

6901 MLK JR. WAY S: Vacated Restaurant
 3823 39th Ave S: Radio Station

EXISTING UNIMPROVED
 DEAD END STREET
 (2,616.46 SF)
 CURRENTLY USED AS
 SURFACE PARKING FOR
 PROPERTY ON 3823



SECTION 2 | PROJECT INFORMATION

PROPOSAL SUMMARY

Total Gross Floor Area: **163,500 SF**
 Residential Floor Area: **90,550 SF**
 Commercial Floor Area: **3,600 SF**
 Building Height: **70 FT / 7 Stories**

Number of Residential Units: 211
 Number of Parking Stalls: 41
 Number of Bike Stalls: 60

Uses: Affordable Multifamily Apartments
 Retail

PROJECT DESCRIPTION

The project consists of developing 211 affordable housing apartments, street level retail and 1 level of below grade parking. This will require the vacation of 39th Ave South and connecting 2 sites to make one larger project for affordable housing. The retail spaces will be accessed from MLK Jr Way South on the street level. The affordable housing units are planned to provide housing in the evolving Othello neighborhood. The project site provides great access to the Othello light rail station as well.

AFFORDABLE HOUSING

100% of the apartments will be restricted as affordable housing to families and individuals earning 60% AMI or less. The affordability will be ensured through two land use restriction agreements, one from the City of Seattle for 20 years, and one from the Washington State Housing Finance Agency (associated with the tax credits) for 37 years, ensuring affordability is maintained a minimum of the longer of those two LURAs.

SUSTAINABLE FEATURES

The project will qualify for the Evergreen Standard Sustainability program. (All LED lighting, low flow plumbing, native plantings, solar PV and solar thermal renewal energy systems, etc.)

RACE AND SOCIAL JUSTICE INITIATIVE

The Othello neighborhood is 47% Asian and 28% African American. Through targeted outreach and marketing, the goal will be that the ratio of renters reflect this neighborhood diversity.

The Othello neighborhood has been identified as a high risk for displacement from development and gentrification. By providing 211 units of high quality affordable housing where one single family home current stands, Willow Crossing will provide current neighborhood residents new housing options, including those at risk of losing their homes to redevelopment.

PROJECT COST ESTIMATE

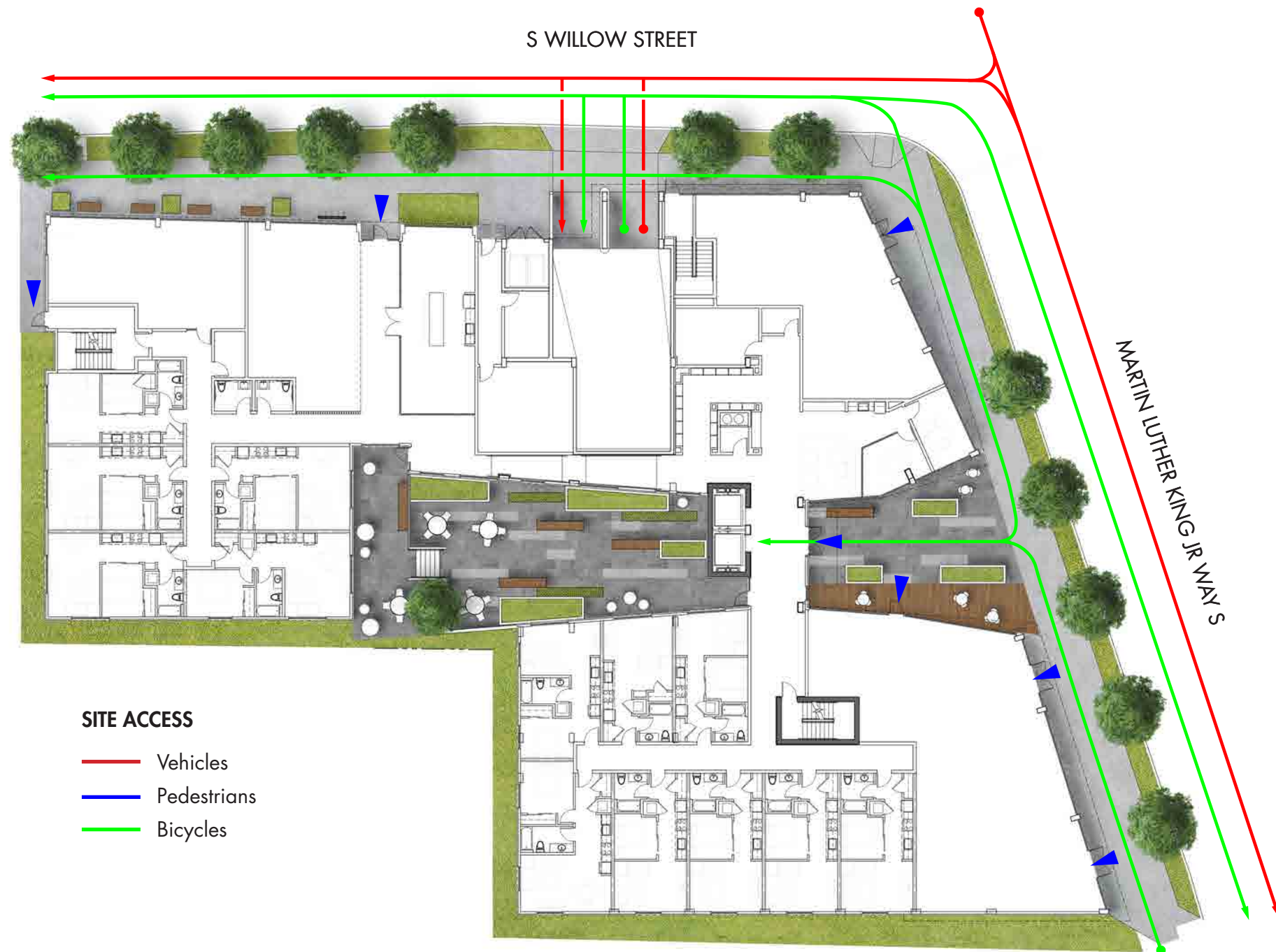
Total Development Cost is about \$53M, total construction cost is about \$30M.

SQUARE FOOT VALUE OF ADJACENT PROPERTY

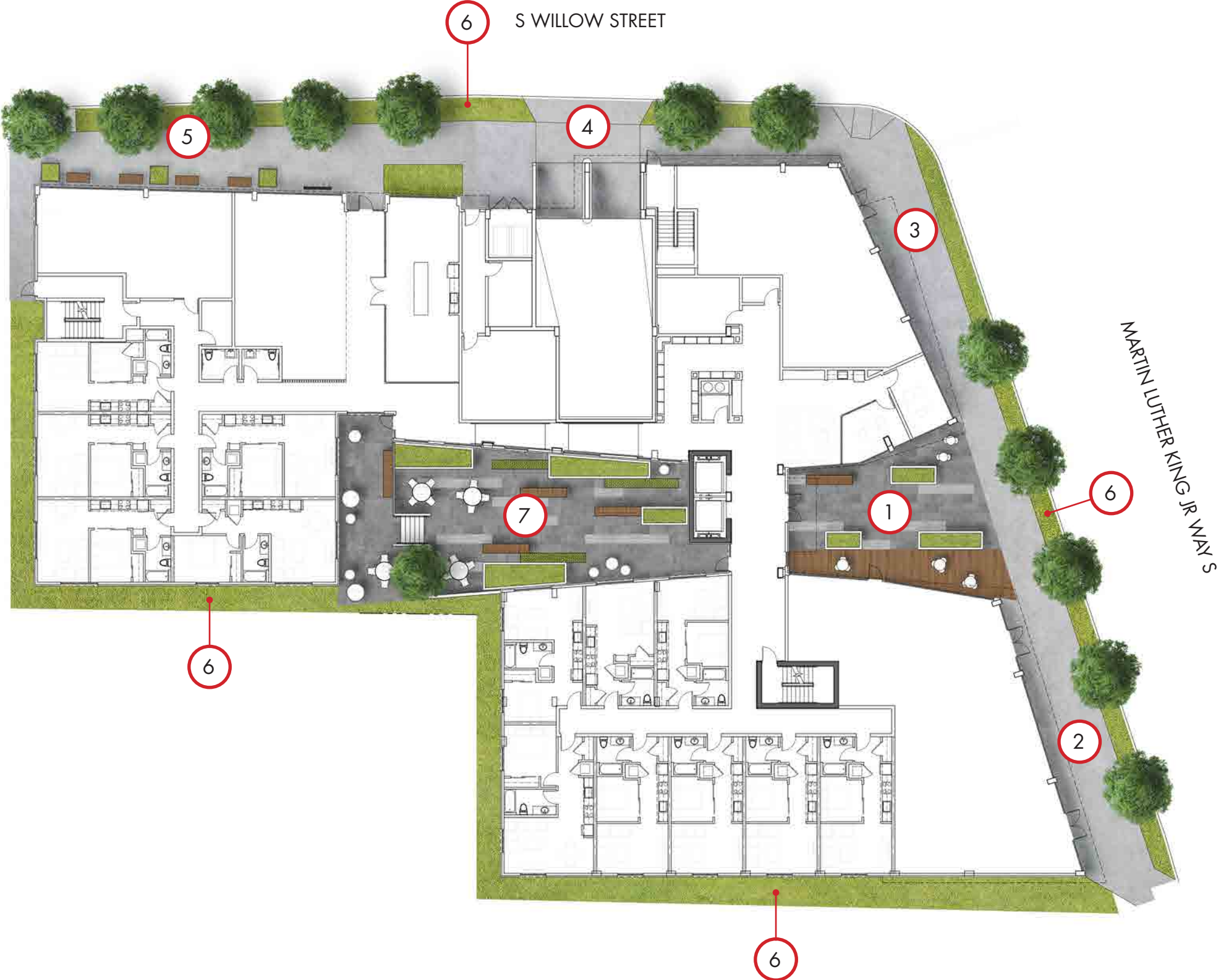
Adjacent property (3823 S Willow St) purchased at \$214 per SF

PROPOSED DEVELOPMENT TIMELINE

22 Months



SECTION 2 | PROJECT INFORMATION SITE PLAN



- 1 Entry Plaza
- 2 South Retail Plaza
- 3 North Retail Plaza
- 4 Vehicle Entry
- 5 North Residential Entry Plaza
- 6 Landscaping
- 7 Private Plaza



SECTION 2 | PROJECT INFORMATION PERSPECTIVES



VIEW FROM CORNER OF S WILLOW STREET AND MLK JR. WAY S



VIEW FROM MLK JR. WAY S



VIEW FROM MLK JR. WAY S



VIEW FROM S WILLOW ST

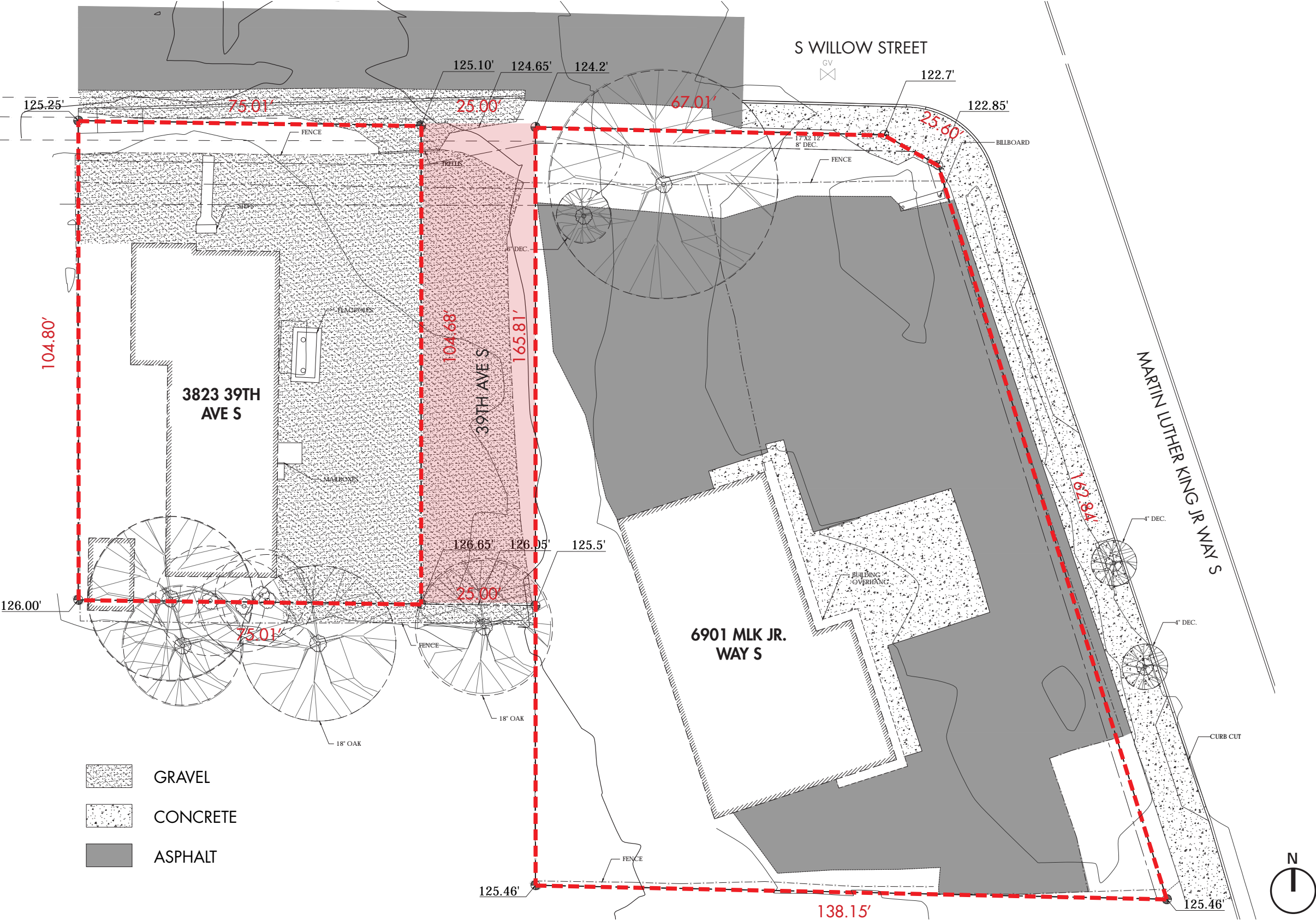
SECTION 2 | PROJECT INFORMATION STREET VACATION

REASON FOR VACATION

In order to make the development a viable affordable housing project the street vacation will be necessary so that the development can create additional affordable housing units as well as additional common amenity space for the residents. An affordable housing development on just one of the sites is not financially feasible without significant public funding due to the limitation of housing units and community space. The street vacation is essential in order to develop affordable housing in this location without significant public funding.

VACATION CONTRIBUTION/INCREASE IN DEVELOPMENT POTENTIAL

The street vacation is needed for this project in order to make the project viable for affordable housing. Without the additional site area the project will not work as an affordable housing project. The added area of the street vacation will add affordable housing units, common amenity spaces and additional open space for the project.



SECTION 2 | PROJECT INFORMATION AFFORDABLE HOUSING

WITHOUT VACATION
VIEW ALONG WILLOW ST



+/- 178 Market Rate Apartments (No affordable housing)

WITH VACATION
VIEW ALONG WILLOW ST

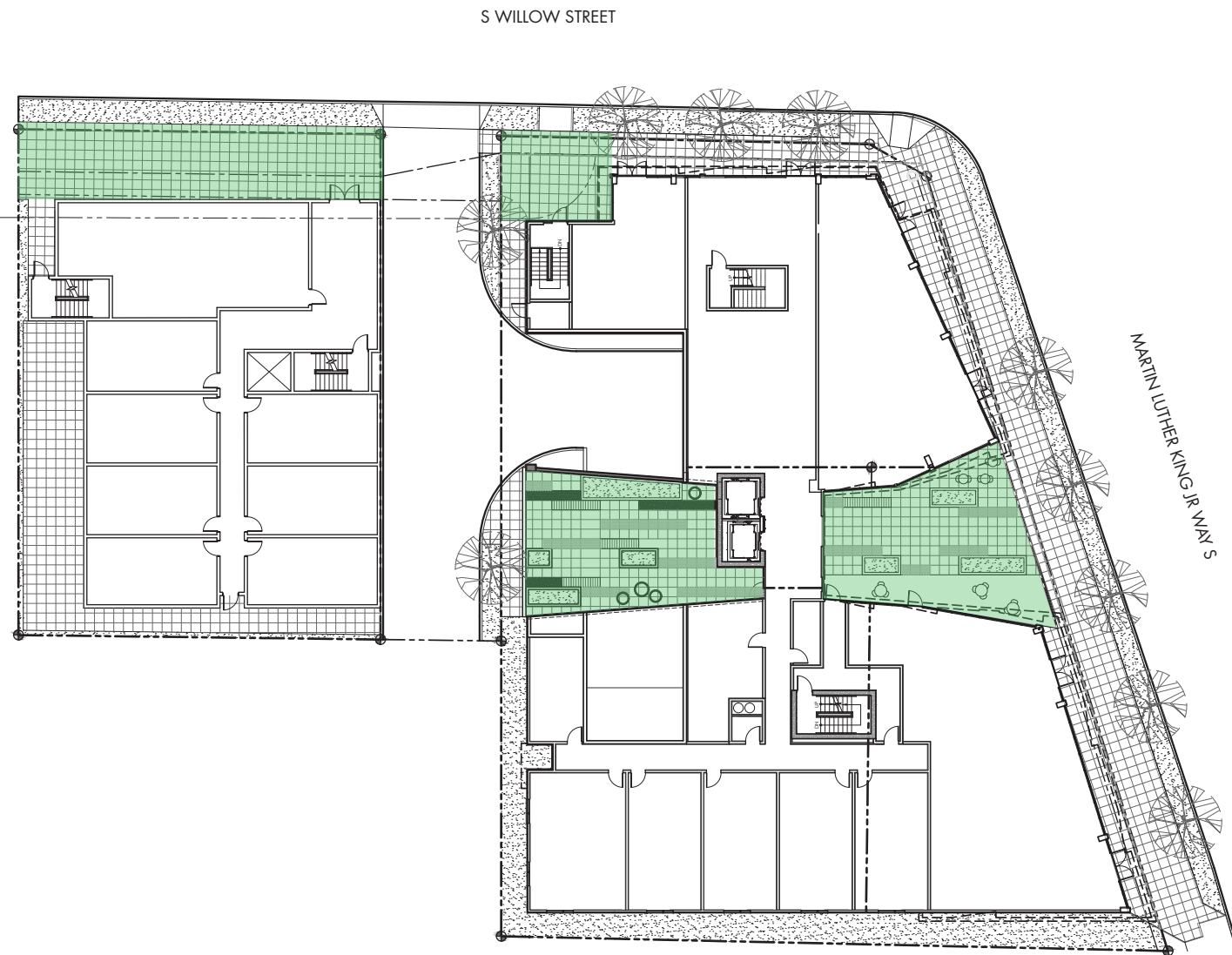


+/- 213 Affordable Housing Units

BENEFIT: Significant increase in affordable housing units.

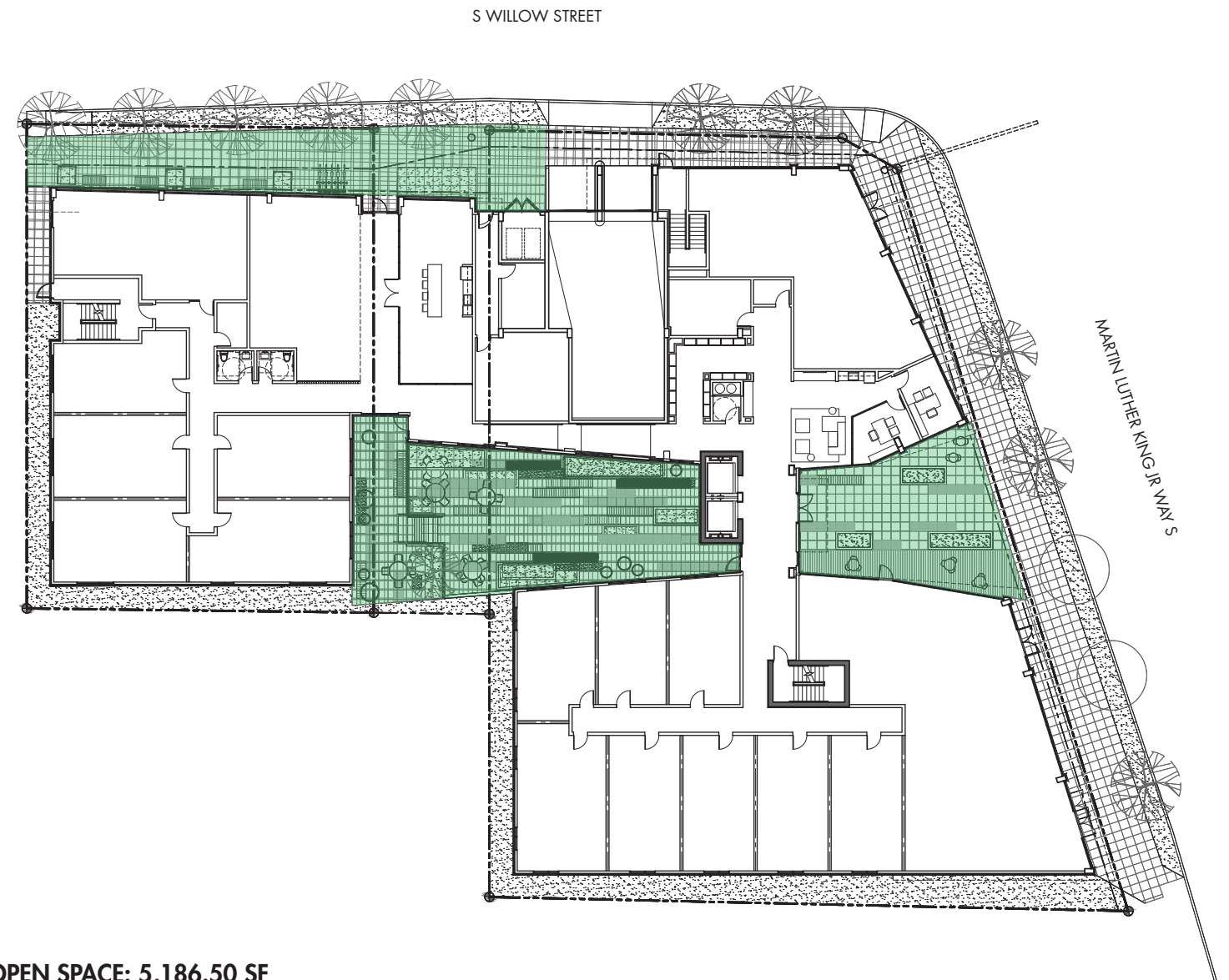
SECTION 2 | PROJECT INFORMATION OPEN SPACE

WITHOUT STREET VACATION



OPEN SPACE: 3,970.64 SF

WITH STREET VACATION



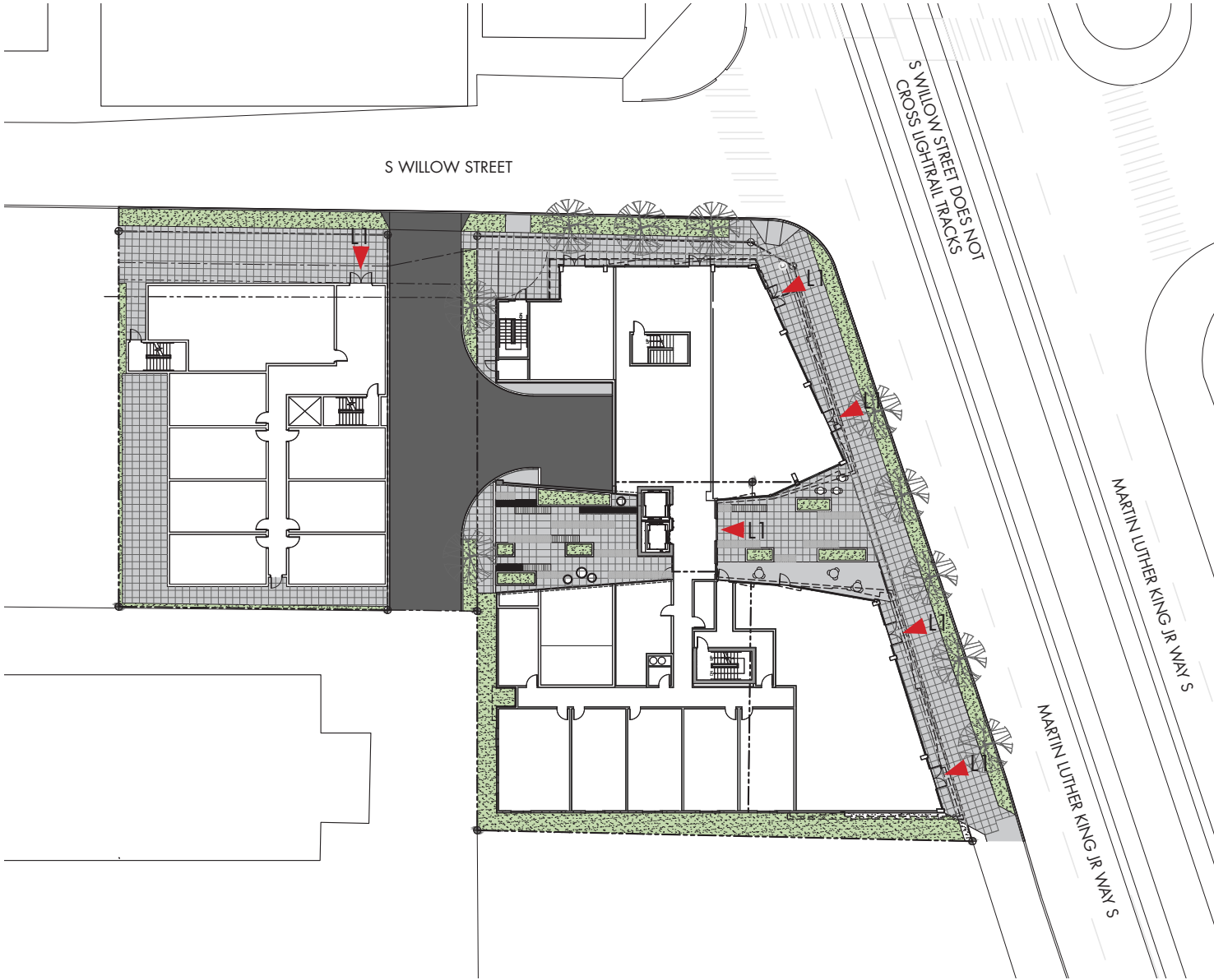
OPEN SPACE: 5,186.50 SF

BENEFIT: Street vacation proposal provides more private and public open space for residents.

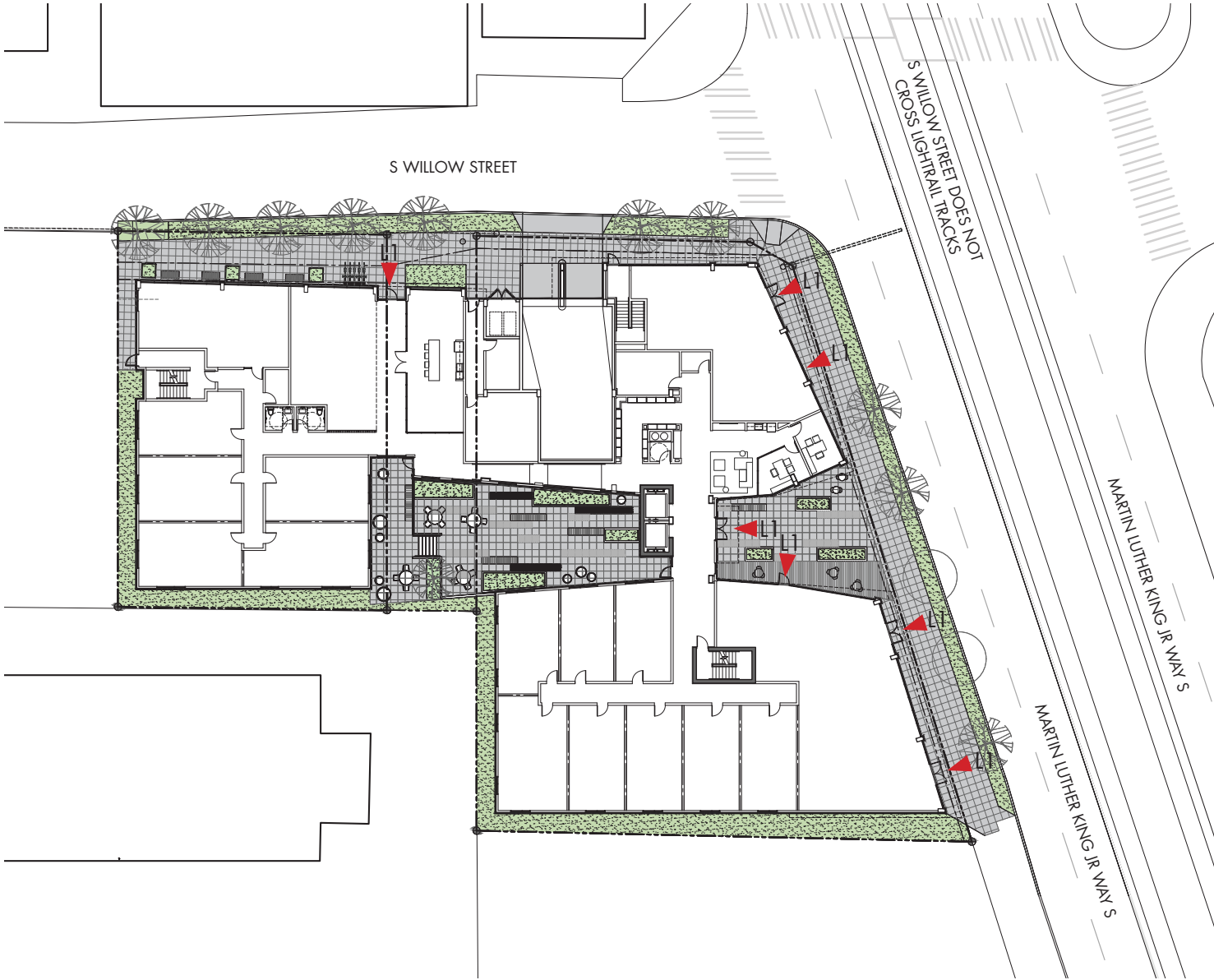


SECTION 2 | PROJECT INFORMATION PEDESTRIAN ENTRIES

WITHOUT STREET VACATION



WITH STREET VACATION

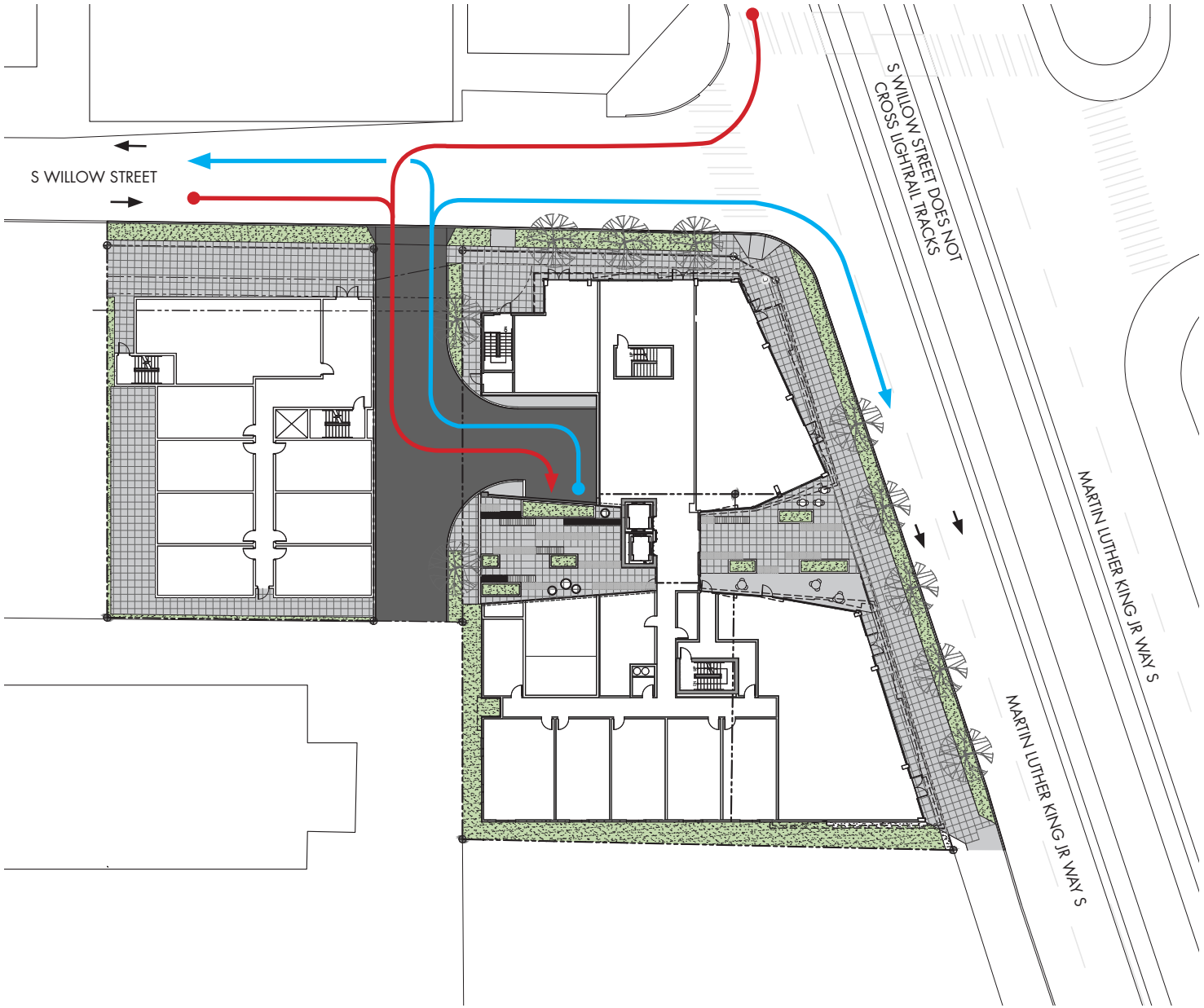


BENEFIT: Street vacation proposal provides more entries and amenities at ground level. This proposal also enhances pedestrian safety by preventing pedestrian traffic from intersecting with vehicle circulation.

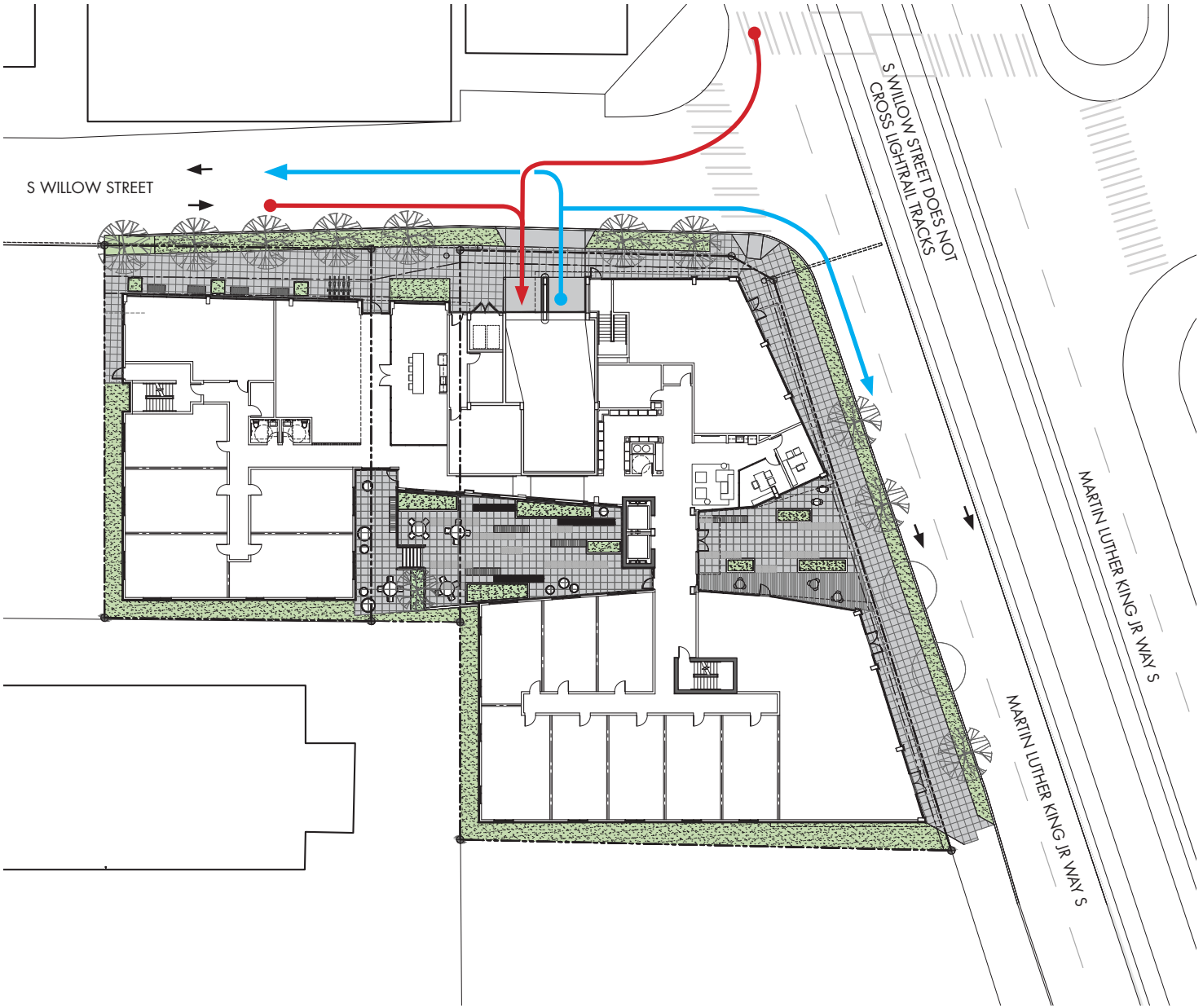


SECTION 2 | PROJECT INFORMATION VEHICLE ENTRIES AND EXITS

WITHOUT STREET VACATION



WITH STREET VACATION



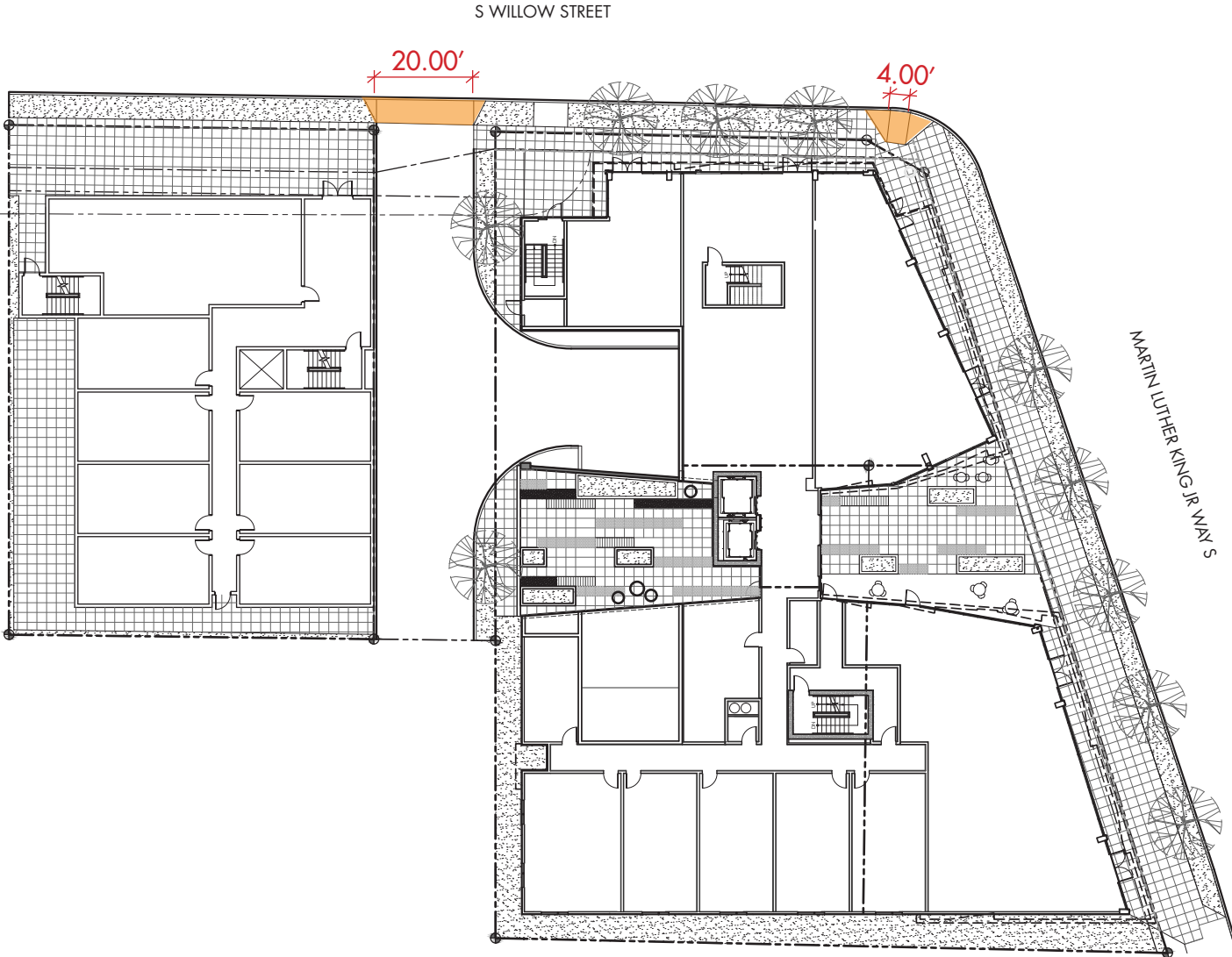
BENEFIT: Street vacation proposal keeps vehicle circulation at perimeter of the building to prevent pedestrian traffic from intersecting. Also provides safer entries by not having service trucks in between buildings.

- Entry
- Exit

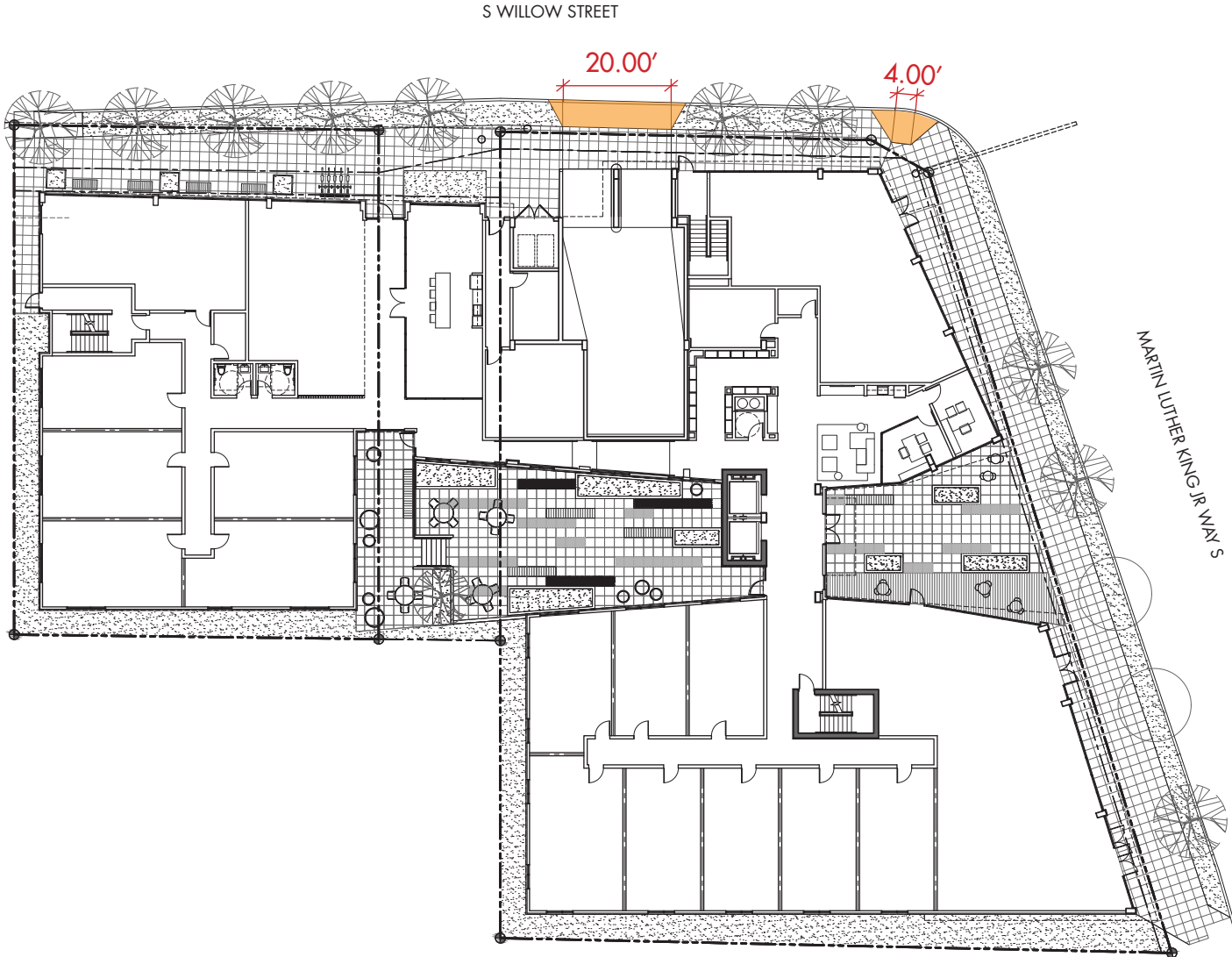


SECTION 2 | PROJECT INFORMATION CURB CUTS

WITHOUT STREET VACATION



WITH STREET VACATION



BENEFIT: No additional curb cut to proposed street vacation.



3 | LAND USE INFORMATION

SECTION 3 | LAND USE INFORMATION

BASE ZONE

6901: NC3P-85 (5.75)
 3823: NC3-65 (2.0)
 39th Ave S: NC3-65 (2.0)

PROPOSED HALA UPZONE

6901: NC3P-95 (M)
 3823: NC3-75 (M1)
 39th Ave S: NC3-75 (M1)

CAPITAL CITY IMPROVEMENT PROJECT

No

FUTURE LAND USE

Residential Urban Village: Othello

Seattle's Comprehensive Plan estimates an additional 900 units and 800 jobs through 2035. Since the plan's adoption, 100 units have been built with another 418 issued, not yet complete. There has been a job change of 68.

SUMMARY OF CITY PLANS AND POLICIES

Seattle's Comprehensive Plan provides an opportunity to envision a more equitable future, one in which "all marginalized people can attain those resources, opportunities, and outcomes that improve their quality of life and enable them to reach their full potential. The City has a collective responsibility to address the history of inequities in existing systems and their ongoing impacts in Seattle communities, leveraging collective resources to create communities of opportunity for everyone, regardless of race or means."

The Pedestrian Master Plan (PMP) calls for improving walkability and accessibility by completing and maintaining Seattle's pedestrian network, focusing investments on streets near schools and frequent transit. Not only does the PMP aim to increase access and safety for people walking, it also establishes strategies and actions that prioritize vibrant public spaces and complete streets to make walking a more comfortable and enjoyable experience.

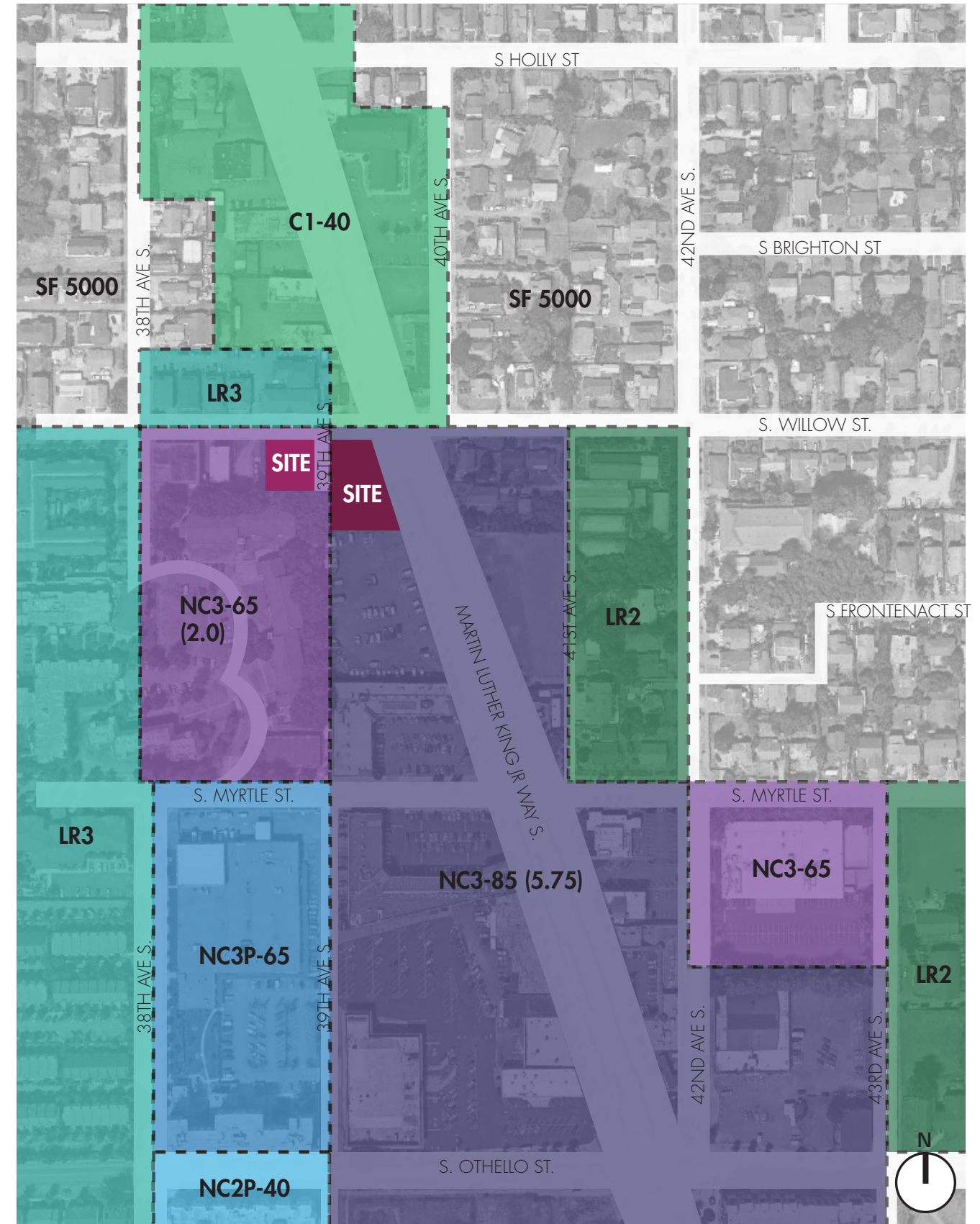
The Seattle Transit Master Plan (TMP) is a 20-year plan designed to help meet Seattle's goals, including the development of a transit system that supports the mobility needs of Seattle residents and businesses and that serves as a backbone of sustainable urban growth. The TMP defines the critical role that transit plays in meeting city goals related to sustainability, equity, economic productivity, and livability. The plan recommends projects, strategies, and funding options to improve transit quality and delivery; as it is implemented, it will help to knit together the city's urban villages into an accessible network of great neighborhoods. The TMP recommends a heightened level of coordination for multimodal investments in Seattle under which pedestrian, bicycle, and transit investments are made simultaneously to optimize benefits in the City's most important mobility corridors.

The Freight Master Plan (FMP) addresses the unique characteristics, needs, and impacts of freight mobility. The plan helps us understand why freight is so important to the city and the region, examine the challenges of moving freight, and develop solutions to address the challenges. The FMP primarily focuses on urban truck freight movement to support Seattle's increasing demand for goods and services in a safe and reliable manner. The plan outlines the critical role that freight movement has on meeting the City's goals for social equity, economic productivity, sustainability, and livable neighborhoods.

The Seattle Bicycle Master Plan (BMP) aspires to encourage and accommodate more people to ride a bicycle. The BMP provides a blueprint to make it easier to decide to ride a bicycle. A central focus of this plan is to design and implement bicycle facilities that are safe and appropriate for riders of all ages and abilities.

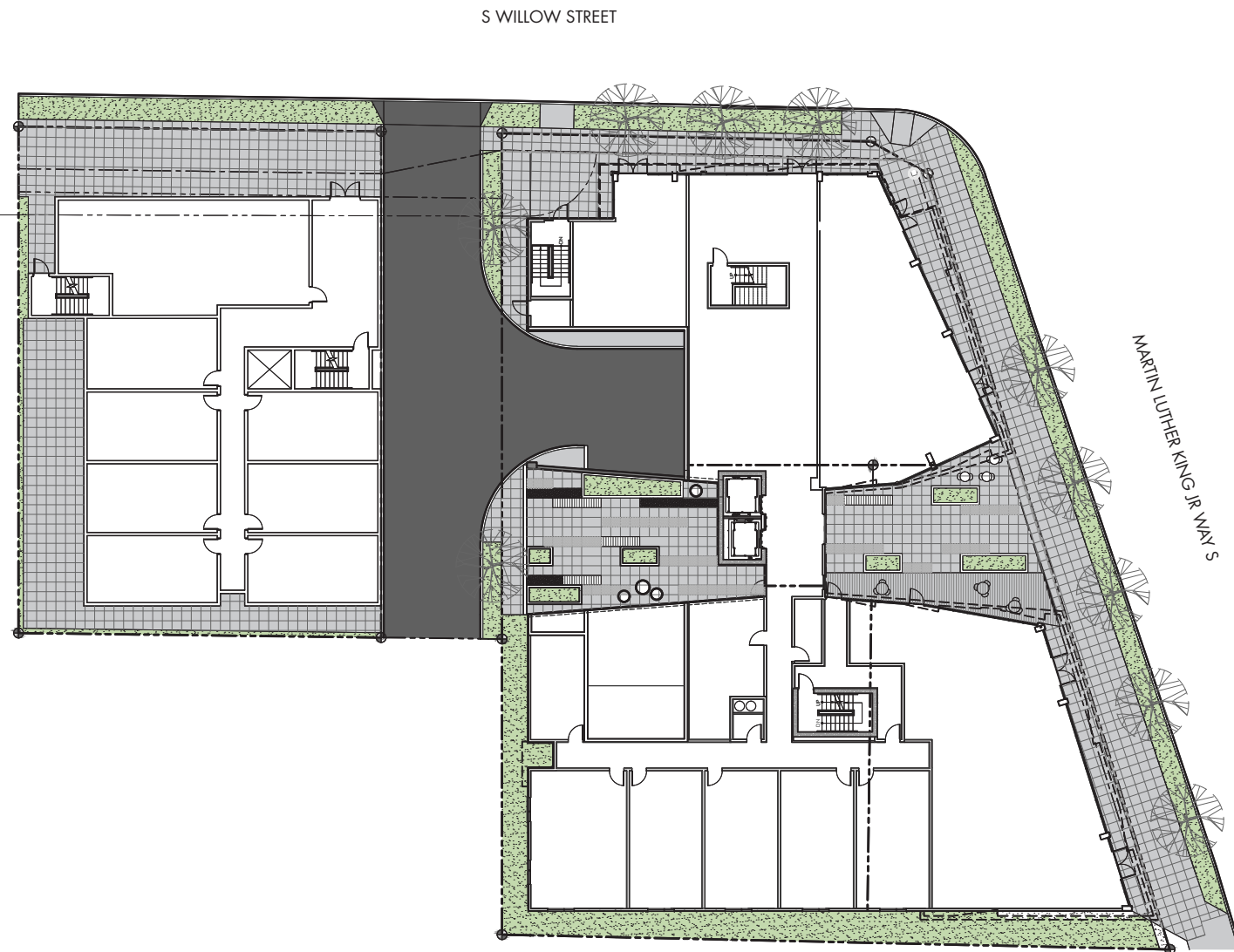
LAND USE ACTIONS REQUIRED FOR PERMIT

- 1. Design Review:** 6901 MLK Jr Way S Site has an approved MUP. A Revision to the MUP will be required for the addition of the proposed street vacation and the 3823 S Willow Site. This will be submitted in March 2019.
- 2. Contract Rezone:** The proposed street vacation and 3823 S Willow Sites will need to go through a Contract Rezone approval, which will be consistent with the HALA MHA upzone for these sites. The current zoning for these sites is 65 feet and the proposed upzone is 75 feet. This project will be 70 feet in height, so the proposed height will be below the proposed upzone maximum height. If the upzone occurs in the near future a Contract Rezone will not be needed.
- 3. SEPA:** A SEPA was submitted with the 6901 MLK Jr. Way S site during the MUP process. An updated SEPA that will include the proposed street vacation and the 3823 S Willow site will be submitted with the MUP Revision in March 2019.
- 4. Building Permit:** A demolition, shoring and building permit will be needed for the construction of this project. These will be submitted in 2019.



SECTION 3 | LAND USE INFORMATION DEVELOPMENT COMPARISON

WITHOUT STREET VACATION



WITH STREET VACATION



BENEFITS: Street vacation proposal provides:

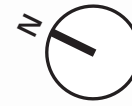
- More affordable housing units
- More private and public open space for residents.
- More entries and amenities at ground level.
- Keeps vehicle circulation at perimeter of the building to prevent pedestrian traffic from intersecting. Also provides safer entries by not having service trucks in between buildings.
- No additional curb cut to street proposed street vacation.



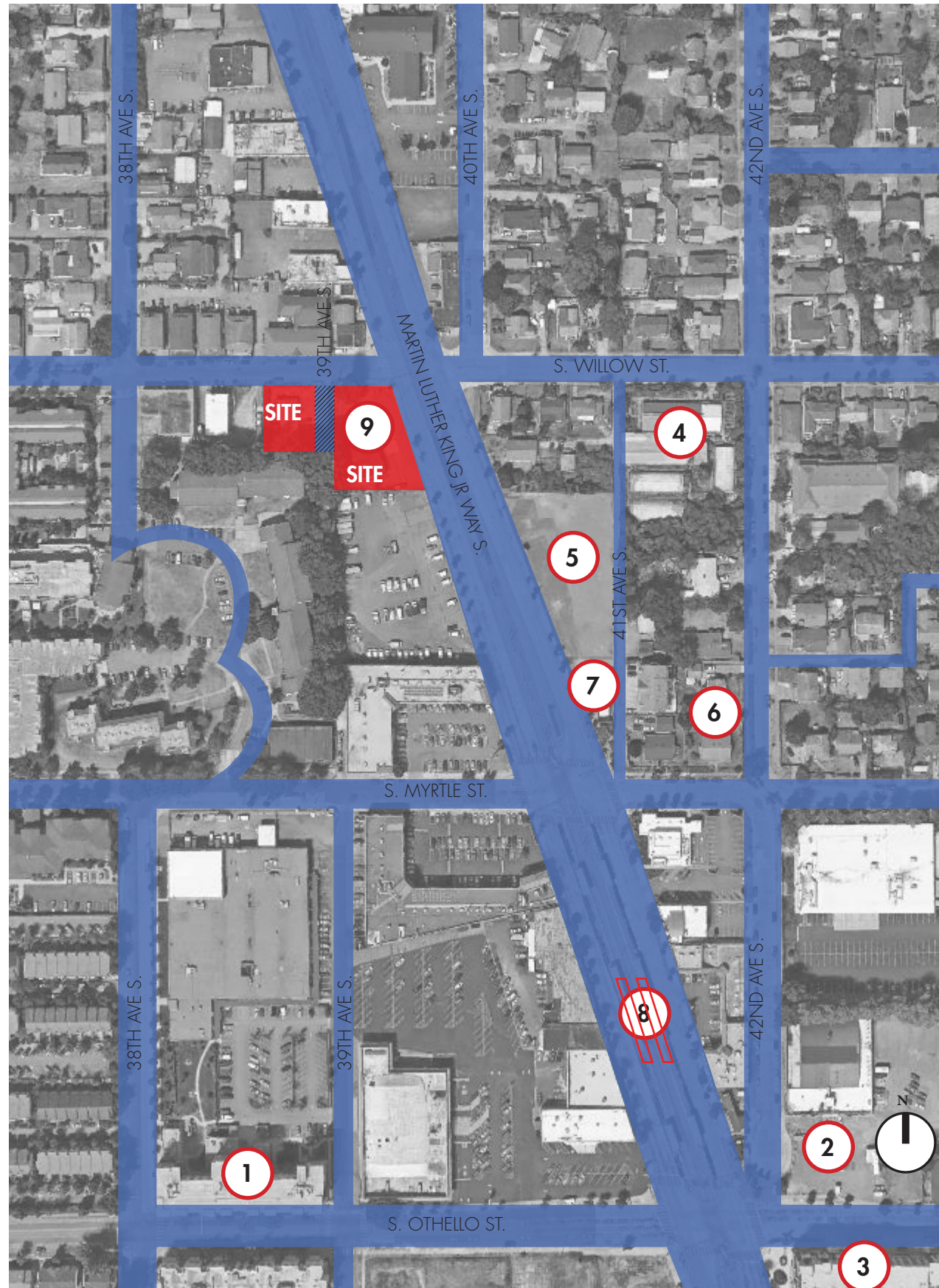
SECTION 3 | LAND USE INFORMATION URBAN DESIGN ANALYSIS



- Site █
- Single Family Housing █
- Multi-family Housing █
- Institution / Public Building █
- Retail █
- Office █



SECTION 3 | LAND USE INFORMATION URBAN DESIGN ANALYSIS



1- HOPE PLACE
3802 SOUTH OTHELLO STREET | HOMELESS SHELTER
Hope Place is a shelter for homeless women and their children. It is a 5 story residency that can house long term and temporary tenants. There is also retail space in ground floor which allow for pedestrian traffic to increase along this area.



2- ASSEMBLY 118
4200 S OTHELLO ST | APARTMENTS
This is a 7 story 353 unit multi-family apartment complex with 16,483 sqft of retail on the ground floor.



3- STATION AT OTHELLO PARK APTS.
4219 S OTHELLO ST | APARTMENT
Facade is flush with the street/sidewalks allowing for space in the back for a residential courtyard. By setting the front facade against the sidewalk the retail and residential entries are more defined resulting in a positive use of the site.



4- 4031 S WILLOW STREET
4031 S WILLOW ST | TOWNHOUSES
This project consists of 5 buildings including 44 townhouses total each with their own garage. Project is currently under review



5- MERCY OTHELLO PLAZA
6940 MARTIN LUTHER KING JR WAY S | APARTMENTS
Across the street from the project site is a 6 story apartment complex. It will include 1,750 sqft of retail space on the ground floor.



6- OTHELLO OCHO
7011 42ND AVE S | TOWNHOUSES
Project currently under review. Othello Ocho is a two building 8-unit townhome project along 42nd ave S.



7- PUBLIC PLAZA
6960 MARTIN LUTHER KING JR WAY S | PLAZA
Plaza contains local artwork known as the Rainier Valley Kaiku. Concrete mass is used as a planting wall. Benches used in the public plaza for seating. Bus shelter within the plaza. There is also a bike stop within the plaza.



8- OTHELLO STATION
7100 MARTIN LUTHER KING JR WAY S | STATION
Frequently used light rail station that connects Othello to downtown Seattle. Located inbetween the street.



9- W-39 APARTMENTS
6901 MARTIN LUTHER KING JR WAY S | APARTMENTS
MUP approved market rate apartment project containing 141 residential units, ground floor retail and plaza.

SECTION 3 | LAND USE INFORMATION EDG PROPOSALS

EDG FOR 6901 MLK JR. WAY S SITE

3823 S Willow ST will be a mup revision to this proposal

OPTION 1



SUMMARY:

- Unit count: 121
- Parking: 83 stalls
- Retail Space: 4,000 SF

PROS

- Interior courtyard provides privacy for residents
- This scheme maximizes retail along the street front for pedestrians walking by the project site.

CONS

- Monolithic facades along MLK adds bulk to the building massing.
- Courtyard is deep and narrow due to site constraints
- Courtyard does not open to exterior facade
- Not a lively pedestrian experience
- Minimal opportunity for landscaping due to building massing

OPTION 2



SUMMARY:

- Unit count: 109
- Parking: 83 stalls
- Retail Space: 4,000 SF

PROS

- Provides modulation in facade along MLK
- West facing courtyard
- One big open residential plaza
- Maximize retail along MLK

CONS

- Courtyard not open to MLK
- Less than desired pedestrian experience
- Limited landscaping opportunities

OPTION 3 (PREFERRED OPTION)



SUMMARY:

- Unit count: 114
- Parking: 83 stalls
- Retail Space: 5,000 SF

PROS

- The building facade is articulated to reduce the mass of the building's footprint
- Public plaza on the east side of the site
- Residential plaza on the west side of the site
- Provides interior/exterior retail experience
- Maximizes landscaping opportunities
- Provides space for community

CONS

- Does not maximize street front retail

REASON FOR SELECTION

The Board was in favor of this option because it broke down the massing and opened up the street with the plaza.

SECTION 3 | LAND USE INFORMATION EDG MEETING MINUTES



EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3019452
 Address: 6901 M L King Jr Way S
 Applicant: Hui Tian and Jeff Walls of Studio 19 Architects
 Date of Meeting: Tuesday, September 29, 2015
 Board Members Present: Julian Weber, Chair; Carley DiGianno-Holmes; Charles Romero; David Sauvon; Drew Hicks
 DPD Staff Present: Magda Hogness for Katy Haima

SITE & VICINITY

Site Zone: The site is zoned Neighborhood Commercial (NC3P-8S) and is located in the MLK at Holly St Residential Urban Village and Othello St Station Area Overlay District.



Nearby Zones: North of the site, blocks are zoned Commercial (C1-40). West of the site, blocks are zoned Lowrise (LR3). Blocks east of the site are zoned Lowrise (LR2) and Single Family (SF 5000).

Lot Area: 18,431 sf

Current Development:

A one story, wood frame building currently exist on the site. Originally constructed in 1957, the structure is currently vacant.

Surrounding Development and Neighborhood Character:

The Othello Neighborhood is evolving into a vibrant commercial and residential community. This neighborhood contains diverse uses, smaller-scale residential buildings to the north and east, a Sound Transit traction power substation facility to the south; a horticultural nursery business to the east; and commercial uses to the north and south.

The development immediately surrounding the project site generally consists of auto oriented commercial structures with surface parking. The neighborhood is evolving with blocks of significant residential and commercial development. Located across M L King Jr Way S, a six-story mixed-use structure containing 103-110 affordable housing units, is proposed under project number 3018112. The site is situated in an area that is moderately pedestrian and transit oriented due to its proximity of bus transit and light rail along M L King Jr Way S.

Access:

Existing vehicular access is from M L King Jr Way S. The adjacent 39th Ave S is currently unimproved.

PROJECT DESCRIPTION

The applicant is proposing a seven story mixed use building containing 130 unit apartment building with ground floor retail. Parking for 100 vehicles will be located below grade.

EARLY DESIGN GUIDANCE September 29, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019452) at this website: <http://www.seattle.gov/dpd/aboutus/news/Events/DesignReview/SearchPastReviews/default.aspx>. The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments were offered at the EDG meeting:

- Appreciated that the developer met with the community.
- The site is perceived as a gateway in the community; would like to see something at the corner that is identifiable.
- Supported the proposed brick material at the ground floors.
- Stressed the importance of avoiding shiny materials as cladding.
- Supported the preferred scheme.
- Supported the retail plaza opening up on M L King Jr Way S Way.
- Concerned about the minimal 5' south setback and the limited amount of windows.
- Would like to see townhouses proposed along Willow St instead of live work units, even if a departure is required.
- Concerned about the viability of the smaller residential plaza space.
- Would like to see less parking.
- Encouraged flexibility for the retail spaces to adapt over time.
- Would like to see a super energy efficient building.
- Supported the proposed p-patch on the roof.
- Supported the retail plaza's horizontal and vertical landscaping and would like to see a feature that would draw people in, such as art and/or a water feature.
- Encouraged thoughtful design of the retail plaza to make it accessible, inviting and safe.
- Vertical green walls are a slick feature; would rather see a material application that is more experimental around the whole façade.
- Concerned about the spillover effects of parking.
- Concerned about the parking entry location, would like to see safety and security addressed.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE September 29, 2015

- Massing & Relationship to Context:** The Board deliberated the massing options and discussed the overall scale and response to the context. The Board unanimously supported the third massing option "the H" since the framework of the massing expression, with refinements, has the best potential to provide architectural presence and daylight for the interior spaces. The majority of the Board directed the applicant to proceed with the preferred massing, provided that articulation along the north, west and south facades of the building are further developed. (Guidelines CS2-B, CS2-III, DC2)
 - The Board recognized that the site is perceived as a gateway by the community and directed the applicant to provide more articulation of the corner. To address the visually prominent corner, the Board recommended distinguishing the corner

with differentiated massing, material treatment and a two story base expression that wraps the north facade. (Guidelines CS2-III, DC2-A, DC2-B, DC4-A)

- Architectural Concept & Frontages.** Recognizing that the project is charged with setting the tone for the neighborhood, the Board gave direction on the frontages and architectural concept.
 - The Board was concerned about the lack of modulation shown along the north and west façade and directed the applicant to thoughtfully consider the bulk and scale to create pedestrian oriented streetscapes along all street frontages. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)
 - The Board was also concerned about the south façade, the 5' south setback and the lack of modulation shown. The Board recommended expanding the south setback to allow for more windows and eroding the massing for visual interest. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)

- Courtyard and Landscape.** The Board supported the courtyard location and recommended that the street level landscaping enhance the pedestrian environment. (Guidelines DC3-A, DC3-B)
 - The Board supported the retail plaza location fronting off M L King Jr Way S since the location allows for the opportunity to activate the street edge. The Board expressed concern about the proportions of the residential plaza to support the functions of the development. The design of the residential courtyard space should maximize usable space for residents. The Board recommended further studying and developing the proportions of the plazas. (Guidelines DC3-A, DC3-B)
 - Acknowledging that the shadow study demonstrates the courtyard spaces will be in shade for the majority of the time, the Board questioned the viability of the planting. For the next meeting, provide a more detailed landscape plan which addresses the viability of vertical planting in shade. (Guidelines CS1-B, DC3-A)

- Street Level Uses & Transitions:** The Board recommended the design respond to the different characters of each street frontage and gave direction on the proposal's edges and transitions. (Guidelines CS2-B, PL1)
 - For the retail frontage along M L King Jr Way S, the Board noted that the landscape plan showing modulation is more successful than the preferred floor plan. The Board urged the applicant to further develop and create articulation and setbacks for the retail spaces. (Guidelines PL3-C, PL3-II, PL3-III)
 - Recognizing the importance of the southwest corner treatment, the Board recommended a two story expression along the corner and Willow St, to create pedestrian oriented streetscapes, whether or not the ground floor uses continue to be live/work units or if a townhouse use is explored. (Guidelines CS2-III, PL3-C, PL3-II, PL3-III)
 - The Board was concerned with the narrow outdoor space at the south setback location and directed the applicant to develop a thoughtful treatment and

Othello Supplemental Guidance:

- DC4-1 Exterior Finish Materials**
 - DC4-1-i. Encourage High-Quality Construction:** All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

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

At the time of the Early Design Guidance no departures were requested.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

consider including patio spaces to create defensible open areas along this perimeter. (Guidelines PL3-III, DC3-A, DC3-B)

- Materials:** The Board supported the brick materials proposed at the street levels and urged the applicant to consider durability and detailing of the materials. Recognizing the vertical landscape as a compelling feature, the Board would like to see the concept and execution translated into the architectural expression of the building as a whole. (Guidelines DC2-B, DC4-A, DC4-I)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

- CS1-B Sunlight and Natural Ventilation**
 - CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.
 - CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.
 - CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Othello Supplemental Guidance:

- CS2-I Streetscape Compatibility**
 - CS2-I-1. Commercial Sidewalk Edge:** Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.
 - CS2-I-ii. Shallow setbacks:** Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.
- CS2-III Corner Lots**

PUBLIC LIFE

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

PL1-B Walkways and Connections

- PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
- PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
- PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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

PL3-C Retail Edges

- PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
- PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Othello Supplemental Guidance:

- PL3-II Pedestrian Open Spaces and Entrances**

DESIGN CONCEPT

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

DC2-A Massing

- DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
- DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.
- DC2-B Architectural and Façade Composition**
 - DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.
 - DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

- DC2-C-1. Visual Depth and Interest:** Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
- DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.
- DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.
- DC2-D Scale and Texture**
 - DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept
 - DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

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

DC3-A Building-Open Space Relationship

- DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- DC3-B Open Space Uses and Activities**
 - DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
 - DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.
 - DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
 - DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

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

DC4-A Exterior Elements and Finishes

- DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

SECTION 3 | LAND USE INFORMATION RECOMMENDATION PROPOSAL & MEETING MINUTES

RECOMMENDATION MEETING FOR 6901 MLK JR. WAY S SITE

3823 S Willow ST will be a mup revision to this proposal



RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3019452
 Address: 6901 M L King Jr Way S
 Applicant: Hui Tian and Jeff Walls, Studio 19 Architects
 Date of Meeting: Tuesday, November 14, 2017
 Board Members Present: Charles Romero, David Sauvion, Sharon Khosla
 Absent: Carley Daglano-Holmes, Julian Weber, Chair (Recused)
 DPD Staff Present: David Landry, AICP, Land Use Planner

SITE & VICINITY

Site Zone: The site is zoned Neighborhood Commercial (NC3P-85)
 Nearby Zones: North: C1-40, South: NC3P-85 (S.75), East: LR-2, West: NC3-65 (2.0)
 Overlay Districts: Othello St Station Area, Frequent Transit, No minimum parking requirement
 Project Area: 18,431 Square Feet (sq. ft.)



Current Development:

A one story, wood frame building currently exist on the site. Originally constructed in 1957, the structure is currently vacant.

Surrounding Development and Neighborhood Character:

The Othello Neighborhood is evolving into a vibrant commercial and residential community. This neighborhood contains diverse uses; smaller-scale residential buildings to the north and east, a Sound Transit traction power substation facility to the south; a horticultural nursery business to the east; and commercial uses to the north and south.

The development immediately surrounding the project site generally consists of auto oriented commercial structures with surface parking. The neighborhood is evolving with blocks of significant residential and commercial development. Located across M L King Jr Way S, a six-story mixed-use structure containing 103-110 affordable housing units, is proposed under project number 3018112. The site is situated in an area that is moderately pedestrian and transit oriented due to its proximity of bus transit and light rail along M L King Jr Way S.

Access:

Existing vehicular access is from M L King Jr Way S. The adjacent 39th Ave S is currently unimproved.

PROJECT DESCRIPTION

The applicant is proposing a seven story mixed use building containing 130 unit apartment building with ground floor retail. Parking for 100 vehicles will be located below grade.

EARLY DESIGN GUIDANCE September 29, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019452) at this website: <http://www.seattle.gov/dpd/about/news/events/DesignReview/SearchPastReviews/default.aspx>
 The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

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

Email: PRC@seattle.gov

Error! Reference source not found. RECOMMENDATION #3019452
 Page 2 of 13

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PUBLIC COMMENT

The following comments were offered at the EDG meeting:

- Appreciated that the developer met with the community.
- The site is perceived as a gateway in the community; would like to see something at the corner that is identifiable.
- Supported the proposed brick material at the ground floors.
- Stressed the importance of avoiding shiny materials as cladding.
- Supported the preferred scheme.
- Supported the retail plaza opening up on M L King Jr Way S Way.
- Concerned about the minimal 5' south setback and the limited amount of windows.
- Would like to see townhouses proposed along Willow St instead of live work units, even if a departure is required.
- Concerned about the viability of the smaller residential plaza space.
- Would like to see less parking.
- Encouraged flexibility for the retail spaces to adapt over time.
- Would like to see a super energy efficient building.
- Supported the proposed p-patch on the roof.
- Supported the retail plaza's horizontal and vertical landscaping and would like to see a feature that would draw people in, such as art and/or a water feature.
- Encouraged thoughtful design of the retail plaza to make it accessible, inviting and safe.
- Vertical green walls are a slick feature; would rather see a material application that is more experimental around the whole facade.
- Concerned about the spillover effects of parking.
- Concerned about the parking entry location, would like to see safety and security addressed.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

- Massing & Relationship to Context:** The Board deliberated the massing options and discussed the overall scale and response to the context. The Board unanimously supported the third massing option "the H" since the framework of the massing expression, with refinements, has the best potential to provide architectural presence and daylight for the interior spaces. The majority of the Board directed the applicant to proceed with the preferred massing, provided that articulation along the north, west and south facades of the building are further developed. (Guidelines CS2-B, CS2-III, DC2)
 - The Board recognized that the site is perceived as a gateway by the community and directed the applicant to provide more articulation of the corner. To address the visually prominent corner, the Board recommended distinguishing the corner with differentiated massing, material treatment and a two story base expression that wraps the north facade. (Guidelines CS2-III, DC2-A, DC2-B, DC4-A)

Error! Reference source not found. RECOMMENDATION #3019452
 Page 3 of 13

- Architectural Concept & Frontages.** Recognizing that the project is charged with setting the tone for the neighborhood, the Board gave direction on the frontages and architectural concept.
 - The Board was concerned about the lack of modulation shown along the north and west facade and directed the applicant to thoughtfully consider the bulk and scale to create pedestrian oriented streetscapes along all street frontages. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)
 - The Board was also concerned about the south facade, the 5' south setback and the lack of modulation shown. The Board recommended expanding the south setback to allow for more windows and eroding the massing for visual interest. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)
- Courtyard and Landscape.** The Board supported the courtyard location and recommended that the street level landscaping enhance the pedestrian environment. (Guidelines DC3-A, DC3-B)
 - The Board supported the retail plaza location fronting off M L King Jr Way S since the location allows for the opportunity to activate the street edge. The Board expressed concern about the proportions of the residential plaza to support the functions of the development. The design of the residential courtyard space should maximize usable space for residents. The Board recommended further studying and developing the proportions of the plazas. (Guidelines DC3-A, DC3-B)
 - Acknowledging that the shadow study demonstrates the courtyard spaces will be in shade for the majority of the time, the Board questioned the viability of the planting. For the next meeting, provide a more detailed landscape plan which addresses the viability of vertical planting in shade. (Guidelines CS1-B, DC3-A)
- Street Level Uses & Transitions:** The Board recommended the design respond to the different characters of each street frontage and gave direction on the proposal's edges and transitions. (Guidelines CS2-B, PL1)
 - For the retail frontage along M L King Jr Way S, the Board noted that the landscape plan showing modulation is more successful than the preferred floor plan. The Board urged the applicant to further develop and create articulation and setbacks for the retail spaces. (Guidelines PL3-C, PL3-II, PL3-III)
 - Recognizing the importance of the southwest corner treatment, the Board recommended a two story expression along the corner and Willow St, to create pedestrian oriented streetscapes, whether or not the ground floor uses continue to be live/work units or if a townhouse use is explored. (Guidelines CS2-III, PL3-C, PL3-II, PL3-III)
 - The Board was concerned with the narrow outdoor space at the south setback location and directed the applicant to develop a thoughtful treatment and consider including patio spaces to create defensible open areas along this perimeter. (Guidelines PL3-III, DC3-A, DC3-B)

Error! Reference source not found. RECOMMENDATION #3019452
 Page 4 of 13

SECTION 3 | LAND USE INFORMATION RECOMMENDATION PROPOSAL & MEETING MINUTES

- 5) **Materials:** The Board supported the brick materials proposed at the street levels and urged the applicant to consider durability and detailing of the materials. Recognizing the vertical landscape as a compelling feature, the Board would like to see the concept and execution translated into the architectural expression of the building as a whole. (Guidelines DC2-B, DC4-A, DC4-I)

RECOMMENDATION November 14, 2017

The packet includes materials presented at the meeting, and is available online by entering the project number (3019452) at this website: <http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchBySiteReview/default.aspx>

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments were offered at the Recommendation meeting:

- Liked the use of high quality exterior material.
- Thought the public plaza is a good amenity space.
- Felt that making commercial spaces more flexible for possible use by smaller commercial entities was a good idea.
- Wanted to know the location for vent hoods for the possible restaurant that might use a portion of the commercial space.
- Thought that the corner treatment of the building was interesting as it is reflective of what neighbors wanted to see.
- Liked the subtle modulation of the facades and the recessing of the windows.
- Believed the design looked like two boxes placed side by side.
- Liked the idea of providing more balconies.
- Suggested that the project could use a little bit more color.
- Liked the courtyard green wall.
- Liked the use of metal siding and yellow accent color.
- Suggested that the design needed more articulation as a means of giving the project more variety.
- Appreciated that the northeast corner is now more distinctive.
- Liked some of the setbacks in the windows but felt the facade needed something more powerful in the way of color or something else.

- Wondered what kind of facilities will be provided for families living in the development; private courtyards or children's play areas.
- Concerned about automobile collisions in the building.
- Felt that the Board did not address their comments in a satisfactory manner during the EDG public meeting.
- Objected to the project as it will bring added vehicle congestion impacting their potential customers seeking out their business.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

- Experience at Sidewalk Level:** The Board wanted to get a better feeling for how the building is supposed to work along MLK Way and whether additional articulation might be needed. The Board was concerned that there was not enough information to understand what the sidewalk experience. Specifically, the Board wanted clarification about what was happening 8 or 10 feet back from the sidewalk and if there might be opportunities to use color or cultural aspects behind the glass at ground level. The Board also wanted to know if there would be signage or awnings or other fixtures that would engage the pedestrian or slow down foot traffic. While the Board discussed these issues, they declined to recommend conditions.
- Ground Level Commercial Uses:** The Board discussed at length the ground level commercial spaces and what opportunities might be for adding color or additional articulation along this street face. The Board appreciated how the commercial spaces were set back from the property line.
 - The Board suggested that a door be added from the commercial spaces into the main entry sequence so that activity might spill out and activate the public plaza but the Board declined to recommend this as a condition.

- The Board also noted that the commercial uses will need back of house access to the trash and access doors should be provided but the Board declined to recommend this as a condition.

- Residential Ground Units and South Façade:** The Board asked if more details could be provided to create additional interest along the south facing building face. The Board suggested that more relief could be achieved by pulling back some of the living units. The Board also suggested that additional corrugated metal could be used as a means of creating additional changes in light.
 - The Board encouraged the applicant to pull back some of the ground units on the south facing façade of the building to give it more visual interest.
 - The Board suggested that appropriate landscaping of sufficient quantity be introduced as a buffer between units and screening from neighboring properties.
 - The Board asked the applicant to review the relationship of the windows, their distance or separation as a possibility for creating additional visual interest, depth, canting or relief along the south facing building façade.The Board declined to recommend these modifications as conditions for approval.

- Screen Treatment:**
 - The Board supported the concept of the perforated screens etched with different cultural textile patterns used as a backdrop to the balconies on north-east corner of the building.
 - The Board also appreciated the yellow accent color along the lower edge of the balconies as a way of tying the corner to the yellow of the recessed windows.
 - The Board asked if more could be done to tie the cultural reference in with other elements around the entirety of the building. Of the two screen options presented, the Board supported Option 1. However, the Board felt that Option 1 did not adequately complete the corner. The Board asked that the screen pattern be brought down to the ground level or employ other techniques to finish the corner and draw attention away from the traffic signal pole. The Board did not recommend this as a condition of final approval.

- Departures:** The Board acknowledged that while 39th Ave S. is a street, it functions more as an alley. The Board felt that the lower portion of the street façade needed additional texture or visual interest. The Board supported adding landscape texture in the form of a green screen along the lower portion of the facade to break up the blank wall façade. The Board also agreed that if ground level uses could also be tied into added vertical landscape screening elements they could support the two departure requests. The Board left it up to the applicant as to the specific design.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting, the following departures were requested.

- Transparency (SMC 23.47A.008.B.2.a)** The Code requires that sixty percent (60%) of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.

The applicant is requesting a reduction of the required transparency from 60% down to 12% at the street facing facade along 39th Ave. S. The applicant feels that the reduced transparency and non-residential uses at street level are justified due to the following site characteristics:

- The existing grade at the intersection of 39th and Willow present a challenge in providing a consistent and continuous street facade.
- The dead-end street condition of 39th Ave S., serves a limited number of lots, which SDOIT allowed to be improved to alley standards.
- The short length of new sidewalk that will be utilized by a limited number of pedestrians using the route as a primary access to the project from Willow St and MLK Jr. Way.

The Board recognized that 39th Ave S. is a street that has been improved as an alley. The Board had no difficulty supporting the reduction of the required transparency from 60% down to 12%. The Board did however recommend a condition for the addition of landscape texture in the form of a green screen along the lower portion of the facade to break up the blank wall façade. The Board did not feel that such a large expanse of blank was appropriate along the ally facades and therefore suggested the landscaping element as means of breaking up the space. (DC2-B-1. Façade Composition, DC2-B-2. Blank Walls)

The Board voted unanimously in support of the departure.

- Blank Facades (SMC 23.47A.008.A.2)** The Code requires that the total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

The applicant is requesting an increase in the required total allowable blank facade segments from 40% up to 87% at the street facing facade along 39th Ave S. The applicant feels that the non-conforming blank facade and non-residential uses at street level are justified due to the following site characteristics:

- The existing grade at the intersection of 39th and Willow present a challenge in providing a consistent and continuous street facade.
- The dead-end street condition of 39th Ave S., which has a limited number of lots it serves, which SDOIT allowed to be improved to alley standards.

- The short length of new sidewalk that will be utilized by a limited number of pedestrians using the route as a primary access to the project from Willow St and MLK Jr. Way.

The Board recognized that 39th Ave S. is a street that has been improved as an alley. The Board voted unanimously in support of the departure request to increase the blank facade segments from 40% up to 87% along the street facing façade. The Board recommended a condition for the addition of landscape texture in the form of a green screen or wall along the lower portion of the facade to break up the blank wall façade. The Board was not in support of such a large expanse of blank wall and suggested that the landscaping element should be introduced as a method for breaking up the blank space. (DC2-B-1. Façade Composition, DC2-B-2. Blank Walls)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

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

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

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

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility
CS2-I-1. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.

CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 5 of 13

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 6 of 13

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 7 of 13

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 8 of 13

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 9 of 13

CS2-III Corner Lots

CS2-III-4. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

CS2-III-ii. Focal Element: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community.

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1-B3.

PL1-B Walkways and Connections

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

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

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of

which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- Office/commercial lobbies** should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- Retail entries** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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

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

Othello Supplemental Guidance:

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-1. 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 @ Holy business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment.

Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as "eyes on the street," and supports an active day and night street environment.

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

PL3-III Transition Between Residence and Street

PL3-III-1. Ground-related Residential Development: Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

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

PL4-A Entry Locations and Relationships

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

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

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

DESIGN CONCEPT

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

DC2-A Massing

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

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

DC2-B Architectural and Façade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

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

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-1. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

BOARD RECOMMENDATION

After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures, with the following condition based on the design review packet dated November 14, 2017 presented at the Design Recommendation meeting.

- Along 39th Ave S, add landscape texture in the form of a green screen or wall along the lower portion of the facade to break up the blank wall façade.

3019452 - EDG REPORT SENT OUT 10/15/15
NM **OTHERS NOTICE OF APPLICATION
NOTICE OF APPLICATION & CHECKLIST
SENT 12/21/15 RISC NOTICE OF DR BOARD
REC MEETING SENT 10/26/17 DRW
REC REPORT SENT 12-14-17 BCC

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"PUBLIC REVIEW DOCUMENTS
SEATTLE PUBLIC LIBRARY
LB-03-01

"DUWAMISH TRIBE
4705 W MARSHALL HWY SW
SEATTLE WA 98106-1514

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Page 10 of 13

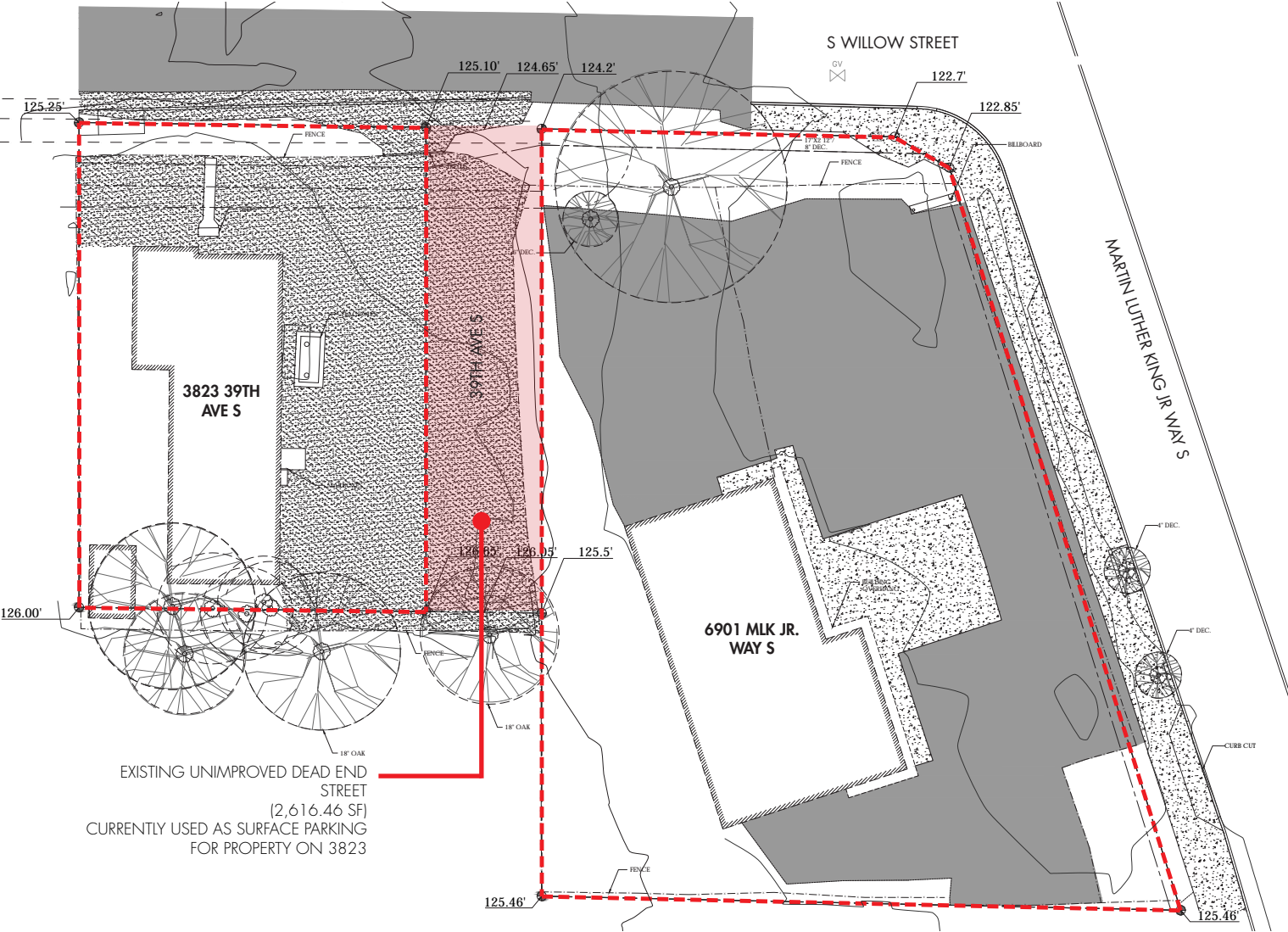
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Page 11 of 13

[Error! Reference source not found.](#) RECOMMENDATION #3019452
Page 12 of 13

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Page 13 of 13

4 | TRANSPORTATION

SECTION 4 | TRANSPORTATION CURRENT USE & DESIGN OF STREET



SECTION 4 | TRANSPORTATION CIRCULATION ANALYSIS

ROADWAY DESIGNATION

Martin Luther King Junior Way S

Street Type: Urban Village Main
 Arterial Classification: Principle Arterial
 Bicycle Master plan: Protected Bike Lane
 Transit Master Plan: Frequent Transit network
 Freight Master Plan: N/A
 Pedestrian Master Plan: Priority Investment Network

S Willow St

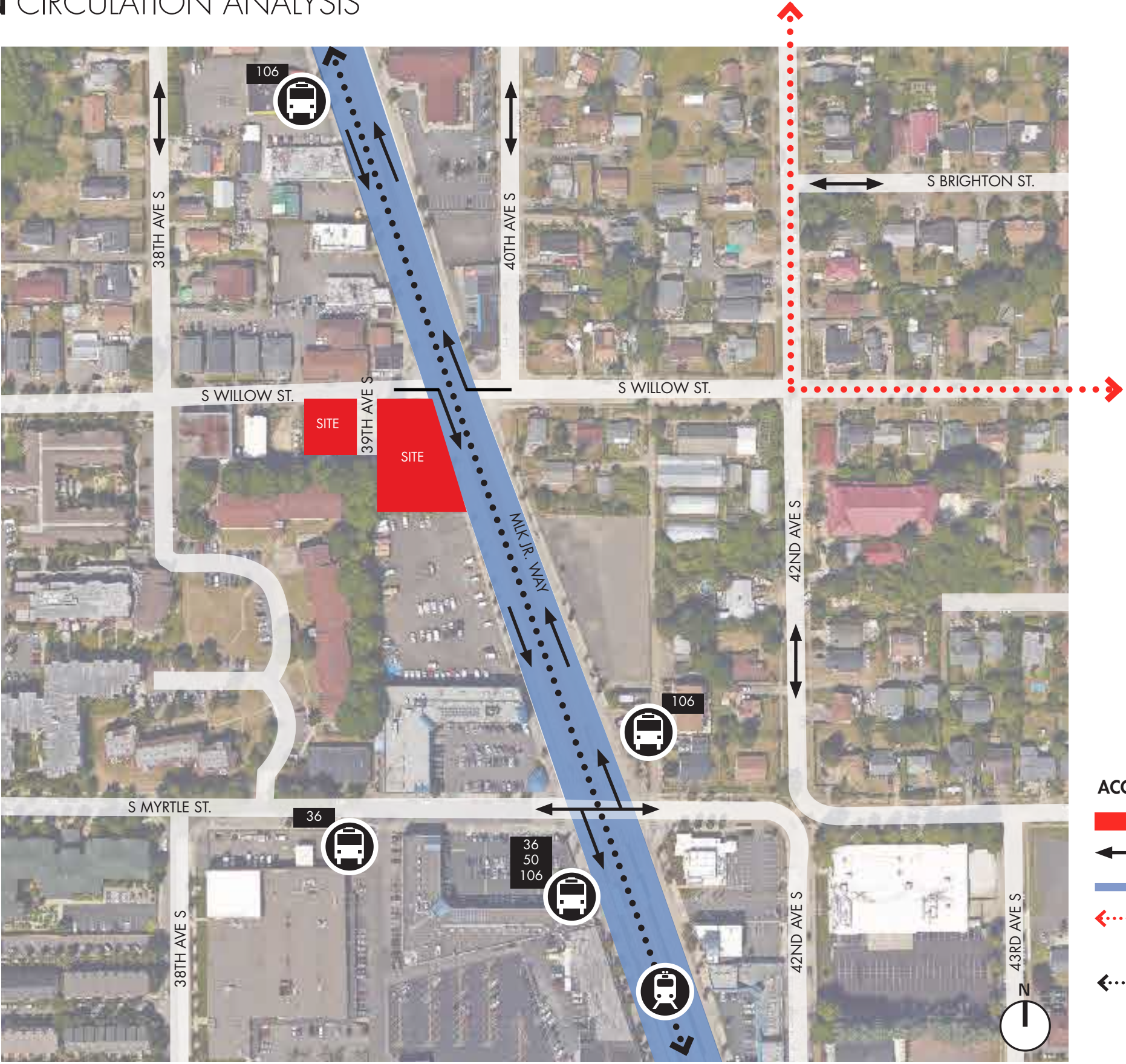
Street Type: Urban Village Neighborhood Access
 Arterial Classification: Not Designated
 Bicycle Master plan: N/A
 Transit Master Plan: N/A
 Freight Master Plan: N/A
 Pedestrian Master Plan: Priority Investment Network (Sidewalk Missing)

39th Ave S

No information found for this location

ANALYSIS OF TRANSPORTATION IMPACTS

- No change to transit traffic patterns
- No change to freight traffic patterns
- Enhances street corner for bicycle circulation while not interfering with existing bicycle traffic patterns
- Enhances street corner for pedestrian circulation by increasing amenity spaces and providing easier access to entries
- One concentrated parking entrance along street to reduce the amount of pedestrian traffic interesection



ACCESS/CIRCULATION LEGEND

- Site
- ↔ Direction of Traffic
- Arterial Streets
- ⋯ Bike Routes
- ⊗ Bus Stops
- ⋯ Light Rail
- ⊗ Light Rail Station

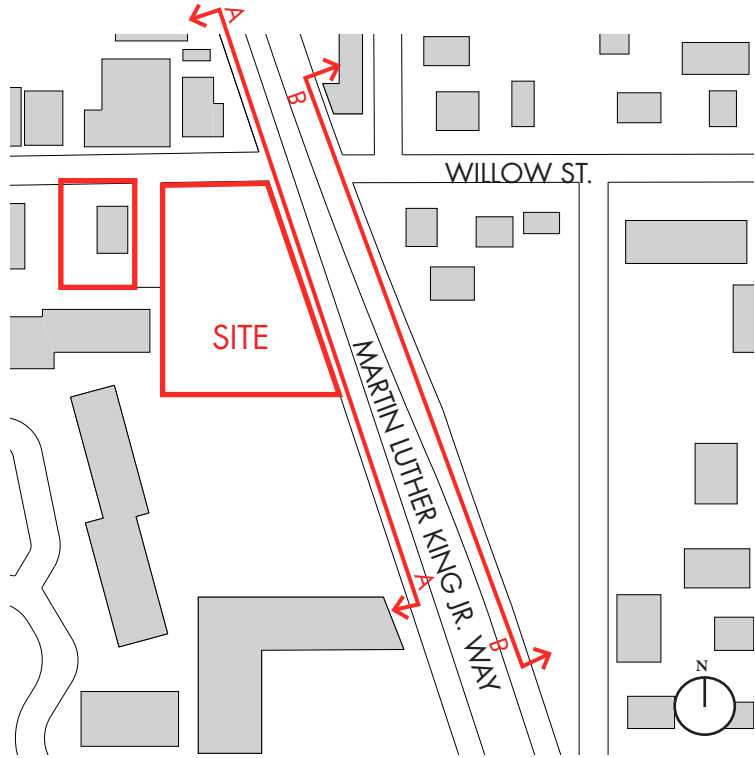
SECTION 4 | TRANSPORTATION EXISTING STREETScape



A- VIEW ALONG MARTIN LUTHER KING JR WAY FACING WEST



B- VIEW ALONG MARTIN LUTHER KING JR WAY FACING EAST



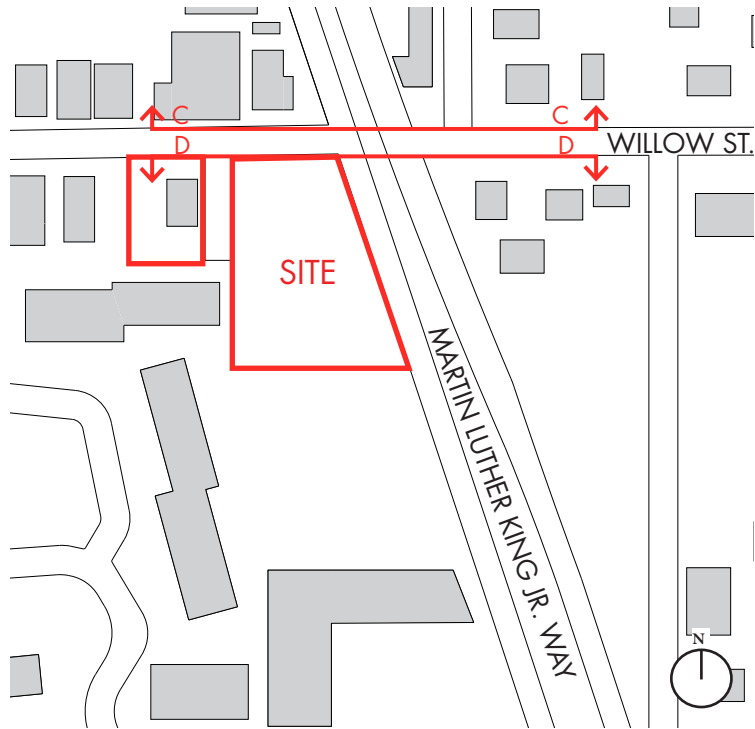
SECTION 4 | TRANSPORTATION EXISTING STREETScape



C- VIEW ALONG S. WILLOW STREET FACING NORTH



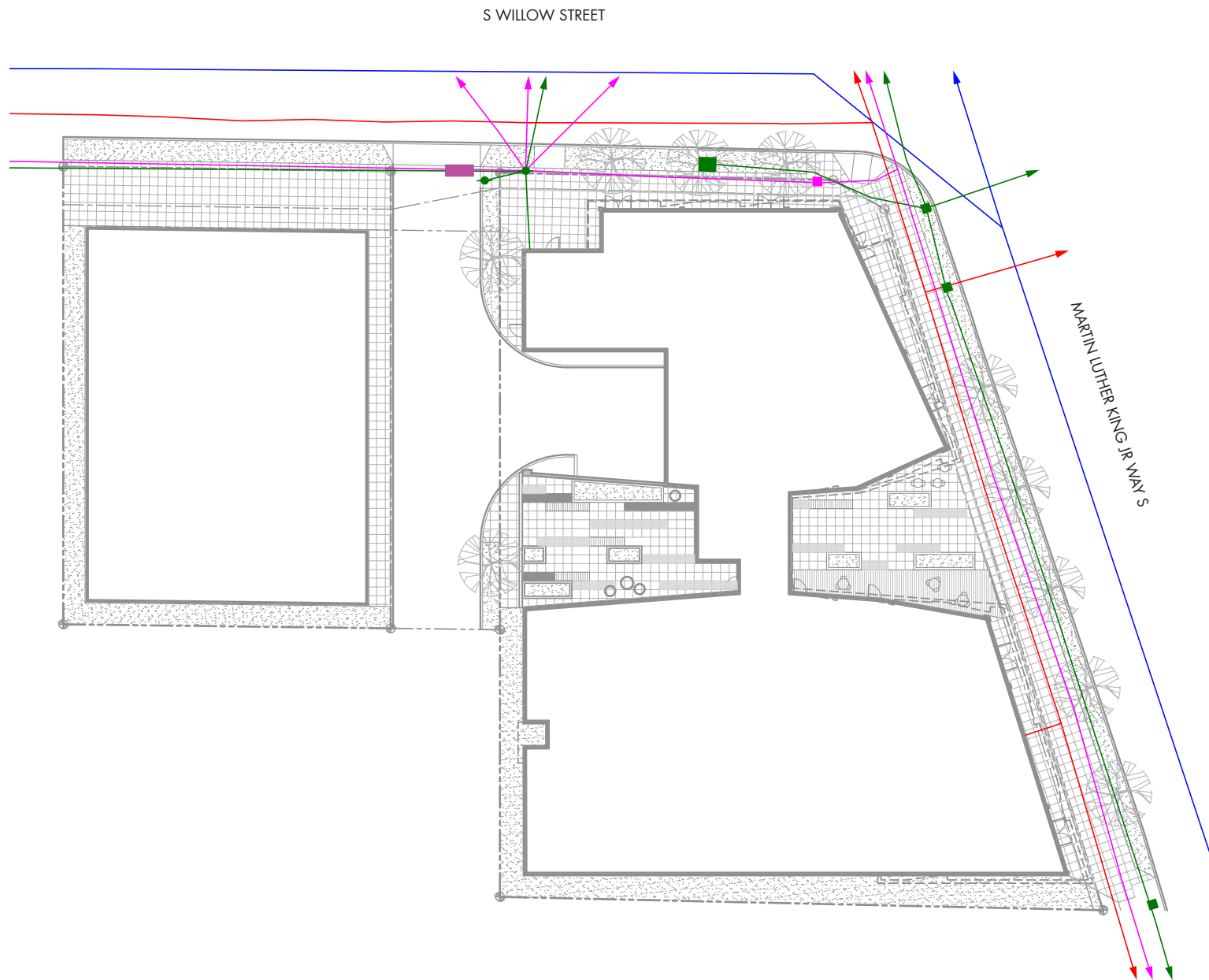
D- VIEW ALONG S. WILLOW STREET FACING SOUTH



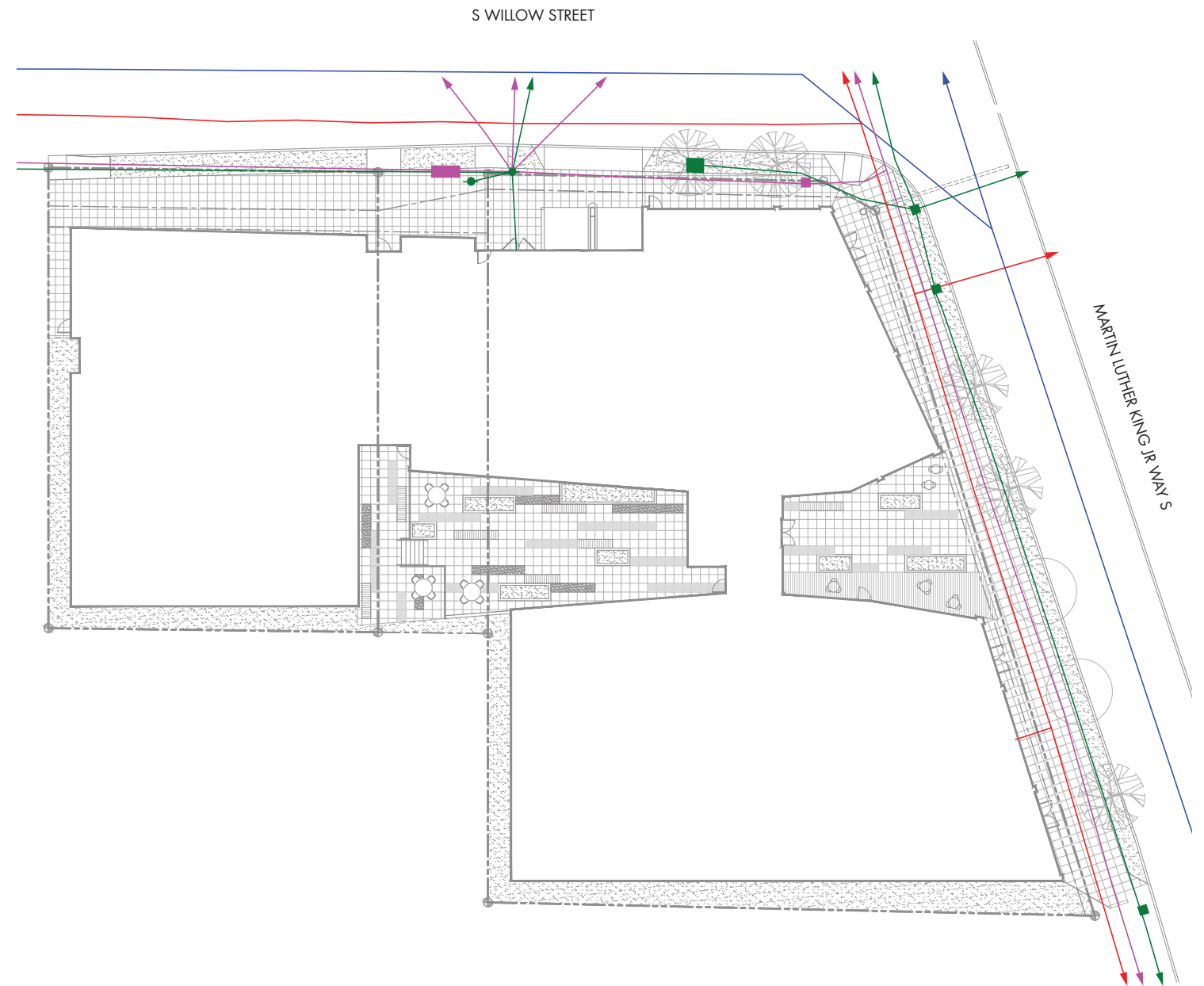
5 | UTILITIES

SECTION 5 | UTILITIES

WITHOUT STREET VACATION



WITH STREET VACATION



NOTE: No future impacts with proposed street vacation. No mitigation proposed.

- Telephone
- Gas
- Power
- Sanitation

6 | HISTORIC SITES OR BUILDINGS

THIS SECTION IS NOT APPLICABLE IN THIS PROJECT

7 | COMMUNITY ENGAGEMENT PLAN

SECTION 7 | COMMUNITY ENGAGEMENT PLAN

In recognition that the opportunities for on-site benefits were limited in order to maximize the production of affordable housing, the Owners propose providing financial support of \$25,000 for off-site community-based art called "Places for People", by HOSTED

"HOSTED stands for **Healthy Othello Safer Through Environmental Design**. The project, started in 2016, identifies "hotspots": areas in the Othello neighborhood where there are high occurrences of person-on-person crime, injury, and people are feeling unsafe. These experiences have a negative impact on community members' health and well-being. A committee of residents and partners, led by community member Cynda Rochester, are working to create opportunities to make the environment safer through community driven solutions that are succeeding elsewhere."

The original public process associated with the MUP impacted the approved design of the building. Since the project has expanded to the 2nd lot and become greater in size, a City of Seattle approved community outreach plan was implanted in August and September of 2018. Through that outreach, owners heard that the community heavily supports the additional units and the transformation of the building to affordable housing. So community work didn't so much impact the project as it was already designed with their input, but rather reinforced the direction to seek the larger project with the street vacation.



SECTION 7 | COMMUNITY ENGAGEMENT PLAN NEIGHBORHOOD OUTREACH/ CITY PROCESS

6901 MLK JR. WAY S (PREVIOUS OUTREACH DURING MUP PROCESS)

- Several meetings held with local community groups
- All groups supported project
- Community preferred smaller retail spaces
- Community asked if project could have affordable housing

COMBINED SITES STREET VACATION OUTREACH

OSCAT Monthly Meeting (presentation)
September 6, 2018

- Discussion of project, status and goal of presentation
- Group is aware of the project and gave feedback during design review
- Feedback/ideas for site design and public benefits:
 - Include community garden or playground
 - Lighting on 39th
 - Greenway for bicycles along 39th
 - Include vent hood in retail space
 - Design small retail spaces
 - Potential for partially finished spaces?
 - Public art (off-site or on-site)
 - Existing neighborhood art project – “Places for People”
 - Opportunities for off-site public benefits
 - Othello Park
 - Sealth Trail between Othello and New Holly
- Group was generally supportive of the project, and was happy it was going to be affordable housing.

Call with Selam Misgano, UW Othello Commons
September 26th, 2018

- Discussion of project, status and goal of phone call
- Selam is new to neighborhood in her role with UW Othello Commons
- No comments about the project design
- off-site public benefits suggestion of street safety adjacent to Othello Park.
- Suggestion to contact Cynda, who is the neighborhood organizer behind the “Places for People” public art project.

On Board Othello Monthly Meeting (short presentation)
October 2, 2018

- Discussion of project, status and goal of discussion
- Strong support for off-site public benefit opportunity to contribute funding to the “Places for People” public art project.
- Minimal discussion and no feedback of project design. Group has already given design input during design review, and just wants to be kept updated.

Homesight – represented at OnBoard Othello Meeting
Puget Sound Sage – represented at 9/26 Focus Group
Rain Valley Community Development Fund – represented at OSCAT meeting 9/6

OUTREACH PROJECT INFORMATION (PRESENTED AT MEETINGS)

PROPOSED PROJECT

The proposed project is an approximately 200-225 unit affordable housing development to be known as Willow Crossing. Located in the Othello neighborhood of Seattle, the project site is composed of two parcels and an unimproved street end. Parcel one, has been designed as a 135 unit project with an existing Master Use Permit approval, and parcel two, a parcel abutting the western edge of site one. The unimproved street end sits between parcel one and parcel two. The additional land area of unimproved street end (proposed for vacation by the City) and parcel two combined will allow the current building design to extend west, lengthening corridors and bringing the unit count up by approximately 58 - 80 units.

Located at 6901 Martin Luther King Junior Way South (parcel one), the building will have retail frontage along MLK and residential continuing back from the corner onto Willow Street (parcel two). The development will include a single, elevator served building, up to seven stories tall. The building will also have some underground parking for cars and ample bike storage. In addition to its residential amenity space for tenants and a leasing office, approximately 2,300 SF of ground floor retail will be constructed along MLK for neighborhood businesses.

ESTIMATED PROJECT TIMING

Real Estate Closing	September 2018
Community Outreach	September 2018
Permitting/Vacation Petition	through late 2019
Start of Construction	early 2020
Construction Duration	22 months
Full Occupancy	+8 months

COMMUNITY OUTREACH & INPUT

Department of Neighborhoods required community outreach is sought at this time for the following elements:

1. Retail Space - Ideas on businesses and/or services for the space
2. Willow Street Expansion - Ideas for building's design at the street level and facade
3. Street Vacation Petition - public benefits package

STREET VACATION PETITION

In order to vacate a public asset (in this case a road end) to a private party, there must be a public benefit. Public benefits may include, but are not limited to:

On-Site Public Benefits:

- publicly accessible plaza or other green spaces, including public stairways;
- streetscape enhancements beyond that required by code such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, way finding, art or fountains;
- Pedestrian or bicycle trails;
- enhancement of the pedestrian or bicycle environment;
- view easement or corridors; or
- preservation of landmark buildings or other community resources.

Off-Site Public Benefits:

- pedestrian or bicycle trails or public stairways;
- enhancement of the pedestrian or bicycle environment;
- enhancement of existing public open space such as providing playground equipment in a City park;
- improvements to designated Green Streets
- funding an element of the Neighborhood Plan
- providing way finding signage; or
- providing public art

Unimproved 39th Ave E, Road End

OUTREACH MAILING LIST

Owner/Name	Address	City	State	Zip	Owner/Name	Address	City	State	Zip
1829 LLC	1829 N 42nd St	Seattle	WA	98109	3821 S Will Seattle	WA	98118		
Seattle Housing Autho	190 Queen Anne Ave N	PO B Seattle	WA	98109	3821 S Will Seattle	WA	98118		
Khalo Felix Mabson	4811 S Myrtle St	Seattle	WA	98118	3816 S Will Seattle	WA	98118		
Cheng Phong	2025 S 125th St	Seattle	WA	98148	3815 S Will Seattle	WA	98118		
Fanus Goneth	3808 S Willow St #3	Seattle	WA	98118	3808 S Will Seattle	WA	98118		
Scharin Hongyay	2025 S 125th St	Tulwina	WA	98148	3805 S Will Seattle	WA	98118		
Horizon Height Limited Part	500 106th Ave NE Suite #3715	Bellevue	WA	98004	3818 S Will Seattle	WA	98118		
Ben Nguyen Khath Phan	6746 38th Ave S	Seattle	WA	98118	6746 38th Seattle	WA	98118		
Dac Nguyen	6746 38th Ave S	Seattle	WA	98118	6746 38th Seattle	WA	98118		
New Saigon Square LLC	2078 135th Pl SE	Bellevue	WA	98005	6736 38th Seattle	WA	98118		
Thi Hoang	6736 38th Ave S	Seattle	WA	98118	6726 38th Seattle	WA	98118		
New Saigon Square LLC	2078 135th Pl SE	Bellevue	WA	98005	6720 38th Seattle	WA	98118		
Hui Nguyen Anh Dao Phan	6739 38th Ave S	Seattle	WA	98118	6711 Marti Seattle	WA	98118		
Vinh Nguyen Tan Hung	6739 38th Ave S	Seattle	WA	98118	6739 38th Seattle	WA	98118		
Ryan Cukman	8040 161st Ave NE #217	Redmond	WA	98052	6748 37th Seattle	WA	98118		
Dav Tran Thi Haoh	6747 38th Ave S	Seattle	WA	98118	6746 38th Seattle	WA	98118		
Samoan Comm Church / Tacoma	6737 38th Ave S	Seattle	WA	98118	6737 38th Seattle	WA	98118		
Kevin Lai Lai Vicky	3716 S Willow St	Seattle	WA	98118	3716 S Will Seattle	WA	98118		
Aida First Inc	7101 Maru Dr Way #220	Seattle	WA	98118	7101 Maru Seattle	WA	98118		
Lnd Rentals LLC	209 Lake Washington Blvd	Seattle	WA	98122	Marti Seattle	WA	98118		
Cynda Caprio	481 S Jackson St	Seattle	WA	98104	Seattle	WA	98118		
Rossau Investments LLC	6747 Martin Luther King Way S	Seattle	WA	98118	6745 Marti Seattle	WA	98118		
Hung Dang Kimmie Dang	6591 151st Pl SE	Bellevue	WA	98006	6754 Marti Seattle	WA	98118		
Jessie Jones	7131 40th Ave S	Seattle	WA	98118	6751 Marti Seattle	WA	98118		
Minh Lu Van Lu	2101 North 130th St	Seattle	WA	98118	6761 Marti Seattle	WA	98118		
Bertogon Kasta	6727 42nd Ave S	Seattle	WA	98118	6727 42nd Seattle	WA	98118		
Epifanio Casio Caoquhan Casio	6801 42nd Ave S	Seattle	WA	98118	6801 42nd Seattle	WA	98118		
Fletcher Farrar	6801 42nd Ave S	Seattle	WA	98118	6801 42nd Seattle	WA	98118		
Ngoc Dang	6807 42nd Ave S	Seattle	WA	98118	6807 42nd Seattle	WA	98118		
Ciu Wu Chi Qi	6811 42nd Ave S	Seattle	WA	98118	6811 42nd Seattle	WA	98118		
Kuang Chu Mei Li	6809 42nd Ave S	Seattle	WA	98118	6809 42nd Seattle	WA	98118		
Bai Cal Susan Cal	6813 42nd Ave S	Seattle	WA	98118	6813 42nd Seattle	WA	98118		
Wei Li Zhen Li	418 7th Ave S #316	Seattle	WA	98104	4024 S Will Seattle	WA	98118		
Leroy Brunck Wen Suyen	4012 S Willow St	Seattle	WA	98118	4012 S Will Seattle	WA	98118		
Truc Nguyen	4112 N 27th Pl	Raymond	WA	98079	6754 40th Seattle	WA	98118		
William Schneider	4012 S Willow St	Seattle	WA	98118	4012 S Will Seattle	WA	98118		
Wei Cal	1123 40th Dr Vancouver Bc	Seattle	WA	98118	6748 40th Seattle	WA	98118		
Jonathan Merr	6748 40th Ave S	Seattle	WA	98118	6748 40th Seattle	WA	98118		
Bonito Pe Juliette Pe	6738 40th Ave S	Seattle	WA	98118	6738 40th Seattle	WA	98118		
William Kelly	6734 40th Ave S	Seattle	WA	98118	6734 40th Seattle	WA	98118		
Wayne Apotokk	6732 40th Ave S	Seattle	WA	98118	6732 40th Seattle	WA	98118		
Kassu Karalia	6726 40th Ave S	Seattle	WA	98118	6726 40th Seattle	WA	98118		
Daniel Elin	6718 40th Ave S	Seattle	WA	98118	6718 40th Seattle	WA	98118		
Donisio Orilla Elizabeth Orilla	6720 40th Ave S	Seattle	WA	98118	6720 40th Seattle	WA	98118		
Kan Chin	6720 40th Ave S	Seattle	WA	98118	6720 40th Seattle	WA	98118		
Willow Investment LLC	526 S Alonoso St	Seattle	WA	98108	6911 42nd Seattle	WA	98118		
Gospel Union	P O Box 202	Seattle	WA	98111	7001 42nd Seattle	WA	98118		
Christine Blue Fern Dev LLC	1123 42nd Ave NE Ste 204	St Jacques	WA	98013	7012 42nd Seattle	WA	98118		
Tran Pham Minh	7009 42nd Ave S #1	Seattle	WA	98118	7009 42nd Seattle	WA	98118		
Tian Pham Minh	7009 42nd Ave S #4	Seattle	WA	98118	7009 42nd Seattle	WA	98118		
Miah Pham Thi Tian	7009 42nd Ave S #4	Seattle	WA	98118	7009 42nd Seattle	WA	98118		
Huan Pham	2816 27th Ave S	Federal Way	WA	98003	4056 S Myr Seattle	WA	98118		
Viva Investments LLC	7101 M L King Jr Way S #220	Seattle	WA	98118	6951 Marti Seattle	WA	98118		
Sound Capita	401 S Jackson St	Seattle	WA	98104	6960 Marti Seattle	WA	98118		
Marcos Tubao Creanshi Tubao	6908 Martin Luther King Way Seattle	Seattle	WA	98118	6908 Marti Seattle	WA	98118		
Fremont Genechs P1 LLC	1127 NE 24th St # 528	Redmond	WA	98052	4009 S Will Seattle	WA	98118		
Ajka LLC	1142 NE 24th St	Redmond	WA	98004	4005 S Will Seattle	WA	98118		
Aimee Rilokutch Ital	1127 NE 24th St # 528	Redmond	WA	98052	4015 S Will Seattle	WA	98118		
Seattle Housing Autho	190 Queen Anne Ave N	PO B Seattle	WA	98109	3815 S Will Seattle	WA	98118		
Esperanza Aps Ltd P1 C/O Reserver11	Studebaker Rd 1st Fl	Long Beach CA	WA	90815	6940 37th Seattle	WA	98118		
Park Place Rf Housing	911 Studebaker Rd 1st Fl	Long Beach CA	WA	90815	6900 37th Seattle	WA	98118		
Seattle Housing Autho	190 Queen Anne Ave N	PO B Seattle	WA	98109	Seattle	WA	98118		
Mercy Housing Northwest	6910 Martin Luther King Jr Way Seattle	Seattle	WA	98118	Unit 1 Seattle	WA	98118		
Mhwa 10 Othello West Lp	2505 3rd Ave #204	Seattle	WA	98121	Unit 2 Seattle	WA	98118		
Mhwa 9 Othello West Lp	6910 MLK Way S	Seattle	WA	98118	Unit 3 Seattle	WA	98118		
Union Gospel Mission Assn	PO Box 202	Seattle	WA	98104	3803 S Will Seattle	WA	98118		

SECTION 7 | COMMUNITY ENGAGEMENT PLAN NEIGHBORHOOD GOALS & POLICIES

CONTEXT AND PRIORITY ISSUES: OTHELLO

The Othello Neighborhood is emerging from a history of dramatic changes into the vibrant new commercial and residential community that will sustain its future light rail station. The commercial core of this community along Martin Luther King Jr. Way South reflects the style of an Asian market bazaar where business is transacted in a variety of languages. Its streets are lined at a uniform level with signage in stark primary colors. During spring and summer months, artistic banners hang high over the streets accentuating these colors and reflecting the symbols of the neighborhood's many cultures. Surrounding that core is a hillside covered with residential streets that suggest a multifaceted history. Originating as part of a larger farming community in the early 1900s, the Othello Neighborhood streets (especially South Brighton Street) still retain examples of New England-style farm houses and single family bungalows. These styles are reflected in many homes and townhouses of the recent New Holly Development. Like many Seattle neighborhoods, Othello is blessed with the natural beauty of the Puget Sound region. Hillside rising to the west above the commercial core on Martin Luther King Jr. Way South are crowned with trees. The eastern ridge features views of Mount Rainier and the Cascade Mountains. There is easy access to a ribbon of parks running from South Van Asselt Court through several mini-parks within New Holly to Othello Park, and even to the many parks and beaches along the west shore of Lake Washington.

RESIDENTIAL URBAN VILLAGE GOAL

Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.

RESIDENTIAL URBAN VILLAGES POLICIES

1. Balance objectives for accommodating growth, supporting transit use and walking, maintaining compatibility with existing development conditions, maintaining affordable housing, and responding to market preferences for certain types of housing, through the density and scale of development permitted.
2. Allow employment activity in residential urban villages to the extent that it does not conflict with the overall residential function and character of the village, provided that a different mix of uses may be established through an adopted neighborhood plan.
3. Permit the size of residential urban villages to vary according to local conditions, but consider it generally desirable that any location within the village be within easy walking distance of at least one center of activity and services.
4. Include among areas considered suitable for designation as residential urban villages those areas that possess the desired characteristics and infrastructure to support a moderately dense residential population and those areas that, while lacking infrastructure or other characteristics of a residential urban village, warrant public investment to address inadequacies in order to promote a transition to a higher density residential neighborhood.



8 | VACATION POLICIES

SECTION 8 | VACATION POLICY STATEMENT

CIRCULATION:

- The street is currently being used by the 3823 S Willow property as a gravel parking lot for their own property. It is not used by the public.
- The street does not continue through the adjacent property to the south.
- The street does not connect across S Willow to another street going north.
- The street is a short dead end street currently that is not improved.
- If vacated, the property will allow for an affordable housing development and allow for additional amenity spaces and open space throughout the development.

ACCESS:

- The street is currently only providing access to the 3823 S Willow property, which will be included in the proposed development, so no impact to access will be made.
- The development to the south has access from other streets currently.
- No other properties are accessed from this street.
- No vehicular, bicycle or pedestrian will be affected by the street vacation.

UTILITIES:

- Based on the survey, there are no utilities within the proposed street vacation, other than powerlines service the 3823 S Willow site, but those will be removed with the new construction of the proposed development.

FREE SPEECH:

- The current street is not improved and is a gravel parking lot for the 3823 S Willow site, which would not be a conducive area to be used to exercise free speech.
- The proposed development will improve both MLK Jr. Way S and S Willow along the boundaries of the site, including the development of a large public open space along MLK Jr. Way S and another area along S Willow. These areas will allow for a better environment to exercise free speech for the community.

PUBLIC ASSEMBLY:

- The current street cannot be used for gathering as it is undeveloped and used as a parking lot for the 3823 S Willow site.
- The proposed project consists of multiple public open spaces that can be used for gathering, including a large plaza located along MLK Jr. Way S.

- The proposed development will have more public open space than the street proposed for vacation.

OPEN SPACE:

- The current street does not provide open space, as it is a gravel parking lot used by the 3823 S Willow site.
- The proposed project includes the development of a large public plaza along MLK Jr. Way S and an additional public plaza along S Willow. Both of these plaza will have landscaping, trees, benches and gathering space, including spill out space for both the retail and apartment uses.
- An additional private plaza will be development in the center of the site that will have landscaping, trees, benches and amenity areas.
- A roof top garden and residential deck will also be included in the proposed development and will include landscaping, trees, benches and amenity space for the residents.
- The proposed development will have more public open space than the current street, in terms of area.

LIGHT AND AIR:

- Shadow impacts for adding the street vacation would not be much more than if the 2 properties were developed separately.

VIEWS:

- The development within the proposed vacation will not impact any more significant views than if the 2 sites were developed separately.
- There are no significant views from the pedestrian street level.
- The development will create views into its proposed plaza areas from other sites in the neighborhood, which are to be used by the community.

LAND USE AND URBAN FORM:

- The street does not connect to any other streets to the north and south, as it is more like an alley for only the 2 adjacent properties.
- The street vacation will not disrupt an existing street or circulation pattern in the neighborhood.

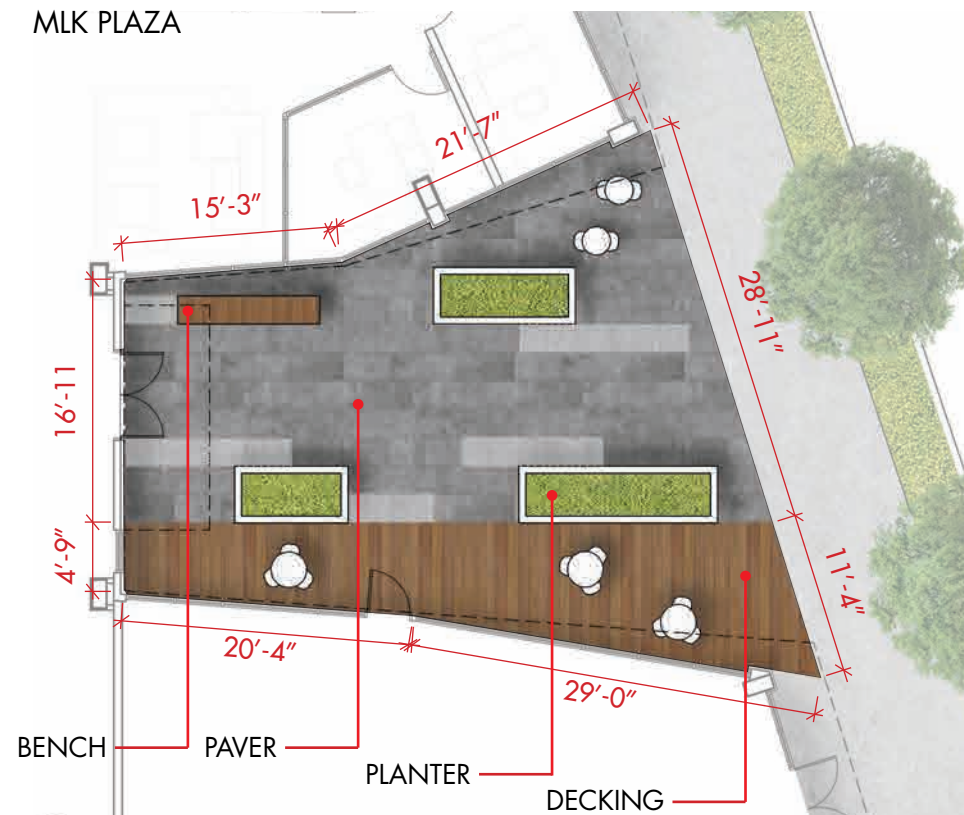
SECTION 8 | VACATION POLICIES PUBLIC BENEFIT PROPOSAL SUMMARY

VISION AND GOALS

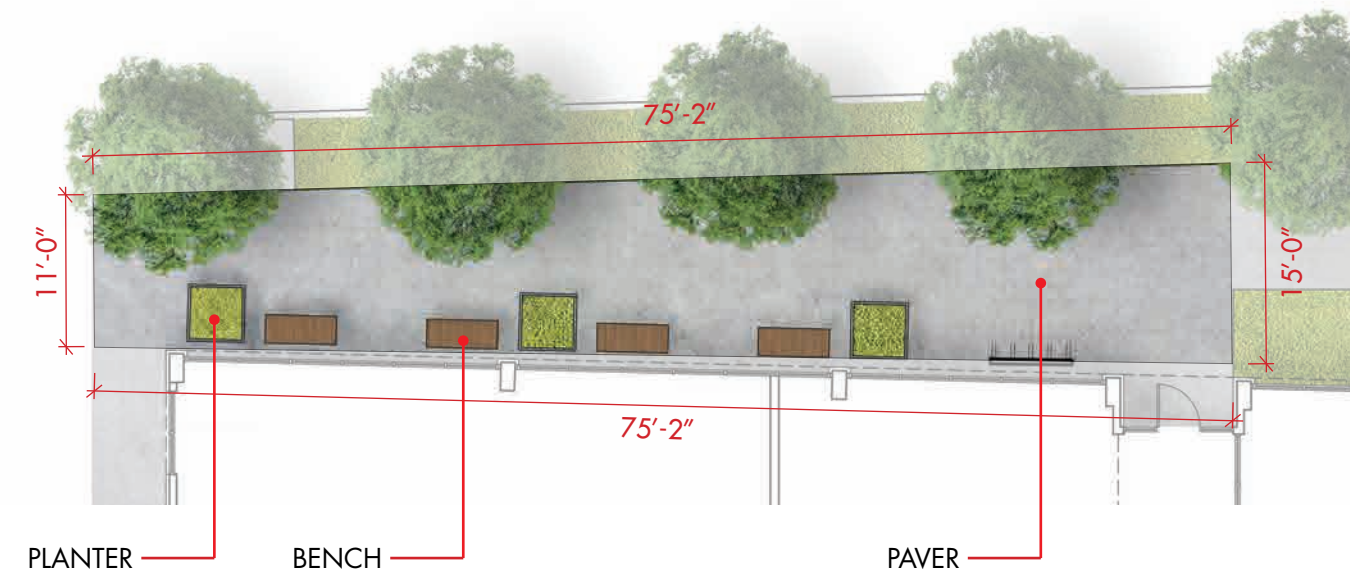
1. Create a vibrant and affordable housing community.
2. Create an active pedestrian experience and create a public plaza along MLK.
3. Integrate with the neighborhood.
4. Activate uses at the street.
5. Activate street corner with consistent street front identity.
6. Strengthen the Othello neighborhood gateway.

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Cost
1	MLK Plaza	Concrete Pavers: 893 SF x \$22/SF = \$19,646 Wood Decking: 354 SF x \$22/SF= \$7,788 Landscaping: 122 SF x \$5/SF= \$610 Site Furniture: 20 SF x = \$1,673.40	Not Required	Upon construction completion (see project schedule)	\$29,717.40
2	Willow Plaza	Concrete Pavers: 991 SF x \$22/SF = \$21,802 Landscaping: 48 SF x \$5/SF= \$240 Site Furniture: 40 SF x \$83.66= \$3,346.60	Not Required	Upon construction completion (see project schedule)	\$25,388.60
3	Offsite Donation	N/A	Not Required	TBD	\$25,000
TOTAL COST					\$80,106.00

MLK PLAZA



WILLOW PLAZA



NOTE: Plaza design to be further developed with SDOT during SIP process

9 | ENVIRONMENTAL REVIEW

SEPA WAS SUBMITTED WITH 6901 MLK JR WAY S MUP APPROVAL

UPDATED SEPA WILL BE SUBMITTED WITH COMBINED SITE MUP
SUBMITTAL IN MARCH 2019