Barriers to TOD

Stephen Antupit

RailVolution
Salt Lake City
September 10, 2005
“Today I am a fountain pen.”
Timing is Everything

1993

Sound Transit---Central Link Light Rail

1997  Station Area Plng.  2001

NewHolly Redevelopment

Today
Holly Park: the “Before” 1993
NewHolly HOPE VI Redevelopment Plan

Timing is Everything
Is Timing Everything?
Naming the Obvious...

othello → station
Shifting to Master Developer Role

NewHolly & Othello Place

Offering

NewHolly and Othello Place, or NewHolly ("Site") are a nationally-recognized New Urbanism redevelopment which is a benchmark for the new millennium. The Site currently offered for sale include Phase II and Othello Place, which are available for development for approved sites to homeowners in 2004. The subsequent phases are targeted for multi-family and single-family detached housing.

Phase III

Phase IIB encompasses the eastern hillside between Phase I and Othello Place. Phase IIIB, to be developed, includes approved plans and building permits issued for 79 townhouses and 21 single-family residences. Phase IIB includes approved plans and valid permits for designs generated by Waiden Kopanol, Architects of Seattle.

Othello Place

Othello Place, located on the south side of Othello and on the west side of Martin Luther King Way, consists of 437.19 acres and offers land for up to 193 attached and single family residences. 93 lots have been planned for sale. Available product includes three-story and single-family houses and single-family detached on 2,000 to 2,500 square foot lots and alley-loaded lots. As Seller desires diversity of product and pricing, groups of lots may be sold separately.

Neighborhood

NewHolly Phase II is offered with plans and permits, and specific pricing. Othello Place is offered with the assurance of available product type per a study conducted by Suzanne Britton of Real Visions. Buyers are expected to offer based upon their assessed highest and best use.

Orientation towards the Public Realm

A positive relationship to the street is formed by a thoughtful entry sequence from the curb to the front door. This makes a comfortable transition from the public realm of the street and sidewalk to private sanctuary of the home. Front porches and ornamentally fenced front yards are excellent transitions between the two realms. De-emphasis of the garage is essential. In designing the sequence, one should emphasize the human aspects of the home — useable porches, inviting front doors, well-proportioned windows, substantial balconies and similar details.

Corner Lot Orientation

Lots that have frontages on two areas of public realm, such as the intersection of two streets or one street and a park, shall address both frontages with pedestrian-friendly architectural treatments, such as wrap-around porches, frontage quality trim and materials, and “eyes-on” relationship to the public realm.

Front Entry Door Location

An important element of High Point is the relationship of the private home to the public realm. Therefore, all entrances shall be easily recognizable and visible from the street, and include welcoming architectural features such as a porch, pediment, stoop or balconies. A pedestrian connection between the entrance and street that is separate from the driveway is required.

Street Furniture Compatibility

The "across the street" relationship is a priority over the "across the alley" relationship. That is, homes facing each other should be complementary in character. Builders will be strongly encouraged to build on lots that face each other across the street rather than backing to each other over alleys. It is more appropriate that transitions in architectural character should occur across alleys, side streets, or even at mid-blocks, but preferably not across streets to facing residences.

Ply Equipment

Permanent ply structures such as constructed forts, swing sets and climbing structures shall not be located between the property line and frontage elevations of the homes. Care should be taken in locating ply structures to minimize the impact on neighbors.
New homes and townhomes in a front porch neighborhood with parks, playgrounds, library, shops and services. Priced from the $200,000s to $400,000s. New homes by: Bennett-Sherman, LLC and Polygon Northwest Homes.

CLICK HERE TO LEARN MORE
ZINE

Othello Station Edition

The many faces of Southeast Seattle
Where to eat
What to do
Who's making things happen
Why you should buy a home in Southeast Seattle

Ganga Caroncige of Kalbi can be heard at Earl's Wood.

On any given day in the Othello neighborhood, you can sample everything from samosa to smoked ribs, frog curry to fried chicken.

Representing the gastronomical fares of India, Pakistan, Mexico, Vietnam, America, Sicily, east Africa, China, Greece, Thailand, and Laos — just to name a few — this United States of epicurean delights is sure to please even the most finicky of taste buds.

This is the neighborhood where Seattleites in the know go for true authentic cuisine, whether it's the pho at My Quy, the Neapolitan pizza at Tutta Bella, the rice and beans at The Wellington or the yedóro wat at Fasika.

Othello Station

If you're looking for Seattle's best real home values, then look first at Othello Station.

Two of the Northwest's most respected homebuilders, Polygon Northwest and Alcott Sherman UCC, are creating a stunning new style of living just for Othello Station.

Othello Station and NewHolly's award-winning designs are creating one of the most walkable, neighborhood nuclei in Seattle. Future home owners will enjoy the streets lined with trees, porches and yards. And sitting and comfortable for people watching and visiting. Take a stroll on your own today and explore the parks, community gathering hall and play areas interspersed throughout.

NewHolly Compact
Public Library
Community College
Child Care
Gathering Hall

www.othellostation.com
Othello Station is Making News

Reborn housing project reaches beyond the poor

By Stuartaketelu

Frustrated in trying to find a bigger home for his family, four Mark...
Redrawing the Retail Picture
othello station

Pieces of the retail puzzle

Seattle Housing Authority

PHASE II
2002

OTHELLO STATION PHASING

STEP 1
A. BUILD (PREMISE) RELOCATION OFF HALL COURT ON SOUTH END OF UNION-PAPE BLOCK. INCLUDE NEW'S FUEL PROGRAM AS APPROPRIATE

STEP 2
B. OPEN "BUSINESS INCUBATOR" COURT IN RESIDENT ELDERS

STEP 3
C. FRED MEYER MIXED-USE W/ REMAINING HALL COURT ON "RENEWAL" COMMUNITY USE ELEMENTS ON UPPER FLOORS

STEP 4
D. SHF EXPANSION ON EALT

STEP 5
E. TOWNHOUSE/CONDO-WORK ON FORMER HALL COURT

STEP 6
F. CINEMA (2) ON FORMER H.C.M. (INDOOR EAT)

STEP 7
G. OTHHELLO CORNER W/ MARKET HALL
Market Hall @ Othello Station:
To Do list

1. TOD Marketplace at RailVolution
2. Clean Up Split Zoning
3. New Market Tax Credits
4. Design Guidelines
5. Development Partner via Broker