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131 Rainier Valley units continue through review

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Koz Development does its own architecture in house, and it has an upcoming design review in March for an apartment project at [3803 S. Warsaw St.](#) That's in the Rainier Valley, on most of a small irregular block that's immediately west of Martin Luther King Jr. Way South. The block is also in a federally tax-favored Opportunity Zone. It traded in late 2020 to Koz-related investors for \$2.8 million.



Rendering by Koz Development]

The five-story, 131-unit proposal is for affordable housing — though rents aren't yet specified. Nor is there an announced timeline for the plan; Koz is currently busy with proposals for Capitol Hill and Lower Queen Anne. The Snohomish-based firm also has projects Portland, Everett and Tacoma.

This perspective looks south at the project, with 38th Avenue South at right.

Koz estimates the total project size at 61,617 square feet, which includes 1,400 square feet of commercial space. That bay will go on the block's northeast corner, facing MLK.

Apartments look to run from studios to two-bedrooms, with their size not yet detailed

The working title seems to be Koz on MLK. No parking is planned, but tenants will have 112 bike stalls.

The trapezoidal block is about a seven-minute walk south to Othello Station; and, a few blocks north, Sound Transit hopes to open the South Graham Street infill station in 2031. That agency also still owns a small corner of Koz block, acquired for construction of the line along MLK. No buyer has emerged, so that may end up as a pocket park.