



Maddux South—

Address—

2800 M L King Jr. Way S
Seattle, WA 98144

Project Number—

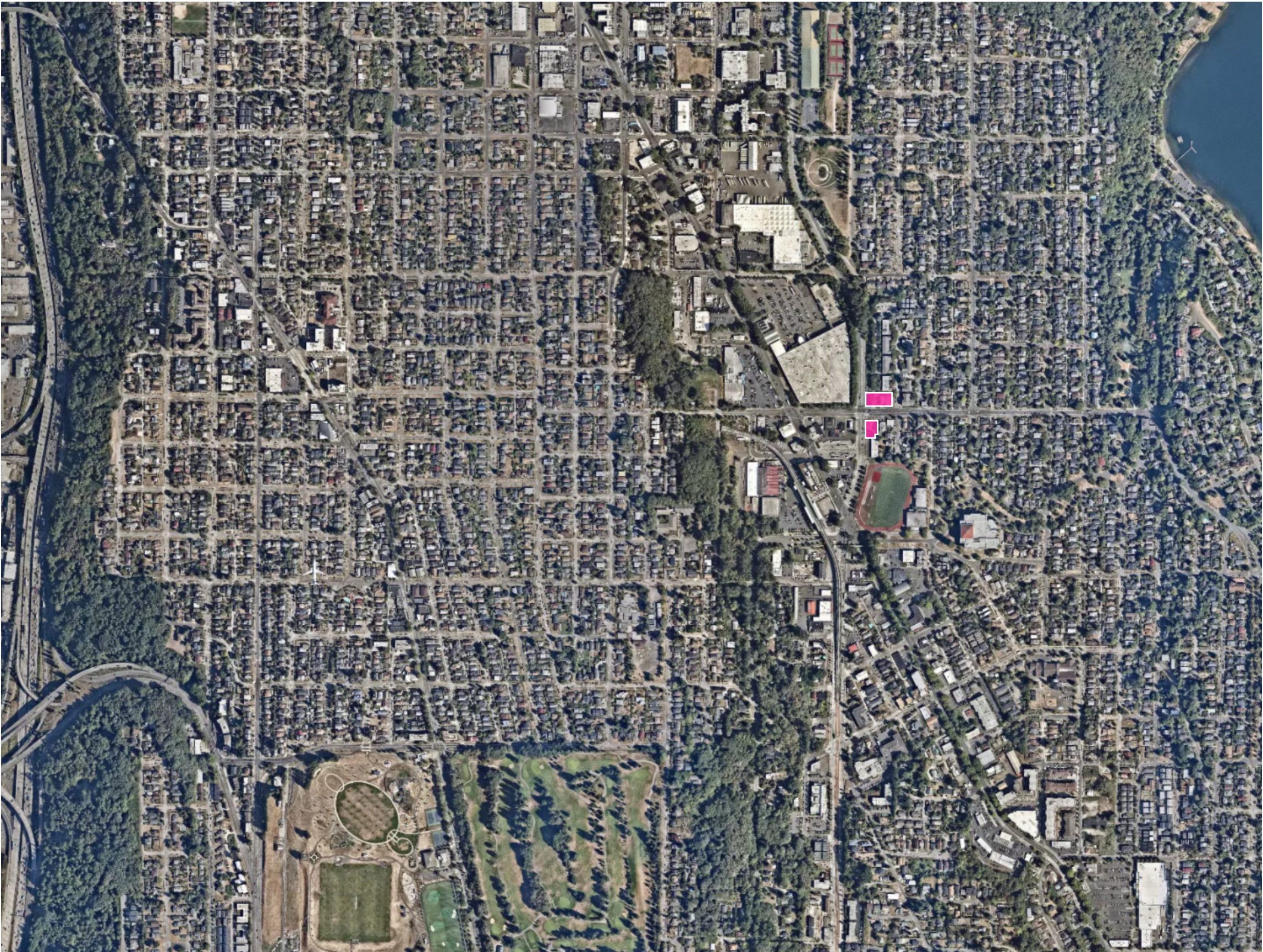
South : 3028449

Applicant Team—

Developer : Mt. Baker
Housing Association
Architect / LA: Mithun

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PROJECT INFORMATION



MADDUX NORTH AND MADDUX SOUTH

Though conceived as a single undertaking, Maddux North and Maddux South are two separate buildings that flank the north and south sides of S. McClellan St, located at the 2800 block of MLK Jr. Way S.

The project sites together form a gateway located along an important local east/west pedestrian street located within the Mt. Baker Town Center.

Together Maddux North and Maddux South will contain **166 affordable** apartment units, serving working families and individuals earning up to **60% AMI**. Both projects contain commercial use at grade and common amenities. All massing alternatives on both project sites assume **MHA** zoning increases for affordable units.

The Maddux will contain a mix of studio, 1-bedroom, 2-bedroom, 3-bedroom and SEDU units. 35% of the proposed units are family sized. The Maddux is a pilot project with the WA Dept. of Ecology supporting urban brownfiled development for affordable housing.

Due to the timeline of the legislative process, the projects will seek a **Contract Rezone** that is consistent with of MHA in order to achieve additional height and area.

MADDUX NORTH

Residential unit count:	81 (proposed)
Residential area:	80,000 GSF (approx.)
Commercial area:	5,210 GSF (approx.)
Parking area:	12,700 GSF (approx.)
Parking stalls:	18 (proposed)

MADDUX SOUTH

Residential unit count:	85 (proposed)
Residential area:	45,300 GSF (approx.)
Commercial area:	3,560 GSF (approx.)
Parking:	None

DEVELOPMENT OBJECTIVES

- SUPPORT MOUNT BAKER HOUSING ASSOCIATION’S MISSION TO IMPROVE LIVES AND STRENGTHEN COMMUNITIES IN SOUTHEAST SEATTLE BY CREATING QUALITY, AFFORDABLE HOUSING AND SUPPORTING THEIR RESIDENTS
- ANCHOR THE CORNER OF MLK JR WAY S. AND S MCCLELLAN STREET TO CREATE A GATEWAY TO THE NEIGHBORHOOD
- CREATE A STRONG ACTIVATED URBAN STREET EXPERIENCE
- ENHANCE THE PEDESTRIAN EXPERIENCE ALONG S MCCLELLAN STREET & MLK JR WAY S.
- ADD TO THE PEDESTRIAN-ORIENTED & NEIGHBORHOOD-FOCUSED COMMERCIAL ACTIVITY OF S MCCLELLAN STREET
- MAXIMIZE AMOUNT AND QUALITY OF AFFORDABLE HOUSING
- MEET EVERGREEN SUSTAINABLE DEVELOPMENT STANDARD

SUMMARY OF DESIGN RELATED COMMENTS FROM COMMUNITY OUTREACH

SAFETY AND INTEGRITY OF THE NEIGHBORHOOD

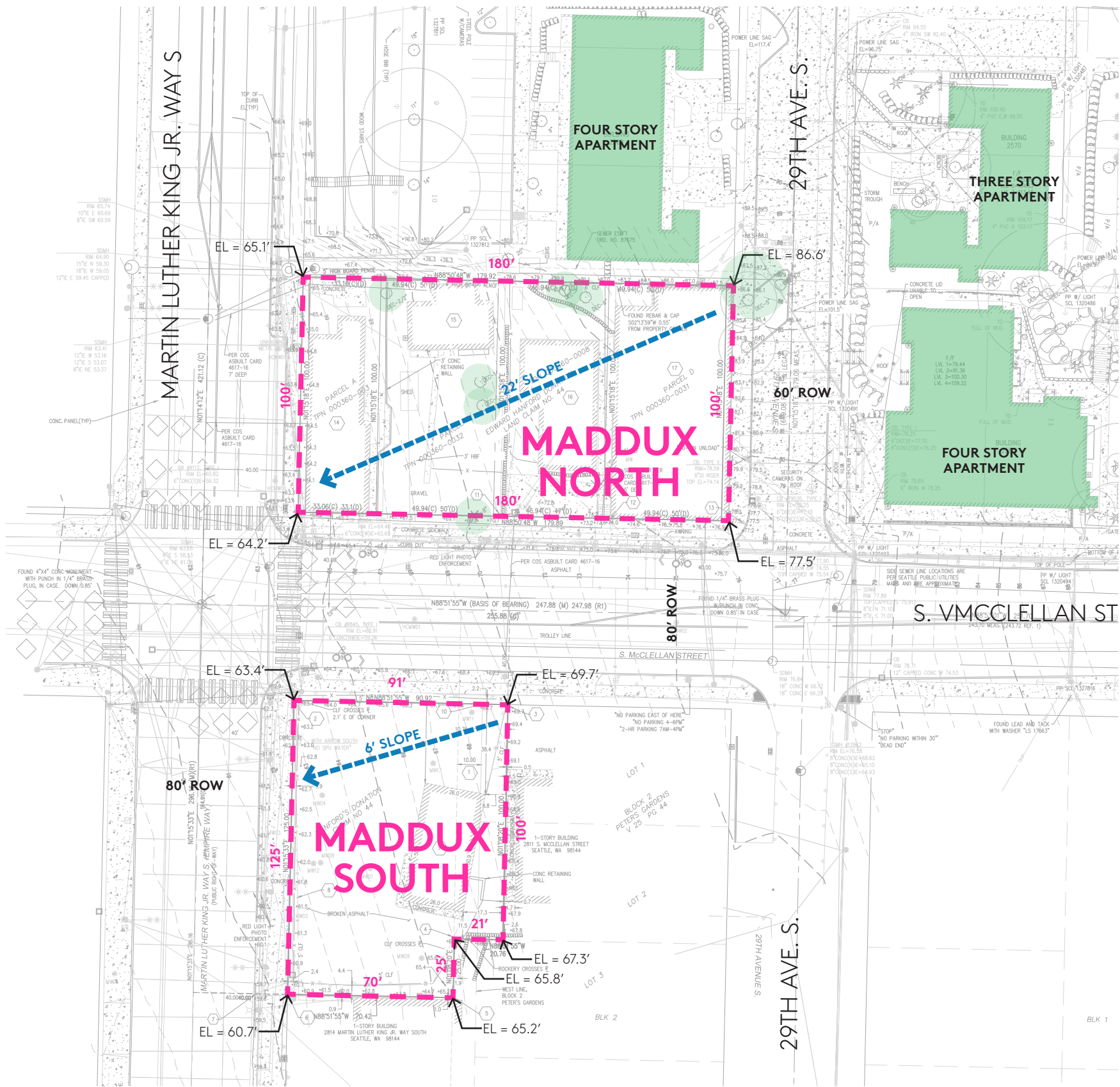
SIDEWALKS

- WIDER SIDEWALKS
- BETTER LIT

GROUND FLOOR AFFORDABLE COMMERCIAL SPACES

- ACTIVATE THE SIDEWALK
- RESTAURANT
- GYM
- EXPENSIVE TO BUILD IN SEATTLE
- PASS THE SPACE OFF AT COST

SITE PLAN



LOCATION

Maddux North is located on the NE corner of the intersection of S McClellan St and MLK Jr. Way S

Maddux South is located on the SE corner of the intersection of S McClellan St and MLK Jr. Way S

LOT SIZE

Maddux North: 17,992 SF

Maddux South: 10,841 SF

EXISTING USES AND STRUCTURES

Maddux North:

Parcel A (west) contains a vacant building

Parcel B contains a single family residence

Parcel C contains a multifamily 4-plex

Parcel D (south) contains a demolished dry cleaners

Maddux South:

Hanford's Donation Claim No. 44 contains a vacant auto care detail shop

TOPOGRAPHY

Maddux North: Significantly sloping down east to the west with a change of approximately 22'. Relatively flat north to south on the west perimeter of the site. Approximately a 10' slope down north to south on the east perimeter of the site.

Maddux South: Slightly sloping down east to the west with a change of approximately 6'. Slightly sloping down north to the south with a change of approximately 4'.

EXISTING TREES

Maddux North: Several small deciduous trees are distributed across the site, to be removed with the development of the site. One large deciduous tree exists at the northeast corner of the project site and will remain.

Maddux South: There are not existing trees on the site.

LEGAL DESCRIPTION

MADDUX NORTH

TPN 000360-0030:

That portion of Edward Hanford’s donation claim number 44 in section 9, township 24 north, range 4 east; willamette meridian, in King County, Washington, more particularly described as follows:

Beginning at the southeast corner of lot 10, block 1, stadium vista addition, according to the plat thereof, recorded in volume 58 of plats, page 61, in King county, Washington, thence n 88°50’48” W, along the south line of said lot 10 and its westerly prolongation, 182.92 Feet to the easterly right-of-way margin of Martin Luther King Jr. Way S. (Empire way) being 40.00 Feet from the centerline of said way; thence S 01°14’12” W, along said easterly margin, 100.00 Feet to the north right-of-way margin of S. McClellan street, thence S 88°50’48” E, along said north margin, 182.89 Feet to the west right-of-way margin of 29th avenue south; thence n 01°15’18” E, along said west margin, 100.00 Feet to the point of beginning.

MADDUX SOUTH

TPN 000360-0032:

That portion of Edward hanford’s donation claim no. 44 In section 9, township 24 north, range 4 east, W.M., In King County, Washington and of lots 1 and 2, block 2, peters gardens, according to the plat thereof, recorded in volume 25 of plats, page 44, records of King County, Washington, and of vacated alley, described as follows:

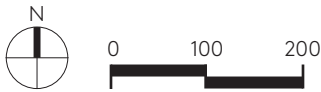
Beginning at the intersection of the southerly line of McClellan street, as condemned in King County superior court cause no. 59194, As provided by ordinance no. 17060 of the city of Seattle with the easterly line of empire way (now known as Martin Luther King Jr. Way S.), As deeded to the city of Seattle by deed recorded under recording number 3211266, records of King County, Washington; thence easterly along said southerly line to a point 10.76 Feet easterly of the northwest corner of said block 2; thence southerly parallel with the westerly line of said block, a distance of 100.00 Feet to the southerly line of lot 2 in said block; thence westerly along said southerly line and the production thereof 20.76 Feet to the westerly line of vacated alley; thence southerly along said westerly line 25.00 Feet; thence westerly parallel with the southerly line of said S McClellan Street to the easterly line of said empire way (now known as Martin Luther King Jr. Way S.); Thence northerly along said easterly line to the point of beginning; all situate in the city of Seattle, county of King, state of Washington.

URBAN ANALYSIS / SURROUNDING USES



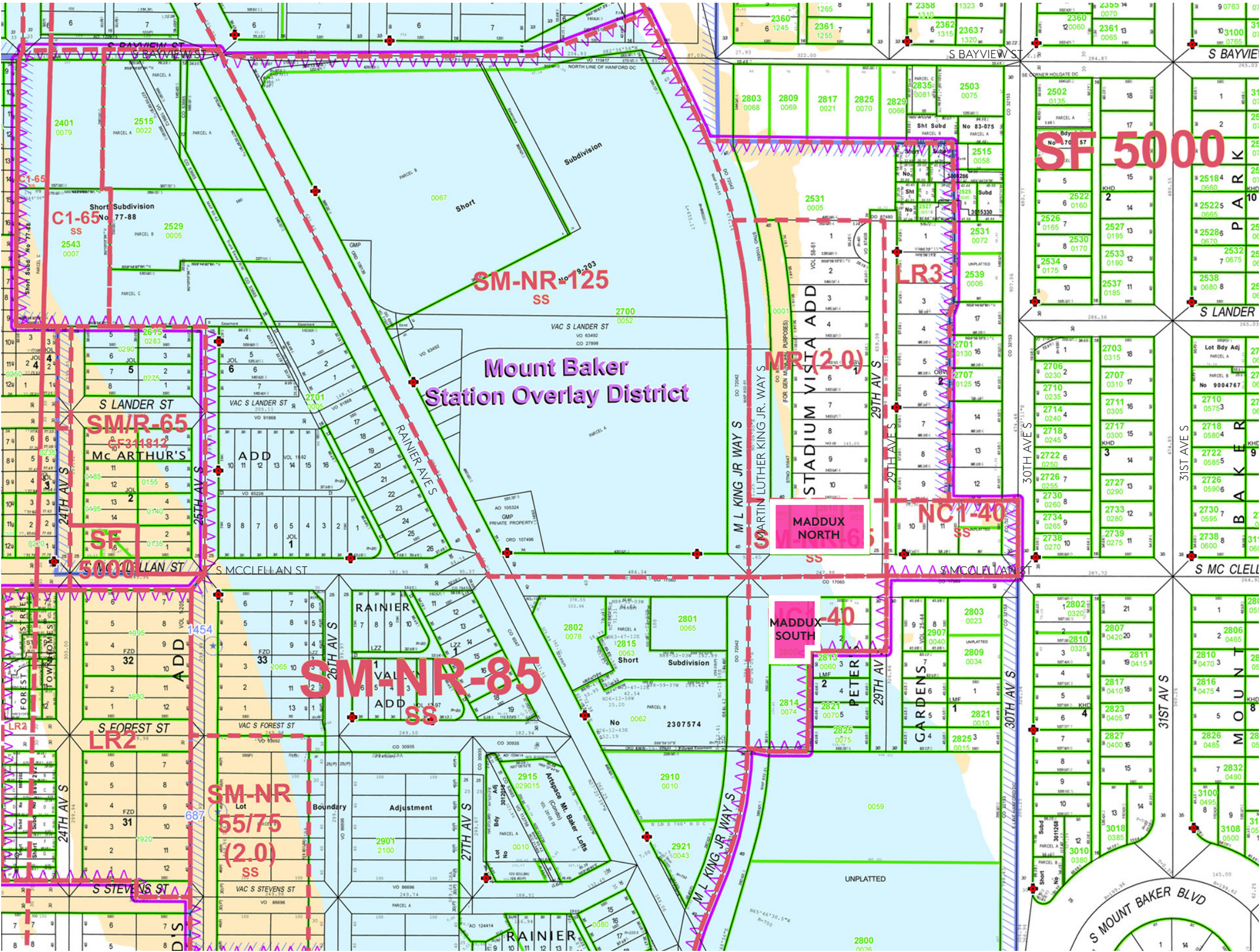
LEGEND

- SITE
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MBHA BUILDINGS
- MIXED USE
- SCHOOL
- LIGHT RAIL STATION



URBAN ANALYSIS / ZONING

URBAN DESIGN ANALYSIS 08



MADDUX NORTH

ADDRESS

2802 S McClellan St, Seattle, WA 98144

ZONING

Current: SM-NR-65

HALA: SM-NR-75

SITE AREA

17,992 SF

STRUCTURE HEIGHT

Building height limit: 65 feet (base zoning)

+4' for typical paraphernalia

7 feet for solar collectors with unlimited coverage

+15' for solar collectors, stairs, elevators, mechanical, atriums, play equipment, minor communication facilities up to 25% of roof area. May increase to 65% under conditions v(screened mechanical, 10' setback from roof edge).

MADDUX SOUTH

ADDRESS

2800 M L King Jr. Way S, Seattle, WA 98144

ZONING

Current: NC1-40

HALA: NC1-75

SITE AREA

10,841 SF

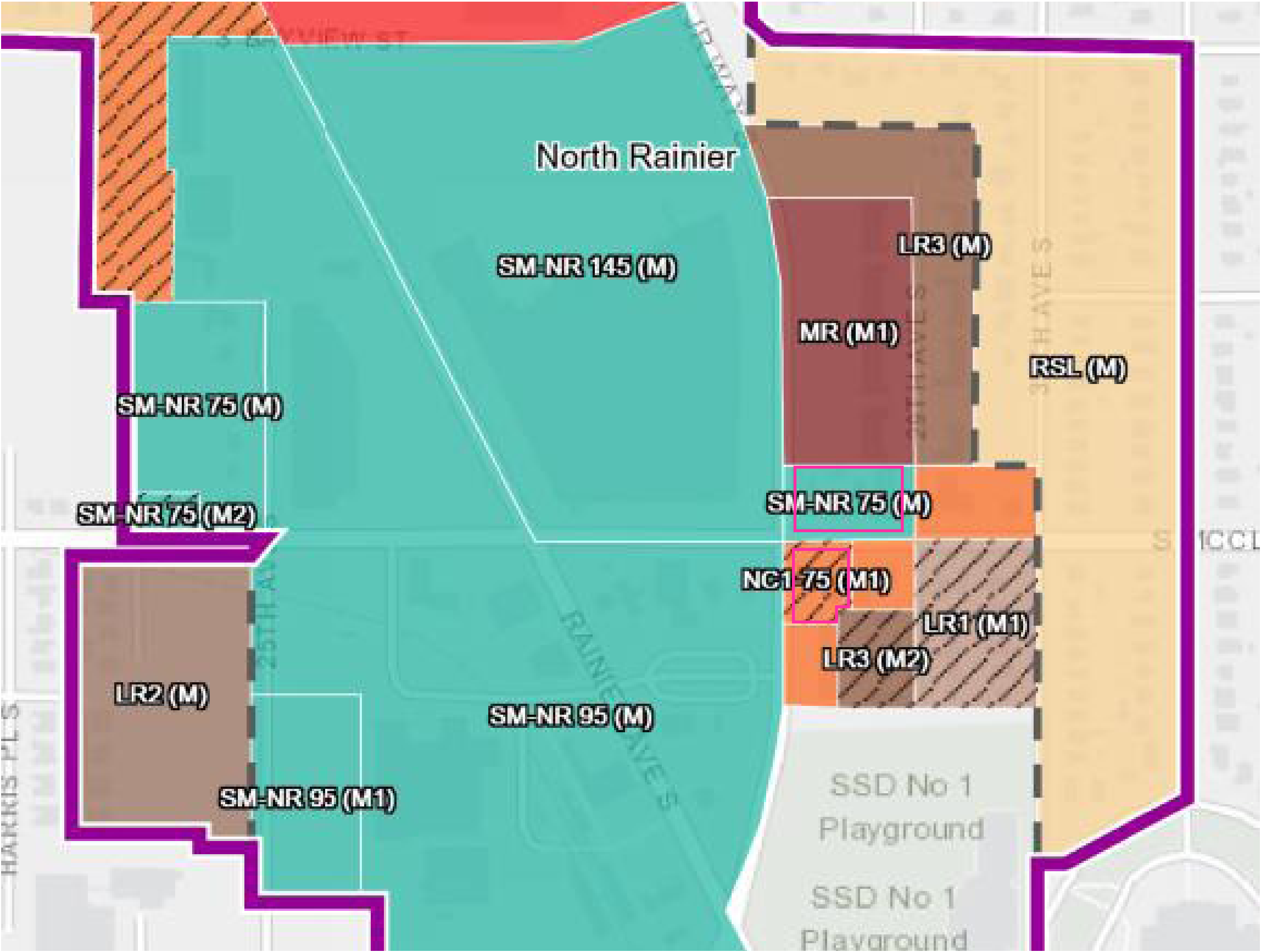
STRUCTURE HEIGHT

Building height limit: 40 feet (base zoning)

Additional 4' if floor to floor height is 13' for non-residential use at street level.

The usual rooftop feature allowances apply per Section C.

URBAN ANALYSIS / CONTRACT REZONE



HALA/MHA RECOMMENDED ZONING

Maddux North and Maddux South project sites occur within an area that has been designated for increased zoning for affordable housing. Due to the timeline of the legislative process and the project schedule, the applicant will seek a **Contract Rezone** that is consistent with **HALA** recommendations.

Maddux North is proposed to be rezoned from its current SM-NR-65 to **SM-NR-75**.

Maddux South is proposed to be rezoned from its current NC1-40 to **NC1-75**.

East of the massing options presented in this EDG package, including the preferred options, relies on MHA zoning incentives to achieve the area and number of affordable dwelling units targeted for development on the site.

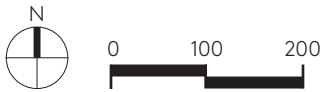
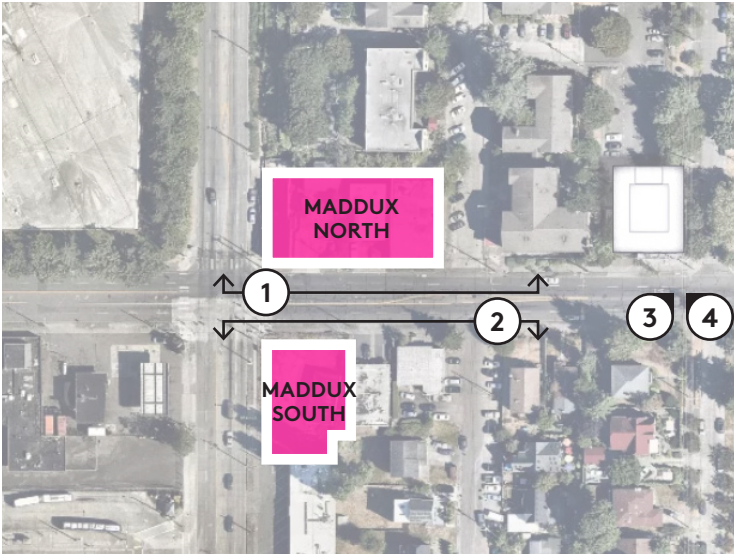
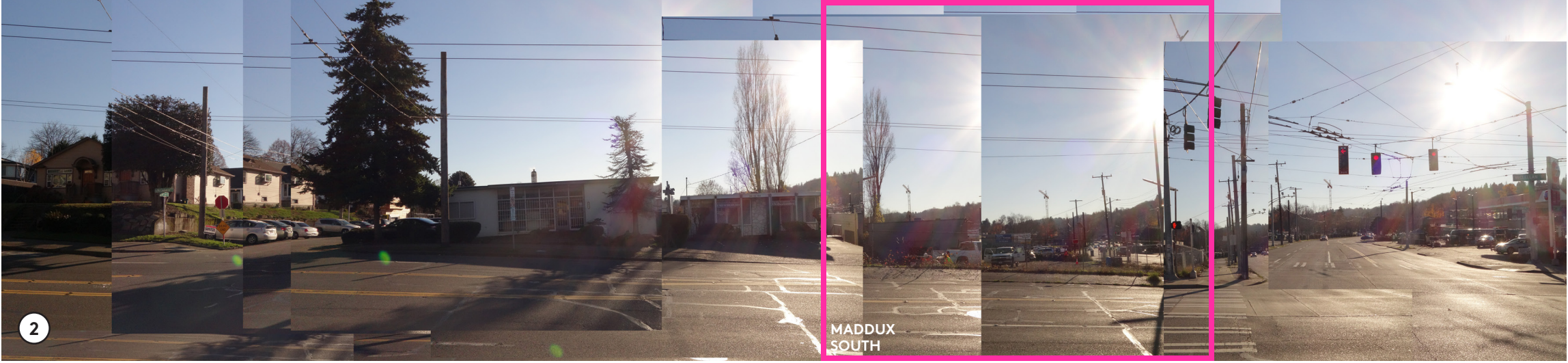
URBAN ANALYSIS / AXONOMETRIC



URBAN ANALYSIS / STREETScape



- View 1** Streetscape frontage located along S. McClellan street between MLK Jr. Way S and 29th Ave. S.
- View 2** Maddux South project site located at the SE corner of S. McClellan and MLK Jr. Way S, and existing one story buildings.
- View 3** Existing single family homes located on the north side of S. McClellan at the east corner of 30th Ave. S.
- View 4** Recent multi-unit mixed-use development located on the north side of S. McClellan at the west corner of 30th Ave. S.



URBAN ANALYSIS / STREETScape

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URBAN DESIGN ANALYSIS

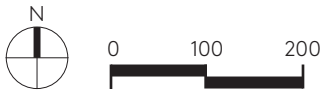
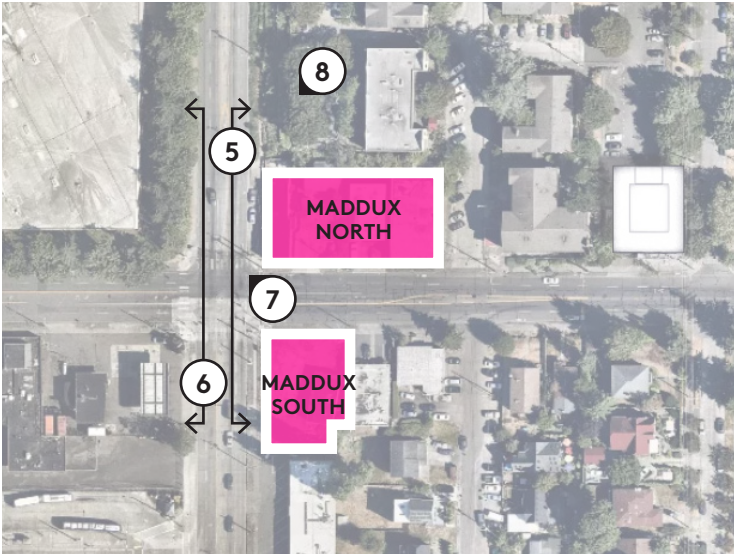
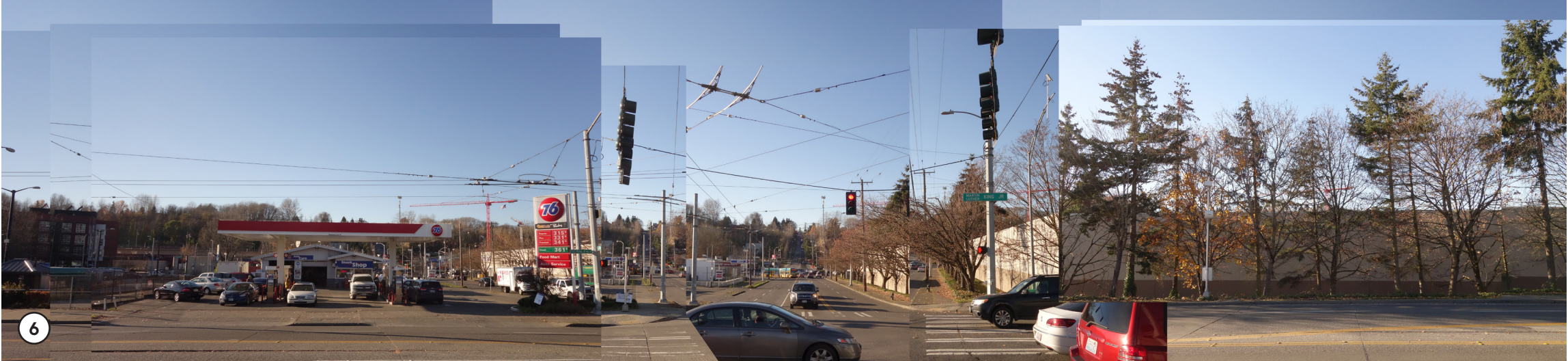


View 5 Maddux North and Maddux South sites viewed from the intersection of MLK Jr. Way S. and S. McClellan street. The existing building shown in the foreground will be demolished as part of the work.

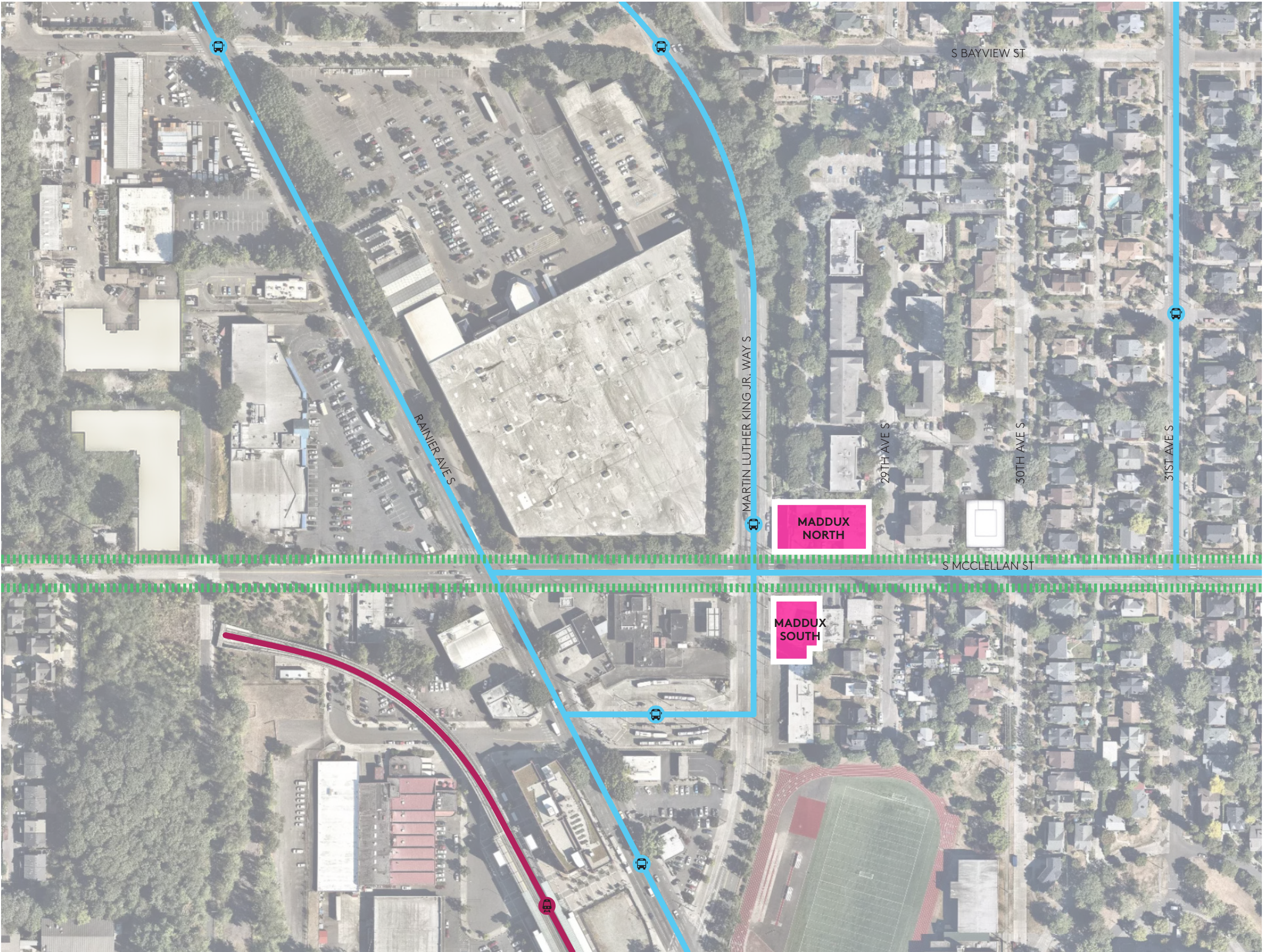
View 6 Existing context opposite the project site located along the west side of MLK Jr. Way S.

View 7 Existing one story retail warehouse structure located at the NW corner of the intersection of MLK Jr. Way S. and S. McClellan St.

View 8 Existing pea-patch from above, looking southwest down toward MLK Jr. Way S.



URBAN ANALYSIS / SITE ACCESS

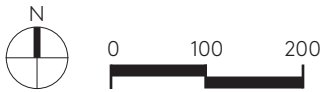


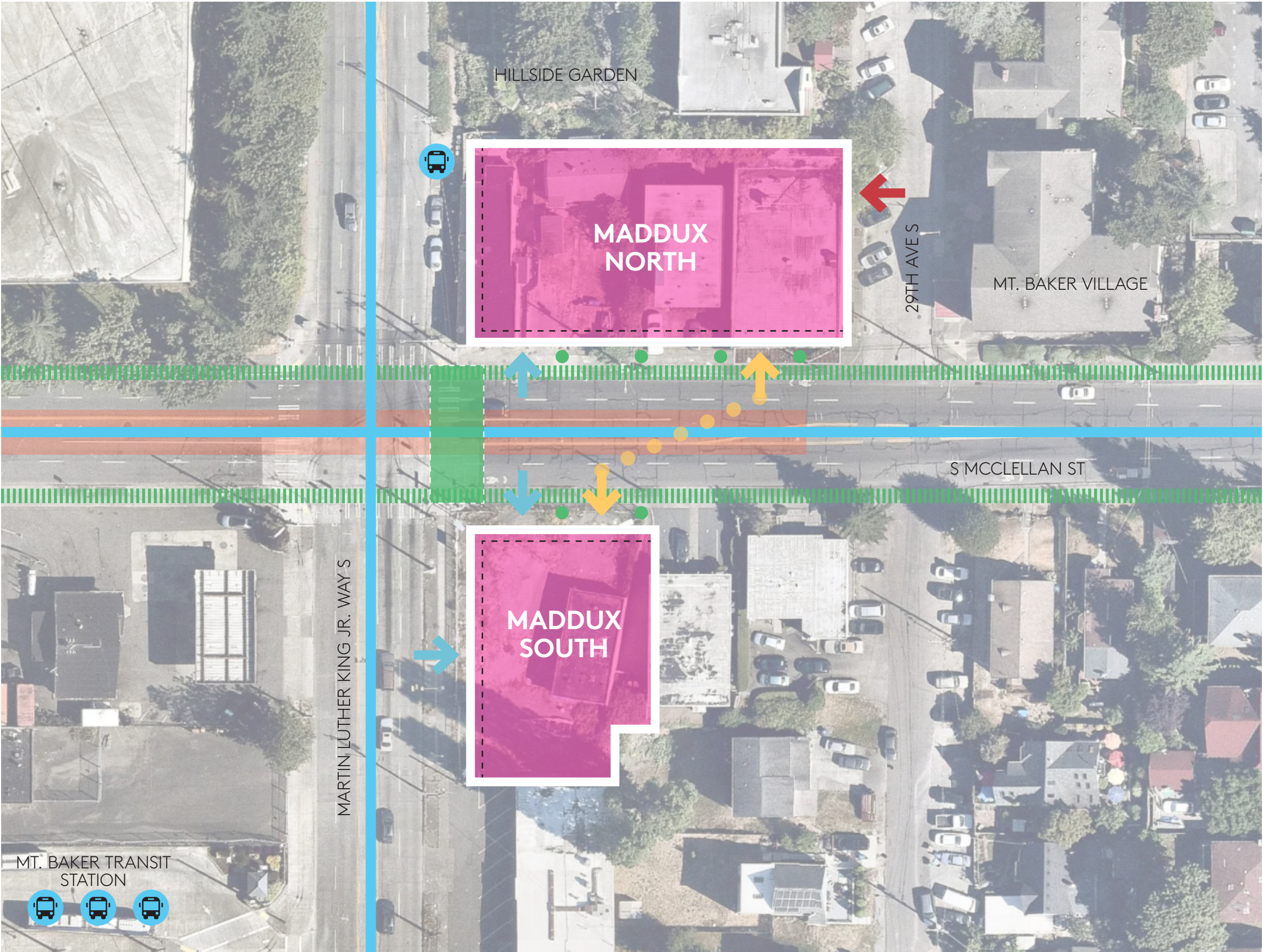
SUMMARY

The project site is located along an east/west pedestrian designated corridor (class II pedestrian street) linking the Mt. Baker Town Center to the Mt. Baker residential neighborhood located to the east. Bus service is currently provided along S. McClellan St. and MLK Jr. Way S. The Link Mt. Baker light rail station is located to the southwest, within walking distance of the project site.

LEGEND

- MADDUX SITE
- BUS ROUTE
- LINK LIGHT RAIL
- BUS STOP
- LINK LIGHT RAIL STOP
- PEDESTRIAN ACCESS (CLASS II PED. STREET)





SUMMARY

The project sites are located on the north and south side of S McClellan Street. Together, the sites form a gateway within the Mt. Baker Town Center.

S McClellan is identified as a Class II pedestrian street, and serves as the principal east to west walk route from the Mt. Baker Link station, commercial services, and the residential neighborhood located immediately to the east.

Existing high voltage power lines are located along MLK Jr. Way S. and S. McClellan St. Setbacks must be provided from the power lines.

The sites slope substantially from the east to the west.

Due to proximity of the North site to the intersection of the arterials and SDOT street classifications, parking garage access is provided from 29th Avenue S, located on the high side of the property.

Pedestrian entries and commercial frontage is concentrated along S. McClellan Street.

Residential entries are proposed along S. McClellan St.

An artistic gateway crosswalk is proposed for the east side of the intersection, supporting the neighborhood design guidelines.

Public bus services is provided along both arterials, while the Link light rail station is located within walking distance.

LEGEND

- MADDUX SITE
- BUS ROUTE
- BUS STOP
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PARKING ENTRY
- RESIDENTIAL CONNECTION
- PEDESTRIAN ACCESS
- PEDESTRIAN NODES
- POWER LINE SETBACK
- ARTISTIC GATEWAY CROSSWALK
- CLASS II PEDESTRIAN STREET

URBAN ANALYSIS / SITE PHOTOS



View 1 Mural painted on the Cash America Pawn building.

View 2 MLK Jr. Way S shown from Maddux South site.

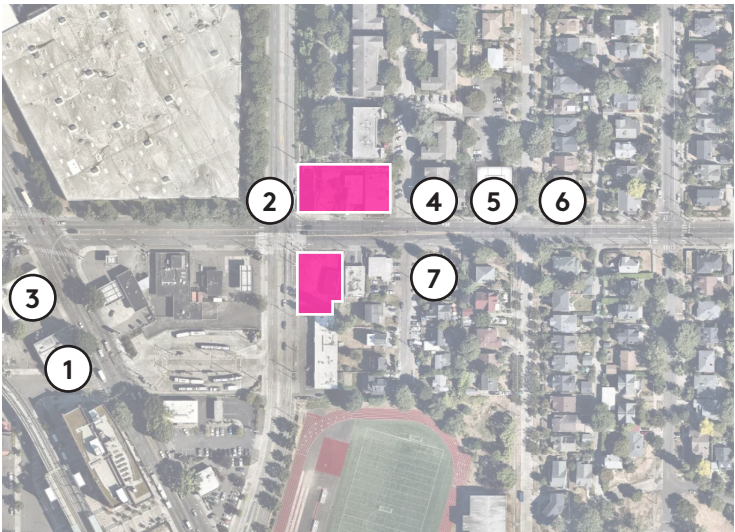
View 3 Mural painted on the O'Reilly auto parts building.

View 4 Mt. Baker Village apartment located on the north side of S. McClellan St on the east corner of 29th Ave S.

View 5 New apartment building located on the north side of S. McClellan St at the west corner of 30th Ave S.

View 6 Existing single family residence located on the north side of S McClellan at the east corner of 30th Ave. S.

View 7 Existing single family residence located on the south side of S McClellan St at the east corner of 29th Ave S.



ZONING SUMMARY / MADDUX SOUTH

ADDRESS

2800 M L King Jr. Way S, Seattle, WA 98144

ZONING

Current: NC1-40

HALA: NC1-75

SITE AREA

10,841 SF

DEVELOPMENT STANDARDS

23.47A.004 PERMITTED AND PROHIBITED USES

Live work units permitted

23.47A.005 STREET LEVEL USES

Residential uses at street level are limited to 20% of the street level, street facing façade

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

Blank facades are limited to 20’, between 2’ and 8’ above the sidewalk.

Total of all blank facades may not exceed 40% of the width of the façade along the street.

Street level facades must be located within 10-feet of the street PL.

Driveways of up to 22’ wide may be subtracted from the calculation.

Average depth of non-res uses shall extend an average depth of at least 30-feet and a minimum depth of 15 feet from the façade, up to 50% of the foot print of the structure.

Floor-to-floor height shall be at least 13’ for non-res uses at street level.

Where residential uses are located, at least one of the street level facades shall have a prominent pedestrian entry.

Standards for L/W units apply.

23.47A.012 STRUCTURE HEIGHT

Building height limit: 40 feet

Additional 4’ if floor to floor height is 13’ for non-residential use at street level.

The usual rooftop feature allowances apply per Section C.

23.47A.014 SETBACK REQUIREMENTS

Setback is required along any rear or side lot line that abuts a lot in a residential zone

10’ setback for portions above 13 feet to maximum of 65’

1’ additional setback for each 10’ above 65’

No entrance, window, or opening is permitted closer than 5-feet to an abutting res zoned lot.

23.47A.013 FLOOR AREA RATIO (FAR)

3 for single residential or non-res use; 3.25 for all uses if mixed use

FAR 4 in Station Overlay District (verify).

Area of required bicycle parking for small efficiency dwelling units is exempt from FAR calculation.

Minimum FAR 1.5

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

A Green Factor score of .30 or greater

Street Trees are required.

23.47A.017 COMMERCIAL ZONES WITH MANDATORY HOUSING AFFORDABILITY SUFFIX

5.5 for single residential or non-res use; 5.5 for all uses if mixed use

23.47A.014 COMMERCIAL ZONES WITH MHA SUFFIX

FAR for single use is 3.

FAR for all combined uses is 3.

23.47A.024 AMENITY AREA

5% of the total gross floor area in residential use

Amenity areas shall not be enclosed.

Minimum dimension is 10’, 250 SF.

23.47A.030 REQUIRED PARKING AND LOADING

Ref 23.54.015

Loading per 23.54.035

PROPOSED DEVELOPMENT

23.47A.004 PERMITTED AND PROHIBITED USES

The proposed uses are permitted outright (commercial, residential).

23.47A.005 STREET LEVEL USES

The proposed development complies with street level use requirements. The residential entry lobby located off of S. McClellan Street will occupy 20% or less of the street level, street facing facade.

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

Commercial uses meet the requirements for average and minimum depth, measured from the street level, street facing façade.

The floor to floor height at the ground level commercial uses is greater than 13 feet, min.

23.47A.012 STRUCTURE HEIGHT

The proposed design exceeds the base zoning height limit of 40’. The project design assumes a 75 foot height limit per MHA increase for affordable units. The project will pursue a Contract Rezone.

23.47A.013 FLOOR AREA RATIO (FAR)

The proposed development exceeds the base FAR limit. The project meets the bonus floor area ratio (FAR) standards for affordable units (Proposed FAR is approximately 4.6). The project will pursue a Contract Rezone.

23.47A.014 SETBACK REQUIREMENTS

The project meets setback requirements above 13’ from the residentially zoned lot to the SE (ref. massing Option 3, the preferred alternative).

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

The project design provides planting to meet a Green Factor

score of .30 or Greater.

Street trees are provided along MLK Jr. Way South and S. McClellan Street.

23.47A.014 COMMERCIAL ZONES WITH MHA SUFFIX

The project meets the floor area ratio (FAR) standards assuming either A) MHA, or B) Contract Rezone.

23.47A.024 AMENITY AREA

The project provides outdoor amenity space on the Level 2 courtyard and at level 1. The project will seek a development departure for reduced amenity area.

23.47A.030 REQUIRED PARKING AND LOADING

The project contains bicycle parking at a ratio of one bicycle per unit. Space is not provided for the storage of motorized vehicles.

DESIGN GUIDELINES / MADDUX SOUTH

LIST OF PRIORITY DESIGN GUIDELINES

Priority applicable design guidelines have been identified based on both Mount Baker Town Center Neighborhood Design Guidelines and the citywide Seattle Design Guidelines.

CS2 Urban Pattern and Form

I. Location in the City and Neighborhood MOUNT BAKER SUPPLEMENTAL GUIDANCE

ii. “Gateway” sites abound throughout the neighborhood, and have the potential to provide a sense of arrival to the neighborhood or to a particular place. Identified “gateway” sites include the corners at the intersections of Rainier Ave., MLK Way, McClellan St., and Mount Baker Blvd.; and at Bayview St. to the north, and along McClellan St. to the east and west of the Town Center. Buildings at gateway sites should present strong forms that strengthen the corners through massing and height.

PROPOSED DESIGN:

Located at the intersection of MLK Way and S. McClellan St., both Maddux North and Maddux South sites are identified as “gateway” sites. To create a gateway to the neighborhood, the proposed Maddux South building is designed to build out to the corner to create a strong urban edge to anchor the block. The projected wrap-around corner at upper levels is articulated with greater level of openness and transparency for the units at the corner.

II. Adjacent Sites, Streets, and Open Spaces MOUNT BAKER SUPPLEMENTAL GUIDANCE

iii. McClellan St between Rainier Ave. and 30th Ave. S. has been identified as one of the Town Center’s best opportunities for a relatively quiet, pedestrian-oriented, commercial street appropriate for neighborhood-focussed retail such as restaurants and cafes.

iv. New buildings on McClellan between Rainier and 30th Ave. S should emphasize overhead weather protection, porous, transparent facades, and uses that spill out on to the sidewalk.

PROPOSED DESIGN:

Both Maddux North and Maddux South buildings are located along S McClellan St between MLK Way and 29th Ave. S., which has been identified as one of the Town Center’s best opportunities for a pedestrian-oriented commercial street. The Maddux South building is placed along S. McClellan St. to create a continuous street front with active, neighborhood scale commercial space and residential entry. The Maddux North building will have a continuous 5’ setback at the street level to

increase the width of the sidewalk, provide street seating spaces, bicycle parking and planting, as well as enhance the pedestrian experience. Overhead canopies, porous and highly transparent facade will be provided along the S. McClellan St.

III. Relationship to the Block MOUNT BAKER SUPPLEMENTAL GUIDANCE

i. New development should set a good precedent for future redevelopment on the block by building to the sidewalk, providing active street level uses, and minimizing surface parking.

PROPOSED DESIGN:

The proposed design is intended to set a good precedent for the future redevelopment in this transitional neighborhood. The building is designed to anchor the corner of MLK Way and S McClellan Street to create a gateway to the neighborhood, build to the sidewalk and provide active commercial space and residential lobby at the street level.

PL1 Open Space Connectivity MOUNT BAKER SUPPLEMENTAL GUIDANCE

II. Walkways and Connections

vi. Development that fronts on the main pedestrian travel routes to the light rail station and bus transfer center should benefit and serve all the development’s users by providing pedestrian amenities, such as street trees, pedestrian lighting, benches, newspaper racks, and public art.

PROPOSED DESIGN:

Pedestrian traffic to transit is funneled up and down McClellan Street around Franklin High School to the south and the nearly six acre Mt. Baker Village Apartments to the North. Further, S. McClellan Street connects the residential neighborhood to the Town Center and Link light rail station. The proposed design will provide pedestrian amenities including street trees, pedestrian lighting, street seating, bike parking and public art. An artistic gateway cross walk at the intersection of MLK Way and S. McClellan St is envisioned to reinforce the gateway concept and provide a clearer pedestrian travel route to the light rail station and bus transfer center.

PL3 Street-Level Interaction MOUNT BAKER SUPPLEMENTAL GUIDANCE

I. Entries

i. All new development should be built to the sidewalk edge with prominent

pedestrian entries opening on to the sidewalk. The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades.

PROPOSED DESIGN:

Corners at intersection of MLK Way and S. McClellan St. is reserved for active commercial uses because of its prominent exposure. The residential entry opens on to the sidewalk with a 8’ recess with outdoor seating and planting elements to provide a welcoming experience for residents. A commercial space entry is clearly defined with a collection of coordinated elements including overhead canopy, signage, lighting, landscaping and ground surface.

II. Retail Edges MOUNT BAKER SUPPLEMENTAL GUIDANCE

i. Retail edges should provide porous, transparent facades with prominent entries.

PROPOSED DESIGN:

Higher percent of glazing will be provided than the Land Use code requirement along street facades to maximize visibility into the commercial spaces at the street level.

DC2 Architectural Concept MOUNT BAKER SUPPLEMENTAL GUIDANCE

I. Massing

i. Use massing to differentiate between portions of a building with different functions.

PROPOSED DESIGN:

The building massing will clearly reflect building programs of upper residential floors over the mix-used base with greater level of openness and transparency for the units at the corner. The upper building massing is projected beyond the building base to create more animated street facades. Transparent facades at the ground level distinguish the commercial and residential amenity space from the residential units above.

MADDUX SOUTH / SCHEME 01



SUMMARY

A U-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities.. Structure height and FAR exceeds the current zoning standards (40'/3.25). Proposal assumes MHA bonus for affordable dwelling units. Courtyard occurs at the second level above grade. Outdoor common amenity area is provided in the courtyard and on the upper roof.

Contract Rezone/MHA bonus required.

Development standard departure is required for setback from residentially zoned lot at the SE corner of the project site.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Pros:

The massing is located along S. McClellan Street and MLK Jr. Way S. to create a continuous street facade, defining the urban edge and reinforcing the neighborhood gateway concept.

Courtyard provides daylight and air for units located on the east side of the building, facing the adjoining property.

Height is limited to approx. 65' above average grade.

Commercial space is concentrated along S. McClellan Street, a designated Class II Pedestrian Street.

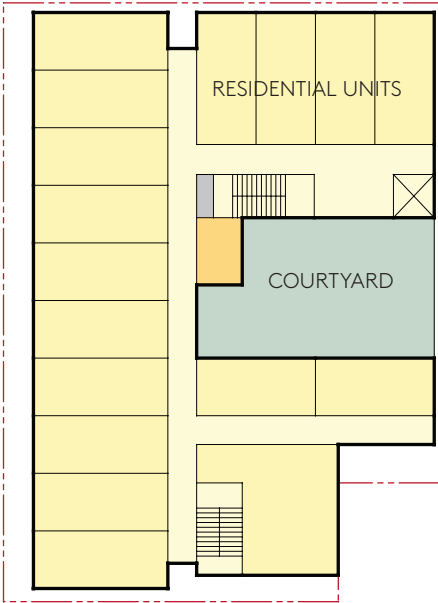
Cons:

Departure required. Building mass at the SE corner of the project site in close proximity to a residentially zoned site.

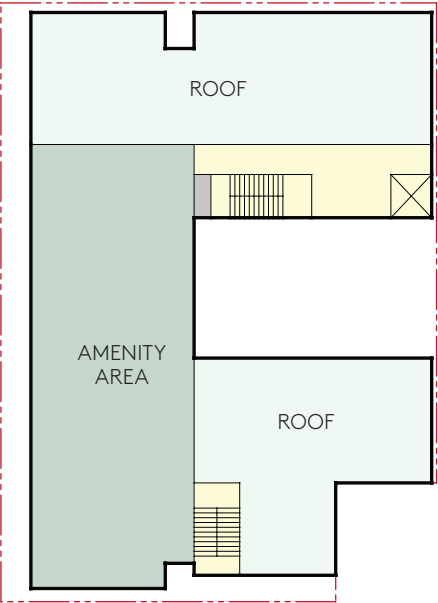
South leg of the U limits solar access to courtyard during winter months and impacts views from the units on the north.

Departures: Setback from residential zone at SE corner.

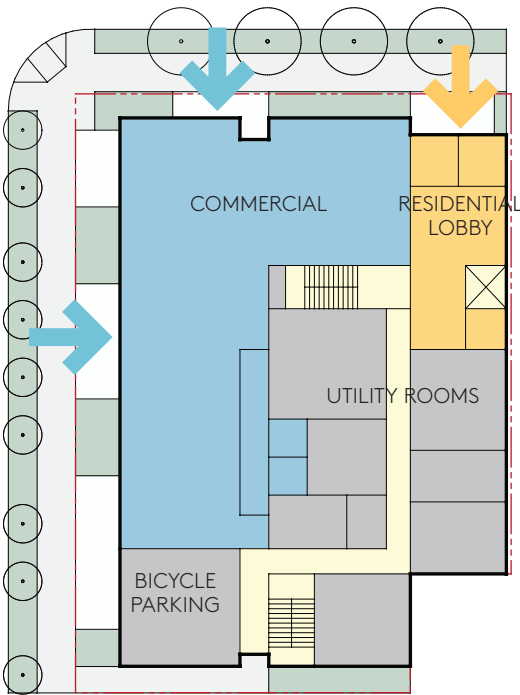
MADDUX SOUTH / SCHEME 01



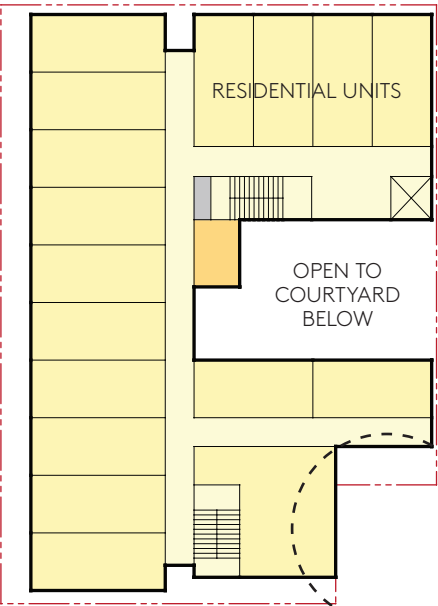
LEVEL 02



ROOF PLAN



LEVEL 01



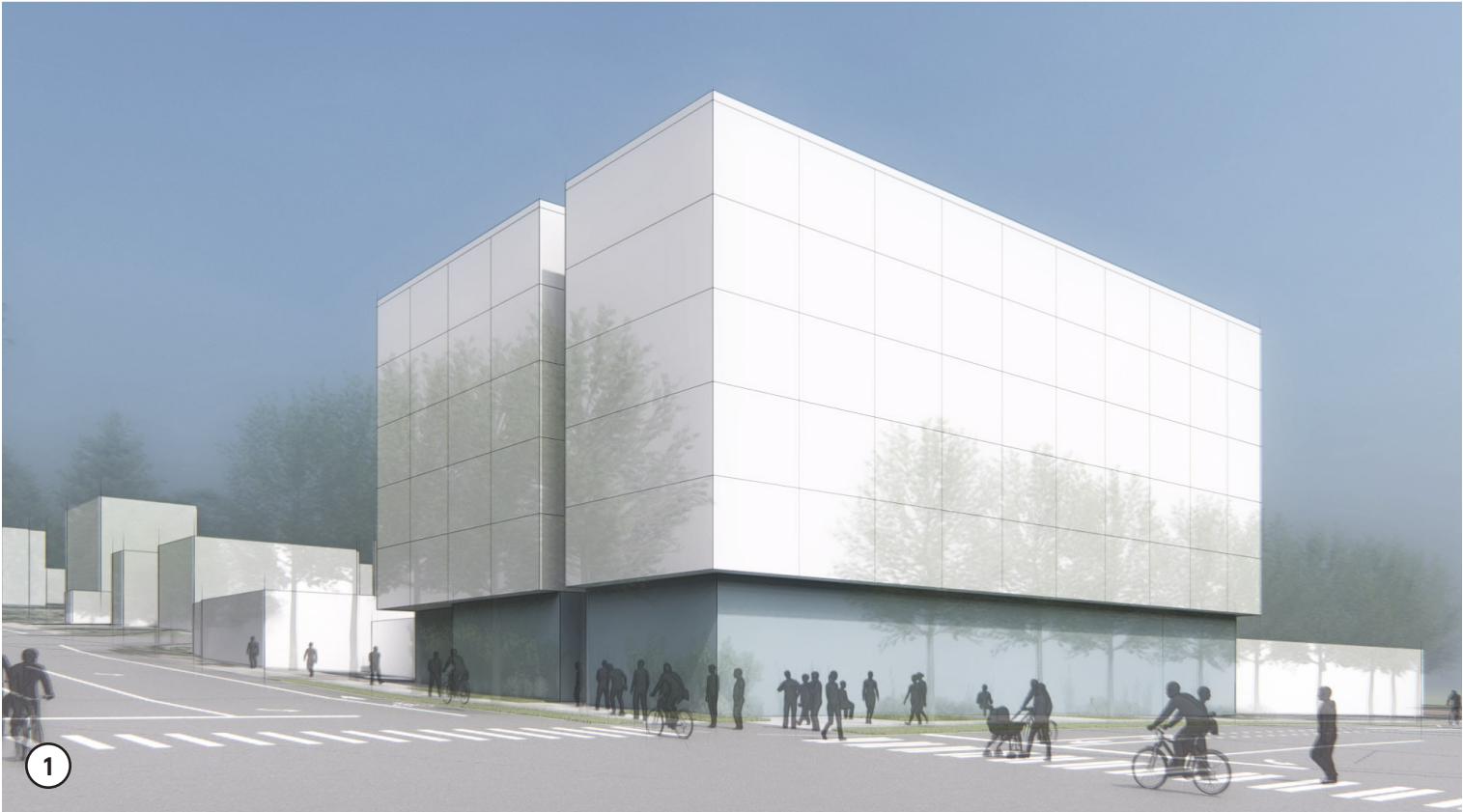
LEVEL 03 - 06

DEPARTURE REQUIRED:
SETBACK FROM
RESIDENTIAL ZONE +13'



MADDUX SOUTH / SCHEME 01

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ARCHITECTURAL MASSING CONCEPTS



MADDUX SOUTH / SCHEME 02



SUMMARY

A bar shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities. Structure height and FAR exceeds the current zoning standards (40/3.25). Proposal assumes MHA bonus for affordable dwelling units. All outdoor common amenity area is provided on the upper roof.

Contract Rezone/MHA bonus required.

Development standard departure is required for setback from residentially zoned lot at the SE corner of the project site.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Pros:

The massing is located along the street edge to create a continuous street facade, defining the urban edge.

Height is limited to approx. 65' above average grade.

Commercial space is concentrated along S. McClellan Street.

Double loaded corridor layout.

Cons:

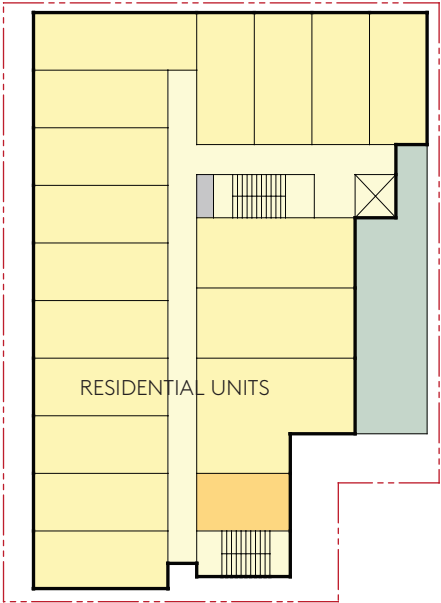
East facing units impacted by potential development to the east, limiting daylight and views.

Dead end corridor on the north side of the project, facing McClellan.

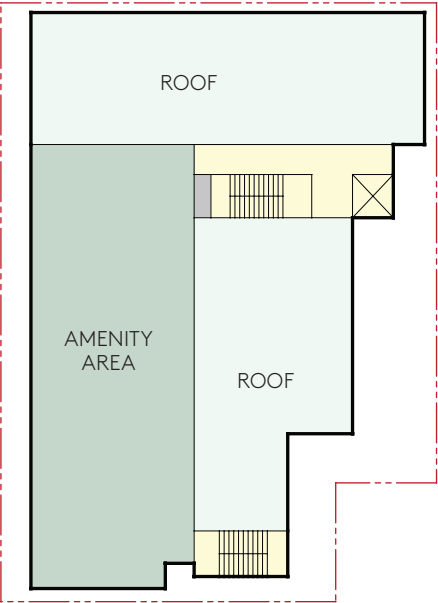
No courtyard; Common amenity area is concentrated on the upper roof.

Departures: None.

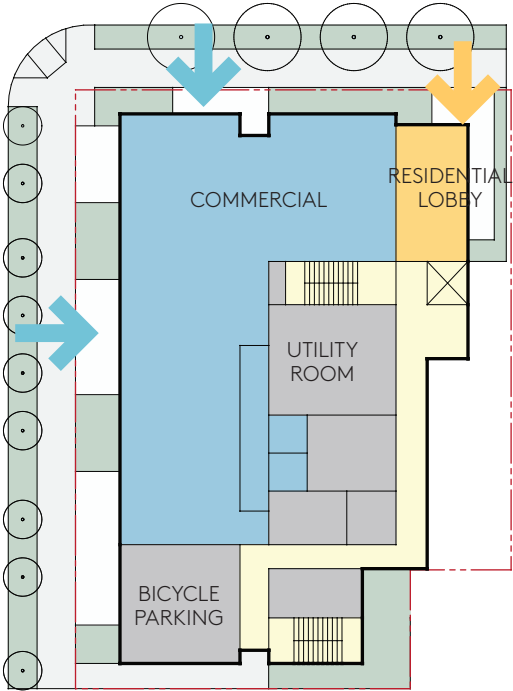
MADDUX SOUTH / SCHEME 02



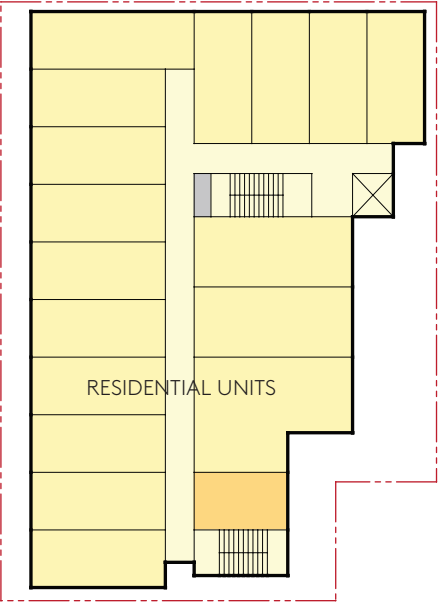
LEVEL 02



ROOF PLAN



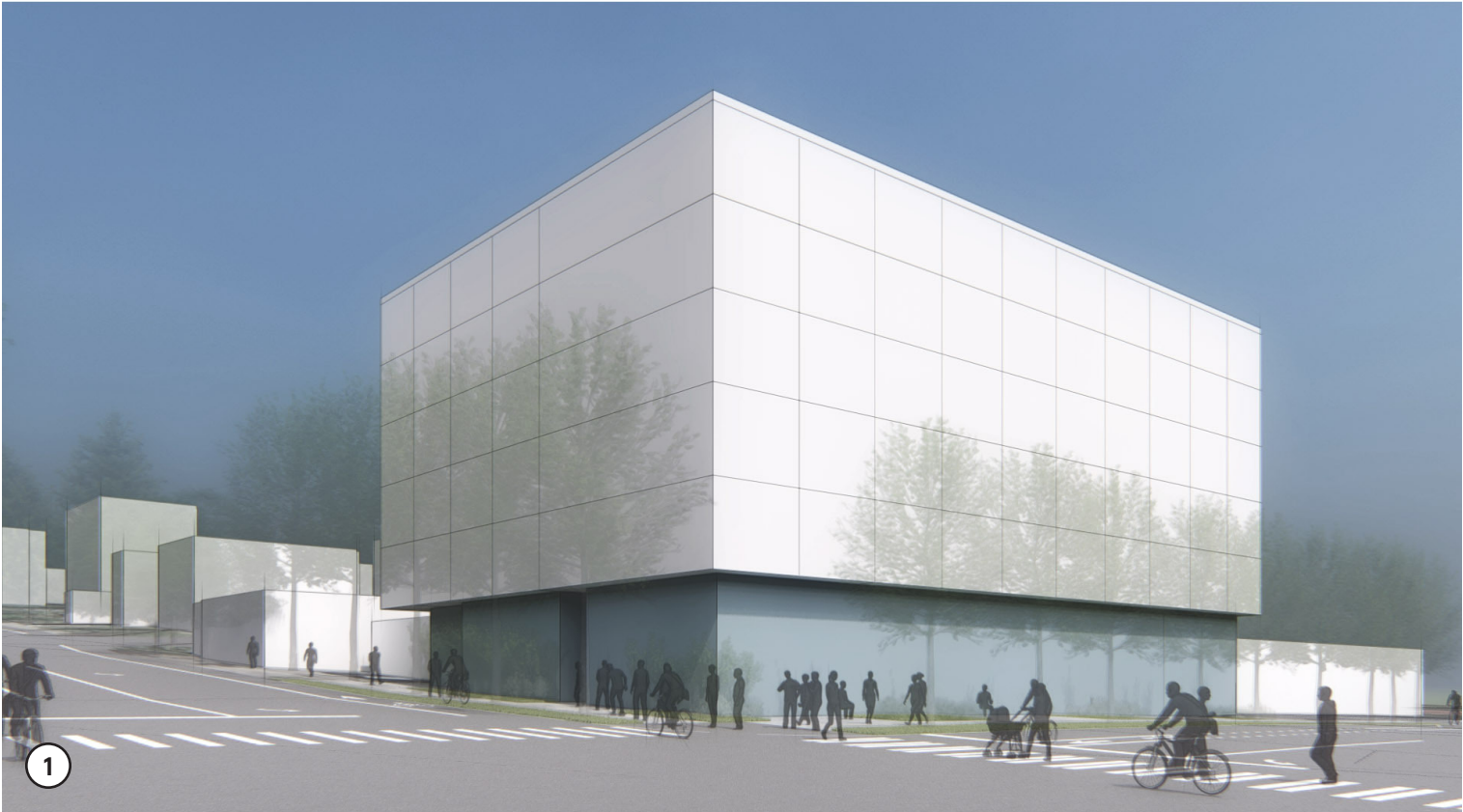
LEVEL 01



LEVEL 03 - 06



MADDUX SOUTH / SCHEME 02



MADDUX SOUTH / SCHEME 03 - PREFERRED



SUMMARY

A L-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities. Structure height and FAR exceeds the current zoning standards (40'/3.25). Proposal assumes MHA bonus for affordable dwelling units. Courtyard occurs at the second level above grade. Outdoor common amenity area is provided in the courtyard.

Contract Rezone/MHA bonus required.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Pros:

The massing is located along the street edge to create a continuous street facade, defining and the urban edge.

Massing reinforces the neighborhood gateway concept at the intersection.

Daylight/views at the ends of the corridors - all locations.

Commercial space is concentrated along S. McClellan Street, designated Class II Pedestrian Street.

The building is setback from the residentially zoned lot at the SE corner.

Units have unobstructed views.

Courtyard is open to the south.

Maximized street frontage for daylight and views.

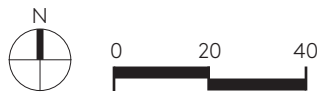
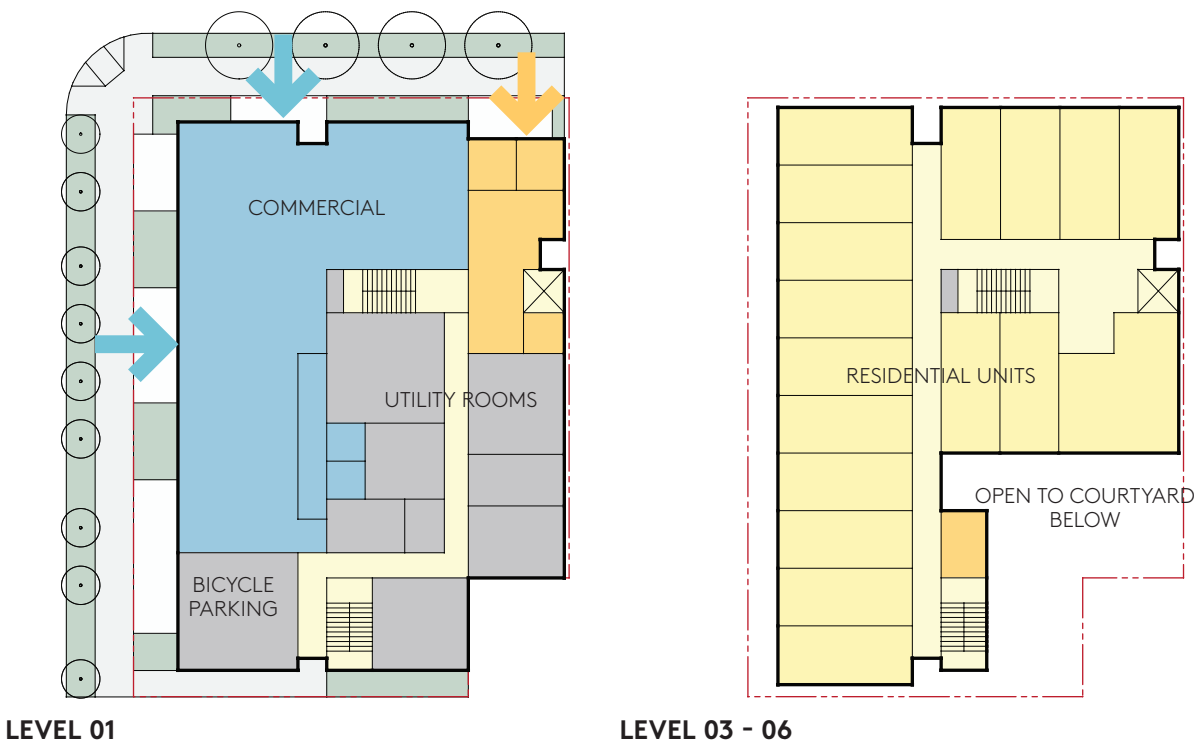
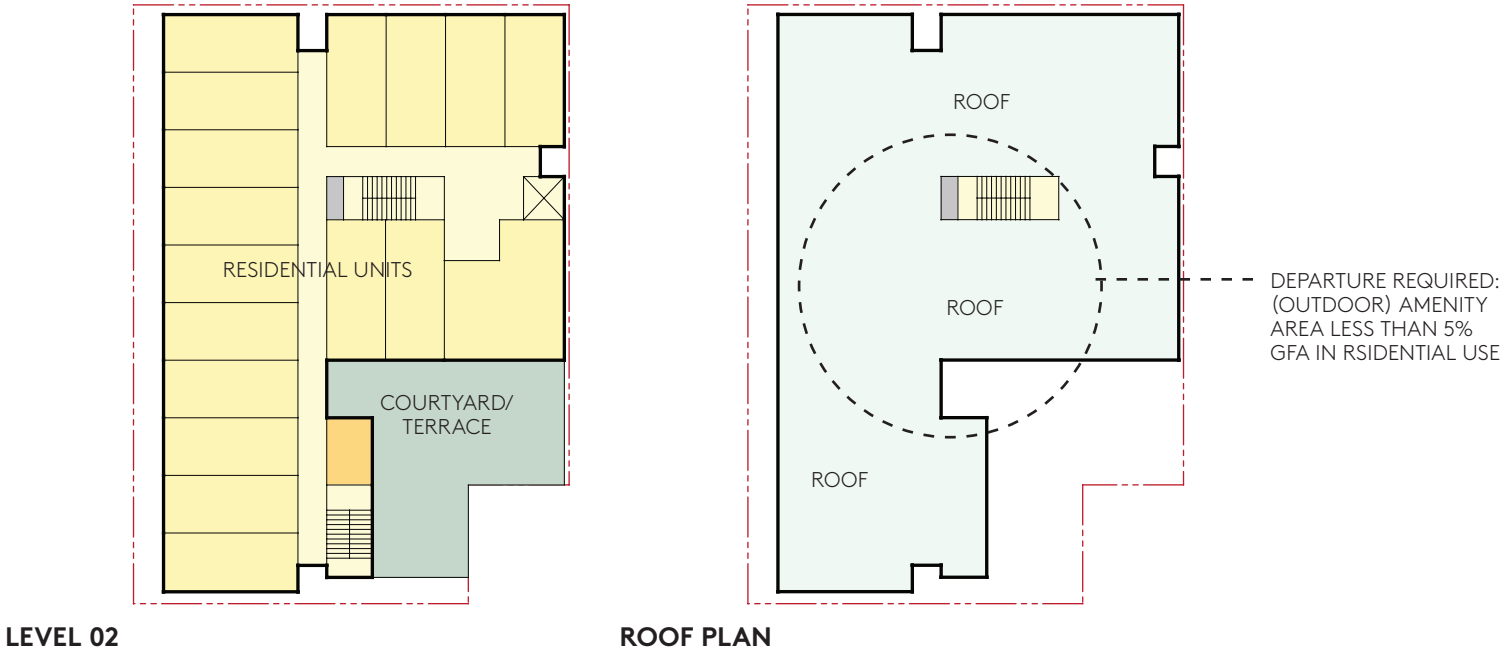
L-shaped building on L-shaped site.

Cons:

Single loaded corridor along western leg of L.

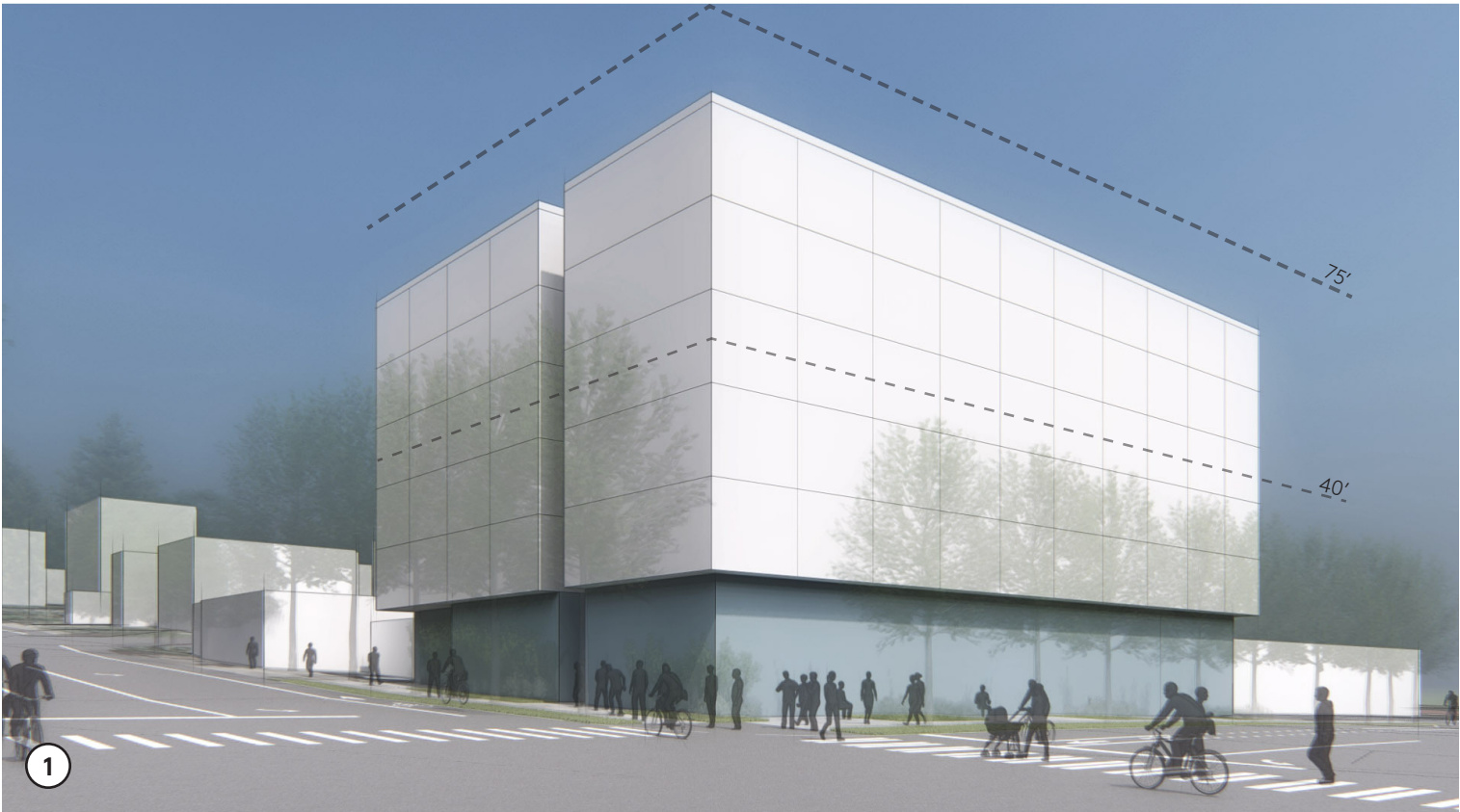
Departures: Reduction in the amount of amenity area (<5% GFA residential use)

MADDUX SOUTH / SCHEME 03 - PREFERRED



MADDUX SOUTH / SCHEME 03 - PREFERRED

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ARCHITECTURAL MASSING CONCEPTS



A L-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Structure height and FAR exceeds the current zoning standards. The zoning height limit is 40'. MHA zoning allows 75', while 5 stories of residential use above one story of commercial/amenity use is constructed to a maximum height of 65'-70' above grade. Proposal assumes MHA height and area bonus for affordable dwelling units.

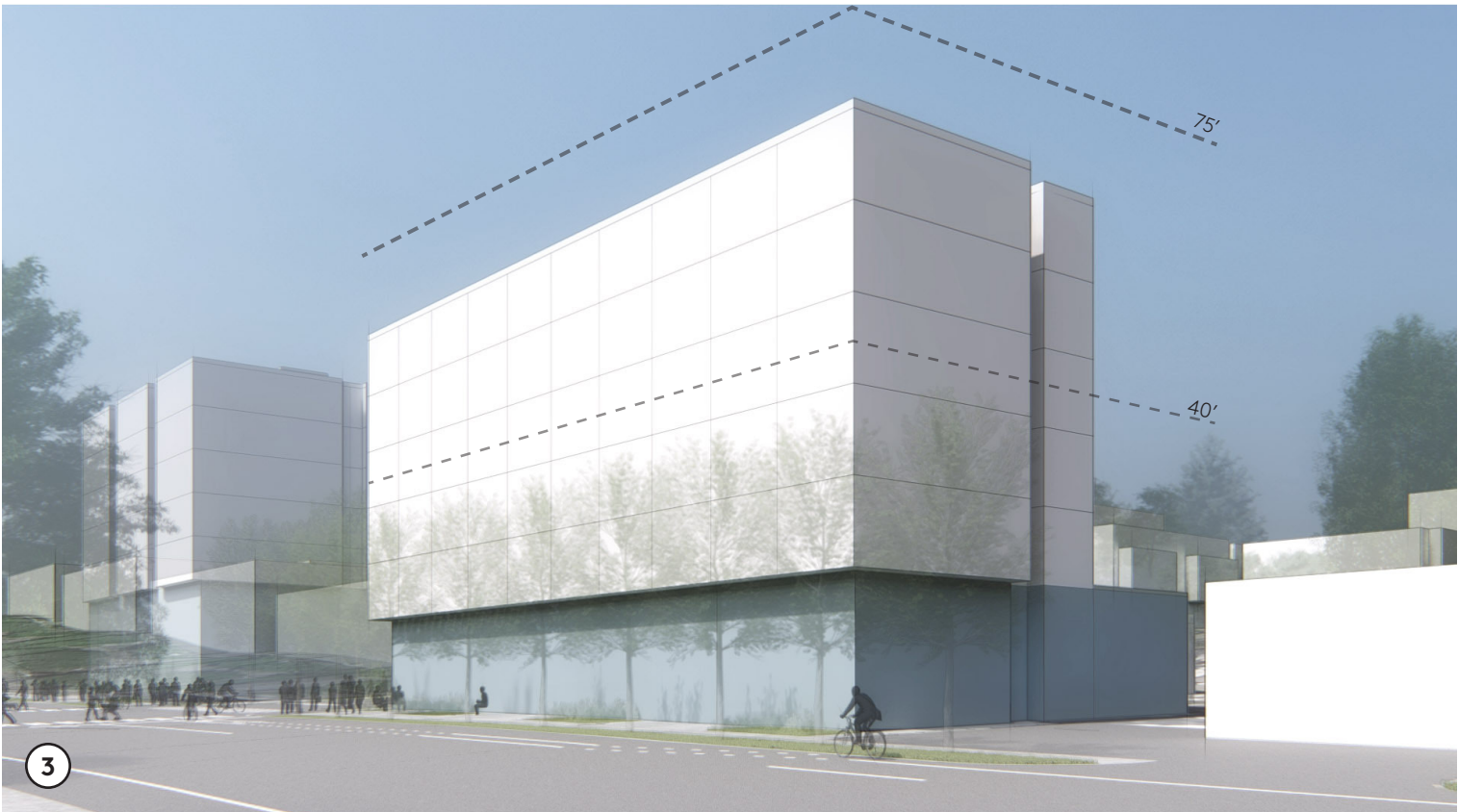
A two story transparent base is maintained at the street level to engage and enliven the pedestrian experience along the MLK Jr. Way S. and S. McClellan St. frontages.

Contract Rezone/MHA bonus required.

Development Departure Requested: Reduction in common amity space.(<5% GFA Residential Use).

LEGEND

- CURRENT ZONINGV
- HALA ZONING



MADDUX SOUTH / MASSING CONCEPTS



SCHEME 01

A U-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities.. Structure height and FAR exceeds the current zoning standards. Proposal assumes MHA bonus for affordable dwelling units. Courtyard occurs at the second level above grade. Outdoor common amenity area is provided in the level 2 courtyard and on the upper roof.

Contract Rezone/MHA bonus required.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Development Departures: Setback from residential zone at the SW corner.

Contract Rezone Required for height and area.



SCHEME 02

A bar-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities. Structure height and FAR exceeds the current zoning standards. Proposal assumes MHA bonus for affordable dwelling units. All outdoor common amenity area is provided ion the roof.

Contract Rezone/MHA bonus required.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Development Departures: None

Contract Rezone Required for height and area.



SCHEME 03 - PREFERRED

A L-shaped scheme with an internal courtyard sits on the south side of S. McClellan Street.

Five stories of residential use is located above one story of commercial use and tenant amenities. Structure height and FAR exceeds the current zoning standards. Proposal assumes MHA bonus for affordable dwelling units. Courtyard terrace occurs at the second level above grade. Outdoor common amenity area is provided in the level 2 courtyard

Contract Rezone/MHA bonus required.

Unit Count: 85 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Development Departures: Reduction in required amenity area (<5% GFA residenital use).

Contract Rezone Required for height and area.

MADDUX NORTH / MADDUX SOUTH / DESIGN CUES

Welcoming and identifiable building entry (Image 3)

Streetscape - pedestrian oriented streets (Image 4)

Neighborhood scale commercial storefront (Image 1)

Pedestrian scale signage/art (Image 1)

Define urban street edge (Image 2, Image 6)

Enliven pedestrian experience/engage sidewalk (Image 4
Image 5, Image 6)



MADDUX SOUTH / SUN STUDIES



MADDUX SOUTH / LANDSCAPE CONCEPT PLANS

