

Maddux South

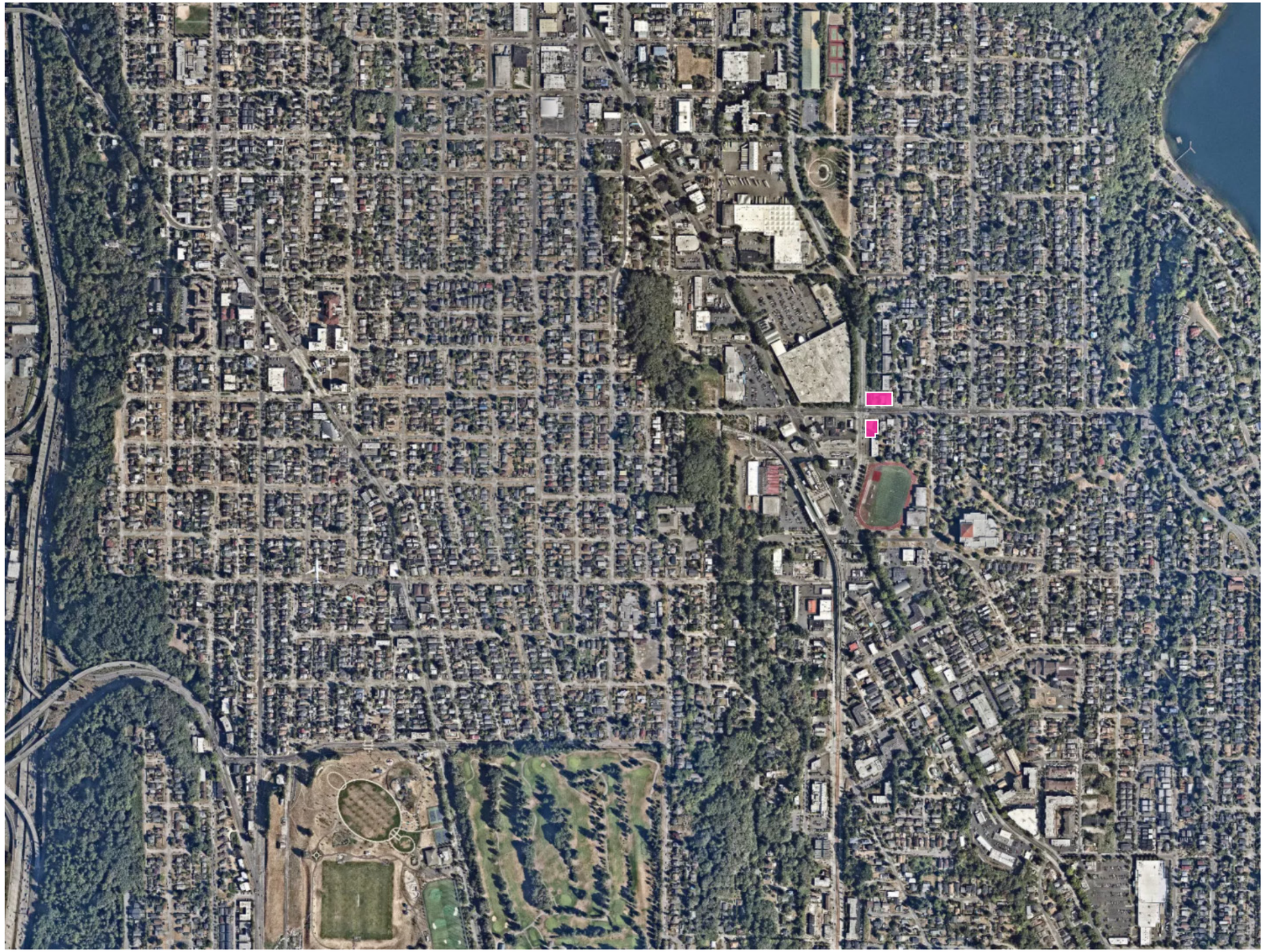
Address
2800 M L King Jr. Way S
Seattle, WA 98144

Project Number
South : 3033743 - EG

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

Mt. Baker Housing MITHŪN

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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 **190 affordable** apartment units, serving working familes 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 incentives for affordable units.

The Maddux will contain a mix of studio, 1-bedroom, 2-bedroom, 3-bedroom and SEDU units. Approximately 30% 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.

MADDUX NORTH

Residential unit count:	90 (proposed)
Residential area:	90,000 GSF (approx.)
Commercial area:	4,600 GSF (approx.)
Parking area:	12,700 GSF (approx.)
Parking stalls:	18 (proposed)
Amenity Area:	7225 SF

MADDUX SOUTH

Residential unit count:	102 (proposed)
Residential area:	52,000 GSF (approx.)
Commercial area:	3,330 GSF (approx.)
Parking:	None
Amenity Area:	2522 SF

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

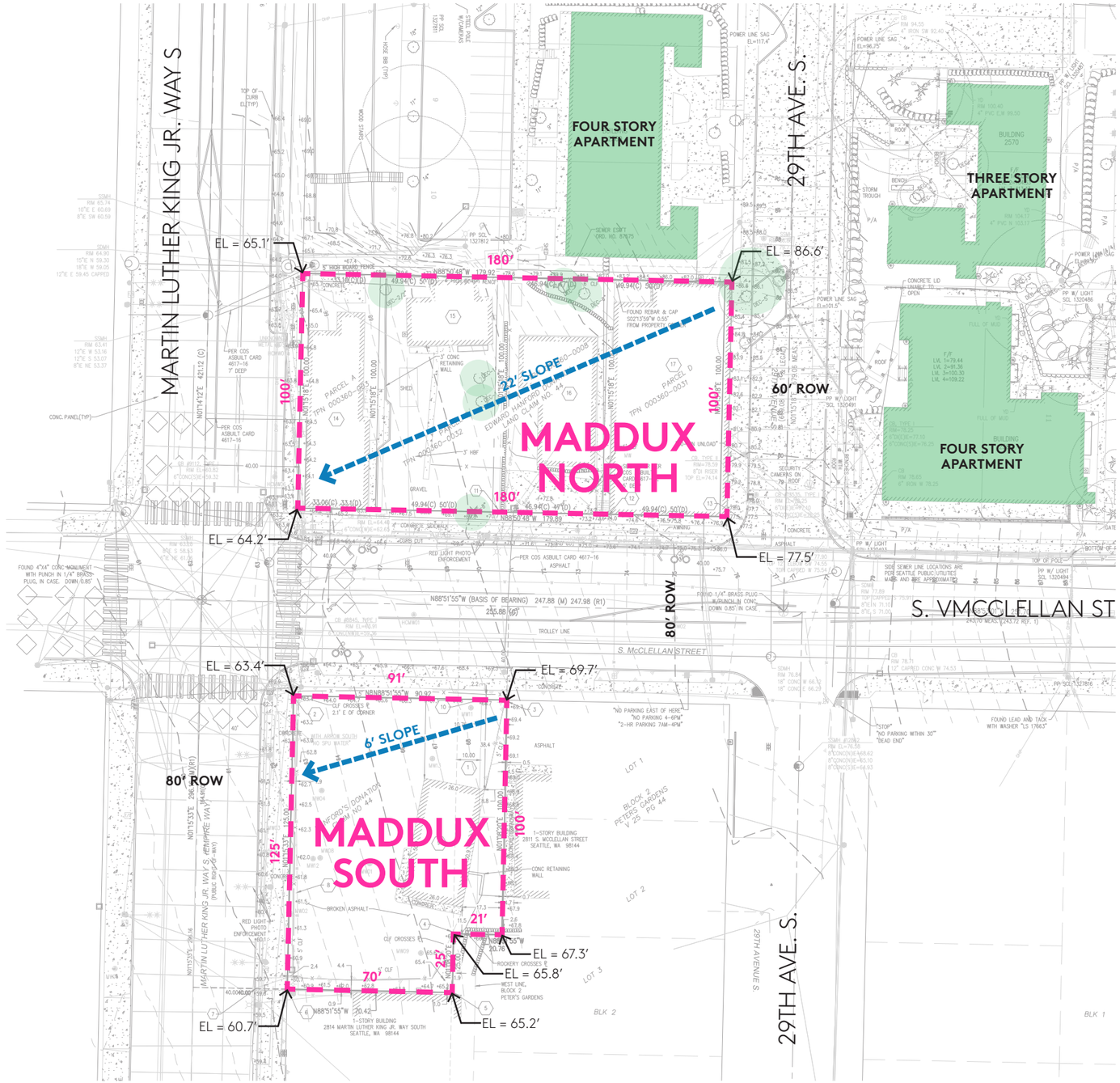
SIDEWALKS

- 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: 18,283 SF

Maddux South: 10,839 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.

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LEGAL DESCRIPTION

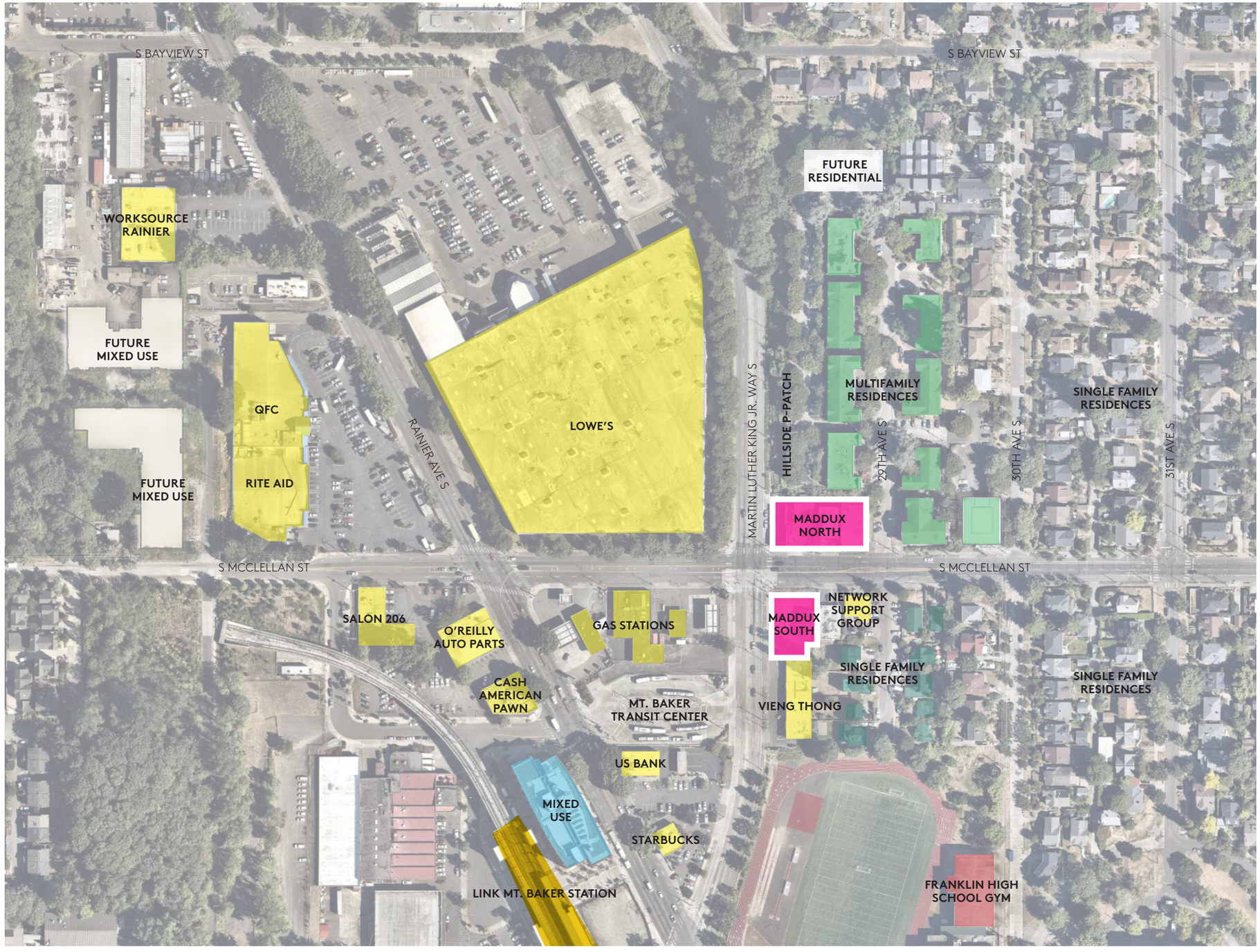
MADDUX SOUTH

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

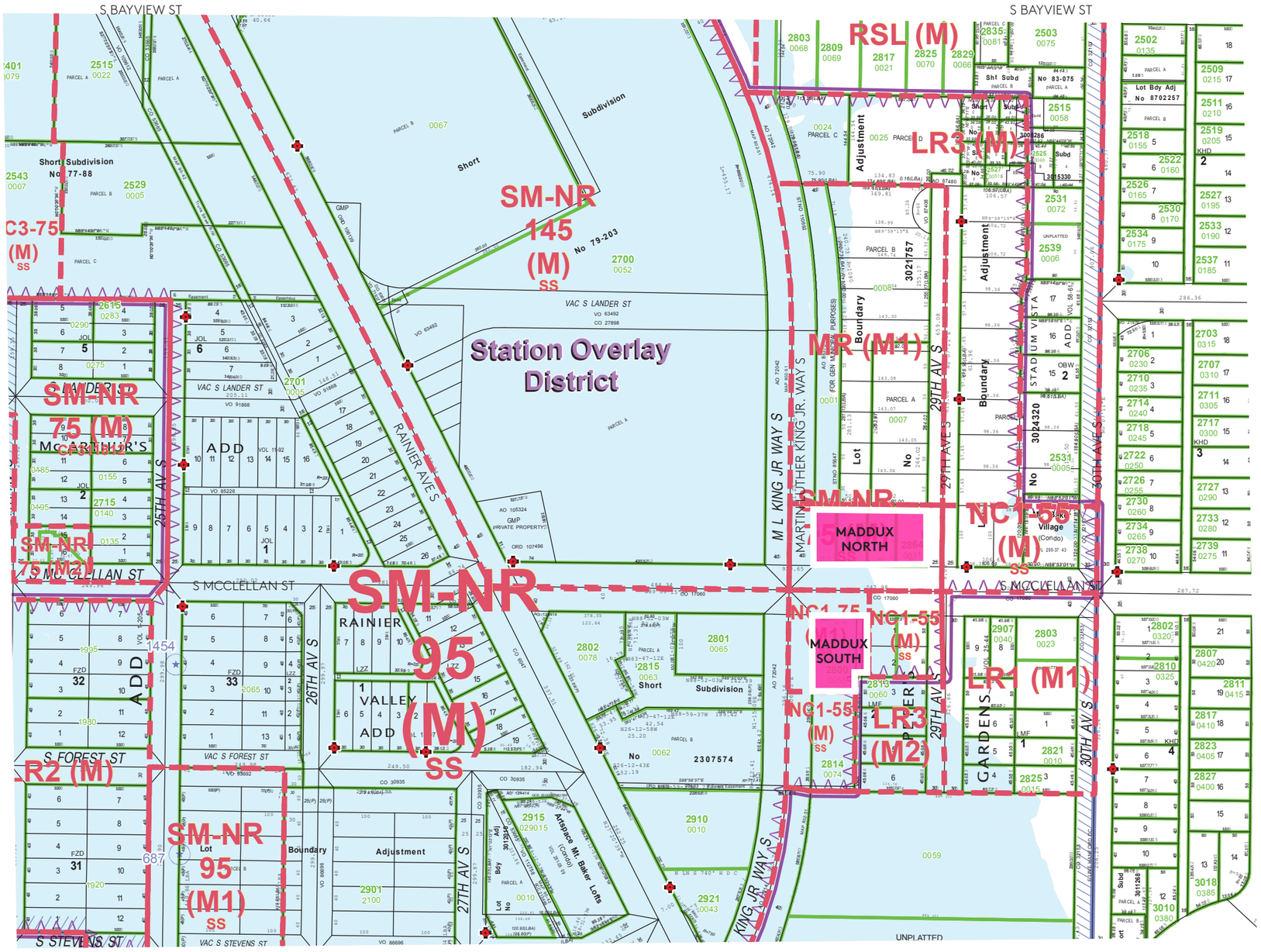
- SITE
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MBHA BUILDINGS
- MIXED USE
- SCHOOL
- LIGHT RAIL STATION

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URBAN ANALYSIS / ZONING



MADDUX NORTH

ADDRESS

2802 S McClellan St, Seattle, WA 98144

ZONING

M-NR-75 (M)

SITE AREA

18,283 SF

STRUCTURE HEIGHT

Building height limit: 75 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

NC1-75 (M1)

SITE AREA

10,839 SF

STRUCTURE HEIGHT

Building height limit: 75 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.

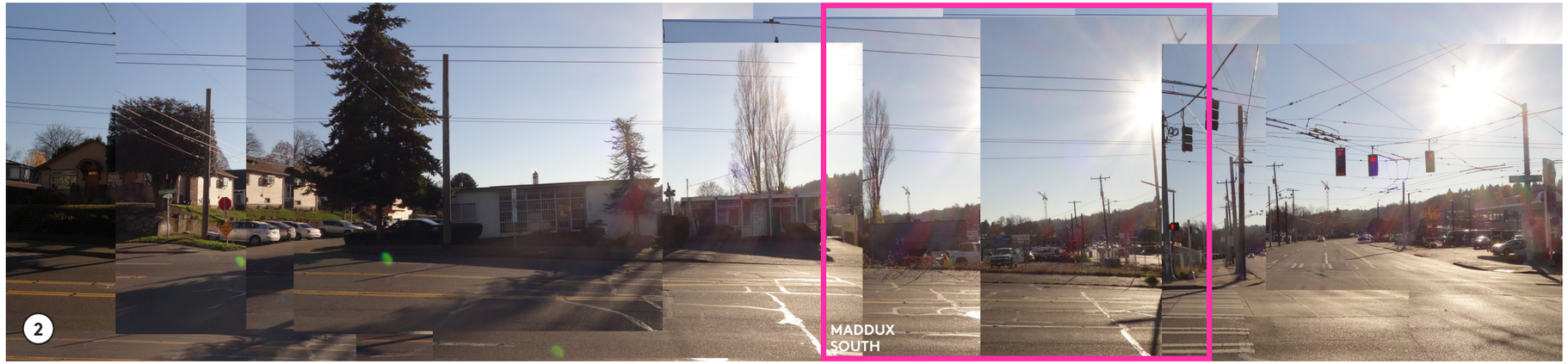
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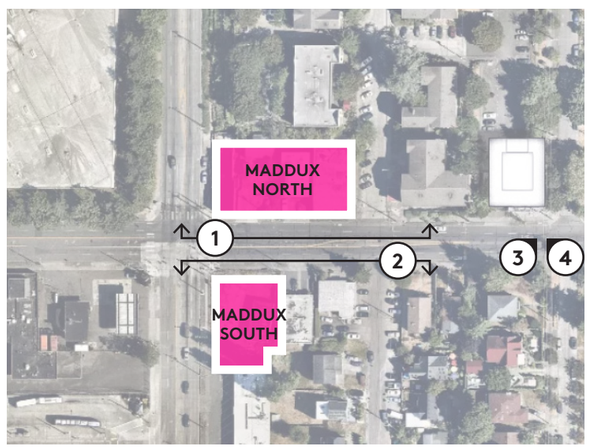
URBAN ANALYSIS / AXONOMETRIC



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.

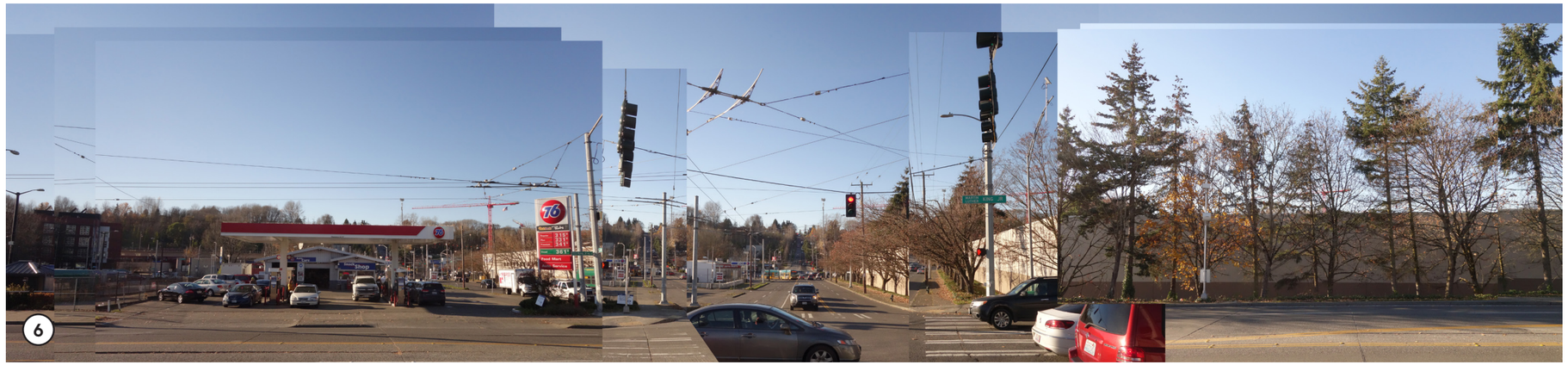
View 4 Recent multi-unit mixed-use development located on the north side of S. McClellan at the west corner of 30th Ave. S.

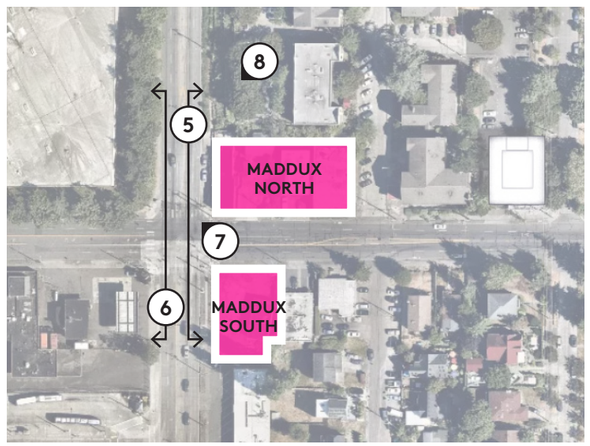
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URBAN ANALYSIS / STREETSCAPE











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.

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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

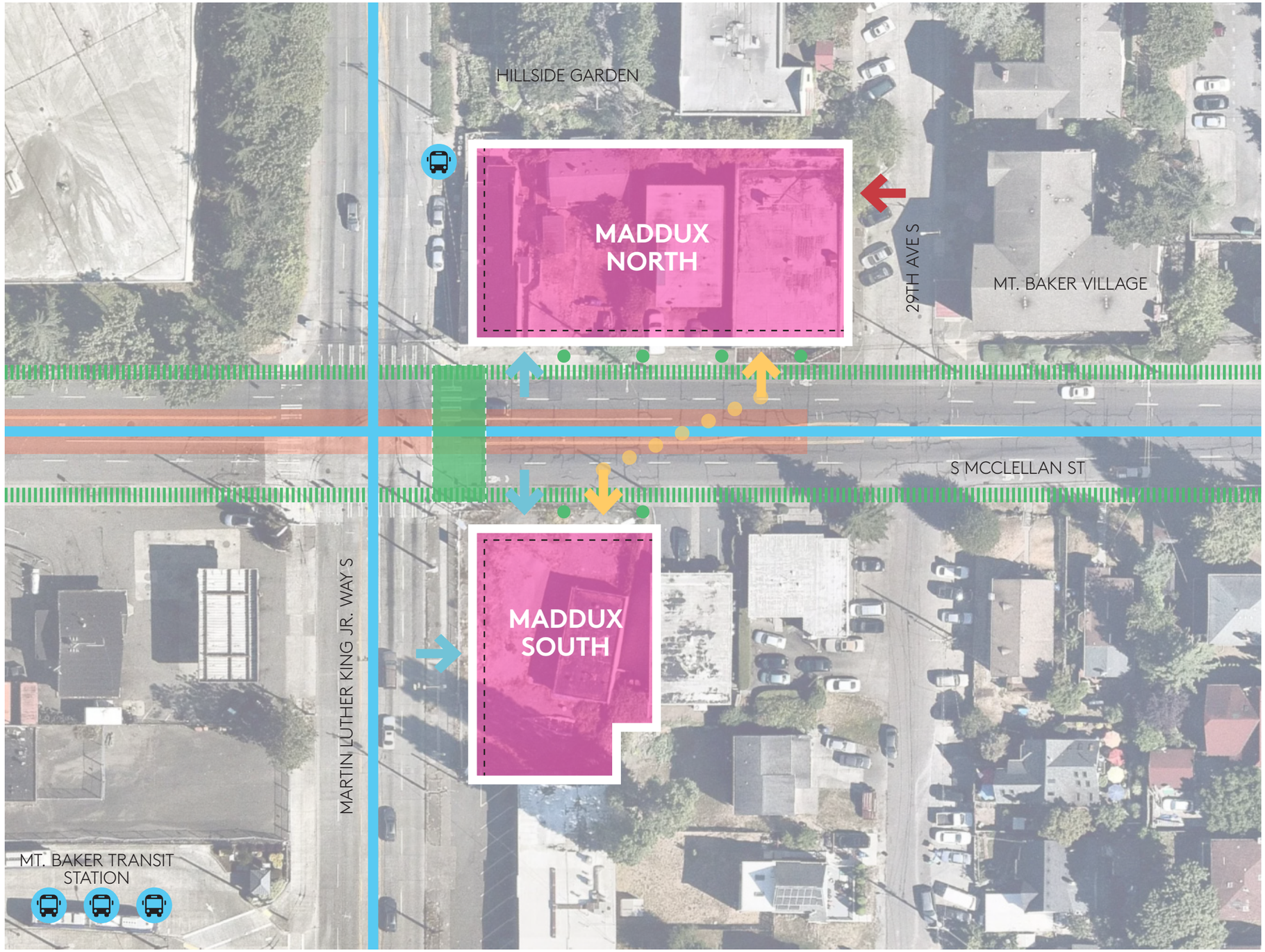
- MADDUX SITE
- BUS ROUTE
- LINK LIGHT RAIL
- BUS STOP
- LINK LIGHT RAIL STOP
- PEDESTRIAN ACCESS (CLASS II PED. STREET)

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URBAN ANALYSIS / SITE CONTEXTW



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 wtihin 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

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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.

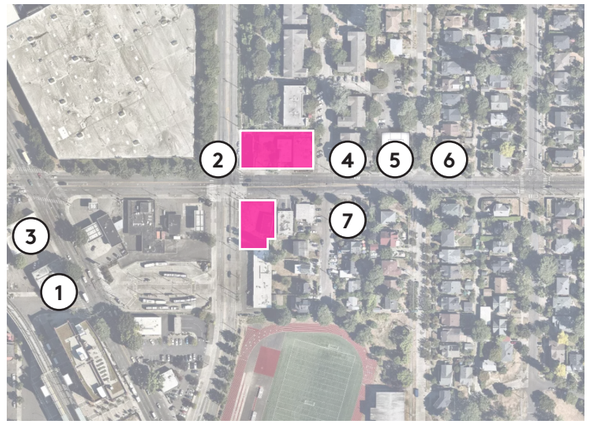
View 3 Mural painted on the O'Reilly auto parts building.

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

NC1-75 (M1)

SITE AREA

10,839 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: 75 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)

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

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', min area is 250 SF.

23.47A.030 REQUIRED PARKING AND LOADING

None required. 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 more than 20% of the street level, street facing facade. Development departure requested.

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

The street level facade along ML King Jr. Way exceeds 10'-0" measured from the street lot line. Development departure requested.

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 complies with the the base zoning height limit of 75'.

23.47A.013 FLOOR AREA RATIO (FAR)

The proposed development complies with the base FAR limit. Proposed FAR is approximately 5.2.

23.47A.014 SETBACK REQUIREMENTS

The project does not comply with required setback requirements above 13' from the residentially zoned lot to the SE do to existing grades and the elevation of the ceiling of the commercial level. (ref. massing Option 3, the preferred alternative). Development departure requested.

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 for combined uses (<5.5).

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 amentiy area.

23.47A.030 REQUIRED PARKING AND LOADING

The project contains bicycle parking at a ratio of one bicycle per unit for the first 50, .75 per unit for the remainder. 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.

IIII. 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.

Six stories of residential use is located above one story of commercial use and tenant amenities. 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 lower roof.

Development standard departure is requested to reduce the setback from residentially zoned lot at the SE corner of the project site.

Unit Count: 99 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.

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

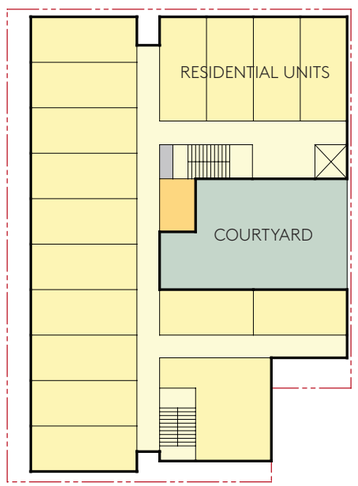
Cons:

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

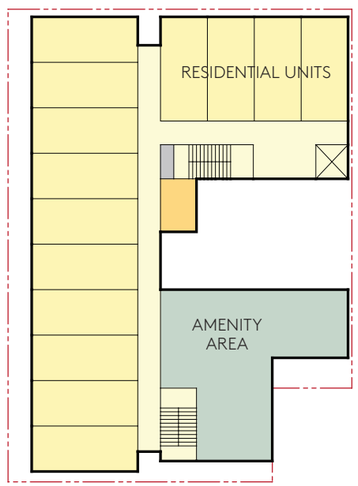
South leg of the U limits solar access to courtyard during winter months and impacts views from the units on the north.

Departures: Setback from residential zone at SE corner.

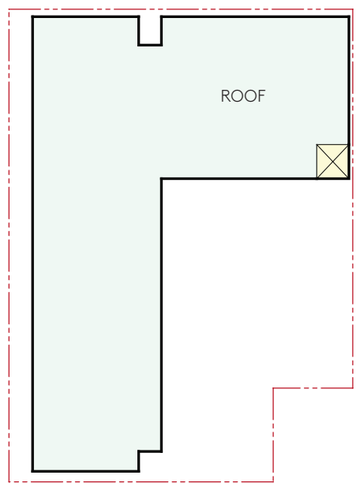
MADDUX SOUTH / SCHEME 01



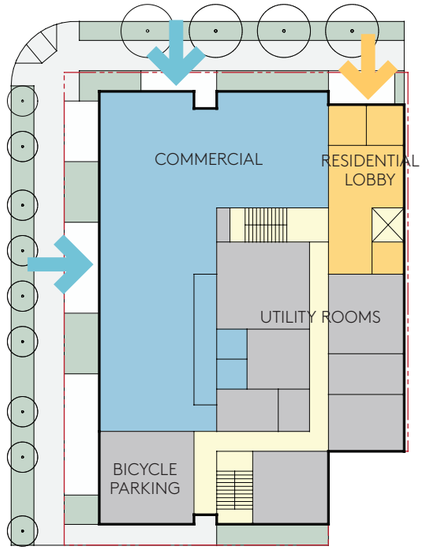
LEVEL 02



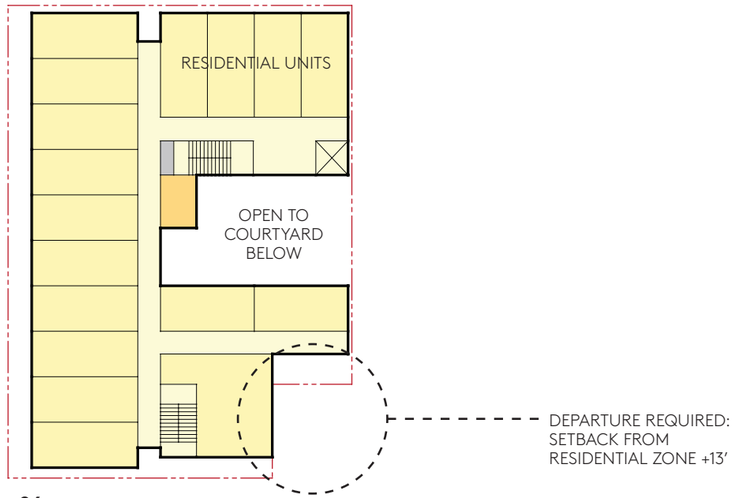
LEVEL 07



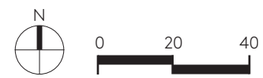
ROOF PLAN



LEVEL 01



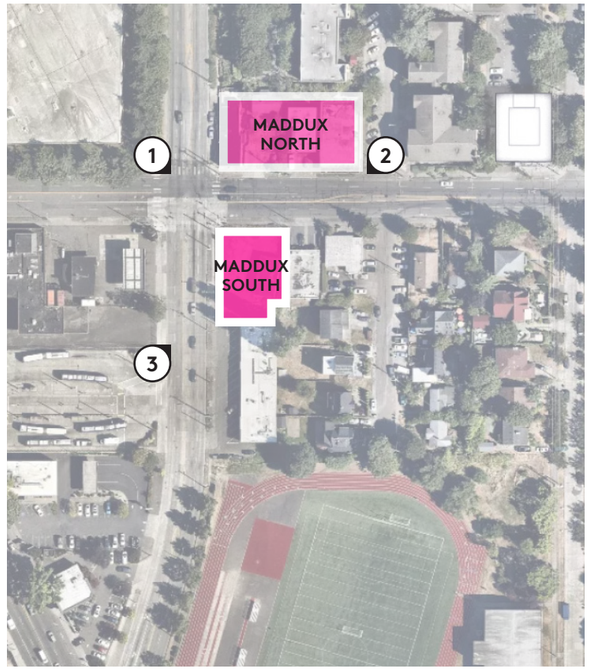
LEVEL 03 - 06



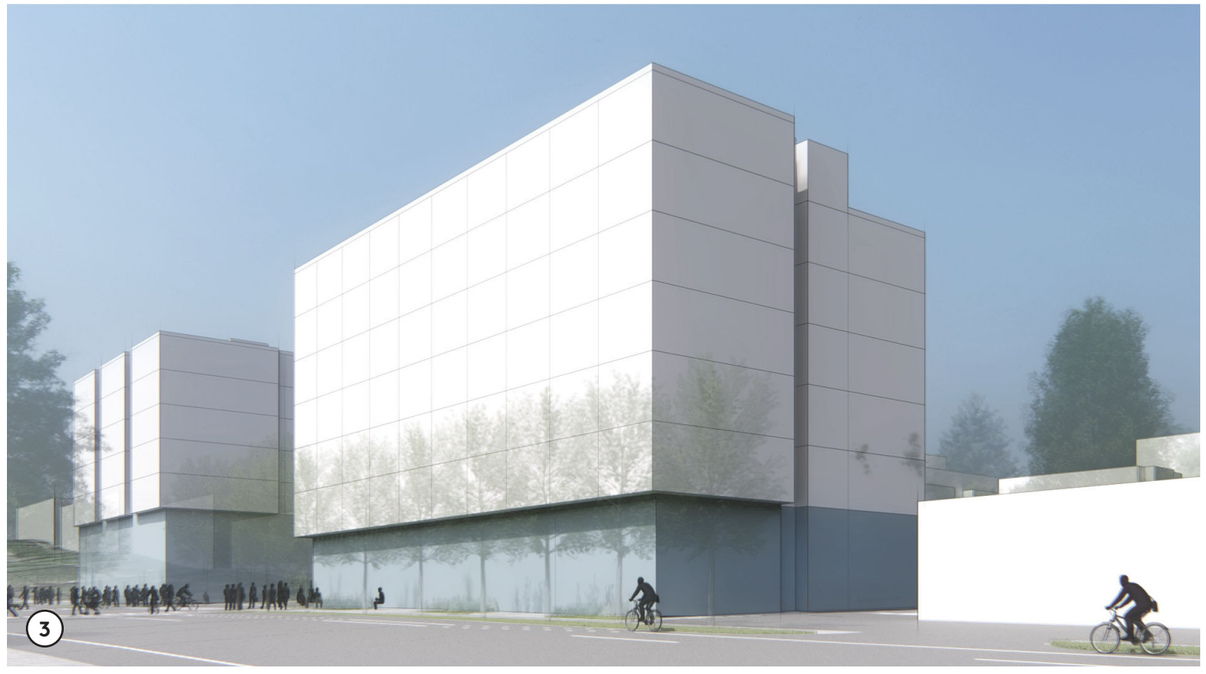
Mt.Baker Housing MITHŪN

MADDUX SOUTH / SCHEME 01









MADDUX SOUTH / SCHEME 02



SUMMARY

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

Six stories of residential use is located above one story of commercial use and tenant amenities. Proposal assumes MHA incentives for affordable dwelling units. All outdoor common amenity area is provided on the upper roof.

Unit Count: 99 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.

Commercial space is concentrated along S. McClellan Street.

Double loaded corridor layout.

Cons:

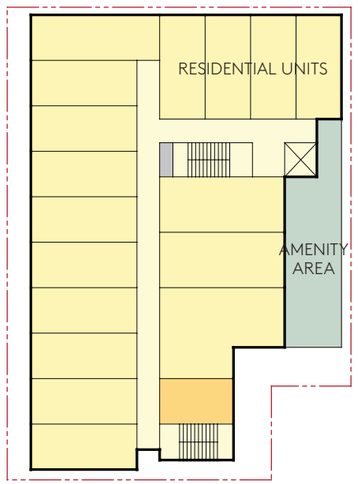
East facing units impacted by potential development to the east, limiting daylight and views.

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

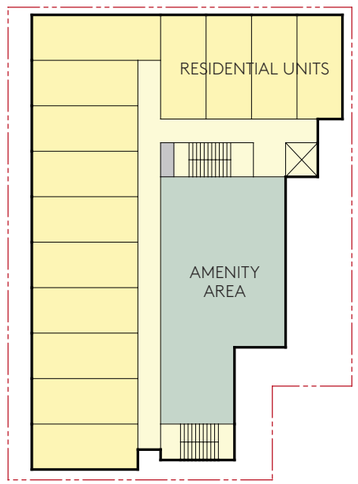
No courtyard; Common amenity area is concentrated on the upper roof.

Departures: None.

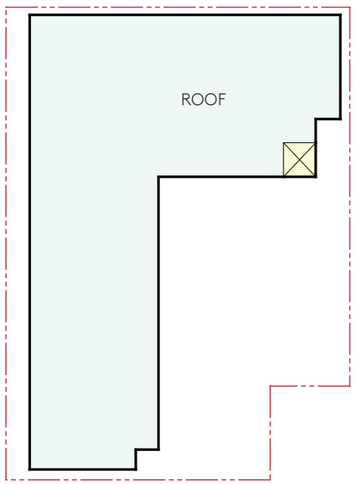
MADDUX SOUTH / SCHEME 02



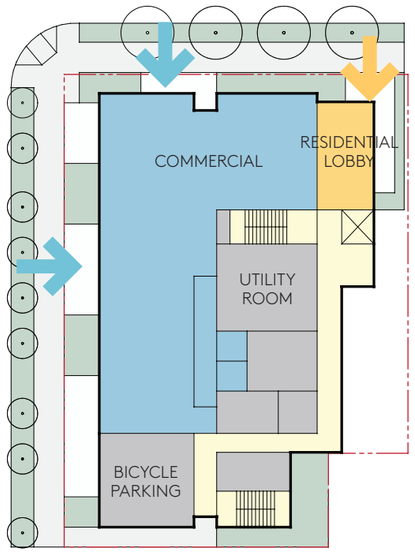
LEVEL 02



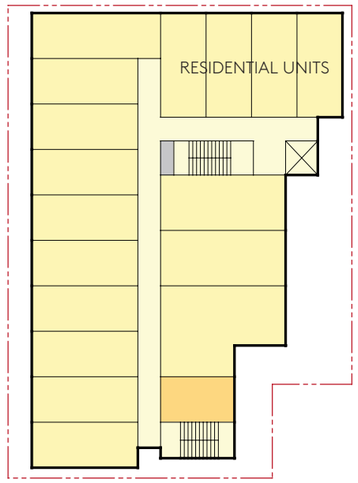
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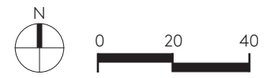
ROOF PLAN



LEVEL 01



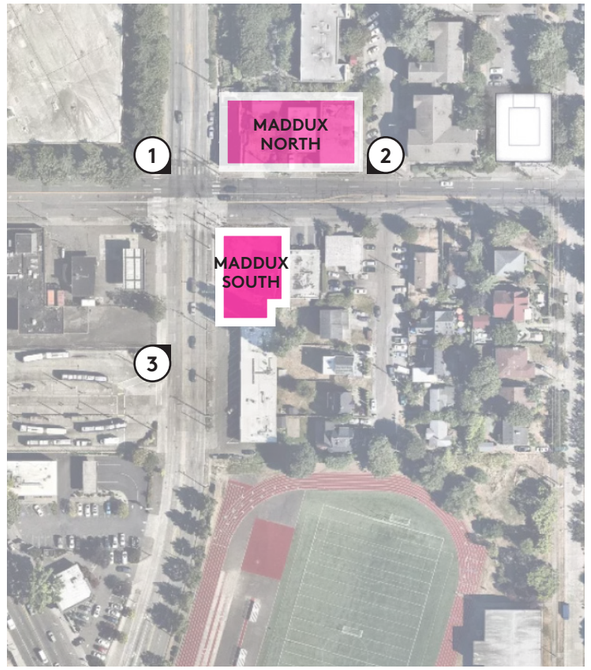
LEVEL 03 - 06



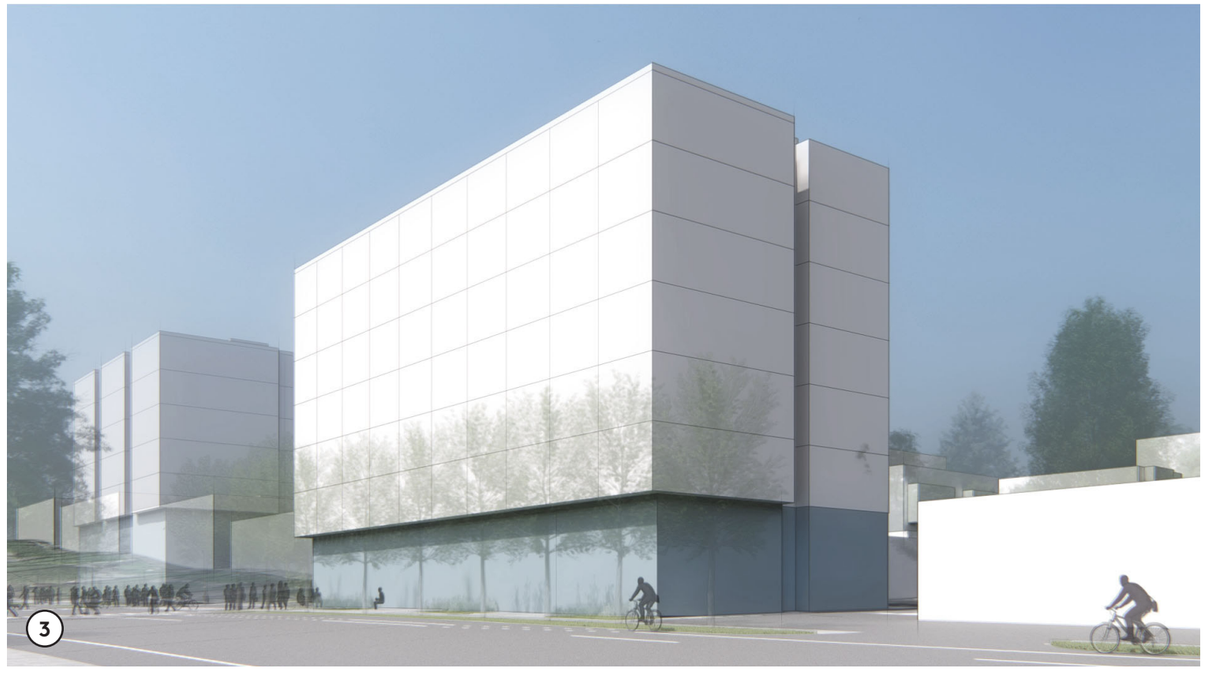
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MADDUX SOUTH / SCHEME 02









MADDUX SOUTH / SCHEME 03 - PREFERRED



SUMMARY

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

Six stories of residential use is located above one story of commercial use and tenant amenities. Proposal assumes MHA incentives for affordable dwelling units. Courtyard occurs at the second level above grade. Outdoor common amenity area is provided in the courtyard.

Development standard departures requested

Unit Count: 102 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 above the podium

Units have unobstructed views.

Courtyard is open to the south.

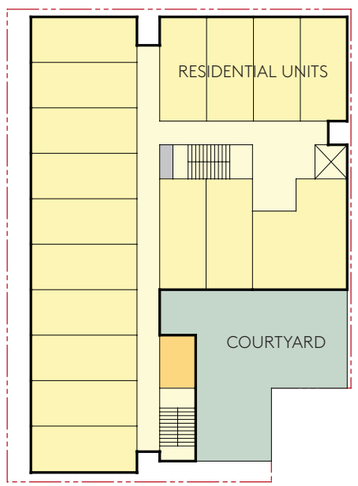
Maximized street frontage for daylight and views.

L-shaped building on L-shaped site.

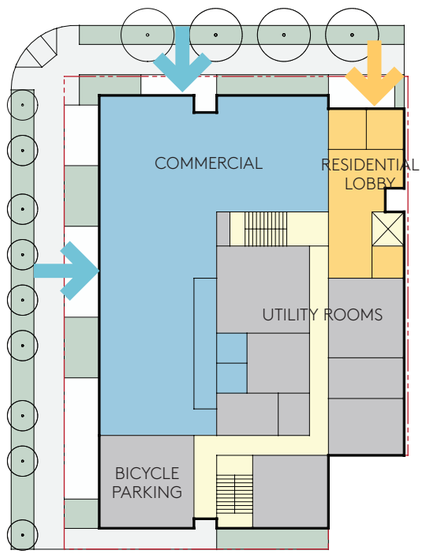
Cons:

Single loaded corridor along western leg of L.

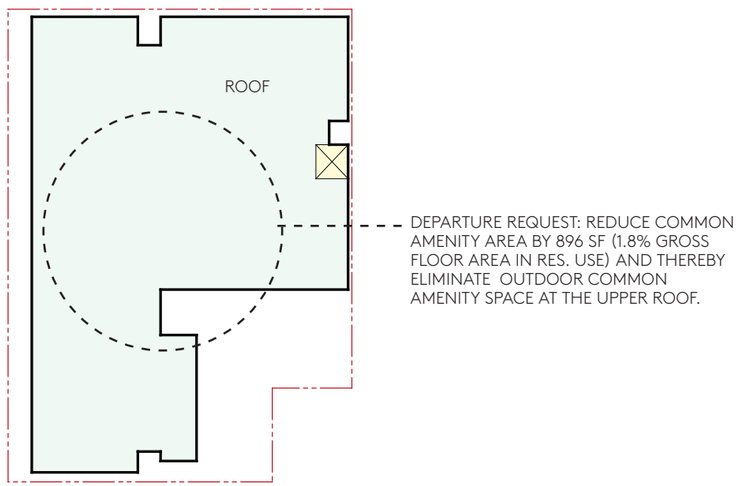
MADDUX SOUTH / SCHEME 03 - PREFERREDV



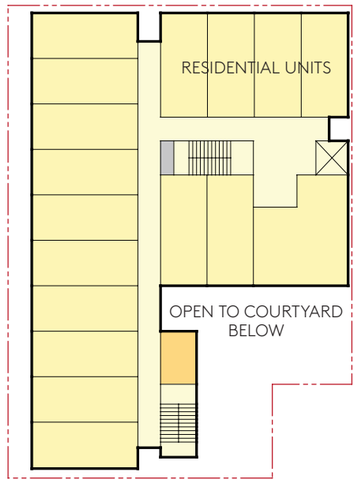
LEVEL 02



LEVEL 01



ROOF PLAN



LEVEL 03 - 07

Development Departures:

1) 23.47A.005 - Street Level Uses: Residential lobby exceeds 20% of street facing facade along S. McClellan Street.

2) 23.47A.008.A.3 - Street Level Facades; Facade facing MLKJ Way S is located reater than 10'-0" from the westernmost lot line.

3) 23.47A.014 Setback Requirements: The project does not comply with setback requirements from the residentially zoned lot to the SE due to sloping site topography.

4) 23.47A.024 - Amenity Area: Reduce common amenity area by 896 SF (1.8% gross floor area in res. use) and thereby eliminate outdoor common amenity space at the upper roof.



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MADDUX SOUTH / SCHEME 03 - PREFERRED





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

The zoning height limit is 75'. 6 stories of residential use above one story of commercial/amenity use is constructed to a maximum height of 74' above average grade.

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.

Development Standarad Departure requested:

1) 23.47A.005 - Street Level Uses

2) 23.47A.008.A.3 - Street Level Facades

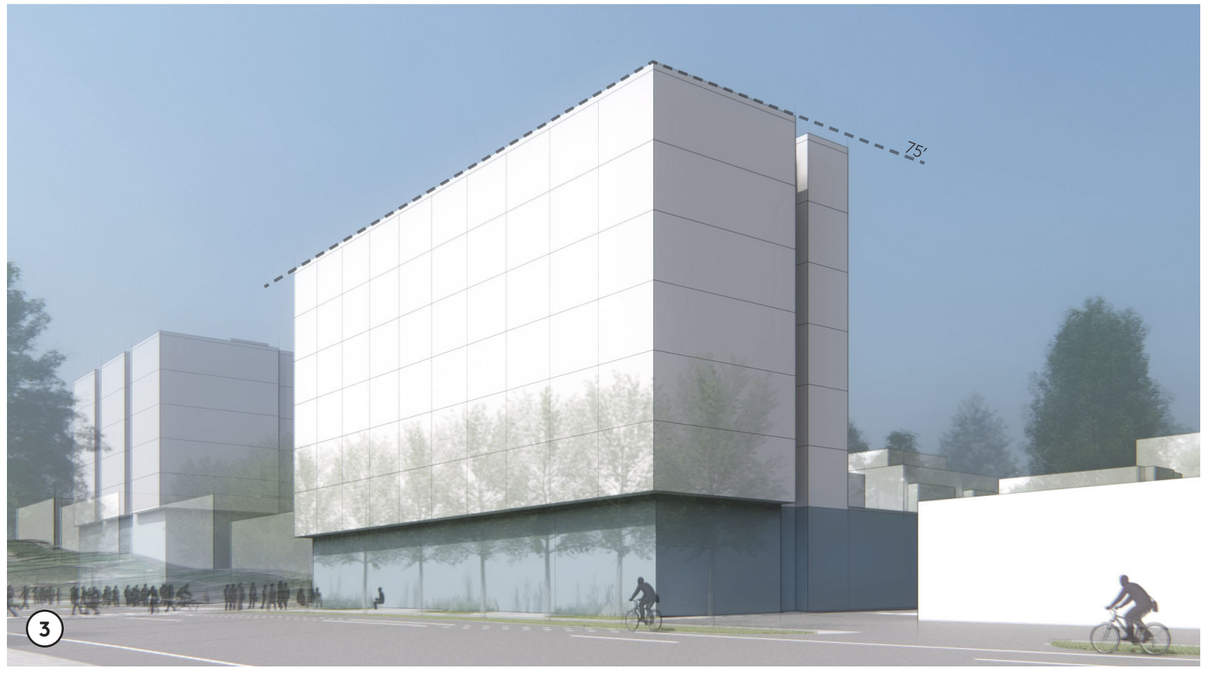
3) 23.47A.014 Setback Requirements

4) 23.47A.024 - Amenity Area

LEGEND

-- ZONING HEIGHT LIMIT





MADDUX SOUTH / MASSING CONCEPTS



SCHEME 01

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

Six stories of residential use is located above one story of commercial use and tenant amenities. Proposal assumes MHA incentive 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.

Unit Count: 99 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

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



SCHEME 02

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

Six stories of residential use is located above one story of commercial use and tenant amenities. Proposal assumes MHA bonus for affordable dwelling units. All outdoor common amenity area is provided ion the roof.

Unit Count: 99 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Development Departures: None



SCHEME 03 - PREFERRED

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

Six stories of residential use is located above one story of commercial use and tenant amenities. Proposal assumes MHA incentive for affordable dwelling units. Courtyard terrace occurs at the second level above grade. Outdoor common amenity area is provided on the level 2 courtyard terrace.

Unit Count: 102 units

Parking Count: 0 stalls

Commercial Area: 3560 GSF

Development Departures:

1) 23.47A.005 - Street Level Uses: Residential lobby exceeds 20% of street facing facade along S. McClellan Street.

2) 23.47A.008.A.3 - Street Level Facades; Facade facing MLKJ Way S is located reater than 10'-0" from the westernmost lot line.

3) 23.47A.014 Setback Requirements: The project does not comply with setback requirements from the residentially zoned lot to the SE due to sloping site topography.

4) 23.47A.024 - Amenity Area: Reduce common amenity area by 896 SF (1.8% gross floor area in res. use) and thereby eliminate outdoor common amenity space at the upper roof.

MADDUX SOUTH / DESIGN CUES

View 3 Welcoming and identifiable building entry.

View 4 Streetscape - pedestrian oriented streets.

View 1 Neighborhood scale commercial storefront.

View 1 Pedestrian scale signage/art.

View 2,6 Define urban street edge.

View 4,5,6 Enliven pedestrian experience/engage sidewalk.







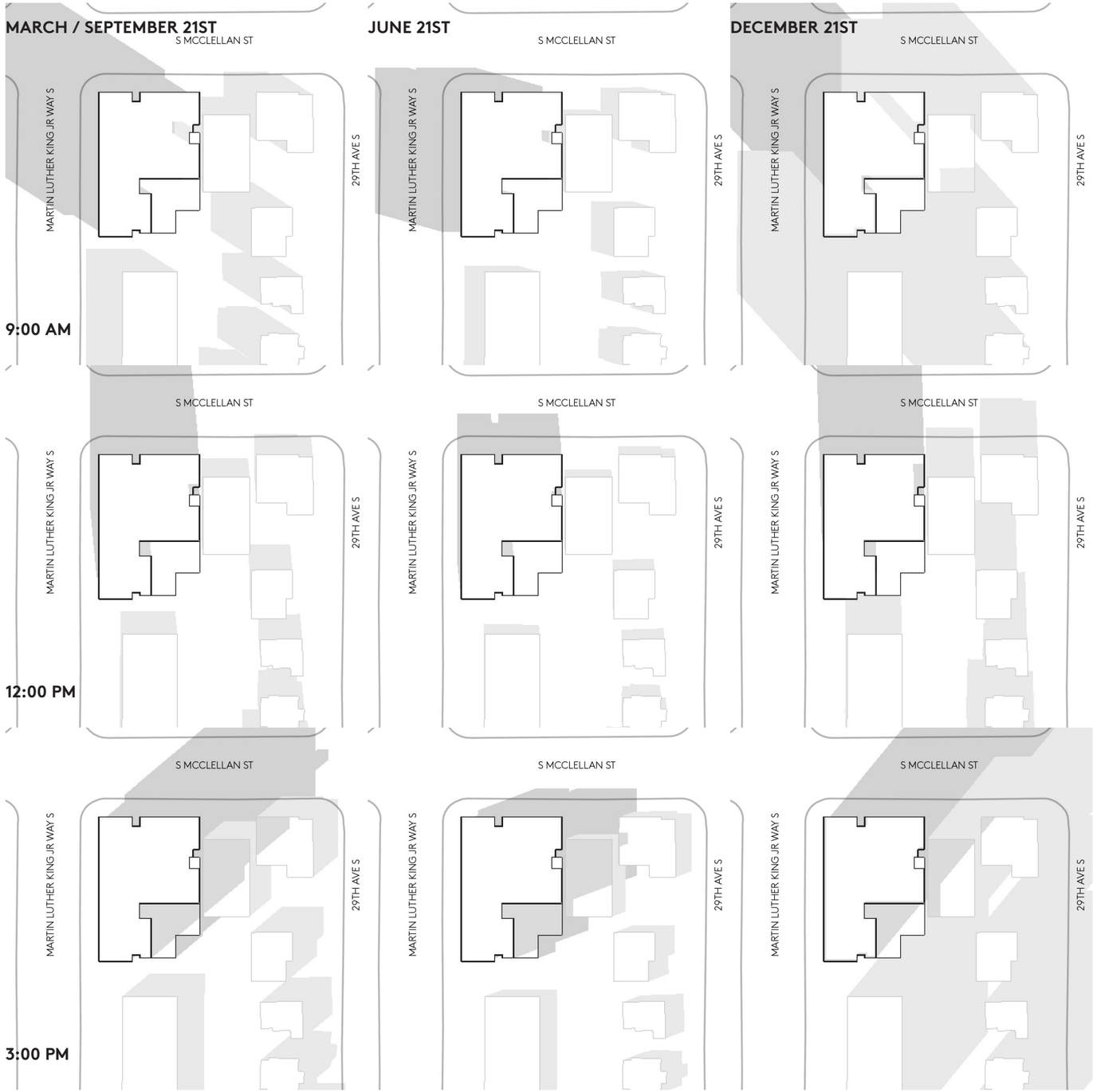






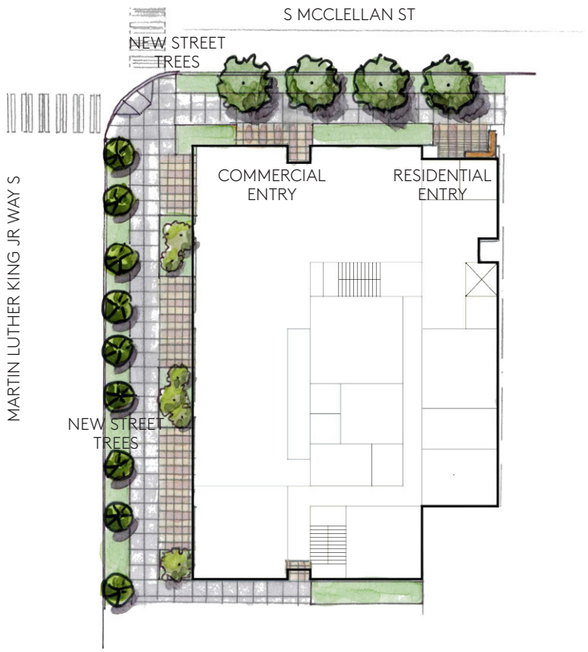


MADDUX SOUTH / SUN STUDIES

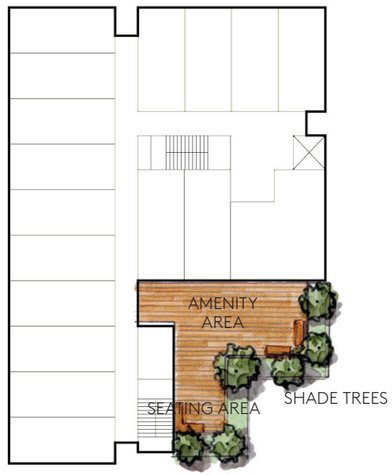


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MADDUX SOUTH / LANDSCAPE CONCEPT PLANS



SITE PLAN



LEVEL 02 - COURTYARD

Mt. Baker Housing MITHŪN

MADDUX SOUTH / DEPARTURE REQUEST 1



SUMMARY - DEPARTURE REQUEST

Increase the common length of non-commercial facade along S. McClellan Street from 20% to 28%

Code Citation:

23.47A.005.C.1 Street Level Uses

Code Requirement:

Residential uses at the street level are limited to 20% of the street level, street facing facade. Applies to both street facing facades in the NC-1 zone.

Proposed Design Departure:

22'-3" of non-commercial facade length is proposed at the residential entry lobby located along S. McClellan Street.

Total Facade Length is 78'-3"

22'-3"/78'-3" = 28.4%

28.4% > 20% Max.

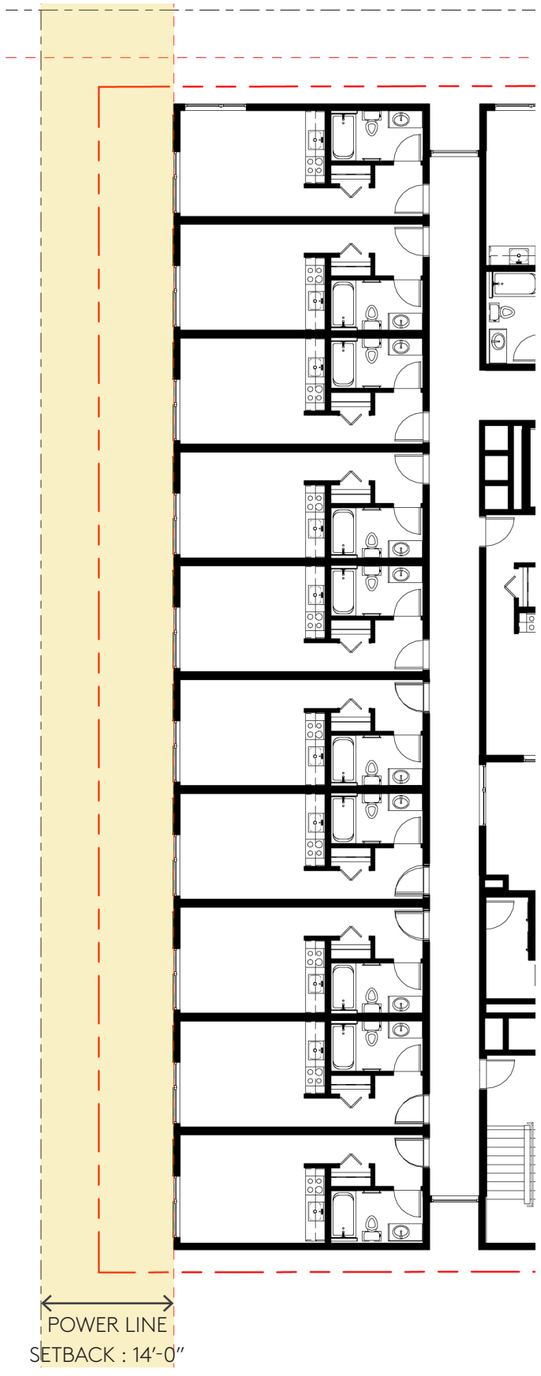
Development standard departure is requested.

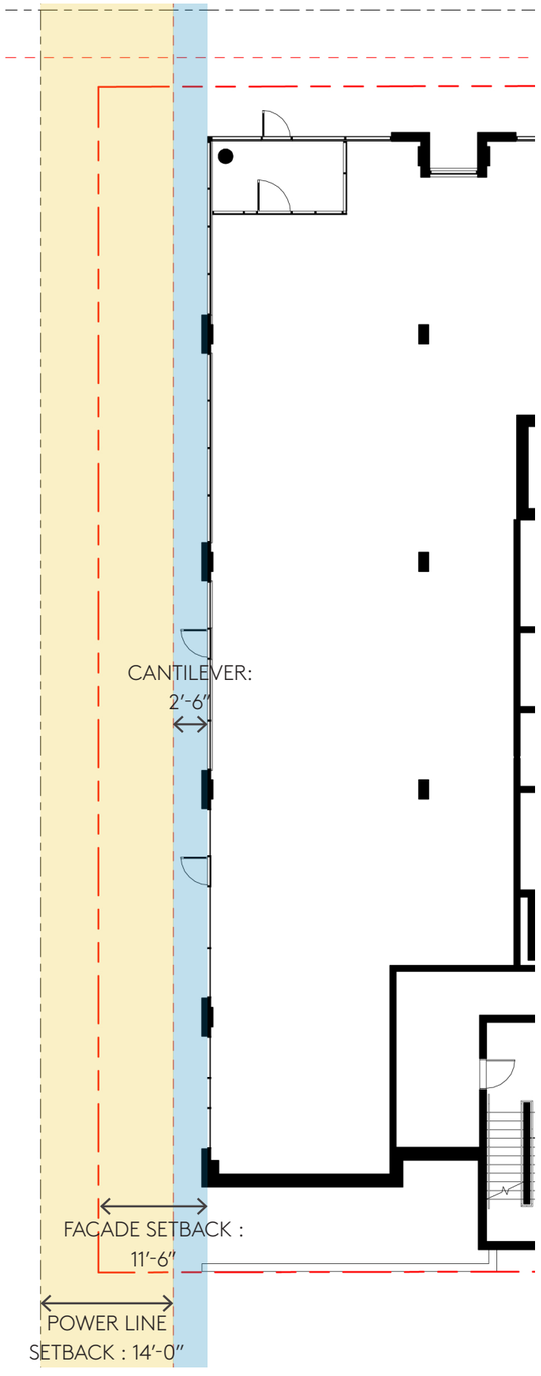
Rationale:

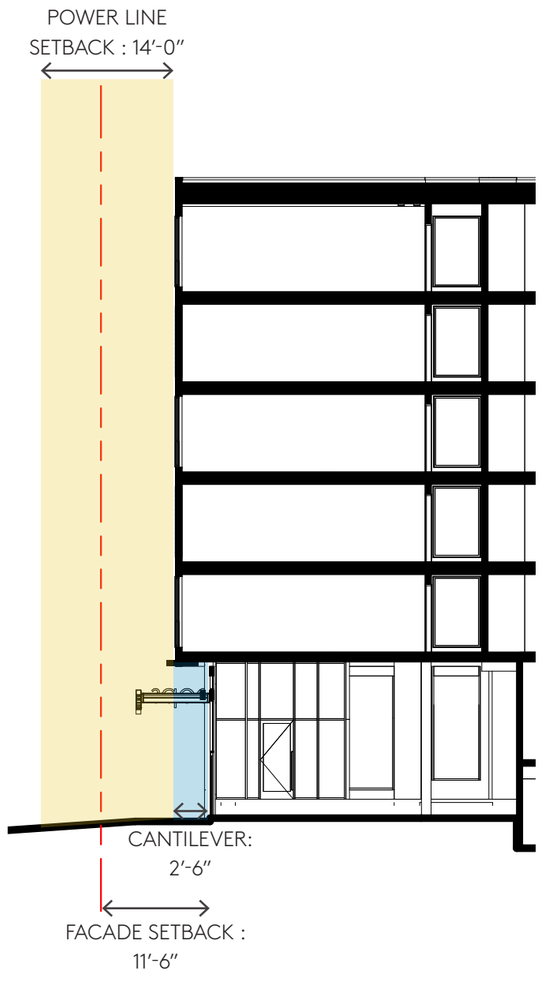
The increased facade length at the residential entry lobby, combined with fully transparent glazed street facing wall, enhances the presence of the residential apartment complex on the street, thereby contributing a greater sense of community across S. McClellan Street. Further, the increased width of the residential use facilitates flexible use of the lobby space, the lobby intended to function as a multi-purpose amenity room accessed directly from the sidewalk.

The overall length of the street level street facing facade is reduced due to the required 14' setback from the high-voltage power lines located several stories above grade.

MADDUX SOUTH / DEPARTURE REQUEST 2







SUMMARY - DEPARTURE REQUEST

Increase the maximum allowable street facing facade setback from 10'-0" to 11'-6".

Code Citation:

23.47A.008.A.3 Street Level Facades

Code Requirement:

Street level facades must be located within 10' of the street lot line.

Proposed Design Departure:

The street level, street facing facade is located 11'-6" from the M.L. King Jr. Way S. street lot line.

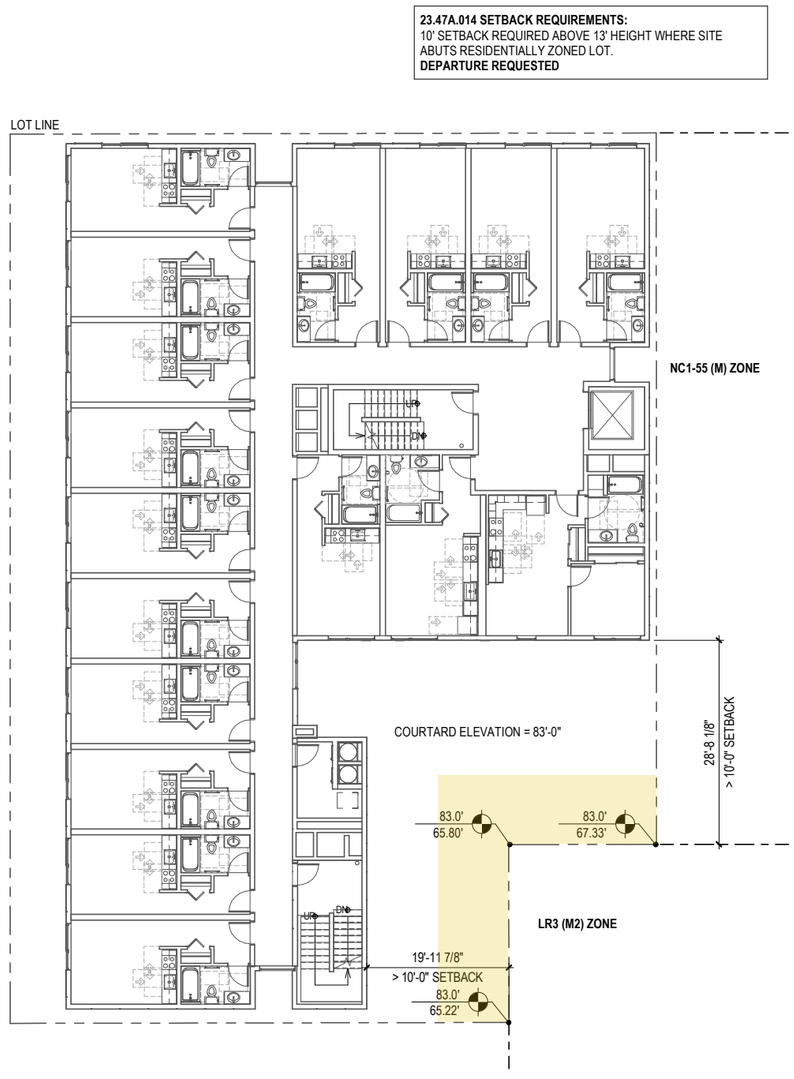
11'-6" > 10'-0".

Rationale:

The building is setback 14'-0" from the high-voltage power lines located several stories above grade. A 2'-6" cantilever is proposed below the second story in order to highlight the tall, commercial base at the sidewalk. The resulting dimension locates the street level, street facing facade 11'-6" from the street lot line.

The increased building setback allows for a broader sidewalk improvement zone while still meeting the intent of the land use code.

MADDUX SOUTH / DEPARTURE REQUEST 3



LEVEL 02 - COURTYARD

SUMMARY - DEPARTURE REQUEST

Increase height of setback from residentially zoned lot from 13′ height to 18′.

Code Citation:

23.47A.014 SETBACK REQUIREMENT

Code Requirement:

10′ Setback is required between 13′ and 65′ height where the site abuts a residentially zoned lot. An additional 1′ setback is required for every 10′ above 65′, measured from grade.

Proposed Design Departure:

Building setbacks are provided from the residentially zoned lot at the SE corner of the project site.

Setbacks are provided above Level 2, elevation 83′-0″, or approximately 18′ above grade at the lowest corner.

Generous setbacks exceed 10′ above Level 2.

Rationale:

The level 2 floor elevation is set at 83′-0″ in order to provide adequate floor-to-ceiling clearance above the residential lobby, and to provide generous commercial ceiling height along S. McClellan Street and ML King Jr. Way S.

The site slopes away from McClellan along the eastern lot line.

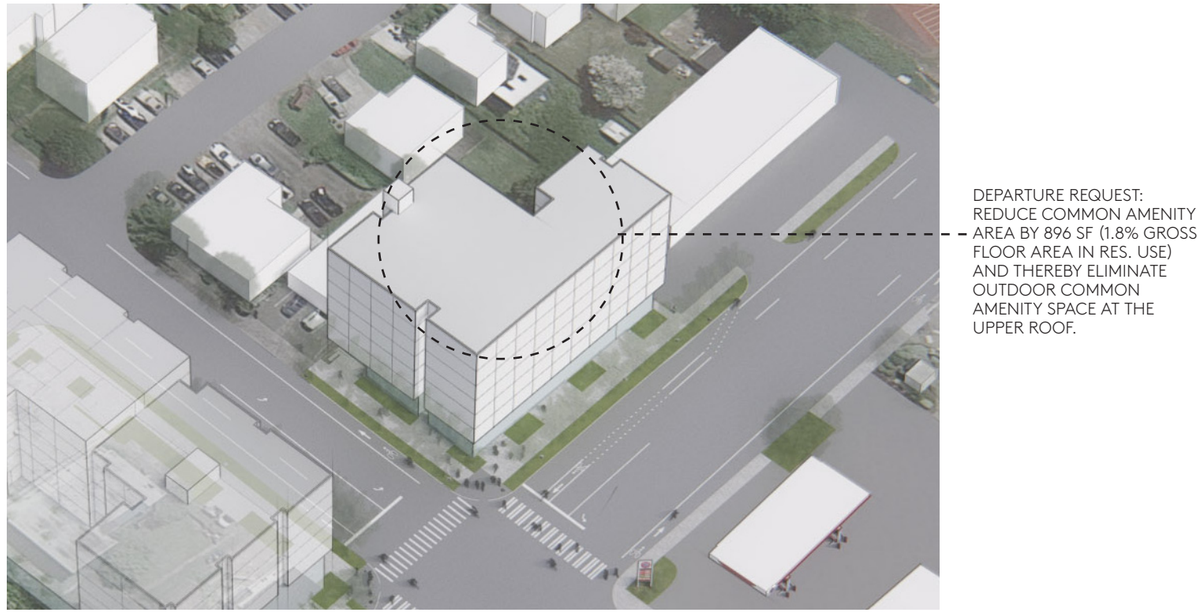
Site geometry features cut out portion at the SE corner, where the commercially zoned lot (NC-1) abuts a residentially zoned lot (LR3).

Setbacks above 13′ from grade are intended to provide setbacks for mixed use buildings where upper stories occur over commercial uses located at grade.

The 13′ height corresponds to the minimum required ceiling height for commercial use located at grade.

The 13′ height assumes a flat site. This site slopes in two directions along two street frontages, while the Level 2 floor elevation is level.

MADDUX SOUTH / DEPARTURE REQUEST 4



SUMMARY - DEPARTURE REQUEST

Reduce common amenity area from 5% to 3.2% of gross floor area in residential use.

Code Citation:

23.47A.024 AMENITY AREA

Code Requirement:

Not less than 5% of the gross floor area in residential use shall be provided for the use of the residents. Required common amenity area shall not be enclosed (interior).

The minimum horizontal dimension of common amenity area is 10' The minimum area is 250 SF (10'x25').

Proposed Design Departure:

Approximately 1625 SF of common amenity area is proposed at the Level 2 courtyard.

Approximately 50,436 GSF is proposed in residential use.

Common amenity area = 3.2% GSF in residential use.

3.2% < 5% GSF in residential use

Rationale:

To maximize the number of affordable housing units built on this site, the project is designed to the maximum building height permitted by zoning. This results in the rooftop exceeding the allowable height for occupied areas. The increased height also limits the allowable structural load of the roof so that it will not support the loads imposed by an assembly occupancy of a common amenity area. The area that can feasibly be developed into common area while maximizing the number of affordable units developed on this site is proposed.

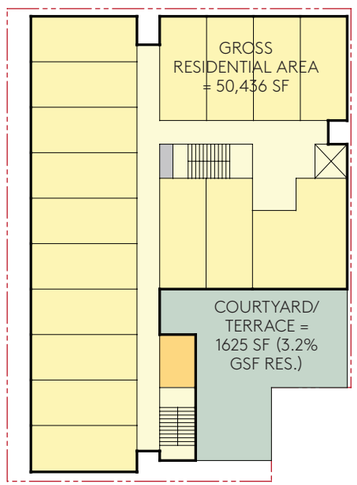
Required setbacks from power lines limit the developable foot print on the project site (FAR).

MHA zoning encourages the development of affordable housing on key sites, including this one.

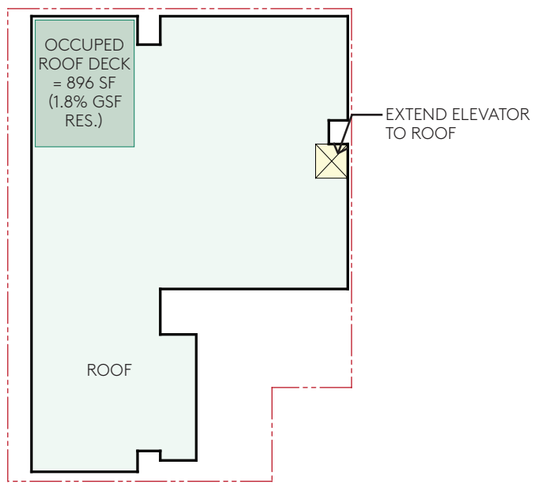
Neighborhood design guidelines encourage pedestrian amenities along S McClellan Street (Class 2 Green Street), and ML King Jr Way South.

Broad setbacks along the streets create opportunity for enhanced ROW/site improvements at grade that benefit residents and the public alike (enhanced public benefit in trade for reduction in required amenity area)

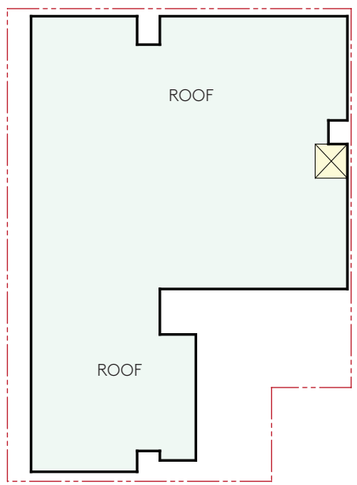
Shared amenity program between Maddux North and Maddux South supports community.



LEVEL 02



ROOF - CODE COMPLIANT



ROOF - DEPARTURE

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