

1305 E Jefferson Multi-Family

EDG REVIEW
 1305 E Jefferson St
 SDCI #3037307 - EG

Owner Jerry Fulks PO Box 1421, Seattle WA 98122 206.300.3006 jerrysfulks@gmail.com	Developer Lou Development, LLC 16400 Southcenter Parkway, Suite 402 Seattle, WA 98188 stevenlou@loudevelopment.com	Architect of Record MNMUM studio, LLC 1111 E Pike St. Seattle, WA 98122 520.400.3868 mnmumstudio.com	Designer MNMUM studio, LLC 1111 E Pike St. Seattle, WA 98122 520.400.3868 mnmumstudio.com	Designer Animal Name Design 40120 NE 104th St Seattle, WA 98125 425.891.2812 animalnamedesign.com	Landscape Architect TBD
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Project Team

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Project Experience



19th and State (Beacon Hill) Multi-Family



Morgan Junction Multi-Family 2



Morgan Junction Multi-Family



Big Mouth House (project architect while working at Hybrid Architecture)



Thomas Street Lofts (project architect while working at Hybrid Architecture)



North Hill Apartments (project architect while working at Hybrid Architecture)



Seattle Work Lofts (project architect while working at Hybrid Architecture)



Hill House (project architect while working at Hybrid Architecture)



Townhouse Development in Mercer Island



Burien Mixed Use



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PROJECT OVERVIEW + LOCATION

Jerry Fulks and Lou Development LLC are in the early stages for planning 52 residential units over 5 floors including street level non-residential space and sub-grade parking for 12-20 vehicles in the Central District of Seattle, WA.

Mnmum Studio LLC provides the following Design Review to the city of Seattle. The project entails the redevelopment of the site at 1300-1305 E Jefferson at the corner of 13th Ave E and E Jefferson St in Seattle, WA. The lot area is a combined 7,776 square feet and is currently zoned NC2-55. With an FAR of 3.75 the maximum building area for this site is 29,152 sf.

ADDRESSES

1300 + 1305 E JEFFERSON ST,
SEATTLE WA 98122

QUESTIONS OR COMMENTS

If you have any questions or comments about this project please send an email to:
peter@mnmumstudio.com or
ben@animalnamedesign.com



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OBJECTIVES

DEVELOPMENT OBJECTIVES

- Design affordable and livable residential units that value physical and visual access to light, air, and open space.
- To create a vibrant combination of residential and non-residential programs
- To activate the corner of E Jefferson St and 13th Ave E
- To create new residential and commercial opportunities

NEIGHBORHOOD OBJECTIVES

- To improve the street-scape for the neighborhood and surrounding community
- To provide new non-residential uses for the community
- To create communal and functional outdoor gathering space
- To help bolster the arts supporting the Central District and its history

DESIGN OBJECTIVES

- To create a building that responds to the unique location of the site including the corner, the neighboring buildings/context, and the community of the Central District Neighborhood
- To create a building that is powerful and exciting and promotes and hopefully enhances the existing vibrancy in the community.
- To respect the needs of the community.
- To create spaces that prioritize light, air and green-space not only as additional features but as intrinsic necessities of contemporary urban living in Seattle.



NEIGHBORHOOD INFORMATION

1300 E. Jefferson is on the southern end of the Squire Park neighborhood and borders both Capitol Hill and the Central District. It is in close proximity to Seattle University and its surrounding amenities.

Directly across the street is a semi-private track and field owned and used by Seattle University students and faculty. It provides the site with unobstructed views to the north and ample access to air and light. It is likely to never be developed and will remain an important open space for the area and this site for decades to come.

Along 12th Ave. to the west are a number of restaurants and other businesses. Many of these businesses are marketed towards students attending Seattle U. and living in the area, but they are utilized by the larger neighborhood and even the city abroad. Restaurants such as Ba Bar and Rhine Haus are destinations for the greater Seattle area as a whole.

The building directly to the east, known as the Craft Building, is home to a brewery and local favorite restaurant, L'Oursin. During the pandemic, the restaurant has transformed into a small boutique market that is very popular among local residents. This type of small market has mass appeal in the area and is a welcome amenity to those that frequent the area.

A bit further to the west is a Japanese Tea Garden (within Seattle University). This is one of the many local amenities in the area that is free to utilize and makes walking around this neighborhood a pleasant experience for all. Few neighborhoods in Seattle a more dense cluster of things to do within a few blocks of this site.

Taqwsheblu Vi Hilbert
Ethnobotanical Garden

Seattle University Park

12th Ave
Square Park

Japanese
Tea Garden (Seattle U)

Seattle Bus Stop
Route 3, 4

Seattle University
Championship Field

Swedish Medical Center

King County Juvenile Detention

Squire Park P-Patch
Community Garden

WALK SCORE

- **91** - Daily errands don't require a car

TRANSIT SCORE

- **89** - Transit is convenient for most trips

BIKE SCORE

- **91** - Daily errands can be accomplished on a bike



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SITE ZONING AND OVERVIEW

PROJECT DESCRIPTION

Demolition of existing building at 1305 E Jefferson and the patio associated with that building at 1300 E Jefferson St and the construction of 52 residential units on 4 floors above a non-residential street-level floor. The project includes development of open space, pedestrian and vehicular infrastructure and sub-grade parking for 12-20 cars.

ZONING INFORMATION

LOCATION: Seattle WA (1300-05 E Jefferson St)

LOT SIZE: 7774 SF

PARCEL NUMBER: 2908700010, 2908700005

ZONING: NC2-55

FAR: 3.75

MAX HEIGHT: 55 FEET

PARKING: NOT REQUIRED

PRESENT USE: TAVERN/LOUNGE AND PATIO

PROPOSED USE: MIXED-USE RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLCK A, GREEN'S REPLAT OF BLOCK 10, SQUIRE PARK ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 10 OF PLATS, PAGE 98, RECORDS OF KING COUNTY WA



SOLAR PATH STUDY

Our site occupies the corner lot at the west end of the block. New development across the alley directly South of the site will have some minor impact on solar exposure. Currently the site gets lots of exposure from the West. Because the athletic field is directly North across E Jefferson the site should always have a lot of clear Northern exposure. Within the site our schemes each try to position the building and residential units in ways to take advantage of solar access, air and view.



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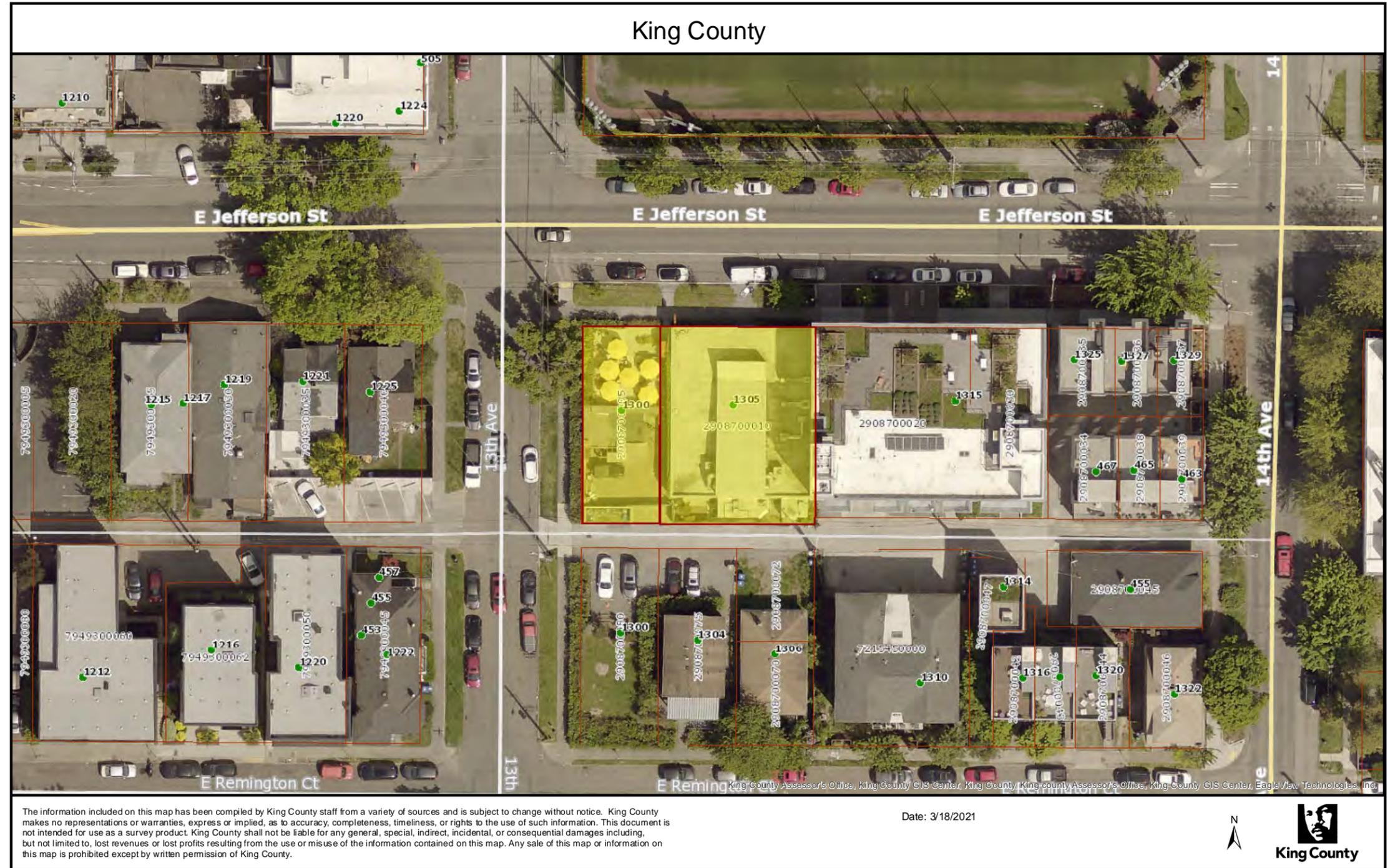
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COMMUNITY OUTREACH RESULTS

Our community outreach process in the midst of a pandemic was as multi-faceted as possible. We created and distributed a **flier** to the neighborhood businesses and residents.

We also created a **survey** about the needs and wants from people in the neighborhood. The overwhelming response from the survey was a priority for proximity to downtown and a need to have as much access and amenity for living as central to the area as possible. People who responded to the survey are looking for community, ease of access to work and amenities. We feel these responses will help influence programming of the Ground Floor in particular and are particularly interested in how the needs/wants of the community dovetail with new ideas of city-living in a post pandemic world.

The survey could be found at the **website** 1300eastjefferson.com which we created to improve outreach for this project. Through this site, the public gets an understanding of the project's ambitions and have multiple ways to reach out to us with comments/thoughts/concerns.

We also had a great zoom meeting with the Central Area LURC on January 25, 2021. We had great live feedback and discussion surrounding the proposed development that will impact the design and have taken into account the feedback we received so far.

Some feedback incorporated:

- incorporating more space for common building amenities per survey feedback
- opening to western light per Central Area LURC meeting
- Relocating of stair core on 13th per Central Area LURC meeting
- looking at diversifying unit types per Central Area LURC meeting

EARLY COMMUNITY OUTREACH 5-STORY MIXED USE DEVELOPMENT

Notice of Development:
Proposal to construct a 5 story mixed-use building containing approximately 56 apartment units and 3800 SF of non-residential area on the corner of E. Jefferson St. and 13th Ave. Development will include 18-20 below-grade parking spaces.

We want your input!!
Please visit the project URL (1300eastjefferson.com) to learn more about the development, and to provide the design and ownership team with direct feedback (including a quick survey). We want to ensure the building design reflects the urban and community context it will occupy for the foreseeable future. A building like this is about more than just housing, it's about fostering a sense of belonging, responsible urban growth, and providing a functional hub for residents and passersby alike. We can't wait to hear from you!

- Design Objectives**
1. To establish a meaningful connection with the urban context -- both at the ground floor, non-residential and upper floor residential conditions.
 2. To provide each residential unit and common area with access to air, light, and view.
 3. To take advantage of a corner lot by maintaining proper street-presence at all levels.
 4. To harbor a sense of community and belonging among the residents of the upper floors. To do this through common open space and gathering areas throughout the structure.
 5. To help bolster the arts supporting the Central District and its community.
 6. To maintain rationality of structure, external urban context, and internal functional relationships throughout the design and development process.

Aviso de desarrollo:
La propuesta para construir un edificio de uso mixto de 5 pisos que contenga aproximadamente 56 unidades de apartamentos y 3800 pies cuadrados de área no residencial en la esquina de E. Jefferson St. y 13th Ave. El desarrollo incluirá entre 18 y 20 espacios de estacionamiento bajo el nivel del suelo.

¡Queremos tu opinión!!
Visite la URL del proyecto (1300eastjefferson.com) para obtener más información sobre el desarrollo y proporcionar comentarios directos al equipo de diseño y propiedad (incluida una encuesta rápida). Queremos asegurarnos de que el diseño del edificio refleje el contexto urbano y comunitario que ocupará en el futuro previsible. Un edificio como este es algo más que viviendas. Se trata de fomentar un sentido de pertenencia, un crecimiento urbano responsable y proporcionar un centro funcional tanto para los residentes como para los transeúntes. ¡Estamos ansiosos por tener noticias tuyas!

- Objetivos de diseño:**
1. Establecer una conexión significativa con el contexto urbano, tanto en las condiciones residenciales de la planta baja como no residencial y del piso superior.
 2. Proporcionar a cada unidad residencial y área común acceso a aire, luz y vista.
 3. Aprovechar un lote en esquina manteniendo una presencia adecuada en la calle en todos los niveles.
 4. Albergar un sentido de comunidad y pertenencia entre los residentes de los pisos superiores. Para hacer esto a través de espacios abiertos comunes y áreas de reunión en toda la estructura.
 5. Para ayudar a reforzar las artes apoyando al Distrito Central y su comunidad.
 6. Mantener la racionalidad de la estructura, el contexto urbano externo y las relaciones funcionales internas durante todo el proceso de diseño y desarrollo.

Ogeysiika Horumarka:
Soo jeedin ah in laga dhiso 5 dabaq dhime iku dhafan oo ka kooban qiyaastii 56 qaybood oo dabaq ah iyo 3800 SF oo ka mid ah sagagga aan la deggeneyn oo ku yaal geeska E. Jefferson St. iyo 13th Ave. Horumarka waa ku jiri doona 18-20 goobood oo ka hooseeya meelaha baabuurta la dhigo.

Waxaan rabnaa fikirkaaga !!
Fadlan boogo mashruuca URL (1300eastjefferson.com) si aad wax badan ugu barato horumarka, una siiso koosda naqshadeynta iyo lahaanshaha kooda jawaab celin toos ah (oo ay ku jiraan sahan deg deg ah). Waxaan dooneynaa inaan xaajijino in qaabeynta dhammu ay ka tarjumeysa macnaha guud ee magalada iyo bulshada ay ku noolaa doonto mustaqbalka la iloobi karo. Dhismahan oo kale waa ku saabsan yahay wax ka badan guriyeyn. Waxay ku saabsan tahay kobcinta dareenka lahaanshaha, koristaanka mas'uulka ka ah magaaloyinka, iyo siinta xarun shaqeyneysa degganeyasha iyo dadka jidka marayaba. Ma sugi karno inaan kaa maqalno!

- Ujeedooyinka Naqshadeynta:**
1. In la sameeyo xidhiidh macno leh oo la xidhiidha macnaha guud ee magaaloyinka - labadaba sagagga hoose, xaaladaha aan degganayn iyo dabaqa sare ee gurayaha.
 2. In la siiyo guri kasta oo la deggan yahay iyo aag wadaag ah oo leh hawo, iftiin, iyo muuqaal.
 3. Ka-fa'i'ideysiga wax badan oo koone ah iyada oo la ilaalinayo joogitaanka waddooyinka ee heerarka oo dhan.
 4. In la helo dareen bulsho iyo ka mid ahaanshaha dadka deggan dabaqyada sare. Si tan loo sameeyo iyada oo loo marayo meel banaan oo caadi ah iyo meelaha la isugu yimaado ee dhismaha oo dhan.
 5. Si looga caawiyo xooginta farsaxanka taageeraya Bartamaha iyo bulshadeeda.
 6. In la ilaaliyo caqli galnimada qaabdhismeedka, macnaha guud ee magaaloyinka, iyo cilaqaadka madadaalo ee gudaha inta lagu gudajiro qaabeynta iyo horumarka.



Project Details:

Address:
1300 & 1305 E. Jefferson St.

SDCI Design Review #:
3037307-EG

Project URL:
www.1300eastjefferson.com

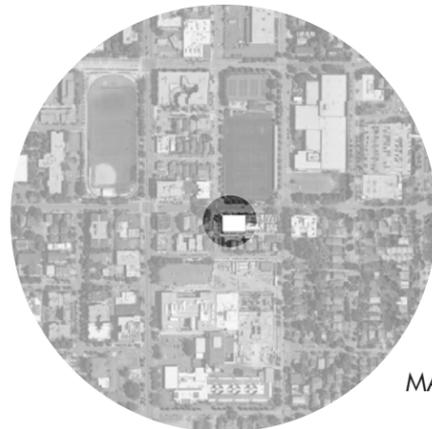
Contact Persons:
Peter Secan and Ben Brady

Contact Email:
info@1300eastjefferson.com

Conceptual rendering represents one possible design direction. 3 concepts will be developed and vetted with input from the Central Seattle community and the Seattle Design Review Administration.

MNM Studio | 9546 46th Ave NE, Seattle, WA | 520.400.3868 | mnmstudio.com
Animal Name Design | 425.891.2812 | animalnamedesign.com

EARLY COMMUNITY OUTREACH FLIER DISTRIBUTED TO NEIGHBORING BUSINESSES AND RESIDENCES ON DEC 17, 2020



MAP OF CANVASSING

1305 E Jefferson Survey

This survey is intended to get YOUR feedback on what is important in your neighborhood

What type of non-residential uses would you see as valuable additions to the neighborhood

- Grocery Store
- Restaurant/cafe
- Retail Store
- Coffee Shop

What are the most important factors when choosing a place to live

- Square footage / size
- Views
- Building amenities (parking, gym, etc)
- Access to public transportation
- Air + Light Quality

What is missing in your neighborhood (check all that apply)

- Access to public transportation
- Cool shops
- Access to food (restaurants, cafes, grocery)
- Sense of Community

What do you like the most about your neighborhood

- The location and access to what I need
- The sense of community in the Central District
- The proximity to downtown
- The variety of social activities (restaurants, bars, etc)

What makes the Central District so unique

- Unique history
- The Food and Culture
- The people and community
- Location (Access to downtown, educational facilities, healthcare facilities, etc)

How has the current pandemic (or prospect of a future event) changed the way you think about living in an urban environment

- I value a sense of community and the ability to rely on neighbors as well as helping people out
- I prioritize being able to get most of what I need for my daily life within a small walking radius (groceries, laundry, etc)
- I need access to fresh air and greenspace without going too far away
- I am worried about dense living
- The pandemic or a future event have little to no effect on my living situation

[Submit](#)

POWR

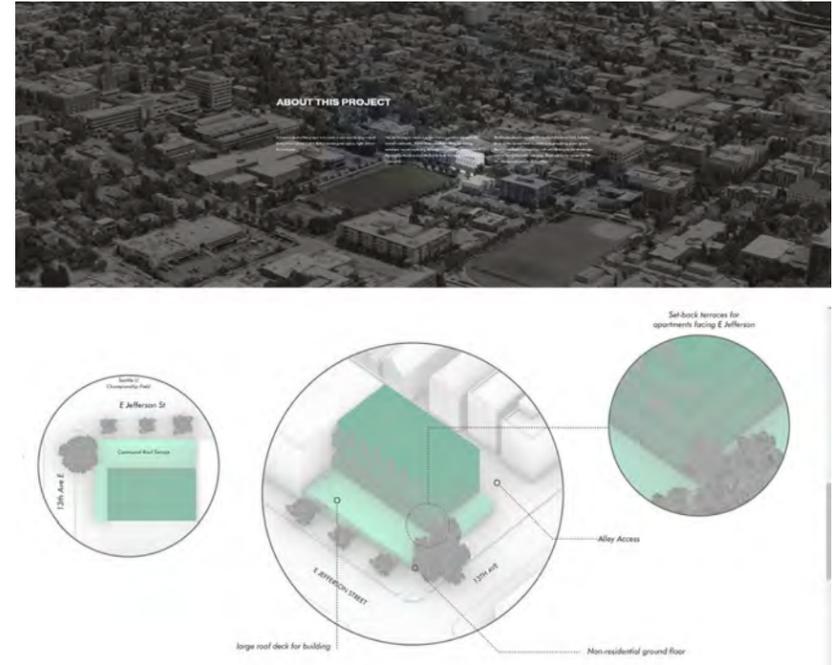
Survey - Create your own for free!

DIGITAL SURVEY THROUGH WEBSITE



soften street level corner

ABOUT THIS PROJECT





13TH AND E JEFFERSON

WEBSITE <http://1300eastjefferson.com>

ZONING OVERVIEW

The site occupies a corner lot on E. Jefferson St. and 13th Ave E. There are existing sidewalks, landscaped buffers, and curbs along both street fronts. There is an existing restaurant structure that will be removed to make room for the proposed development. A shared alley to the south will provide vehicular access to a below-grade parking garage.

The site topography slopes slightly from north to south, amounting to a drop of roughly 3-4 feet. The sidewalk along E. Jefferson St. also rises about 3 feet from the west to the east.

There are overhead power lines to the north, west, and south of the site. There will be minimal restriction to the site to accommodate 14'-0" clearances from the high-voltage lines to the west and to the south (across the alley).

Pedestrian access will occur from both E. Jefferson St. and 13th Ave E. There is an opportunity for the corner to be a prominent pedestrian point of interest and the walkability of the site will inform the use of that space from a conceptual view point.

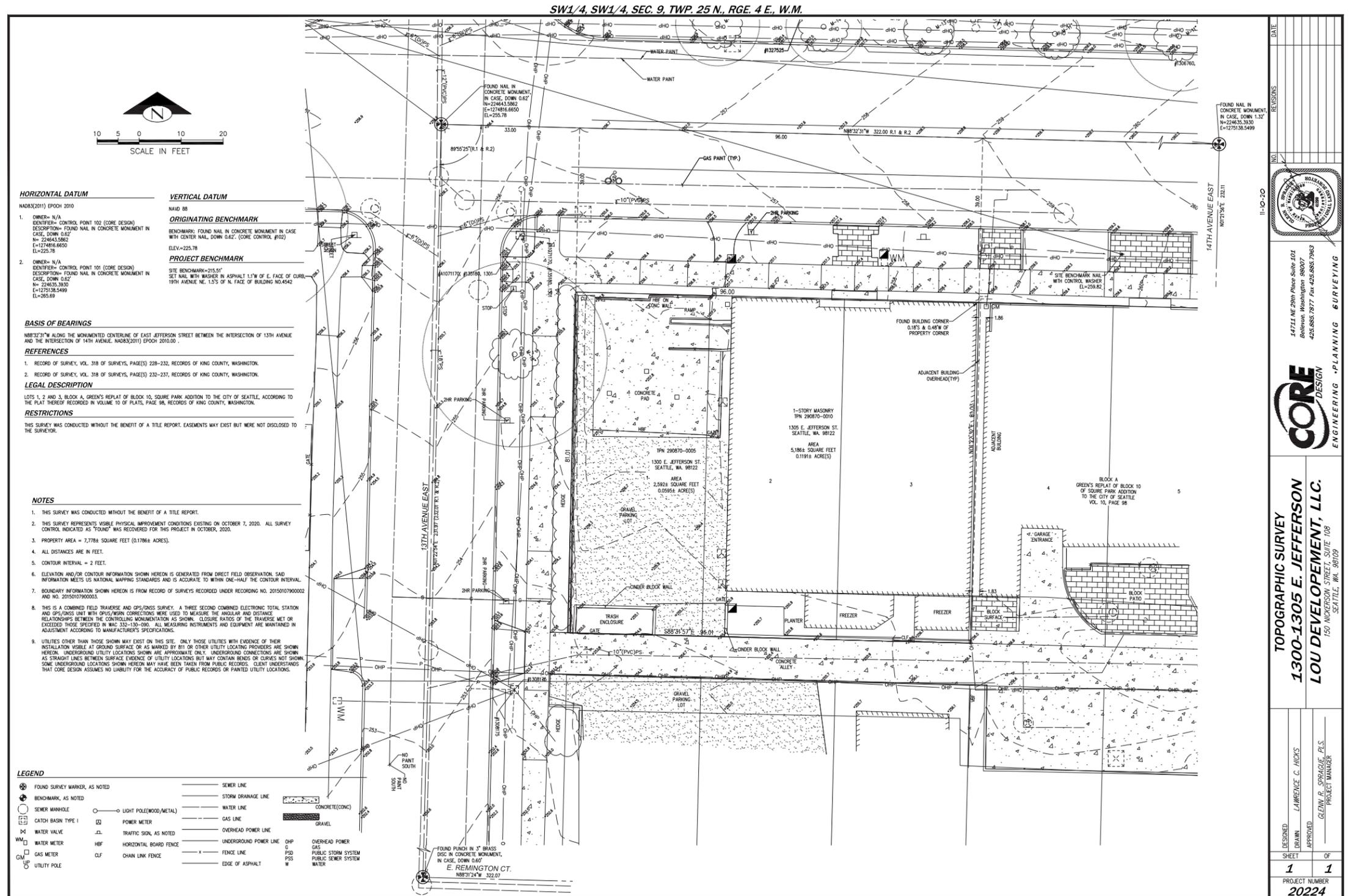
There are no existing trees to note on the site, though there is one small street tree on the 13th Ave E street front. Street trees will be added per SDOT standards.

ZONING INFORMATION

ZONE:	NC2-55
LOT SIZE:	7774 SF
MAX FAR:	3.75 x 7774 = 29,152 SF
AMEINTY REQ'D:	5% GFA = 1,458 SF
MAX HEIGHT:	55 FEET
DESIGN REVIEW:	ADMINISTRATIVE



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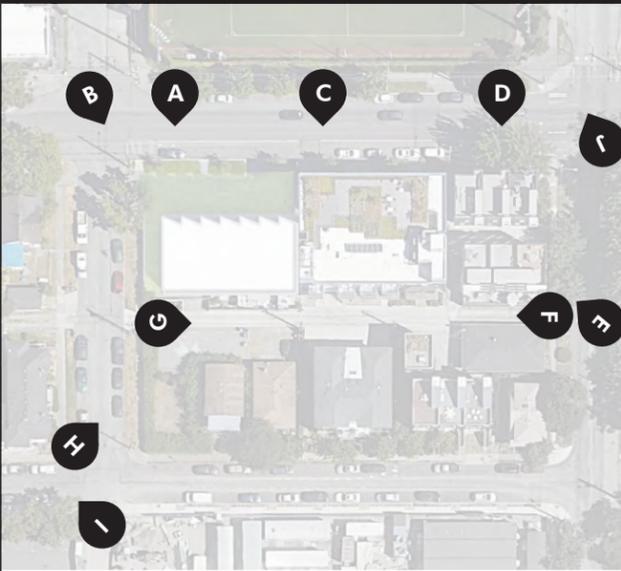
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DATE: _____
 REVISIONS: _____
 NO. _____

 14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7817 Fax: 425.885.7963
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 TOPOGRAPHIC SURVEY
1300-1305 E. JEFFERSON
LOU DEVELOPMENT, LLC.
 150 WICKERSON STREET, SUITE 108
 SEATTLE, WA 98109
 DESIGNED: _____
 DRAWN: LAWRENCE C. HICKS
 APPROVED: _____
 GLENN R. SPRADUE, P.E.
 PROJECT MANAGER
 SHEET 1 OF 1
 PROJECT NUMBER 20224

SITE PHOTOS



A Looking South at Site

B Looking Southeast toward Northwest site corner

C Looking South at Craft Apartment Building

D Looking Southwest toward housing at 14th+Jefferson

E Looking in toward eastern alley entrance

F Looking West through alley

G Looking East through alley

H Looking Northeast at Site from 13th and E Remington Ct

I Looking Northwest at 13th and E Remington Ct

J Looking North across 13th towards Championship Field Stadium



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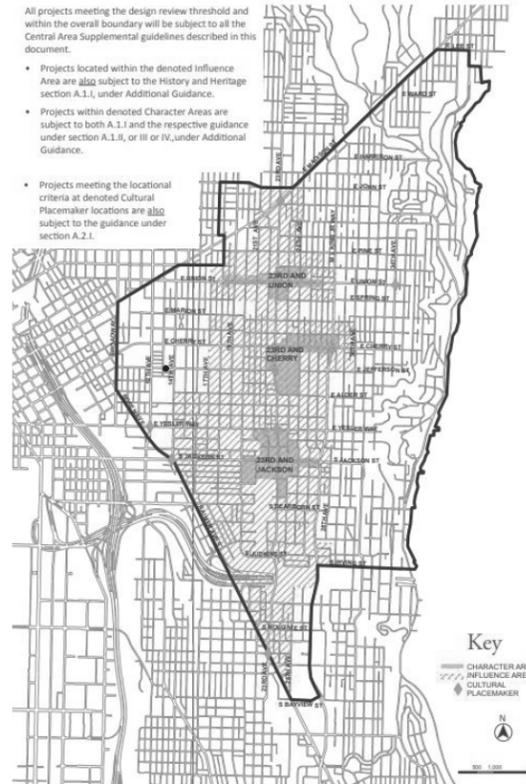
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APPLICABLE DESIGN GUIDELINES

CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES

Central Area Character & Cultural Placemaker Map



1300 E JEFFERSON IS NOT IN A CENTRAL CHARACTER AREA

CS1.2A

Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible

It was important for each of the 3 schemes to embrace perceived mass as a primary design criteria. Whether addressing one of the two street fronts or the rear alley, the designs respond in their own unique ways. The Sawtooth pulls back from E. Jefferson. The Curtain does this in orientation to the corner. The Clusters achieve this by breaking up the mass through central courtyards that connect each node through circulation spaces. These pulled back areas provide opportunities for landscaped areas and public amenity spaces, which will be developed in further iterations of the EDG process.

CS1.2B

Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.

We believe it is important to include vegetated and green space throughout the project so all schemes currently take advantage of community courtyard space on the residential levels, roof decks, large vegetated 2nd floor decks and will have planters and landscape beds throughout, including on the alley side fo the building.

CS2.1B, D

In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation

Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways

To address the Central Area Neighborhood Supplemental Guidance we are paying particular attention to CS2.1B in the "Clusters" scheme and see the potential massing as an opportunity to negotiate between the more Dense Urban Fabric East of our Site and the more residential scale immediately South. The same can be said for the setback on the second level of the "Sawtooth" scheme or the peeling back of "The Curtain" to reduce massing at the most prominent corne of the site. We are also paying attention to CS2.1D in that "Neighborhood Clusters" trying to break up the mass with breezeways and pedestrian pathways.

PL1.2A

Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.

Community has been important from the initial design discussions. Each of the presented schemes utilizes outdoor space as a means to foster community within the building itself. This doesn't just happen on the roof deck, but at various moments throughout each scheme, providing opportunity for some areas of urban agriculture. Particularly, though, the roof decks make the most sense to take advantage of such an idea, and will be developed as such in further design iterations.

DC2.1G

Consider upper floor setbacks along secondary retail zones. In these less dense areas, tall does not always mean urban. Walkable urban places can be achieved at a smaller scale with buildings that have visual texture through their retail frontage, pedestrian scaled signage, tile details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue of uses including social gathering, festivals, and other larger celebrations.

Both "The Curtain" and "Sawtooth" set back at the second level to reduce the mass of the building and to create productive second level outdoor space.

DC4.3D

Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm

Each of the schemes embraces the uniformity of fenestration with its own unique rhythm. In particular, the Sawtooth uses a switchback set of triangular-shaped balconies that give each apartment unit a small slice of exterior space. This is done in a way that enhances facade treatment and is the primary visual marker for that particular scheme.

The Curtain makes use of a single window size to create an unmistakable modulation that tells the story of the apartment units behind. The openings are large so as to give each small unit a maximum amount of light and air.

This also happens at the ground floor of each scheme. High transparency to both commercial and residential spaces is important to make the building feel a part of the urban fabric at the pedestrian scale.





DC4.3D
The Sawtooth uses a switchback set of triangular-shaped balconies that give each apartment unit a small slice of exterior space. This is done in a way that enhances facade treatment and is the primary visual marker for that particular scheme.

Shown Here: ZigZag Apartments, NL Architects



DC4.3D
The Curtain makes use of a single window size to create an unmistakable modulation that tells the story of the apartment units behind. The openings are large so as to give each small unit a maximum amount of light and air.

Shown Here: Housing complex on Avenue du Marechal Fayolle, SANAA



PL1.2A
The Curtain and Sawtooth both set back similarly to the housing project above to create productive community outdoor space on the second level.

Shown Here: Independence Library and Apartments, John Ronan Architects



CS2.1
Clusters
 uses Breezeways and large courtyard openings to break the overall mass of the building down to a smaller scale and to create a network of outdoor spaces

Shown Here: Guest House to Center for Human Genetics, ABRD



CS1.2B
 All schemes make use of larger outdoor common areas as productive spaces for vegetation and potentially community gardening

Shown Here: Co-housing Vienna, einszueins Architektur



CS1.2A
 All schemes have some form of physically breaking up the building mass. These pulled back areas provide opportunities for landscaped areas and public amenity spaces, which will be developed in further iterations of the EDG process.

Shown Here: Parkview Terrace, Fougerson Architecture



DESIGN SCHEMES OVERVIEW

DESIGN OBJECTIVES

- To create a building that responds to the unique location of the site including the corner, the neighboring buildings/ context, and the community of the Central District Neighborhood
- To create a building that is powerful and exciting and promotes and hopefully enhances the existing vibrancy in the community.
- To respect the needs of the community.
- To create spaces that prioritize light, air and green-space not only as additional features but as intrinsic necessities of contemporary urban living in Seattle.

DEVELOPMENT OBJECTIVES

- Design affordable and livable residential units that value physical and visual access to light, air, and open space.
- To create a vibrant combination of residential and non-residential programs
- To activate the corner of E Jefferson St and 13th Ave E
- To create new residential and commercial opportunities

NEIGHBORHOOD OBJECTIVES

- To improve the street-scape for the neighborhood and surrounding community
- To provide new non-residential uses for the community
- To create communal and functional outdoor gathering space
- To help bolster the arts supporting the Central District and its history



GFA		UNIT COUNT
LEVEL 1:	5597 SF	GROUND FLOOR: 0
LEVELS 2-5:	5680 SF (each floor)	LEVELS 2-5: 14
TOTALS:	28,317 SF	TOTALS: 56

SCHEME 2: CLUSTERS

This scheme is about filling the extents of the site and then carving away space to break the scale back down. By doing this we can create efficient single-loaded corridors that pinwheel around a central corridor. The spaces between the building become the outdoor spaces for the residents and also work to bring light and air deeper into the block.

We see potential in this scheme to have different architectural expression in each cluster, potentially establishing its own identity. We believe this as a viable possibility for negotiating between the scale of the adjacent Craft Apartment building to the smaller scale South across 13th St.

The cluster has no front or back and opens to E Jefferson St, 13th, and the alley behind the site.



GFA		UNIT COUNT
LEVEL 1:	4,620 SF	GROUND FLOOR: 0
LEVELS 2-5:	5,975 SF (each floor)	LEVELS 2-5: 15
TOTALS:	28,520 SF	TOTALS: 60

SCHEME 1: SAWTOOTH

This scheme is about putting forth a highly-efficient floor plan and mixing it with an impactful visual facade articulation. Much like the curtain, it pulls back at the 2nd level to reveal a 2nd floor roof deck that can be used by all apartment residents. The massing, however, is much more reserved in its expression, which leads to apartment units that are uniform in their shape but not in their experience. Each unit is given a private outdoor balcony, which drives the facade treatment facing E. Jefferson St. These balconies are staggered from floor to floor, resulting in a unique rhythm that provides texture on a macro level.

The ground floor is pushed out to the lot line to establish a clear delineation between interior space and pedestrian circulation around the site. It is entirely transparent, inviting passersby to enter one of a few non-residential spaces. The functionality of the ground floor will be a point of development throughout the design review process.

The building primarily faces E. Jefferson St., and treats 13th Ave E. as the secondary facade with more straightforward formal and material expression. It embraces Jefferson as a prominent pedestrian and vehicular thoroughfare. There will be a secondary pedestrian entry off 13th Ave E.



GFA		UNIT COUNT
LEVEL 1:	5,396 SF	GROUND FLOOR: 0
LEVELS 2-5:	4,530 SF (each floor)	LEVELS 2-5: 15
TOTALS:	23,516 SF	TOTALS: 60

SCHEME 3: THE CURTAIN (PREFERRED SCHEME)

This scheme is a direct response to an informed discussion we had with a neighborhood community group, the Central Area Land Use Review Committee. The curtain is composed of 2 primary components: 1. A transparent, recessed ground floor, and 2. An upper floor mass that pulls back at the corner to reveal a 2nd floor community outdoor space. The massing is meant to embrace the relationship to the adjacent property while holding the corner with a visually-interesting, semi-organic form.

In a single move, residents are given a highly desirable 2nd floor open space that will act to foster community and exhibit connection to a prominent corner in the neighborhood. A rhythm is created with fenestration above that corresponds to individual units. There is flexibility in the floor plan that allows for a diversity in unit type to be explored with further iterations. The angle of the upper floor is determined by finding the balance between dramatic visual appeal, floor plan efficiency, and maximizing the usability of that 2nd story deck.

The Curtain is also set back off the alley so as to relieve that space of feeling constrained or limiting the rear units' access to light and air. There is a 4 story development being build directly across the alley, which we are attempting to interface with a shared approach to landscaping and programming at the alley.



Option 1: Sawtooth

PROJECT SUMMARY

CONSTRUCT AN APARTMENT BUILDING CONTAINING 56 RESIDENTIAL UNITS OVER 5 FLOORS AND A 1ST FLOOR NON-RESIDENTIAL AREA. PROVIDE SUB-GRADE PARKING FOR 10-20 SPACES.

GFA

LEVEL 1:	5597 SF
LEVELS 2-5:	5680 SF (each floor)
TOTALS:	28,317 SF

UNIT COUNT

GROUND FLOOR:	0
LEVELS 2-5:	14
TOTALS:	56 UNITS TOTAL

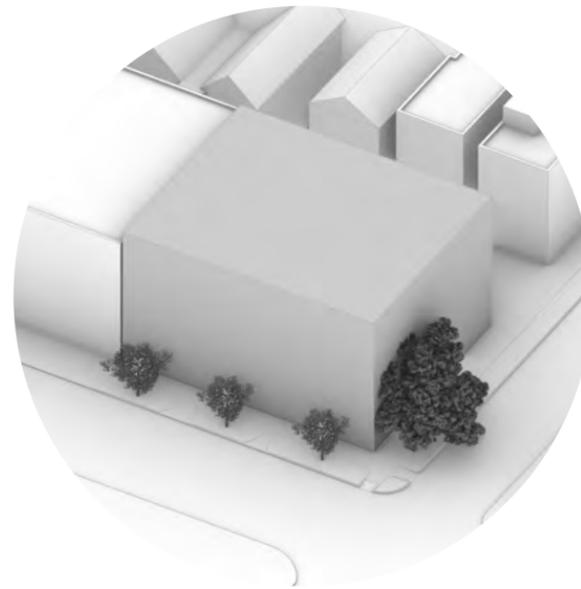
ALL UNITS ARE BETWEEN 280-400SF, AND WOULD BE CONSIDERED STUDIOS OR OPEN 1-BEDROOM UNITS.

ZONING INFORMATION

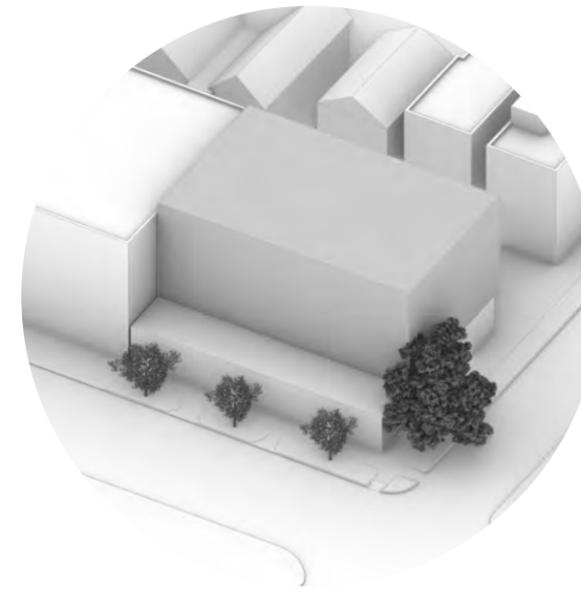
ZONE:	NC2-55
LOT SIZE:	7774 SF
MAX FAR:	$3.75 \times 7774 = 29,152\text{SF}$
AMENITY REQ'D:	5% GFA = 1,458SF
MAX HEIGHT:	55FEET
DESIGN REVIEW:	ADMINISTRATIVE

1305 E Jefferson Multi-Family

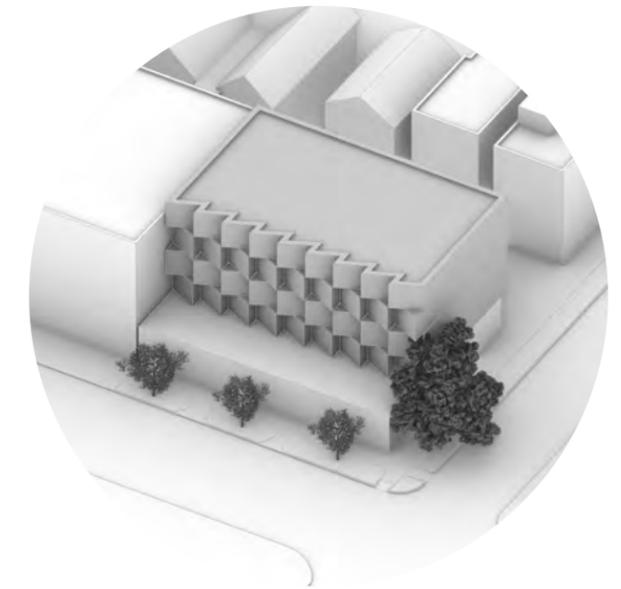
OPTION 1
"Sawtooth"



ZONING
ENVELOPE



HOUSING ABOVE
STREET LEVEL SET BACK FOR
SECOND FLOOR DECK



FACADE ARTICULATION FOR
INDIVIDUAL BALCONY SPACES



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Option 1: Sawtooth

PROJECT SUMMARY

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GFA

LEVEL 1: 5597 SF
 LEVELS 2-5: 5680 SF (each floor)
 TOTALS: 28,317 SF

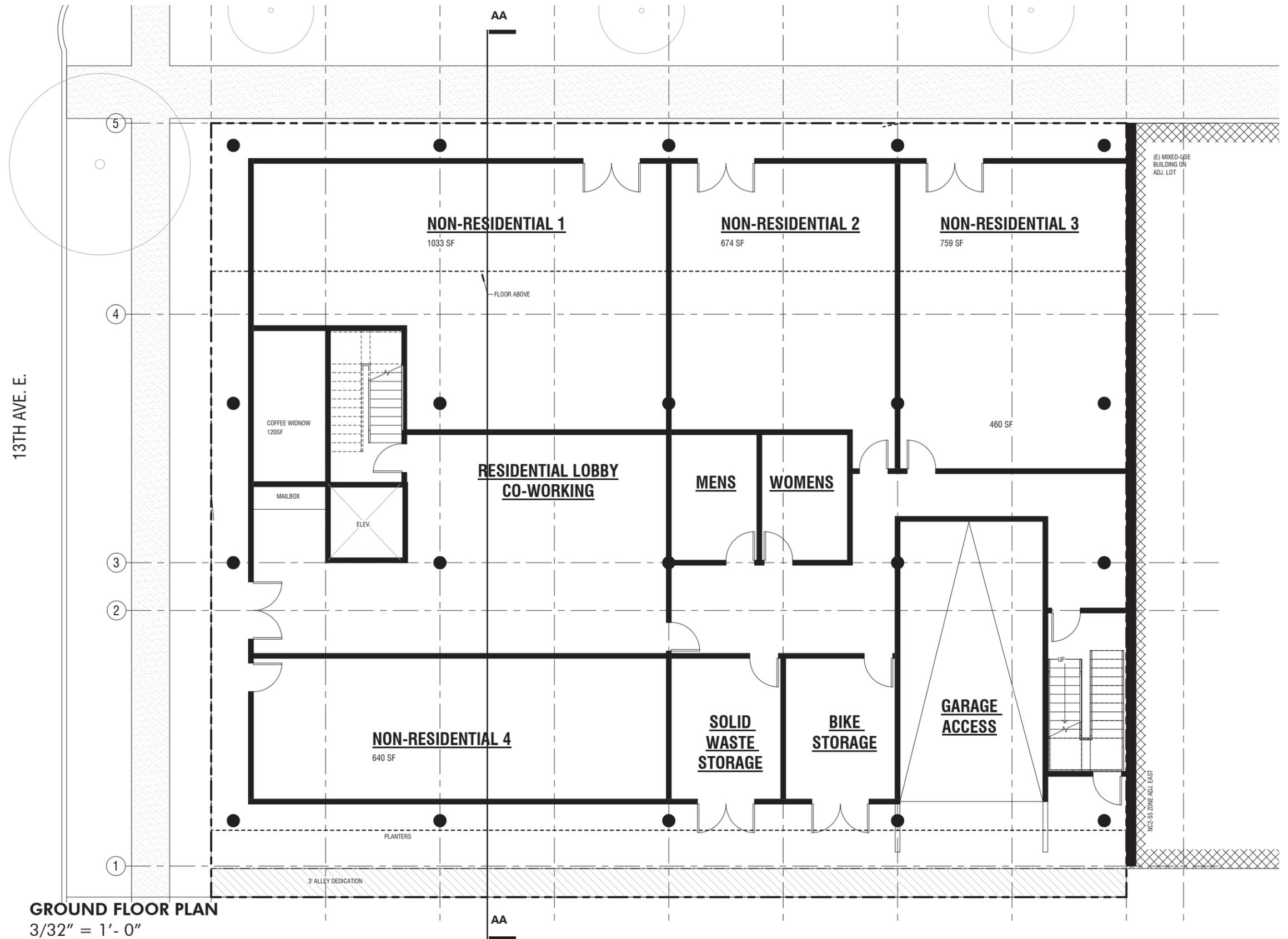
UNIT COUNT

GROUND FLOOR: 0
 LEVELS 2-5: 14
 TOTALS: 56 UNITS TOTAL

ALL UNITS ARE BETWEEN 280-400SF, AND WOULD BE CONSIDERED STUDIOS OR OPEN 1-BEDROOM UNITS.

ZONING INFORMATION

ZONE: NC2-55
 LOT SIZE: 7774 SF
 MAX FAR: $3.75 \times 7774 = 29,152\text{SF}$
 AMENITY REQ'D: 5% GFA = 1,458SF
 MAX HEIGHT: 55FEET
 DESIGN REVIEW: ADMINISTRATIVE



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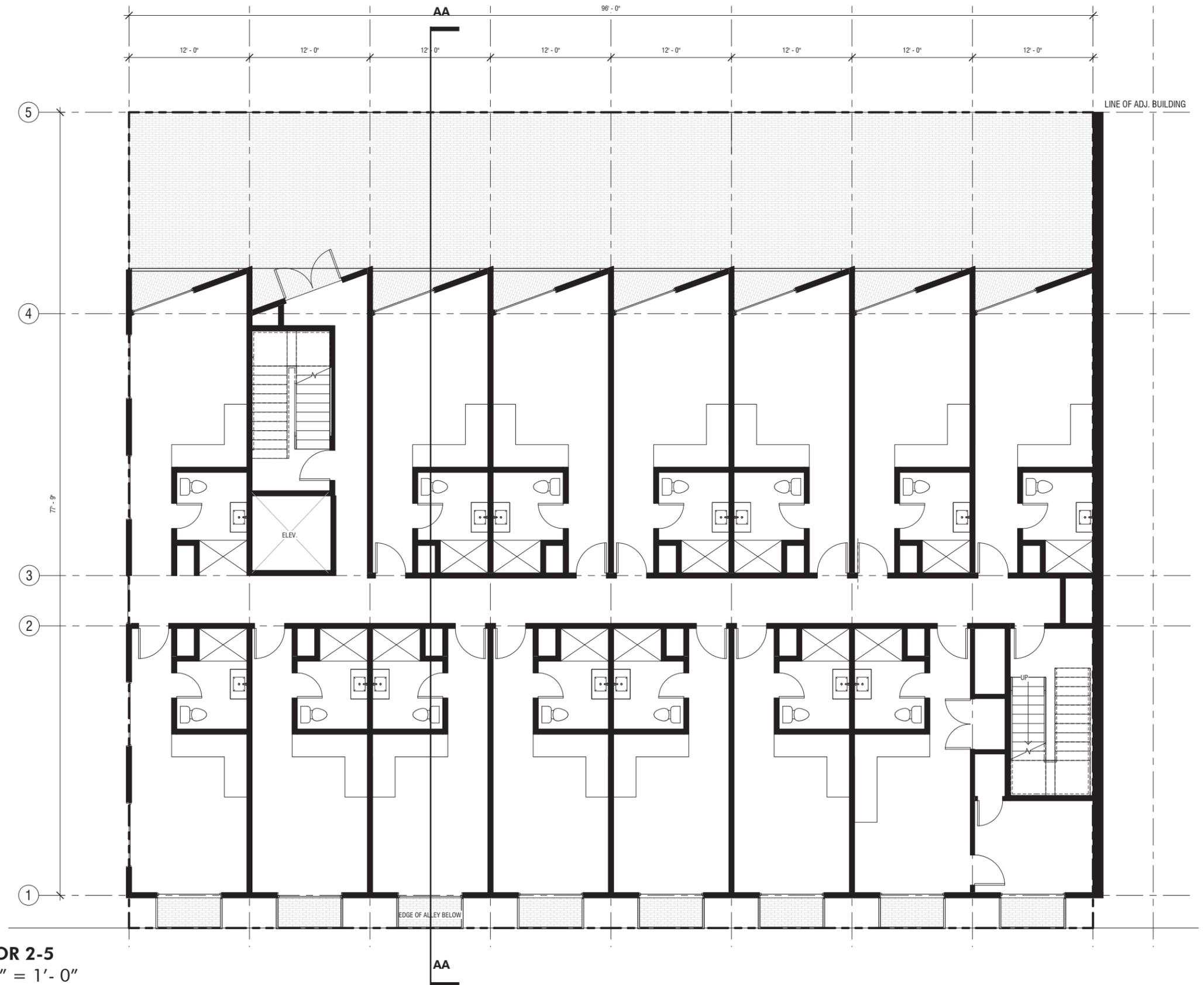
3037307-EG

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Option 1: Sawtooth

UNIT BREAKDOWN

STUDIO:	13 UNITS, 3939 SF PER FLOOR
1-BED:	1 UNITS, 428 SF PER FLOOR
TOTAL:	NET, 5804 SF
RENTABLE	14 UNITS, 4367 SF PER FLOOR
FLOOR TOTAL:	5804 SF
BUILDING TOTAL:	56 UNITS, 17,468 SF RENTABLE



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Option 1: Sawtooth

North Elevation

This scheme intends to reference the scale, rhythm and massing of the adjacent Craft Apartment Building but sets it back leaving the exposed part of the party wall as a public art opportunity. The Ground Floor is intended to be as open as possible while the floors above set back to the South allowing for an ample shared second floor outdoor space. The rhythm of the facade can create private outdoor balconies for each unit.



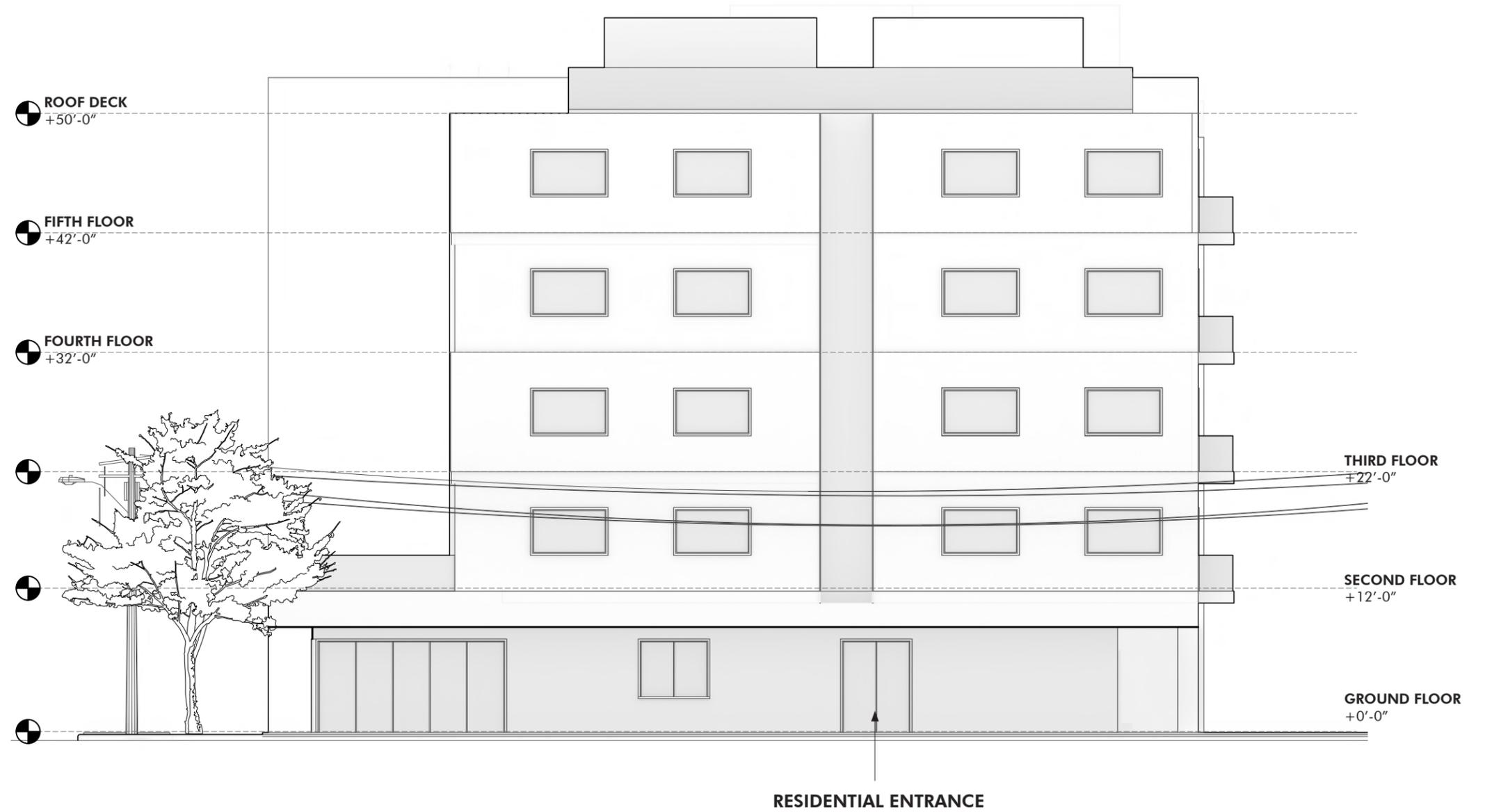
NORTH ELEVATION
3/32" = 1'-0"



Option 1: Sawtooth

East Elevation

The east elevation shows the set back off E Jefferson St at the second floor. It also expresses the individual units in the double loaded corridor.



WEST ELEVATION

3/32" = 1' - 0"



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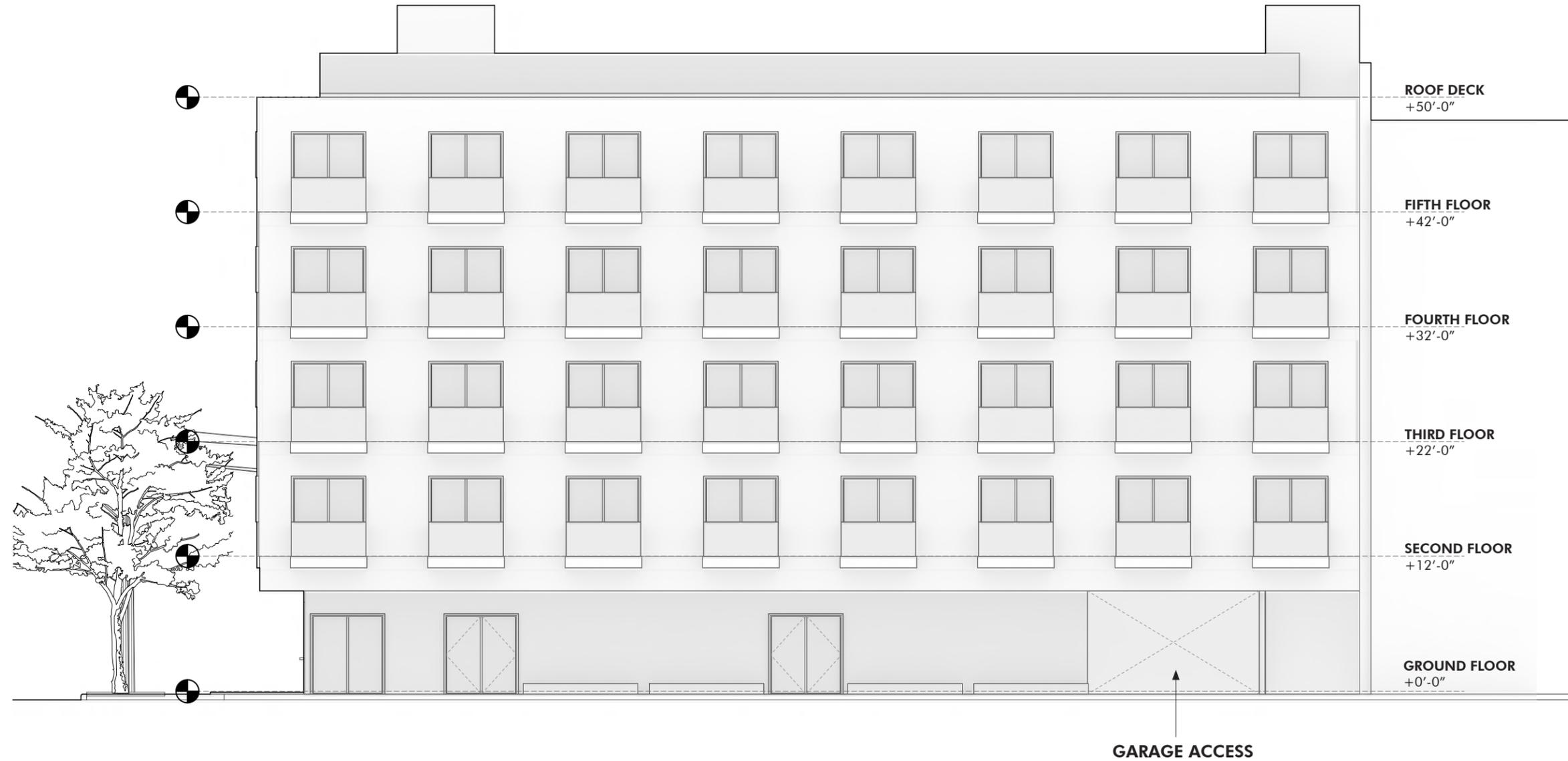
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Option 1: Sawtooth

South Elevation

The South elevation shows protruding balconies facing the south for each unit. The upper units will have great views to the South. The Ground Floor has entries to the waste/recycling room and bicycle storage as well as garage access to the parking level below.



SOUTH ELEVATION
3/32" = 1'-0"



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Option 1: Sawtooth

Section AA

The Transverse Section shows the relationship between the upper floors and the lower floors with a set-back shared, outdoor space on the second level. The section also shows the alternating rhythm of the North Facing units which create individual outdoor spaces in their own aggregation as well as the balconies added to the South-facing units.



SECTION AA
3/32" = 1'-0"



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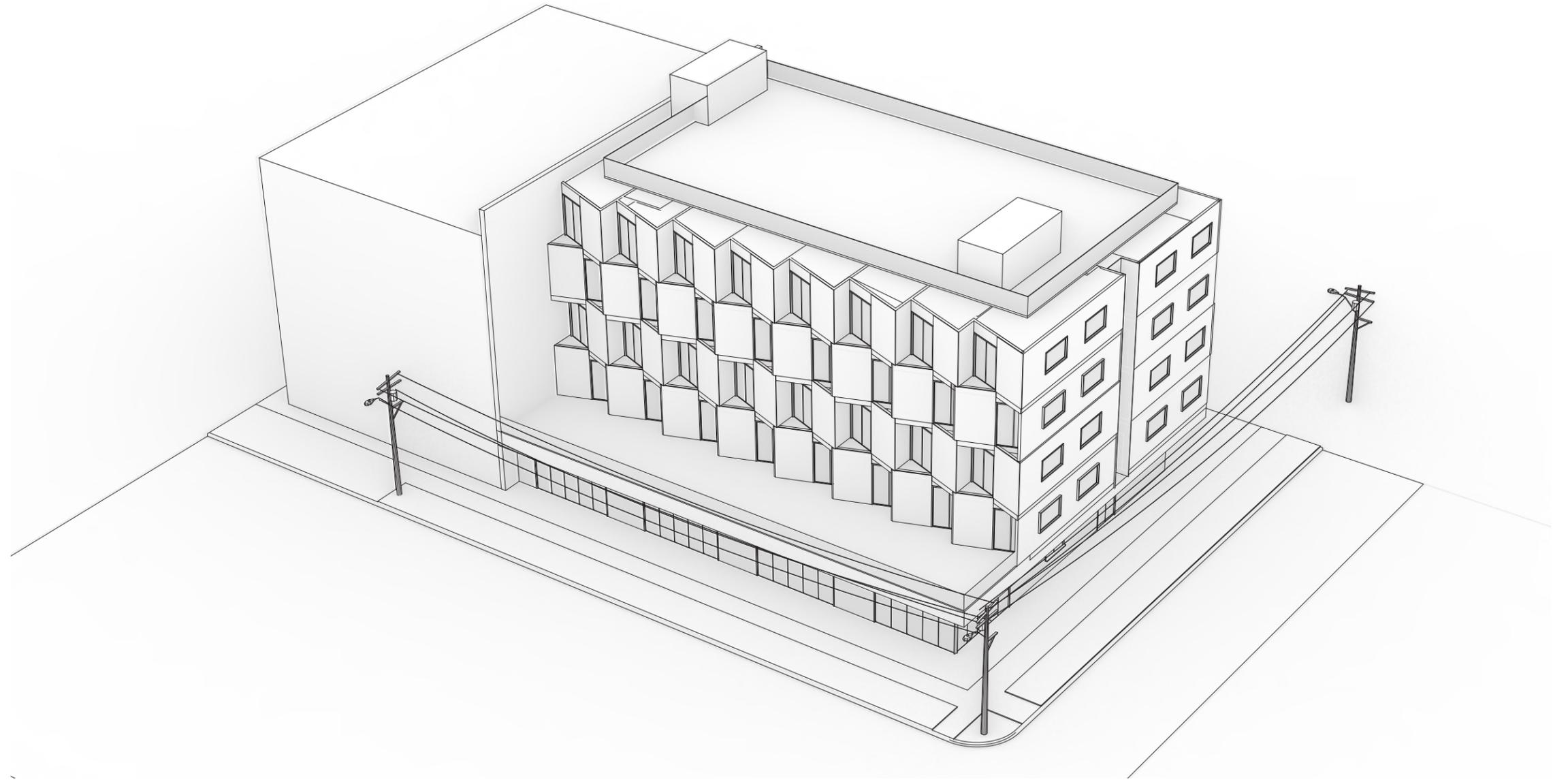
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Option 1: Sawtooth

Community Outdoor Space

This view shows how this scheme sets back at the second level towards the South creating a productive and substantial second floor shared outdoor space. You can also see the shared roof-deck which will enjoy views South to Mt. Rainier. The alternating rhythm of the Northern Units create private balconies for each unit.



AERIAL VIEW
NO SCALE



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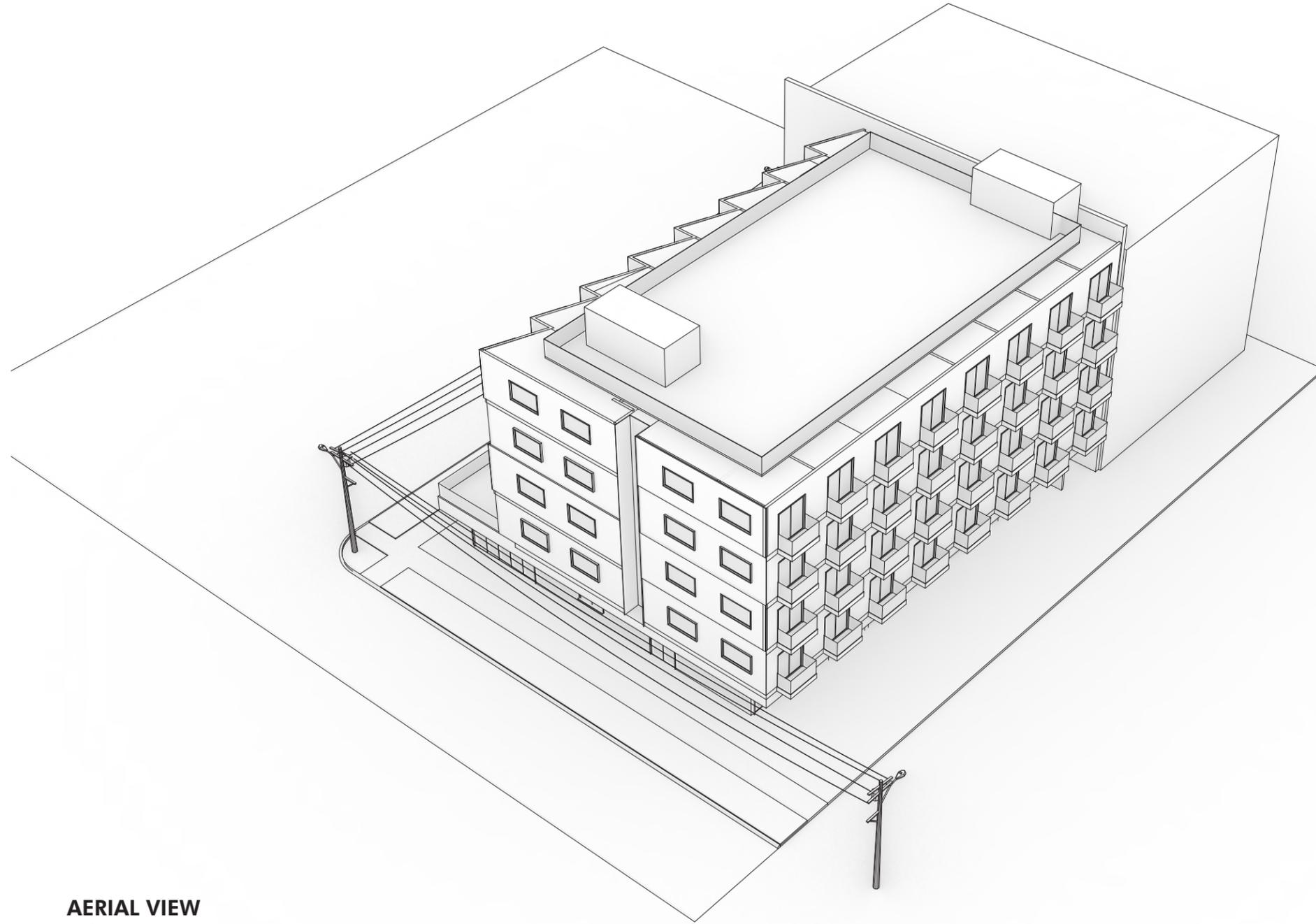
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Option 1: Sawtooth

Alley Aerial

This view shows the large roof deck and the rhythm of the balconies on the South facade.



AERIAL VIEW
NO SCALE



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CORNER OF E JEFFERSON ST AND 13TH
NO SCALE





E JEFFERSON ST FRONTAGE
NO SCALE





2ND STORY GREEN SPACE
NO SCALE



Option 2: Clusters

PROJECT SUMMARY

CONSTRUCT AN APARTMENT BUILDING CONTAINING 60 RESIDENTIAL UNITS OVER 5 FLOORS AND A 1ST FLOOR NON-RESIDENTIAL AREA. PROVIDE SUB-GRADE PARKING FOR 10-20 SPACES.

GFA

LEVEL 1:	5,396 SF
LEVELS 2-5:	4,530 SF (each floor)
TOTALS:	23,516 SF

UNIT COUNT

GROUND FLOOR:	0
LEVELS 2-5:	15
TOTALS:	60 UNITS TOTAL

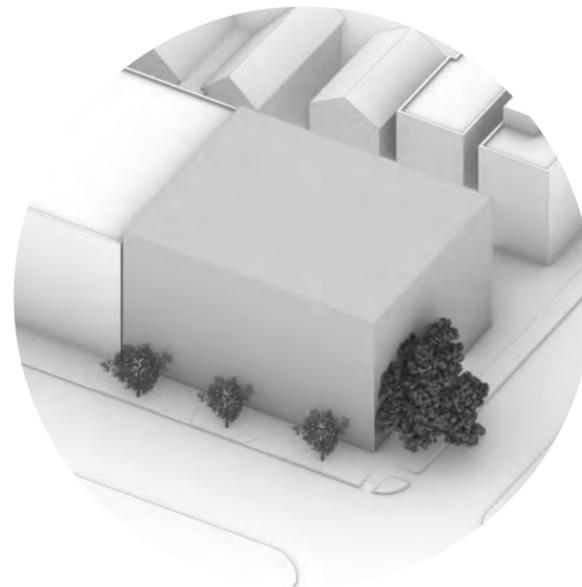
ALL UNITS ARE BETWEEN 280-400SF, AND WOULD BE CONSIDERED STUDIOS OR OPEN 1-BEDROOM UNITS.

ZONING INFORMATION

ZONE:	NC2-55
LOT SIZE:	7774 SF
MAX FAR:	$3.75 \times 7774 = 29,152\text{SF}$
AMENITY REQ'D:	5% GFA = 1,458SF
MAX HEIGHT:	55FEET
DESIGN REVIEW:	ADMINISTRATIVE

1305 E Jefferson Multi-Family

OPTION 2 "Clusters"



ZONING
ENVELOPE



CARVE OUT MASSING TO
FORM SMALLER SCALE CLUSTERS



LIFT OFF NON-RESIDENTIAL LEVEL
ARTICULATE SHARED COURTYARD/CIRCULATION



Option 2: Clusters

PROJECT SUMMARY

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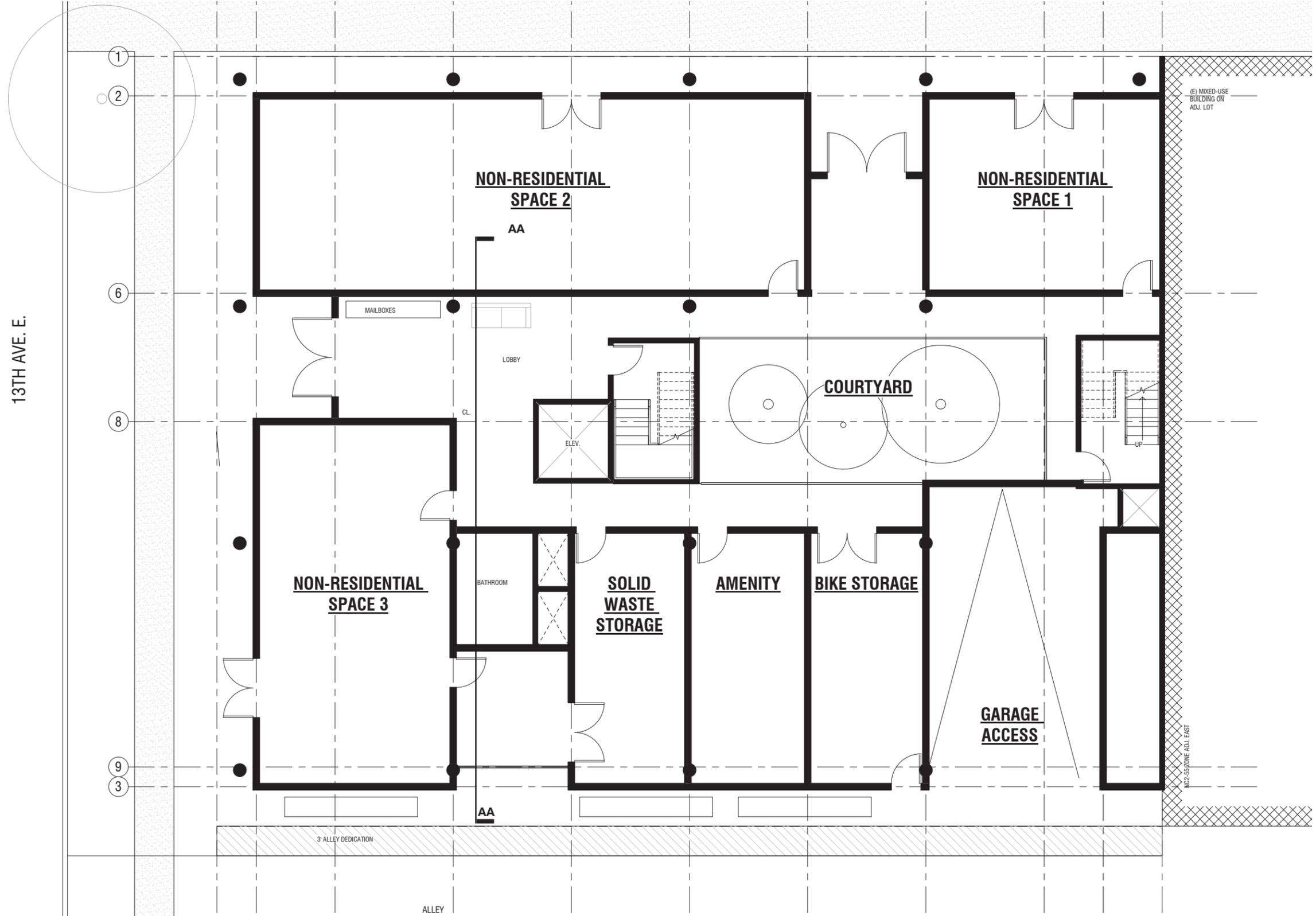
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MAX HEIGHT:	55FEET
DESIGN REVIEW:	ADMINISTRATIVE



GROUND FLOOR PLAN
3/32" = 1'-0"



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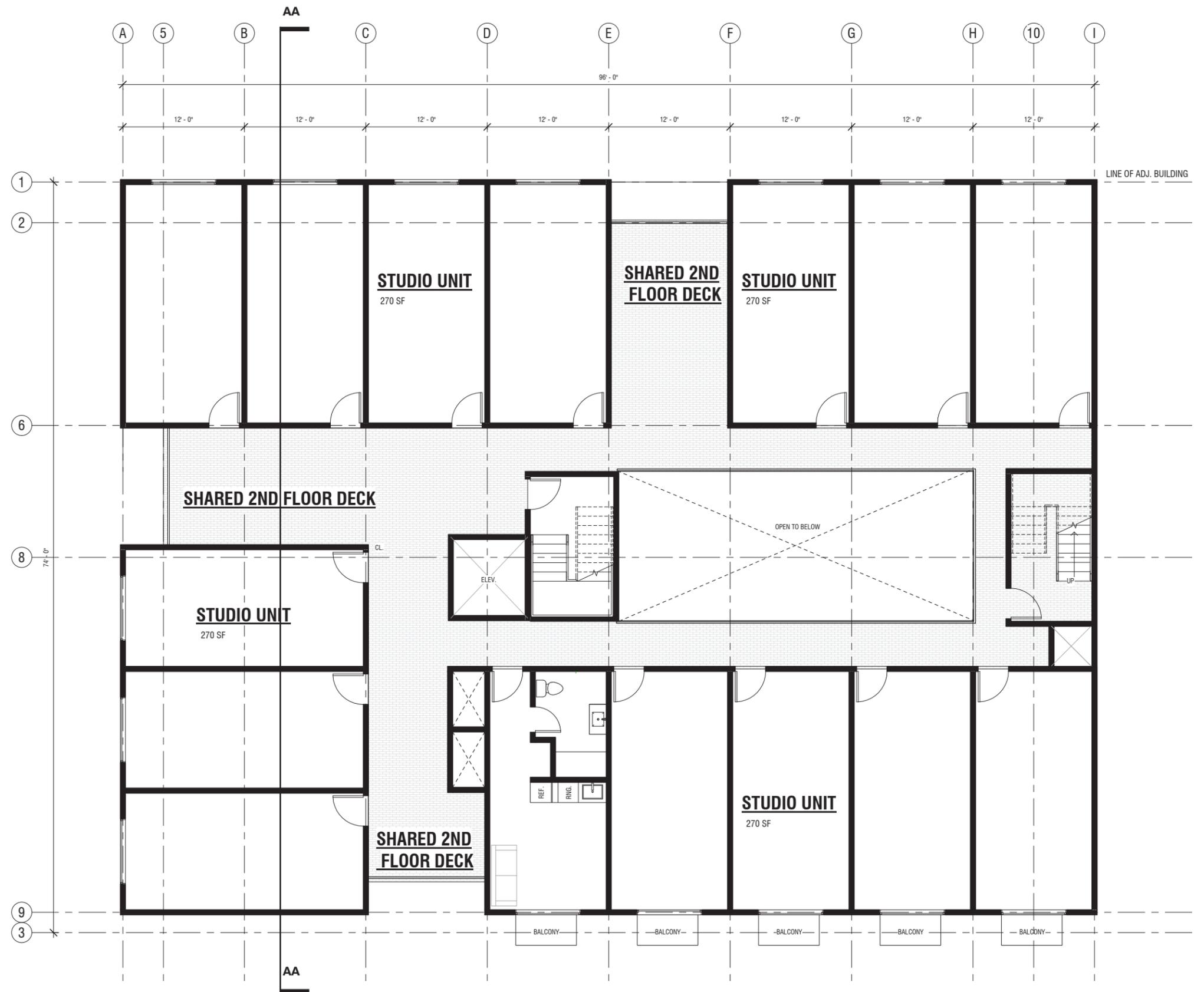
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Option 2: Clusters



Option 2: Clusters

North Elevation

This scheme intends to break the overall massing into smaller residential clusters. Each grouping of units are rotated around a courtyard and the spaces between them become circulation/entryways/ and common spaces above.



NORTH ELEVATION
3/32" = 1'-0"



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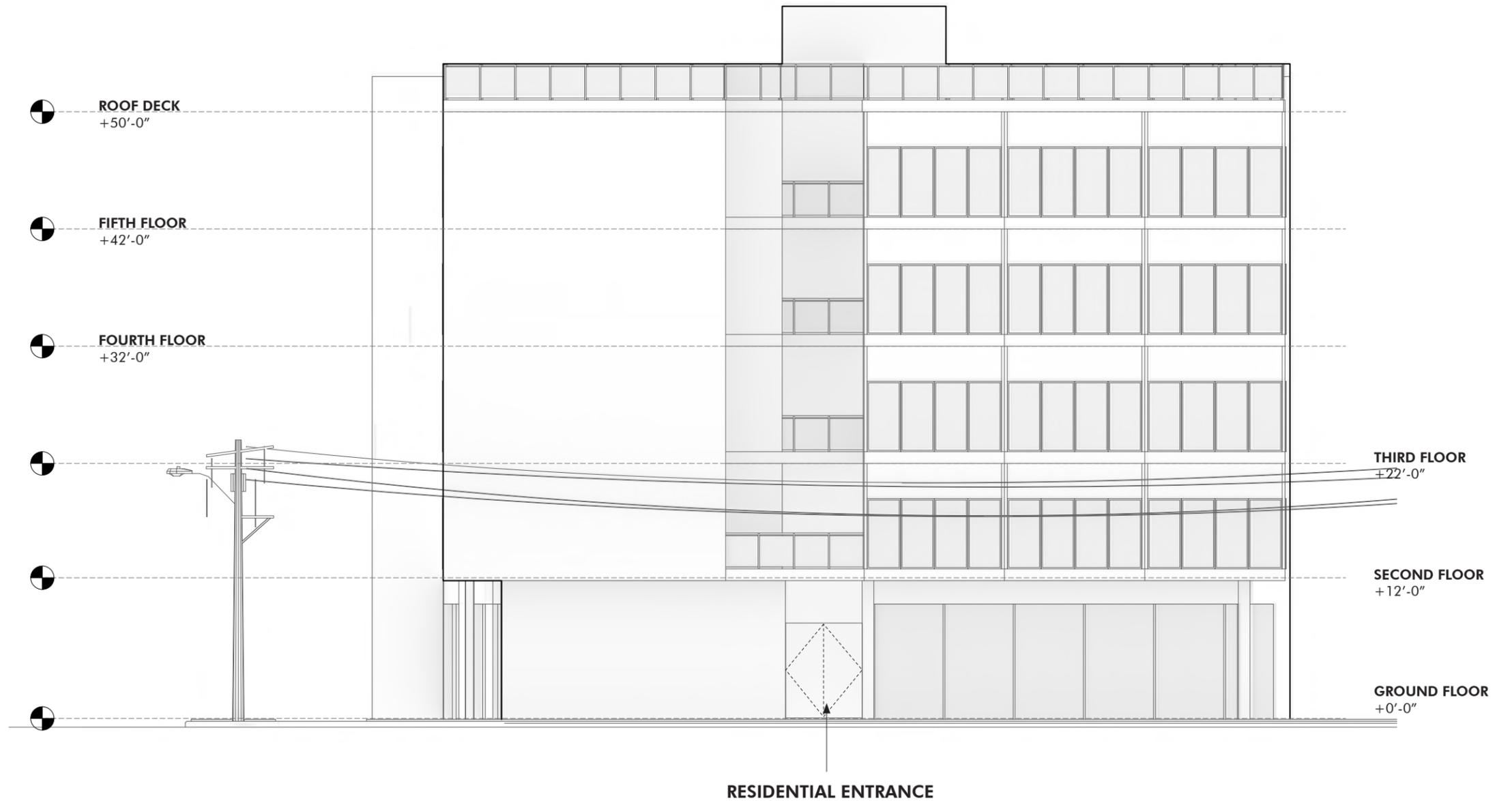
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Option 2: Clusters

East Elevation

The East Elevation presents itself as 2 smaller buildings with a porous space between them.



WEST ELEVATION
3/32" = 1'-0"



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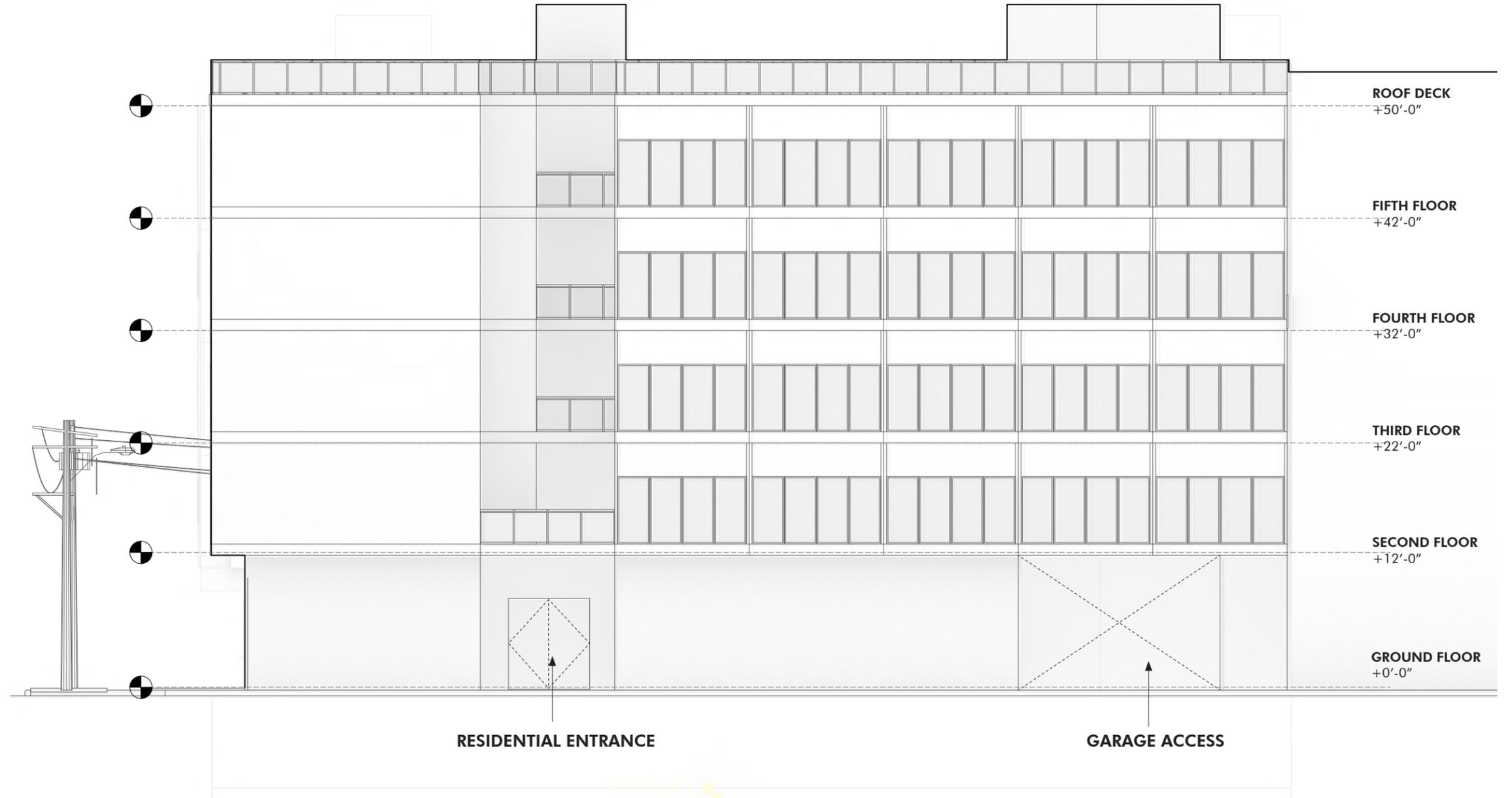
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32

Option 2: Clusters

South Elevation

This Elevation shows a potential residential entrance off the alley as well as a large clustering of South Facing units adjacent to the Craft Apartment building next door.



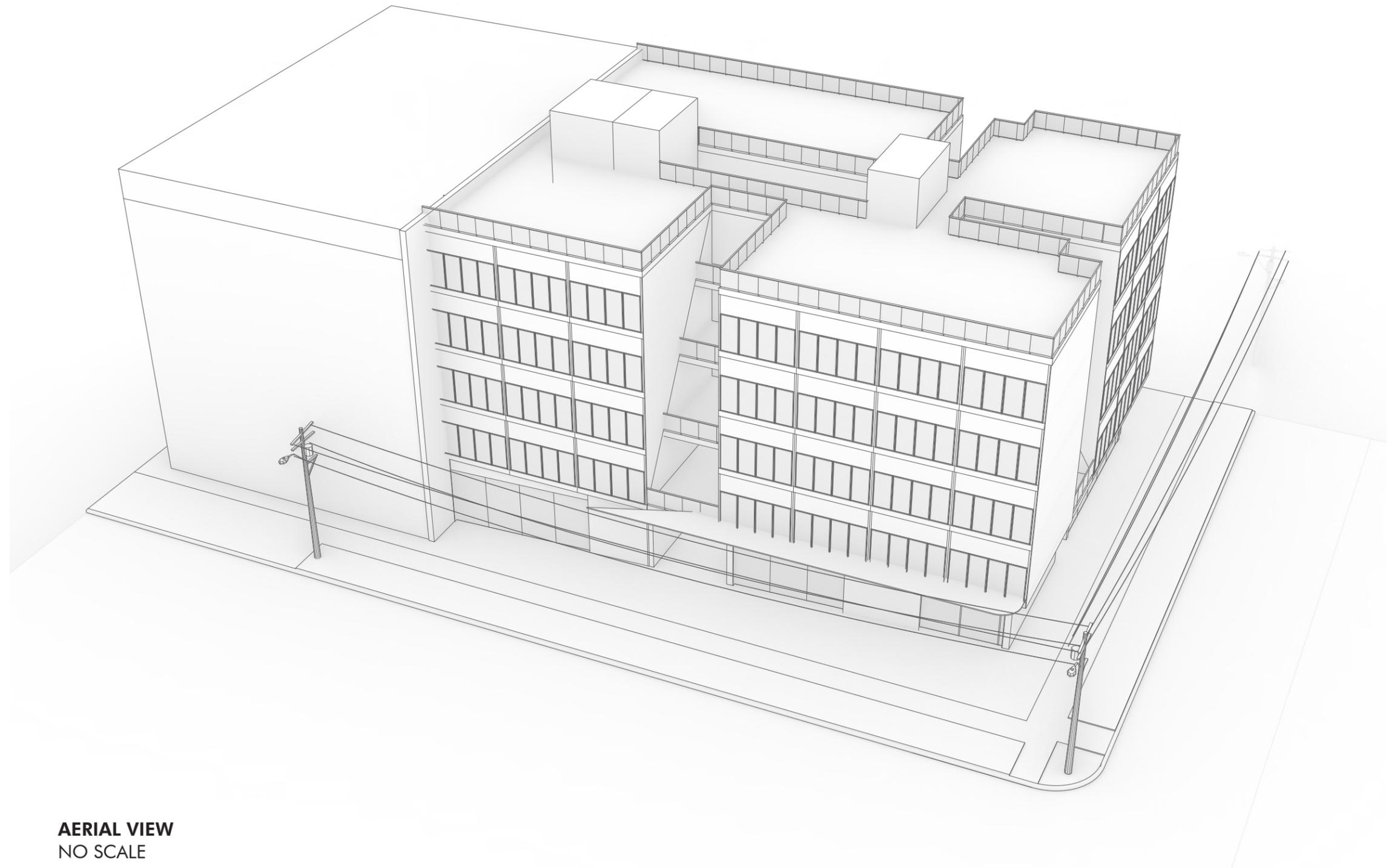
SOUTH ELEVATION
3/32" = 1'-0"





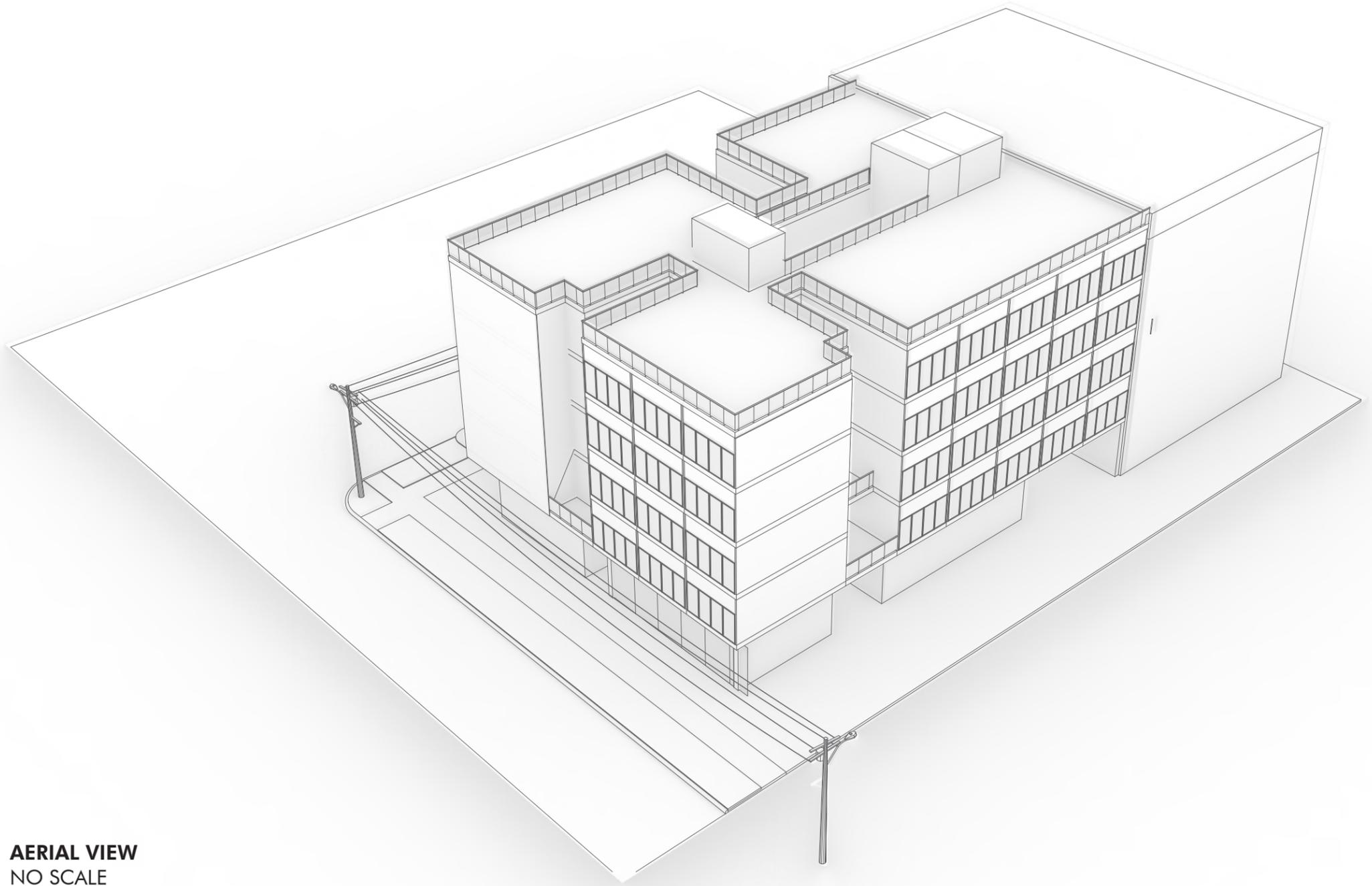
SECTION AA
3/32" = 1'-0"





AERIAL VIEW
NO SCALE





AERIAL VIEW
NO SCALE





CORNER OF E JEFFERSON ST AND 13TH
NO SCALE





E JEFFERSON ST FRONTAGE
NO SCALE





2ND STORY GREEN SPACE
NO SCALE



Option 3 : The Curtain (Preferred)

PROJECT SUMMARY

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TOTALS:	28,520 SF

UNIT COUNT

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LEVELS 2-5:	15
TOTALS:	60 UNITS TOTAL

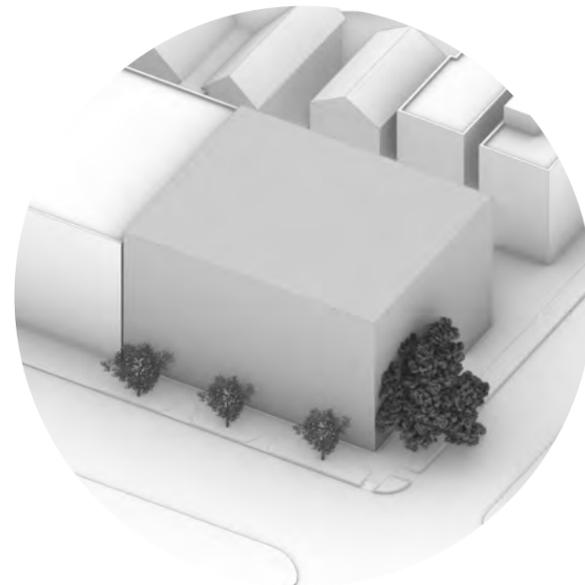
ALL UNITS ARE BETWEEN 280-400SF, AND WOULD BE CONSIDERED STUDIOS OR OPEN 1-BEDROOM UNITS.

ZONING INFORMATION

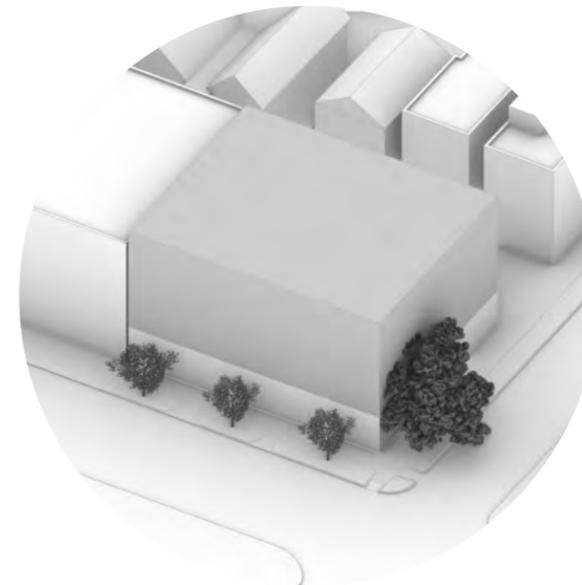
ZONE:	NC2-55
LOT SIZE:	7774 SF
MAX FAR:	$3.75 \times 7774 = 29,152\text{SF}$
AMENITY REQ'D:	5% GFA = 1,458SF
MAX HEIGHT:	55FEET
DESIGN REVIEW:	ADMINISTRATIVE

1305 E Jefferson Multi-Family

OPTION 3
(PREFERRED OPTION)
"The Curtain"



ZONING ENVELOPE



HOUSING ABOVE STREET LEVEL



PEEL CURTAIN BACK FOR SECOND FLOOR DECK



Option 3 : The Curtain (Preferred)

PROJECT SUMMARY

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 TOTALS: 28,520 SF

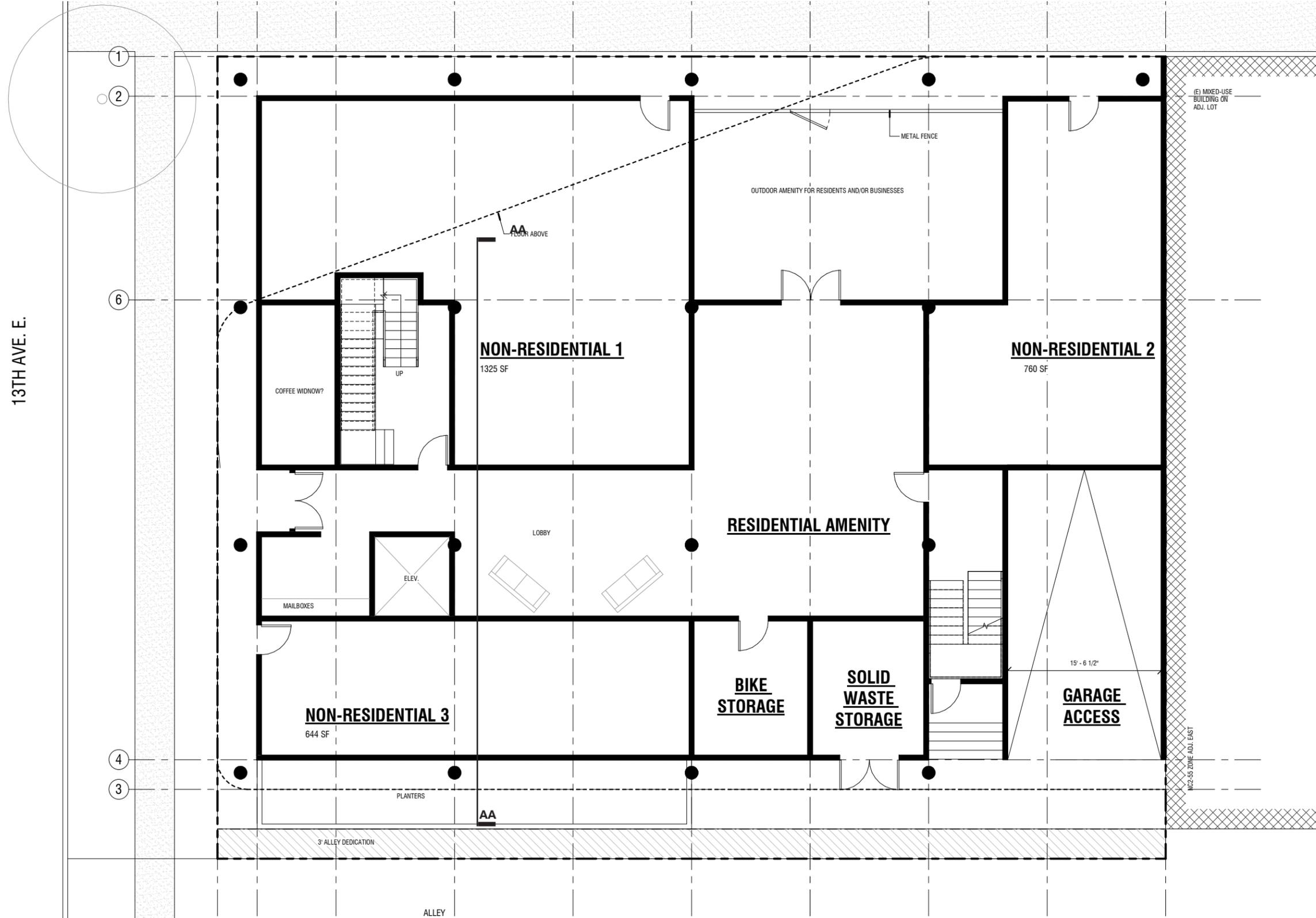
UNIT COUNT

GROUND FLOOR: 0
 LEVELS 2-5: 15
 TOTALS: 60 UNITS TOTAL

ALL UNITS ARE BETWEEN 280-400SF, AND WOULD BE CONSIDERED STUDIOS OR OPEN 1-BEDROOM UNITS.

ZONING INFORMATION

ZONE: NC2-55
 LOT SIZE: 7774 SF
 MAX FAR: $3.75 \times 7774 = 29,152\text{SF}$
 AMENITY REQ'D: 5% GFA = 1,458SF
 MAX HEIGHT: 55FEET
 DESIGN REVIEW: ADMINISTRATIVE



GROUND FLOOR PLAN
 3/32" = 1'-0"



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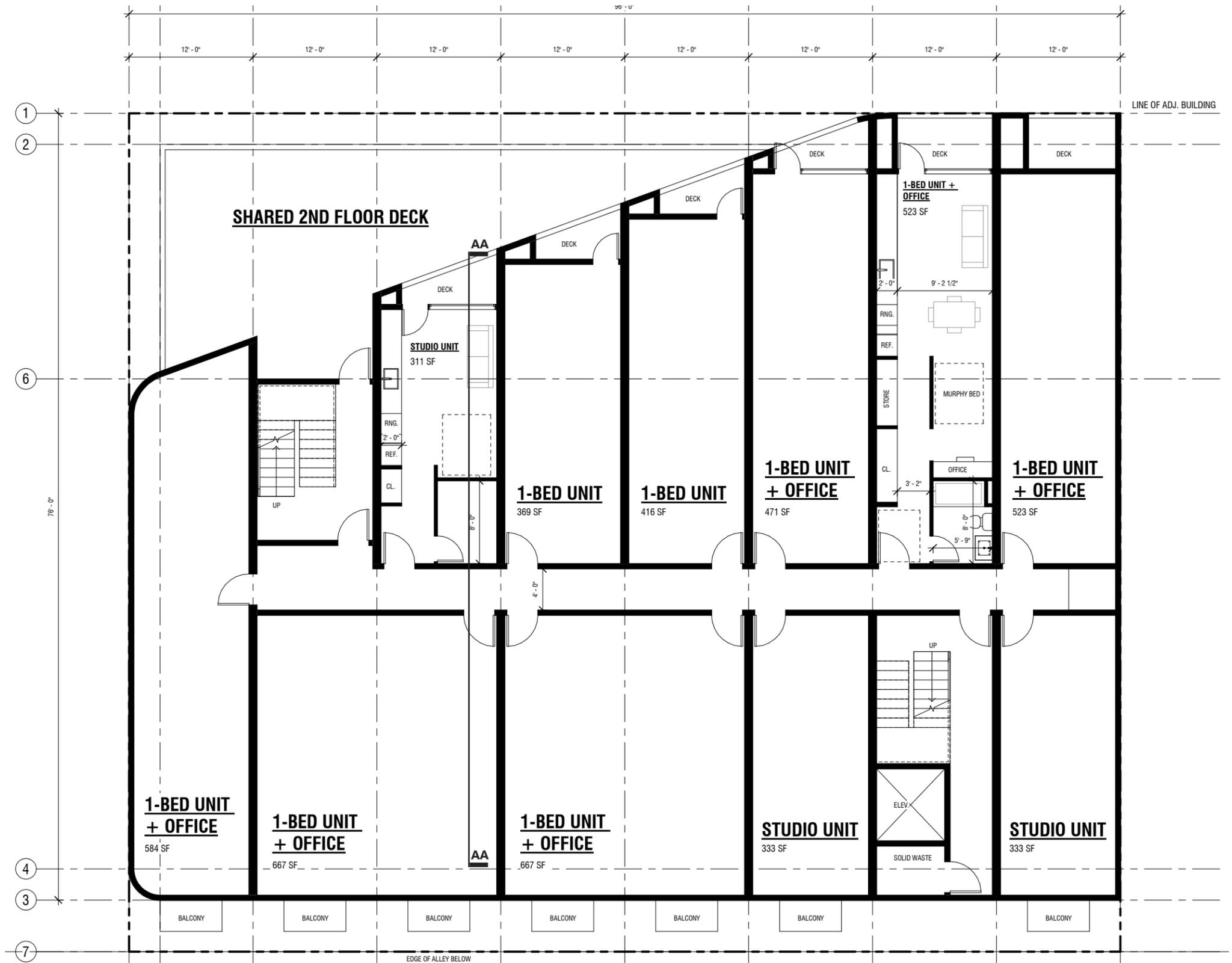
3037307-EG

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Option 3 : The Curtain (Preferred)

UNIT BREAKDOWN

STUDIO:	7 UNITS, 2309 SF PER FLOOR
1-BED:	2 UNITS, 785 SF PER FLOOR
1-BED + OFFICE:	4 UNITS, 2101 SF PER FLOOR
TOTAL:	13 UNITS, 5,195 SF PER FLOOR
BUILDING TOTAL:	52 UNITS, 20,780 SF RENTABLE



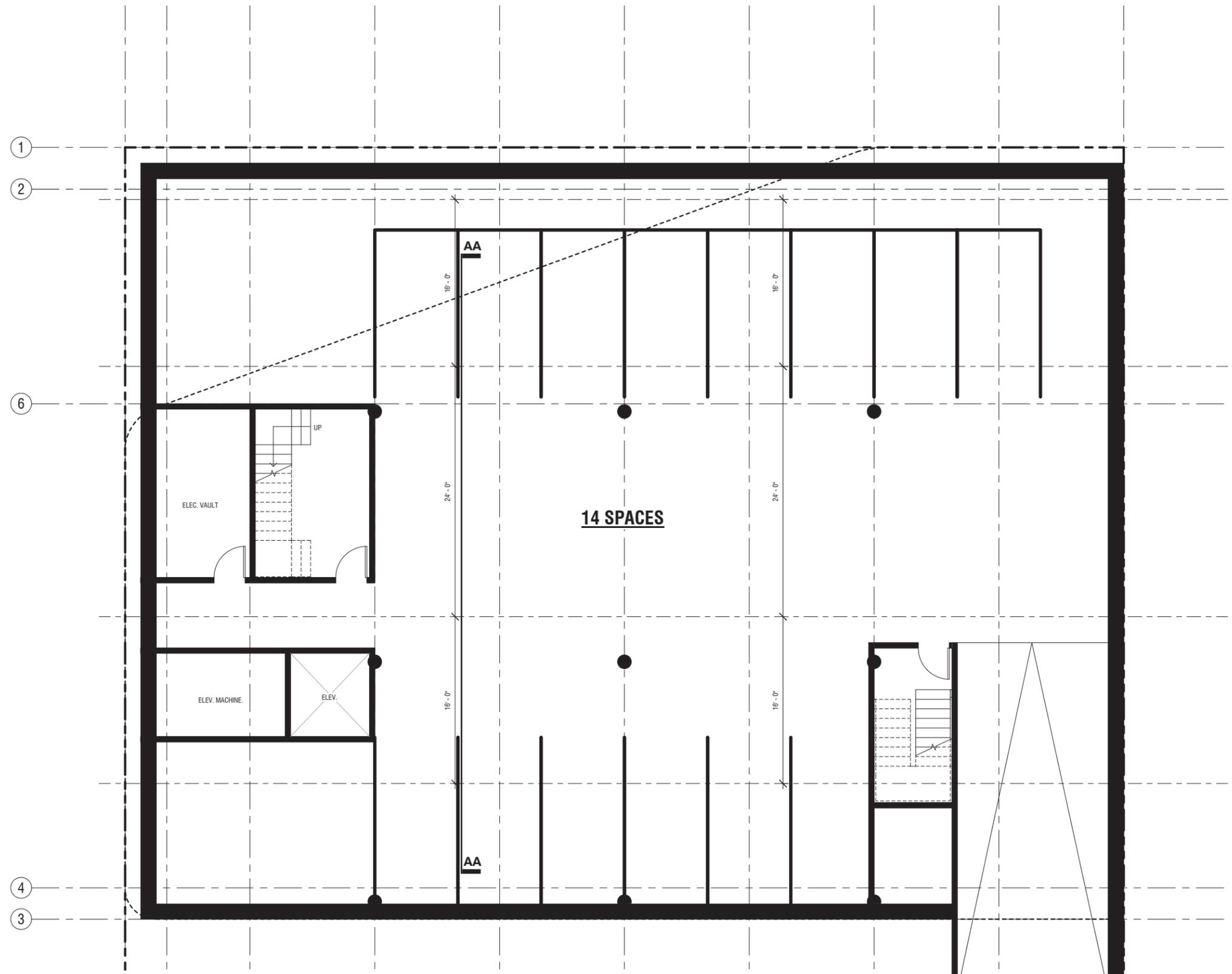
FLOOR 2-5
3/32" = 1'-0"



Option 3 : The Curtain (Preferred)

Parking Plan

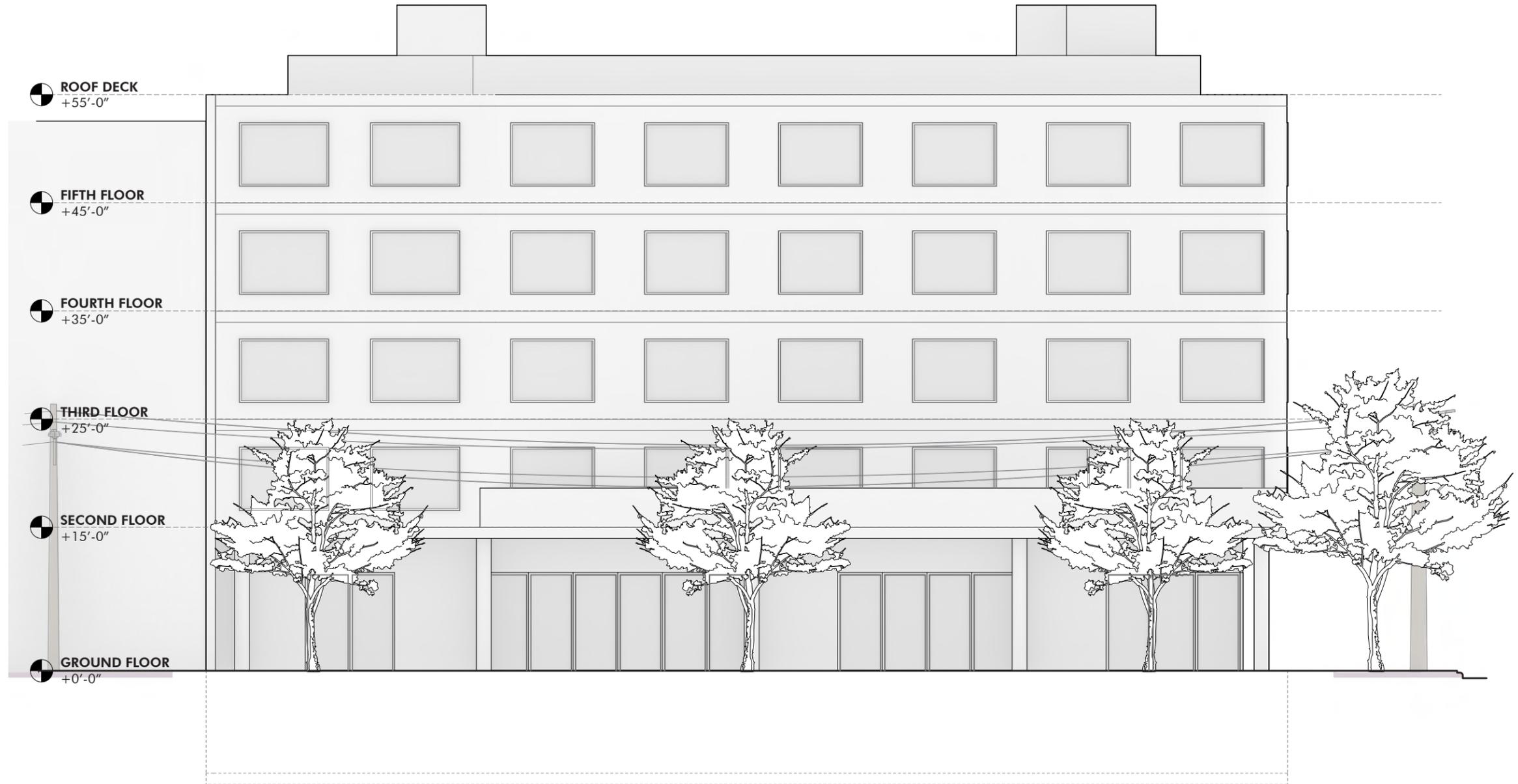
In all schemes we hope to introduce 12-14 below ground parking spaces



Option 3 : The Curtain (Preferred)

North Elevation

This scheme intends to reference the scale, rhythm and massing of the adjacent Craft Apartment Building. The Ground Floor is intended to be as open as possible while the floors above peel back to the Southwest allowing for more afternoon light to enter the units and to create a larger, well-let community space at the second floor deck.



NORTH ELEVATION
3/32" = 1'- 0"



Option 3 : The Curtain (Preferred)

West Elevation

The entry for the residents would be in the center of the West Elevation on 13th Ave E flanked on either side by non-residential space on the Ground Floor. The Curtain facade wraps softly around the top 4 floors to the back alley.



WEST ELEVATION
3/32" = 1' - 0"



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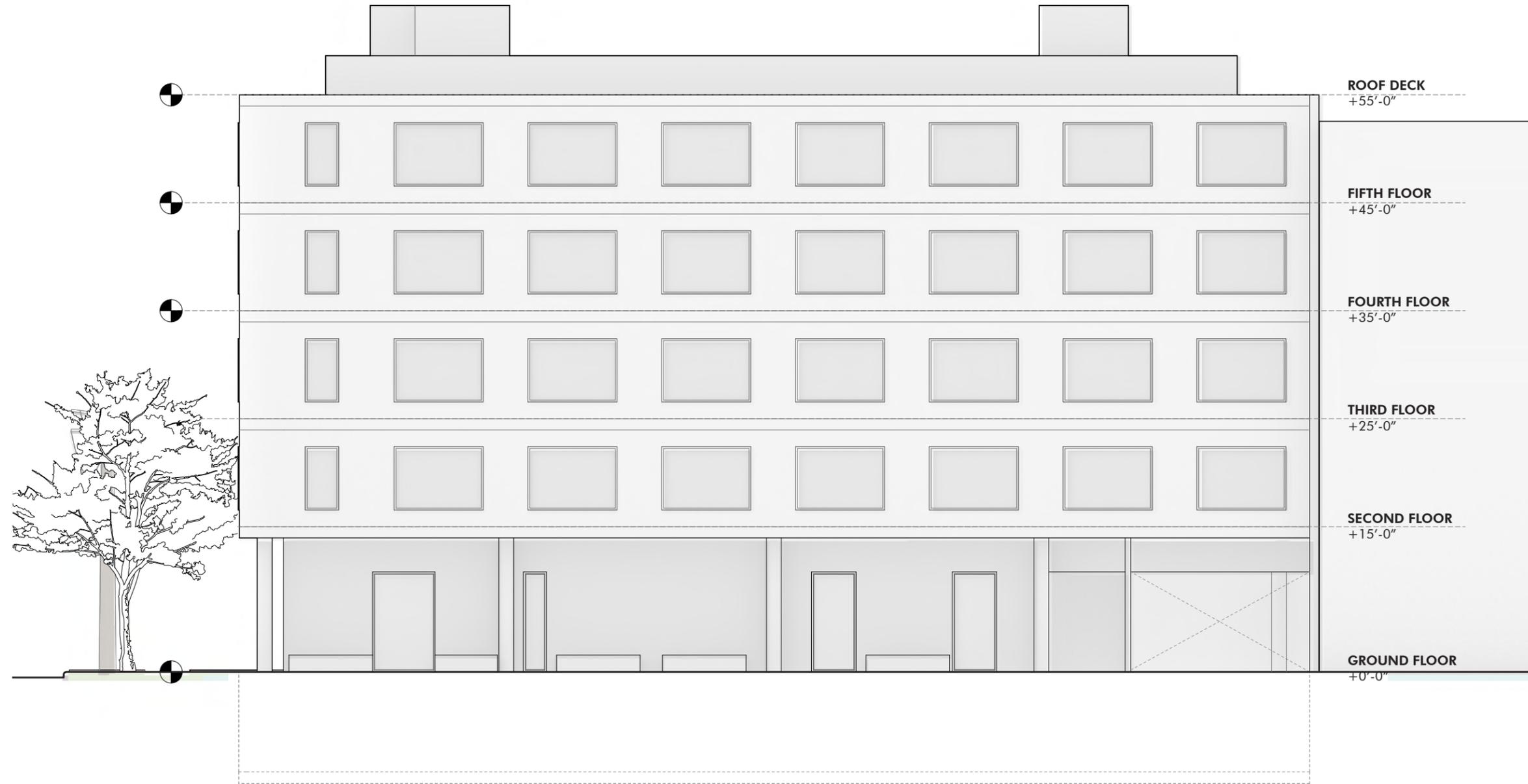
3037307-EG

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Option 3 : The Curtain (Preferred)

South Elevation

The alley side of the building is set back 3' from the property line on the Ground Level with Planters and greenery helping to frame entries to bicycle storage, the waste/recycling room, and vehicular access to the underground Parking level below.



SOUTH ELEVATION
3/32" = 1' - 0"



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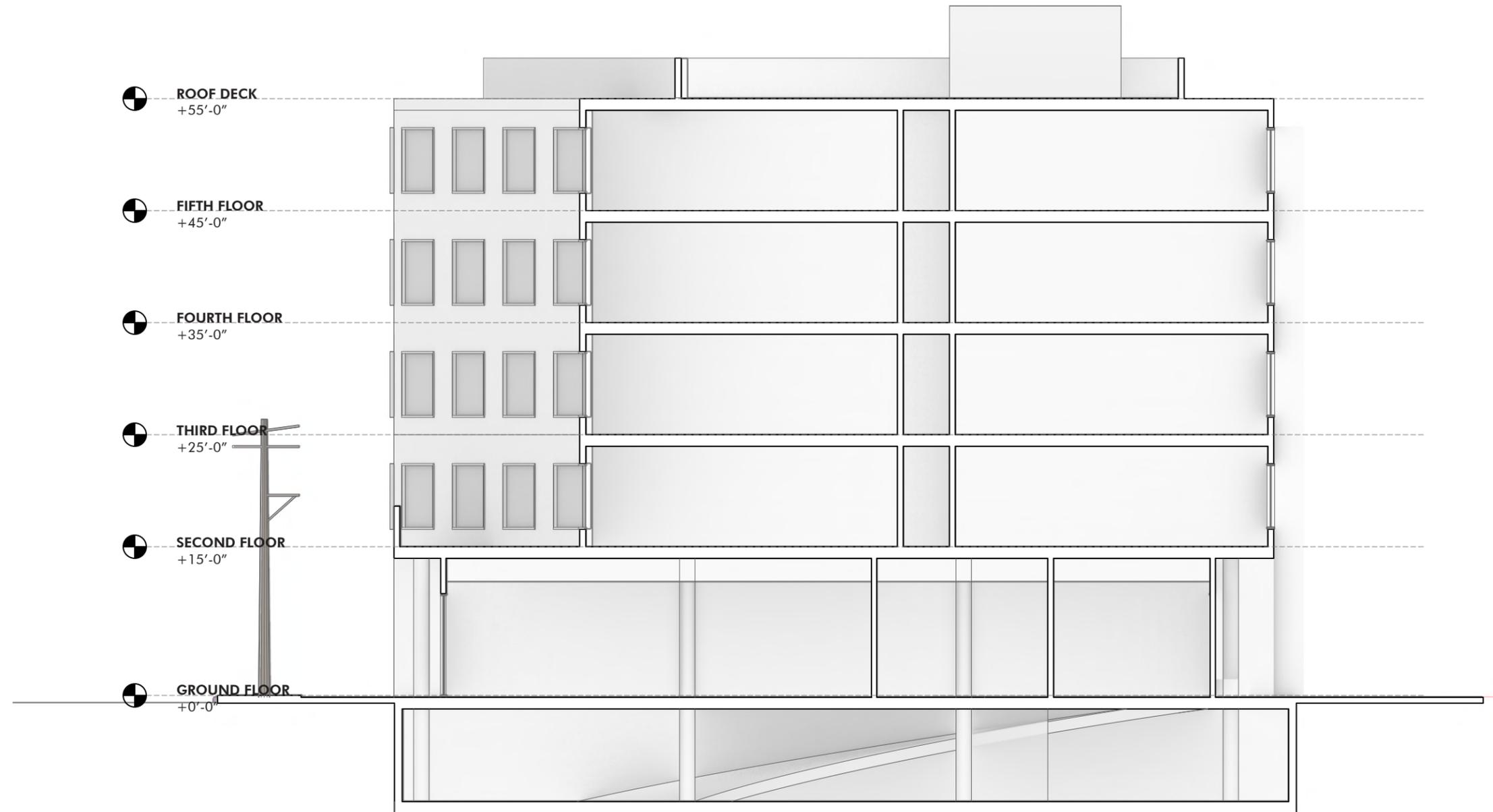
3037307-EG

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Option 3 : The Curtain (Preferred)

Transverse Section

This section shows the relationship between the ground floor, parking level, 2nd floor roof deck and units on floors 2-5. A double loaded corridor reduces circulation space and helps maintain the efficiency of the building.



SECTION AA
3/32" = 1'-0"



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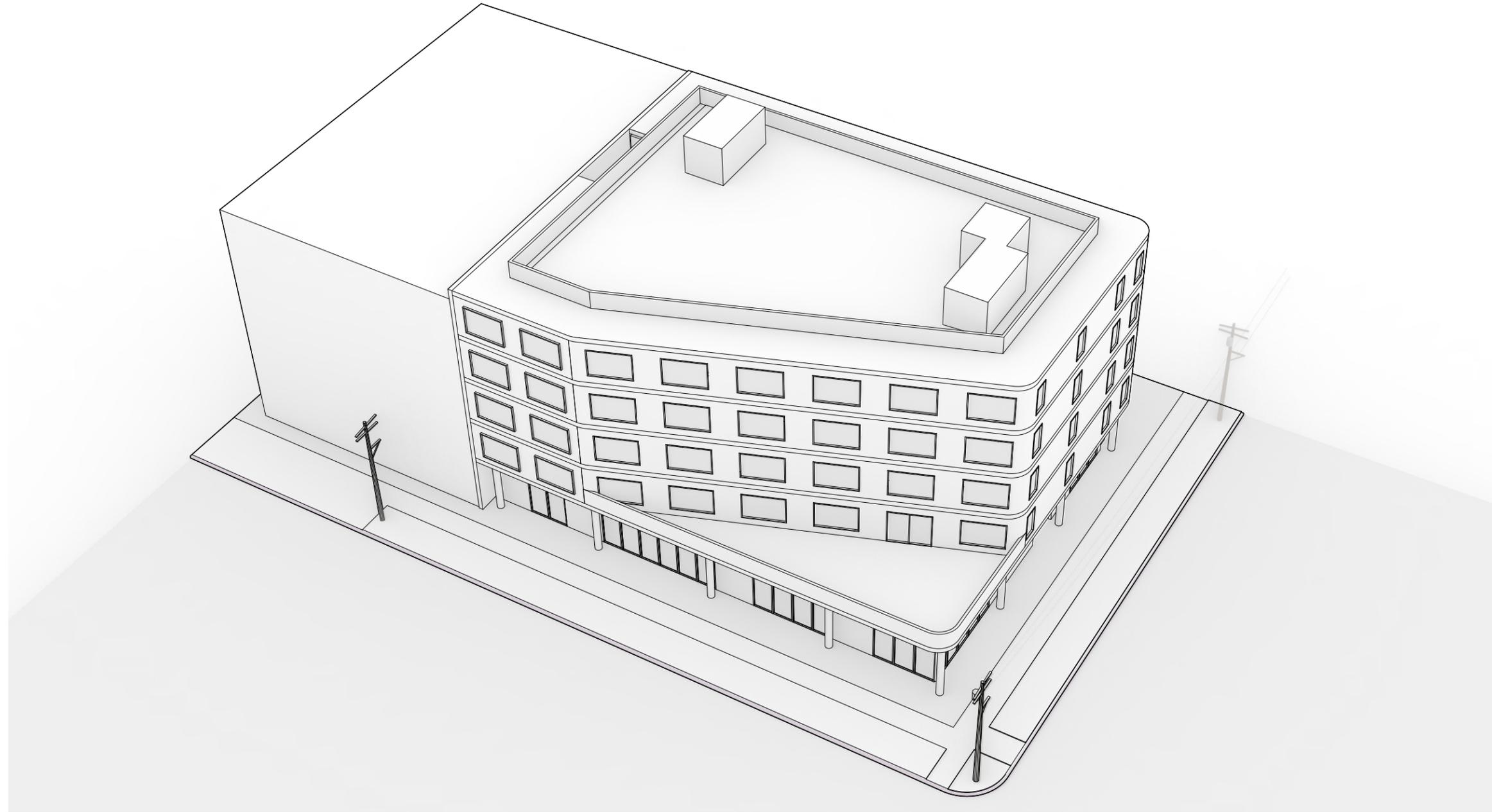
3037307-EG

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Option 3 : The Curtain (Preferred)

Community Outdoor Space

This view shows how this scheme peels back at the second level towards the Southwest creating a productive and substantial second floor shared outdoor space. You can also see the shared roof-deck which will enjoy views South to Mt. Rainier.



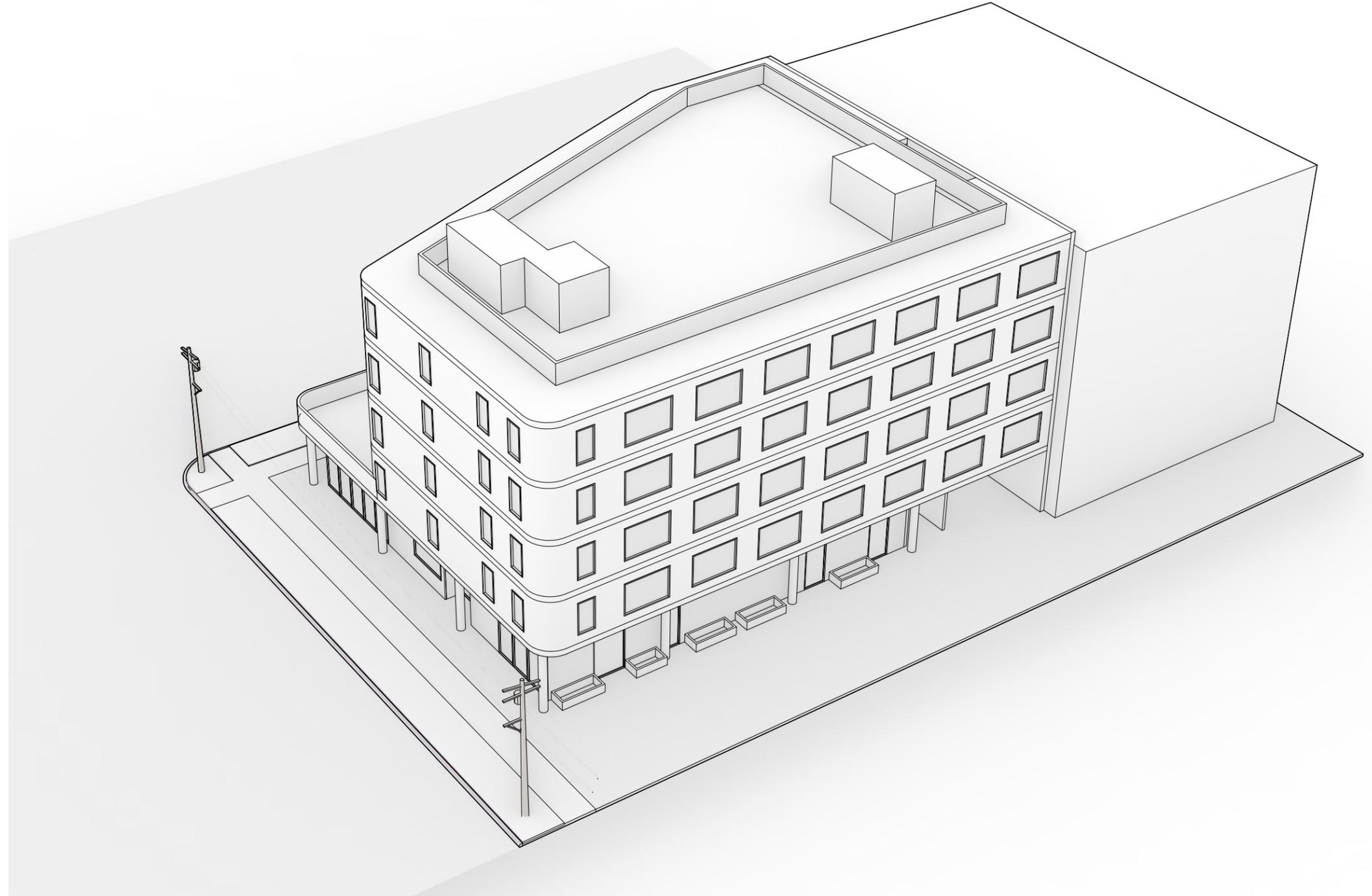
AERIAL VIEW
NO SCALE



Option 3 : The Curtain (Preferred)

South Aerial

This view shows how the roof-deck and the building's relationship to the alley on the ground floor.



AERIAL VIEW
NO SCALE



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1305 E Jefferson Multifamily Design Review

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CORNER OF E JEFFERSON ST AND 13TH
NO SCALE





E JEFFERSON ST FRONTAGE
NO SCALE





2ND STORY GREEN SPACE
NO SCALE

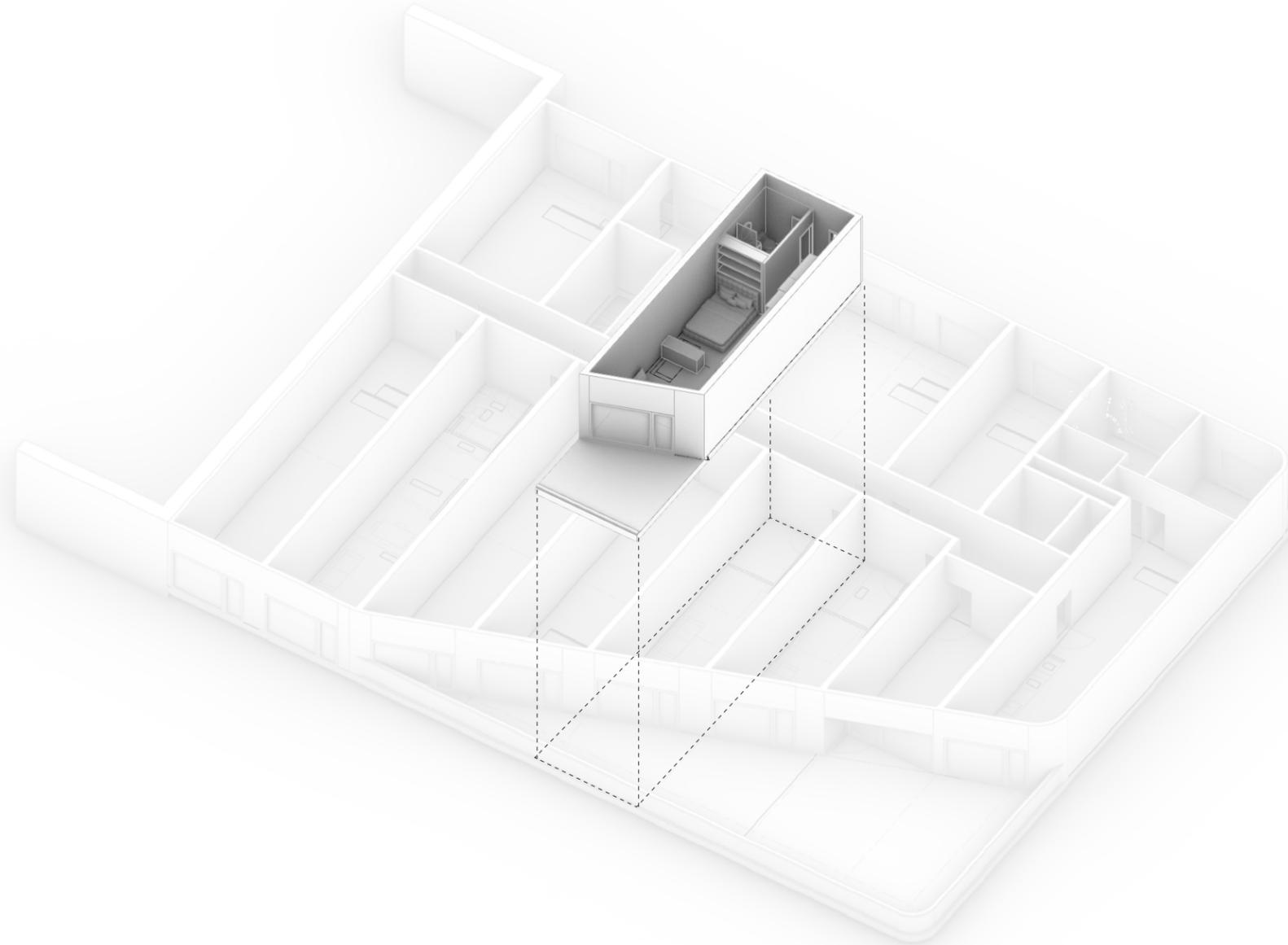


Option 3 : UNIT DEVELOPMENT

TYPICAL UNIT BREAKDOWN

IN OUR PREFERRED SCHEME THE INTERIOR BREAKDOWN OF THE UNITS WILL VARY IN SIZE AND SHAPE BECAUSE OF OUR PROPOSAL'S MASSING STRATEGY. WHILE WE HAVE A PREFERENCE FOR STUDIO UNITS WE ALSO WANT TO USE THE VARIED SIZES OF UNITS TO CREATE ONE BEDROOM UNITS AND ONE BEDROOMS + OFFICES.

TO RATIONALIZE THE INTERIORS OF THE UNITS OUR STRATEGY IS TO DESIGN MODULAR COMPONENTS THAT WILL BE SIMILAR ACROSS ALL UNITS. THE BATHROOMS AND KITCHENS AND EVEN SOME STORAGE COMPONENTS CAN BE ARRANGED DIFFERENTLY FROM UNIT TO UNIT.



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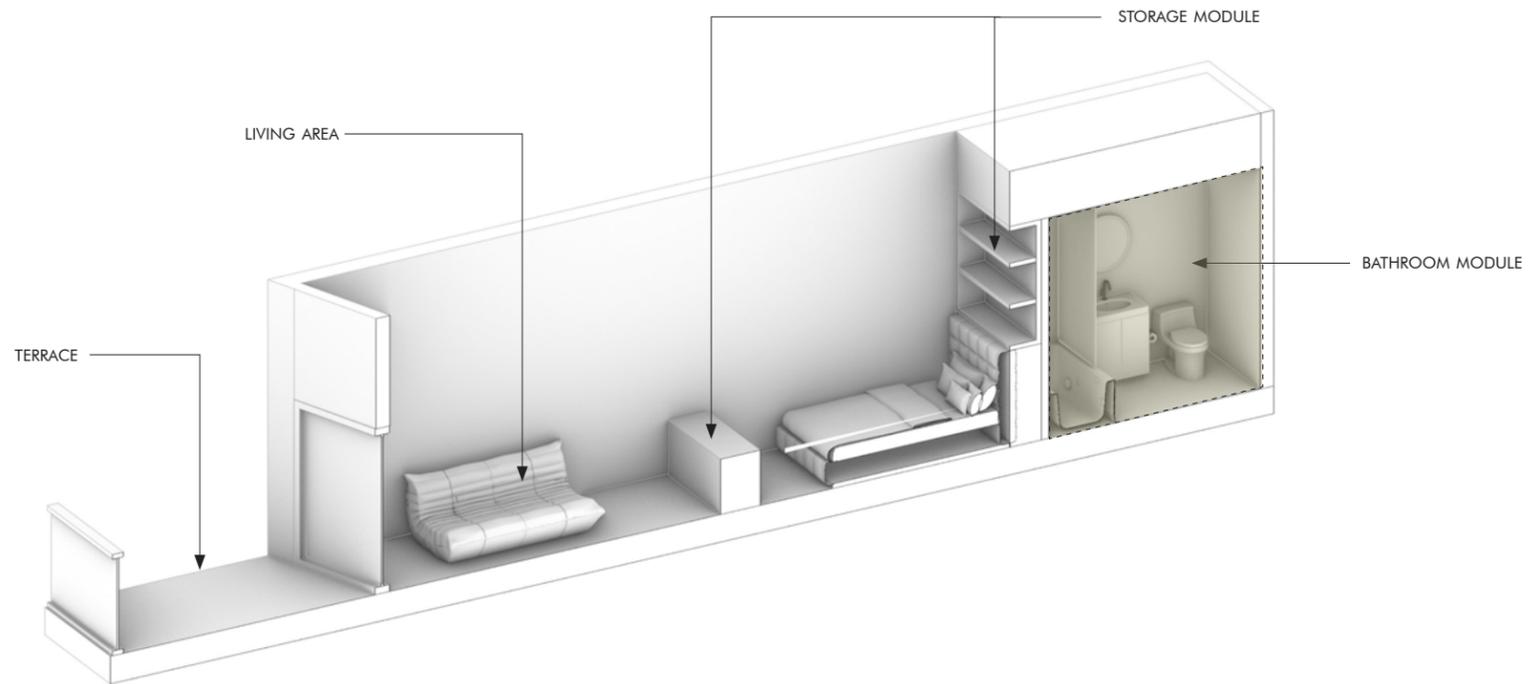
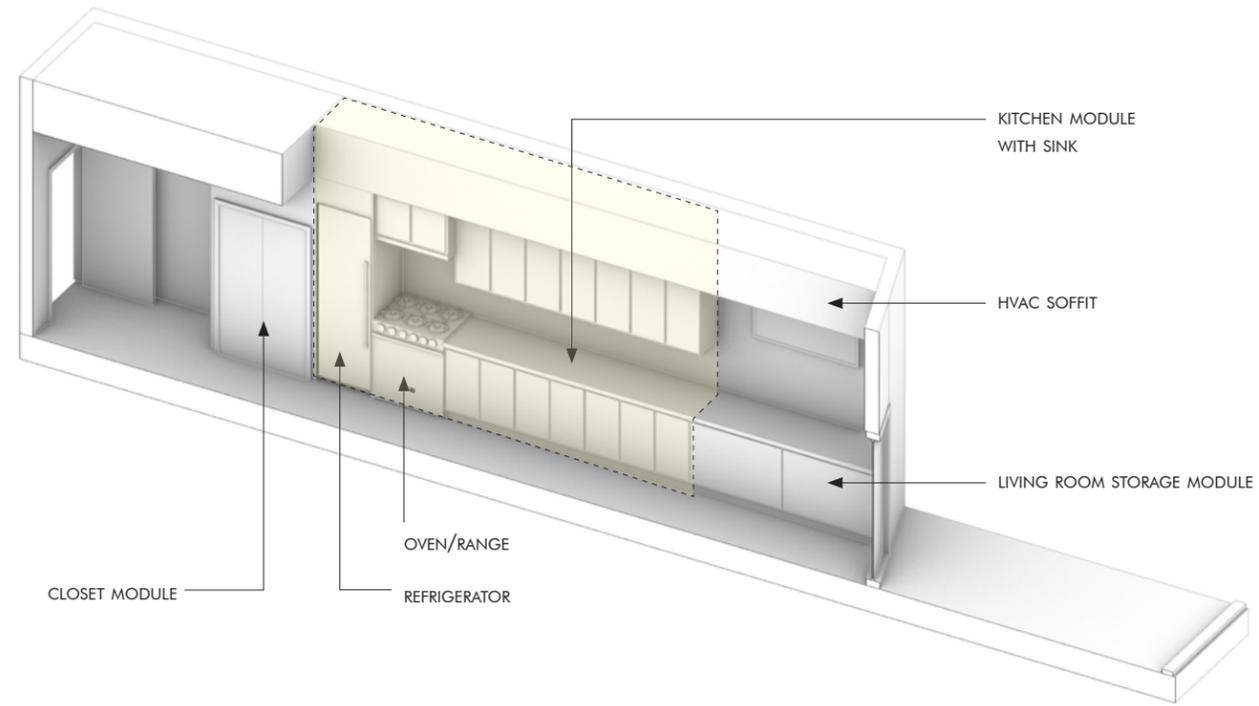
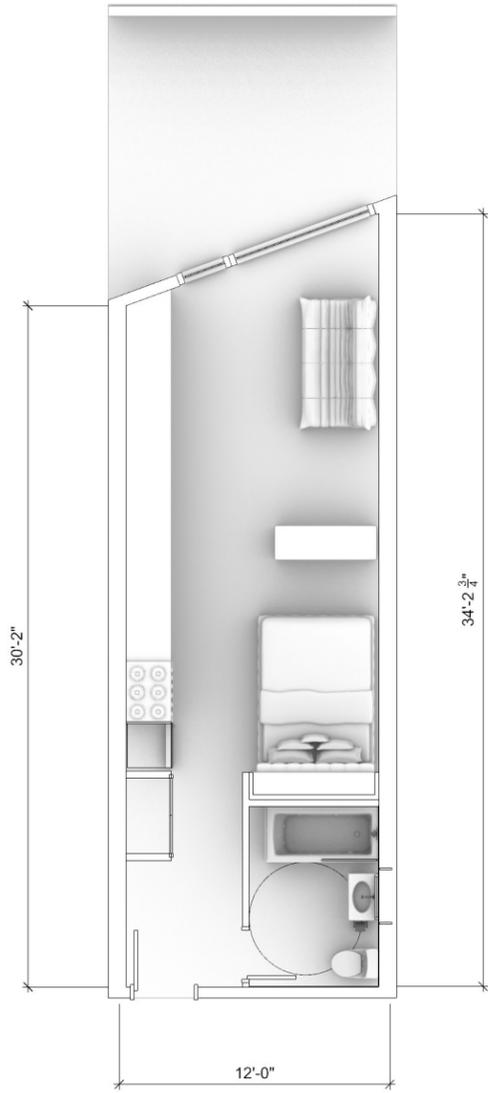
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Option 3 : UNIT DEVELOPMENT

UNIT BREAKDOWN

STUDIO:	7 UNITS, 2309 SF PER FLOOR
1-BED:	2 UNITS, 785 SF PER FLOOR
1-BED + OFFICE:	4 UNITS, 2101 SF PER FLOOR
TOTAL:	13 UNITS, 5,195 SF PER FLOOR
BUILDING TOTAL:	52 UNITS, 20,780 SF RENTABLE



1305 E Jefferson Multi-Family

Thank you for your time and consideration.
Please feel free to reach out to Peter or Ben
with any questions or clarifications

peter@mnnumstudio.com
ben@animalnamedesign.com

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