

# 1305 E Jefferson Multi-Family

EDG MUP RESPONSE PACKET
1305 E Jefferson St
SDCI #3037307 - EG
SDCI #3037106-LU


| Owner | Developer | Architect of Record | Designer | Designer | Landscape Architect |
|---|---|---|---|---|---|
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TABLE OF CONTENTS


4 PROJECT EXPERIENCE
5 COMMUNITY OUTREACH SUMMARY
6-8 4.0 CONTEXT ANALYSIS
9 5.0 SITE CONDITIONS
10-11 6.0 ZONING DATA
12 7.0 SITE PLAN
13-17 MASSING DIAGRAMS
18-25 8.0 EDG RESPONSE
26-32 9.0 FLOOR PLANS
33-34 10.0 LANDSCAPE PLANS
35-37 11.0 ELEVATIONS
38 12.0 MATERIALS
39-45 13.0 RENDERINGS
46 16.0 BUILDING SECTIONS
47 UNIT PLAN





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## Project Experience



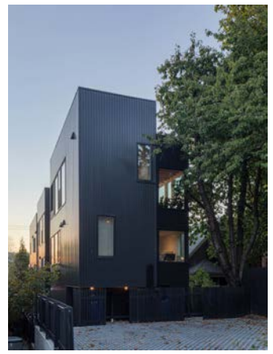
19th and State (Beacon Hill) Multi-Family



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

## 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
- Relocataion 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 forseeable 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 funtional 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.

**Ogeysiiska Horumarka:**
Soo jeedin ah in laga dhiso 5 dabaq dhisme isku dhafan oo ka koobanyiyaastii 56 qaybood oo dabaq ah iyo 3800 SF oo ka mid ah aagagga aan la deggenayn oo ku yaal geeska E. Jefferson St. iyo 13th Ave. Horumarinta waxaa ku jiri doona 18-20 goobood oo ka hooseeya meelaha baabuurta la dhigto.

**Waxaan rabnaa fikirkaaga !!**
Fadlan booqo mashruuca URL (1300eastjefferson.com) si aad wax badan uga barato horumarka, una siso kooxda naqshadeynta iyo lahaanshaha kooxda jawaab celin toos ah (oo ay ku jiraan sahan deg deg ah). Waxaan dooneynaa inaan xaqiijino in qaabeynta dhismuhu ay ka tarjumeyso macnaha guud ee magaalada iyo bulshada ay ku noolaan doonto mustaqbalka la ilaobi karo. Dhismahan oo kale wuxuu ku saabsan yahay wax ka badan guriyeyn. Waxay ku saabsan tahay kobcinta dareenka lahaanshaha, koritaanka mas'uulka ka ah magaalooyinka, iyo siinta xarun shaqeyneysa degganeyaasha iyo dadka jidka marayaba. Ma sugi karno inaan kaa maqalno!

**Ujeeddooyinka Naqshadeynta:**
1. In la sameeyo xidhiidh macno leh oo la xidhiidha macnaha guud ee magaalooyinka - labadaba sagxada hoose, xaaladaha aan deganayn iyo dabaqa sare ee guryaha.

2. In la siiyo guri kasta oo la deggan yahay iyo aag wadaag ah oo leh hawo, iftiin, iyo muuqaal.

3. Ka-faa'iideysiga 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 bannaan oo caadi ah iyo meelaha la isugu yimaado ee dhismaha oo dhan.

5. Si looga caawiyo xoojinta farshaxanka taageeraya Bartamaha iyo bulshadeeda.

6. In la ilaaliyo caqli galinimada qaabdhismeedka, macnaha guud ee magaalooyinka, iyo olaaqaadka madadaalo ee gudaha inta lagu gudajiro qaabeynta iyo horumarka.




**Project Details:**

Address:
1300 & 1305 E. Jefferson St.

SDCI Design Review #:
3037307-EG

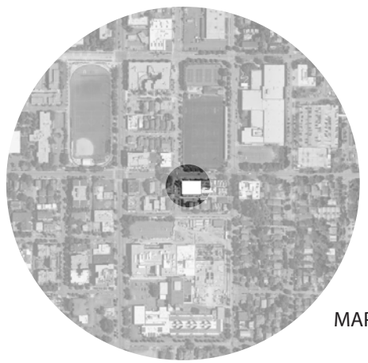
Project URL:
www.1300eastjefferson.com

Contact Persons:
Peter Secan and Ben Brady

Contact Email:
info@1300eastjefferson.com

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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

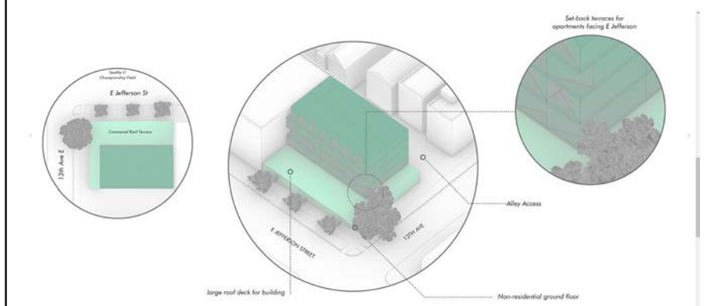
Survey - Create your own for free!

DIGITAL SURVEY THROUGH WEBSITE













WEBSITE http://1300eastjefferson.com

## 4.0 | SUMMARY CONTEXT ANALYSIS

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

PROJECT DETAILS:

50 Residential Units (floors 2-5)
Approx. 2900 SF of Commercial Space
13 Parking Stalls in Below Grade Garage



## 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.




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## 4.0 | SUMMARY CONTEXT ANALYSIS

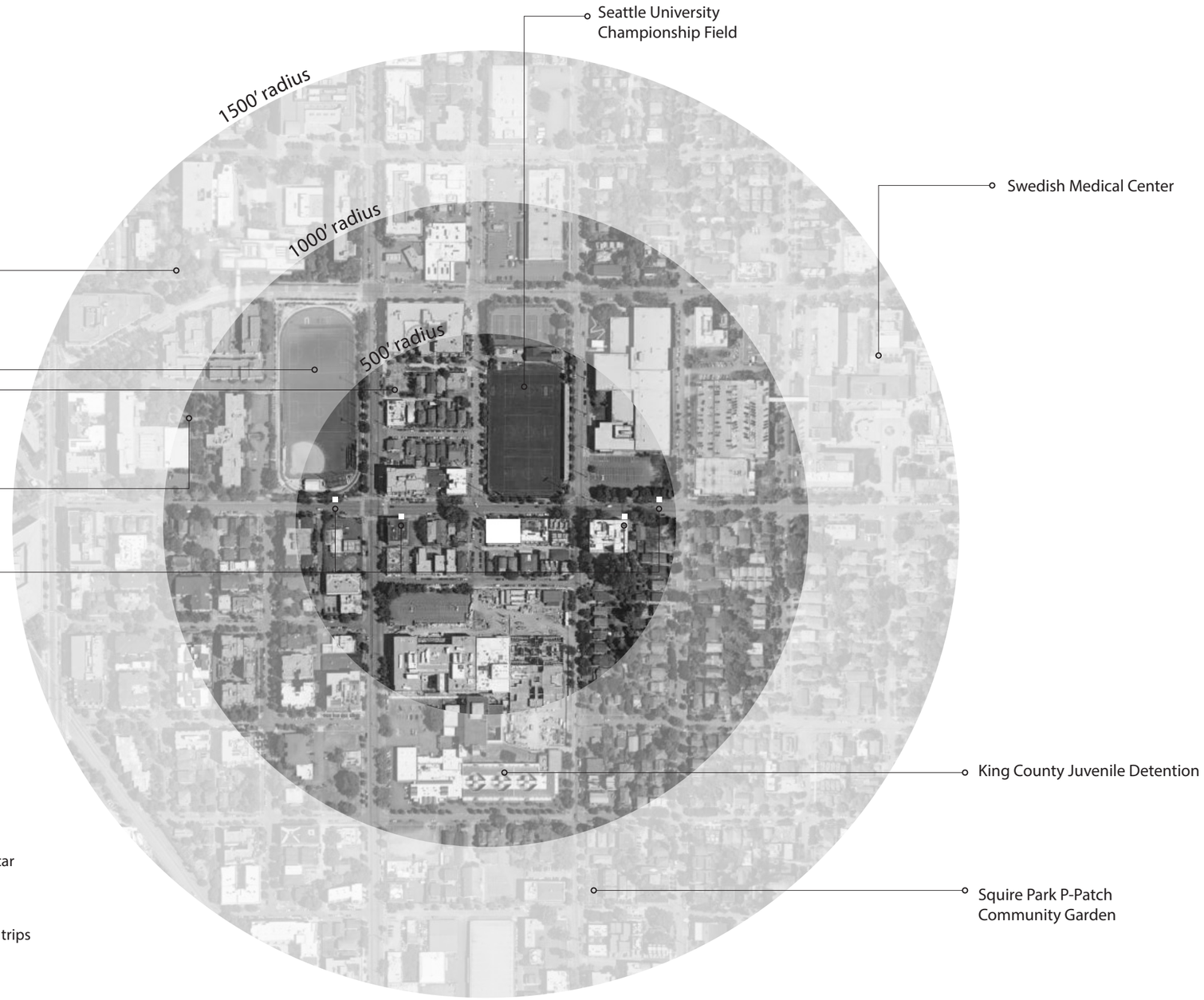
1300 E. Jefferson is on the southern end of the Squire Park neighborhood and boarders both Capitol Hill and the Central District. It is in close proximity to Seattle University and its surrounding amenities.

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.




WALK SCORE

- 91 - Daily errands don't require a car

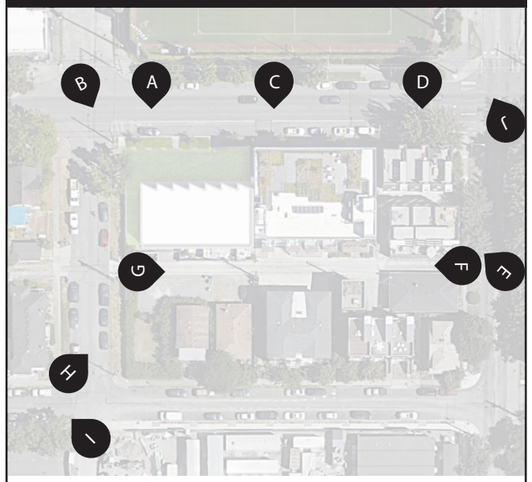
TRANSIT SCORE

- 89 - Transit is convenient for most trips

BIKE SCORE

- 91 - Daily errands can be accomplished on a bike

## 5.0 | EXISTING SITE CONDITIONS




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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## 6.0 | ZONING DATA

### 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 50 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 13 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 log a 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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King County

## 7.0 | COMPOSITE SITE PLAN

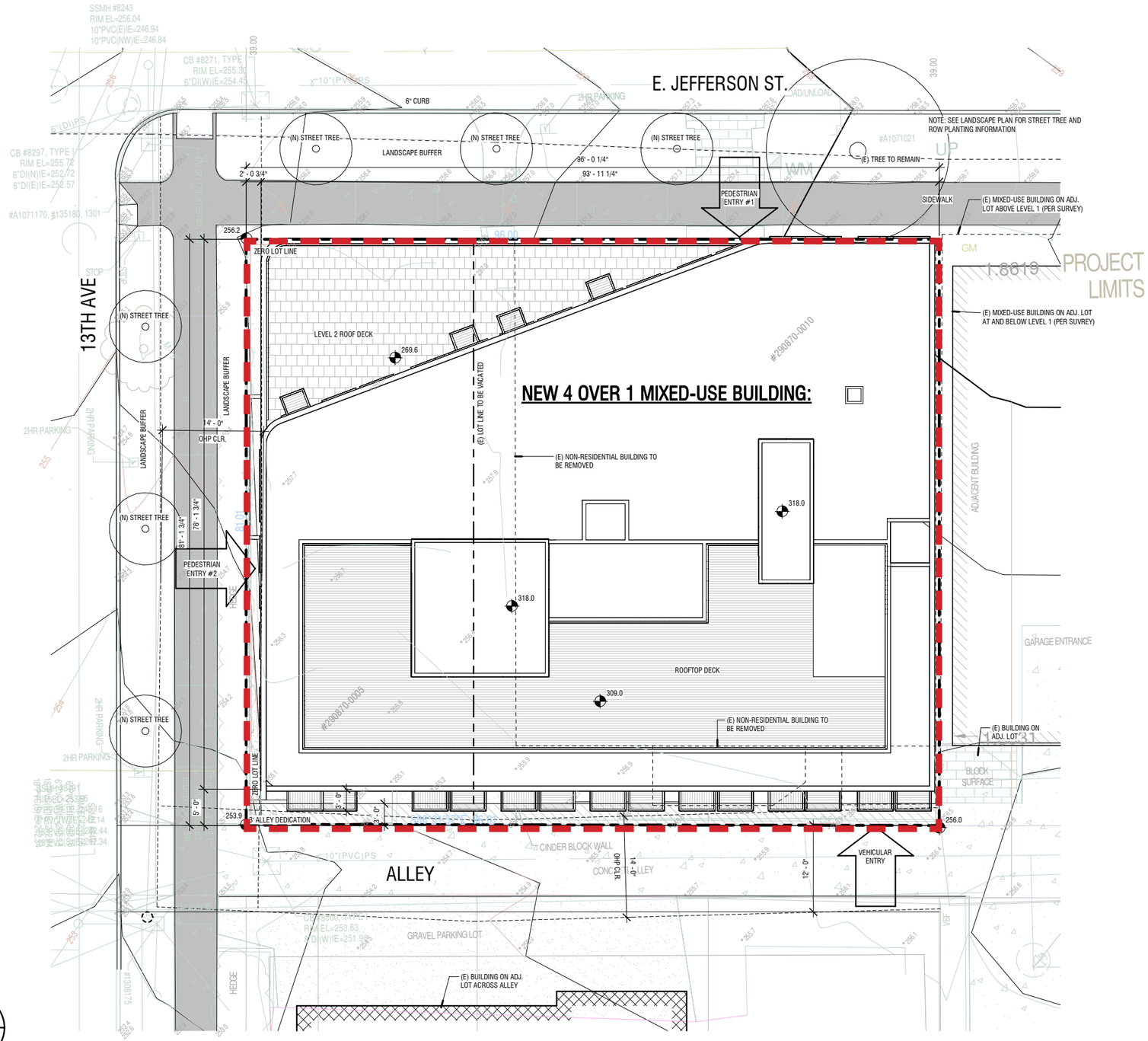
The site occupies a corner lot on E. Jefferson St. and 13th Ave E. There are existing sidewalks, landscaped buffers, and curbs along both street fronts. There is an existing restaurant structure that will be removed to make room for the proposed development. A shared alley to the south will provide vehicular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




SITE PLAN
1/16" Scale

N

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## DESIGN OBJECTIVES

### DEVELOPMENT OBJECTIVES

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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: Indepedence 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 Architecktur

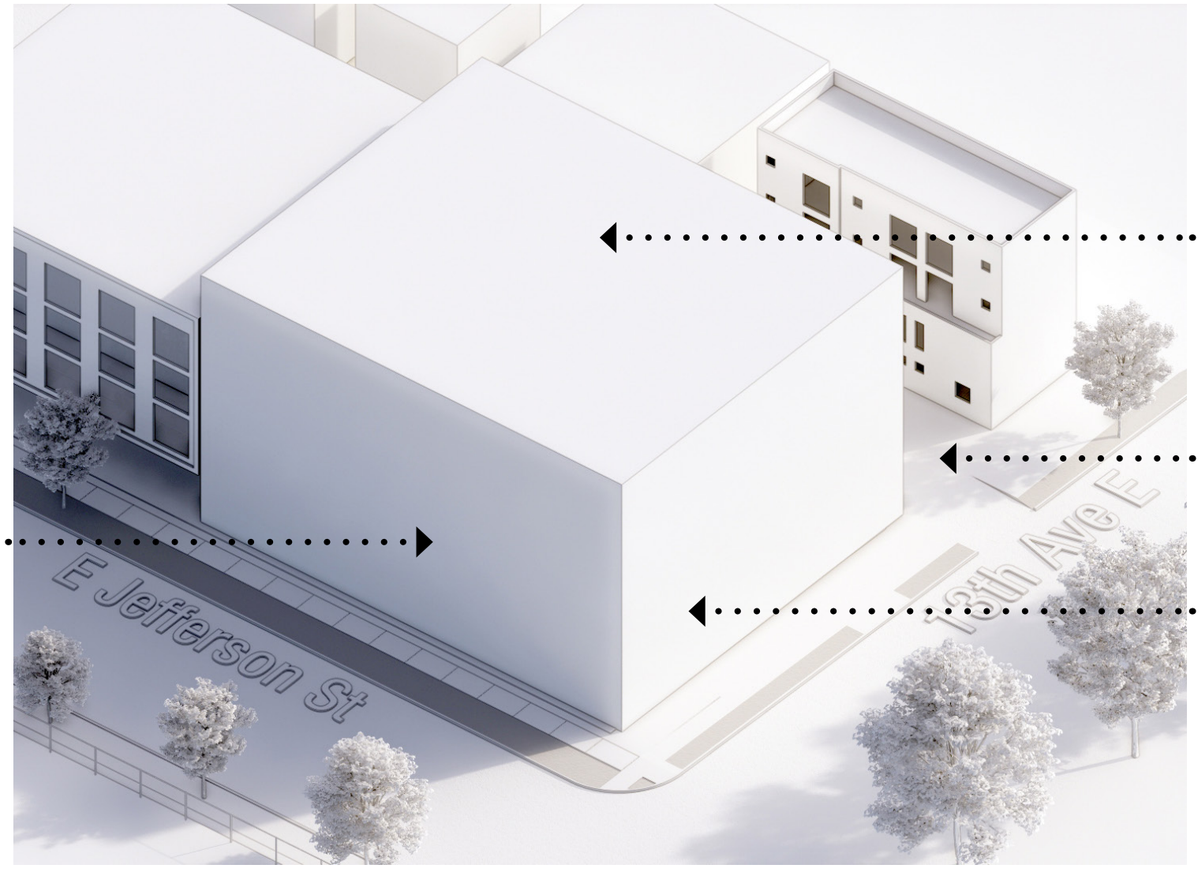


CS1.2A
All schemes have some form of physically breaking up the building mass. These pulled back areas provide opportunities for landscaped areas and public amenity spaces, which will be developed in further iterations of the EDG process.
Shown Here: Parkview Terrace, Fougeron Architecture

MASSING DIAGRAM




# 1_ZONING ENVELOPE




TOTAL ZONING ENVELOPE, INCLUDING POSSIBLE BUILDING FOOTPRINT AND HEIGHT MASSING.

ALLEY ACCESS OFF 13TH AVENUE FOR SOLID WASTE PICK-UP AND VEHICULAR ACCESS

SECONDARY FACADE STREET FRONTAGE ON 13TH AVE E. SOME PEDESTRIAN ACTIVITY. GOOD OPPORTUNITY FOR MORE PRIVATE RESIDENTIAL ENTRY.

PRIMARY FACADE STREET FRONTAGE ON E JEFFERSON ST. HIGH PEDESTRIAN TRAFFIC AND ADJACENT TO OTHER RESTAURANTS AND BARS

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MASSING DIAGRAM





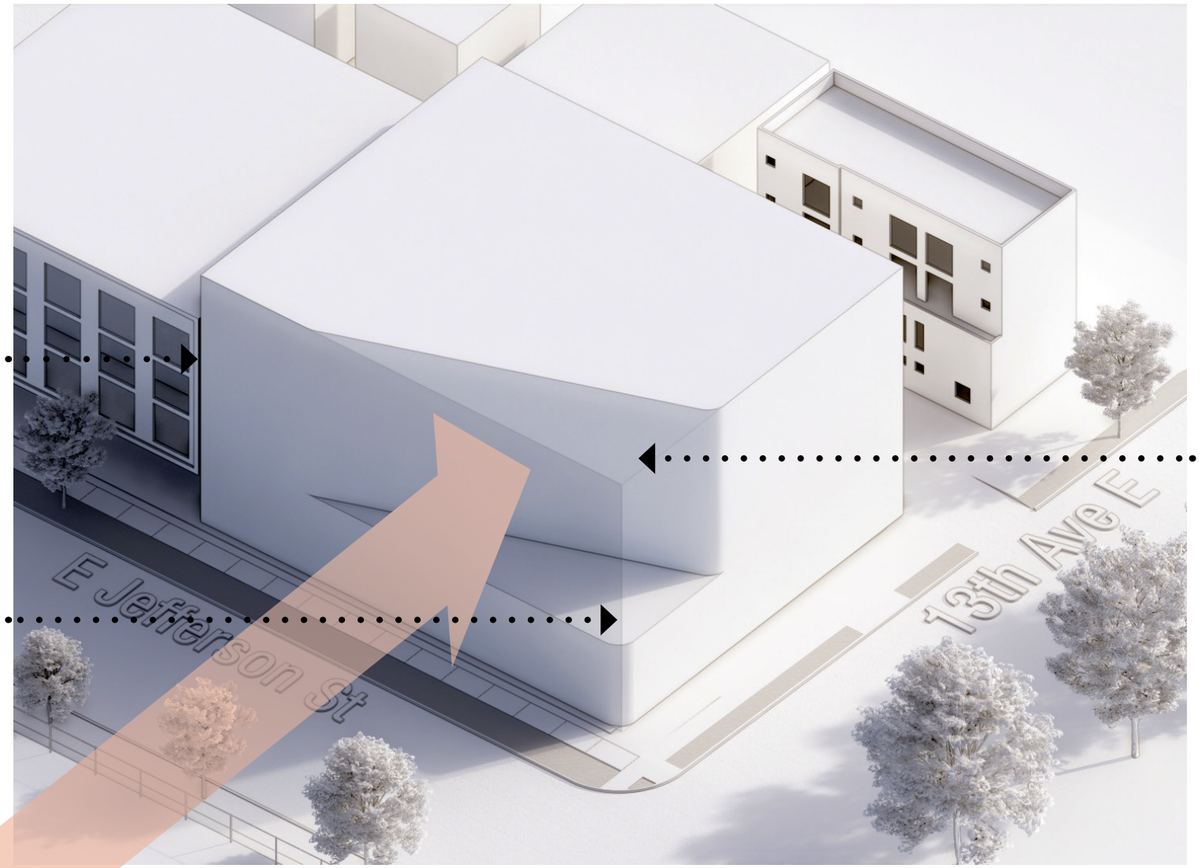





# 2_UPPER LEVEL SETBACK

THIS PORTION OF THE UPPER LEVEL FACADE MEETS BACK WITH THE STREETFRONT TO BETTER JOIN WITH THE EXISTING URBAN FABRIC PRESENTED BY THE ADJACENT BUILDING

PULLING THE UPPER LEVEL FACADE BACK REVEALS AN OPPORTUNITY FOR A LEVEL 2 SHARED AMENITY ROOF DECK. THIS AMEINITY HELPS TO ACTIVATE THE STREETFRONT AS WELL. THIS ALSO HELPS TO MAINTAIN THE STRONG RELATIONSHIP TO THE CORNER AT THE GROUND FLOOR.



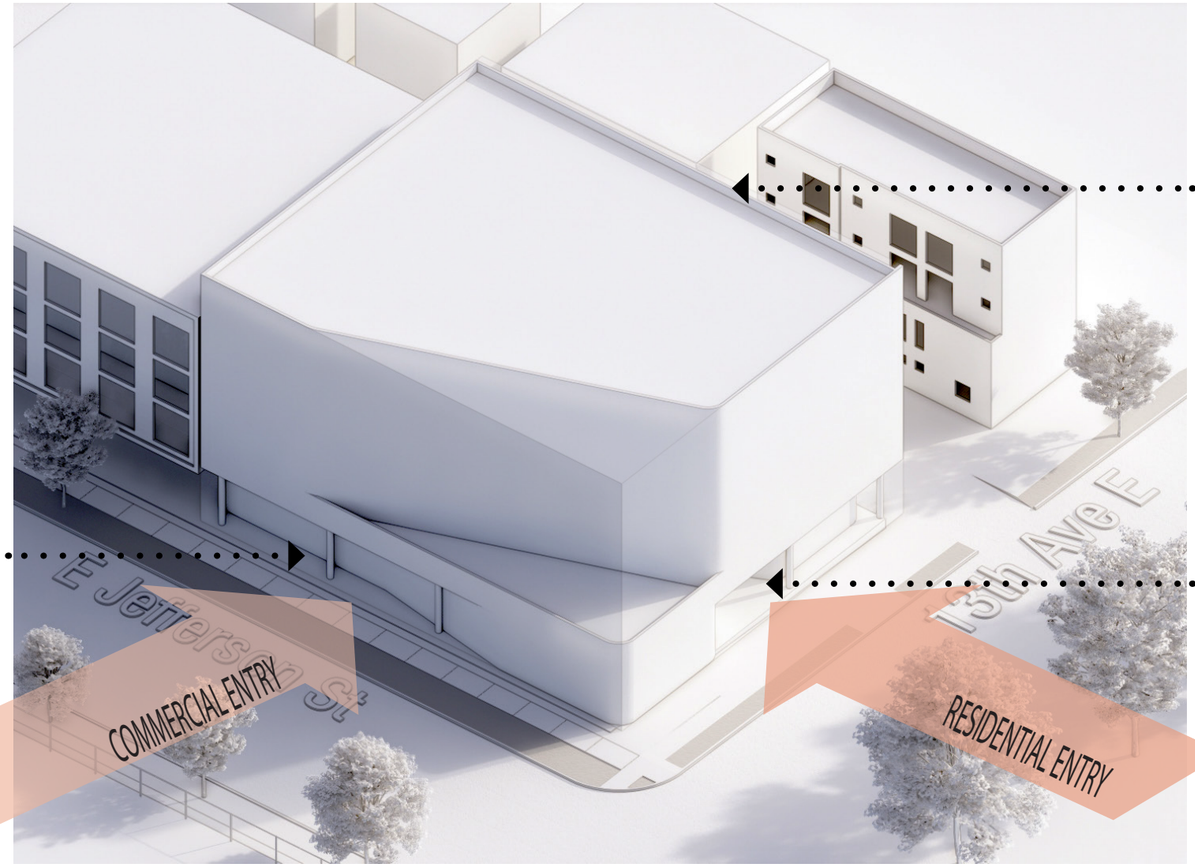

THE UPPER LEVEL IS PULLED BACK, AS A CURTAIN, TO REVEAL THE BUILING TO THE EXPOSURE OF THE SOUTHWESTERN AFTERNOON LIGHT. THIS SINGLE MOVE ACTS AS AN INFLECTION POINT THAT MAXIMIZES VIEW, INTERIOR PROGRAM, AND ACCESS TO NATURAL LIGHT FOR THE NORTH-FACING APARTMENT UNITS. WHILE ALSO MEETING THE FACADE AT THE BUILDING TO THE ADJACENT EAST. THE CORNERS ARE ROUNDED TO BETTER HIGHLIGHT THE ORGANIC NATURE OF THE SHIFTING FACADE.

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MASSING DIAGRAM




# 3_STREET LEVEL ACTIVATION




THE BUILDING IS SLIGHTLY PULLED BACK ALONG THE ALLEY, BOTH TO PROMOTE PRIVACY FROM THE PROPERTY ACROSS THE ALLEY, AND TO MAKE ROOM FOR INDIVIDUAL BALCONIES.

ALONG E. JEFFERSON ST., THE STREET-LEVEL FACADE IS GENTLY PULLED BACK TO CREATE A GENTLE OVERHANG, EXPOSING THE CONCRETE COLUMN STRUCTURE. THIS HELPS TO ALIGN WITH THE ADJACENT BUIDLING, AND EXTEND THE SIDEWALK FOR PEDESTRIANS VISITING THE NON-RESUDENTIAL SPACES THAT FACE THE STREET.

AT THE 13TH AVE E. ENTRANCE, THE STREET-LEVEL FACADE IS PULLED BACK TO CREATE A DEEP INSET. THIS MARKS THE PRIMARY NON-RESIDENTIAL ENTRY FOR RENTORS, AS WELL AS DIRECT ACCESS TO THE RESIDENTIAL AMENITY AT THE GROUND FLOOR.

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MASSING DIAGRAM





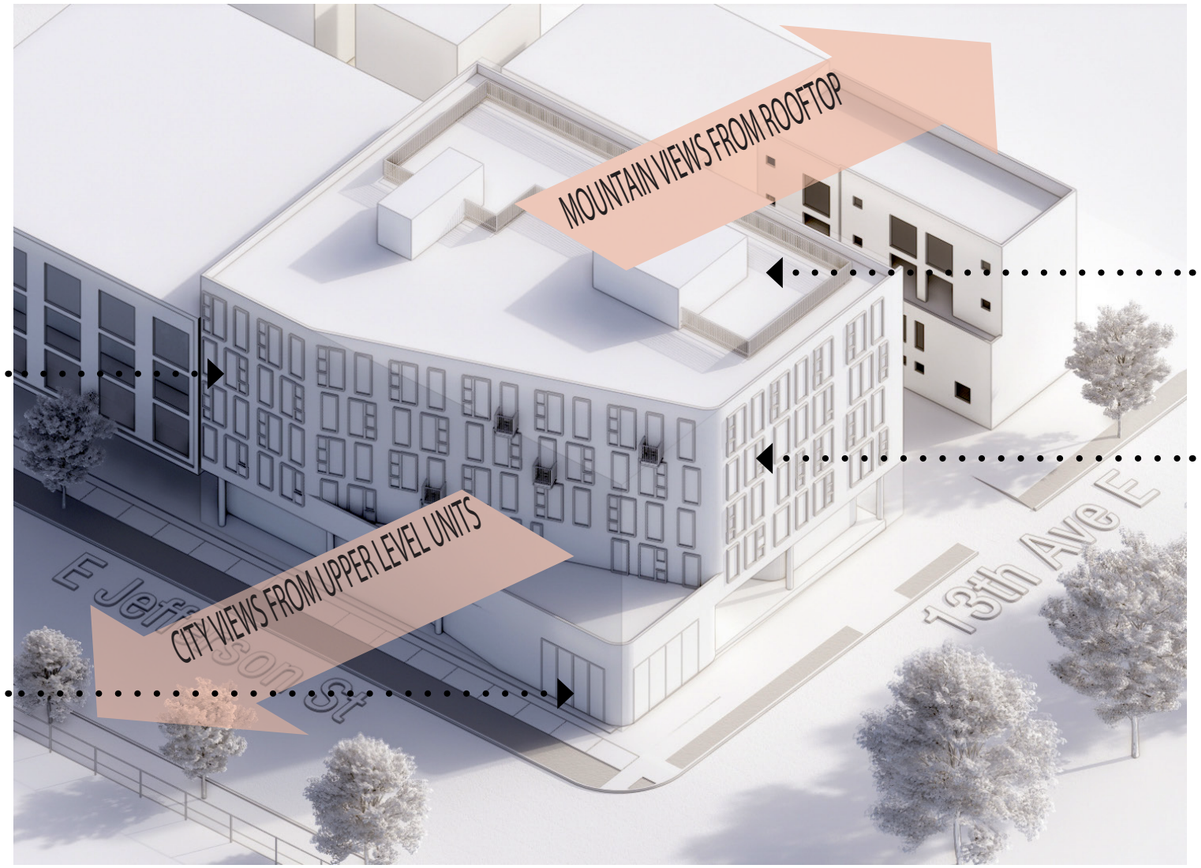





# 4_FACADE PATTERNING

THE WINDOWS AND FLOOR PLATES ALIGN WITH THE UPPER FLOORS OR THE ADJACENT MIXED USE BUILDING TO THE EAST.

THE CORNER OF THE LARGE NON-RESIDENTIAL SPACE IS OPENED UP VIA LARGE, SEMI-OPERABLE VERTICAL STOREFRONT, PROVIDING IMPORTANT TRANSPARANCY AT THAT MOMENT.




A LARGE ROOFTOP AMENITY FACES OUT TOWARDS THE SOUTH, GAINING MAXIMUM SUN EXPOSURE AND A MAJESTIC VIEW TO MT. RANIER.

THE UPPER LEVEL MASS INCORPORATES A WINDOWING PATTERN THAT IS FLIPPED FROM FLOOR TO FLOOR, GIVING A TEXTURED, PATTERNED, AND RANDOM LOOK TO THE FACADE.

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Response Iteration #1:
The initial response to the design guidance developed the upper level facade to incorporate a more randomized, patterned, and textured array of window openings. A stark overhang was maintained at the corner, which the design team felt was a move that created a strong sense of separation between the two conceptual elements.

However, upon further feedback from the planning department, it was determined that further development of this element was needed. Cohesion, rather than separation, made more design sense from a perspective of materiality, formality, and functionality.

**UPDATED 6.27.2024**



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Response Iteration #2:
In this iteration, the ground floor non-residential facade was re-worked to create a more prominent relationship with the sidewalk at the corner. The free-standing concrete columns were swallowed up at the corner, but as the facade ran east and south, it was pulled back to reveal the structural skeleton.

Above, a few balconies were added in an attempt to activate the upper level facade. Ultimately, this move was deemed inappropriate for the scale and project budget, and they were removed in later iterations.

While the relationship between the upper and lower level concepts was begining to come together, this proved to not quite go far enough, as we will see in later iterations.

**UPDATED 6.27.2024**



Response Iteration #3:
This design iteration represents the most dramatic shift in the lower level massing and its connection to the upper level. The material expression now clads a majorit of the building, with the two separate building elements now connecting at the corner.

Along the ground floor to the east and south, the facade peels back to reveal the commercal and residential entry points, respectively. This creates coheasion throughout the facade design, and resolves many of the issues that were highlighted by the planner.

Due to challenges with clearances in the below-grade garage, the floor plate at the ground floor level was simplified. This created an elevated condition of entry on the residential side off 13th Ave. This resulted in a sleek entry ramp that helps to better define the edge of that facade.

As seen in the following analysis sheets, further development was done from iteration 3 to it's final form. A material analysis determined that corrugated metal siding continued the textural quality of the wood, but provided a sleeker, more durable, and longer-lasting treatment.

**UPDATED 6.27.2024**



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SDCI Comment:
a. Staff supports further development of the massing of Option 3, the "Curtain". Staff supports the following aspects of Option 3, which should be retained as the design is further developed:

i) The upper mass meeting the adjacent project at the street frontage, continuing the strong street wall created by the two recent projects to the east. CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods

ii) Easing the upper mass back towards the corner, creating a sense of space and diminishment of bulk at the intersection. CS2-1-b. Transition using Massing and Articulation, DC2-A-2. Reducing Perceived Mass, DC2-1-g Upper Floor Setbacks

iii) Astrong street-level frontage with retail/ commercial spaces,activating Jefferson St. PL3-1-b. Emulate Pedestrian-Oriented Context CS3-1-c. Include High Ceilings at Ground Level

Applicant Response:
The above design elements outlined by SDCI have been retained in the proposed scheme. The concept has been developed further to create a better sense of continuity and relationship between the upper levels and the street-front facade level.

The window pattern also introduces infil fiber cement panels to provide further texture and depth.

**UPDATED 6.11.2024**



SDCI Comment:
b. Staff recommends further study and refinement of Option 3 to show how the 'whole building' concept works together:

i) Clarify how the upper level massing shapes relates to ground level massing and how each form supports the overall architectural concept. DC2-B-1. Façade Composition, DC2-1-a. Clarify Concepts

ii) Study how the mass holds the northeastern corner at the street frontage; study where the angle begins, relating to the exterior massing concept. CS2-D-1. Existing Development and Zoning, DC2-1-g. Upper Floor Setbacks

iii) The second floor overhangs the ground floor level, but it is unclear why this is relevant in terms of the architectural concept or desirable related to the proposed uses. Ensure the connection, or shift, is clearly described in terms of how it contributes to the architectural concept. DC2-B-1. Façade Composition

Applicant Response:
Per the diagram and rendering on this sheet, the point of inflection at the upper level mass occurs to maximize both the connection and relationship to the adjacent building facade plane, and the northwestern exposure for the residential units.

The continuation of the corrugated metal facade along the parapet that contains the Level 2 roof deck helps to create continuity in the facade treatment even as the upper floor is pulled back. This strengthens the relationship between the upper and street-level floors.

**UPDATED 6.11.2024**



Although Staff supports the massing of Option 3, the design concept of Option 1, the "Sawtooth", suggests the most compelling façade treatment of the three options. Study ways to integrate the minor angled forms with the large angled massing move of Option 3. Study ways to bring this design concept from the upper massing down to the ground level detailing and how to wrap the material and massing concept onto the 13th Ave frontage. DC2-B Architectural and Facade Composition, CS3-A-2. Contemporary Design, CS2-C-1. Corner Sites

Applicant Response:
We've taken note of the upper floor patterning that occurs in the 'Sawtooth' scheme and incorporated it, in concept, to the upper level massing by way of window patterning and offsetting. The upper level now has a textured quality that appears almost random in nature.

The facade treatment concept has been carried down into the street-level floor in how the parapet wraps along the corner and then into the ground. Where the street level peels back, it does so in the same nature as the upper level facade.

**UPDATED 6.11.2024**




The residential entry off 13th St. is seen clearly from the street corner, and made more visibly by a large address sign. The overhang and street-level inset help demark this entry point, while providing residents with a weather-protected exterior vestibule.

At the second floor overhang, there is a heavy soffit (or railing) drawn in, delineating the ground floor from the upper levels. Continue to refine this detail so that it relates more clearly to the overall architectural concept. PL2-C-2. Design Integration, DC2-B-1. Façade Composition

Applicant Response:
As developed based on previous guidance comments, the parapet that defines the level 2 roof deck has been better incororated into the material and formal expression at the ground floor. Particularly, at the corner, where the siding condinues down to the ground.

**UPDATED 6.11.2024**

Continue development of the commercial façade at the ground level along Jefferson St. Emphasize the commercial scale of the ground level in contrast to the residential scale at the levels above. PL3-1-b. Emulate Pedestrian-Oriented Context, PL3-2-a. Emphasize
Building Relationship to the Street

Applicant Response:
The commercial facade has been revised to be better incorporated into the overall material and massing concept. The facade area along Jefferson peels back to reveal the column structure, and creates a natural overhang at the point of entry into each of the commercial spaces. The tall storefronts and enlarged pedestrian walkway help to differentiate the commercial uses at the street level from the residential uses above.

**UPDATED 6.11.2024**




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2. Architecture - Layout
For the ground floor layout, Staff supports the general layout shown in Option 1. The retail/commercial spaces oriented to the busy Jefferson St frontage create the best visibility for those uses. The location of the main residential entrance on the side street helps to activate that façade. Consider flipping the location of the residential amenity space with 'non-residential 4', allowing the amenity to be closer to residential circulation and offer a more activated space near the street-facing windows; the 'nonresidential
1' space could then become larger by expanding to the south. CS2-B-2. Connection to the Street, DC2-1-i. Cluster Small Businesses, PL1-1-c. Transparent Indoor Community Spaces, PL2-B-3. Street-Level Transparency, PL3-B-4. Interaction

Applicant Response:
The ground floor layout has been reworked to highlight only commercial and non-residential spaces and access to those spaces off E Jefferson St. There is no longer a residential point of entry along Jefferson.

The primary non-residential access, and residential amenity area, has been shifted to the southern portion of the 13th Ave facade. At the street level, the facade massing peels back to reveal the pedestrian entry, complimented by a knee-height planter bed and a small bench area.

**UPDATED 3.04.2024**



Staff supports the development goal to add balconies to as many units as possible to bring daylight to the interiors, add private outdoor access, and to activate building frontages. DC2-C-1. Visual Depth and Interest
c. Staff supports the variety of exterior open space provided in private balconies, small common deck at the second floor setback and as well as roof deck amenities. Continue to develop layout details for these amenity use areas that encourage resident use and activation. DC3-B-4. Multifamily Open Space, PL1-3-b. Rooftop Gathering Spaces PL1-C-1. Selecting Activity Areas, DC3-C-2. Amenities/Features
d. Staff supports convenient access to bike storage that has an interior and exterior access door. Ensure the exterior access has separation from vehicle uses for safety. PL4-B Planning Ahead for Bicyclists, DC1-B-1. Access Location and Design
e. Staff appreciates that services are located out of general circulation along the alley. DC1-C-4. Service Uses

Applicant Response:
The upper level facade has been carefully patterned and developed to promote a visually interesting and vibrant street-facing design element. After investigating the addition of balconies facing Jefferson, it was determined that they added very little to the design concept, and have since been removed.

The window pattern also introduces infil fiber cement panels to provide further texture and depth.

Bicycle parking has been moved from the alley to 2 places along the ROW (Jefferson and 13th).

**UPDATED 6.11.2024**



3. Materials
Staff supports the material palette shown on the upper levels of in Option 1. The wood, metal panels and glazing create a modern, yet textural, composition. Include studies of how this material palette continues at the ground floor level frontages, as well how it transitions to the 13th Ave facade. Ensure high quality material is included at all high-use pedestrian areas. DC4-A-1. Exterior Finish Materials, DC4-2-b. Variation and High-Quality Materials DC2-D-1. Human Scale
b. Continue to develop relevant detailing, like balcony railings, guardrails, window fenestration patterns, venting, downspouts, etc. to complement the architectural concept and to further develop a residential scale. PL2-C-2. Design Integration, DC2-B-1. Façade Composition

Applicant Response:
The primary exterior material for the project is represented by vertically oriented corrugated metal The design intent is to embrace a uniform primary material expression that incorporates several secondary and tertiary elements such as window infil panels, storefronts, and accent detailing.

t the ground floor, touches of exposed concrete help to ground the design with raised planters and an attractive accessibility ramp that punctuates the primary non-residentilal entry.

**UPDATED 6.11.2024**



4. SITE
Staff supports the development of the Jefferson St streetscape as a busy retail commercial frontage. Further study ways to add activation at the building frontage to connect to the pedestrian realm such as add operable glass doors to allow interior space to spill out onto the sidewalk, include large areas of glazing for views into, and out of, the commercial spaces, and add detailing to clarify entrance locations. Look at ways to eliminate posts that detract from the usefulness of the ground level exterior space. PL3-2 Streetscape Treatment, PL1-1-b. Neighborhood Nodes & Business Corridors, PL1-2-e.
Hardscapes, PL2-B-3. Street-Level Transparency
EARLY DESIGN GUIDANCE #3037307-EG
Page 6 of 22
b. Continue to develop the streetscape design along 13th Ave to enhance the pedestrian experience as the street transitions to residential uses. Develop the site layout at the residential entrance to be easily identifiable. Add weather protection, seating, etc. or other relevant amenities to add scale and usability. Add lush plantings for seasonal

Applicant Response:
An effort has been made to amplify the pedestrian experience along Jefferson, with opportunities for the commercial spaces to spill out onto the expanded sidewalk paving.

Similar work has been done along 13th. But, large planted areas (bio-planters) have been added to enrich the residential pedestrian experience. A larger, metal rainwater discharge pipe is being proposed to come out of the building and into the primary bio planter.

**UPDATED 6.11.2024**



## 9.0 | FLOOR PLANS

PROJECT SUMMARY

CONSTRUCT AN APARTMENT BUILDING CONTAINING 52 RESIDENTIAL UNITS OVER 4 FLOORS AND A 1ST FLOOR NON-RESIDENTIAL AREA. PROVIDE SUB-GRADE PARKING FOR 12 SPACES.

GFA

| | |
|---|---|
| LEVEL 1: | 4,620 SF |
| LEVELS 2-5: | 5,975 SF (each floor) |
| TOTALS: | 28,520 SF |

UNIT COUNT

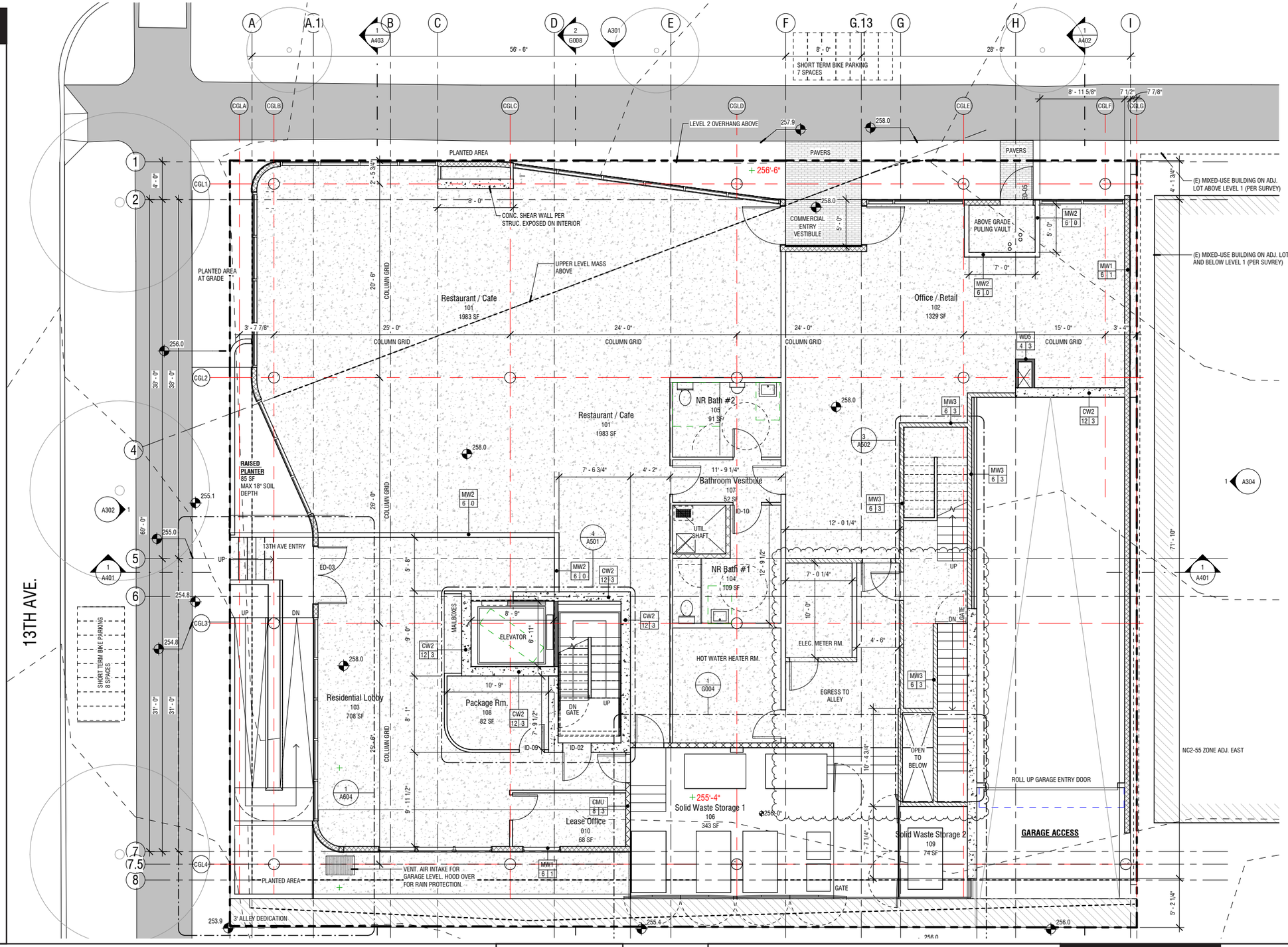
| | |
|---|---|
| GROUND FLOOR: | 0 |
| LEVELS 2-5: | 15 |
| TOTALS: | 52 UNITS TOTAL |

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: | 3.75X7774 = 29,152SF |
| AMENITY REQ'D: | 5% GFA = 1,458SF |
| MAX HEIGHT: | 55FEET |
| DESIGN REVIEW: | ADMINISTRATIVE |

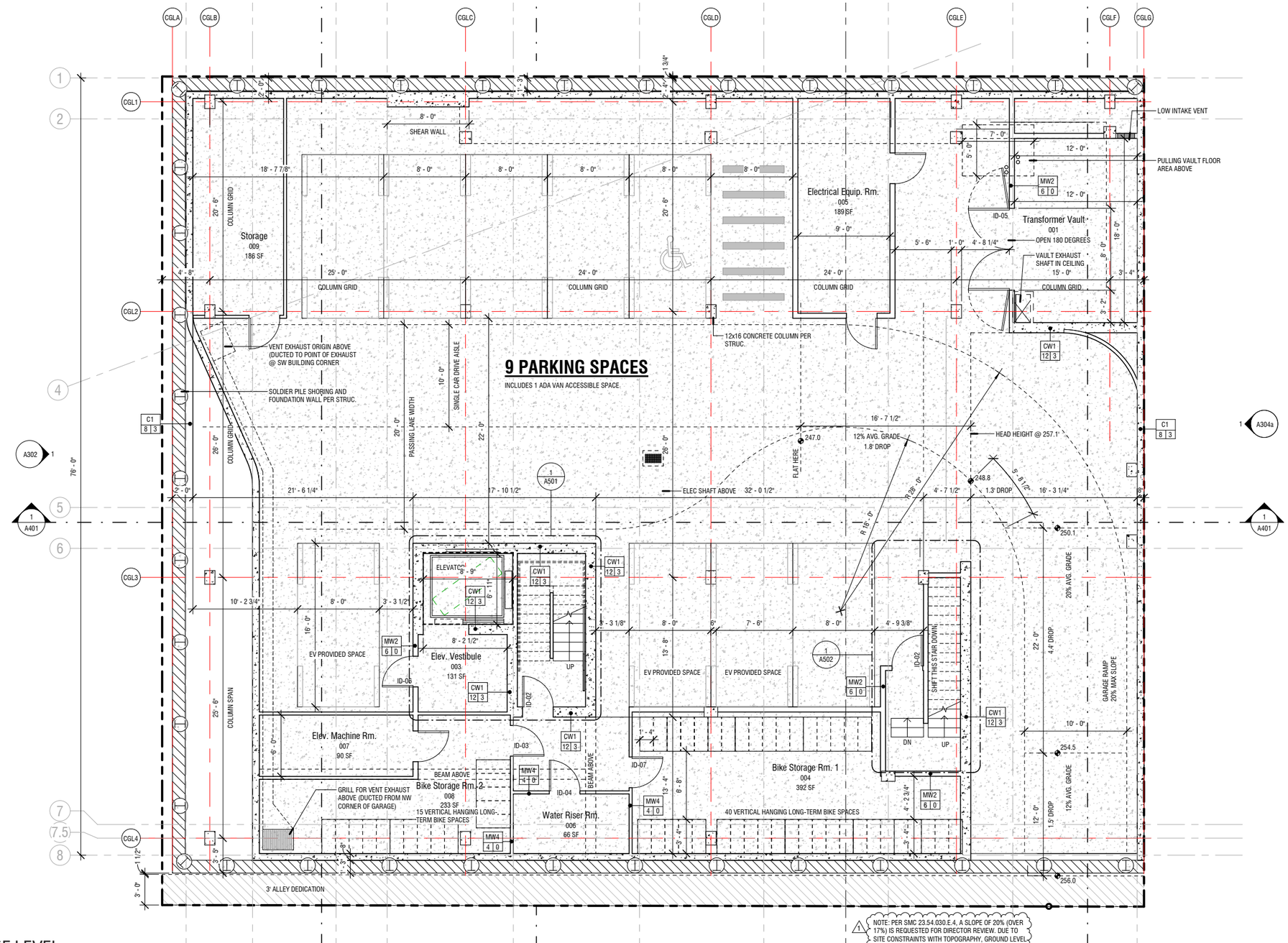
Ground Floor Plan
3/32" = 1'- 0"
UPDATED 2.28.2024




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## 9.0 | FLOOR PLANS

Parking Plan
In all schemes we hope to introduce 13 below ground parking spaces

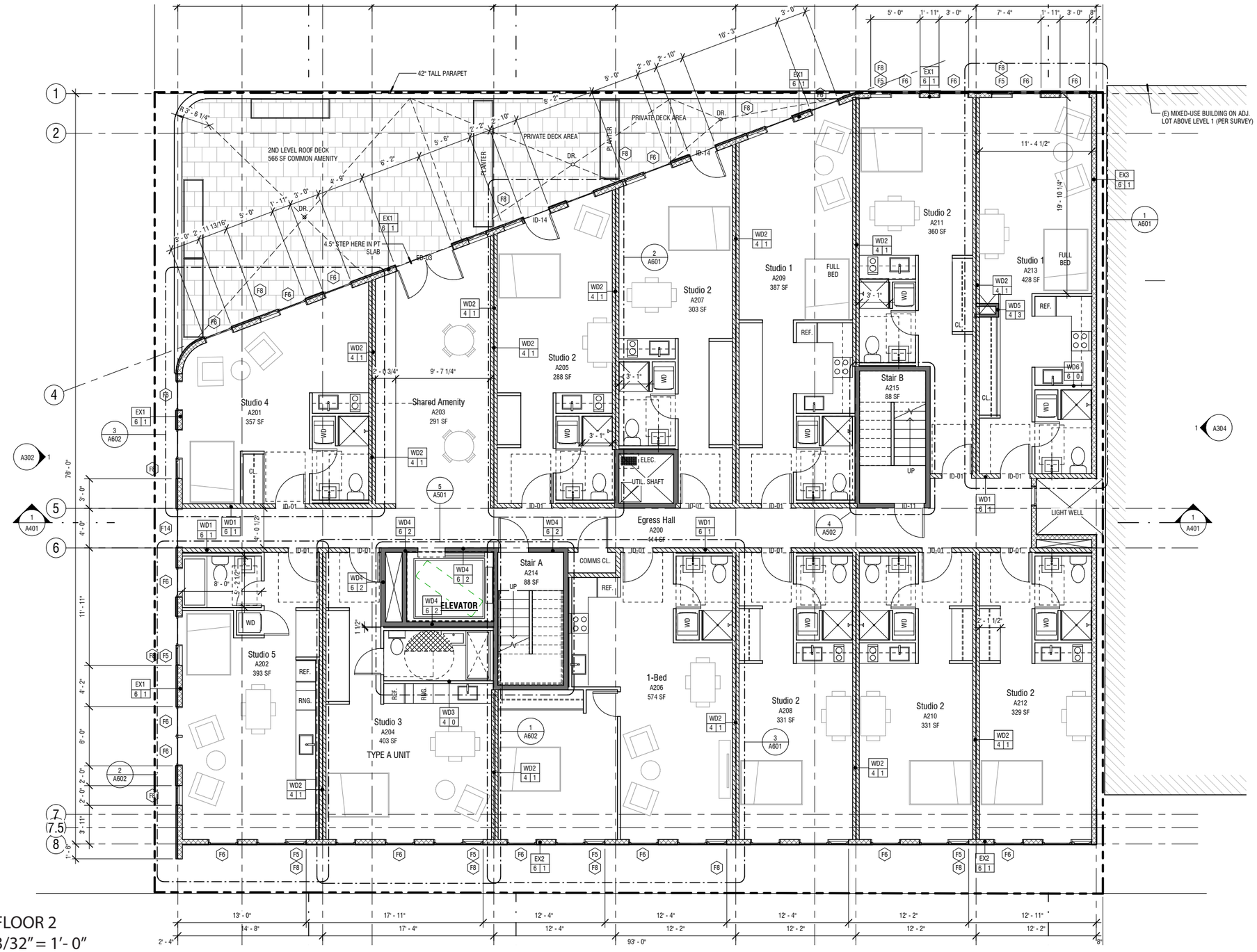



GARAGE LEVEL
3/32" = 1'- 0"

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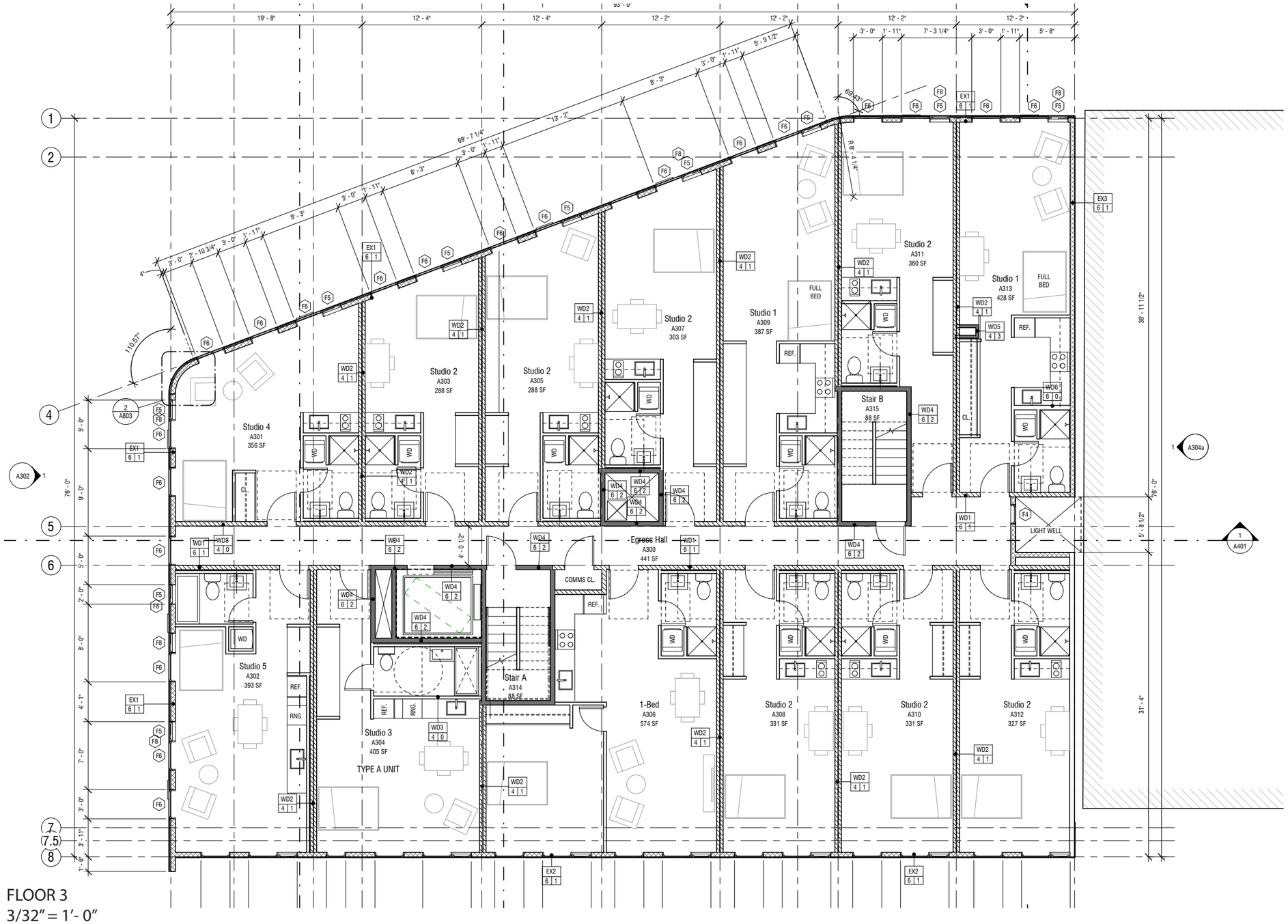
# UNIT BREAKDOWN

| | |
|---|---|
| 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
3/32″ = 1′- 0″

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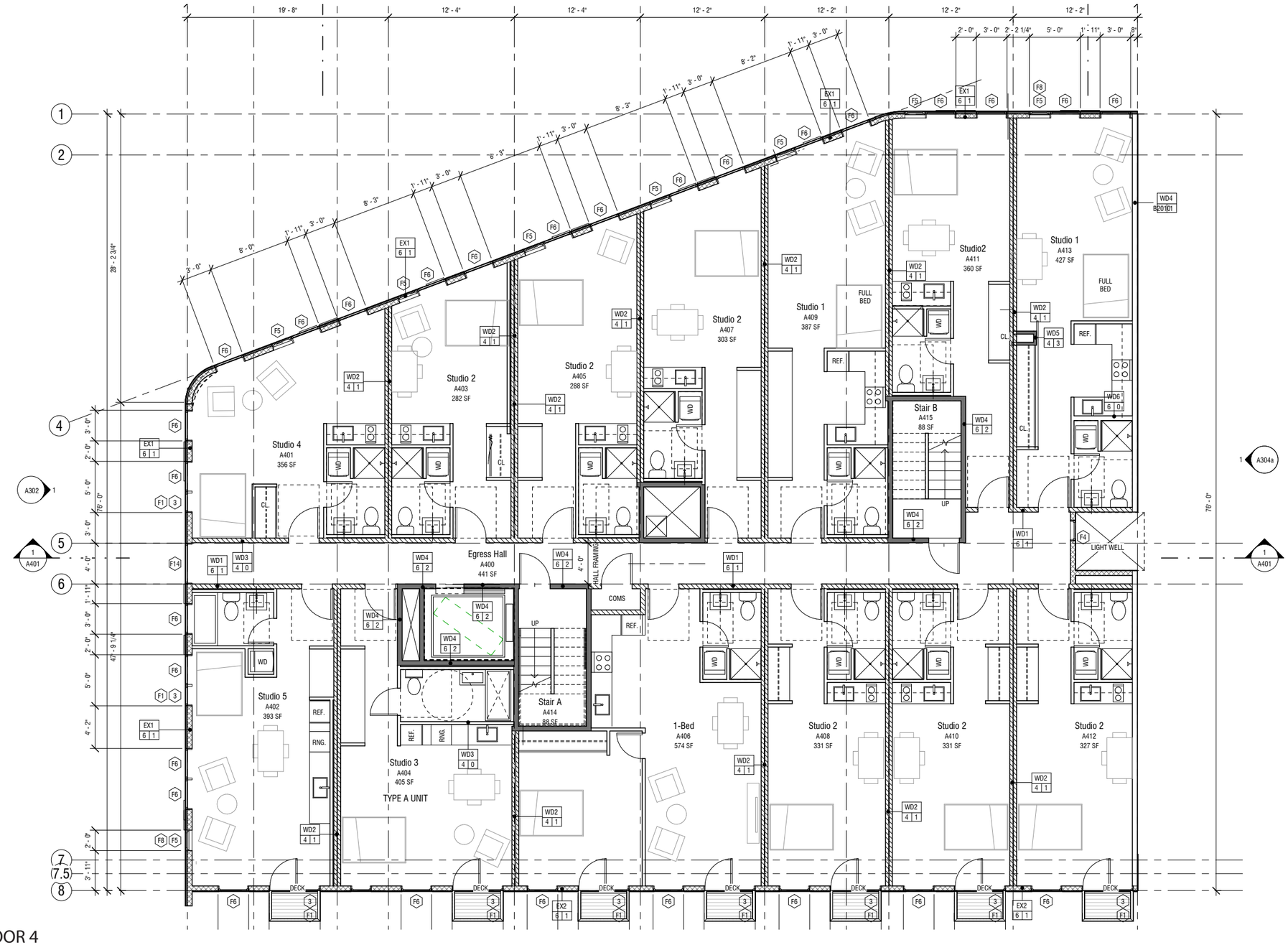

FLOOR 3
3/32" = 1'- 0"

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07/08/2024

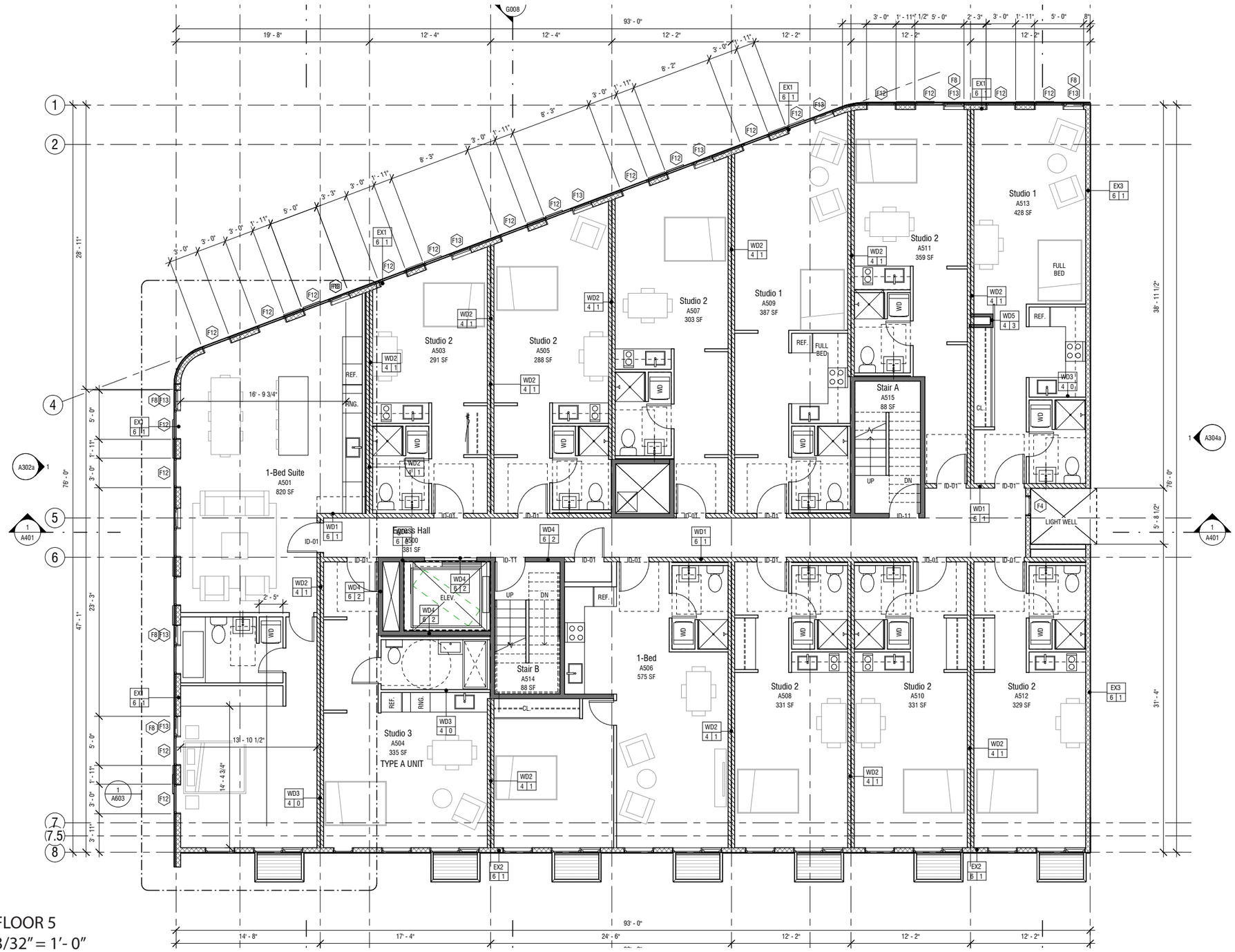
1305 E Jefferson Multifamily
ADR RECOMMENDATION PACKET -- DRAFT

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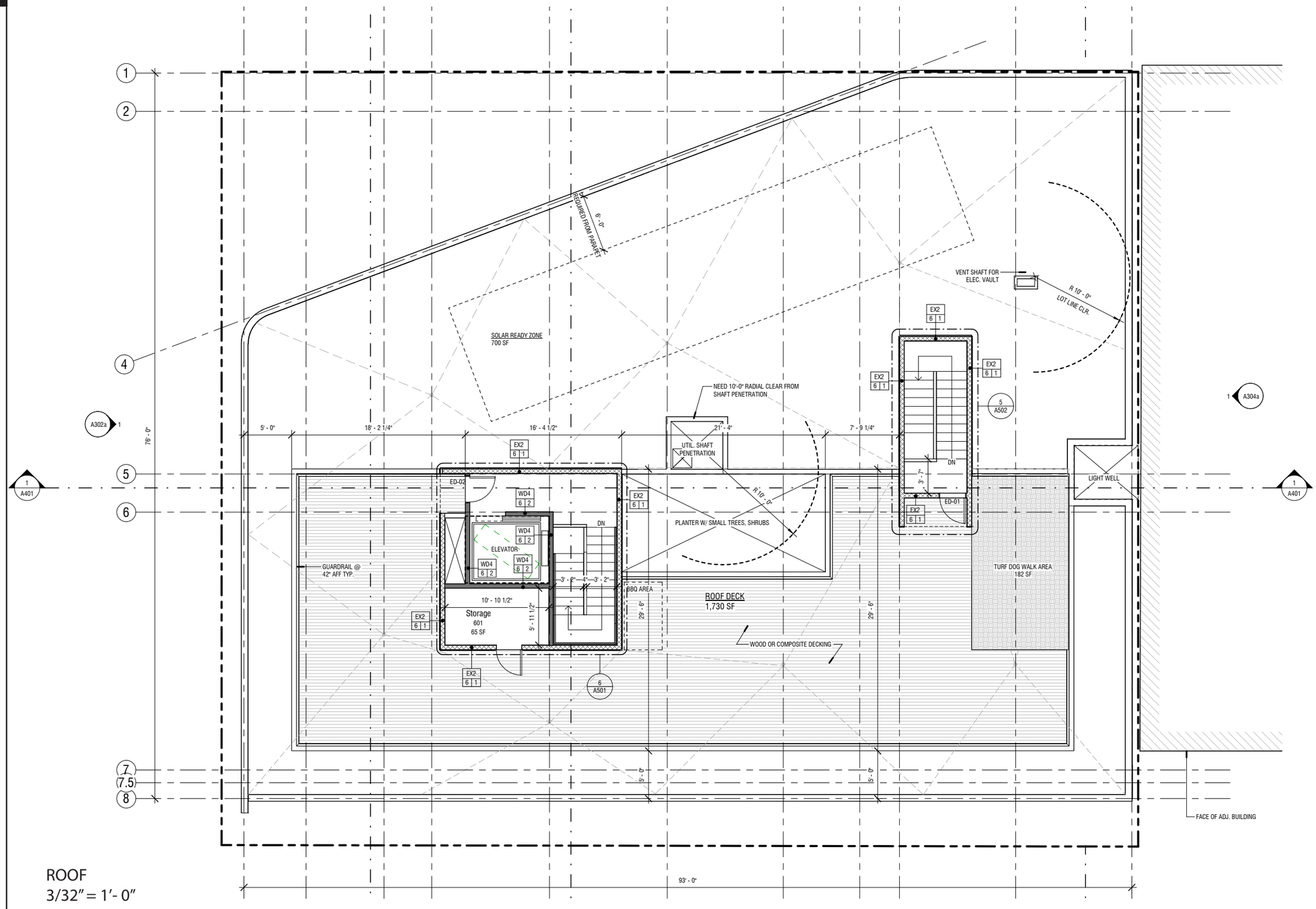

FLOOR 4
3/32" = 1'- 0"

## 9.0 | FLOOR PLANS




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

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ROOF
3/32" = 1'- 0"

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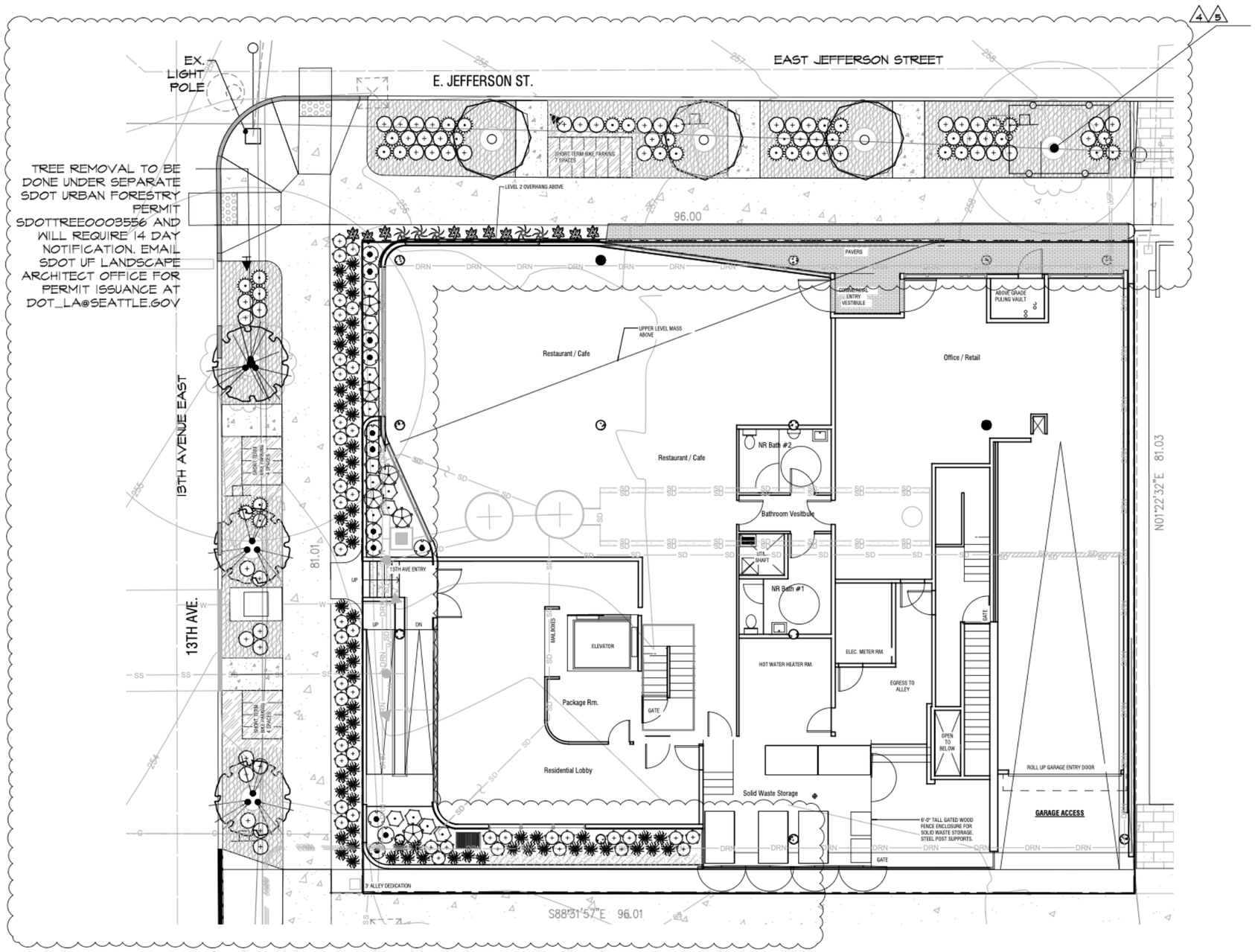
PLANT SCHEDULE GROUND LEVEL

| TREES | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Koelreuteria paniculata / Goldenrain Tree<br>Street Tree | 2"-2.5" Cal B&B | 9 |
| | Zelkova serrata 'Greenvase' / Green Vase Zelkova<br>Street Tree | 2"-2.5" Cal B&B | 9 |

| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE | SPACING | QTY |
|---|---|---|---|---|
| | Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons | 4"pot | 12" o.c. | 177 |
| | Lysimachia nummularia 'Aurea' / Golden Creeping Jenny | 4"pot | 18" o.c. | 77 |
| | Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry | 4"pot | 24" o.c. | 221 |

PLANT SCHEDULE GROUND LEVEL

| SHRUBS | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Berberis thunbergii 'Aurea' / Golden Japanese Barberry | 2 gal | 12 |
| | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry | 2 gal | 32 |
| | Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa | 1 gal | 5 |
| | Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender | 1 gal | 48 |
| | Lonicera pileata 'Moss Green' / Moss Green Honeysuckle | 2 gal | 18 |
| | Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo | 5 gal | 6 |
| | Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass | 1 gal | 64 |
| | Polystichum munitum / Western Sword Fern | 1 gal | 10 |
| | Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel | 2 gal | 32 |




GROUND FLOOR LANDSCAPE PLAN
NTS

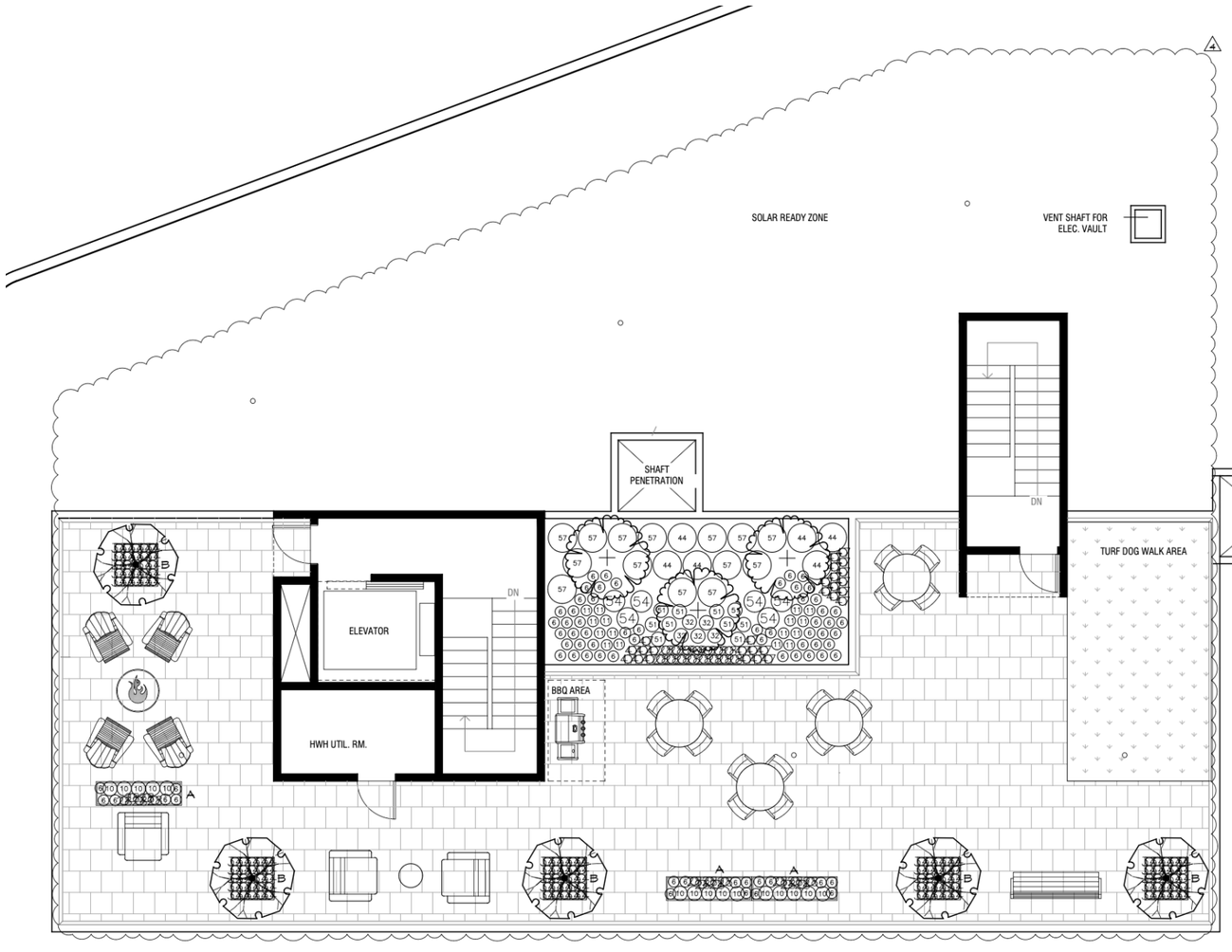
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## PLANT SCHEDULE ROOF LEVEL

| TREES | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Acer japonicum 'Autumn Moon'<br>Autumn Moon Maple | 1.5" Cal | 3 |
| | Acer palmatum 'Bloodgood'<br>Bloodgood Japanese Maple | 1.5" Cal | 5 |

| PLANTERS | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| 6 | Bergenia purpurascens<br>Purple Bergenia | 4" pot | 70 |
| 10 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass | 2 gal | 15 |
| 11 | Carex oshimensis 'Everillo'<br>Everillo Japanese Sedge | 4" pot | 16 |
| 28 | Heuchera x 'Peach Crisp'<br>Peach Crisp Coral Bells | 4"pot | 30 |
| 32 | Lavandula angustifolia 'Hidcote Blue'<br>Hidcote Blue Lavender | 1 gal | 5 |
| 34 | Liriope muscari 'Big Blue'<br>Big Blue Lilyturf | 4" pot | 120 |
| 44 | Nandina domestica 'Sienna Sunrise'<br>Heavenly Bamboo | 5 gal | 6 |
| 83 | Ophiopogon planiscapus 'Nigrescens'<br>Black Mondo Grass | 4" pot | 27 |
| 51 | Pennisetum alopecuroides 'Hamein'<br>Hamein Dwarf Fountain Grass | 1 gal | 10 |
| 54 | Phormium tenax 'Amazing Red'<br>'Amazing Red' New Zealand Flax | 2 gal | 6 |
| 57 | Pieris japonica 'Cavatine'<br>Cavatine Japanese Pieris | 2 gal | 14 |

| SITE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Synthetic Turf | N/A | 184 sf |




PLANT SCHEDULE ROOF LEVEL

| TREES | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Acer japonicum 'Autumn Moon'<br>Autumn Moon Maple | 1.5" Cal | 3 |
| | Acer palmatum 'Bloodgood'<br>Bloodgood Japanese Maple | 1.5" Cal | 5 |

| PLANTERS | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| 6 | Bergenia purpurascens<br>Purple Bergenia | 4" pot | 70 |
| 10 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass | 2 gal | 15 |
| 11 | Carex oshimensis 'Everillo'<br>Everillo Japanese Sedge | 4" pot | 16 |
| 28 | Heuchera x 'Peach Crisp'<br>Peach Crisp Coral Bells | 4"pot | 30 |
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| SITE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Synthetic Turf | N/A | 184 sf |

ROOFTOP LANDSCAPE PLAN
NTS




NORTH

RENDERED
LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"




NORTH

RENDERED
LEVEL 2 PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



## 11.0 | ELEVATIONS

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"
UPDATED 2.28.2024

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## 11.0 | ELEVATIONS

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"
UPDATED 2.28.2024

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## 11.0 | ELEVATIONS

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”
UPDATED 2.28.2024

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1 | CORRUGATED METAL SIDING. DARK BRONZE.



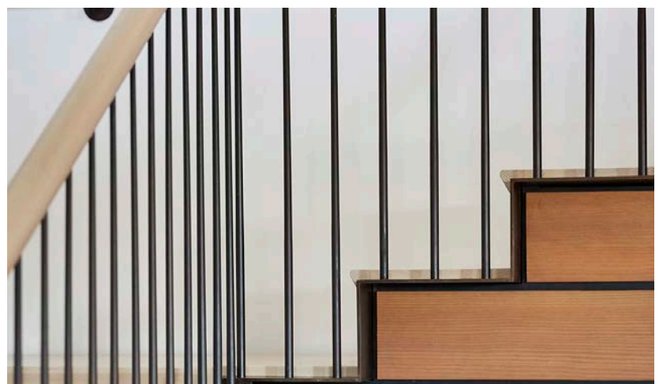
7 | FIBER CEMENT PANEL SIDING - DARK GREY



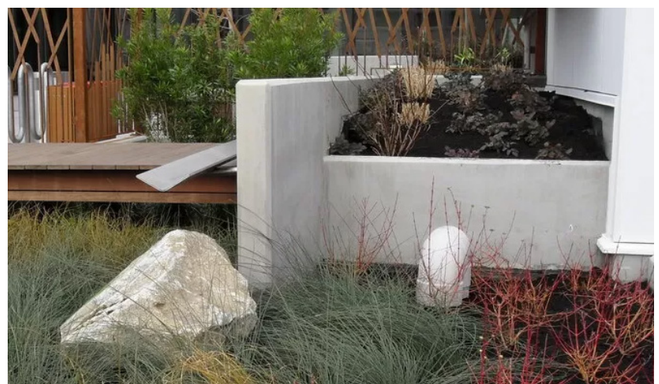
5 | BLACK WINDOW FRAME



9 | DARK ALUMINUM STOREFRONT



6 | BLACK PRE-FAB METAL RAILING



10 | CONCRETE PLANTER BOXES

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From Jefferson looking into the main public entry.




From Jefferson.



Street Corner Detail

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From Corner.

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From13th Ave.




Looking at 13th Ave. residential entry.




Towards alley.



Towards alley.

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Jefferson Street Front Detail

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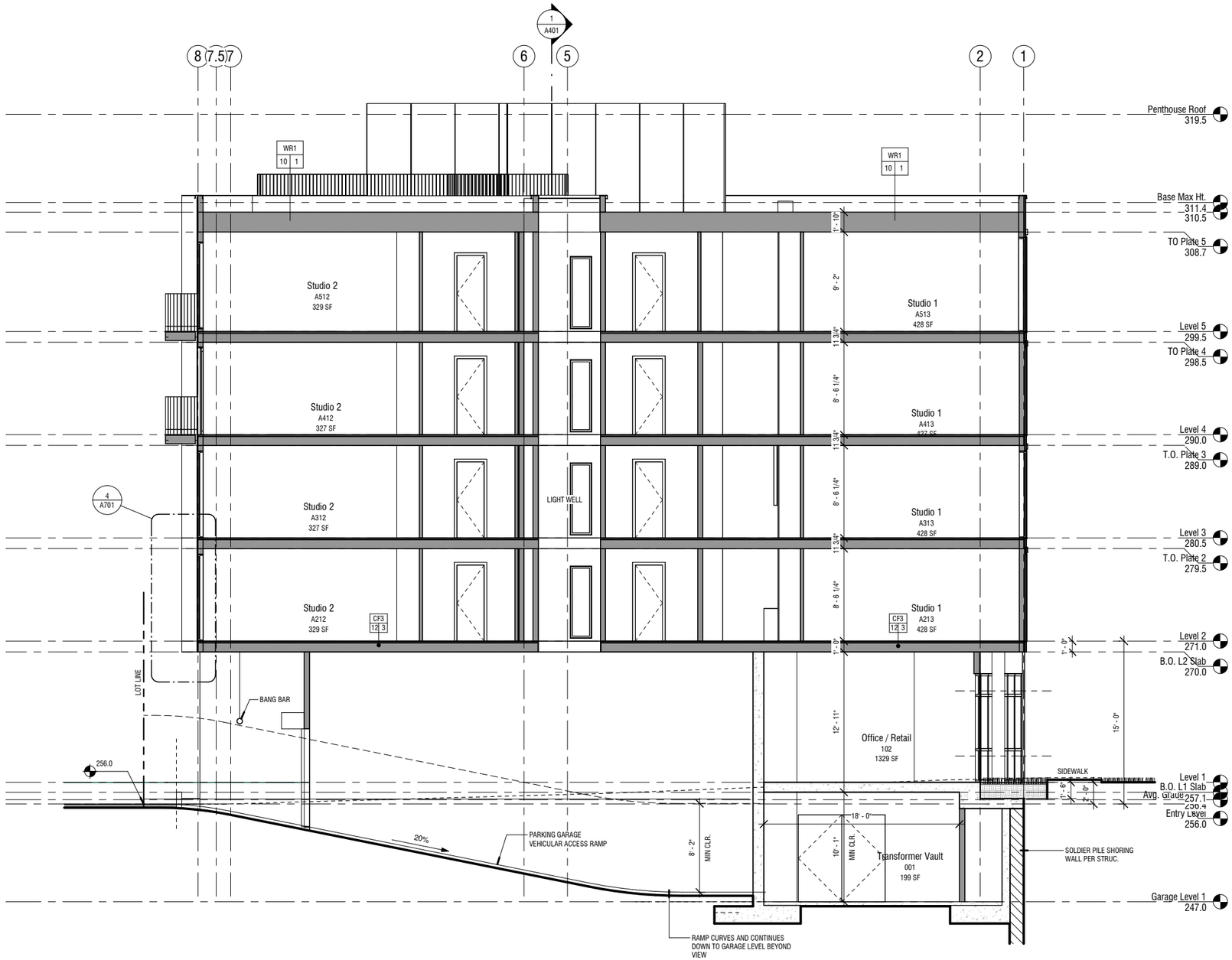


At dawn.

## 16.0 | BUILDING SECTIONS

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
3/32" = 1'- 0"

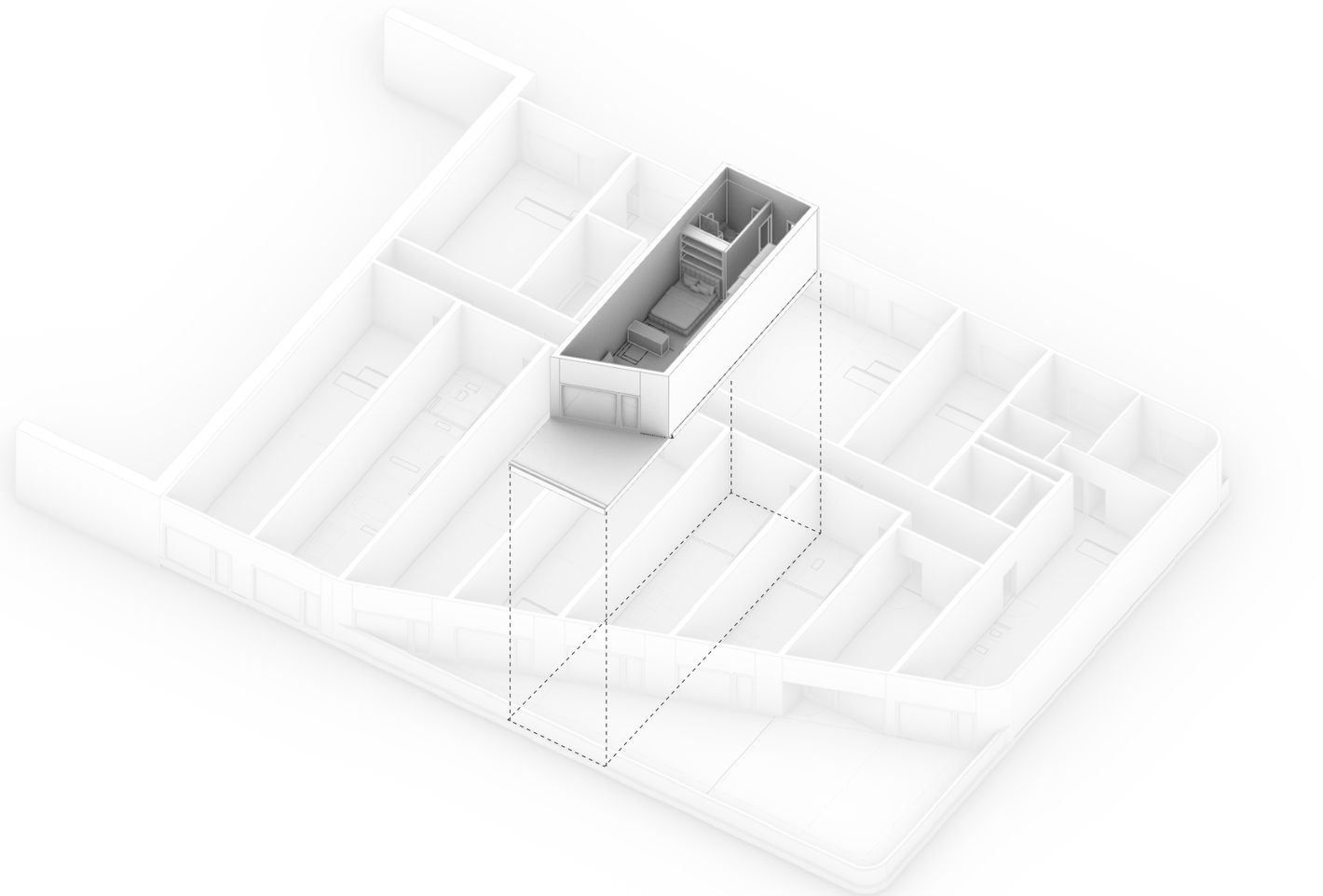
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## Option 3 : UNIT DEVELOPMENT

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.

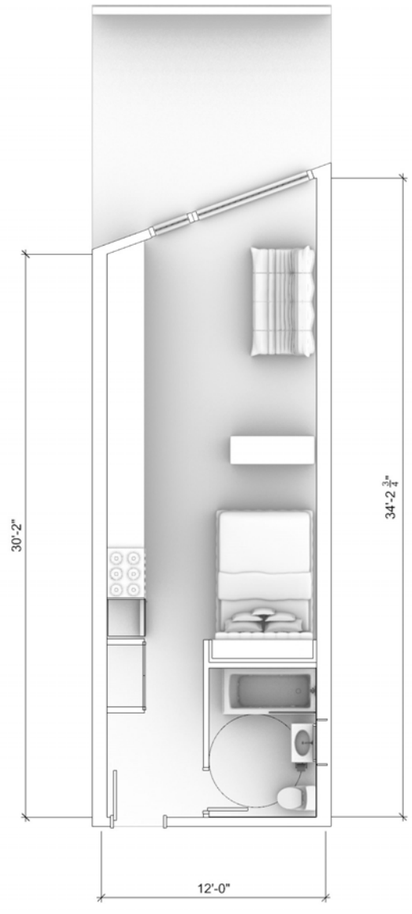
TO RATIONALIZE THE INTERIORS OF THE UNITS OUR STRATEGY IS TO DESIGN MODULAR COMPONENTS THAT WILL BE SIMILAR ACROSS ALL UNITS. THE BATHROOMS AND KITCHENS AND EVEN SOME STORAGE COMPONENTS CAN BE ARRANGED DIFFERENTLY FROM UNIT TO UNIT.

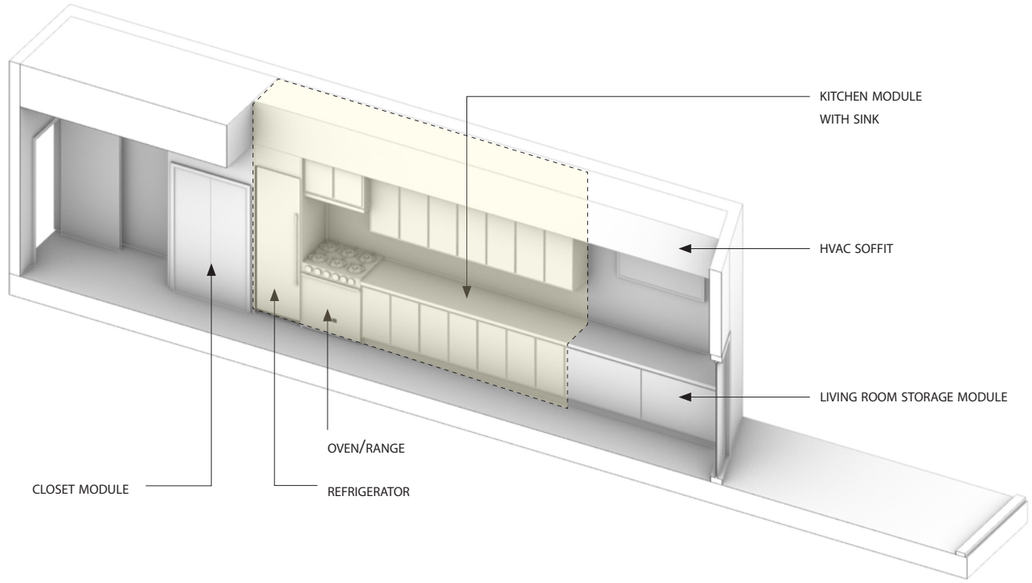


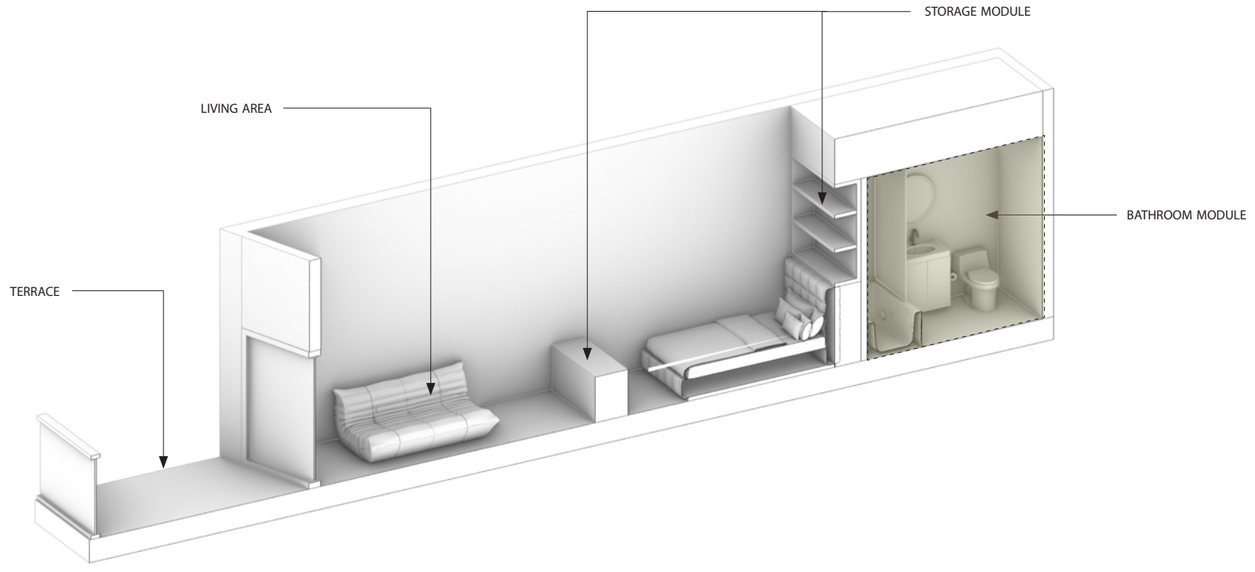
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# UNIT BREAKDOWN

| | |
|---|---|
| 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 |




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## 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@mnmumstudio.com
ben@animalnamedesign.com

| Owner | Developer | Architect of Record | Designer | Designer | Landscape Architect |
|---|---|---|---|---|---|
| Jerry Fulks<br>PO Box 1421, Seattle WA 98122<br>206.300.3006<br>jerrysfulks@gmail.com | Lou Development, LLC<br>16400 Southcenter Parkway, Suite 402<br>Seattle, WA 98188<br>stevenlou@loudevelopment.com | MNMUM studio, LLC<br>1111 E Pike St. Seattle, WA 98122<br>520.400.3868<br>mnmumstudio.com | MNMUM studio, LLC<br>1111 E Pike St. Seattle, WA 98122<br>520.400.3868<br>mnmumstudio.com | Animal Name Design<br>40120 NE 104th St Seattle, WA 98125<br>425.891.2812<br>animalnamedesign.com | Root of Design<br>2020 Maltby Rd.<br>Bothell, WA 98021<br>206.491.9545 |