JUNCTION STOOP HOUSES

STREAMLINED DESIGN REVIEW

Project Description:
Construct 7 new 3-story townhouse units w/ parking for
4 spaces off the alley and shared common amenity.

6542 44th Ave SW | Seattle, WA | 98136



MNMM

ARCHITECT/APPLICANT:
MNMUM studio, LLC
9546 46th Ave NE | Seattle, WA | 98115
520.400.3868 | mnmumstudio.com

OWNER:
PDB, LLC
1310 44th Ave SW | Seattle, WA | 98116
206.915.6881

LANDSCAPE ARCHITECT:
Root of Design, LLC
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3.0 OVERVIEW

PROJECT INFORMATION:

Project Description:
Proposal to construct a 3-story townhouse structure containing 7 residential units, each with a ground floor, attached ADU. will include rooftop decks and parking for 4 spaces of the rear alley.

Address:
6542 44th Ave SW
Seattle, WA 98136

Tax Parcel #:
762570-4500

Legal Description:
SEA VIEW PARK ADD PLAT BLOCK: 50, LOT: 13, RECORDS OF KING COUNTY, WASHINGTON.

Zoning:
LR2 (M)

Lot Size:
6,500 SF

Overlays:
Urban Village

ECA:
None

Parking Flexibility:
Yes

Max Zoning Height:
40’-0”

DEVELOPMENT OBJECTIVES:

1. To establish a meaningful connection to the urban context - both current and future. Primarily at the street-facing facade.

2. To provide each residential unit with access to air, light and view.

3. To maximize density while adhering to Morgan Junction and City of Seattle Design Guidelines, and providing desirable housing for all residents.

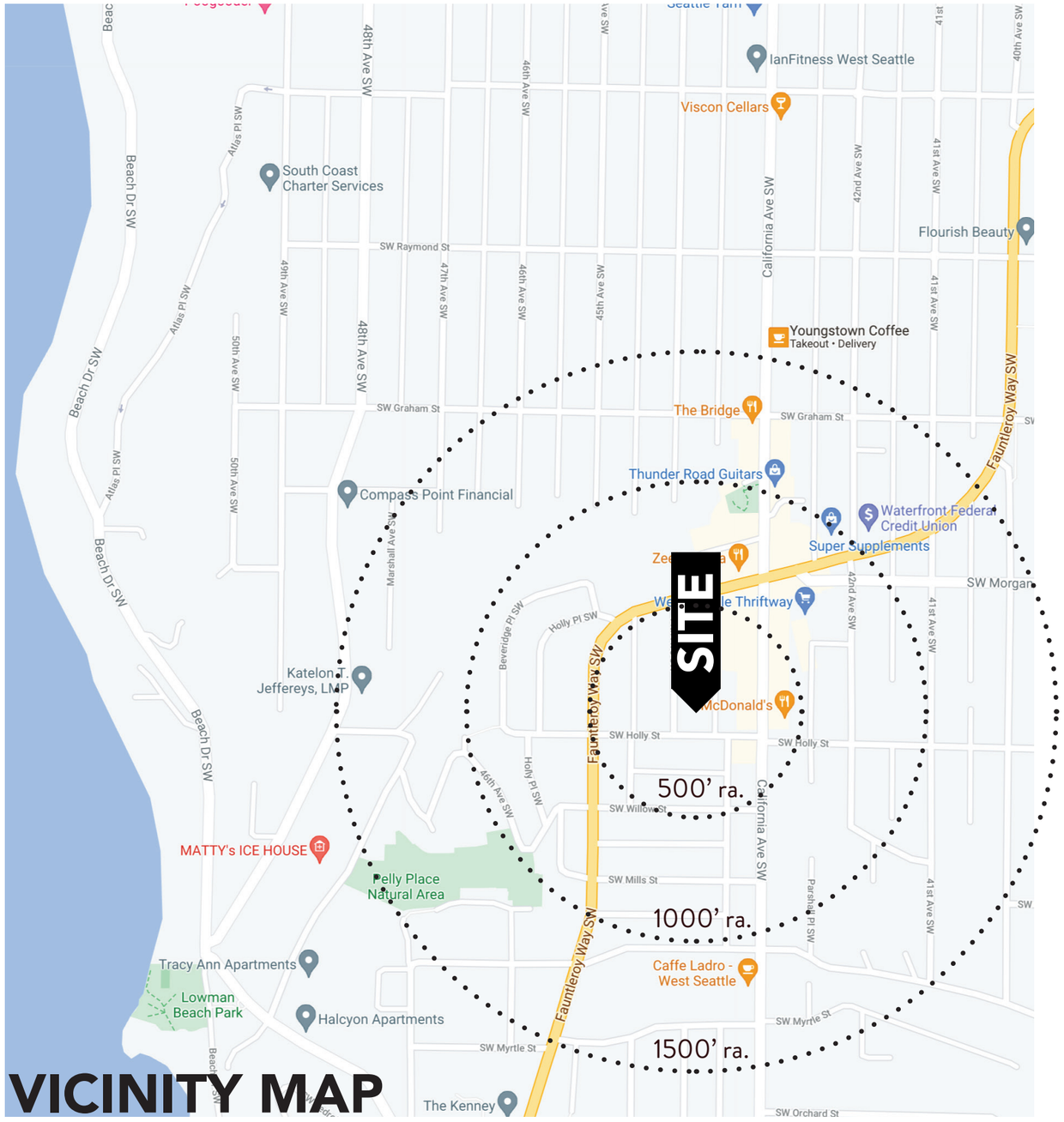
4. To take advantage of mid-block, urban lot with private and common landscape amenity areas and roof decks.

5. To harbor a sense of community among residents.

6. To cultivate a design aesthetic that embraces textured materiality, a diverse facade composition, and acknowledgement of massing in a growing urban context.

7. To maintain rationale massing, external urban context, and internal functional relationships throughout the design and development process.

8. To establish a clear human scale at the street-facing facade, with set-back facades and heavy landscaped areas that provide a natural buffer between the sidewalk and the development property.



VICINITY MAP

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3.0 ECO SUMMARY

EARLY COMMUNITY OUTREACH

7-UNIT TOWNHOUSE

printed flier

VELOPMENT
a 3-story townhouse
residential units,
or, attached ADU.
s and parking for 4

PUT!!
project URL
s.com) to learn more
pment, and to provide
d ownership team with direct feedback (including a quick survey). We want to ensure the building design reflects the urban and neighborhood 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 desirable new housing community for residents and passersby alike. We look forward to hearing from you!

PROJECT INFORMATION

Project Address:
6542 44th Ave SW
Seattle, WA 98136

Design Review Project #:
3038226-EG

Developer:
PDB, LLC

Architect/Applicant:
MNMuM Studio, LLC

Contact:
Peter Secan
peter@mnmumstudio.com



MNMuM Studio
9546 46th Ave NE, Seattle, Wa
mnmumstudio.com

EARLY COMMUNITY OUTREACH

7-UNIT TOWNHOUSE

NOTICE OF DEVELOPMENT
Proposal to construct a 3-story townhouse structure containing 7 residential units, each with a ground floor, attached ADU. will include rooftop decks and parking for 4 spaces of the rear alley.

WE WANT YOUR INPUT!!
Please visit the project URL (junctionstoophouses.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 neighborhood 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 desirable new housing community for residents and passersby alike. We look forward to hearing from you!

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peter@mnmumstudio.com



MNMuM Studio
9546 46th Ave NE, Seattle, Wa
mnmumstudio.com

EARLY COMMUNITY OUTREACH SUMMARY:

High Impact Methods:

1.a. Printed Outreach -- Door-to-door fact sheet distributed to businesses and residences within 500' radius.

On July 26, 2021, a small group from the design team canvassed the 500' radius around our site and distributed a flier that was created to inform people of the upcoming development, and guide them through the early design concepts. We also provided direction and a link to our website and digital survey (www.junctionstoophouses.com) in order to give us direct feedback on the project.

We serviced mostly residences, but a few businesses along California Ave. to the east of our site. A PDF of the flier and the radius map are attached as part of this ECO summary.

2.a. Digital Outreach: Online Survey.

A survey was created with online access (via our interactive website, see below) that was meant to inform the design and development team of community priorities of the surrounding residents and businesses. Attached to this ECO Summary is a copy of that survey

A summary of our feedback includes the following:

-People valued space, square footage, and private outdoor areas as the most important to them when considering housing.

-While many people appreciated the need for density, they shared concern about the amount of new residential units being developed in the area. Parking was a major issue of concern.

-People like the fact that they had easy access to what they needed in their neighborhood.

-While some like the presented design aesthetic, others shared concern that the look was a bit too contemporary.
Privacy between properties is very important.

A brief email conversation was engaged with one of the neighbors (to the direct north) where some of her concerns were addressed by the architect. That conversation has been provided as part of this summary.

In summary, the design and development team has learned that privacy to the adjacent properties will be something that needs to be addressed in the next phase of design. Where windows are placed and where views are preserved will be vital in making this a neighborhood friendly project. We will continue to work on designing the forward facing landscaping and access elements to help better fit the project in with the human scale of the existing neighborhood.

2.c. Digital Outreach: Interactive Website.

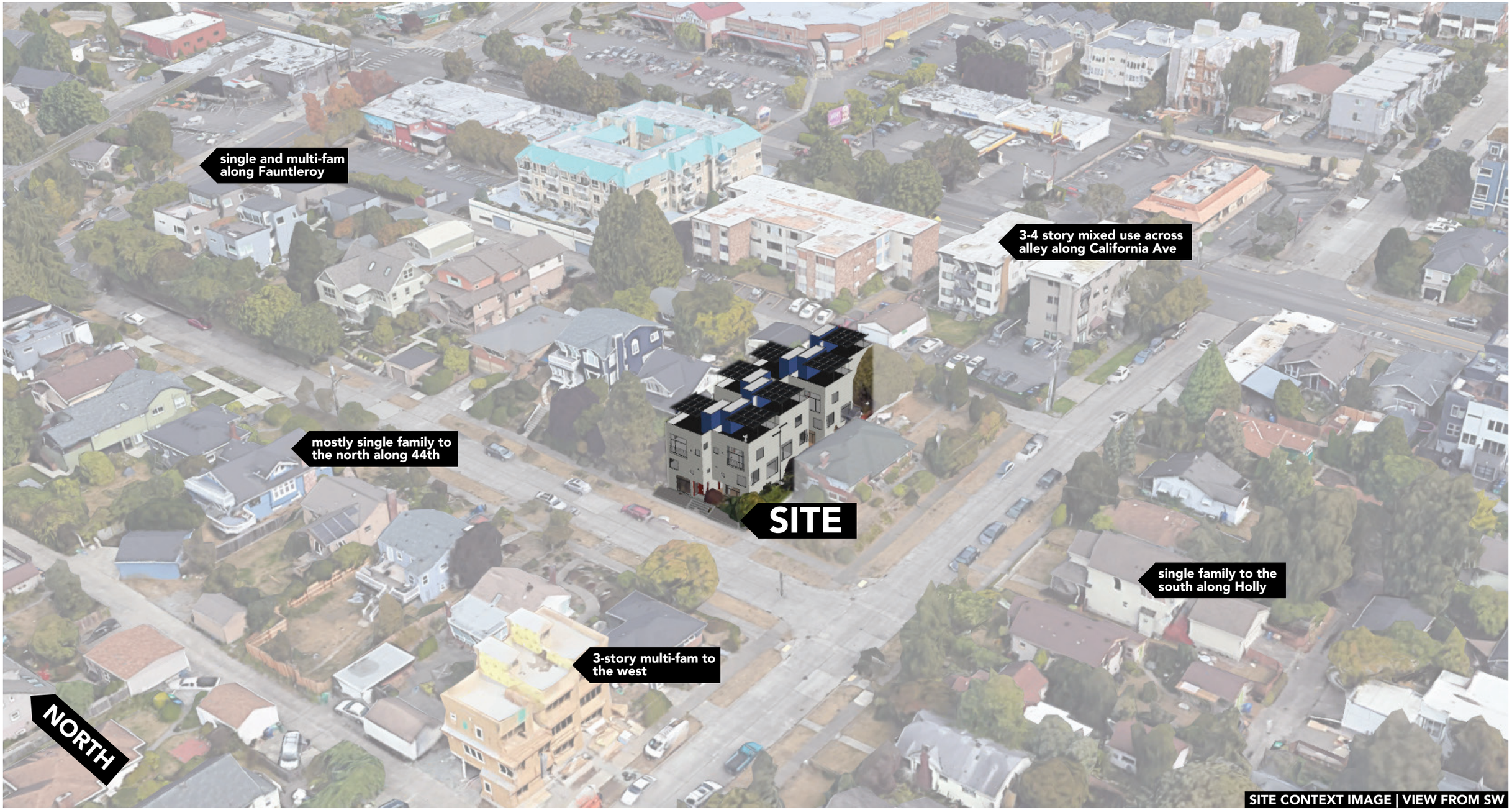
URL: www.junctionstoophouses.com

The design team set up an interactive website that offers a glimpse into the site, our design tenets, and early concepts for the development. We encouraged people in our printed and digital outreach efforts to go to this website to learn more about the project and to provide the team with direct feedback.

The feedback we got from this is directly tied to the online survey that was part of the interactive website (see above).

For more information on the outreach and what was presented to the public, please visit the url on this page.

4.0 SITE VIEW



SITE CONTEXT IMAGE | VIEW FROM SW

MNMUM

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4.0 SITE PLAN

SITE PLANNING OBJECTIVES:

1. A wide stoop with small planted areas greets passersby and helps to blend the multi-family structure in with the surrounding neighborhood. Residents of units A and B can use the stoop as a hang-out amenity.

2. Private amenity at the street-front are mostly planted (see landscape plan) and provide a vegetated buffer between the sidewalk and the structures. This echos the raised planters of many of the surrounding and adjacent lots.

3. A pedestrian path follows the south property line and provides access to all of the interior units. It is fenced along the property line and utilizes ramps and steps to climb up the site's natural topography.

4. A central entry court provides pedestrian access to 4 of the 7 units on site. This helps consolidate impervious area and is an efficient solution to site circulation. Planted areas help soften the entry court as well as provide opportunities for bio-planters for mitigating storm water run-off.

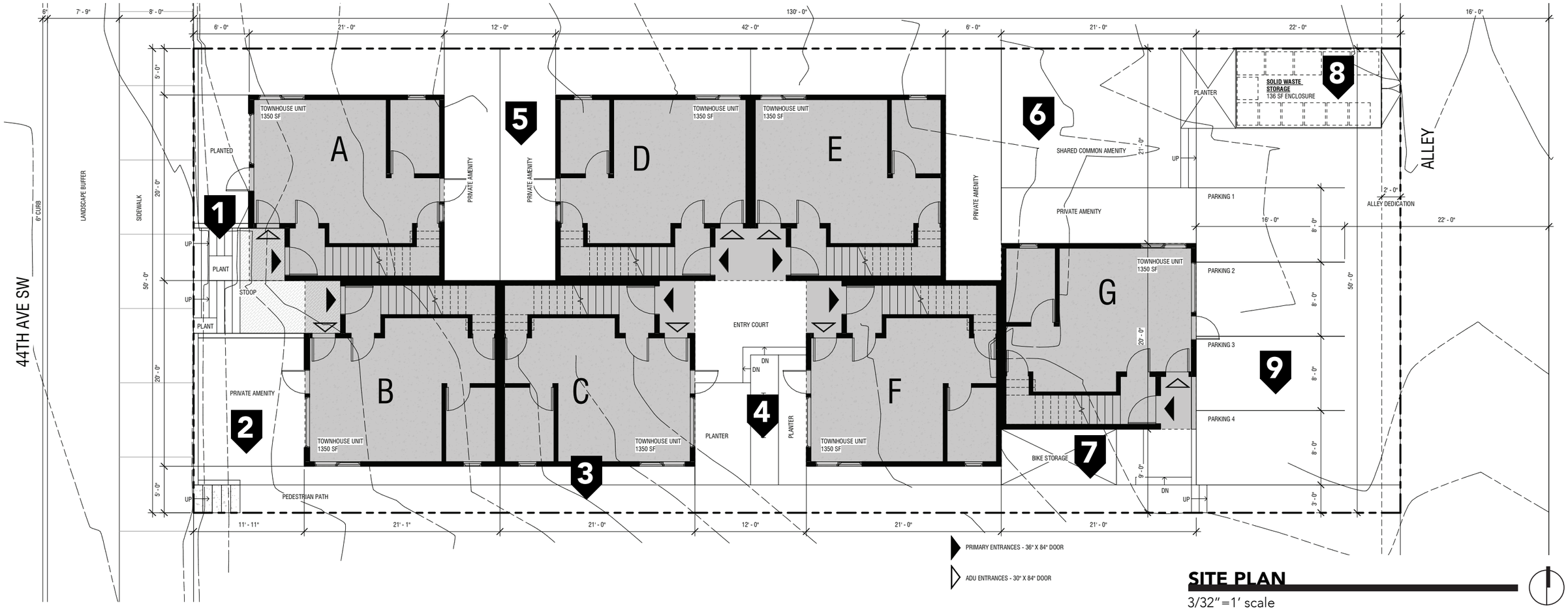
5. In certain areas the units are pulled apart to reveal private outdoor space, which is a combination of hard surface and vegetated areas (see landscape plan).

6. A shared common amenity area exists at the NE corner of the lot. It is separated from the solid waste storage area by a tall planter, and takes advantage of mid-afternoon sun. The common amenity is accessed from the parking area off the alley.

7. Long-term bike storage is contained in an enclosed locker area that is accessed off the shared pedestrian path.

8. The solid waste storage area takes a 'hybrid' approach to storage and collection, per SPU recommendation.

9. The parking area provides 4 spaces that are accessed of the alley. Attention is being paid to screening for light and view from the rest of the property.



SITE PLAN
3/32"=1' scale

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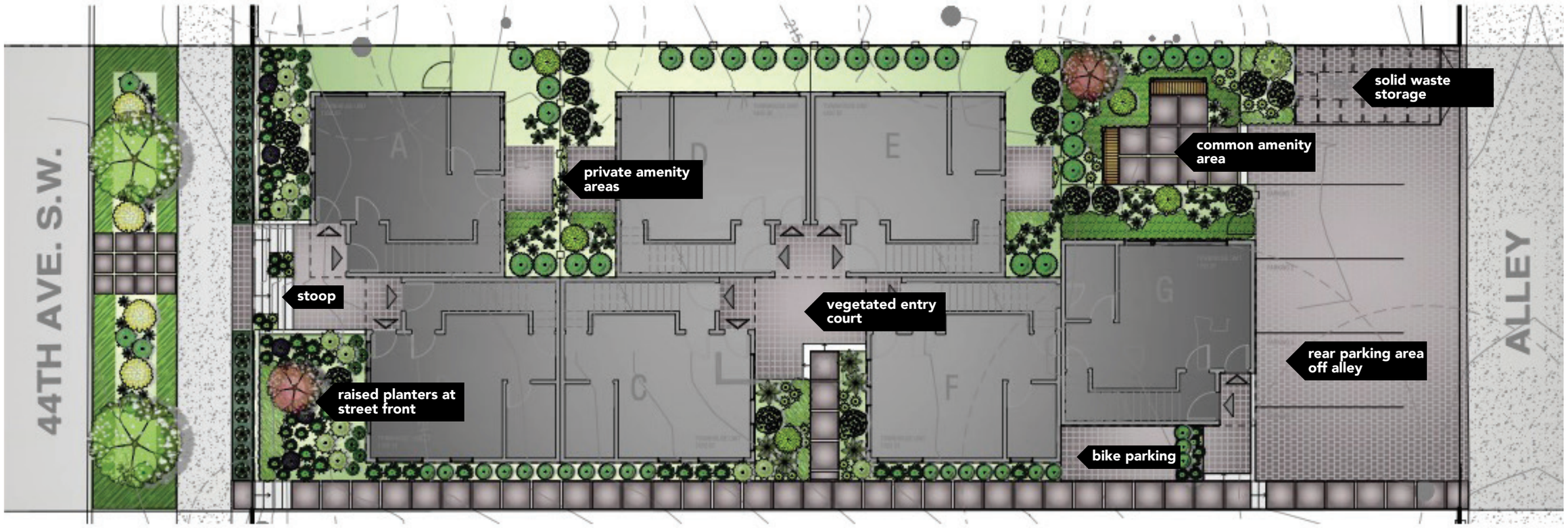
4.0 LANDSCAPE

LANDSCAPE PLAN CONCEPT:

The landscape concept focuses on making the most of a narrow site and its surrounding urban context. At the street front, a raised planter sits on either side of the wide entry stoop. Even within the stoop, there are several areas of the steps that are peeled back to reveal planted sections. The heavily planted areas on either site help to blend the structure into the neighborhood context and provide a natural buffer between the street and the residences. The stoop is meant to provide balance to this equation.

As the lot moves from front to back, a series of courtyards open up along the north and south property lines. This is done to provide air and light to the units, but also presents opportunities for private and common amenity areas.

The most prominent of these being the entry court along the south pedestrian path. This is the entry point for 4 of the 7 townhouse units, and will feature several large planters that help soften the approach to those units and provide areas for storm run-off mitigation.



LANDSCAPE CONCEPT PLAN
not to scale

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5.0 SURROUNDING USES



ARCHITECTURAL CONTEXT:

In the areas to the north, south, west, the are large areas of existing single family homes. However, with the recent MHA rezone, these areas will be slowly re-developed with multi-family townhouse and apartment buildings. Further to the west, the topography falls down towards Puget Sound.

To the east, the neighborhood transitions into the California Ave SW commercial core. Commercial courts and streetfronts populate the core with restaurants, coffee shops, and retail. There are also a host of multi-family and mixed use structures that are largley apartments, but some townhouses.

Our site is situated right on the edge of this transitional neighborhood. There is commercial zoning directly across the alley, and it makes sense within the context of our site that a taller, more dense structure would work well.

MAP KEY

- Single Family Home
- Multi-Family
- Commercial
- Institutional

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5.0 VISUAL CONTEXT


ON 44TH AVE | LOOKING NORTHWEST FROM SITE


ON 44TH AVE | LOOKING NORTH



ON SW HOLLY | LOOKING NORTH TOWARDS SITE


ON SW HOLLY | LOOKING NORTH


ON 44TH AVE | LOOKING NORTH FROM SITE


ON SW HOLLY| LOOKING WEST FROM CORNER


ON SW HOLLY| LOOKING NORTH



ON FAUNTLEROY | LOOKING WEST

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5.0 VISUAL CONTEXT


MULTI-FAMILY BUILDING ON SW WILLOW ST.



STARBUCKS ON CALIFORNIA AND HOLLY


APARTMENT BUILDING ON CALIFORNIA AVE


SFR ON 44TH AVE SW


ON CALIFORNIA | APARTMENT BUILDING


BUS STOP ON CALIFORNIA AND HOLLY



ON CALIFORNIA LOOKING TOWARDS THRIFTWAY


LOOKING NORTH ALONG ADJACENT ALLEY

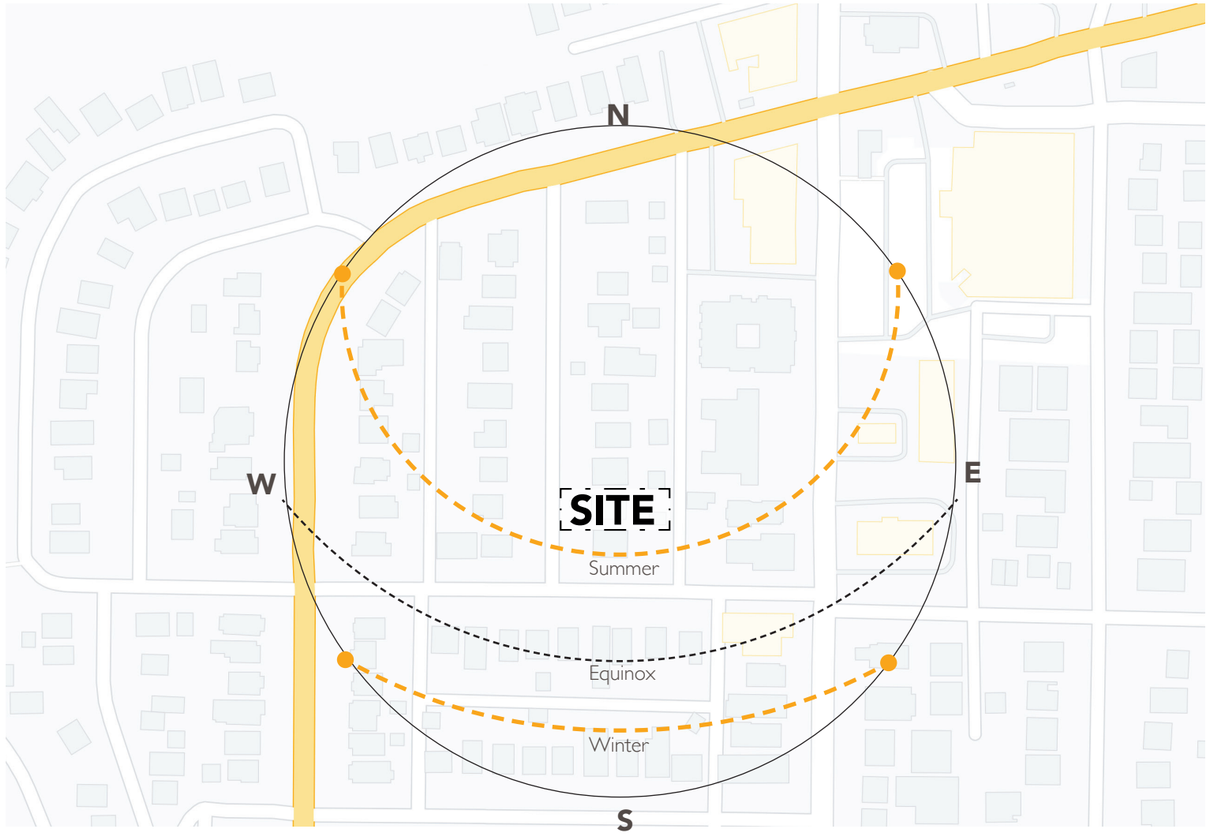
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5.0 MISC. CONTEXT





ZONING CONTEXT:

Our site sits within a recently re-zoned LR2 (M1) area. To the west, there is mostly SF-5000 zoning. Directly o the east, there is NC3-30 commercial zoning and more lowrise once you go beyond that.

Future developments in our direct vicinity should see an influx of 3-4 story townhouse and apartment structures.

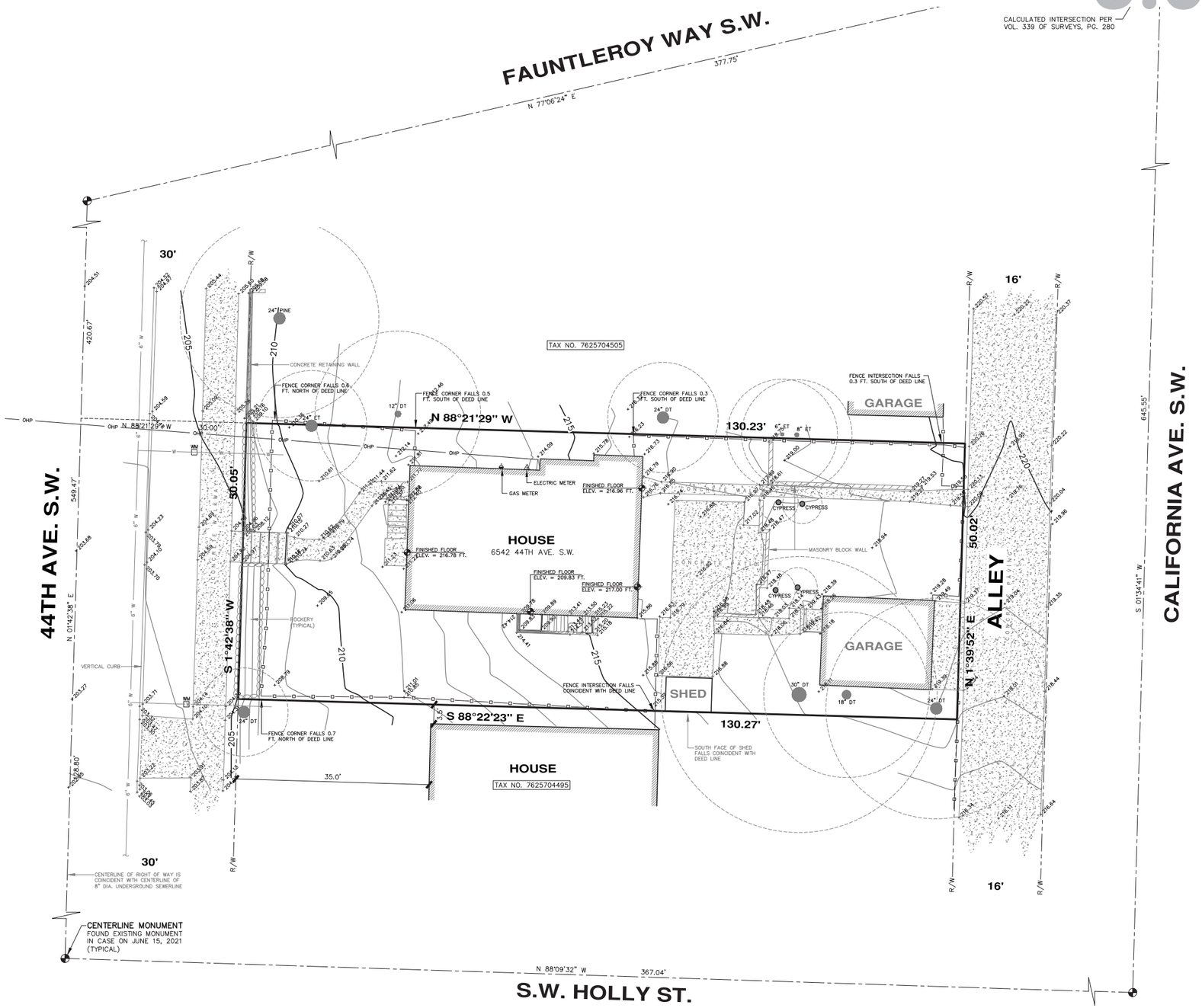
SOLAR CONTEXT:

Our site is a mid-block lot just one lot north of the corner of 44th Ave SW and SW Holly St. The existing single family home to the south will provide some shade, but the upper 2 floors of the new development should see an abundance of direct sunlight.

There is a sinlge family structure to the north, which will be effected by shadow from the new development in all seasons, but particularly the winter months.

The site will receive ample direct sunlight in the morning (from the east) and the afternoon (from the west).

5.0 EXISTING SITE



USE:

In the front middle of the existing lot there is a one-story single family home, which will be removed as part of the development proposal. There is also a detached garage off the alley that will also be removed.

TOPOGRAPHY:

There is a low rockery at the street-facing side of the lot that rises approx. 4 feet. Moving east, the topography continues to rise at a gentler slope approx. 8 more feet to the rear of the lot at the alley. There is little to no variation in slope from north to south.

ACCESS:

For vehicular access, there is an improved (concrete) alley to the east. All parking will be accessed from the alley, as well as solid waste storage and pick-up. There are pedestrian entries at the east and west property lines.

VIEWS AND SOLAR ACCESS:

Prominent site views are from the 3rd floor and roof decks to the west. From vertain units, there will be sweeping views of Puget Sound. A large entry court in the middle of the site will help capture solar access to the south, while large window openings provide opportunities for natural light.

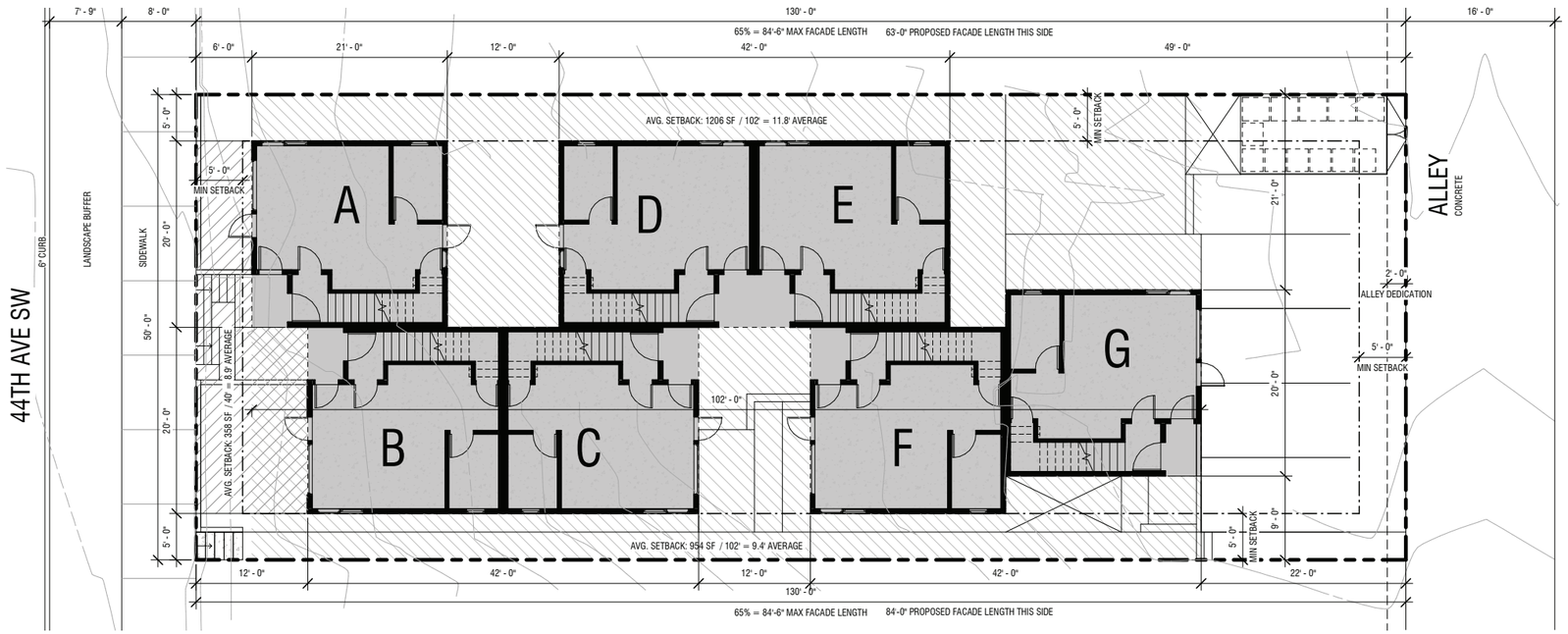
TREES:

There are a few scattered trees at the SE corner of the site and a few off our property to the north. Per an arborist report, none of these trees are designated as Exceptional.

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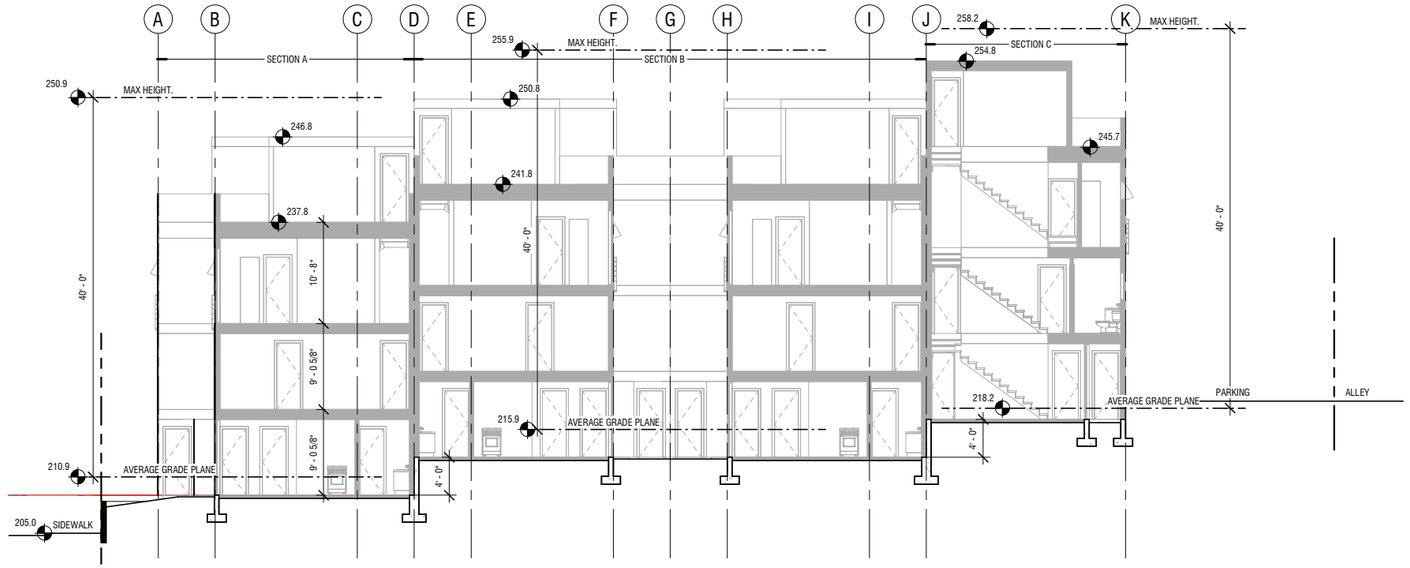
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ZONING SITE PLAN

1/16"=1' scale



SITE SECTION

1/16"=1' scale

6.0 ZONING

ZONING DATA:

ZONE: LR2 (M1)
Site Area: 6500 SF

23.45.510__FLOOR AREA
Max FAR: 1.4 x Site Area = MAX GFA
9,100 MAX GFA
Proposed GFA: 8,900 GFA

23.45.514__STRUCTURE HEIGHT
Max Height: 40'-0"
See diagram for compliance

23.45.517__STRUCTURE WIDTH/FACADE LENGTH
Max Structure Width: 150'-0"
Proposed: 40'-0"

Max Facade Length: 65% of lot depth
84'-6" max
Proposed (north): 63'-0"
Proposed (south): 84'-0"

23.45.518__SETBACKS AND SEPARATIONS
For Townhouse Development:
Front: 5'-0" min. 7'-0" avg.
Side: 5'-0" min. 7'-0" avg.
Rear: 5'-0" min. 7'-0" avg.

23.45.522__AMENITY AREA
Amenity Required: 25% of Lot Area
Proposed: 3,500 SF

Required Amenity: 1,625 SF
note: 50% required at ground level

23.54.015__PARKING

Required Parking:

Per code, lots within urban villages AND the parking flexibility area are not required to provide parking.
0 spaces required. 4 spaces provided.

Project will be fulfilling requirements set forth by the Early Community Outreach component of Design Review.

Project is within and MHA development zone, and will adhere to rules, fees, and requirements set forth by that overlay.

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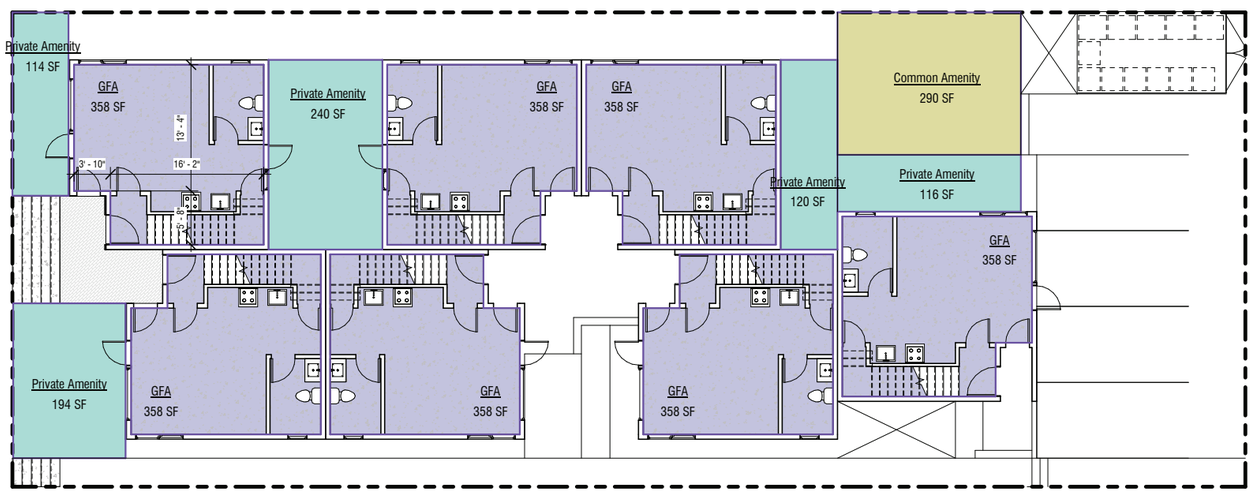
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6.0 ZONING

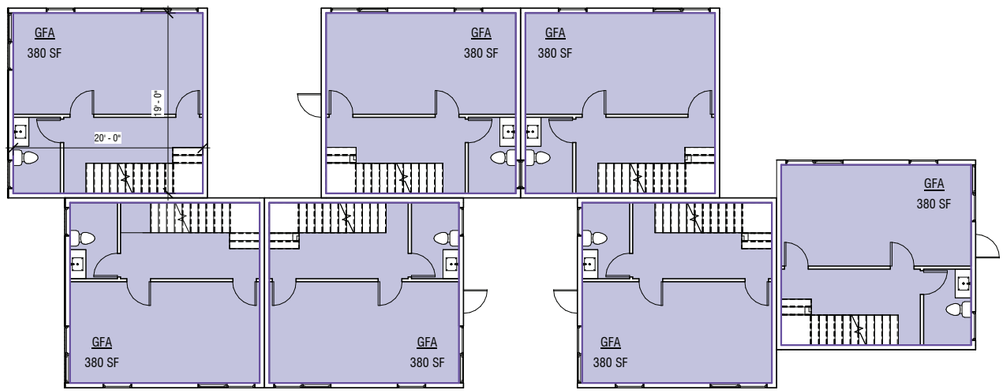
Area Schedule - FAR		
Name	Area	Level
GFA	2508 SF	Level 1
GFA	2660 SF	Level 2
GFA	2660 SF	Level 3
GFA	355 SF	Roof
Grand total: 28	8183 SF	

Amenity Area Schedule		
Name	Level	Area
Private Amenity	Level 1	784 SF
Level 1: 5		784 SF
Private Amenity	Roof	2106 SF
Roof: 7		2106 SF
		2890 SF



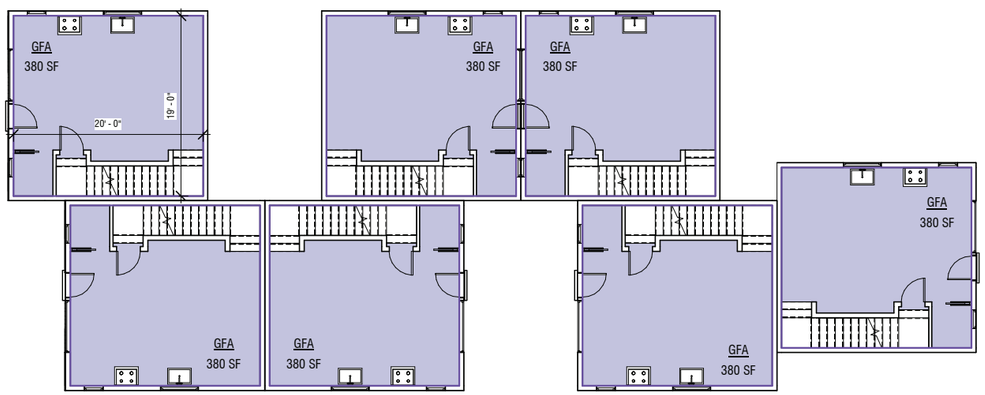
LEVEL 1 AREA PLAN

1/16"=1' scale



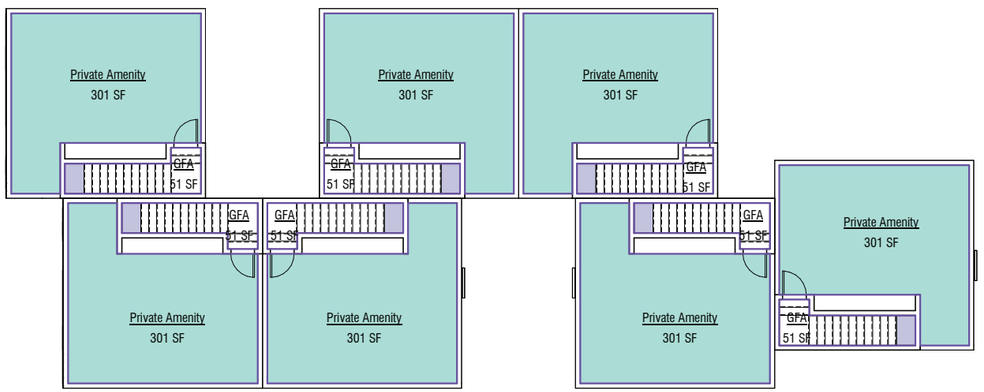
LEVEL 2 AREA PLAN

1/16"=1' scale



LEVEL 3 AREA PLAN

1/16"=1' scale



ROOF AREA PLAN

1/16"=1' scale

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7.0 GUIDELINES

SEATTLE DESIGN GUIDELINES

CS1 Natural Systems and Site Features -
B.1 Sun and Wind:
Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a meansof reducing the need for mechanical ventilation and heating where possible.

CS2 Urban Pattern and Form
B.2. Connection to the Street:
Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

CS2 Urban Pattern and Form
B.3: Character of Open Space
Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

DESIGN TEAM RESPONSES

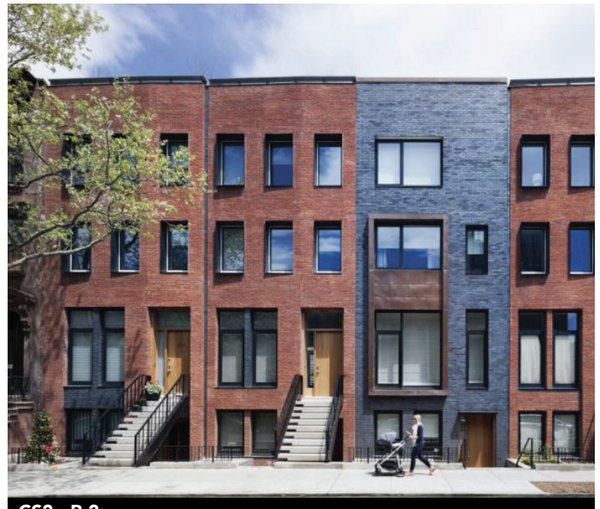
The unit orientation within the site has been carefully considered to optimize sun and wind exposure, even in such a dense configuration. A common entry courtyard has been oriented towards the south to best capture mid-day sunlight. Along the north, mini-courts are created to give those units better access to light and air.

The street-front connection to 44th is the most important point of urban contact in the project. Because of this, careful consideration was given to how the building meets the street. The most imposing design feature is a wide entry stoop that anchors the front two units to the sidewalk and the street front. The stoop is flanked by large vegetated amenity areas that aid in blending the development into the adjacent lots. Also, the structure itself is pulled back on one side to reduce mass and better enhance the human scale experience.

Much attention was given to the open space experience and character at the ground floor. A paved access path consolidates pedestrian movement along the south property line. This path is flanked by vegetated areas and a fence to the south. It opens up at the center of the lot to the entry court, which provides entry to 4 out of the 7 units. This court provides a reprieve from the otherwise tightly knit pedestrian path. Furthermore, the raised planted area at the street-front mirrors the other lots on the block, reinforcing the urban pattern and helping to anchor the new development into the existing fabric.



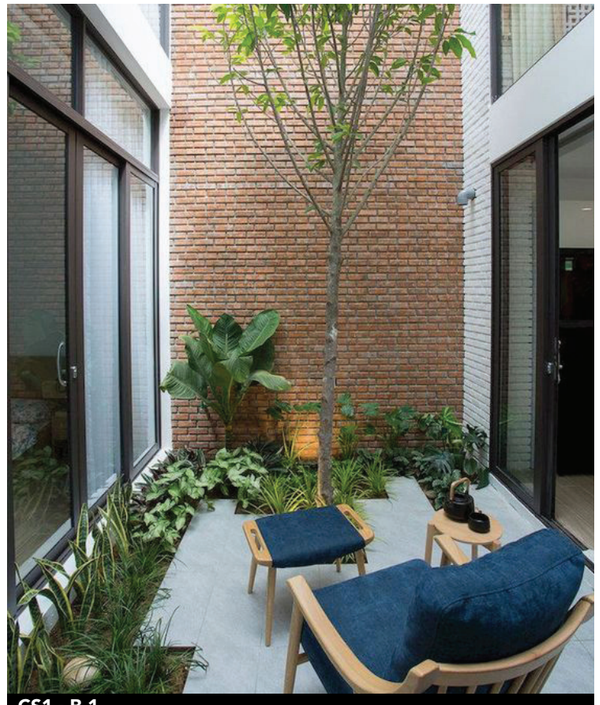
CS2 - B.3:
Pathways throughout the site are visually enhanced with pavers, vegetation, and natural fencing materials.



CS2 - B.2:
The stoop is an iconic and important urban design trope. They help to elevate entry points and enhance the human scale.



CS2 - B.2:
Large glass openings at the street-front help to orient the structure within the urban environment. Elevated entries double this effect.



CS1 - B.1
Small private and common amenity courtyards help bring air and light into the tight urban development lot.

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7.0 GUIDELINES

MORGAN JUNCTION DESIGN GUIDELINES

CS3: Architectural Context and Character
1. Height, Bulk, and Scale
Neighborhood Priority: Ensure that the design of new multifamily, commercial and mixed-use buildings is compatible with the character of the neighborhood.

Projects should be compatible with the scale of development anticipated by the applicable land use policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

PL1:
1. Streetscape Compatibility.
Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected.

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

ii. Residential development guidance: Shallow setbacks and minor grade separations between the first floor and sidewalk where residential uses occupy the ground floor can promote privacy and also accommodate entry porches and stoops.

DC2: Architectural Concept
1. Human Scale.
Neighborhood Priority: Use design guidelines to develop consistentbuilding types and characteristics.

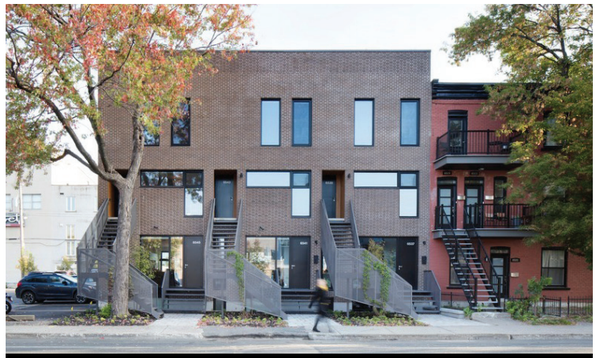
The design of new buildings should incorpor ate architectural features, elements and details to achieve a good human scale

DESIGN TEAM RESPONSES

The project takes advantage of a recent re-zone that changed much of the neighborhood to LR2. However, there are still many single family residences in the area, and there will be into the future. The projects attempts to bridge the gap between past and future development by reducing bulk and scale at the streetfront. The building is pulled back, and the maximum height limit is not reached by a majority of the building mass.

One of the primary design features of the project is the incorporation of a large stoop directly accessed off the sidewalk along 44th. To accompany this, the building is stepped back at the southwestern unit, and the whole structure is stepped up 3-4' above the street. These moves activate the human scale and help to blend in the new development with the existing streetscape.

Carful consideration was given to the architectural features that help establish a natural sense of human scale. Primarily, the large stoop and deep-set entries of the front 2 townhouse units, as well as the heavily vegetated, raised area directly off the sidewalk. Furthermore, the textured nature of the shingle siding help to establish a visual scale, and add visual interest to the contemporary building form.



PL1 - 1
The structure utilizes large stoops and a textured exterior siding to attain compatibility with the surrounding neighborhood.



CS3 - 1
The structure takes advantage of a new zoning envelope, but uses setbacks and inset openings to help reduce bulk and scale.

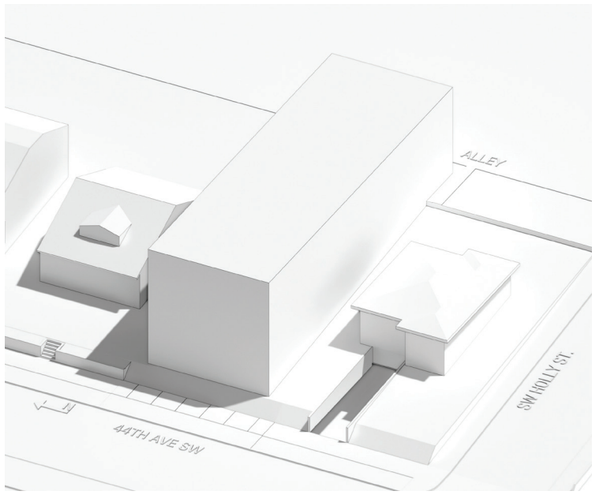


DC2 - 1
A seemingly random window pattern lends to the whimsical nature of the project, and adds to the sense of human scale.

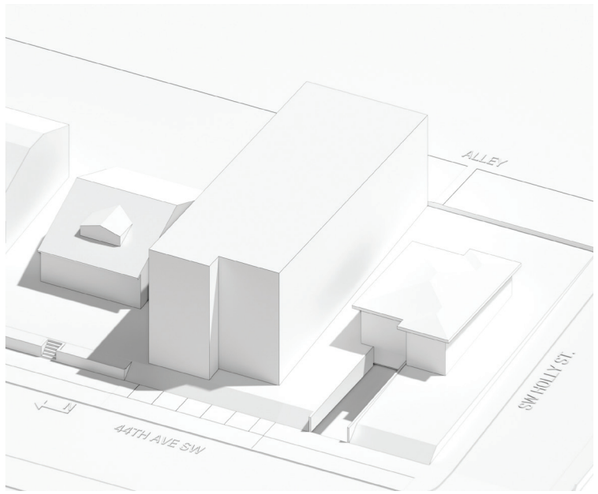


PL1 - 1
The building is raised at the street level and a heavily vegetated area helps provide a buffer that blends in with the context.

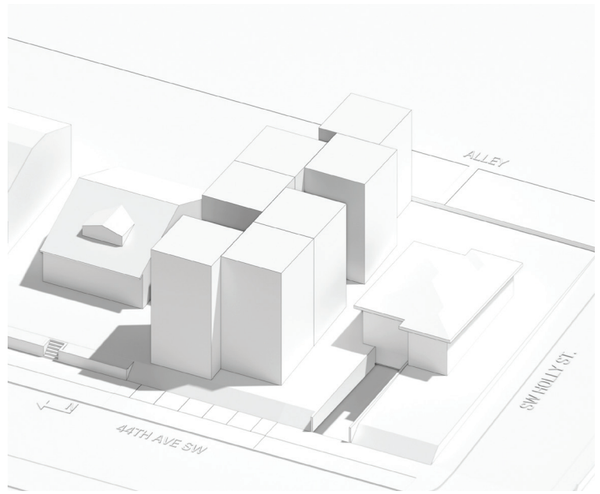
8.0 CONCEPT



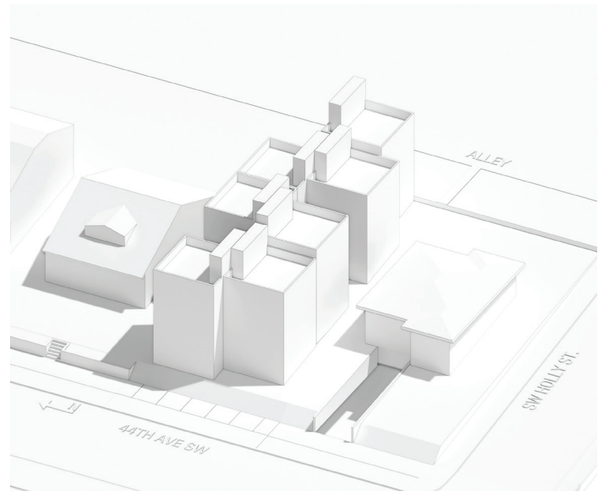
1 SITE



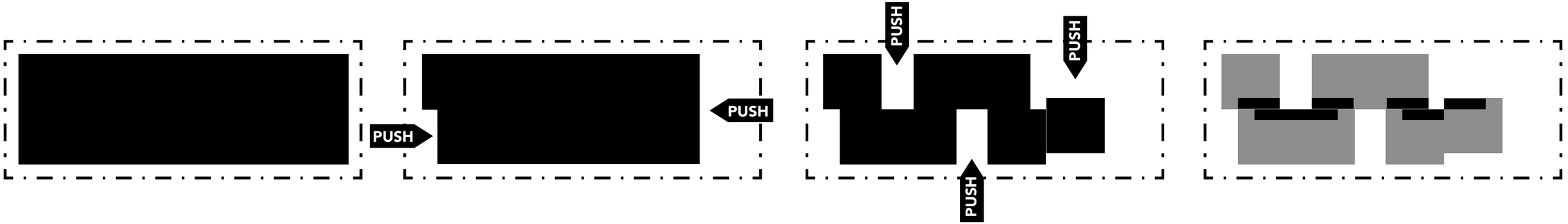
2 SETBACK



3 SPLIT



4 SCALE



The design process started with establishing the basic zoning site constraints and extruding that maximum envelope based on setbacks and maximum height. This resulted in a featureless block of clay that other environmental and functional forces were applied to throughout the design process.

In both the front and rear yards the building was set back. In the front, this helps establish human scale and break down the massing. At the rear, it opens up opportunities for parking, solid waste storage, and common amenity areas. This results in a further refined base massing.

The base massing is split into 7 even blocks, and split apart to reveal courtyards along the north and south property lines. This helps to provide light and air to all floors of all units, and also provides focal points for the central entry court and private amenity courts along the north lot line.

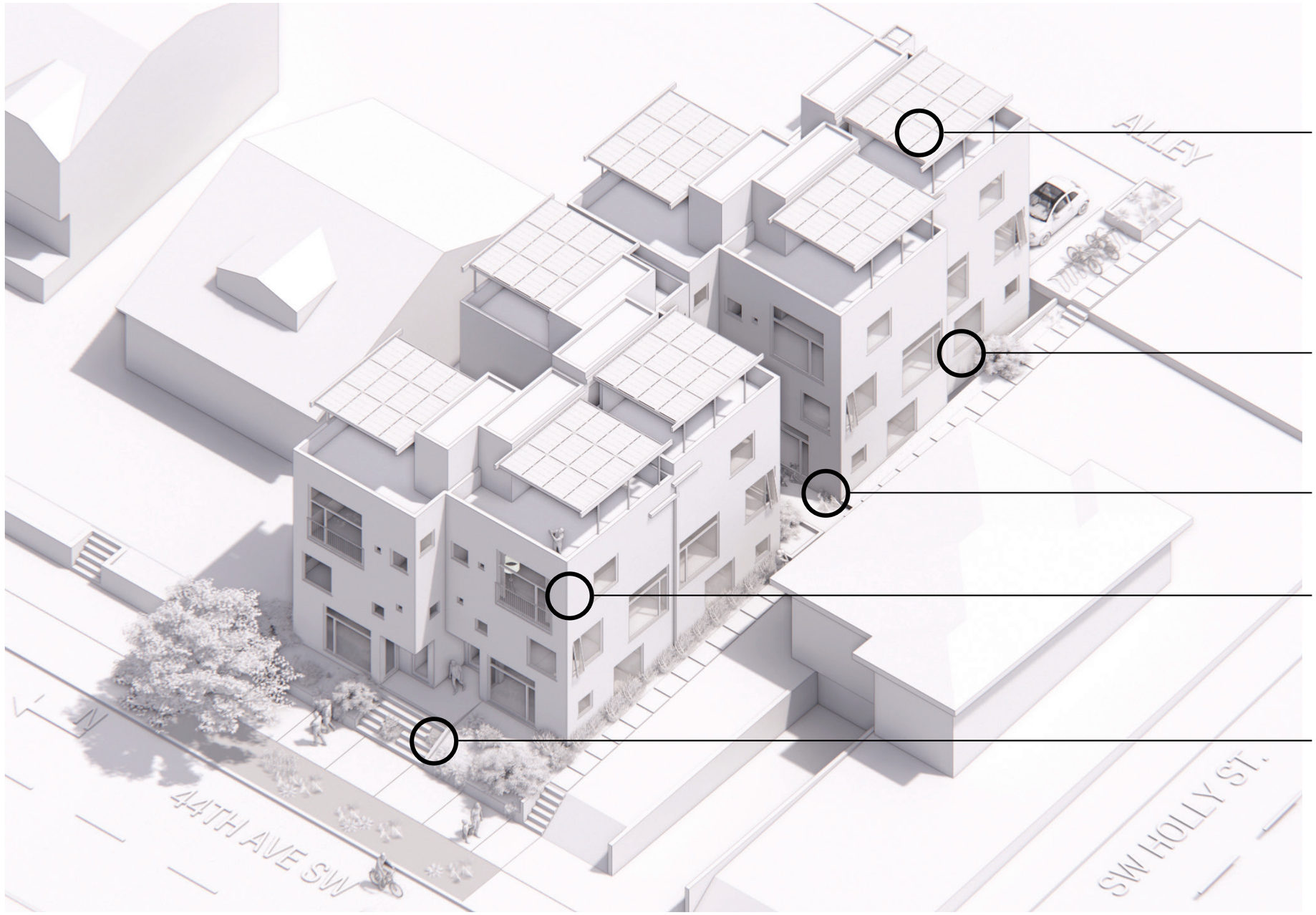
At the roof, the scale of the units is reduced to create open roof decks and better fit the structure in with its surrounding neighborhood. Furthermore, the units are stepped up as the lot gains elevation towards the back. This provides a natural response to the topography, and gives the back units opportunities for views.

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8.0 CONCEPT



An open roof canopy shades and protects the exterior space from the elements without obstructing views. This canopy could also be solar ready, and provide passive electricity for residents.

Window and door openings appear as a 'random' pattern, but are actually positioned to best capture view, light, and the functionality of the spaces they serve. The result is a swiss-cheese like pattern that creates visual interest on the outside, and an optimized living condition on the inside.

A shared pedestrian path follows the southern lot line and serves each of the 7 units. This consolidates circulation, and allows for ground-floor outdoor space via courtyards along the northern lot line.

The living floor exists on the top floor. This inverted design gives that space the tallest ceiling heights, the best opportunities for light and view, and direct access to the rooftop deck.

A street-facing landscaped area provides privacy for the townhouse development while also cultivating a unique experience for passersby. This facade will be open and inviting, and provide the two front units with the best views and interiors on the lot. This experience is punctuated by a wide stoop, which acts as a transitional amenity for the neighborhood and the 2 front units.

8.0 FLOOR PLANS



LEVEL 1 PLAN

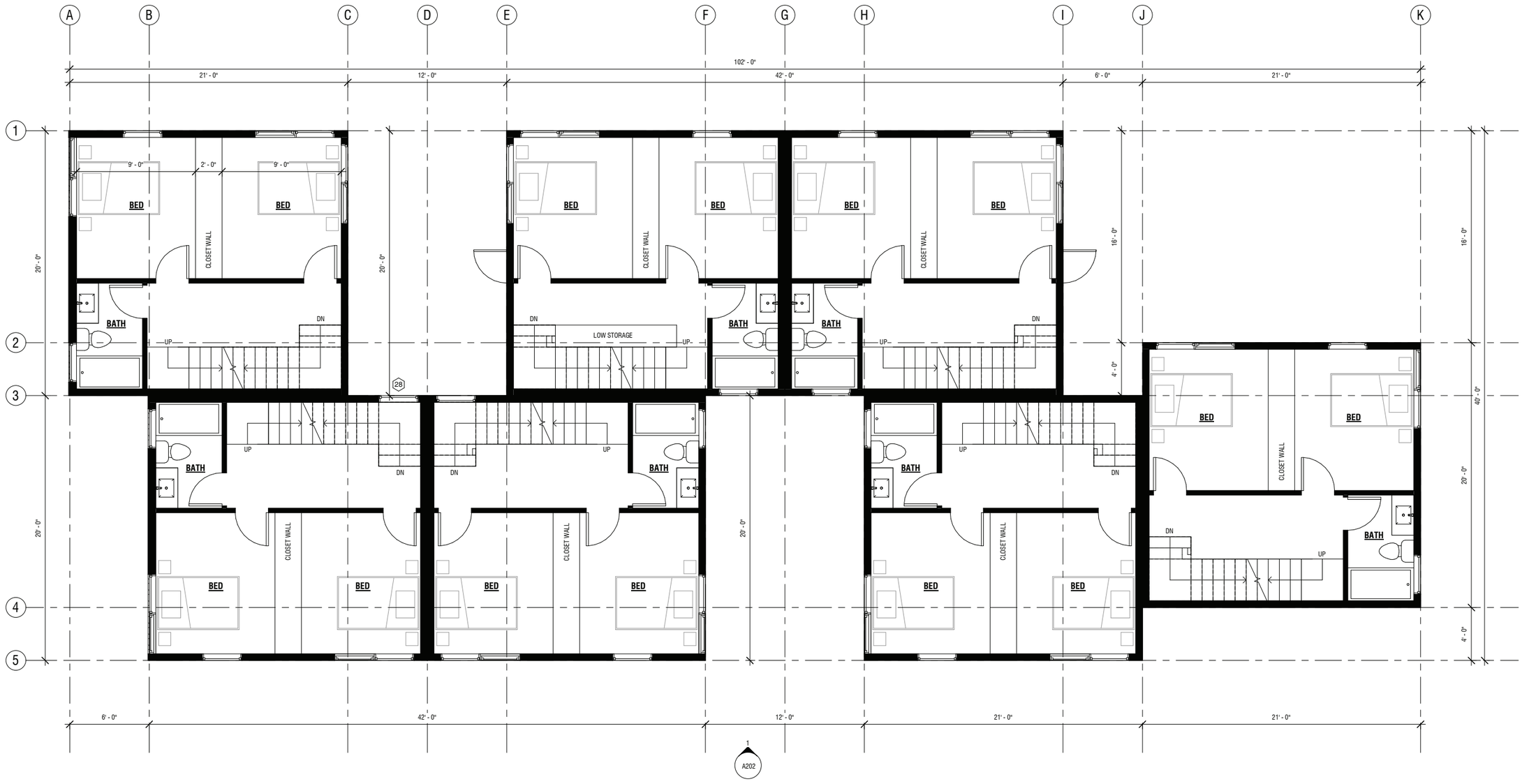
1/8"=1' scale

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8.0 FLOOR PLANS



LEVEL 2 PLAN

1/8"=1' scale

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8.0 FLOOR PLANS



LEVEL 3 PLAN

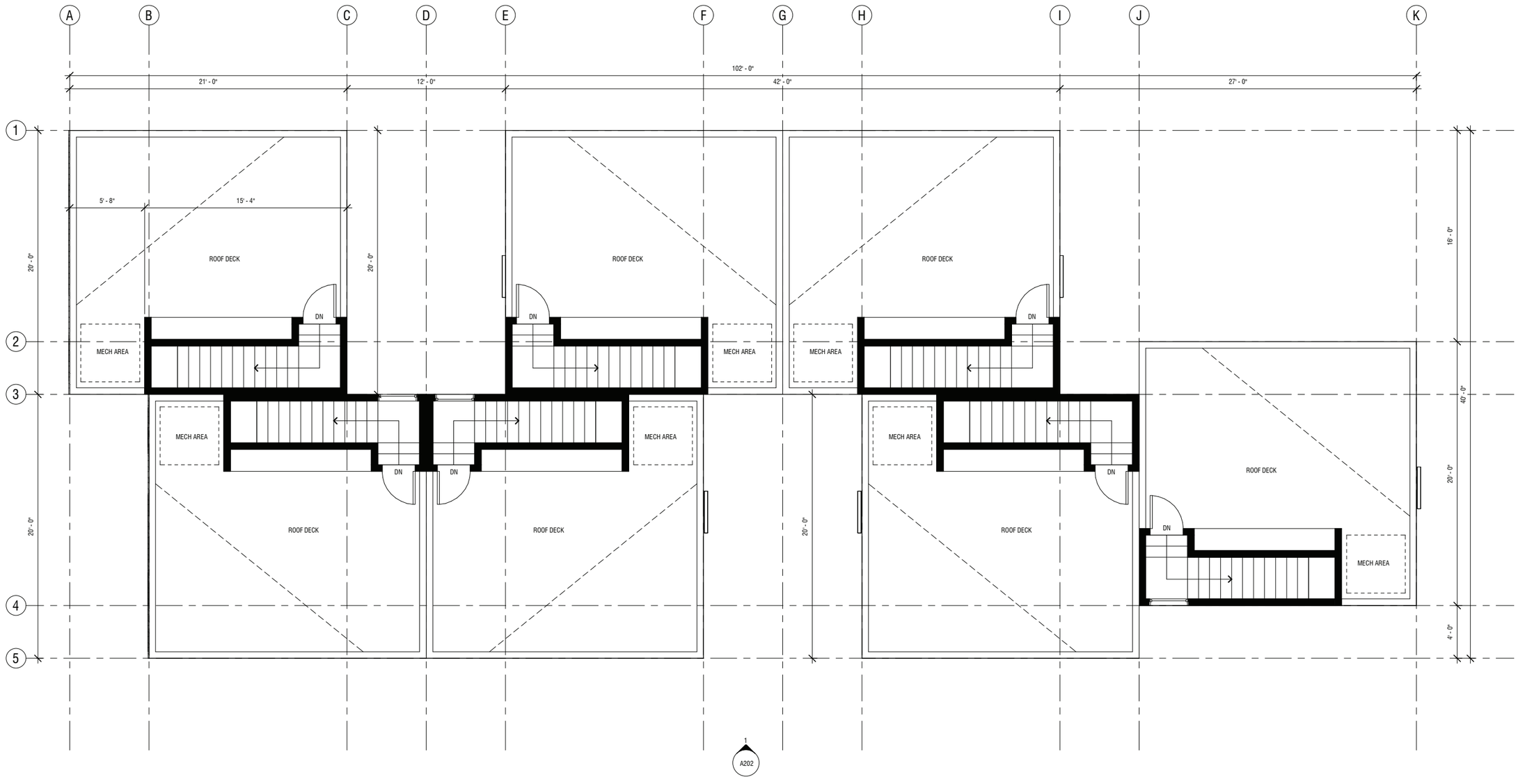
1/8"=1' scale

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8.0 FLOOR PLANS



ROOF PLAN

1/8"=1' scale

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8.0 ELEVATIONS

MATERIAL LEGEND

1__Fish scale fiber cement shingles. Approx 5" wide.
Paint white per spec.

2__Fiber cement panel siding.
Paint burgundy/red per spec.

3__Wood canopy structure w/ steel posts.
Paint black.

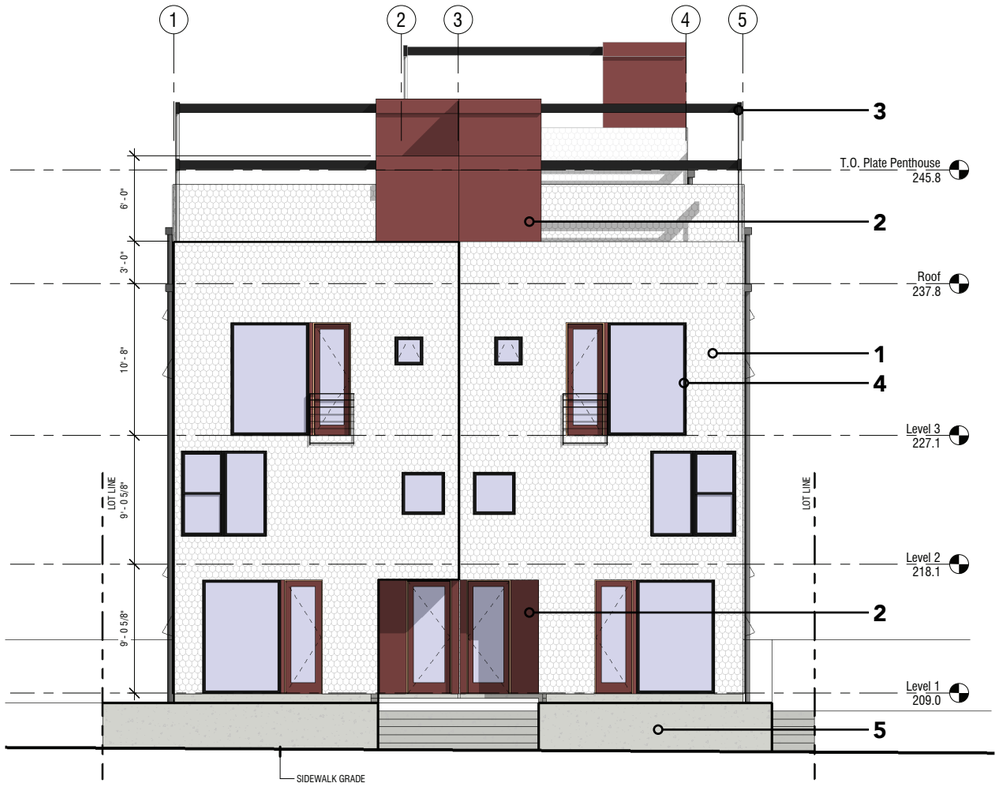
4__Wood clad window frame.
Color: Black

5__Exposed concrete wall.

6__Pre-fab metal juliette balcony.
Color: Black

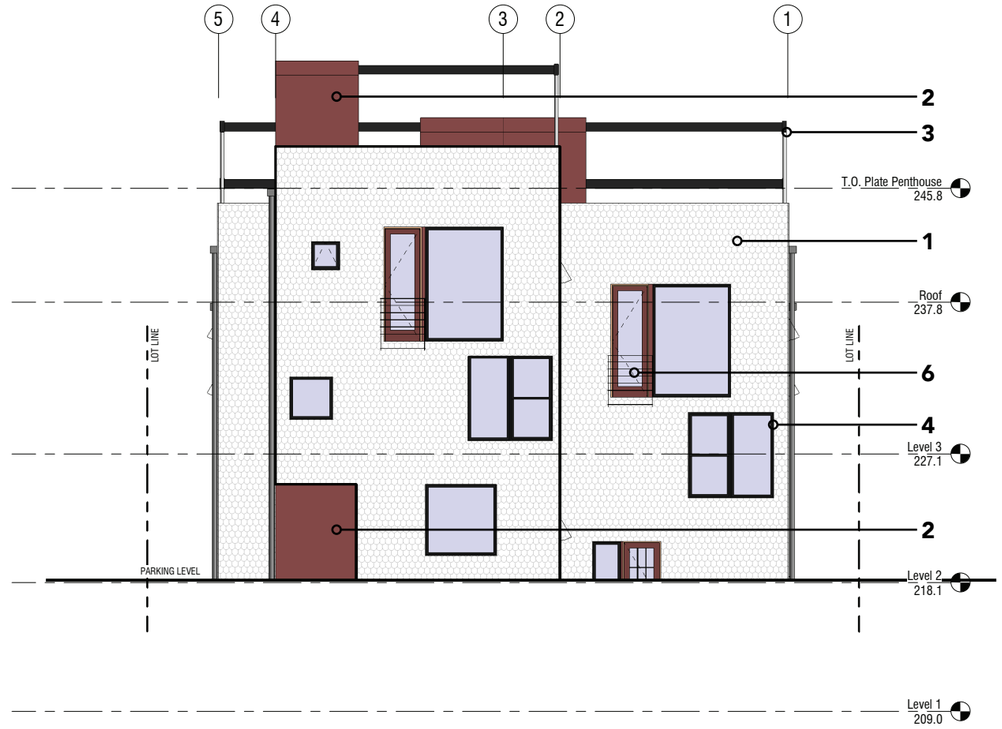
7__Galvanized metal gutter w/ 4" downspout.

8__Cedar plank fence.



WEST ELEVATION

3/32"=1' scale



EAST ELEVATION

3/32"=1' scale

MNMM

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2__Fiber cement panel siding.
Paint burgundy/red per spec.

3__Wood canopy structure w/ steel posts.
Paint black.

4__Wood clad window frame.
Color: Black

5__Exposed concrete wall.

6__Pre-fab metal juliette balcony.
Color: Black

7__Galvanized metal gutter w/ 4" downspout.

8__Cedar plank fence.



SOUTH ELEVATION
3/32"=1' scale

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MATERIAL LEGEND

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Paint white per spec.

2__Fiber cement panel siding.
Paint burgundy/red per spec.

3__Wood canopy structure w/ steel posts.
Paint black.

4__Wood clad window frame.
Color: Black

5__Exposed concrete wall.

6__Pre-fab metal juliette balcony.
Color: Black

7__Galvanized metal gutter w/ 4" downspout.

8__Cedar plank fence.



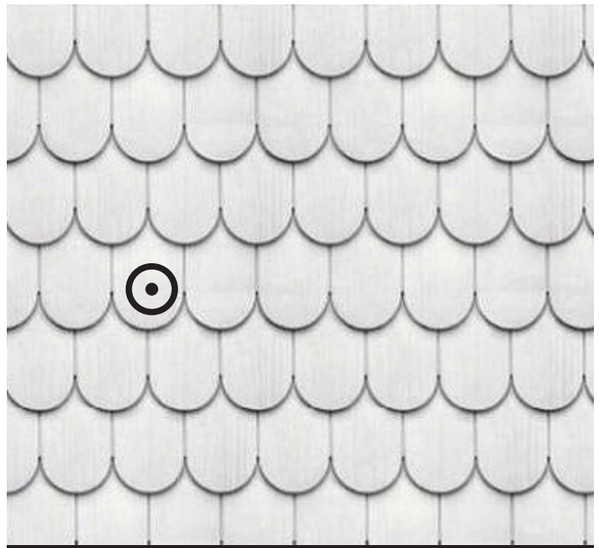
NORTH ELEVATION
3/32"=1' scale

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8.0 MATERIALS



1_Fish scale fiber cement shingles. Approx. 5" wide. Paint white per spec.



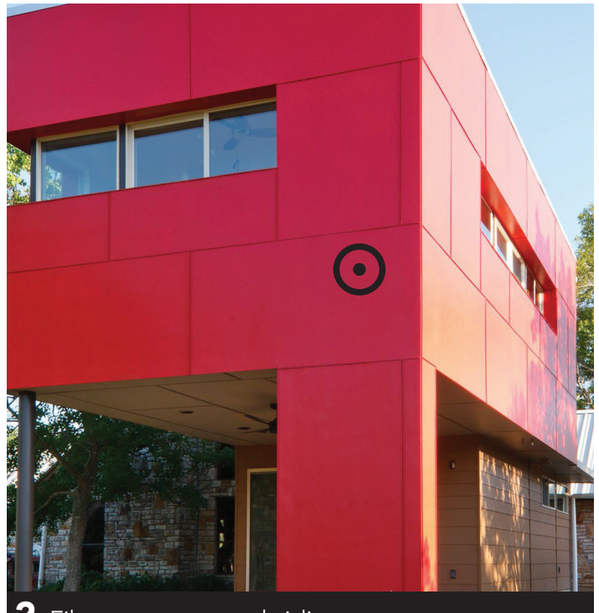
3_Wood canopy structure w/ 3" steel posts. Paint black.



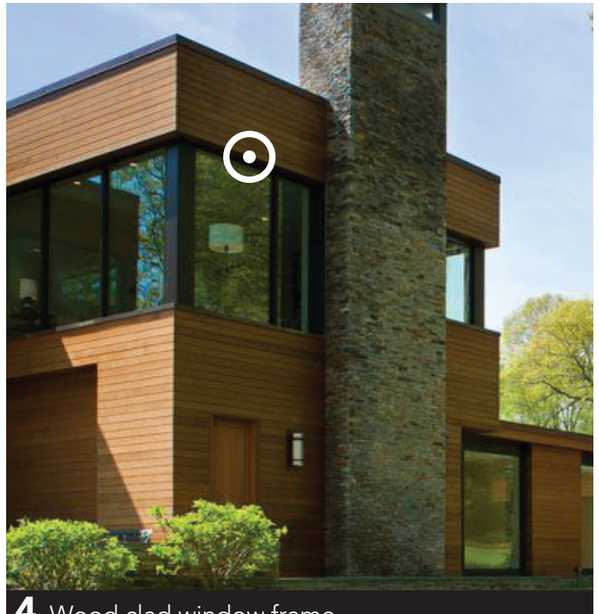
5_Exposed concrete.



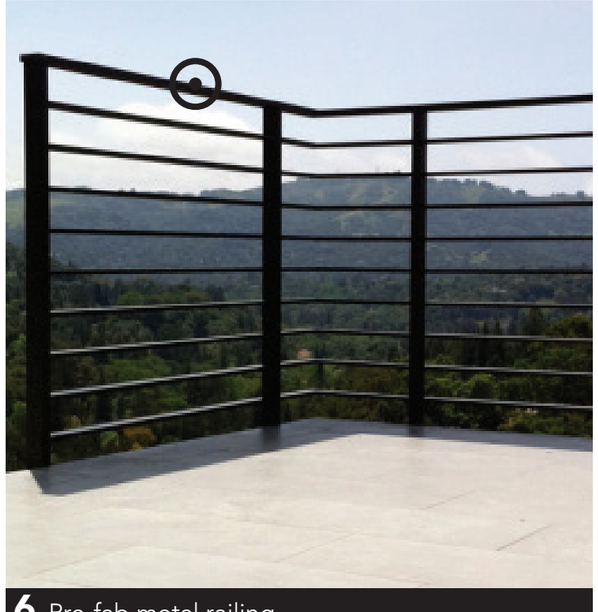
7_Galvanized metal gutters w/ 4" downspout.



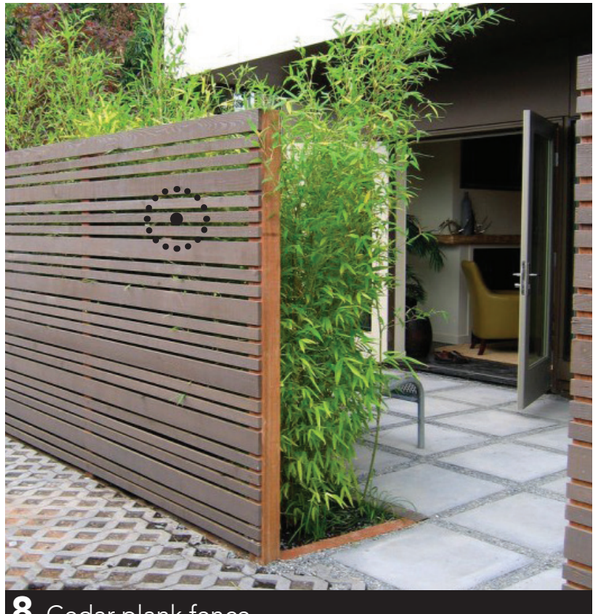
2_Fiber cement panel siding. Paint burgundy/red per spec.



4_Wood clad window frame. Color: black.



6_Pre-fab metal railing. Color: black.



8_Cedar plank fence.

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8.0 VISUALIZATION



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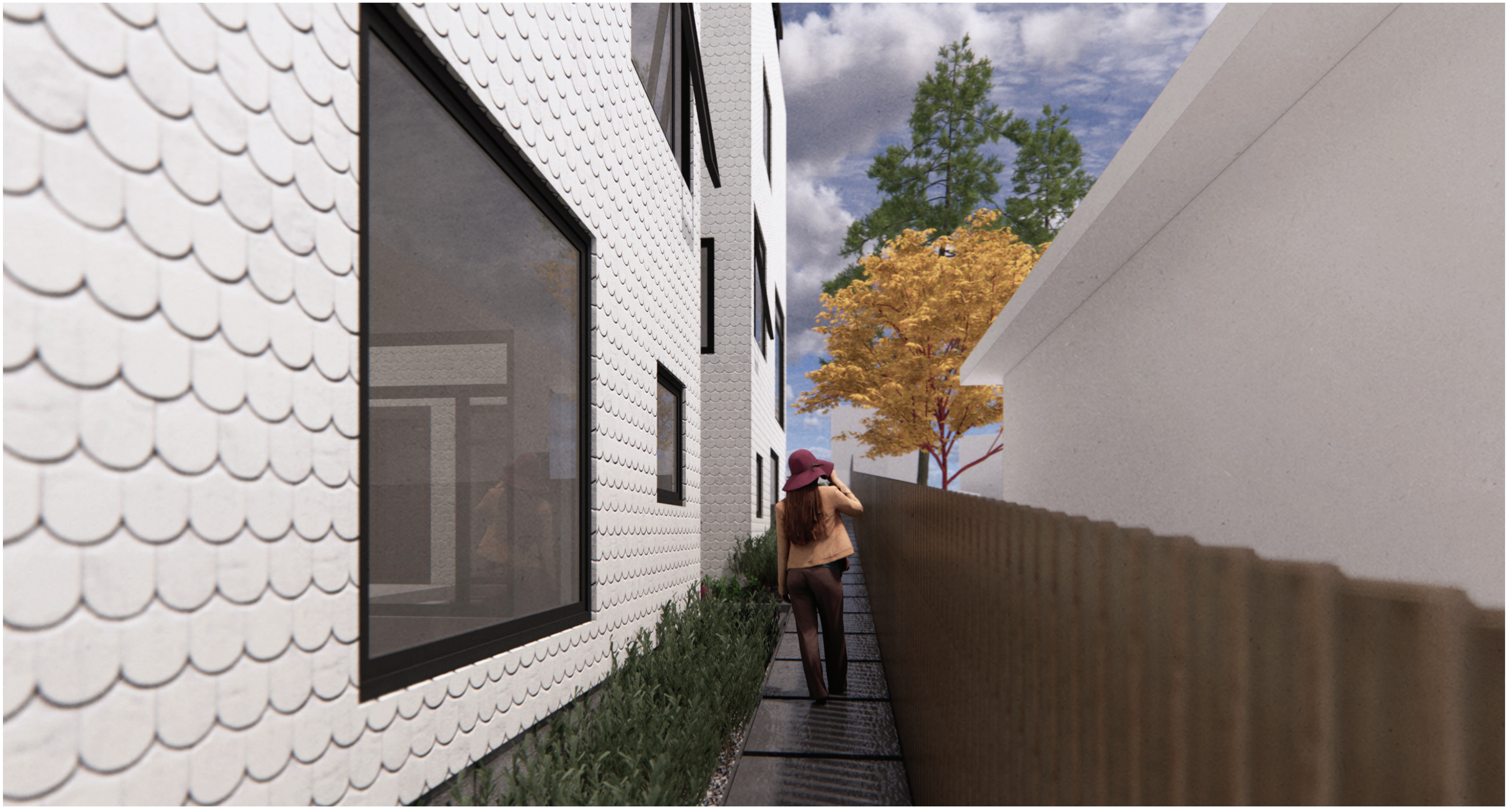


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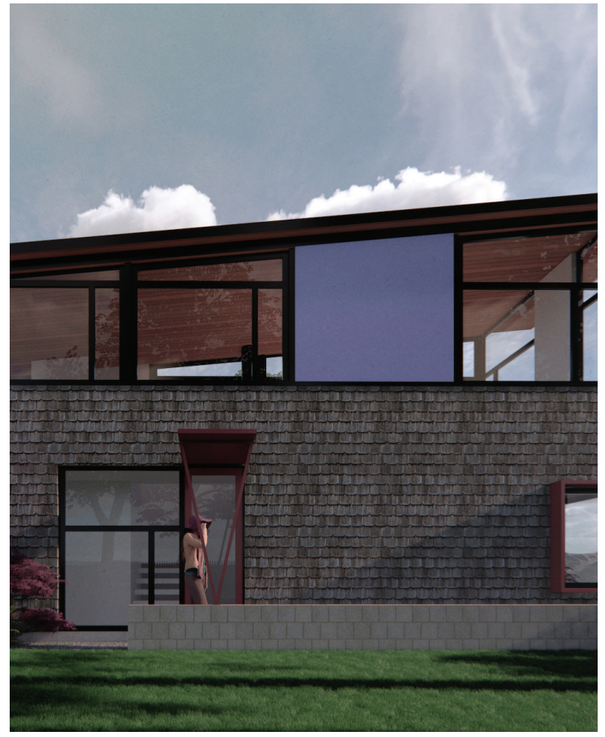
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8.0 PORTFOLIO













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9.0 DEPARTURES

NO DEPARTURES OR ADJUSTMENTS ARE BEING REQUESTED

END OF PROPOSAL