



# Modular Expertise

## Residential Design



*Building Opportunities Since 1967*

311 First Avenue South  
Seattle, WA 98104  
206-324-4800  
jacksonmain.com



# FIRM OVERVIEW

Jackson | Main Architecture, P.S. (JMA) is an established and award-winning integrated design firm headquartered in Seattle, Washington. JMA brings together years of collective expertise in architecture, master planning, and interior design. We are recognized for our exceptional work across a wide range of sectors, including commercial, healthcare, industrial, institutional, mission critical, mixed- use, residential, self storage, and workplace projects. Our responsive, dynamic, and adaptable approach, coupled with our commitment to quality and innovation, has solidified our position as a trusted advisor and respected design partner since 1967.

## WE ARE DRIVEN BY THE BELIEF THAT DESIGN HAS THE POWER TO TRANSFORM LIVES

This belief fuels our creative spirit and propels us to reimagine what's possible. Together, we collaborate closely with our clients to bring their visions to life, creating spaces that inspire, uplift, and resonate with the people and communities who experience our work firsthand - with the goal to leave a legacy that enriches lives and shapes a brighter future.



Mission



Vision



Values

## EMPOWERING GROWTH

By creating environments that inspire and support growth, we aim to contribute to the success and prosperity of our clients.

## FOSTERING TRUST

We are committed to earning and maintaining the trust of our clients and partners through open communication, transparency, and accountability.

## REDEFINING POSSIBLE

At JMA, we are driven by a passion for innovation and creativity. We constantly challenge ourselves to think outside the box, pushing the boundaries of what's possible in architecture.

## FORGING COLLABORATIONS

We recognize that the best ideas emerge from diverse perspectives, and we actively seek opportunities to collaborate with our clients, consultants, and stakeholders.

## DELIVERING EXCELLENCE

From the initial design concept to the final construction phase, we uphold the highest standards of quality, craftsmanship, and attention to detail.





# PROCESS & APPROACH



## 01 | UNDERSTANDING THE ORGANIZATION

We initiate each project by immersing ourselves in a deep understanding of our clients' needs, goals, and organizational culture.

## 02 | EVALUATING RESOURCES

An evaluation of available resources, including budget, site conditions, and existing infrastructure, is a critical aspect of our process to develop a realistic framework that optimizes resource utilization while simultaneously achieving project objectives.

## 03 | PLANNING & PROGRAMMING

Collaboration lies at the heart of our planning and programming stage, working closely with clients to define project objectives, develop a strategic plan, and outline key programming requirements.

## 04 | DEVELOPING THE DESIGN

Leveraging our expertise and creativity, we create innovative and forward-thinking designs that transcend conventional solutions.

## 05 | PERMITTING

Navigating the complex landscape of regulatory compliance is made seamless with our integrated design process.

## 06 | BIDDING OR NEGOTIATING

Assisting our clients in selecting contractors and suppliers is another area of expertise within our integrated approach.

## 07 | CONSTRUCTION

Throughout the construction phase, our team emphasizes quality assurance and design intent compliance.







# MODULAR STRATEGY

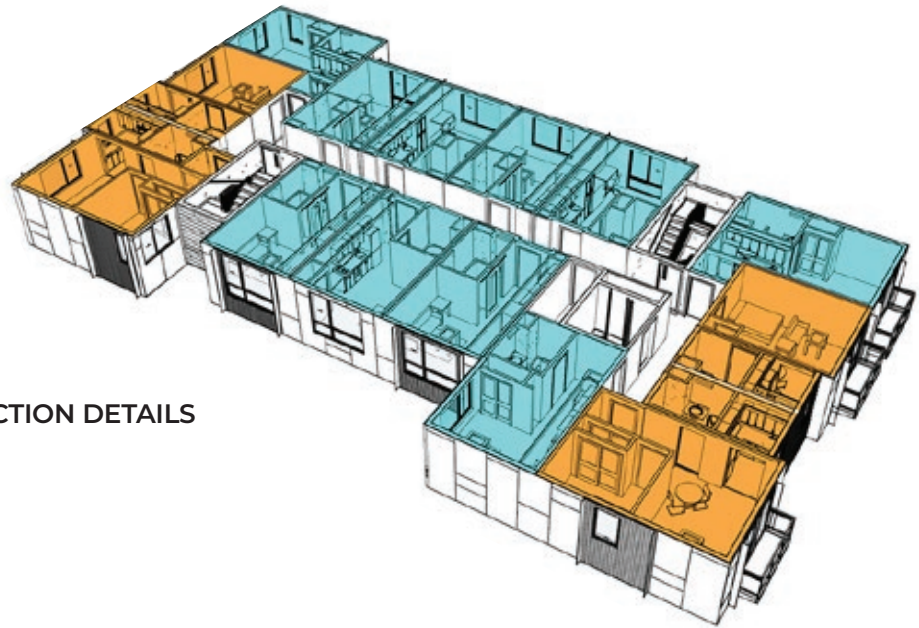
## UNDERSTANDING MODULAR DESIGN

Modular design and construction are having a moment with increased interest in their potential for efficient and affordable housing. As with any new technology, modular is expected to solve problems in the construction and development industry. With a significantly decreased time to market and the ability to control quality and labor costs, modular adds value to the entire chain of development, but its success relies on the sum of its parts. Modular design and construction must be highly cooperative and coordinated to truly reform the industry.

Modular construction at its core is geared toward sustainability. Factory production has been documented to reduce construction waste by 8% (typical construction = 10% waste, modular construction = 2% waste), and construction carbon emissions by 43%. The factory environment also provides superior quality control to maintain tighter air and weather barriers, reduce onsite work and improve the overall energy performance of the building, to make net zero energy multi-family buildings more affordable.

A modular building strategy can add value to a project in terms of cost controlling measures and speed to occupancy. Modular design and development move the decision curve forward in the design timeline similar to the shift toward Building Information Modeling.

Decisions are made early on in the process. Rigor and thoroughness is inherent in the development cycle allowing clients to maintain critical design and performance standards across multiple projects. Once a strategy has been developed, pre-approved parts and units applied to multiple buildings lead to cost savings and controls. Each new project kicks off with a head start and an eye toward quality, speed, and consistency.



**KIT OF PARTS**

**PRE-APPROVED BOXES**

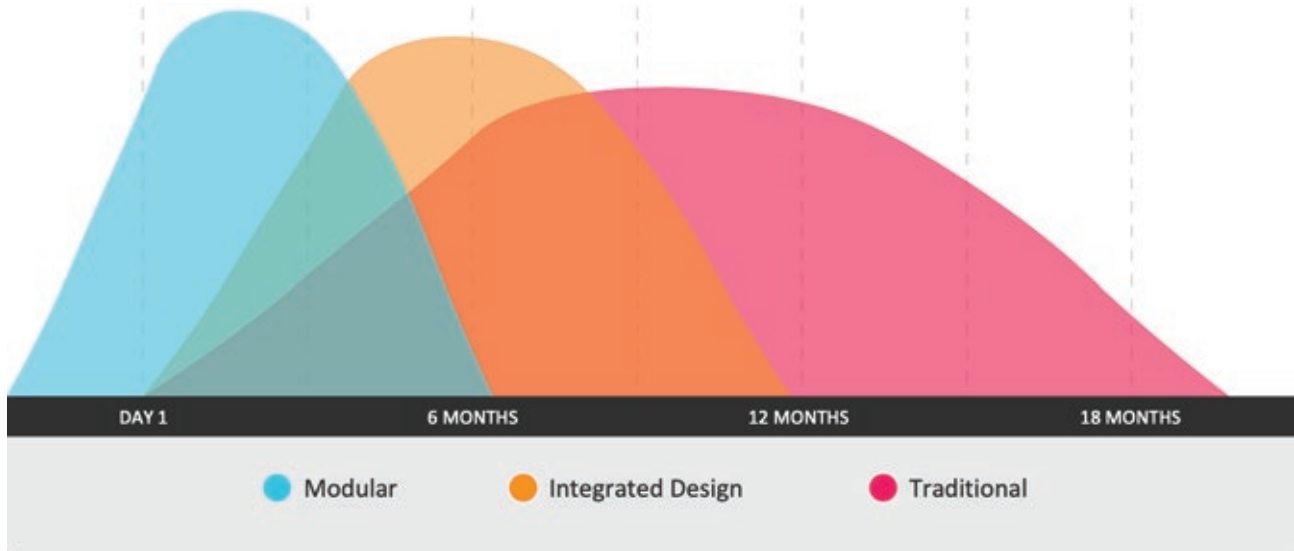
**PRE-APPROVED CONNECTION DETAILS**



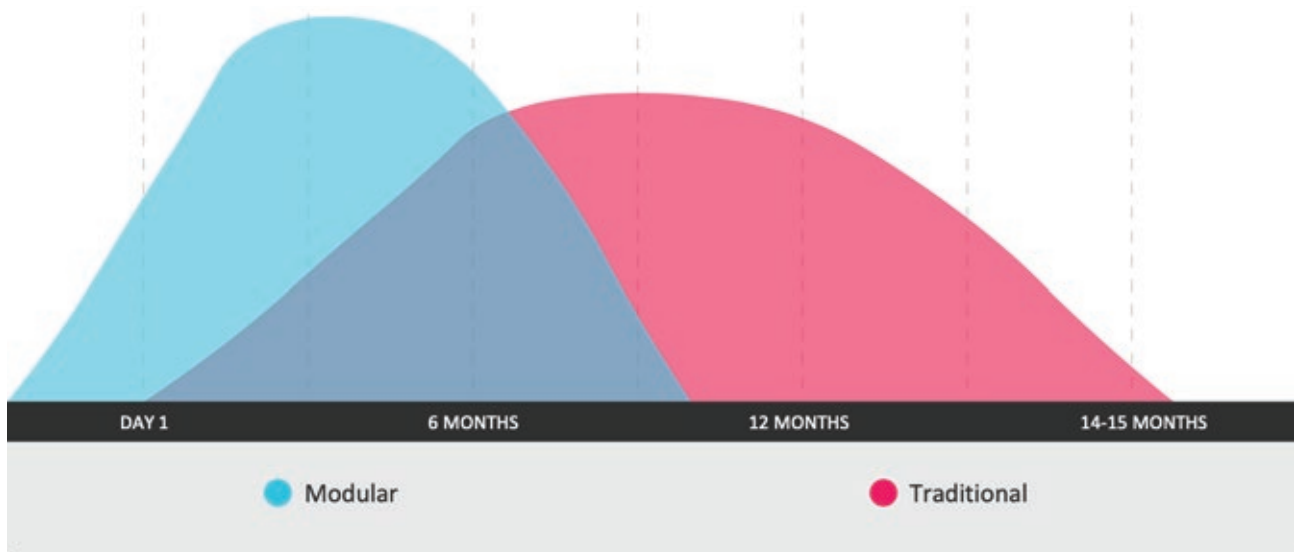


# MODULAR TIMELINE

## DESIGN TIMELINE



## CONSTRUCTION TIMELINE



### THE REAL VALUE IN MODULAR IS THE CONSTRUCTION TIMELINE

The modules begin construction in the factory alongside the foundation development. Ideally, once a podium or slab is ready, boxes can be stacked on site, and a 5-floor project can go from the podium to fully dried in with units in place in less than six weeks. This parallel development and accelerated timeline potentially saves 6-8 months on a construction schedule.

JMA is leading the way with innovative design and delivery strategies. We are actively engaged in the community on a policy and leadership level to advocate on our clients' behalf to ensure positive outcomes. We strive to be trusted advisors in this new frontier of modular construction.





# MODULAR BENEFITS



## STABLE PRICING

- Factory work is done under contract
- No wage requirements for factory-built structures



## BUILD IN CONTROLLED ENVIRONMENT

- Multiple buildings can have duplicate parts ensuring brand consistency
- Trade damage and sequence issues are avoided in factory



## EXCELLENT QUALITY CONTROL

- Factory allows for high quality and consistency within a controlled environment
- Multiple buildings in a portfolio can be assembled with similar parts ensuring brand quality



## ASSEMBLY LINE EFFICIENCY

- Modules arrive with finishes in apartments
- Modules set onsite in weeks rather than months of framing



## PRE-APPROVED BUILDING COMPONENTS

- State-approved building plans make up most of local building permit
- Pre-approved modular units can be re-used in multiple projects, expediting permit process



## SUSTAINABILITY IS BUILT IN THE FACTORY

Factory-built construction emits 43% less carbon than site-built work. Typically, site-built construction materials end up as waste – whereas modular factories can achieve less than two percent waste. Disruptive strategies are needed to meet the 2030 building challenge of 100% Net Zero Buildings. Skilled labor trades can be cross-trained in many modular construction fields with manufacturing – and robotics is even starting to jump in the game.







# SELECT EXPERIENCE







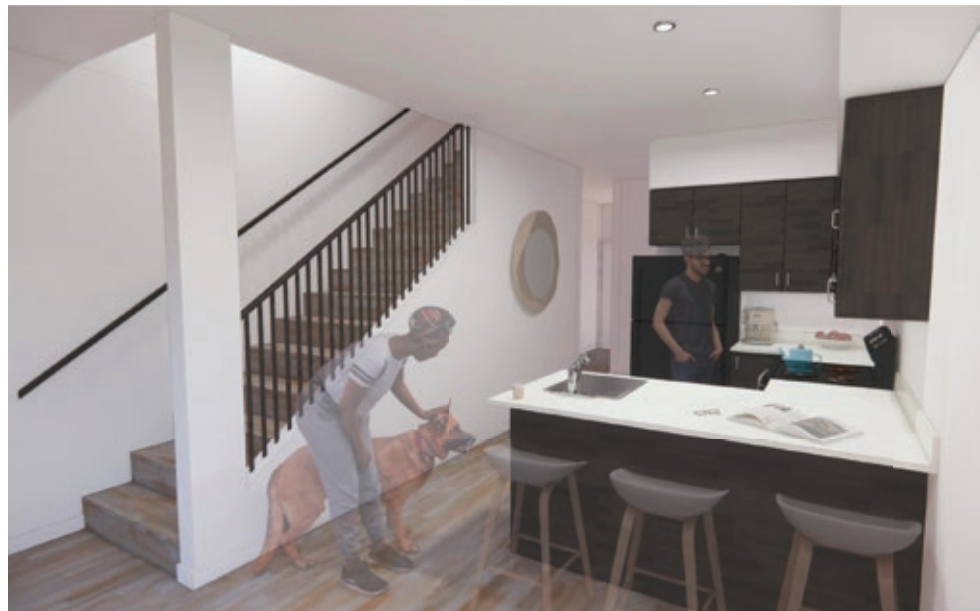
Cubix North Park is an award-winning and transit-oriented modular mixed-use development located in Seattle, Washington. With 101 micro-living units, 2 retail spaces, and 7 live/work units, Cubix North Park offers efficient and comfortable micro-apartments situated among multi-story buildings near Aurora Avenue North. Developed by NexGen Housing Partners and designed by Jackson | Main Architecture, P.S., this high-density development, notably, was the first modular project of its kind to receive approval from the Seattle Design Review Board. The project was recognized with the Night of the Stars Finalist award for Multi-Family Residential Urban Development of the Year in 2019 by NAIOP WA, as well as an Honorable Mention for Best Permanent Modular Housing Over 10,000 SF from the Modular Building Institute. The innovative design approach included organizing the structure with 93 micro-studios contained within 36 boxes, reducing construction time and transportation costs. With its convenient location near popular destinations and outdoor recreational areas, Cubix North Park offers an exceptional urban living experience in Seattle.





Cubix at Othello Modular Apartments, developed by NexGen Housing Partners and designed by Jackson | Main Architecture, P.S. (JMA), is an architectural excellence located near the Othello light rail station in Seattle, WA. This six-story modular structure features 85 units in studio and one to two-bedroom models. It is the first building to utilize JMA's reconfigurable kit of parts, enabling rapid iteration and future site development. The design incorporates a single I form with a double-loaded corridor spine, offering views of the community park across the street. The building's façade massing is strategically rotated to maximize the angular site and complement the curved right of way and adjacent property proximity, creating a hemicycle mass. The project showcases technical innovation and sustainability through shared unit wet box construction, integrated accessible unit design, and simplified MEP routing. Notably, the structural design employs a drag-strut concept, eliminating the need for hold downs and simplifying the building set. Despite construction challenges due to the COVID-19 pandemic, Cubix Othello maintains a focus on cost-effectiveness with affordable rental rates for workforce tenants. The modular build cost was economical and achieved good metrics. Cubix Othello represents the next step in modular affordable urban design and has been recognized as a Night of the Stars Winner for Multi-Family Residential Urban Development of The Year: Less Than 100 Units by NAIOP WA in 2022.





The Oldivai Workforce Housing Program focuses on infill redevelopment of single-family home sites and vacant land to create workforce targeted multifamily residences. This strategy increases housing density within the core of existing neighborhoods near key employers, optimizing social impact while still maintaining the essential character of the community. Leveraging modular construction techniques and standardized design templates Oldivai mitigates supply chain and construction risks within the development cycle; thereby decreasing total project costs.

Oldivai is developing a standardized portfolio of modern townhouse-style multifamily assets ranging in size from four to twenty units per site. These smaller-scale developments, a blend of 1-bedroom and 3-bedroom units, integrate within established neighborhoods to create a sense of home and community often lacking in larger apartment complexes. The Oldivai Workforce Housing Fund I aims to develop, own, and operate a total of 950 build-to-rent units across an estimated 185 sites in the Pacific Northwest.

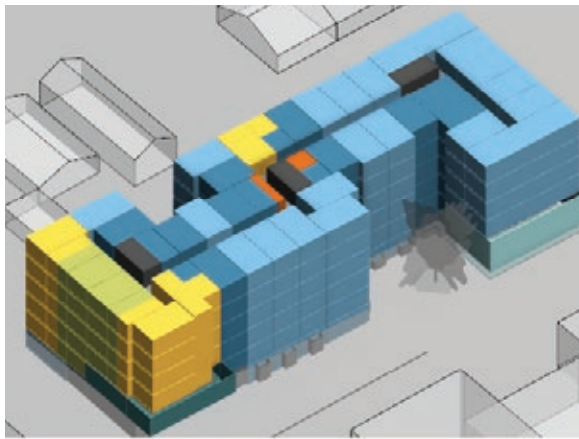


# FEASIBILITY WORK



## **OTHELLO STATION MODULAR APARTMENTS, SEATTLE, WA**

Spanning an impressive 100,000 SF, this multi-faceted development includes not just residential units but also thoughtfully designed community spaces and innovative live/work units at street level. A convenient parking facility is integrated within the complex to enhance urban accessibility.



## **GREENWOOD MODULAR APARTMENT STUDY, SEATTLE, WA**

This innovative design proposes a five-story building, utilizing Type V-A wood construction, elegantly poised over a single level of partial I-A basement. The scheme includes a total of 205 thoughtfully designed units, encompassing an impressive 94,540 SF, basement included.



## **505 SWIFT BOULEVARD MODULAR APARTMENTS, RICHLAND, WA**

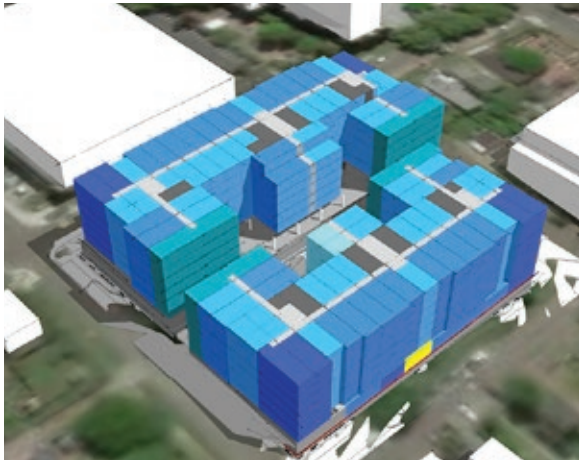
A contemporary addition to the city's urban landscape. This project features a four-story modular apartment building, offering a total of 155 dwelling units.







# FEASIBILITY WORK



## **INTRACORP LIGHTHOUSE MODULAR APARTMENTS, SEATTLE, WA**

This ambitious project proposes a six-story structure using Type IIIA wood construction over a podium, coupled with two additional stories built with Type IA non-combustible material. Encompassing a total of 507 residential units, the design innovatively integrates 306 modular boxes.



## **CALGARY MULTI-FAMILY MODULAR, CALGARY, ALBERTA**

Designed as a four-story modular condominium building, this project offers up to 40 distinct units. Each unit is constructed using wood-framed construction over a robust below-grade concrete garage structure. Emphasizing comfort and space, 85% of the units are designed as 2-bedroom apartments, each providing up to 900 SF of living area.



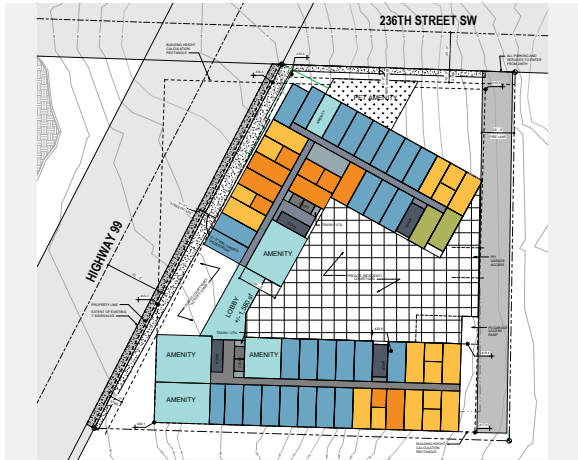
## **STANLEY RANCH MODULAR HOTEL, USA**

A unique and expansive modular development that comprises a total of 107 keys, distributed across 75 distinct buildings, with some buildings featuring two keys each. Designed with versatility in mind, the Stanley Ranch Modular Hotel includes 8 different floor plans, catering to a variety of guest preferences and needs.





# FEASIBILITY WORK



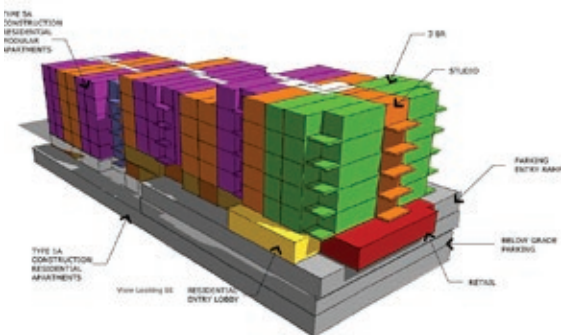
## 236 EDMONDS MODULAR STUDY, EDMONDS, WA

A notable development poised in the Edmonds Highway 99 Corridor Development, this project is designed as a substantial structure of approximately 258,960 SF, featuring five levels of Type V-A construction above a robust Type I-A parking facility. The building will provide 227 parking stalls, thoughtfully accommodating the needs of residents and visitors alike. Additionally, it will house 224 residential units.



## WESTLAKE MULTI-USE APARTMENTS STUDY, DALY CITY, CA

Spanning a significant 143,466 square feet, this modular mixed-use development situated in Daly City, California is planned to include 184 residential units. The design features five stories of wood frame residential Type 3A construction, thoughtfully placed over a sturdy concrete podium.



## LINDEN MODULAR APARTMENTS, SEATTLE, WA




This innovative study explores the conversion of a site-built midrise project into a modular delivery system. The Linden Apartments are designed as a type 5A, 5-story wood frame construction over a sturdy type 1A podium base. This structure encompasses 147 residential dwelling units, complemented by retail spaces, ample parking, and service areas.





# SELECT MODULAR EXPERIENCE

## MODULAR

- 236 Edmonds Modular Apartments Study, Edmonds, WA
- 505 Swift Boulevard Modular Apartments, Richland, WA
- Blue Ocean Modular Prototype, Multiple Locations, USA
- Buffalo & Montana Street Modular Apartments Study, Portland, OR
- Calgary Modular Condominium Study, Alberta, Canada
-  Cubix North Park Modular Apartments, Seattle, WA
-   Cubix Othello Station Modular Apartments, Seattle, WA
- Educational Service District Office, Yakima, WA
- Esteram Modular Apartments, Saskatchewan, Canada
- Greenwood Modular Apartments Study, Seattle, WA
- Intracorp Lighthouse Modular Apartments, Seattle, WA
- La Almenara Affordable Modular Apartments, Pittsburg, CA
- Lake City Modular Apartments, Seattle, WA
- Linden Modular Apartments, Seattle, WA
- Madison 23 Modular Study, Seattle, WA
- Mather Capital Apartments, Bismark, ND
- Modular Multi-Family Development, Minton, ND
- Modular Senior Housing, Rancho Cordova, CA
- Oldivai Modular Apartments, Spokane, WA
- Othello Station Modular Apartments, Seattle, WA
- Roosevelt Modular Apartments Study, Seattle, WA
- Saskatoon Modular Apartments, Saskatchewan, Canada
- Stanley Ranch Modular Hotel, USA
- The Collegian Student Housing, Eugene, OR
- Thomas Jefferson Apartments Study, Sunnyvale, CA
- US Prefab Modular Senior Housing, USA
- Valencia Grove Apartments Study, Redlands, CA
- Westlake Mixed-Use Apartment Study, Seattle, WA

 Sustainable project  Award-nominated project  Award-winning project







JACKSON | MAIN ARCHITECTURE, P.S.  
311 FIRST AVENUE SOUTH  
SEATTLE, WA 98104  
206-324-4800  
JACKSONMAIN.COM

