

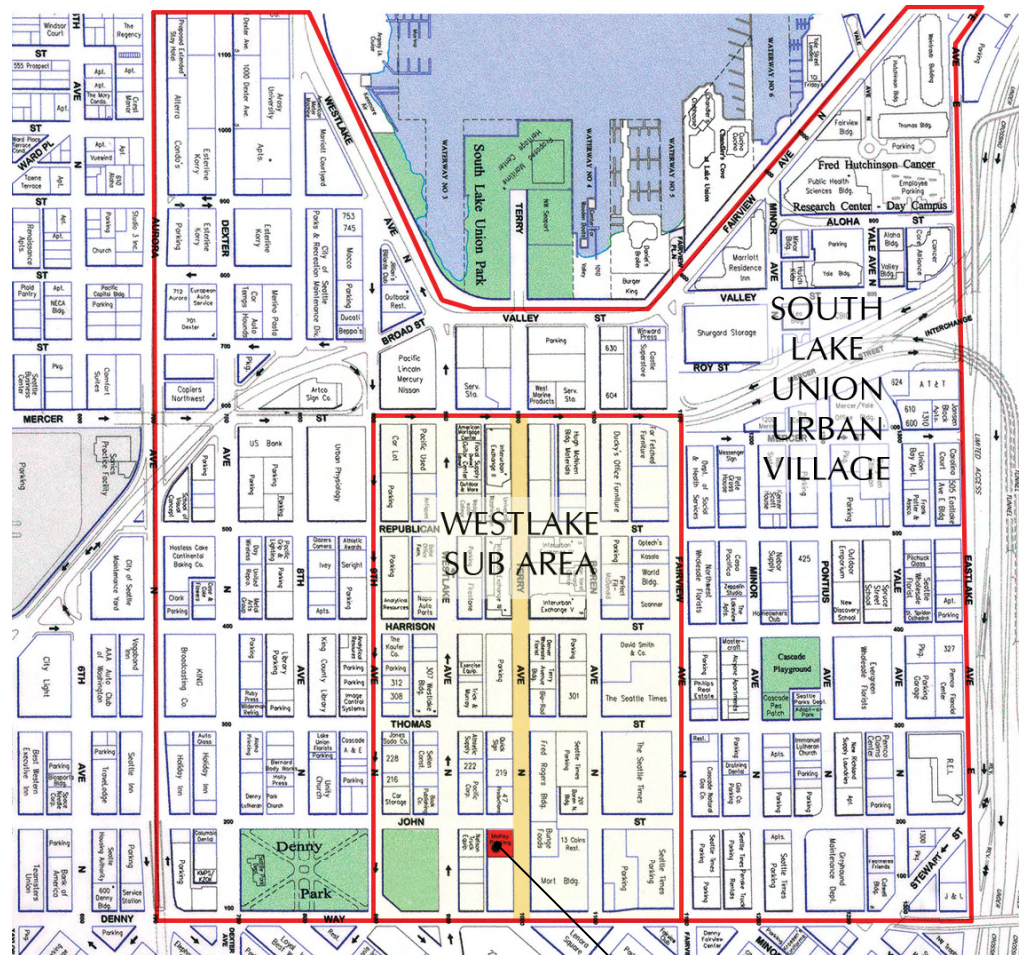


JOHN STREET HOUSING

975 JOHN STREET LLC | ANKROM MOISAN ARCHITECTS
975 JOHN STREET, SEATTLE, WA 98109
EARLY DESIGN GUIDANCE
AN URBAN HOUSING & RETAIL PROJECT



PROJECT SITE



PROJECT SITE

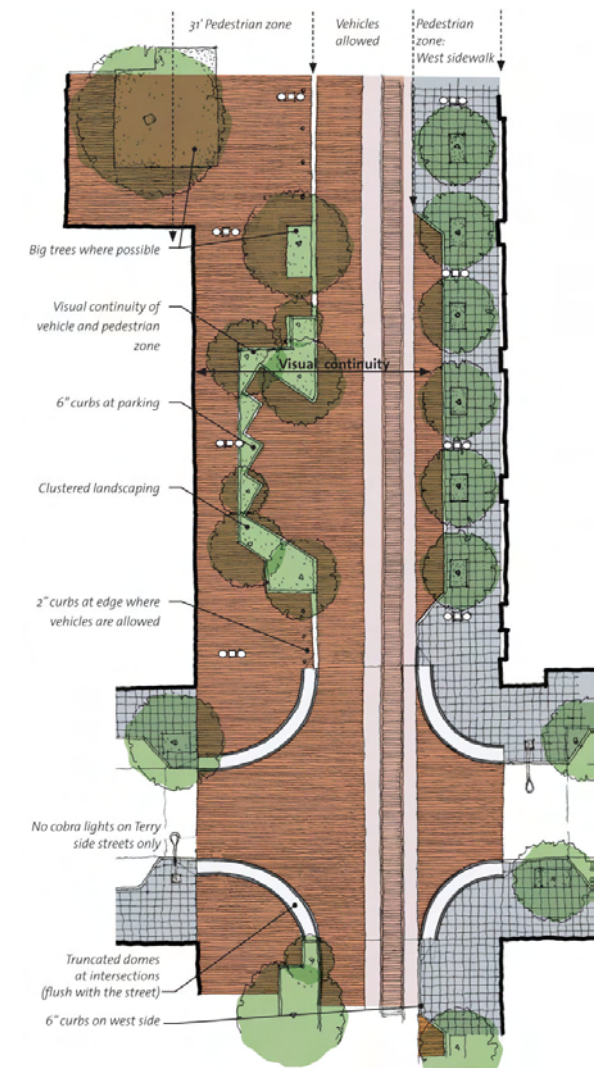


DIAGRAM FROM TERRY AVE. N. STREET DESIGN GUIDELINES

ZONING:

- SM/125: Seattle Mixed with 125 foot height limit
- Subject to Guidelines for Multi-family and Commercial Buildings, City of Seattle (1998)
- Additional overlay of the South Lake Union Design Guidelines (2005)
- Supplemented by Terry Avenue North Street Design Guidelines (2005)
- Allowable building heights increase south of Denny Way to 160 feet and decrease north of John Street to 85 feet.

TERRY AVE. NORTH

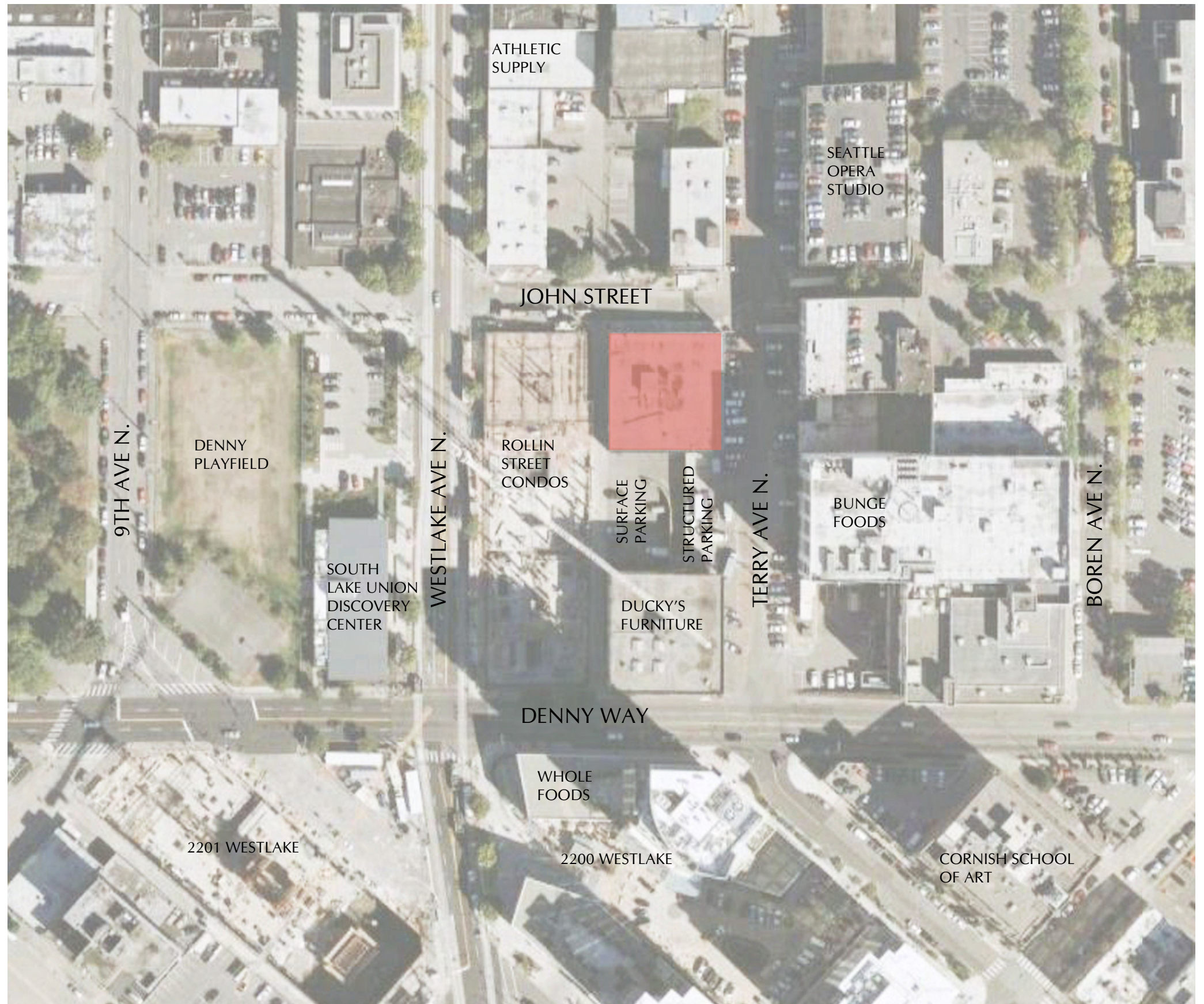
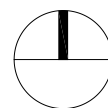
ENHANCEMENT PLAN GOALS:

- Enhance Terry Ave North as a “heart” street in the South Lake Union neighborhood by inhabited street design.
- Understand John Street as a logical pedestrian connector to Westlake Avenue and precincts to the west.
- Engage views north to Lake Union and proposed park terminus

JOHN STREET HOUSING

ZONING

- Southwest corner of Terry Avenue N and John Street. Alley to the west and shared property line to the south.
- Located within Westlake sub-area of the South Lake Union Urban Center.
- Low point of site is the southwest corner, rising approximately 14 feet to the high point at the intersection of John Street and Terry Avenue North.
- The streetcar on Westlake Avenue North connects the site north to public amenities on Lake Union and south to downtown.
- The site is in an area of transition. Neighboring existing buildings are mainly 1-7 story warehouse/industrial type architecture. Rollin Street Flats, across the alley, is 11 stories. Newer adjacent buildings include mixed use and multi-family residential structures and high tech offices.
- The existing, mainly vacant, structure on the site is a 2-story service building, which is currently being used as a temporary office for Rollin Street contractors.
- Terry Ave N is identified as a “heart” street and key north-south pedestrian corridor in the South Lake Union (SLU) Design Guidelines. The Terry Ave Street Design Guidelines further details Terry Ave as an inhabited pedestrian street which deliberately restricts capacity for vehicular traffic. However, truck traffic serving existing light-industrial uses are to be accommodated.
- John Street is identified as an important east-west connection street conveying pedestrians from the Westlake corridor, Denny Park and the greener residential subarea developing to the west. The guidelines envisage a lush treed canopy for John Street, terminating at Terry.
- John Street vacated east of Terry Avenue North, due to sloping topography.



NEIGHBORHOOD CONTEXT

JOHN STREET HOUSING



ROSETTA INPHARMATICS



GROUP HEALTH



TERRY & THOMAS



ROLLIN STREET CONDOS



BUNGE FOODS



2200 WESTLAKE



CORNISH COLLEGE



MIRABELLA

KING BROADCASTING CORP.

SEATTLE OPERA STUDIO

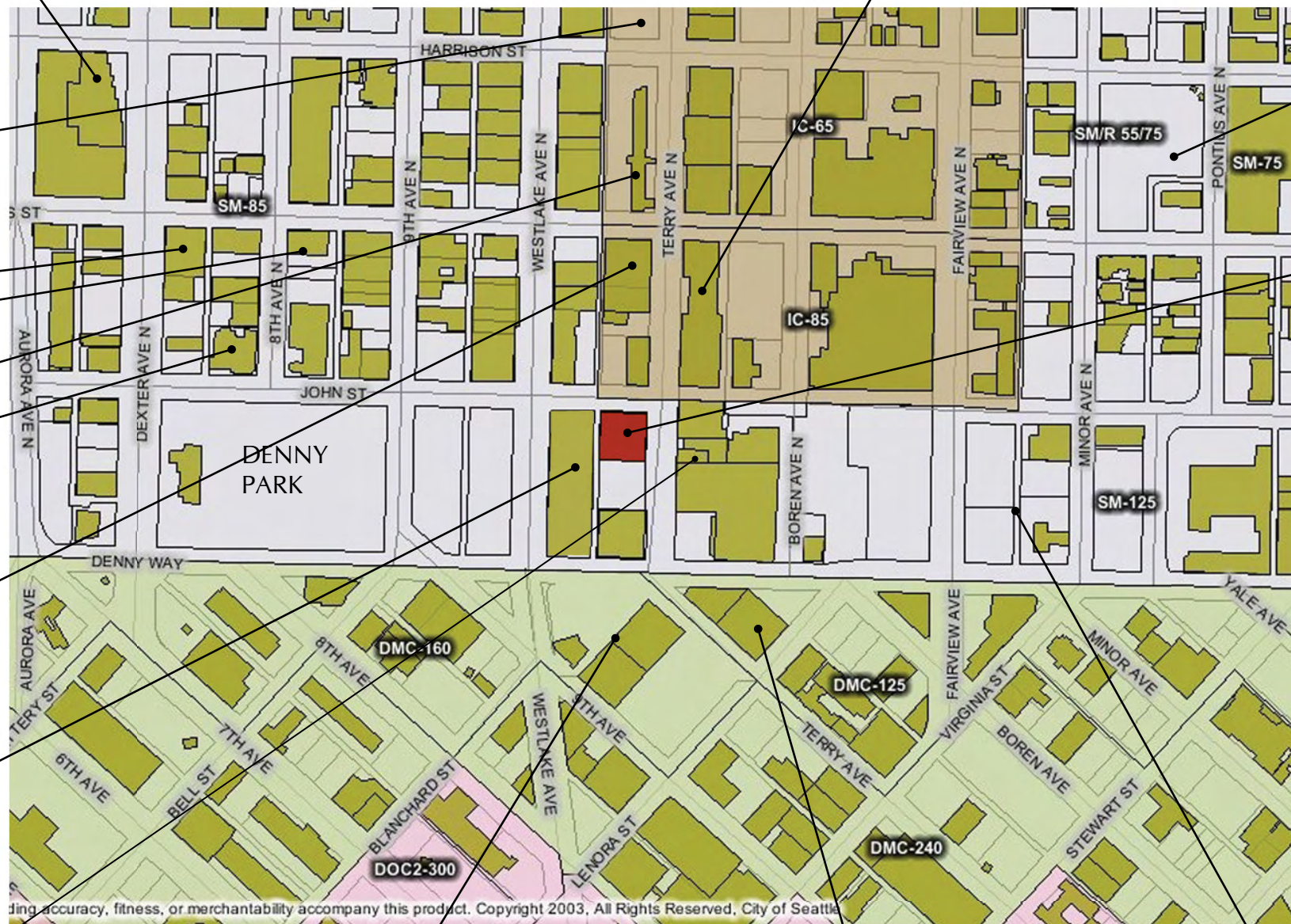
ART GALLERY
LOW-INCOME
HOUSING

CHURCH

DENNY PARK

CASCADE
PLAYGROUND

PROJECT
SITE



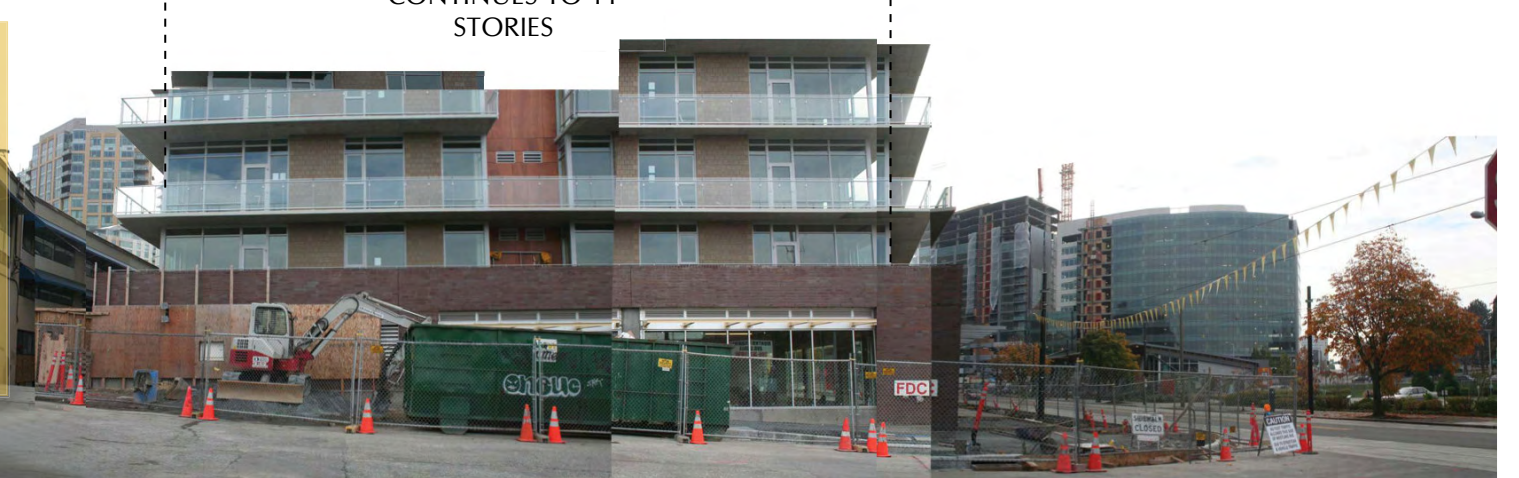
NEIGHBORHOOD CONTEXT

JOHN STREET HOUSING



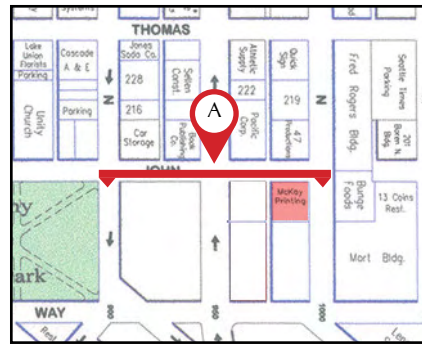
SITE

ROLLIN ST. FLATS
CONTINUES TO 11
STORIES



TERRY AVENUE

WESTLAKE AVENUE



A JOHN STREET LOOKING SOUTH



WESTLAKE AVENUE

TERRY AVENUE



B JOHN STREET LOOKING NORTH

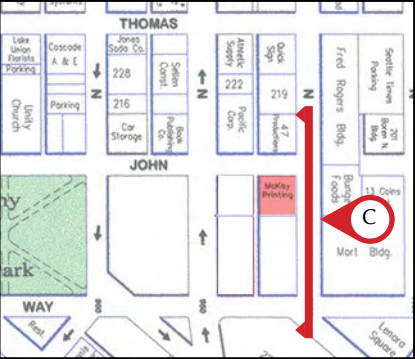
JOHN STREET HOUSING

STREET PANORAMAS



DENNY WAY

JOHN STREET

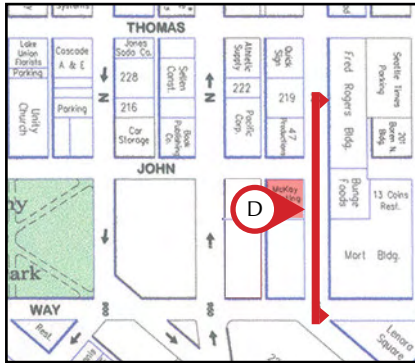


(C) TERRY AVENUE N. LOOKING WEST



JOHN STREET

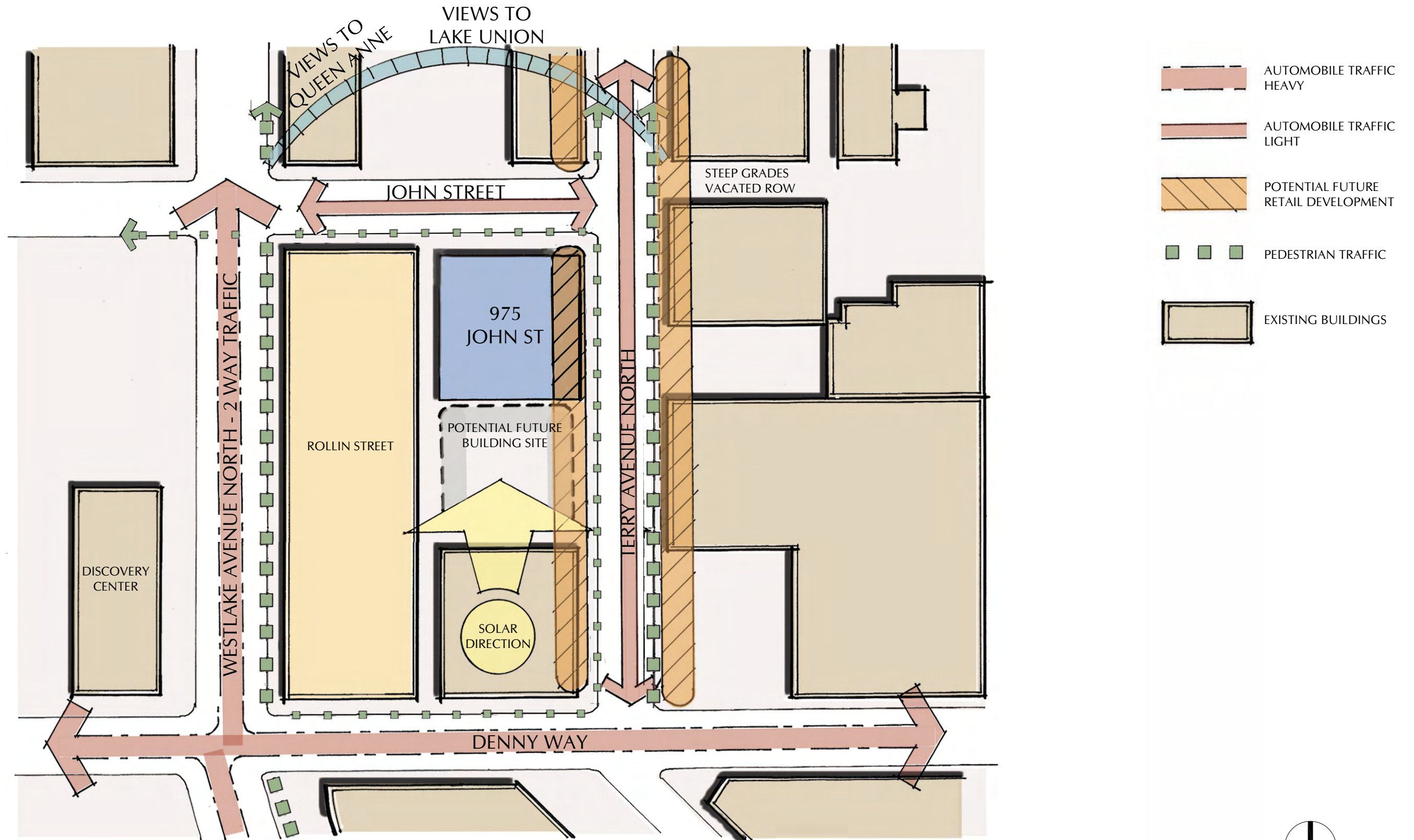
DENNY WAY



(D) TERRY AVENUE N. LOOKING EAST

STREET PANORAMAS

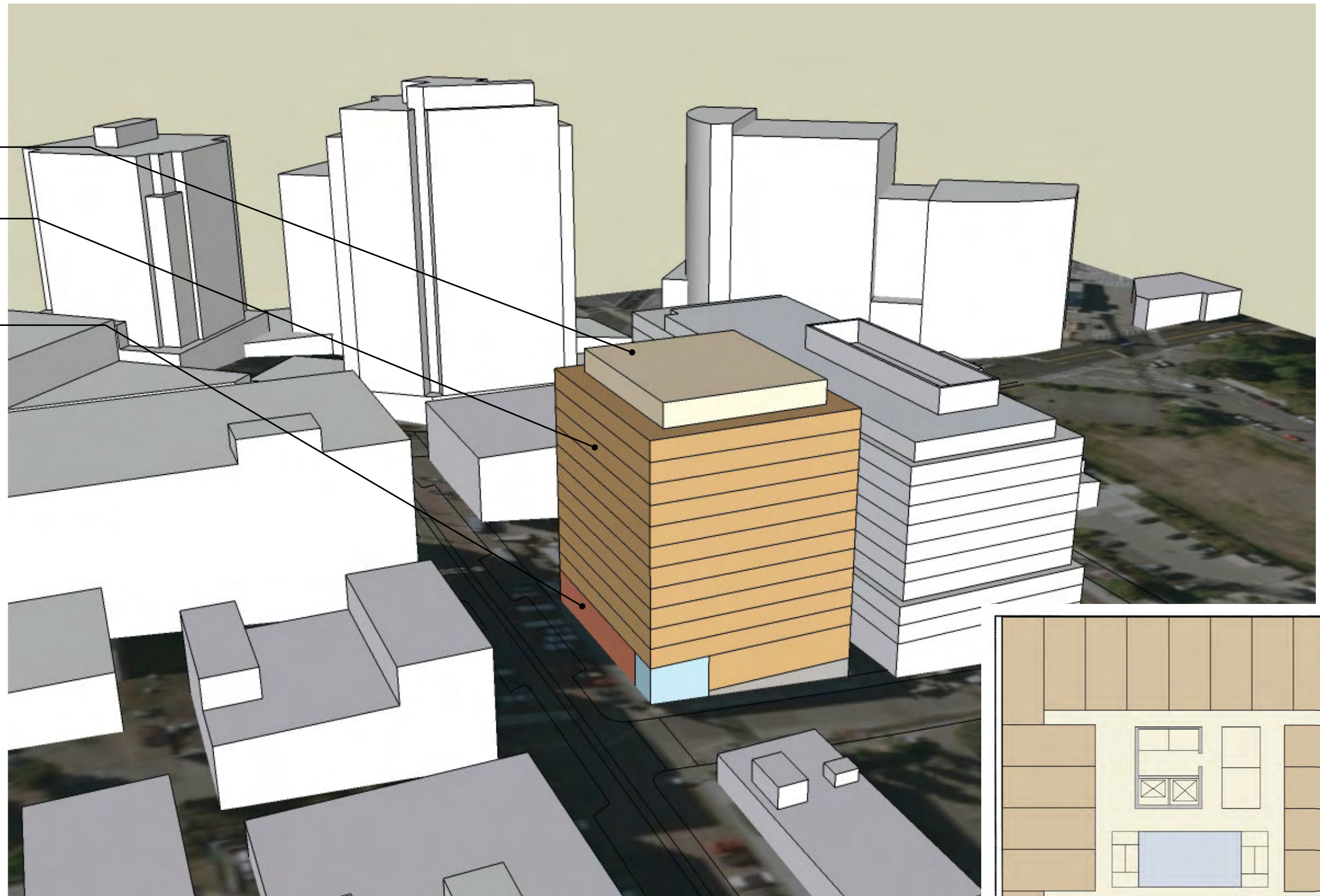
JOHN STREET HOUSING



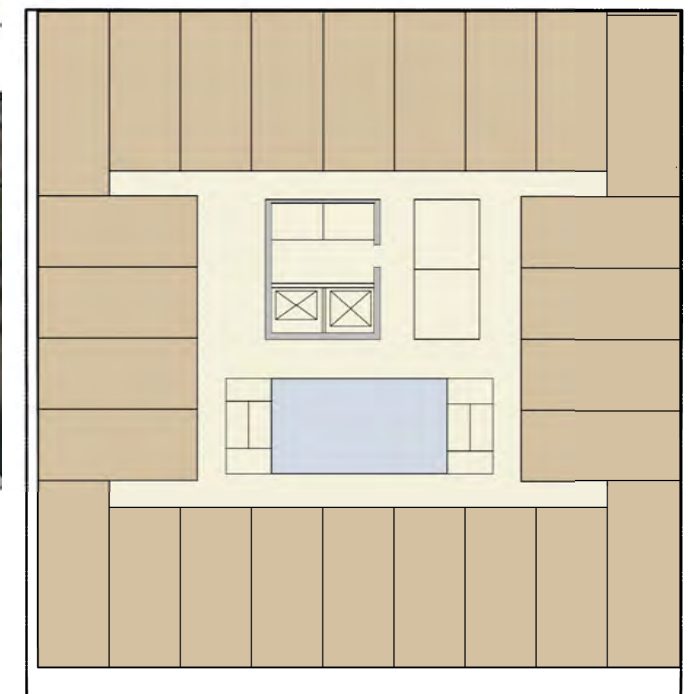
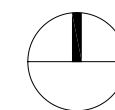
MAXIMUM
BUILDING
ENVELOPE

ALL RESIDENTIAL
USE

RETAIL AT
GROUND LEVEL



SCHEME 1:
This scheme represents the maximum building envelope allowed by code. The entire footprint of the site is occupied to a height of 12 stories.



TYPICAL PLAN (L2-L12)

MASSING - SCHEME 1

JOHN STREET HOUSING

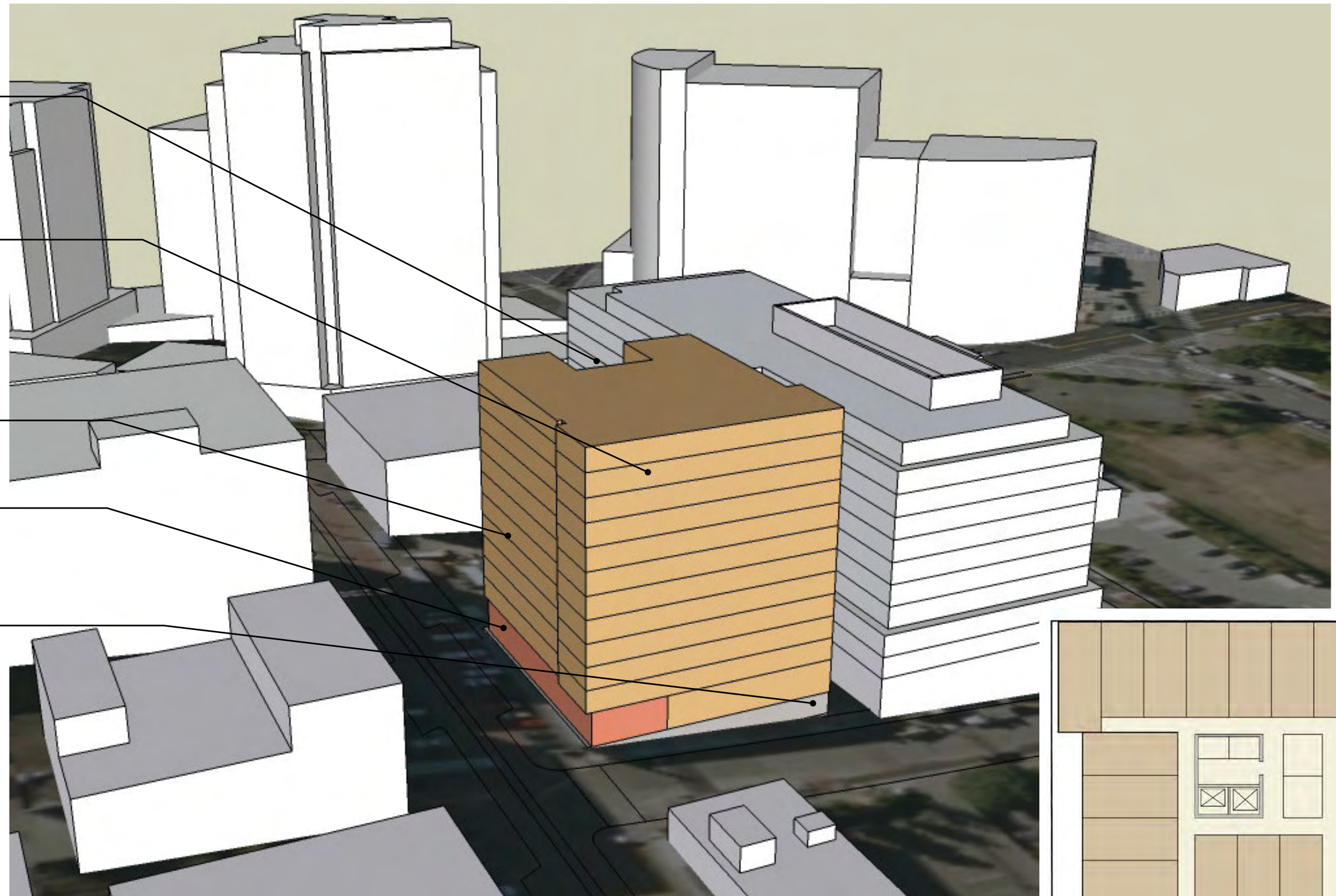
SOUTH FACING RESIDENTIAL
AMENITY SPACE AND
OUTDOOR AREA AT LEVEL 1
(HIDDEN)

JOHN STREET FACADE
CAPTURES VIEWS

EXPRESS MASS ALONG
TERRY AVE. TO
DIALOGUE EXISTING
WAREHOUSE CONTEXT
ACROSS TERRY AVE.

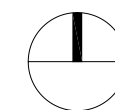
FIRST FLOOR RETAIL

MITIGATE BLANK
GARAGE WALL WITH
PLANTINGS



SCHEME 2:

This scheme represents an option with some amount of articulation of the building form addressing the different conditions of the site.



TYPICAL PLAN (L2-L12)

MASSING - SCHEME 2

JOHN STREET HOUSING

LOWER HEIGHT ALLOWS
MORE LIGHT TO ROLLIN
STREET FLATS

SOUTH FACING RESIDENTIAL
AMENITY SPACE AND
OUTDOOR AREA AT LEVEL 1
(HIDDEN)

EXPRESS MASS ALONG
TERRY AVE. TO
DIALOGUE EXISTING
WAREHOUSE CONTEXT
ACROSS TERRY AVE.

FIRST FLOOR
PULLED
BACK FROM TERRY:

- ENHANCE
PEDESTRIAN EDGE
- INTEGRATED
WEATHER
PROTECTION

DEFINED CORNER AT
INTERSECTION

- RESIDENTIAL AMENITY
BRINGS LIFE TO TRANSPARENT
CORNER
- SIGNIFIES END OF TERRY AVE
PEDESTRIAN STREET

MITIGATE BLANK
GARAGE WALL WITH
PLANTINGS



SCHEME 3: PREFERRED SCHEME
This scheme represents reduction in massing to 6 stories. A two-part massing scheme, and contrasting materials, differentiate the Terry Ave face from the John Street face. Entry is recessed to create a larger outdoor pedestrian space and “front porch” for retail and residents at the corner of Terry and John.

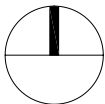
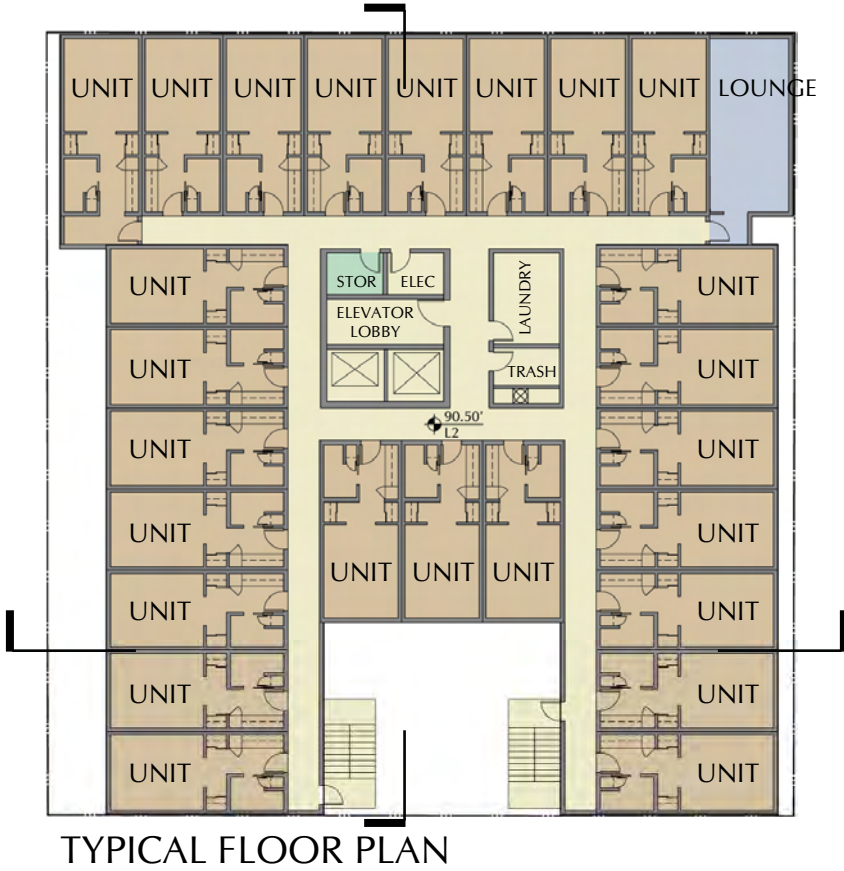


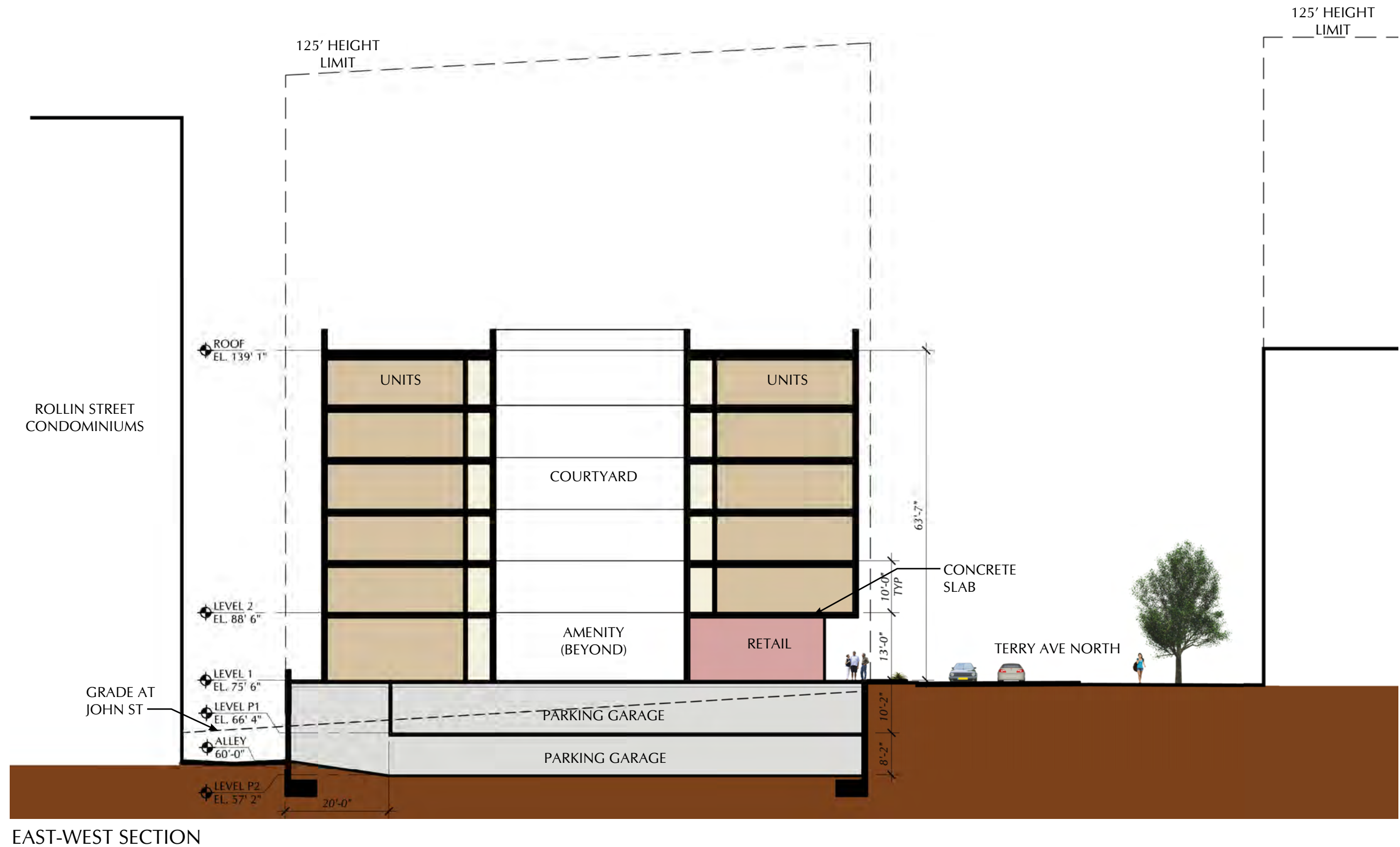
SITE PLAN - PREFERRED SCHEME

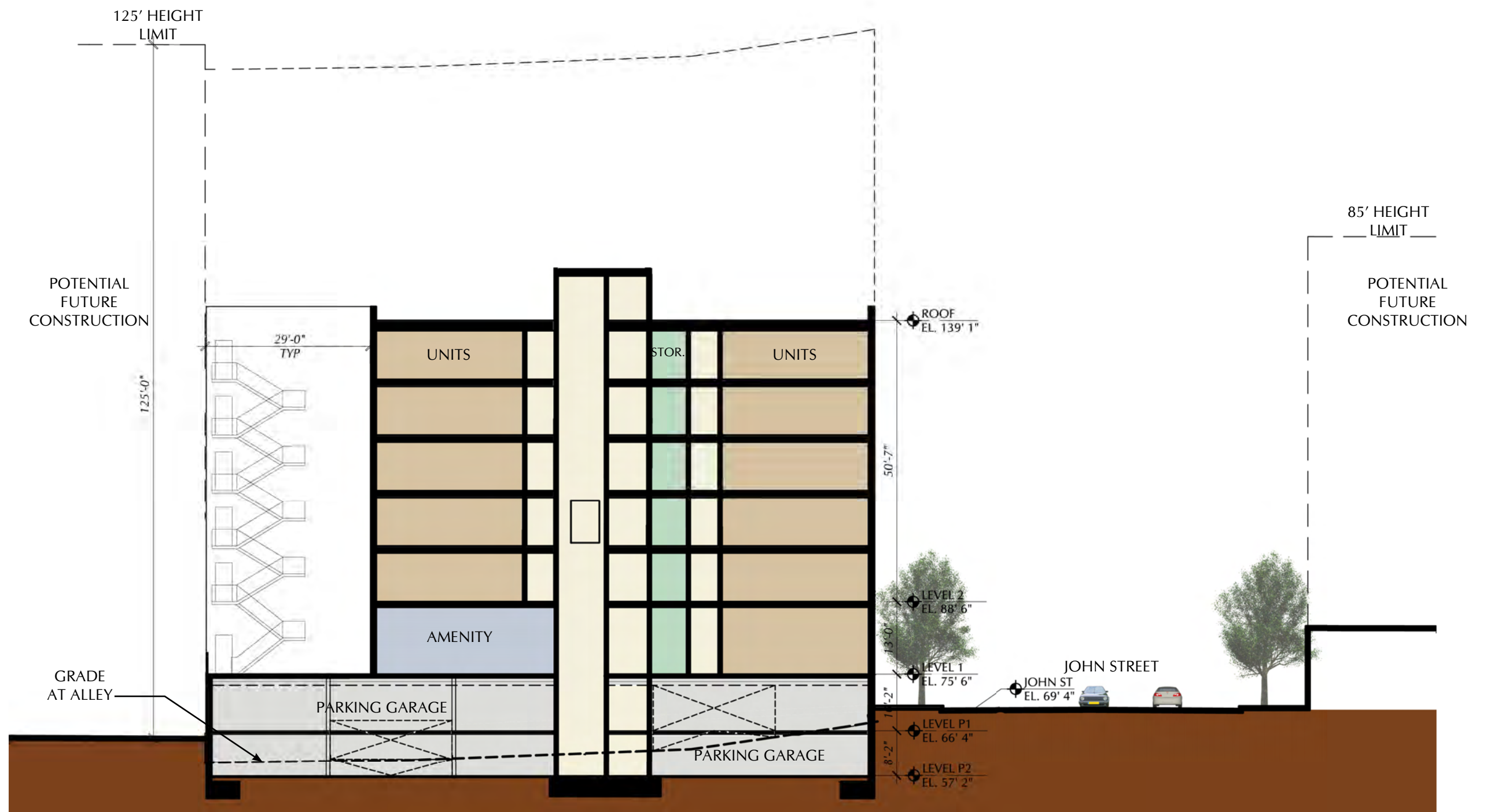
JOHN STREET HOUSING

PROGRAM DESCRIPTION:

- 137 residential units including 12 on ground floor
- Approx. 3,100 SF of retail space fronts Terry Avenue
- Two levels of underground parking with approx. 69 stalls







NORTH-SOUTH SECTION

BUILDING SECTION - PREFERRED SCHEME

JOHN STREET HOUSING

975 JOHN STREET LLC | ANKROM MOISAN ARCHITECTS
E.D.G. | MARCH 18, 2009

DESIGN INTENT

- MASSING:** 3 basic massing elements are stacked vertically.
- A building plinth at grade. This plane contains the public and semi-public components of the building program: the main residential entry and front “porch”, day-lit courtyard and adjacent residential amenity space, and retail along Terry Avenue North.
 - A recessed first story primarily composed of transparent storefront glazing. An open colonnade provides visual and physical access to the building while expanding the public ROW, in keeping with the goals of the Terry Avenue Street Guidelines. The housing block above extends over this floor, providing weather protection.
 - A housing block from level 2 to 6, intended to read as a simple form reflecting the functional logic of adjacent light-industrial structures. The repetitive interior program is expressed on the building facade as a pattern of punched openings. The glazing pattern shifts at the building corner to highlight the key intersection of John St. and Terry Ave N.

The overall building massing is a U-shaped block developed around a courtyard oriented to the south. Residential spaces (from level 2 to 6) are built to the property boundary at Terry Ave N and John Street, and pulled back 9 to 11 feet from the alley to benefit west-facing apartments and allow light into neighboring dwellings fronting the alley.

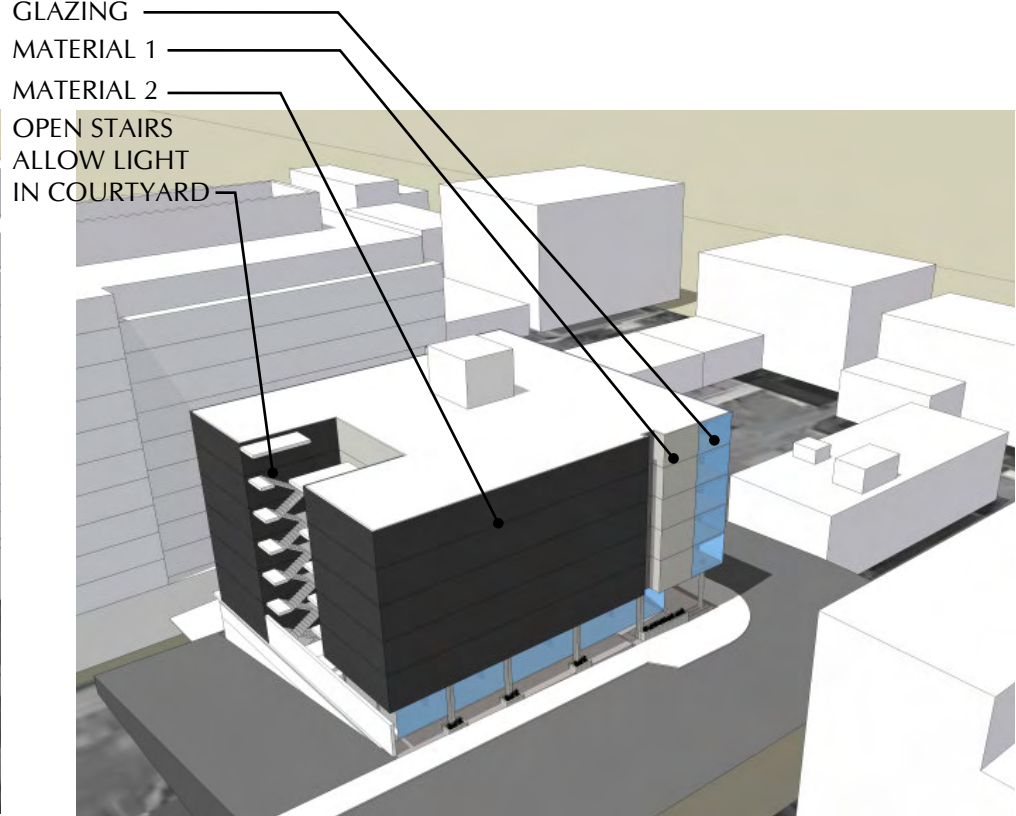
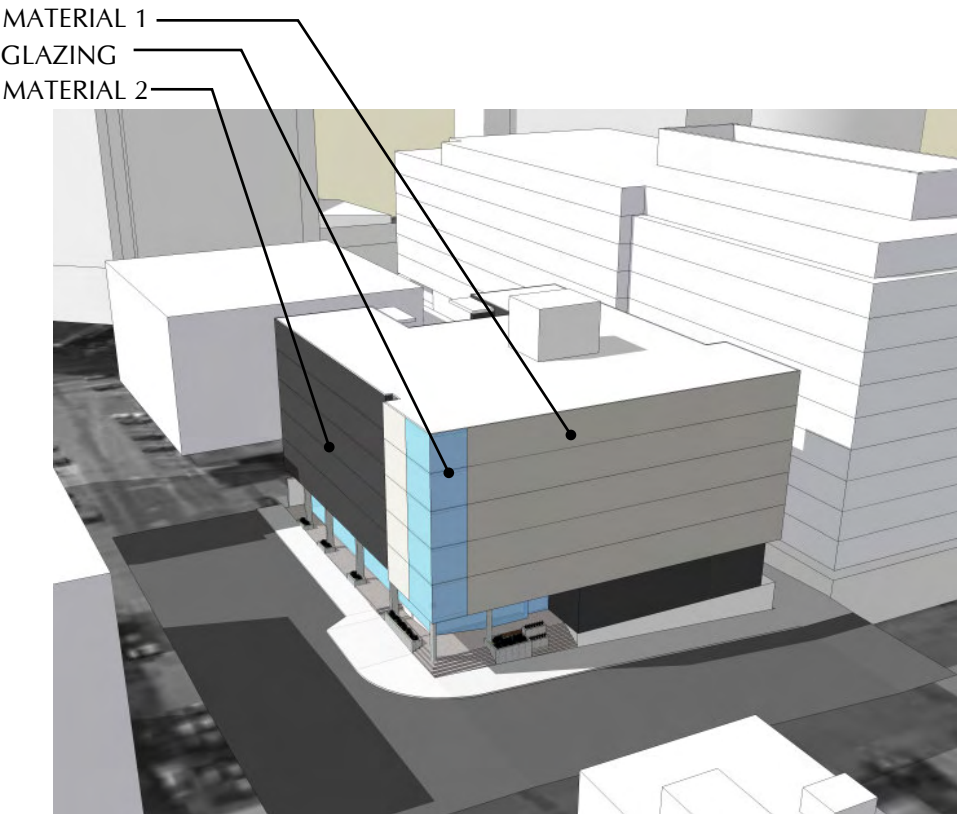
BUILDING PROGRAM & ELEMENTS

The goal of this development is to deliver privately financed ‘work-force housing’ affordable to local working people, students and single households. The proposed solution is a model of efficient, high-density urban living with small units, and diversifies the housing options available in South Lake Union.

A concrete and steel-framed residential structure is not viable in the current economic climate. The proposed wood-frame structure is 65 feet high, lower than the allowable 125 foot maximum envelope. As a result, access to views and sun are enhanced in adjacent structures.

- Following the logic of high-density living, the proposed design forgoes private unit decks, for instance, in favor of communal spaces, including:
- Reviving the traditional apartment laundry room. These are located centrally at each floor of the building.
 - Residential lounges at each floor, at the corner of Terry and John. These spaces are distinguished by stacked corner glazing.
 - A residential courtyard. The level 2 concrete transfer slab is held back, creating a day-lit internal courtyard at grade. The main interior residential amenity space opens to the courtyard. Opportunities also exist to visually or physically connect to the main entry lobby and retail spaces at the periphery as the design develops.
 - An entry fore-court at the corner of Terry Ave N and John St. The intent is to develop a “front porch” for the building. This “porch” is defined by a combination of stairs and planter boxes wrapping the corner. These stairs should be understood as a multi-purpose element providing both access to the building and opportunities for sitting, gathering, etc. In this way, the design integrates the semi-public space with the public realm.

JOHN STREET HOUSING



PEDESTRIAN FOCUS AT INTERSECTION OF TERRY AND JOHN



Looking North on Terry Ave.

Elevation change at corner of John and Terry provides opportunity for integrated planters and seating. Minimize guardrails to extent allowed by building code.



Looking South on Terry Ave.

PREFERRED SCHEME - DESIGN

“TOP TEN” SOUTH LAKE UNION DESIGN GUIDELINES :

A. Site Planning A-1 Responding to Site Characteristics <i>The siting of buildings should respond to specific site conditions and opportunities.</i> A-2 Streetscape Compatibility <i>The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.</i> A-4 Human Activity <i>New development should be sited and designed to encourage human activity on the street.</i> A-6 Transition Between Residence and Street <i>For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.</i>	• The upper Housing Block is separated by an inset vertical seam on Terry Ave elevation. Contrasting exterior materials or color shall differentiate facade of each flanking street, while expressing two-part massing concept. Additional vertical glazing shall mark key corner. • Intersection of Terry Ave N. and John St. understood as a secondary gateway where two key pedestrian spines come together. Site topography provides opportunity to develop building entry as a raised stoop at corner, forming “front porch” to apartment building. The public / semi-public Plinth at building base “decomposes” about the corner into stairs and planters of human scale. • This podium daylights as grade falls to west on John. While it does not meet Transparency and Blank Façade requirements, it does yield a strong datum that ties into the base of Rollin Street development directly across alley. (Please see departure request SMC 23.48.018). • Terry Ave N. identified as “Heart Location” by Terry Ave N Street Design Guidelines. Recessed retail façade at ground floor and expressed building entry to enhance concept of the Inhabited Street.
B-1 Height, Bulk and Scale Compatibility <i>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 .</i>	• Proposed development voluntarily builds to 65’ height (versus 125’ allowable), benefitting views and solar exposure of adjacent structures.

C. Architectural Elements and Materials C-1 Architectural Context <i>New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.</i> C-2 Architectural Concept and Consistency <i>Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings form and features should identify functions. The roof line should be clearly distinguished from its facade walls.</i> C-5 Structured Parking Entrances <i>Garage entrances should be minimized so that they do not dominate the street frontage of a building.</i>	• Proposed design conforms to SLU-specific Design Guidelines encouraging ...“creative, contemporary architecture with variegated forms and details”. • Facade treatment(s) shall differentiate each flanking street. Communal lounge spaces are located at corner to benefit from available views to Lake Union. The vertical glazing supporting this function also marks key corner of Terry and John. • Architectural concept is specifically informed by building program with a transparent floor of public / semi-public elements developed on top of podium of parking. A clearly defined residential superstructure lies above. • Two garage entries are proposed off alley.
D. Pedestrian Environment D-1 Pedestrian Open Spaces and Entrances <i>Convenient and attractive access to the building’s entry should be provided to ensure comfort and security. Opportunities for creating lively, pedestrian-oriented open space should be considered.</i> D-5 Visual Impacts of Parking Structures <i>The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape.</i>	• Development of corner entry and Terry St. retail frontage provides both formal and informal (e.g. stairs as seating opportunity) opportunities for human activity as described previously. • Sidewalk design shall conform with intent of the Terry Ave N Street Design Guidelines. • Retail frontage and entry are set-back from property boundary in favor of pedestrian realm. • Site topography results in partial daylighting of parking structure about John Street and alley. Various measures to mitigate this are currently being explored in design. However it also a strong formal element providing a datum that addresses base of adjacent Rollin Street development.

POTENTIAL DEPARTURES

- MC 23.48.018 TRANSPARENCY AND BLANK FAÇADE
John street slope creates daylighting of garage wall. Potential area for art, raised planting bed and/or green wall to mitigate.

ANKROM MOISAN ASSOCIATED
ARCHITECTS :
APARTMENT AND MULTI-FAMILY
EXPERIENCE

Ankrom Moisan specializes in urban,
mixed-use housing projects, including
condominiums and apartment projects.
A few examples of AMAA projects close
to the site or with similar programs are
shown here.



MIRABELLA
SEATTLE, WASHINGTON



THE JEFFREY
PORTLAND, OREGON



320 E. PINE STREET
SEATTLE, WASHINGTON



ROLLIN STREET
SEATTLE, WASHINGTON



TANNER LOFTS
PORTLAND, OREGON



MATISSE APARTMENTS
PORTLAND, OREGON

JOHN STREET HOUSING

ANKROM MOISAN RELATED PROJECTS