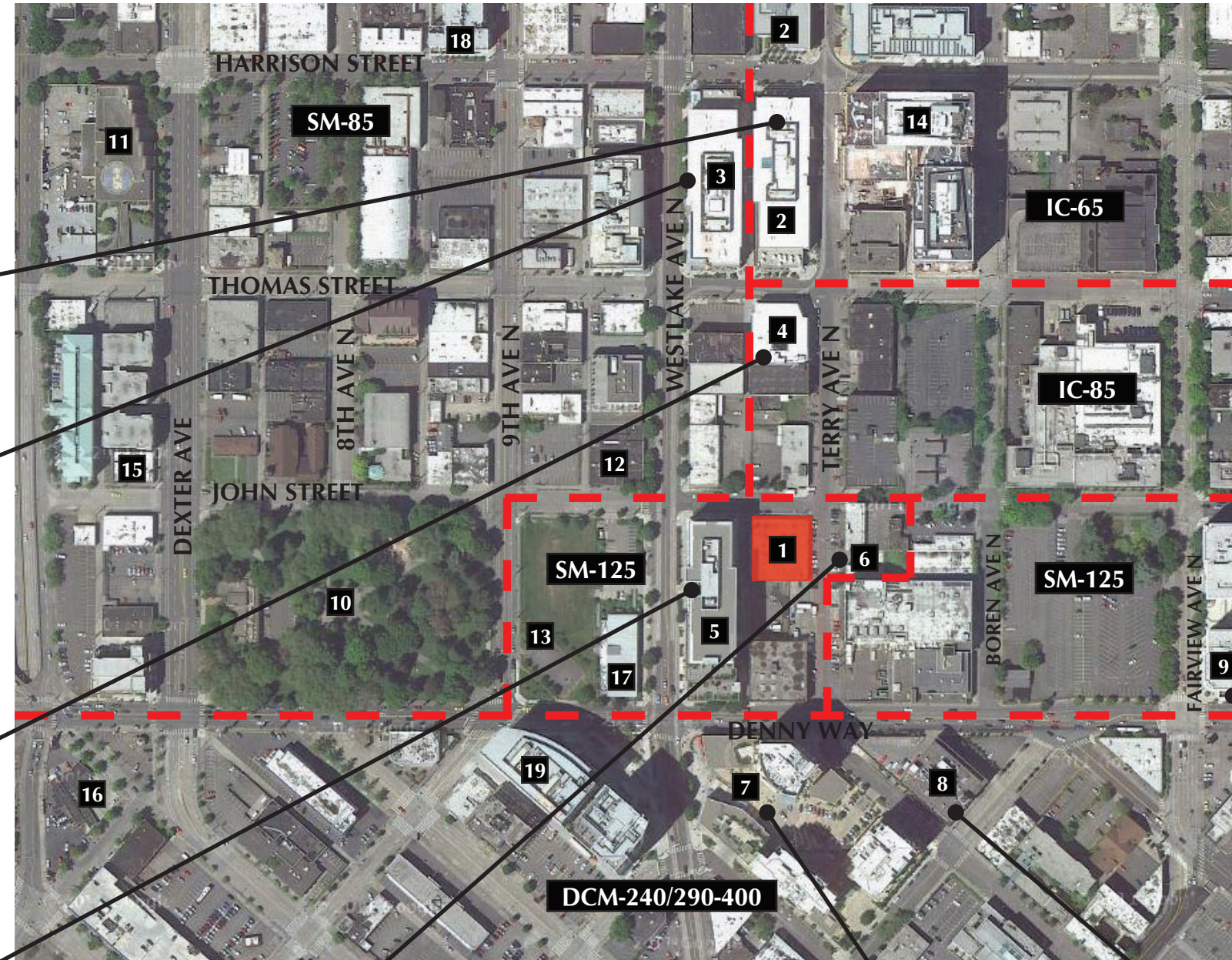
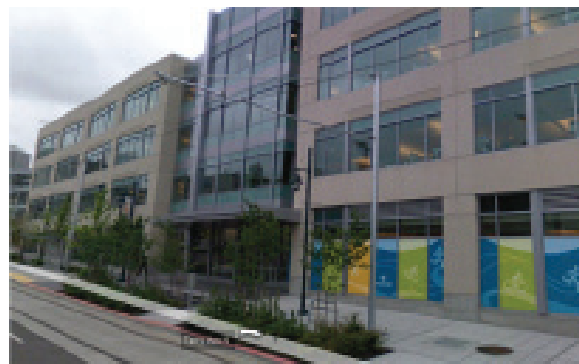


DESIGN REVIEW

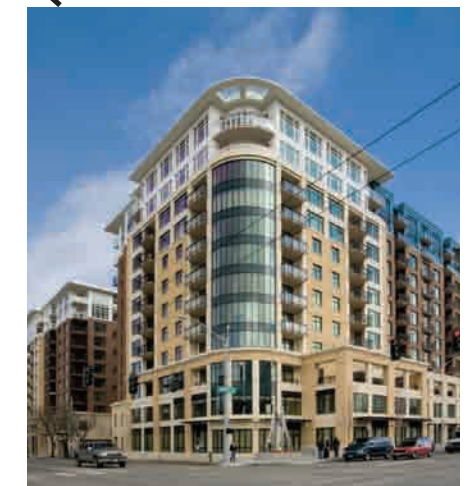
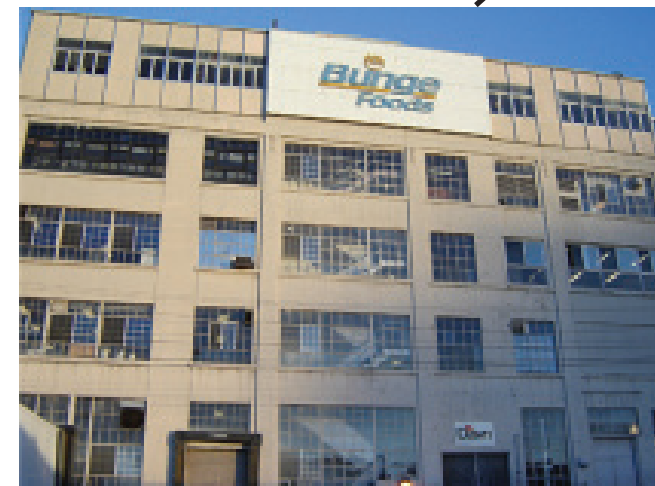


JOHN STREET APARTMENTS
975 JOHN STREET LLC | ANKROM MOISAN ARCHITECTS
975 JOHN STREET, SEATTLE, WA 98109
DPD PROJECT NO: 3007906
JULY 20, 2011



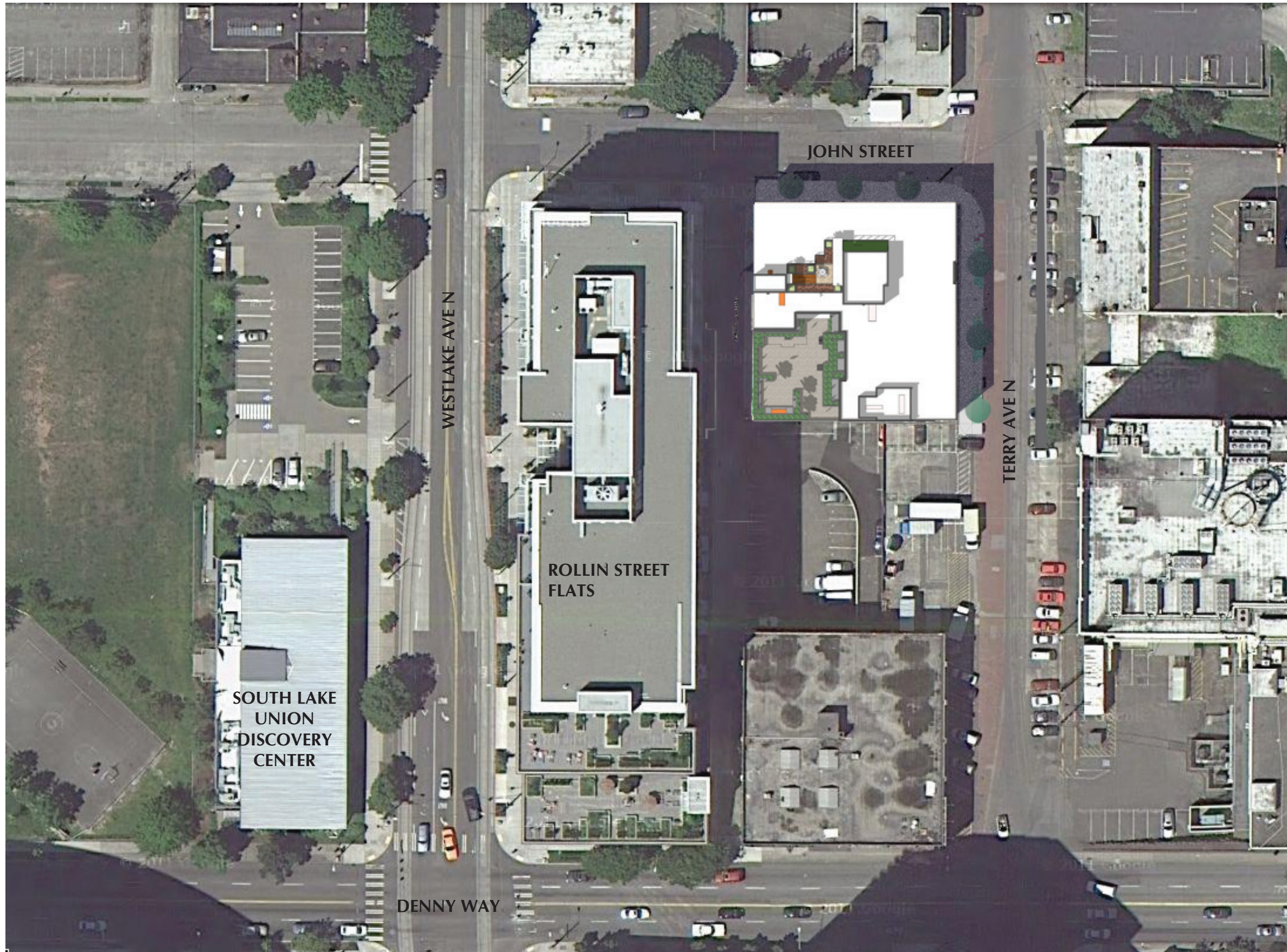
INDEX

- 1** PROJECT SITE
- 2** ROSETTA INPHARMATICS
- 3** GROUP HEALTH COOPERATIVE
- 4** TERRY & THOMAS OFFICE BUILDING
- 5** ROLLIN STREET FLATS
- 6** BUNGE FOODS
- 7** 2200 WESTLAKE
- 8** CORNISH COLLEGE
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- 10** DENNY PARK
- 11** KING BROADCASTING CORPORATION
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- 13** DENNY PLAYFIELD BASKETBALL COURT
- 14** AMAZON
- 15** ART GALLERY
- 16** ELEPHANT CAR WASH
- 17** SOUTH LAKE UNION DISCOVERY CENTER
- 18** VEER LOFTS
- 19** ENSO CONDOMINIUMS AND OFFICE TOWER



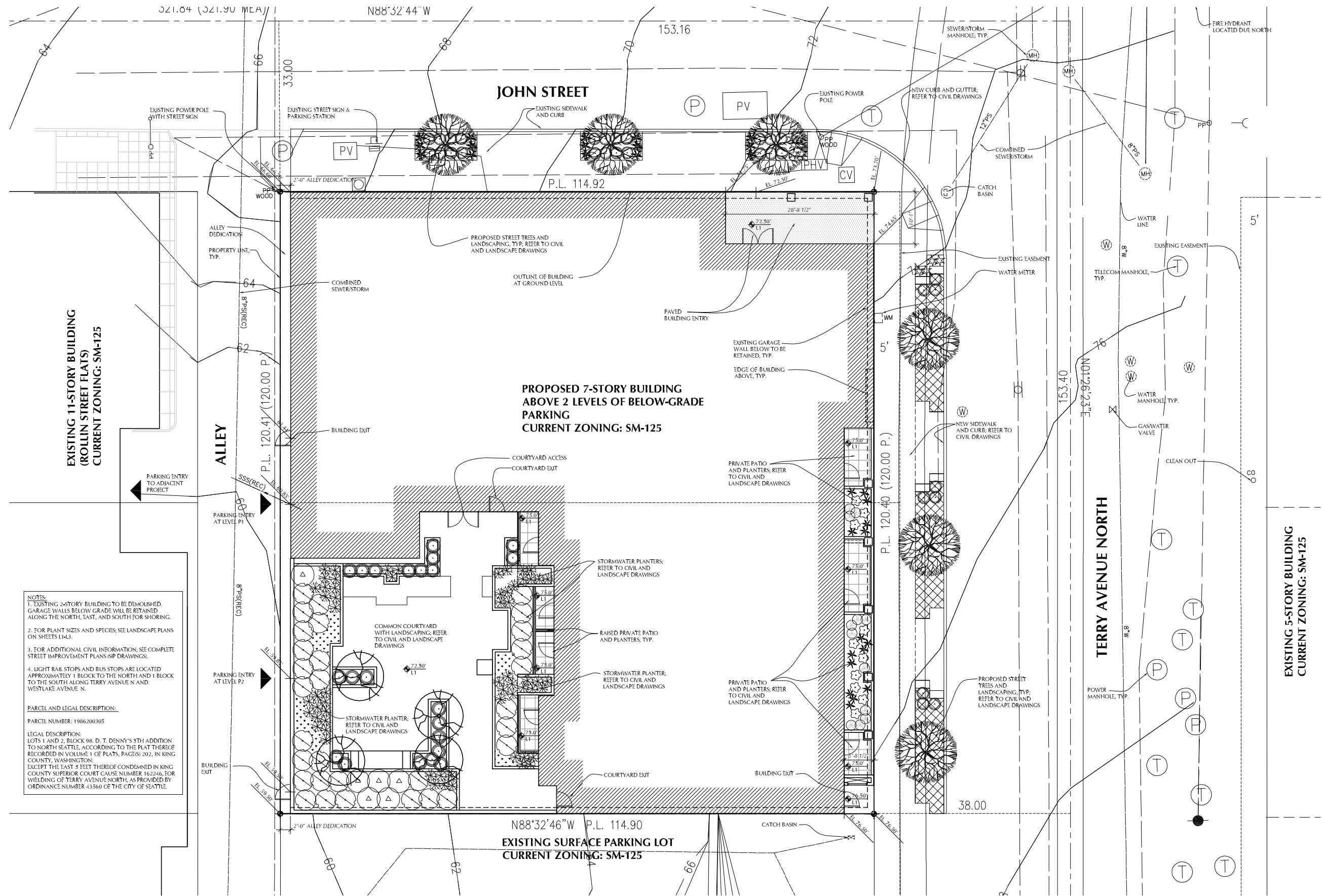
JOHN STREET APARTMENTS

NEIGHBORHOOD CONTEXT



CONTEXTUAL SITE PLAN

JOHN STREET APARTMENTS



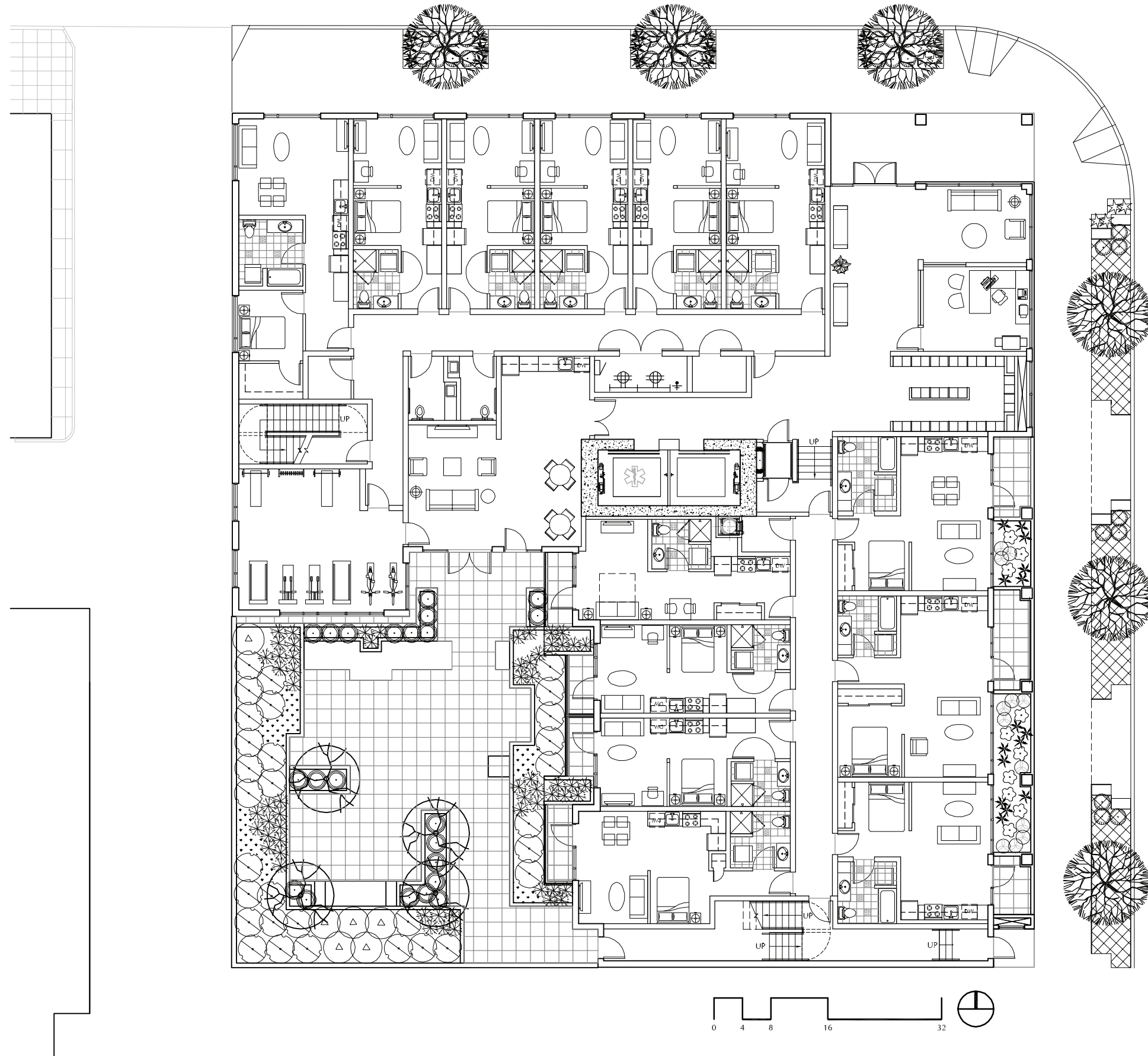
NOTES:

- EXISTING 2-STORY BUILDING TO BE DEMOLISHED. GARAGE WALLS BELOW GRADE WILL BE RETAINED ALONG THE NORTH, EAST, AND SOUTH FOR SHORING.
- FOR PLANT SIZES AND SPECIES; SEE LANDSCAPE PLANS ON SHEETS LI-13.
- FOR ADDITIONAL CIVIL INFORMATION; SEE COMPLETE STREET IMPROVEMENT PLANS (SIP) DRAWINGS.
- LIGHT RAIL STOPS AND BUS STOPS ARE LOCATED APPROXIMATELY 1 BLOCK TO THE NORTH AND 1 BLOCK TO THE SOUTH ALONG TERRY AVENUE N AND WESTLAKE AVENUE N.

PARCEL AND LEGAL DESCRIPTION:
 PARCEL NUMBER: 1986200305
 LEGAL DESCRIPTION:
 LOTS 1 AND 2, BLOCK 98, D. T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 202, IN KING COUNTY, WASHINGTON, EXCEPT THE EAST 8 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 162246, FOR WIDENING OF TERRY AVENUE NORTH, AS PROVIDED BY ORDINANCE NUMBER 43560 OF THE CITY OF SEATTLE.

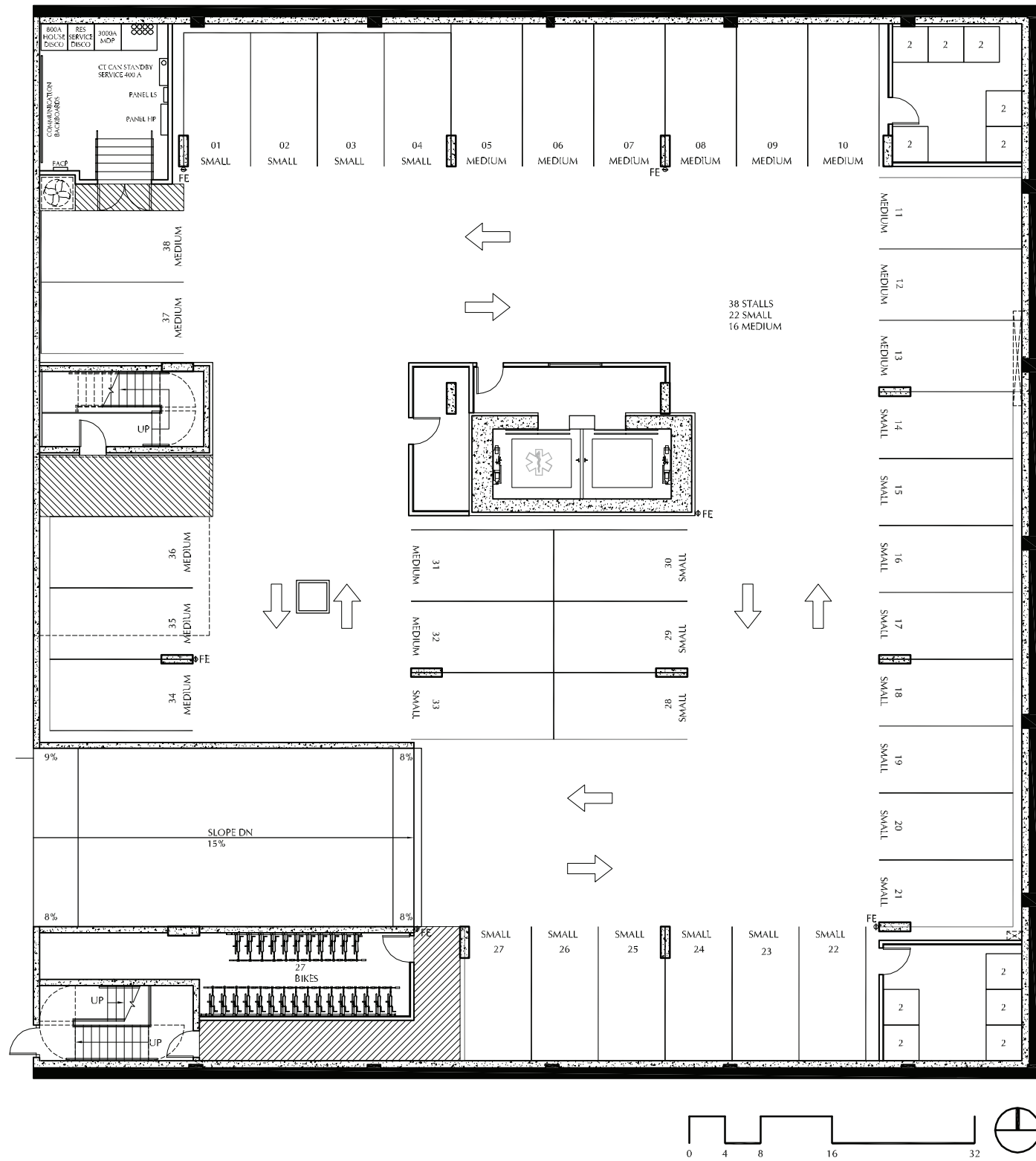
JOHN STREET APARTMENTS

SITE PLAN

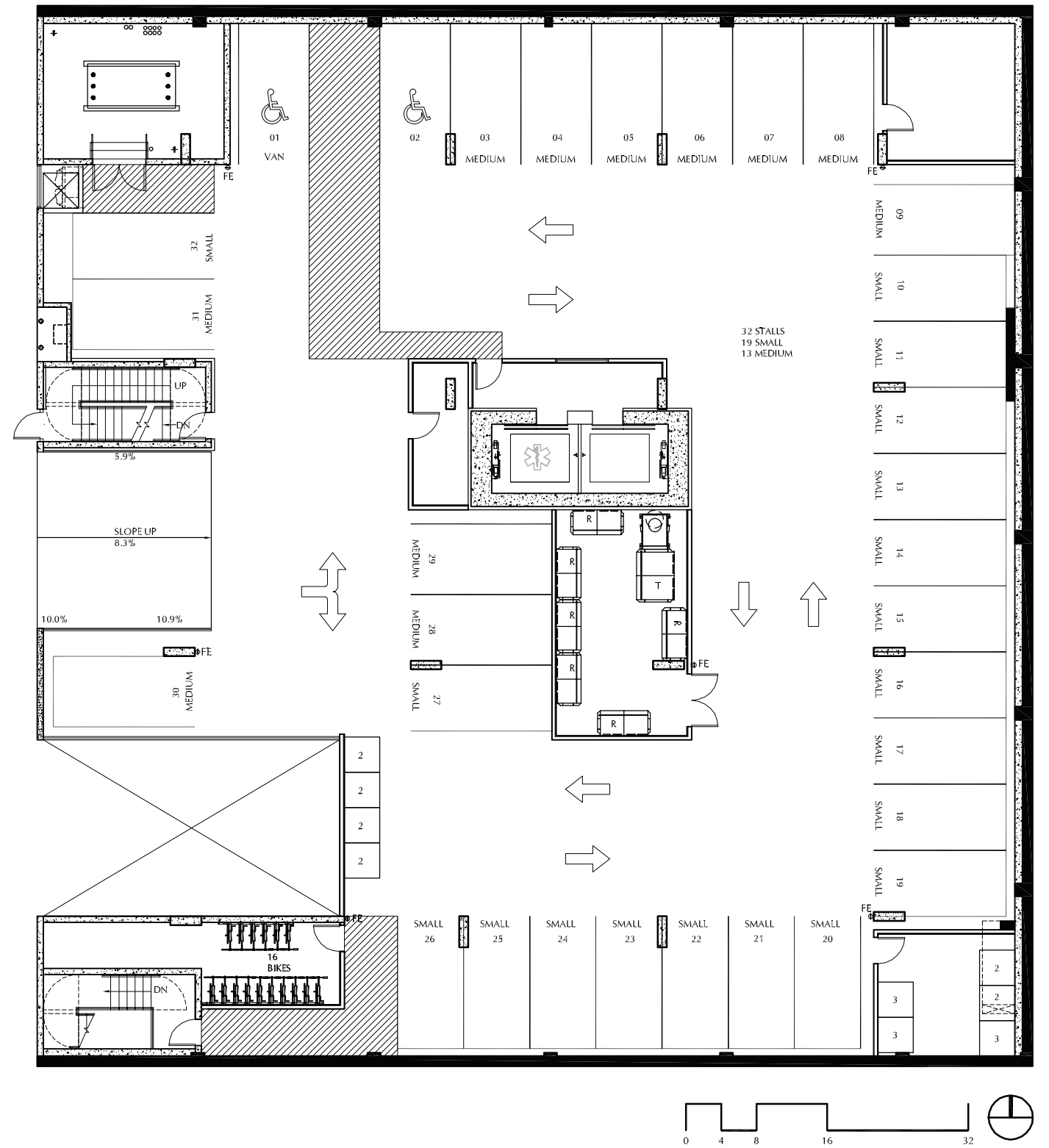


GROUND LEVEL PLAN

JOHN STREET APARTMENTS



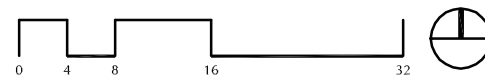
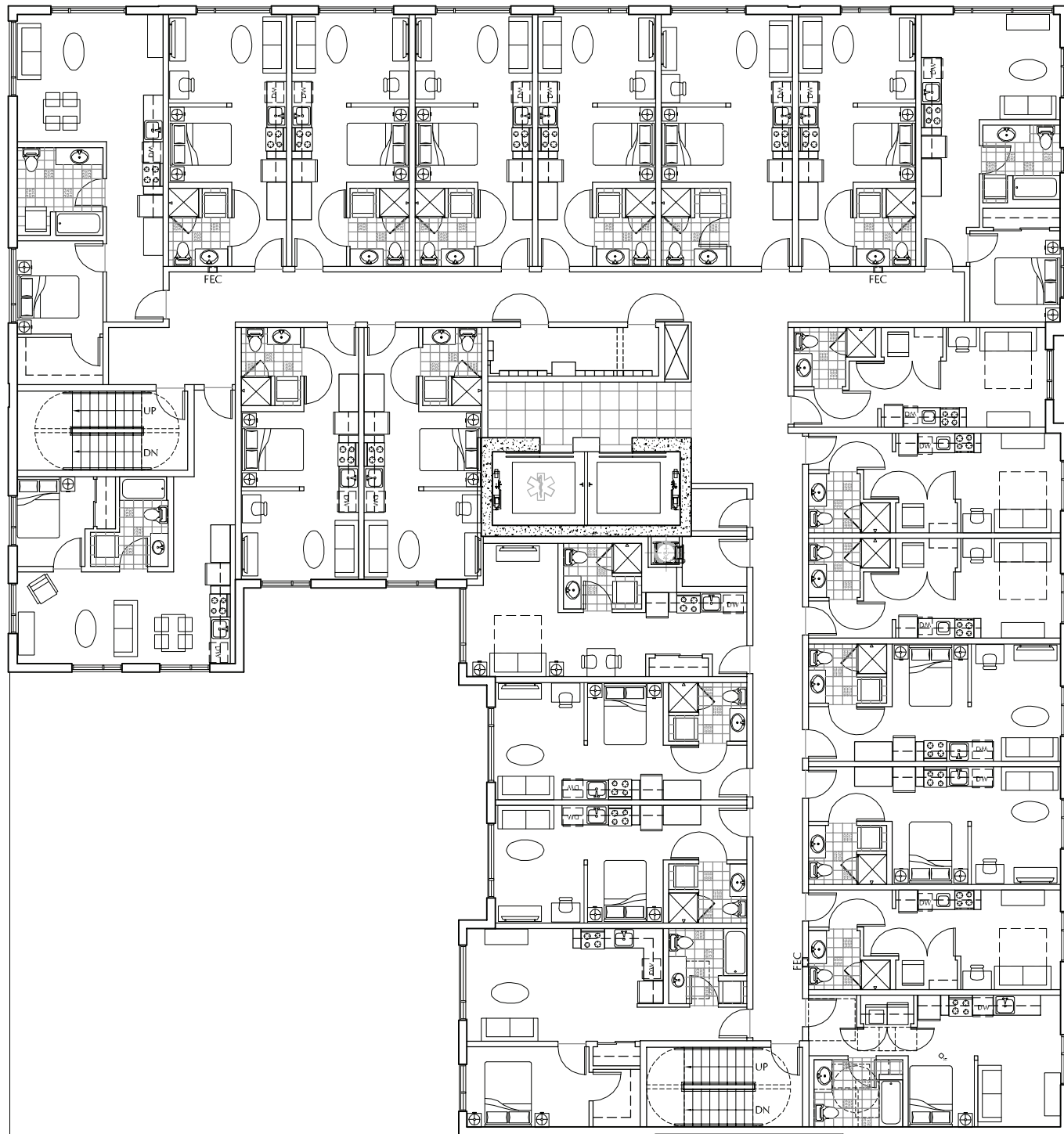
PARKING LEVEL P2



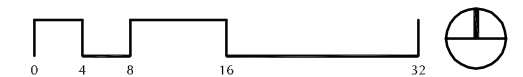
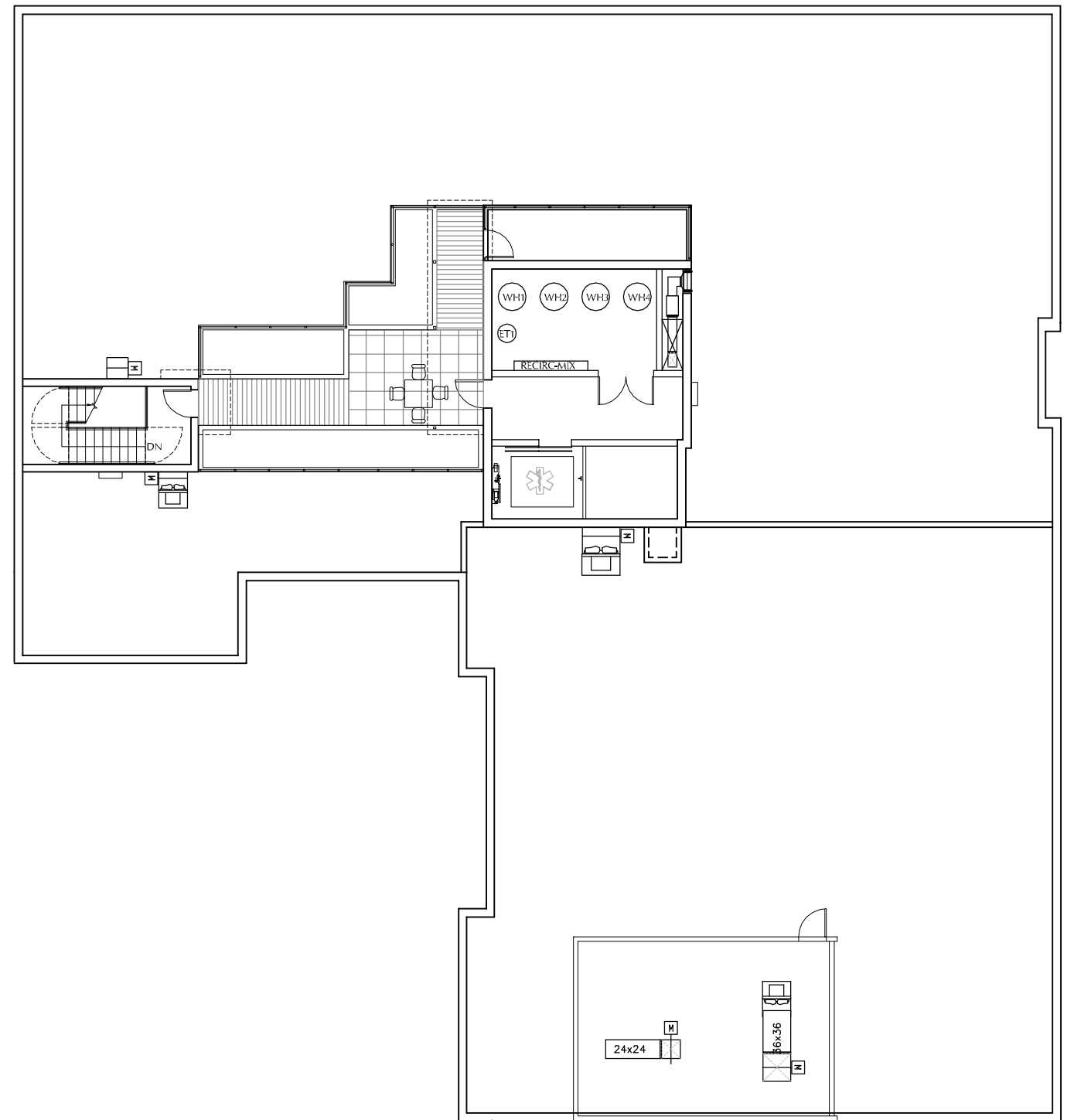
PARKING LEVEL P1

JOHN STREET APARTMENTS

BASEMENT PARKING PLANS



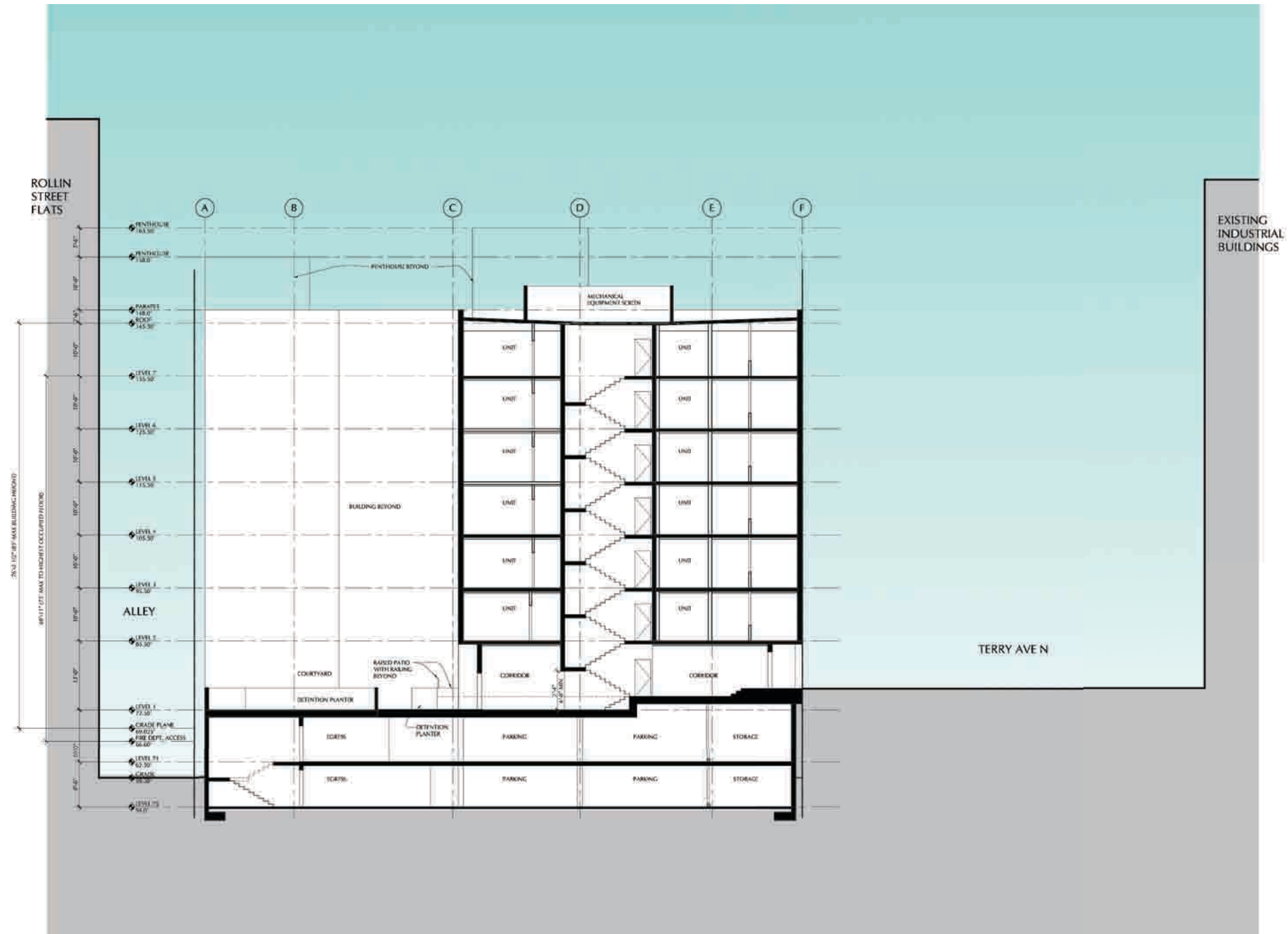
TYPICAL FLOORS 2-7



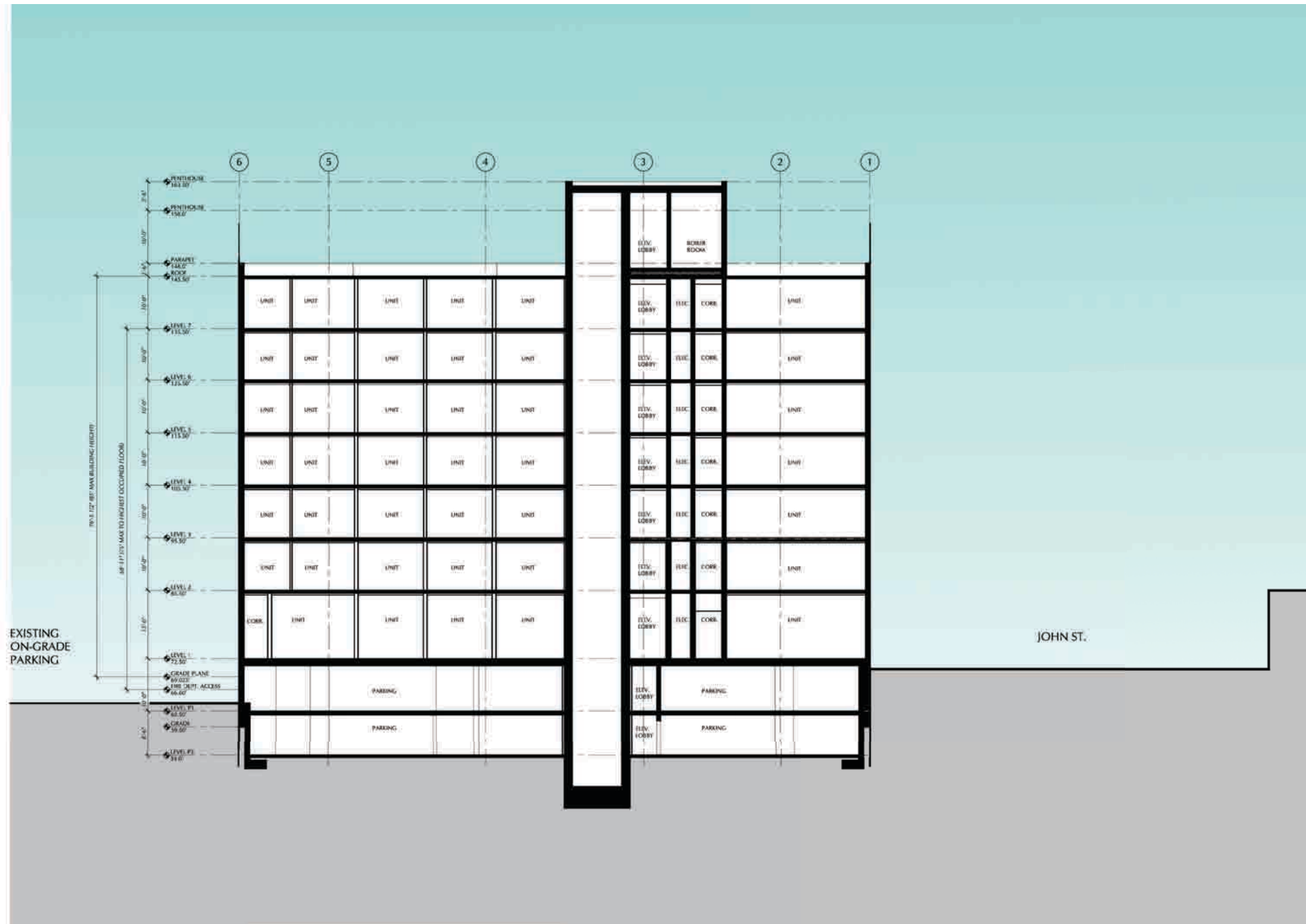
ROOF PLAN

TYPICAL FLOOR AND ROOF PLAN

JOHN STREET APARTMENTS



EAST/WEST BUILDING SECTION



NORTH/SOUTH BUILDING SECTION

	HOT BUTTONS	RESPONSE
1	Residential Amenity Areas: <ul style="list-style-type: none"> Outdoor open space should be located for long-term usability, and maximum light and air. Internal amenity areas should be located to maximize their use (for example, group the lounge, laundry, trash areas in the floor plan). 	<ul style="list-style-type: none"> The courtyard has been relocated to the SW corner of the site and has been enlarged to allow for greater amenity space and light. The Lobby, Leasing Office, and Mailroom are grouped together and the Amenity Room is accessed from the Lobby by a large, open corridor that also opens onto the courtyard. The trash room is located in a central location next to the elevator core on all floors.
2	Adjacent Residential Uses: <ul style="list-style-type: none"> Provide maximum possible separation from Rollin Street Flats, to increase light, air, and privacy for those residents and residents in the proposed building. 	<ul style="list-style-type: none"> The massing of the project has been revised to an L-shape, which allows for a larger courtyard and minimal units facing Rollin Street.



1

GUIDELINE	RECOMMENDATION	RESPONSE
A-4: South Lake Union Guideline (augmenting A-4)	The retail areas are proposed below an overhang on the east-facing façade. The applicant should design these areas to have clear sight lines, good lighting, and create good connections between the sidewalk and the retail areas.	The retail element has been removed from the project to allow for more residential space. A setback has been provided in front of the units along Terry Ave North to allow for landscaping and private decks.
A-5: Respect for Adjacent Sites: Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.	The Board noted concerns with the proximity of proposed residential units to the units across the alley to the west.	The massing of the project has been revised to an L-shape, which allows for a larger courtyard and minimal units facing Rollin Street.
A-7: Residential Open Space: Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	The Board expressed concern that the open space at grade in the small courtyard could be easily shadowed by future development to the south. In addition to outdoor open space, the Board also advised that the applicant should group internal common areas, in order to encourage residents' use of the common areas.	The massing of the project has been revised to an L-shape, which allows for a larger courtyard facing the alley and the southern portion of the site. The internal common space has been grouped together where an open lobby with leasing office and mail-room leads through an open amenity room and out to the courtyard.
A-10: Corner Lots: Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.	The applicant had shown a glass corner element in an earlier version of the design review packet. The Board agreed that maximum glazing would provide better light to the small internal spaces within the building.	The corner lounge has been removed from the project and the massing of the project has been revised. The main entrance to the building is located on the corner of John Street and Terry Avenue North. The entrance can be accessed from both streets and will consist of as much glazing as possible to create an open and inviting entry.
B-1: South Lake Union Guideline (augmenting B-1):	The Board noted that the rooftop design should include consideration for existing and future surrounding buildings, which could be twice as tall as the proposed development. The rooftop should be designed to be visually interesting and all mechanical equipment screened from potential adjacent residents' views.	Pedestrians will enter the building at the corner of the site and cars will enter the building from the alley. Modulation of the building occurs at ground level along John Street and Terry Avenue North and on the upper levels of the building along Terry Avenue North. The massing and design of the building reflect the adjacent industrial buildings and the new construction. The roof deck size is limited by building code requirements but will include landscaping and trees for visual interest and all mechanical equipment will be screened.
C-1: South Lake Union Guideline (augmenting C-1):		The design of the building reflects the adjacent buildings in the neighborhood through massing and materials. A desired goal for the project is to retain the existing brick along Terry Avenue North. The existing garage walls of the site will be reused for shoring. Water from the roof will be circulated to the landscaped areas of the common courtyard and will become part of the design of the planters.

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GUIDELINE	RECOMMENDATION	RESPONSE
C-2: South Lake Union Guideline (augmenting C-2):	The Board noted that the proposed development should reflect nearby new and old context.	Please refer to previous responses regarding these comments.
D-2: Blank Walls: Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.	The Board noted that the proposed blank walls at the south property line should include contrasting color and/or surface treatment. These walls may be visible for a long time before development occurs on the parcel to the south.	The south concrete wall will include joints/patterns consistent with the building design above and a metal panel at the slab edge will help to define the separation between the residential and garage levels.
D-5: Visual Impacts of Parking Structures: The visibility of all at-grade parking structures or accessory parking garages should be minimized.	The Board expressed concern with the potential visual impact of the northwest corner of the parking garage on the pedestrian environment.	The elevation of Level 1 has been lowered to meet building code requirements, reducing the amount of blank wall at the Northwest corner. The concrete wall will include joints/patterns to align with the materials in the building above and building signage will be located at the Northwest corner.
D-7: South Lake Union Guideline (augmenting D-7):		Lighting will be installed along the alley adjacent to the garage entries, at the building entry, at the common courtyard, and the private patios along the street. The common courtyard and roof deck can only be accessed from within the building and is protected from the street.
D-10: Commercial Lighting: Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours.	Comments reflect those found in response to A-4.	Please refer to previous responses. Lighting will be installed along the alley adjacent to the garage entries, at the building entry, at the common courtyard, and the private patios along the street. The building massing is stepped back from adjacent properties allowing for natural light and air.
E-1: South Lake Union Guideline (augmenting E-1):	The landscaping and streetscape should reflect the Rollins Street Flats streetscape and continue the theme to this block.	Street trees and plants consistent with Rollin Street will be planted along John Street. There will be planting along Terry Avenue North that conforms to the Terry Avenue North design Guidelines and a large landscaped courtyard is located at ground level.
E-2: South Lake Union Guideline (augmenting E-2): Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area.	Landscaping at the alley near the green wall should be low profile to prevent potential conflicts between cars and pedestrians at the alley intersection. The landscaping should also be designed to fully camouflage the blank wall.	We are no longer proposing landscaping at the northwest corner or along the alley due to the northern exposure and lack of light. Please refer to previous comments. Landscaping from the common courtyard will be visible from the alley and provide visual interest.

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JOHN STREET APARTMENTS

DESIGN REVIEW BOARD RECOMMENDATIONS



DESIGN REVIEW BOARD RECOMMENDATIONS

JOHN STREET APARTMENTS



PAINTED FIBER CEMENT HORIZONTAL SIDING 8" - BROWN
 PAINTED FIBER CEMENT PANEL - GRAY
 PAINTED FIBER CEMENT PANEL - ORANGE ACCENT

TERRY AVENUE NORTH

RECESSED LIGHTS IN SOFFIT
 ALUMINUM STOREFRONT - ADOBE COLOR
 VINYL WINDOWS - ADOBE COLOR
 PAINTED FIBER CEMENT PANELS - LIGHT GRAY

METAL PANEL
 PAINTED FIBER CEMENT PANEL - GRAY
 EXPOSED CAST IN PLACE BASE
 BUILDING SIGNAGE (APPROX. SIZE 114" X 54") SIGN DESIGN TBD

JOHN STREET APARTMENTS

NORTH ELEVATION - JOHN STREET



EAST ELEVATION - TERRY AVENUE NORTH

JOHN STREET APARTMENTS

PAINTED FIBER CEMENT PANEL - ORANGE ACCENT
 PAINTED FIBER CEMENT HORIZONTAL SIDING 8" - BROWN
 PAINTED FIBER CEMENT PANEL - GRAY
 PAINTED FIBER CEMENT PANELS - LIGHT GRAY
 PAINTED FIBER CEMENT HORIZONTAL SIDING 4" - GRAY



PAINTED FIBER CEMENT PANEL - GRAY
 EXPOSED CAST IN PLACE BASE
 METAL PANEL
 WALL MOUNTED LIGHT FIXTURES

JOHN STREET APARTMENTS

WEST ELEVATION - ALLEY



PAINTED FIBER CEMENT PANEL - GRAY
 PAINTED FIBER CEMENT PANELS - LIGHT GRAY

JOHN STREET

TERRY AVENUE NORTH

ALLEY

WALL MOUNTED LIGHT FIXTURE AT AMENITY ACCESS

METAL PANEL

PAINTED FIBER CEMENT HORIZONTAL SIDING 8" - BROWN

RECESSED LIGHT IN SOFFIT

EXPOSED CAST IN PLACE BASE

SOUTH ELEVATION - EXISTING PARKING LOT

JOHN STREET APARTMENTS



JOHN STREET APARTMENTS

VIEW FROM TERRY AVENUE NORTH AND JOHN STREET



VIEW OF ENTRY AT TERRY AND JOHN STREET

JOHN STREET APARTMENTS

975 JOHN STREET LLC | ANKROM MOISAN ARCHITECTS
DESIGN REVIEW | JULY 20, 2011



JOHN STREET APARTMENTS

VIEW OF GROUND LEVEL ALONG TERRY AVENUE NORTH



CORNER VIEW AT JOHN STREET AND ALLEY

JOHN STREET APARTMENTS



JOHN STREET APARTMENTS

VIEW OF NW CORNER JOHN STREET AND ALLEY OPTIONS



VIEW OF NW CORNER JOHN STREET AND ALLEY OPTIONS

JOHN STREET APARTMENTS



JOHN STREET APARTMENTS

VIEW OF NW CORNER JOHN STREET AND ALLEY GRAPHIC OPTION



VIEW OF NW CORNER JOHN STREET AND ALLEY TEXTURE OPTION

JOHN STREET APARTMENTS



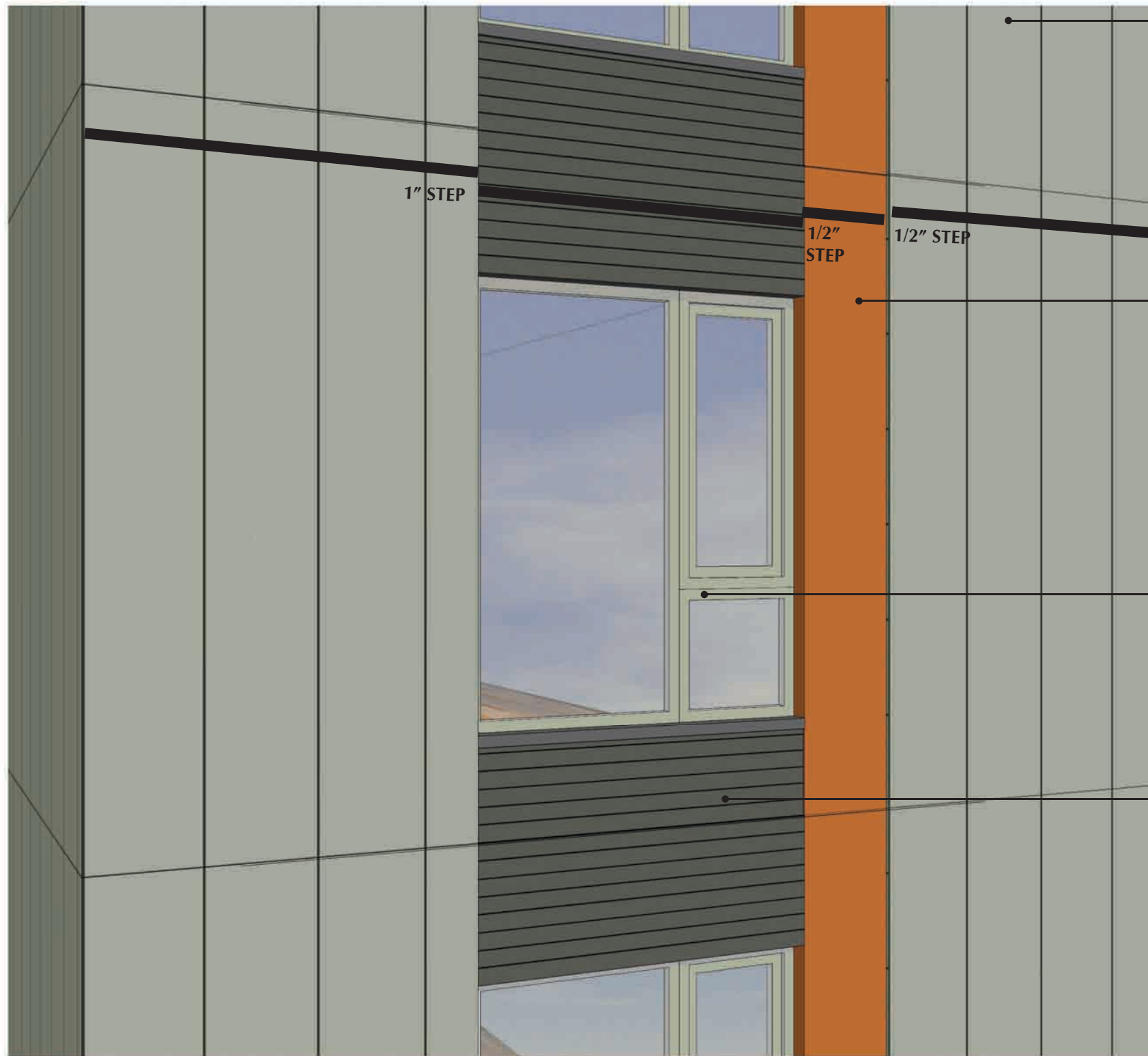
JOHN STREET APARTMENTS

COURTYARD / ROOF TOP VIEW

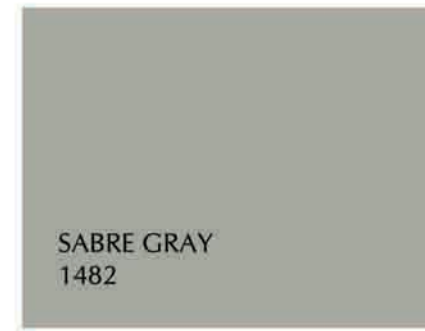


ROOF TOP VIEW

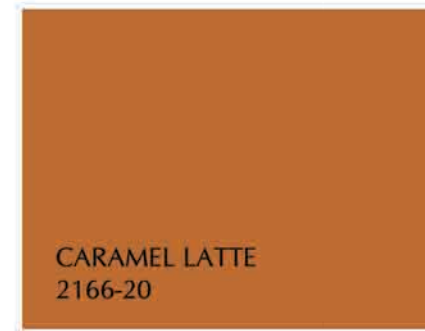
JOHN STREET APARTMENTS



PAINTED FIBER CEMENT PANELS - LIGHT GRAY



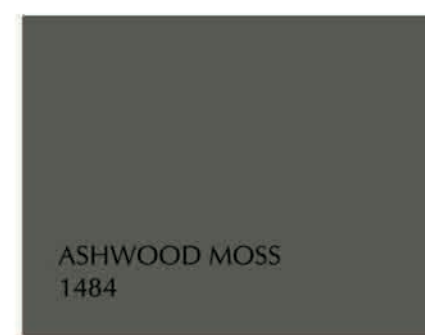
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VINYL WINDOWS - ADOBE

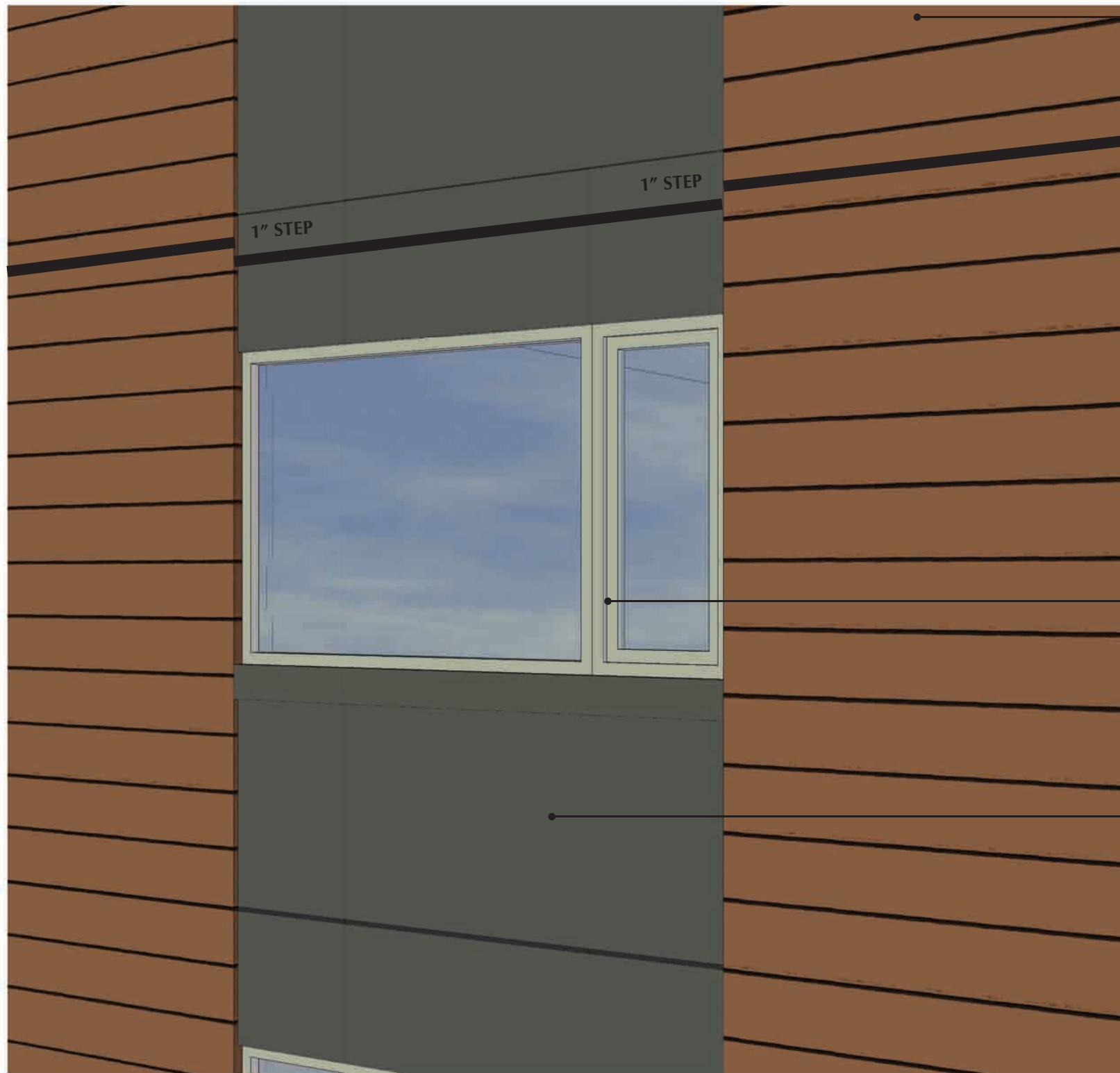


PAINTED FIBER CEMENT 4\"/>



JOHN STREET APARTMENTS

EXTERIOR MATERIALS



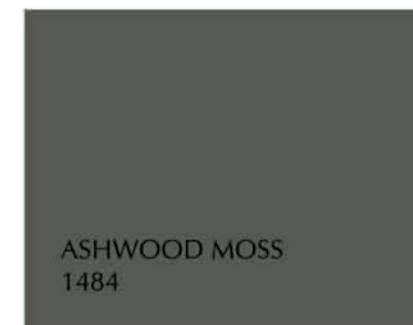
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VINYL WINDOWS - ADOBE

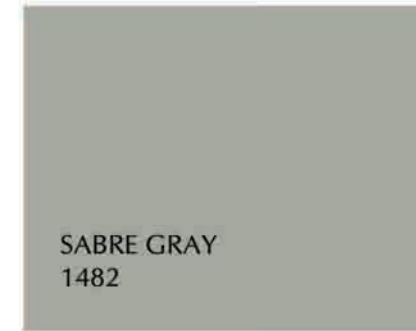


PAINTED FIBER CEMENT PANELS - GRAY





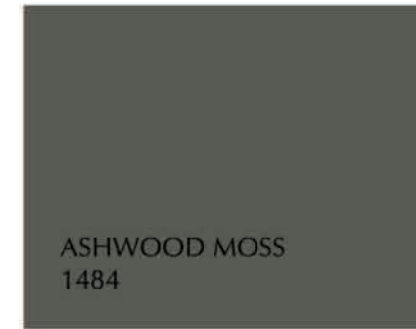
PAINTED FIBER CEMENT PANELS - LIGHT GRAY



ALUMINUM WINDOWS - ADOBE



PAINTED FIBER CEMENT PANELS - GRAY

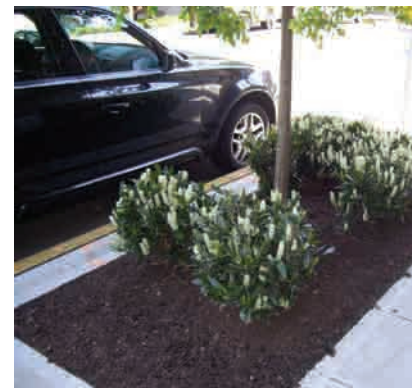
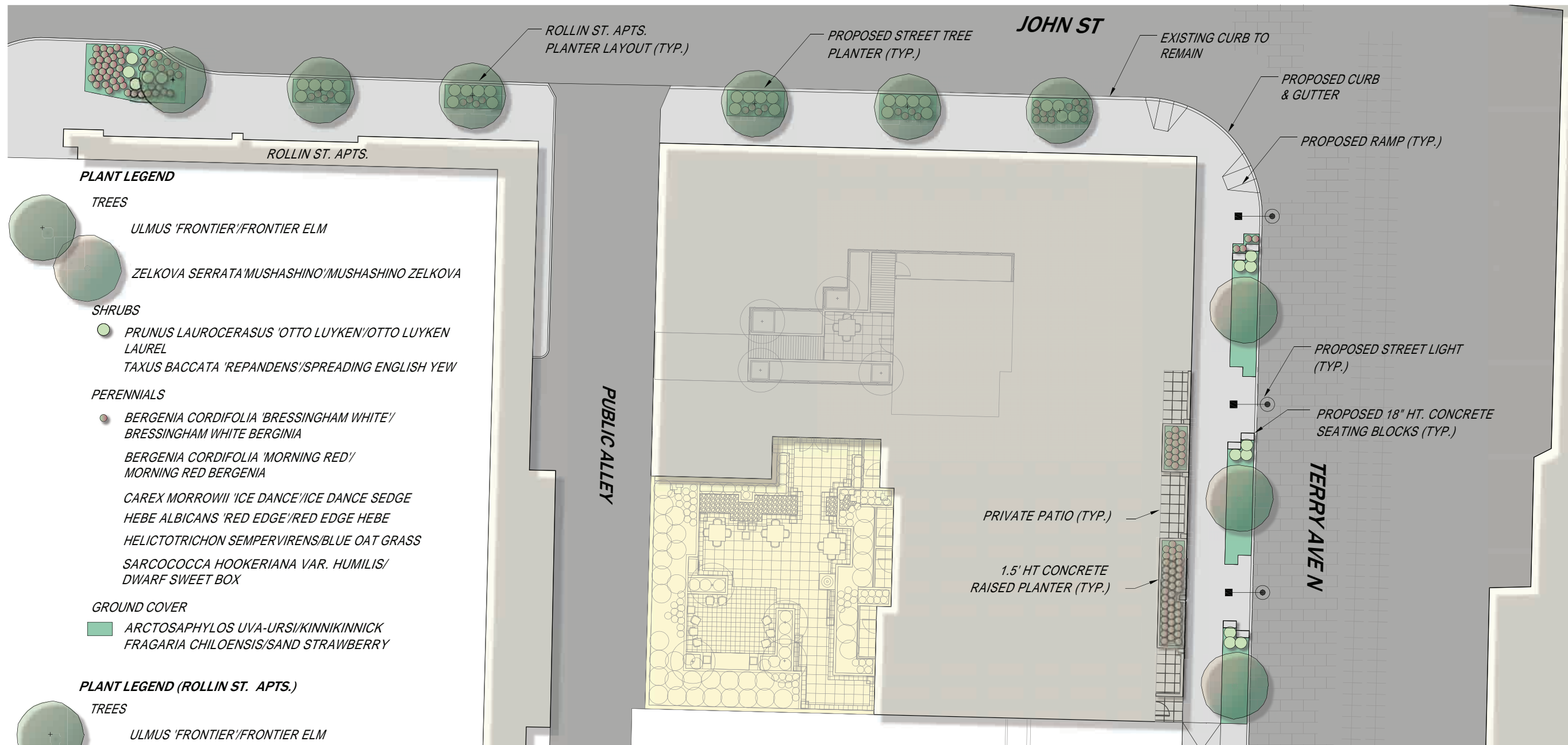


EXPOSED Poured IN PLACE CONCRETE



JOHN STREET APARTMENTS

EXTERIOR MATERIALS



LANDSCAPE PLANS - STREETSCAPE




JOHN STREET APARTMENTS

PLANT LEGEND






TREES

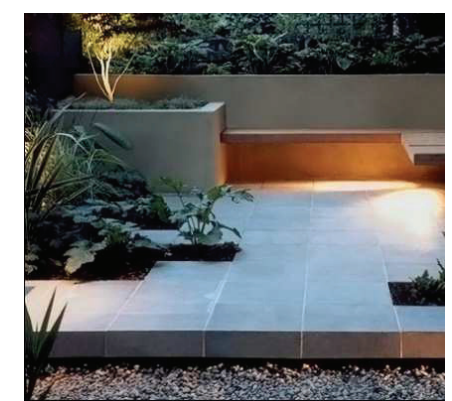
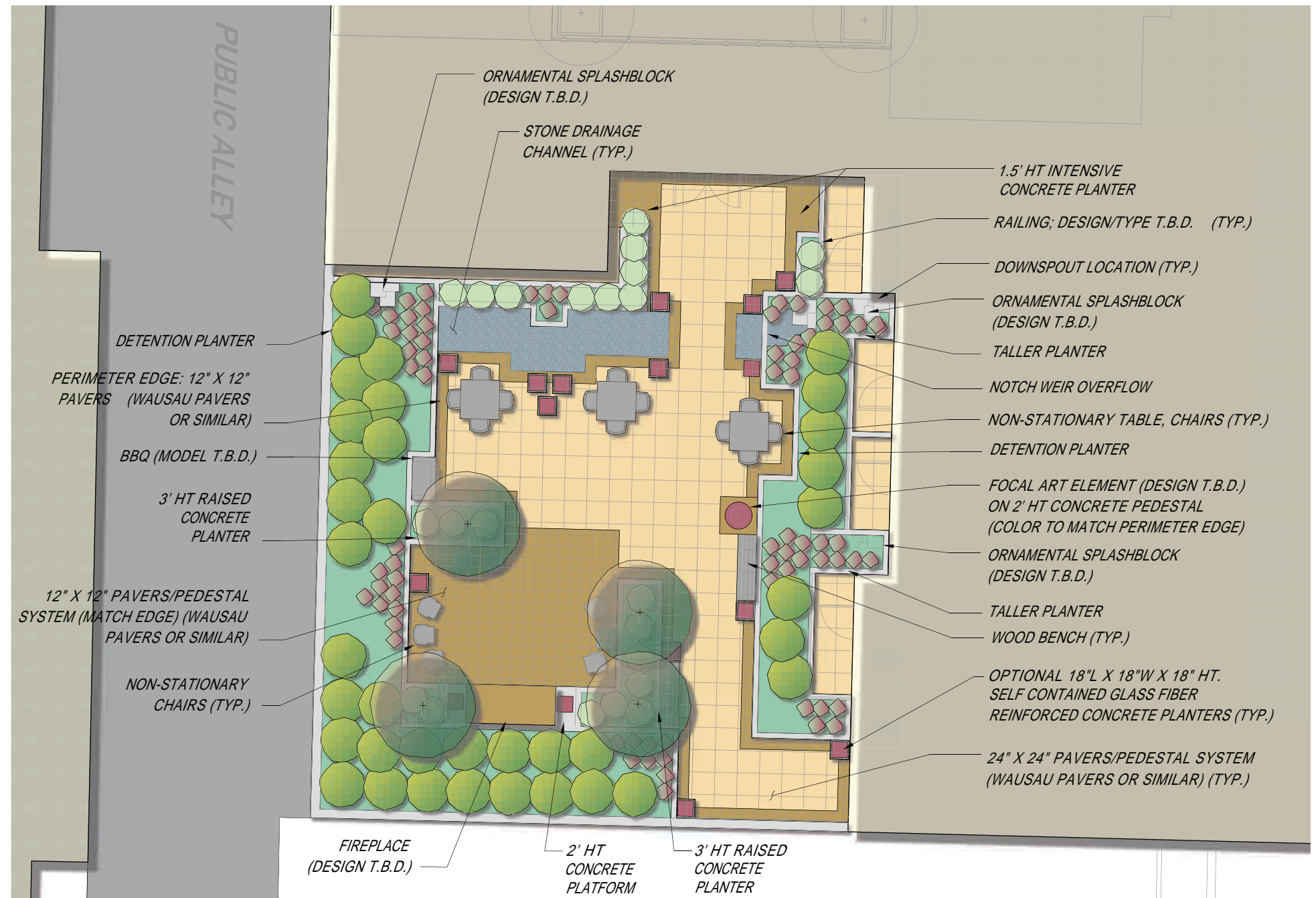
ACER PALMATUM 'SANGO KAKU'/CORALBARK MAPLE

SHRUBS

-  ILEX GRENATA 'HELLERI'/HELLERI JAPANESE HOLLY
-  MYRICA CALIFORNICA/PACIFIC WAX MYRTLE
-  SALIX PURPUREA 'NANA'/DWARF ARCTIC WILLOW

PERENNIALS

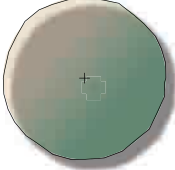


-  BLECHNUM SPICANT/DEER FERN
-  BRUNNERA MACROPHYLLA 'JACK FROST'/VARIEGATED SIBERIAN BUGLOSS
-  CAREX OSHIMENSIS 'EVERGOLD'/VARIEGATED JAPANESE SEDGE
-  DESCHAMPسيا CESPITOSA 'GOLDTAU'/GOLDEN DEW TUFTED HAIR GRASS
-  JUNCUS EFFUSUS/COMMON RUSH

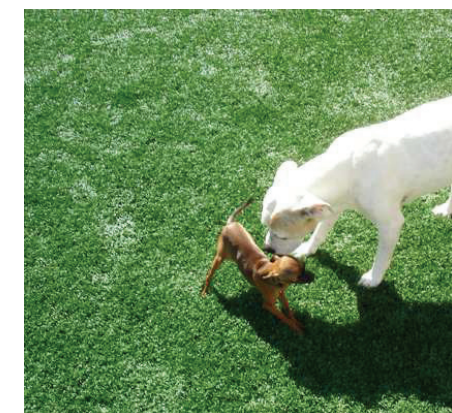
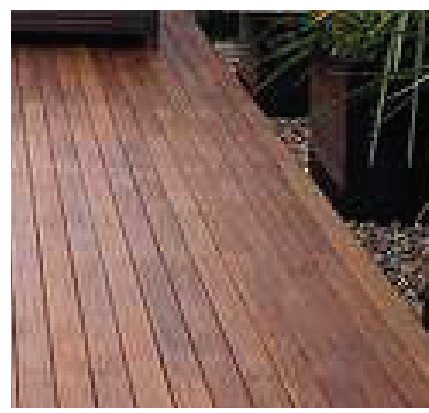
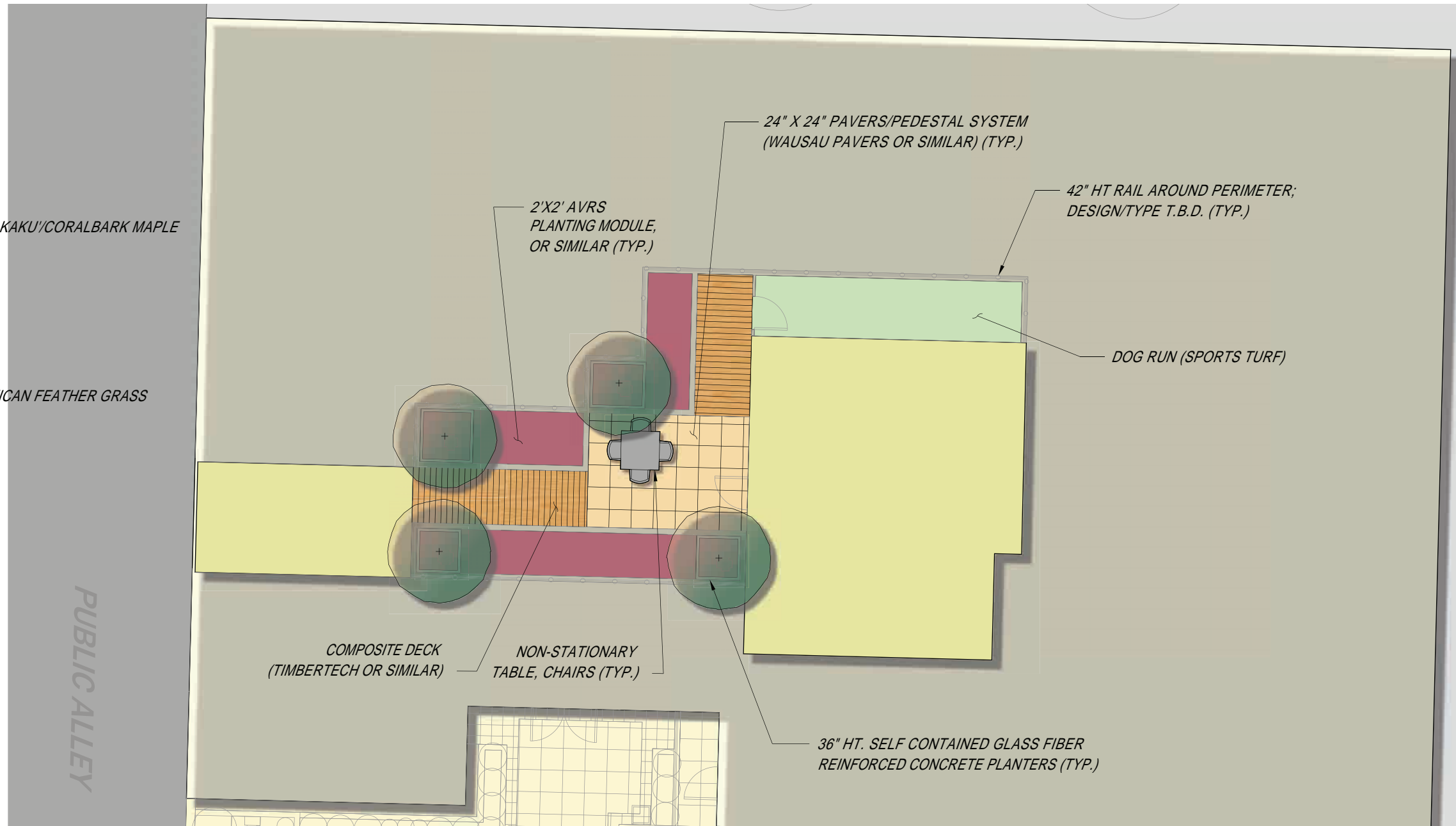


JOHN STREET APARTMENTS

LANDSCAPE PLANS - COURTYARD

PLANT LEGEND

- TREES**
 ACER PALMATUM 'SANGO KAKU'/CORALBARK MAPLE
- GREEN ROOF**
 NASSELA TENUISSIMA/MEXICAN FEATHER GRASS
- TURF**
 SYNTHETIC TURF



LANDSCAPE PLANS - ROOF DECK

JOHN STREET APARTMENTS



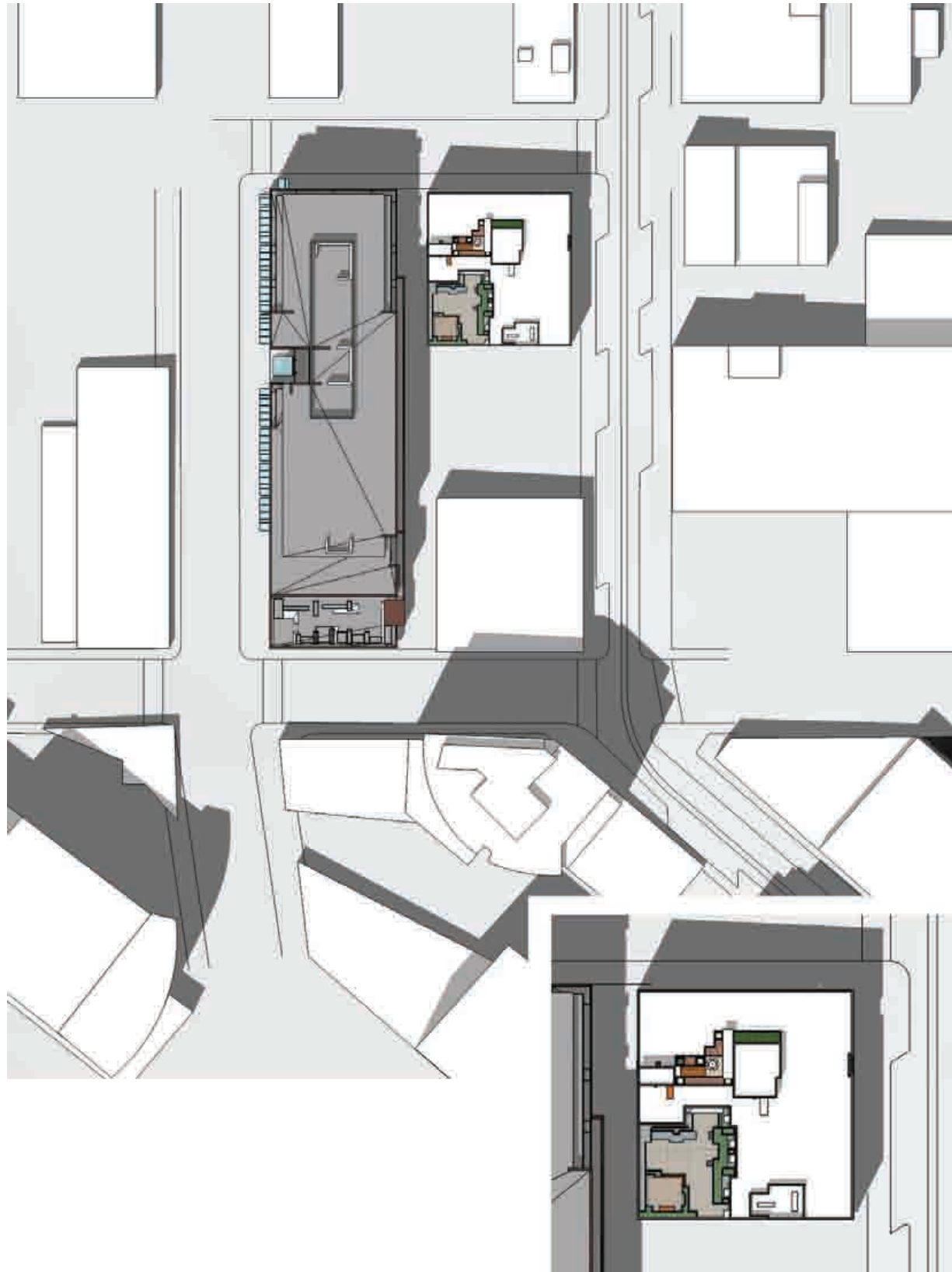
WINTER SOLSTICE: DECEMBER 21ST - EXISTING CONDITIONS



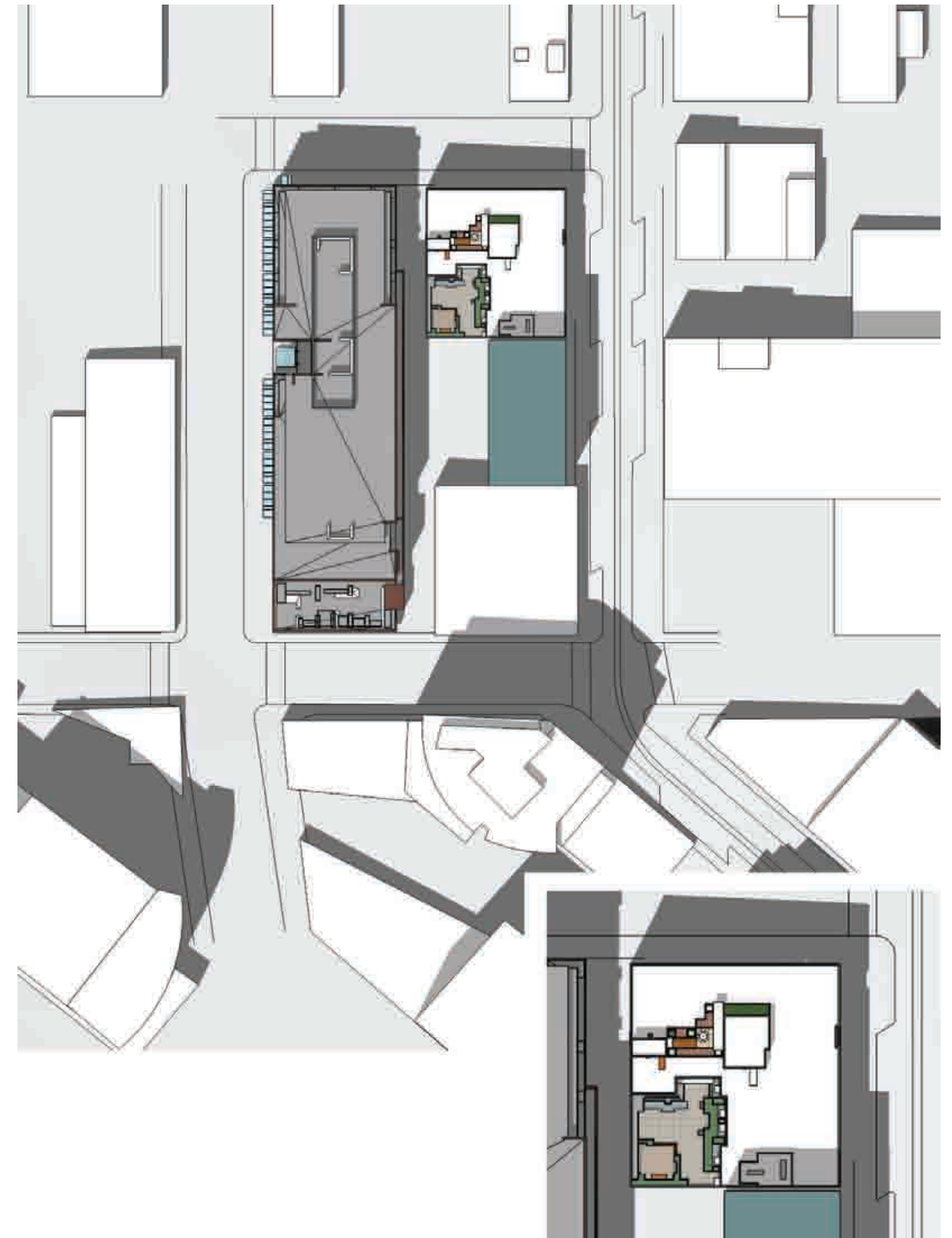
WINTER SOLSTICE: DECEMBER 21ST - FUTURE DEVELOPMENT

JOHN STREET APARTMENTS

SHADOW STUDIES



SUMMER SOLSTICE: JUNE 21ST - EXISTING CONDITIONS



SUMMER SOLSTICE: JUNE 21ST - FUTURE DEVELOPMENT

SHADOW STUDIES

JOHN STREET APARTMENTS



FALL EQUINOX: SEPTEMBER 23RD - EXISTING CONDITIONS



FALL EQUINOX: SEPTEMBER 23RD - FUTURE DEVELOPMENT

JOHN STREET APARTMENTS

SHADOW STUDIES



SPRING EQUINOX: MARCH 20TH - EXISTING CONDITIONS



SPRING EQUINOX: MARCH 20TH - FUTURE DEVELOPMENT

SHADOW STUDIES

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DESIGN REVIEW



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