

1001 JOHN ST

SEATTLE WA, 98109
DPD# 3020563

WEST DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
9.30.2015

W
COLLINS
ERMAN

MACK
URBAN

CONTEXT ANALYSIS

Zoning + Overlay Designations

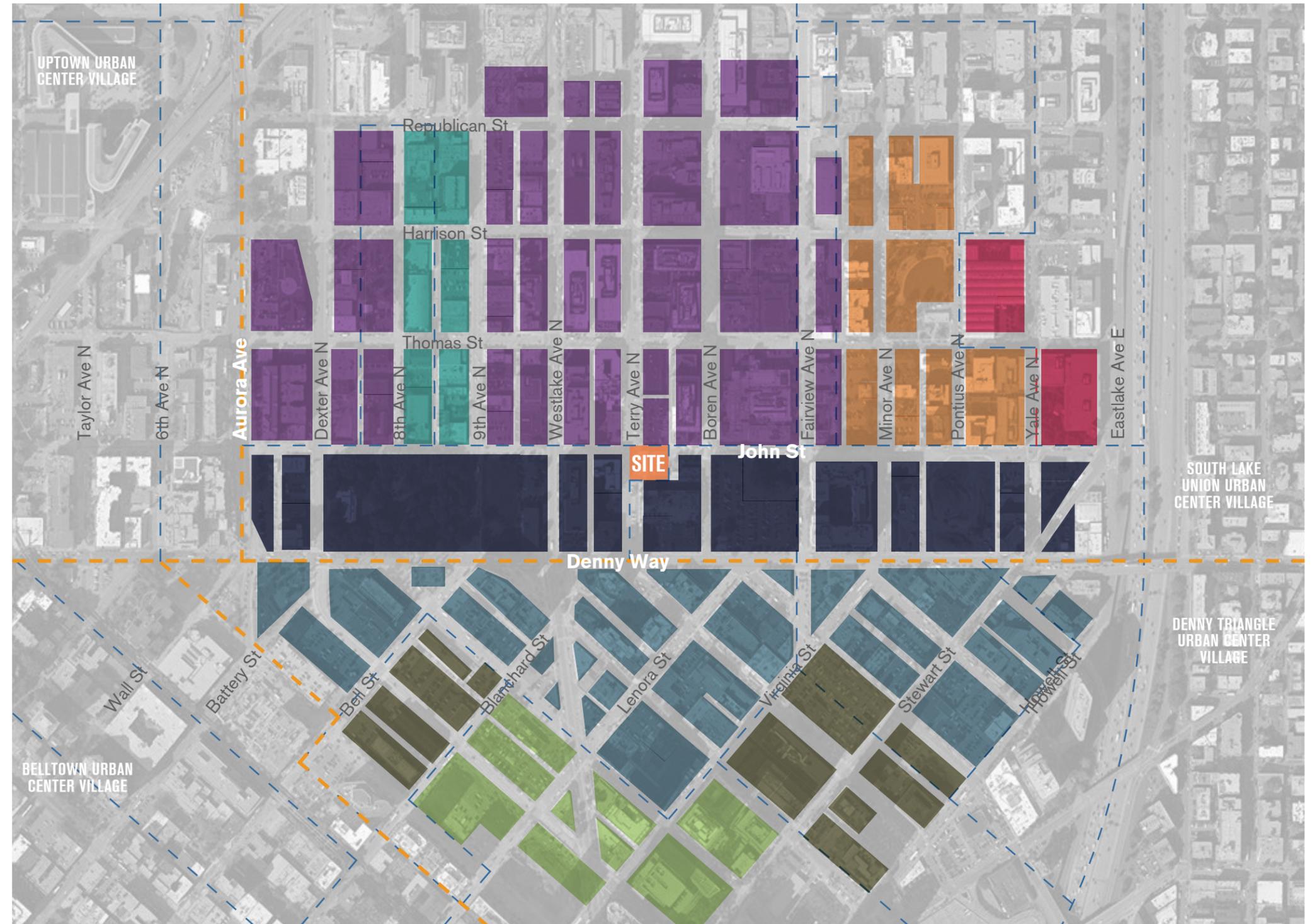
MAP KEY

- SM 240/125-400**
Seattle Mixed
- SM 160/85-240**
Seattle Mixed
- SM 85-240**
Seattle Mixed
- SM 85**
Seattle Mixed
- SM/R 55/85**
Seattle Mixed
- DOC2 500/300-500**
Downtown Office Core
- DMC 340/290-400**
Downtown Mixed Commercial
- DMC 240/290-400**
Downtown Mixed Commercial
- Zoning Boundary
- Urban Center Village Boundary

OBSERVATIONS

The site is within the SM 240/125-400 Seattle Mixed DPD Land Use designation. To the south, southeast and southwest zoning is predominantly DMC 240/290-400 Downtown Mixed Commercial and allows the taller denser development patterns of the CBD. To the north, northeast and northwest the zoning steps down to the 240' height allowed by SM 160/85-240. The site is located within the South Lake Union Urban Center.

ZONING + OVERLAY DESIGNATIONS



CONTEXT ANALYSIS

Existing Surrounding Buildings

1 **AMAZON ARIZONA BUILDING**



2012 / 145' / 12 Floors / Commercial

2 **321 TERRY AVE N**



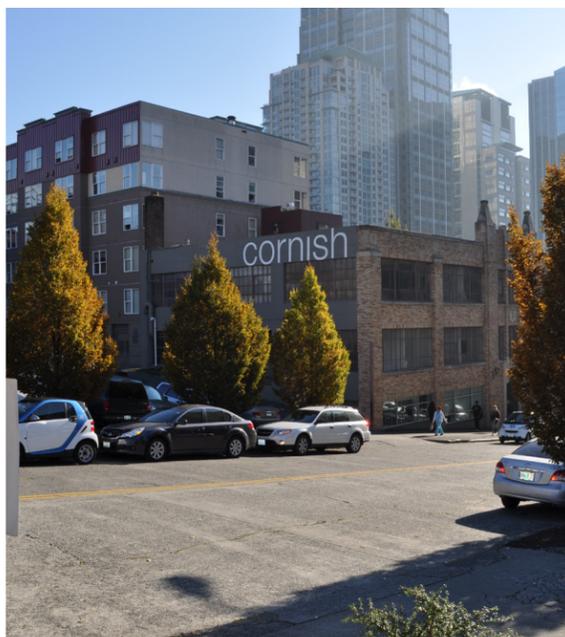
64' / 5 Floors / Commercial

3 **MIRABELLA SEATTLE**



2009 / 120' / 12 Floors / Retirement Community

4 **2020 TERRY APARTMENTS**



Residential

5 **CORNISH COLLEGE OF ARTS**

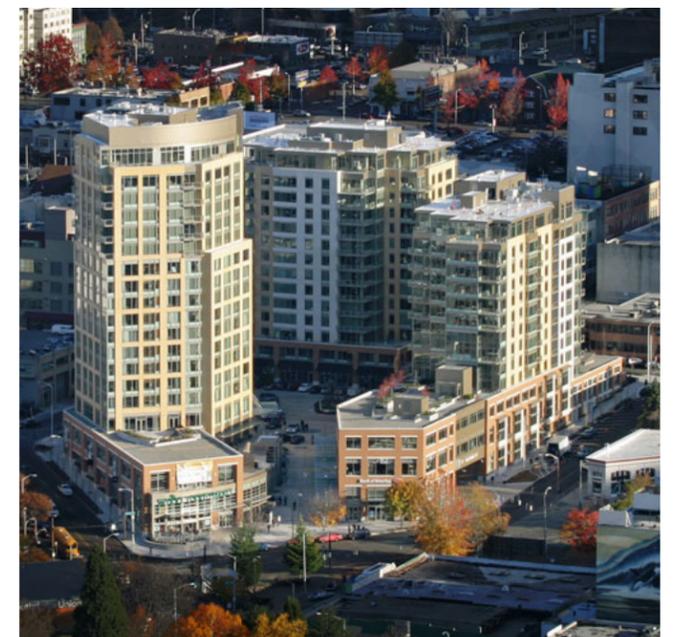


1928 / 84' / 7 Floors / Institutional
LANDMARK

6 **2200 WESTLAKE CONDOS**



2007 / 182' / 18 Floors / Retail, Hotel, Residential



7 ROLLIN STREET FLATS



2009 / 135' / 11 Floors / Residential

8 BOXCAR APARTMENTS



2013 / 75' / 7 Floors / Residential

9 WESTLAKE BUILDING



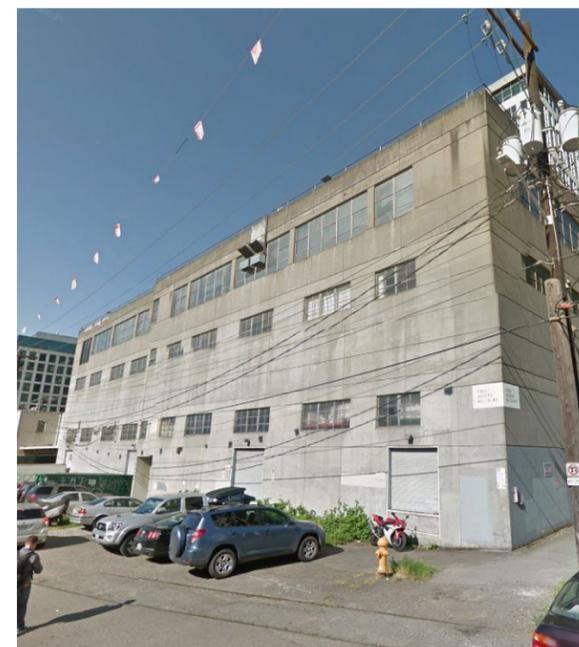
2009 / 84' / 7 Floors / Commercial

10 THE TERRY THOMAS



2008 / 48' / 4 Floors / Commercial

11 1020 JOHN ST



50' / 5 Floors / Warehouse

12 SEATTLE TIMES BUILDING



1929 / 97' / 8 Floors / Commercial

CONTEXT ANALYSIS

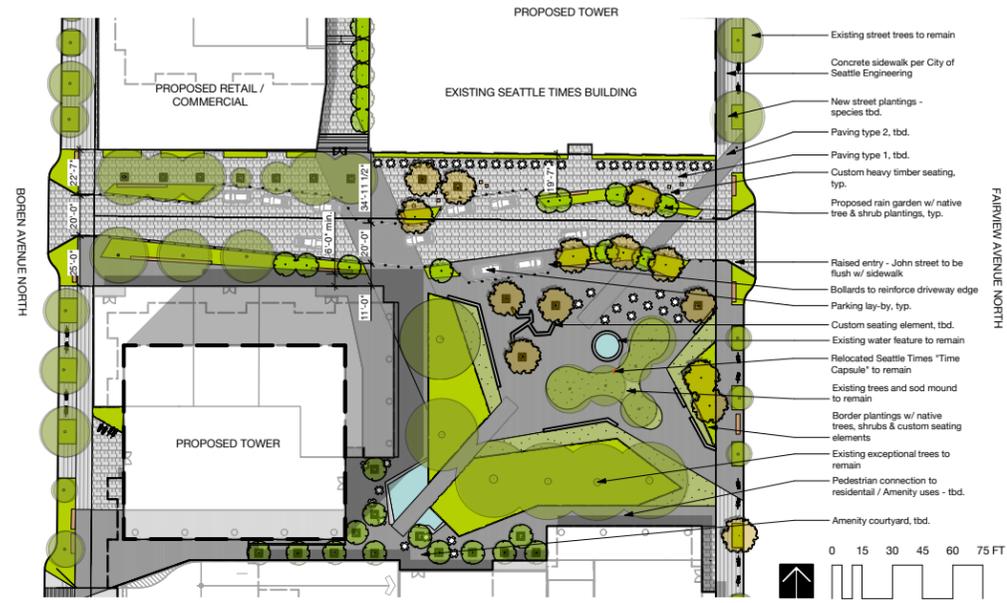
Future Prominent Surrounding Buildings

13 TROY LAUNDRY BLOCK - 307 FAIRVIEW AVE N



Two Office Buildings / 12 & 13 Stories

A ONNI PROJECT - 1120 JOHN ST



John St Woonerf and Retained Seattle Times Park

B ONNI PROJECT - 1120 DENNY WAY



Two Towers - 400' Max Each / 41-Stories Each / Mixed Retail + Residential



View looking West on John Park and Woonerf

CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

C 970 DENNY WAY



40-Story Residential Towers



Eastern facade and streetscape at Terry

OBSERVATIONS

The Site is at the edge of the 400' zoning Height limit marching north from the CBD and will form an eventual "façade" to the north face of downtown as viewed from Lake Union and neighborhoods to the north. Towards the east and west the tower will take its part in a grouping of adjacent 400' residential high-rises. Even with the coming higher density there will still be view opportunities from 1001 John north to Lake Union and northwest to the Space Needle and Olympics as well as interesting diagonal view corridors to and from Boren and Blanchard.

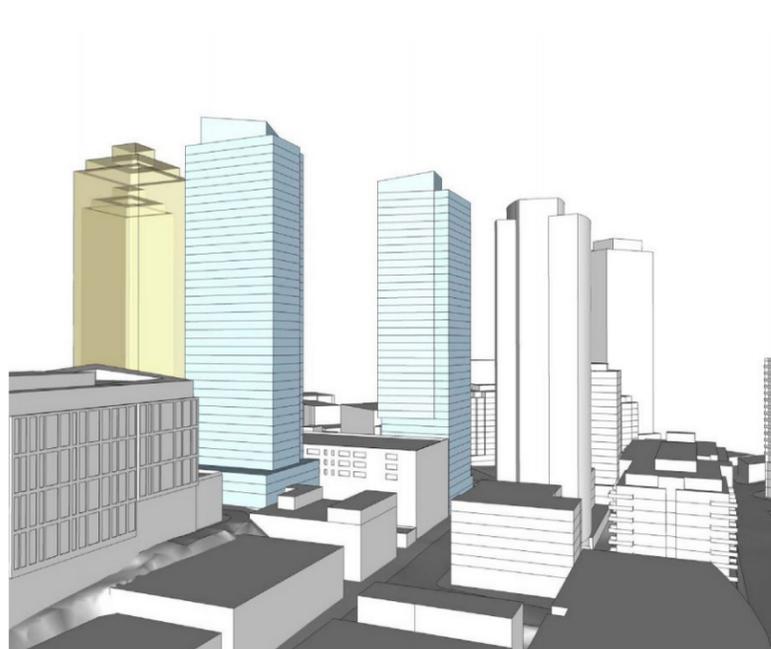
The Hill Climb connector proposed for John Street will also enable better pedestrian flow in the neighborhood and provide access for many of the residents of the future high-rise towers to neighborhood amenities along Terry and Westlake. As the neighborhood becomes denser, porosity through the large blocks becomes important in creating pedestrian scale, texture and fabric.

D SOUTH LAKE UNION BLOCK 48



40-Story Residential Towers and 18 story office

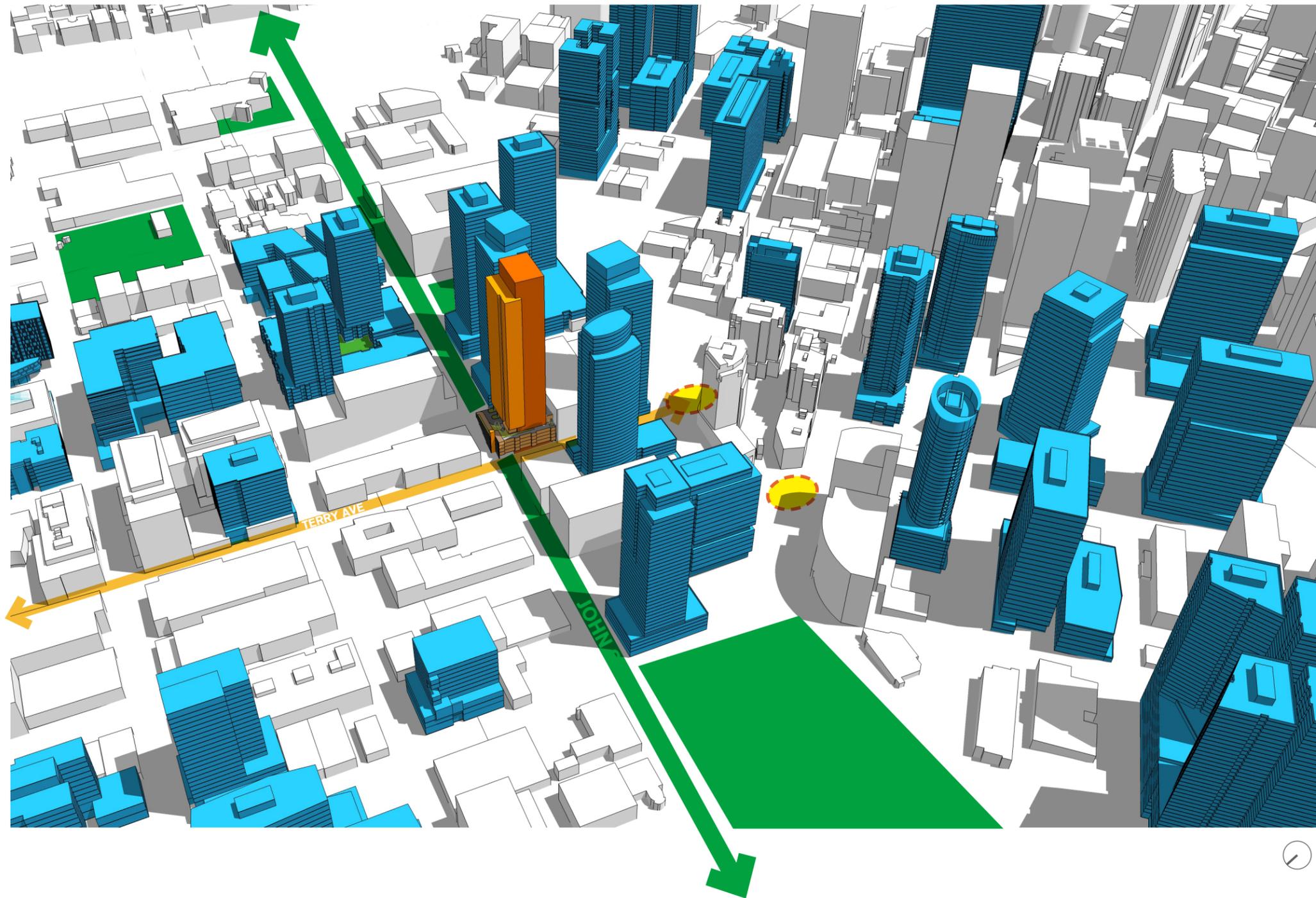
E 121 BOREN AVE N



Two 42 story towers

CONTEXT ANALYSIS

PROPOSED DEVELOPMENT



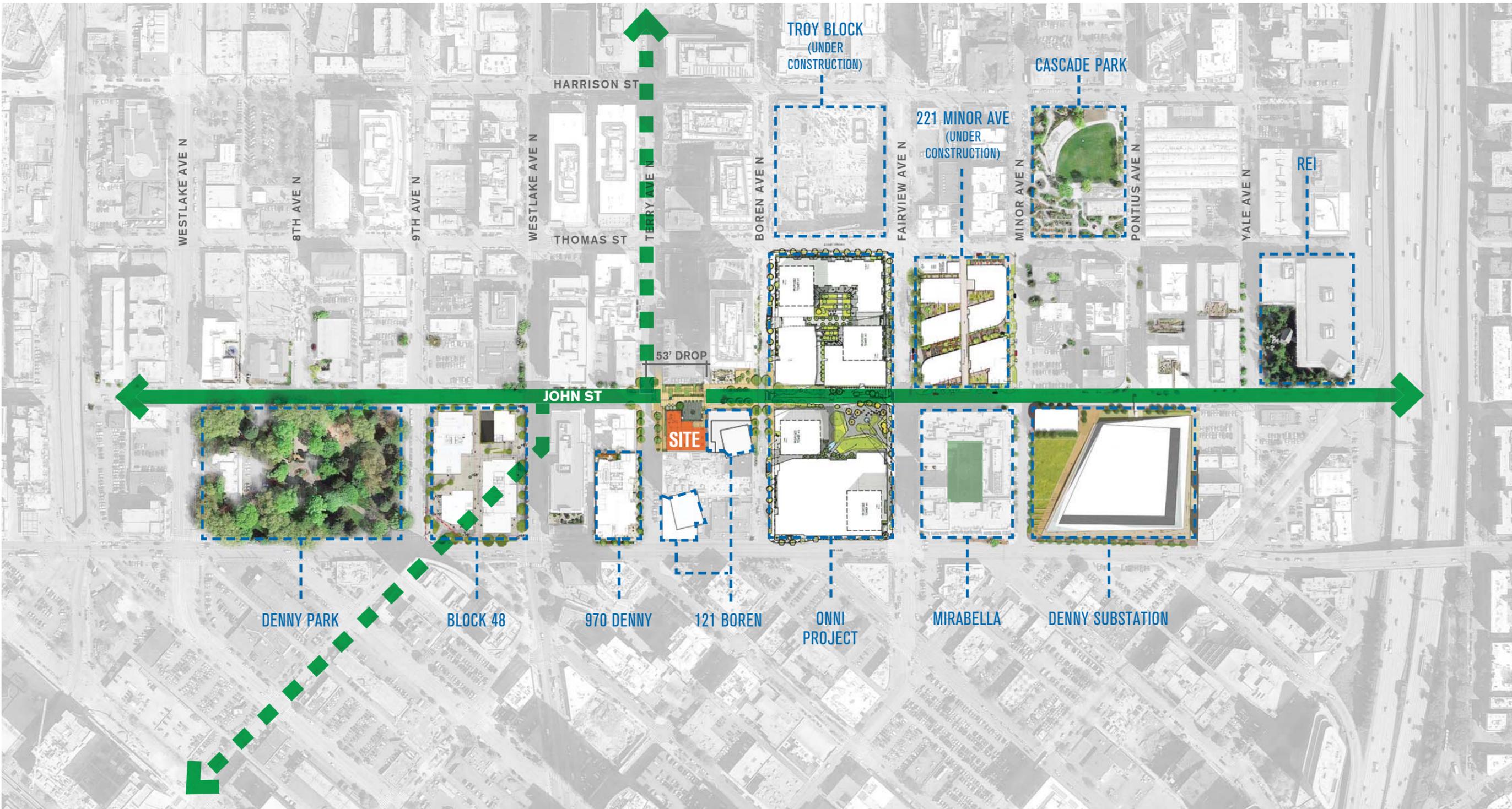
MAP KEY

- PROPOSED DEVELOPMENT
- 1001 JOHN STREET
- PARKS AND GREEN SPACES
- ← NEIGHBORHOOD GREEN STREET
- ← FESTIVAL STREET
- ⊙ GATEWAY

OBSERVATIONS

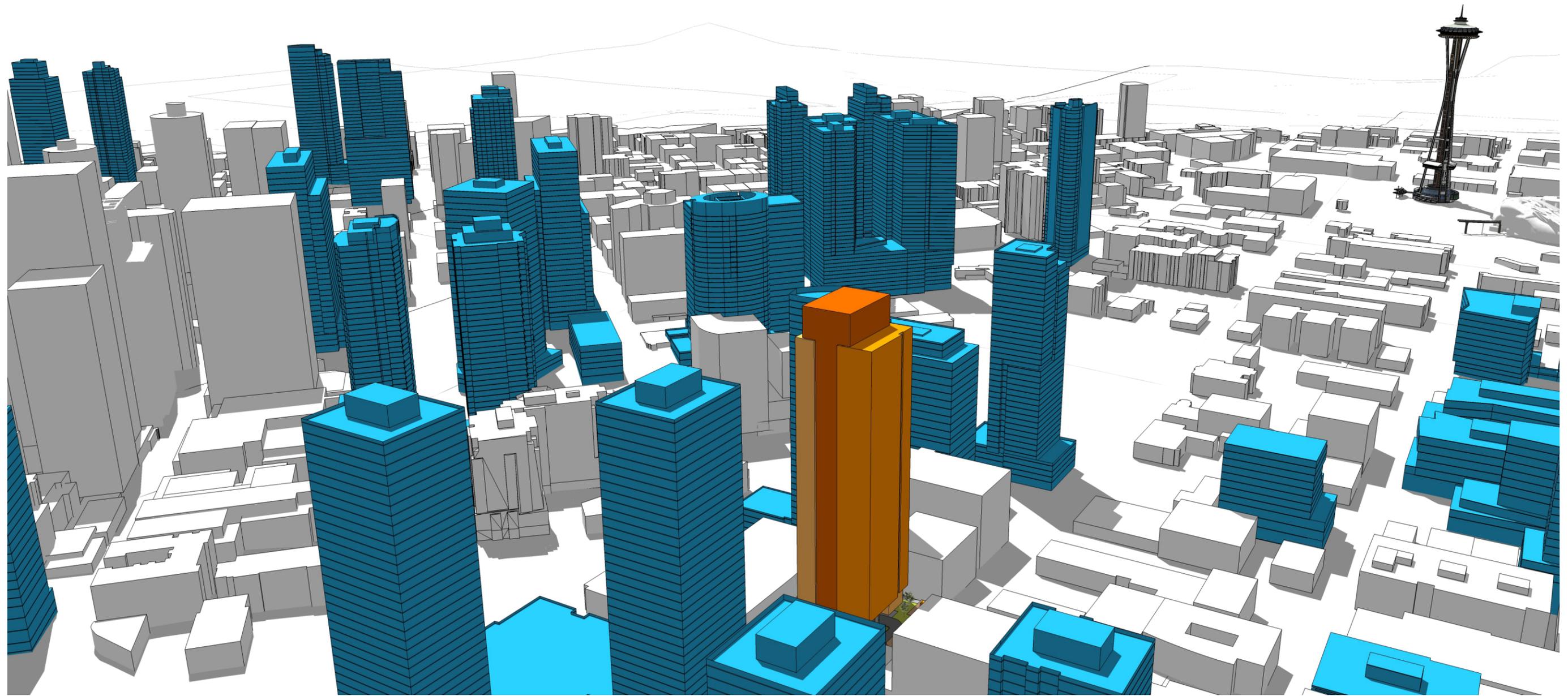
The site is located in the rapidly developing South Lake Union neighborhood. The immediate context will see a new group of high-rise 400-foot residential towers to the east and west of our site. The site lends itself to the possibility of establishing a pedestrian connection between Terry Ave and John St. The site is also on a transition zone to lower zoning to the north and will mark the northern boundary of 400' zoning as the sites are further developed.

JOHN STREET LINK

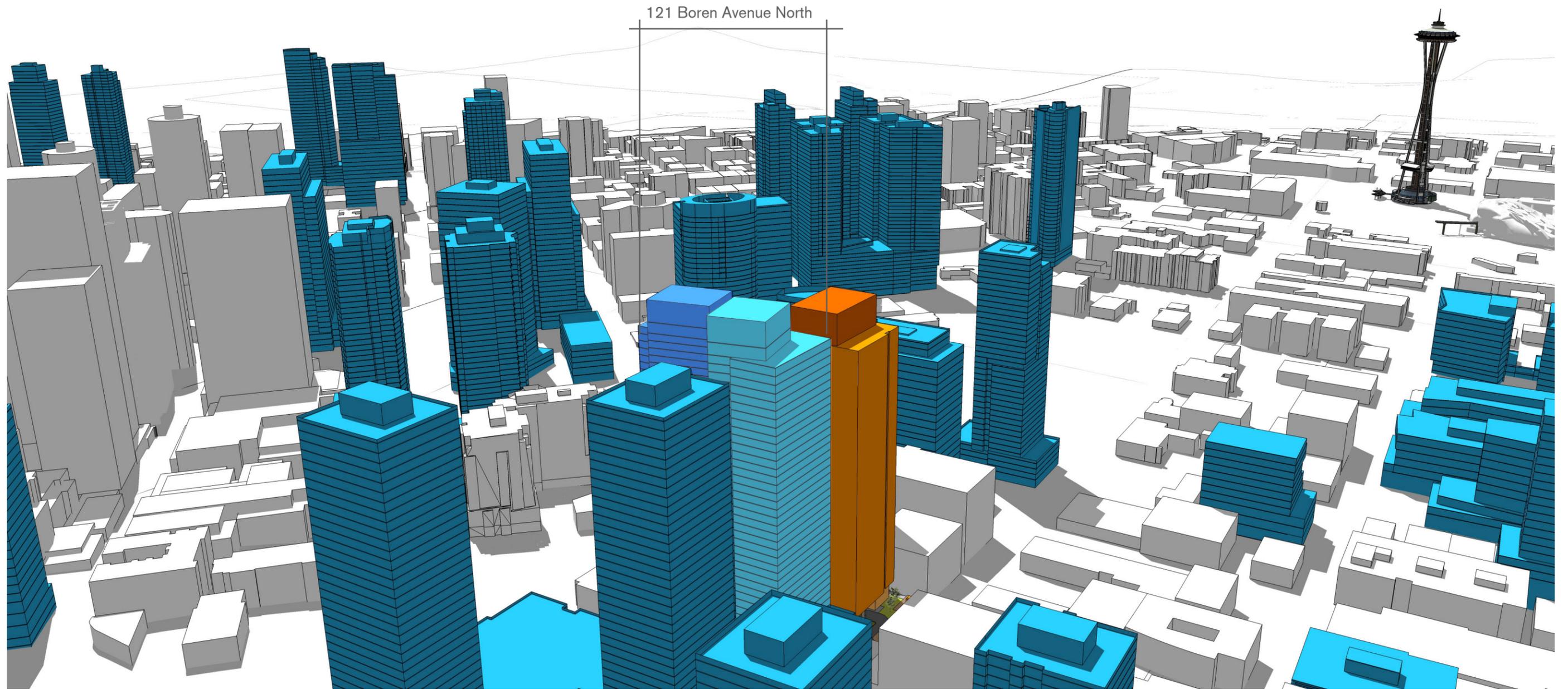


CONTEXT ANALYSIS

WITHOUT PROPOSED H-5 DEVELOPMENT



WITH PROPOSED H-5 DEVELOPMENT



SITE

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JOHN ST

55' Drop in Elevation

11 Fred Rogers Building

Applicants Site

12 Seattle Times Property

SITE CONDITIONS

Site Survey

OBSERVATIONS

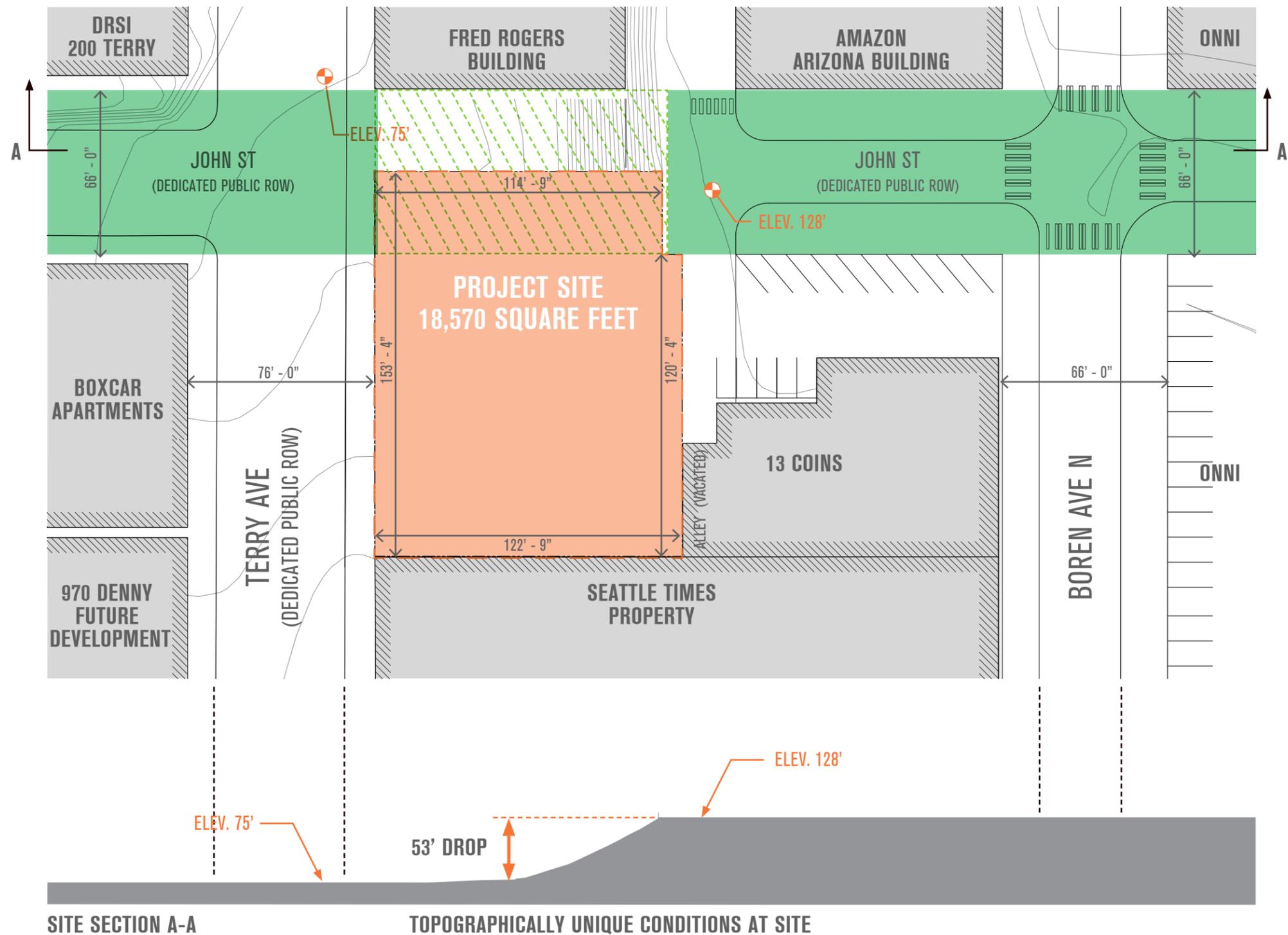
John Street is discontinuous to the east and west of the site and is occupied by a concrete frame loft building. Also the 53' grade drop from John St. to Terry Ave. further disconnects pedestrian and vehicular connection. Both Terry Ave and John St are low traffic volume streets. Because of low traffic volumes retail uses are unlikely to succeed. Conversely residential high-rise uses make sense due to 400' zoning and lower zoning to the north.

As John is a neighborhood green street vehicular access to project parking garage and service is more appropriate off Terry Ave. The upper level of the site at John St. is more appropriate for tower address and "front door" as the neighborhood presents a much greener, calmer, less "gritty" aspect than Terry Ave.

The site is a very tight urban site with the most obvious context of the Terry Ave. street wall to relate to. Currently the eastern street wall of Terry Ave is comprised of 5-8 story concrete loft buildings which help retain the upper level hillside. Steeply sloped unkempt hillsides are visible between the gaps. The western side of Terry is built up with new office, lab and residential uses.

The uphill side of the site at John Street borders a parking lot adjacent to 13 Coins restaurant. The new Amazon "Arizona" building has a well-developed sidewalk and parklet facing south along the north side of John Street. John Street continues to Fairview for two blocks through a very quiet auto dominated low density neighborhood. The downhill side of John continues through to the more robust Westlake Ave. N, Denny Park.

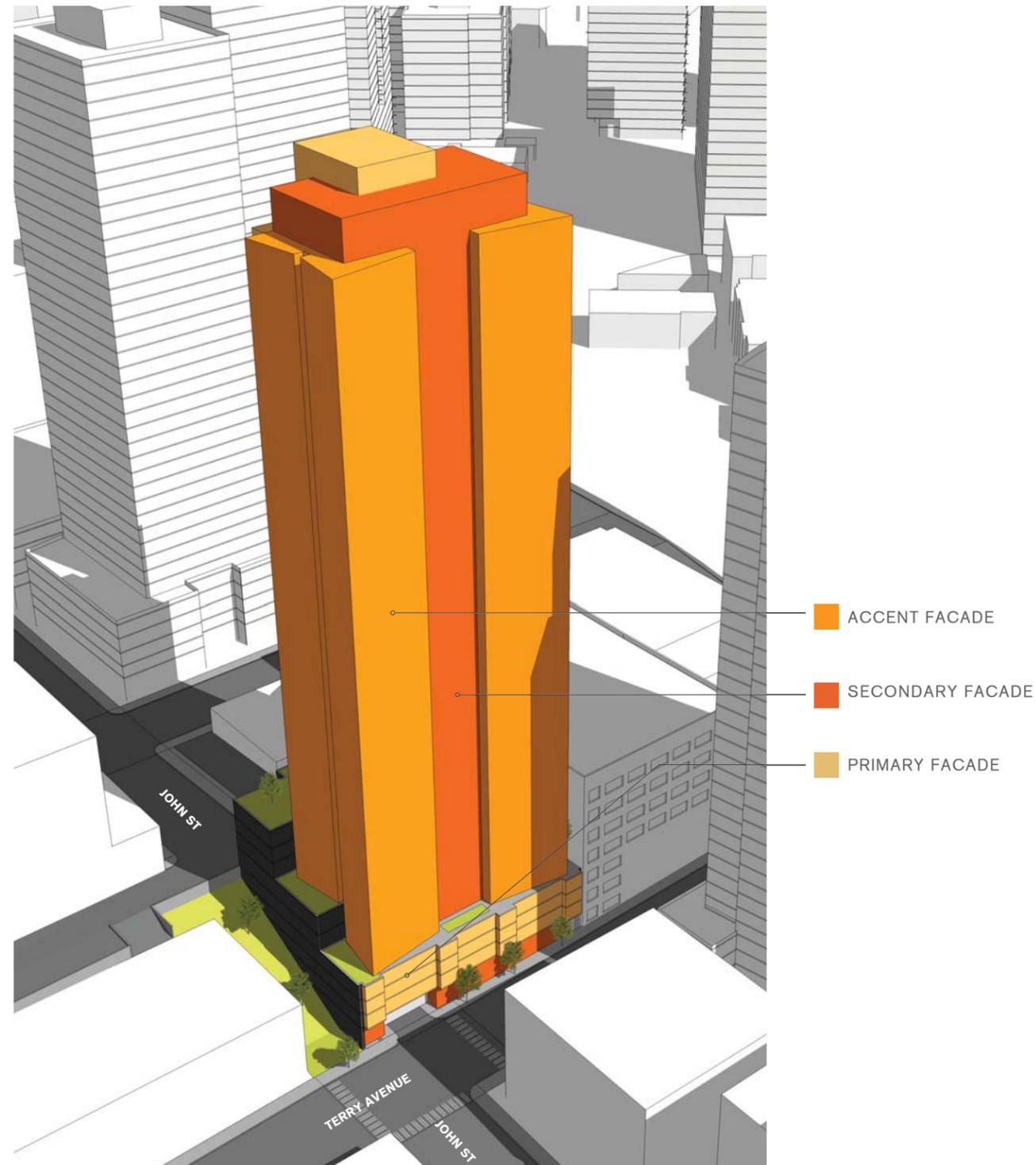
SITE SURVEY



TOWER POSITION OPTIONS

Option A: Stepped Podium (Code Compliant)

TOWER ON WEST/STEPPED PODIUM (CODE COMPLIANT)



ANALYSIS

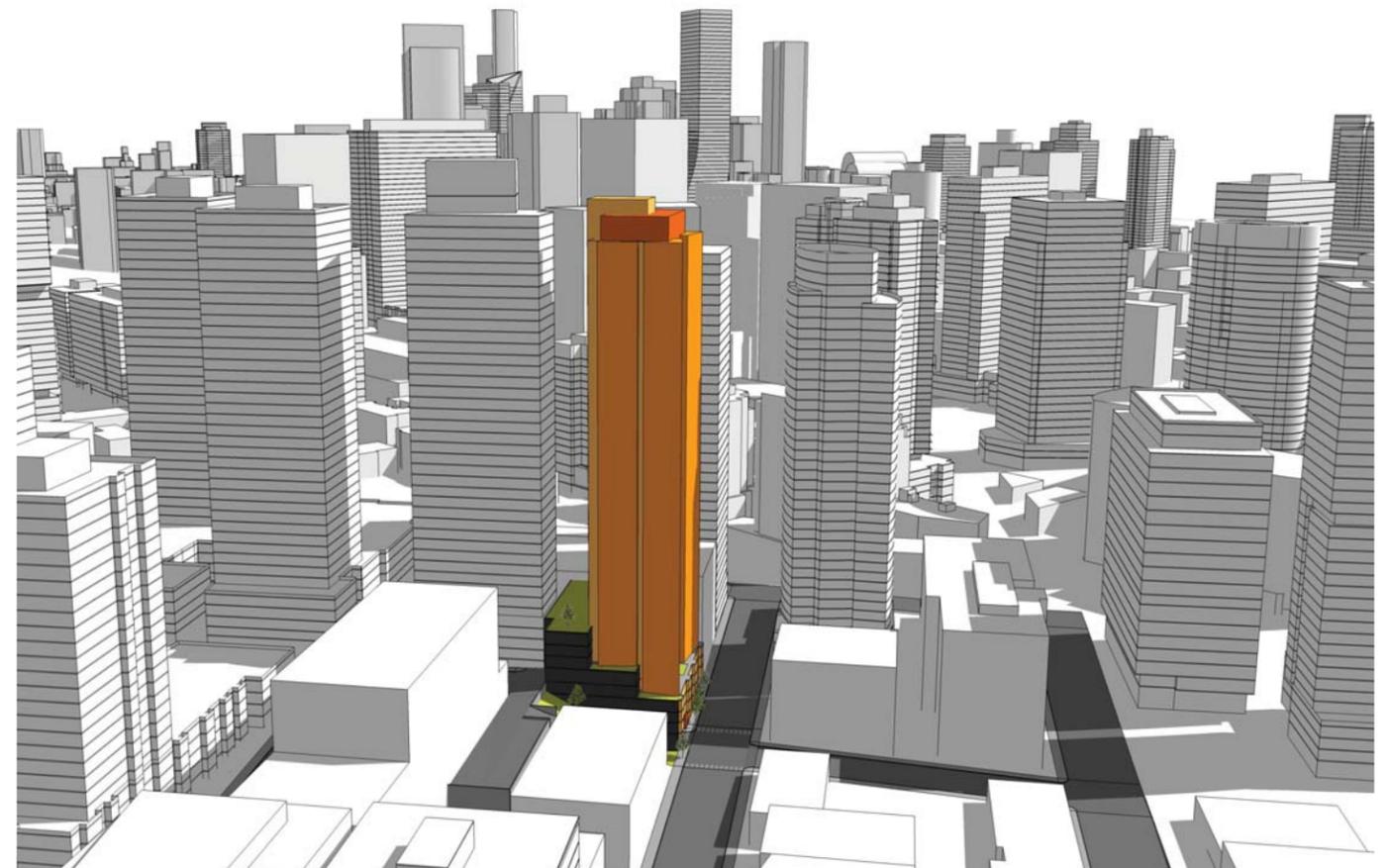
OPPORTUNITIES

- Creates largest square footage in podium
- Tower is thinner in North/South direction
- Scheme is code compliant

CHALLENGES

- Inefficient tower plate due to current 9400 sf cap on plate size (code change pending)
- Inefficient podium plate due to stepping
- Eliminates public pedestrian connection
- Eliminates public overlook plaza
- Eliminates public Hill Climb on Terry
- Tower is broad in East/West direction
- Tower footprint is compromised by moving tower East
- 45' podium at North property line blocks view West

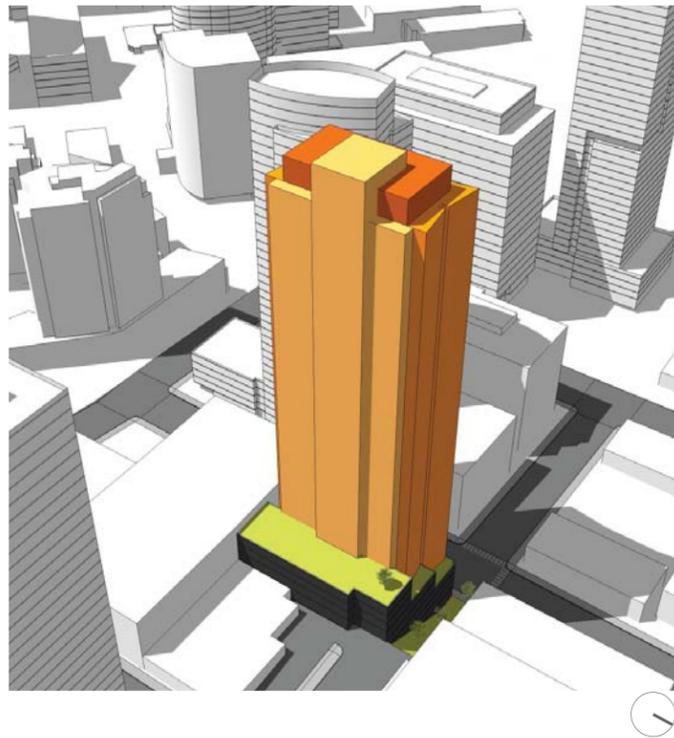
AERIAL VIEW LOOKING SOUTH TOWARDS DOWNTOWN (WITH H-5 DEVELOPMENT)



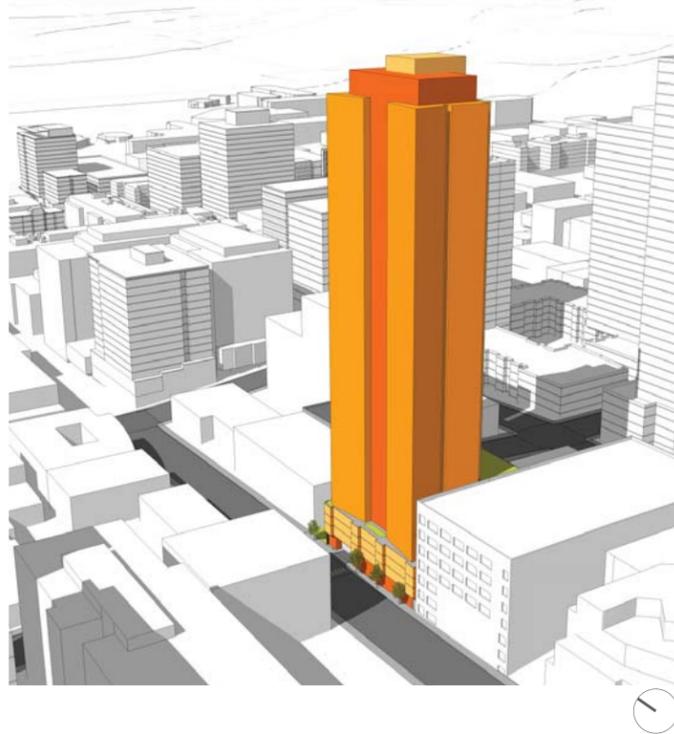
TOWER POSITION OPTIONS

Option A: Stepped Podium (Code Compliant)

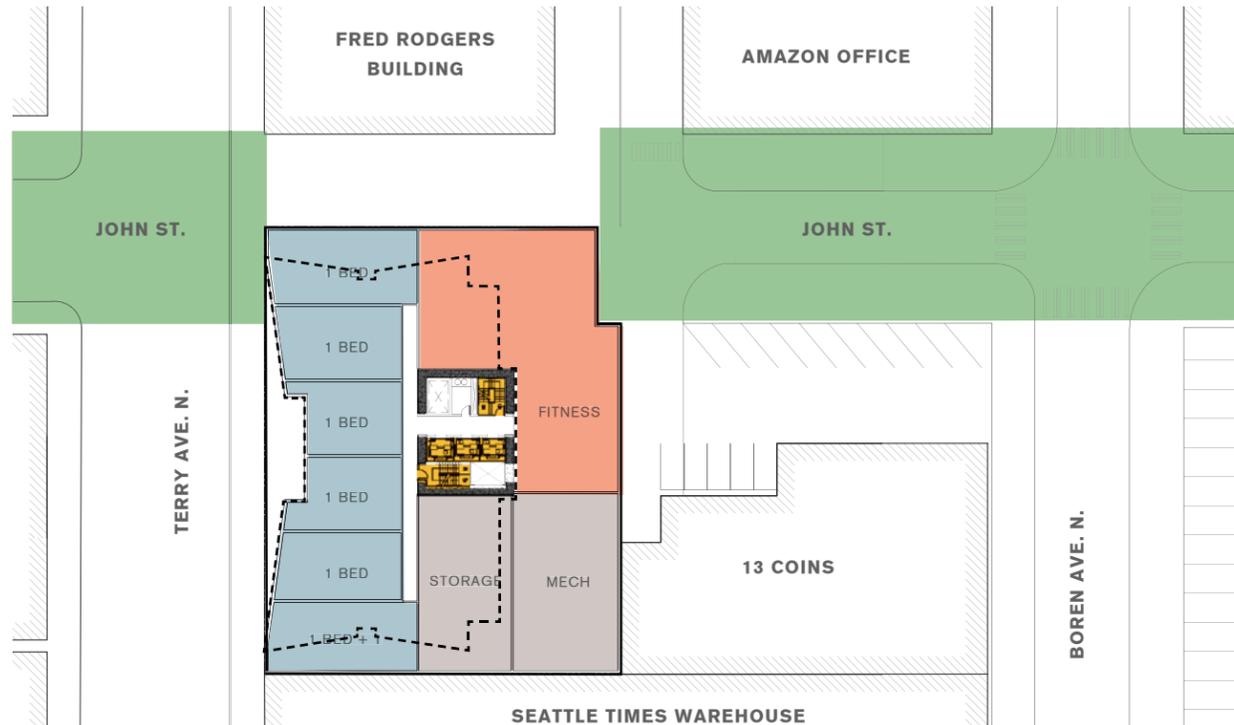
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHWEST TO LAKE



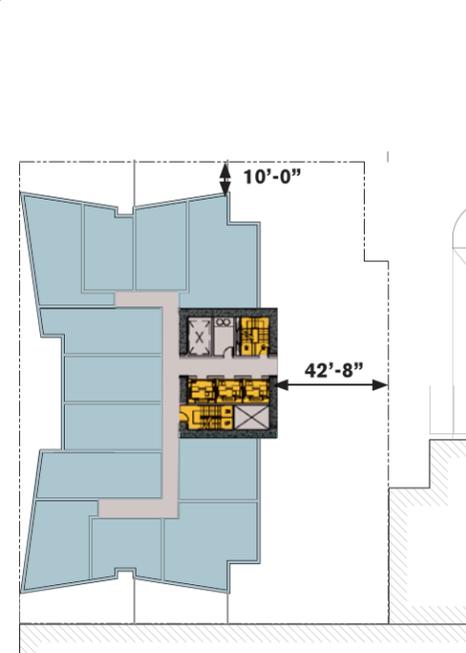
L1 LEVEL 01 JOHN ST



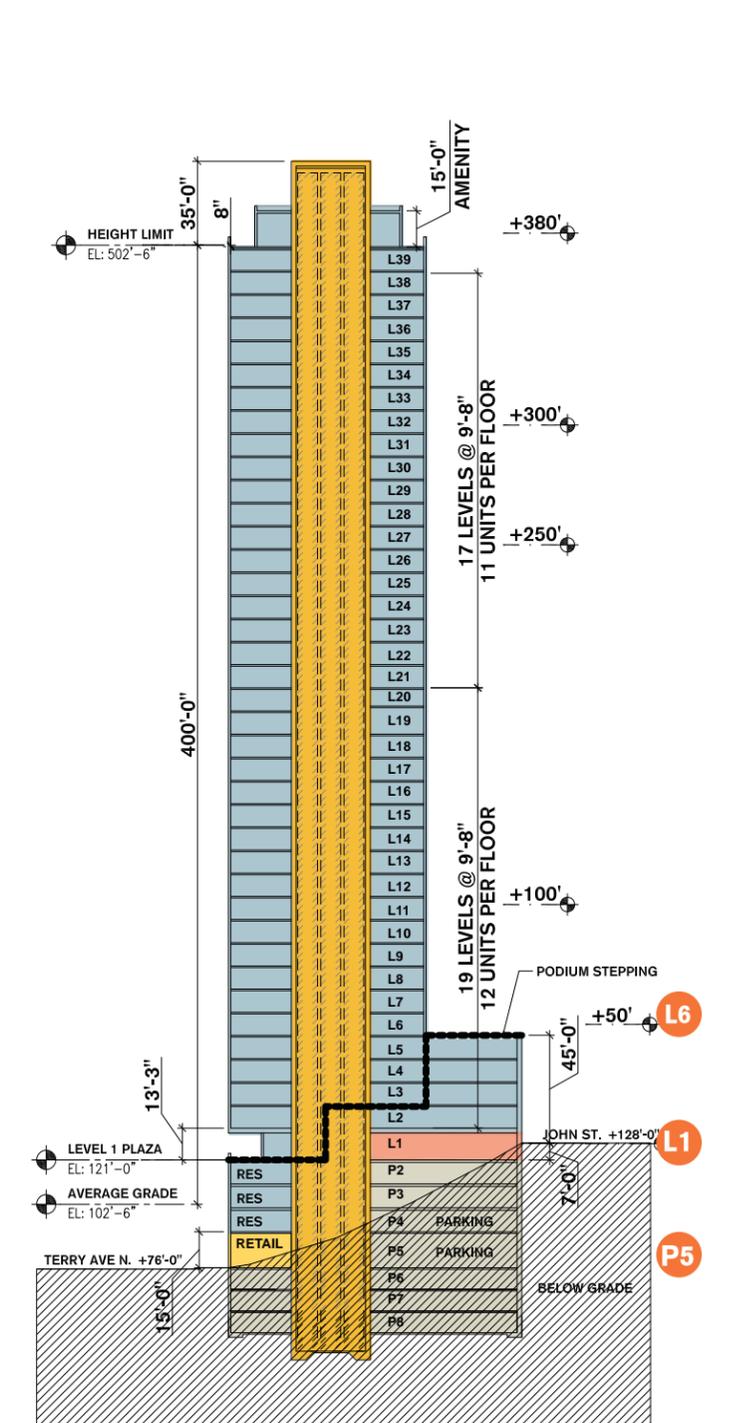
P5 LEVEL P5 TERRY AVE



L6 LEVEL L6-L39 TYPICAL TOWER



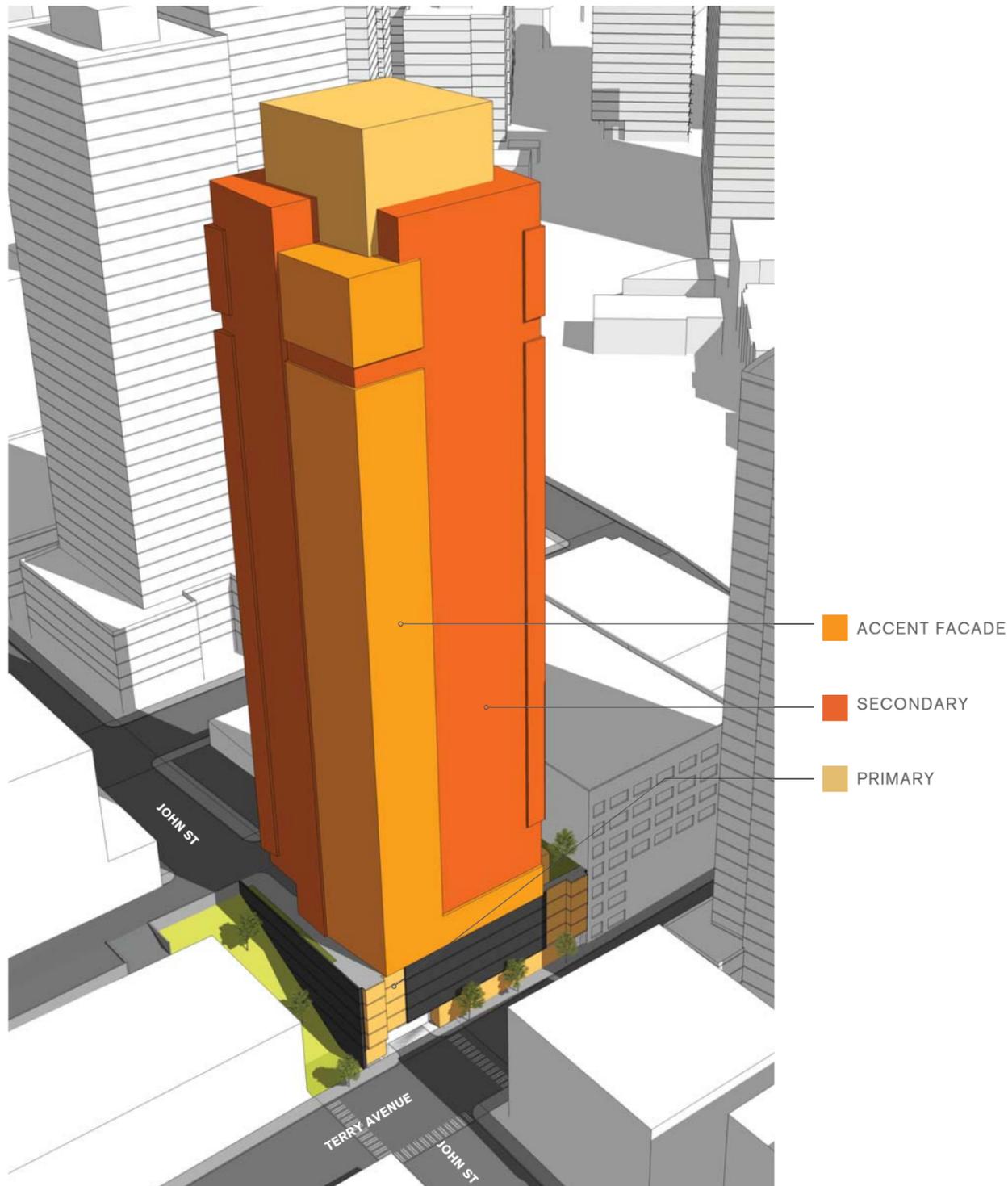
SECTION LOOKING NORTH



TOWER POSITION OPTIONS

Option B: Premium View Scheme

TOWER LOOKING SOUTHEAST



- ACCENT FACADE
- SECONDARY
- PRIMARY



ANALYSIS

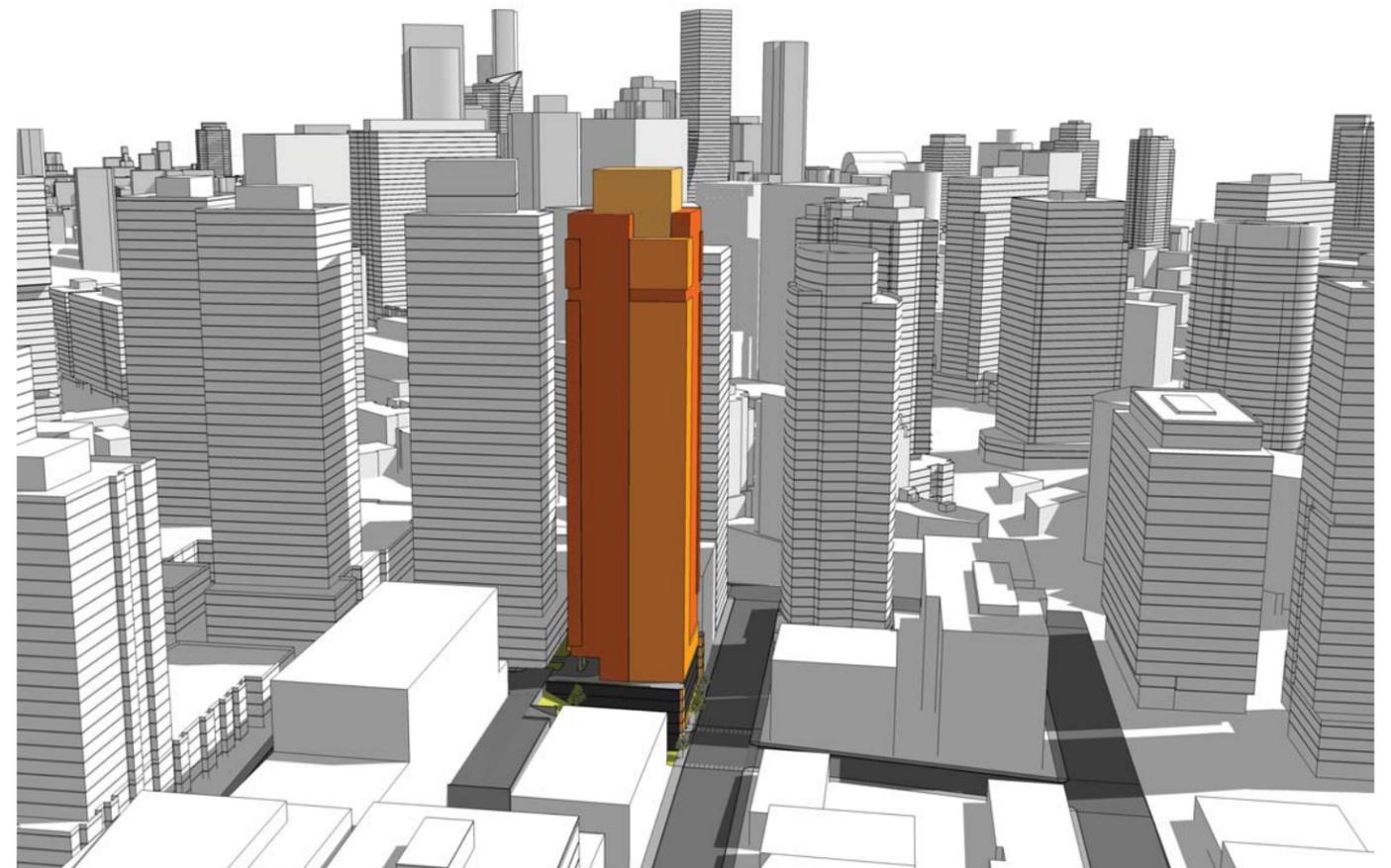
OPPORTUNITIES

- Views from East/West are unincumbered by moving building to North
- Excellent residential lobby identification looking West from John Street
- More efficient floor plate
- Tower orients northwest to open view, southeast to Boren Street

CHALLENGES

- Need podium height and coverage departure
- Impacts views looking West from John Street
- Eliminates public pedestrian connection
- Eliminates public overlook plaza
- Eliminates public Hill Climb, due to insufficient width and to meet code required open space
- Exterior space on South side of building in shade
- Parking required on Terry Ave North facade at podium

AERIAL VIEW LOOKING SOUTH TOWARDS DOWNTOWN (WITH H-5 DEVELOPMENT)



TOWER POSITION OPTIONS

Option B: Premium View Scheme

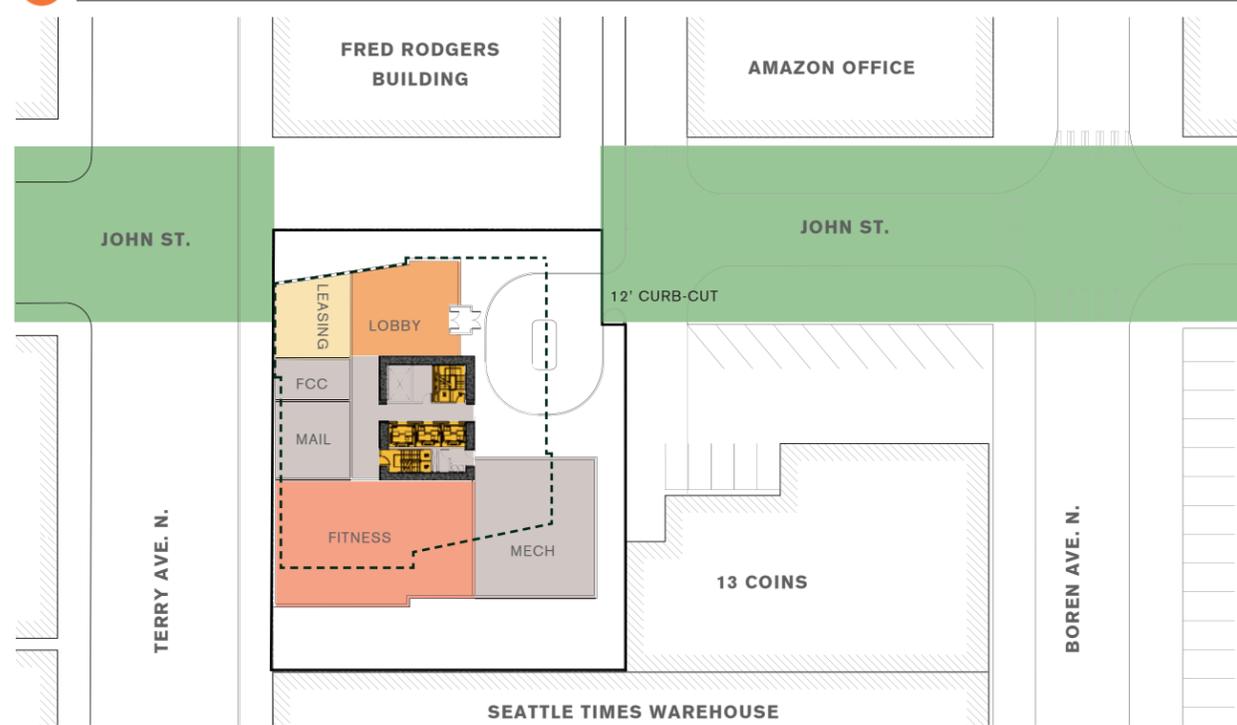
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHWEST TO LAKE



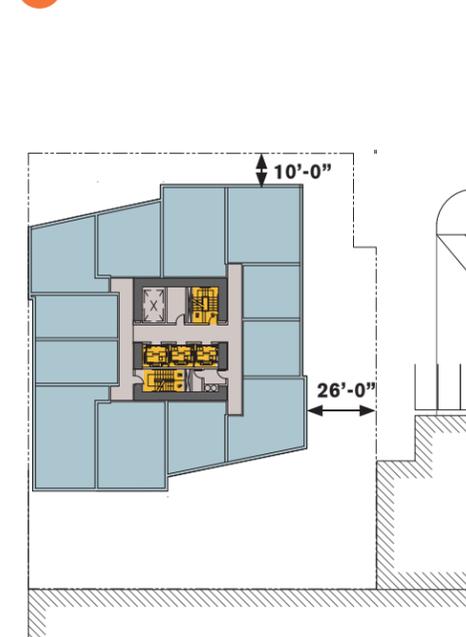
L1 LEVEL L1 JOHN ST



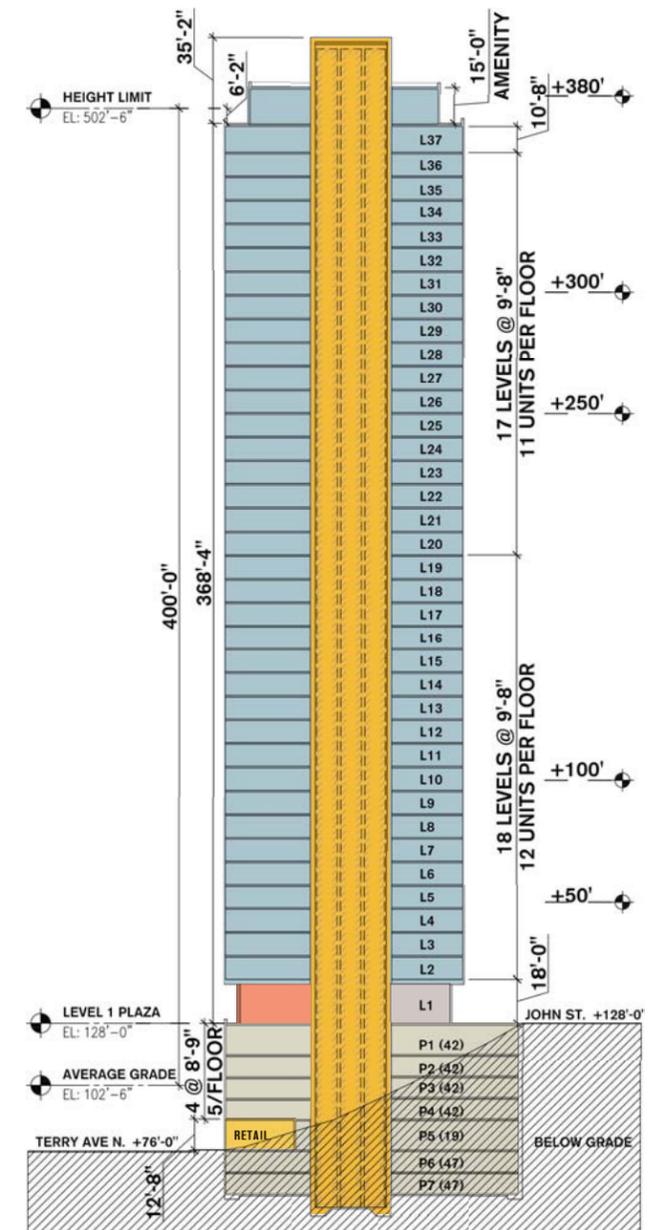
P5 LEVEL P5 TERRY AVE



L2 LEVEL L2-L37 TYPICAL TOWER



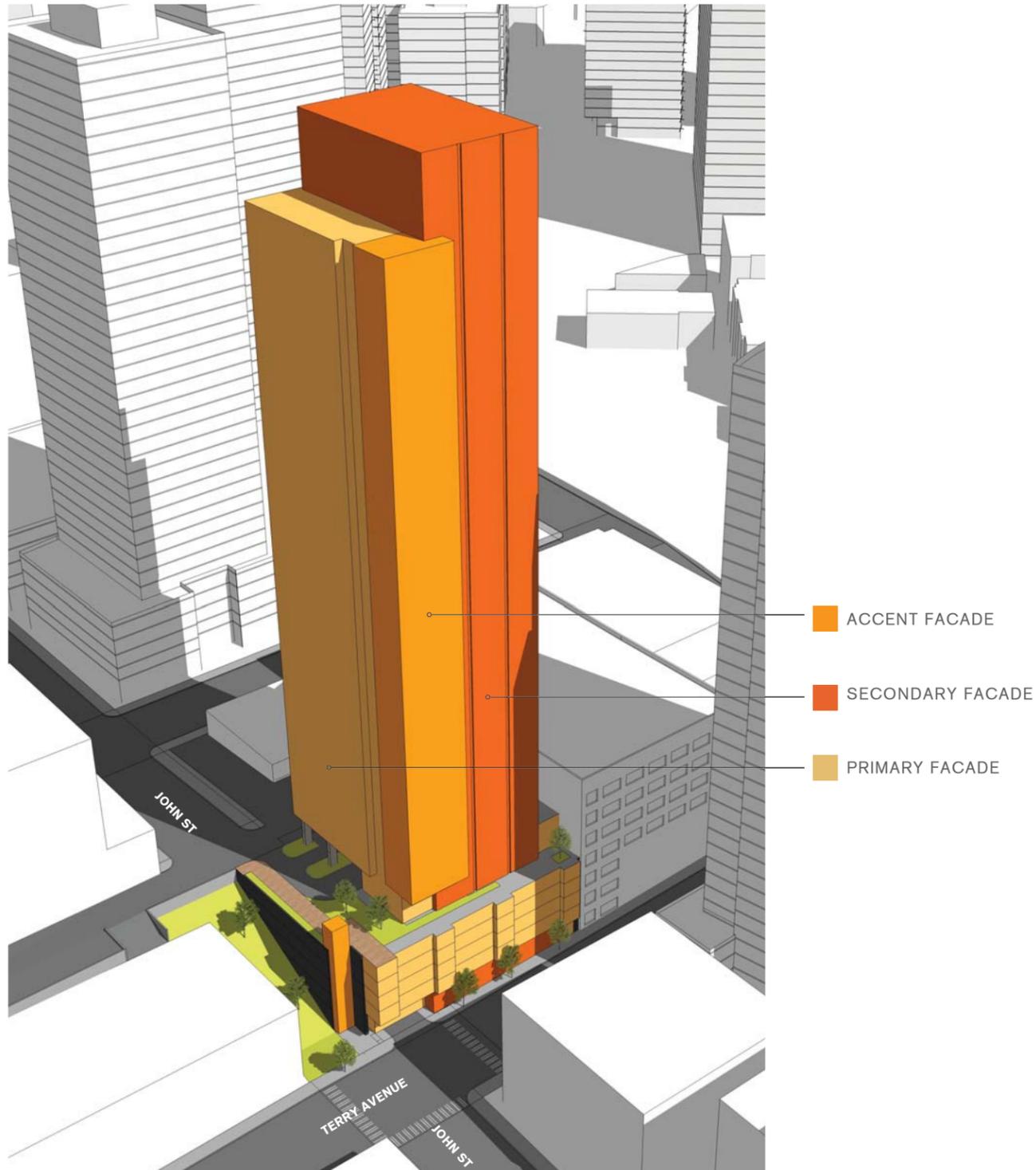
SECTION LOOKING NORTH



TOWER POSITION OPTIONS

Option C: Preferred Option

TOWER ON SOUTHEAST CORNER - "JOHN STREET LINK"



- ACCENT FACADE
- SECONDARY FACADE
- PRIMARY FACADE

ANALYSIS

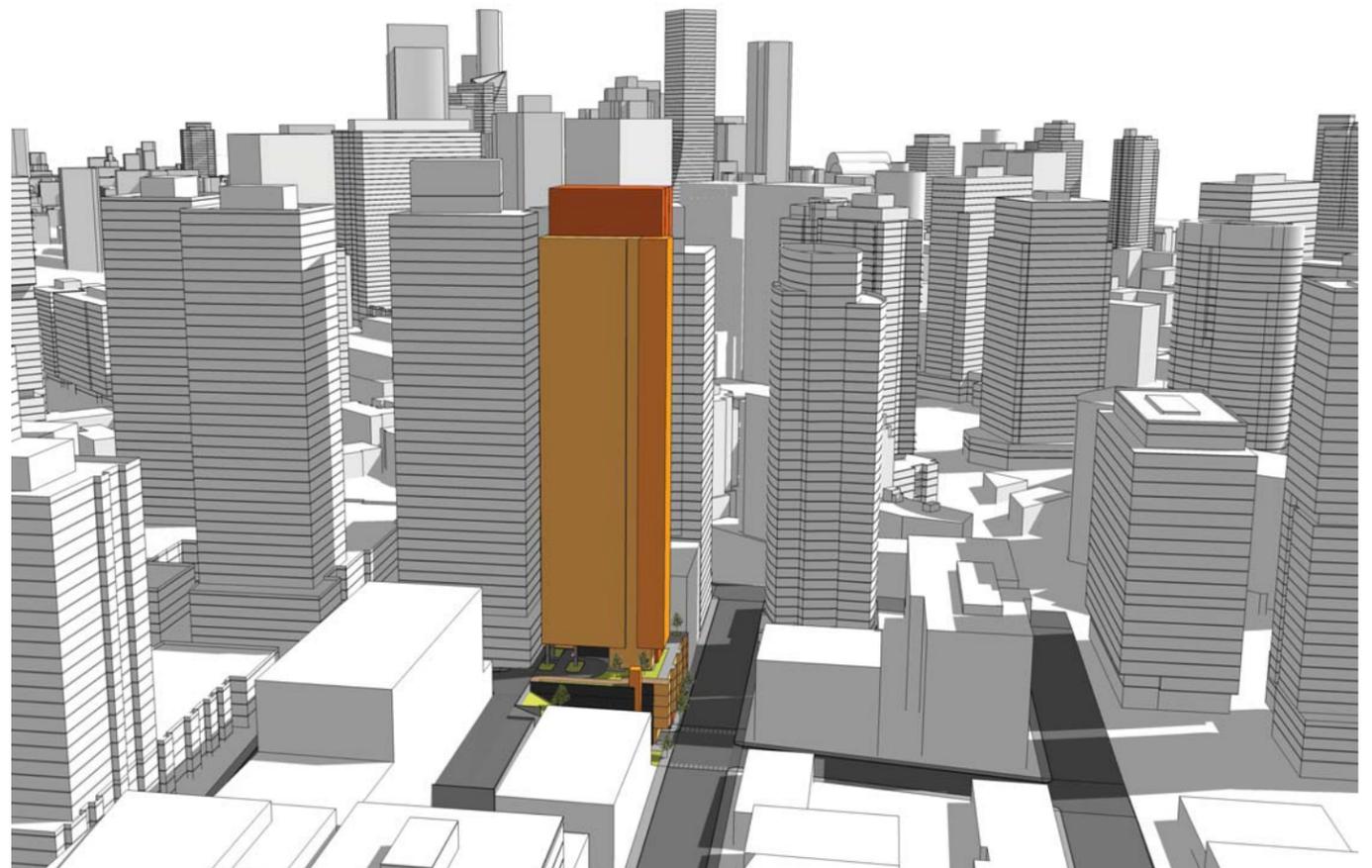
OPPORTUNITIES

- Creates public pedestrian connection
- Creates public overlook plaza
- Creates public Hill Climb
- Creates largest contiguous outdoor plaza space and special place at the end of John Street link
- Creates more open views looking East/West
- More typical plate size allows for a more cost effective, efficient project.
- Properly addresses unique site topography

CHALLENGES

- Need podium height and coverage departure to complete public open space and grade to John Street
- Requires moving tower South as far as possible to maximize street views looking East/West

AERIAL VIEW LOOKING SOUTH TOWARDS DOWNTOWN (WITH H-5 DEVELOPMENT)



TOWER POSITION OPTIONS

Option C: Preferred Option

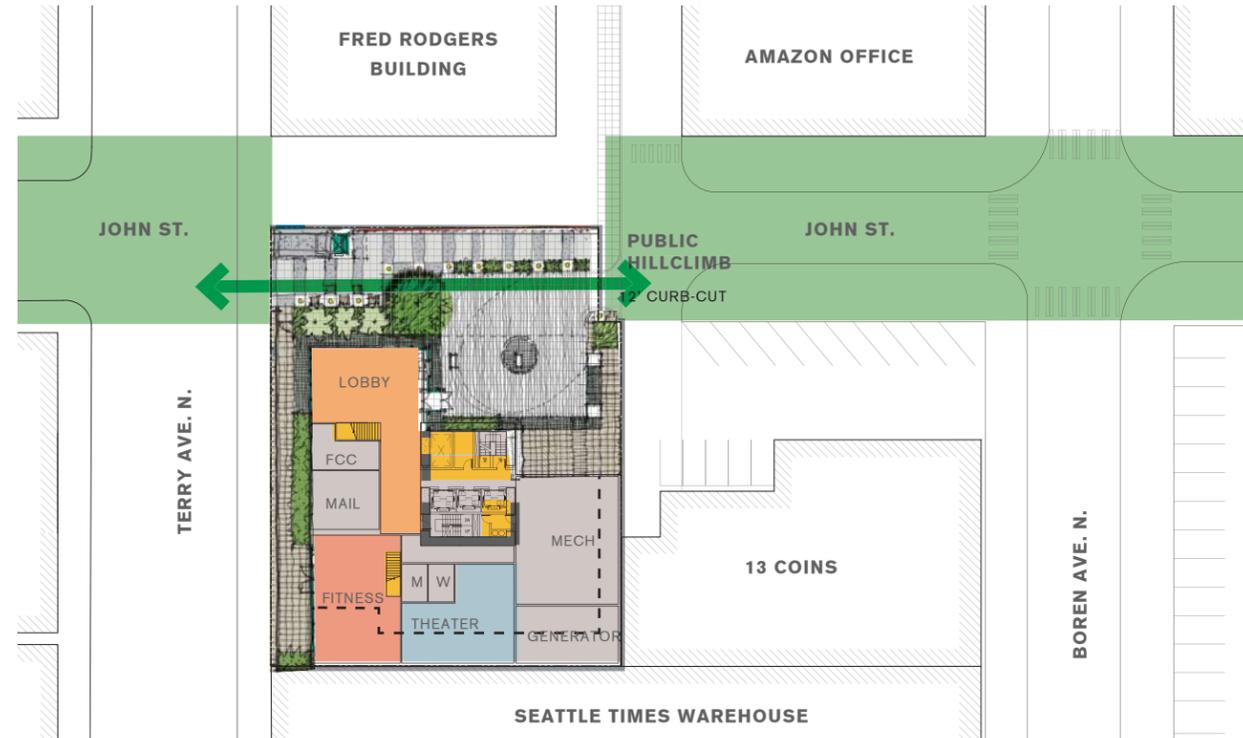
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHWEST TO LAKE



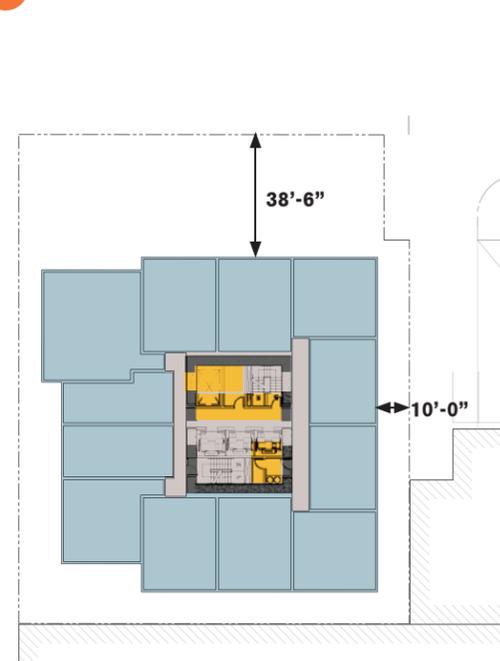
L1 LEVEL L1 JOHN ST



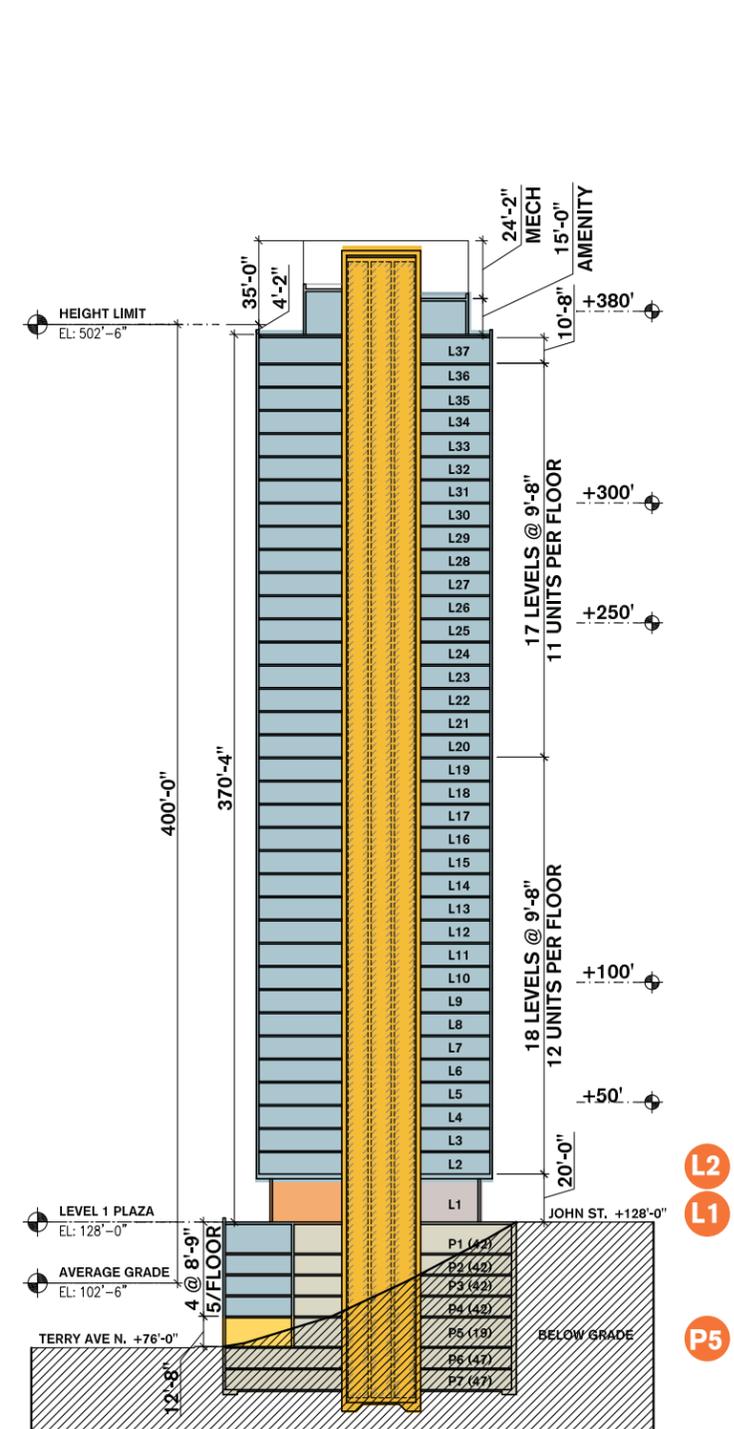
P5 LEVEL P5 TERRY AVE



L2 LEVEL L2-L37 TYPICAL TOWER



SECTION LOOKING NORTH

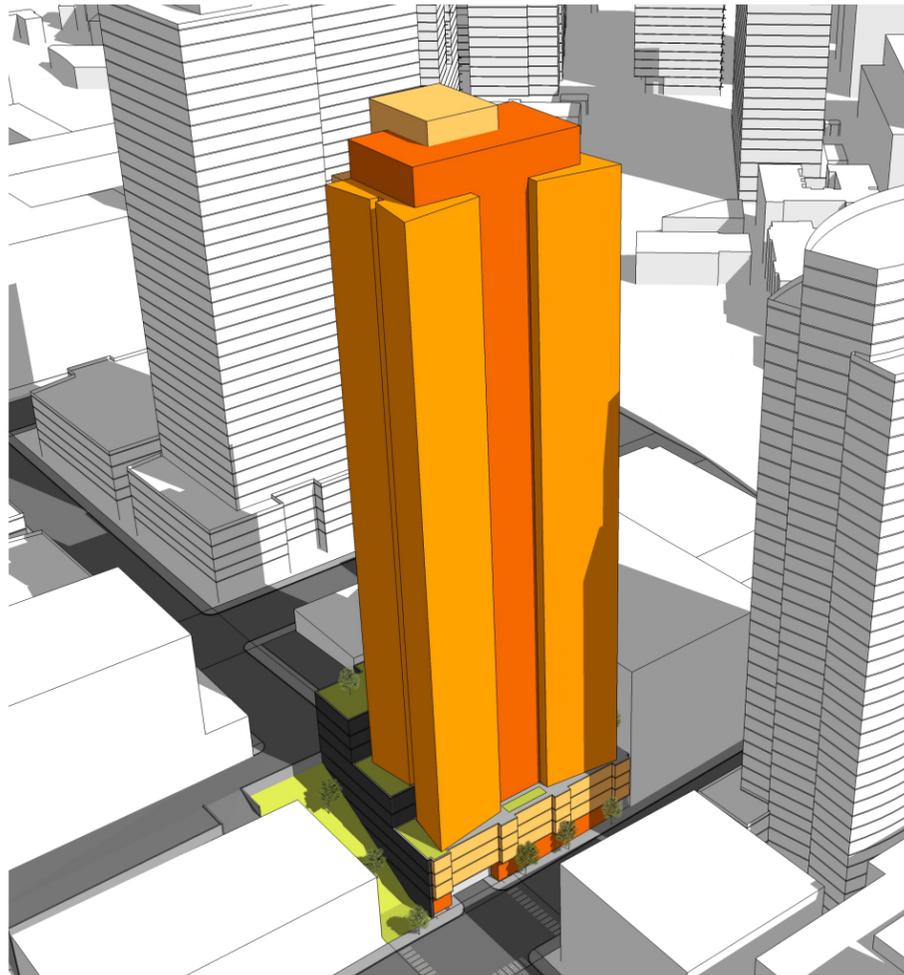


L2
L1
P5

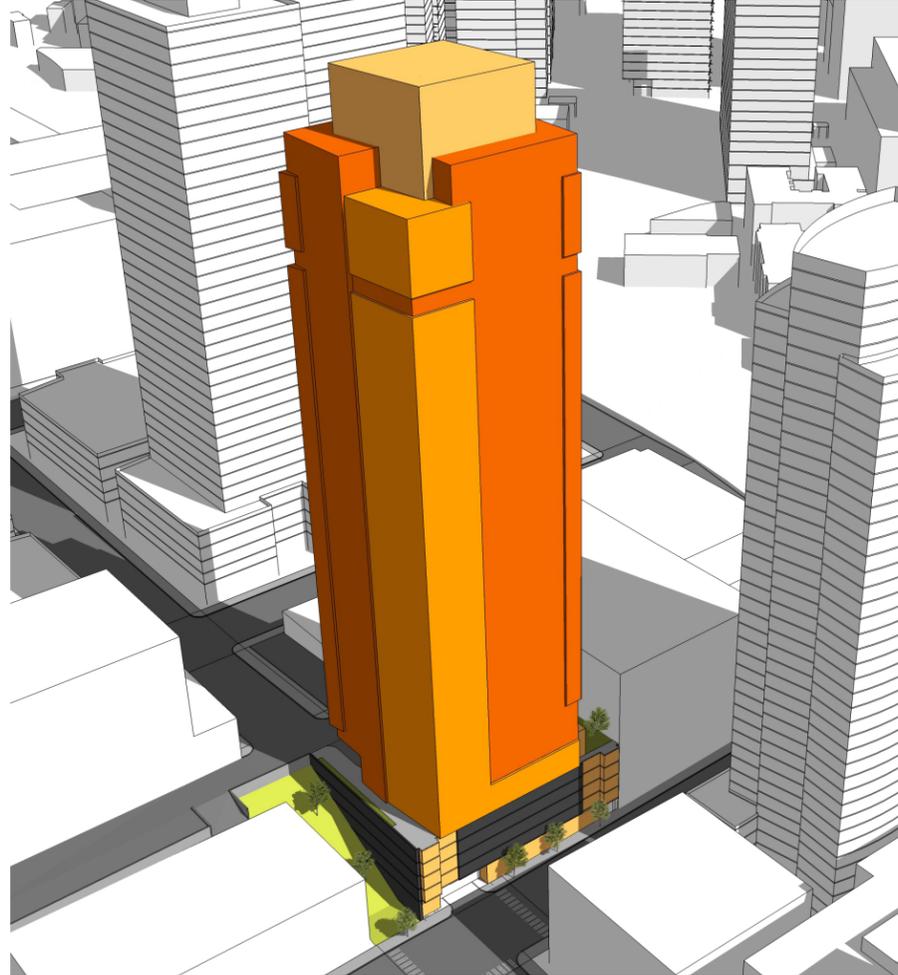
TOWER POSITION OPTIONS

Comparative Option Summary

A OPTION A - STEPPED PODIUM (CODE COMPLIANT)



B OPTION B - PREMIUM VIEW SCHEME



C OPTION C - PREFERRED OPTION



A OPTION A - SUMMARY DATA



B OPTION B - SUMMARY DATA



C OPTION C - SUMMARY DATA



458 Units / 432,450 GSF / Residential / 294 stalls

421 Units / 385,650 GSF / Residential / 282 stalls

428 Units / 393,750 GSF / Residential / 252 stalls

TOWER POSITION OPTIONS

Comparative Option Summary

A OPTION A - TOWER (VIEW LOOKING WEST ON JOHN ST)



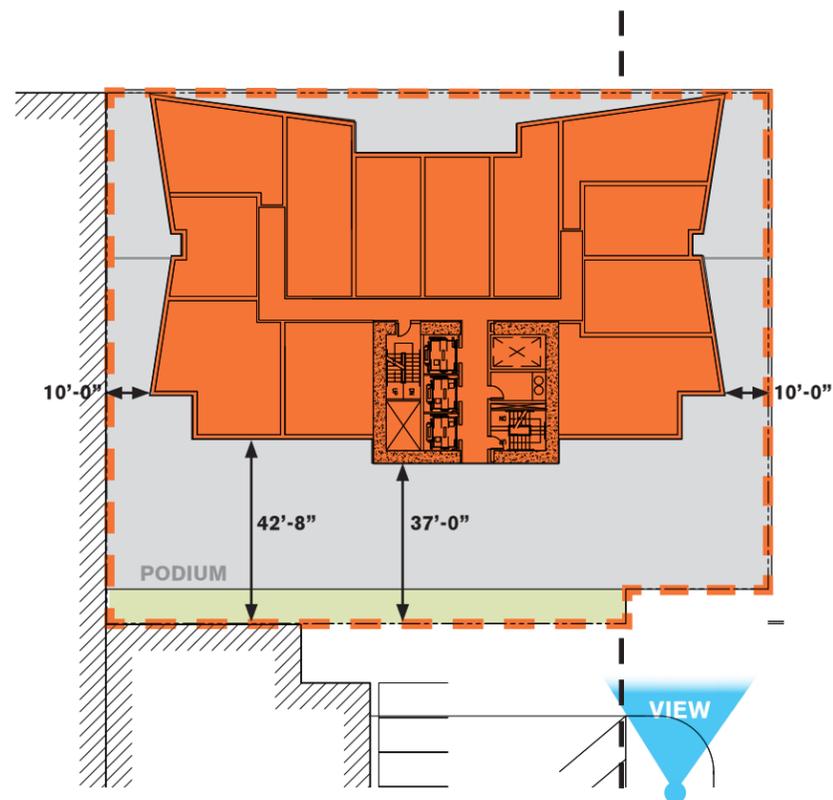
B OPTION B - TOWER (VIEW LOOKING WEST ON JOHN ST)



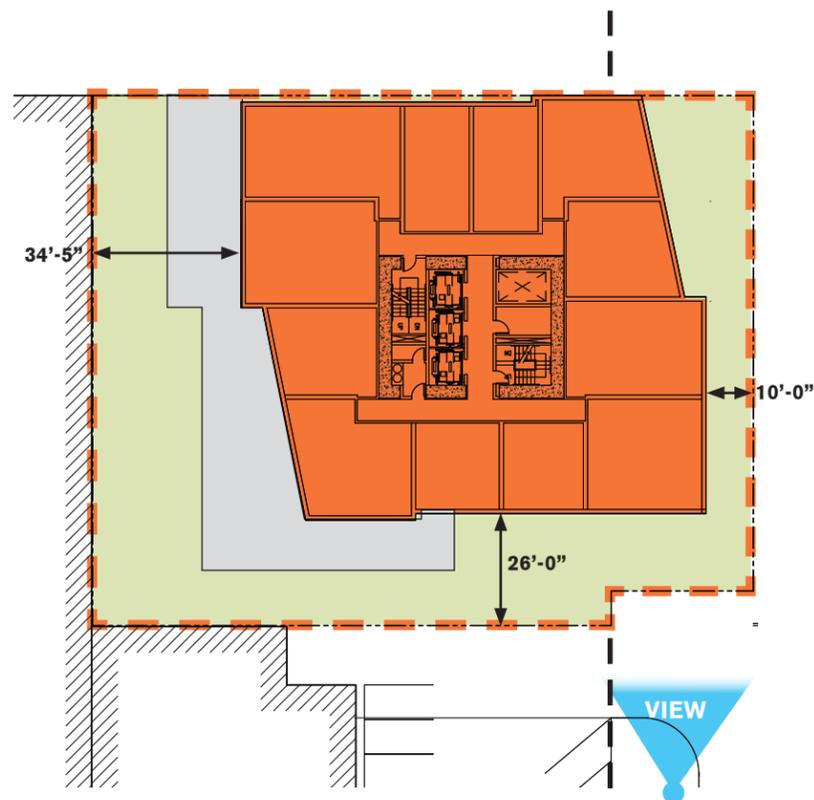
C OPTION C PREFERRED - TOWER (VIEW LOOKING WEST ON JOHN ST)



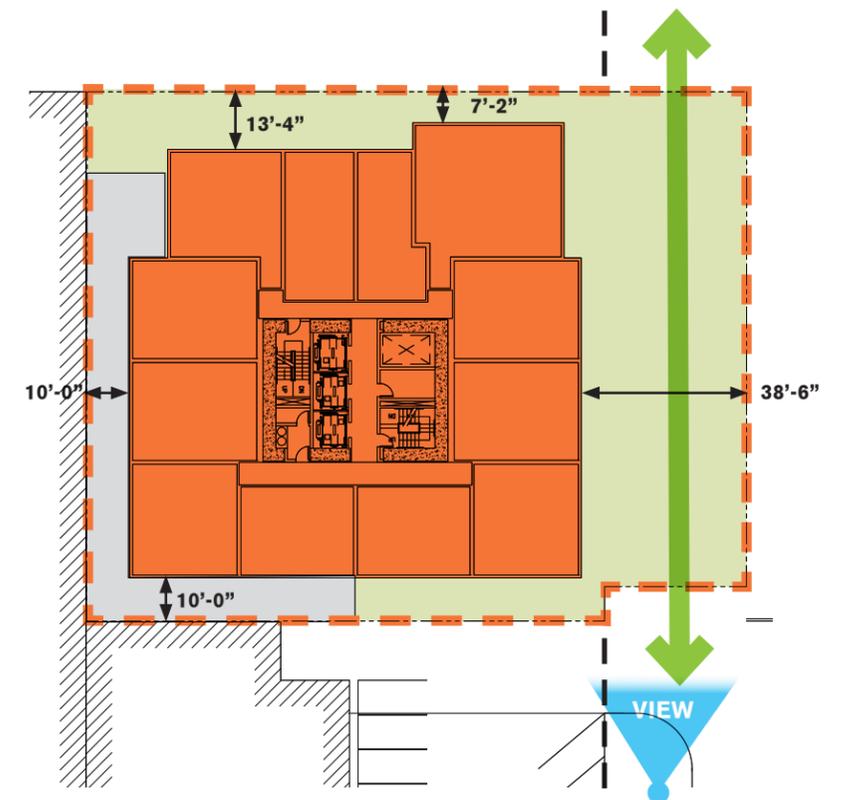
A OPTION A - TOWER ON WEST/STEPPED PODIUM (CODE COMPLIANT)



B OPTION B - TOWER ON NORTHWEST CORNER



C OPTION C PREFERRED - TOWER ON SOUTHEAST CORNER, "JOHN STREET LINK"





SITE PLAN + LANDSCAPE CONCEPTS



Art screens



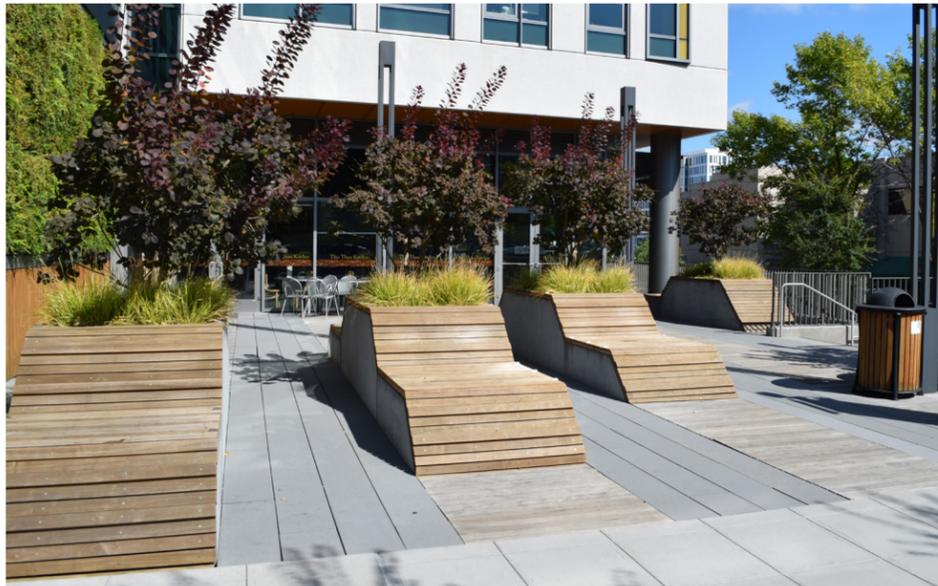
Art screens



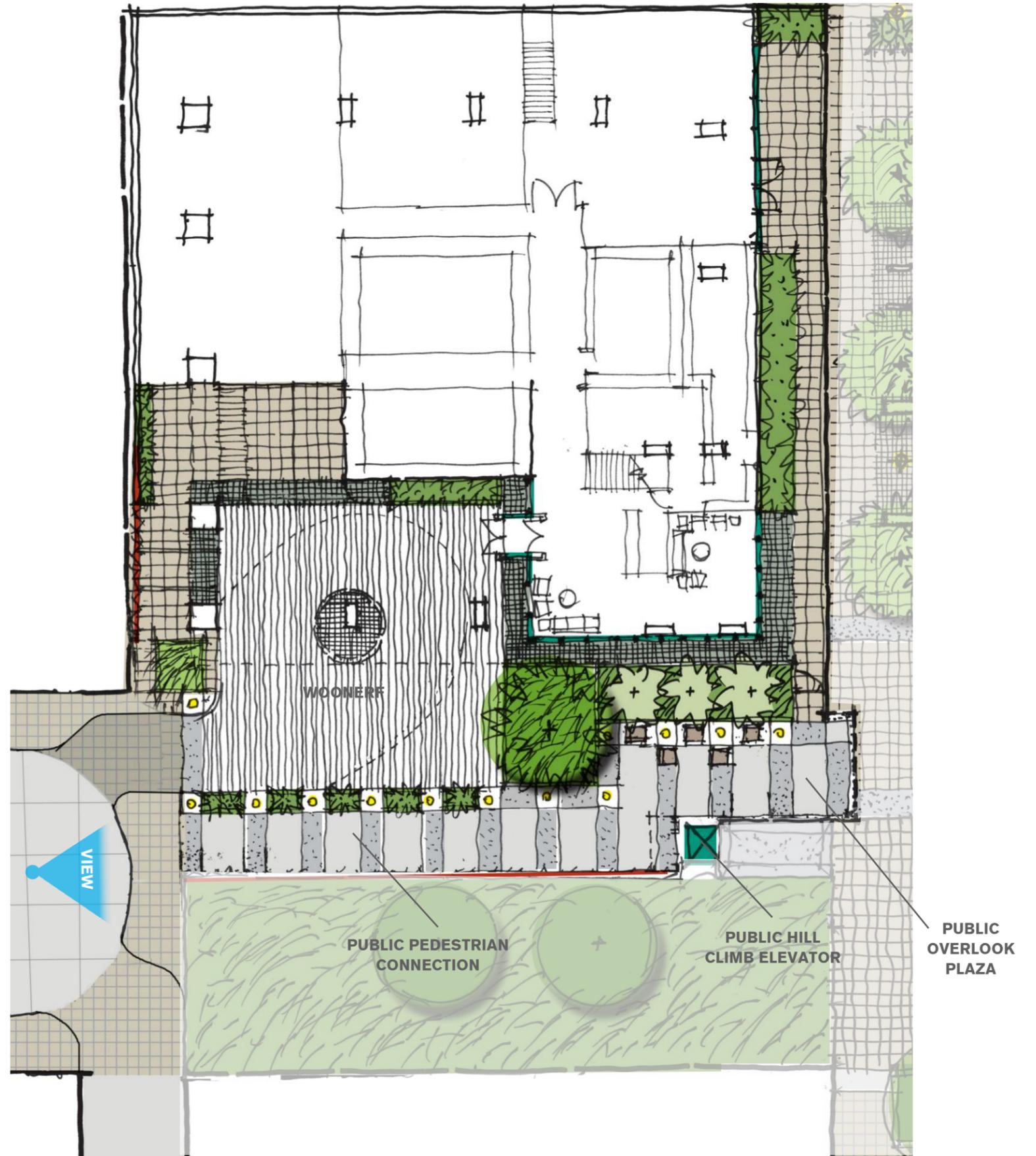
Mirabella drop-off



Plaza material example



Amazon benches



SITE PLAN + LANDSCAPE CONCEPTS

Option C (Preferred Option): Additional Views



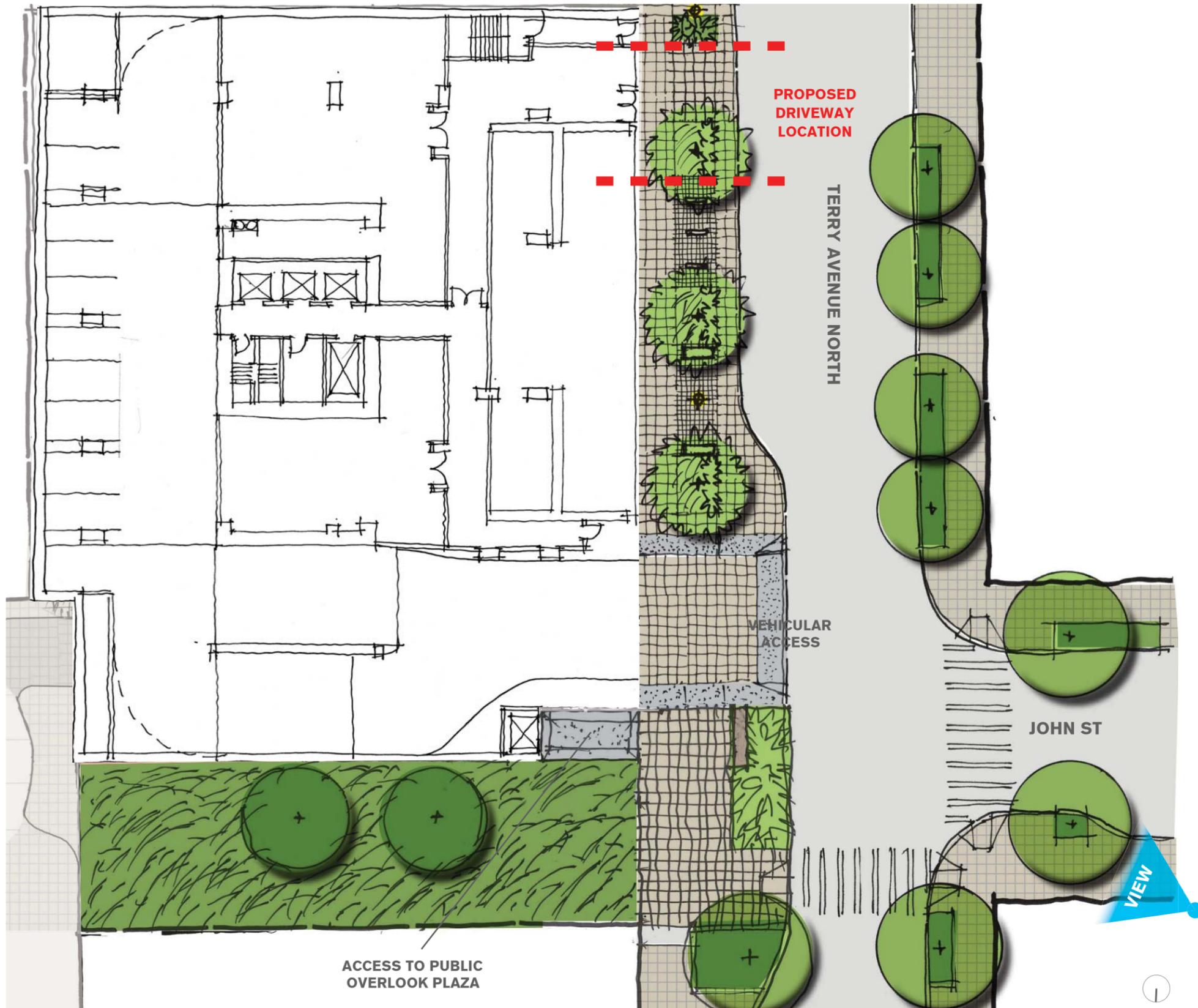
SITE PLAN + LANDSCAPE CONCEPTS

Option C (Preferred Option): John Street Plaza Hill Climb

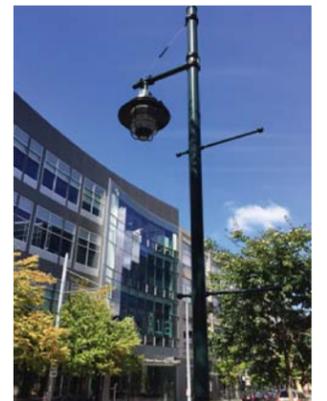


SITE PLAN + LANDSCAPE CONCEPTS

Proposed Landscape Plan



Exterior elevator and Terry Avenue character



SITE PLAN + LANDSCAPE CONCEPTS
Option C (Preferred Option): Additional Views

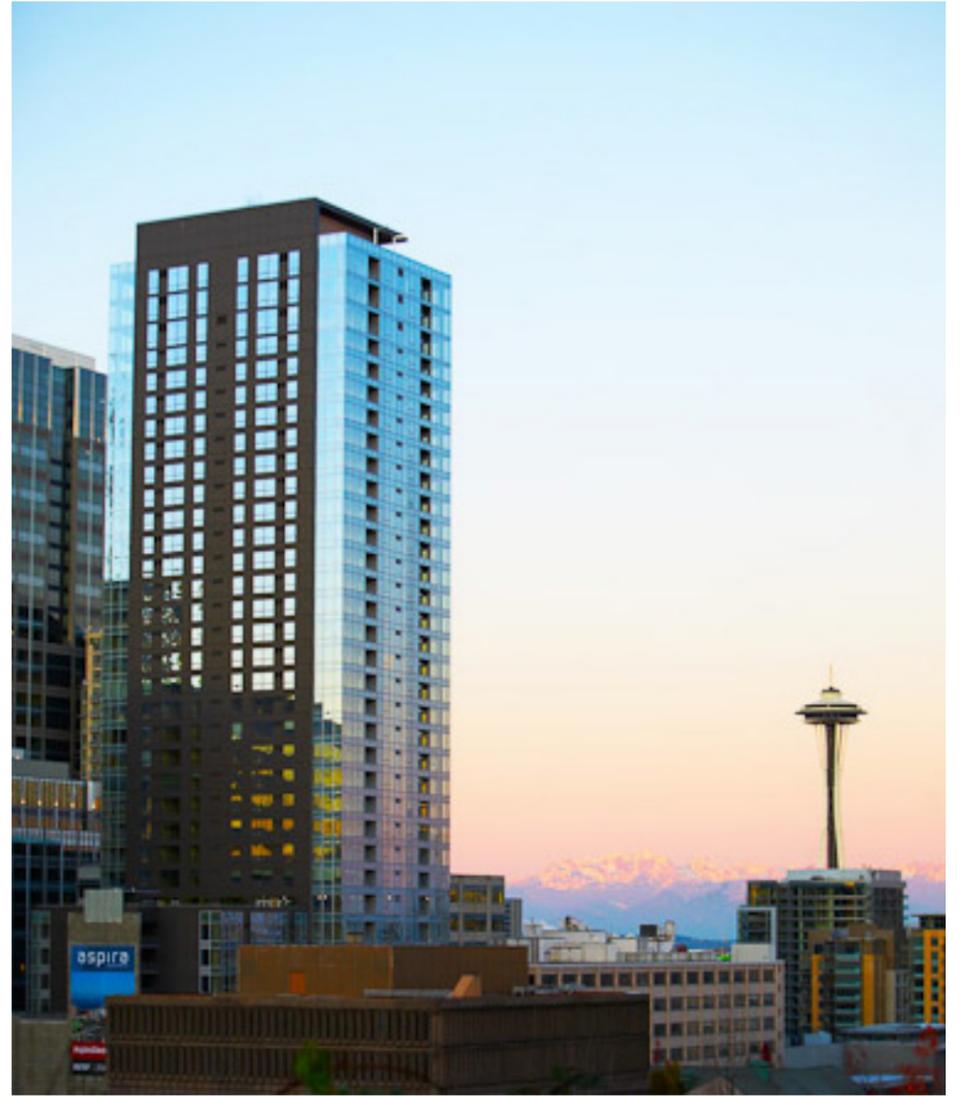


SITE PLAN + LANDSCAPE CONCEPTS
Aerial Plaza Alternate



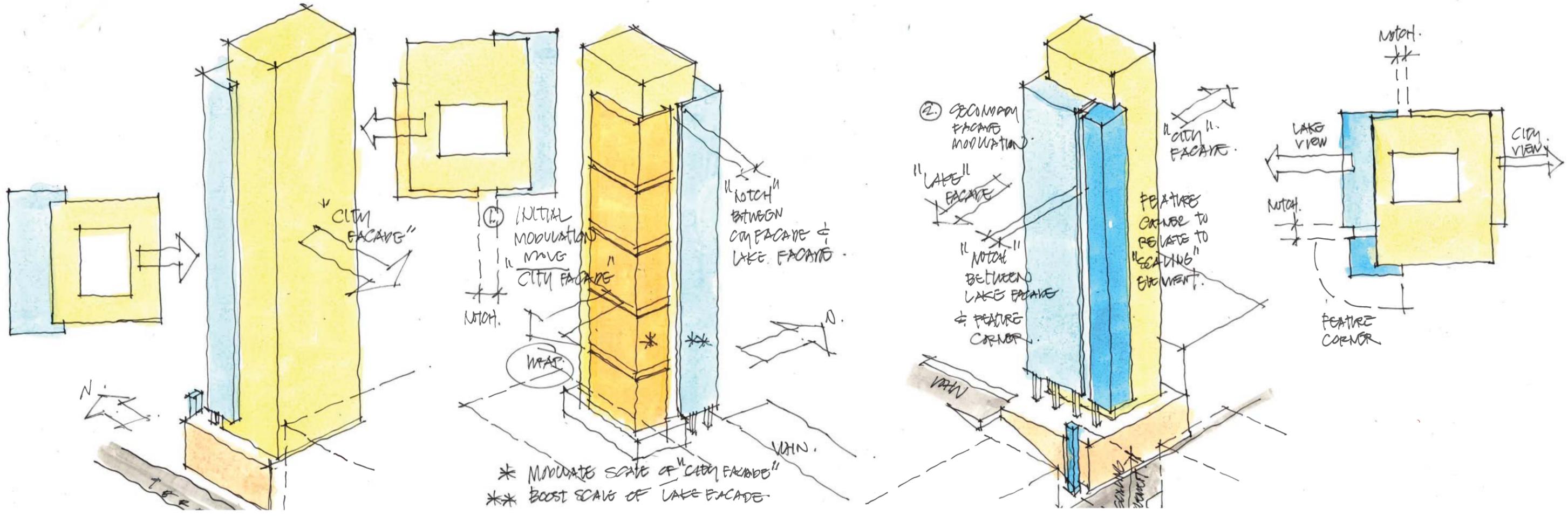
TOWER MASSING OPTIONS

Option C: Precedent Images



SITE PLAN + LANDSCAPE CONCEPTS

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TOWER MASSING OPTIONS

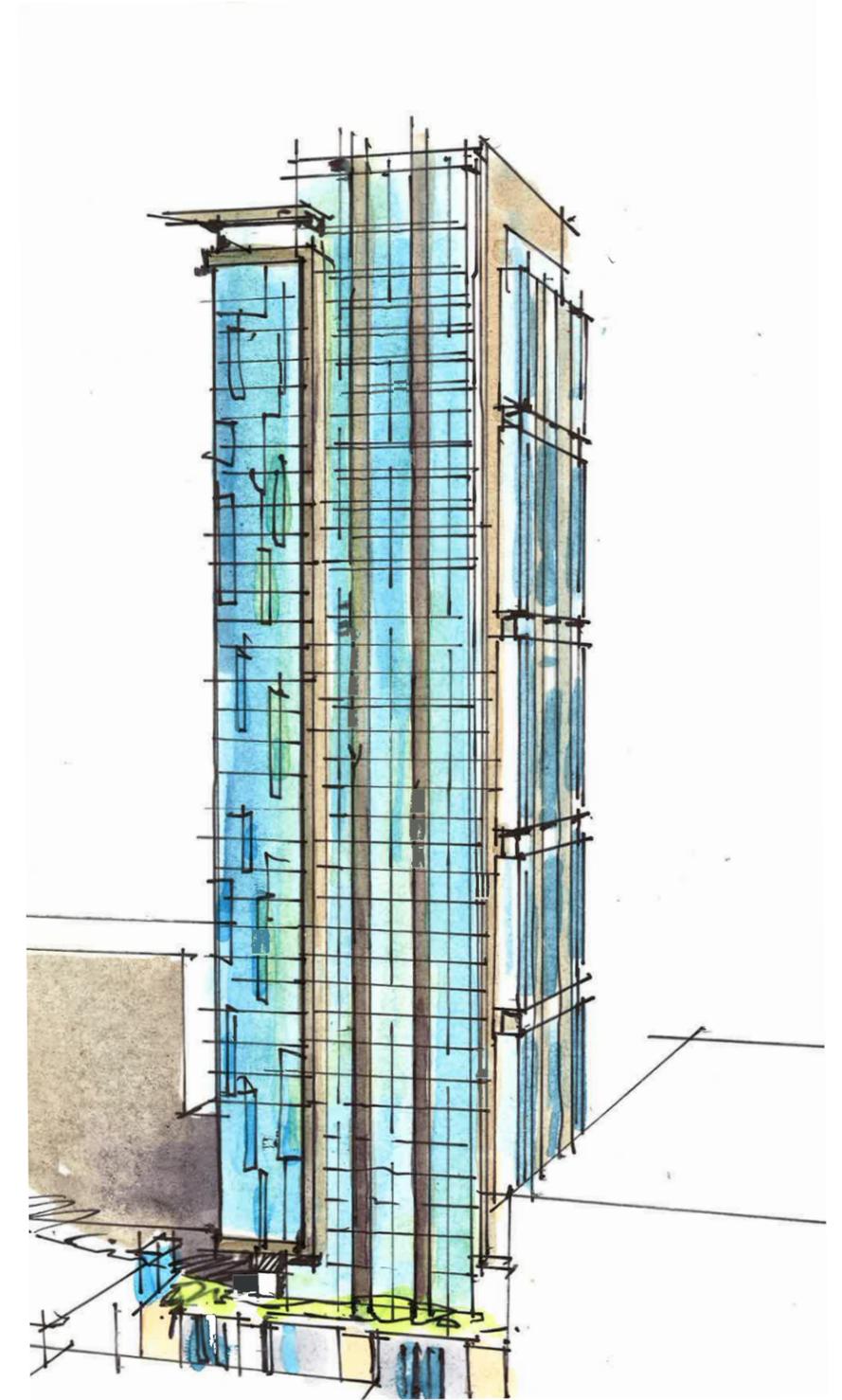
Option C (Preferred Option): Sketches



View of Tower Looking Northwest

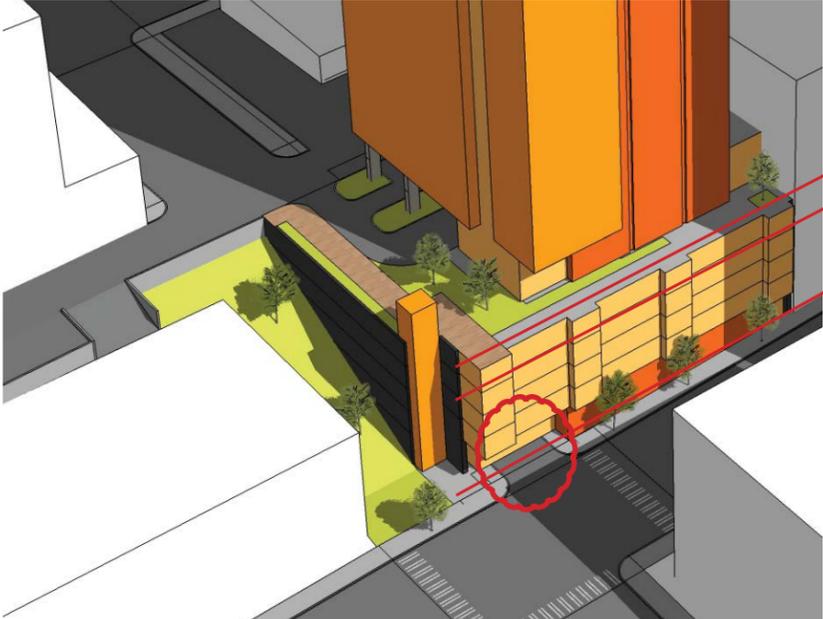


View of Tower Looking Southeast



View of Tower Looking Northeast

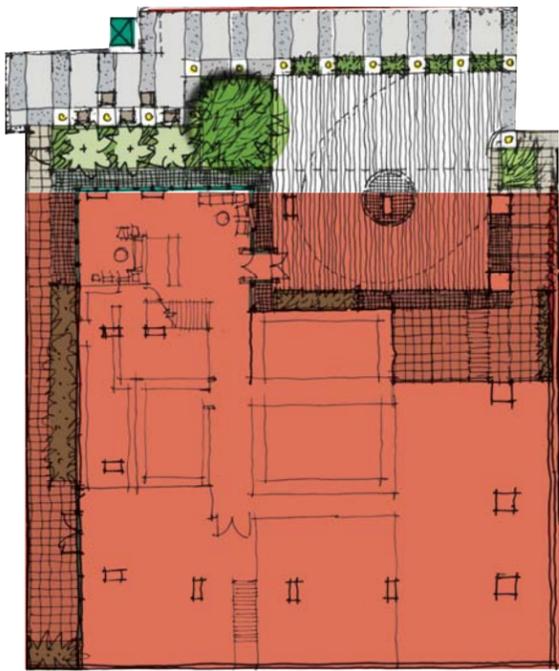
1 Height limit for podiums. – 23.48.013 Upper-level development standards for specific building types in SM zones in the South Lake Union Urban Center



8' ABOVE HEIGHT LIMIT
45' PODIUM HEIGHT LIMIT

BENEFIT:
Allows grade connection thereby creating public pedestrian overlook.

2 Area Limits for Podiums – 23.48.013

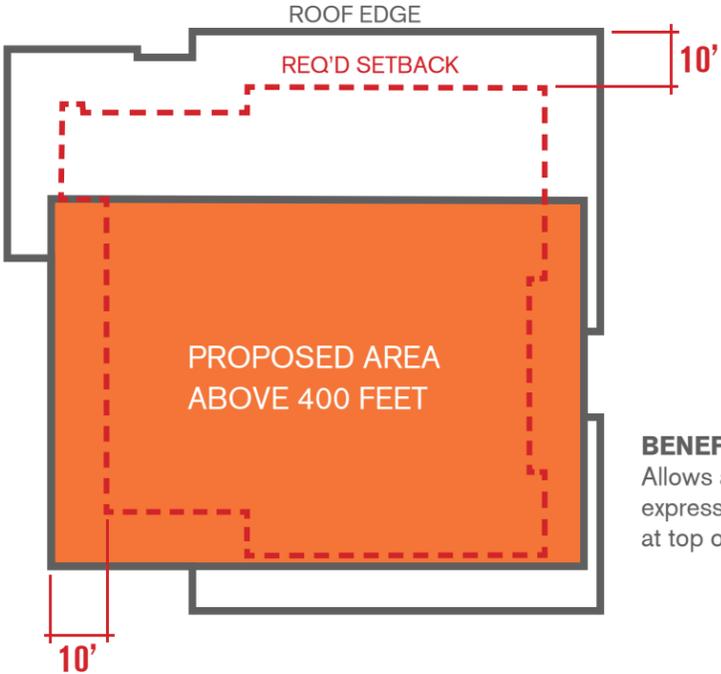


25% BEYOND ALLOWABLE LOT COVERAGE (USED AS OPEN SPACE)

75% ALLOWABLE LOT COVERAGE

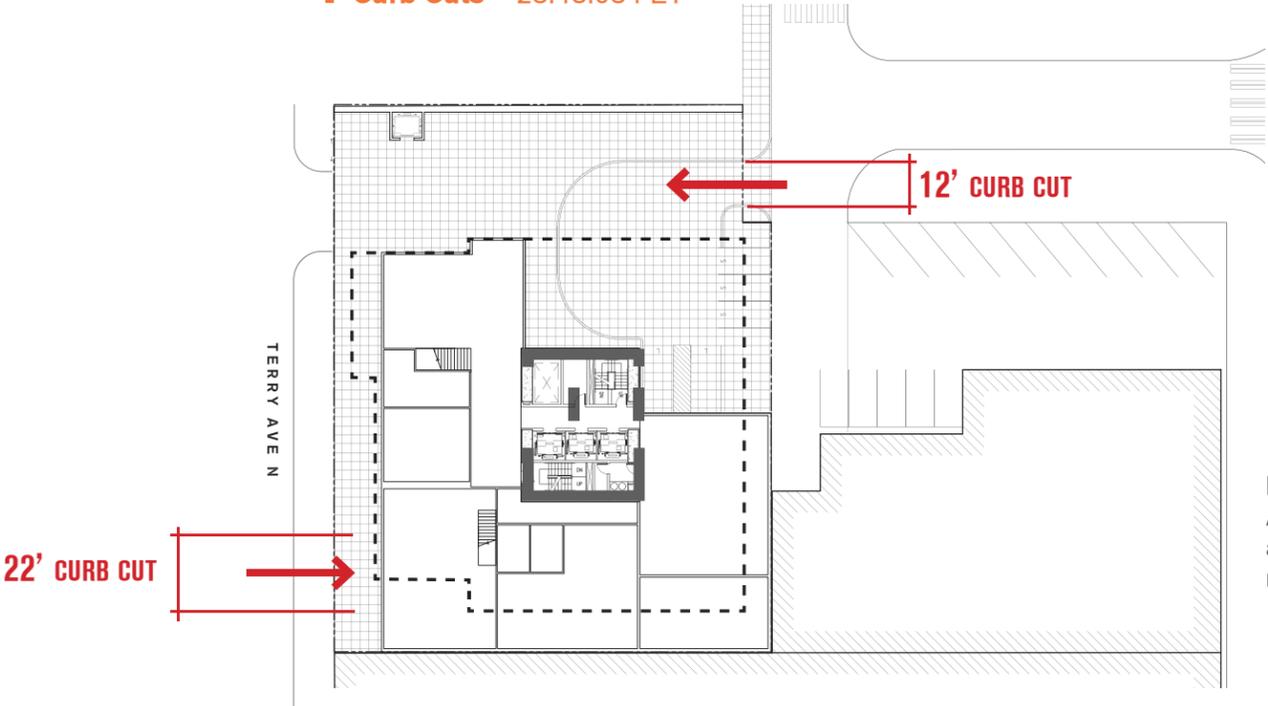
BENEFIT:
Allows as much contiguous public pedestrian space as possible on plaza.

3 Rooftop Setback - Structure Height 23.48.010



BENEFIT:
Allows a better vertical expression of tower massing at top of building.

4 Curb Cuts – 23.48.034 E1



BENEFIT:
Allows public access and activation of John Street at main building entry.



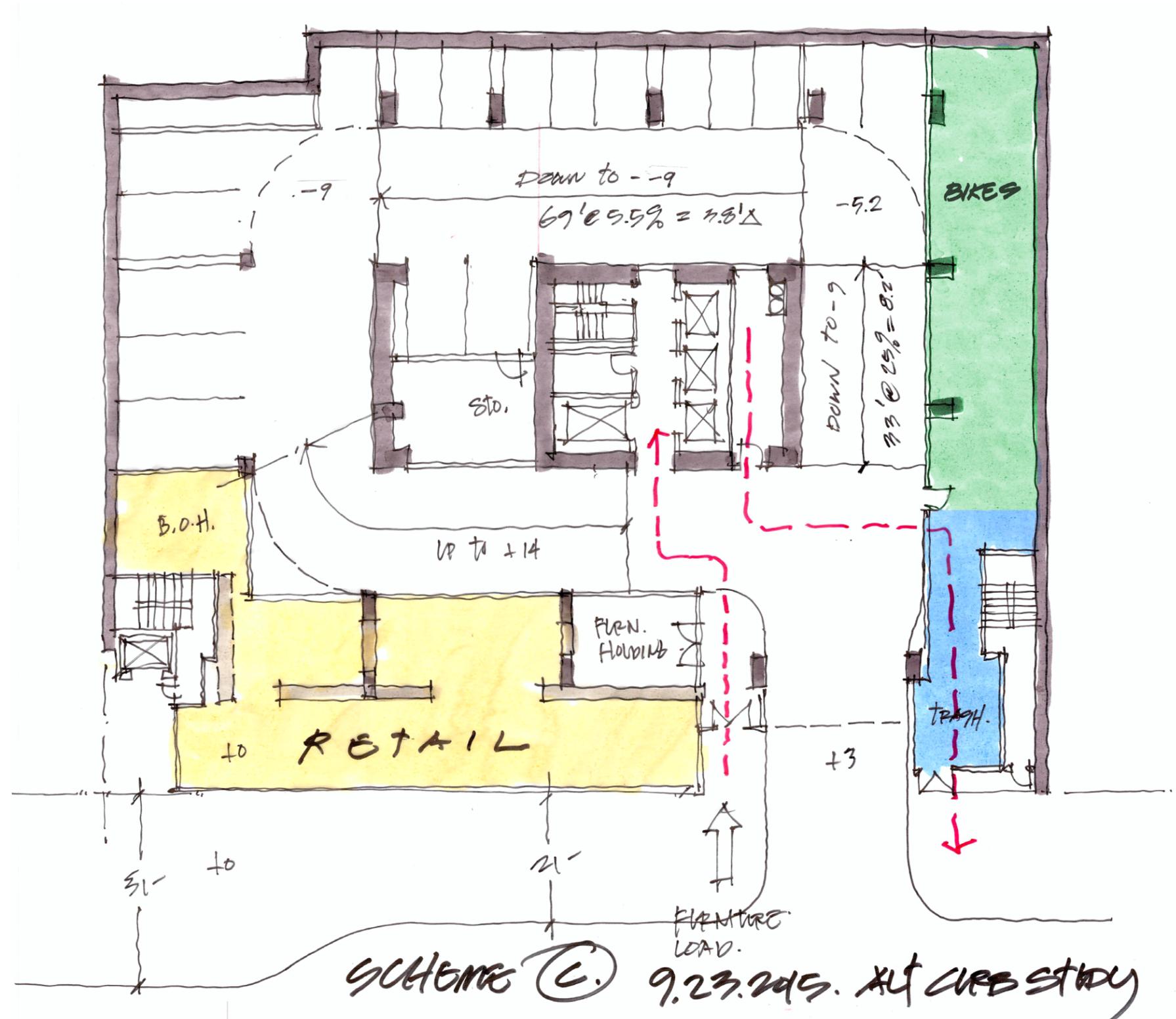
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ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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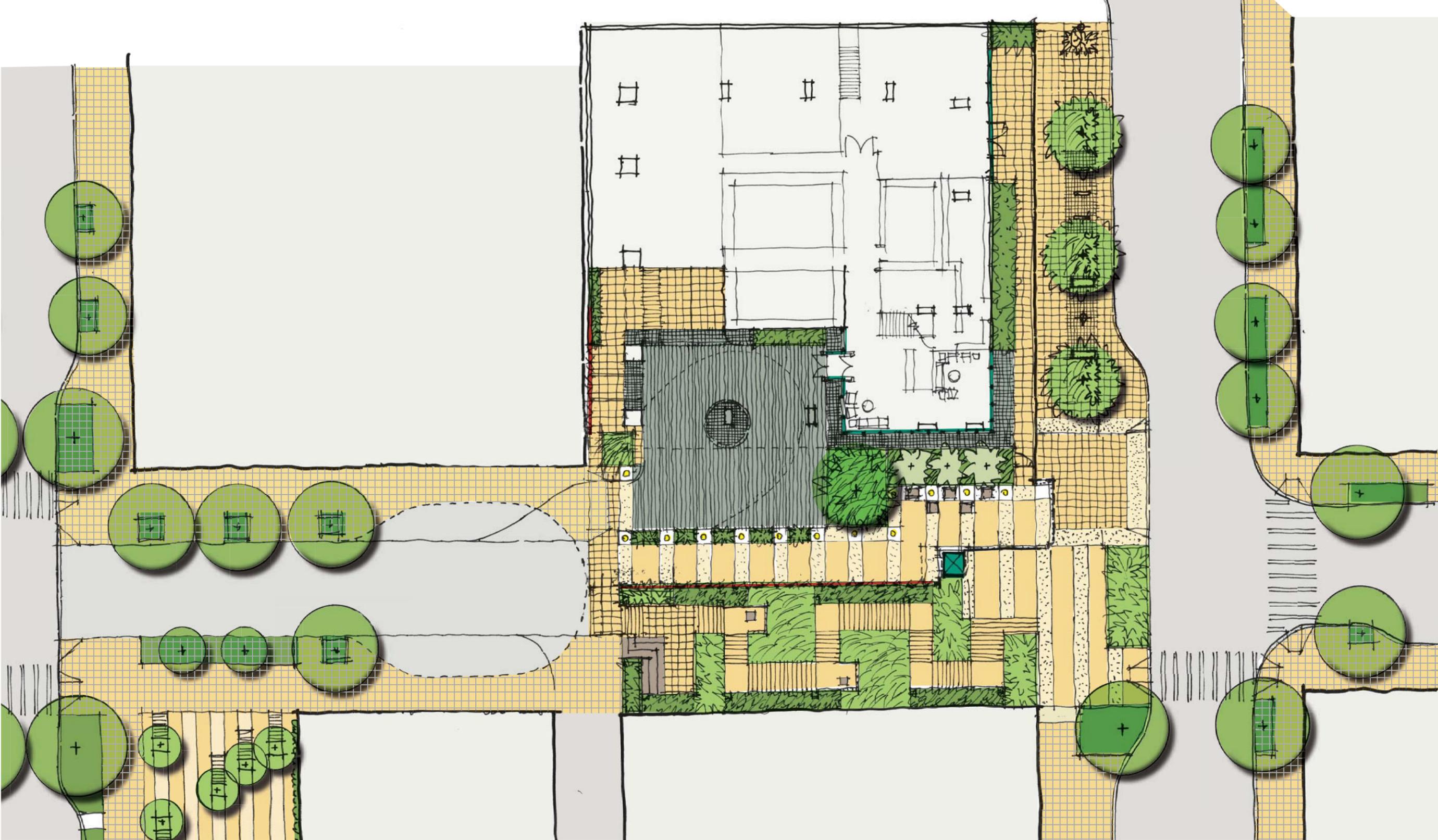
SITE PLAN + LANDSCAPE CONCEPTS

Terry Street Plan Alternate



SITE PLAN + LANDSCAPE CONCEPTS

Future Hill Climb



ZONING ENVELOPE

