

An aerial photograph of a city street grid. A rectangular area in the center is highlighted with a semi-transparent orange box and labeled 'PROJECT SITE'. The surrounding area is filled with various buildings, streets, and green spaces.

PROJECT
SITE

620 TERRY SENIOR HOUSING

EARLY DESIGN GUIDANCE - EAST DESIGN REVIEW BOARD
25 MAY 2016
DPD #3022598



Ankrom Moisan

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PROJECT INFORMATION

ADDRESS: 620 TERRY AVENUE
DPD PROJECT #: 3022598

ARCHITECT:	LANDSCAPE ARCHITECT:	DEVELOPER:
ANKROM MOISAN ARCHITECTS	BERGER PARTNERSHIP	TERRY CARE GROUP, LLC
1505 5TH AVE, STE #300	1721 8TH AVE N	1910 FAIRVIEW AVE E, #200
SEATTLE, WA 98101	SEATTLE, WA 98109	SEATTLE, WA 98102
206.576.1600	206.325.6877	206.728.9063
DAVE LETRONDO	GREG BOWER	BILL HARDT

DEVELOPMENT OBJECTIVES

The proposed project is a 24 story senior living building with 3 stories of below grade parking. The basic program includes:

- 243 senior living residential units consisted of Independent Living, Assisted Living and Memory Care. Skilled Nursing will not be provided.
- 191 parking stalls

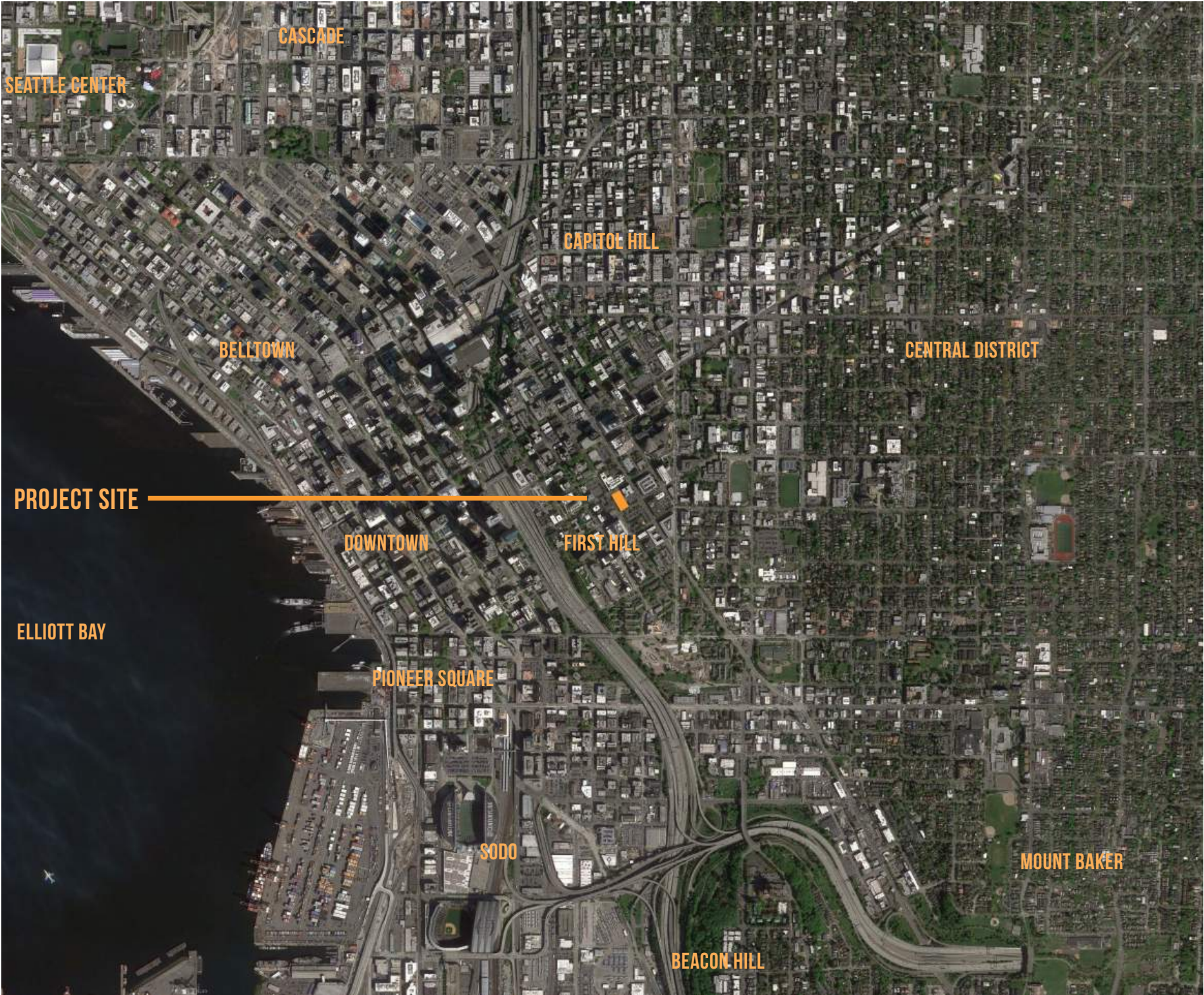
PROJECT GOALS

ADDRESS NEIGHBORHOOD POPULATION AND SITE

- Create a successful senior residential community that serves the need of the growing population of First Hill. Respond to the scale, context and character of this residential, medical and cultural neighborhood. Address the pedestrian experience along Terry and Cherry while responding to the wonderful attraction of the Frye Art Museum.

CONTRIBUTE TO THE DEVELOPMENT AND CHARACTER OF THE NEIGHBORHOOD

- Along Terry Avenue, use similar planting, benches, sidewalk treatment and other amenities to connect to successful pedestrian and landscape design of the new development to the north and south. Along Cherry and James, provide similar pedestrian amenities to connect with public transportation network along Boren and 9th Street,



SURVEY PLAN

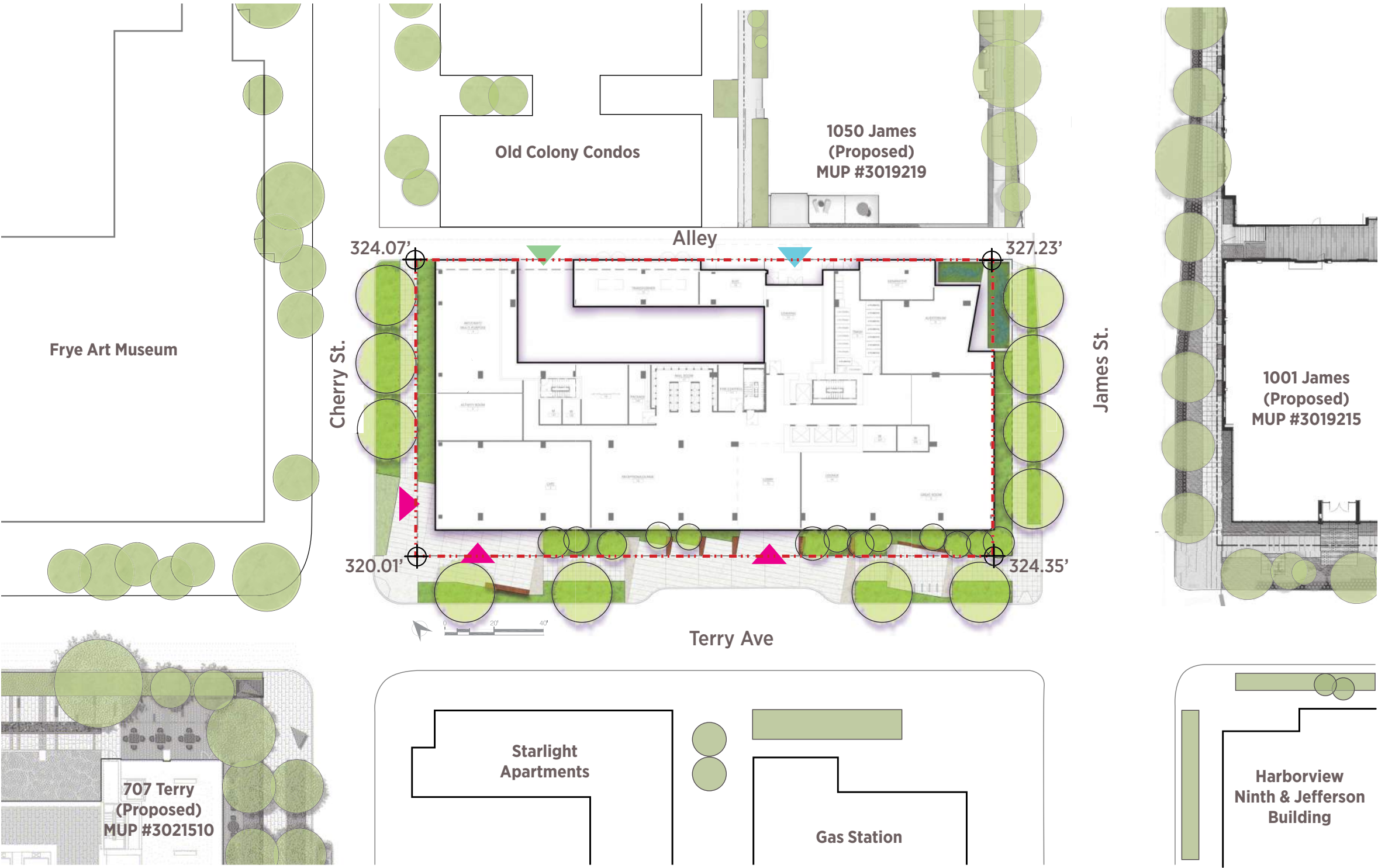


PRELIMINARY SITE PLAN

The site has a gradual slope of approximately 7' from the West corner to the East Corner. The proposal locates active amenity spaces along the ground floor the main pedestrian entry and drop off along Terry Ave. Resident vehicle access and service entry are from the alley.

Terry Street is both a designated green street and a Neighborhood Greenway per First Hill Public Realm Action Plan (see PRAP pg 14 & 44-53 for design recommendations)*

*In 2015, the First Hill Public Realm Action Plan was adopted by the City of Seattle as a new approach taken to consider street right of way as a means to achieve not only connectivity, but also park space that serves the working & residential populations of First Hill. (See DPD - Director's Rule 10-2015/SDOT Director's Rule 03-2015)



5.0 URBAN DESIGN ANALYSIS

COMPREHENSIVE SITE ANALYSIS

● BAR/RESTAURANT

● EDUCATION

● PARKING

● RELIGIOUS INSTITUTIONS

● CULTURAL

● RESIDENTIAL

● BUSINESS

● MEDICAL

BUS STOP

— BUS LANE

● ● ● BIKE LANE

— GREEN STREET

— MAJOR ARTERIAL

The site analysis has lead to the following conclusions

- 1

Tower located on the South side of the block to allow more daylight and air to neighboring Old Colony Condos and Frye Art Museum
- 2

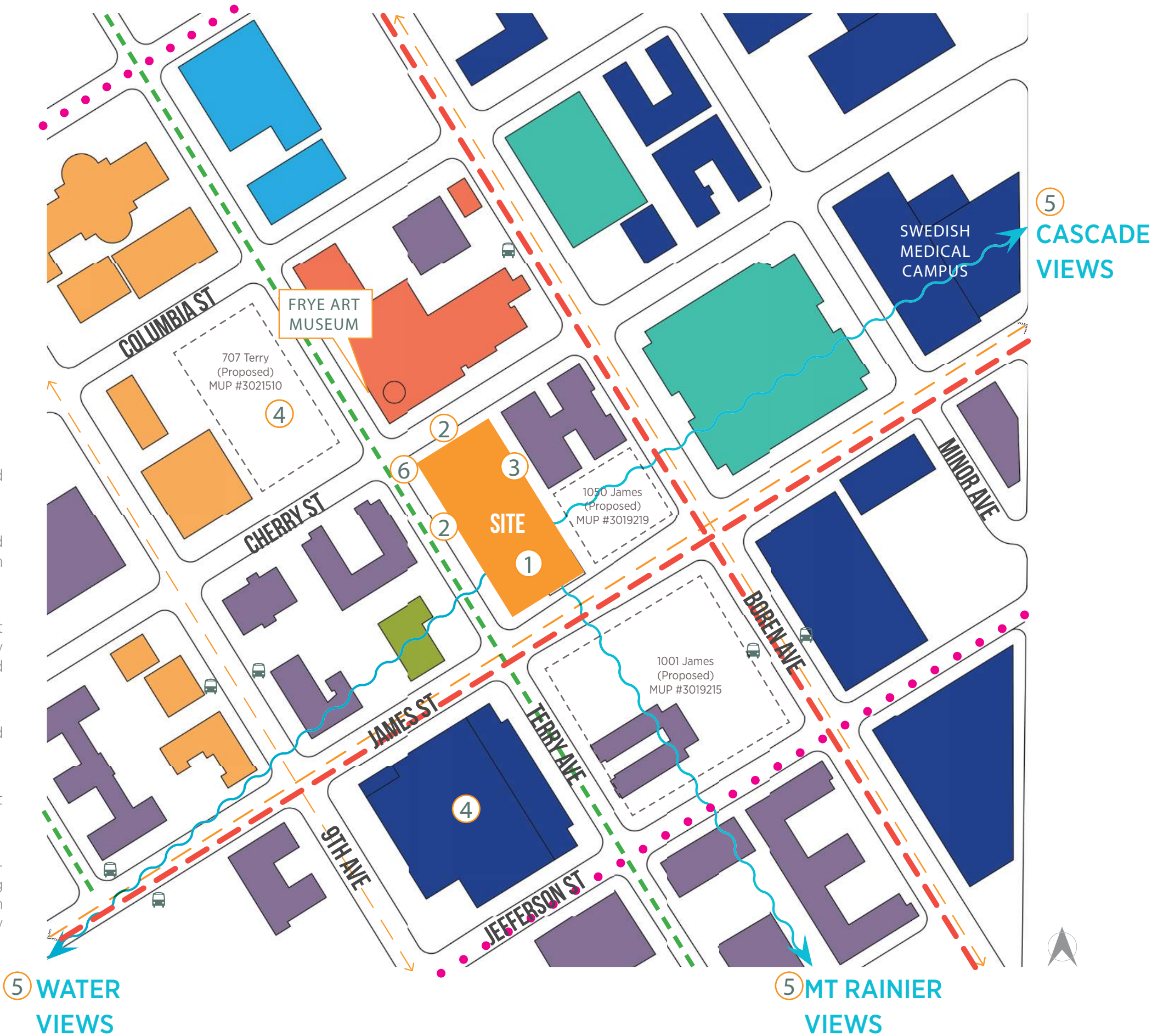
Pedestrian access should be along Terry Ave and Cherry Street to respond to the neighboring Green Street design on Terry and the Frye Art Museum on Cherry.
- 3

All Parking and loading access should be on the alley per requirement of zoning code 23.45.536.C.1. It also helps maximize street activity opportunities on the other three pedestrian streets. (Cherry, Terry and James)
- 4

Proposed Tower massing should complement the existing and proposed towers surrounding it.
- 5

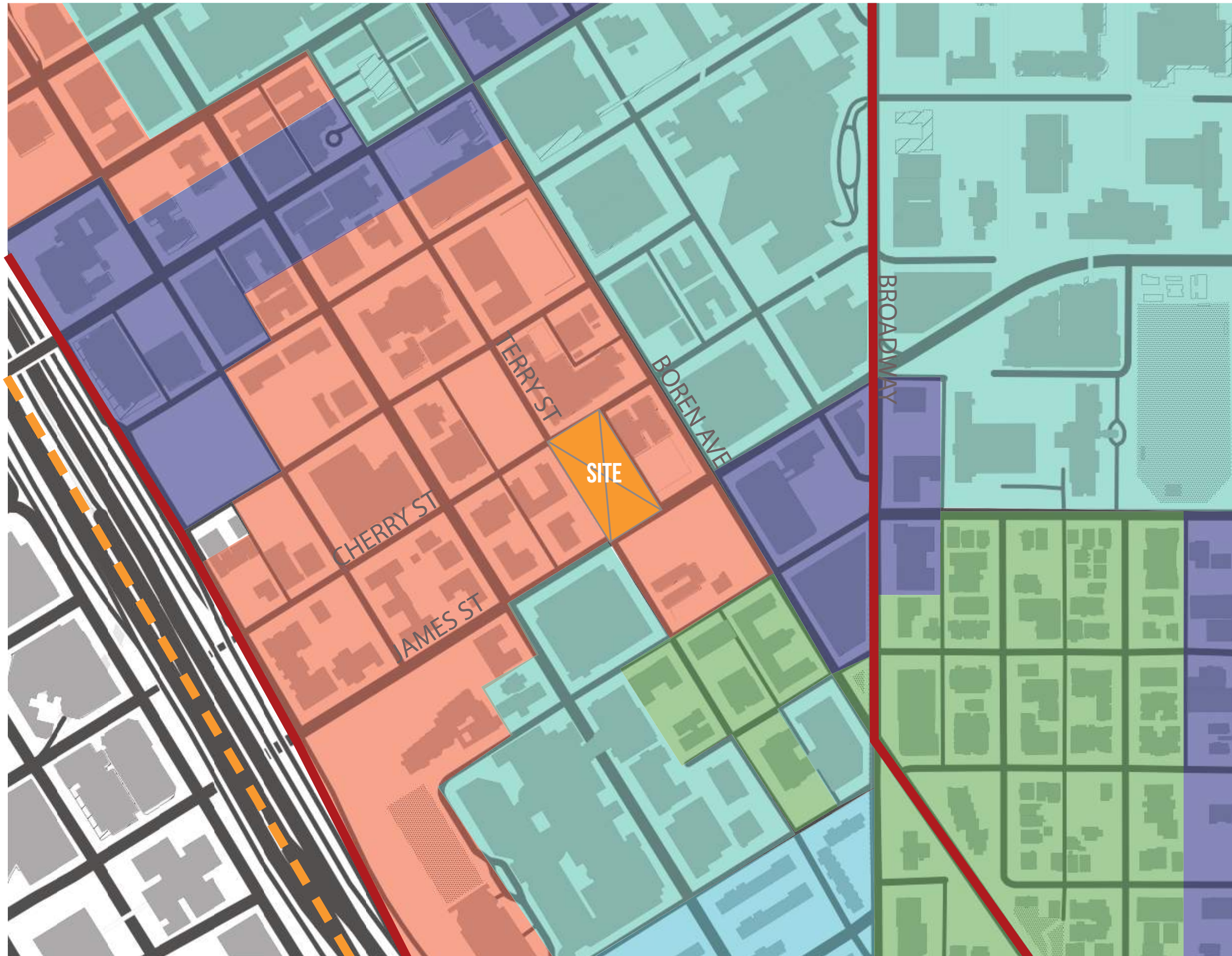
Proposed tower massing responds to the view opportunities to Puget Sound and Mt Rainier.
- 6

The site will be active and occupied 24 hours a day due to senior-housing nature of the project. Widened sidewalk with outdoor seating opportunities will be provided on Terry and Cherry to promote interaction between residents and community at street level. Lounge and activity spaces will be provided along Terry.



ZONING & OVERLAY DESIGNATIONS

The site is located within the High Rise Zone and is bounded by Terry Street to the west, Cherry Street to the North, and James Street to the South. The site is also located within the First Hill Urban Center Village.



- SITE
- HR
- MIO
- NC3-P
- NC3-P
- MPC-YT
- FIRST HILL
- URBAN VILLAGE

5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES & LANDMARKS

Site characteristics: The project site locates at the transition from residential, commercial to health care and institutional uses.

The Frye Art Museum becomes a significant cultural center and one of the landmarks of the First Hill neighborhood.

Constructed in 1909, Old Colony Condos was one of the frontiers of the growing Seattle. The Edwardian-styled architecture became one of the last remaining links to the history of the neighborhood.

Terry Ave is a Neighborhood Green Street. Landscaping, interactive and transparency will be the focus at the street level.

Couple other proposed mid-rises and highrises projects around the area will re-shape the skyline of the neighborhood.

- 1. FRYE MUSEUM
- 2. OLD COLONY CONDOS
- 3. HARBORVIEW MEDICAL CENTER APTS
- 4. MONASTERY
- 5. FUTURE 8-STORY RESIDENTIAL BUILDING
- 6. HARBORVIEW APARTMENTS
- 7. SWEDISH HOSPITAL MEDICAL CENTER
- 8. SWEDISH HOSPITAL MEDICAL CENTER
- 9. STARLIGHT APARTMENTS
- 10. MINOR AND JAMES MEDICAL
- 11. HARBORVIEW MEDICAL CENTER
- 12. ST JAMES CONVENT
- 13. NINE CHERRY SQUARE APARTMENTS
- 14. FIRST HILL MEDICAL BUILDING
- 15. FUTURE 34-STORY RESIDENTIAL BUILDING
- 16. FUTURE 7-STORY RESIDENTIAL BUILDING





01 FRYE MUSEUM



02 OLD COLONY BUILDING



05 FUTURE RESIDENTIAL BUILDING ACTIVE MUP #3019215



11 HARBORVIEW MEDICAL CENTER



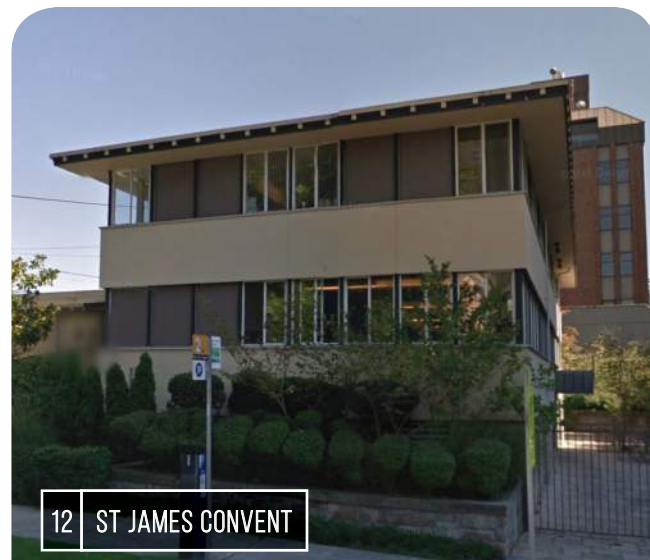
07 SWEDISH HOSPITAL MEDICAL CENTER



09 STARLIGHT APARTMENTS



10 MINOR AND JAMES MEDICAL



12 ST JAMES CONVENT



13 NINE CHERRY SQUARE APARTMENTS



15 FUTURE RESIDENTIAL BUILDING ACTIVE MUP #3021510



16 FUTURE RESIDENTIAL BUILDING ACTIVE MUP #3019219

5.0 URBAN DESIGN ANALYSIS



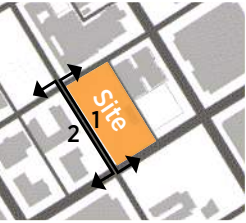
01 TERRY STREET



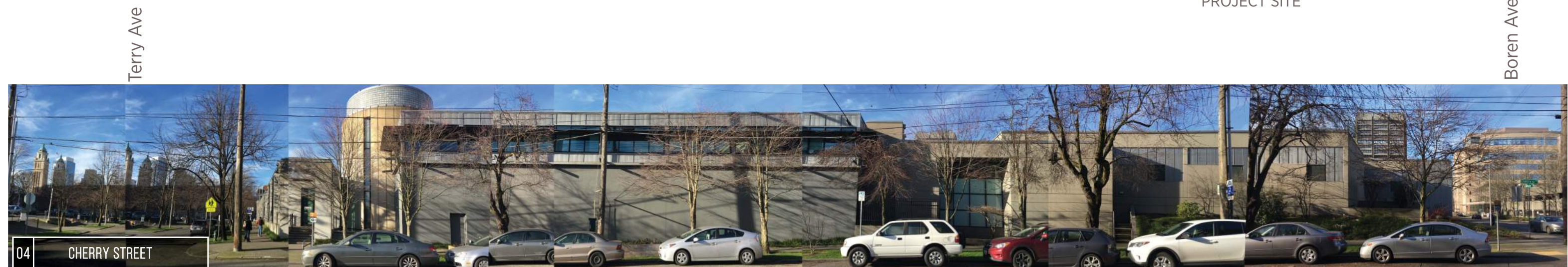
PROJECT SITE



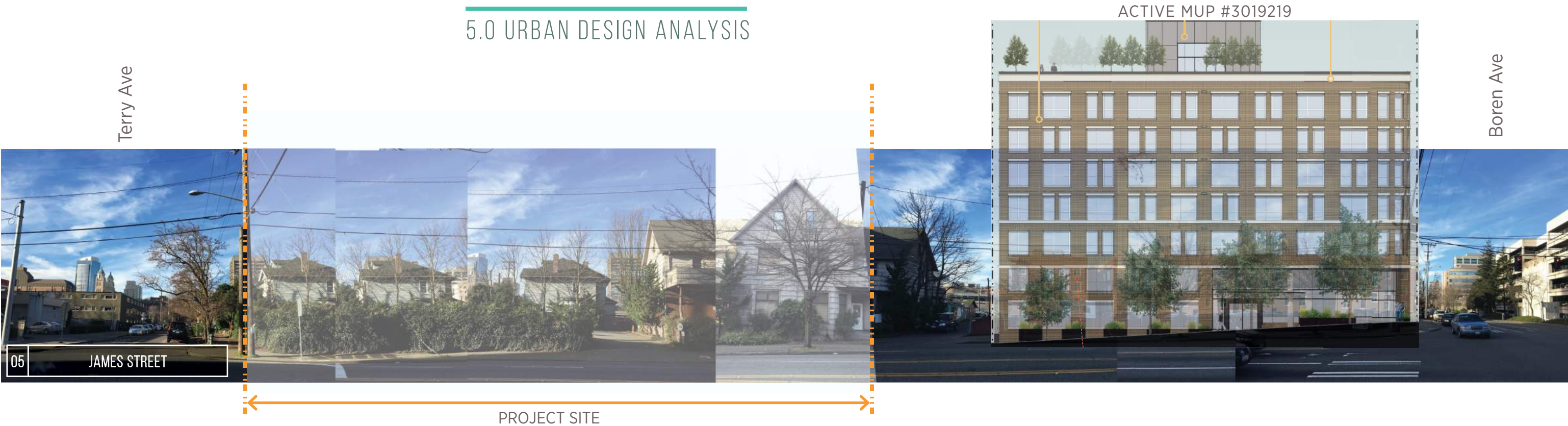
02 TERRY STREET



N
KEYPLAN



5.0 URBAN DESIGN ANALYSIS



DESIGN CUES



- OFFICES / COMMERCIAL / HOSPITALITY
- RESIDENTIAL / MIXED-USE
- MEDICAL / MUSEUM / INSTITUTIONAL



A - FRYE ART MUSEUM

- One of the landmarks of First Hill neighborhood
- Concrete materials with minimalist expression at pedestrian level



B - NINTH & JEFFERSON BUILDING

- Glazing at building corner creates strong architectural presence
- Vertical expression of building massing
- Masonry materials at podium



C - SKYLINE SENIOR HOUSING AT FIRST HILL

- Glazing at building corner creates strong architectural presence
- Vertical expression of building massing
- Good contrast of solid and glassy materials



D - 1124 COLUMBIA ST

- High quality materials: glazing and metal panels
- High visibility at pedestrian level

5.0 URBAN DESIGN ANALYSIS



E - WESTBANK FRYE HIGHRISE ACTIVE MUP #3021510

- Glazing material creates strong architectural presence
- Vertical expression of building massing



F - THE OLD COLONY CONDOMINIUM

- Masonry construction and detailing creates visual vibrancy and contributes to the historic character of the neighborhood
- Punched windows with human-scale



G - ST. JAMES CATHEDRAL

- One of the last remaining links to original neighborhood history
- Masonry construction and detailing creates visual vibrancy
- Vertical modulation / indentation creates strong vertical expression



H - 1050 JAMES STREET ACTIVE MUP #3019219

- Punched windows with human-scale
- High visibility at pedestrian level



I - SWEDISH ORTHOPEDIC INSTITUTE

- Glazing at building corner responds to site characteristics
- Vertical expression of building massing
- High quality materials: glazing and metal panels

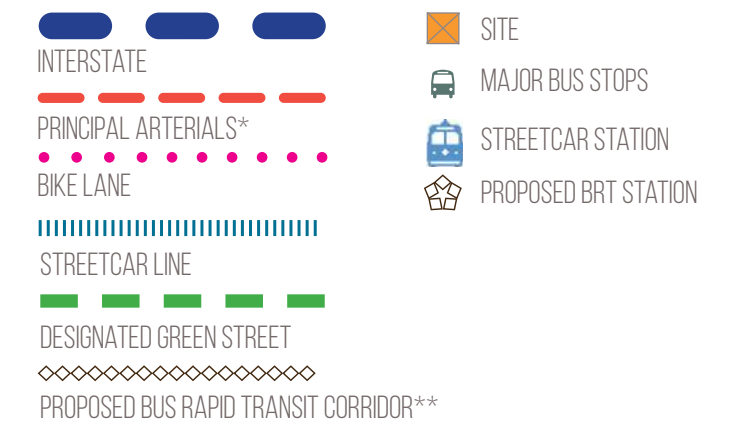
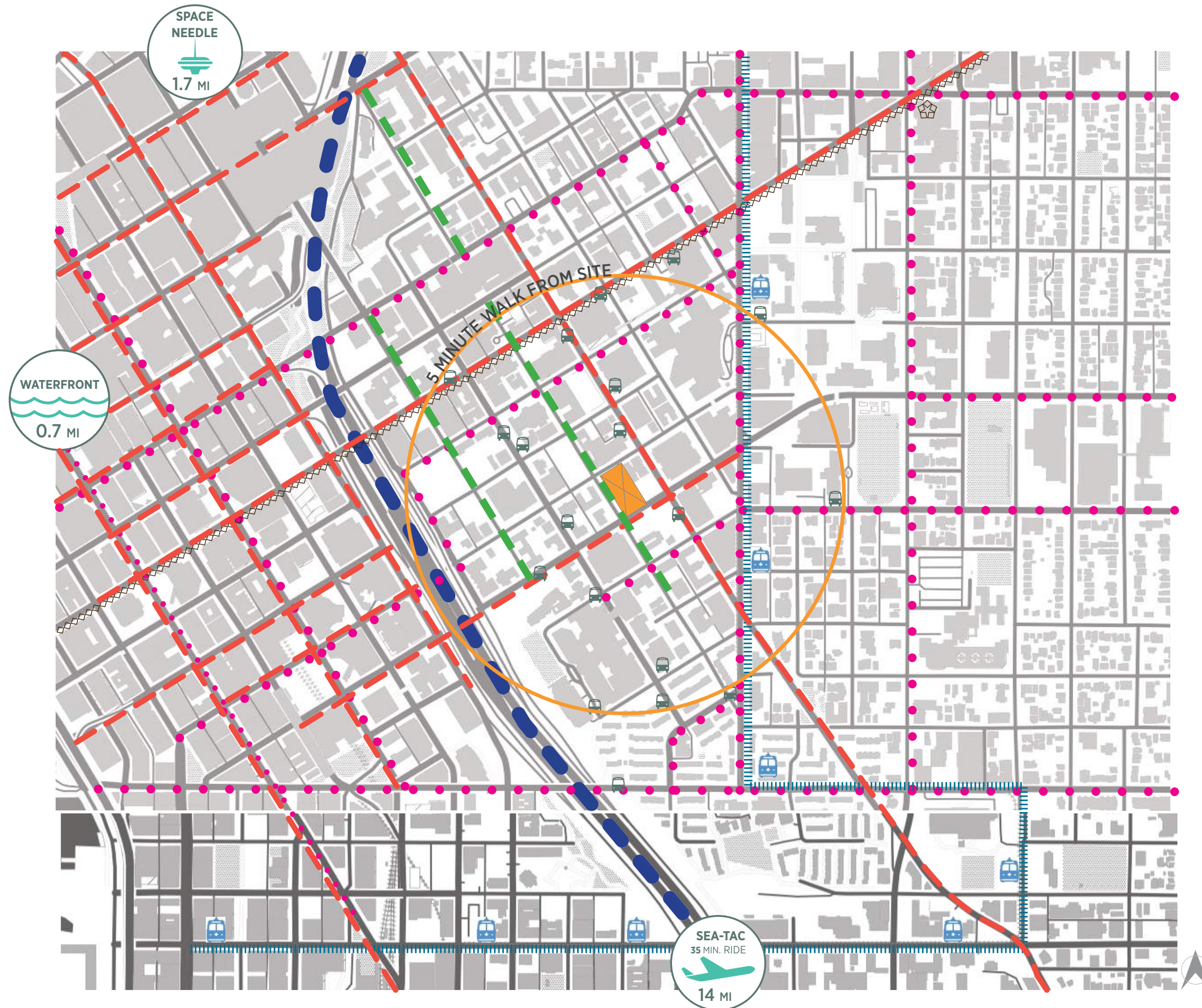


J - 1001 JAMES STREET ACTIVE MUP #3019215

- Punched windows with human-scale
- High visibility at pedestrian level

TRANSPORTATION, SITE VIEWS & FEATURES

The site is located along multiple bus routes and has access to the streetcar stop at the Terrace Street Plaza stop. Vehicular access across I-5 is restricted to Spring St, Cherry St and James St. Terry street is both a designated green street and a Neighborhood Greenway per First Hill Public Realm Action Plan (see PRAP pg 14 & 44-53 for design recommendations).



*Per Seattle Arterial Classifications Planning Map
**Per SDOT Seattle Transit Master Plan

SITE
PHOTOS



Site characteristics

- Site Area = 28,800 sq. ft.
- Base Zone = Multifamily - Highrise (HR)
- Overlay = **First Hill UCV**

HR zone development standards (SMC 23.45)

Uses Allowed (23.45.504):

- Residential
- Ground-level commercial

Floor Area Ratios (23.45.510.D)

Base FAR	7.0
with bonus to 240'	13.0
with bonus to 300'	14.0

FAR Exemptions (23.45..510.E)

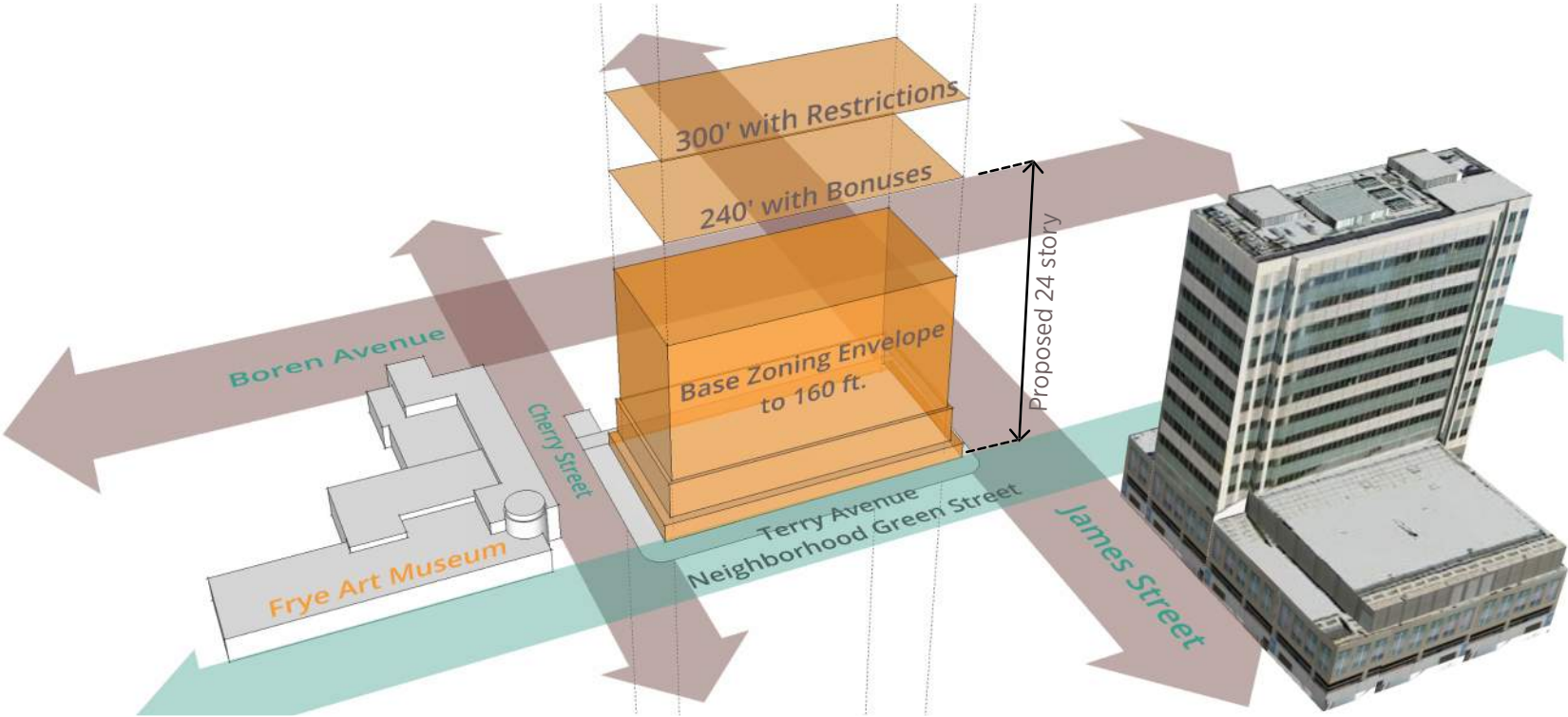
- Below-grade areas up to 4 feet above grade
- Enclosed common amenity areas
- 3.5% of gross area in towers higher than 85 feet
- Ground floor commercial uses min. 13 ft. high and 15 ft. deep
- TDP area (with restrictions)

Structure Height (23.45.514.B)

Base Height Limit	160 feet
with bonus FAR per 23.58A	240 feet
- All bonus may be through affordable incentives	
- TDP, open space, green street up to 40%	
with restrictions per 23.45.516.C	300 feet
- Floors above 85 ft. limited to 9,500 sq. ft.	
- No parking at or above grade	
- 25% of lot landscaped or 20% amenity open space	

Height Limit Increases and Exemptions (23.45.514.I-J)

Green roofs	+2 ft.
Defined appurtenances	+4 ft.
Stairs, elevators, HVAC	+15 ft
Max. 6,500 sq. ft. penthouse levels	+30 feet



Setbacks (23.45.518.C)

For buildings taller than 85 ft.:	
- Abutting a street below 45 ft.	7 ft. avg. / 5 ft. min.
- Abutting a street above 45 ft.	10 ft. min.
- Abutting an alley below 45 ft.	none
- Abutting an alley above 45 ft.	10 ft. min.
- Min. separation below 45 ft.	10 ft.
- Min. sep. between 45 and 160 ft.	30 ft.
- Min. separation above 160 ft.	40 ft.

Floor Width and Size Limits (23.45.520)

Maximum facade width above 45 ft.	110 ft.
Width with max. 10,000 sq. ft. floor	130 ft.
Width with max. 12,000 sq. ft. floor	
plus affordable housing	150 ft.

Amenity Areas (23. 45.522.C)

Amenity areas required to be publicly or privately accessible from every dwelling unit.	
Minimum area required	5% of gross res. area

Landscaping Requirements (23.45.524)

- A minimum Green Factor of **0.5** is required.
- Street trees are required.

Sustainability Requirements (23.45.526)

- LEED / BuiltGreen / ESDS certification required if FAR bonuses are used.

Commercial Use Limitations (23.45.532)

Permitted only at ground level.	
May not exceed footprint area of building on site.	
Maximum establishment size	4,000 sq. ft.
multipurpose retail	10,000 sq. ft.

Parking Requirements (23.45.536 and 23.54)

- Alley access to parking and service required.
- No minimum parking** requirement in UCV per 23.54.015.B.M

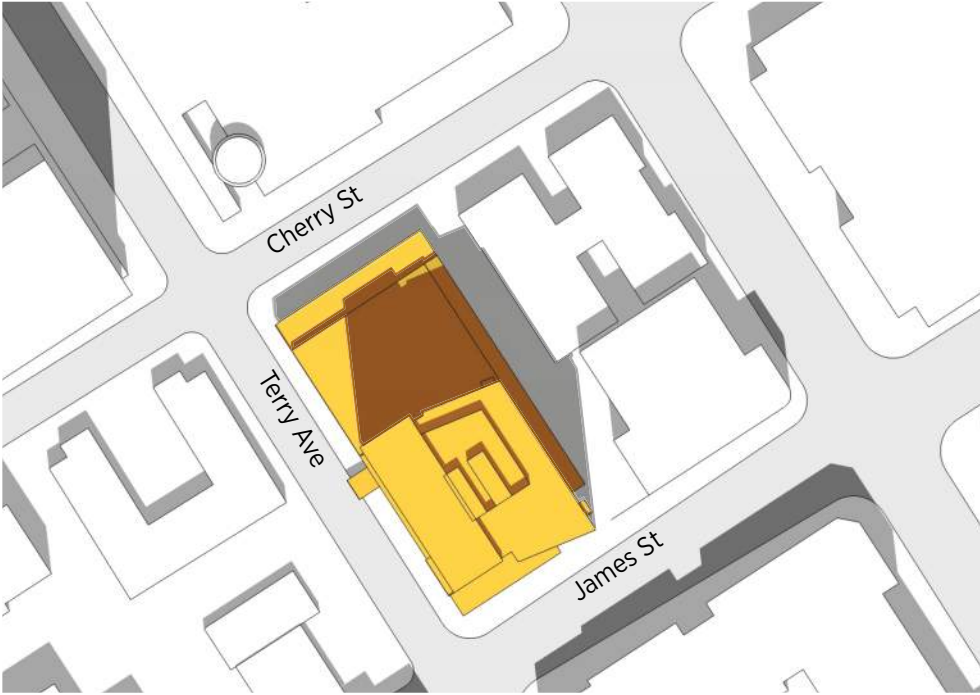
Design Review and Traffic Concurrency are required above threshold.

No setback at alley / alley dedication is required per 23.45.518 Table C.

7.0 DESIGN GUIDELINES - APPLICANT SELECTED KEY GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

“Use natural systems and features of the site and its surroundings as a starting point for project design.”



B.2 - Daylight and Shading

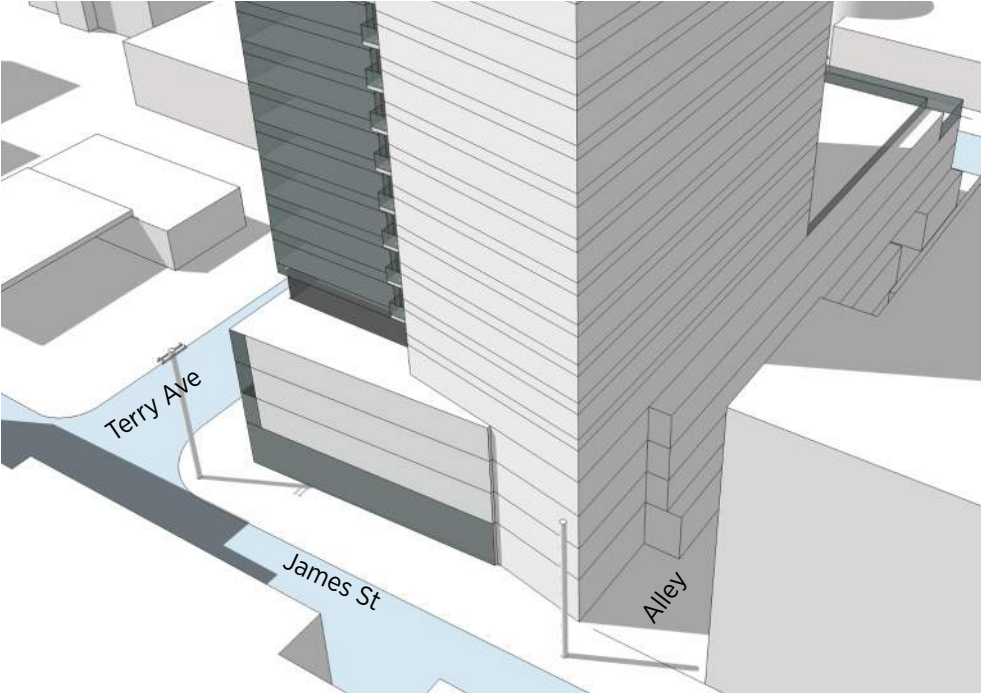
“Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.”

Response:

In the preferred massing option, the tower is located close to the south edge of the site to minimize shading on the adjacent buildings and neighbors across the alley. Tower is also setback 10’ from property line on Terry Ave and alley to allow more daylight to the neighbors.

CS2 - URBAN PATTERN AND FORM

“Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.”



A.2 - Architectural Presence

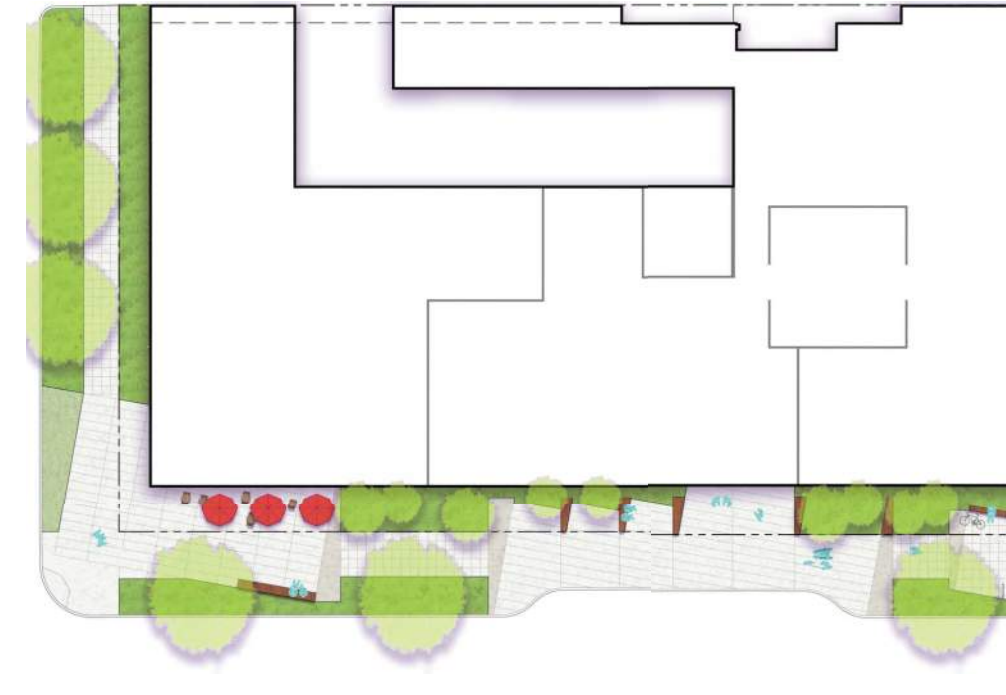
“Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.”

Response:

In the preferred massing option, the east corner of the tower is revealed at the podium levels and results in a continuous tower massing engaging to the street level. Together with the south placement of the tower at the site, it creates a strong street edge and a pleasant urban presence on James Street.

PL1 - CONNECTIVITY

“Complement and contribute to the network of open spaces around the site and the connections among them.”



A.2 - Adding to Public Life

“Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3”

Response:

Podium is setback at an average 11’ away from property line on Terry Ave. It creates a widened sidewalk with landscaping to better response to the Neighborhood Green Street on Terry Ave.
(See page 37-39 for proposed street renderings)

PL3 - STREET-LEVEL INTERACTION

"Encourage human interaction and activity at the street-level with clear connections to building entries and edges."



A.1 - ENTRIES

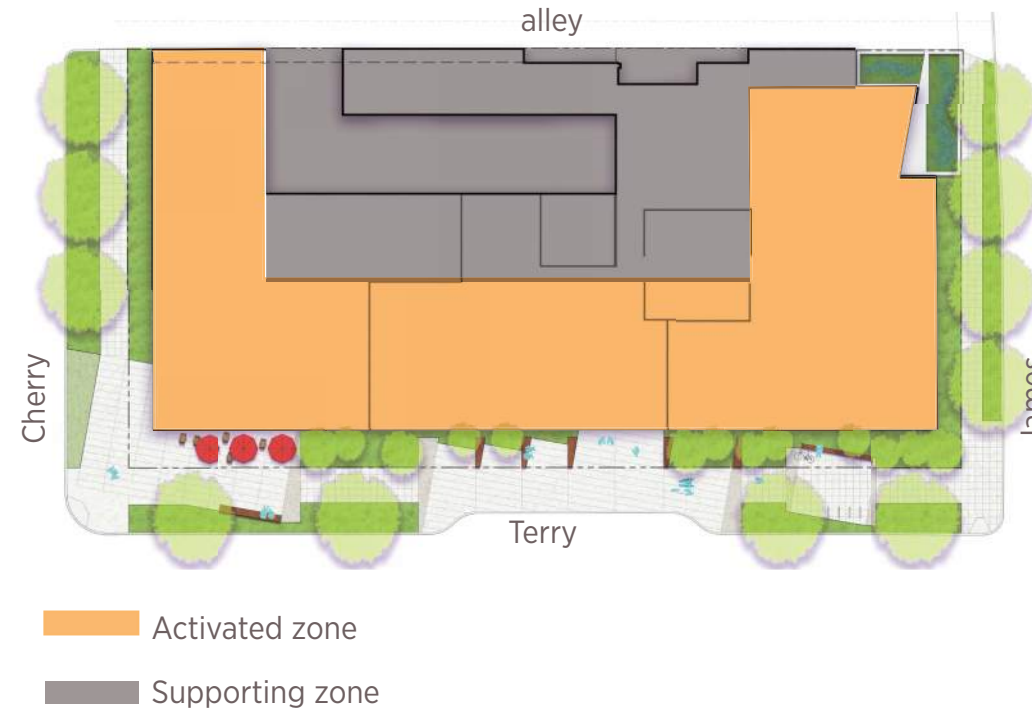
"Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each."

Response:

The residential lobby will be celebrated with an overhead canopy and recessed to create a nice, identifiable, and distinctive entry experience. There will be high transparency glazing at the entry and lobby with clear lines of sight visually connected to the street to promote street-level interaction.

DC1 - PROJECT USES AND ACTIVITIES

"Optimizes the arrangement of uses and activities on site."



A.2 - GATHERING PLACES

"Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; b. proximity to nearby or project-related shops and services; and c. amenities that complement the building design and offer safety and security when used outside normal business hours."

Response:

Lobby, lounge, gathering area and amenity spaces will be located along Terry Ave., Cherry St. and James St. and will be mostly occupied 24-hour daily due to the nature of the project type. The activities at these spaces will make sure the facade and the street level spaces are activated and pleasantly designed.

DC2 - ARCHITECTURAL CONCEPT

"Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings."



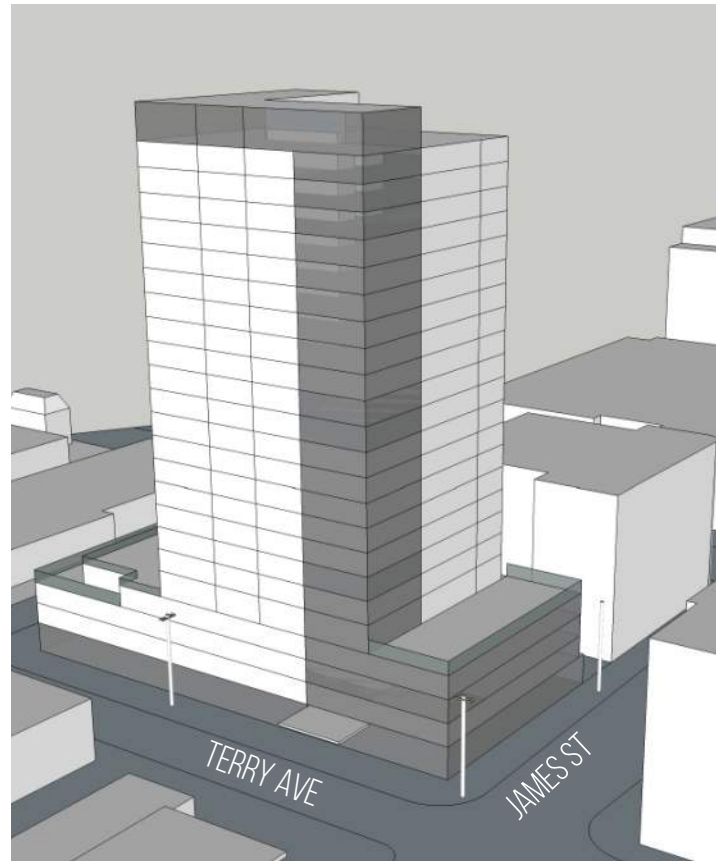
A.2 - REDUCING PERCEIVED MASS

"Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries."

Response:

Vertical recess and modulation at the tower is provided on facades facing James St and Cherry St to create a continuous vertical expression of the massing. It results in two slender massings and reduces the perceived mass. The recess wraps around the corner and extends along level 5 to create a "floating" expression of the perceived mass.

MASSING OPTIONS



Concept 1 [Ribbon]

OPPORTUNITIES

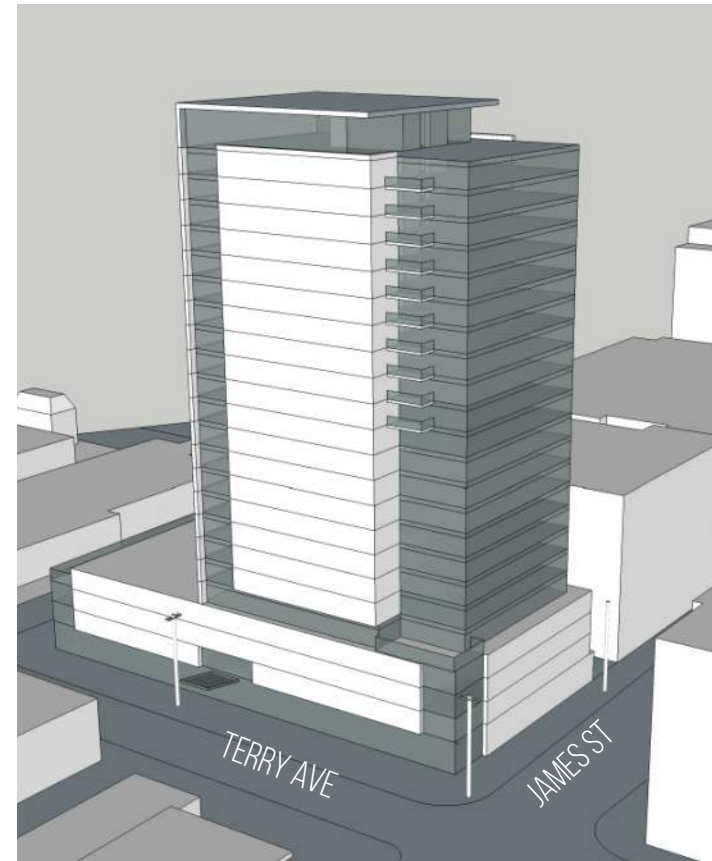
- Vertical expression created by corner ribbon elements
- Corner massing elements engage to the ground level creating a nice entry experience at Terry & James
- Tower is 10' setback from alley to provide nice buffer space to the neighbors at North
- Tower locate at the mid of the block to maximize sunlight exposure at the podium decks
- Rooftop amenity located at SW edge of tower to maximize the sunlight and view opportunities

CONSTRAINTS

- Tower at mid of block creates more shading impact to the neighboring buildings compared to the other two options
- The minimum modulation may create a bulky tower massing
- Tower is located further away from South edge - creating a weak urban presence on James St
- Lack of residential scale elements. The facade may potentially look monolithic, like an office building

DEPARTURES

- Code compliant - No departure required



Concept 2 [Frame]

OPPORTUNITIES

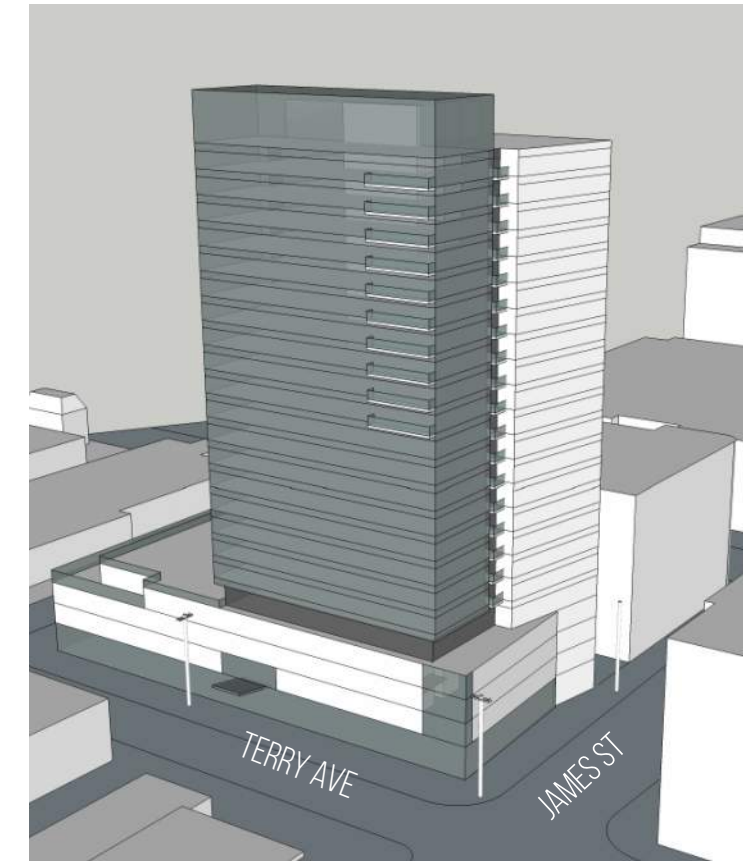
- Vertical expression created by frame elements
- Longer tower provides more sun exposure opportunities for residents at tower
- Frame elements engage to the ground level creating better connection between tower & podium
- Tower is 10' setback from alley to provide nice buffer space to the neighbors at North
- Tower locate the south of the block to minimize shading impact to the neighboring buildings
- Rooftop amenity located at North edge of tower to maximize sunlight at the roof deck

CONSTRAINTS

- Tower at South edge creates huge shading impact to podium deck
- Overall tower dimension is longer than the other 2 options, creating wider tower massing perceived from East and West
- Complex organization of "frame" elements may potentially create overly busy facade and a dated design

DEPARTURES

- Departure required - 23.45.520 - HR zone width and floor size limits



Concept 3 [Sliding Boxes] **PREFERRED**

OPPORTUNITIES

- Sliding masses created by vertical modulation at North & South facade results in a slender tower massing
- Sliding mass allows view opportunity to more units
- Tower massing engage to the ground level creating a strong street edge and urban presence at James
- Horizontal modulation between tower & podium creates an interesting "floating" massing relationship at Terry
- Tower is 10' setback from alley provides more buffer space to the neighbors at North
- Tower locate the south of the block to minimize shading impact to the neighboring buildings
- Rooftop amenity located at SW edge of tower to maximize the sunlight and view opportunities.

CONSTRAINTS

- Tower at south edge creates huge shading impact to the podium deck

DEPARTURES

- Code compliant - No departure required

8.0 ARCHITECTURAL DESIGN CONCEPTS

CONCEPT 1: RIBBON

OPPORTUNITIES

- Vertical expression created by corner ribbon elements
- Corner massing elements engage to the ground level creating a nice entry experience at Terry & James
- Tower is 10' setback from alley to provide nice buffer space to the neighbors at North
- Tower locate at the mid of the block to maximize sunlight exposure at the podium decks
- Rooftop amenity located at SW edge of tower to maximize the sunlight and view opportunities

CONSTRAINTS

- Tower at mid of block creates more shading impact to the neighboring buildings compared to the other two options
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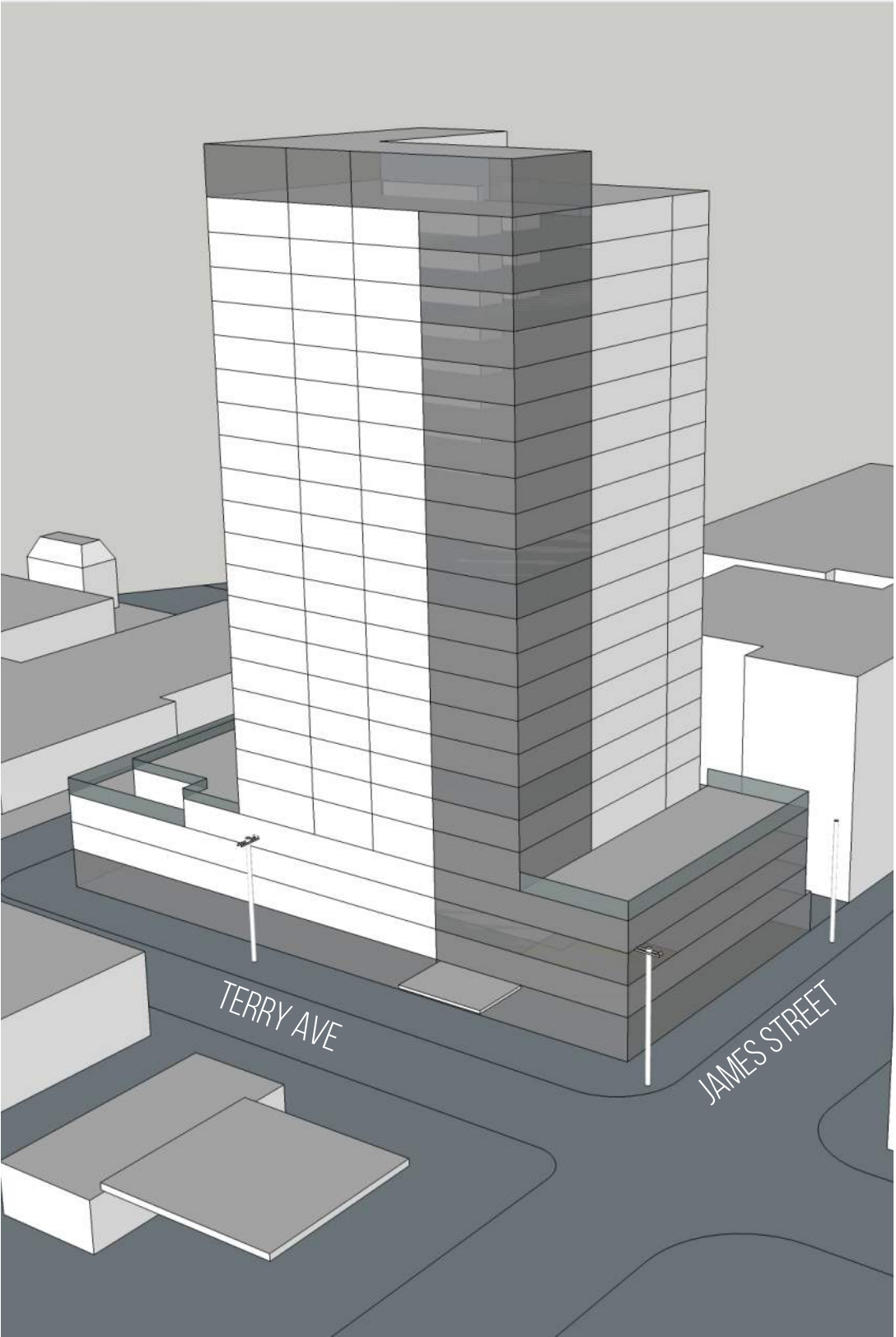
DEPARTURES

- Code compliant - No departure required

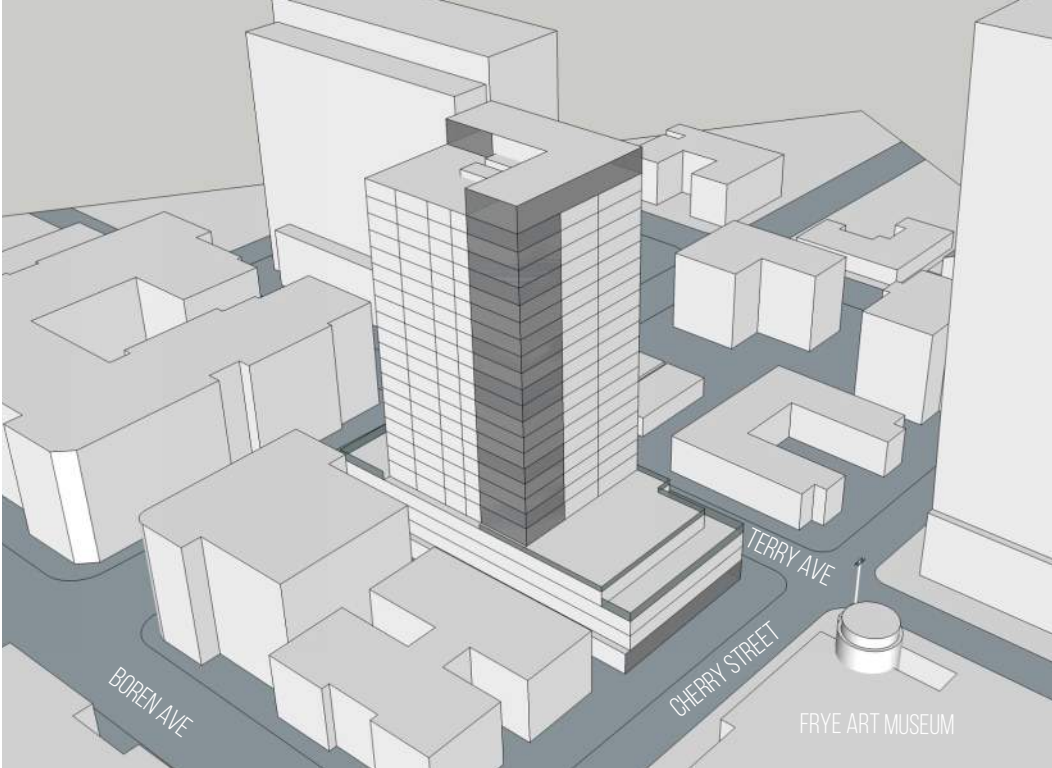
Proposed Developments In Progress

Development Summary:

Height: 240' + 15' additional
Total Gross: 367,000 SF
Unit Count: 243
Parking Count: 191



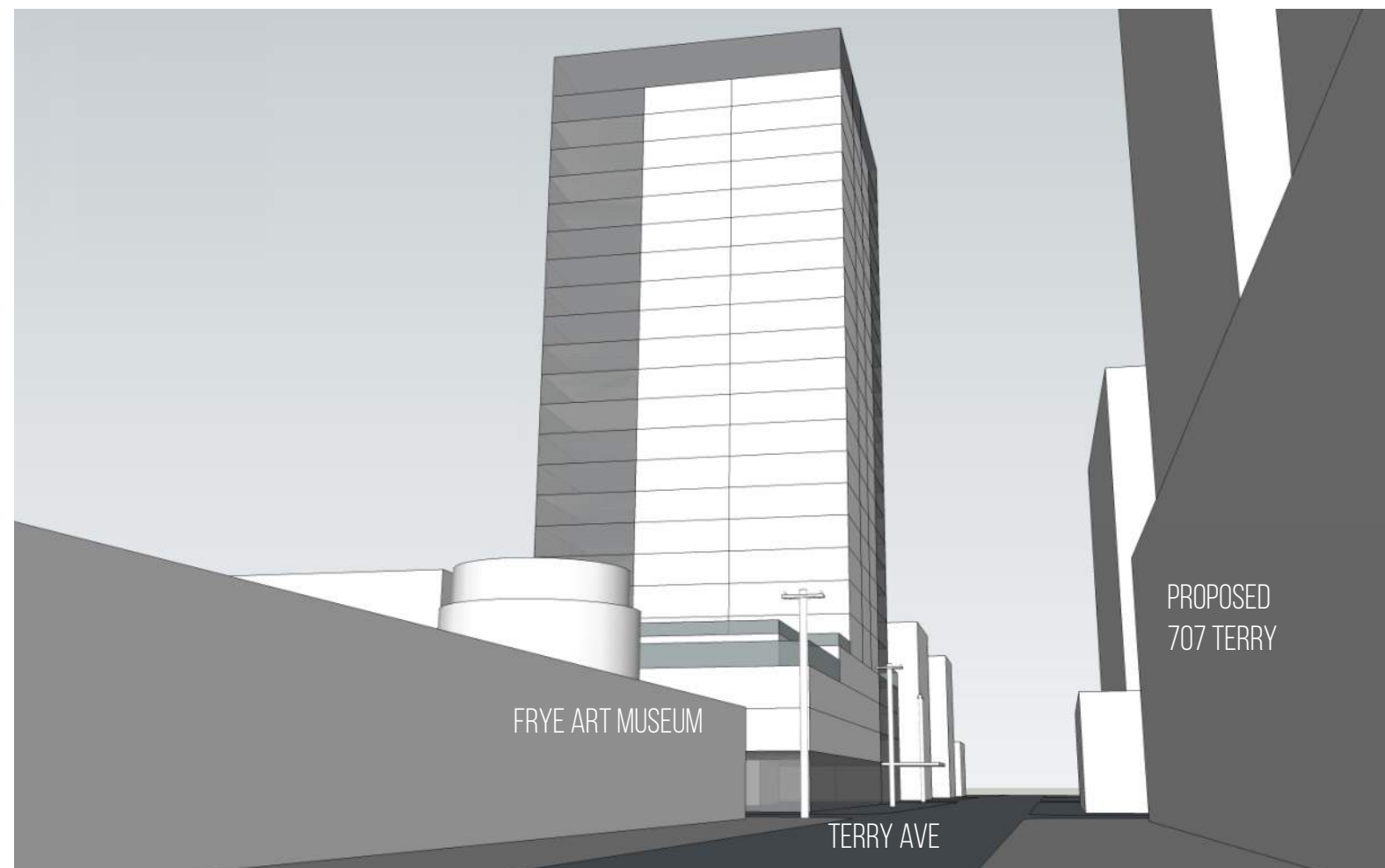
BIRD'S EYE VIEW/AXON FROM TERRY AVE



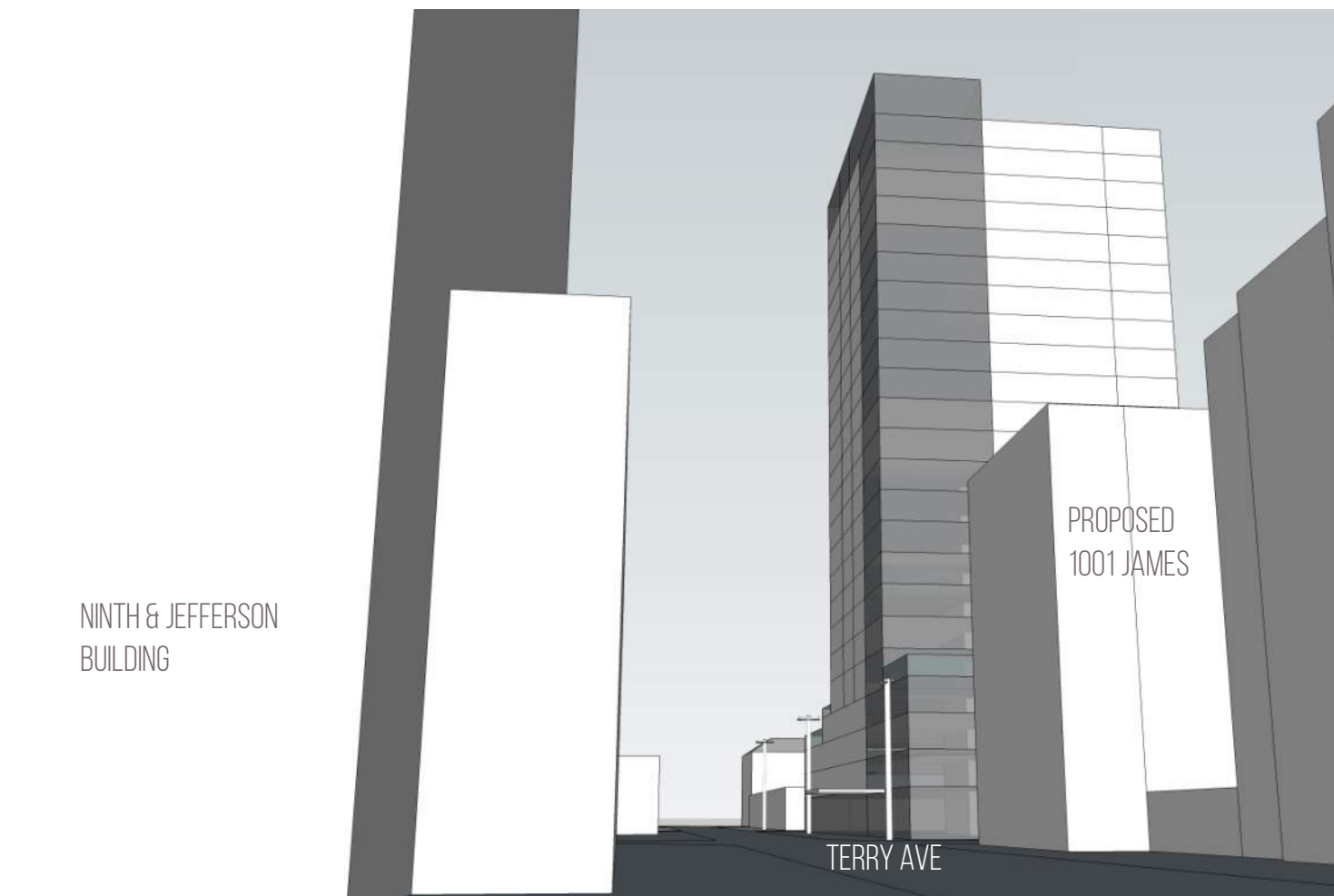
BIRD'S EYE VIEW/AXON FROM NORTH



STREET PERSPECTIVE



STREET PERSPECTIVE: LOOKING AT SOUTHWEST CORNER

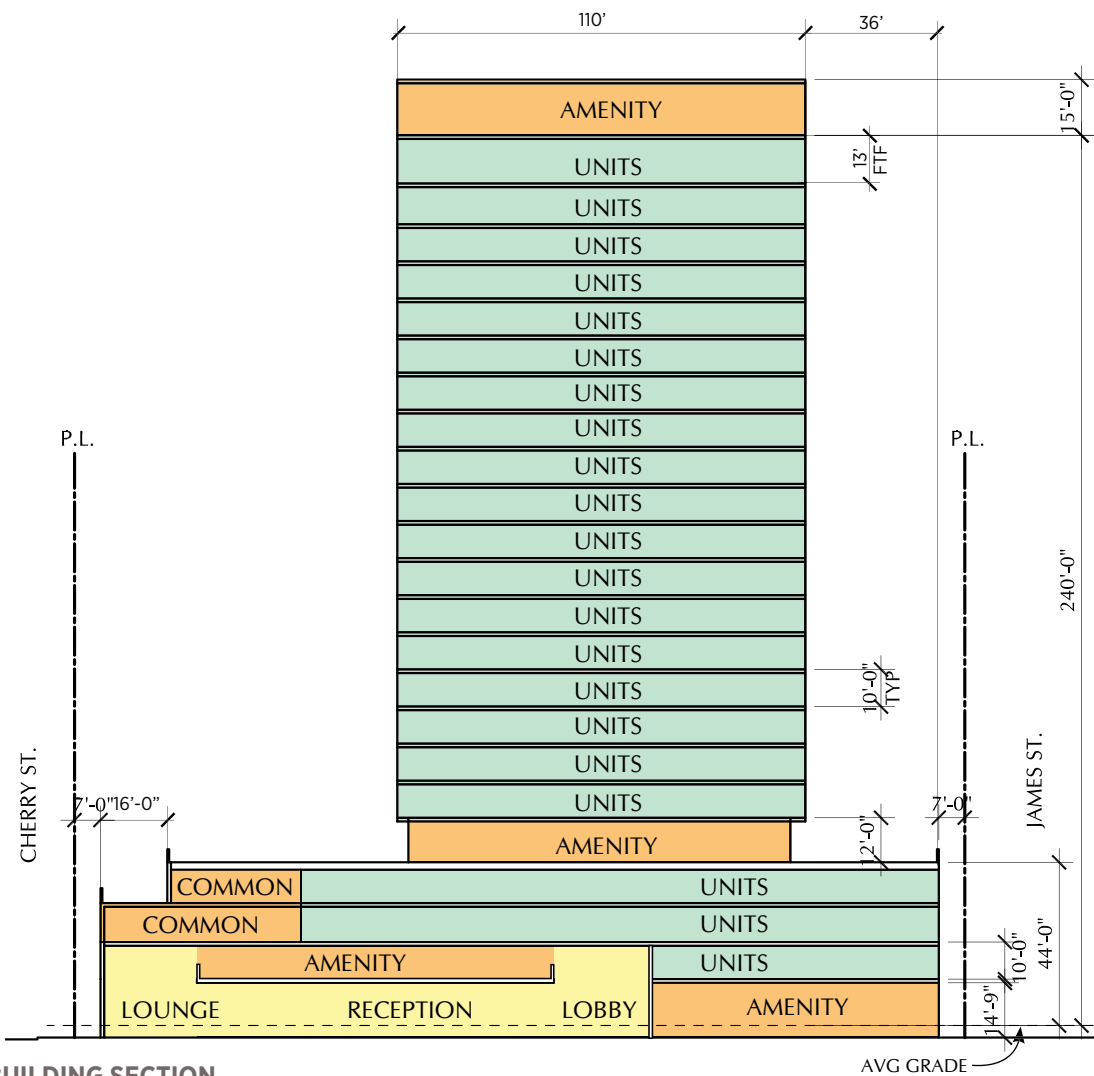


STREET PERSPECTIVE: LOOKING AT NORTHWEST CORNER

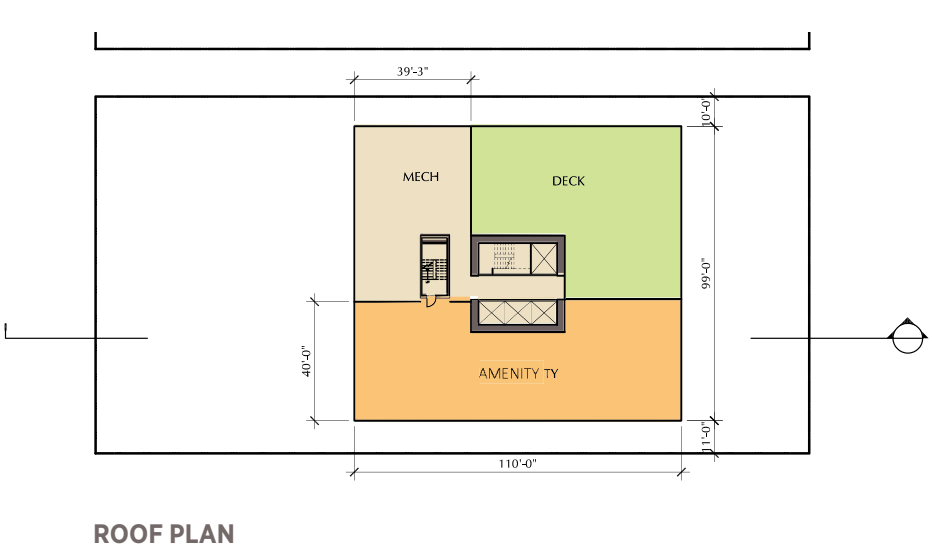
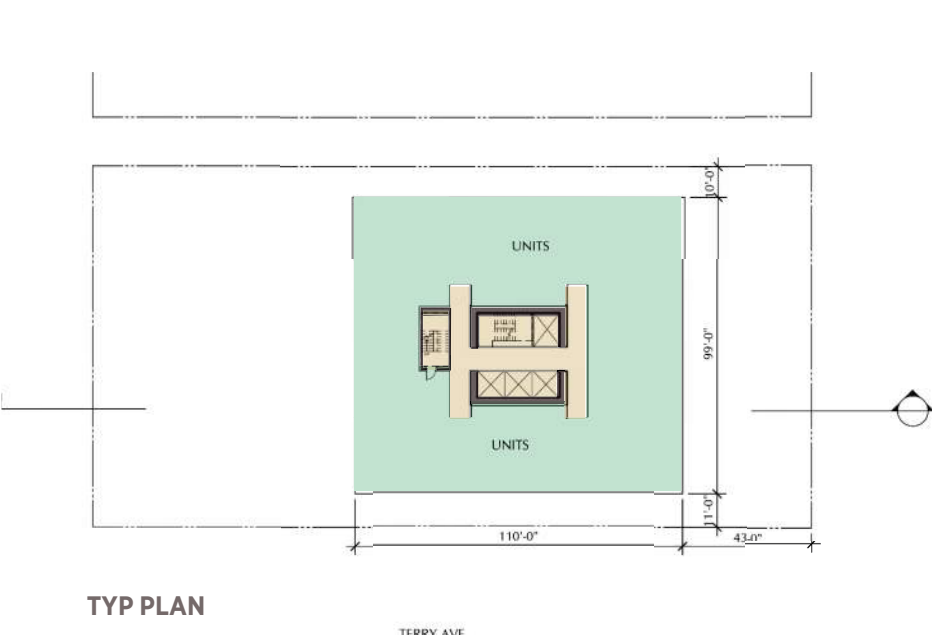
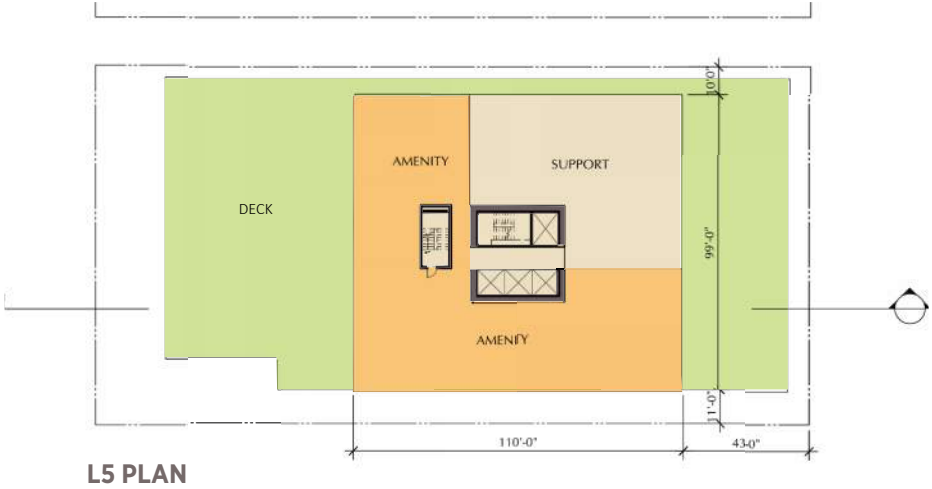
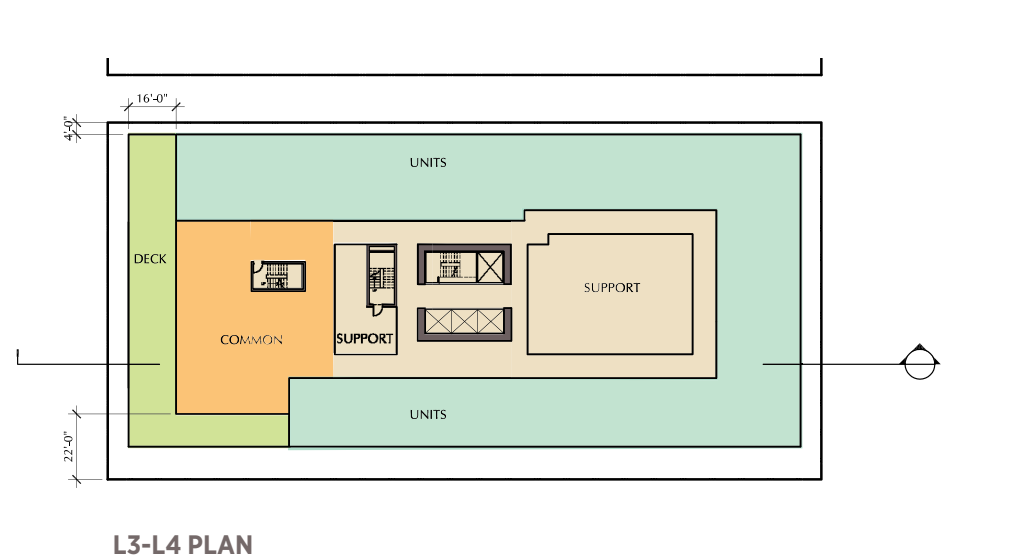
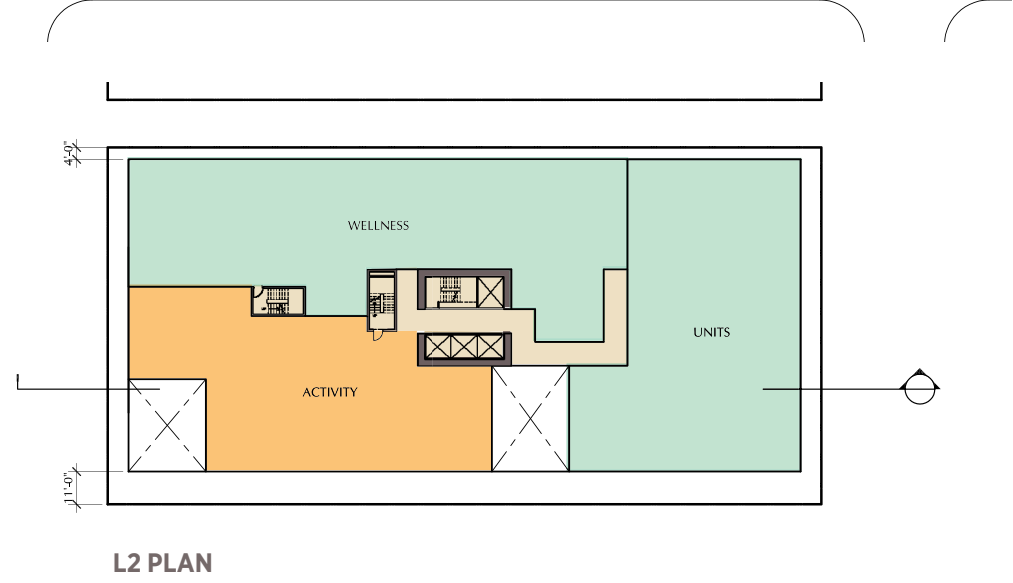
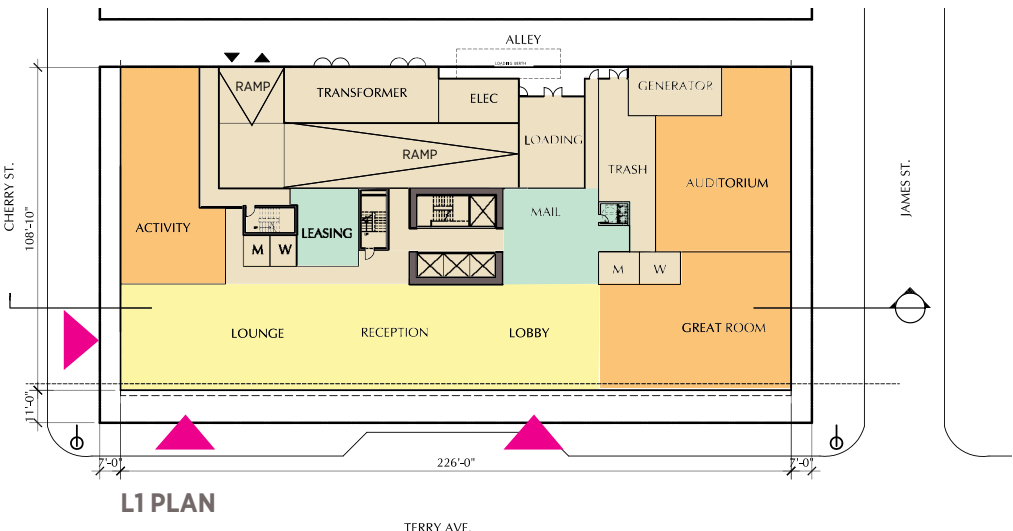
8.0 ARCHITECTURAL DESIGN CONCEPTS

CONCEPT 1: RIBBON

PLANS & SECTION



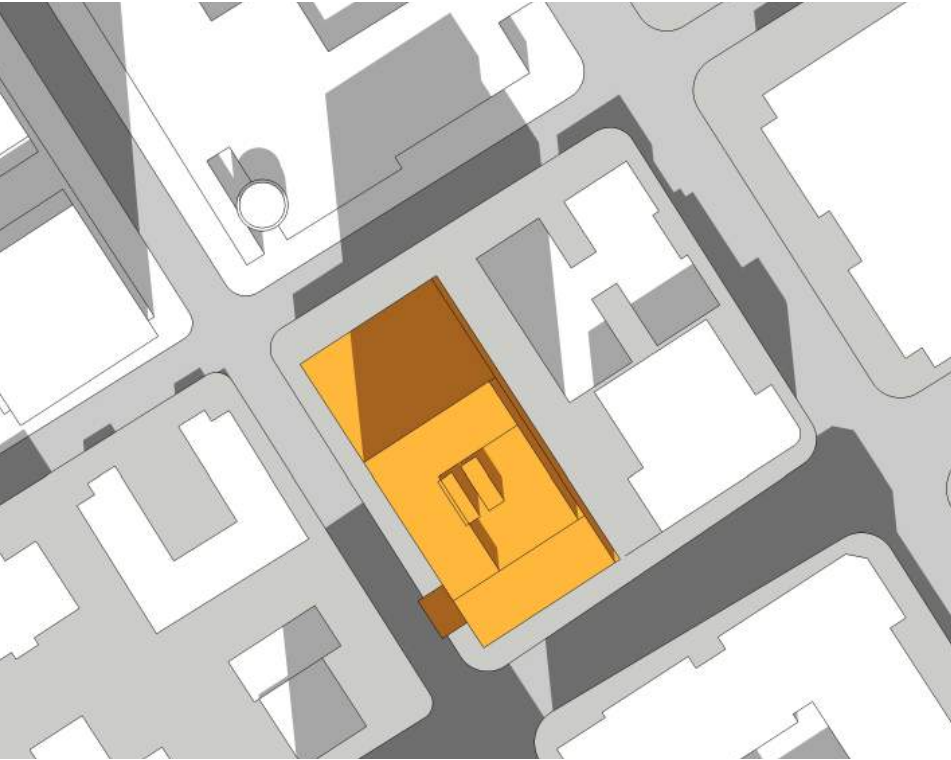
- Residential
- Public Space
- Amenities
- Outdoor Deck
- Back of House/ Circulation



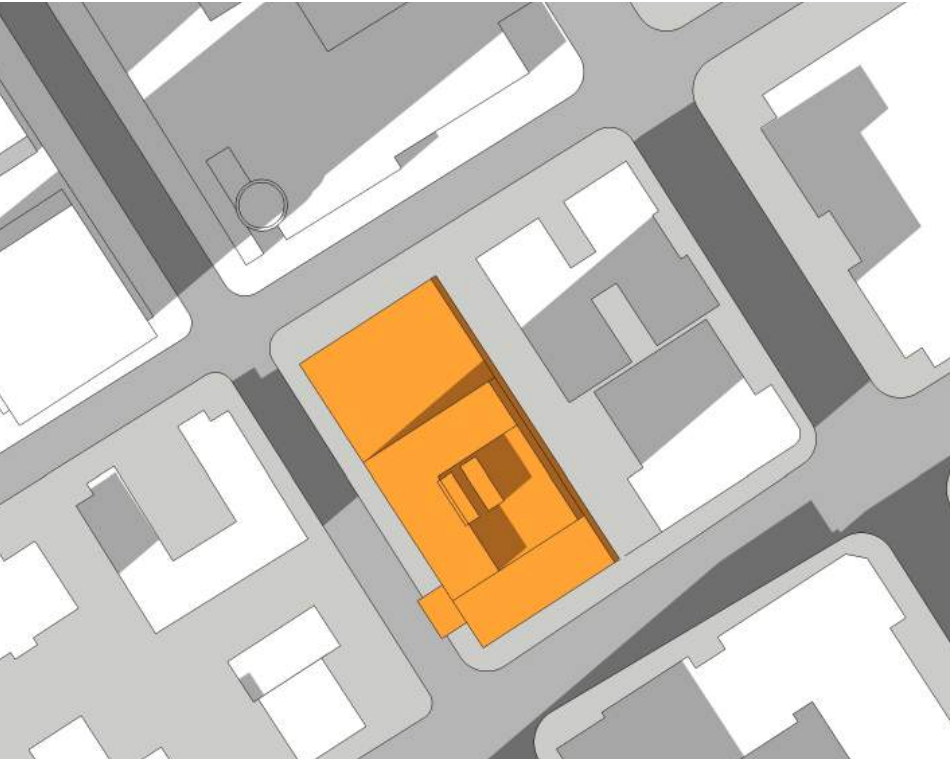
MARCH / SEPTEMBER 21 - 9:00 AM



MARCH / SEPTEMBER 21 - NOON



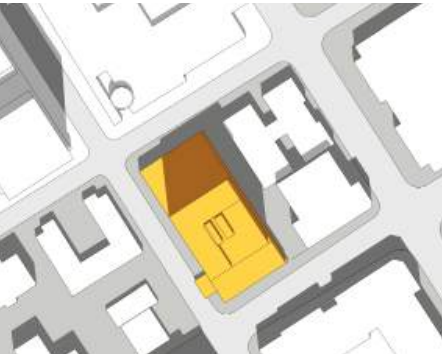
MARCH / SEPTEMBER 21 - 3:00 PM



JUNE 21 - 9:00 AM



JUNE 21 - NOON



JUNE 21 - 3:00 PM



DECEMBER 21 - 9:00 AM



DECEMBER 21 - NOON



DECEMBER 21 - 3:00 PM



CONCEPT 2: FRAME

OPPORTUNITIES

- Vertical expression created by frame elements
- Longer tower provides more sun exposure opportunities for residents at tower
- Frame elements engage to the ground level creating better connection between tower & podium
- Tower is 10' setback from alley to provide nice buffer space to the neighbors at North
- Tower locate the south of the block to minimize shading impact to the neighboring buildings
- Rooftop amenity located at North edge of tower to maximize sunlight at the roof deck

CONSTRAINTS

- Tower at South edge creates huge shading impact to podium deck
- Overall tower dimension is longer than the other 2 options, creating wider tower massing perceived from East and West
- Complex organization of “frame” elements may potentially create overly busy facade and a dated design

DEPARTURES

- Departure required - 23.45.520 - HR zone width and floor size limits

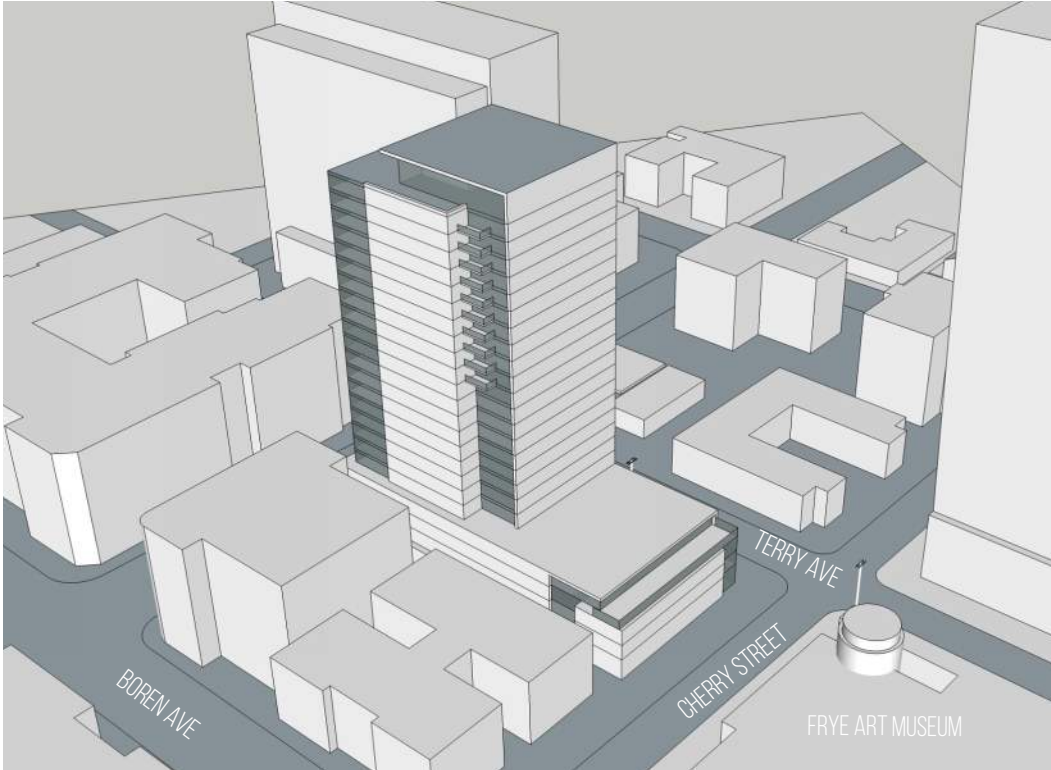
Proposed Developments In Progress

Development Summary:

Height: 240' + 15' additional
Total Gross: 367,000 SF
Unit Count: 243
Parking Count: 191



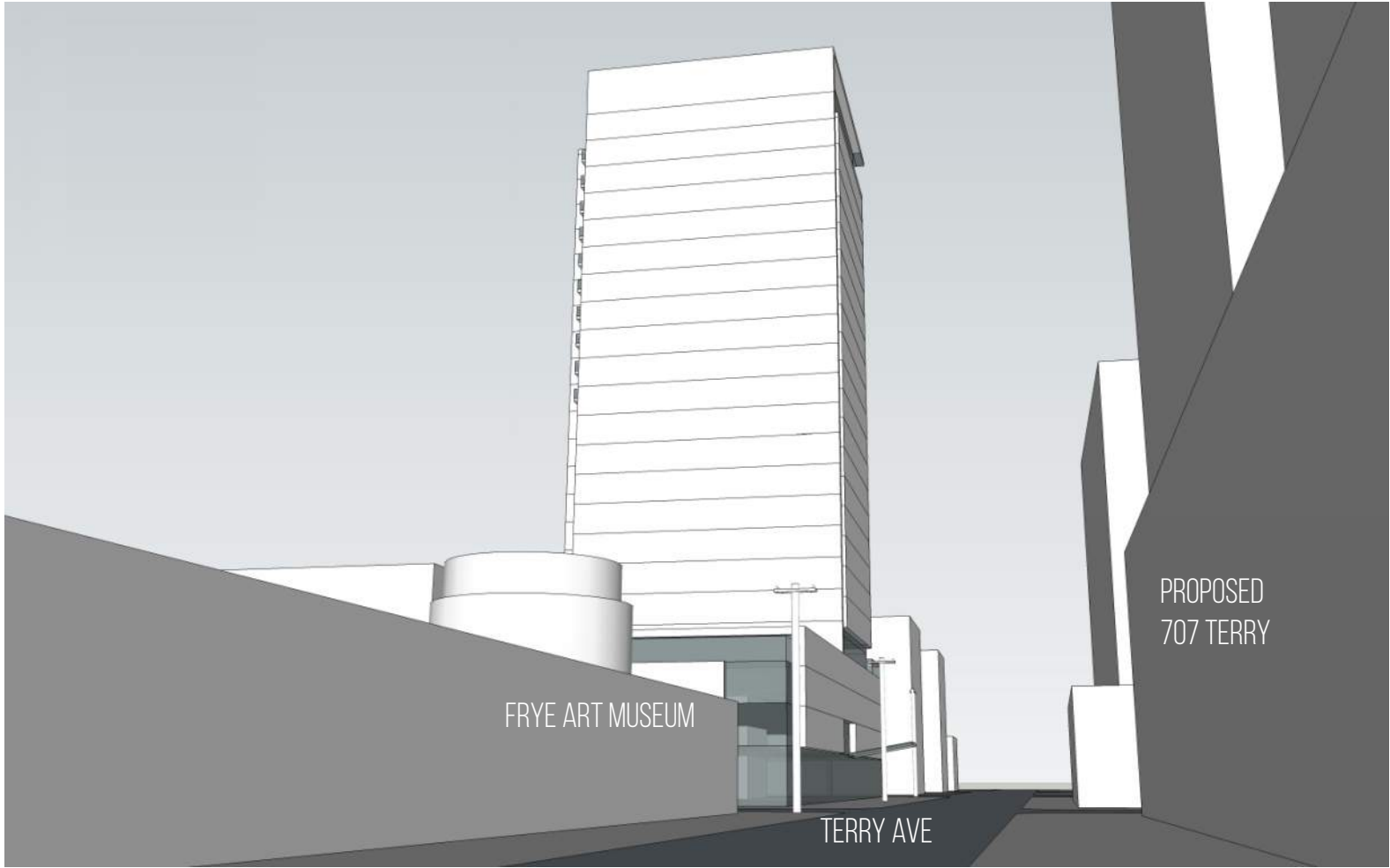
BIRD'S EYE VIEW/AXON FROM TERRY AVE



BIRD'S EYE VIEW/AXON FROM NORTH



STREET PERSPECTIVE



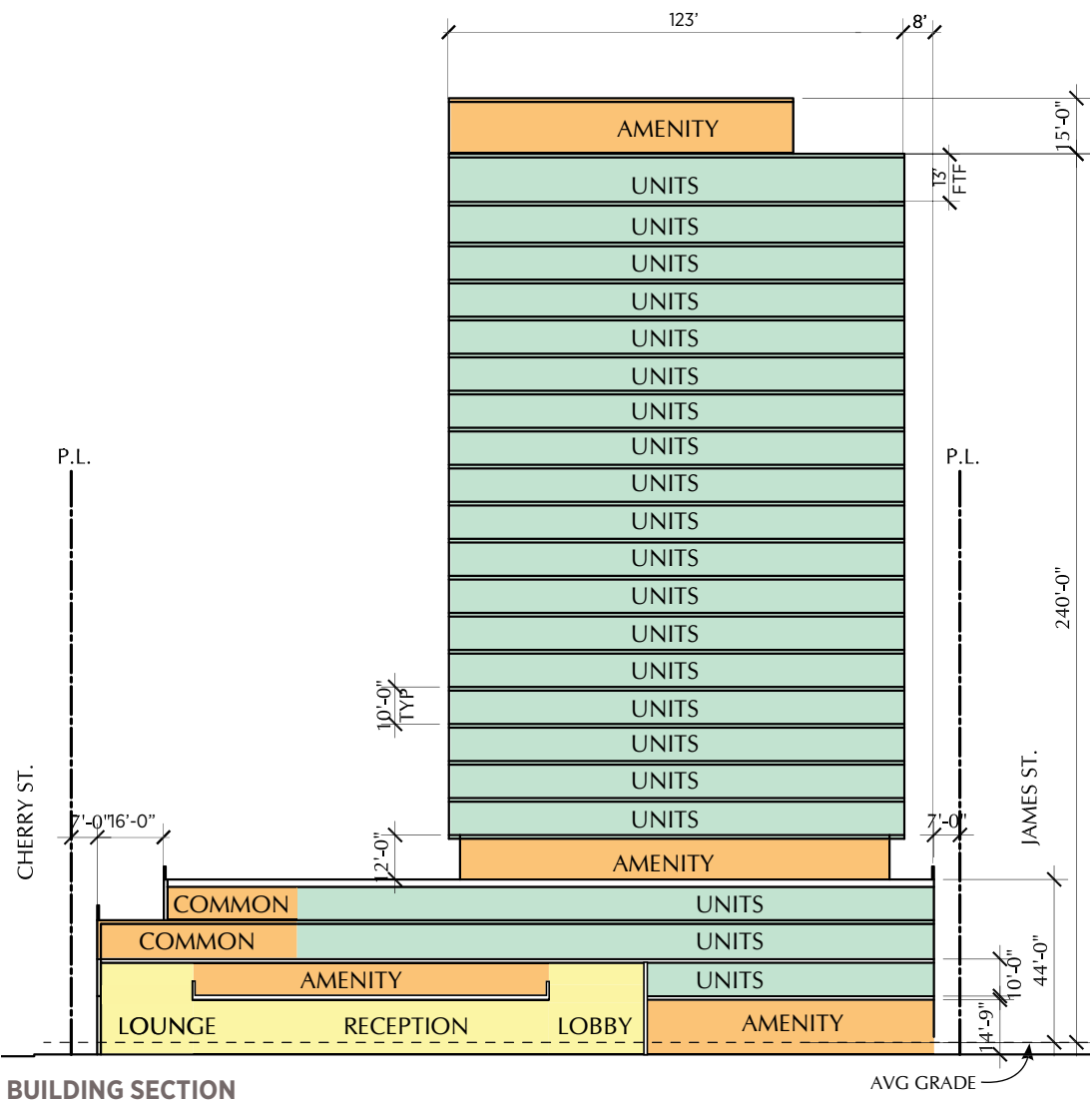
STREET PERSPECTIVE: LOOKING AT SOUTHWEST CORNER



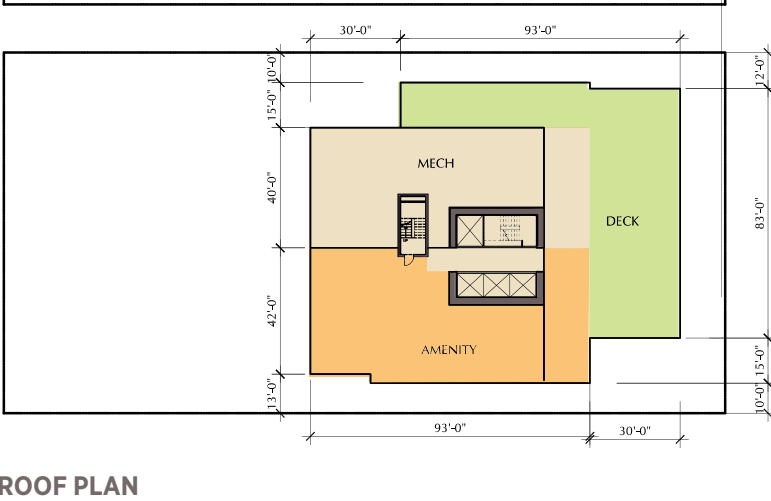
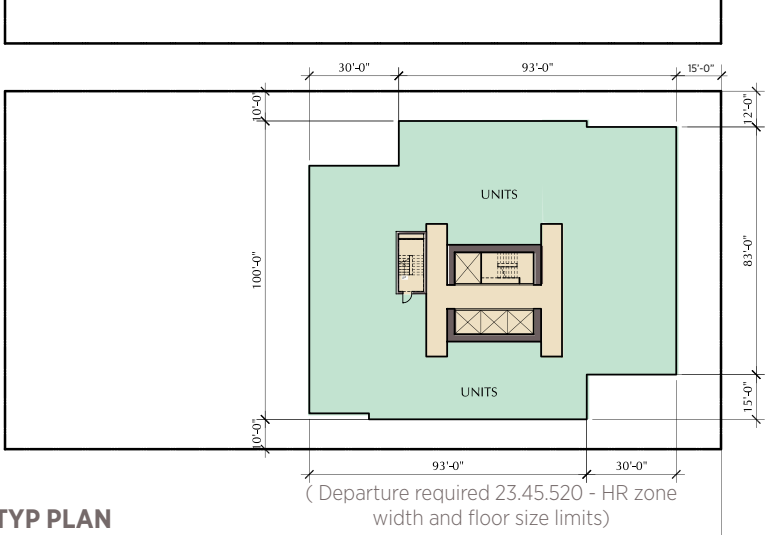
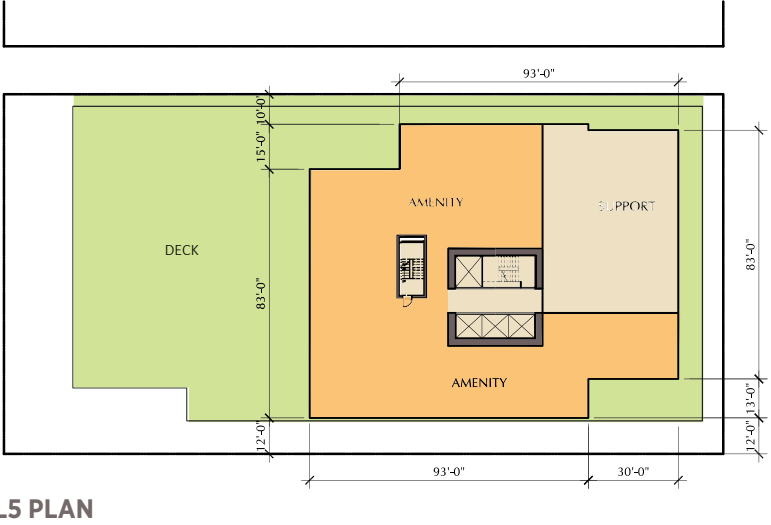
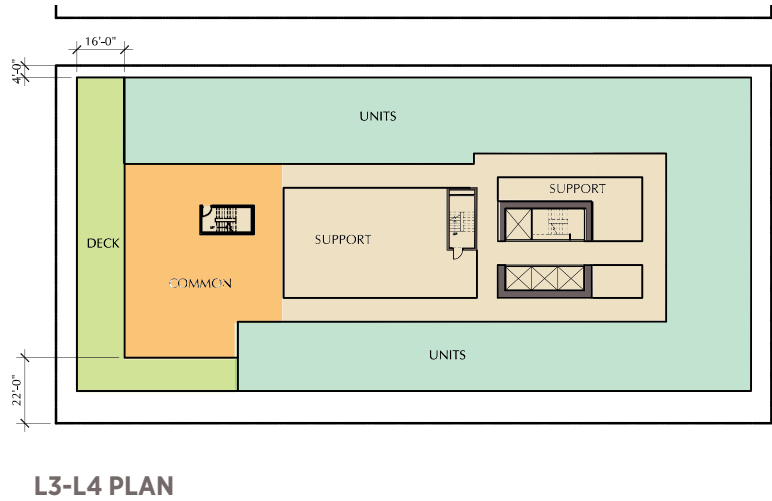
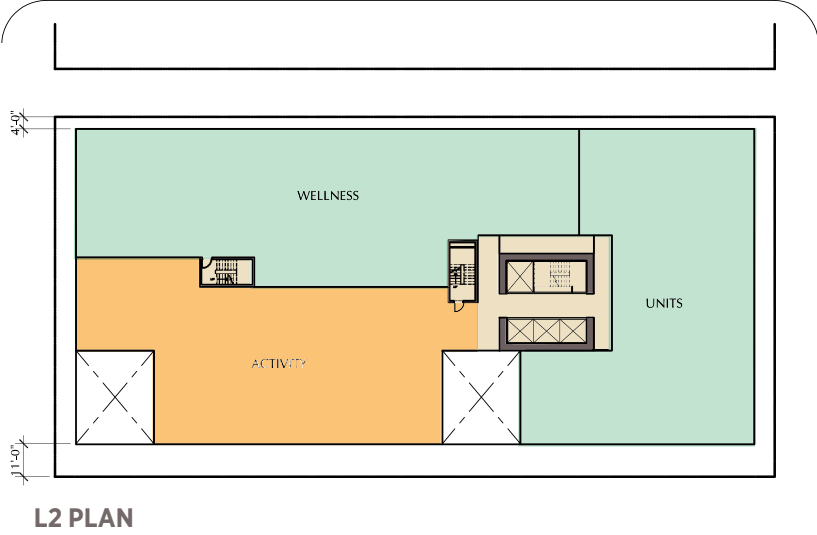
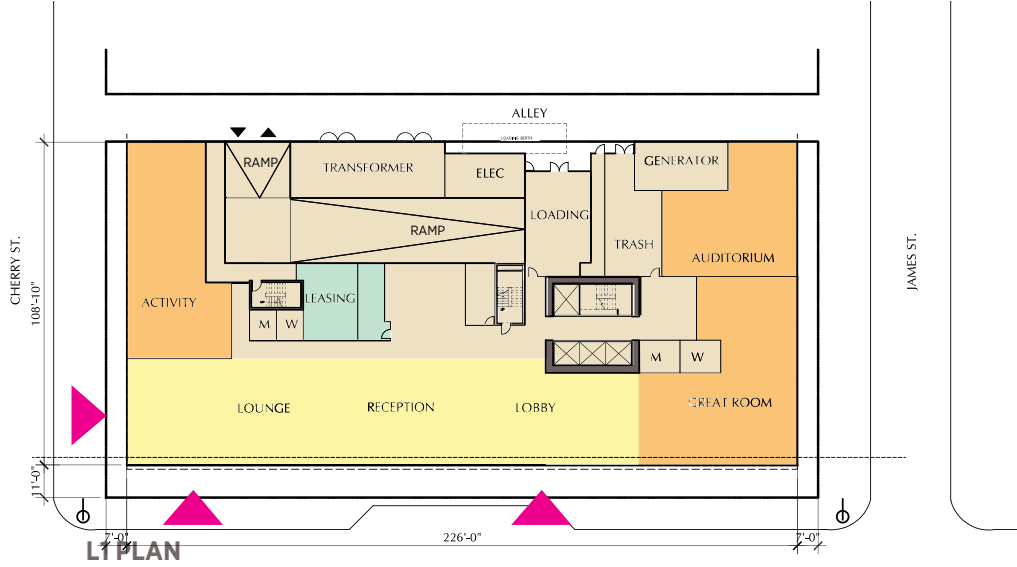
STREET PERSPECTIVE: LOOKING AT NORTHWEST CORNER

8.0 ARCHITECTURAL DESIGN CONCEPTS

CONCEPT 2: FRAME
PLANS & SECTION



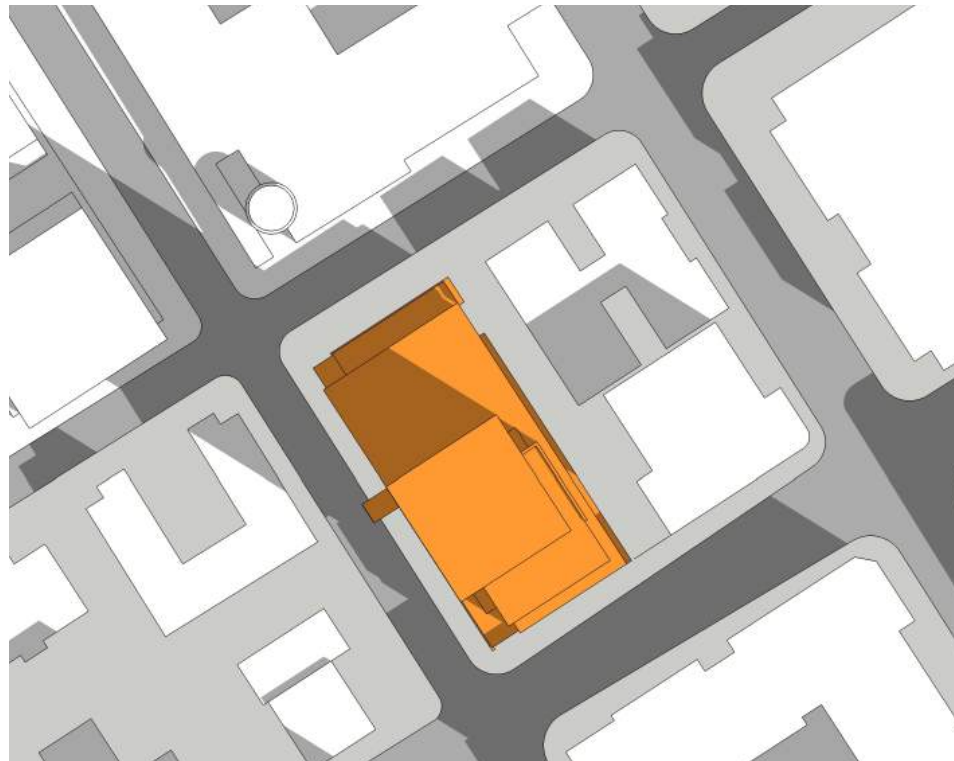
- Residential
- Public Space
- Amenities
- Outdoor Deck
- Back of House/ Circulation



CONCEPT 2: FRAME

SHADOW STUDY

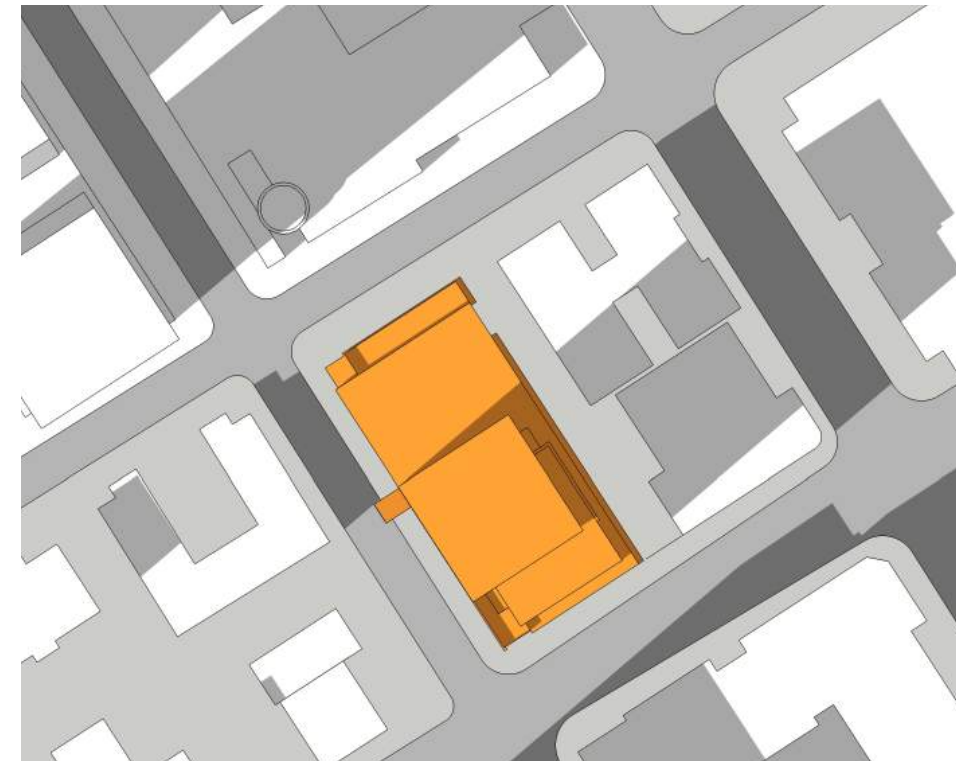
MARCH / SEPTEMBER 21 - 9:00 AM



MARCH / SEPTEMBER 21 - NOON



MARCH / SEPTEMBER 21 - 3:00 PM



JUNE 21 - 9:00 AM



JUNE 21 - NOON



JUNE 21 - 3:00 PM



DECEMBER 21 - 9:00 AM



DECEMBER 21 - NOON



DECEMBER 21 - 3:00 PM



CONCEPT 3: SLIDING BOXES
PREFERRED OPTION

OPPORTUNITIES

- Sliding masses created by vertical modulation at North & South facade results in a slender tower massing
- Sliding mass allows view opportunity to more units
- Tower massing engage to the ground level creating a strong street edge and urban presence at James
- Horizontal modulation between tower & podium creates an interesting “floating” massing relationship at Terry
- Tower is 10’ setback from alley provides more buffer space to the neighbors at North
- Tower locate the south of the block to minimize shading impact to the neighboring buildings
- Rooftop amenity located at SW edge of tower to maximize the sunlight and view opportunities.

CONSTRAINTS

- Tower at south edge creates huge shading impact to the podium deck

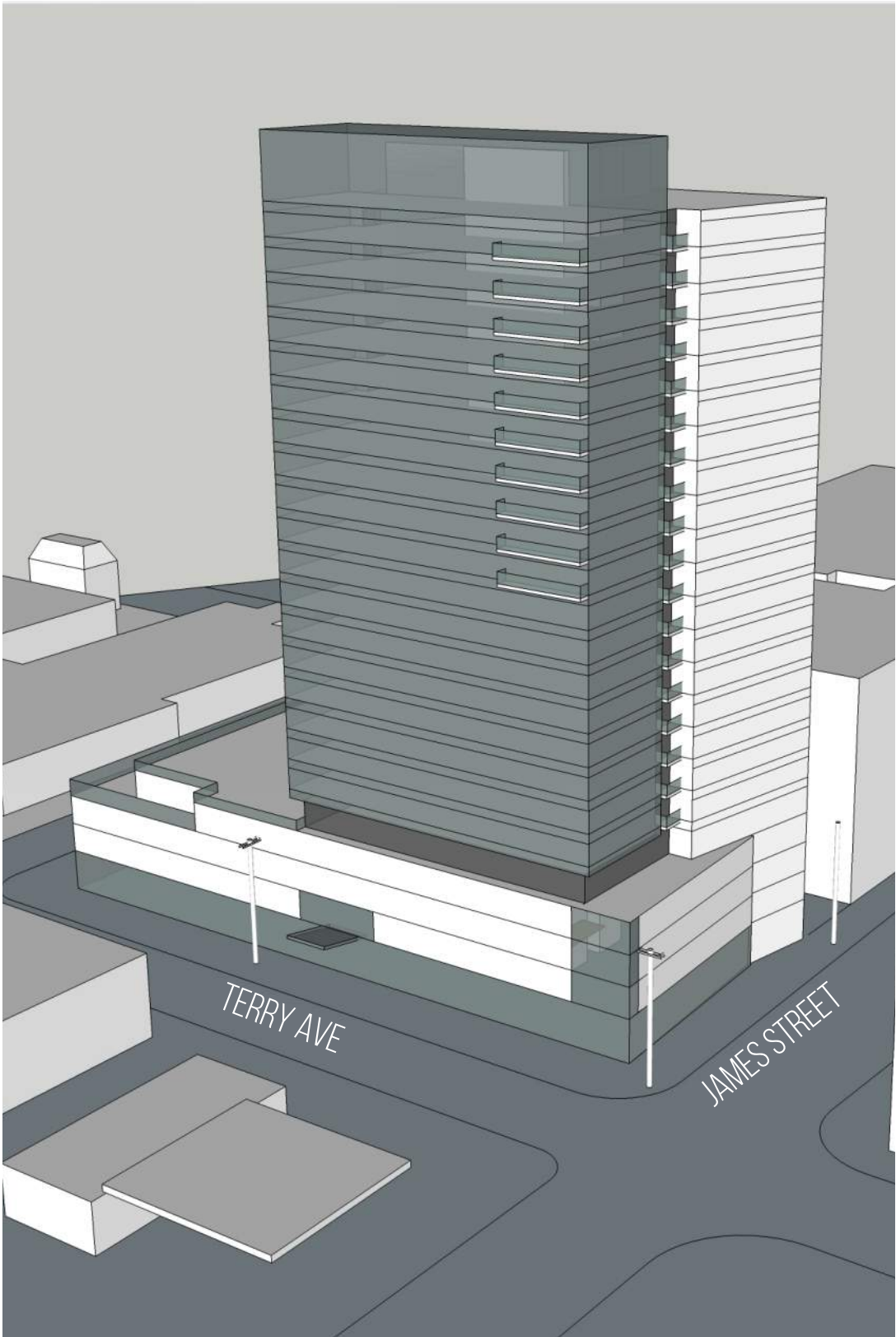
DEPARTURES

- Code compliant - No departure required

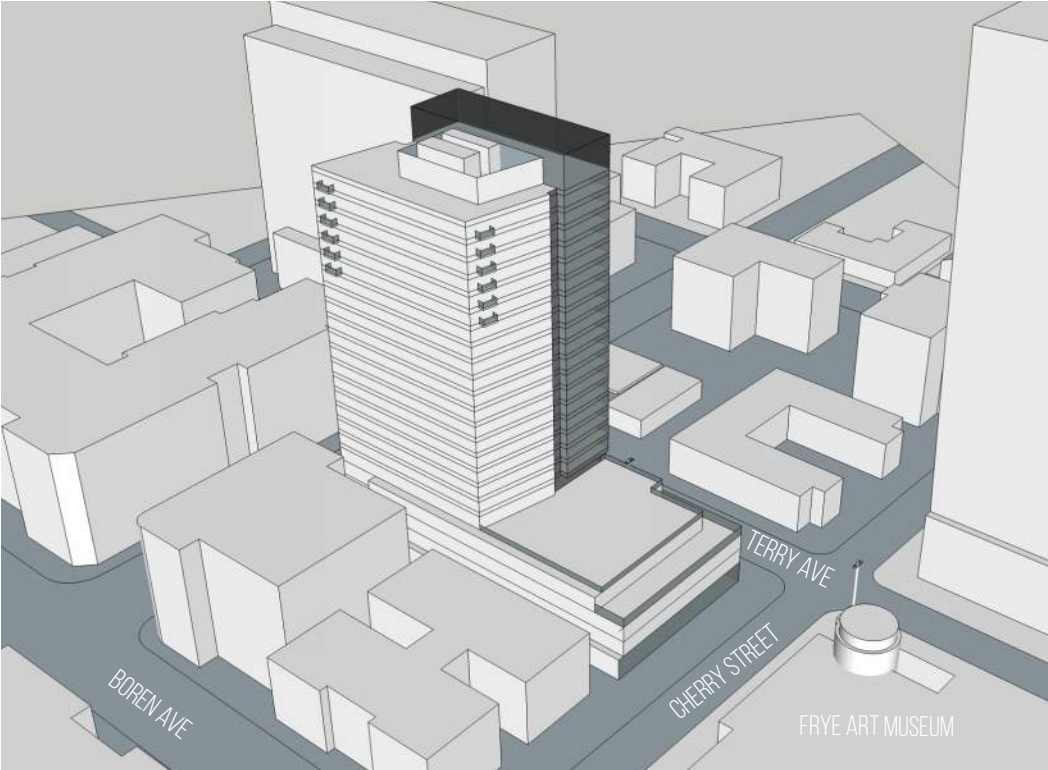
 Proposed Developments In Progress

Development Summary:

Height: 240’ + 15’ additional
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Parking Count: 191



BIRD’S EYE VIEW/AXON FROM TERRY AVE

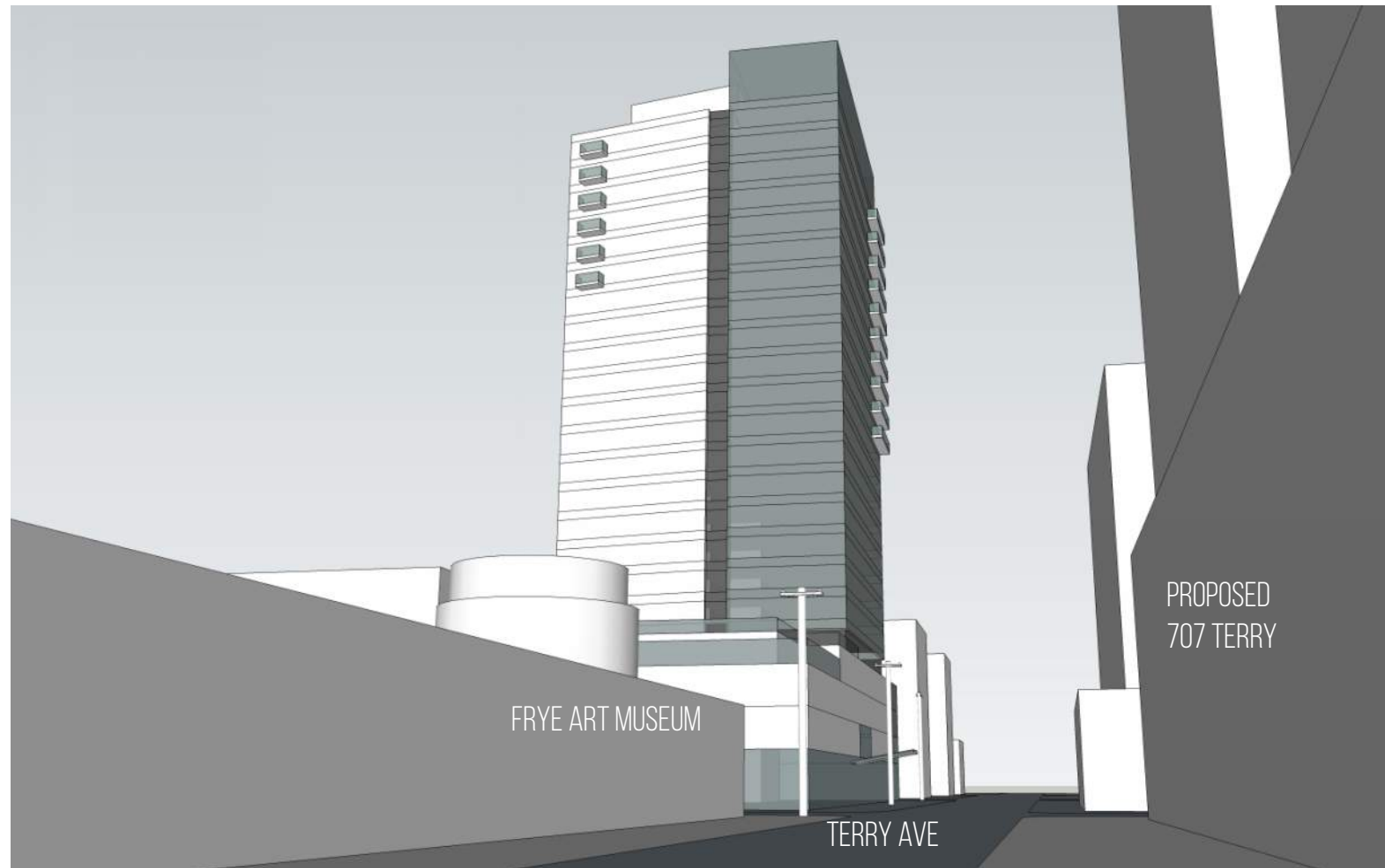


BIRD’S EYE VIEW/AXON FROM NORTH

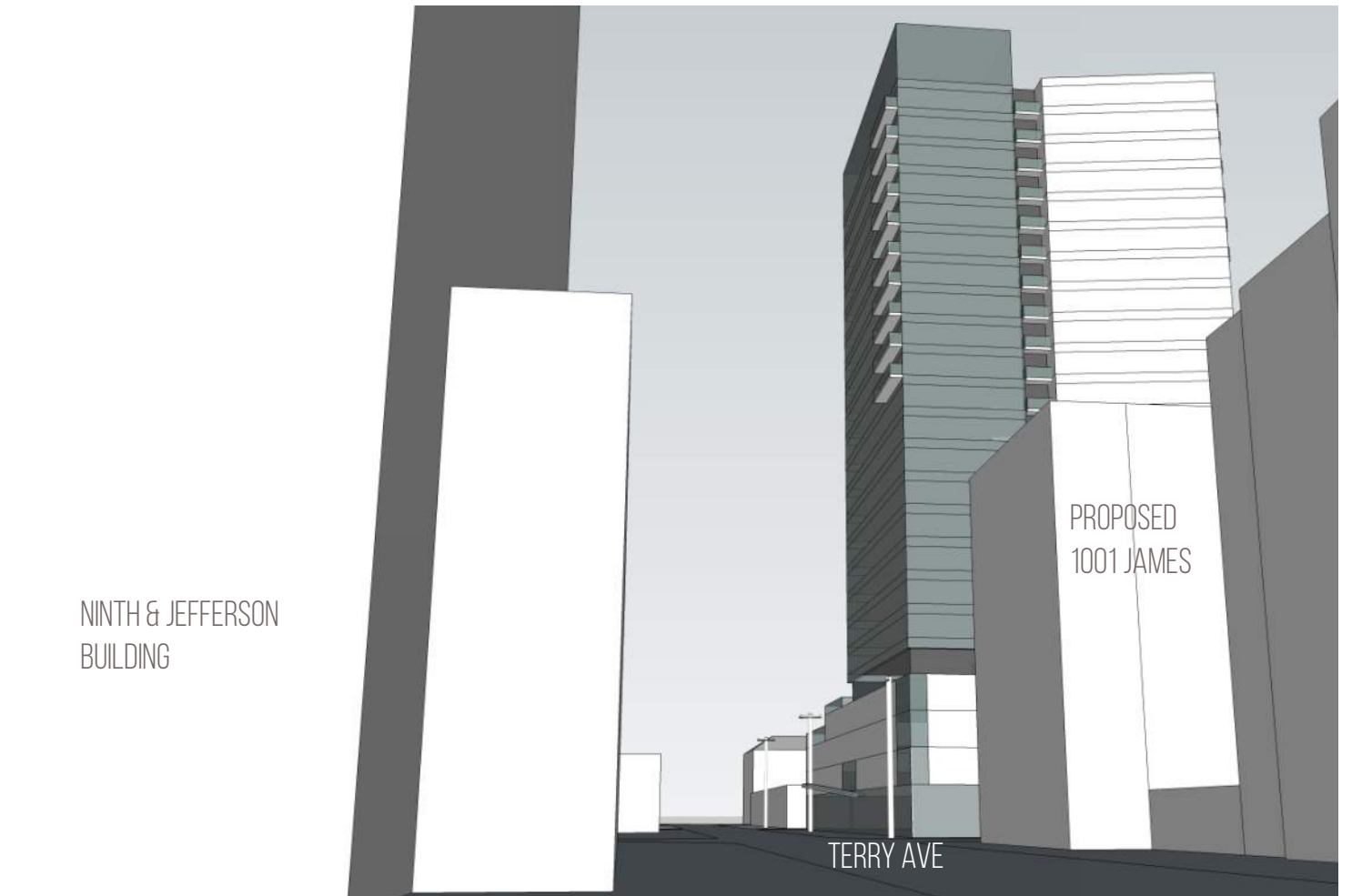


STREET PERSPECTIVE

8.0 ARCHITECTURAL DESIGN CONCEPTS



STREET PERSPECTIVE: LOOKING AT NORTHWEST CORNER

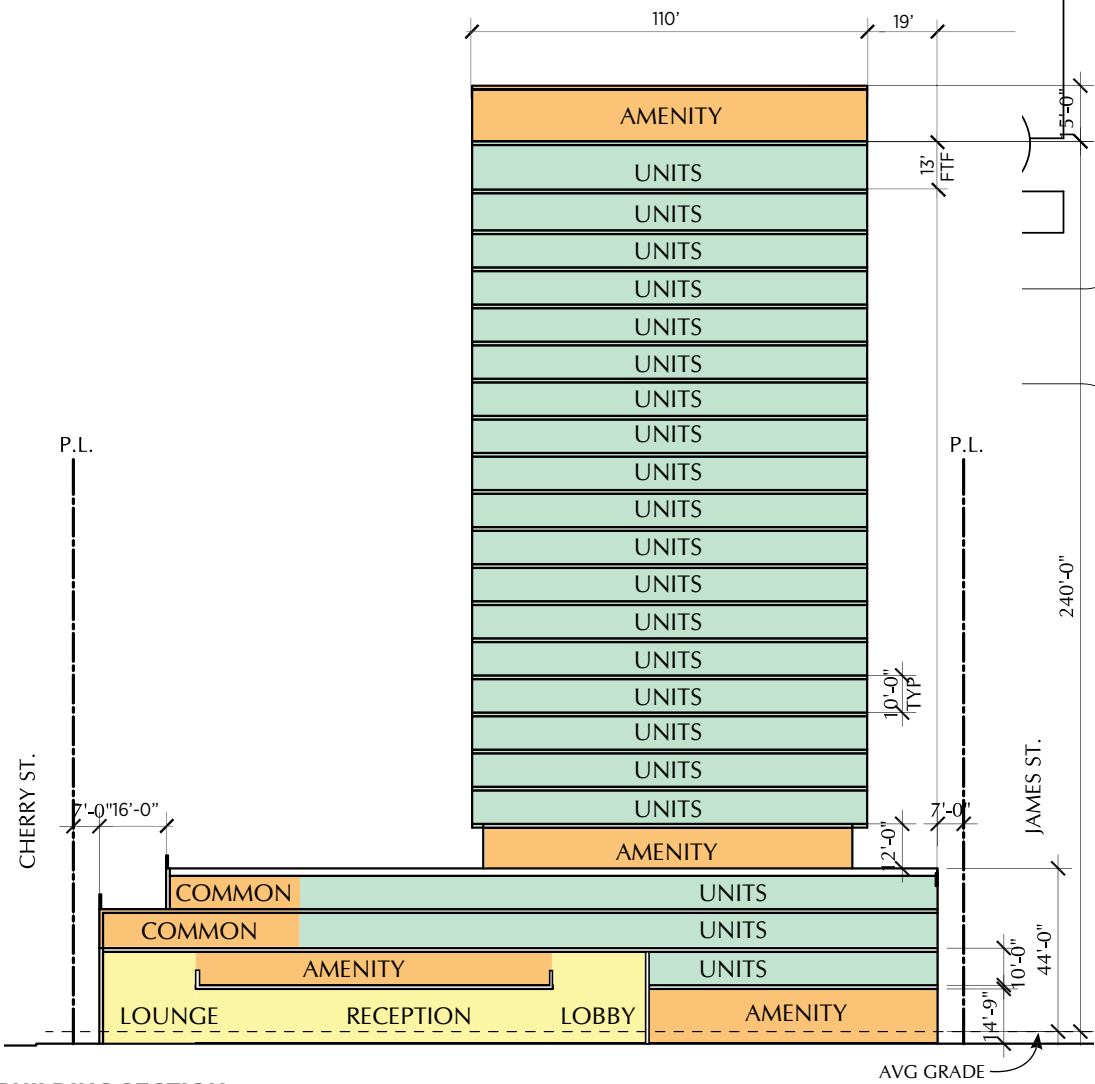


STREET PERSPECTIVE: LOOKING AT SOUTHWEST CORNER

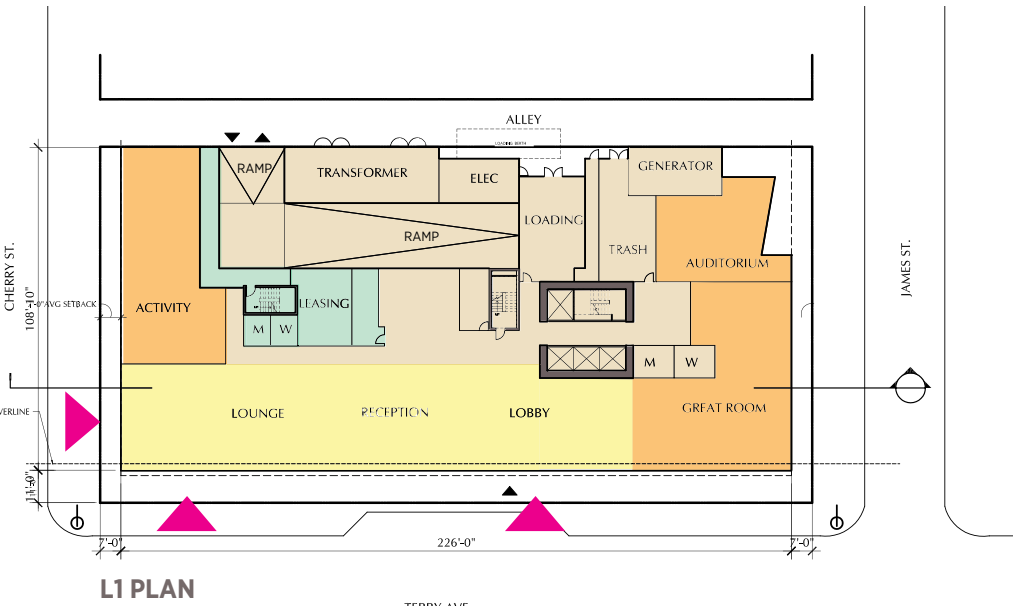
8.0 ARCHITECTURAL DESIGN CONCEPTS

CONCEPT 3: SLIDING BOXES **PREFERRED OPTION**

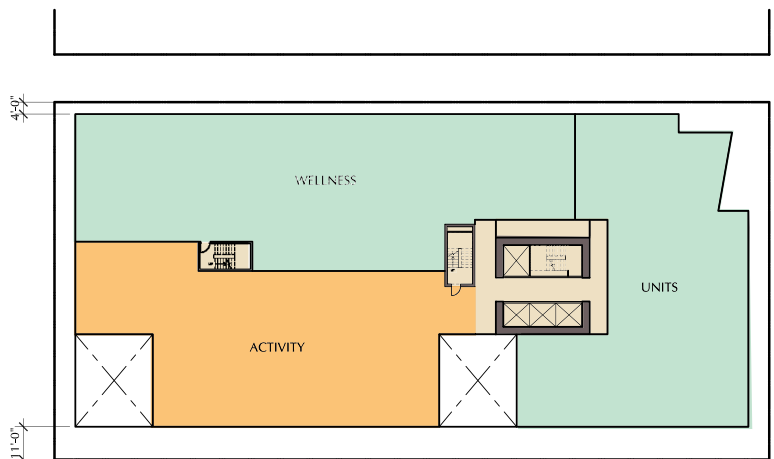
PLANS & SECTION



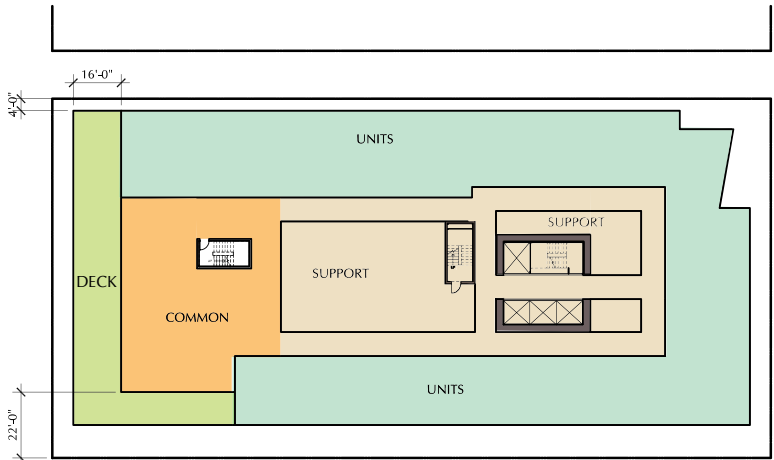
BUILDING SECTION



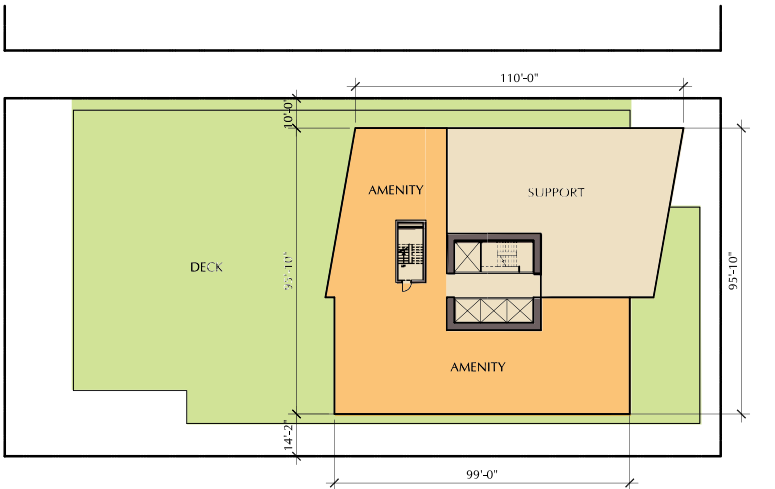
L1 PLAN



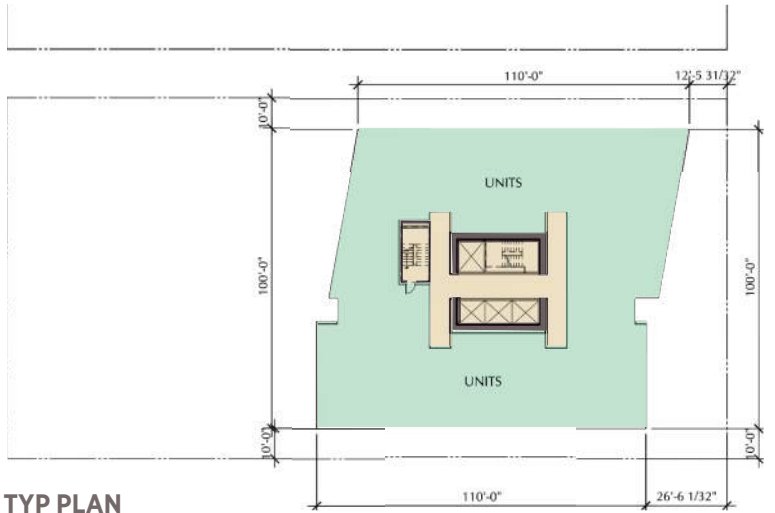
L2 PLAN



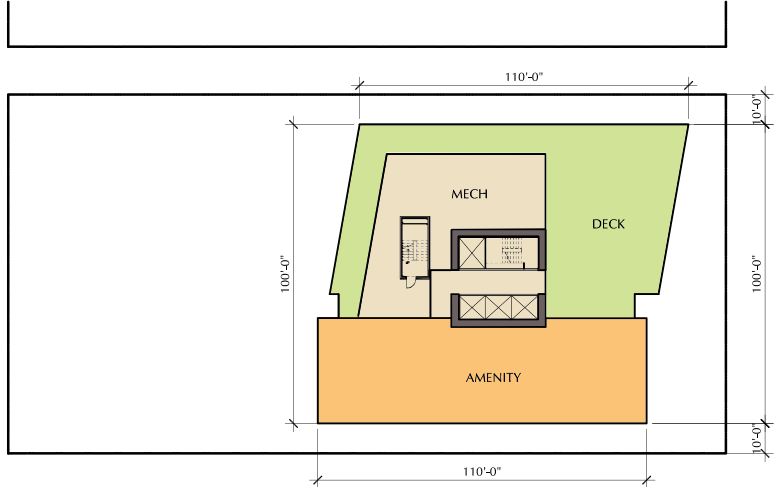
L3-L4 PLAN



L5 PLAN



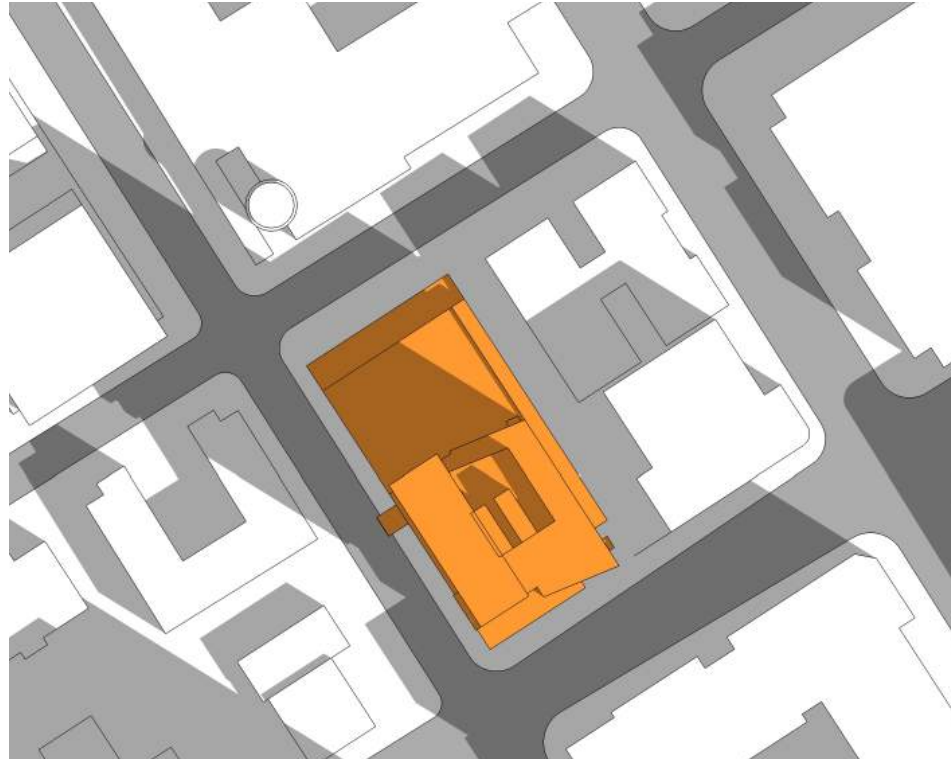
TYP PLAN



ROOF PLAN

8.0 CONCEPT 3 SUN SHADOW STUDY
CONCEPT 3: SLIDING BOXES **PREFERRED OPTION**
SHADOW STUDY

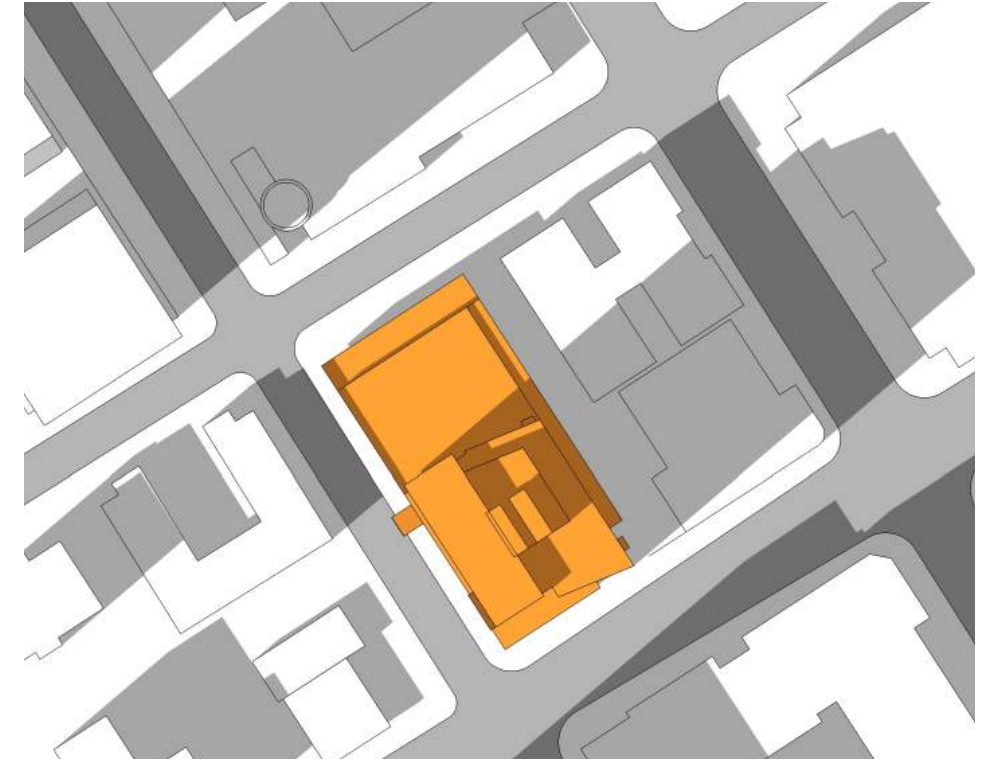
MARCH / SEPTEMBER 21 - 9:00 AM



MARCH / SEPTEMBER 21 - NOON



MARCH / SEPTEMBER 21 - 3:00 PM



JUNE 21 - 9:00 AM



JUNE 21 - NOON



JUNE 21 - 3:00 PM



DECEMBER 21 - 9:00 AM



DECEMBER 21 - NOON



DECEMBER 21 - 3:00 PM



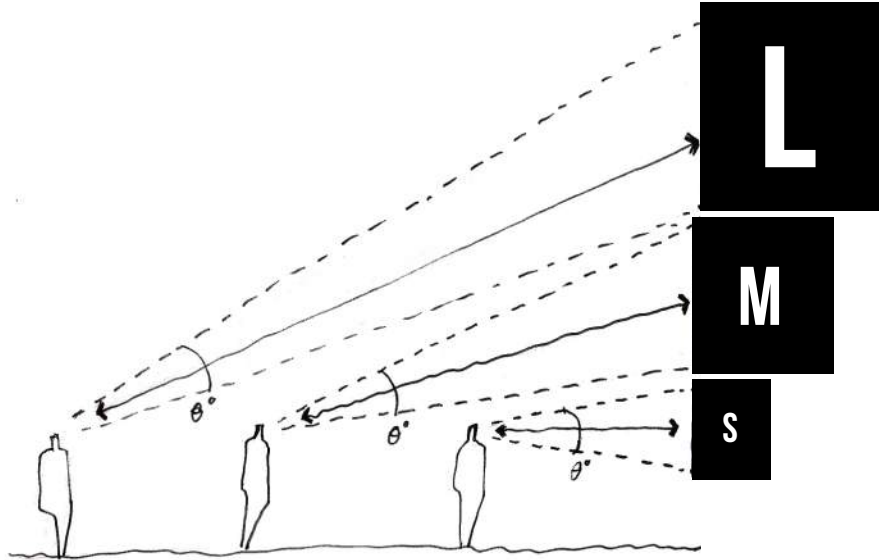
8.0 ARCHITECTURAL DESIGN CONCEPTS

CONCEPT 3: SLIDING BOXES **PREFERRED OPTION**

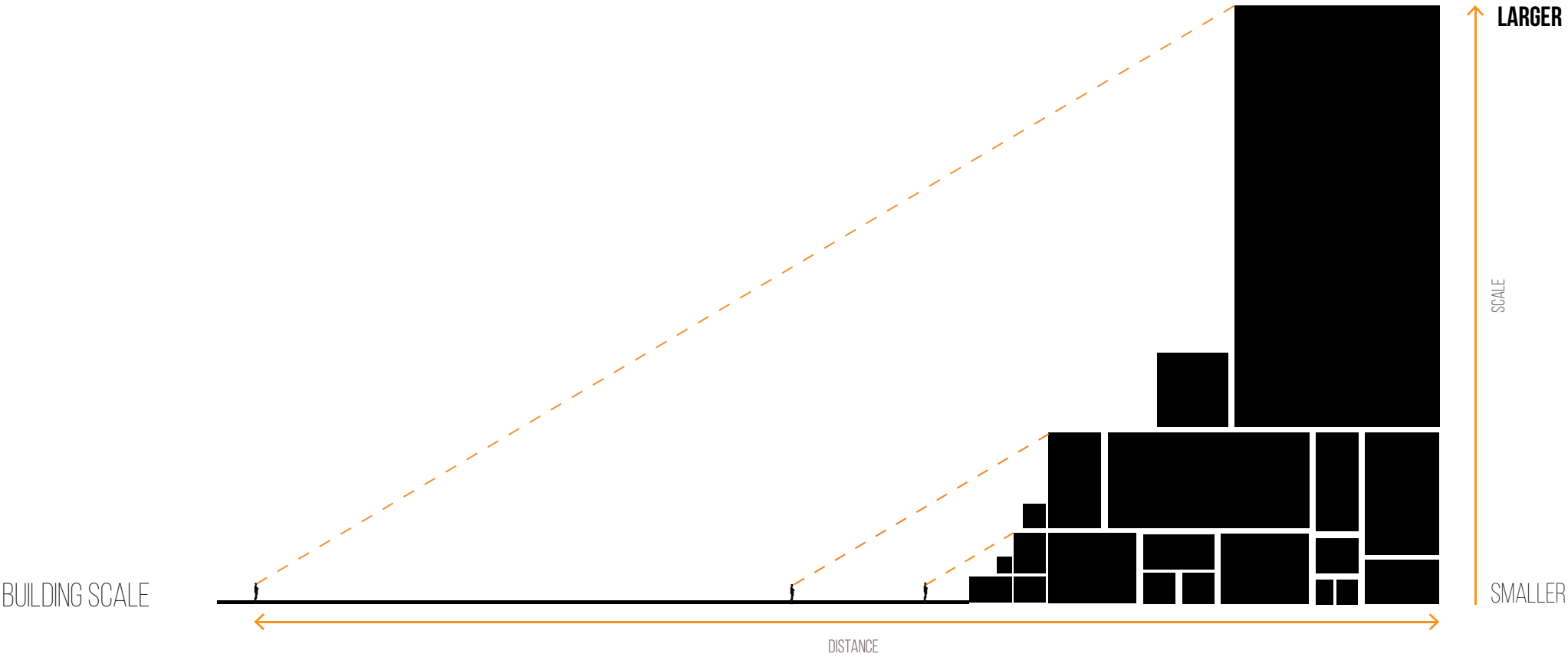
CONCEPT

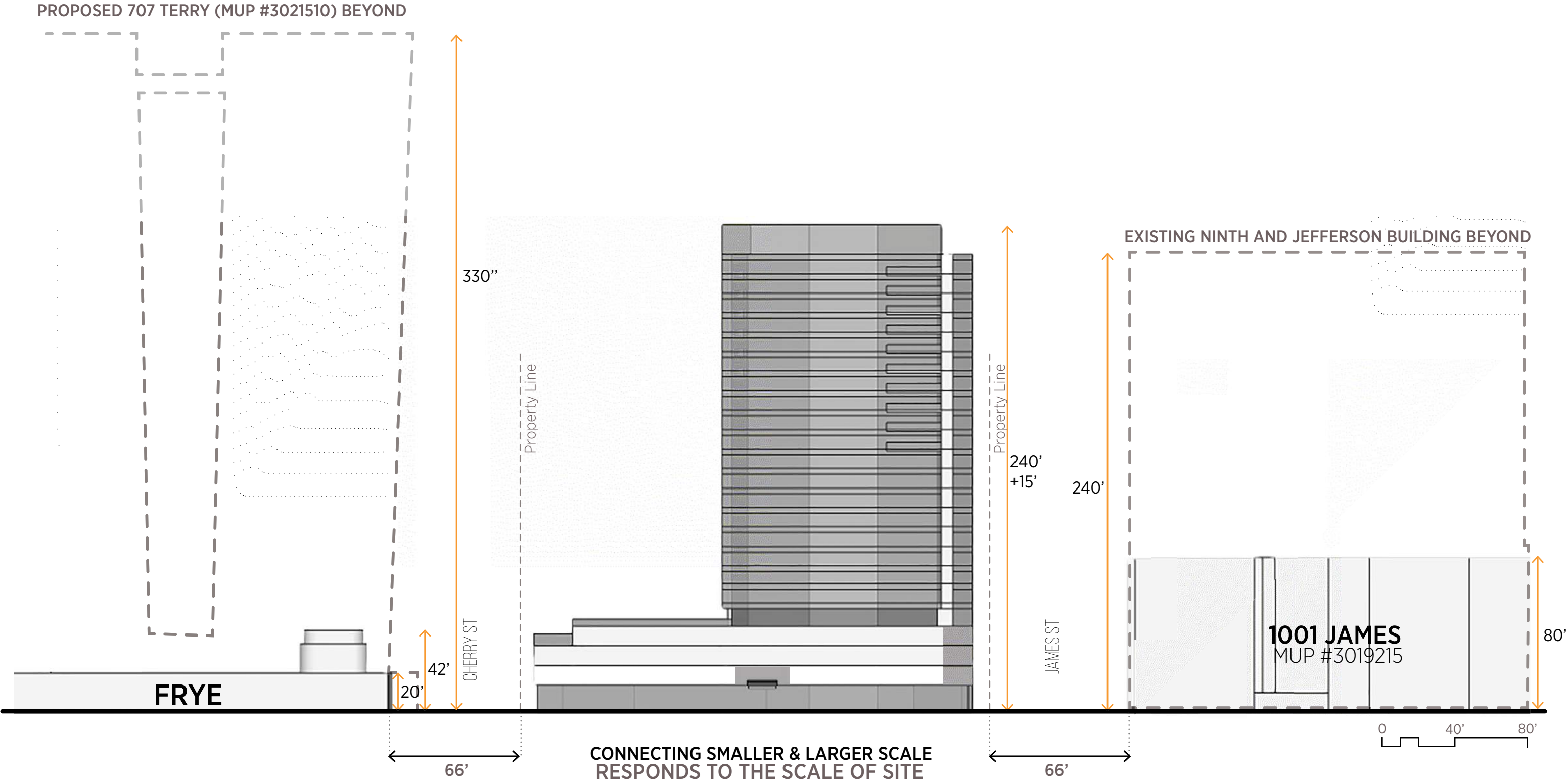


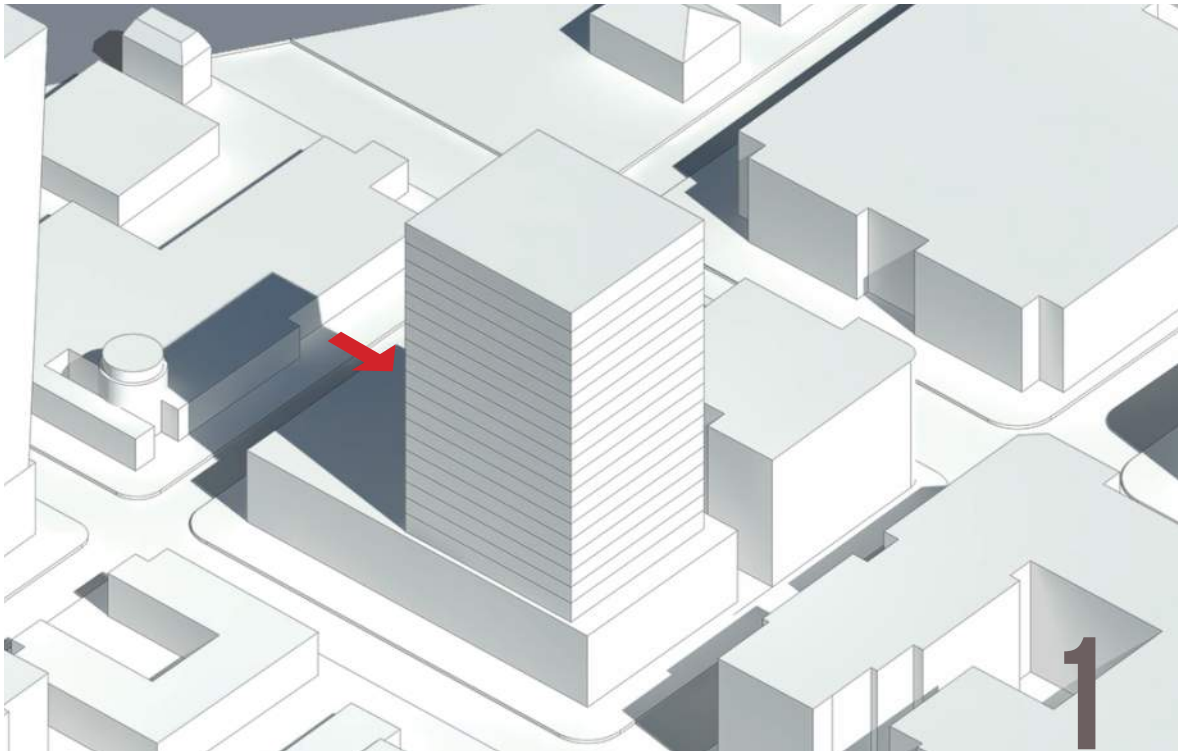
CURATED MIXING



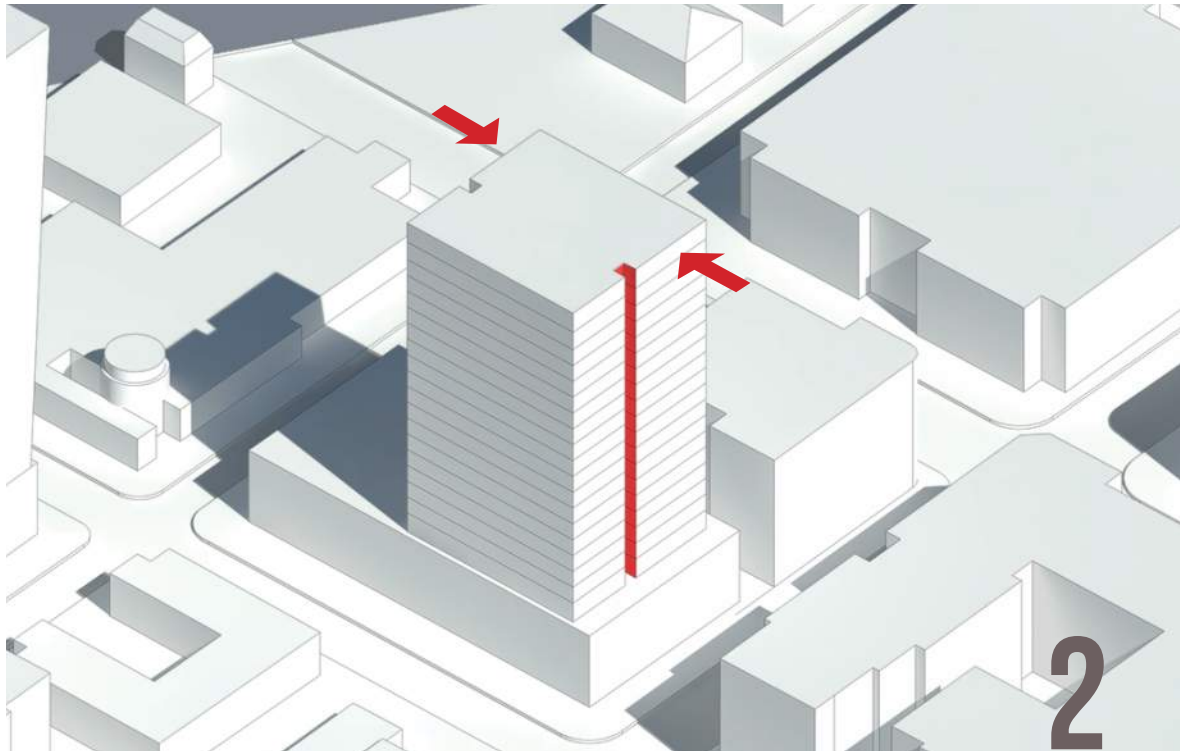
PERSPECTIVES & SCALE TRANSITION



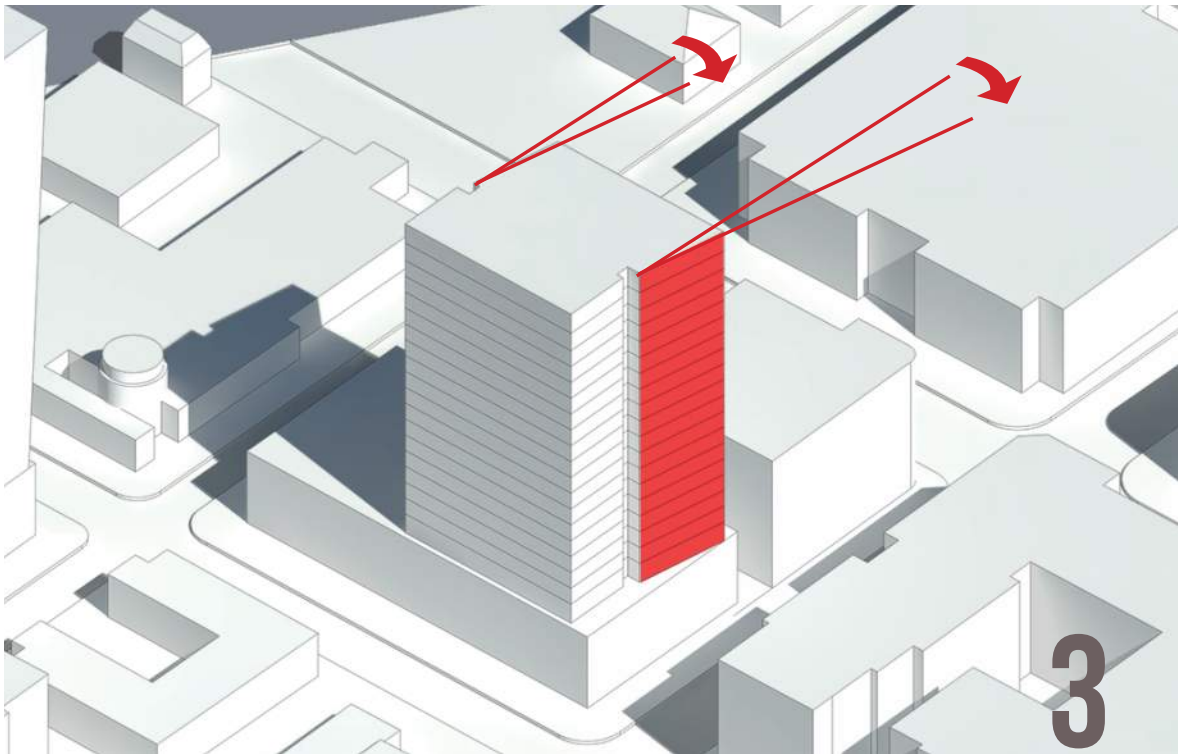




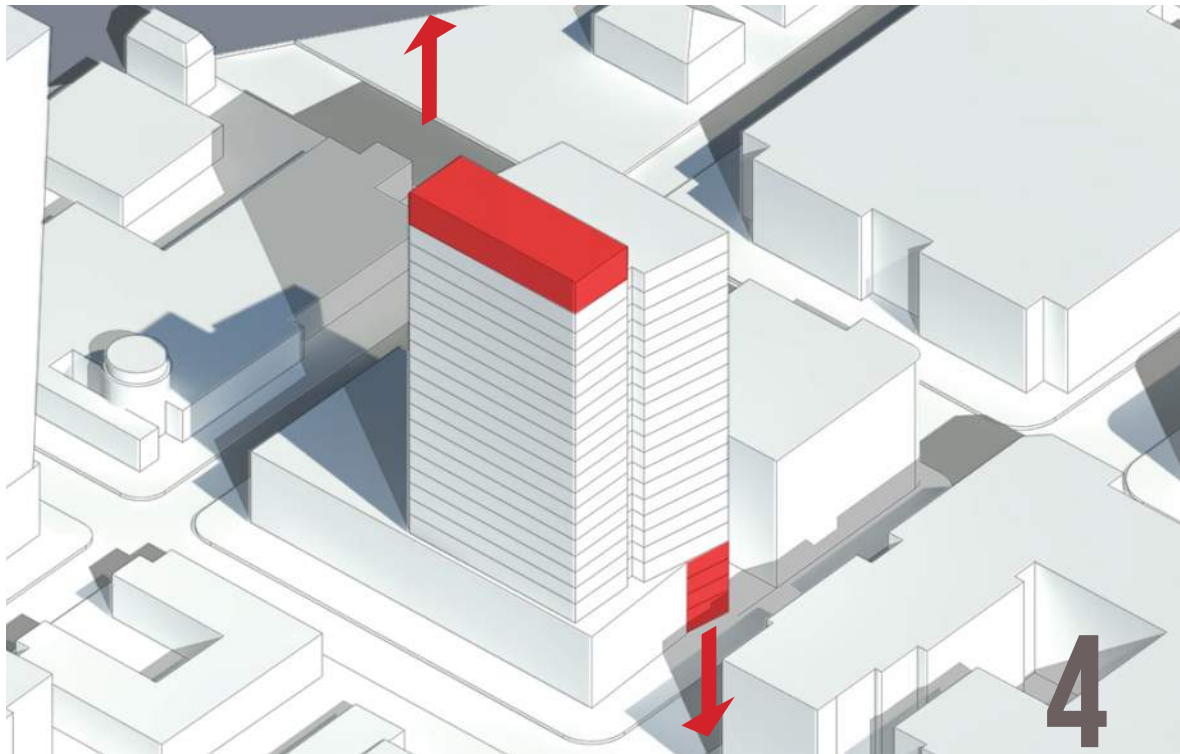
REDUCE SHADOW IMPACT ON EXISTING NEIGHBORS



CREATE MODULATION

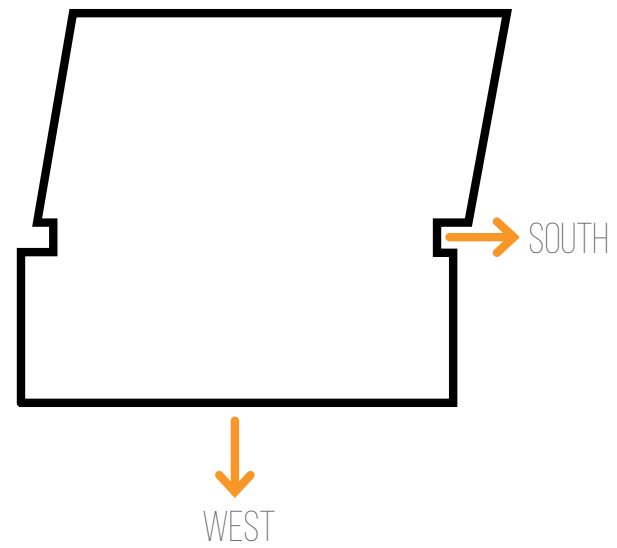


ANGLE TOWARD VIEWS & LIGHT



ENHANCE VERTICALITY

VIEWS



VIEWS PRIORITY

1. WEST - PUGET SOUND
2. SOUTH - MOUNT RAINIER
3. EAST - CASCADE MOUNTAINS
4. NORTH - CITY



WEST VIEW



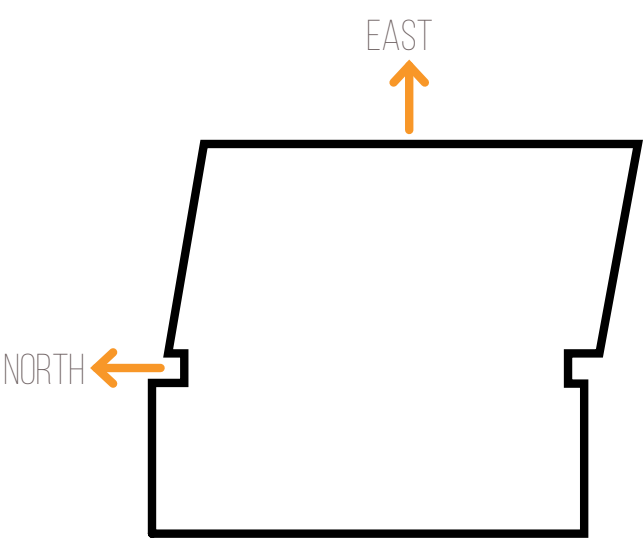
SOUTH VIEW



EAST VIEW



NORTH VIEW

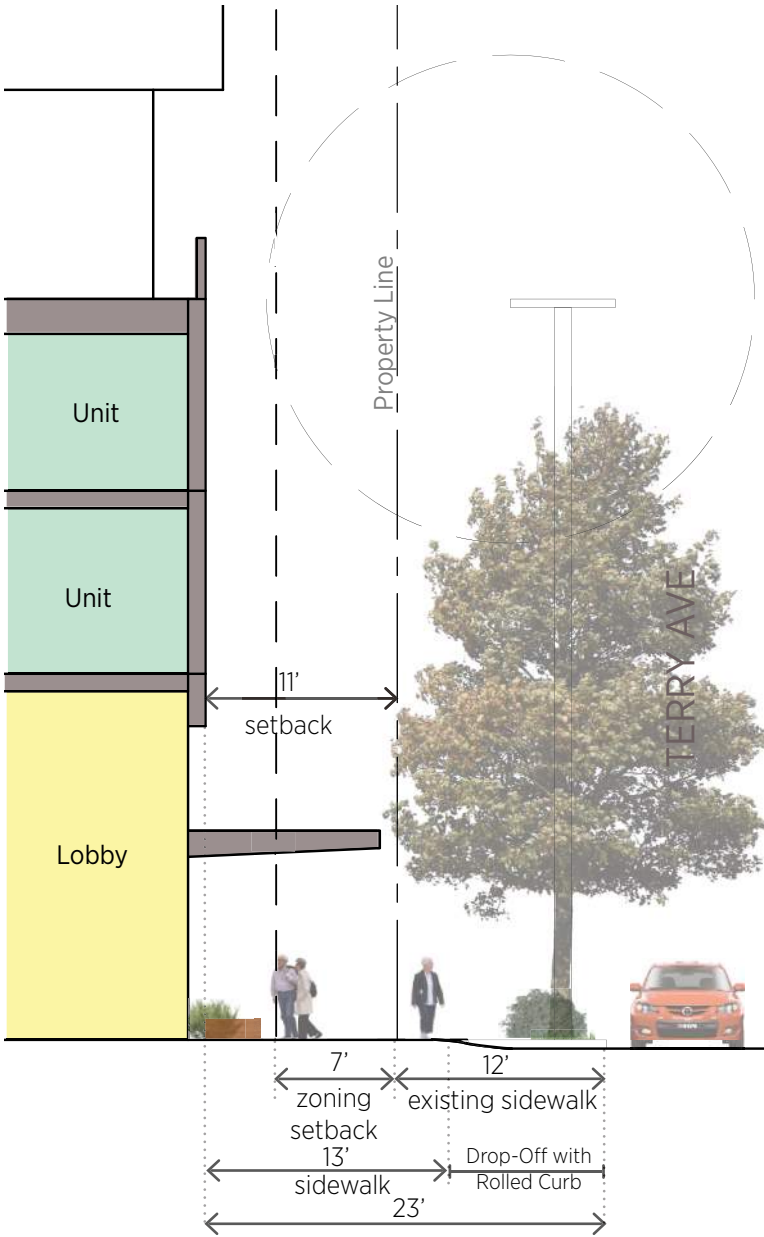


VIEWS PRIORITY

- 1. SOUTH - PUGET SOUND
- 2. WEST - MOUNT RAINIER
- 3. EAST - CASCADE MOUNTAINS
- 4. NORTH - CITY



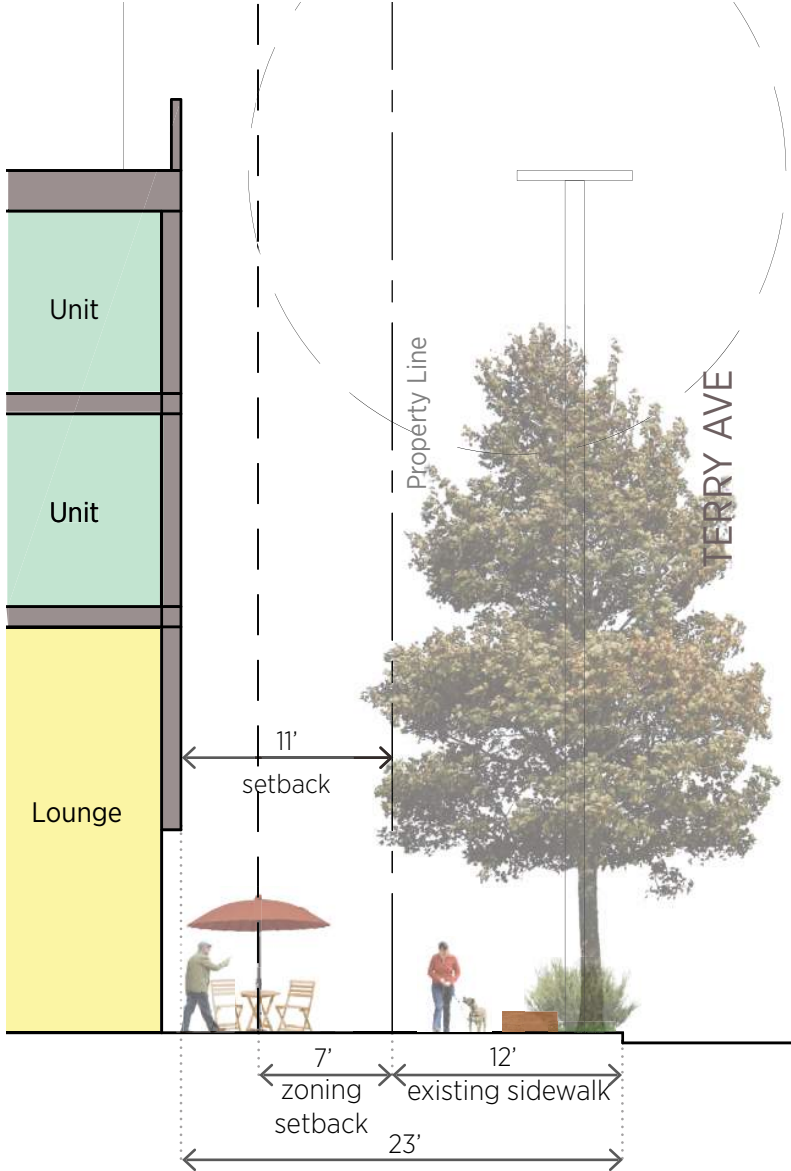
CONCEPT ON TERRY AT ROLLED CURB DROPOFF



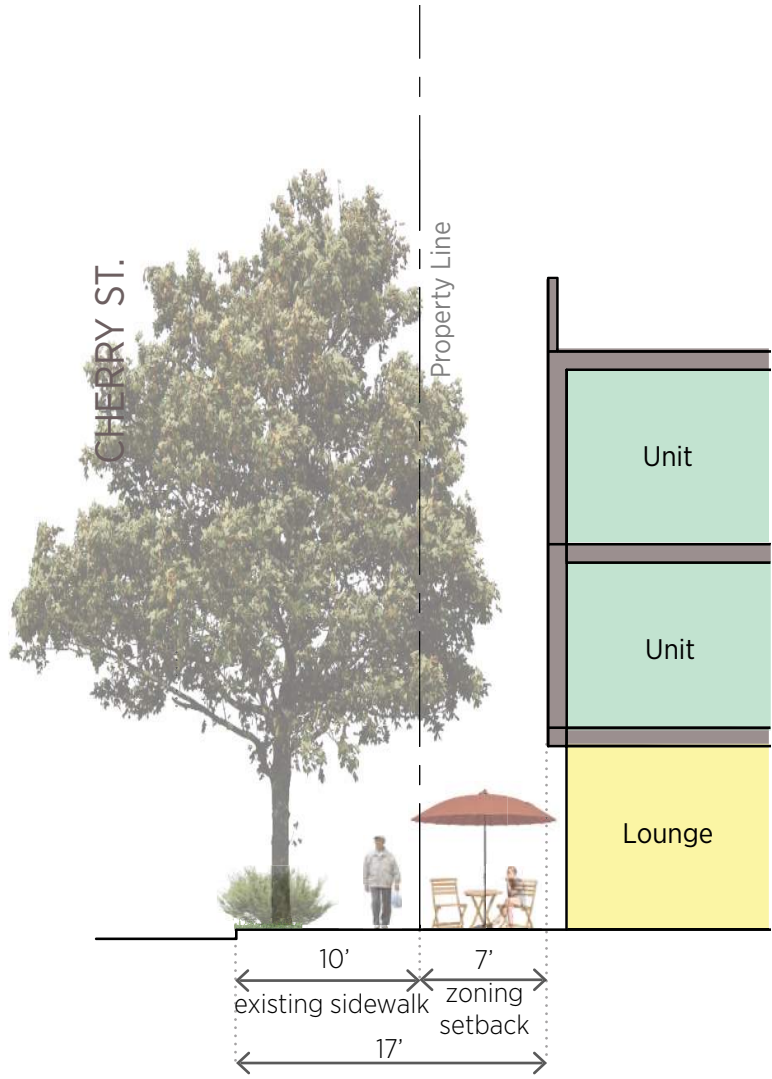
STREET SECTION AT ENTRY
(NEIGHBORHOOD GREENWAY)



CONCEPT ON TERRY NEAR FRYE ART MUSEUM



STREET SECTION AT TERRY
(NEIGHBORHOOD GREENWAY)

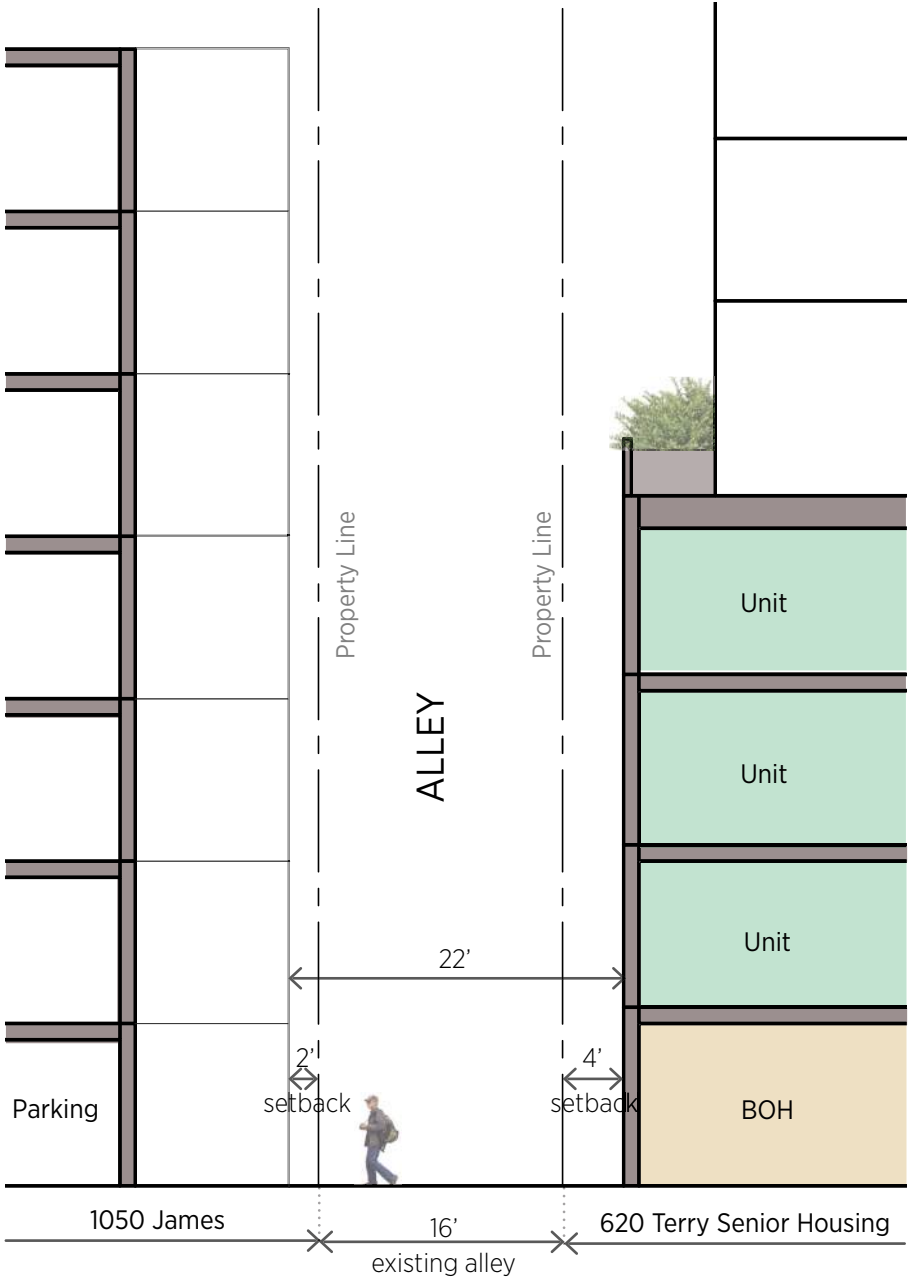


STREET SECTION AT CHERRY

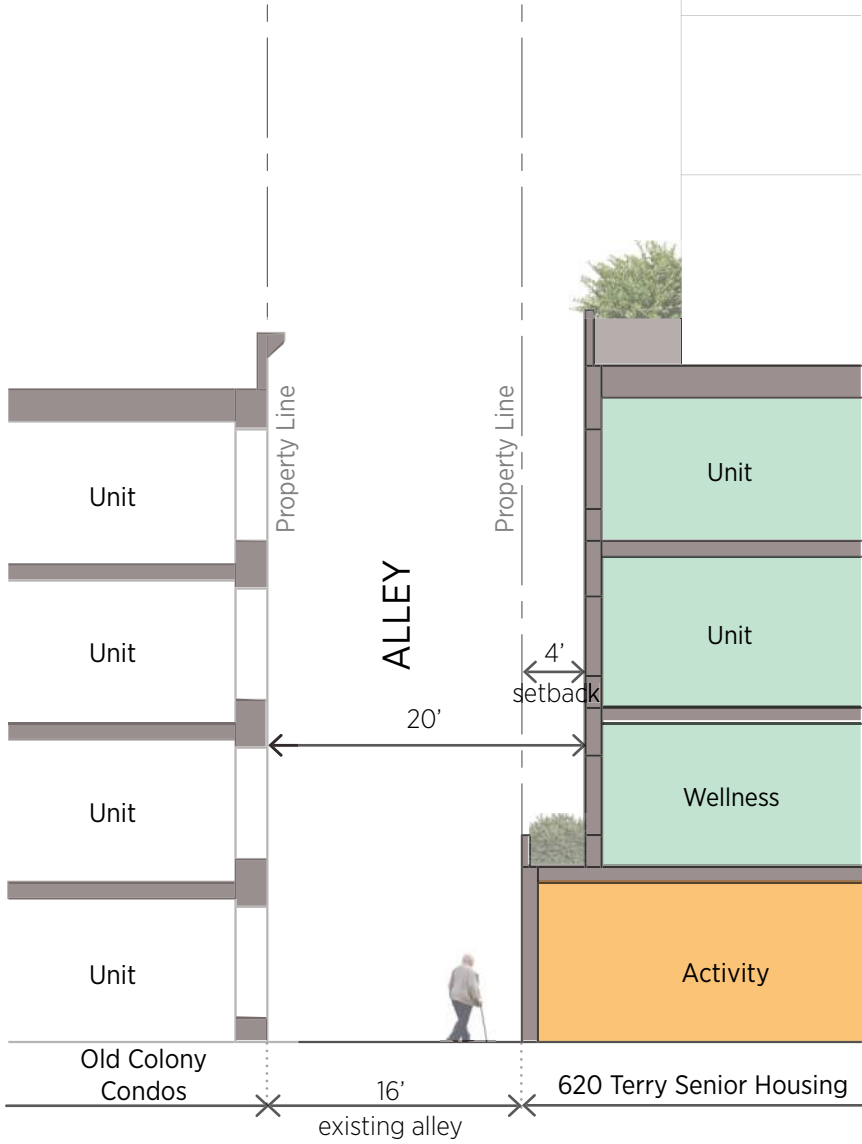


CONCEPT ON STREET CORNER AT CHERRY & TERRY

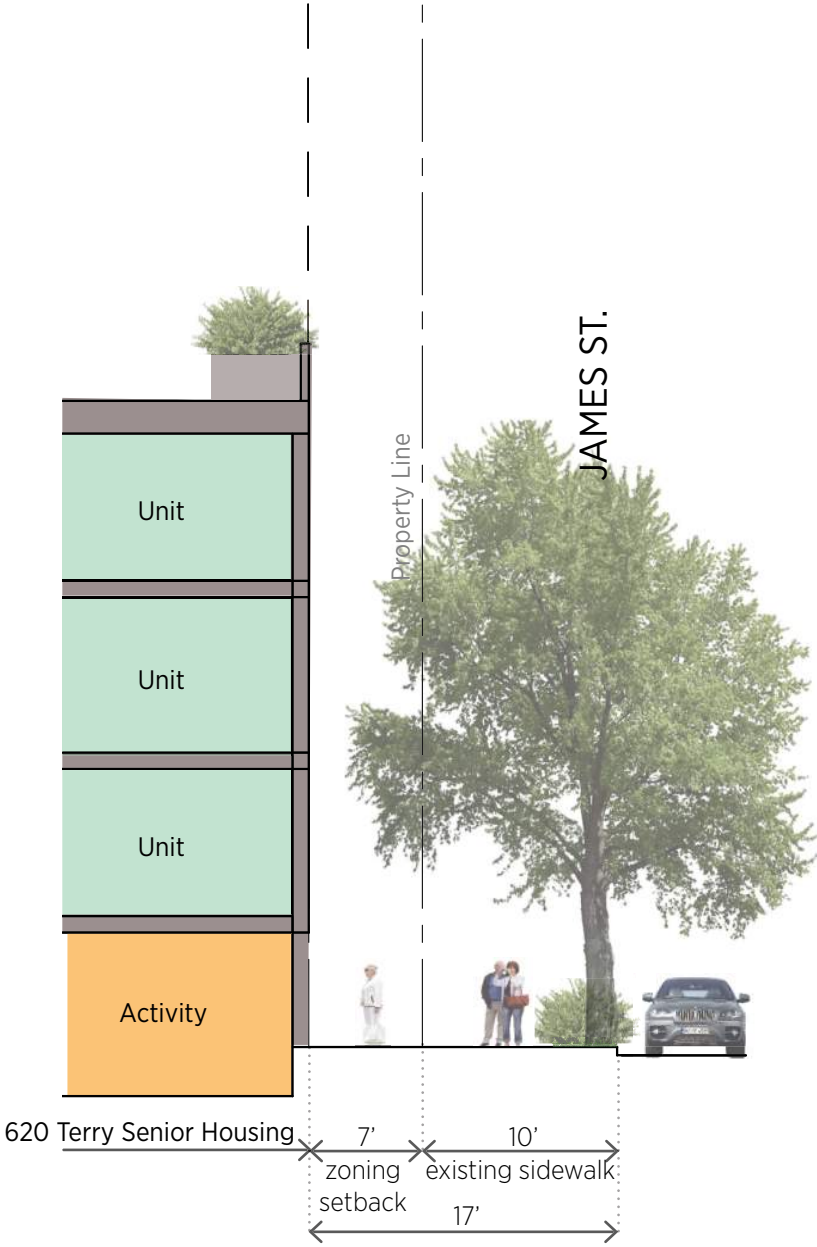
STREET SECTIONS



STREET SECTION AT ALLEY ACROSS 1050 JAMES



STREET SECTION AT ALLEY ACROSS OLD COLONY



STREET SECTION AT JAMES ST.



Quality Materials



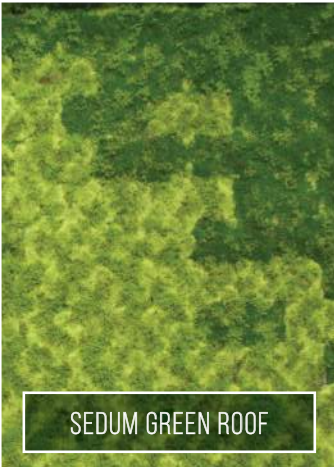
CONCEPT

FRAME THE ARTWORK

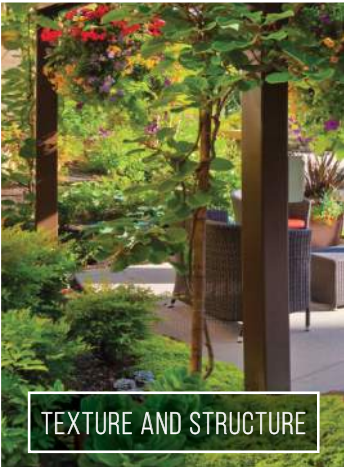
: define artwork :
EVERYDAY LIFE : YOU

The 620 Terry landscape establishes a foundation for living in First Hill's urban environment.

Terry Avenue's designation as Green Street and Neighborhood Greenway and the First Hill Public Realm Action Plan (see PRAP pgs 14 and 44-53 for design recommendations) provides inspiration for activating this pedestrian focused streetscape. Taking cues from the surrounding neighborhood, ongoing projects, and the First Hill Public Realm Action Plan, vibrant color, texture, and lush plantings create lively outdoor spaces to frame everyday interaction and life.



SEDUM GREEN ROOF



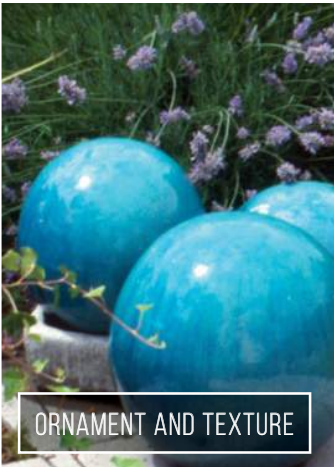
TEXTURE AND STRUCTURE



TEXTURE AND COLOR



TEXTURE AND COLOR



ORNAMENT AND TEXTURE



KATSURA TREES



SHADE PLANTING



THE NEIGHBORS



FRAME



EVERYDAY LIFE

STREET LEVEL

CONCEPT

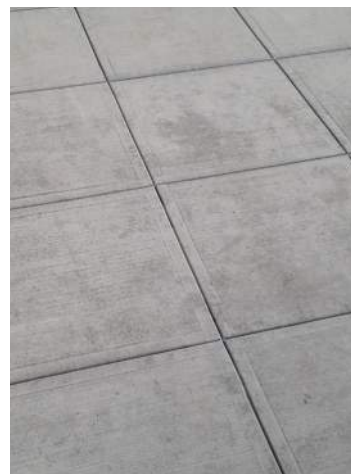
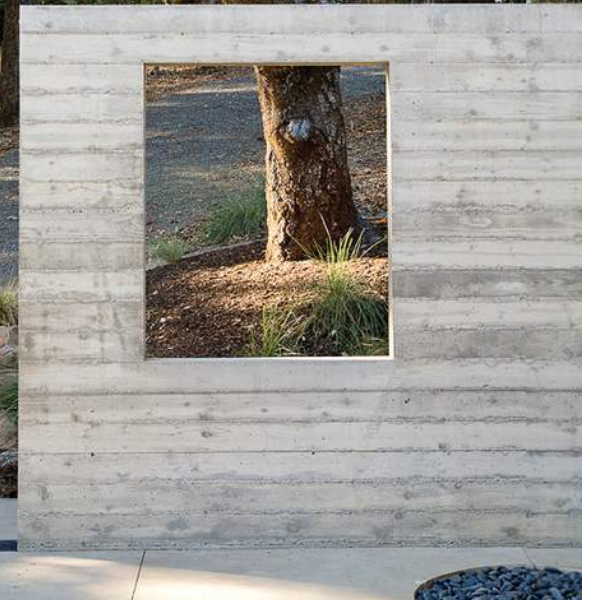
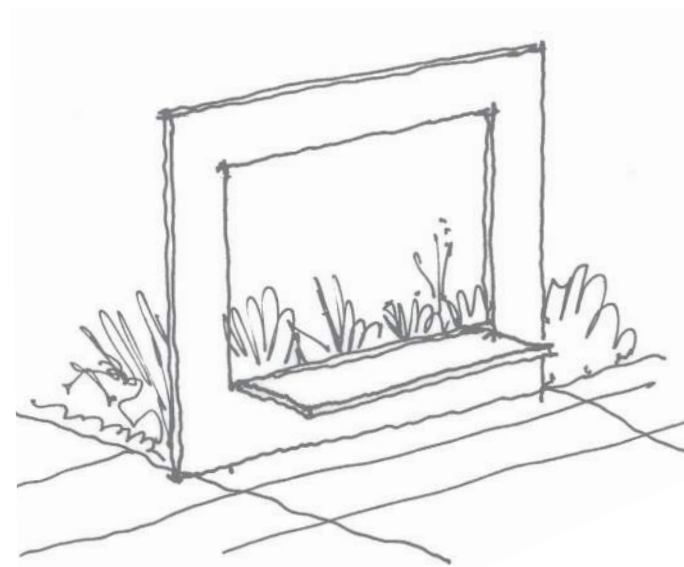
FRAME THE ARTWORK

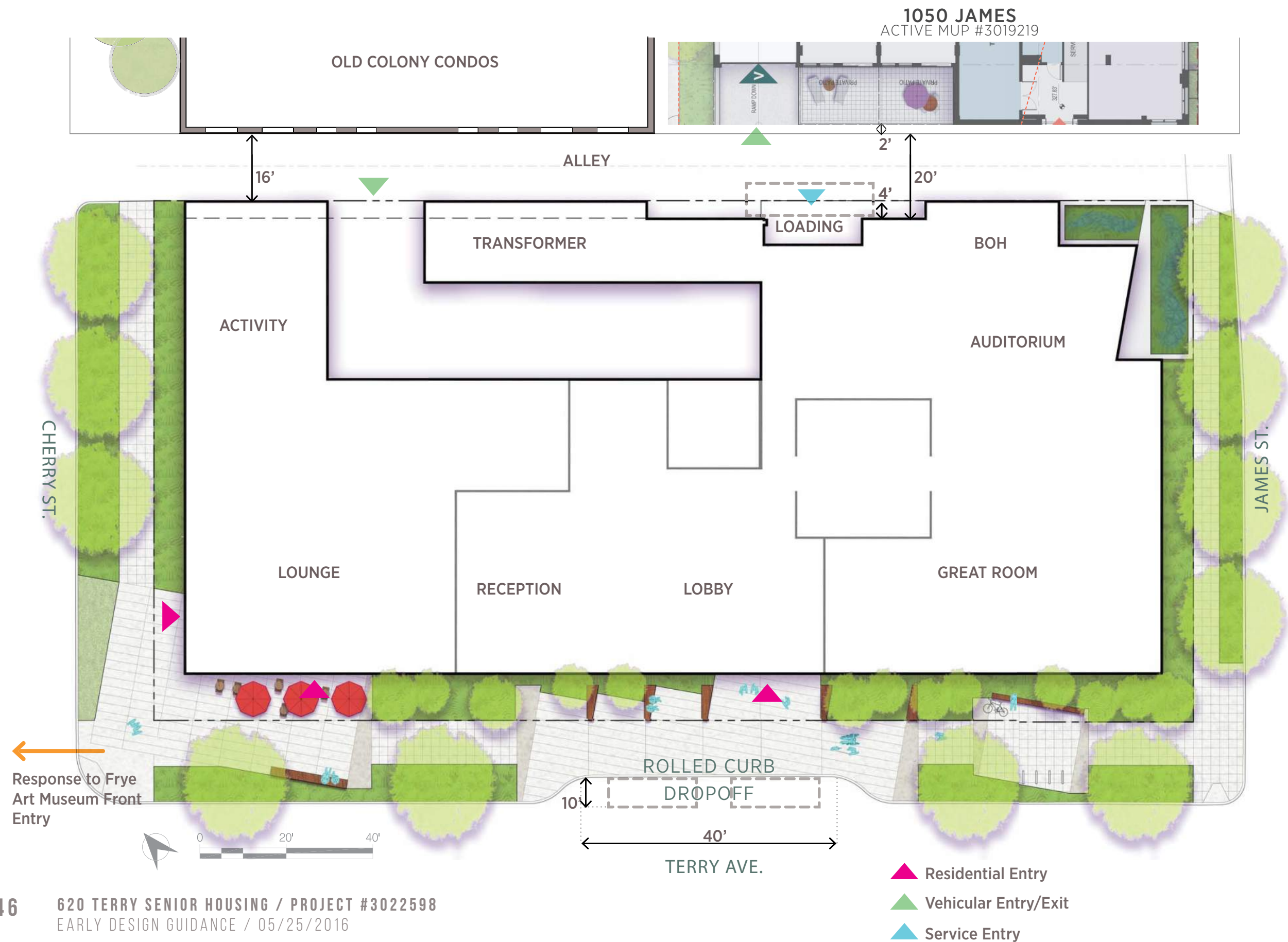
: define artwork :

EVERYDAY LIFE
THE STREET
: YOU

FRAMING TOOLS

VEGETATION
WALLS
PLANTERS
SEATING
ARCHES
PAVEMENT





PREFERRED OPTION SHOWN:
STREET LEVEL

CHARACTERISTICS

- cherry street**
- engage Frye corner with cafe foyer
 - mirror tree spacing and grass across Cherry Street
 - continue shade planting down Cherry Street

- terry avenue green street**
- design connects the proposed Green Street enhancements to the North and South
 - lush grove planting buffers pedestrians from street
 - pedestrian pockets with seating and specially scored concrete invite pausing
 - bike parking invites activity
 - rolled curb drop off zone with bollards or boulders
 - designed with reference to the First Hill Public Realm Action Plan pages 44-53

- james street**
- bioretention planter for visual and ecological interest



LEVEL 2

CHARACTERISTICS

FACING THE ALLEY

- planter with trailing vines

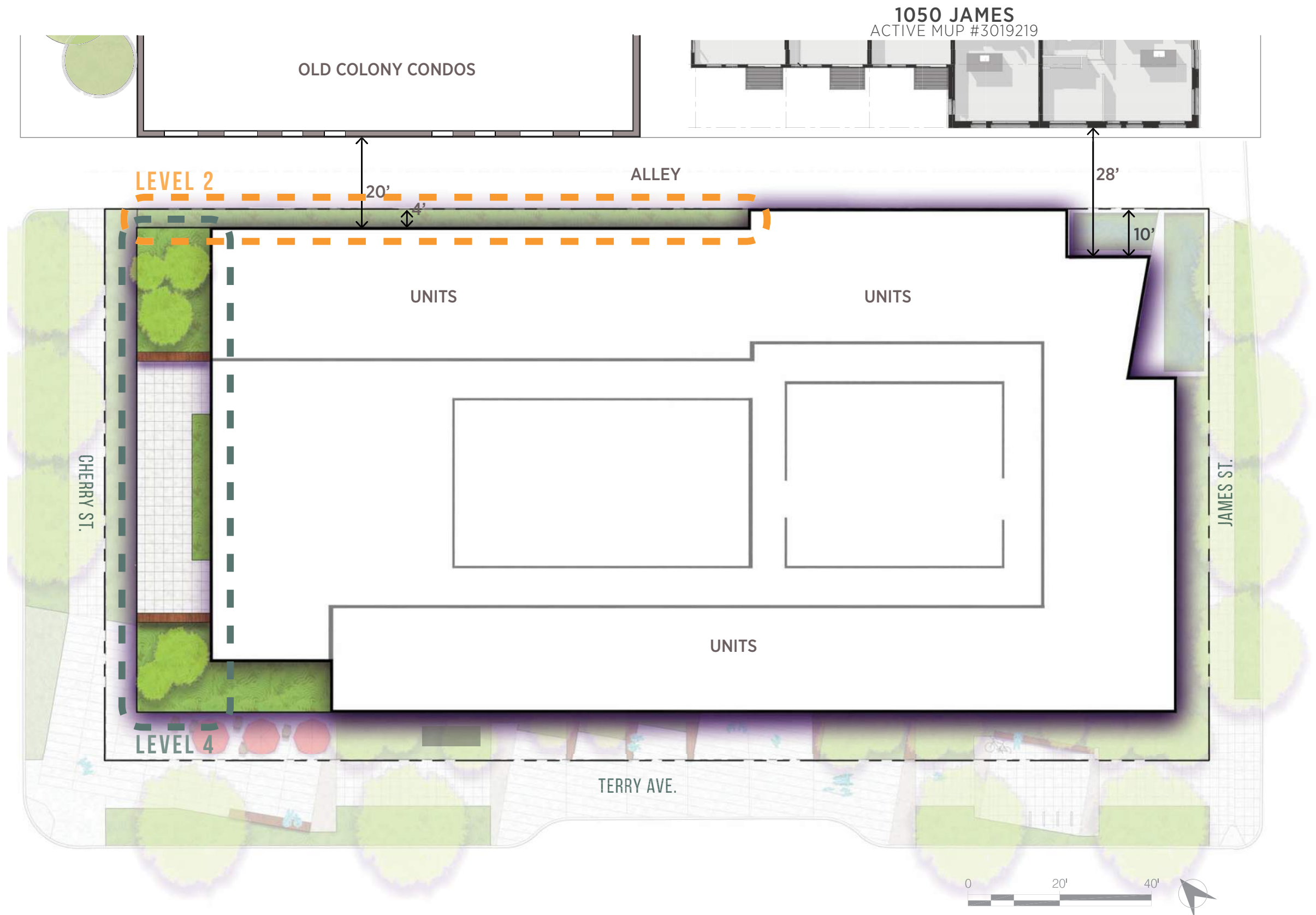


LEVEL 4

CHARACTERISTICS

FACING CHERRY STREET

- indoor/outdoor walking loop
- at-grade and raised planters
- benches
- visual connection to the past
- sensory, soft planting



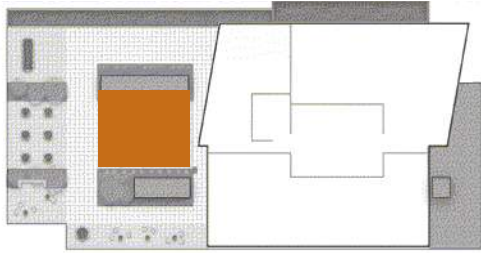
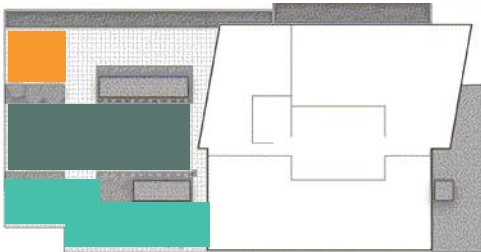


LEVEL 5

CHARACTERISTICS

DINING TERRACE

- raised planters and paving variation create flexible space
- skylight structures and string lights create an outdoor room defining and shaping space



LOUNGING AREA : PRIVATE DINING LOUNGE
MAIN DINING AREA : OUTDOOR ROOM



- bioretention planters provide interest and mitigate roof runoff
- vegetable beds facing James Street provide practical use and visual interest

ROOF

CONCEPT

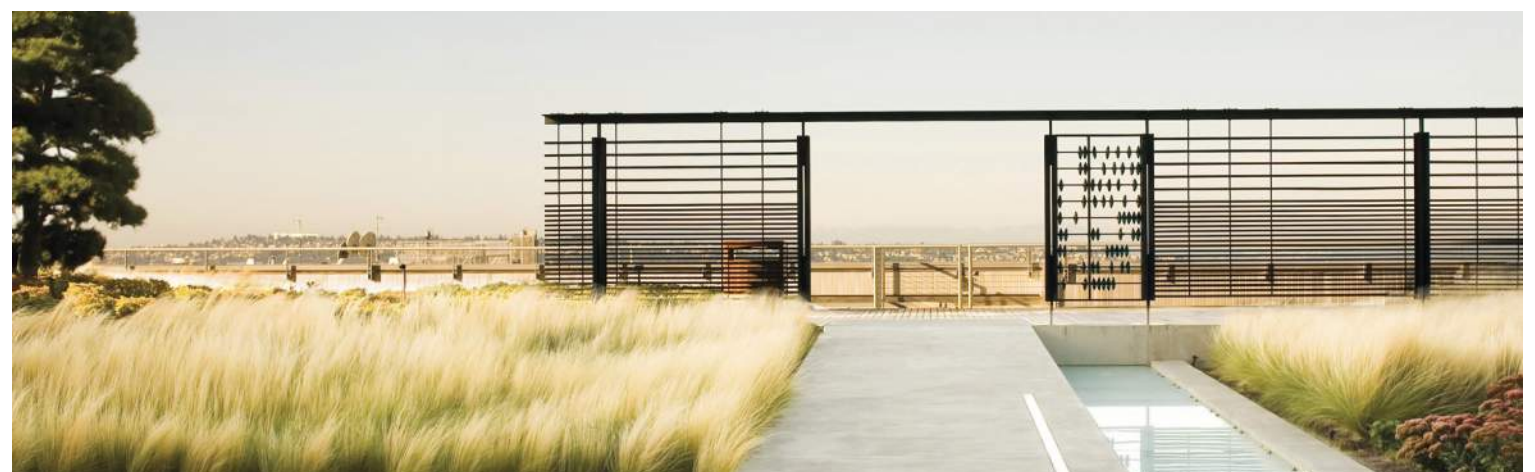
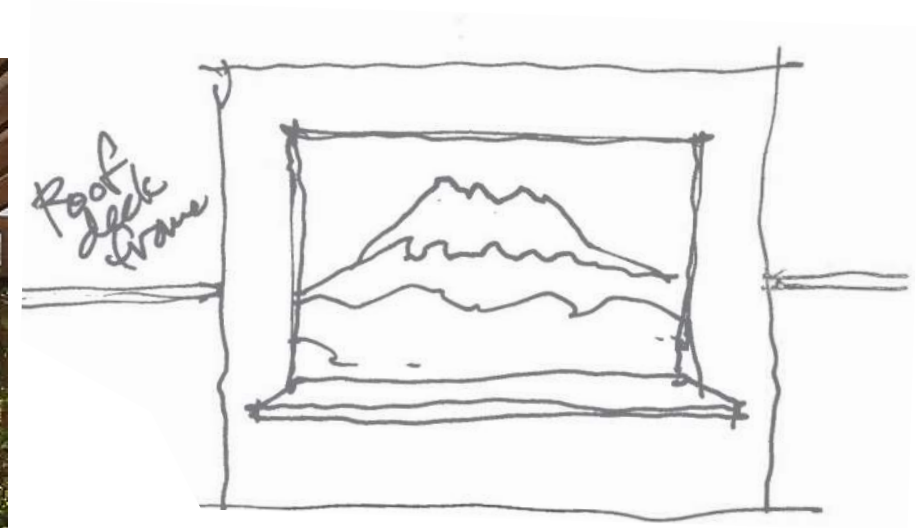
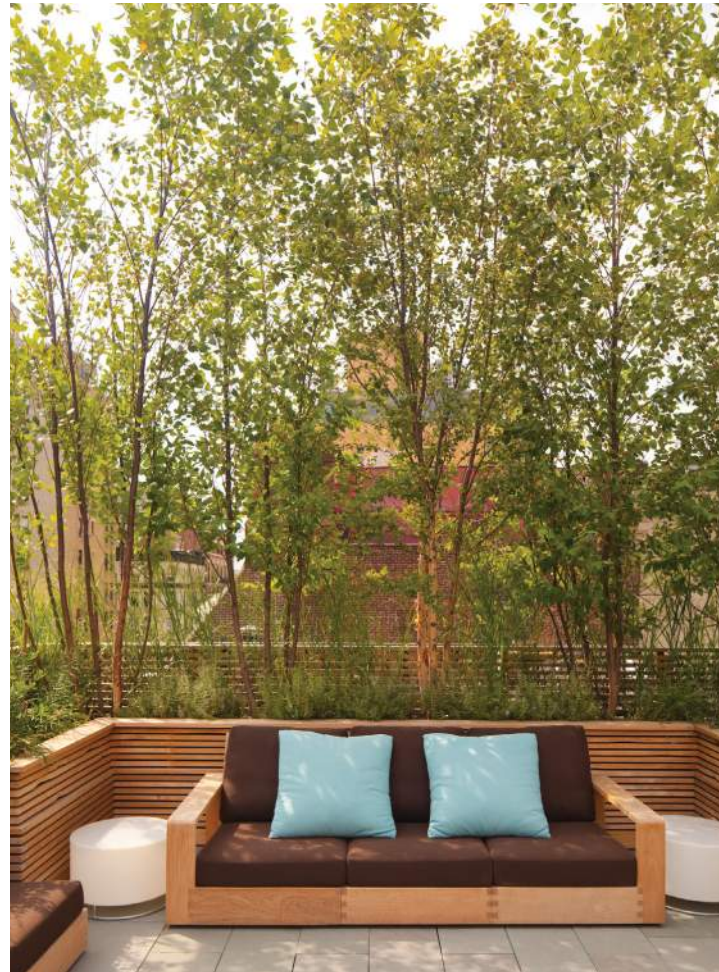
FRAME THE ARTWORK

: define artwork :

THE CITY
THE MOUNTAINS
THE SKY
: YOU

FRAMING TOOLS

VEGETATION
WALLS
PLANTERS
SEATING
TRELLIS
PAVERS
DECKING



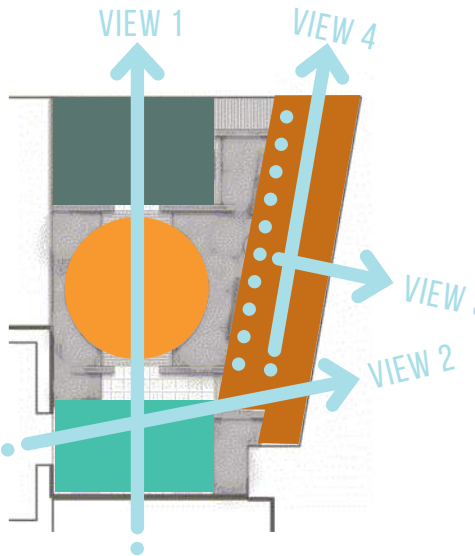


ROOF

CHARACTERISTICS

VIEWING GALLERY

- landscape rooms reveal and frame views
- spaces of various sizes allow flexibility for gathering



MUSEUM FORECOURT :
GALLERY 1 : GALLERY 2 : GALLERY 3



DEPARTURES

- No potential departure required for the preferred option.



THANK YOU!

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503.245.7100	206.576.1600
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