Seattle Design Commission

May 15, 2008

Block 101
301 Boren Ave. N.

City Place IV, LLC
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DPD Project #: 3008521
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Project: Amazon.com Phase IV
Seattle, Washington

Design Commission Meeting Block 101
May 15, 2008
Callison Project #207193.00

Existing Building
South Building
North Building
Retail
Lobby
Shuttle
Garage Entrance
Harrison St.
Boren Ave.
Terry Ave.
Thomas St.

Project Overview:
LANDSCAPE & LOBBY PLAN
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PUBLIC BENEFIT: Perimeter Street Enhancements

Issue:

- Encourage enhancing perimeter streets, particularly at Thomas and Harrison.
- Address pedestrian safety at garage entry on Harrison Street.
- Address pedestrian safety at alley entry at Thomas Avenue.
- Try and match added sidewalk width at Westlake-Terry building on Harrison and Thomas.

Design Response:

- Curb bulbs are proposed at all three intersections to add landscape area and as traffic calming measures.
- Bulbs are also proposed at both the garage entrance on Harrison and alley entrance on Thomas to provide pedestrian refuge and add landscaping.
- A bulb is proposed at the main building entry on Boren.
- Sidewalks are proposed to be widened to match those of Westlake-Terry.
Public Benefit

Sidewalk:
- 31 feet wide in lieu of standard 11 foot required width.
- Concrete unit pavers in lieu of standard SDOT concrete paving.
- Bollards and 2 inch high curb in lieu of standard 6 inch high curb.

Planting:
- 11 street trees in 1,166 square feet of planted area in lieu of 6 trees in standard tree well for a total planted area of 240 square feet.

Benches:
- 72 linear feet of fixed benches.

Lighting:
- 6 ornamental street lights in lieu of 2 cobra head fixtures

Undergrounding Utilities
Public Benefit

Sidewalk:
- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:
- Tree well planting areas 25% larger than required by SDOT.
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PUBLIC BENEFIT:
View of Harrison Street
Public Benefit

Sidewalk:
• Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:
• Tree well planting areas 25% larger than required by SDOT.
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PUBLIC BENEFIT:
View of Boren Avenue
Public Benefit

Sidewalk:
• Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:
• Tree well planting areas 36% larger than required by SDOT.
PUBLIC BENEFIT: Terry Avenue Building Preservation

Issue:

- Integrate Terry Avenue Building into overall development.
- Explore opportunities to occupy rooftop of Terry Avenue Building.
- Make “belvedere” element adjacent to the Terry Avenue Building more visible from Terry Avenue.

Design Response:

- The Terry Avenue Building has been developed as a flexible, accessible retail space on both levels. Both the West and upper East facade will be retained and preserved. New openings are proposed for the south facade to enhance the buildings functionality. Interior stair, elevator and mechanical system improvements are also part of the project.
- Upgrades to the roof of the building to allow for an occupied terrace have been studied, however they are not being pursued as they would require substantial alteration to the interior of the historic structure. Further, the roof does not align with any of the adjacent levels of new construction.
- The belvedere has been moved from the south of the stairs to the north, enhancing solar access and flexibility of use through a direct connection to the second level of the Terry Building.
Perspective section showing relationship to adjacent building
Perspective section showing proposed structural improvements
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PUBLIC BENEFIT:
Terry Avenue Building Preservation

Project Overview:
LANDSCAPE & LOBBY PLAN

Existing Building
Shuttle
Lobby
South Building
Boren Ave.
Terry Ave.
Harrison St.
Alley
Lobby
Retail
Retail
North Building
Thomas St.

key plan
PUBLIC BENEFIT: Through-Block Connection and Open Spaces

**Issue:**
- Clarify whether open spaces function as single open space or two separate entities.
- Find ways to enhance the design to make both open space feel more public and inviting.
- Ensure hill climb is open and inviting.
- Explore way-finding as a way to make accessible route more visible.
- Study open space relative to solar access and address how these function with sun availability.

**Design Response:**
- The open spaces have been designed to function as two separate spaces, each with their own character. However certain design elements such as the paving pattern link the spaces thematically.
- The boundary between the Boren Avenue open space and the sidewalk has been made more inviting by pulling the landscaping into the plaza and allowing the sidewalk to “flow” into the space.
- The Boren Avenue entry canopy has been eliminated, as it was determined that this created a barrier to the space and made it feel too private.
- A large specimen tree is proposed for the Terry Avenue plaza. This tree will anchor the space and create a well-scaled outdoor room.
- A full solar analysis of the site has been done (see appendix) and planting has been selected that will thrive in the various daylight conditions of the individual spaces.
- Graphic and color elements are proposed to make the accessible elevators visible from Terry Avenue.
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Public Benefit:
SECTION OF BLOCK-CONNECTIONS - North
Boren Ave.
Terry Ave.
Terry Ave. Bldg.
Link
North Bldg.

Project Overview:
LANDSCAPE & LOBBY PLAN
Existing Building
Shuttle
Lobby
South Building
Boren Ave.
Terry Ave.
Harrison St.
Alley
Lobby
Retail
North Building
Thomas St.

key plan

PUBLIC BENEFIT:
Sections at Through Block Connection
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Seattle, Washington
Project Overview:
LANDSCAPE & LOBBY PLAN

Existing Building
Shuttle
Lobby
South Building
Boren Ave.
Terry Ave.
Harrison St.
Alley
Lobby
Rain Garden
Retail
Retail
North Building
Thomas St.

Public Benefit:
SECTION OF BLOCK - CONNECTIONS - South Boren Ave.
Terry Ave.
Rain Garden
South Bldg.
Link

key plan
PUBLIC BENEFIT: Terry Avenue Plaza Plan
Project: Amazon.com Phase IV
Seattle, Washington

PUBLIC BENEFIT:
Terry Avenue Plaza
Project: Amazon.com Phase IV
Seattle, Washington

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PUBLIC BENEFIT:
Boren Avenue Courtyard View
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Project Overview:
LANDSCAPE & LOBBY PLAN

Existing Building
Shuttle
Lobby
South Building
Boren Ave.
Terry Ave.
Harrison St.
Alley
Lobby
Retail
Retail
North Building
Thomas St.

PUBLIC BENEFIT:
Boren Avenue
Courtyard View
**Plants**

**TREES**

- **Magnolia kobus**
  - Kobuse Magnolia
  - "Momokan" Birch

- **Populus tremuloides**
  - Quaking Aspen

- **Zelkova serrata**
  - Black Tamarack

**SHRUBS I PERENNIALS I GRASSES**

- **Hakonechloa macra**
  - Forest Grass

- **Magnolia kobus**
  - Kobuse Magnolia

- **Populus tremuloides**
  - Quaking Aspen

**GROUNDCOVERS**

- **Arctostaphylos uva-ursi**
  - Raisinberry

- **Thymus pseudolangshuricus**
  - Woolly Thyme

- **Hebe x mantelli 'interalpimum'**
  - Surrounding Gazer

**Public Benefit:**

- **PLANTS**
  - Hakonechloa macra
  - Magnolia kobus
  - Populus tremuloides
  - Hakonechloa macra

**Additional Information:**

- Project: Amazon.com Phase IV
- Design Commission Meeting Block 101
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**Vulcan CALLISON**