



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

April 5, 2012

Convened 1:00pm
Adjourned 5:00pm

Projects Reviewed

Alaskan Way Viaduct – North End and Portals
Alaskan Way Viaduct – South End and Portals
Amazon at Lenora and Westlake

Commissioners Present

Julie Bassuk, Chair
Tom Nelson
Julie Parrett
Mary Fialko
Shannon Loew
Osama Quotah
Don Vehige
Debbie Wick-Harris

Commissioners Excused

Laurel Kunkler
Norie Sato

Staff Present

Valerie Kinast
Tom Iurino



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April 5, 2012

Project: **Amazon at Lenora and Westlake**

Phase: Briefing

Last Reviewed: N/A

Presenters: John Savo, NBBJ
Dale Alberda, NBBJ

Attendees: Gabriel Grant, Downtown Design Review Board
Jennifer Grant, HCMP
John Schoettler, Amazon.com
Lindy Gaylord, Seneca Group
Kristi Park, Site Workshop
Lisa Rutzick, DPD
Mark Brands, Site Workshop
Matt Powell, NBBJ
Peter Dobrovolny, Office of Sustainability and Environment
Tammy Frederick, SDOT
Ting Chen, UW student
Todd Leber, Seneca Group
Beverly Barnett, SDOT
Brian Hawksford, Office of Tom Rasmussen
Erik Gunderson, NBBJ

Time: 3:45pm-5:00pm

Summary of Project Presentation

The design team presented its design concepts for Amazon's proposed three towers in preparation for a future request of three alley vacations. The three block development in Denny Triangle will consist of 3.3 million sq. ft. of office space, retail and a 2,000 seat meeting facility; the towers will be near Amazon's recently opened South Lake Union campus. The towers are planned to be built as a Planned Community Development, which permitted more time to build in phases; Amazon hoped to build each tower in succession every two to four years to meet its expected needs for expansion.

The team explored several variations on the design, including one which did not require an alley vacation. The preferred alternative was a hybrid scheme; this design required alley vacations, which allowed more flexibility in the building design and a better urban condition for both Amazon and the city. The team presented some of the strengths of its preferred alternative: better spacing between towers for views and light, including one tower facing Westlake to respond to the shift in the city grid; better orientation of the towers for solar exposure; and the creation of varied public spaces each with a different size, shape, orientation, character, and program.

The team planned to return to the commission in June and July for review of the urban design merit and the public benefit package, and to city council by the end of the year to consider its request for an alley vacation.

SUMMARY (by all)

The Design Commission thanked the design team for its briefing on Amazon's proposal to build three towers, and the alley vacations that would make possible their preferred design. The commission recommended the team:

- **Include the commission's reviews in the project schedule. Return for reviews at the stages of the alley vacation process – both urban design merit and public benefit package – with the proper amount of information and detail so the commission can conduct its reviews efficiently and effectively.**
- **Make it clear how the design benefits the public and the neighborhood, not just Amazon. Show how the design will stimulate activity on the street and in the neighborhood, not just on the plazas. Look beyond the lot lines; do not create a situation where the plazas are great but the streets are dead.**
- **Show how the proposed open spaces fit into the context of the other open spaces in the neighborhood.**
- **Integrate an artist into the design team to help design the public spaces.**
- **Provide a historical perspective of alley use to help justify and evaluate the proposal.**