



Amazon

Early Design Guidance

Block 34



Project: Amazon Block 34
Seattle, Washington

Block 34 Early Design Guidance
March 5th, 2008
Callison Project #: 207193.00

DEVELOPMENT GOALS

BLOCK 34

- Provide a Class A work environment
- Maximize FAR
- Locate all parking and service below grade (as feasible within unique topographic constraints)
- Provide unique retail vitality and transparency
- Contribute to the overall character of the neighborhood
- Respect and revitalize existing Terry Avenue Building
- Foster connections between tenant employees and surrounding neighborhood
- Connect to present transportation networks, including the South lake Union Streetcar, Bus routes and pedestrian-oriented streets.
- Build a sustainable project, striving for LEED Gold rating

DESIGN PRINCIPLES FOR THE PUBLIC REALM



Based on information gathered from Stages 1 and 2, the following design principles were drafted:

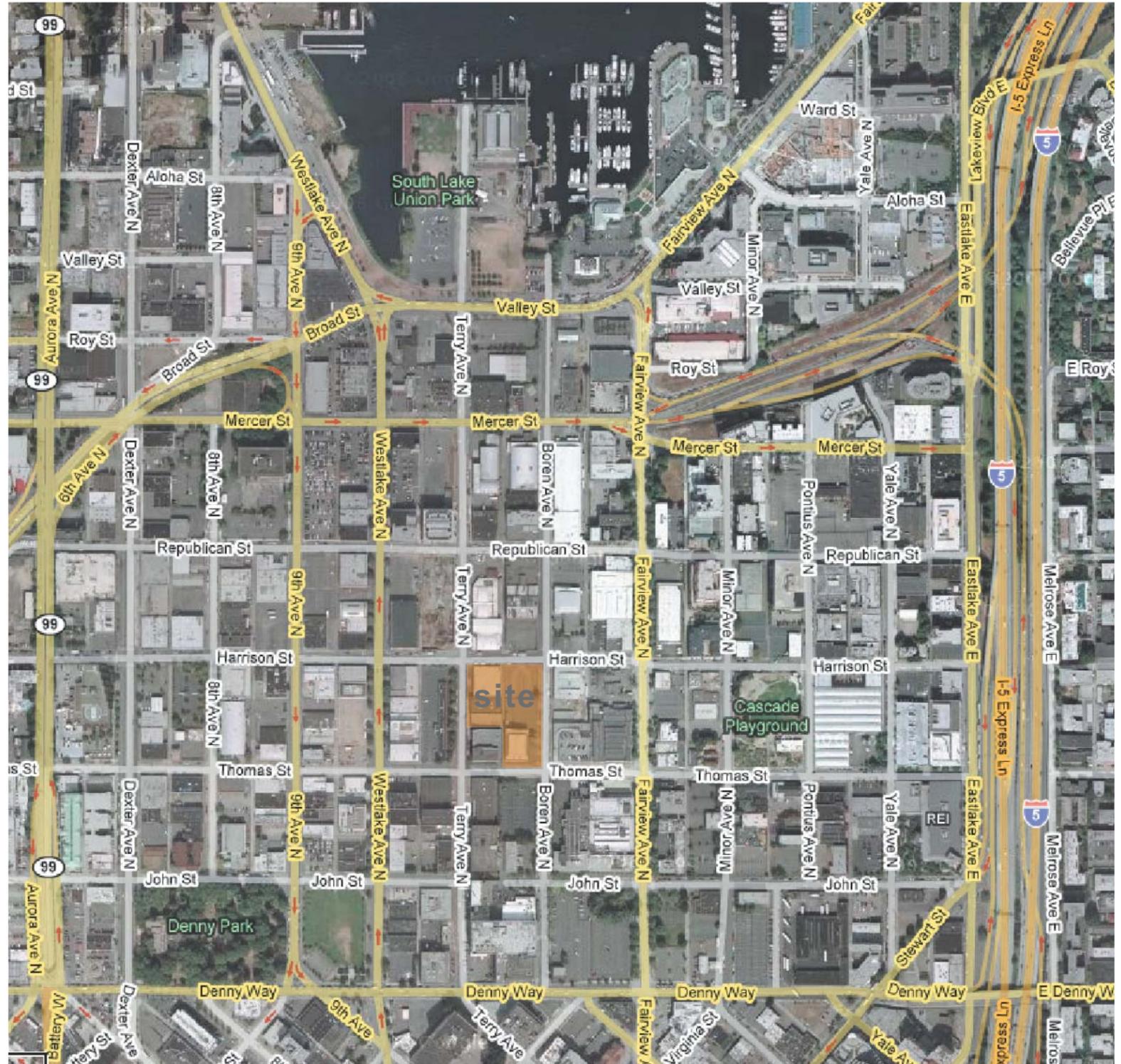
DESIGN PRINCIPLES FOR THE PUBLIC REALM

- > Create a sociable community that supports interaction
- > Make available a variety of spaces
- > Keep the pedestrian experience interesting with color and quirky designs
- > Vary texture at street level
- > Offer a mixture of lively spaces and quiet spaces
- > Allow buildings to evolve, adapt, and add layers of character over time
- > Encourage people to use the building by designing adjustable architecture



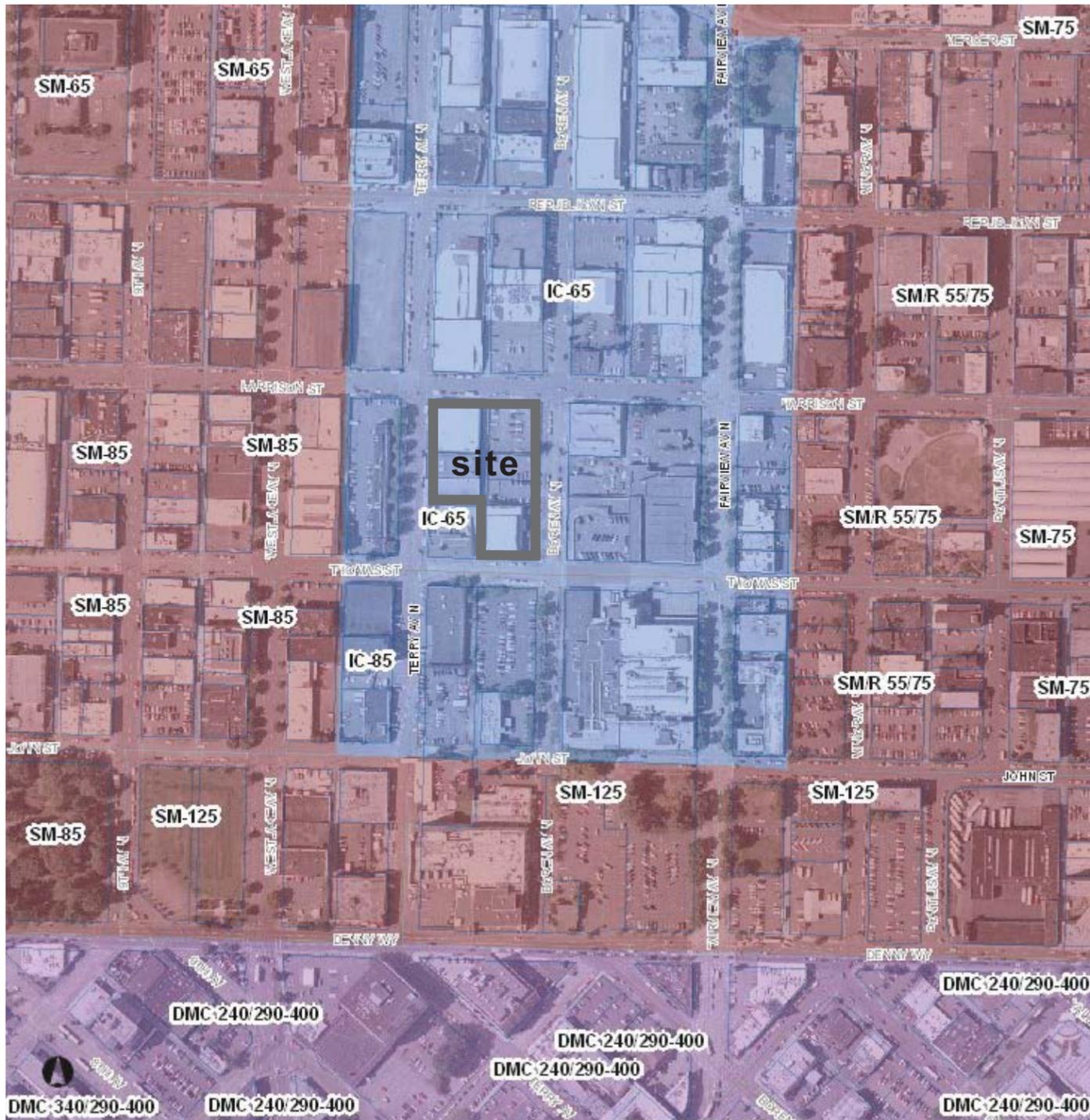


VICINITY MAP



NEIGHBORHOOD MAP





IC-65 SOUTH LAKE UNION URBAN CENTER

ADJACENT ZONES:

- SM-55/75
- SM-75
- SM-85
- SM-125
- IC-85
- SM-65
- DCM 240/290-400



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ZONING MAP

SEATTLE MUNICIPAL CODE - TEXT AMENDMENT

ORDINANCE #122611: AMENDING CHAPTERS 23.48, 23.49, 23.50, 23.76, 23.84A, 23.90
LAND USE AND ZONING

Additional floor area is permitted for projects that satisfy the following zoning conditions:

1. MAXIMUM FAR

The maximum chargeable floor area permitted is seven (7) FAR

2. ALTERATION OF LANDMARK

No additional FAR shall be granted to a Landmark structure, unless otherwise approved

3. LEED REQUIREMENT

Strive to achieve LEED Gold rating or better and earn at least LEED Silver or equivalent standard

4. UPPER LEVEL SETBACK

Provide an upper level setback above 45' along Thomas St and Harrison St
consistent with Section 23.48.012

5. FACADES

Facades of all structures to satisfy the requirements of Section 23.48.014

6. TRANSPARENCY

Each structure satisfies the transparency and blank facade requirements of Section 23.48.018

7. SOLID WASTE & RECYCLING

Each structure satisfies the solid waste and recyclable materials storage space requirements of Section 23.48.031

8. PARKING & ACCESS

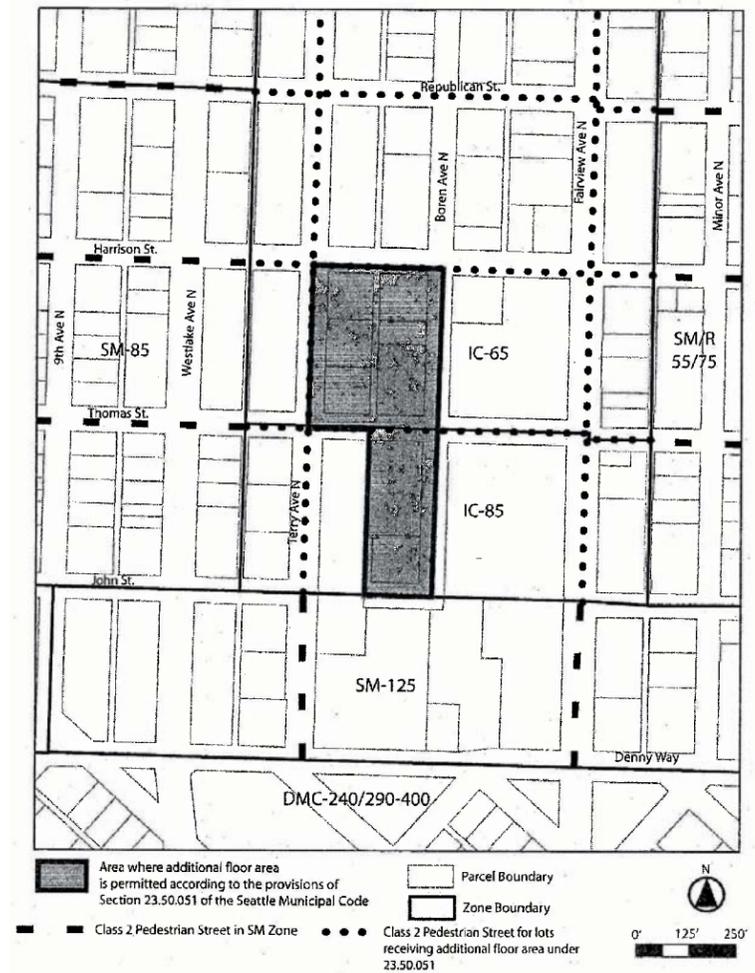
Each structure satisfies the parking and loading access requirements of Section 23.48.034

Parking is subject to the following:

1. Parking is not permitted in stories that are completely above street level unless separated from street by other use
2. Parking is permitted in stories that are partially below street level without being separated from the street by other use if:
 - A. street front portion of parking is screened from view at the street level
 - B. street facade is enhance by architectural detailing, artwork, landscaping or similar visual interest features

9. SCREENING & LANDSCAPING

Each structure staisfies the NC3 zone screening and landscaping requirements of Section 23.47A.016



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TEXT AMENDMENT



SITE AERIAL PHOTO



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SITE AERIAL PHOTO

NEIGHBORHOOD DESIGN GUIDELINES

*SLU specific supplemental guidelines

A SITE PLANNING

- A-1 Respond to “heart locations” of Terry Ave N and Harrison St
 - Encourage outlooks and overlooks from public open space
- A-2 Provide pedestrian-friendly streetscape amenities
- A-4 Encourage human activity on the street
 - Design facades to encourage business activity spill out onto sidewalks

B HEIGHT, BULK & SCALE

- B-1 Sensitive transition to nearby, less-intensive zones
 - Use architectural features to reduce building scale

C ARCHITECTURAL ELEMENTS & MATERIALS

- C-1 Compliment neighboring buildings and preserve landmark structures
- C-2 Well proportioned form and design the “fifth elevation” - the roofscape

D PEDESTRIAN ENVIRONMENT

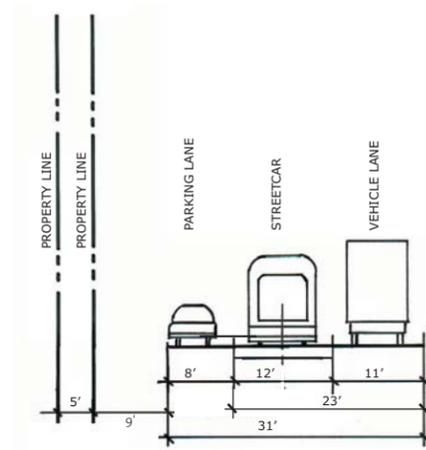
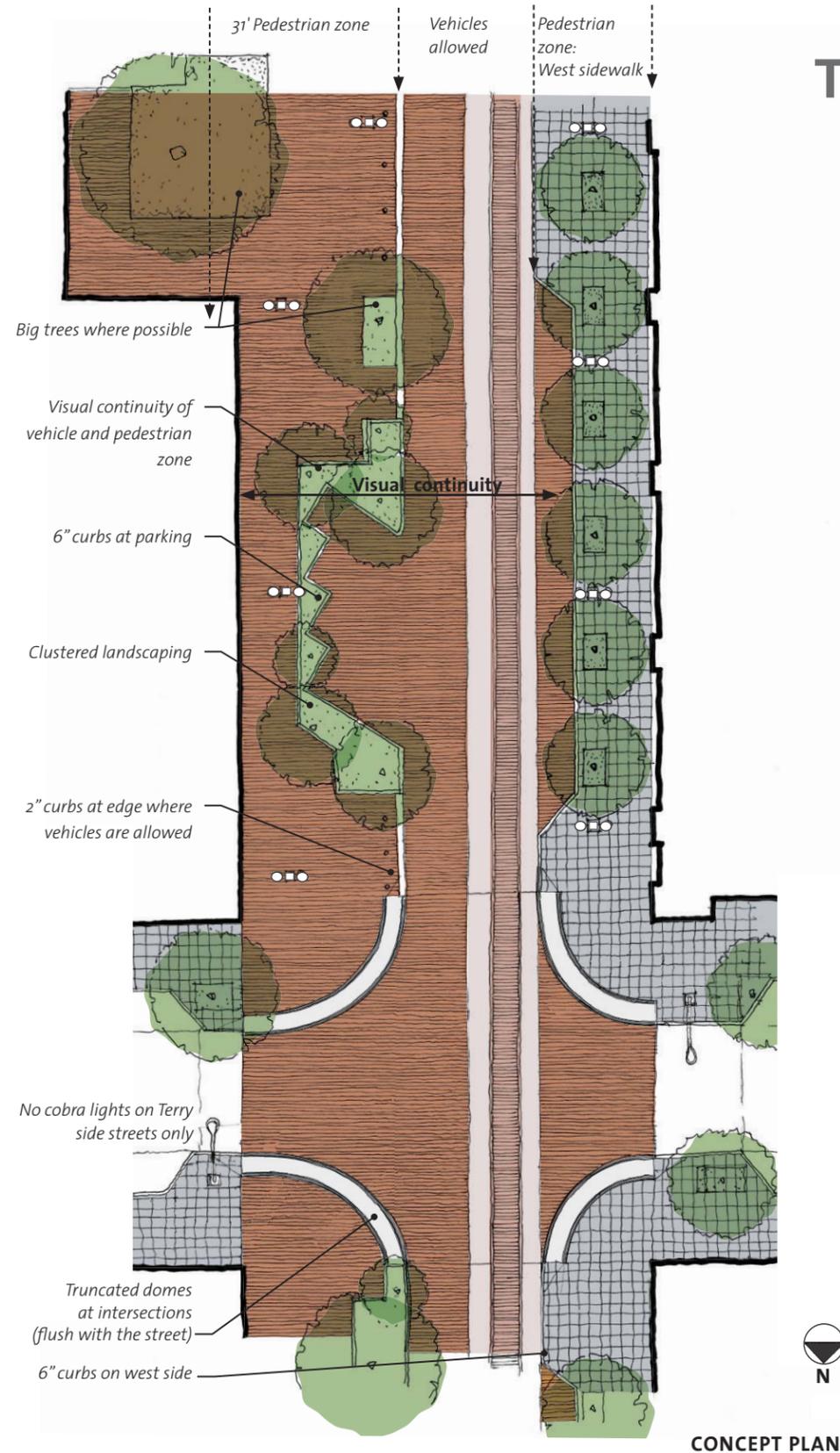
- D-1 Clearly defined entrances and pedestrian-oriented street lighting
- D-4 Minimize visibility of parking above grade
- D-7 Enhance public safety with clear site lines

E LANDSCAPE

- E-1 Retain existing mature trees and install indigenous plants
- E-2 Integrate artwork into publicly accessible areas
- E-3 Enhance view corridors to downtown Seattle

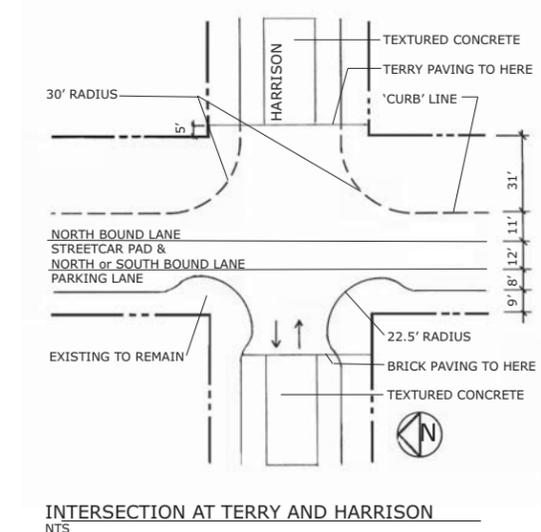
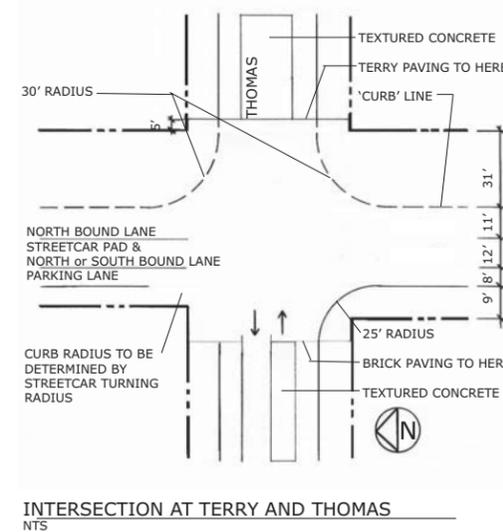


TERRY AVENUE NORTH | Street Design Guidelines

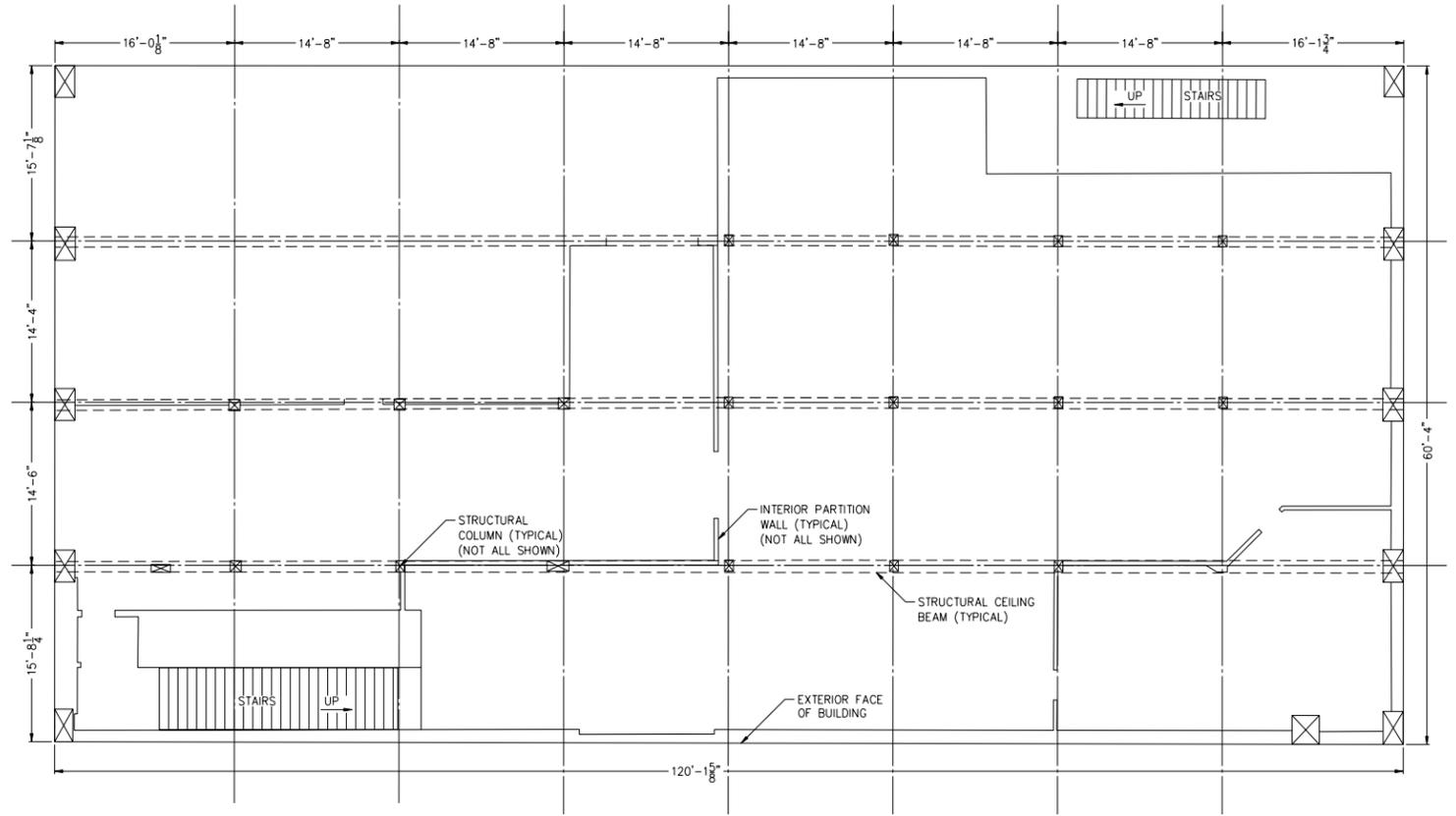


VEHICLE RIGHT-OF-WAY and STREETCAR LOCATION
LOOKING NORTH

RIGHT-OF-WAY Wider than typical streets



INTERSECTIONS Visual cues for a safe pedestrian condition



TERRY AVENUE BUILDING FLOOR PLAN



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TERRY AVENUE BUILDING OVERVIEW



VIEW 1 HARRISON ST LOOKING EAST/NORTH/WEST



VIEW 2 BOREN AVE LOOKING NORTH/EAST/SOUTH



VIEW 3 TERRY AVE LOOKING SOUTH/WEST/NORTH



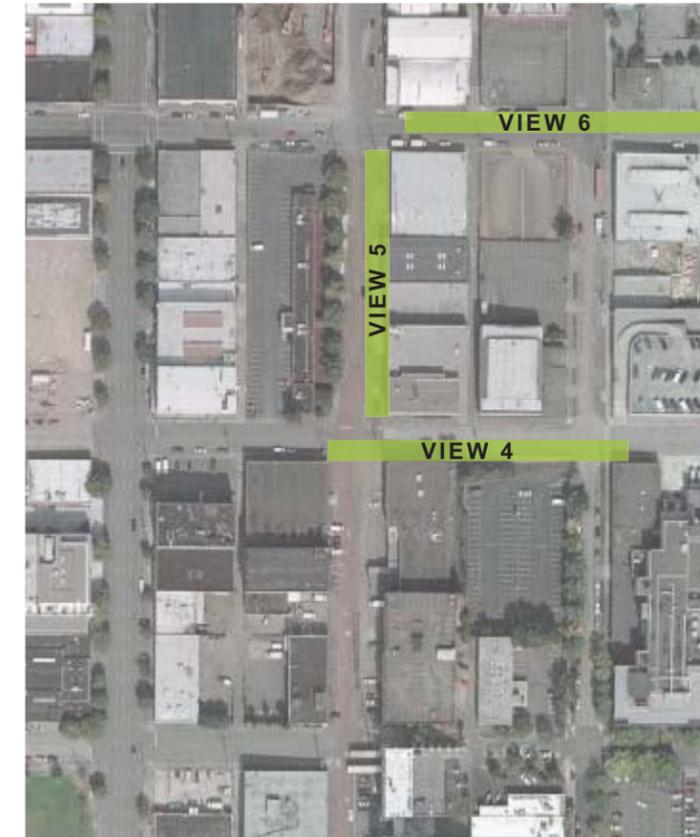
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SITE PHOTOS



VIEW 4 THOMAS ST LOOKING EAST/WEST



VIEW 5 TERRY AVE LOOKING NORTH/SOUTH



VIEW 6 HARRISON STREET LOOKING NORTH



ALLEY VIEW LOOKING NORTH



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SITE PHOTOS

ALLOWABLE HEIGHT SUMMARY

Base Height allowed: 160'
(per 23.50.026-D-2 of text amendment)

Upper level setback required at Thomas and Harrison Streets: 15' setback (above 45')

ZONING SUMMARY

Site Area (with proposed alley vacation): 73,904 sf
FAR (per section 23.50.051 of text amendment): 7

Available FAR for development 517,328 sf

Exemptions from FAR Calculations (per 23.50.028):
All floor areas below grade, including parking
Retail, Mechanical & Rooftop Structures

LEGAL DESCRIPTION

PARCEL A:
LOTS 1 AND 2, BLOCK 101, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS AT PAGE 202, IN KING COUNTY, WASHINGTON.

PARCEL B:
LOT 3, BLOCK 101, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS AT PAGE 202, IN KING COUNTY, WASHINGTON.

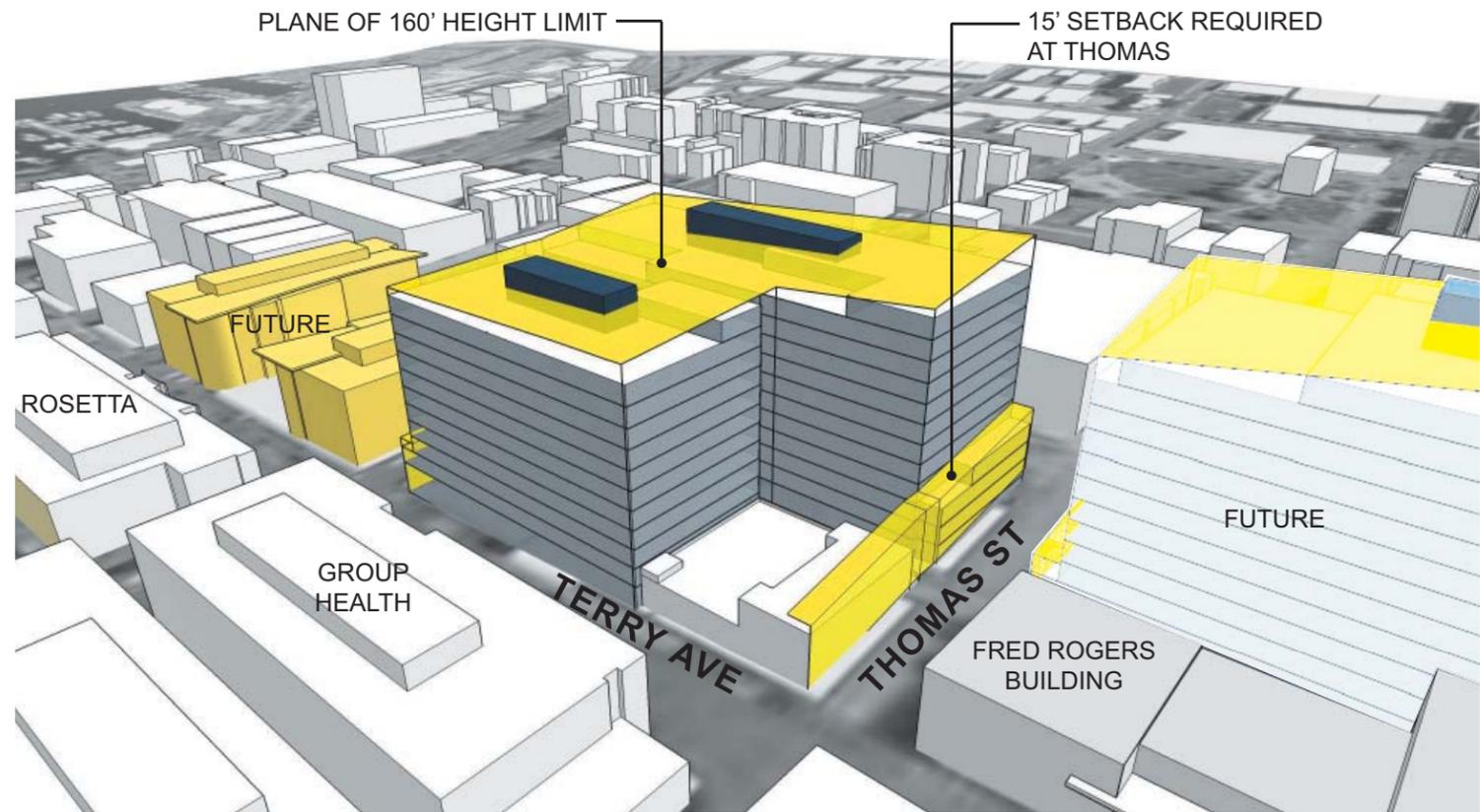
PARCEL C:
LOTS 4, 5 AND 6, BLOCK 101, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS AT PAGE 202, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOTS 9 AND 10, BLOCK 101, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 202, IN KING COUNTY, WASHINGTON.

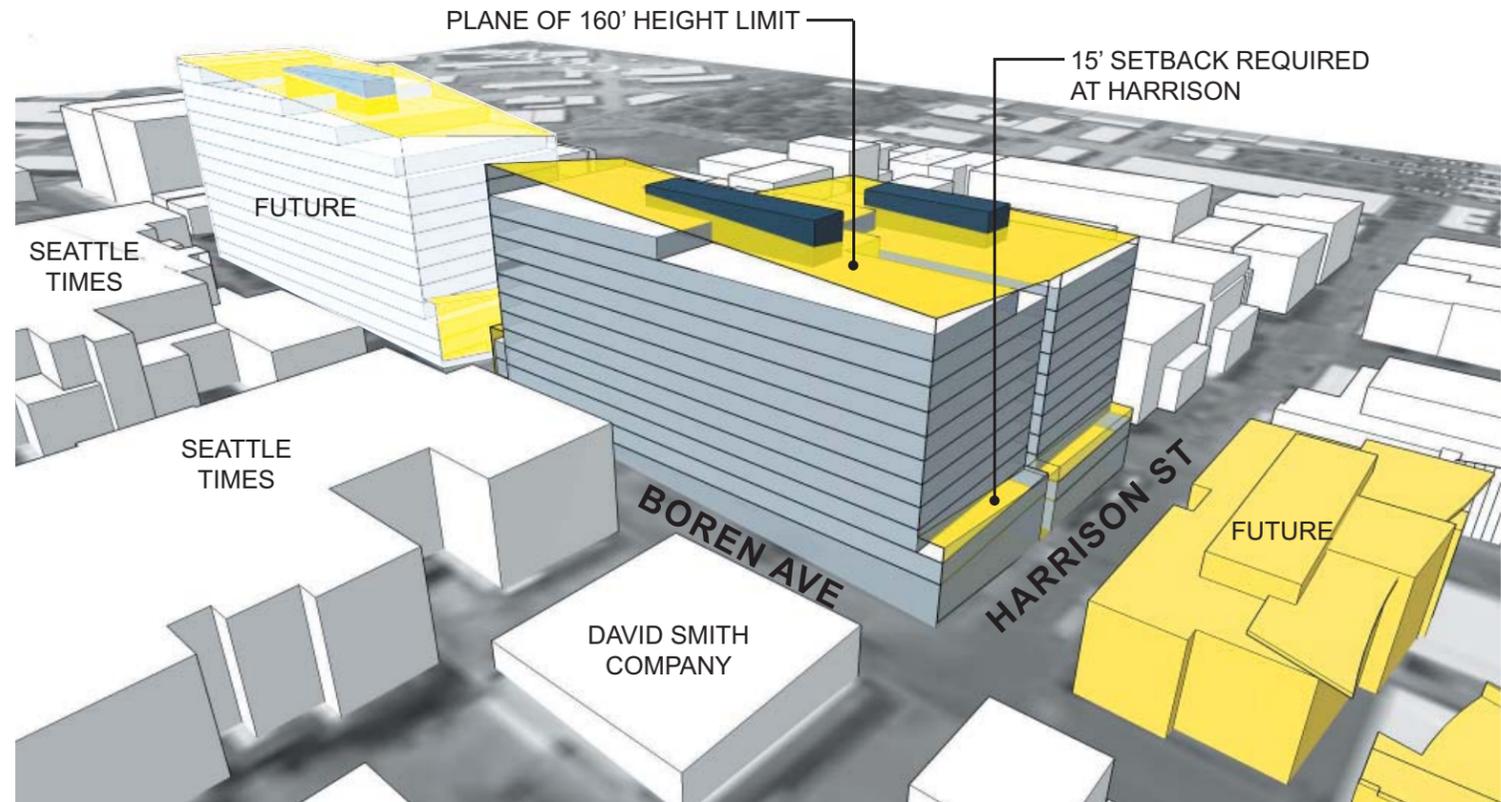
EXCEPT THE WEST 5 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 162246 FOR STREET PURPOSES.

PARCEL E:
LOTS 11 AND 12, BLOCK 101, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS AT PAGE 202, IN KING COUNTY, WASHINGTON.

EXCEPT THE WEST 5 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 162246 FOR STREET PURPOSES.



ZONING DIAGRAM: LOOKING NORTHEAST



ZONING DIAGRAM: LOOKING SOUTHWEST



BLOCK 34 PROGRAM

SHARED USE

Levels P5-P1: 190,000 SF Parking*
700 Stalls

Mezzanine: 52,311 SF Parking*
65 Stalls

NORTH BUILDING

Level P1: 5,000 SF Retail*
Level 1: 2,300 SF Retail*
3,300 SF Office Lobby
21,000 SF Office
Level 2-10: 24,725 SF Office
Level 11: 19,100 SF Office

Building Total: 265,925 SF Office & Accessory use
2,300 SF Retail*

SOUTH BUILDING

Level 1: 3,300 SF Office Lobby
9,900 SF Office
Level 2: 18,900 SF Office
Level 3-4: 21,500 SF Office
Level 5-10: 23,275 SF Office
Level 11: 20,600 SF Office
Level 12: 16,000 SF Office

Building Total: 251,350 SF Office & Accessory use

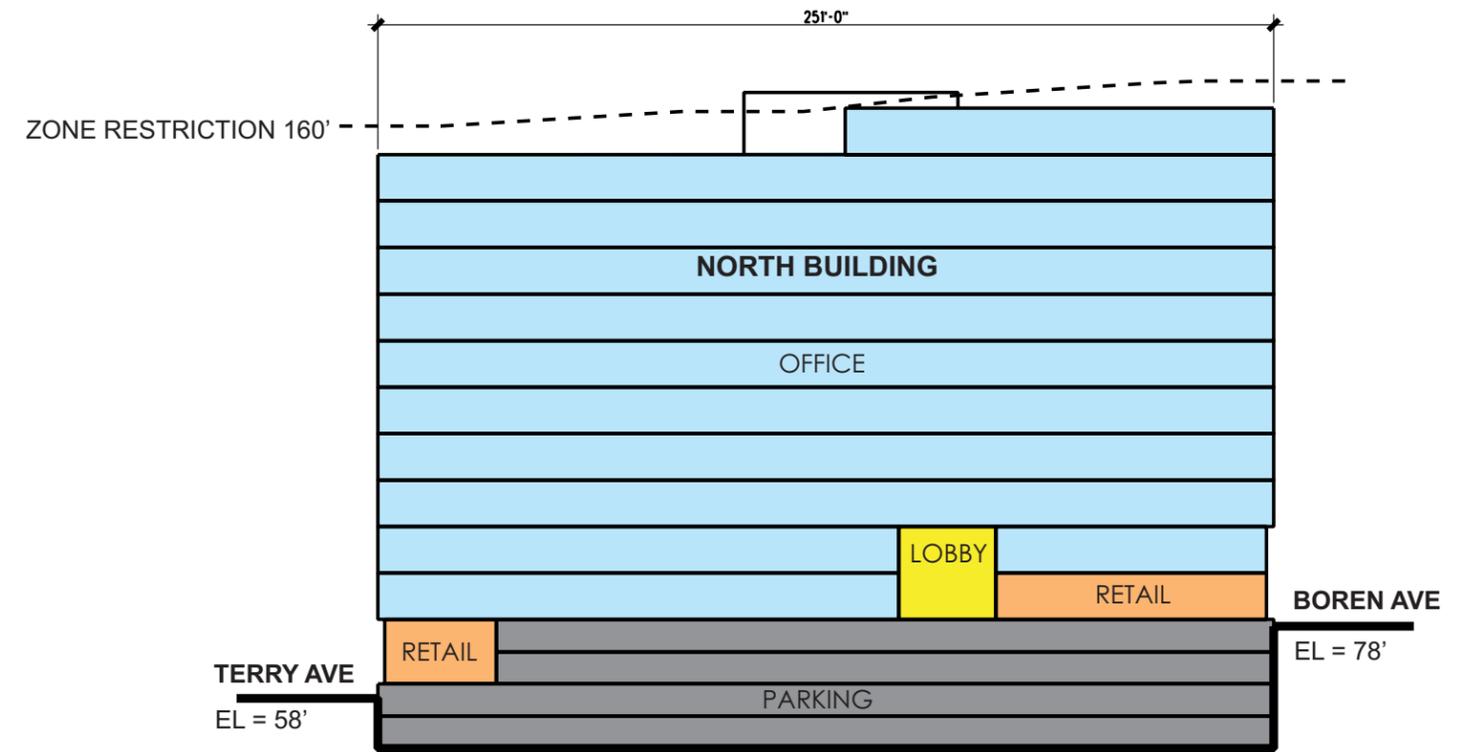
TERRY AVE BUILDING

Level 1: 7,200 SF Retail*
Level 2: 5,000 SF Retail*

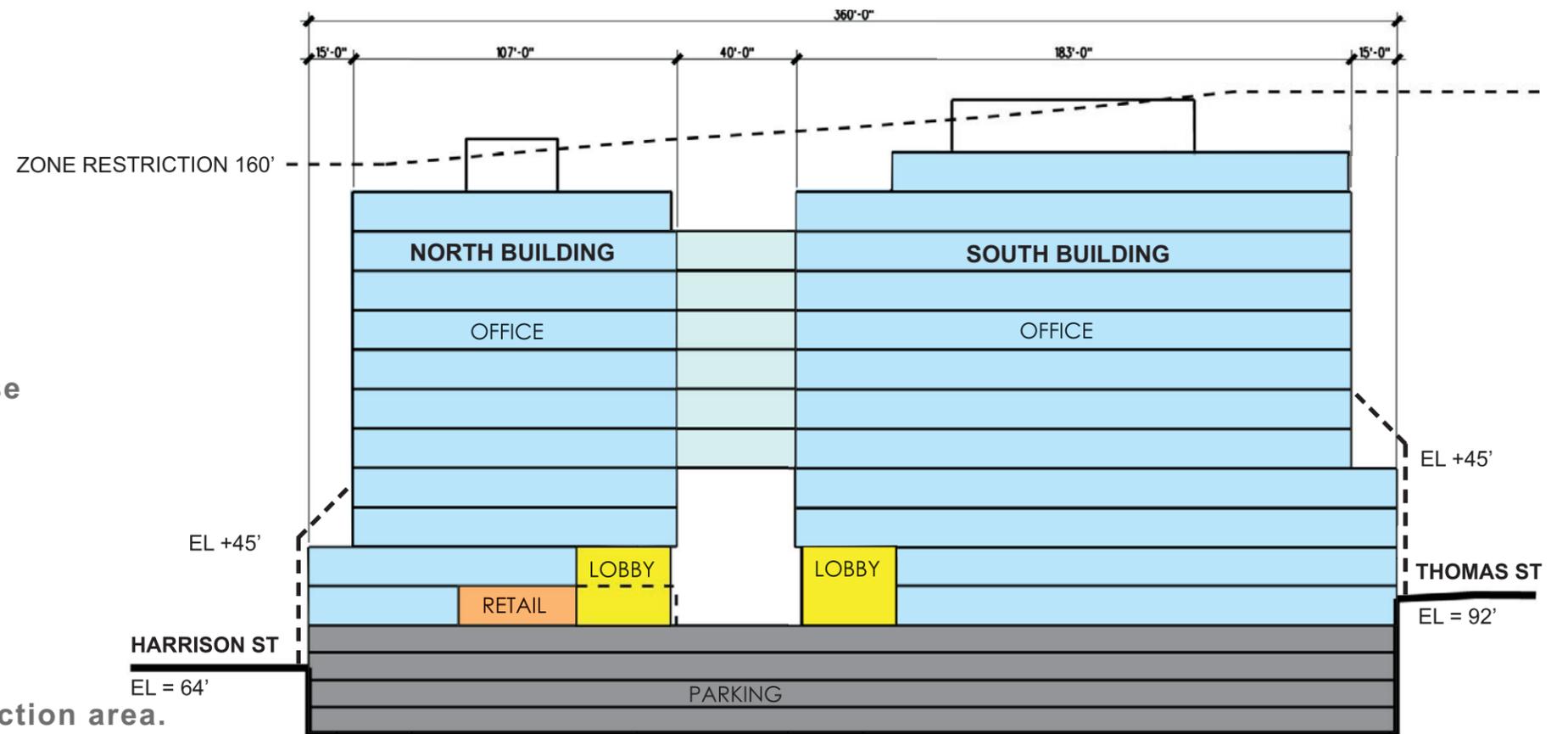
Total Chargeable Area: 517,275 SF
(Available FAR: 517,328 SF)

Area measurement is of FAR area, not gross construction area.

* Denotes areas exempt from FAR measurement.



BUILDING PROGRAM EAST-WEST SECTION LOOKING NORTH



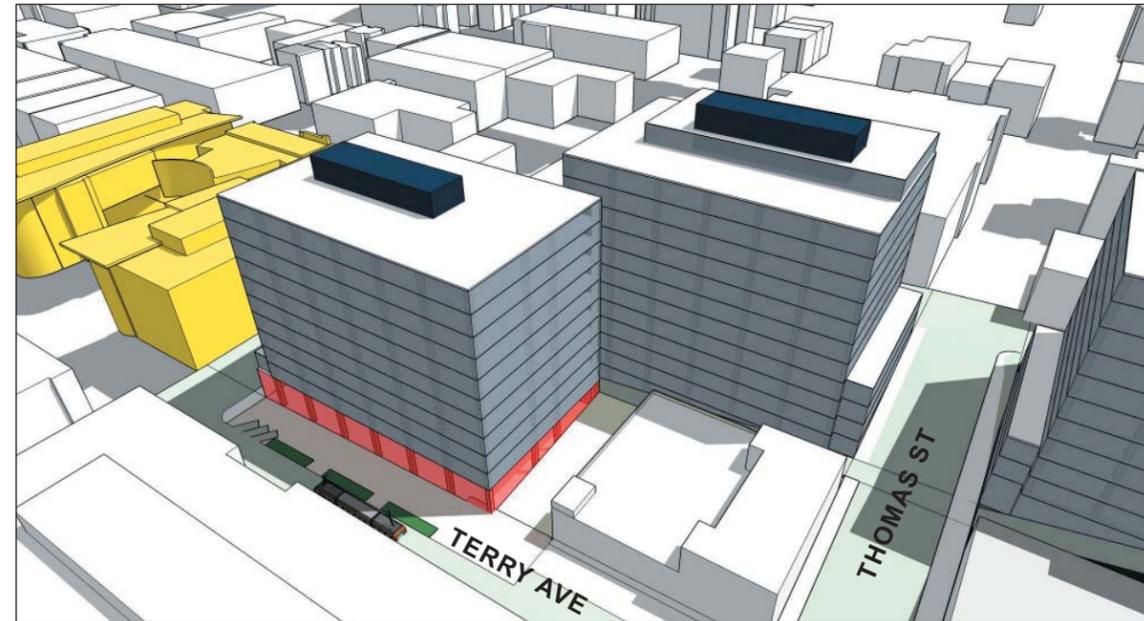
BUILDING PROGRAM NORTH-SOUTH SECTION LOOKING EAST





ALTERNATE 1: VIEW OF THE ALLEY LOOKING SOUTH

ALTERNATE 1: LOOKING WEST



ALTERNATE 1: LOOKING EAST

ALTERNATE 1: LOOKING NORTHEAST

KEY FEATURES:

POSITIVE

- + Maintains the present alley
- + Allows for two very efficient buildings on block
- + No alley vacation

NEGATIVE

- Overlapping building masses do not allow for view through site - creates view-blocking "wall"
- Terry Avenue Building not retained
- Full-length podium floors do not match program
- Limited public open space
- No cross-block pedestrian connection
- No opportunity to share services as site is bifurcated by alley

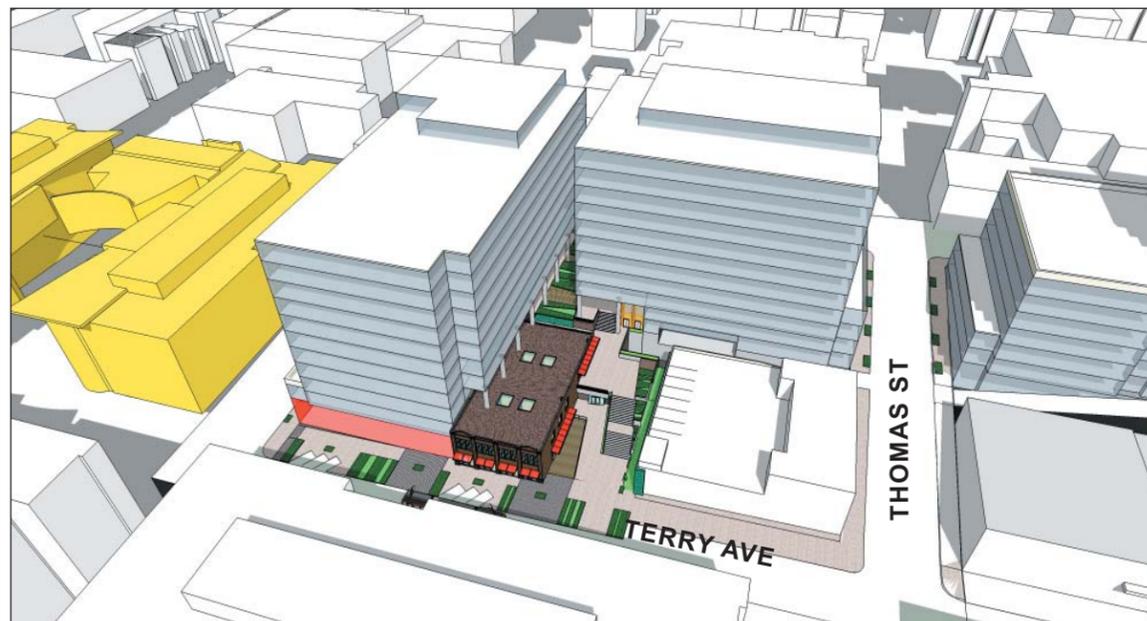




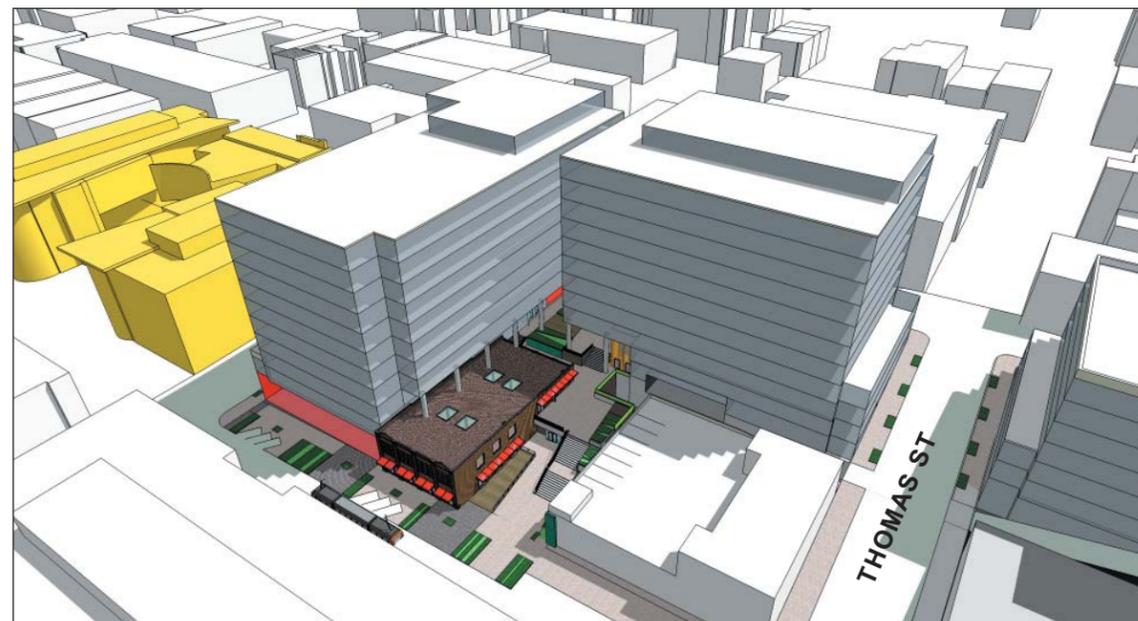
ALTERNATE 2: VIEW OF THE ALLEY LOOKING SOUTH



ALTERNATE 2: LOOKING WEST



ALTERNATE 2: LOOKING EAST



ALTERNATE 2: LOOKING NORTHEAST

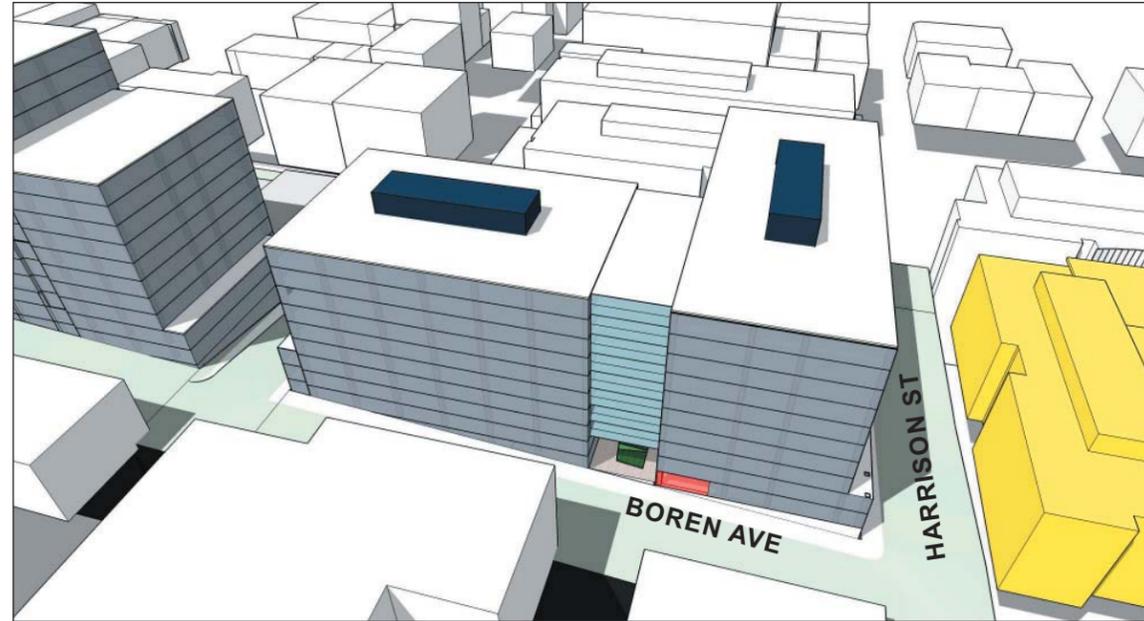
KEY FEATURES:

POSITIVE

- + Maintains portion of present alley while preserving the Terry Avenue Building
- + Allows narrow view corridor between distinct north and south building
- + Generous, accessible public open space
- + Good cross-block pedestrian connection with view connection through courtyard
- + Two distinct buildings lend scheme to diversity of facade articulation

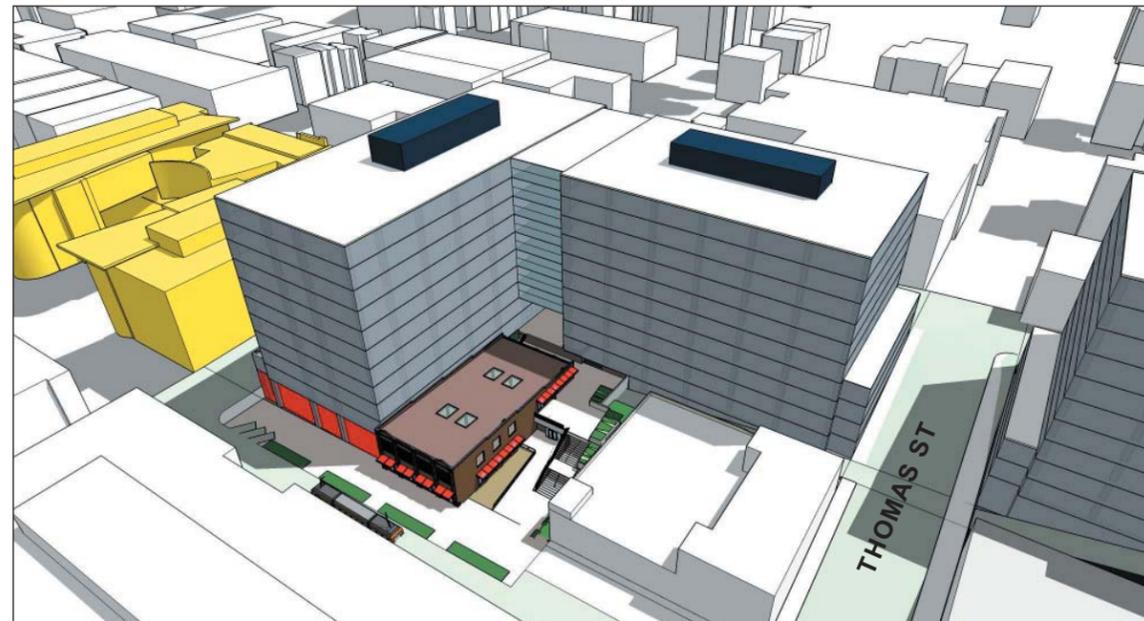
NEGATIVE

- Full alley is not retained
- Close proximity of north and south building (25+')
- Constrained footprint results in inefficient partial top floor
- Requires structure through existing Terry Avenue Building



ALTERNATE 3: VIEW OF THE ALLEY LOOKING SOUTH

ALTERNATE 3: LOOKING WEST



ALTERNATE 3: LOOKING EAST

ALTERNATE 3: LOOKING NORTHEAST

KEY FEATURES:

POSITIVE

- + Maintains portion of present alley while preserving the Terry Avenue Building
- + Allows for building to be slightly lower than maximum 160' height
- + Connection between buildings provides tenant added flexibility
- + Potential for cross-block pedestrian connection

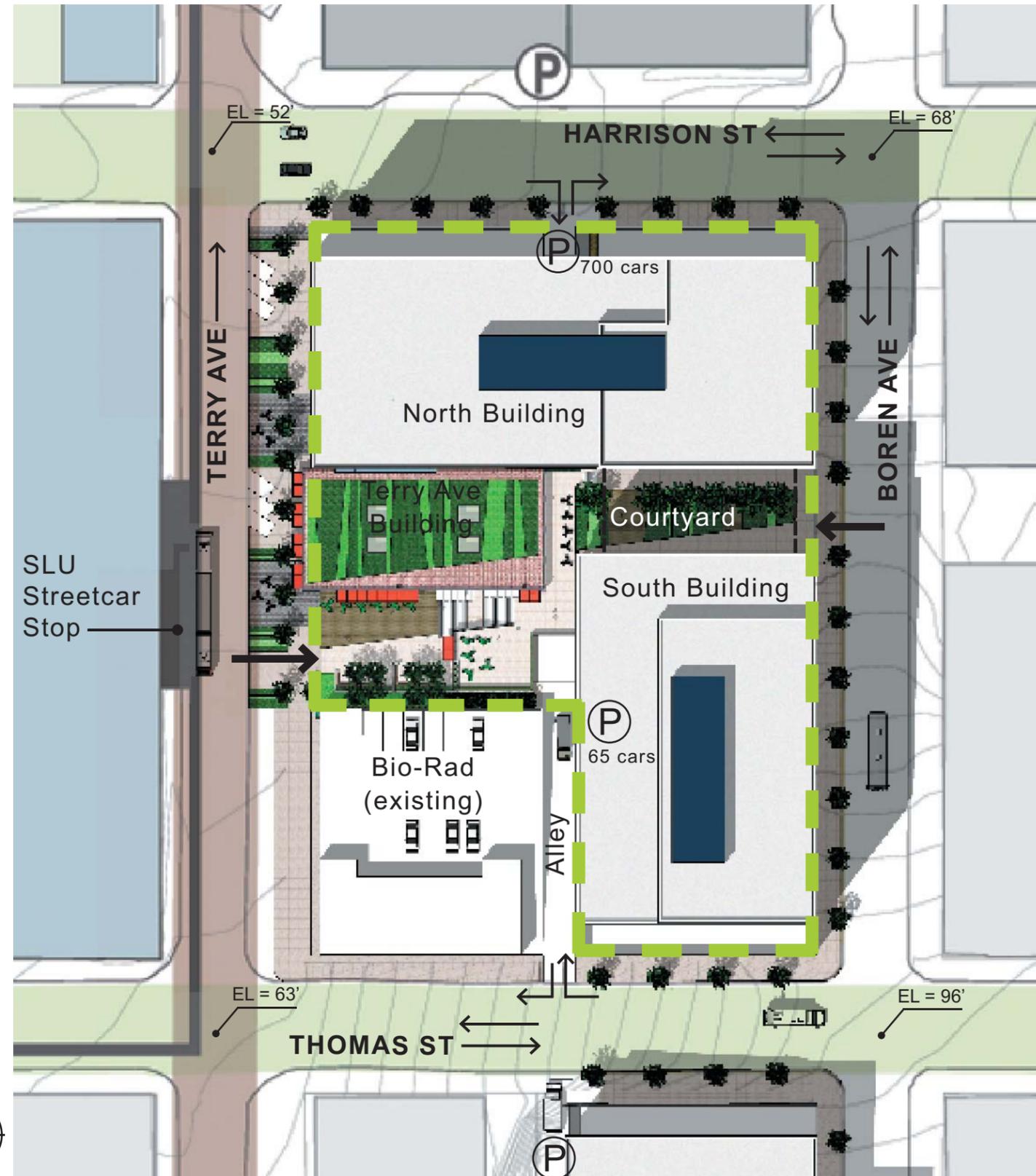
NEGATIVE

- Connected building masses do not allow for view through site - creates view-blocking "wall"
- Full alley is not retained
- Tenant has limited connection at cross-block pedestrian link

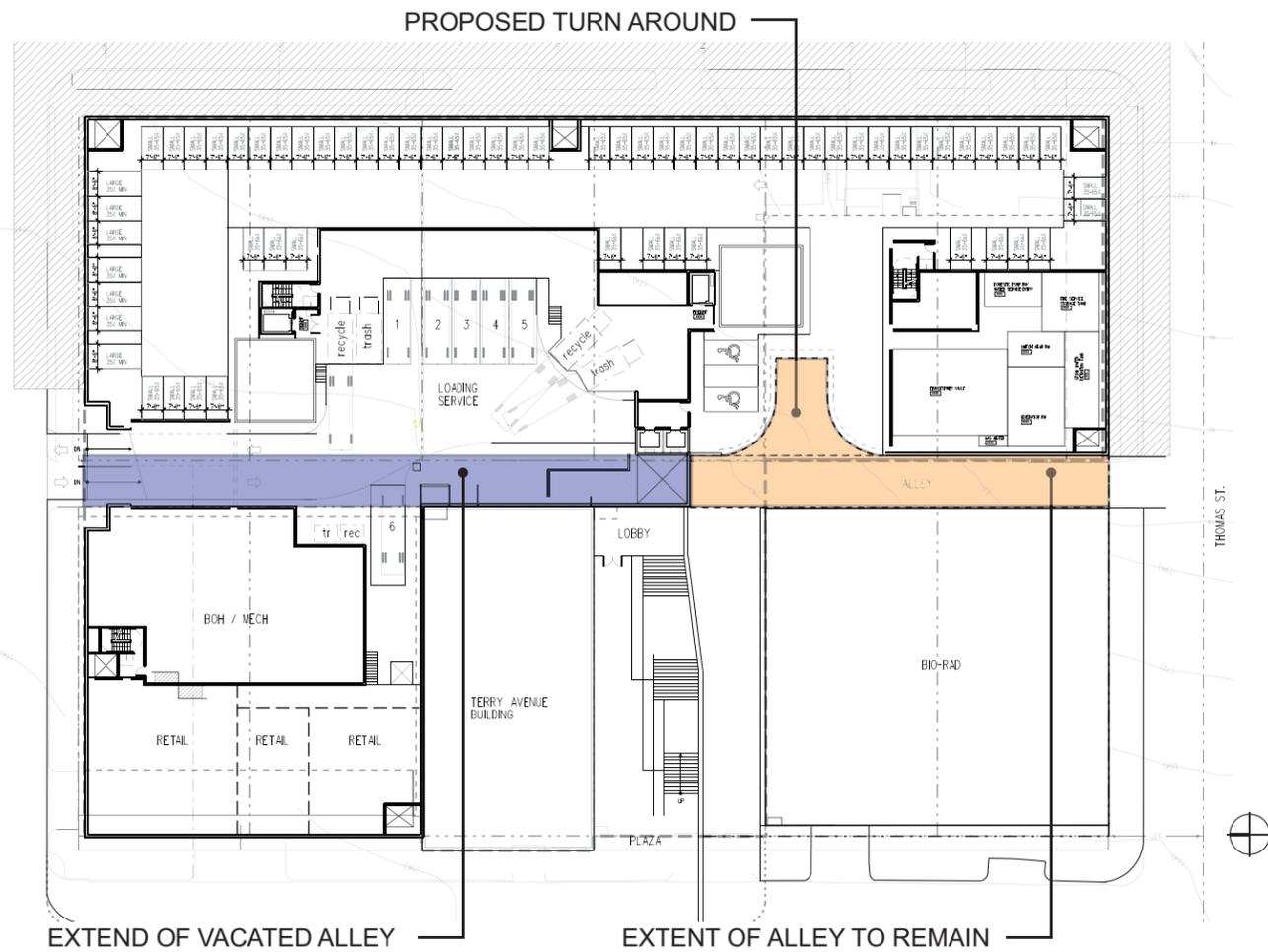




ALTERNATE 3: VICINITY PLAN



ALTERNATE 3: SITE PLAN



KEY FEATURES OF PROPOSED ALLEY VACATION:

ALLEY

Alley ends mid-block. Two-way traffic maintained
 Turn-around proposed below south building
 Alley provides access to existing Bio-Rad building and proposed mezzanine parking level below new south building

HILL CLIMB (shown at right)

“Hill climb” element connects new plaza at Terry avenue and entry courtyard at Boren Avenue
 Hill climb design allows for retention of Terry Avenue Building’s West, South and partial East facade
 Terry Avenue Building proposed to be primarily Retail use





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IEWS OF PREFERRED
CONCEPT

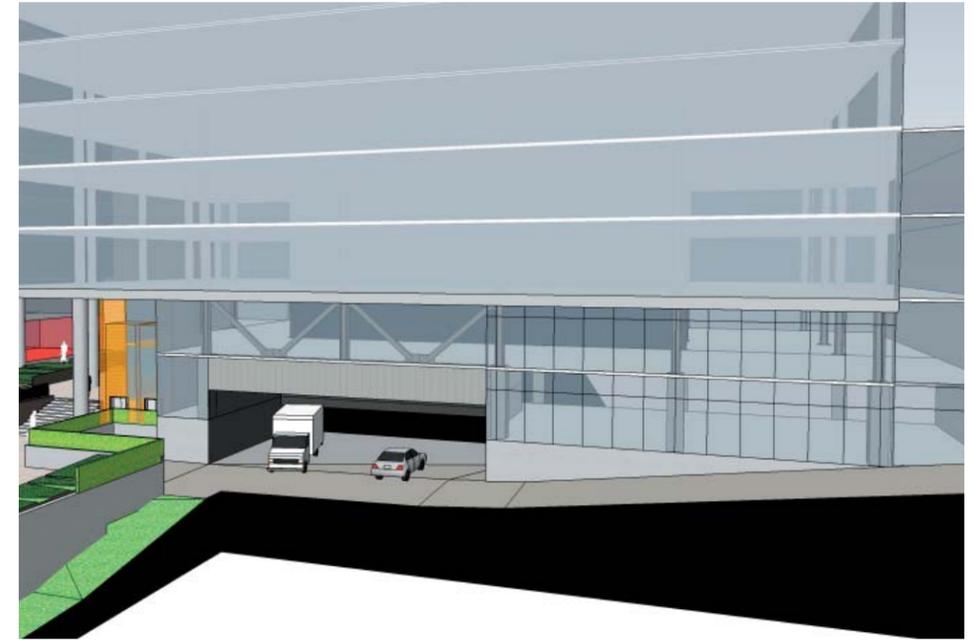


VERTICAL CLEARANCE ABOVE ALLEY

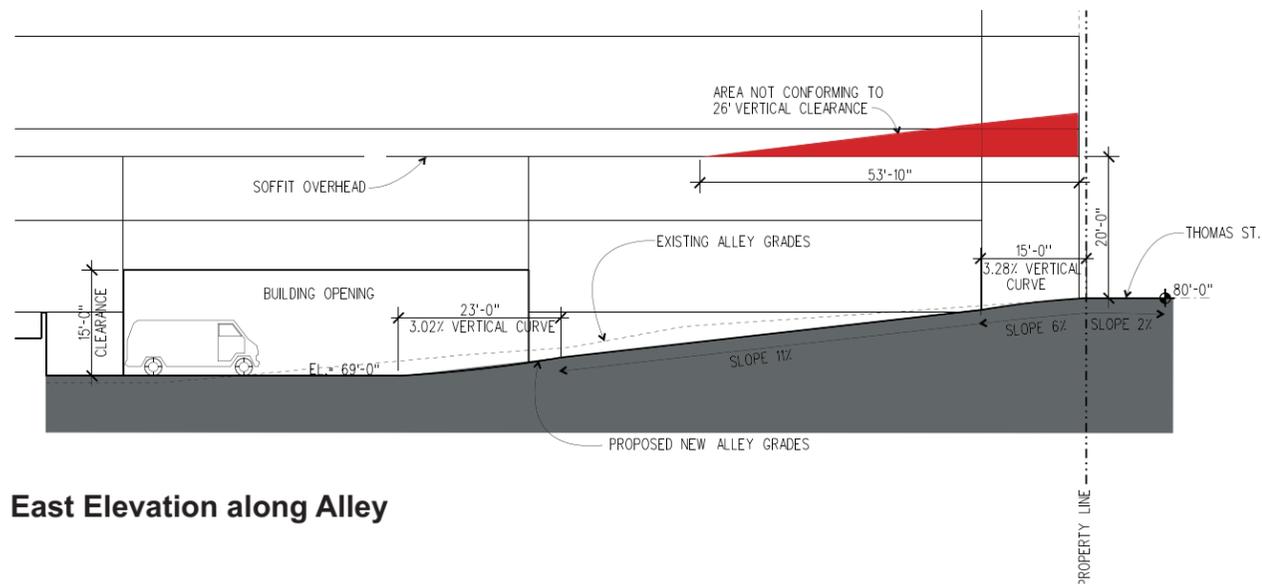
SEATTLE LAND USE CODE: SECTION 23.53.035.1

Vertical clearance shall be a minimum of 26'-0" from an alley

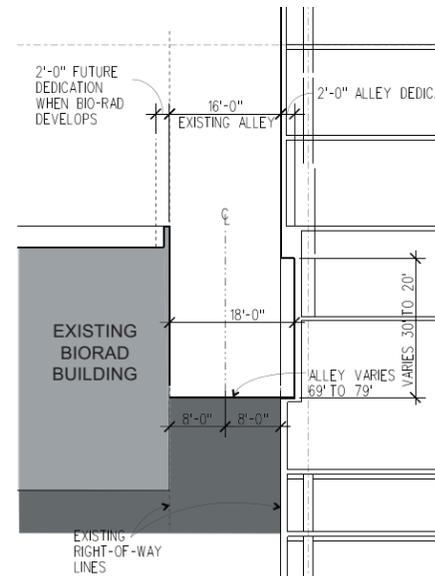
- Providing vertical clearance of 20'-0" to 25'-11" for a length of 53'-10" at alley entrance off Thomas Street
- Location of non-conforming area will not impede on waste handling truck height and use
- 2'-0" Projection over alley



Alley Section



East Elevation along Alley



Alley Section at Thomas Street Sidewalk



View of Alley from Thomas Street



TRANSPARENCY ALONG HARRISON STREET (CLASS 2 PEDESTRIAN STREET)

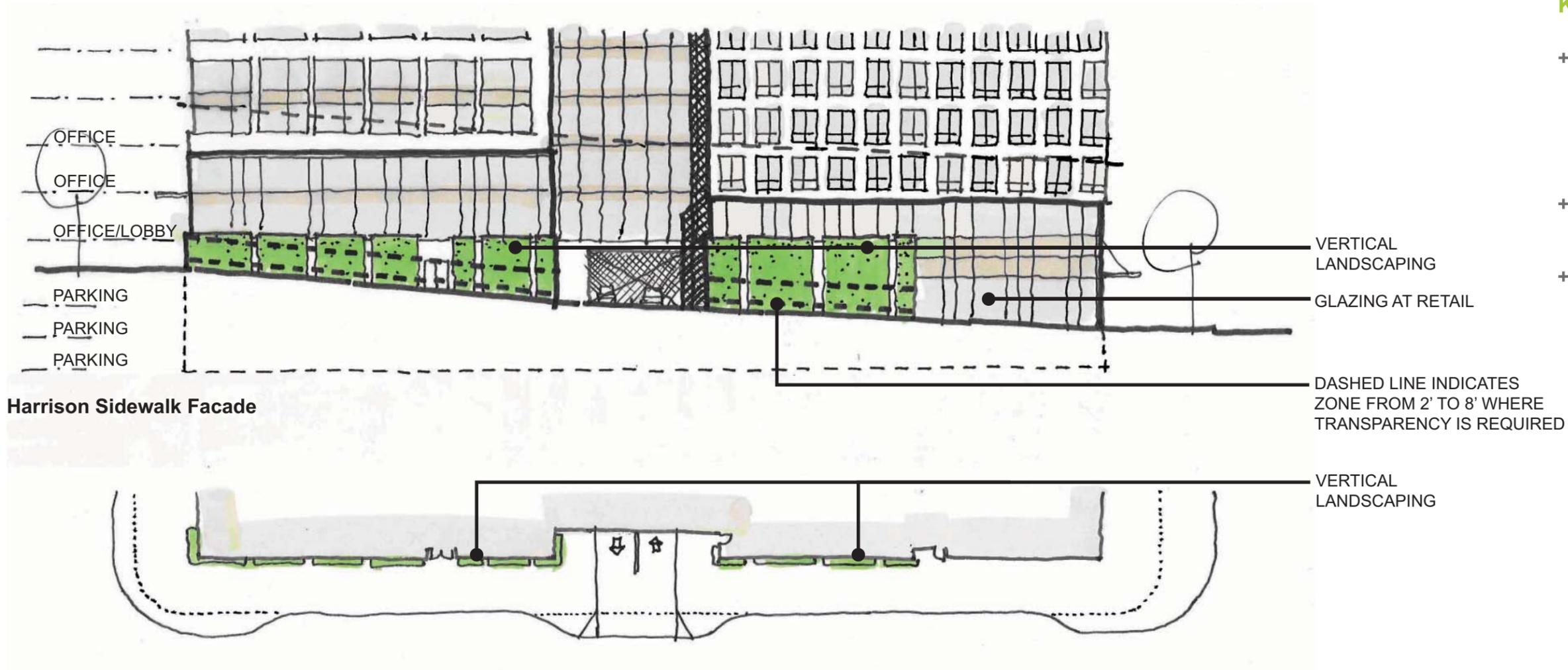
SEATTLE LAND USE CODE: SECTION 23.48.018

TRANSPARENCY

60% of width of street level facade must be transparent

BLANK FACADE

15' max width and may be increased to 30' if enhanced by architectural detailing, artwork, landscaping or other similar feature with visual interest



KEY NOTES:

- + Complying with the traditional Transparency requirement contradicts the Text Amendment requirement to screen parking from view above street level
- + Windows into the interior of the building allow views directly into parking
- + Vertical landscaping and architectural details shield parking and enhance the street facade and pedestrian sidewalk experience