

Amazon Design Recommendation Phase IV



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

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BLOCK 101

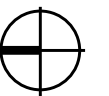


Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

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Callison Project #: 207193.00

AERIAL VIEW

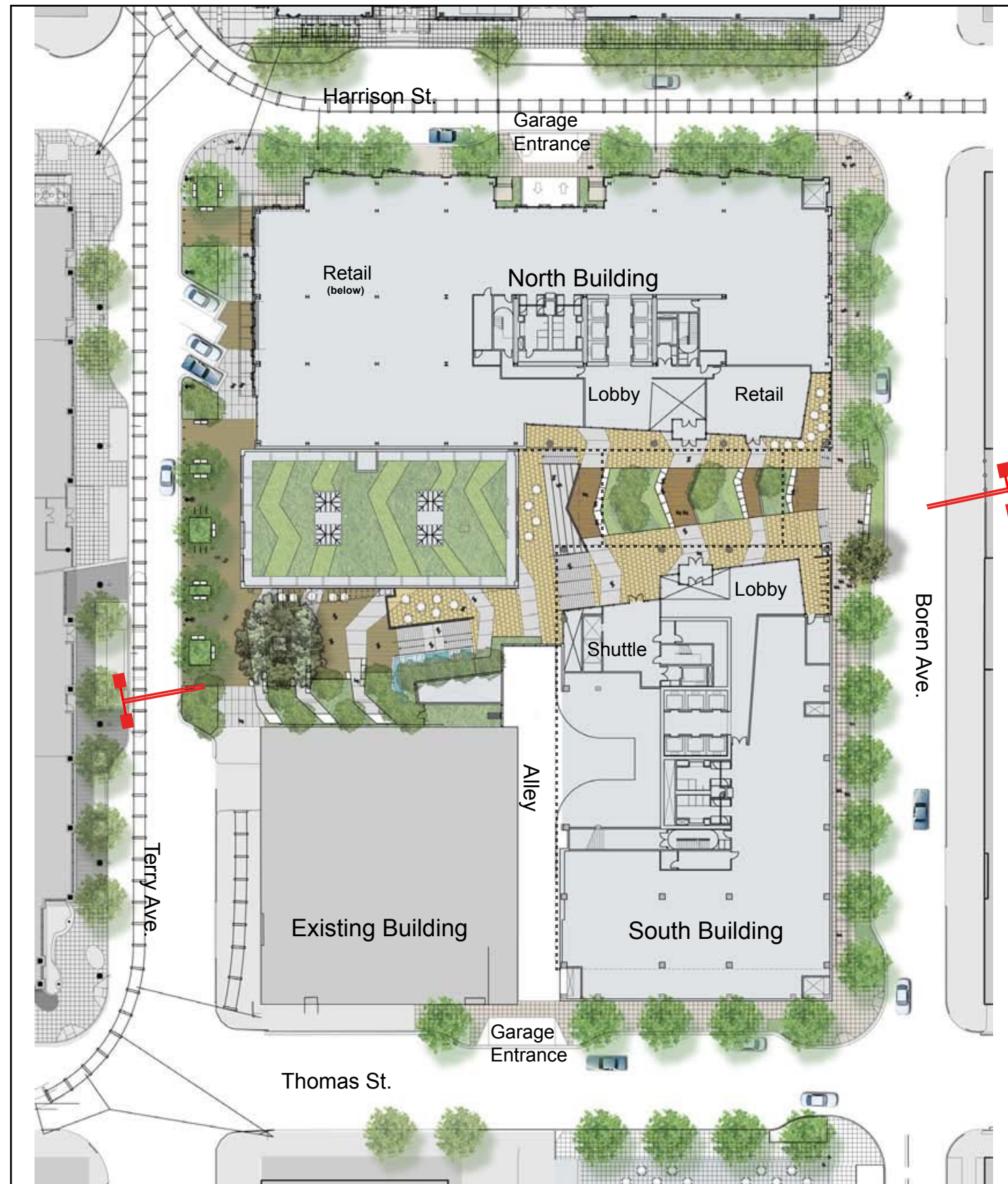


Project: Amazon.com Phase IV
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Phase IV Design Recommendation

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Callison Project #: 207193.00

**VICINITY PLAN:
PHASES I-IV**

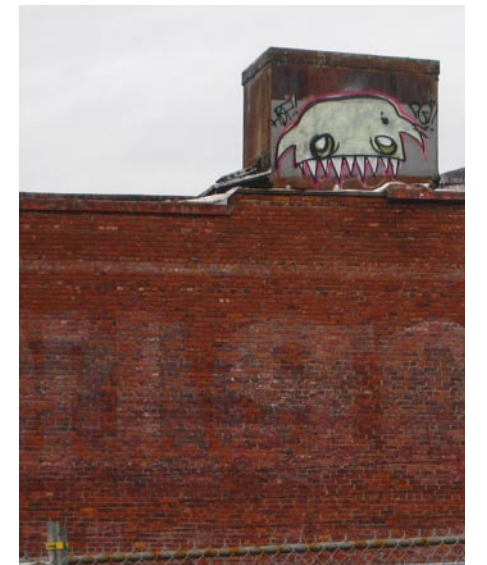


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Seattle, Washington

Phase IV Design Recommendation

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Callison Project #: 207193.00

LANDSCAPE SITE PLAN
& LOBBY PLAN

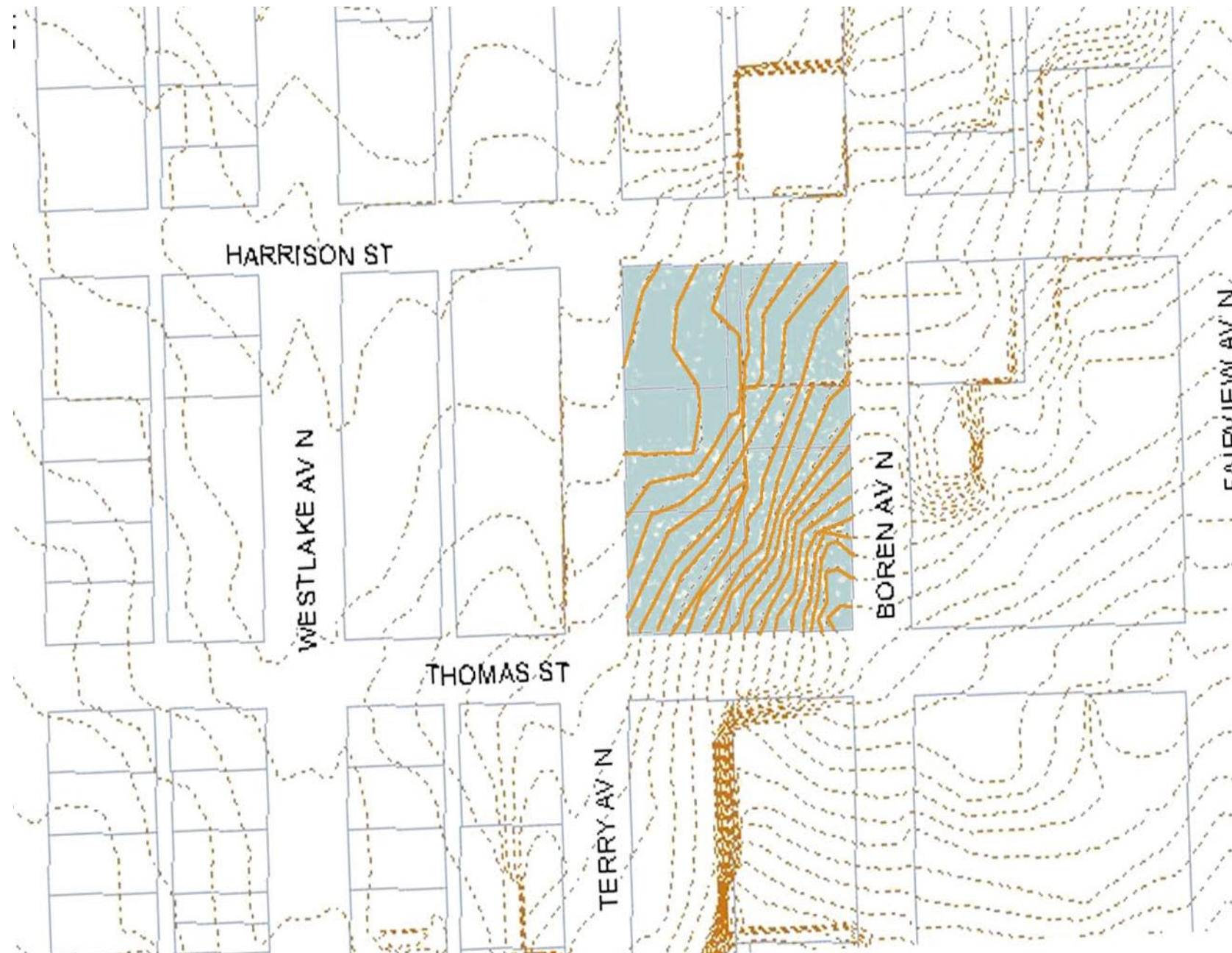


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Callison Project #: 207193.00

**ARCHITECTURAL CONCEPT:
Modern Warehouse**



Pay attention to height, Bulk and Scale compatibility. Pay attention to how buildings is terminated at top level without compromising strong urban edge (B-1)

Continue with the warehouse/industrial design influence (C-1, C-2)



SOUTH LAKE UNION DESIGN GUIDELINES

- A SITE PLANNING**
 - A-1 Respond to Site Characteristics
 - A-2 Streetscape Compatibility
 - A-3 Entrances Visible from the Street
 - A-4 Human Activity
- B HEIGHT, BULK AND SCALE**
 - B-1 Height, Bulk and Scale Compatibility
- C ARCHITECTURAL ELEMENTS AND MATERIALS**
 - C-1 Architectural Context
 - C-2 Architectural Concept and Consistency
 - C-3 Human Scale
- D PEDESTRIAN ENVIRONMENT**
 - D-1 Pedestrian Open Spaces and Entrances
 - D-7 Personal Safety and Security
- E LANDSCAPING**
 - E-1 Reinforce Existing Landscape Character of Neighborhood
 - E-2 Landscaping to Enhance the Building and/or Site
 - E-3 Landscape Design to Address Special Site Conditions

Activate streets in a manner equal to the interior pedestrian areas (A-2, A-3, A-4)

Re-use Terry Avenue Building with retail or restaurant frontage on three sides (A-1)

Design pedestrian areas with human scale features and amenities, with building features that encourage interaction and liveliness, with appropriately sized outdoor "rooms" (C-3, D-1, D-7)

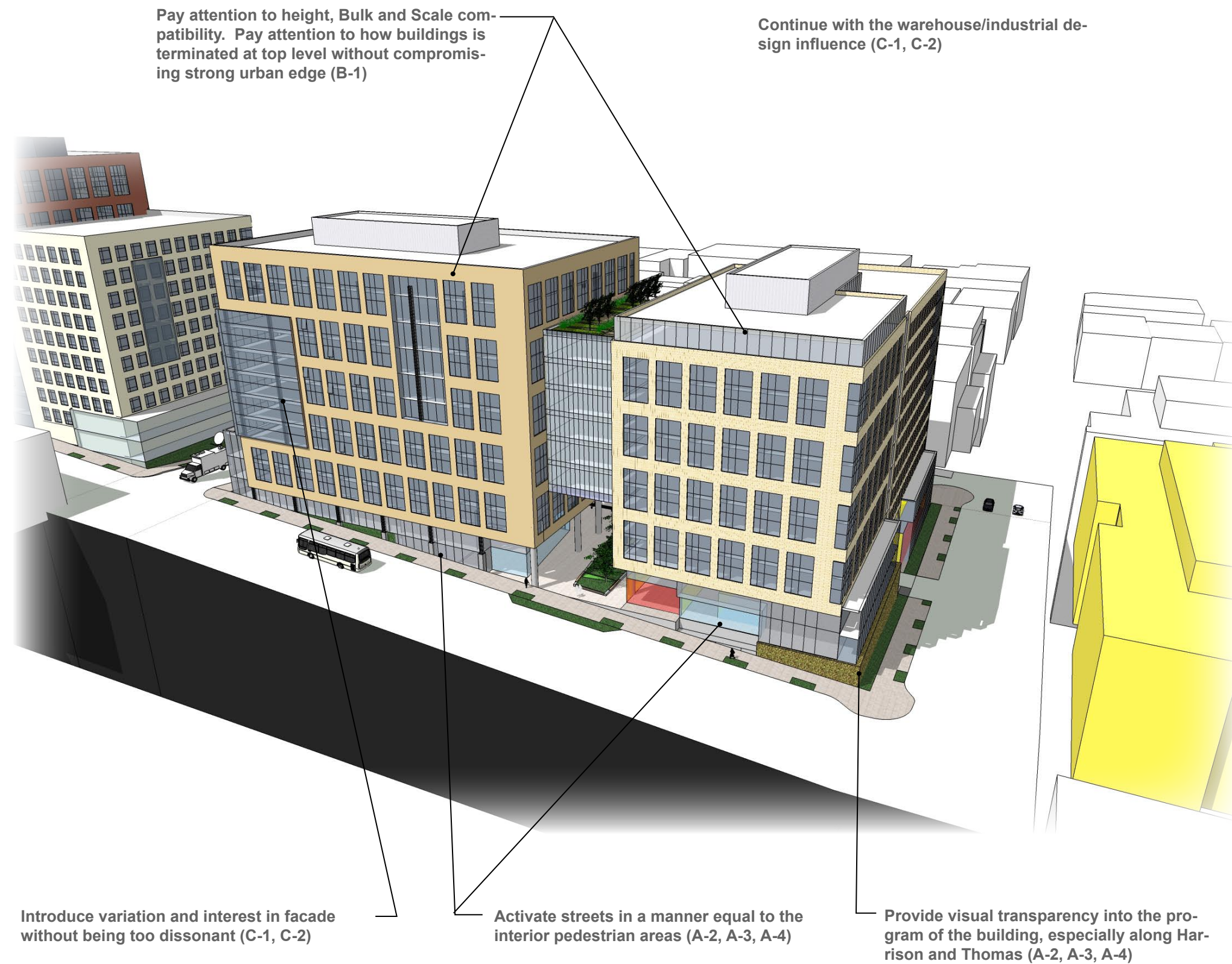


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ISSUES FROM EDG



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Seattle, Washington

Phase IV Design Recommendation

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key plan



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**OVERALL VIEW
LOOKING EAST**



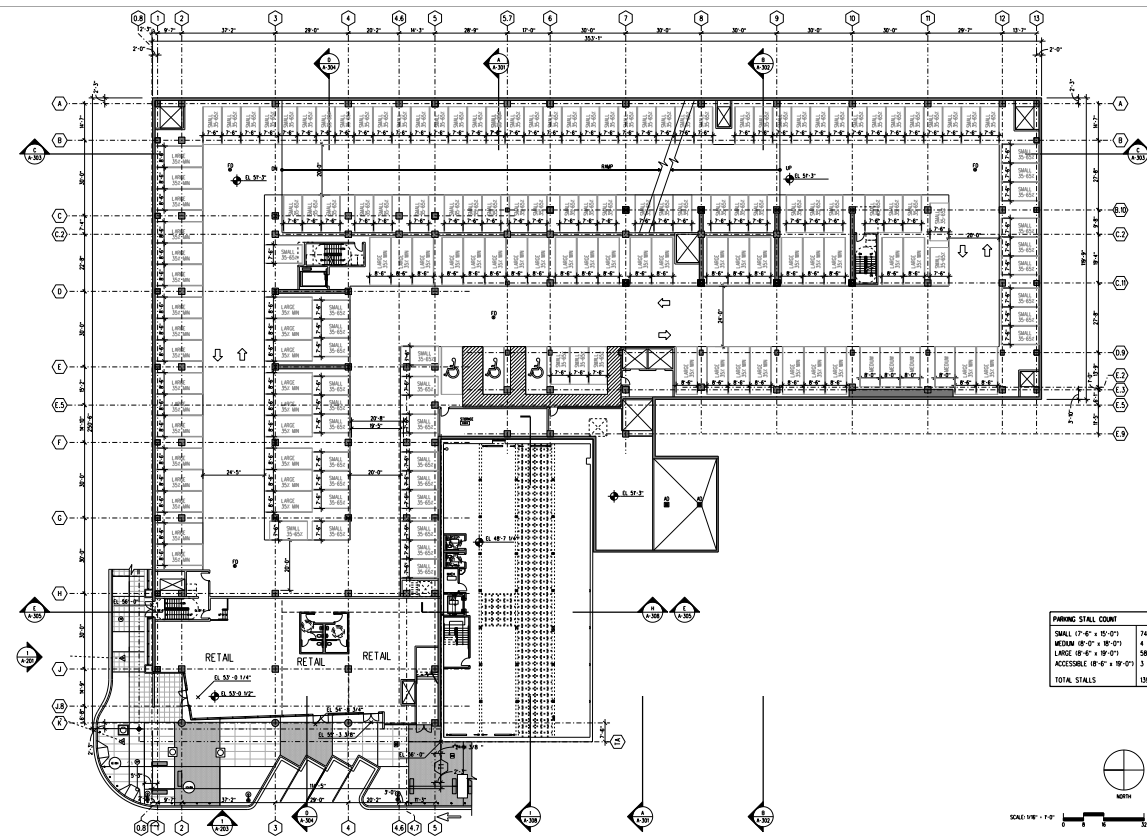
key plan



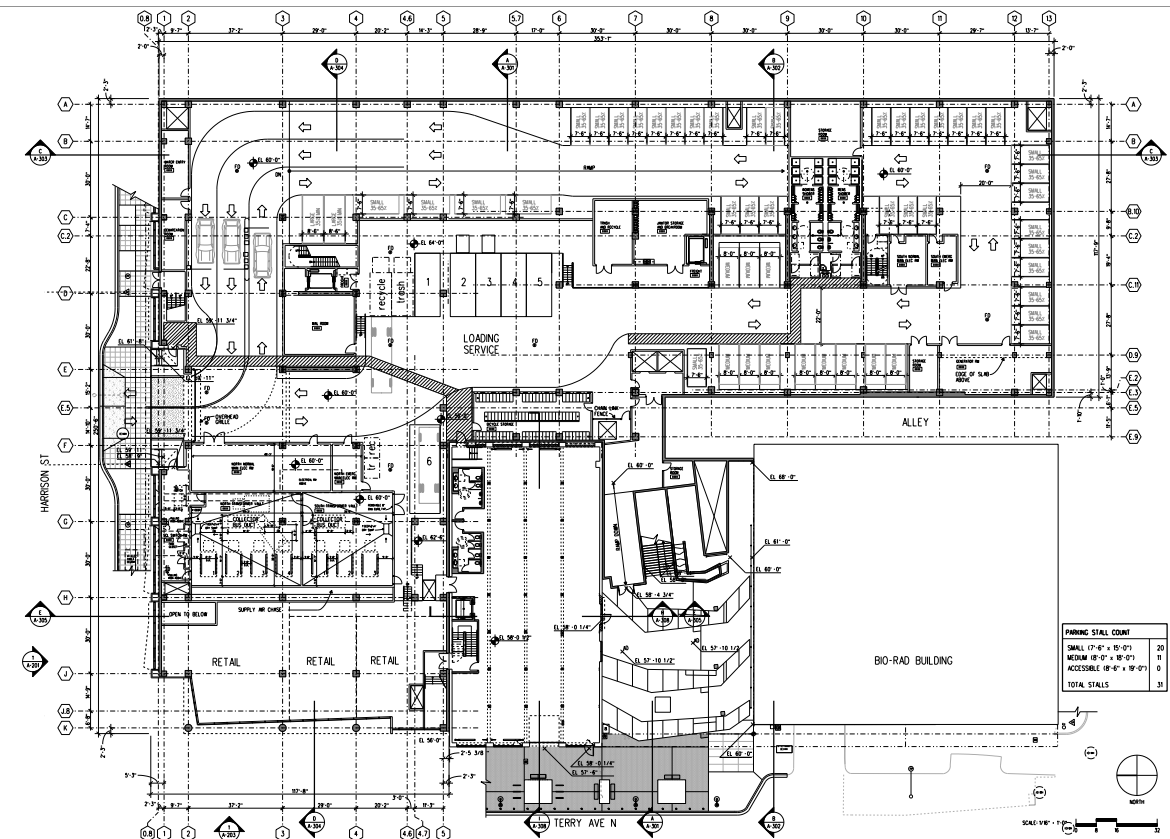
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Seattle, Washington

Phase IV Design Recommendation
May 21, 2008
Permit #: 3008521
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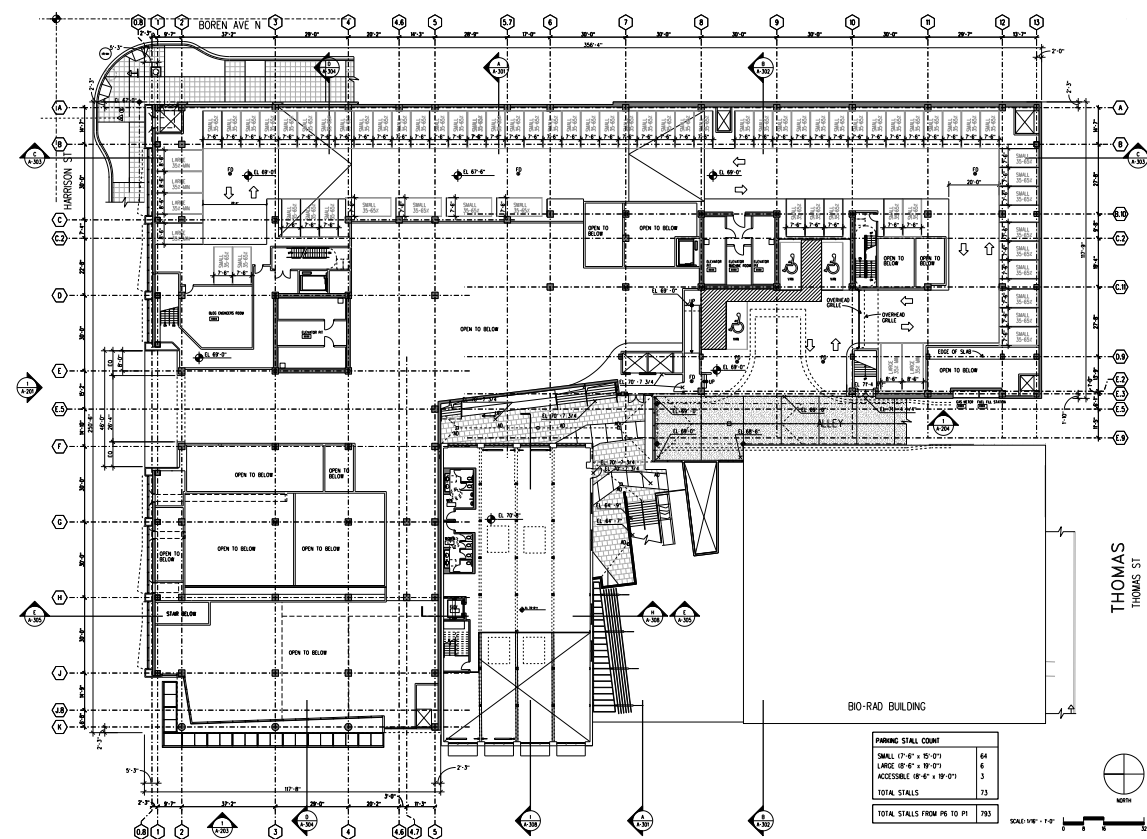
**OVERALL VIEW
LOOKING WEST**



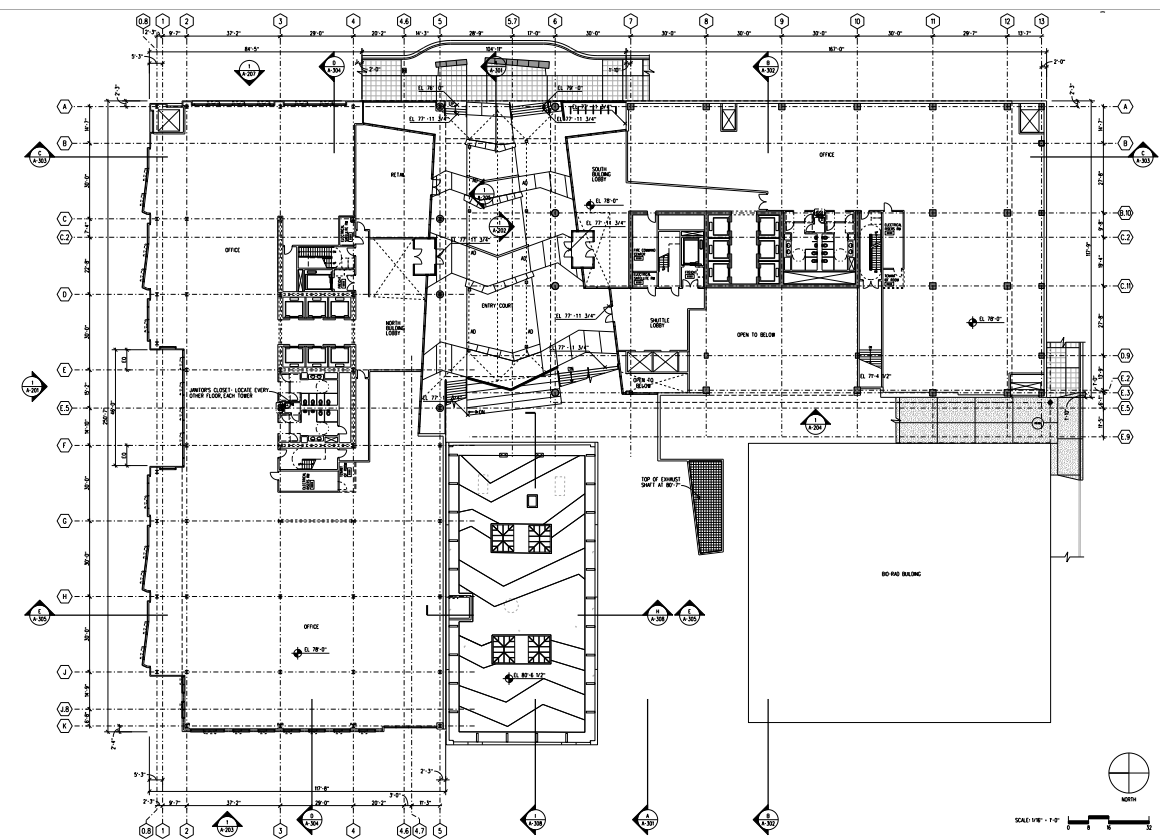
LEVEL P3
Terry Avenue



LEVEL P2
Harrison Street



LEVEL P3
Alley / Mezzanine



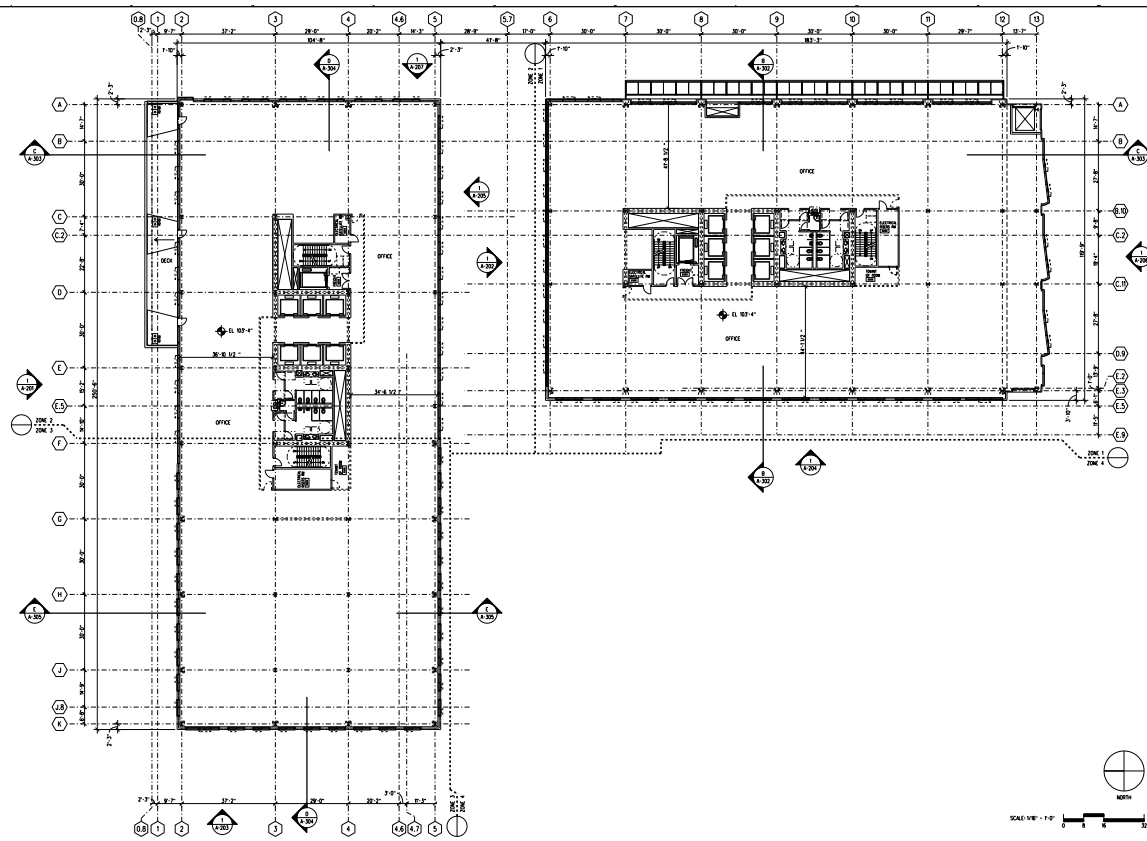
LEVEL P3
Boren Avenue



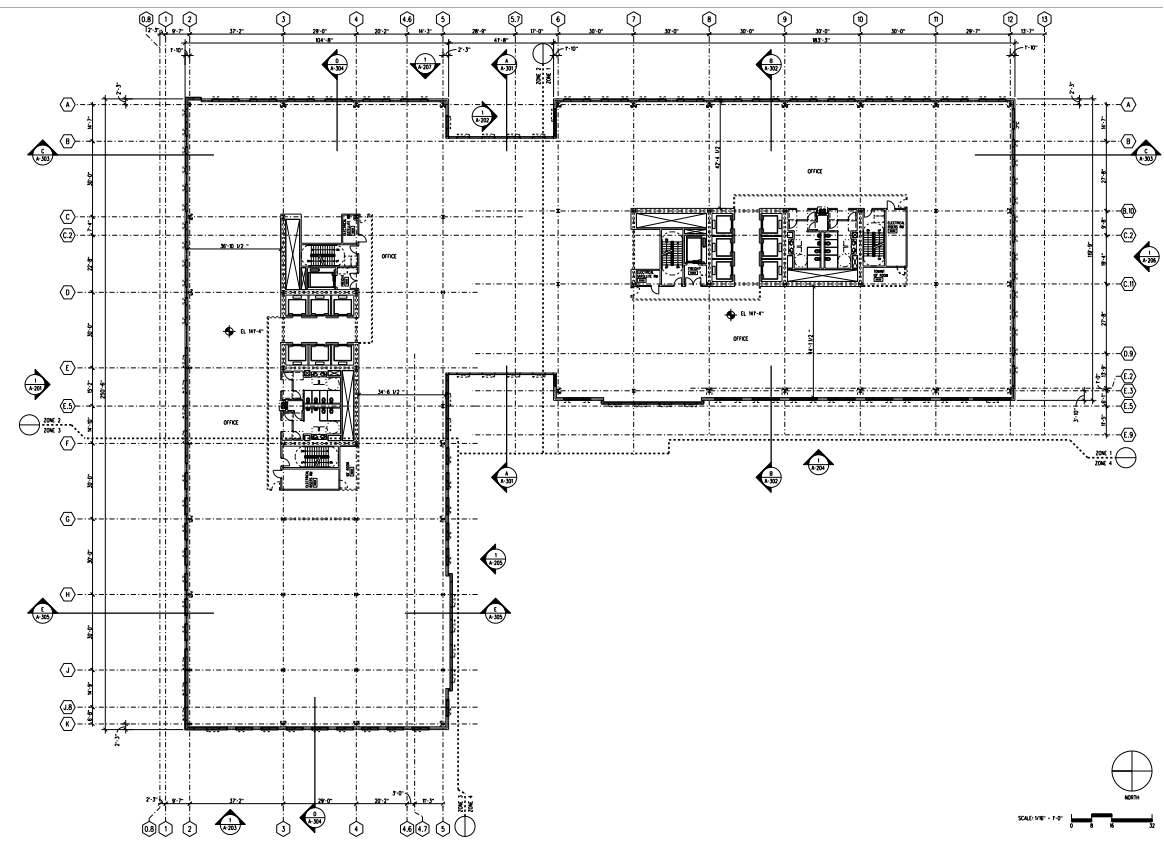
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Phase IV Design Recommendation
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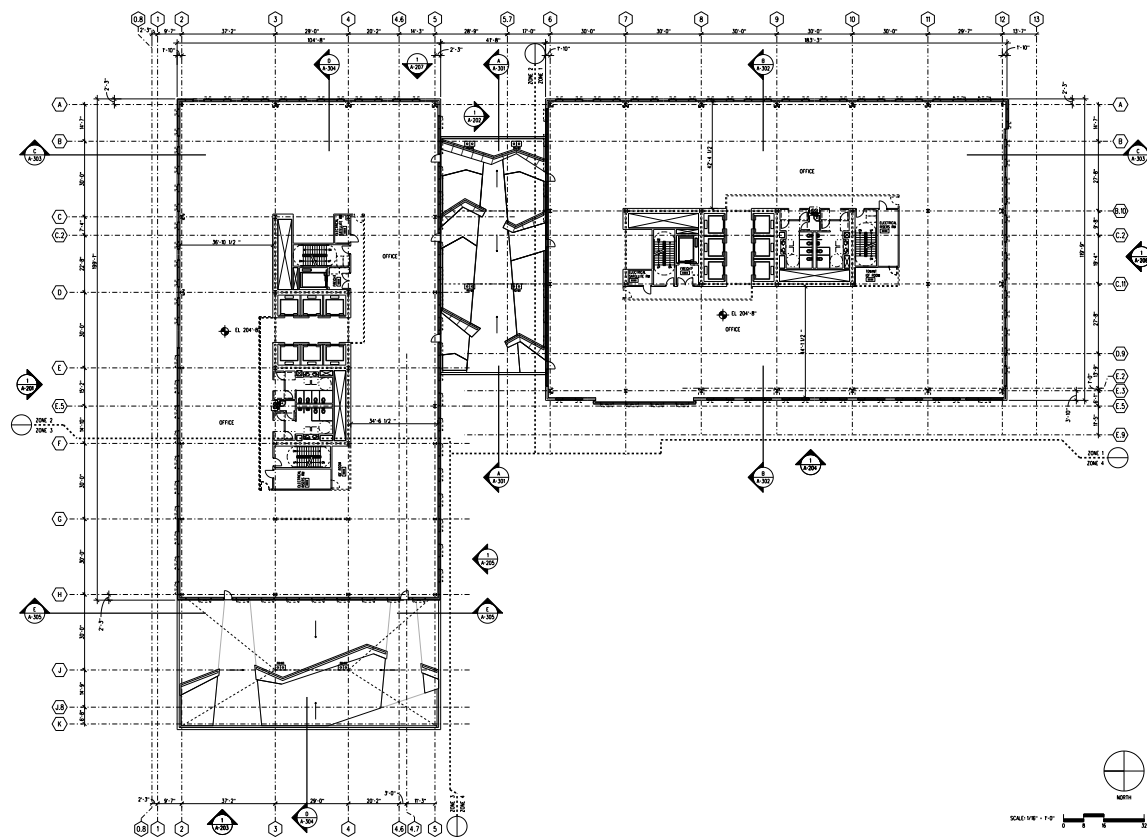
BUILDING FLOOR PLANS



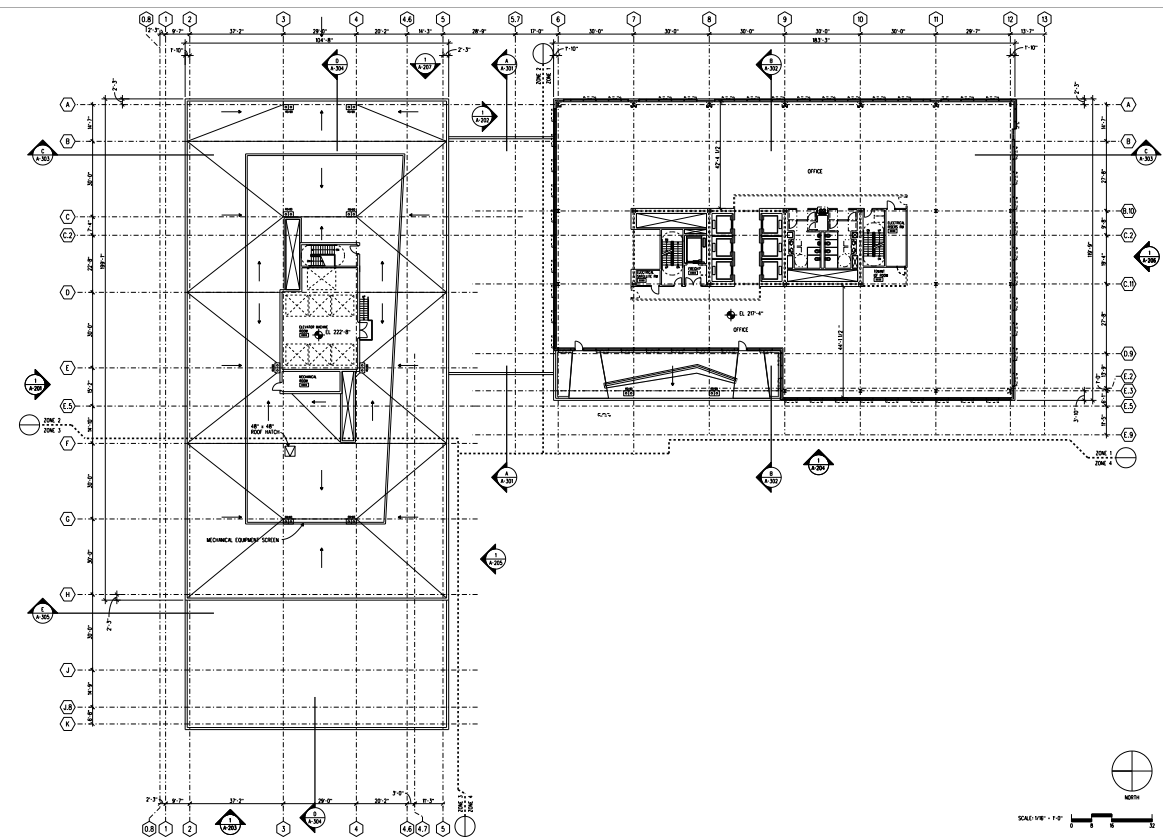
LEVEL 3
Office



LEVEL 6
Office



LEVEL 11
Office, Terrace



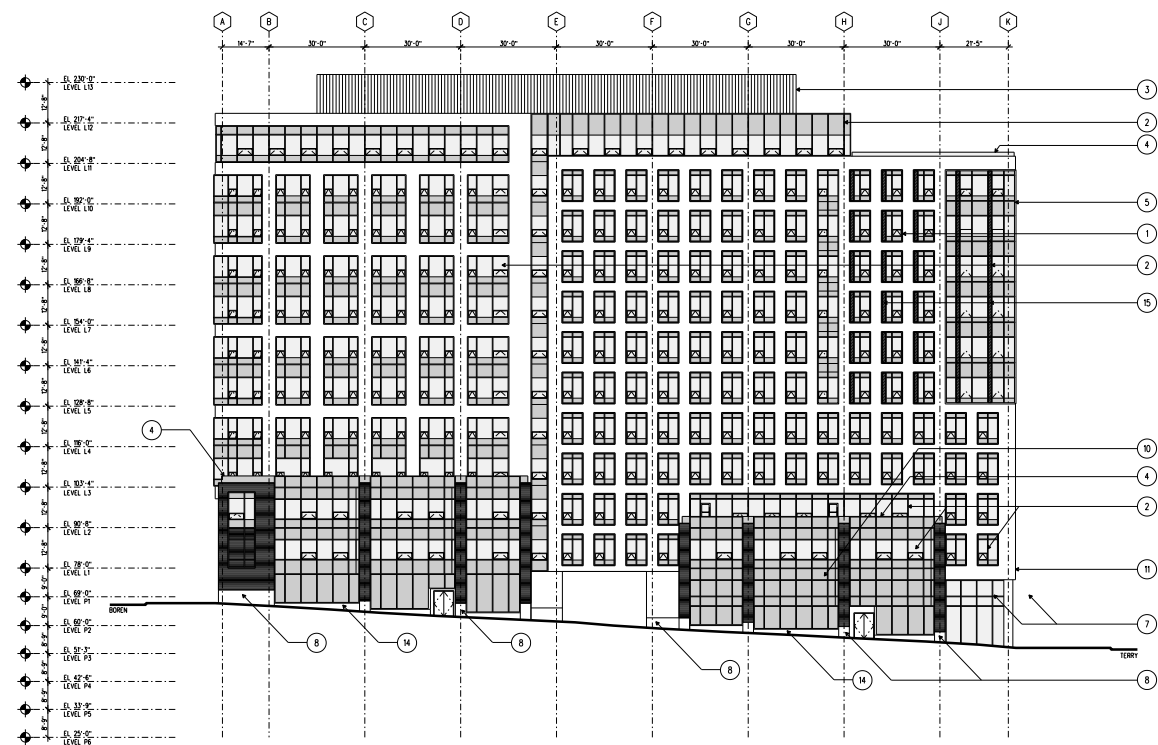
LEVEL 12
Office, Terrace



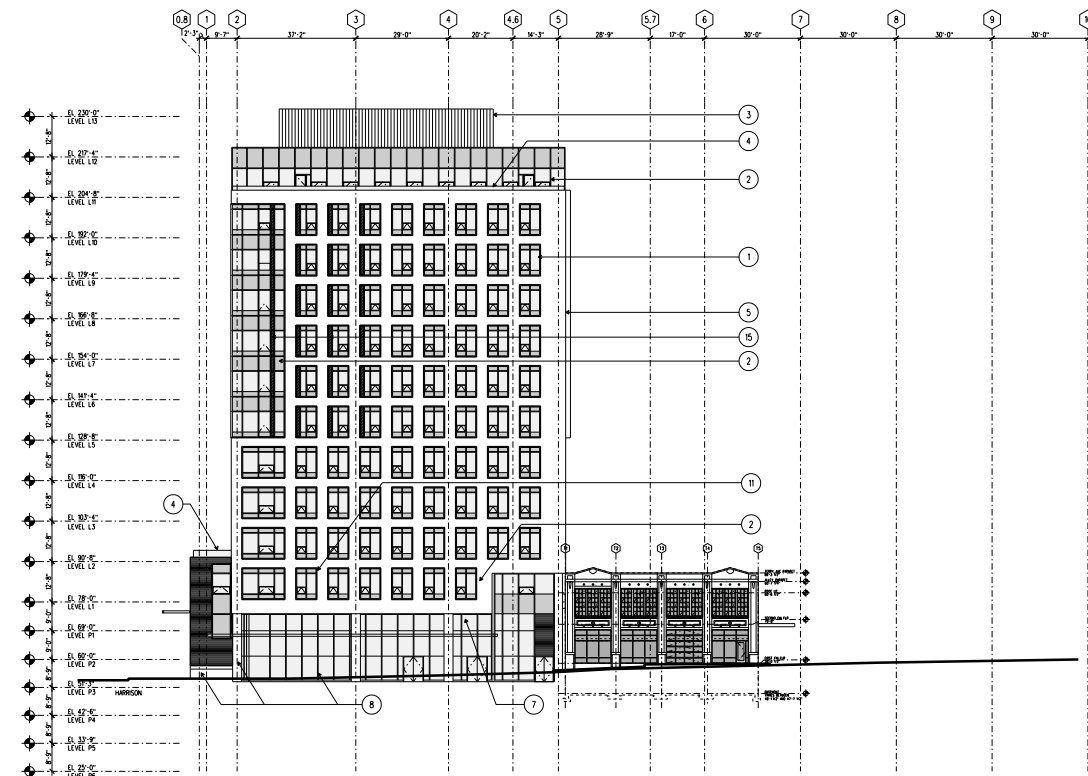
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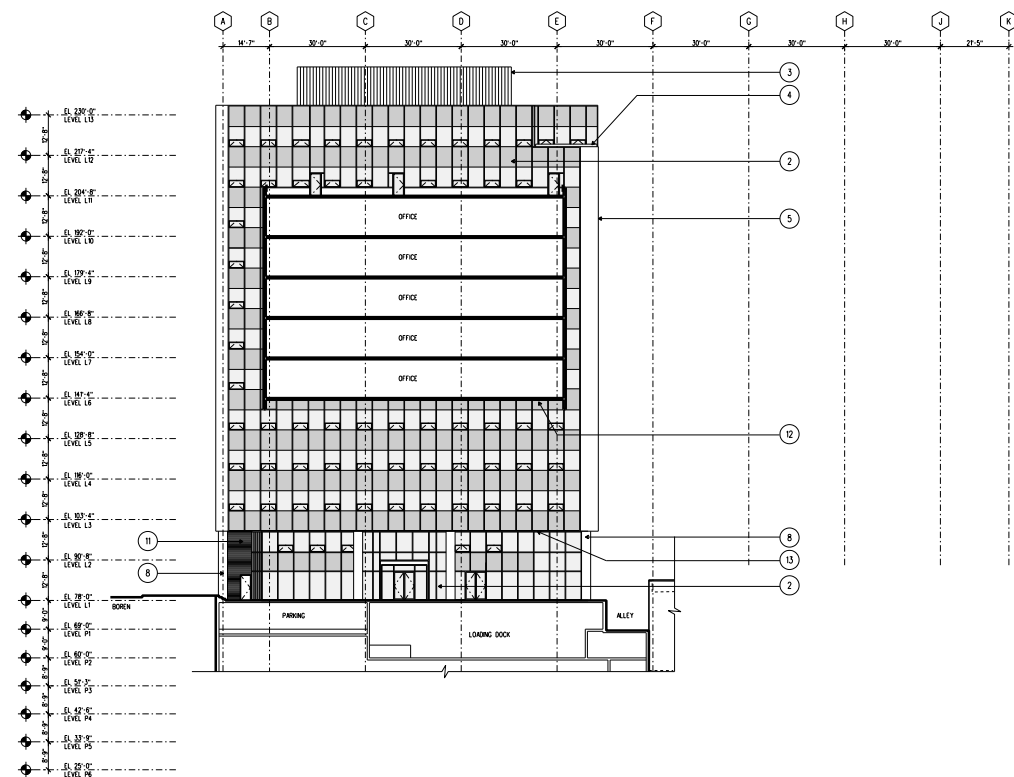
BUILDING FLOOR PLANS



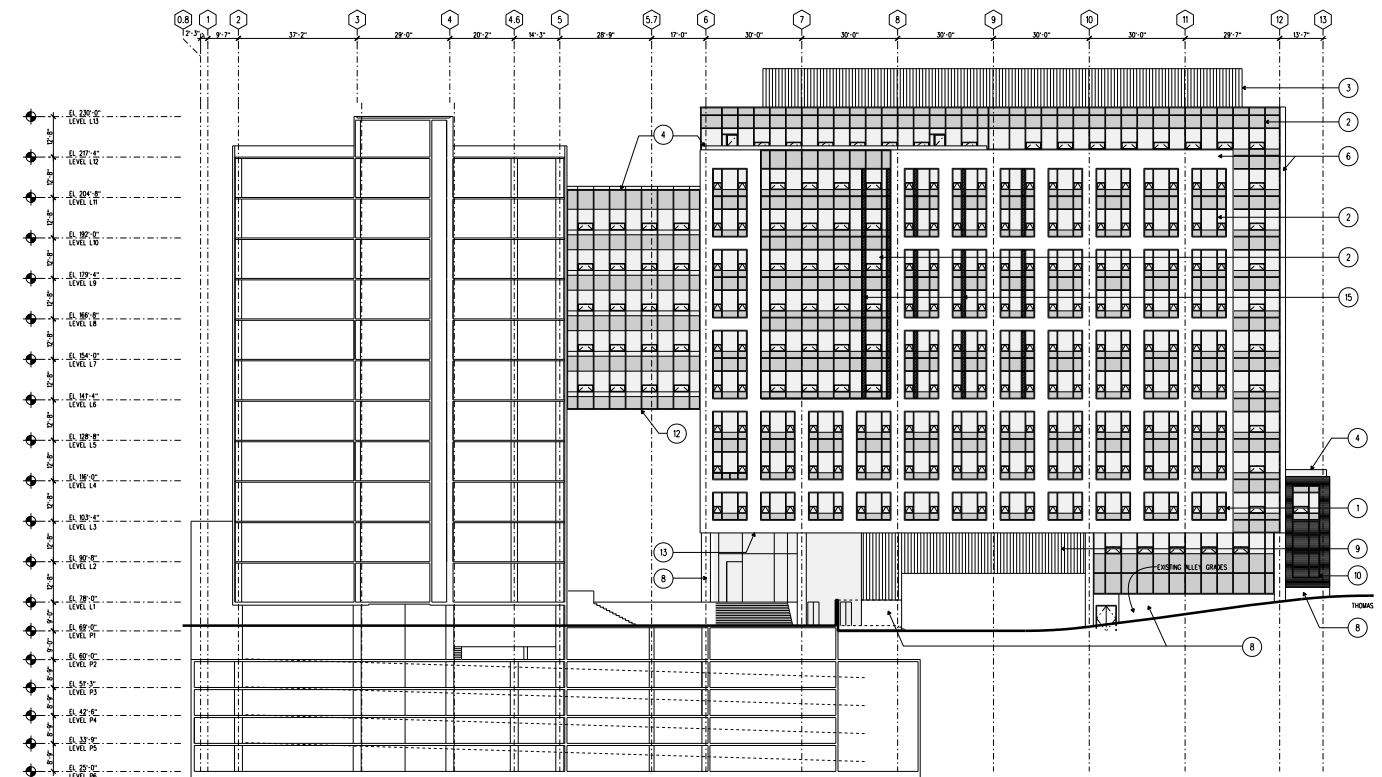
1 NORTH ELEVATION FROM HARRISON ST
SCALE 1/8" = 1'-0"



1 WEST ELEVATION FROM TERRY AVENUE
SCALE 1/8" = 1'-0"



1 NORTH ELEVATION FROM ENTRY COURT
SCALE 1/8" = 1'-0"



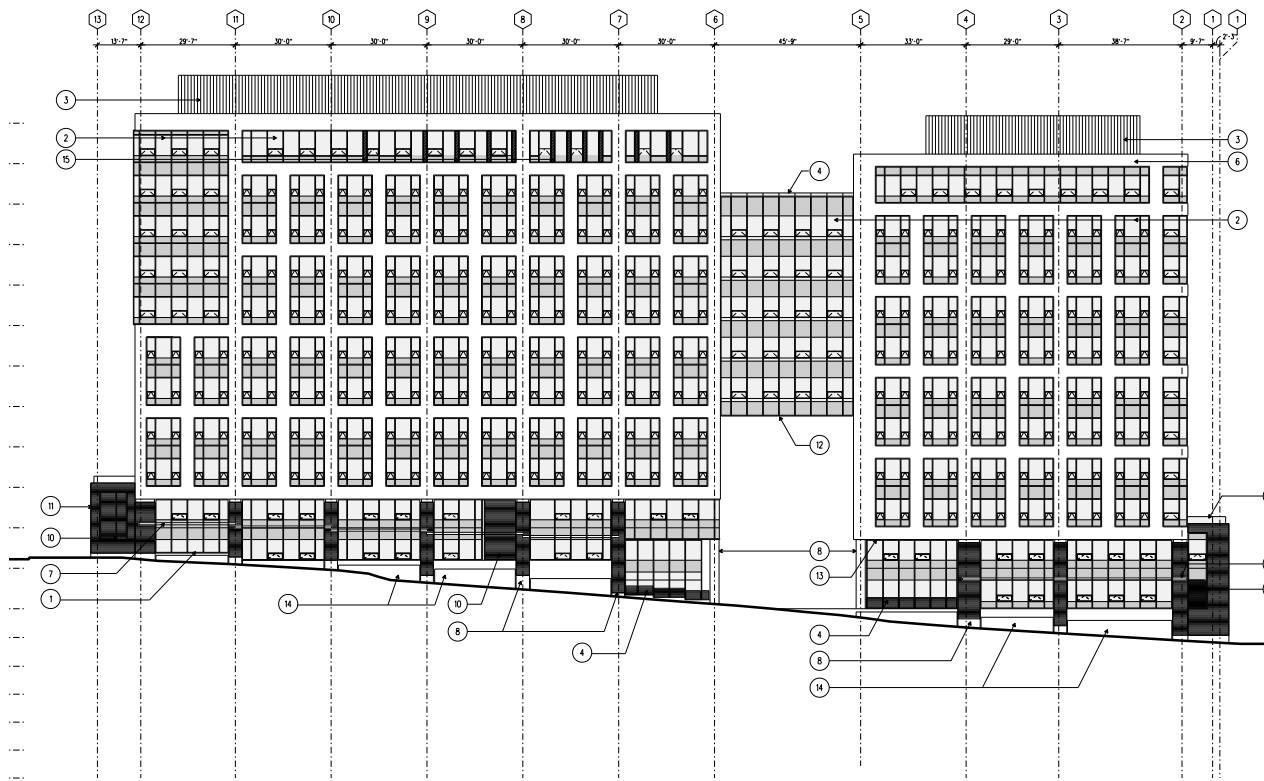
1 WEST ELEVATION THROUGH ALLEY
SCALE 1/8" = 1'-0"



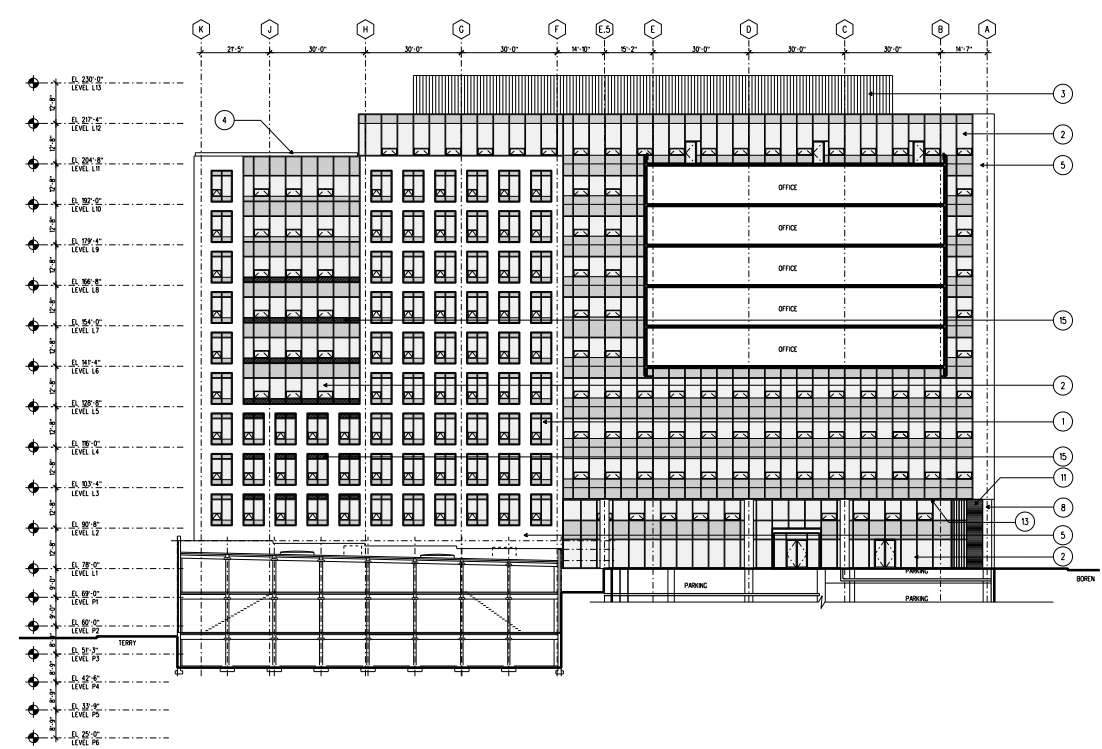
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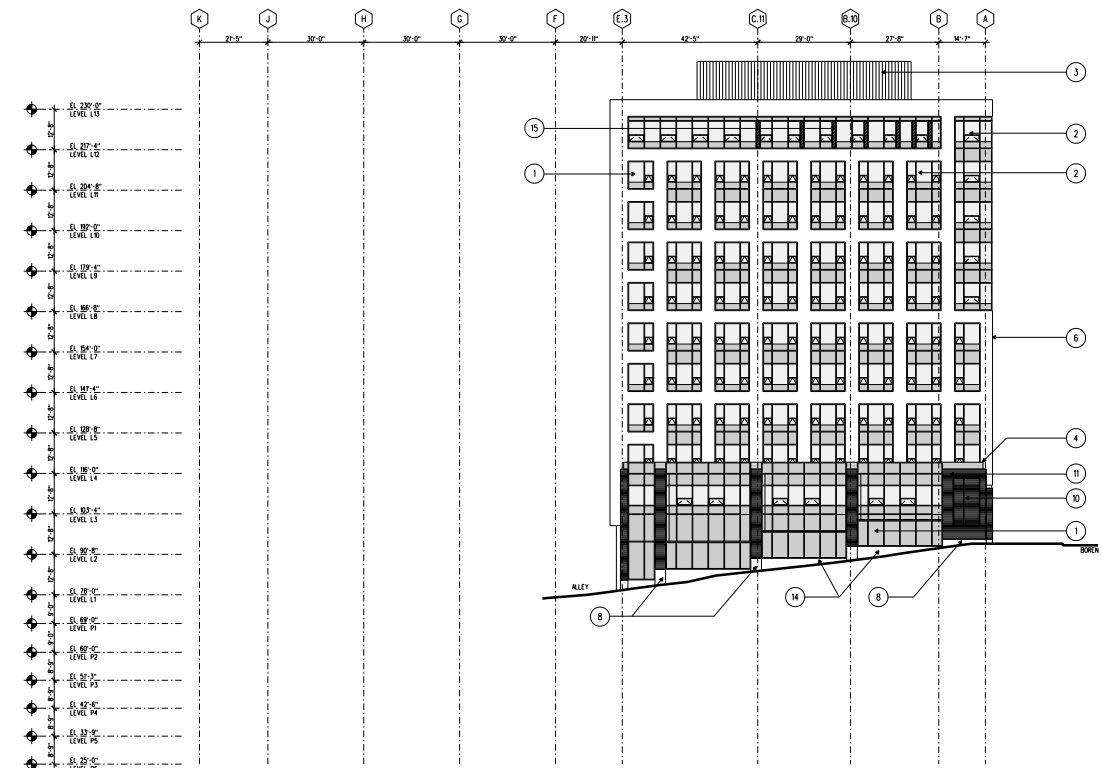
BUILDING ELEVATIONS



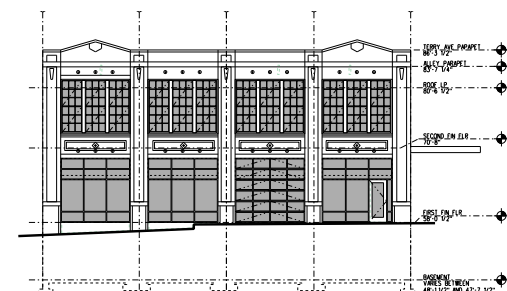
1 EAST ELEVATION FROM BOREN AVENUE
SCALE 1/8" = 1'-0"



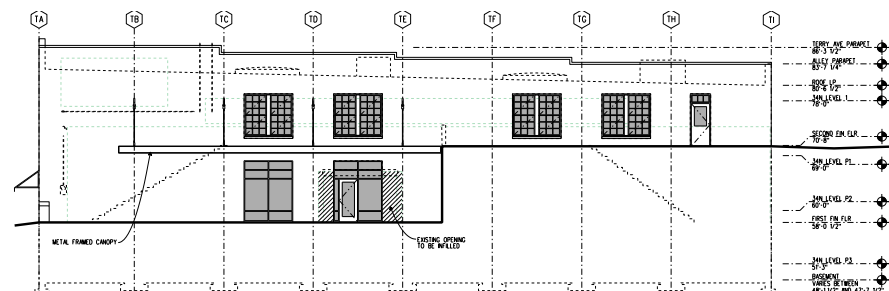
1 SOUTH ELEVATION FROM ENTRY COURT
SCALE 1/8" = 1'-0"



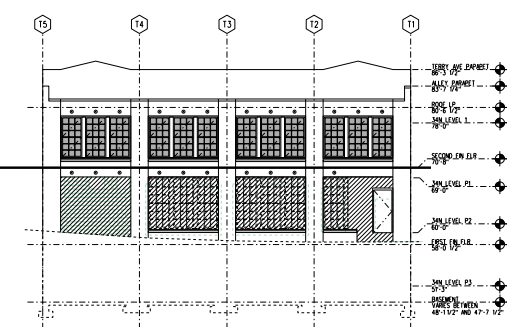
1 SOUTH ELEVATION FROM THOMAS STREET
SCALE 1/8" = 1'-0"



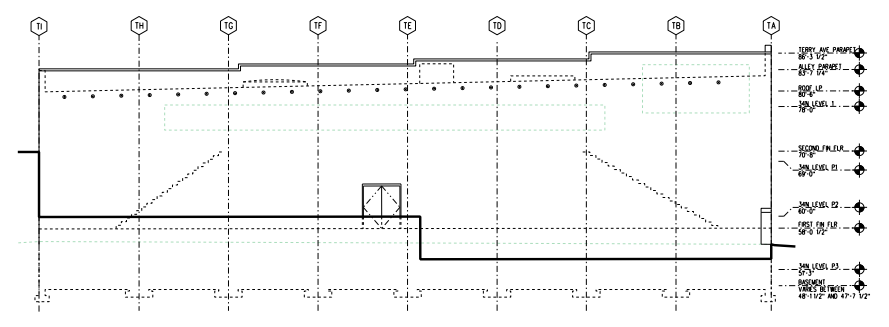
1 WEST ELEVATION FROM TERRY AVENUE
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION FROM PLAZA
SCALE 1/8" = 1'-0"



3 EAST ELEVATION FROM ENTRY COURT
SCALE 1/8" = 1'-0"



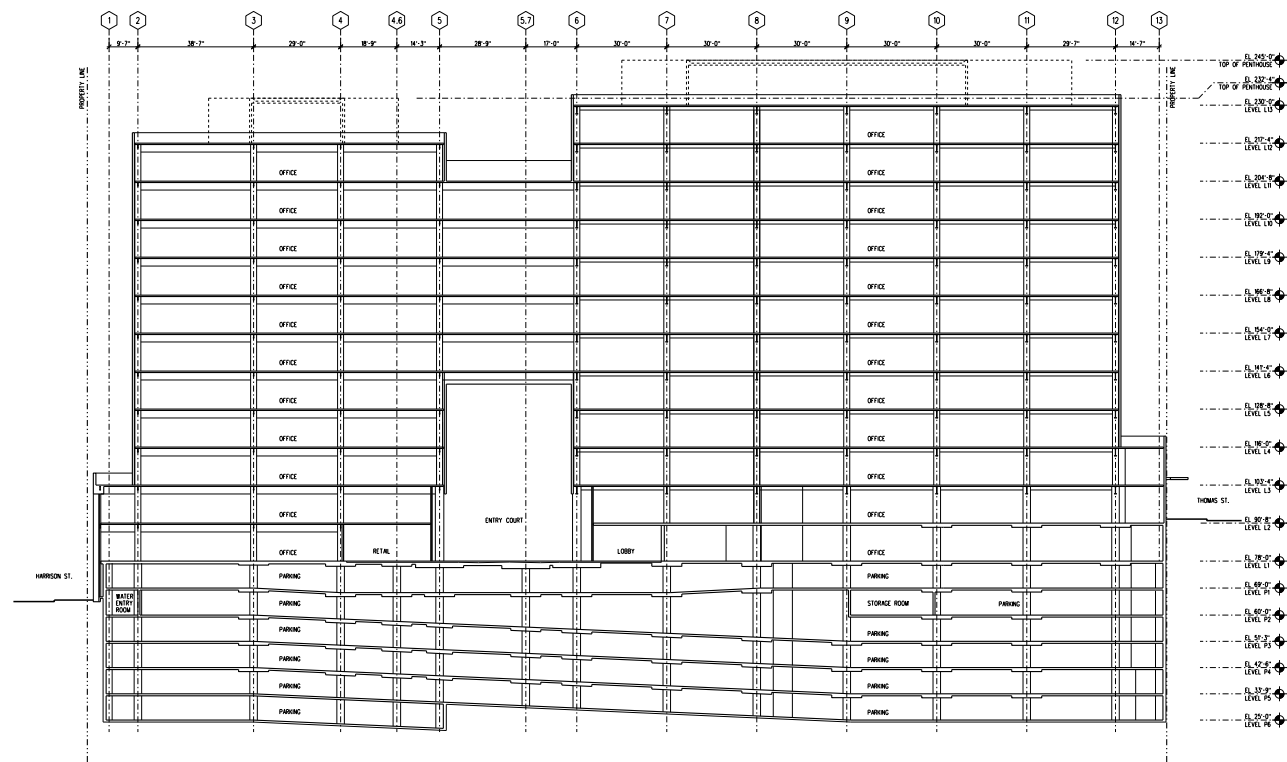
4 NORTH ELEVATION
SCALE 1/8" = 1'-0"



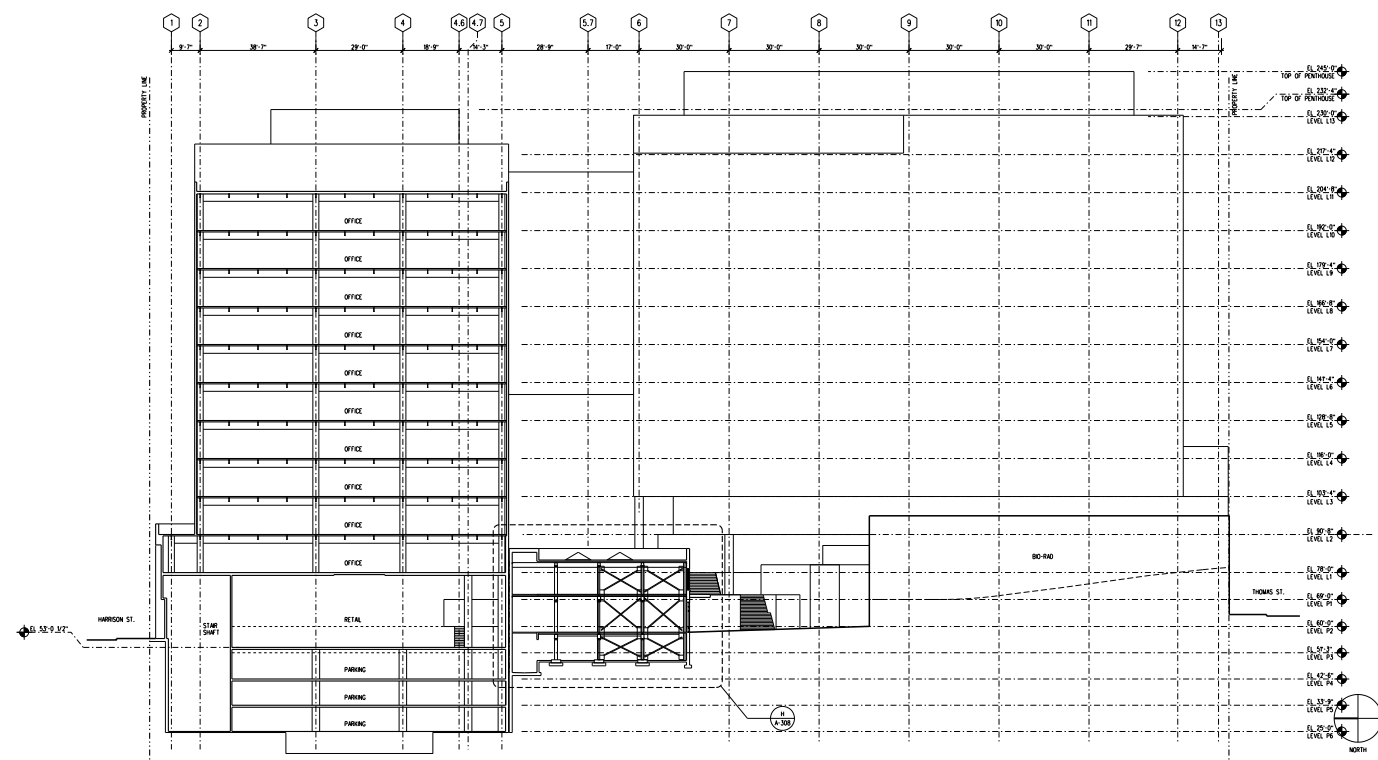
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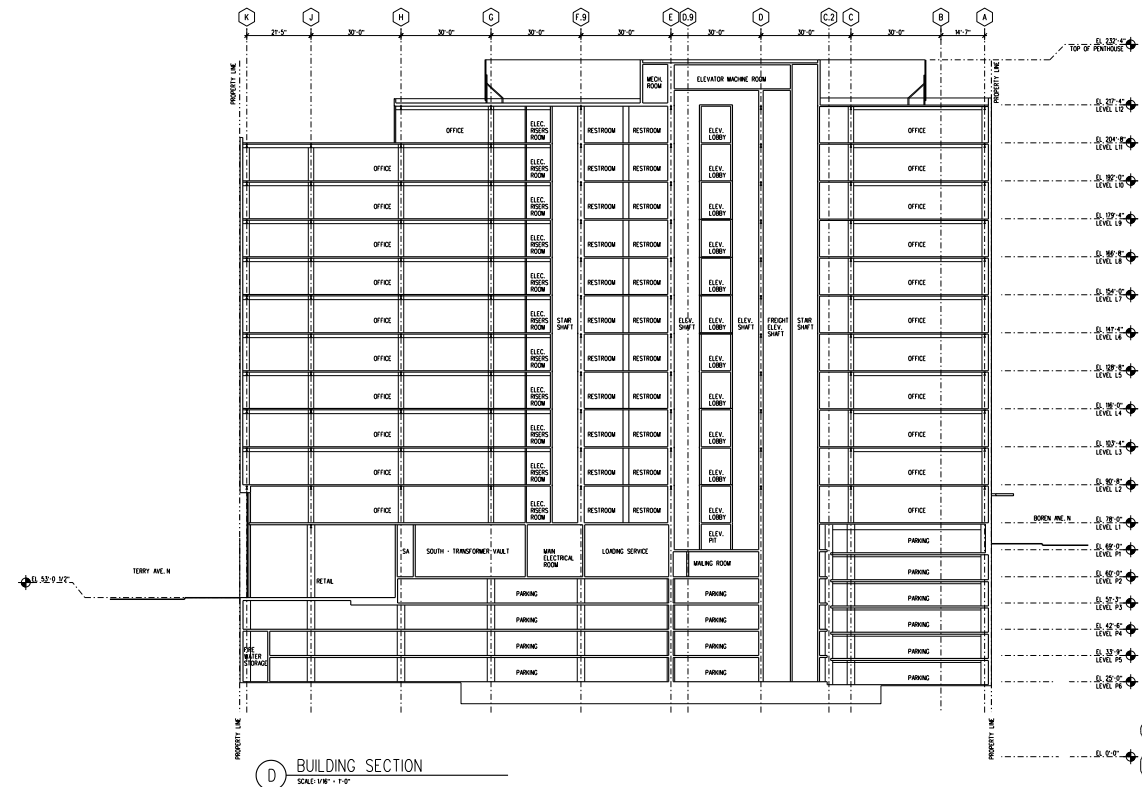
BUILDING ELEVATIONS



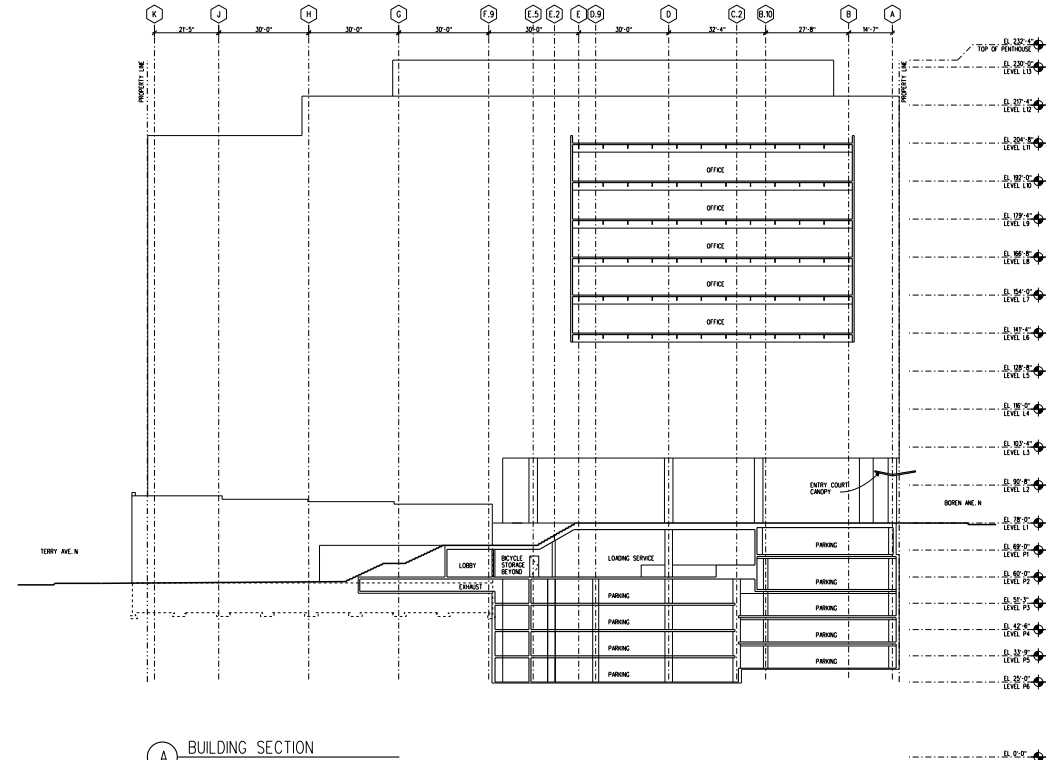
C BUILDING SECTION
SCALE: 1/8" = 1'-0"



E BUILDING SECTION
SCALE: 1/8" = 1'-0"



D BUILDING SECTION
SCALE: 1/8" = 1'-0"



A BUILDING SECTION
SCALE: 1/8" = 1'-0"



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation
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BUILDING SECTIONS

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Project: Amazon.com Phase IV
Seattle, Washington

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Permit #: 3008521
Callison Project #: 207193.00

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.

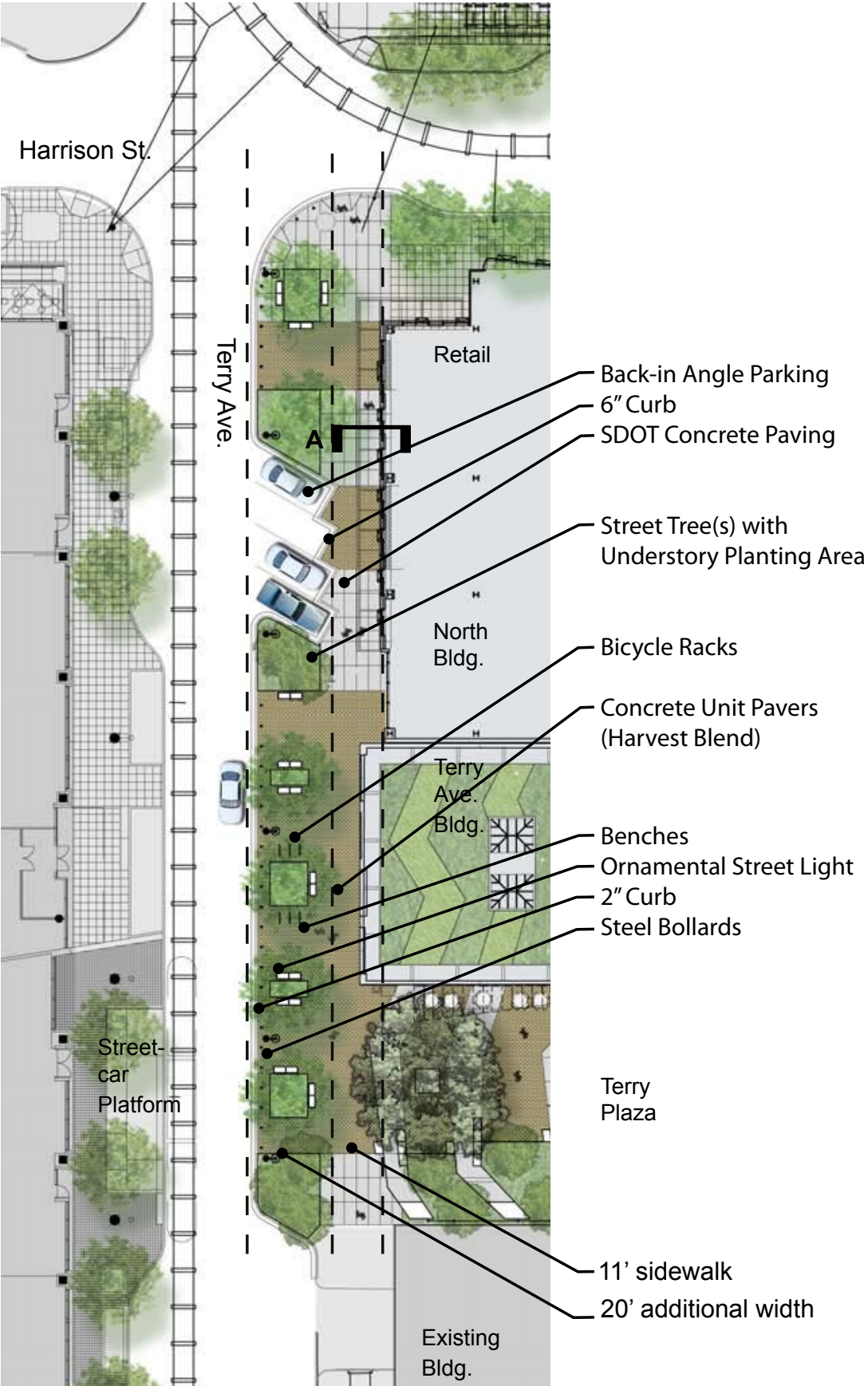
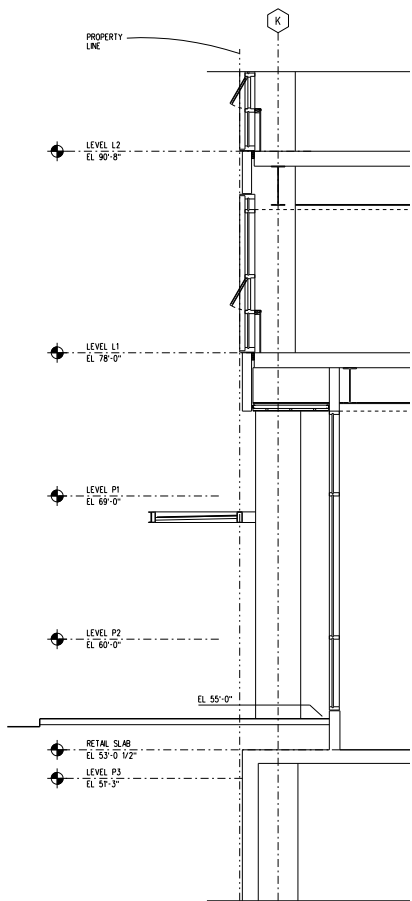
Benches:

- 72 lineal feet of fixed benches.

Lighting:

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

Undergrounding Utilities





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**TERRY AVENUE NORTH
PERSPECTIVE VIEW**

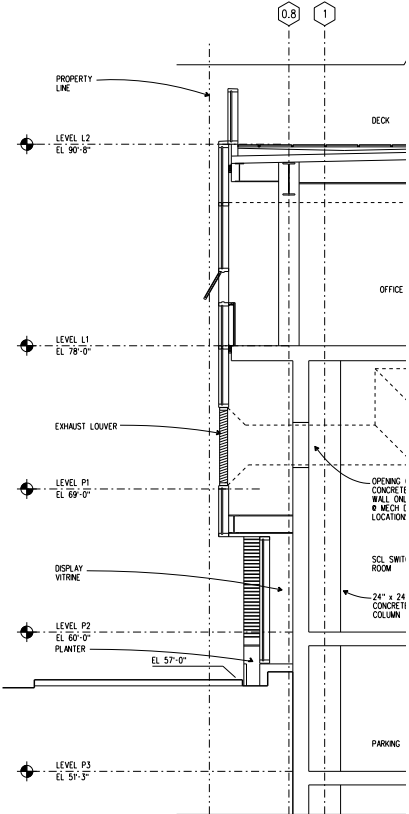
Public Benefit

Sidewalk:

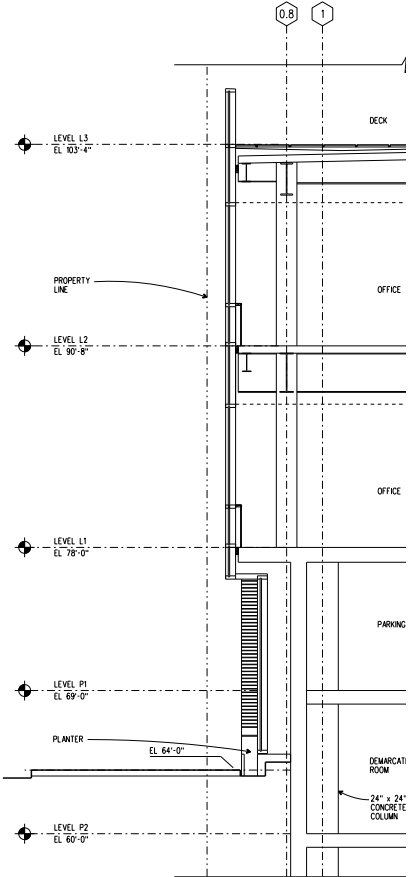
- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:

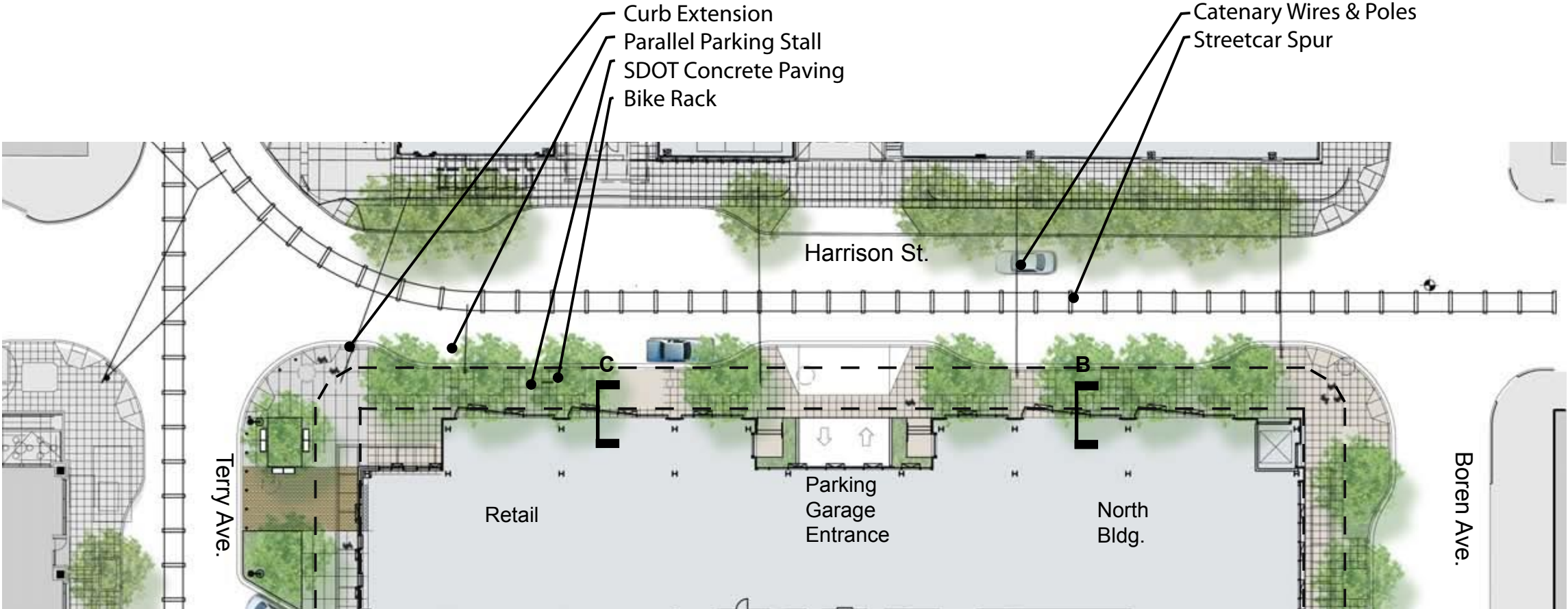
- Tree well planting areas 25% larger than required by SDOT.



SECTION B



SECTION C



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation
May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

HARRISON STREET
ENLARGED LANDSCAPE &
ARCHITECTURAL PLAN



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Seattle, Washington

Phase IV Design Recommendation
May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

HARRISON STREET
PERSPECTIVE VIEW

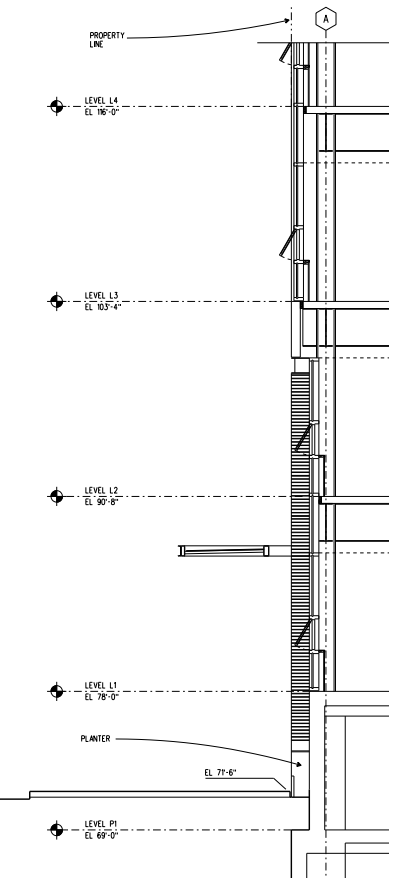
Public Benefit

Sidewalk:

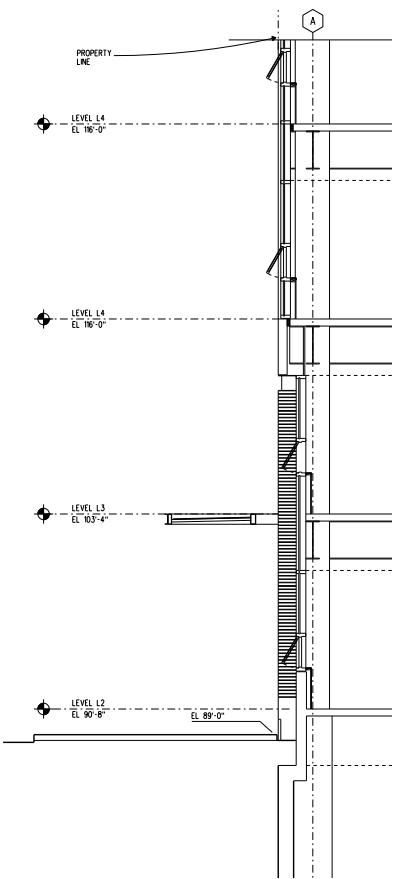
- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:

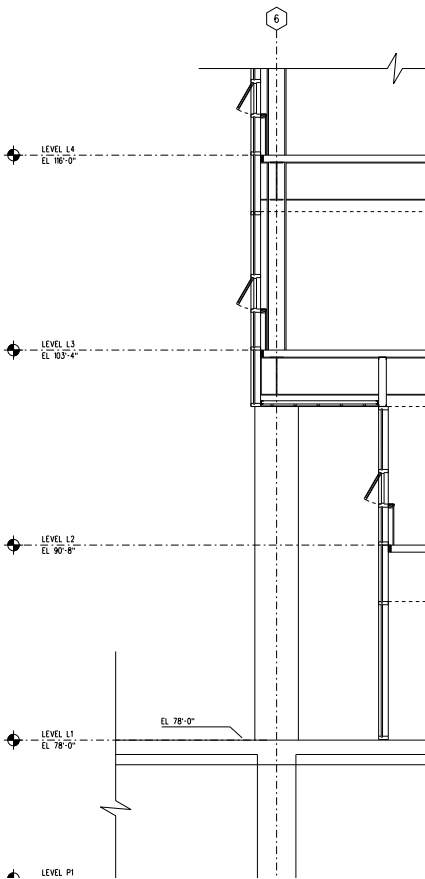
- Tree well planting areas 25% larger than required by SDOT.



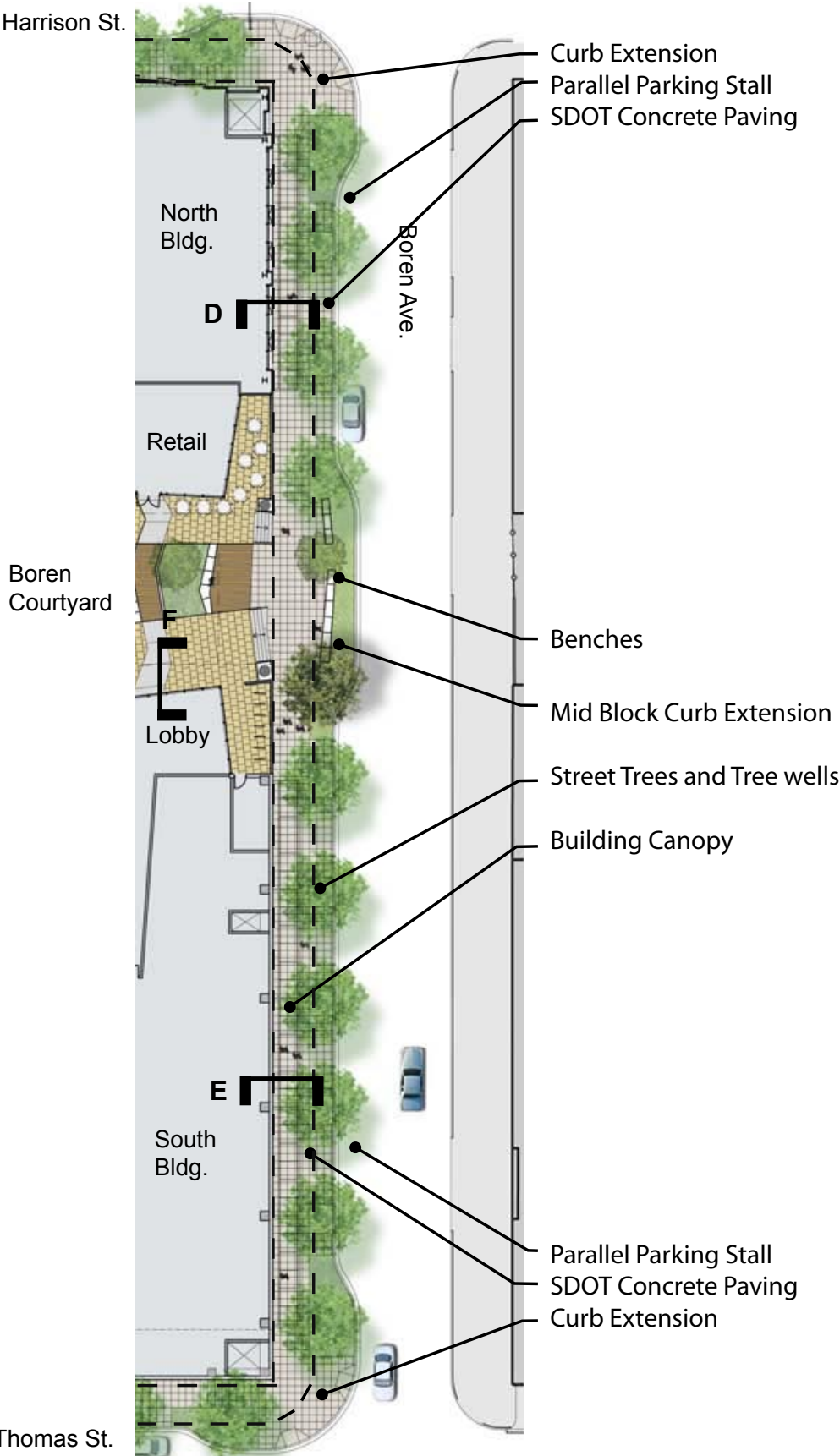
SECTION D



SECTION E



SECTION F



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

BOREN AVENUE NORTH
ENLARGED LANDSCAPE &
ARCHITECTURAL PLAN



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

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Permit #: 3008521
Callison Project #: 207193.00

**BOREN AVENUE NORTH
PERSPECTIVE VIEW**

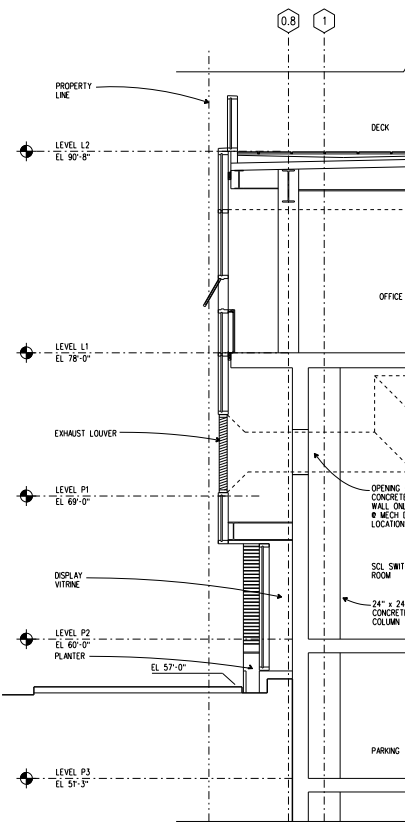
Public Benefit

Sidewalk:

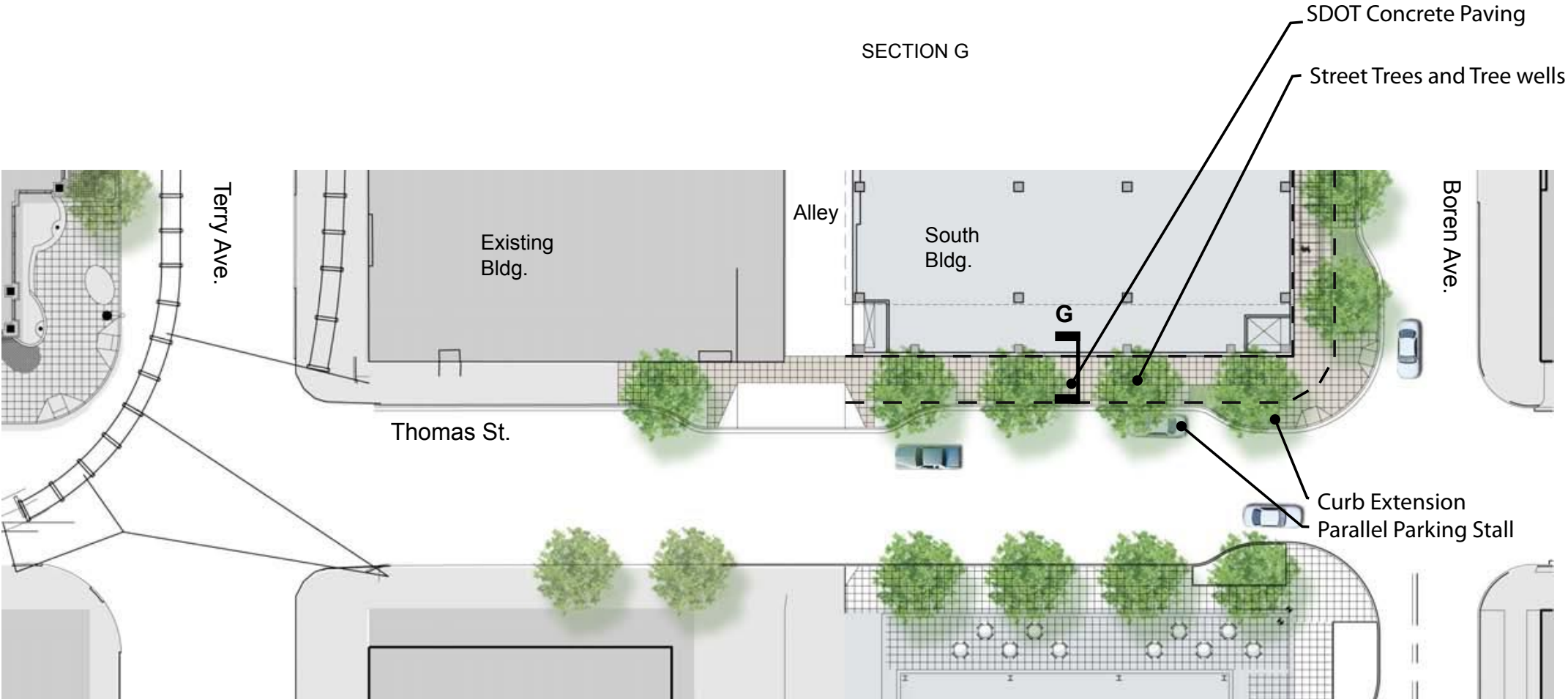
- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:

- Tree well planting areas 36% larger than required by SDOT.



SECTION G



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation
May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

THOMAS STREET
ENLARGED LANDSCAPE &
ARCHITECTURAL PLAN

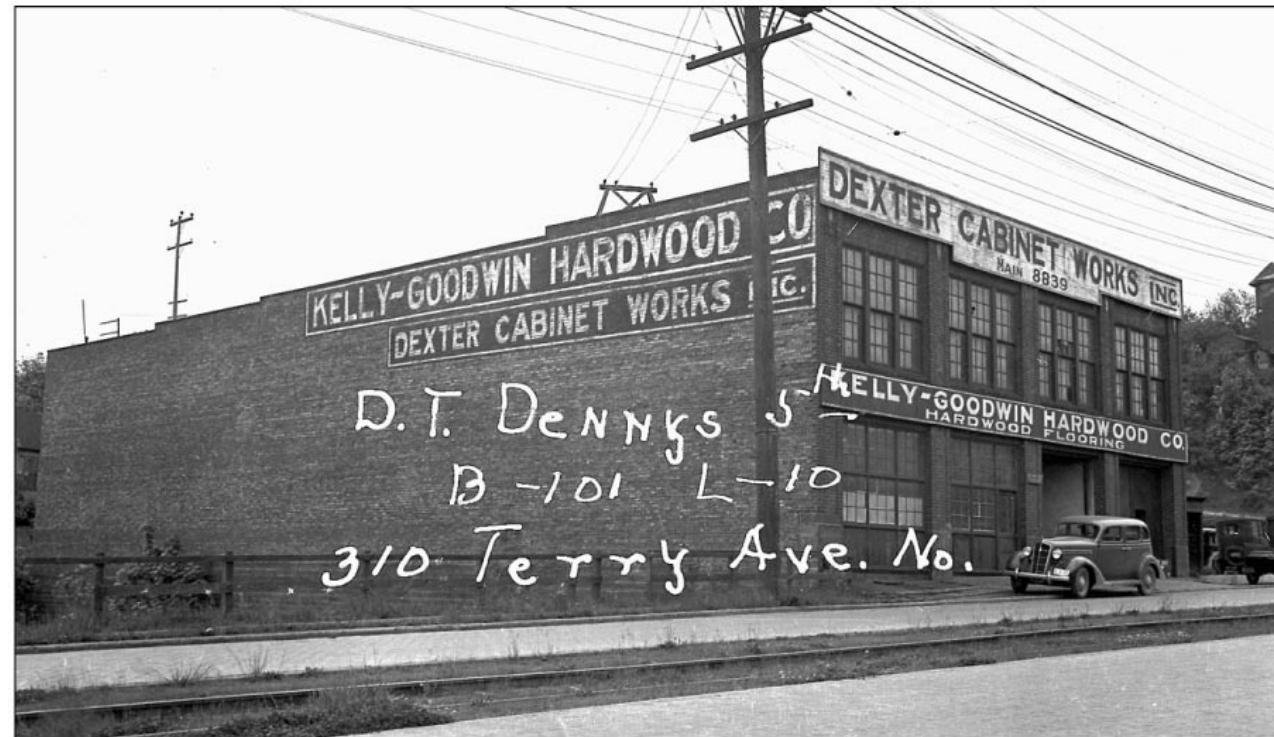


Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

**THOMAS STREET
PERSPECTIVE VIEW**



Exterior circa 1937



Present Exterior

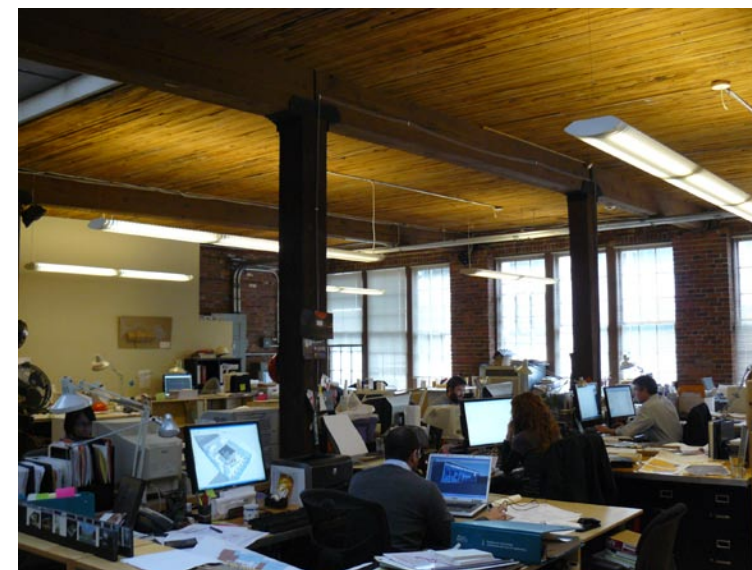
Terry Avenue Building Preservation

Issue:

- Integrate Terry Avenue Building into overall development.
- Explore opportunities to occupy roof-top of Terry Avenue Building.
- Make "belvedere" element adjacent to the Terry Avenue Building more visible from Terry Avenue

Design Response:

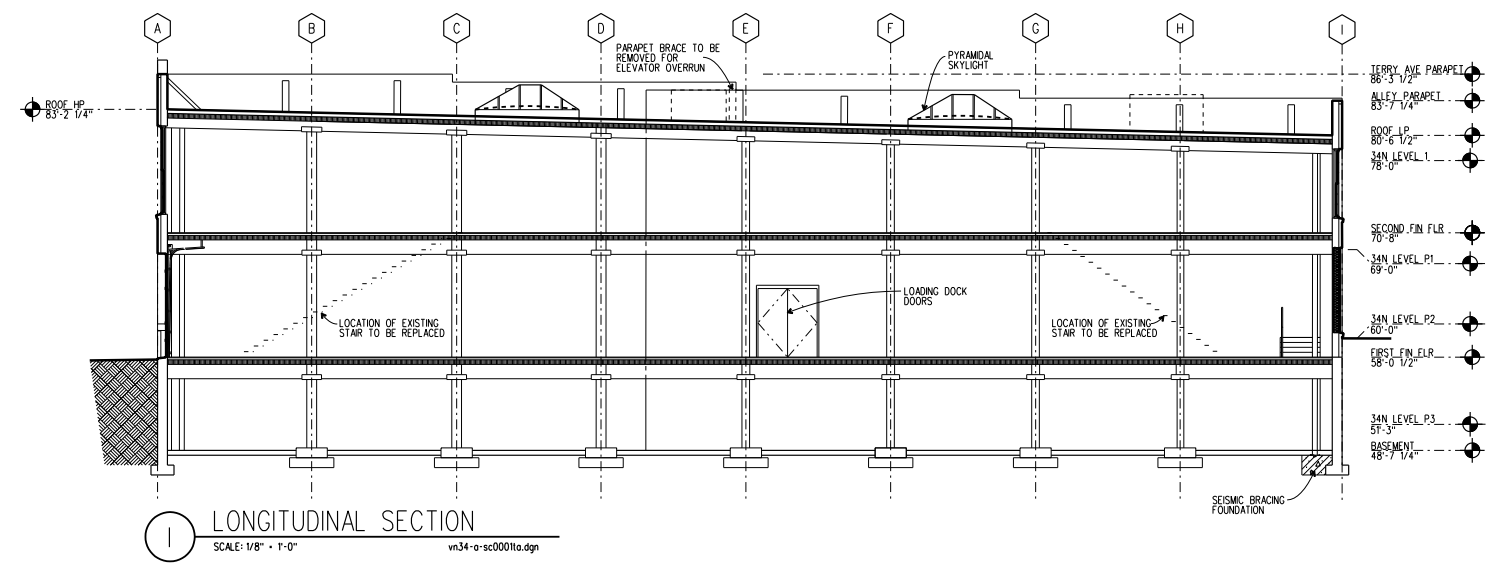
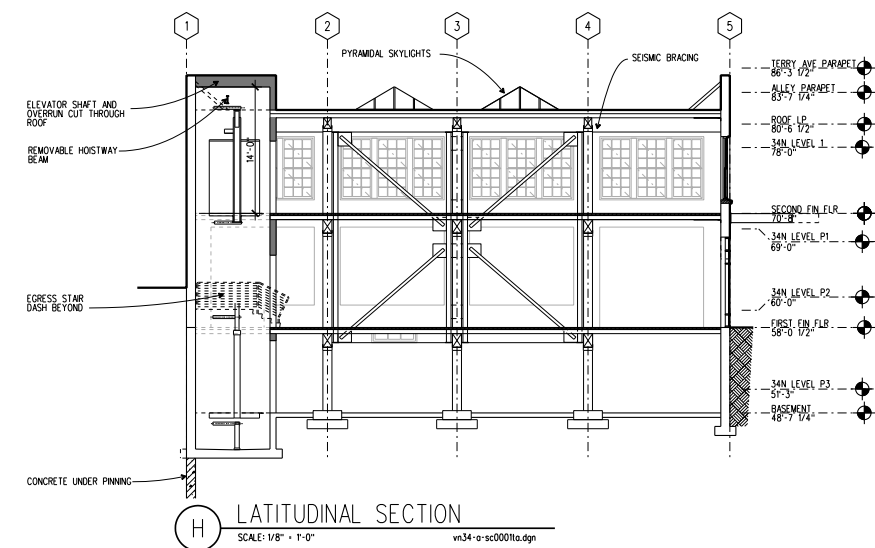
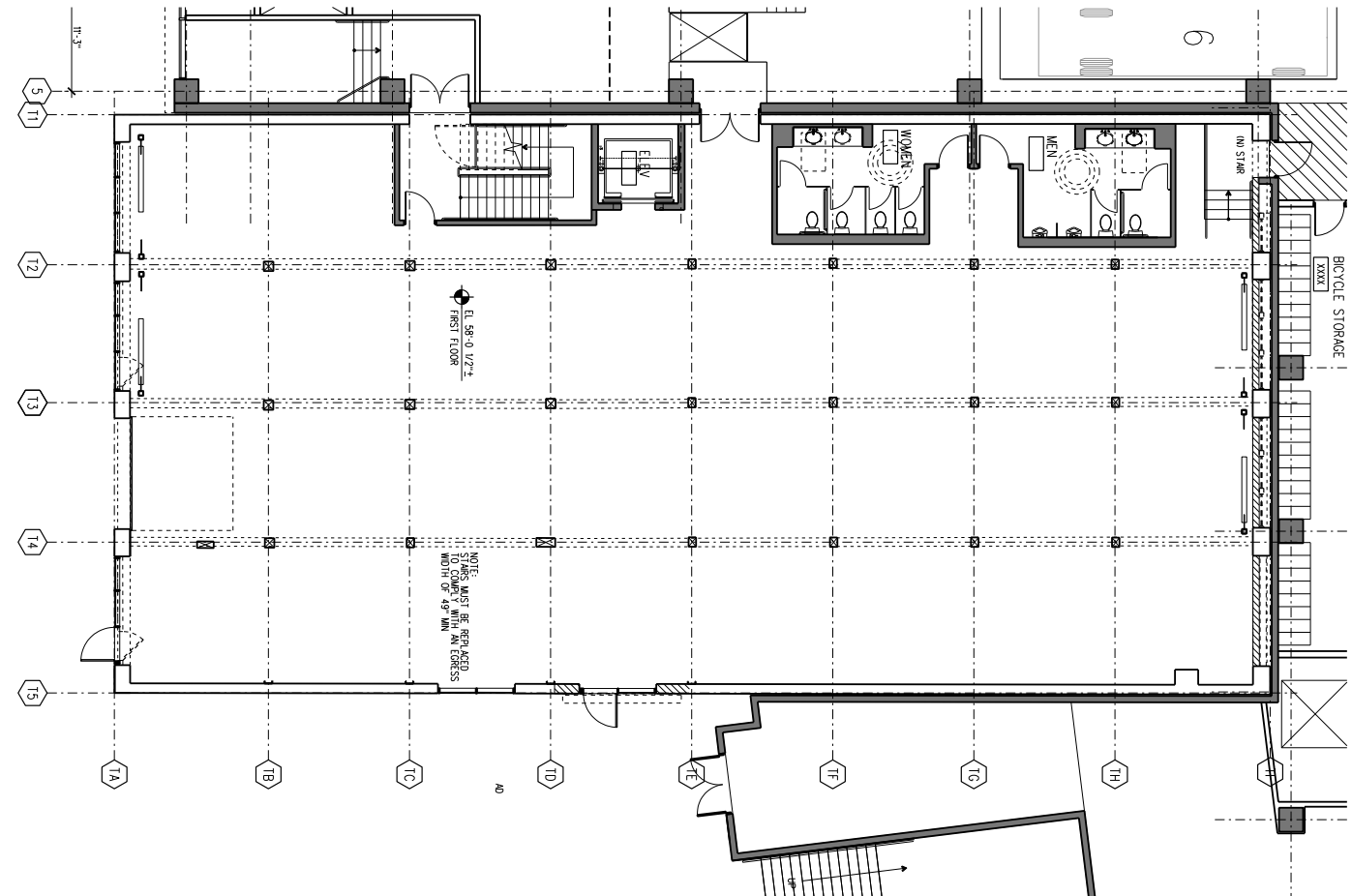
- The Terry Avenue Building has been developed as a flexible, accessible retail space on both levels. Both the West and upper East facade will be retained and preserved. New openings are proposed for the south facade to enhance the buildings functionality. Interior stair, elevator and mechanical system 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.

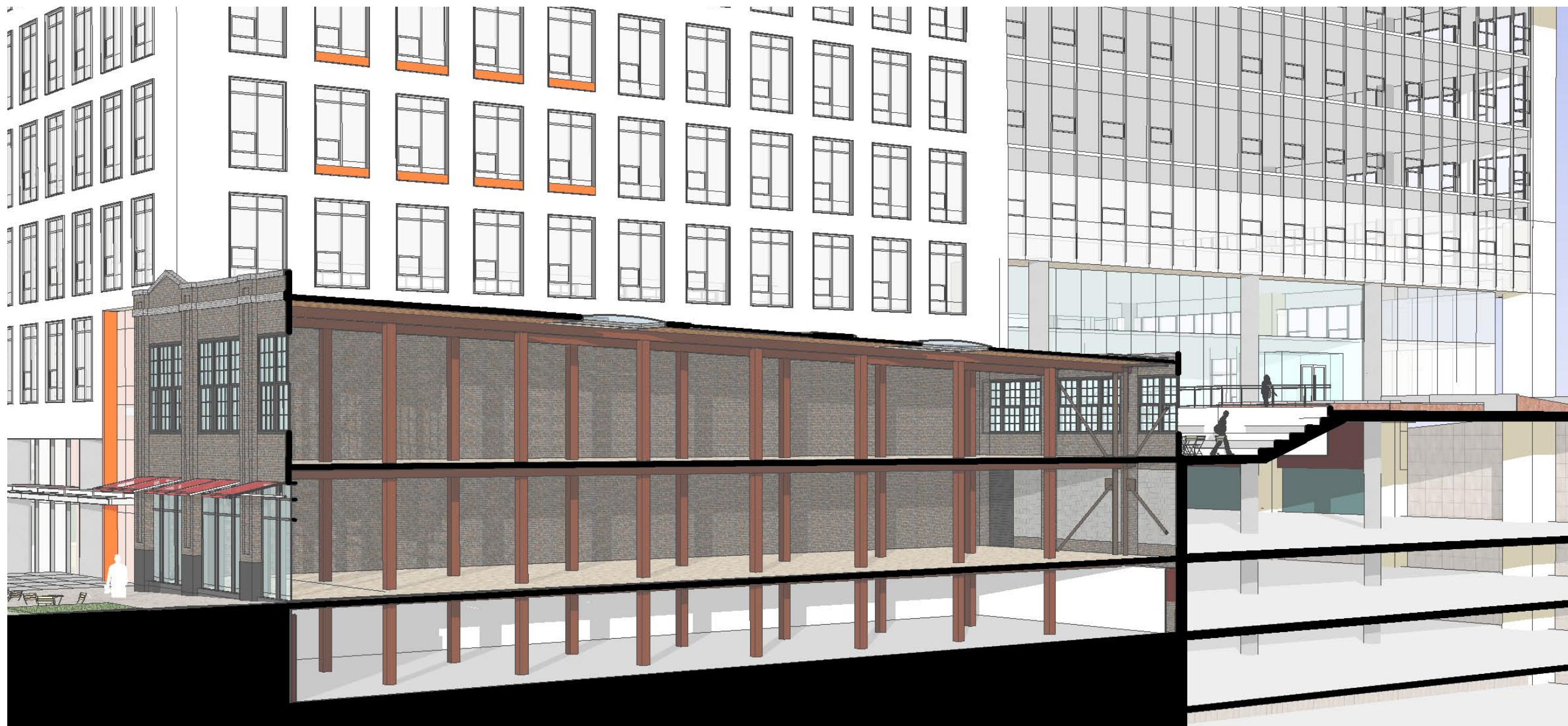


Present Interior



Perspective section showing relationship to adjacent building





Perspective section showing proposed structural improvements



key plan



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TERRY AVENUE BUILDING



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



key plan

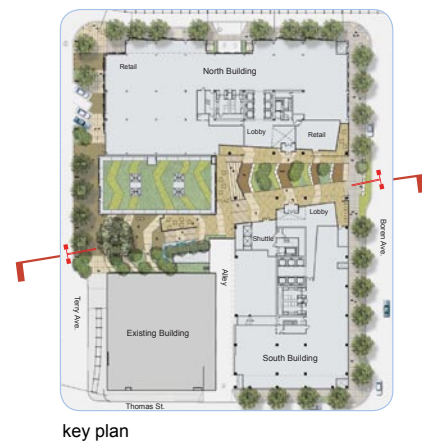
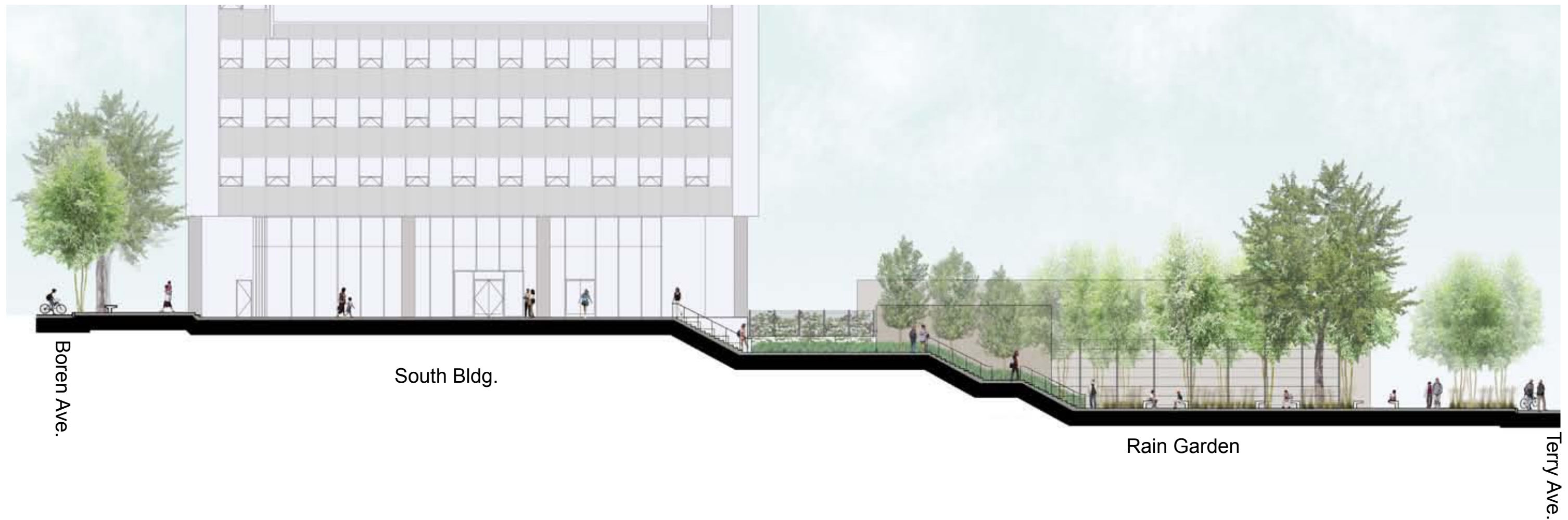


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OVERALL SECTION







key plan



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**TERRY AVENUE PLAZA
SECTIONS**



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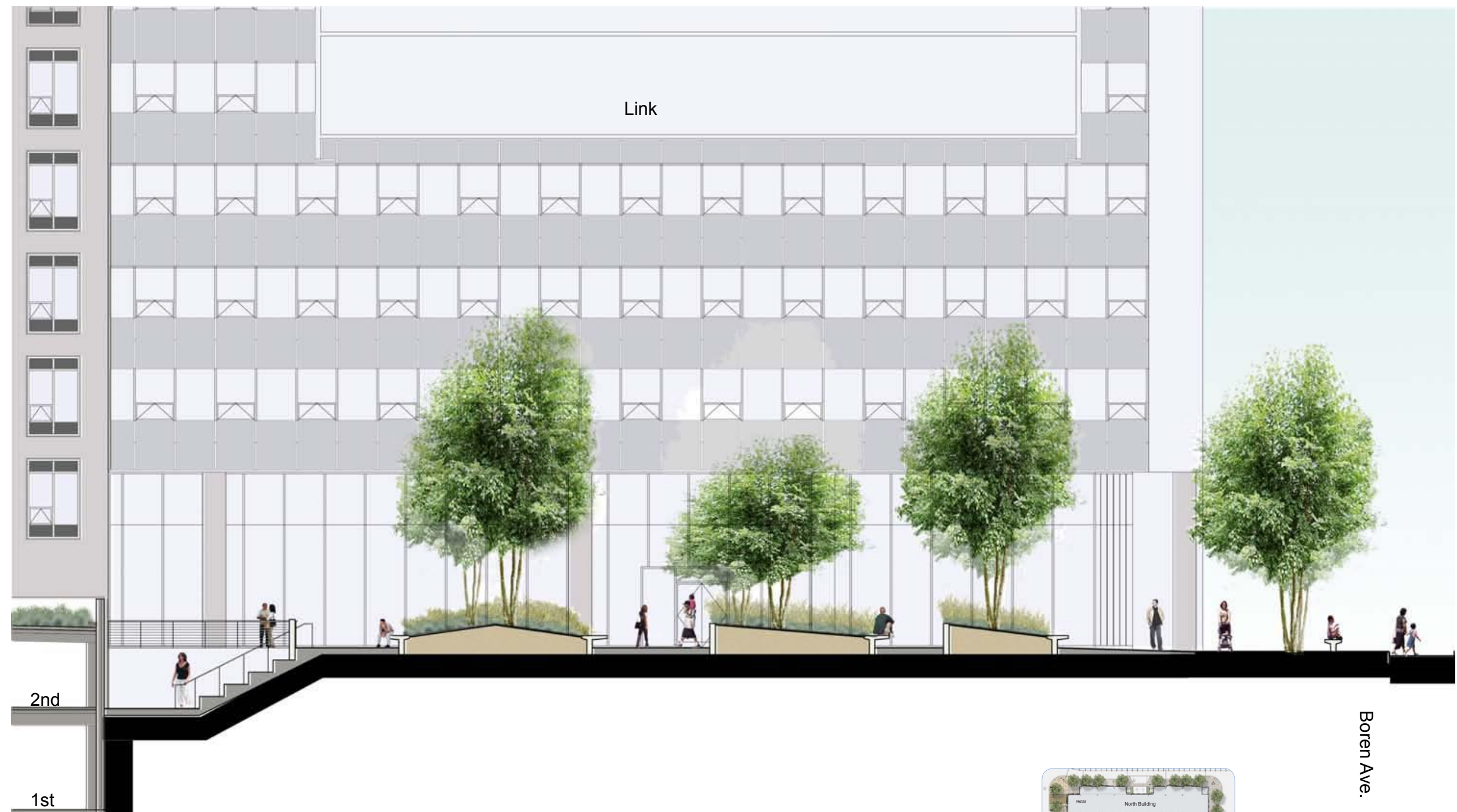
TERRY AVENUE PLAZA



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BOREN AVENUE
COURTYARD PLAN



key plan



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BOREN AVENUE
COURTYARD SECTION



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COURTYARD**



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**BOREN AVENUE
COURTYARD**

Frosted Glass
• bridge soffit

Painted Metal
• guardrails and handrails

Painted Metal
• rooftop screen wall

Painted Metal
• curtain wall extrusions

Low-E Vision Glass
• office and retail glazing

Fritted Glass
• link accent glazing

“Panelite” or similar composite
• curtain wall accent panels

Wood Composite Panel
• typical soffits

Hand-Set Brick
• retail base

Pre-Cast Concrete
• office towers
• two colors proposed with heavily textured “board-formed” appearance



Project: Amazon.com Phase IV
Seattle, Washington

Phase IV Design Recommendation

May 21, 2008
Permit #: 3008521
Callison Project #: 207193.00

**ARCHITECTURAL
MATERIALS**

TREES



NYSSA SYLVATICA
Black Tupelo



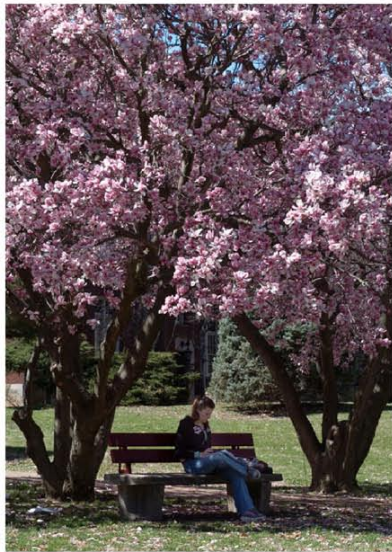
ACER PALMATUM
Japanese Maple



PLATANUS ACERIFOLIA
London Plane Tree



POPULUS TREMULOIDES
Quaking Aspen



MAGNOLIA KOBUS
KOBUS MAGNOLIA



ULMUS 'HOMESTEAD'
Homestead Elm

SHRUBS | PERENNIALS | GRASSES



POTENTILLA FRUTICOSA 'Potentilla'
Abbotswood Potentilla



PIERIS JAPONICA 'CAVATINE'
Japanese Pieris



EUONYMUS JAPONICUS 'MICROPHYLLUS'
Boxleaf Euonymus



ILEX 'LITTLE RASCAL'
Little Rascal Holly



ILEX CRENATA 'HELLERI'
Helleri Holly



CORNUS STOLONIFERA 'KELSEY'
Kelsey Dogwood



RIBES SANGUINEUM 'WHITE ICICLE'
White Flowering Currant



CAREX MORROWII 'ICE DANCE'
Variegated Sedge



MISCANTHUS SINENSIS 'MORNING LIGHT'
Maiden Grass



HAKONECHLOA MACRA
Forest Grass



ERYNGIUM AMETHYSTINUM
Amethyst Sea Holly



FESTUC OVINA GLAUCA
Blue Fescue



ECHINACEA ALBA
Echinacea

GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI
Kinnikinnick



THYMUS PSEUDO-LANGUGINOSUS
Woolly Thyme



HELIANTHEMUM NUMMULARIUM
'BURGUNDY DAZZLER'
Common Sun Rose

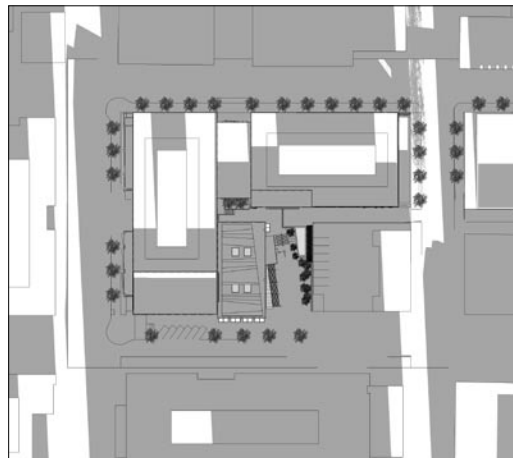
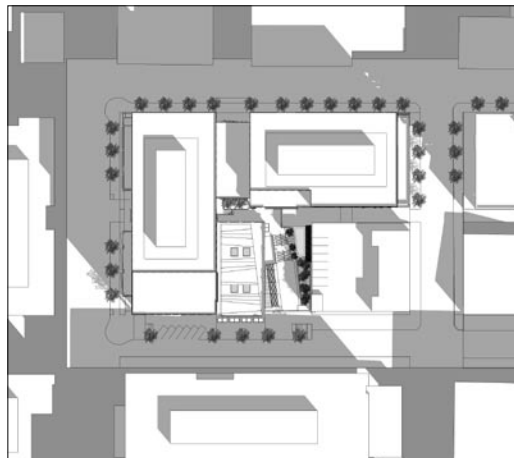
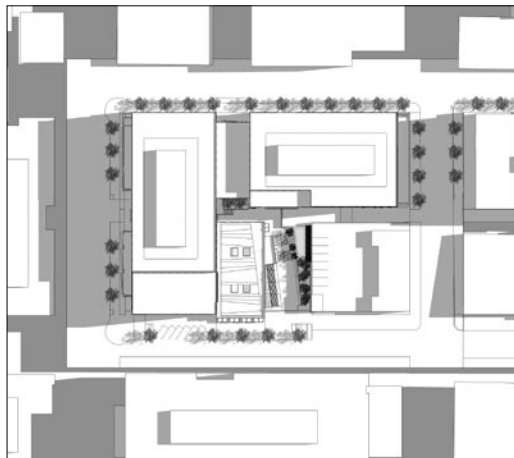
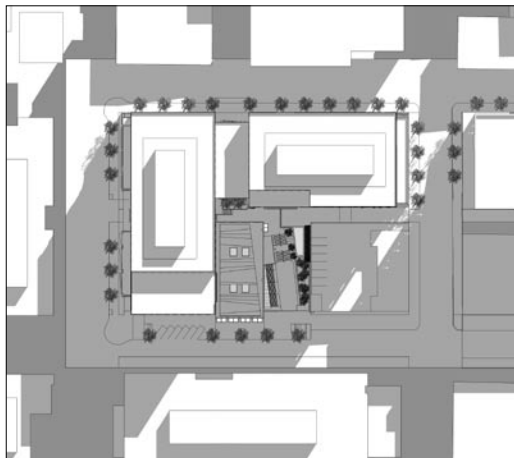
9:00 am

12:00 pm

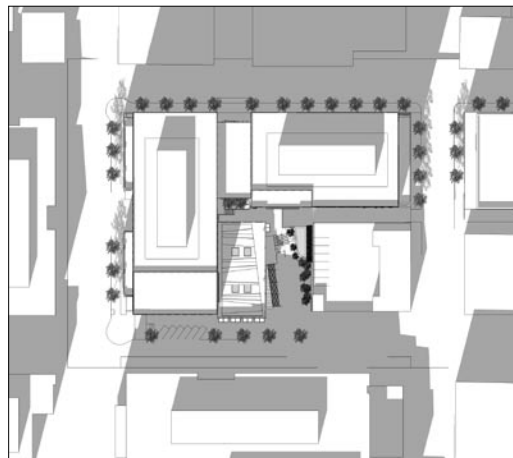
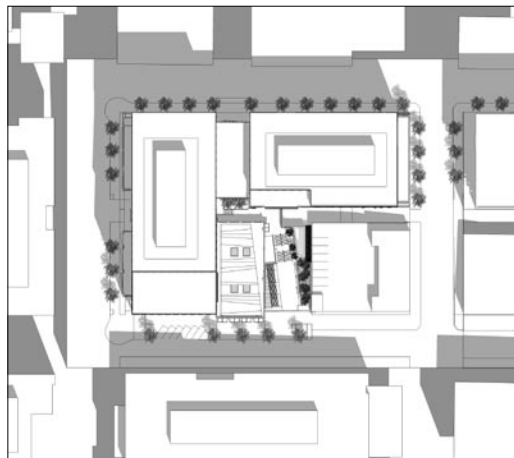
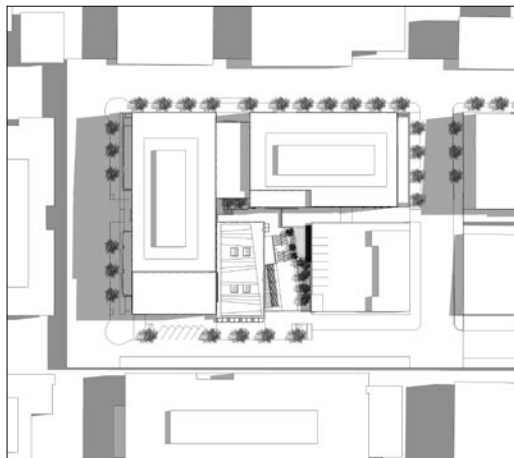
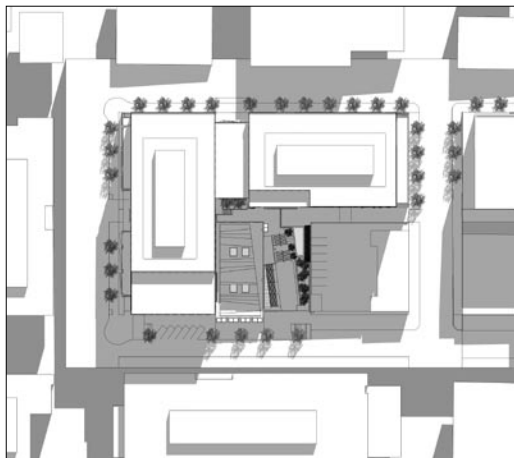
3:00 pm

6:00 pm

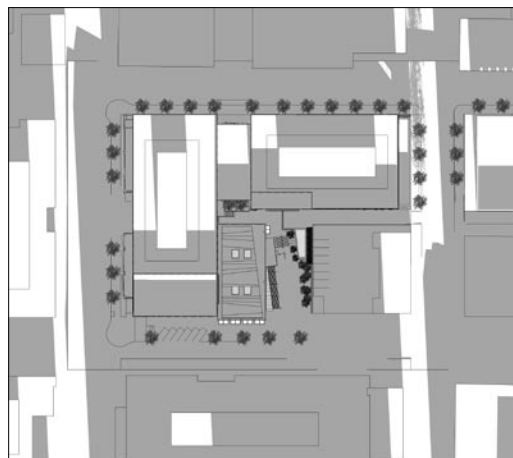
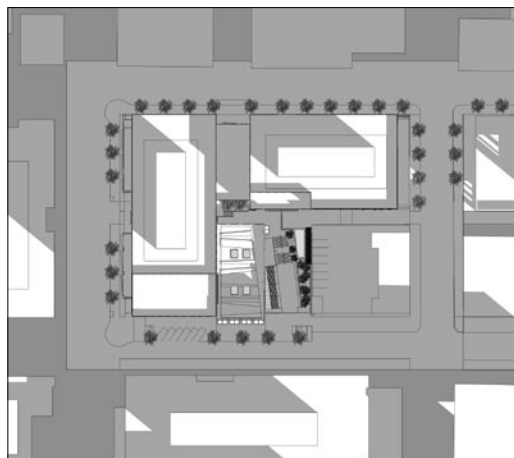
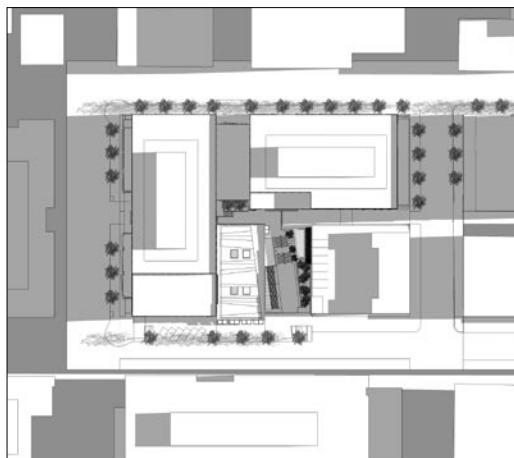
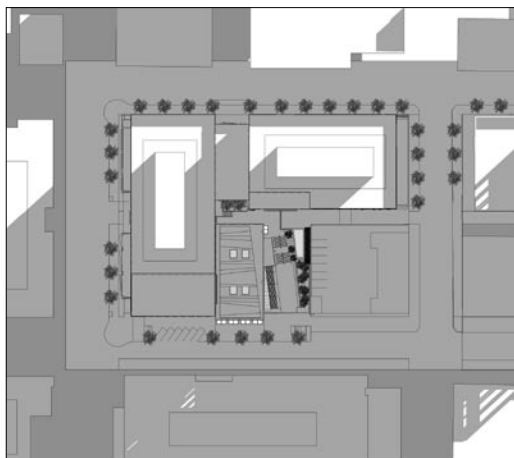
March 21



June 21



Dec 21



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SHADE AND SHADOW
STUDIES



Original Design: Three Individual Trees

3”caliper
 3 Trees x 80 Green Factor Points = 240 Points



Proposed Design: Single Specimen Tree

Departure request: 320 points 12” caliper min.

OR

25 points per inch with caliper between 9” and 15”
 375 points maximum

Design Departure Request

The design team is requesting a departure request that would grant additional Seattle Green Factor Points for the incorporation of a large specimen tree into the project.

In addition to environmental benefits, the design team feels that the single large tree proposed has immediate social and experiential benefits that exceed those of smaller trees. A large tree can act as a neighborhood fixture, a gathering place, a seasonal marker, a habitat and a shelter. The tree proposed would be a London Plane, Beech, Big Leaf Maple or similar species that is well suited for the Terry Avenue plaza. This plaza is the only part of the project that is not over the subterranean parking structure, and thus is unique in it’s capacity to support the size of tree proposed.

