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1

Statement of Development Objectives

The proposal is to apply for a Master use Permit with a Planned Community Development (PCD) component to design and construct office buildings on 3 blocks in the Denny Triangle Urban Village. A PCD is being pursued because of the intention to phase development of multiple city blocks over time. The development is anticipated to occur in three phases corresponding to each of the three blocks. Phase One will consist of approximately 1,074,996 GSF (utilizing 1,017,576 FAR) of above-grade construction, including a single high-rise office building, accessory retail and exempt mechanical space. Phase One will also include a multi-use meeting facility, accessory to the office use, that will seat up to 2,000 people and up to 6 levels of underground parking accommodating up to 1,074 automobiles. Phases Two and Three will follow with 1,152,969 GSF (1,091,384 FAR) and 1,131,228 GSF (1,070,804 FAR) office towers respectively. Like Phase One, Phases Two and Three will include some accessory retail and up to 6 levels of underground parking with up to 1,152 stalls in Phase Two and 1,131 stalls in Phase Three.

2

Downtown Streetscape & Open Space Pioneer Square to South Lake Union



2

Downtown Streetscape & Open Space Scale Comparison



Lake Union Park



Amazon - South Lake Union Plazas



Belltown Dog Park



Pike Place Market



Cascade Park



Project Site - Rufus 2.0



Westlake Center



Waterfall Park



Denny Park



Whole Foods Plaza



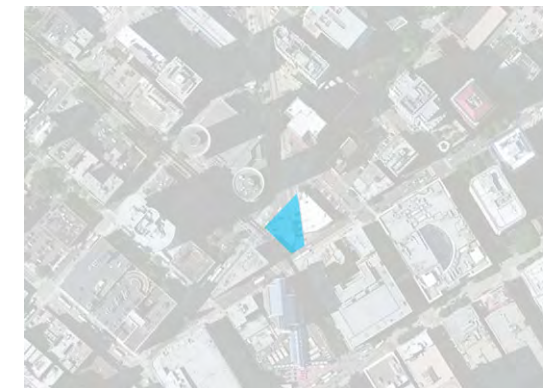
Seattle City Hall



Pioneer Square Park



Steinbrueck Park



Street Car Plaza

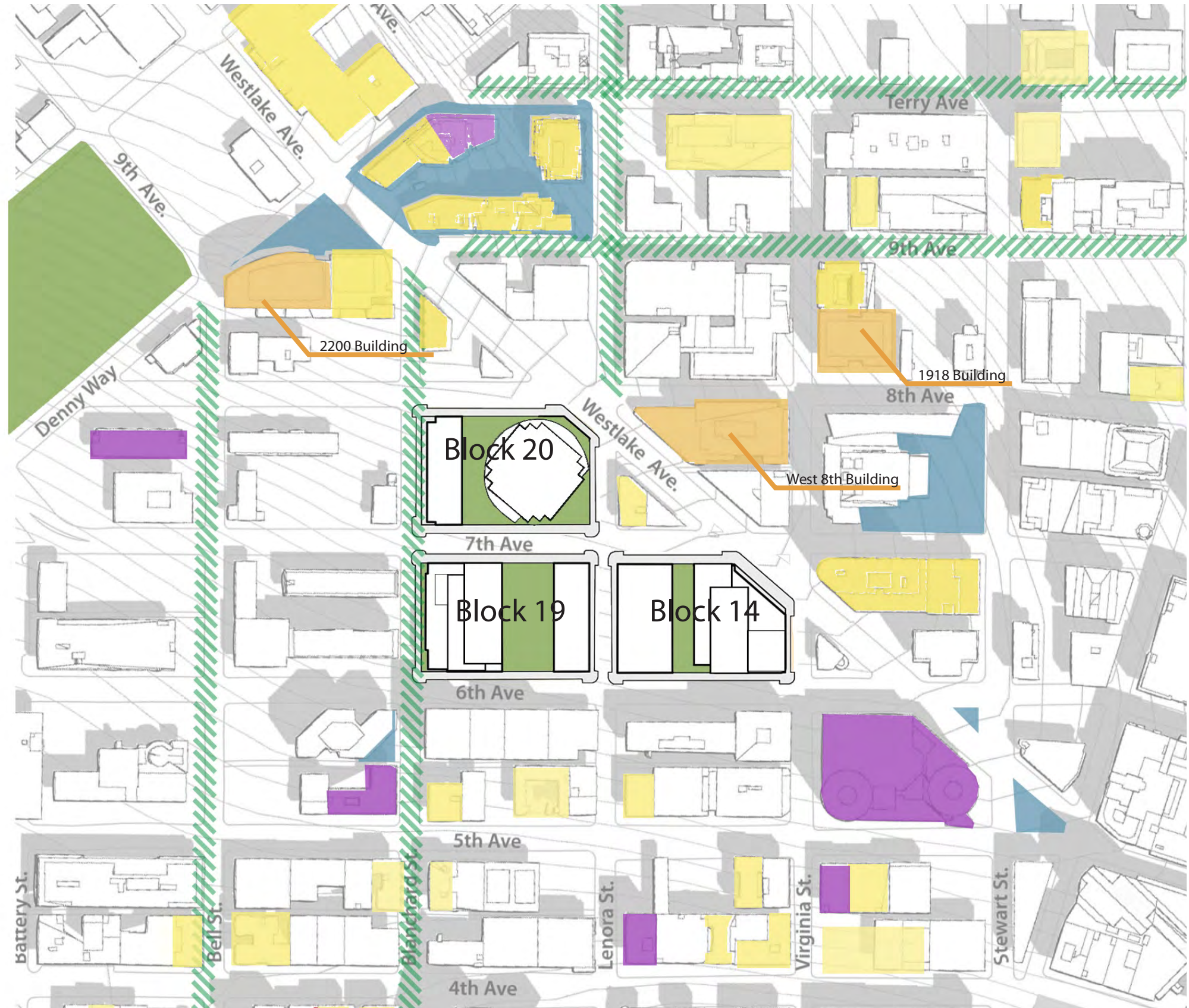


Harbor Steps, Benaroya Hall, SAM



Occidental Park

3 Mixed Use Neighborhood



- Existing Amazon Buildings
- Residential
- Park Space
- Hospitality
- Public Plaza
- Green Street

3

Neighborhood Context With Future "Pipeline" Projects Under Permit



202 Westlake Avenue North
 7 story office building
 19,996 sqft of retail
 114,004 sqft of office



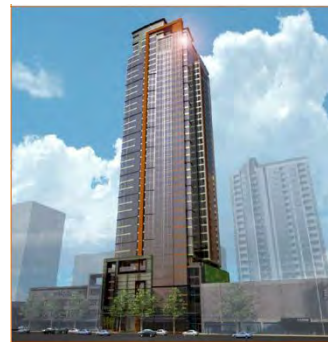
975 John Street
 7 story residential building
 145 residential units

Future Park

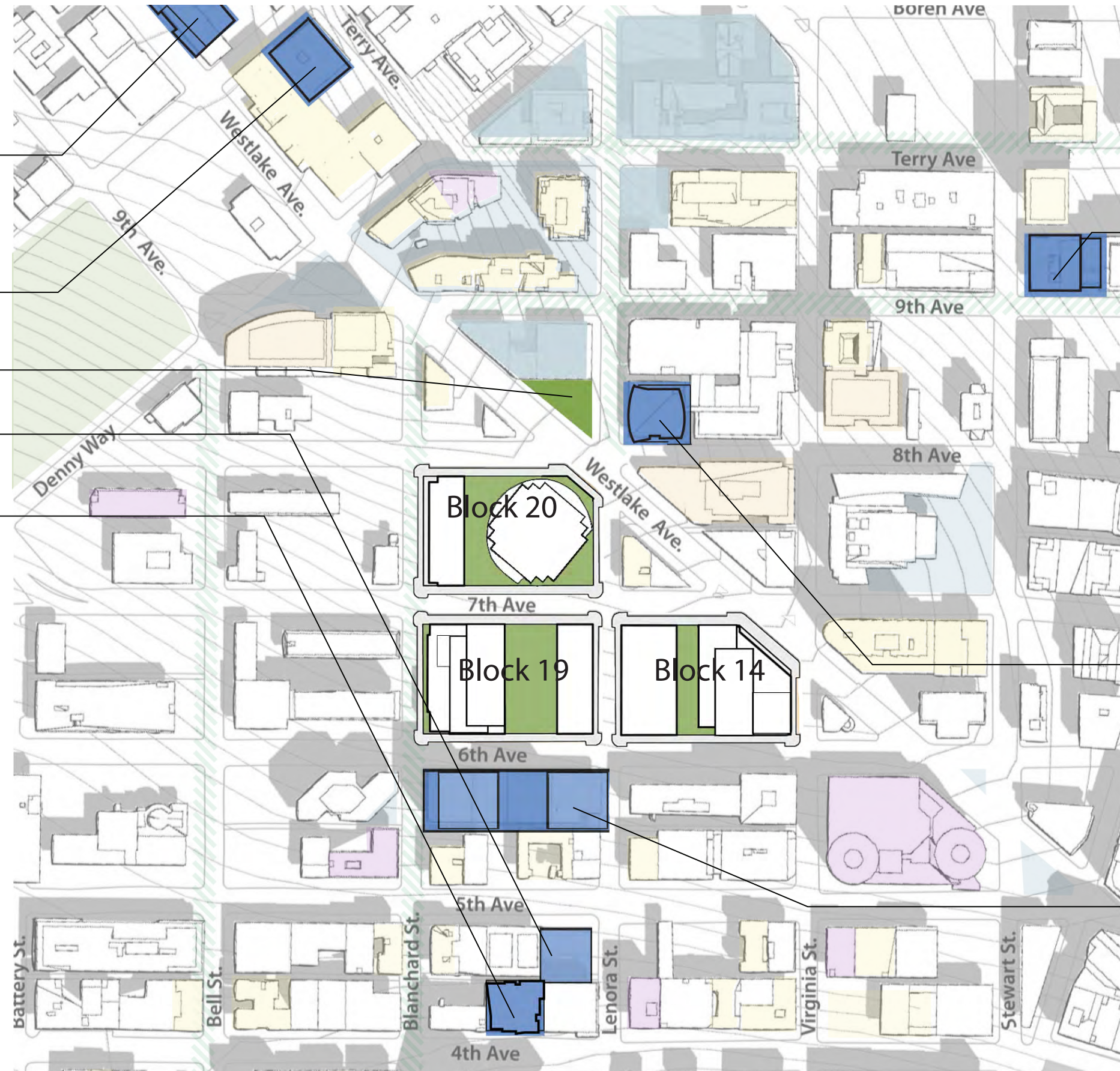


The Martin, 2105 5th Avenue
 24 story residential building
 188 residential units

2116 4th Avenue
 40 story residential building
 2,743 sqft of retail
 365 residential units



-  Existing Amazon Buildings
-  Residential
-  Park Space
-  Hospitality
-  Public Plaza
-  Green Street
-  Project Under Permit or In Construction
-  Future Cornish Development



Gethsemane Redevelopment Project

7 story addition to existing church
 8,510 sqft of church
 6,970 sqft of human services
 50 low income residential units
 380 residential units



2030 8th Ave

39 story residential building
 3,507 sqft of retail
 380 residential units



2121 6th Avenue

24 story residential building
 12,185 sqft of retail
 654 residential units

3

Neighborhood Context Streets & Open Spaces



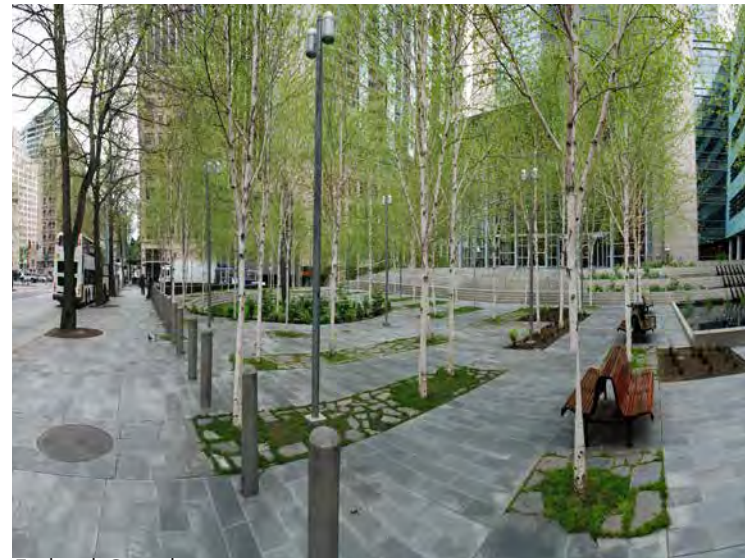
Denny Way & Westlake Ave Plaza



Whole Foods/Pan Pacific



Denny Park



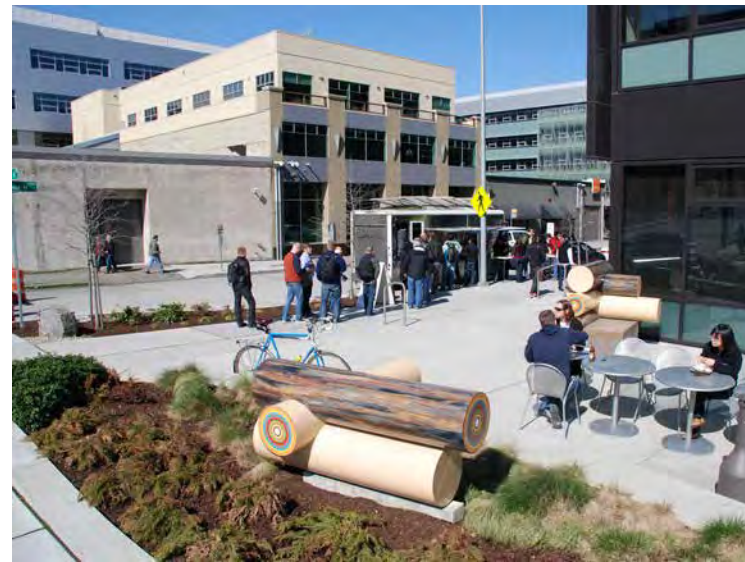
Federal Courthouse



Westlake Plaza



Terry Avenue



Boren Avenue & Republican Street













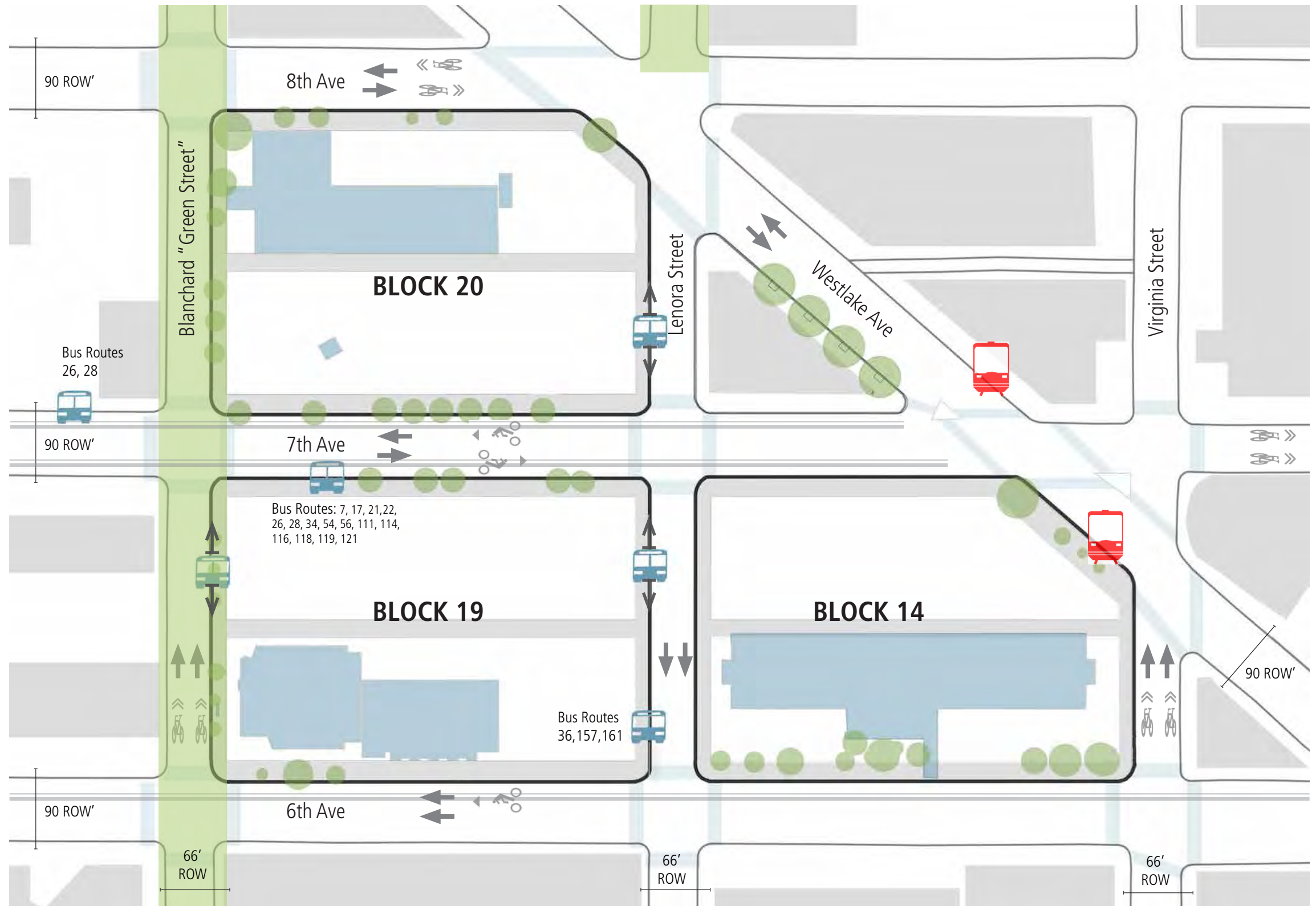
Westlake Ave at South Lake Union

3

Neighborhood Context Existing Streets

KEY

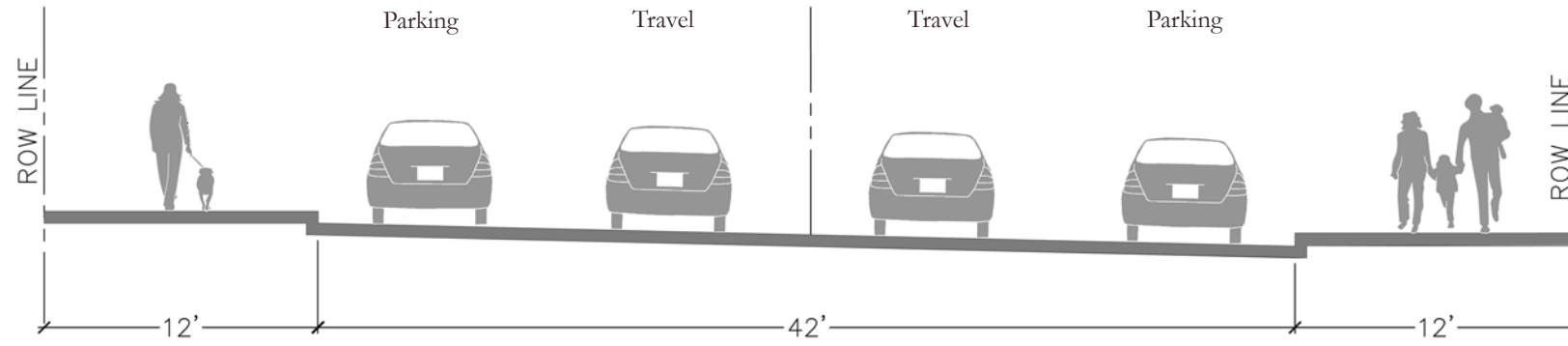
-  Sharrows
-  Dedicated Bike Lane
-  Green Street
-  Existing Street Car Stop
-  Two Way Street
-  One Way Street
-  Bus Layover Zone
-  Bus Stop
-  Crosswalk
-  Existing Trees



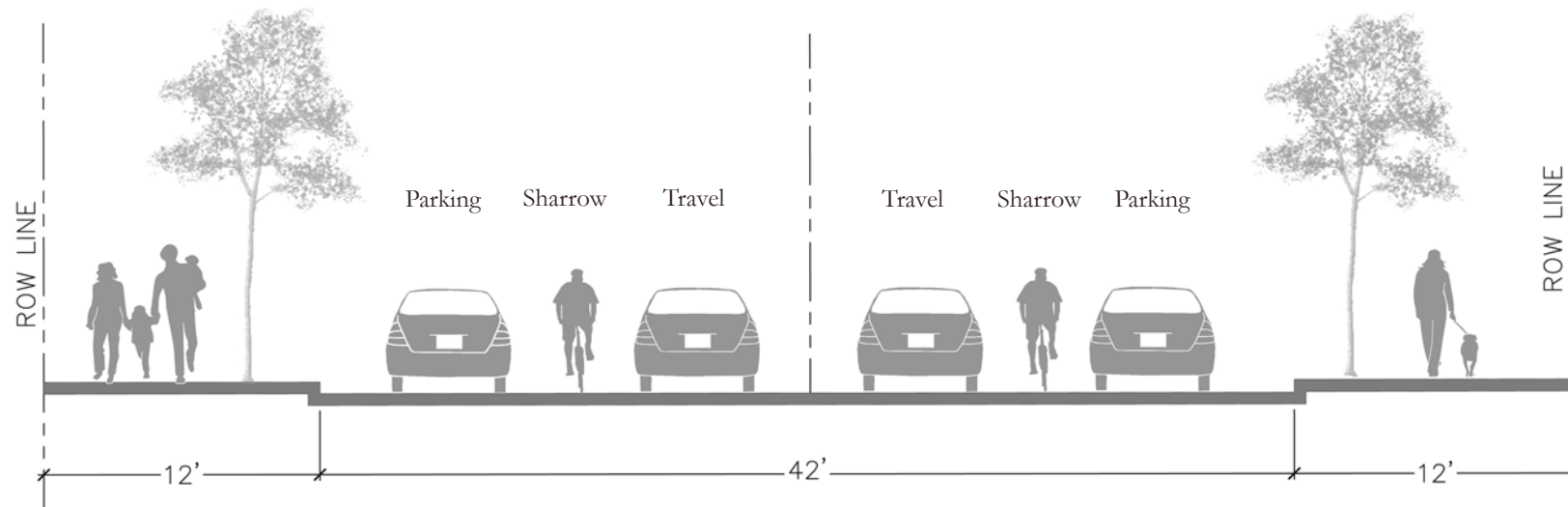
4

Streetscape & Open Space

Existing Streets: Lenora St. & Blanchard St.



Lenora Street: 66' ROW



Blanchard Street: 66' ROW



Lenora St. @ Block 14 & 19

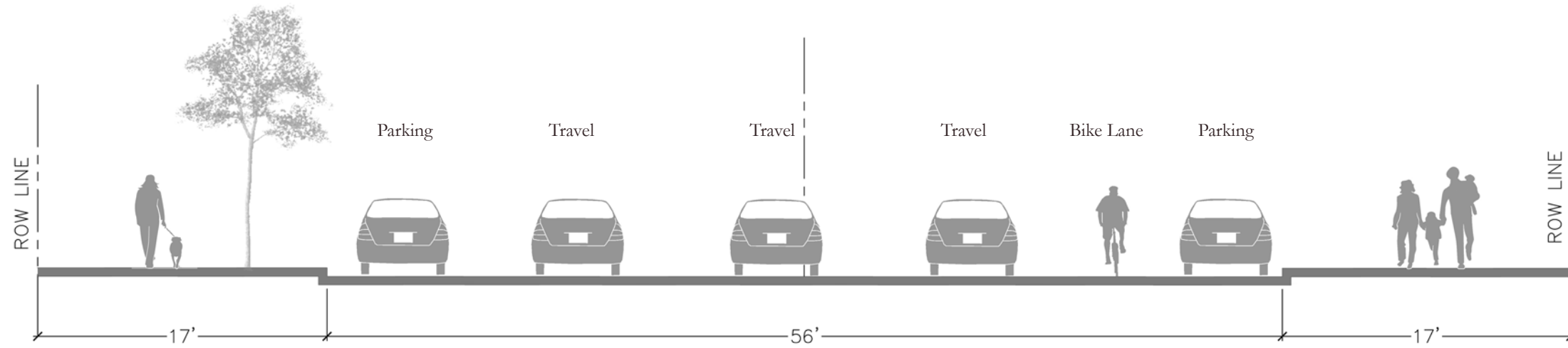


Blanchard St. @ Block 19

4

Streetscape & Open Space

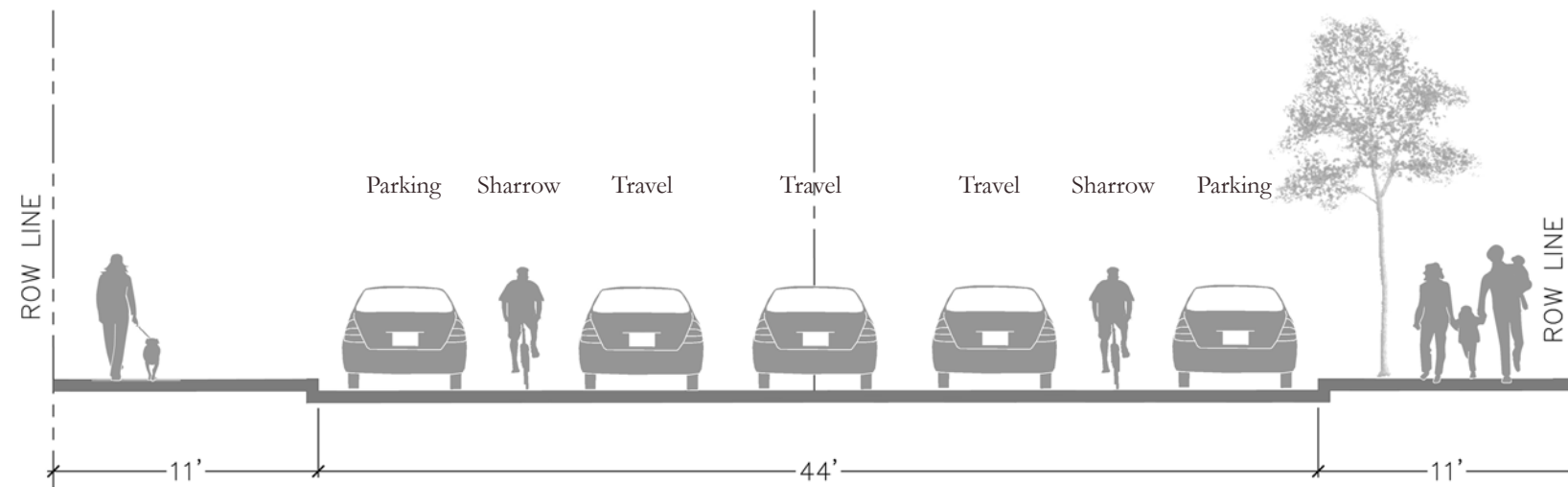
Existing Streets: 6th Ave. & Virginia St.



6th Ave: 90' ROW



6th Ave @ Block 14



Virginia Street: 66' ROW

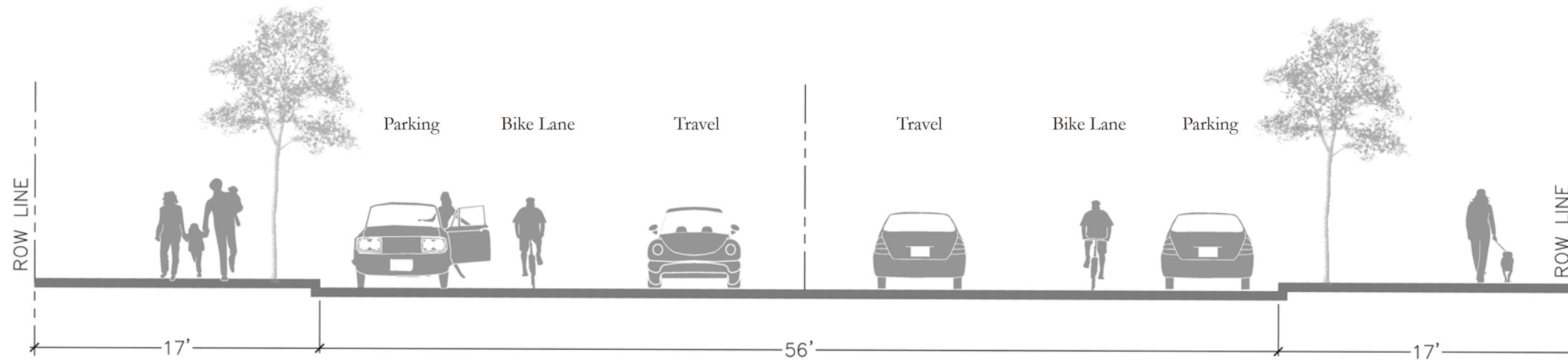


Virginia St @ Block 14

4

Streetscape & Open Space

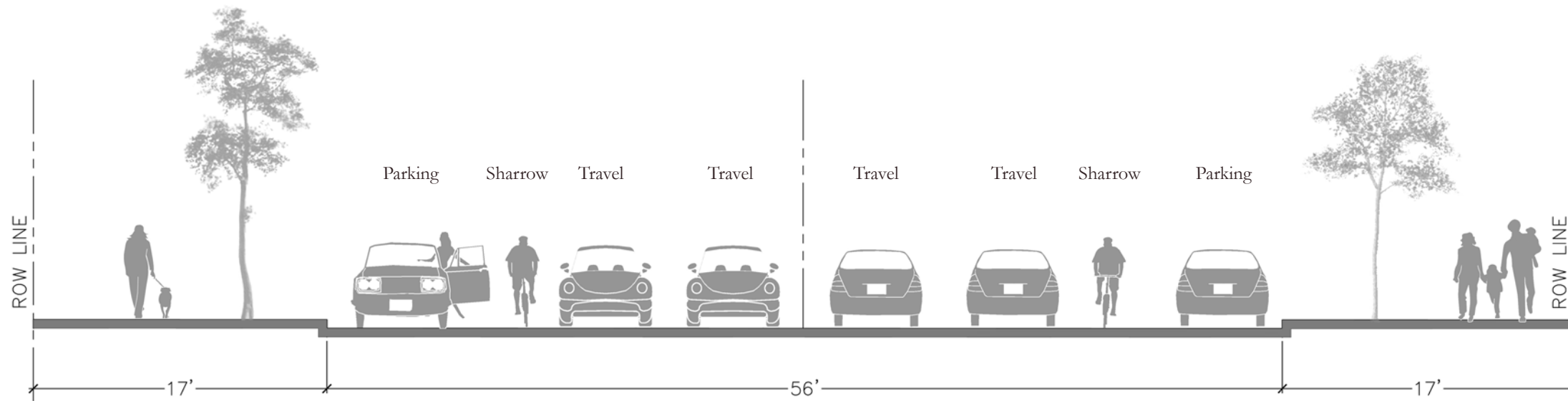
Existing Streets: 7th Ave. & 8th Ave.



7th Ave: 90' ROW



7th Ave @ Block 19 & 20



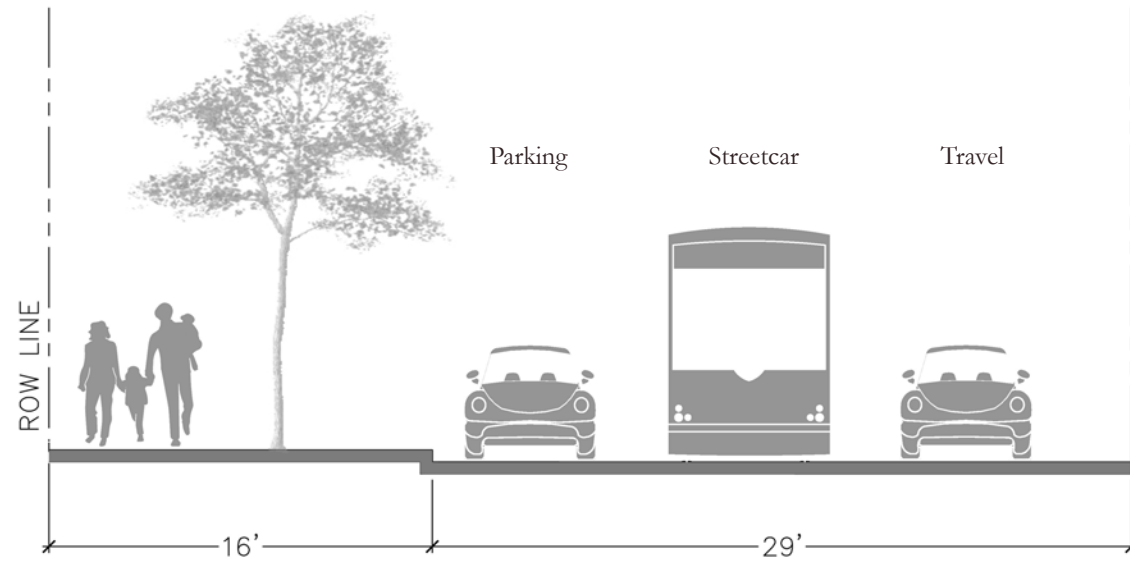
8th Ave: 90' ROW



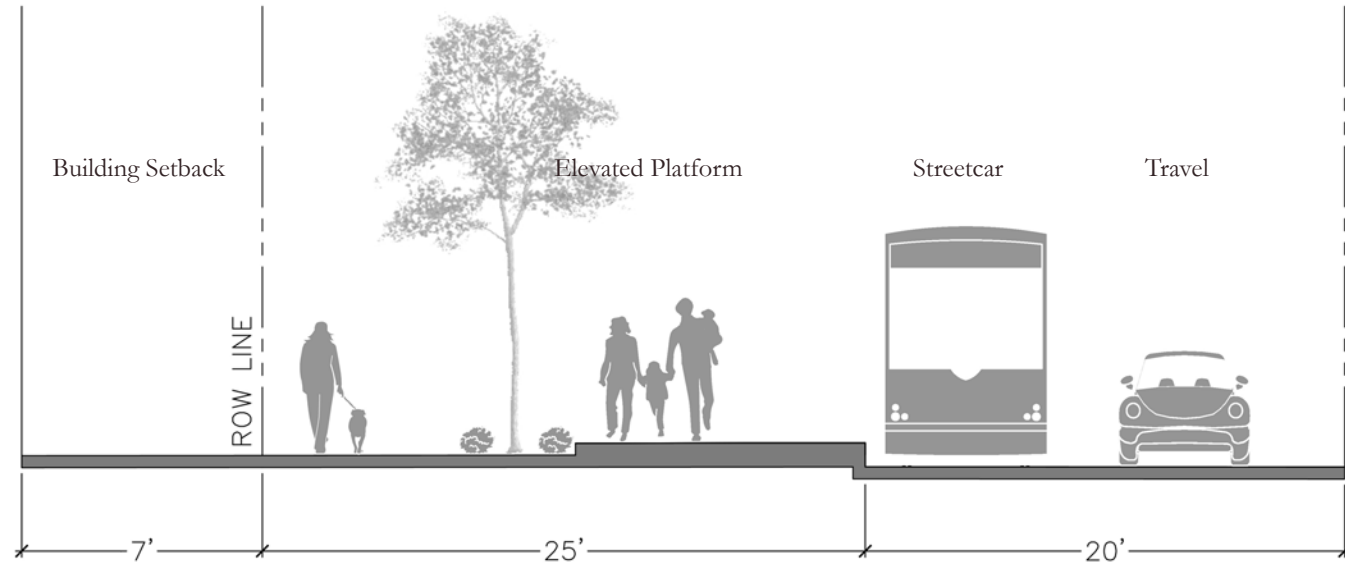
8th Ave @ Block 20

4

Streetscape & Open Space Existing Streets: Westlake Ave.



Westlake Ave: 45' to centerline



Westlake Ave: 45' to centerline



Westlake (between 8th and Lenora) @ Block 20



Westlake (between 7th and Virginia) @ Block 14

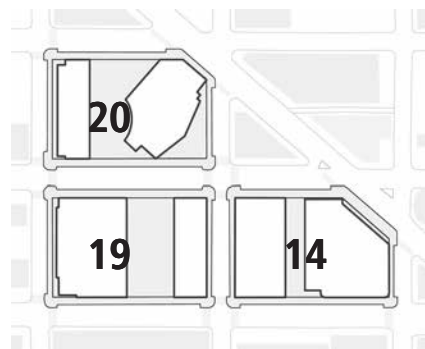
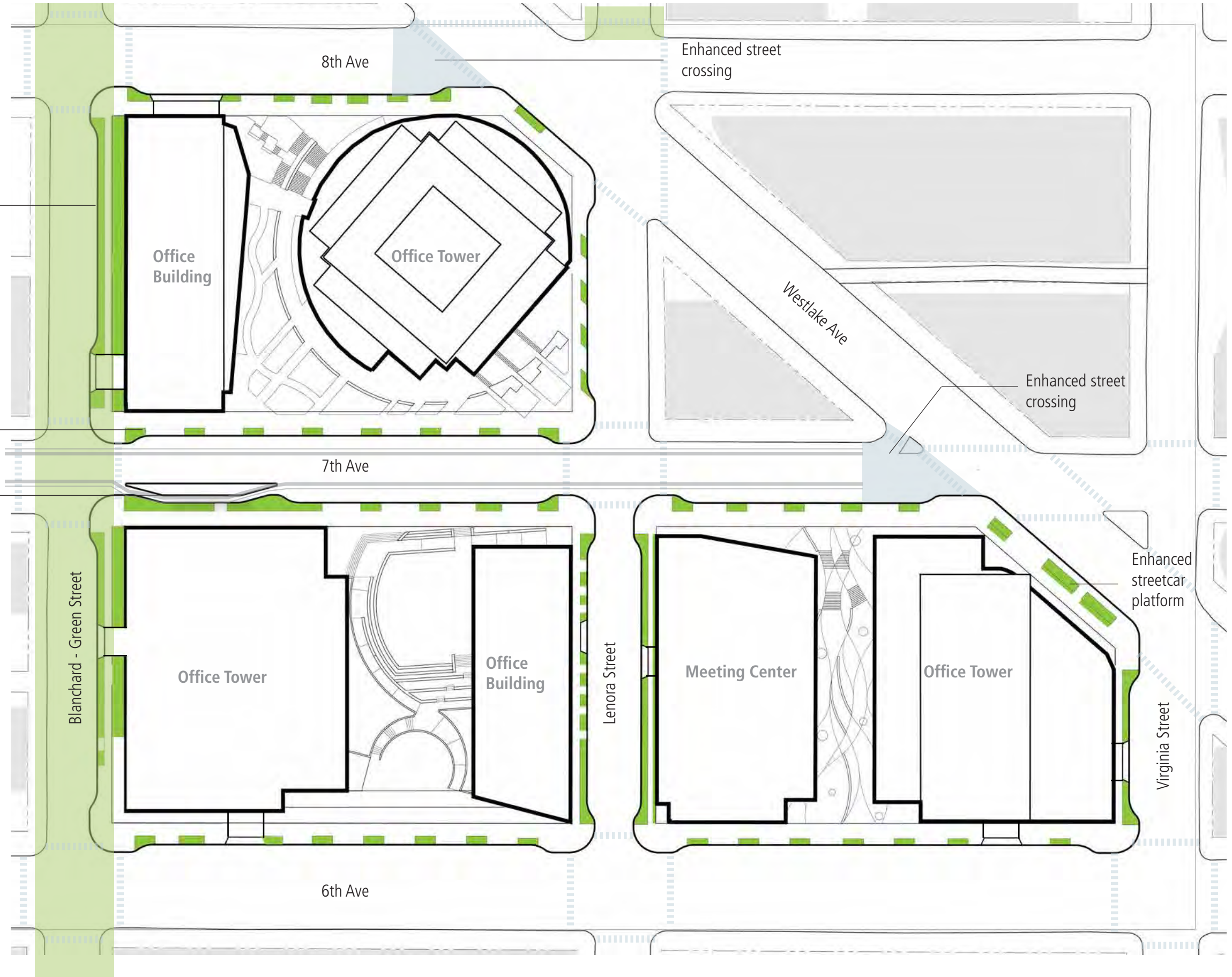
4

Streetscape & Open Space Proposed Street Improvements

Street trees & continuous plantings below on East/West street

Trees & plantings in tree pits on North/South Avenues

Enhanced Bus stop coordinated with bike lane



4

Streetscape & Open Space Examples of Recently Completed Streets



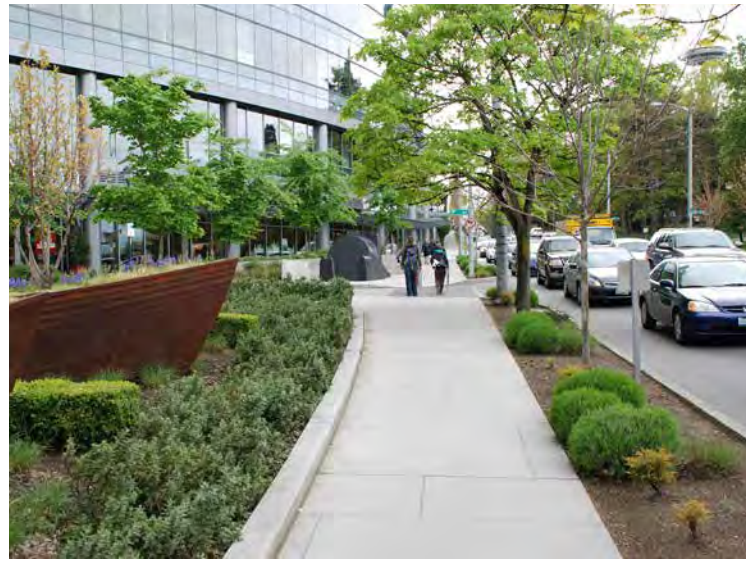
7th Ave



7th Ave at the Federal Courthouse



Stewart Street



Westlake Ave & Denny Ave



Westlake Ave - South Lake Union



Westlake Ave at Whole Foods



Terry Avenue Rain Gardens



Terry Ave - South Lake Union







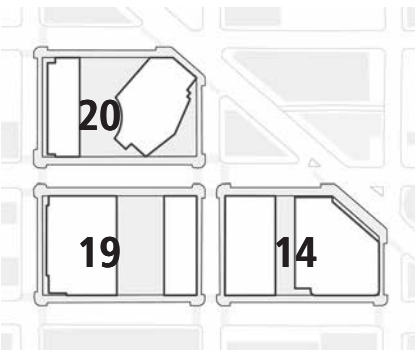
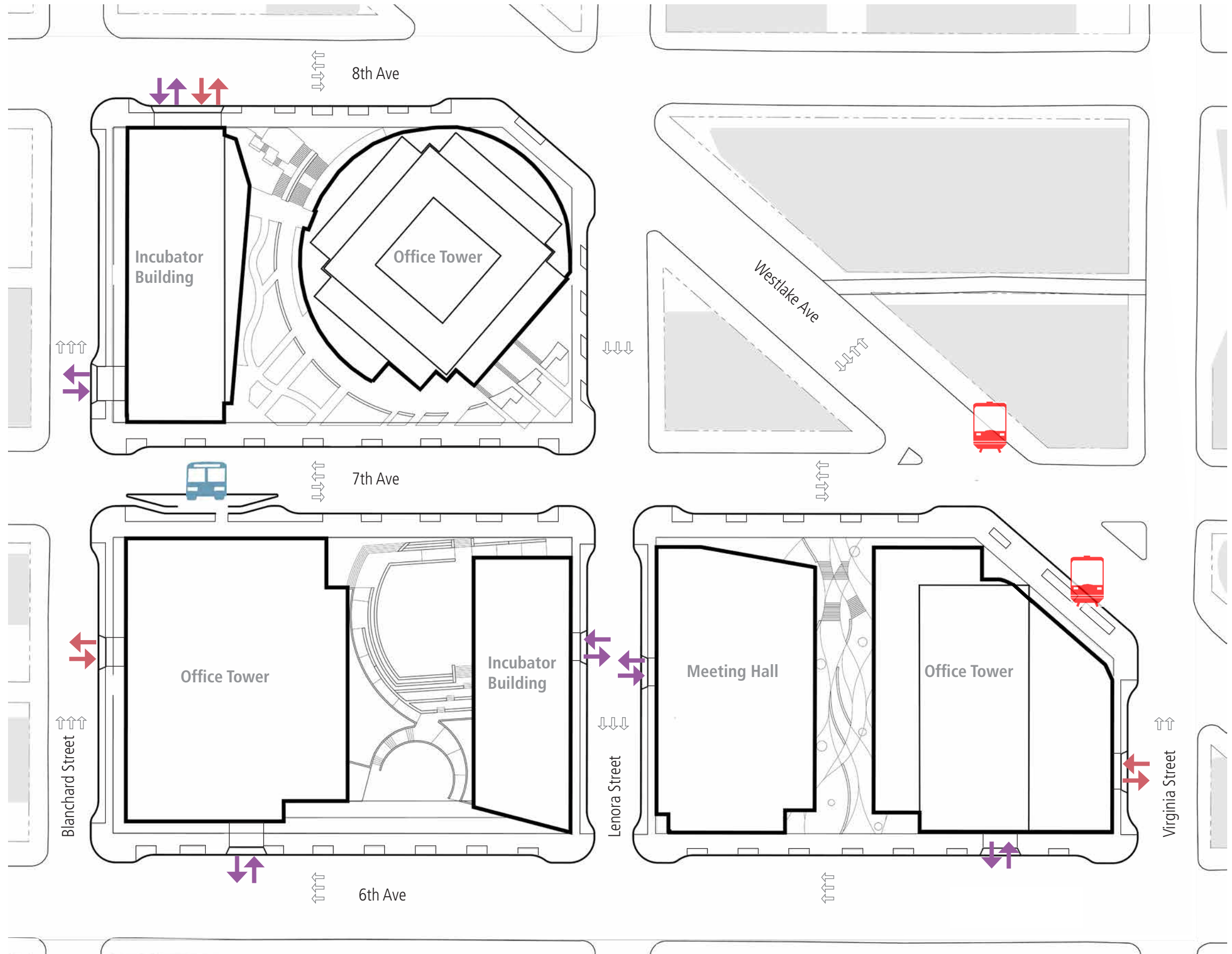
Boren Ave

4

Streetscape & Open Space Proposed Vehicular & Service Access, Transit

KEY







-  Loading/Service Vehicle Entrance/Exit
-  Vehicle Entrance/Exit
-  Enhanced Bus Stop
-  Existing Street Car Stop

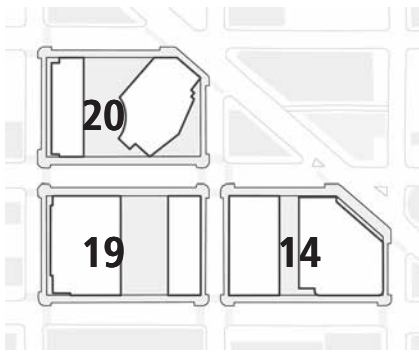
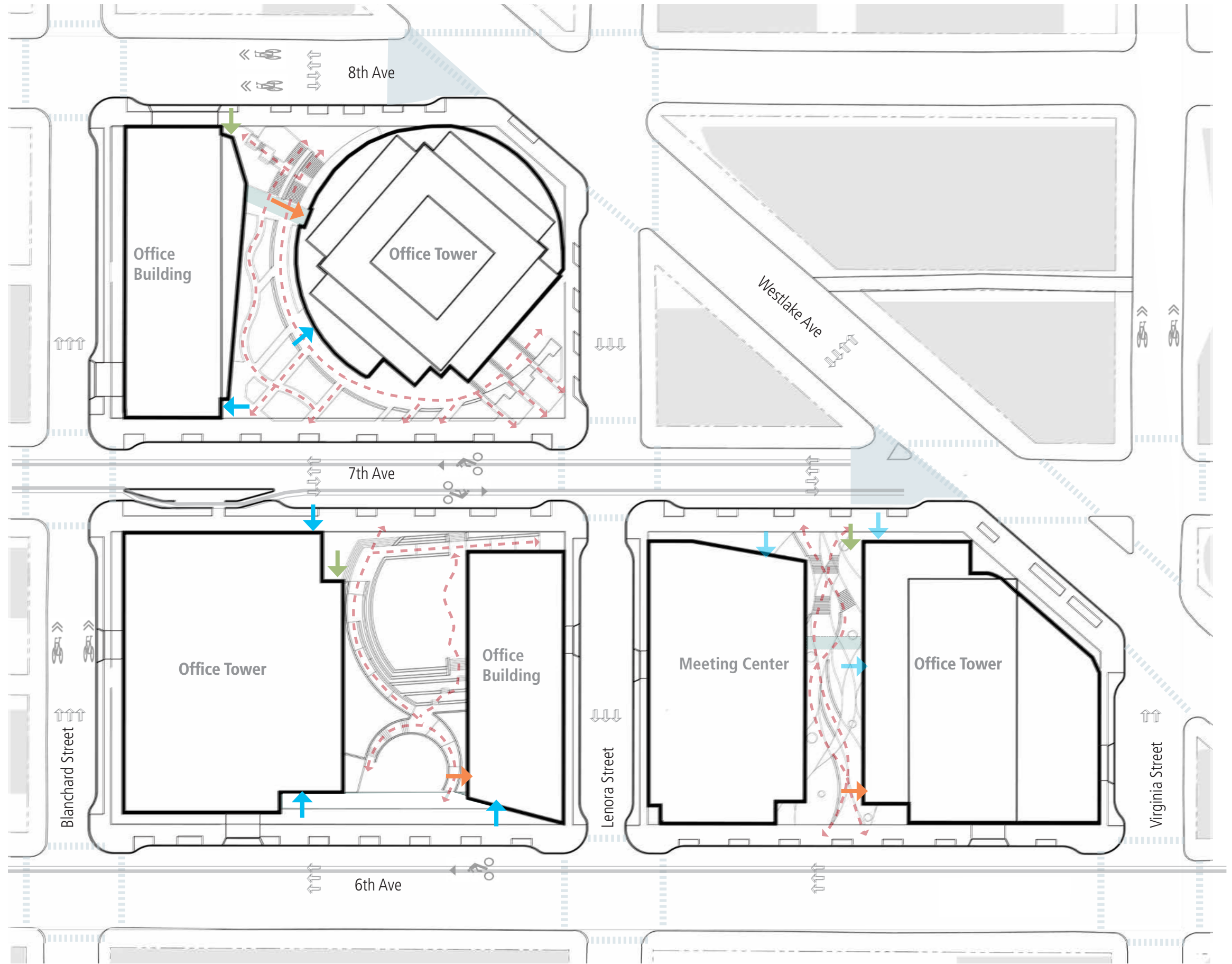


4

Streetscape & Open Space Proposed Pedestrian Entries + Links

KEY

-  Bike Entrance
-  Primary Building Entries
-  Parking Elevator Entries
-  Pedestrian Circulation
-  Links between buildings
-  Enhanced Bike Lane

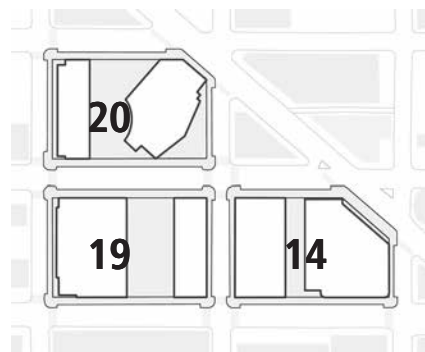


4

Streetscape & Open Space Proposed Ground Floor Uses

KEY

- Retail
- Lobby



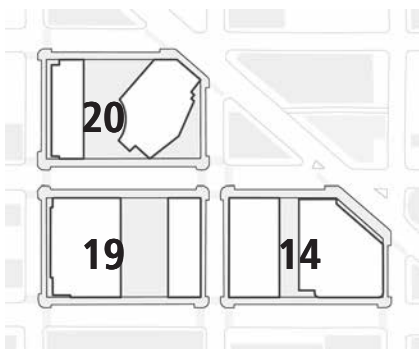
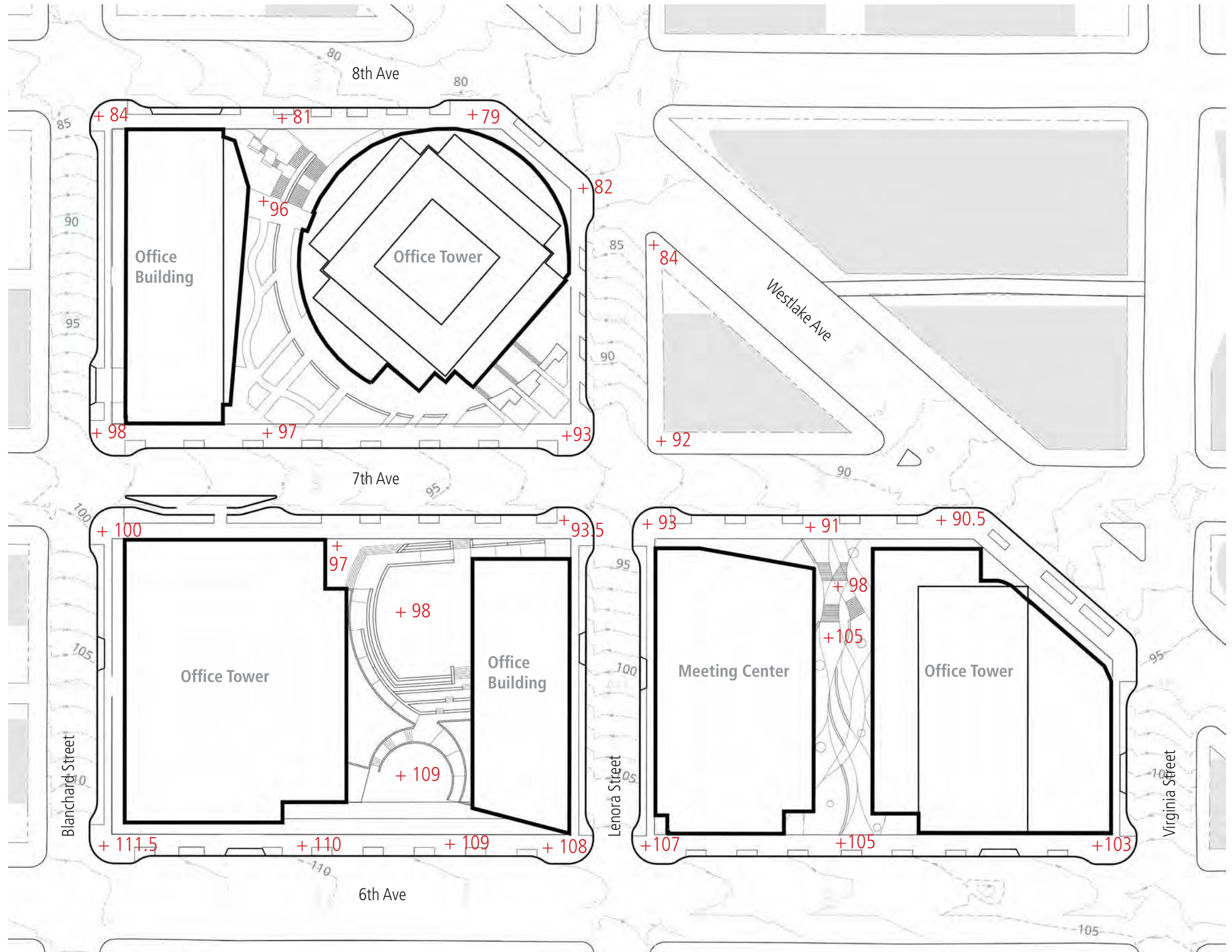
4

Streetscape & Open Space Existing Topography

KEY

+ 84 Spot elevations

1' Contours

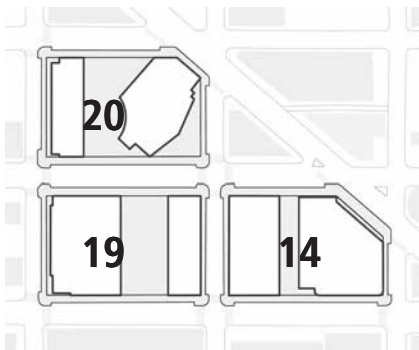
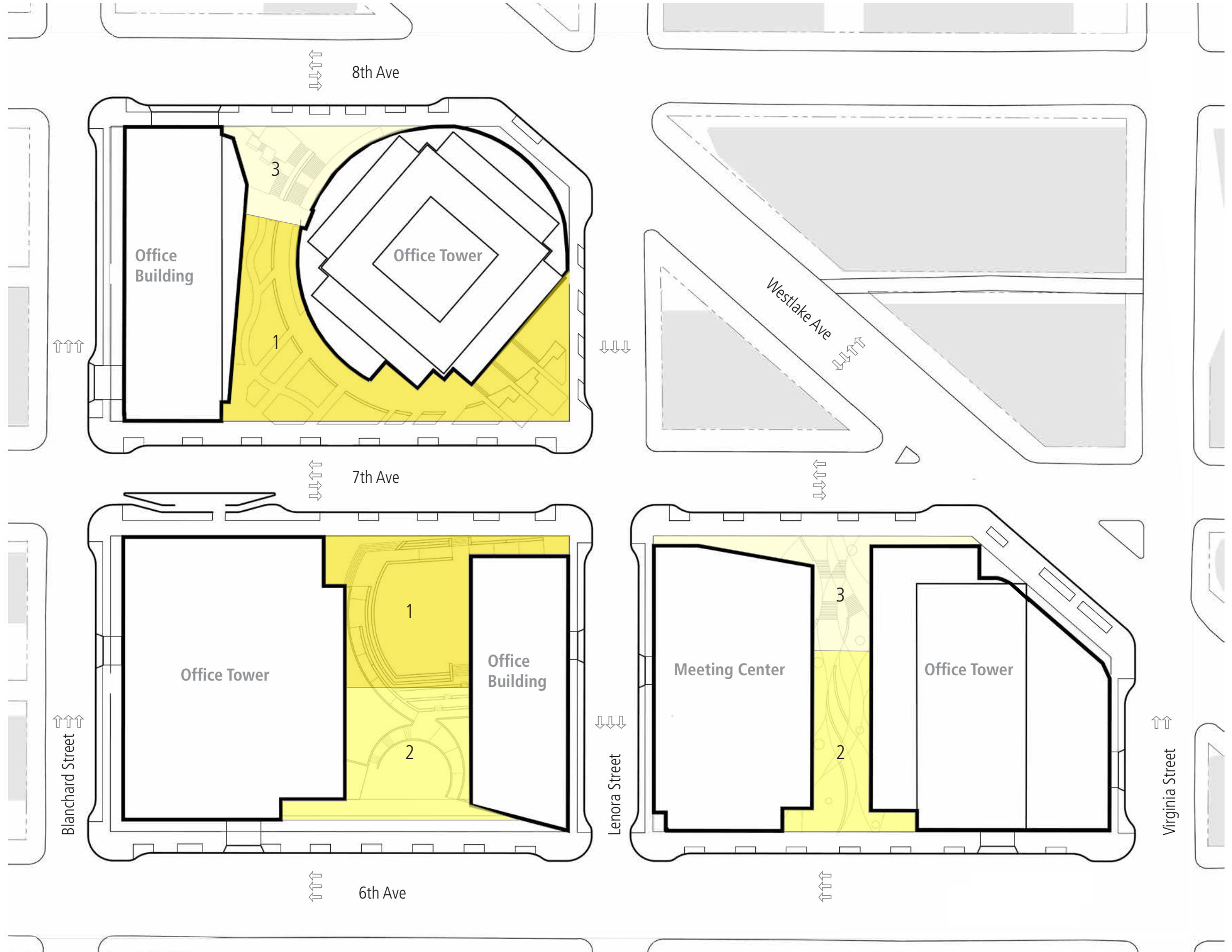


4

Streetscape & Open Space Solar Access

KEY

- 1 Sun
- 2 Part Shade
- 3 Shade

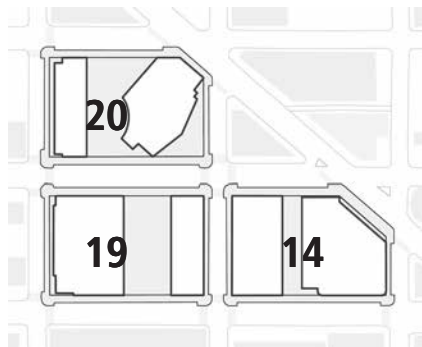


5

Open Space Development Proposed Concepts

Open Space Goals











- Create diverse range of open spaces
- Differentiate character of open spaces on each block
- Maximize use of sunny locations
- Maximize public access
- Strengthen pedestrian/bike experience on 7th Ave
- Maximize opportunities for street tree plantings and furnishings

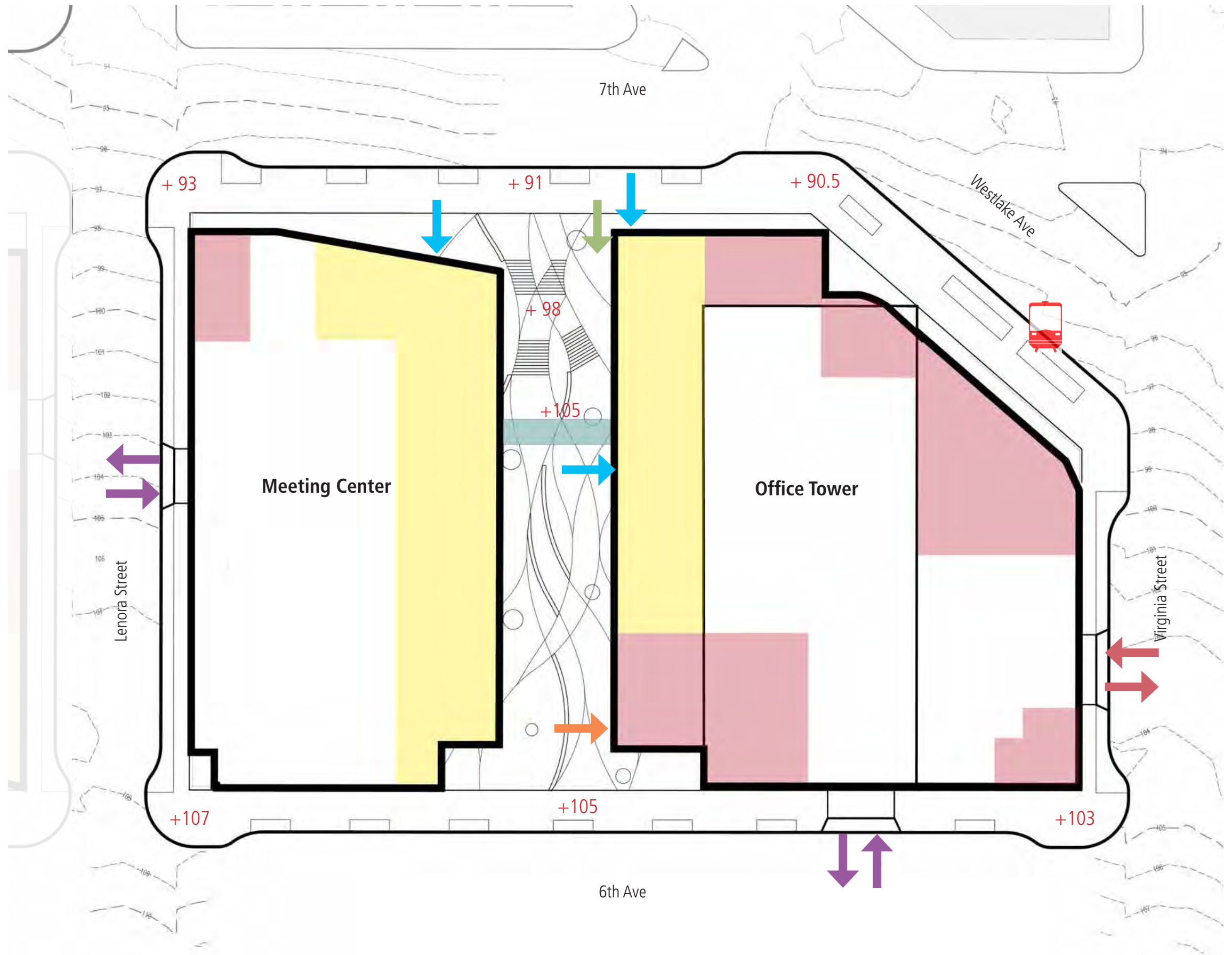
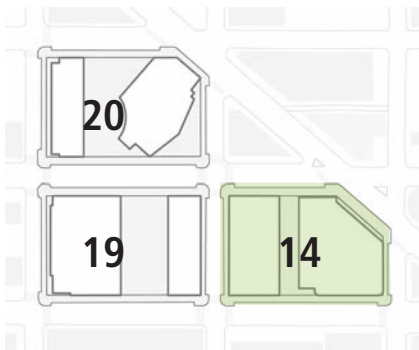


5

Block 14 Open Space Development Site Summary

KEY

-  Loading/Service Vehicle Entrance/Exit
-  Vehicle Entrance/Exit
-  Enhanced Streetcar Stop
-  Bike Entrance
-  Building Entries
-  Parking Elevator Entries
-  Link Between Buildings
-  Retail
-  Lobby
- + 84 Spot elevations
-  1' Contours

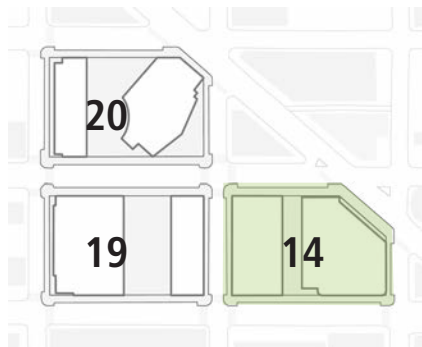
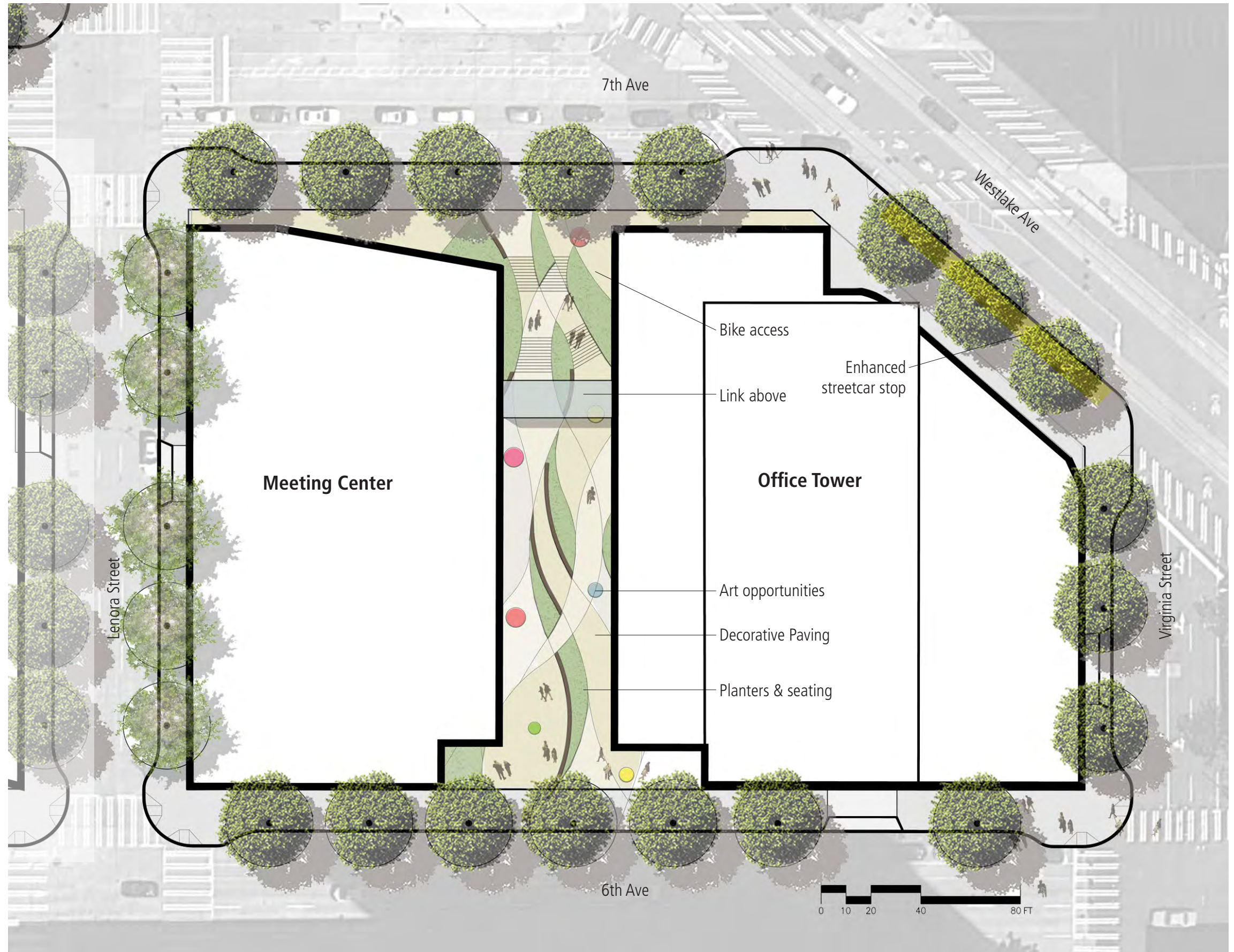


5

Block 14 Open Space Development The Gallery

gal•ler•y [gal-uh-ree]

1. a dynamic protected space evoking a feeling of potential and exploration used to view art in various forms
2. encourages both passage and a place to pause
3. focus on human scale to promote return visits and a sense of place



5

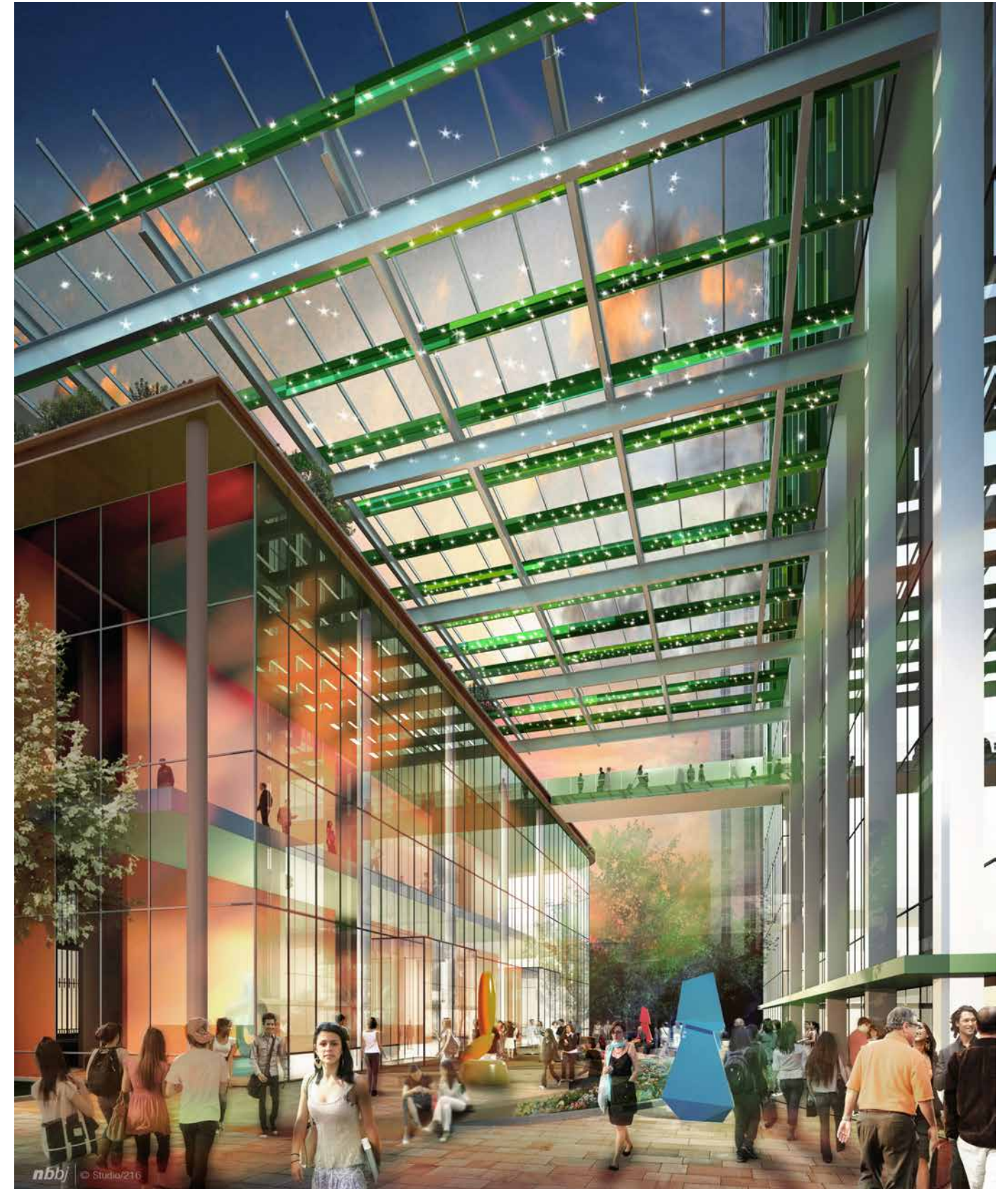
Streetscape & Open Space Proposed Improvements: Block 14 Sketches



Renderings are intended to illustrate early open space and building design concepts.

5

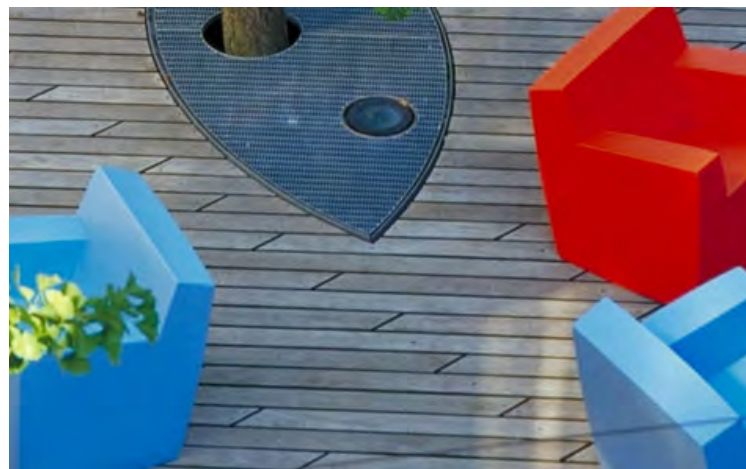
Streetscape & Open Space Proposed Improvements: Block 14 Sketches



Renderings are intended to illustrate early open space and building design concepts.

5








Block 14 Open Space Development Inspirational Images

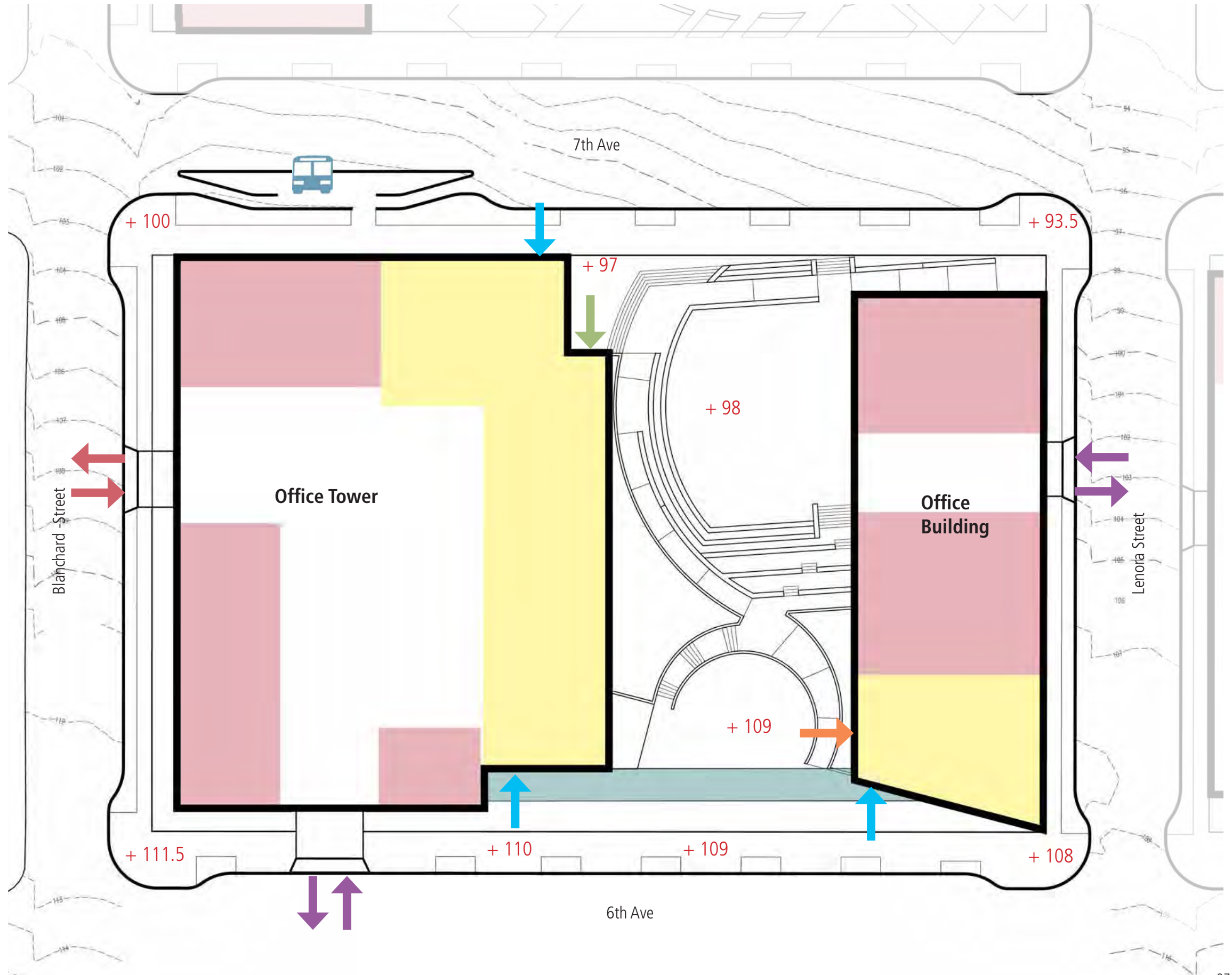
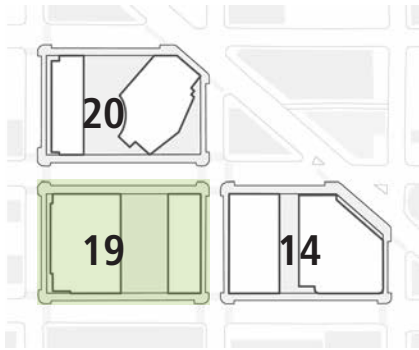


5

Block 19 Open Space Development Site Summary

KEY

-  Loading/Service Vehicle Entrance/Exit
-  Vehicle Entrance/Exit
-  Enhanced Bus Stop
-  Bike Entrance
-  Building Entries
-  Parking Elevator Entries
-  Pedestrian Circulation
-  Covered Walkway
-  Retail
-  Lobby
-  + 84 Spot elevations
-  1' Contours

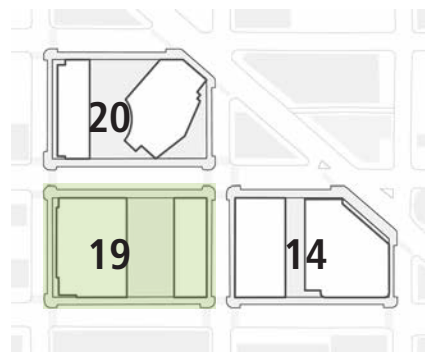


5

Block 19 Open Space Development The Park

park [pahrk]

1. space to gather and enjoy the outdoors
2. a place to play, observe, watch, move, rest, run, and walk
3. designed to be flexible, resilient and dynamic



5

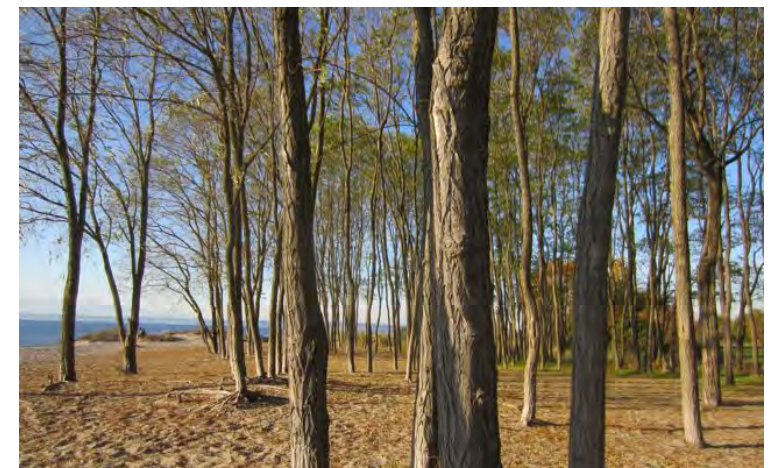
Streetscape & Open Space Proposed Improvements: Block 19 Sketches



Renderings are intended to illustrate early open space and building design concepts.

5

Block 19 Open Space Development Inspirational Images

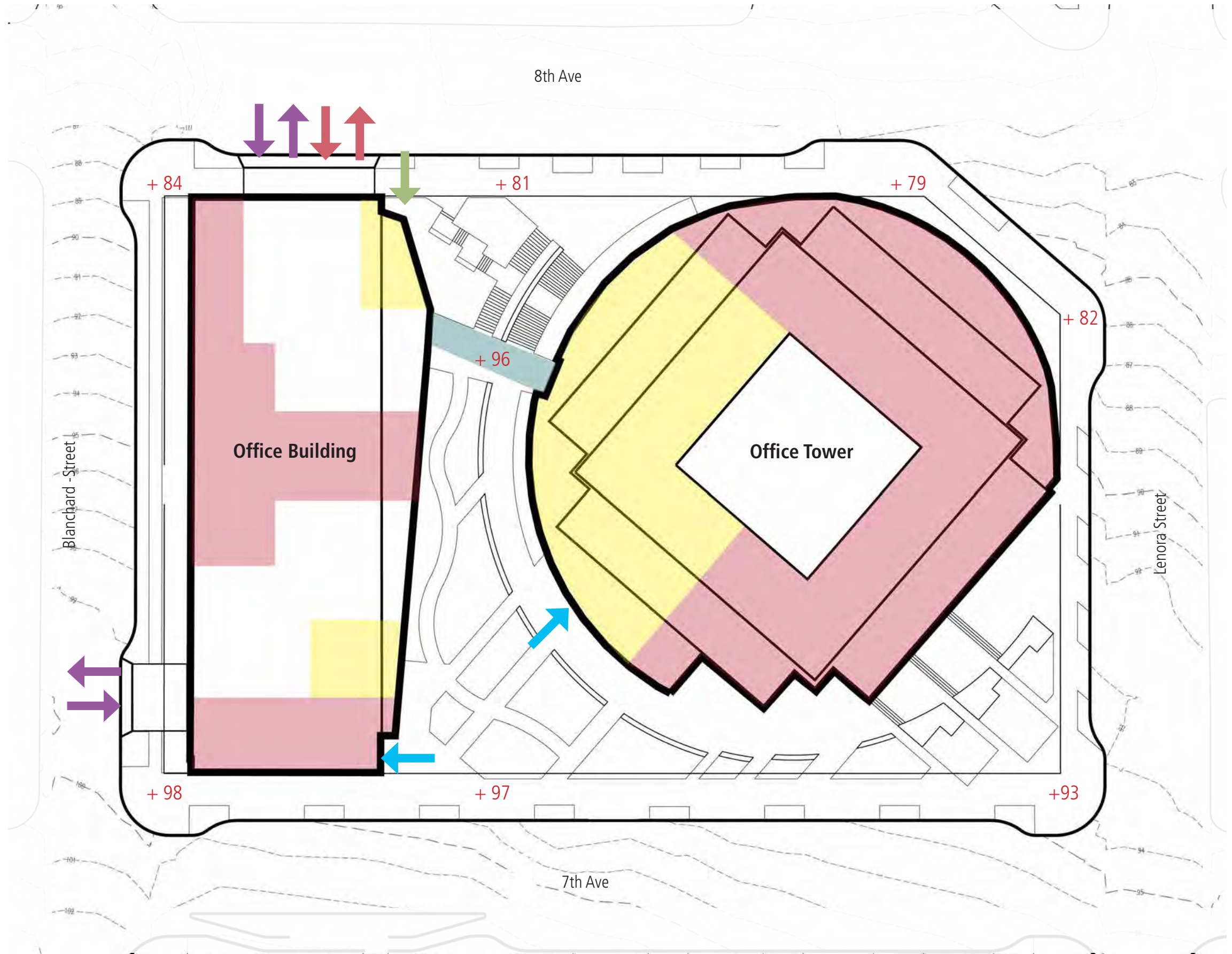
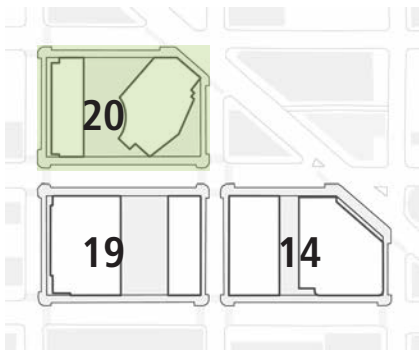


5

Block 20 Open Space Development Site Summary

KEY

- Loading/Service Vehicle Entrance/Exit
- Vehicle Entrance/Exit
- Bike Entrance
- Building Entries
- Parking Elevator Entries
- Links between buildings
- Retail
- Lobby
- + 84 Spot elevations
- 1' Contours

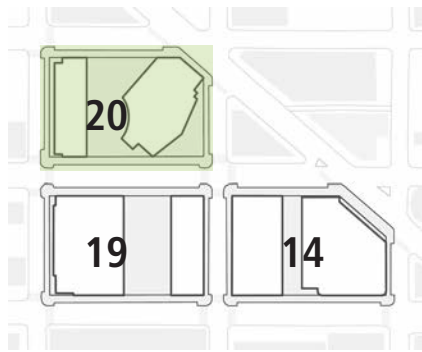
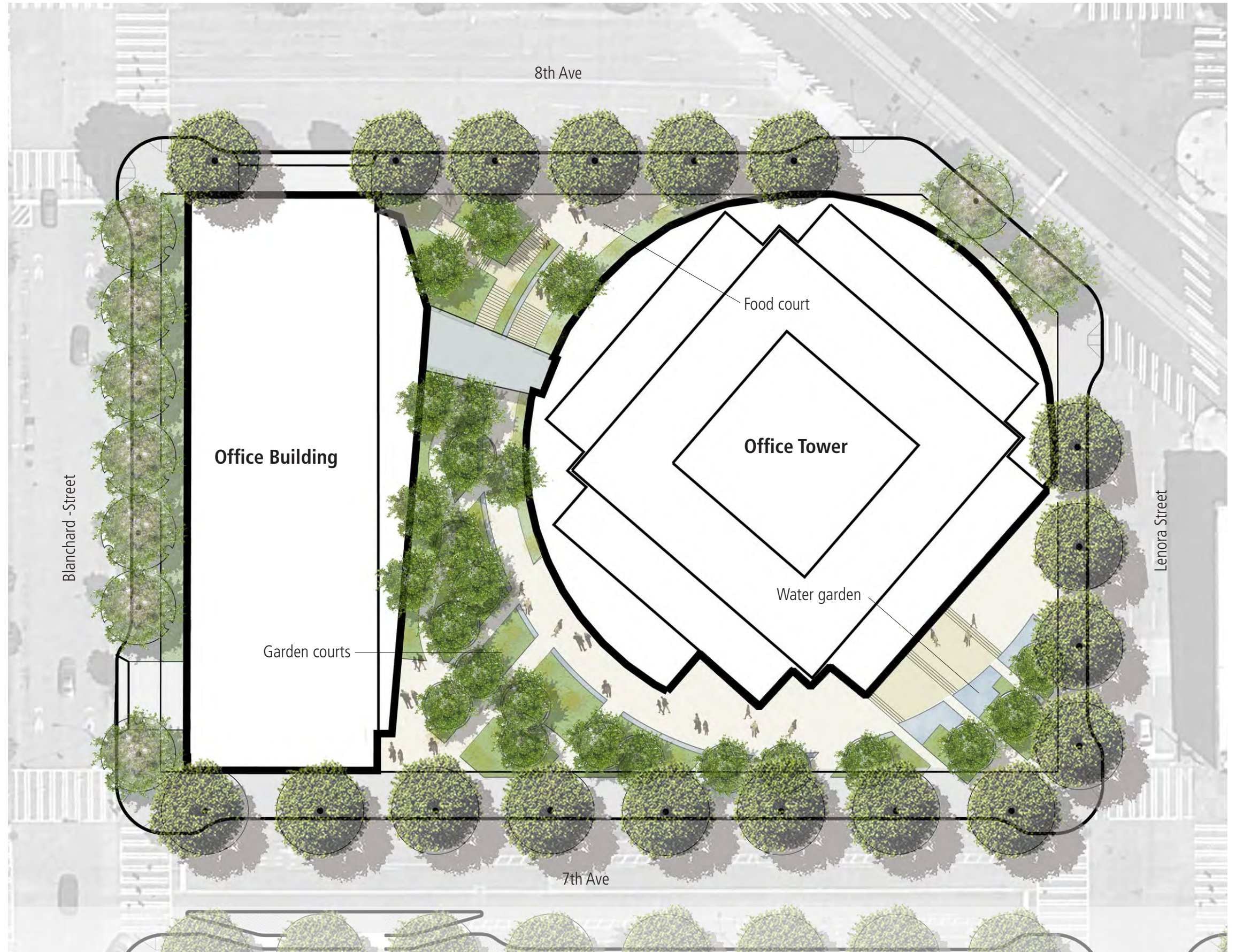


5

Block 20 Open Space Development The Garden

gar•den [gahr-dn]

- 1. a place to connect with nature
- 2. rich in plant life
- 3. promotes gathering and a sense of community



5

Streetscape & Open Space Proposed Improvements: Block 20 Sketch



Renderings are intended to illustrate early open space and building design concepts.

5

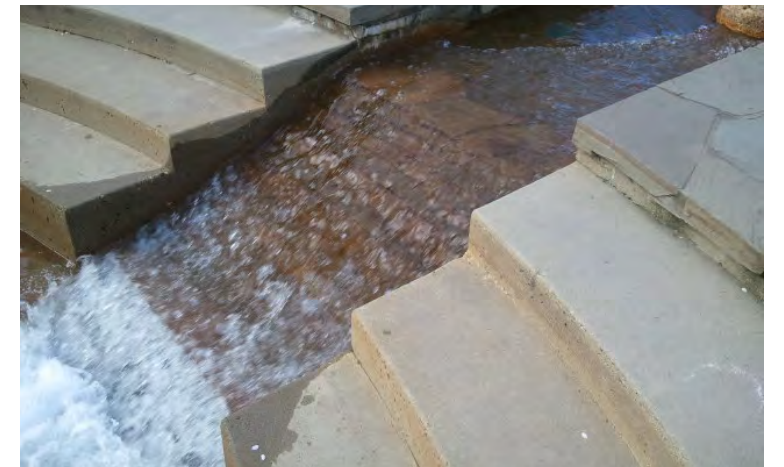
Streetscape & Open Space Proposed Improvements: Block 20 Sketch



Renderings are intended to illustrate early open space and building design concepts.

5

Block 20 Open Space Development Inspirational Images



6

Character of Neighborhood Buildings

Influence of How Character Structures In the Vicinity Inform the design of the Buildings in the Project



U.S. Federal Courthouse

- Sculptural top
- Stepped form
- Quality public space



2201 Westlake mixed-use building

- Stepped form
- Horizontal expression
- Balconies and terraces



2008 Westlake office building with retail

- Human scale
- Street front retail



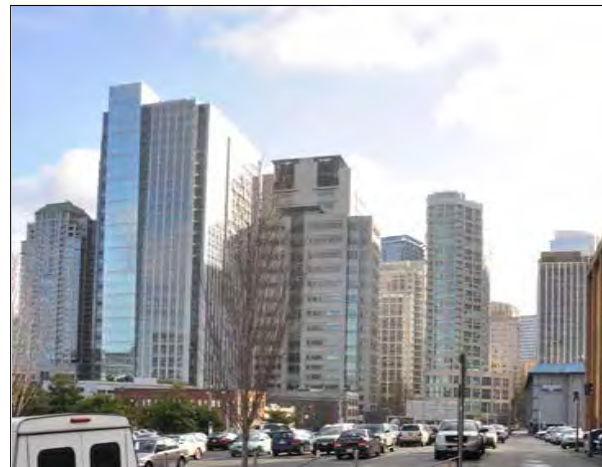
700 Virginia Street, Fare Start restaurant and office building

- Transparency to public realm
- Street front retail

The US Federal Courthouse building is expressed as a tall singular tower with a separate, but attached, low-rise base structure. We have taken a similar approach to the composition of buildings on all three blocks.

2201 Westlake is a building consisting of a building form that is composed of a series of stepped forms to break up the mass of the overall structure. We have employed a similar compositional strategy to break up the scale of the tall offices towers on Blocks 14 and 19.

The 3 story buildings at 700 Virginia and 2008 Westlake provide human scale at the street level by holding the street edge and providing well -proportioned windows and retail display storefronts. The podium of the buildings on Blocks 14, 19 and 20 will be designed to create a similar experience for the pedestrian.



L to R: Cosmopolitan Condo Tower, West 8th office building, U.S. Federal Courthouse, 1700 7th Ave office building, Metro-politan Condo Tower

- Variety in tower shape and surface expression
- Stepped form

We are striving for a similar variety in form and expression between the three blocks.



Westin Office Building

- Elemental geometry in plan
- Glass and metal curtainwall

Westin Hotel and office towers are singular point towers of elemental geometries with a low-rise base. A similar compositional strategy is used- for the office tower on Block 20.

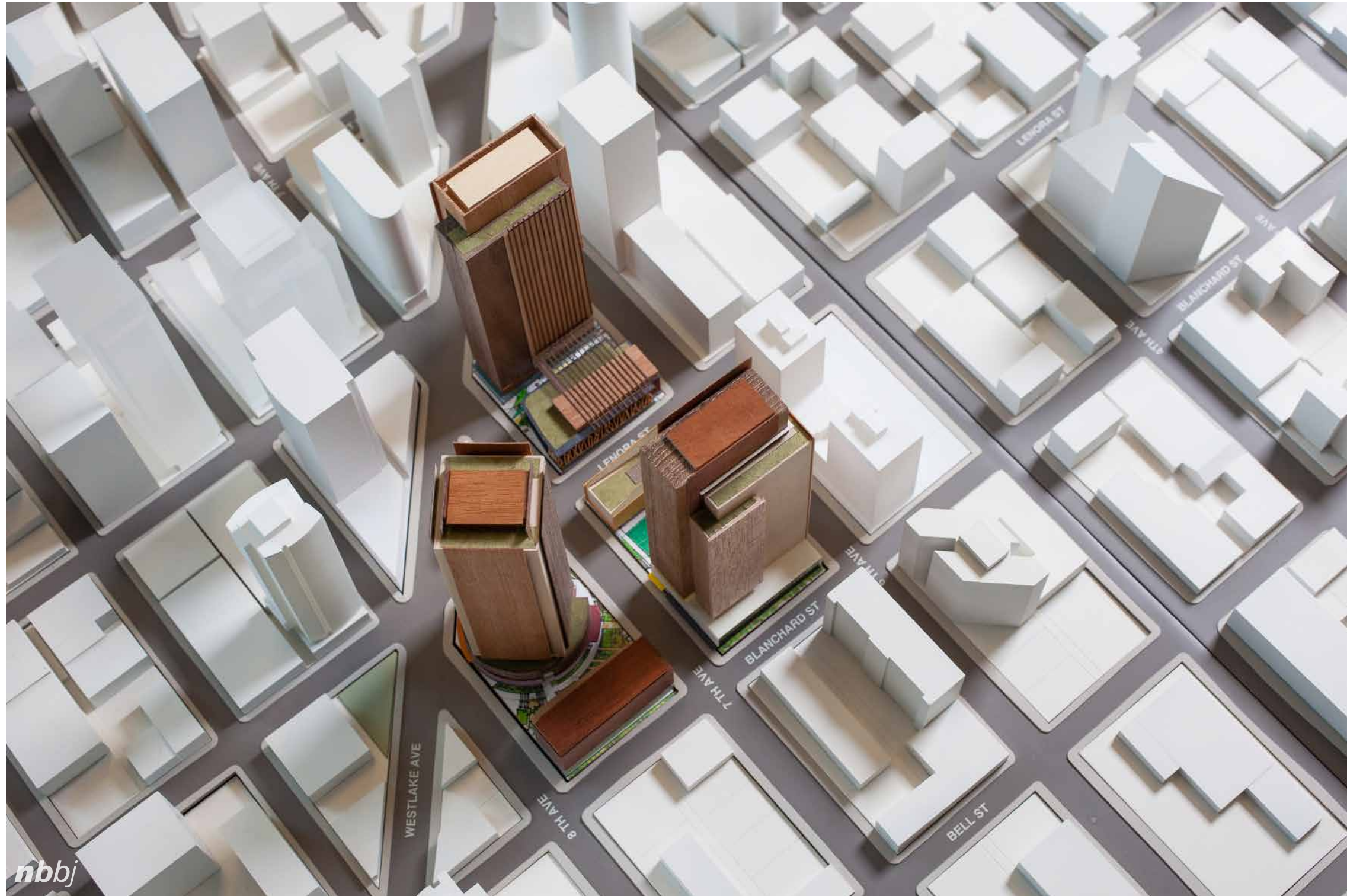


Westin hotel (with Westlake Center in the background on the left)

- Atypical double tower form
- Point towers

6

Views of Preferred Massing Alternative Street Grid Orientations



nbbj
Overhead View

6

Views of Preferred Massing Alternative Building rotation creates solar pocket



Aerial View from Southwest

6

Views of Preferred Massing Alternative Variation in tower shape & stepped profile



Aerial looking from South Lake Union

6

Views of Preferred Massing Alternative Variation in material character



nbbj

7th Avenue looking Southeast

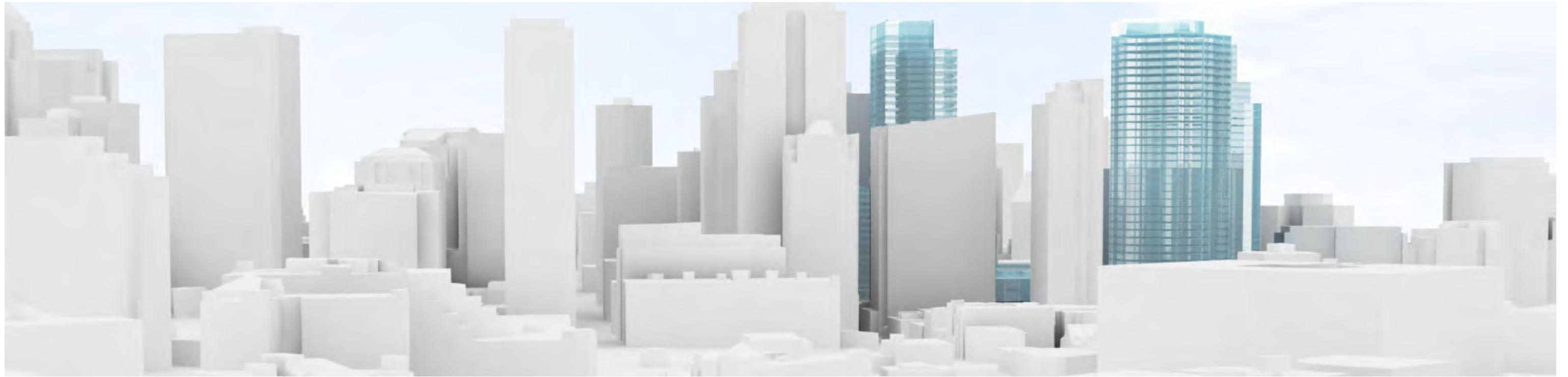
6

Views of Preferred Massing Alternative Rotated building invites entry to the neighborhood



View from Westlake Ave looking South

nbbj



View Looking West from I-5



View Looking South from Westlake and Mercer



View from Elliot Bay



View Looking Southeast from Dexter along Bike Trail

7

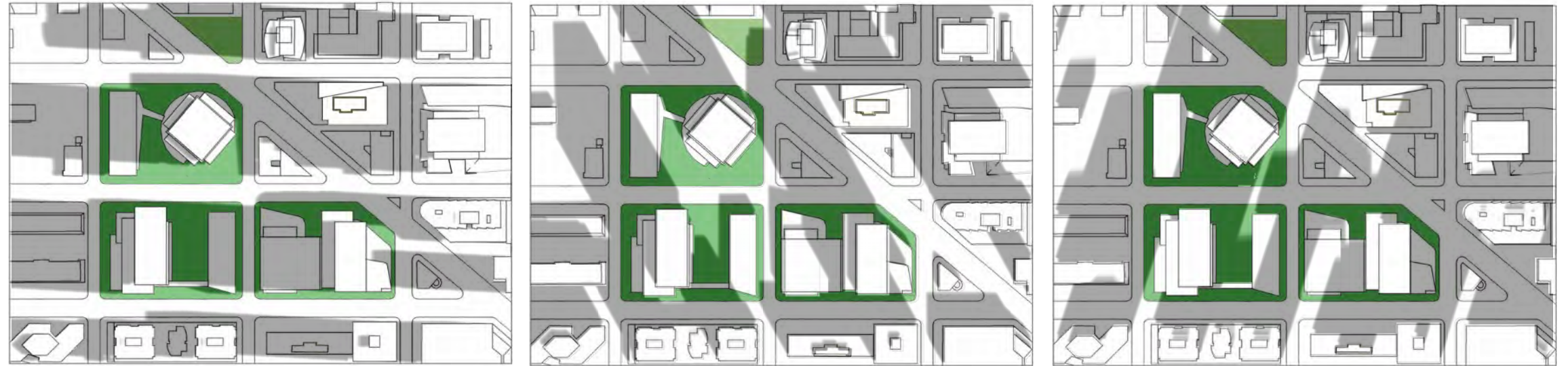
Solar Studies March 20 - Spring Equinox

10:00 AM

1:00 PM

4:00 PM

Preferred Scheme



Street Scheme



Westlake Scheme



7

Solar Studies June 20 - Summer Solstice

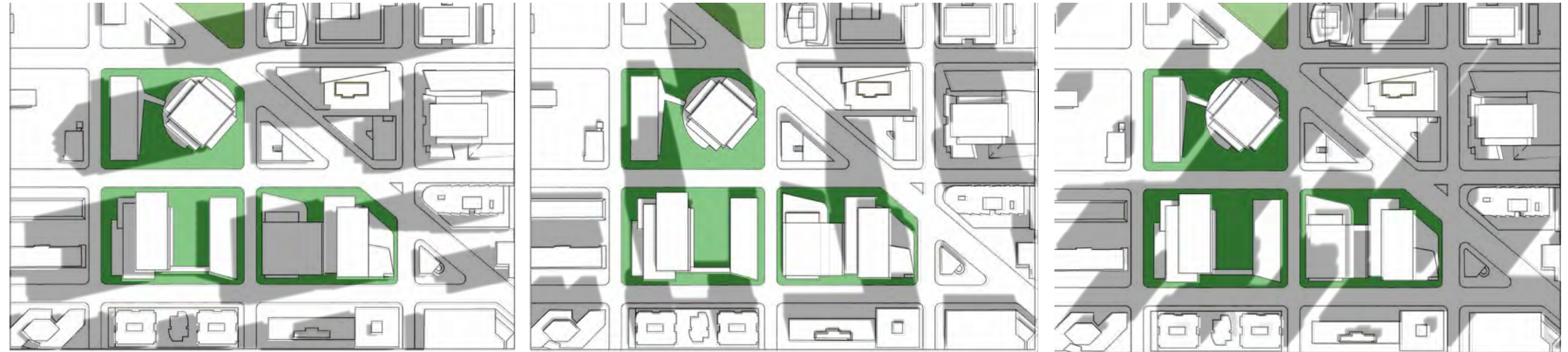
(See EDG # 1 dated March 27, 2012 for information)

10:00 AM

1:00 PM

4:00 PM

Preferred Scheme



Street Scheme



Westlake Scheme



7

Solar Studies September 22 - Fall Equinox

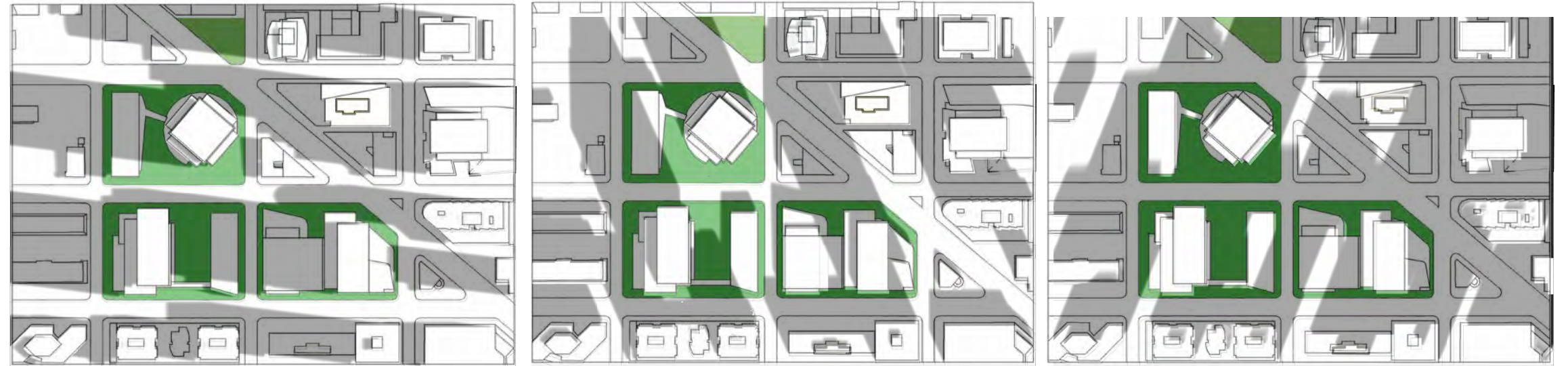
(See EDG # 1 dated March 27, 2012 for information)

10:00 AM

1:00 PM

4:00 PM

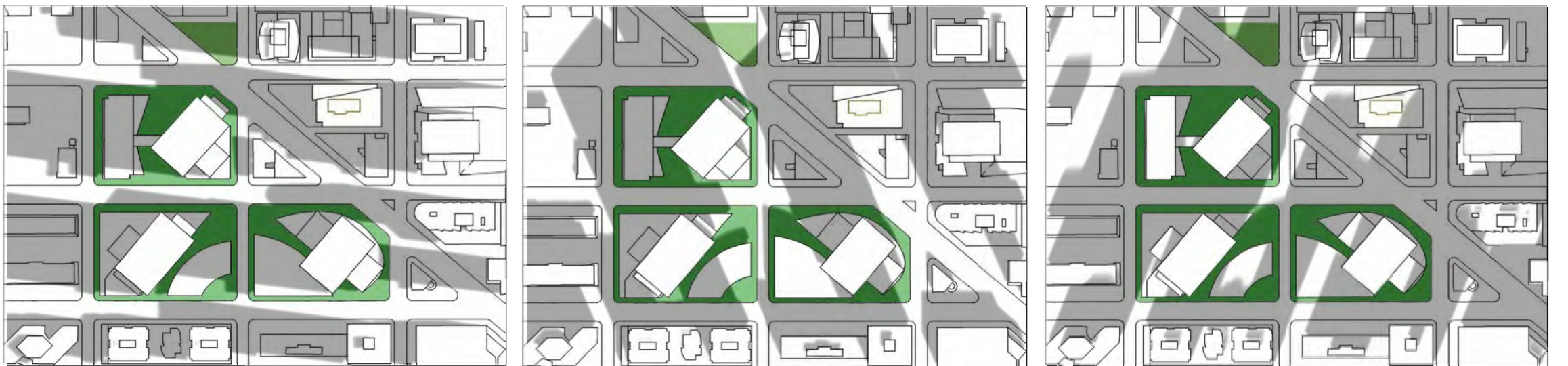
Preferred Scheme



Street Scheme



Westlake Scheme



Summary of Potential Development Standard Departures for Preferred Option

Item #	Development Standard	Requirement	Departure Amount Required	Rationale	Downtown Design Guidelines Reinforced	Diagram
1	SMC 23.49.058.C Upper Level Development Standard	Portion of building above 240 feet shall be no more than 145 feet along the general N_S axis of a site(in this case parallel to 7th and 8th Avenues. Note that Westlake Ave is oriented true north and is therefore not considered parallel to the general north-south axis of the Avenues).	On Block 20, portion of building above 240 feet shall be approximately 200 feet along the general N_S axis of a site(in this case, parallel to 7th and 8th Avenues. Note that Westlake Ave does not align with the general N_S axis of the site and any portion of a building above 240' that aligns with Westlake will require a departure) .	Block 20 is at the intersection between the general N-S grid of 7th and 8th Avenues as well and Westlake Avenue which is aligned true north. The main axis of the building is oriented along Westlake Avenue as the primary Avenue in this neighborhood and meets the spirit of the code. In addition, the Westlake orientation for the Block 20 tower would: 1)better address Westlake as a primary arterial connecting the Downtown Core with South Lake Union 2)create more open space at street level that has better solar access 3) create a large open space or "urban room" across the three sites when the office tower on Block 20 is oriented parallel to Westlake coupled with the office towers on Blocks 14 and 19 oriented parallel to the Streets	A-1 Respond to physical environment A-2 Enhance the skyline B-1 Respond to neighborhood context B-3 Reinforce the positive urban form and architectural attributes of immediate area	See Diagram 1
2	SMC 23.49.056.B Facade Setback Limits	Under Setback Limits for Property Line Facades, the facades of structures between 15 and 35 feet above sidewalk, façade shall be located within 2 feet of property line.	On Block 14 along Westlake Avenue, we request that a portion of facade be setback 7 feet from the street lot line for a running distance of approx 40 feet and also a portion of the façade to be setback between 7' and 16 feet for a running distance of approx 20 feet.	By setting the building façade back from property line, this creates a wider sidewalk and enhanced pedestrian environment along Westlake for enhancements at the street car stop.	B-1 Respond to neighborhood context B-3 Reinforce positive urban form and arch attributes of the immediate area D-1 Provide Inviting and Useble open space D-3 Provide elements that define the place	See diagram 2
		Under Setback Limits for Property Line Facades, the facades of structures between 15 and 35 feet above sidewalk, façade shall be located within 2 feet of property line.	On Block 20 along Westlake Avenue, we request that a portion of facade be setback 8 feet and 15 feet from the street lot line for a running distance of 75 feet.	This will permit wider sidewalk along Westlake Avenue and make it easier for pedestrians to turn from Westlake onto Lenora and 7th Avenue.	B-1 Respond to neighborhood context B-3 Reinforce positive urban form and arch attributes of the immediate area D-1 Provide Inviting and Useble open space D-3 Provide elements that define the place	See diagram 3

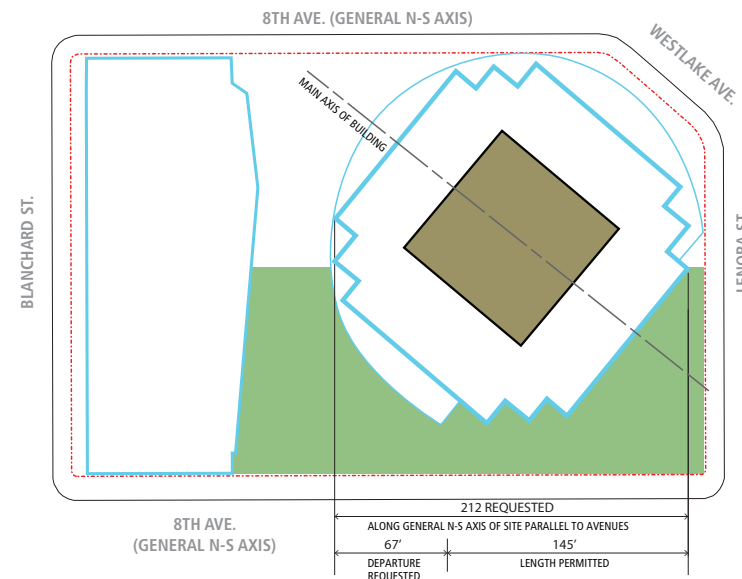


DIAGRAM #1

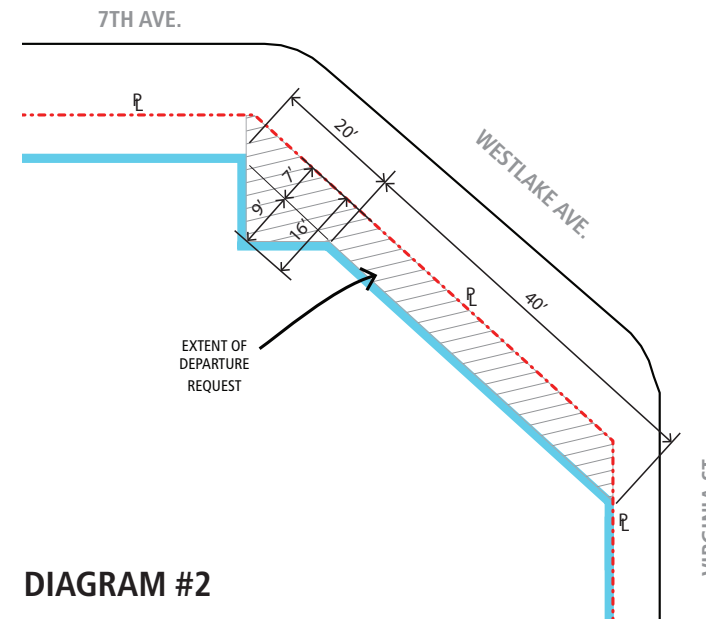


DIAGRAM #2

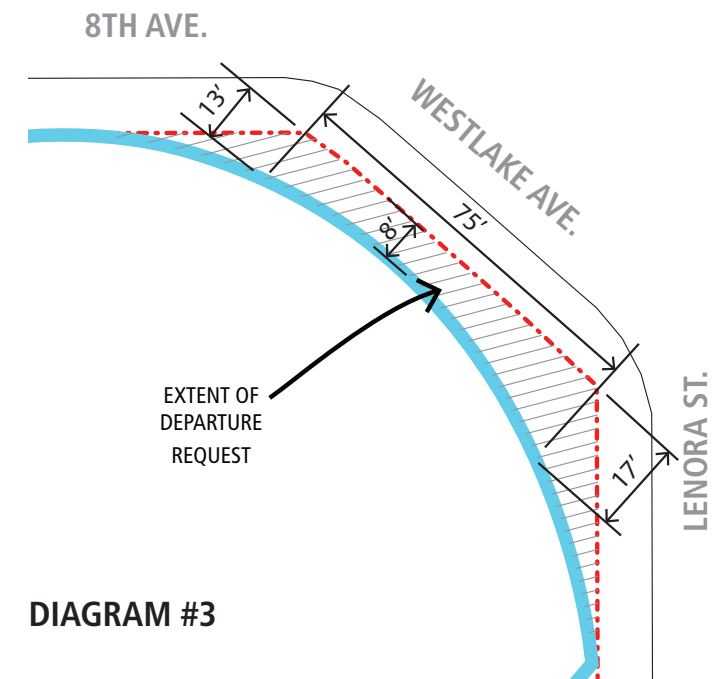
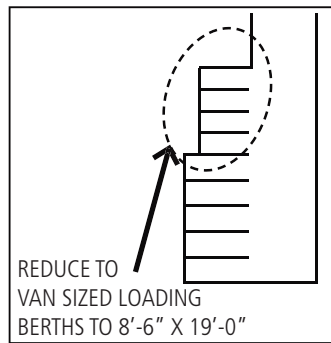


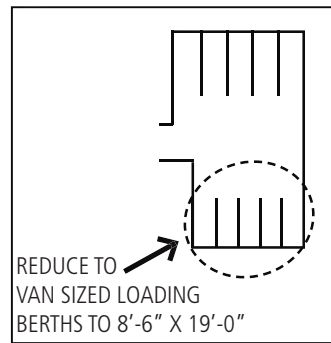
DIAGRAM #3

Summary of Potential Development Standard Departures for Preferred Option

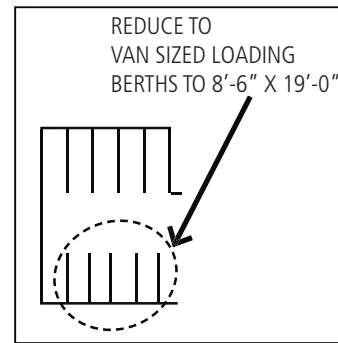
Item #	Development Standard	Requirement	Departure Amount Required	Rationale	Downtown Design Guidelines Reinforced	Diagram
3	SMC 23.54.035.C.2 Loading Berth Requirements and Space Standards	The standard length of a loading berth shall be 10 feet x 35 feet.	On Blocks 14, 19 and 20, we request that up to 50% of the number of required loading berths be modified in size to be van sized spaces measuring 8'-6" x 19'-0".	A high percentage of the deliveries made to Amazon buildings are done by carriers such as Apex, UPS which smaller vans that do not require standard loading berths sized at 10' x 35'. This will enable to loading dock to be sized more efficiently to meet the true loading demands of the building user. A more compact loading dock will also permit more space for uses such as retail at the ground level.	C-1 Promote pedestrian interaction. C-3 Provide active not blank facades	See diagram 4



BLOCK 20
LOADING DOCK A.



BLOCK 19
LOADING DOCK B.



BLOCK 14
LOADING DOCK C.

DIAGRAM #4



Block 14



Block 19

Renderings are intended to illustrate early open space and building design concepts.