

Rufus 2.0

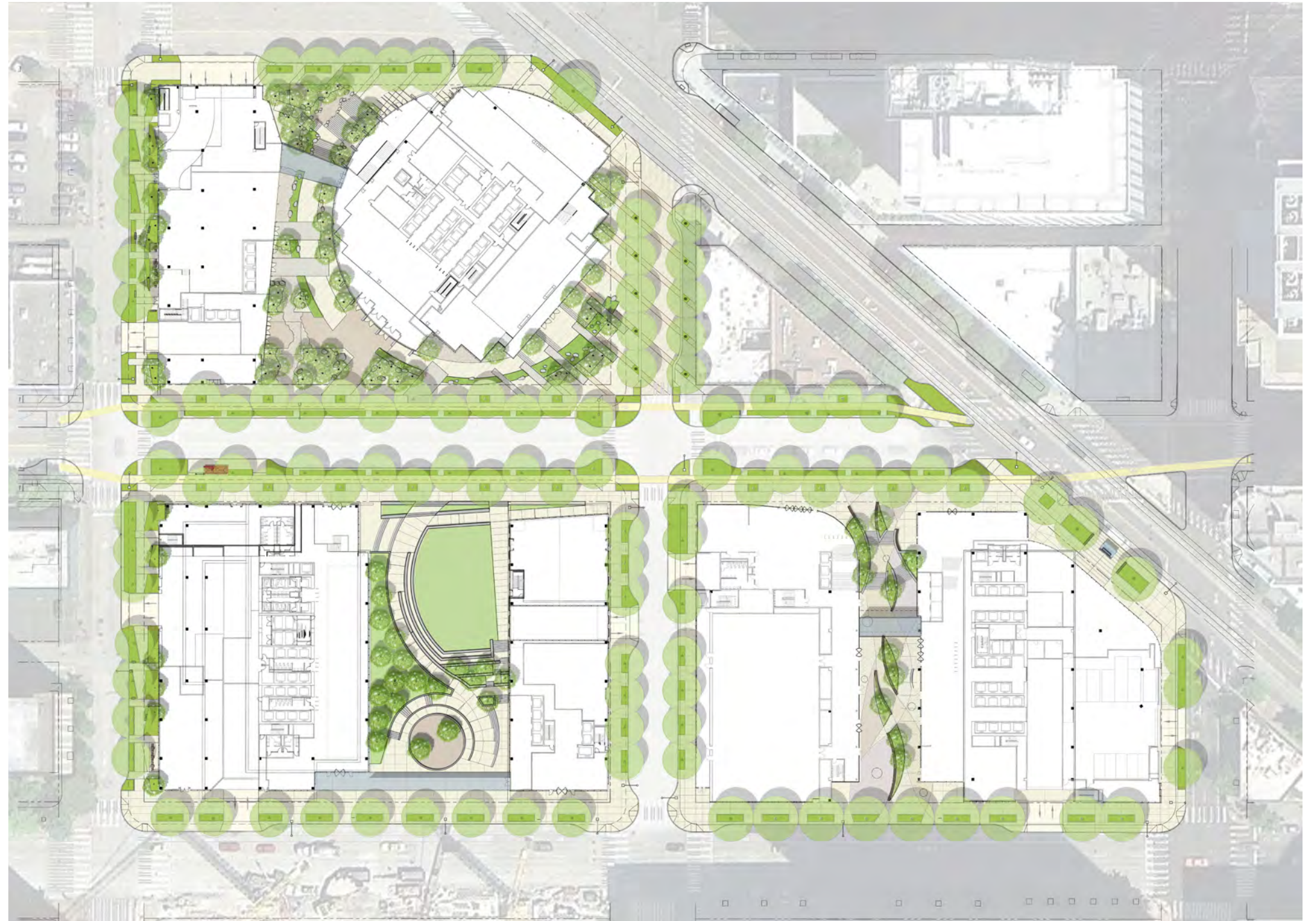


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1

Purpose of Recommendation Meeting #1

Goals for Session

Our purpose for today’s Recommendation Meeting is to present the following:

- A concise overview of the public benefits provided by the project
- Detailed architectural plans for the Ground Level and Level 1 on each block, showing all points of access for pedestrians, bicycles, autos and trucks
- A refined retail plan
- Advanced landscape plans for each block and intended outdoor uses/activities
- Selective street sections
- Building sections
- Perspective sketches describing façade treatments and perimeter landscape conditions

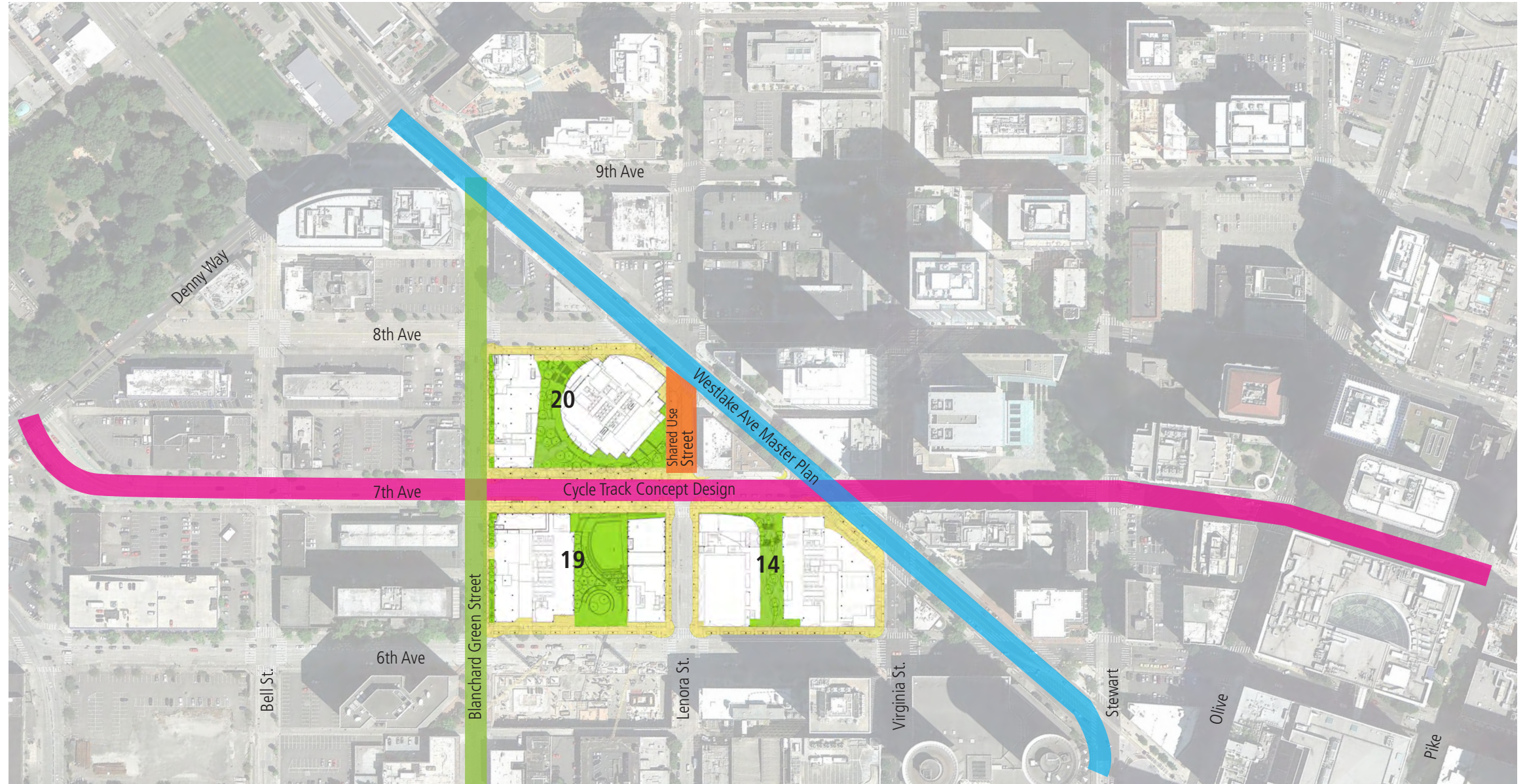
As part of our presentation, we will address each of the ‘Priorities and Board Recommendations’ from our second Early Design Guidance Meeting, including detailed aspects such as our preliminary thoughts regarding:

- Art
- Exterior lighting
- Security
- Rooftop elements
- Opportunities for design diversity and continuity

Being respectful of the Board’s time, as well as the concerns expressed earlier about the challenges associated with evaluating a project of this size and complexity, we are not intending to seek a formal approval from this session, but see it as an opportunity to catch everyone up on our progress and build understanding for an informed approval at a later date. We look forward to receiving the Board’s input.

2

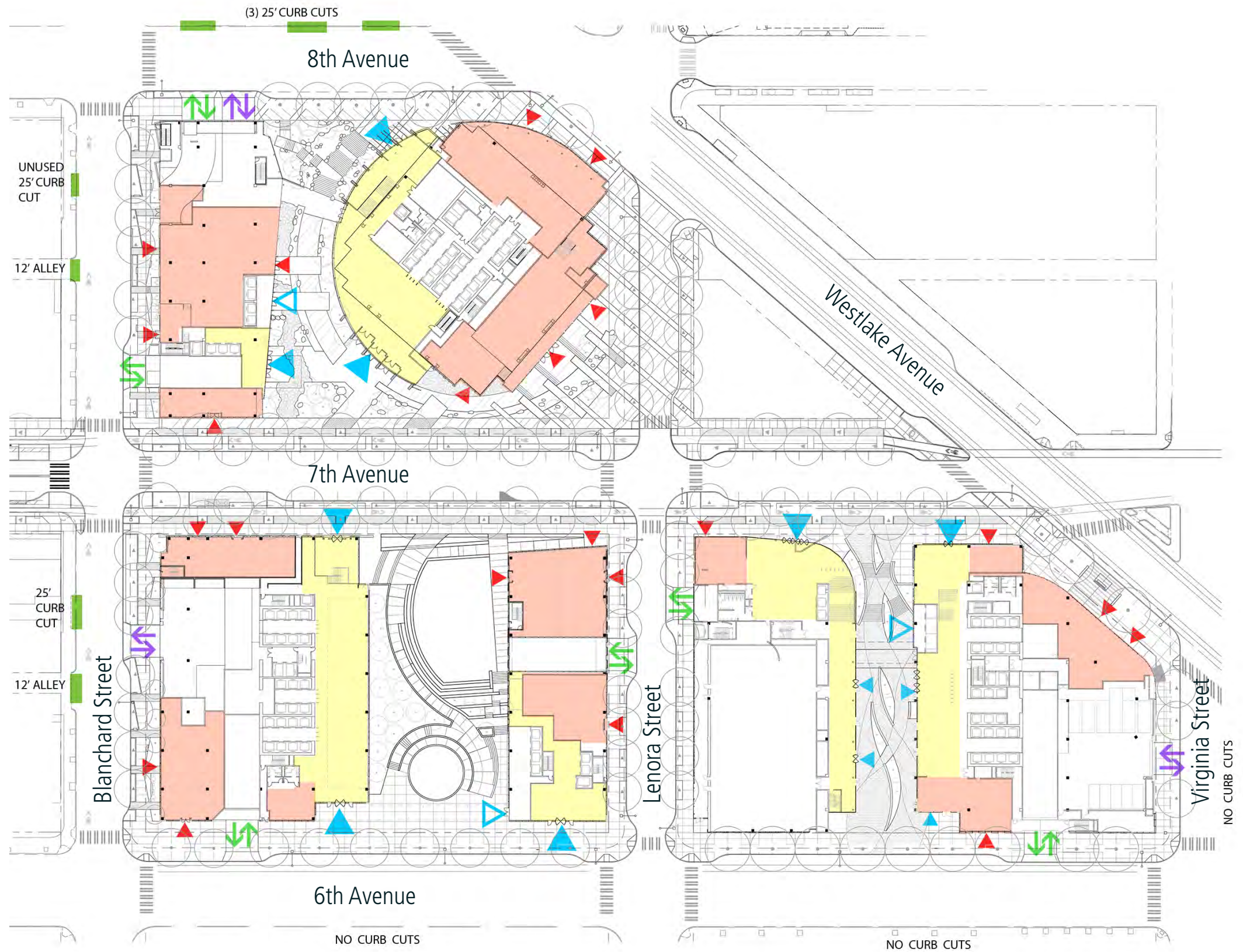
Public Benefits Overview Context Diagram



3

Composite Plan Site Access, Retail & Lobby Locations

- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry

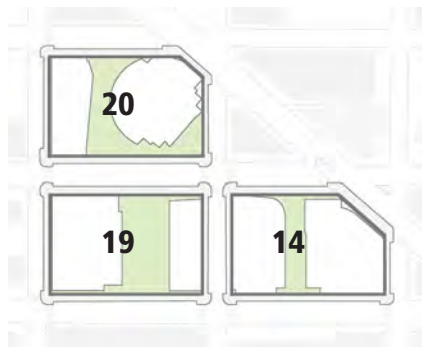
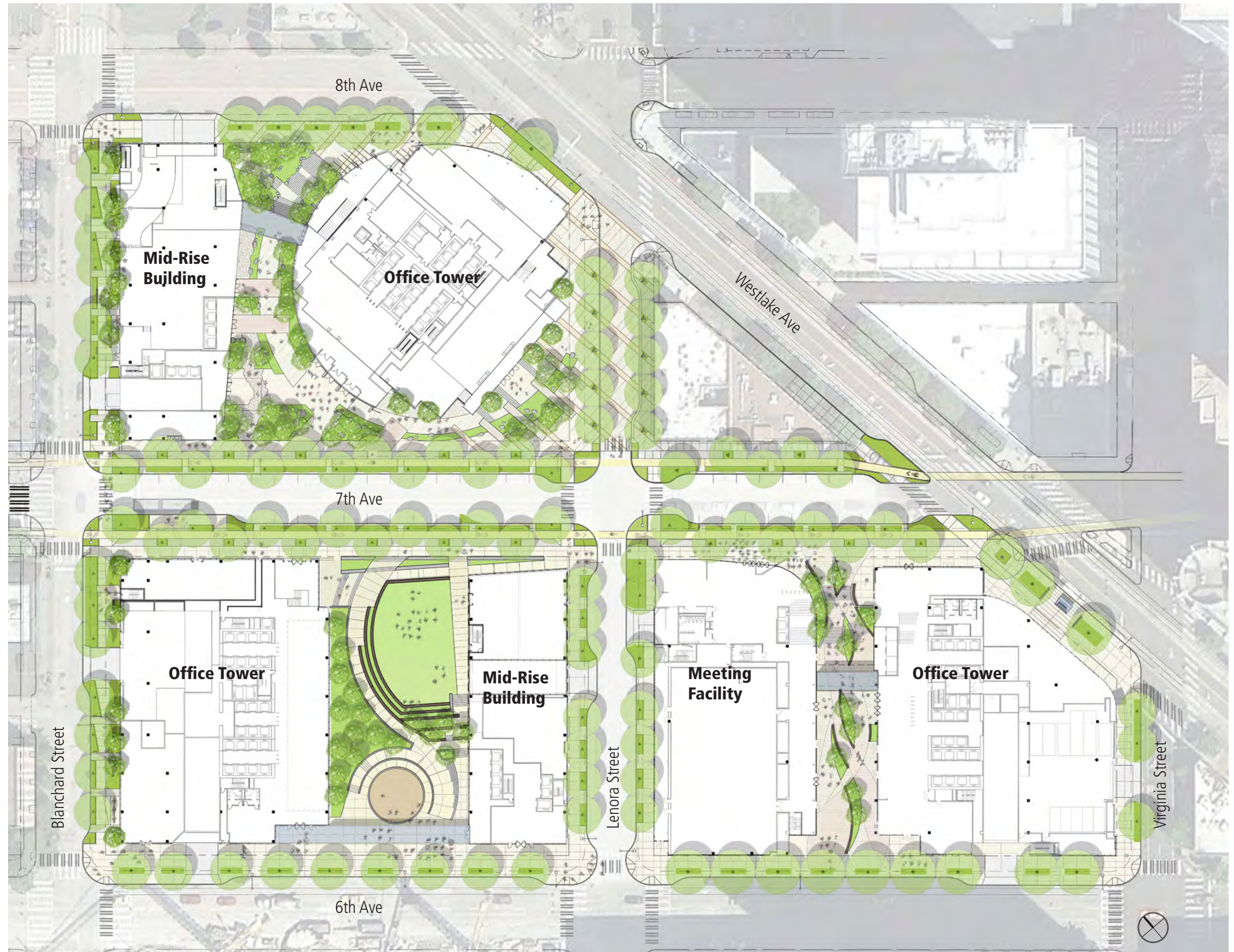


3

Composite Plan Landscape



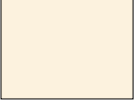

Open Space Goals:

- 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



3

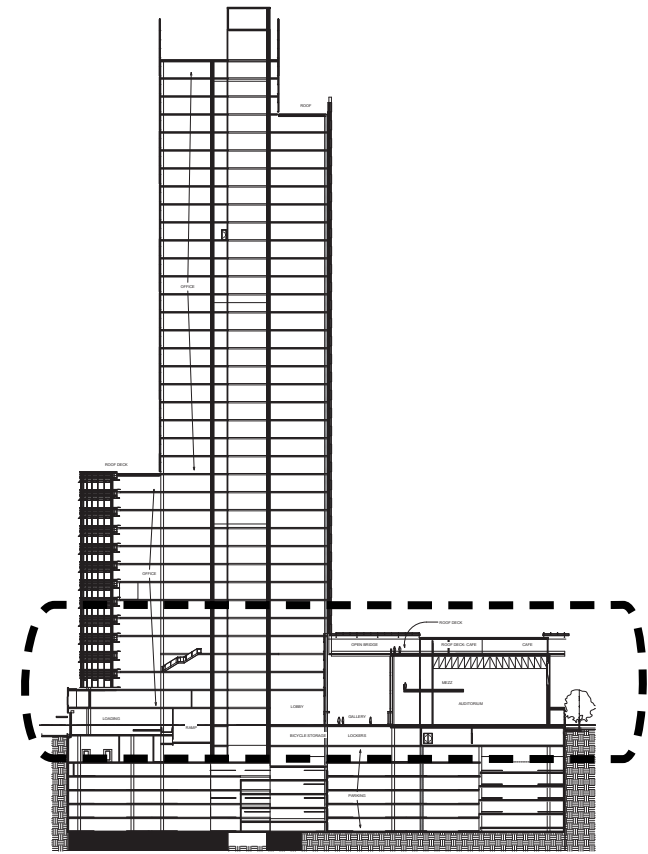
Composite Plan Rooftop Elements

-  Green Roof and Decorative Ballast
-  Accessible Roof Deck with Landscape
-  Accessible Roof Deck with Hardscape
-  Light Colored Roof

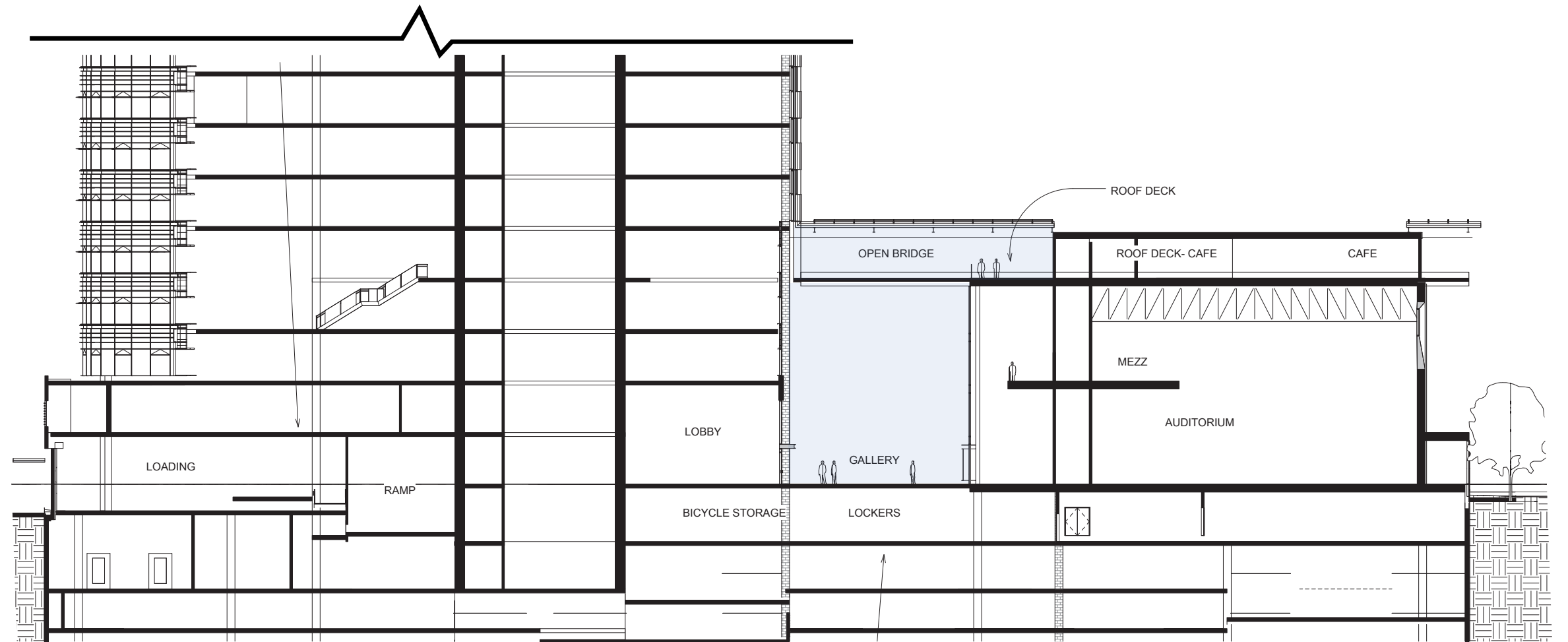
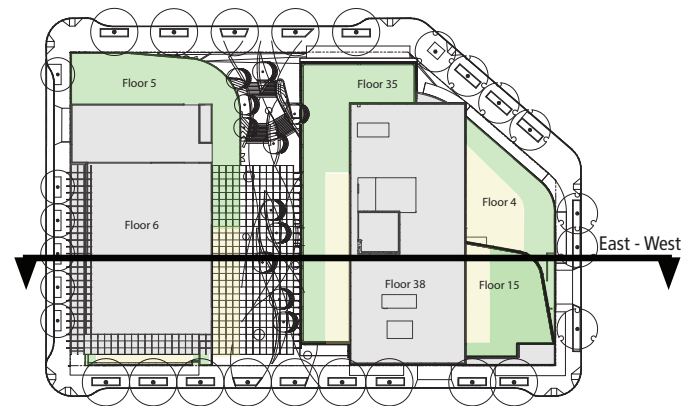


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Block 14 Sections



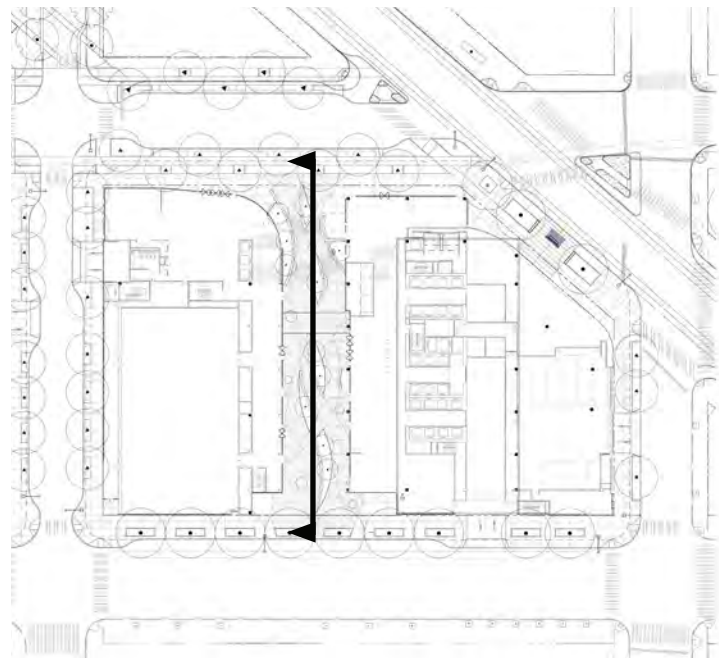
East - West Section



East - West Building Section

4

Block 14 Open Space Enhancements



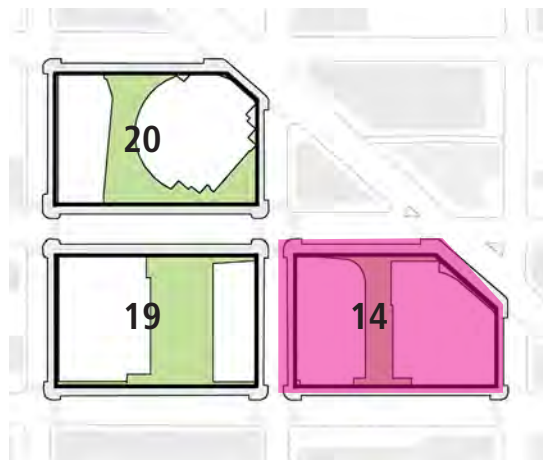
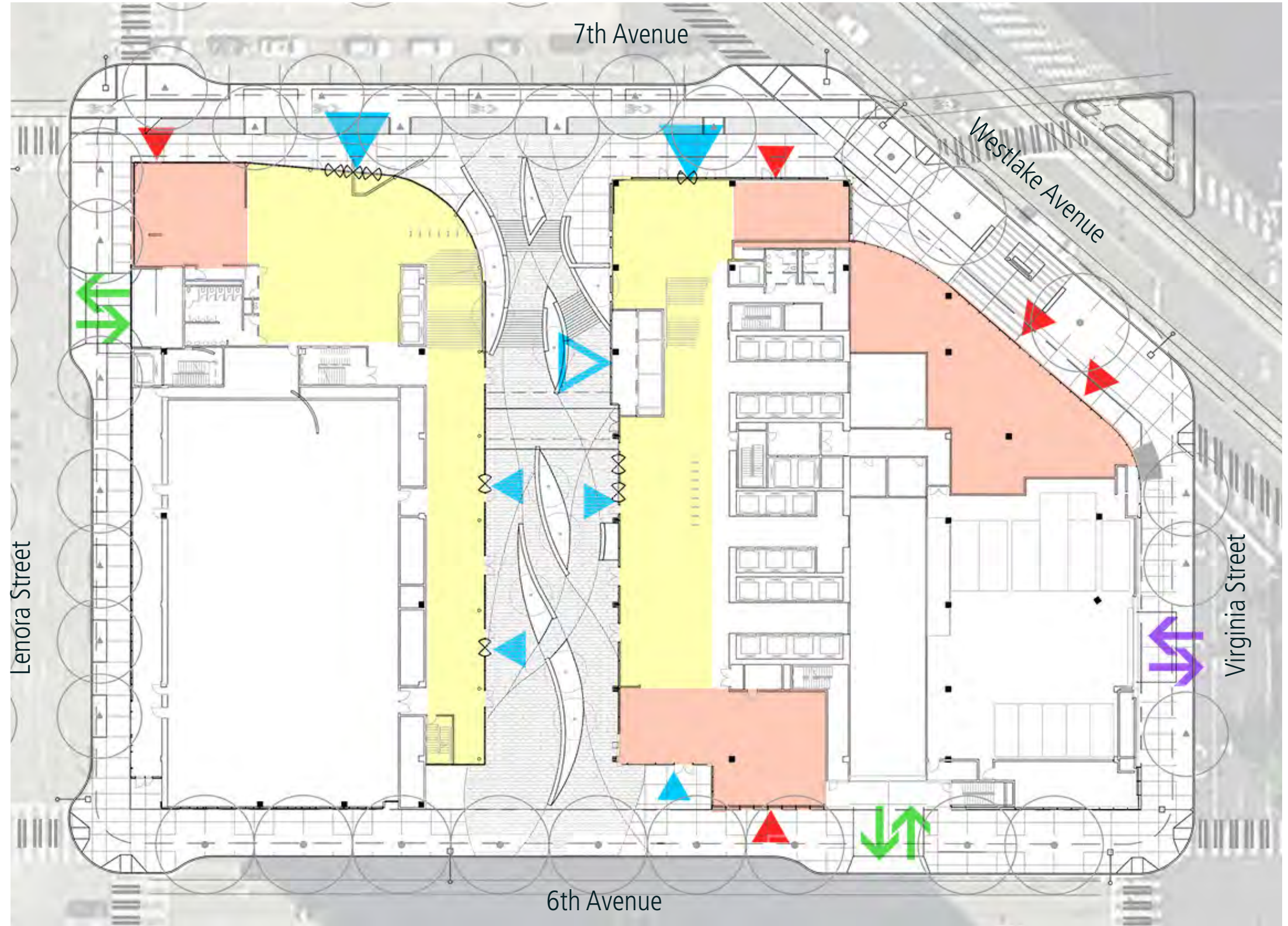
Section Through Block 14 Open Space

7th Avenue

4

Block 14 Site Access, Retail & Lobby Locations

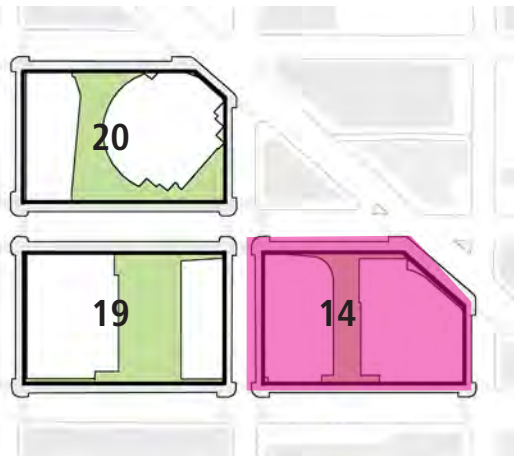
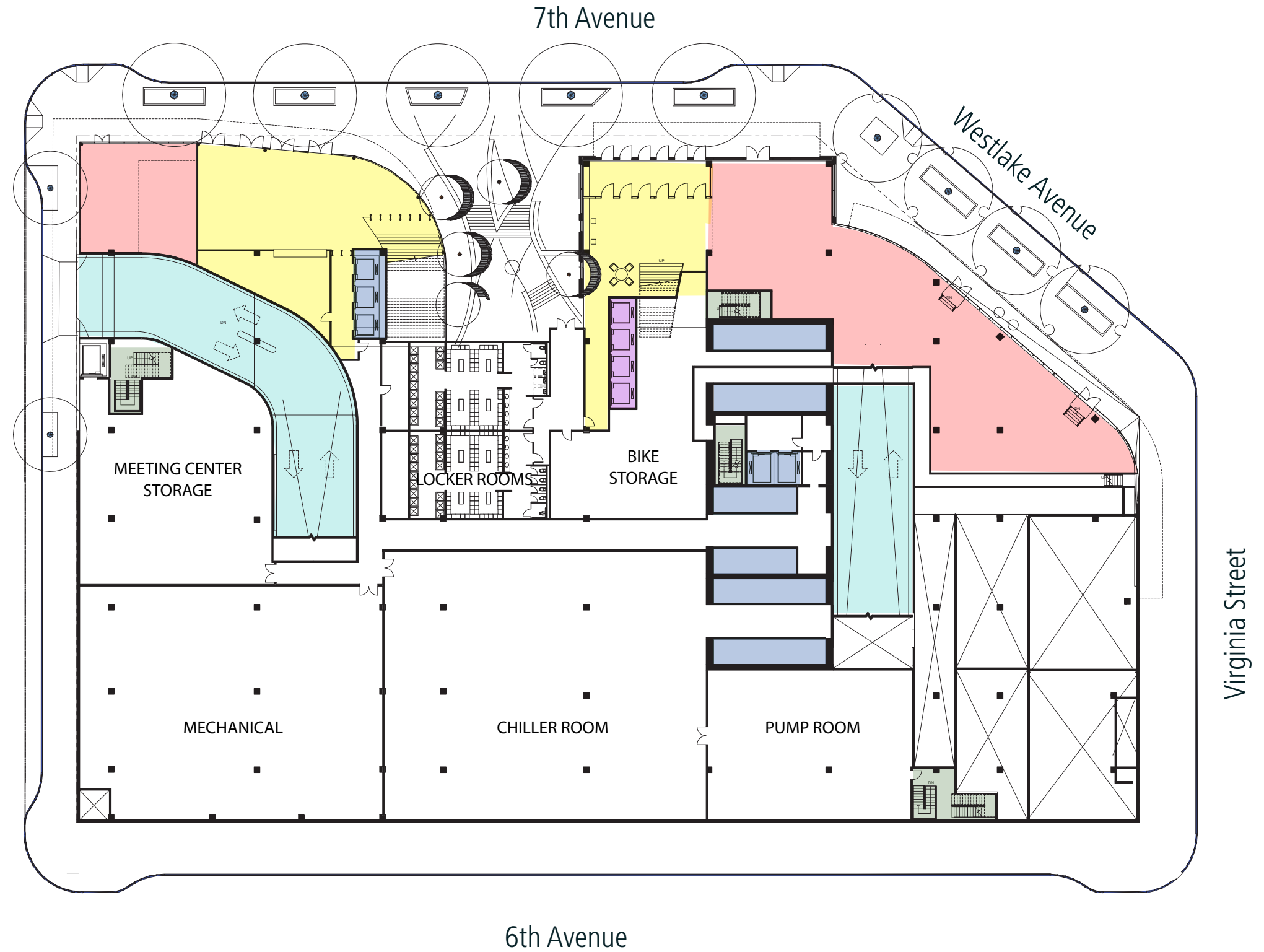
- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry



4

Block 14 Level - G

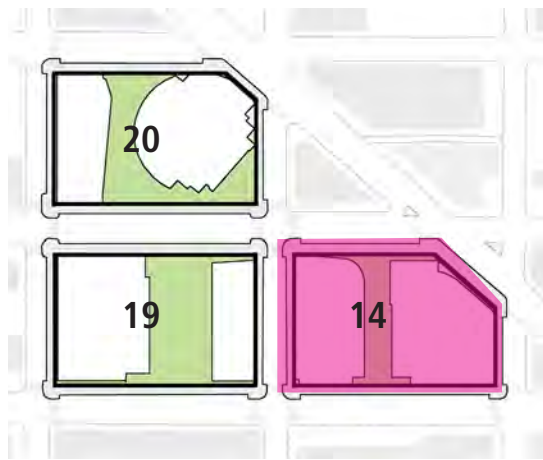
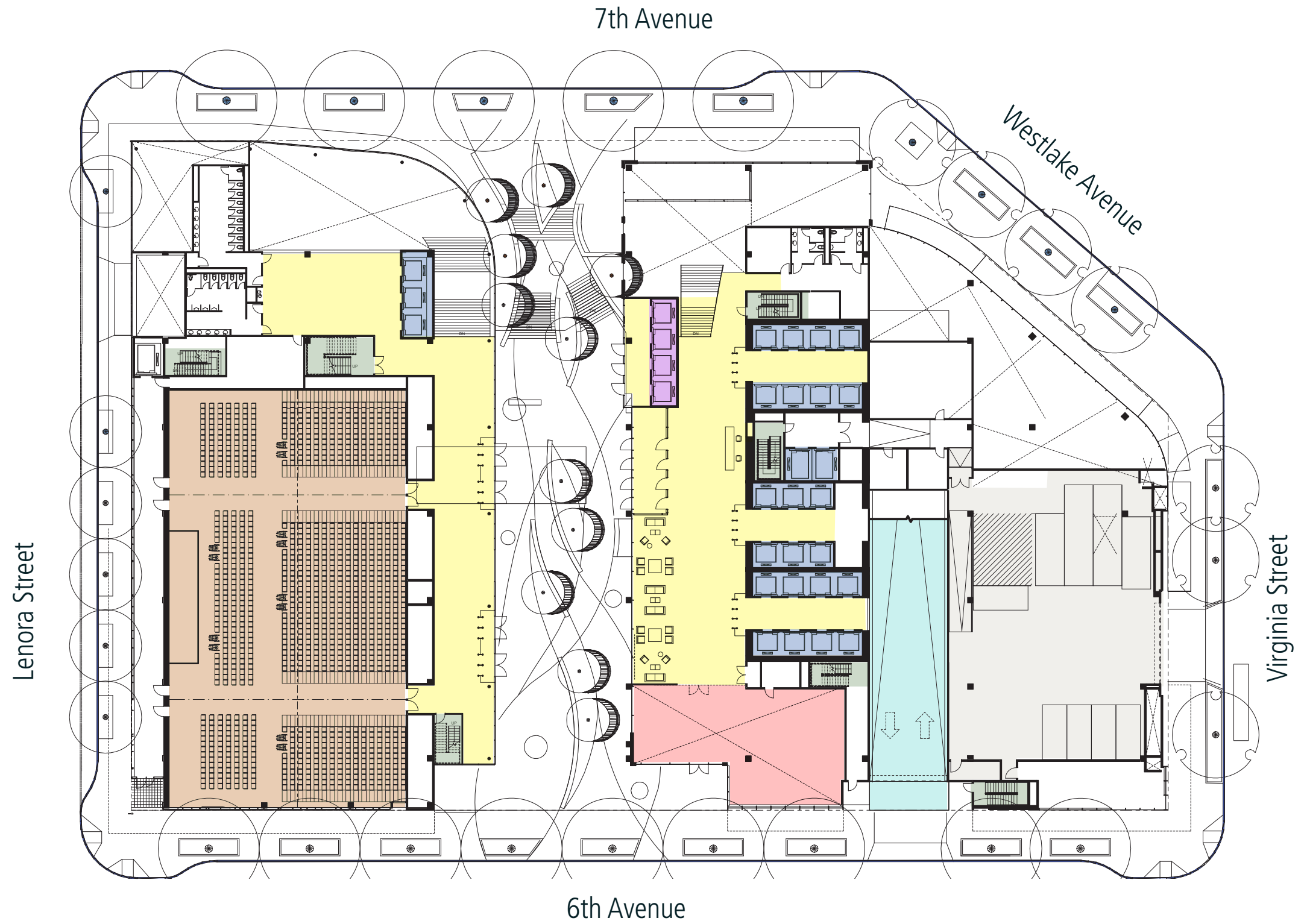
- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space



4

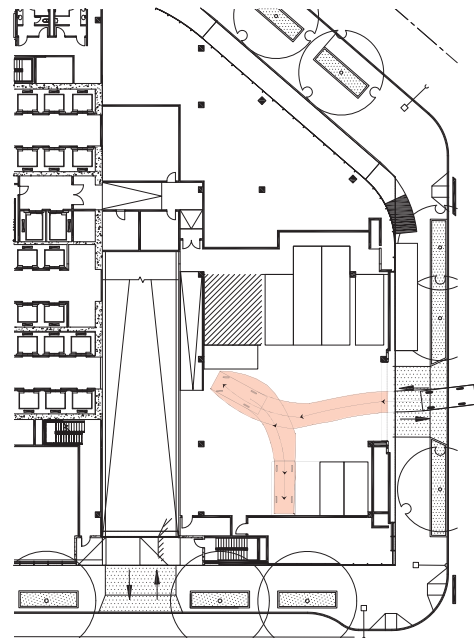
Block 14 Level - 1

- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space

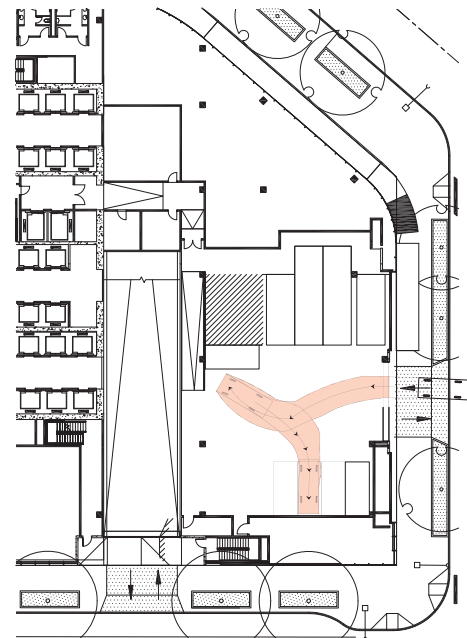


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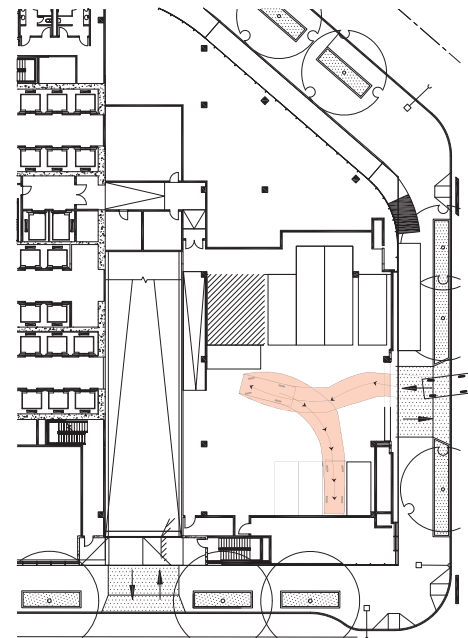
Block 14 Loading Dock



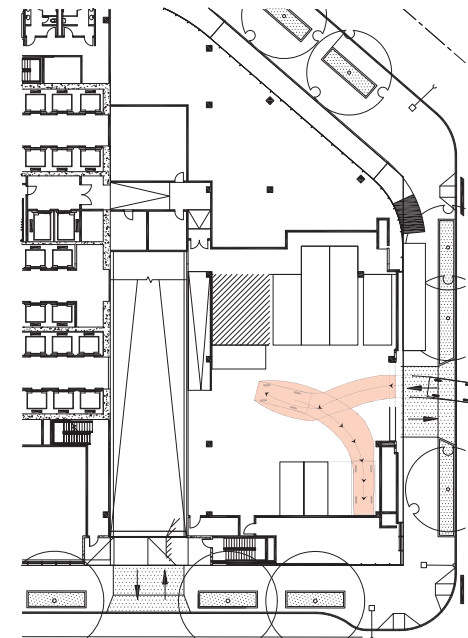
Van 1



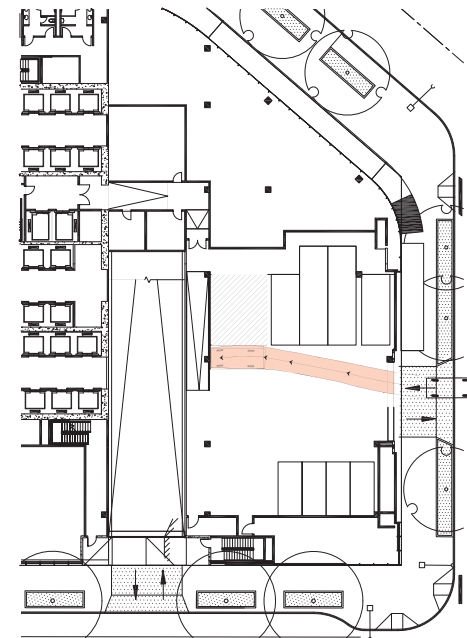
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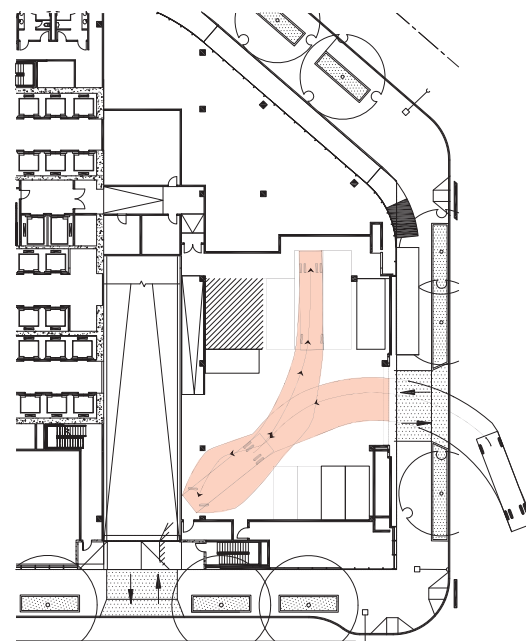
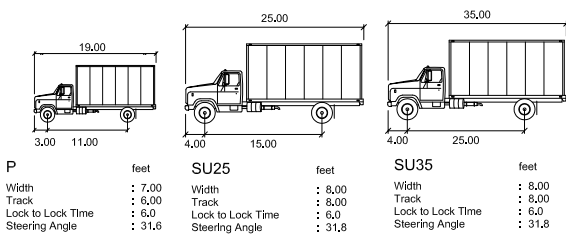
Van 3



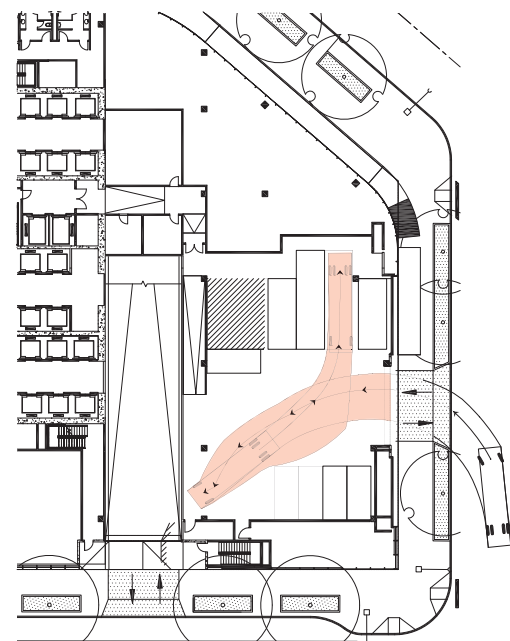
Van 4



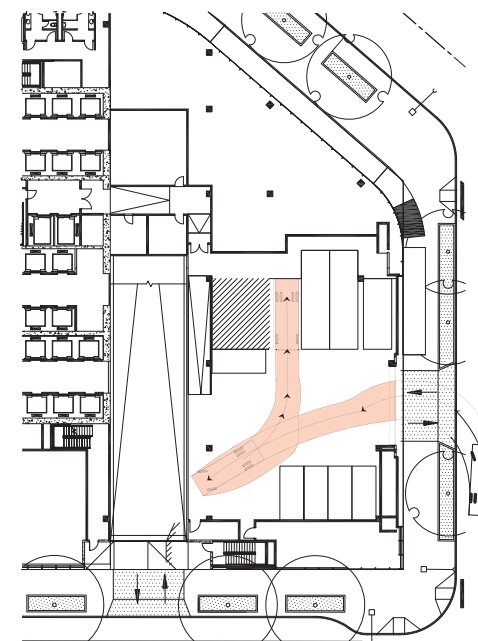
Van 5



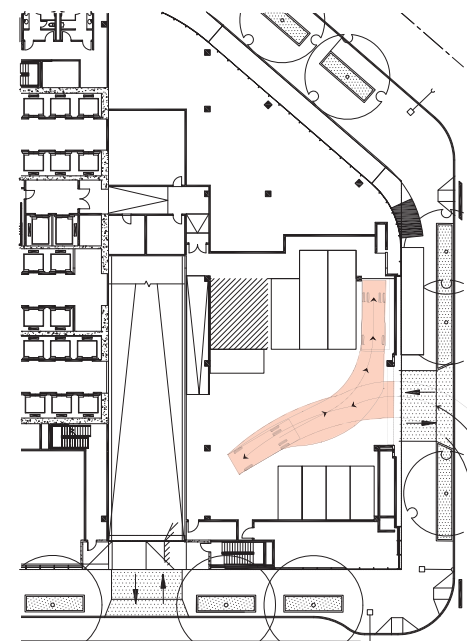
35' TRUCK 1



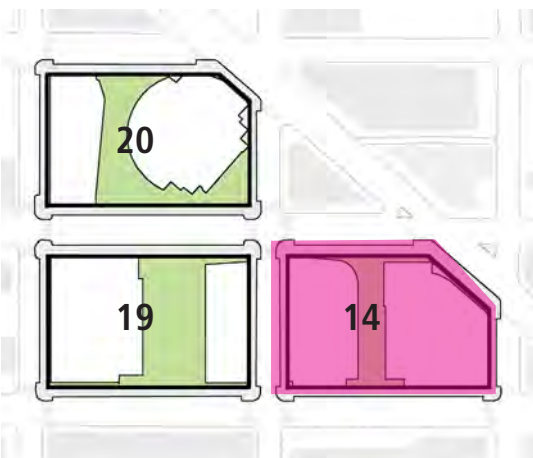
35' TRUCK 2



25' TRUCK 1



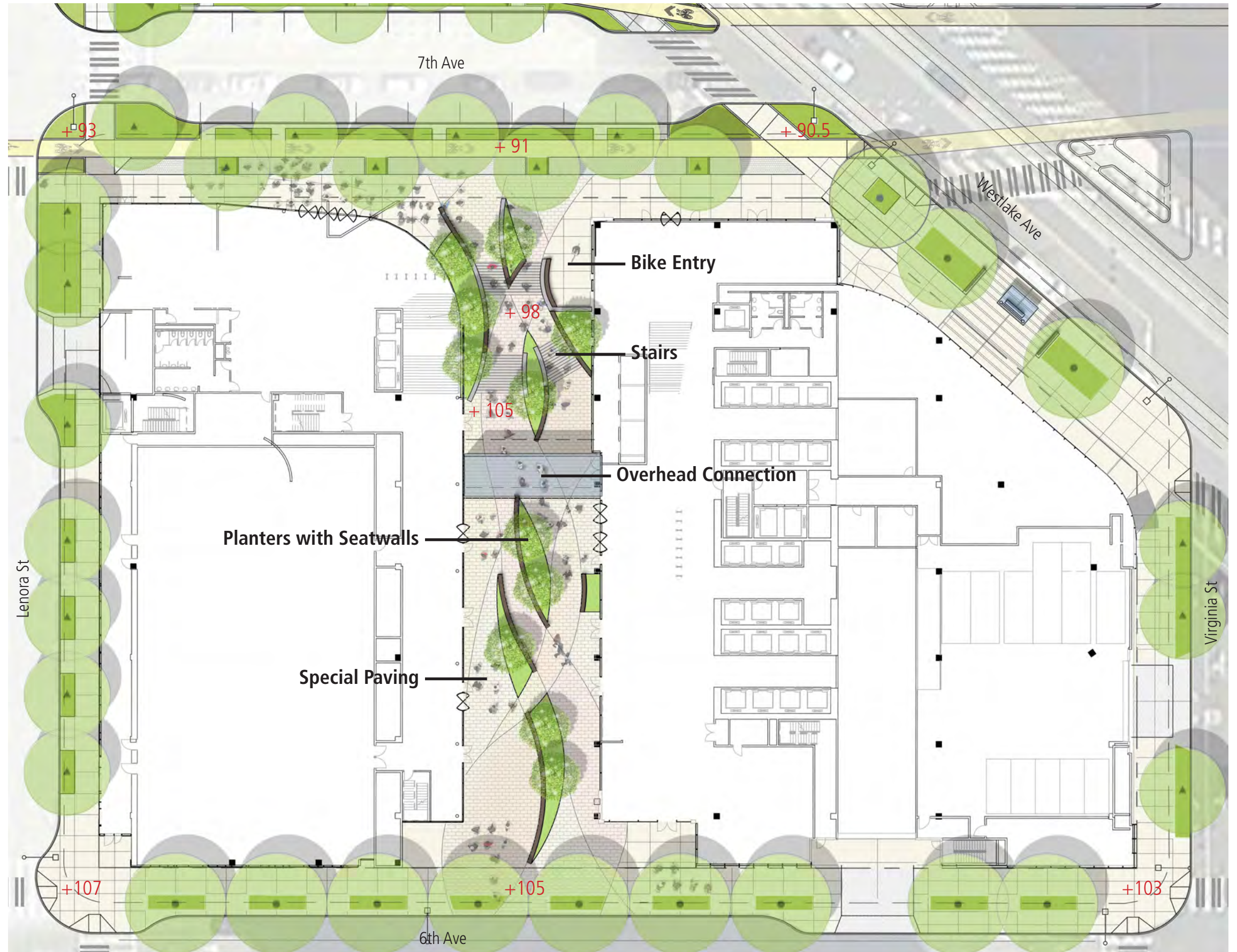
25' TRUCK 2



4

Block 14 Site Plan

+ 84 Spot elevations



4

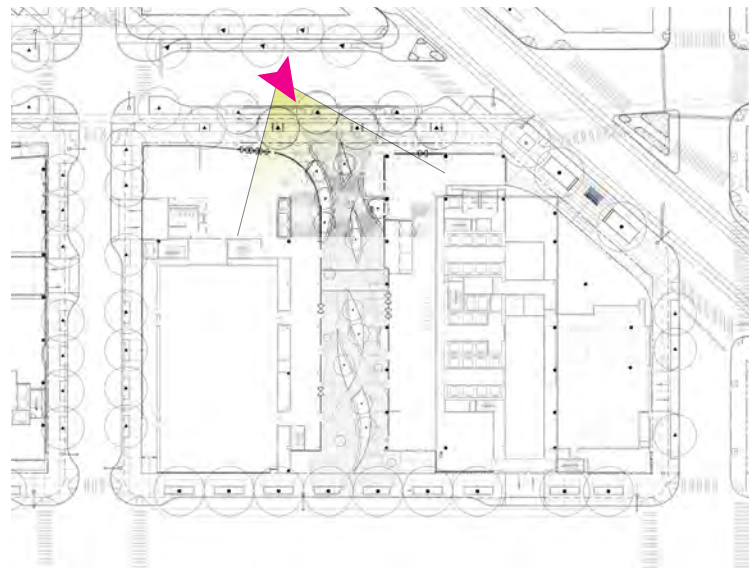
Block 14 Open Space Enhancements

Program:
With an architectural trellis overhead to provide weather protection, the open space provides an inviting mid-block passage that meanders through lush planting areas. Ample seatwalls offer places to pause and gather, while art integrated into the site evokes a creative and inspirational sense of place.



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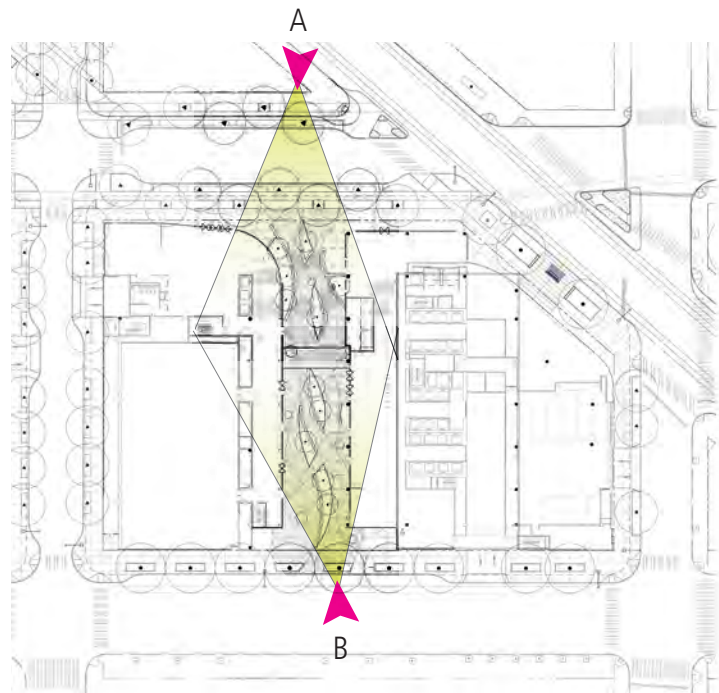
Block 14 Open Space Enhancements



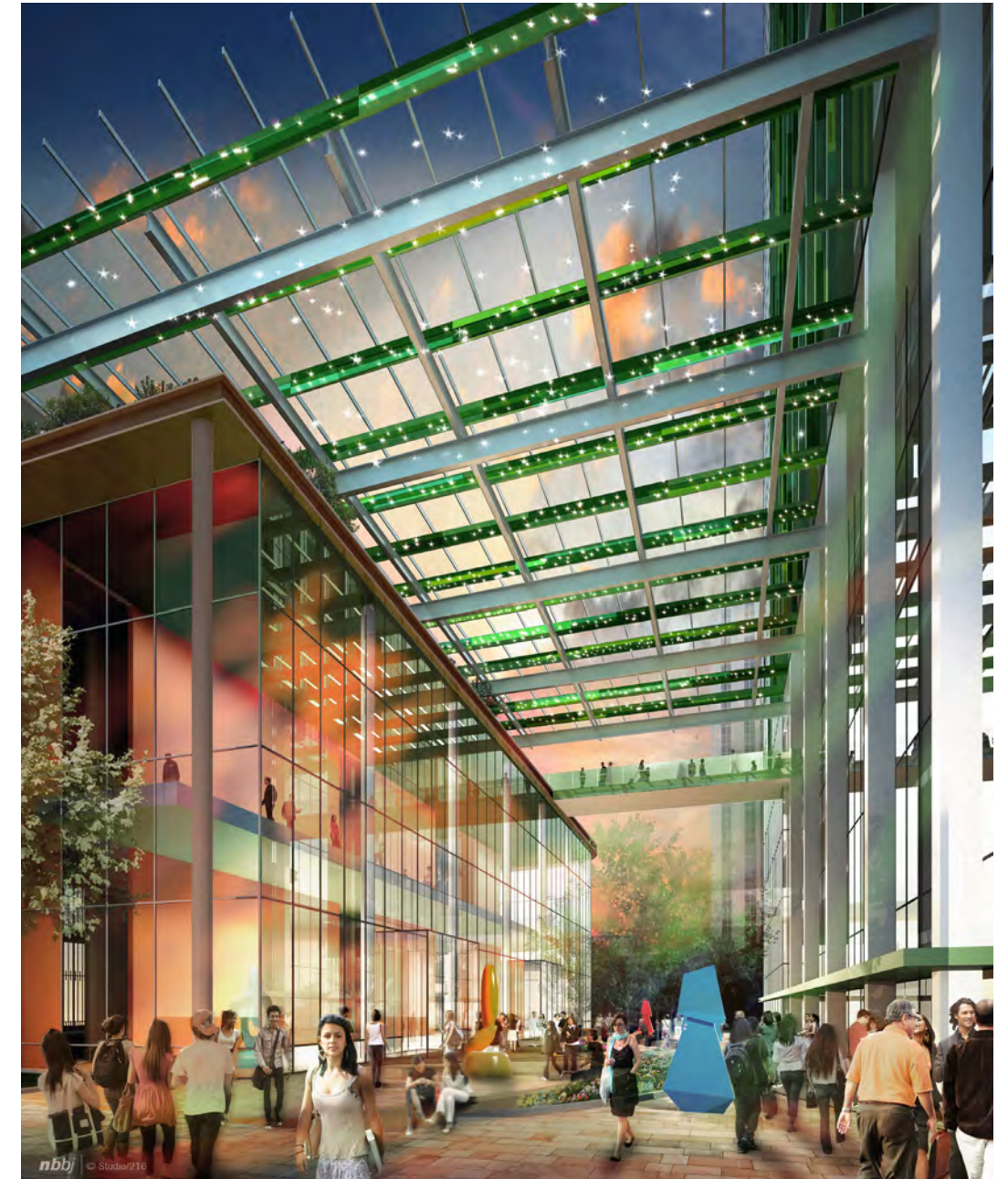
View of Block 14 Open Space

4

Block 14 Open Space Enhancements



View A Looking into Mid-Block Public Space from 7th Ave



View B into Mid-Block Open Space from 6th Ave

4

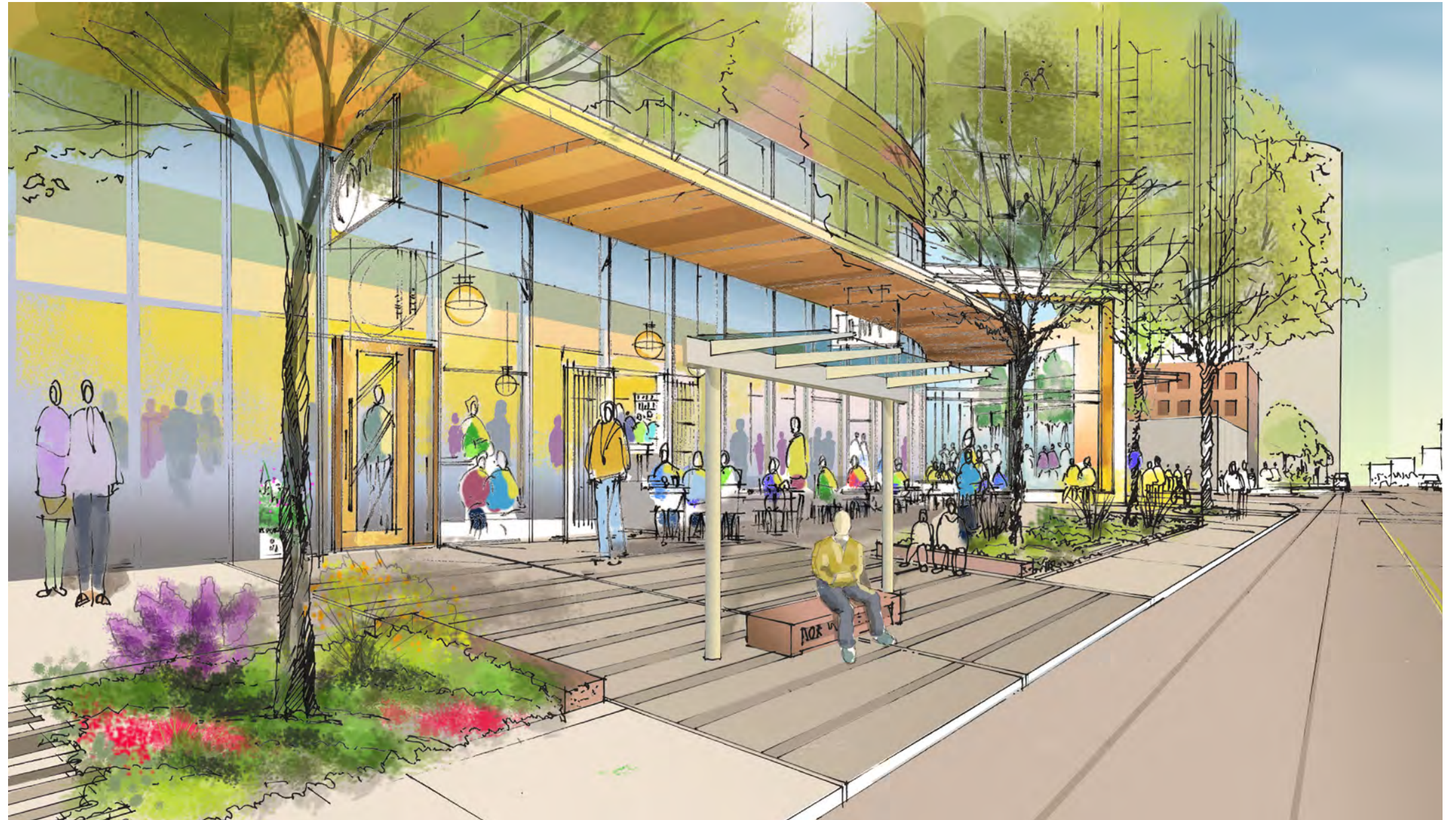
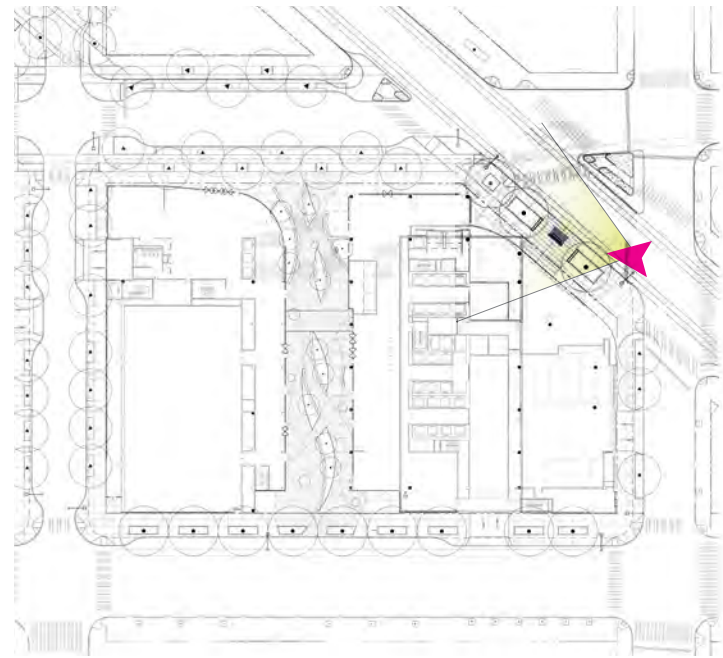
Block 14 Meeting Center



View of Meeting Center from 6th Ave & Lenora St

4

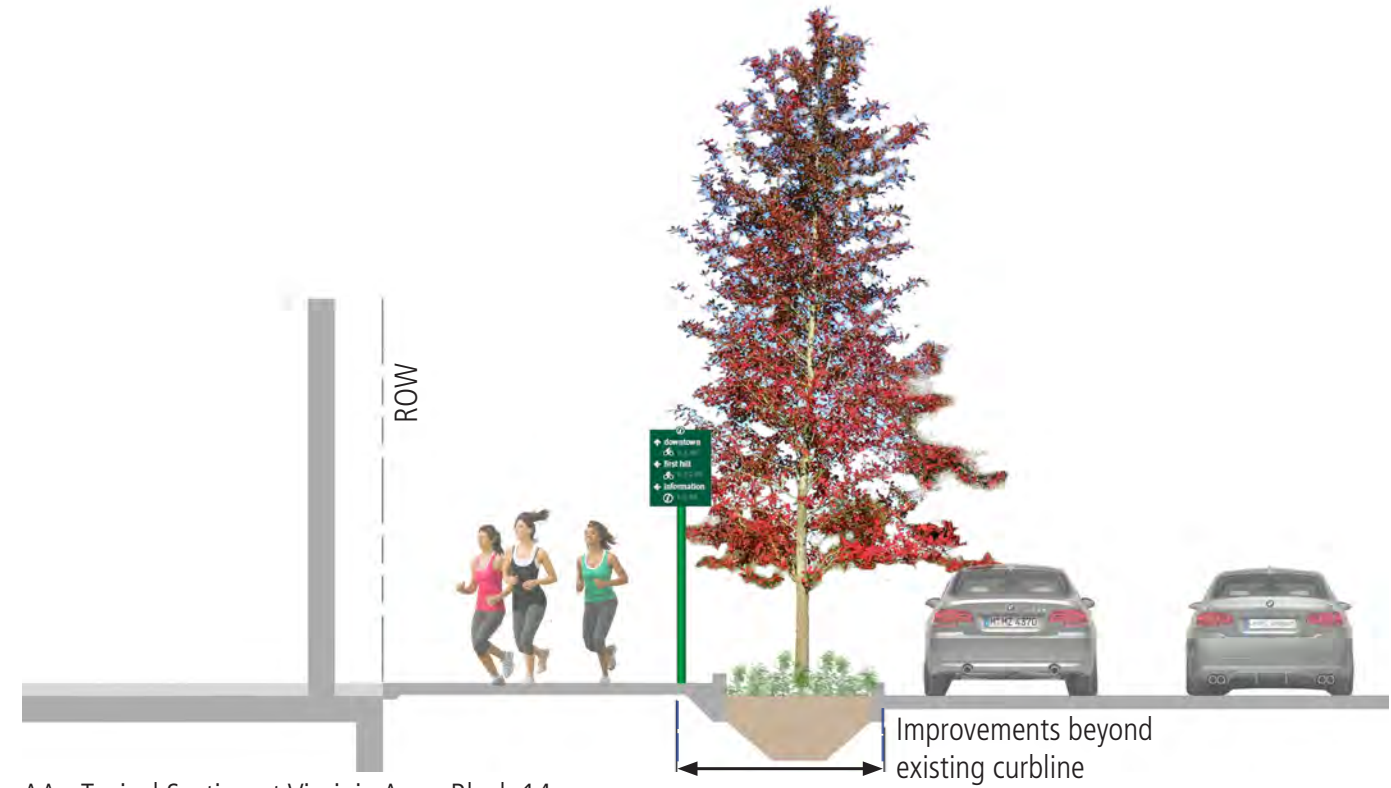
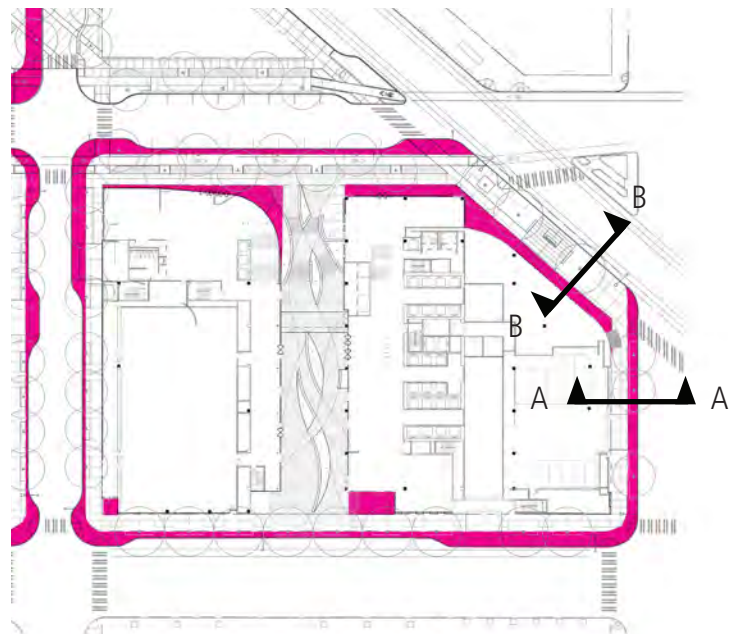
Block 14 Enhanced Streetcar Stop at Westlake Ave



View of Improved Westlake Ave Streetcar Stop at Block 14

4

Block 14 Street Environment Enhancements



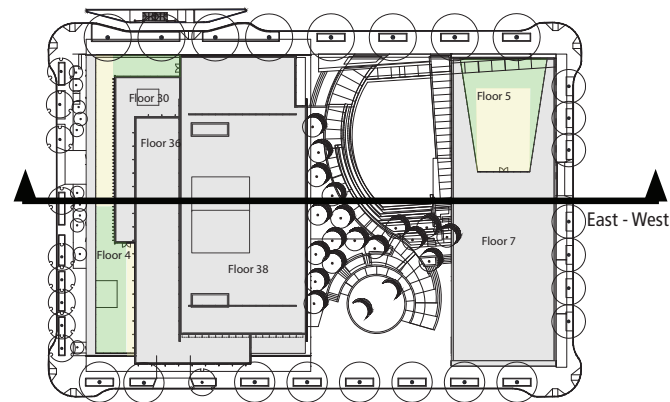
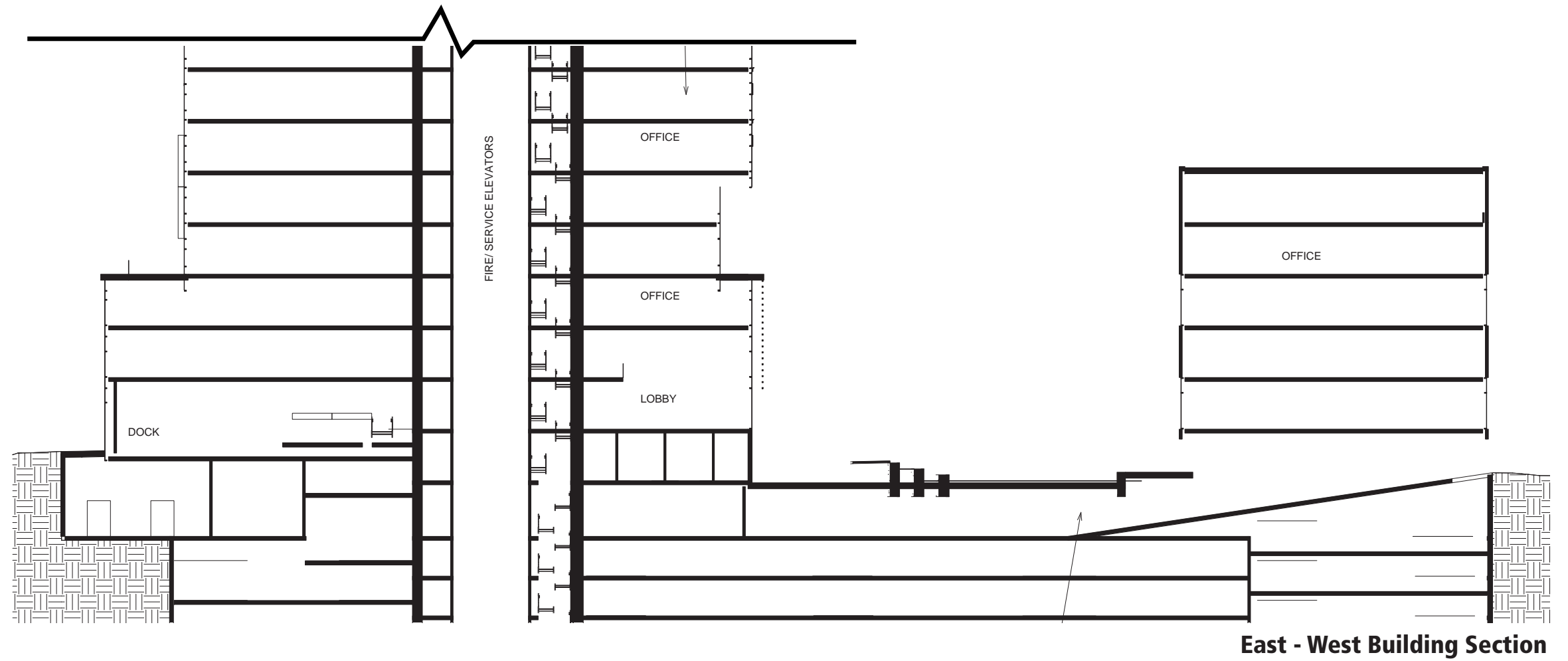
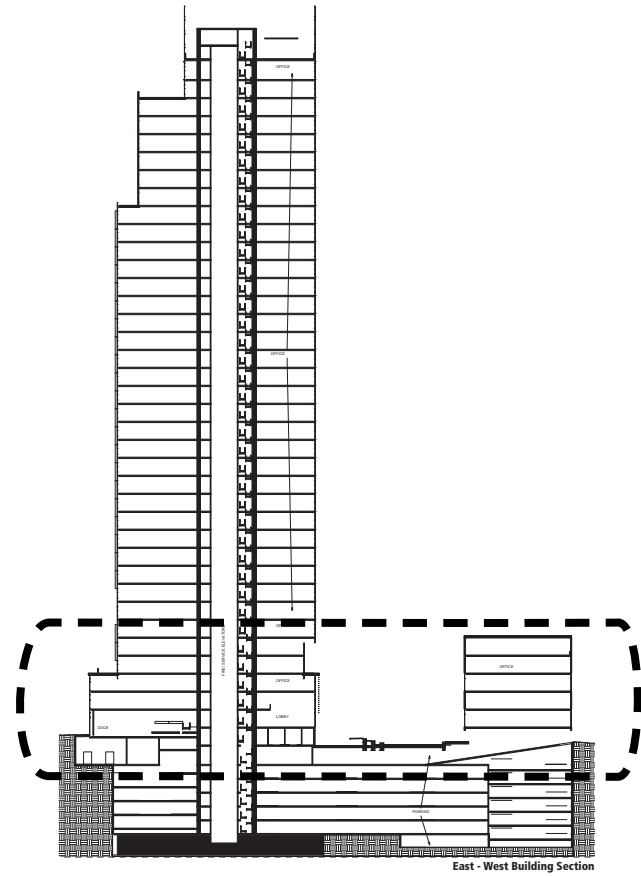
AA - Typical Section at Virginia Ave - Block 14



BB - Typical Section at Westlake Ave - Block 14

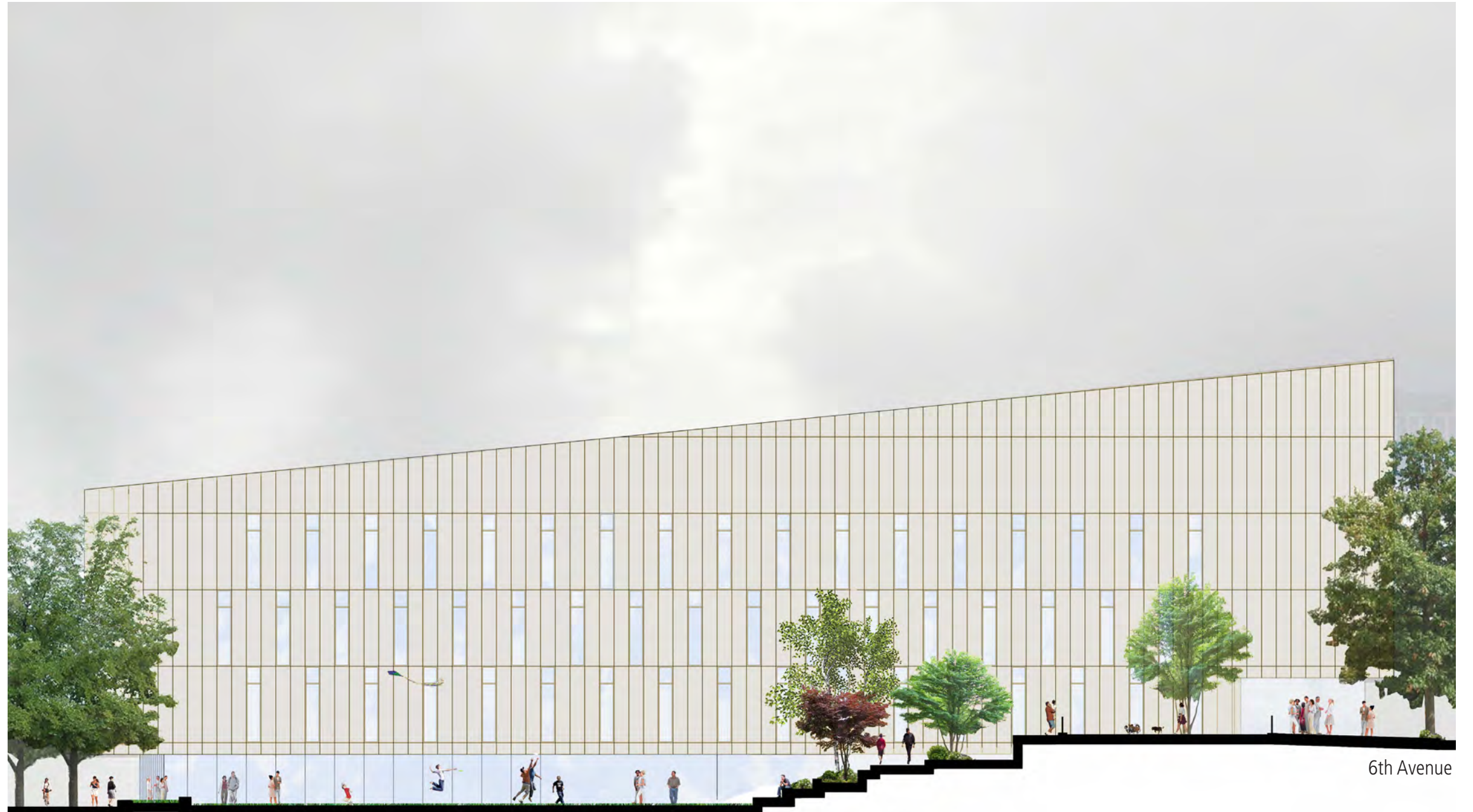
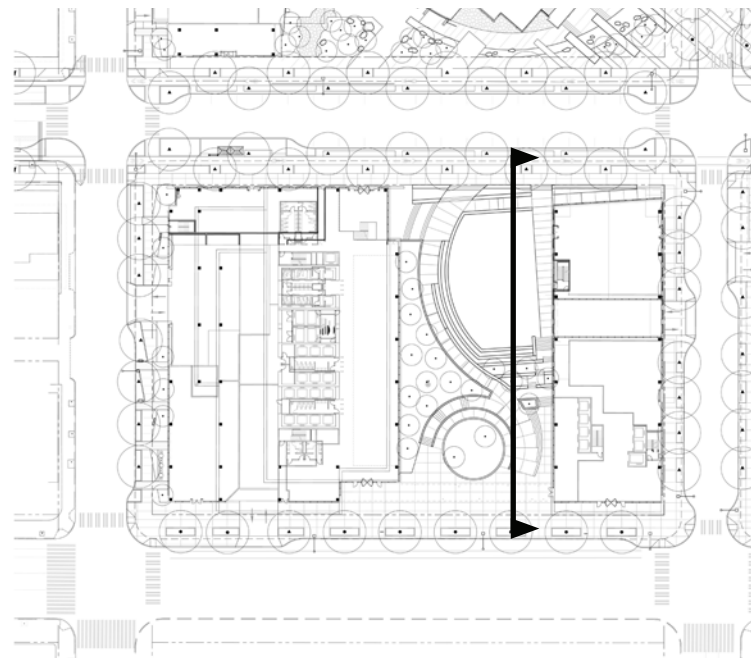
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Block 19 Sections



5

Block 19 Open Space Enhancements



7th Avenue

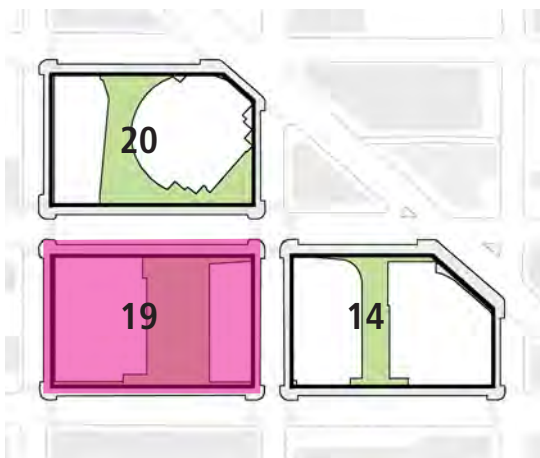
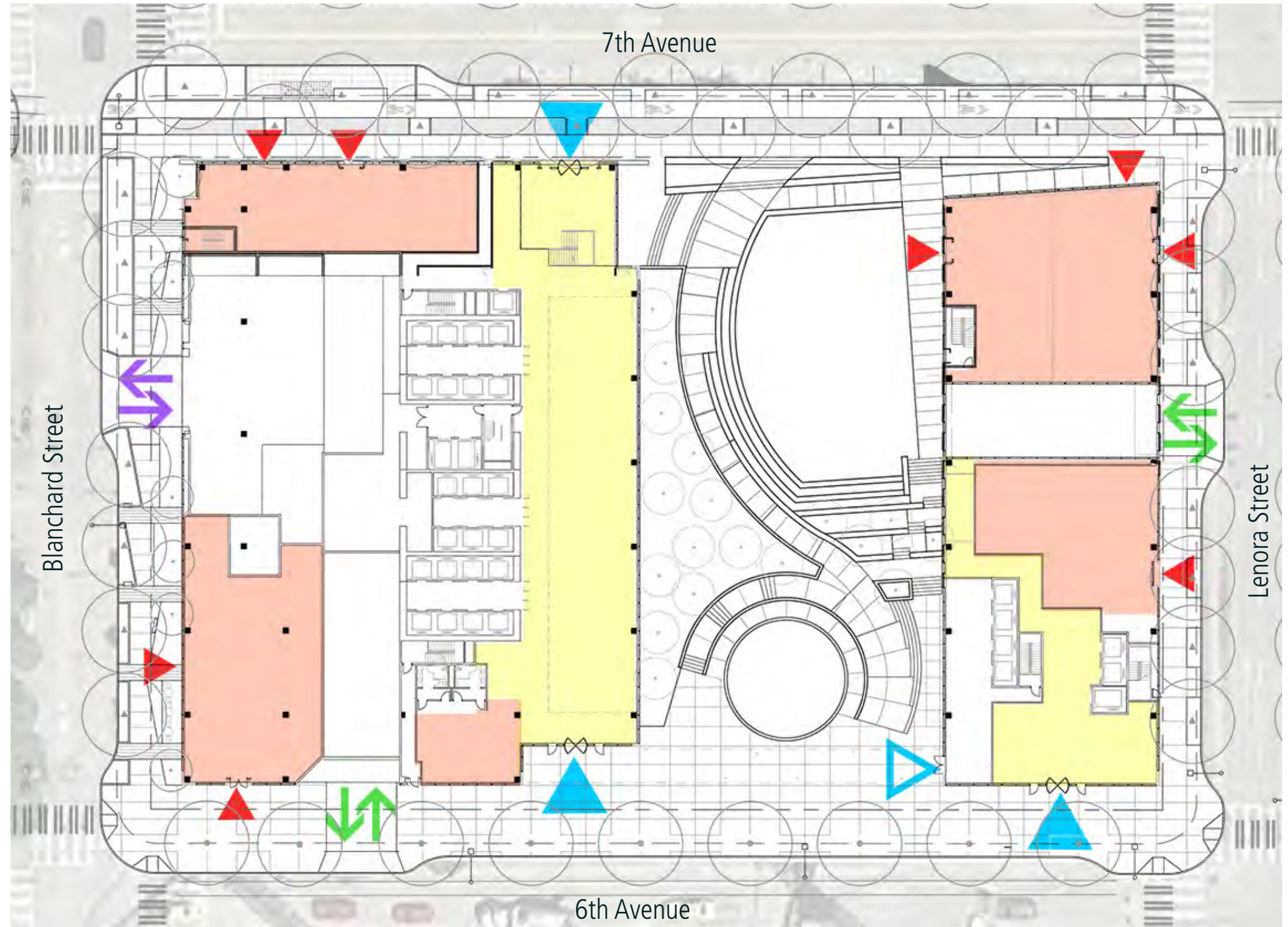
6th Avenue

Section Through Block 19 Open Space

5

Block 19 Site Access, Retail & Lobby Locations

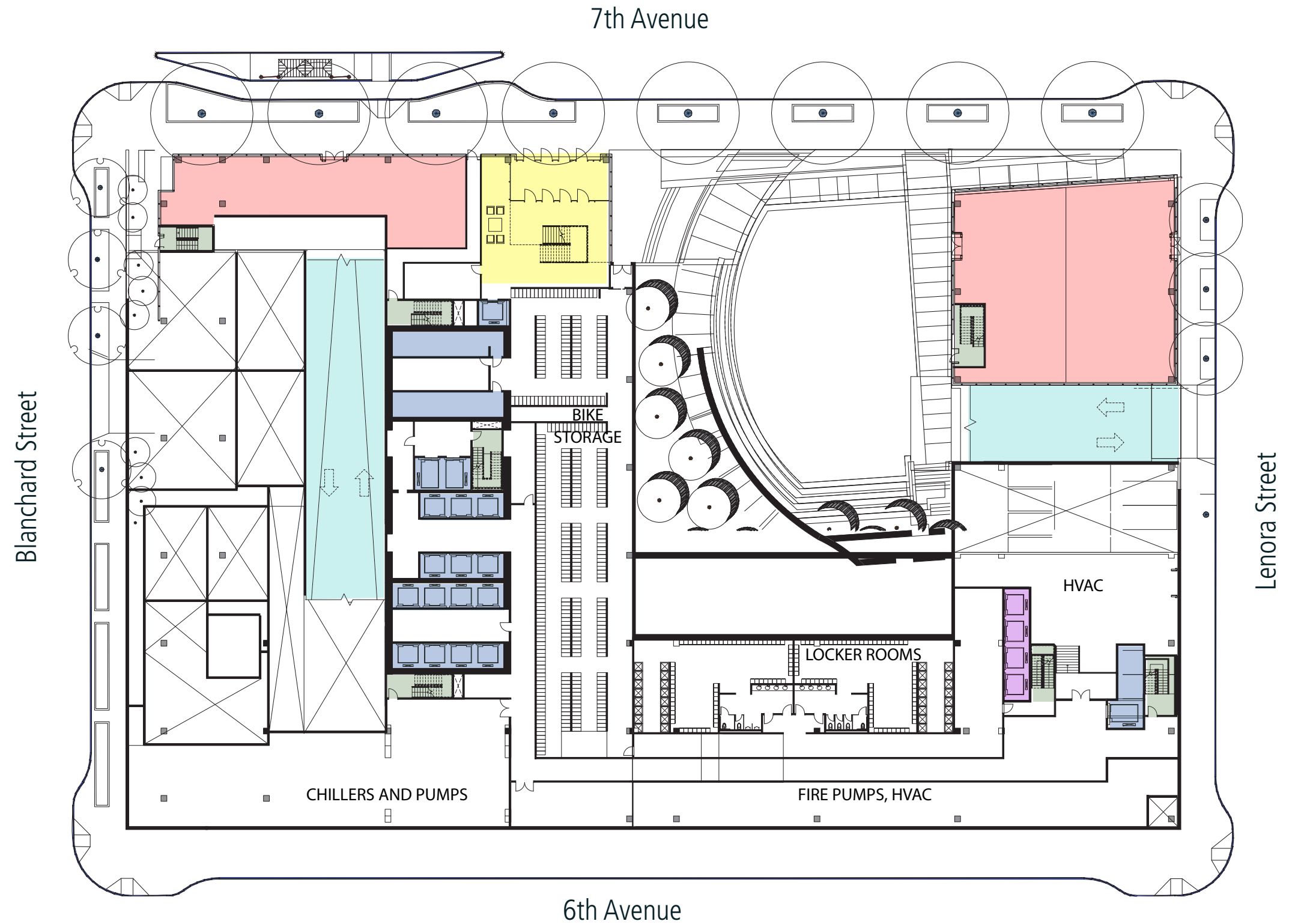
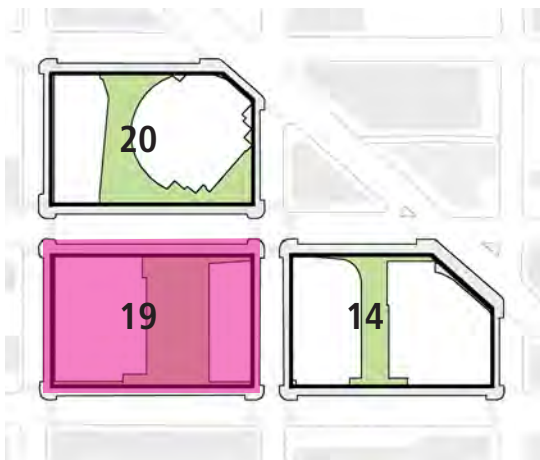
- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
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5

Block 19 Level - G

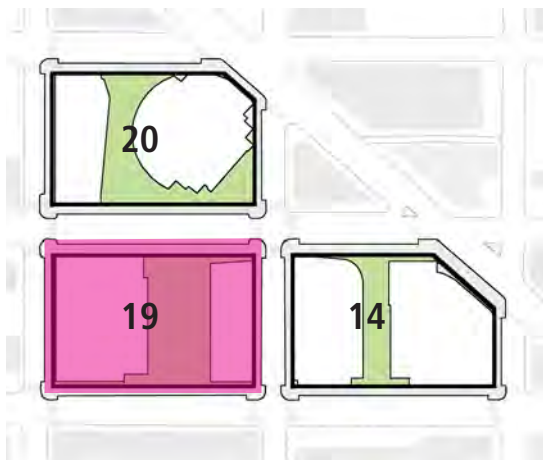
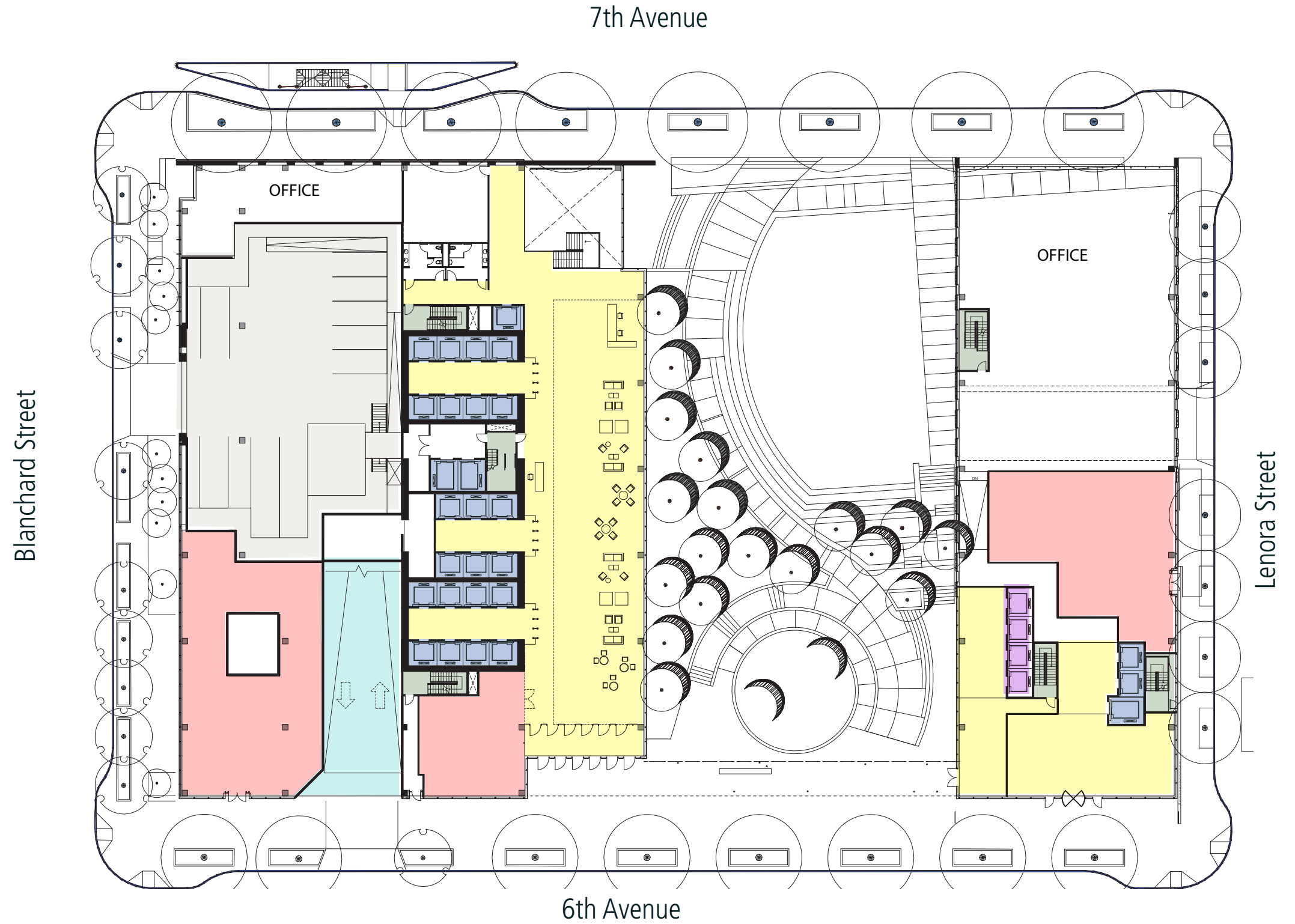
- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space



5

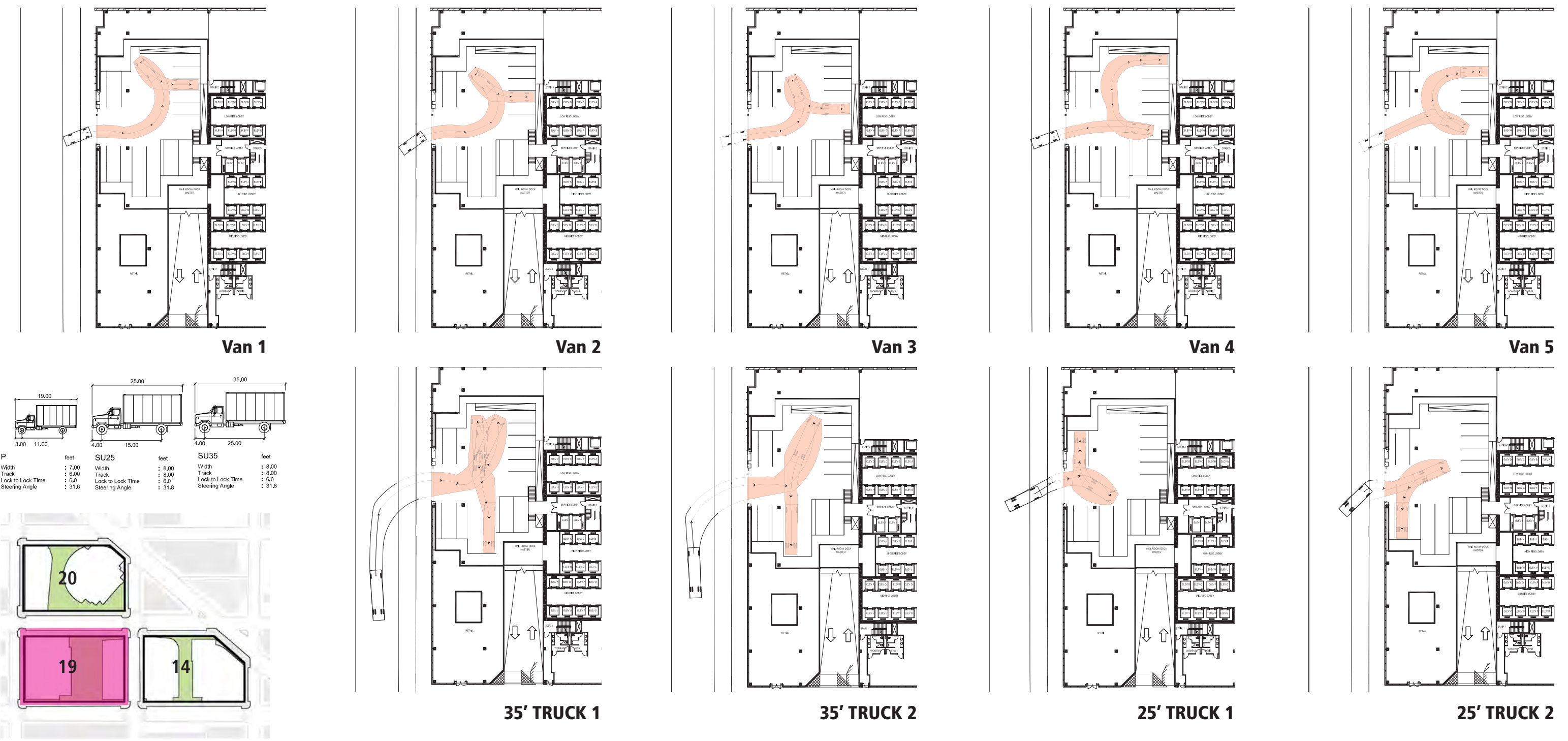
Block 19 Level - 1

- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space



5

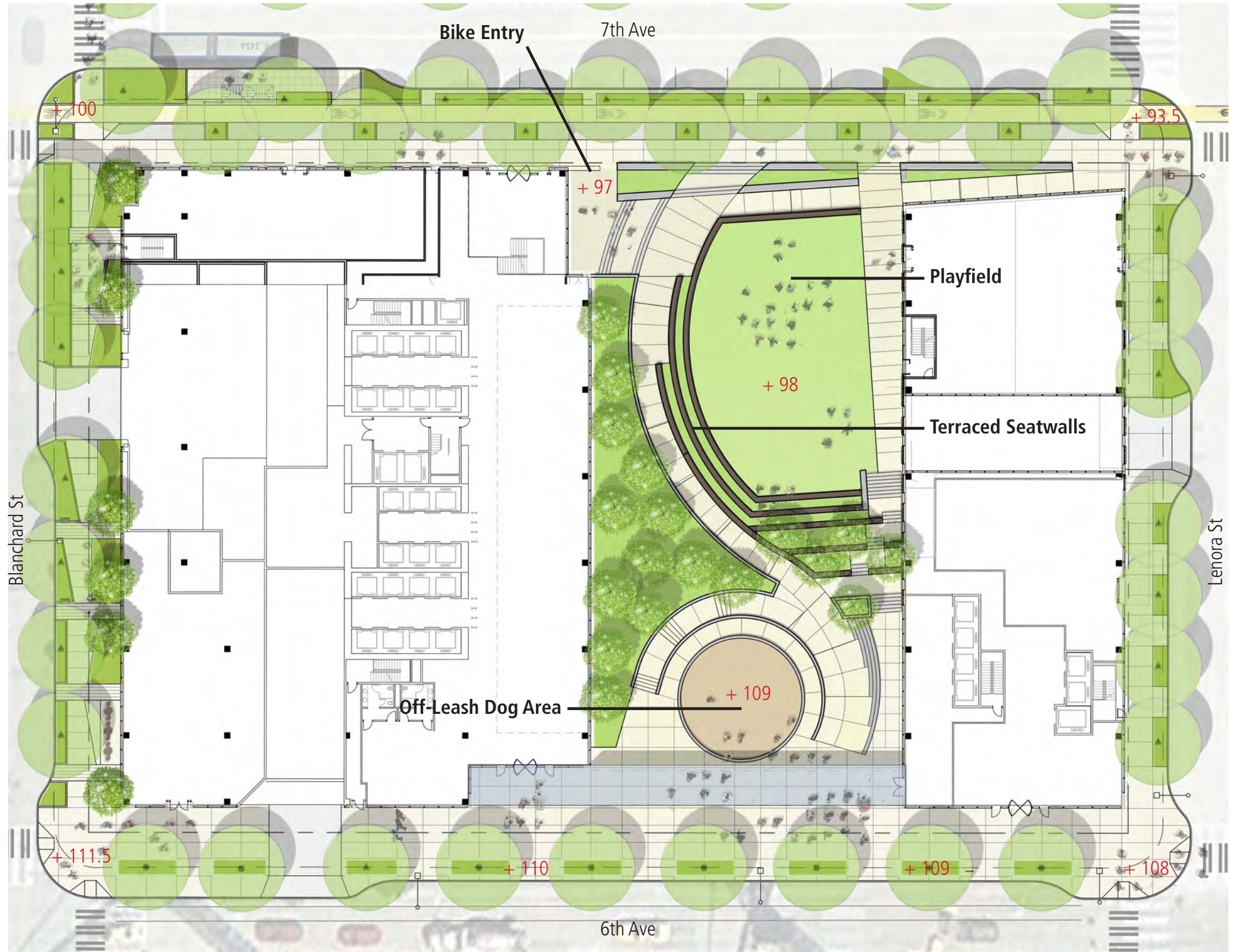
Block 19 Loading Dock



5

Block 19 Site Plan

+ 84 Spot elevations



5

Block 19 Open Space Enhancements

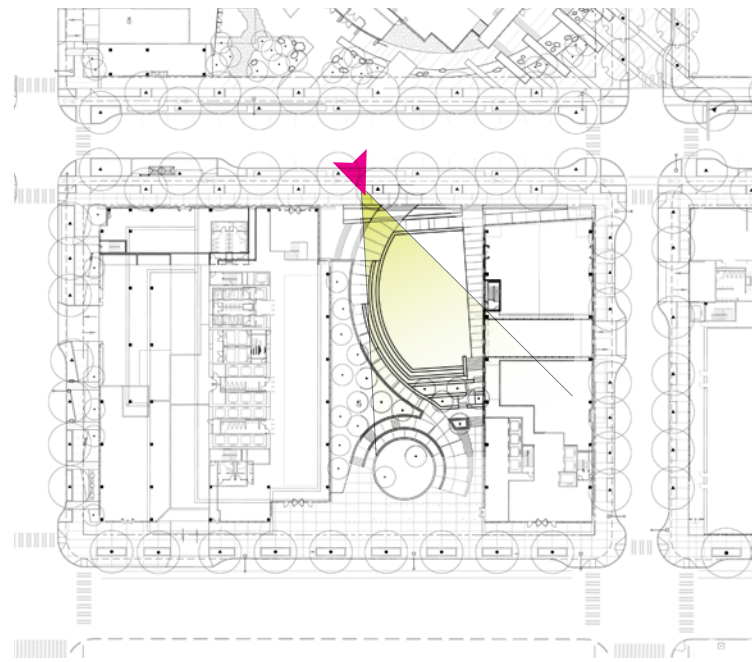
Program:

The generous open space on Block 19 creates a neighborhood place to gather and enjoy the outdoors. With an emphasis on flexibility and resilience, the playfield invites a wide range of recreational activities, while the terraced seatwalls provide additional gathering areas where people can enjoy the dynamics of urban life. An off-leash area adds an important amenity for dog owners, who can safely exercise their pets in an urban neighborhood.



5

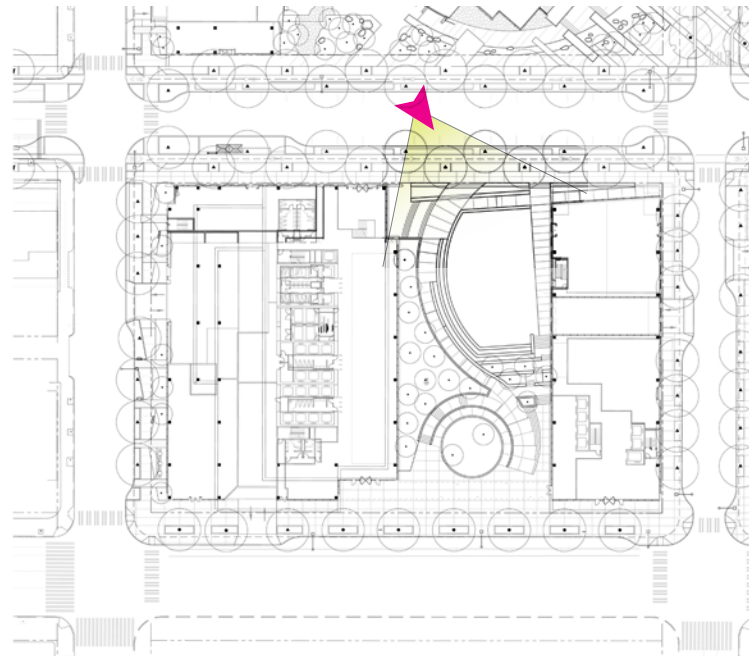
Block 19 Open Space Enhancements



View of Block 19 Open Space: Sports Field and Dog Park

5

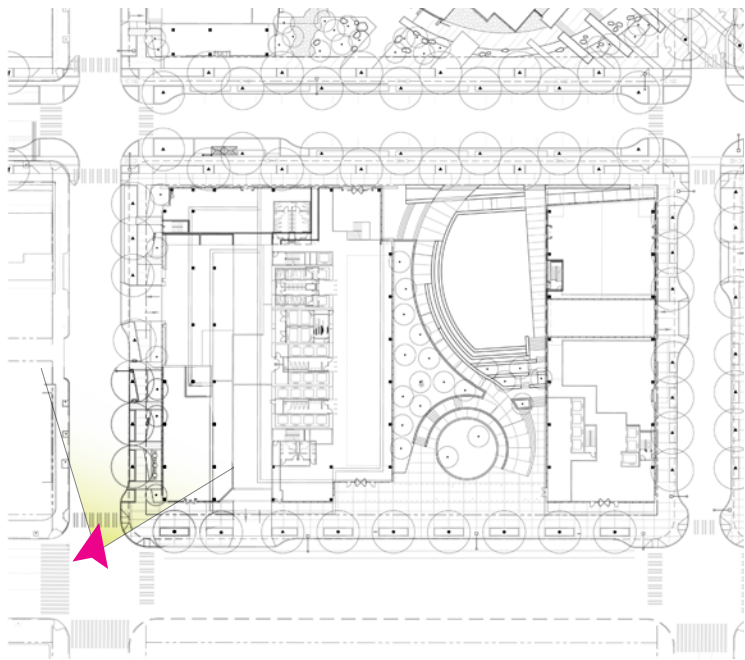
Block 19 Open Space Enhancements



View of Mid-Block Open Space and Sports Field on Block 19

5

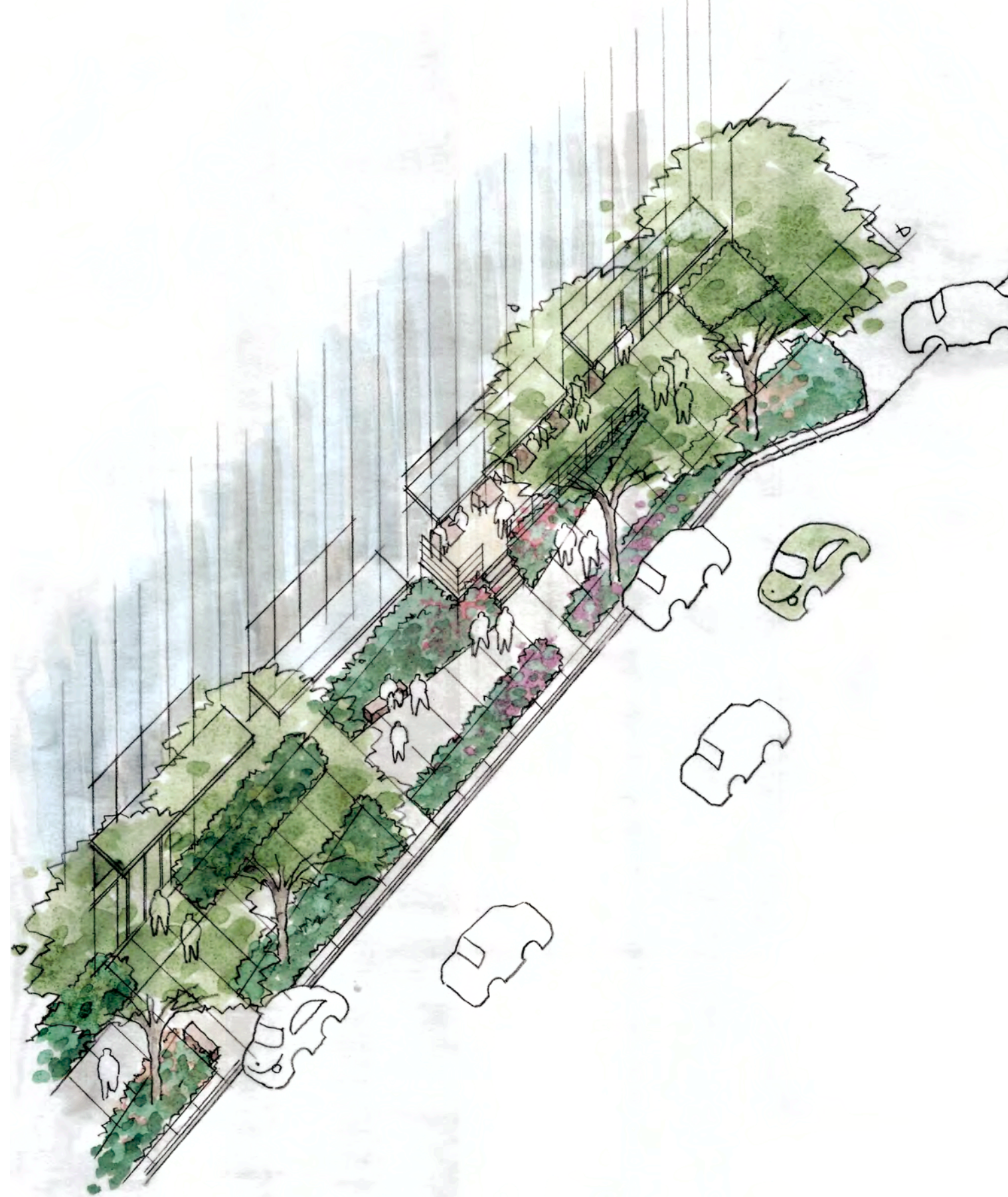
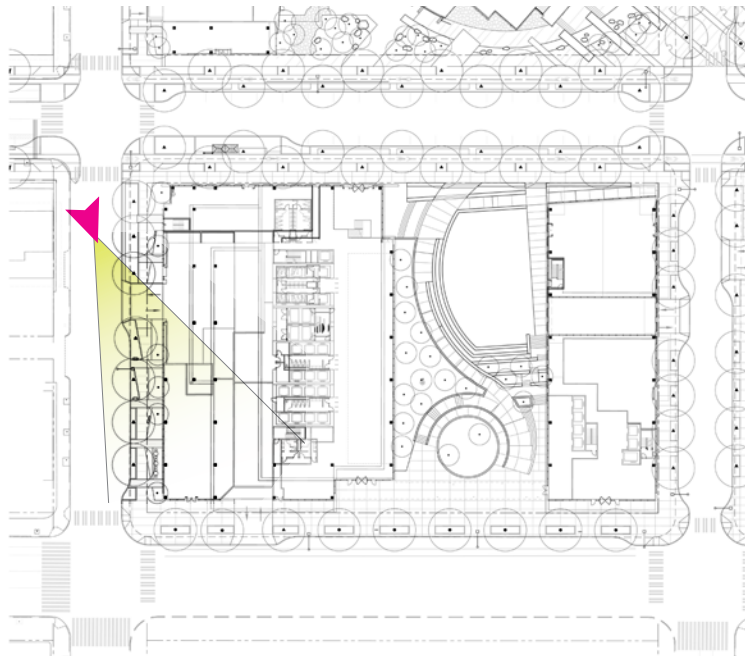
Block 19 Blanchard Green Street



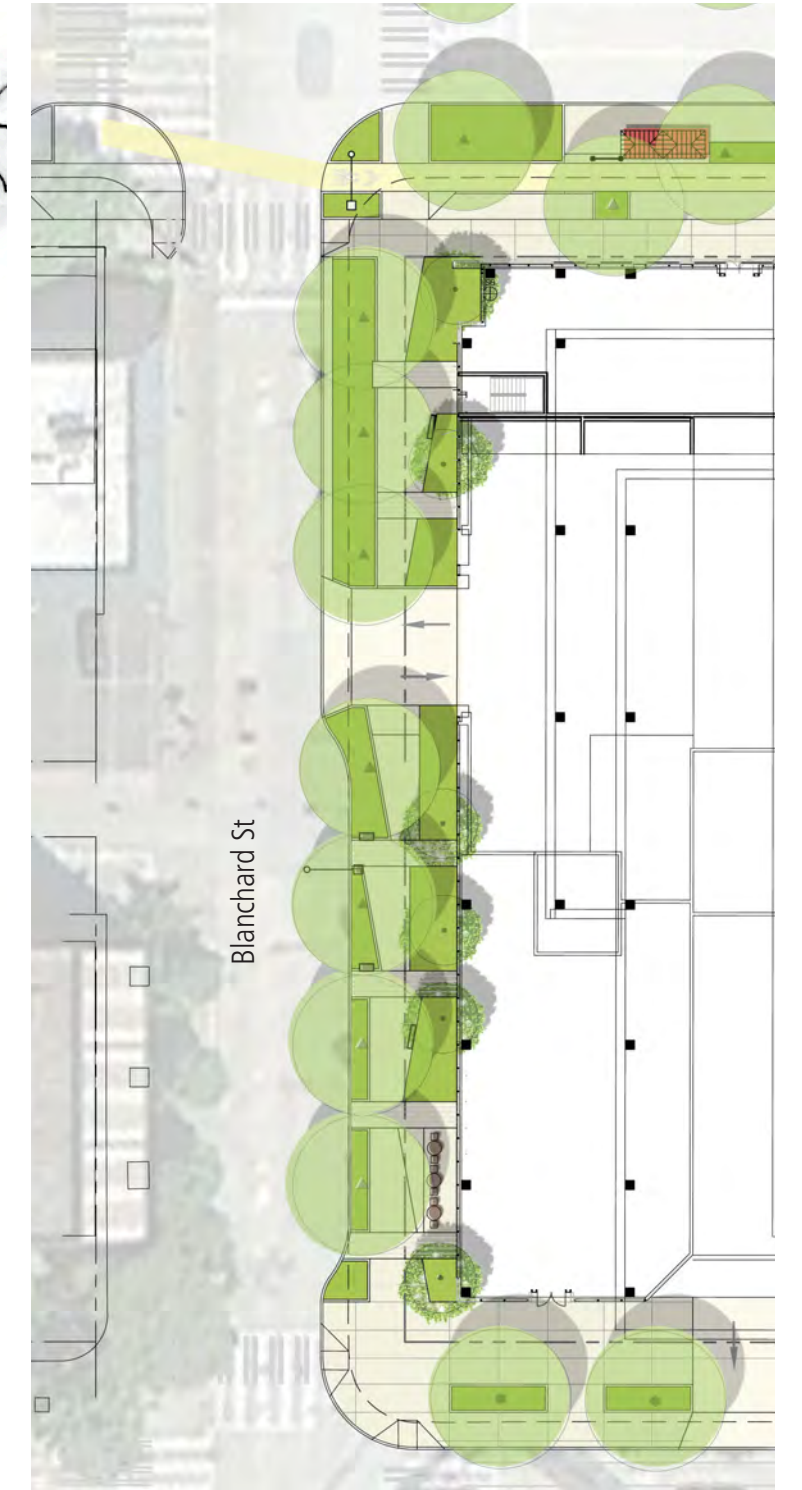
View of Green Street Improvements along Blanchard St

5

Block 19 Blanchard Green Street



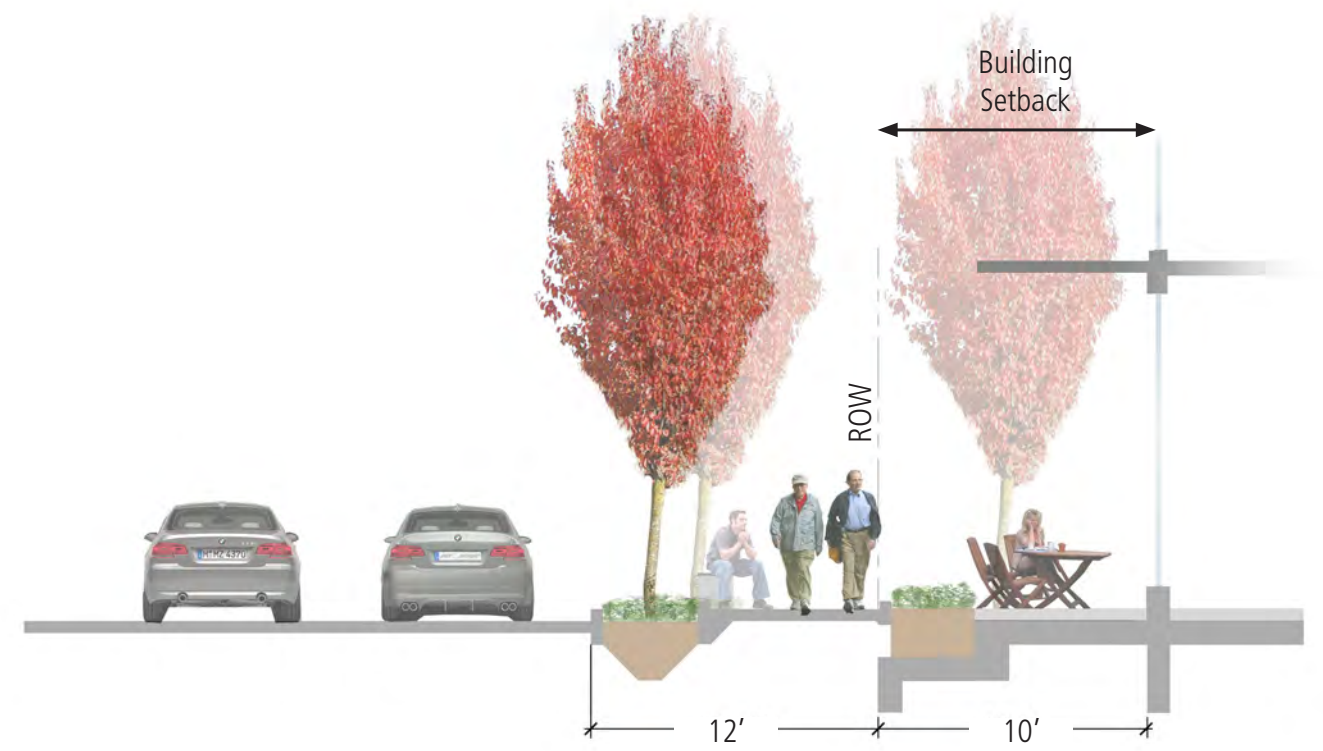
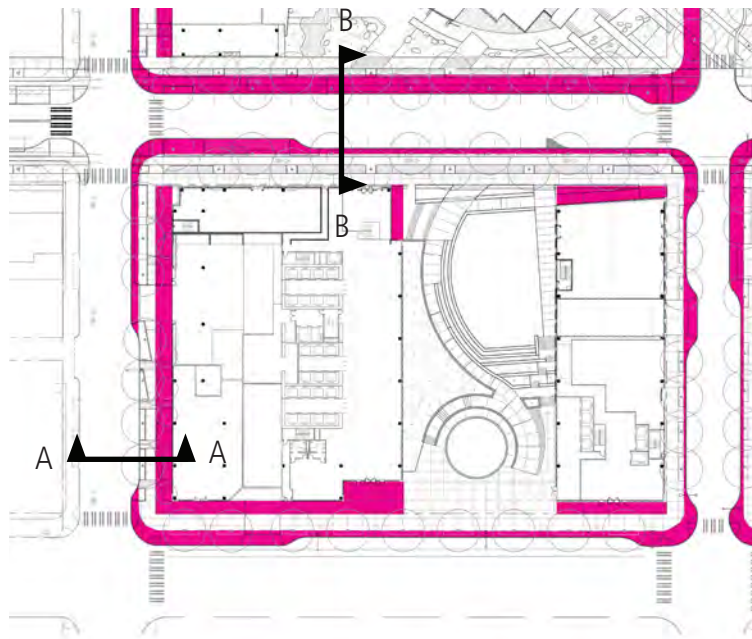
View of Green Street Improvements along Blanchard St



Plan Detail of Blanchard St Improvements between 6th & 7th Ave

5

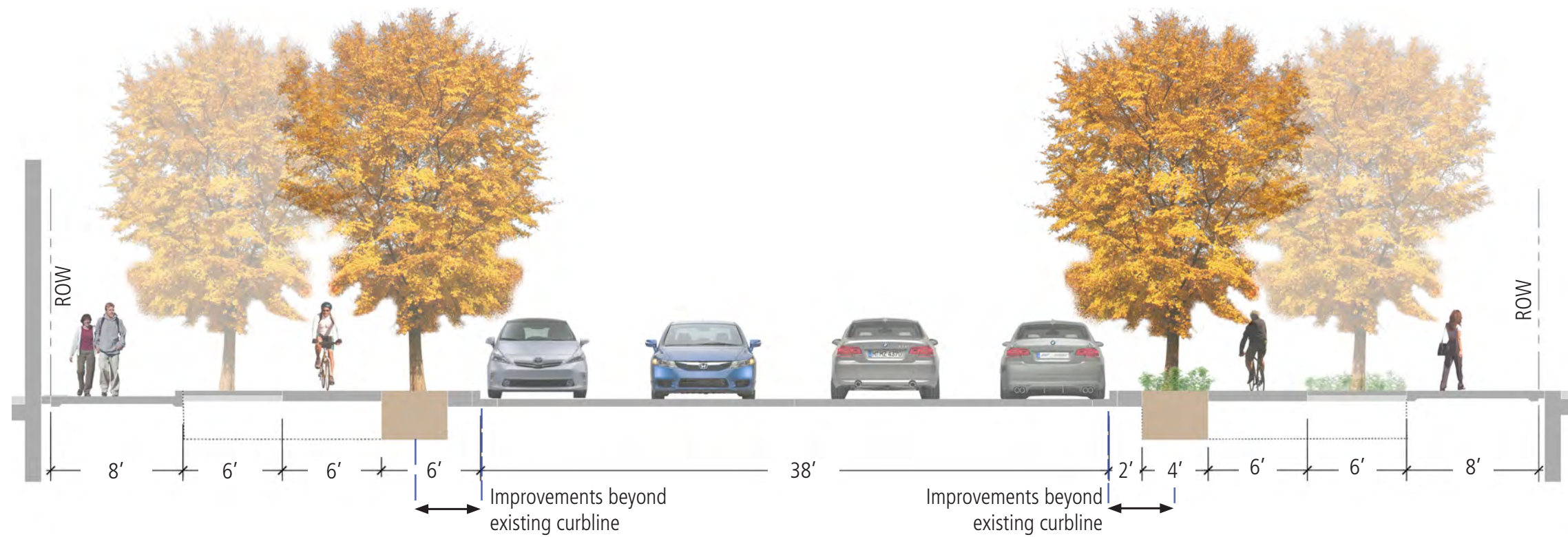
Block 19 Street Environment Enhancements



AA - Typical Section at Blanchard St - Blocks 19 and 20

5

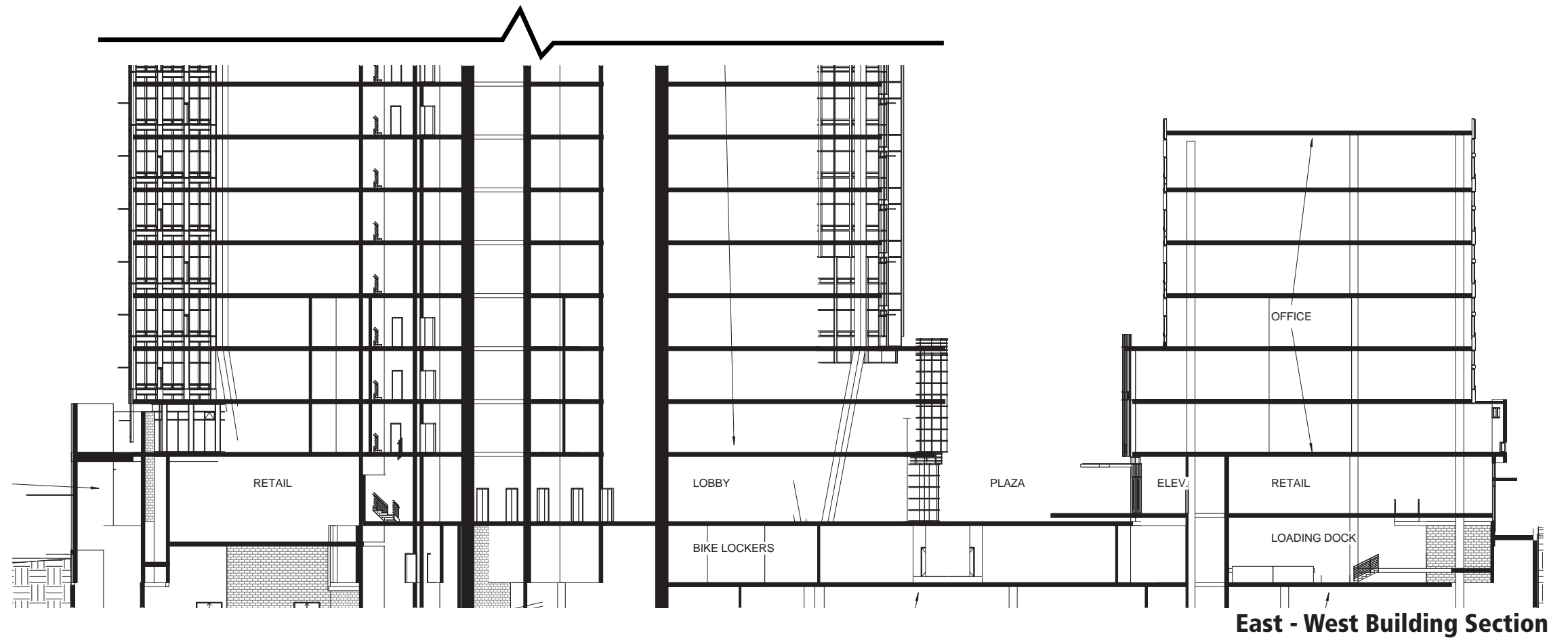
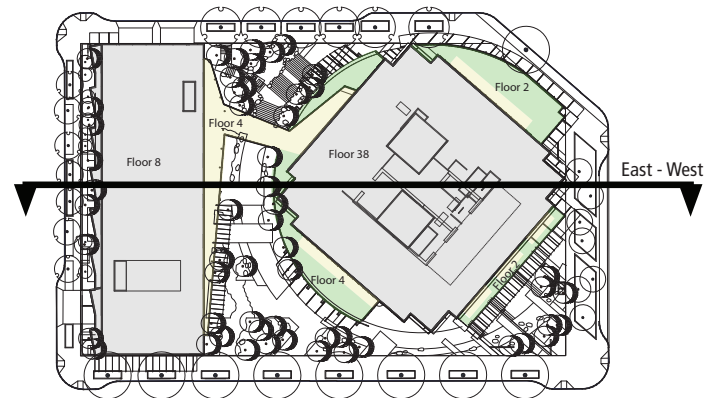
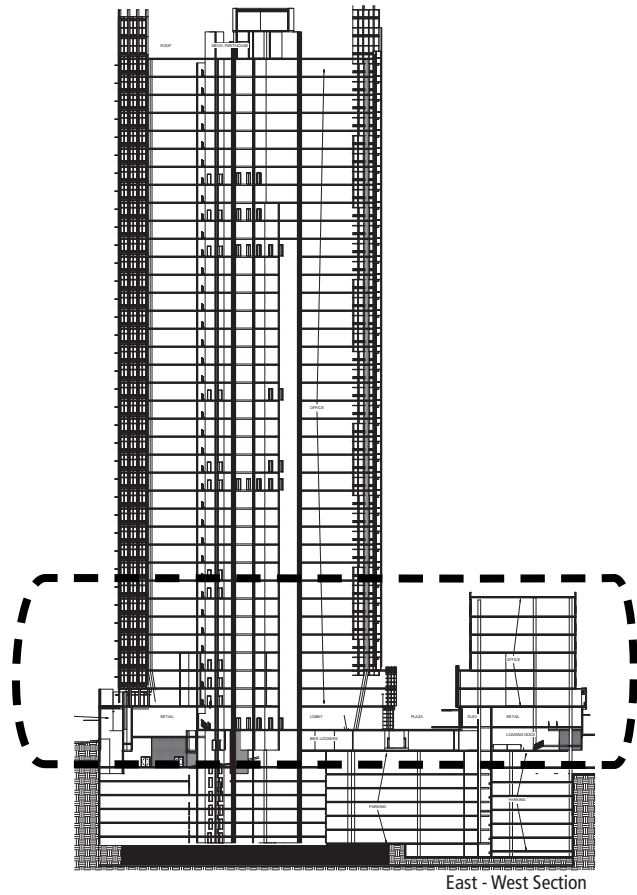
Block 19 Street Environment Enhancements



BB - Typical Section at 7th Ave Cycle Track - Blocks 19 and 20

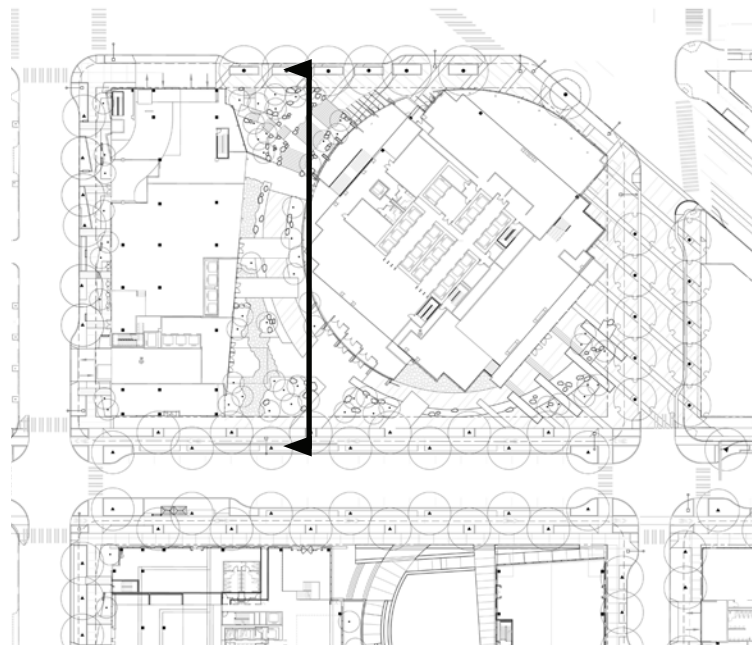
6

Block 20 Sections



6

Block 20 Open Space Enhancements



7th Avenue

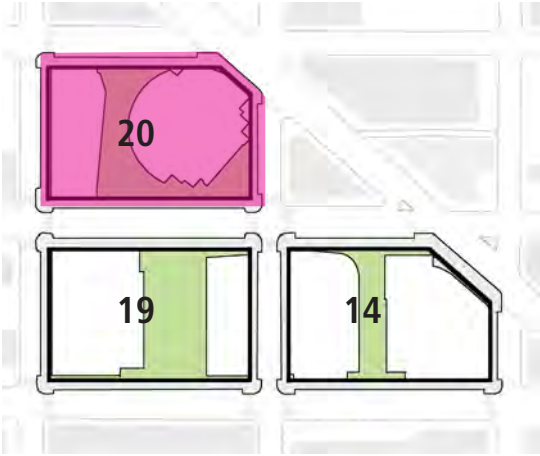
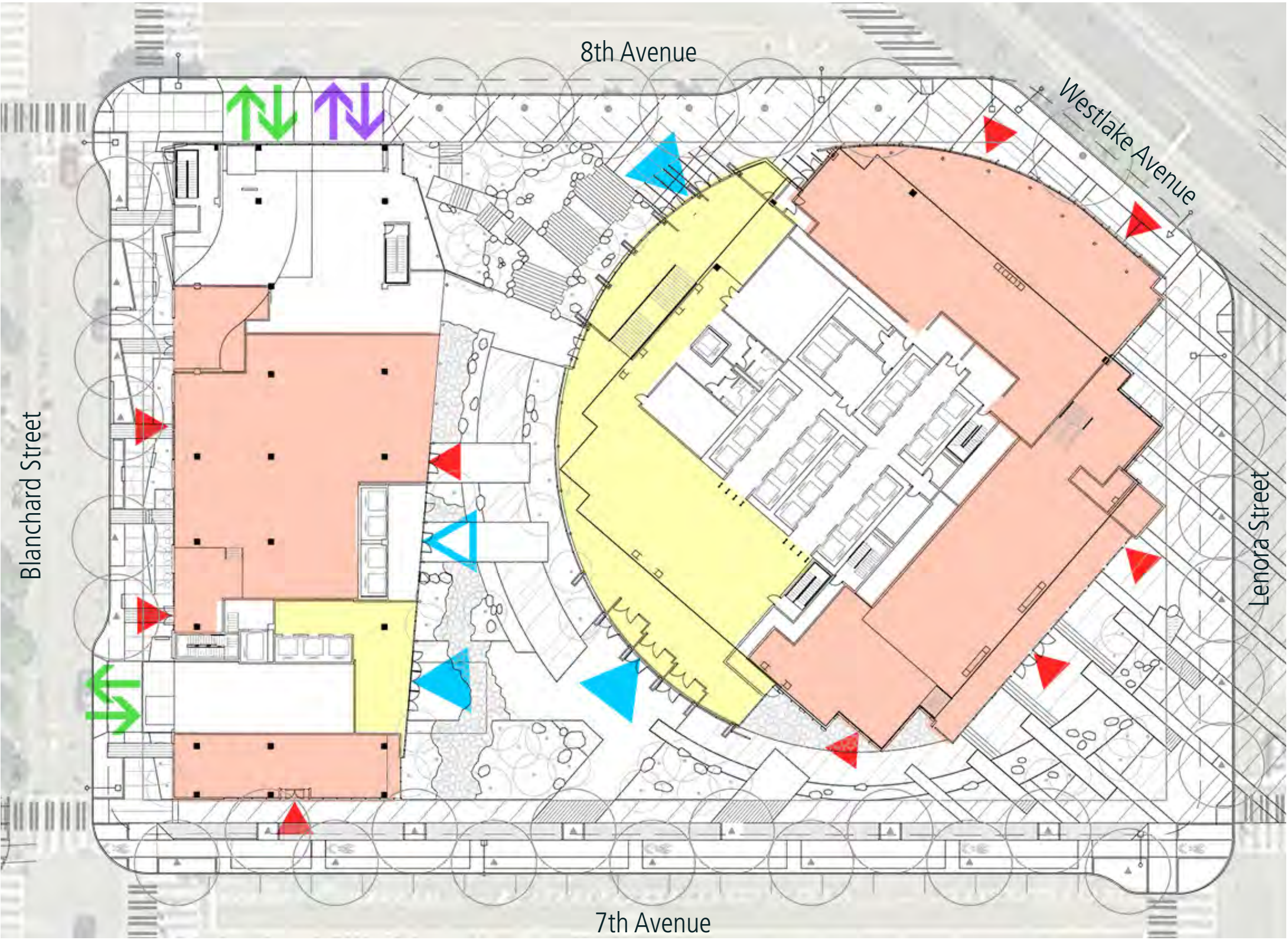
Section Through Block 19 Open Space

8th Avenue

6

Block 20 Site Access, Retail & Lobby Locations

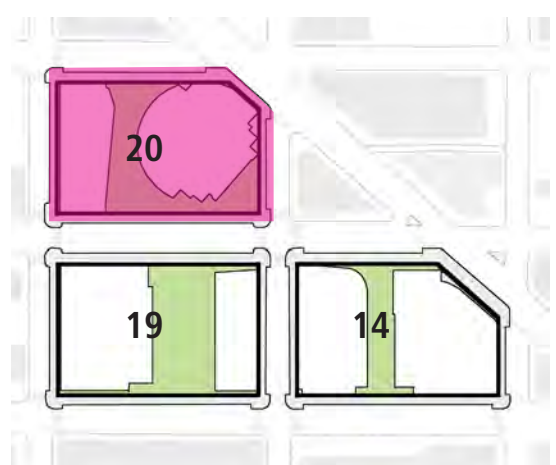
- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry



6

Block 20 Level - G

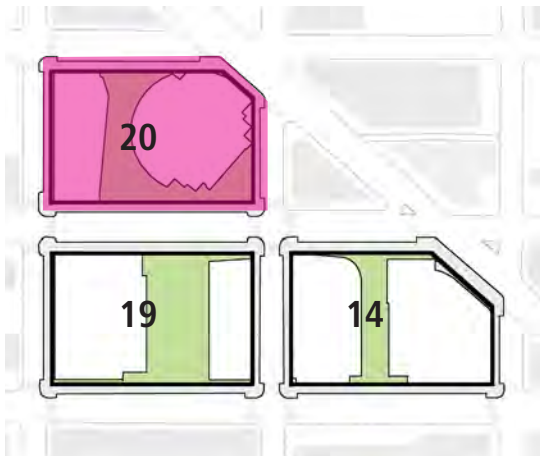
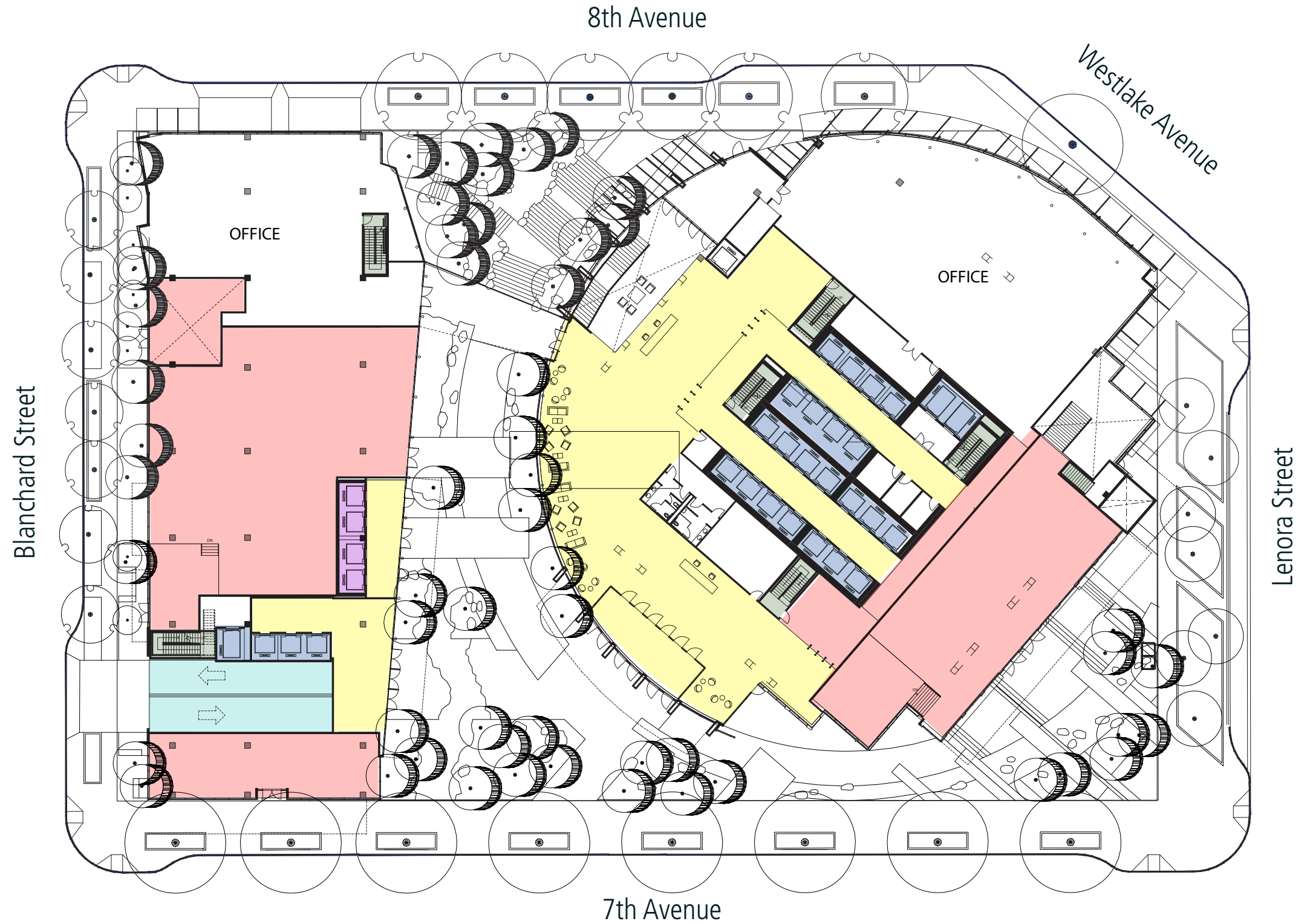
- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space



6

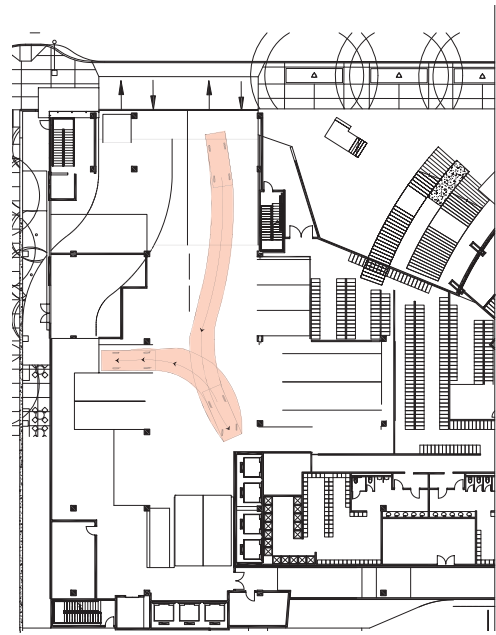
Block 20 Level - 1

- Stairs
- Elevator
- Parking Elevator
- Retail
- Lobby
- Parking Ramp
- Loading Dock
- Meeting Space

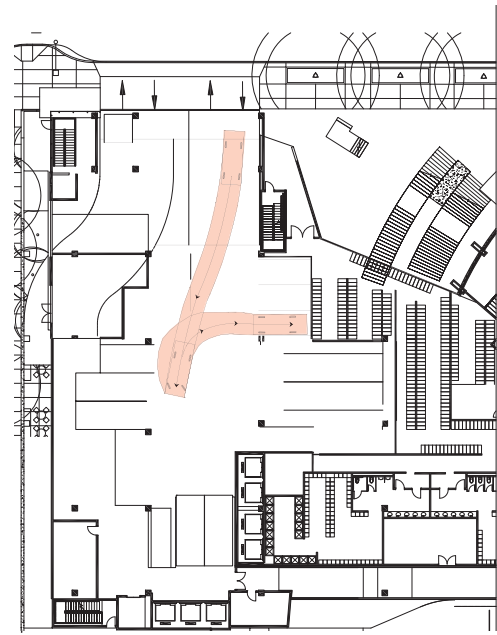


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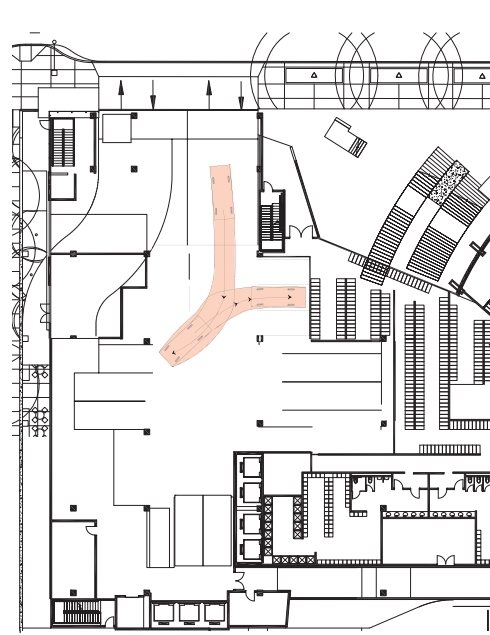
Block 20 Loading Dock



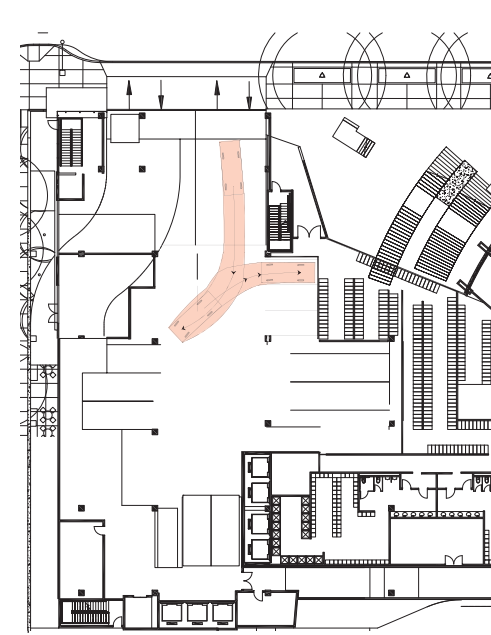
Van 1



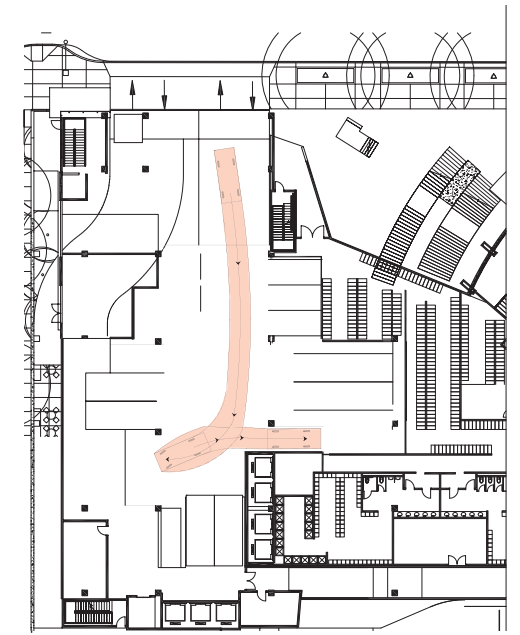
Van 2



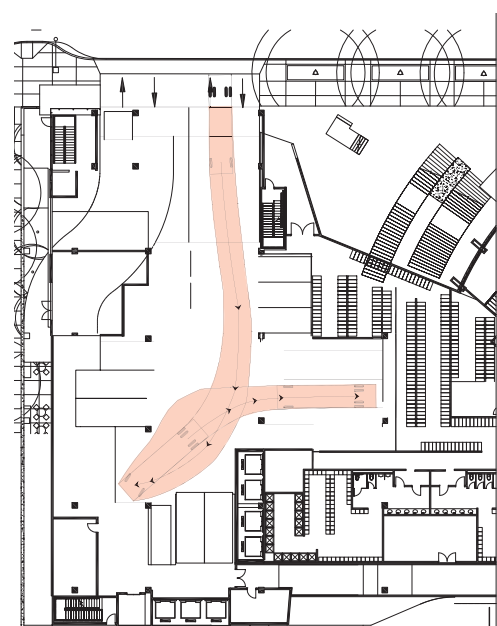
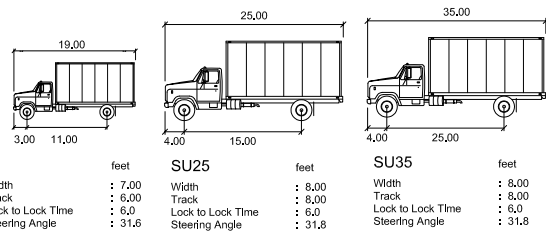
Van 3



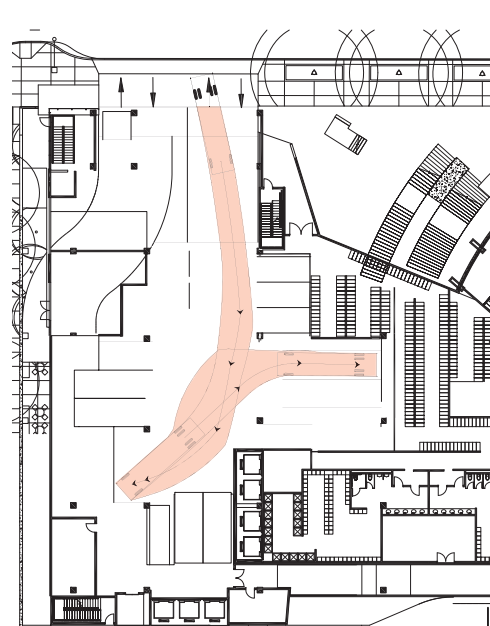
Van 4



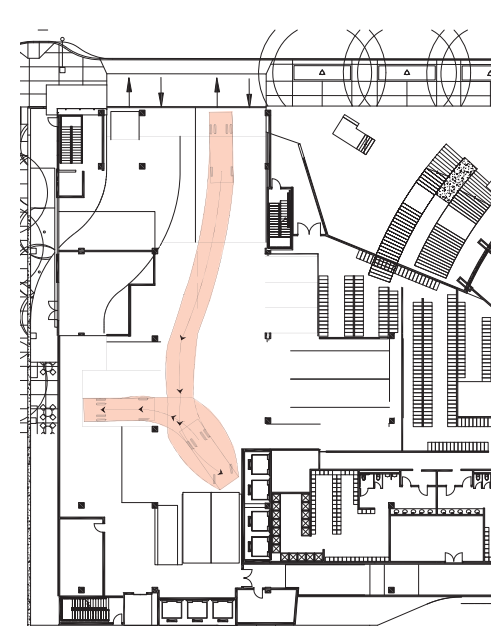
Van 5



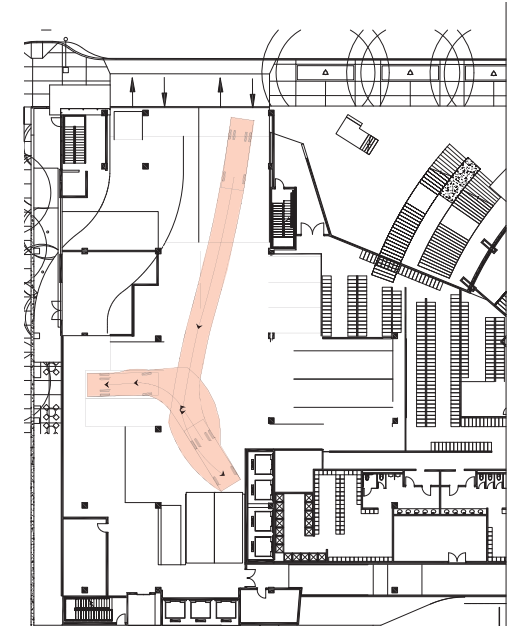
35' TRUCK 1



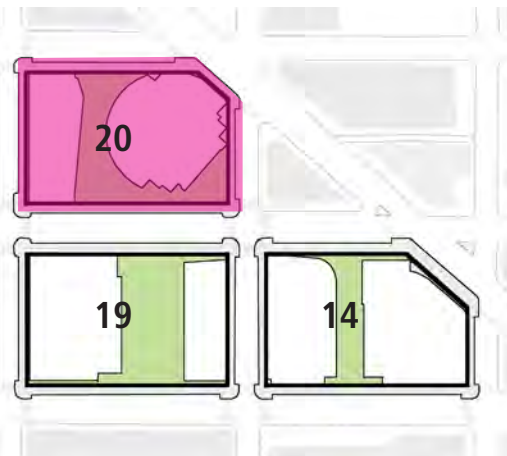
35' TRUCK 2



25' TRUCK 1



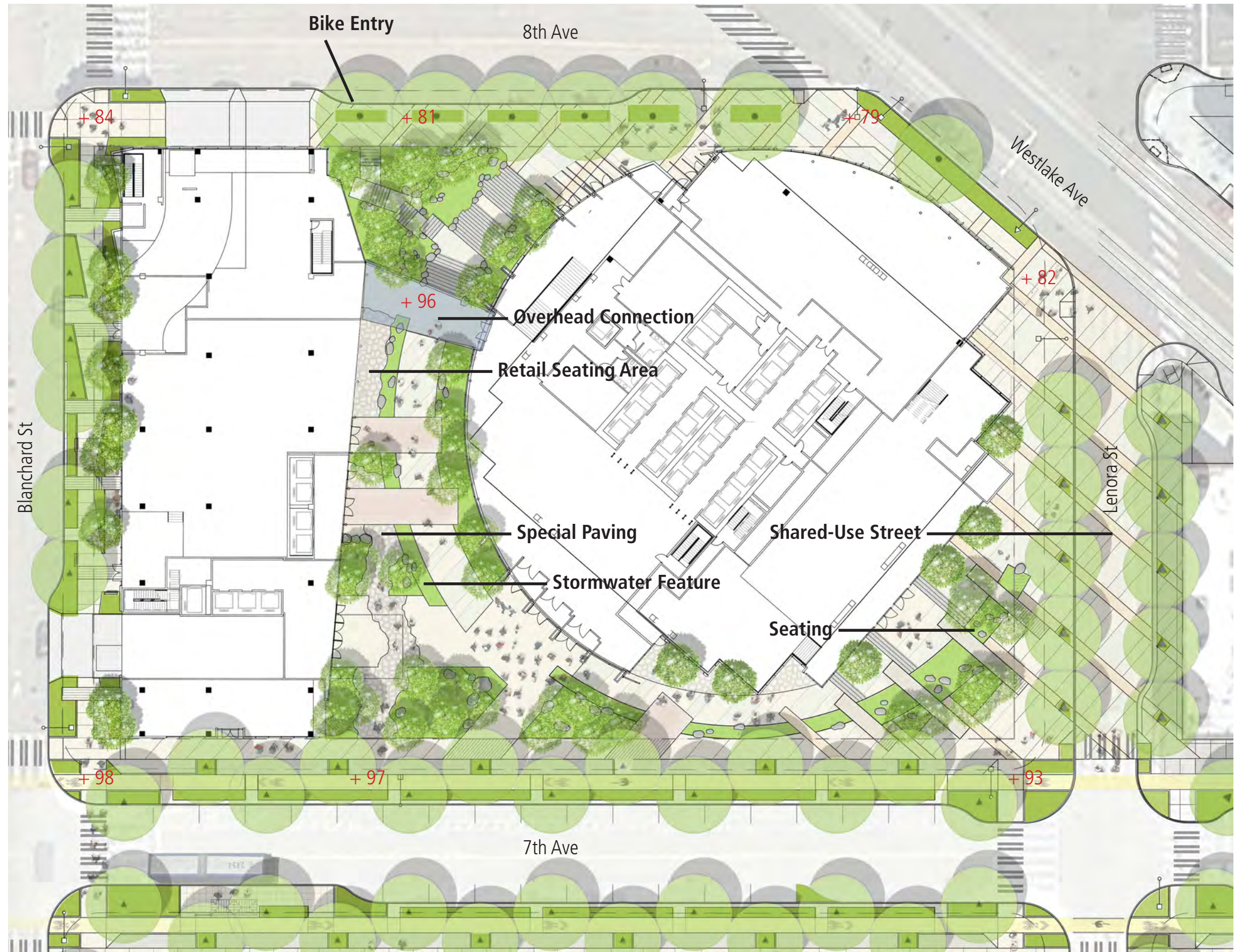
25' TRUCK 2



6

Block 20 Site Plan

+ 84 Spot elevations

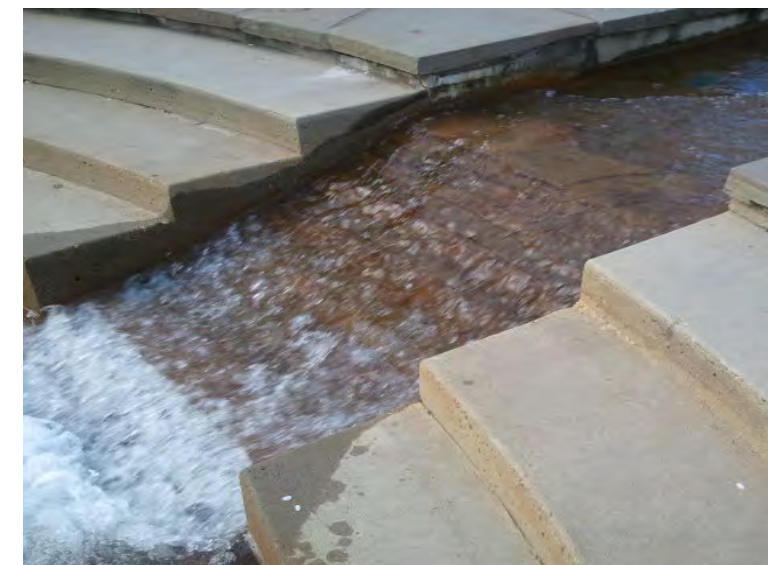
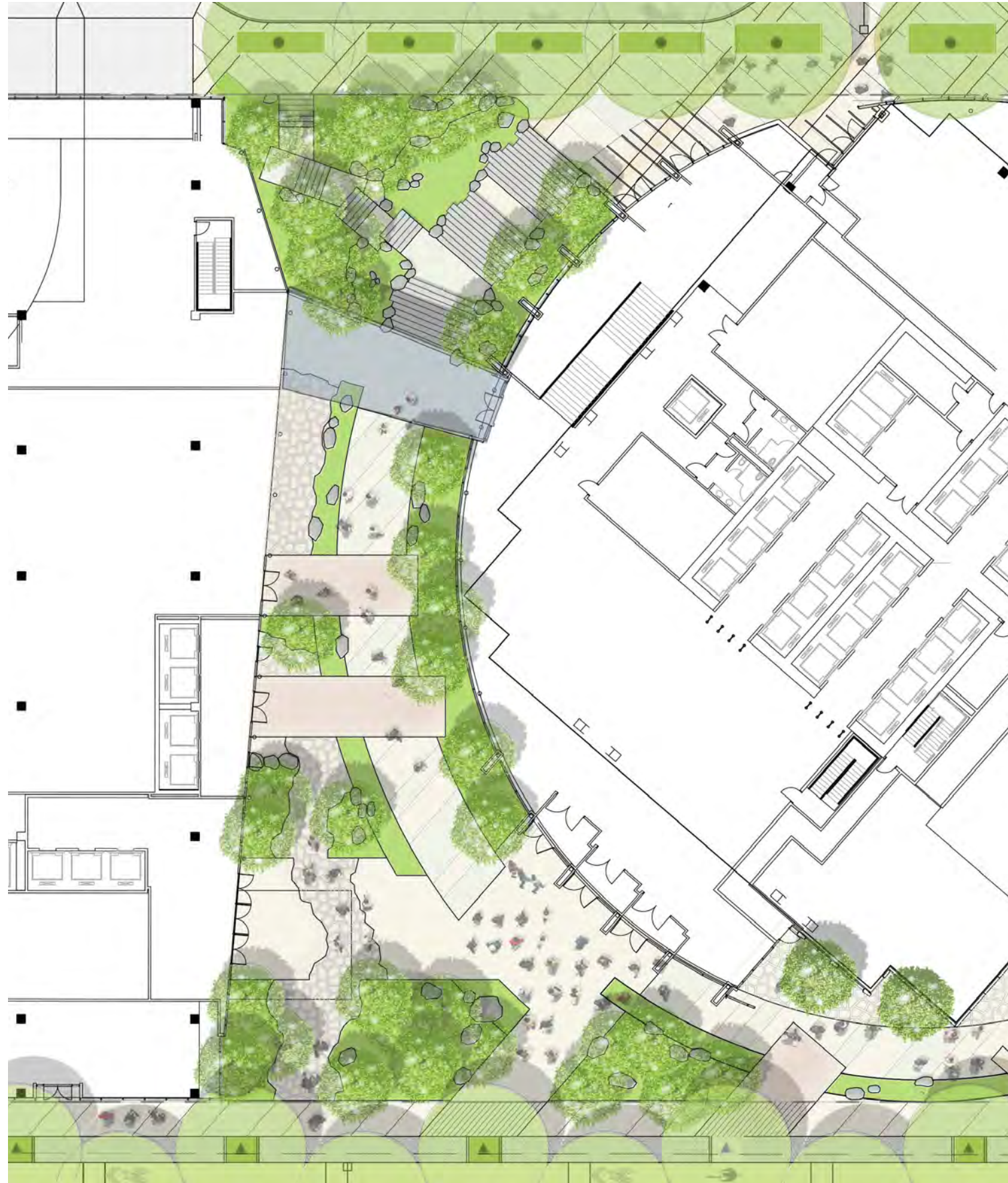


6

Block 20 Open Space Enhancements

Program:

The garden plaza features a variety of seating opportunities throughout the planting areas and at retail frontages. Distinctive paving patterns and materials lend character and definition to gathering and pass-through spaces. A landscaped runnel arcs through the site, collecting site stormwater as an aesthetic feature that evokes an element of play and dynamism.



6

Block 20 Open Space Enhancements

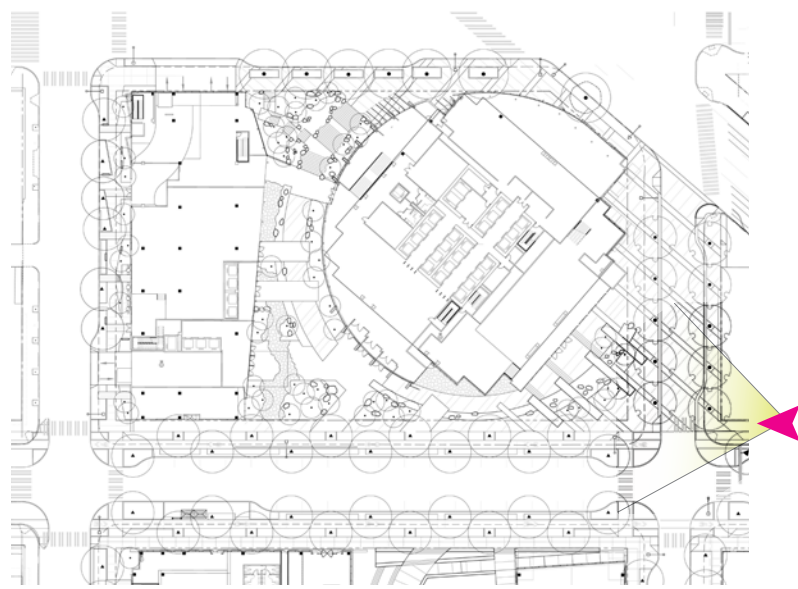
Program:

Capitalizing on the sunny exposure, the plaza incorporates gathering areas throughout the landscape, with additional seating opportunities along the stairs. The plaza's paving pattern extends across Lenora St. to create a pedestrian-friendly, shared-use street that connects improvements on Westlake Blvd. and 7th Ave.



6

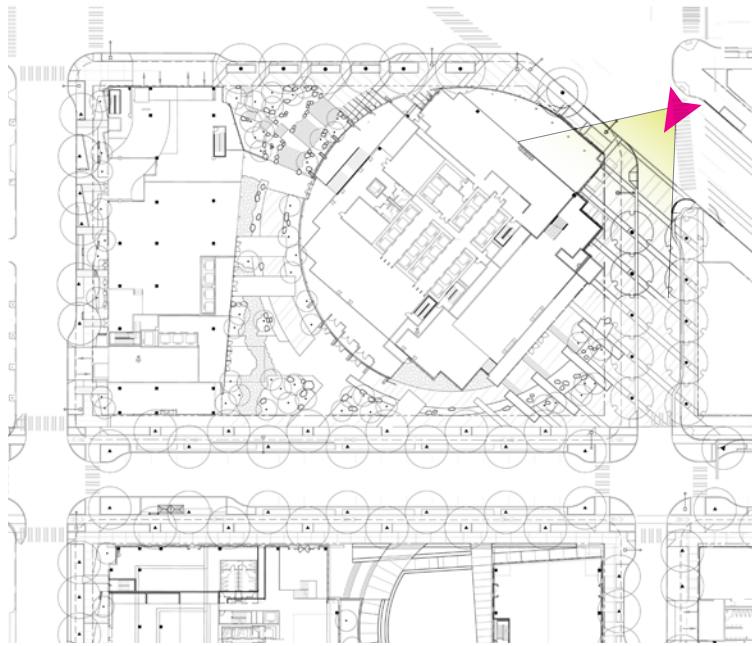
Block 20 Open Space Enhancements



View of Block 20 Shared Use Street and Gathering Space

6

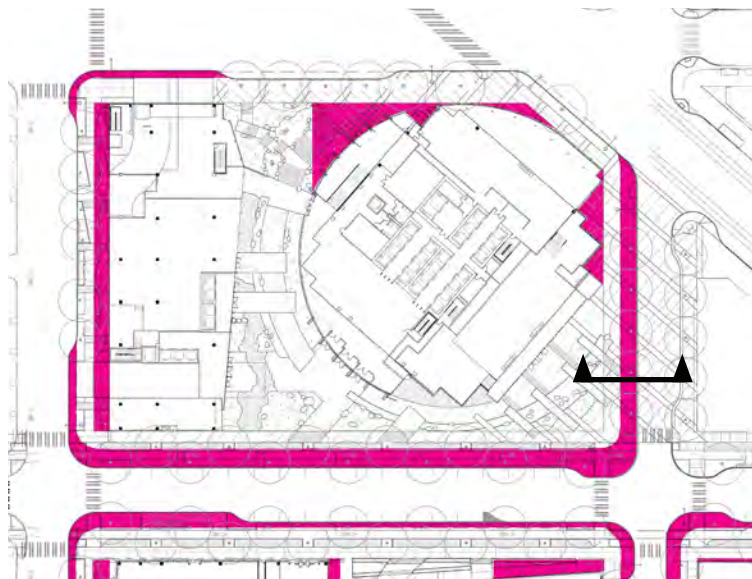
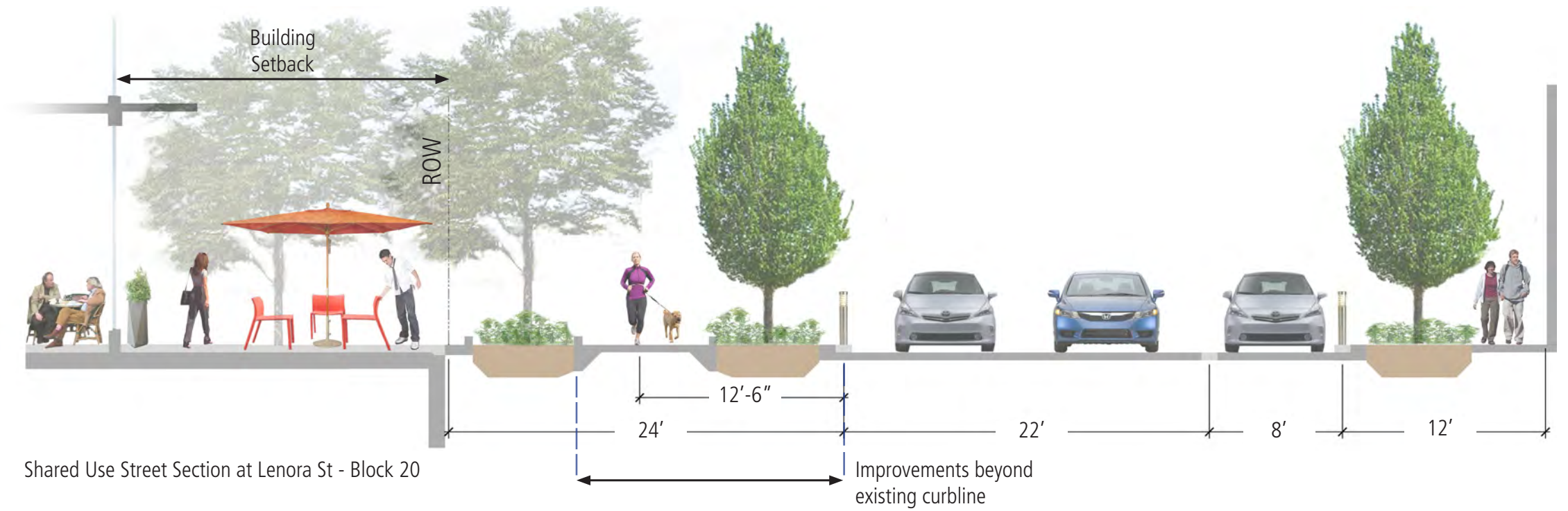
Block 20 Street Environment Enhancements



View of Lenora - Shared Use Street

6

Block 20 Street Environment Enhancements



7

Materials Street Trees



Horsechestnut @ Westlake Ave



Swamp White Oak @ 6th



Accolade Elm @ 7th Ave



Frontier Elm @ 8th Ave



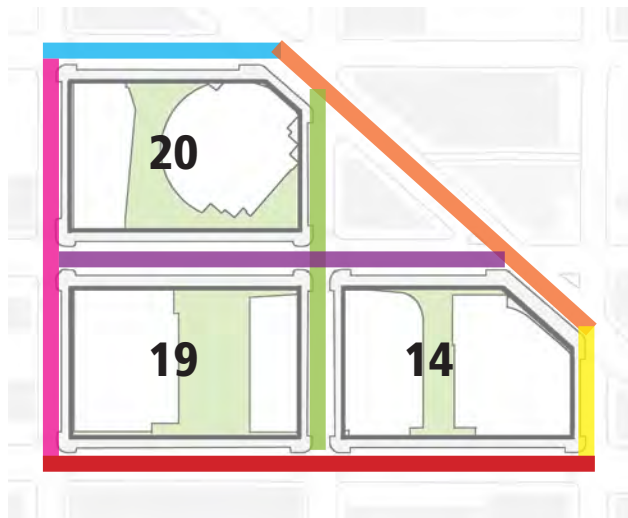
Tschonoski Crabapple @ Blanchard



Franz Fontaine Hornbeam @ Lenora



Afterburner Tupelo @ Virginia



8

Art Opportunities

Amazon envisions art as key to creating a sense of place. With the guidance of an experienced art advisor, Margery Aronson, the team is developing an overall plan for art in the Denny Triangle project. A minimum of two signature artworks, visible from a distance and located on Blocks 14 and 20, will draw people into the neighborhood. To invite a closer exploration of the new streetscapes and open spaces, the project will incorporate unexpected and found art in the form of permanent artwork and installations, artist-made building parts, temporary exhibitions in collaboration with local artists and selected work by art students and Amazon employees. The art program will be reinforced by an interpretive signage program highlighting local history and environment, as well as the art itself.

Prior to issuance of the building permit for each block, a final artwork plan will be reviewed with the Office of Arts and Cultural Affairs and its Public Arts Advisory Committee.

1 Signature Artwork

- Commissioned artworks
- Purchased artworks

2 Integrated Artwork

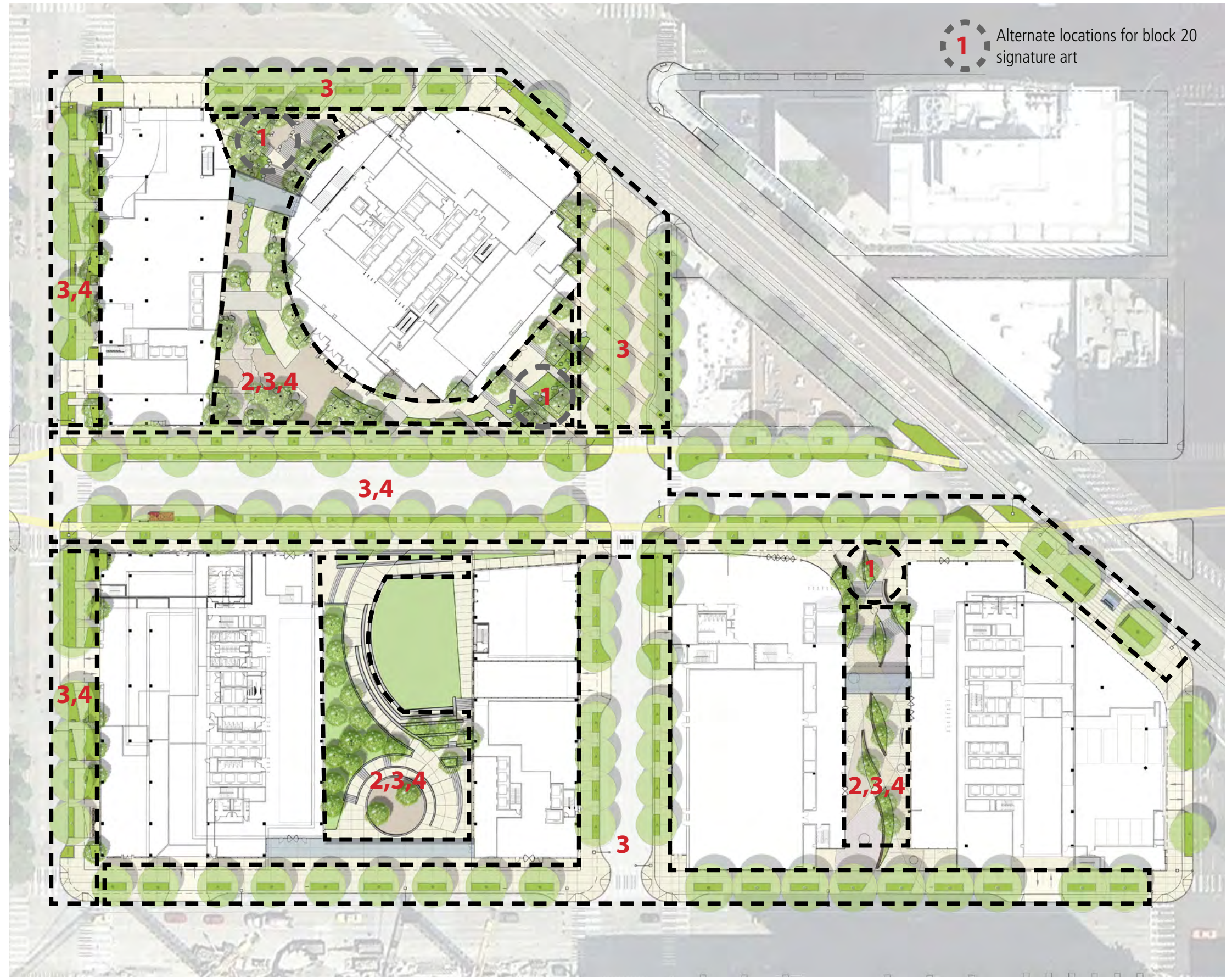
- Permanent art installations
- 'Easter Eggs' (unexpected or found art)
- Collaborations with art educators (student projects)
- Amazon.com art (employee art projects)

3 Artist-Made Building Parts

- Outdoor furniture (i.e., benches, bollards, trash & recycle containers)
- Walking surfaces (pavers, paving patterns & insets)
- Manhole covers
- Tree grates
- Fences and gates
- Canopies and screens
- Lighting

4 Interpretive Art Program

- Narratives about artworks and artists
- Historical context
- Horticultural references



9

Lighting

Illustrated Plan

Exterior lighting will play a large role in the nighttime activity and appearance of the three projects. The primary lighting concept for each block creates a unique experience for each block while providing unity across the three projects. The exterior lighting fixtures will be incorporated into architectural and landscape elements to activate the sites and invite exploration of the new streetscapes and open spaces, and will provide function light levels to meet safety and security needs. Energy efficient fixtures will be used to minimize energy use, and fixtures will be selected, located, and controlled to minimize brightness and glare - both on the sites and to the surrounding buildings and neighbors.

Block 14 - Gallery

- A Illuminated benches and site walls to highlight paths and stairs
- B Colored linear fixtures to highlight gallery space
- C Supplemental downlights for functional lighting

Block 19 - Park

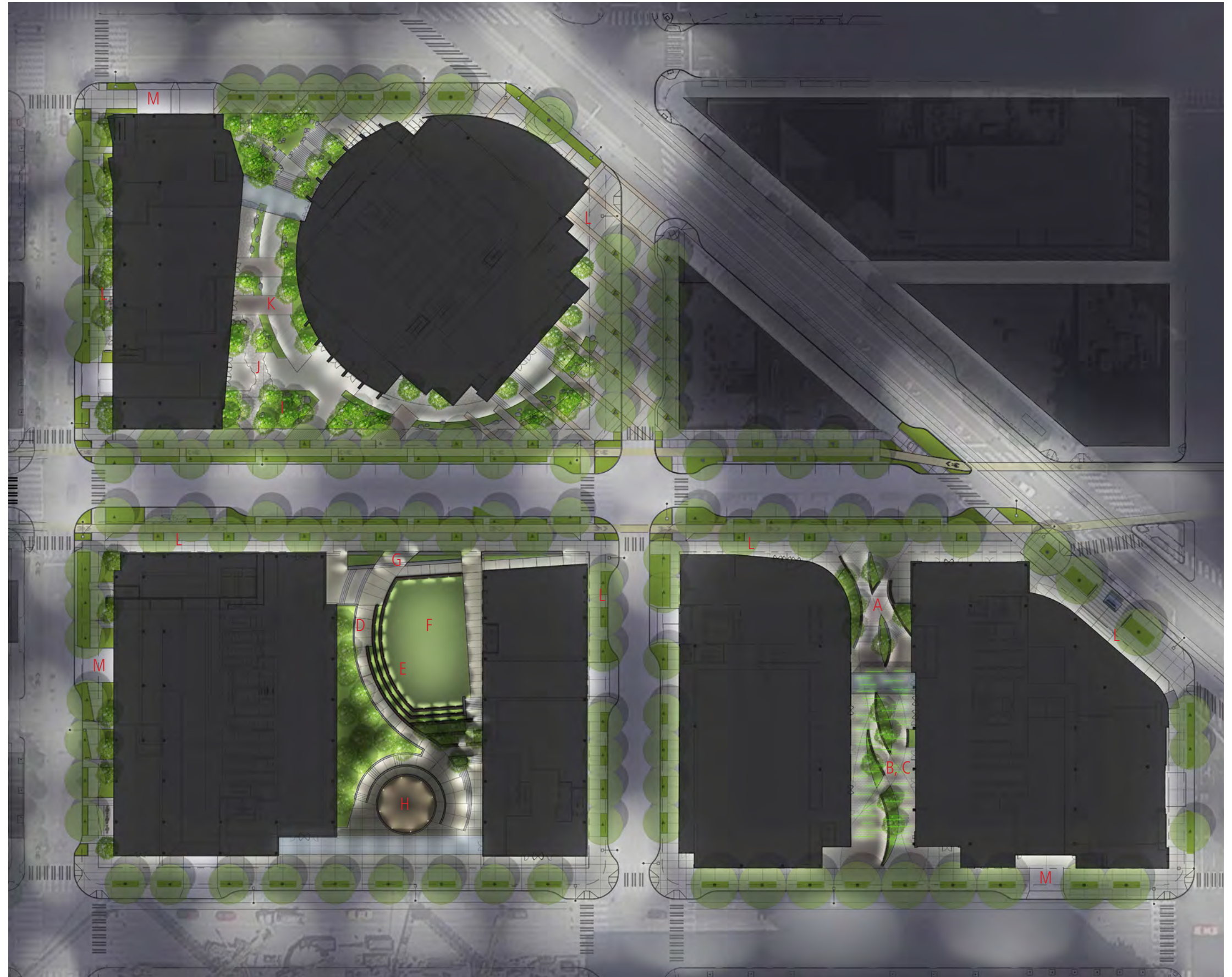
- D Pedestrian-scale pole fixtures to highlight curved path
- E Low-level steplights outline and reveal the playfield
- F Illuminated playfield to allow for nighttime activities (fixtures to be low-glare and switched off by a time clock)
- G Low-level steplights highlight stairs for safety
- H Bollards integrated into the fence illuminate the off-leash dog area

Block 20 - Garden

- I Illuminated groups of trees
- J Low-level landscape fixtures illuminate paths and stairs
- K Illuminated benches and site walls highlight path

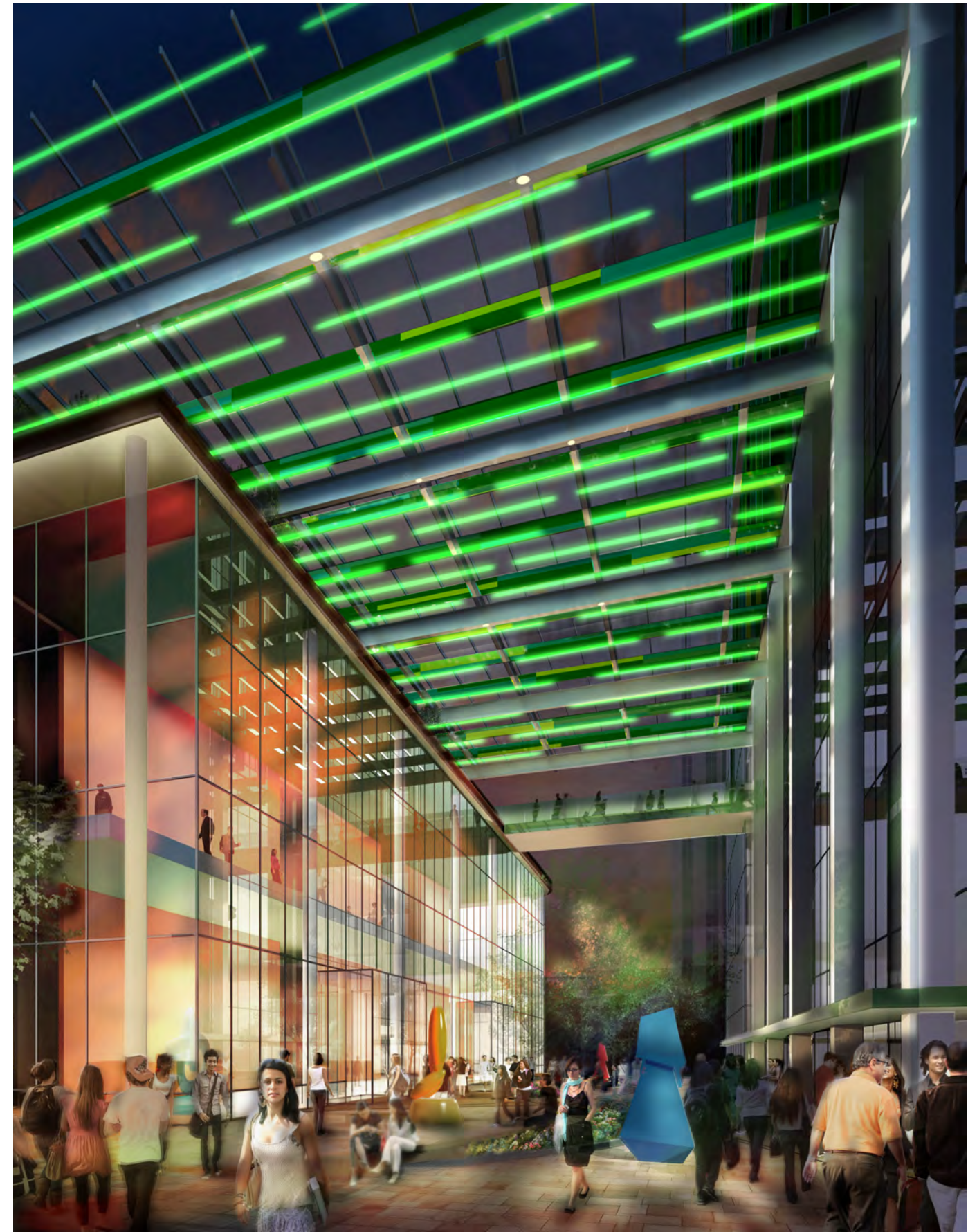
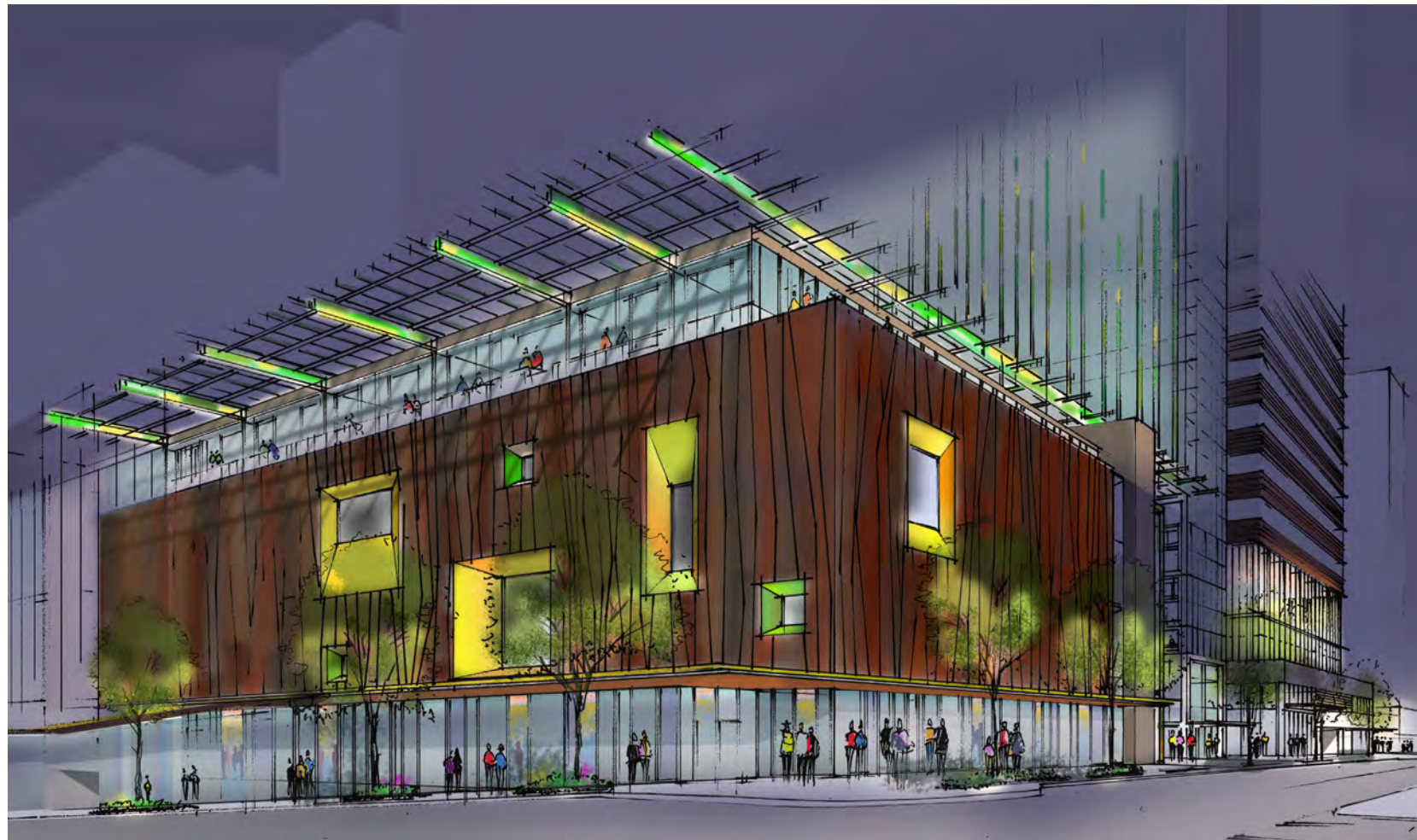
Throughout

- L Canopy lighting at building perimeter
- M Brithly illuminated garage entries



9

Lighting Block 14 Exterior Lighting Concept - Gallery



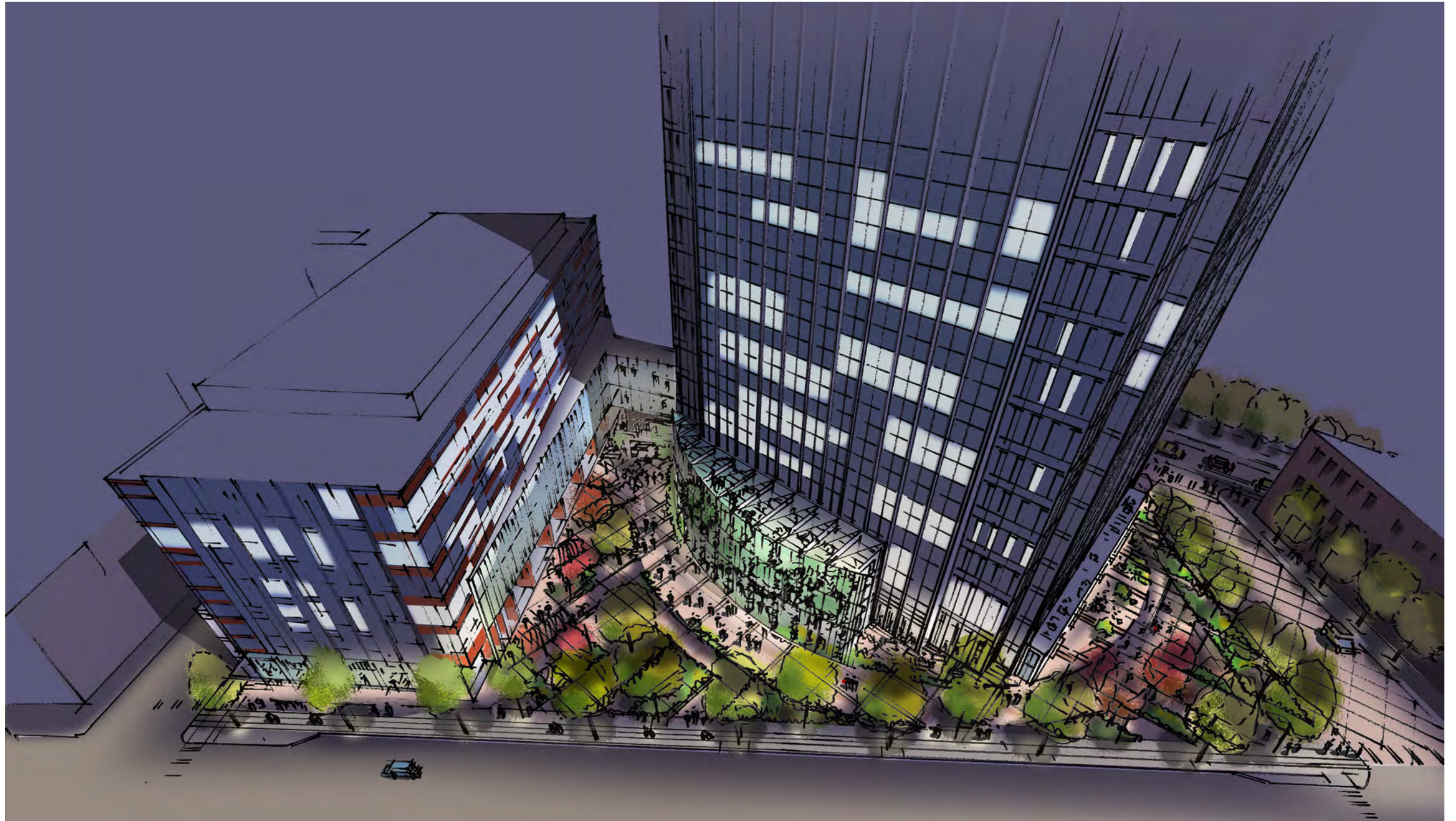
9

Lighting Block 19 Exterior Lighting Concept - Park



9

Lighting Block 20 Exterior Lightign Concept - Garden



10

Security

Security Design Concepts for Public Spaces

The plans for the public spaces have been based on the basic principles of Crime Prevention Through Environmental Design (CPTED), which is an approach to crime prevention that takes into account the relationship between the physical environment and the users of that environment with the ultimate goal of making the public's use of our spaces a safe and enjoyable occasion.

A few examples of where we have leveraged CPTED include:

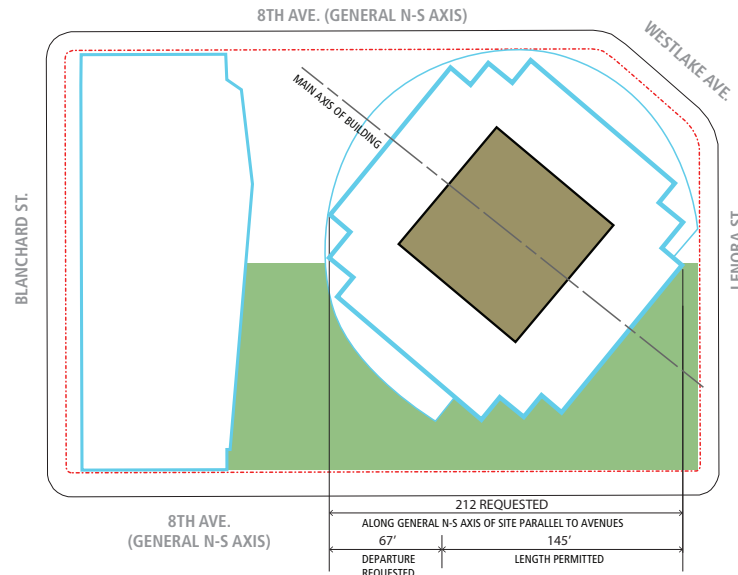
- Sizing and locating landscape materials to increase the visitor's ability to see and be seen
- Well-lit paths and walkways that permit identifying a person from a distance
- Locating garage elevator lobbies so that they empty into public open spaces rather than the office towers
- Site lighting that limits areas cast in shadow,
- Windows that permit a high degree of visibility into and from the building lobbies
- Designing paths between buildings to increase foot traffic in exterior public areas.

Security cameras will monitor the public areas and security professionals will be stationed at all times in the lobbies of the buildings as well as patrolling the outdoor areas. These same areas will also be equipped with highly visible emergency phone stations that connect directly to 911. If an emergency situation should occur outdoors during the evening hours, the security operations center will have the ability to increase the exterior lighting to assist the Seattle Police and Fire Departments.

Summary of Potential Development Standard Departures

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 23.54.035.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 at the main loading dock, we will provide two 10' x 35' deep loading berths and two 10' x 25' deep loading berths. We request a design departure to permit five loading berths to be van sized spaces measuring 8'-6" x 19'-0". We further request that one additional van size stall measuring 8'-6" x 19'-0" and located on level P1 of the garage be provided to service the retail spaces on each block.	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. We have prepared a study of dock use and capacity at Amazon buildings as well as downtown high rises including Seattle Municipal Tower and Russell Investment Center and the data does support the following: - 9 loading berths would adequate serve the peak office demand at each of the buildings. - 5 (or more) of those spaces could be reduced in size. - If the building were ever converted to a multi-tenant building, the loading dock is still adequate (and in fact would probably be oversized).	C-1 Promote pedestrian interaction. C-3 Provide active not blank facades	See Diagrams 2 -4 for layout of each loading dock on Blocks 14, 19 and 20. See Diagrams 5-7 for proposed location of van parking stall for retail loading on P1 level of the garage on Blocks 14, 19 and 20.

DIAGRAM #1



Summary of Potential Development Standard Departures

Design departure requested to permit five loading berths to be van sized spaces measuring 8'-6" x 19'-0".

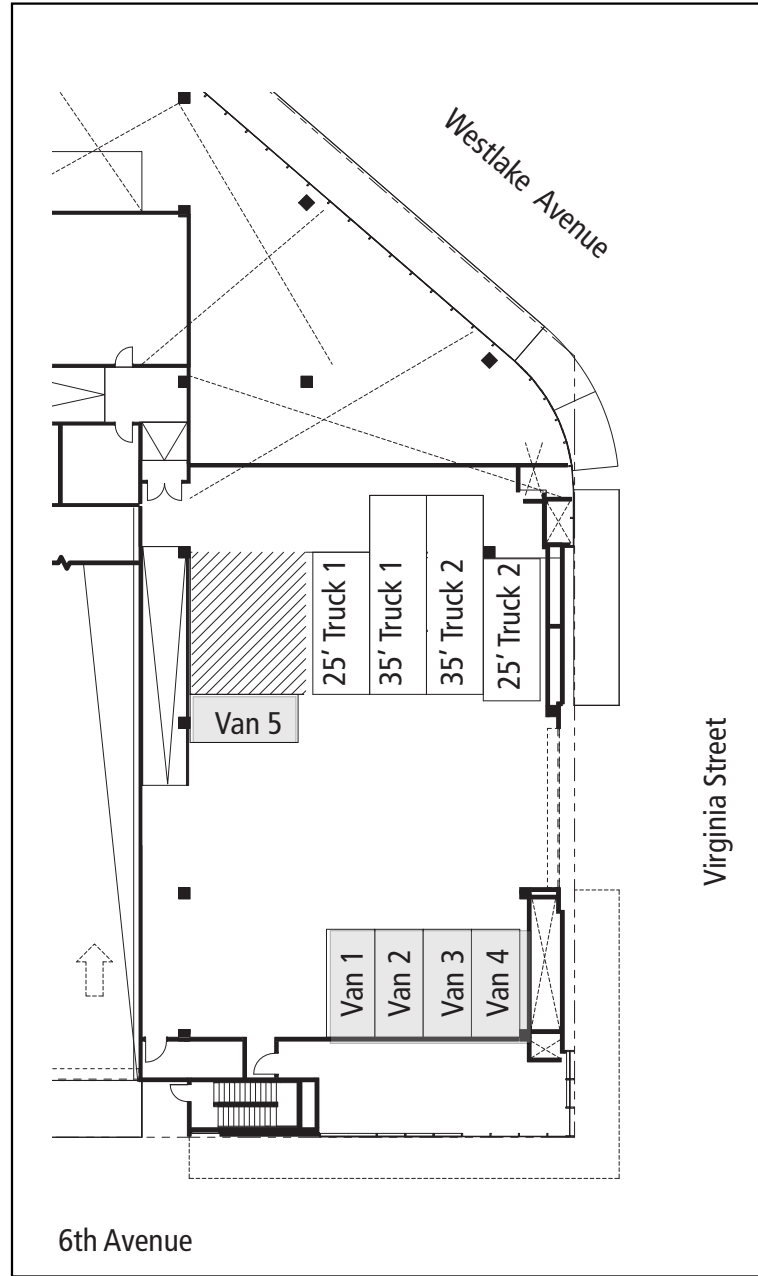


DIAGRAM #2

Block 14 Loading Dock

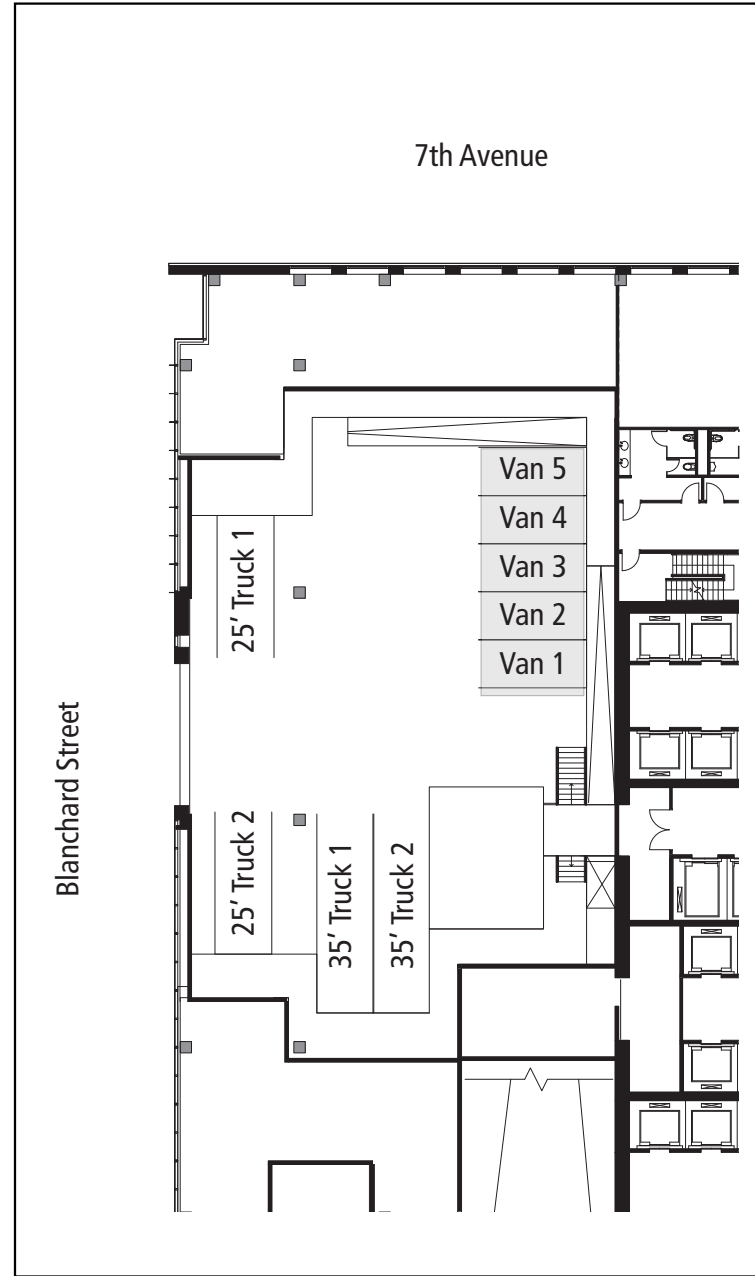


DIAGRAM #3

Block 19 Loading Dock

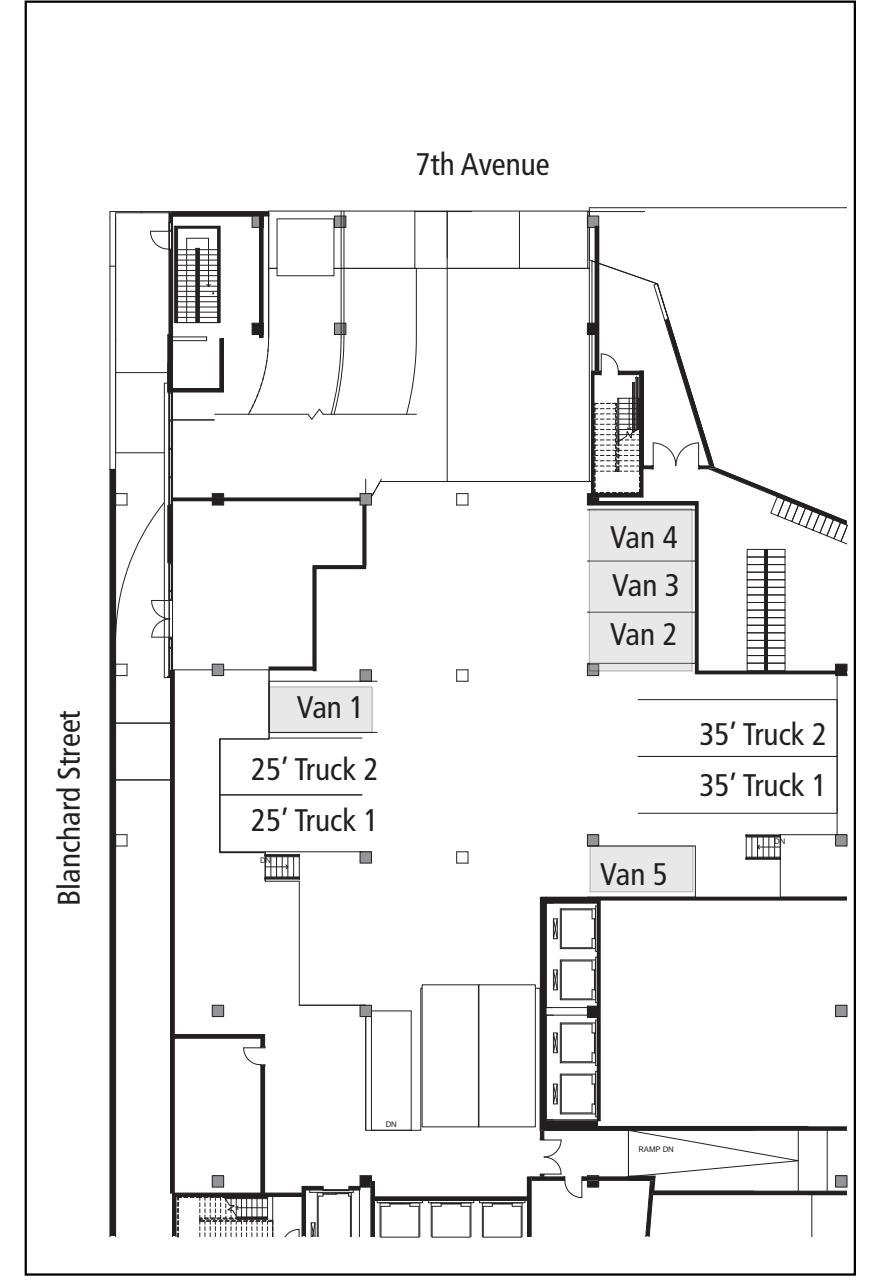


DIAGRAM #4

Block 20 Loading Dock

Summary of Potential Development Standard Departures

Retail loading space sized for a full-size vehicle with 8'2 max overhead clearance

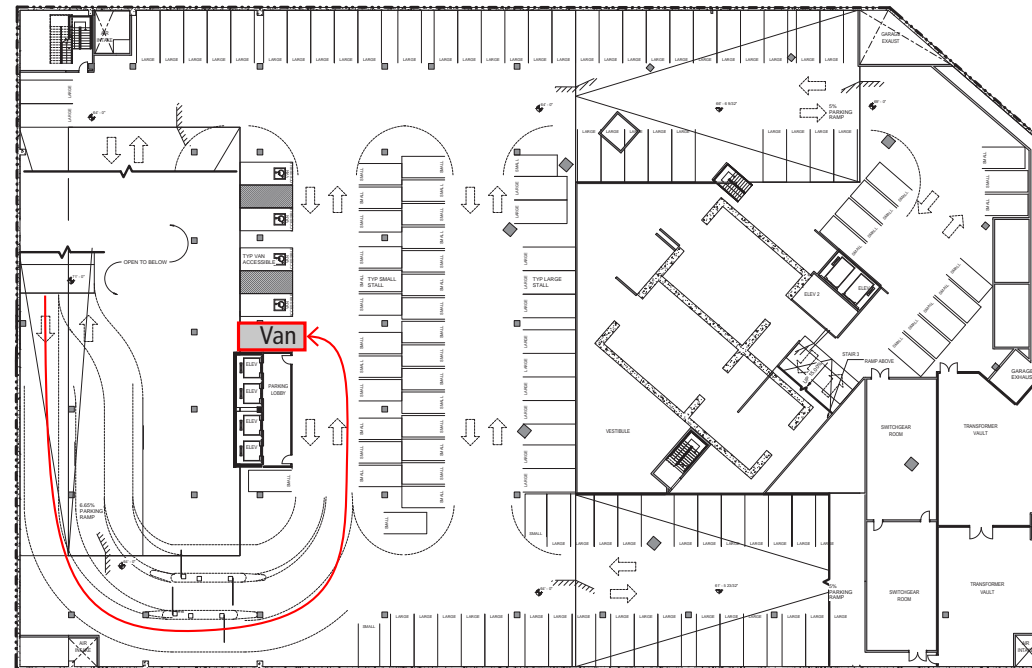


DIAGRAM #5

Block 20 Level - P1

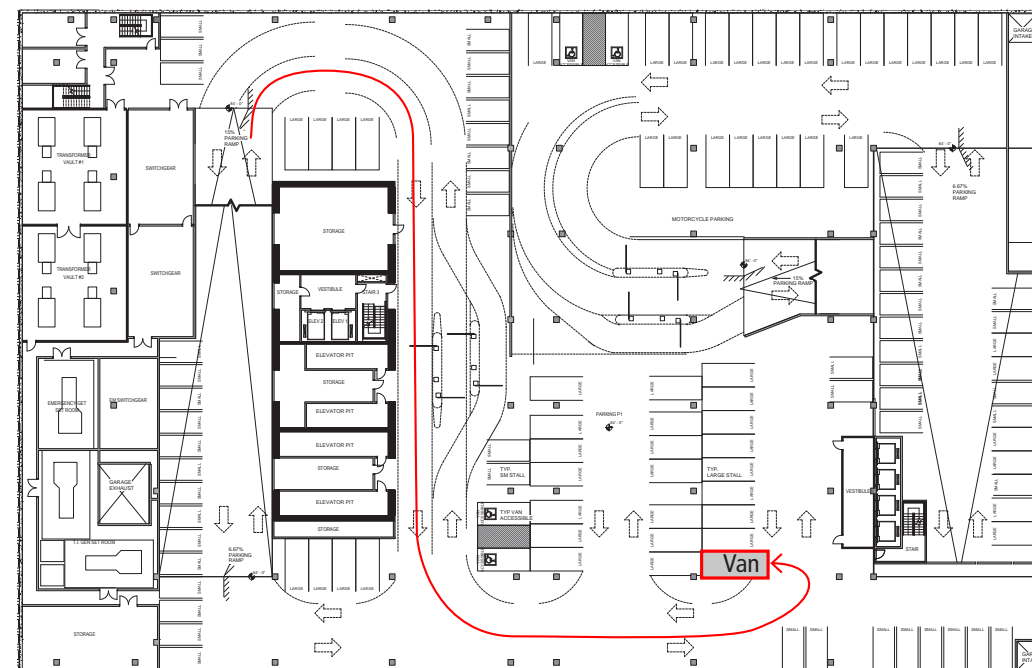


DIAGRAM #6

Block 19 Level - P1

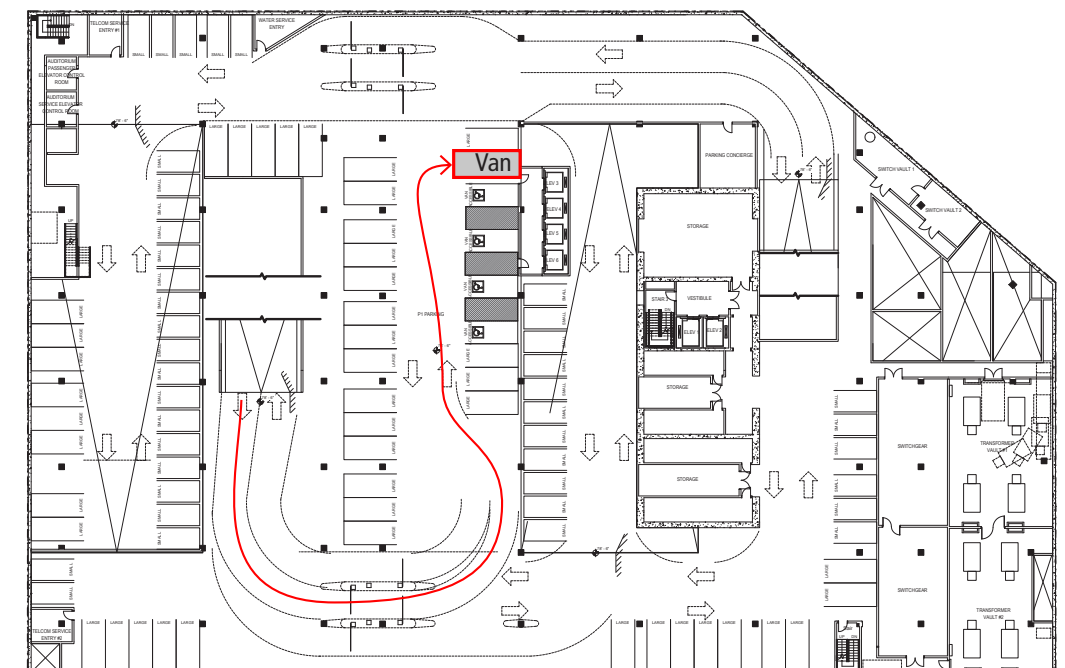


DIAGRAM #7

Block 14 Level - P1



Aerial View Looking
South and West

12

Design Continuity

Continuity and Diversity in Design

As indicated in the plans and sketches illuminating the grade level experience, our design seeks to highlight the variety of pedestrian experience by:

- Emphasizing the differences in programmed uses (indoor and outdoor) between the blocks, and
- Allowing the lower buildings and tower podiums to respond to their specific environmental and physical context.

The design of tower facades is still a work in progress, but we anticipate using similar material strategies in each of the three high-rise structures, as well as designing them to be responsive to their specific solar and wind orientation. In addition, each of the towers will have operable windows. These factors will result in a syntactic or genetic similarity between the towers, so that there will be a family resemblance between the multiple blocks when seen from a distance.

Although entitled together, the three blocks will be constructed incrementally. Over time, the project will help build a mixed-use neighborhood and will reflect advances in architectural and urban design, as well as building codes (particularly energy).