



Amazon

Early Design Guidance

Block

35



Project: Amazon Block 35
Seattle, Washington

Block 35 Early Design Guidance

April 2, 2008
Permit #: 3008520
Callison Project #: 207393.00

DEVELOPMENT GOALS

BLOCK 35

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

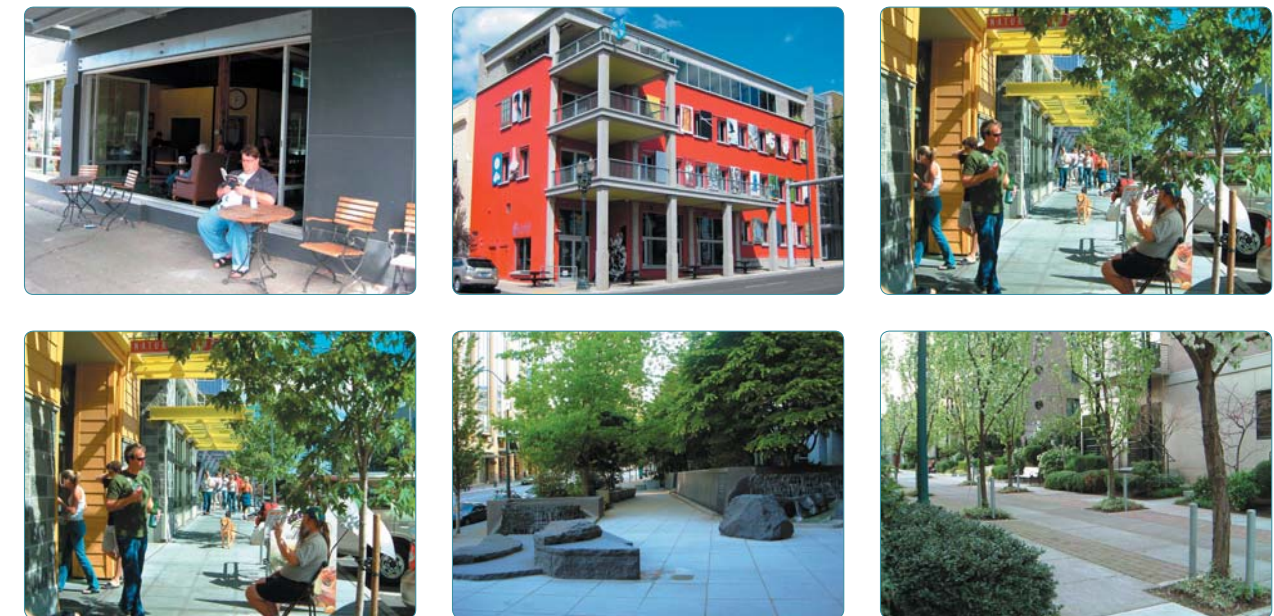
DESIGN PRINCIPLES FOR THE PUBLIC REALM



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

DESIGN PRINCIPLES FOR THE PUBLIC REALM

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



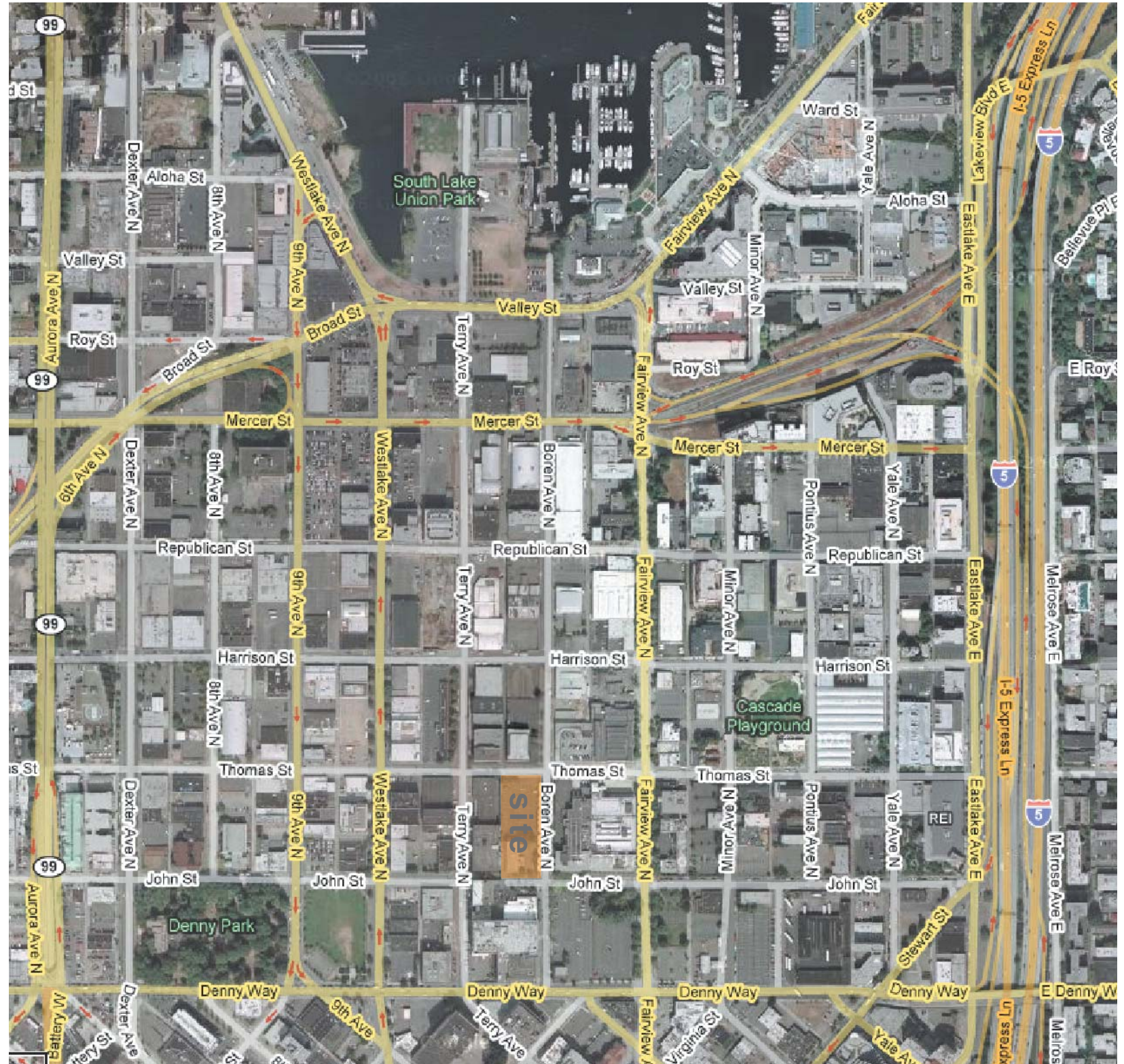
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DEVELOPMENT GOALS

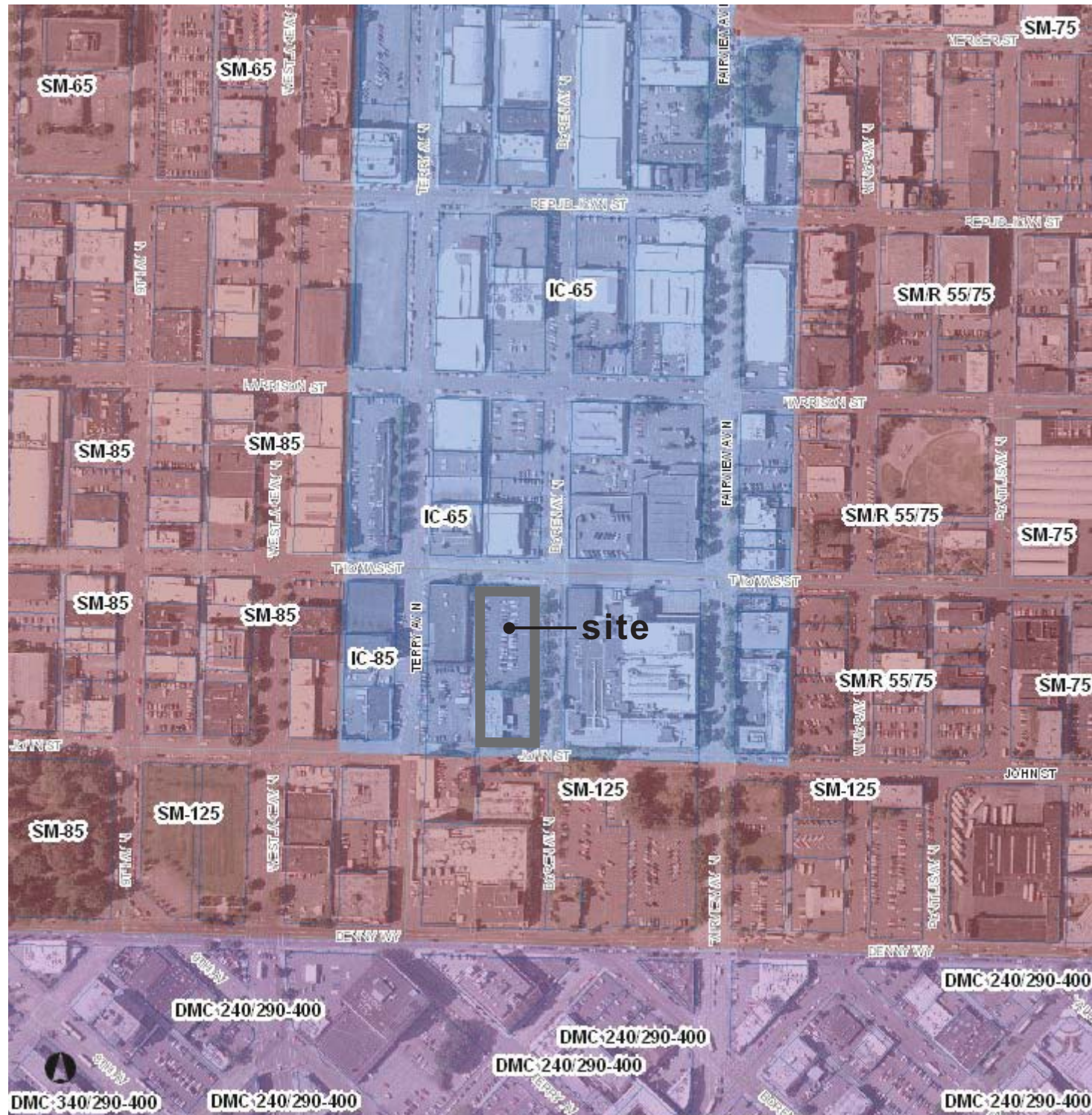


VICINITY MAP



NEIGHBORHOOD MAP

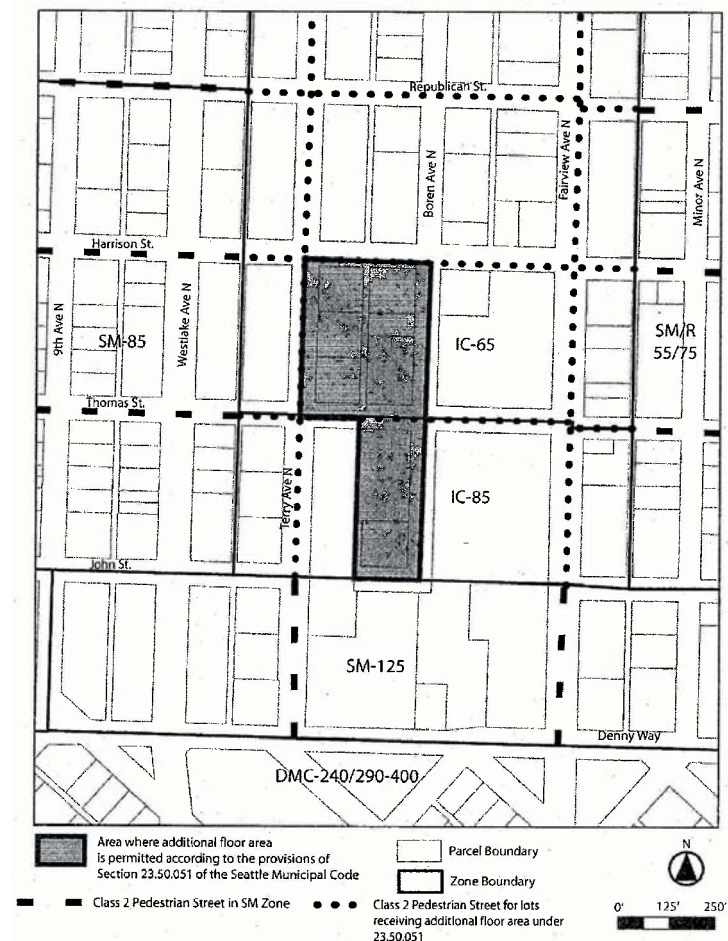




IC-85 SOUTH LAKE UNION URBAN CENTER

ADJACENT ZONES:

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



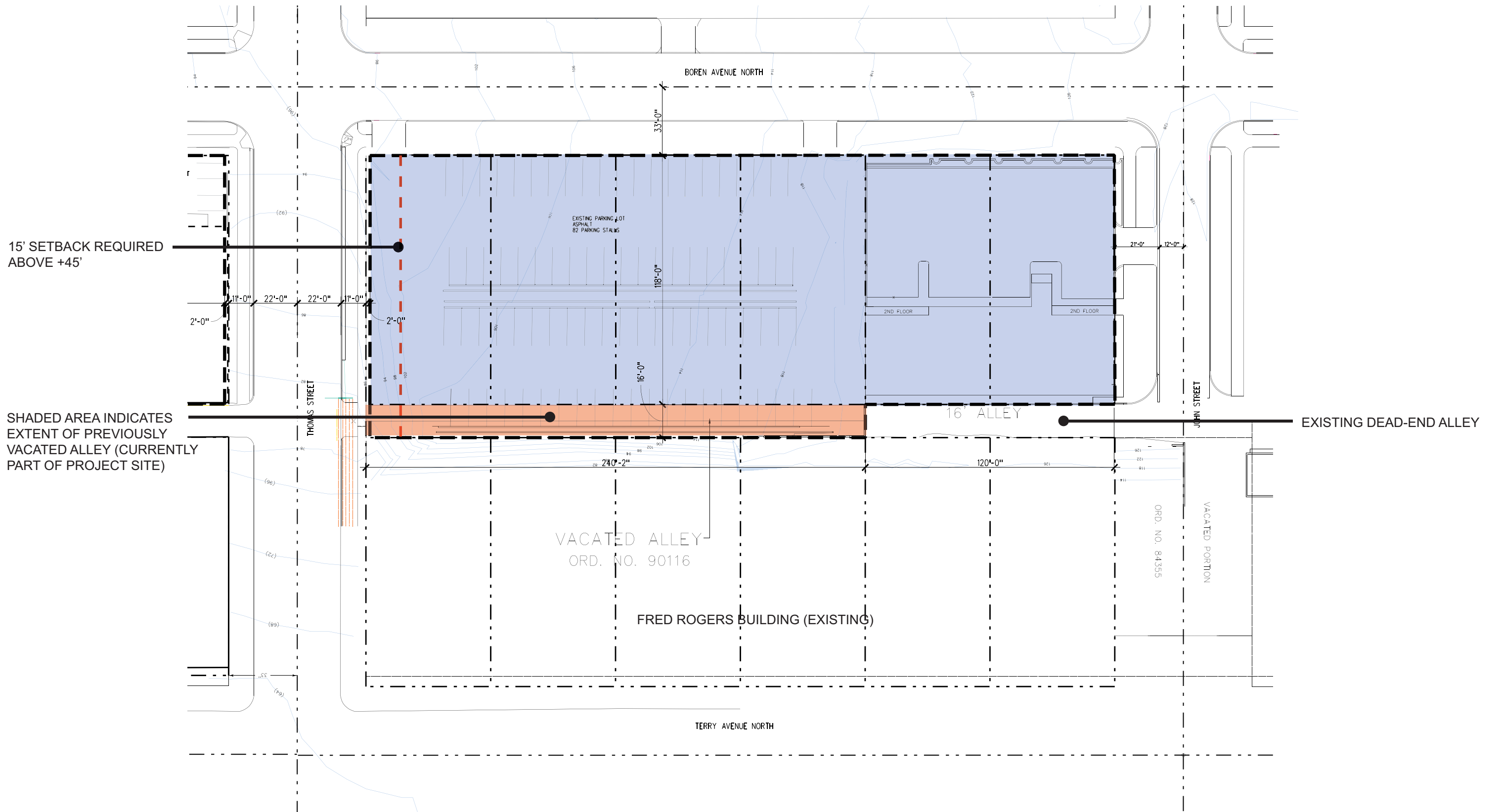
* Text Amendment Diagram:
Zone IC-65, IC-85 Maximum Height = 160'



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ZONING MAP



SITE PLAN

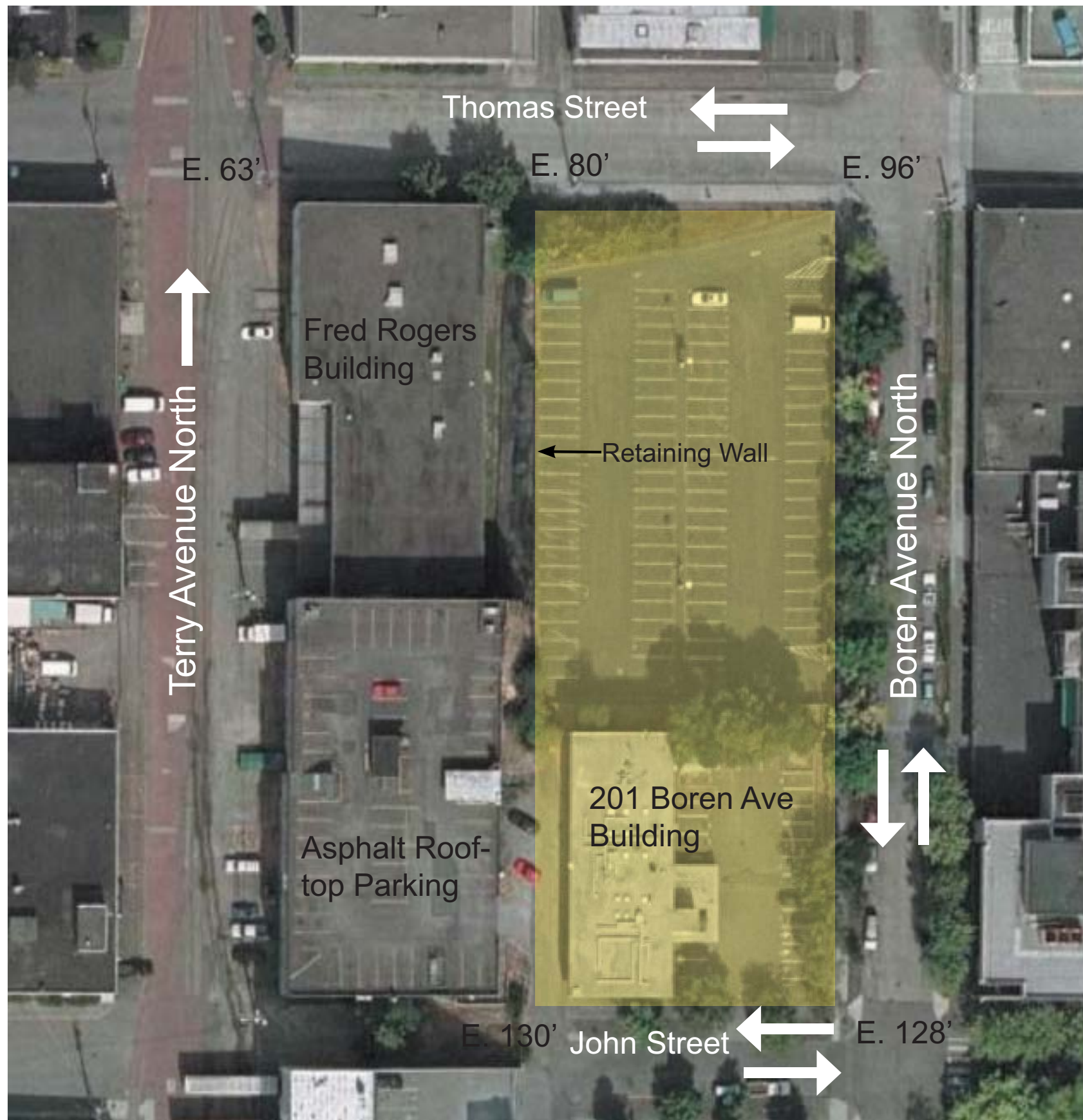


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SITE SURVEY



SITE AERIAL PHOTO



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SITE AERIAL PHOTO

NEIGHBORHOOD DESIGN GUIDELINES

*SLU specific supplemental guidelines

A SITE PLANNING

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

B HEIGHT, BULK & SCALE

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

C ARCHITECTURAL ELEMENTS & MATERIALS

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

D PEDESTRIAN ENVIRONMENT

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

E LANDSCAPE

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





VIEW 1 BOREN AVE LOOKING NORTH/EAST/SOUTH



VIEW 2 JOHN ST LOOKING EAST/SOUTH/WEST



VIEW 3 THOMAS ST LOOKING SOUTH/WEST/NORTH



VIEW 4 201 BOREN



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SITE PHOTOS

ALLOWABLE HEIGHT SUMMARY

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

Upper level setback required at Thomas Street: 15' setback (above 45')

ZONING SUMMARY

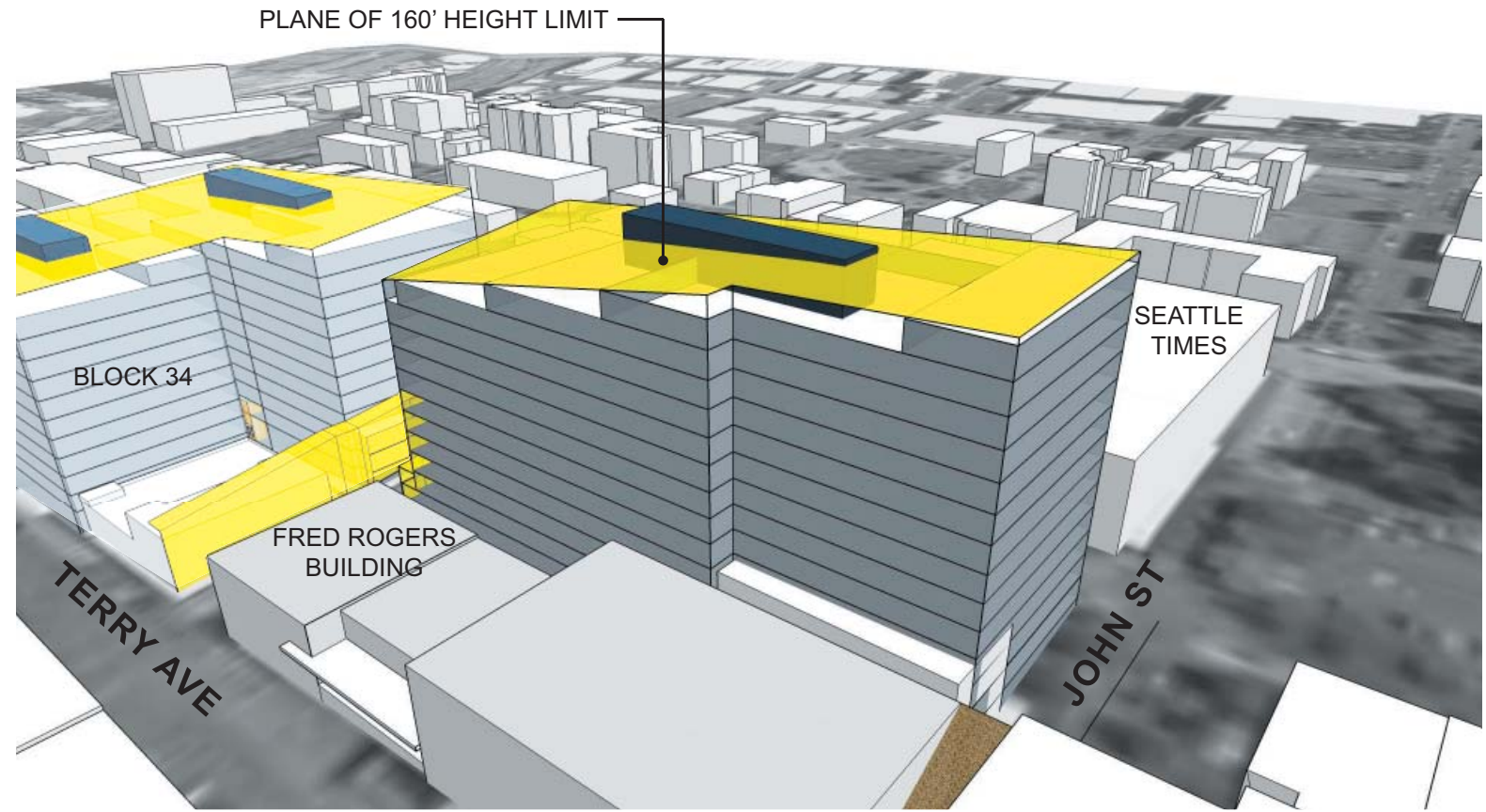
Site Area (with proposed alley vacation): 46,968 sf
 FAR (per section 23.50.051 of text amendment): 7

Available FAR for development: 328,776 sf
 Exemptions from FAR Calculations (per 23.50.028):
 All floor areas below grade, including parking
 Retail, Mechanical & Rooftop Structures

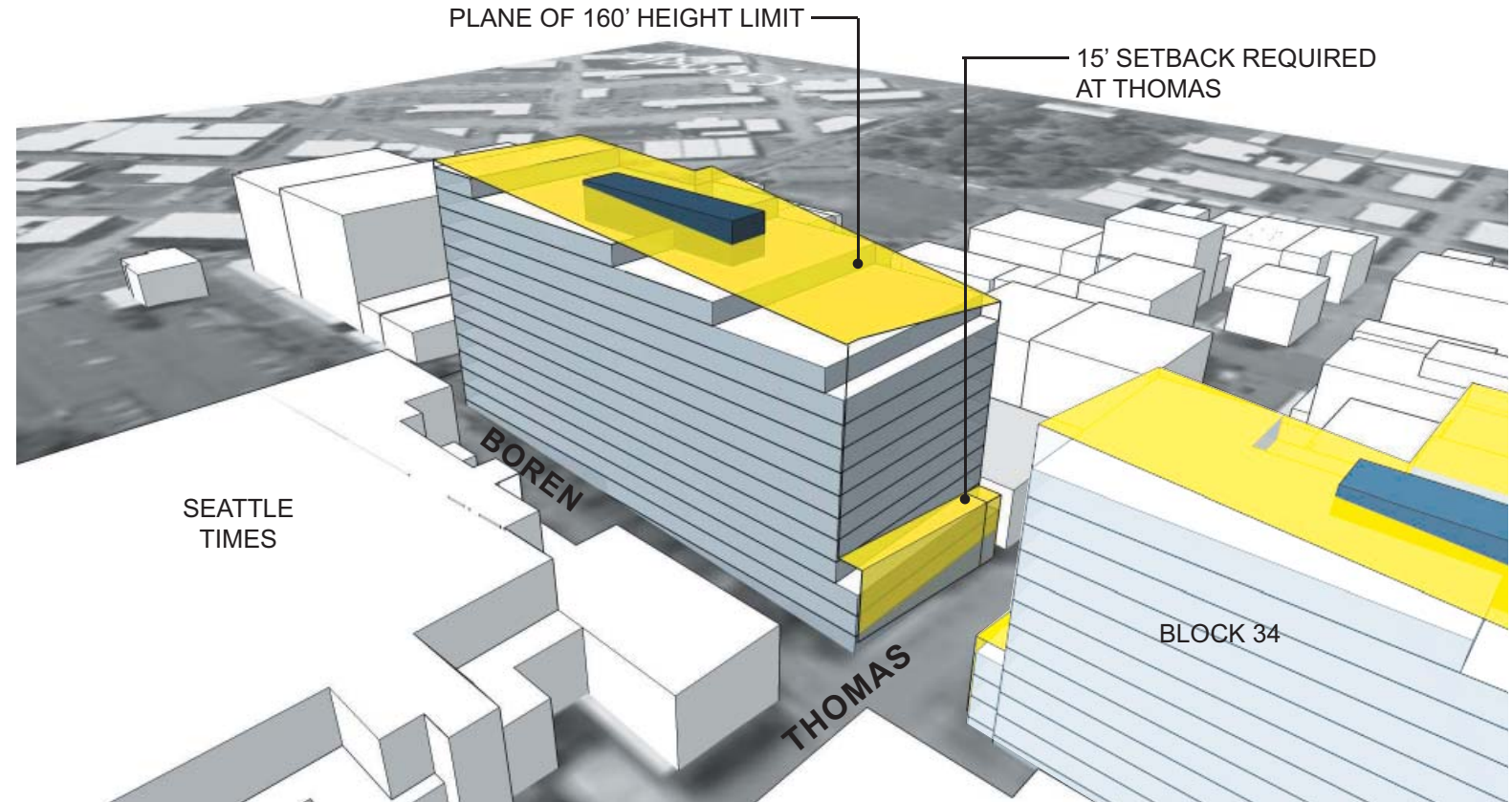
LEGAL DESCRIPTION

LOTS 1 TO 6, INCLUSIVE, BLOCK 100, D.T. DENNY'S 5TH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS AT PAGE 202, IN KING COUNTY, WASHINGTON.

TOGETHER WITH ALL THAT PORTION OF VACATED ALLEY WITHIN SAID BLOCK LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 4 AND NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 9 IN SAID BLOCK 100 AS VACATED BY THE CITY OF SEATTLE IN ORDINANCE NO. 90116.



ZONING DIAGRAM: LOOKING NORTHEAST



ZONING DIAGRAM: LOOKING SOUTHWEST



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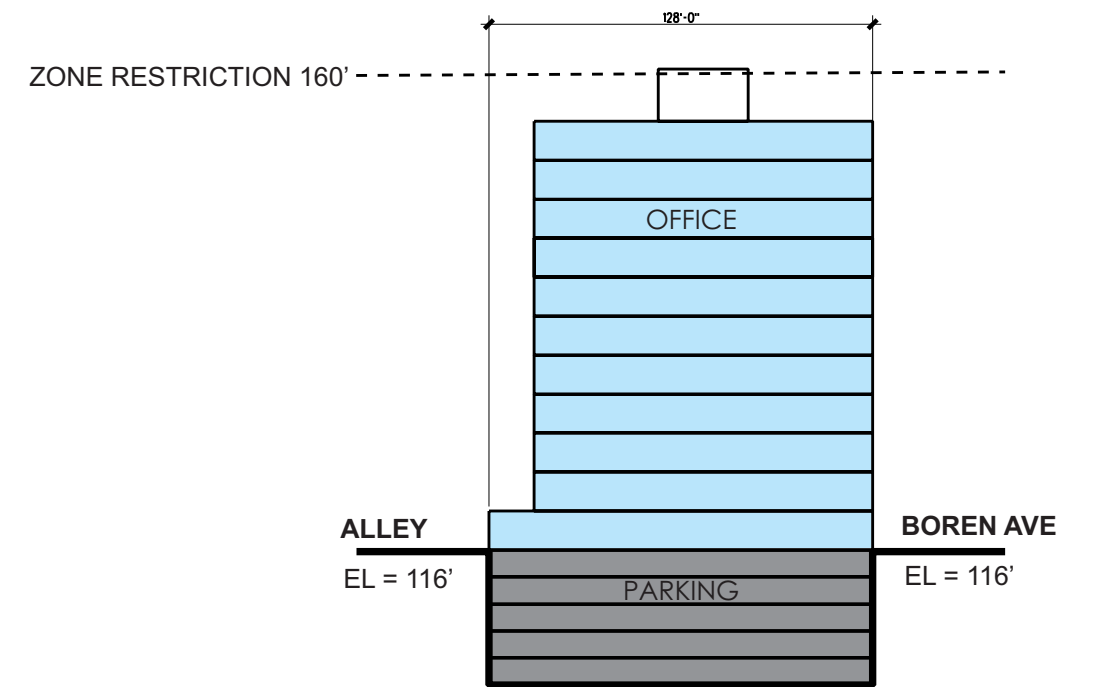
ZONING REQUIREMENTS:
 TEXT AMMENDMENT

BLOCK 35 PROGRAM

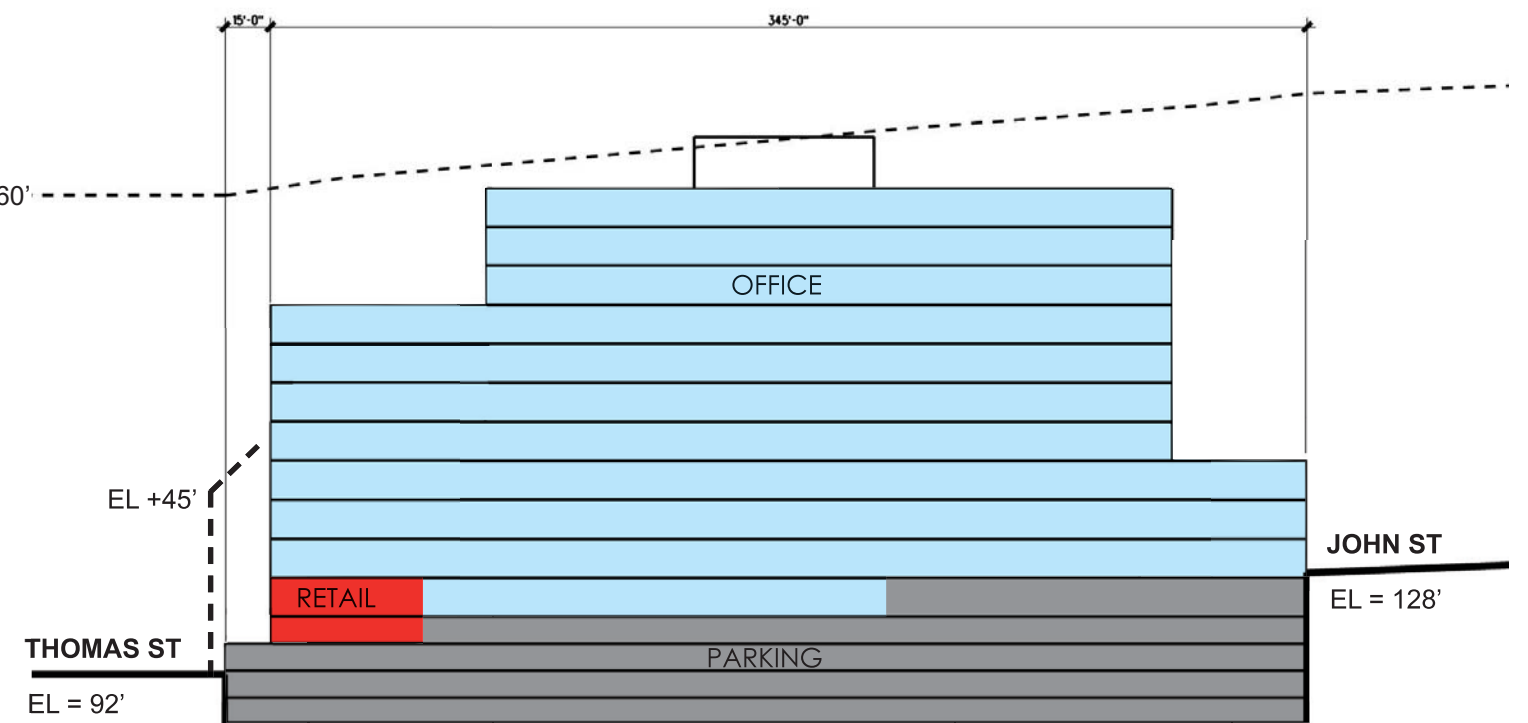
Levels P5-P1	151,000 SF Parking* 500 Stalls
Level P1	4,500 SF Retail*
Level 1	3,000 SF Office Lobby 25,000 SF Office
Level 2	29,000 SF Office
Level 3-4	37,000 SF Office
Level 5-8	32,000 SF Office
Level 9-11	23,000 SF Office
Building Total:	328,000 SF Office & Accessory use

Total Chargeable Area: 328,000 SF
 (Available FAR: 328,923 SF)

Area measurement is of FAR area, not gross construction area.
 * Denotes areas exempt from FAR measurement.

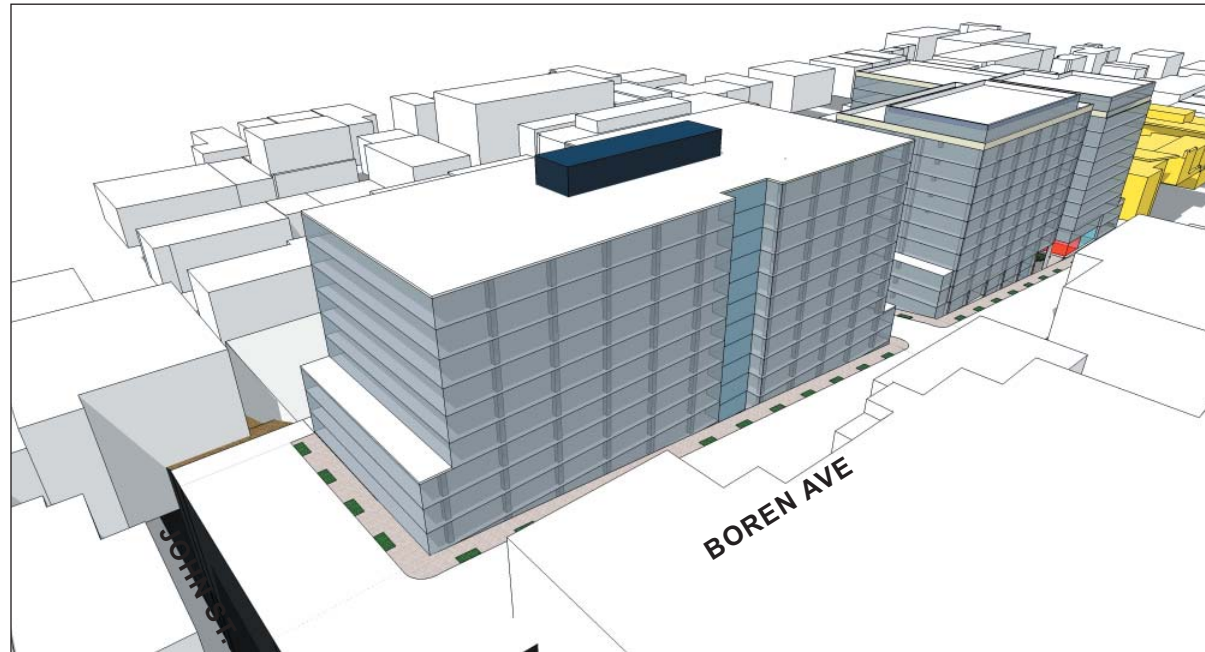


BUILDING PROGRAM EAST-WEST SECTION LOOKING NORTH

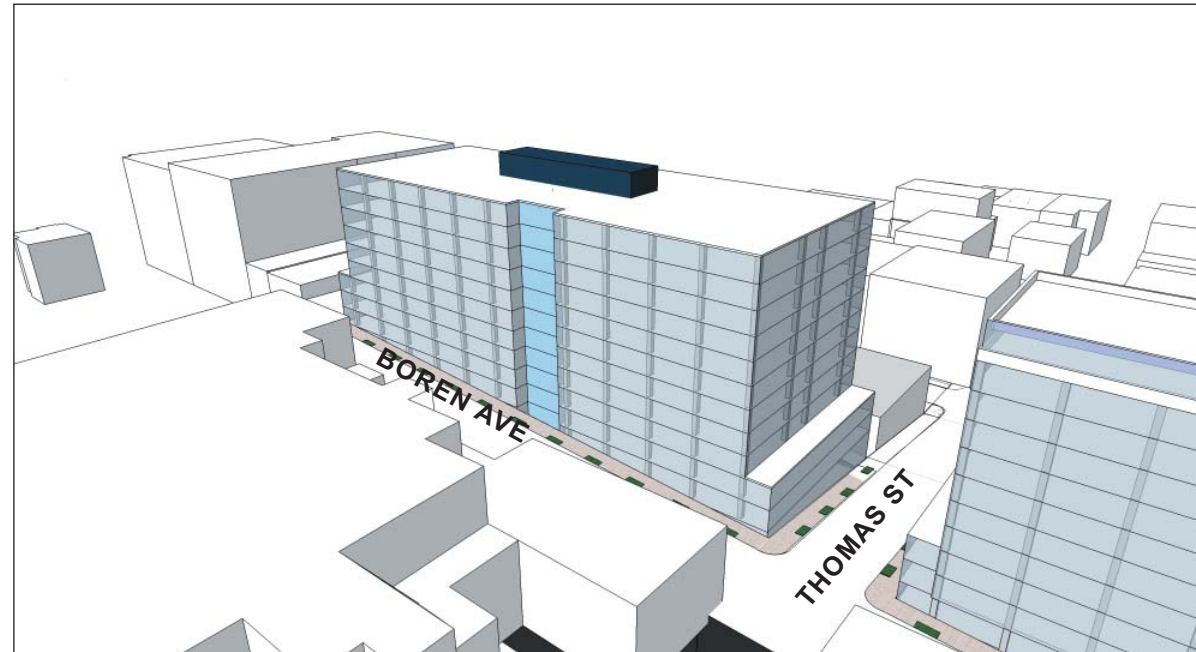


BUILDING PROGRAM NORTH-SOUTH SECTION LOOKING EAST





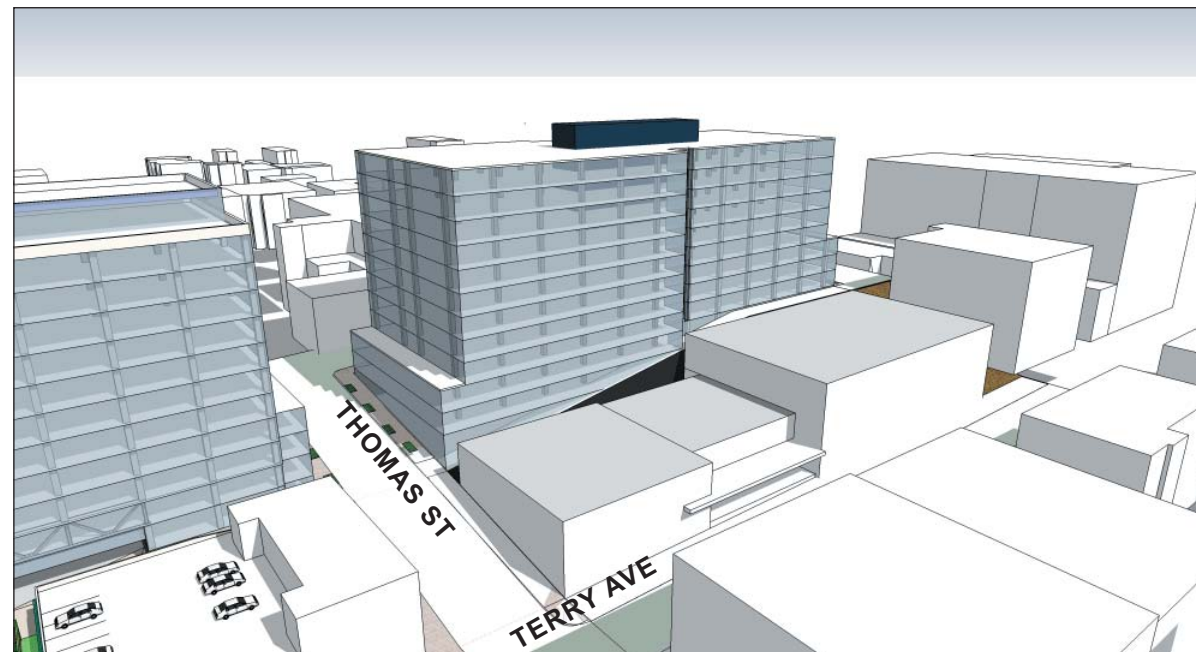
ALTERNATE 1: LOOKING NORTHWEST



ALTERNATE 1: LOOKING SOUTHWEST



ALTERNATE 1: LOOKING EAST



ALTERNATE 1: LOOKING SOUTHEAST

KEY FEATURES:

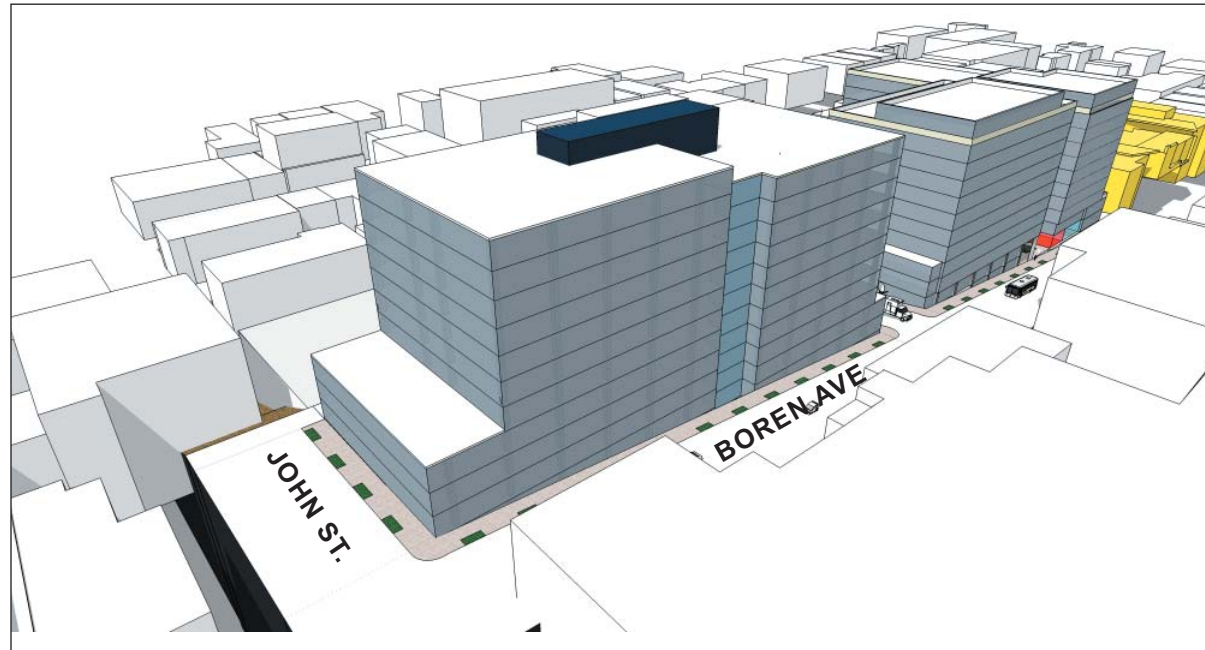
POSITIVE

- + Lower overall height due to large floor plates.
- + Very efficient floor plate.
- + Takes full advantage of previously vacated alley

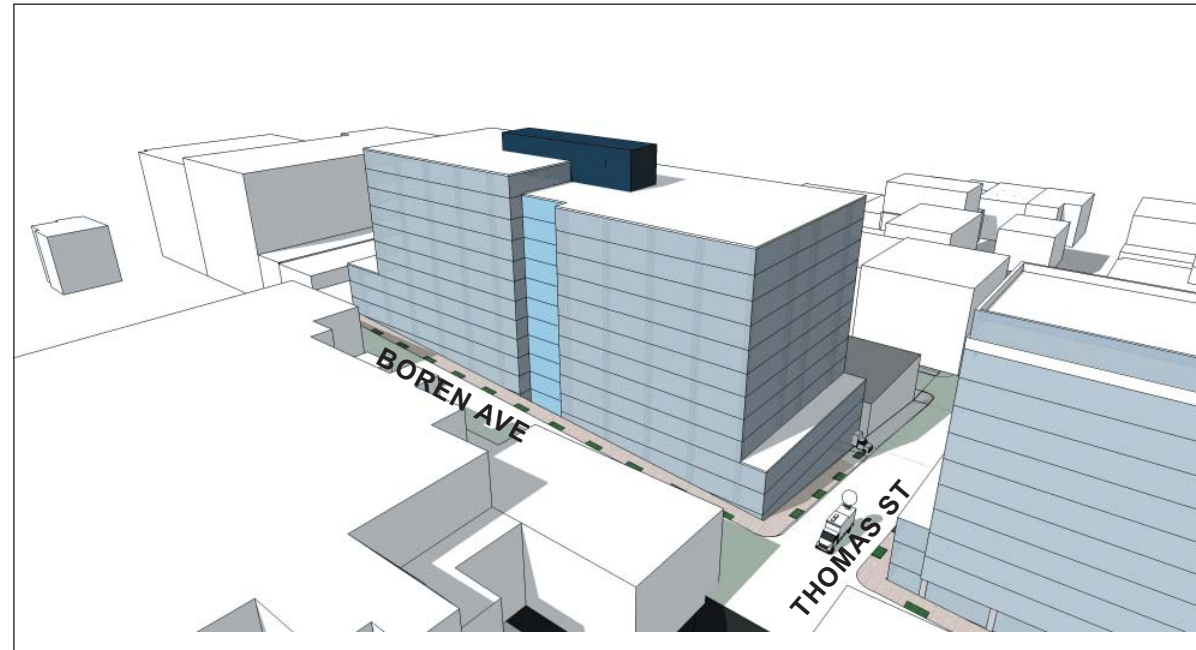
NEGATIVE

- Large, uniform floor plans not good for long-term flexibility - does not appeal to full variety of users.
- Difficult to create variety along long facades.
- Does not "step up" towards downtown zone. Block 34 to the north will be several stories taller.





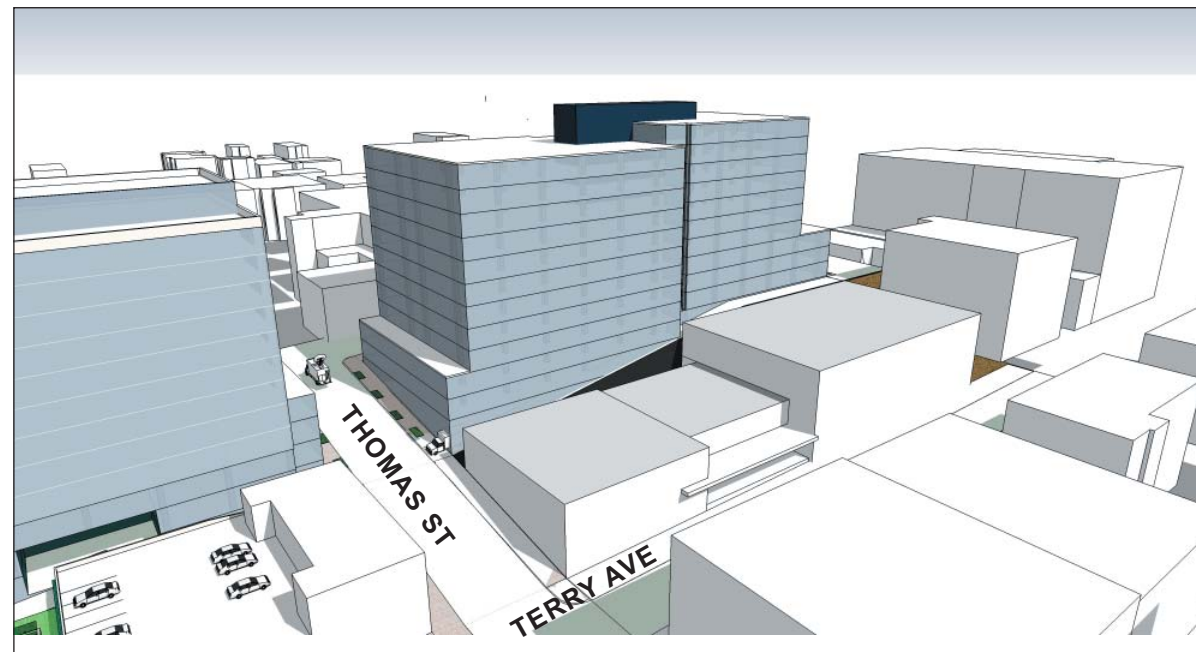
ALTERNATE 2: LOOKING NORTHWEST



ALTERNATE 2: LOOKING SOUTHWEST



ALTERNATE 2: LOOKING EAST



ALTERNATE 2: LOOKING SOUTHEAST

KEY FEATURES:

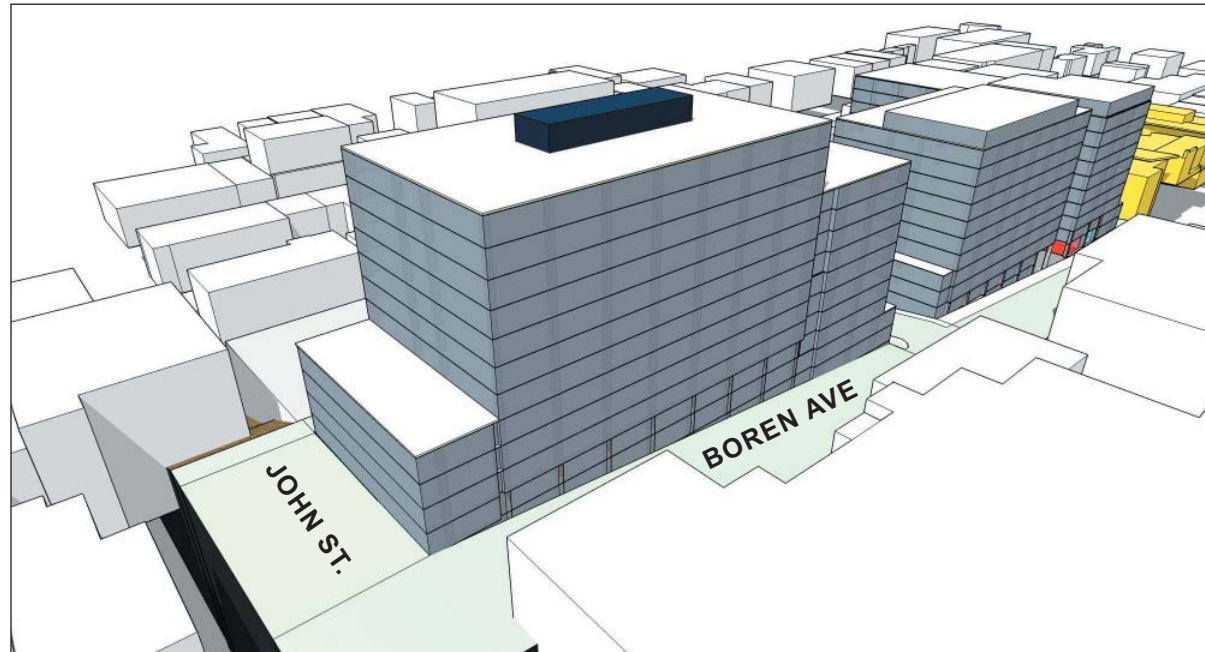
POSITIVE

- + Lower overall height due to large floor plates.
- + Very efficient floor plate
- + Setback along John preserves view corridor to West.

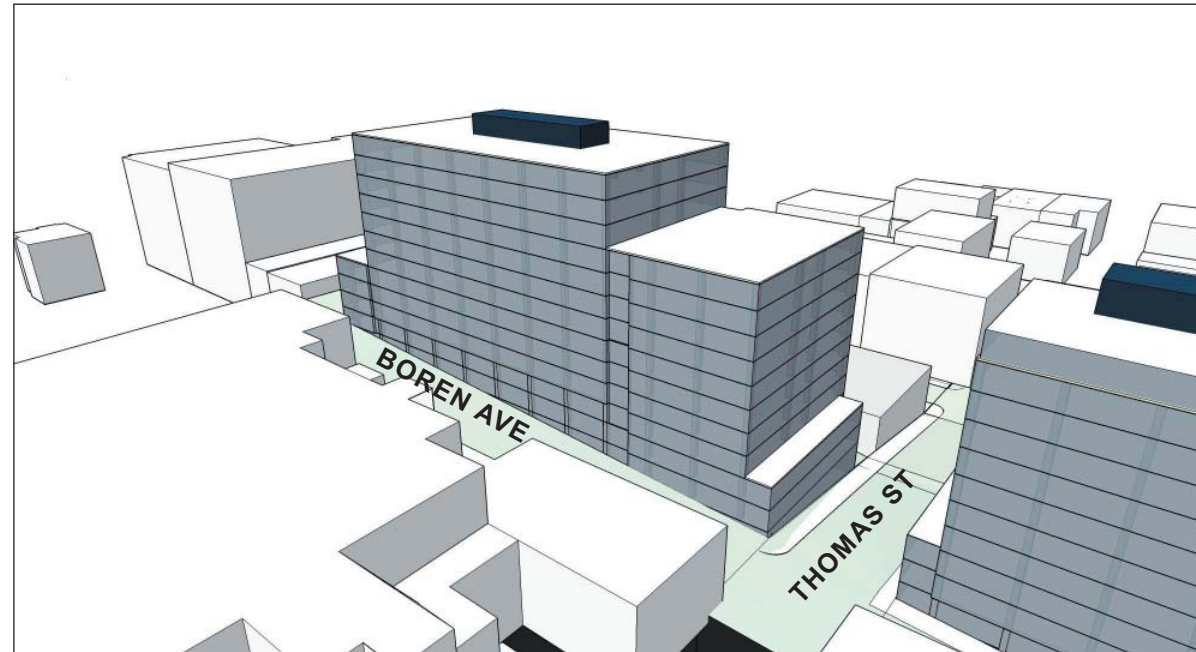
NEGATIVE

- Creates "wall" of building with little relief along Boren Avenue.
- Difficult to create variety along facades.
- Does not "step up" towards downtown zone. Block 34 to the north will be several stories taller.

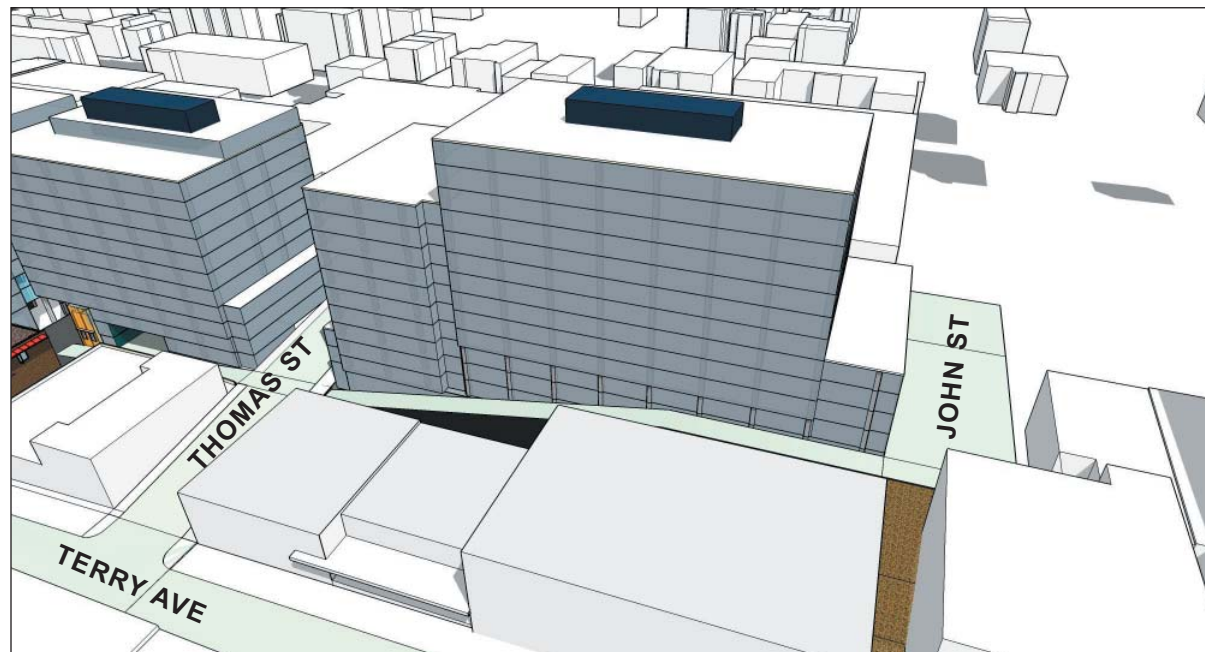




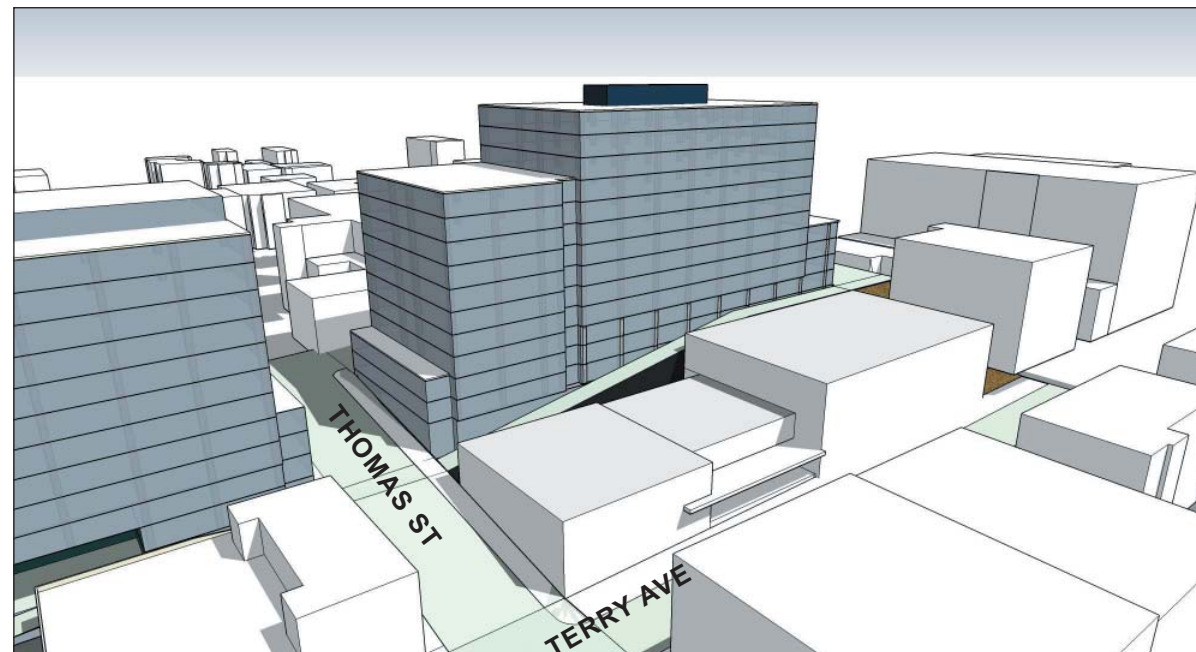
ALTERNATE 3: LOOKING NORTHWEST



ALTERNATE 3: LOOKING SOUTHWEST



ALTERNATE 3: LOOKING EAST



ALTERNATE 3: LOOKING SOUTHEAST

KEY FEATURES:

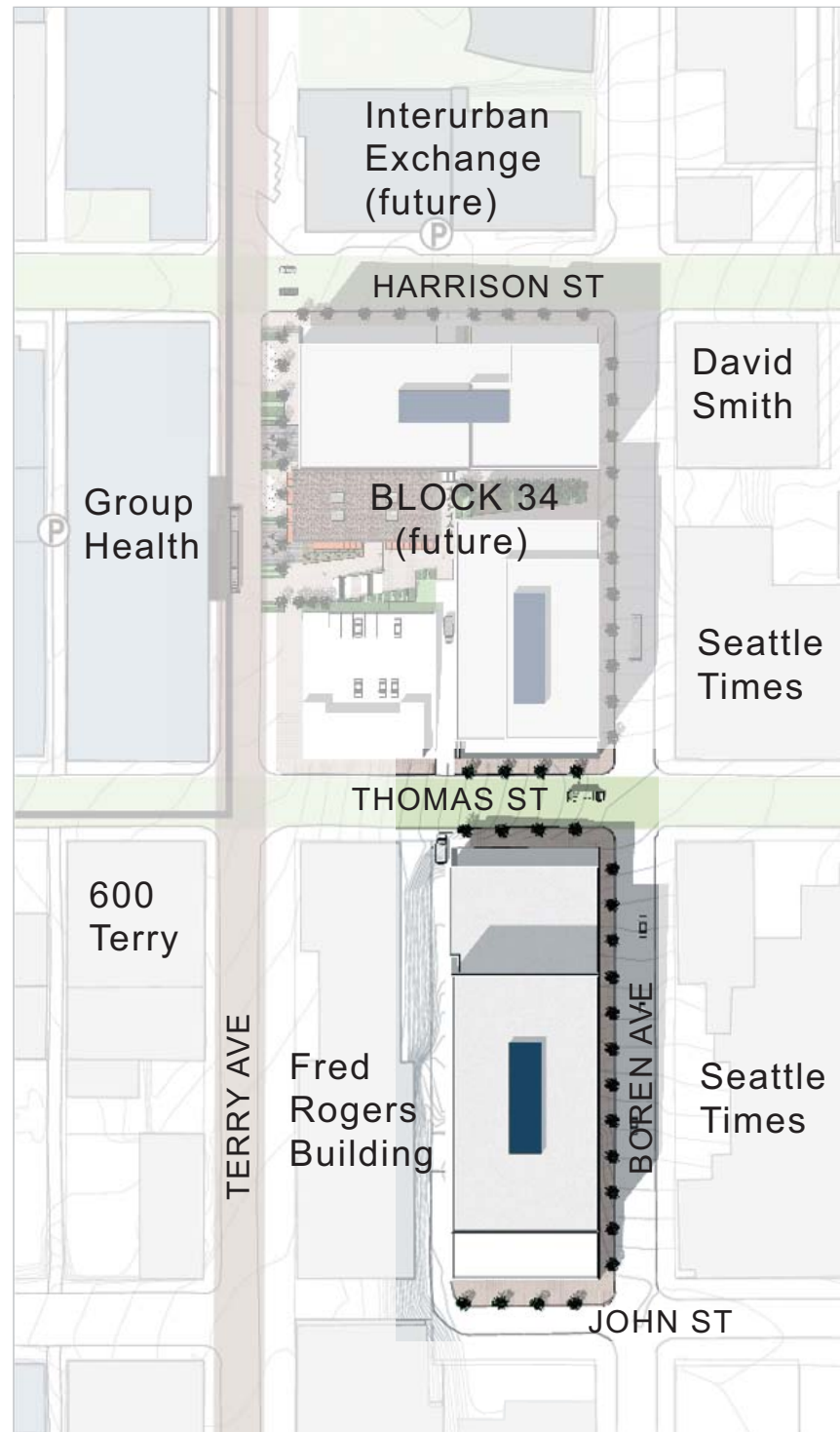
POSITIVE

- + Varied overall height adds variety to skyline.
- + Building steps up and provides transition to downtown zone.
- + Variety of floor plates provides long-term flexibility with single core
- + Steps in facade allow for variety of facade expressions.

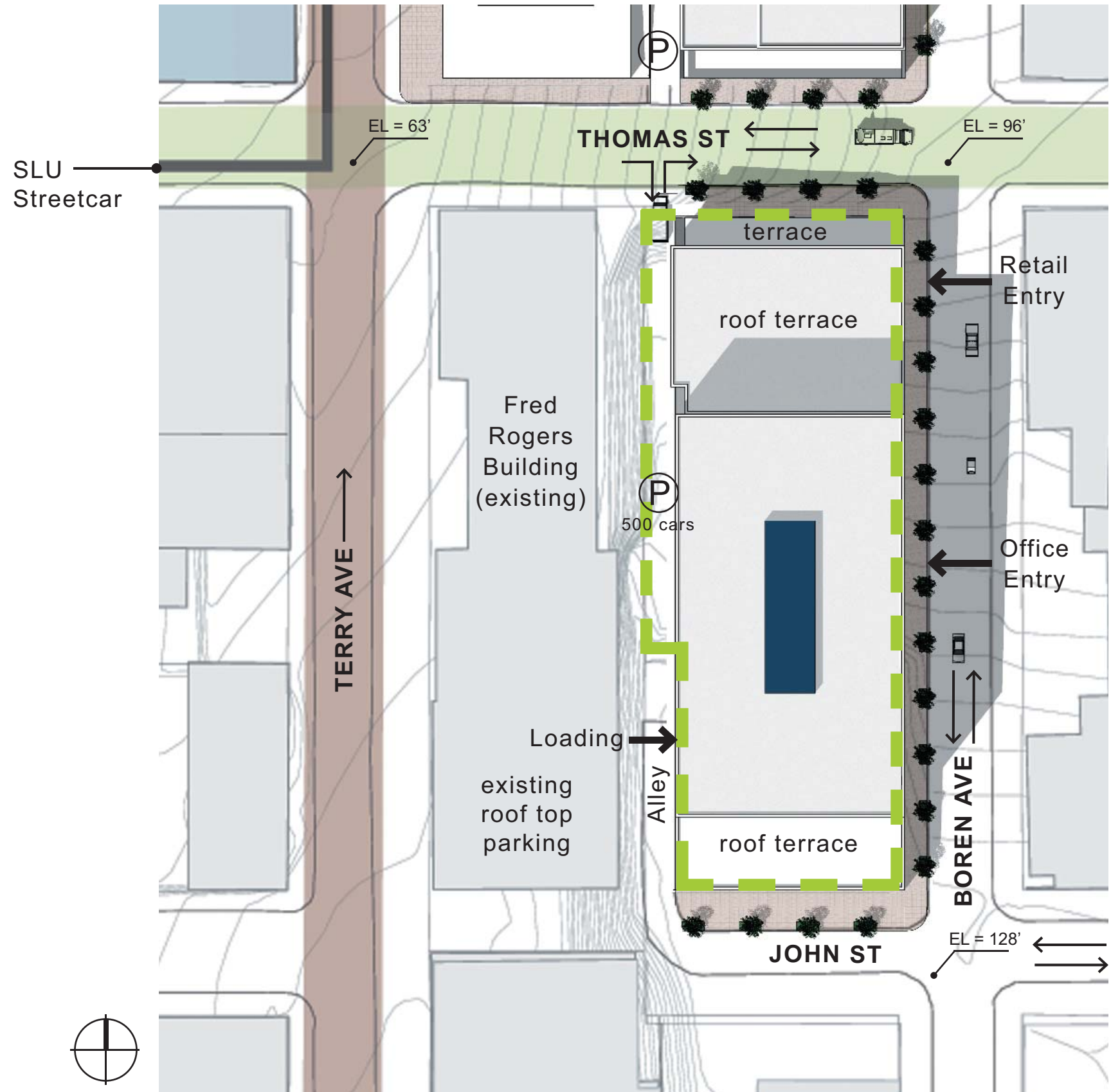
NEGATIVE

- Facades at lower elevations are long.
- Such large floor plates not appealing to all tenant types.



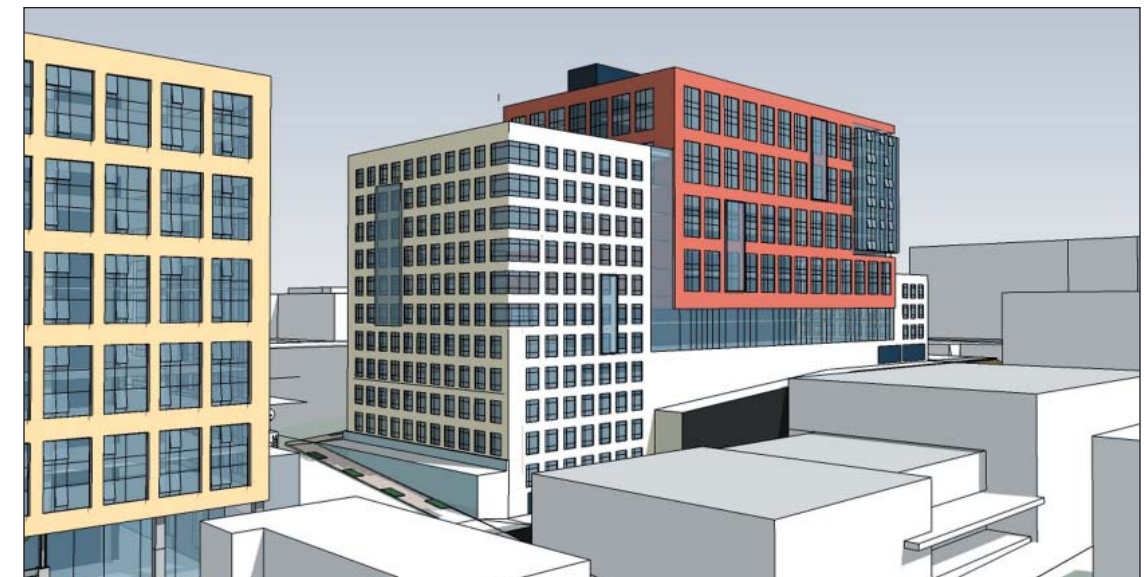
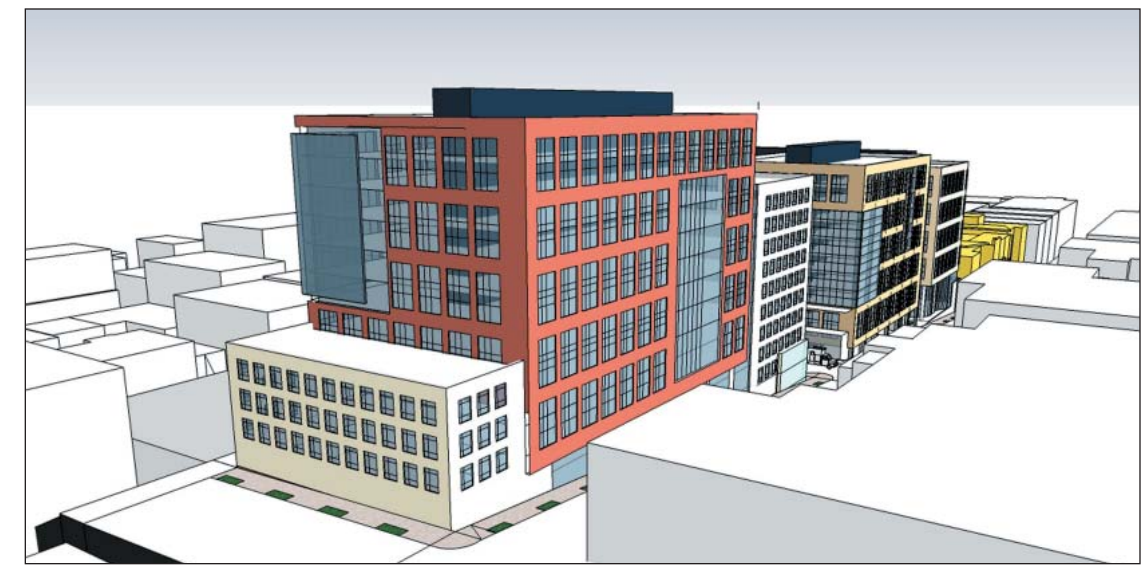


VICINITY PLAN



SITE PLAN





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IEWS OF PREFERRED
CONCEPT
[blocks 34 & 35 shown]

