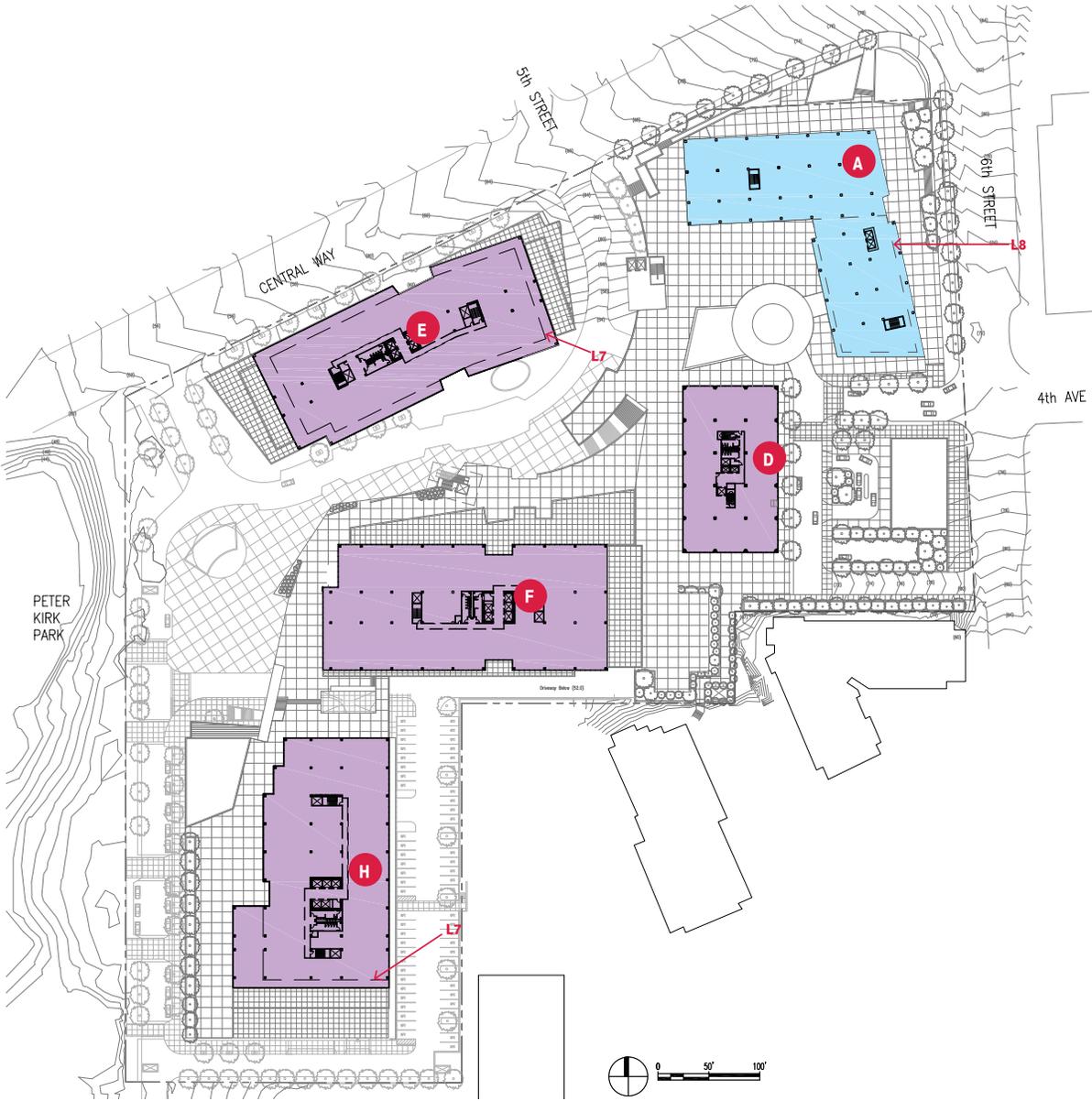


FULL-SITE DEVELOPMENT CONCEPT

Site Plans

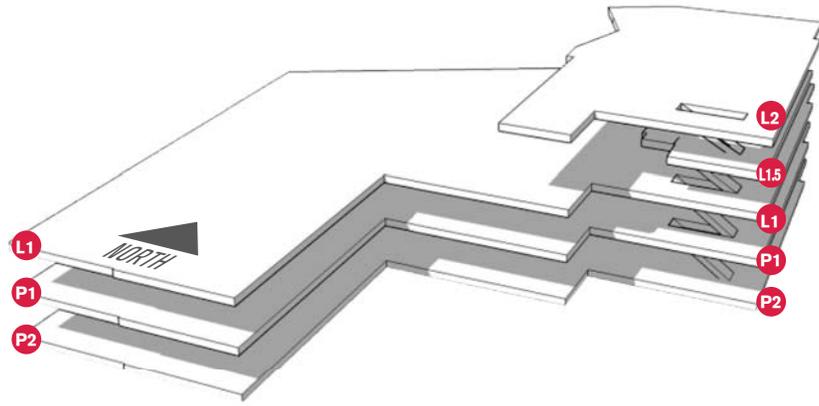
LEVEL 4

- Retail
- Health Club
- Theatre
- Office
- Residential

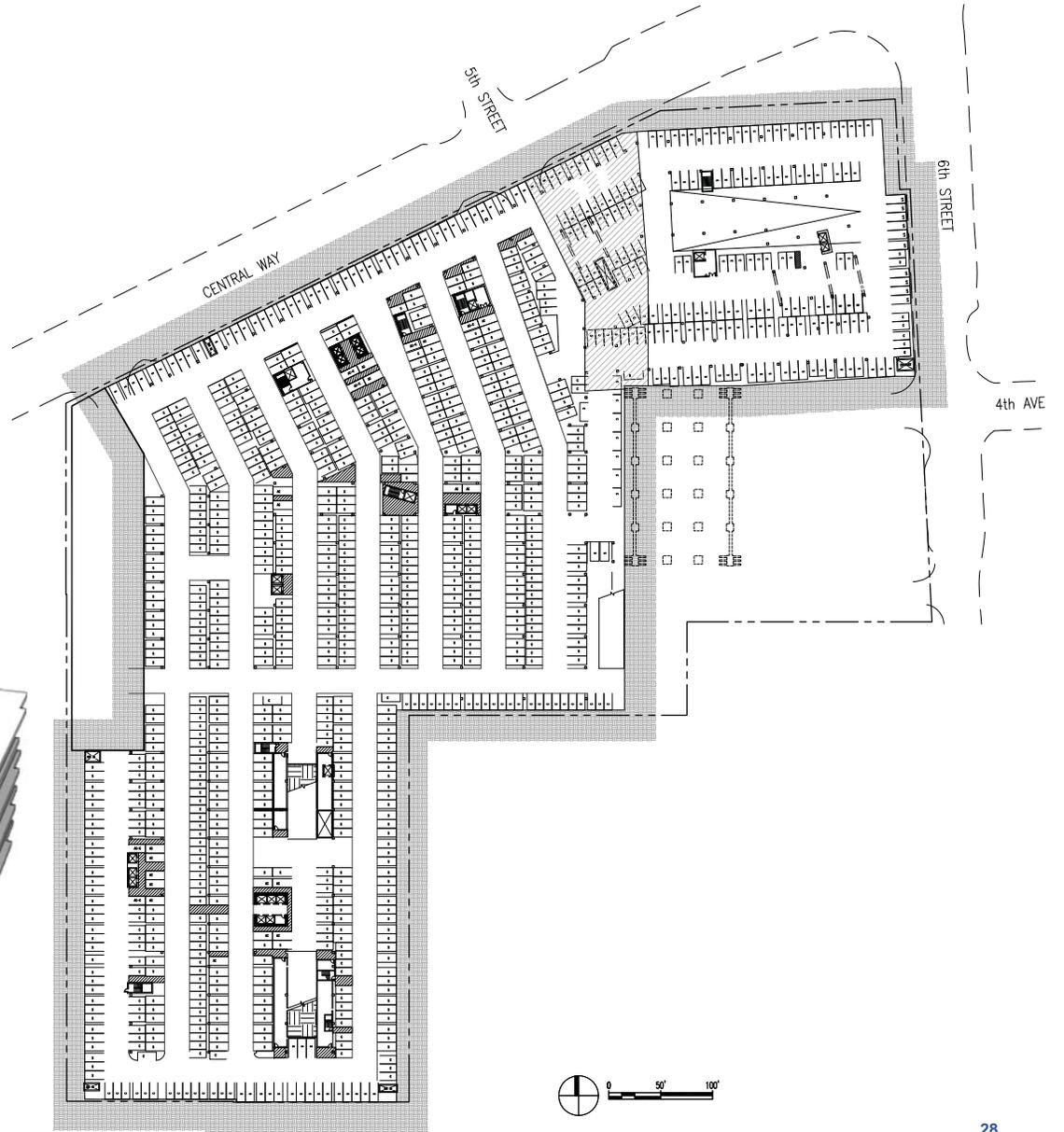


FULL-SITE DEVELOPMENT CONCEPT

Site Plans - Parking

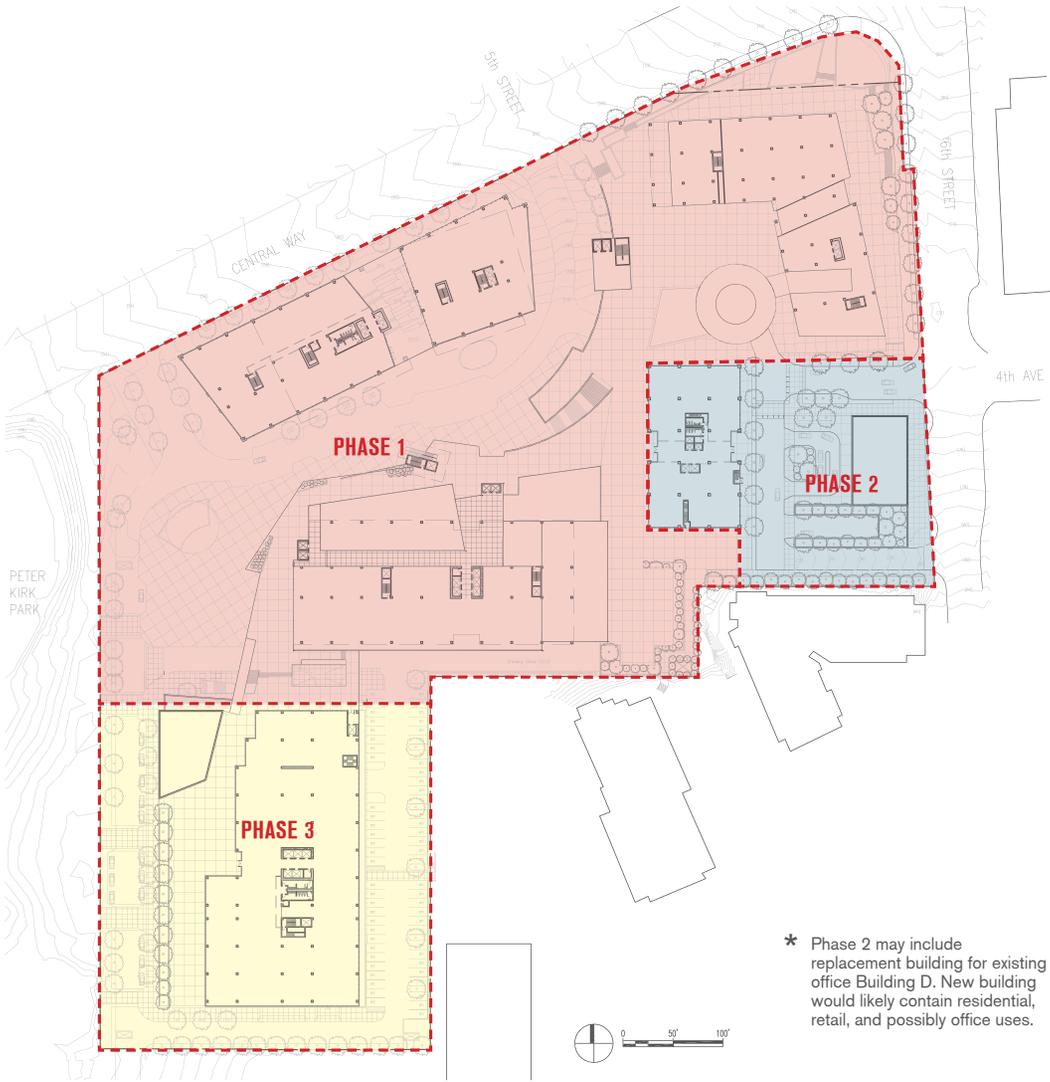


Site Levels: Garage and Surface (not to scale)



FULL-SITE DEVELOPMENT CONCEPT

Phasing Summary



Phase 1
Build-Out



* Phase 2
Build-Out



Phase 3
Build-Out



* Phase 2 may include replacement building for existing office Building D. New building would likely contain residential, retail, and possibly office uses.

FULL-SITE DEVELOPMENT CONCEPT

PHASE 1 DEVELOPMENT

PHASE 1 DEVELOPMENT



OVERVIEW

Phase 1 occupies the central portion of the site, and contains three new buildings totaling approximately 760,000 s.f. as well as one existing 75,000 s.f. office structure. Parking for this phase will be primarily below grade and will total between 1,400 to 1,900 stalls.

QFC RELOCATION & NEW BUILDINGS

Relocating and expanding the existing QFC store will be the first component of the redevelopment, and the new store will be centrally located to act as an anchor to the development and a podium for office. This location takes advantage of the site grades to reveal the front-of-house and not the back.

The office above the QFC will be included in this phase as well, along with a new office building over ground floor retail along Central Way, and a residential building at the corner of Central Way and 6th Street. A new theatre will be located below the residential use with access from the upper and lower plaza levels.

MAIN STREET

The internal east-west "main street" provides access to parking as well as vehicular traffic to ensure visibility to the retail on both sides. It will have parallel parking to slow down traffic and provide convenient parking for short term use.

PARKING

A portion of the existing parking field along 6th street will remain in this phase and be upgraded and enhanced to blend into the new development and provide stalls to augment the Phase One parking.

After relocation of the QFC grocery, the existing store along with a portion of the existing retail adjacent to it will be removed and converted to a mix of open space and surface parking.

PHASE 1 DEVELOPMENT

Site Plans

LEVEL 1

- Retail
- Health Club
- Theatre
- Office
- Residential
- Grocery

(55) Elevation Above Sea Level (ft)

Below-Grade Parking Access

Pedestrian Access from Adjoining Private Property

PHASE 1 AREA SUMMARY*

NEW CONSTRUCTION

1. 380,000 gsf Office
2. 200,000 gsf Multifamily Residential (225 units)
3. 181,000, gsf Retail, Theatre, and Health club
 - 47,000 gsf QFC
 - 10,000 gsf Health club
 - 40,000 gsf Theatre
 - 84,000 gsf Other Retail

Total build-out: 761,000 gsf

Parking: 1,200-1,700 stalls**

* All areas are preliminary and subject to change.

** Stall count dependent upon parking demand analysis.

