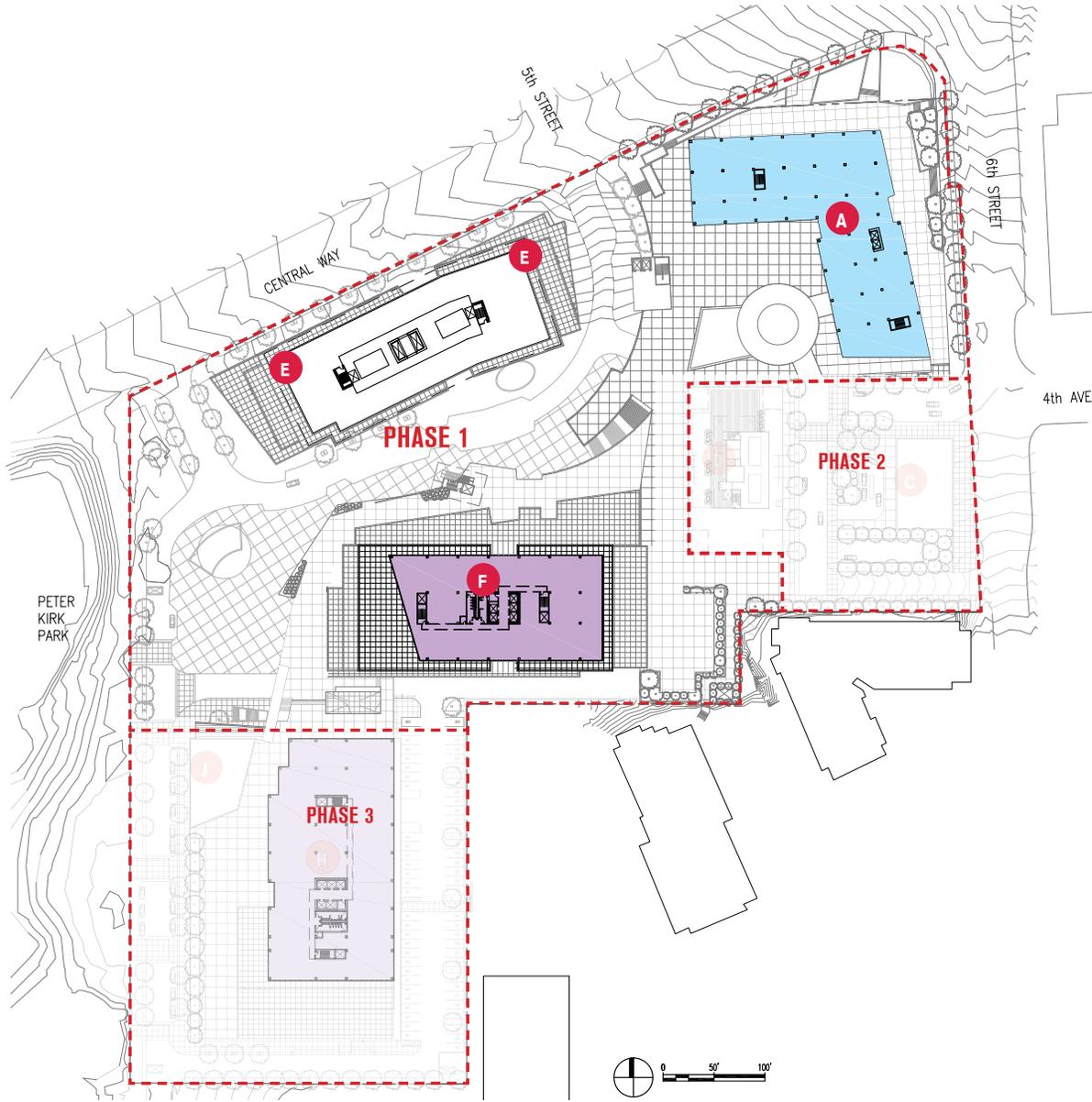


PHASE 1 DEVELOPMENT

Site Plans



LEVEL 8

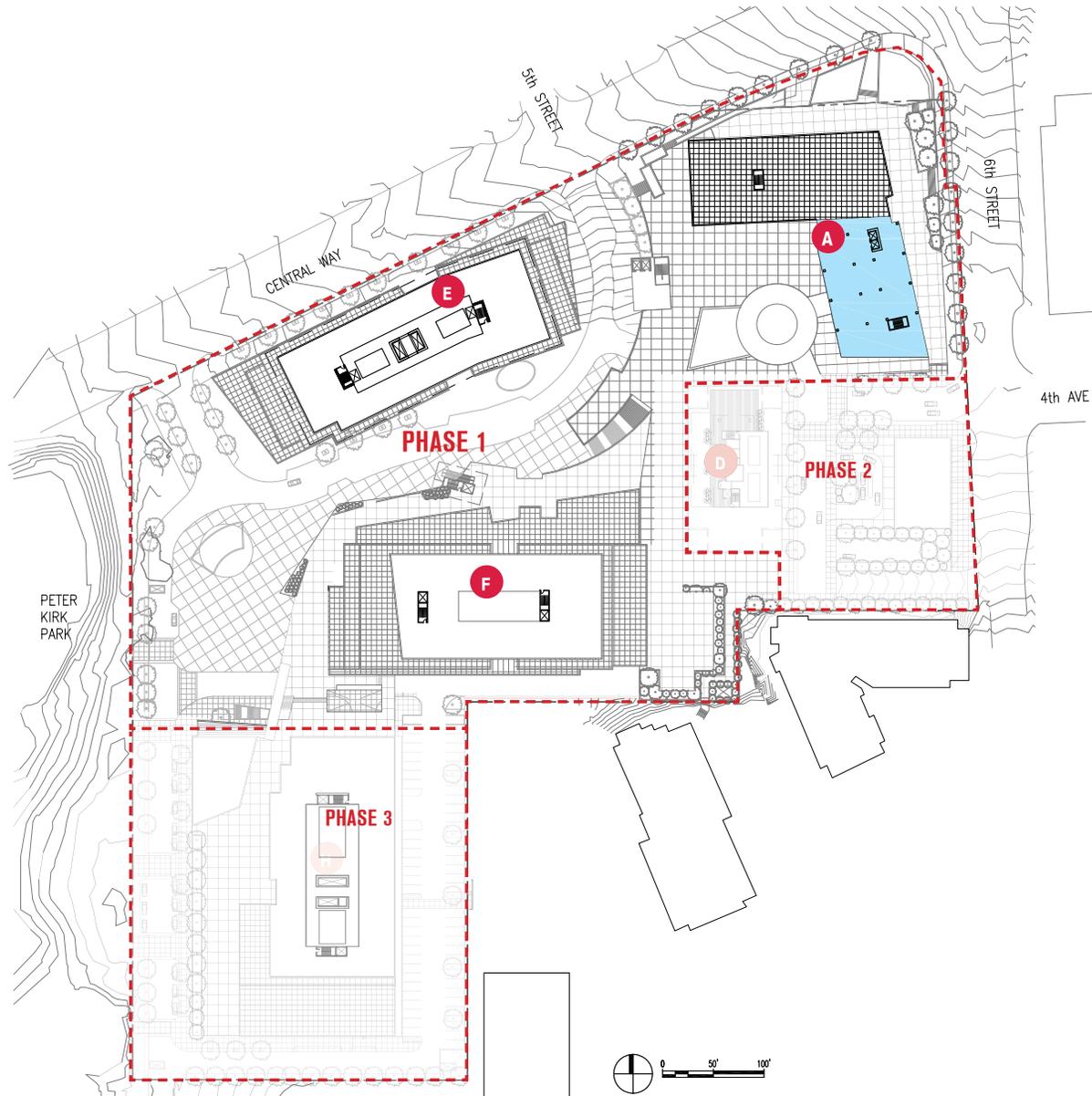
- Retail
- Health Club
- Theatre
- Office
- Residential

PHASE 1 DEVELOPMENT

Site Plans

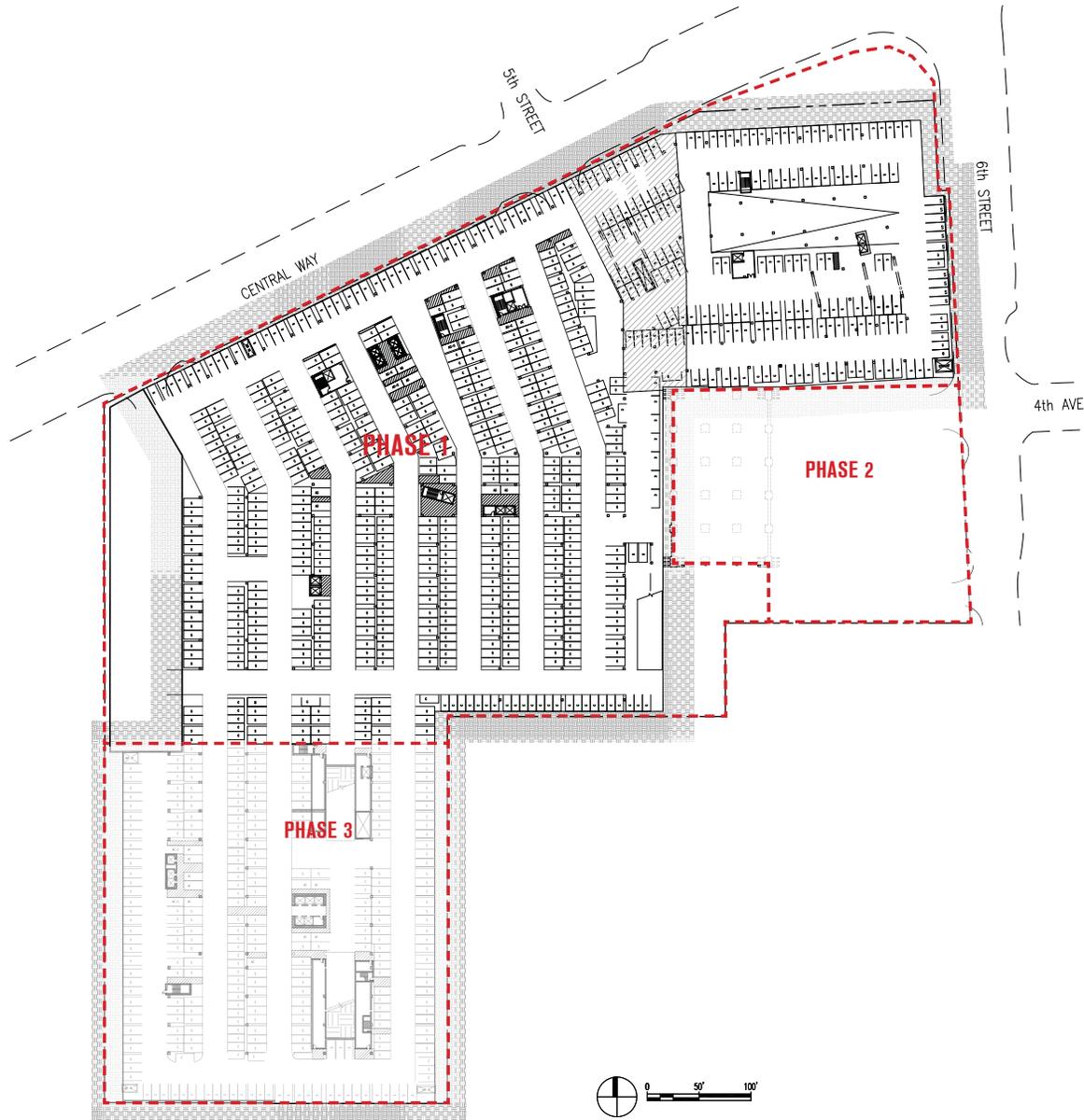
LEVEL 9

- Retail
- Health Club
- Theatre
- Office
- Residential



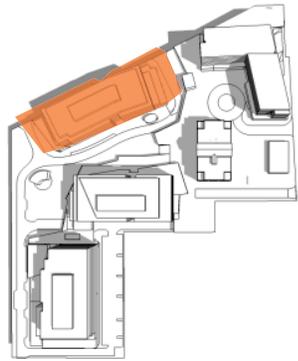
PHASE 1 DEVELOPMENT
Site Plans

LEVEL P2



PHASE 1 DEVELOPMENT

Building E Options



BUILDING E

- 7 story office building, approximately 220,000 sf
- Retail at base
- Possible Health Club
- 32,000 sf floor plates, typical
- Pass-through at ground level (2-story)

OPTION 1

Option 1 is a 104' wide x 310' long office tower with a shift in the building mass above at the third floor level. The upper level is set back on all sides to reduce bulk. A two-story pass-through at the base connects the interior of the site to Central way.

Pros:

- Steps at western end create desirable outdoor decks and modulate building mass.
- Building shift breaks up long façade.

Cons:

- Long façade facing Central Way and internal street

NORTH FACADE



SOUTH FACADE



PHASE 1 DEVELOPMENT
Building E Options

OPTION 2

Option 2 is a 104' wide x 310' long office tower with a notch in the building mass above the third floor level. The upper level is set back on all sides to reduce bulk. A two-story pass-through at the base connects the interior of the site to Central way.

Pros:

- Step backs at western end create desirable outdoor decks and modulate building mass.
- Building notch breaks up long façade.

Cons:

- Long façade facing Central Way and internal street

OPTION 3 - PREFERRED OPTION

Option 3 is a 114' wide x 280' long office tower with a notch in the building mass above at the third floor level as well as a shift in the building mass away from Central Way at the east end of the upper stories.

The top level is set back on all sides to reduce bulk. A wider two-story pass-through at the base connects the interior of the site to Central Way. The building steps down at the west and east ends.

Pros:

- Step backs at western and eastern ends create desirable outdoor decks and modulate building mass.
- Building is shorter in length facing Central Way and internal street.
- Building notch and angled façade both serve to break up long façade.

Cons:

- Wider building intrudes more into internal street space.

NORTH
FACADE



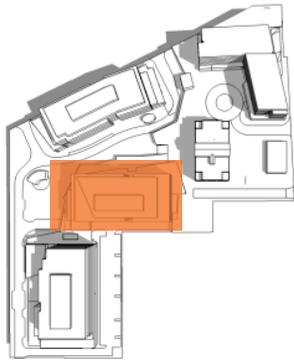
SOUTH
FACADE



PHASE 1 DEVELOPMENT

Building F Options

- 8 stories, approximately 285,000 sf.
- Grocery and in-line Retail at the lower plaza level
- Retail and restaurant space at the upper plaza on Level 2.
- Levels 3-8: approximately 191,000 sf of office space.
- Transfer elevator connects to parking; office core does not extend through grocery.



OPTION 1

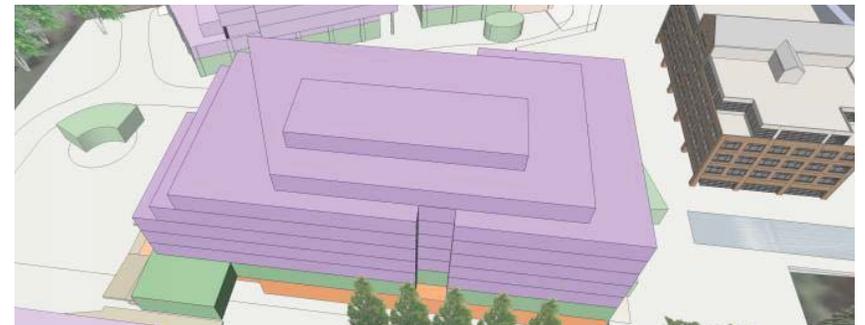
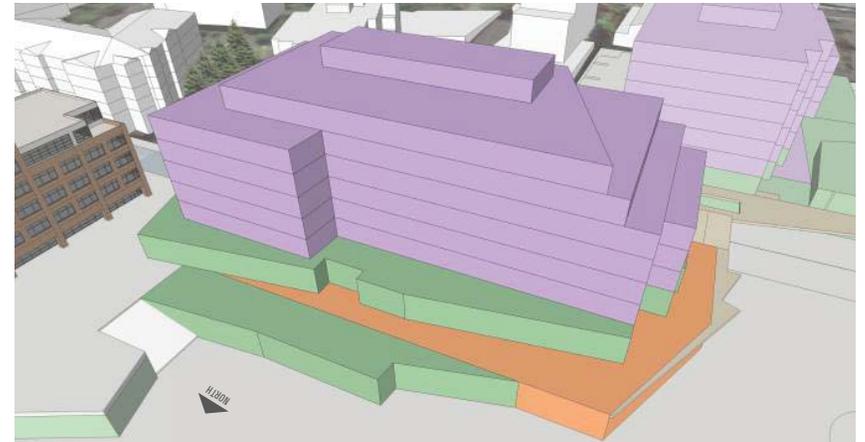
Option 1 is an L-shaped building that incorporates a series of step-backs on the western façade and an upper floor setback that is angled on the western end to conform with the zoning envelope. The western portion of the building is narrower in width to account for the additional area contained in the L-shaped building form.

Pros:

- Additional views to west from return at eastern bays
- Building step backs at western end create usable decks with views of the park, downtown, and Lake Washington.

Cons:

- Eastern projection potentially blocks views from Existing Building D.
- Narrower western façade reduces office space with most desirable views.



PHASE 1 DEVELOPMENT

Building F Options

OPTION 2

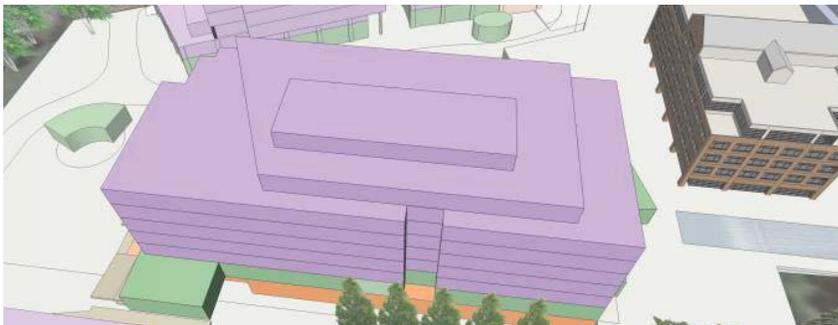
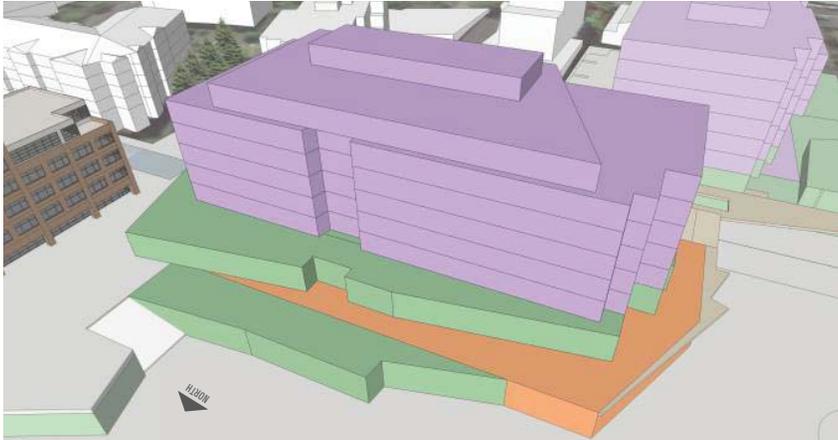
Option 2 incorporates a rectangular building plan with wider floor plates and with notches in the north and south facades as well as a series of notches at the northwest corner. It does not incorporate stepped massing at the western end of the building.

Pros:

- Less view blockage for existing Building D.
- Wider floor plates at western end increases amount of office space with most desirable views
- Building notch breaks up long facade

Cons:

- Decks only at upper floor
- Less view potential from eastern portion of building



OPTION 3 - PREFERRED OPTION

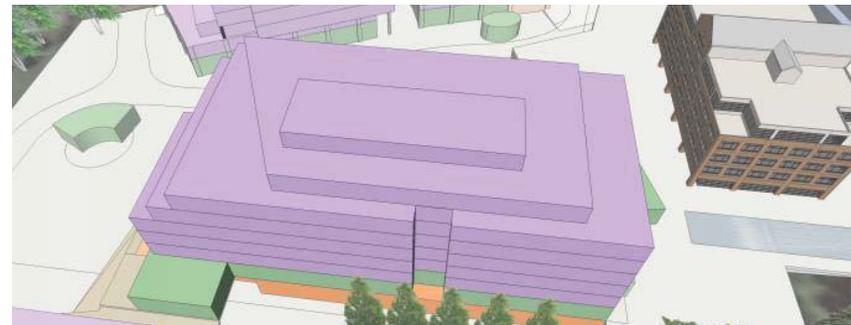
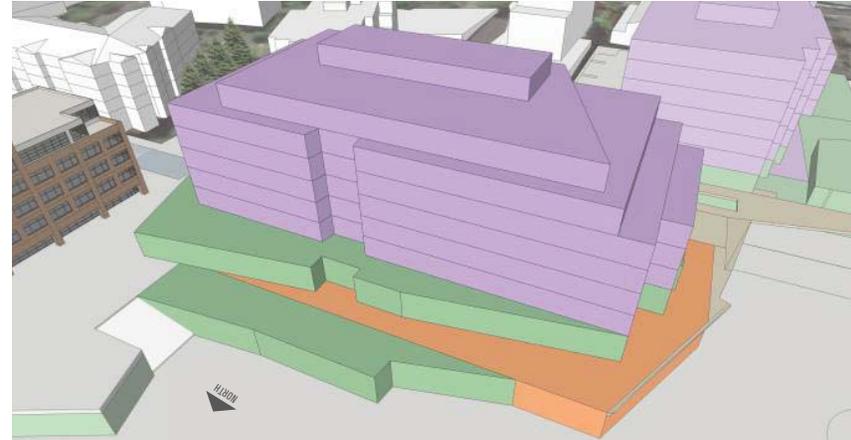
Option 3 is a slightly wider version of Option 2 with stepped massing at the western end.

Pros:

- Wider floor plates at western end increase office space with most desirable views.
- Building step backs at western end create usable decks with views of the park, downtown, and Lake Washington.
- Less view blockage for existing Building D.
- Building notch and angled façade both serve to breaks up long façade.

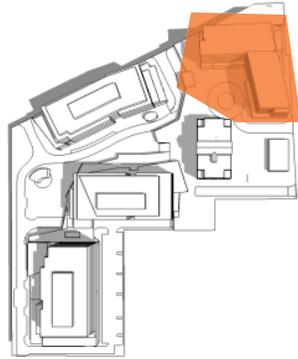
Cons:

- Less view potential from eastern portion of building.



PHASE 1 DEVELOPMENT

Building A Options



BUILDING A

- 8 Total Stories
- 250,000 sf Residential / Retail / Theater (below-grade)
- 28,000 - 30,000 sf Typical Residential Floor
- Incorporates Entry to Parking Garage
- Partial 8th Story Permitted Behind 110' Setback from Central Way

OPTION 1

Phase 1 Option 1 is a 'C'-shaped building that 'opens' to the remainder of the project. There is a wide entry lobby/breezeway that addresses the corner of Central Way and 6th Street and acts as a gateway element.



Pros

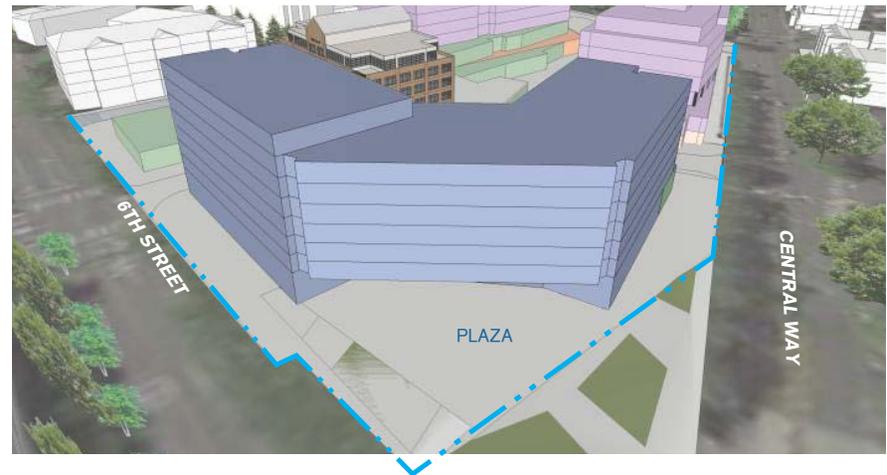
- Wide lobby/breezeway element provides visual access through site at corner of Central and 6th.
- The building form encompasses and defines the "Upper Plaza".
- Good solar access to Upper Plaza area

Cons

- Broad building faces along public streets
- Potentially more units facing 'territorial views' as opposed to view slot between Bldgs. F and E.
- Good solar access to Upper Plaza area

▲ From Central Way and 5th St

▼ From Central Way and 6th St



PHASE 1 DEVELOPMENT

Building A Options

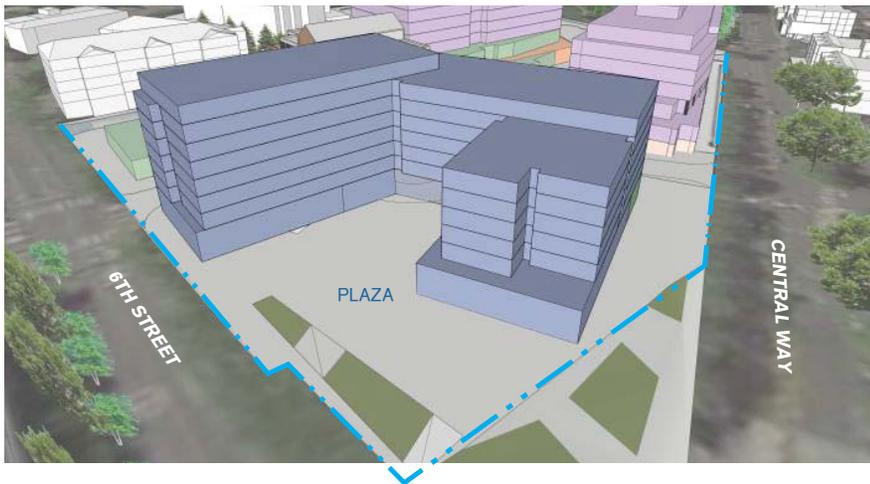
OPTION 2

Phase 1 Option 2 explores another 'C'-shaped building, but 'opens' to the corner of Central and 6th. The vehicular roundabout is under the building mass.



- Pros**
- Smaller building faces at the public right of ways at 6th and Central reduce the apparent bulk of the building.
 - Stepped massing with a low point near corner of Central and 6th further reduces appearance of building bulk.
 - Very 'open' at the corner of 6th and Central - this idea pushes the 'Upper Plaza' towards the street corner (might be construed as a CON as relates to the Design Guidelines).
- Cons**
- Southern Portion of building is a broad façade that largely faces potential Phase 2 Multifamily.
 - Building mass is situated very close to the proposed theater entry element.
 - Building massing shades the new 'Upper Plaza' location

- ▲ From Central Way and 5th St
- ▼ From Central Way and 6th St



OPTION 3 - PREFERRED OPTION

Phase 1 Option 3 explores a stronger street edge, anchoring the corner of 6th and Central, cleaner/simpler massing diagram, and a pedestrian lobby/breezeway that more closely mirrors the proposed pedestrian connection from 6th Street across the 'Upper Plaza' area as defined in the Design Guidelines.



- Pros**
- Strong Retail presence at Central and 6th
 - Building mass has strong corner at 6th and Central that defines street edge
 - Good solar access to Upper Plaza area
 - The building encompasses and defines the "Upper Plaza".
- Cons**
- Phase 1 yield slightly lower than 'C'-shaped schemes (approximately 5%). Deficit could be more than made up for in Phase 2.
 - Potentially more units facing 'territorial views' as opposed to view slot between Bldgs. F and E.

