

FULL-SITE DEVELOPMENT CONCEPT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential
- (55) Elevation Above Sea Level (ft)
- ↗ Below-Grade Parking Access
- ↘ Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

PROGRAM

FULL BUILD-OUT AREA SUMMARY*

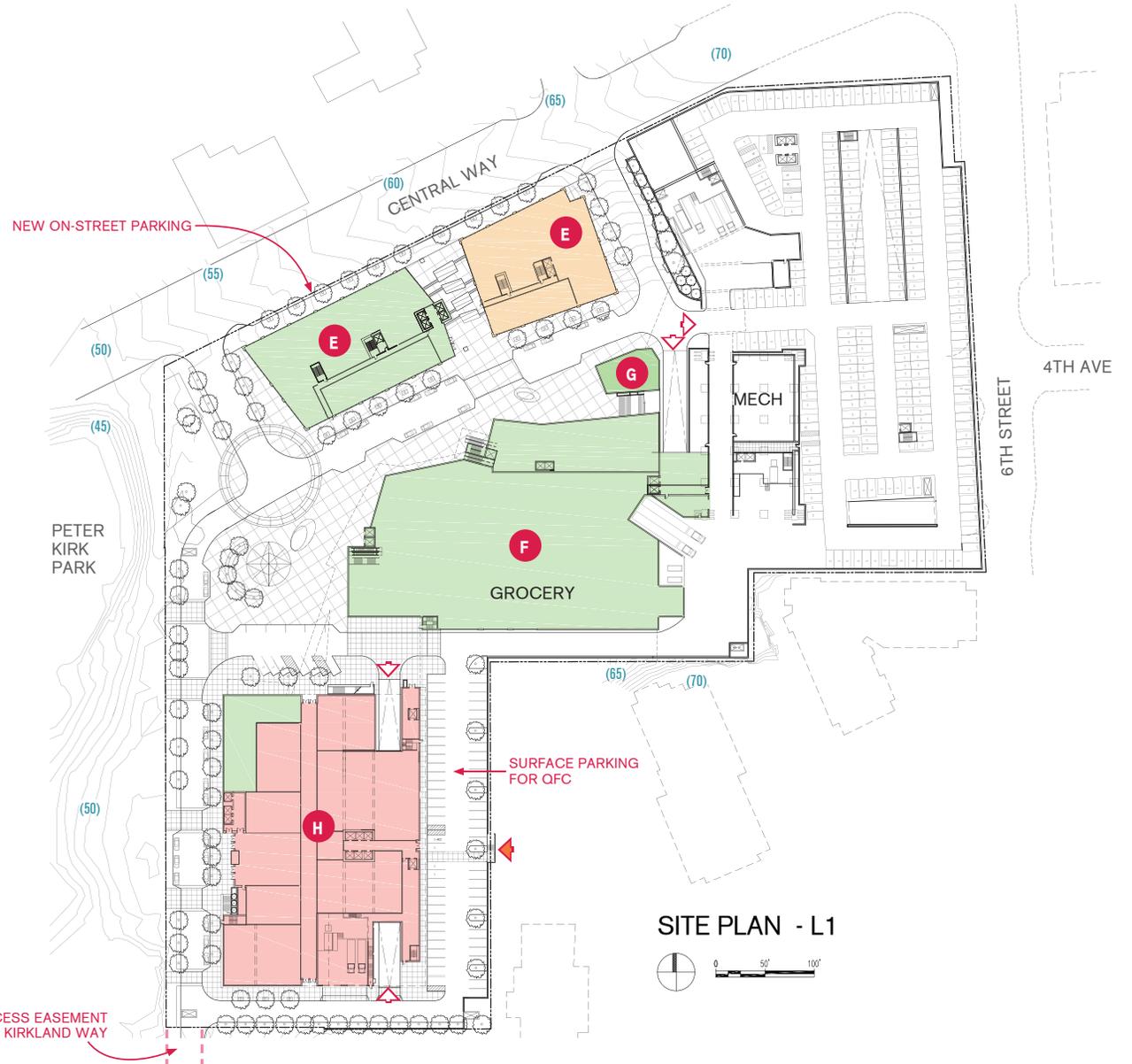
1. 650,000 gsf office
2. 300,000 gsf multifamily residential (300 units)
3. 180,500 gsf retail, entertainment and health club
 - 47,000 gsf QFC
 - 39,000 gsf Theatre
 - 12,000 gsf Health club
 - 82,500 gsf other retail

Total build-out: 1,130,500 gsf

Parking : 2500-3000 stalls**

* All areas are preliminary and subject to change.

** Stall count dependent upon parking demand analysis.



SITE PLAN - L1



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Bldg.	Stories	Use	Approximate Area
A	7-8	Office	220,000 sf
B	1	Retail	4,000 sf
C	1	Bank/Retail	5,000 sf
D	5-6	Office/Retail	75,000 sf
E	7	Office/Retail	220,000 sf
F	7-8	Retail/ Residential	320,000 - 400,000 sf
G	1	Retail	2,000 sf
H	7	Office/Theatre/ Retail	245,000 sf
J	1	Retail	4,000 sf
TOTAL			1,095,000 - 1,175,000 sf

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SITE PLAN - L3



FULL-SITE DEVELOPMENT CONCEPT

Site Plans

