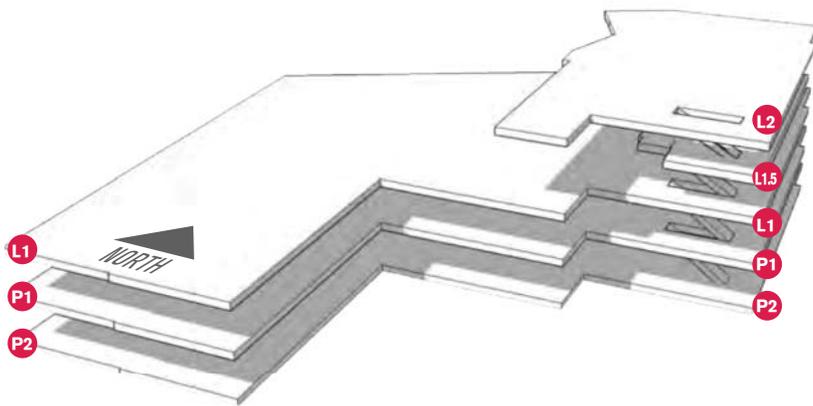
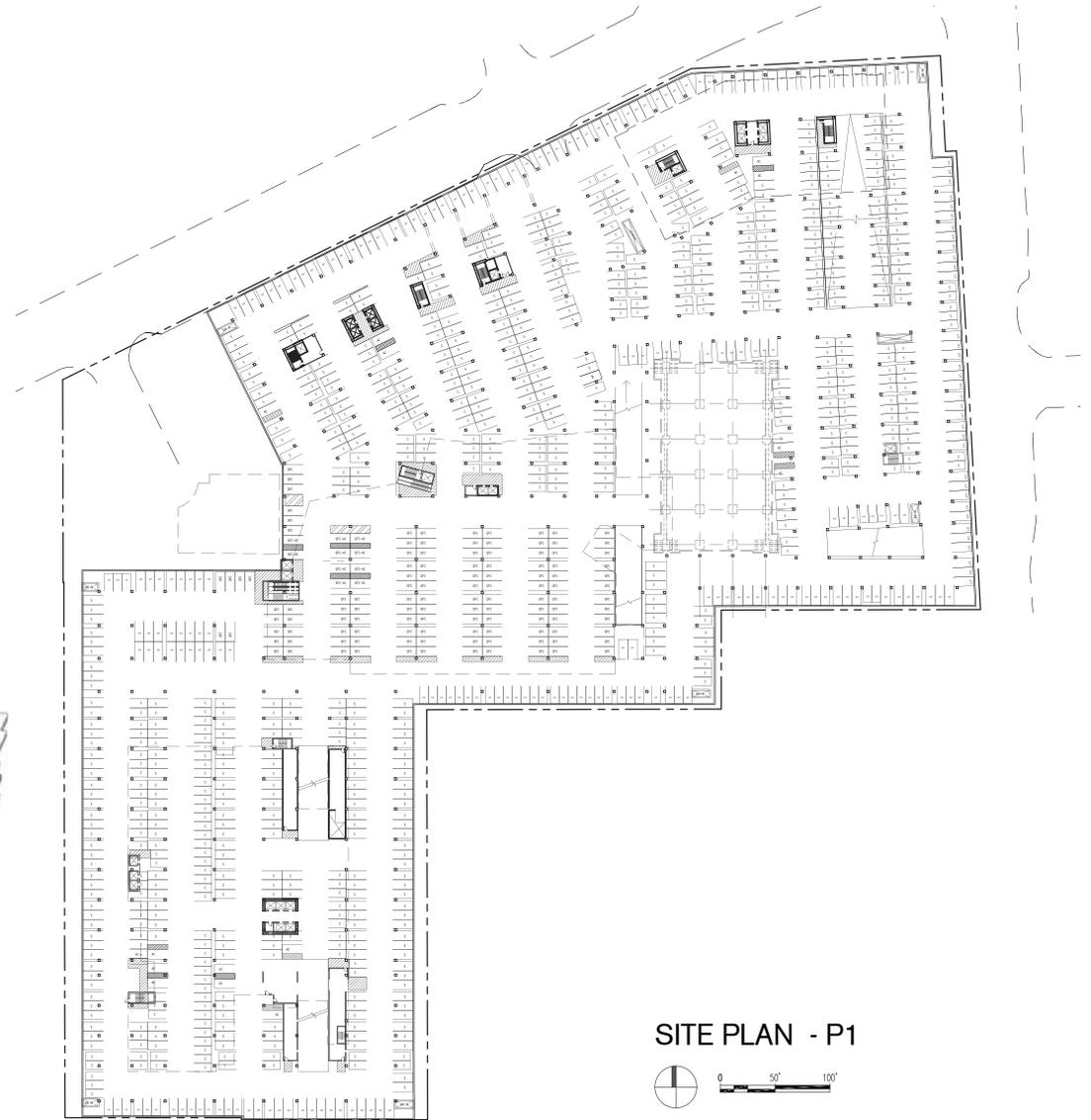


FULL-SITE DEVELOPMENT CONCEPT

Site Plans - Parking



Site Levels: Garage and Surface (not to scale)

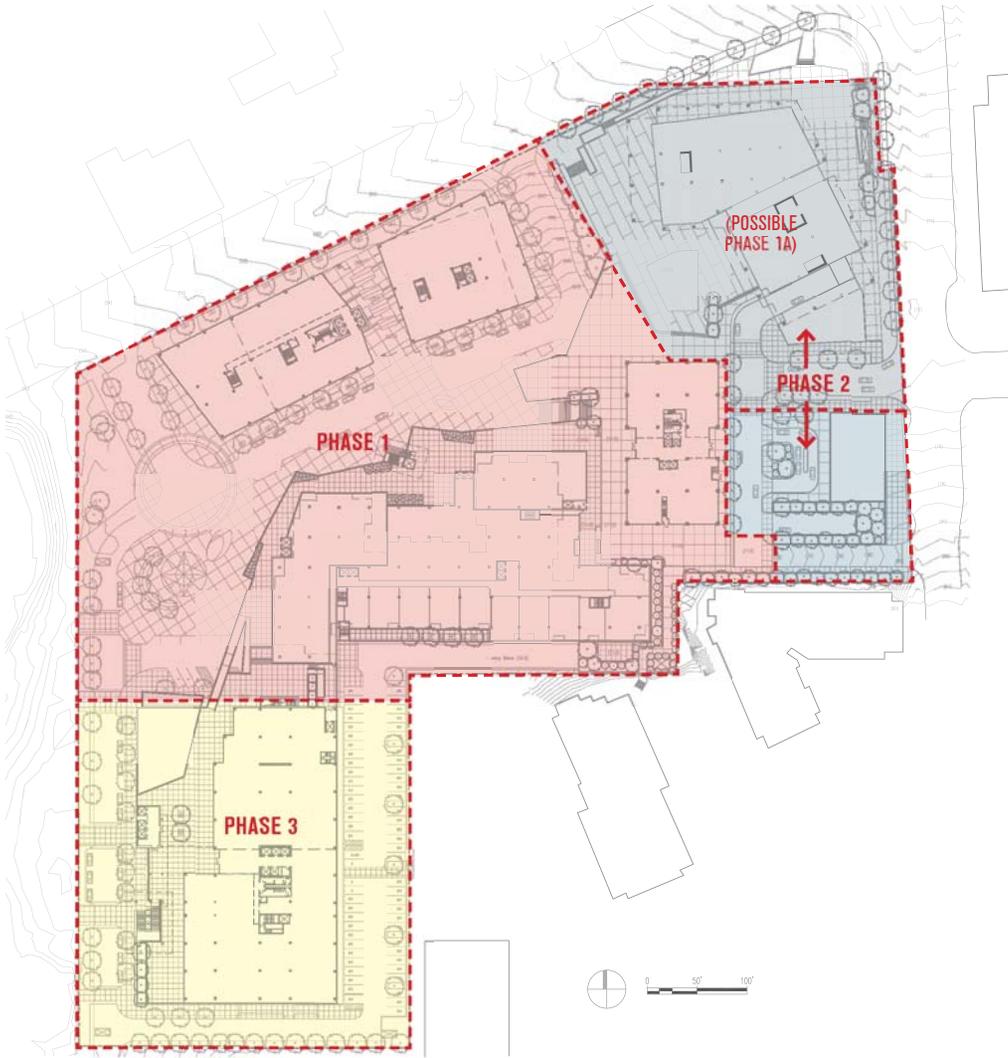


SITE PLAN - P1



FULL-SITE DEVELOPMENT CONCEPT

Phasing Summary



Phase 1
Build-Out



Phase 2
Build-Out



Phase 3
Build-Out



FULL-SITE DEVELOPMENT CONCEPT

PHASE 1 DEVELOPMENT

PHASE 1 DEVELOPMENT



OVERVIEW

Phase 1 occupies the central portion of the site, and contains three buildings with below-grade parking, totaling 620,000 - 700,000 sf, and 1,200 - 1,600 cars.

QFC RELOCATION

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 housing. This location takes advantage of the site grades to reveal the front-of-house and not the back. The residential above the QFC will be included in this phase as well, along with the renovation of the existing office building and construction of a new office building over ground floor retail along Central Way.

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.

POSSIBLE PHASE 1A

Phase one may also include an additional 220,000 sf office building on the corner of Central way and 6th street (Building A) depending on market conditions.

PARKING

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 a portion of the phase one parking.

After relocation of the QFC store, 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

- Retail
- Health Club
- Theatre
- Office
- Residential
- (55) Elevation Above Sea Level (ft)
- ↕ Access to Below-Grade Parking

PHASE ONE AREA SUMMARY*

1. 260,000 gsf office
 2. 300,000 gsf multifamily residential (300 units)
 3. 105,000, gsf retail, and health club
 - 47,000 gsf QFC
 - 12,000 gsf Health club
 - 46,000 gsf other retail
- Total build-out: 665,000 gsf
 Parking: 1200-1600 stalls**

POSSIBLE PHASE 1A SUMMARY*

1. 215,000 GSF Office
 2. 4,000 GSF Retail
 3. 550-700 cars
- Total office w/ Phase 1A: \$475,000 GSF
 Total buildout w/ Phase 1A: \$880,000 GSF
 Parking: 1750-2300 stalls**

* All areas are preliminary and subject to change.

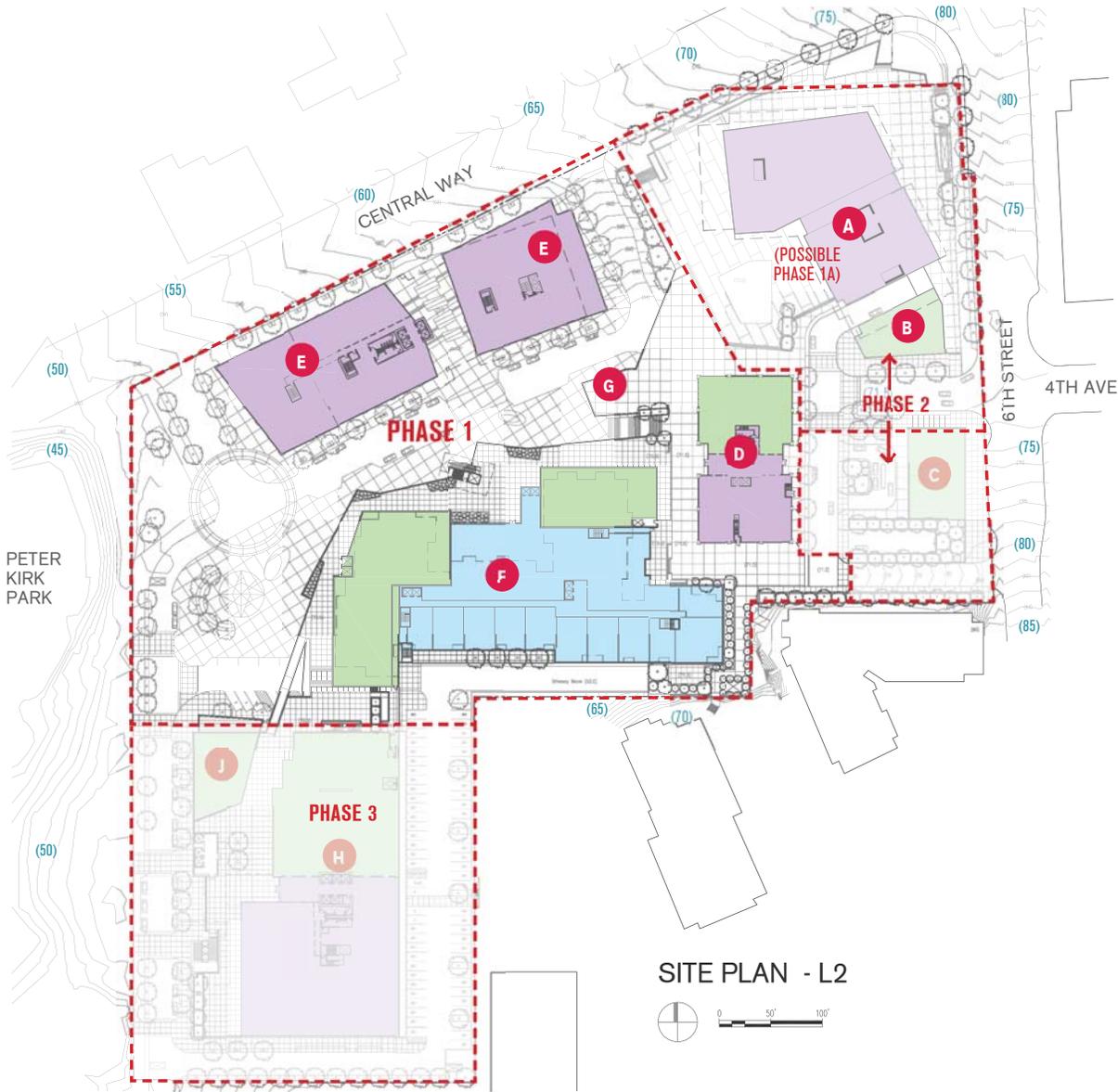
** Stall count dependent upon parking demand analysis.



SITE PLAN - L1



PHASE 1 DEVELOPMENT
Site Plans



- Retail
- Health Club
- Theatre
- Office
- Residential

(55) Elevation Above Sea Level (ft)

PHASE 1 SITE DEVELOPMENT

Blg.	Stories	Use	Approximate Area
D	5	Office	75,000 sf
E	7	Office / Retail / Health Club	220,000 sf
F	7 - 8	Residential / Retail	320,000 - 4000,000 sf
G	1	Retail	2,000 sf
TOTAL PHASE 1			617,000 - 697,000 sf

PHASE 1A SITE DEVELOPMENT

Blg.	Stories	Use	Approximate Area
A	8	Office	220,000 sf
B	1	Retail	4,000 sf
TOTAL PHASE 1A			224,000 sf

TOTAL PHASE 1 + PHASE 1A **841,000 - 921,000 sf**

SITE PLAN - L2



PHASE 1 DEVELOPMENT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential



PHASE 1 DEVELOPMENT

Site Plans

