

# PHASE 1 DEVELOPMENT

## Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential



SITE PLAN - L6

# PHASE 1 DEVELOPMENT

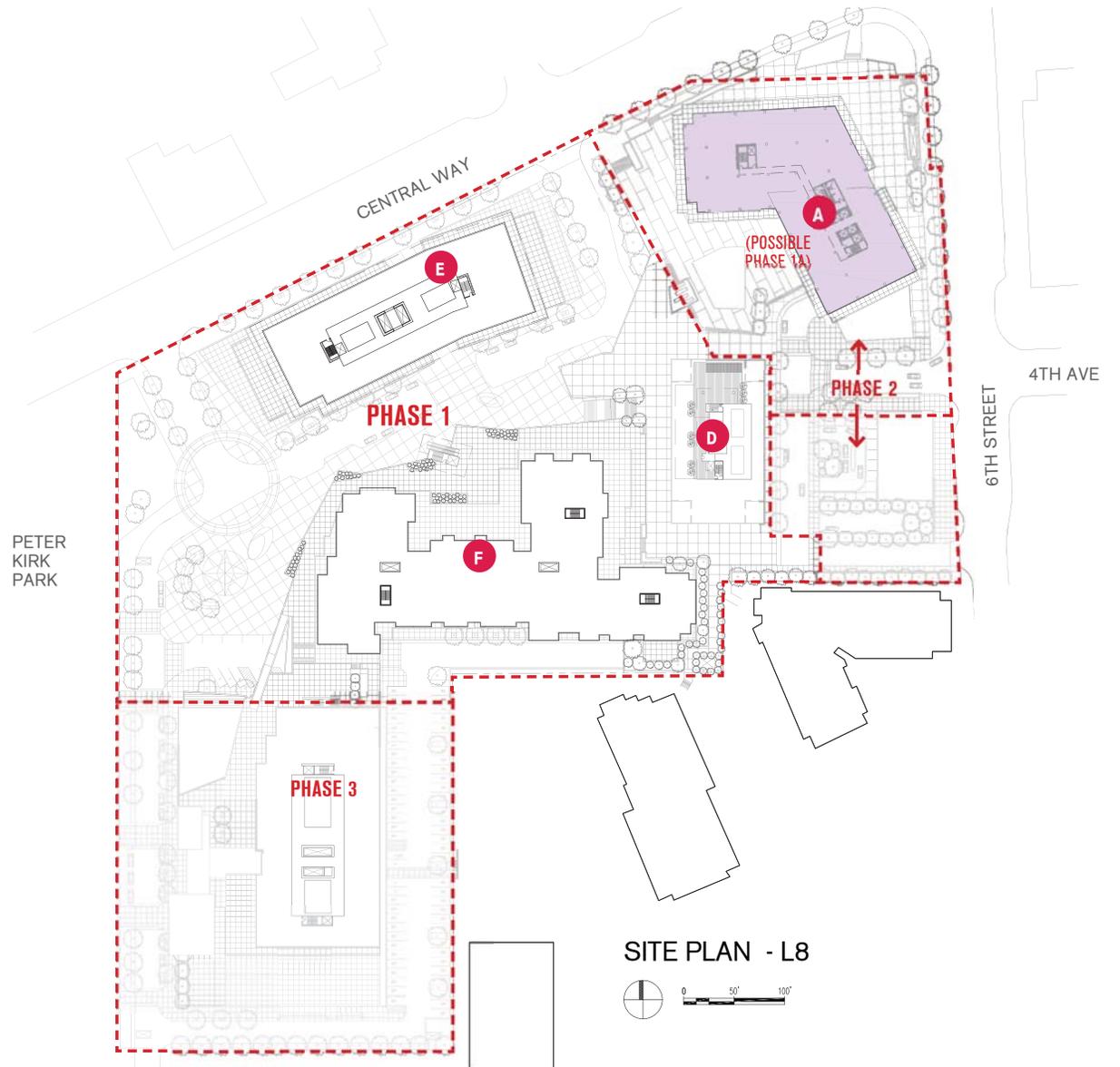
Site Plans

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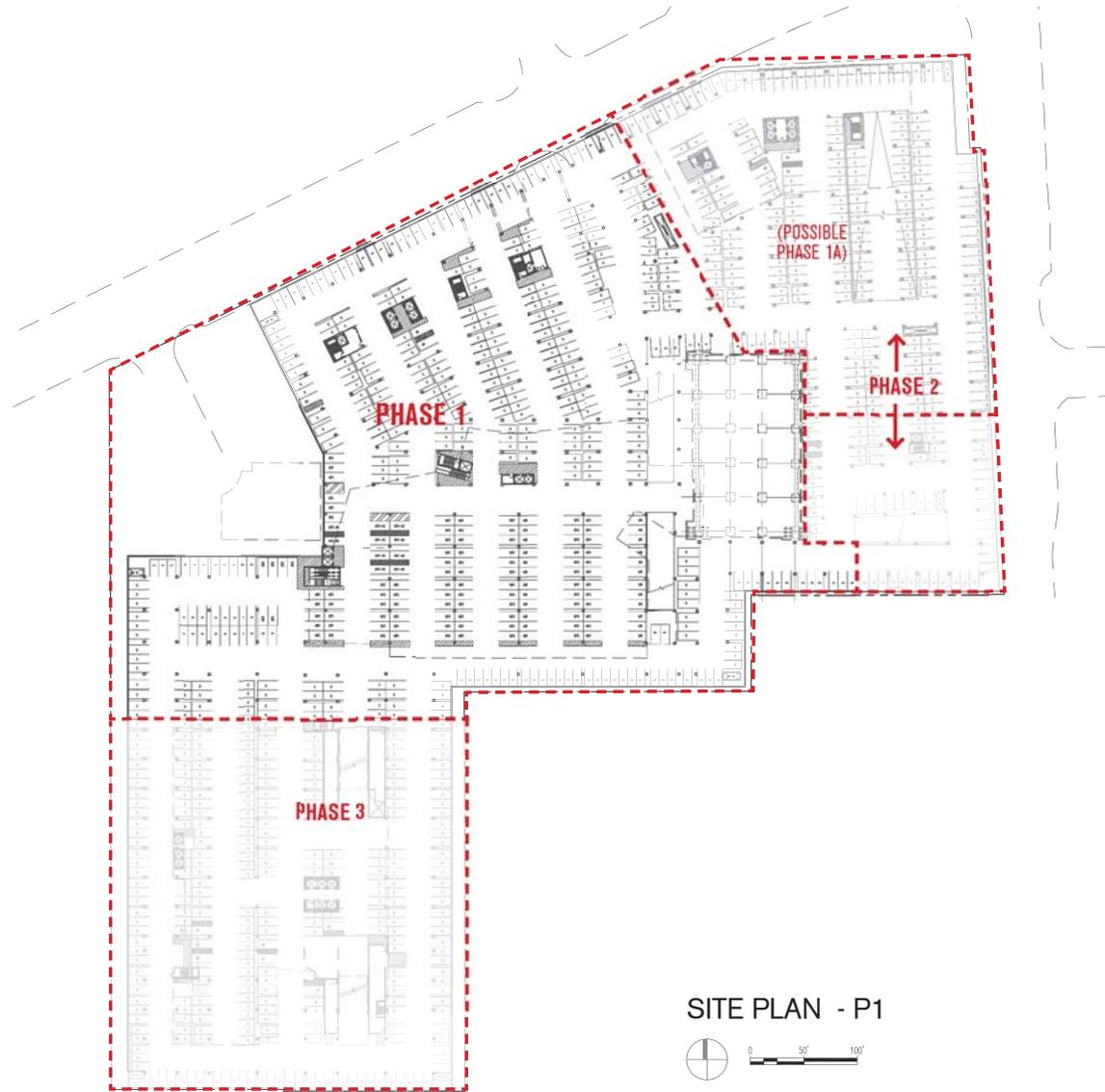
# PHASE 1 DEVELOPMENT

Site Plans



SITE PLAN - L8

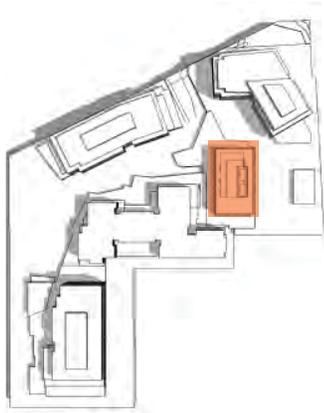
PHASE 1 DEVELOPMENT  
Site Plans



SITE PLAN - P1

# PHASE 1 DEVELOPMENT

## Building D Options



### BUILDING D

- Existing office building
- New exterior cladding
- Upgraded interior
- Retail at base
- Approximately 15,000 SF at typical office floor
- Lower level (current theatre) incorporated into parking garage as service/mechanical/loading for multiple buildings

### OPTION 1

- New cladding over existing brick
- Retain level 5 exterior decks
- Remove rooftop pediment
- Add screened mechanical at roof



### EXISTING CONDITION



# PHASE 1 DEVELOPMENT

Building D Options

## OPTION 2

- New cladding:
  - » Over existing brick at majority of building
  - » Over removed brick at remainder of building
- Enclosed level 5 exterior decks
- Add occupied office space and exterior deck to roof
- Add screened mechanical at roof



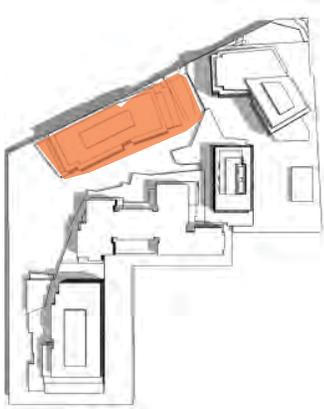
## OPTION 3 - PREFERRED OPTION

- New cladding:
  - » Over existing brick at majority of building
  - » Over removed brick at remainder of building
- Enclosed level 5 exterior decks
- Add exterior deck only to roof
- Add screened mechanical at roof



# 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

Shifted Mass / Narrow and Long Building

- Office Tower 104' wide x 310' long
- Building Shifts at upper level to reduce bulk
- Set back at upper level to reduce bulk
- 2-Story Base with Building Pass-Through
- Step Down at West End



NORTH FACADE



SOUTH FACADE

# PHASE 1 DEVELOPMENT

## Building E Options

### OPTION 2

- Building Notch / Narrow Long Building
- Office Tower 104' wide x 310' long
  - Building notched at upper levels to reduce bulk
  - Set back at upper level to reduce bulk
  - 2-Story Base with Building Pass-Through
  - Step Down at West End



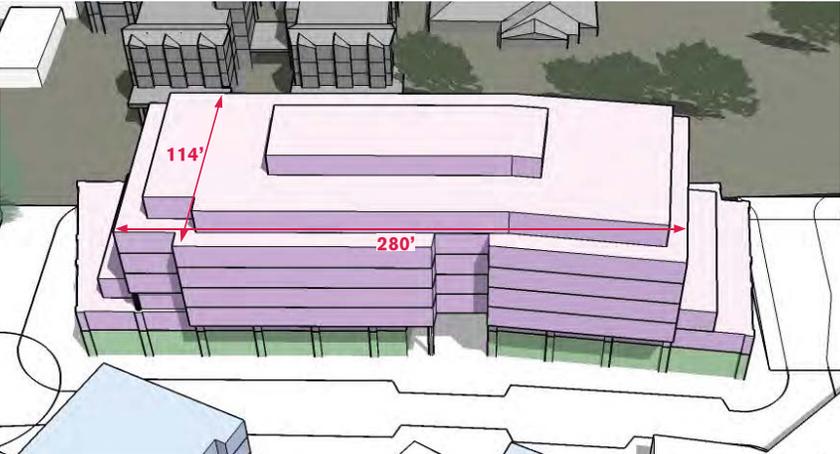
NORTH FACADE



SOUTH FACADE

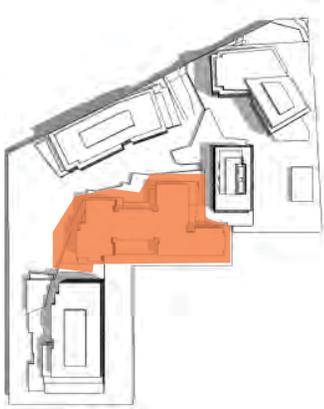
### OPTION 3 - PREFERRED OPTION

- Shifted Mass and Building Notch / Wide Shorter Building
- Office Tower 114' wide x 280' long
  - Building notched at upper levels to reduce bulk
  - Angled facade reduces bulk and enhances views into site
  - Set back at upper level to reduce bulk
  - 2-Story Base with Expanded Building Pass-Through
  - Step Down at West and East Ends



# PHASE 1 DEVELOPMENT

## Building F Options



### BUILDING F

- Residentail over retail/grocery
- 7-8 total stories
- 240-300,000 sf residential, 240-300 units
- Approximately 76,000 sf retail, including 47,000 sf QFC

### OPTION 1

- Primary Residential Courtyard faces south
- Center wing shades Retail Plaza
- Decreased modulation at center wing at North Facade
- Increased modulation at center wing at South Facade



# PHASE 1 DEVELOPMENT

## Building F Options

### OPTION 2

- Primary Residential Courtyard faces north
- Reduced shading impact on Retail Plaza
- Increased modulation at center wing at North Facade
- Decreased modulation at center wing at South Facade



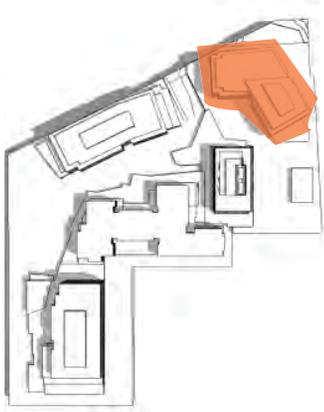
### OPTION 3 - PREFERRED OPTION

- Residential Courtyard on north and south
- Some reduction in shading impact on Retail Plaza
- Modulation on both North and South Facades



# PHASE 1 DEVELOPMENT

## Possible Phase 1A - Building A Options



### BUILDING A

- 8 Total Stories
- 220,000 sf Office
- 32,000 - 33,000 sf Typical Office Floor
- Incorporates Entry to Parking Garage
- Partial 8th Story Permitted Behind 110' Setback from Central Way

### OPTION 1



- Building oriented along 6th Street.
- Opens up views into site along Central Way / not 6th Street
- Close to Building D
- Furthest away from Building E
- Larger single plaza
- Long facade on 6th Street
- Building angles away from corner to accommodate grade change
- Portions of lower floor set back to enhance pedestrian flow from corner into site
- ◀ From Central Way and 5th St
- ▼ From Central Way and 6th St



PHASE 1 DEVELOPMENT  
Possible Phase 1A - Building A Options

OPTION 2



- L-Shaped building oriented to corner
- Opens up views into site along Central Way
- Less facade length on 6th Street compared to Option 1; more facade length on Central Way
- Plaza partially framed by L-shaped building
- Portions of lower floor set back to enhance pedestrian flow from corner into site

◀ From Central Way and 5th St  
▼ From Central Way and 6th St

OPTION 3 - PREFERRED OPTION



- Pulls building away from corner
- More room for grade transition at corner
- More separation from Building D
- Opens site up to views on both Central Way and 6th Street
- Shortest facade lengths facing 6th and Central Way
- Creates plazas on three sides of building
- Portions of lower floor set back to enhance pedestrian flow from corner into site

◀ From Central Way and 5th St  
▼ From Central Way and 6th St



