



SEATTLE 5TH AVE ENTITLED 170' DEVELOPMENT SITE

OFFERING MEMORANDUM | 2115 & 2121 5TH AVE | SEATTLE, WA



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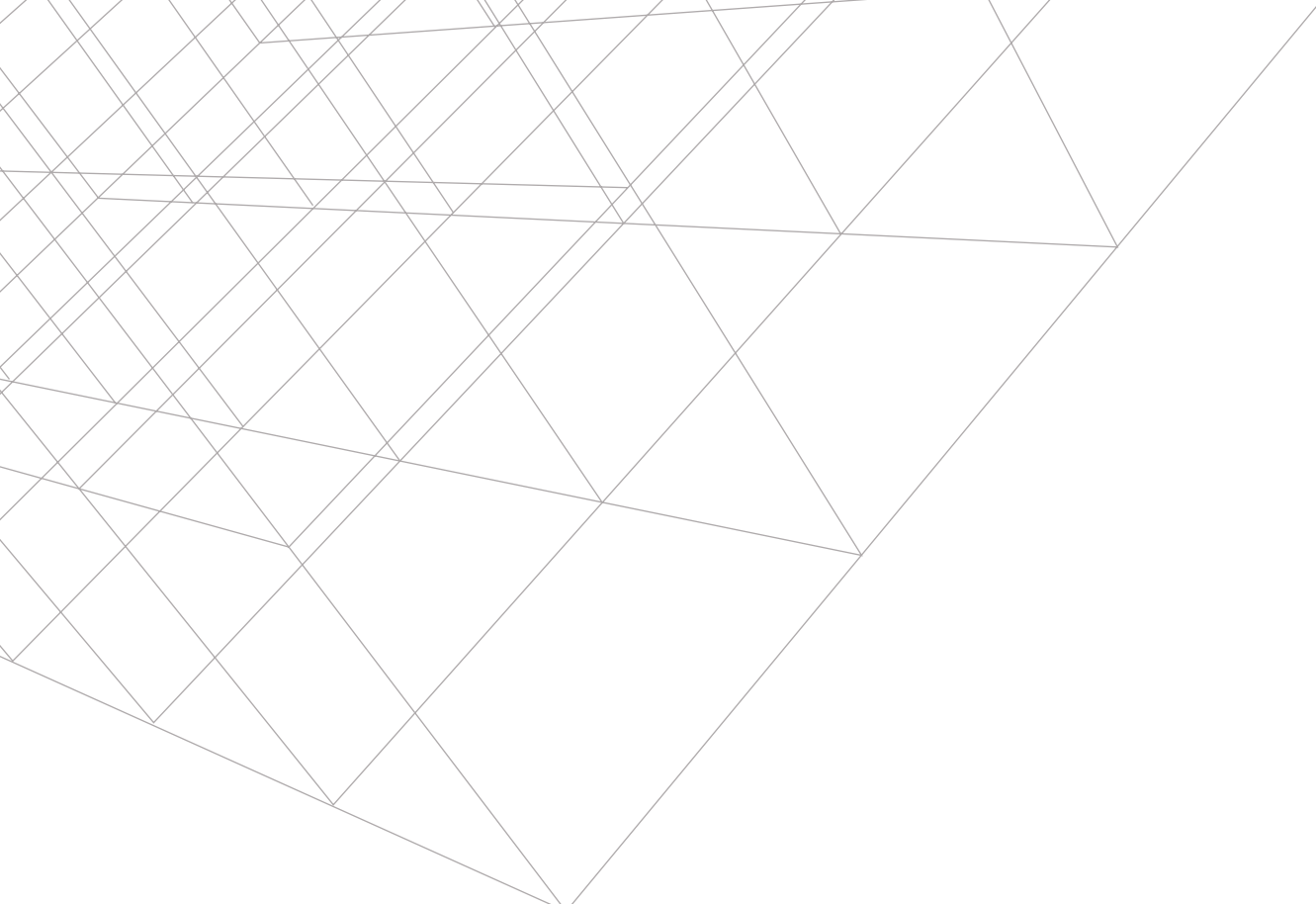
MASSING STUDIES

Master Use
Un-Entitled 400' Project

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



01

EXECUTIVE SUMMARY

THE OFFERING

MASTER USE PERMIT

EXECUTIVE SUMMARY

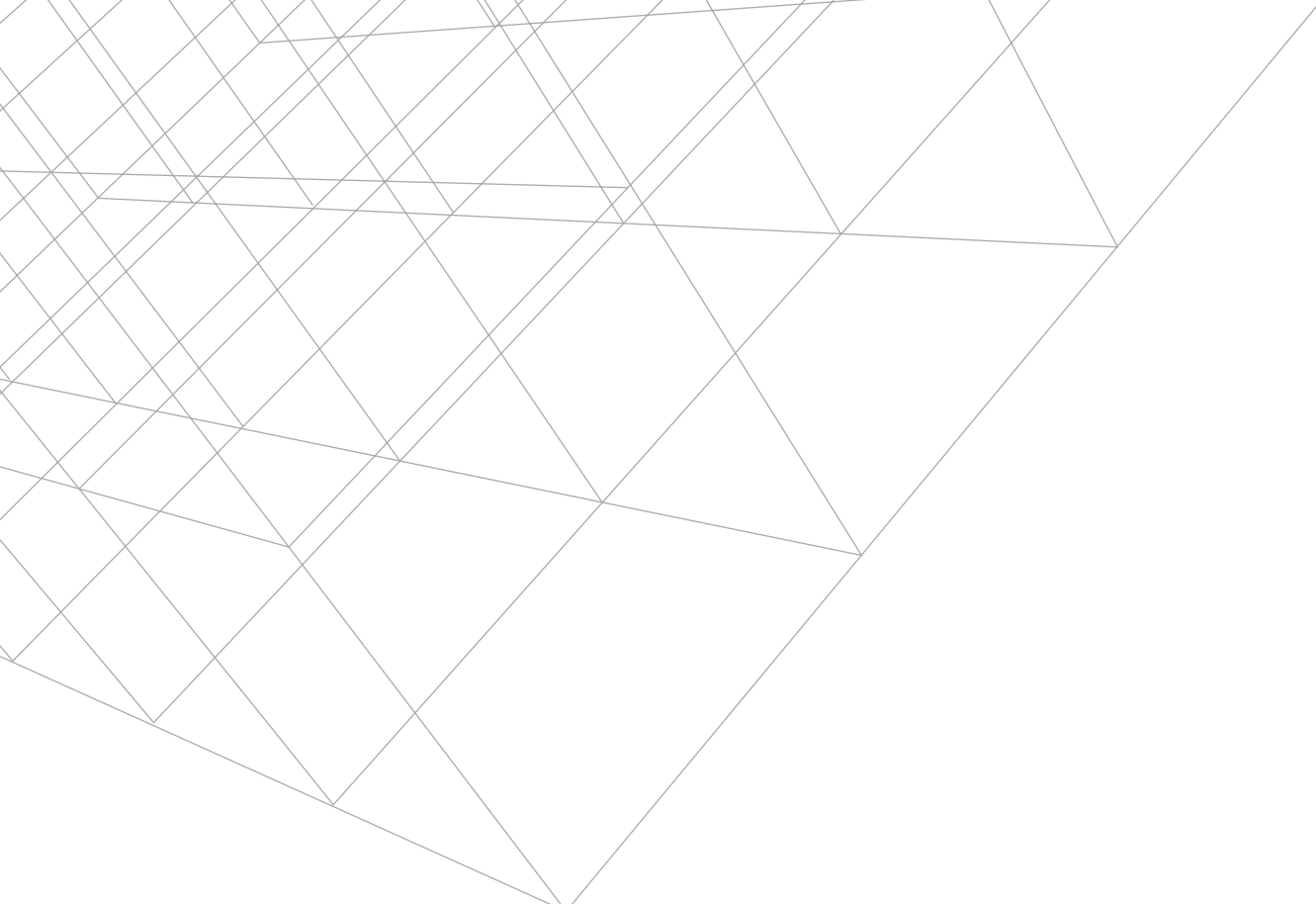


THE OFFERING

Address	2115 & 2121 5th Ave, Seattle, WA
DPD Master Use Permit Number	3022614
Tax Parcel Numbers	696000045 & 696000050
Max FAR Residential / Commercial	Unlimited / 7
Site Area	12,972 SF
Zoning	DMC 240'/290-440'
Zoning Overlays	Urban Village/Belltown Urban Central Village/Frequent Transit
Parking	None Required
Tenants	Month to Month
Existing Building	2 story 11,360 SF Masonry building built in 1926 and a 2 story 8,640 SF Masonry building built in 1929
Sale Process	Ownership will set a deadline for a definitive bid date, this does not preclude them from accepting an offer at anytime
List Price	\$9,750,000

MASTER USE PERMIT

Master Use Permit Units	207 Hotel Keys & 119 Residential Units with 121 parking stalls on 5 levels of below grade parking
Master Use Permit Gross SF Commercial / Residential	126,255 & 91,758
Master Use Permit Building Height	170'; Applicant had Tower Spacing requirements with the Arrive Tower across the alley
Building Use	A Minor MUP revision would allow an All Residential Scheme. Interior changes can be revised per the desired specs



02

THE PROPERTY

PROPERTY INFORMATION

PARCEL MAP

LOCATION AERIAL

THE PROPERTY

PROPERTY INFORMATION

ENTITLED 5TH AVE SITE

The subject is located mid-block on Fifth Avenue, Between Blanchard Street and Lenora Street, one block from the Amazon Sphere and High Rise Towers as well as two blocks from the Westin Seattle to the East, only two blocks to Westlake Ave near Pacific Place to the South, a four minute walk to the South Lake Union Streetcar at Westlake Ave & Virginia St stop, and centrally located in the heart of Belltown with all of the Belltown restaurants surrounding Bell Street Park.

The subject area is specifically called Belltown in Seattle's CBD. The subject neighborhood is roughly bounded by Denny Way to the north, Stewart Street to the south, Westlake Ave to the East, and the Waterfront to the West.

The project's location is attractive to a variety of prospective tenants and tourists due to its accessibility to major employers, retail centers

and cultural amenities. Whether traveling by car, bus, trolley or foot, getting around will be easy for the 5th Ave Mixed-Use high-rise tenants and tourists.

Seattle is a city where people travel Downtown to shop. Just two blocks East is the start of the retail heart of Seattle. Shoppers will find the flagship Nordstrom and Macy's complimented by Target, Westlake Center, and Pacific Place. The world renowned Pike Place Market is only a 10 minute walk away.

LAND AREA

Subject site is 2 parcels with a total of 12,972 SF of land.

MASTER USE PERMIT / ENTITLEMENTS

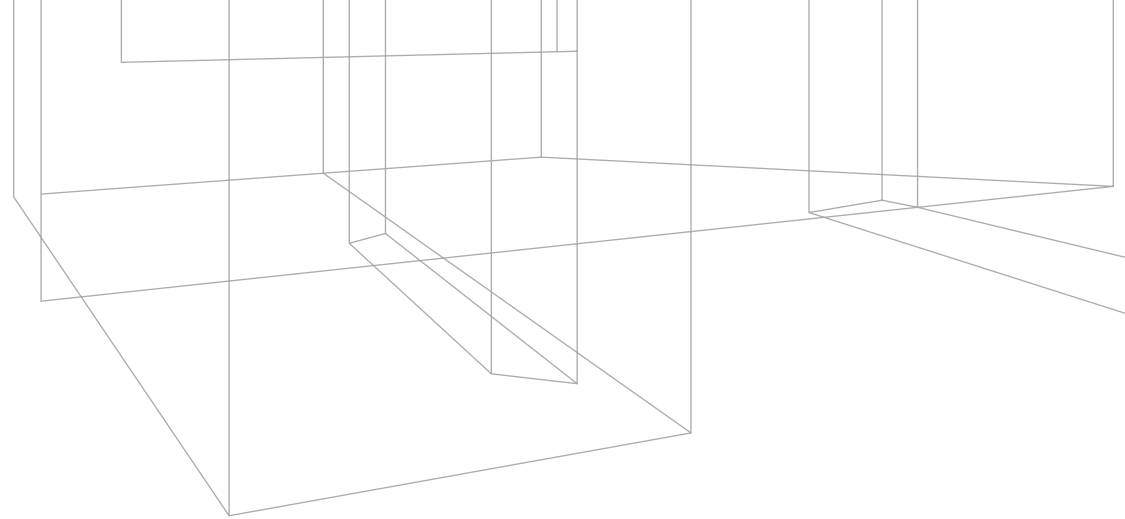
170' Mixed-Use Hotel & Residential Development project with 126,225 sf of Hotel & 91,758 sf for Residential which can be either Condominiums or Apartments. Current design

includes 207 Hotel Keys and 119 Residential Units. Typically with an approved Master Use Permit, the exterior massing is solidified but if a Developer wanted to reconfigure the interior unit layout, that can be done during the Building Permit phase when Construction Drawings are complete.

ZONING

DMC 240/290-400' (Downtown Mixed Commercial with heights up to 440'). Seattle zoning has a wedding cake pyramid with the zoning near the waterfront at 85' stepping up to 125' to 240', 290' and the 400'. This is a high density commercial and/or residential zone that allows multi-family units to be built either as stand-alone structures or mixed-use structures. Office, hotel, residential, and retail are all permitted uses.

Due to the newly constructed Arrive Tower across the alley which comes with an 80' Tower spacing requirement in this section of Belltown, this project was designed to maximize the density potential up to the Podium height limit.



98

WALK SCORE
(WALKER'S PARADISE)

100

TRANSIT SCORE
(RIDER'S PARADISE)

84

BIKE SCORE
(VERY BIKEABLE)



**2121
5TH AVE**

**2115
5TH AVE**

LOCATION AERIAL



LAKE WASHINGTON



CAPITOL HILL



SOUTH LAKE UNION

PUGET SOUND

BELLTOWN

MERCER ST

Memorial Stadium

McCaw Hall

CLIMATE PLEDGE ARENA

Olympic Sculpture Park

Pike Place Market

Westlake Center

AMAZON OFFICE

AMAZON OFFICE

Denny Park

SUBJECT PROPERTY

zulily

pmi worldwide



modis

DocuSign



ORACLE

NORDSTROM



UW Medicine



SWEDISH

SEATTLEU

Dropbox

gettyimages

Zillow



SODO



FACEBOOK

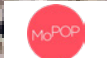


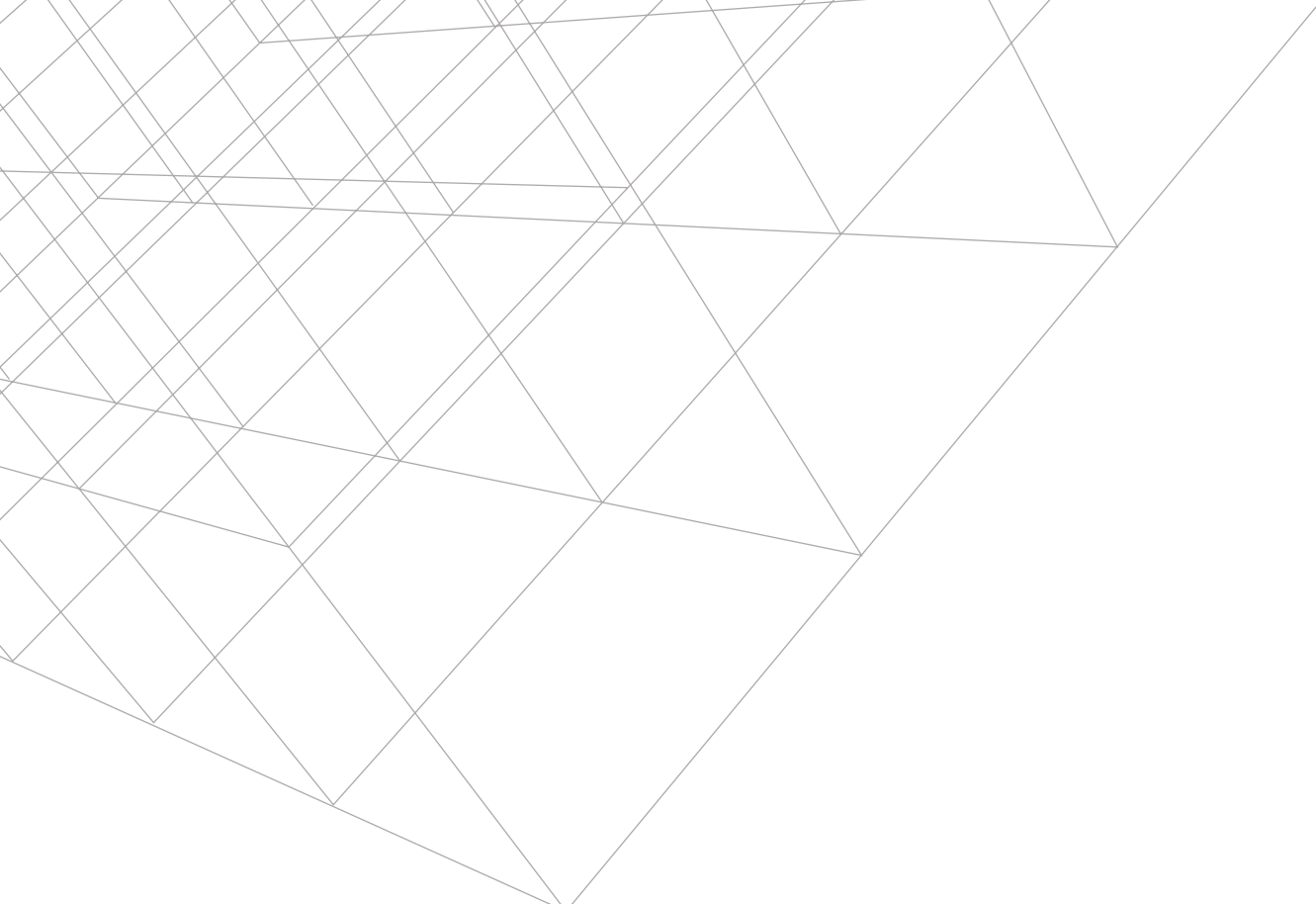
UW Medicine



IMAX

CHIHULY GARDEN AND GLASS





03

MARKET AREA

LOCATION INFORMATION

DEMAND DRIVERS

AMAZON IMPACT

UPSCALE HOTEL MARKET

MULTIFAMILY MARKET REVIEW

OFFICE MARKET REVIEW

MARKET OVERVIEW

LOCATION INFORMATION

BELLTOWN

Directly north of Seattle's CBD is the vibrant neighborhood of Belltown. With nearly 13,000 people per square mile, Belltown is the most densely populated neighborhood in Washington State. Belltown is home to majority of the Amazon presence in Seattle. This once low-rent district has reinvented itself to a neighborhood of upscale restaurants, bars, boutiques, nightclubs, high-rise condominiums and art galleries. Belltown is bounded by Denny Way to the north at the base of Queen Anne Hill and 5th Avenue to the northeast, where the Seattle Center, the Space Needle, and South Lake Union are located. Elliott Bay and Seattle's waterfront border the southwest portion of the neighborhood, to the southeast border, the historic Pike Place Market and Seattle's Central Business District lie.

Dining & Nightlife

Some of Belltown's classic nightspots include The Rendezvous, Mama's Mexican Kitchen, The Lava Lounge, Ohana and The Crocodile Café, a Seattle icon for the '90s grunge music scene. Newer establishments such as Amber, Buckley's, Tia Lou's and Twist have helped make Belltown the center of nightlife in Seattle. On 1st Avenue is El Gaucho, one of Seattle's most exquisite, high-end steak houses. In addition to its dining area, the restaurant is adjacent to a hotel and a luxury movie theater which serves a full bar to its patrons. Also on 1st Avenue is Macrina Bakery, Seattle's most popular, award winning European bakery. Other well-known eateries in Belltown include Wasabi Bistro, Queen City Grill, Zeek's Pizza, The 5 Point Café, Cherry Street Café, C.J.'s Eatery, and Top Pot Doughnuts, whose renowned doughnuts are sold in over 7,000 Starbucks across North America.

Employment & Education

Belltown's major employers include Zulily, Fisher Communications, Cisco Networks and UW Medicine. Several local radio stations are headquartered in Belltown along with other mass media companies such as KIRO 7 television and the Seattle Post-Intelligencer. Belltown is also home to Antioch University, Argosy University and Mars Hill Graduate School.

Amazon Campus

Amazon's growth in Seattle has transformed the downtown Seattle market and now Tech companies, Biotech companies, and UW Medicine are all collocating next to Amazon's presence downtown. Amazon owns approximately 50% of their Seattle Real Estate and lease the rest. The new 3.1M SF Amazon Campus and the one-of-a-kind Spheres, a block from the 5th Ave site, will support housing and hotels in the area for years to come.



SEATTLE SPHERES



SEATTLE SPHERES - INTERIOR

SOUTH LAKE UNION

Over a span of ten short years, the South Lake Union area has transformed into a bustling technology-based sector that appeals to for-profits and non-profits alike. This growth has happened much more quickly than real estate professionals had expected and is certainly going to continue as Amazon.com moves into its campus and other organizations select this area for their corporate headquarters/R&D needs.

University of Washington Medical School, SLU Campus

UW's Medical School continues to grow its South Lake Union campus.

With the opening of Phase III, they now have 900,000 square feet of research capacity. The newest building is bordered by Mercer St, Republican St, Dexter Ave, and Eighth Avenue N. Eventually UW Medicine will add two more buildings in South Lake Union.

UW Medicine Research Expansion

The SLU complex is cutting-edge in researching the areas of biologic imaging, biomarkers, cancer vaccines, diabetes, heart regeneration, inflammation, microbiology, mitochondria and metabolism, and proteomics. These areas of endeavor are supported by biomedical research centers that

cross organizational and disciplinary lines.

Nearby employers include The Gates Foundation, F5 Networks and Publicis (Queen Anne), Boeing, Nordstrom, Russell Investments (CBD), Google, Facebook, REI, UW Medicine Research, and Fred Hutchinson Cancer Research Center (South Lake Union).

Shopping

Seattle's downtown shopping district is within blocks of the Entitled 5th Ave Project. The compact square of several blocks include brand name stores like Urban Outfitters, Banana Republic, Gap, Nike, Macys,

and the Nordstrom's flagship store. Further south on Fifth Ave, high-end retailers such as Gucci and Louis Vuitton can be found.

Pacific Place is an upscale, 340,000 SF urban shopping center located directly across the street from Nordstroms, connected via a sky bridge over Sixth Avenue. Pacific Place's tenants include the AMC Theaters, Barneys New York, Bose, J Crew, Kate Spade, Michael Kors, Papyrus, Tiffany & Co, Williams-Sonoma, Il Fornaio, and Gordon Biersch Brewery and Restaurant. Seattle shoppers can choose to unwind at the many high-end spas or salons at or near Pacific Place, such as 7 Salon or Gene Juarez Salon & Spa.

On Fourth Avenue, between Macy's and Nordstrom is Westlake Center Plaza. This four-story mall sits below a 25-story office tower. Westlake Center features many accessory and apparel stores, as well as a top-floor food court with over twenty food options.



SEATTLE RECREATION

THE SPACE NEEDLE & SEATTLE CENTER

A symbol of Seattle and the most recognizable landmark of the Pacific Northwest is the Space Needle. Built for the 1962 World's Fair, the Space Needle is 605 feet at its highest point with an observation viewing deck at 520 feet. Visitors can see the Downtown Seattle skyline, the Bellevue skyline, the Olympic and Cascade Mountains, Mount Rainier, Mount Baker, Lake Union, Lake Washington, Elliott Bay, and the surrounding islands throughout the Puget Sound. The Space Needle is located within the Seattle Center, which is a 74-acre campus that is the City's arts and entertainment center year round. The Seattle Center hosts more than 5,000 events each year that bring in over 12 million visitors and generate \$1.15 billion in revenue for King County.

Attractions at the Seattle Center include the Pacific Science Museum, the Children's Museum, the Science Fiction Museum, Climate Pledge Arena, which was home to the Seattle SuperSonics for 30 years,

Memorial Stadium, which hosts popular musical festivals such as Bumbershoot, the Seattle Center Skate Park, McCaw Hall's opera house, the Seattle Repertory Theatre, the Chihuly Garden and Glass, MoPop, and Paul Allen's rock music museum, known for its bold architecture.

The Seattle Center also features the Monorail terminus, which transports passengers to downtown Seattle's shopping district at Westlake Center. Some of the popular festivals and events hosted here are the music festival Bumbershoot, the Northwest Folklife Festival, holiday Winterfest activities, and the Bite of Seattle.



DEMAND DRIVERS

PROJECTED JOB GROWTH

2.5%

PUGET SOUND
(ANNUAL)

0.4%

UNITED STATES
(ANNUAL)

PUGET SOUND POPULATION





















4.0M

CURRENT

1.1%

CHANGE
(2019-2020)

PUGET SOUND BASED LARGE EMPLOYERS

SEATTLE RANKINGS

#1

MOST COMPETITIVE REAL ESTATE MARKET IN THE U.S.
Lombardo Homes, 2020

#1

BEST CITY FOR WOMEN ENTREPRENEURSHIP
Forbes, 2020

#1

MOST CONSTRUCTION CRANES
Rider Levett Bucknall, 2020

#1

EDUCATIONAL ATTAINMENT WITH 65% OF RESIDENTS HOLDING BACHELOR'S DEGREE OR HIGHER
Geekwire, 2020

#1

BEST PLACES FOR BUSINESS AND CAREERS
Forbes, 2019

#1

BEST CITY IN THE U.S. FOR STEM JOBS
Wallethub, 2019

#1

BEST PUBLIC TRANSPORTATION IN U.S.
Business Insider, 2019

#1

MOST DYNAMIC LARGE CITY IN NATION
Point2Homes, 2019

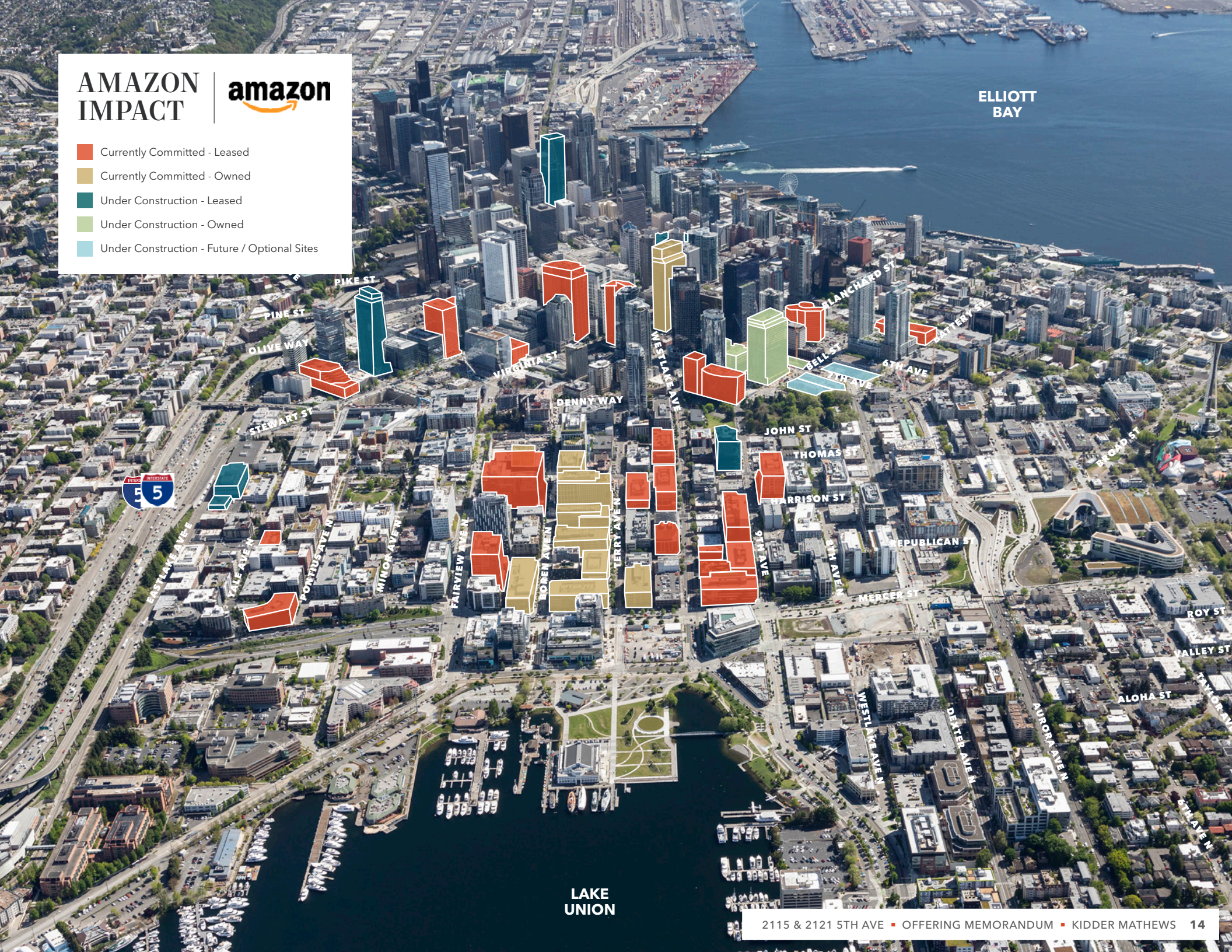
AMAZON IMPACT



- Currently Committed - Leased
- Currently Committed - Owned
- Under Construction - Leased
- Under Construction - Owned
- Under Construction - Future / Optional Sites

ELLIOTT BAY

LAKE UNION



CURRENTLY COMMITTED

Leased

1918 8th	460,250 SF
West 8th	320,718 SF
2201 Westlake	180,000 SF
1260 Mercer	102,085 SF
202 Westlake	111,400 SF
1800 Ninth	189,009 SF
Metropolitan North	135,855 SF
5th and Bell	186,743 SF
Blanchard Plaza	117,350 SF
1915 Terry	262,726 SF
Athletic Supply	18,000 SF
1265 Republican	26,446 SF
635 Elliott	187,434 SF
Phase VI	362,000 SF
Phase VII	317,000 SF
Phase VIII	317,000 SF
428 Westlake	81,000 SF
Midtown 21	365,000 SF
Westlake Terry	320,000 SF
Urban Union	285,000 SF
Troy Block South	362,108 SF
Troy Block North	379,889 SF
Tilt49	291,000 SF
9th and Thomas	152,769 SF
Yale and Thomas	160,000 SF
Macy's	472,000 SF
SUBTOTAL	6,162,782 SF

Owned

Phase IA	315,000 SF
Phase IB	113,900 SF
Phase II	154,500 SF
Phase III	235,900 SF
Phase IV	550,800 SF
Phase V	326,000 SF
Rufus 2.0	1,100,000 SF
Rufus 2.1	1,100,000 SF
SUBTOTAL	3,896,100 SF

UNDER CONSTRUCTION

Leased

Rainier Tower	765,000 SF
Yale & Thomas Phase II	200,000 SF
SUBTOTAL	922,000 SF

Owned

Rufus 2.2	1,100,000 SF
Hurricane Block	835,000 SF
2205 7th Ave	405,000 SF
SUBTOTAL	2,340,000 SF

Future / Optional Sites

2301 8th Ave	TBD SF
2300 7th Ave	TBD SF
2301 - 2331 7th Ave	TBD SF

Future Leased (Bellevue)*

Centre 425	354,000 SF
333 Tower	435,000 SF
Summit III	377,000 SF
Binary Towers	715,000 SF
555 Towers	980,000 SF
Bellevue Plaza	1,050,000 SF
Fana Four 106 Phase II	221,000 SF
Bellevue 600 (Owned)	1,600,000 SF
SUBTOTAL	5,732,000 SF

*Property is outside the boundaries of this aerial and SF not included in Seattle Market Share calculations.

Source: CoStar

SEATTLE MARKET SHARE

Year End	Amazon (SF)	Market (SF)	Percentage
2015	6,090,116	78,900,000	7.72%
2016	8,603,224	81,800,000	10.52%
2017	9,274,113	84,900,000	10.92%
2018	10,058,882	87,500,000	11.50%
2019	11,158,882	91,900,000	12.14%
2020	12,915,882	94,200,000	13.71%
2021	12,915,882	94,900,000	13.61%
2022	14,034,882	95,600,000	14.68%
ADDED SF	7,944,766	16,700,000	47.57%

SEATTLE AND BELLEVUE PROJECTED 2022 TOTALS

11,216,782 SF

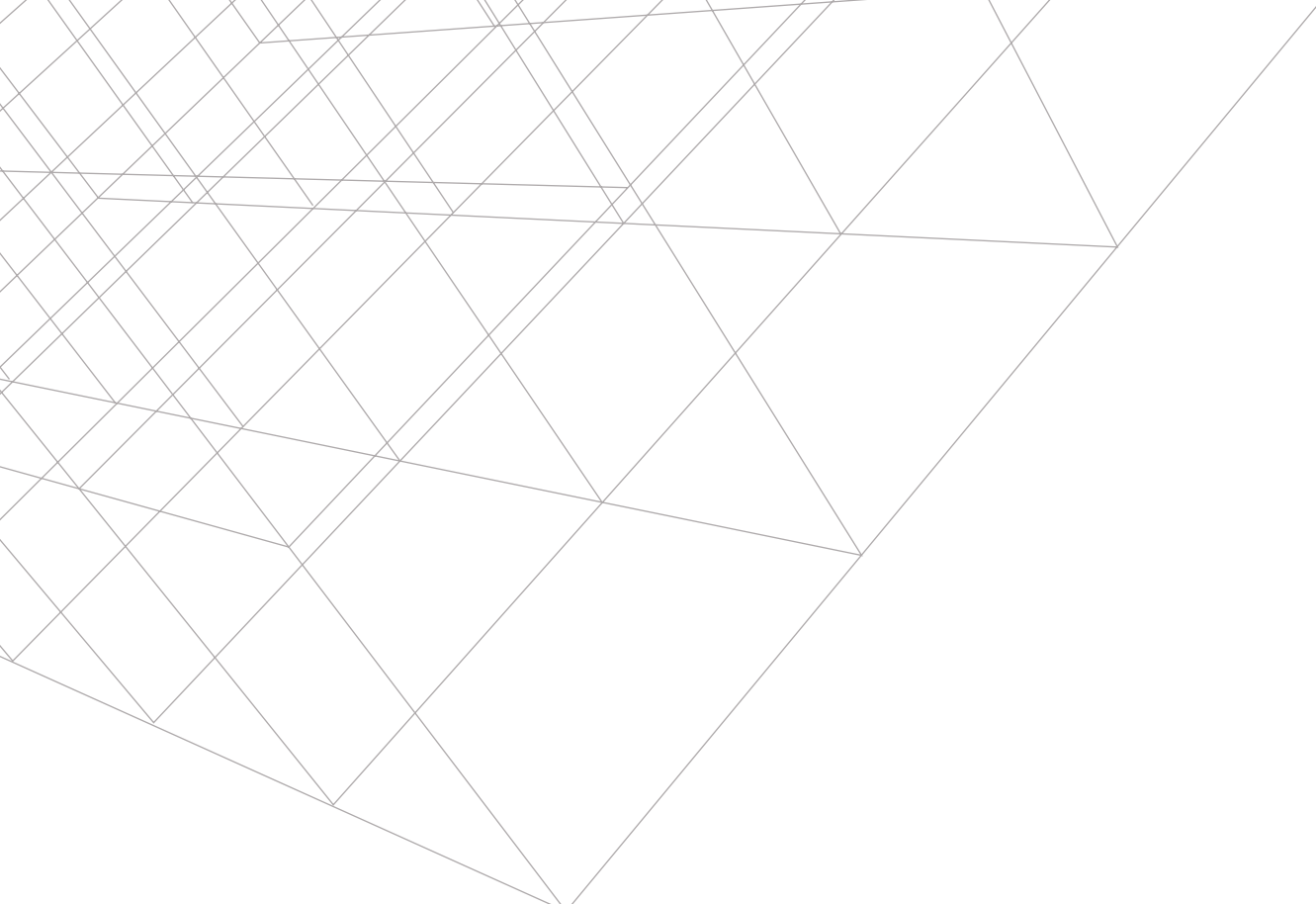
**TOTAL
LEASED**

7,836,100 SF

**TOTAL
OWNED**

19,052,882 SF

**GRAND
TOTAL**



04

MASSING STUDIES

1. RESIDENTIAL ONLY - MINOR MUP REVISION NEEDED

2. ENTITLED MIXED-USE

3. UN-ENTITLED 400' PROJECT

1 - RESIDENTIAL ONLY -MINOR MUP REVISION NEEDED

SUMMARY MATRIX

OPTION 1

LEVEL	USE	TOTAL GROSS (SF)*	TOTAL NET RENTABLE AREA (SF)**	EFFICIENCY	FLOOR TO FLOOR HEIGHT	AGGREGATE HEIGHT	RESIDENTIAL AREA (SF)		RESIDENTIAL UNITS (QUANTITY)		AMENITY SPACE INDOOR (SF)	AMENITY SPACE OUTDOOR (SF)	UTILITY SPACE (SF)					PARKING STALLS				
							GROSS SF	NET SF	TOTAL	UNIT AVERAGE	GROSS SF	GROSS SF	UTILITY	STORAGE	TRASH ROOM	PARKING	BICYCLE PARKING	TOTAL	BICYCLE PARKING STALLS	PARKING STALLS		
ROOF	AMENITY	3,500	-	0.00%			-	-	-	-	1,900	3,600	357	-	-	-	-	-	-	-	357	-
TOWER	17	RESIDENTIAL	10,412	8,050	77.31%	9.54	168.56	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	16	RESIDENTIAL	10,412	8,050	77.31%	9.54	159.02	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	15	RESIDENTIAL	10,412	8,050	77.31%	9.54	149.48	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	14	RESIDENTIAL	10,412	8,050	77.31%	9.54	139.94	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	13	RESIDENTIAL	10,412	8,050	77.31%	9.54	130.40	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	12	RESIDENTIAL	10,412	8,050	77.31%	9.54	120.86	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	11	RESIDENTIAL	10,412	8,050	77.31%	9.54	111.32	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	10	RESIDENTIAL	10,412	8,050	77.31%	9.54	101.78	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	9	RESIDENTIAL	10,412	8,050	77.31%	9.54	92.24	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	8	RESIDENTIAL	10,412	8,050	77.31%	9.54	82.70	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	7	RESIDENTIAL	10,412	8,050	77.31%	9.54	73.16	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	6	RESIDENTIAL	10,412	8,050	77.31%	9.54	63.62	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	5	RESIDENTIAL	10,412	8,050	77.31%	9.54	54.08	10,412	8,060	13	620	-	-	327	-	-	-	-	-	-	394	-
	4	RESIDENTIAL	10,122	7,738	76.45%	9.54	44.54	10,100	7,738	13	595	-	-	327	-	-	-	-	-	-	394	-
3	RESIDENTIAL	10,122	7,738	76.45%	9.54	35.00	10,100	7,738	13	595	-	-	327	-	-	-	-	-	-	394	-	
2	AMENITY	9,700	-	0.00%	10.00	25.00	9,700	-	-	-	5,500	-	327	933	-	-	-	-	-	871	2,131	
1	RETAIL/ LOBBY/ BOH	10,800	-	0.00%	15.00	15.00	10,600	-	-	-	3,133	-	845	1,147	-	-	-	-	-	1,540	3,532	
SUBTOTAL		179,600	120,126	-	-	-	175,856	120,256	195	0	6,617	-	6,434	933	2,152	-	-	-	-	2,411	11,930	
BELOW GRADE	P1	PARKING	12,062	-	0.00%	-	-	-	-	-	-	-	1,400	300	-	-	-	-	-	7,903	196	
	P2	PARKING	12,062	-	0.00%	-	-	-	-	-	-	-	700	700	-	-	-	-	-	8,937	-	
	P3	PARKING	6,165	-	0.00%	-	-	-	-	-	-	-	700	700	-	-	-	-	-	8,937	-	
	SUBTOTAL		30,289	-	-	-	-	-	-	-	-	-	2,800	1,700	-	-	-	-	-	25,777	196	
TOTAL		209,889	120,126	-	-	-	175,856	120,256	195	0	6,617	0	9,234	2,633	2,152	-	-	-	25,777	2,607	42,403	

*Gross Area - Floor area as measured to the outside face of stud/concrete/masonry at exterior walls excluding any floor area at double or multi-story height spaces.

**Net Area - Gross floor area excluding circulation, parking, shafts and common areas such as lobbies, mailroom and back of house areas. Area calculated as measured to outside face of exterior walls, centerline of demising walls between rentable spaces and outside face of any adjacent walls at corridors/shafts/back of house rooms.

***FAR calculations - Vary from gross and net rentable area calculations and are measured as prescribed by the applicable codes of the authority having jurisdiction.

OPTION 2

LEVEL	USE	TOTAL GROSS (SF)*	TOTAL NET RENTABLE AREA (SF)**	EFFICIENCY	FLOOR TO FLOOR HEIGHT	AGGREGATE HEIGHT	RESIDENTIAL AREA (SF)		RESIDENTIAL UNITS (QUANTITY)		AMENITY SPACE INDOOR (SF)	AMENITY SPACE OUTDOOR (SF)	UTILITY SPACE (SF)					PARKING STALLS				
							GROSS SF	NET SF	TOTAL	UNIT AVERAGE	GROSS SF	GROSS SF	UTILITY	STORAGE	TRASH ROOM	PARKING	BICYCLE PARKING	TOTAL	BICYCLE PARKING STALLS	PARKING STALLS		
ROOF	AMENITY	3,500	-	0.00%			-	-	-	-	1,900	3,600	357	-	-	-	-	-	-	-	357	-
TOWER	17	RESIDENTIAL	10,412	8,026	77.08%	9.54	168.56	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	16	RESIDENTIAL	10,412	8,026	77.08%	9.54	159.02	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
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	14	RESIDENTIAL	10,412	8,026	77.08%	9.54	139.94	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	13	RESIDENTIAL	10,412	8,026	77.08%	9.54	130.40	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	12	RESIDENTIAL	10,412	8,026	77.08%	9.54	120.86	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	11	RESIDENTIAL	10,412	8,026	77.08%	9.54	111.32	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	10	RESIDENTIAL	10,412	8,026	77.08%	9.54	101.78	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	9	RESIDENTIAL	10,412	8,026	77.08%	9.54	92.24	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	8	RESIDENTIAL	10,412	8,026	77.08%	9.54	82.70	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	7	RESIDENTIAL	10,412	8,026	77.08%	9.54	73.16	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	6	RESIDENTIAL	10,412	8,026	77.08%	9.54	63.62	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	5	RESIDENTIAL	10,412	8,026	77.08%	9.54	54.08	10,412	8,060	18	448	-	-	327	-	-	-	-	-	-	394	-
	4	RESIDENTIAL	10,122	7,738	76.45%	9.54	44.54	10,100	7,738	18	430	-	-	327	-	-	-	-	-	-	394	-
3	RESIDENTIAL	10,122	7,738	76.45%	9.54	35.00	10,100	7,738	18	430	-	-	327	-	-	-	-	-	-	394	-	
2	AMENITY	9,700	-	0.00%	10.00	25.00	9,700	-	-	-	5,500	-	327	933	-	-	-	-	-	871	2,131	
1	RETAIL/ LOBBY/ BOH	10,800	-	0.00%	15.00	15.00	10,600	-	-	-	3,133	-	845	1,147	-	-	-	-	-	1,540	3,532	
SUBTOTAL		179,600	119,814	-	-	-	175,856	120,256	270	-	6,617	-	6,434	933	2,152	-	-	-	-	2,411	11,930	
BELOW GRADE	P1	PARKING	12,062	-	0.00%	-	-	-	-	-	-	-	1,400	300	-	-	-	-	-	7,903	196	
	P2	PARKING	12,062	-	0.00%	-	-	-	-	-	-	-	700	700	-	-	-	-	-	8,937	-	
	P3	PARKING	6,165	-	0.00%	-	-	-	-	-	-	-	700	700	-	-	-	-	-	8,937	-	
	SUBTOTAL		30,289	-	-	-	-	-	-	-	-	-	2,800	1,700	-	-	-	-	-	25,777	196	
TOTAL		209,889	119,814	-	-	-	175,856	120,256	270	0	6,617	0	9,234	2,633	2,152	-	-	-	25,777	2,607	42,403	

*Gross Area - Floor area as measured to the outside face of stud/concrete/masonry at exterior walls excluding any floor area at double or multi-story height spaces.

RESIDENTIAL DETAIL

OPTION 1

		RESIDENTIAL AREA (SF)			RESIDENTIAL UNITS											
LEVEL	USE	GROSS SF	RENTABLE NET SF	EFFICIENCY	SEDU	EDU	STUDIO	OPEN 1BR	1BR+1B	1BR+D	2BR+1B	2BR+2B	3BR	x	x	TOTAL
ROOF	AMENITY	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
17	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
16	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
15	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
14	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
13	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
12	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
11	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
10	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
9	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
8	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
7	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
6	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
5	RESIDENTIAL	10,412	8,060	77.41%	-	-	3	5	4	-	-	1	-	-	-	13
4	RESIDENTIAL	10,100	7,738	76.61%	-	-	3	5	4	-	-	1	-	-	-	13
3	RESIDENTIAL	10,100	7,738	76.61%	-	-	3	5	4	-	-	1	-	-	-	13
2	AMENITY	9,700	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
1	RETAIL/ LOBBY/ BOH	10,600	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		175,856	120,256	77.30%	0	0	45	75	60	0	0	15	0	0	0	195
PERCENTAGE					0%	0%	23%	38%	31%	0%	0%	8%	0%	0%	0%	

OPTION 2

		RESIDENTIAL AREA (SF)			RESIDENTIAL UNITS											
LEVEL	USE	GROSS SF	RENTABLE NET SF	EFFICIENCY	SEDU	EDU	STUDIO	OPEN 1BR	1BR+1B	1BR+D	2BR+1B	2BR+2B	3BR	x	x	TOTAL
ROOF	AMENITY	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
17	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
16	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
15	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
14	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
13	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
12	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
11	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
10	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
9	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
8	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
7	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
6	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
5	RESIDENTIAL	10,412	8,060	77.41%	5	-	8	-	5	-	-	-	-	-	-	18
4	RESIDENTIAL	10,100	7,738	76.61%	5	-	8	-	5	-	-	-	-	-	-	18
3	RESIDENTIAL	10,100	7,738	76.61%	5	-	8	-	5	-	-	-	-	-	-	18
2	AMENITY	9,700	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
1	RETAIL/ LOBBY/ BOH	10,600	-	0.00%	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		175,856	120,256	77.30%	75	0	120	0	75	0	0	0	0	0	0	270
PERCENTAGE					28%	0%	44%	0%	28%	0%	0%	0%	0%	0%	0%	

PARKING DETAIL

LEVEL	USE	PARKING CALCULATOR					
		TOTAL PARKING	IN STRUCTURE	SURFACE	STREET	PARKING AREA (SF)	AREA PER STALL (STRUCTURAL PARKING)

TOWER	ROOF	AMENITY	0	-	-	-	-	-
	18	RESIDENTIAL	0	-	-	-	-	-
	17	RESIDENTIAL	0	-	-	-	-	-
	16	RESIDENTIAL	0	-	-	-	-	-
	15	RESIDENTIAL	0	-	-	-	-	-
	14	RESIDENTIAL	0	-	-	-	-	-
	13	RESIDENTIAL	0	-	-	-	-	-
	12	RESIDENTIAL	0	-	-	-	-	-
	11	RESIDENTIAL	0	-	-	-	-	-
	10	RESIDENTIAL	0	-	-	-	-	-
	9	RESIDENTIAL	0	-	-	-	-	-
	8	RESIDENTIAL	0	-	-	-	-	-
	7	RESIDENTIAL	0	-	-	-	-	-
	6	RESIDENTIAL	0	-	-	-	-	-
	5	RESIDENTIAL	0	-	-	-	-	-
4	RESIDENTIAL	0	-	-	-	-	-	
3	RESIDENTIAL	0	-	-	-	-	-	
2	AMENITY	0	-	-	-	-	-	
1	LOBBY/RETAIL/BOH	0	-	-	-	-	-	
	SUBTOTAL	0	0	0	0	0	0	

BELOW GRADE	P1	PARKING	21	-	-	-	-
	P2	PARKING	32	-	-	-	-
	P3	PARKING	13	-	-	-	-
		SUBTOTAL	66	0	0	0	0

TOTAL	66	0	0	0	0	0
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PARKING	TOTAL	PROVIDED	66
		REQUIRED	0
COMPLIANT		COMPLIANT	

PARKING STALLS REQUIREMENTS	RESIDENTIAL	PER DU	0.00
		REQUIRED	-
	SEDU	PER DU	0.00
		REQUIRED	-
	SUBTOTAL	REQUIRED	-
PARKING REDUCTION	0.00%	-	
TOTAL	REQUIRED	-	

BICYCLE STALLS	BICYCLE PARKING AREA (SF)	BICYCLE STALLS LONG TERM	BICYCLE STALLS SHORT TERM
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0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
64	871	64	-
53	735	32	21
117	1606	96	21

20	196	20	-
0	-	-	-
0	-	-	-
20	196	20	0

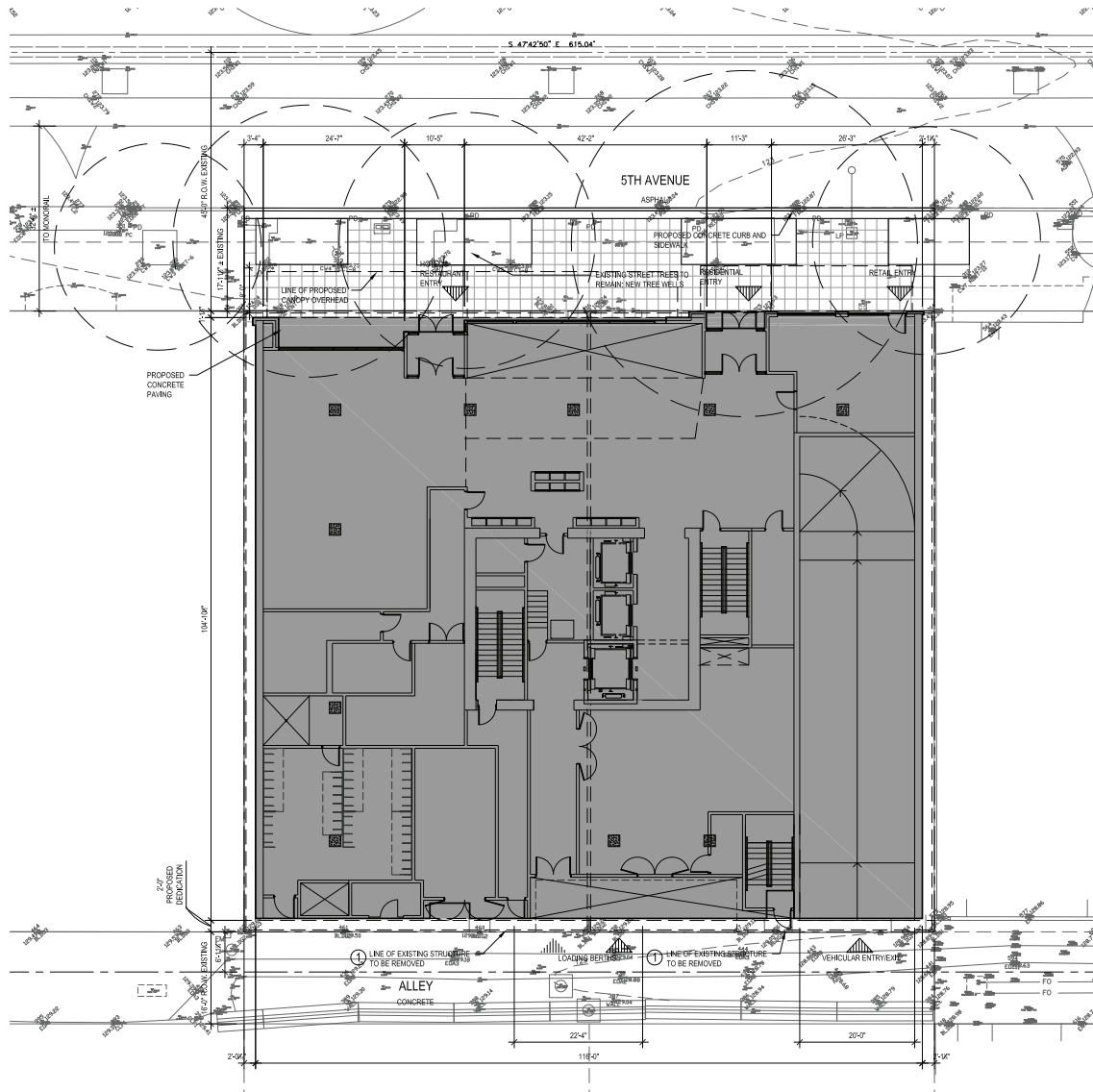
TOTAL	137	1,802	116	21
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BICYCLE STALLS	TOTAL	PROVIDED	116
		*REQUIRED	104
		*per previous vested code, not current	
COMPLIANT		COMPLIANT	

BICYCLE STALLS COMPLIANCE	RESIDENTIAL	PER DU	LONG TERM	SHORT TERM
		REQUIRED	0.50	0.10
	SEDU	PER DU	0.00	0.00
		REQUIRED	-	-
	TOTAL	REQUIRED	104	21

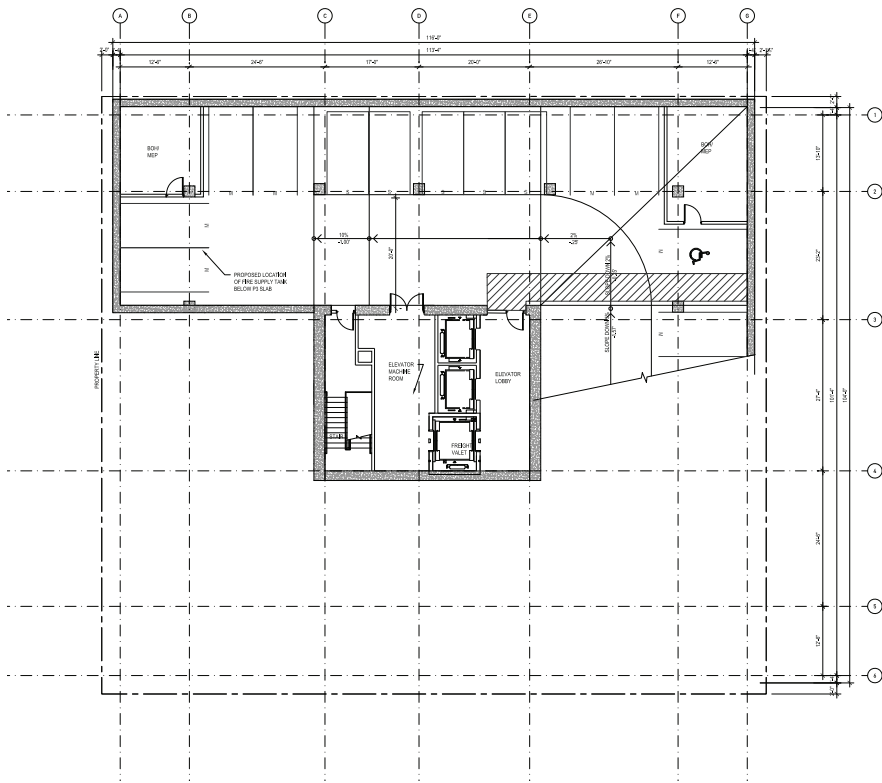
THIS IS ONLY COMPLIANT FOR OPTION 1. MORE BIKE PARKING WOULD NEED TO BE ADDED ON LEVEL 2 OR IN THE P LEVELS FOR OPTION 2 TO BE COMPLIANT.

SITE PLAN

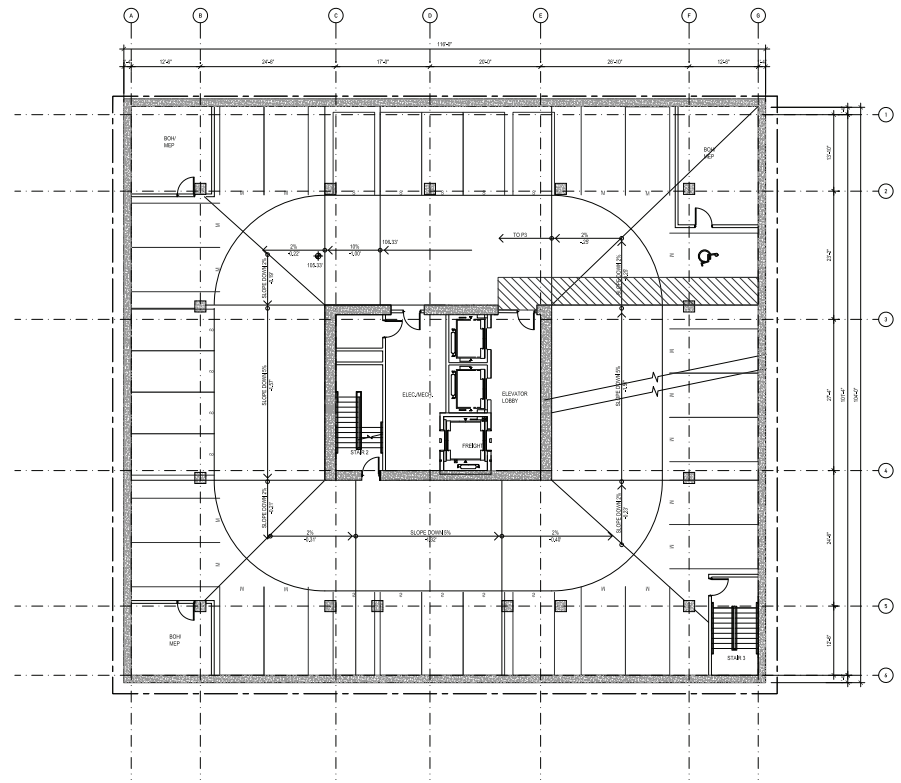


SITE PLAN 

FLOOR PLANS - LEVEL P3 & P2



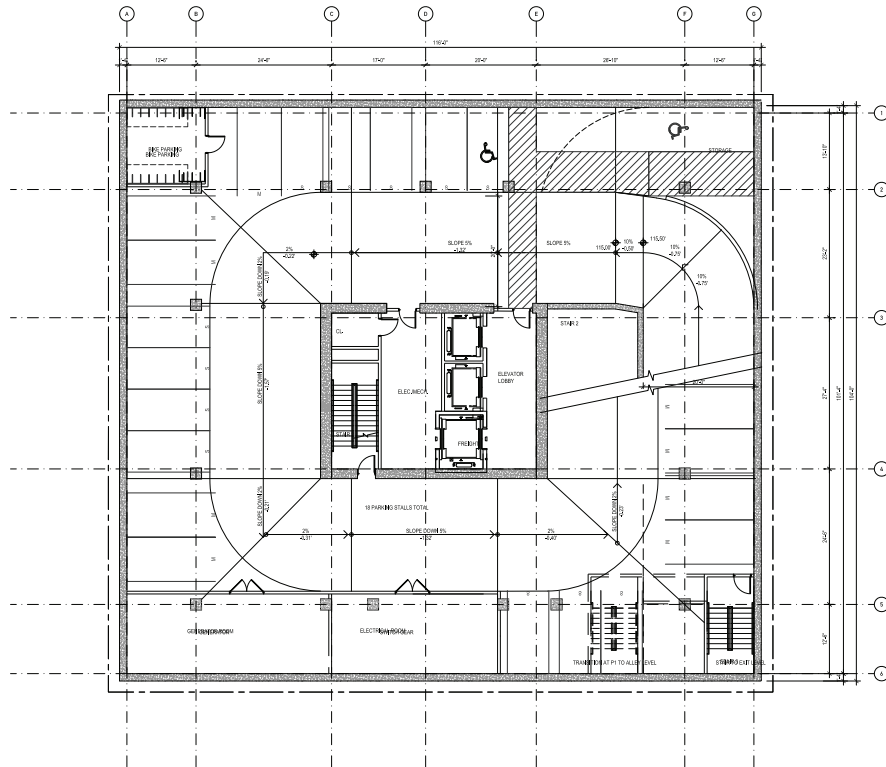
LEVEL P3



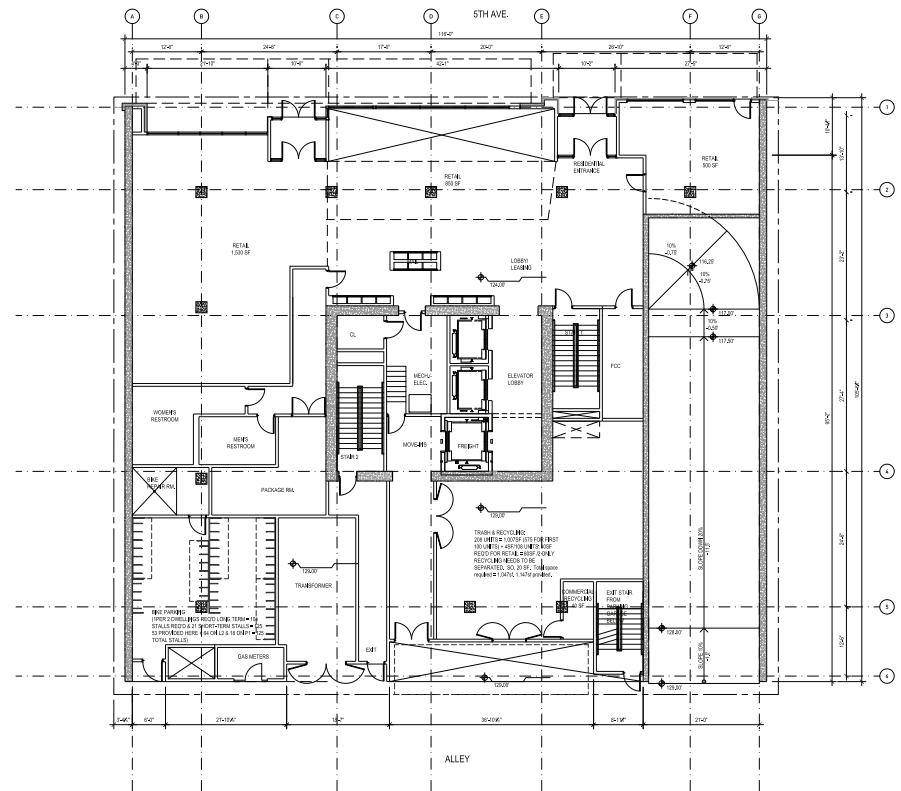
LEVEL P2

N

FLOOR PLANS - LEVEL P1 & LEVEL 1



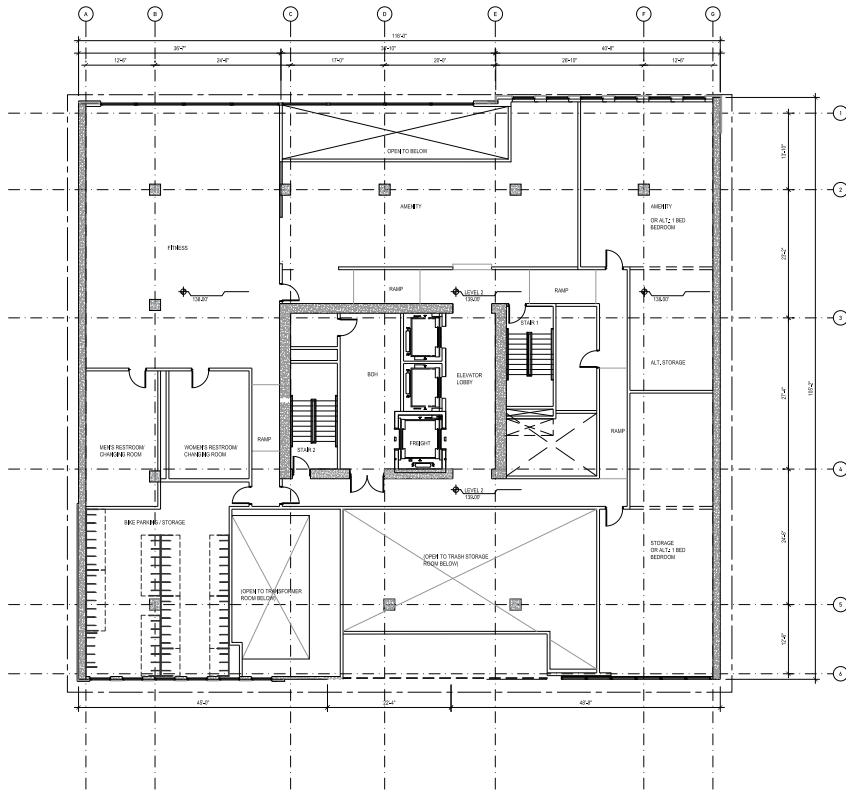
LEVEL P1



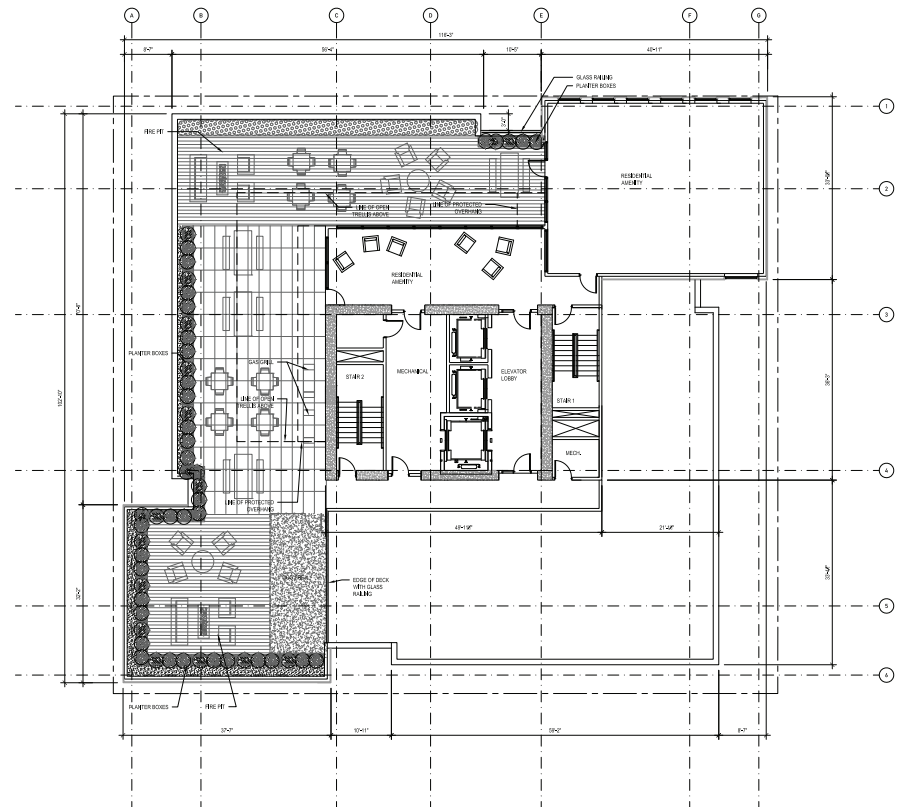
LEVEL 1



FLOOR PLANS - LEVEL 2 & ROOF



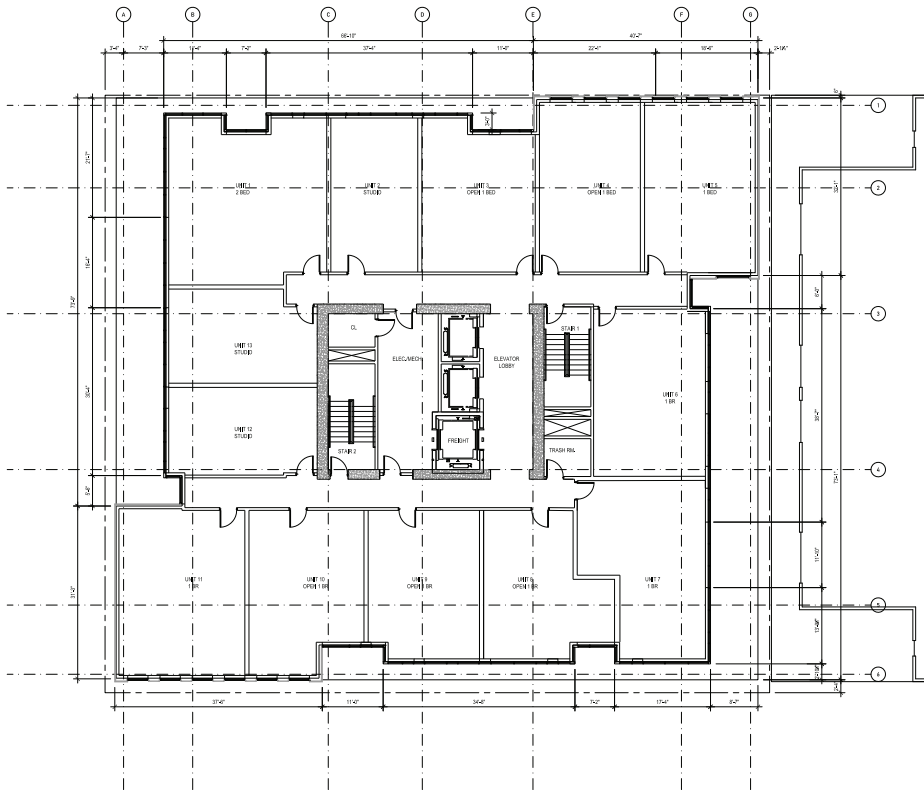
LEVEL 2



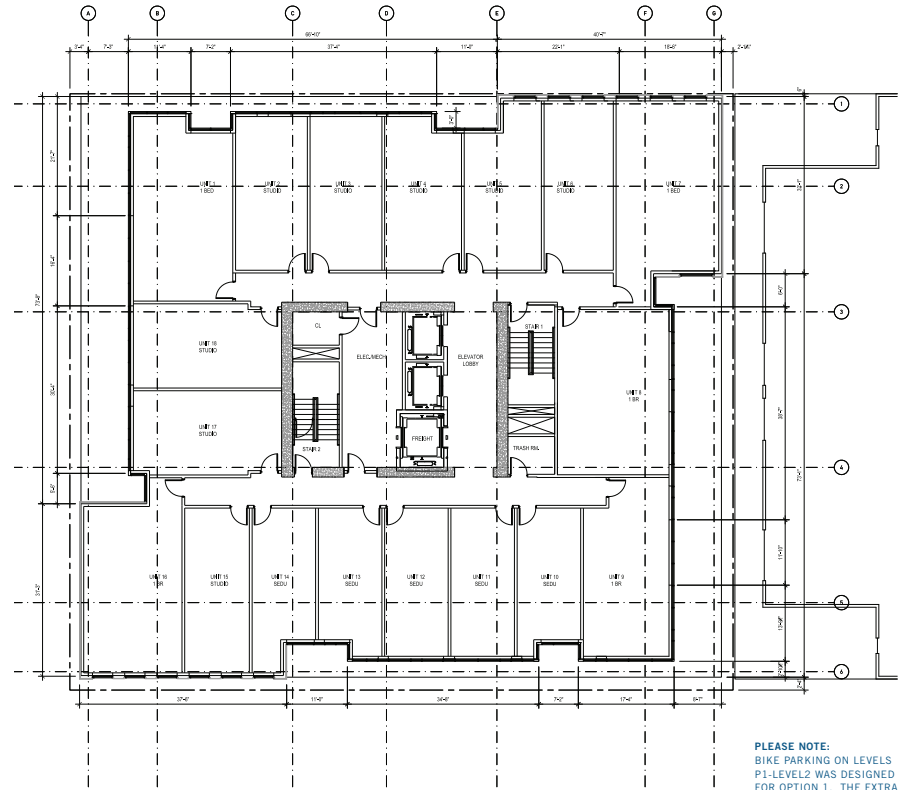
ROOF



FLOOR PLANS (OPTIONS 1 & 2 AT TYP. RESIDENTIAL FLOOR)



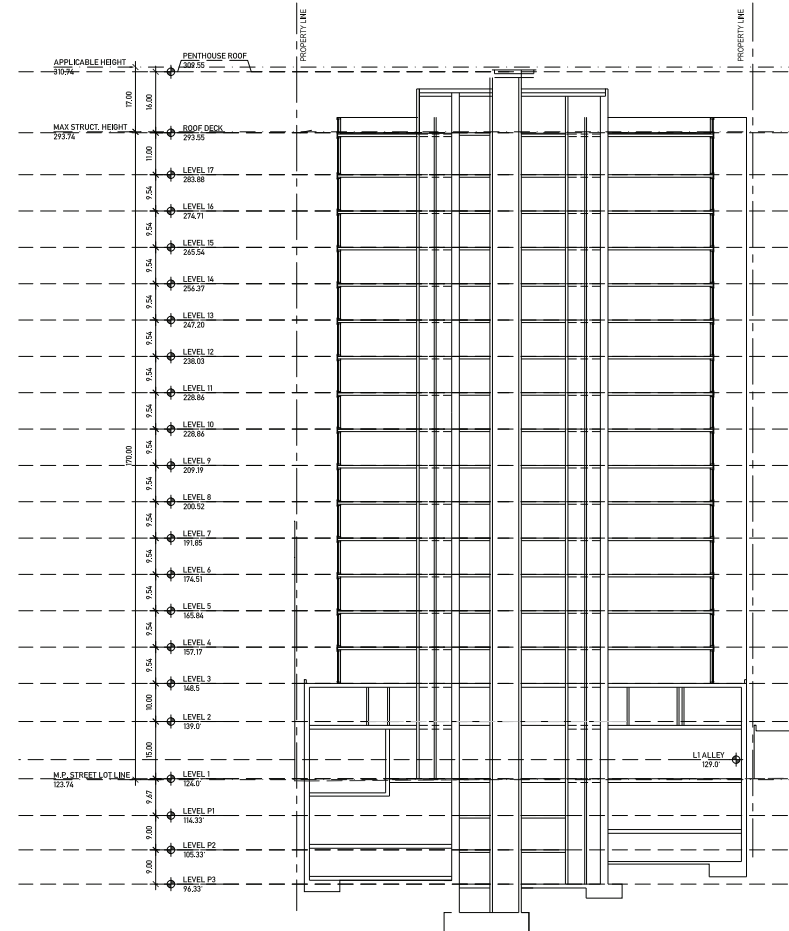
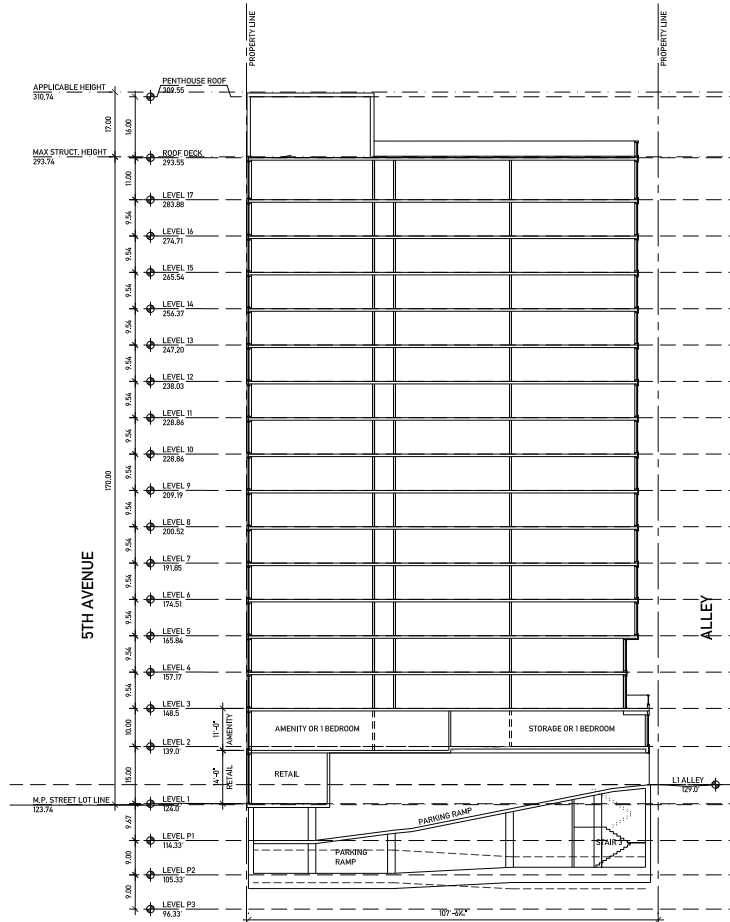
**TYPICAL RESIDENTIAL FLOOR
OPTION 1
LEVELS 5-18**



**TYPICAL RESIDENTIAL FLOOR-
OPTION 2
LEVELS 5-18**

PLEASE NOTE:
BIKE PARKING ON LEVELS
P1-LEVEL 2 WAS DESIGNED
FOR OPTION 1. THE EXTRA
STORAGE SPACES IN THE
P LEVELS AND ON LEVEL
2 CAN ACCOMMODATE THE
EXTRA STALLS REQUIRED
FOR OPTION 2.

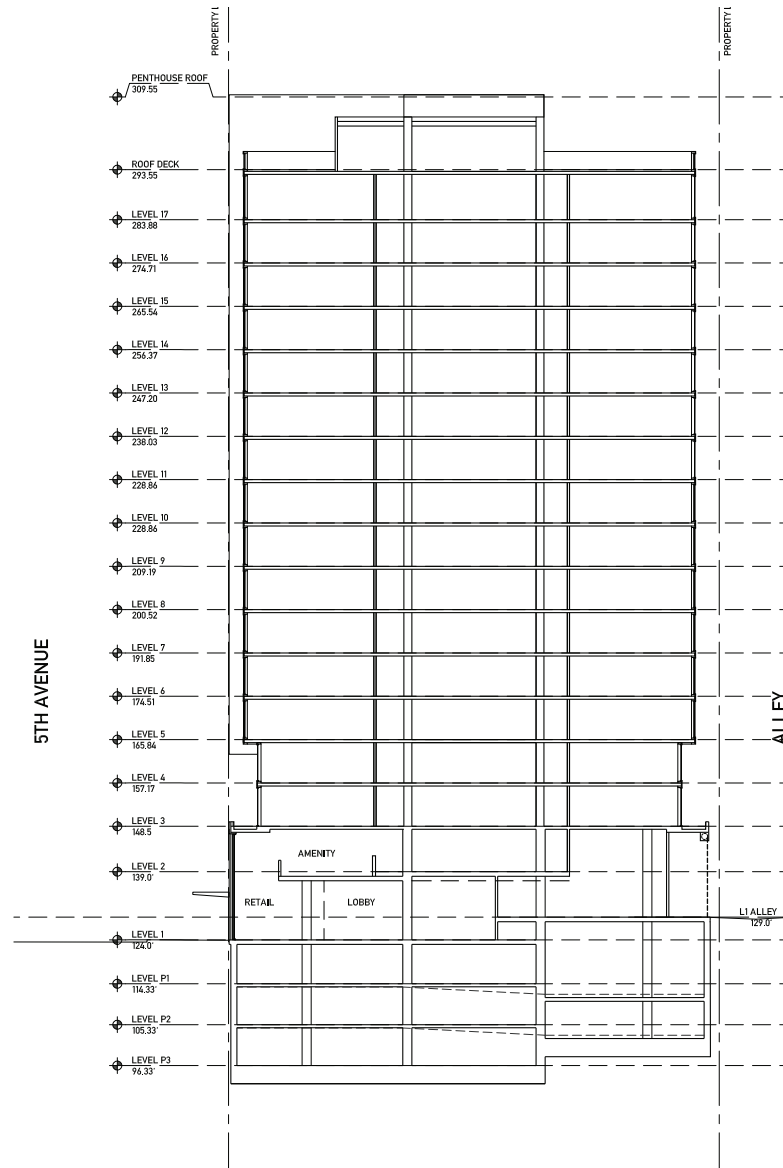
SECTIONS



PLEASE NOTE:
 THERE IS ONE LESS LEVEL IN THESE BUILDING SECTIONS COMPARED TO THE ELEVATIONS. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW. THE ELEVATIONS WILL BE REVISED TO ELIMINATE ONE LEVEL IF THIS SCHEME WILL BE PURSUED BY AN OWNER AND WILL THEN BE RESUBMITTED AS A MINOR MUP REVISION.

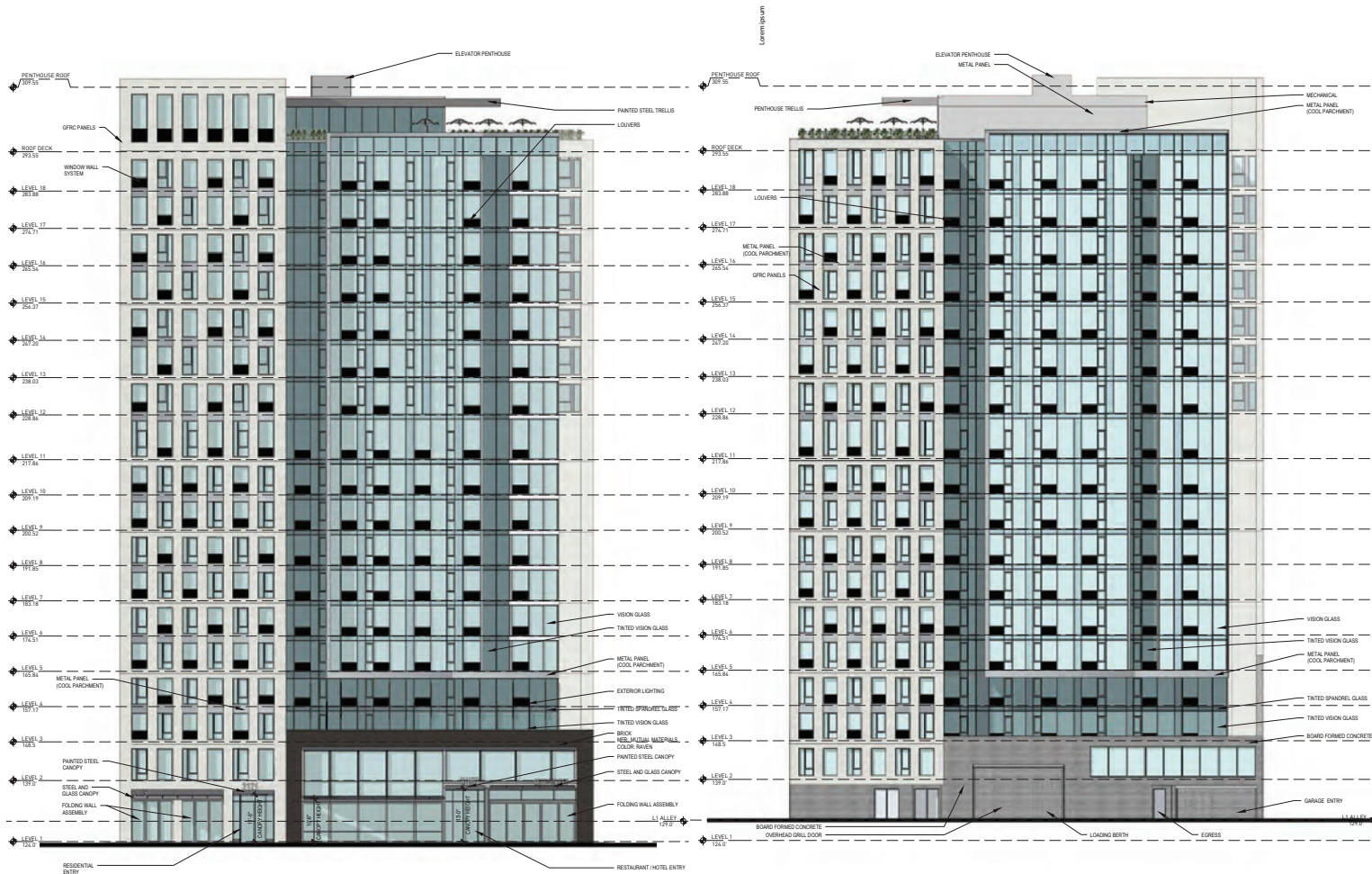


SECTIONS



PLEASE NOTE:
 THERE IS ONE LESS LEVEL IN THESE BUILDING SECTIONS COMPARED TO THE ELEVATIONS. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW. THE ELEVATIONS WILL BE REVISED TO ELIMINATE ONE LEVEL IF THIS SCHEME WILL BE PURSUED BY AN OWNER AND WILL THEN BE RESUBMITTED AS A MINOR MUP REVISION.

ELEVATIONS

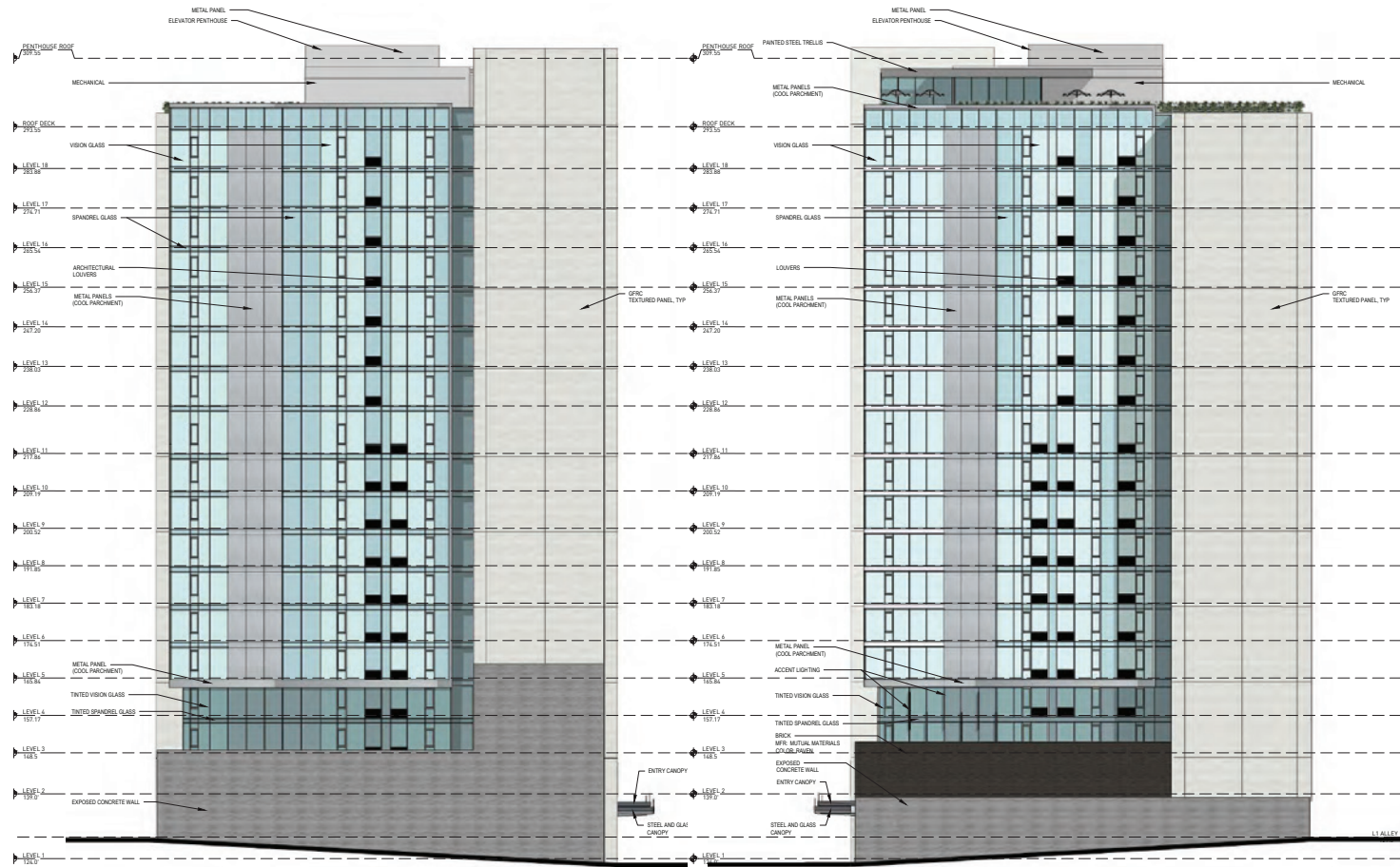


PLEASE NOTE: THESE ELEVATIONS ARE PER THE APPROVED MUP. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW.

2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

ELEVATIONS

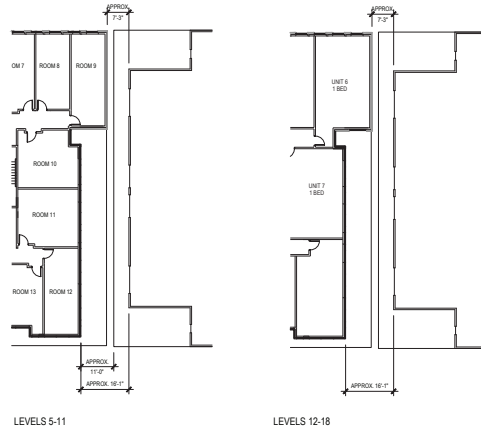


2 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

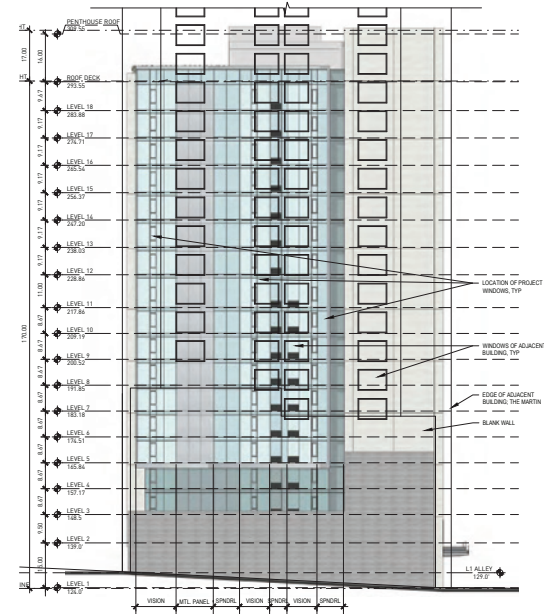
1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

PLEASE NOTE:
THESE ELEVATIONS ARE PER THE APPROVED MUP. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW.

ELEVATIONS

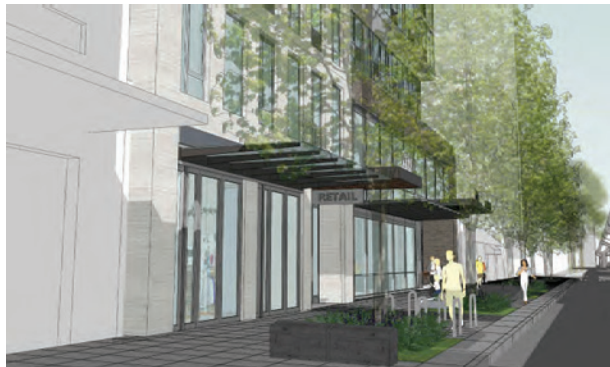


3 SOUTH WINDOW STUDY - PLAN
1/16" = 1'-0"



2 SOUTH ELEVATION WINDOW STUDY
1/16" = 1'-0"

PLEASE NOTE:
THESE ELEVATIONS ARE PER THE APPROVED MUP. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW.



1 STREET VIEWS
3/16" = 1'-0"

ELEVATIONS



④ MODEL VIEW - WEST AXON



② MODEL VIEW - EAST AXON

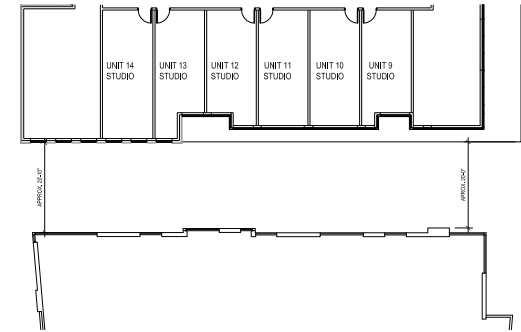


③ MODEL VIEW - NORTH AXON

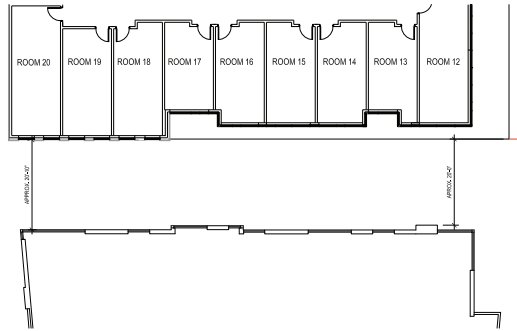


① MODEL VIEW - SOUTH AXON

ELEVATIONS

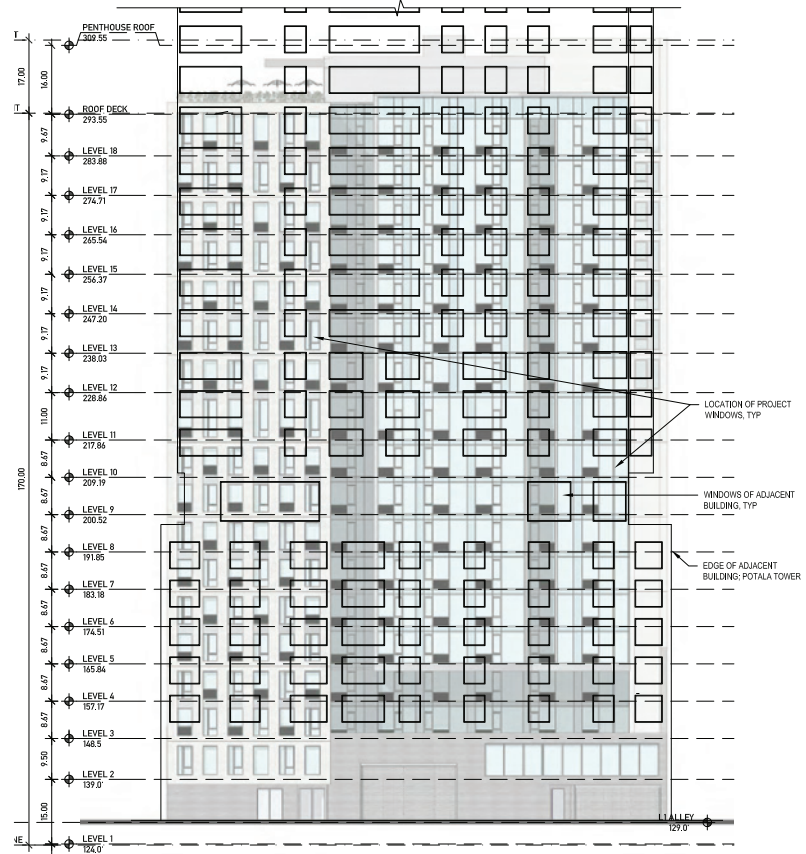


LEVELS 12-18



LEVELS 5-11

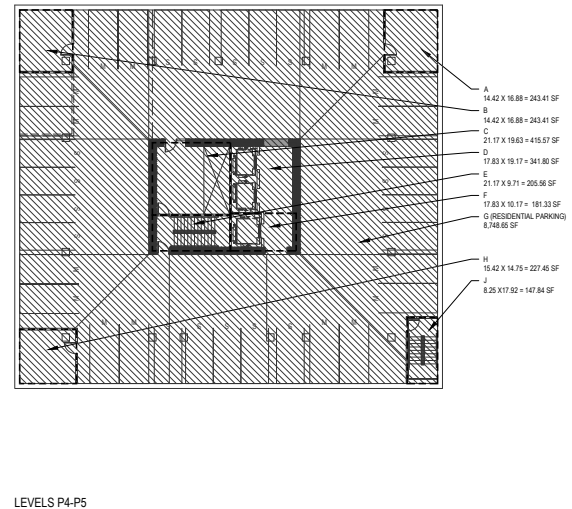
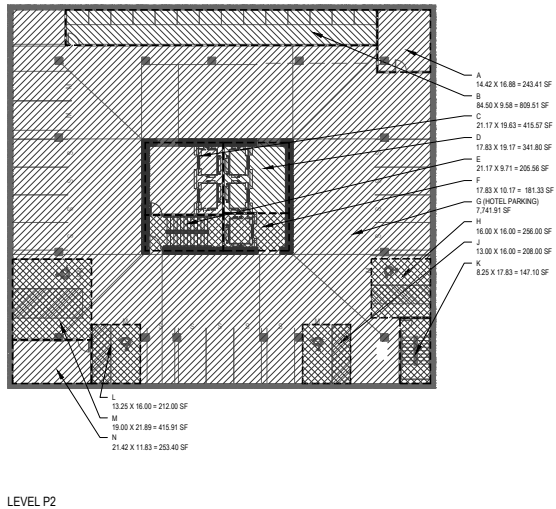
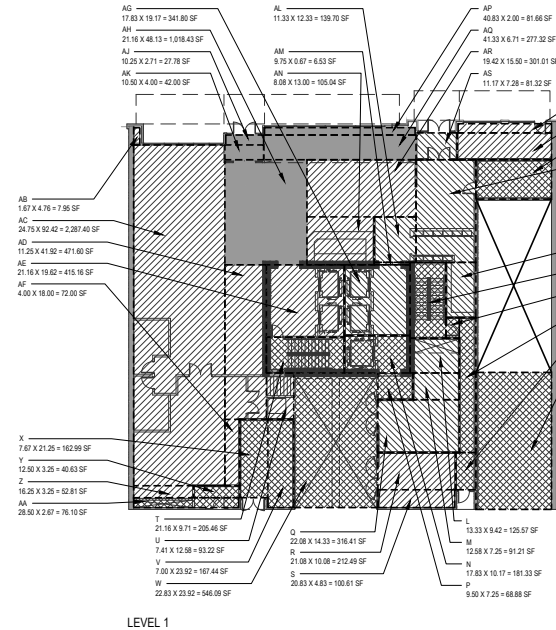
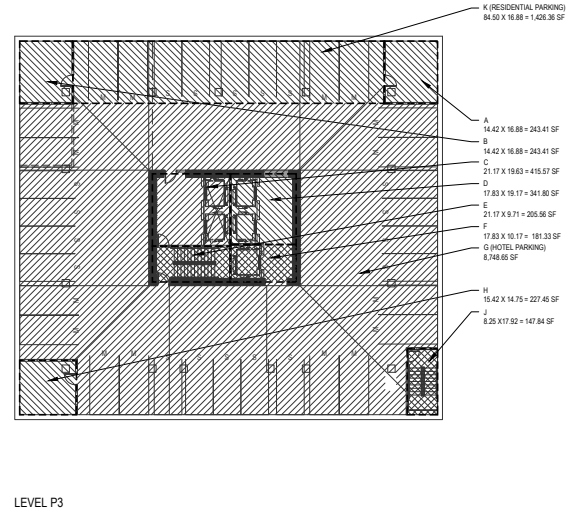
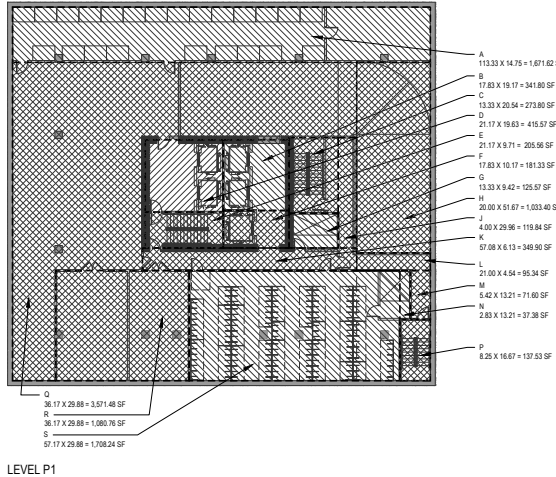
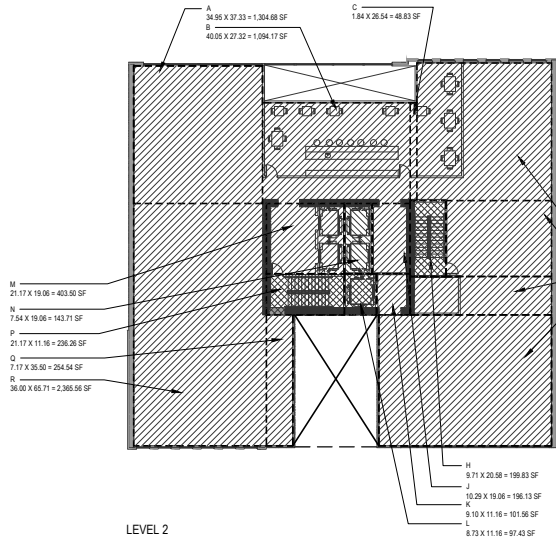
3 WEST WINDOW STUDY - PLAN
1/16" = 1'-0"



PLEASE NOTE:
THESE ELEVATIONS ARE PER THE APPROVED MUP. THE PLANS & BUILDING SECTIONS INCLUDED IN THIS PACKAGE HAVE BEEN REVISED TO ELIMINATE ONE FLOOR FROM THE APPROVED MUP. ALSO THE APPROVED MUP HAD A MIX USE OF HOTEL & RESIDENCES. THE REVISED PLANS & BUILDING SECTIONS ARE RESIDENTIAL USE ONLY NOW.

2 SOUTH ELEVATION WINDOW STUDY
1/16" = 1'-0"

2 - ENTITLED MIXED-USE LEVELS



PROJECT MATRIX

SITE AREA		12,972
ALLOWED FAR (WITH BONUS)	8	103,776
PROPOSED FAR	7.48	97,069

6,707 SF left Allowable

PROJECT MATRIX

FLOOR	USE	FLOOR TO FLOOR HEIGHT (FT)	CUMULATIVE HEIGHT (FT)	LOBBY & ENCLOSED AMENITY AREA (SF)	COMMERCIAL NSF	GROSS FLOOR AREA (SF)	CUMULATIVE GSF	PARKING STALLS	TOTAL HOTEL KEYS	HOTEL NSF / FLR	CUMULATIVE HOTEL NSF	EXEMPT AREA (SF)	FAR	TOTAL RESIDENTIAL UNITS	NET RES SF PER FLOOR	CUMULATIVE NET RES SF	EFFICIENCY
ROOF	RESIDENTIAL AMENITY	0	169.05	1,818			237,247							0	0	53,387	
L18	RESIDENTIAL	9.17	169.05			9,997.13	237,247							17	7,627	53,387	76%
L17	RESIDENTIAL	9.17	159.88			9,997.13	227,250							17	7,627	45,761	76%
L16	RESIDENTIAL	9.17	150.71			9,997.13	217,253							17	7,627	38,134	76%
L15	RESIDENTIAL	9.17	141.54			9,997.13	207,256							17	7,627	30,507	76%
L14	RESIDENTIAL	9.17	132.37			9,997.13	197,259							17	7,627	22,880	76%
L13	RESIDENTIAL	9.17	123.2			9,997.13	187,262							17	7,627	15,254	76%
L12	RESIDENTIAL	9.17	114.03			9,997.13	177,265							17	7,627	7,627	76%
L11	HOTEL	11	104.86			9,989.26	167,267		23	6,946	69,955	387.93	9,601.33				70%
L10	HOTEL	8.67	93.86			9,989.26	157,278		23	6,946	63,009	387.93	9,601.33				70%
L9	HOTEL	8.67	85.19			9,989.26	147,289		23	6,946	56,064	387.93	9,601.33				70%
L8	HOTEL	8.67	76.52			9,989.26	137,300		23	6,946	49,118	387.93	9,601.33				70%
L7	HOTEL	8.67	67.85			9,989.26	127,310		23	6,946	42,172	387.93	9,601.33				70%
L6	HOTEL	8.67	59.18			9,989.26	117,321		23	6,946	35,226	387.93	9,601.33				70%
L5	HOTEL	8.67	50.51			9,989.26	107,332		23	6,946	28,280	387.93	9,601.33				70%
L4	HOTEL	8.67	41.84			9,725.71	97,343		23	6,682	21,334	393.48	9,332.23				69%
L3	HOTEL	8.67	33.17			9,725.71	87,617		23	6,682	14,652	393.48	9,332.23				69%
L2	HOTEL AMENITY	9.5	24.5	9,654	1,275	10,221.54	77,891		0	7,970	7,970	410.47	9,811.07				107%
L1	RETAIL/ LOBBY/ REST.	15	15	2,627	3,240	10,362.34	67,670	0				6,029.24	4,333.10				57%
P1	PARKING/BOH	9.67				11,420.72	57,307	0				10,848.52	572.20				
P2	PARKING/BOH	9				11,431.50	45,887	19									
P3	PARKING	8.57				11,485.04	34,455	34									
P4	PARKING	8.4				11,485.04	22,970	34									
P5	PARKING	8.4				11,485.04	11,485	34									
SUBTOTAL													100,590.14				
													3,520.65				
													Mechanical exception of 3.5%				
TOTAL			169.05	14,100	4,515	237,247.37	237,247	121	207		0		97,069.49	119	53,387	53,387	

Studio + Open 1	1 Bed	2 Bed	Total
10	7	0	17
10	7	0	17
10	7	0	17
10	7	0	17
10	7	0	17
10	7	0	17
10	7	0	17
70	49	0	119
59%	41%	0%	100%

Architect: Caron Architecture
 Please feel free to discuss the project directly with
 Marsha,
Marsha Mawer-Olson
 Senior Project Manager | CARON
 A 2505 3rd Ave Suite 300c Seattle WA 98121
 P 206.367.1382 W caronarchitecture.com



PROJECT MATRIX

TWO BEDROOM / ONE BATHROOM

Level	Small	Medium	Large	ADA	ADA VAn	Total per Level	Ada (shared) stalls	Hotel Stalls	Residential Stalls
P2	13	5	1	3	1	19	4	15	0
P3	18	16	0			34		25	9
P4	18	16	0			34		0	34
P5	18	16	0			34		0	34
Subtotal	67	53	1				4	40	77
Total Parking Stalls						121			121

East Axon



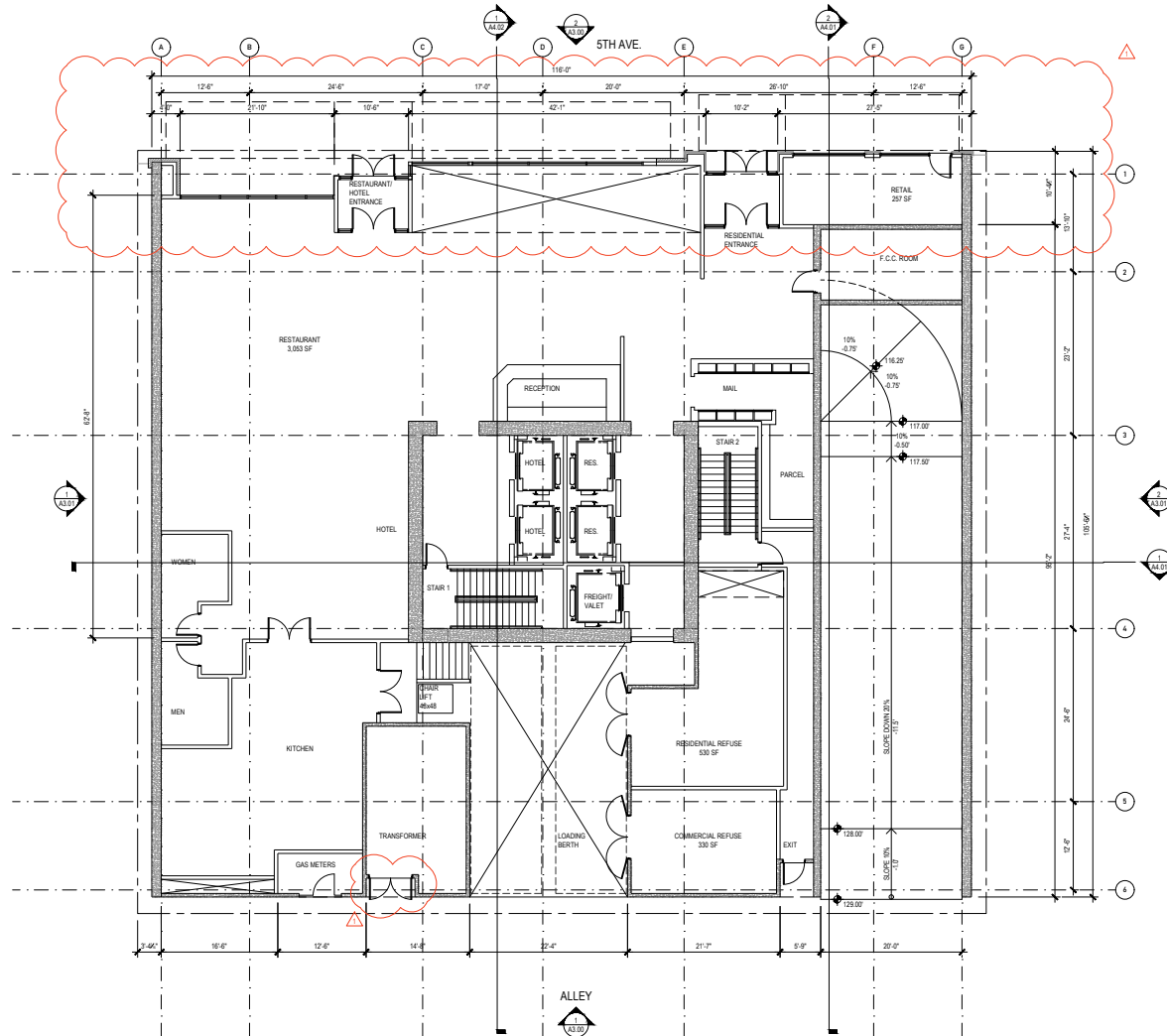
North Axon



CARON

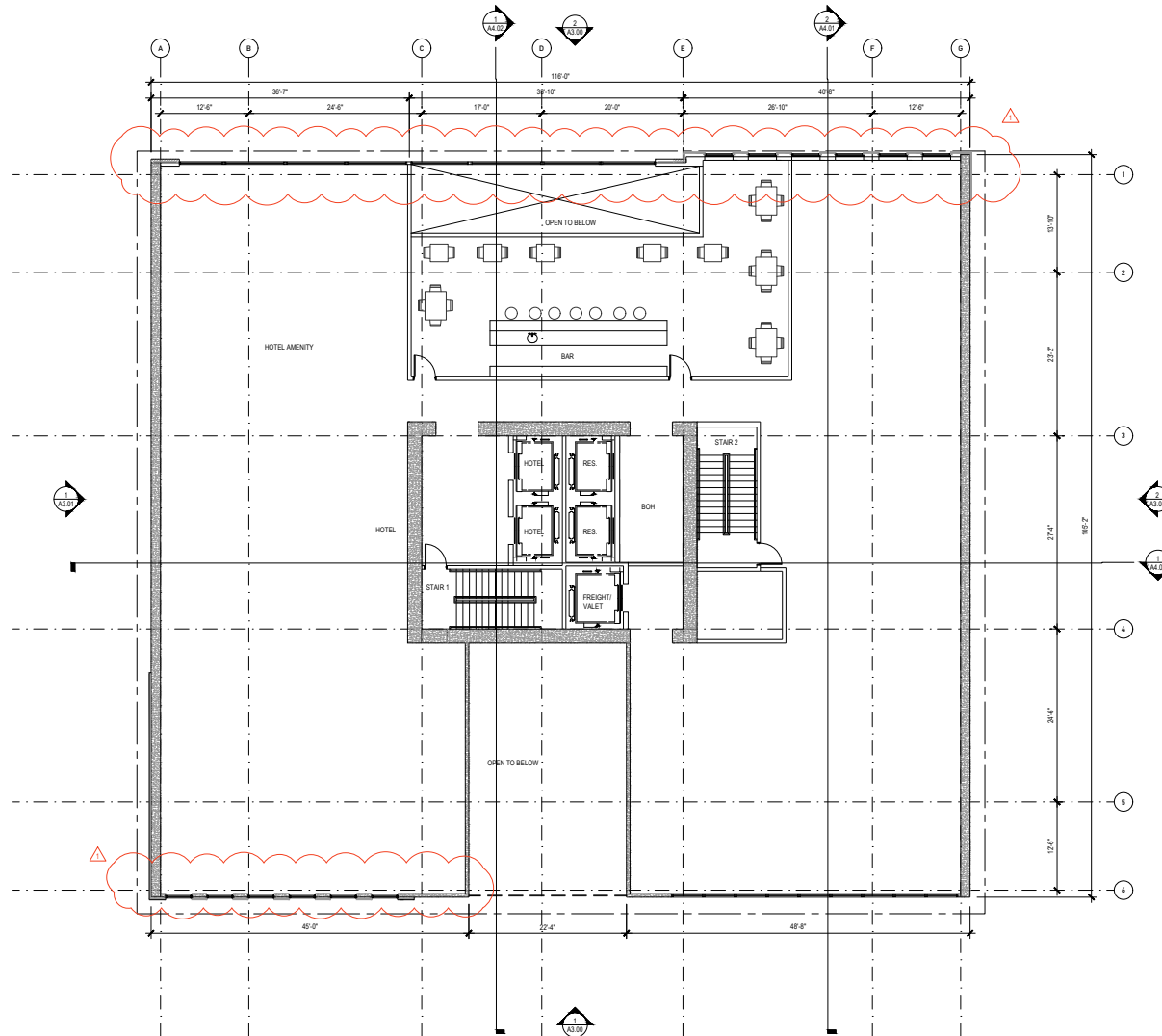
FLOORPLANS

Level 1 Plan



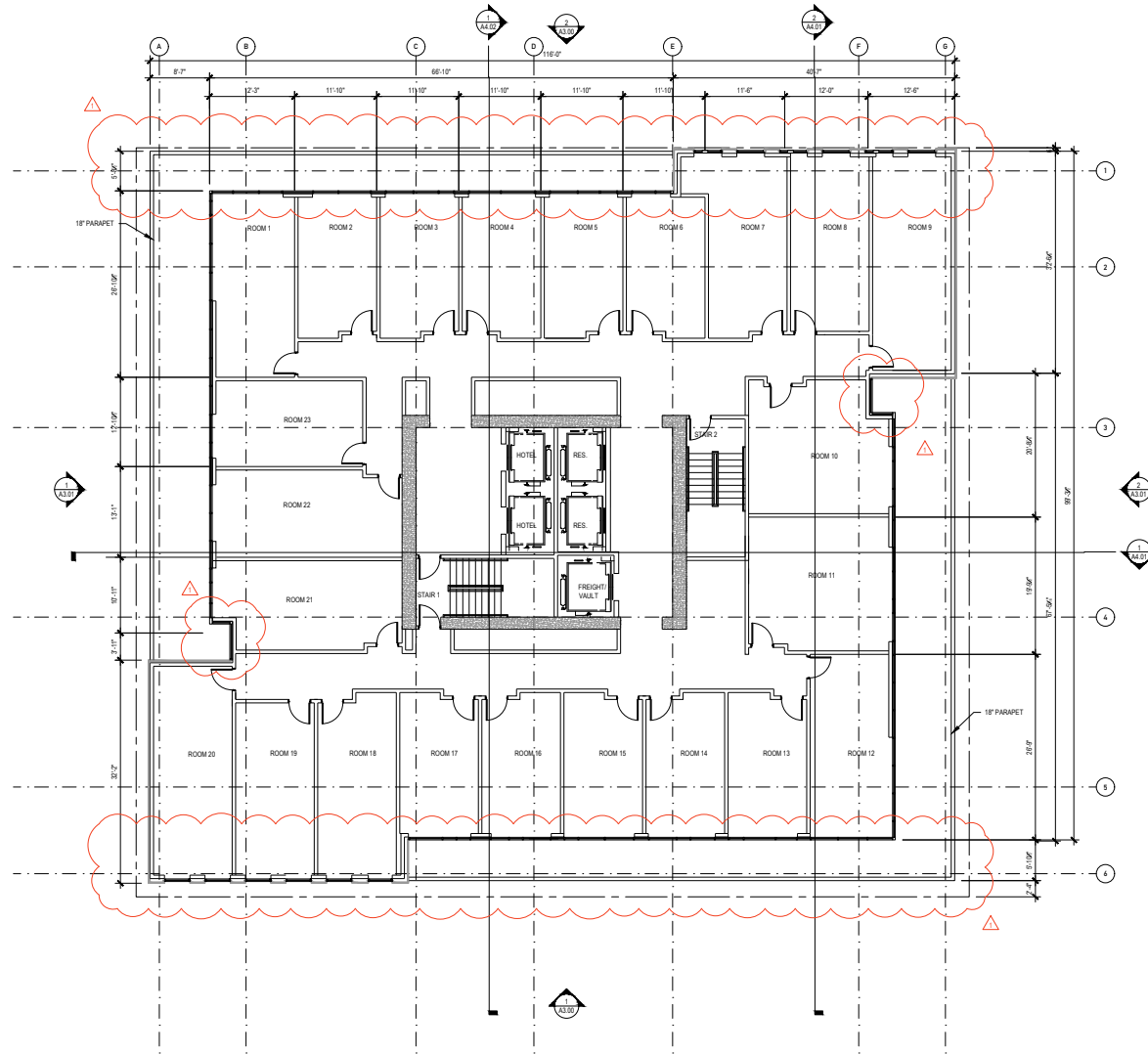
FLOORPLANS

Level 2 Plan



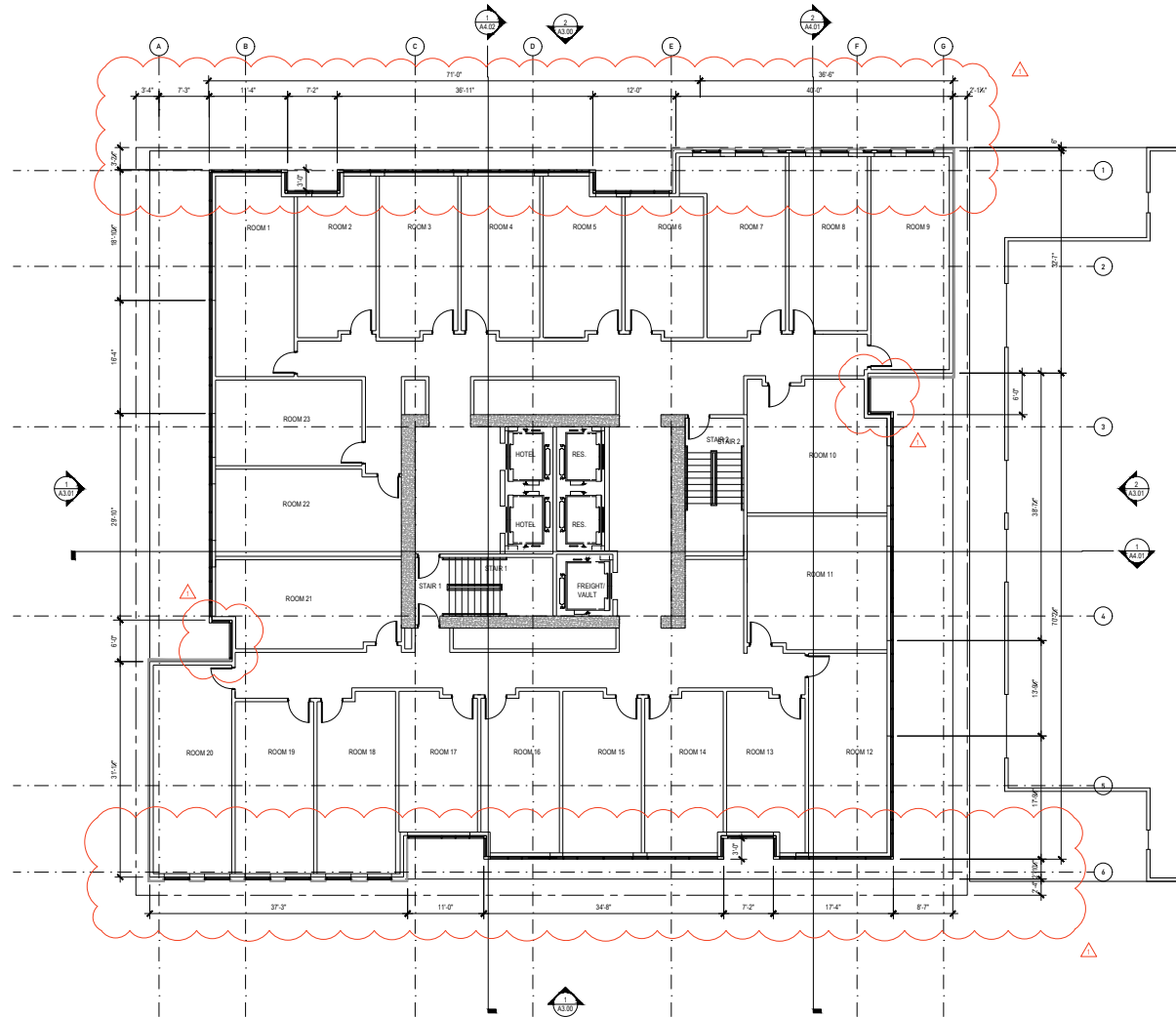
FLOORPLANS

Levels 3-4 Plan



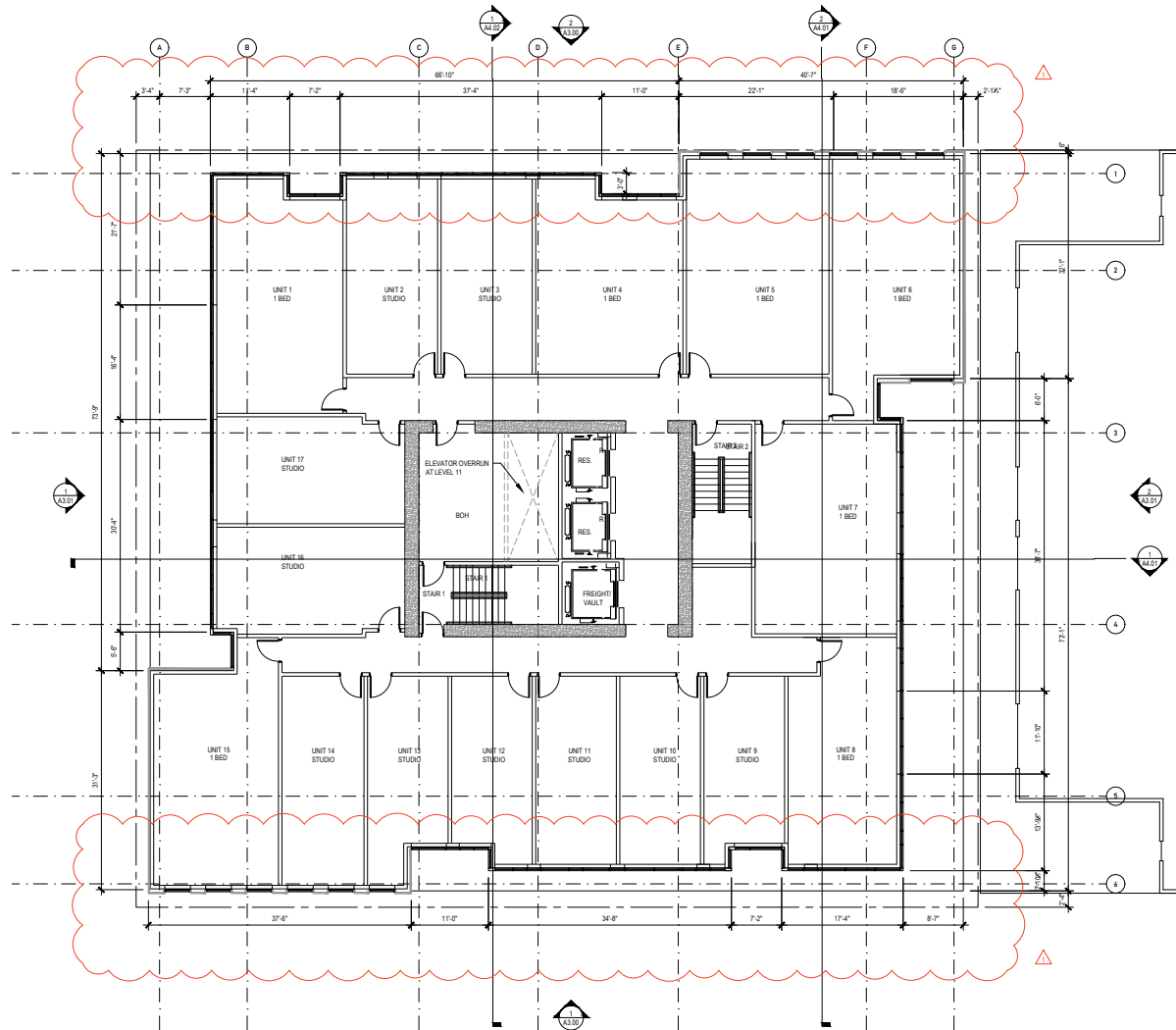
FLOORPLANS

Levels 5-11 Plan



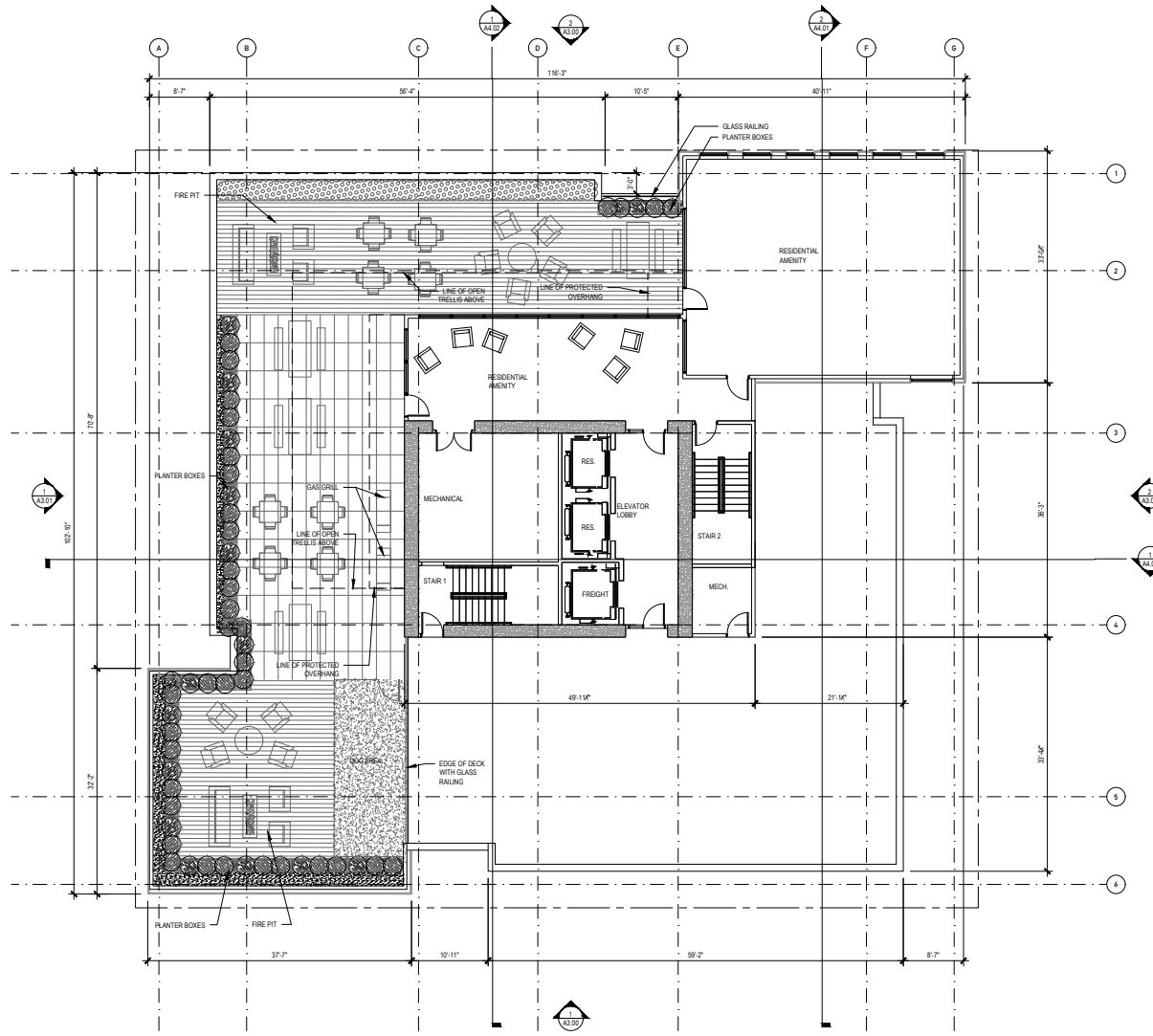
FLOORPLANS

Levels 12-18 Plan



FLOORPLANS

Roof Plan



3 - UN-ENTITLED 400' PROJECT

43 STORY 320K GROSS SF SCHEME

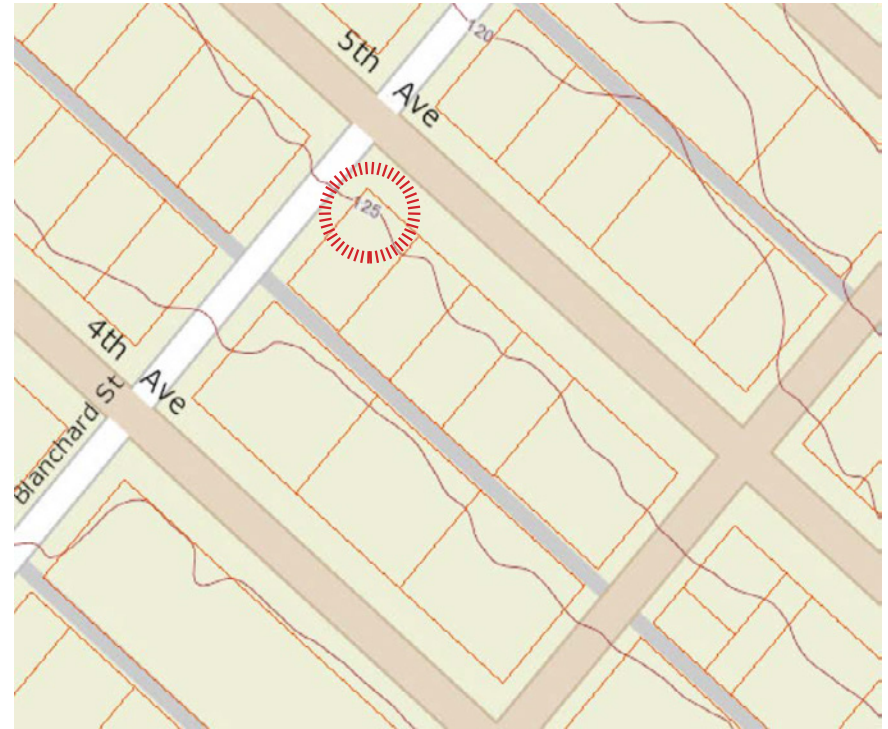
Address: 2115, 2121, 5th Ave, Seattle, WA 98121
 Location: South side of 5th Avenue, between Blanchard and Lenora in Seattle, WA
 Area:

Address	Parcel Number	Current Use	Current Bldg SF	Land Area (SF)	Dimensions
2115	696000050	Office	8,640	6,480	60' x 108'
2121	696000045	Office	11,360	6,480	60' x 108'

Proposed Use: Residential
 Zoning: Downtown Mixed Commercial (DMC) 240/290-400
 Overlay Districts: Belltown Urban Center Village

LAND USE REQUIREMENTS

Land Use Code	Restriction on This Parcel
23.34.108	Function. Areas characterized by lower scale office, retail and commercial uses related to activity in the office core, retail core or other moderate-scale commercial cores in the Downtown Urban Center, and with use patterns that may include housing Use: Residential
20.20.010	
20.20.520	Setbacks: Front: FT, Side: FT, Rear: FT
23.49.011	Max Commercial Area: Base FAR 5, Maximum FAR 7
23.49.011 B	Street Level Uses with min floor to floor height of 13 feet and min 15 feet deep Exempt from FAR: Child Care Centers, Human Services, Museums, Performing Arts Theaters, Residential Use, Live-Work Units, Shower Facilities for Bicycle Commuters, Community Center up to 25,000 sf, 3.5% of the floor area for Mechanical Equipment, 100% of the mechanical unit area on the roof
23.49.008	Max Height: 400'
23.49.008	Height: 240' Non-Residential Use, 290' Base Residential Height, 400' Maximum Residential Height
23.49.10	Height Exceptions: Rooftop Features such as railings, clerestories, planters, skylights upto 4ft high, Facades that enclose an area not exceeding 9,000 sf may exceed by 10%, Stair penthouses, mechanical equipment, common amenity space (up to 55% roof), Amenity Space Requirement - 5% of total gross floor area of residential use, Maximum of 50% of the amenity space may be enclosed.
23.49.019	1 space for every 2 dwelling units
23.49.022	Bicycle Parking
23.49.058 E	Minimum sidewalk and Alley Width
23.49.058 E	Tower Floor Limits: Avg Res Gross Height < 290' 10,000, Avg Res Gross Height > 290' 10,700, Max Residential Floor Plate 11,500
23.49.058	Tower Floor Limits: Avg Res Gross Height < 290' 10,000, Avg Res Gross Height > 290' 10,700, Max Residential Floor Plate 11,500 SF
23.49.058	23.49.058 F: Façade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line.
23.49.058 F(3)	Façade Modulation: Elevation, Max Length of Unmocolated Façade (0-85 feet No Limit, 86-160 feet 155 feet, 161-240 feet 125 feet, 241-500 feet 100 feet)
23.49.058 F(3)	Tower Separation: Belltown Urban Center Village requires 80 ft Tower Separation from all portions above 125 ft from all structures exceeding 160 feet in height
23.49.058 F(3)	Tower Separation: 1. from towers on different blocks, 2. from a structure allowed prior to May 12, 2006, 3. from a structure on the same block that is 160 feet in height or less
23.49.058 F(3)	Tower Separation: From The Martin Apartments (240 ft tall tower, built before 2006) 0 ft, From Portales Tower (400 ft tall tower, under construct) 80 ft
23.49.058 F(3)	Pedestrian Street Classification: 5th Ave is a Class I Pedestrian Street (Map 1F), 5th Ave is required to have 15 ft wide sidewalks (Map 1C), 5th Ave is a Minor Arterial Street (Map 1B)

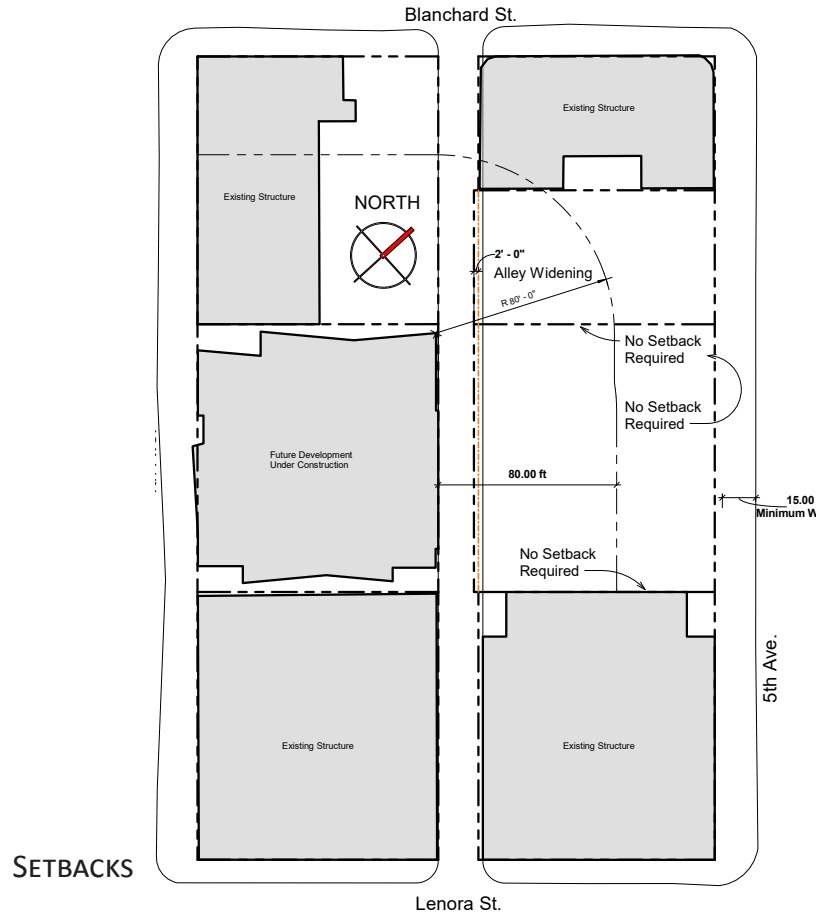


Topography



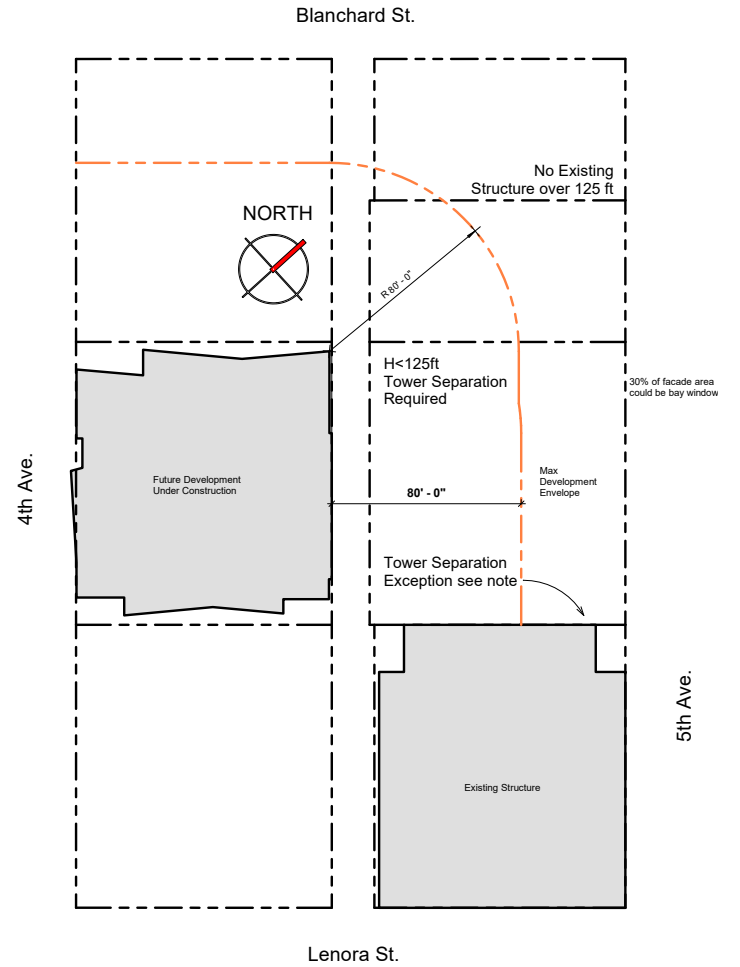
ARCHITECTURE

SETBACKS & TOWER SEPARATION



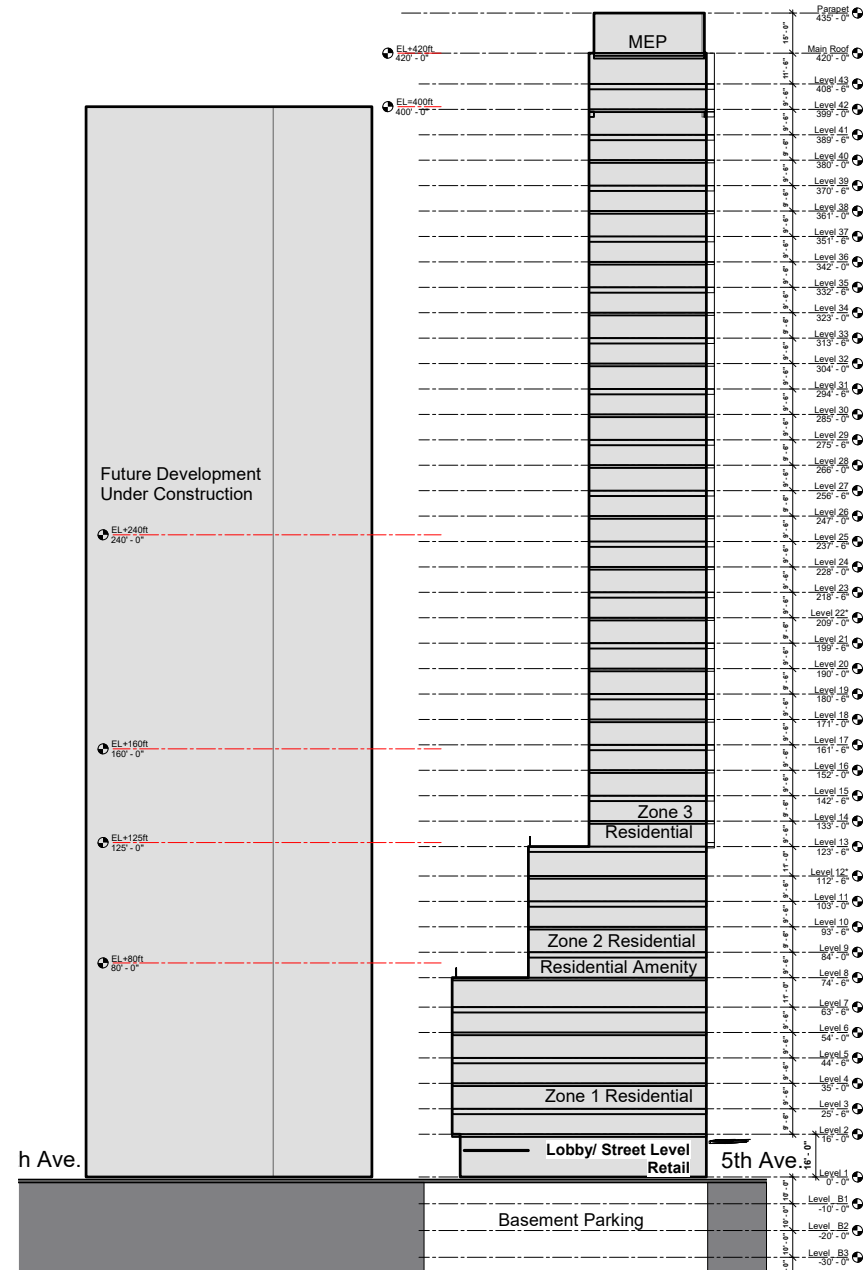
SETBACKS

**TOWER SEPARATION:
(H>125FT)**



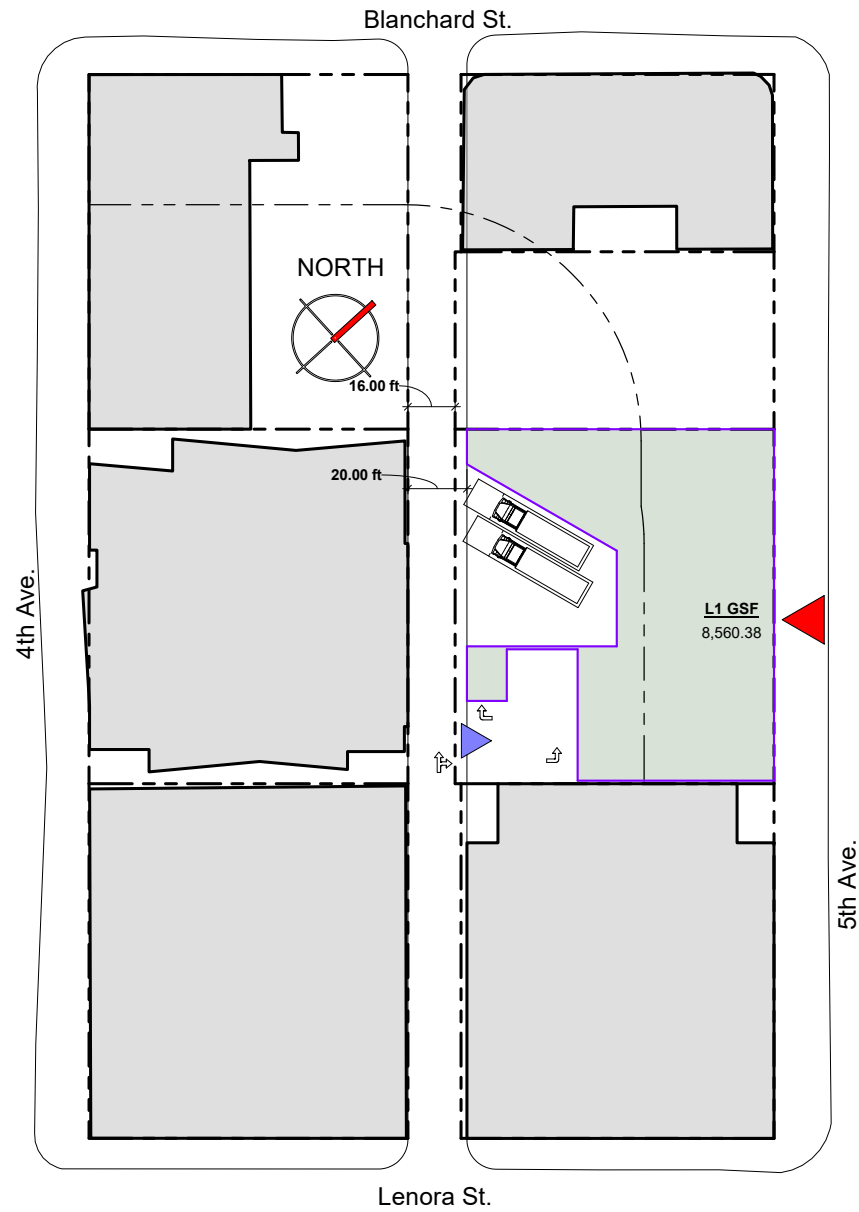
PROJECT MATRIX

ID:	(Above Grade)		(Estimated # of Units)	
	FFL:	F/F:	Plate Size:	Estimated Salable Area:
Grand Total:	320,462 sf.	224,678 nsf.	300 units	
Total by Use:	304,560 sf.		10,902 sf.	5,000 st
			Amenity/Lobby:	Retail:
			(Residential)	
TOP	435.00			
Roof	420.00	15.00		
43	408.50	11.50	5,280 #	4,224
42	399.00	9.50	5,280 #	4,224
41	389.50	9.50	5,280 #	4,224
40	380.00	9.50	5,280 #	4,224
39	370.50	9.50	5,280 #	4,224
38	361.00	9.50	5,280 #	4,224
37	351.50	9.50	5,280 #	4,224
36	342.00	9.50	5,280 #	4,224
35	332.50	9.50	5,280 #	4,224
34	323.00	9.50	5,280 #	4,224
33	313.50	9.50	5,280 #	4,224
32	304.00	9.50	5,280 #	4,224
31	294.50	9.50	5,280 #	4,224
30	285.00	9.50	5,280 #	4,224
29	275.50	9.50	5,280 #	4,224
28	266.00	9.50	5,280 #	4,224
27	256.50	9.50	5,280 #	4,224
26	247.00	9.50	5,280 #	4,224
25	237.50	9.50	5,280 #	4,224
24	228.00	9.50	5,280 #	4,224
23	218.50	9.50	5,280 #	4,224
22	209.00	9.50	5,280 #	4,224
21	199.50	9.50	5,280 #	4,224
20	190.00	9.50	5,280 #	4,224
19	180.50	9.50	5,280 #	4,224
18	171.00	9.50	5,280 #	4,224
17	161.50	9.50	5,280 #	4,224
16	152.00	9.50	5,280 #	4,224
15	142.50	9.50	5,280 #	4,224
14	133.00	9.50	5,280 #	4,224
13 Zone 3 Residential	123.50	9.50	5,280 #	4,224
12	112.50	11.00	11,500 #	8,625
11	103.00	9.50	11,500 #	8,625
10	93.50	9.50	11,500 #	8,625
9 Zone 2 Residential	84.00	9.50	11,500 #	8,625
8 Amenity	74.50	9.50	11,500 #	3,074
7	63.50	11.00	12,480 #	9,360
6	54.00	9.50	12,480 #	9,360
5	44.50	9.50	12,480 #	9,360
4	35.00	9.50	12,480 #	9,360
3	25.50	9.50	12,480 #	9,360
2 Zone 1 Residential	16.00	9.50	12,480 #	9,360
1 Lobby	0.00	16.00	8,500	-
0	0	0.00		3,500 5,000

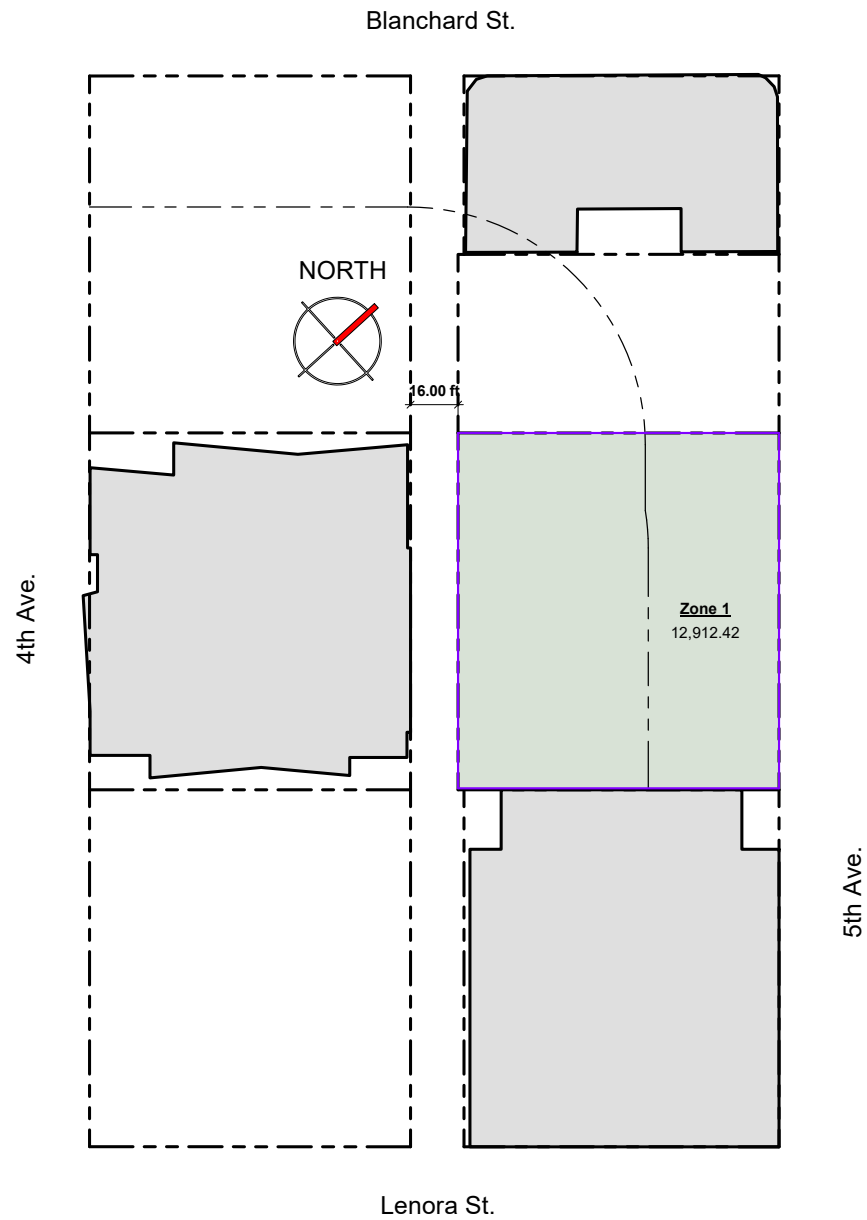


FLOOR PLANS

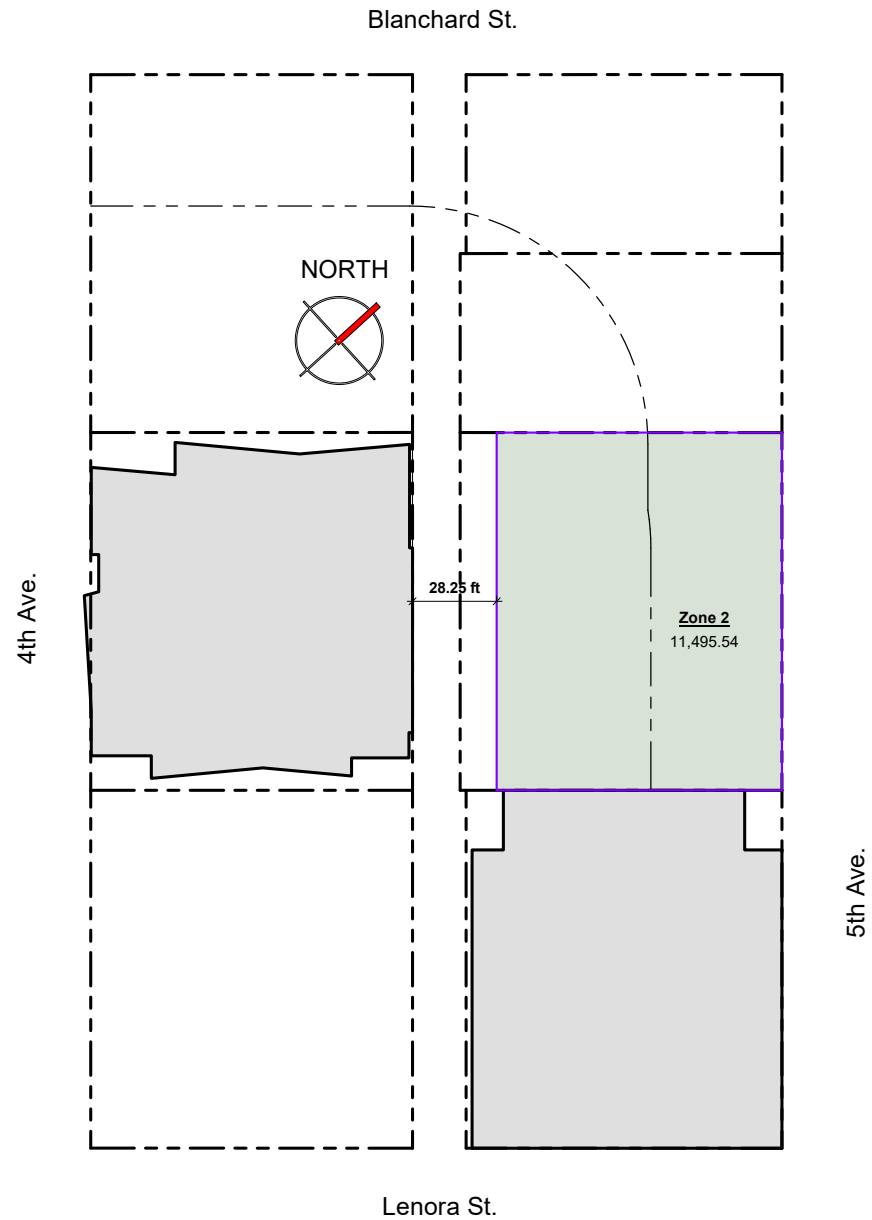
LEVEL GROUND PLAN



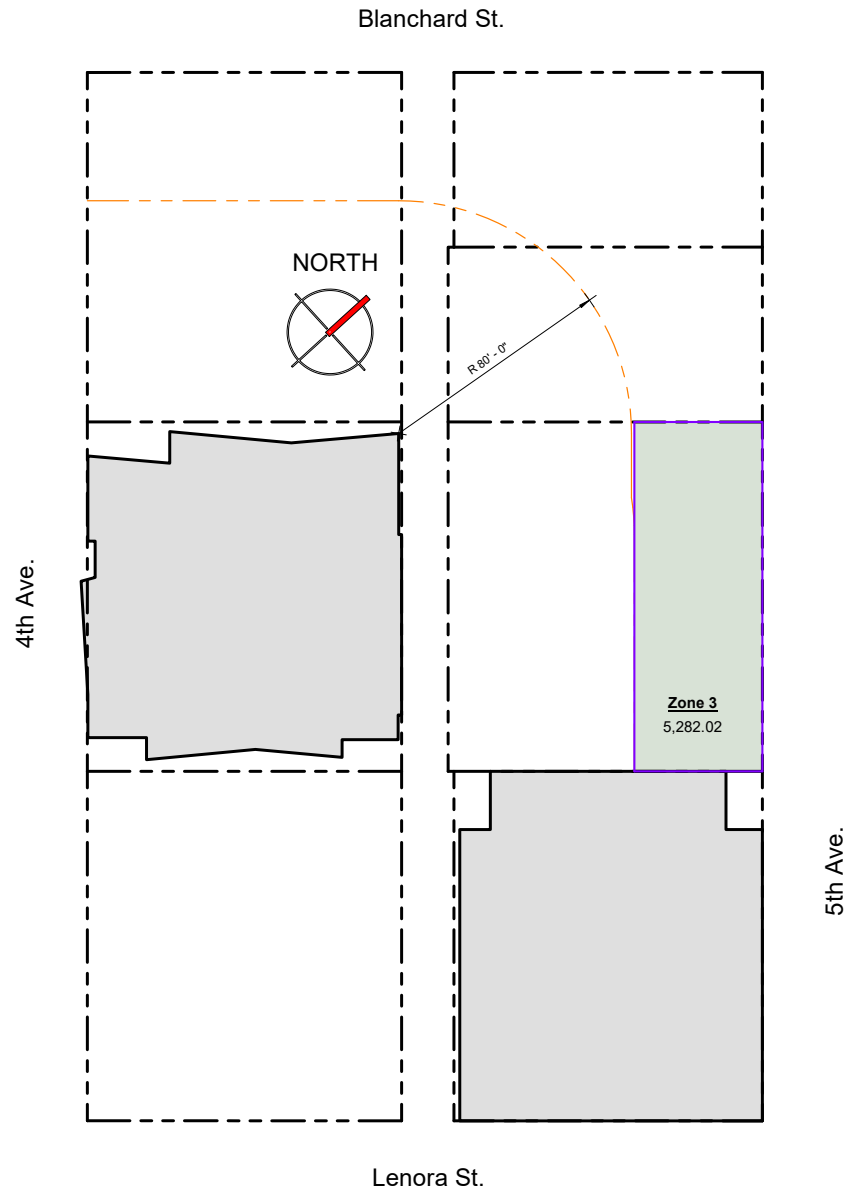
FLOOR PLANS
LEVEL 3-7 PLAN



FLOOR PLANS
LEVEL 9-12 PLAN



FLOOR PLANS
LEVEL 13-40 PLAN



**EXCLUSIVELY
REPRESENTED BY**

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