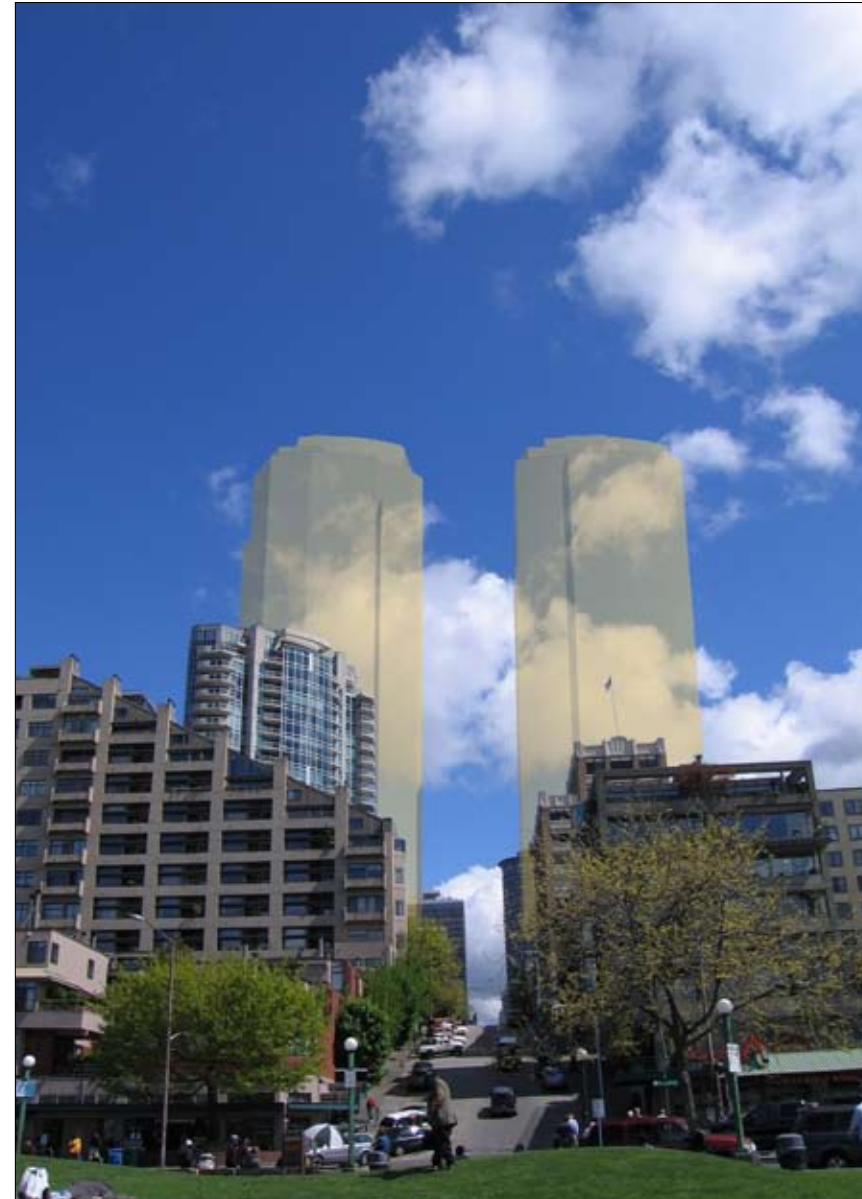


2ND & VIRGINIA TOWERS | 1931 + 2015 2ND AVENUE
EARLY DESIGN GUIDANCE MEETING



THE **JUSTEN**
Company LLC

COLUMBIA WEST
PROPERTIES, INC.



WEBER+THOMPSON

OCTOBER 9, 2007

OPPORTUNITY STATEMENT

THIS DEVELOPMENT PRESENTS A UNIQUE opportunity, in that two towers are designed at the same time. The towers are not conceived as twins, but rather, as distinct and complementary opposites. The towers must be sensitive to the unique conditions and context of their respective blocks, and should acknowledge each other by speaking the same language, although with a different vocabulary. While any effort to make the buildings into a twin style assemblage is avoided, the two towers are compatible and complementary, with sensitivity to the greater urban fabric and their presence on the skyline. Additionally, these two new towers will join one existing tower [Cristalla], another planned tower [1915 Second], and a third currently under construction [Fifteen Twenty-One Second] into a five-building assemblage that will reshape the skyline behind the market district as viewed from the water. There is no way to avoid impact on existing structures, but the design of these new towers will harmonize with the local context and greater urban fabric in an effort to contribute towards what will be a dynamic, newly emerging, Second Avenue neighborhood.

PROJECT VISION STATEMENT

10/09/07 2

SECOND AND VIRGINIA SOUTH

This site is on the southwest side of the crown of the hill at Second Avenue and Virginia Street. As such, the site deserves a prominent structure that also acknowledges a sister tower planned directly across Virginia Street to the north. This structure should also be sensitive to the future residential tower, referred to as 1915 2nd Avenue, immediately south of this site.

This block is just south of Belltown, downtown Seattle's most dense residential neighborhood. The block is also across First Avenue from the Pike Place Market Historical district. The project vision is to continue the residential density of the neighborhood, mixing a residential structure with a boutique hotel. The project will include ground-floor retail where possible.

The proposed mixed-use project will include a residential tower that uses the full height and narrow profile of the city's land-use code provisions adopted in April of 2006. The residential tower will be slender and iconic above an 85-foot high base containing street-level retail, hotel and lobbies for the hotel and residences and support services for both. Below the street-level will be hotel and residential parking; the five floors above the street-level will contain perimeter hotel and meeting rooms, parking and amenities for the hotel guests and residents of the building. The position and shape of the tower should maximize views while being sensitive to the existing One Pacific Tower, the future tower to the south (1915 Second Avenue), and its proposed sister tower to the north across Virginia Street.

SECOND AND VIRGINIA NORTH

This site is on the northwest side of the crown of the hill at Second Avenue and Virginia Street. As such, the site deserves a prominent structure that also acknowledges a sister tower planned directly across Virginia Street to the south. This structure should also be sensitive to the two existing residential towers on this block.

This block is on the south edge of Belltown, downtown Seattle's most dense residential neighborhood. The block is also across First Avenue from the Pike Place Market district. The Project vision is to continue the residential density of the neighborhood and include ground-floor retail where possible.

The proposed residential tower will use the full height and narrow profile of the city's land-use code provisions adopted in April of 2006. The residential tower will be slender and iconic above a 65 foot-high base containing street-level retail, the residential lobby and residential services. Below the street-level will be residential parking; the five floors above the street-level will contain perimeter work studios, parking and amenities all for the residents of the building. The position and shape of the tower should maximize residential views while being as sensitive as possible to the views of the two existing residential towers on the block, and its proposed sister tower to the south across Virginia Street.





ADDRESS:

South Property: 1931 Second Avenue
North Property: 2015 Second Avenue

SITE CHARACTERISTICS:

Each site is 108' in the East-West direction and 180' in the North-South direction. There will be a 2' Alley widening dedication.

Both the North and South sites are 19,440 sf.

The North Site was occupied by the Commodore Hotel, which was recently demolished. The site is currently being used for surface parking.

The South site contains three existing buildings, the Terminal Sales Annex, 1919 2nd and 1923 2nd, and two parking lots. The Terminal Sales Annex and 1919 2nd are undergoing the Landmark review process with the City.

OVERLAY DISTRICT:

Belltown Overlay

MAP 1A ZONING:

Current: DMC 240/290/400
Downtown Mixed Commercial

MAP 1B STREET CLASSIFICATION:

Second Avenue is a Principal Transit Street
Virginia is a Minor arterial

Second Avenue is a Class I Pedestrian
Virginia is a Class II Pedestrian

MAP 1C SIDEWALK WIDTHS:

15' on Second Avenue
12' on Virginia Street

MAP 1D VIEW CORRIDORS:

None

SMC 23.49.008 STRUCTURE HEIGHT:

Base = 85'
Tower = 400'
Rooftop Features Screening = +40'



POSSIBLE NORTH TOWER DEPARTURES:

1. COMMON RECREATION AREA
2. ROOFTOP MECHANICAL COVERAGE

POSSIBLE SOUTH TOWER DEPARTURES:

1. ROOFTOP MECHANICAL COVERAGE



PROJECT STATISTICS

SECOND AND VIRGINIA SOUTH

NUMBER OF FLOORS:

Parking	
Below Grade	5
Above Grade (mixed w/hotel function)	3
Retail, Service, Lobby	1
Hotel (3 floors are already included w/Above Grade Parking)	9
Residential	28
Total Floors Above Grade	38

PROJECT HEIGHT: 400'

PROJECT HEIGHT AT MECHANICAL SCREEN: 440'

DWELLING UNITS: 185

HOTEL KEYS: 117

PARKING QUANTITY:

Residential	286
Hotel	30
Total	316

PROJECT SQUARE FOOTAGE:

Residential Area for Common Recreation Calculation	197,483
Total Area	541,925

COMMON RECREATION AREA REQUIRED: 8,874

COMMON RECREATION AREA PROVIDED:

Exterior	7,173
Interior	4,215
Total	11,388

SECOND AND VIRGINIA NORTH

NUMBER OF FLOORS:

Parking	
Below Grade	4
Above Grade	4
Retail, Service, Lobby	1
Storage	1
Residential	33
Total Floors Above Grade	39

PROJECT HEIGHT: 400'

PROJECT HEIGHT AT MECHANICAL SCREEN: 440'

DWELLING UNITS: 234

PARKING QUANTITY: 336

PROJECT SQUARE FOOTAGE:

Residential Area for Common Recreation Calculation	367,028
Total Area	537,724

COMMON RECREATION AREA REQUIRED: 18,351

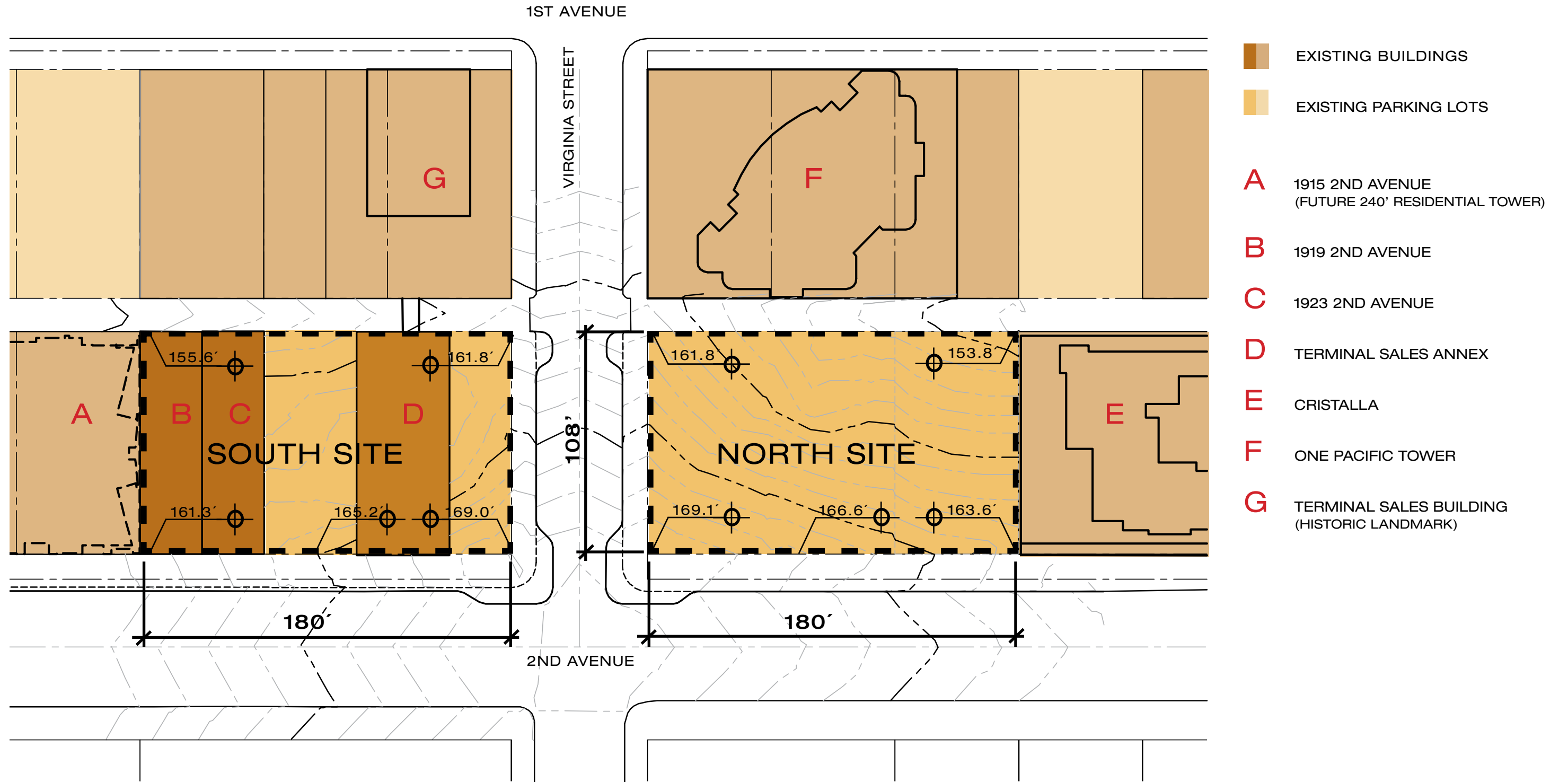
COMMON RECREATION AREA PROVIDED:

Exterior	8,689
Interior	4,911
Total	13,600

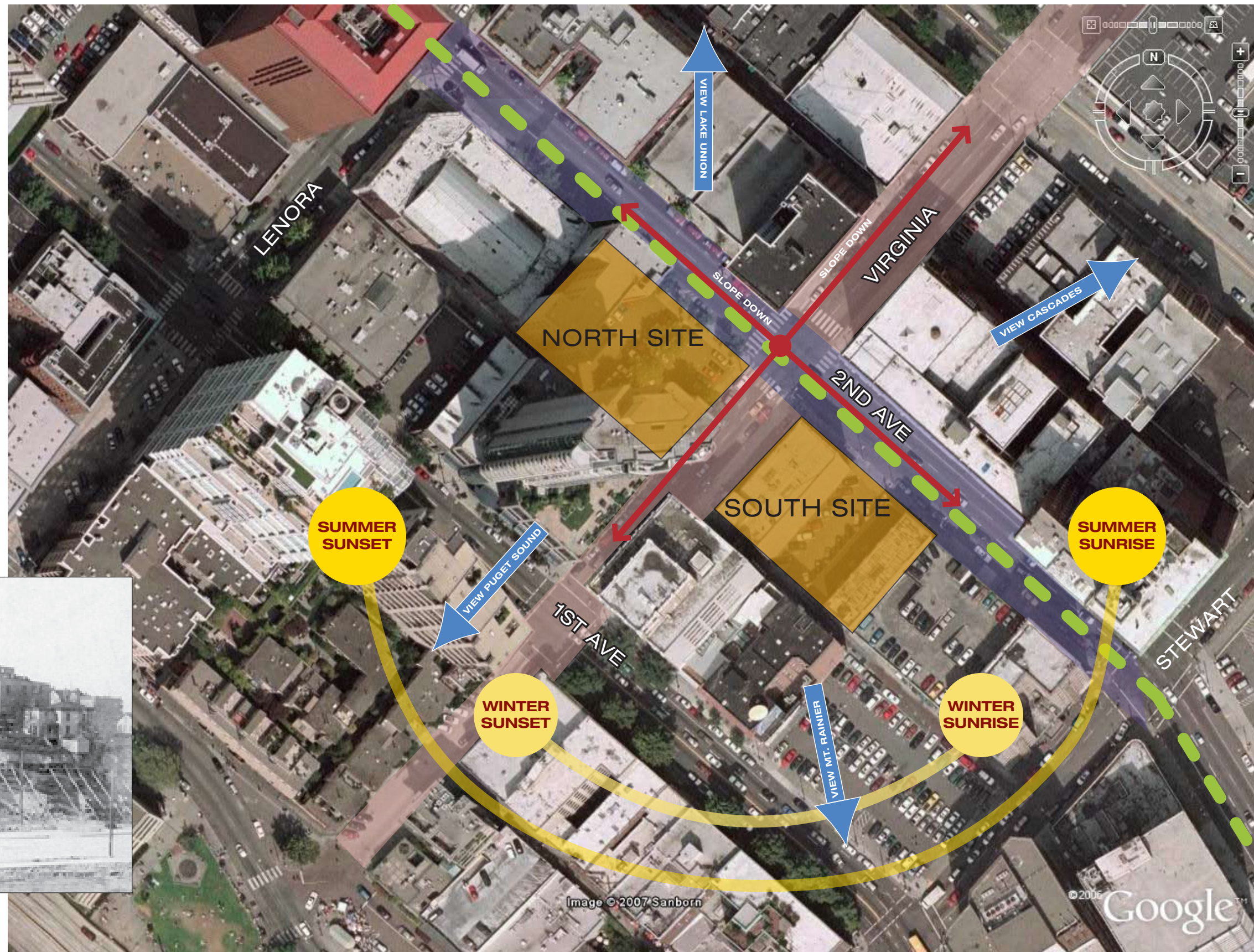




2ND AND VIRGINIA: SITE ANALYSIS



- 2ND AVENUE
class 1 pedestrian street
- VIRGINIA STREET
class 2 pedestrian street
- 2ND AVENUE
major transit route
- SLOPE DOWN



Washington Hotel
located at southeast
corner of Second and
Virginia.

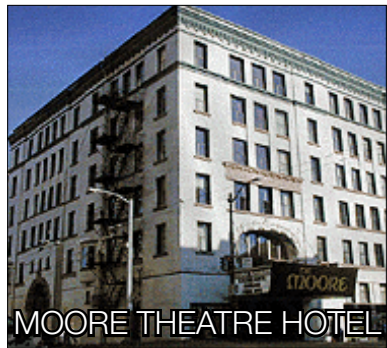
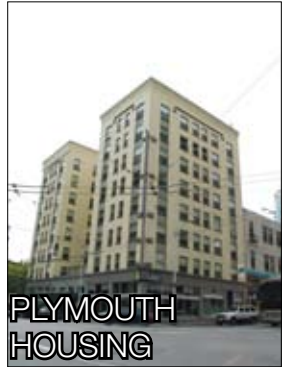


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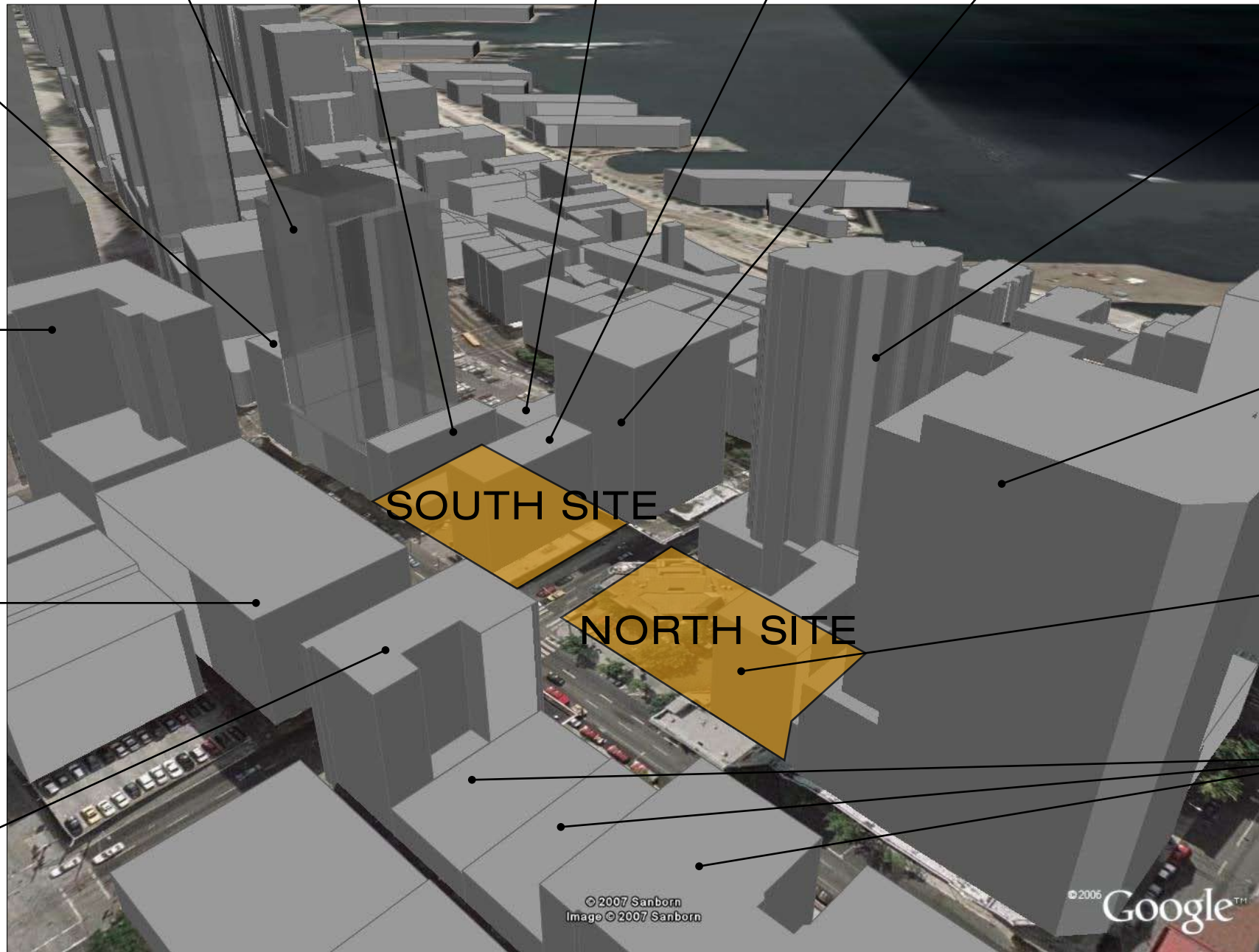
COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA TOWERS | SITE ANALYSIS





COMMODORE HOTEL
DEMOLISHED IN
2007



SOUTH SITE (180')



STEWART STREET

WEST SIDE OF SECOND AVENUE

VIRGINIA STREET

NORTH SITE (180')



LENORA STREET

VIRGINIA STREET

WEST SIDE OF SECOND AVENUE

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COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA TOWERS | WEST SIDE OF 2ND AVENUE





LENORA STREET

EAST SIDE OF SECOND AVENUE

VIRGINIA STREET



VIRGINIA STREET

EAST SIDE OF SECOND AVENUE

STEWART STREET

THE JUSTEN
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COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA TOWERS | EAST SIDE OF 2ND AVENUE



NORTH SITE (180')



1ST AVENUE

NORTH SIDE OF VIRGINIA STREET (WEST OF 2ND AVENUE)



2ND AVENUE



2ND AVENUE

NORTH SIDE OF VIRGINIA STREET
(EAST OF 2ND AVENUE)

ALLEY



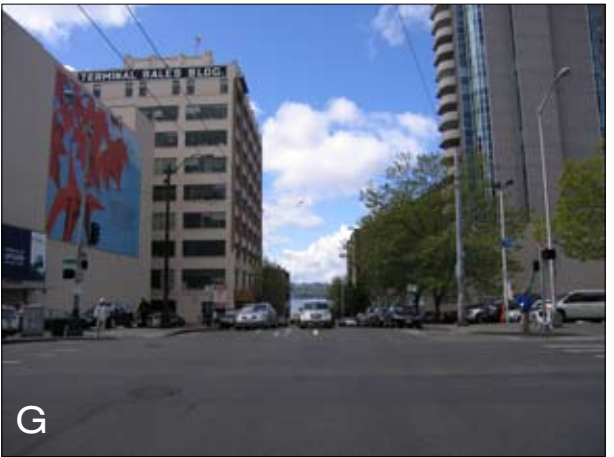
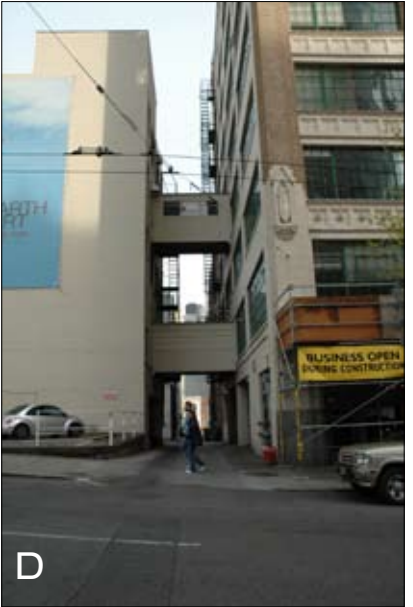
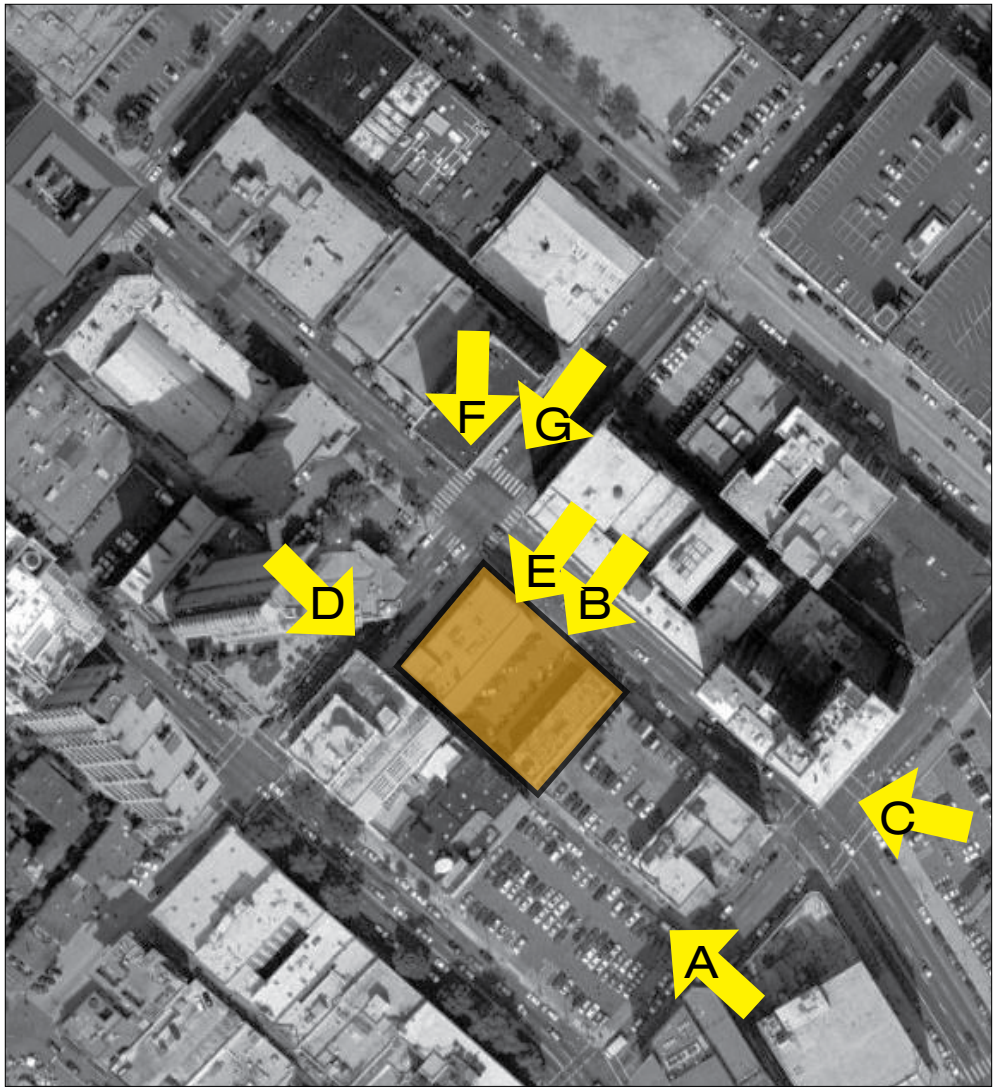


ALLEY SOUTH SIDE OF VIRGINIA STREET (EAST OF 2ND AVENUE) 2ND AVENUE



2ND AVENUE SOUTH SIDE OF VIRGINIA STREET (WEST OF 2ND AVENUE) ALLEY 1ST AVENUE





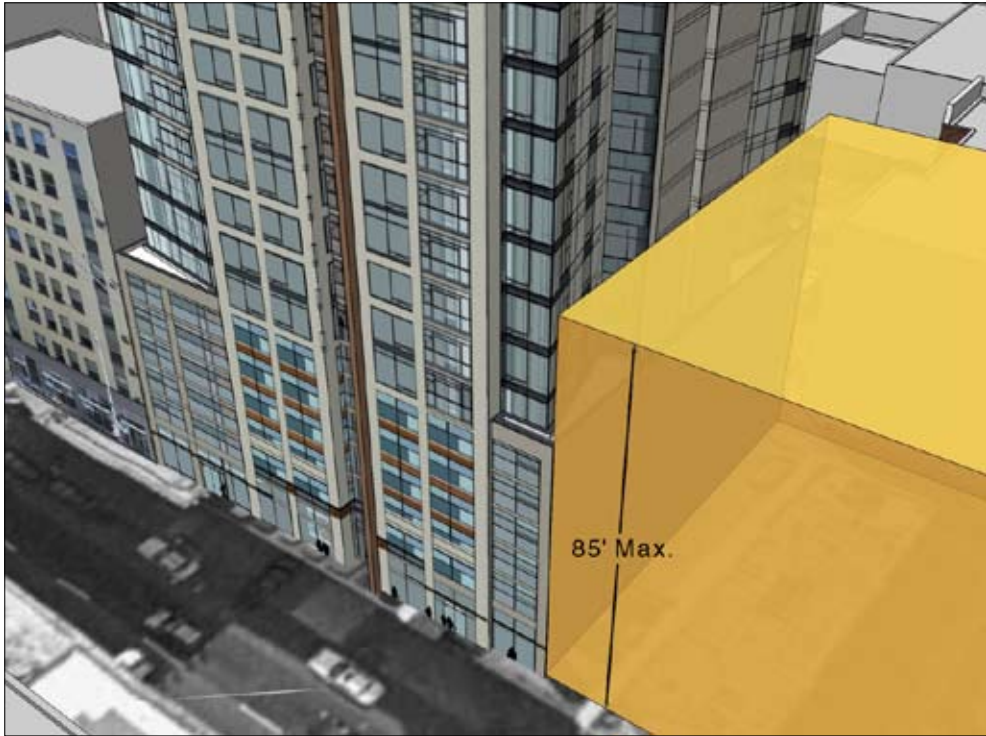


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COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA TOWERS | NORTH SITE PHOTOS

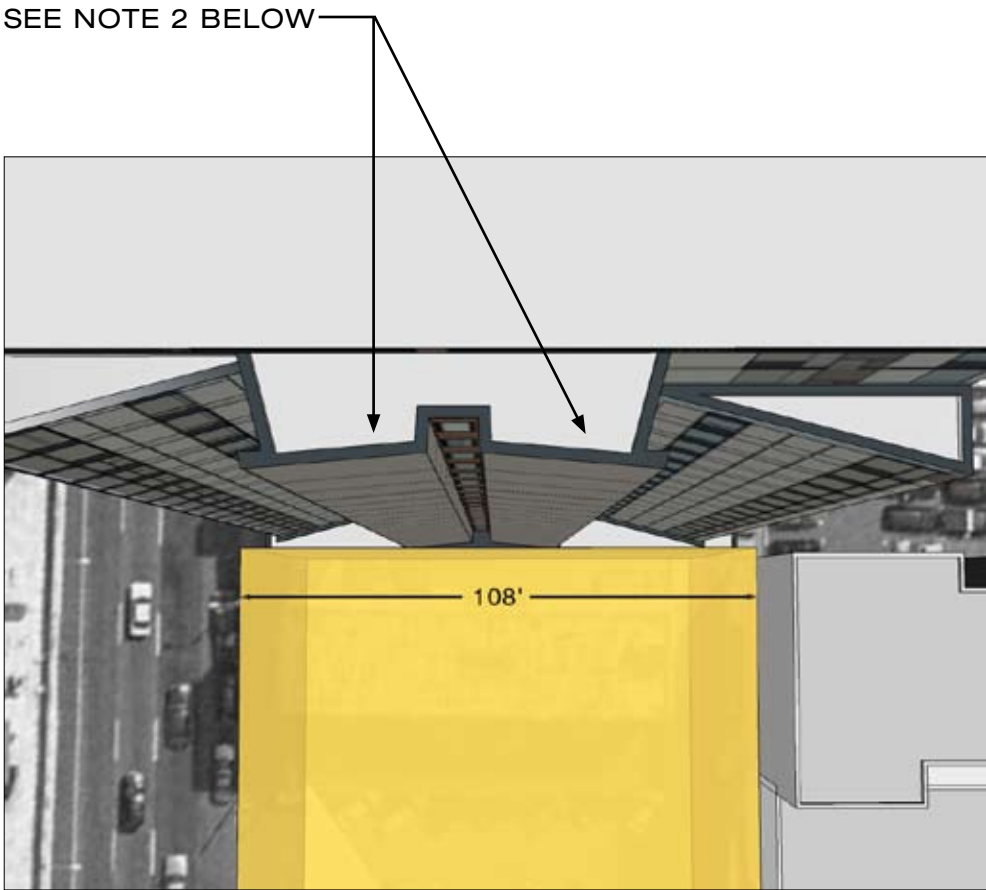




STUDY 1



STUDY 2



STUDY 3

NOTE 1:
Base height shown is the maximum envelope allowed by code.

NOTE 2:
1915 2nd Avenue built to property line. No windows on northern-most facade.





2ND AVENUE LOOKING SOUTHEAST FROM LENORA
(INCLUDES FUTURE 1915 2ND AVENUE)



2ND AVENUE LOOKING NORTHWEST FROM STEWART
(INCLUDES FUTURE 1915 2ND AVENUE)

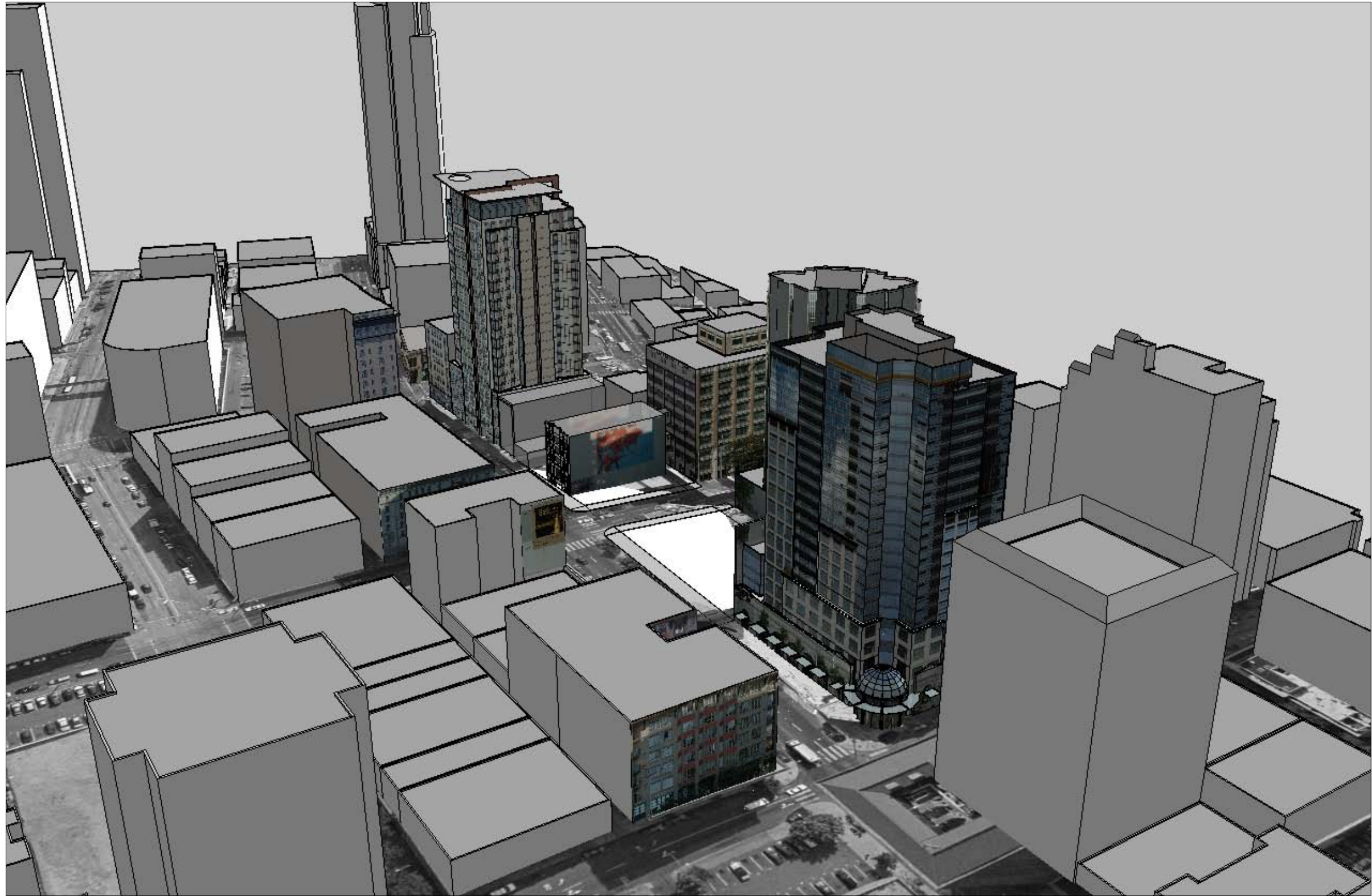




VIRGINIA STREET LOOKING NORTHEAST FROM 1ST AVENUE



VIRGINIA STREET LOOKING SOUTHWEST FROM 2ND AVENUE

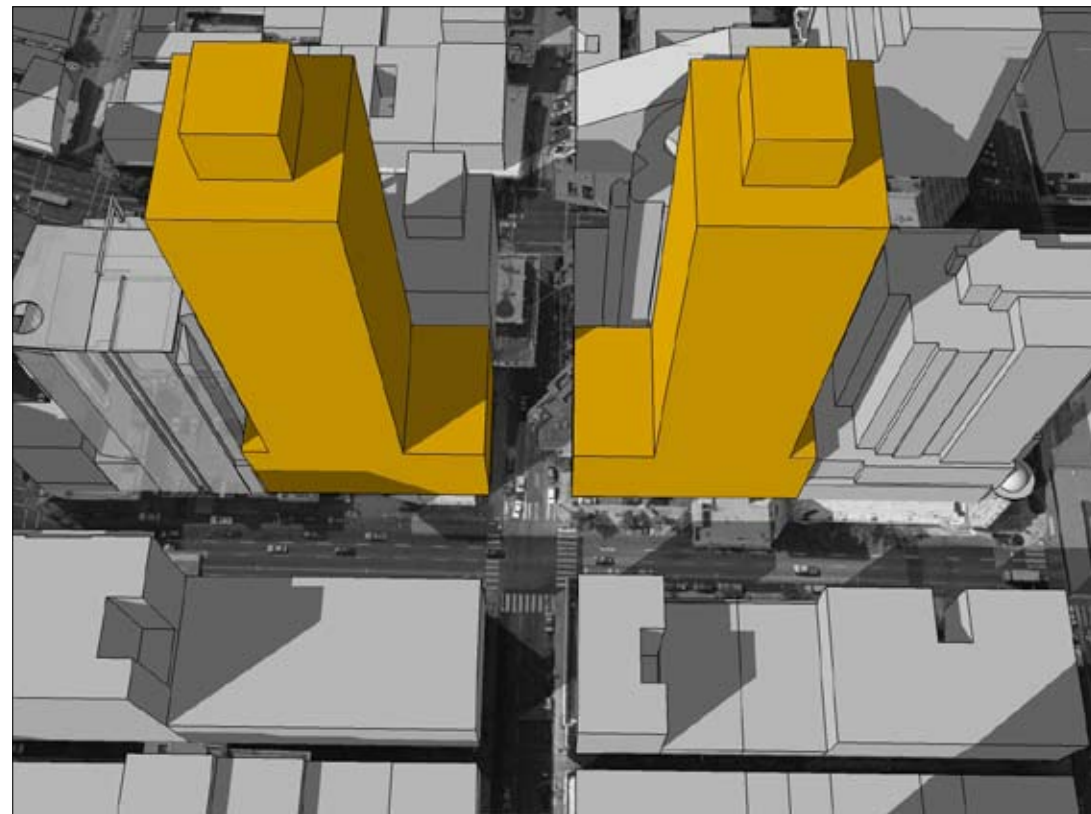
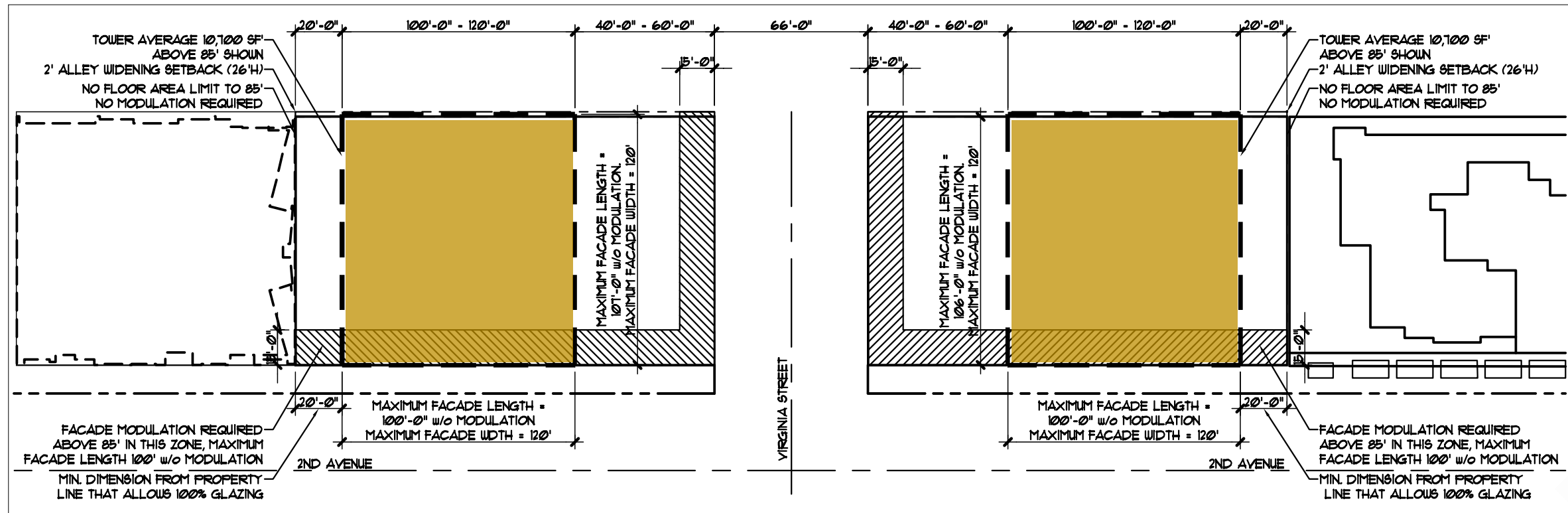


AERIAL VIEW LOOKING SOUTH (INCLUDES FUTURE 1915 2ND AVENUE)

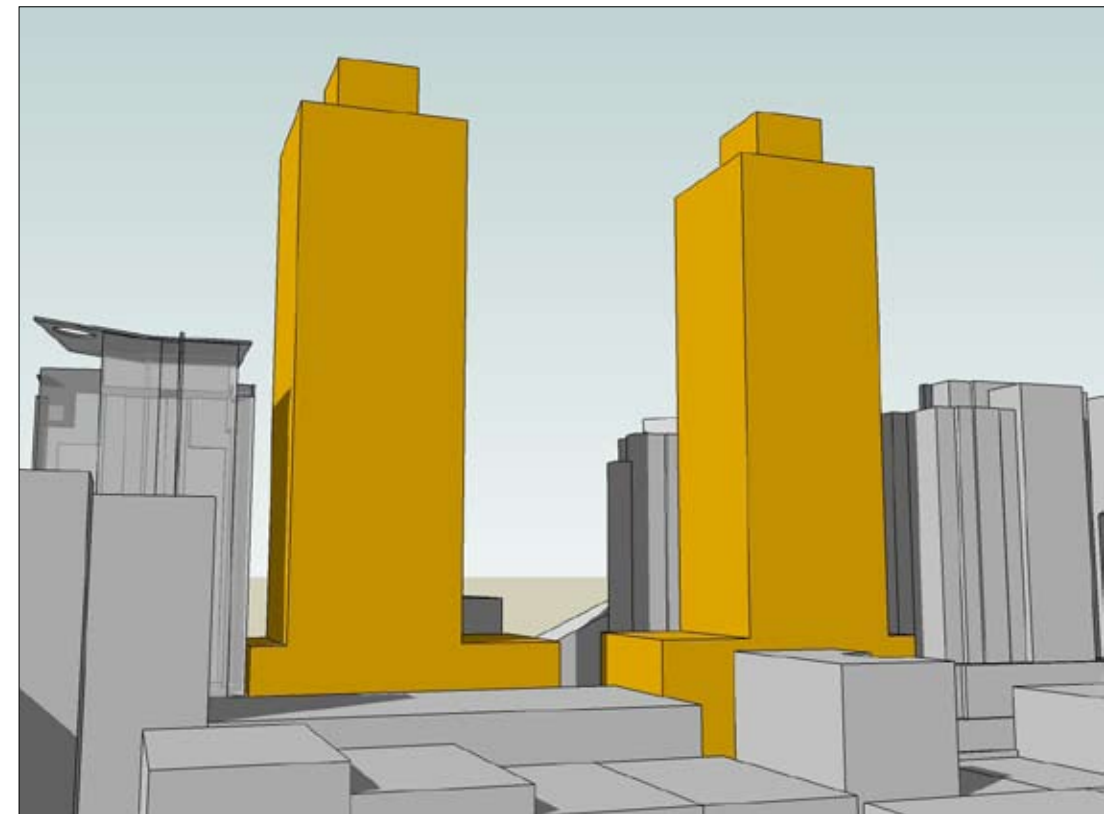


AERIAL VIEW LOOKING NORTH (INCLUDES FUTURE 1915 2ND AVENUE)

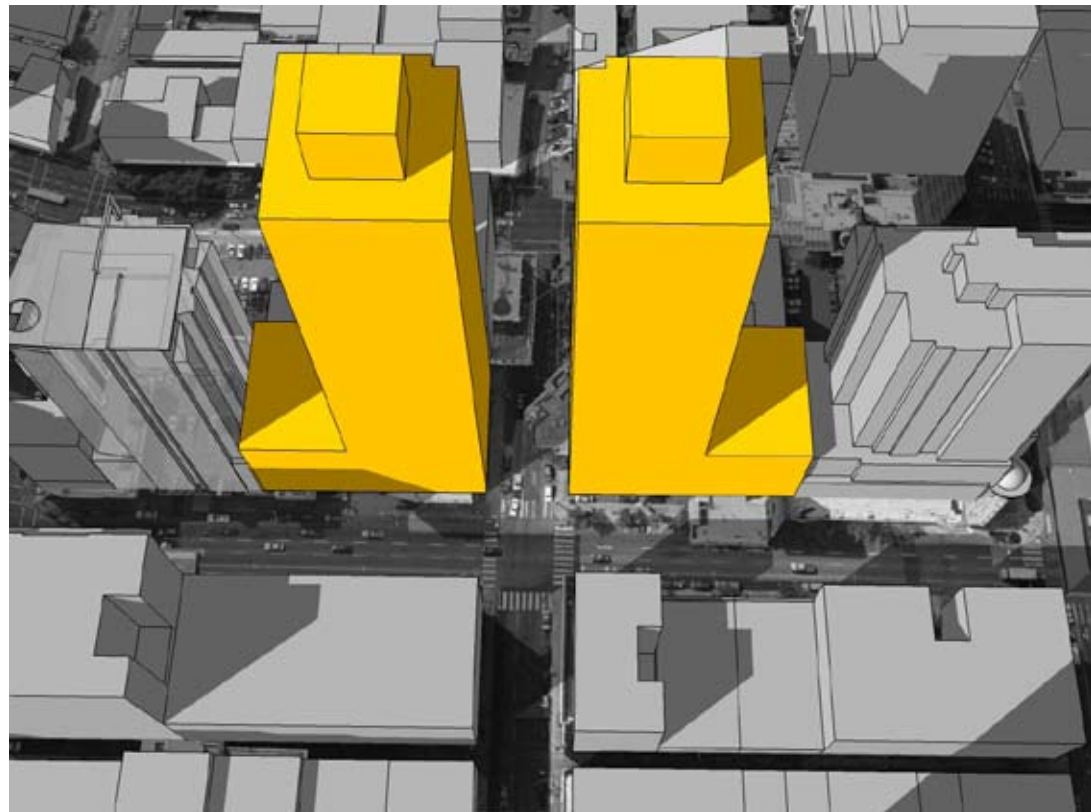
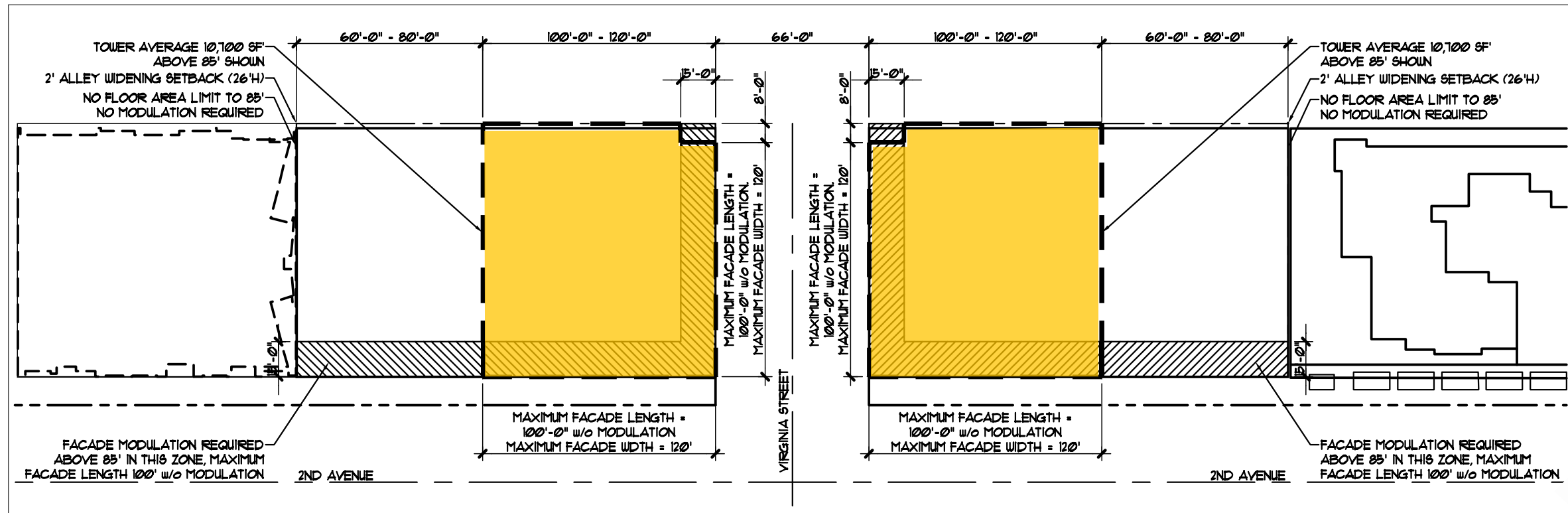




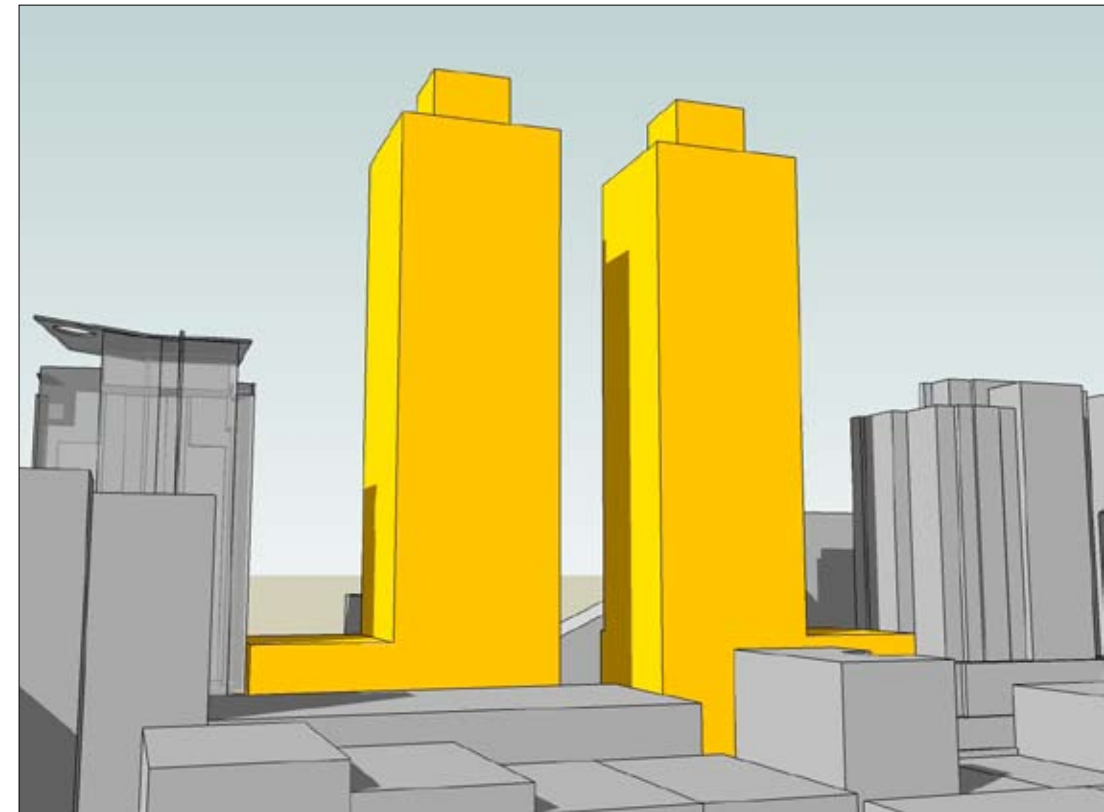
AERIAL SW TOWER PLACEMENT A



BIRD'S-EYE W TOWER PLACEMENT A



AERIAL SW TOWER PLACEMENT B



BIRD'S-EYE W TOWER PLACEMENT B



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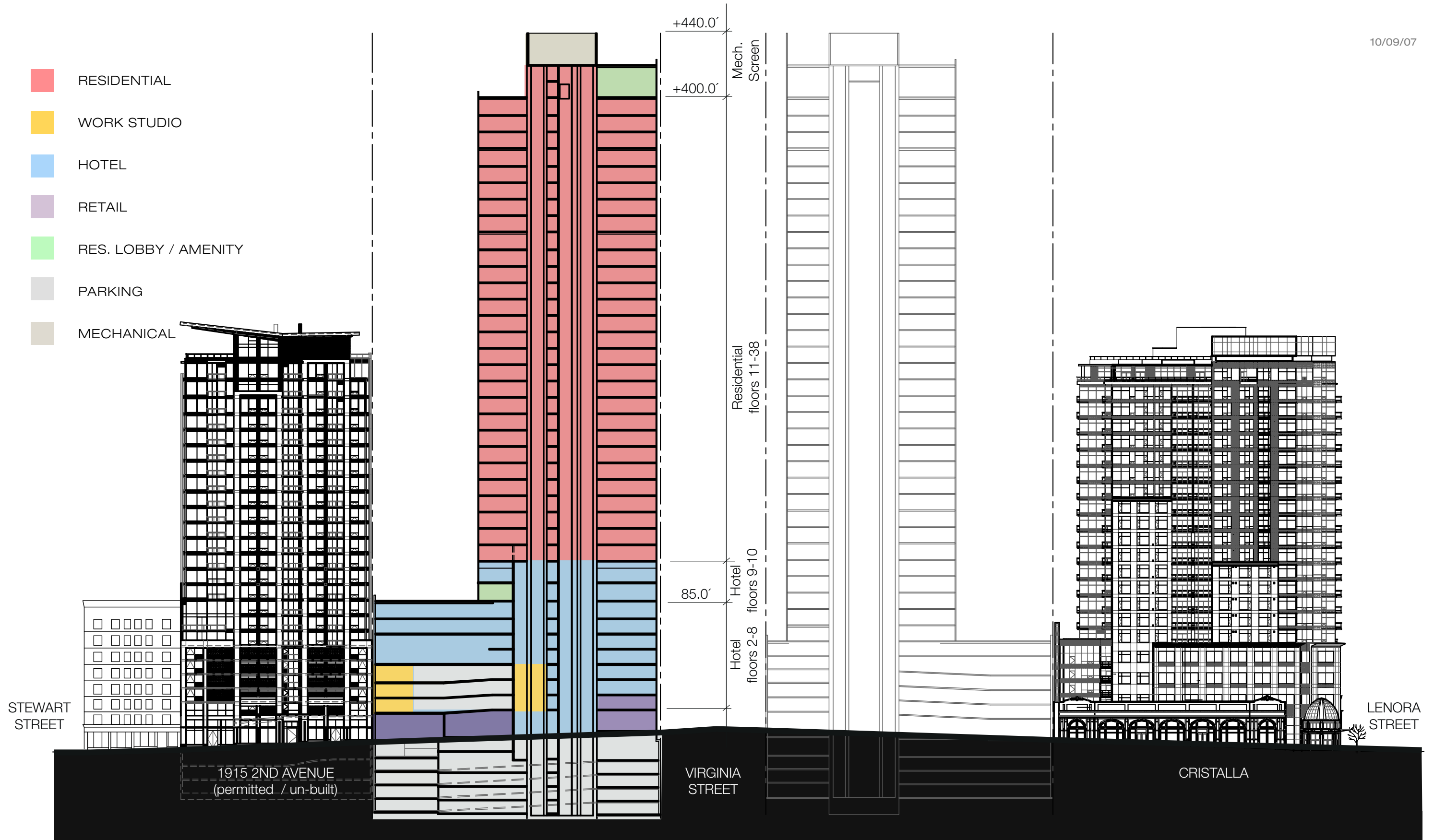
COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA TOWERS | TWIN TOWERS?



A graphic consisting of a vertical orange line and a horizontal orange line intersecting at the origin. The vertical line extends from approximately y=380 to y=620, and the horizontal line extends from x=132 to x=1000.

2ND AND VIRGINIA: SOUTH TOWER



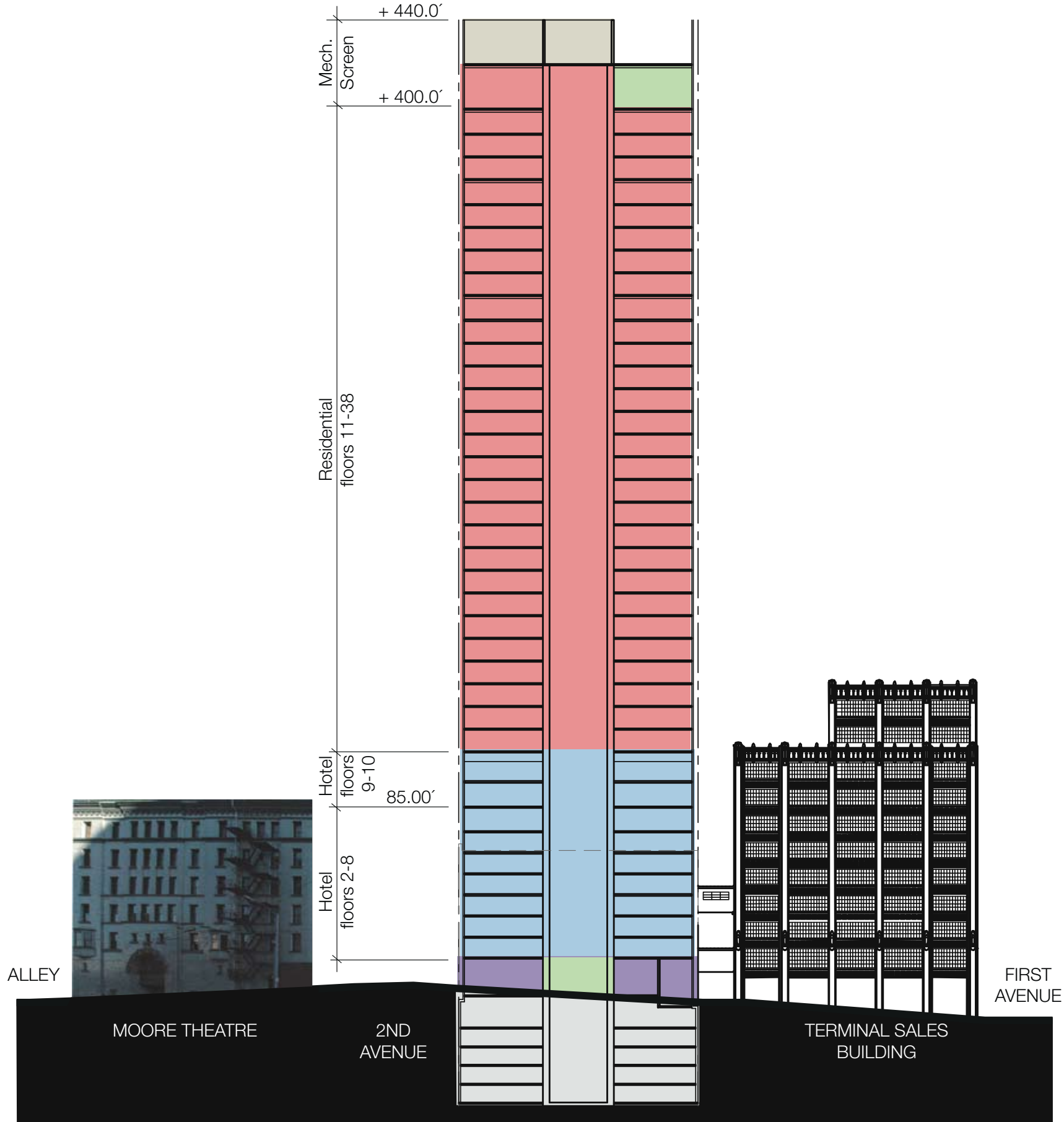
THE JUSTEN
Company LLC

COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA SOUTH TOWER | SITE ELEVATION LOOKING WEST



- RESIDENTIAL
- WORK STUDIO
- HOTEL
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL

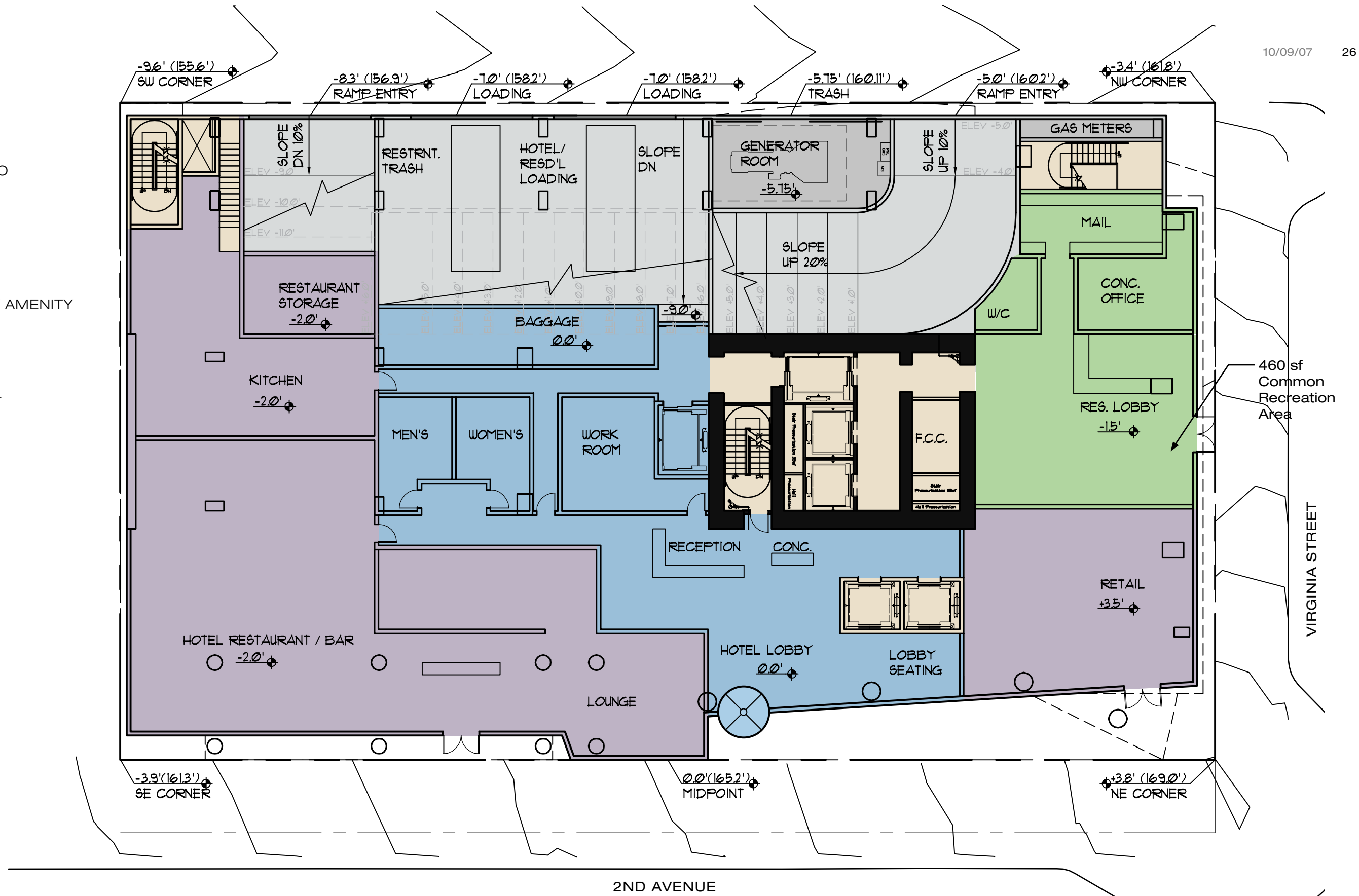


THE JUSTEN Company LLC COLUMBIA WEST PROPERTIES, INC.

2ND AND VIRGINIA SOUTH TOWER | SITE ELEVATION LOOKING SOUTH



- RESIDENTIAL
- WORK STUDIO
- HOTEL
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL



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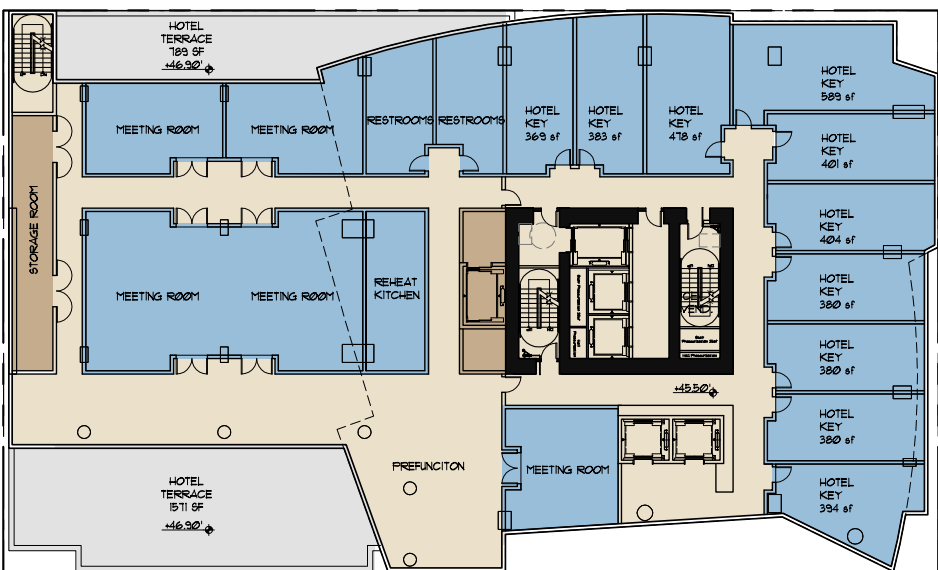
COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA SOUTH TOWER | GROUND FLOOR PLAN WITH SIDEWALK

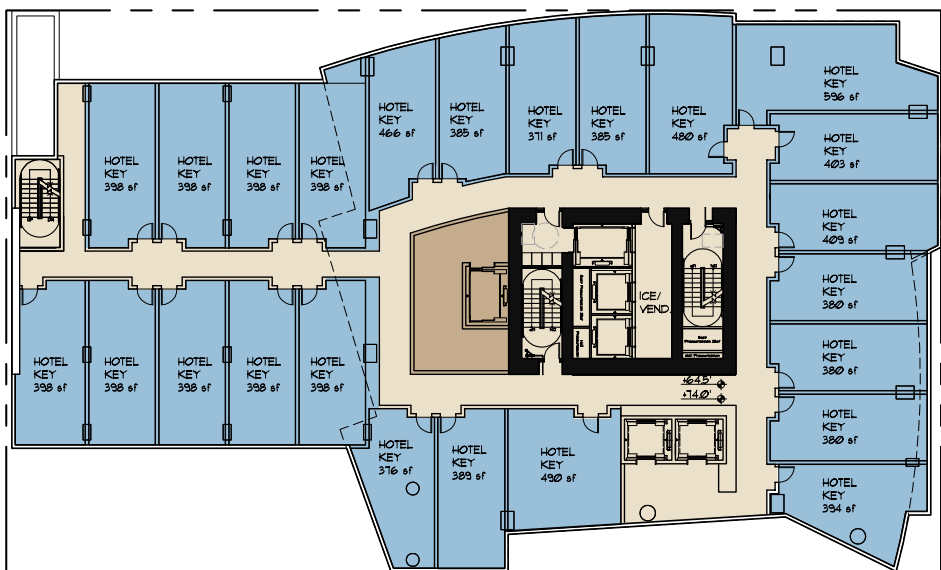




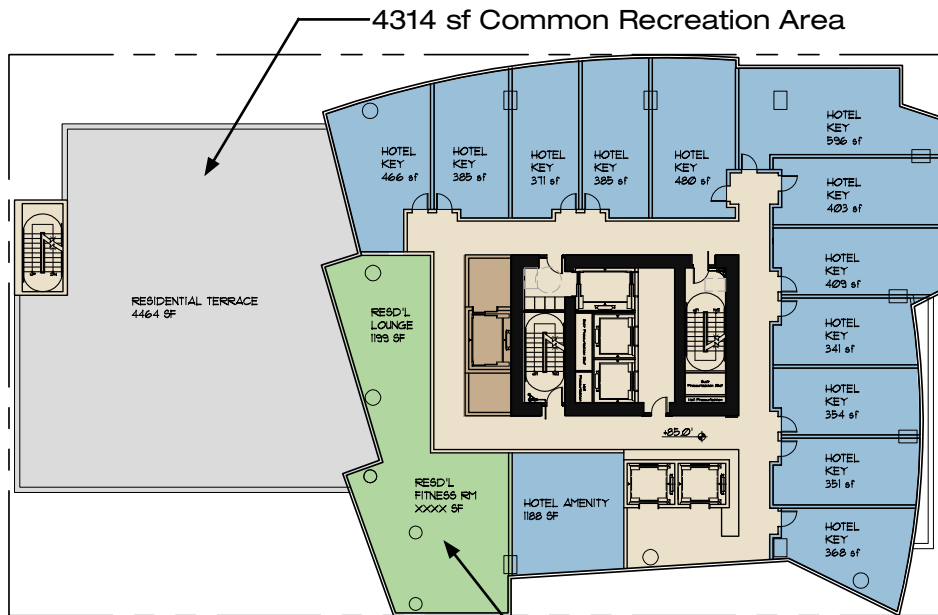
TYPICAL PODIUM PARKING LEVEL 2-4



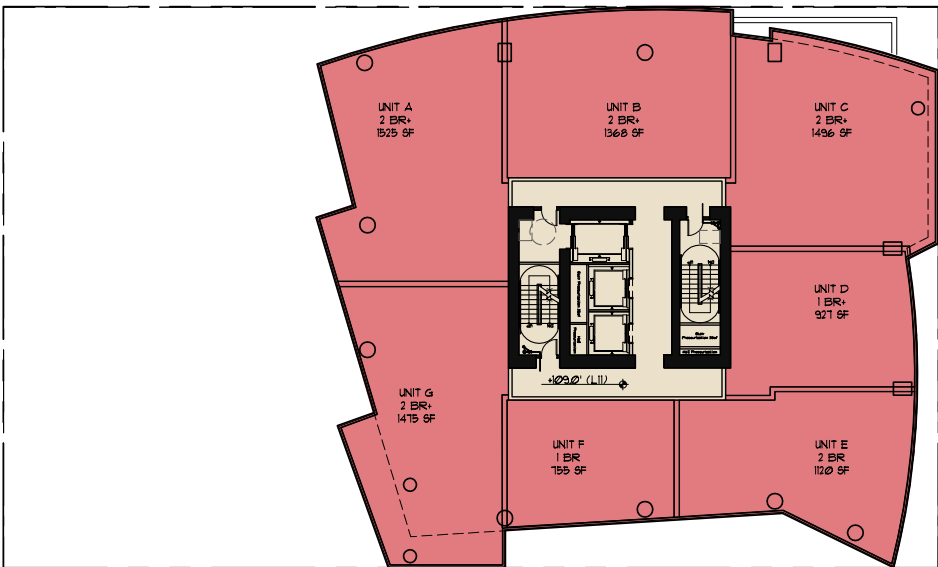
PODIUM LEVEL 5 (6 SIMILAR)



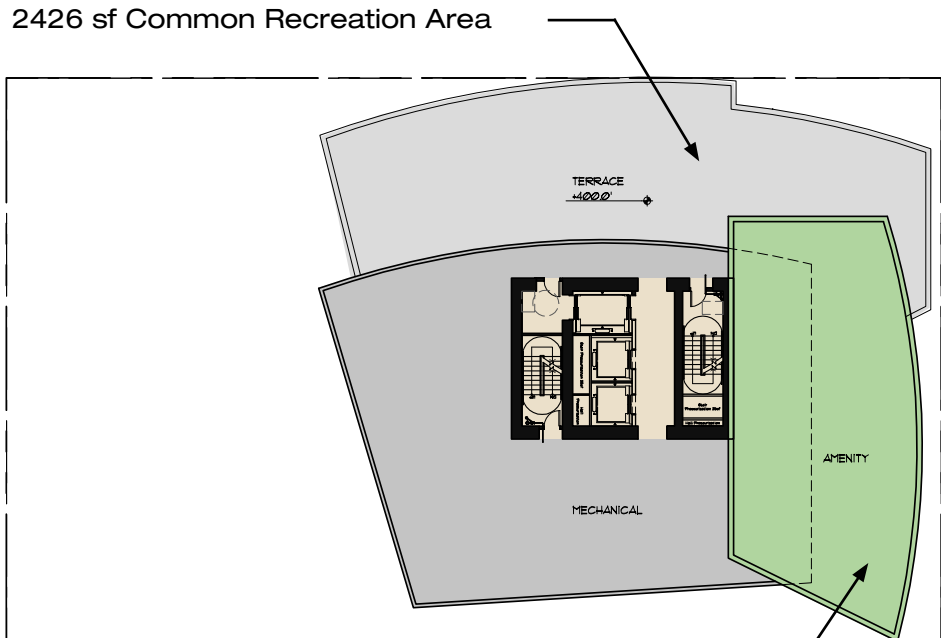
TYPICAL PODIUM HOTEL LEVEL 7-8



TYPICAL PODIUM HOTEL LEVEL 9 (10 SIMILAR)



TYPICAL RESIDENTIAL LEVEL 11-29 (30-38 SIMILAR)



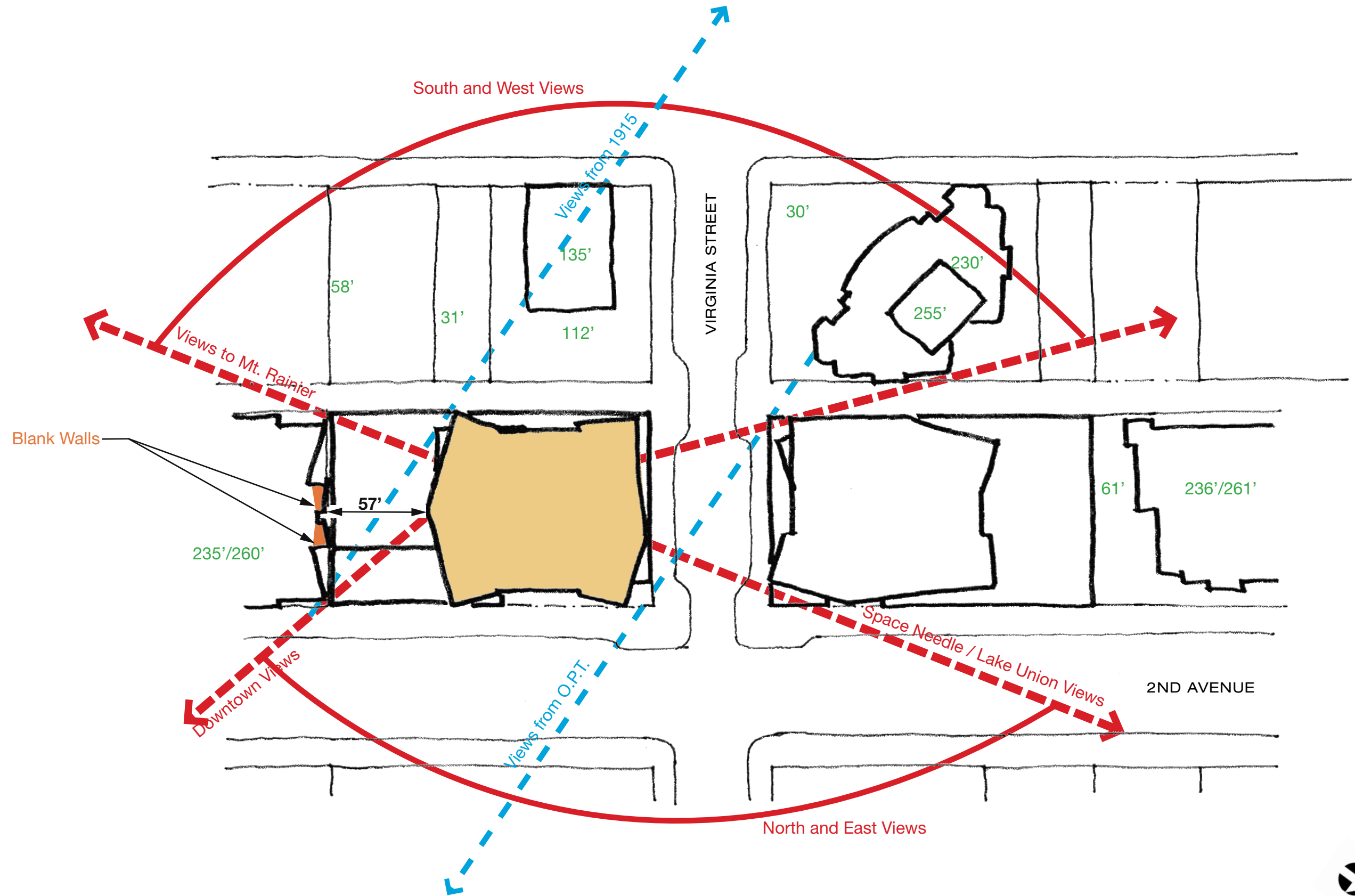
COMPOSITE ROOF PLAN

4314 sf Common Recreation Area

1389 sf Common Recreation Area

2426 sf Common Recreation Area

2859 sf Common Recreation Area





VIEW LOOKING WEST



VIEW LOOKING SOUTH

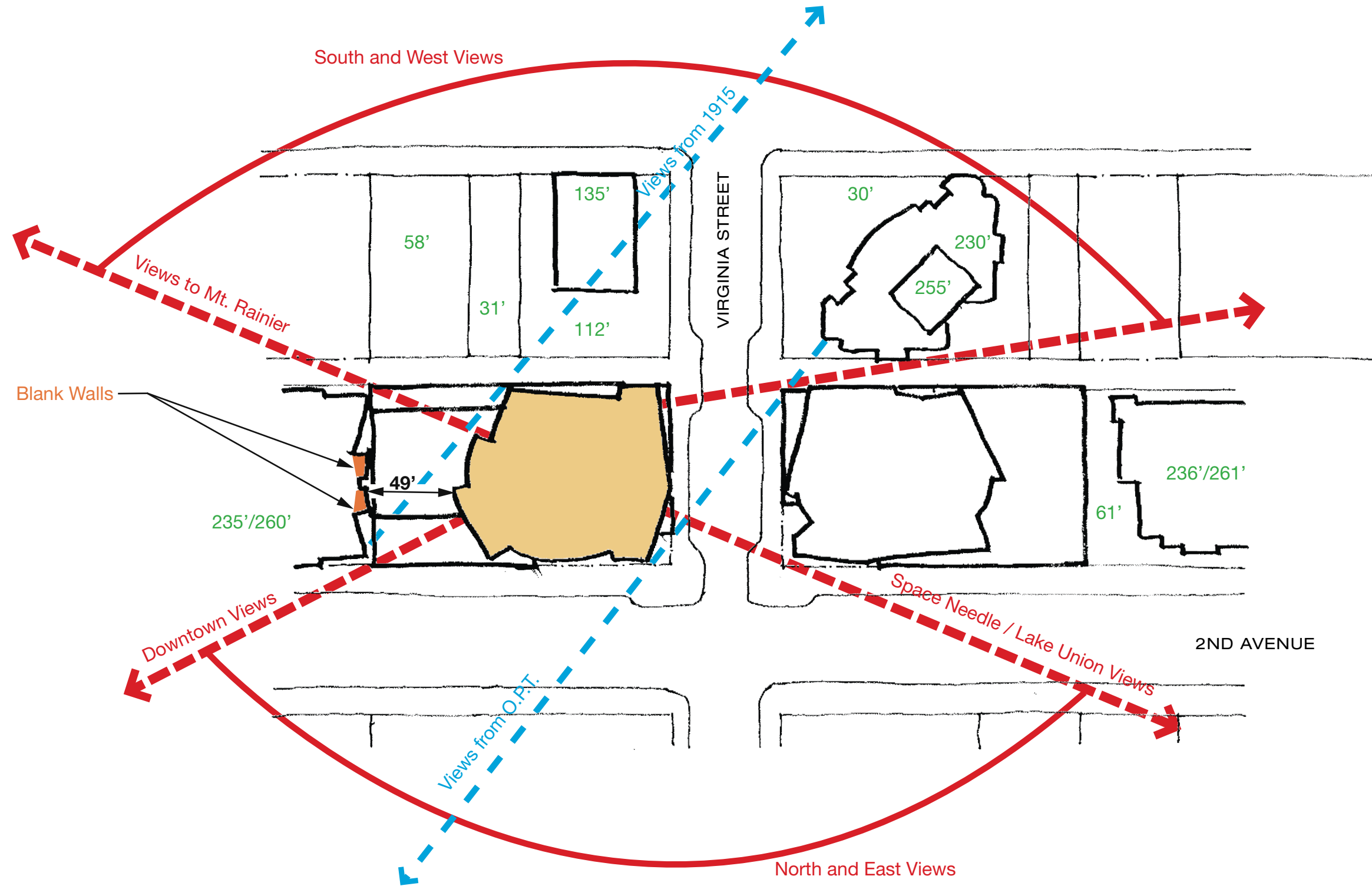




VIEW LOOKING EAST



VIEW LOOKING NORTH





VIEW LOOKING WEST



VIEW LOOKING SOUTH

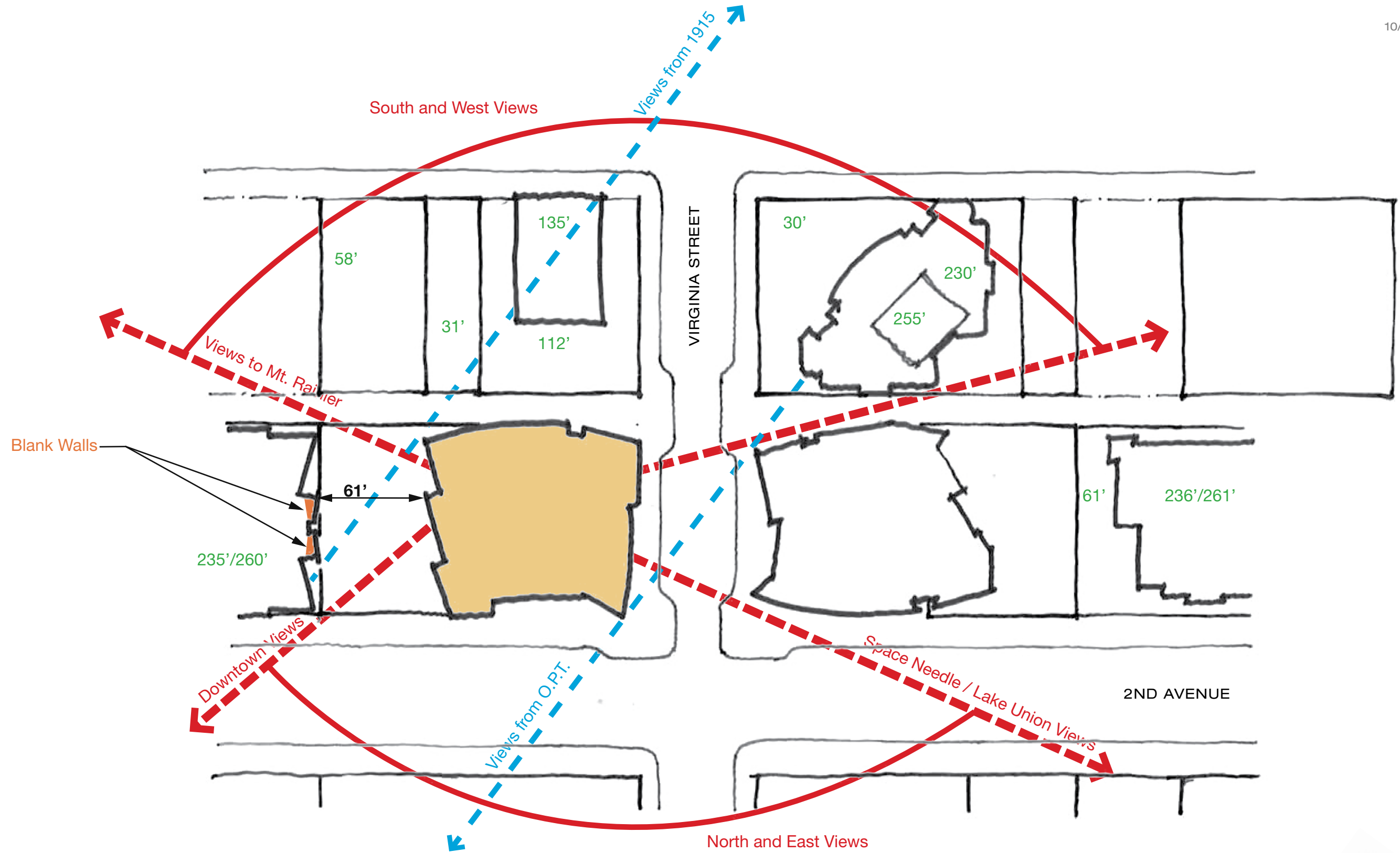


VIEW LOOKING EAST



VIEW LOOKING NORTH







VIEW LOOKING WEST



VIEW LOOKING SOUTH





VIEW LOOKING EAST

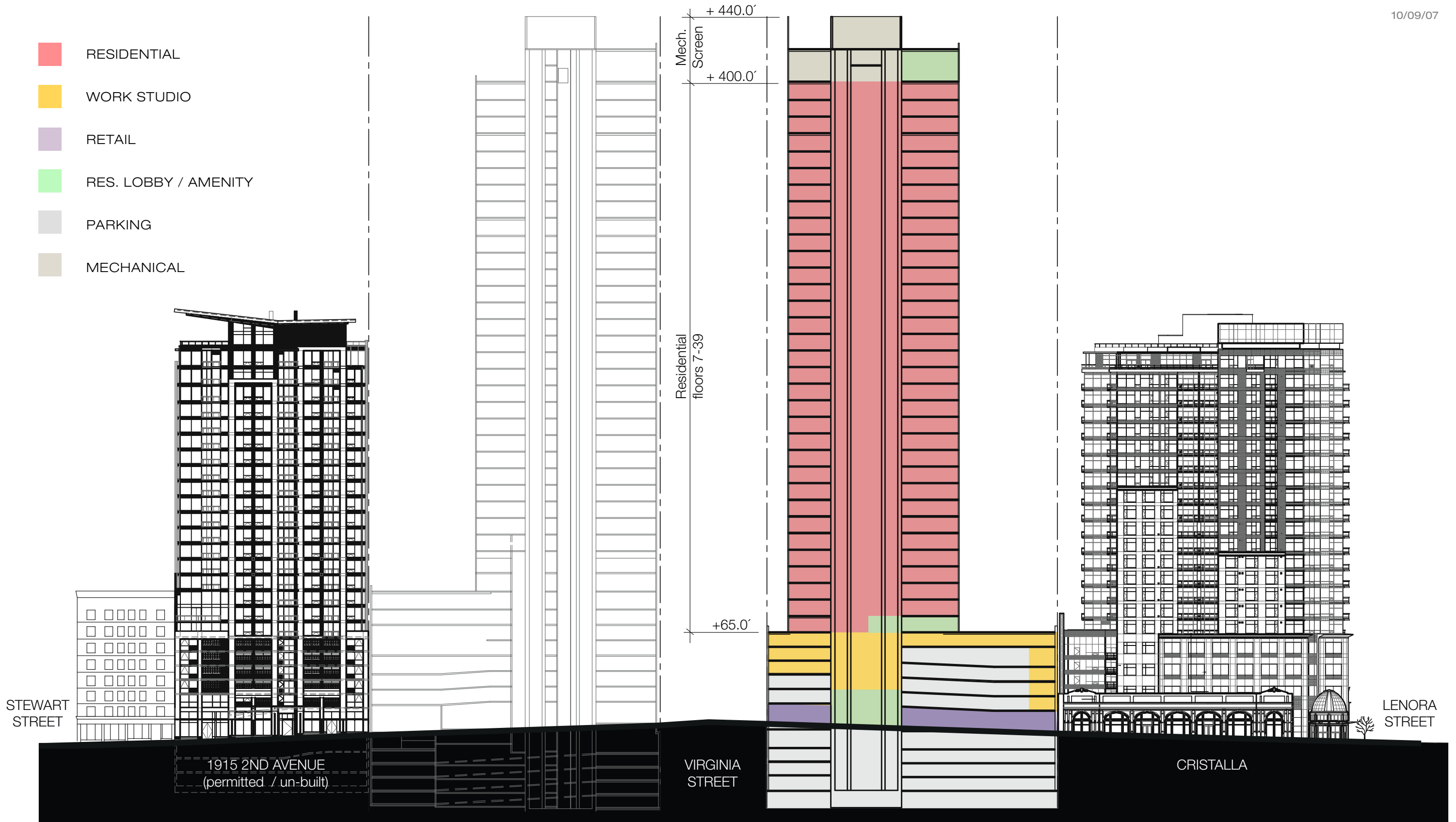


VIEW LOOKING NORTH



A graphic consisting of a vertical orange line and a horizontal orange line intersecting at the origin. The vertical line extends from approximately y=380 to y=620, and the horizontal line extends from approximately x=132 to x=1000.

2ND AND VIRGINIA: NORTH TOWER



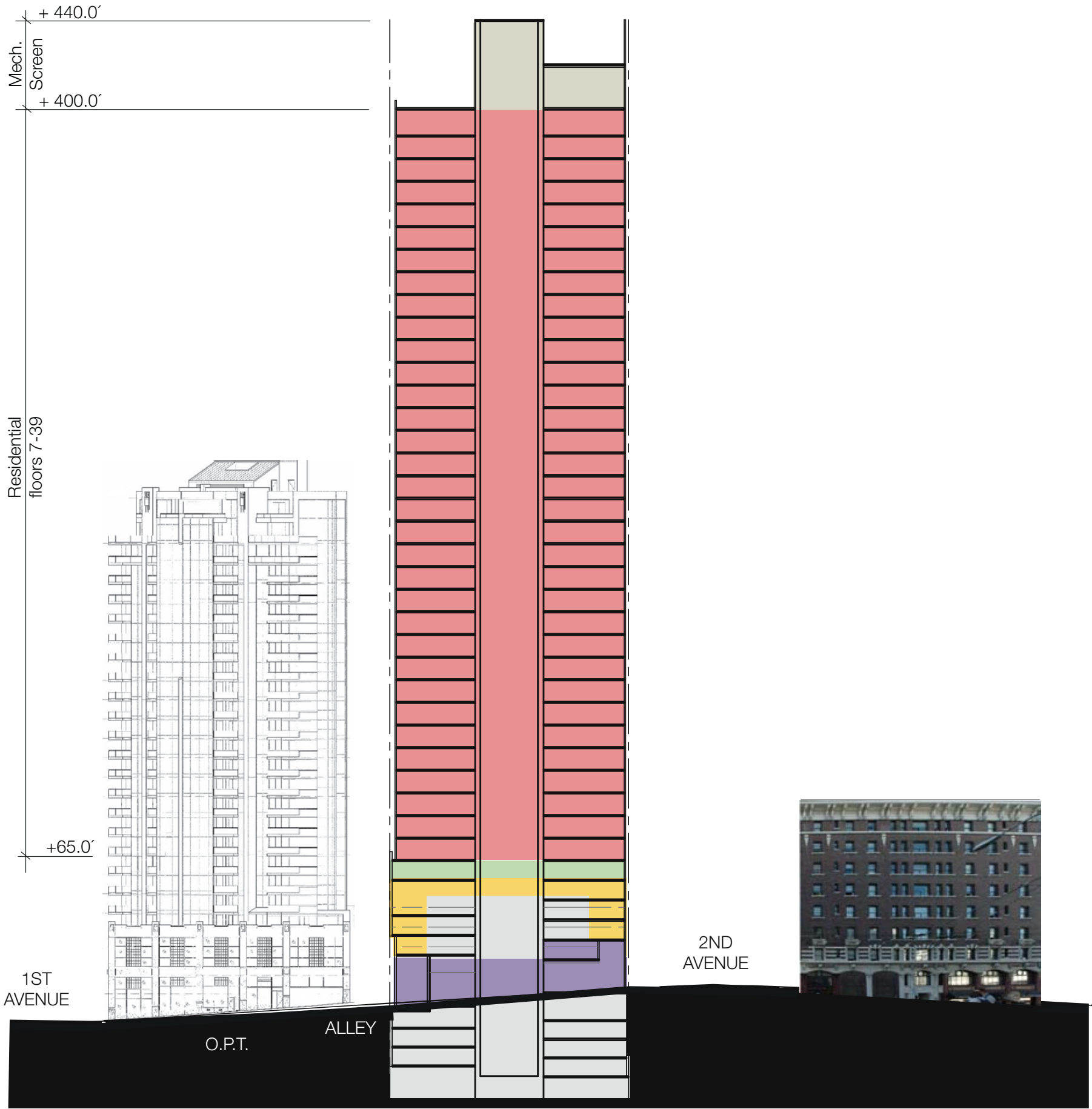
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PROPERTIES, INC.

2ND AND VIRGINIA NORTH TOWER | SITE ELEVATION LOOKING WEST



- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL

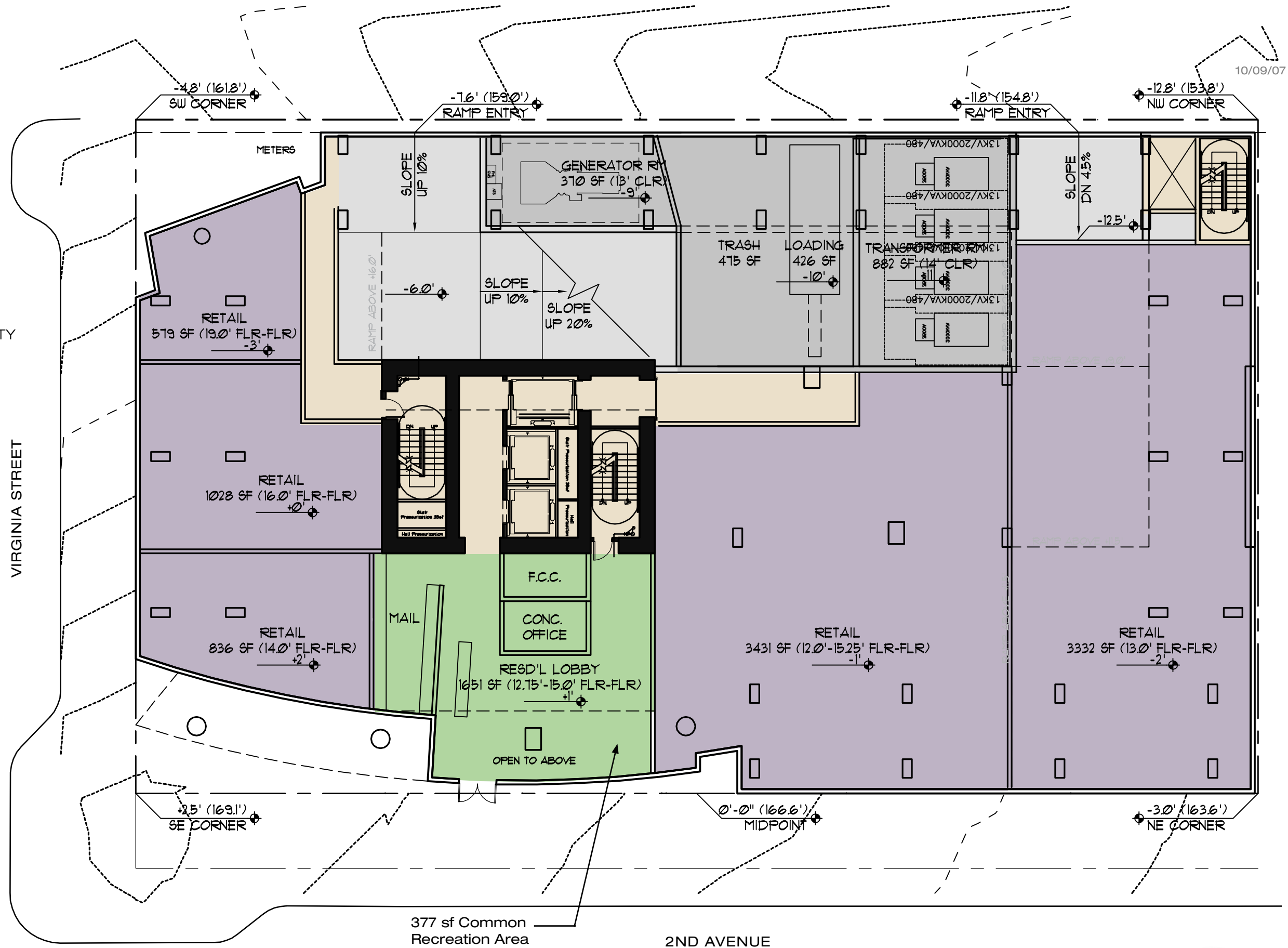


THE JUSTEN Company LLC COLUMBIA WEST PROPERTIES, INC.

2ND AND VIRGINIA NORTH TOWER | SITE ELEVATION LOOKING NORTH



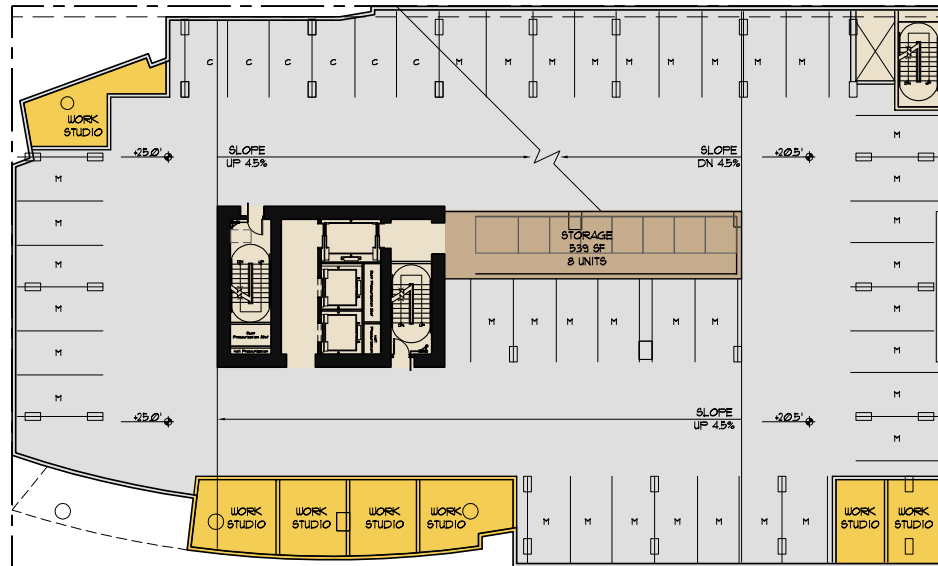
- RESIDENTIAL
- WORK STUDIO
- HOTEL
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL



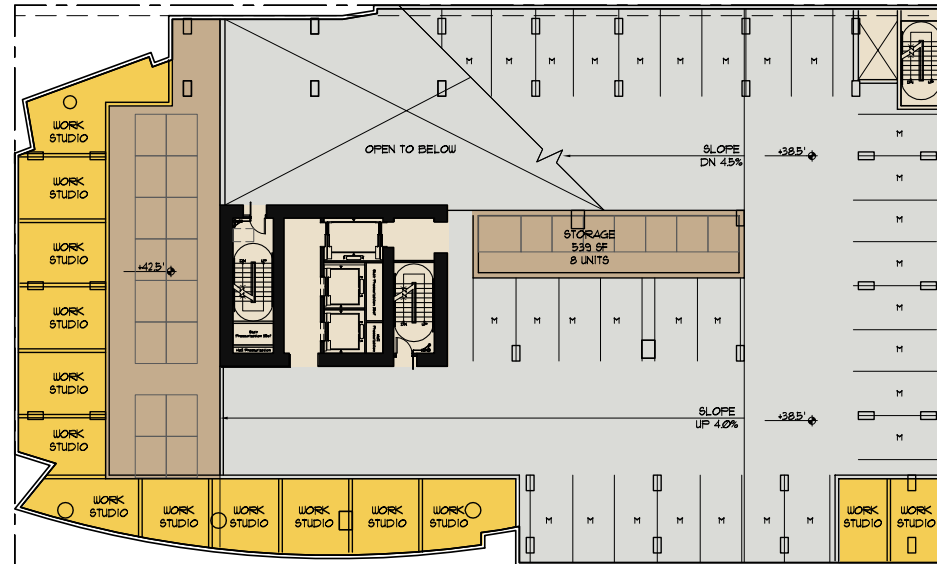
THE JUSTEN
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COLUMBIA WEST
PROPERTIES, INC.

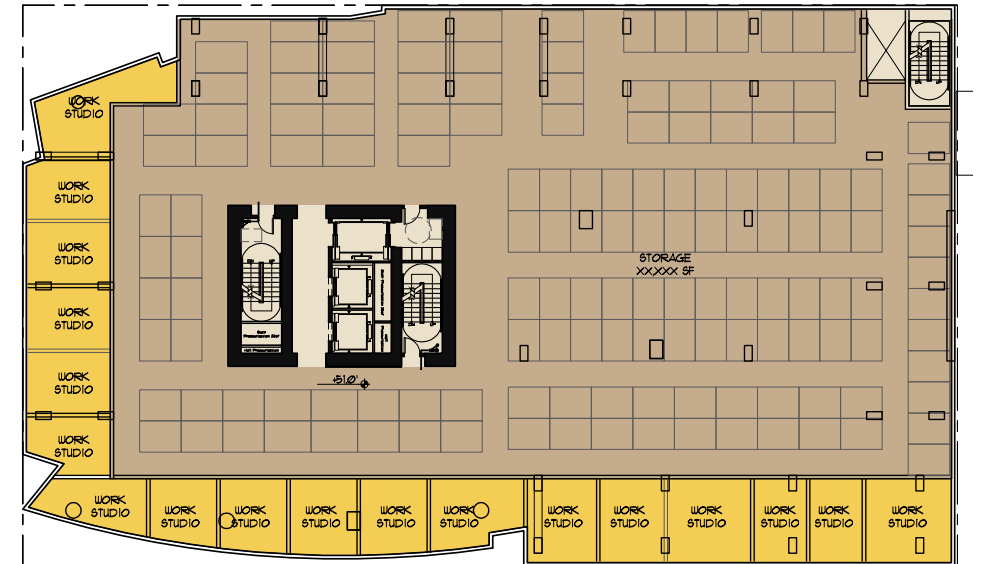
2ND AND VIRGINIA NORTH TOWER | GROUND FLOOR PLAN WITH SIDEWALK



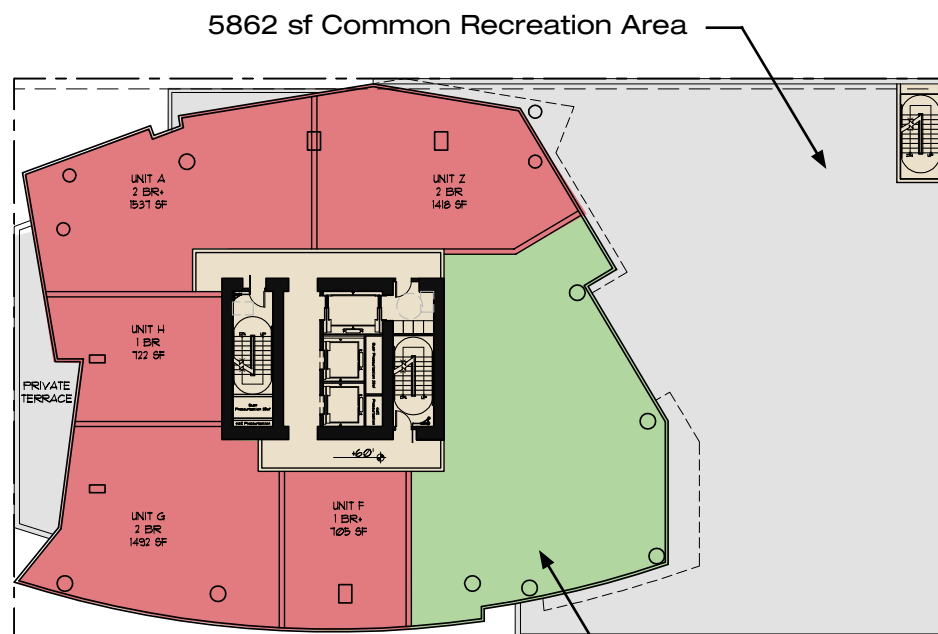
TYPICAL PODIUM LEVELS 2-3 (4 SIMILAR)



TYPICAL PODIUM LEVEL 5

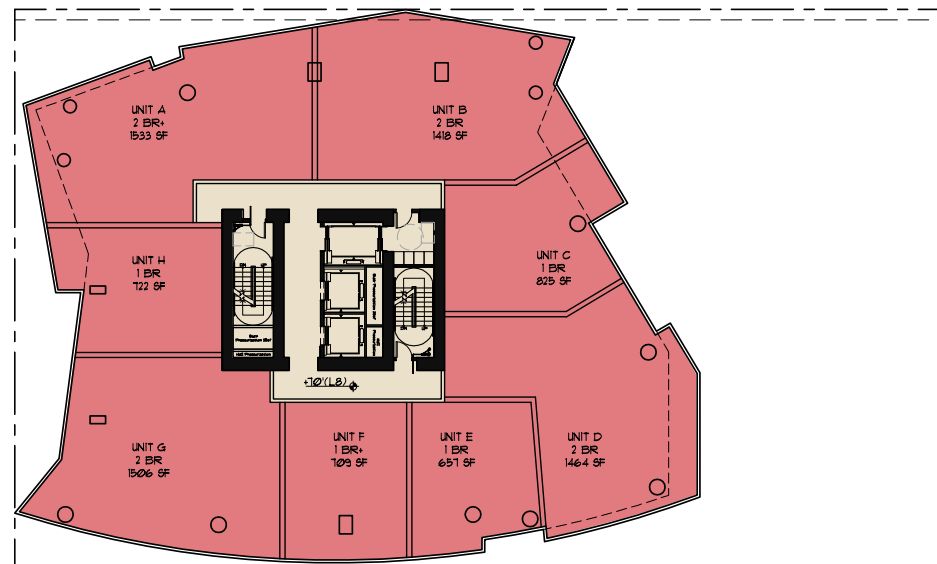


PODIUM LEVEL 6 AMENITIES

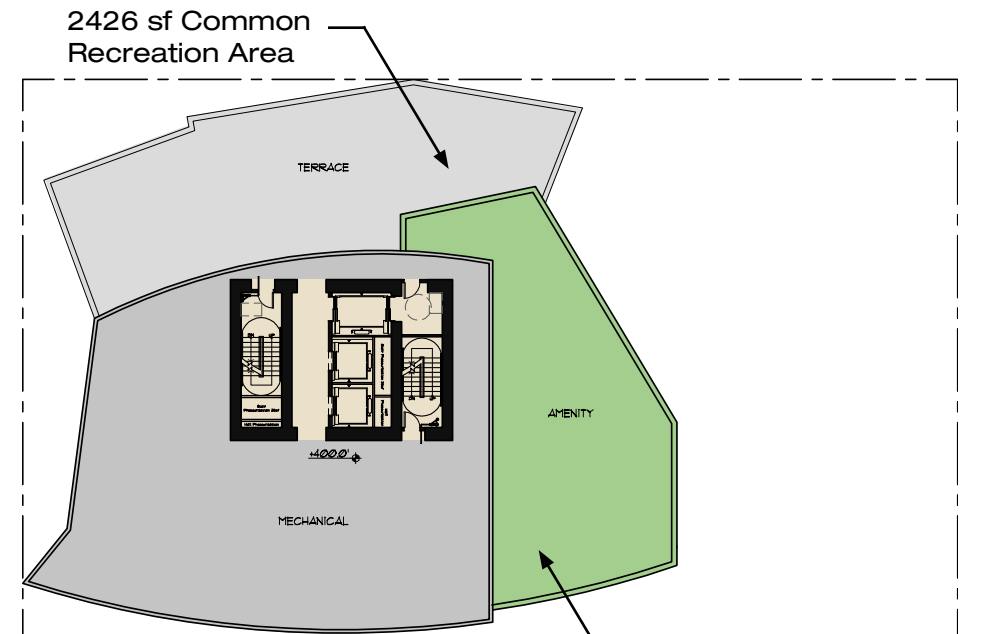


LEVEL 7 AMENITIES

2754 sf
Common
Recreation
Area

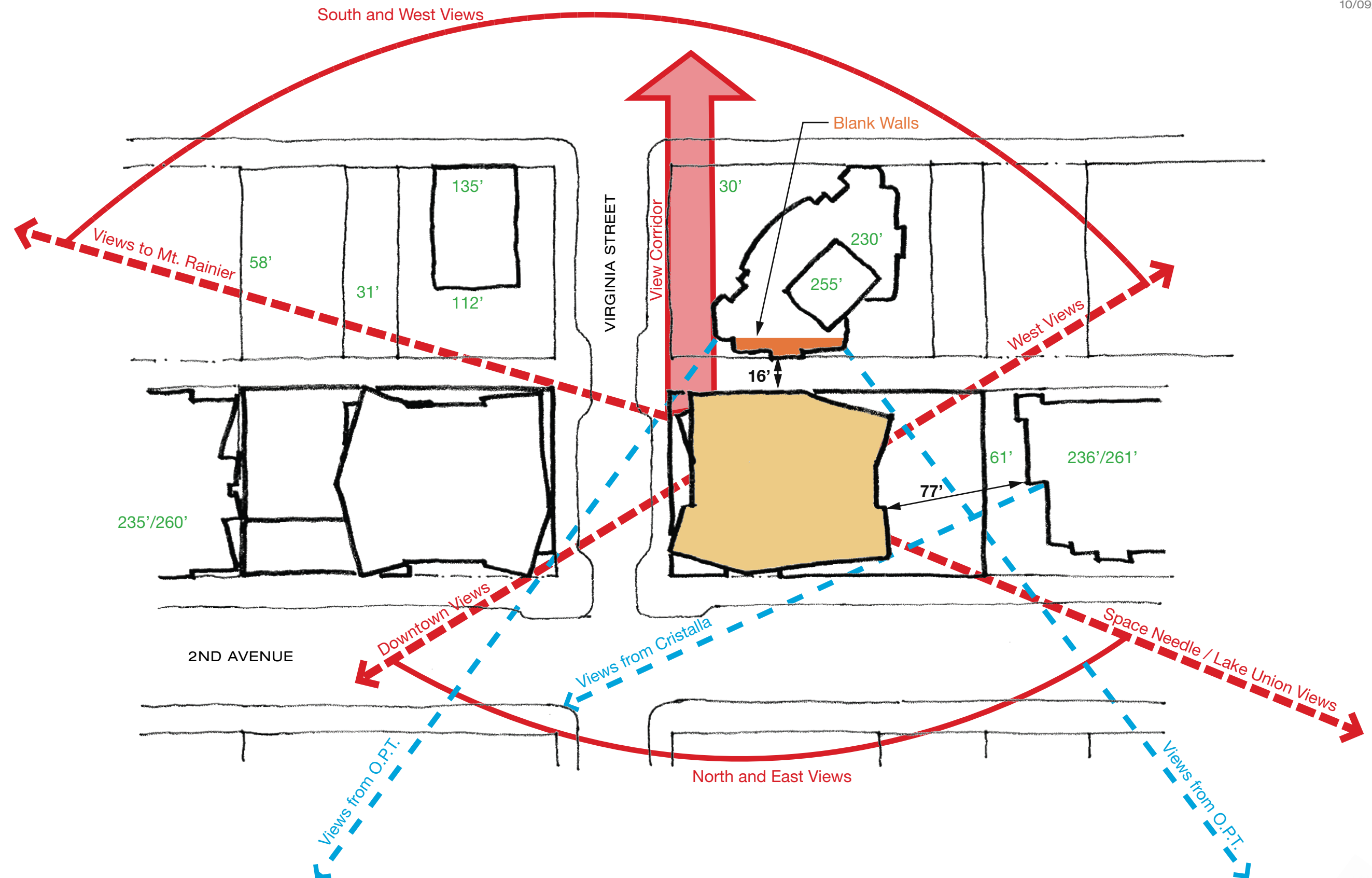


TYPICAL CONDO LEVEL 8-31 (32-39 SIMILAR)



COMPOSITE ROOF PLAN

2859 sf
Common
Recreation
Area





VIEW LOOKING WEST



VIEW LOOKING SOUTH

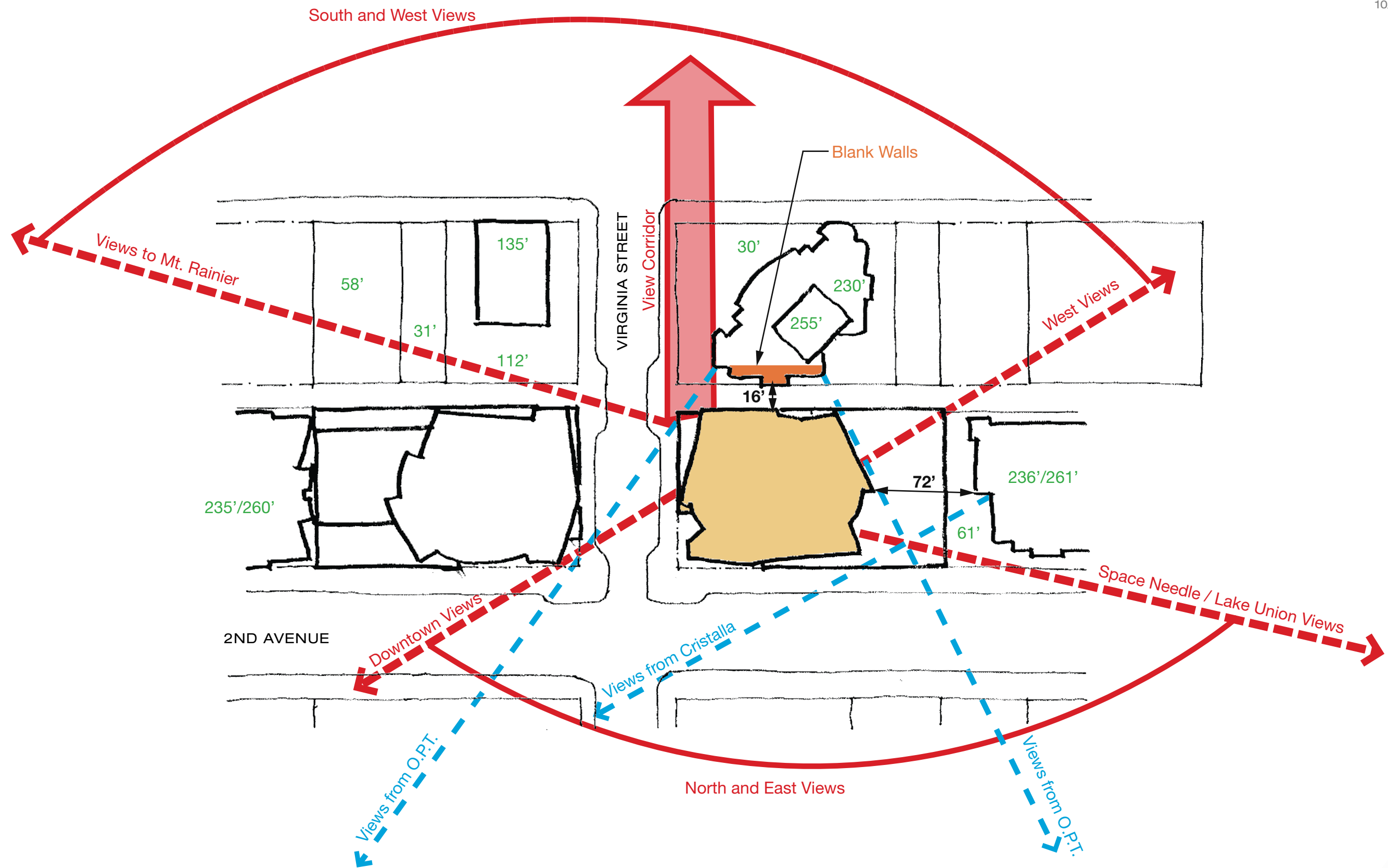


VIEW LOOKING EAST



VIEW LOOKING NORTH







VIEW LOOKING WEST



VIEW LOOKING SOUTH



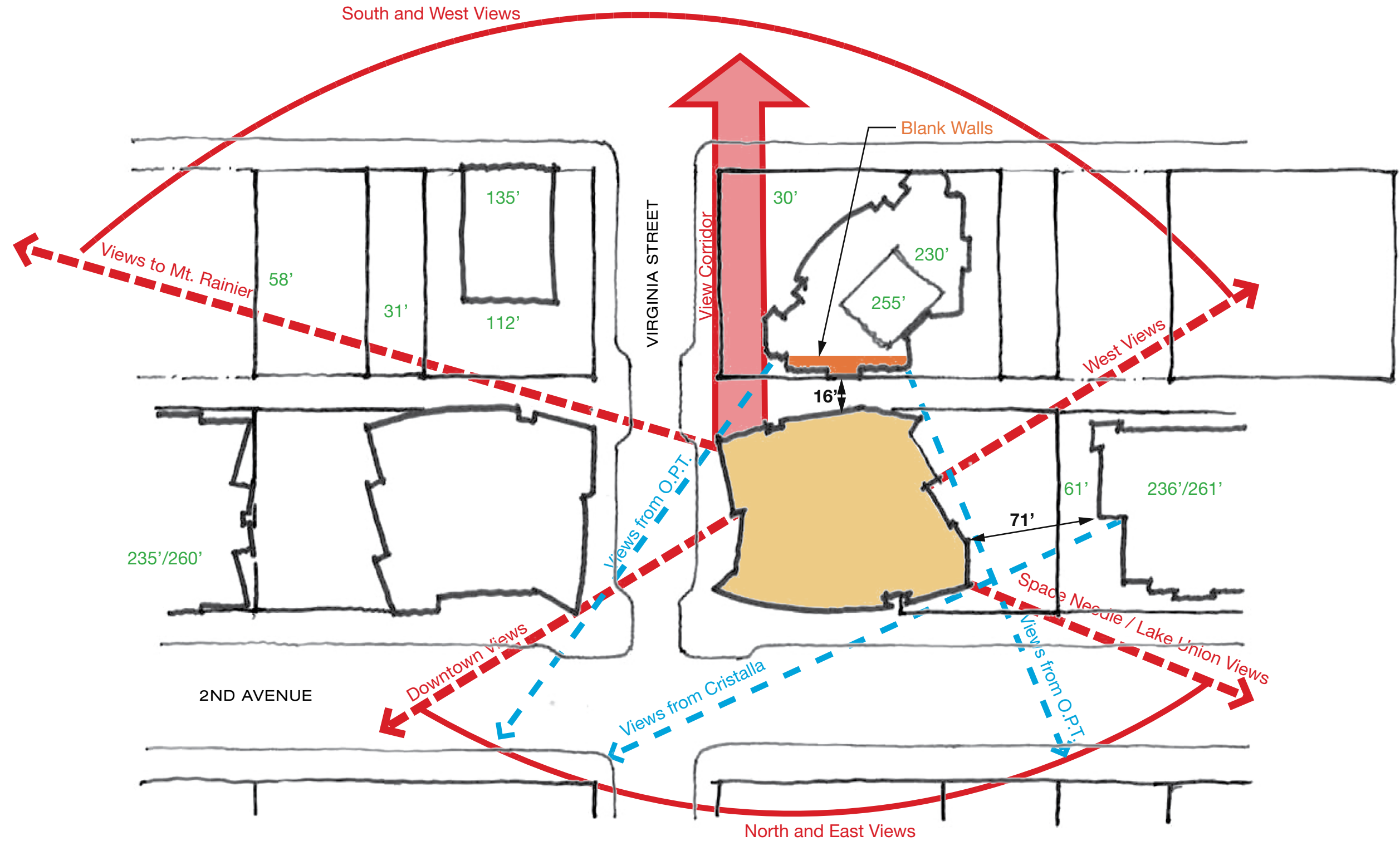


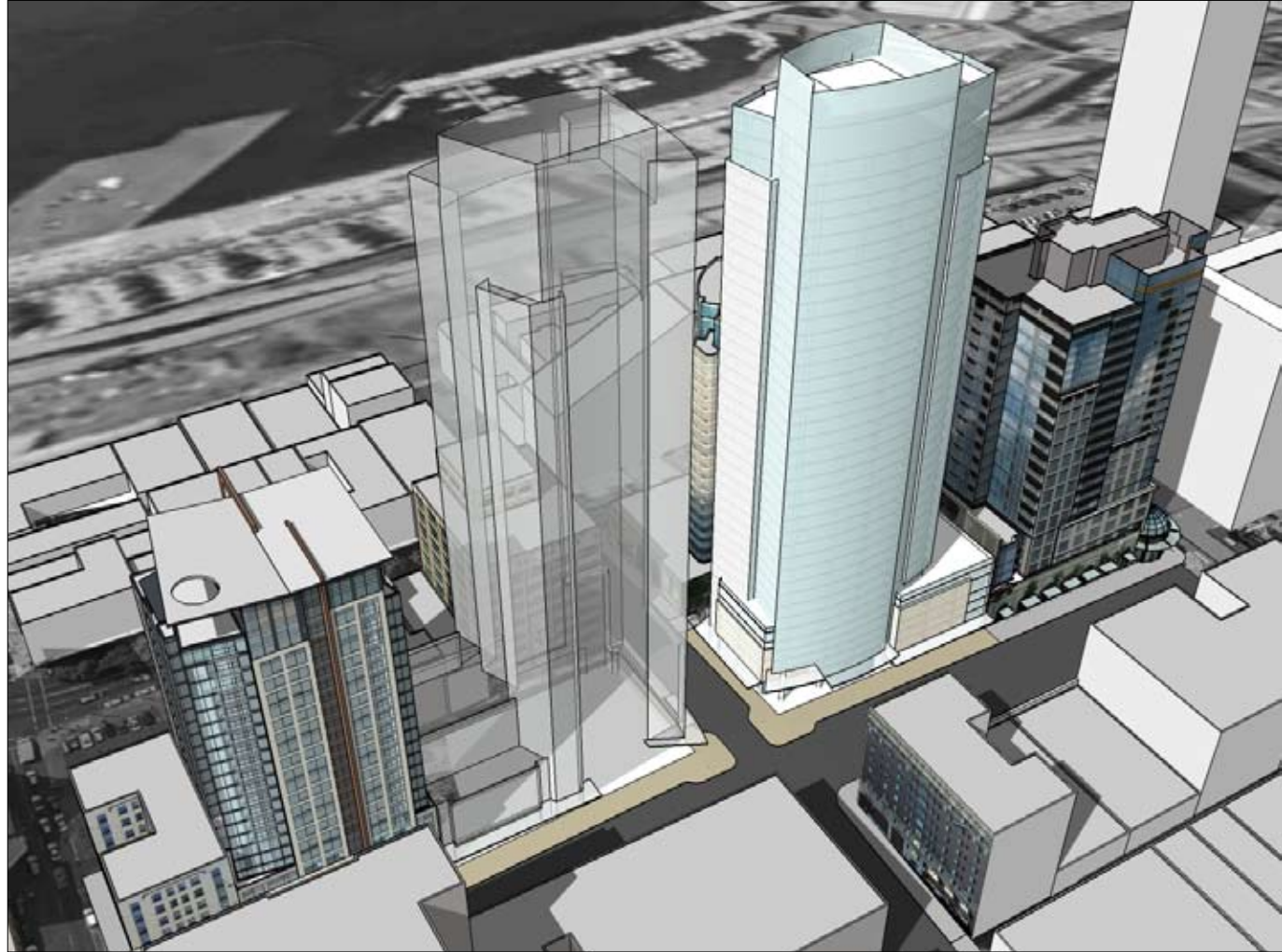
VIEW LOOKING EAST



VIEW LOOKING NORTH







VIEW LOOKING WEST



VIEW LOOKING SOUTH





VIEW LOOKING EAST

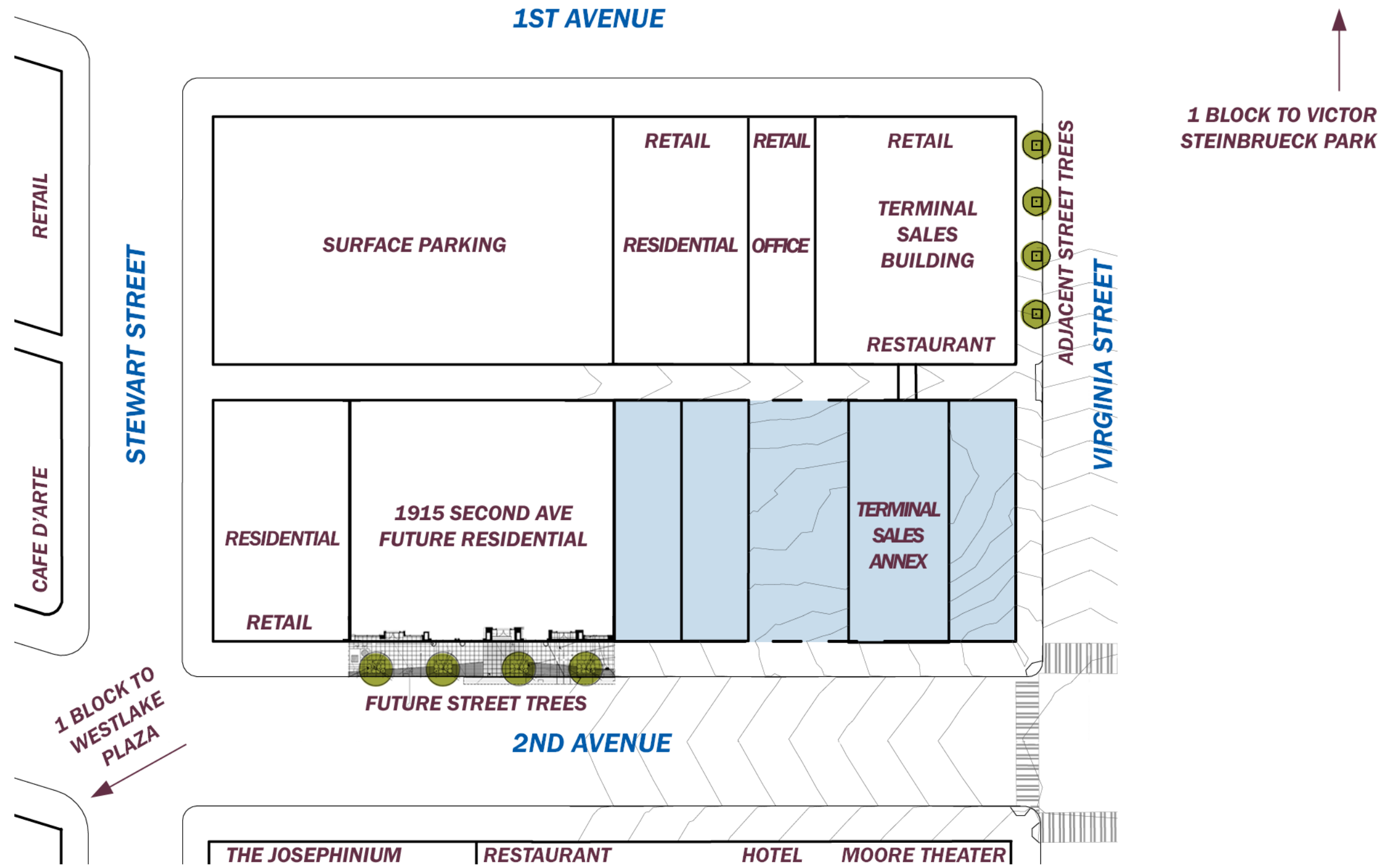


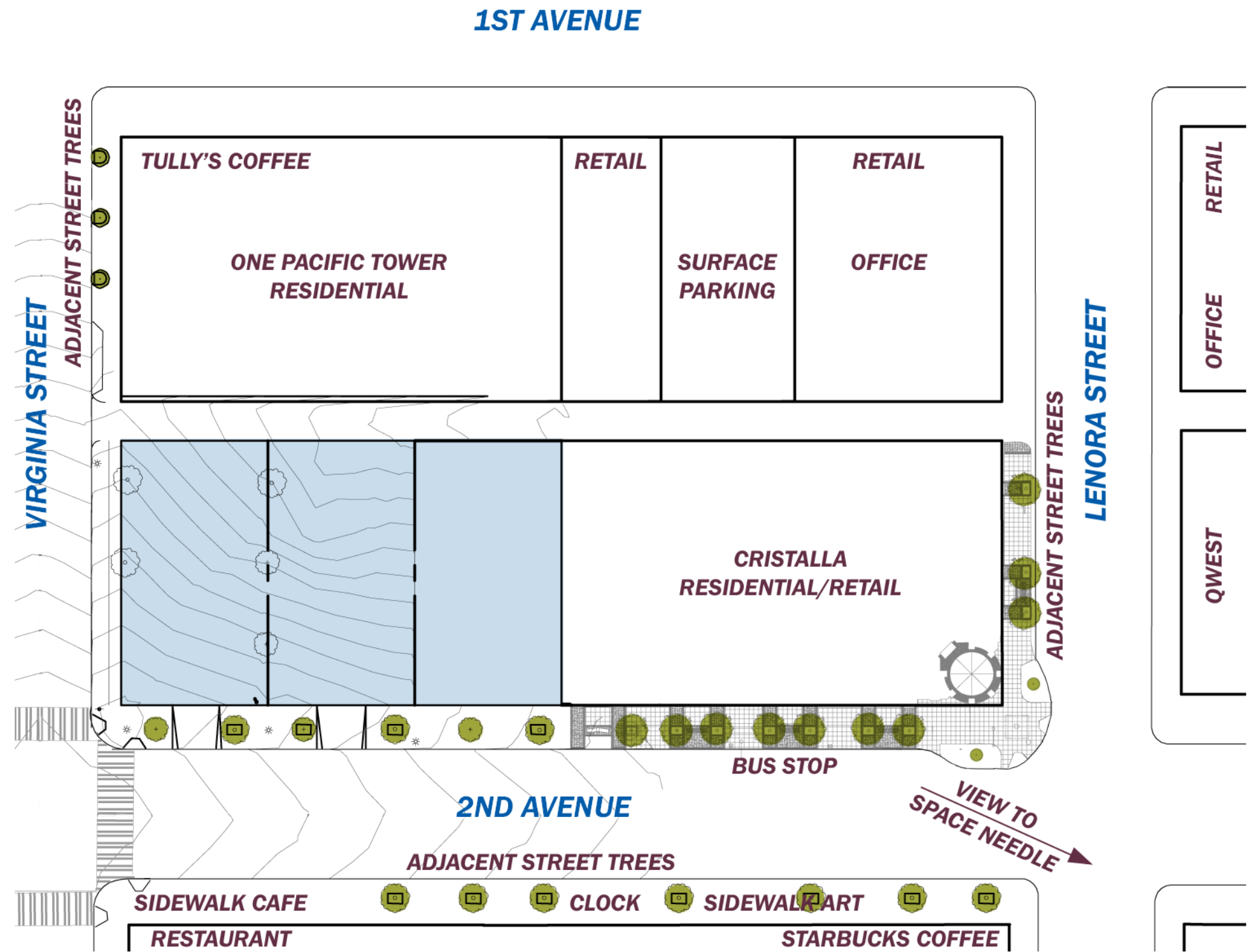
VIEW LOOKING NORTH

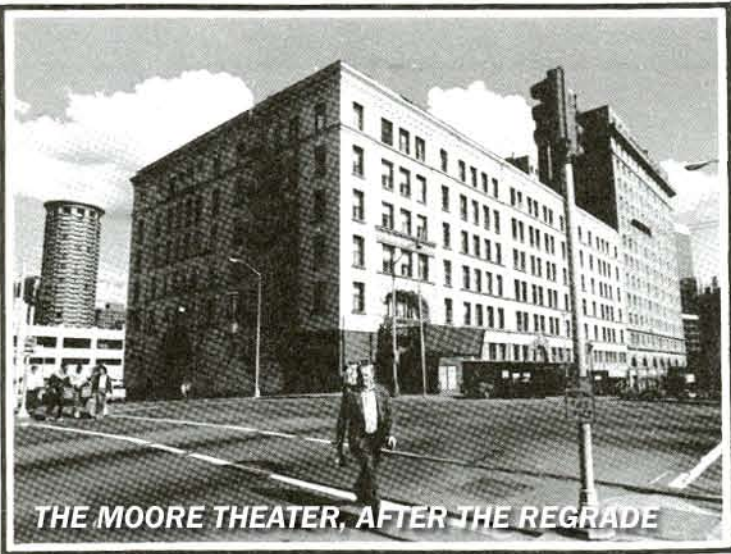


A graphic consisting of a vertical orange line and a horizontal orange line intersecting at the origin. The vertical line extends from approximately y=380 to y=620, and the horizontal line extends from x=132 to x=1000.

2ND AND VIRGINIA: LANDSCAPE









SECOND AVENUE LOOKING SOUTH FROM LENORA STREET



CRISTALLA STREETSCAPE LOOKING NORTH ALONG 2ND AVENUE



SIDEWALK ART ON EAST SIDE OF 2ND AVENUE, APPROACHING LENORA STREET



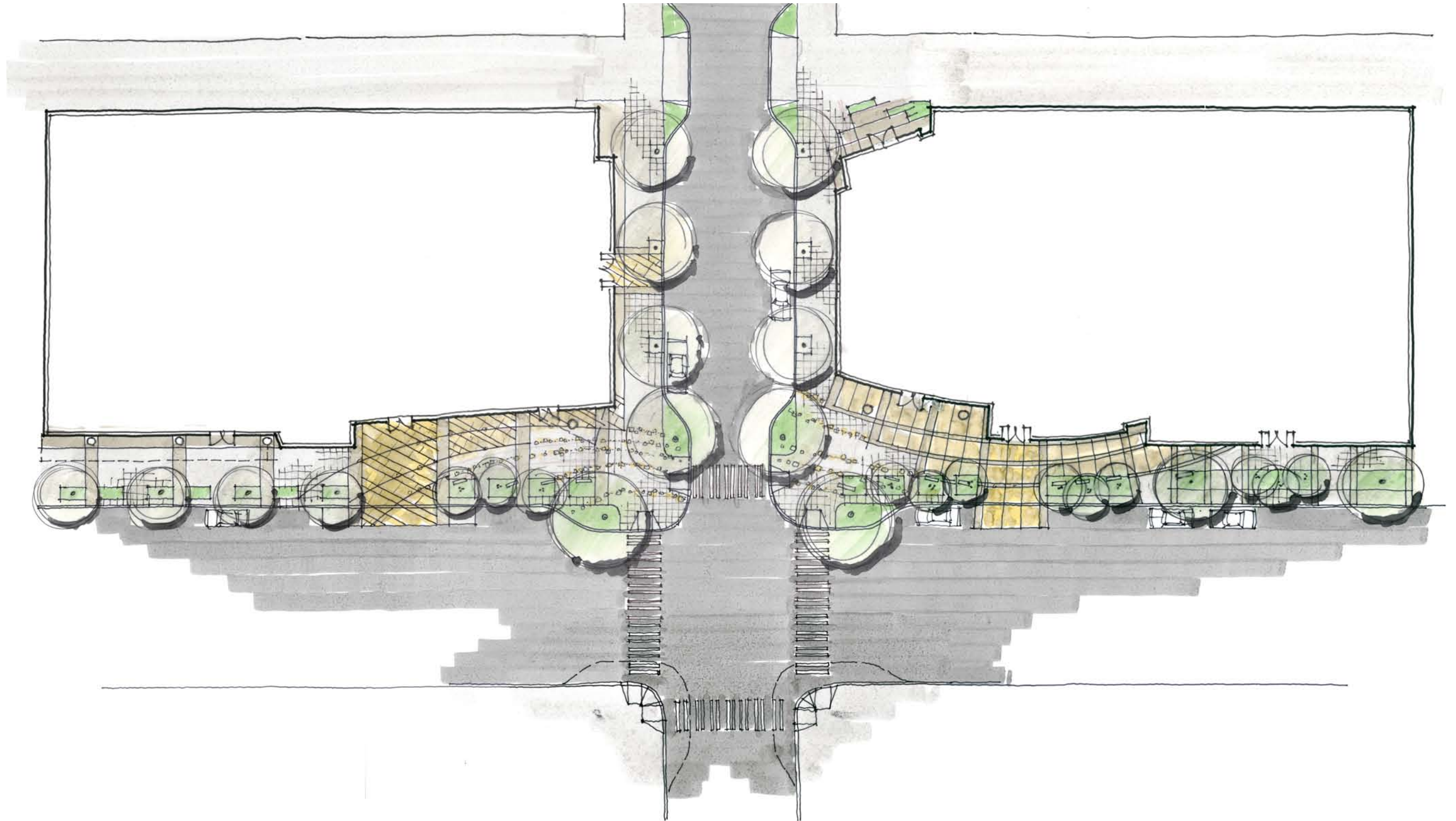
SIDEWALK CAFE, NORTHEAST CORNER OF 2ND AVE AND VIRGINIA STREET

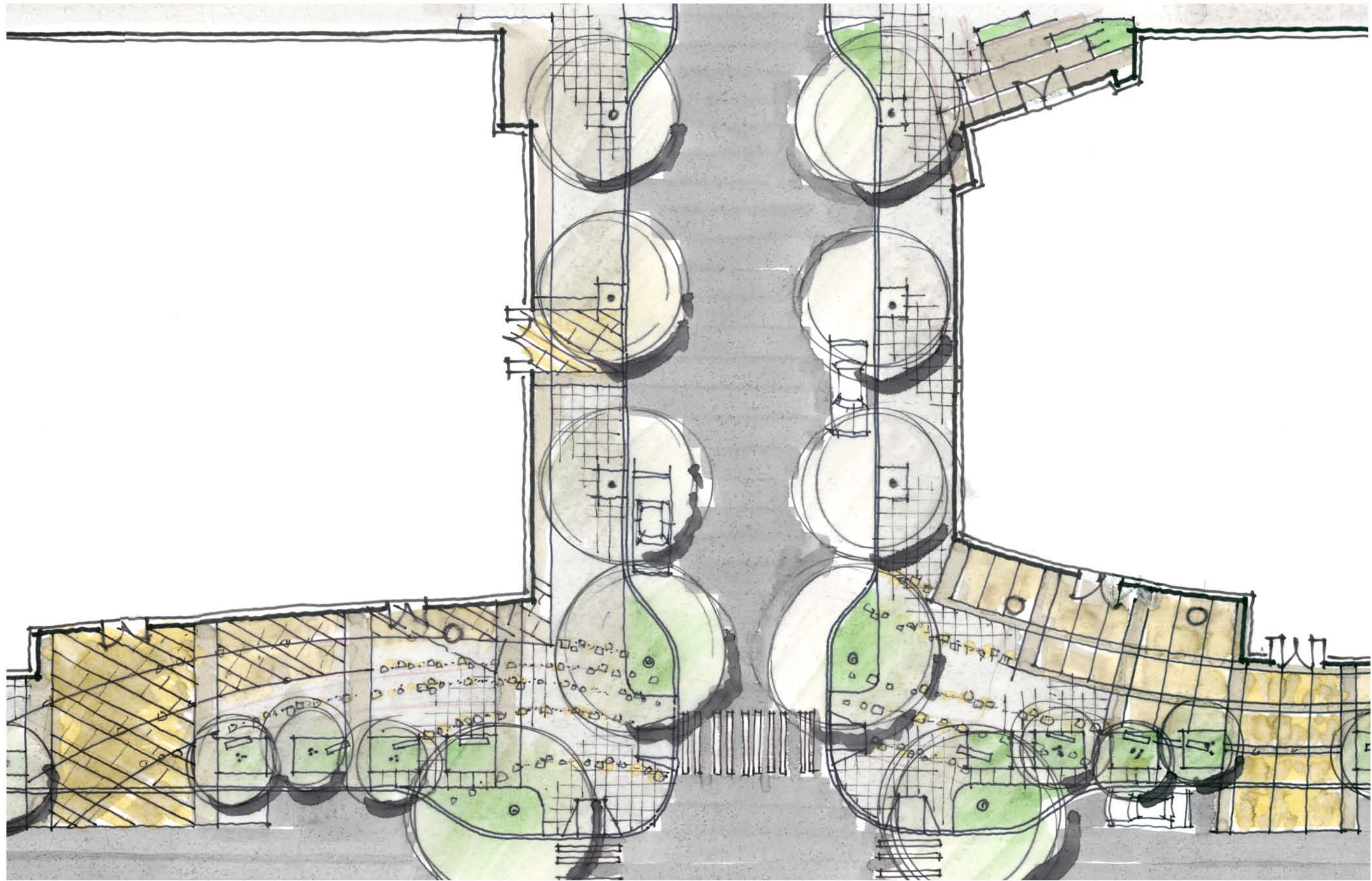


2ND AVENUE STREETSCAPE NORTH OF LENORA STREET



LENORA STREETSCAPE, EAST OF 2ND AVENUE









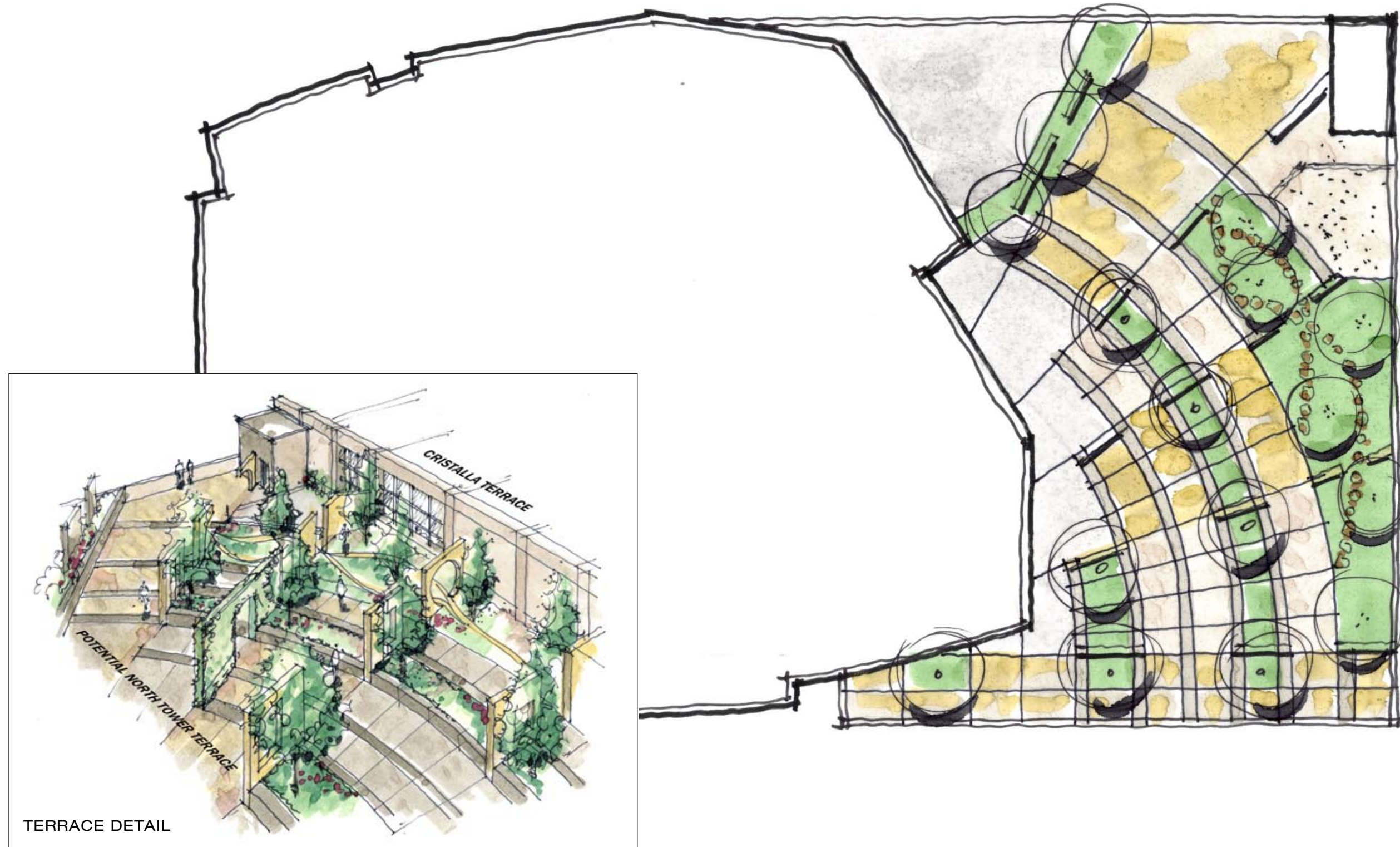
THE **JUSTEN**
Company LLC

COLUMBIA WEST
PROPERTIES, INC.

2ND AND VIRGINIA LANDSCAPE | TERRACE INSPIRATION











2ND AND VIRGINIA: APPENDIX



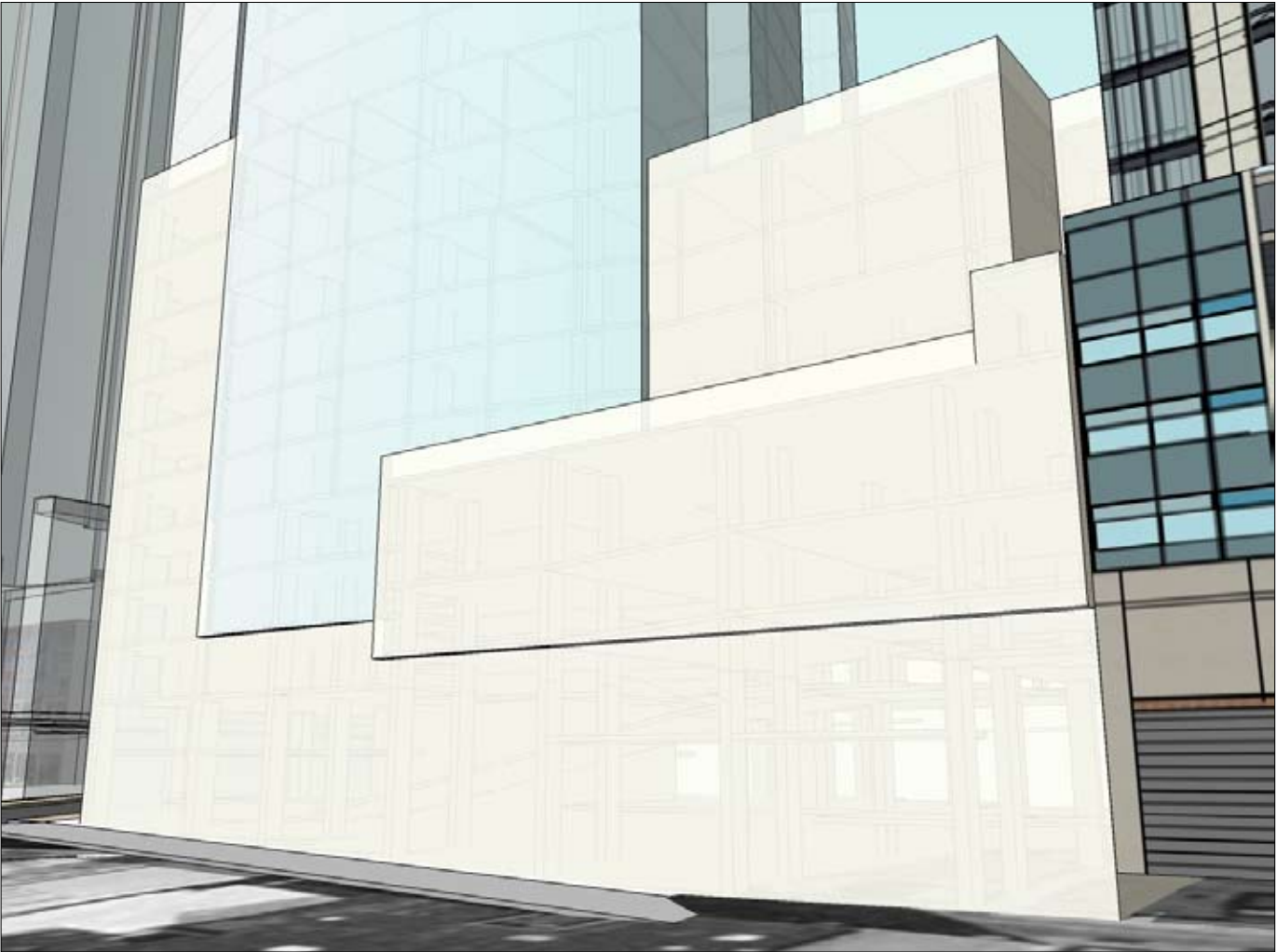
VIEW LOOKING WEST (FROM ACROSS 2ND AVENUE)



VIEW LOOKING SOUTH (FROM INTERSECTION OF 2ND AVENUE + VIRGINIA STREET)



VIEW LOOKING EAST (FROM VIRGINIA STREET ALONG ALLEY)



VIEW LOOKING NORTH (FROM ALLEY)





2ND AVENUE LOOKING SOUTHEAST FROM LENORA (NO TOWER)



2ND AVENUE LOOKING SOUTHEAST FROM LENORA (WITH PROPOSED TOWER)



VIRGINIA STREET LOOKING NORTHEAST FROM 1ST AVENUE
(NO TOWER)

NORTH
TOWER

SOUTH
TOWER



VIRGINIA STREET LOOKING NORTHEAST FROM 1ST AVENUE (WITH PROPOSED TOWER)



FUTURE
1915 2ND
AVENUE

SOUTH
TOWER

NORTH
TOWER



2ND AVENUE LOOKING NORTHWEST FROM STEWART (NO TOWER)



2ND AVENUE LOOKING NORTHWEST FROM STEWART (WITH PROPOSED TOWER)



SOUTH
TOWER

NORTH
TOWER



VIRGINIA STREET LOOKING SOUTHWEST FROM 2ND AVENUE
(NO TOWER)



VIRGINIA STREET LOOKING SOUTHWEST FROM 2ND AVENUE (WITH PROPOSED TOWER)



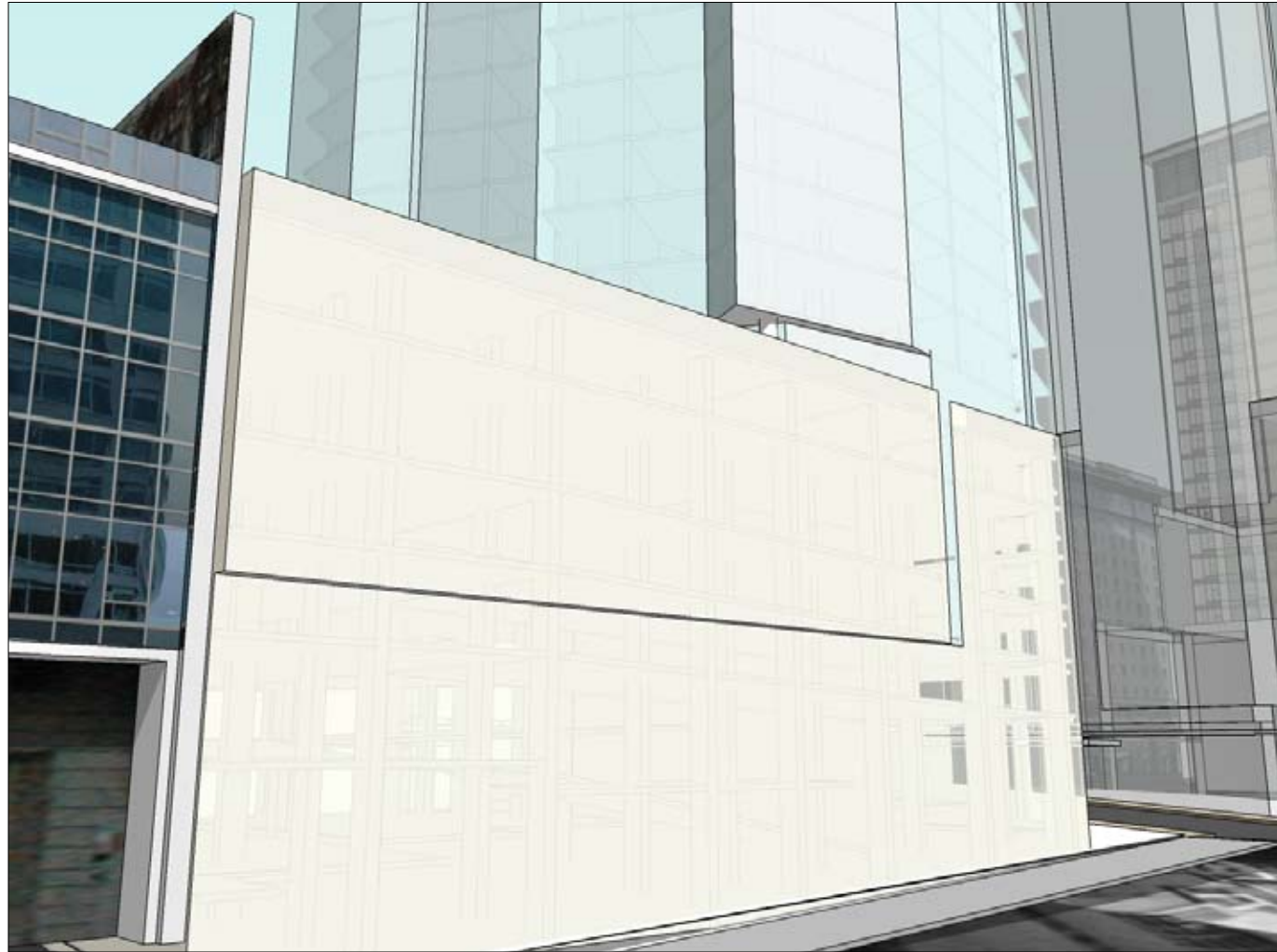


VIEW LOOKING WEST (FROM INTERSECTION OF 2ND AND VIRGINIA STREET)



VIEW LOOKING SOUTH (FROM ACROSS 2ND AVENUE)





VIEW LOOKING EAST (FROM ALLEY)



VIEW LOOKING NORTH (FROM VIRGINIA STREET ALONG ALLEY)



2ND AVENUE LOOKING SOUTHEAST FROM LENORA (NO TOWER)



2ND AVENUE LOOKING SOUTHEAST FROM LENORA (WITH PROPOSED TOWER)





VIRGINIA STREET LOOKING NORTHEAST FROM 1ST AVENUE
(NO TOWER)

NORTH
TOWER

SOUTH
TOWER



VIRGINIA STREET LOOKING NORTHEAST FROM 1ST AVENUE (WITH PROPOSED TOWER)



FUTURE
1915 2ND
AVENUE

SOUTH
TOWER

NORTH
TOWER



2ND AVENUE LOOKING NORTHWEST FROM STEWART (NO TOWER)



2ND AVENUE LOOKING NORTHWEST FROM STEWART (WITH PROPOSED TOWER)





VIRGINIA STREET LOOKING SOUTHWEST FROM 2ND AVENUE
(NO TOWER)



VIRGINIA STREET LOOKING SOUTHWEST FROM 2ND AVENUE (WITH PROPOSED TOWER)





VIEW FROM NORTH



VIEW FROM SOUTH

