SEATTLE

PAGODA & HERON TOWERS

EDG Meeting #2
DPD #3008492
February 12, 2008

ISMAEL LEYVA ARCHITECTS

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8. SPACE NEEDLE

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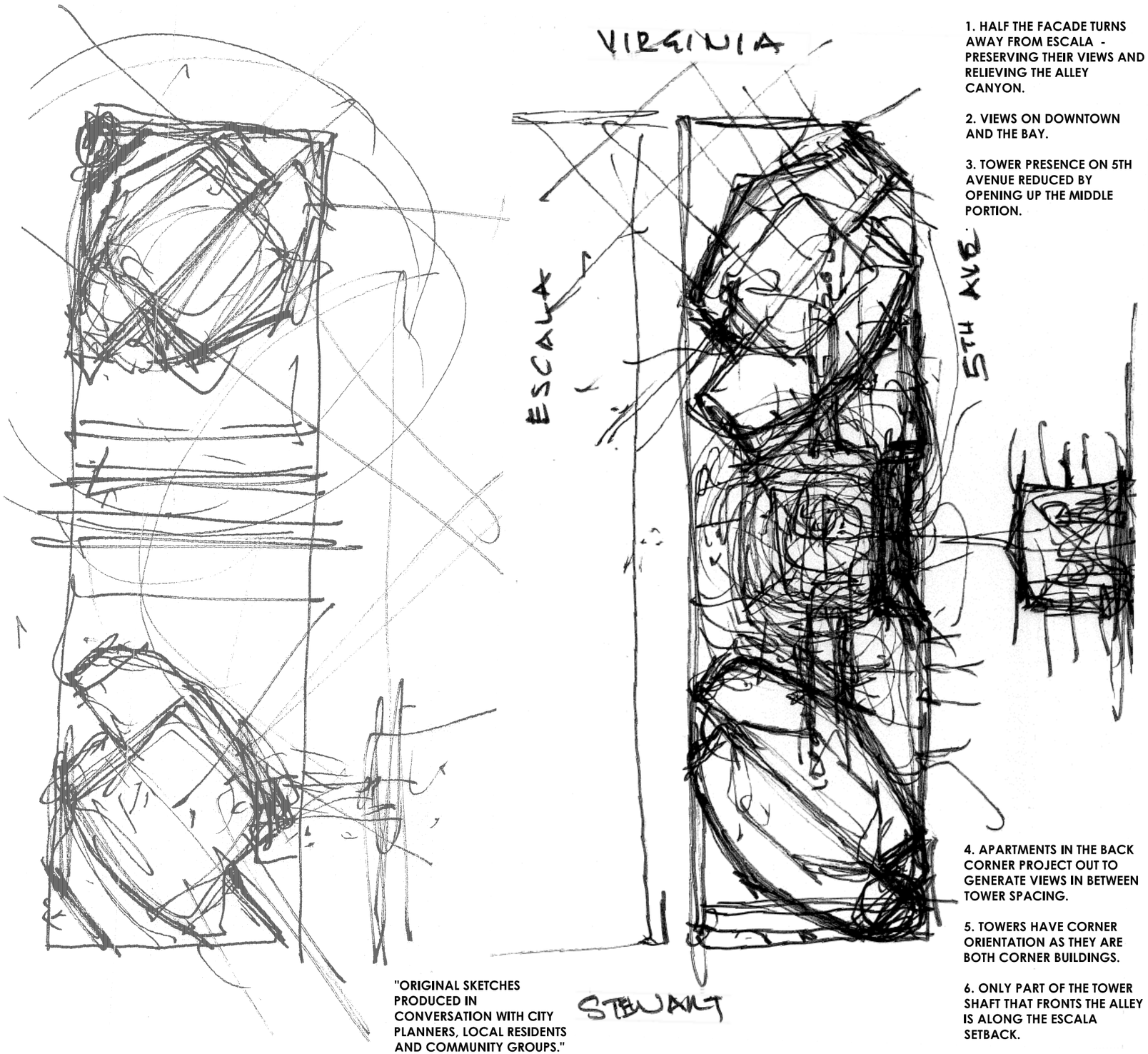
VIEW FROM WEST SEATTLE

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

FEBRUARY 12, 2008



"ORIGINAL SKETCHES PRODUCED IN CONVERSATION WITH CITY PLANNERS, LOCAL RESIDENTS AND COMMUNITY GROUPS."

1. HALF THE FACADE TURNS AWAY FROM ESCALA - PRESERVING THEIR VIEWS AND RELIEVING THE ALLEY CANYON.

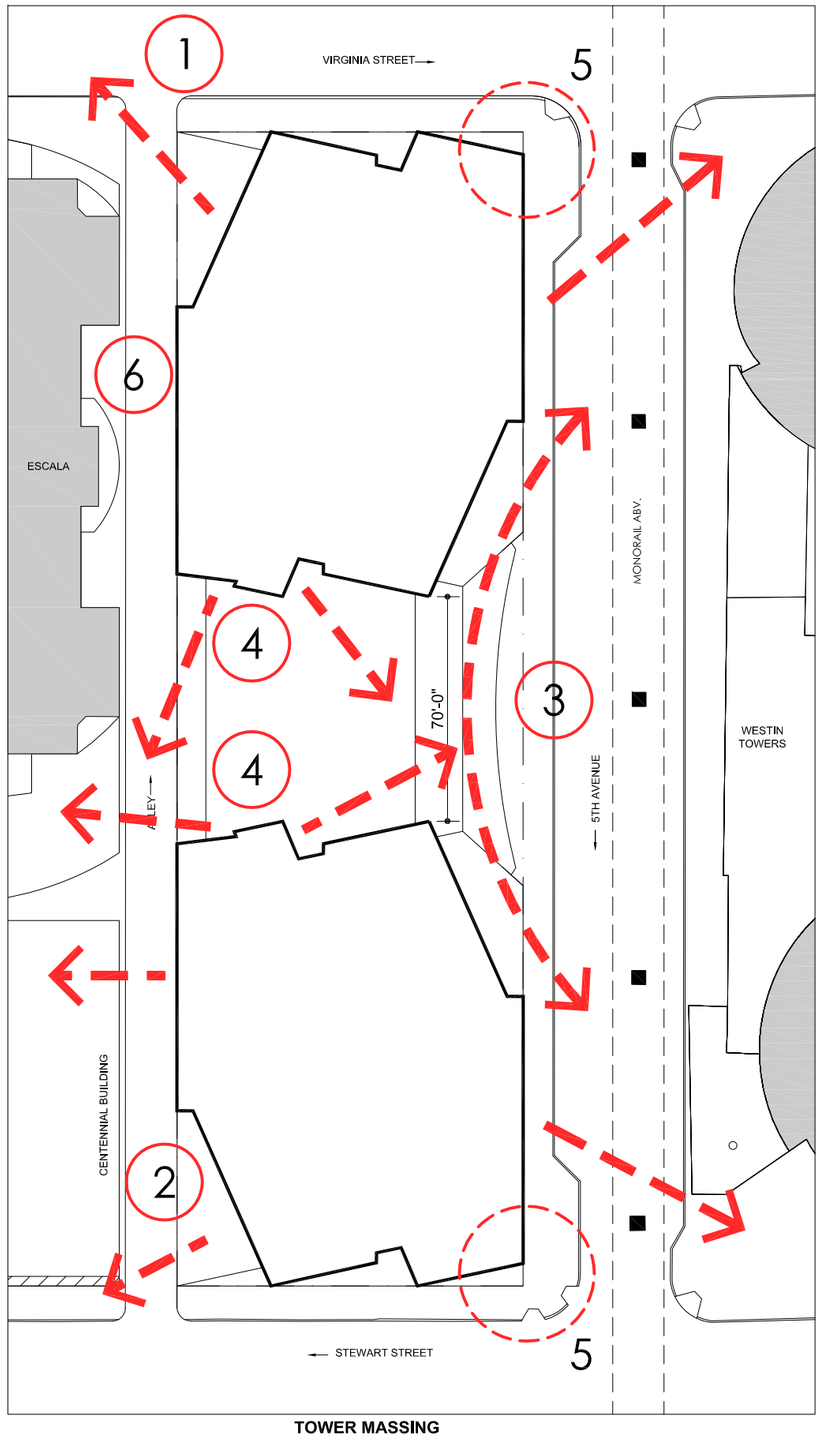
2. VIEWS ON DOWNTOWN AND THE BAY.

3. TOWER PRESENCE ON 5TH AVENUE REDUCED BY OPENING UP THE MIDDLE PORTION.

4. APARTMENTS IN THE BACK CORNER PROJECT OUT TO GENERATE VIEWS IN BETWEEN TOWER SPACING.

5. TOWERS HAVE CORNER ORIENTATION AS THEY ARE BOTH CORNER BUILDINGS.

6. ONLY PART OF THE TOWER SHAFT THAT FRONTS THE ALLEY IS ALONG THE ESCALA SETBACK.



TOWER MASSING

ESCALA

DESIGN GUIDELINE COMMENTS FROM DEC. 12, 2007
(SEE PP: 43-44 FOR RESPONSES)

- SCHEME REQUIRES STUDY OF THE BASE THAT PICKS UP BUILDING TEXTURES IN IMMEDIATE NEIGHBORHOOD.

- DEVELOP THE OPPOSING ROOF STRUCTURES.

- REFINE BASE ELEVATIONS TO RELATE TO A MORE SPECIFIC ANALYSIS OFTHE ARCHITECTURAL QUALITIES IN URBAN SEATTLE.

- STRUCTURES SHOULD RELATE THE MOST TO THE NORTH AND SOUTH SIDES OF THE SITE (GRIFFIN , HOTEL ANDRA, TIMES SQUARE AND CENTENNIAL BUILDINGS.)

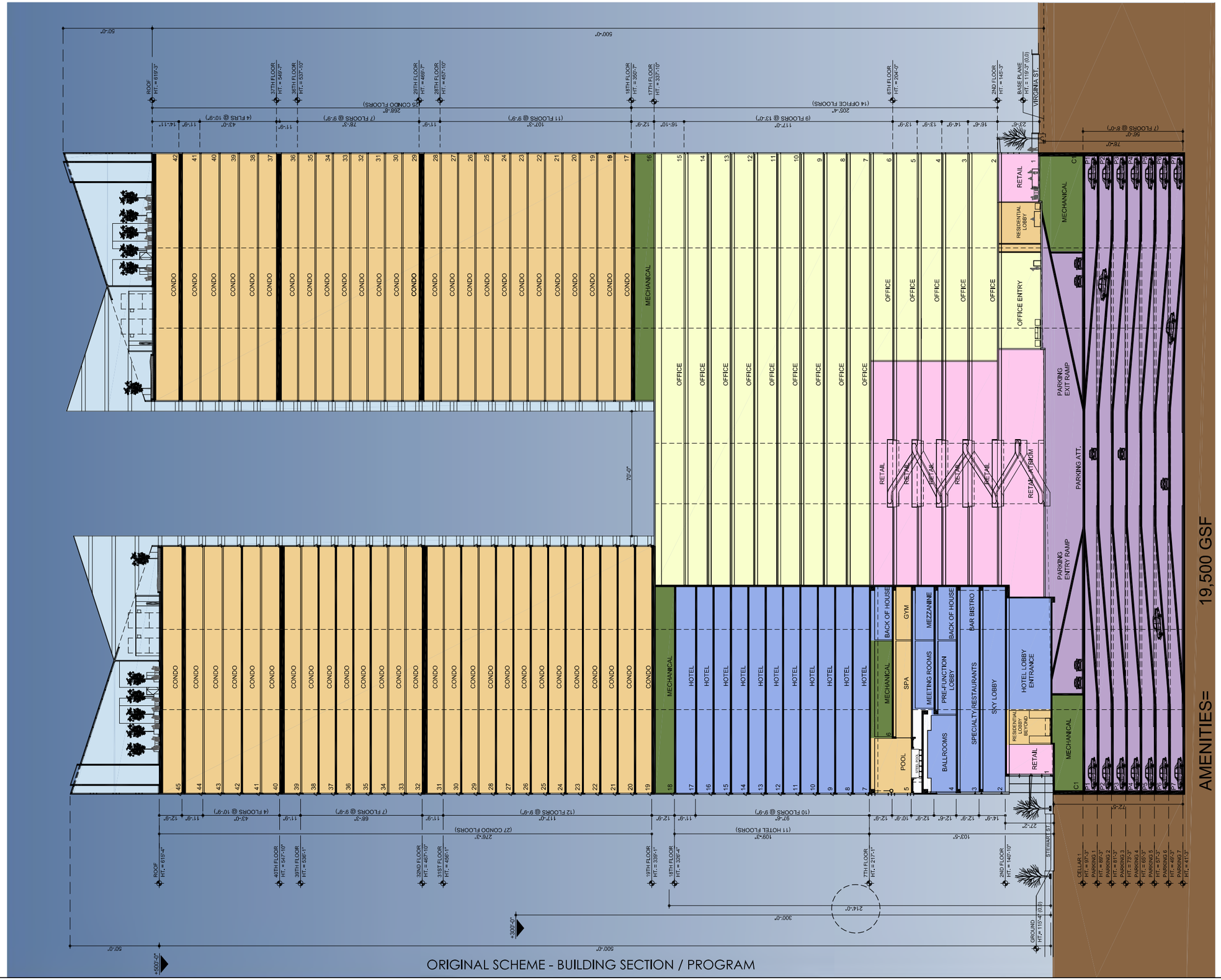
- SCHEME 2 HAS A MORE SATISFACTORY MIDDLE IN TERMS OF MASSING SIMILAR TO AVIS MASSING. POSITIVE THINGS IN THE BASE DESIGN INCLUDE THE CENTRAL EXPRESSION OF THE HOTEL FUNCTIONS AND DIFFERENTIATION OF THE MASSES IN THE FACADES.

- THE OUTWARD EXPRESSION OF INTERNAL FUNCTIONS IS POSITIVE.

- THE PERIMETER DEVELOPEMENT OF THE PROJECT PROVIDES OPPORTUNITY FOR FOR INTERACTION - WIDENED SIDEWALKS ETC.

- BUILDING ENTRIES ARE CLEARLY IDENTIFIED AND ARTICULATION OF THE CANOPIES SHOULD MARK MAJOR ENTRANCES.

MASSING PERSPECTIVES (AS PRESENTED ON DEC 12, 2007)



ORIGINAL SCHEME - BUILDING SECTION / PROGRAM

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

Points to Consider

- Podium is too high per DRB comments: **214'-0"**

- Multi-level retail is encouraged but may not be viable.

- Eccentric distribution of building program does not correspond to the symmetrical massing.

- First Tier of the podium still too high for neighboring context on Stewart Street and Virginia Street.

- Asymmetrical program leads to more complicated structural design.

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MASSING OPTIONS

Scheme 1

- Lowest podium HT:
147'-6"

- Two Story or Retail Space.

- Topped with 8 floors of offices.

- Hotel public functions are located at the podium roof level. Outdoor space connected to pool and spa located off the deck in the Pagoda Tower.

- Hotel guest rooms higher up in the Heron Tower shaft.

- The Pagoda Tower is purely residential. Only the top half of the Heron Tower has Condos.

AREA SUMMARY:

RESIDENTIAL AREA	=	639,755 GSF
RESIDENTIAL MECH	=	19,050 GSF
RES. AMENITIES	=	20,391 GSF
HOTEL AREA	=	176,186 ZSF
OFFICE AREA	=	285,488 ZSF
RETAIL AREA	=	49,062 ZSF
MECH. AREA	=	6,350 ZSF
(3.5% MECH. DEDUCTION	=	18,098 SF)
ZFA ALLOWED	=	544,320 ZSF (14 FAR)
ZFA PROVIDED	=	498,988 ZFA (12.8 FAR)
TOTAL GROSS FA	=	**1,196,282 SF**

Cons:

- Street level animation reduced to two story retail approximately 40'-0" from the sidewalk all around.

- Office facade dominates podium, elevations and street level views.

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SCHEME 1 - BUILDING SECTION

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

FEBRUARY 12, 2008

CORNER OF FIFTH AVENUE & VIRGINIA STREET

CORNER OF FIFTH AVENUE & VIRGINIA STREET

CORNER OF STEWART STREET & FIFTH AVENUE

Scheme 2

- Podium is a little higher than Scheme 1 (147'-6") and much lower than December 12, 2007 scheme (214'-0"): **163'-0"**

- Retain hotel public functions fronting McGraw Square. Corner of Fifth Avenue and Stewart Street stays well animated up to 100'-0" of the total podium.

- One third (1/3) of the way down Fifth Avenue, the street level animation reduces to about 40'-0" or two-story retail all the way to and around to Virginia Street.

- Two story podium as opposed to the three tiered podium of Dec 12 scheme. The first tier of the podium corresponds to the hotel public functions and relates to the low/medium height neighboring context.

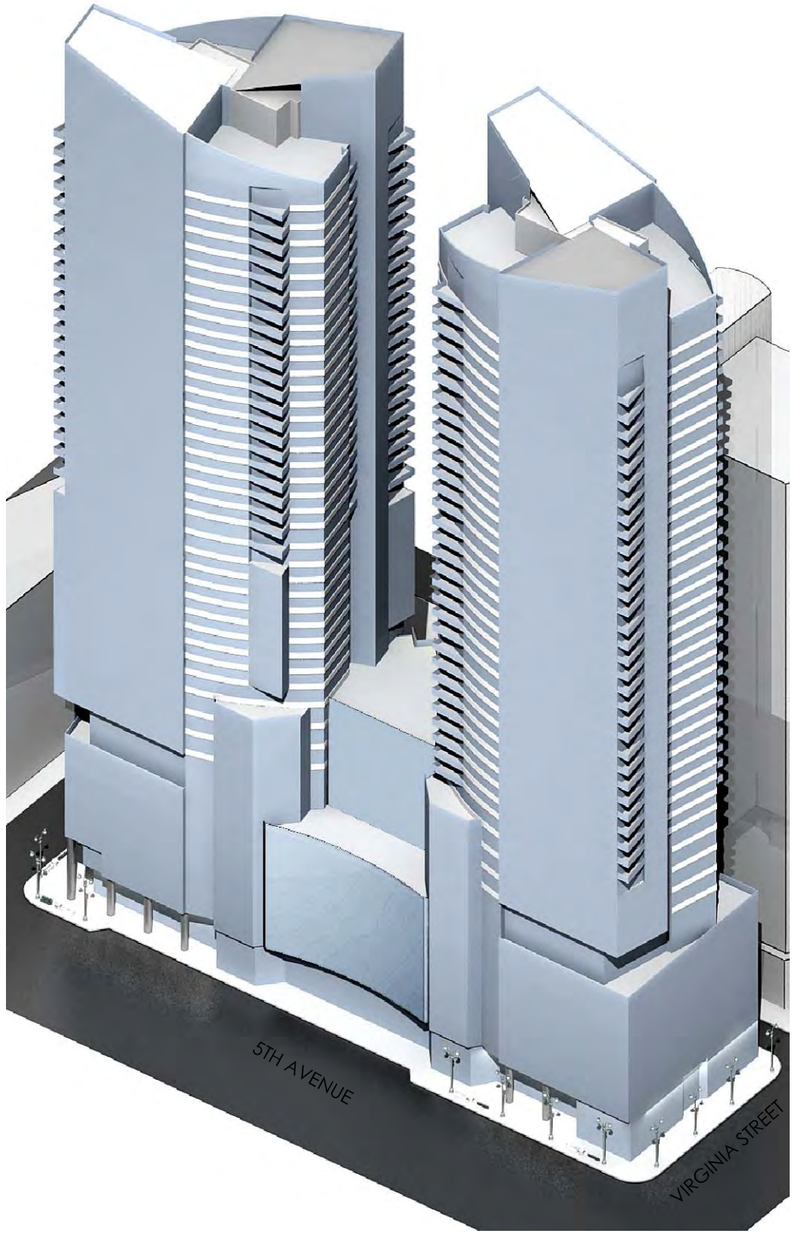
AREA SUMMARY:

RESIDENTIAL AREA	=	691,551 GSF
RESIDENTIAL MECH	=	12,700 GSF
RES. AMENITIES	=	25,000 GSF
HOTEL AREA	=	173,818 ZSF
OFFICE AREA	=	268,180 ZSF
RETAIL AREA	=	36,279 ZSF
MECH. AREA (3.5% MECH. DEDUCTION	=	19,050 ZSF 17,728 SF)
ZFA ALLOWED	=	544,320 ZSF (14 FAR)
ZFA PROVIDED	=	479,599 ZFA (12.3 FAR)
TOTAL GROSS FA	=	**1,226,578 SF**

Cons:

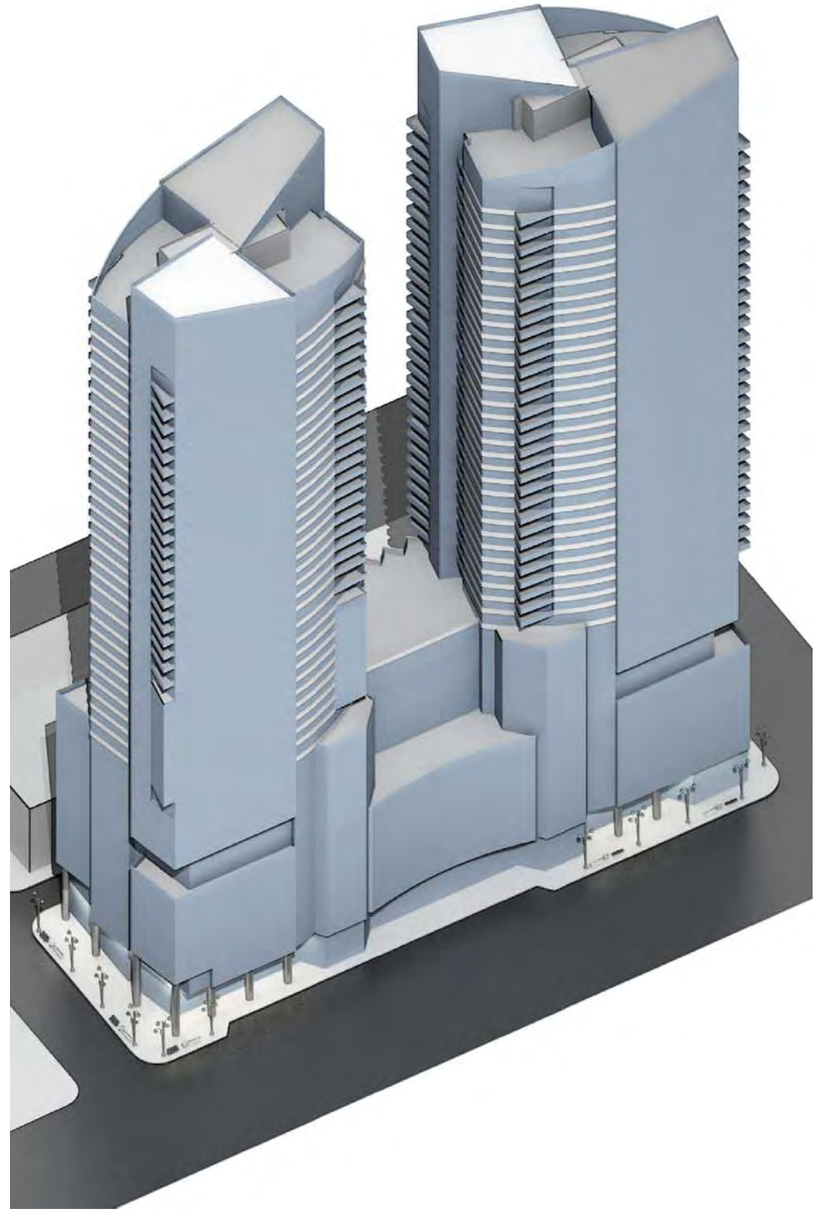
- Office Facade is too dominant for two thirds (2/3) of the block.

- Eccentric program has structural implications.

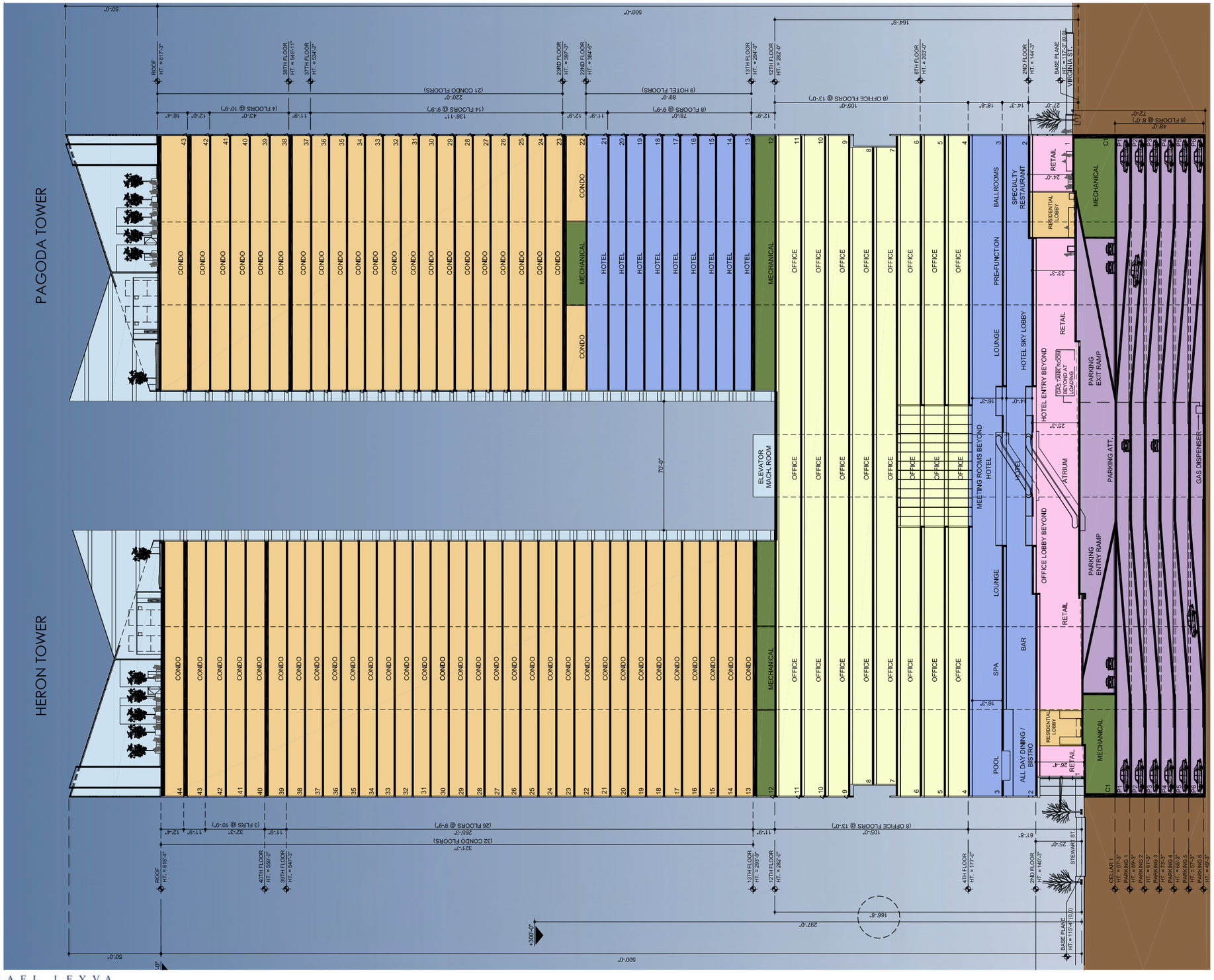


CORNER OF FIFTH AVENUE & VIRGINIA STREET

CORNER OF FIFTH AVENUE & VIRGINIA STREET



CORNER OF STEWART STREET & FIFTH AVENUE



Scheme 3

- Inspired by a variation of Scheme 2.

- Podium HT: **167'-0"**

- Ground level retail, hotel atrium and residential lobbies activate the street and sidewalk.

- Second level retail replaced by two floors of hotel public functions and hotel retail spread across the entire site.

- About 60'-0"-70'-0" high facade of continuous animation all around the site scales the base down to relate better to the neighboring context and podium.

- Central atrium shared by retail and hotel.

- Executive levels of office floors have visual access to the atrium.

- Hotel guestrooms move to Pagoda Tower shaft. Balconies not required. Proximity to Escala is reduced.

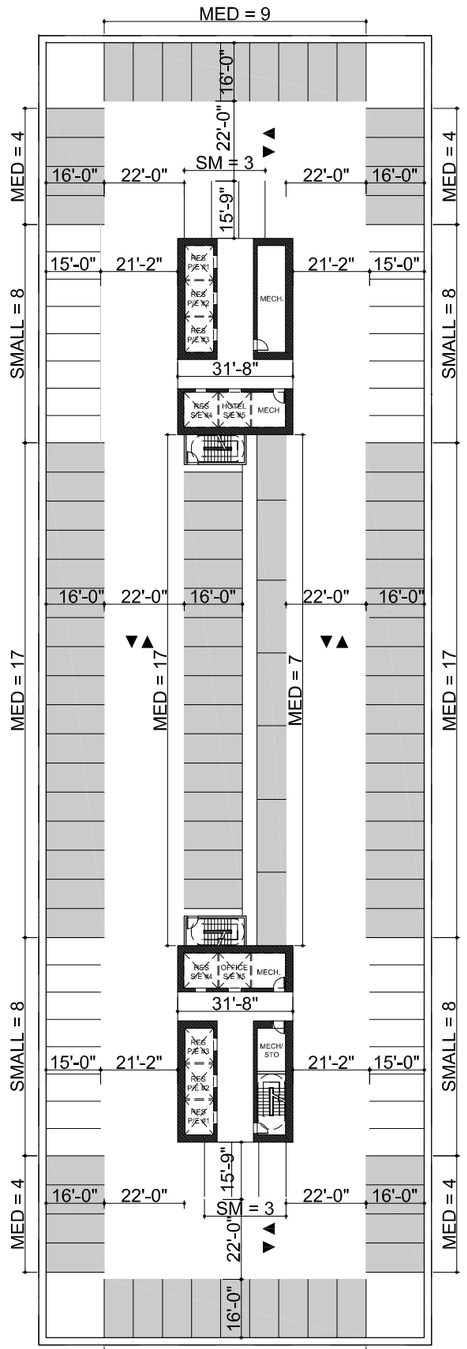
AREA SUMMARY:

RESIDENTIAL AREA	=	691,551 GSF
RESIDENTIAL MECH	=	12,700 GSF
HOTEL AREA	=	197,421 ZSF
OFFICE AREA	=	280,125 ZSF
RETAIL AREA	=	11,663 ZSF
MECH. AREA (3.5% MECH. DEDUCTION	=	19,050 ZSF 17,728 SF)
ZFA ALLOWED	=	544,320 ZSF (14 FAR)
ZFA PROVIDED	=	490,470 ZFA (12.61 FAR)
TOTAL GROSS FA	=	**1,212,510 SF**

Cons:

- Views from the hotel guestrooms.

- Office functions distributed partly in the podium and partly in the upper tier and tower shaft.

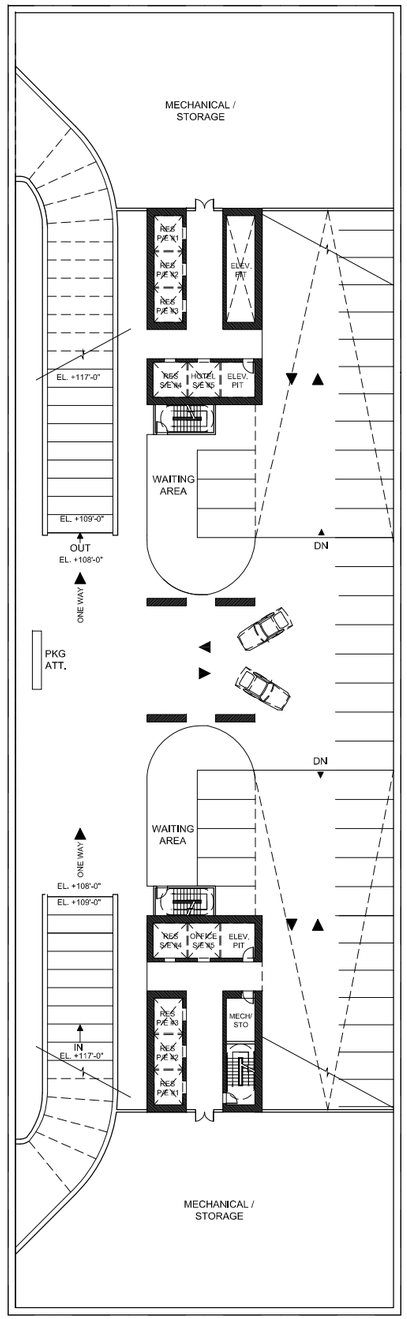


TYP. PARKING FLOOR PLAN
SCALE: 1/32" = 1'-0"

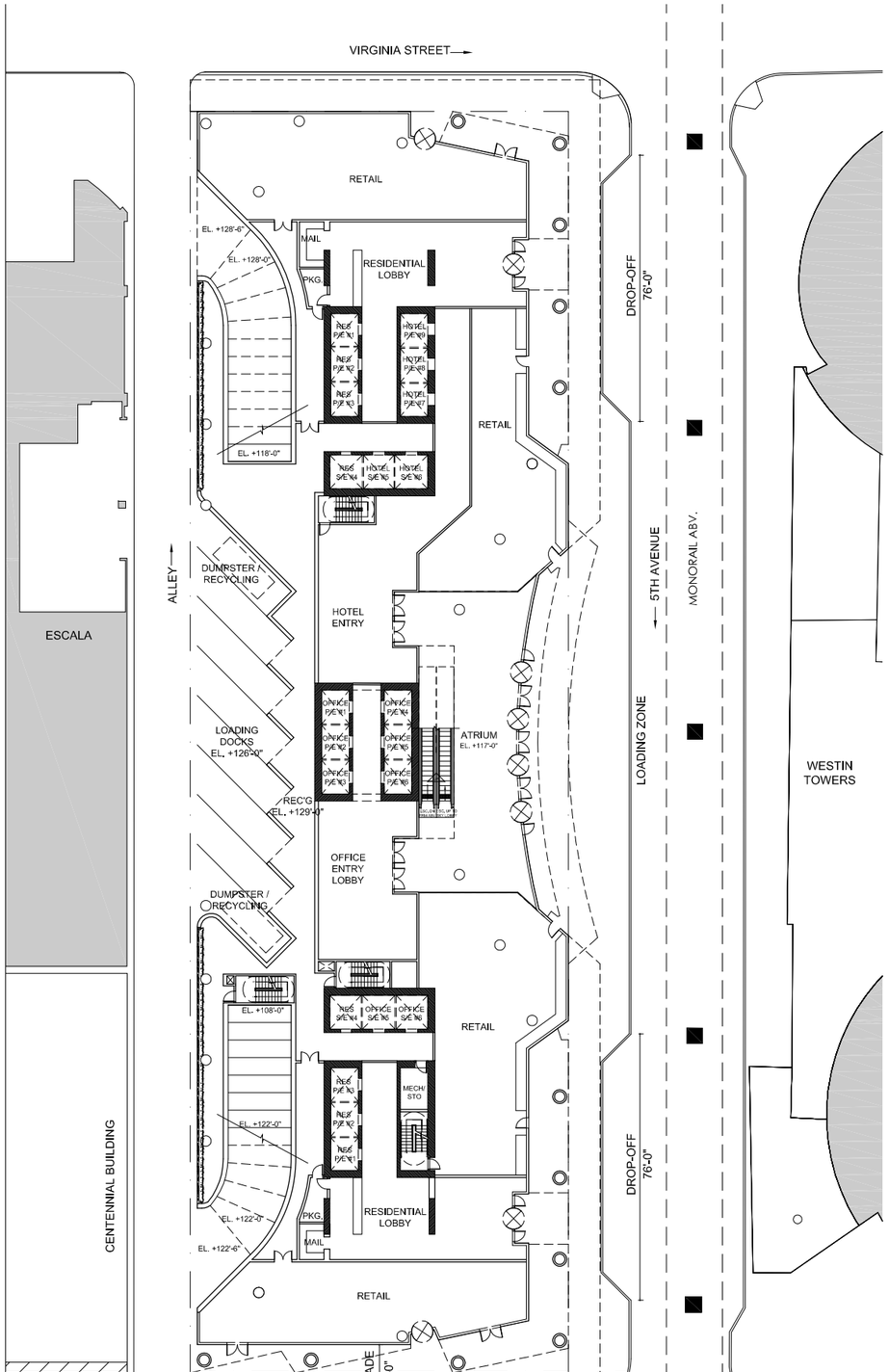
PER SMC 23.54.030
RESIDENTIAL
60% MIN. MEDIUM SPACES
40% SMALL, MEDIUM OR LARGE
(FOR LARGE KEEP MED. AISLE 22')

NON-RESIDENTIAL
35% MIN. SMALL (65% MAX. SMALL)
35% MIN. LARGE
30% SM, MED OR LG

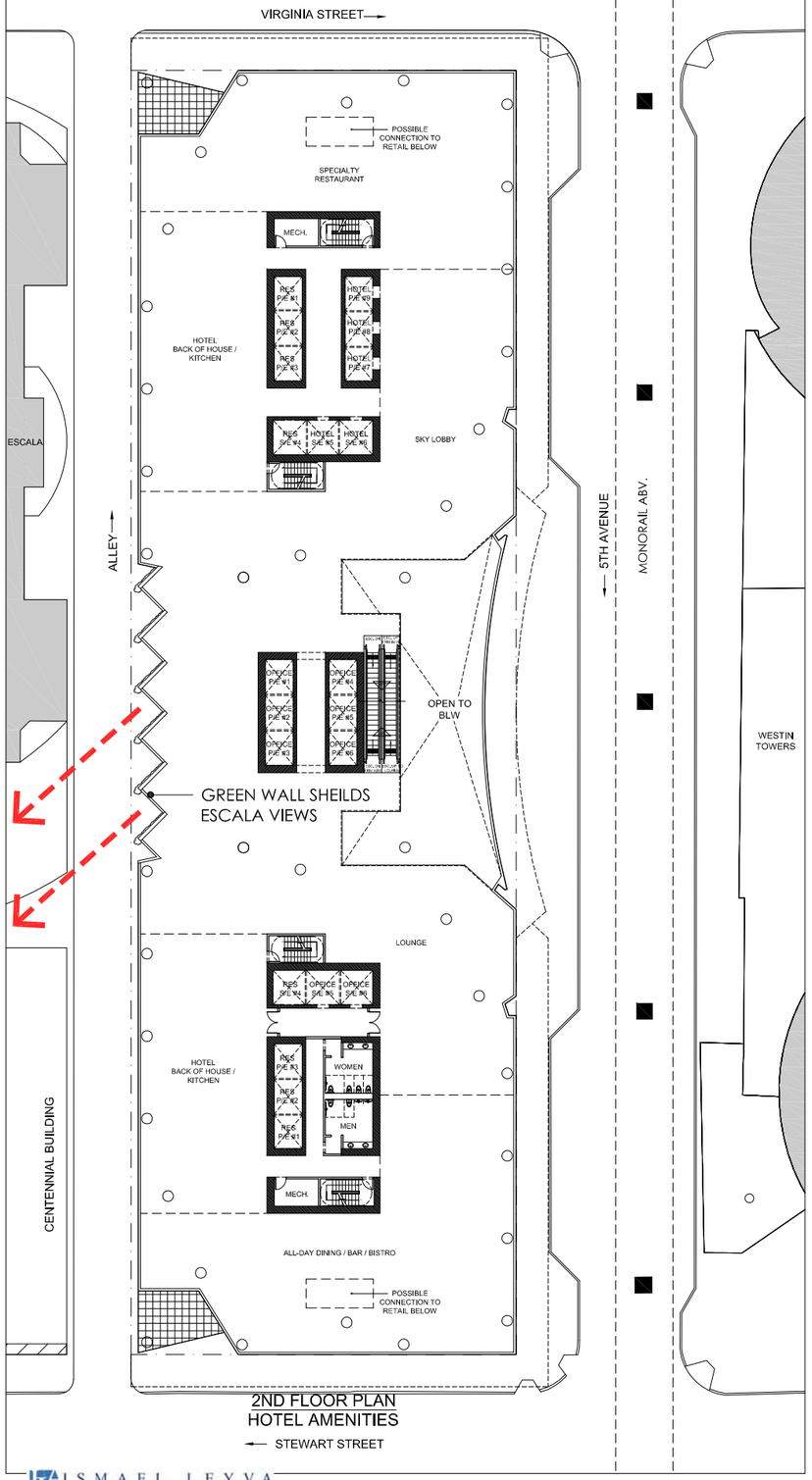
MEDIUM = 90 SP = 71%
SMALL = 38 SP = 29%
TOTAL = 128 SPACES



CELLAR PLAN

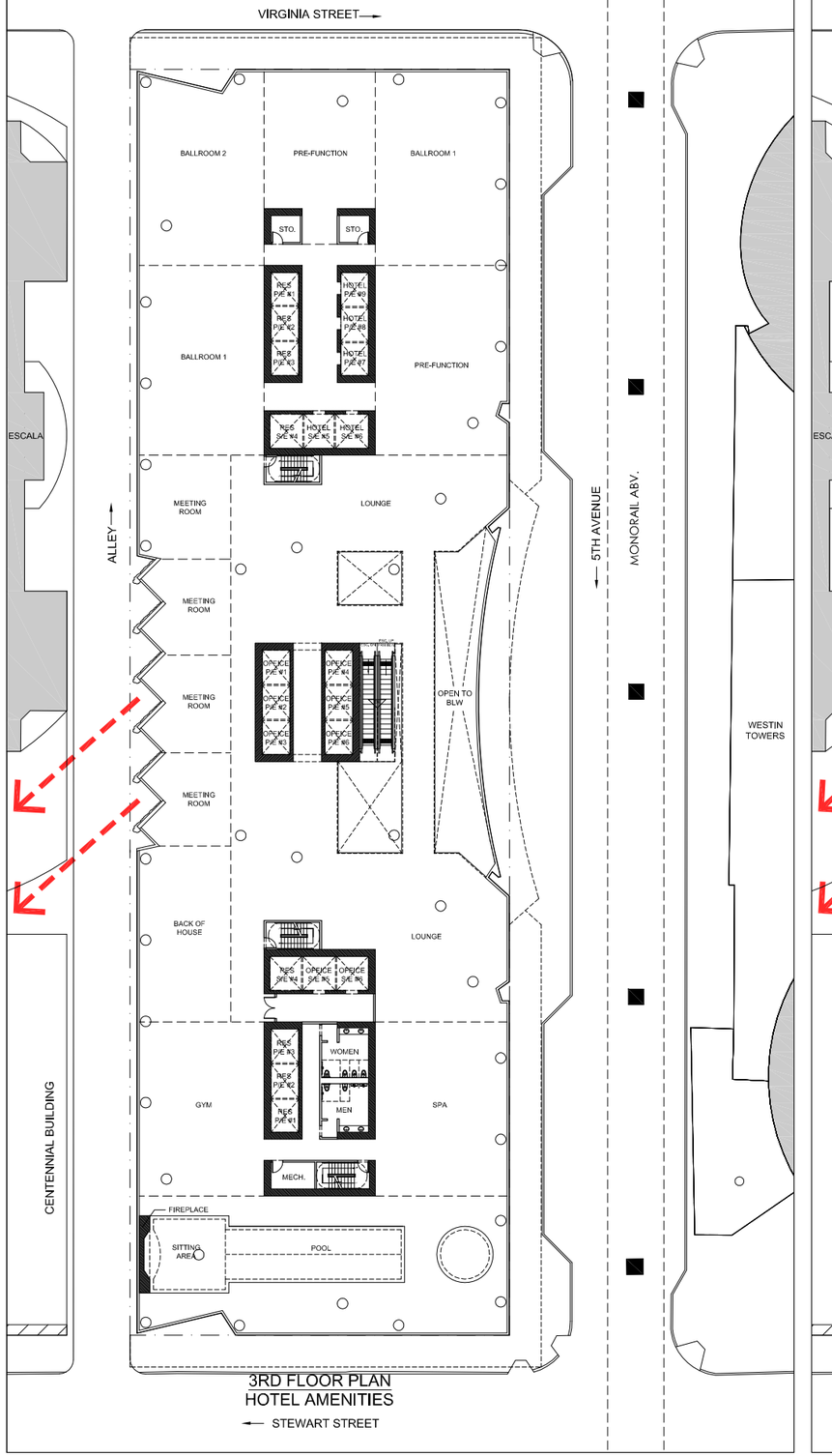


GROUND FLOOR PLAN



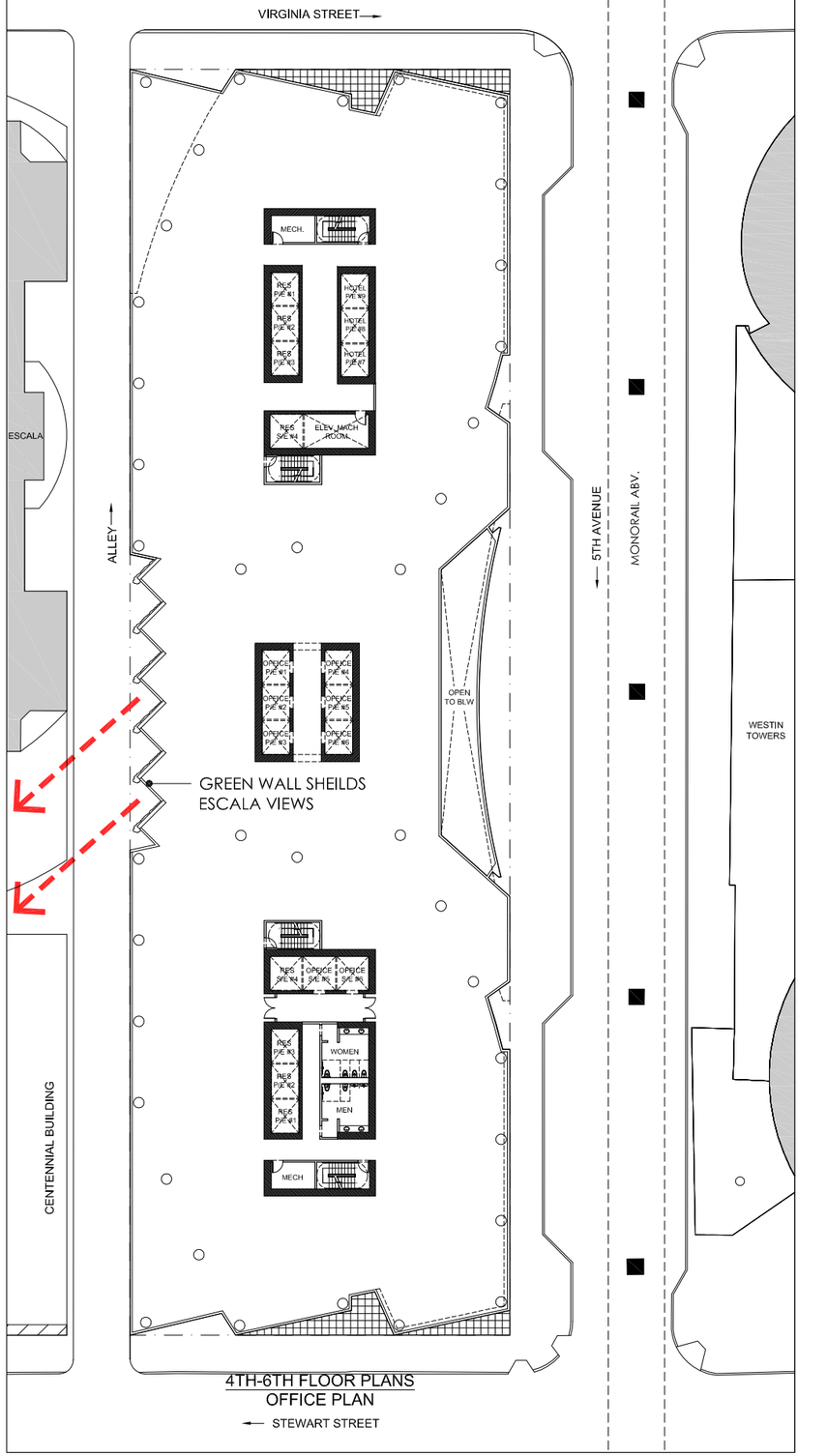
2ND FLOOR PLAN
HOTEL AMENITIES

STEWART STREET



3RD FLOOR PLAN
HOTEL AMENITIES

STEWART STREET



4TH-6TH FLOOR PLANS
OFFICE PLAN

STEWART STREET

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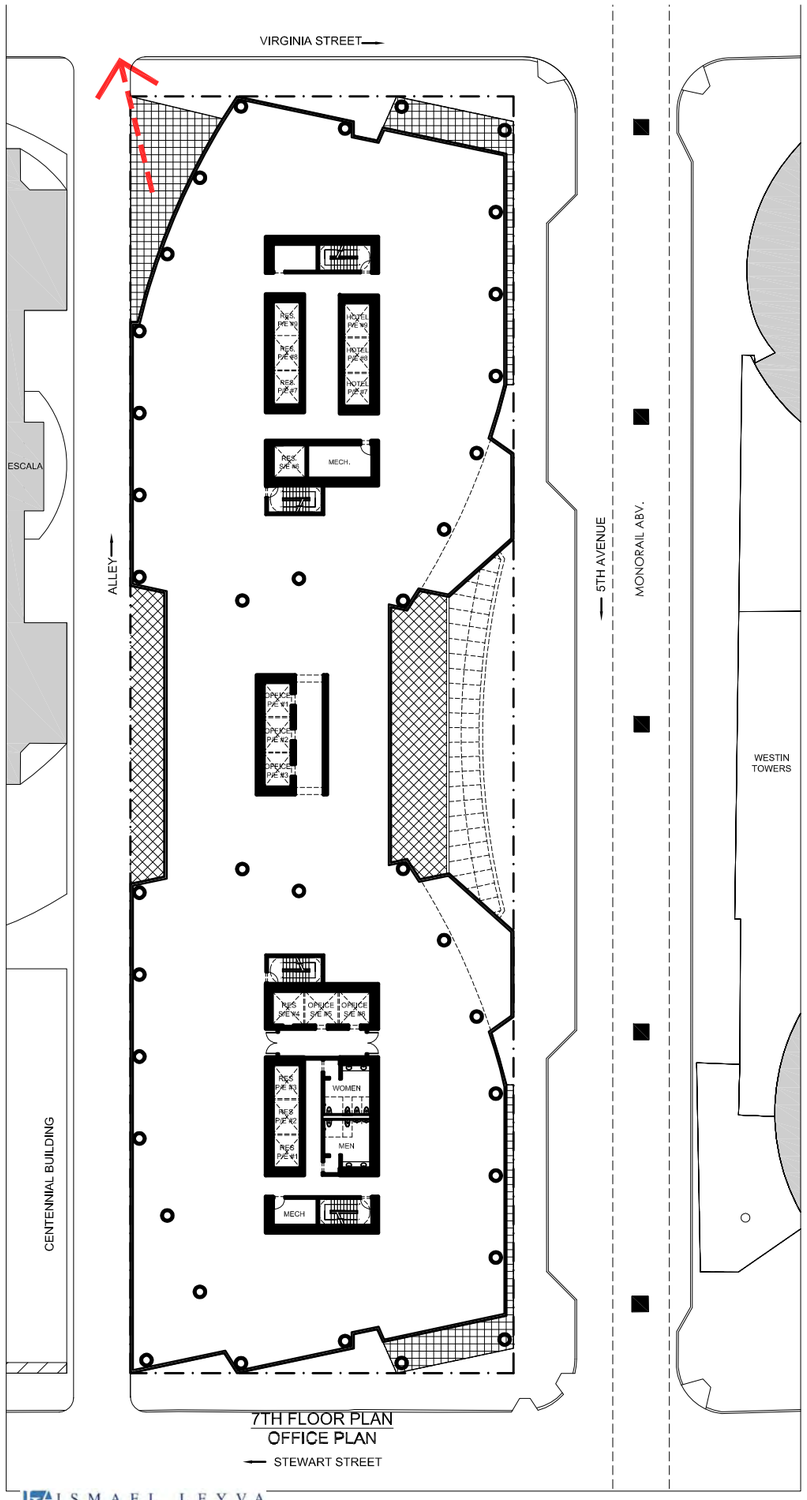
SCHEME 3 - TYPICAL FLOOR PLANS

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

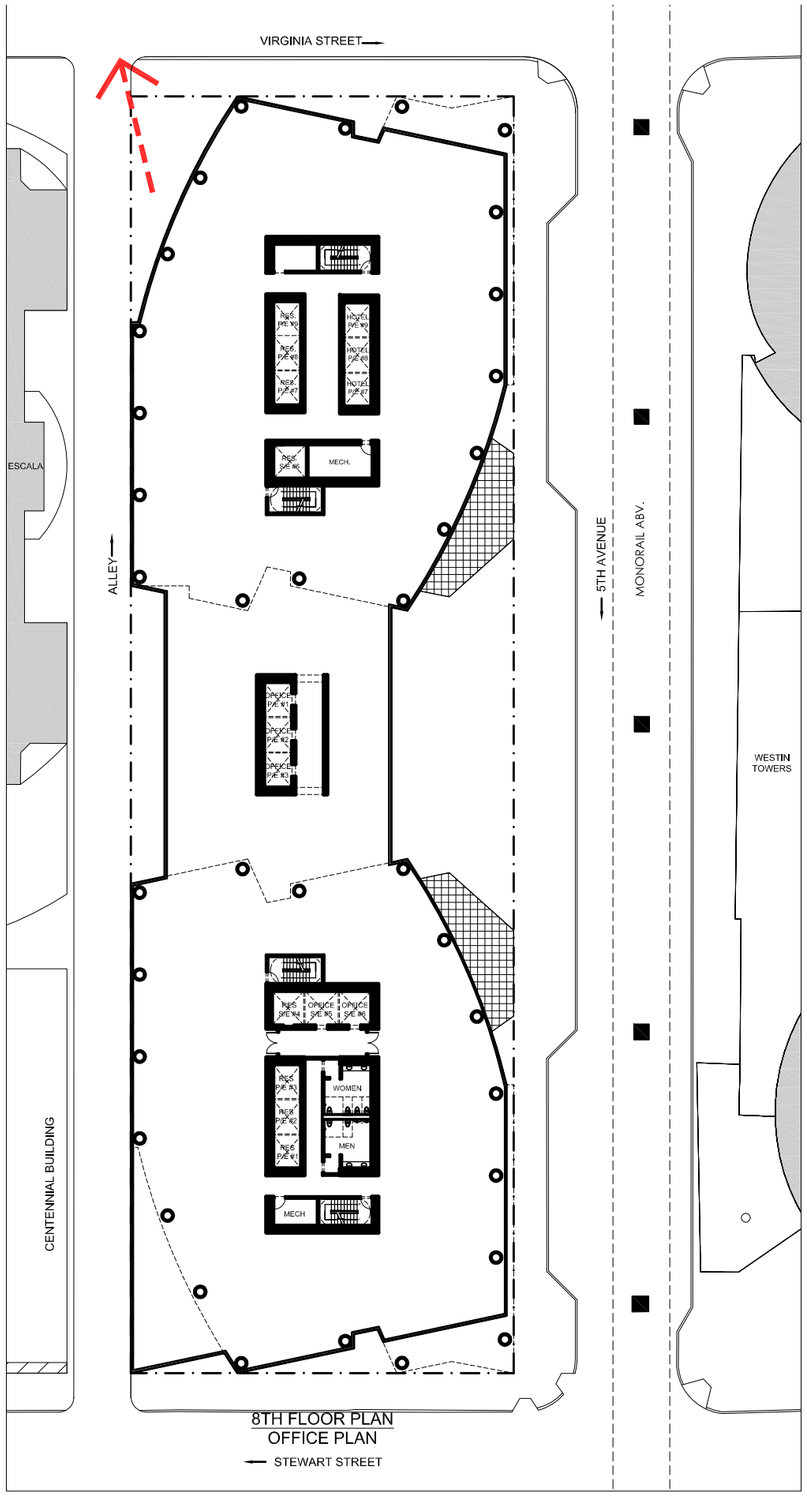
SCALE: 0' 8' 16' 32'

FEBRUARY 12, 2008



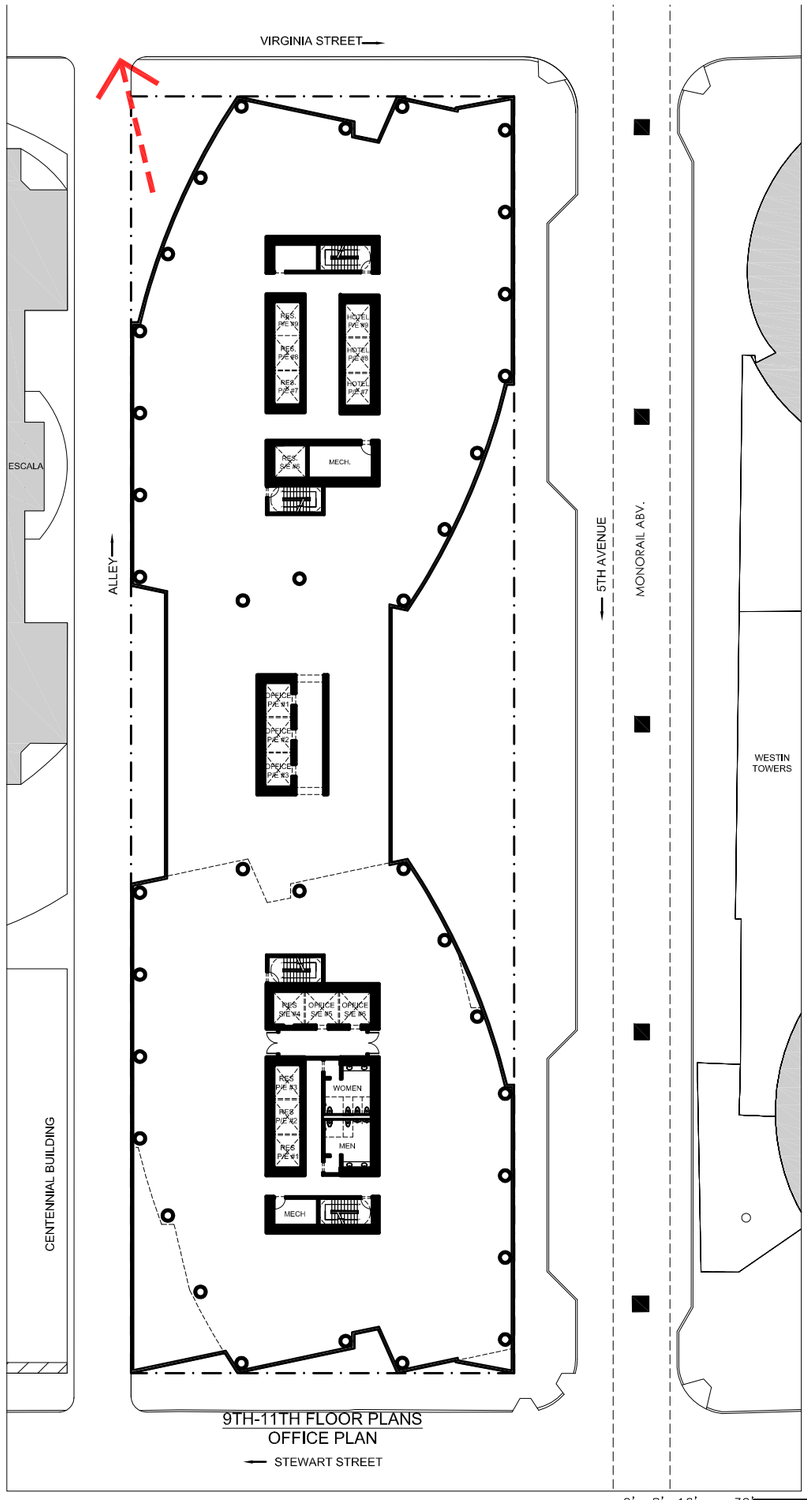
7TH FLOOR PLAN
OFFICE PLAN

STEWART STREET



8TH FLOOR PLAN
OFFICE PLAN

STEWART STREET



9TH-11TH FLOOR PLANS
OFFICE PLAN

STEWART STREET

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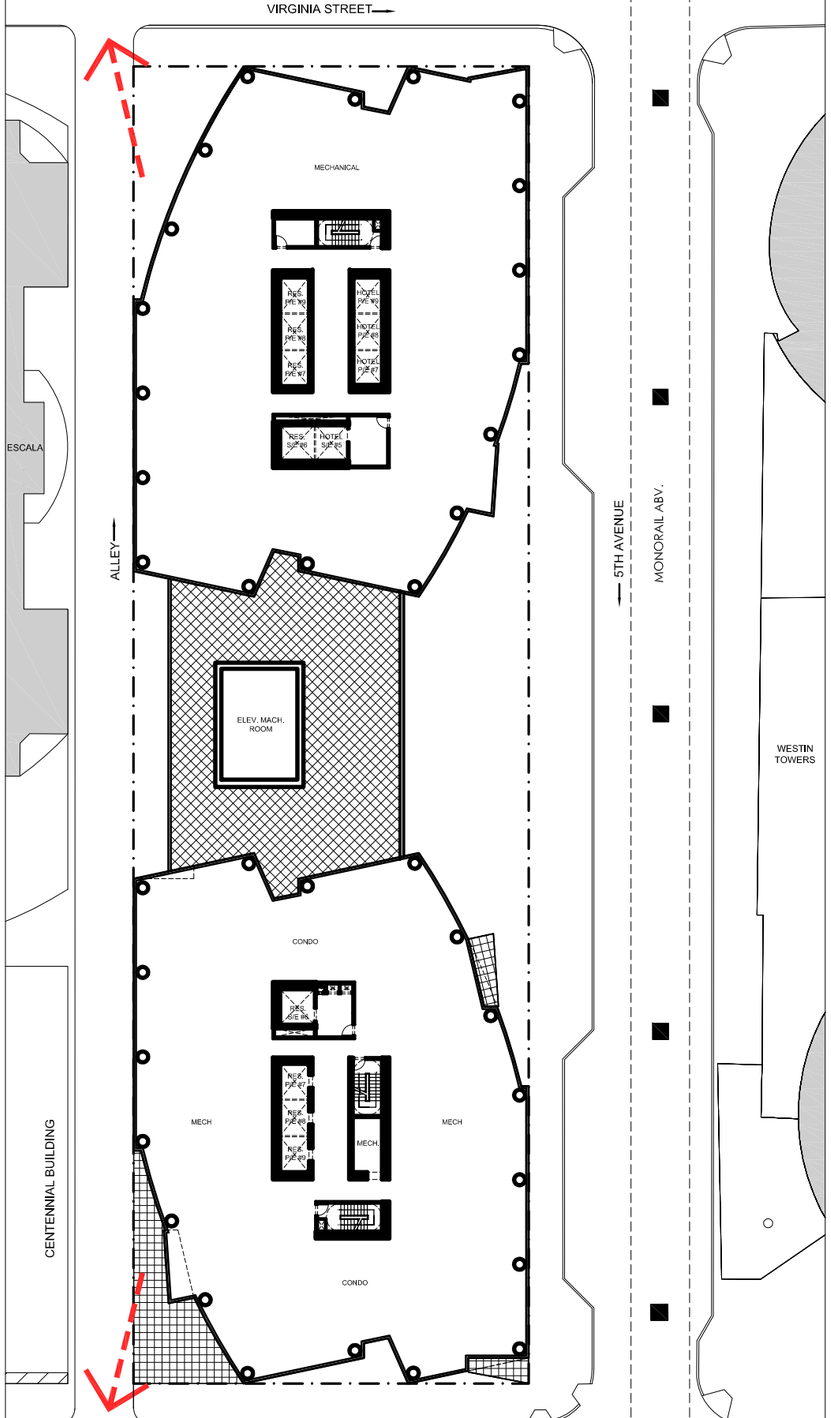
SCHEME 3 - TYPICAL FLOOR PLANS

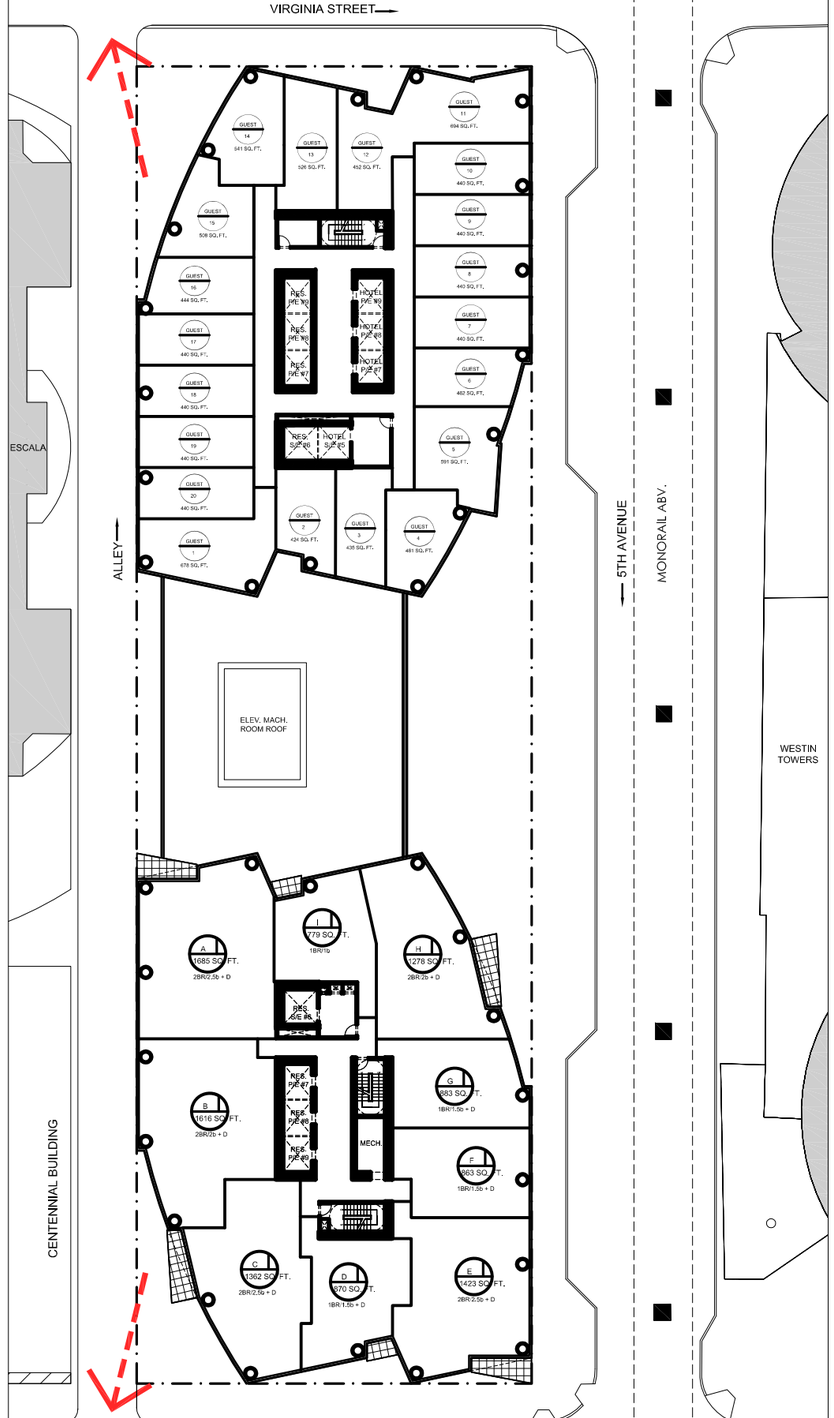
PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: 0' 8' 16' 32'

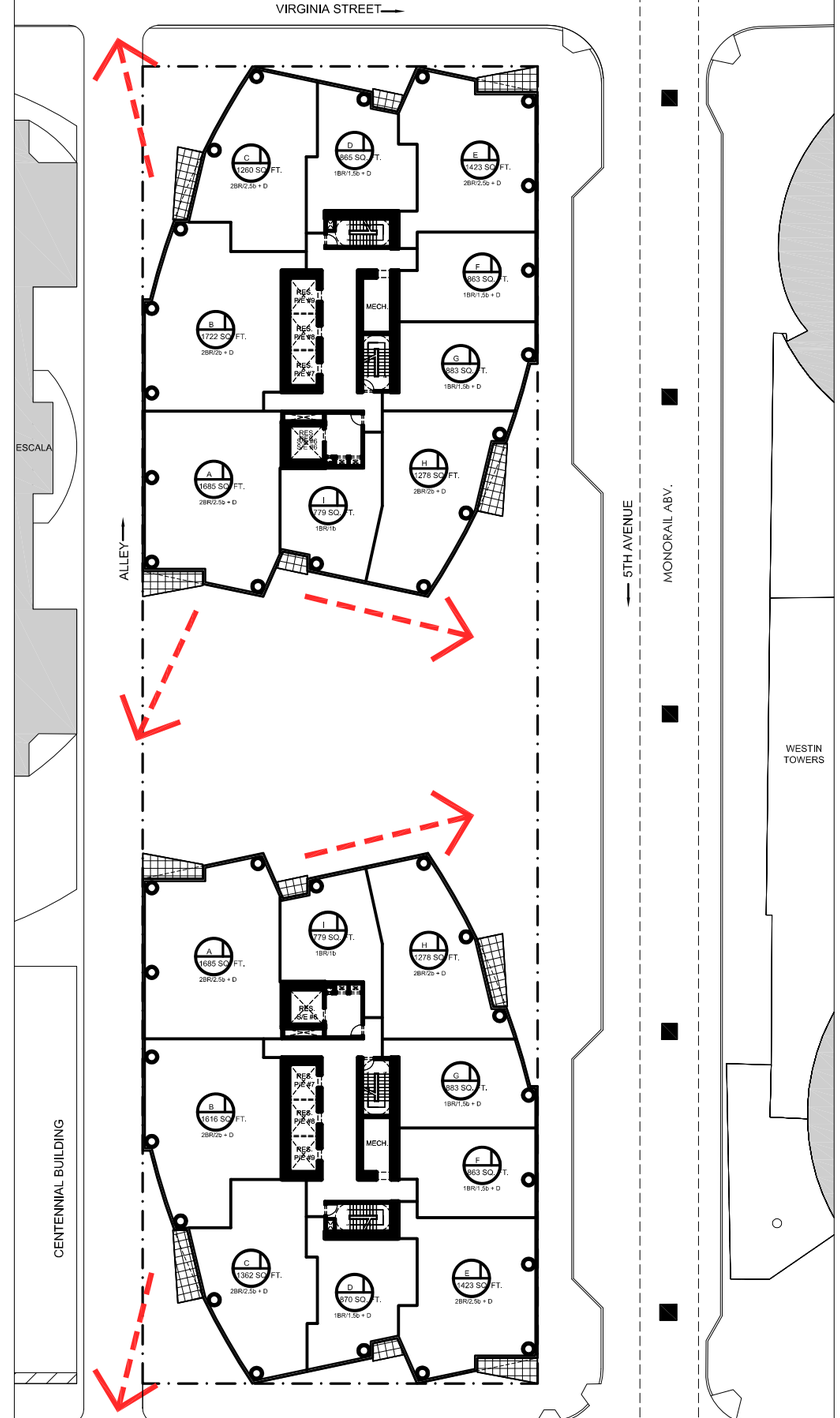
FEBRUARY 12, 2008



12TH FLOOR PLAN
MECHANICAL FLOOR PLANS
STEWART STREET



13TH-21ST FLOOR PLANS
TYP. HOTEL PLAN / TYP. RESIDENTIAL PLAN
STEWART STREET



22-37 FLOOR PLANS
TYP. RESIDENTIAL PLANS
STEWART STREET

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SCHEME 3 - TYPICAL FLOOR PLANS

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: 0' 8' 16' 32'

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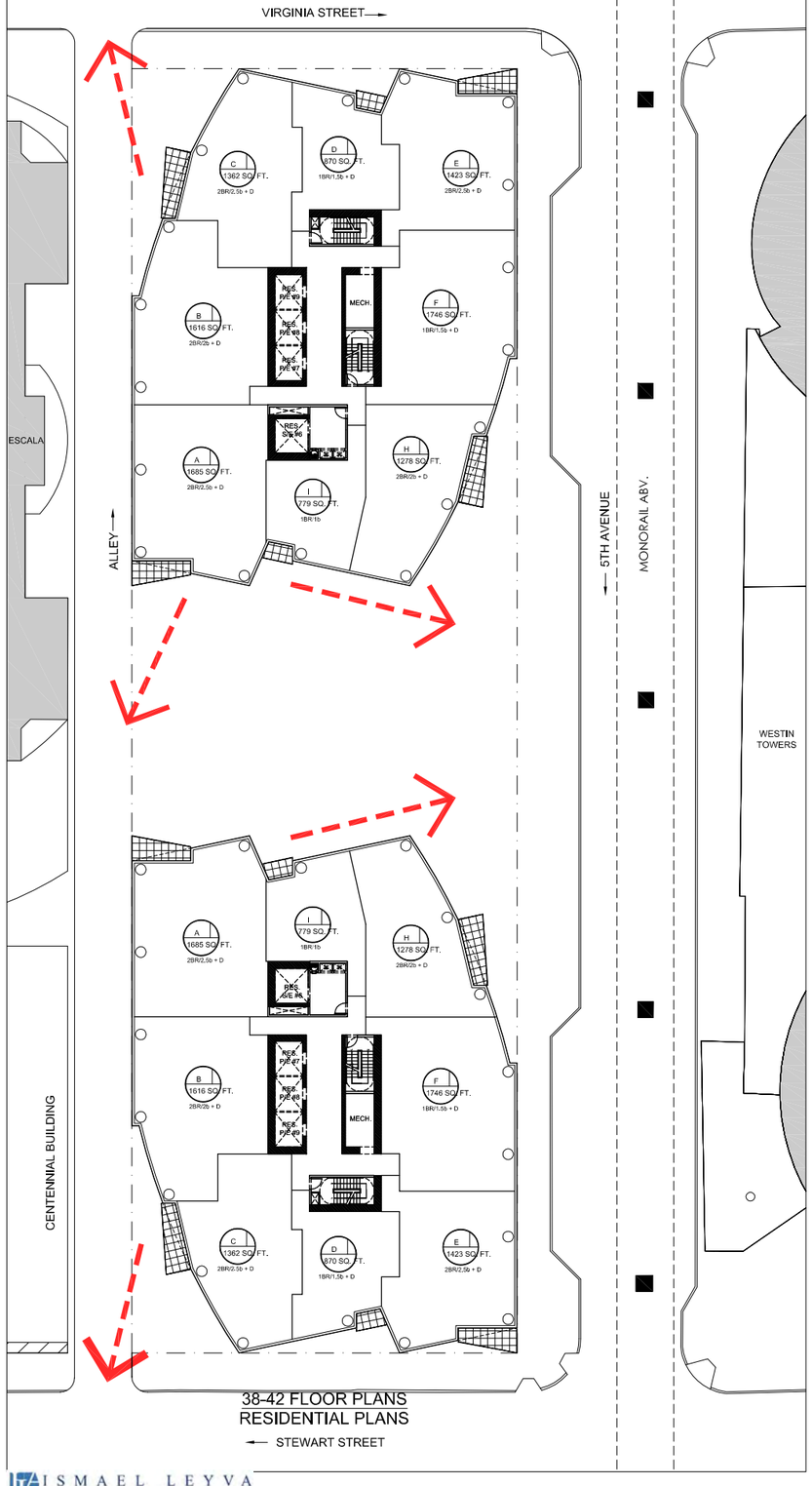

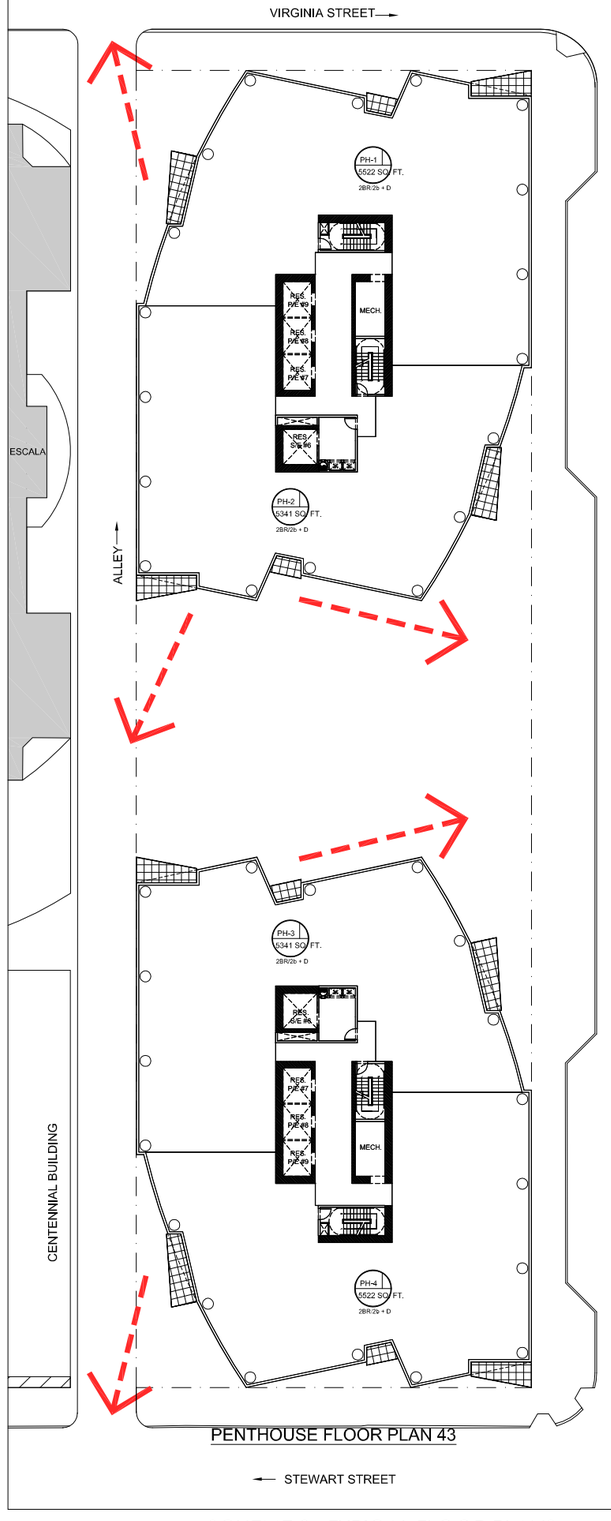

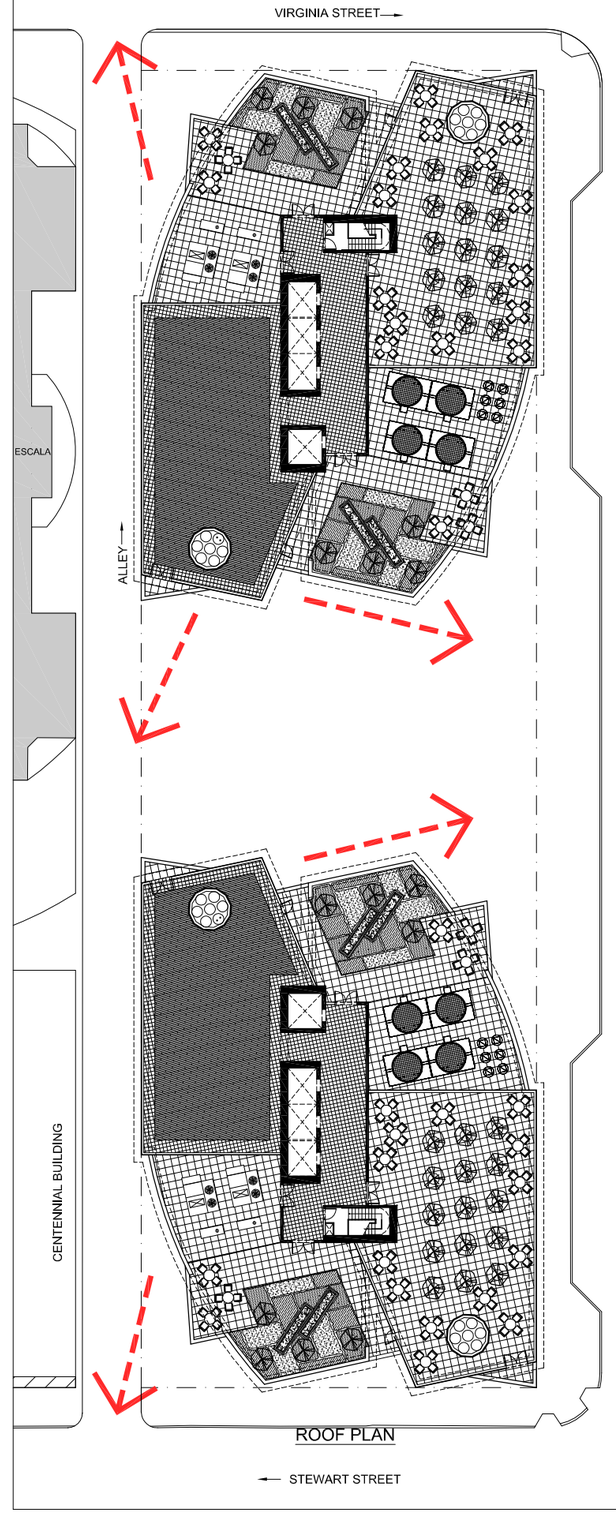

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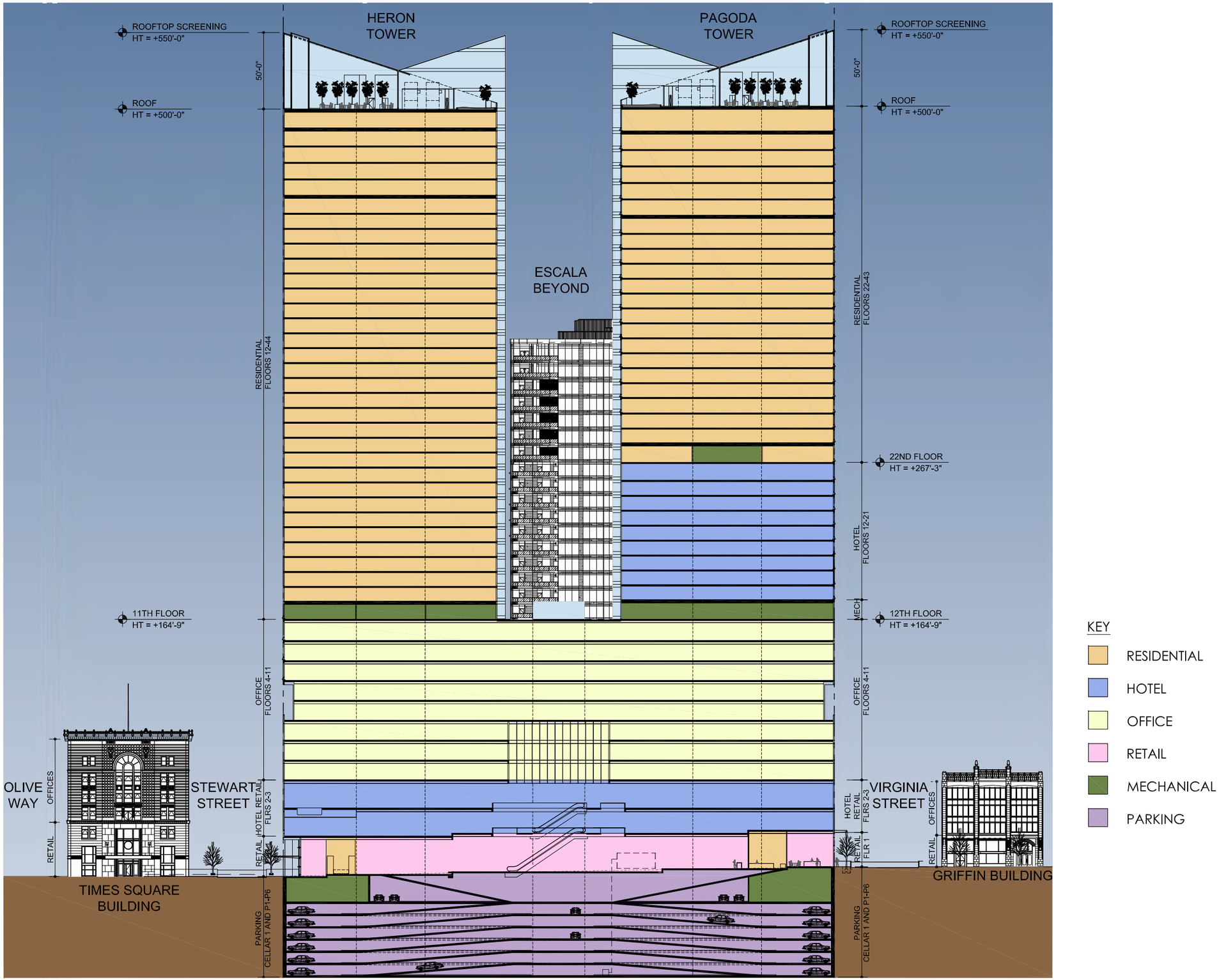

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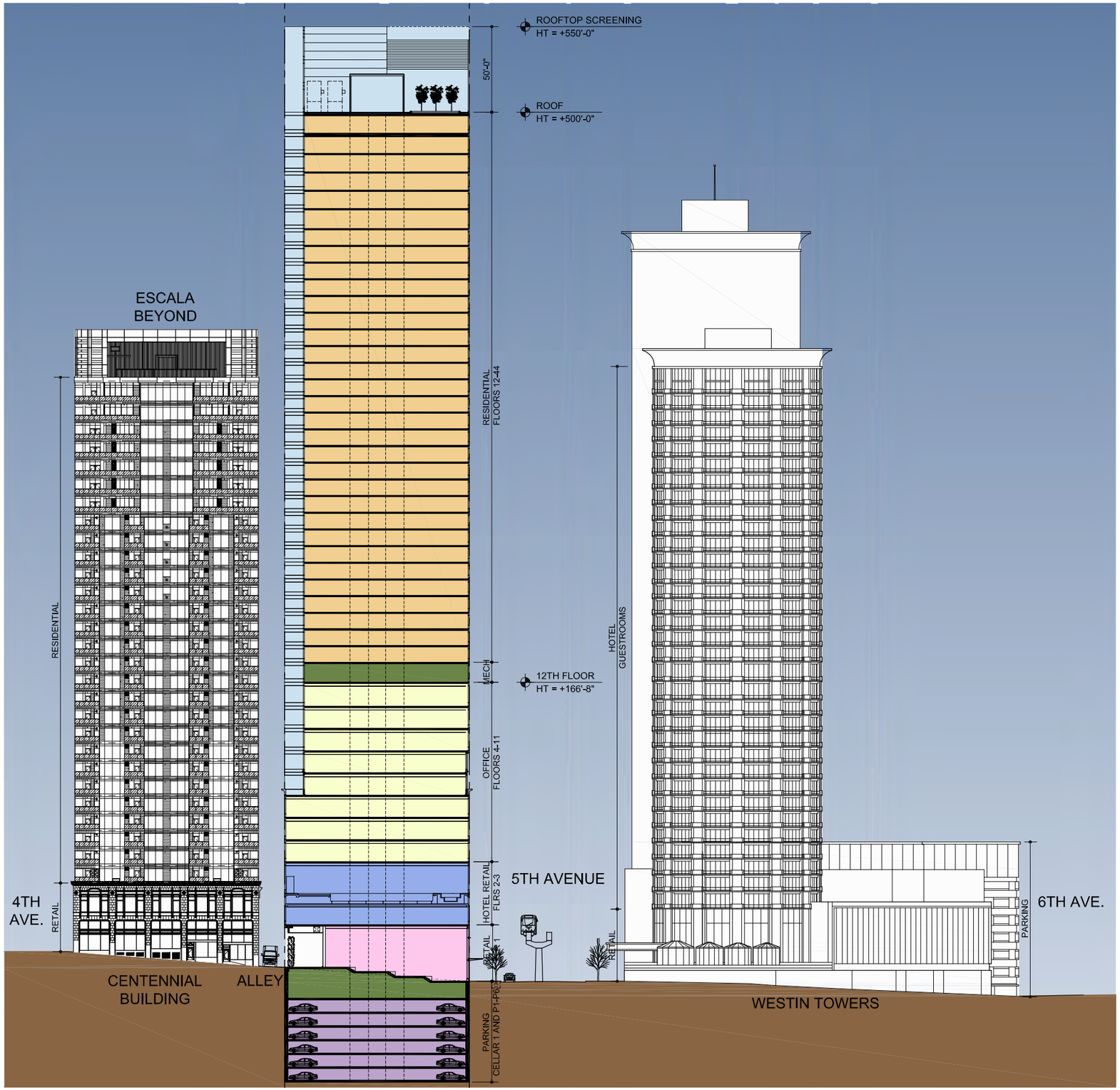
SITE SECTION THRU FIFTH AVENUE

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

FEBRUARY 12, 2008



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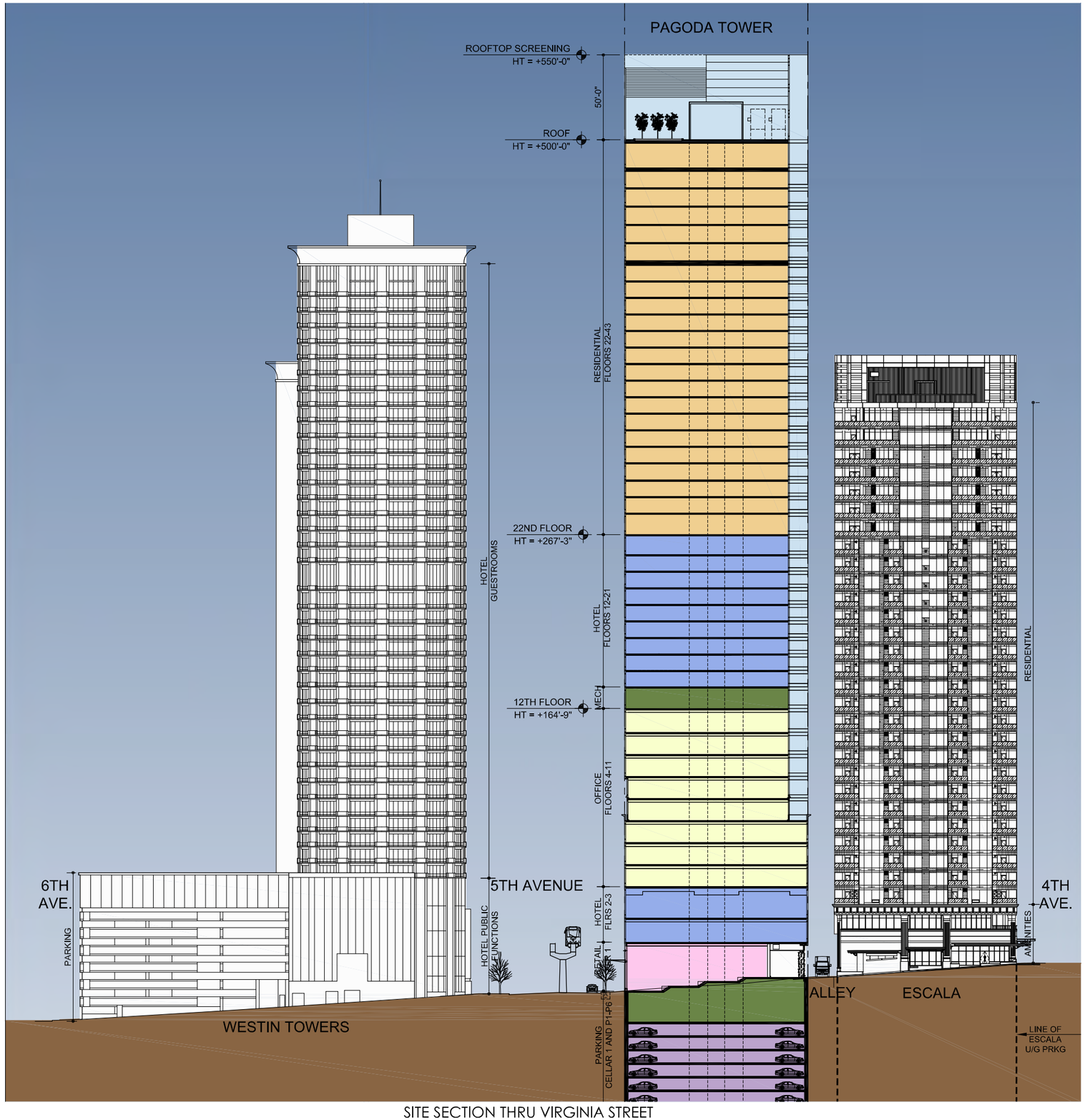
SITE SECTION THRU STEWART STREET

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

FEBRUARY 12, 2008



KEY

- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL
- MECHANICAL
- PARKING

SITE SECTION THRU VIRGINIA STREET

SCALE: N.T.S.

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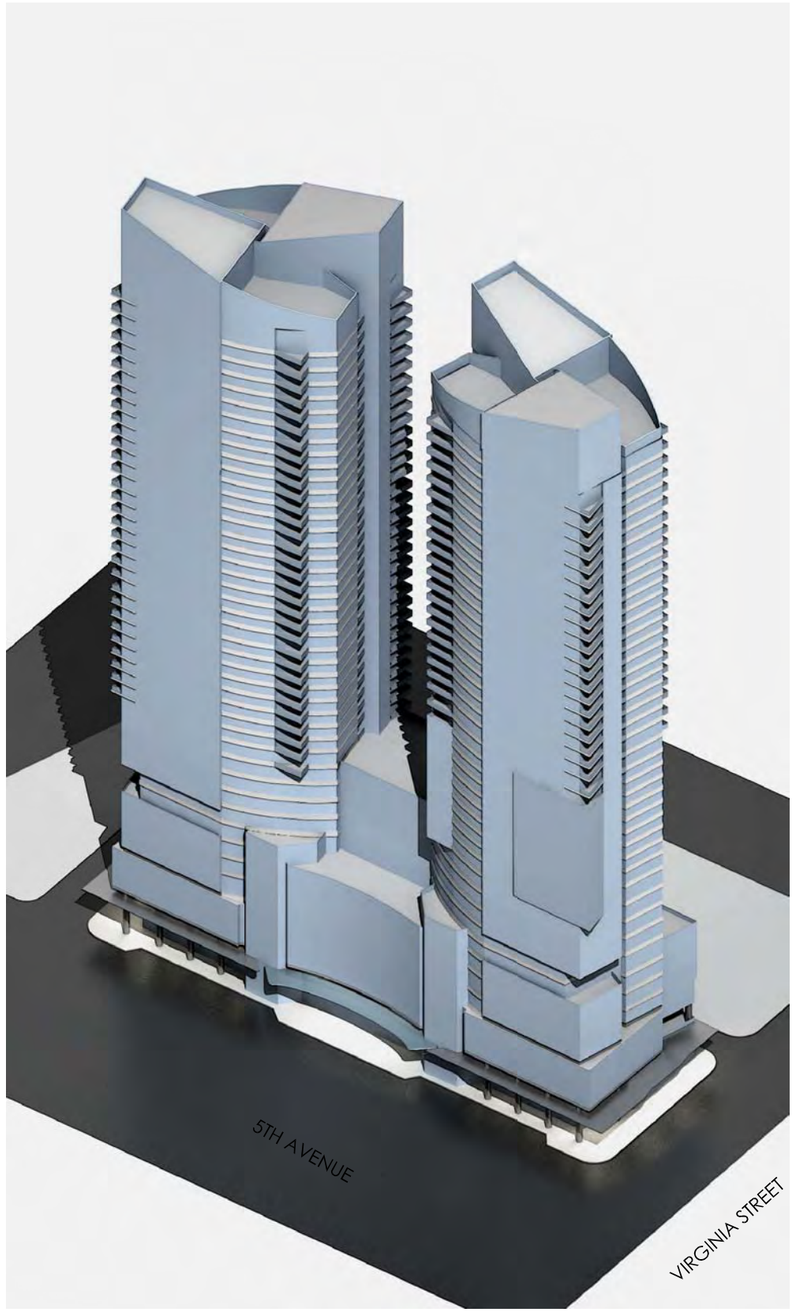
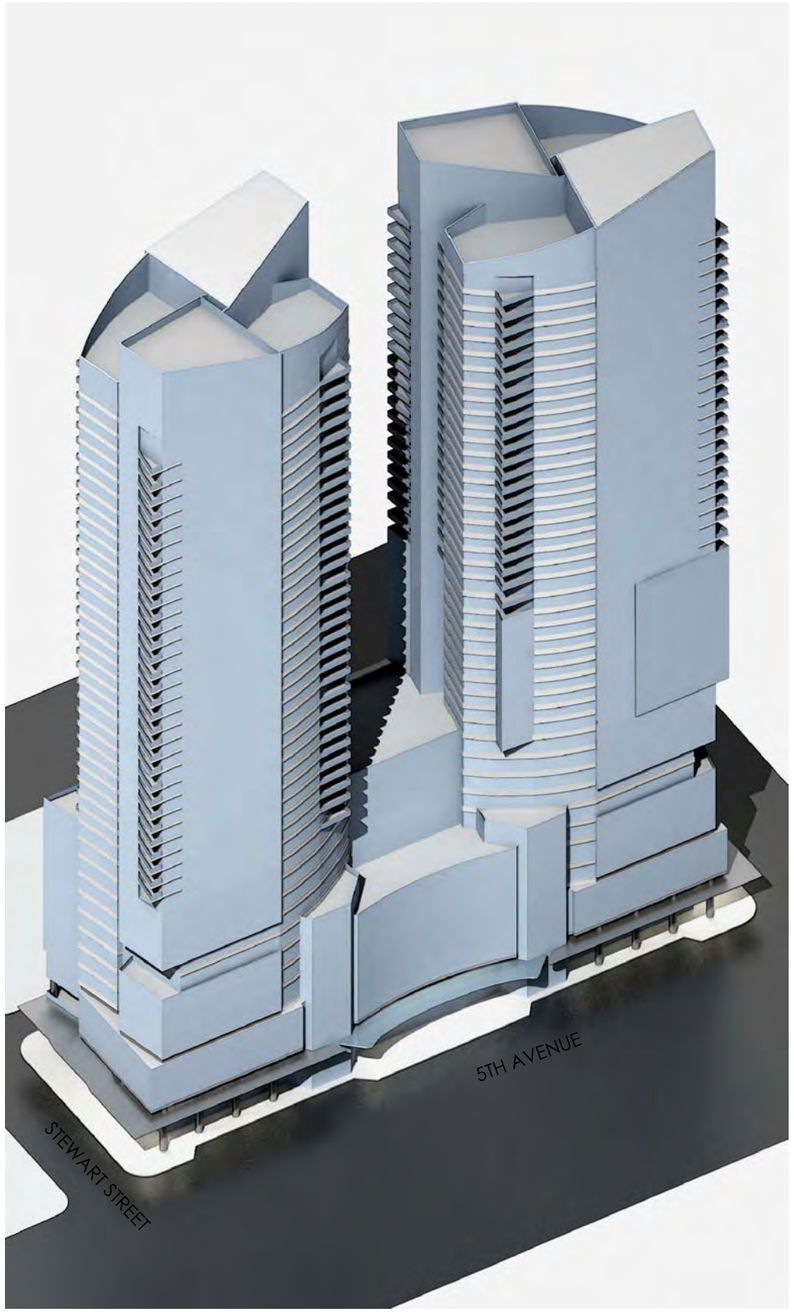
PAGODA AND HERON TOWERS - 1913 FIFTH AVE.



CORNER OF FIFTH AVENUE & VIRGINIA STREET

CORNER OF FIFTH AVENUE & VIRGINIA STREET



CORNER OF STEWART STREET & FIFTH AVENUE

1. Pagoda shaft curves away from Escala. No balconies for the hotel guestrooms fronting Escala. The tower shaft curve relates to the massing of the Westin and Escala buildings.

2. Pagoda scale mitigated by developing two interlocking forms. Banding on the west part relates to the materiality of Escala.

3. The base steps down as it turns the corner on Fifth Avenue. The tower shaft comes all the way down the lower base on Virginia which relates to the low base of Escala and the other surrounding buildings.

4. Apertures in the base allow visual access to the Alley. This will insert some breathing room on a narrow Alley while holding the street corner.

5. Canopy cascades down the sloping sidewalk.

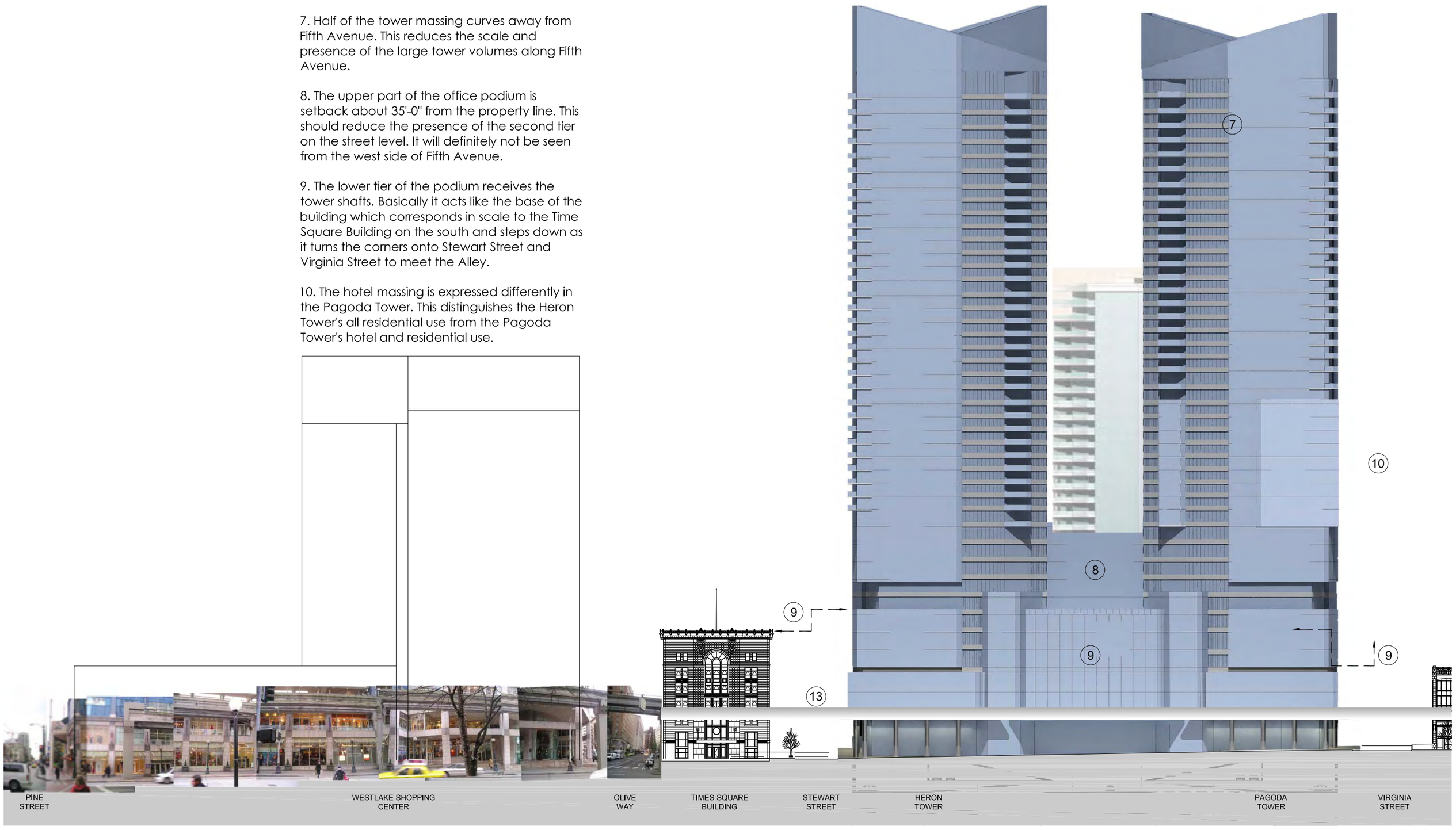
6. Shows the relationship of the base to the surrounding buildings.

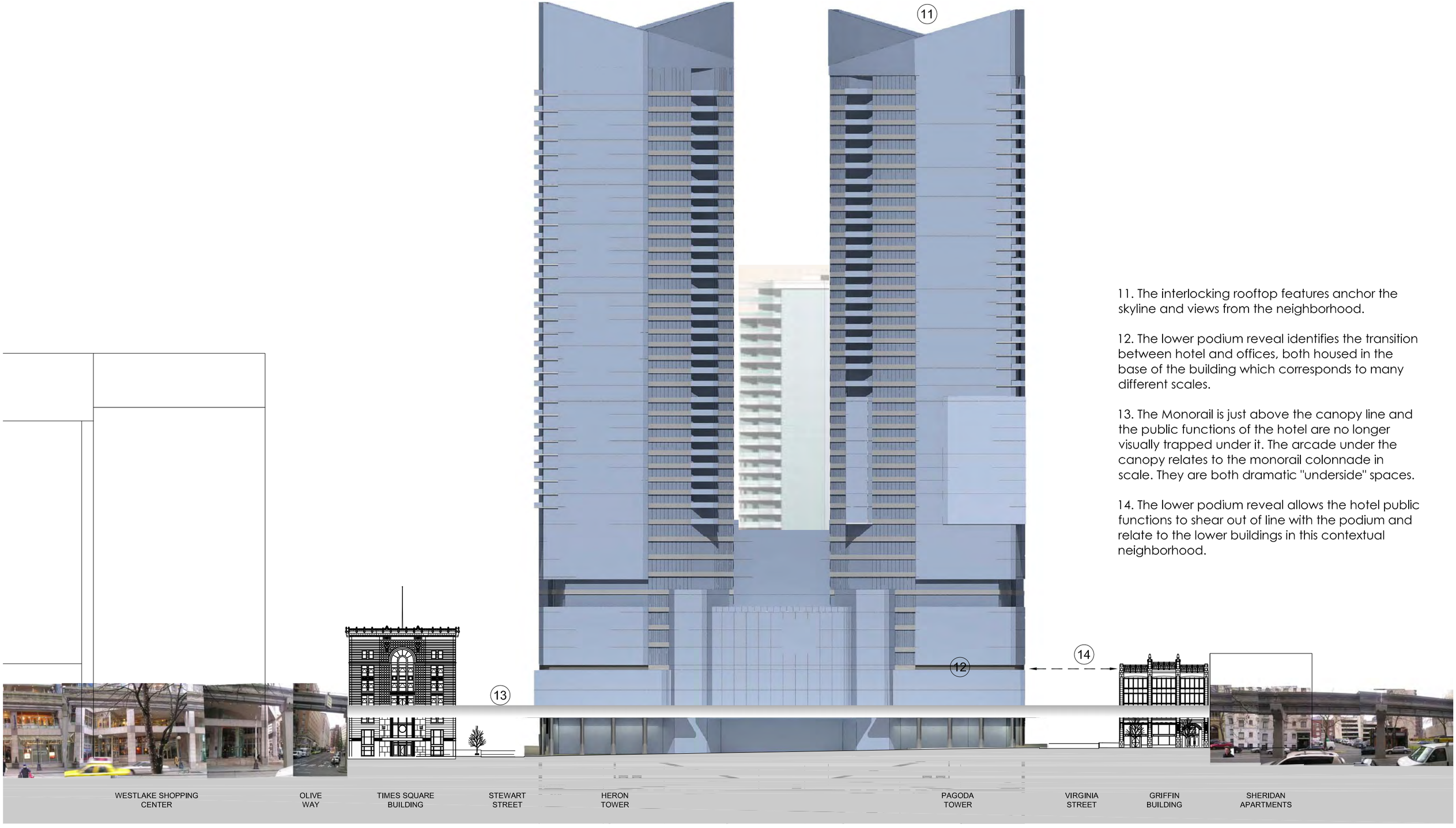
7. Half of the tower massing curves away from Fifth Avenue. This reduces the scale and presence of the large tower volumes along Fifth Avenue.

8. The upper part of the office podium is setback about 35'-0" from the property line. This should reduce the presence of the second tier on the street level. It will definitely not be seen from the west side of Fifth Avenue.

9. The lower tier of the podium receives the tower shafts. Basically it acts like the base of the building which corresponds in scale to the Time Square Building on the south and steps down as it turns the corners onto Stewart Street and Virginia Street to meet the Alley.

10. The hotel massing is expressed differently in the Pagoda Tower. This distinguishes the Heron Tower's all residential use from the Pagoda Tower's hotel and residential use.





11. The interlocking rooftop features anchor the skyline and views from the neighborhood.

12. The lower podium reveal identifies the transition between hotel and offices, both housed in the base of the building which corresponds to many different scales.

13. The Monorail is just above the canopy line and the public functions of the hotel are no longer visually trapped under it. The arcade under the canopy relates to the monorail colonnade in scale. They are both dramatic "underside" spaces.

14. The lower podium reveal allows the hotel public functions to shear out of line with the podium and relate to the lower buildings in this contextual neighborhood.

15 - The canopy cascades down Stewart Street's sloping sidewalk. The arcade along Stewart Street and Fifth Avenue corresponds to the scale of the monorail colonnade.

16 - The lower podium shears off to turn the corner and steps down to relate to the low rise Centennial building and the restaurant deck of the Westin Hotel. The arcade and apertures help relieve the visual congestion in the Alley.

17 - The taller office mass fronting on the Alley reflects the true height of the lower and upper tiers of the podium.

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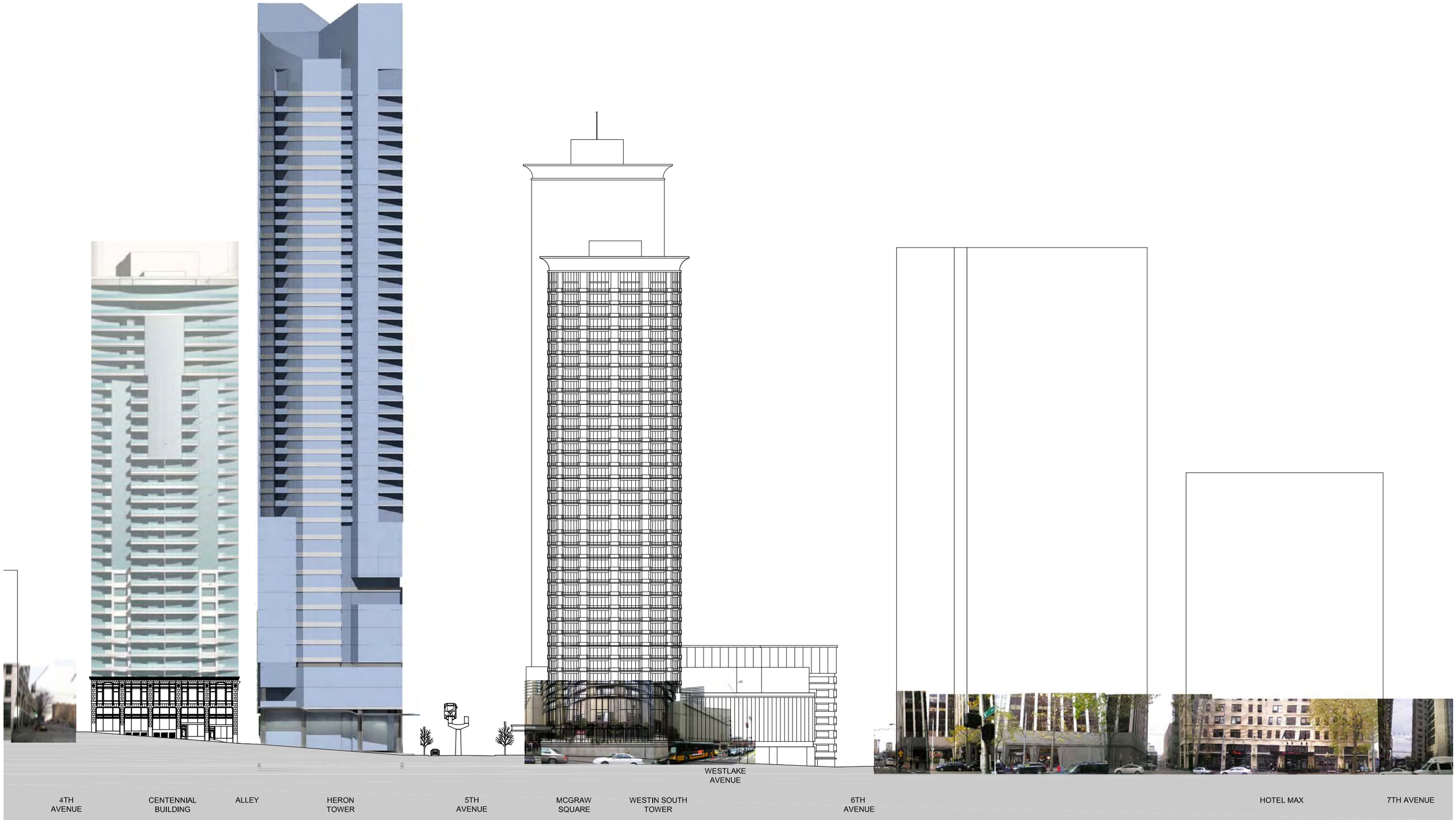
SCHEME 3 - STREET ELEVATION - STEWART STREET

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

FEBRUARY 12, 2008



ISMAEL LEYVA ARCHITECTS

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HUMMINGBIRD ADVISORS

SCHEME 3 - STREET ELEVATION - STEWART STREET

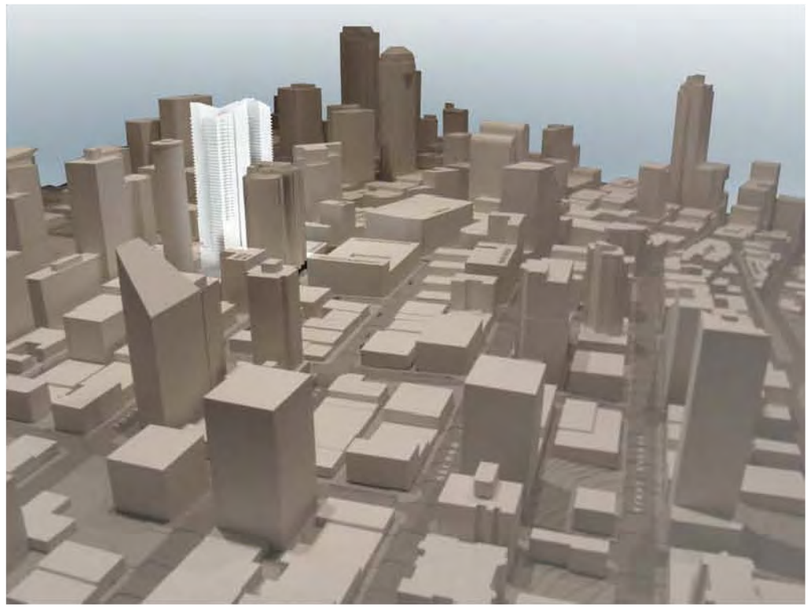
PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

SCALE: N.T.S.

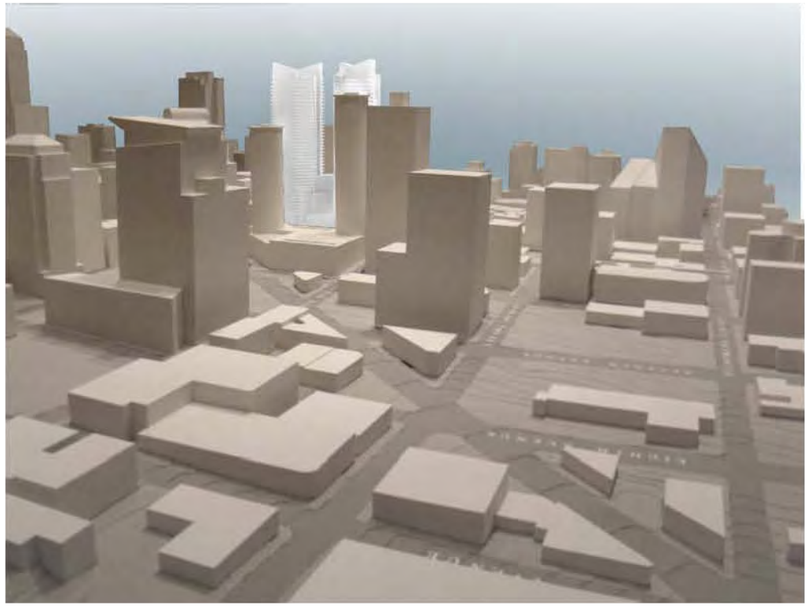
FEBRUARY 12, 2008

View down Fourth Avenue

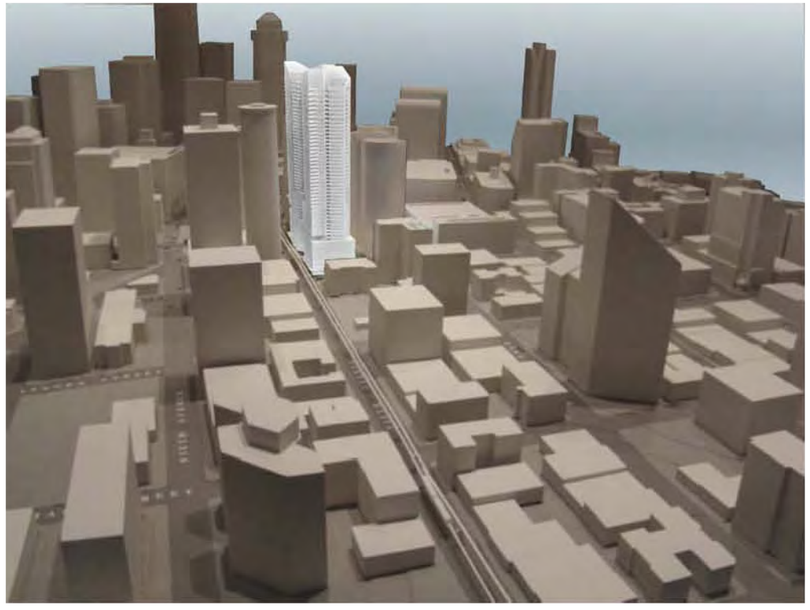
View from Two Union Square



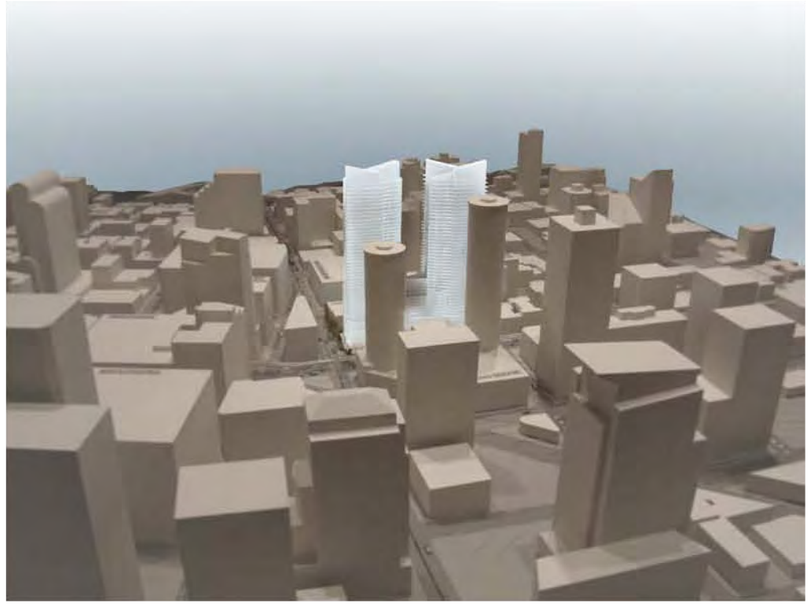
View from North Belltown



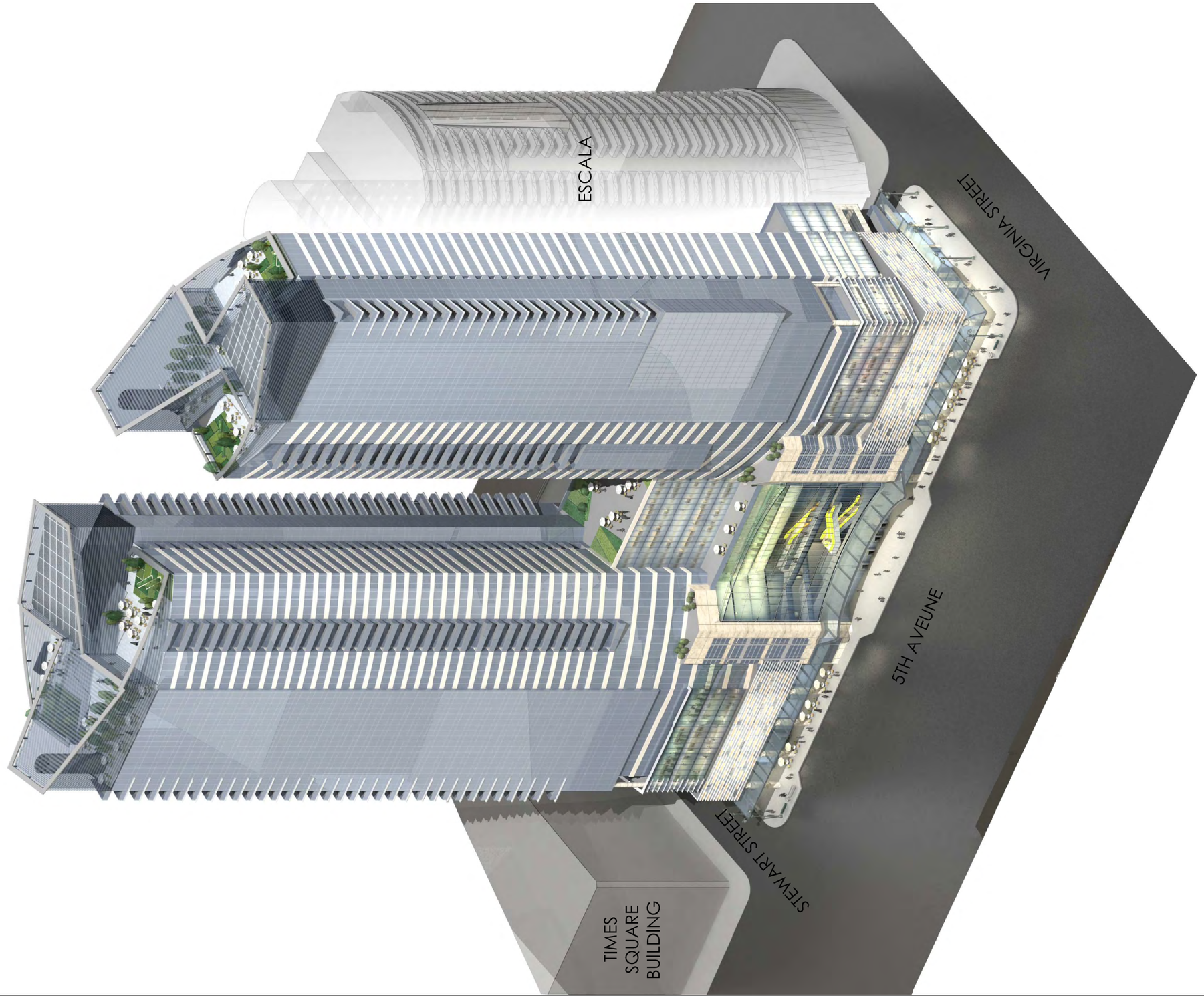
View up Westlake Avenue

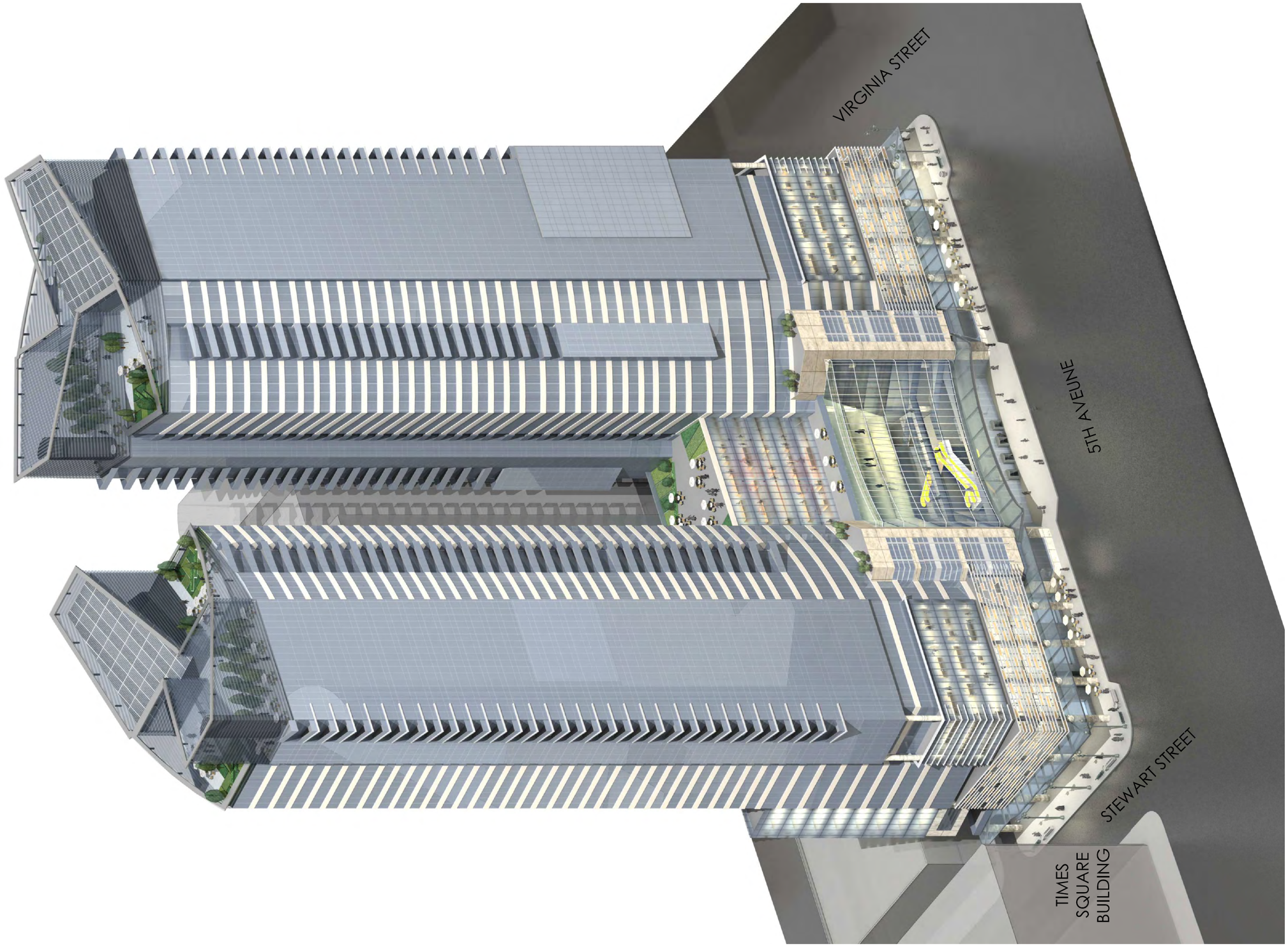


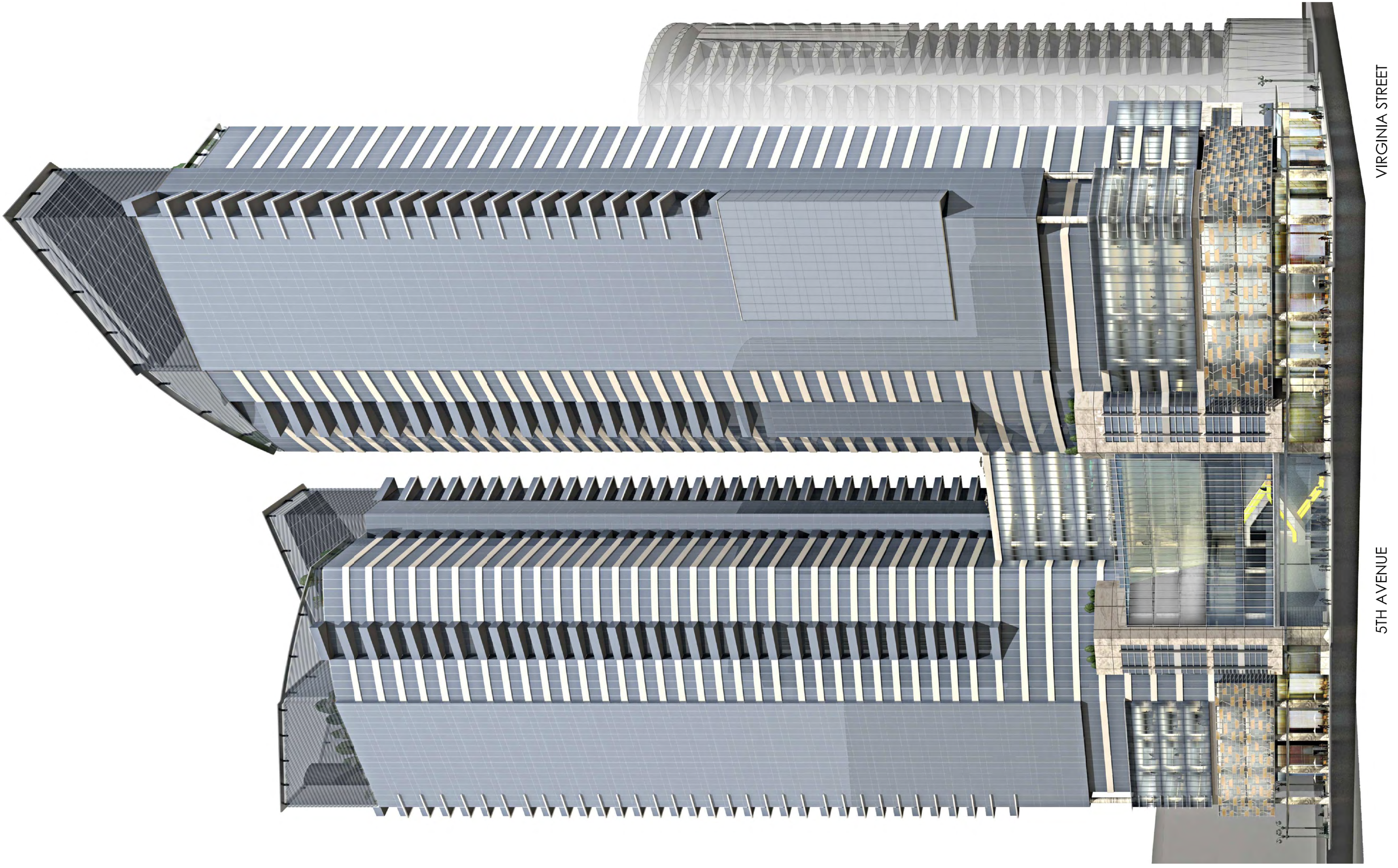
View down Fifth Avenue



View down Olive Way


ESCALA
VIRGINIA STREET
5TH AVEUNE
STEWART STREET
TIMES SQUARE BUILDING


VIRGINIA STREET
5TH AVEUNE
STEWART STREET
TIMES SQUARE BUILDING


VIRGINIA STREET
5TH AVENUE

BASE AND CONCEPT

BASE BUILDING CHARACTER

1. Finely crafted details in glass for storefront, show windows, spandrel panels and translucent canopy
2. Glazing system to conceal/engage structural columns providing a sleek continous storefront zone
3. Storefront canopies to follow slope of sidewalk
4. Metal paneling at back of house areas
5. Green walls as nature's graffiti in the alley
6. Terracotta fins assume horizontal lines from neighboring historic structures

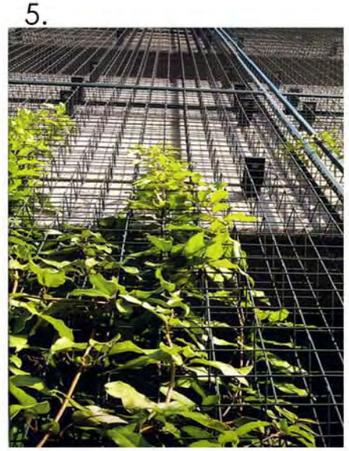
3 .

1.

1.

1.

5.



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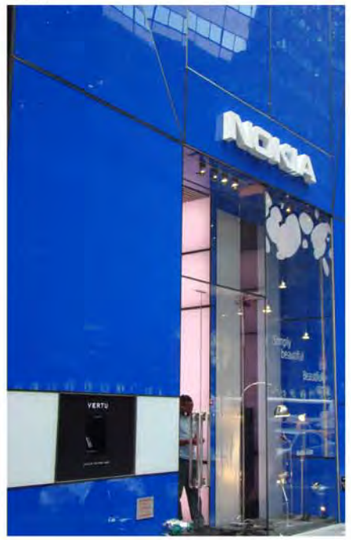

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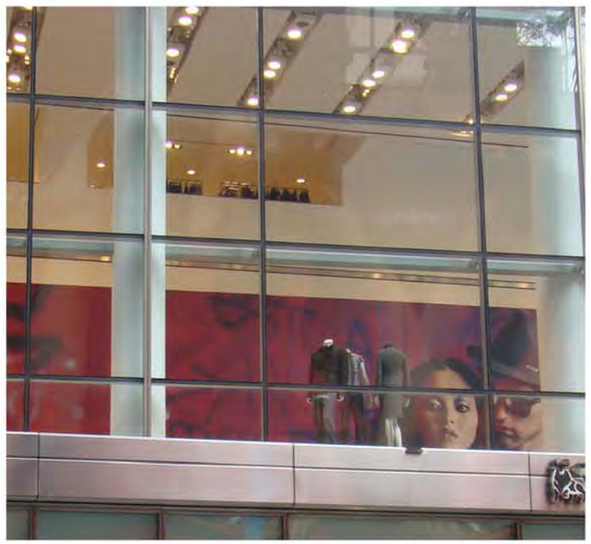

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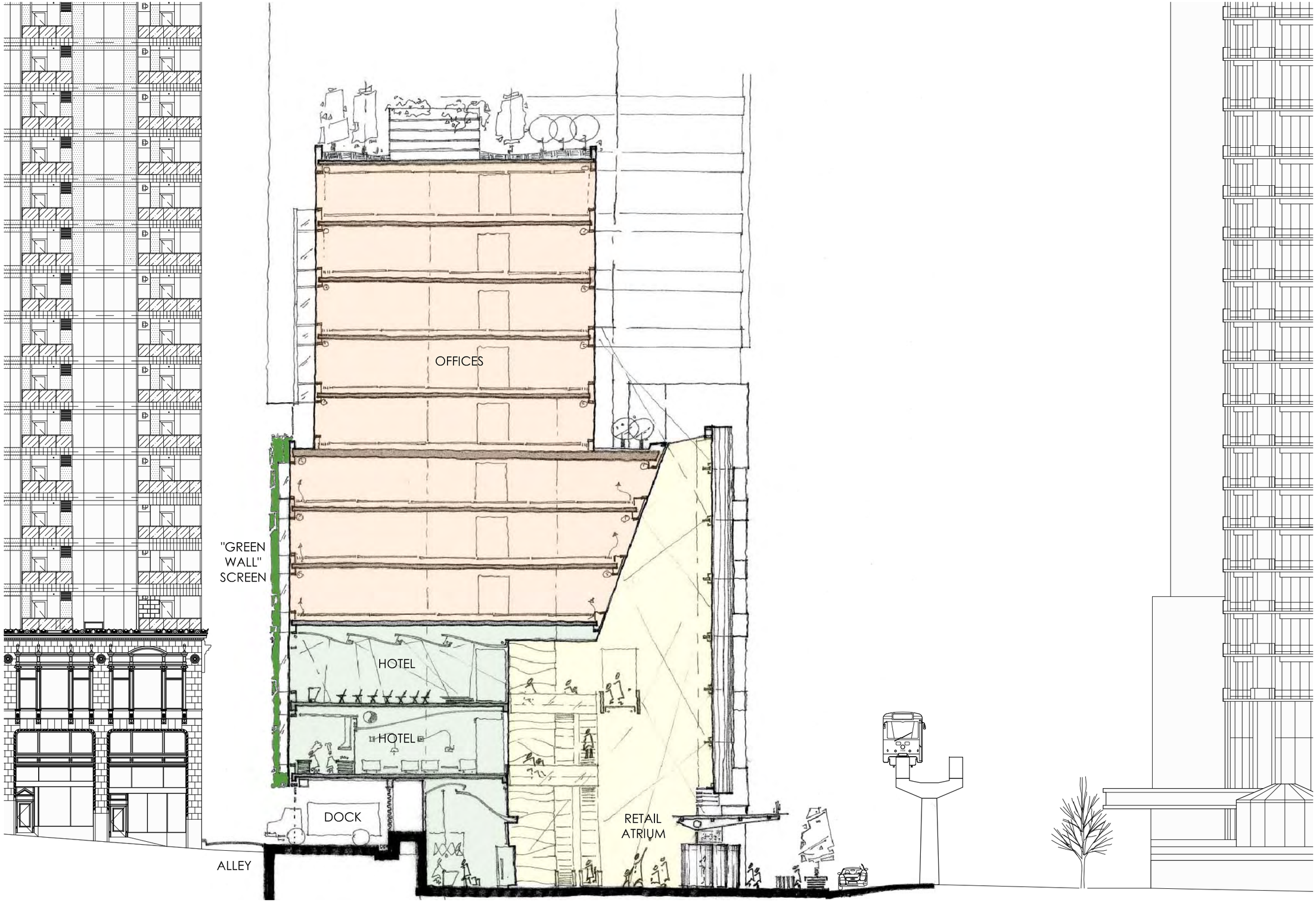
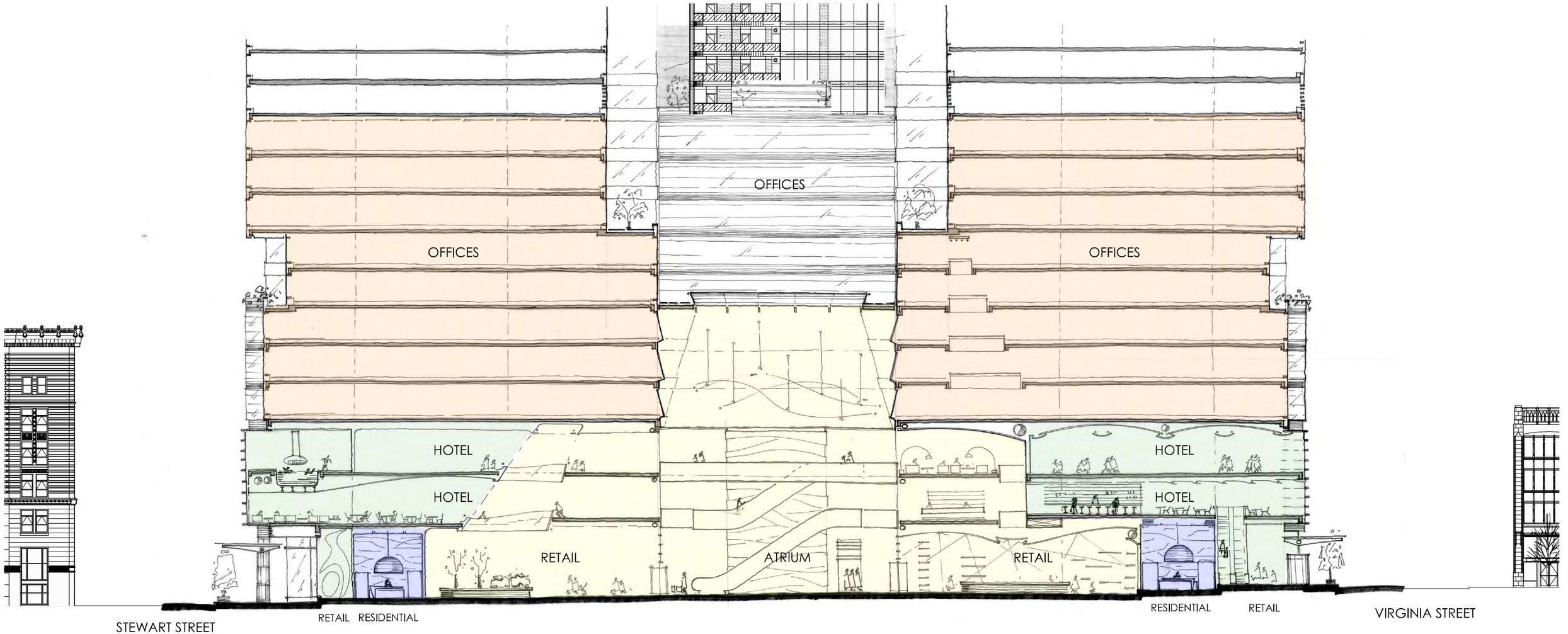


BASE SECTION AT ATRIUM

SCALE: N.T.S.



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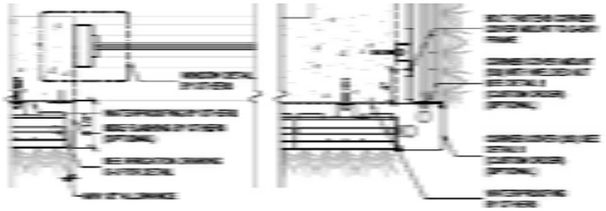
BASE SECTION AT 5TH AVENUE

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

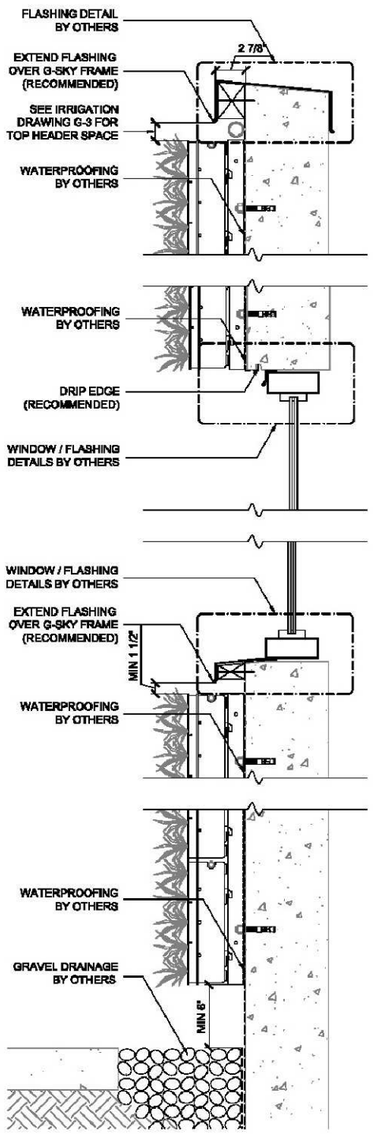
SCALE: N.T.S.

FEBRUARY 12, 2008



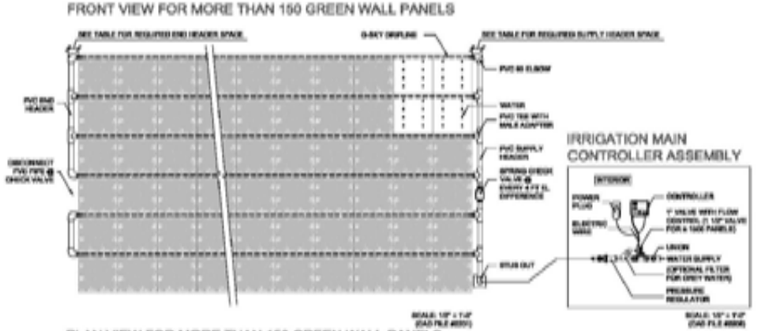
2 WINDOW SIDE DETAIL

3 CORNER DETAIL

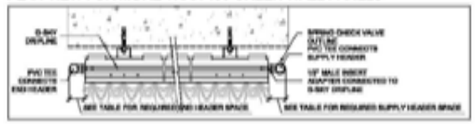


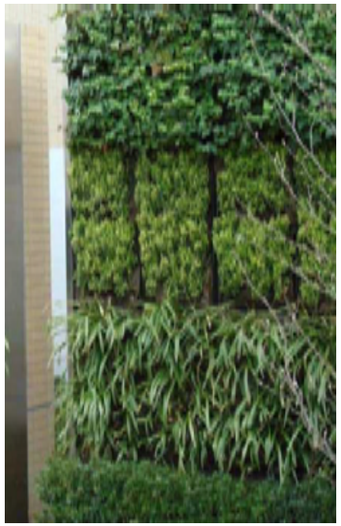
7 TYPICAL WALL SECTION DETAIL
SCALE 1" - 1'-0" (CAD FILE #2109,2110,2111,2112)

FRONT VIEW FOR MORE THAN 150 GREEN WALL PANELS



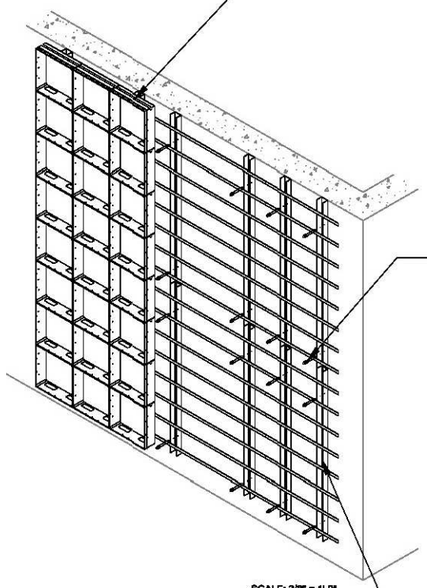
PLAN VIEW FOR MORE THAN 150 GREEN WALL PANELS



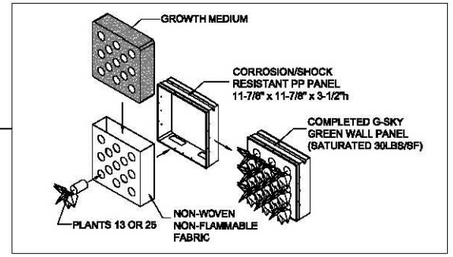


FRONT VIEW

3D VIEW



SCALE: 3/8" = 1'-0"
(CAD FILE # 2102)



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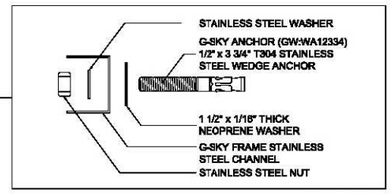
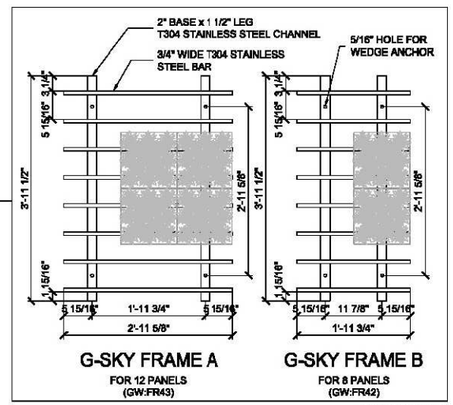
(CAD FILE #1101)

G-SKY ANCHOR DETAIL



SCALE: 3" = 1'-0"
(CAD FILE #1205)

G-SKY FRAME DETAILS



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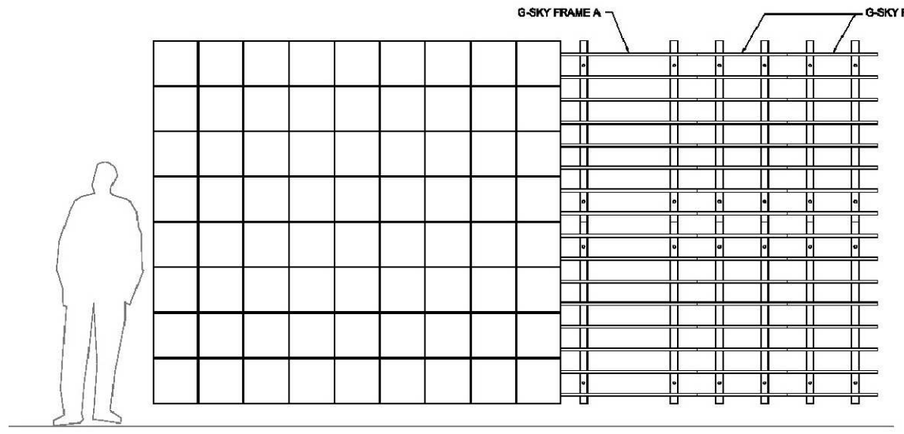
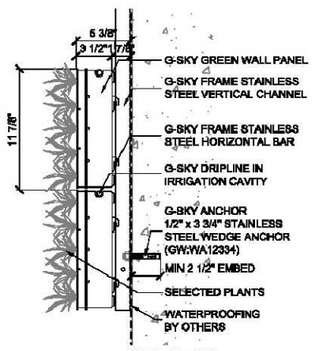
(CAD FILE #1201,1202)



SCALE: 3/8" = 1'-0"
(CAD FILE #2101)

SIDE VIEW



SCALE: 1" = 1'-0"
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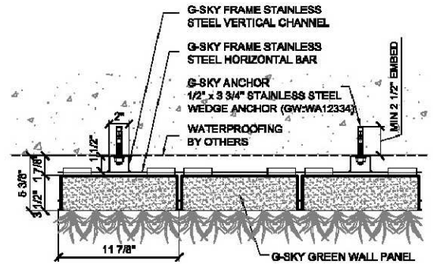
PLAN SECTION



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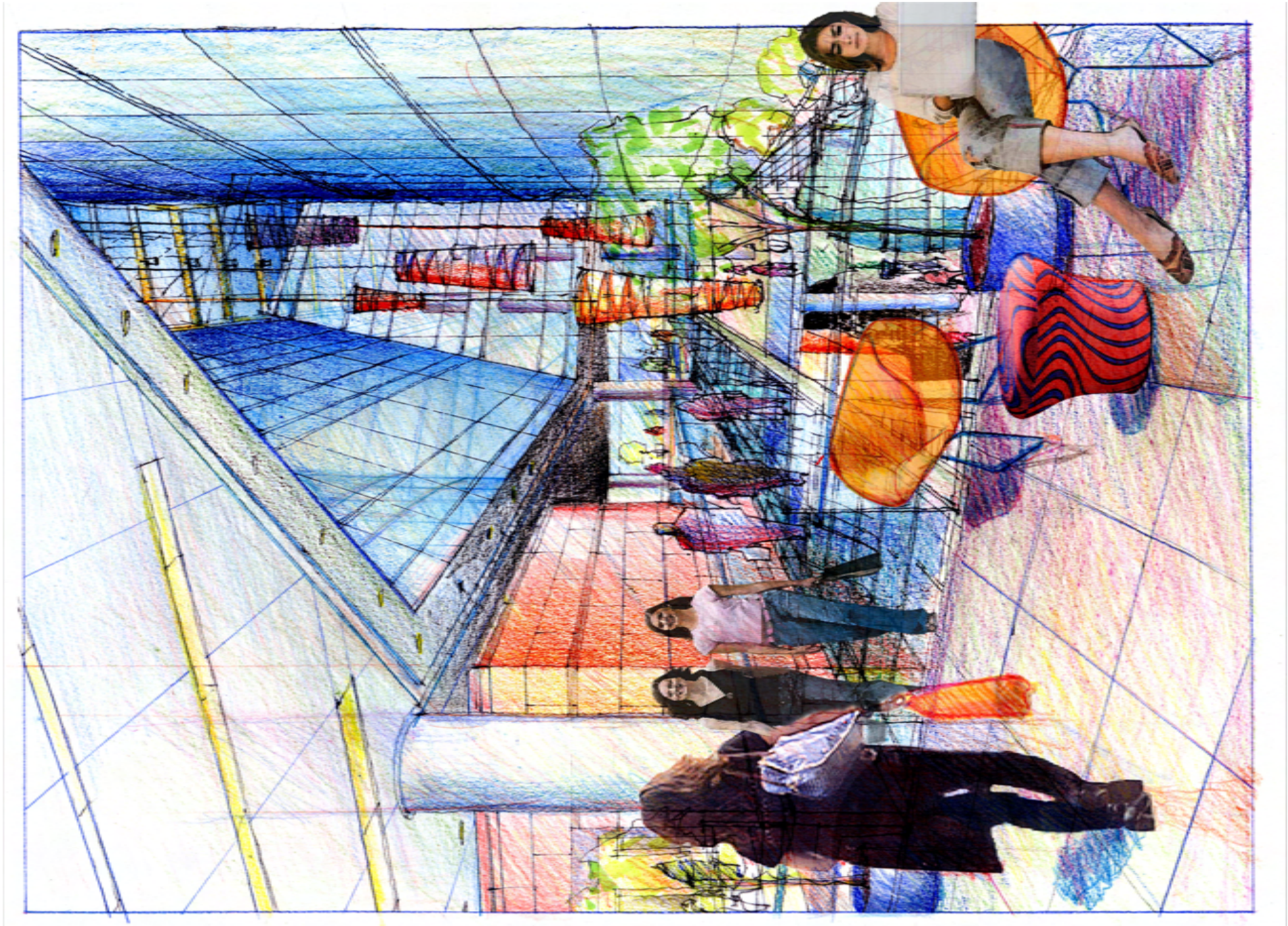

ISMAEL LEYVA ARCHITECTS

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BASE VIEW FROM CORNER OF STEWART STREET AND FIFTH AVENUE

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

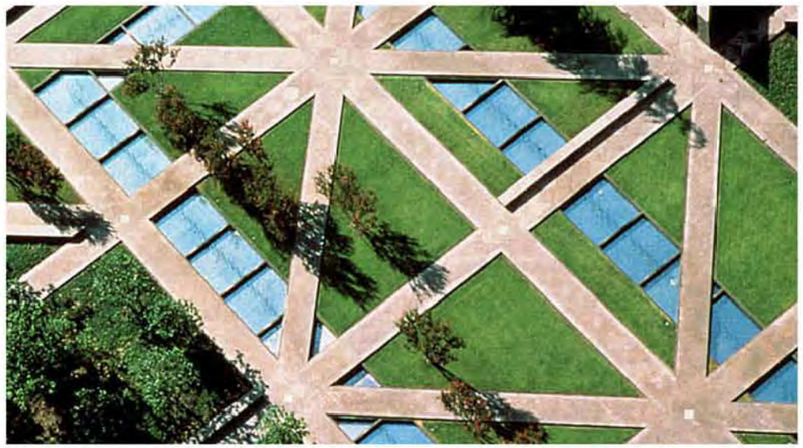
FEBRUARY 12, 2008

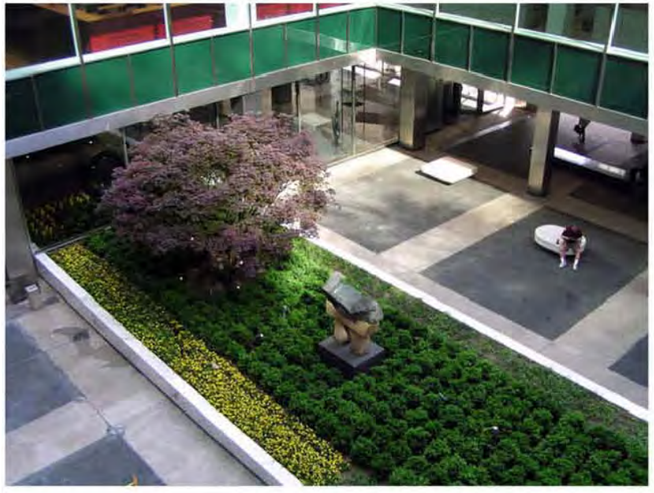

TIFFANY

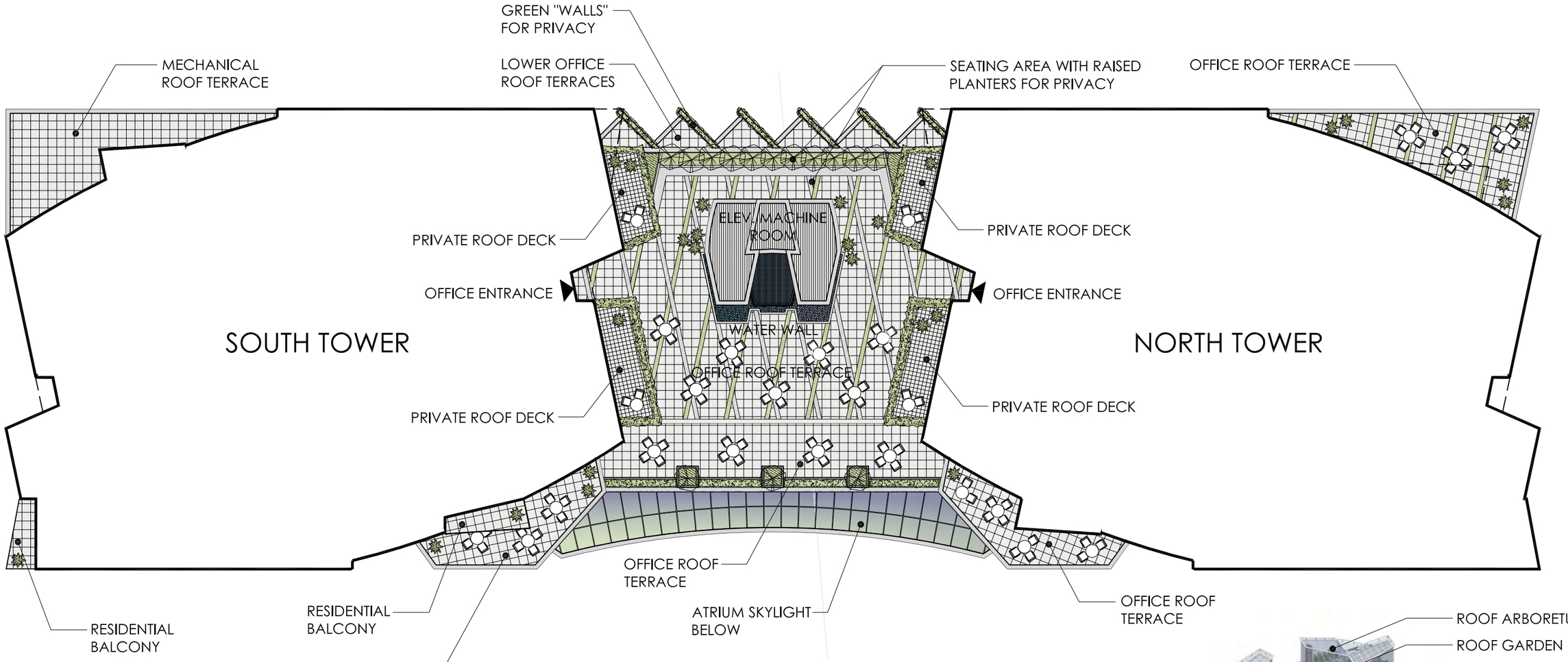
SHAFT AND ROOFTOP

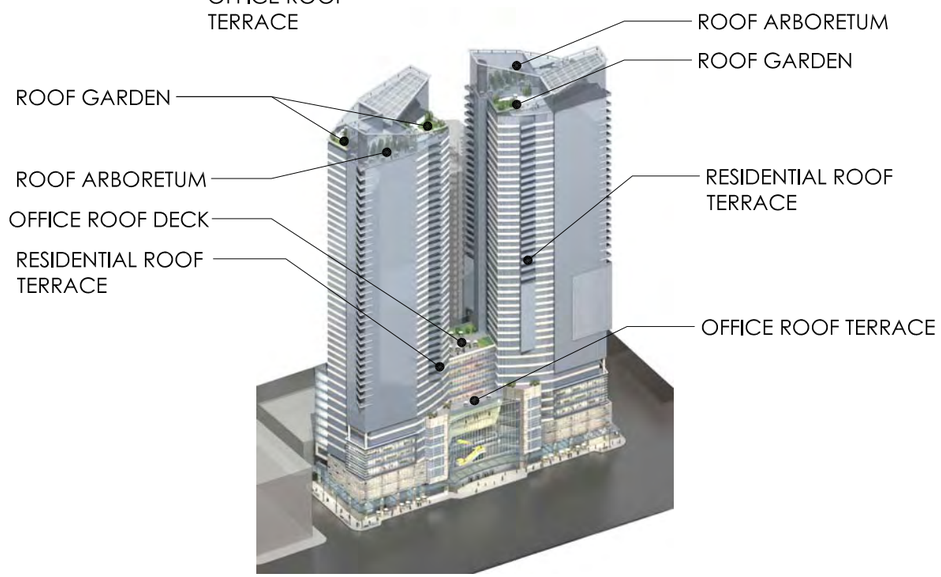
CORPORATE PLAZA

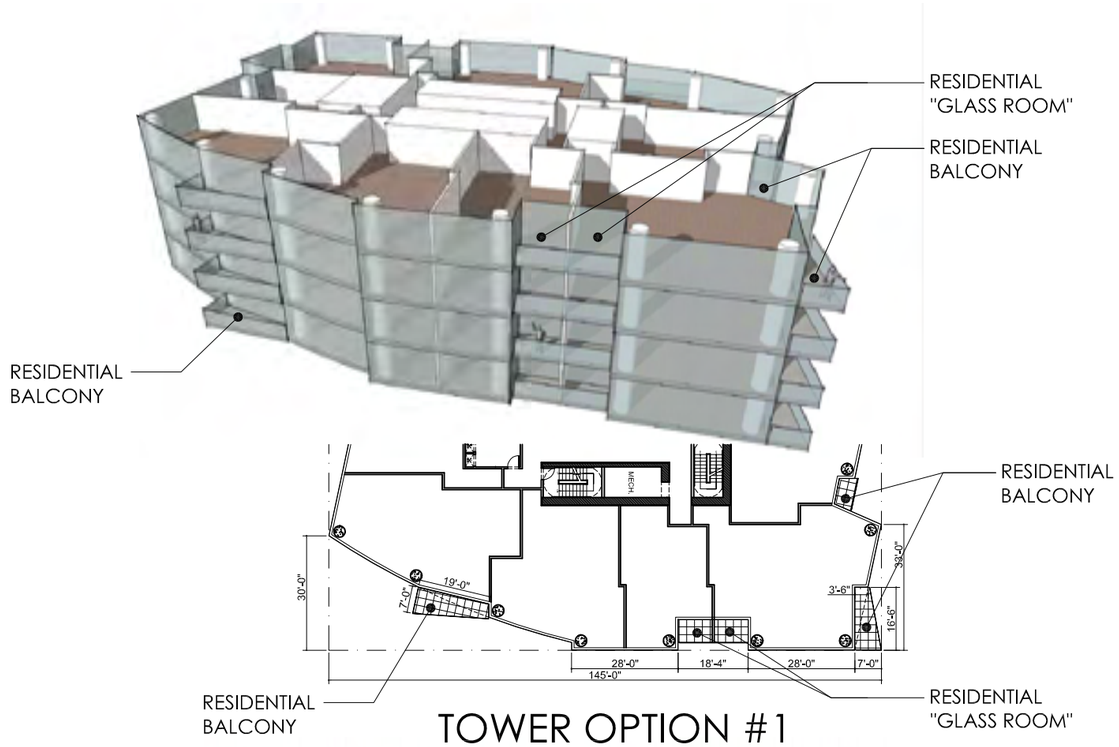
- Landscape as graphic canvas viewed from tower above
- Dynamic geometric patterns
- Strong contrast between paving and plantings

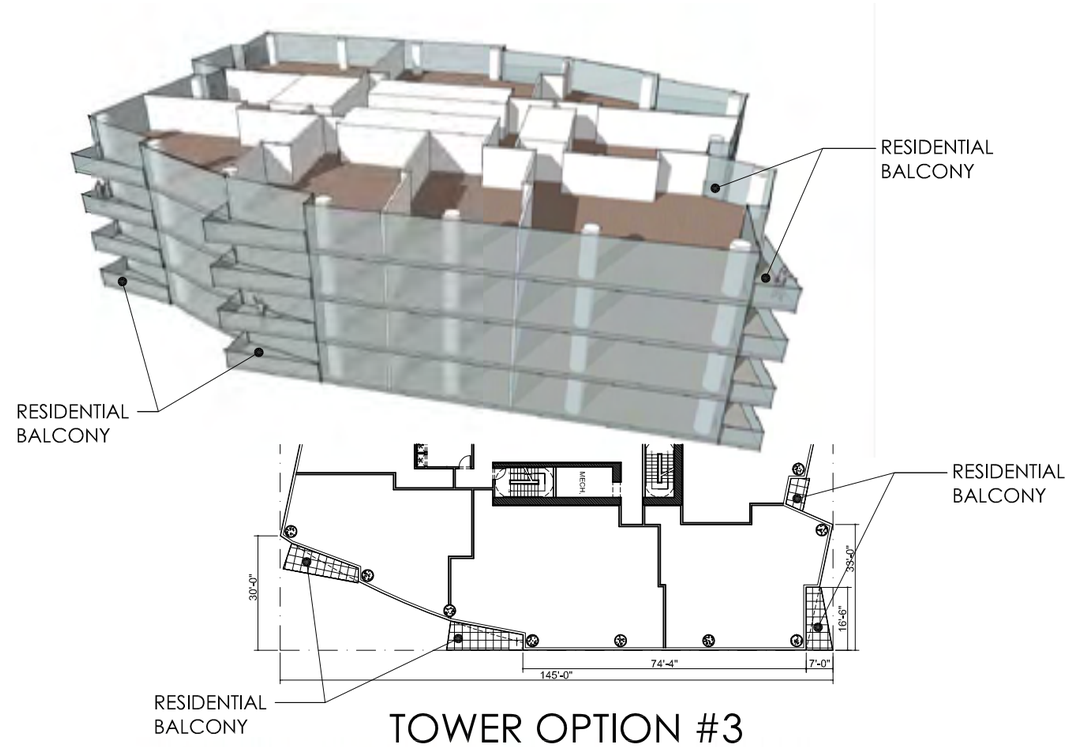




GREEN "WALLS" FOR PRIVACY
LOWER OFFICE ROOF TERRACES
MECHANICAL ROOF TERRACE
SEATING AREA WITH RAISED PLANTERS FOR PRIVACY
OFFICE ROOF TERRACE
ELEV. MACHINE ROOM
PRIVATE ROOF DECK
PRIVATE ROOF DECK
OFFICE ENTRANCE
OFFICE ENTRANCE
SOUTH TOWER
WATER WALL
OFFICE ROOF TERRACE
NORTH TOWER
PRIVATE ROOF DECK
PRIVATE ROOF DECK
OFFICE ROOF TERRACE
RESIDENTIAL BALCONY
RESIDENTIAL BALCONY
OFFICE ROOF TERRACE
ATRIUM SKYLIGHT BELOW
OFFICE ROOF TERRACE

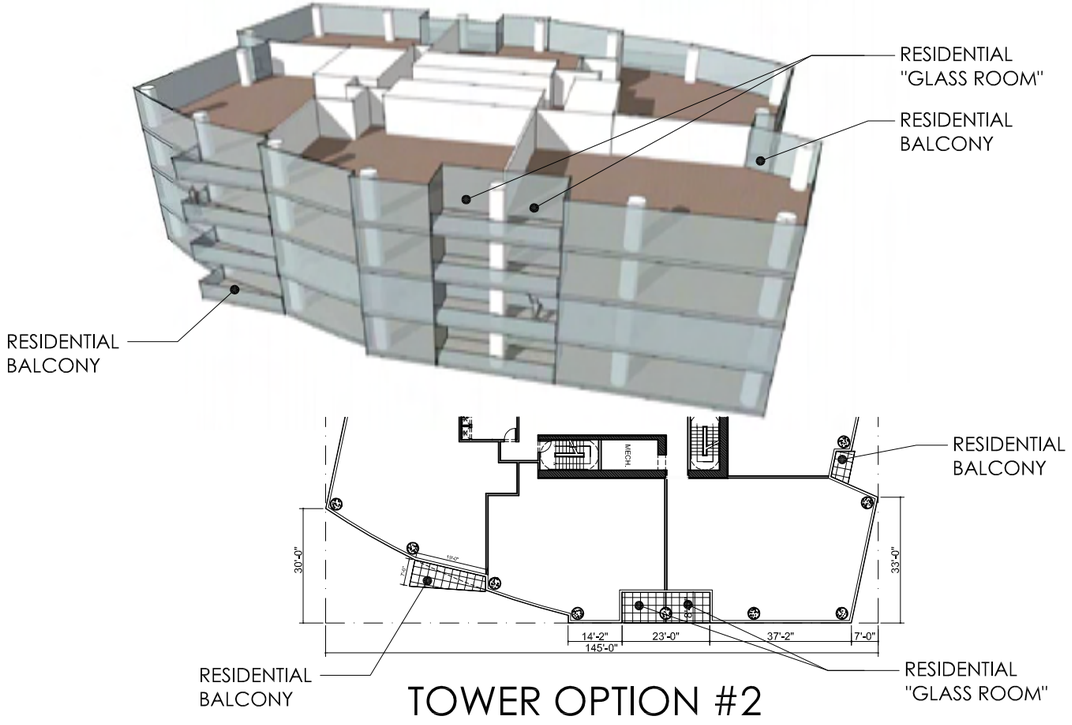

ROOF ARBORETUM
ROOF GARDEN
ROOF GARDEN
ROOF ARBORETUM
RESIDENTIAL ROOF TERRACE
OFFICE ROOF DECK
RESIDENTIAL ROOF TERRACE
OFFICE ROOF TERRACE



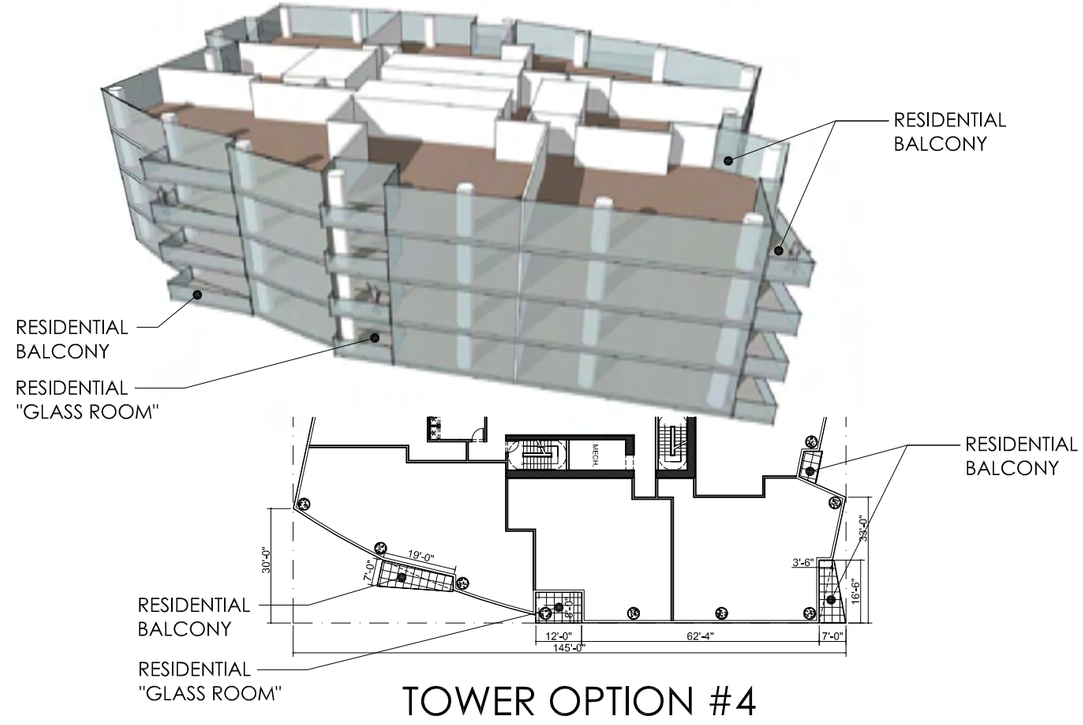
TOWER OPTION #1



TOWER OPTION #3



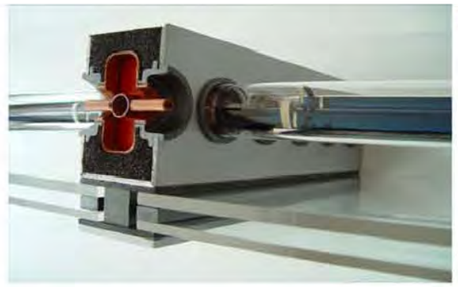
TOWER OPTION #2

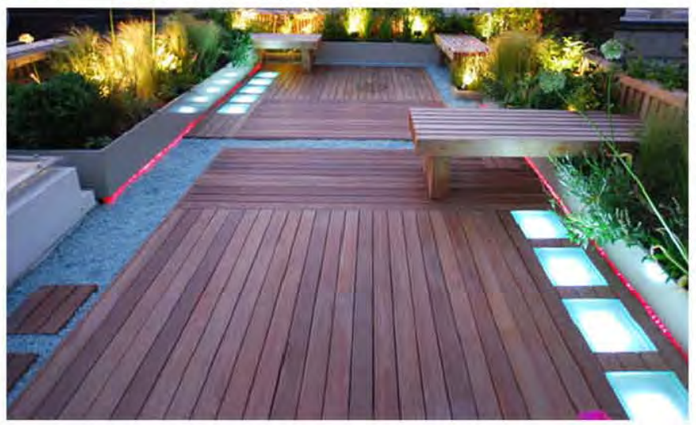


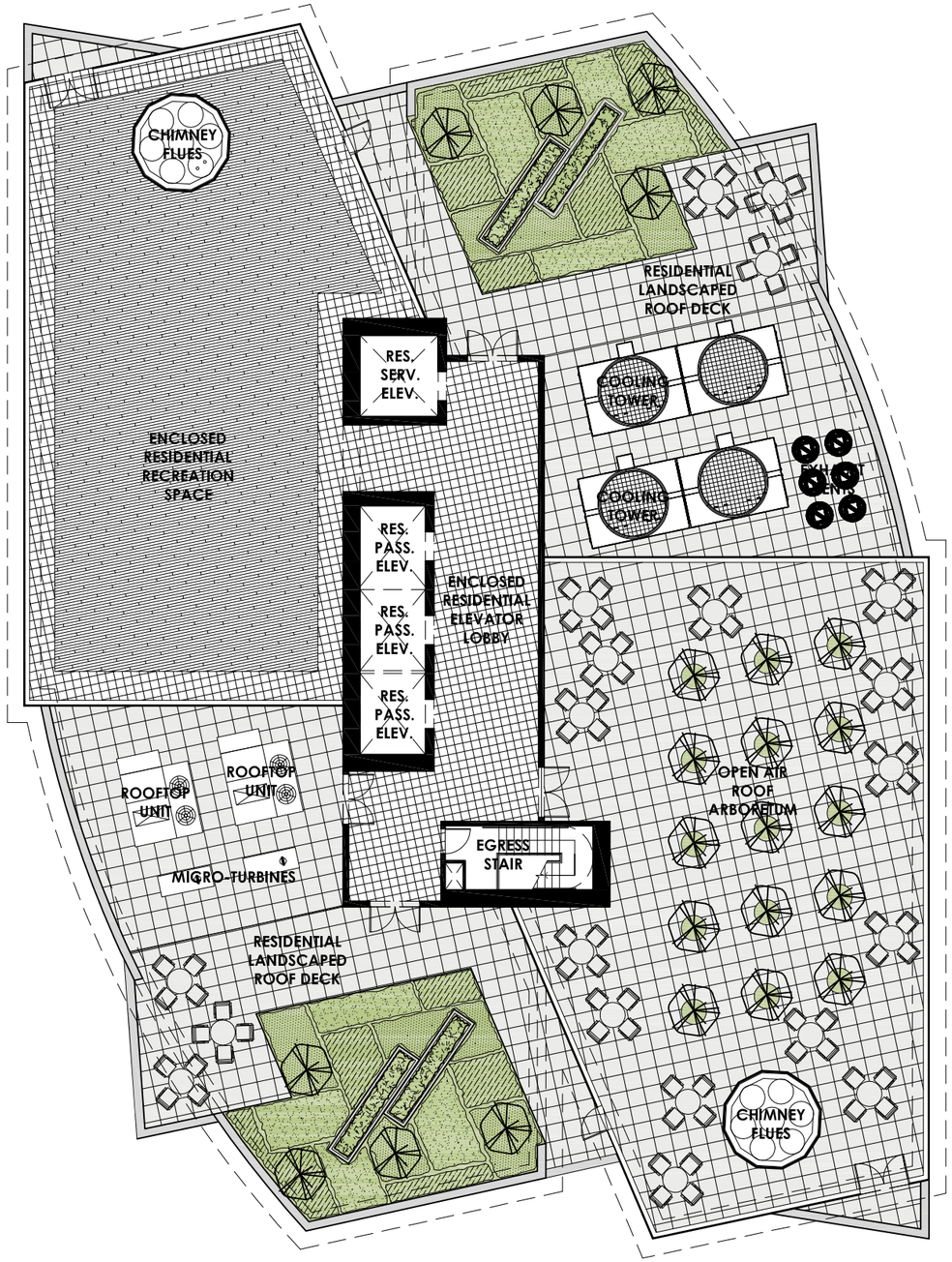
TOWER OPTION #4

Residential Roof Garden

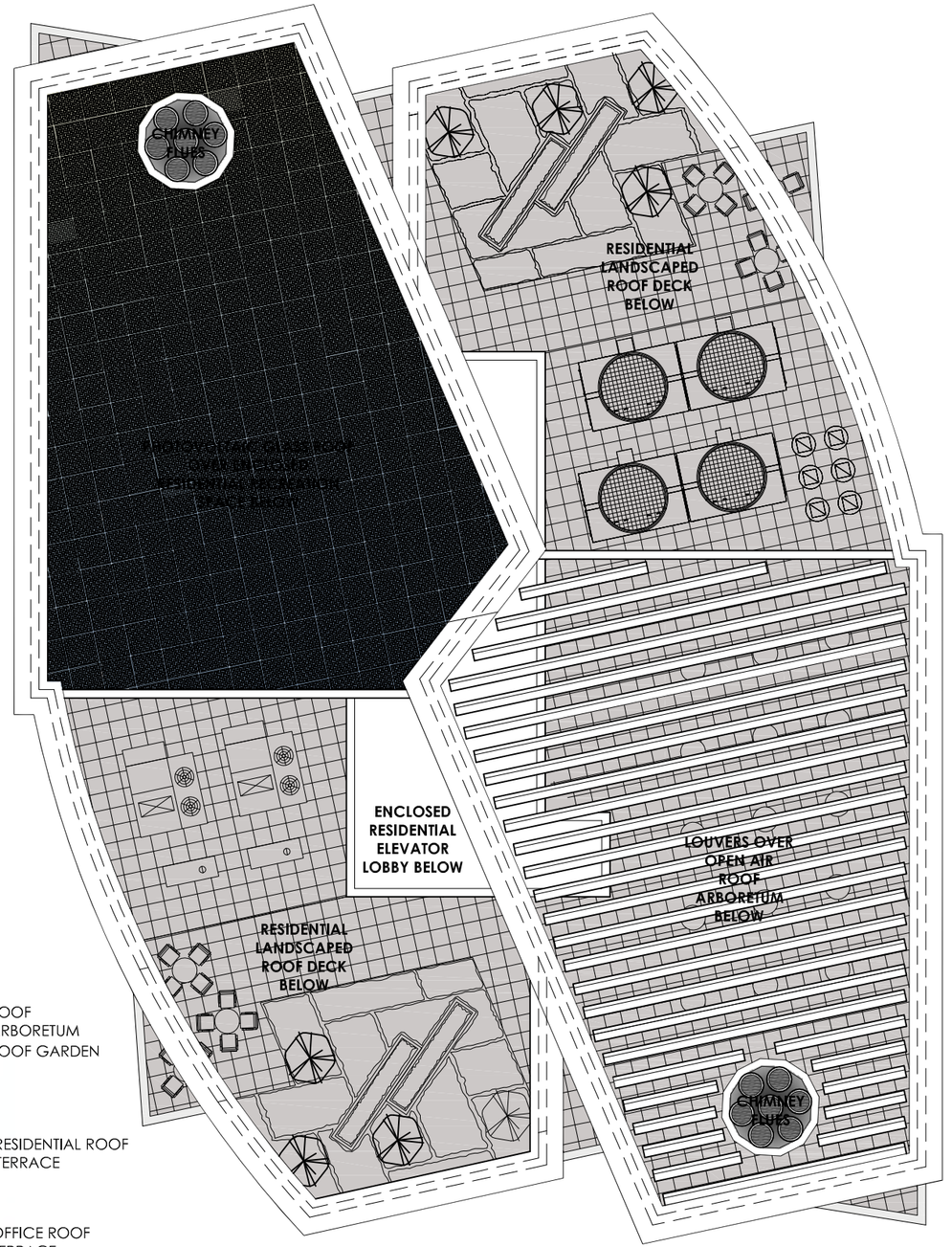
- Diaphanous solar tube panel enclosures for green roof and arboretum
- Recreational areas for lounging and outdoor dining
- Inviting interplay between landscaping, wood and paving



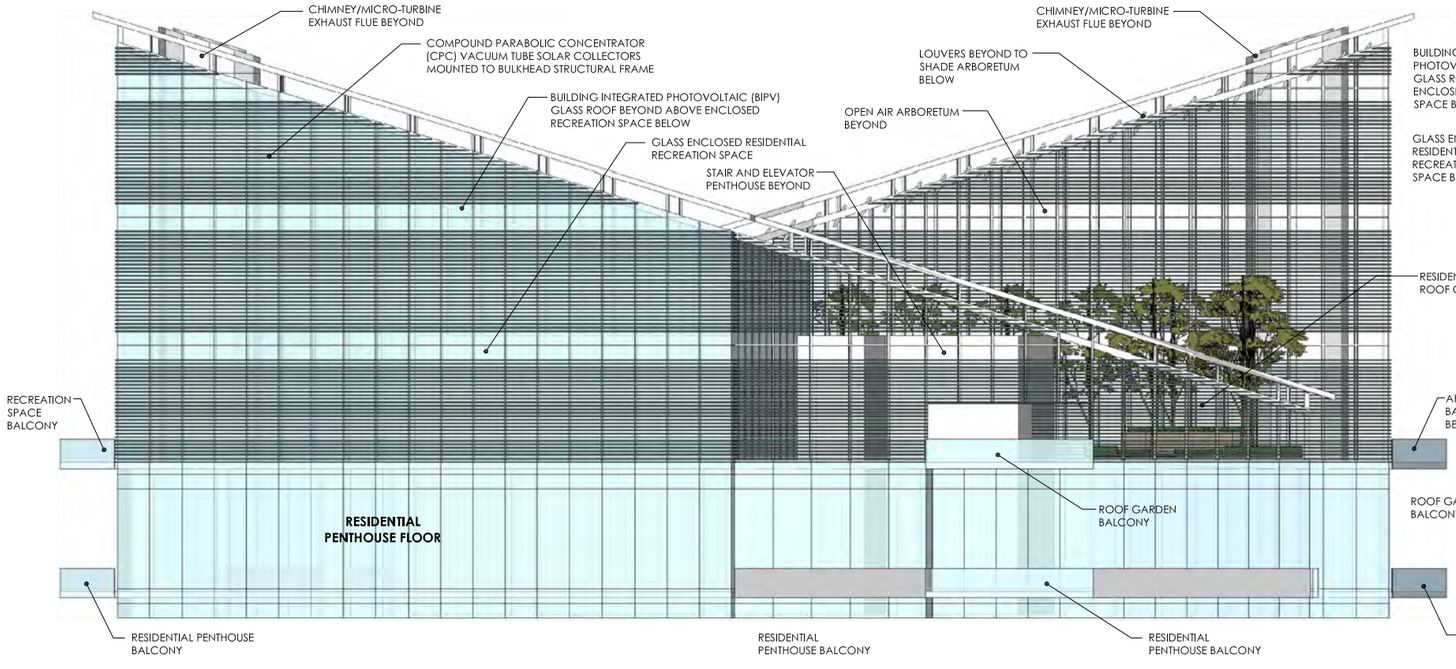




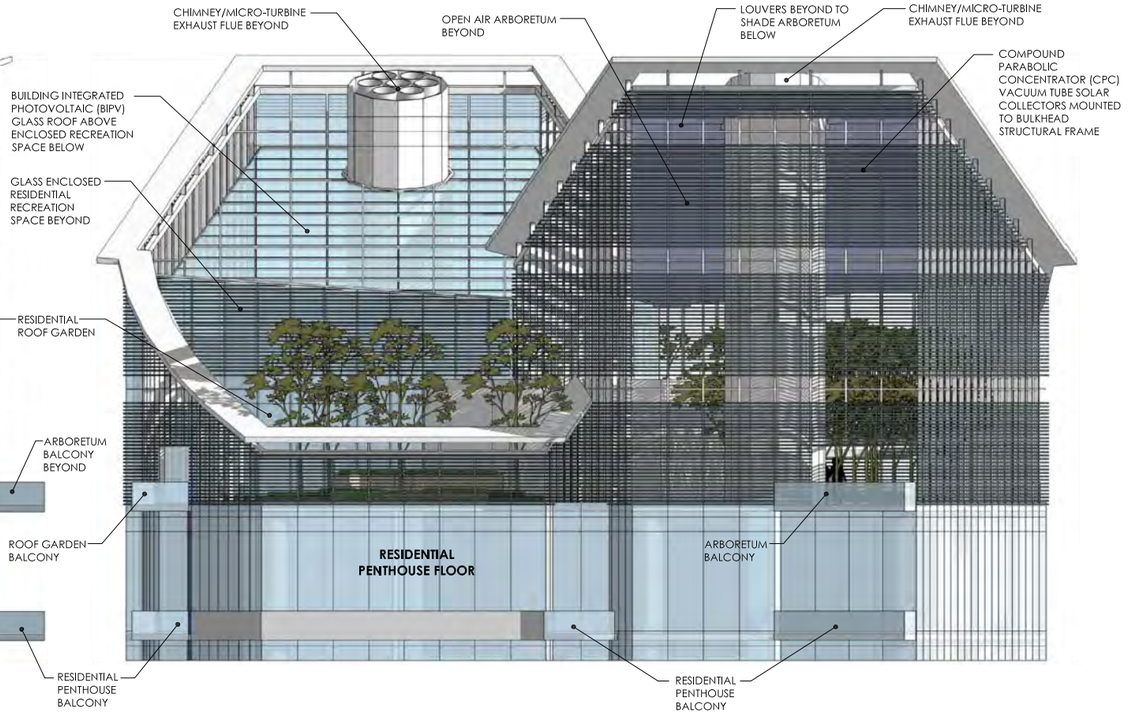
RESIDENTIAL ROOF GARDEN PLAN



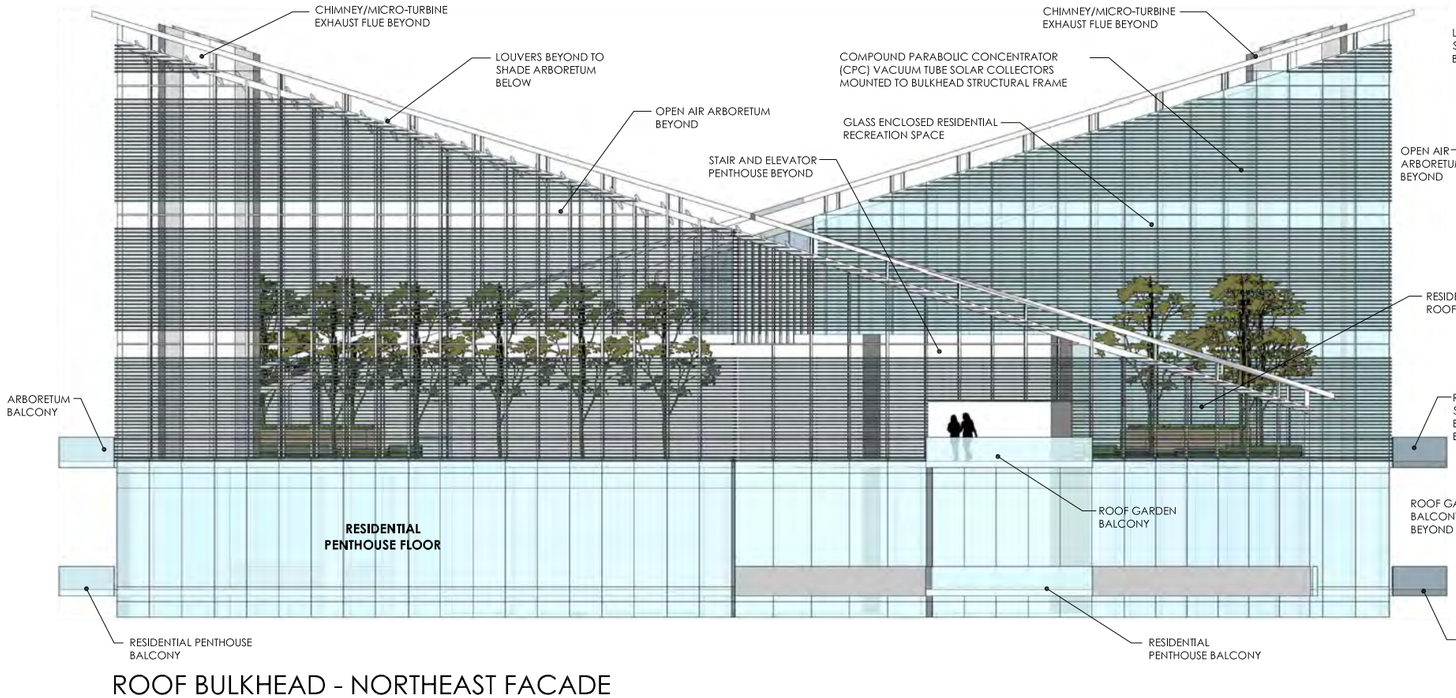
ROOF BULKHEAD PLAN



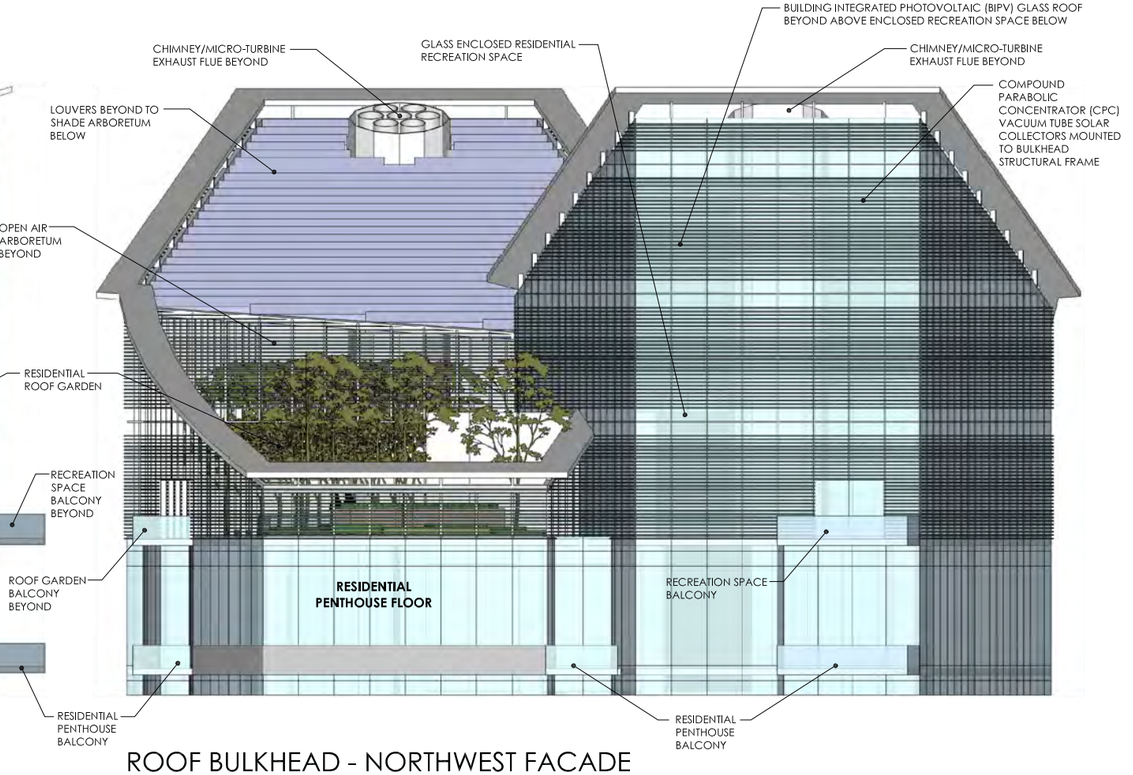
ROOF BULKHEAD - SOUTHWEST FACADE



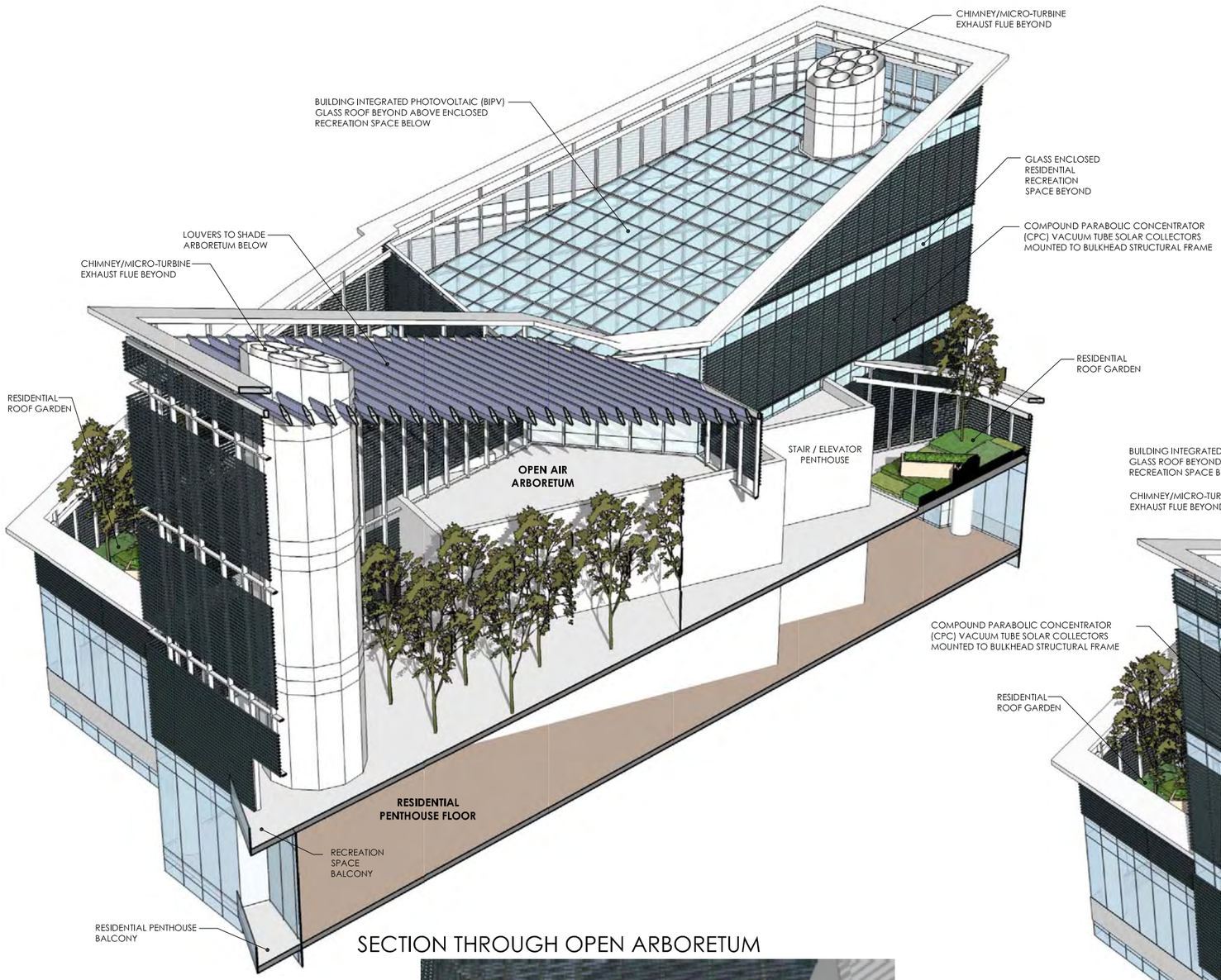
ROOF BULKHEAD - SOUTHEAST FACADE



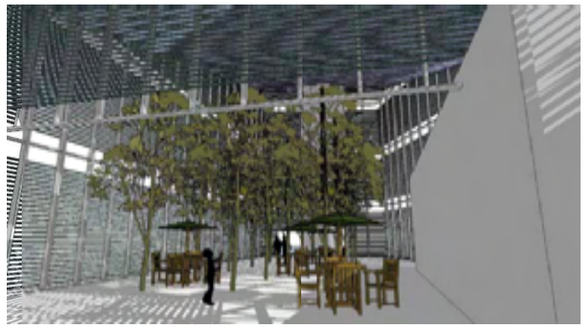
ROOF BULKHEAD - NORTHEAST FACADE



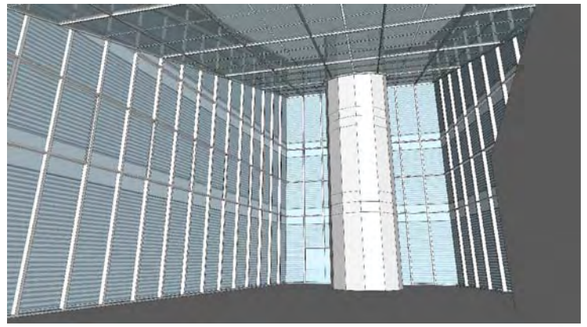
ROOF BULKHEAD - NORTHWEST FACADE



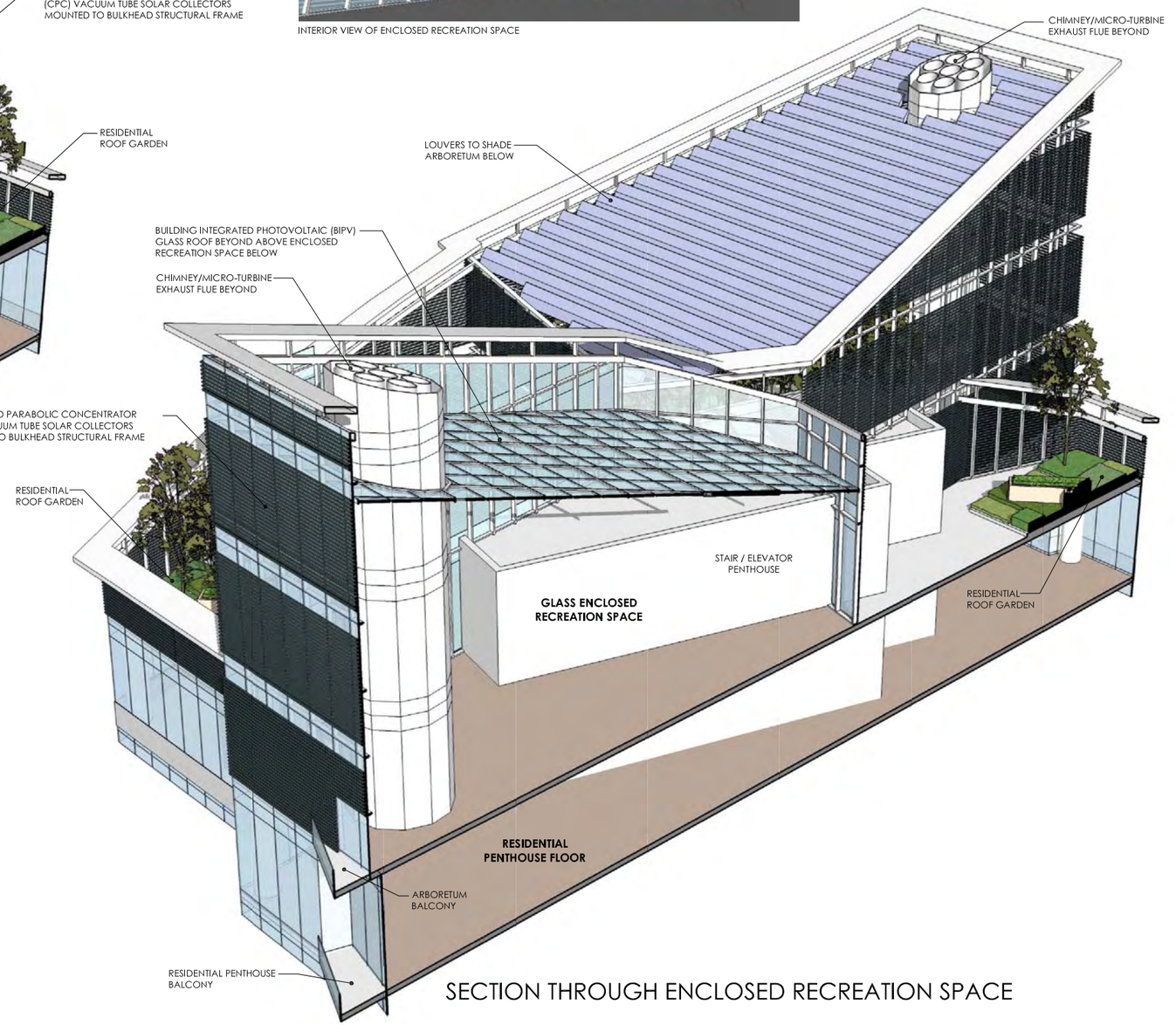
SECTION THROUGH OPEN ARBORETUM



INTERIOR VIEW OF OPEN AIR ARBORETUM



INTERIOR VIEW OF ENCLOSED RECREATION SPACE



SECTION THROUGH ENCLOSED RECREATION SPACE

1. MICRO-TURBINES

Two 60kw micro-turbines will be installed on the roof. The micro-turbines will be gas-fired, and will produce a total of 120 kw of electrical power. Assuming that they will be available (operating) for 95% of the time, this installation will provide 6.5% of the total building energy. In order to maximize the efficiency of the cycle, the energy from the exhaust gases will be captured to generate domestic hot water. Based on the current projected building occupancy, the amount of domestic hot water that the micro-turbines will cogenerate represents about 80% of the total building domestic hot water demand. The payback for this installation is expected to be in the 5-7 year range.

The unit exhausts will be manifolded and routed to the building smoke stack. Continuous operation will result in the best payback. Consequently, the electric output will be fed into the building electrical system to "base" load the building electric load at 120KW. A domestic cold water line will be piped to the units (the 2 units will be piped in parallel) where the water will recover the waste heat from the microturbine exhaust. The domestic water output will be piped to the building domestic hot water system for additional heating if required and stored for use. The following is some background information on cogeneration.

Cogeneration, also referred to as CHP (combined heat and power) is an economically viable method of controlling energy costs. CHP can be accomplished in a number of ways with power generating devices, including micro-turbines, gas fired engines and fuel cells. Because of their quiet operation, minimal maintenance requirements, reliable operation and long service life, a micro-turbine is considered to be the solution for this cogeneration application. The micro-turbines being considered are gas fired and directly coupled with an electrical generator. All necessary controls and a hot water heat exchanger are integrated in a packaged unit. These units are roughly the size of a refrigerator, refer to figure 1. Each micro-turbine produces up to 60 kilowatts of electrical power and can be assembled in a modular fashion to achieve higher capacity.

Hot water production can be supplemented by a hot water heat exchanger mounted directly on top of the turbine as part of the packaged unit. The exhaust from the turbine passes through the heat exchanger producing hot water. Each unit is capable of producing 15 gallons of hot water per minute, enough for 10 simultaneous showers. Hot water can be stored for peak periods of demand in the two (2) existing 550 gallon hot water storage tanks.

2. FIREPLACE FLUES

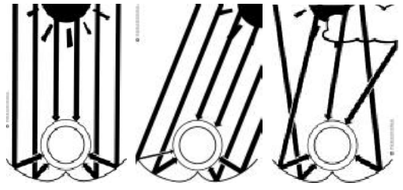
Being a high-end condominium building, the penthouse apartments will have gas-fired fireplaces. The flues from 6-8 apartments on the top levels of the building will be offset, collected and unified into a smokestack with the microturbine exhaust flues. The smokestack will rise 50'-0" above the building roof.

3. BUILDING INTEGRATED PHOTOVOLTAICS (BIPVs)

BIPV's serve a dual function. Being building integrated they offset the cost of the roof construction over the solarium and tenant recreation areas and at the same time they generate electrical power. Based on the current layout of the proposed area for photovoltaic cells, we have estimated the electrical energy produced via solar means will total about 0.6% of the total building electrical consumption, or 16% of public space electrical demand. Public space includes hallways, corridors, elevators, back of house and amenities.

4. RAIN WATER HARVESTING

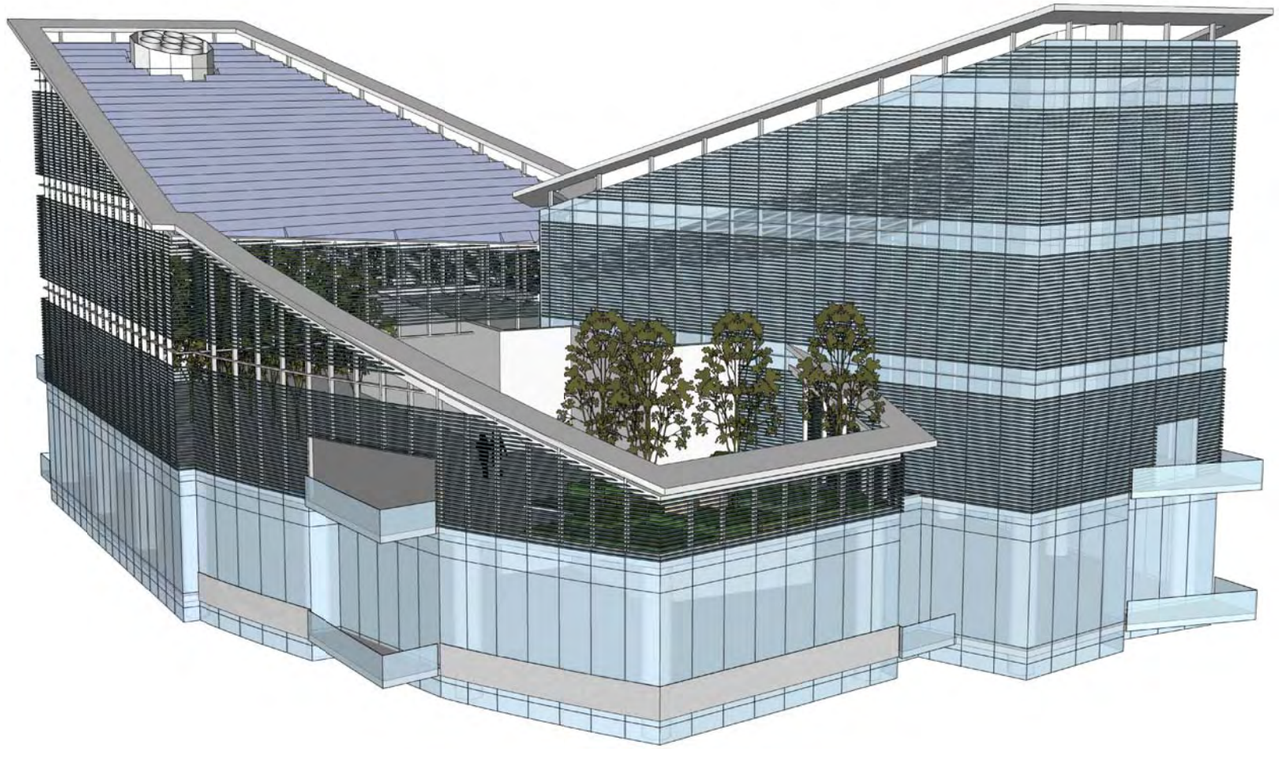
Seattle receives about 37" of rainwater per year. The amount of rainfall tends to be higher during the winter and fall months and lowest during the summer. On an average winter day, based on the current layout, the rainfall that can be collected amounts to about 800 gallons, where on a summer day; this amount drops to 200 gallons. If you're only considering irrigation with reclaimed water, then the size of the cisterns can be a total of 1,000 gallons (this also depends on the expected irrigation needs). If on the other hand, we design toilet flushing from harvested rainwater (highly recommended), then we would increase the tanks sizes to a total of 1,500 gallons. You'll have to keep in mind that the building's total expected water consumption for water closet flushing is about 3,500 gallons per day. This amount is much higher than what can be collected from the roof, thus reducing the need for large storage tanks.



COMPOUND PARABOLIC CONCENTRATOR (CPC) VACUUM TUBE SOLAR COLLECTORS ARE DESIGNED FOR EFFECTIVE SOLAR HEAT COLLECTION - REGARDLESS OF THE WEATHER

RAINWATER COLLECTION

BUILDING INTEGRATED PHOTOVOLTAICS

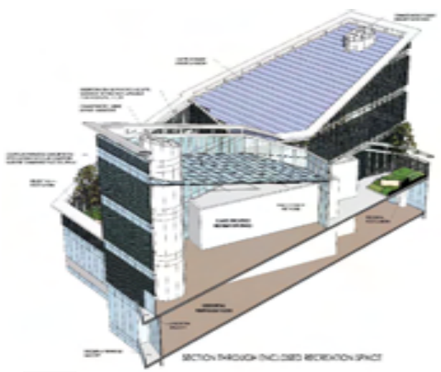


DESIGN GUIDELINES AND CALCULATIONS

P: 19

P: 23

P: 34



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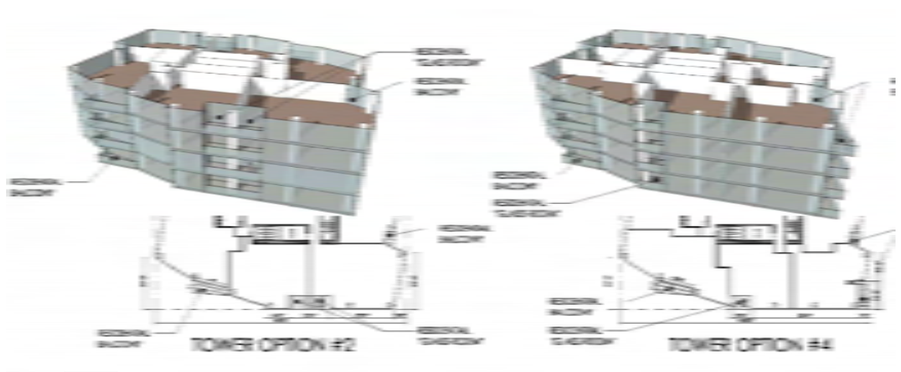

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DESIGN GUIDELINES COMMENTS:
(FROM DECEMBER 11, 2007 EDG MEETING)

A-1 STUDY THE DESIGN OF THE BASE STRUCTURE THAT PICKS UP THE TEXTURE OF THE STRUCTURES IN THE IMMEDIATE NEIGHBORHOOD.

See pp:19-23, 25-27 and 34-35 for studies of the immediate neighborhood and base texture.

A-2 DEVELOP THE OPPOSING ROOF STRUCTURES AS SHOWN ON P48

See pp:38-42 for the development of the opposing roof structures.

B-1 BASE ELEVATIONS SHOULD CONTINUE TO BE REFINED AND SHOULD RELATE TO MORE SPECIFIC ANALYSIS OF THE ARCHITECTURAL QUALITIES IN UBAN SEATTLE.

See pp:34-35 for refined base elevations.

B-2 THE GREATEST ATTENTION TO THE TRANSITION ISSUE HERE IS FOR THE STRUCTURES TO RELATE THE MOST TO THE NORTH AND SOUTH SIDES TOWARD THE GRIFFIN BUILDING AND HOTEL ANDRA AND TOWARD THE TIMES SQUARE BUILDING AND THE CENTENNIAL BUILDING.

See pp: 16-17, 19, 22-23 for relationship studies to the north and south.

B-3 SCHEME 2 HAS A MORE SATISFACTORY MIDDLE IN TERMS OF MASSING, WITH THE AVIS MASSING CREATING A BETTER MASSING FOR AN INDEPENDENT NORTH TOWER. THERE ARE SOME POSITIVE THINGS BEGINNING TO HAPPEN IN THE BASE DESIGN (P.21) WITH ITS CENTRAL EXPRESSION OF THE HOTEL FUNCTIONS AND DIFFERENTIATION OF MASSES IN THE FACADES.

See pp:18, 25-27 and 34-35 for views of the revised massing and base design.

AS MENTIONED JULY 31, 2007, THE BOARD EXPECTS TO REVIEW A COMPREHENSIVE ANALYSIS OF THE URBAN FORM AND ARCHITECTURAL ATTRIBUTES OF THE AREA AND HOW THEY CONTRIBUTE TO THE DESIGN OF THE STRUCTURE. BUILDINGS UNDER CONSTRUCTION OR THAT HAVE RECEIVED MUP APPROVAL SHOULD ALSO BE CONSIDERED.

B-4 THE OUTWARD EXPRESSION OF INTERNAL FUNCTIONS IS POSITIVE. THE BOARD AGREED THAT THE PROPOSED OFFICE COMPONENT IN SCHEME 3 BETWEEN THE TWO TOWERS SEEMS ALIEN TO THE PROJECT (PP.34, 37, 43) AND CONTRADICTS THE THIN VERTICALITY OF THE TOWERS. THE BASE OF SCHEME 2 APPEARS MORE APPROPRIATE AND CLEAR WITH THE 5 READABLE DIVISIONS ALONG THE STREET. (P.32)

See p: 18 and 25-27 for revised building massing emphasizing the verticality of the towers and 29, 30, 32-35 for outward expression of internal functions.

C-1 FOR THE COMBINED SCHEME THE PERIMETER DEVELOPMENT OF THE PROJECT WITH THE RETAIL AND HOTEL USES AND THE INTERNAL RETAIL ATRIUM PROVIDES SUBSTANTIAL OPPORTUNITY FOR INTERACTION. THE WIDENED SIDEWALKS ALONG 5TH AVENUE AND THE CORNER CUTBACK AT 5TH AND STEWART ALSO PROMOTE GOOD PEDESTRIAN INTERACTION. FOR THE NORTH TOWER, THE GROUND FLOOR PLAN NEEDS TO BE SHOWN. THE PROPOSED RECESSED BALCONY RESTAURANT ABOVE VIRGINIA (P.22)

See pp: 10-11, 25-27 and 32-35 for further development of the internal atrium, widened sidewalks at 5th Ave. and corner cutback at 5th Ave. and Stewart Street.

C-2 PAY ATTENTION TO STRUCTURE, MATERIALITY, AND DETAILING. THE TOWERS SHOULD CONVEY A GREATER SENSE OF INDIVIDUALITY AND RESIDENTIAL ACCOMODATION. DEVELOP VIEWS FROM FAR AWAY AND CLOSE UP PP 20-22. P22 IS LESS CLEAR AND NEEDS TO SHOW MATERIALITY.

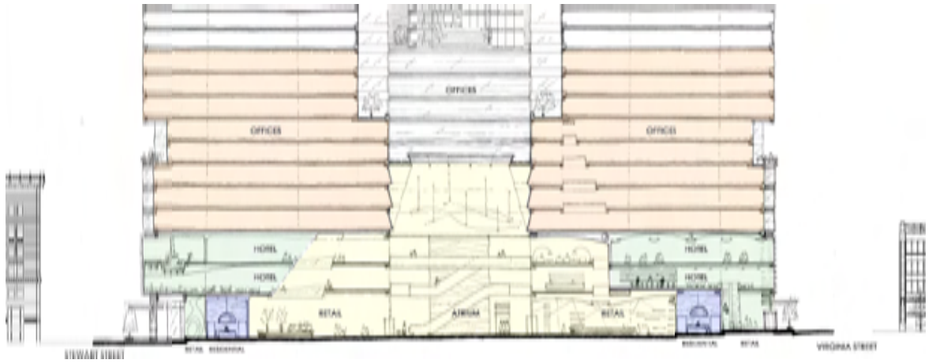
See p: 25-27 and 38 for tower development.

C-3 CONSIDERATION OF THE ESCALA'S PROXIMITY AND OF THE ARCHITECT'S TREATMENT OF THE ALLEY FAÇADE IS CRITICAL TO THE BOARD'S REVIEW.

See pp: 10, 12, 13 and 24 for Escala's proximity and p: 35 for the Alley facade.

P: 32

P: 35



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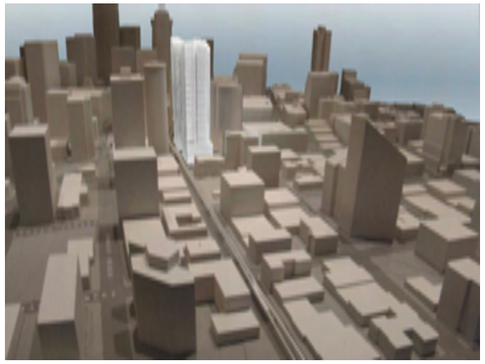

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PP: 25-27

DESIGN GUIDELINES COMMENTS (CONT.'D)

C-4 THE BUILDING ENTRIES IN BOTH SCHEMES ARE CLEARLY IDENTIFIED AND RECESSED SIDEWALK SPACE IS MADE FOR THEM ALONG 5TH AVENUE. THE NORTH RESIDENTIAL ENTRY APPEARS NARROW AND UNPLEASANT AS SHOWN. A GROUND FLOOR PLAN NEEDS TO BE SHOWN FOR AN INDEPENDENT NORTH TOWER

See pp: 10, 34-35 for further development of the building entries.

C-5 THE DESIGN FOR COMBINED SITE AND THE NORTH TOWER SEEM TO HAVE CONTINUOUS OVERHEAD WEATHER PROTECTION (OHWP). THE PROPOSAL TO STEP THE CANOPIES ON STEWART ST. IS POSITIVE (P. 62).THE OHWP SHOULD BE CAREFULLY DESIGNED IN SECTION AND PROVIDE ILLUMINATION OF THE SIDEWALK SPACE. ARTICULATION OF THE CANOPIES SHOULD BE CONSIDERED AS A WAY OF MARKING THE MAJOR ENTRANCES.

See pp:34-35 for further development of the overhead weather protection.

C-6 LOWER ALLEY ELEVATION IS MOST INTERESTING AND LIVELY. STUDY DETAILS, FEASIBILITY AND MAINTENANCE. SHOW FAÇADE BEHIND THE GREEN WALL.

See pp:30-31, 35 for further development of the alley elevation.

D-1 ELIMINATE BLOCK LONG DROP-OFF AND PROVIDE 30 MIN. LOADING AREAS TO MAINTAIN AS WIDE OF SIDEWALK AS POSSIBLE.
PER P.63 LOOK AT ROUND CORNERS AT 5TH AND VIRGINIA STREET LEVEL.

See pp:10, 18, 25-27, 34-35 for revision to the drop-offs.

D-2 STRONG LANDSCAPE DESIGN SHOULD BE PROVIDED AT ALL RELEVANT LEVELS. STREETSCAPE LANDSCAPING CONCEPTS INCLUDING THE ALLEY SEEM QUITE STRONG. THE UPPER LEVEL LANDSCAPE DESIGN CONCEPTS FOR THE ROOFSCAPE BETWEEN THE TOWERS AND THE RESIDENTIAL ROOF TERRACES ARE LESS CLEAR RELATIVE RELATIONSHIP TO INTERIOR ACTIVITIES. THE ROOFTOP ARBORETUM CONCEPT IS EXTREMELY INTERESTING.
SPECIFIC ATTENTION SHOULD BE GIVEN TO DEVELOPING AN INTEGRATED LANDSCAPE PLAN FOR THE WHOLE HALF BLOCK EVEN IF THE AVIS PROPERTY IS NOT ACQUIRED.

See pp:34-42 for further development of streetscape and roof landscaping concepts.

D-3 INVESTIGATION OF HISTORICAL RESOURCES WHICH MIGHT CONTRIBUTE TO CREATING A STRONG SENSE OF PLACE AND INDIVIDUALITY. THE TOWERS WILL MAKE THE SITE IDENTIFIABLE, BUT THE DESIGN SHOULD PROVIDE MORE UNIQUE AND MEMORABLE ELEMENTS AT THE LOWER HUMAN SCALED LEVEL. THERE IS THE MONORAIL AND THE WESTLAKE TROLLEY TO GIVE CUES AND SOME OF THE ENVIRONMENTAL FEATURES PROPOSED FOR THE UPPER ROOFTOP COULD ALSO BE MORE VISIBLE AT STREET LEVEL. THE "RETAIL ATRIUM" SPACE SHOULD OFFER AN OPPORTUNITY TO EXPLORE THIS TOGETHER WITH THE OUTSIDE SIDEWALK OPEN SPACES.

See pp: 19-23, 25-27 and 34-35 for relationship to the environmental features of the site and development of the base at a human scale.

D-5 FOR BOTH SCHEMES, GROUND LEVEL ILLUMINATION AS WELL WHOLE BUILDING LIGHTING CHARACTERISTICS SHOULD BE CAREFULLY CONSIDERED AND PRESENTED AT THE NEXT PRESENTATION. LIGHTING SHOULD HELP IDENTIFY DIFFERENCES BETWEEN PUBLIC AND PRIVATE ACTIVITY AT NIGHT.

See powerpoint presentation at the meeting on Feb. 12 for development of illumination.

D-4 SIGNAGE IS AN IMPORTANT ASPECT OF WAYFINDING AND THE QUALITY OF THE PEDESTRIAN EXPERIENCE AND SHOULD BE INCLUDED IN FUTURE PRESENTATIONS.

See pp:32-35 for signage.

E-1 THE BOARD APPLAUDED THE EFFORT TO KEEP PARKING BELOW GRADE. THE PROPOSED DROP-OFF LANES ON 5TH AVENUE SHOULD BE ELIMINATED OR REDUCED TO ALLOW GREATER SIDEWALK SPACE. A WHOLE BLOCK DROP-OFF AREA IS NOT DESIRED OR NEEDED.

See pp: 10, 18, 25-27 and 34-35 for reduced drop-off lanes and proposed loading area.

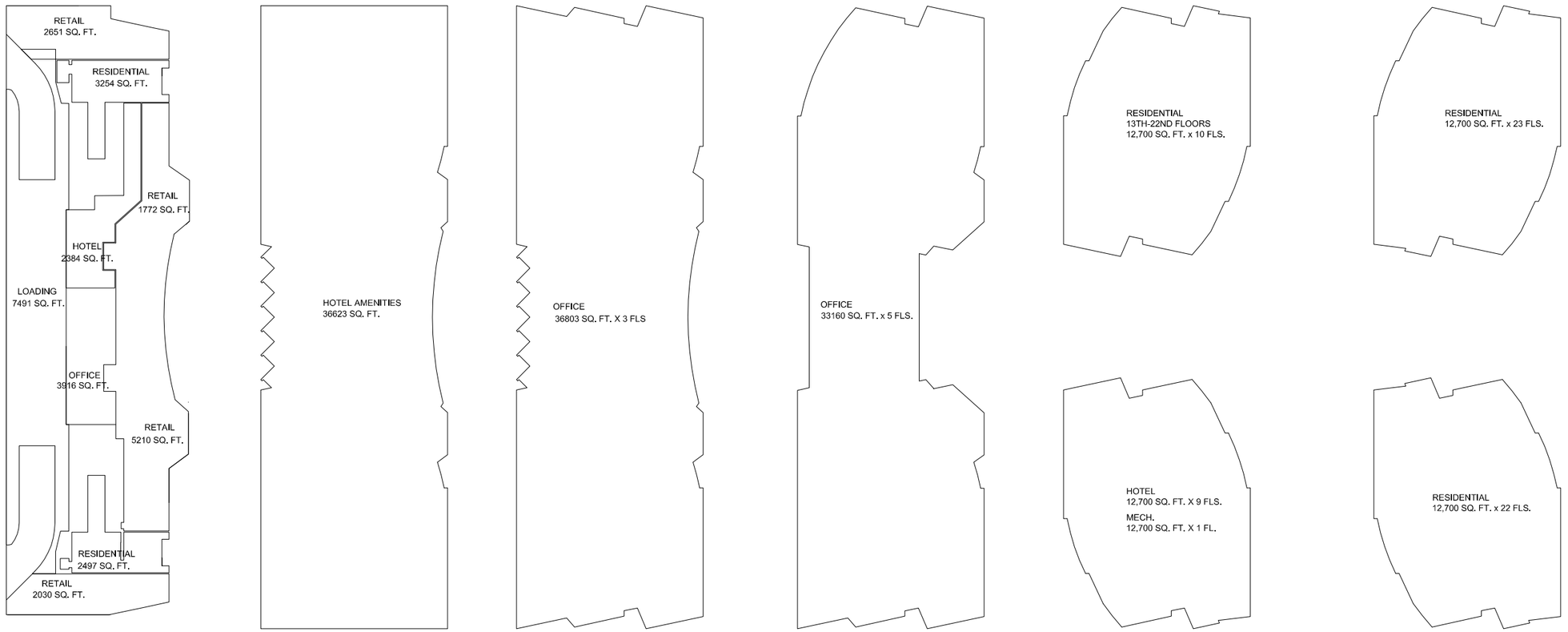
Rideshare/Transit Program		Program required for over 10,000 SF of non resicential use. 1. The building owner shall maintain a transportation coordinator position for the proposed structure to devise and implement alternative means for employee commuting trained by Seattle DOT or organization with ridesharing experience. 2. Seattle DOT shall monitor the effectiveness of the ridesharing/transit incentive program with the coordinator and allow inspections 3. Building owner to provide/maintain a transportation information center displaying transit schedules/maps in a highly visible location for employees and shall be established prior to issuance of a certificate of occupancy.	
Off Street Bicycle Parking	**23.49.019E**	Hotel .05/hotel room, Residential: 1/2 DU. After 50 stalls, use half ratio. Hotel = 175 rooms x .5 = 87.5 bicycle parking spaces Residential = 400 DU x .5 = 200 bicycle parking spaces Total = 50 + (237.5/2) = 50+69 = **287.5 bicycle parking spaces required.**	
Access to Parking/ Curb cuts	**23.49.019H.1**	Preferred location is the alley, least preferred will be Stewart, as it is a principal transit street. See 23.54.030 **All curb cuts are in the alley**	
LEED Silver	**23.49.020**	Demonstration of LEED silver rating or a substantially equivalent standard approved by the director is required for first increment above base FAR when requesting bonus FAR. See 23.49.011A.2.a.	
Sidewalk Widths	**23.49.022 Map 1C**	Required sidewalk width may be in ROW if approved or may require dedication. Stewart Street - 18' sidewalk width, Virginia Street - 12' sidewalk width 5th Avenue - 15' sidewalk width, on 1-way streets with transit stops 18' side walk width	
Solid Waste	**23.49.025D 1-4**	Provide storage space for solid waste and recyclables Design - No dimension less than 6', hard surface, level floor, screened from public view and minimize light and glare. Location - Within private property boundaries, does not block traffic or parking spaces and minimize noise and odor. Access for front loading containers - from alley, gate 10' wide, 21' high if collection vehicle access is inside structure. **Total >200,001 SF** **500 SF = required per Chart 23.49.025.** **Ground Floor Plan 526 SF provided**	
Permitted Uses	**23.49.042**	Proposed Uses General retail, sales and service Permitted Outright Residential Use Permitted Outright Office Permitted Outright Short-term accessory parking Permitted Outright Lodging - Transient Hotel Permitted Outright	
Curb cuts	**23.54.030.F**	For lots on principal arterials max. width of curb cut is 23'-0".	
Facade and Setback Limits	**23.49.056**	No limit on setbacks between property line and structure up to 15'-0" above sidewalk. Between the elevations of 15' and 35' above sidewalk grade the façade shall be located within 2'-0" of the property line.	
Facade Transparency	23.49.056.C	60% of facade on Class 1 and 30% of Class 2 pedestrian streets to be transparent between 2' and 8' above sidewalk	
Blank Facade	23.49.056.D	Maximum amount of blank facade allowed between 2' and 8' above sidewalk.	
Development Standards	**23.49.058**	Applies to portions of structures in non-residential use above a height of 160 feet in which any story above an	
Application to Tower	23.49.058.A	elevation of 85 feet exceeds 15,000 SF.	
Facade Modulation	23.49.058.B	Facade modulation is required above a height of eighty-five feet above the sidewalk for any portion of a structure located within 15' of a street property line. Modulation provided from 86'-0" - 160'-0" where floorplate exceeds 15,000 SF.	
Max tower width	23.49.058.C	Does not apply to lots less than 200'-0" in depth	
Res. Max tower width	23.49.058.D	Average residential tower story will be limited to 12,700 SF above 160' only if tower exceeds max. base of 300'	
Alley improvements	**23.53.30**	When an existing alley is used for access to parking spaces, open storage, or loading berths on a lot and the alley does not meet the minimum width (20' per Section 23.50.030 Chart C) a dedication equal to half the difference between the current alley right of way width and min. right-of-way width established shall be required. **A 2'-0" alley dedication has been provided from the ground floor to the 3rd Floor**	
Structural Building Overhangs	**23.53.35**	Vertical clearance 8'-0" min. above sidewalks and 26' min. above alleys. Purely architectural elements limited to 1' horiz. and 2'-6" vert. and 30% of the façade area. Roof overhangs are max. 3'-0" horiz. Bay windows and balconies max. 3'-0" horiz. and max. 9'-0" wide with 45 degree angle back to 15' wide at the property line. Above widths may be increased 3'-0" if a min. 6'-0" wide balcony is combined with the bay separated 2' and 45 degree angle out to 8'-0" max. at the full 3'-0" projection. Canopies shall be no closer than 6" to the curb.	
Loading Berths	**23.54.035**	Per 23.54.035 Chart A and Table A - **6 Loading Berths Provided**	

Loading Berths Required	Threshold Areas	Areas	Berths Required
Office / Lodging	388,001 SF-520,000 SF	477,545 SF	5

Signs	**23.55.034D**	For on-premises signs each use may have one pole, ground, projecting or combination sign for each 300 lineal feet of frontage, or portion thereof, on public rights-of-way, except alleys. In addition, each use may have one wall, awning, canopy, In addition, each use may have one wall, awning, canopy, marquee or under-marquee sign for each 30 lineal feet, or portion thereof, on public rights-of-way except alleys. In, addition to the above each multiple business center may have one wall, marquee, under marquee, projecting or combination sign for each 300 lineal feet, or portion thereof, on public rights-of-way except alleys. A max. of 4 signs identifying hotels or public buildings may be located 65' or more above the sidewalk. There is no max. area limit for on-premises signs except for signs identifying hotels and public buildings 65' or more above the sidewalk which shall not exceed 18' in length, height or any other direction.	
Definitions	**23.84**		
Gross floor area	23.84.94	Area bounded by inside surface of exterior wall. (decks do not count)	
Height Measurement	23.86.006	Height measured from existing grade at the midpoint of each 120' prop. line segment on 5th Ave. (street slope exceeds 7-1/2%)	
Height Measurement	**23.86.006.E**	**From Stewart 60' = 114.1' + 116.35' / 2 = 115.23'** **From Stewart 180' = 116.35' + 118.10' / 2 = 117.23'** **From Virginia 60' = 120.40' + 118.25' / 2 = 119.33'**	
Applicable Maps	**1B**	5th Ave. Class 1 Pedestrian Street/Minor Arterial Street. Stewart Street is Class 1 Pedestrian Street / Principal Transit Street.	
	1F	Virginia Street is a Class II Pedestrian Street / Minor Arterial Street	
	1C	Sidewalk widths- see 23.49.023 above	
	1G	Street level uses required on 5th and Stewart. Street level uses are not required on Virginia Street.	
	1H	Property line facades required on 5th and Stewart. Not required on Virginia Street.	
	1J	Major retail stores and shopping atrium FAR exempt	

LAND USE ANALYSIS

Chapter 23.41 Design Review			
	23.41.004	Design Review Required (more than 20 residential units and more than 50,000 SF non-residential area.)	
	23.41.012	Design Departure can be granted for everything except : Average floor area limit in residential use per 23.49.058D1 Combined lot development per 23.49.041 Tower spacing per 23.49.058E Structure height Parking quantity (Note: Parking location is not mentioned, and therefore could theorectically be a departure) Parking access standard Requirements for Streets, Alleys, and Easements	
Chapter 23.49 Downtown Zoning			
Item	Section / Maps		Sheet Ref.
Zoning Map	1A		
Zoning District	MAP 1A	**DOC2 500/300-500**	
Development Lot Area		**38,880 SF**	
Max. Residential FAR	23.49.011.B	**NO FAR REQ'D**	
Base Commercial FAR	23.49.011 Chart A1	**5 FAR**	
Max. Commercial FAR	23.49.011 Chart A1	**14 FAR**	
Floor Area Permitted			
Base Zoning Floor Area	5 x 38,880=	**194,400 SF**	
Max. Zoning Floor Area	14 x 38,880=	**544,320 SF**	
Floor Area Proposed			
Retail		**11,663 SF**	
Residential		**704,251 SF**	
Hotel		**197,421 SF**	
Office		**280,125 SF**	
(Mechanical Deduction 3.5%)		**-17,728 SF**	
Zoning Total		**490,470 SF Complies**	
Height	**23.49.008.A.3**	500' base height limit. 300' residential base height limit. 500' max bonus height per 23.49.015. See 23.86.006.E for structure height.	
Roof	23.49.008.D.1.a	4'-0" added for railings, planters, skylights, clerestories, play equipment, parapets and firewalls.	
	23.49.008.D.1.b	7'-0" added for solar collectors	
	23.49.008.D.2.a	15'-0" to max 55% of roof area per 23.49.058, 35% otherwise: -solar collectors, stair penthouses, play equipment and fencing if 15' from edge, mechanical equipment, covered or enclosed recreation area 25'-0" for 8'-0" elevator cab overrun	
	23.49.008.D.3	Rooftop screening requirements	
	23.49.008.D.4	50' as conditional use if public benefit. Smokestack at roof is 50'-0". Enclosure at roof is 50'-0". **Max. structure height allowed = 550'-0"** **Max. structure height proposed = 550'-0"** **Departure request for smokestack screen**	
Street Level Uses	**23.49.009**	75% of frontage must be non-lodging use, (retail, human service, customer service, entertainment, public atrium) Fifth Avenue Non-Lodging Frontage = 303'-0" Stewart Street Non-Lodging Frontage = 106'-0" Fifth Avenue Non-Lodging Calculation: (X/100) x (302.8'/352.0') = **86%** Stewart Street Non-Lodging Frontage: (X/100) x (106'/106') = **100%** Virginia Street Non-Lodging Frontage is not required	
Residential Requirements	**23.49.10B**	Common recreational area: 5% gross residential area to max. of site area excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC 23.49.015 Provide at or above ground. 50% may be enclosed, Min. dimension 15'-0". Min Area 225 SF. **5% x (9x12,635 SF/FL) = 5,686 SF Required** **10,055 SF Provided at Roof**	
FAR	**23.49.011**	Base 5, Max 14	
	23.49.011.A.2.a	LEED silver prerequisite for exceeding base FAR. **FAR with LEED Bonus 5.75 x 38,880 SF = 223,560 SF**	
	23.49.011.A.2.e	Landmark TDR must be used for min. 5% if available. **544,320 SF – 223,560 = 320,760 x 5% = 16,038 SF**	
Exemptions and Deductions from FAR Calculations	23.49.011.B	Street level uses per 23.49.009 (not lodging) with min. 15' depth. See Floor Area Schedule for retail and below grade areas. Street level child care, human service, residential use and below grade space are excluded from FAR calculations.	
	23.49.011.B.2	Deduct 3.5% of gross floor area as allowance for mechanical	
Bonus FAR for Housing and Childcare	**23.49.012**	Provisions for gaining bonus FAR by building low-income housing/childcare or contributing money Housing Payment- Per chart 23.49.012A **Bonus FAR requested x 0.15578507 x $18.75 = $ Amount contributed** Childcare Payment- **Bonus FAR x $3.25 = $ Amount contributed**	
TDR	**23.49.014**	Transfer development rights via application to city.	
Bonus Residential Floor Area	**23.49.015**	Provisions for Bonus Residential Floor Area for voluntary agreements for low income and moderate income housing **Bonus RFA requested x $18.92/SF = $ Amount contributed**	
Open Space	**23.49.016**	Applies to office space over 85,000 SF. The additional open space needed to accommodate office workers is at least 20 SF for each 1000 SF of office space. **350,000 SF / 1000 SF x 20 SF = 7,000 SF Min. open space provided**	
	23.49.016.4		
Overhead Weather Protection	**23.49.018**	Continuous overhead weather protection at all street facades except: -facades more than 5' from the property line -facades separated by 2 or more landscaped driveways and loading docks Lesser of 8' from the building or 2' from the curb **15'-18' above the sidewalk. Departure requested.**	
Parking	**23.49.019**	No parking required for any use	
Max non-residential parking		Max 1/1000SF without special exception 477,546 sf/1,000 = 477 parking spaces max for non-residential	



GROUND FLOOR PLAN	2ND & 3RD FLR PLANS	4TH-6TH FLOOR PLANS	7TH-11TH FLOOR PLANS	12TH-21ST FLOOR PLANS	22RD-43RD (44TH) FLR PLANS	OVERALL TOTAL
RESIDENTIAL = 5,751 SF				RES = 9.5 X 12,700 = 120,650 SF	RES = 23 X 12,700 = 292,100 SF RES = 21.5 X 12,700 = 273,050 SF	RESIDENTIAL = 691,551 SF
HOTEL = 9,875 SF	HOTEL AMENITY = 36,623 X 2 = 73,246 SF			HOTEL (FLS 13-21) = 9 X 12,700 = 114,300 SF		HOTEL = 197,421 SF
OFFICE = 3,916 SF		OFFICE = 36,803 SF X 3 =110,409 SF	OFFICE 33,160 SF x 5 =165,800 SF			OFFICE = 280,125 SF
RETAIL = 11,663 SF						RETAIL = 11,663 SF
	HOTEL MECH = 6,350 SF			RES MECH = 6,350 SF (FL 12) HOTEL MECH = 12,700 SF (FL 12)	RES MECH = 6,350 SF (FL 22)	MECH = 31,750 SF
TOTAL AREA ABOVE GRADE						= 1,212,510 SF*
TOTAL AREA BELOW GRADE C1 & P1-P6 = 38,880 SF x 7						= 272,160 SF
TOTAL AREA						= 1,484,670 SF

* SEE PAGE 09 FOR ZONING FLOOR AREA

MATERIALS

1. Projecting Terracotta Fins by **NBK Keramik**

2. Ribbed Terracotta Cladding by **NBK Keramik**

3. Terracotta Exterior Wall Panels by **NBK Keramik**

3a. (alternate option) Stone Cladding by **Rocomat**

4. Planar Enclosure with Glass Trusses by **Pilkington**

5. Stainless Steel and Glass Canopy

6. Green Screens by **Green Living Technology**

7. Butt-Glazed Unitized Aluminum and Glass Curtain Wall System with Glass Type Guardian AG-43 or equal by **Viracon**

7a. Gradient Ceramic Frit on AG-43 Glass by **Viracon**

8. Stainless Steel Fins by **Levolux**

9. Flatlocked Metal Panel Cladding System by **VM Zinc**

10. Weatherproof Architectural Louvers by **Levolux**

11. Architectural Mesh Roll-Up Doors at Loading Docks by **Cambridge Architectural**

12. Onyx Laminated to Glass by **Cricursa**

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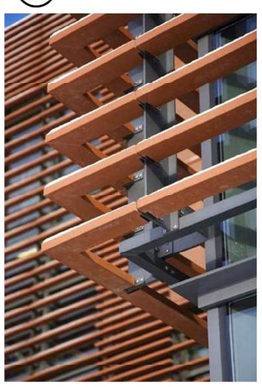

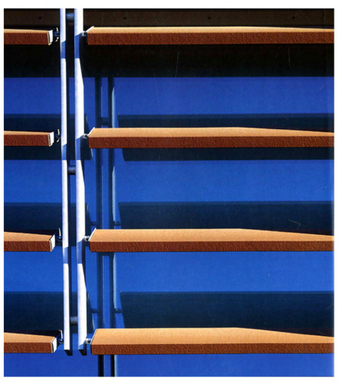

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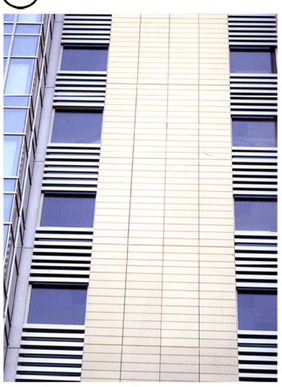
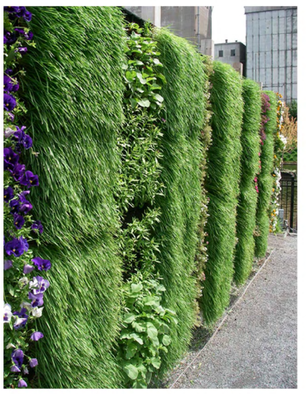


3a

4

6



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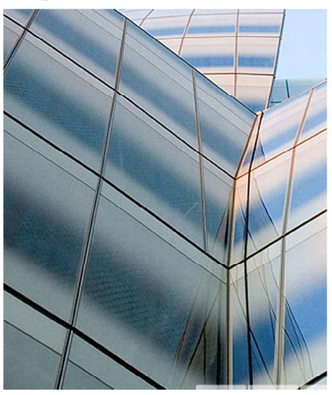

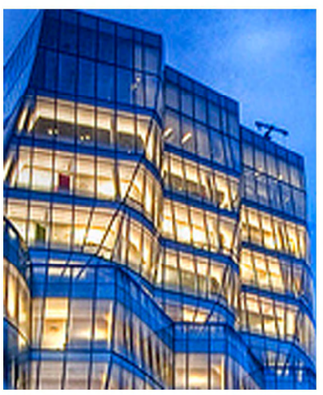

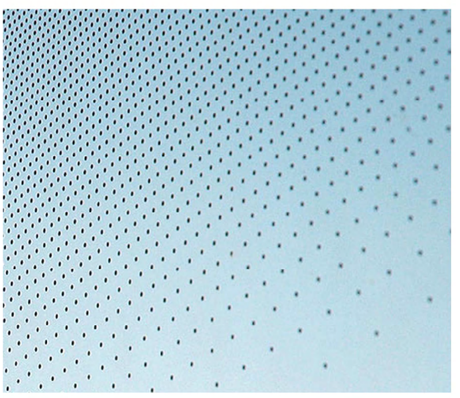

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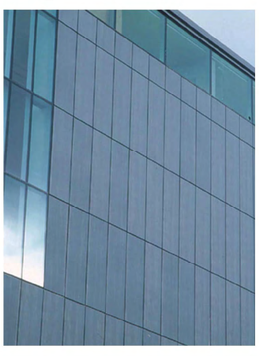
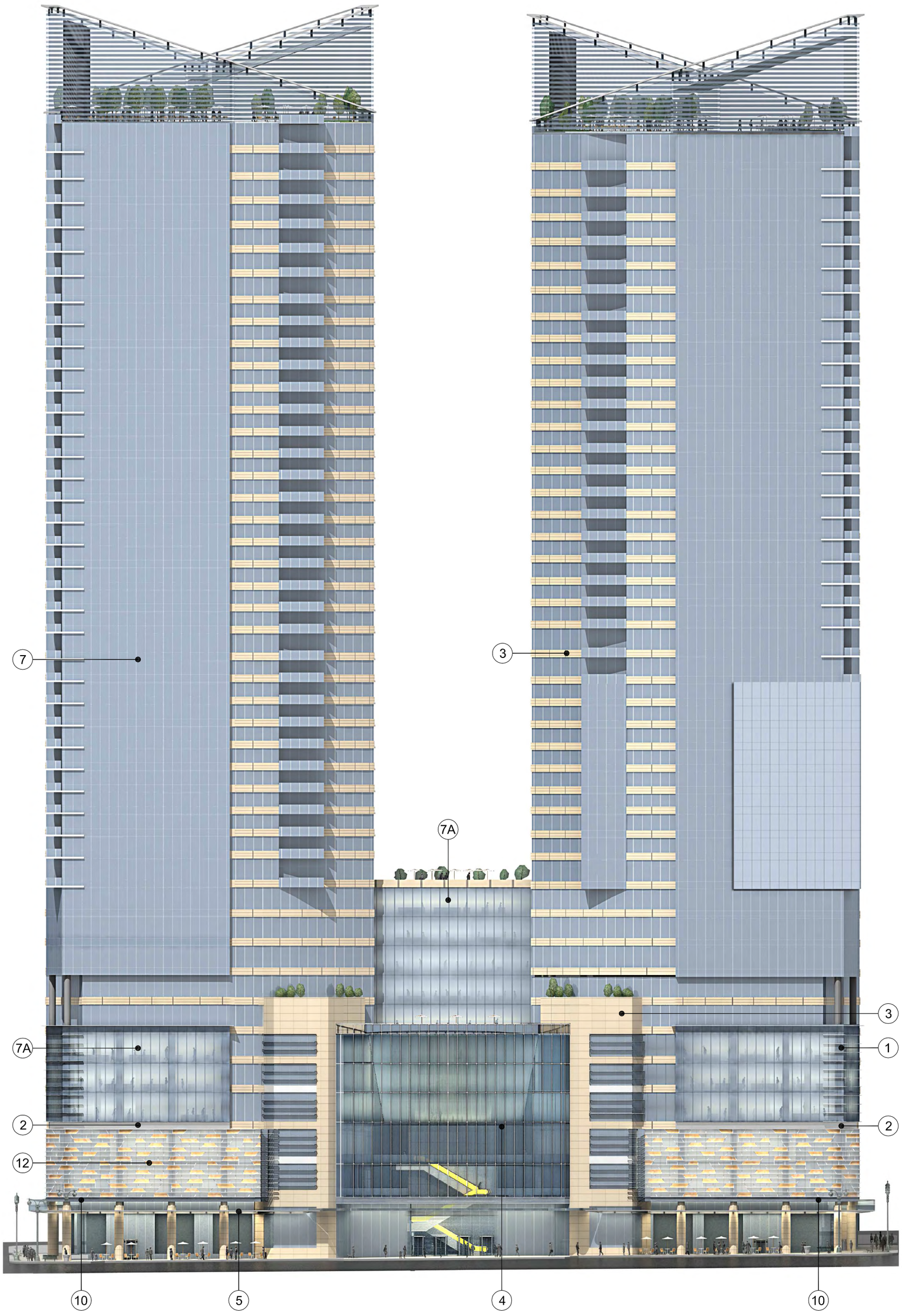
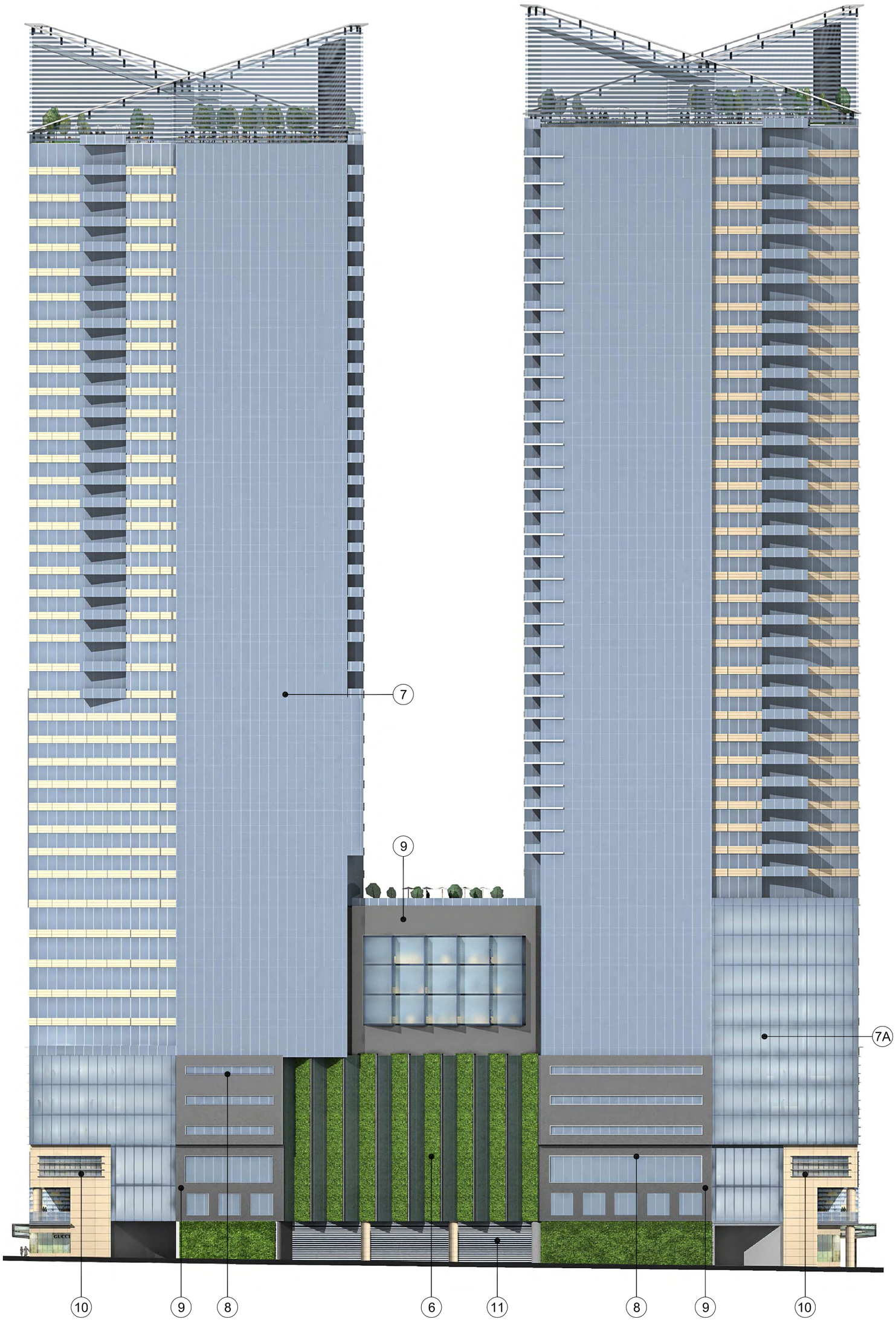


11

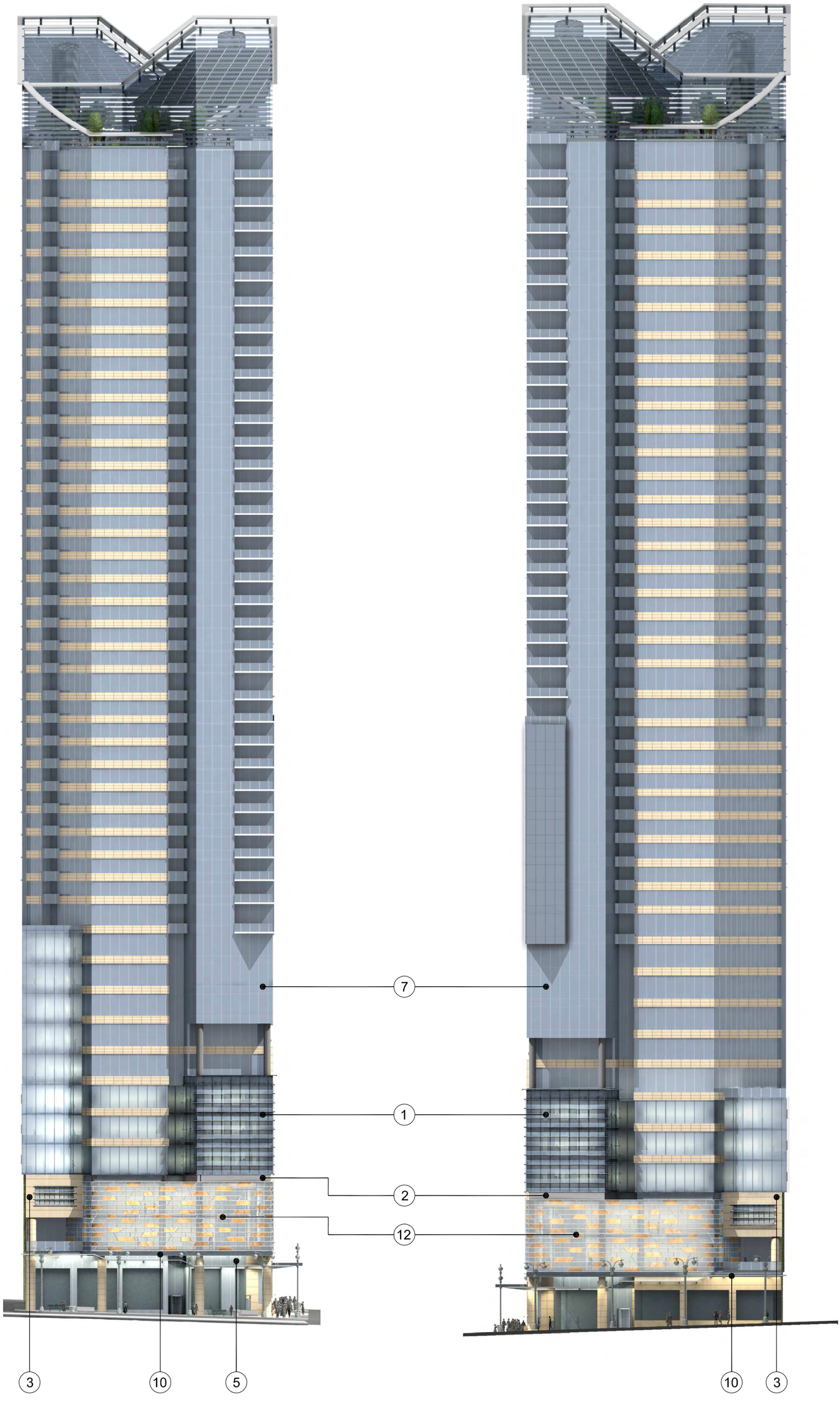
12



FIFTH AVEUNE ELEVATION

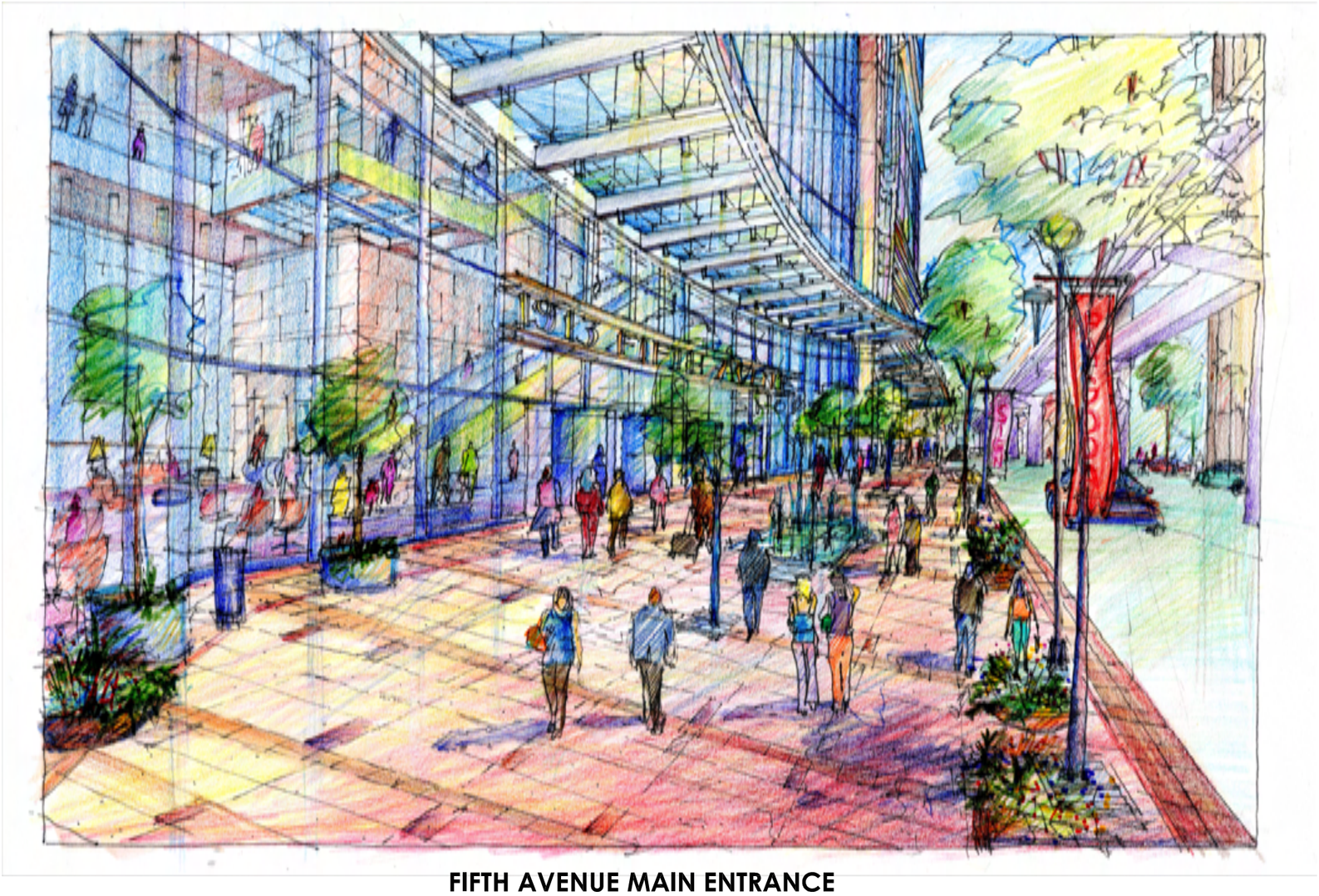


ALLEY ELEVATION

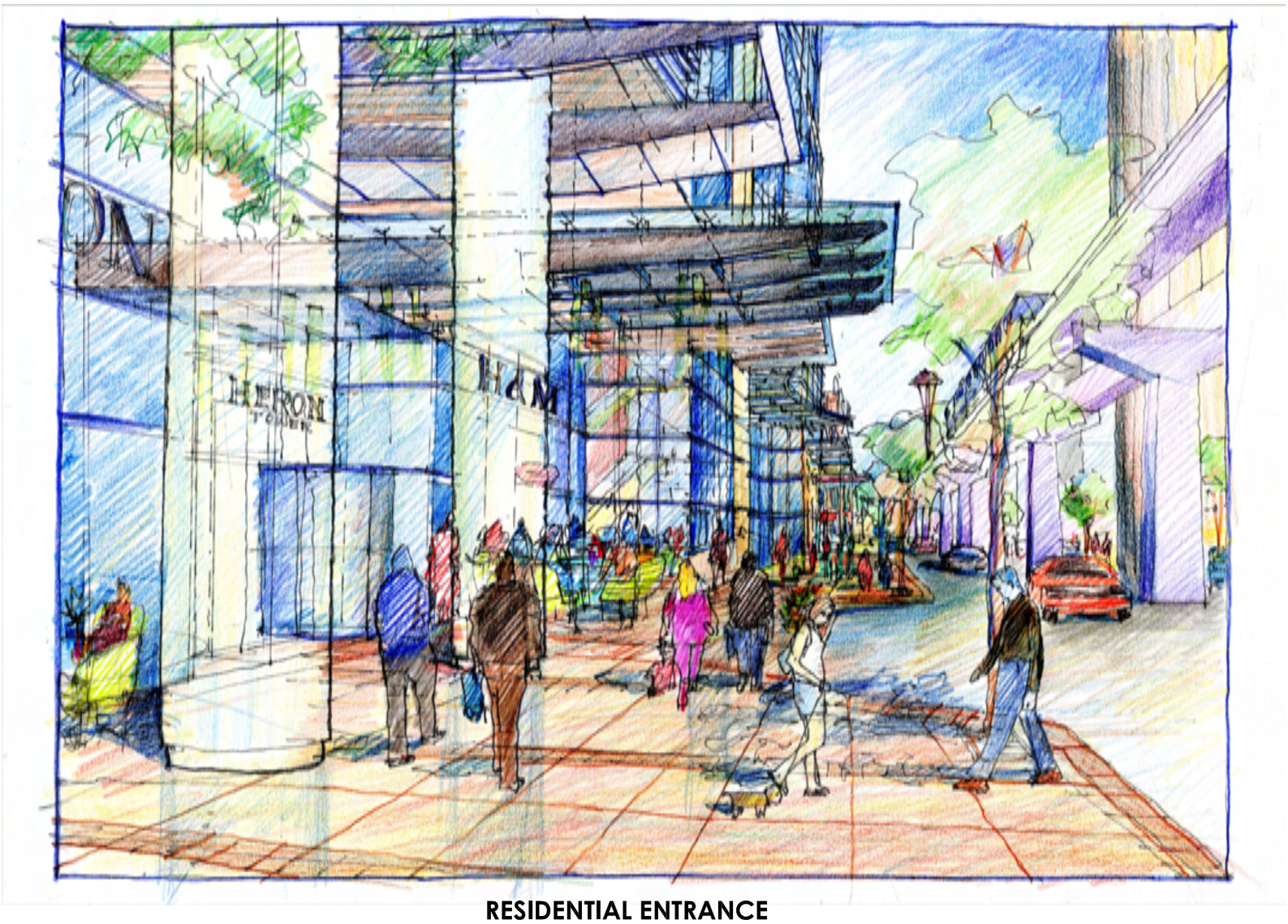


STEWART STREET ELEVATION

VIRGINIA STREET ELEVATION



FIFTH AVENUE MAIN ENTRANCE



RESIDENTIAL ENTRANCE

FEBRUARY 12, 2008

BASE NIGHT VIEW

PAGODA AND HERON TOWERS - 1913 FIFTH AVE.

CLIENT
HUMMINGBIRD ADVISORS

ISMAEL LEYVA ARCHITECTS