



2720 Fourth Avenue – Early Design Guidance DPD# 3012441
prepared for HB 4th and Denny, LLC
August 9, 2011



Statement of Development Objectives:

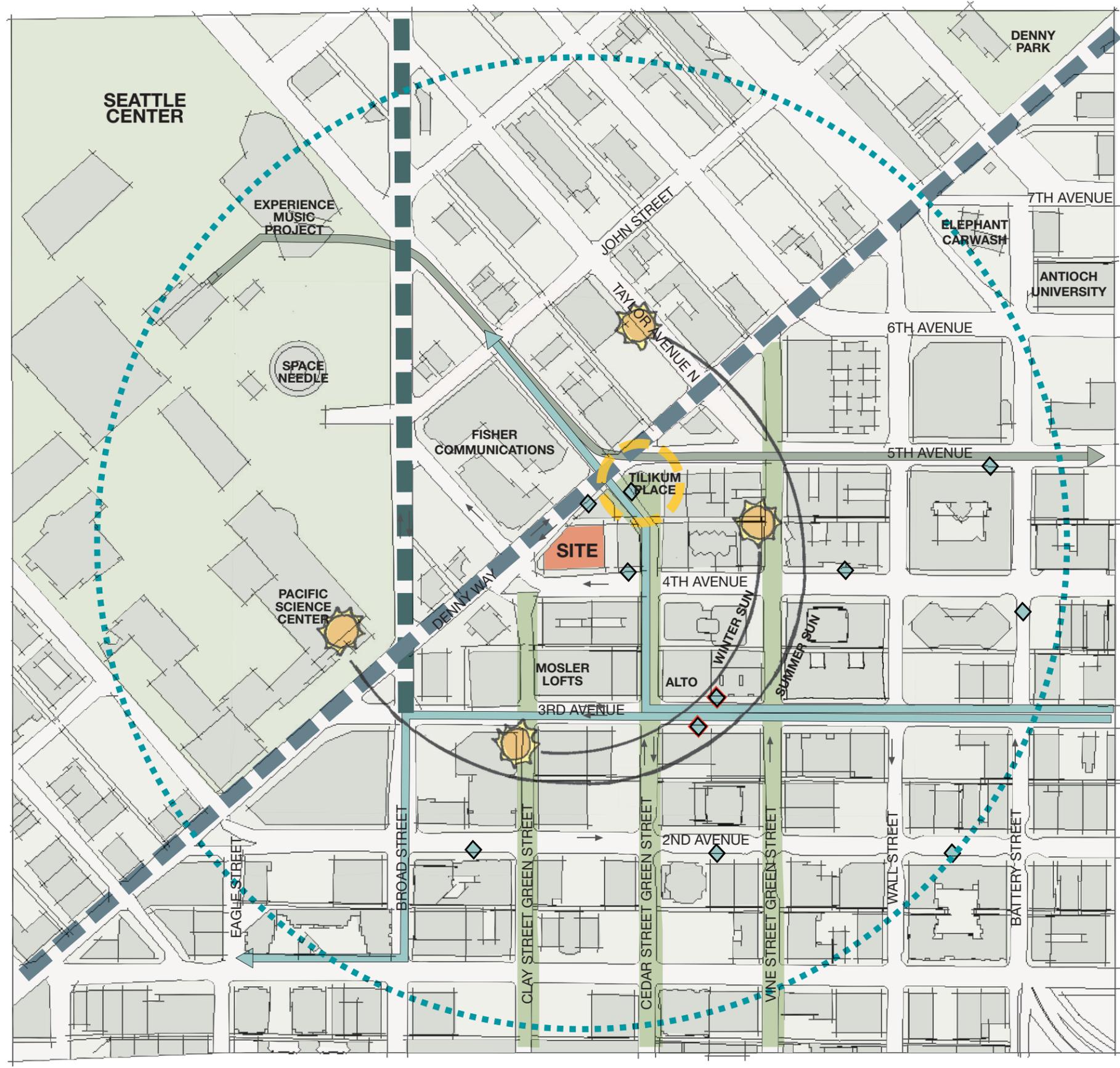
The proposed mixed-use residential project will be comprised of ground level retail with 12 floors of residential units above and three floors of below grade parking. In all three schemes, the parking is concealed from view with access from the alley.

The development site is located between Denny Way and the northwest side of 4th Ave. at the edge of the Belltown neighborhood. Denny Way is a major thoroughfare, while 4th Ave. is a principal arterial with one-way traffic moving in a northwest direction. The development site is located adjacent to Tilikum Place to the northeast and one block southwest of the Seattle Center. Tilikum Place is an established pedestrian scale amenity with eclectic restaurants, mature street trees, and the landmark Chief Seattle statue. The buildings in the project's vicinity are characterized by a range of two and three story structures built in the early 20th century to larger residential and commercial buildings built between the late 20th century to present.

Approximate Development Objectives:

- 162 Residential units
- 5,000 square feet of new ground level retail
- 105 below grade parking stalls

Development Objectives and Aerial Photograph



LEGEND

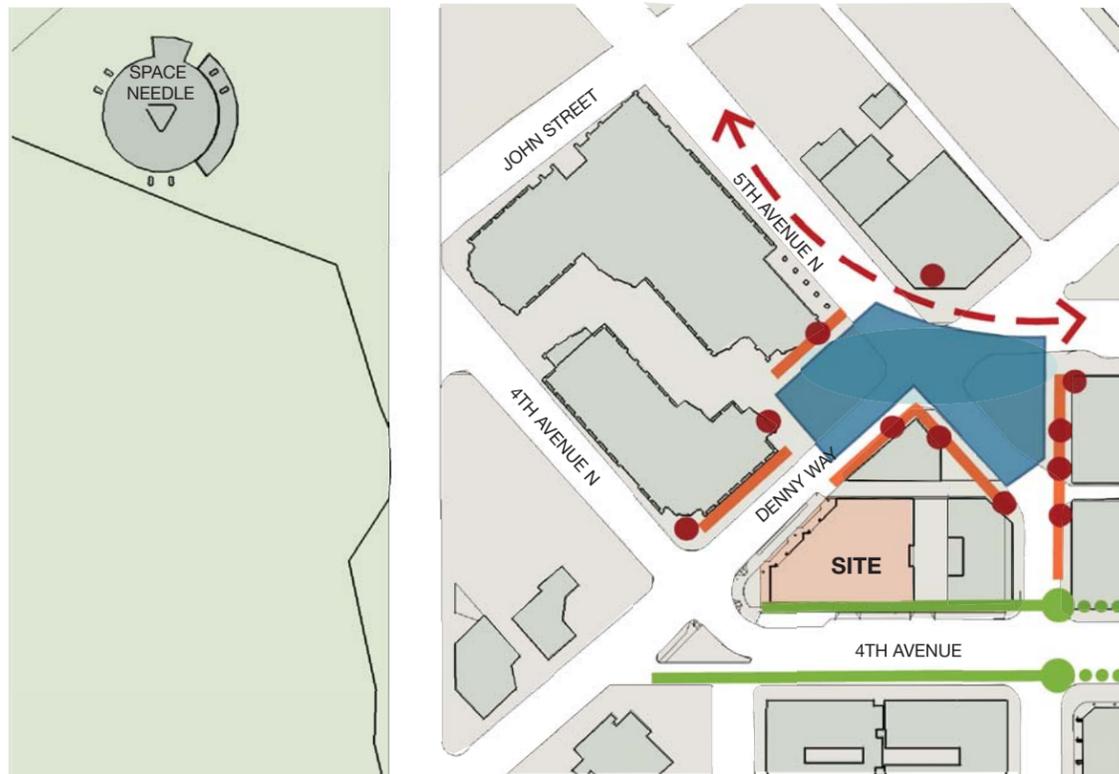
-  PROJECT SITE
-  PUBLIC PARKS
-  3RD AVE BUS ROUTES
-  RAPID RIDE STATION STOP
-  BUS STOP
-  SHARED STOP
-  MONO RAIL
-  MAJOR THOROUGHFARES
-  BIKE LANE
-  SUN
-  APPROXIMATE 5 MINUTE WALK (1/10 OF A MILE)
-  DESIGNATED GREEN STREET

Urban Design Analysis:

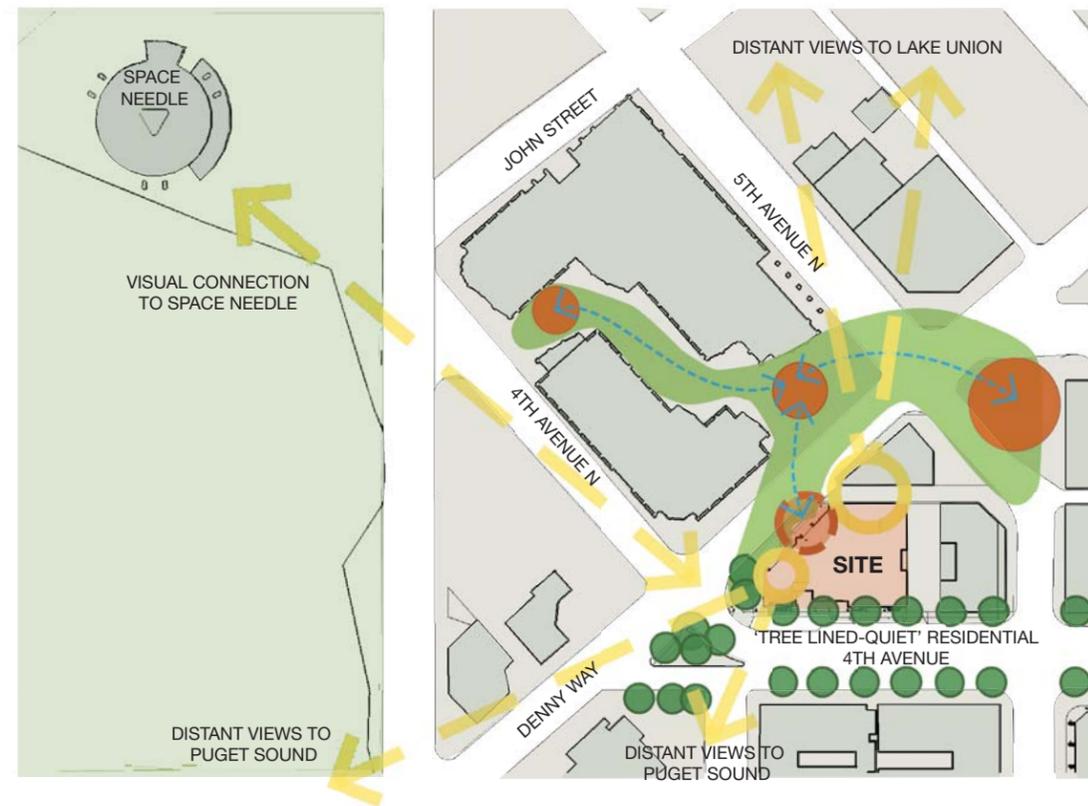
The development site is a short walk to cultural and recreational opportunities such as Tilikum Place, Seattle Center, and Denny Park. Development of Clay, Cedar and Vine as green streets coupled with the Bell Street Park Boulevard will increase Belltown's pedestrian friendly environment. The project is also proximate to various transportation opportunities which include: the shared Metro/Rapid Ride bus stop on Third Avenue, between Cedar and Vine Streets, a designated bike lane on 2nd Ave; and Denny Way, which connects to I-5 and I-90.

Urban Design Diagram

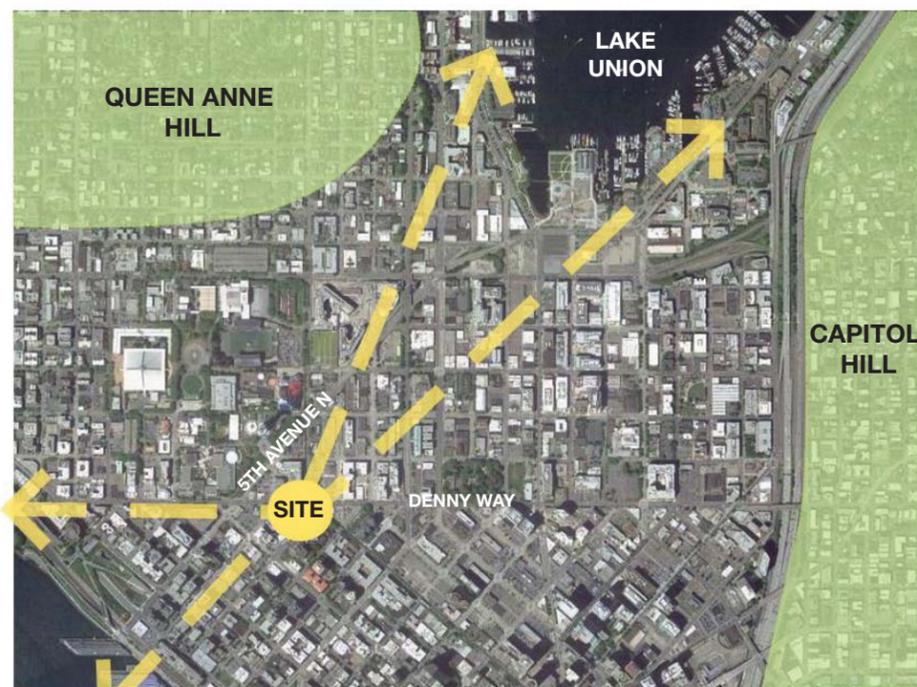




BOUNDARIES AND EDGES



LOCAL SITE EXPERIENCES



VIEWS

LEGEND

-  VIEWS
-  COMMERCIAL SPACE ENTRY LOCATIONS
-  EDGE CREATED BY EXISTING BUILDING FACADES
-  EDGE CREATED BY EXISTING MATURE STREET TREES
-  BOUNDARY CREATED BY MONORAIL ABUTMENTS AND OVERHEAD RAILWAY
-  OUTDOOR PUBLIC SPACES
-  POTENTIAL CENTER OF OUTDOOR PUBLIC SPACE
-  MAJOR EXISTING STREET TREES
-  OUTDOOR PUBLIC SPACE SHAPED BY BOUNDARIES

Urban Design Views

Although all guidelines are relevant, the asterisks (★) indicate guidelines believed to be most applicable to the proposals.

A - SITE PLANNING & MASSING – RESPONDING TO THE LARGER CONTEXT

★ **A1 Respond to the Physical Environment.** *Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.*

Belltown-specific supplemental guidance:

- Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;
- The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
- The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

A2 Enhance the skyline. *Design the upper portion of the building to promote visual interest and variety in the downtown skyline.*

B - ARCHITECTURAL EXPRESSION – RELATING TO THE NEIGHBORHOOD CONTEXT

★ **B1 Respond to the neighborhood context.** *Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.*

Belltown-specific supplemental guidance:

Belltown has a rich architectural context, with a wide variety of architectural styles represented within the neighborhood. Contemporary methods of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. Sometimes new buildings add exteriors that mimic past architectural styles, creating a sense of unauthentic design. These guidelines emphasize the concept of historical continuity, or in other words, the relationship of structures over time. This relationship encourages diversity within a coherent whole, reinforcing the unique and evolving character of Belltown.

Considerations

- Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.
- Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
- Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

★ **B2 Create a transition in bulk and scale.** *Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.*

Belltown-specific supplemental guidance:

New high-rise and half- to full-block developments are juxtaposed with older and smaller scale buildings throughout the neighborhood. Many methods to reduce the apparent scale of new developments through contextually responsive design are identified in other guidelines. The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

B3 Reinforce the positive urban form & architectural attributes of the immediate area. *Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.*

Belltown-specific supplemental guidance:

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

- Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
- Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

★ **B4 Design a well-proportioned & unified building.** *Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.*

C - THE STREETScape – CREATING THE PEDESTRIAN ENVIRONMENT

★ **C1 Promote pedestrian interaction.** *Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.*

Belltown-specific supplemental guidance:

- reinforce existing retail concentrations;
- vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- incorporate the following elements in the adjacent public realm and in open spaces around the building:
 - unique hardscape treatments
 - pedestrian-scale sidewalk lighting
 - accent paving (especially at corners, entries and passageways)
 - creative landscape treatments (planting, planters, trellises, arbors)
 - seating, gathering spaces
 - water features, inclusion of art elements
- Building/Site Corners. Building corners are places of convergence. The following considerations help reinforce site and building corners:
 - provide meaningful setbacks/open space, if feasible
 - provide seating as gatheringspaces
 - incorporate street/pedestrian amenities in these spaces
 - make these spaces safe (good visibility)
 - iconic corner identifiers to create wayfinders that draw people to the site

C2 Design facades of many scales. Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

****C3 Provide active—not blank—facades. Buildings should not have large blank walls facing the street, especially near sidewalks.***

****C4 Reinforce building entries. To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.***

C5 Encourage overhead weather protection. Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Belltown-specific supplemental guidance:

Overhead weather protection should be designed with consideration given to:

- the overall architectural concept of the building (as described in Guideline B-4);
- uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- minimizing gaps in coverage;
- a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- continuity with weather protection provided on nearby buildings;
- relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- the scale of the space defined by the height and depth of the weather protection;
- use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- when opaque material is used, the illumination of light-colored undersides to increase security after dark.

****C6 Develop the alley facade. To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.***

Belltown-specific supplemental considerations:

Spaces for service and utilities:

- Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.
- Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.
- Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.
- Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.

Pedestrian environment:

- Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian friendly environment in the alley.
- Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.

Architectural concept:

- In designing a well-proportioned and unified building, the alley facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.

D - PUBLIC AMENITIES – ENHANCING THE STREETScape & OPEN SPACE

****D1 Provide inviting & usable open space. Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.***

Belltown-specific supplemental guidance:

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

- Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
- Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- The space should be well-buffered from moving cars so that users can best enjoy the space.

Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting.

****D2 Enhance the building with landscaping. Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.***

Belltown-specific supplemental guidance:

Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

- emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- use landscaping to make plazas and courtyards comfortable for human activity and social interaction;
- distinctively landscape open areas created by building modulation, such as entry courtyards;
- provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and
- provide opportunities for installation of civic art in the landscape; designer/ artist collaborations are encouraged (e.g., Growing Vine Street).

D3 Provide elements that define the space. Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Belltown-specific supplemental guidance:

Belltown is eclectic, diverse, eccentric and whimsical. New developments should incorporate elements on building facades, within open space, or on the sidewalk that refer to the neighborhood's rich art and history to reinforce a sense of place in Belltown.

Art and Heritage:

Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:

- vestiges of Belltown Heritage, such as preserving existing stone sidewalks and curbs;
- art that relates to the established or emerging theme of that area; and
- install plaques or other features on the building that pay tribute to Belltown history.

Street Hierarchy:

The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

4th Avenue:

Street furnishings on 4th Avenue should be "off-the-shelf"/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

D4 Provide appropriate signage. Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Belltown-specific design considerations:

If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

- a. Use signs on an individual storefront's awning, overhang, shop entrance, or building facade to add interest and give a human dimension to street-level building facades; and
- b. Show creativity and individual expression in the design of signs.
- c. Use signs to help distinguish the ground level of a building from the upper levels of a building; and
- d. Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

D5 Provide adequate lighting. To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

Belltown-specific design considerations:

Consider employing one or more of the following lighting strategies as appropriate.

- a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- b. Install lighting in display windows that spills onto and illuminates the sidewalk.
- c. Orient outside lighting to minimize glare within the public right-of-way.

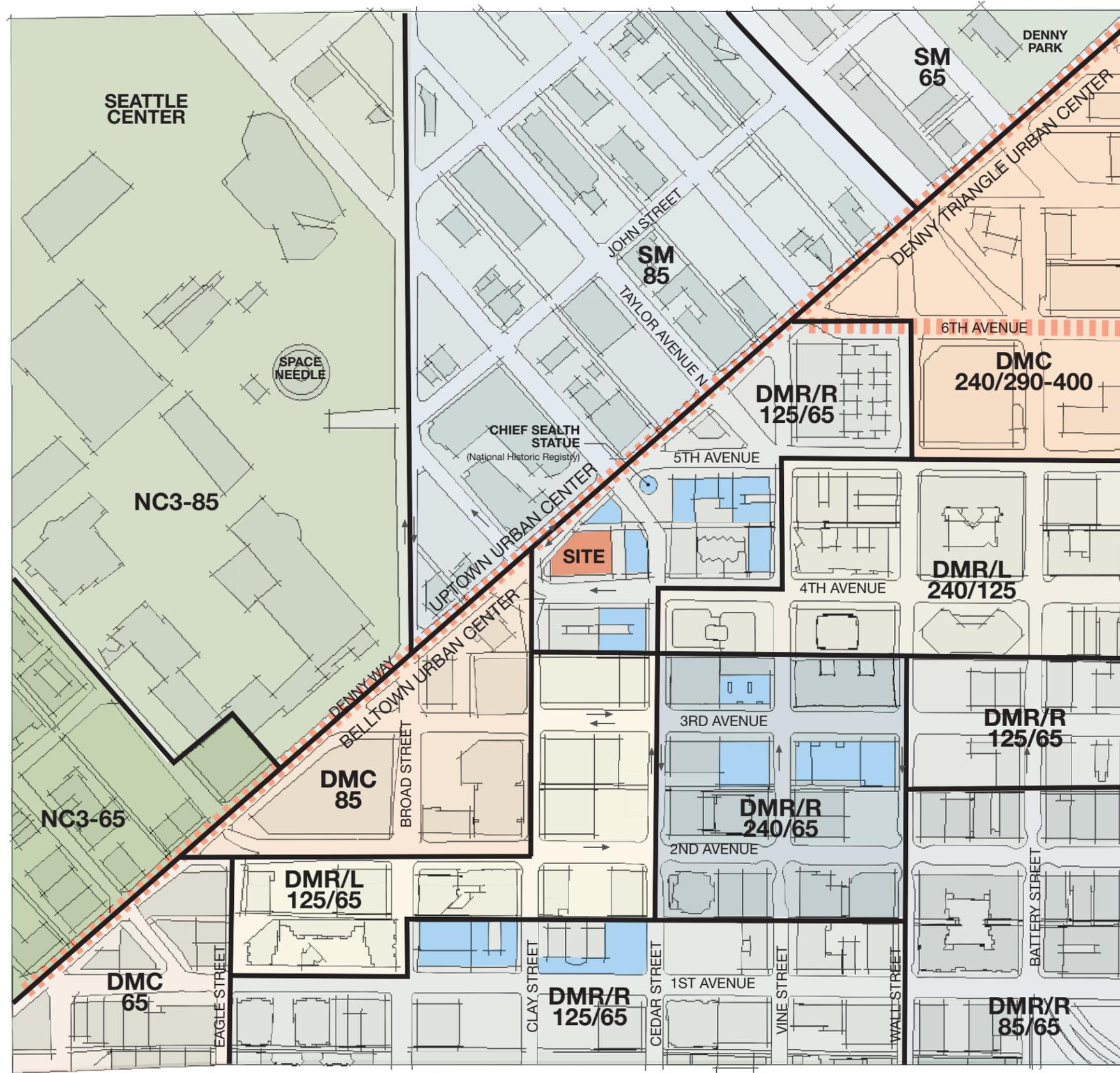
D6 Design for personal safety & security. Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

E - VEHICULAR ACCESS & PARKING—MINIMIZING THE ADVERSE IMPACTS

****E1 Minimize curb cut impacts. Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.***

****E2 Integrate parking facilities. Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.***

E3 Minimize the presence of service areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.



- PROJECT SITE
- ICON/HISTORIC BUILDINGS*
- *as identified in Belltown Design Guidelines
- NEIGHBORHOOD DESIGNATORS

Zoning Map





- S Sycamore
- K Katsura
- M Maple
- H Honey Locust
- G Sweet Gum
- E Hybrid Elm
- O Red Oak
- PE Flowering Pear

EXISTING NEARBY USES

- 1** Café Appassionato
Young's Accounting
Surface parking lot
- 2** 76 Gas Station
- 3** 711 Food Stores
Surface parking lot
- 4** Fisher Plaza West Building
Iron Stone Bank
Subway Sandwiches
Belltown Visions
Forza Coffee Company
The Cheese Cellar
Grecian Corner
- 5** Fisher Plaza East Building
Sport Restaurant and Bar
Jura Physicians
La Belle Elaine's
KUNS Univision Seattle
KOMO News Radio 99.7 FM
STAR Radio 101.5 FM
KVI Radio 570 AM
- 6** Fat City German Motor Specialists
- 7** Susan G. Komen for the Cure - Puget Sound
- 8** Surface parking lot
- 9** Vacant
- 10** Surface parking lot
- 11** Vacant
- 12** Surface parking lot
- 13** Taylor 128 Apartments
- 14** Walgreen's Pharmacy
- 15** Faulkenbury and Wright Cleaners
- 16** Surface parking lot
- 17** Archstone Belltown Apartments
Breakaway Sports
Dream Salon
Paul M. Garrett Bookkeeping and Taxes
Briggs Brothers
Belltown Spa
Carebonds Insurance
Amore Infused Restaurant
Soul The Salon
US Postal Service
City Foods Grocery and Delicatessen
- 18** Zeeks Pizza Headquarters
Tilikum Place
- 19** Chief Sealth Statue
- 20** 5 Point Cafe and Bar
5 Point Laundromat
Golden Singha (Restaurant)
Beanie's Smoke Shop
- 21** Edwards on 5th (Residence)
Steve Fey Fine Arts Photography
G Force
Turner Helion Antiques and Design
- 22** Belltown Spine and Wellness
- 23** The Davenport (Apartments)
- 24** Artisan Cafe
EZ Salon
Coach Health Consulting
Montreaux
- 25** The Devonshire (Apartments)
- 26** 2770 4th Avenue (Apartments)
FedEx Office
Tina's Nails
- 27** Taco Del Mar
Tillicum Place Cafe
Sublime Hair Salon
Bambino's East Coast Pizzeria
- 28** Bayview Tower (Apartments)
- 29** The Stonecliff (Apartments)
- 30** Uptown Espresso
Salon Divas
Fonte Micro Coffee Roaster
Sidney (Apartments)
- 31** Wells Fargo
- 32** The Vermont Inn
- 33** Watermark at the Regrade
- 34** John L. Scott Real Estate
Commercial Office Interiors
- 35** Centennial (Apartments)
Petra Mediterranean Bistro
The Framery
Henry & Oscar's
Boulangerie Nantaise
Belltown Bride
Belltown Dance Studio
- 36** Car Toys
- 37** Surface parking lot
- 38** Mosler Lofts
One Pacific Coast Bank
- 39** Street Bean Espresso
Kroll Map Company
- 40** Alto Apartments site
- 41** BOPA Skincare
Dina S. Good Salon
Doria Reagan Ph.D
Law Offices of J. Michael Gallagher
Parlor 11
Set Salon
3 @ Vine Salon
William Collier Design
- 42** Centennial Court
Bella Bridesmaids
Belltown Video

Existing Use and Tree Survey





1 – Fisher Communications (looking North)



2 – The Vermont Inn (looking South)



3 – Alto Apartments (looking East)



4 – Mosler Lofts (looking SouthEast)



5 – The Watermarke Apartments (looking NorthWest)



6 – The Stoncliff Apartments (looking East)



7 – 2720 4th Avenue (looking North)



8 – John L. Scott Real Estate (looking NorthWest)



9 – Bay View Tower (looking East)



10 – The Sidney Apartments (looking SouthEast)

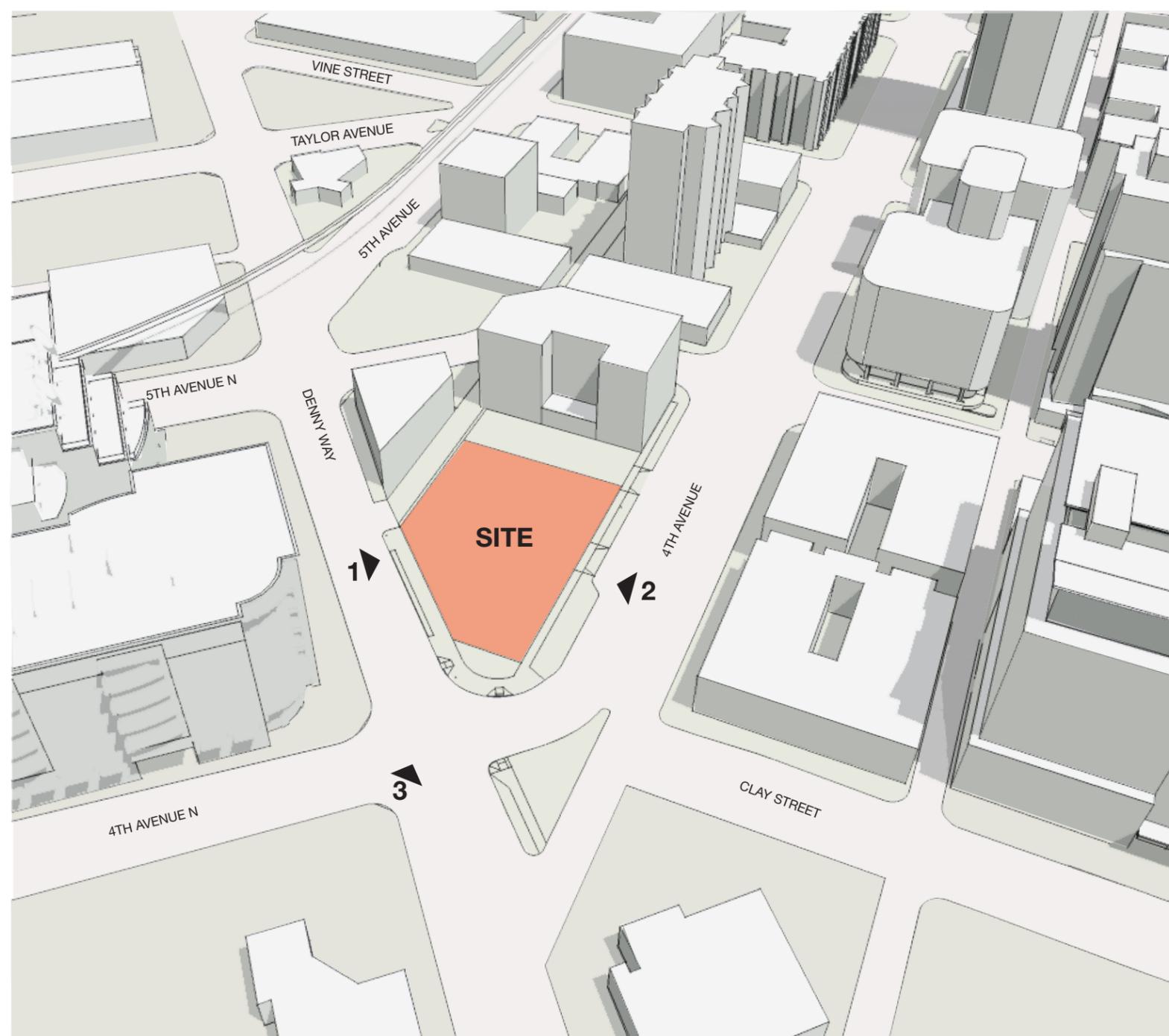


11 – Zeek's Pizza building (looking South)



KEY PLAN 

Nearby Structures



1 – Project Site looking SouthWest



2 – Project Site looking North



3 – Project Site looking South

Vicinity Diagram and Site Photographs



4th Avenue Photographs

FISHER COMMUNICATIONS



4th Avenue N

5th Avenue N

THE NORTH SIDE OF DENNY WAY

TILIKUM PLACE

ZEEKS PIZZA



5th Avenue

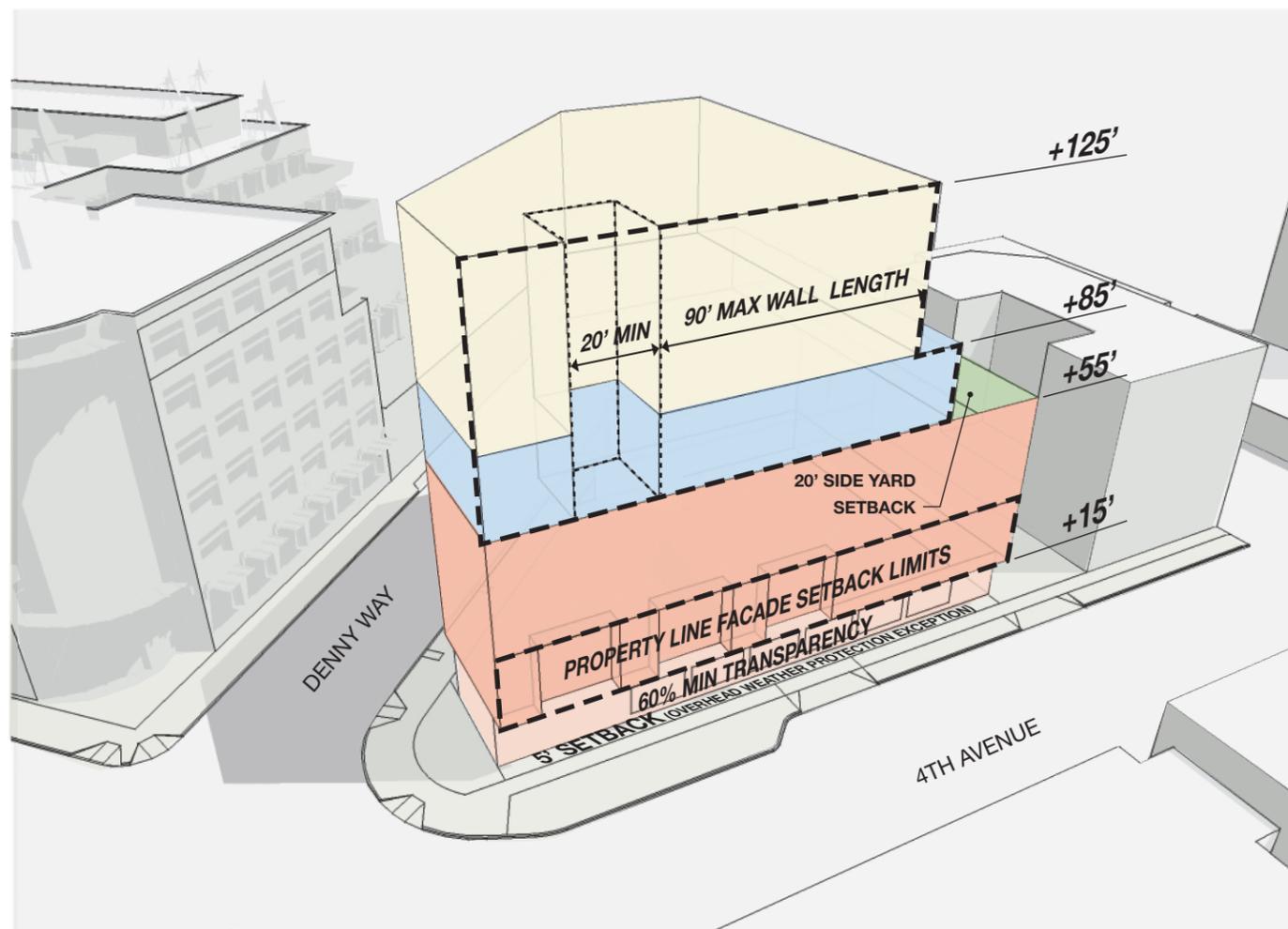
Alley

Project Site

4th Avenue

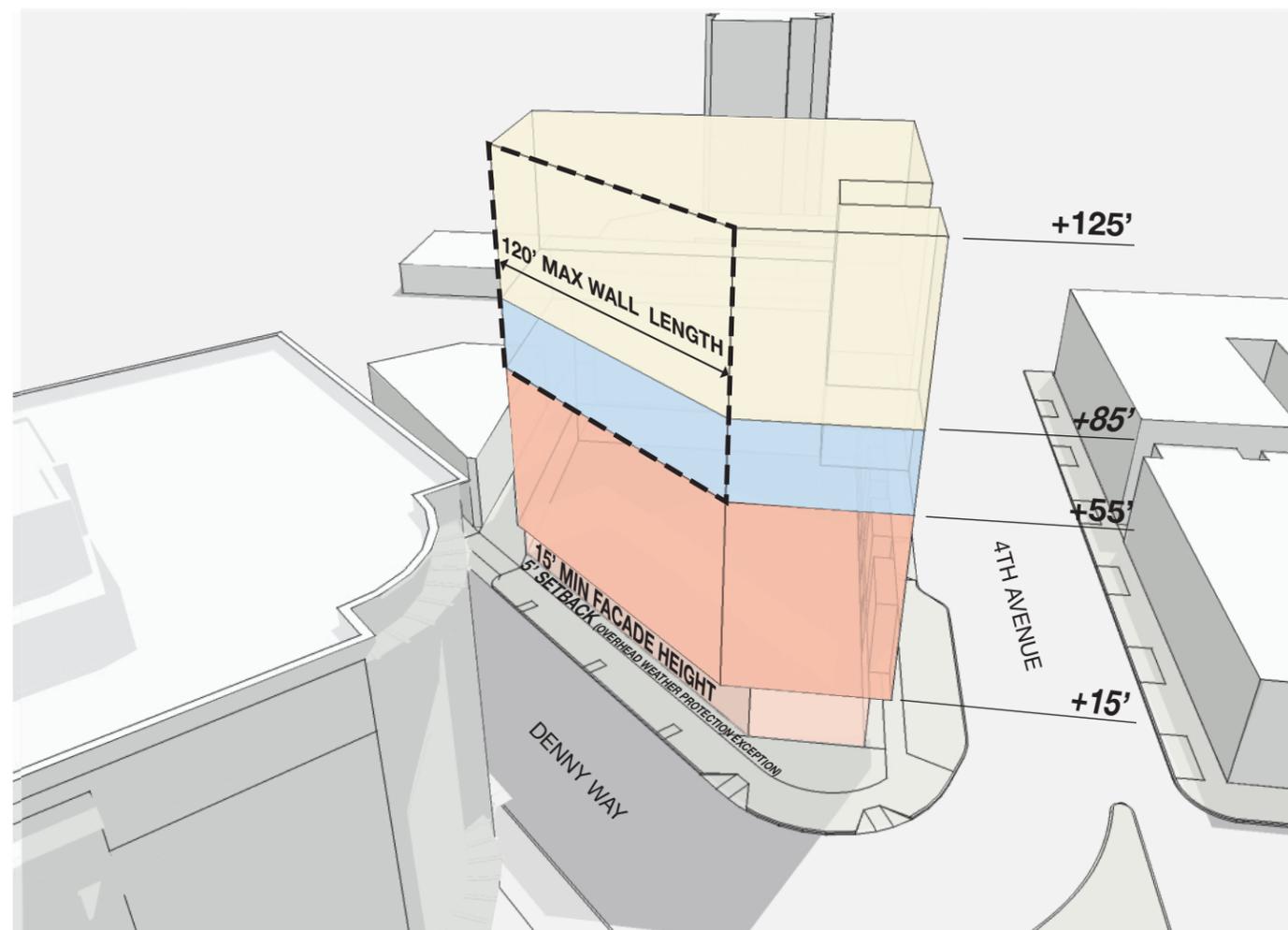
THE SOUTHWEST SIDE OF 4TH AVENUE

Denny Way Photographs



Zoning Envelope Diagram – 4th Avenue (Class I Pedestrian Street)

- 65' to 125' – 65% Max Coverage
- 65' to 85' – 75% Max Coverage
- 0" to 65' – 100% Max Coverage
- 0' to 15' – No Setback Restrictions

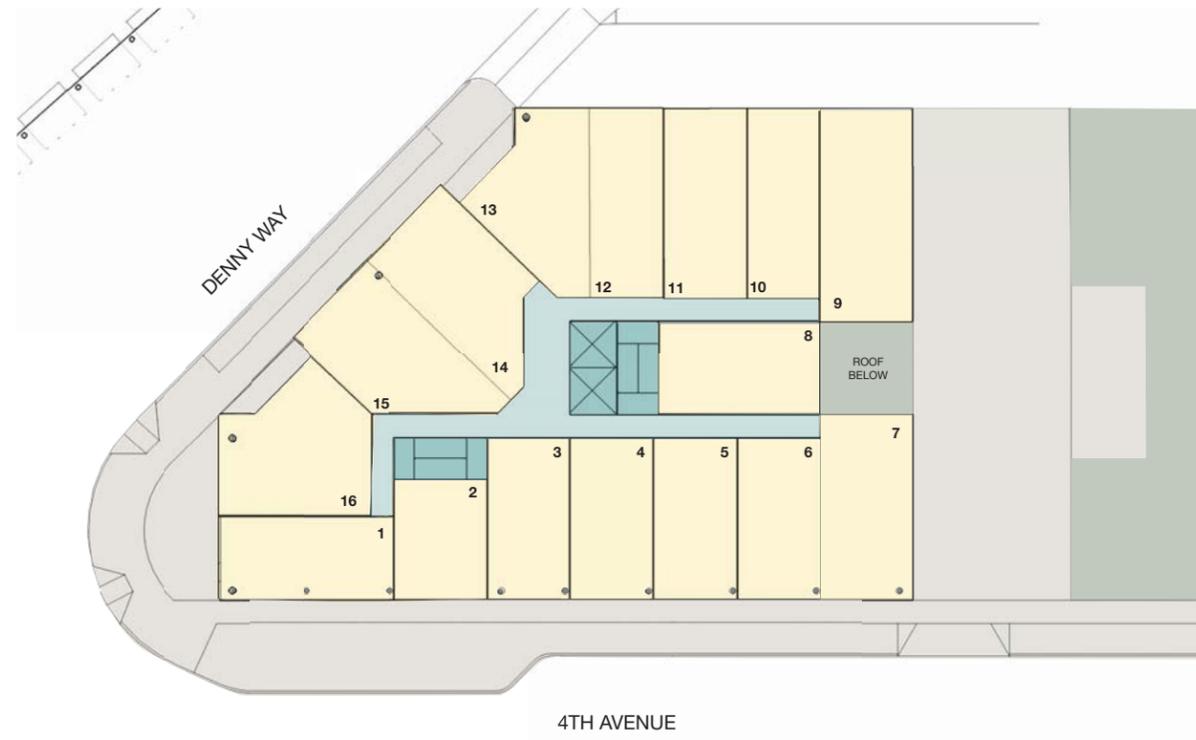


Zoning Envelope Diagram – Denny Way (Class II Pedestrian Street)

Site Zoning Analysis

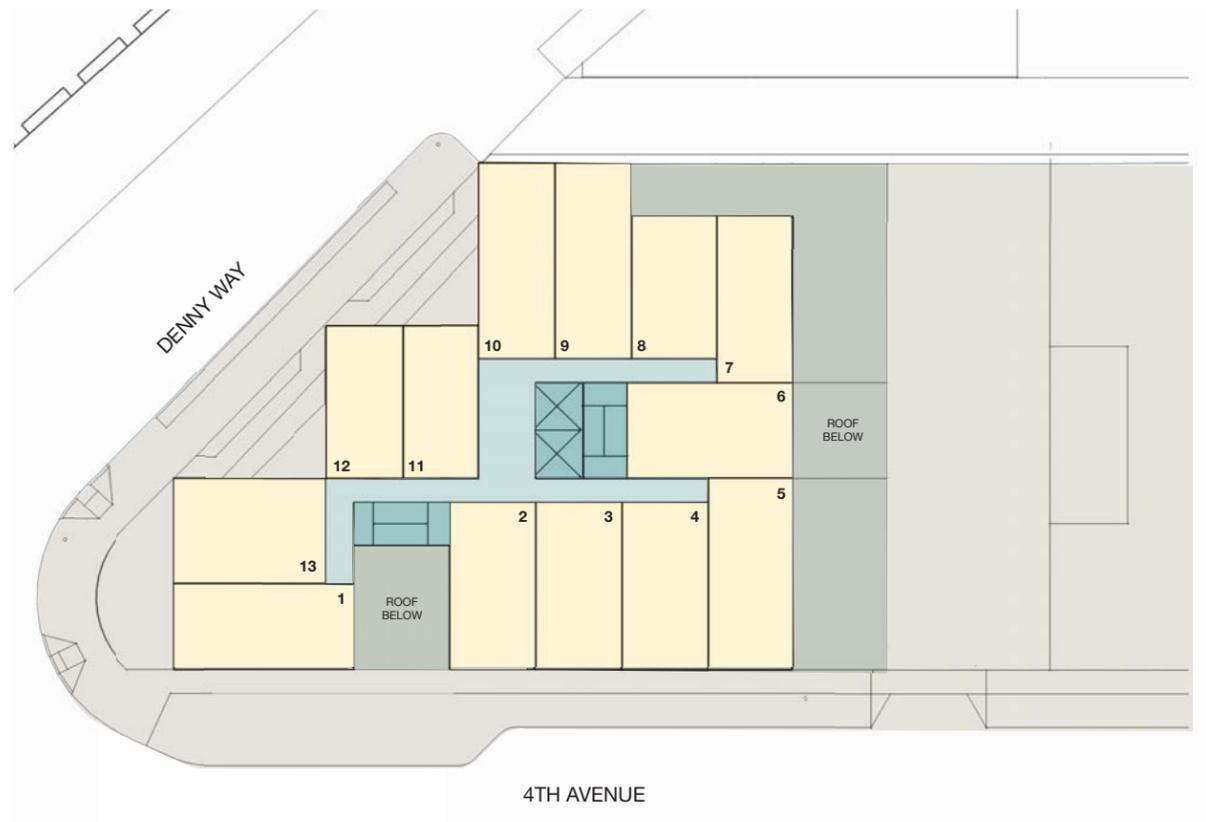


LEVEL 1



LEVELS 2-6 UP TO 60' (65' MAX HEIGHT AT 100% COVERAGE)

SCHEME A – Plans



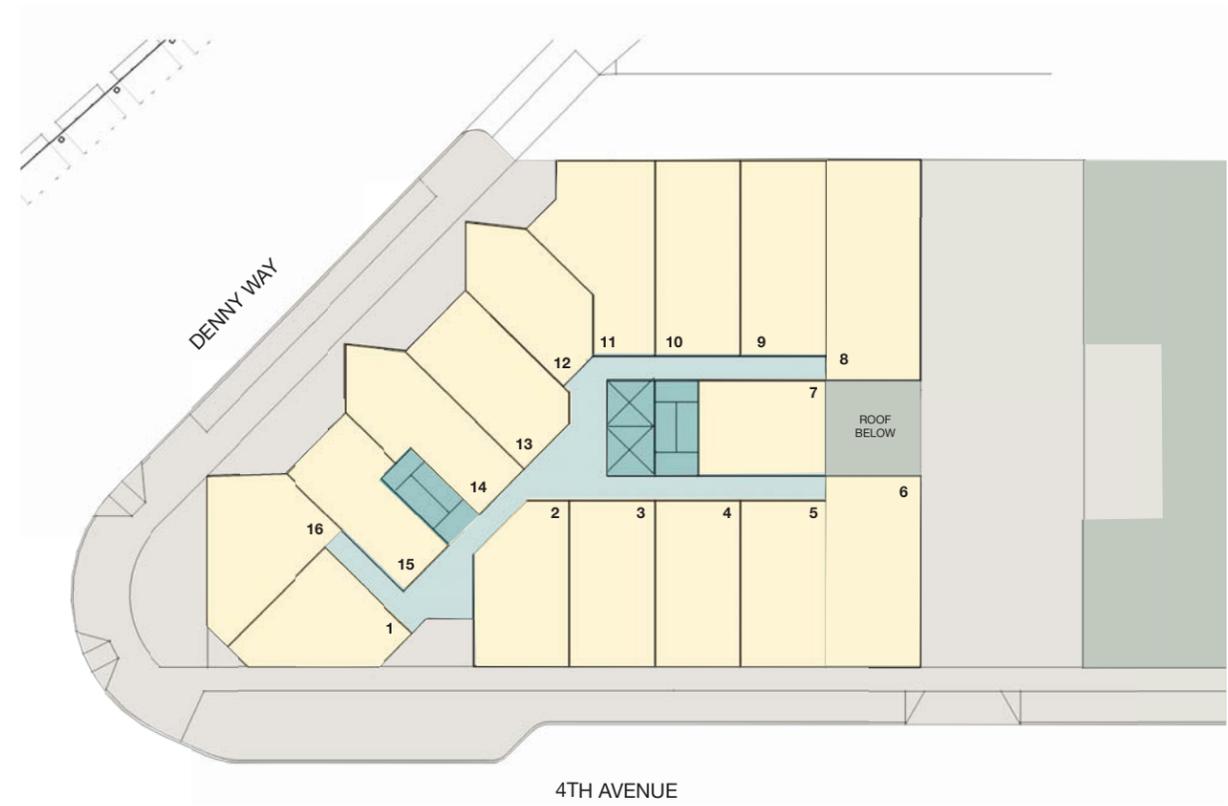
SCHEME A – Plans



Scheme A – Massings

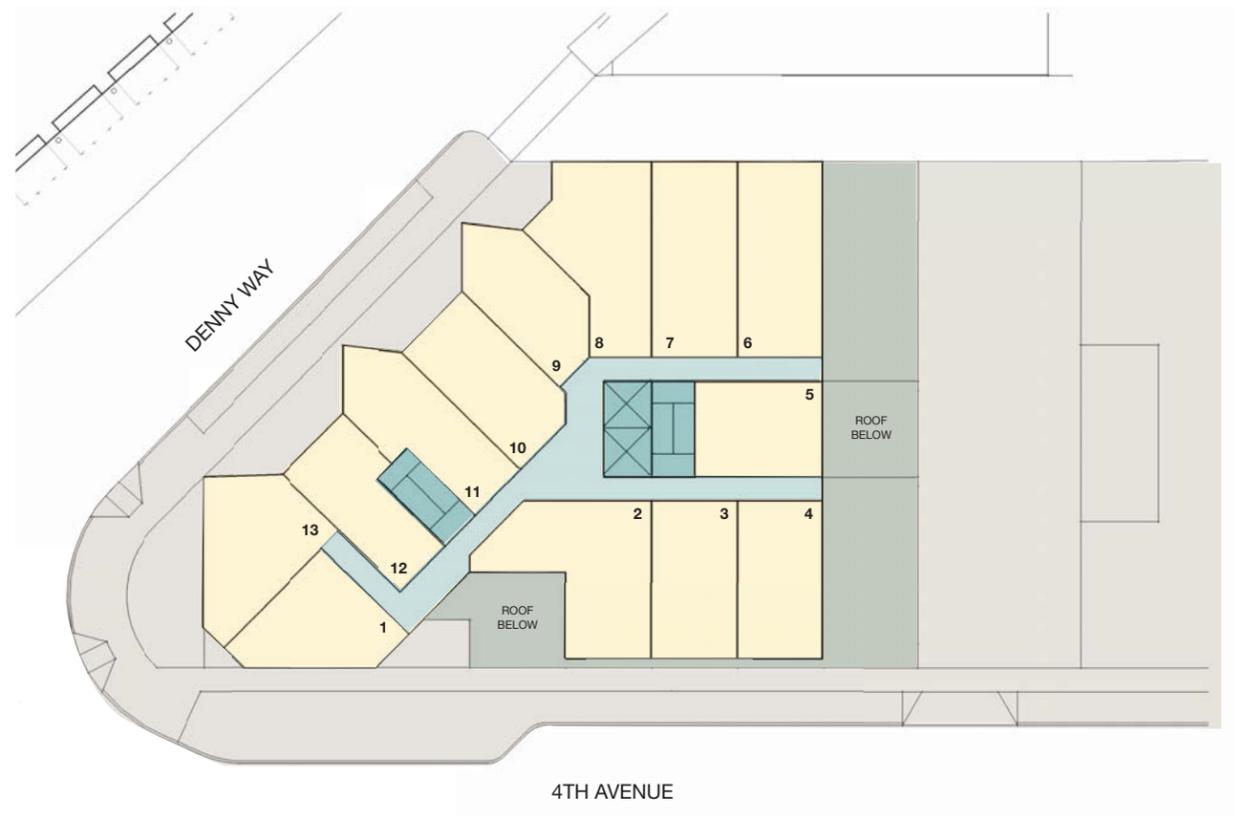


LEVEL 1



LEVELS 2-6 UP TO 60' (65' MAX HEIGHT AT 100% COVERAGE)

Scheme B – Plans



LEVELS 7-8 UP TO 78' (85' MAX HEIGHT AT 75% COVERAGE)

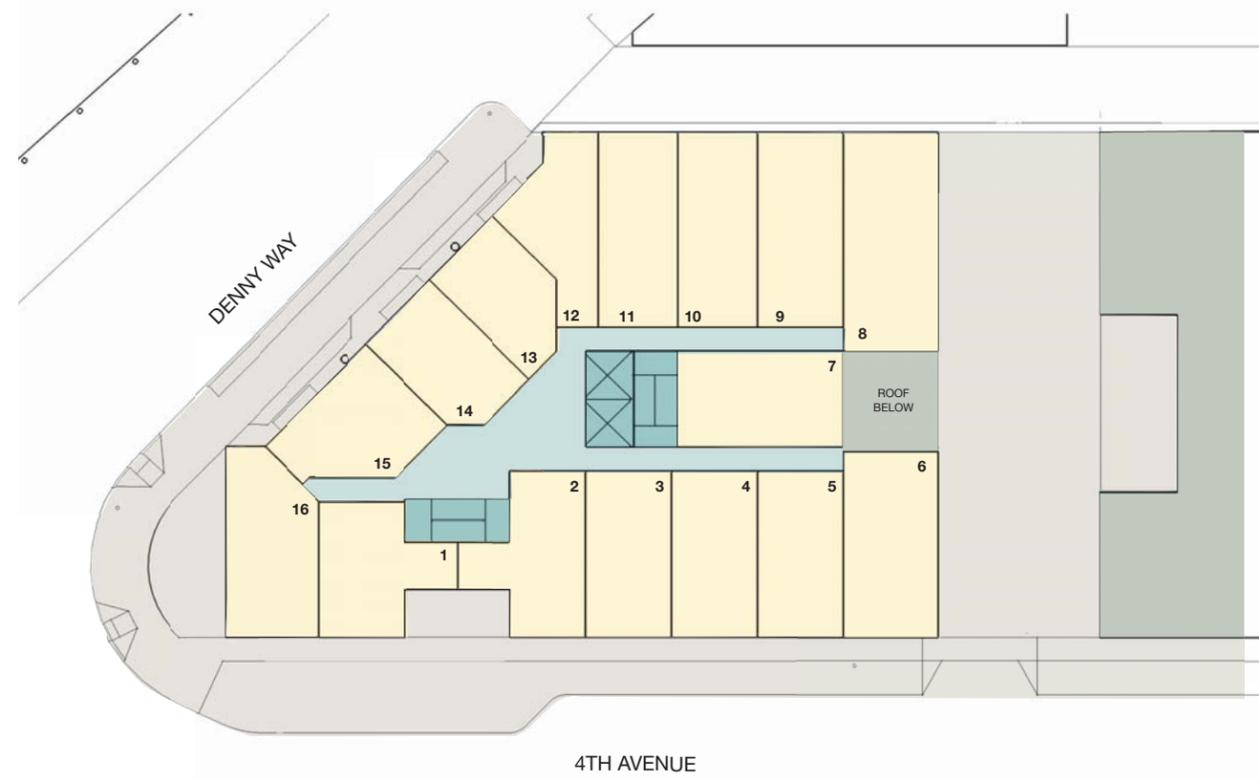


LEVELS 9-13 UP TO 125' (65% COVERAGE)

Scheme B- Plans



Scheme B – Massings



LEVELS 2-6 UP TO 60' (65' MAX HEIGHT AT 100% COVERAGE)

LEVEL 1

Scheme C – Plans

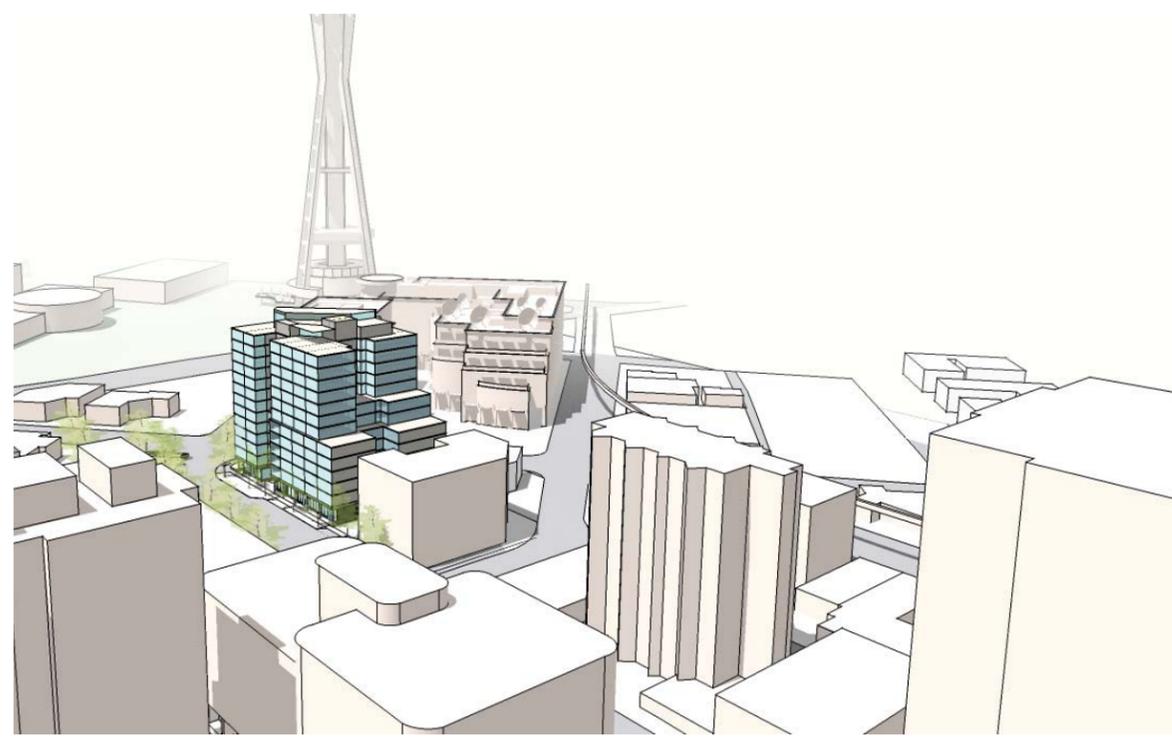


LEVELS 7-8 UP TO 78' (85' MAX HEIGHT AT 75% COVERAGE)



LEVELS 9-13 UP TO 125' (65% COVERAGE)

Scheme C – Plans



Scheme C – Massings



SCHEME A

Advantages:

- Building massing is based on Land Use Code; No departures required.
- Regular building geometry and unit shapes. Allows for floor plan layouts to be flexible with regard to unit types and sizes.
- Building massing provides more relief from Denny Way and Fisher Media Services.
- Orients residential units to maximize distant views to natural features such as Lake Union, and Elliot Bay and nearby neighborhood amenity, Tilikum Place.
- Has potential for more ground level outdoor, public space along Denny Way.
- Stepped massing on all building facades

Challenges:

- Does not strictly conform to the street edge of Denny way above the required Land Use facade height of 15'.



SCHEME B

Advantages:

- Building massing is based on Land Use Code; No departures required.
- Strong vertical architectural expression at the intersection of 4th Ave. and Denny Way.
- Uniquely shaped unit layouts provide a diversity of unit types.
- More building mass conforming to Denny Way without orienting units directly onto Fisher Media Services.
- Clear building mass on 4th Ave.

Challenges:

- Building geometry defined by both Denny Way and 4th Ave. creating idiosyncratic floor plans.
- Units along Denny Way, between protruding bays, takes less advantage of distant views to Lake Union.



SCHEME C

Advantages:

- Building massing is based on Land Use Code; No departures required.
- Geometry blends the regular quality of Scheme 'A' and the uniqueness of Scheme 'B.'
- Creates well defined street edge along Denny Way.

Challenges:

- Building facade on Denny Way gestures directly toward Fisher Media Service's southwest facade.
- Building massing and floor plan arrangement takes less advantage of distant views to Lake Union.



Comparison Views of Schemes



Landscape Concept:

The site design for the project will address the two street frontages in distinct manners.

On 4th Avenue we will preserve and celebrate the existing mature trees by providing expanded tree pit openings and simple, low(12-18" high) vegetative treatment. The trees and sidewalk landscaping are intended to clearly frame the residential lobby and retail/restaurant uses. The existing, large curb bulb at the north end will have taller landscaping (24-30" ht) with more variety in order to finish the block strongly and strengthen the transition to Denny Way.

On Denny Way, per directions from Bill Ames, SDOT Forester, we will remove the existing trees, replacing them with new. A continuous landscaped buffer edge (24"-30" ht) will be installed along the curb line to provide pedestrian protection from the high volume vehicular traffic. It is also intended that the at-grade retail facade be set back from the property line to allow a broadened streetscape along this edge, with additional seating and landscaping where possible.

Illustrative Landscape Plan

SCHEME 'A'

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

SCHEME 'B'

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

SCHEME 'C'

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

Requested Departures



Harbor Steps



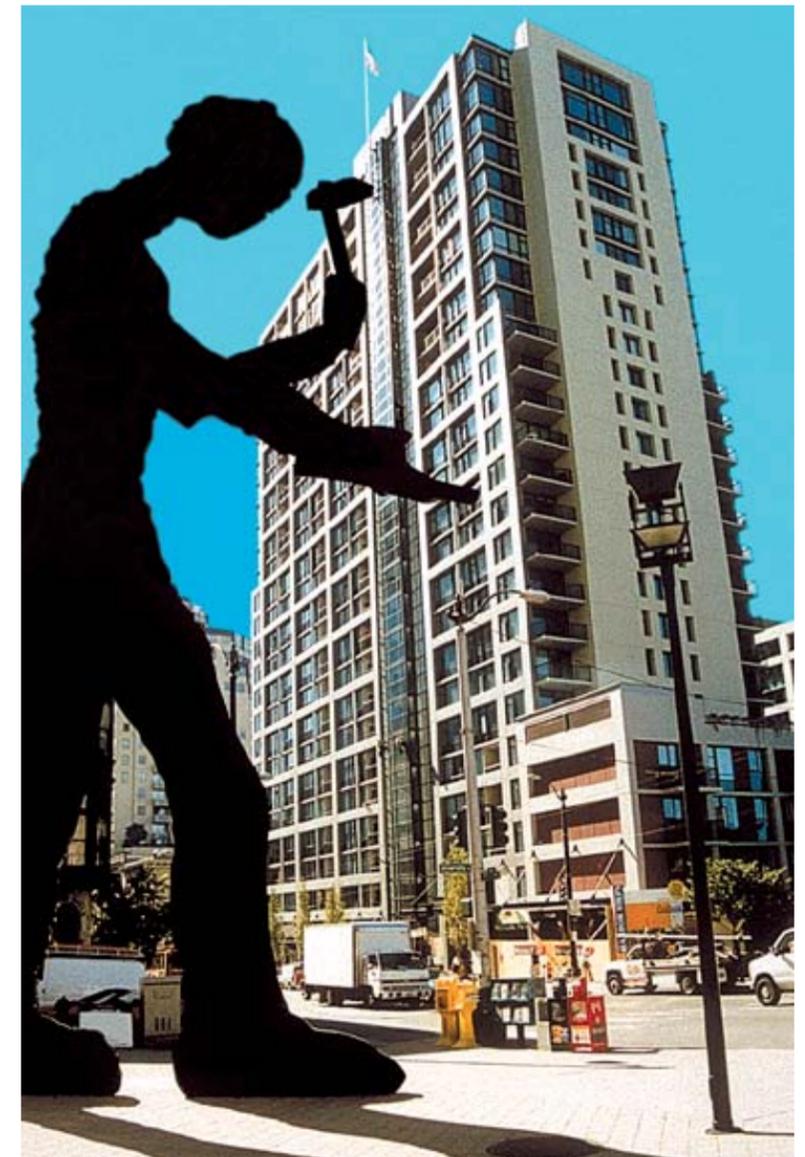
Klee Lofts and Suites



Mural Apartments



Alto Apartments - Under Construction



Harbor Steps

Firm Experience



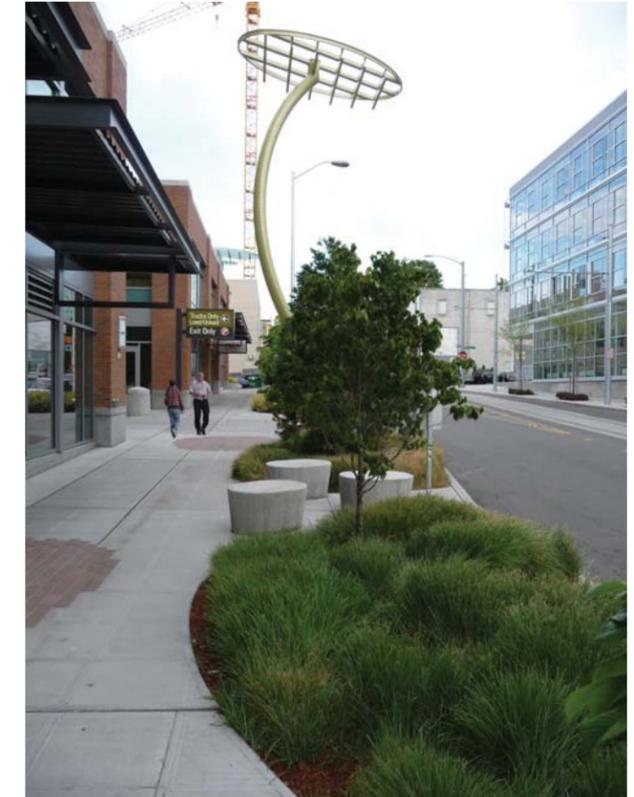
Cedar Street - Green Street



Harbor Steps - Post Alley



500 Mercer LUMEN



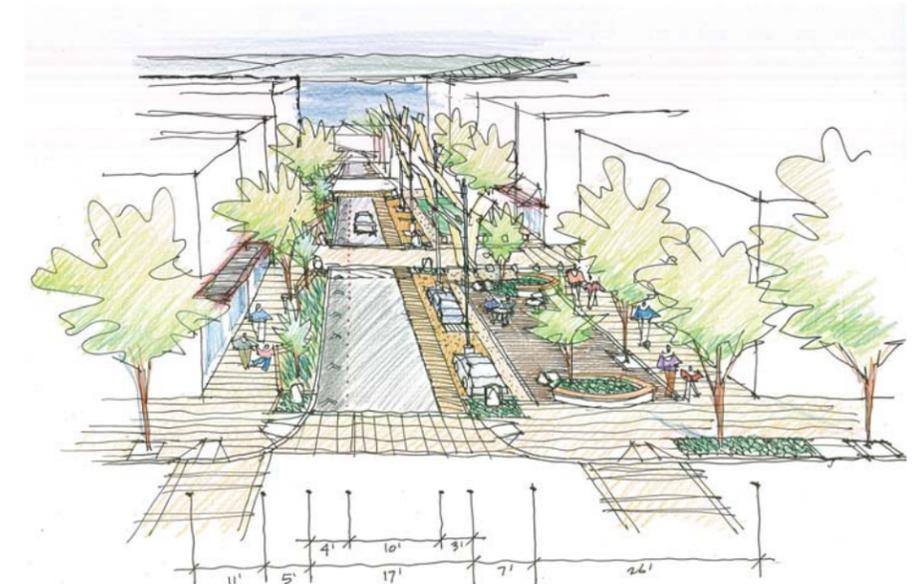
Block 40 South Lake Union



Alcyone



500 Mercer LUMEN



Bell Street Park Boulevard

Firm Experience