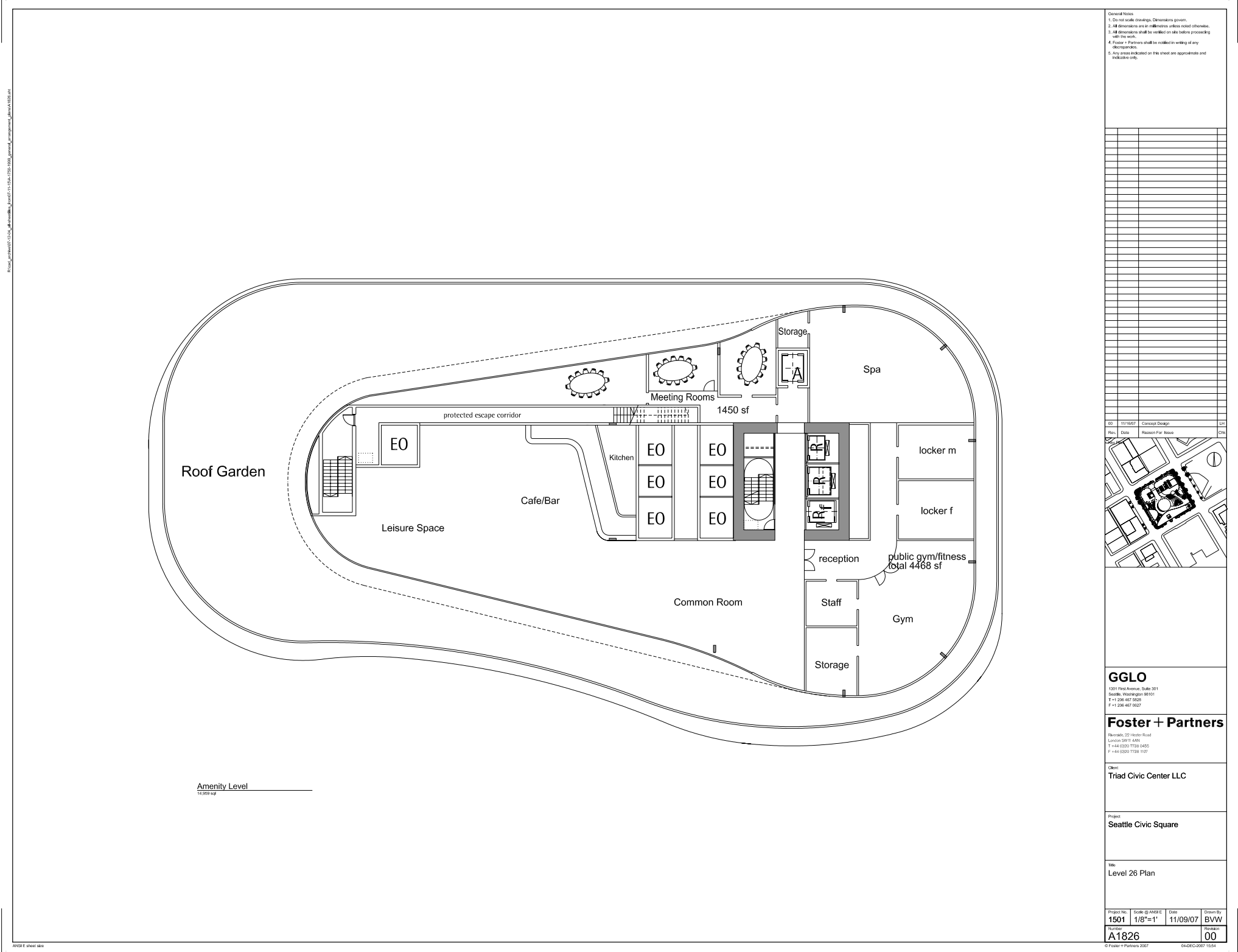
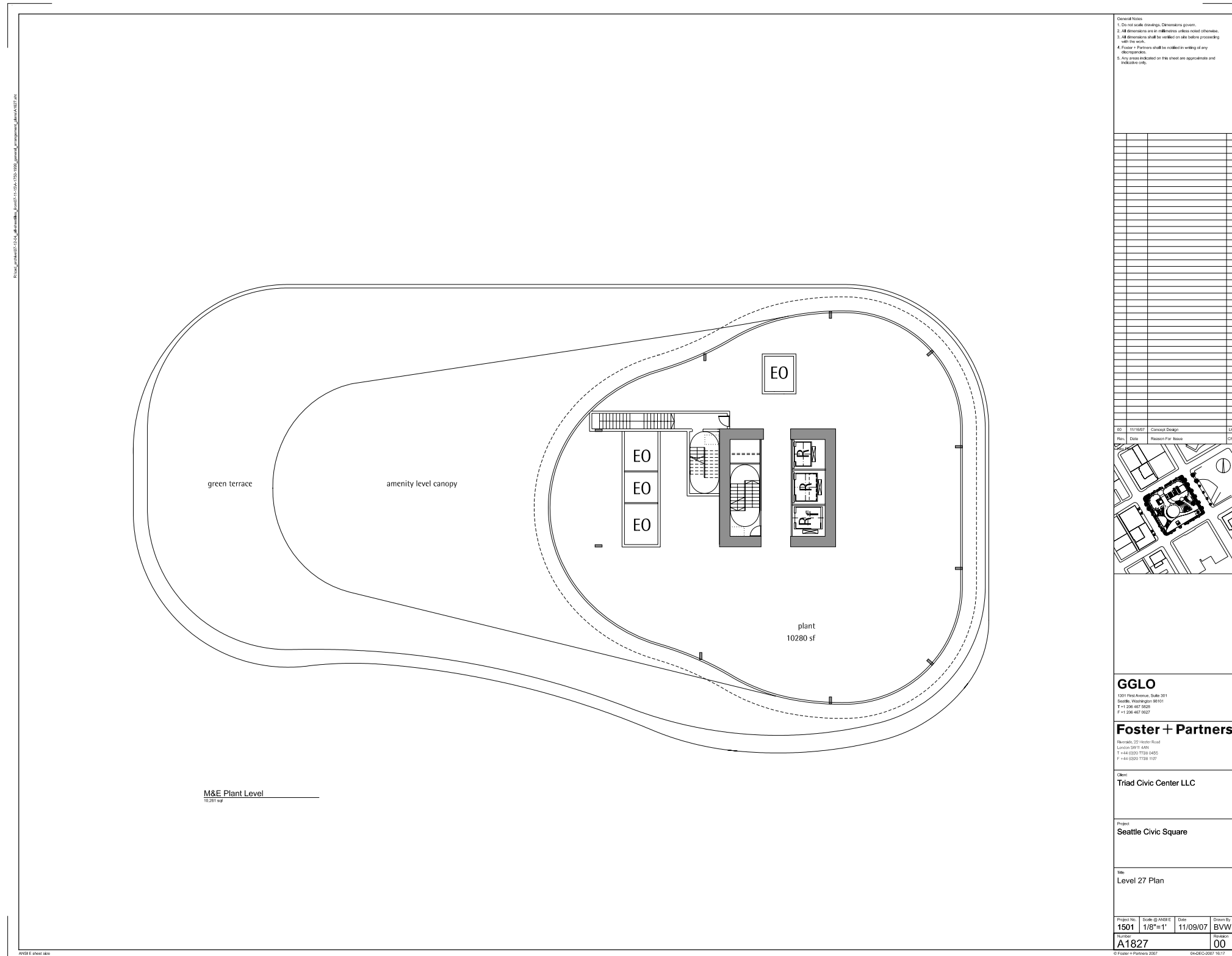


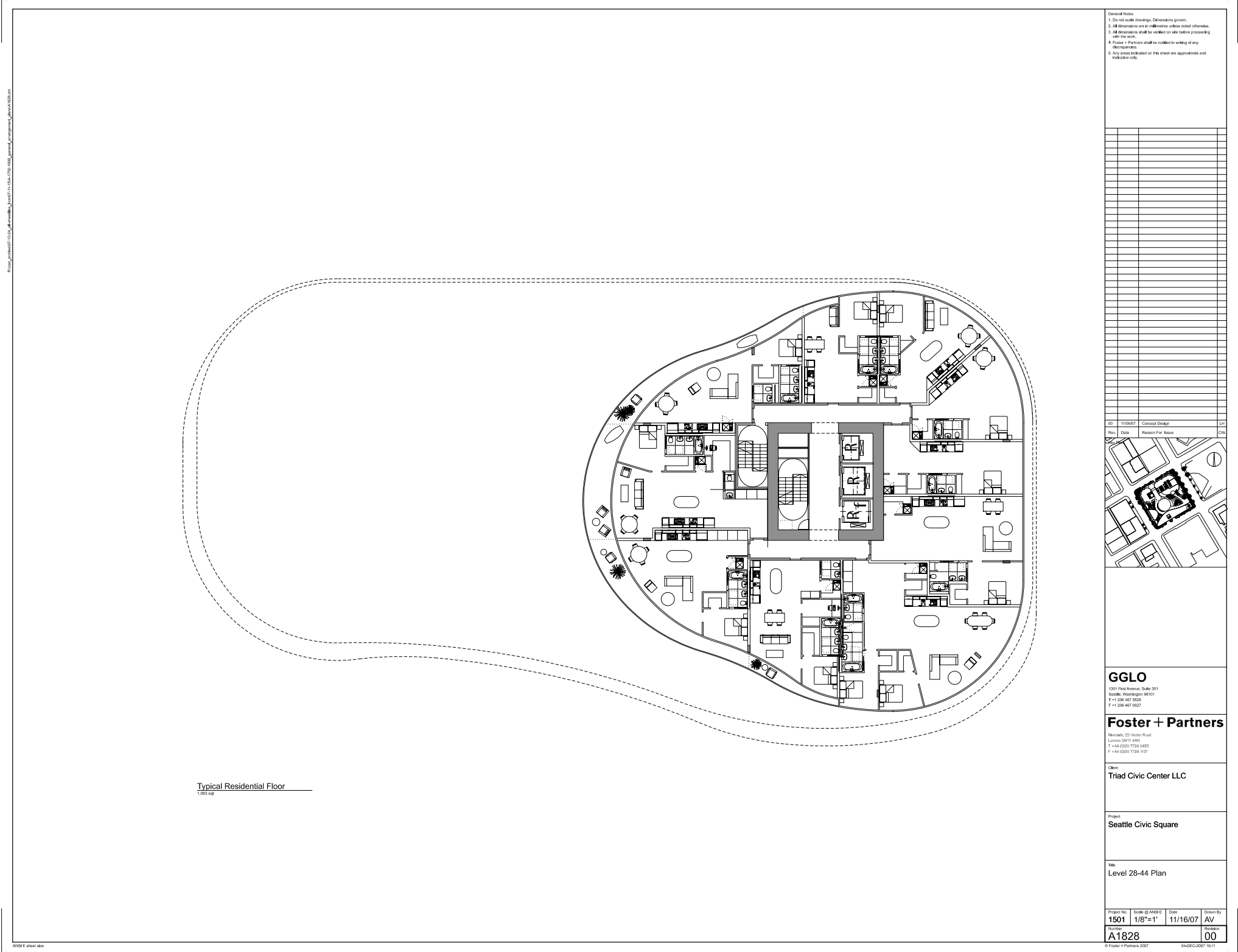
Concept Design Drawing Set
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Project: /Users/afoster/Projects/SeattleCivicSquare/ConceptDesign/Level46.dwg

General Notes
 1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimeters unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicate only.

Rev.	Date	Reason For Issue	Chg.
02	11/16/07	Concept Design	00

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Client
Triad Civic Center LLC

Project
Seattle Civic Square

File
Level 46 - Roof

Project No. **1501** Scale @ ANGE **1/8"=1'** Date **11/16/07** Drawn By **HL**

Number of **A 1846** Sheets **00**

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Concept Design Drawing Set

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3rd Avenue Elevation

James Street Elevation

General Notes

1. Do not scale drawings. Dimensioning governs.
2. All dimensions are in feet unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicated only.

Rev.	Date	Reason For Issue	By	Chk.
00	11/14/07	Concept Design	LN	

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Client:
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Project:
Seattle Civic Square

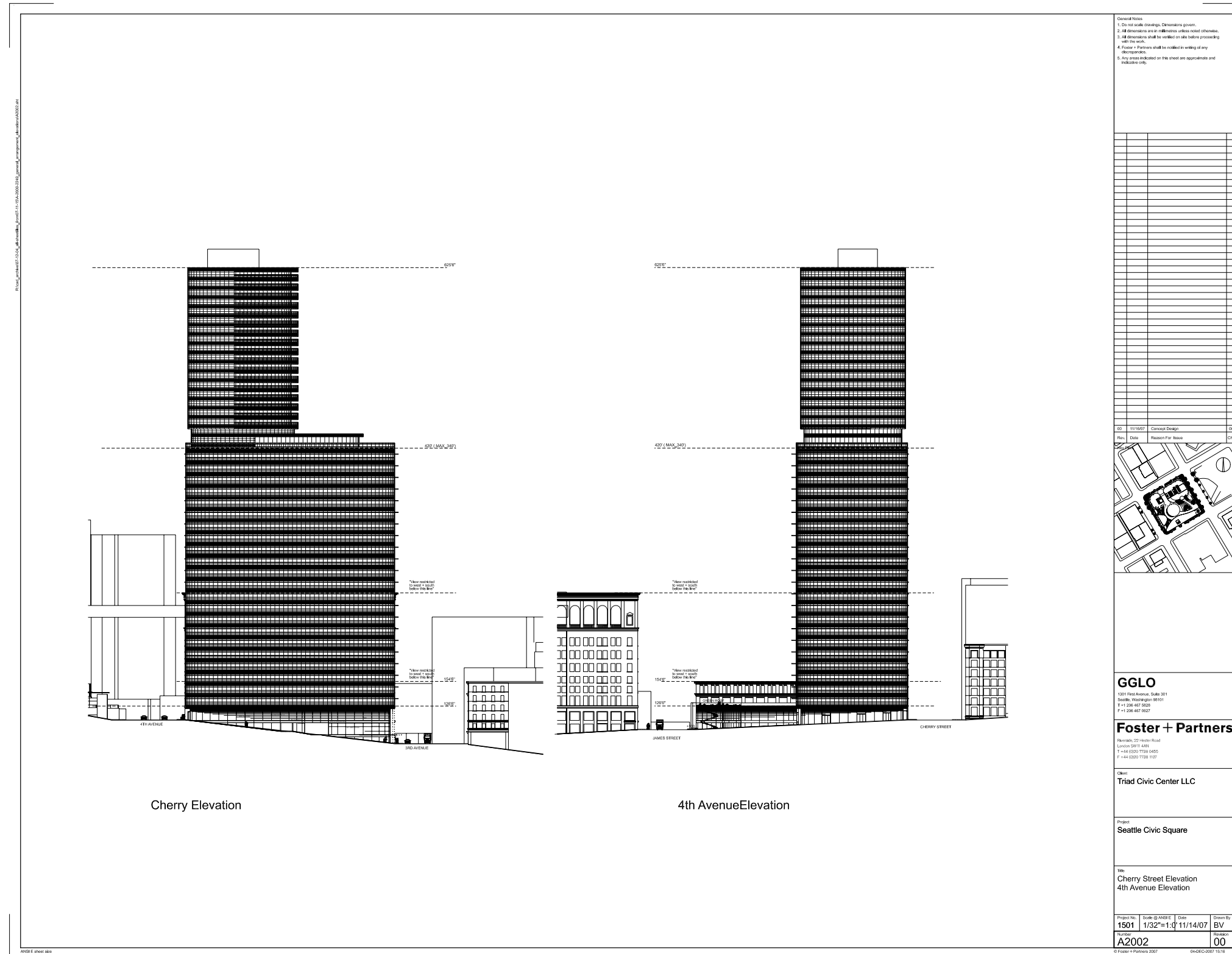
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 James Street Elevation**

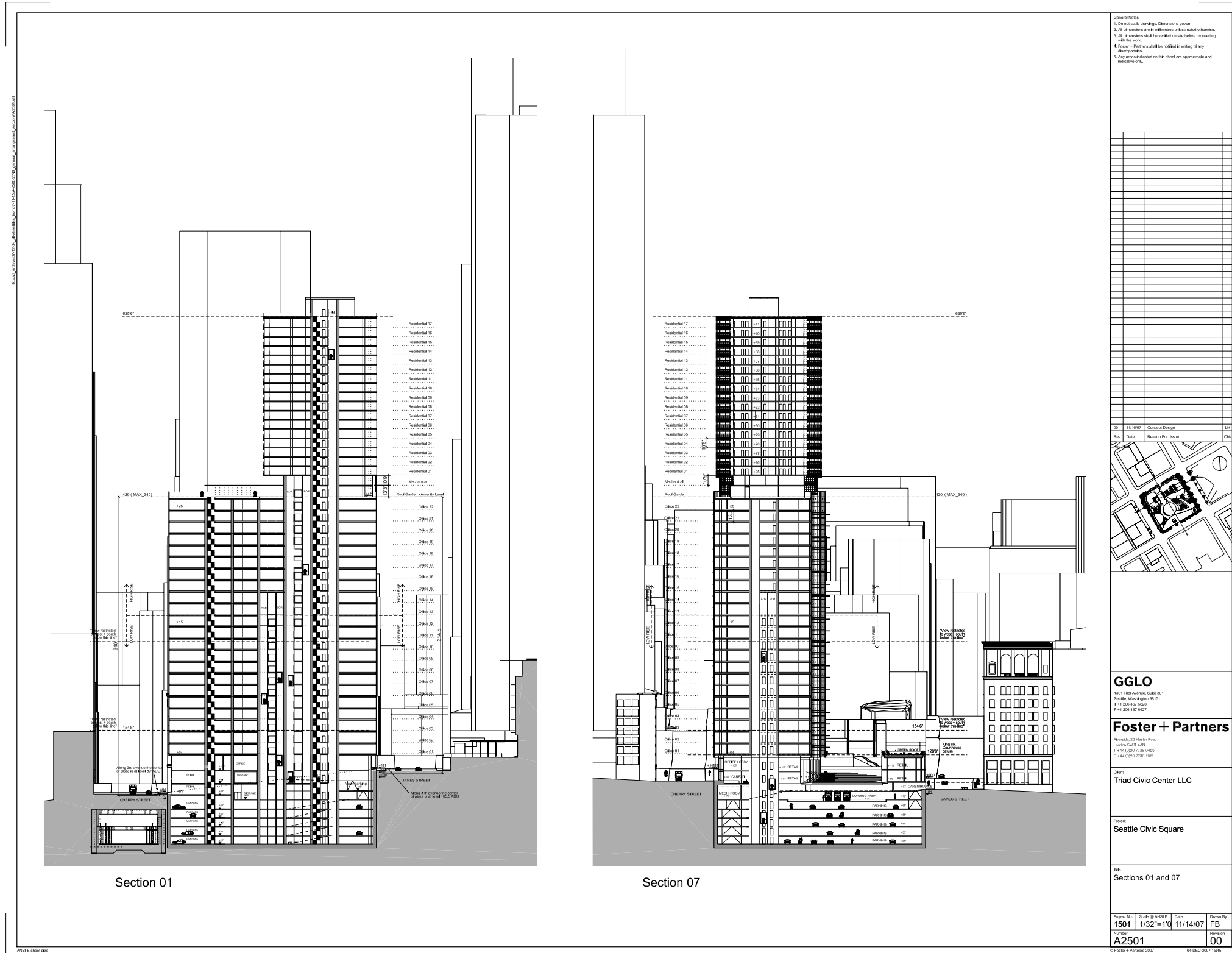
Project No.	Scale @ ANSIC	Date	Drawn By
1501	1/32"=1'0"	11/14/07	BV
A2001			00

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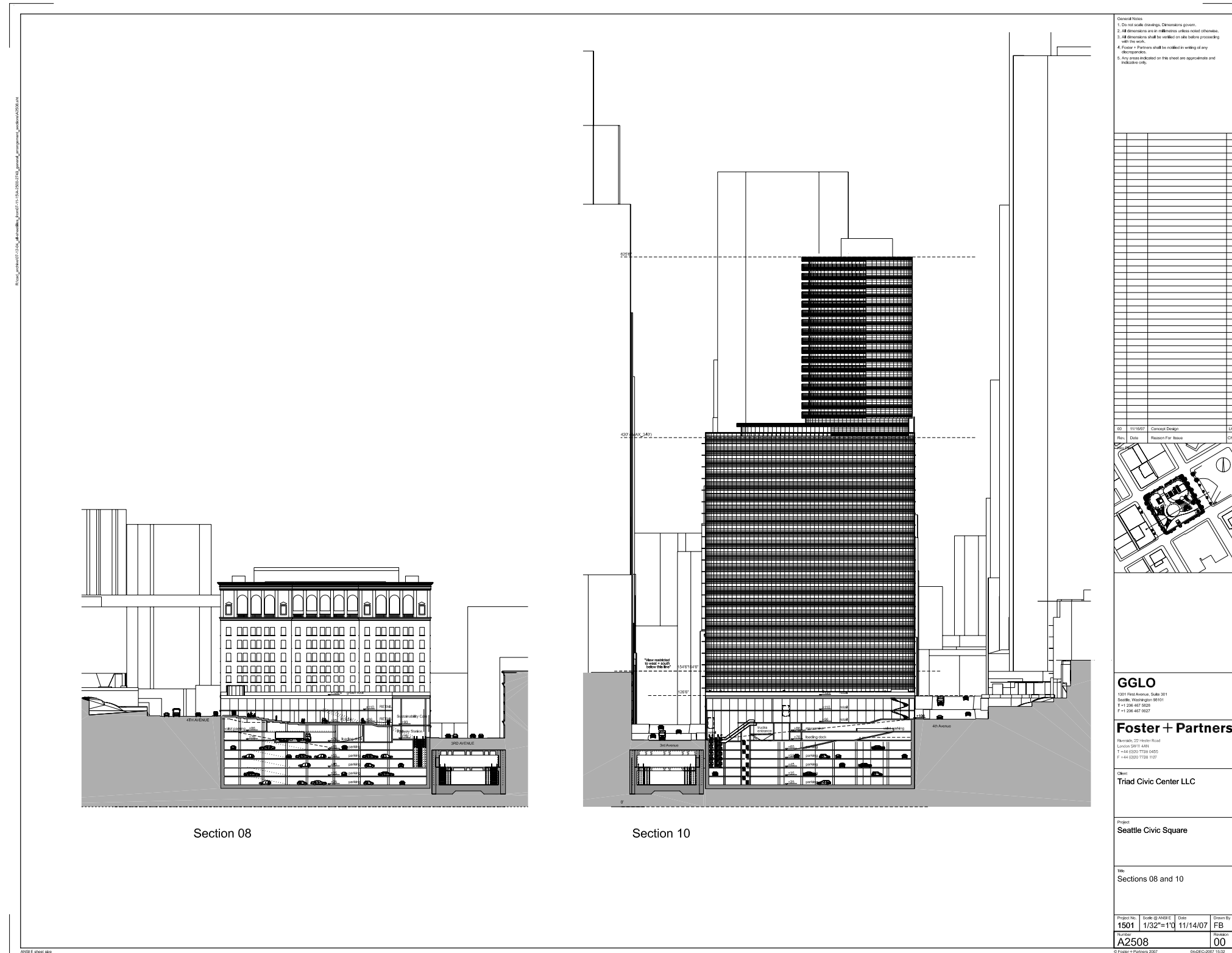
Concept Design Drawing Set

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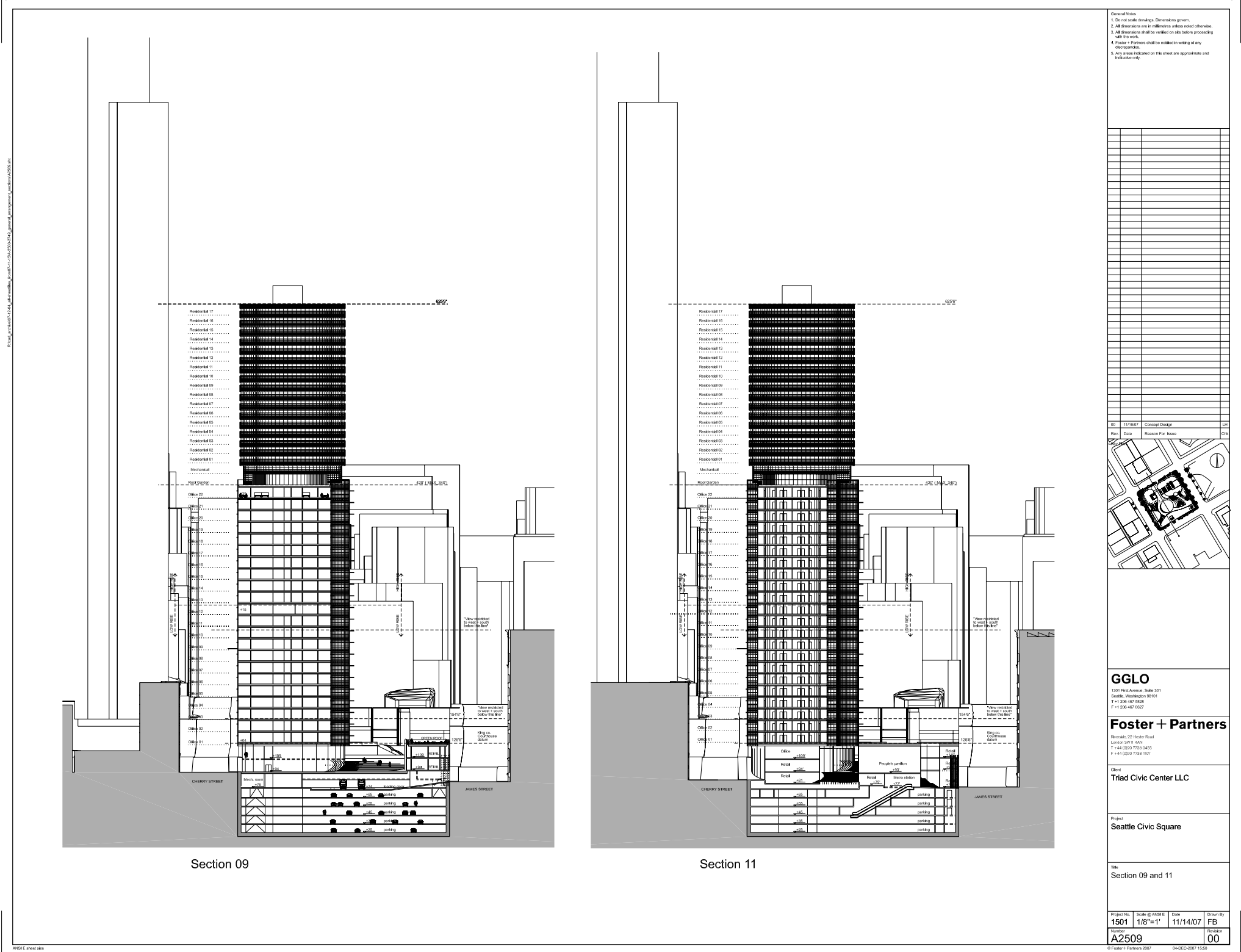


Concept Design Drawing Set
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Concept Design Drawing Set

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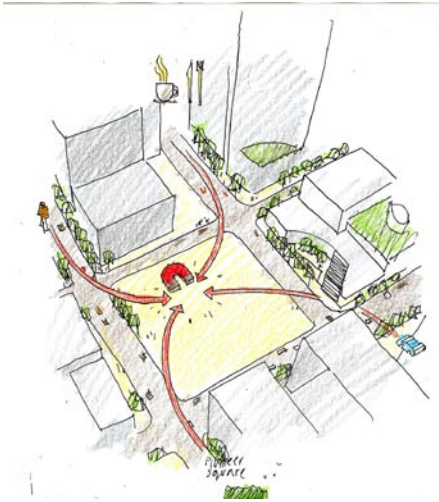


Project Program

Concepts

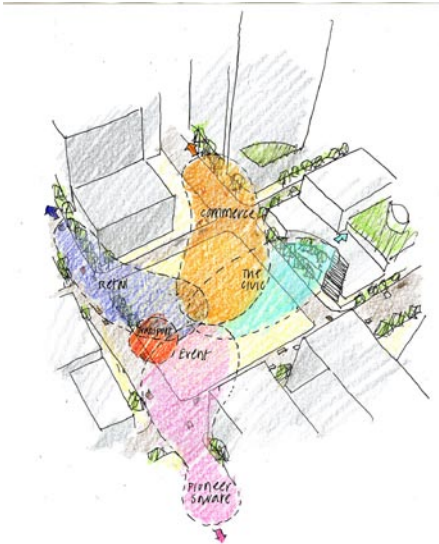
Magnet

The Civic Square Group has a vision to create a new place in the heart of Seattle that is a natural forum for the people of the city - an holistic plan for an urban realm derived from the grain and spirit of Seattle. Located at the center of a web of pedestrian and transport routes that connect the Civic Square to the whole city, the Square will be a magnet for the community and will reinvigorate the public realm. The Civic Square creates a new destination for Seattle.



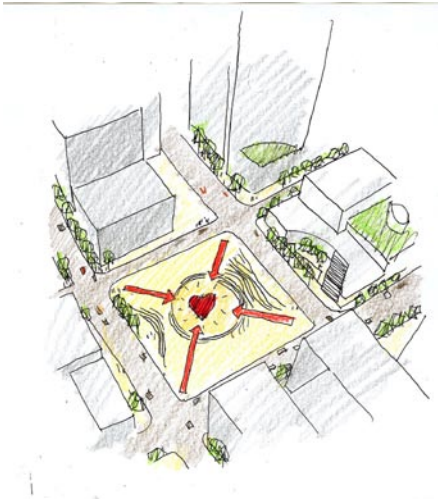
Neighborhood

The character of Seattle finds its home in the Civic Square. A variety of open, sheltered and enclosed spaces shape and punctuate this locale and form Seattle's living room and garden - an important Civic environment that can be enjoyed throughout the year. With a spectrum of leisure and cultural events hosted in the Amphitheatre and the People's Pavilion, the Civic Square creates a vibrant community to live, work and play in at the heart of downtown Seattle.



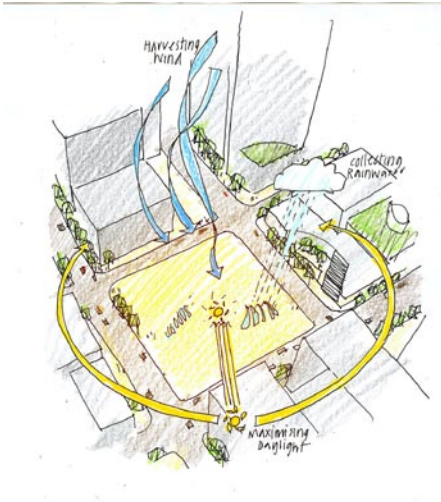
Heart

Addressing a social as well as a spatial flow of ideas, we have created new connections through the Square that link physical space with human interaction while remaining faithful to the Civic Center Masterplan. At the heart of the design concept is the idea of creating a valued public space and a new civic heart that will ripple out to re-invigorate the surrounding neighborhoods. Our team has the vision to forge new opportunities for interaction, and the drive to create socially and ecologically sustainable places that attract and generate new communities.



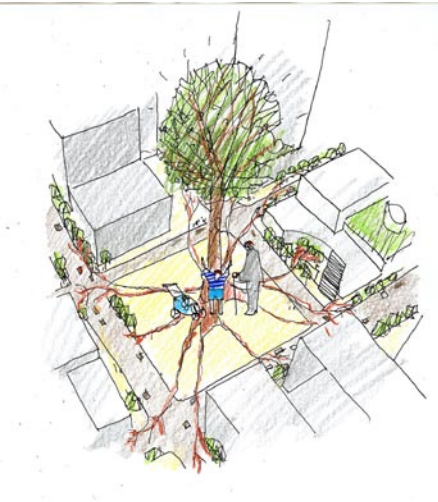
Sustainability

Our scheme emulates natural processes to produce a healthy and sustainable environment for the city. We aim to achieve a LEED Platinum rating and to set a benchmark for future development in the city. Our design concept maximizes the benefits of the topography and climate of the site - from the orientation of the buildings to the introduction of complex water systems that reduce storm water run-off and recycle it for use in the playful water features running through the Square.



Legacy

While we are sensitive to the fact that our new Civic Square needs to cope with the demands of today, we have also anticipated the demands of tomorrow, focusing on harnessing sustainable energy and water sources, and using durable materials. Our design is inspired by the way trees grow and leave their traces in the wood grain. The Civic Square is a new branch in the tree of Seattle, that will grow within the city from this new heart, offering a civic focus for future generations and bringing new life to the surrounding area.



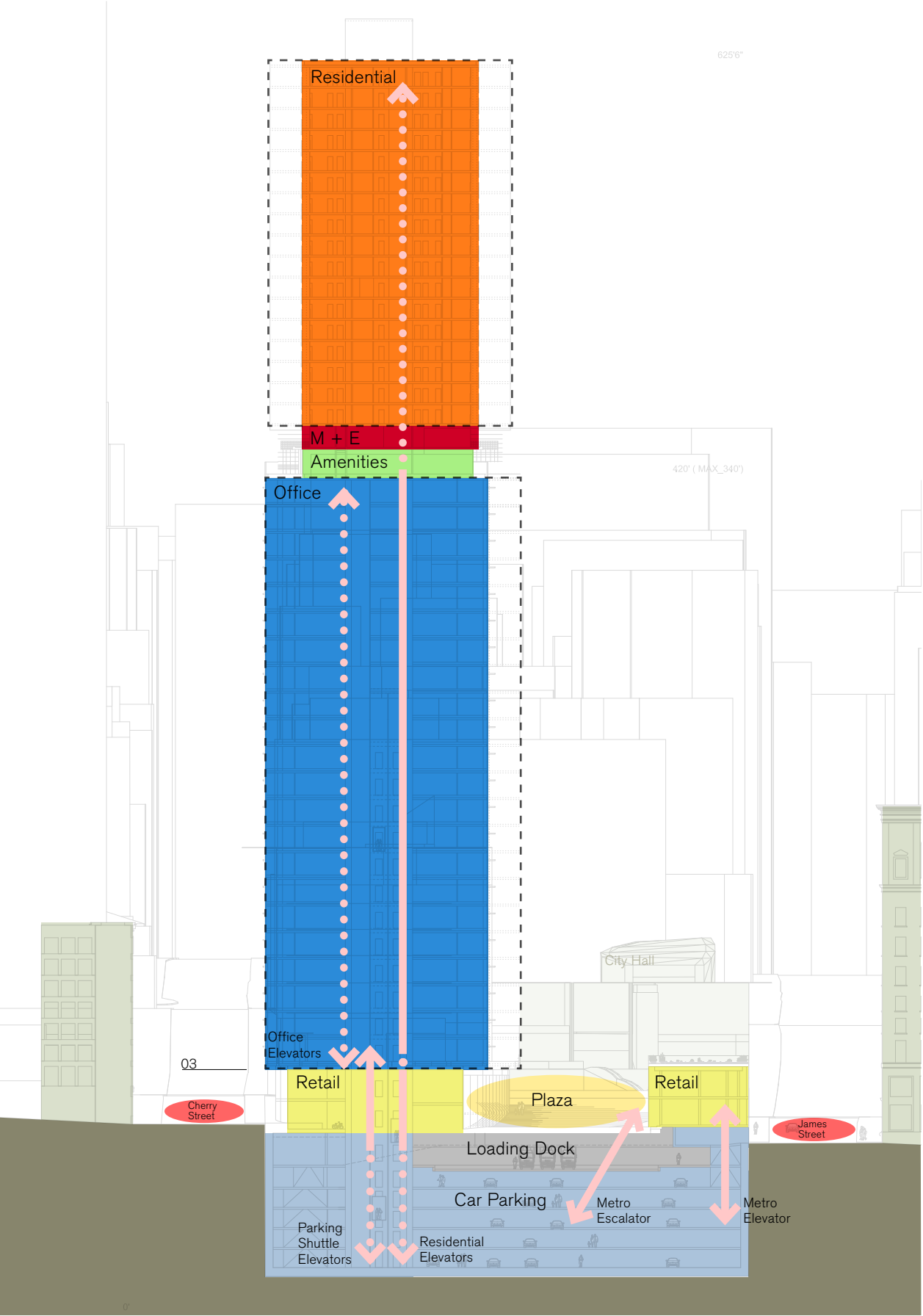
Project Program
Current Design Program

Component	Client Program	Concept Design	Comments
Car Parking	750	720	Client program achieved if additional level of parking constructed
Retail and Restaurant Space	41,400 gsf	36,117 gsf	Located on the levels 01-03
Office Accommodation	594,280 gsf	579,446 gsf	Including Levels 04 – 25
Residential Accommodation	181,900 gsf	186,513 gsf	includes Residential Lobby at P03, Apartment Levels 28 - 44
Tower Amenity	TBC	14,959 gsf	One Level
Loading Dock / Bay	6 Spaces	6 Spaces	



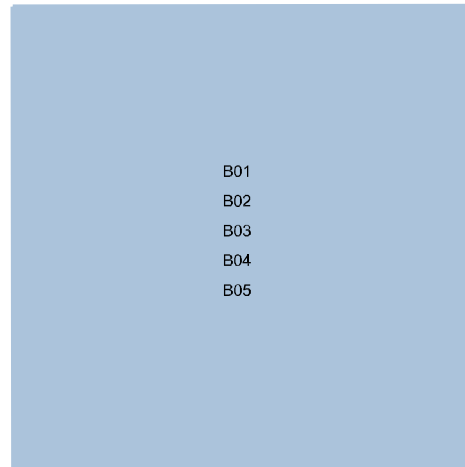
Project Program

Program Analysis



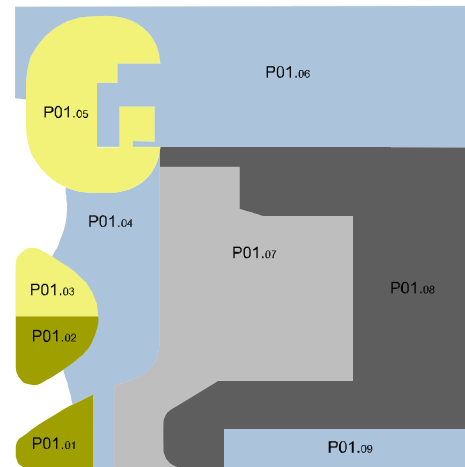
Project Program

Current Design Areas per Level



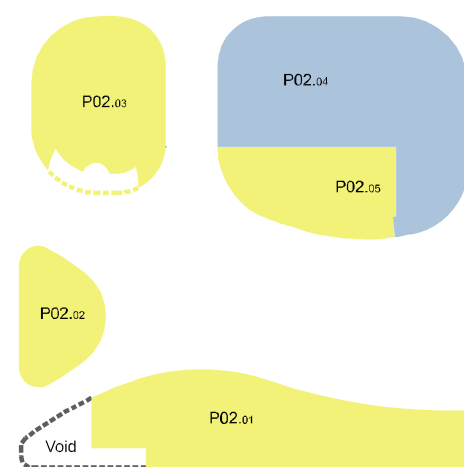
B01-B05 (Typical Basement Level)

Basement Levels B01-B05	
B01	57,348 sqft
B02	57,348 sqft
B03	57,348 sqft
B04	57,348 sqft
B05	57,348 sqft
Total:	286,740 sqft



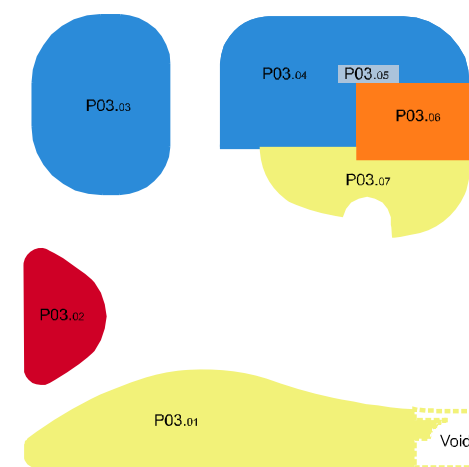
P01 (Plaza Level 01)

Plaza Level 01			
P01.01	1,074	sqft	M
P01.02	1,168	sqft	M
P01.03	1,172	sqft	Re
P01.04	4,941	sqft	Ba
P01.05	4,689	sqft	Re
P01.06	13,982	sqft	Ba
P01.07	14,516	sqft	Lo
P01.08	11,294	sqft	Lo
Total:	52,836	sqft	



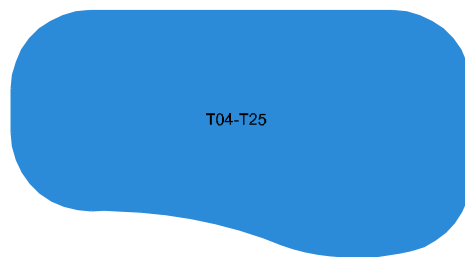
P02 (Plaza Level 02)

Plaza Level 02			
P02.01	7,786	sqft	Re
P02.02	2,340	sqft	Re
P02.03	5,119	sqft	Re
P02.04	9,941	sqft	Ba
P02.05	3,728	sqft	Re
Total:	28,914	sqft	



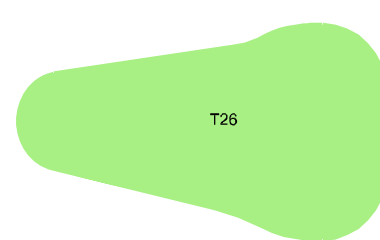
P03 (Plaza Level 03)

Plaza Level 03			
P03.01	8,097	sqft	Re
P03.02	2,340	sqft	M
P03.03	5,665	sqft	Of
P03.04	6,203	sqft	Of
P03.05	287	sqft	Ba
P03.06	2,403	sqft	Re
P03.07	3,186	sqft	Re
Total:	28,181	sqft	



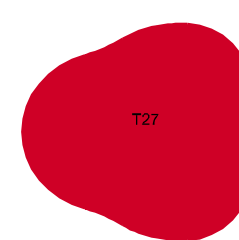
Tower Levels 04-25 (Office Levels)

Tower Levels 04-25 (Office Levels)	
22 Levels at	25,799 sqft
Total Office:	567,578 sqft



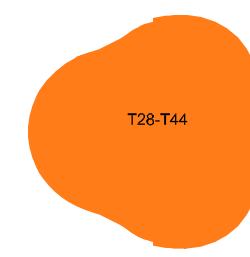
Tower Level 26 (Amenity Level)

Tower Level 26 (Amenity Level)	
T26	14,959 sqft



Tower Levels 27 (Mechanical Level)

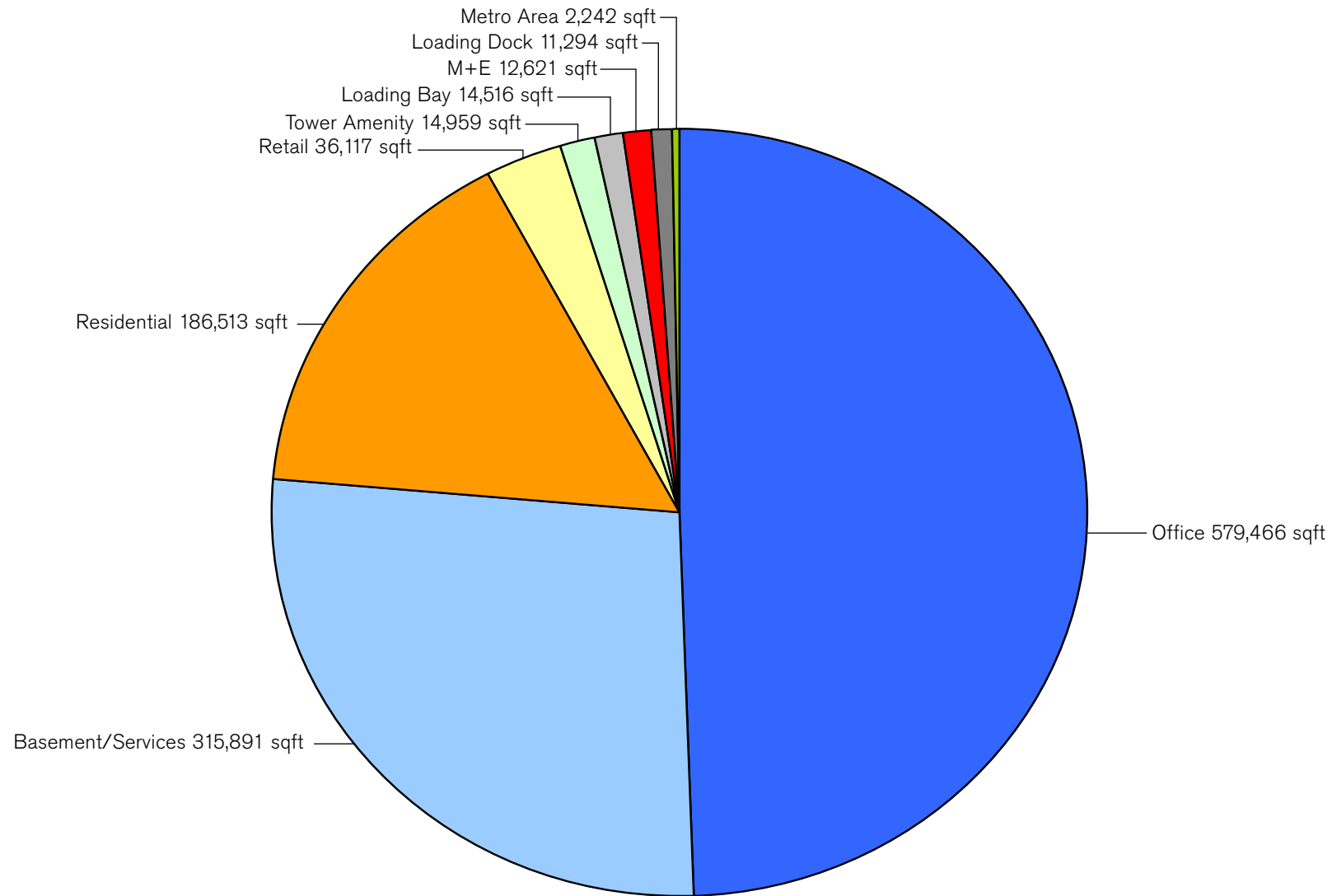
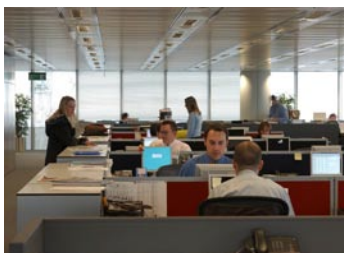
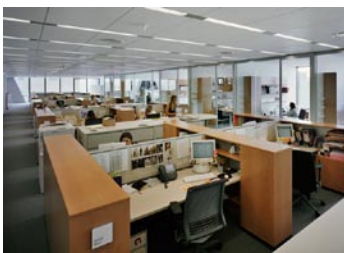
Tower Level 27 (Mechanical Level)	
T27	10,281 sqft



Tower Levels 28-44 (Residential Levels)

Tower Level 28-44 (Residential Levels)	
17 Levels at	10,830 sqft
Total Residential:	184,110 sqft

Project Program
Current Design Area Totals



	Retail	Office	Residential	Metro Area	Tower Amenity	M+E	Loading Bay	Loading Dock	Basement/Services
T28-T44			184,110						
T27						10,281			
T26					14,959				
T04-T25		567,578							
P03	11,283	11,868	2,403			2,340			287
P02	18,973								9,941
P01	5,861			2,242			14,516	11,294	18,923
B01-B05									286,740
Subtotals	36,117	579,446	186,513	2,242	14,959	12,621	14,516	11,294	315,891
Total SQFT									1,173,599

Project Program

Additional Notes on the Area Program

Site Constraints

- o By masterplan agreement, the office tower will be on the north portion of the site, and will not cover more than 45% of the sites area (57,348 x 45% = 25,806.6 sqft)
- o The area of the site that must be open to sky must exceed 20,000 sqft.

Car Parking

- Total 750 spaces with the following mix of sizes:
 - o Compact (35%) - 262
 - o Medium (30%) - 226
 - o Large (35%) – 262
- The required clear height is 6'9", desired are 7'0"
- The required height for accessible vans is 8'2" per IBC & ANSI 117.1-2003
- Valet parking will be provided for the residential units.

Bicycle Parking

- 1 space per 5000 sqft GFA office space
- 1 space for every 2 residential units
- Shower facilities and storage areas

Loading Dock

- 6 spaces (10' x 45' x 14') for 35' trucks.
- Minimum loading dock height 14'6"

Retail

- 3 Levels of retail, target area is 36,000 gross sqft
- The desired clear height for retail units is 14'
- Code compliant staff and public toilets are to be provided on site.
- The units are have complete exterior walls and windows, ready for insulation and / finishes / trim.
- All fit-out to be provided by tenants.
- Concrete floors poured to 1/8" in 12' (no additional float or crack repair.)
- Cold Shell:
 - o Hot and cold water to each space capped and valved.
 - o Drains
 - o Electric unit heaters included at 5 KVA per 2500 sqft with line voltage thermostats.
 - o Electric Panels for each space
 - o HVAC equipment and ductwork to be provided by tenant.
 - o One dedicated service elevator for retail is planned for the south side. The north side uses the office service elevator.

Metro Station

- Connection to Metro Tunnel via:
 - o 2 escalators 48" in width
 - o 1 stair of code compliant width
 - o 1 Elevator (capacity?)

- Additional requirements for Metro Station TBC with Metro

Office

- The maximum FAR of 10 (5 base and 5 bonus) for commercial will be applied, plus an allowance of 3.5% for mechanical. 57,348 x 10 + 3.5% = 594,280 gross sqft office space.
- The desired clear height for the office space is 9'6"
- The efficiency of the office floor plate is to be measured according to the BOMA Standard.
- The desired office planning module is 5'0"
- The minimum office perimeter size is 10' x 15', with options for larger offices provided.
- The ideal distance from the core to the glass line is +/- 41'.
- A freight elevator and a fire-fighting elevator (potentially same) are to service all office floors.
- Elevators to be provided as specified by the elevator consultant.
- Warm shell (decision pending):
 - o Toilet rooms finished on all floors
 - o Building standard finish at all elevator lobbies
 - o Exterior wall insulated, GWB and taped at spandrels
 - o Concrete tile raised floor installed
 - o HVAC supply in raised floor with supple grilles randomly distributed.
 - o No suspended ceiling
 - o No lighting except a few emergency pathway lighting fixtures
 - o No demising walls or "Z" corridor walls
- Cold shell (decision pending):
 - o Toilet rooms finished on all floors
 - o GWB taped at all elevator lobbies
 - o Exterior wall system exposed and uninsulated unless integral with the wall system.
 - o Concrete raised floor tiles stacked and stored on each floor.
 - o HVAC equipment installed on each floor with trunk line leading to the future raised floor area.
 - o No suspended ceiling
 - o No lighting except a few emergency pathway lighting fixtures
 - o No demising walls or "Z" corridor walls
- Men's and women's toilet rooms required on each floor
 - o Men: 1 w.c., 1 access w.c., 2 urinals, 2 sinks
 - o Women: 3 w.c., 1 access w.c., 2 sinks
- An area of refuge (32 X 48) is required in one of the exit enclosure (or in a vestibule leading to the enclosure) and is recommended for both exit enclosures.
- An area of refuge is required as a vestibule to one gurney sized elevator on every floor. The service elevator is acceptable.
- Telephone and data closets will be provided on each floor.

Residential

- 17 residential floors averaging 10,700 gross sqft in area with no floor exceeding 11,500 sqft.
- The desired efficiency of gross/net = > 85%.
- The desired clear floor height for the residential units TCB.
- Residential units are to meet accessibility requirements.
- Elevators to be provided as specified by the elevator consultant.

- Recycling and trash rooms to be provided on each floor, and programmed to meet LEED gold requirements.
- Desired unit mix TBC. Target 150-170 units.
- Number of units per floor 9-11.
- Target sizes for units are:
 - o Studio – sqft TBC
 - o One-Bedroom – sqft TBC
 - o One-Bedroom + Den – sqft TBC
 - o Two-Bedroom – sqft TBC
- Unit design guidelines:
 - o Entry closet (not walk-in) of four lineal feet.
 - o Laundry area with side-by-side or large stacked W/D.
 - o Vent shafts for bathrooms and kitchens.
 - o All bedrooms should have walk-in closets with a minimum of 12 linear feet of hanging space (4 feet full height 8 feet half height).
 - o All bedrooms have direct access into a bathroom.
 - o If the program expands to two bedroom units, the "2nd" bedroom will share access to an additional bathroom shared with guests.
 - o The Master Bath in the larger units will be 5-piece (2 sinks, toilet, walk-in shower and a soaking tub). All Master baths, in all units, will have 2 sinks.
 - o Bathrooms will not be viewed from public spaces, especially toilets.
 - o The public zone will be the great room concept combining cooking eating and living in one space.
 - o The bedroom will have operable panels separating it from the public zone.
 - o An assortment of kitchen options including the "Foster" kitchen will be provided.
 - o The kitchens should be programmed i.e. x lineal feet of draws, bread board, pantry, etc...

Amenity Level

- Amenity Level program 1: 5,350 n.s.f.
 - o Gym Space 1,050 s.f.
 - o Common Room 750 s.f.
 - o Meeting Space 1,800 s.f.
 - o Enclosed leisure space 700 s.f.
 - o Café/Bar 1,050 s.f.
- Amenity Level program 2: 8515 s.f.
 - o Community lounge 800 s.f.
 - o Kitchen off lounge 300 s.f.
 - o TV / Theatre 600 s.f.
 - o Small TV/Theatre 300 s.f.
 - o Public Toilets 250 s.f.
 - o Public waiting 200 s.f.
 - o Admin office 400 s.f.
 - o Exercise room 1000 s.f.
 - o Spa and resistance pool 1500 s.f.
 - o Locker rooms and toilets 400 s.f.
 - o Stairs and elevators 800 s.f.

Triad

Seattle Civic Square

Concept Narrative

December 2007

This report takes into account the particular instructions and requirements of our client.
It is not intended for and should not be relied upon by any third party and no responsibility is
undertaken to any third party

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