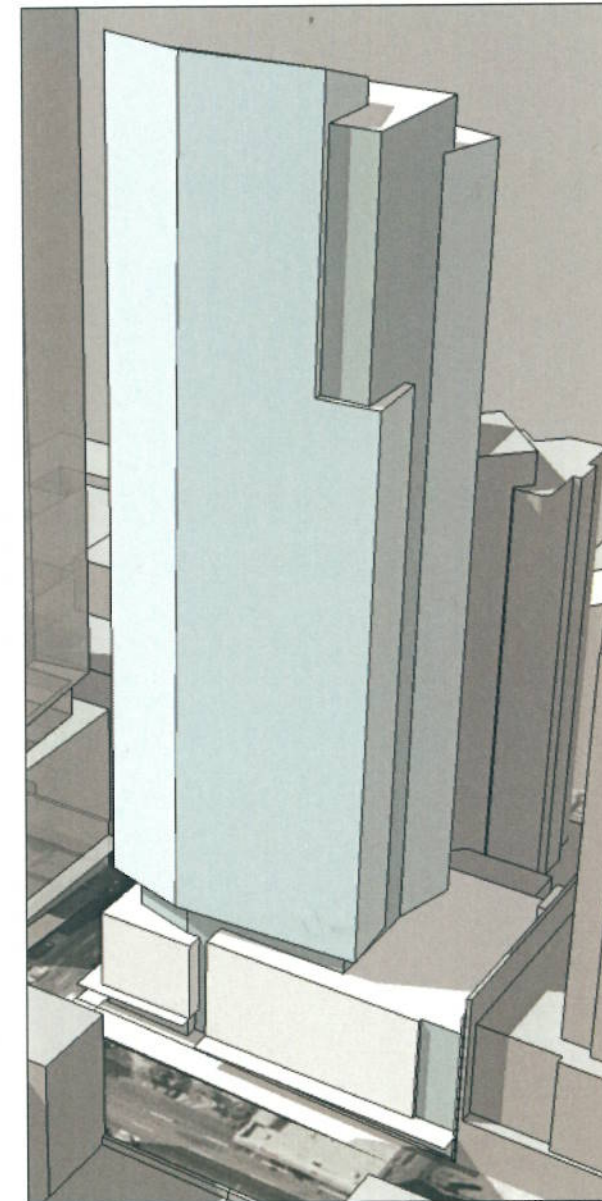


THE **JUSTEN**  
Company LLC

COLUMBIA WEST  
PROPERTIES, INC.



AUGUST 6, 2007



**2ND & VIRGINIA NORTH TOWER | 2015 2ND AVENUE**  
PRE-EARLY DESIGN GUIDANCE SUBMITTAL

LAND USE  
Appl:  
Parent:

FULL C  
Pty:  
Related AP:

CMRCL  
Filed at: 2001 2ND AVE

\$0

2015 2ND AVE  
Use: N

Design Review, early design guidance meeting for a 40 story, 240 unit residential tower with 7,500 sq.ft. of retail at ground level. Parking for 360 vehicles will be located below grade.  
Build ID: NONE  
3007605

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## DESIGNERS NOTE

The Second and Virginia North and Second and Virginia South projects are being designed in a single coordinated effort. While each project will be submitted and documented as separate project numbers for DPD's purposes, the two will be designed architecturally to relate with or respond to each other. Therefore in this presentation booklet you will see one tower highlighted as the focus of the presentation, and the other tower shadowed in. This will best represent the full architectural intent for both the single tower and the design process related to the two towers in context with the intersection of 2nd and Virginia.

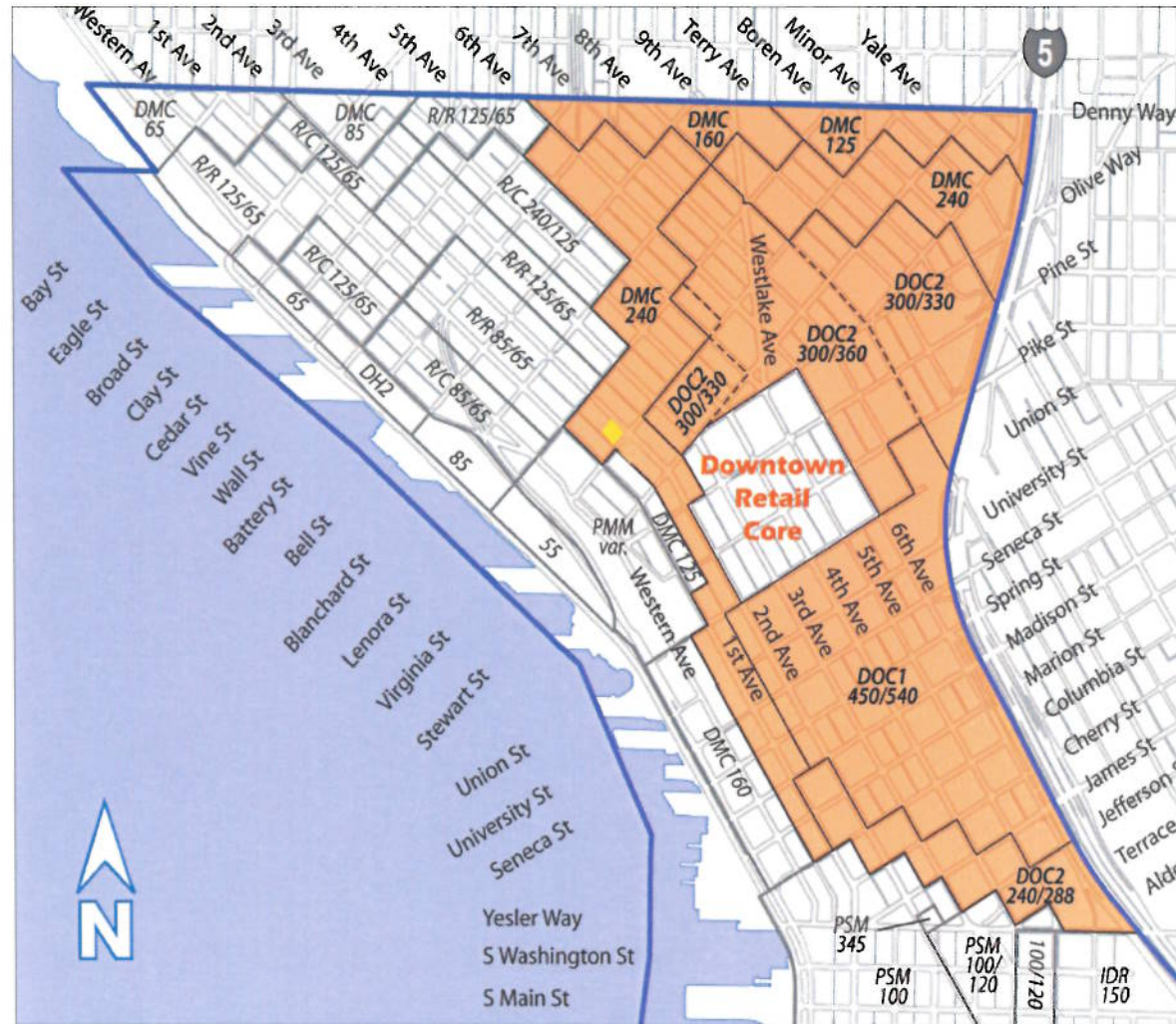
## PROJECT VISION STATEMENT

### SECOND AND VIRGINIA NORTH

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

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

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



**ADDRESS:**

2015 2nd Avenue and is made up of two parcels  
 197720-0885  
 197720-0900

**SITE CHARACTERISTICS:**

Both the North and South sites are 19,440 sf. The North Site was occupied by the Commodore Hotel, which was recently demolished. The site is currently being used for surface parking.

**OVERLAY DISTRICT:**

Belltown Overlay

**MAP 1A ZONING:**

Current: DMC 240/290/400 Downtown Mixed Commercial

**MAP 1B STREET CLASSIFICATION:**

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

**MAP 1C SIDEWALK WIDTHS:**

15' on Second Avenue  
 12' on Virginia Street

**MAP 1D VIEW CORRIDORS:**

None

**MAP 1F PEDESTRIAN STREET CLASSIFICATION:**

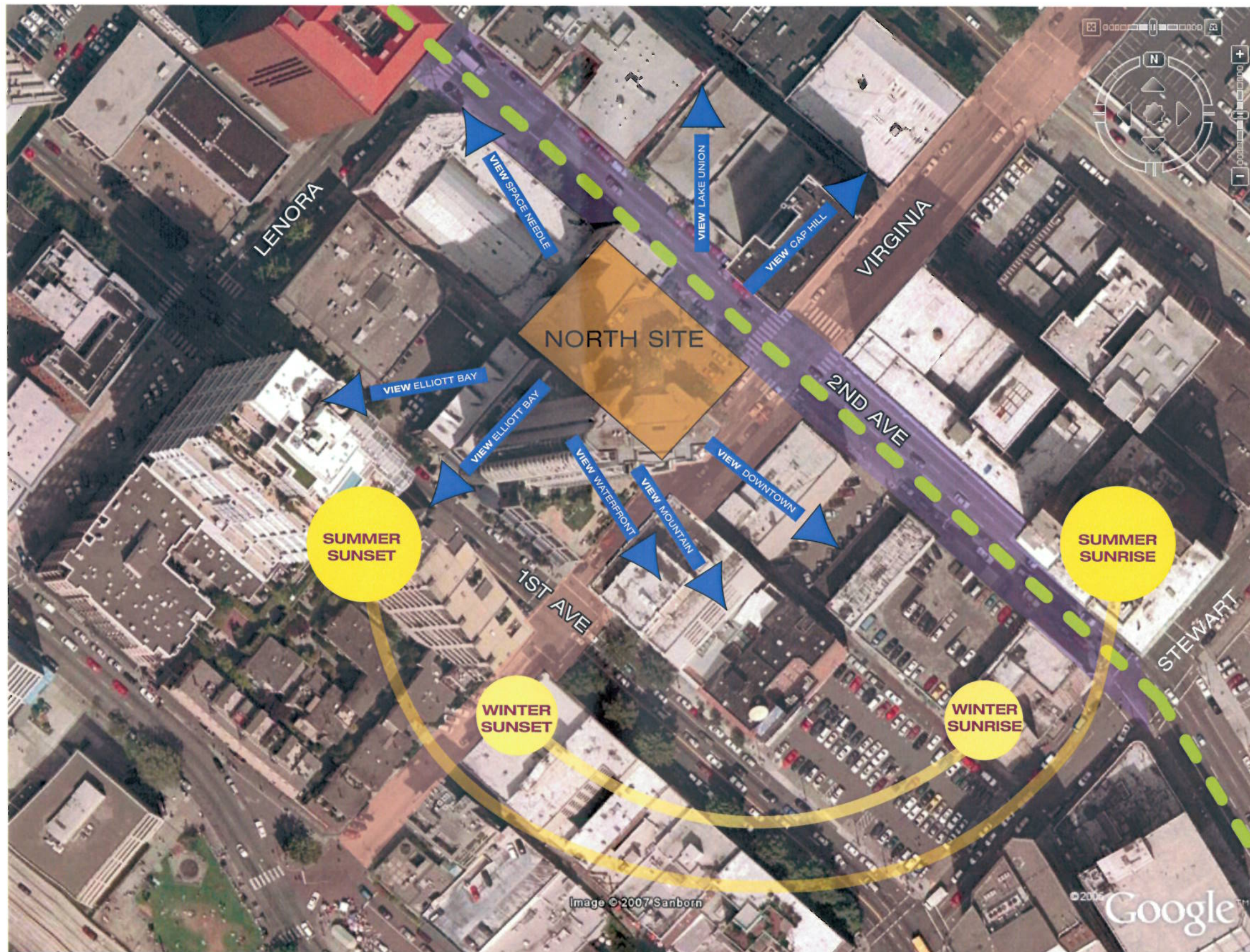
Second Avenue is a Class I Pedestrian  
 Virginia is a Class II Pedestrian

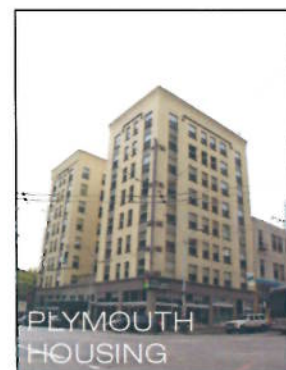
SMC 23.49.008 Structure height.  
 Base = 85'  
 Tower = 400'  
 Rooftop Features Screening = +40'





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

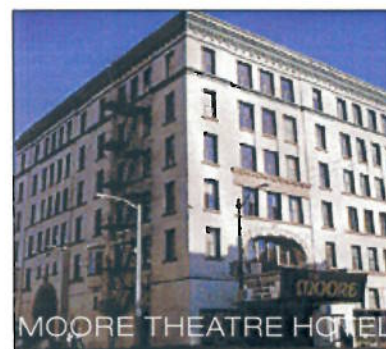




PLYMOUTH HOUSING



JOSEPHINIUM



MOORE THEATRE HOTEL



2000 2ND AVE



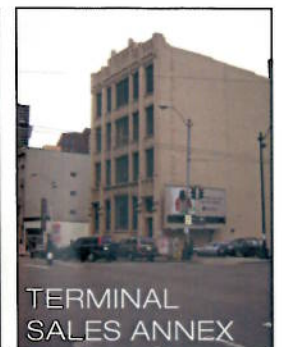
1915 2ND AVE (NEW 2009)



1919 2ND AVE



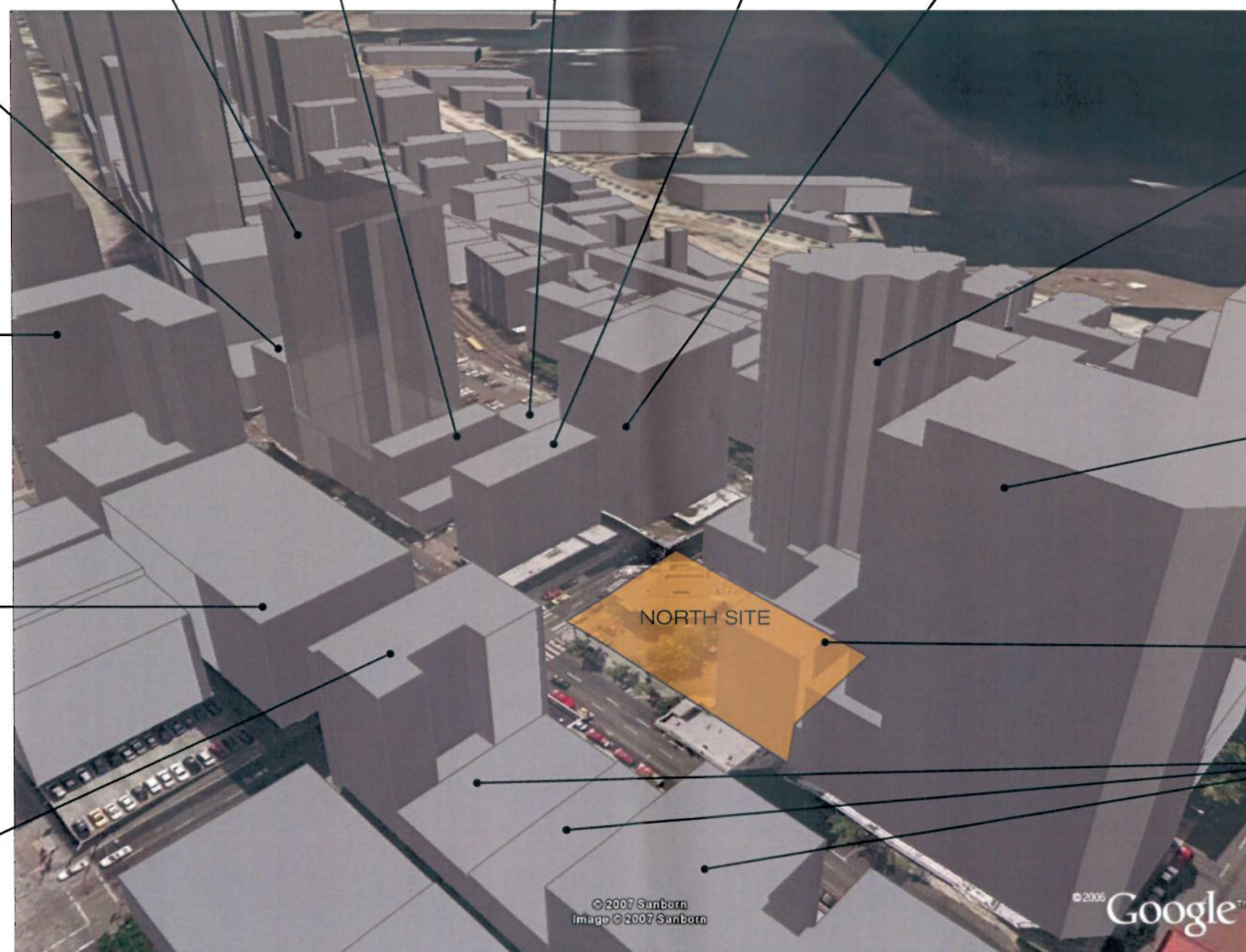
1924 1ST AVE



TERMINAL SALES ANNEX



TERMINAL SALES BUILDING

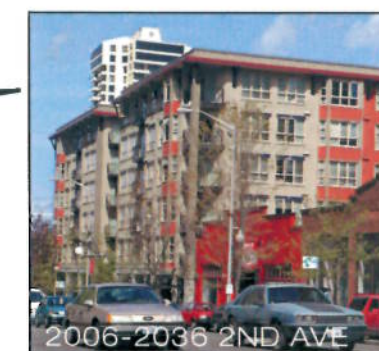


ONE PACIFIC TOWER



CRISTALLA

DEMOLISHED 2007



2006-2036 2ND AVE





STEWART STREET

WEST SIDE OF SECOND AVENUE BETWEEN STEWART + VIRGINIA

VIRGINIA STREET

NORTH SITE (180')



VIRGINIA STREET

WEST SIDE OF SECOND AVENUE BETWEEN VIRGINIA + LENORA

LENORA STREET

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PROPERTIES, INC.

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







LENORA STREET

EAST SIDE OF 2ND AVENUE BETWEEN LENORA + VIRGINIA

VIRGINIA STREET



VIRGINIA STREET

EAST SIDE OF 2ND AVENUE BETWEEN VIRGINIA + STEWART

STEWART STREET

THE **JUSTEN**  
Company LLC

COLUMBIA WEST  
PROPERTIES, INC.

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



NORTH SITE (180')



1ST AVENUE



2ND AVENUE

NORTH SIDE OF VIRGINIA STREET BETWEEN 1ST + 2ND AVENUE



2ND AVENUE

ALLEY

NORTH SIDE OF VIRGINIA STREET EAST OF 2ND AVENUE





ALLEY

SOUTH SIDE OF VIRGINIA STREET EAST OF 2ND AVENUE

2ND AVENUE



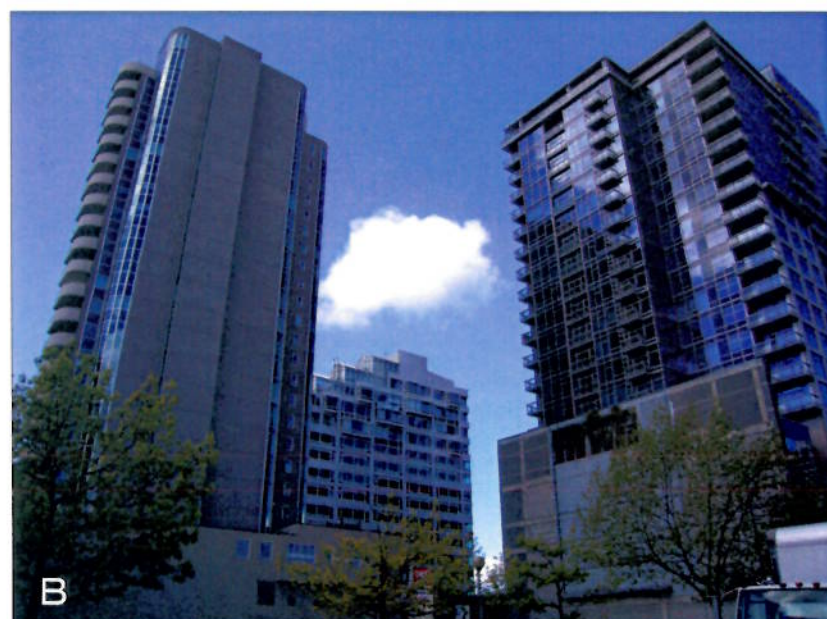
2ND AVENUE

ALLEY

1ST AVENUE

SOUTH SIDE OF VIRGINIA STREET BETWEEN 1ST + 2ND AVENUE

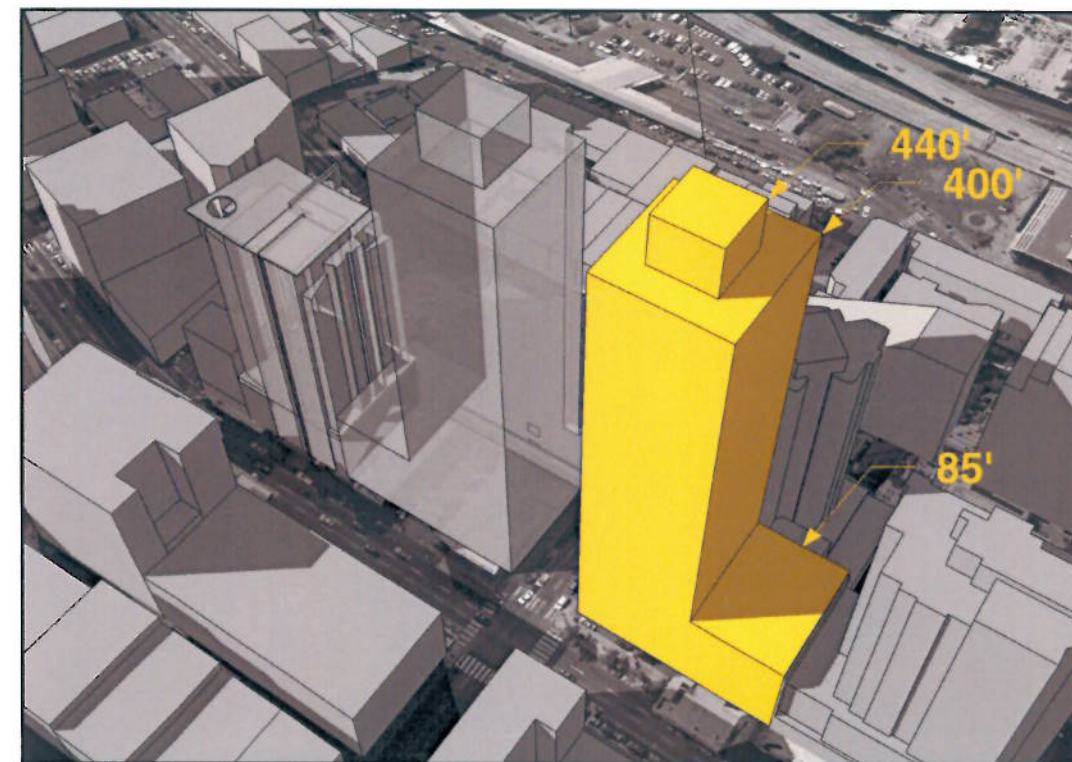
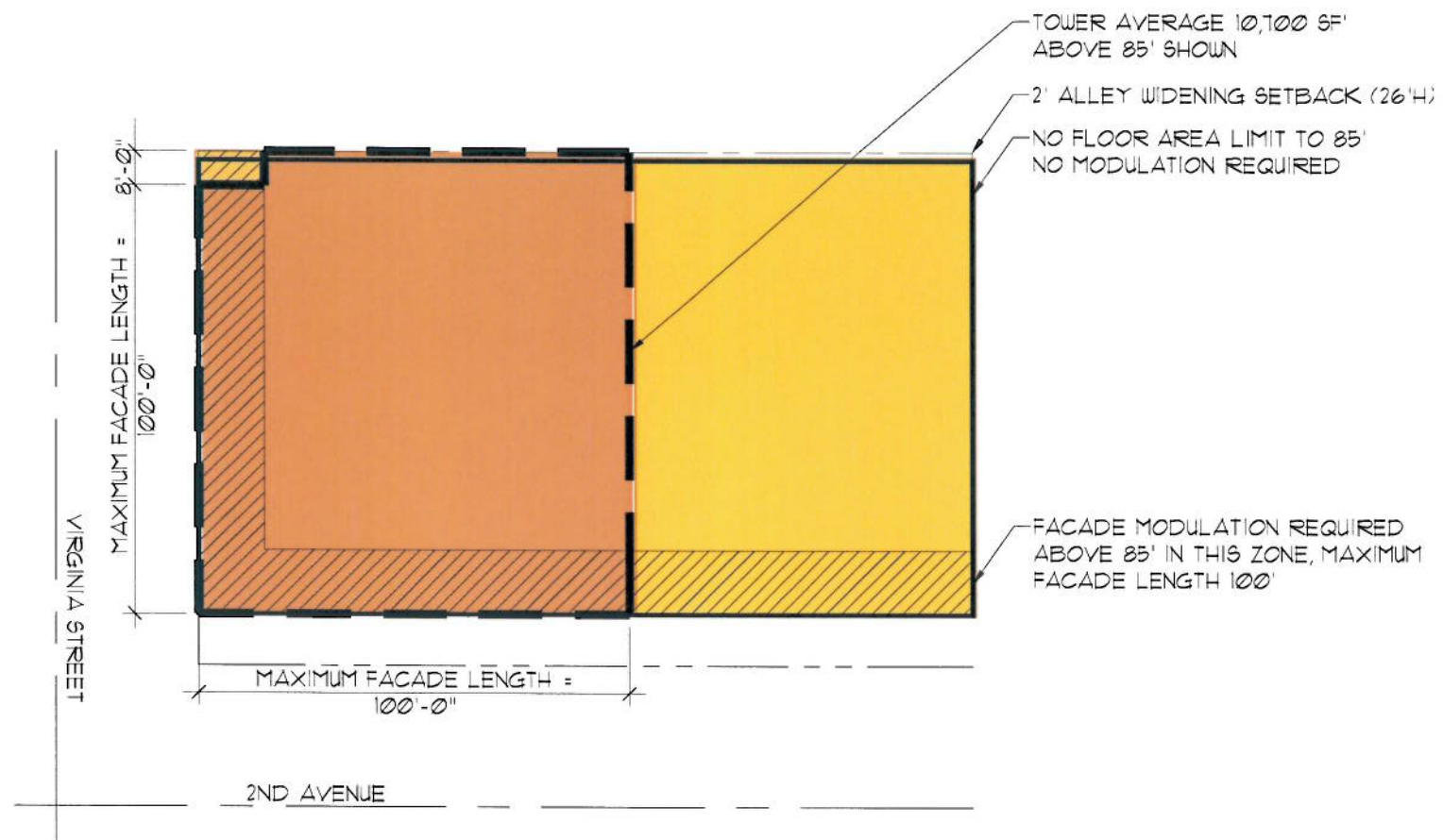




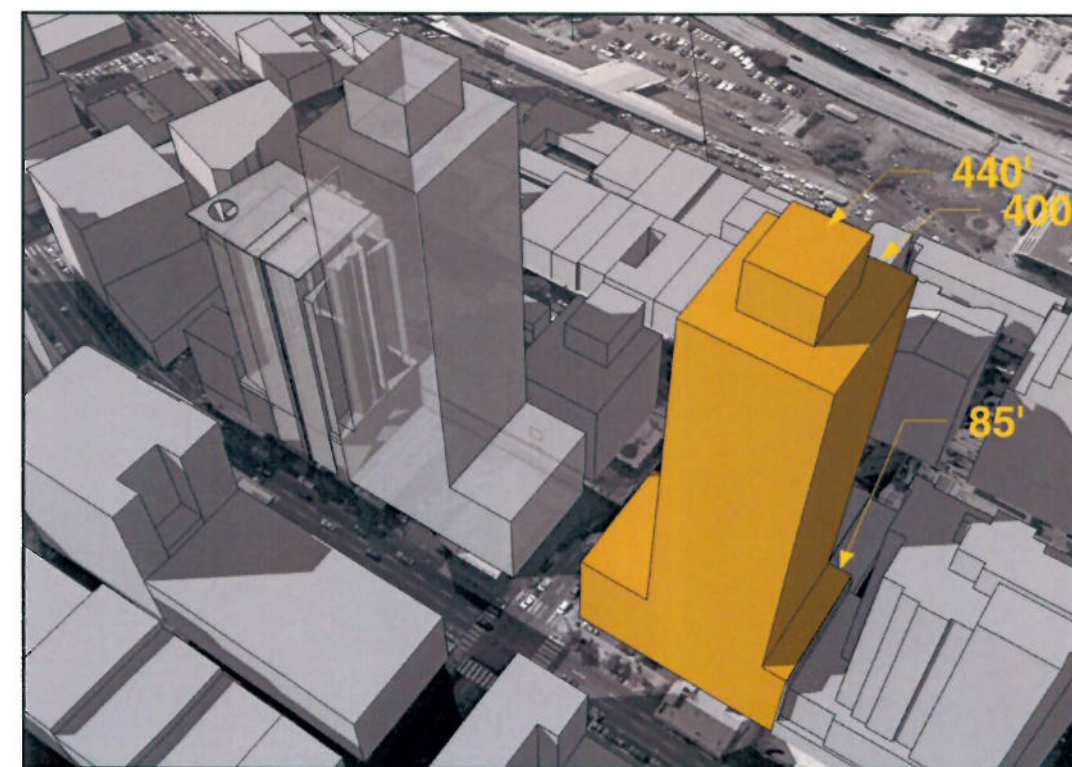
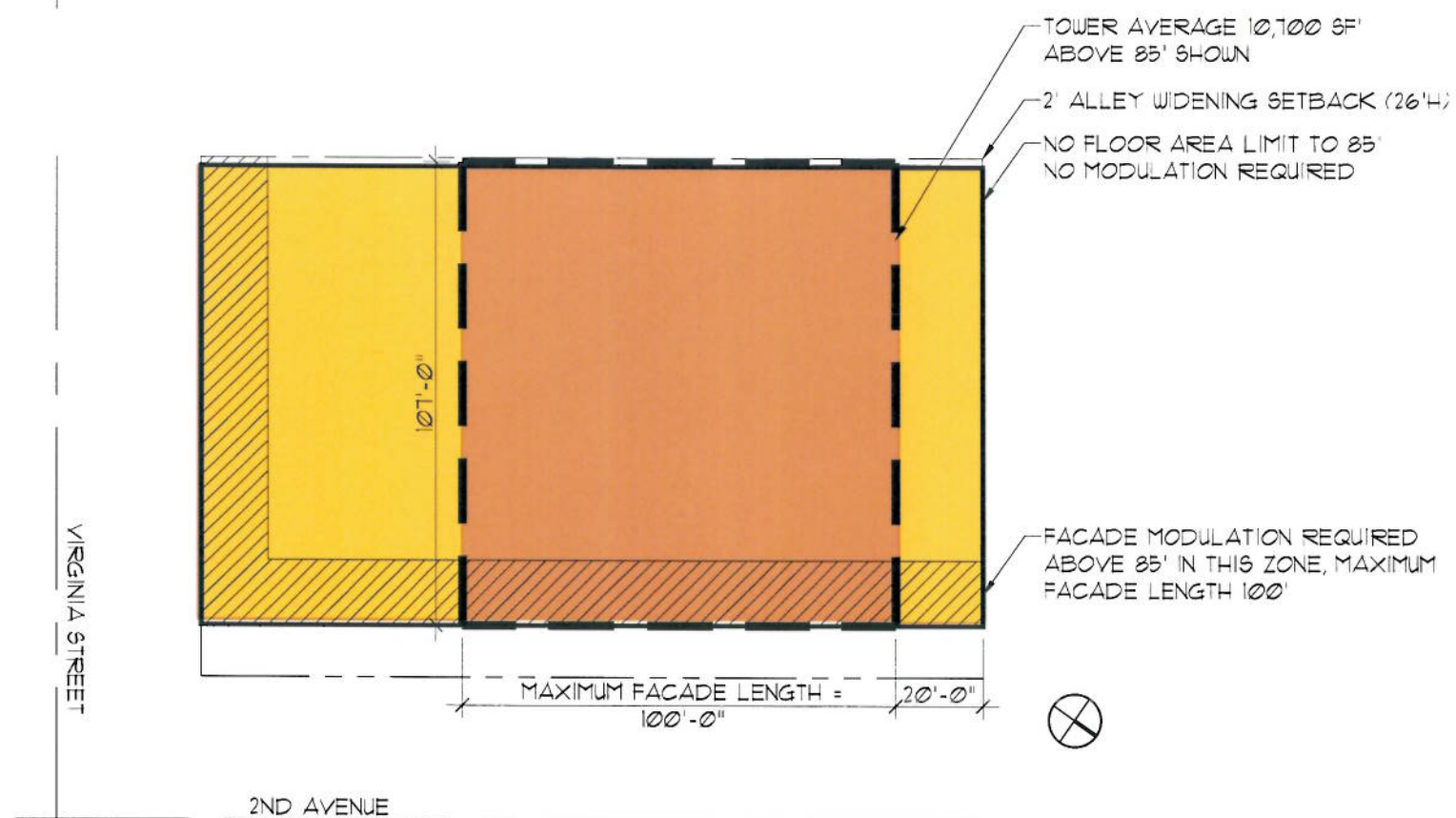
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2ND AND VIRGINIA NORTH | NORTH SIDE PHOTOS



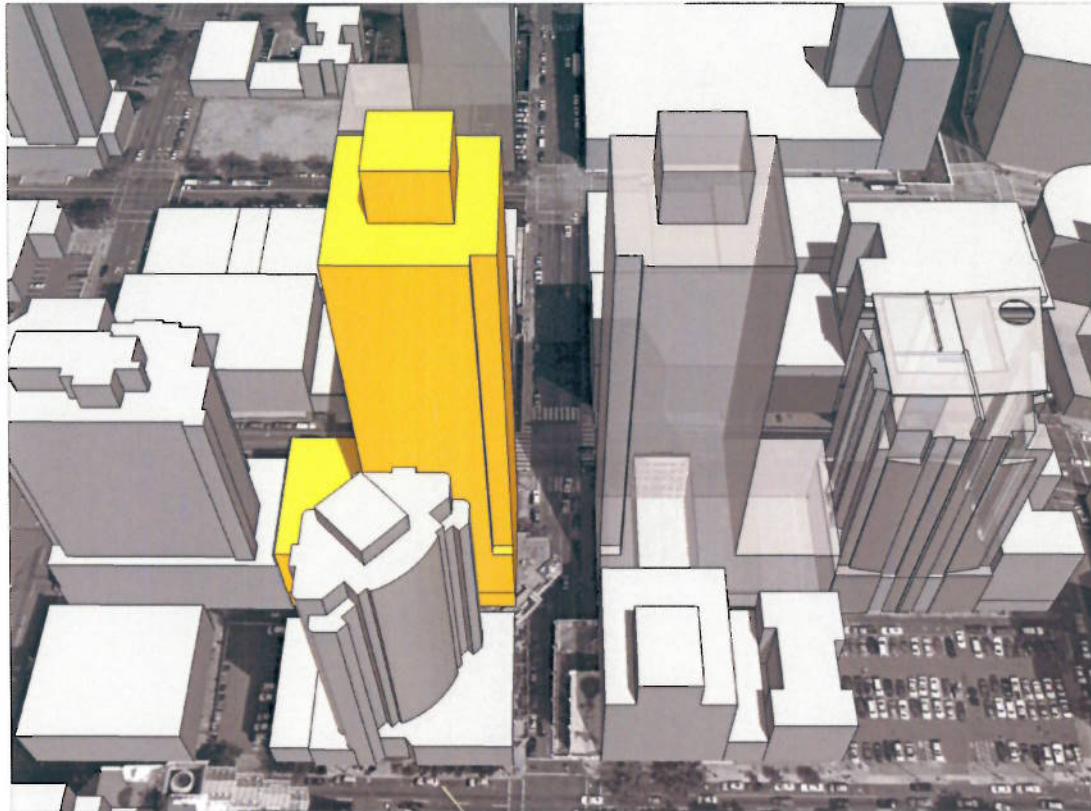


MASSING 1

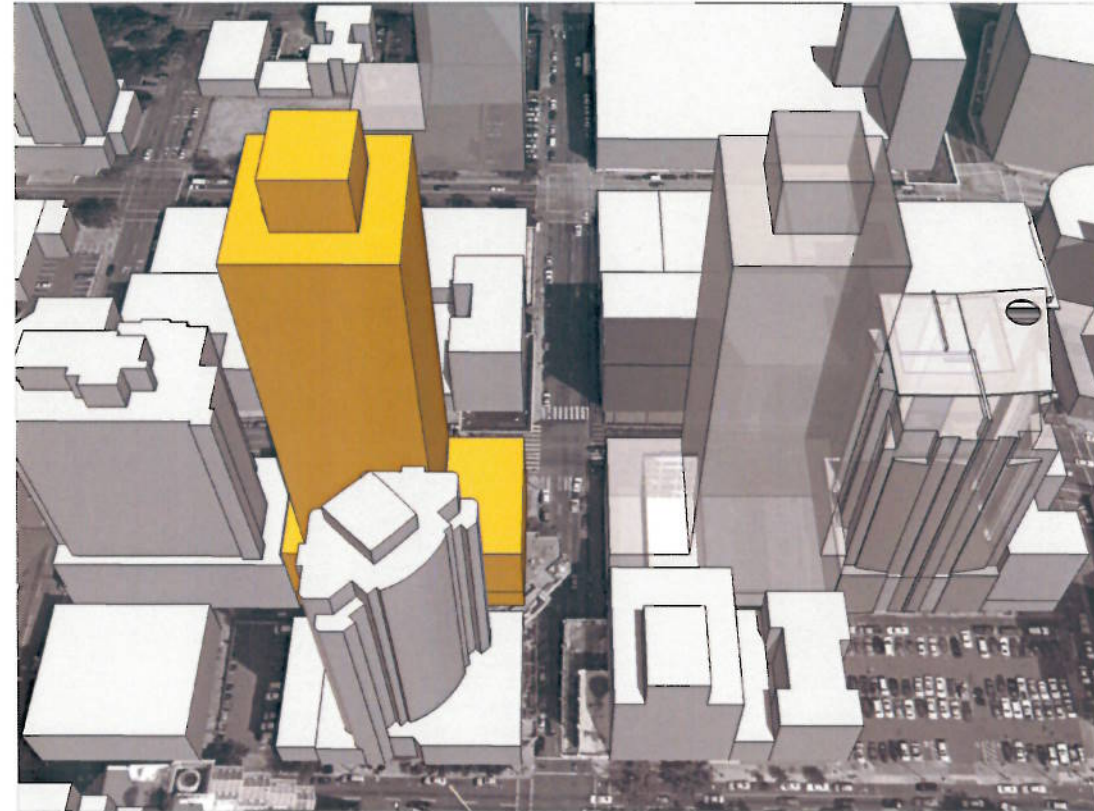


MASSING 2

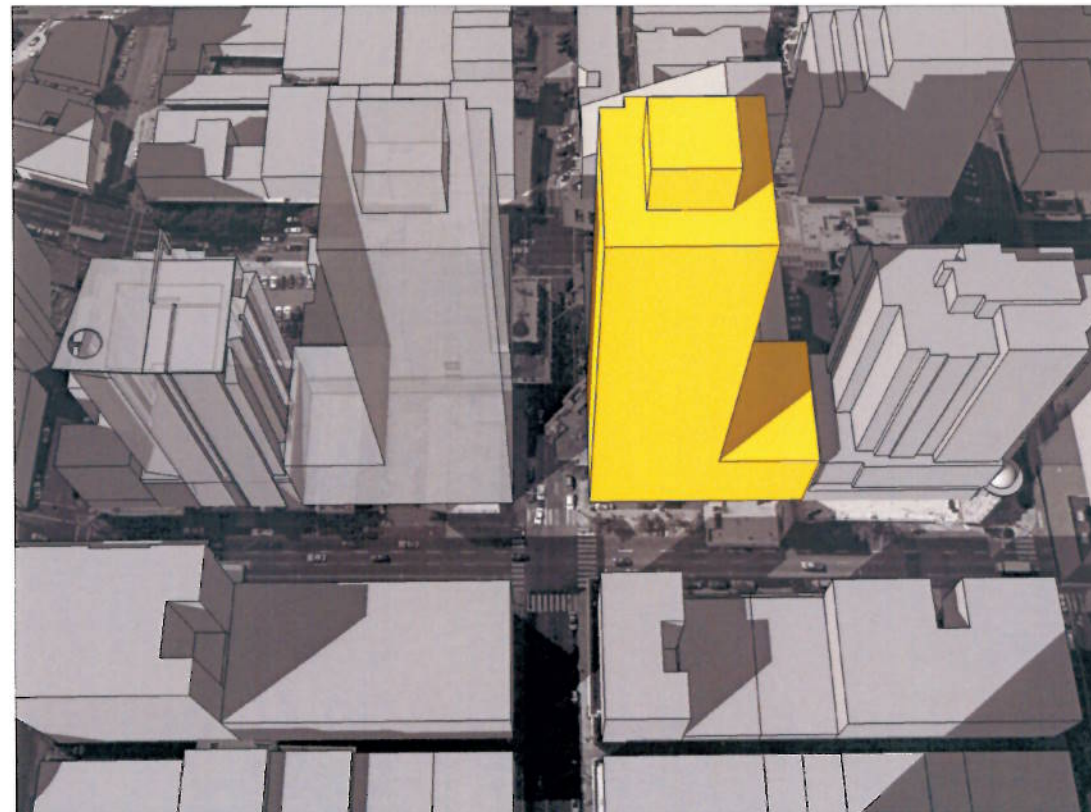




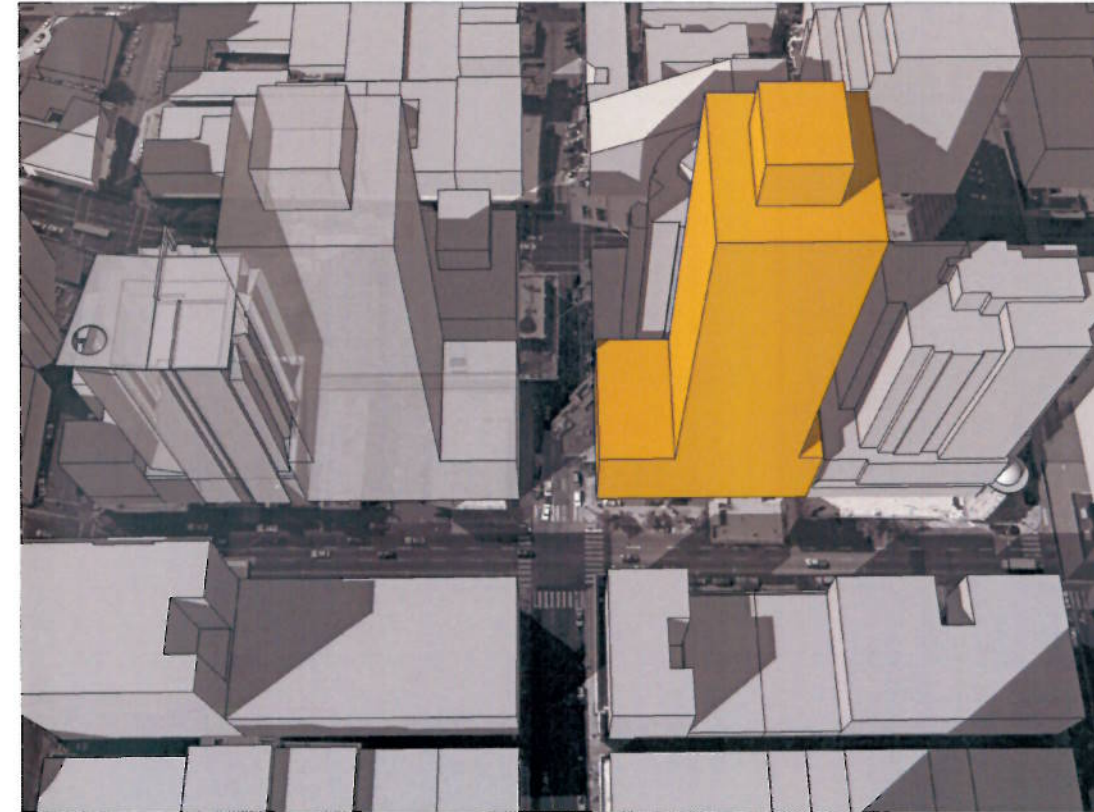
AERIAL NE MASSING 1 FROM SOUTHWEST



AERIAL NE MASSING 2 FROM SOUTHWEST

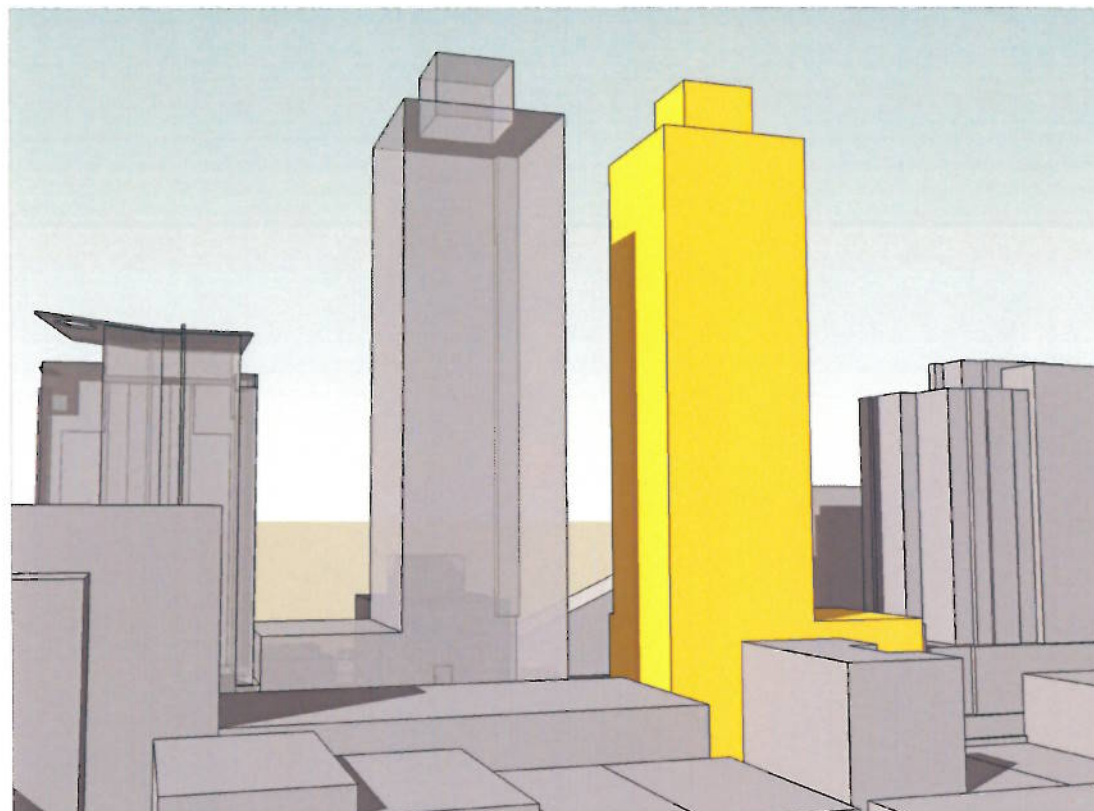


AERIAL SW MASSING 1 FROM NORTHEAST

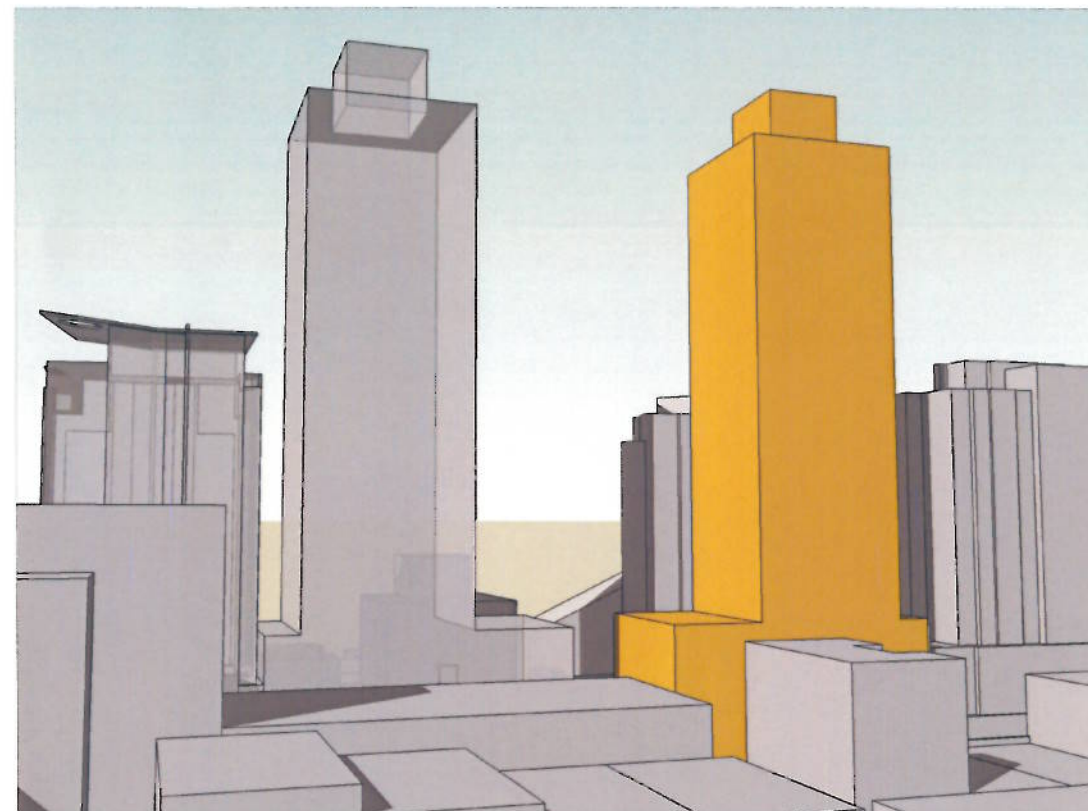


AERIAL SW MASSING 2 FROM NORTHEAST

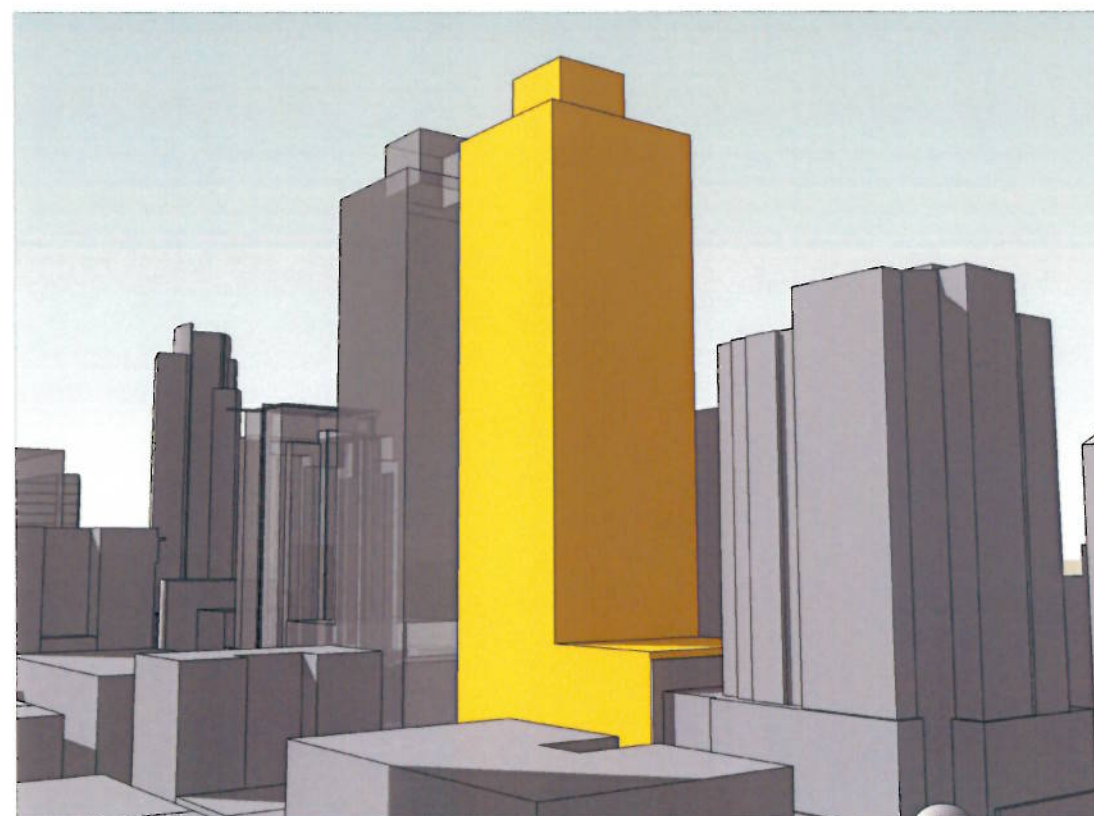




BIRD'S-EYE W MASSING 1 FROM EAST



BIRD'S-EYE W MASSING 2 FROM EAST

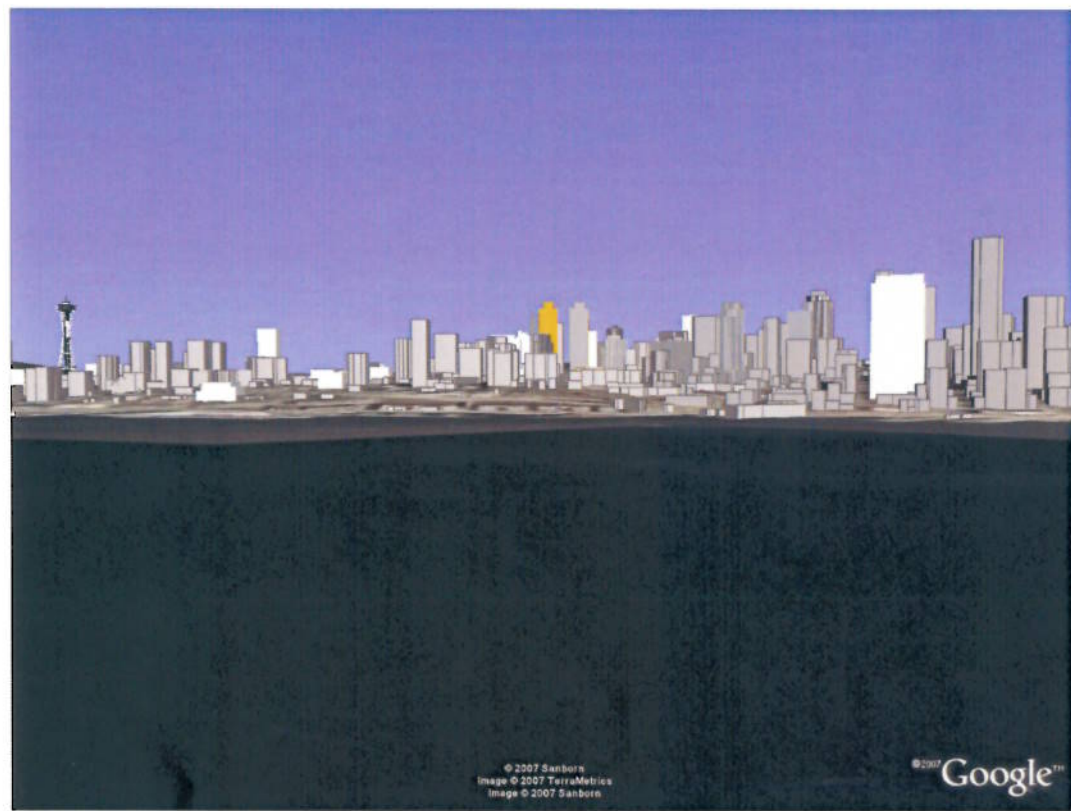


BIRD'S-EYE S MASSING 1 FROM SOUTH



BIRD'S-EYE S MASSING 2 FROM SOUTH





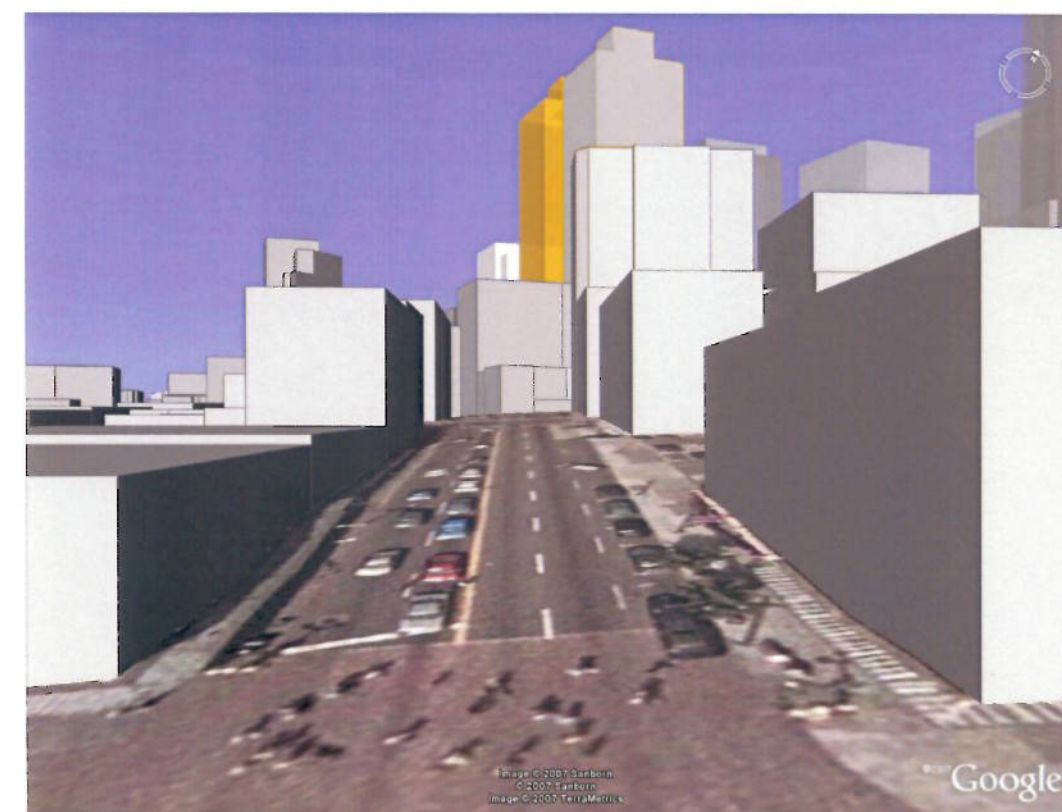
FROM PUGET SOUND



FROM SPACE NEEDLE

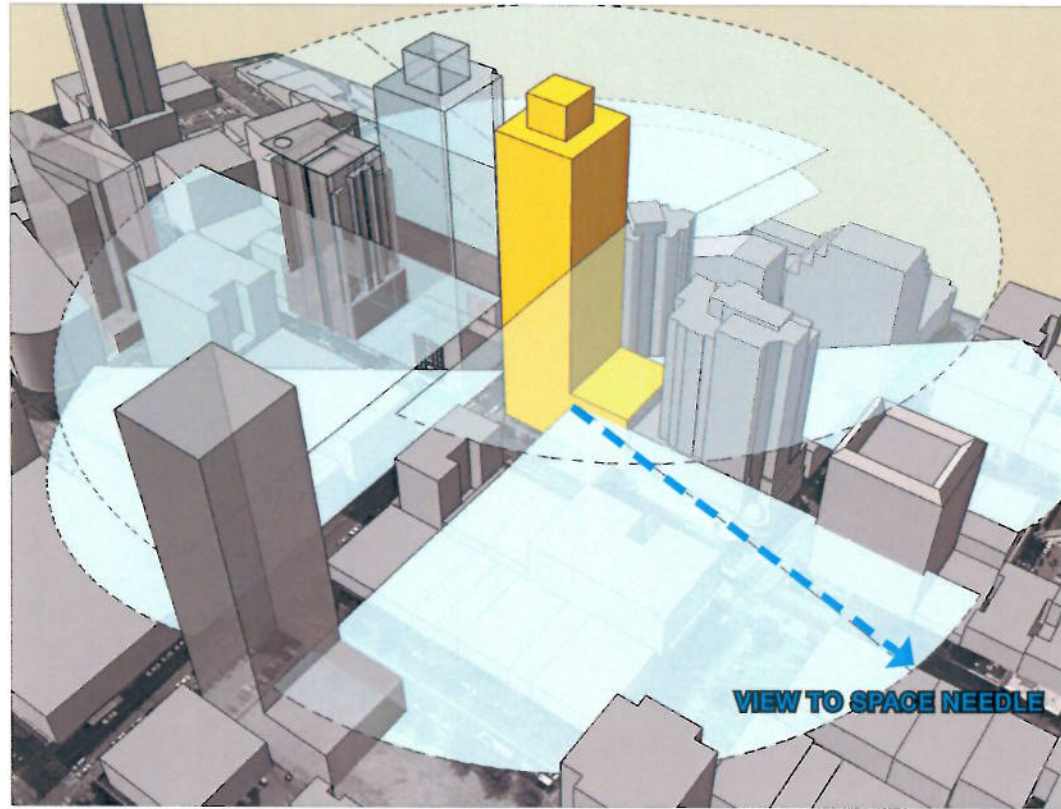


FROM VIADUCT

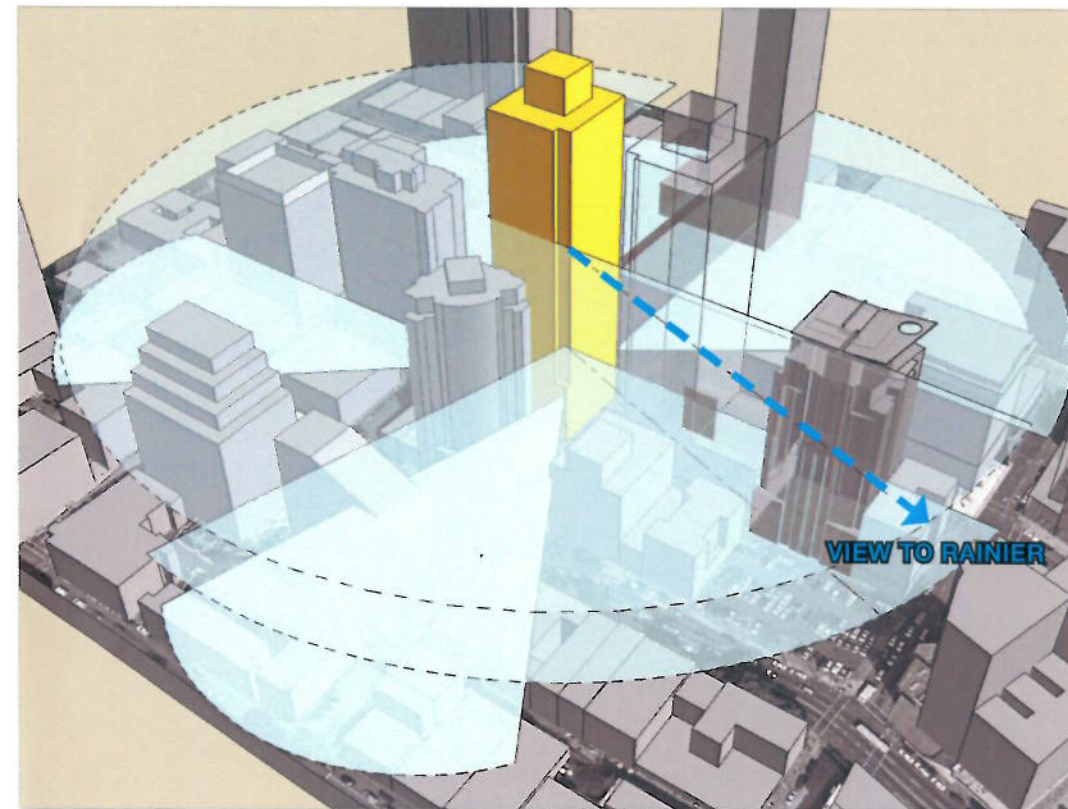


FROM FIRST + PIKE

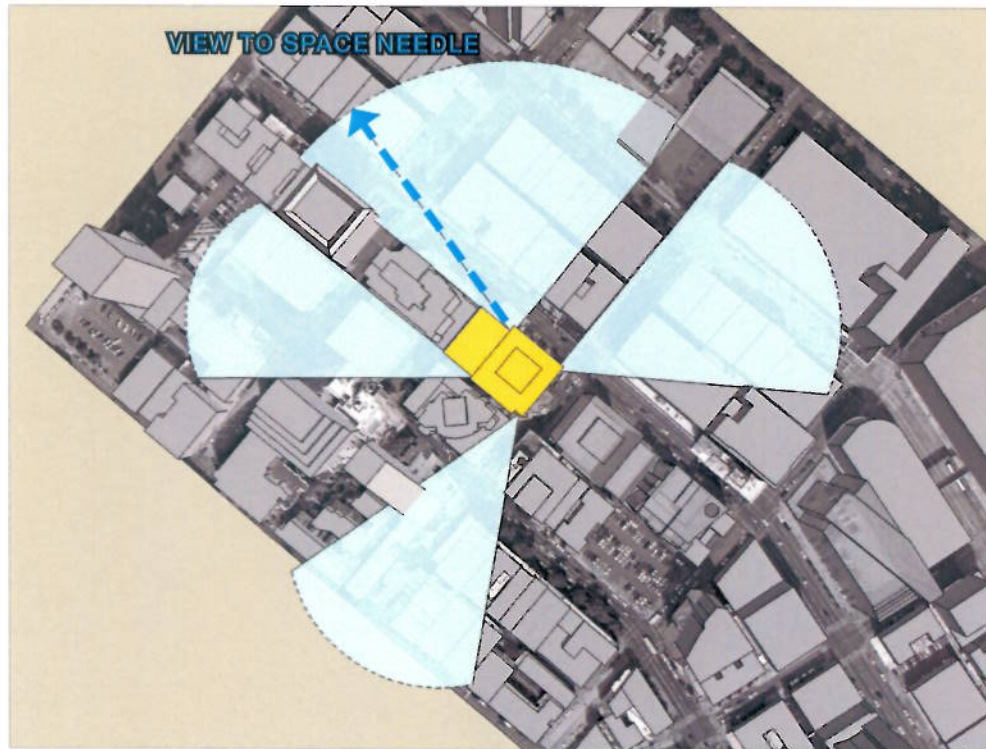




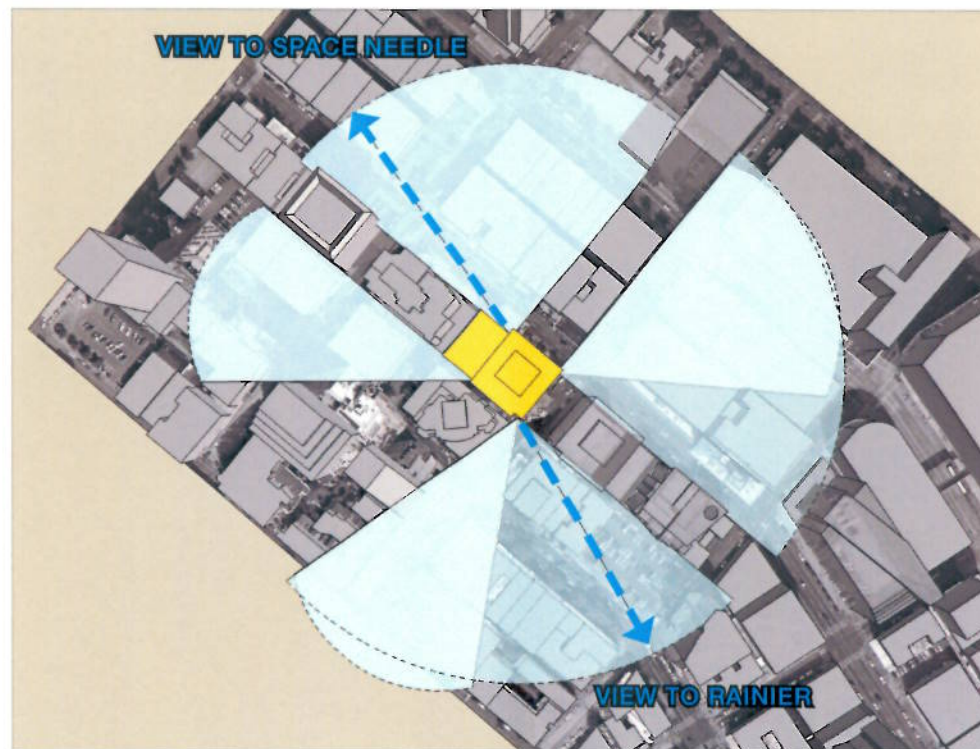
NORTH



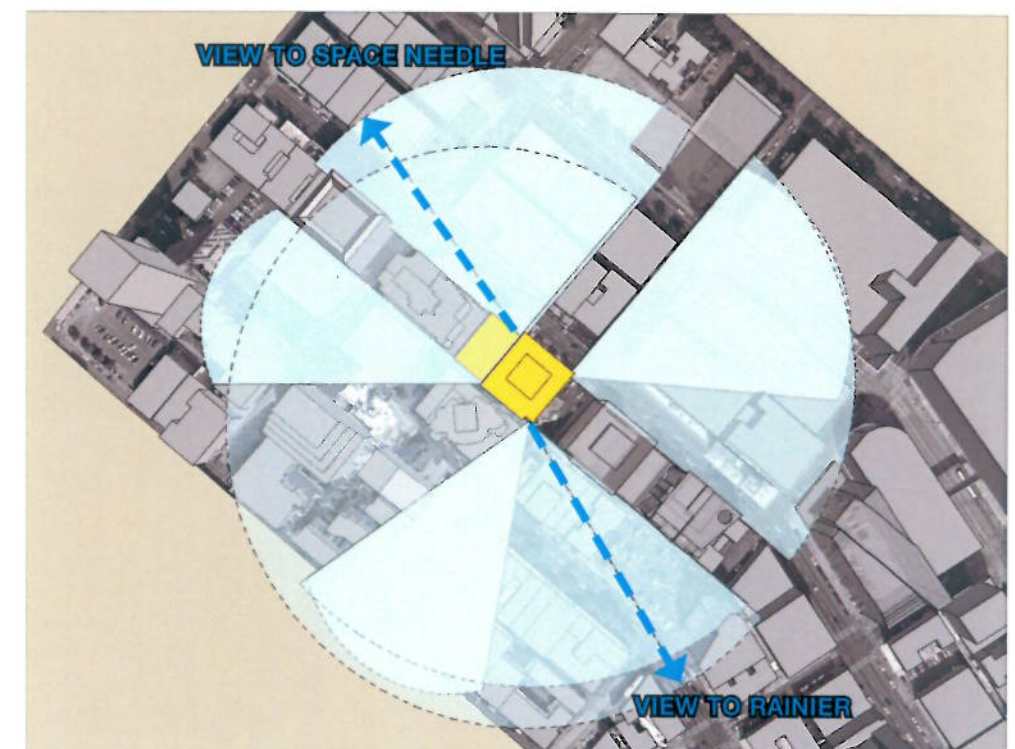
SOUTH



PLAN 70-140

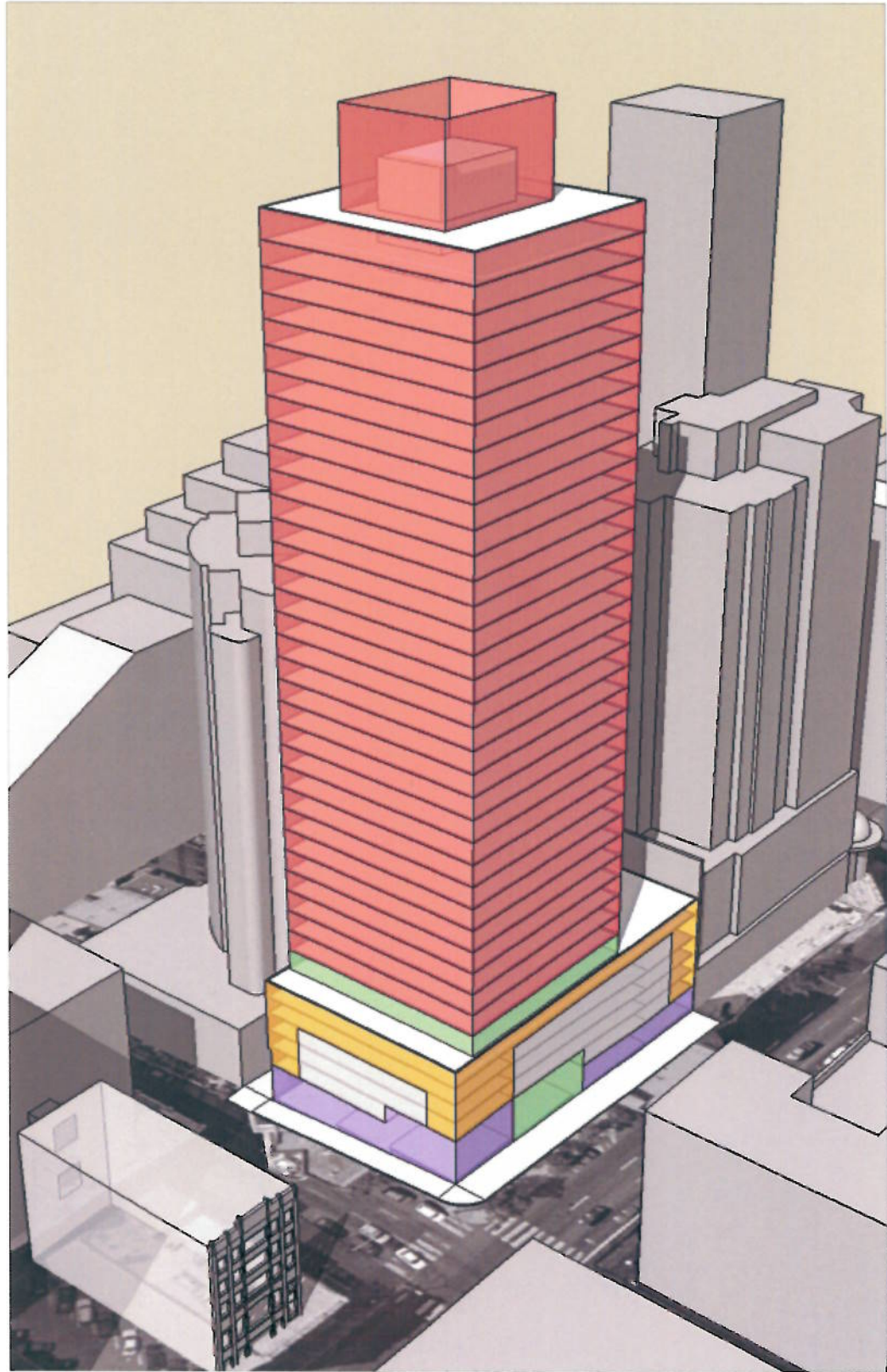


PLAN 140-270

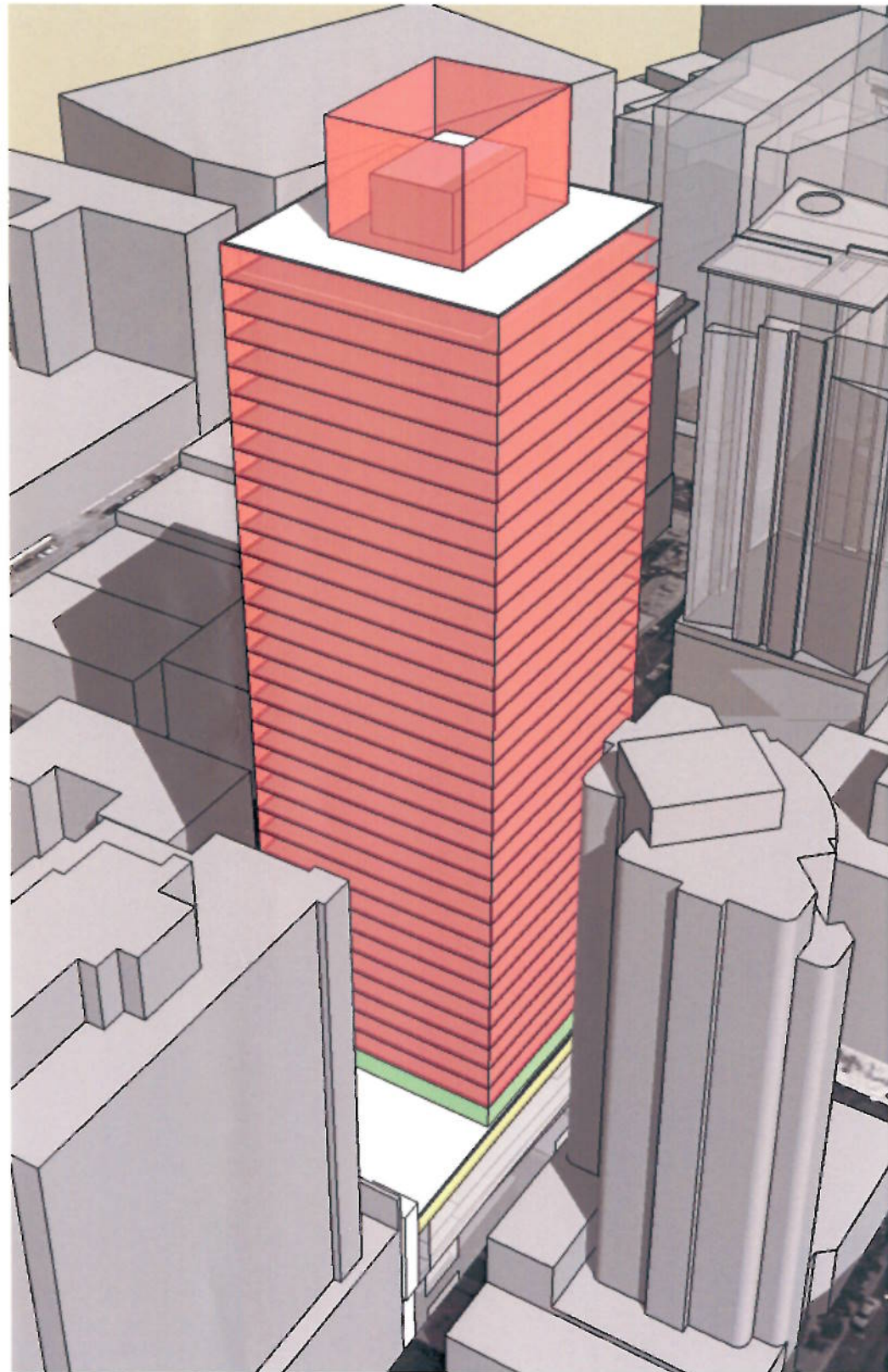


PLAN 270-400





VIEW FROM EAST

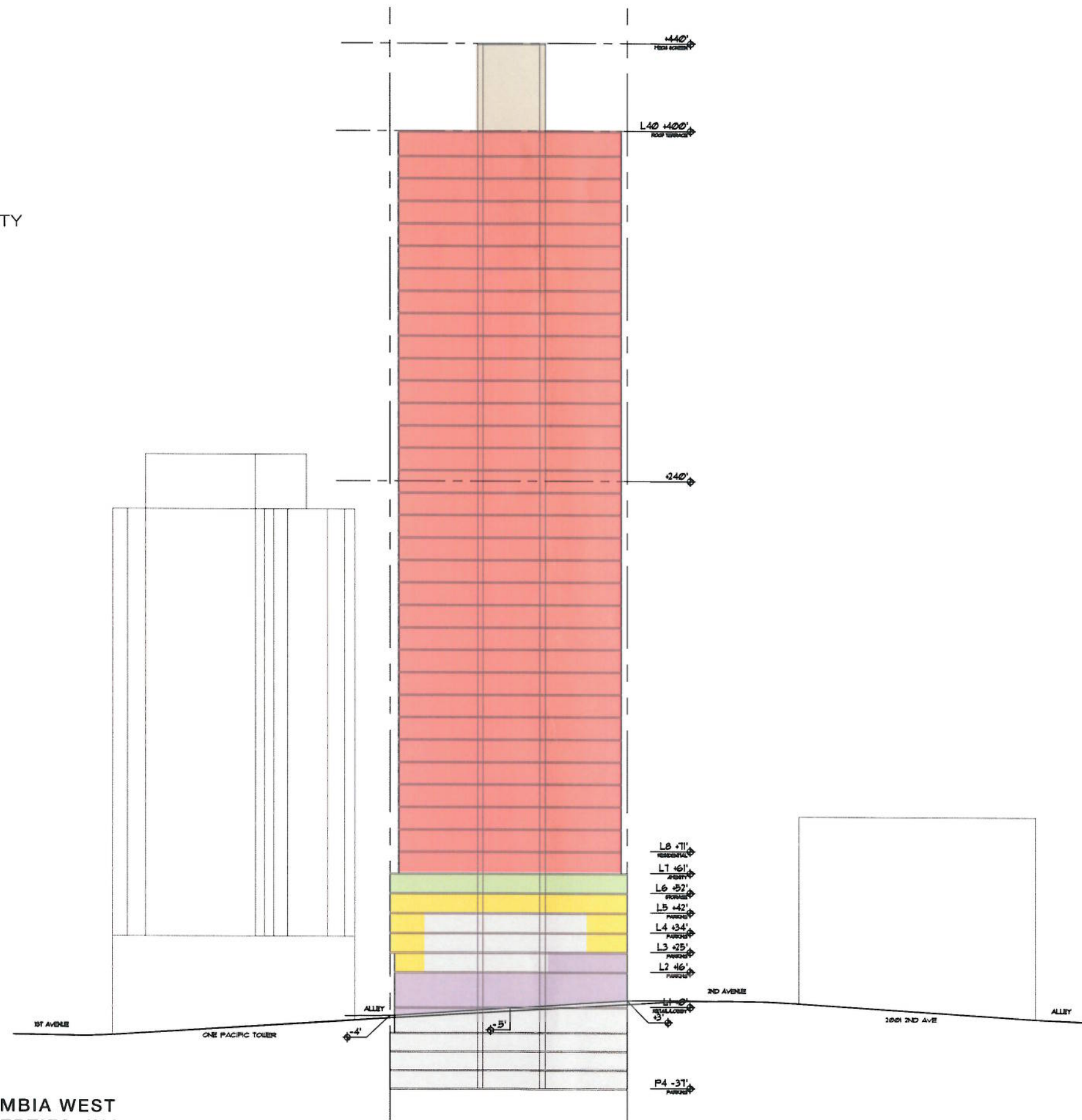


VIEW FROM WEST

- RESIDENTIAL
- WORK LOFT
- RETAIL
- RES. LOBBY / AMENITY
- PARKING

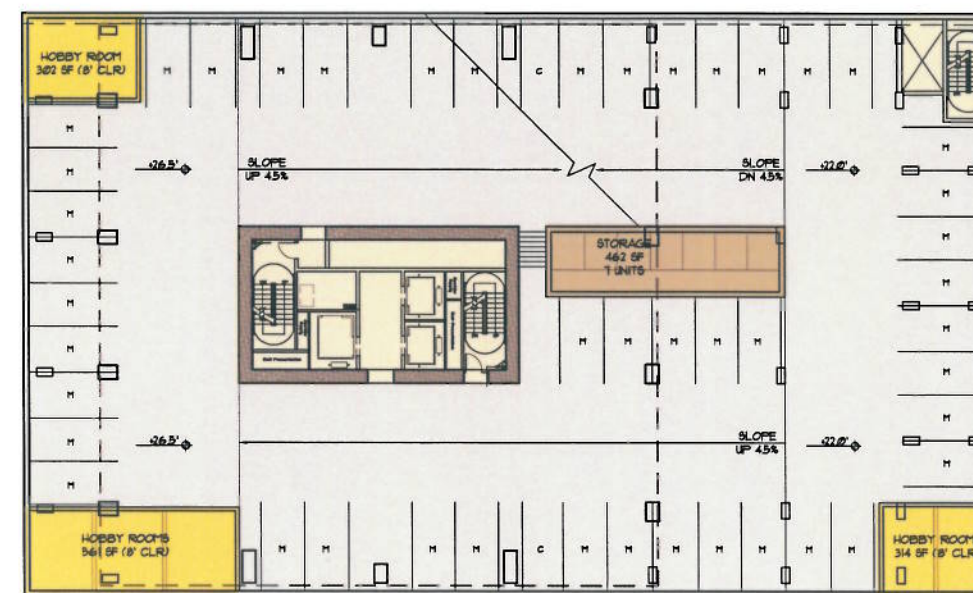


- RESIDENTIAL
- WORK LOFT
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL

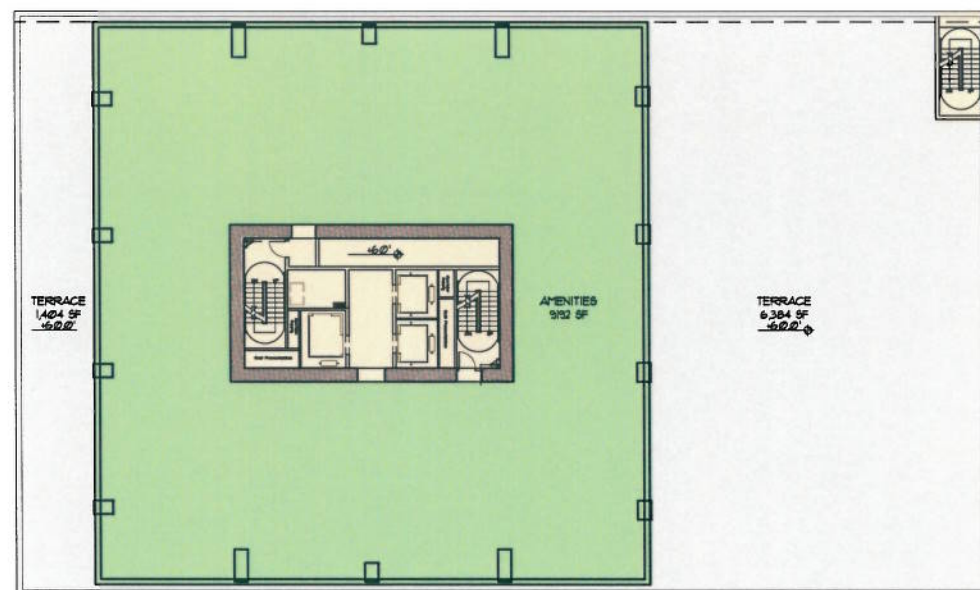




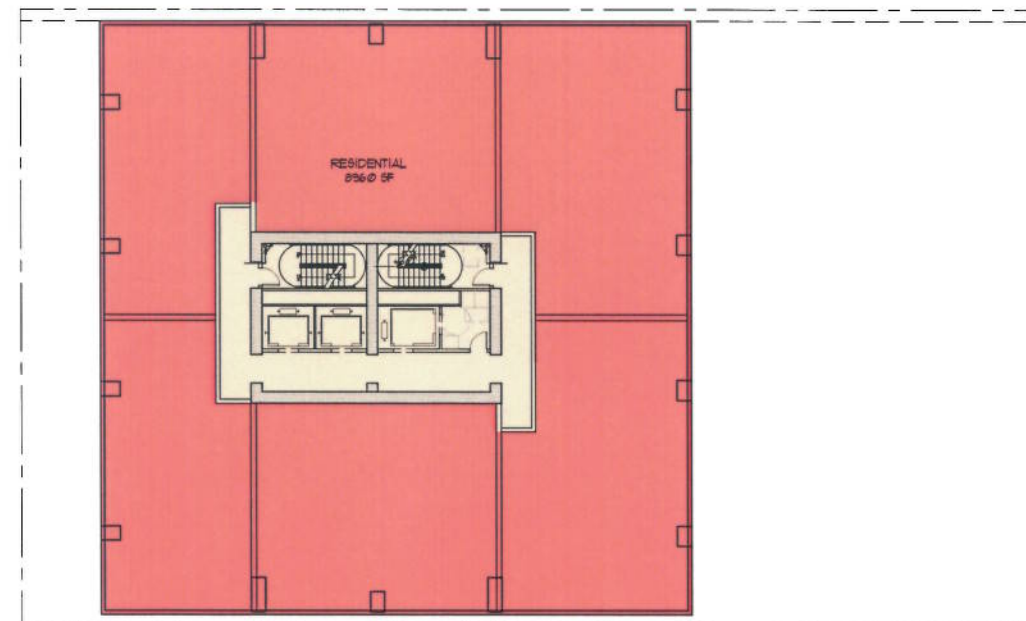
GROUND FLOOR



TYPICAL PODIUM

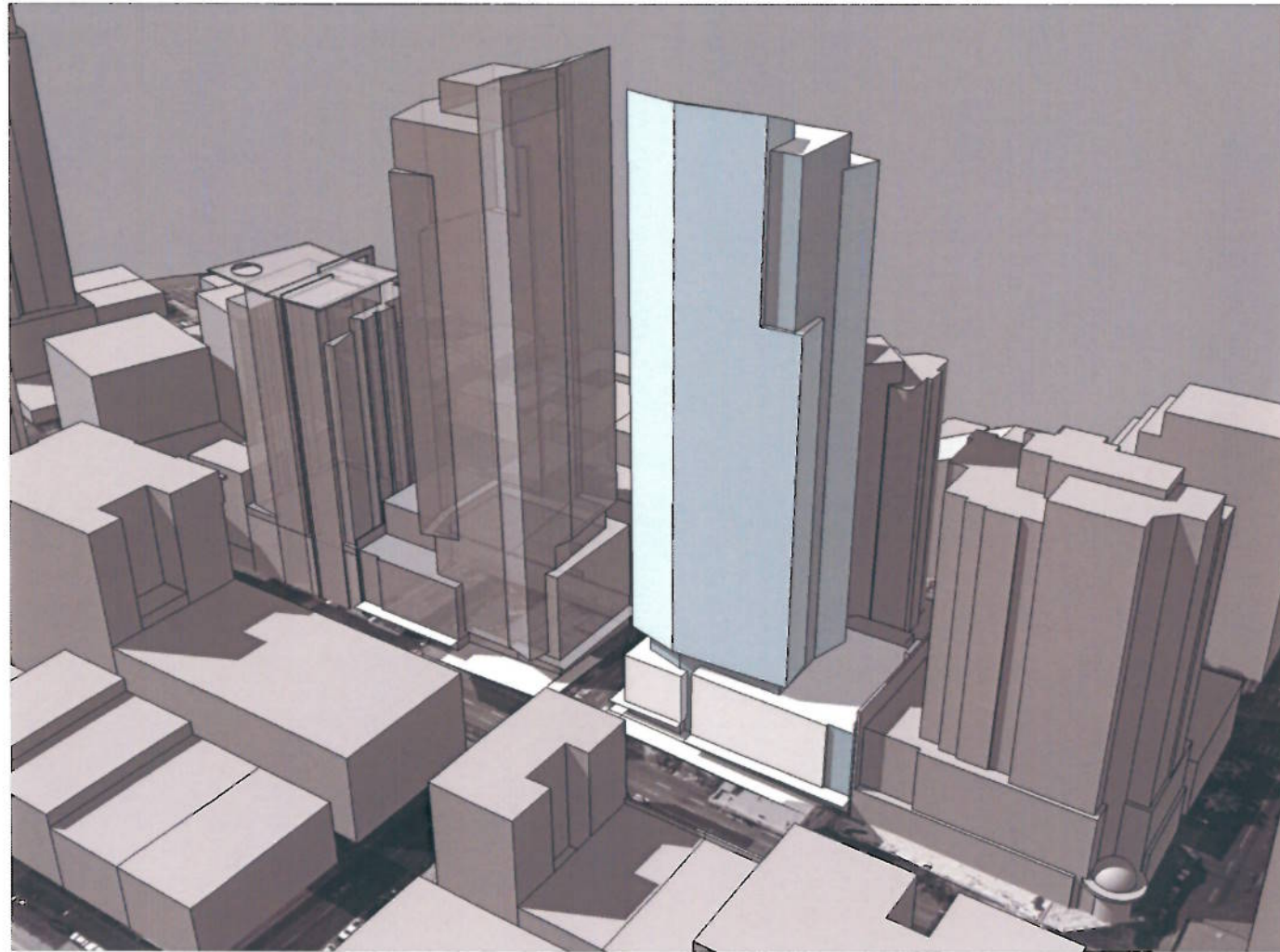


LEVEL 7 AMENITIES

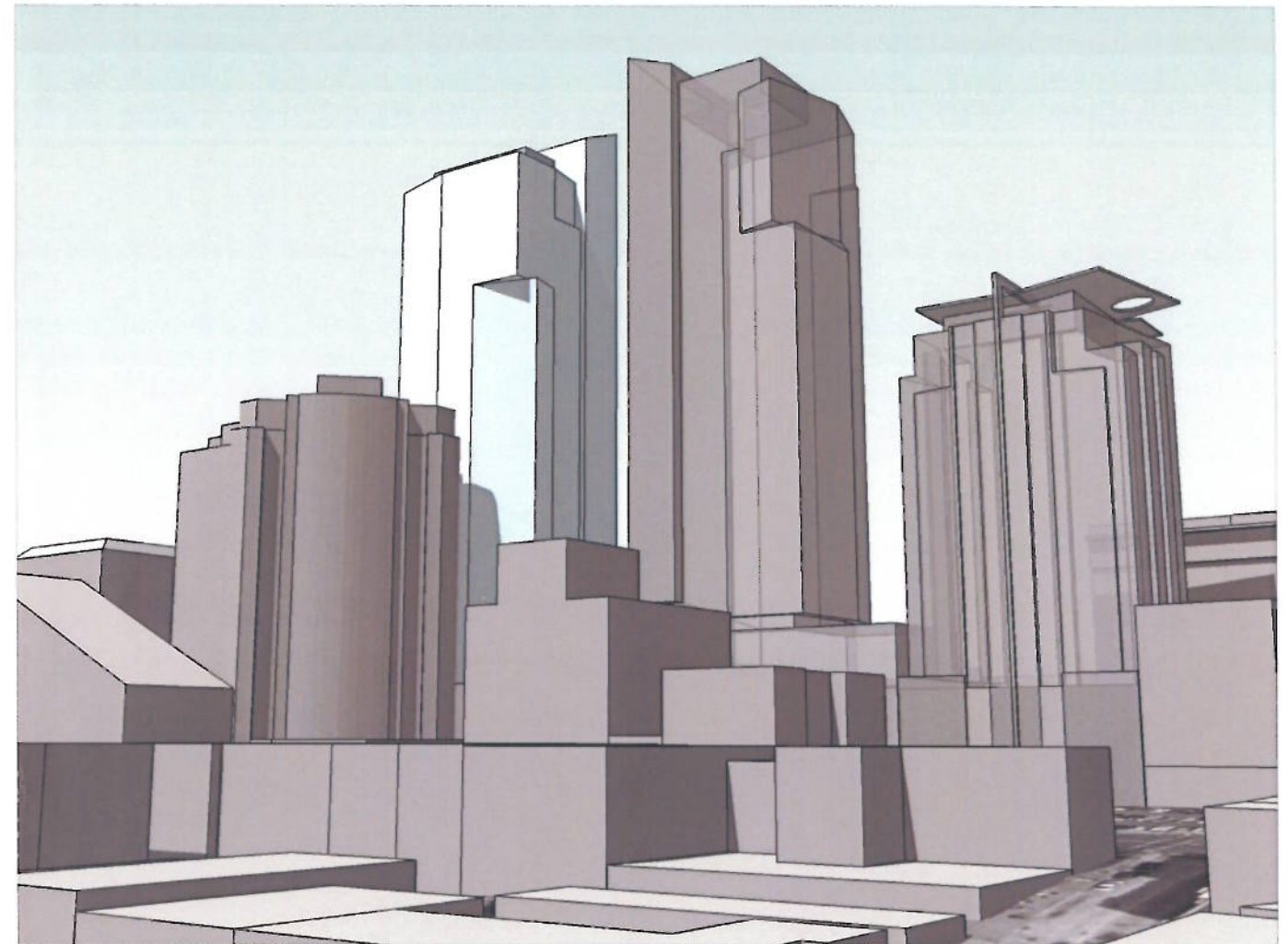


TYPICAL CONDO



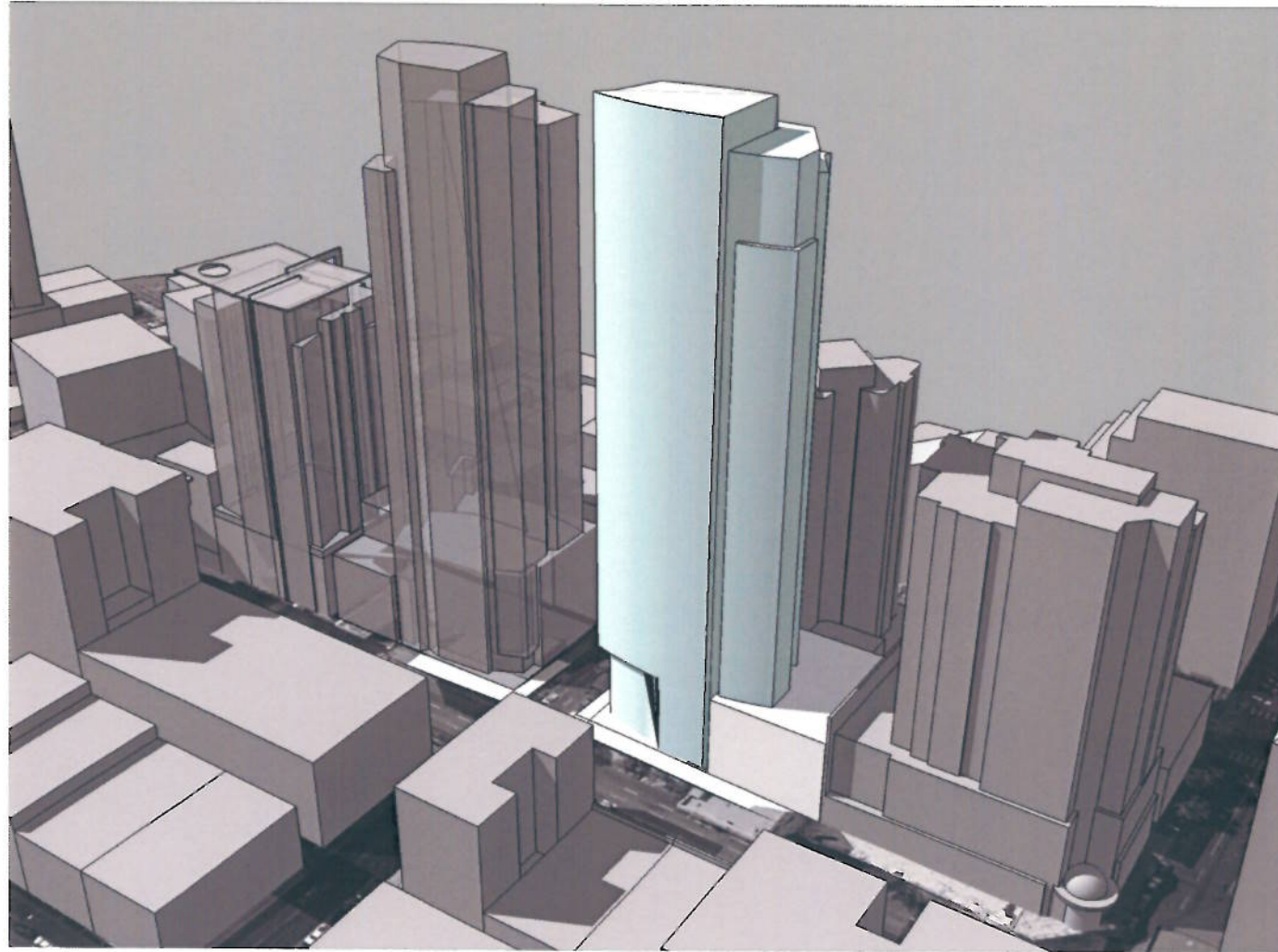


BIRD'S-EYE VIEW FROM THE NORTH

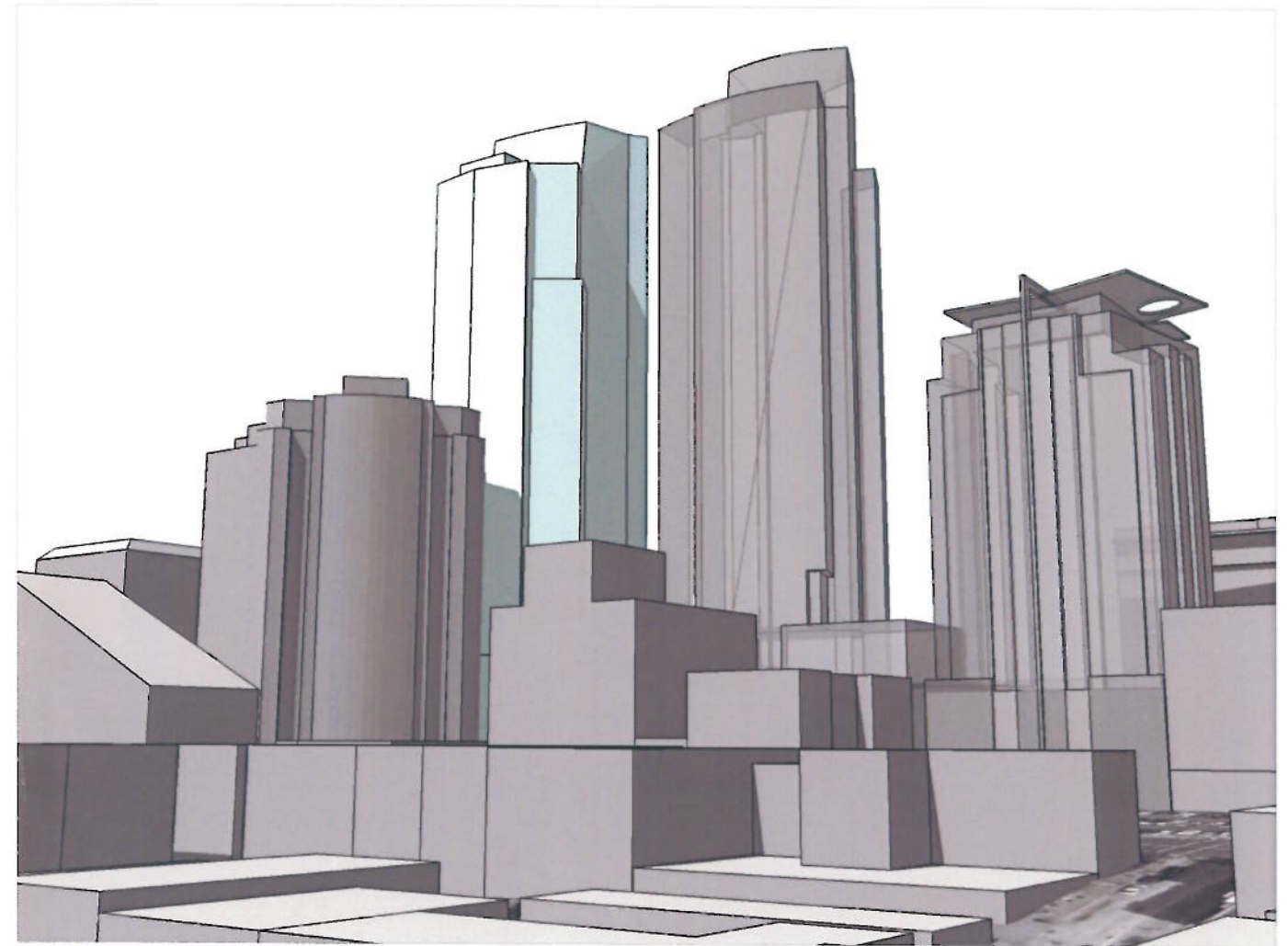


BIRD'S-EYE VIEW FROM THE SOUTH



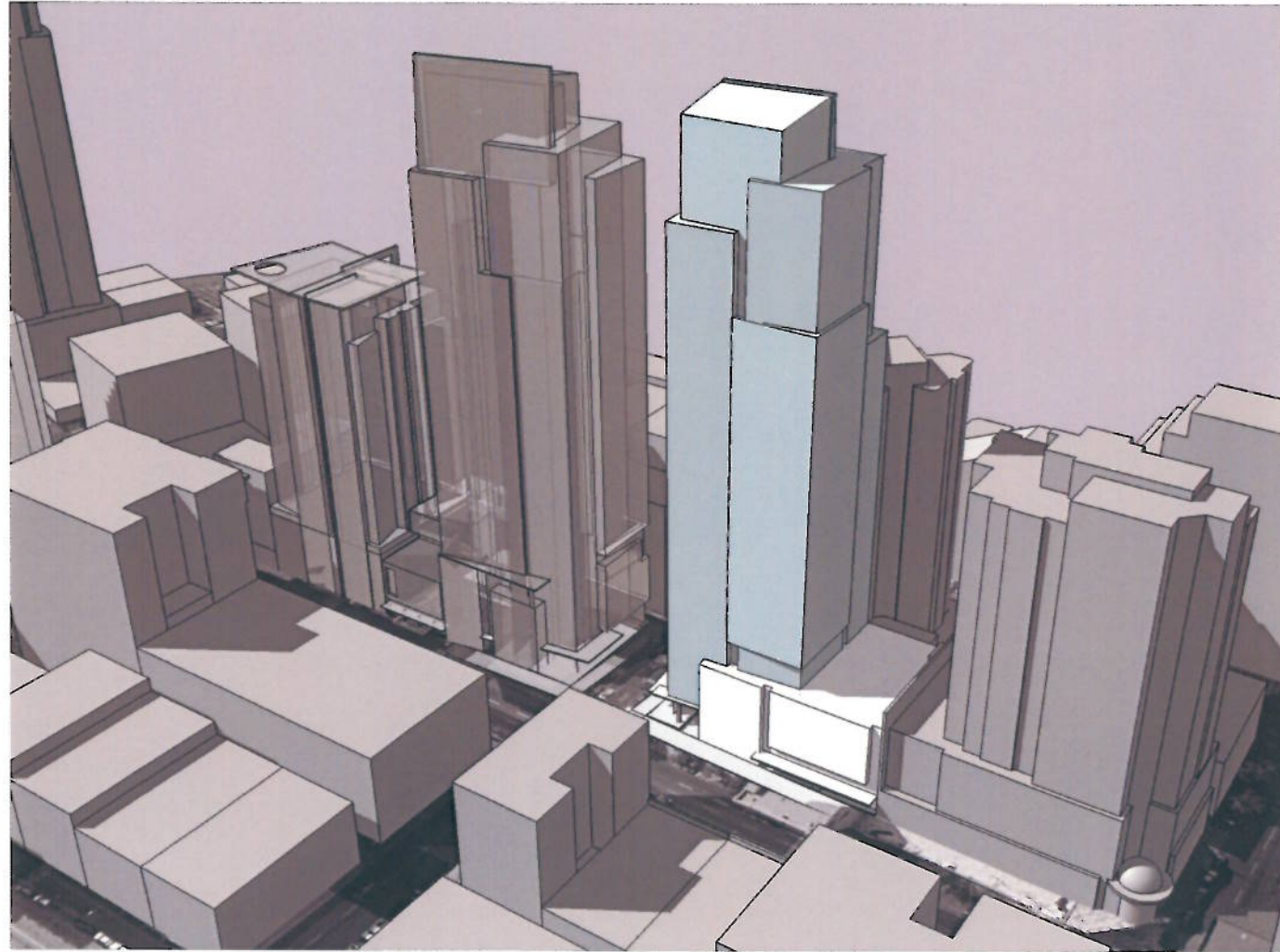


BIRD'S-EYE VIEW FROM THE NORTH



BIRD'S-EYE VIEW FROM THE SOUTH





BIRD'S-EYE VIEW FROM THE NORTH



BIRD'S-EYE VIEW FROM THE SOUTH