

# 500 OLIVE WAY, 600 OLIVE WAY, 601 STEWART ST AND 1825 7<sup>TH</sup> AVENUE PROJECT

CITY OF SEATTLE

## REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW OUTREACH DOCUMENTATION

PROJECT NUMBERS: #000551-20PA #000554-20PA,  
#000556-20PA, #000551-20PA

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- *Confirmation that event is on DON calendar*
- *Community meeting sign in sheets*
- *Comment summary*
- *Community meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

*Submitted by:*

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

**March 2020**

# 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## Brief Summary of Outreach Methods and What We Heard from the Community

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<b>Project Address:</b>	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
<b>Brief Description:</b>	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	KR Manager, LLC
<b>Contact Information:</b>	KRmanager@earlyDROutreach.com
<b>Type of building:</b>	Office/Mixed Use + Residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

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## Brief Summary of Outreach Methods

### Printed Outreach

- *Choice:* POSTERS, HIGH IMPACT
- *Requirement:* Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- *What we did:* Posters were hung in 13 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Appendix A.
- *Date completed:* February 20, 2020

### Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website (with public commenting function)
- *What we did:* Project website established. Publicized website via poster. Checked daily for comments from website. Website included in Appendix A.
- *Additional Equity Requirement:* An intercept survey was also included online.
- *Date completed:* February 20, 2020

### In-Person Outreach

- *Choice:* COMMUNITY MEETING, HIGH IMPACT
- *Requirement:* Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- *What we did:* Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Appendix A.
- *Additional Equity Requirement:* We also held a pop-up event on the street near the project site.
- *Dates completed:* March 5-6, 2020

# What We Heard From the Community

## Summary of Comments/Questions Heard at the Pop-up Event on March 6, 2020:

### Design-Related Comments

- **Lloyd Building.** One attendee inquired whether the Lloyd Building is historic, whether the project team will leave the Lloyd Building as it is and whether it will be retrofitted. Another attendee inquired whether the new project will attach to the Lloyd Building's facade.
- **Site Plan.** Several attendees inquired what the plan is for the site and what will be built there.
- **Project.** One attendee said the project is cool and another said that it looks awesome. One attendee noted they knew it would be coming eventually.

### Non-Design-Related Comments

- **Architect.** Several attendees inquired whether the project team has selected an architect for the project yet.
- **Existing Tenants.** One attendee inquired what will happen to tenants of the Lloyd Building, and what the timeframe for construction would be.
- **Experience.** One attendee inquired whether the project team has completed similar projects in Seattle.
- **Height.** One attendee inquired how tall with the building located on 7<sup>th</sup> and Stewart will be.
- **Light Rail.** One attendee noted that the new light rail extension will eventually be coming through the area.
- **Nearby Buildings.** A few attendees inquired whether the project team is redeveloping any other nearby buildings and whether the nearby Tower Building has been acquired.
- **Retail.** One attendee inquired whether the project will have retail.

## Additional Comments Were Received Via the Project Survey:

Survey recipients shared feedback on a number of items, including:

- **Project Components**
  - 80% of survey respondents would like new bars/restaurants for happy hour
  - 60% of survey respondents would like new places for coffee or breakfast
  - 60% of survey respondents would like new restaurants for dinner
  - 40% of survey respondents would like new stores for shopping
  - 20% of survey respondents would like new places to live (apartments)
- **Inspiring Elements When Visiting Building, Office Restaurant or Retailer**
  - 100% of survey respondents are inspired to return because of thoughtful design that is open and welcoming
  - 80% of survey respondents are inspired to return because of local businesses / small businesses
  - 60% of survey respondents are inspired to return because of great people and service
  - 60% of survey respondents are inspired to return because of a sense of openness and natural light
  - 40% of survey respondents are inspired to return because of calm, restful places to reflect and relax
  - 20% of survey respondents are inspired to return because of bustling, exciting energy
  - 20% of survey respondents are inspired to return because of color and materials used in design
- **Commute**
  - 40% of survey respondents commute by car
  - 40% of survey respondents commute by foot (walking)
  - 20% of survey respondents commute by bus
- **Westlake Park**
  - 60% of survey respondents frequent Westlake Park

## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project Checklist: Early Community Outreach for Design Review

DON Rule	Category	Description	Date Completed	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	2/18/20	Provided project information via email to DON staff, DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.  Posters include all requirements in III.A	2/20/20	Posters hung in 13 locations. Spreadsheet with locations and photos included in Appendix A.
I.D. II.A.2	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b>  Project website (information and comment form)  Include all requirements in III.B	2/20/20	Project website established. Checked for comments daily. Website featured in Appendix A.
I.D. II.A.3	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b>  Community meeting and additional pop-up meeting	2/17/20  2/20/20  3/5/20  3/6/20	Community meeting added to DON calendar. Email confirmation included in Appendix A.  Posters hung with event information in list of locations included in Appendix A.  Community meeting held on March 5, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.  Pop-up community event held on March 6, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and the SDCJ number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> </ul>	2/20/20	Copy of poster included in Appendix A.

		<ul style="list-style-type: none"> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>		
III.B.	Electronic, Digital	<p>All electronic/digital outreach material shall:</p> <ul style="list-style-type: none"> <li>• Include a brief summary of the proposal</li> <li>• Include the address of the project/property and SDCK project number if available</li> <li>• Identify a project contact person</li> <li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li> <li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li> <li>• Be publicized on at least one printed outreach method</li> <li>• Be publicly available for a minimum of 21 days</li> <li>• Include a statement informing the public that any information collected may be made public</li> </ul>	2/20/20	Project website established. Checked for comments daily. Website featured in Appendix A.
III.C.	In-person	<p>All in-person outreach events shall:</p> <ul style="list-style-type: none"> <li>• Be open to the general public and publicized by the applicant using at least one electronic / digital method and one printed outreach method listed in Section II and submitted to DON's Early Outreach for Design Review Calendar at least 14 days in advance for high impact method</li> </ul>	<p>2/17/20</p> <p>2/20/20</p> <p>3/5/20</p> <p>3/6/20</p>	<p>Community meeting added to DON calendar. Email confirmation included in Appendix A.</p> <p>Posters hung with event information in list of locations included in Appendix A.</p> <p>Community meeting held on March 5, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.</p> <p>Pop-up community event held on March 6, 2020. Event photos, sign-in sheets, community feedback / comments included in Appendix A.</p>
VI.A.1.	Outreach Documentation	Summary		Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation		See notation above for Printed Outreach. Copies of poster, distribution list and photos of posters in 13 locations included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation		See notation above for Digital Outreach. Copy of website and survey included in Appendix A.
VI.A.4.	Outreach Documentation	In-person Documentation		See notation above for In-person Outreach. Event photos, sign-in sheets, community feedback / comments included in Appendix A.

# 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## ***Appendix A:*** **Materials Demonstrating that Each Outreach Method Was Conducted**

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[Print](#) | [Close Window](#)

**Subject:** RE: Projects for DON blog - 500 Olive, 600 Olive, 601 Stewart & 1825 7th  
**From:** DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>  
**Date:** Tue, Feb 18, 2020 12:46 pm  
**To:** "krmanager@earlydroutrreach.com" <krmanager@earlydroutrreach.com>  
**Attach:** image001.png

Thanks. They have been posted.

**Danielle Friedman**  
Strategic Initiatives Advisor  
Pronouns: She/her/hers  
Office: 206-256-5973  
[seattle.gov/neighborhoods](http://seattle.gov/neighborhoods)



**Seattle**  
Neighborhoods  
OUTREACH & ENGAGEMENT

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**From:** krmanager@earlydroutrreach.com <krmanager@earlydroutrreach.com>  
**Sent:** Monday, February 17, 2020 9:08 AM  
**To:** DON\_DREarlyOutreach <DREarlyOutreach@seattle.gov>  
**Subject:** Projects for DON blog - 500 Olive, 600 Olive, 601 Stewart & 1825 7th

**CAUTION: External Email**

Hello,

Can you please add the following projects to the DON blog? Thank you for your help! Joy (for Natalie Quick)

**Project Address:** 500 Olive Way, Seattle, WA, 98101

**Brief Project Description:** This project proposes a new 500' mixed-use commercial office building with ground floor retail and underground parking. The existing structure will be demolished. The site will be jointly developed.

**Contact:** Natalie Quick

**Applicant:** KR Manager, LLC

**Contact Information:** [KRmanager@earlyDROutreach.com](mailto:KRmanager@earlyDROutreach.com)

**Type of building:** Office/Mixed Use + Residential

**Neighborhood:** Downtown

**In Equity Area:** Yes

## City of Seattle Design Review Required Outreach Outreach Plan | February 12th, 2020

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<b>Project Address:</b>	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
<b>Brief Description:</b>	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	KR Manager, LLC
<b>Contact Information:</b>	KRmanager@earlyDRO Outreach.com
<b>Type of building:</b>	Office/Mixed Use + Residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

### OUTREACH PLAN

We will complete the following outreach components as part of our outreach plan, consistent with Section II.A in the Director's Rule. All outreach methods will provide a disclaimer that information shared by the public may be made available to the general public. **Equity outreach components highlighted in red, per City feedback.**

- **Electronic / Digital Methods: Website**  
We will create a basic project website that includes a brief description of the project, a link to the Seattle Services Portal, information about the upcoming community meetings, the project email address and details about the overall timeline. The intercept survey will also be available online.
- **In-Person Outreach: Community Meeting**  
We will host two community meetings at or near the project site for any community member interested in attending. We will publicize the community meetings on the project poster (see below) and with 14-days' notice on the DON online blog and calendar. Participants will be given a project fact sheet that includes information on the poster, as well as the project team's vision for the site and a feedback form by which they can take notes and share comments after the community meetings. We will document the community meetings with copies of the sign-in sheet, photos of the event, any written feedback forms shared and the fact sheet.
  - We will hold a pop-up event outside during lunchtime onsite. The pop-up event will include a large tent for inclement weather, the PPT handout, intercept survey and coffee/cookies.
- **Printed Outreach: Project Poster**  
We will develop an 11 x 17-inch full-color project poster and hang 10-15 posters in local businesses, community centers or other publicly-accessible venues. We keep an address log of each location and take photos of each hung poster. Posters will include basic project information, the time / date of the community meetings, SDCI project number, address, website and email address, as well as

basic project information that directs interested parties to the website. The poster will be available for a minimum of 14 days.

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# 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## **Appendix A:** **Materials Demonstrating that Each Outreach Method Was Conducted**

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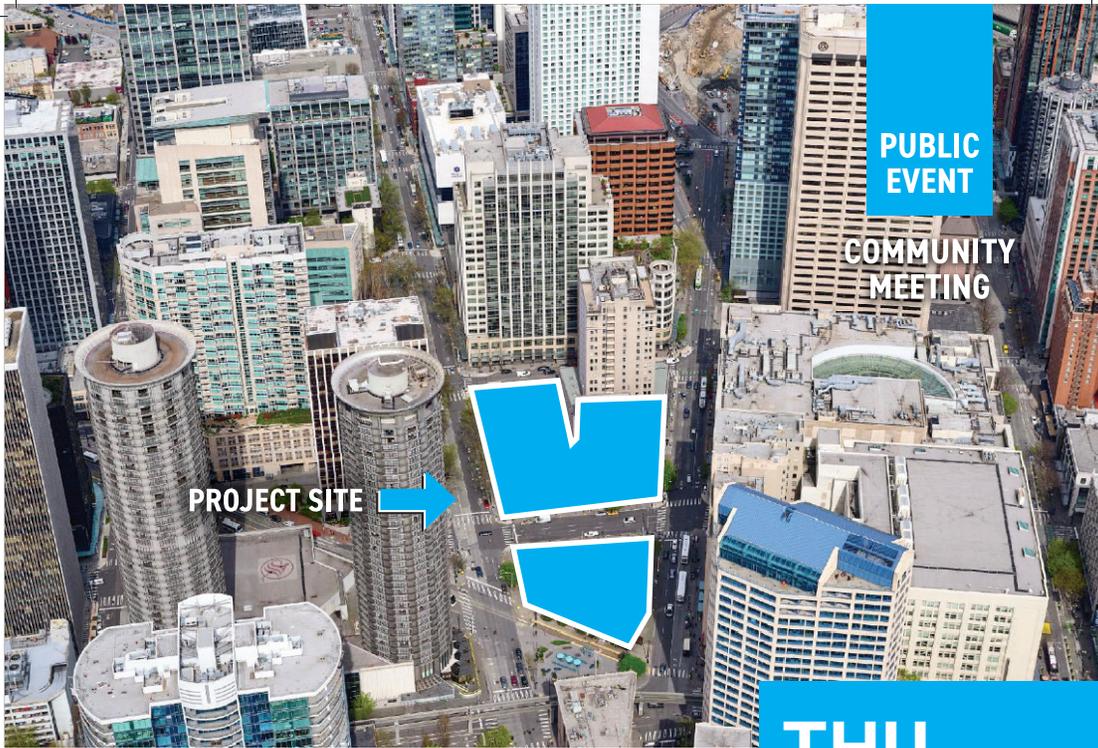
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# JOIN US

Join Us for a Community Meeting to Provide Input on Projects Located at **500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave.**

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed. The project sites are zoned downtown.

**What:** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**Date:** Thursday, March 5, 2020

**Time:** Event begins promptly at 6pm and will end around 7pm

**Where:** 603 Stewart St, Suite 420, Seattle, WA 98101

**Date:** Friday, March 6, 2020

**Time:** Lunchtime pop-up from 12pm to 1pm

**Where:** Tower Building Surface Parking Lot, 7th & Stewart, Seattle, WA 98101

**THU  
MAR 5  
&  
FRI  
MAR 6**

**Project Address:**

500 Olive Way,  
600 Olive Way,  
601 Stewart St and  
1825 7th Ave,  
Seattle, WA, 98101

**Contact:** Natalie Quick

**Applicant:** KR Manager, LLC

**Additional Project Information on Seattle Services Portal via the Project Address:**

500 Olive Way, 600 Olive Way,  
601 Stewart St and 1825 7th Ave

**Project Email & Website:**

KRmanager@earlyDROutreach.com  
www.RequiredOutreach-KilroyProjects.com

**Note:** Emails are returned within 1-2 business days. Emails are subject to City of Seattle public disclosure laws.

[www.RequiredOutreach-KilroyProjects.com](http://www.RequiredOutreach-KilroyProjects.com)

**Kilroy Projects - Poster Distribution**  
**500 Olive Way, 600 Olive Way, 601 Stewart St & 1825 7th Ave**

<b>Date distributed</b>	<b>Location</b>	<b>Address</b>	<b>Distance from Site</b>	<b>Visible From Street?</b>	<b>Notes</b>
2/20/20	Starbucks	1700 7th Ave	0.1 mile	No	Flyer placed on community bulletin board.
2/20/20	Top Pot Doughnuts	2124 5th Ave	0.3 mile	No	Flyer placed on wall that is used as a community bulletin board.
2/20/20	Caffe Ladro	801 Pine St	0.3 mile	No	Flyer placed on community bulletin board.
2/20/20	LIGHT/TELEPHONE POLE #1	500 Olive Way	0 feet	Yes	Flyer placed on pole in front of project site.
2/20/20	LIGHT/TELEPHONE POLE #2	601 Stewart St	0 feet	Yes	Flyer placed on pole in front of project site.
2/20/20	LIGHT/TELEPHONE POLE #3	6th Ave & Stewart St	180 feet	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #4	5th Ave & Olive Way	184 feet	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #5	7th Ave & Stewart St	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #6	7th Ave & Olive Way	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #7	6th Ave & Pine St	0.1 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #8	8th Ave & Olive Way	0.2 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #9	5th Ave & Virginia St	0.2 mile	Yes	Flyer placed on pole.
2/20/20	LIGHT/TELEPHONE POLE #10	7th Ave & Pine St	0.2 mile	Yes	Flyer placed on pole.

# Poster Distribution: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

Images + Site Details

DISTRIBUTION DATE: February 20, 2020

Total # of images: 13

**Project Address:** 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

**Brief Description:** These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

**Contact:** Natalie Quick  
**Applicant:** KR Manager, LLC  
**Contact Information:** KRmanager@earlyDROutreach.com  
**Type of building:** Office/Mixed Use + Residential  
**Neighborhood:** Downtown  
**In Equity Area:** Yes

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**LOCATION:** STARBUCKS  
**Address:** 1700 7<sup>th</sup> Ave  
**Distance from Site:** 0.1 mile  
**Placement:** Flyer placed on community bulletin board.  
**Visible from Street:** No



**LOCATION:**

**TOP POT DOUGHNUTS**

Address: 2124 5<sup>th</sup> Ave

Distance from Site: 0.3 mile

Placement: Flyer placed on wall that is used as a community bulletin board.

Visible from Street: No



**LOCATION:**

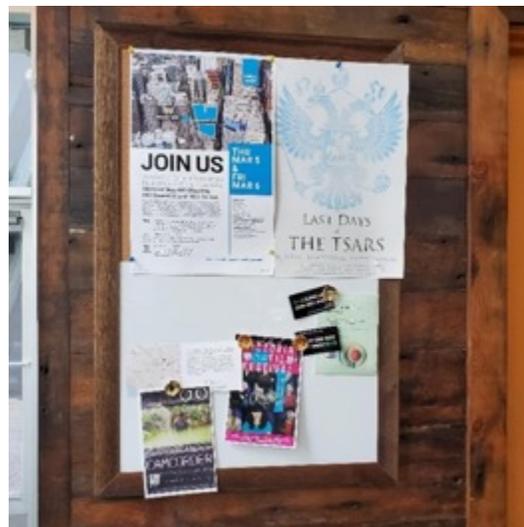
**CAFFE LADRO**

Address: 801 Pine St

Distance from Site: 0.3 mile

Placement: Flyer placed on community bulletin board.

Visible from Street: No



**LOCATION:**

Address:  
Distance from Site:  
Placement:  
Visible from Street:

**LIGHT/TELEPHONE POLE #1**

500 Olive Way  
0 feet  
Flyer placed on pole in front of project site.  
Yes



**LOCATION:**

Address:  
Distance from Site:  
Placement:  
Visible from Street:

**LIGHT/TELEPHONE POLE #2**

601 Stewart St  
0 feet  
Flyer placed on pole in front of project site.  
Yes



**LOCATION: LIGHT/TELEPHONE POLE #3**

Address: 6<sup>th</sup> Ave & Stewart St  
Distance from Site: 180 feet  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION: LIGHT/TELEPHONE POLE #4**

Address: 5<sup>th</sup> Ave & Olive Way  
Distance from Site: 184 feet  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #5  
Address: 7<sup>th</sup> Ave & Stewart St  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



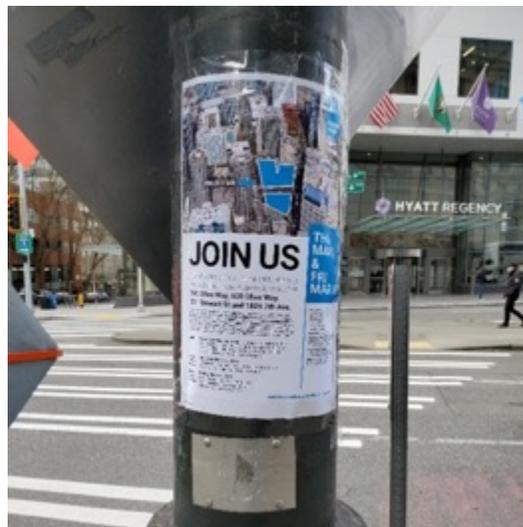
**LOCATION:** LIGHT/TELEPHONE POLE #6  
Address: 7<sup>th</sup> Ave & Olive Way  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #7  
Address: 6th Ave & Pine St  
Distance from Site: 0.1 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** LIGHT/TELEPHONE POLE #8  
Address: 8<sup>th</sup> Ave & Olive Way  
Distance from Site: 0.2 mile  
Placement: Flyer placed on pole.  
Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #9**

Address: 5<sup>th</sup> Ave & Virginia St

Distance from Site: 0.2 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



**LOCATION:** **LIGHT/TELEPHONE POLE #10**

Address: 7<sup>th</sup> Ave & Pine St

Distance from Site: 0.2 mile

Placement: Flyer placed on pole.

Visible from Street: Yes



# 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

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**Project Website: 500 Olive Way, 600 Olive Way, 601 Stewart St  
and 1825 7<sup>th</sup> | WEBSITE TEXT**

**Website: [www.requiredoutreach-kilroyprojects.com](http://www.requiredoutreach-kilroyprojects.com)**

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<b>In Equity Area:</b>	Yes

---

**HOME PAGE**

**IMAGES:** Project Poster  
Kilroy Logo

**TEXT:** Join Us for a Community Meeting to Provide Input on Projects Located at 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave

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Where: 603 Stewart St. Suite 420, Seattle WA 98101

Date: Friday, March 6, 2020

Time: Lunchtime pop-up from 12pm to 1pm

Where: Tower Building Surface Parking Lot, 7<sup>th</sup> & Stewart, Seattle WA 98101

Project Addresses: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

Contact: Natalie Quick

Applicant: KR Manager, LLC

Additional Project Information on Seattle Services Portal via the Project Addresses: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave

Project Website & Email: [www.RequiredOutreach-KilroyProjects.com](http://www.RequiredOutreach-KilroyProjects.com) |

KRmanager@earlyDROutreach.com. Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

For More Information

EDG PROJECT NUMBERS || 500 Olive: 000551-20PA || 600 Olive: 000554-20PA || 601 Stewart: 000555-20PA || 1825 7th Ave: 000556-20PA

**LINKS:** City of Seattle – Seattle Services Portal

City of Seattle – Department of Neighborhoods

**PRIVACY  
POLICY:**

We only collect the information you choose to give us, and we process it with your consent; we only require the minimum amount of personal information that is necessary to fulfill the purpose of your interaction with us; we don't sell it to third parties; and we only use it as this Privacy Statement described.

**TAB: PROJECT OVERVIEW**

**TEXT:** Project Team

Developer:	Kilroy Realty
Architect:	Miller Hull

Project Vision

Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.

Project Timeline

Permitting:	May 2022
Construction Starting:	June 2022
Completion:	July 2024

**IMAGES:**      Zoning  
                     Context  
                     Site Map

**TAB: COMMENTS**

**TEXT:**            Let Us Know What You Think!  
                     First Name      \_\_\_\_\_  
                     Last Name      \_\_\_\_\_  
                     Email            \_\_\_\_\_  
                     Comments      \_\_\_\_\_

**TAB: SURVEY**

**TEXT:**            Want to Share More? Click Here to Take Our Survey!

**LINK:**            Survey Monkey Survey

# Intercept Survey: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## Survey

Distribution: Website + Community Meeting + Pop-Up Meeting

---

**Project Address:** 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101

**Brief Description:** These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

**Contact:** Natalie Quick  
**Applicant:** KR Manager, LLC  
**Contact Information:** KRmanager@earlyDROutreach.com  
**Type of building:** Office/Mixed Use + Residential  
**Neighborhood:** Downtown  
**In Equity Area:** Yes

---

### 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

Thank you for taking the time to complete our survey for Kilroy's projects downtown at 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave. This survey is part of the City of Seattle's required outreach for design review. All information shared is public information.

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

#### 1. Do you live or work downtown?

- Live
- Work
- Both
- Share Address: \_\_\_\_\_

**2. What is your age?**

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

**3. What project components are you most interested in for this part of downtown?**

- New stores for shopping
- New places to live (apartments)
- New restaurants for dinner
- New places for coffee or breakfast
- New bars/restaurants for happy hour

**4. When you visit a building, office, restaurant or retailer, what most inspires you to return?**

- Great people and service
- Local businesses / small businesses
- Thoughtful design that is open and welcoming
- Bustling, exciting energy
- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

**5. How do you Commute into downtown?**

---

**6. Do you frequent and use Westlake Park?**

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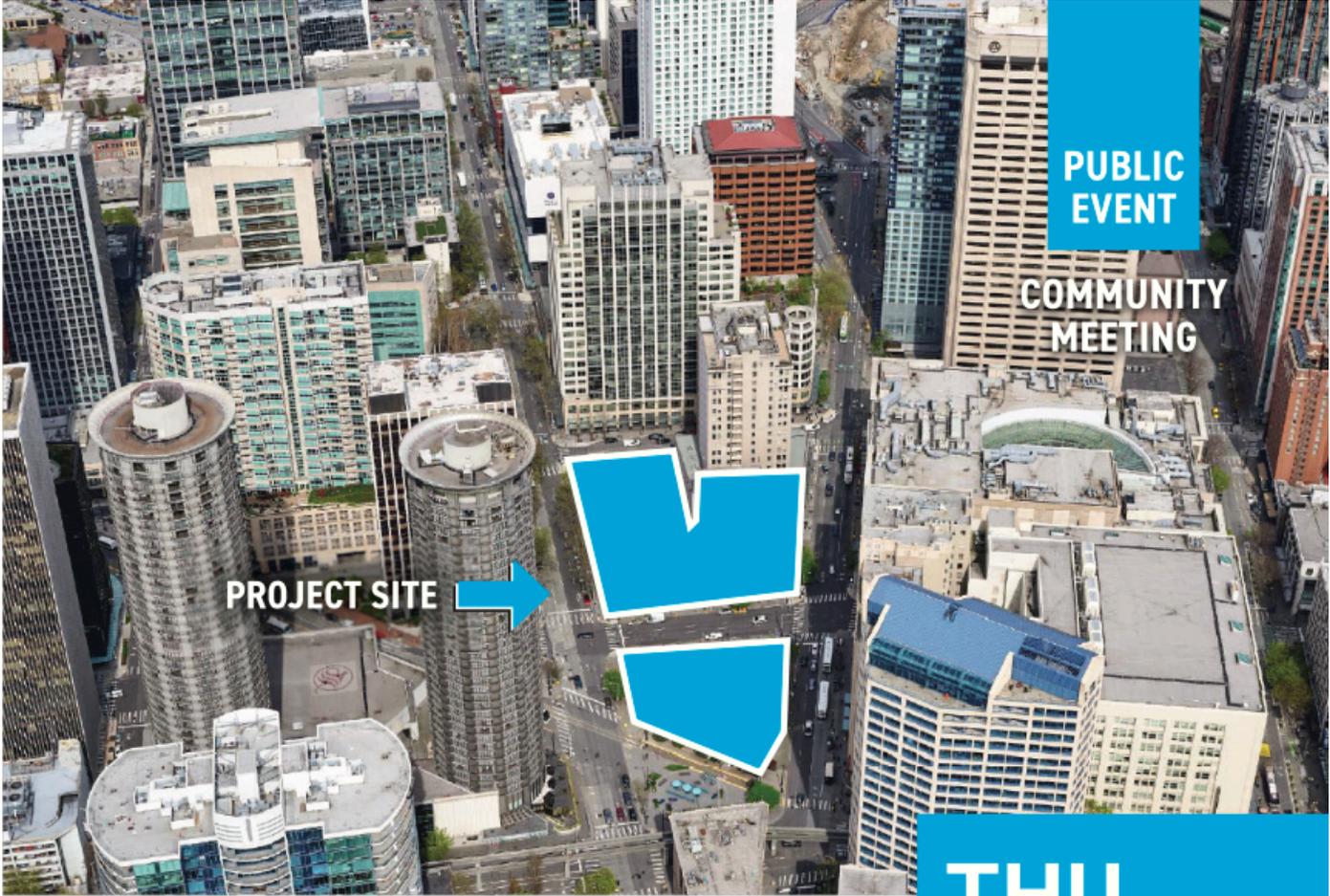
**7. Anything else you'd like to add?**

---



500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

Project Overview   Comments   Survey



# JOIN US

Join Us for a Community Meeting to Provide Input on Projects Located at **500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave.**

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office building at 601 Stewart St, and a new 18-story commercial office building at 1825 7th Ave.

**THU  
MAR 5  
&  
FRI  
MAR 6**

**Project Address:**  
500 Olive Way,  
600 Olive Way,  
601 Stewart St and  
1825 7th Ave,  
Seattle, WA 98101

underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed. The project sites are zoned downtown.

**What:** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**Date:** Thursday, March 5, 2020

**Time:** Event begins promptly at 6pm and will end around 7pm

**Where:** 603 Stewart St, Suite 420, Seattle, WA 98101

**Date:** Friday, March 6, 2020

**Time:** Lunchtime pop-up from 12pm to 1pm

**Where:** Tower Building Surface Parking Lot,  
7th & Stewart, Seattle, WA 98101

Seattle, WA, 98101

**Contact:** Natalie Quick

**Applicant:** KR Manager, LLC

**Additional Project Information on Seattle Services Portal via the Project Address:**  
500 Olive Way, 600 Olive Way,  
601 Stewart St and 1825 7th Ave

**Project Email & Website:**  
KRmanager@earlyDROutreach.com  
www.RequiredOutreach-KilroyProjects.com

**Note:** Emails are returned within 1-2 business days. Emails are subject to City of Seattle public disclosure laws.

[www.RequiredOutreach-KilroyProjects.com](http://www.RequiredOutreach-KilroyProjects.com)

## FOR MORE INFORMATION

**EDG PROJECT NUMBERS || 500 Olive: 000551-20PA || 600 Olive: 000554-20PA || 601 Stewart: 000555-20PA || 1825 7th Ave: 000556-20PA**

**City of Seattle | Seattle Services Portal | City of Seattle | Department of Neighborhoods**

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### Project Team

Developer:  
Kilroy Realty



Architect:  
Miller Hull



### Project Vision

Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.



### Project Timeline

- Permitting: May 2022
- Construction Starting: June 2022
- Completion: July 2024

### Zoning

ZONING MAP



### Context

CONTEXT MAP



### Site Map

SITE MAP





Let us know what you think!

Name \*

First Name

Last Name

Email \*

Comments

Send



## Want to Share More?

# Click [HERE](#) to Take Our Survey!



## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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1. Do you live or work downtown?

- Live
- Work
- Both
- Share Address

2. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

3. What project components are you most interested in for this part of downtown?

- New stores for shopping
- New places to live (apartments)
- New restaurants for dinner
- New places for coffee or breakfast
- New bars/restaurants for happy hour

4. When you think about downtown, what do you think is missing in this location that could improve these underdeveloped blocks?



5. When you visit a building, office, restaurant or retailer, what most inspires you to return?

- Great people and service
- Local businesses / small businesses
- Thoughtful design that is open and welcoming
- Bustling, exciting energy
- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design



## Want to Share More?

# Click [HERE](#) to Take Our Survey!

**2. What is your age?**

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

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- Thoughtful design that is open and welcoming
- Bustling, exciting energy
- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

**5. How do you Commute into downtown?**

---

**6. Do you frequent and use Westlake Park?**

---

**7. Anything else you'd like to add?**

---

## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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### 1. Do you live or work downtown?

- Live  
 Work  
 Both

Share Address: \_\_\_\_\_

### 2. What is your age?

- Under 18  
 18-24  
 25-34  
 35-44  
 45-54  
 55-64  
 65+

3. What project components are you most interested in for this part of downtown?

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- New places for coffee or breakfast
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- Bustling, exciting energy
- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

5. How do you commute into downtown?

WALK

6. Do you frequent and use Westlake Park?

\_\_\_\_\_

7. Anything else you'd like to add?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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### 1. Do you live or work downtown?

- Live  
 Work  
 Both  
 Share Address: \_\_\_\_\_

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- A sense of openness and natural light
- Color and materials used in design

5. How do you Commute into downtown?

CAR, T-S

6. Do you frequent and use Westlake Park?

Yes

7. Anything else you'd like to add?

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## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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---

### 1. Do you live or work downtown?

- Live
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### 2. What is your age?

- Under 18
- 18-24
- 25-34
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## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

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---

### 1. Do you live or work downtown?

- Live
- Work
- Both

Share Address: \_\_\_\_\_

### 2. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

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- New places for coffee or breakfast
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- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

5. How do you Commute into downtown?

Walk from Capitol Hill

6. Do you frequent and use Westlake Park?

yes

7. Anything else you'd like to add?

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3. What project components are you most interested in for this part of downtown?

- New stores for shopping
- New places to live (apartments)
- New restaurants for dinner
- New places for coffee or breakfast
- New bars/restaurants for happy hour

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- Thoughtful design that is open and welcoming
- Bustling, exciting energy
- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

5. How do you Commute into downtown?

Drive

6. Do you frequent and use Westlake Park?

No

7. Anything else you'd like to add?

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## 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects Survey

Thank you for taking the time to complete our survey for Kilroy's projects downtown at 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave. This survey is part of the City of Seattle's required outreach for design review. All information shared is public information.

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### 1. Do you live or work downtown?

- Live  
 Work  
 Both  
 Share Address: 1809 7th Ave

### 2. What is your age?

- Under 18  
 18-24  
 25-34  
 35-44  
 45-54  
 55-64  
 65+

3. What project components are you most interested in for this part of downtown?

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- Calm, restful places to reflect and relax
- A sense of openness and natural light
- Color and materials used in design

5. How do you Commute into downtown?

Bus

6. Do you frequent and use Westlake Park?

YES

7. Anything else you'd like to add?

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# 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## ***Appendix A:*** **Materials Demonstrating that Each Outreach Method Was Conducted**

### *Table of Contents*

---

#### *Initial Planning and DON Communication*

- *Listing on DON blog*
- *Outreach plan*

#### *Printed Outreach: Project Poster*

- *Project poster*
- *Poster distribution list*
- *Poster documentation with photos / locations*

#### *Electronic/Digital Outreach: Project Website*

- *Project Website*
- *Intercept Survey*

#### *In-person Outreach: Community Meeting*

- *Confirmation that event is on DON calendar*
- *Community meeting sign in sheets – NONE (no attendees)*
- *Pop-up event sign in*
- *Community meeting comment summary*
- *Pop-up comment summary*
- *Community meeting photos*
- *Pop-up meeting photos*
- *Community meeting PowerPoint handout/meeting agenda*

[Print](#) | [Close Window](#)

**Subject:** New event for Early Outreach for Design Review Projects » Submitted : Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects  
**From:** "City of Seattle" <calendar.1410843@trumba.com>  
**Date:** Mon, Feb 17, 2020 3:52 pm  
**To:** "Natalie Quick" <KRmanager@earlyDRO Outreach.com>

### Thank you for submitting the following event to the Early Outreach for Design Review Projects » Submitted calendar.

---

Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave Projects

**DATE** Thursday, March 5, 2020

**TIME** 6:00 pm – 7:00 pm PST

**WHERE** [Lloyd Building](#)  
[603 Stewart St](#)  
[Seattle, WA 98101](#)

**BUILDING NAME / ROOM NUMBER / SITE** Suite 420

**EVENT DESCRIPTION** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.

**NEIGHBORHOODS** Downtown Commercial Core

**DON PROGRAMS** Outreach and Engagement

**EVENT TYPES** Community

**AUDIENCE** All

**CONTACT** Natalie Quick

**CONTACT PHONE** 2067790489

**CONTACT EMAIL** [KRmanager@earlydroureach.com](mailto:KRmanager@earlydroureach.com)

**PRE-REGISTER** No

**COST** Free

**DESCRIPTION** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**MORE** [www.RequiredOutreach-KilroyProjects.com](http://www.RequiredOutreach-KilroyProjects.com)

---

[Withdraw event submission](#)

Replies to this email will be forwarded to **the calendar publisher**.



# Community Meeting: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## Comment Summary

EVENT DATE: Thursday, March 5, 2020

LOCATION: 603 Stewart St

---

<b>Project Address:</b>	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
<b>Brief Description:</b>	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	KR Manager, LLC
<b>Contact Information:</b>	KRmanager@earlyDROutreach.com
<b>Type of building:</b>	Office/Mixed Use + Residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

---

### Design-Related Comments

- N/A

### Non-Design-Related Comments

- N/A

### Miscellaneous Comments

- N/A

# Pop-up Event: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

## Comment Summary

EVENT DATE: Thursday, March 5, 2020

LOCATION: Tower Building Surface Parking Lot, 7<sup>th</sup> & Stewart

---

<b>Project Address:</b>	500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave, Seattle, WA, 98101
<b>Brief Description:</b>	These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed.
<b>Contact:</b>	Natalie Quick
<b>Applicant:</b>	KR Manager, LLC
<b>Contact Information:</b>	KRmanager@earlyDROutreach.com
<b>Type of building:</b>	Office/Mixed Use + Residential
<b>Neighborhood:</b>	Downtown
<b>In Equity Area:</b>	Yes

---

### Design-Related Comments

- **Lloyd Building.** One attendee inquired whether the Lloyd Building is historic, whether the project team will leave the Lloyd Building as it is and whether it will be retrofitted. Another attendee inquired whether the new project will attach to the Lloyd Building's facade.
- **Site Plan.** Several attendees inquired what the plan is for the site and what will be built there.
- **Project.** One attendee said the project is cool and another said that it looks awesome. One attendee noted they knew it would be coming eventually.

### Non-Design-Related Comments

- **Architect.** Several attendees inquired whether the project team has selected an architect for the project yet.
- **Existing Tenants.** One attendee inquired what will happen to tenants of the Lloyd Building, and what the timeframe for construction would be.
- **Experience.** One attendee inquired whether the project team has completed similar projects in Seattle.
- **Height.** One attendee inquired how tall with the building located on 7<sup>th</sup> and Stewart will be.
- **Light Rail.** One attendee noted that the new light rail extension will eventually be coming through the area.
- **Nearby Buildings.** A few attendees inquired whether the project team is redeveloping any other nearby buildings and whether the nearby Tower Building has been acquired.
- **Retail.** One attendee inquired whether the project will have retail.

# Community Meeting Event: 500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7<sup>th</sup> Avenue Project

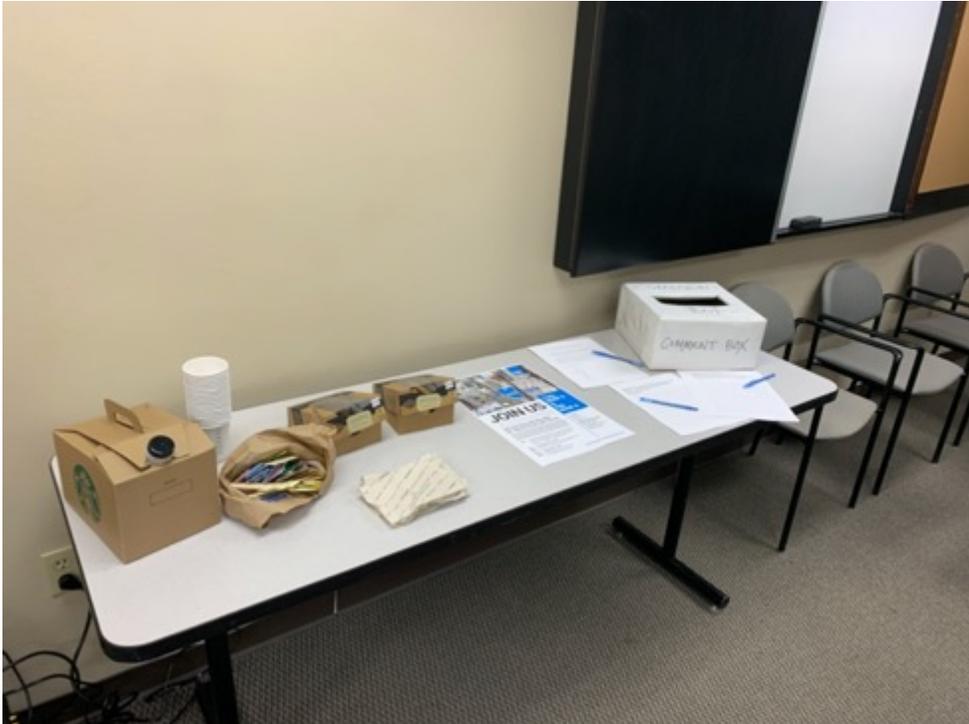
Photos

*Event Date:* Thursday, March 5, 2020

*Event Location:* The Logan Building

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# Community Pop-up Event: 500 & 600 Olive, 601 Stewart St Project

Photos

*Event Date: Friday, March 6, 2020*

*Event Location: Parking Lot outside Logan Building*

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500 Olive Way, 600 Olive Way  
601 Stewart & 1825 7th Ave Project

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**Community Meeting**

6:00PM

Thursday, March 6, 2020

12:00PM

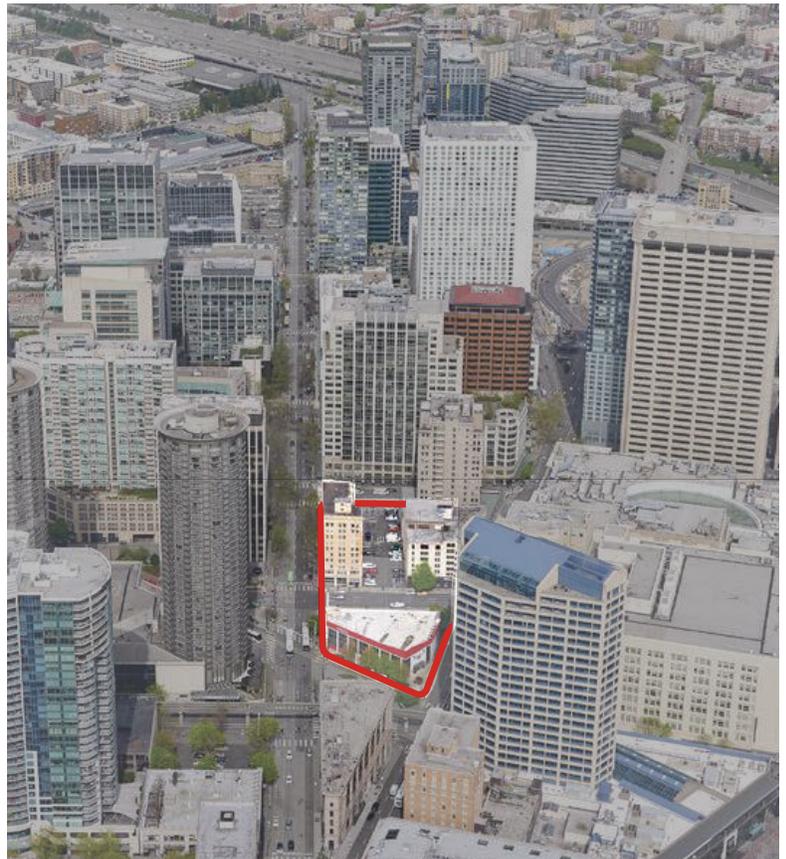
Friday, March 7, 2020

*This event is part of the City of Seattle's required Design Review outreach program. All comments and information obtained may be subject to public disclosure laws.*

EDG Project Number:

#000551-20PA, #000554-20PA

#000556-20PA, #000551-20PA



## PROJECT VISION

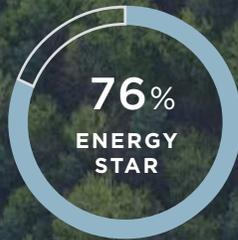
Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.

# SUSTAINABILITY

Commitment to Our Environment



Over half of our entire portfolio is LEED Certified



Most of our portfolio is Energy Star Certified



All development is designed to be LEED Gold or Platinum

## GRESB

#1 Publicly Traded Company in the World, 2018

#1 in North America across all asset classes 2014-2016, 2018-2019

## ENERGY STAR

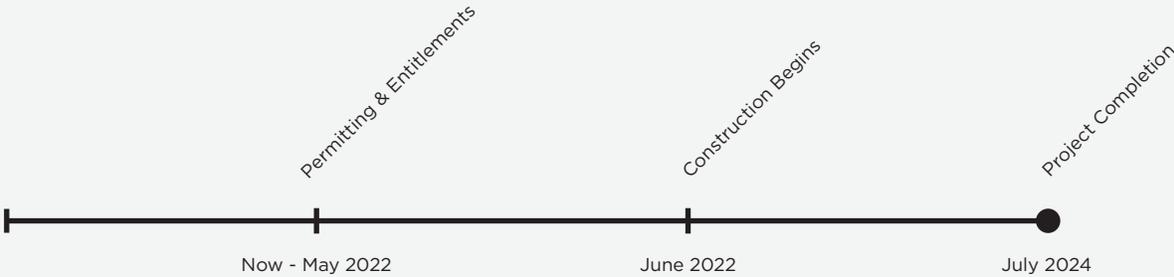
"Sustained Excellence" 2016-2019

"Partner of the Year" 2014-2019

## DOW JONES SUSTAINABILITY INDEX

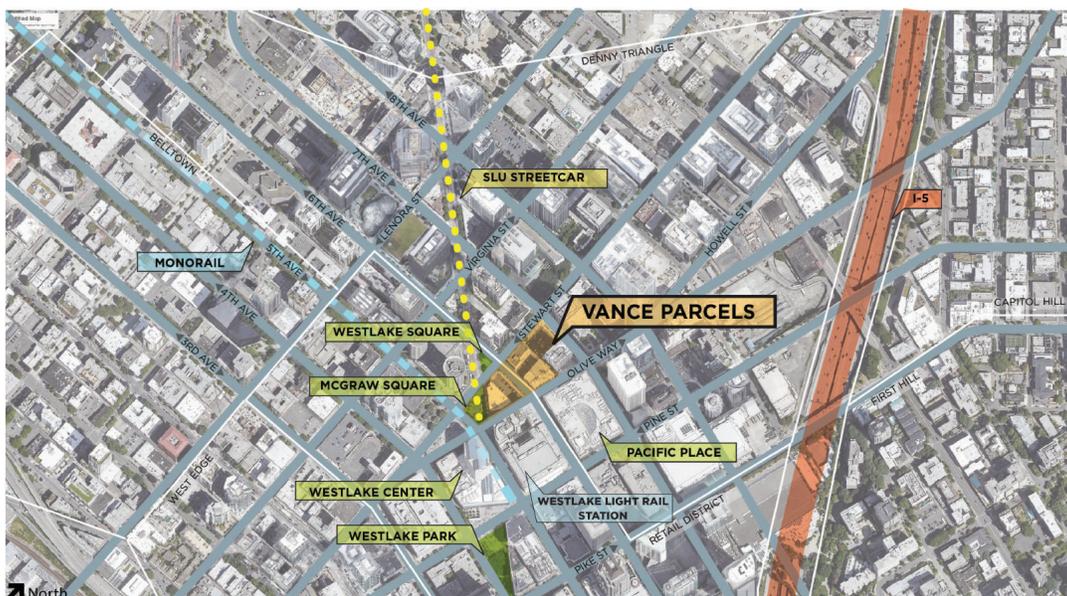
World Index Member 2017-2019

**PROJECT TIMELINE**





CONTEXT MAP



# SITE MAP



**333 DEXTER**  
SEATTLE, WA



**PACIFIC NORTHWEST PROJECTS**  
LOBBY REPOSITIONING

KEY CENTER (BEFORE) // BELLEVUE, WA



KEY CENTER (BEFORE) // BELLEVUE, WA



SKYLINE TOWER (BEFORE) // BELLEVUE, WA



KEY CENTER (AFTER) // BELLEVUE, WA



KEY CENTER (AFTER) // BELLEVUE, WA



SKYLINE TOWER (AFTER) // BELLEVUE, WA



RECENT PROJECTS

THE EXCHANGE // SAN FRANCISCO, CA



COLUMBIA SQUARE // LOS ANGELES, CA



100 HOOPER // SAN FRANCISCO, CA



THE MERIDIAN AT DEL MAR // SAN DIEGO, CA



THE ACADEMY // LOS ANGELES, CA



ONE PASEO // SAN DIEGO, CA



**COLUMBIA SQUARE - HISTORIC RENOVATION**  
LOS ANGELES, CA

BEFORE



AFTER



—  
**QUESTIONS**

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