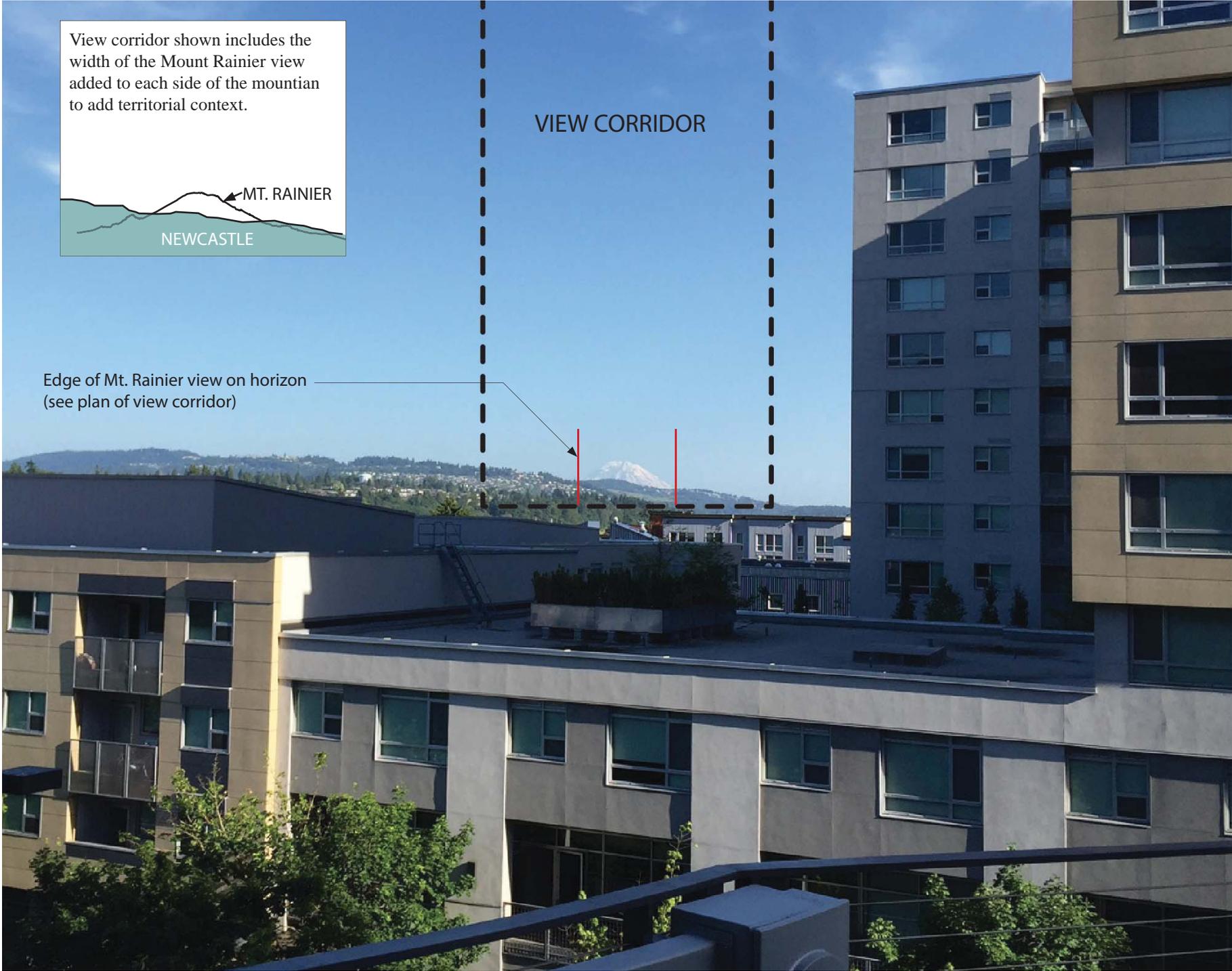


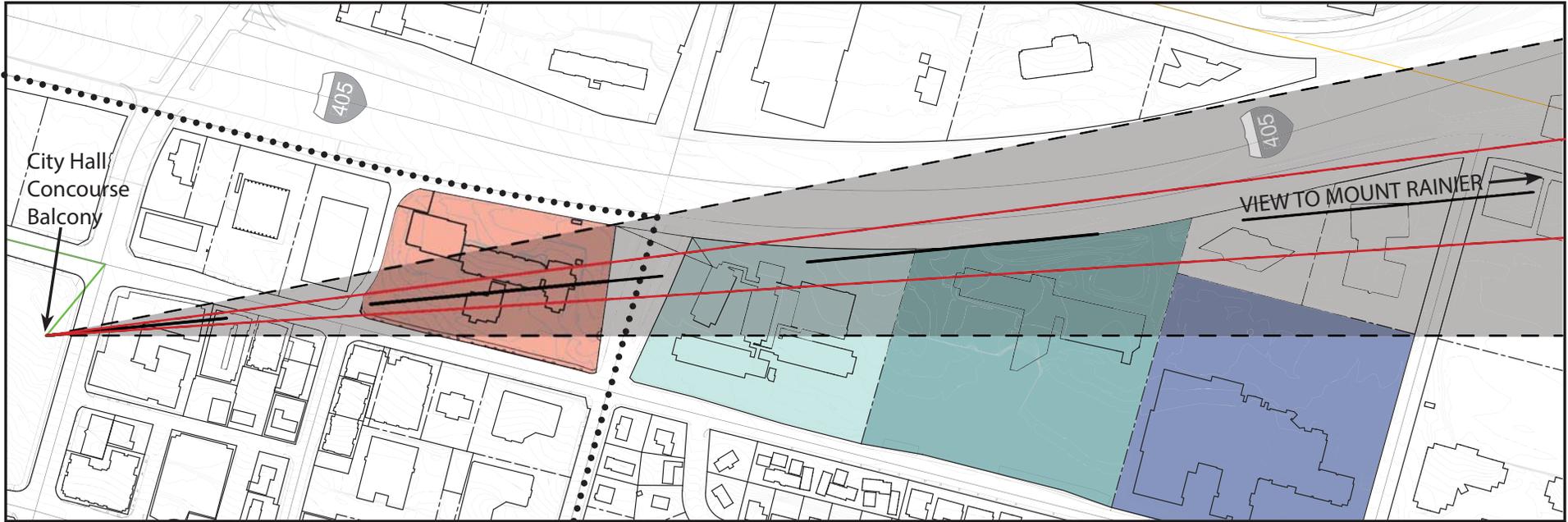
View corridor shown includes the width of the Mount Rainier view added to each side of the mountain to add territorial context.



VIEW CORRIDOR

Edge of Mt. Rainier view on horizon
(see plan of view corridor)





PLAN OF MOUNT RAINIER VIEW

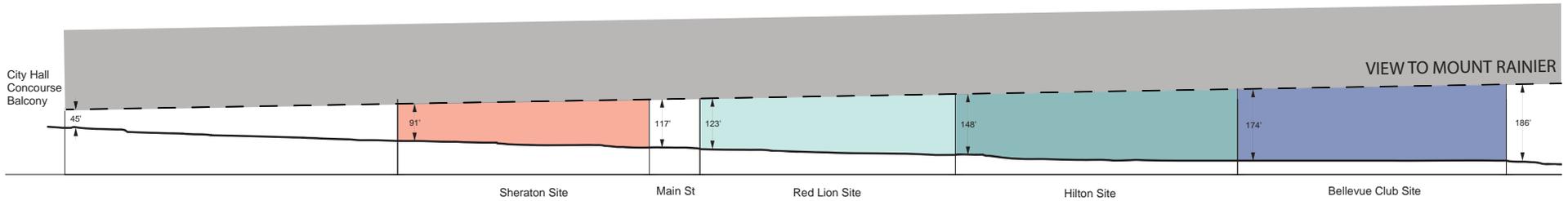
A professional survey was conducted to map out the horizontal and vertical extent of the view of Mount Rainier from the City Hall concourse balcony. A survey pin has been set on the balcony from the location that the view was captured. The survey was taken at an eye-level of 5.61 feet above the balcony floor.

The plan shows the view corridor from City Hall to Mount Rainier. The larger window includes a small view of the Newcastle horizon to incorporate context. The red lines indicate the edges of where the view of Mount Rainier intersects with the horizon.

LEGEND

- Sheraton site
- Red Lion site
- Hilton site
- Bellevue Club site
- View corridor including limited horizon area
- Edge of Mt. Rainier view on horizon
- View to Mt. Rainier peak
- Downtown boundary





ELEVATION OF MOUNT RAINIER VIEW

The elevation shows maximum building heights on the underlying parcels in order to not obstruct the view of Mount Rainier. Each highlighted area shows the maximum building heights possible to retain the public view. The heights shown are for locations beneath the view window. In areas of each site that are not below the viewing window, increasing height limits does not impact the view of Mount Rainier.

According to this analysis, if an increase in building heights for the Sheraton, Red Lion, Hilton, and Bellevue Club sites were to take place, **the maximum building heights possible beneath the view corridor would be:**

- Sheraton site: 91-117 feet*
- Red Lion site: 123-148 feet*
- Hilton site: 148-174 feet*
- Bellevue Club site: 174-186 feet*

**Building height maximums would vary across each site beneath the viewing window due to topography changes and the bottom of the viewing window being angled upward towards the Newcastle horizon.*

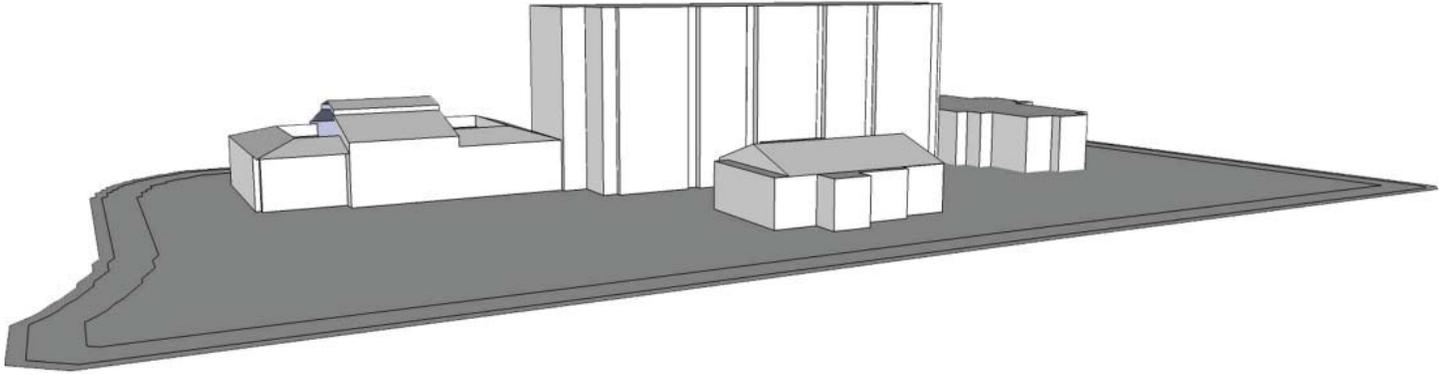
It is important to note that the existing buildable zoning envelopes in both these areas allow full redevelopment to occur without impacting the view corridor, and therefore the view corridor has no impact on existing property rights. It only becomes an issue with respect to increasing heights.

LEGEND

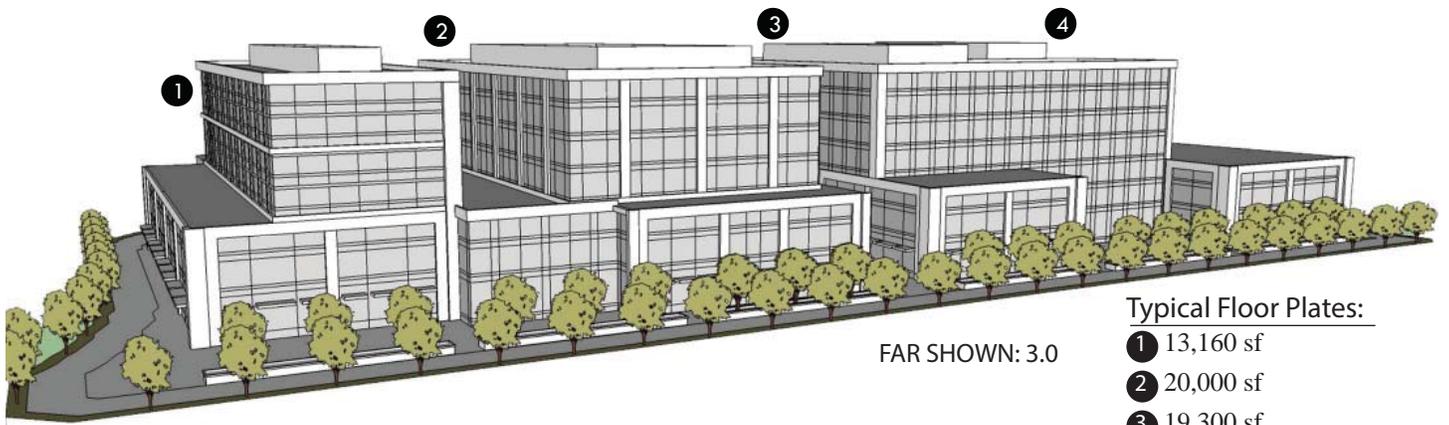
	Sheraton site		View corridor
	Red Lion site		
	Hilton site		
	Bellevue Club site		

EXAMPLES OF VIEW CORRIDOR CONSIDERATIONS

SHERATON SITE: EXISTING CONDITION



SHERATON SITE: POTENTIAL DEVELOPMENT UNDER EXISTING CODE

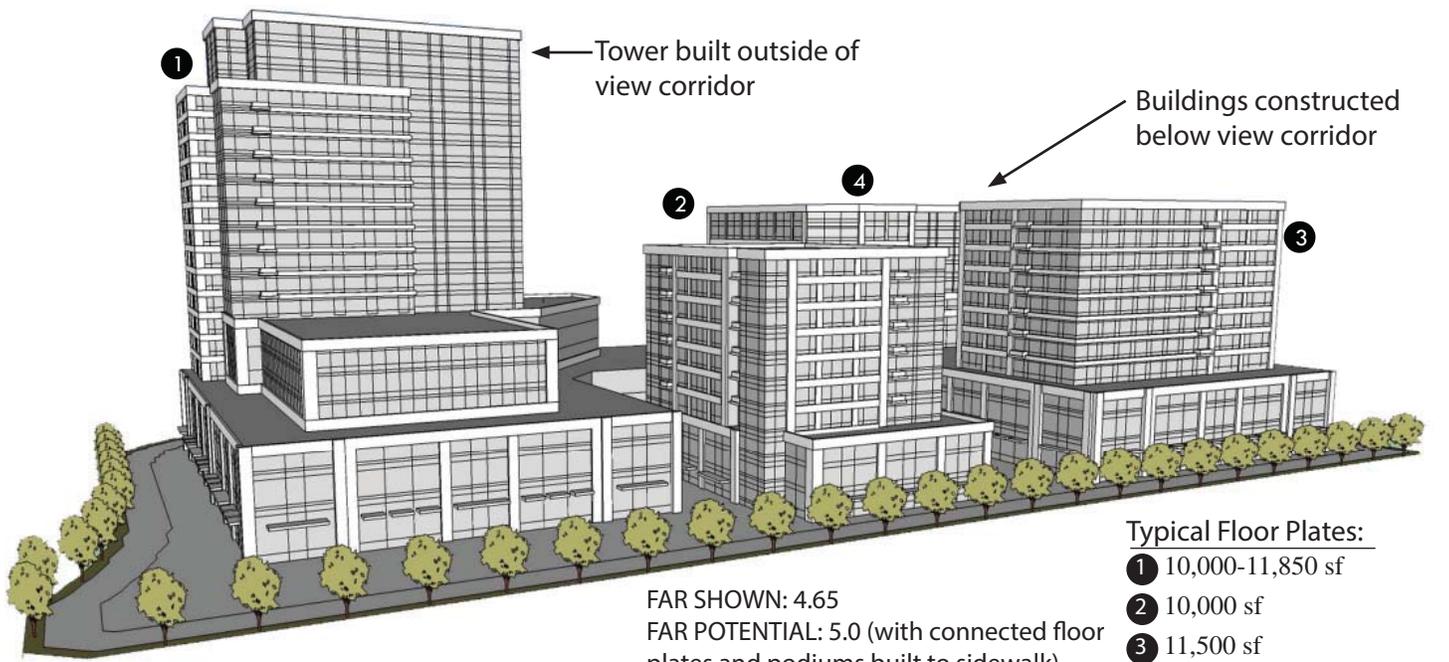


FAR SHOWN: 3.0

Typical Floor Plates:

- ① 13,160 sf
- ② 20,000 sf
- ③ 19,300 sf
- ④ 13,100 sf

SHERATON SITE: POTENTIAL DEVELOPMENT UNDER CAC RECOMMENDATIONS WITH PROTECTED VIEWS



← Tower built outside of view corridor

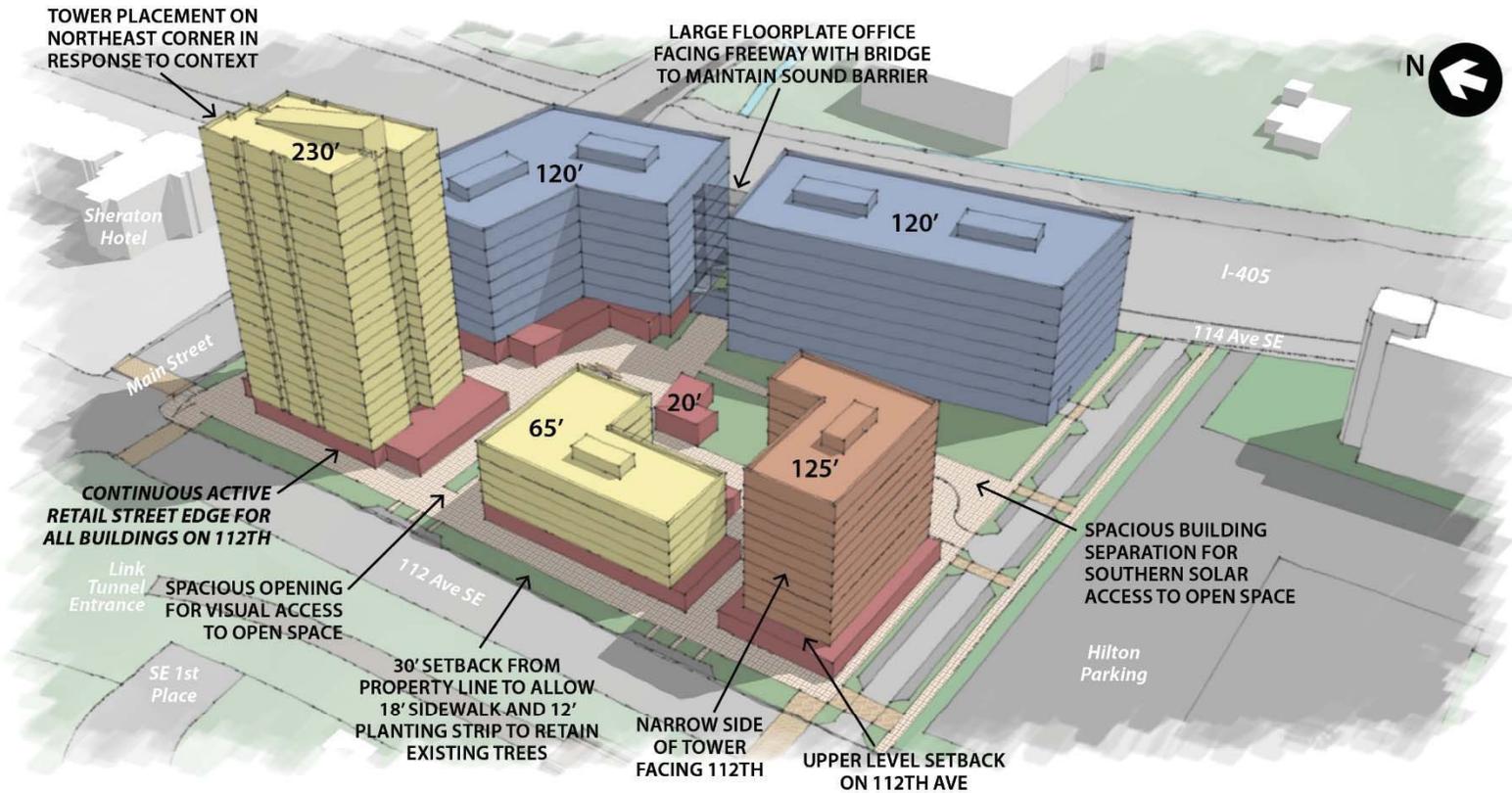
← Buildings constructed below view corridor

FAR SHOWN: 4.65
 FAR POTENTIAL: 5.0 (with connected floor plates and podiums built to sidewalk)

Typical Floor Plates:

- ① 10,000-11,850 sf
- ② 10,000 sf
- ③ 11,500 sf
- ④ 22,000 sf

URBAN DESIGN FRAMEWORK: HEIGHT AND MASSING



DEVELOPMENT	
FAR	4.0
total sf	978,762
residential sf	319,590
retail sf	56,848
office sf	493,204
hotel sf	109,120
parking stalls	~1,500

SITE	sf	acres	percent
total parcel area	244,388	5.6	100%
building footprint	117,751	2.7	48%
open space - hardscape	64,953	1.5	27%
open space - green	49,433	1.1	20%
roadway and surface parking	9,977	0.2	4%
impervious surface	192,681	4.4	79%

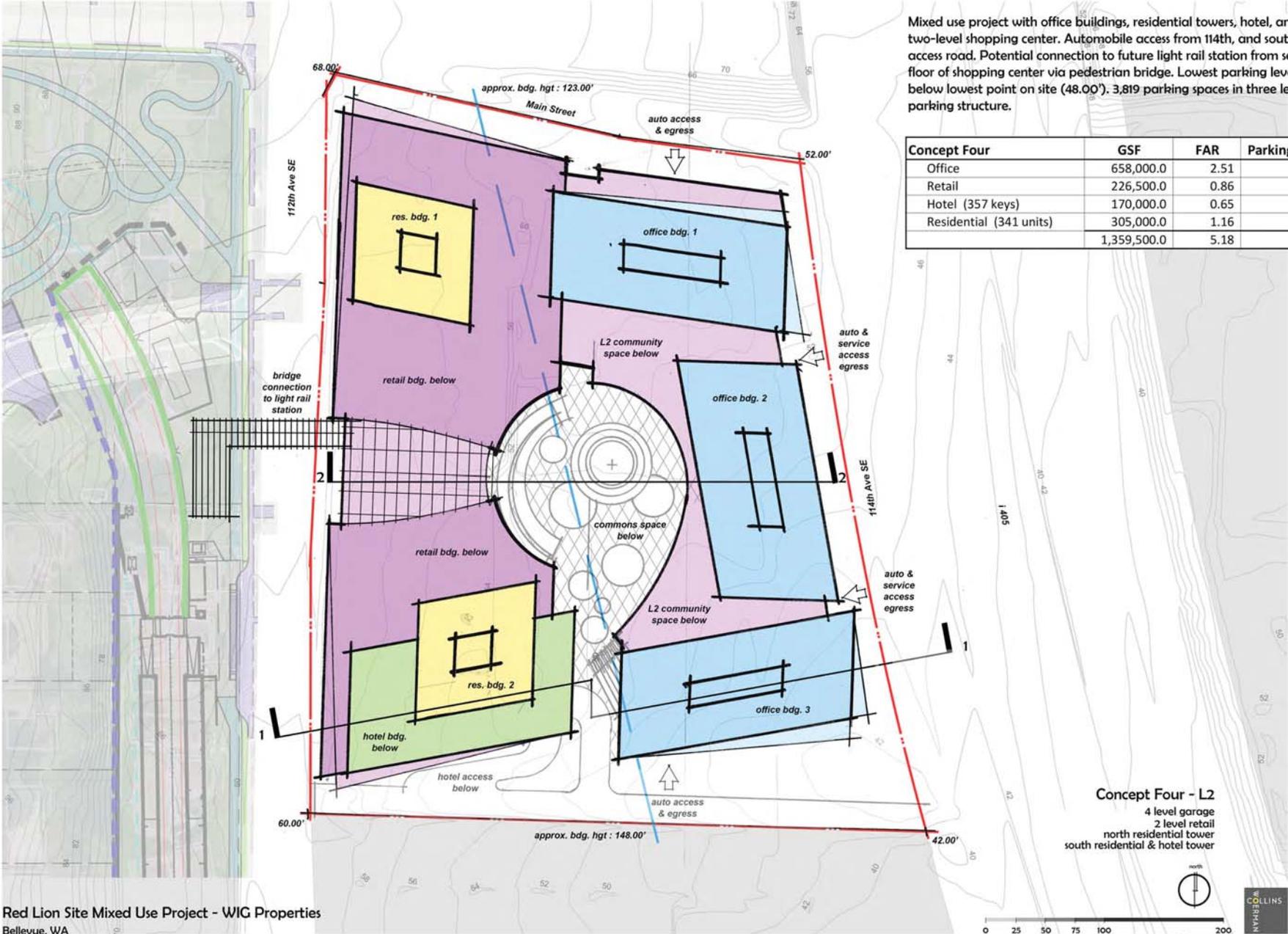
BUILDINGS	floorplate	height
highrise resid.	11,500	230'
midrise resid.	13,311	65'
office	32,642 / 31,688	120'
hotel	9,920	125'

- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space

Concept Four:

Mixed use project with office buildings, residential towers, hotel, and a two-level shopping center. Automobile access from 114th, and southerly access road. Potential connection to future light rail station from second floor of shopping center via pedestrian bridge. Lowest parking level just below lowest point on site (48.00'). 3,819 parking spaces in three level parking structure.

Concept Four	GSF	FAR	Parking (stalls)
Office	658,000.0	2.51	2,303
Retail	226,500.0	0.86	907
Hotel (357 keys)	170,000.0	0.65	268
Residential (341 units)	305,000.0	1.16	341
	1,359,500.0	5.18	3,819



Concept Four - L2
 4 level garage
 2 level retail
 north residential tower
 south residential & hotel tower