

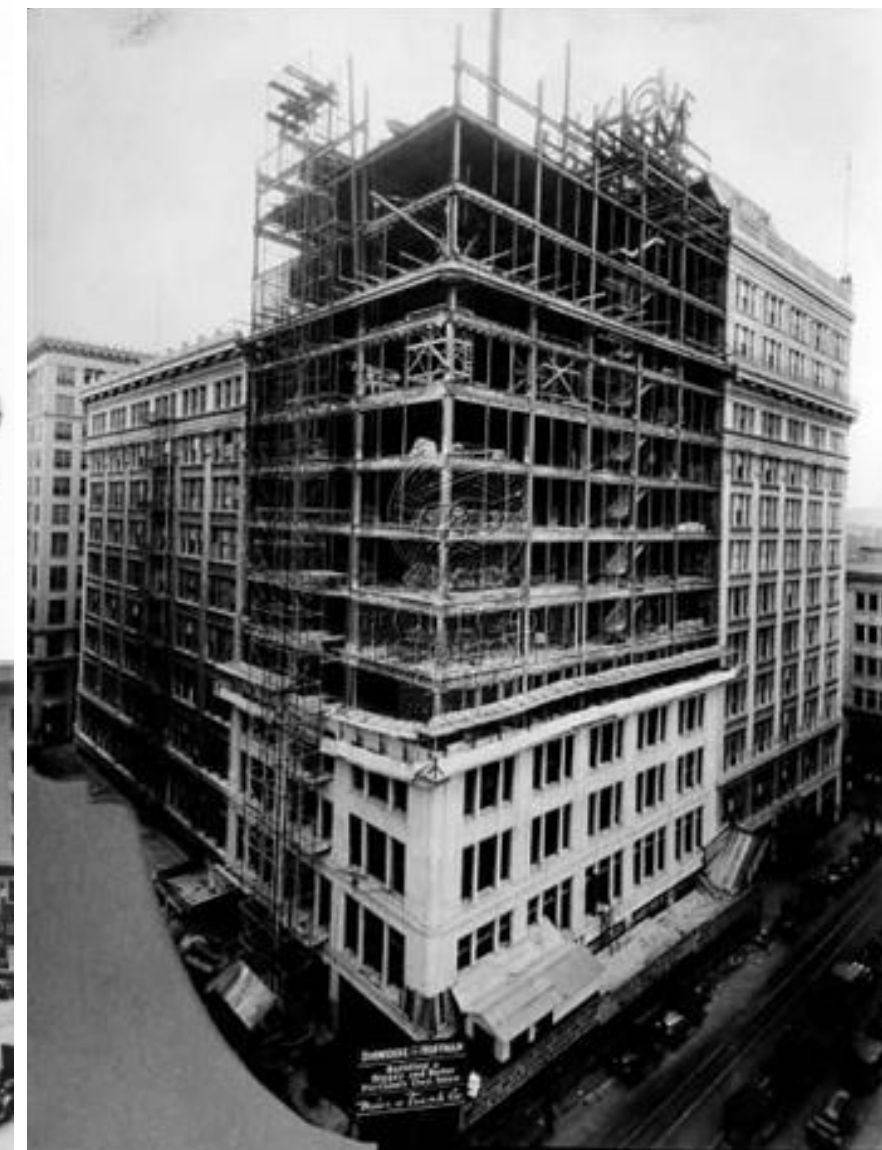
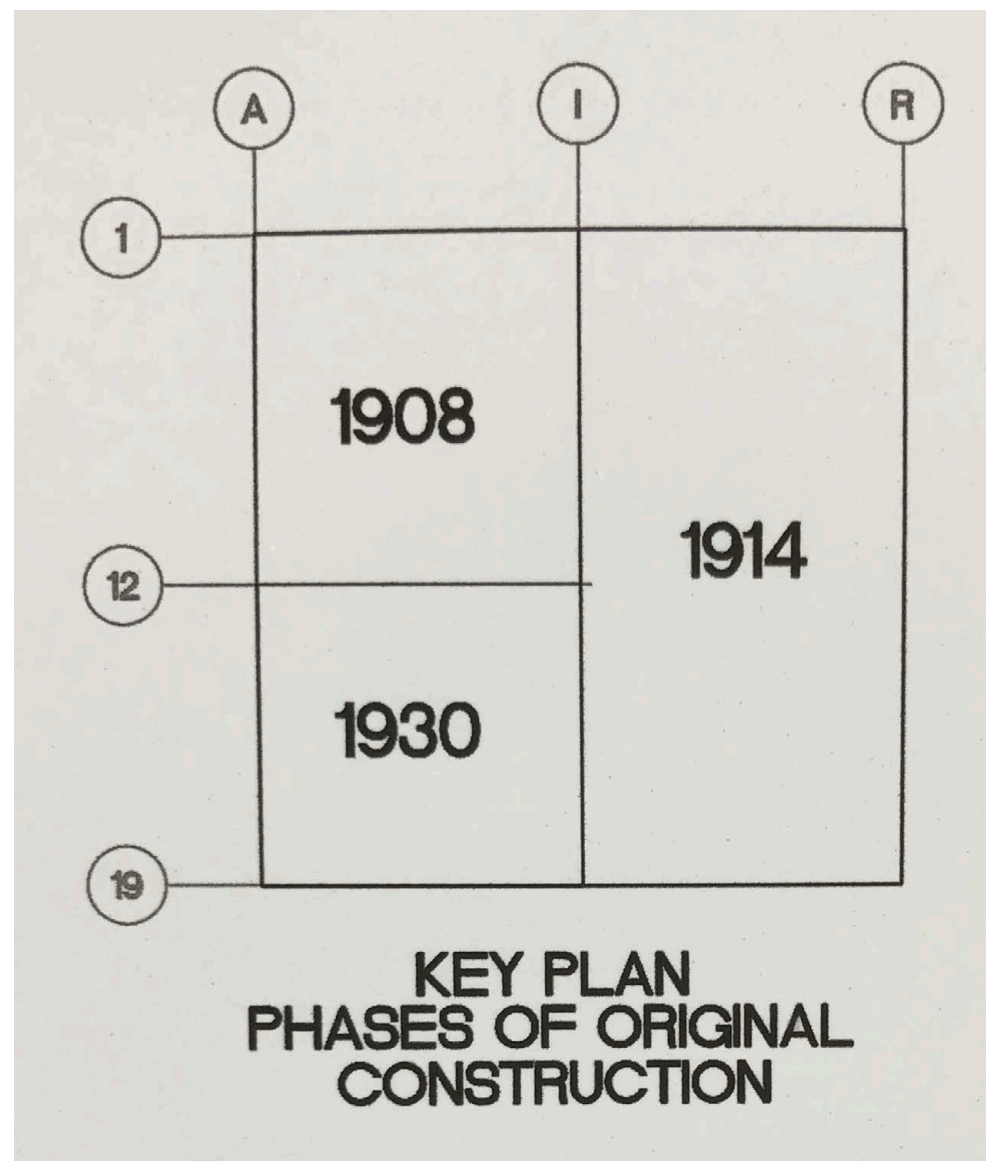


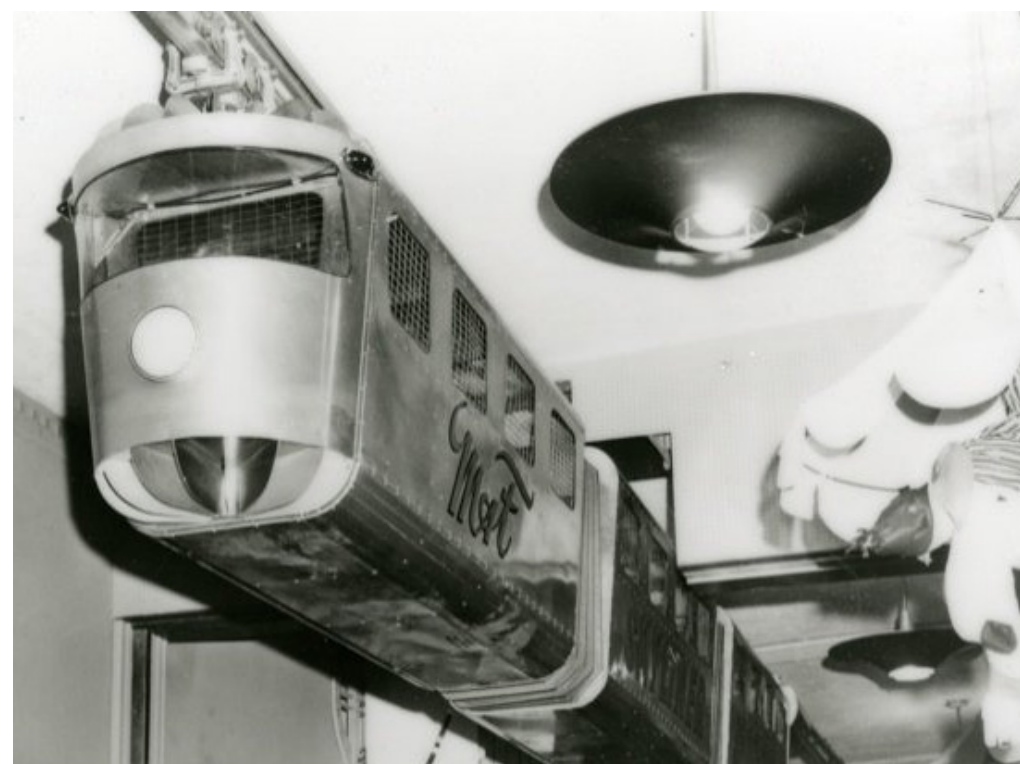
MEIER & FRANK

Bora

MEIER & FRANK

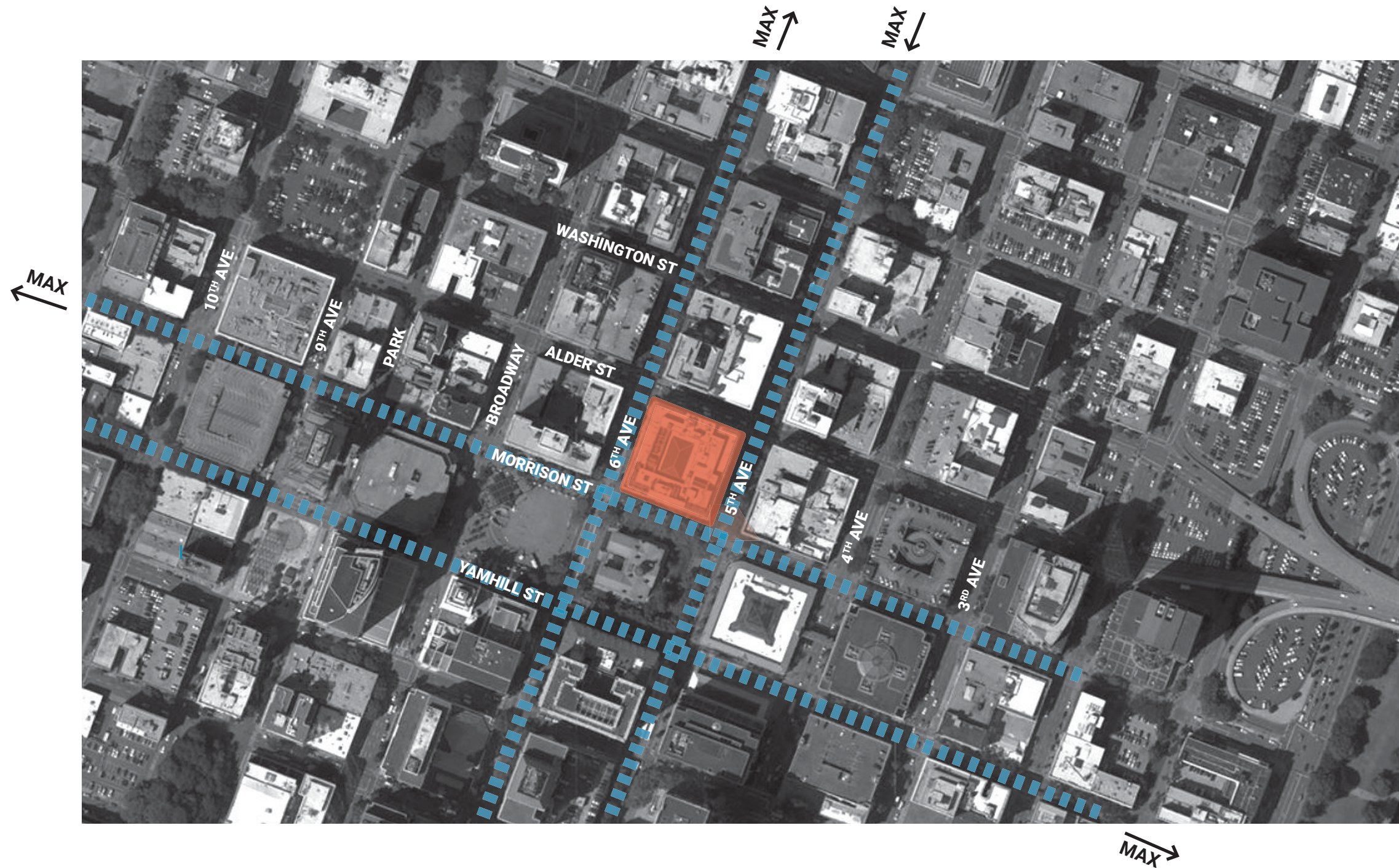
Bora





HISTORIC CONTEXT

Site Context



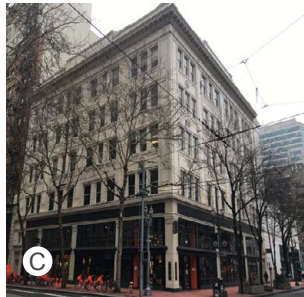
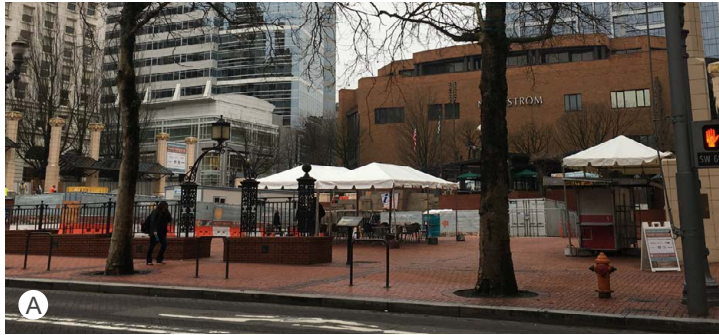
FAR	12:1 base FAR = 480,000 SF
Max. height	460 F
Existing Site	40,000 SF
Existing FAR	592,000 SF
Existing Height	209'-8"

* No FAR or height revisions are proposed.

The site is zoned CX - Central Commercial, subject to Design Review. Building occupancy to be revised from Retail (M) to a mix of Retail (M) and Office (B). Office is an allowed use in the CX zone. Due to proximity to transit, there is no minimum parking requirement for the site (33.266.110.B.1). No parking is proposed.

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- A Pioneer Square
- B American Bank Building
- C Kress Building
- D Pioneer Courthouse

- E Cascade Building
- F Pioneer Place



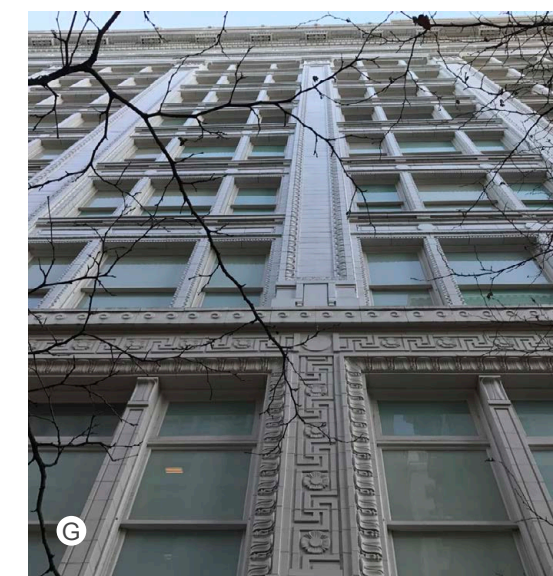
EXISTING CONTEXT

Site Context

EA # 17-107025
June 20, 2017

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A NW View from Pioneer Square
B NE View from Broadway St.
C S Entrance
D W Storefront

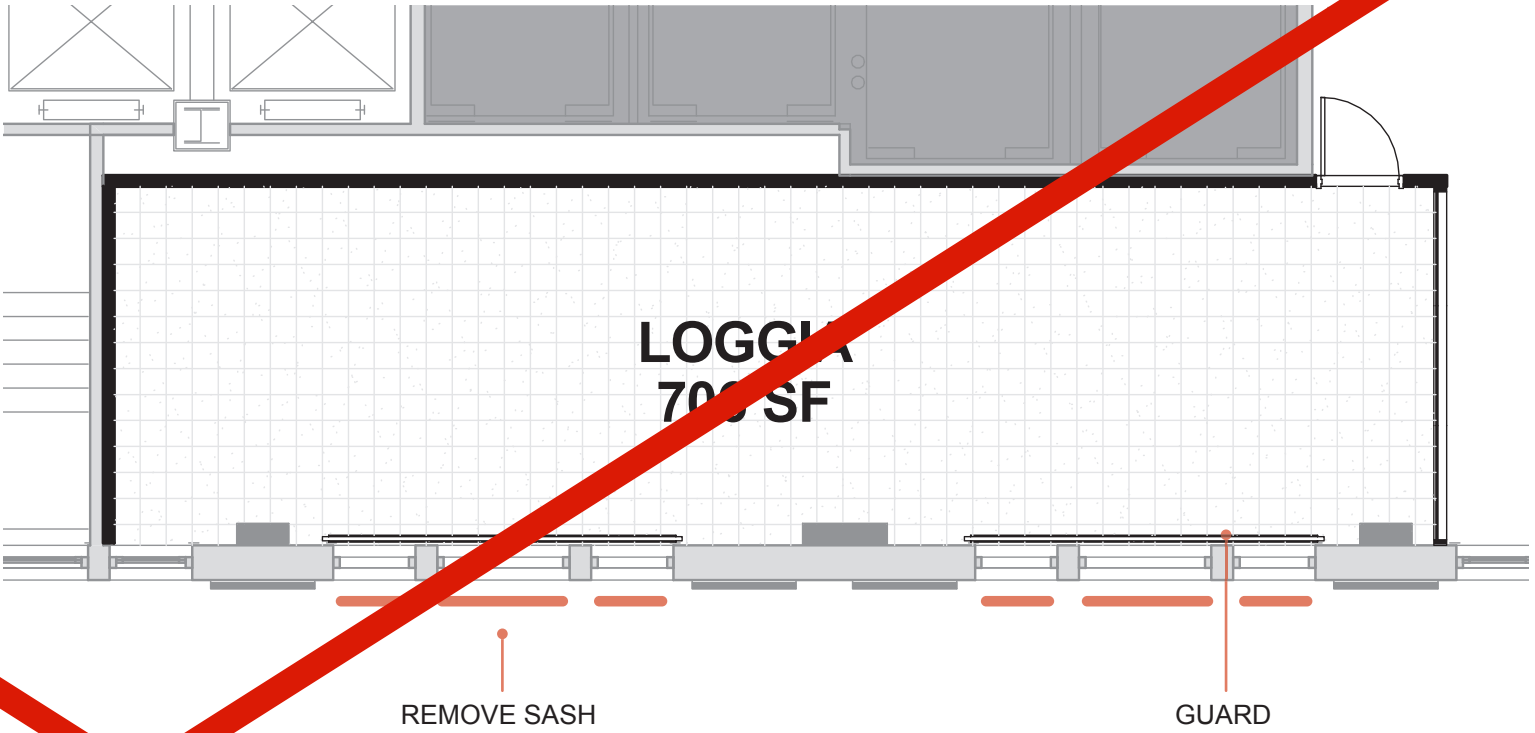
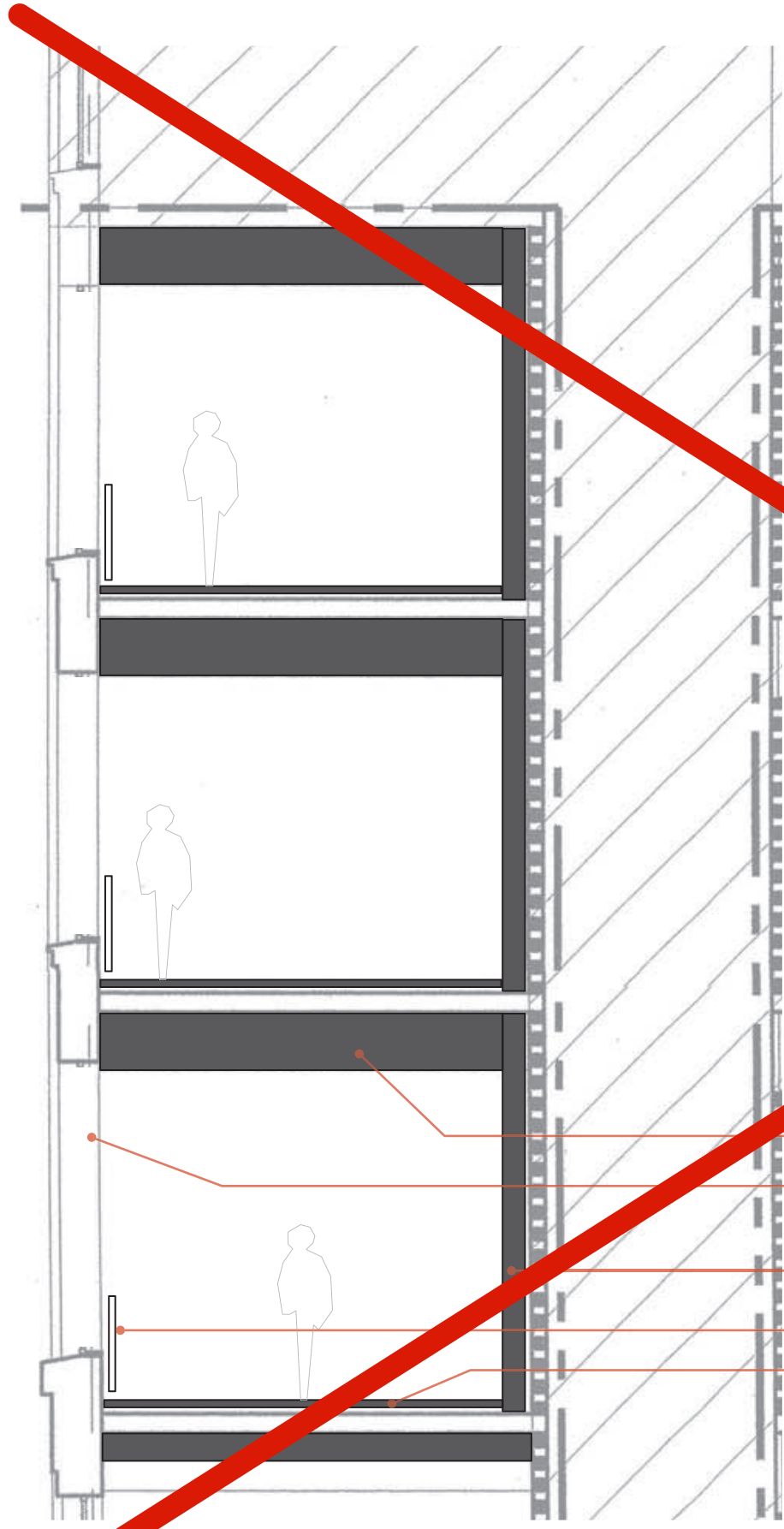
E W Mid block Entry
F N Loading Dock
G W Architectural Details

EXISTING BUILDING

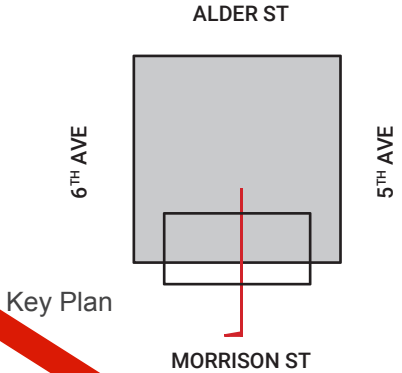
Site Context

EA # 17-107025
June 20, 2017

exhibit C.9



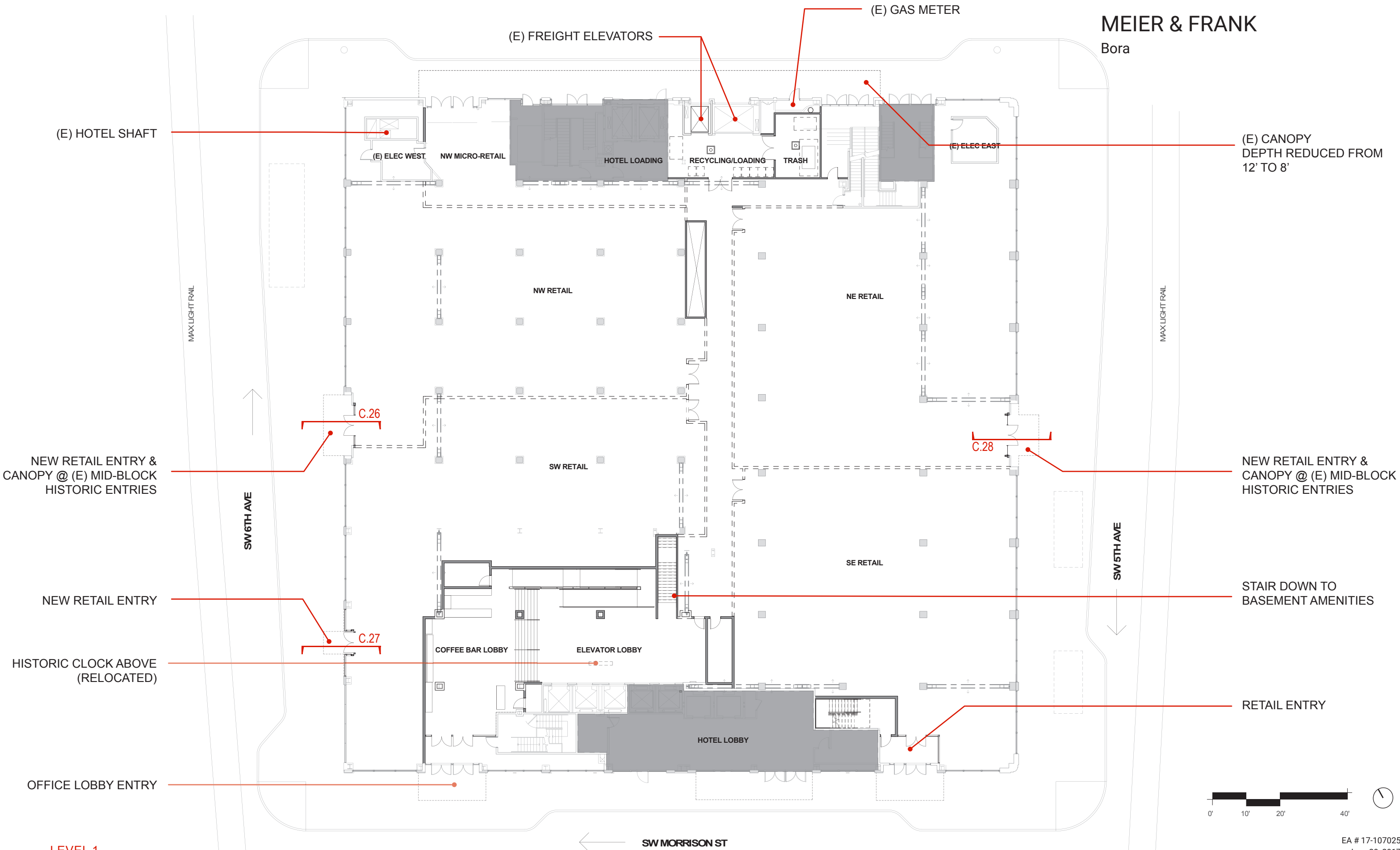
- SOFFIT
- REMOVE SASH FROM (E) WINDOWS
- NEW PLASTER WALL
- GUARDRAIL
- FLOORING ON PEDESTAL SYSTEM



ENLARGED LOGGIA SECTION & FLOOR PLAN

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LEVEL 1

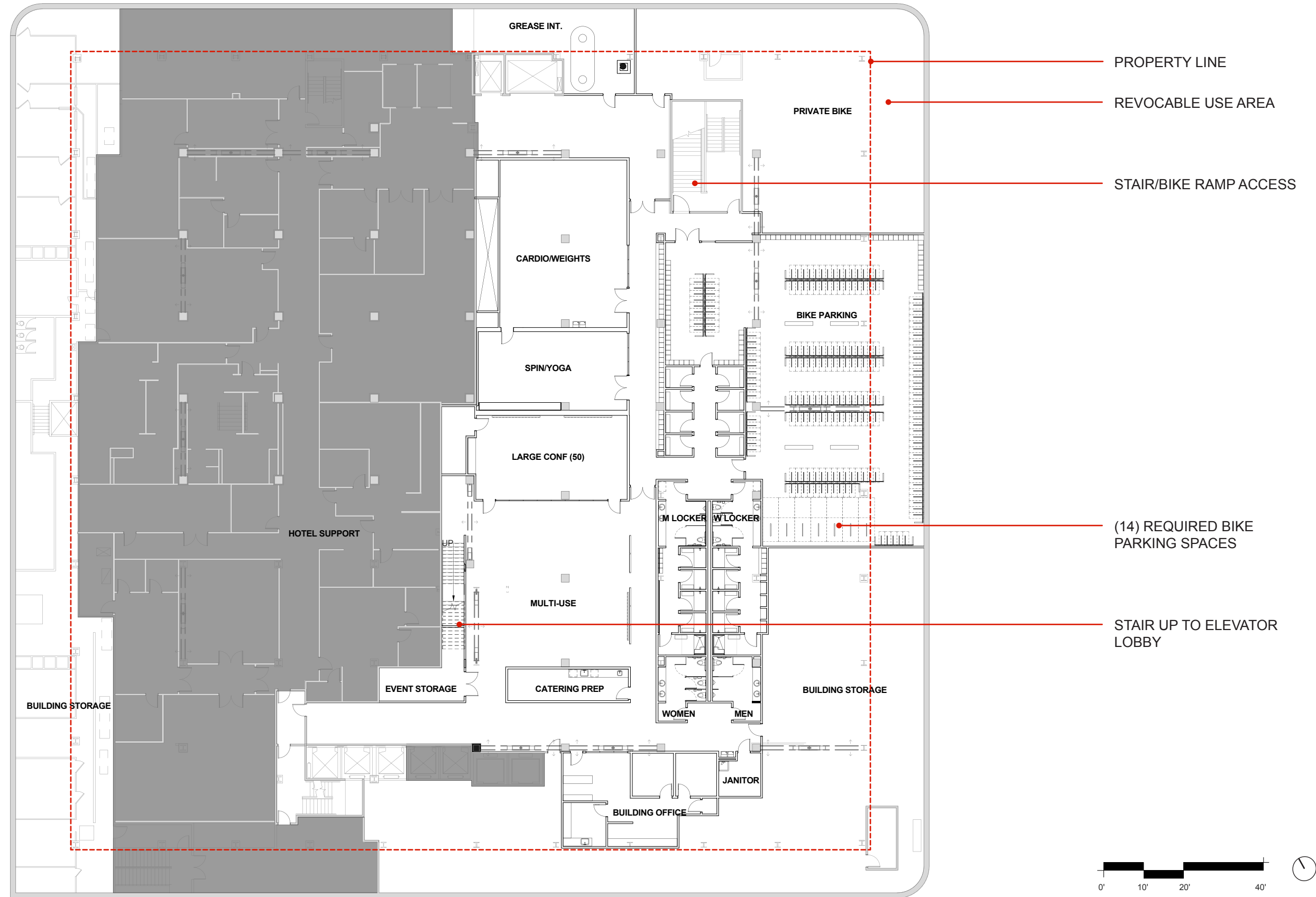
Building Plans

EA # 17-107025
June 20, 2017

exhibit C.14

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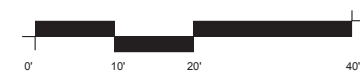
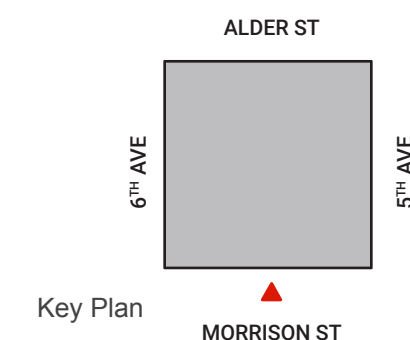






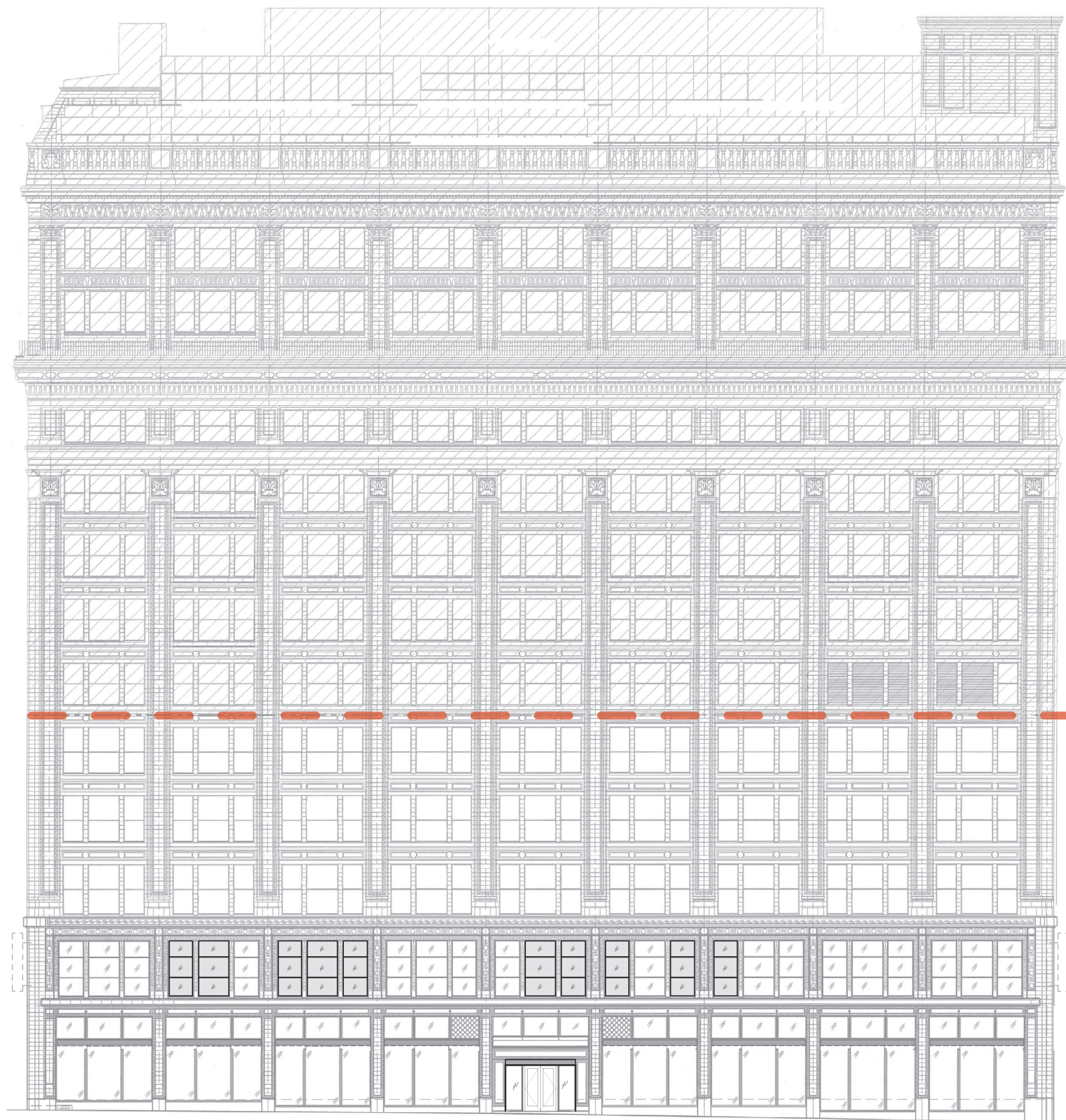
↑ HOTEL ABOVE, NIC

See Exhibit C.21 for enlargement.

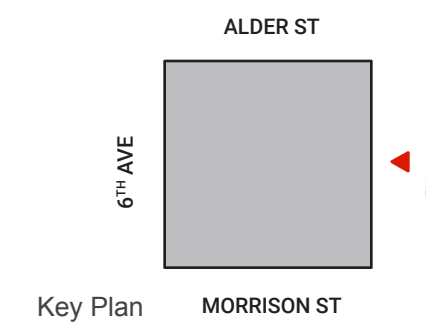


MEIER & FRANK

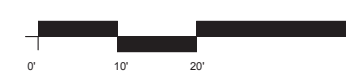
Bora



HOTEL ABOVE, NIC



See Exhibit C.22 for enlargement.

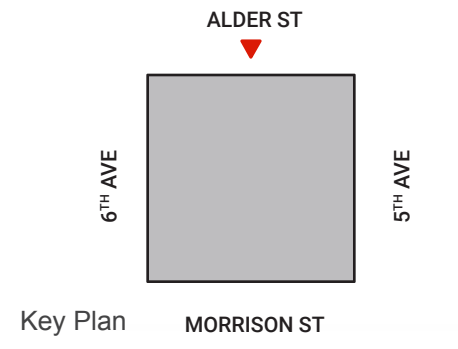


MEIER & FRANK

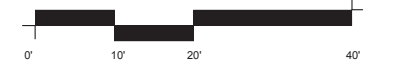
Bora



↑ HOTEL ABOVE, NIC



Key Plan



See Exhibit C.23 for enlargement.

NORTH ELEVATION

Building Elevations

EA # 17-107025
June 20, 2017

exhibit C.19

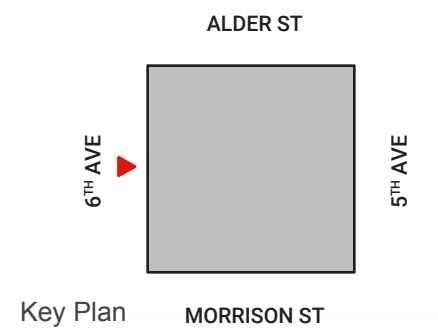
MEIER & FRANK

Bora

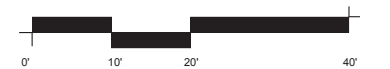


↑ HOTEL ABOVE, NIC

See Exhibit C.24 for enlargement.



Key Plan



MEIER & FRANK

Bora

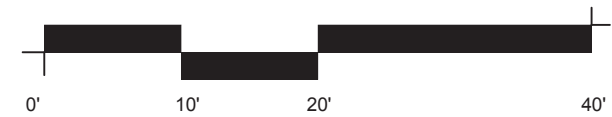


	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



SOUTH ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit C.21



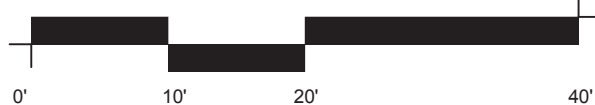
RETAIL ENTRY WITH NEW CANOPY

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

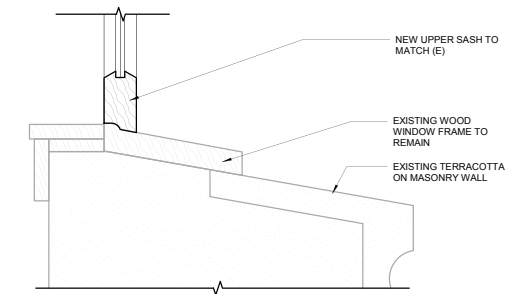
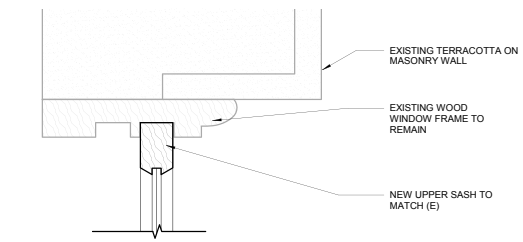
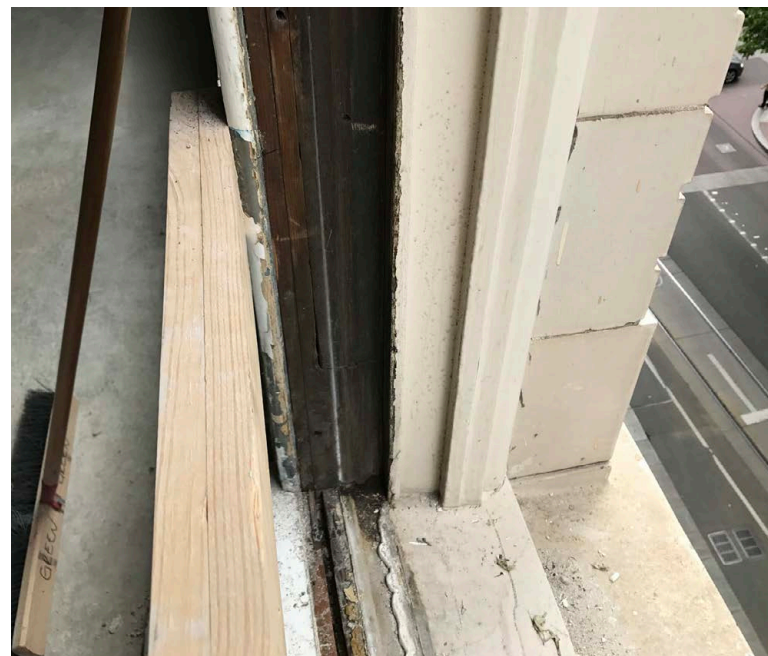
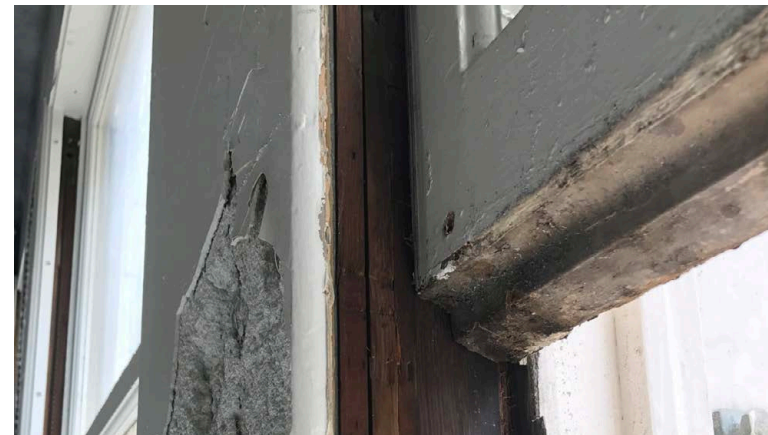
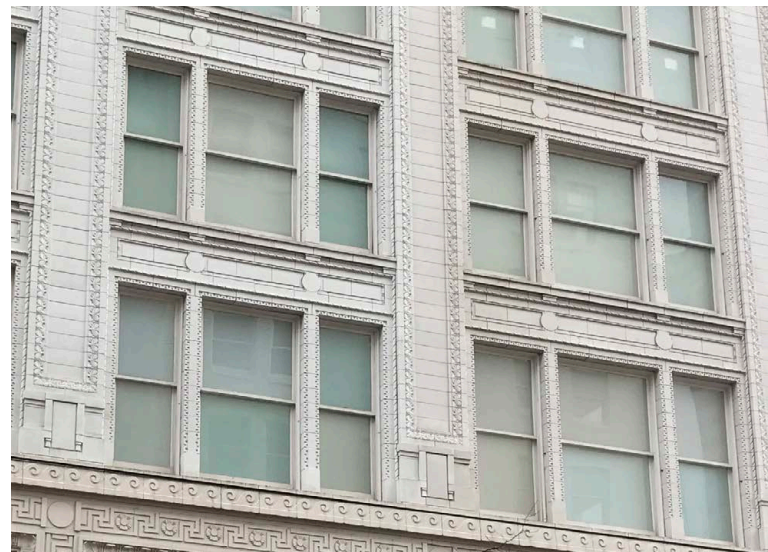
L (N) MECHANICAL LOUVERS



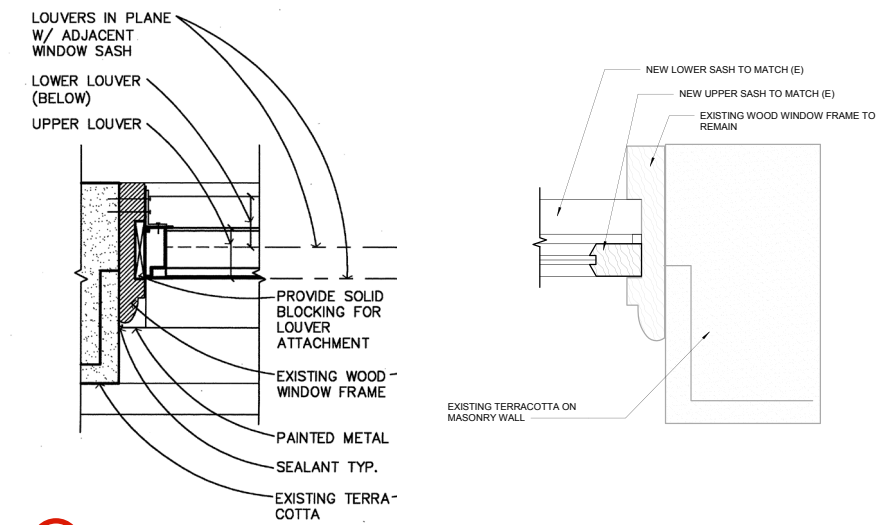
EAST ELEVATION - ENLARGED

MEIER & FRANK

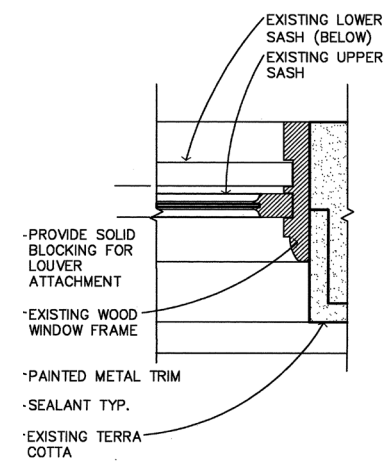
Bora



2 NEW WINDOW HEAD AND SILL



3 NEW WINDOW JAMB (REPLACING 2006 LOUVER SHOWN ON LEFT)



1 EXISTING WINDOW JAMB

MEIER & FRANK

Bora



CUT ALDER CANOPY BACK FROM 12' TO 8'

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

(B) REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

(W) (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

(L) (N) MECHANICAL LOUVERS

NORTH ELEVATION - ENLARGED

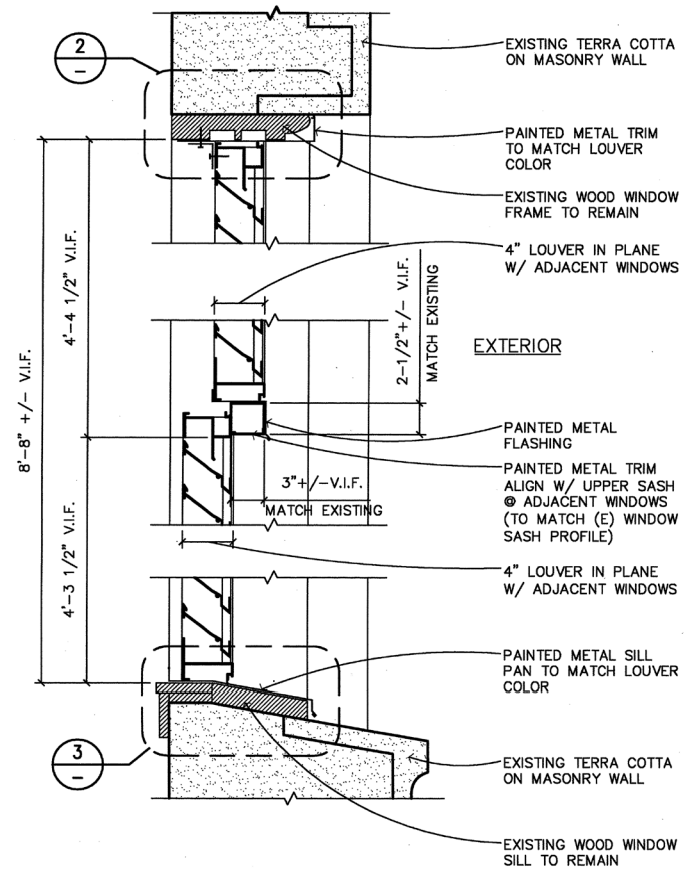
Building Elevations

EA # 17-107025
June 20, 2017

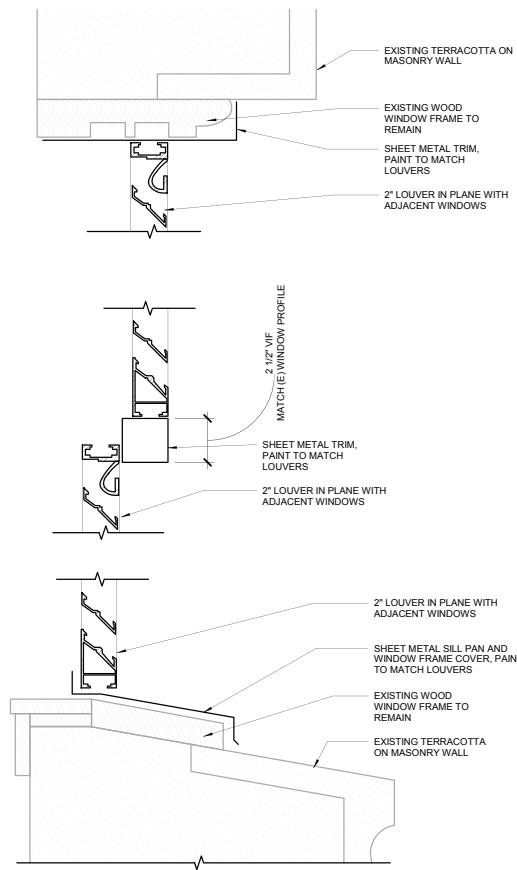
exhibit C.23

MEIER & FRANK

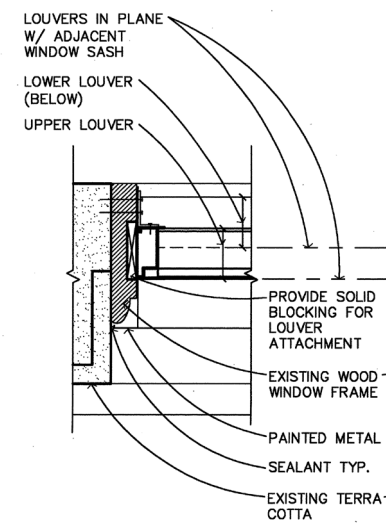
Bora



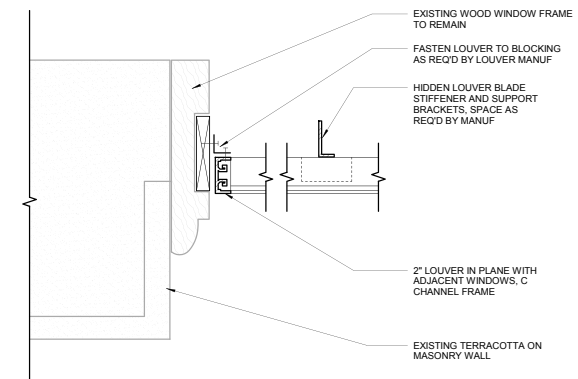
1 2006 RENOVATION - 4" LOUVER SILL, TRANSITION, HEAD



3 2017 - 2" LOUVER SILL, TRANSITION, HEAD



2 2006 RENOVATION - 4" LOUVER JAMB



4 2017 - 2" LOUVER JAMB

LOUVER DETAILS

Exterior Building Details

MEIER & FRANK

Bora



RETAIL ENTRY
WITH NEW CANOPY

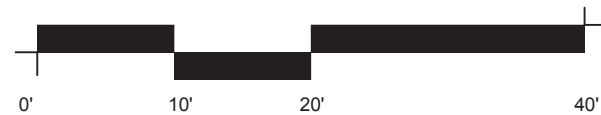
NEW RETAIL ENTRY
WITH NEW CANOPY

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



WEST ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit C.24



EARLY CONCEPTUAL RENDERING - SE CORNER

Exterior Building Details



EARLY CONCEPTUAL RENDERING - SW CORNER

Exterior Building Details



EARLY CONCEPTUAL RENDERING - NW CORNER

MEIER & FRANK

Bora

EXISTING MATERIALS

- Terracotta
- Bronze panel
- Black canopies



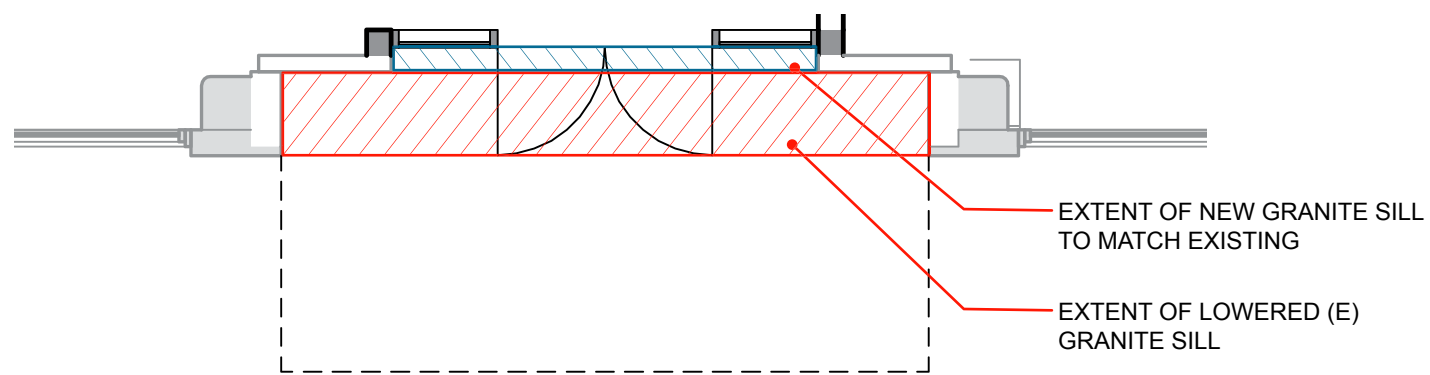
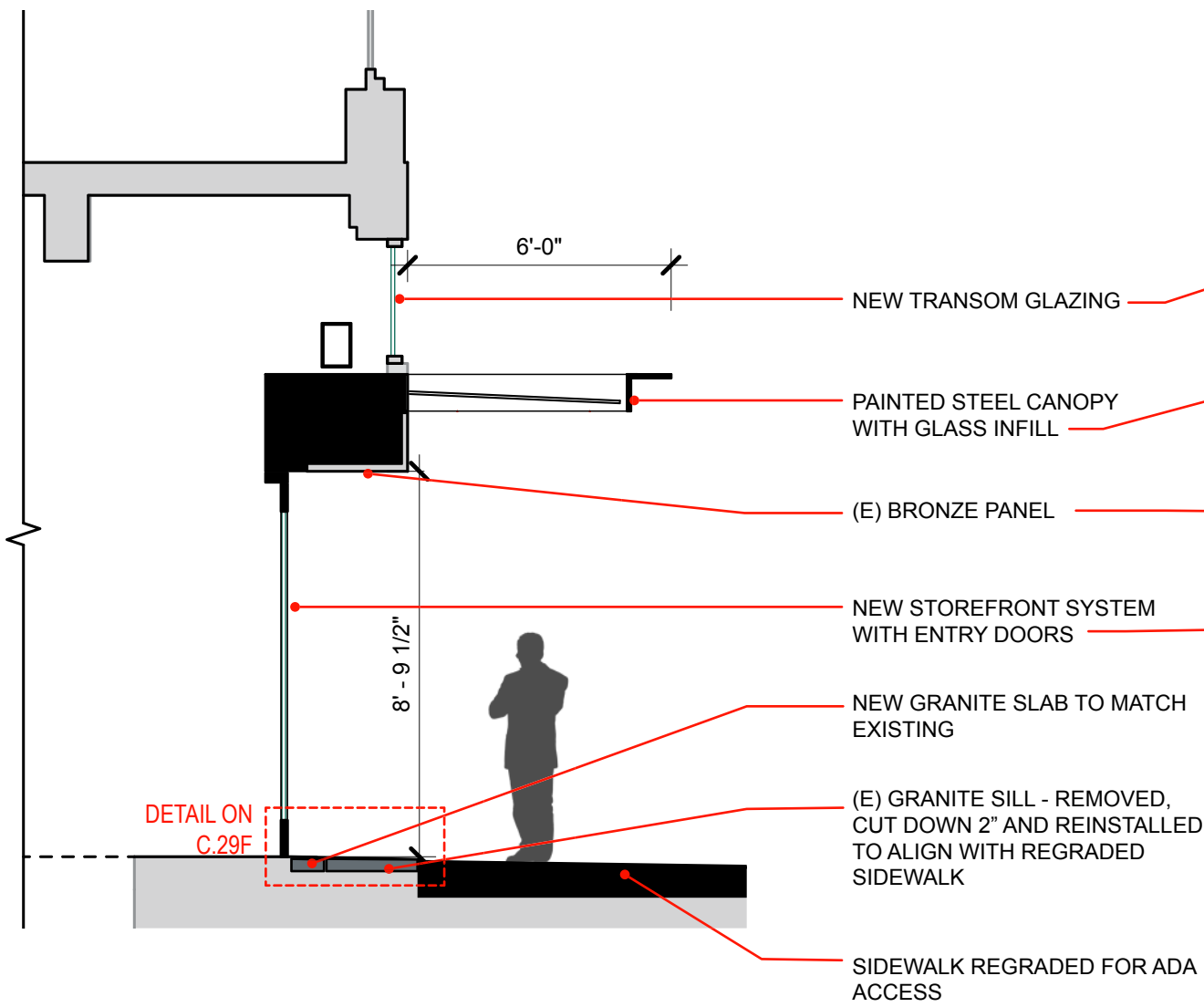
NEW MATERIALS

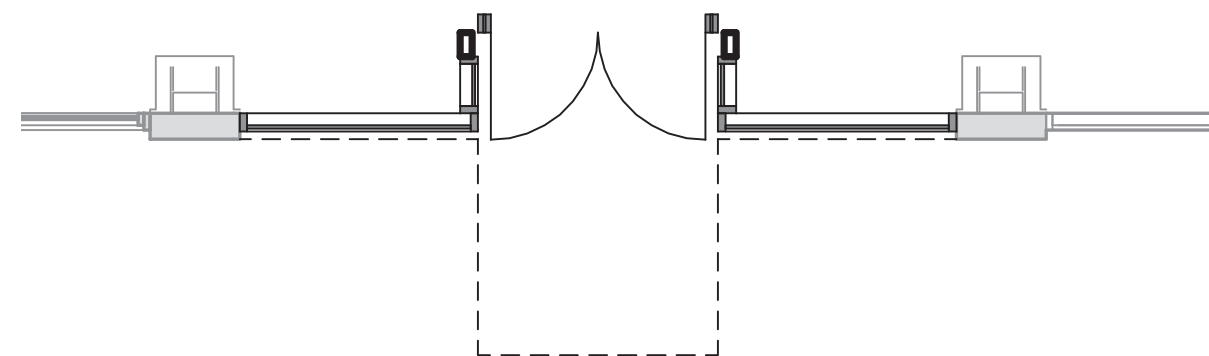
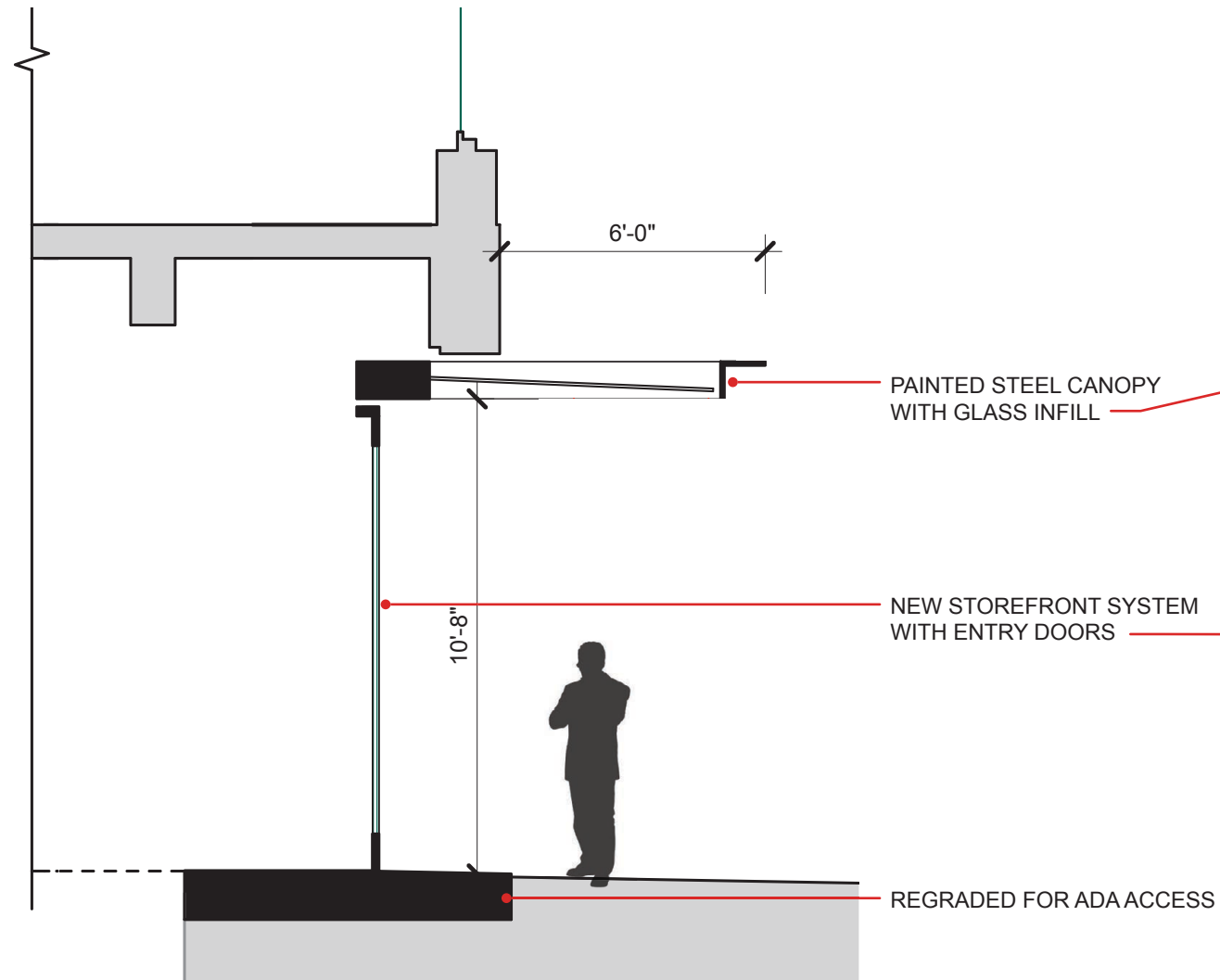
- Glass and aluminum storefront system
- Glass and painted steel canopies



EXISTING AND NEW MATERIALS

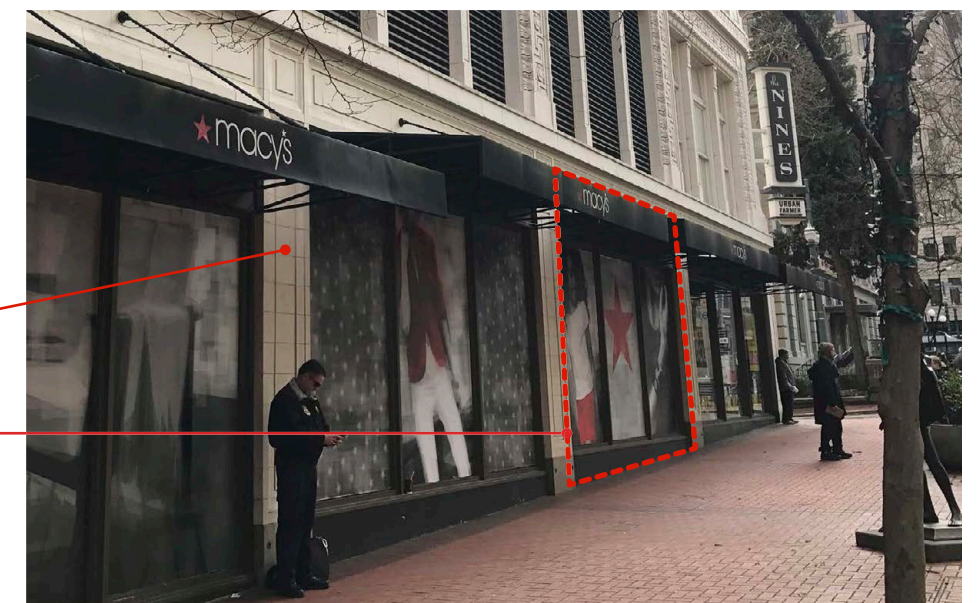
Exterior Building Details

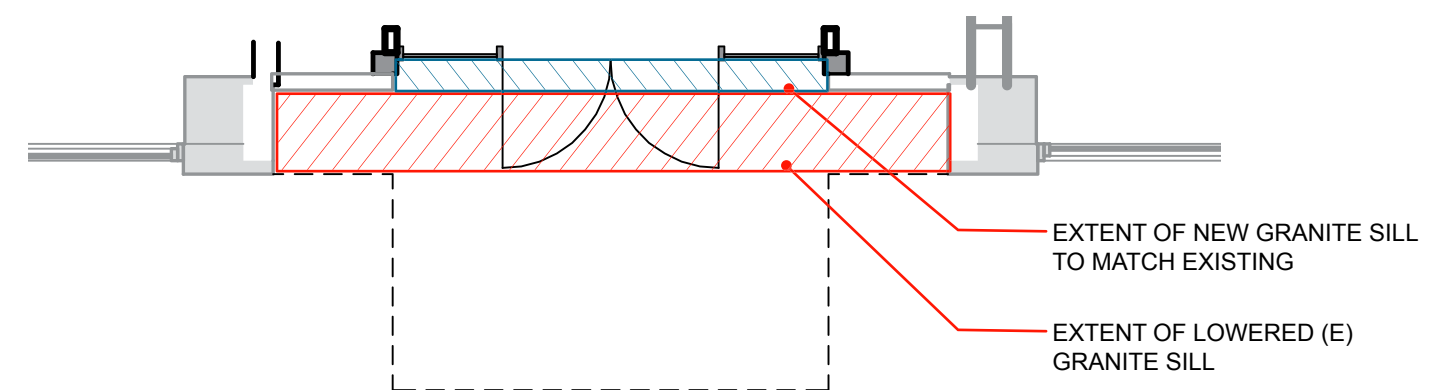
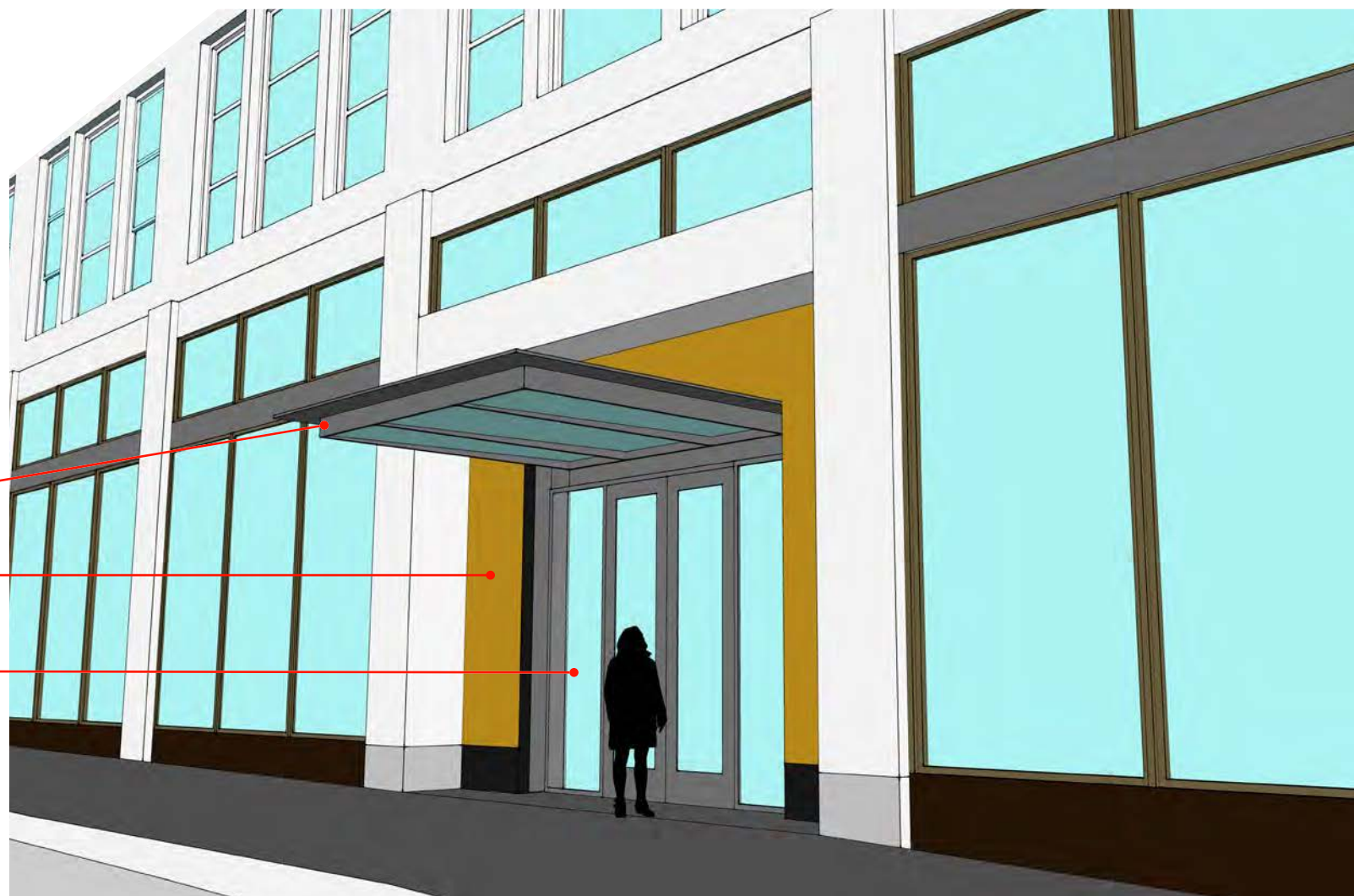
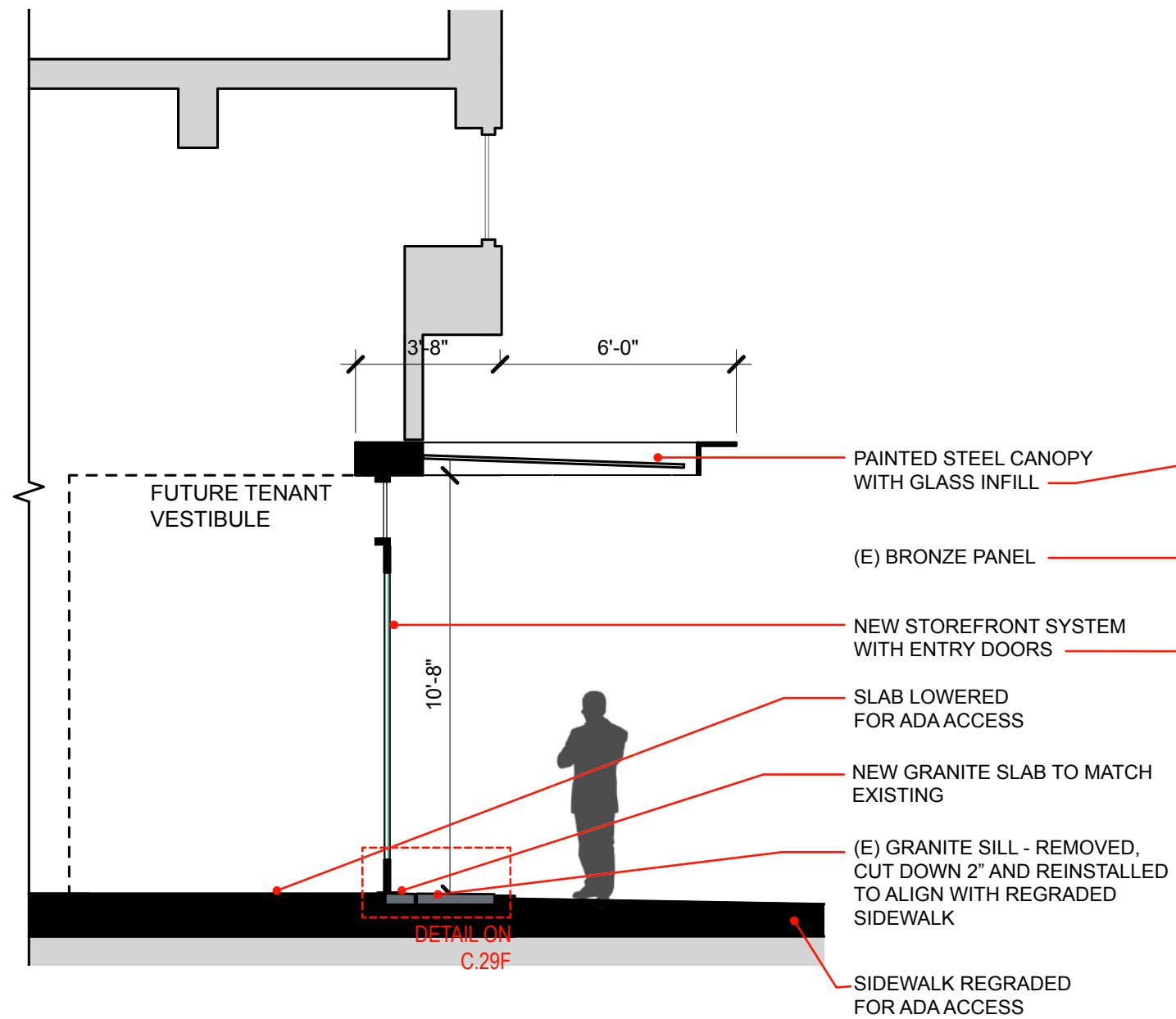




(E) TERRACOTTA

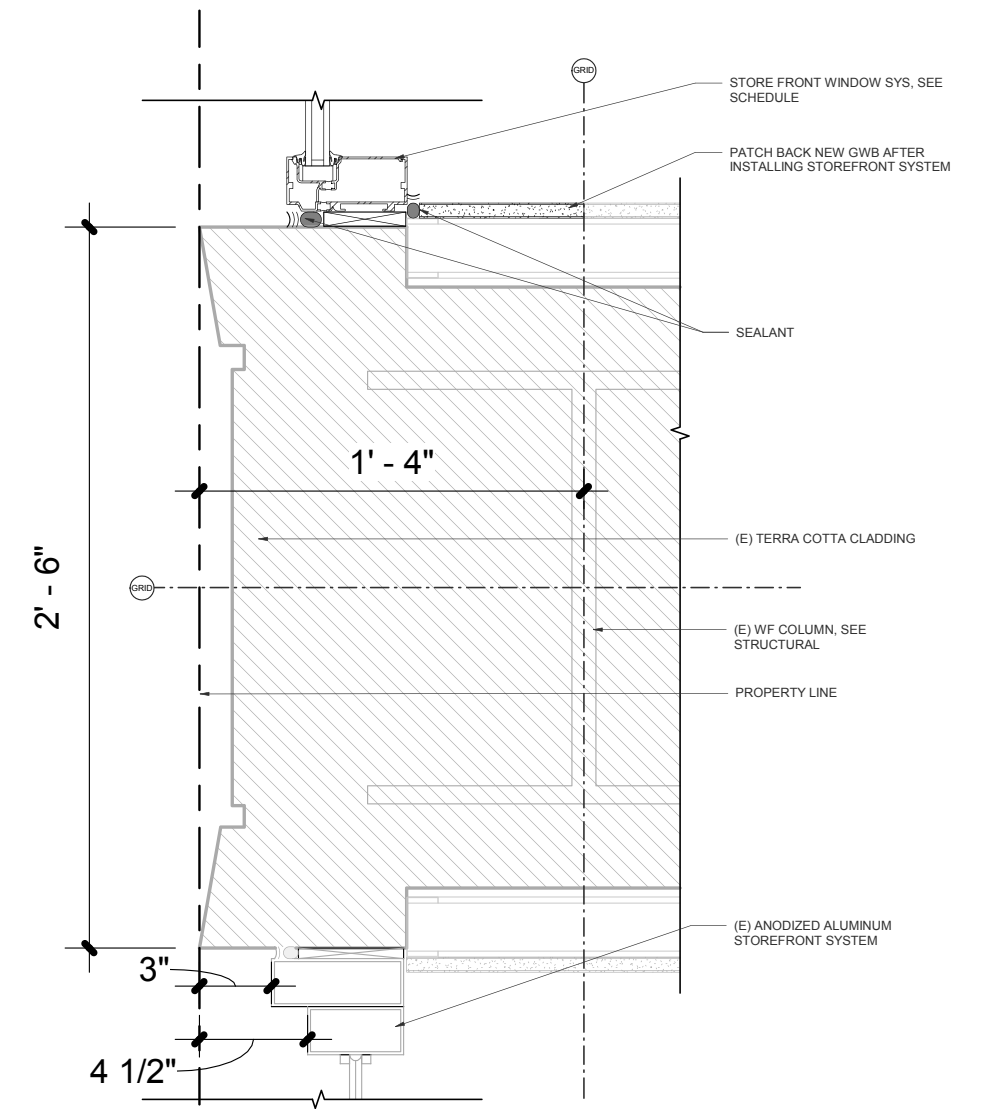
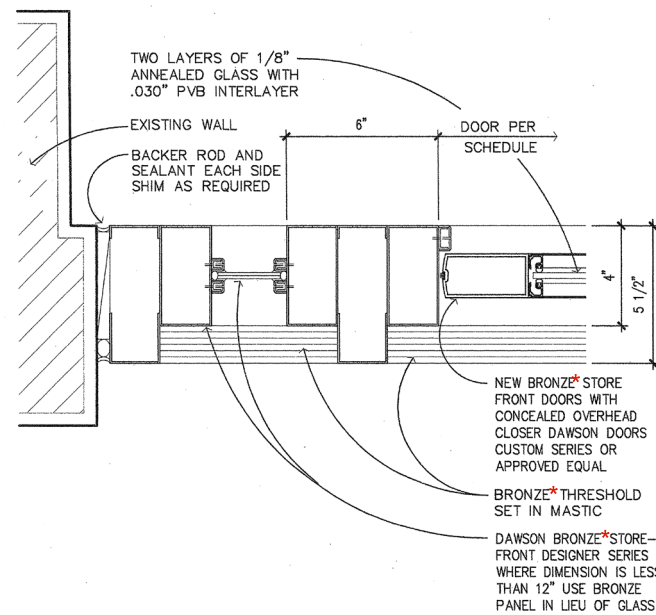
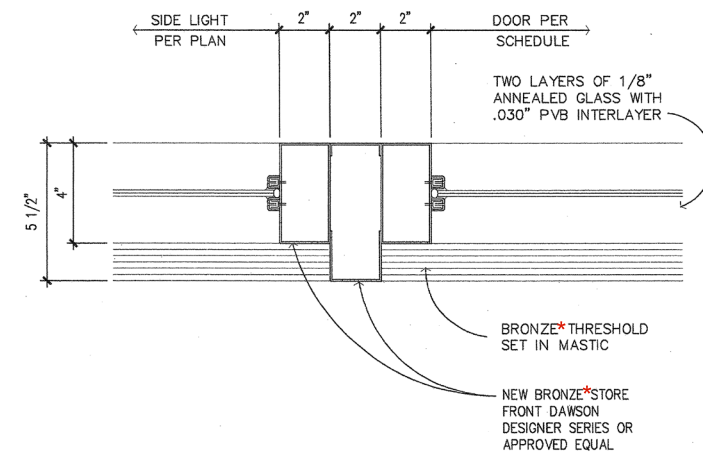
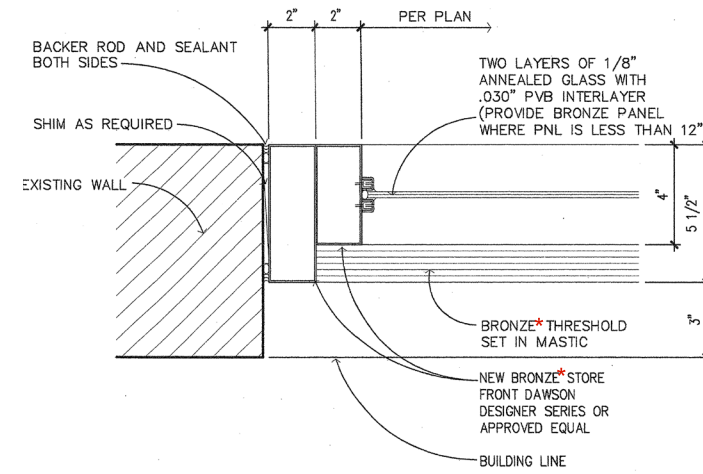
NEW STOREFRONT/ENTRY LOCATION





- (E) BRONZE PANEL
- (E) TERRACOTTA
- NEW STOREFRONT LOCATION

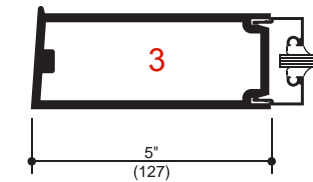
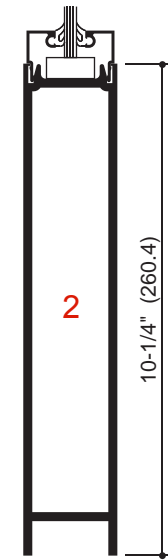
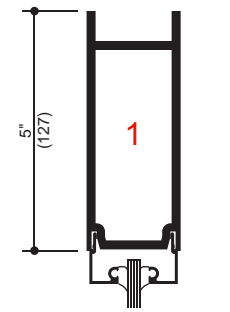
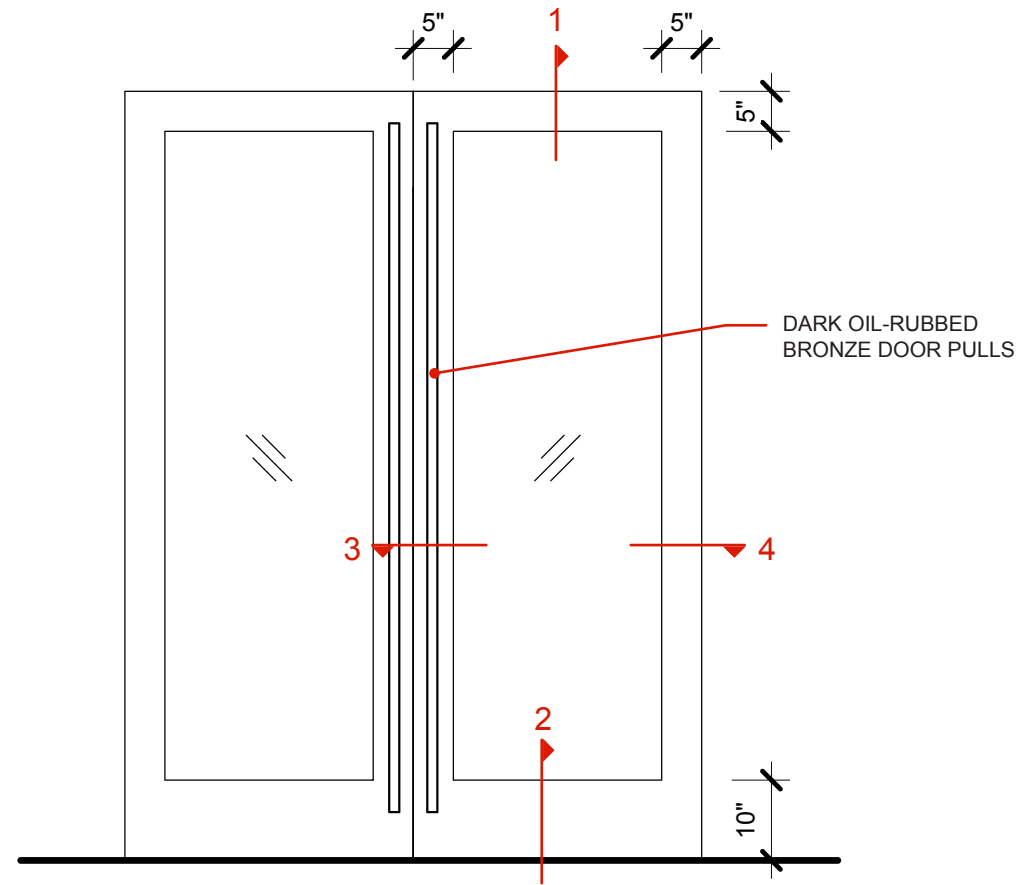




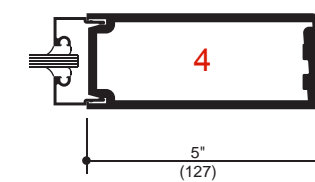
2 NEW STOREFRONT JAMB - RELATIONSHIP TO (E) STOREFRONT IN NEXT BAY

1 2006 RENOVATION - MISC. STOREFRONT DETAILS

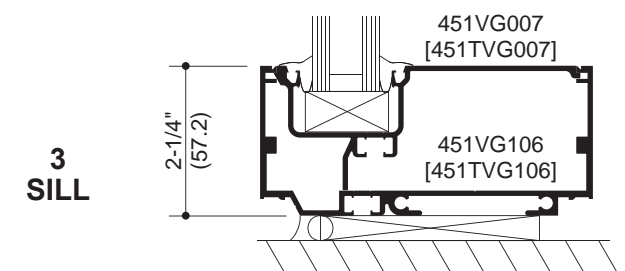
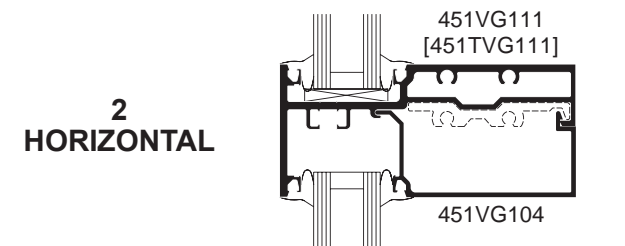
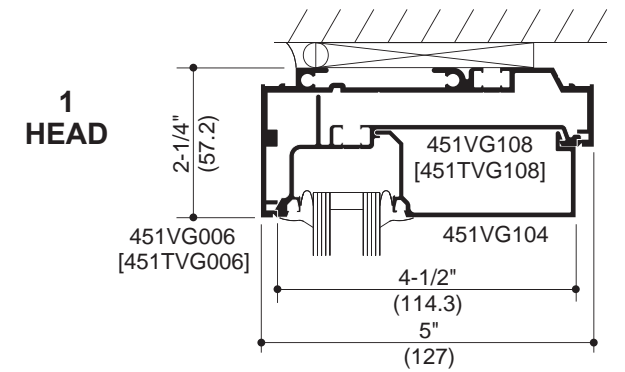
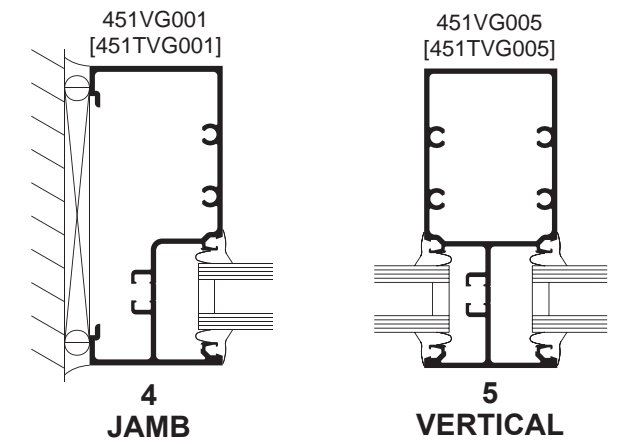
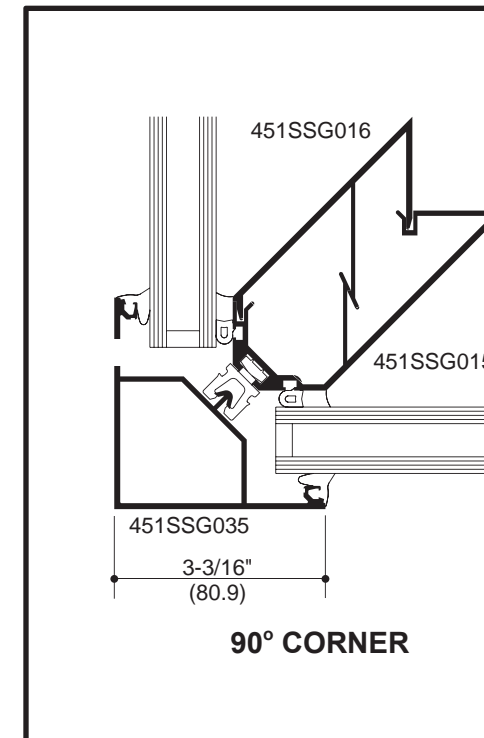
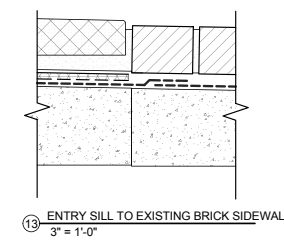
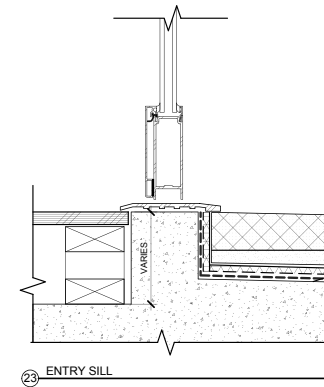
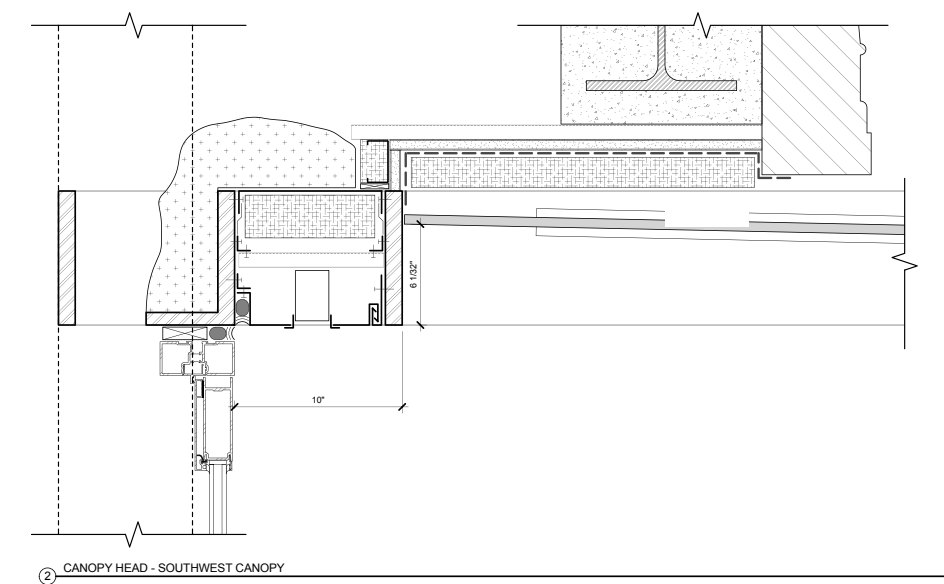
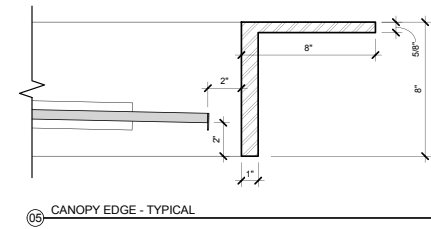
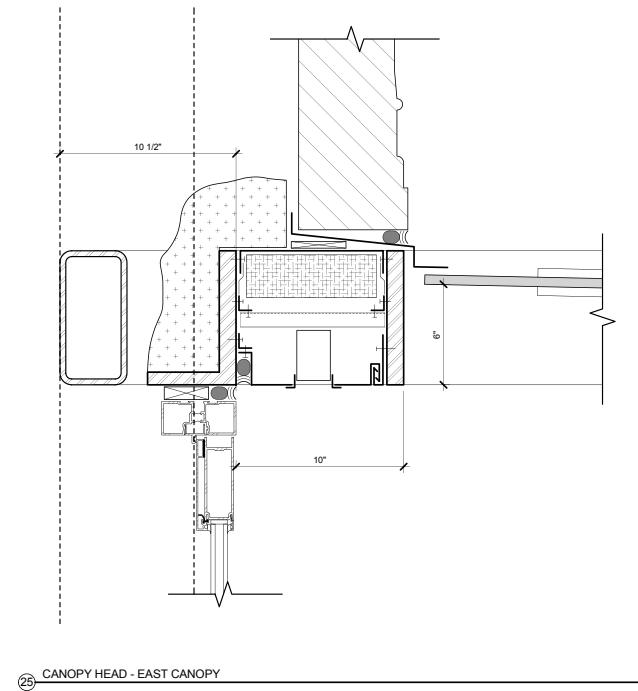
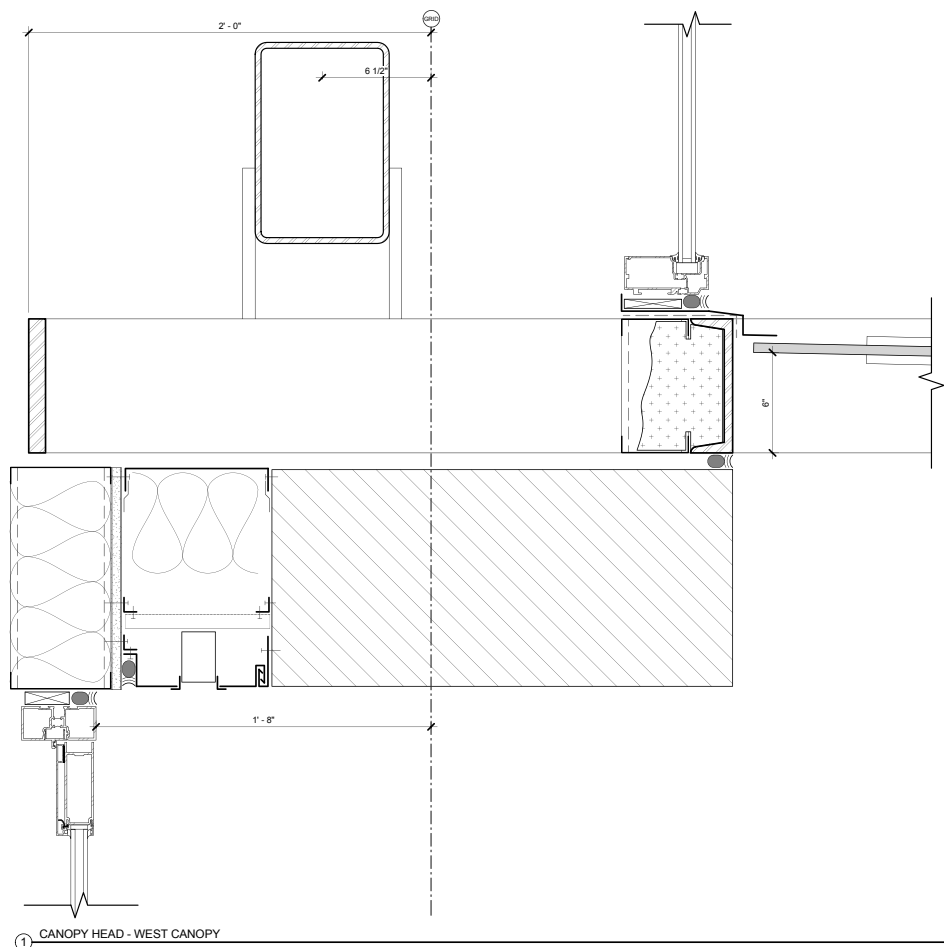
*Actual material is anodized aluminum

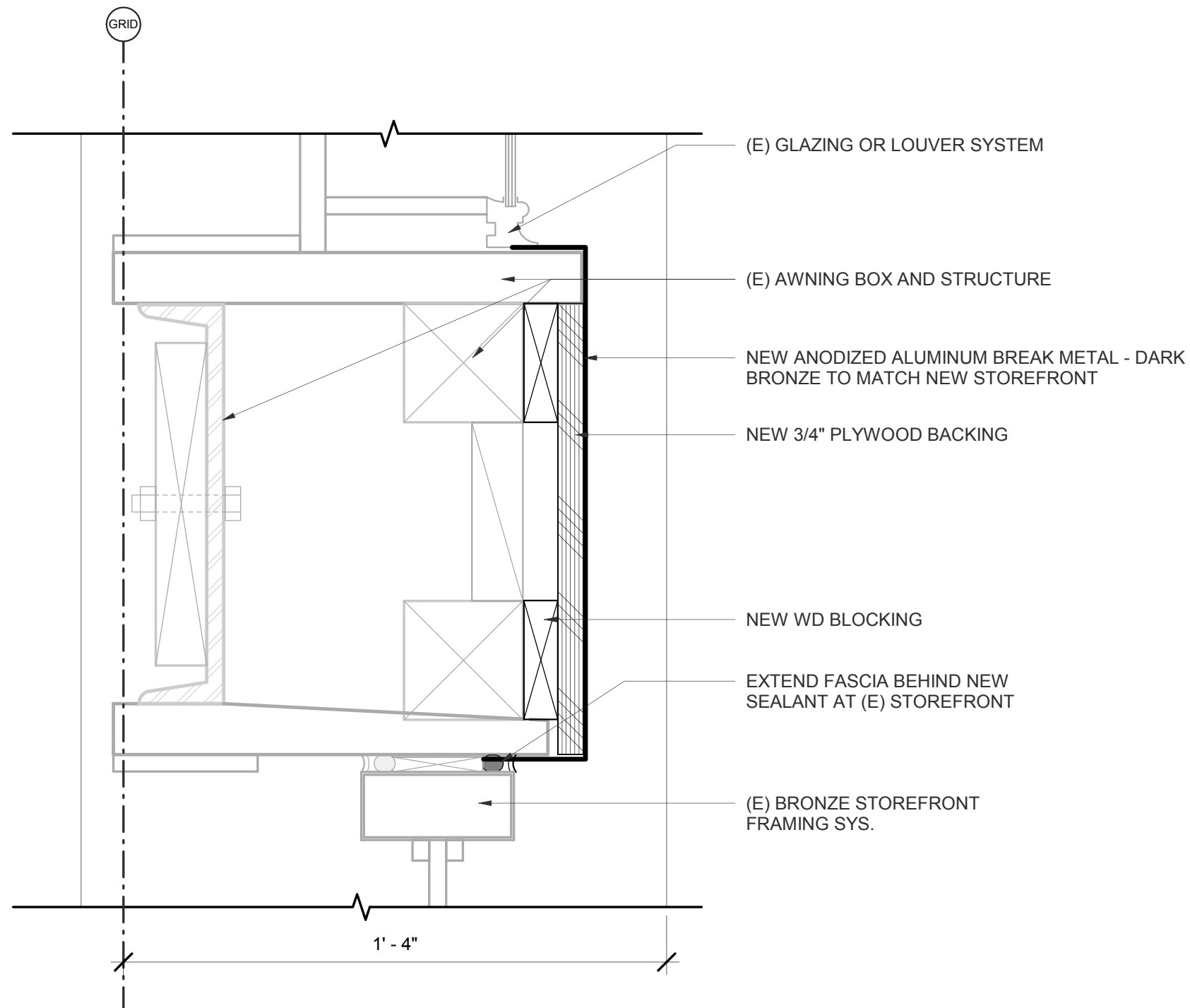


LOCK STILE

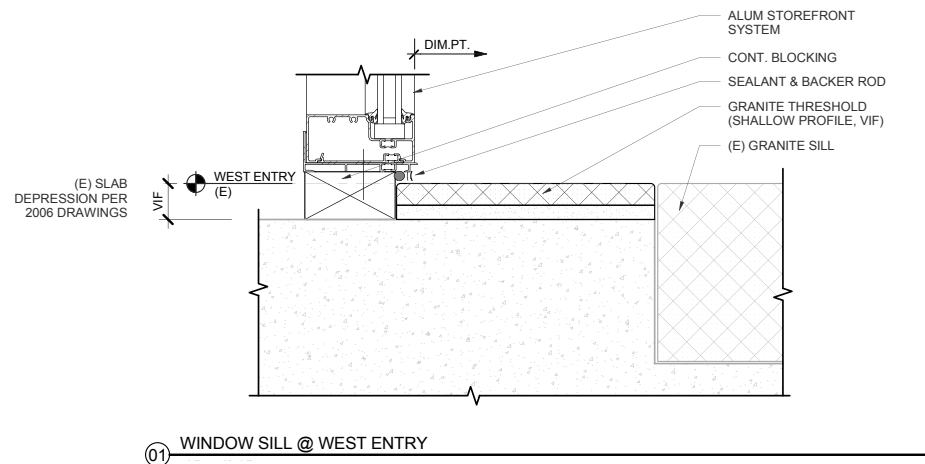


PIVOT STILE

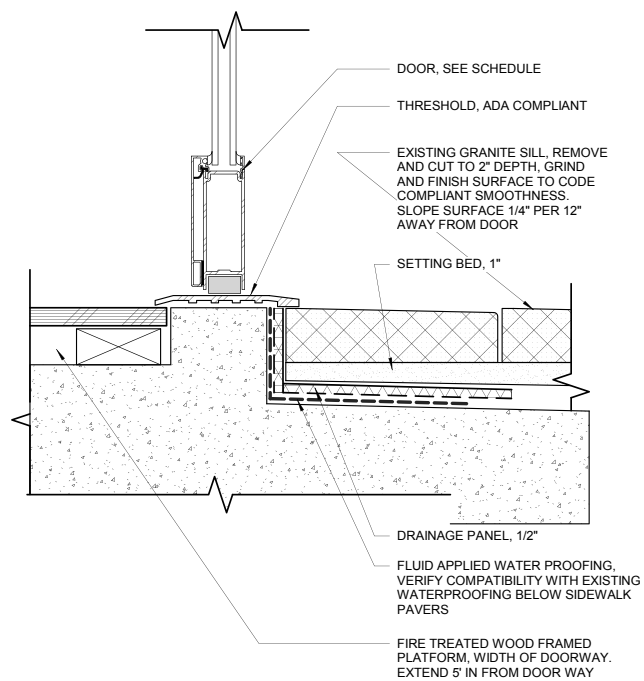




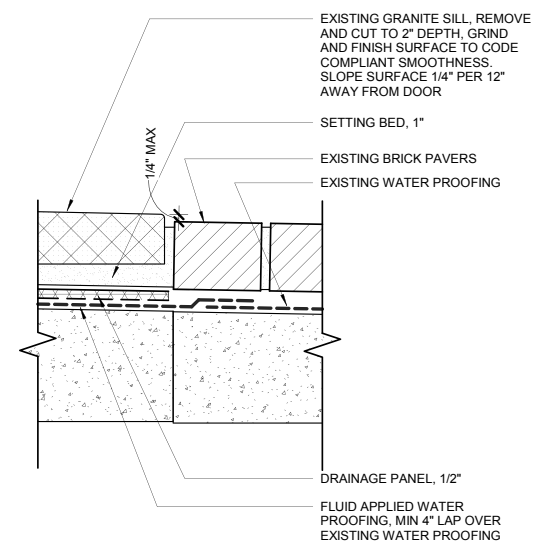
EXISTING THRESHOLD CONDITION AT COILING DOOR



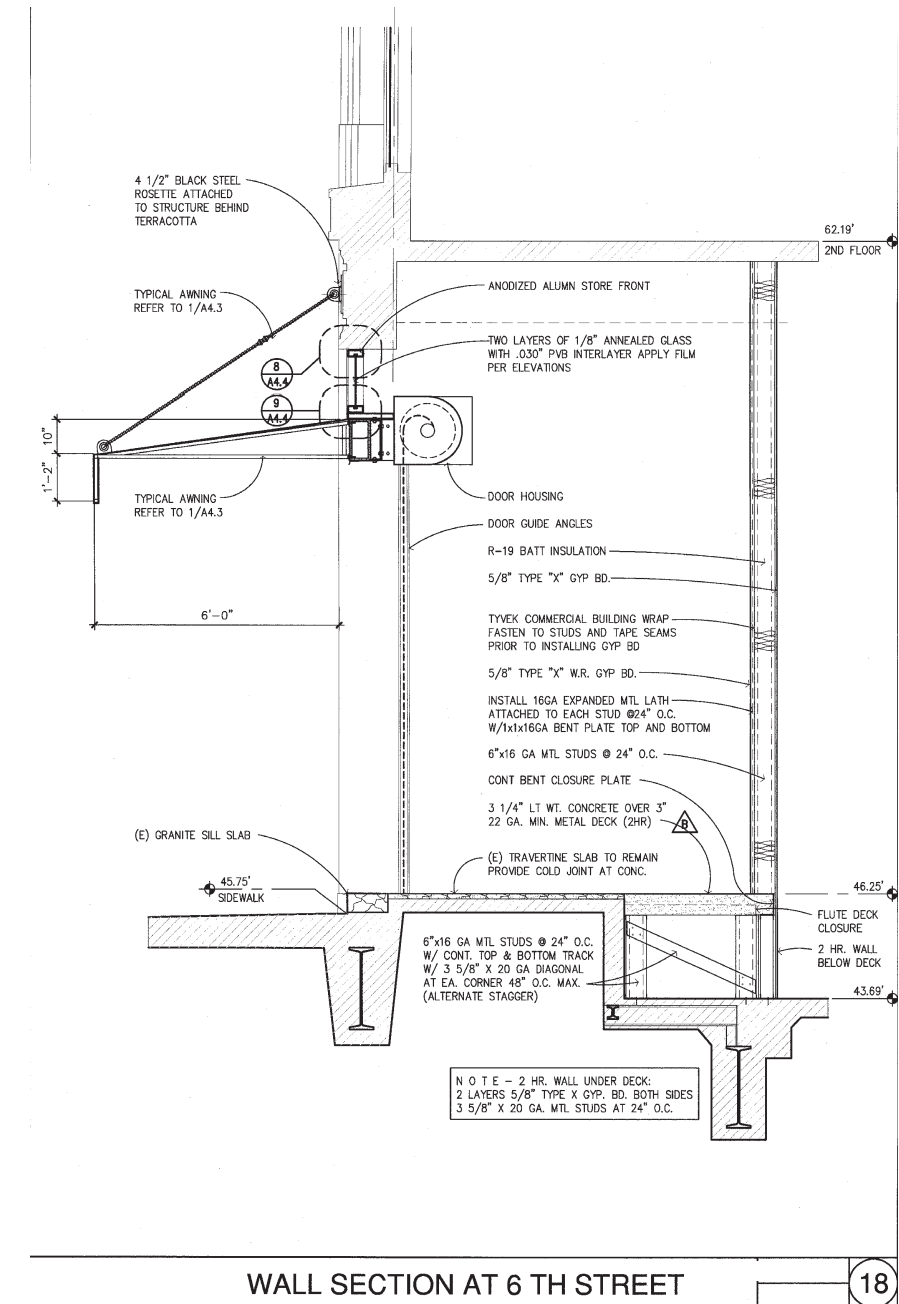
01 WINDOW SILL @ WEST ENTRY



21 ENTRY SILL - EAST



11 ENTRY SILL TO EXISTING BRICK SIDEWALK - EAST



WALL SECTION AT 6 TH STREET

18

MEIER & FRANK

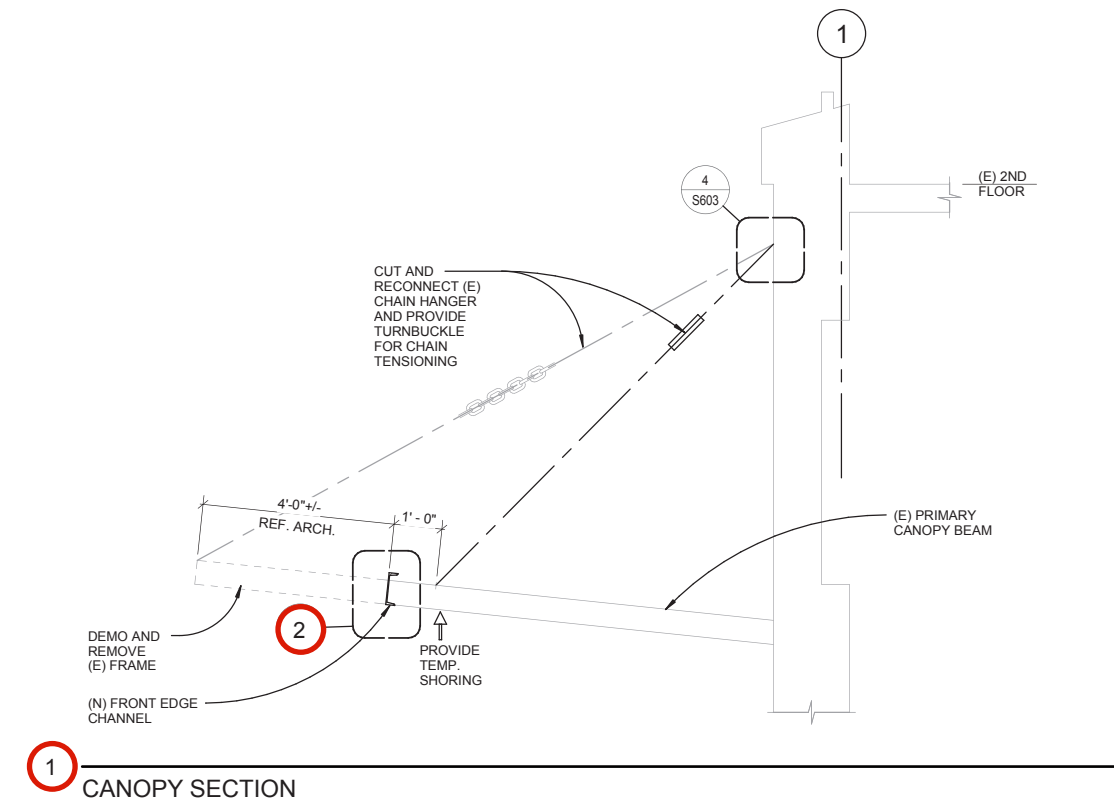
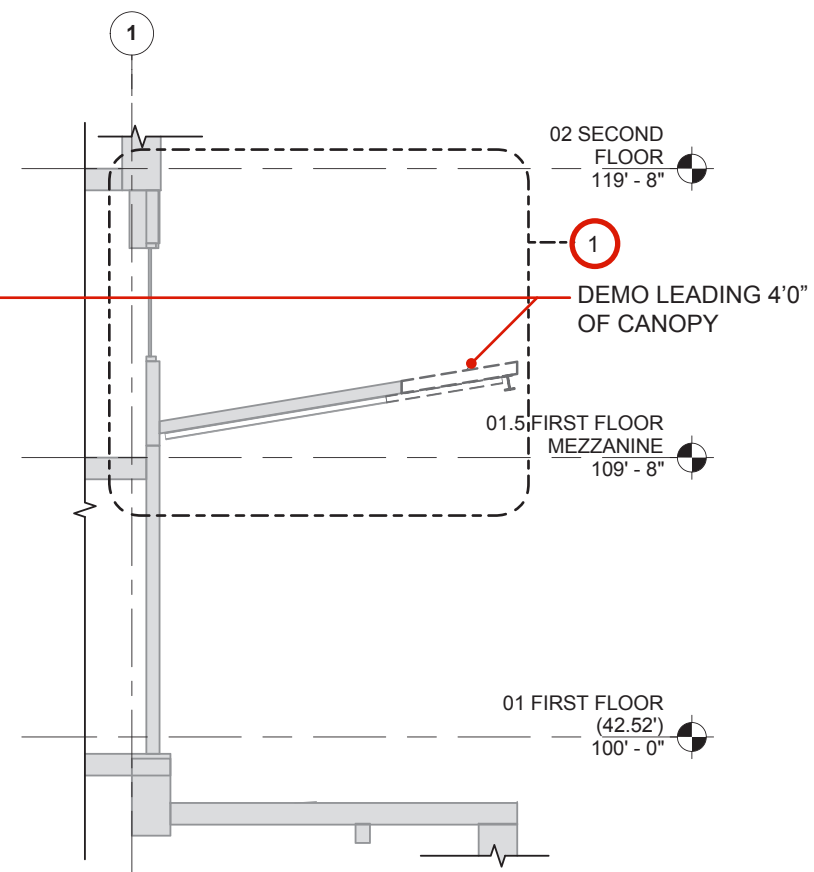
Bora



CANOPY PROFILE

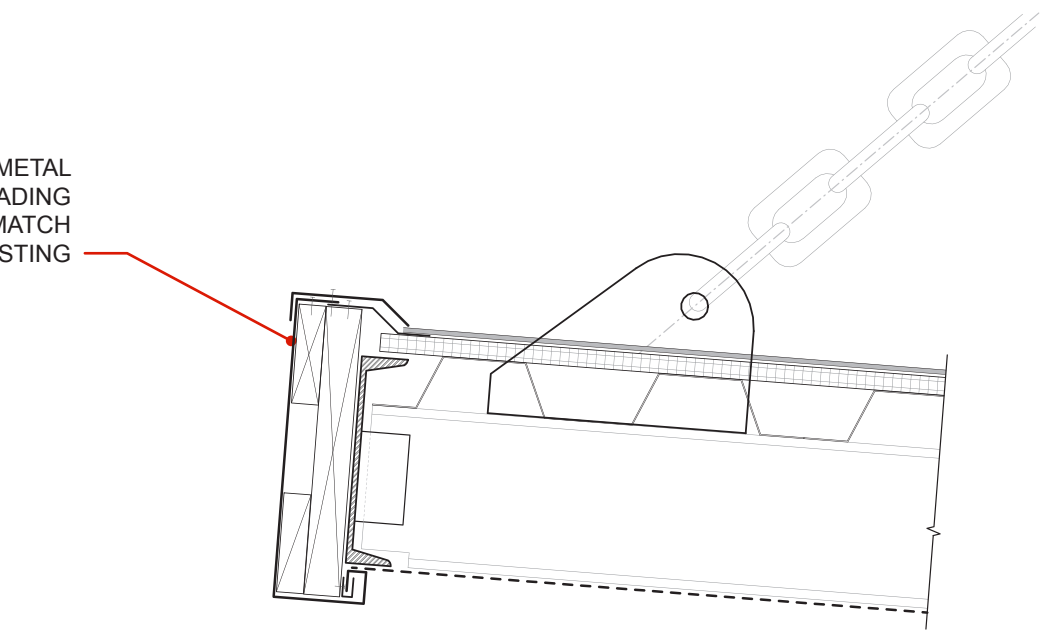


LEADING EDGE FROM TOP



CANOPY SECTION

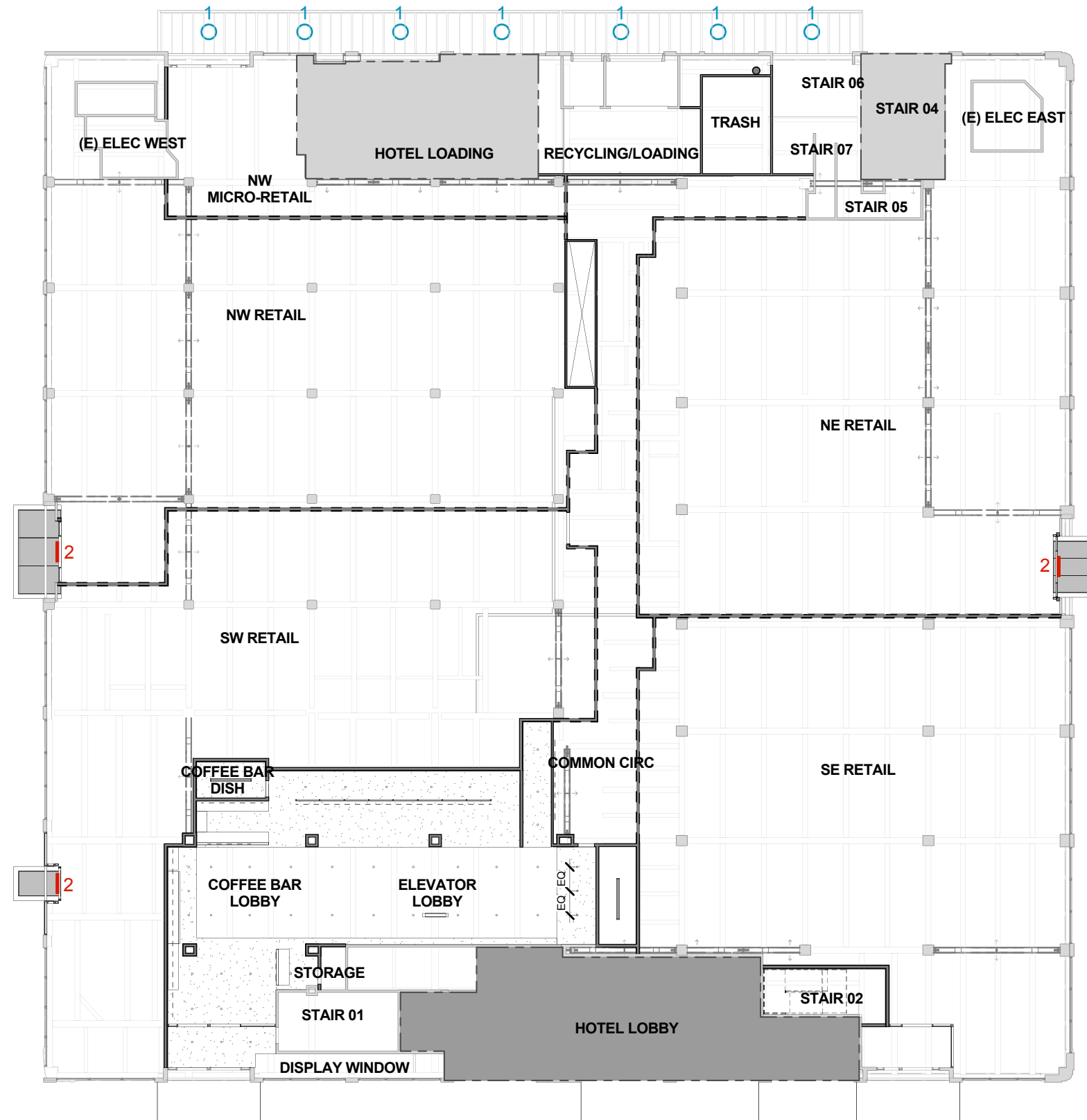
PROVIDE NEW METAL FLASHING AT LEADING EDGE, PAINT TO MATCH EXISTING



CANOPY FRONT EDGE MODIFICATION

MEIER & FRANK

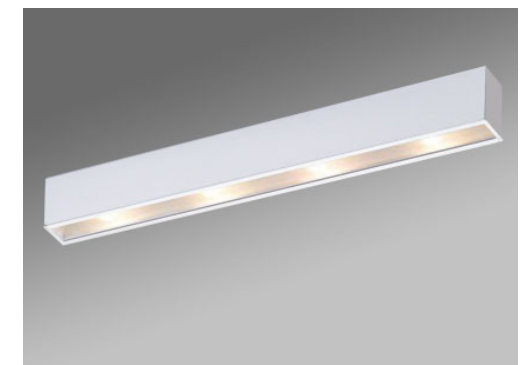
Bora



- 1. Surface mounted LED luminaire
25-45W allowance

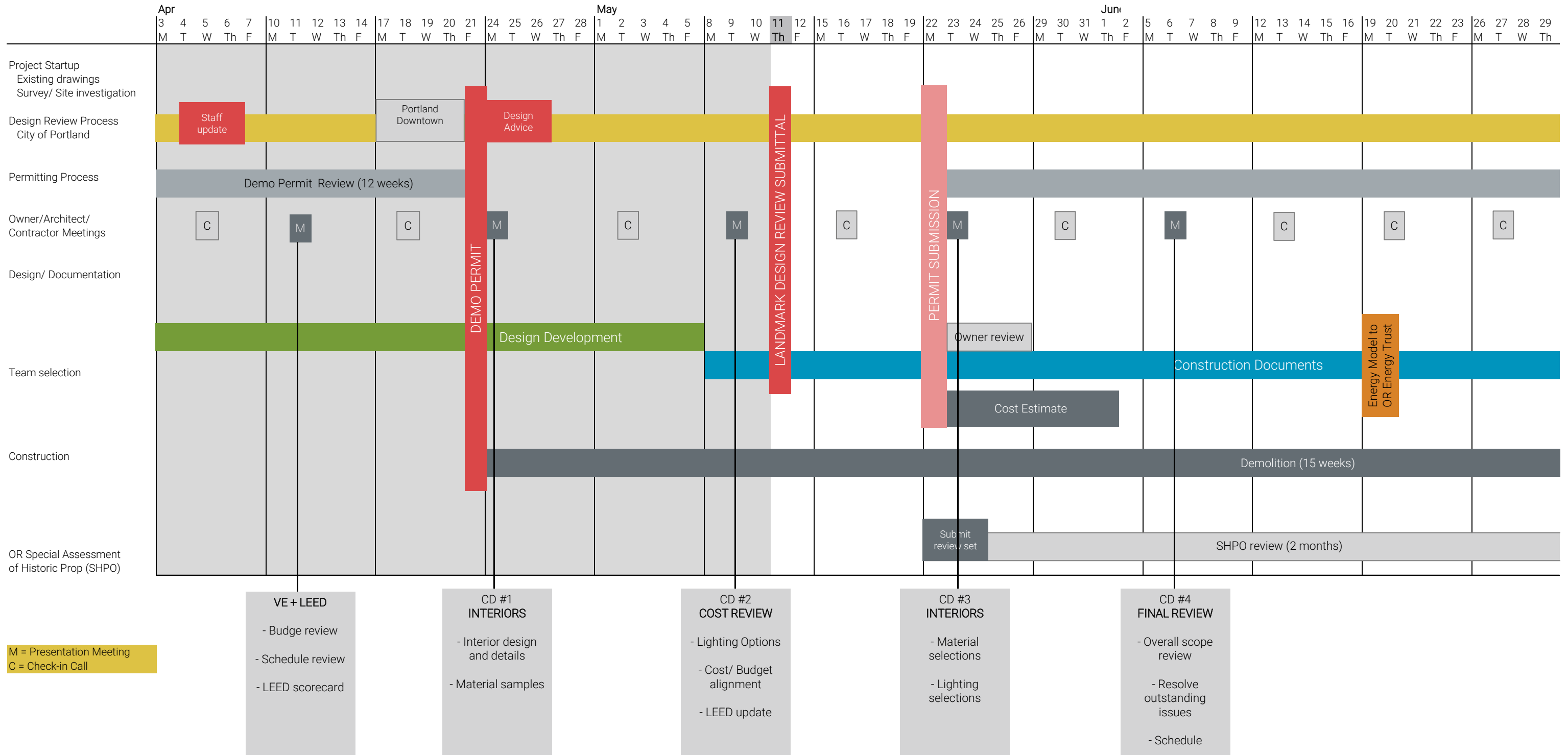


- 2. Cove mounted (Recessed) LED strip 6W/LF



Project Schedule - Meier & Frank Building Redevelopment

Updated:
Thursday, May 11, 2017



M = Presentation Meeting
C = Check-in Call

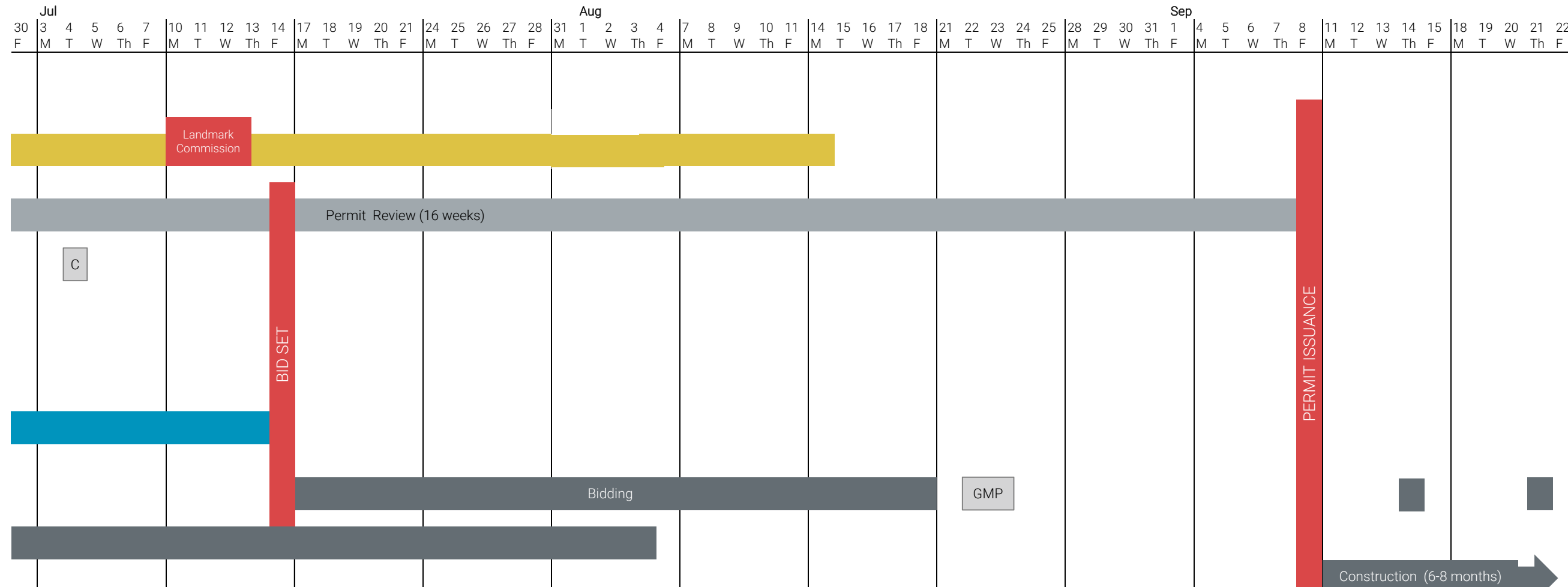
- VE + LEED**
- Budge review
 - Schedule review
 - LEED scorecard

- CD #1 INTERIORS**
- Interior design and details
 - Material samples

- CD #2 COST REVIEW**
- Lighting Options
 - Cost/ Budget alignment
 - LEED update

- CD #3 INTERIORS**
- Material selections
 - Lighting selections

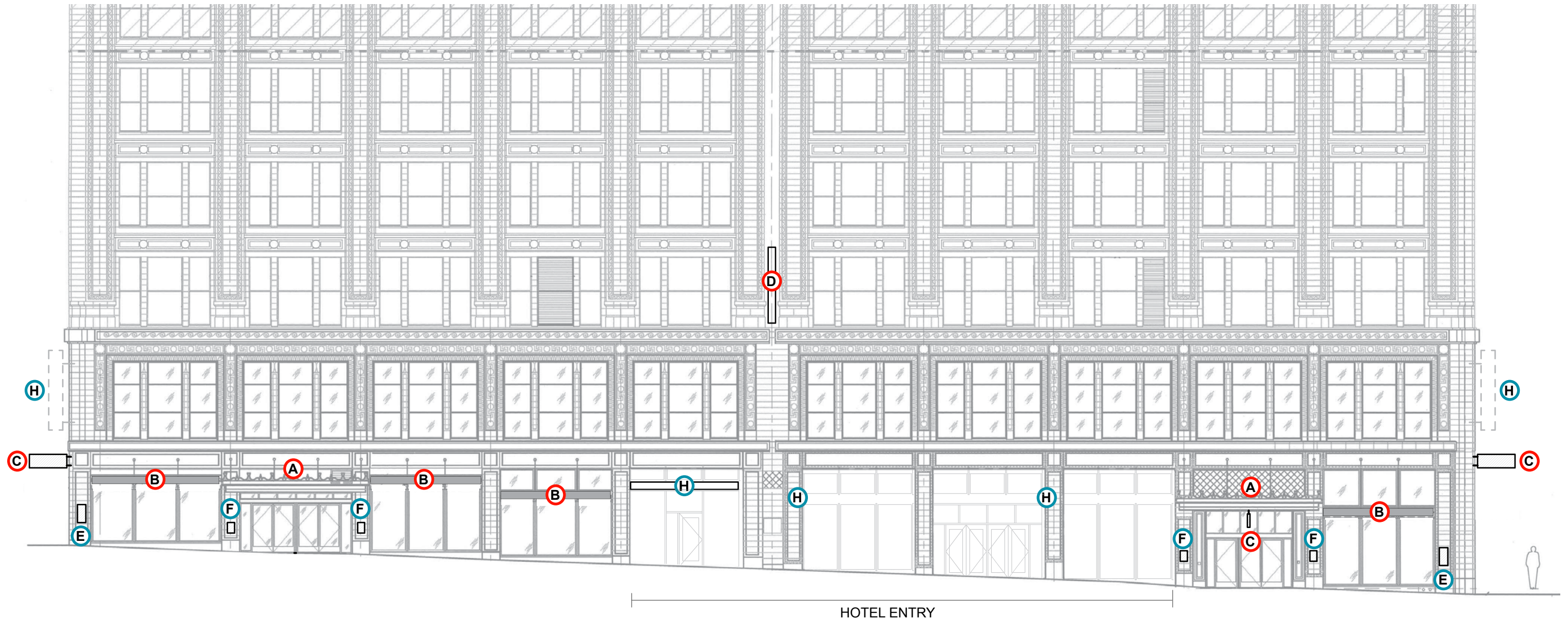
- CD #4 FINAL REVIEW**
- Overall scope review
 - Resolve outstanding issues
 - Schedule



APPENDIX

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EXISTING SIGNAGE = 86.8 SF
 NEW SIGNAGE = 188 SF
 TOTAL SIGNAGE = 274.8 SF

MAX ALLOWABLE = 300 SF
 MAX SIGN SIZE = 100 SF
 MAX EXTENDING SIGN SIZE = 30 SF
 MAX EXTENSION = 6.5 FT

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

- (A)** CANOPY LETTER SIGN
- (B)** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- (C)** HORIZONTAL BLADE SIGN – RETAIL
- (D)** VERTICAL BLADE SIGN - OFFICE TENANT
- (E)** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- (F)** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- (H)** THE NINES - SIGNAGE
- (J)** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- (W)** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- (L)** (N) MECHANICAL LOUVERS

SOUTH ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
 June 20, 2017

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RETAIL ENTRY
WITH NEW CANOPY

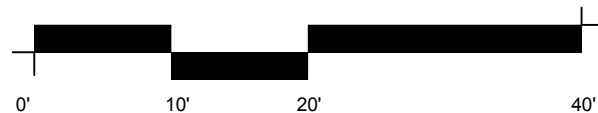
SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 34 SF
NEW SIGNAGE = 214 SF
TOTAL SIGNAGE = 248 SF

MAX ALLOWABLE = 300 SF
MAX SIGN SIZE = 100 SF
MAX EXTENDING SIGN SIZE = 30 SF
MAX EXTENSION = 6.5 FT

- A** CANOPY LETTER SIGN
- B** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- C** HORIZONTAL BLADE SIGN – RETAIL
- D** VERTICAL BLADE SIGN - OFFICE TENANT
- E** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- F** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- H** THE NINES - SIGNAGE
- J** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- W** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- L** (N) MECHANICAL LOUVERS



EAST ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
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exhibit A.03

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CUT ALDER CANOPY BACK FROM 12' TO 8'

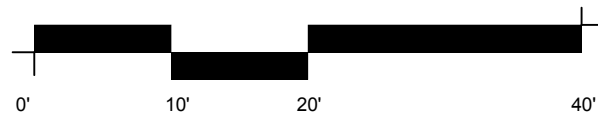
SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 14.8 SF
 NEW SIGNAGE = 132 SF
 TOTAL SIGNAGE = 146.8 SF

MAX ALLOWABLE = 300 SF
 MAX SIGN SIZE = 100 SF
 MAX EXTENDING SIGN SIZE = 30 SF
 MAX EXTENSION = 6.5 FT

- (A)** CANOPY LETTER SIGN
- (B)** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- (C)** HORIZONTAL BLADE SIGN – RETAIL
- (D)** VERTICAL BLADE SIGN - OFFICE TENANT
- (E)** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- (F)** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- (H)** THE NINES - SIGNAGE
- (J)** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- (W)** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- (L)** (N) MECHANICAL LOUVERS



NORTH ELEVATION - ENLARGED

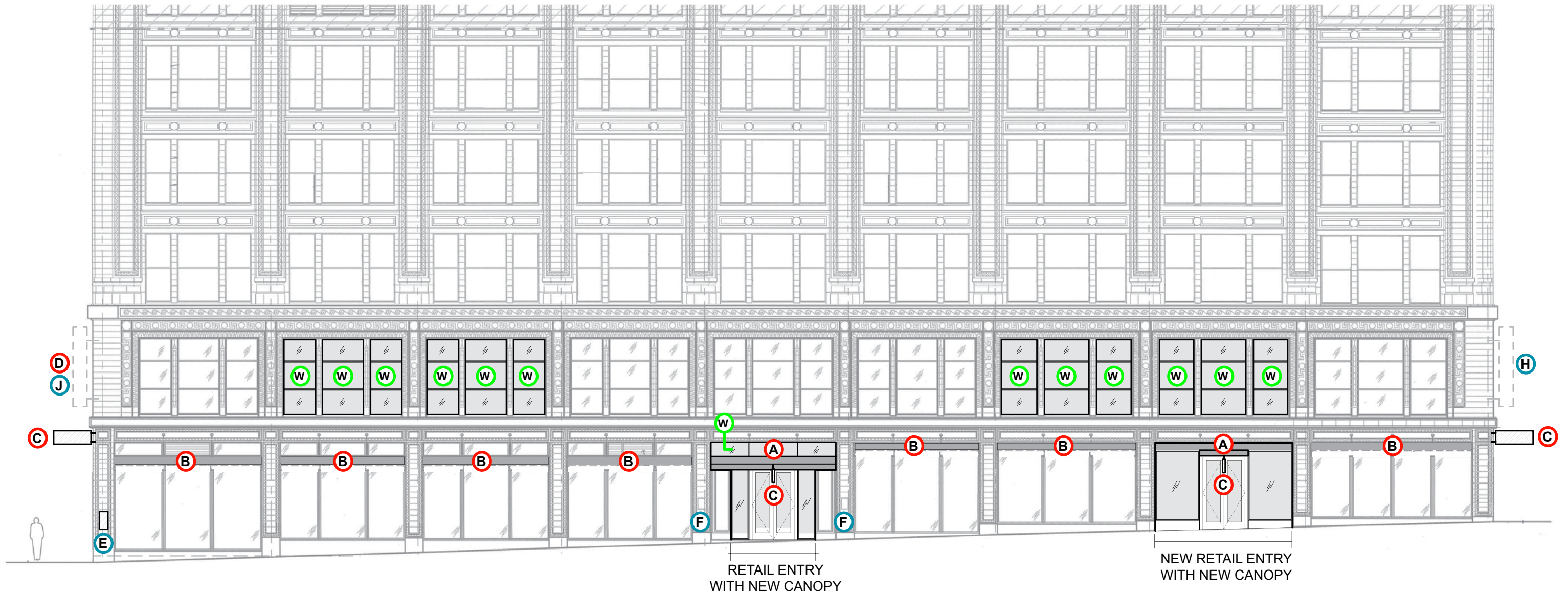
Building Elevations

EA # 17-107025
 June 20, 2017

exhibit A.04

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RETAIL ENTRY
WITH NEW CANOPY

NEW RETAIL ENTRY
WITH NEW CANOPY

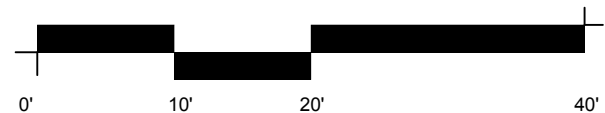
	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 36.4 SF
NEW SIGNAGE = 224 SF
TOTAL SIGNAGE = 260.4 SF

MAX ALLOWABLE = 300 SF
MAX SIGN SIZE = 100 SF
MAX EXTENDING SIGN SIZE = 30 SF
MAX EXTENSION = 6.5 FT

SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

- (A)** CANOPY LETTER SIGN
- (B)** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- (C)** HORIZONTAL BLADE SIGN – RETAIL
- (D)** VERTICAL BLADE SIGN - OFFICE TENANT
- (E)** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- (F)** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- (H)** THE NINES - SIGNAGE
- (J)** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- (W)** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- (L)** (N) MECHANICAL LOUVERS

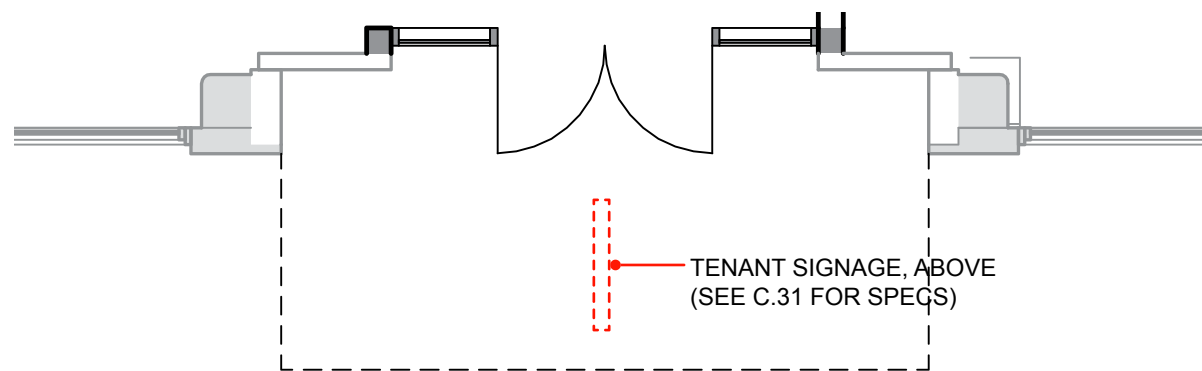
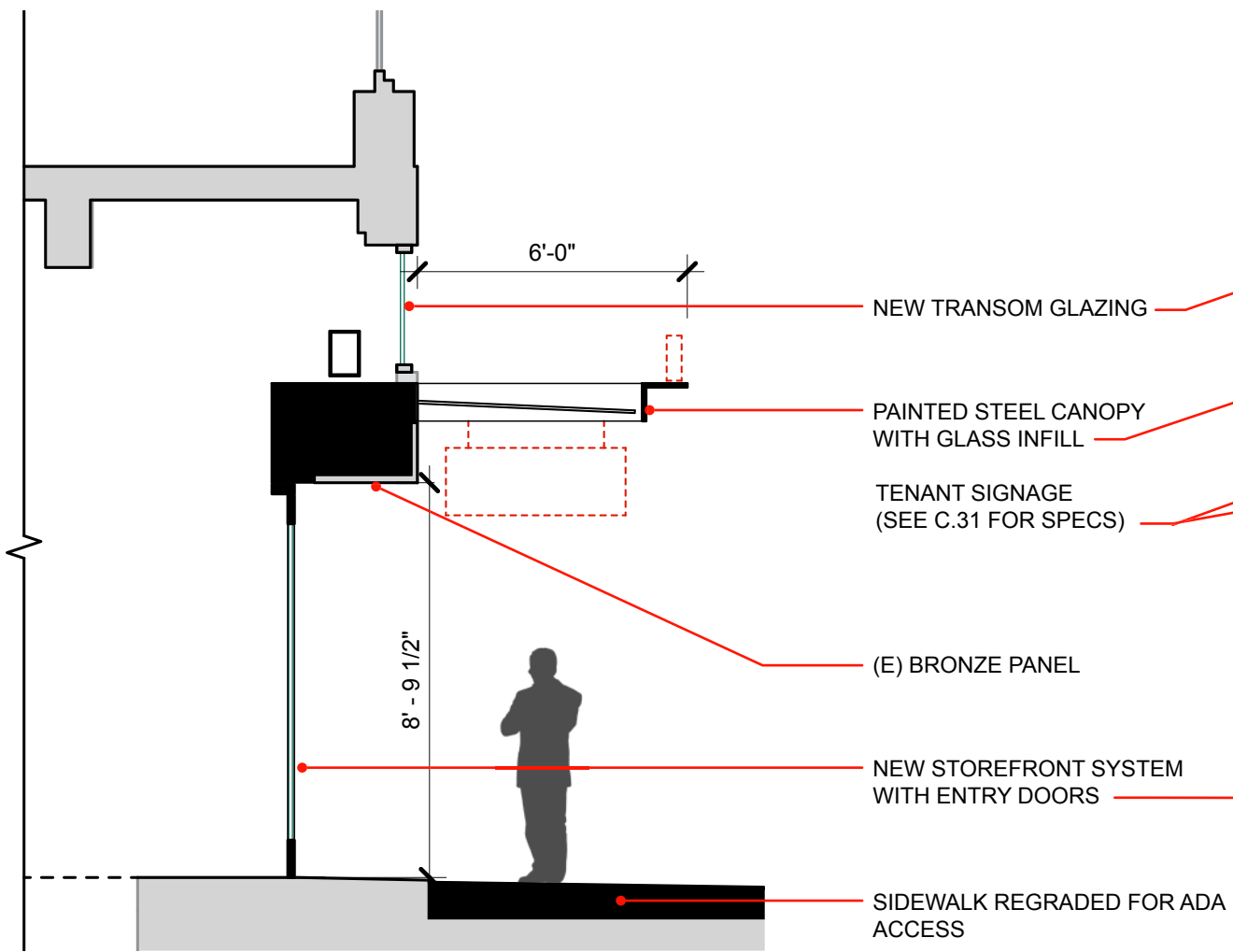


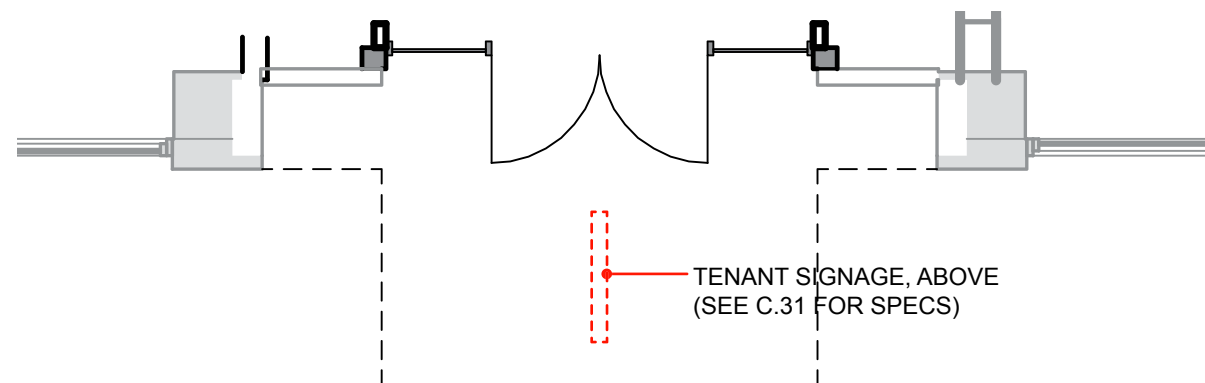
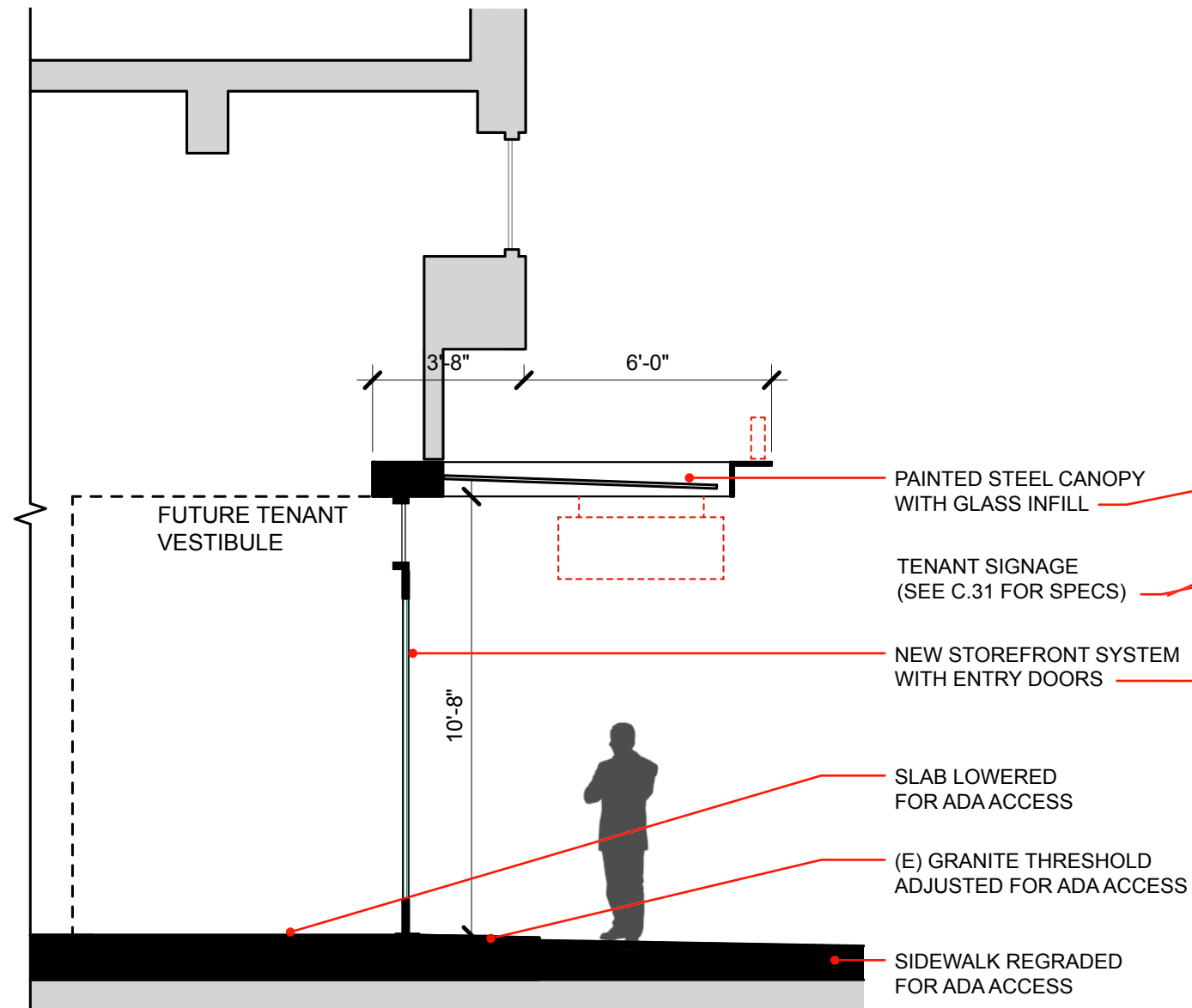
WEST ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit A.05





- (E) BRONZE PANEL
- (E) TERRACOTTA
- NEW STOREFRONT LOCATION



A CANOPY LETTER SIGN – TENANT

- Individual letters/logo
- Self-illuminated



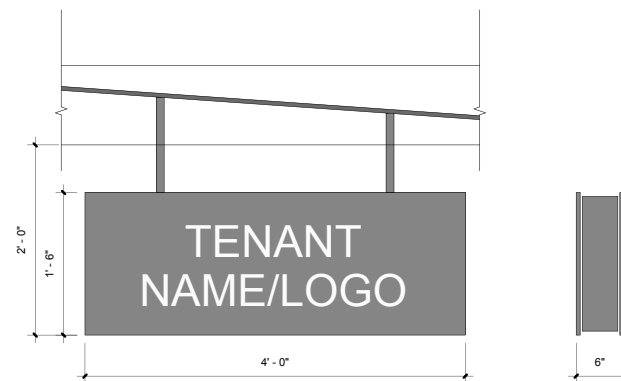
B FASCIA PIN MOUNTED SIGN - TENANT

- Single color, pin-mounted individual metal letters
- Non-illuminated



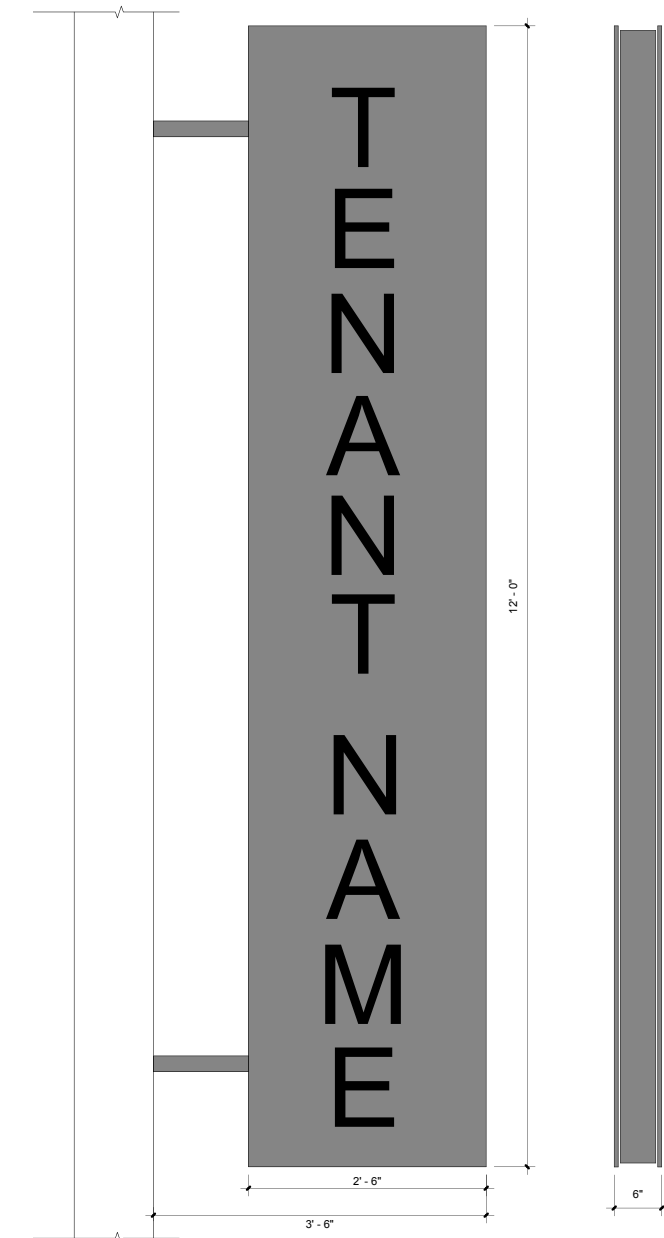
C HORIZONTAL BLADE SIGN – RETAIL

- Laser cut metal face
- Interior illuminated cabinet light



D VERTICAL BLADE SIGN – OFFICE TENANT

- Laser cut metal face
- Interior illuminated cabinet light



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E

24x30" PLAQUE IN HISTORIC LOCATION



H

VERTICAL BLADE SIGN - THE NINES



J

VERTICAL BLADE SIGN - MACYS
REFER TO TYPE "D" FOR NEW SIGNAGE IN (E) LOCATION



F

11x16" PLAQUE IN HISTORIC LOCATION



THE NINES CANOPY SIGN



EXISTING SIGNAGE

Exterior Building Details