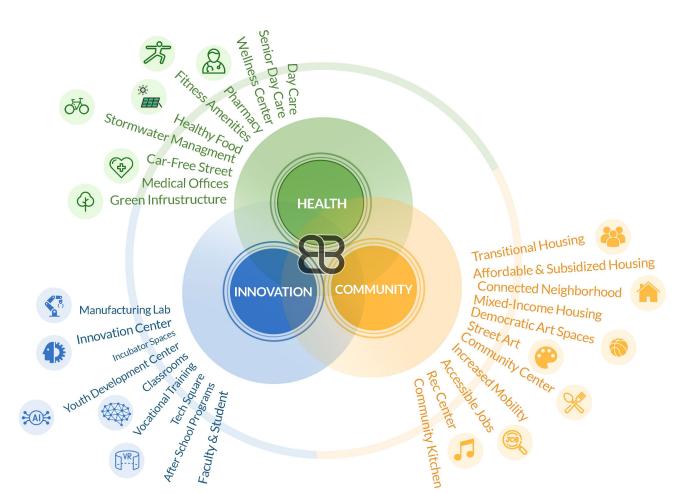
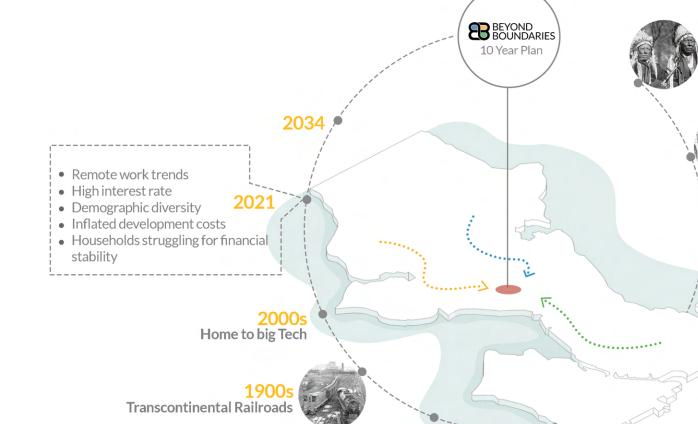


CRUCIAL CATALYSTS





The Klondike Gold Rus

Great Fire of Seattle

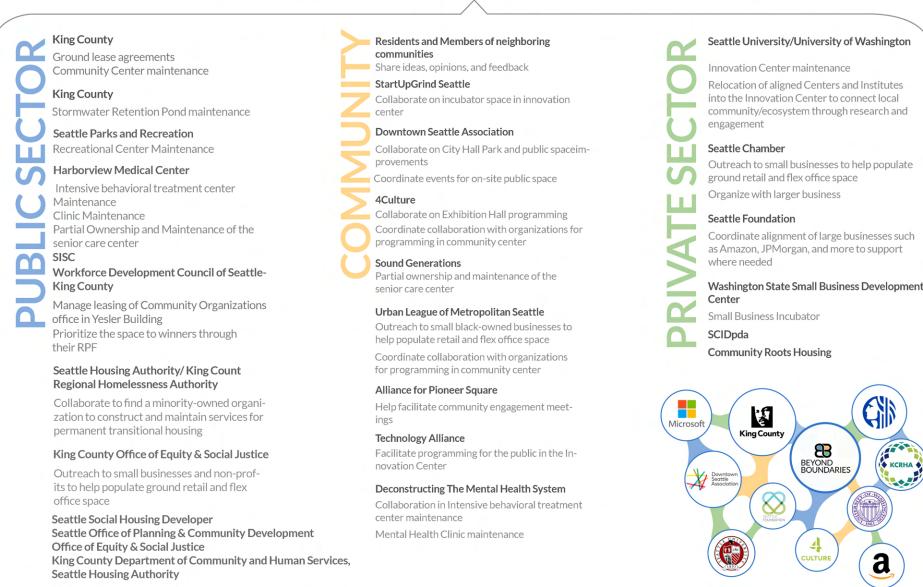
GROUND FLOOR PLACEMAKING

4th Ave Retail

Restaurants

• Cafes

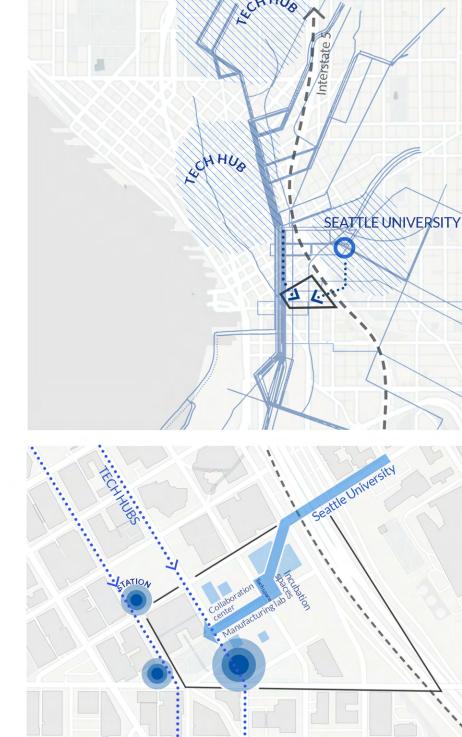
BEYOND BOUNDARIES NEIGHBORHOOD COMMITTEE



SITE INFLUENCES









lome to Native Americar

pean-American settler:

The Treaty of Point Elliott



COMMUNITY

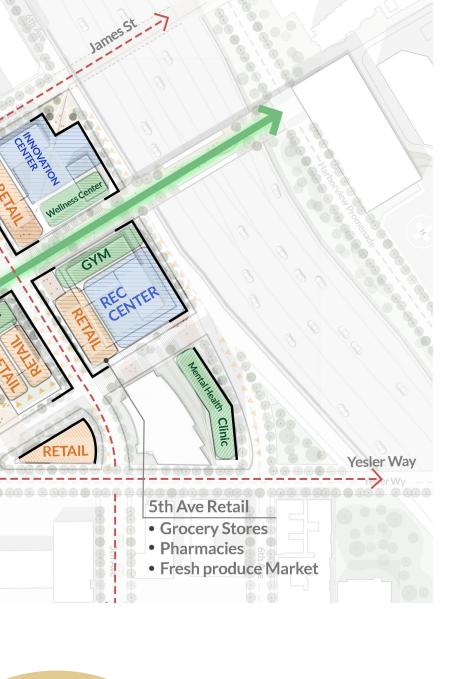
INNOVATION











Project Developmer

Total Buildout : **4.2 million sq. ft**. Cost : 2.4 billion dollars Value : 3.0 billion dollars Leveraged IRR : **19.07%** Unleveraged IRR : **11.35%**



