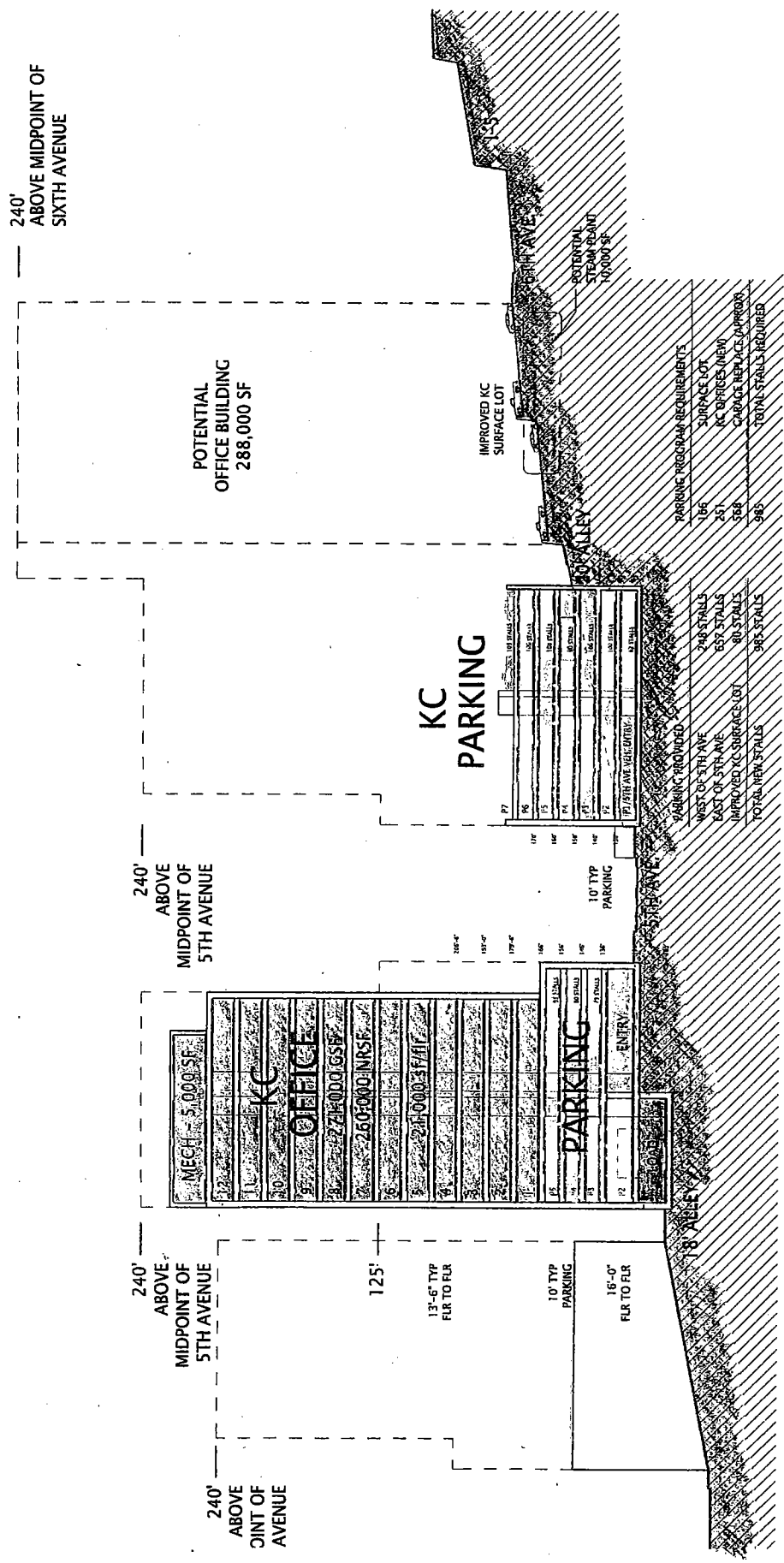


FIGURE B.2
King County
Garage Site

*Distributed @ 4/7/04
BFM mtg.*



GENERAL ASSUMPTIONS:

SITE AREA (WEST OF 5TH AVENUE, 120' X 240')	28,800 SF
ALLOWABLE MAXIMUM FAR (28,800 SF x 1.0 FAR)	288,000 SF
OFFICE GROSS SQUARE FOOTAGE REQUIRED	271,000 SF

FAR CALCULATIONS

271,000 GSF	OFFICE
+129,600 GSF	PARKING (4.5 FLOORS @ 28,800 SF EA.)
400,600 GSF	TOTAL GROSS SQUARE FOOTAGE
-14,400 SF	1/2 FLOOR BELOW GRADE
-9,485 SF	MECHANICAL (3.5% OF 271,000 SF)
-88,775 SF	KC HHS (98% EFFICIENCY OF 87,000 SF)
287,940 SF	TOTAL PROPOSED FAR

PARKING CALCULATIONS

266,000 SF	(GSF LESS 5,000 SF MECH)
X.67 STALLS/1000 SF	MIN. REQ'D BY CODE
179 STALLS	SUBTOTAL
-27 STALLS	(15% REDUCTION W/TRANSIT PASSES)
152 STALLS	REQUIRED STALLS FOR NEW KC OFFICE BUILDING

PARKING REQUIREMENTS

186	SURFACE LOT
281	KC OFFICES (MECH)
568	CARPOOL SPACES (APPROX)
985	TOTAL STALLS REQUIRED

PARKING PROVIDED

248 STALLS	WEST OF 5TH AVE
657 STALLS	EAST OF 5TH AVE
90 STALLS	IMPROVED KC SURFACE LOT
985 STALLS	TOTAL NEW STALLS

SECTION

