





DESIGN NARRATIVE

Seattle, a city constantly pursuing invention and innovation, now embarks on a venture to rethink its well-being, which often gets overlooked in technological development. The Civic Campus has its development stagnated for decades due to an ageing infrastructure and disconnect from the city's dynamic pulse. HEAL+ focused on health innovations is this rejuvenated identity of the old Civic Campus, which emerges from the underutilized authoritative space, redefining the judicial and administrative narrative of Seattle's Civic Campus. It commits to healing relationships between the old and the new, technology and nature, modern and contemporary and the global and local. It seeks to reawaken this slumbering giant, injecting it with vitality and forging a thriving 'Commons' that embraces diverse needs and aspirations.

At its core, HEAL + envisions a transit-oriented development that challenges traditional commons concepts. A central connecting spine of 'Commons', featuring Privately Owned Public Spaces like 'Puget Commons' and 'Unity Nexus,' connects through the lower levels, utilizing topography to create accessible spaces under a unified roof, fostering interaction and engagement. The neighbourhood strives to be a model for connectivity, ensuring residents easily access and navigate the community through an efficient transit system, reducing reliance on private vehicles and promoting sustainable mobility. Overcoming barriers of the I-5 freeway, Harbor Way and Freeway Connect Bridge establish direct connections to 'east' and 'west' Seattle, ensuring seamless connectivity to the Harborview Medical Campus.

HEAL+ encapsulates a vision of prioritizing Health through sustainable practices and an integrated healthcare hub. It seeks to engage the community by fostering connections, creating communal spaces for individual well-being, and promoting inclusivity. It embraces sustainable and resilient design principles to harmonize with the natural terrain of the Civic Campus. Stormwater runoff is strategically managed through rain gardens, bioswales, and green corridors, creating a harmonious relationship between the built environment and nature. It integrates green terraces and solar panels, emphasizing resilience, minimizing carbon footprints, and harnessing renewable energy sources. The project fosters a comprehensive pedestrian network, prioritizing accessibility and establishing view corridors.

The Engage Core celebrates Seattle's diverse cultural scene, transforming public spaces into stages for jazz clubs, storytelling walks, and performances. Night markets, cafes, and restaurants provide spaces for diverse culinary experiences. Maker spaces, artist residencies, and digital arts studios contribute to the cultural fabric. HEAL+ actively fosters inclusivity through a toolkit for public engagement, ensuring that public amenities cater to diverse community needs. Design elements, from accessible toilets to libraries and streetlights, respond to the community's diverse needs, fostering communal gatherings.

HEAL+ tackles equity and housing affordability issues through adaptive reuse of existing structures. Buildings like Yesler, County Courthouse, Goat Hill Garage, Chinook, and Passport Agency are transformed to accommodate new demands while preserving their essence. The Live Core prioritizes diverse and affordable housing options beyond mere residences to include essential amenities such as childcare facilities, clinics, grocery stores, and markets.

With a focus on innovation in medical technology, HEAL+ catalyzes positive economic change. The Innovate Core, inspired by Seattle's tech prowess, converges tech giants, startups, and entrepreneurs. The University of Washington sees an opportunity to establish its bio-tech wing here. It features tech fairs, a Tech Commons Market, and community workspaces that pulse with collaborative spirit. Public-private partnerships, funding from tech giants, and active community participation redefine the 'Commons', attracting residents and international students. This approach not only engages people, reducing crime rates, but also draws in aspiring entrepreneurs.

The vision of HEAL + challenges conventional norms by embracing interdependence and multivalence. Through public-private partnerships, funding from tech giants, and active community participation, stakeholders redefine the commons. This connected, sustainable, and inclusive 'Civic Campus' echoes a vision of a thriving, integrated community in Seattle. Beyond its core elements of affordable housing, transit accessibility, cultural rejuvenation, and historic preservation, HEAL + Commons catalyzes employment, drawing in residents. This approach engages local people and attracts international students and aspiring entrepreneurs, fostering a dynamic and inclusive environment at the heart of Seattle.

In conclusion, HEAL+ Commons emerges as a space, knitting together innovations of Health, technology, and cultural expressions. Through its comprehensive approach, it not only addresses connectivity, equity, economic impact, and sustainability but also envisions a 24/7 thriving, integrated mixed-use community at the heart of Seattle.



FINANCIAL NARRATIVE

HEAL+, a transformative Mixed-Use development project dedicated to enhancing community well-being while delivering financial returns for investors. The project is committed to crafting spaces that promote an ecosystem, dedicated to empowering local residents. The overarching vision is to cultivate a vibrant nexus of opportunities, encouraging innovation and collaboration for a harmonious coexistence of individuals and enterprises. The proposal seeks to achieve a collective neighborhood benefit that will build upon and grow the vitality, affordability, and economic development of Puget sound. Health, Engage, Adapt, Live and Innovation are the essential cores for HEAL+ characterized by well-integrated, mixeduse, residential housing, and community benefits.

FINANCIAL STRATEGY

The development is strategically leveraging various subsidies and tax credits to facilitate the construction of a Mixed-Use development with a specific focus on affordable housing, while aiming for a favorable return on investment. The development taps into subsidies such as the Low-Income Housing Tax Credit (LIHTC) and participating in government programs like the Mandatory Housing Affordability (MHA). These incentives play a crucial role in subsidizing the costs associated with constructing affordable housing units within the Mixed-Use development. Additionally, the project is capitalizing on a combination of construction loans and permanent participating loans to initiate and sustain the development. The construction loans provide the initial funding needed for the project, and as it progresses, permanent participating loans are structured to share cash flows with lenders. To enhance the financial viability of the project, the development is utilizing a 9% Tax Credit, astrategic move that further contributes to the overall funding mix. This approach helps to bridge any financial gaps and ensures the successful completion of the Mixed-Use development.

-Total Area: 198 Acres

-Total Development Cost: \$ 2.3 billion

PHASE 1 (Parcels 01,04,05,07, 08, 09)

Phase 01 marks a commitment to preserving Seattle’s historic fabric. Through securing a longterm, un-subordinated ground lease with King County, Heal+ endeavors to acquire and repurpose key landmarks—the courthouse, Yesler building, and Passport office. This transformative initiative involves adaptive reuse, shaping them into a vibrant mixed-use development that includes affordable housing units, breathing new life into these iconic structures. A strategic move involves executing a straightforward fee buyout for 420 Fourth Avenue, leading to its planned demolition and subsequent redevelopment into a dynamic mixed-use space. The overall phase spans to accommodate xxx affordable units, xxx retail space, and xxx sqft of community spaces. The preservation and redevelopment of these sites result in a financial gap of X, strategically addressed through a combination of LIHTC, the MHA program (covering 60-70% of construction costs), and a 9% Tax Credit. This funding mix ensures the project’s viability and community impact.

Phase 02 (Parcels 02,03,06,07)

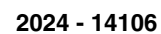
In the second phase, the primary development stems from the City’s vision for the King County Transit Hub, making it the central landmark. The acquisition of the administrative building and correctional facility involves transactions structured as unsubordinated long-term ground leases. The project initiates with a base rent, escalating by 3% annually throughout the term. This strategic approach ensures sustainable growth and alignment with the overalls transitoriented development plan. The transaction for Goat Hill is a fee simple purchase. This phase includes 804 units of affordable housing, 1402906 sqft of commercial spaces. The project’s initial funding relies on construction loans, transitioning later to permanent participating loans that share the cash flow with lenders. Phase 2, totaling \$1.5 Billion, is anticipated to yield a leveraged rate of return of 15%.

Phase 3

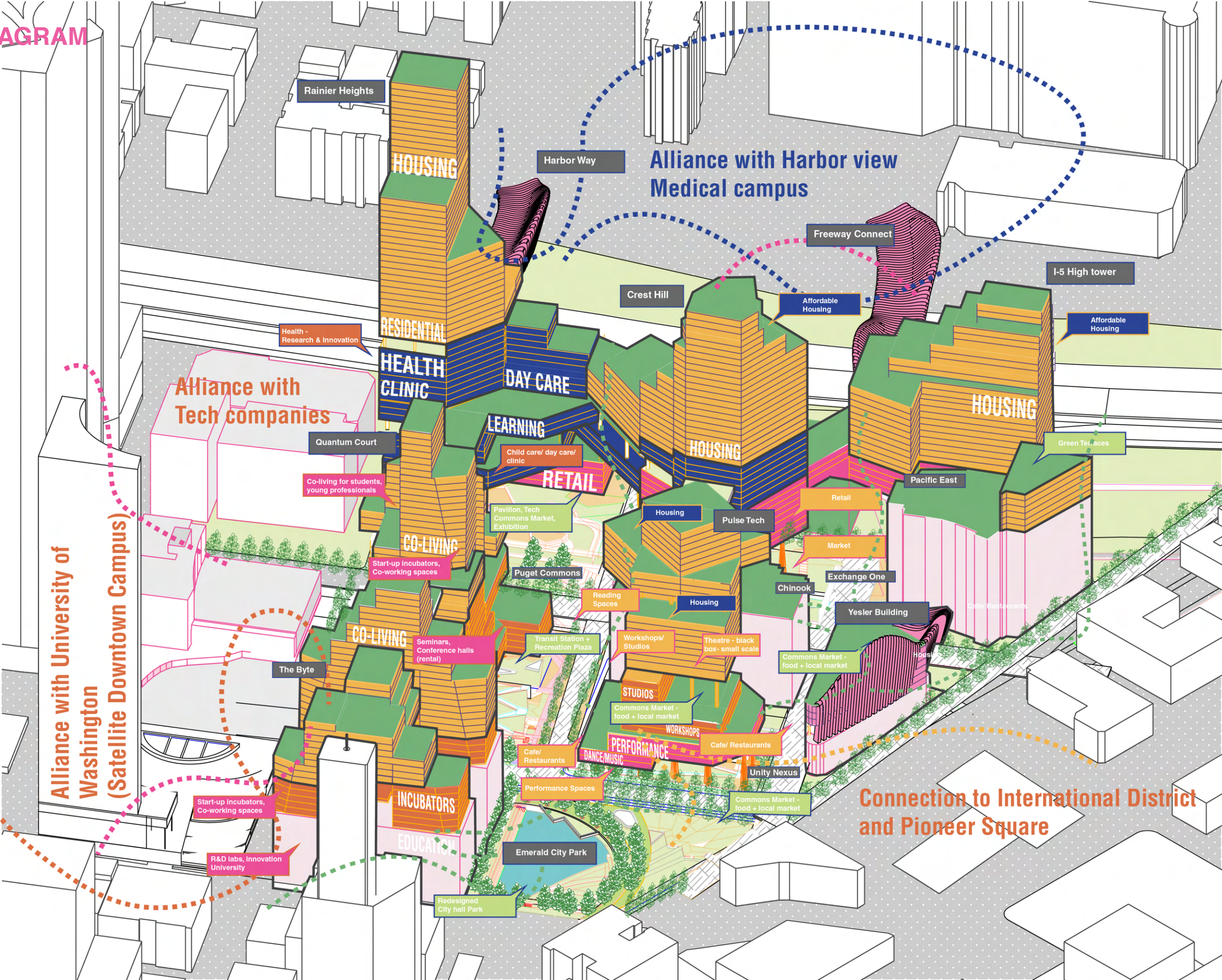
In the concluding phase, we focus on crafting public spaces and bridges that seamlessly connect East and West. These spaces operate under a collaborative Public-Private Partnership (PPP) involving the Community Land Trust (CLT) and developers. The CLT oversees land development and maintenance for community benefit, while developers contribute 15% of total revenue, fostering a sustainable and shared vision for the community. The bridges however is funded entirely by the city. This strategic investment promotes seamless connectivity and fosters inclusivity, ensuring a thriving environment for commerce and community on either side of the development.

CONCEPTUAL DIAGRAM

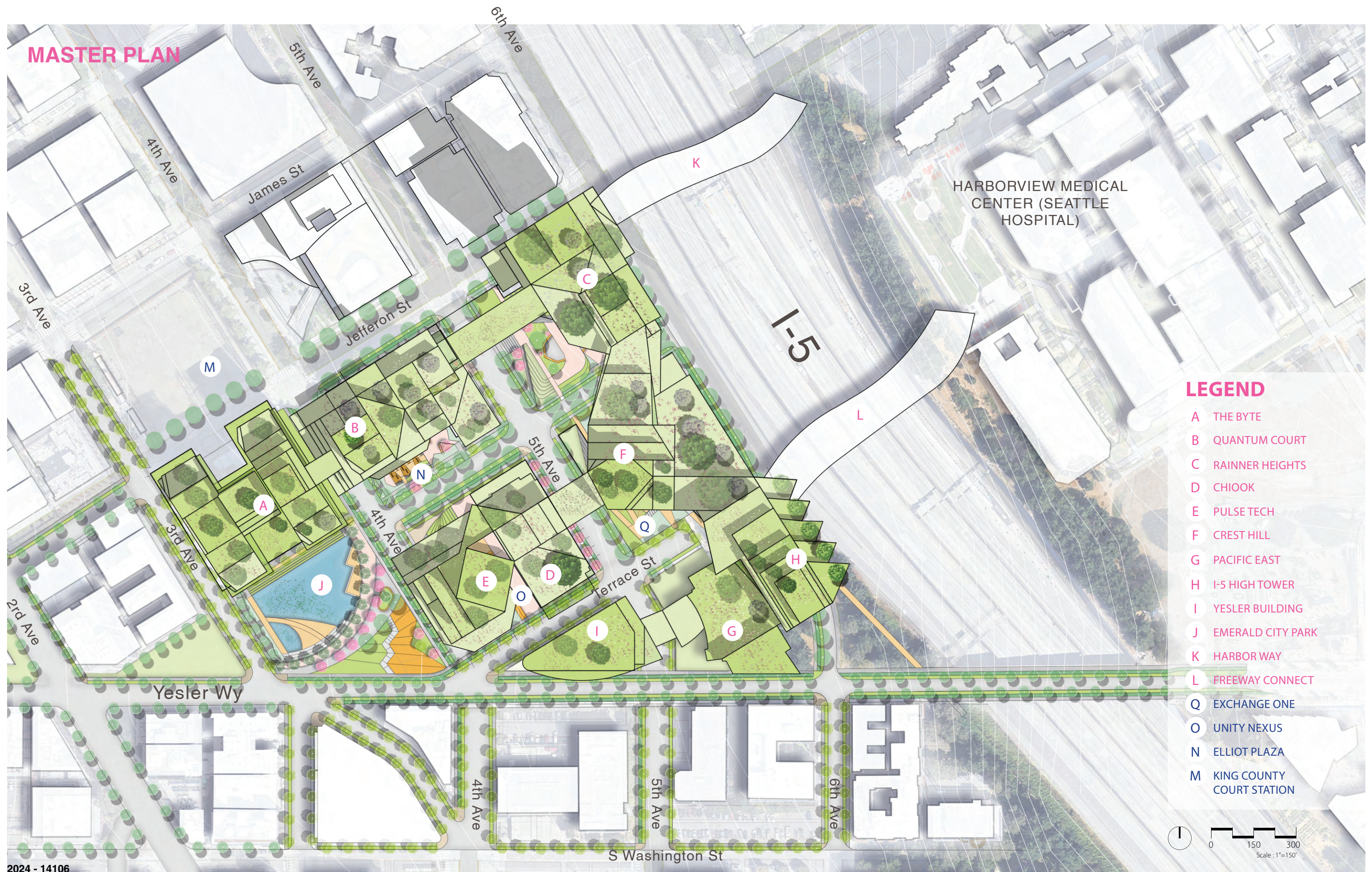




MASSING DIAGRAM



MASTER PLAN

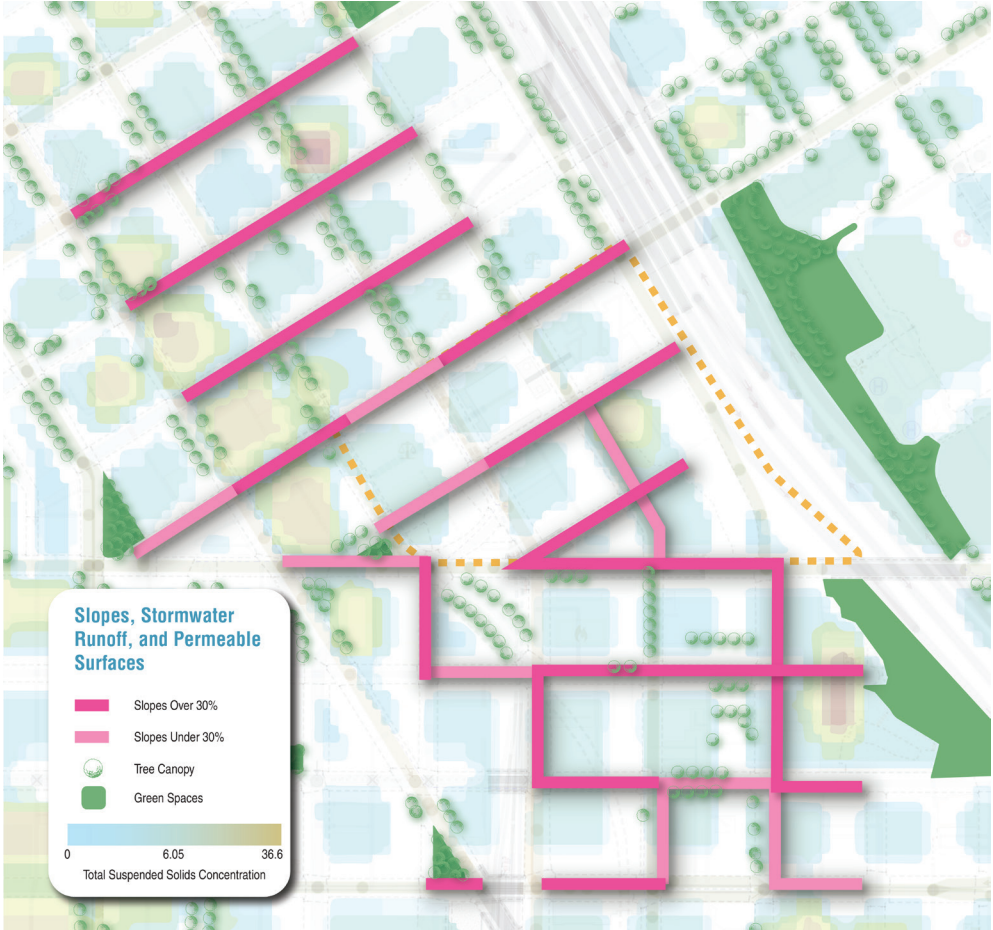
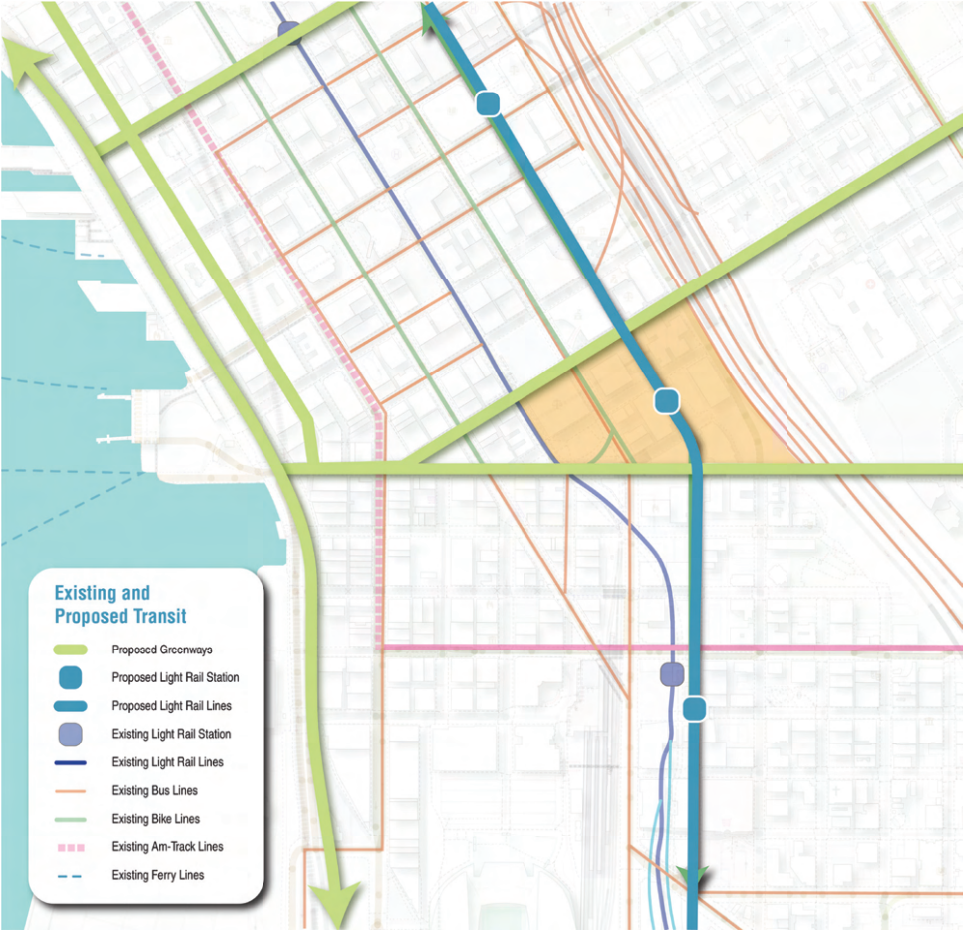


HARBORVIEW MEDICAL
CENTER (SEATTLE
HOSPITAL)

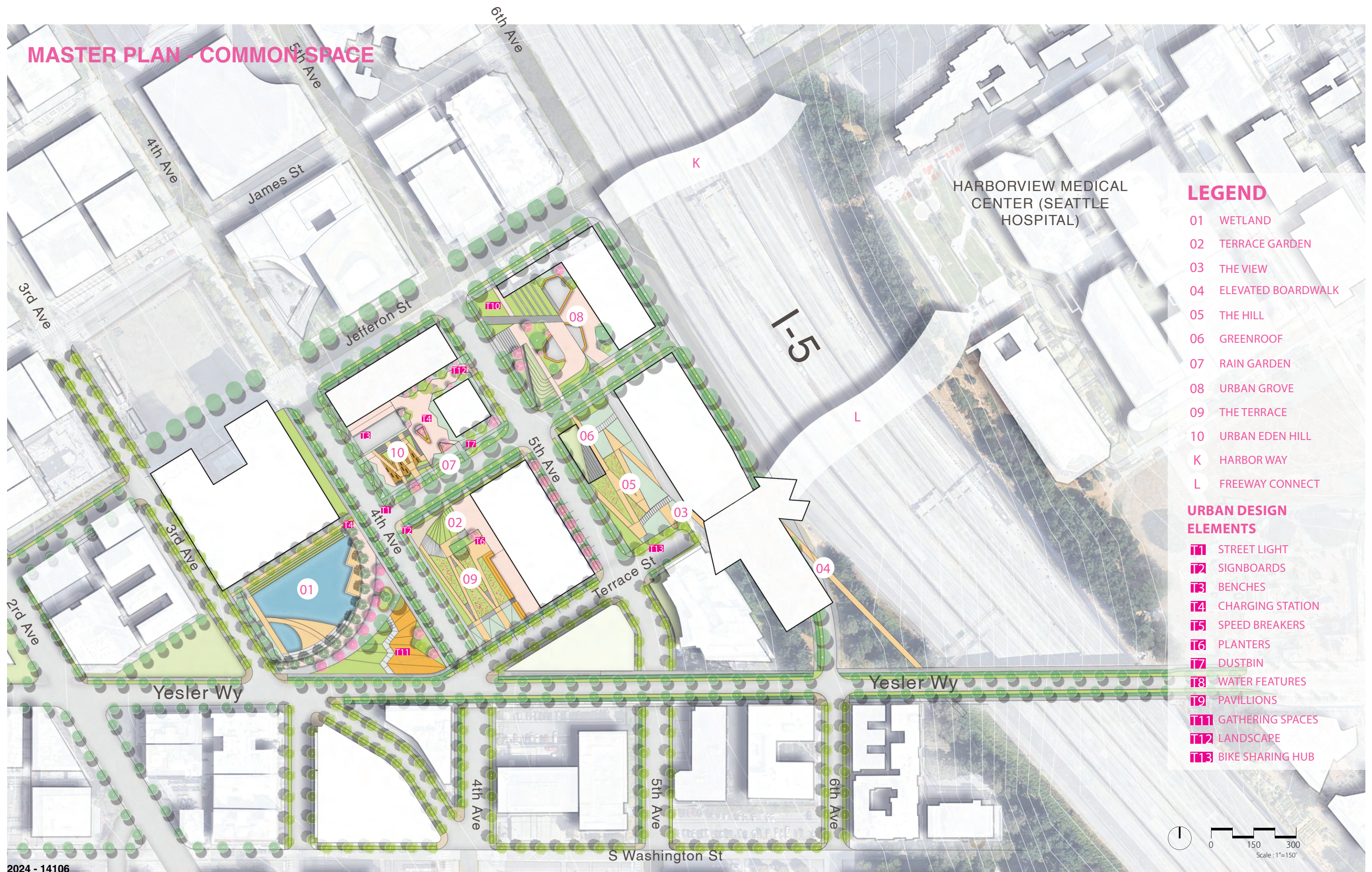
LEGEND

- A THE BYTE
- B QUANTUM COURT
- C RAINNER HEIGHTS
- D CHIOOK
- E PULSE TECH
- F CREST HILL
- G PACIFIC EAST
- H I-5 HIGH TOWER
- I YESLER BUILDING
- J EMERALD CITY PARK
- K HARBOR WAY
- L FREEWAY CONNECT
- Q EXCHANGE ONE
- O UNITY NEXUS
- N ELLIOT PLAZA
- M KING COUNTY COURT STATION

SITE ANALYSIS



MASTER PLAN - COMMON SPACE

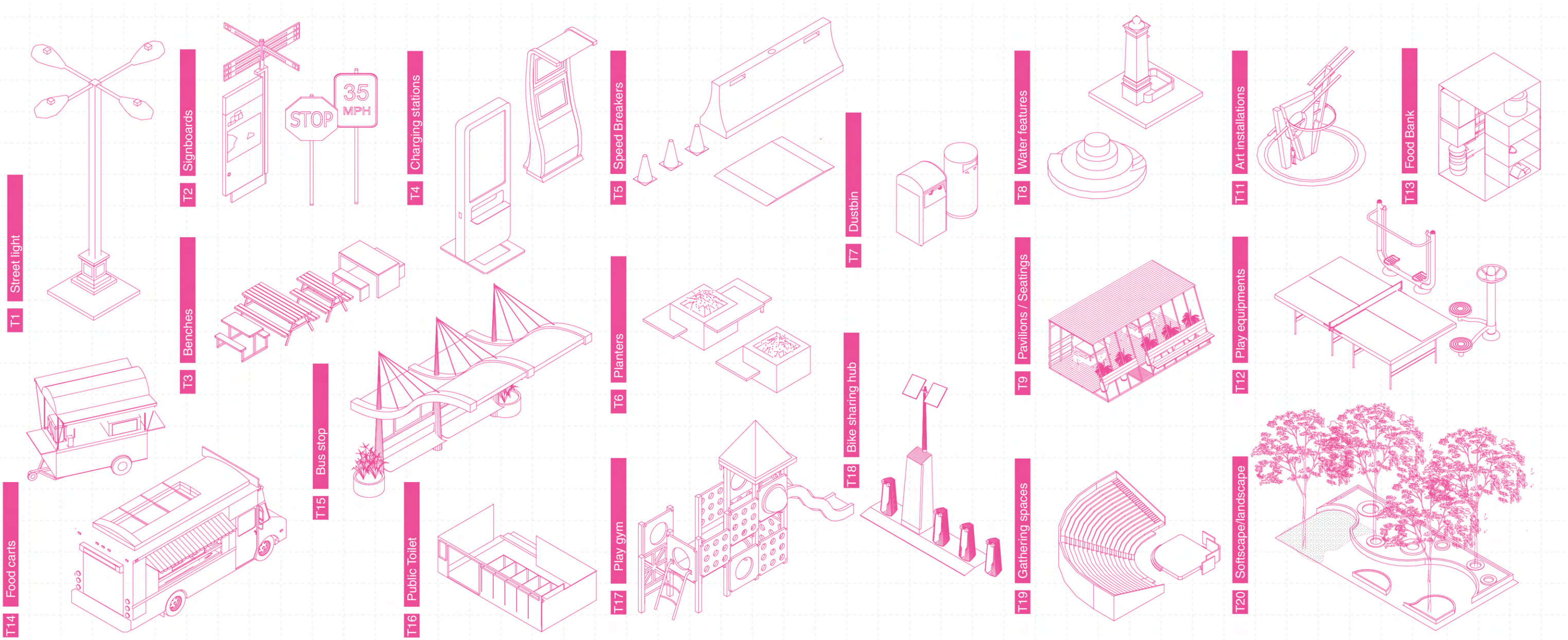


LEGEND

- 01 WETLAND
- 02 TERRACE GARDEN
- 03 THE VIEW
- 04 ELEVATED BOARDWALK
- 05 THE HILL
- 06 GREENROOF
- 07 RAIN GARDEN
- 08 URBAN GROVE
- 09 THE TERRACE
- 10 URBAN EDEN HILL
- K HARBOR WAY
- L FREEWAY CONNECT

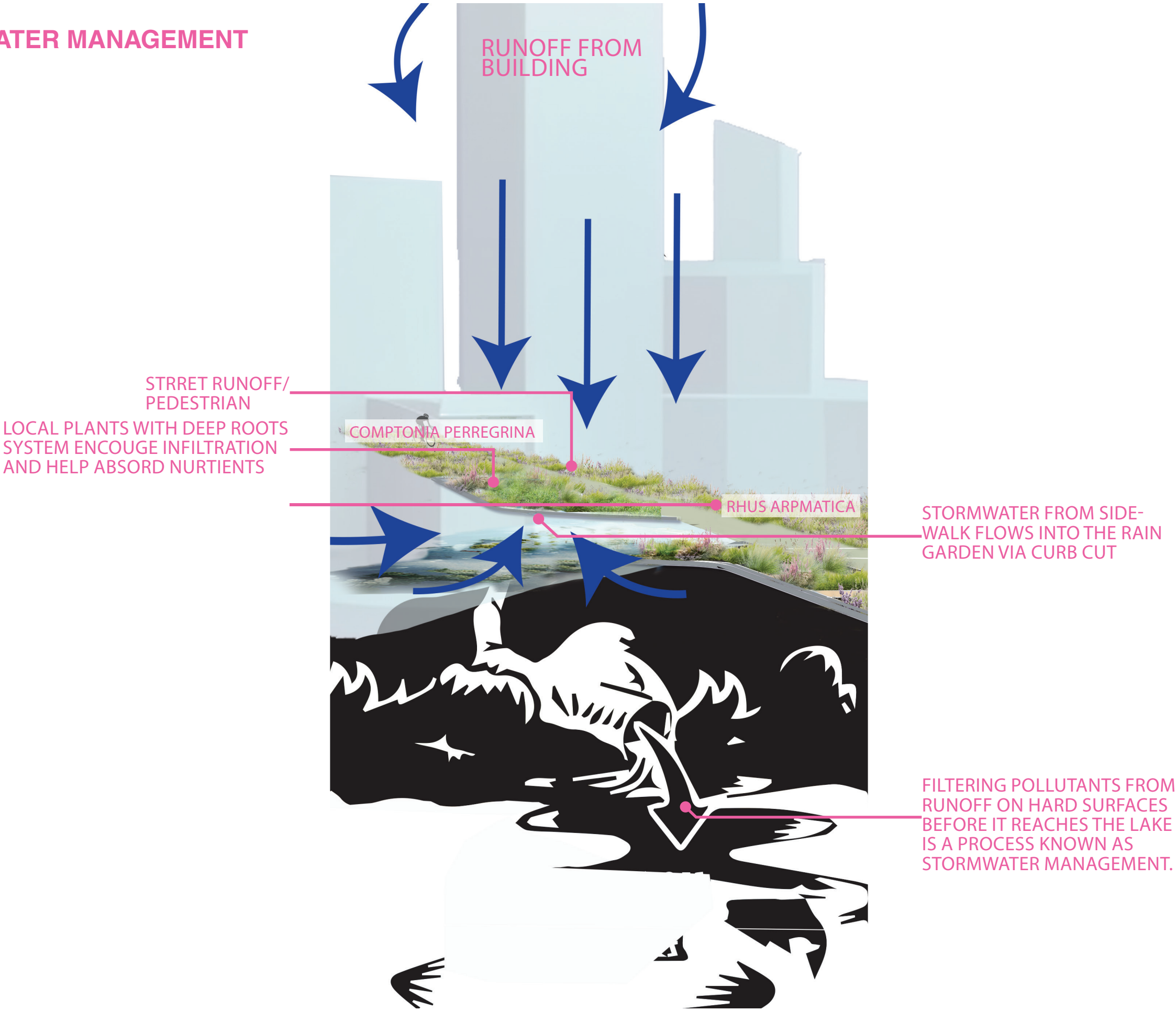
URBAN DESIGN ELEMENTS

- T1 STREET LIGHT
- T2 SIGNBOARDS
- T3 BENCHES
- T4 CHARGING STATION
- T5 SPEED BREAKERS
- T6 PLANTERS
- T7 DUSTBIN
- T8 WATER FEATURES
- T9 PAVILLIONS
- T11 GATHERING SPACES
- T12 LANDSCAPE
- T13 BIKE SHARING HUB

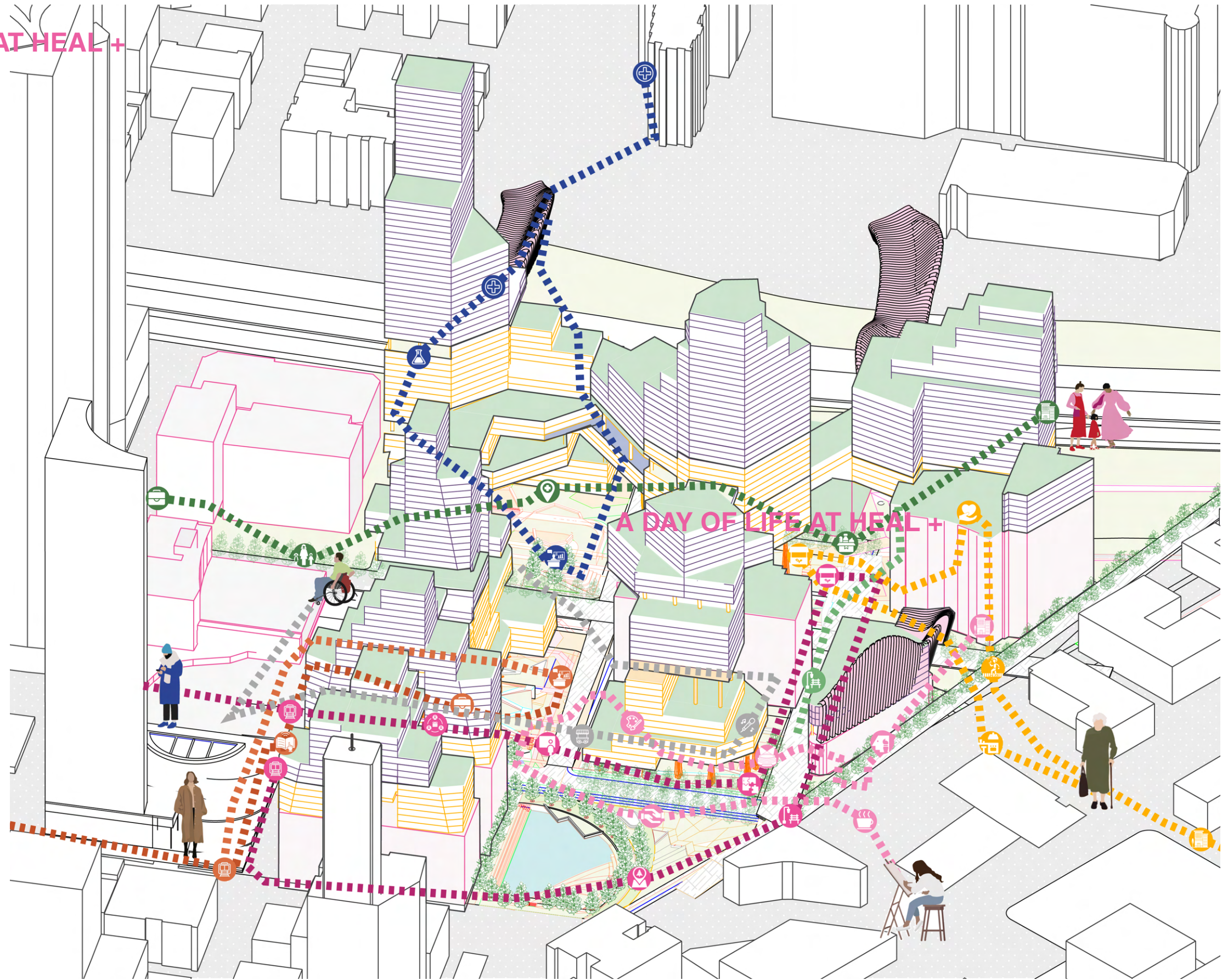




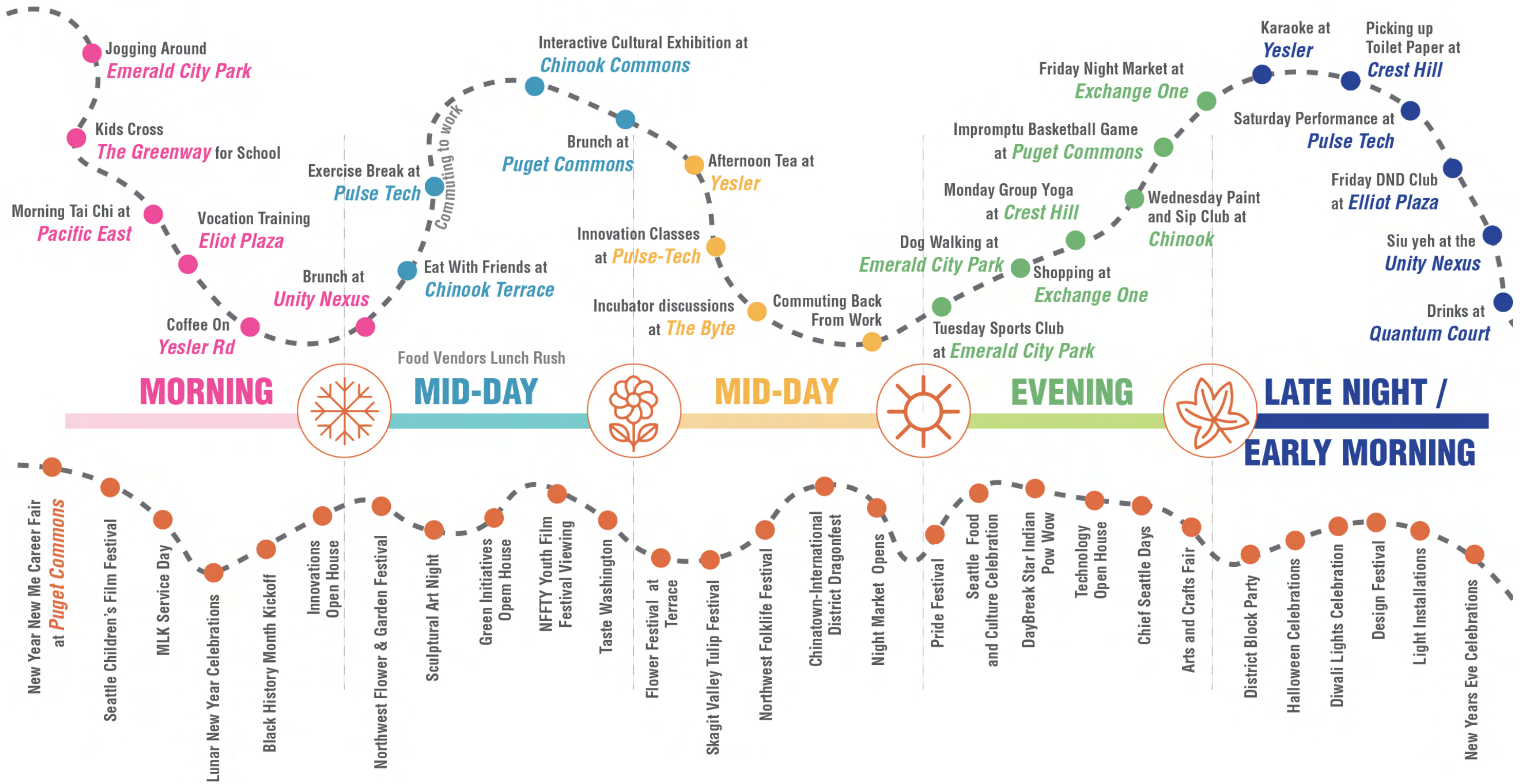
STORMWATER MANAGEMENT



A DAY OF LIFE AT HEAL+



A DAY OF LIFE AT HEAL + EVENT CALENDAR



UNITY NEXUS - ELLIOT PLAZA



Bassam, 41

Cultural Tourist



I have heard so much about this newest development at the center of Seattle, and I had to see it for myself, it is so convenient to reach as it is so accessible by so many different public transits!

Associations



Schedule of the Day

- Arriving at the Midtown **KC Light Rail Station**
- Spending time at **Unity Nexus** and **The Byte Common**
- Taking lunch at food cart in **Exchange One plaza** and walking around **Emerald City Park**



Aleksandra, 26

Student Tech Start-Up Founder



"I just graduated from the new Innovation Tech Program at the University of Washington where I founded this start-up with two of my classmates. The **Quantum Court** provides us with incubations and office space, as well as a quick walkable connection to Seattle Downtown to meet with clients and shareholders! Not to mention, plenty of places open for a late night snack for overtime at the office"



- 19 min transit from the U.Wash dorms to the Pioneer Square Station
- Taking Classes in the morning on the **U. Wash Midtown Campus**
- Prototyping at the Tech offices in **The Byte** in the afternoon



Evie, Anna and Soo-Yung, 5, 35 and 37

Transplant Family



"Ever since Soo-Yung got her new job at Microsoft, our family moved to Seattle, where we decided **Crest Hill** would be both convenient for Soo-Yung to commute and for Evie to grow up surrounded by curious minds. As a preschool teacher myself, I am pleasantly surprised by all the safe outdoor areas and playgrounds for Evie to play in!"



- Transit to Work and School
- Anna and Evie spends lunchtime at the park with the other kids
- Going to **Yesler Building** to attend Mommy-and-Me Community Painting class



Ruoxi, 71

Market Vendor



"I volunteer in an urban farm in the International District with some old friends from my Mind and Body Wellness Group, in the mornings, we come do Tai Chi at the City Hall Park, then we go visit the Farmers Market where we take turns selling our farm's produce, and then we spend the evenings watching performances on the **Exchange One** terrace steps."



- Morning Tai-Chi at **Chinook Terrace**
- Setting up for the Saturday Farmers Market at **Exchange One**
- Watching weekly performance at **Yesler Building** Terrace



Sholeetsa, 32

Artist Business Owner



"I recieved a grant from City of Seattle to come here and begin a small business selling my art and teaching traditional ways of crafting, additionally, my friends and I also host monthly performances and have a paint-and-sip club on Wednesday Nights at **Pulse Tech** It is so nice to sit and relax!"



- Coming down from affordable housing units to open art shop
- Afternoon volunteering at **Elliot Plaza** Cultural Center
- Guest of Honor at Art Exhibition Opening at the **Chinook**



Raffaele, 51

Health Tech Researcher



"My hospital was in dire need for additional spaces for research, espially with the influx of the new residents in the area. The construction of the new medical research spaces at the **Rainier Heights** is such a good opportunity for us and is very convient for our researchers to go to work, since it is only one park away, and makes it easier for us to commute home too!"



- Arriving to work at Harbourview Hospital from affordable housing
- Returning to **Puget Commons** for lunch and going to **Quantum Court** Research Center
- Late night karaoke with friends at **Pacific East**



Suresh, 28

City Hall Employee



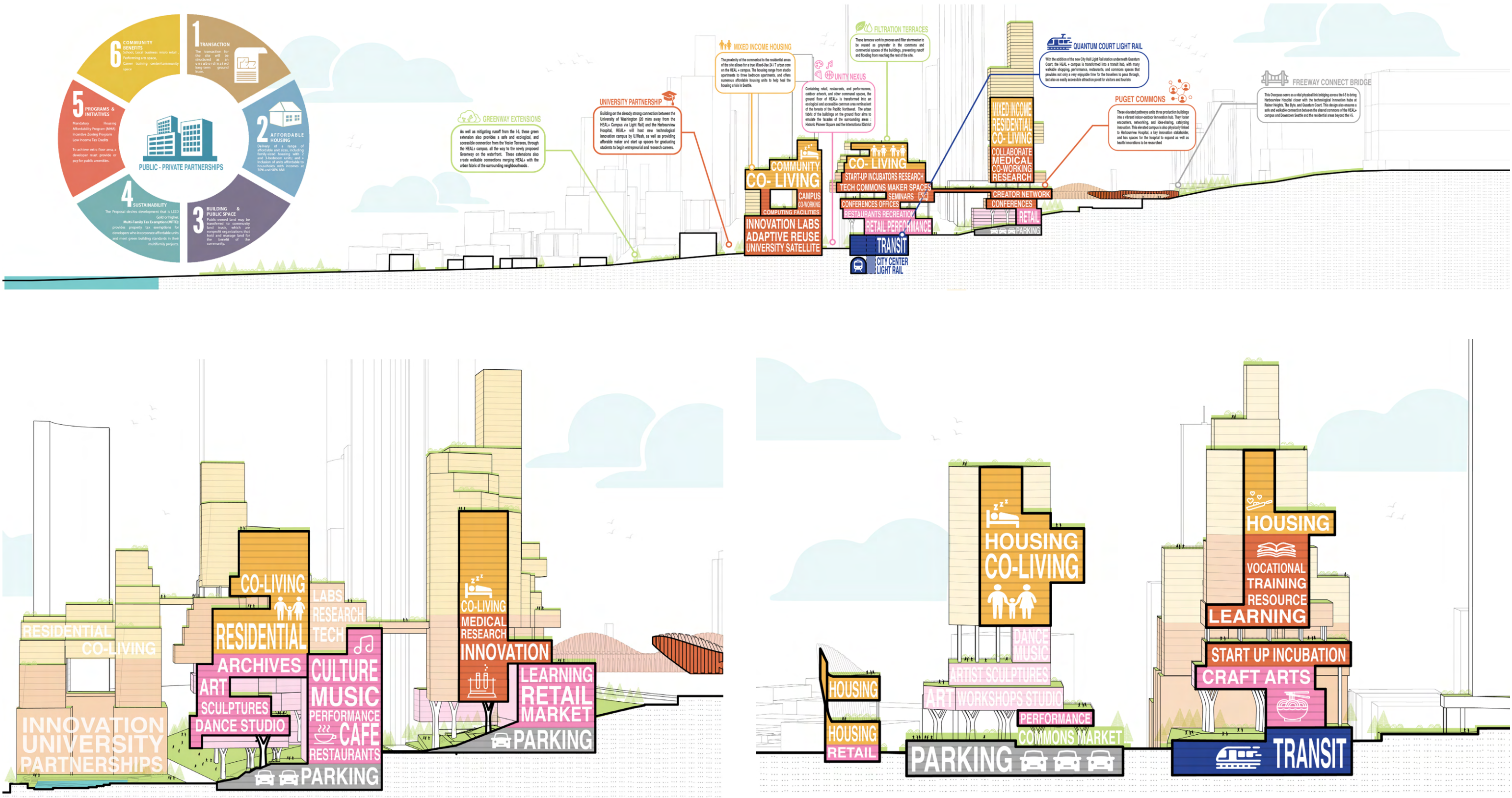
"As a wheelchair user working at City Hall and living in the accessible residential towers above, I'm thrilled with the downtown revitalization. The area's transformation has enhanced my mobility and connectivity to the city, making me feel more included and engaged in the vibrant urban life, the Nightlife has gotten so much better in the district too!"



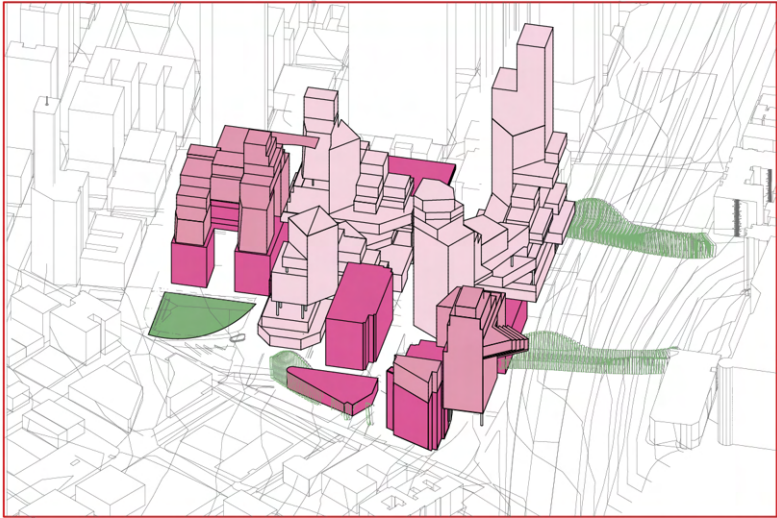
- Accessible pathways to work at City Hall
- Buying food from one of the food carts in **Unity Nexus** plaza
- Late night bar and karaoke with friends at **Pacific East**



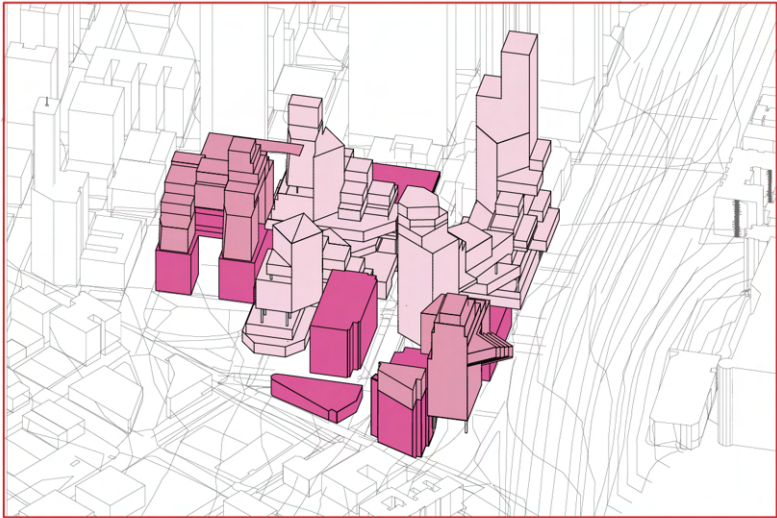
SECTION DIAGRAM



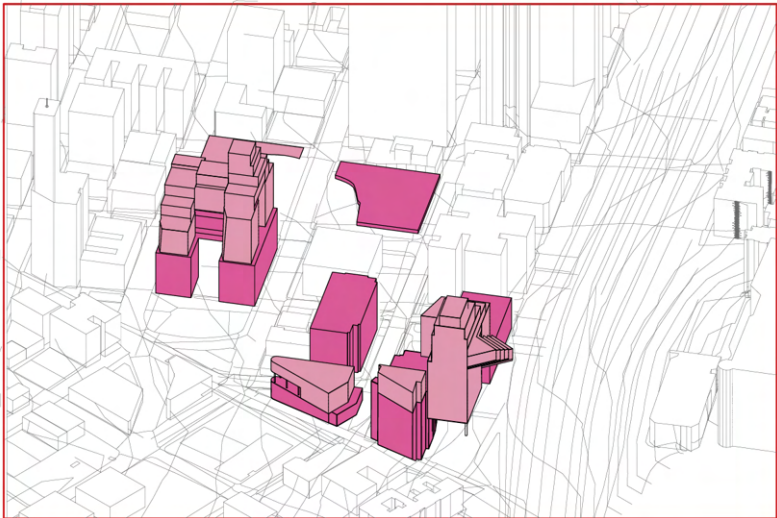
PHASE 3



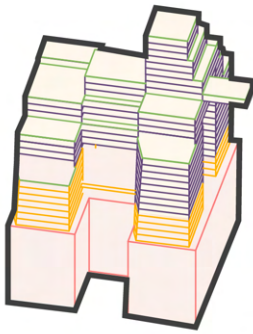
PHASE 2



PHASE 1



The Byte



Area (sq ft): 915,695

Development Type: RES - Market - MU- Retail - AFF - R&D- Co-Living - Offices

Residential Units: 314

Affordable: 79 Units

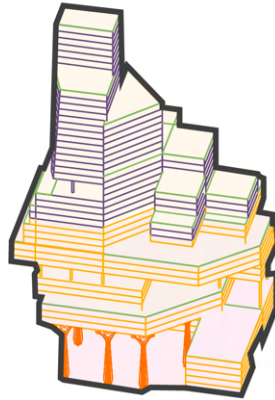
Commercial SF: 487,500

Building Height: 36 storeys

Value: \$45,38,26,026

Total Project Costs: \$37,15,31,564

Quantum Court



Area (sq ft): 8,54,740

Development Type: RES - Market - MU- Retail - AFF - community (Lib-tech centres)

Residential Units: 313

Affordable: 147 Units

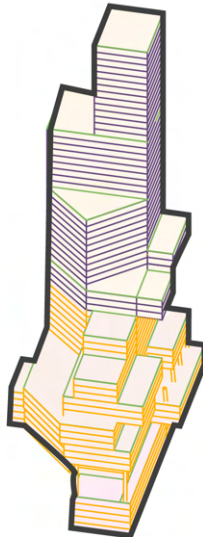
Commercial SF: 444,764

Building Height: 48 storeys

Value: \$36,83,45,307

Total Project Costs: \$35,39,36,300

Rainer Heights



Area (sq ft): 8,60,200

Development Type: RES-Market-MU-Retail-AFF-R&D-Co-living-Offices-Res-for-Sale-Light Industrial(Biotechnology-Life Sciences)

Building Height: 62 storeys

Residential Units: 410

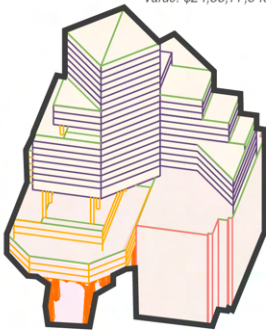
Affordable: 297 Units

Commercial SF: 451,105

Value: \$51,73,67,505

Total Project Costs: \$45,36,82,362

Chinook



Area (sq ft): 4,33,037

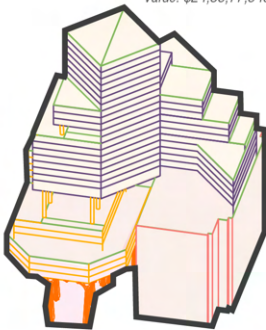
Development Type: RES-Market-MU- Retail-AFF-community(Lib-tech centres)

Building Height: 34 storeys

Residential Units: 87 | Affordable: 87 Units | Commercial SF: 290,675

Value: \$24,35,77,549 | Total Project Costs: \$18,30,34,381

Pulse Tech



Area (sq ft): 4,42,680

Development Type: RES-Market-MU-Retail-AFF-community(Lib-tech centres)

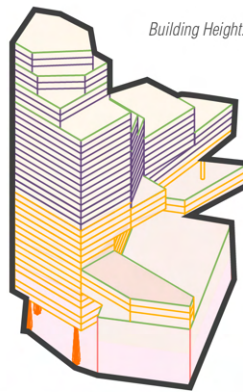
Building Height: 34 storeys

Residential Units: 288 | Affordable: 65Units

Commercial SF: 139,356

Value: \$25,81,29,064 | Total Project Costs: \$22,21,07,160

Goathill



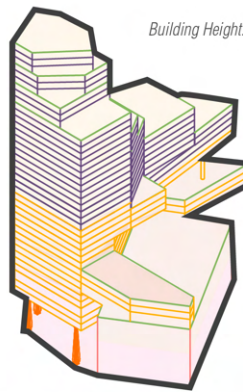
Area (sq ft): 27,990

Development Type: RES-Market-MU-Retail-AFF-community(Lib-tech centres)

Commercial SF: 22,392

Building Height: 6 storeys

Crest Hill



Area (sq ft): 7,78,710

Development Type: RES-Market-MU-Retail-AFF-R&D-Co-living-Offices-Res-for-Sale-Light Industrial(Biotechnology-Life Sciences)

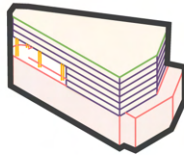
Building Height: 40 storeys

Residential Units: 408 | Affordable: 295 Units

Office SF: 451,105

Value: \$51,73,67,505 | Total Project Costs: \$45,36,82,362

Yesler



Area (sq ft): 1,43,450

Development Type: RES-Market-MU-Retail-AFF-community(Lib-tech centres)

Residential Units: 76

Affordable: 55 Units

Commercial SF: 54,152

Building Height: 13 storeys

Value: \$6,55,48,695

Total Project Costs: \$5,70,77,463