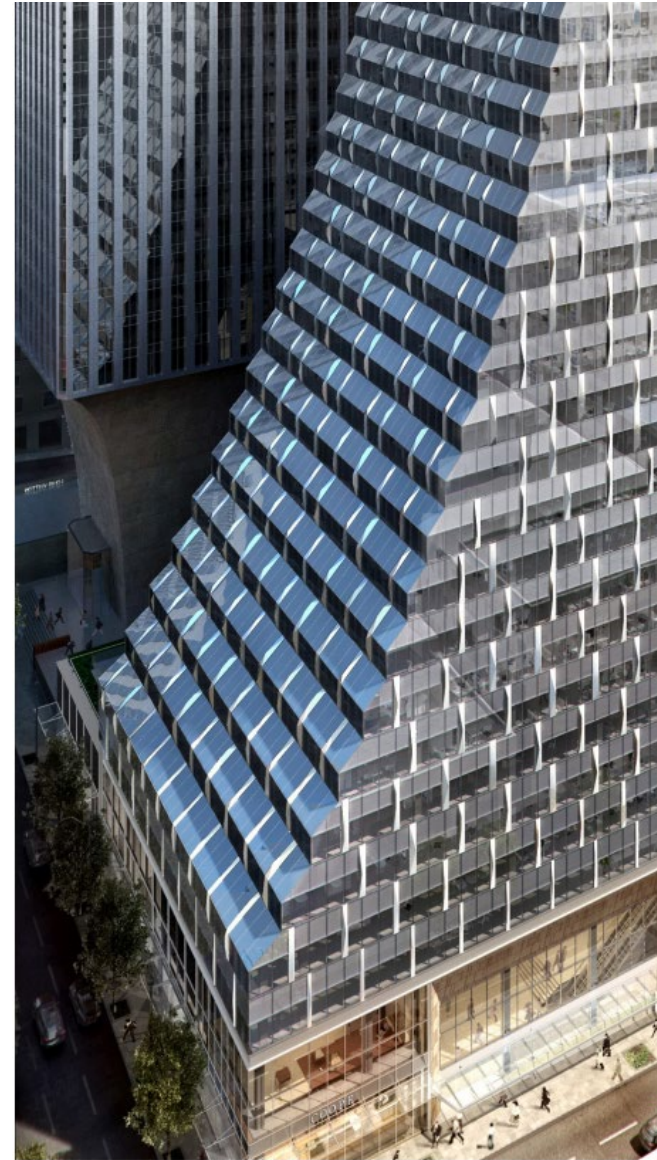


RAINIER SQUARE REDEVELOPMENT

LEASE CRUTCHER
Lewis

- Project Overview
- Building Adjacent to Rainier Tower
- Dual-Plate Shear Wall Core



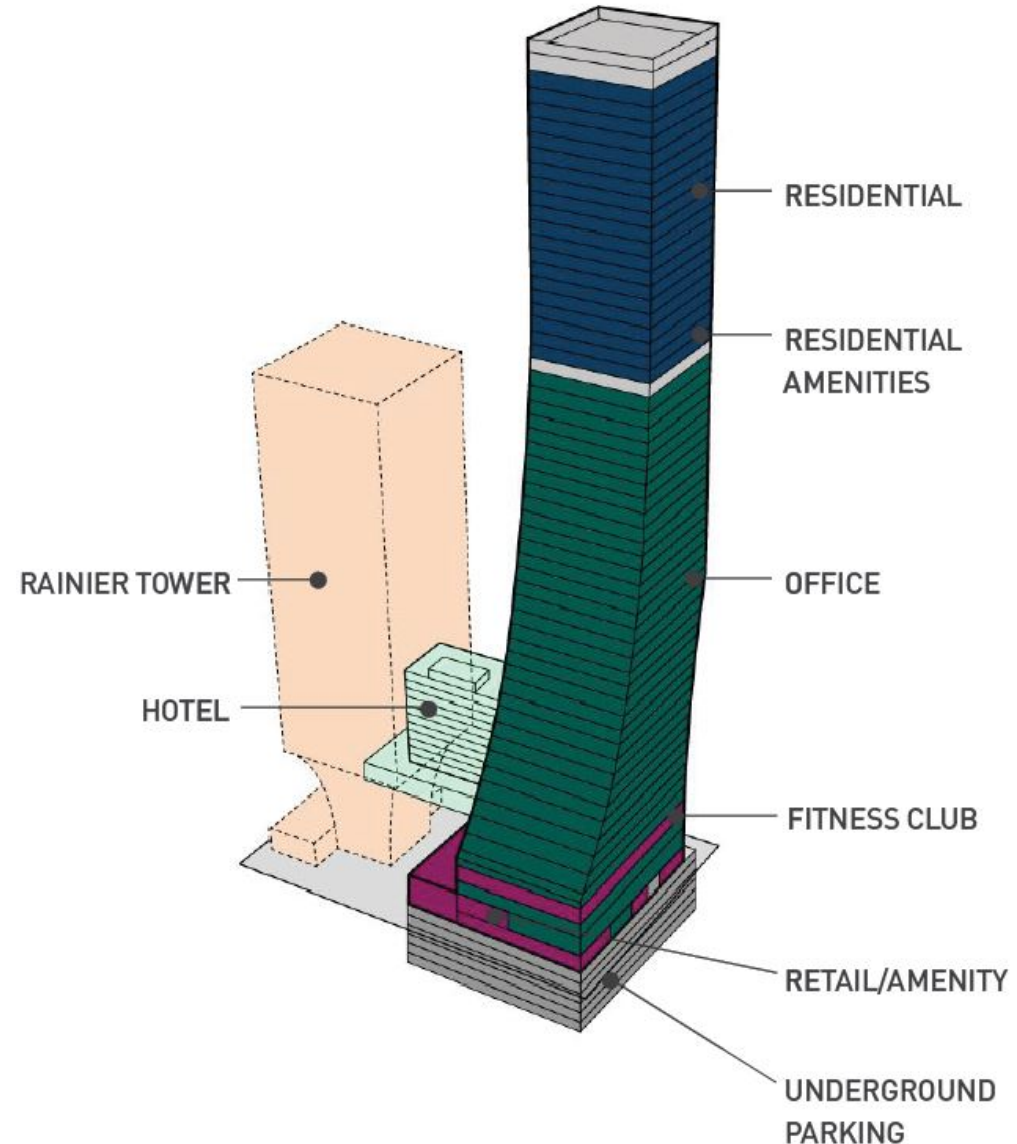


Rainier Square Tower by the Numbers:

Residential	308,000 SF
Office	722,000 SF
Retail	79,000 SF
Parking	391,000 SF
Total	1,500,000 SF*

*Does not include the adjacent 12-story hotel

- 852 feet tall
- 32-month construction schedule



Rainier Square Tower is a part of the Metropolitan Tract, an 11-acre parcel owned by the University of Washington. Due to the fact that the University owns Fifth Avenue and University Street the Rainier Square project is built right to the curb line on those streets.

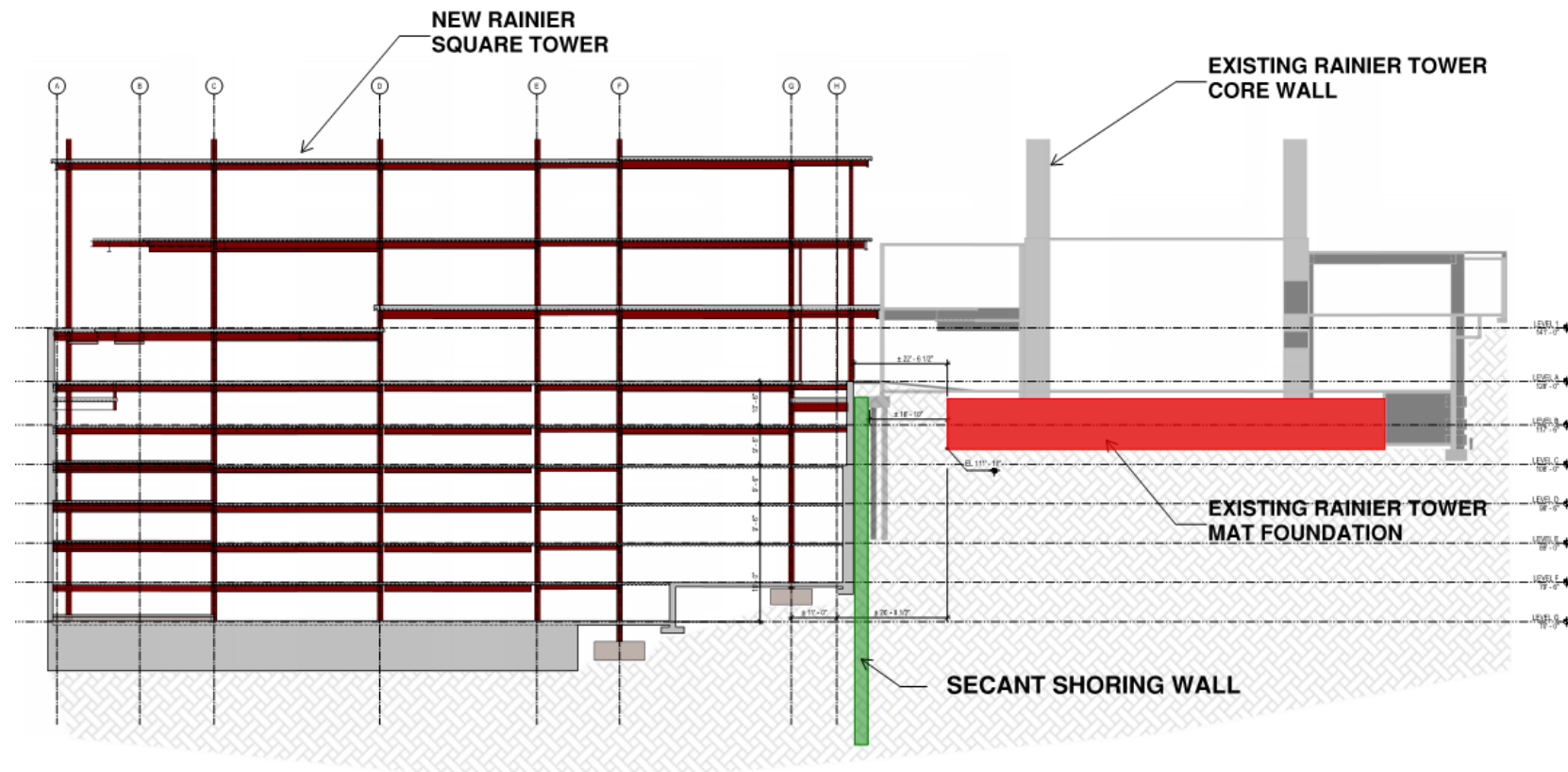


Interesting Project Facts:

- Second tallest building in Seattle
- First use of dual plate shear wall construction in a high rise application
- First project nationwide to utilize Occupant Evacuation Elevator (OEO) operation
- Highest residential floors in Seattle
- Longest telescoping building maintenance unit (needed for window washing)
- Likely the only building in Seattle that has incorporated snow cleats into the façade

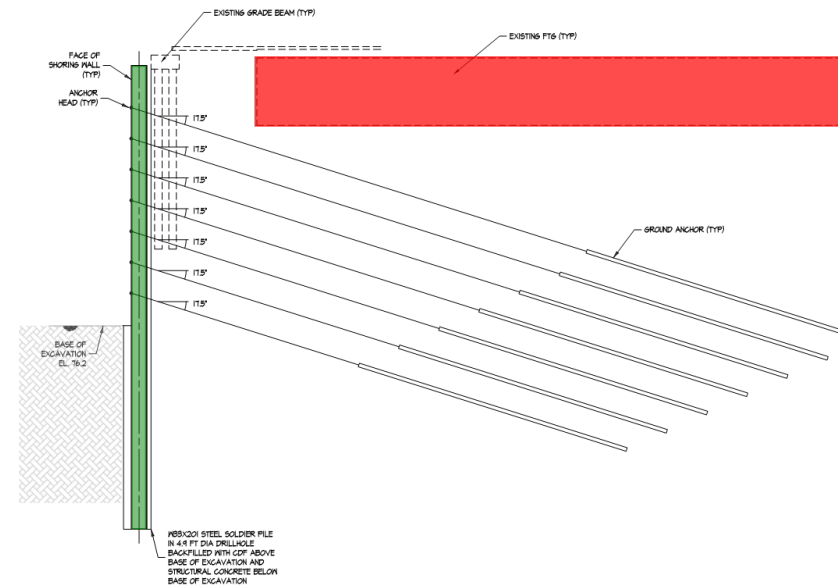
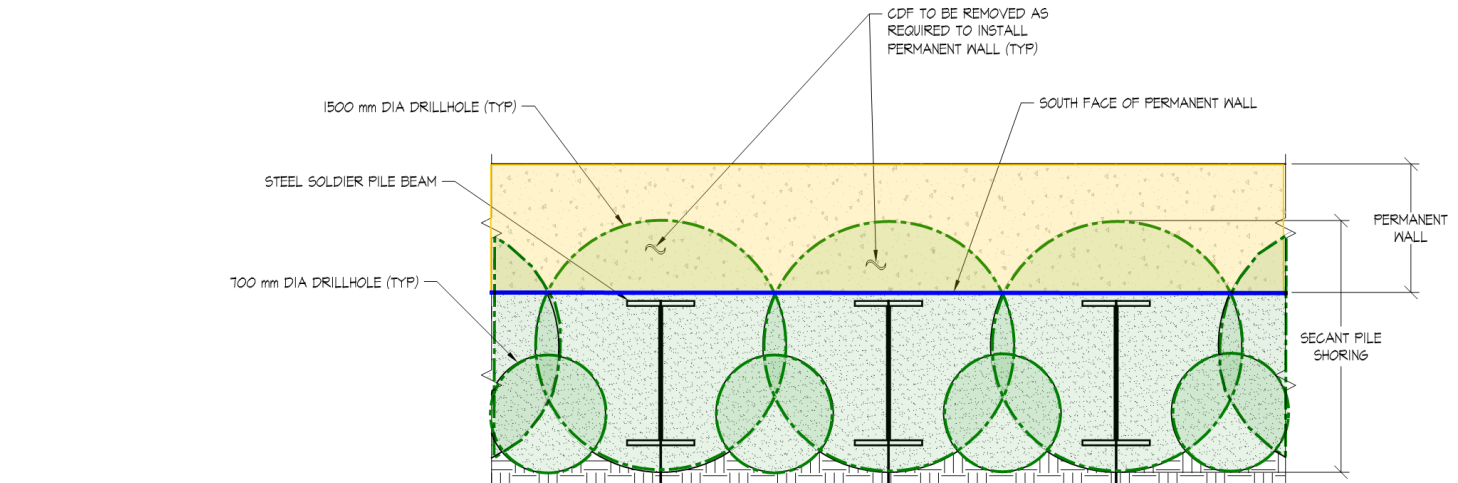


How is the existing tower supported?



New tower

Existing tower

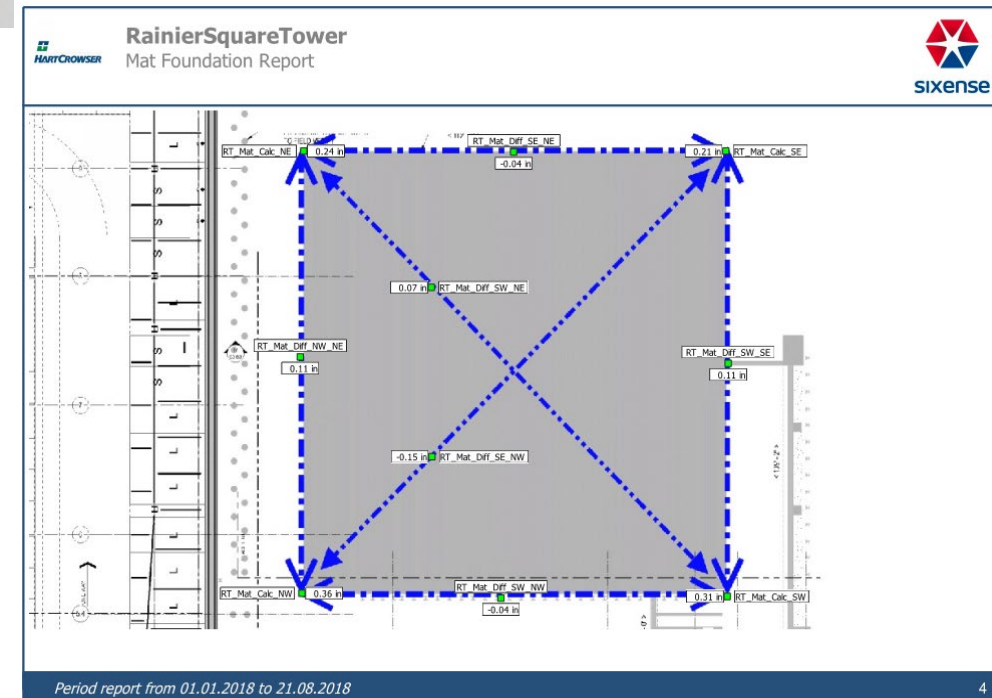
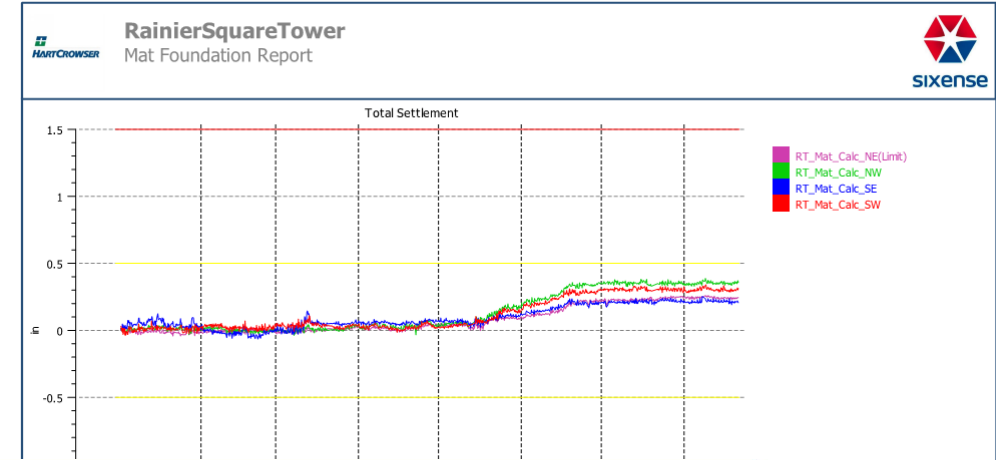
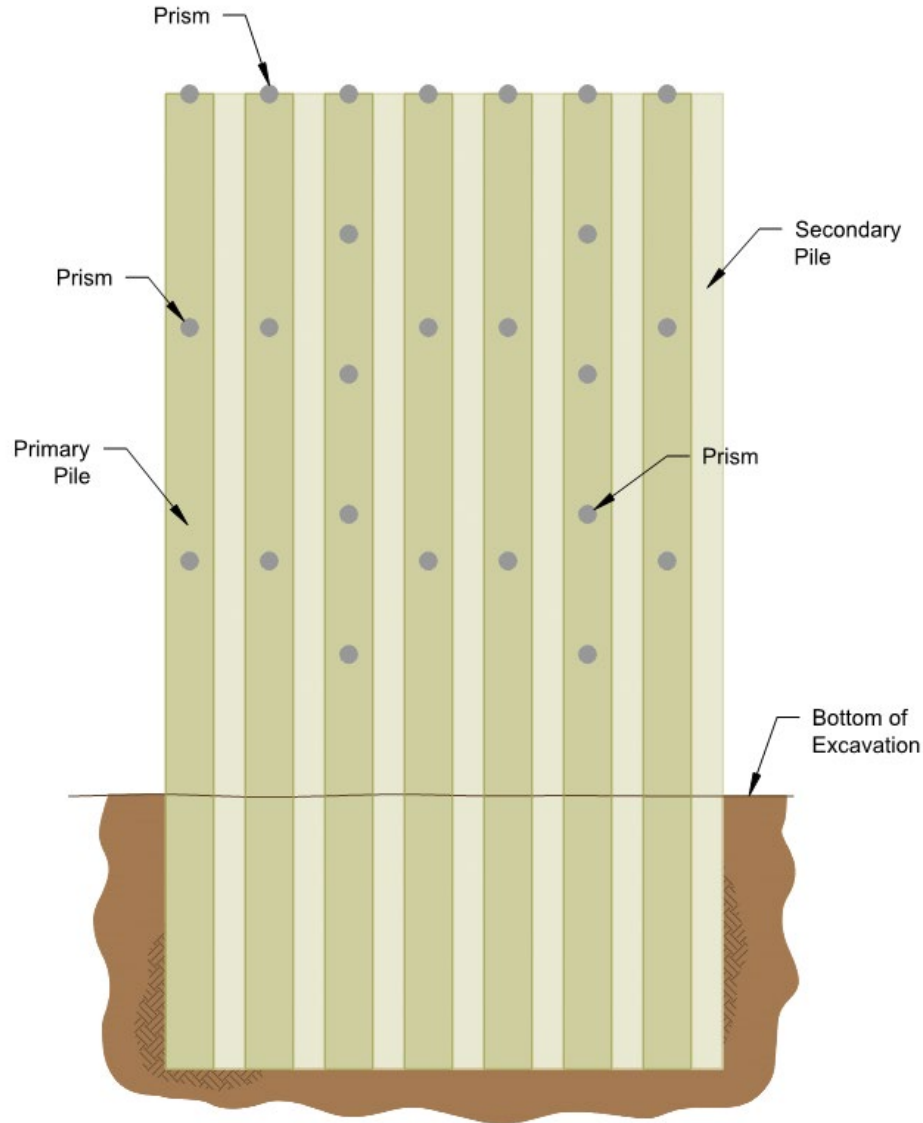


Soldier Pile
and Lagging
Shoring
Wall

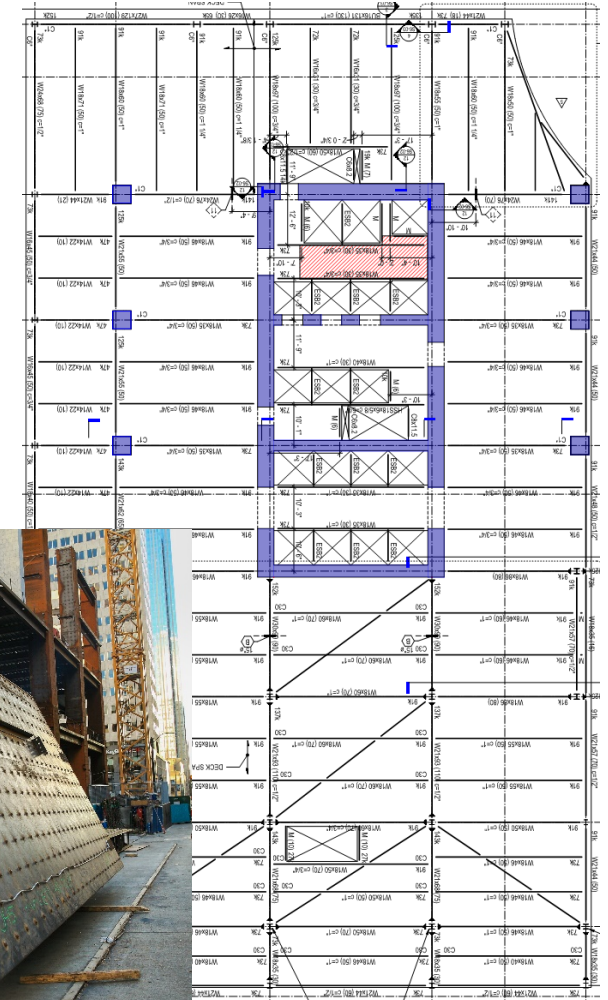
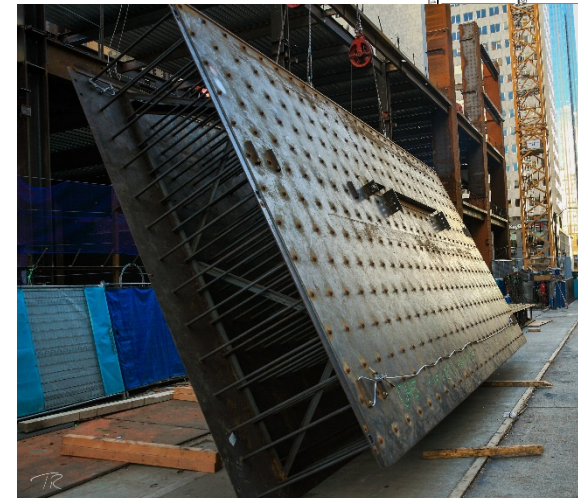
Secant
Shoring
Wall



July 2018 © J. M. Rice



What is it and why do it?



West 8th

28 stories + 5 levels
of parking

11 months from mat
foundation to last slab
on metal deck pour

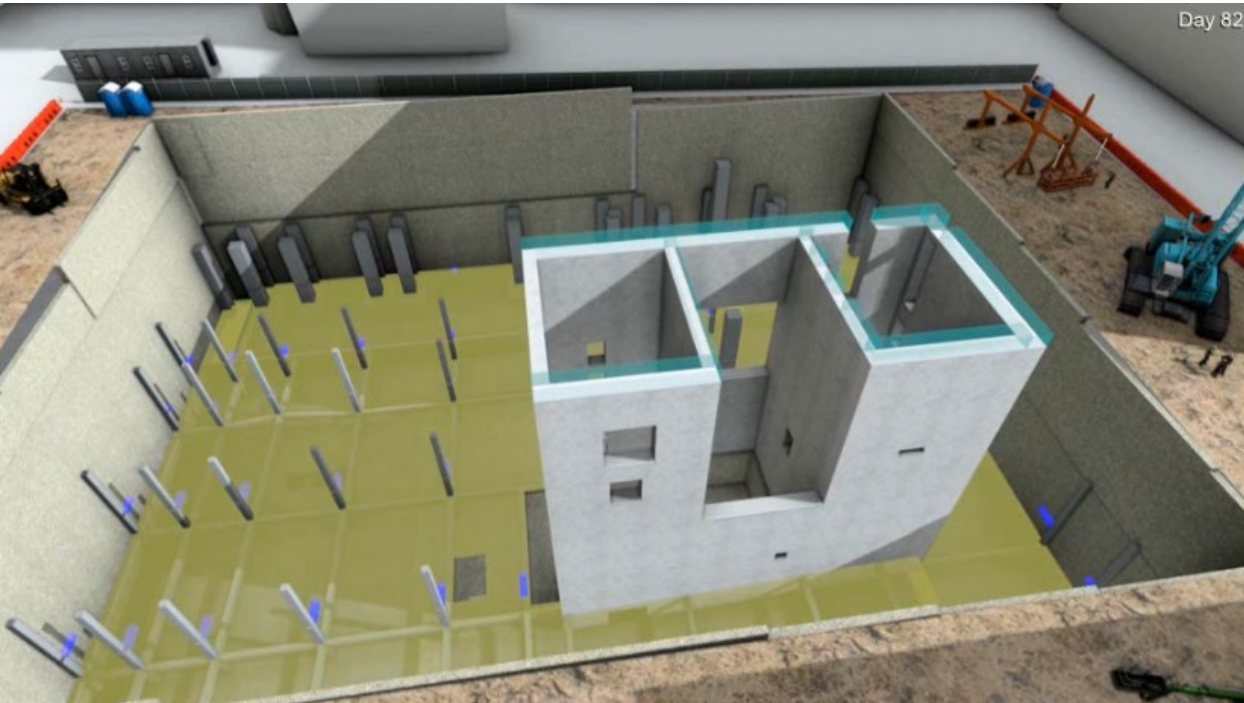


Rainier Square

59 stories + 7 levels
of parking

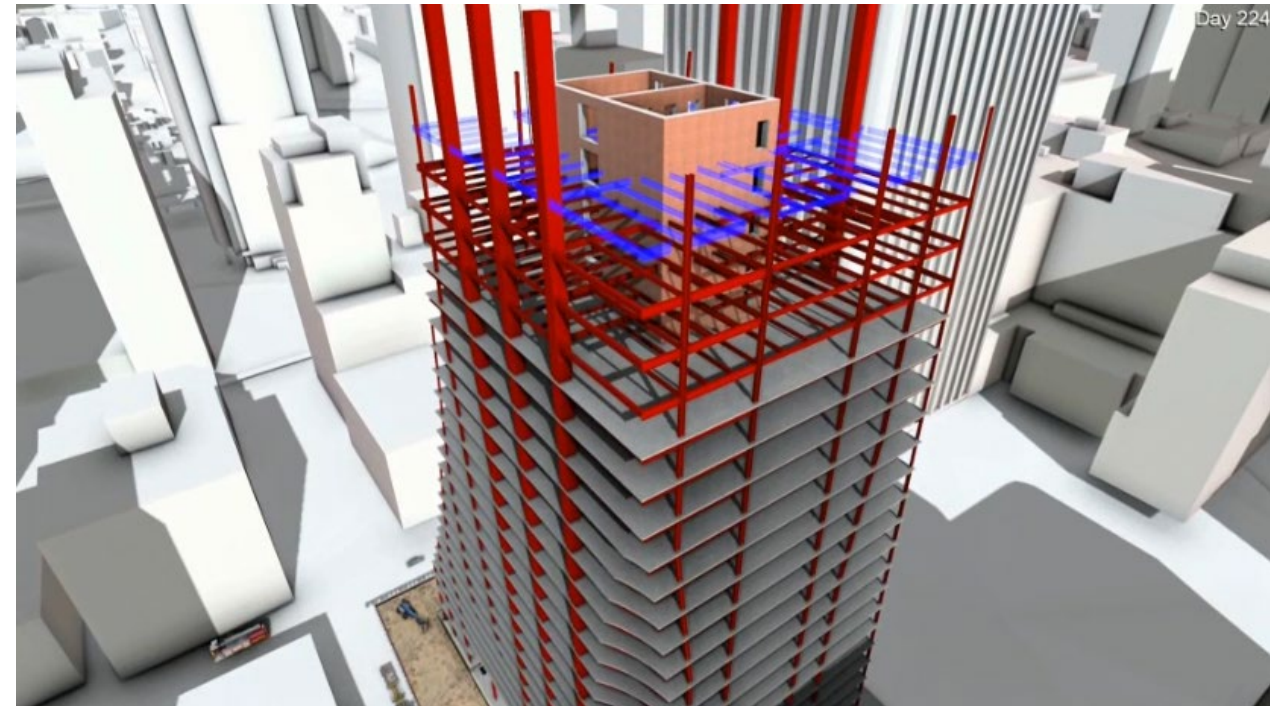
10 months from mat
foundation to last slab
on metal deck pour





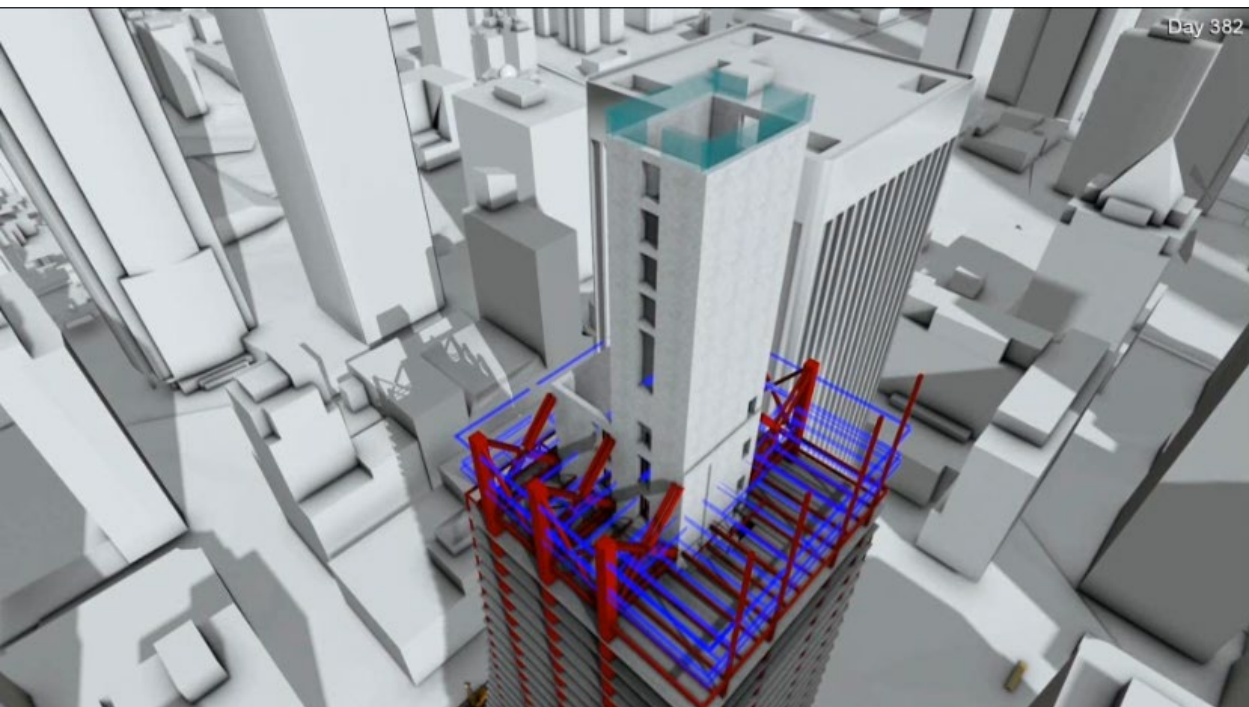
Courtesy Magnusson Klemencic Associates

Day 82



Courtesy Magnusson Klemencic Associates

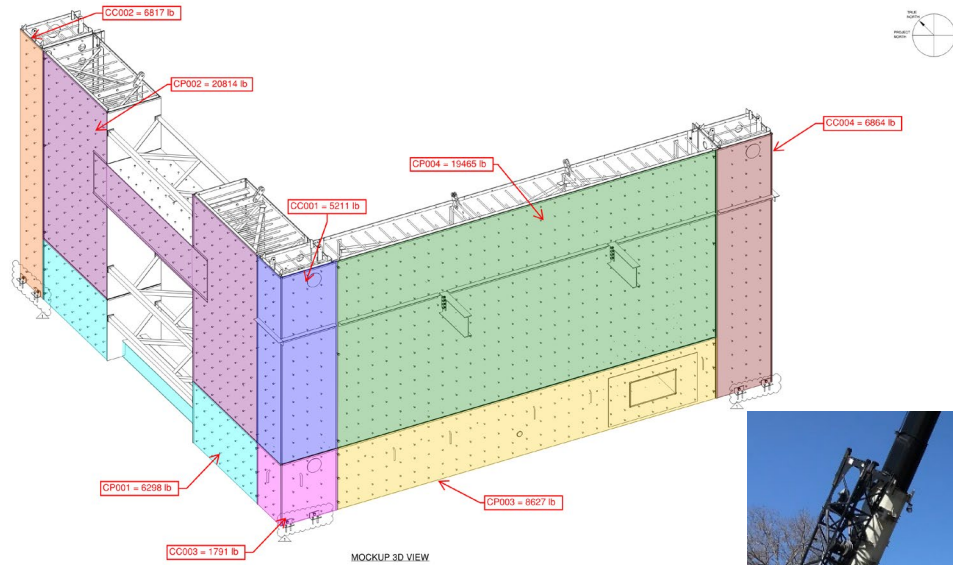
Day 224



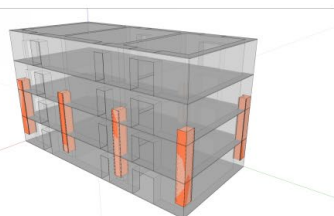
Courtesy Magnusson Klemencic Associates

Day 380

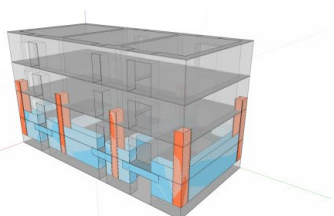




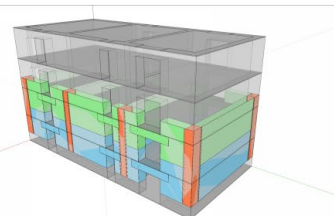
CORE LIFT SEQUENCE - 2 TIERS



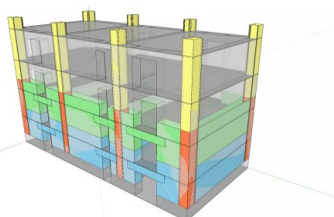
TIER 1 - ERECT BOUNDARY ELEMENTS



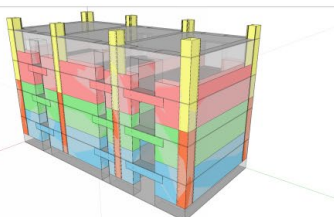
TIER 1 - ERECT LIFT 1 WALL INFILL PANELS



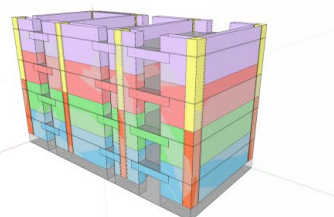
TIER 1 - ERECT LIFT 2 WALL INFILL PANELS



TIER 2 - ERECT BOUNDARY ELEMENTS

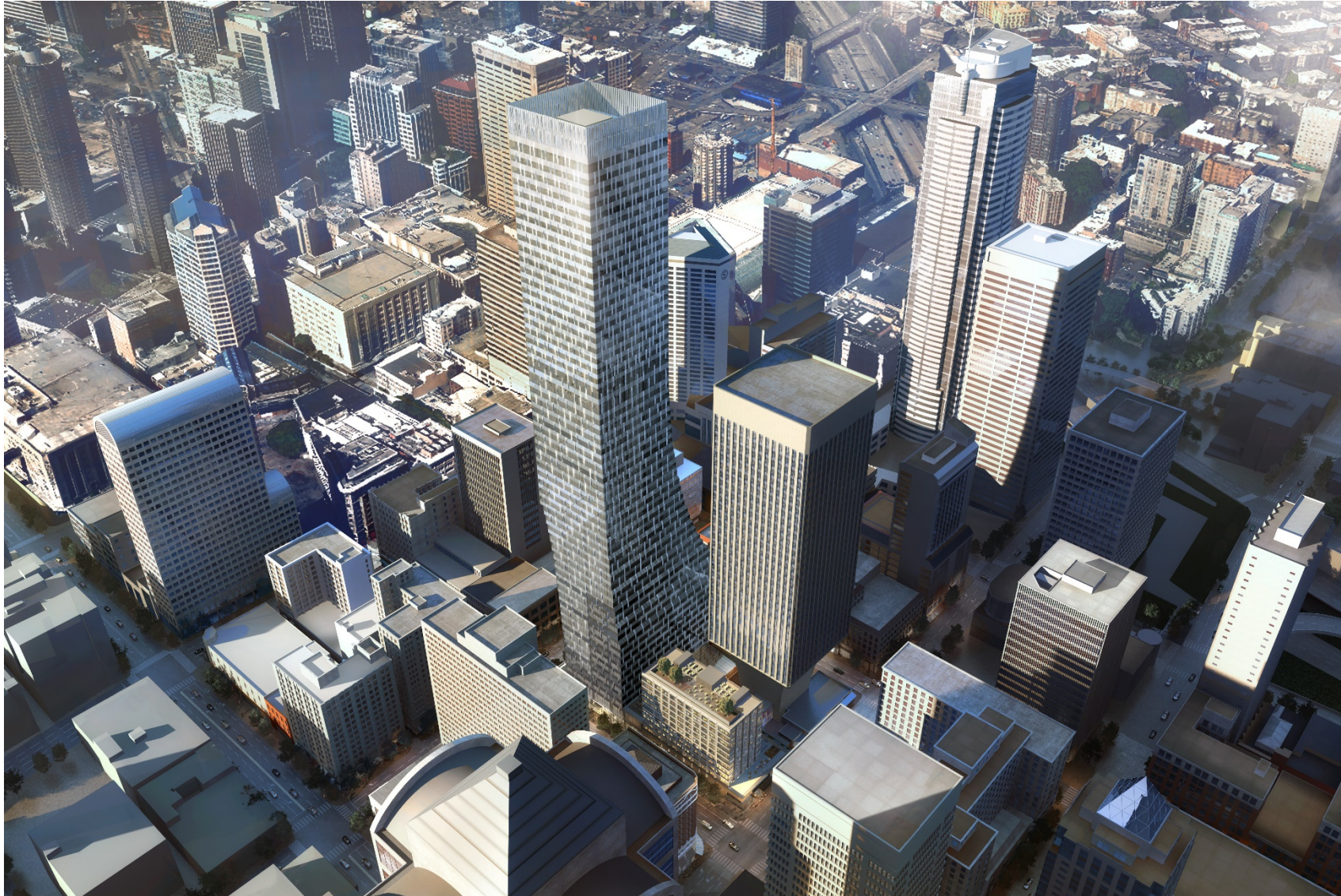


TIER 2 - ERECT LIFT 1 WALL INFILL PANELS



TIER 2 - ERECT LIFT 2 WALL INFILL PANELS





Questions?