

EXHIBIT E

SEATTLE CENTER DESIGN REQUIREMENTS

Capitalized terms that are defined in the body of the Development Agreement have the same meaning in this Exhibit E.

Section 1. Design Principles and Design Guidelines

The Design Principles and Design Guidelines in Section 1 are provided for MSR and the design consultant team to reference during the design of the Perimeter Area. Design Principles and Guidelines:

- Century 21 Architectural Design Guidelines, section entitled Campus-Wide Design Guidelines;
- Seattle Center Landscape Management Plan (Jan. 2009);
- Seattle Center Signage Guidelines (2021); and
- Seattle Center Pedestrian Lighting Concept Plan (2021).

Memorial Stadium design should apply the following significant Seattle Center Century 21 Master Plan Planning and Design Principles, in each case to the extent applicable to Stadium design:

- a. The International Fountain and open space around it should be preserved as the “heart” of Seattle Center.
- b. Open spaces should be increased wherever possible.
- c. Development should invigorate and update the campus to appeal to the next generation of users, yet changes should honor the campus’ historic character.
- d. Pedestrian friendly planning should unify the campus, enhancing the comfort and safety of people on foot.
- e. All planning and design work should aim to promote environmental sustainability.
- f. Visual access into and through the campus should draw people to the center of the grounds.

Section 2. Trade Shops and Fleet Space

The Minimum Scope requested incorporates on-site space to house Seattle Center’s trade shops, event support, and building and grounds laborers, unless otherwise approved by the City Representative. These are currently housed in Center Park (approx. 12,000 SF) and an offsite leased shops facility (approx. 20,000 SF) plus associated parking.

The design of the City Trade Shops, and Fleet Space will take into consideration the City’s programmatic requirements for the space as described in this Section 2. The Seattle Center trades currently include approximately 60 full time staff, with approximately 15-20 additional intermittent

laborers reporting to campus on a heavy event day. The group requires access to a break room, locker room, showers, conference rooms, a shared office/computer room, restrooms, and a minimum of 6 offices for crew chiefs and workspaces. The trade shops need shop-specific workspace and storage space. Examples of specific requirements of trades and laborers are as follows:

- Carpentry requires vacuum and ventilation
- Electrical requires dry, conditioned storage space
- Metal requires vacuum and ventilation
- Painting requires conditioned space, special ventilation for an industrial paint booth, and storage space for paint
- Labor and Grounds requires temperature controlled interior storage/pallet racking for bulk materials and equipment, minimum 18' overhead clearance, locker room, and mud room.
- Secure, partially covered area with access to charging stations and easy ingress/egress for a significant portion of Seattle Center maintenance fleet vehicles which currently include:
 - 22 electric golf carts (with charging ability)
 - 2 pickup trucks
 - 1 van,
 - 1 garbage truck,
 - 2 sweeper trucks,
 - 1 tractor,
 - 1 trailer,
 - 5 forklifts,
 - 1 emergency services SUV

Section 3. Warehouse and Shipping/Receiving

The Minimum Scope includes a replacement for the City's warehouse and shipping/receiving space currently located under the north stands of Memorial Stadium, which replacement shall be no less than 8,700 SF (inclusive of high bay storage), plus associated parking. The design of the Shop/Warehouse Space will take into consideration the City's programmatic requirements for the space as described in this Section 3.

For context, the area currently includes high bay storage for seasonal event related equipment, heavy rigging boxes, and regularly used supplies for event production and maintenance. The Minimum Scope for the new Shop/Warehouse Space includes the following:

- 10'x20' space for controlled recycling of batteries, electronics, fluorescent bulbs, ballast, paint, etc.
- 10'x10' space which must be able to be locked and must be registered with the fire department for storage of hazardous materials.
- Propane storage currently that exists in the northwest corner of the stadium site.
- An office space for one full-time on-site Senior Warehouse
- A loading space to provide access to daily truck loading activity, anticipating increased traffic in advance of Seattle Center special events.
- Minimum of 3,000 SF of space for dumpsters adjacent to the warehouse, plus use of the existing City dumpster/compactor location outside of the Stadium north stands, and operations space for loading and access to these facilities, which spaces may be shared with the stadium as detailed in the approved DD+ Design.

Section 4. Pedestrian Circulation

The Final Project Design must include site circulation and access that maintains or improves pedestrian access connecting Republican St. and Harrison St. within the Development Site.

Paving and hardscape in the Perimeter and City-owned easement areas should be consistent with the guidelines in the Seattle Center Landscape Management Plan. Hardscape treatment on vehicular and pedestrian streets through the campus including Harrison St., August Wilson Way, and Third Ave N. are subject to approval by the City Representative.

The area surrounding the fountain including 3rd Ave N is finished with scoured concrete with an effort to use pavers where appropriate in pedestrian zones. Paver and pattern, if applicable, to be determined by the City Representative.

Section 5. Vehicular Site Circulation

All vehicular access routes to major rentable areas must be designed to accommodate emergency (non-fire) vehicles, merchandise trucks, motor coaches, box trucks, service vehicles, etc. These access routes include Harrison St., 3rd Ave. N., and August Wilson Way. Existing fire access routes will be maintained, other than 3rd Ave. N. and new fire access routes (if required) will be coordinated with Seattle Fire Department and SDCI.

Section 6. Signage

Signage will comply with the Seattle Center Campus Subarea Sign Overlay District and Ch. 23.55 SMC, as applicable. The MSR Representative and the City Representative will discuss and the Seattle Center will approve methods to design the exterior wayfinding signage in the Perimeter Area (including City-owned easement areas) using similar or compatible colors, fonts, materials, and quality/durability with existing Seattle Center signage. Any signage included in the Final Project Design or added before Final Acceptance, whether or not a Material Change, shall meet the following standards for signage:

- a. The City Representative's approval of any signage located within the South and West Perimeter Area or located on City-owned or City-managed property, and signage on the Stadium exteriors facing Seattle Center campus or projecting onto Seattle Center campus.
- b. Any existing Seattle Center campus signage displaced by the Project shall be relocated to a new location approved by the City Representative and with the cost to be borne by the Project.

Section 7. Pedestrian Lighting

Pedestrian lighting in the Perimeter Area (including City-owned easement areas) should be consistent with illumination levels and light temperatures described in the Seattle Center Pedestrian Lighting Concept Plan (2021) including average maintained horizontal light levels in the range of 0.8-1.0 foot candles and circulation-area light temperatures of 3000. New pathway lighting fixtures must match Seattle Center campus standard specifications. If there are questions, design should

refer to the Century 21 Master Plan Lighting Plan and Guidelines.

Section 8. Century 21 Master Plan Landscape Management Plan

Landscaping within the Perimeter Areas should be consistent with the Century 21 Master Plan Landscape Management Plan.

Trees replaced on the Project site must be replaced with a selection that is site appropriate, climate adapted, and wherever feasible the largest species (at maturity) to maintain a minimum 15% tree canopy cover per the Seattle Center Century 21 Master Plan Landscape Management Plan.

All existing trees in the Perimeter Area which are to remain after the design and construction of the Project is completed shall be protected during construction. MSR shall plant three (3) trees for each healthy, site-appropriate tree or two (2) trees for each dead, hazardous, or invasive tree removed for the easement areas in mutually acceptable on- or off-site locations. See Executive Order 2023-03: One Seattle Tree Plan: Growing and Fostering an Equitable Tree Canopy on Public Land.

Specific trees on the Seattle Center campus are designated as Legacy Trees and cannot be removed without City Representative approval. MSR shall use commercially reasonable efforts to maintain any Legacy Tree.

Section 9. Existing Assets

Any and all existing assets of Seattle Center including, but not limited to signage, pedestrian light fixtures, and utilities that are or will be displaced by the Project must be identified prior to the for-construction Milestone, such that MSR and SC will (as applicable) store such assets securely and replace or re-install them in the same or better condition in a new location approved by the City Representative, with the cost to be borne by the Project.

Section 10. McCaw Hall South Facade

Following demolition and exposure of the lower portion of the McCaw Hall south façade that is currently hidden behind the existing Stadium north stands, the Project will design and build a new expansion joint to replace the existing expansion joint to be demolished by the Project and add matching metal panel to the newly exposed portion(s) of the McCaw Hall façade.