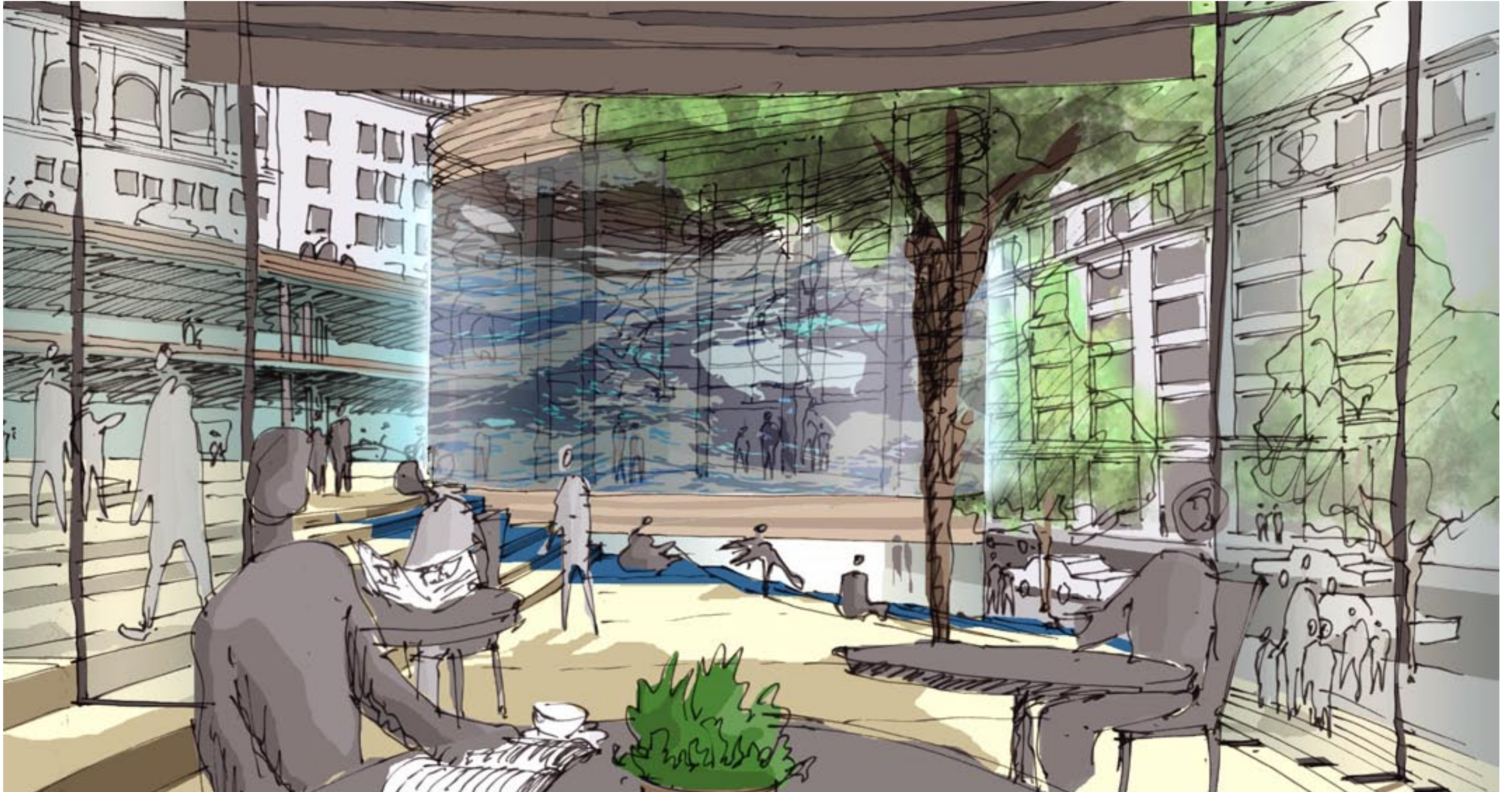
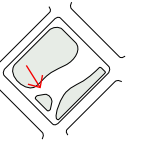


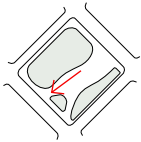
Plaza



View of Sustainability Cafe from Retail Mezzanine- Atelier Dreiseitl

Plaza
Large Scale Spaces

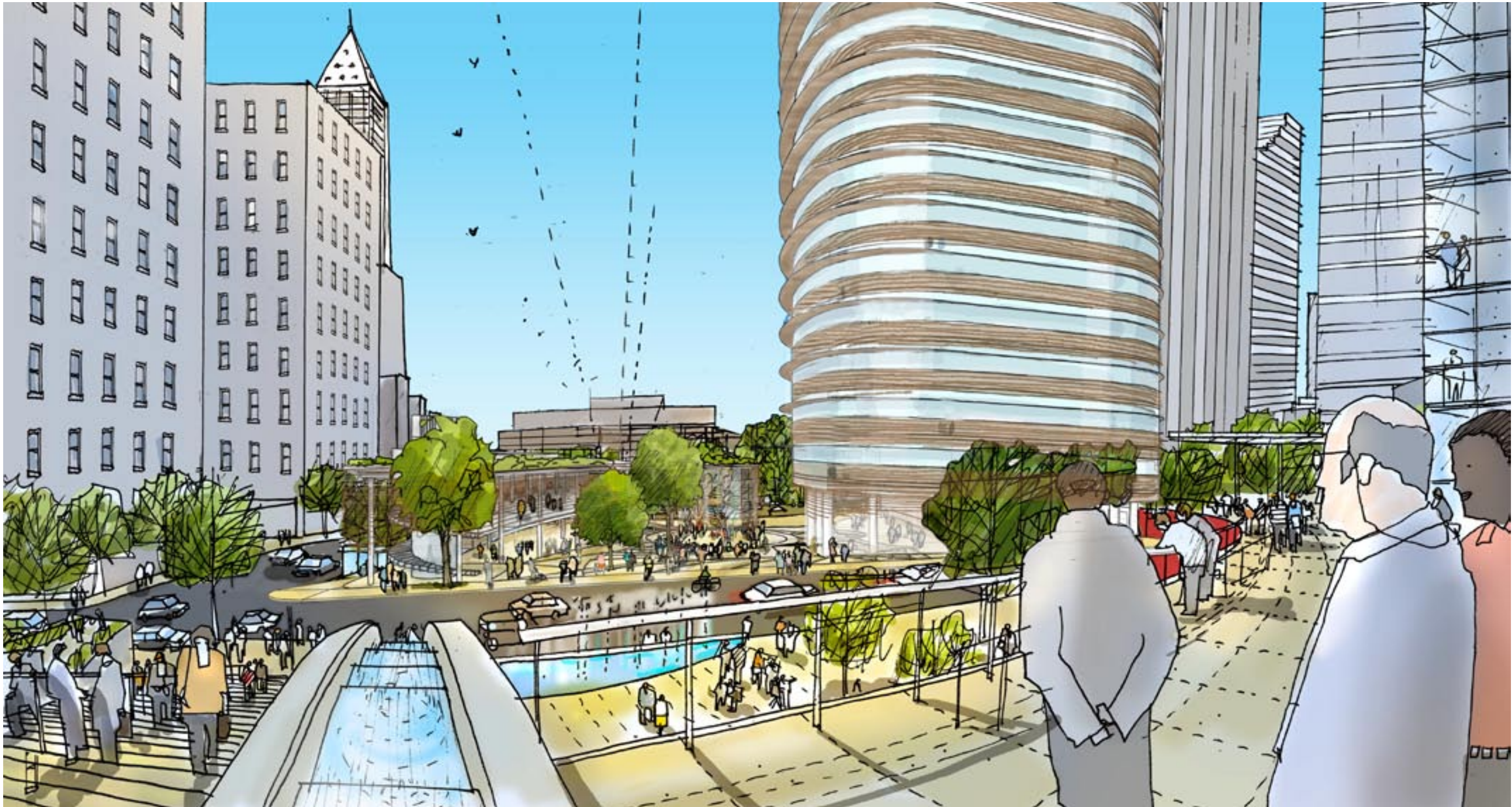
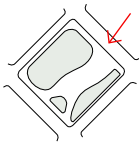
City Comments C-1, C-2, C-3, C-4, D-1



Looking Toward 3rd Avenue from Plaza

Public Plaza

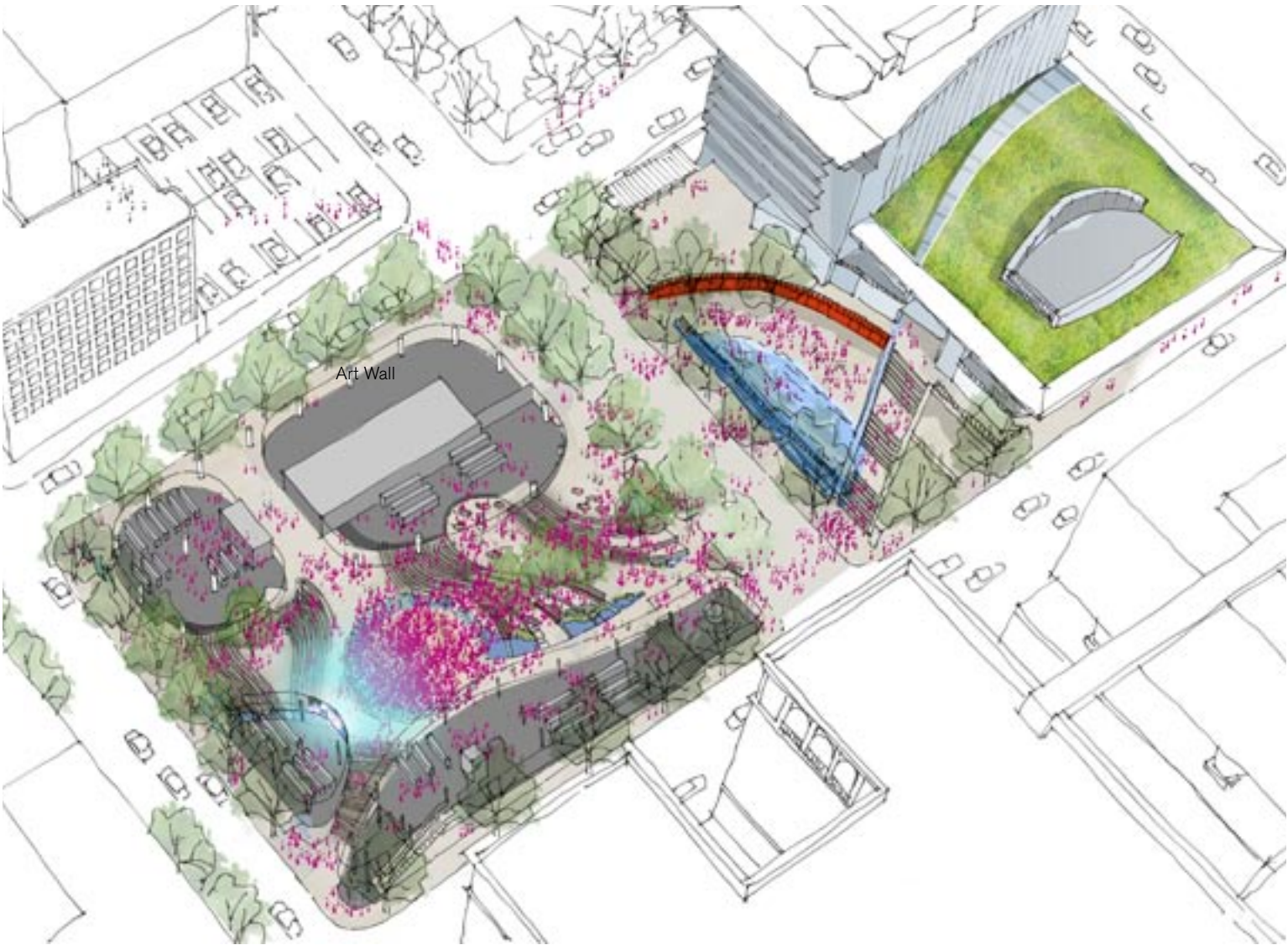
City Comment D-1, D-2, D-3



View from City Hall

The People's Plaza

City Comment D-3



Public Plaza During Large During Event Spanning Across 4th Avenue to City Hall- Atelier Dreiseitl

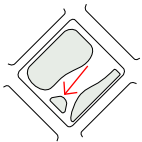


Public Art Reference Images for Art Wall



The People's Plaza

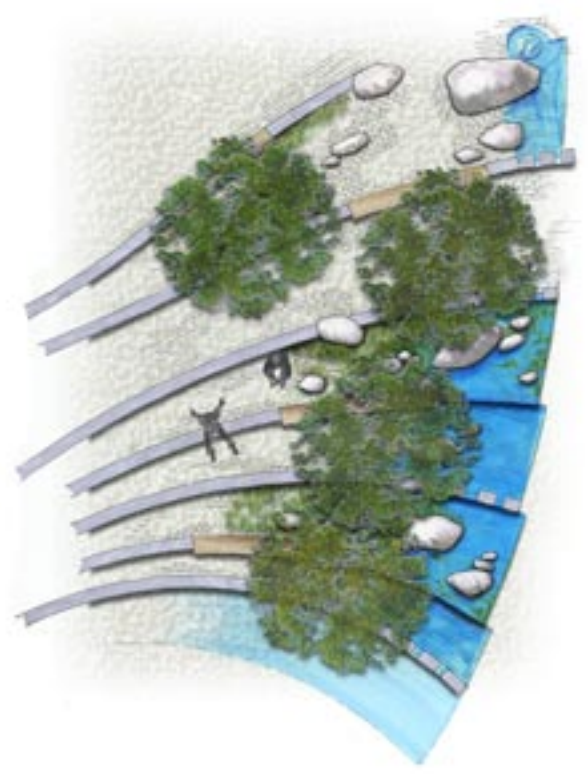
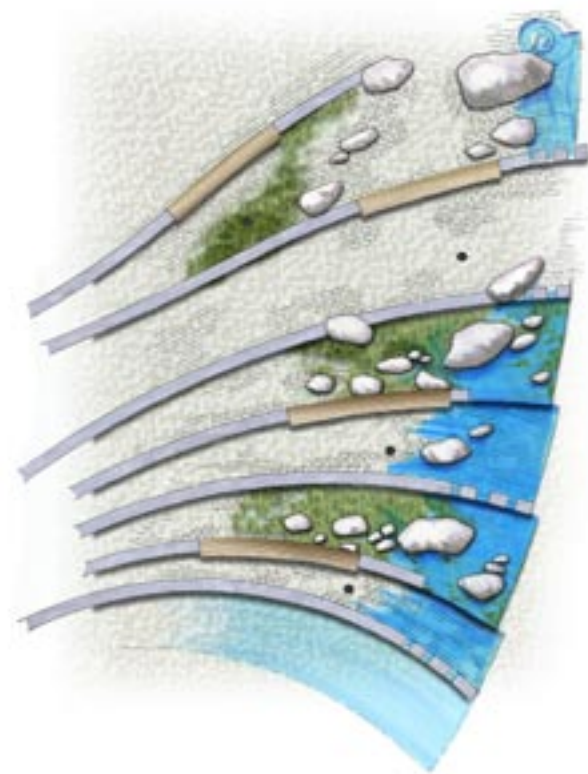
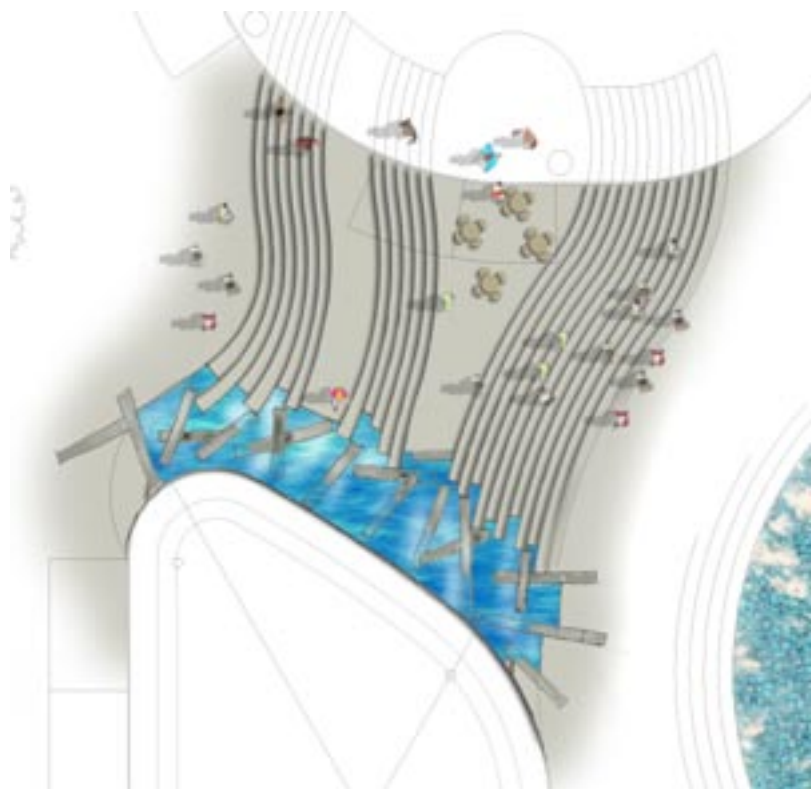
City Comments B-1, B-2, D-1, D-3



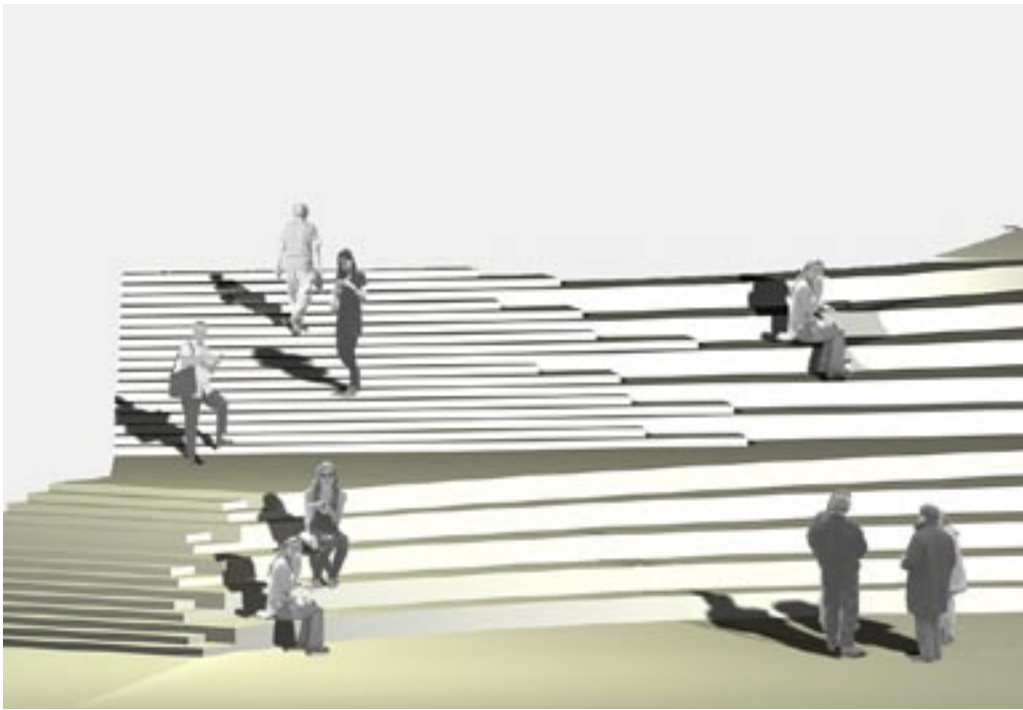
View from 4th Ave Seating/Stairs to Plaza

Plaza Features

Softscape, Water Design, Stair Geometry



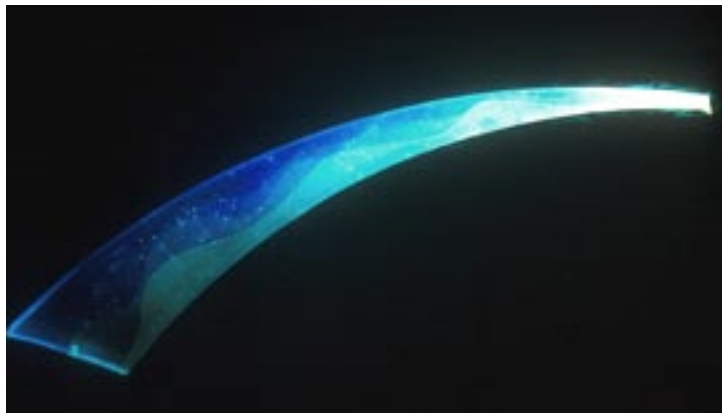
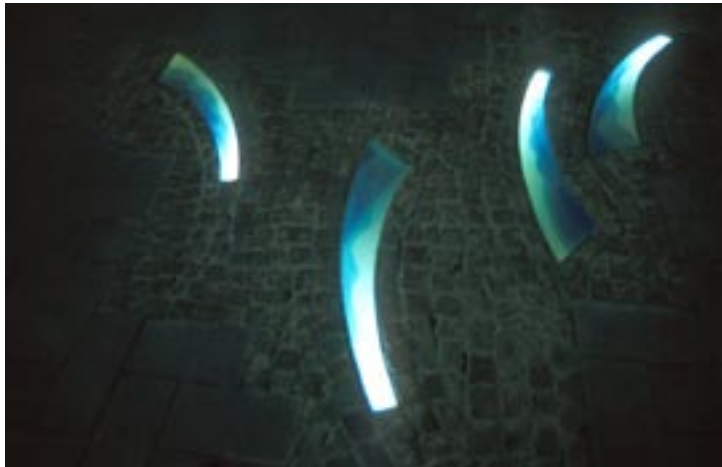
Upper Watersteps- Atelier Dreiseitl



Water Concepts- Atelier Dreiseitl

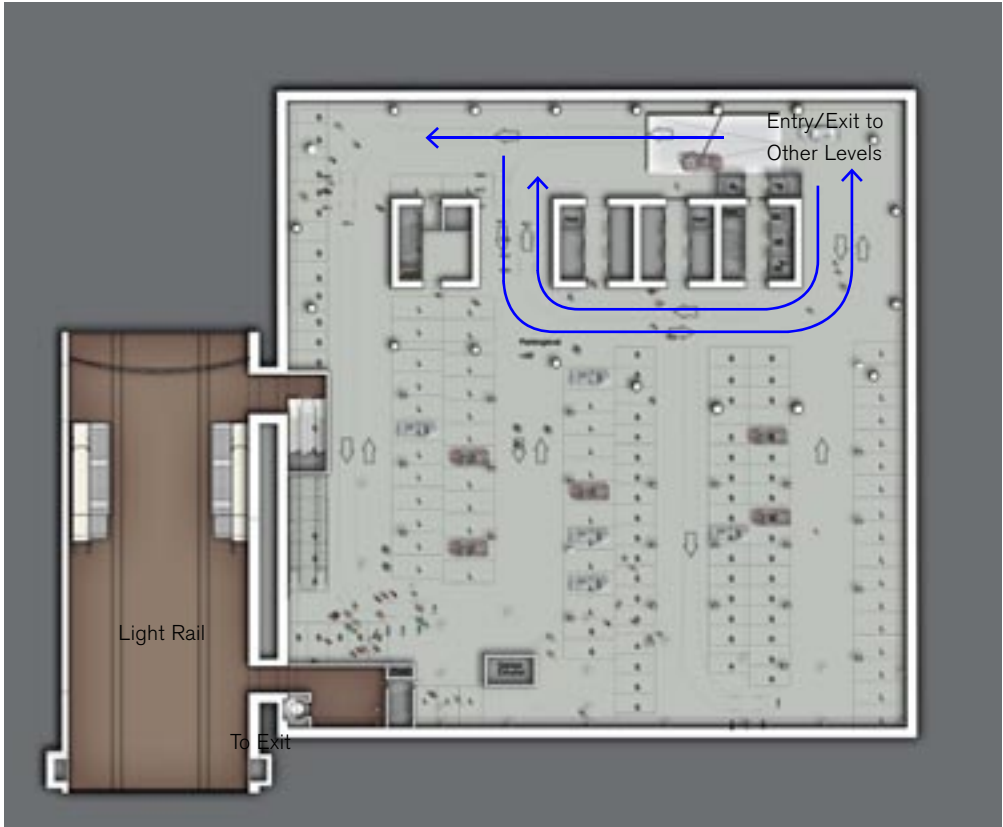
Plaza Features

Glass Light Art, Water Design



Parking and Loading

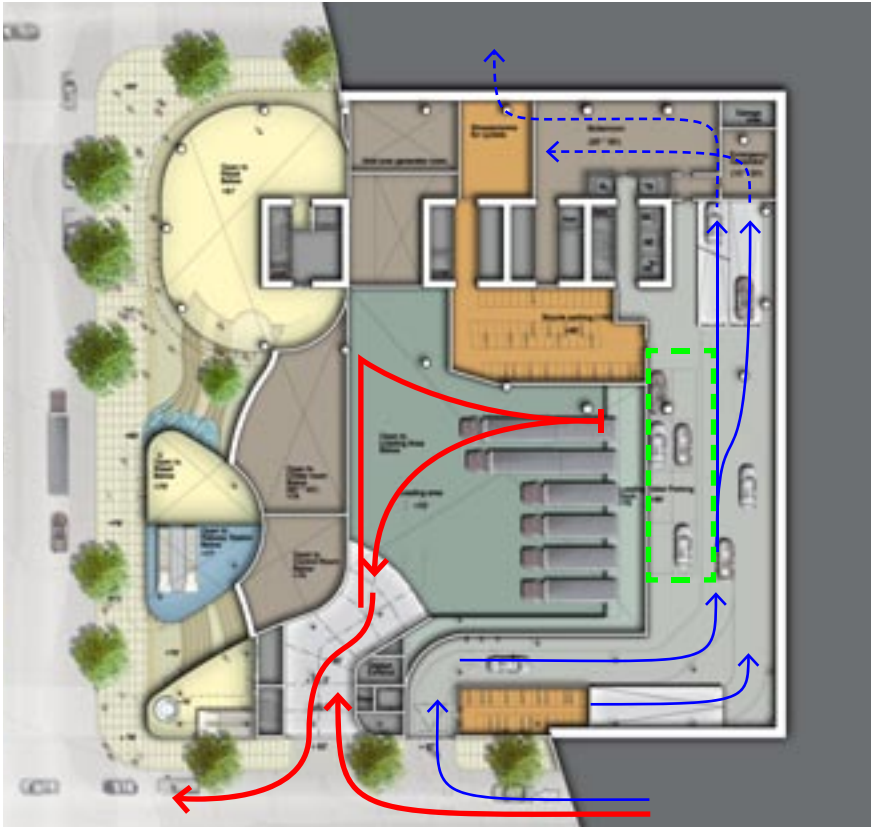
City Comments E-1, E-2



Typical Basement Parking Level (b03)



Level 01



Mezanine Level

Service
Passenger Vehicles



Vehicular Access and Service Areas

City Comments C-3, E-2



James Street Elevation



Cherry Street Elevation

Plaza Level Plan

Third Avenue Level

City Comments B-4, C-5, D-1

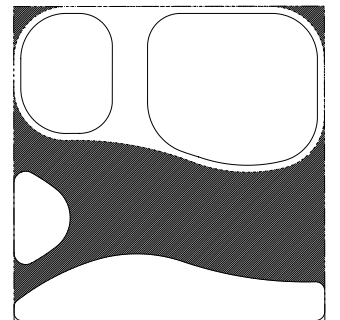


← Entrances

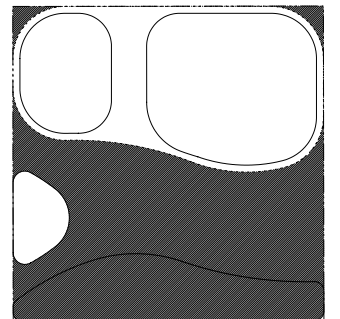
Plaza Level Plan

Fourth Avenue Level

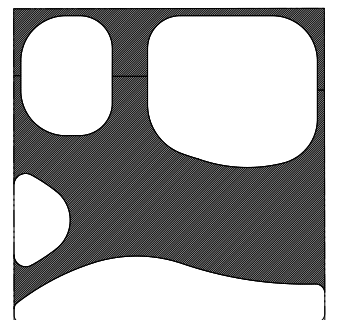
City Comments C-4, D-1, D-2



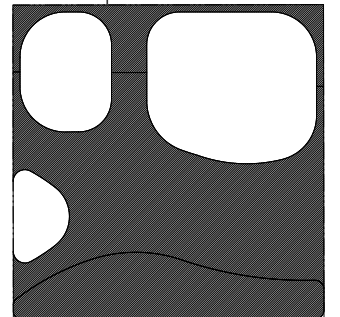
Open Air (excl. Roof Garden):
20 171sqft, 35%



Open Air (incl. Roof Garden):
28 184 sqft, 49%



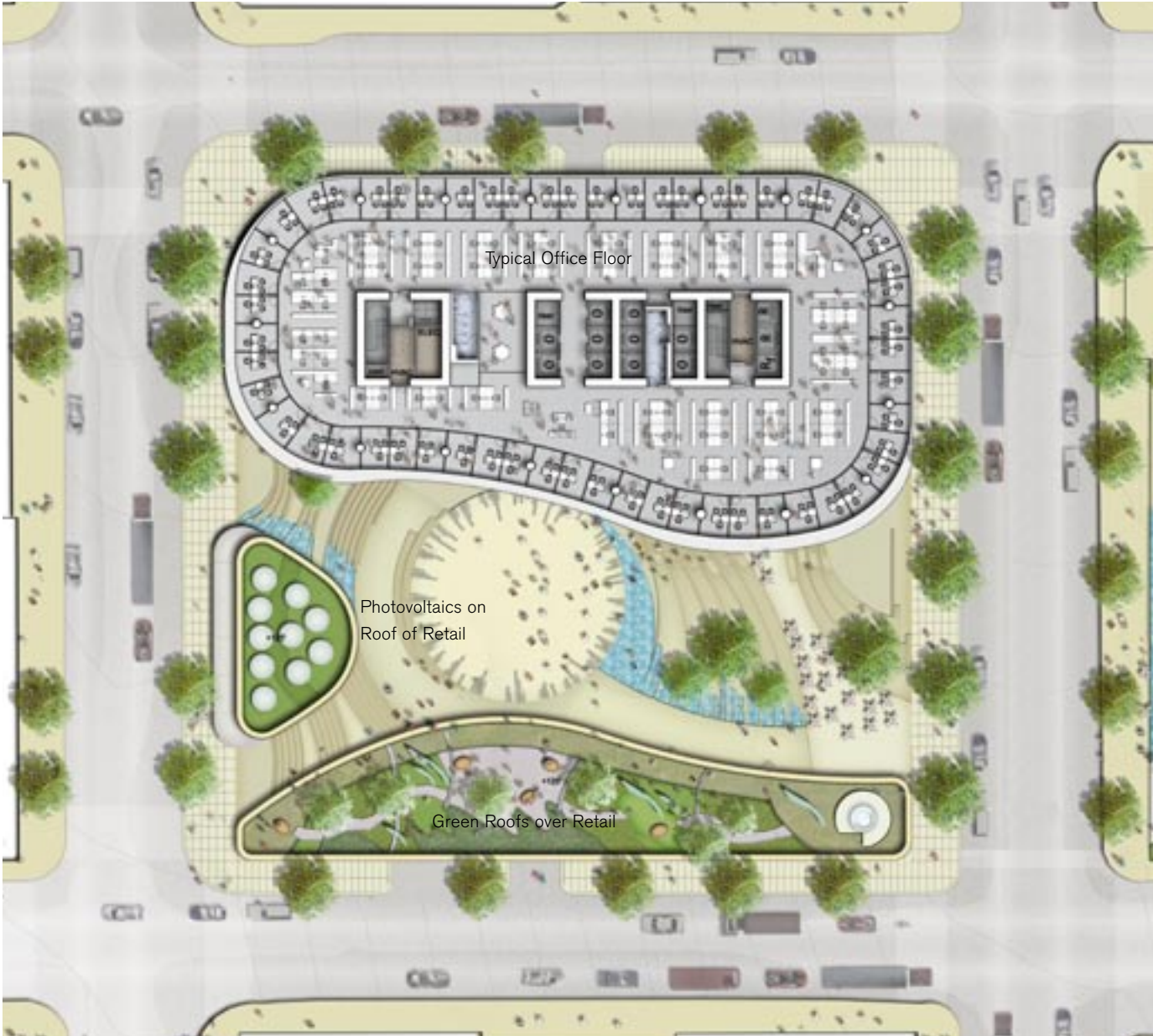
Plaza Area (excl. Roof Garden):
26 635 sqft: 46%



Plaza Area (incl. Roof Garden):
35 648 sqft, 62%

Tower
Office and Residential Plans with Landscaped Green Roof

City Comment A-1, A-2, B-4



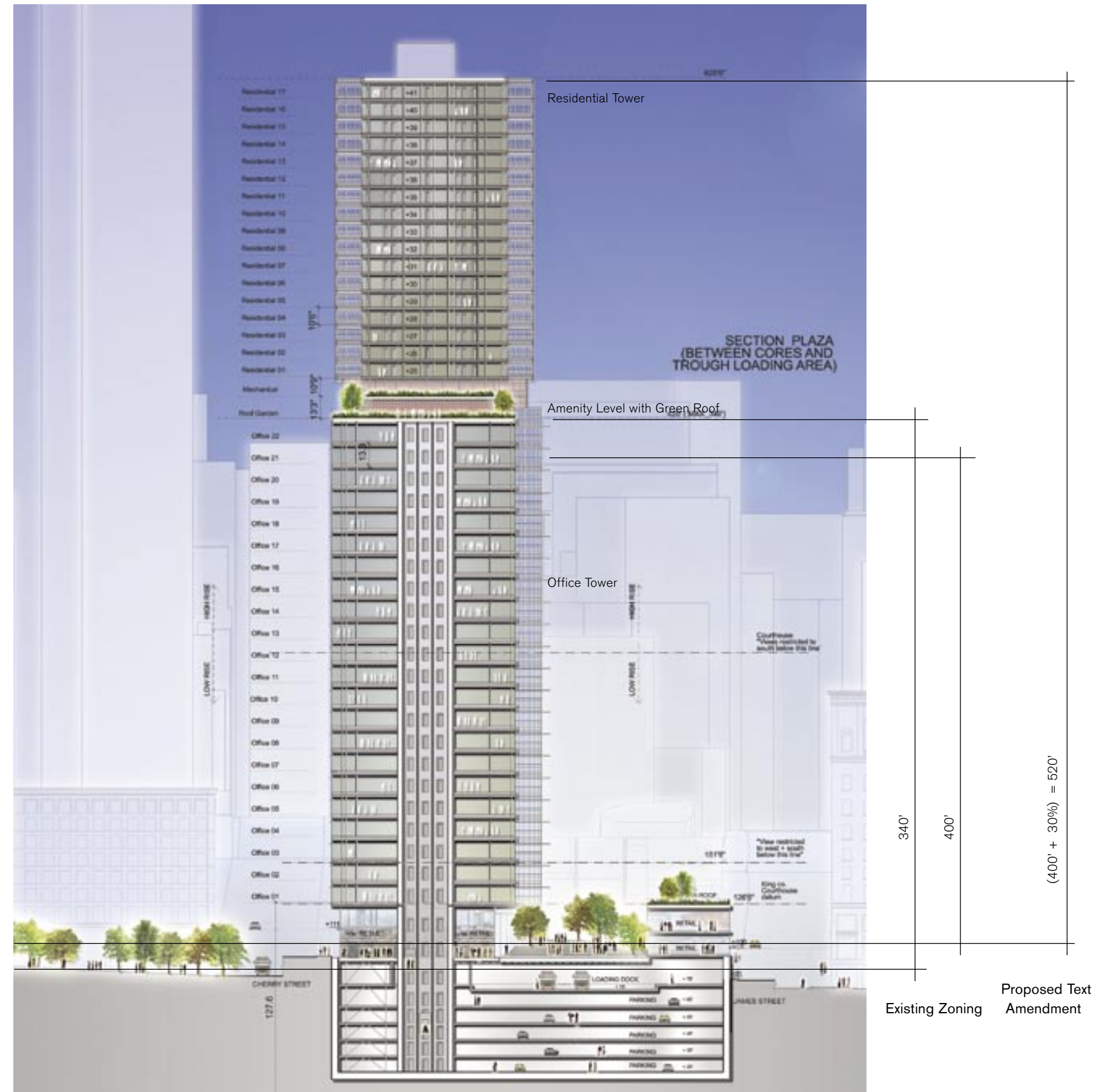
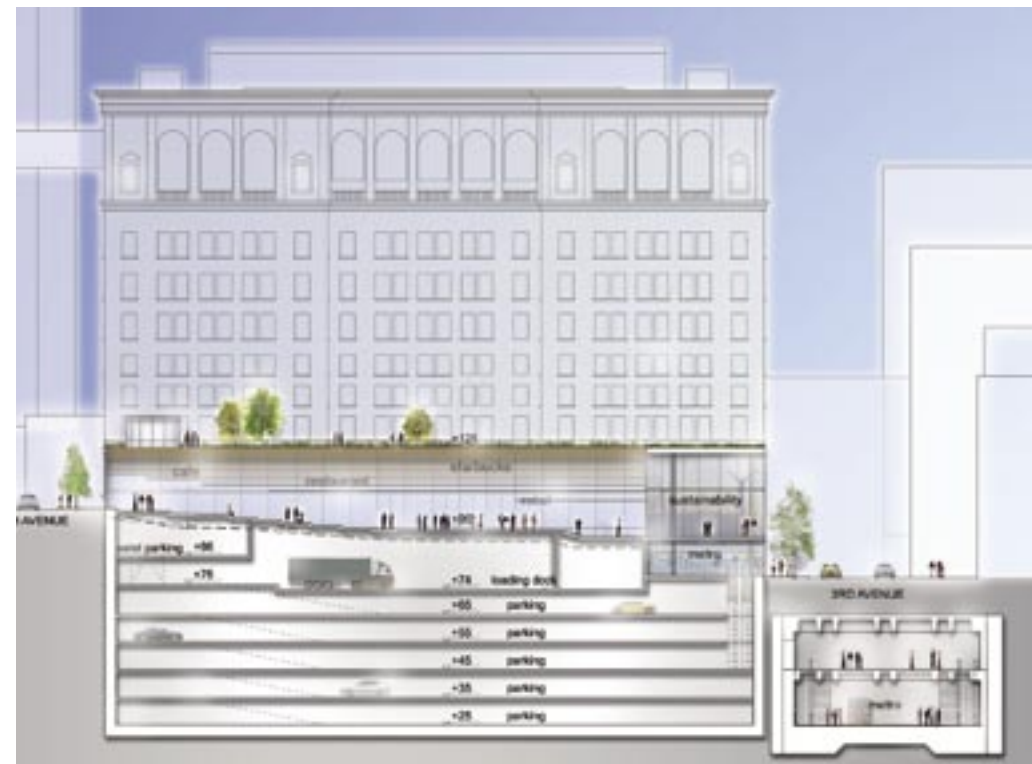
Office Plan



Residential Plan

Tower Sections

City Comments A-2, B-2, B-4, D-2



Third Avenue Facade

City Comments B-1, B-4



RETAIL GROSS AREA	
4th Ave Level	11093.6 gsf
Main Plaza Level	19133.7 gsf
3rd Ave Level	7928.8 gsf
total	38156.1 gsf

If Amenity level is part public (gym, café.), retail GSF will become bigger (+/- 14200/2 gsf)	
	7100 gsf
total with 1/2 amenity	45256.1 gsf

RESIDENTIAL GROSS AREA	
4th Ave Level	2055.6 gsf
Residential Floors (x17)	182019 gsf
(Approximately 170 Units)	
total	184074.6 gsf

COMMERCIAL GROSS AREA	
4 th Ave Level	12672 gsf
Main Plaza Level	3403.1 gsf
Office Floors (x22)	567600 gsf
Amenity Level	14200 gsf
total	597875.1 gsf

If Amenity level is part public (gym, café.), commercial GSF becomes smaller.(around 14200/2 gsf)	
	7100 gsf
total with 1/2 amenity	590775.1 gsf

Facade Details

Retail

City Comment C-2, C-5

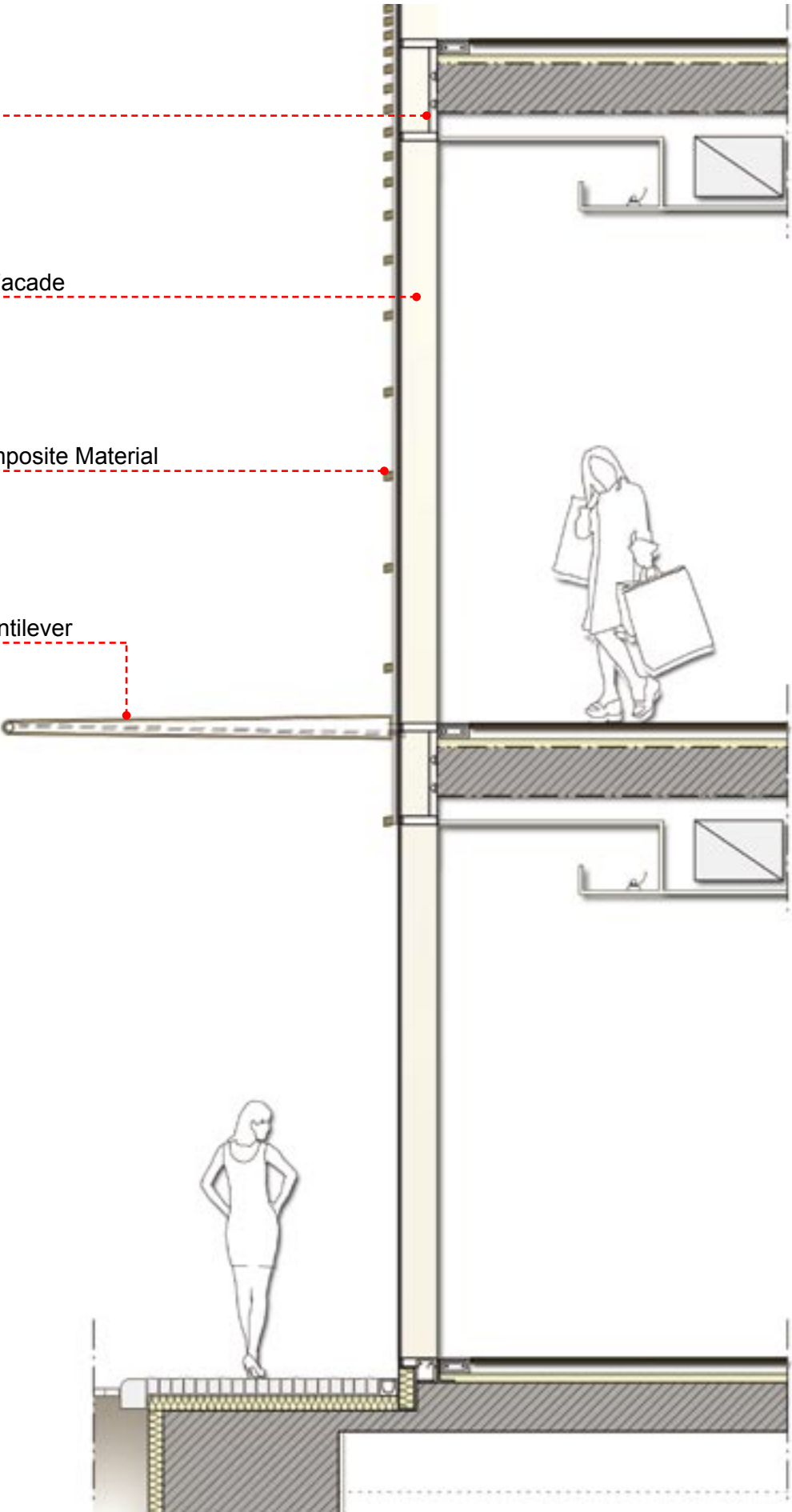


Signage
with Backlit

Curtain Wall Facade

Louvers
Recycled Composite Material

Canopy
with 8 feet Cantilever



Facade Details

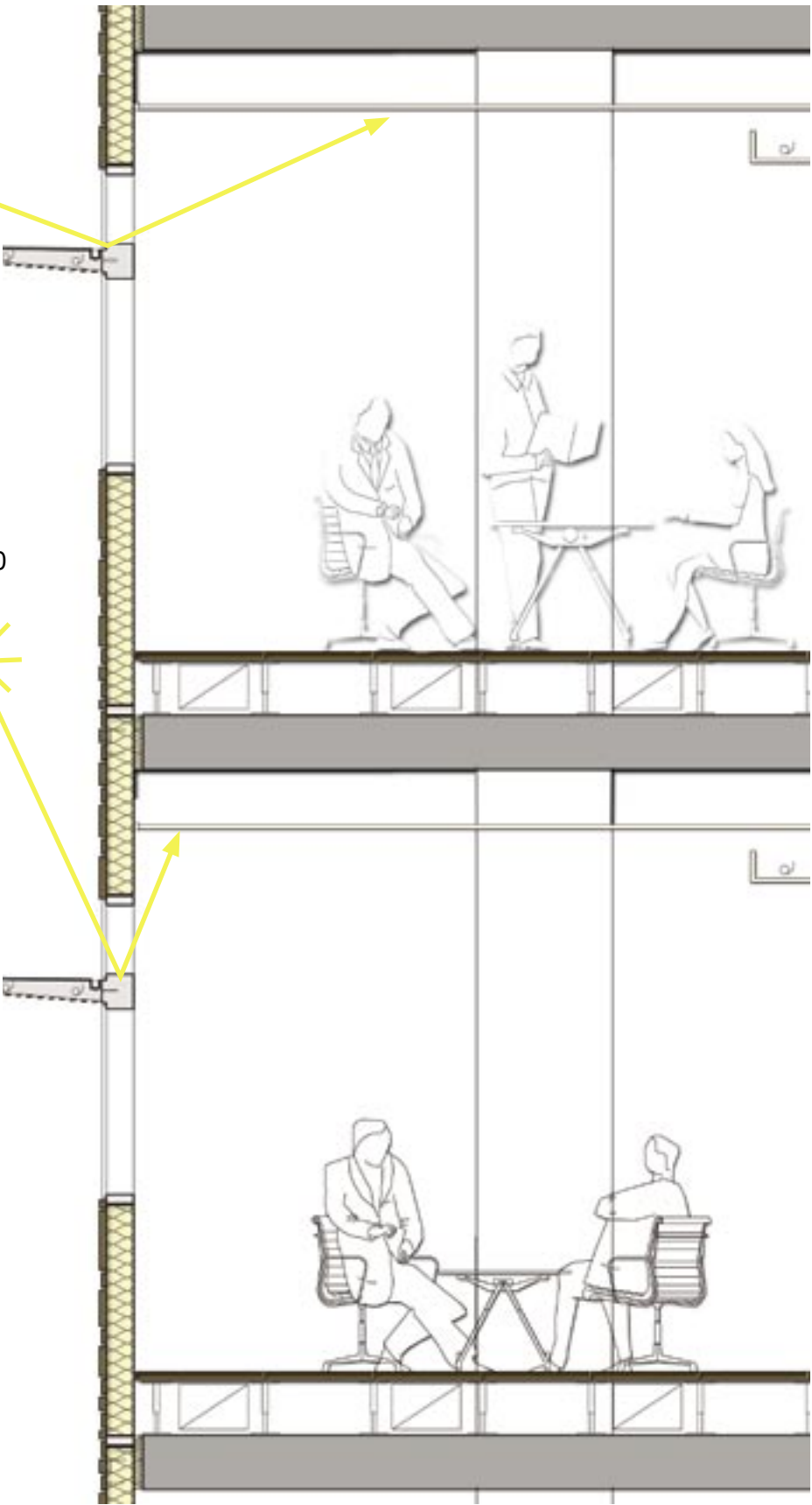
Office



Winter Sun 12:00
21th of December



Summer Sun 12:00
21th of June



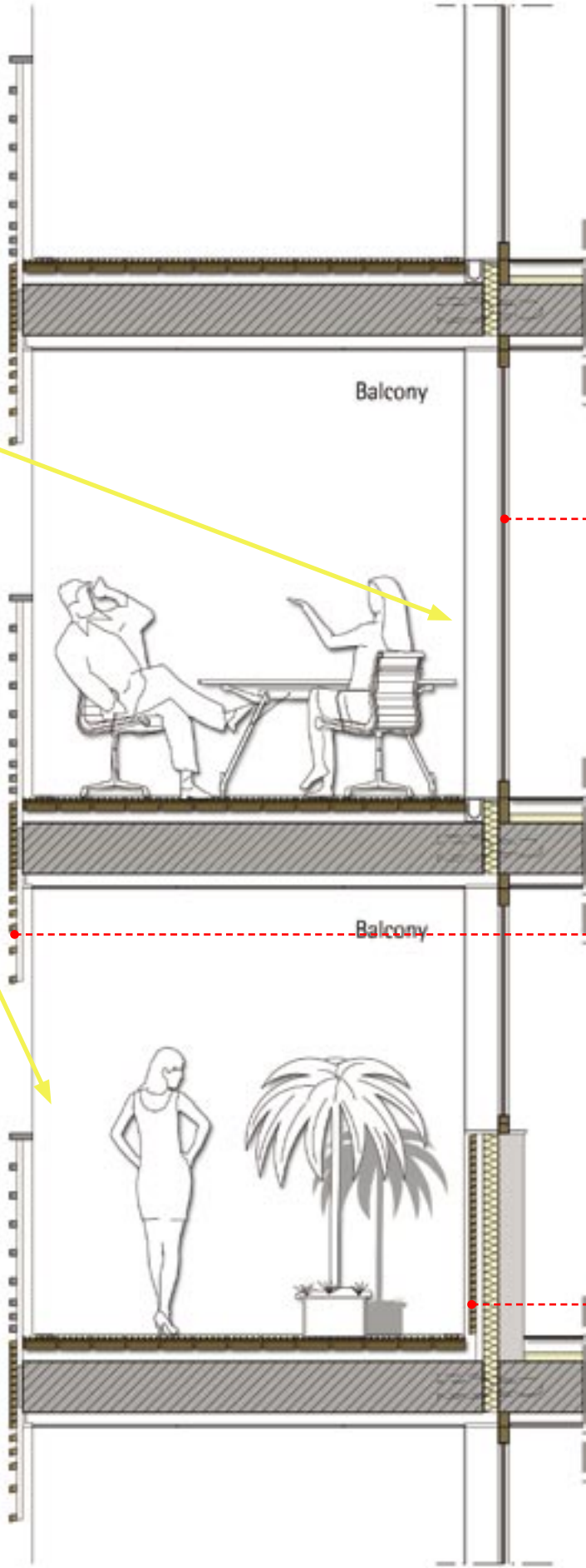
Facade Details
Residential



Winter Sun 12:00
21th of December



Summer Sun 12:00
21th of June



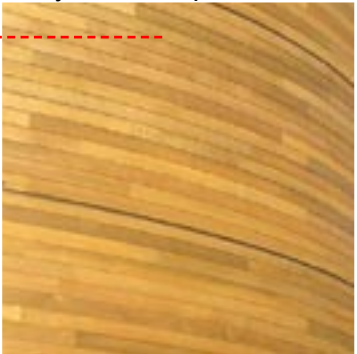
Windows



Louvers

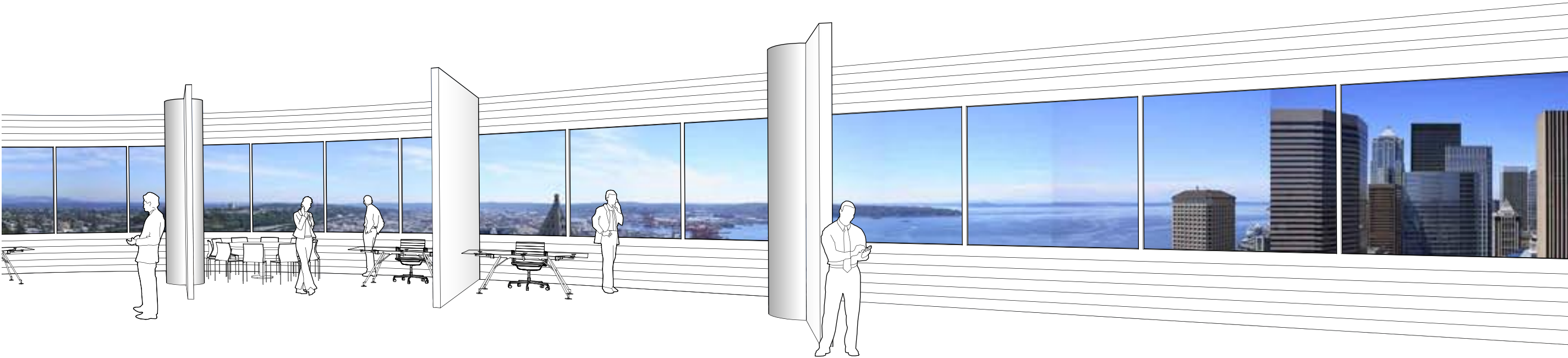


Recycled Composite Material

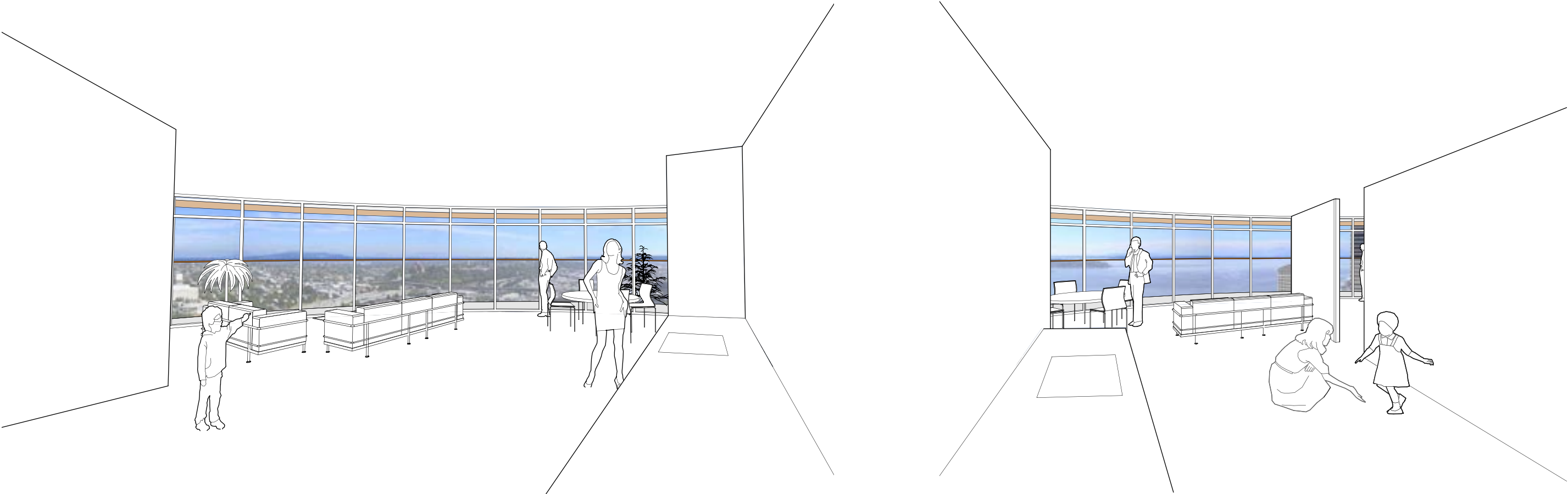


Office Tower

View from Typical Office Floor

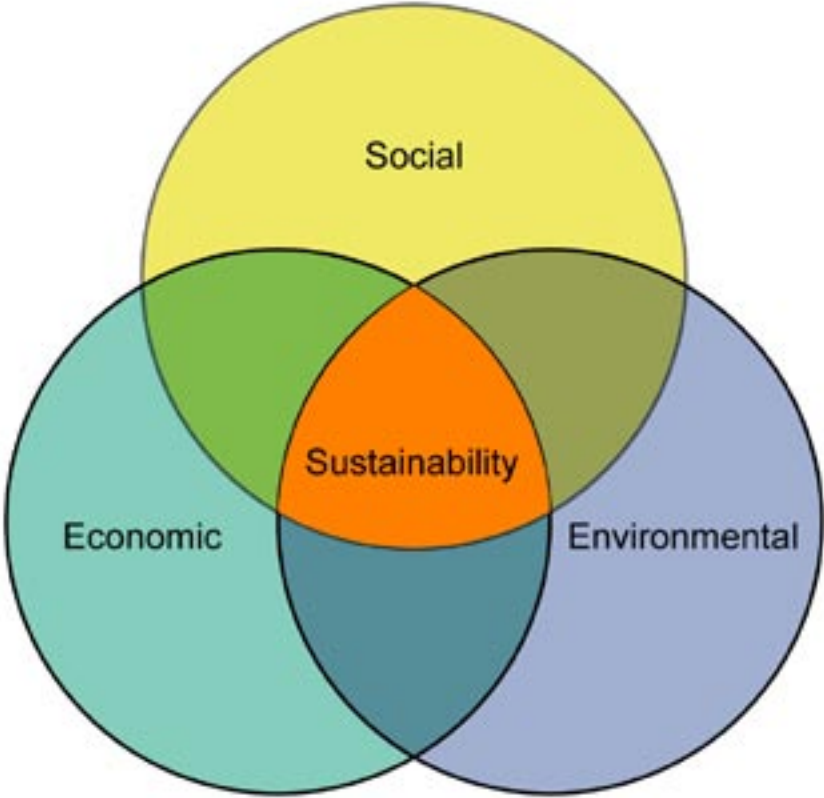


Residential Tower
Views from Typical Residential Units



Sustainability

Design Focus Areas and Process



The Triple Bottom Line



Energy Strategy



Water Conservation and Recycling



Indoor Environment



Site and Microclimate



Waste Reduction



Landscape and Habitat



Urban Activation



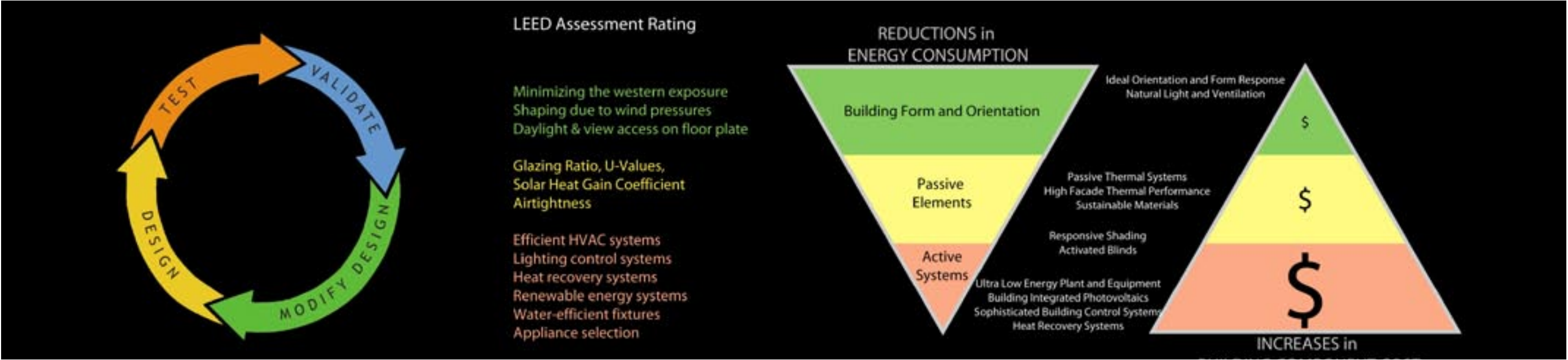
Transportation Alternatives



Sustainability Education and Public Art



Sustainability Achievements



Targets and the Design Process