

#### residential

- **39** story tower (393' Tall)
- 550 Total Units (440 Market Rate)
- 17,435sf of amenities on multiple levels
- 24,490SF of residential open space
- 44,775sf retail on Ground and Second Floors
- 287 valet parking spaces below grade

#### office

- **16 story tower** (225' Tall)
- 462,000 GSF Above Grade
- Tenants: Five Major City Departments and Permit Center

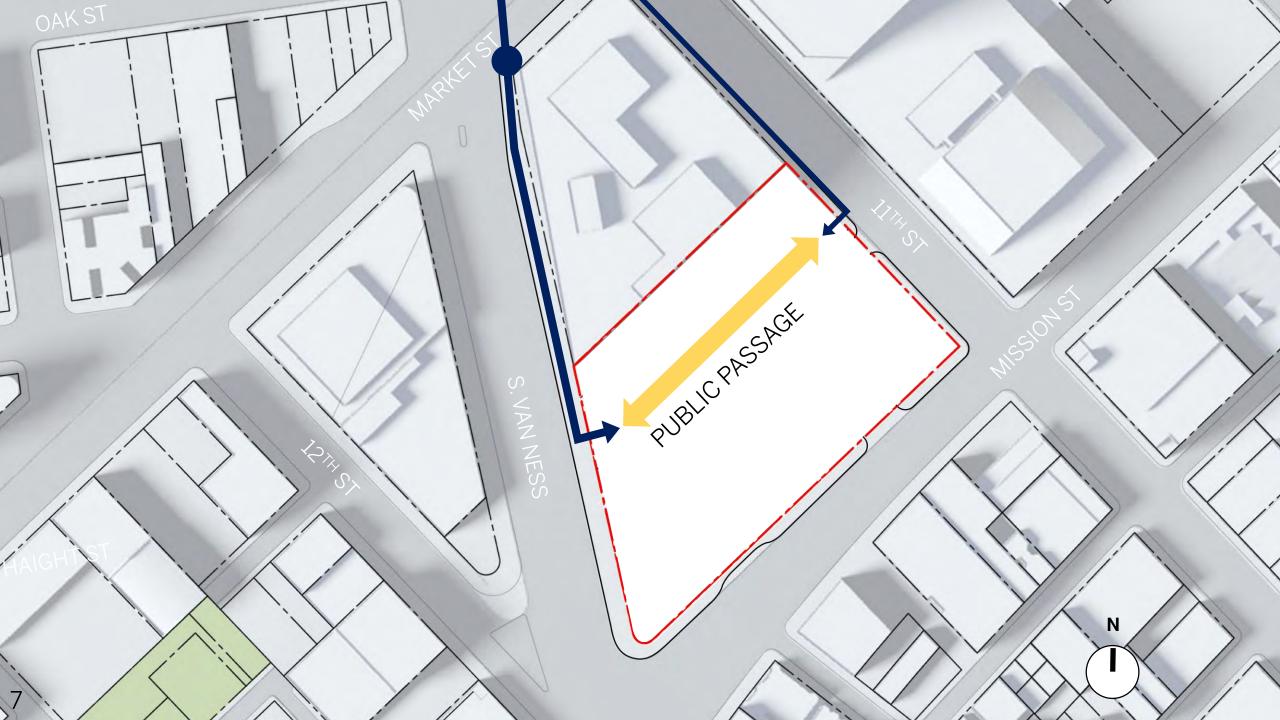
program summary

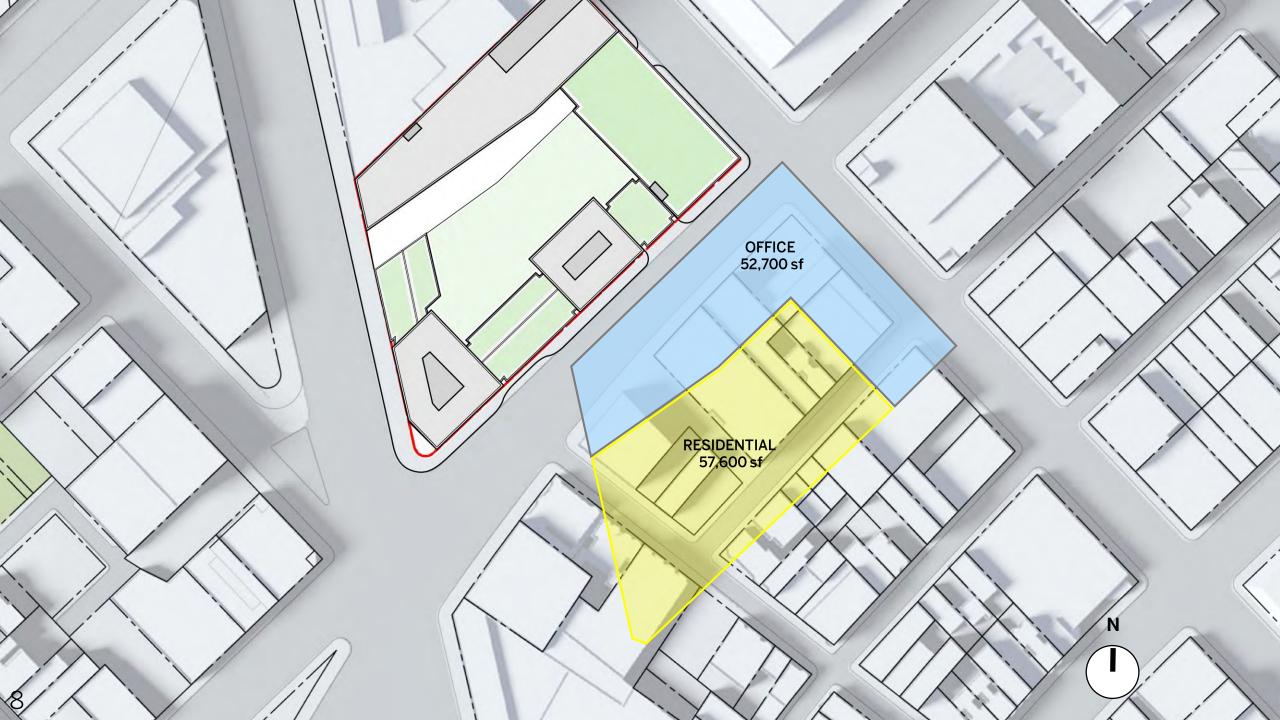












simple, elegant tower with open, accessible ground plane



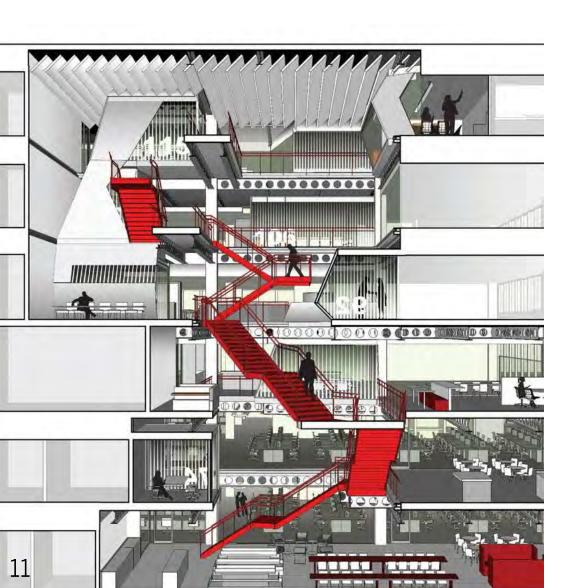


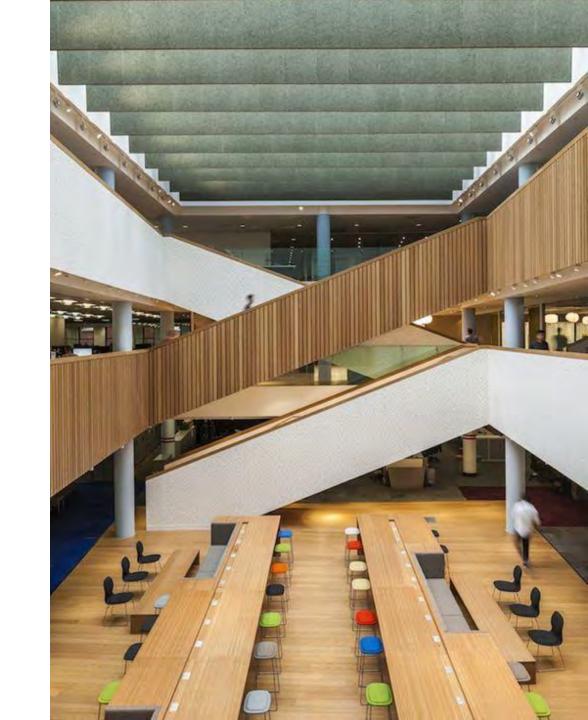
simple, elegant tower with transparent, landscaped public space at grade



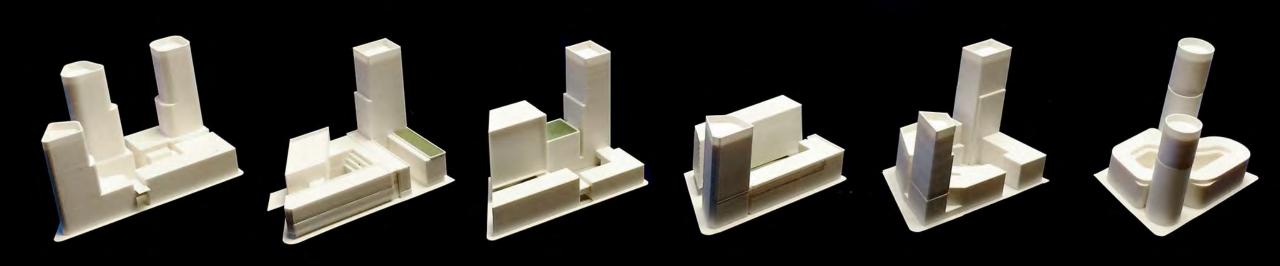


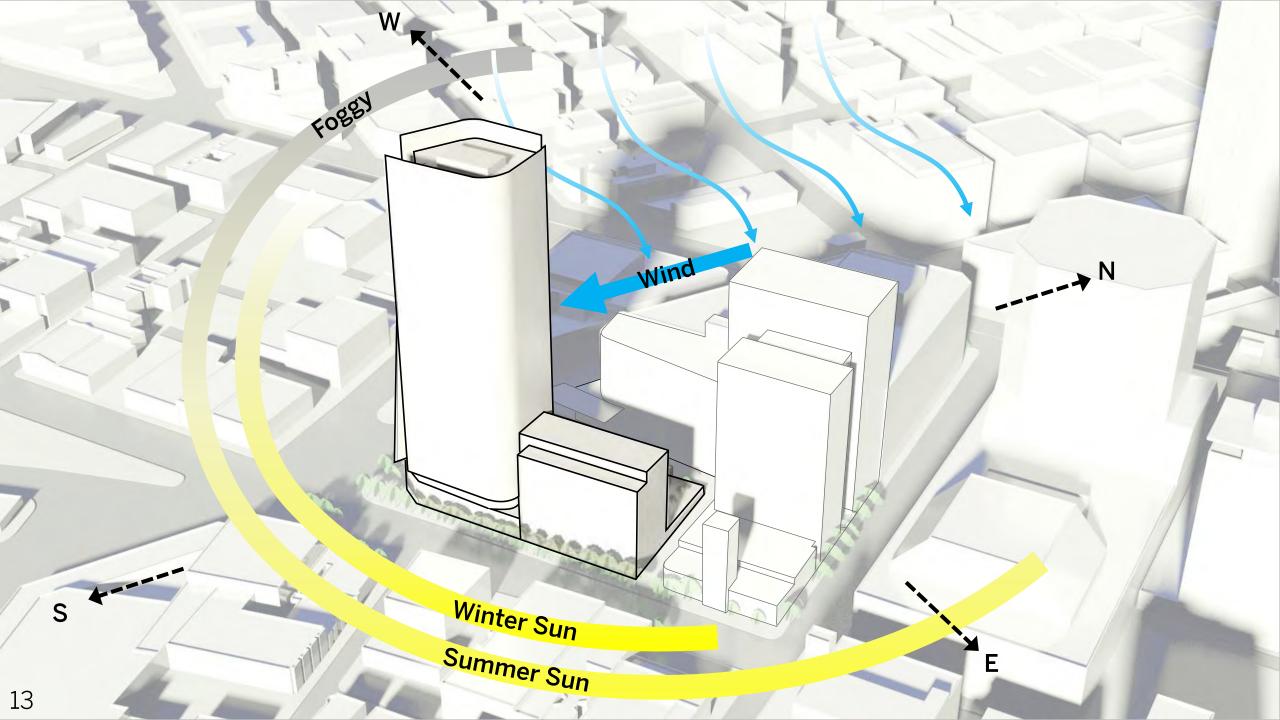
interconnected and flexible work spaces for collaboration





studies of mass and program on site: consistent 85 foot street wall on each public face, varying configurations and forms of mid and high rise residential and office





wind: the site is subject to planning code section 148 which guides the possible configurations of the podium mass

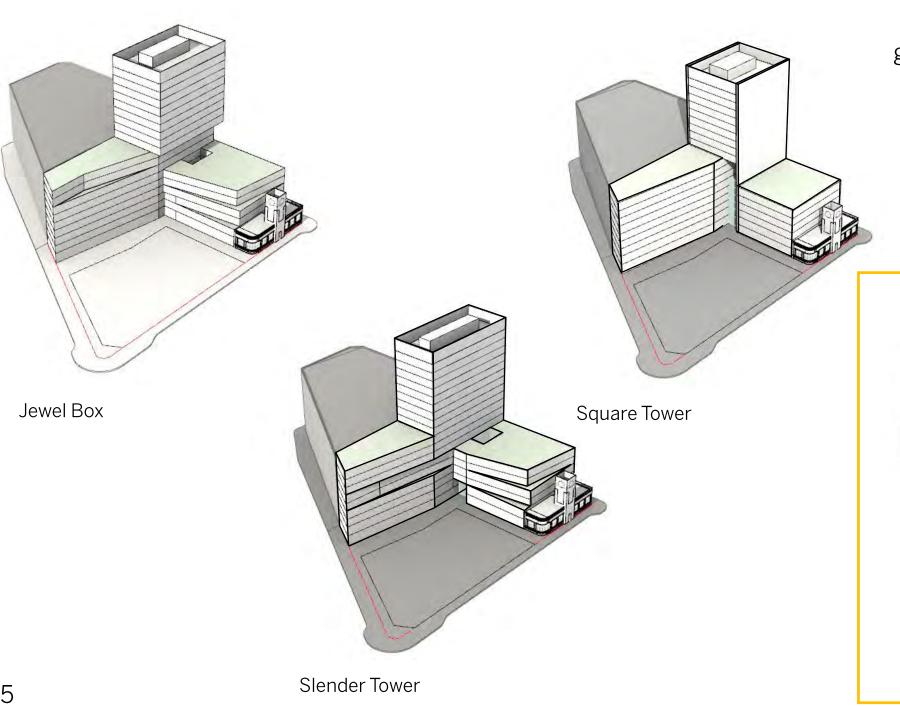




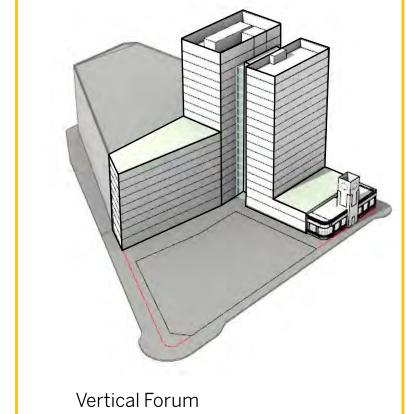


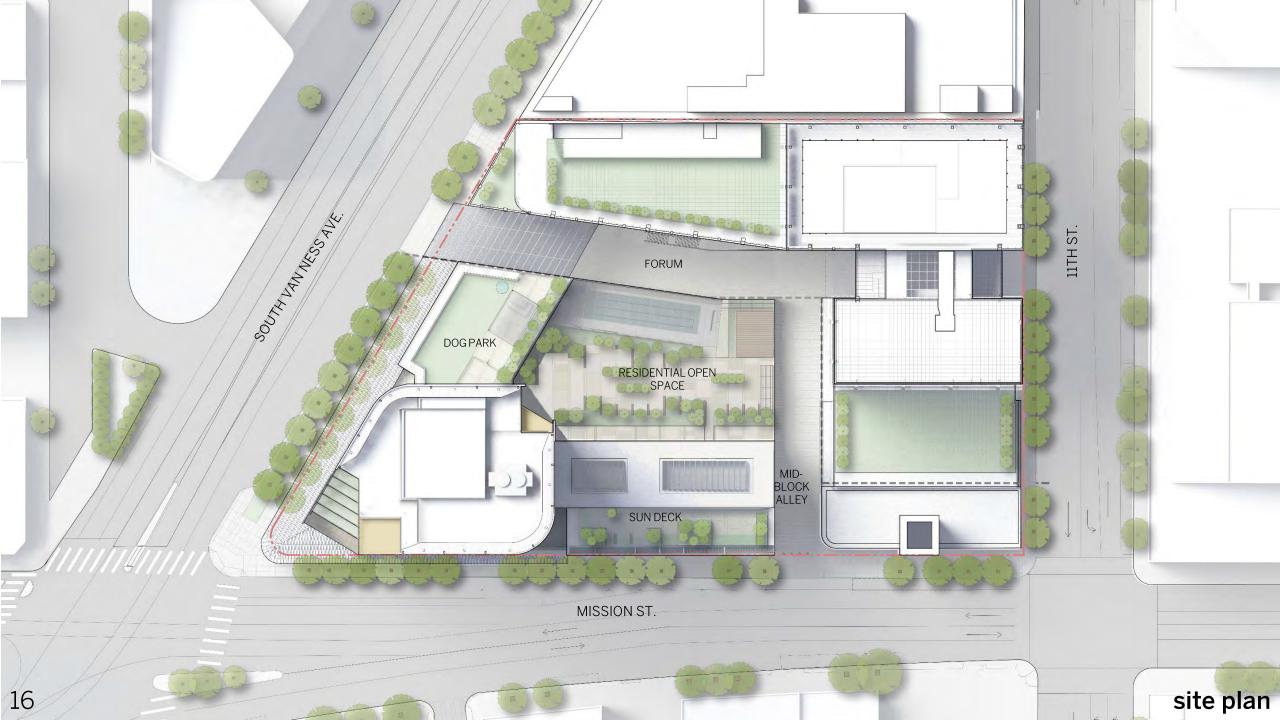




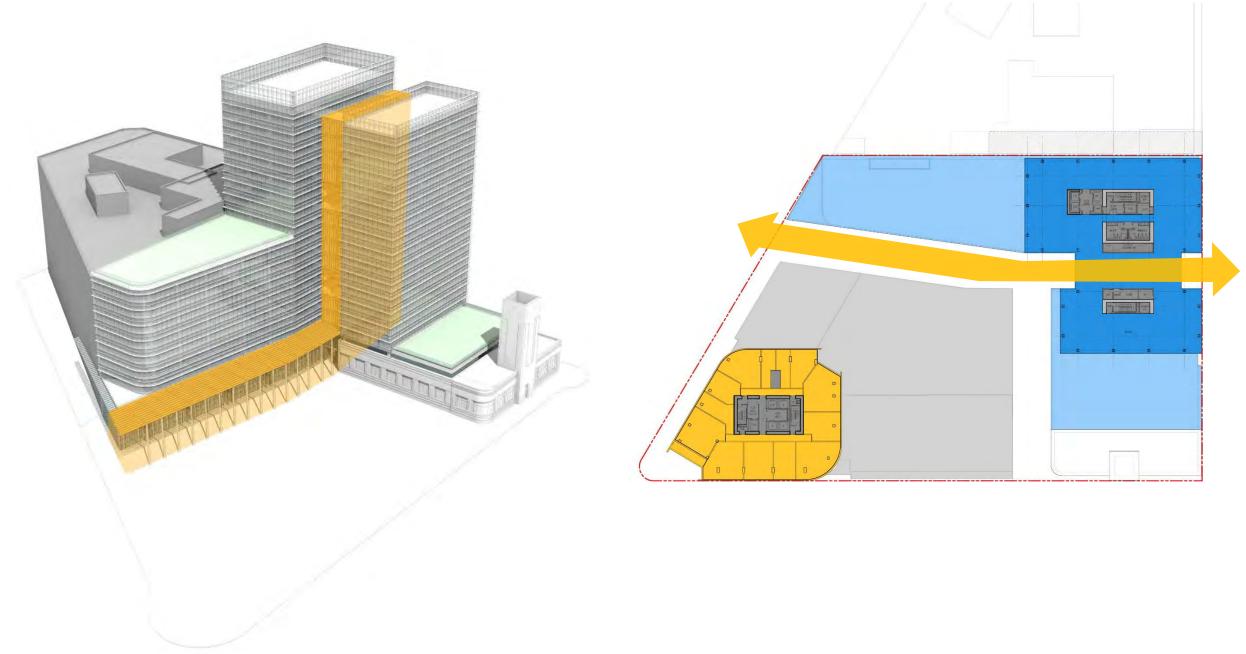


variations on office massing guided by relationship to public forum and historic resource





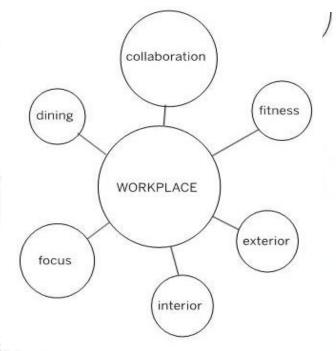




#### workplace **connectivity**

## The modern workplace is a **network** of flexibly interconnected spaces

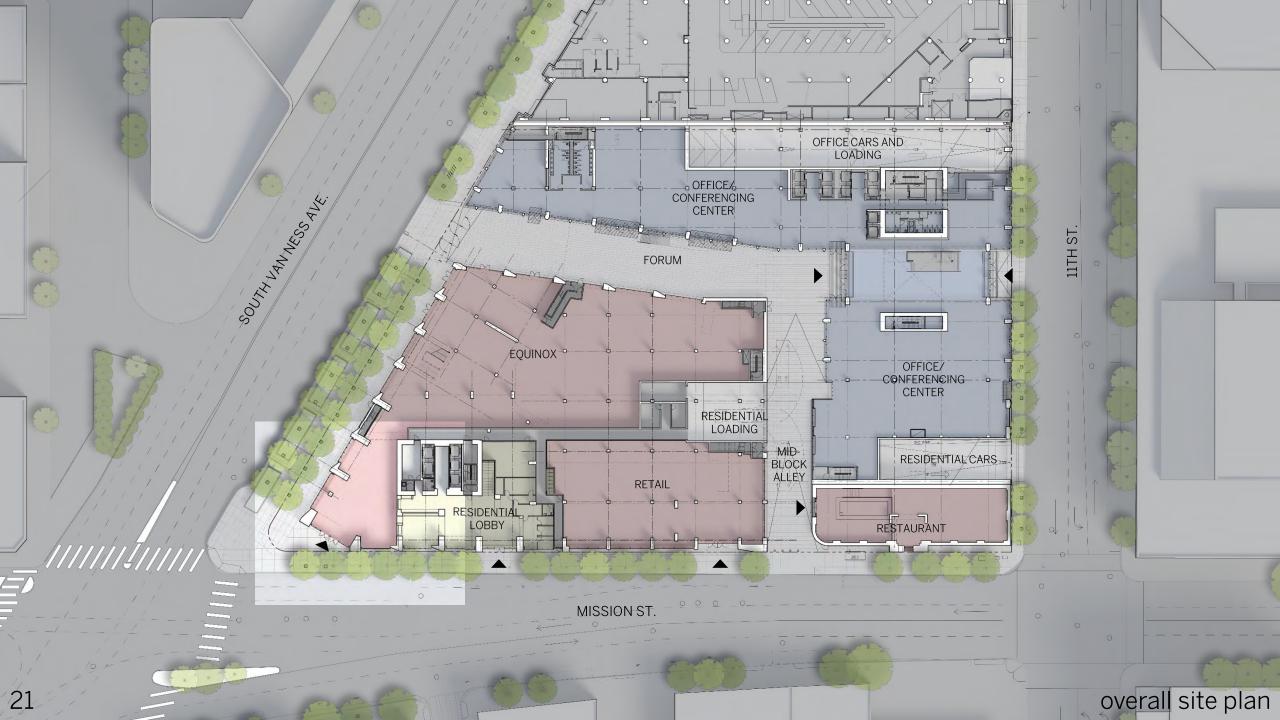
A network of nodes
Diversity of environments
Freedom of choice
Unplanned encounters
Sharing knowledge
Broadening circle of contacts
Catalyst for creativity
Foster innovation

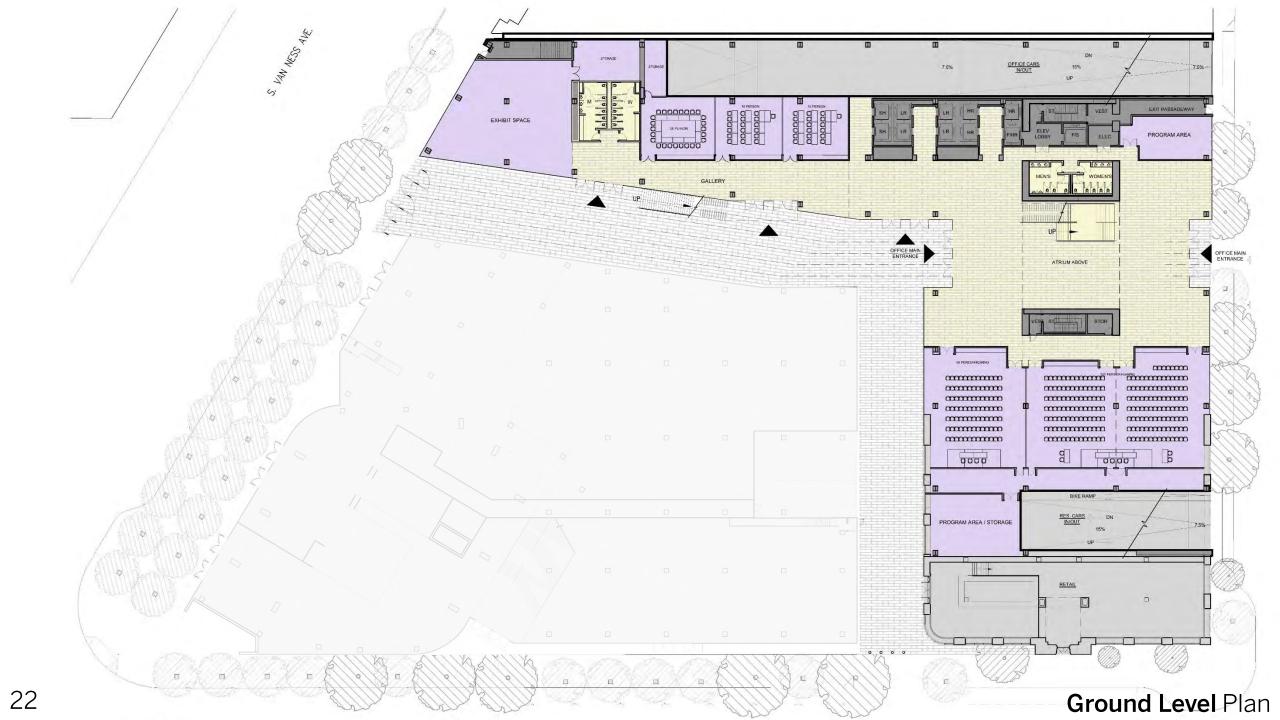


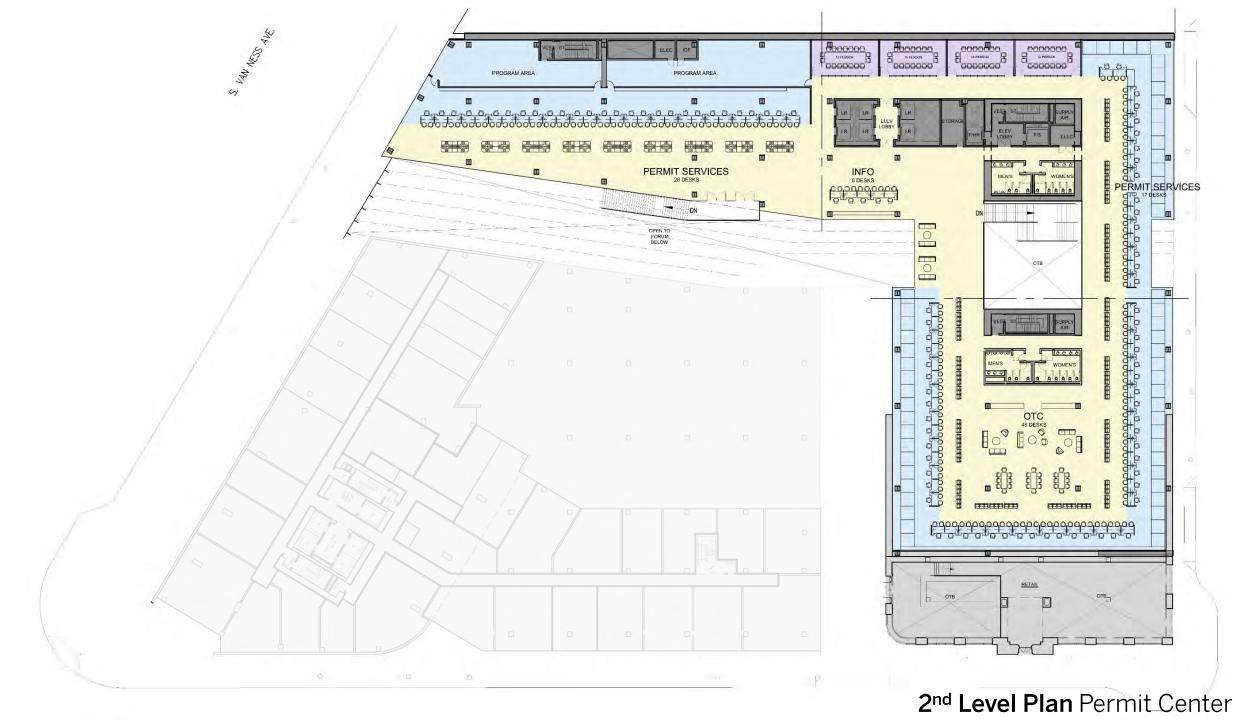


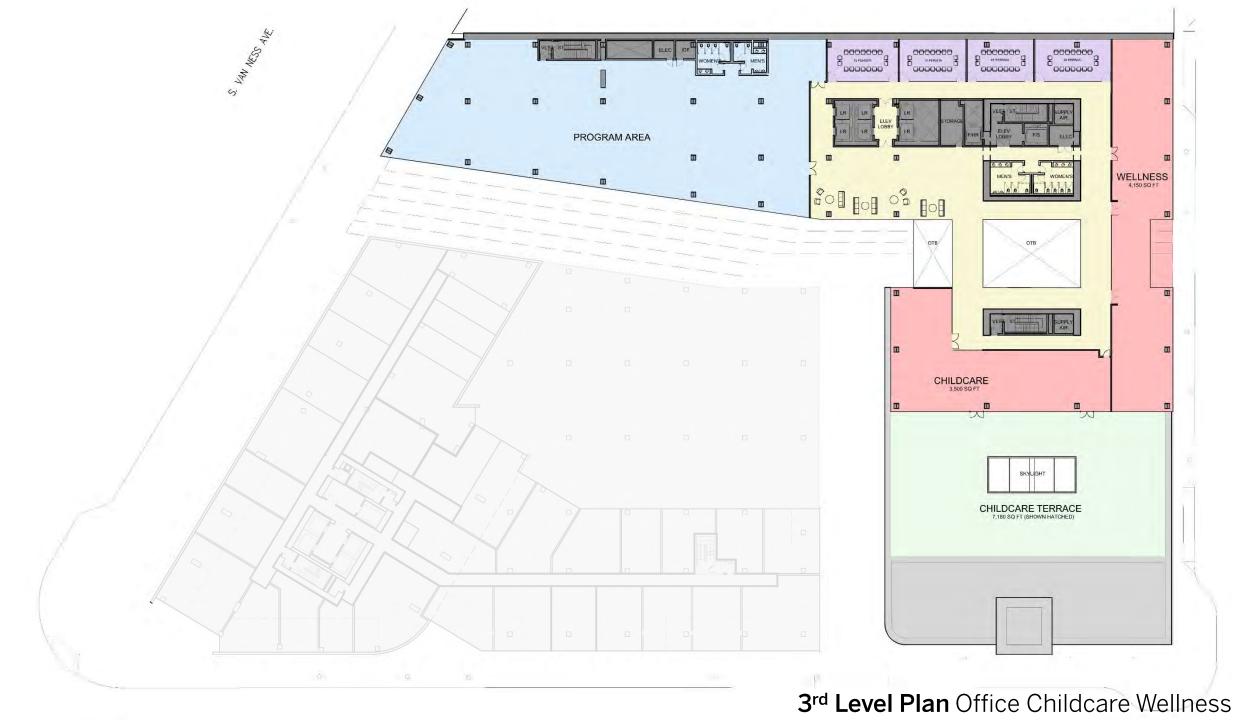


**FORUM** Section



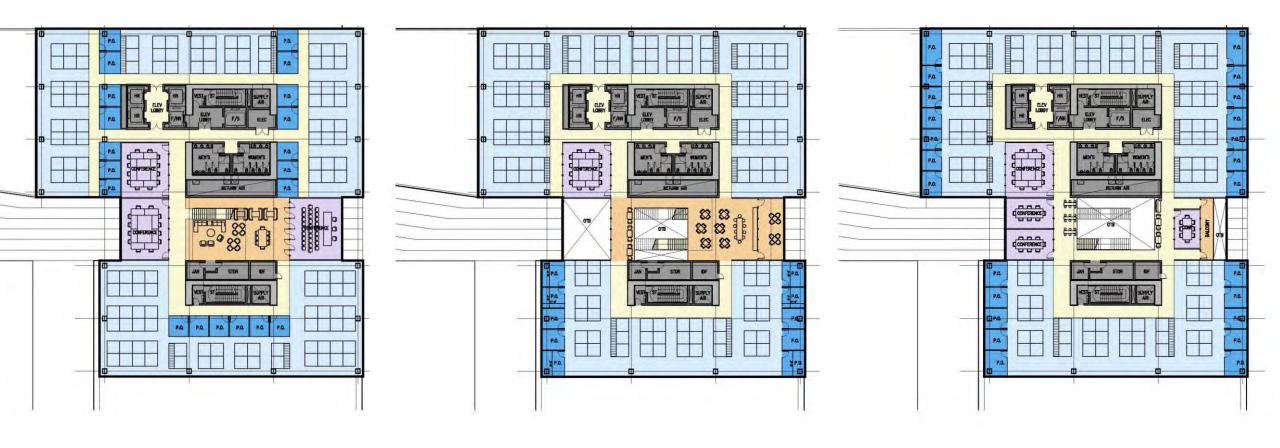




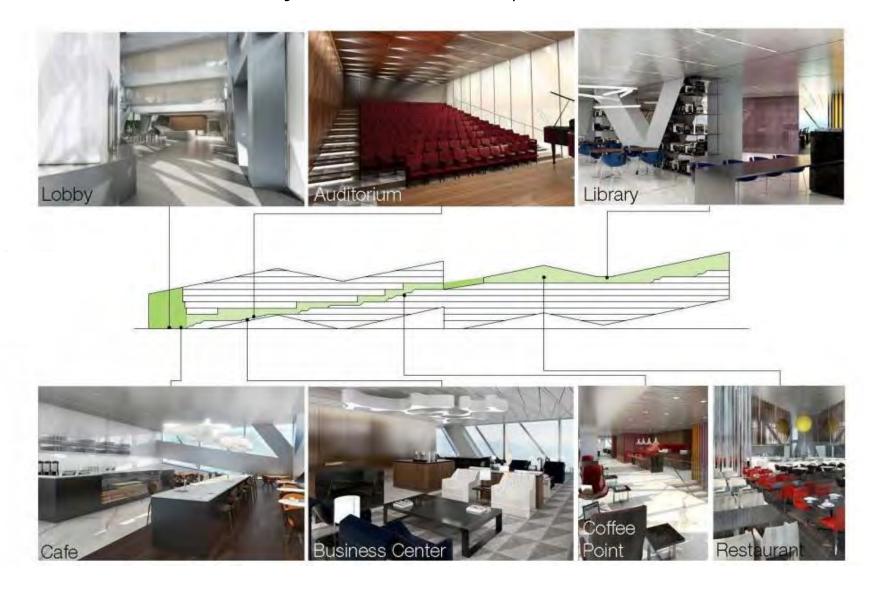




# Blurring inside and out outdoor room with indoor LUNCHROOM features for work outdoor terraces indoor room with operable façade for air

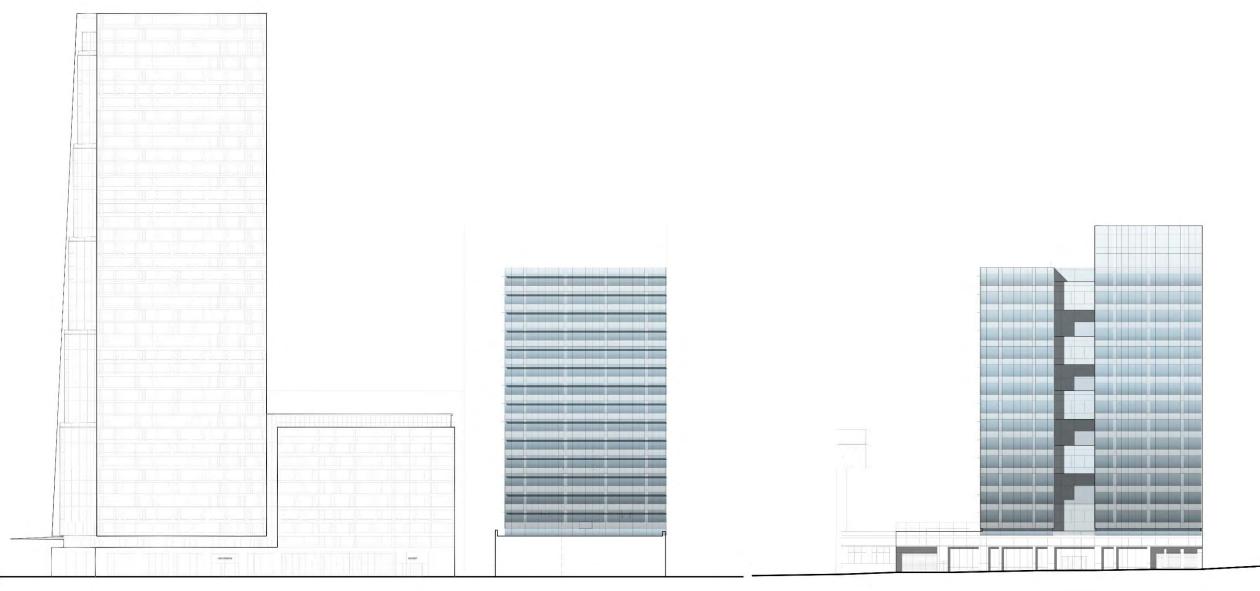


JTI Switzerland: network of connected amenity and collaboration spaces



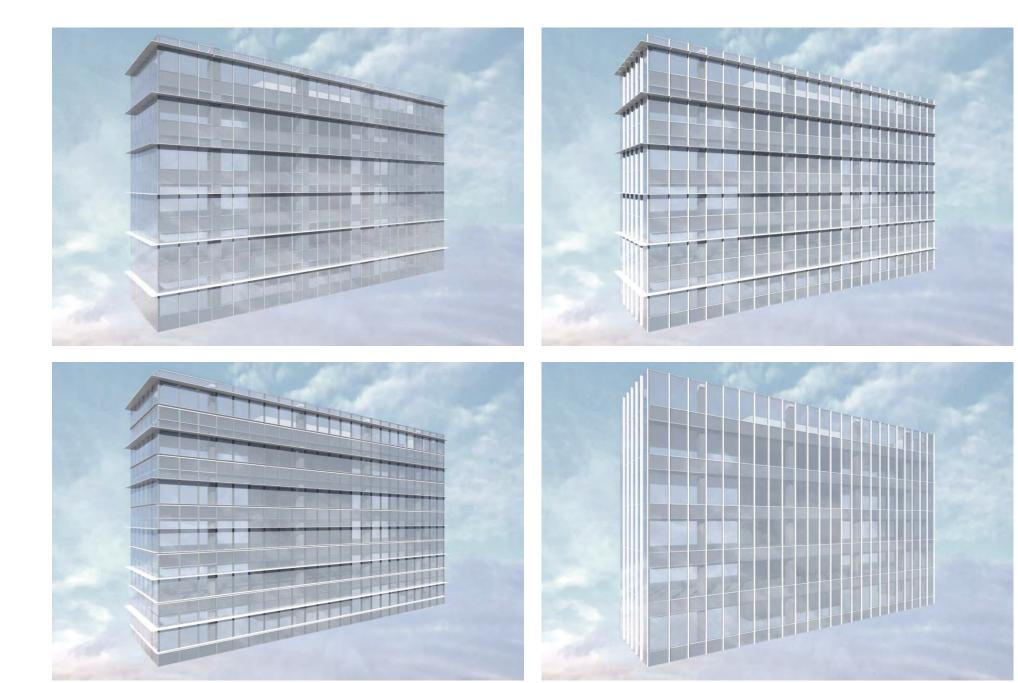






south-mission street east-11th street





FAÇADE STUDIES





**View** from 11<sup>th</sup> Street



