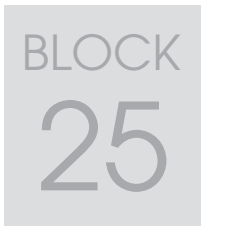
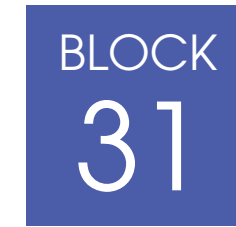
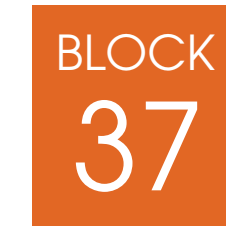




LAKEFRONT BLOCKS



MUP# 3017398
630 WESTLAKE
AVENUE NORTH

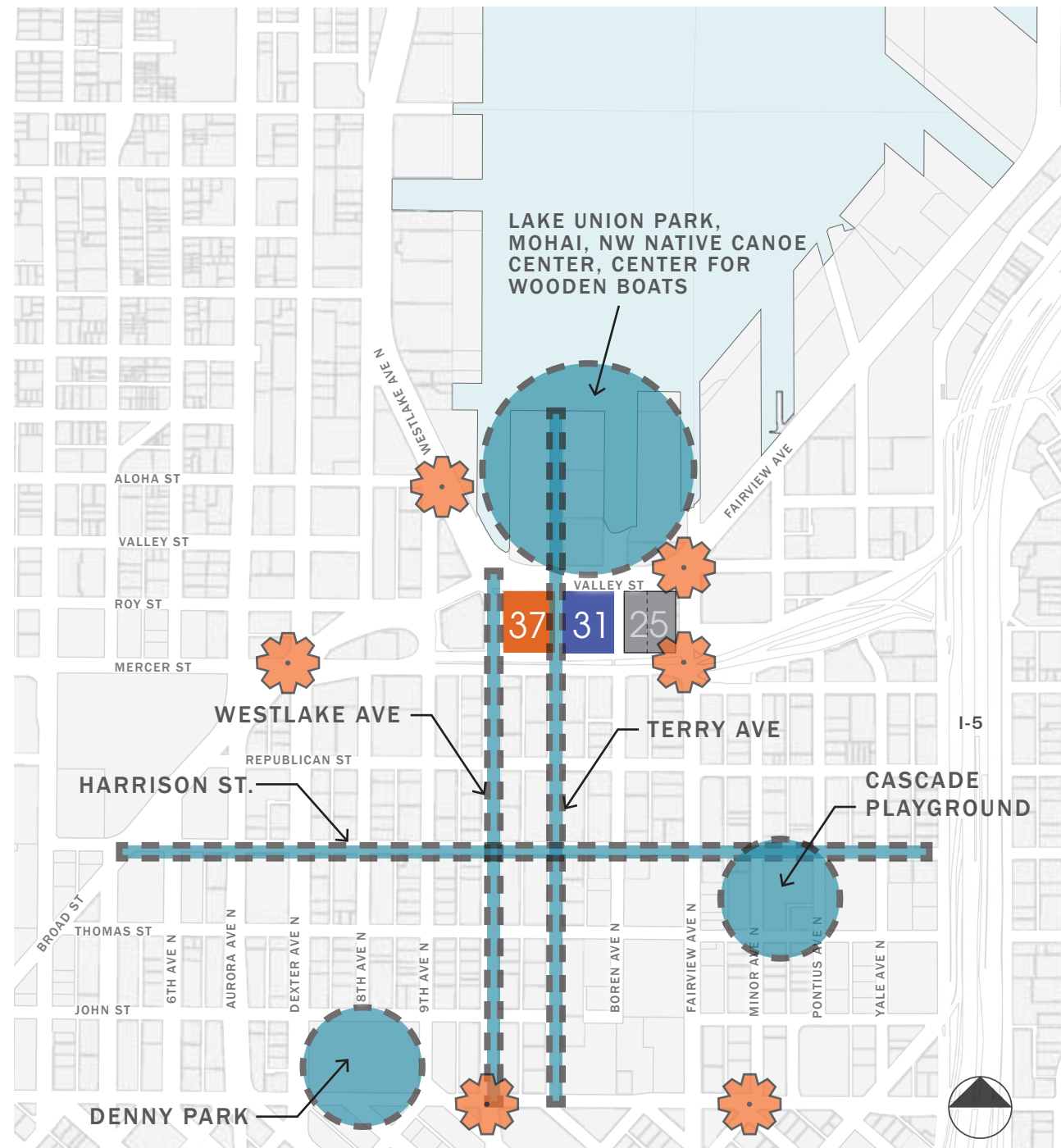
MUP# 3017484
625 BOREN
AVENUE NORTH

MUP# 3017401
630 BOREN
AVENUE NORTH

EARLY DESIGN GUIDANCE #2
WEST DESIGN REVIEW BOARD
MEETING ON SEPTEMBER 17, 2014

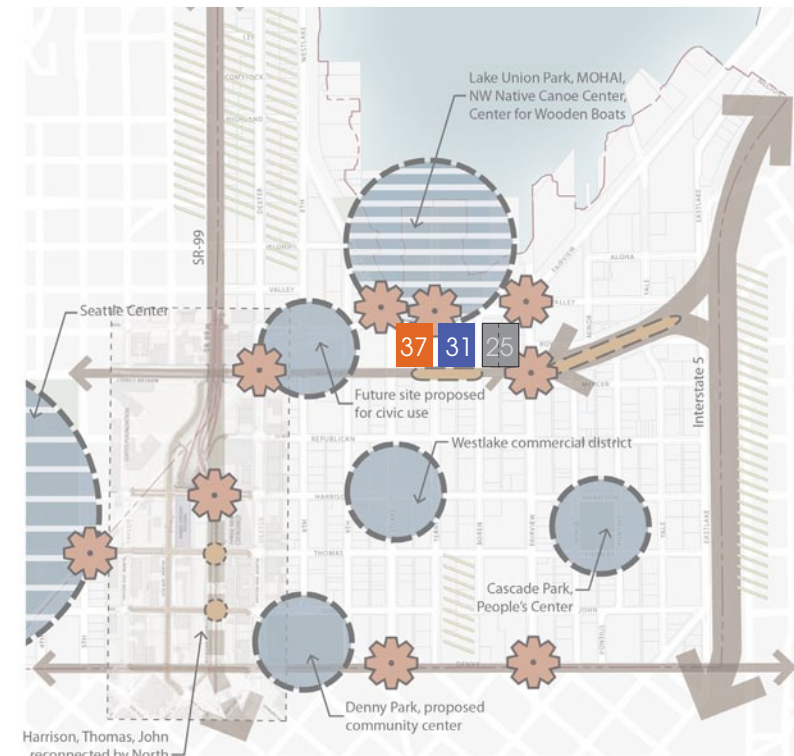
RUNBERG ARCHITECTURE GROUP
VULCAN REAL ESTATE

GATEWAYS, HEARTS AND EDGES



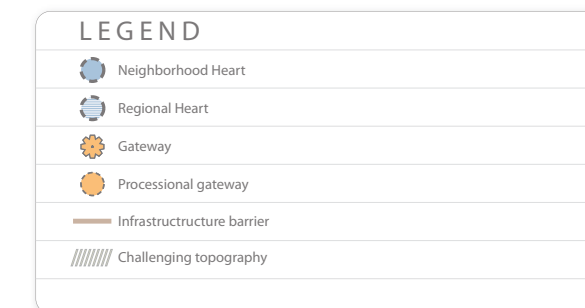
SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

The sites are located between several “heart” and gateway locations identified by the South Lake Union Neighborhood Design Guidelines. Terry Avenue, Westlake Avenue and the South Lake Union Park area are all important heart locations located adjacent to the site.



SOUTH LAKE UNION URBAN DESIGN FRAMEWORK

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU. The Lakefront Blocks are located at important gateway intersections between the regional heart at South Lake Union park and a processional gateway along Mercer Street.



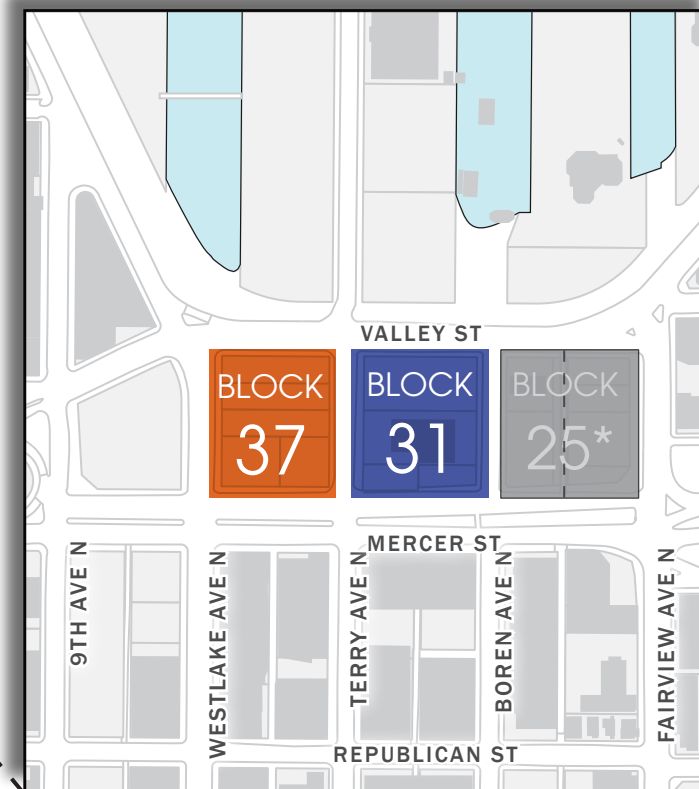
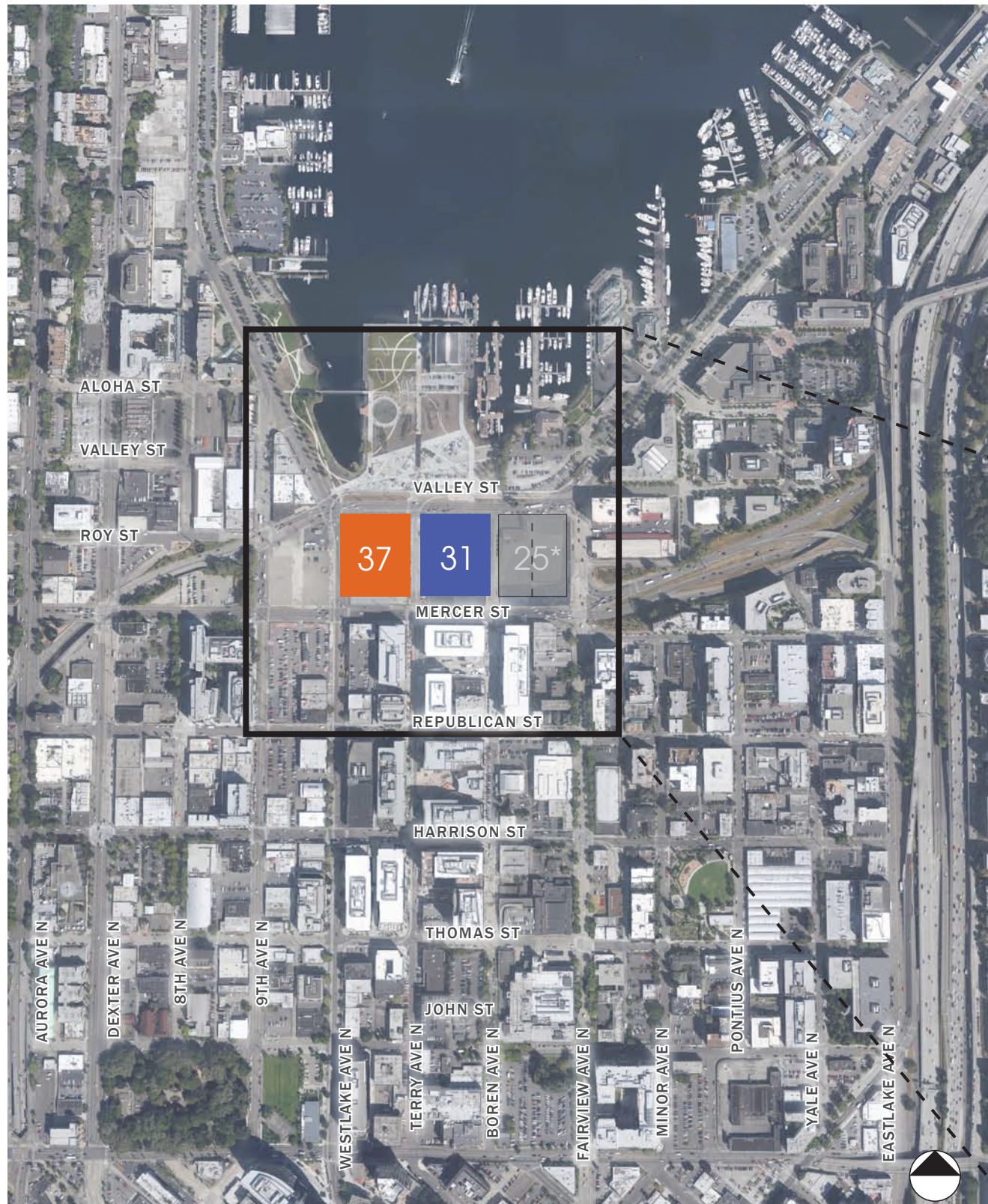
SOUTH LAKE UNION Height and Density Alternatives



The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City's six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

The proposal seeks to provide a mixed-use building on the site that will provide the highest and best use, providing much desired residential units and ground-floor commercial space.



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*Block 25 to be presented and reviewed with the Board on 09/17/2014

SUMMARY OF EDG 1 DESIGN GUIDANCE

DESIGN REVIEW BOARD COMMENTS

- A **strong connection to the park and lake** is important; pedestrian flow over Valley Street to be considered
- **Massing of the blocks** is important as the towers will be highly visible from many vantage points around the city
- Pay special attention to the block corners, especially at **Gateway intersections** like Valley and Westlake
- The Board supported the general **tower locations**, expressing favor for the Block 31 tower location and direction to shift the Block 37 tower further west
- The **Terry Avenue plaza** should open up towards the park and lake
- **Podium design** in the preferred schemes was generally preferred, although the “oculus” element presented in scheme Block 31 B was also appreciated
- **Mercer Street** deserves more analysis and consideration for how the new buildings relate to those already built on the south side of the street.
- **Reduce parking impacts** on the through block connections
- Provide more active uses at through block connections to **encourage pedestrian safety and comfort**
- Facilitate **active transportation** (bikes and transit)
- Provide more commercial use along Terry Ave frontages
- **Enhance building corners** at Mercer Street with active uses
- Supported the proposed **elevated retail uses** to provide outlook and overlooks to the park and lake; requested more examples or perspective views
- The three towers should look like an **ensemble of related towers**; provide example images to convey the team’s design concepts
- Podium character should be carefully considered; approach to **material and composition** will be key to avoiding creation of a “mega project.”

PUBLIC COMMENTS

- Provide more **public parking**
- Provide **“active uses”** at grade
- Encourage good **pedestrian flow**
- Provide ground floor uses and building design that **encourage pedestrians to cross Mercer**
- Consider **views up to the sky**
- Focus **design on the water** (north) side of the blocks

BLOCK 37 EDG 1 DIRECTION

- 1 Tower location - shift to west to open up north end of Terry Ave N.
- 2 Edit Ground floor program to provide better situated commercial frontage
- 3 Confirm Podium Design at Valley and Westlake Gateway location.
- 4 Provide Mercer Street massing analysis and explain design approach.
- 5 Provide clear pedestrian priority at through block connection.
- 6 Develop landscape/ground plane concept and reinforce a cohesive public place at Terry & Valley.
- 7 Explore massing and architectural expression concepts for an ensemble of related towers.

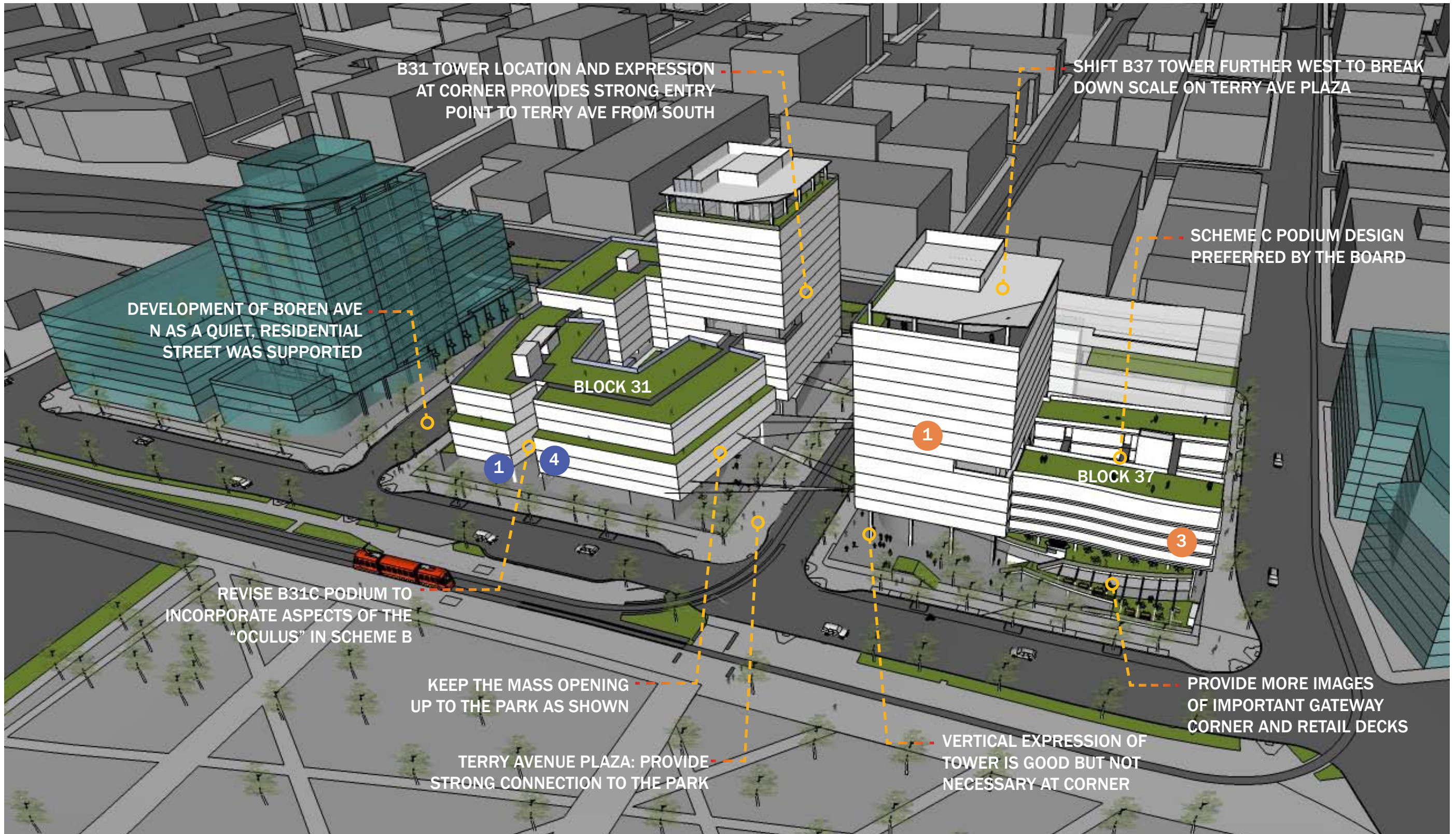
BLOCK 31 EDG 1 DIRECTION

- 1 Improve location of ground floor uses to activate pedestrian environment
- 2 Provide clear pedestrian priority at through block connection
- 3 Give more thought to Mercer Street design
- 4 Refine park-facing podium form
- 5 Explore massing and architectural expression concepts for an ensemble of related towers.

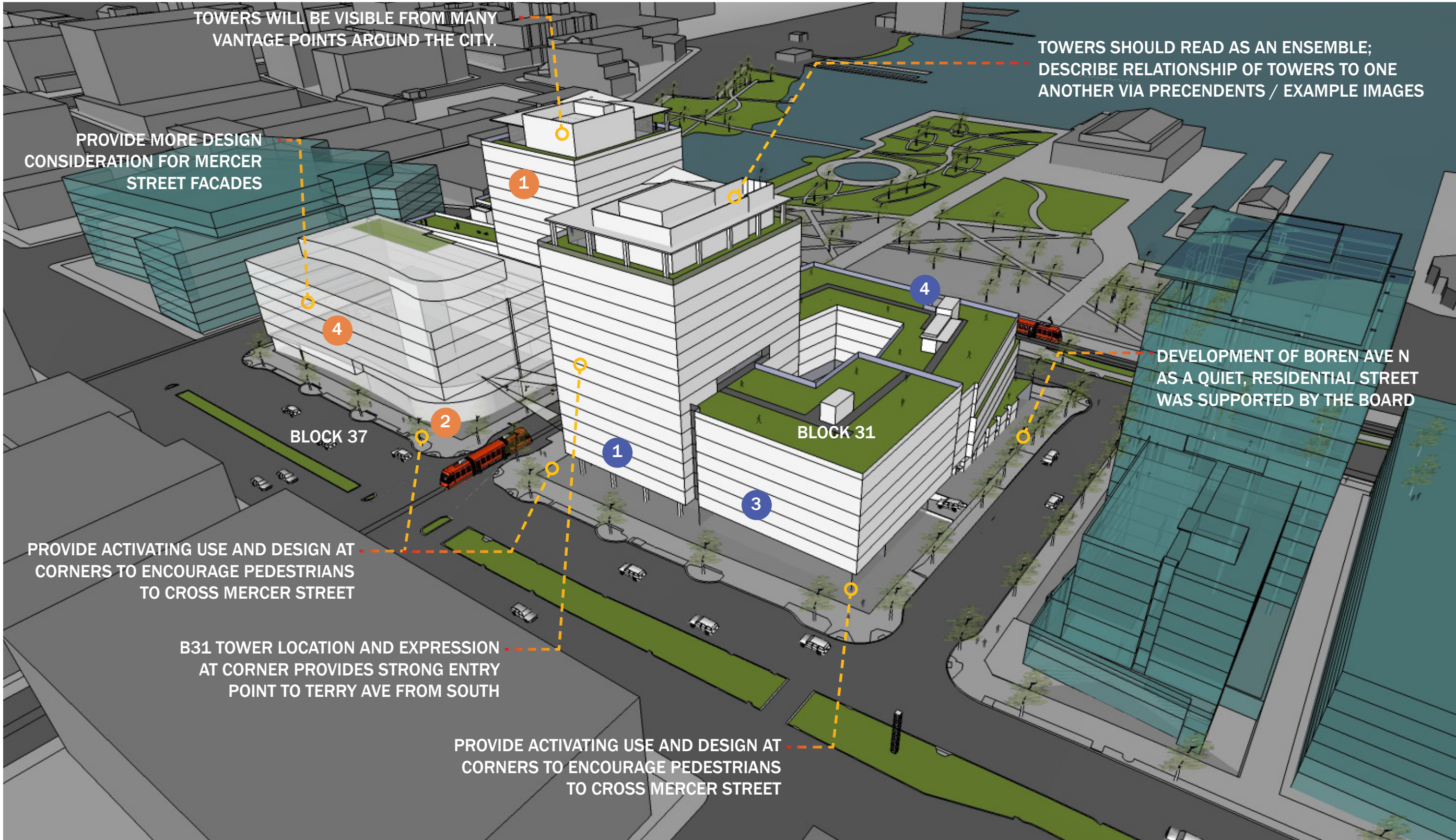


RENDERED LANDSCAPE PLAN PRESENTED AT EDG #1 ON 8/13/14

EDG 1 DESIGN GUIDANCE

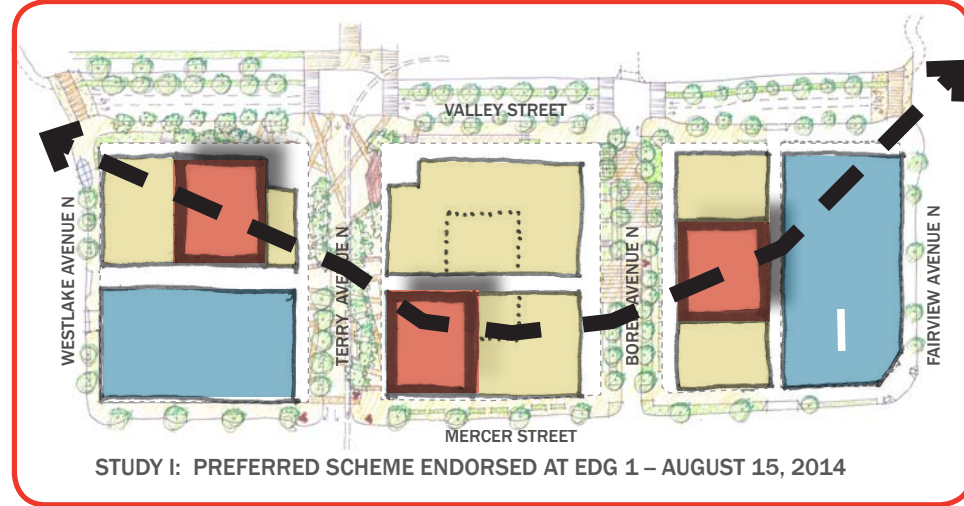


AERIAL PERSPECTIVE OF MASSING PRESENTED AT EDG #1 ON 8/13/14



AERIAL PERSPECTIVE OF MASSING PRESENTED AT EDG #1 ON 8/13/14

EDG 1 DESIGN PRIORITIES



OFFSET TOWERS FROM EDG 8/13/2014

I. TOWER PLACEMENT

Board approved proposed locations, but requested a shift of the Block 37 Tower to the west.

II. TERRY AVENUE PLAZA AND CONNECTION TO SOUTH LAKE UNION PARK

Modify massing on Block 37 to open up the view to the sky at the north end of the plaza; provide some mitigating mass between the tower and the plaza.

Maintain proposed setback shown in Block 31 Option C.

III. APPROPRIATE ALLOCATION OF GROUND FLOOR USE

Enhance activity at block corners with commercial/retail use as much as possible. Reduce frontage impacts of residential lobbies and leasing offices.

IV. THROUGH BLOCK CONNECTIONS

Revise programmatic elements and reduce parking impact to enhance pedestrian comfort.

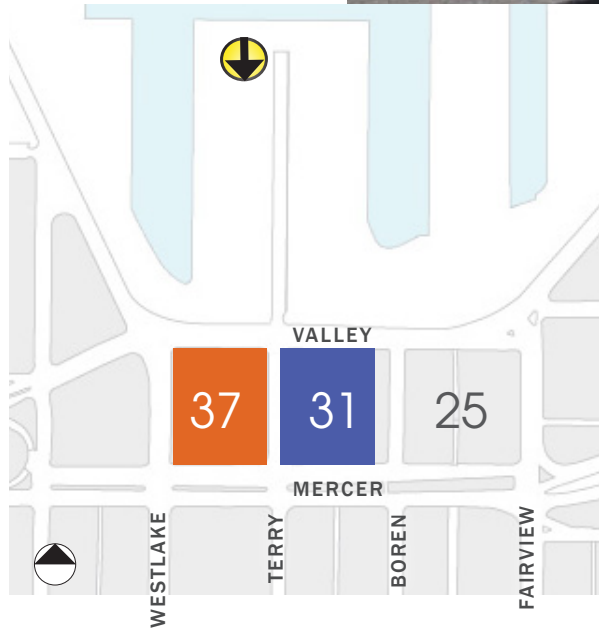
V. MERCER STREET DESIGN DEVELOPMENT

Provide design analysis of existing buildings along south side of Mercer.

Consider impact on design of Block 31 and Block 37.

VI. TOWER ENSEMBLE CONCEPTS

Share example images to describe the relationship of the Towers to one another. Give consideration to form and materiality for variety at towers and podiums.

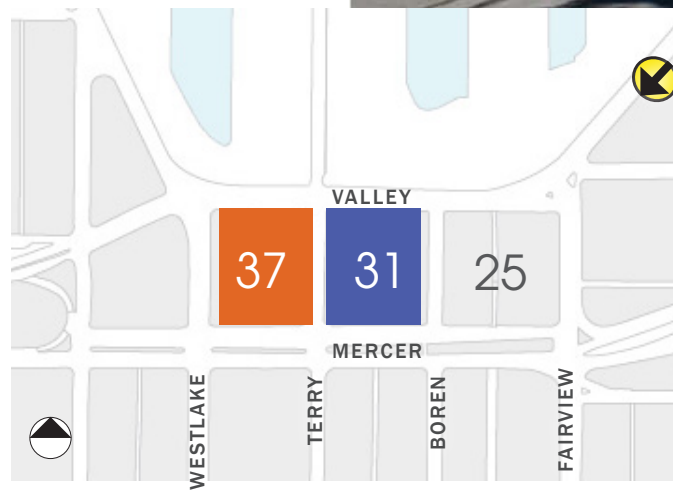


BLOCK
37

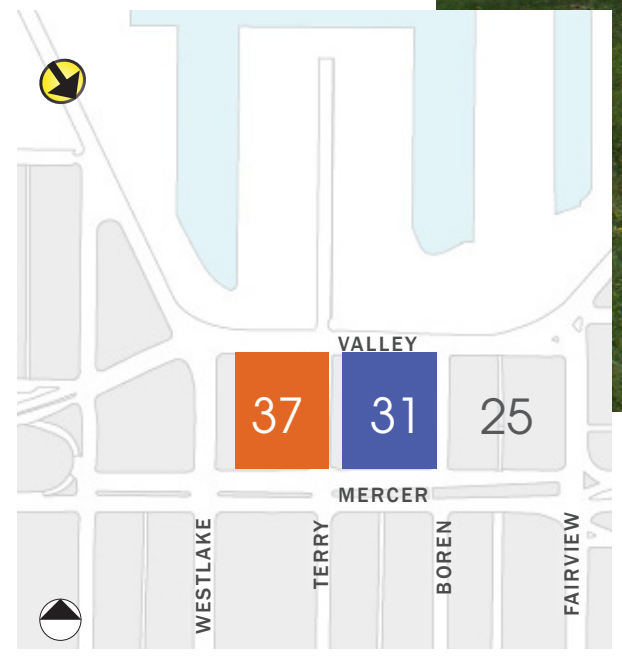
BLOCK
31

NEIGHBORHOOD CONTEXT

LOOKING SOUTHWEST FROM FAIRVIEW AVENUE



NOTE: BLOCK 25W IS SHOWN FOR CONTEXT. SEE MUP # 3017401



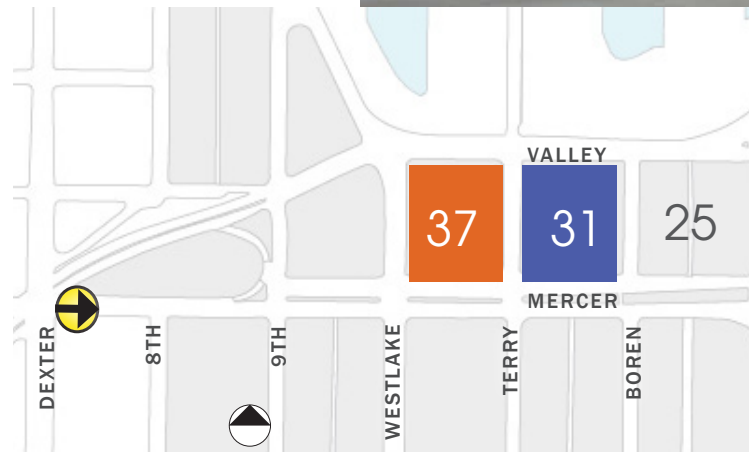
NOTE: BLOCK 25W IS SHOWN FOR CONTEXT. SEE MUP # 3017401

BLOCK
37

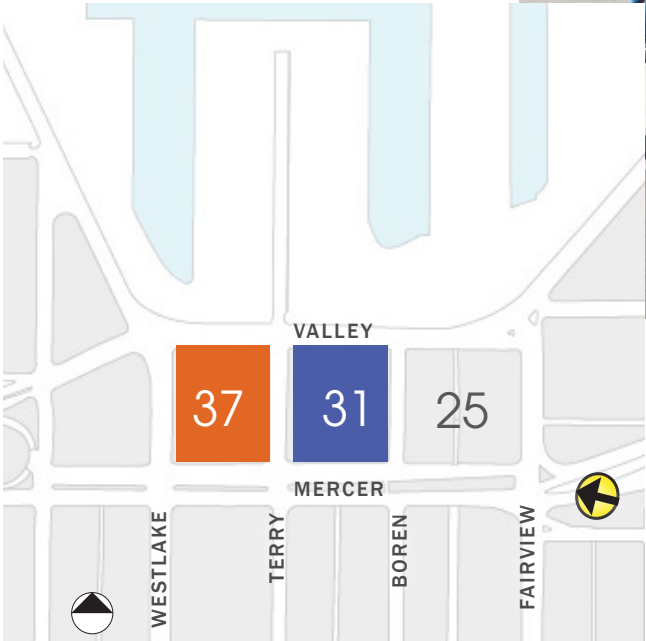
BLOCK
31

NEIGHBORHOOD CONTEXT

VIEW TRAVELING EAST ON MERCER STREET



NOTE: BLOCK 25W IS SHOWN FOR CONTEXT. SEE MUP # 3017401



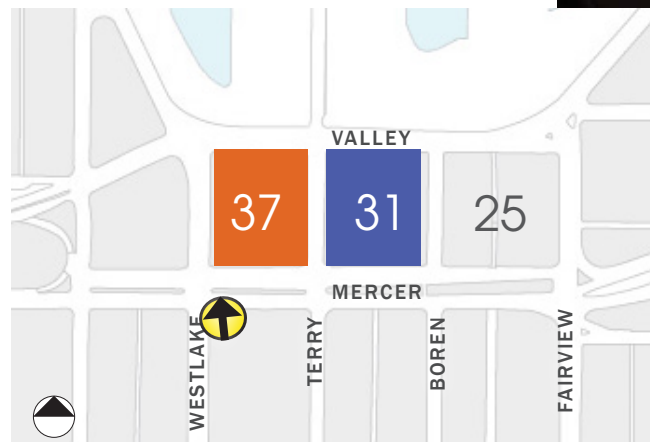
NOTE: BLOCK 25W IS SHOWN FOR CONTEXT. SEE MUP # 3017401

BLOCK
37

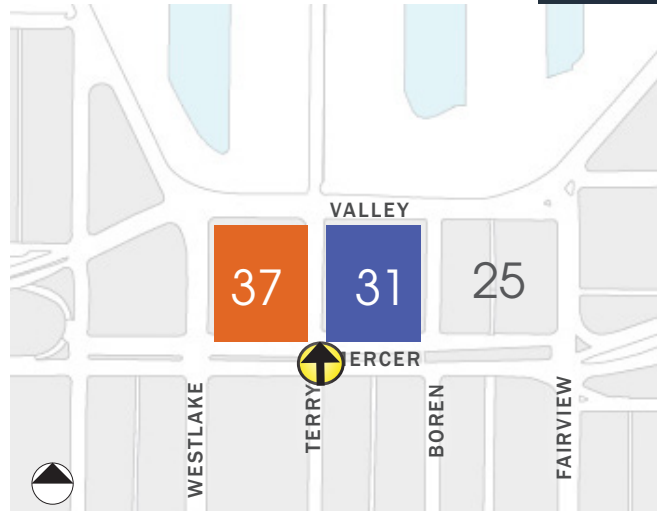
BLOCK
31

NEIGHBORHOOD CONTEXT

VIEW FROM WESTLAKE AVE N.



NOTE: MASSING OF THE ALLEN INSTITUTE FOR BRAIN SCIENCES SHOWN FOR CONTEXT

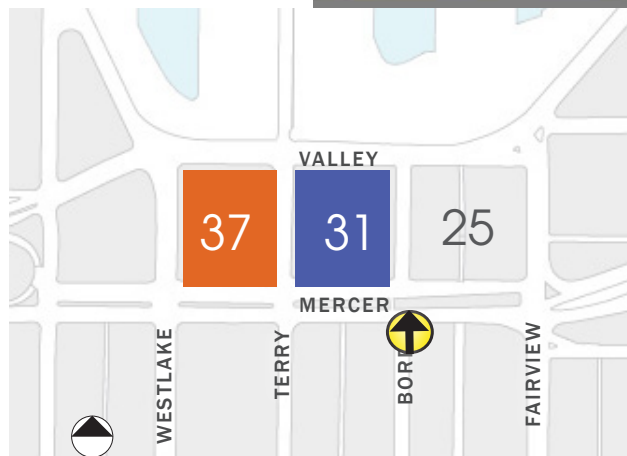


BLOCK
37

BLOCK
31

NEIGHBORHOOD CONTEXT

VIEW FROM BOREN AVE N.

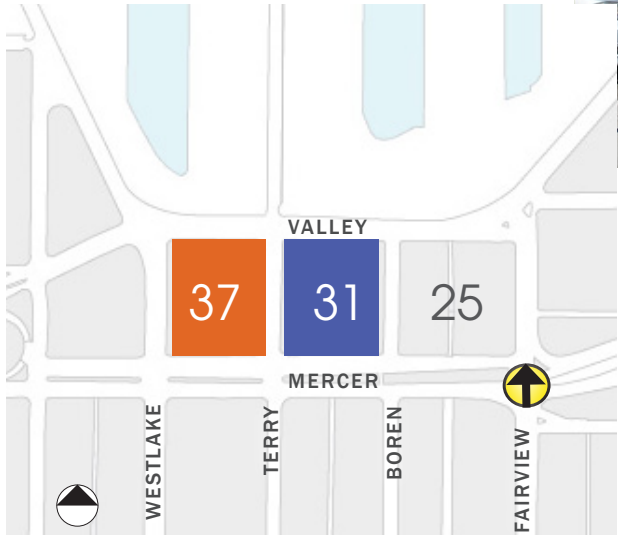


NOTE: BLOCK 25W IS SHOWN FOR CONTEXT. SEE MUP # 3017401



Future Office Building

NOTE: BLOCK 25W + 25E IS SHOWN FOR CONTEXT.

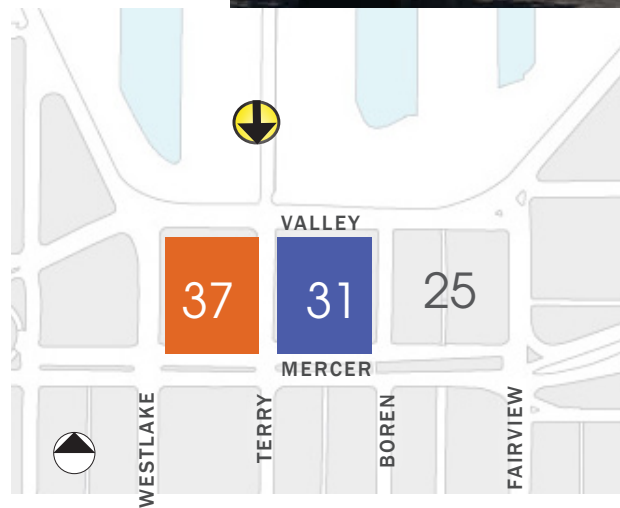


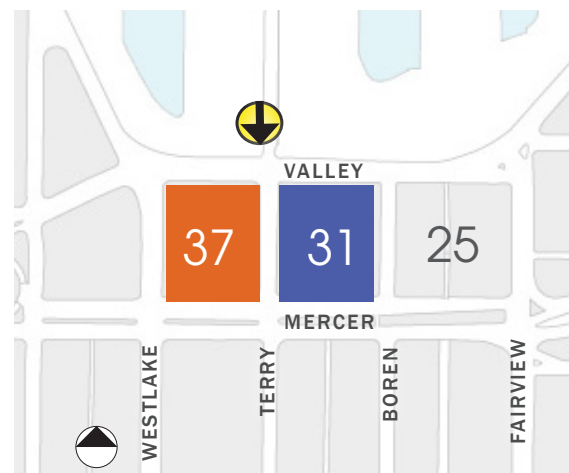
BLOCK
37

BLOCK
31

NEIGHBORHOOD CONTEXT

VIEW FROM SOUTH LAKE UNION PARK AT TERRY AVE N.

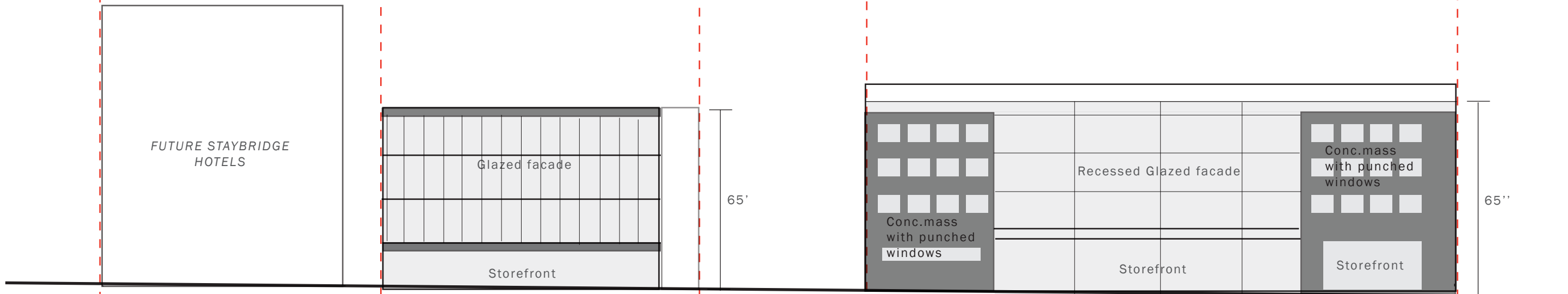




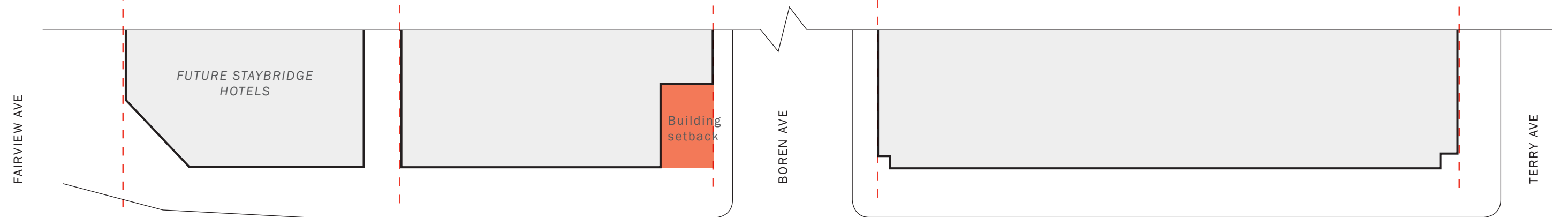
MERCER STREET FACADE ANALYSIS



MERCER STREET ELEVATION LOOKING SOUTH



ELEVATION DIAGRAMS



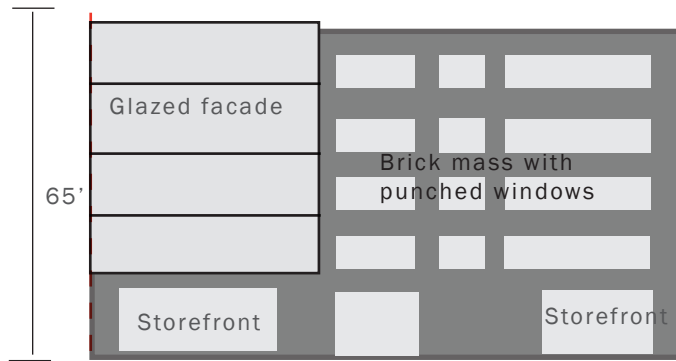
PLANS



TERRY AVE



2 MERCER STREET ELEVATION LOOKING SOUTH



FUTURE OFFICE BUILDING

FUTURE OFFICE BUILDING

WESTLAKE AVE

MERCER STREET

160'

Glazed facade

85'

Storefront

TERRY AVE

FUTURE OFFICE BUILDING

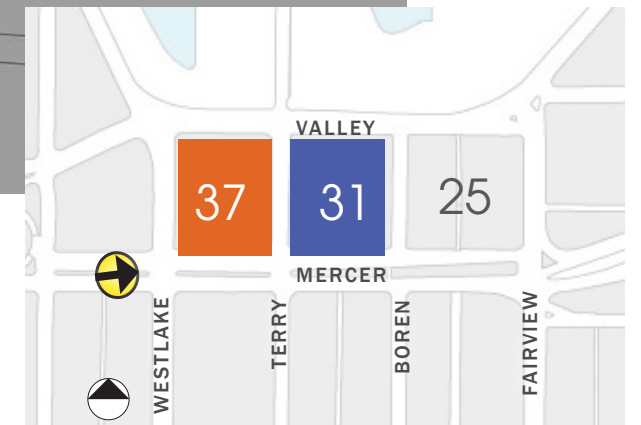
WESTLAKE AVE

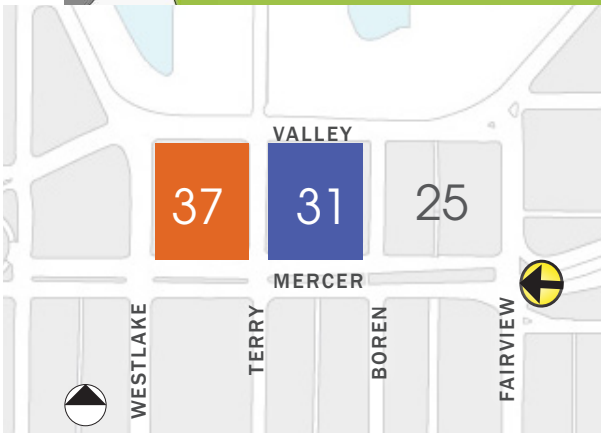
MERCER STREET

MERCER STREET FACADE ANALYSIS



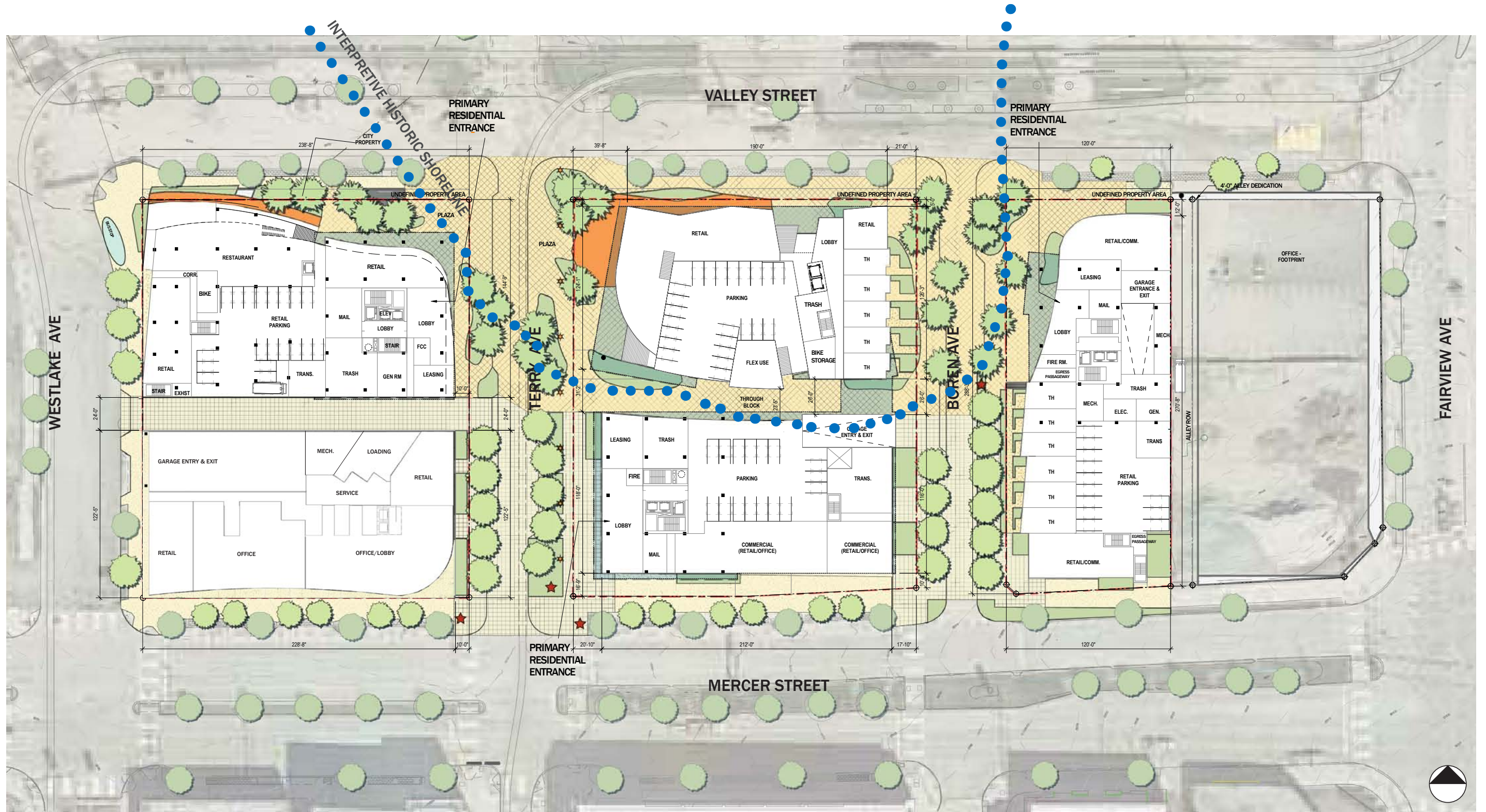
MASSING VIEW OF MERCER STREET AT WESTLAKE AVE LOOKING EAST



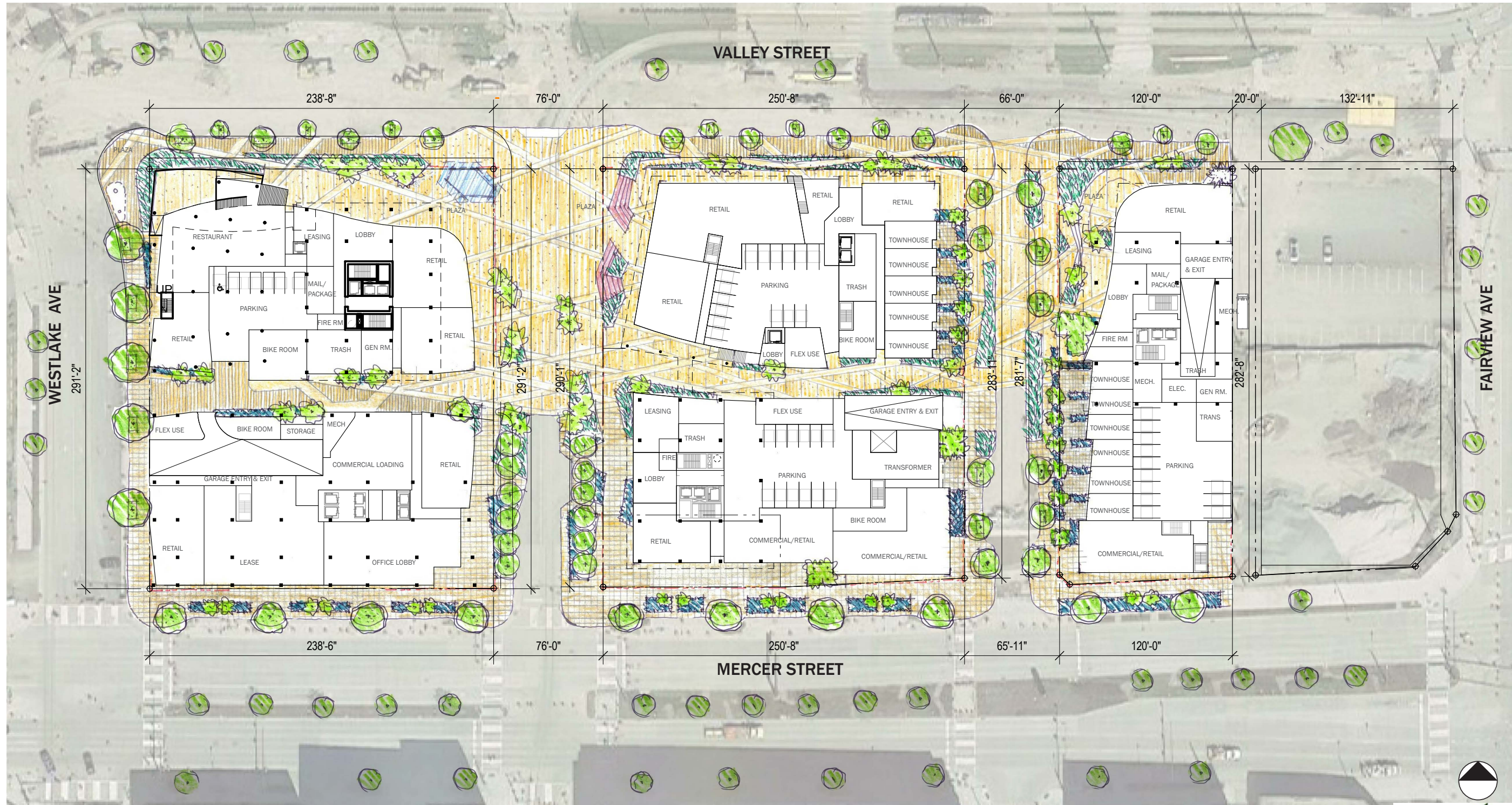


MASSING VIEW OF MERCER STREET AT FAIRVIEW AVE LOOKING WEST

BLOCK 37 & BLOCK 31 LANDSCAPE PLAN - EDG 1



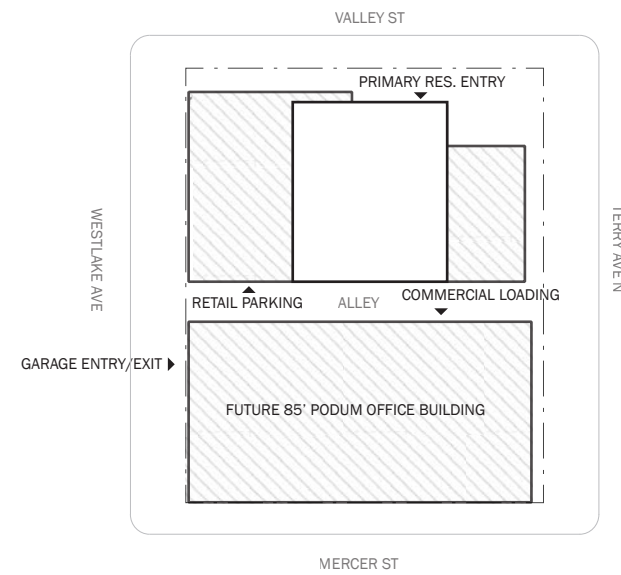
LANDSCAPE PLAN PRESENTED AT EDG #1 ON 8/13/14



REVISED LANDSCAPE PLAN FOR EDG #2 ON 9/17/14

BLOCK 37 | EDG #1

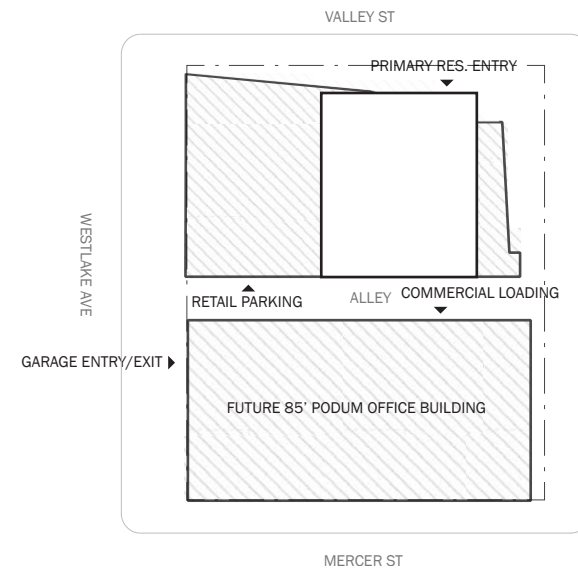
SCHEME A - CODE COMPLIANT



BOARD COMMENTS

- The Board did not have any comments on the Code Compliant scheme.

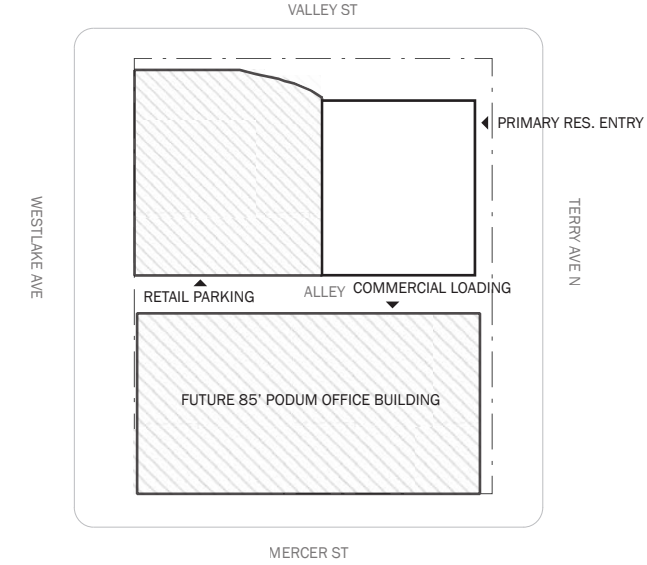
SCHEME B



BOARD COMMENTS

- The Board liked the tower location in scheme B as the east facing podium element provided some mitigating mass between the tower and the Terry Avenue Plaza.

SCHEME C



BOARD COMMENTS

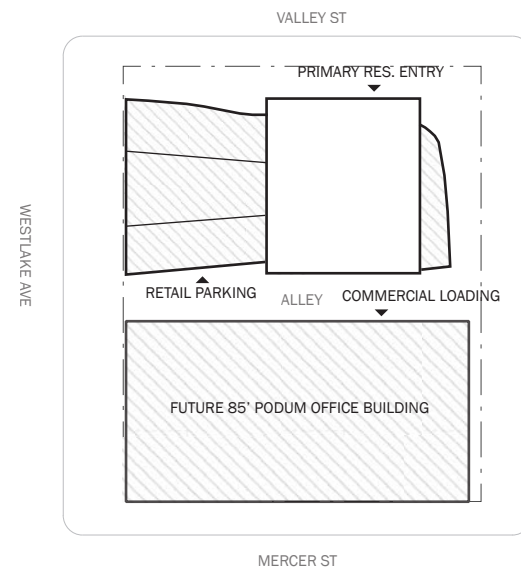
- The Board liked the split podium design in Scheme C best of all three podium designs.
- The Board was interested in the stepped retail frontage facing Valley and asked for more detail on how the terracing would function.
- The Board did not like the tower location proposed in scheme C.

SCHEME D - PREFERRED

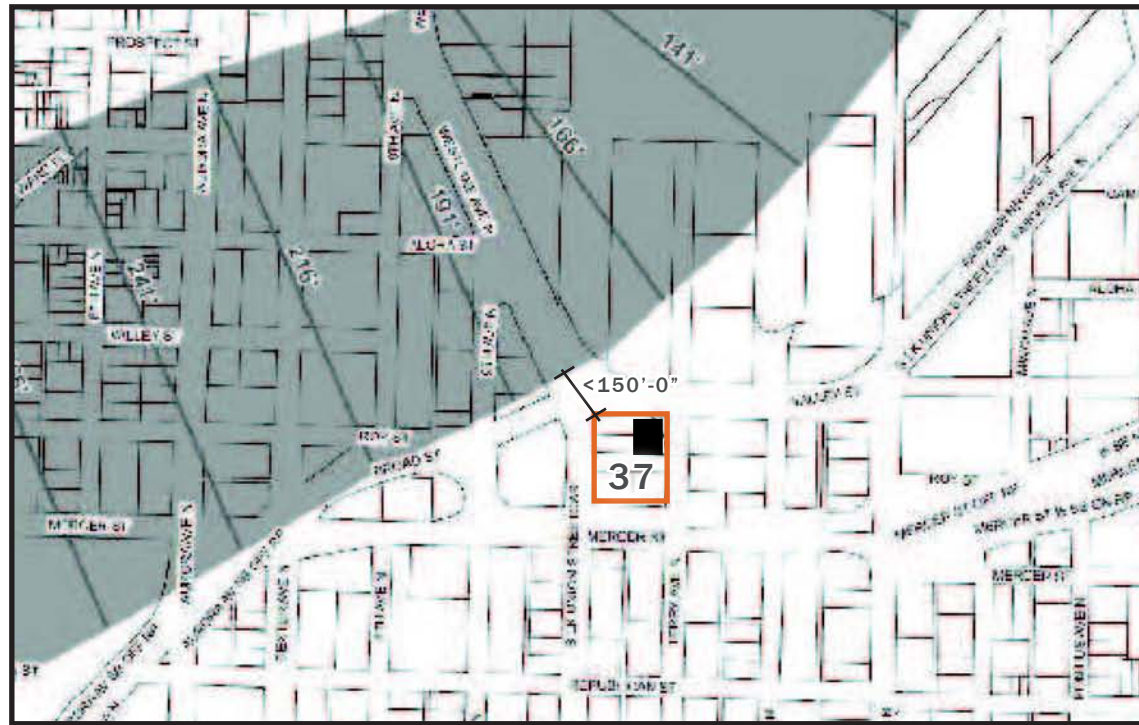


BLOCK 37 EDG 1 DIRECTION

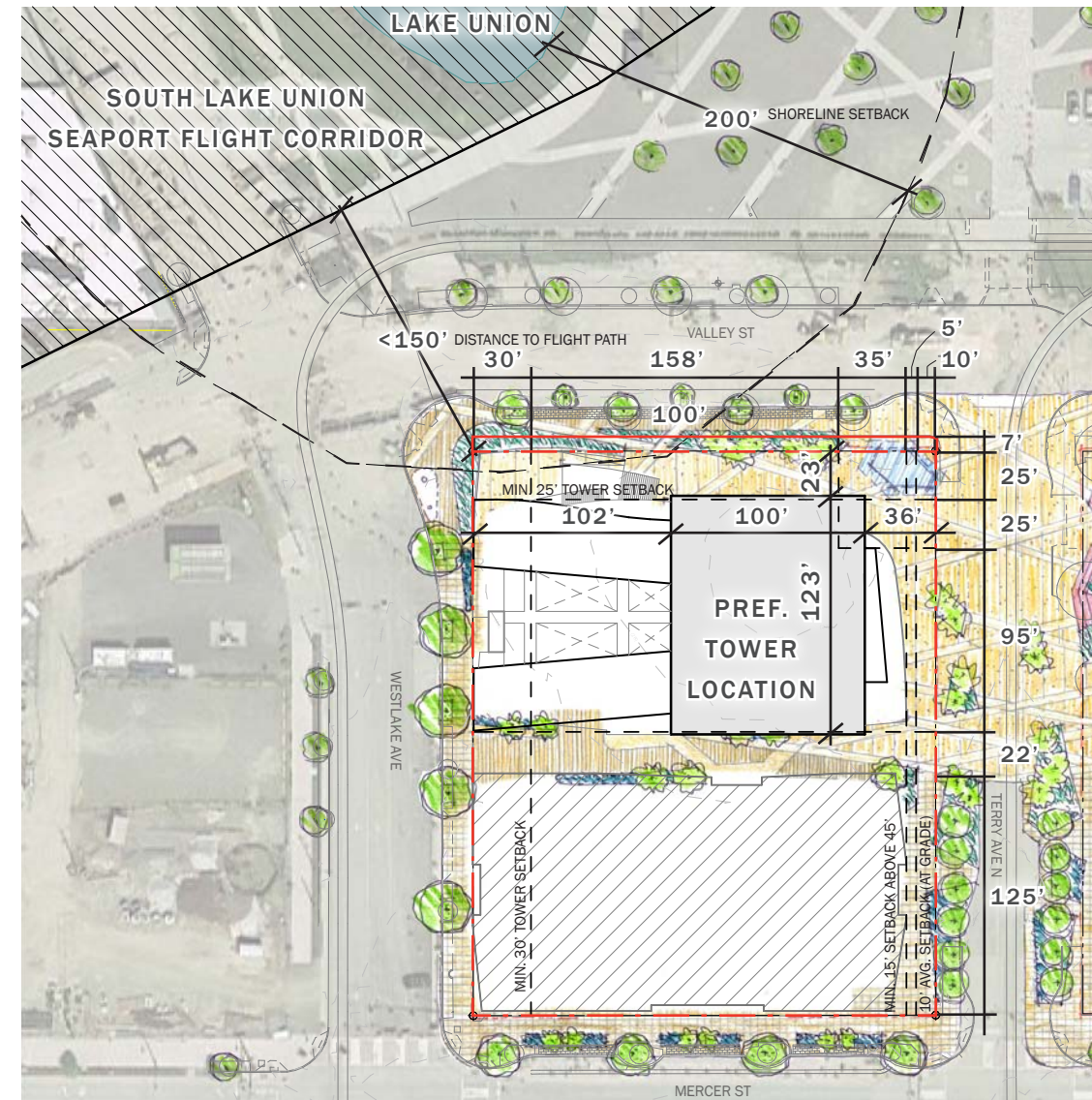
- 1 Tower location - shift to west to open up north end of Terry Ave N.
- 2 Edit Ground floor program to provide better situated commercial frontage
- 3 Confirm Podium Design at Valley and Westlake Gateway location
- 4 Provide Mercer Street massing analysis and explain design approach
- 5 Provide clear pedestrian priority at through block connection
- 6 Develop landscape/ground plane concept and reinforce a cohesive public place at Terry & Valley.
- 7 Explore massing and architectural expression concepts for an ensemble of related towers.



SCHEME D (PREFERRED) | BLOCK 37 - TOWER LOCATION



MAP A FOR 23.48.010 FLIGHT PATH
SOUTH LAKE UNION SEAPORT FLIGHT CORRIDOR



BLOCK 37
TOWER LOCATION SETBACKS AND CONSTRAINTS



SCHEME B VIEW OF TOWER FROM THE PARK



SCHEME C VIEW OF TOWER FROM THE PARK



SCHEME D VIEW OF TOWER FROM THE PARK



SCHEME B VIEW OF TOWER FROM THE SE



SCHEME C VIEW OF TOWER FROM THE SE



SCHEME D VIEW OF TOWER FROM THE SE

SCHEME C (EDG 1 PREFERRED) | BLOCK 37 - GROUND FLOOR USE BEFORE

Departure requested for reduced clear ceiling height in commercial space facing Valley Street.

19 stalls provided in retail parking garage

Through-block does not have any pedestrian or active transit oriented program use.



Tower form overhangs a portion of the plaza at Terry Ave N and Valley Street. Departure requested to encroach on 15' tower setback from Terry Ave N.

Residential lobby and leasing fronts on Terry Ave N.

Departure requested for reduced commercial frontage on Class 1 Pedestrian Street

Office building lobby located at the corner of Terry Ave N and Mercer Street.



SCHEME D (PREFERRED) | BLOCK 37 - RETAIL FRONTAGE



EXAMPLE IMAGES: ELEVATED RESTAURANT SEATING



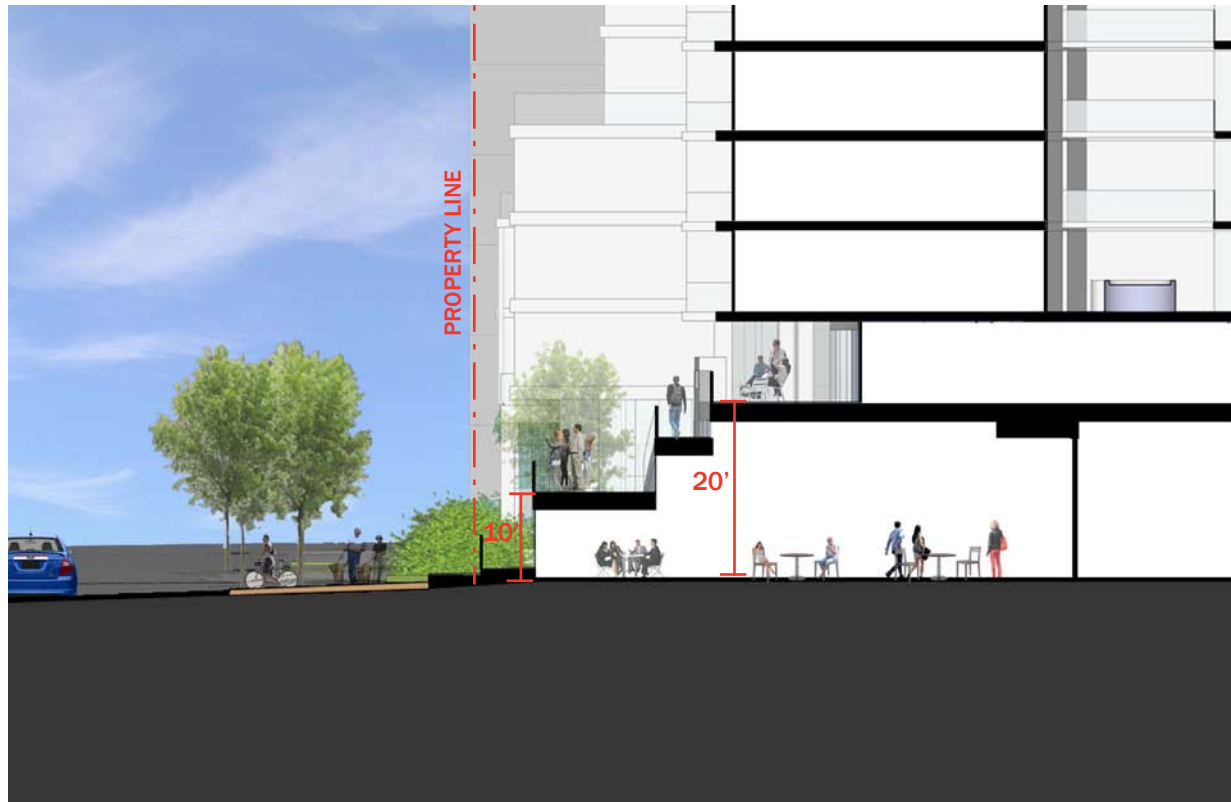
EXAMPLE IMAGE: LEASING OFFICE AS ACTIVE USE ON PUBLIC PLAZA



PERSPECTIVE VIEW FROM NORTHEAST, LOOKING BACK TOWARDS NORTH FACADE



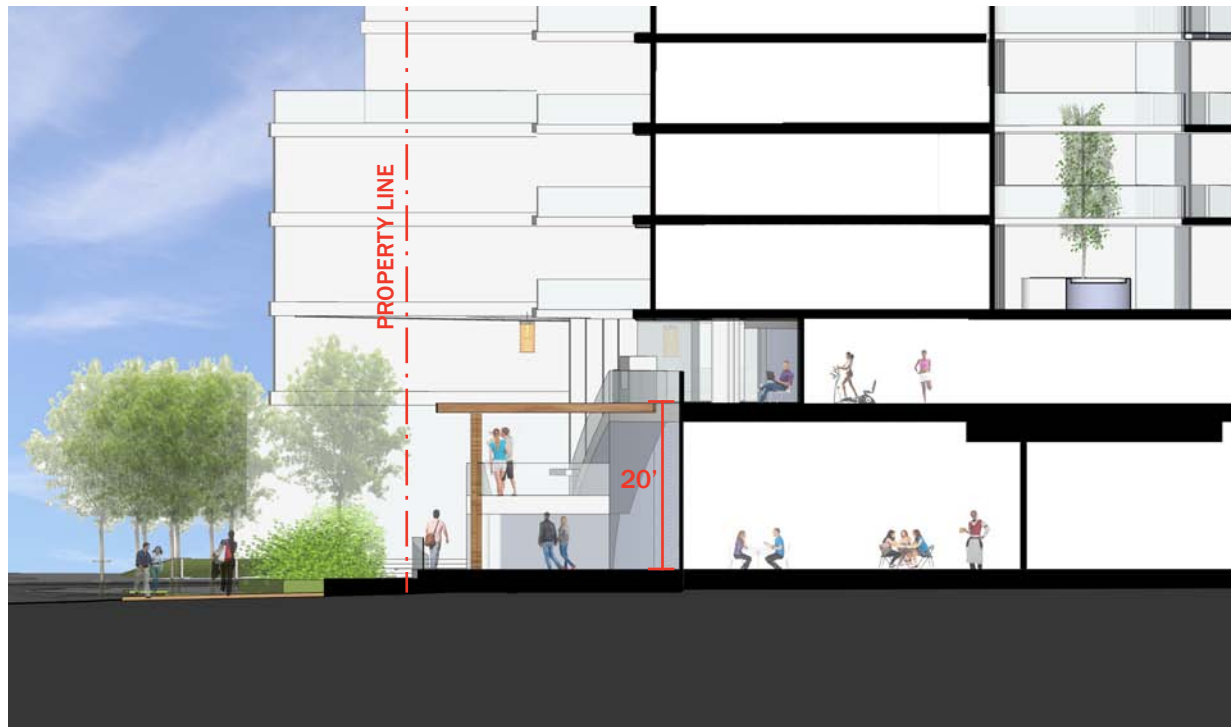
PERSPECTIVE VIEW FROM NORTHEAST, LOOKING BACK TOWARDS TERRY AVENUE N PLAZA



1. ENLARGED RETAIL SECTION AT VALLEY STREET, LOOKING EAST



3. STREET LEVEL PERSPECTIVE FROM GATEWAY INTERSECTION OF VALLEY STREET AND WESTLAKE AVE N.



2. ENLARGED RETAIL SECTION AT VALLEY STREET, LOOKING EAST

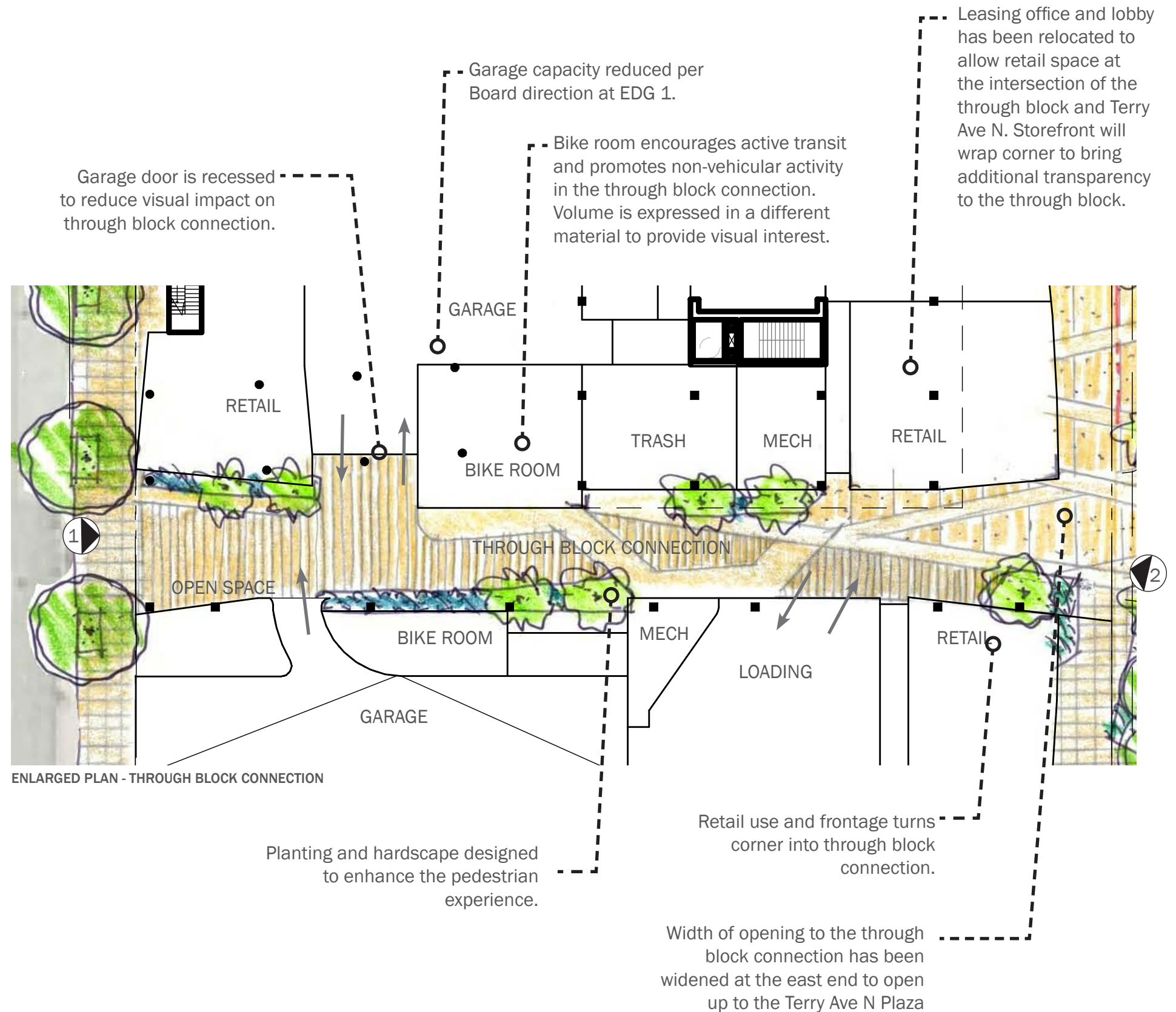


4. STREET LEVEL PERSPECTIVE FROM GATEWAY INTERSECTION LOOKING NORTH FROM WESTLAKE AVE N.

SCHEME D (PREFERRED) | BLOCK 37 - THROUGH BLOCK CONNECTION

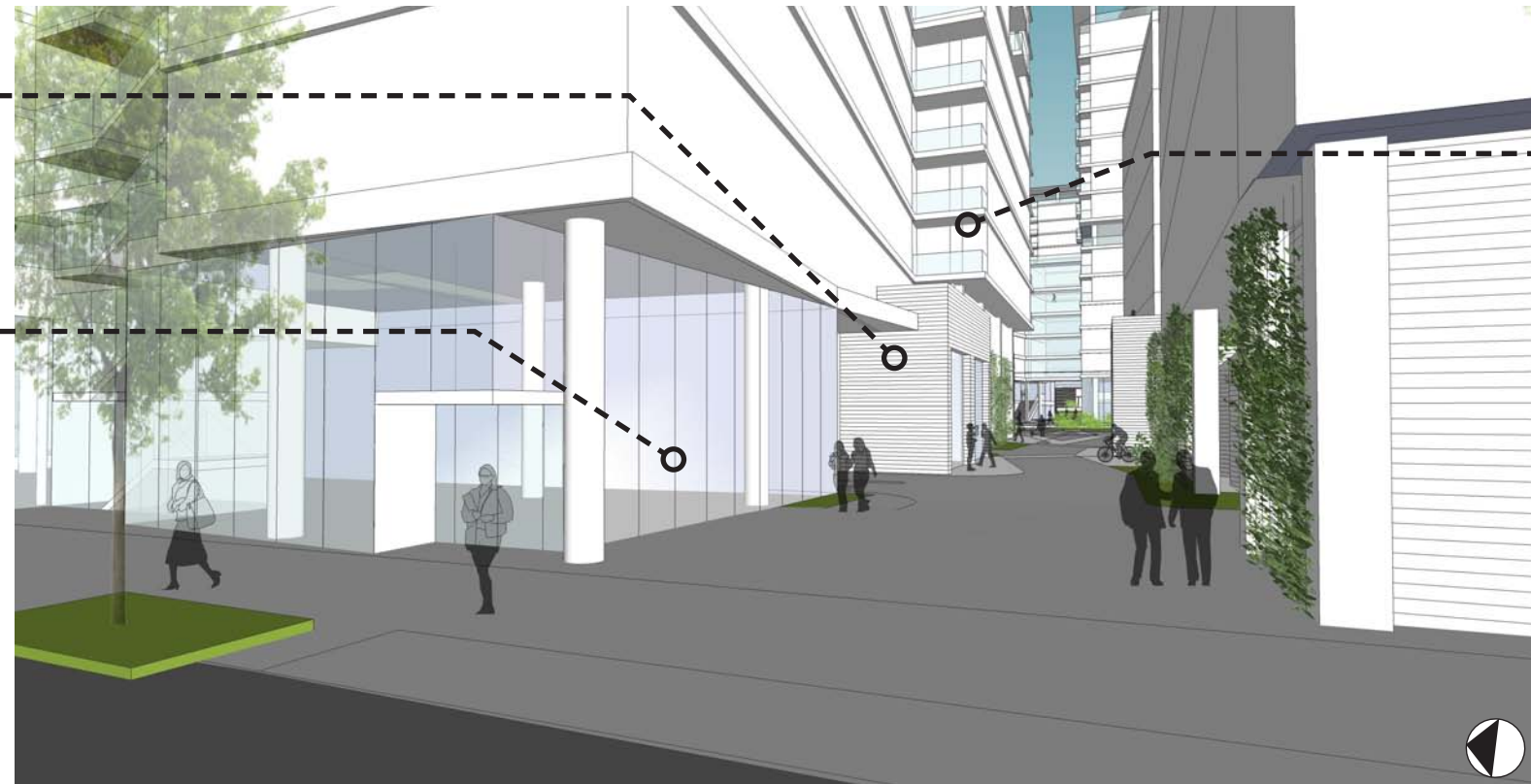


EXAMPLE IMAGES: SHARED PEDESTRIAN AND VEHICLE SPACE



Bike room is expressed in a different material to provide visual interest.

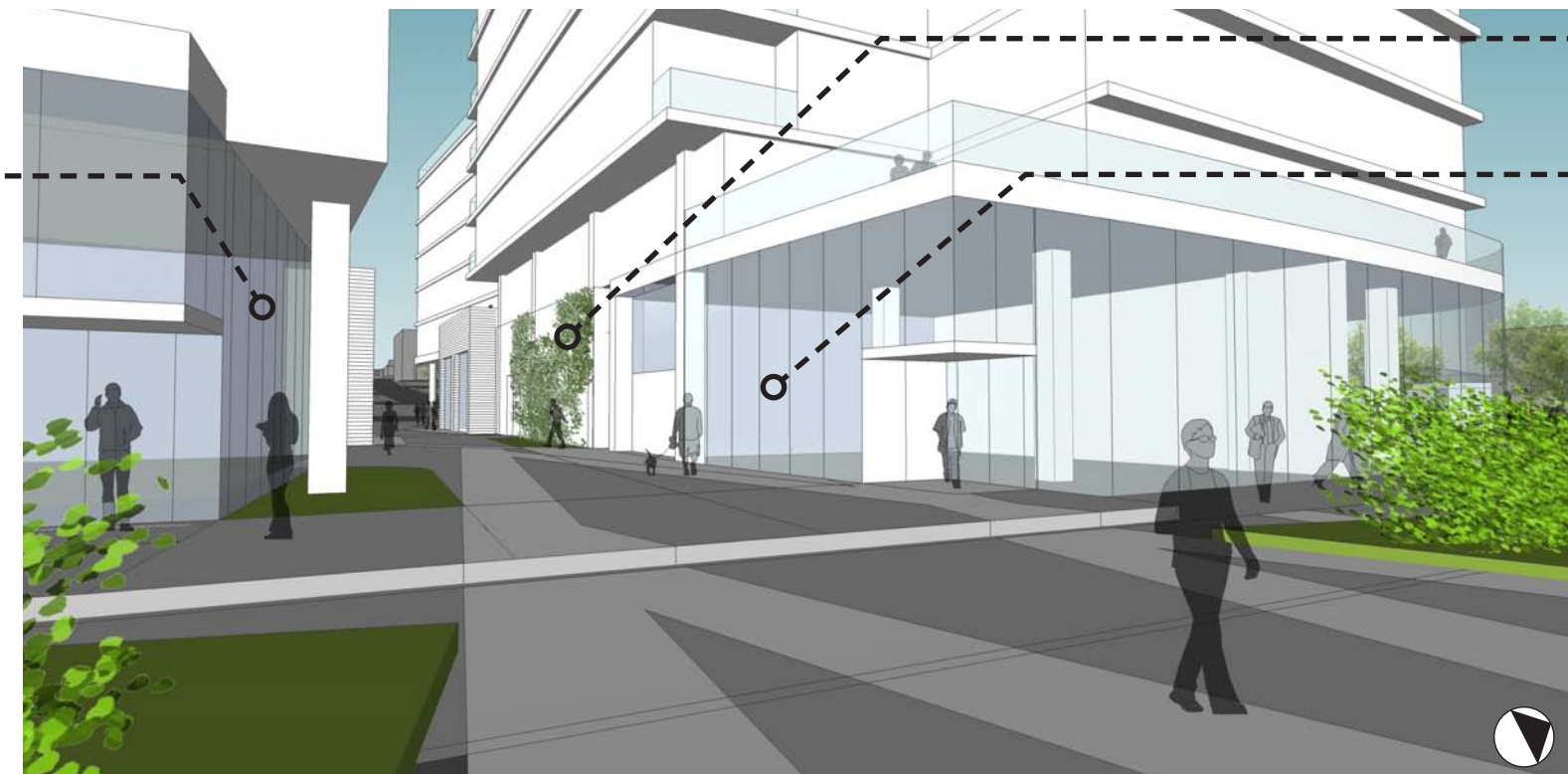
Retail transparency turns the corner into the through block connection.



Facade modulation provides visual interest and scales down massing to enhance pedestrian comfort.

1. STREET LEVEL PERSPECTIVE OF WEST ENTRANCE TO THROUGH BLOCK FROM WESTLAKE AVE N

Retail transparency turns the corner into the through block connection. Wall cant out to open up toward the plaza.

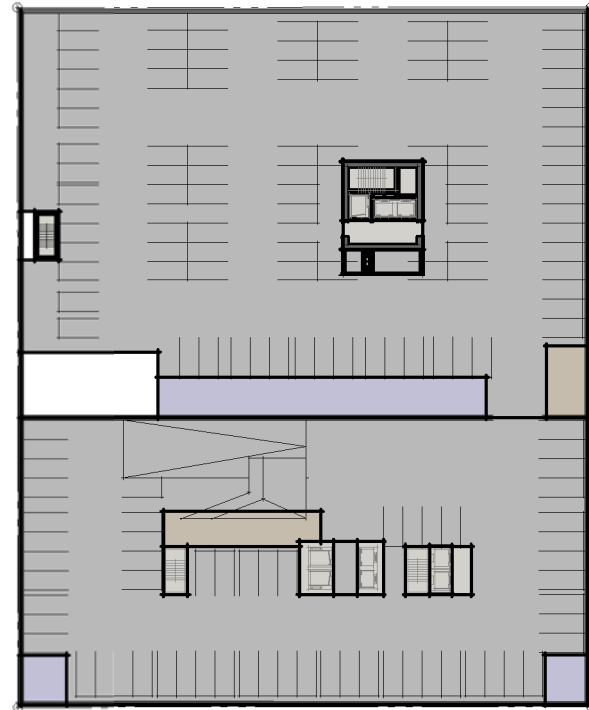


Landscaping and hardscape patterning provide visual interest.

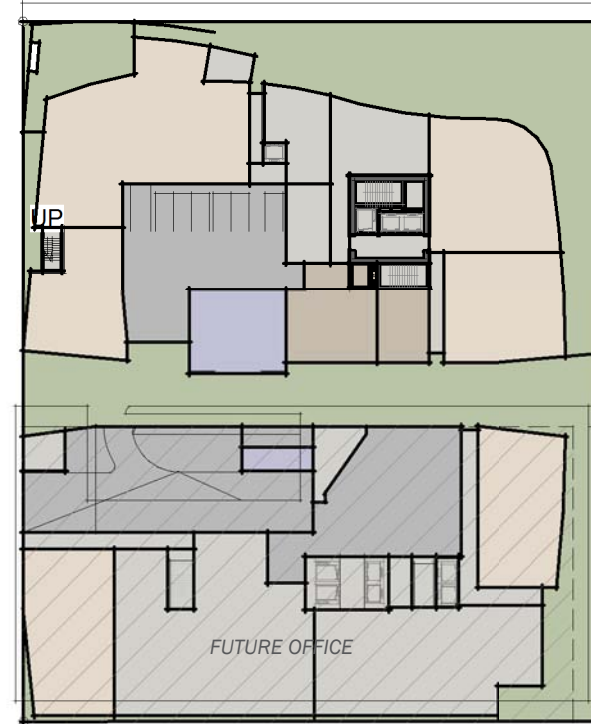
Retail transparency turns the corner into the through block connection.

2. STREET LEVEL PERSPECTIVE OF EAST ENTRANCE TO THROUGH BLOCK FROM TERRY AVE N

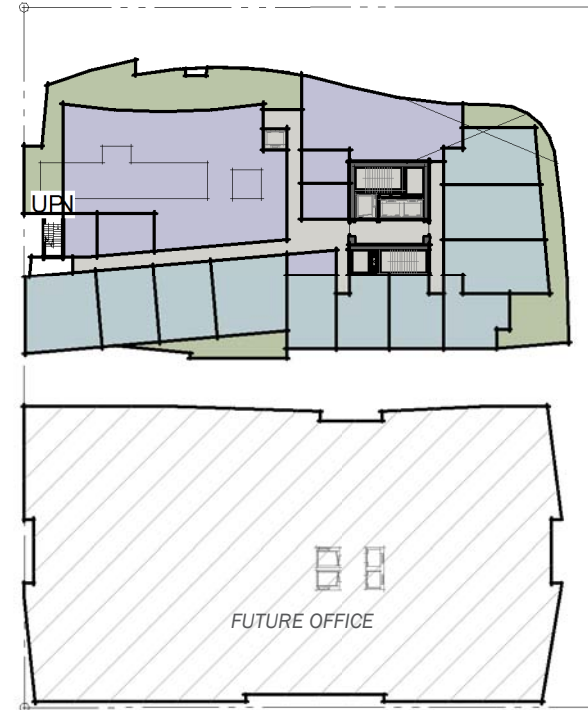
SCHEME D (PREFERRED) | BLOCK 37



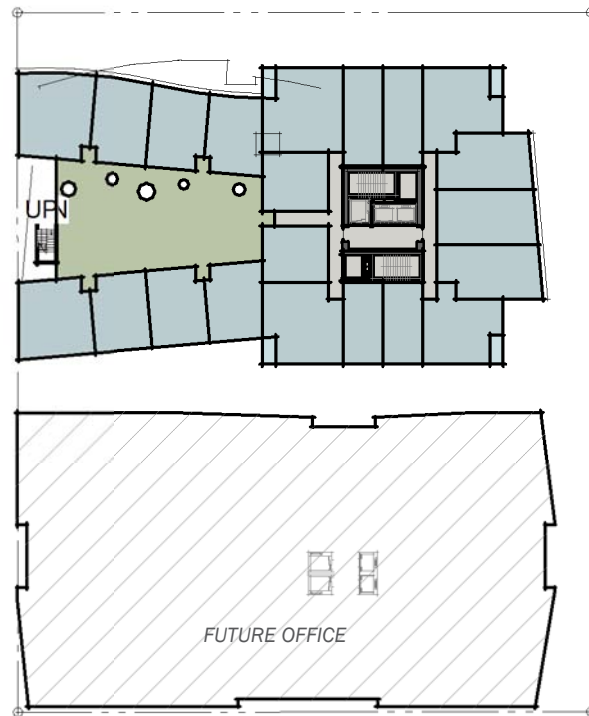
TYPICAL PARKING



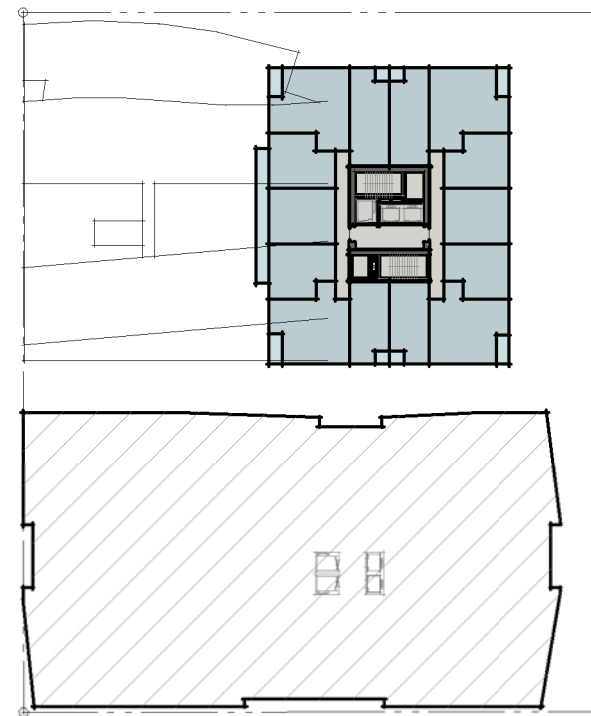
GROUND LEVEL



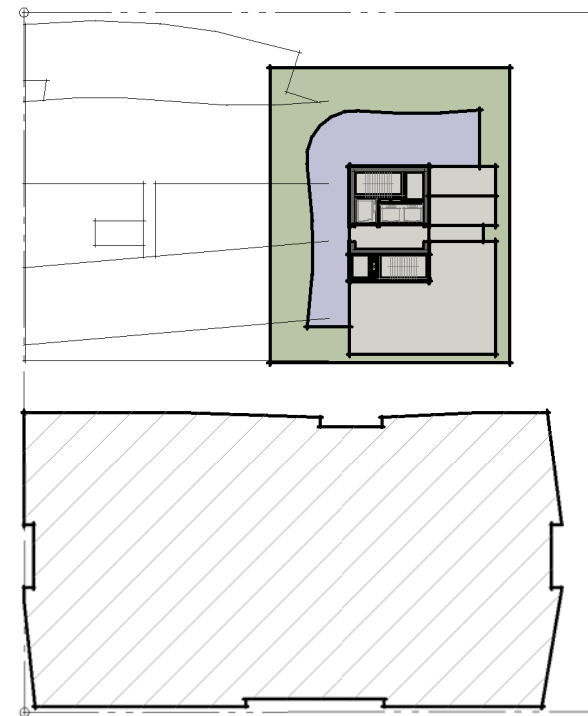
TYPICAL PODIUM LEVEL











TYPICAL 85' PODIUM LEVEL



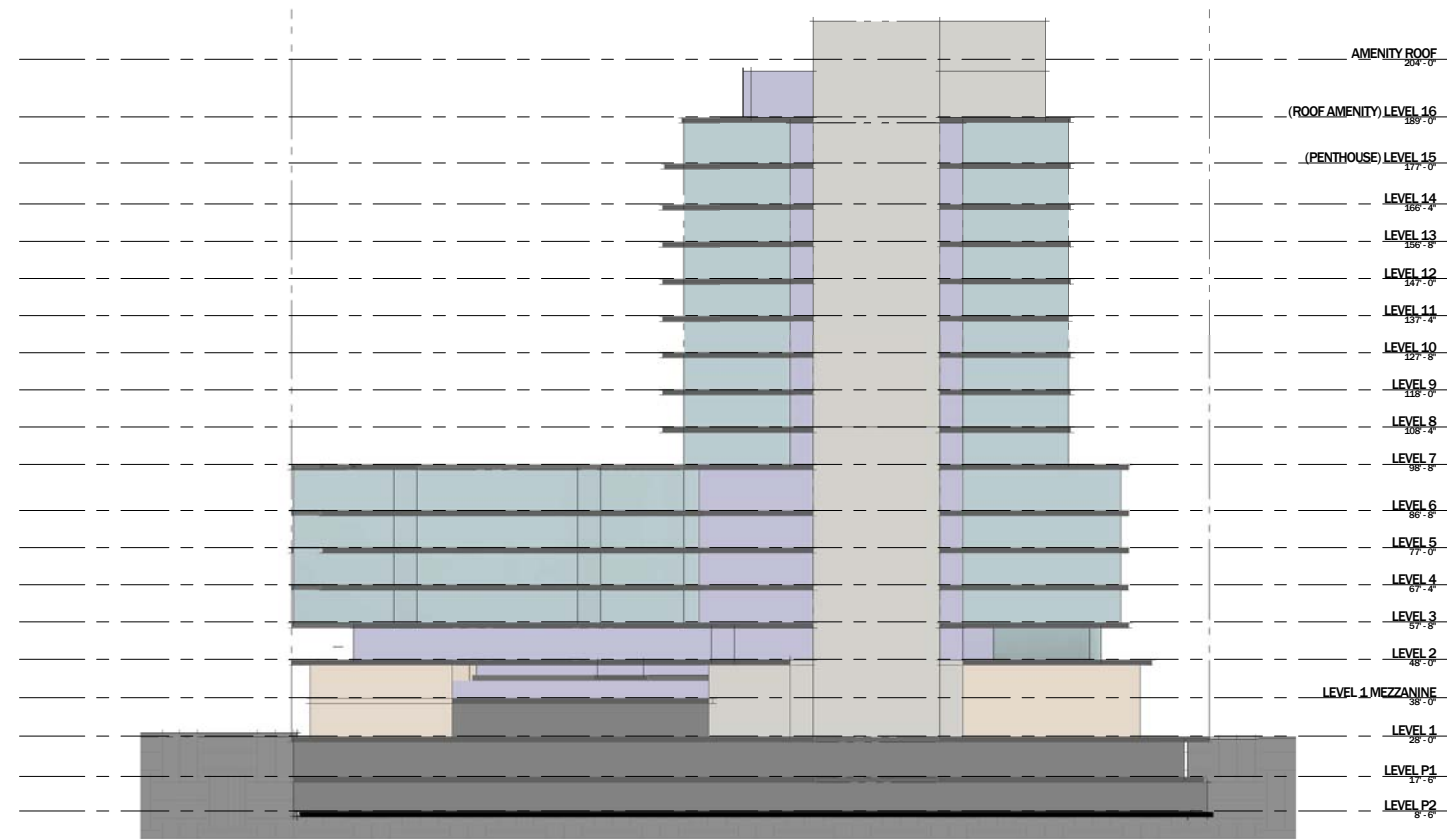
TYPICAL TOWER LEVEL



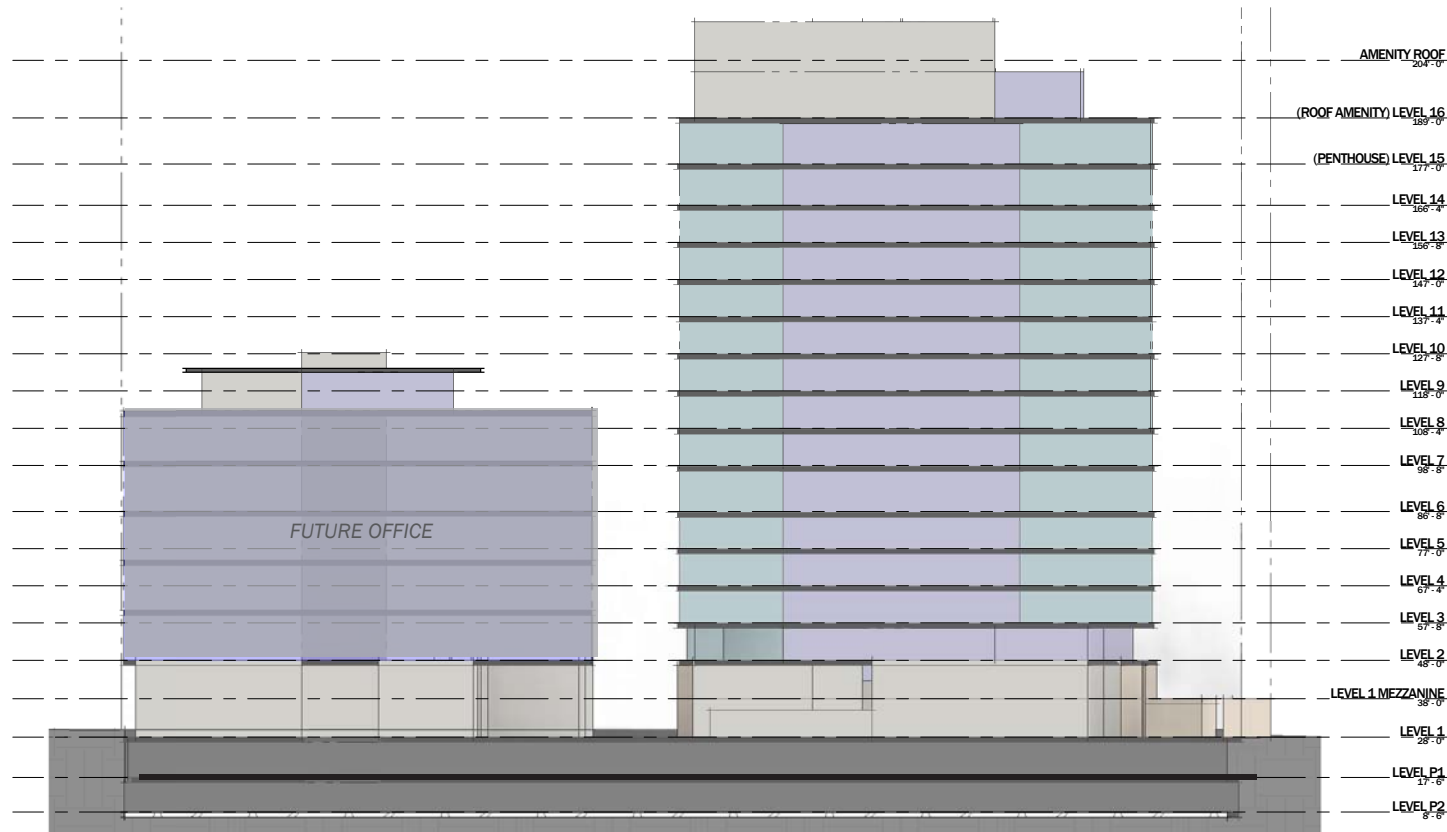
ROOF LEVEL

-  Office Concept
-  Service
-  Retail
-  Outdoor Space
-  Residential
-  Amenity
-  Parking
-  Circulation/Lobby/Mech.

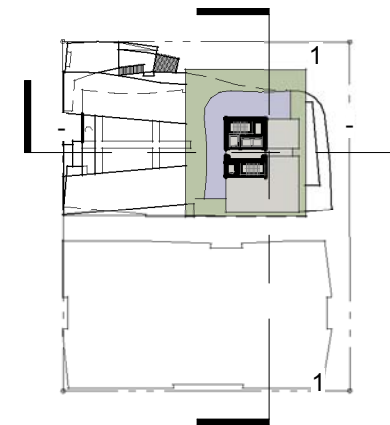




2 EAST-WEST SECTION



1 NORTH-SOUTH SECTION

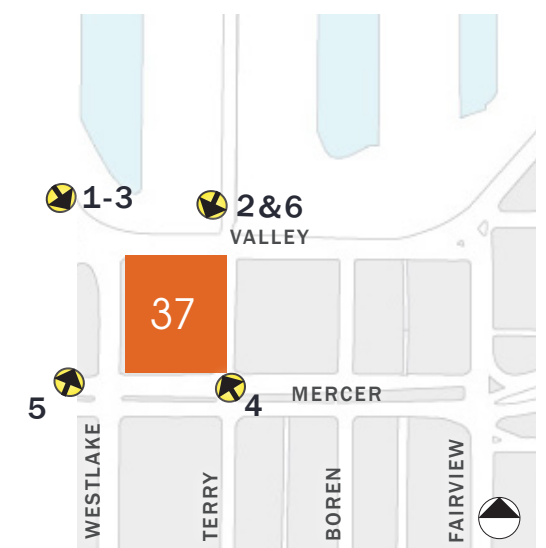




1 AERIAL VIEW FROM NORTHWEST



2 AERIAL VIEW FROM NORTHEAST





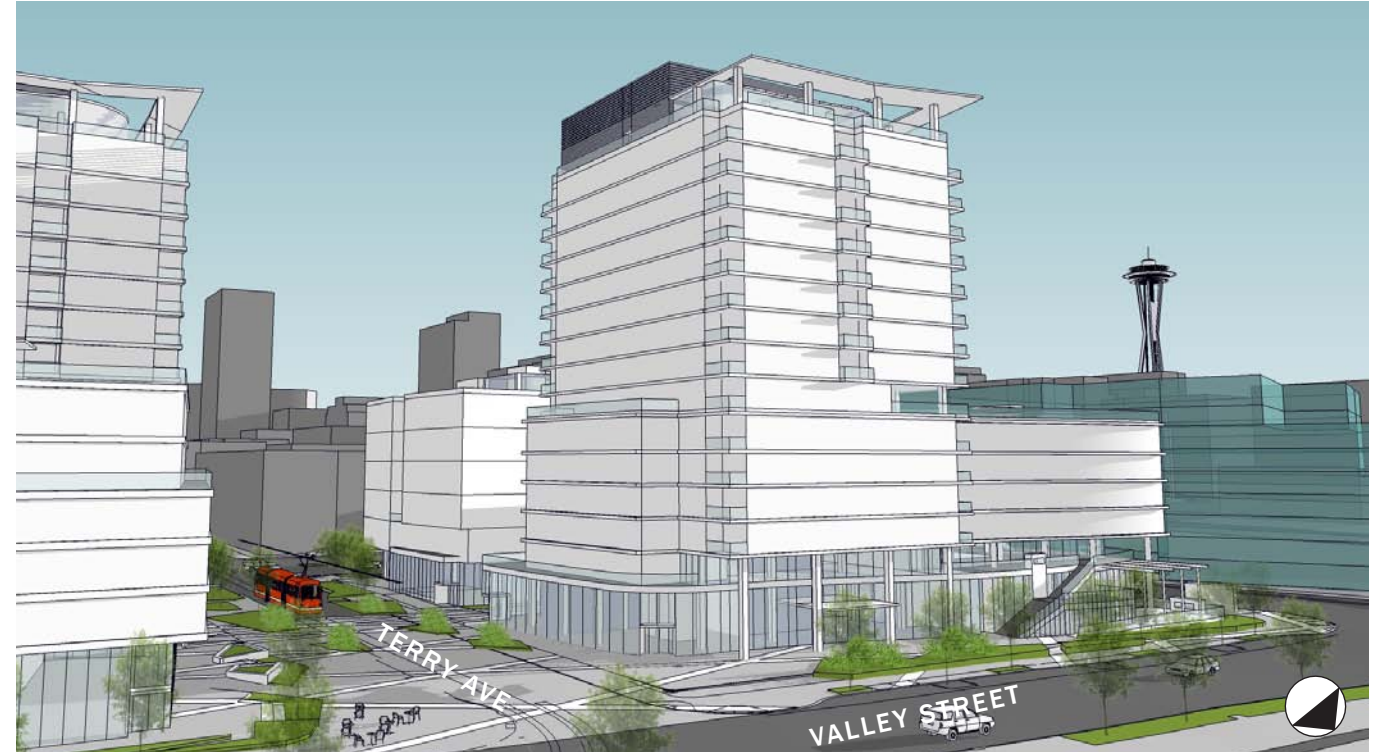
3 PERSPECTIVE VIEW FROM NORTHWEST



4 PERSPECTIVE VIEW FROM SOUTHEAST



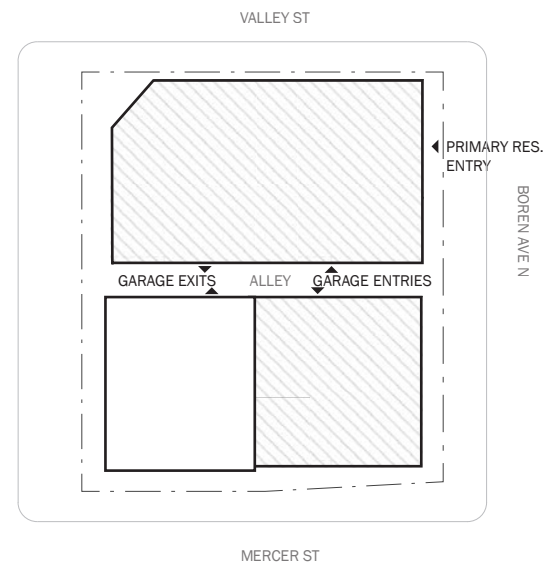
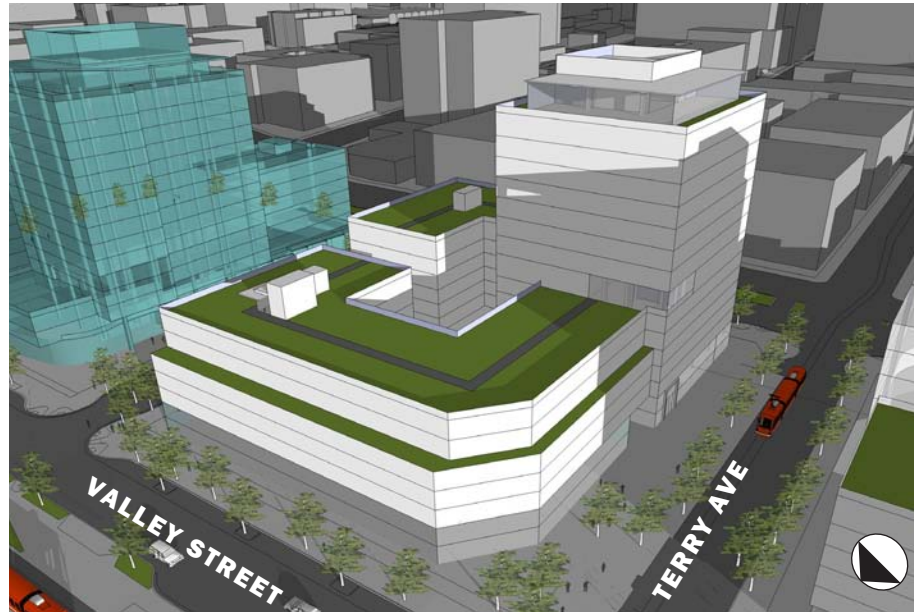
5 PERSPECTIVE VIEW FROM SOUTHWEST



6 PERSPECTIVE VIEW FROM NORTHEAST

BLOCK 31 | EDG #1

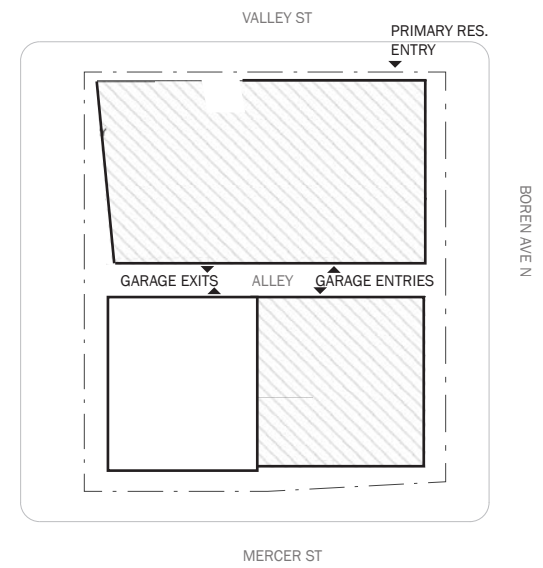
SCHEME A - CODE COMPLIANT



BOARD COMMENTS

- The Board did not have any comments on the Code Compliant scheme.

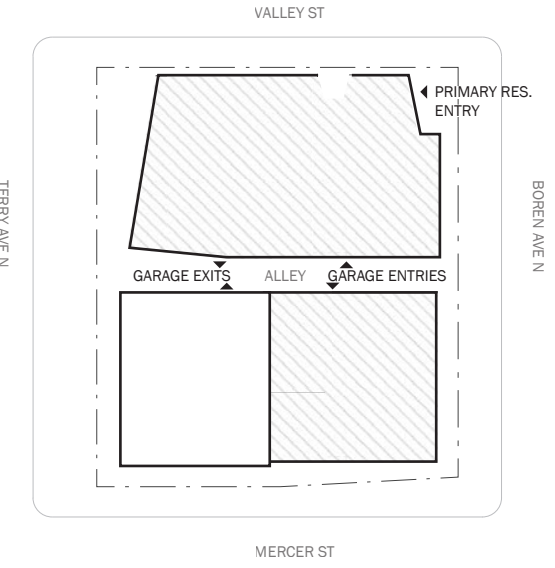
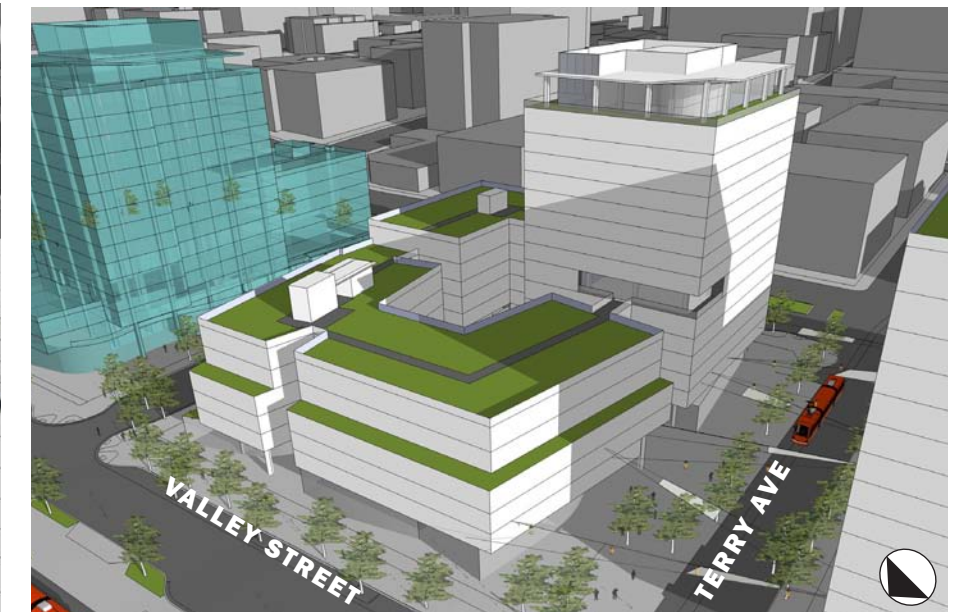
SCHEME B



BOARD COMMENTS

- The Board liked the oculus opening feature on the north facade
- The Board did not like the encroachment of the podium mass out over the Terry Avenue Plaza

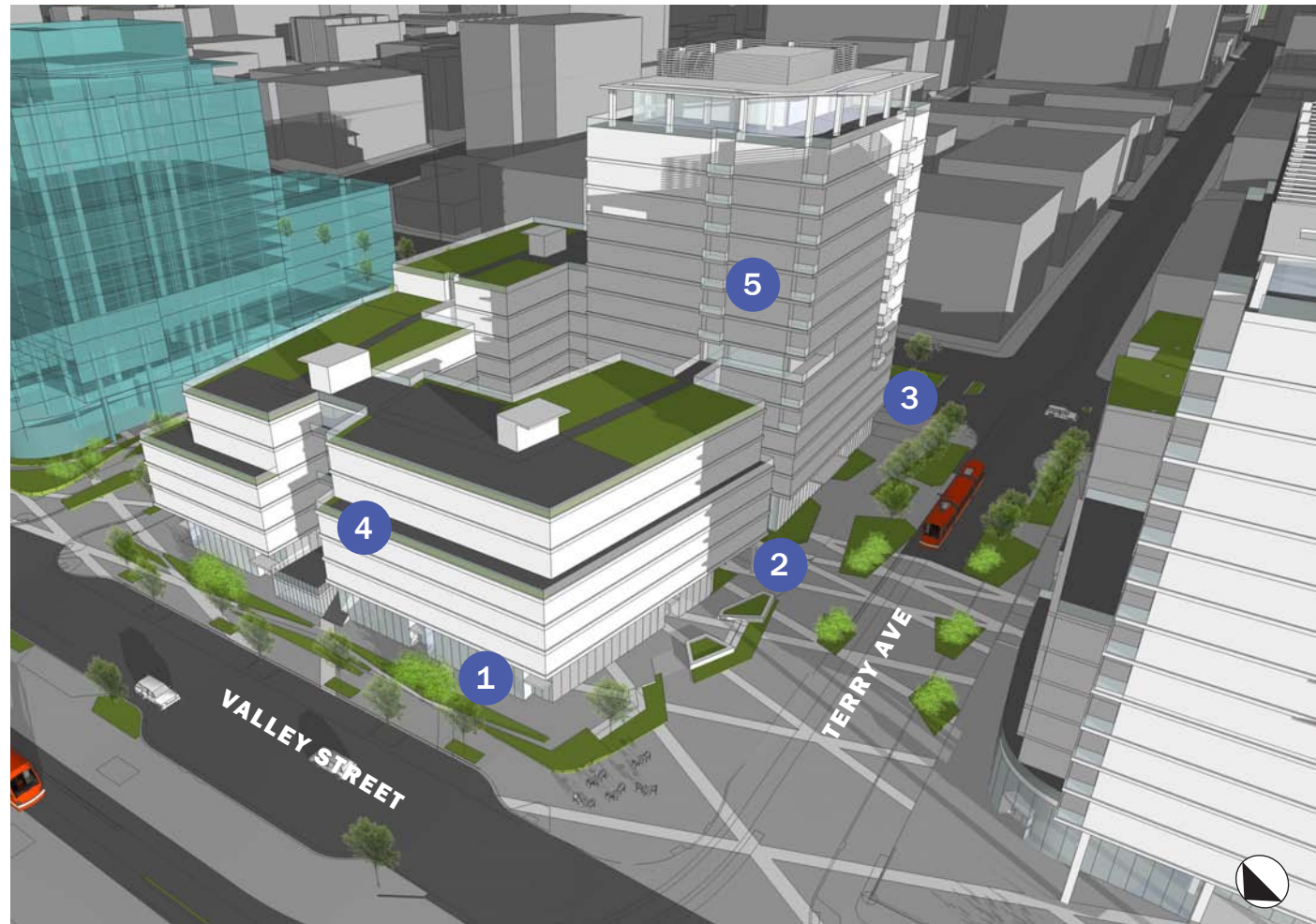
SCHEME C



BOARD COMMENTS

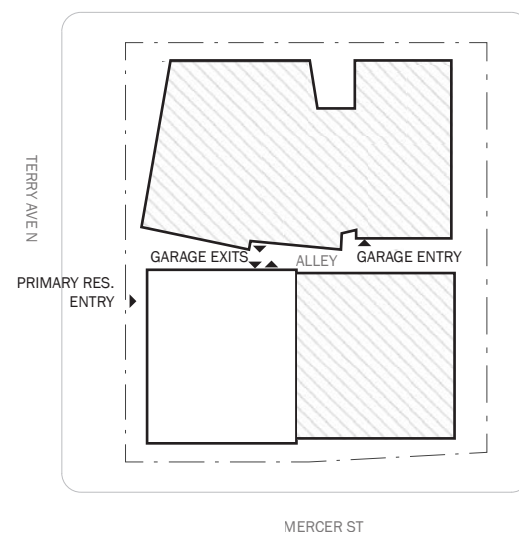
- The Board liked the flare of the podium away from the Terry Avenue Plaza to open up views to the park and sky.
- The flare at the entry to the through block connection helps make it a more inviting pedestrian environment.
- The large lobby and leasing use should reduce the percentage of frontage exposed along Terry and Mercer.
- The Board agreed this is the preferred massing, but they would like to see elements of the oculus in Scheme B applied to the narrow opening facing the lake in the final massing.

SCHEME D - PREFERRED



BLOCK 31 EDG 1 DIRECTION

- 1 Improve location of ground floor uses to activate pedestrian environment.
- 2 Provide clear pedestrian priority at through block connection.
- 3 Give more thought to Mercer Street design.
- 4 Refine park-facing podium form.
- 5 Explore massing and architectural expression concepts for an ensemble of related towers.



SCHEME C (EDG 1 PREFERRED) | BLOCK 31 - GROUND FLOOR USES - BEFORE

Flare of podium form to open up Terry Ave Plaza to the park was encouraged.

Flaring out of podium to open up the through block connection was encouraged.

Lobby and leasing office dominate frontage along Terry Ave N.

Lobby occupies corner space at intersection of Terry Ave N. and Mercer Street.



Departure required for reduced commercial frontage along the Class 1 Pedestrian Street.

Board supported location of townhouses along Boren Ave N.

24 stalls provided in at-grade retail parking garage.

Four garage doors front the through block connection

Required transformer vault location given same prominence as adjacent commercial space.

15 stalls provided in at-grade retail parking garage, accessed via (2) 12' garage door openings.

SCHEME D (EDG 2 PREFERRED) | BLOCK 31 - GROUND FLOOR USES - AFTER

Retail facade broken up to provide more visual interest and provide opportunity for elevated overlook to park and lake.

Public elevator lobby to below-grade retail parking adds pedestrian activity to through block connection.

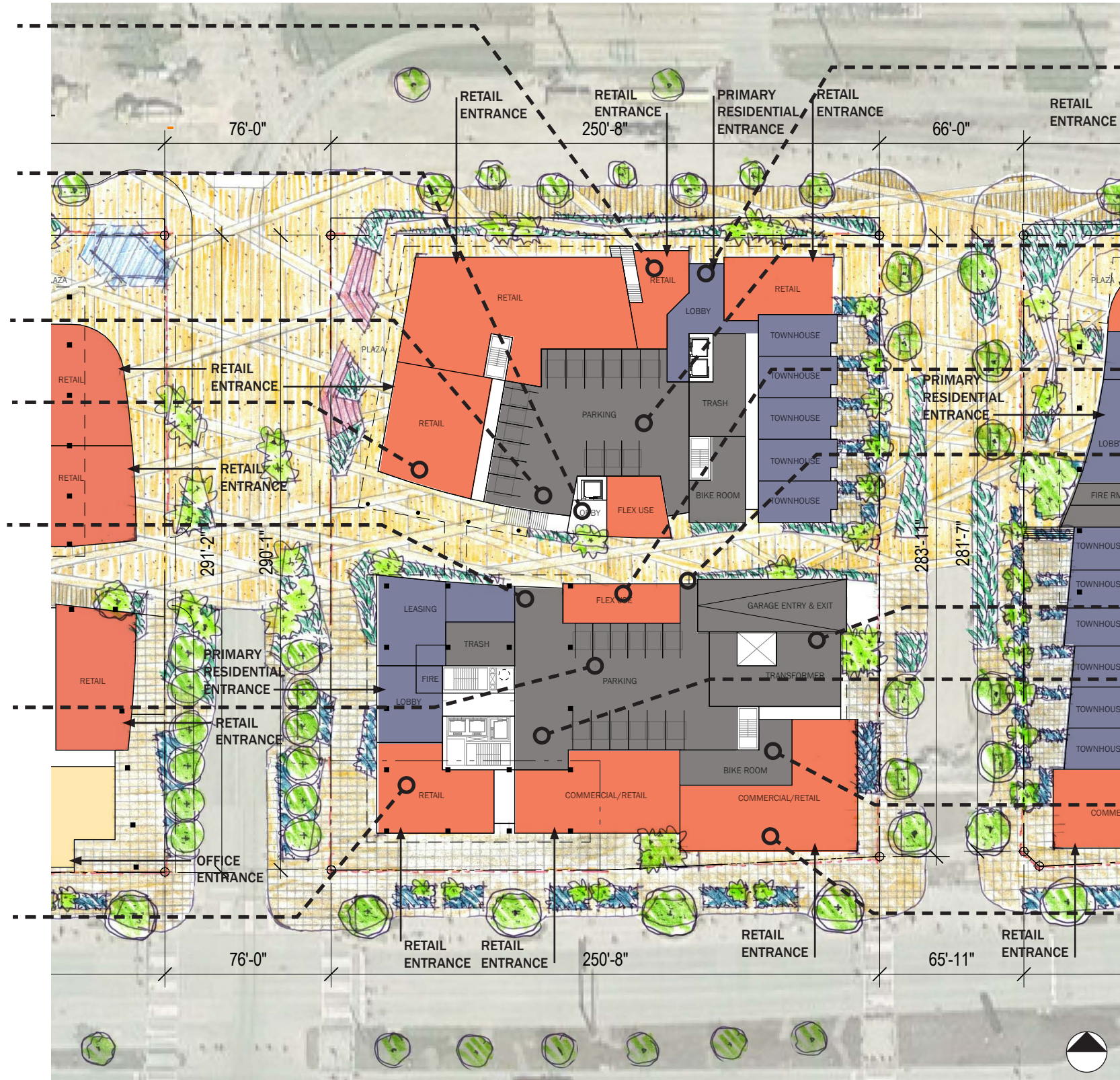
12' wide garage door is recessed under overhang of podium deck.

Retail space reconfigured to give more frontage to plaza and through block connection.

Trash access to through block will be through the parking/loading garage door, reducing the garage door count from 3 to 1 on this facade.

Parking garage reduced from 15 to 12 parking stalls.

Residential lobby size reduced significantly to allow for another corner retail space at the intersection of Terry Ave N and Mercer Street.



Residential lobby frontage reduced significantly and relocated to open up corner for additional retail frontage.

Parking garage reduced from 24 to 15 stalls.

Additional Flex Space added at former loading location.

Secondary garage door eliminated and replaced with Pedestrian / Bike entrance to parking area.

Frontage of required transformer vault has been reduced.

Zoning required loading dock relocated from exterior through-block connection to interior garage location.

Easily accessible bike parking room added to promote active transit.

Commercial frontage has been enlarged and expressed architecturally to create a "commercial gateway" at the intersection of Boren Ave N and Mercer Street to encourage pedestrian activity.

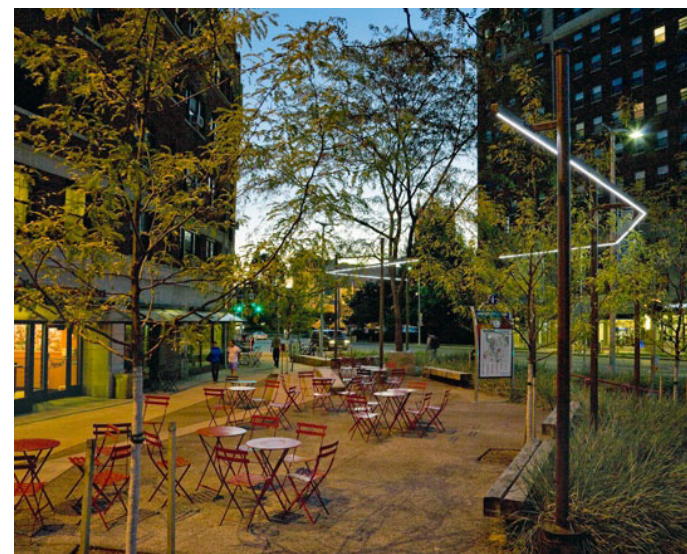
SCHEME D (PREFERRED) | BLOCK 31 - GROUND FLOOR USES



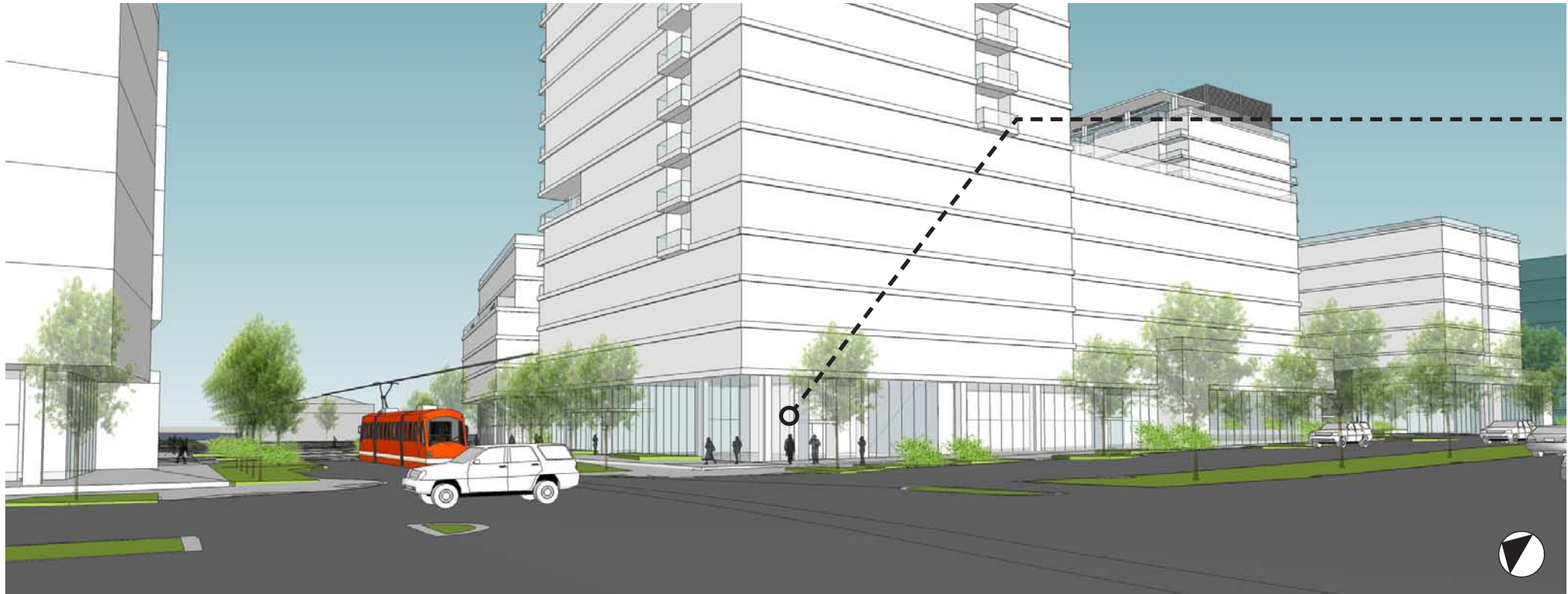
VIEW OF RETAIL FRONTAGE ALONG VALLEY STREET



VIEW OF RESIDENTIAL FRONTAGE ALONG BOREN AVE N.

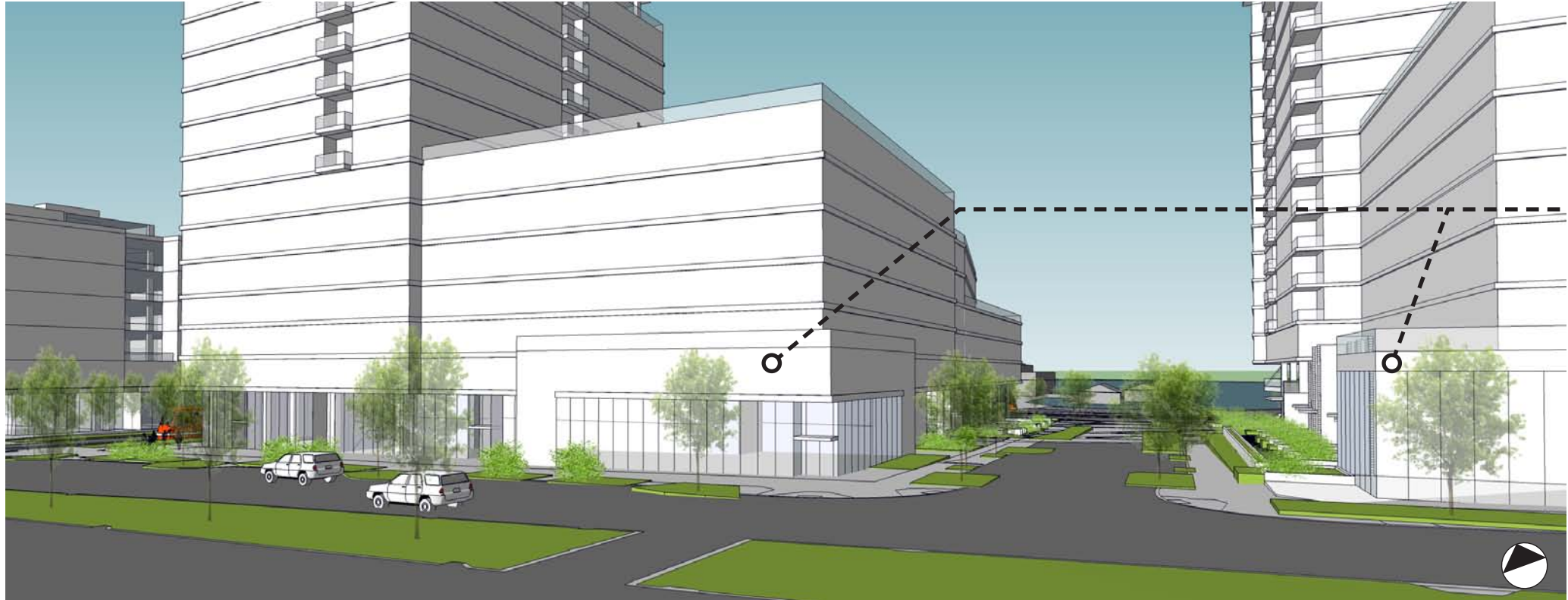


EXAMPLE IMAGES OF PLAZA AND ELEVATED RETAIL / RESTAURANT SPACE



Program use at the intersection of Terry Ave N and Mercer Street has been revised from residential leasing and lobby to commercial / retail space. Significant height and transparency will encourage pedestrian traffic to cross over Mercer Street.

RETAIL CORNER AT INTERSECTION OF TERRY AVE N AND MERCER STREET



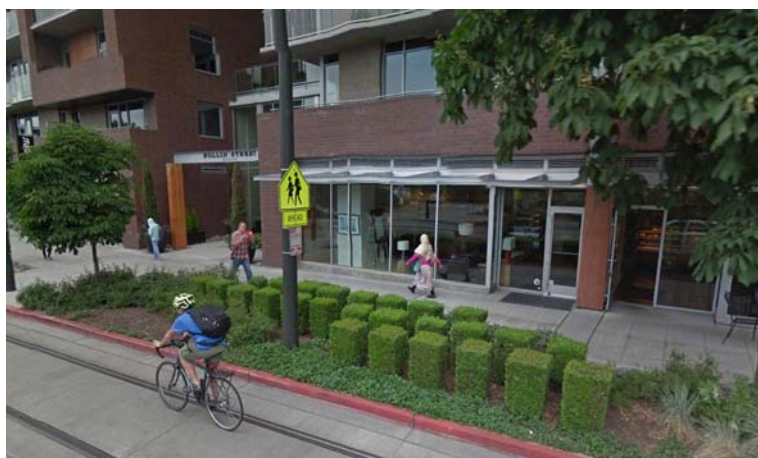
Expressed commercial base on Block 31 and Block 25 provides pedestrian level gateway massing at the intersection of Boren Ave N and Mercer Street.

RETAIL CORNER AT INTERSECTION OF BOREN AVE N AND MERCER STREET

SCHEME D (PREFERRED) | BLOCK 31 - THROUGH BLOCK CONNECTION



EXAMPLE OF FLEX SPACE / "DIY" WORK SPACE



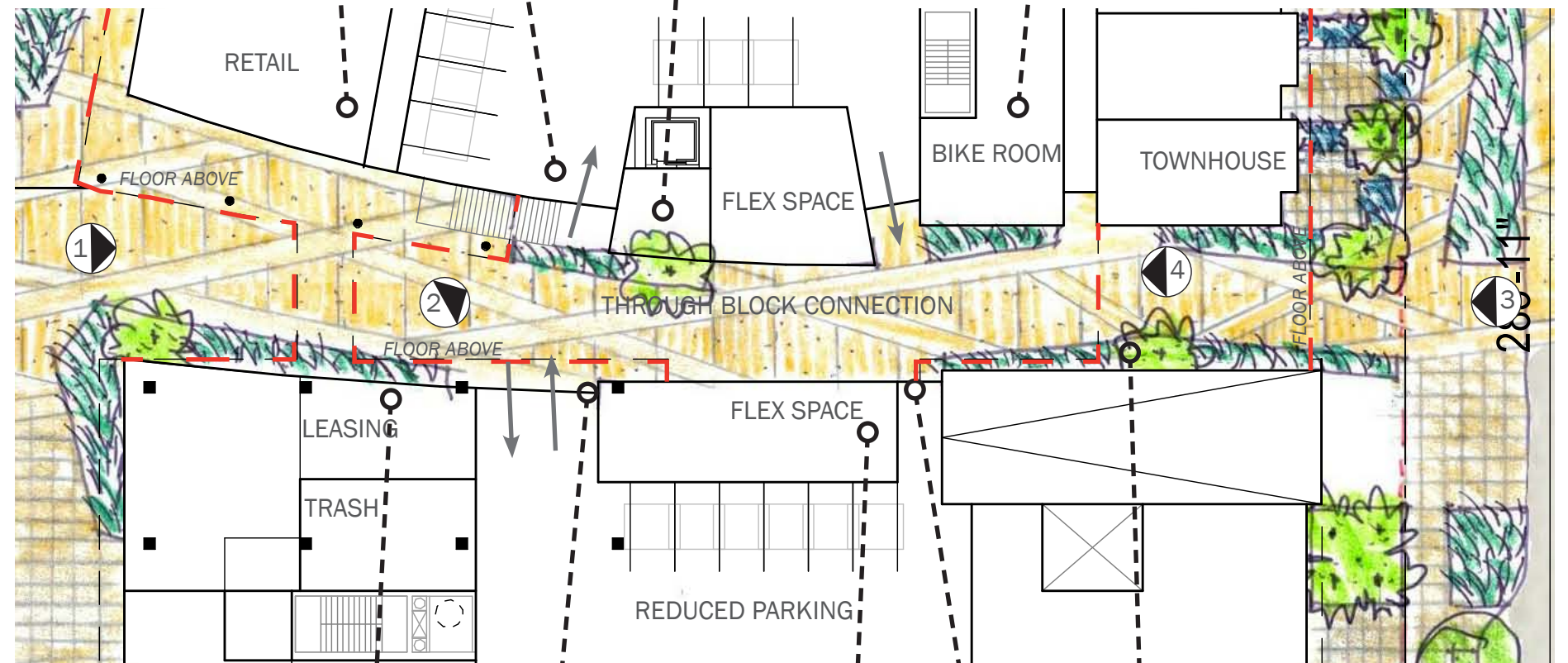
LEASING OFFICE - ACTIVE USE ON PUBLIC SPACE @ ROLLINS STREET

Garage door is recessed to reduce visual impact..

Retail facade modified to provide more frontage along the through block connection.

Elevator lobby to access below grade retail parking added to through block connection to generate pedestrian activity.

Bike room encourages active transit and promotes non-vehicular activity in the through block connection. Volume is expressed in a different material to provide visual interest.



Leasing office relocated to through block connection to provide more transparency and activity than Trash use.

Trash, loading and parking share one overhead garage door.

Added Flex Space could expand into adjacent parking area once additional retail space is supported.

Planting and hardscape designed to enhance the pedestrian experience.

Garage door replaced with pedestrian and bike-only access to garage at east end of through block.

Retail facade wraps into through block connection



1 VIEW OF THROUGH BLOCK CONNECTION FROM TERRY AVE N.

Recessed garage entry

Retail Elevator Lobby



2 VIEW OF NORTH FACADE AT INTERIOR OF THROUGH BLOCK CONNECTION

Bike room is expressed in a different material to provide visual interest.



3 VIEW OF THROUGH BLOCK CONNECTION FROM BOREN AVE N.

Overhead doors to access Flex Space



4 VIEW WEST FROM INTERIOR OF THROUGH BLOCK CONNECTION

SCHEME B + C (EDG 1) | BLOCK 31 - PODIUM DESIGN



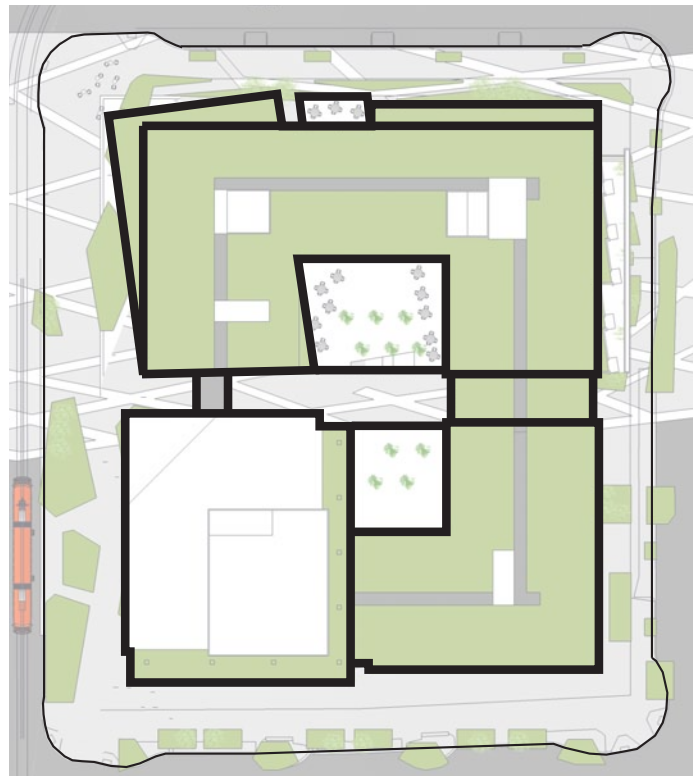
NORTH ELEVATION - OPTION B



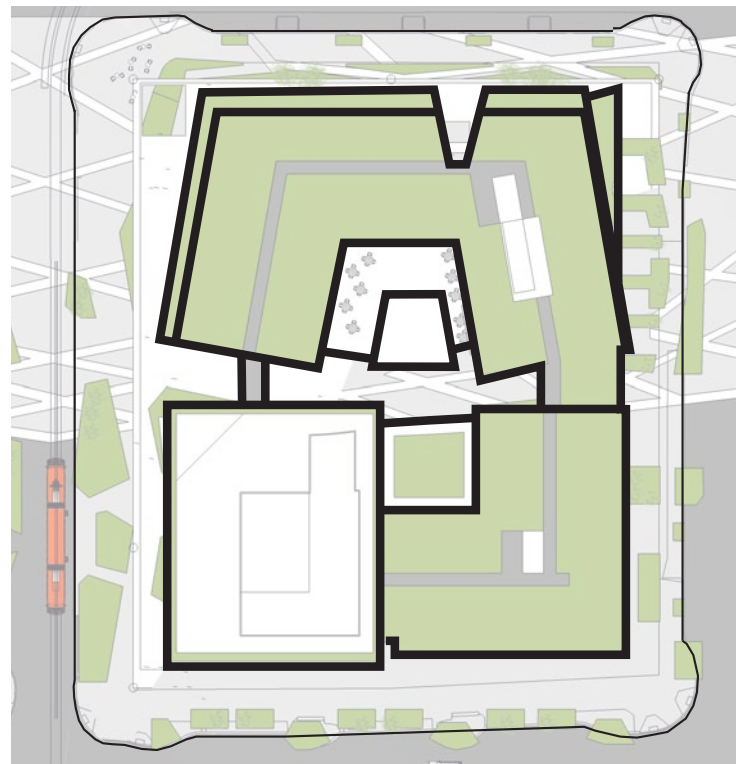
NORTH ELEVATION - OPTION C



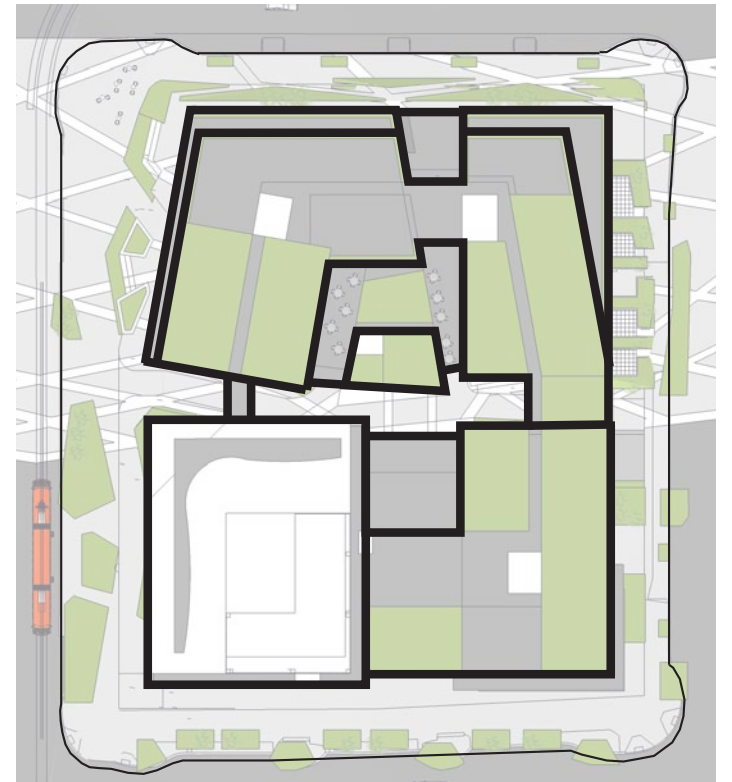
NORTH ELEVATION - OPTION D



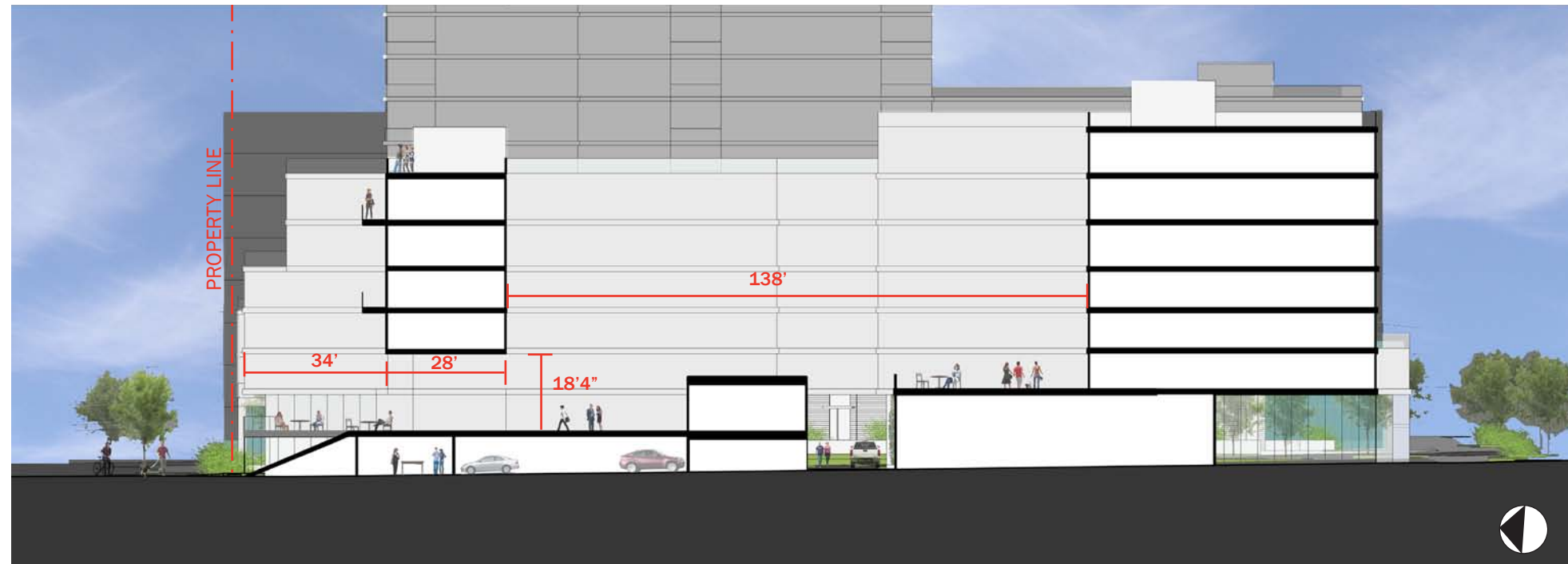
ROOF PLAN - OPTION B



ROOF PLAN - OPTION C



ROOF PLAN - OPTION D



BUILDING SECTION THROUGH THE OCULUS

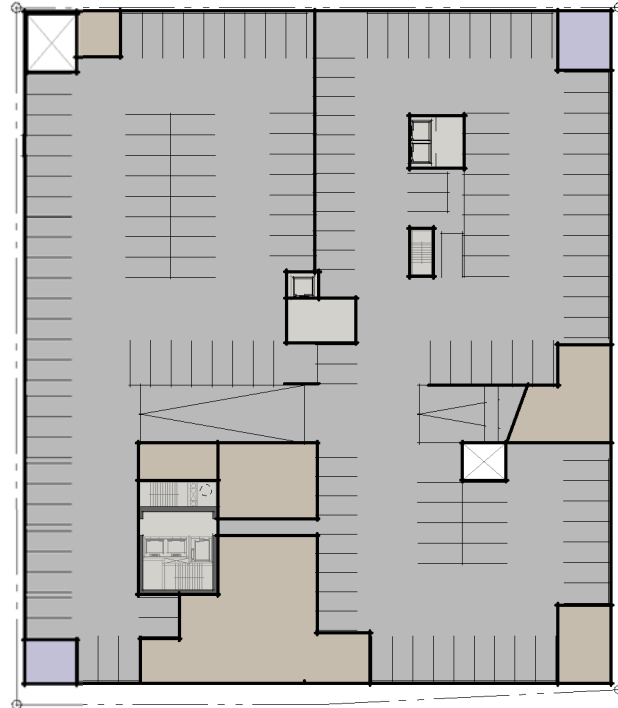


STREET LEVEL PERSPECTIVE VIEW OF OCULUS FROM VALLEY STREET

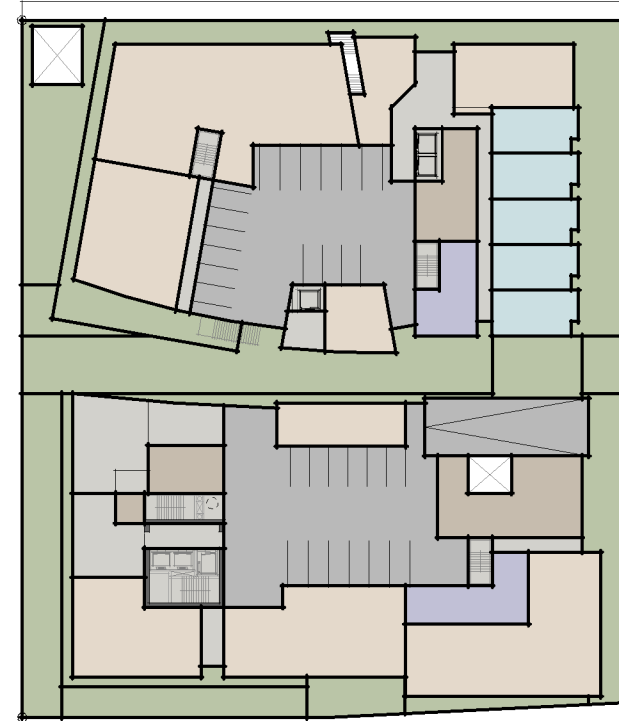


VIEW OF PODIUM DECK LOOKING NORTH THROUGH THE OCULUS

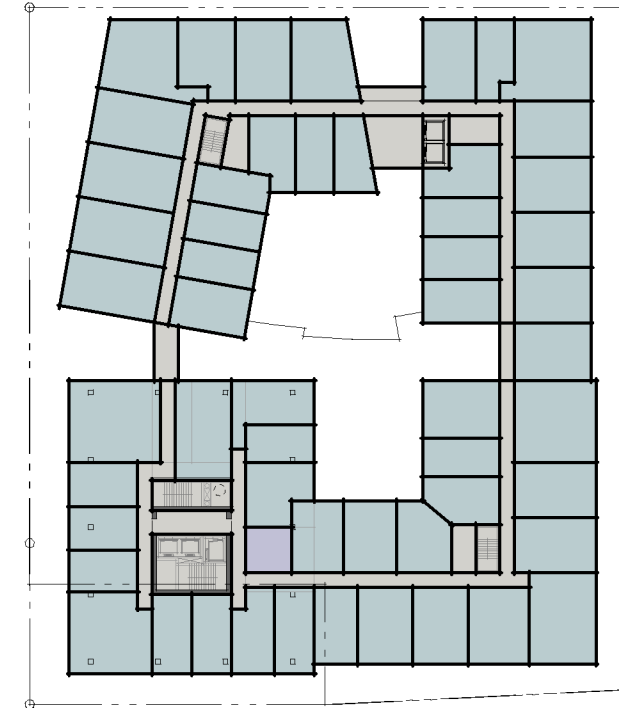
SCHEME D (PREFERRED) | BLOCK 31



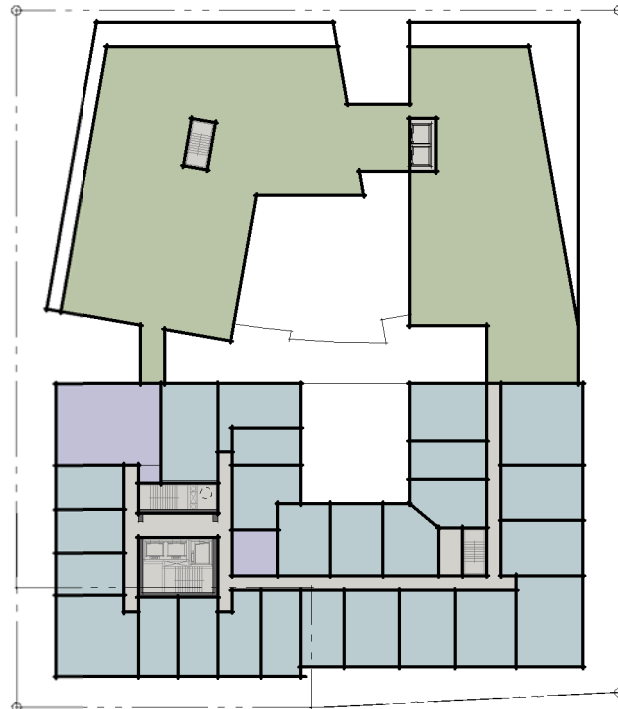
TYPICAL PARKING



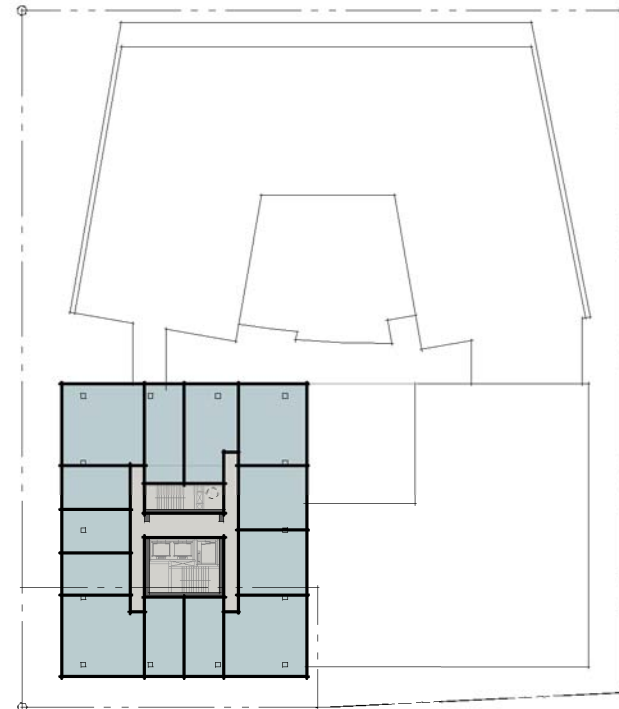
GROUND LEVEL



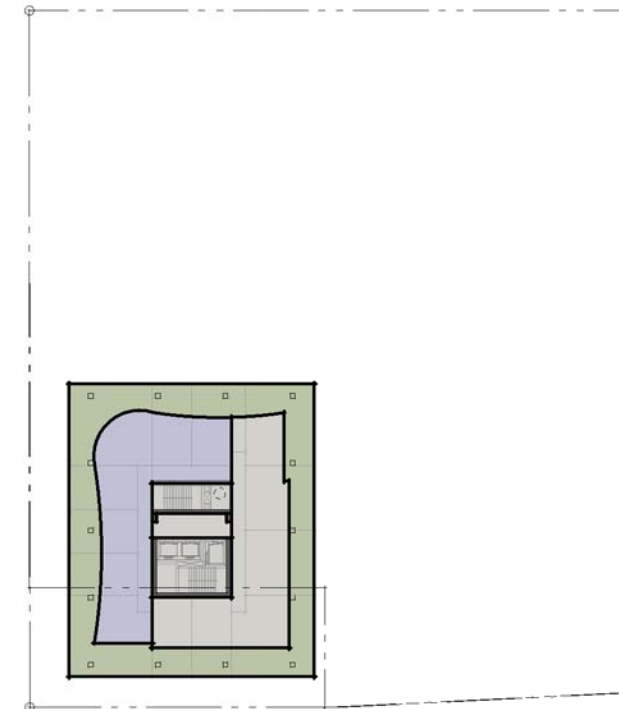
TYPICAL LOWER PODIUM



TYPICAL UPPER PODIUM



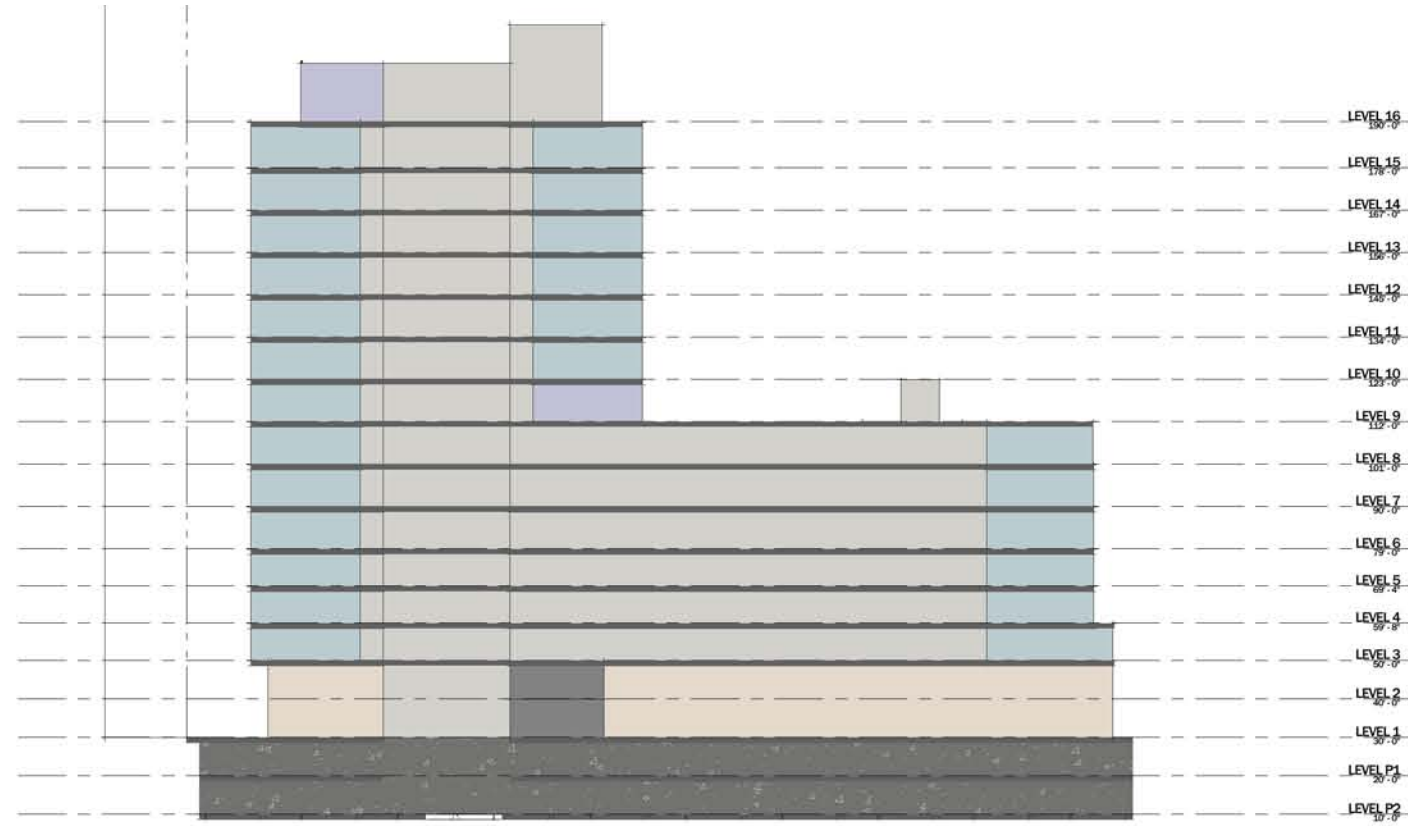
TYPICAL TOWER LEVEL



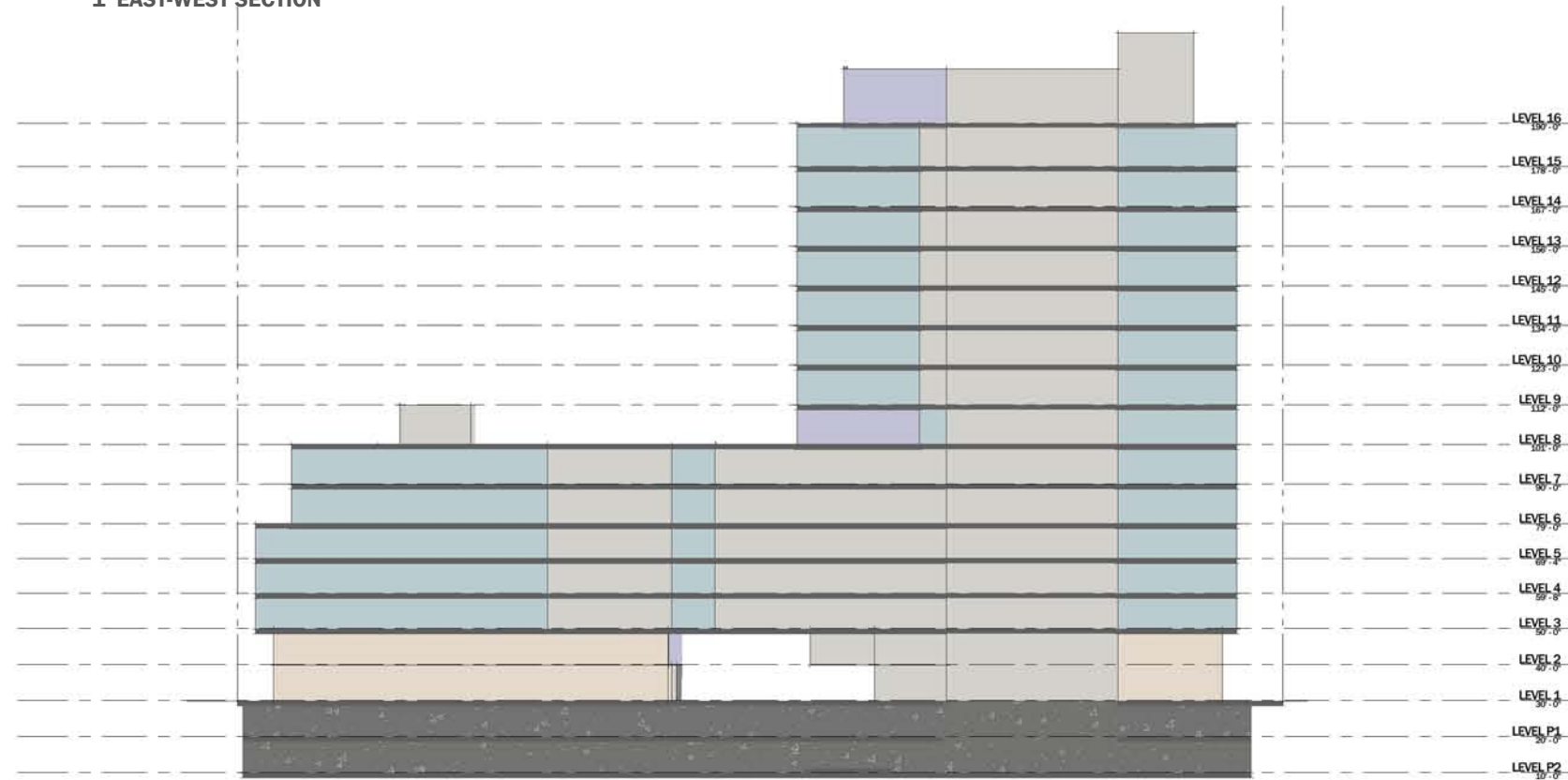
ROOF LEVEL

- Retail
- Outdoor Space
- Residential
- Amenity
- Parking
- Circulation/Lobby/Mech.

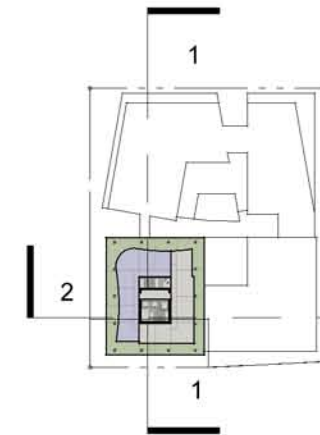




1 EAST-WEST SECTION



1 NORTH-SOUTH SECTION

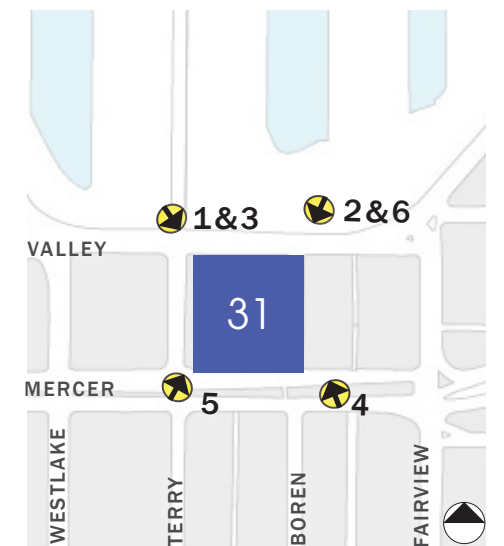




1 AERIAL VIEW FROM NORTHWEST



2 AERIAL VIEW FROM NORTHEAST





3 PERSPECTIVE VIEW FROM NORTHWEST



4 PERSPECTIVE VIEW FROM SOUTHEAST



5 PERSPECTIVE VIEW FROM SOUTHWEST



6 PERSPECTIVE VIEW FROM NORTHEAST

SITE SECTIONS



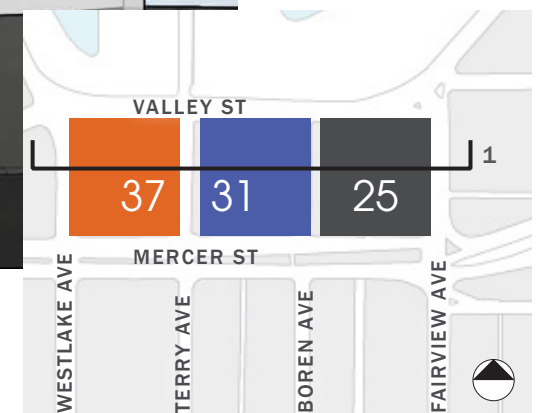
1. EAST-WEST SECTION

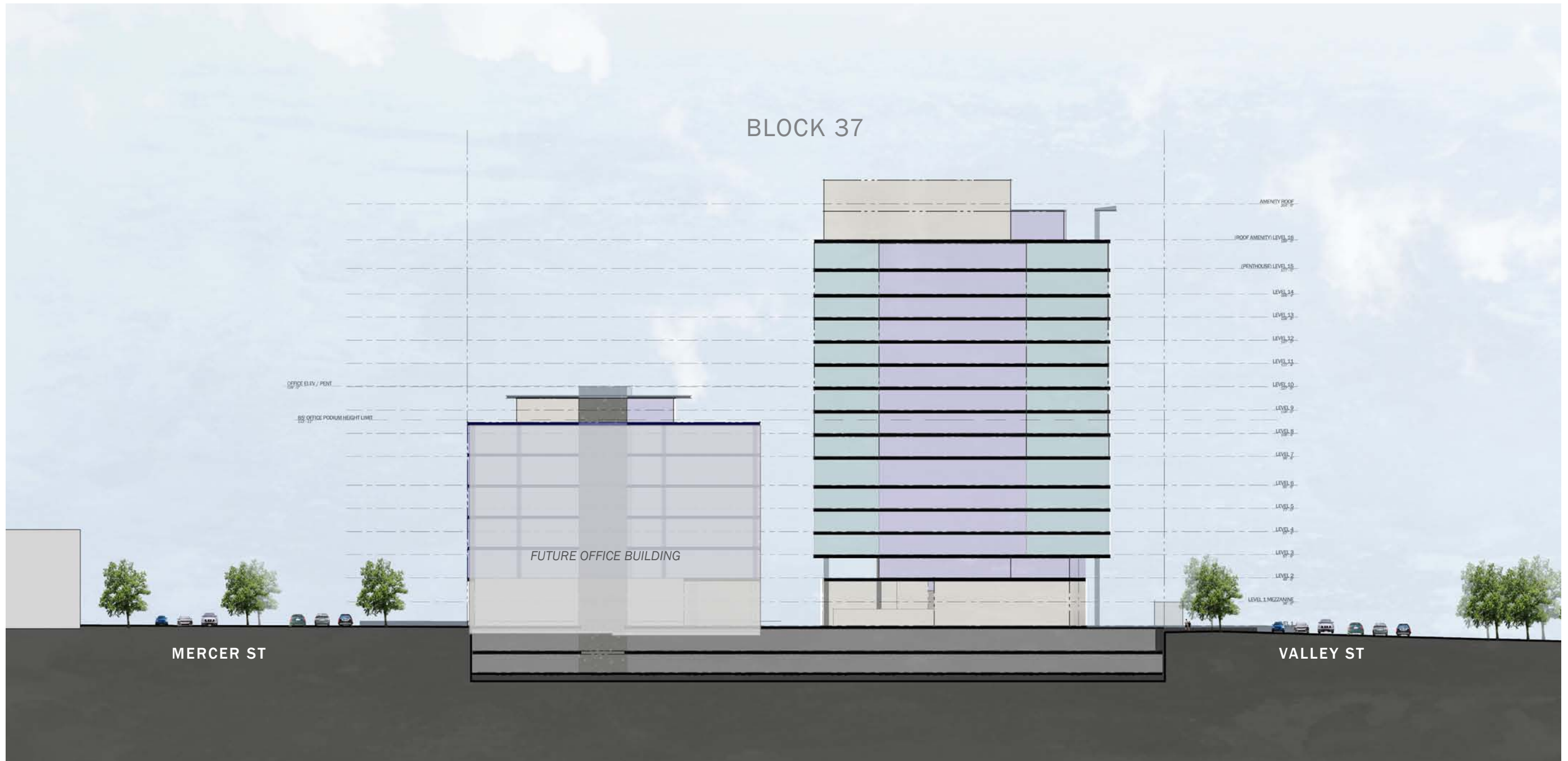


BLOCK 25

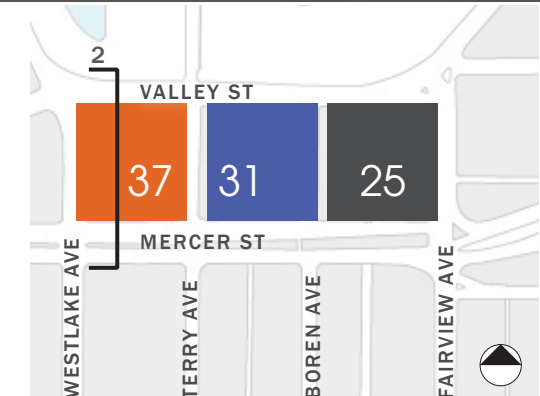
FUTURE OFFICE BUILDING

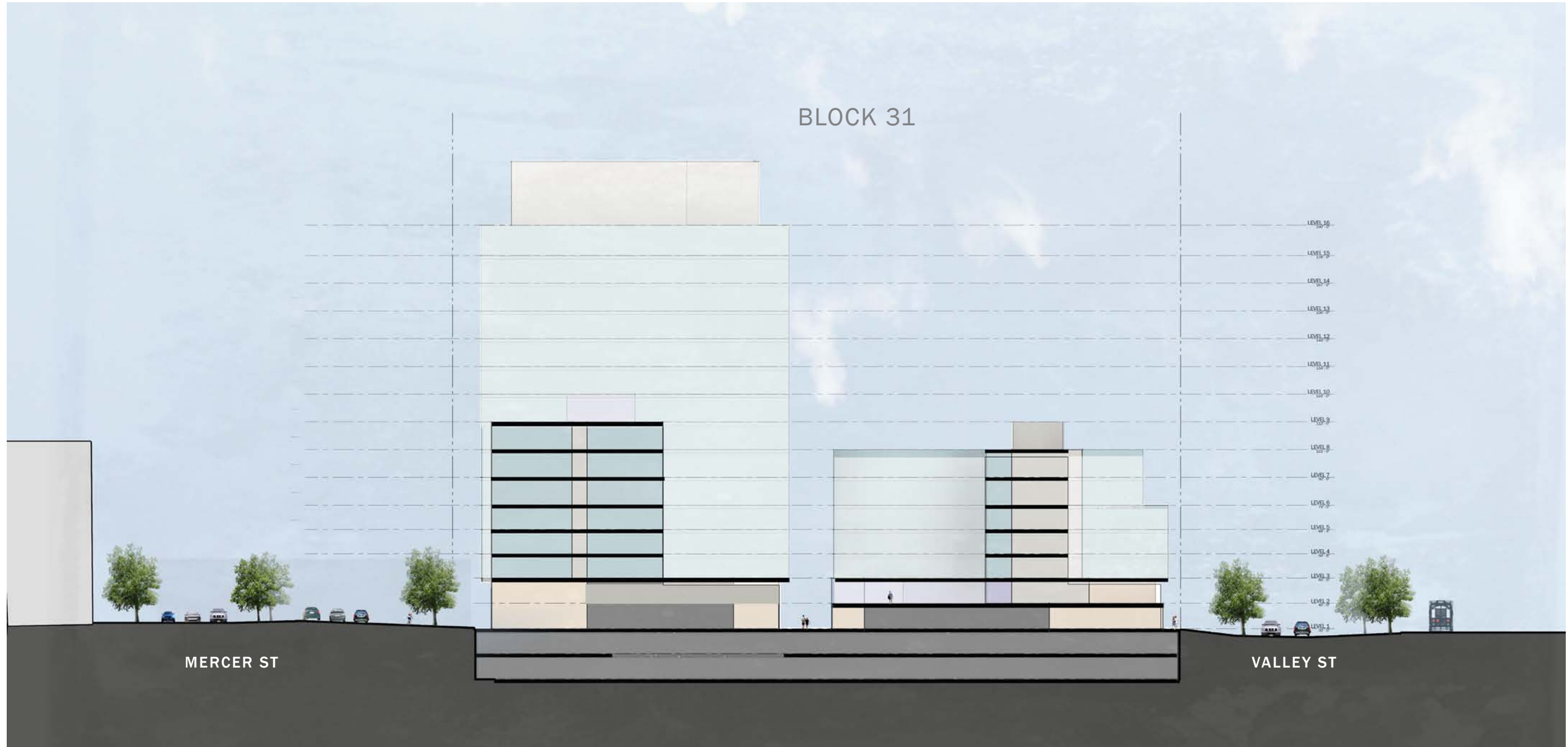
BOREN AVE N



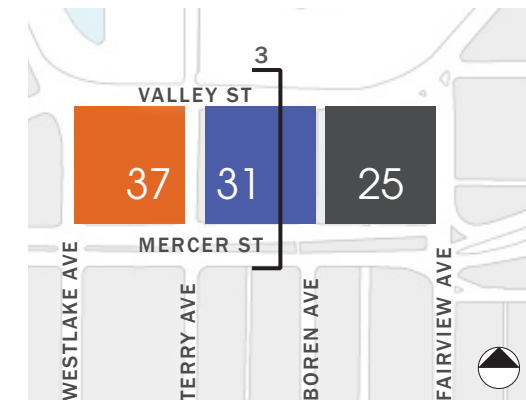


2. NORTH-SOUTH SECTION





3. NORTH-SOUTH SECTION



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SECTION THROUGH TERRY AVENUE PLAZA

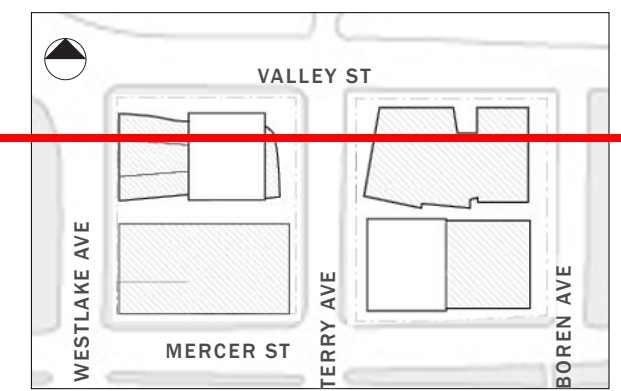
BLOCK
37

BLOCK
31

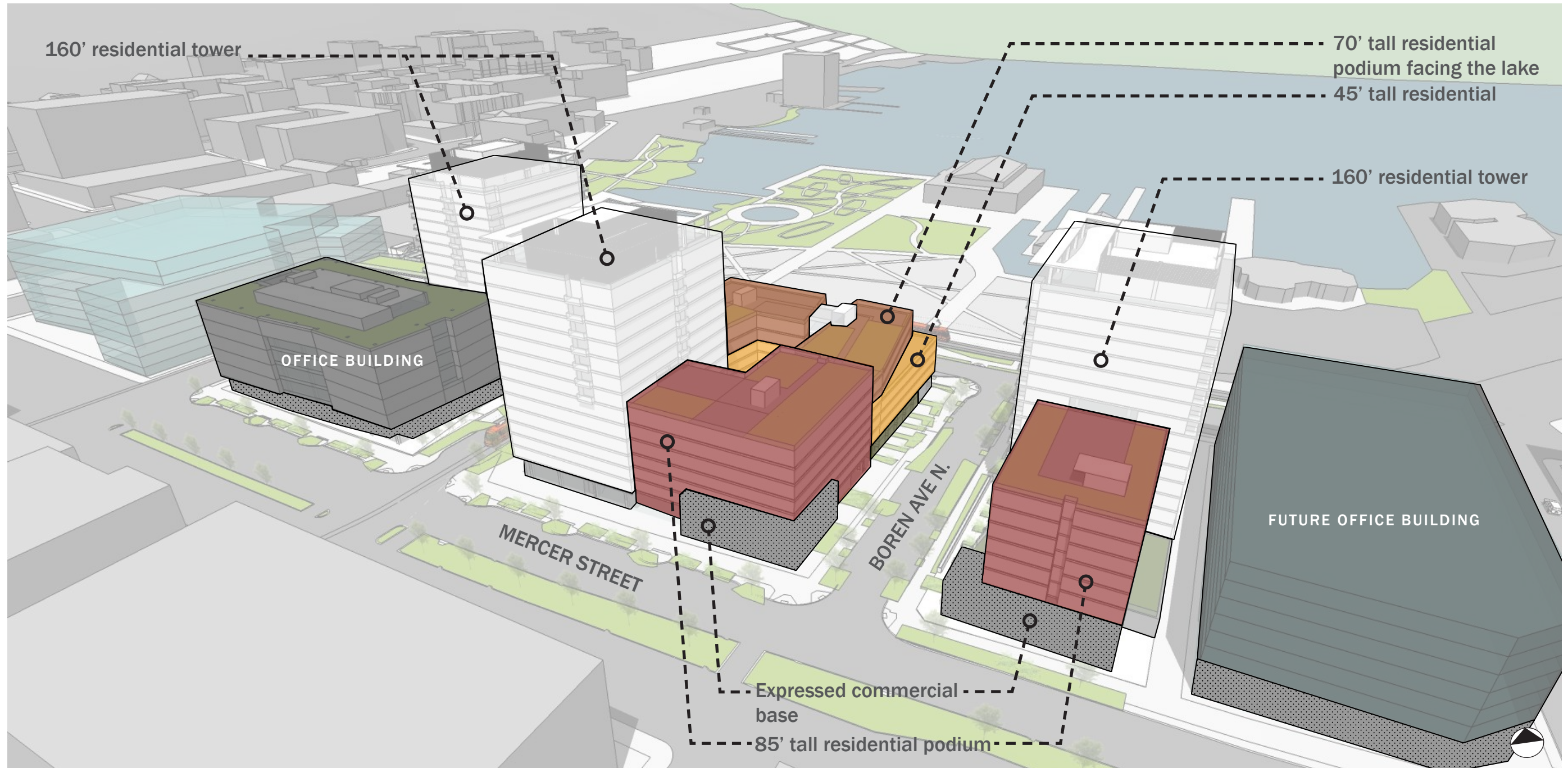
SITE SECTIONS



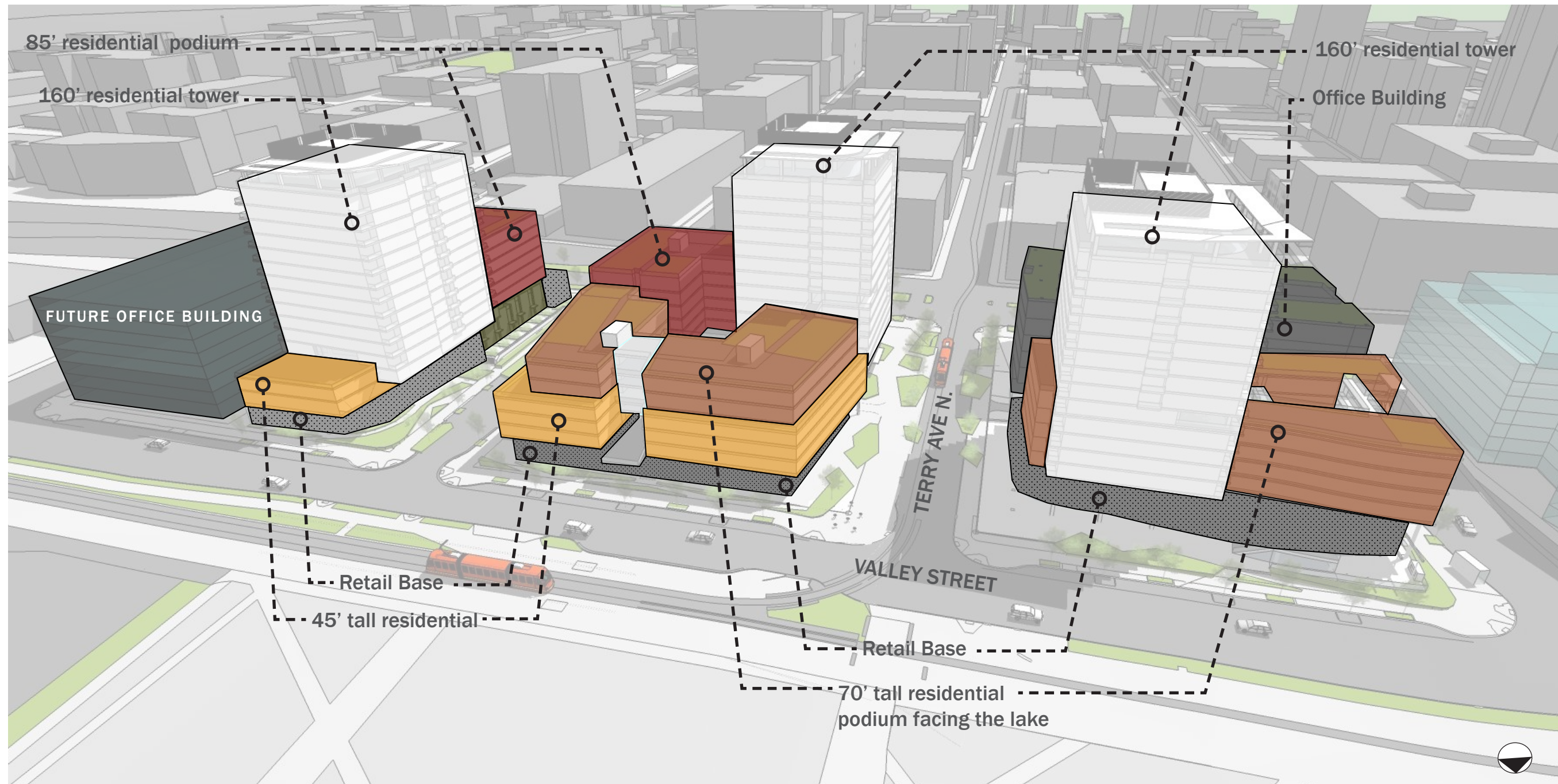
123'-8"



BUILDING MASSING DIAGRAM



BUILDING MASSING DIAGRAM | SITE VIEW FROM THE SE



BUILDING MASSING DIAGRAM | SITE VIEW FROM THE NW

TOWER ENSEMBLES | CASE STUDIES



165 CHARLES STREET | NEW YORK, NEW YORK
RICHARD MEIER & PARTNERS



FOLSOM TOWERS | SAN FRANCISCO, CA
ARQUITECTONICA AND HELLER MANUS ARCHITECTS

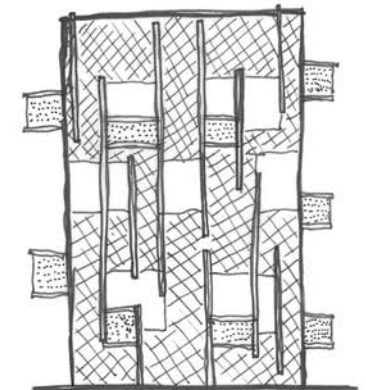
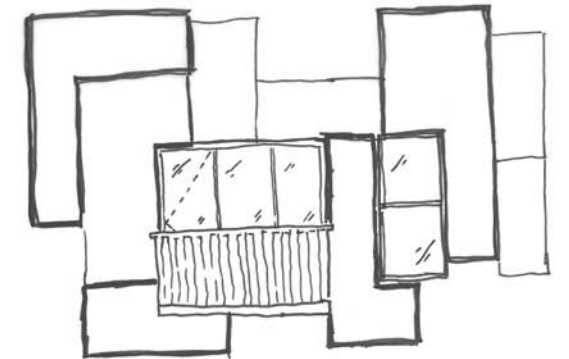
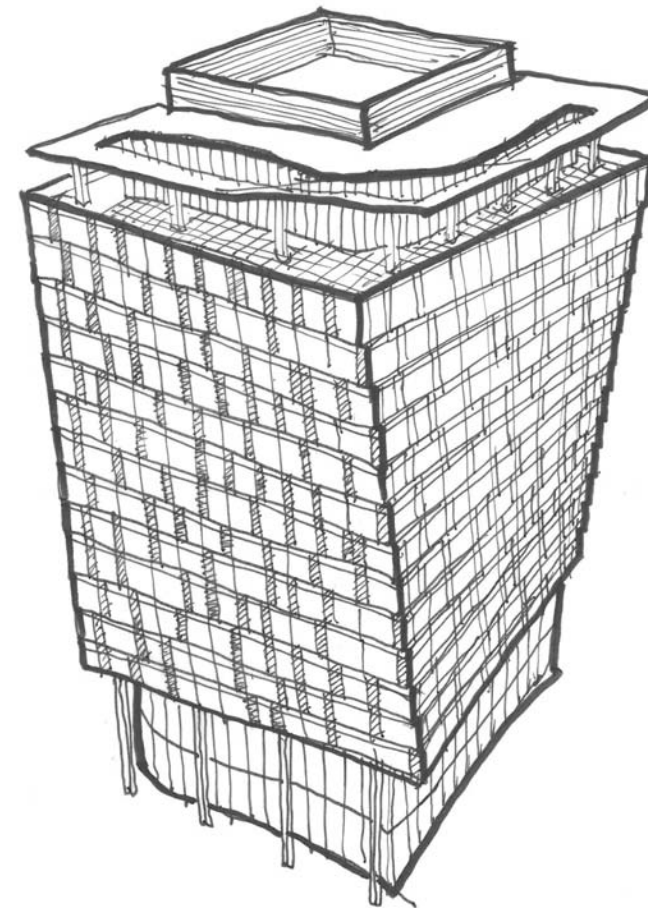
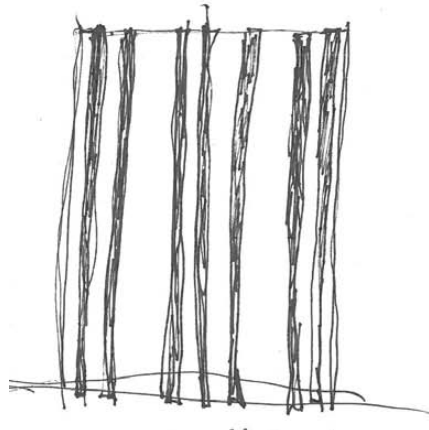
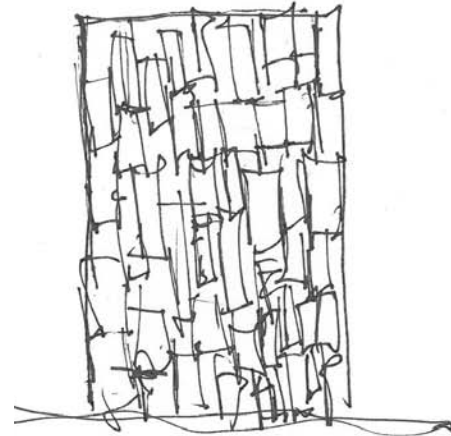


ONE HYDE PARK | KNIGHTSBRIDGE, LONDON
RICHARD ROGERS



HARUMI TOWERS | TOKYO, JAPAN
RICHARD MEIER & PARTNERS

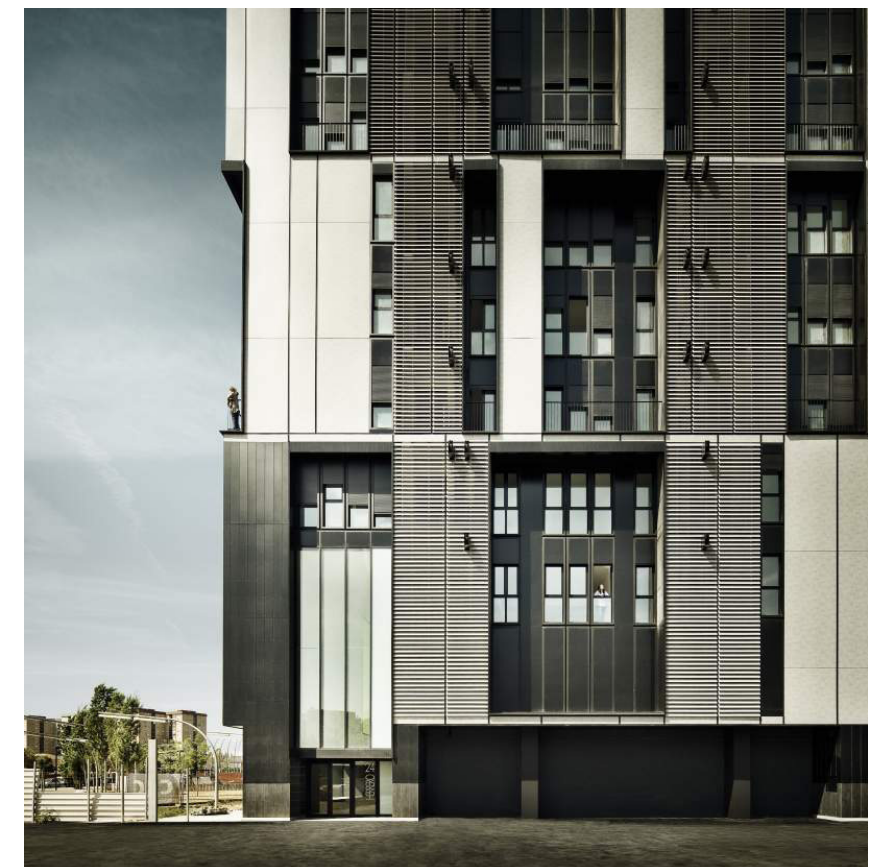
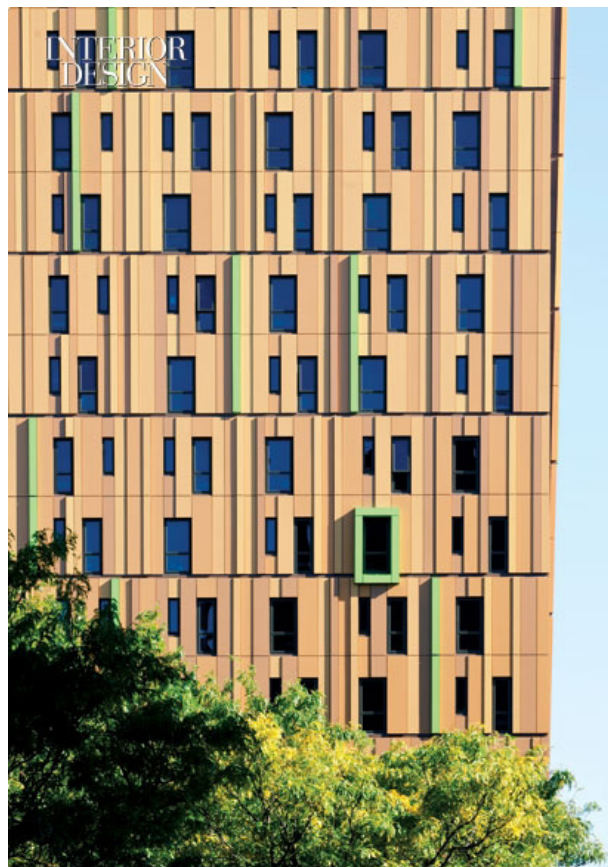
TOWER ENSEMBLES | FOREST CONCEPT





SUR YAPI OFFICES | TURKEY
TAGO ARCHITECTS

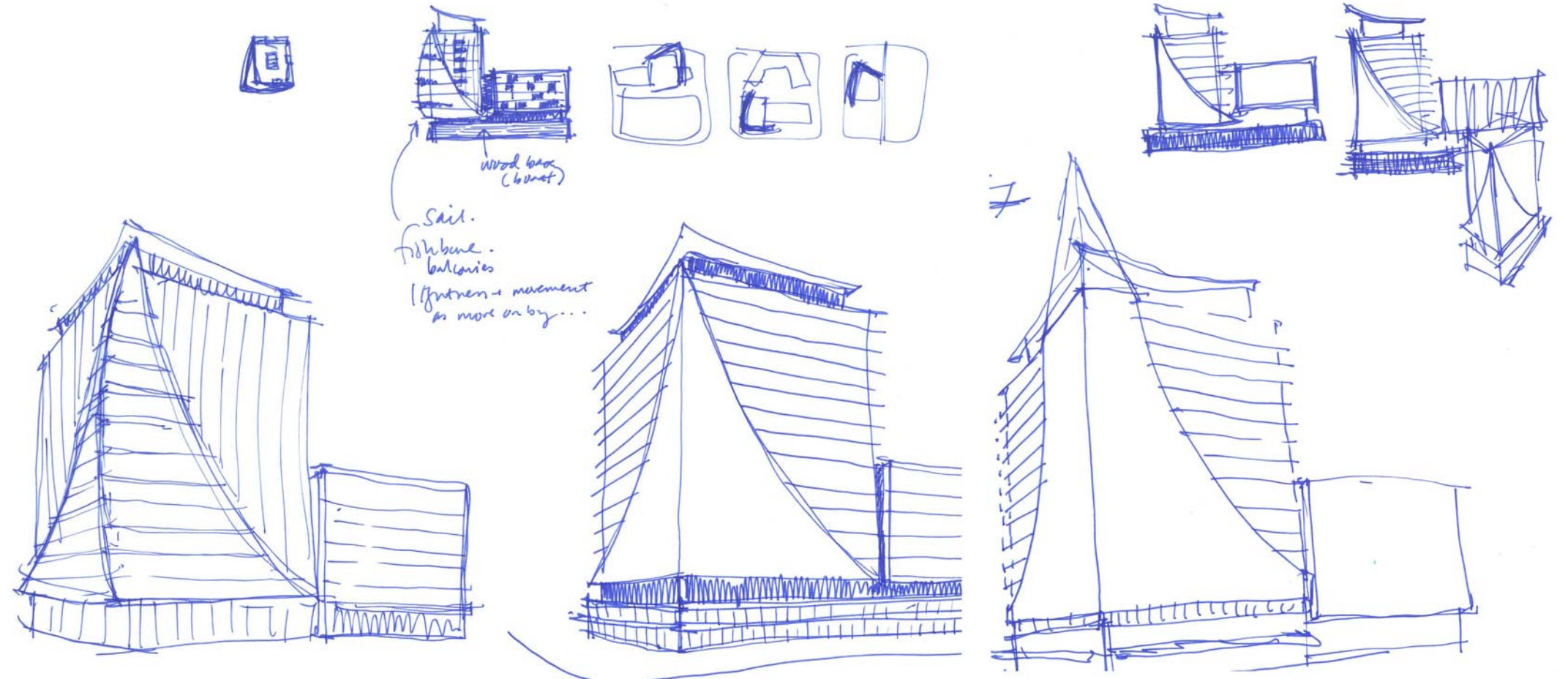
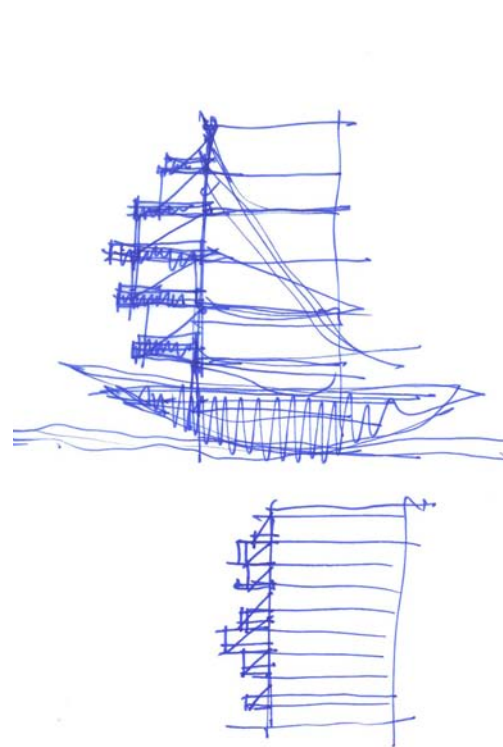
MELBOURNE COUNCIL HOUSE | MELBOURNE, AUSTRALIA
MICK PEARCE

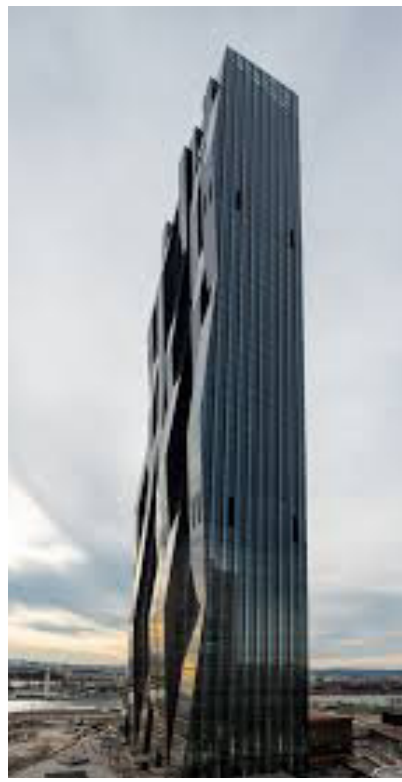
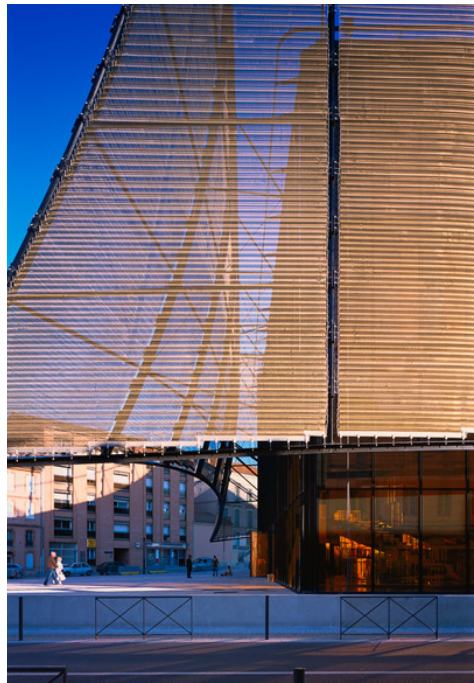


MASSART RESIDENCE HALL | BOSTON, MA
ADD, INC.

TORRE PLACA EUROPA | BARCELONA, SPAIN
ROLDAN & BERENGUE ARQTS

TOWER ENSEMBLES | MARITIME CONCEPT





TOWER ENSEMBLES | SEASTACK CONCEPT



Aeolian Process

