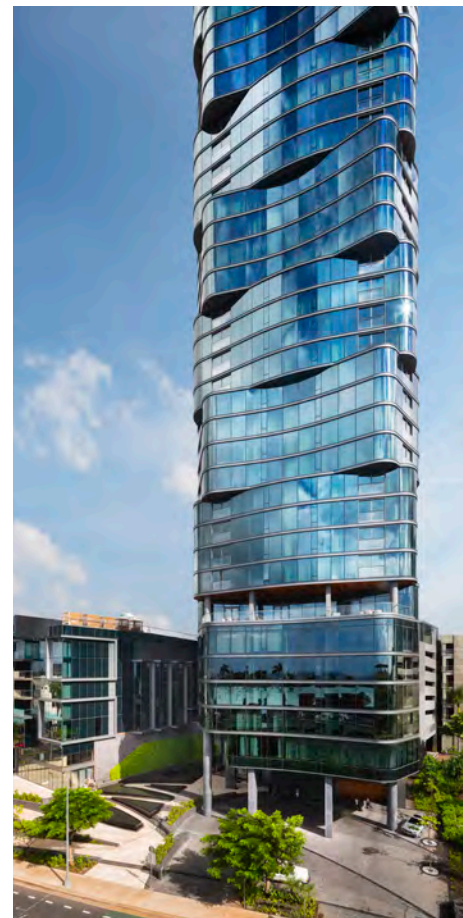
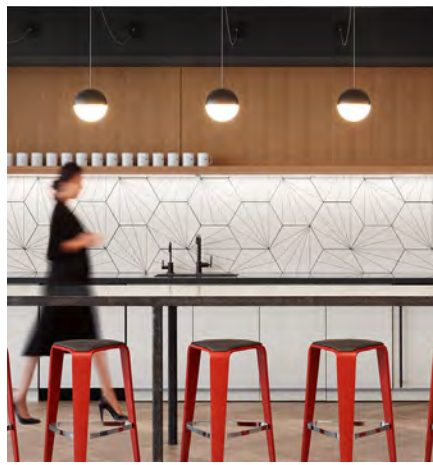




Solomon Cordwell Buenz

Design for a changing world.

Solomon Cordwell Buenz (SCB) is an architecture, interior design, and planning firm with a thoughtful design vision and a dynamic national imprint. Since 1931, SCB has made a lasting visual impact on skylines, campuses, and neighborhoods nationwide. From offices in Chicago, San Francisco, and Seattle, we offer our expertise to clients across the country, helping them achieve their goals, serve their constituents, and create unique built environments. Our approach is to ask questions, listen, and develop the best design solution for each individual project. We are future-oriented, continually challenging ourselves to design to a higher standard, innovate at every level, and give our clients more as we achieve design excellence.



New Residential Typologies for a New Generation of Cities

Historically, only a handful of major cities in the U.S. have had a legacy of high-rise, multi-family residential living. While the notion of living downtown may not be new in these cities, units, amenities, and building programs are constantly evolving to accommodate and appeal to new generations of city dwellers.

Urban residential design has been part of SCB's core practice since our founding. From large, luxury condominiums, to small but amenity-rich apartments, we have worked across the multi-family and mixed-use housing spectrum. We understand the intricacies of working in cities and the interconnectedness of home, work, and fun.

Hub50House

Hub50House is a striking addition to The Hub on Causeway, a mixed-use, multi-phased development surrounding the Boston Garden. The project typifies a larger national trend focused on using professional sports venues as a catalyst for new entertainment-based districts that are active year-round. Capitalizing on its height and views of the Charles River and downtown Boston, the tower elegantly steps outward on the site’s north side to maximize the number units with views to the city. The diversity of uses within the larger Hub on Causeway is echoed in the diversity of unit types offered in the residential tower, ranging from “metro” units to three-bedroom residences. With floor-to-ceiling glazing in each unit, the design brings a unique urban living experience to downtown Boston.

To differentiate the residential tower from the larger project, the tower cantilevers over a highly-activated retail base, offering a visual break between the two masses. The design utilizes two different shades of glass to visually break up the mass of the tower, as well as to highlight the social/community amenities located throughout the building. To demarcate the transition between retail and residential at the ground level, the materiality changes from brick and steel to wood and glass respectively. The entry for the tower is positioned along a pedestrian thoroughfare to the west of The Hub; its lush landscaping and presence on Causeway Street providing a unique sense of place and identity for the residential tower.

The amenity-rich program offers residents three separate amenity floors. Located on the fourth floor is the “woof deck,” a large, elevated dog park that is protected from the elements as it is located beneath the cantilever of the tower. The 15th floor features a fitness center with studios and a climbing wall, a business center with meeting spaces, social lounges and a coffee bar, and a flexible multi-purpose room that can be divided into three smaller spaces depending on event size. Rounding out the amenity program is an outdoor rooftop pool and sun deck.

Location	Boston, MA
Size	380,000 SF / 38 stories / 440 apartments
Sustainability	LEED Gold
Client	Boston Properties





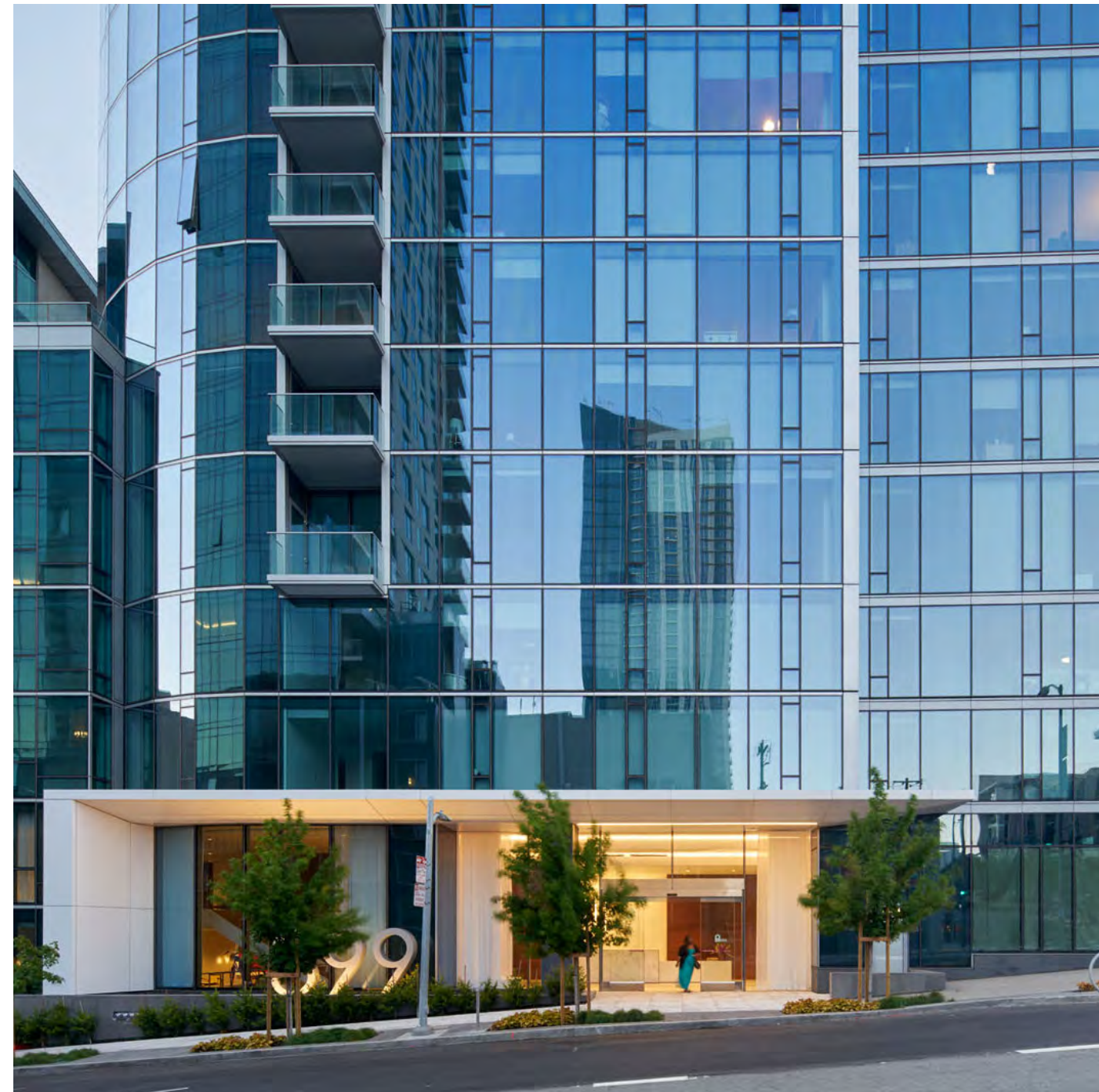


399 Fremont

Located in the emerging Rincon Hill residential district, 399 Fremont is one of the first rental apartment developments in San Francisco, reflecting a new chapter in the city's history as an urban center. Composed of a 42-story tower and an eight-story podium, the 592,000-square-foot development features 447 apartments, modern tenant amenities, and 251 structured parking spaces. As Fremont Street ascends Rincon Hill, the surrounding context changes from low- to high-rise. The project's massing bridges this change by locating the eight-story podium at the bottom of the hill and the tower at the top. The podium contains above- and below-grade parking for the development and is masked by single-loaded residential units located above the podium's two-story townhomes. Sustainable design features include the world's tallest solar water heating installation which decreases energy usage by 30 percent, eliminates greenhouse gas emissions, and reduces the carbon footprint within the community.

Serving as both the architect and interior designer for the project, SCB created an urban residential community that exudes sophistication along with modern conveniences. Clean, modern lines and a tonal palette consisting of luxurious materials, warm textures, and beautiful lighting provide an elegant backdrop for the dramatic views of the city and the building's highly curated art collection. In each apartment home, sleek and modern finishes are balanced by hardwood floors and oversized windows to allow for ample natural light and spectacular city and bay views.

Location	San Francisco, CA
Size	592,000 SF / 42 stories / 447 apartments
Sustainability	LEED Silver
Client	UDR







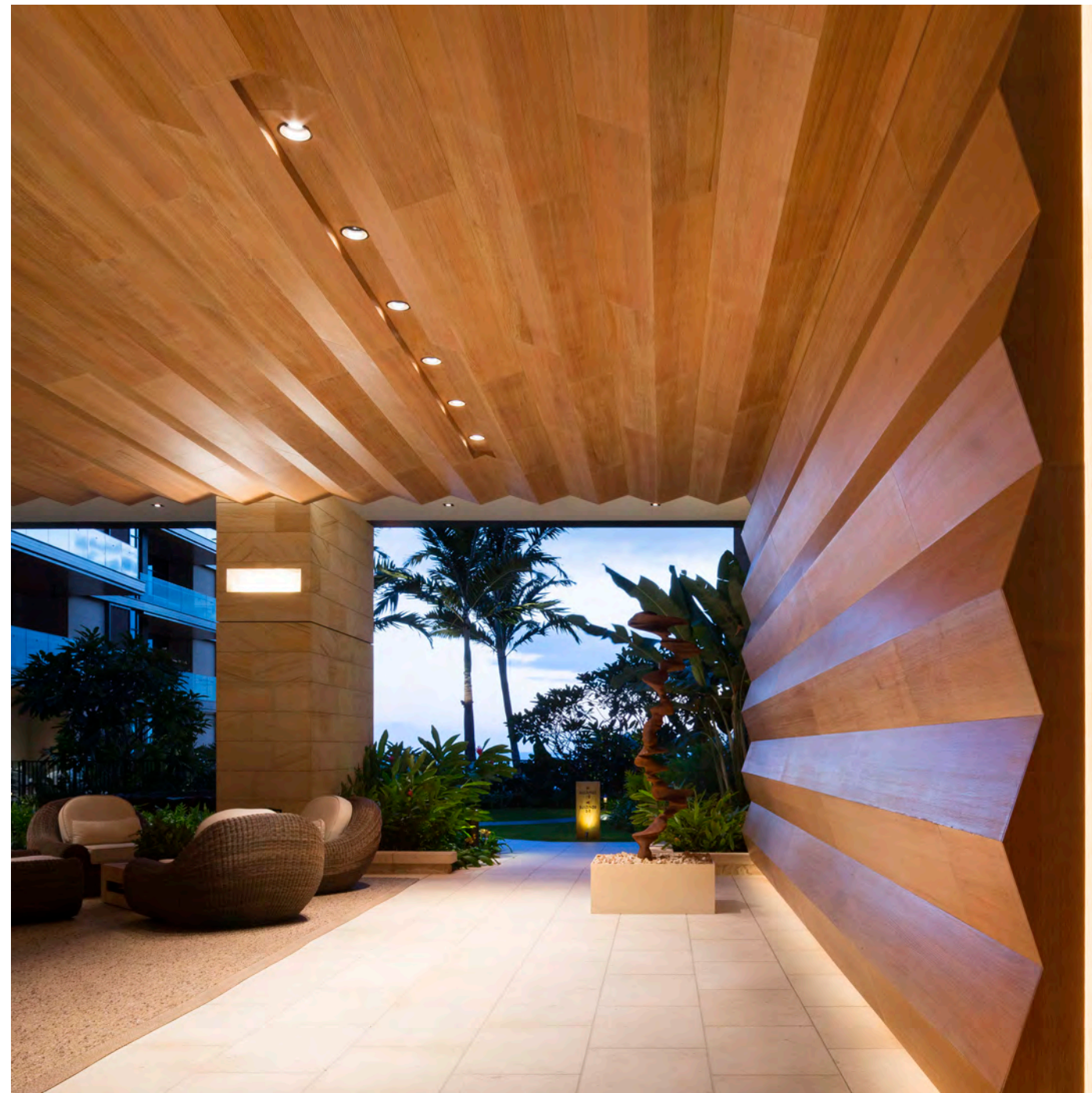
Park Lane Ala Moana

With a prime location and unparalleled views, Park Lane Ala Moana is a departure from the expected high-rise residential typology found in Honolulu. Rather, the eight-story, eight-building development was conceived as a linear series of larger homes, each centered around landscaped courtyards to offer all residents ocean views. SCB stacked two levels of parking along the mauka (mountain) side to create topography on the site, allowing the buildings to step down towards the ocean and create a series of lush, landscaped terraces. The entire project radiates from a central open-air lobby that faces makai (ocean), revealing the vista as it steps down; its edge is carefully designed to blend with the park beyond, offering a connection to the land and ultimately the ocean.

All of the residences enjoy ample daylight, a strong connection to the outdoors, and expansive makai views through floor-to-ceiling windows. Multi-panel sliding glass doors glide along tracks set flush within the floor to open up full walls to generous lanais, seamlessly integrating the indoor and outdoor living experience. The amenities are designed to foster a feeling of community between residents. The “Park Lane” itself is a shaded, lush art-walk that runs along the full length of the mauka edge of the project at level five, connecting each building, the lobby and drop off, and the main amenity area. While each courtyard features private pools and hot tubs, the development’s main amenity area includes a modern fitness center with private training and yoga studios, private dining cabanas, a screening room, and a wine bar for residents.

Location	Honolulu, HI
Size	1.5 million SF / 8 buildings / 8 stories / 217 condominiums
Sustainability	LEED Certified
Client	The MacNaughton Group / Kobayashi Group







AVA 55 Ninth Street

Located next to Twitter's headquarters in San Francisco's Mid-Market District, the design for AVA 55 Ninth Street provides a conscientious response to an urban context while addressing the sensibilities and needs of a young, tech-savvy market and demographic. The amenities and unit designs reflect a new generation of San Franciscan urbanites- one that is highly technology-focused and wants to be connected to the city, but one that also values outdoor activity and the maker culture.

The lobby design for the building blurs the traditional notions of public and private space by allowing a street level retail coffee shop to spill into the residential lobby during business hours, thus activating the lobby and expanding seating for the café. Three maker labs on the building's north side offer garage-like workshop spaces, an amenity that is often lacking in the urban environment. A generous outdoor amenity deck serves as one of many social gathering spaces for the residents, providing exterior kitchens and lounge spaces.

SCB developed several new unit types for the building, all designed to appeal to millennial residents. Junior one-bedroom units allow for a loft-like living experience but also offer privacy for the bedroom with frosted, sliding door panels. In the larger apartments, parity between bedrooms and bathrooms make the units conducive to sharing with roommates. Finally, an in-unit gear wall provides space for residents to hang and store bikes and other outdoor sporting equipment.

Location	San Francisco, CA
Size	353,000 SF / 17 stories / 273 apartments
Sustainability	LEED Gold
Client	AvalonBay Communities



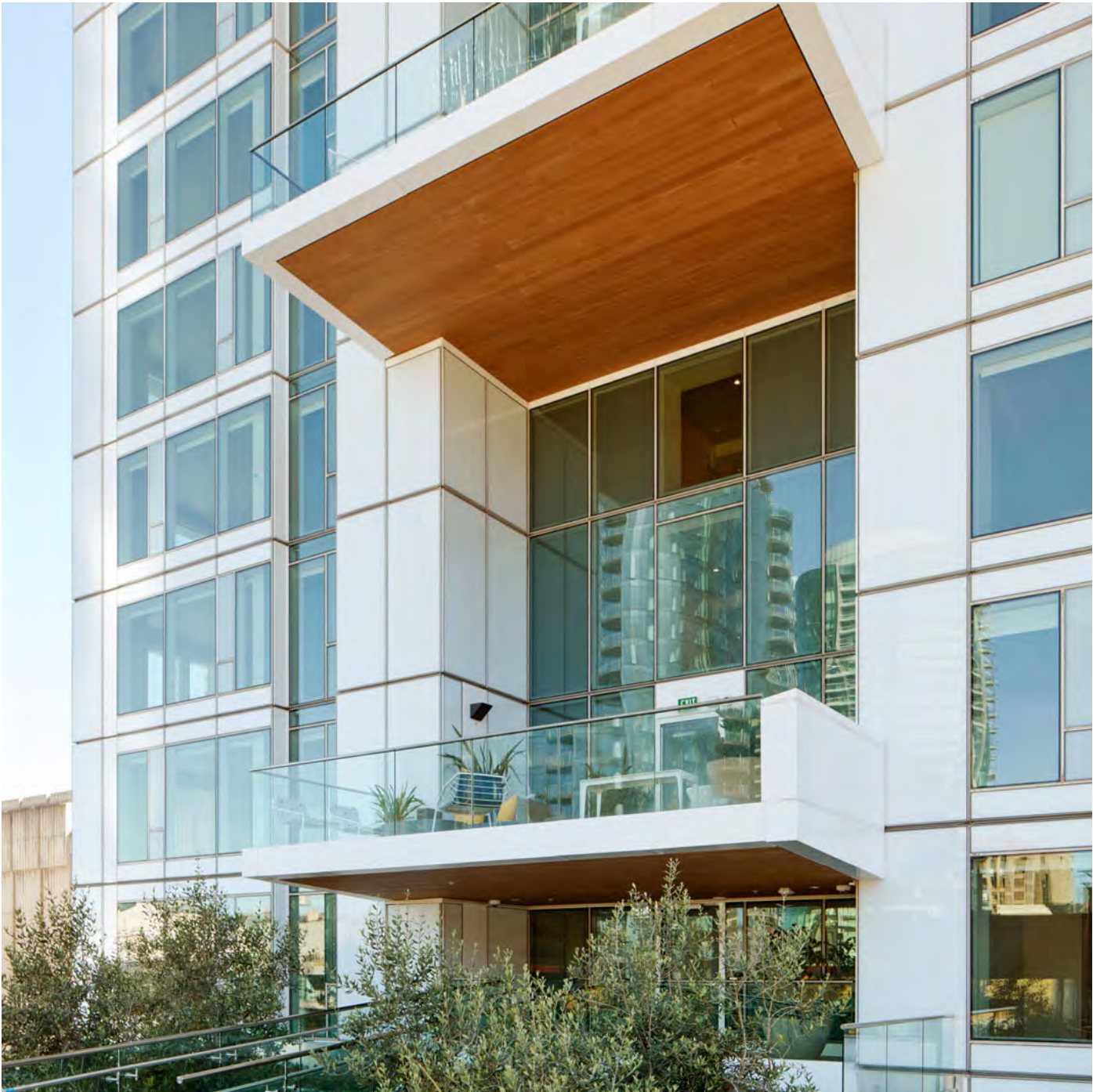


Solaire

Solaire embodies an approach to the urban residential experience that embraces both social inclusion and sustainability. Located in San Francisco’s South of Market (SoMa) District, the tower is part of the two-block Transbay Block 6 & 7 development composed of both market rate and affordable housing. Seeking to create a vertical community, SCB designed a series of large, shared terraces that extend the full height of the building every third floor, in lieu of private balconies. Each terrace offers lounge seating, space for dining, and views to the Bay Bridge. Additional community focused amenities include a co-working lounge, fitness center, rooftop sun deck, and a secluded landscaped interior courtyard on the ground floor.

The LEED Gold Solaire establishes a new benchmark for sustainable building strategies by leveraging San Francisco’s mild winters and dry summers. The design allows for a naturally ventilated building to meet its cooling needs without using conventional mechanical systems. Each living unit features operable windows and an occupant-controlled, fan-forced outside air ventilation system. For the system to be effective, the design minimized solar and internal heat gains by utilizing a high-performance enclosure system that combines high-performance glass with integrated shading devices.

Location	San Francisco, CA
Size	423,000 SF / 32 stories / 409 apartments
Sustainability	LEED Gold
Client	Golub & Company





Marquee at Block 37

Marquee is the final component to Block 37, a mixed-use retail, office, and transit station development. The project is an example of increased densification of a prime urban site in response to demand. The design team was challenged to design a residential tower over an existing (and fully operational) four-story retail mall and major underground transit station line. Working closely with the structural engineering team and the design/build team, the solution incorporates four, 27-foot-tall and 90-foot-long steel trusses and a six-foot-deep concrete mat that spans the width of the tower at the fifth floor, transferring structural loads to the perimeter to avoid conflicts with the existing conditions below. Ultimately, almost 800,000 square feet of residential space was added to the site.

The 41-story tower consists of 691 apartments and 33,000 square feet of one-of-a-kind indoor and outdoor amenity spaces on the fifth and 38th floors. On the exterior, similar undulating panels and patterns respond to the retail base’s design, effortlessly uniting the two structures. Both exterior and interior design elements draw inspiration from the iconic theatres in the surrounding area. A canopy entrance resembles a theatre marquee and leads into a lobby accented with film-inspired artwork, dramatic draperies, and striking light fixtures.

Location	Chicago, IL
Size	767,000 SF / 41 stories / 691 apartments
Sustainability	LEED Certified
Client	CIM Group (Owner/Developer) and Power Construction Company (Design/Builder)





The Laurel

The Laurel is a mixed-use residential tower located on the last undeveloped parcel on Philadelphia’s iconic Rittenhouse Square. The building ushers in a new level of luxury to the city's residential market and features 66 condominium units, 184 luxury apartments, and 44,000 square feet of ground-floor retail fronting Walnut, Sansom, and 20th streets.

SCB’s design for The Laurel responds to its historic and urban surroundings. The stone-clad entry pavilion respects the historic street wall through its contextual materiality and rhythmic articulation, while the 48-story stepped glass and metal panel tower provides a modern complement to the pre-war architecture of the area. The building is crowned with a glass-encased structural frame that will be illuminated in the evening.

The mixed-use nature of the project required the design team to develop two unique amenity programs, one for the condo owners and one for the residents of the apartments. The condo amenity deck is located on the 26th floor and was designed to be a peaceful retreat from the city below. Amenity offerings are focused on wellness and include an indoor pool, fitness and yoga studios, and a lounge with terrace overlooking Rittenhouse Square. A bespoke amenity program for apartment residents on the third floor engages with the energy of the city and street activity. The floor features an outdoor pool and landscaped deck, fitness club, game room with demonstration kitchen/bar, as well as a library and music room.

Location	Philadelphia, PA
Size	583,000 SF / 48 stories / 184 apartments / 66 condominiums
Client	Southern Land Company





Changing City Dynamics with Urban Residential

Cities are changing. Not just in terms of growth, but in terms of function. Former bastions of industry and commerce are adapting to embrace the tech-based industries of today. Coupled with an influx of new residential development, these once work-focused cities are becoming 24-hour mixed-use urban centers.

As a firm working across a variety of building typologies, SCB's holistic design approach considers each building within the larger city context. We are creating a new paradigm of urban living that blurs the lines between uses and spaces to meet the needs of changing cities and demographics.

Tribune Tower Conversion

The Tribune Tower is one of Chicago’s most treasured historic landmarks. Originally constructed in 1925 and designed by Raymond Hood and John Mead Howells, the tower was located adjacent to an existing printing plant. In 1935, the Radio Building was added to the site, followed by the Television Building in 1950. In 2018, the Chicago Tribune vacated the building and planning began to convert the 34-story office tower and surrounding buildings to 162 luxury condominium units, while respecting its Chicago landmark status. With its prominent location along Chicago’s famed Michigan Avenue, the Tribune Tower is poised to be one of the most sought after addresses in the city.

The tower’s historic façade will be preserved and restored, ensuring its continued architectural stature. Historically sensitive enhancements to the Radio and TV buildings will support flagship retail and will provide a new entry and drop off for the residences. The original entry and tower lobby will be preserved and remain open to the public. The retail frontage of the original printing plant will also be redeveloped, activating a reimagined Pioneer Court and plaza.

Four additional floors will be added to the northeast side above the TV Building, providing a modern, glass complement to the existing limestone façades. This addition will frame a new elevated courtyard, providing a shared greenspace for residents. A full luxury amenity program will be dispersed throughout the building, including several unique spaces. A pool and terrace will be nestled behind the original Chicago Tribune sign, while a lounge and a series of terraces at the tower’s crown will give residents a one-of-a-kind experience beneath the iconic, gothic buttresses.

Location	Chicago, IL
Size	950,000 SF / 34 stories / 162 condominiums
Client	CIM Group and Golub & Company





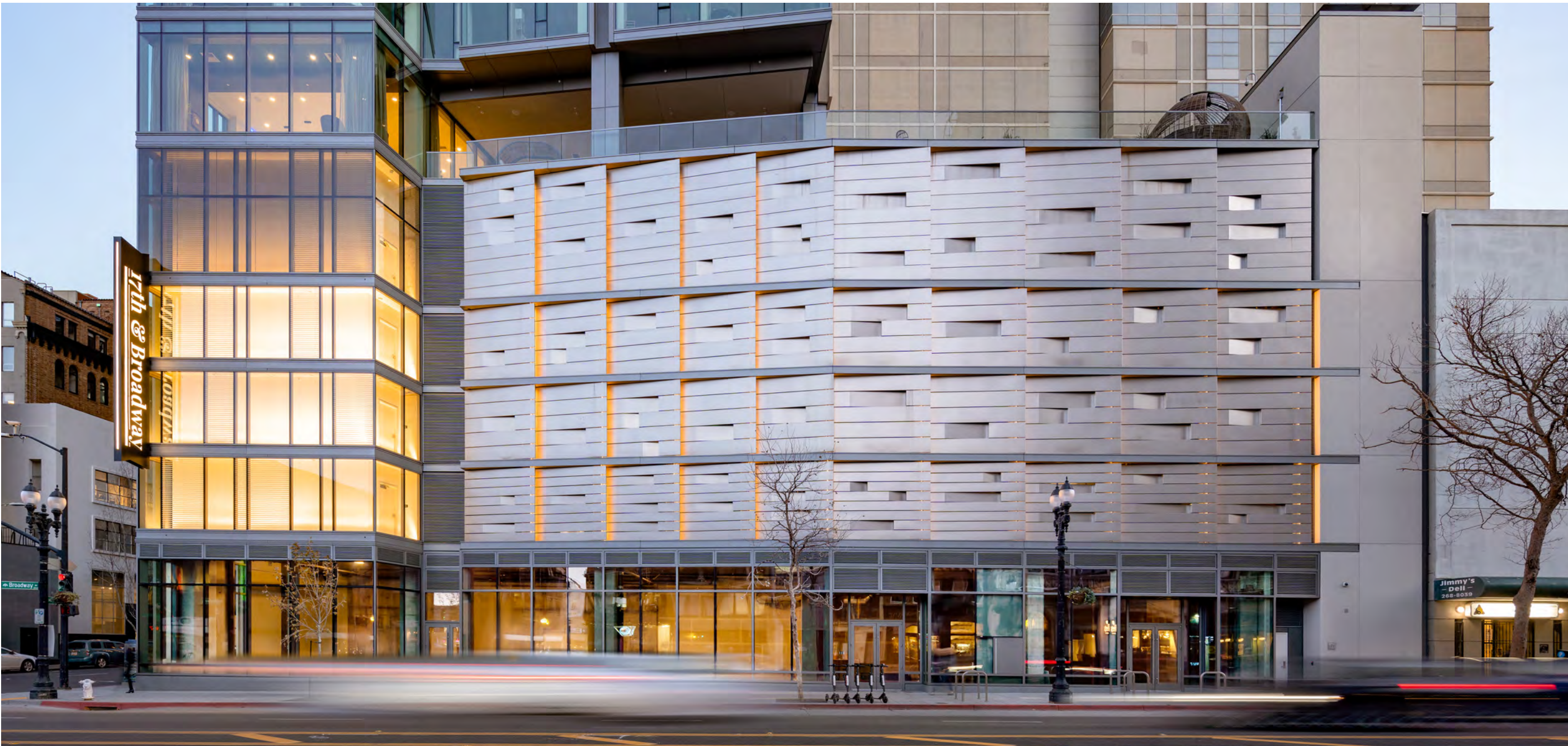
17th & Broadway

17th & Broadway is a 417,000-square-foot apartment tower located in the heart of downtown Oakland. As the first residential tower to be built in the city in over a decade, the project is noted as a catalyst for the present-day building boom happening in Oakland. The 34-story tower is composed of 254 units and 5,000 square feet of ground floor retail. Residential amenities include a sky deck with panoramic views of the city and the Bay; an outdoor pool terrace with wet bar and grilling stations; a penthouse level game room with billiards and shuffle board; a co-working lounge with conference and meeting rooms; lavish pet-grooming space and a state-of-the-art fitness center.

The design for the tower borrows cues from the urban context of Oakland’s predominantly ceramic-clad historic urban core and architectural landscape. Patterned and warm limestone-hued concrete panels complement the terracotta tiles and dense detailing of the surrounding context and the neighboring Cathedral Building. The tower’s mass is broken down by using two expressions for the façade; the first, a strong, punched-window concrete, and the a other transparent, elegant glass. The glass expression meets the street to highlight the residential entry and lobby, while a pleated, back-lit, metal screen conceals a 179-car parking garage. The building is GreenPoint rated.

Location	Oakland, CA
Size	417,000 SF / 34 stories / 254 apartments
Sustainability	GreenPoint Rated
Client	Lennar





Anaha

Located in the Kaka’ako district of Oahu, Anaha begins the implementation of Ward Village, a complete redevelopment of a once industrial site into a vibrant, mixed-use urban community. With sustainability at it’s core, Ward Village is the largest Platinum Certified LEED for Neighborhood Development (LEED-ND) in the country.

Anaha means “reflection of light” in Hawaiian. The 40-story tower’s undulating form is inspired by the island’s artistic tradition of abstracting waves. Through a sequence of shifted, interlocking, and softly curved floor plates and its high-performance glass curtain wall, the façade appears to be ever-changing in the light, like a wave shimmering in the sun, making the tower a distinctive and dynamic addition to the coastline.

The orientation of the tower’s long axis is placed ‘mauka-makai,’ or mountain to ocean, which preserves coastal views from inland vantage points. The tower is brought cleanly down to the street to mark the residential entrance. The podium’s retail and townhomes activate Kamakee Street. Between the tower and podium geometries, a tranquil water feature is framed by a verdant living wall, which passes through the lobby façade, connecting outside and in. Perched 80 feet above Auahi Street, a glass-bottomed pool cantilevers 15 feet off the edge of the amenity deck creating a memorable spectacle.

Location	Honolulu, HI
Size	857,000 SF / 40 stories / 311 condominiums
Sustainability	LEED Silver
Client	The Howard Hughes Corporation





1717 Webster

1717 Webster is part of the recent influx of residential projects helping transform Oakland into a post-industrial metro and meet the housing needs of the larger Bay Area. The 25-story tower is composed of 247 apartment units ranging from studios to two-bedroom units, 5,000 square feet of office space, and 244-space parking garage for residents and the public.

Rising above the podium, the residential tower’s L-shaped massing was developed to allow daylight to permeate the deep, wide site, thus maximizing natural light into the units. The resulting void creates a large elevated terrace for residents, which includes outdoor gathering space for events, fireplaces, grilling stations, and a dog run. Indoor amenity spaces on the sixth floor open up to the terrace, including a fitness center with outdoor yoga and TRX studio. Additional amenity space is offered on the building’s rooftop terrace, which “floats” above the building’s structural roof. This allows for the pool and landscape to be flush with the terrace, creating an uninterrupted plane and view.

Seeking to add texture and depth to the all-glass façade, the designers created a “basket-weave” effect, recessing the façade in three-floor increments to the full height of the tower. Orange-colored accents emphasize the recess of the glass. Vertical lines on the tower’s form punctuate the podium to accent the building entrance. Stretching across the width of the podium and concealing the parking is a sculptural installation entitled “Environment Mirror” by Rob Ley.

Location	Oakland, CA
Size	365,000 SF / 25 stories / 247 apartments
Sustainability	Targeting LEED Silver
Client	Holland Partner Group





The Legacy at Millennium Park

Rising 73 stories, The Legacy at Millennium Park helped usher in a wave of residential projects into the Chicago's central business district, transforming the Loop into a 24-hour, mixed-use urban center. Capitalizing on its proximity to the city's leading cultural institutions and Millennium Park, the condominium tower is a dynamic addition to the skyline, while seamlessly interacting at street level with a historic landmark neighborhood. Located on a constrained site behind the historic Michigan Avenue Streetwall, the building includes 357 residences and associated amenities; academic space for the School of the Art Institute of Chicago (SAIC); expanded athletic facilities for the University Club and residential parking above ground-level retail. The SCB design team worked with the city's Planning and Landmarks Divisions to restore the façades of three vacant 6-story buildings on the site and incorporate them into the tower's base.

Composed of one-to four-bedroom residences, the tower's tapered floor plan maximizes the number of units with views of Millennium Park and Lake Michigan. The eastern-most portion of the tower cantilevers five feet over a private alley, accenting the slender profile of the building from the Park and augmenting the lakefront views to the North and South. Amenities include a large, landscaped sun deck on the 15th floor, two outdoor sky garden lounges on the 42nd and 60th floors, a lap pool, fitness center, and spa.

Location	Chicago, IL
Size	1,073,000 SF / 73 stories / 357 condominiums
Client	Mesa Development





Atelier

Located in downtown Los Angeles, Atelier serves as an anchor for an emerging residential district, offering public space, proximity to transit, and walkability to the nearby Staples Center and the LA Arts District. The project was designed to infuse vitality into the formerly blighted area with retail and 363 apartment units. Street level retail space with outdoor seating occupies the base of the tower and activates a primary city intersection.

The residential tower features studio units to three-bedroom apartments and resort-style amenities split across two levels. The main amenity floor offers a large club room that flows seamlessly to an outdoor lounge and pool deck through large, operable glass walls. A fitness center with an adjoining studio offers space for yoga or spinning. A demonstration kitchen and event lounge provides residents the opportunity to host larger private gatherings and parties. The building also offers residents a co-working suite with conference rooms. Located on the roof is a quieter, more private sky view terrace with a splash pool, cabanas, and panoramic views of downtown LA, the Pacific Ocean, and the surrounding mountains.

Location	Los Angeles, CA
Size	372,000 SF / 33 stories / 363 apartments
Sustainability	LEED Certified
Client	Carmel Partners



222 West 2nd Street

Spanning an entire city block and encompassing a new Metro Station, 222 West 2nd Street, is a 700,000-square-foot, transit-oriented development in the heart of Los Angeles’ historic theater district.

The design for the project demonstrates a thoughtful relationship to its context, responding to the existing character of the theater district. The scale and rhythmic expression of the base along Broadway offers a modern interpretation of the surrounding district’s masonry and punched-window historic facades. The existing paseo through the site is enhanced with 10,000 square feet of retail along with extensive landscape and streetscape improvements. At the corner of 2nd and Broadway the building lifts, gesturing to the new Metro Station beneath.

Rising elegantly above, the glass tower reaches 570 feet to an illuminated, angular crown, adding dynamism to the evolving LA skyline. The 56-story project includes 700 apartments, ranging from studios to two bedroom units. The massing of the tower is split in to three distinct volumes separated by the buildings amenity spaces: a large pool deck with cabanas and grilling stations on the 11th floor, a landscaped terrace with views to downtown and the Hills on the 39th floor, and a rooftop sky park.

Location	Los Angeles, CA
Size	700,000 SF / 56 stories / 700 apartments
Client	Tribune Real Estate





Victoria Place

Victoria Place is a 750,000-square-foot, 40-story residential tower in Honolulu’s Ward Village. Occupying a key site with harbor frontage, this signature tower helps define the Makai (ocean-facing) edge of the new Victoria Ward Park, a 3.5 acre public green space at the heart of the new Ward Village neighborhood.

The design concept for the project is inspired by the architecture and lifestyle of Honolulu’s classic kama’aina clubs and estate homes, brought into the modern day. A street-side entry gate opens into a lush courtyard that leads to the building’s open-air main lobby, giving residents the feel of entering an exclusive club. Inside, the double-height lobby is oriented towards the park and is flanked by a series of single-story indoor/outdoor amenity pavilions featuring a lounge, clubrooms, and casual meeting spaces that activate the building’s edge and connect it to the park.

Above the lobby, the 400’ tower rises from the center of the screened parking podium, splitting the building’s amenity deck into two lanais. The “Sunrise Lanai” faces Diamondhead and focuses on health and wellness with a spa, fitness facilities, lap pool, and gracious lawns for group exercise. The “Sunset Lanai” faces the park and is more social in nature with spaces for gathering and entertaining, including private dining facilities as well as a great lawn and recreational pool that overlook the park and the harbor beyond. The design for the tower is informed by the geometric expression and materiality of the island’s unique mid-century architecture. The vertical community provides 350 condominiums in a mix of one-to-three bedroom units, each with large operable glass walls that allow for a seamless indoor/outdoor residential experience with views to the park and ocean beyond.

Location	Honolulu, HI
Size	750,000 SF / 40 stories / 336 Condominiums
Client	Howard Hughes Corporation







500 Kirkham

Spanning a full block between Kirkham and Union Streets on 7th Street in west Oakland, 500 Kirkham contributes to the revitalization of the neighborhood by re-knitting the site into its surrounding context, creating active streetscapes, and vastly improving the quality of the public realm. The goal for the design of 500 Kirkham was to strike a balance between the strong history of Oakland’s industrial past and celebration of its urban, transit-oriented future. A complex development, the project is composed of 1,032 market-rate and affordable apartments across three residential buildings, separated by two new pedestrian streets; 41,000-square-foot of commercial retail and flex space; over 40,000-square-foot of green/open space; and a 59-space parking garage due to its prominent location and adjacency to the West Oakland BART Station.

The 32-story residential tower introduces 456 flexible co-living apartment units ranging from 1 to 5 bedrooms and amenities include an enclosed sky lounge at the top of the tower with panoramic views of the city. The design for the residential tower’s materiality is a response to the existing neighborhood from all directions. Looking North to the Acorn neighborhood and South to the Port of Oakland, stronger, industrial-like materials accented by punched windows gesture towards the trades of the past. To the East and West sides of Oakland, the glassy, transparent facades tie to the more glassy towers to the east and give a nod to what is yet to come of West Oakland.

The two eight-story buildings are both u-shaped in plan and are composed of affordable and workforce housing units. Each building features a private courtyard. The design, materiality, coloration, and scale for the buildings were inspired by the more residential character of the historic, vibrant 7th Street neighborhood and pre-war row houses, especially with regard to materiality, color, and scale.

In order to breath new life into the surrounding public realm and streetscape, the ground floor of each building was thoughtfully designed to support active uses. 7th and Union Streets will feature ample new commercial spaces. The new pedestrian streets will be activated and lined by artisan shops, transforming the open space into a destination for residents and shoppers and a place for special events.

Location	Oakland, CA
Size	945,000 SF total / 3 buildings / 1,032 apartments
Client	Panoramic Interests



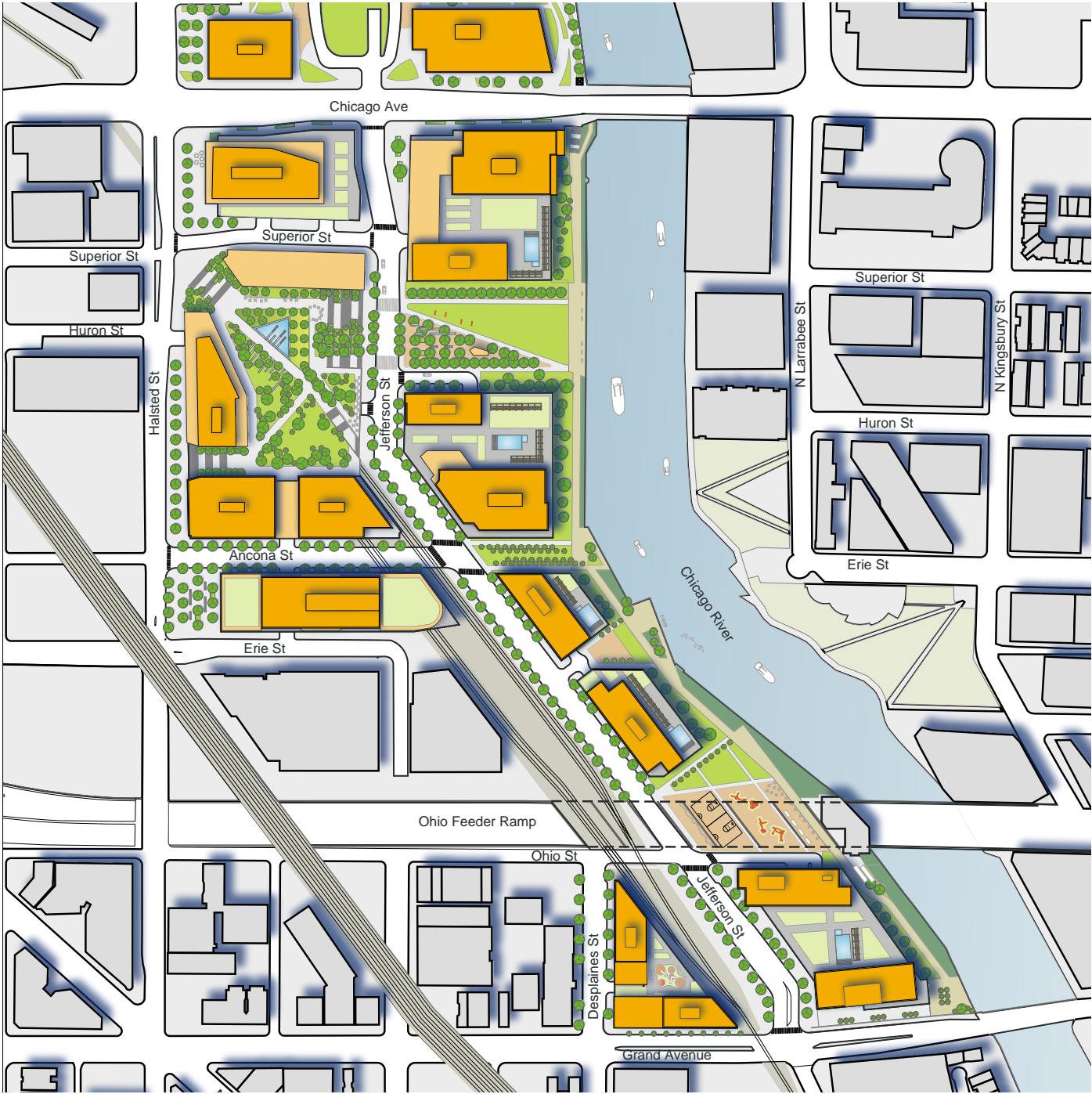


River District Master Plan

SCB prepared a multi-phased redevelopment master plan for the new River District, a 30-acre parcel between Chicago Avenue and Grand Avenue that will serve as a major catalyst for the post-industrial transformation of the north branch of the Chicago River.

Currently home to the Chicago Tribune's printing complex, the new mixed-use neighborhood will extend Chicago's downtown district and establish a seamless connection between the Loop, River North, Fulton Market, and River West neighborhoods. Drawing from best practices in urban planning and contemporary sustainable development, the River District will be a hub for innovation and technology in the heart of the city's "Tech Triangle." This new neighborhood balances 21st century downtown job growth with the desire to live near work, access the city through transit, and enjoy an abundance of parks and recreation amenities.

Location	Chicago, IL
Size	30 acres / 8.1 million SF of proposed mixed-use development
Client	Tribune Real Estate Holdings





Defining City Living for Emerging Markets

With 68 percent of the world's population estimated to live in cities by the year 2050*, mid-tier cities are re-examining their downtowns. Adding a residential component capitalizes on proximity to central business districts as well as entertainment and cultural attractions. These emerging urban residential markets are attracting a broad demographic, from suburbanites looking to eliminate their commute, to millennials seeking convenience and community, to empty-nesters who are ready to downsize their homes, but not their quality of life.

With an urban residential design practice reaching back over 80 years and over 100+ multi-family projects across the country, SCB is uniquely poised to help clients define what downtown living means for these new markets. We use our national experience and perspective as the base for tailored design solutions unique to each city.

*2018 Revision of World Urbanization Prospects produced by the Population Division of the United Nations Department of Economic and Social Affairs (UN DESA)

615 Eighth Avenue

SCB is designing a 400,000-square-foot, 27-story residential tower located next to Seattle’s historic 1892 Gothic-revival Trinity Church. The project represents a larger trend emerging across the country in which faith-based organizations are leveraging their land ownings in crowded urban centers to spur revenue through land-leases to fund much needed program space. The new tower will house 226 condominium units, with the first four floors of the building dedicated for use by Trinity Church including office space, classrooms, meeting rooms, event space, and a community art gallery. The design pays particular attention to the relationship of the building base and tower forms, utilizing similarly scaled elements to break down the apparent mass of the tower to suit the neighboring church’s scale. A courtyard and Memorial Garden framed by the two buildings links the historic church with its new 30,000SF of program space, while the transparency of the new building allows for the new space to remain visually connected to the church.

The tower rises elegantly from the base, responding in materiality to the church at the street level and transitioning to glass to offer sweeping views to Elliot Bay, South Seattle, Mount Rainier, Bellevue, and the Cascades. The juxtaposition of the contemporary façade language of the tower body with the human scale and materiality of the forms at the base also provides clear legibility of the uses within the building and reinforces the strong identity of both the Parish in the neighborhood context and the residences on the overall city skyline. The residential tower offers two and three bedroom condominiums, as well as a shared amenity space on the 27th floor.

Location	Seattle, WA
Size	400,000 SF / 27 stories / 226 condominiums
Client	Caydon USA





The Reston

The Reston is a new 864,000-square-foot mixed-use residential and office development located in the new four million square-foot Reston Gateway community. The four story, 80,000-square-foot office component offers tenants contiguous 18,000-square-foot floor plates and a generous indoor-outdoor co-working amenity space. The 39-story tower and five-story residential components are connected by a shared amenity space on the fifth floor that features a community kitchen and bar space for entertaining with lounge seating, co-working space with conference rooms, and a roof deck pool and terrace. The residential tower offers 406 traditional style studio to three-bedroom units, while the lower residential building features 23 artisan/maker loft style units and three townhomes at the base of the building with a private connection to the public park.

A combination of masonry and glass facades breaks down the scale of project, while metal grid façade accents, alternating floor-to-ceiling windows, and generous balconies provide visual interest throughout the full scale of the building. Active residential and retail uses wrap the podium, concealing the development’s parking garage and enhancing the pedestrian streetscape.

Location	Reston, VA
Size	864,000 SF / 39 stories / 429 apartments
Client	Boston Properties





Four Seasons Hotel and Private Residences

Long a center for business and entertainment, a burgeoning urban residential market is emerging in downtown Nashville. The Four Seasons represents the ultimate luxury project in the city, bringing high-end condominiums and a five-star hotel, as well as a 380-car parking facility and 9,500 square feet of upscale street level retail.

The expression and presence of the building at both the street level and within the skyline was a significant design driver for the project. Embodying Nashville's music culture, the design was inspired by the iconic image of an acoustic guitar; the instrument's aesthetic properties parallel the architectural qualities of the podium clad in warm-colored panels and weathered steel. The podium is punctuated with large expanses of glass, activating the façade and connecting the streetscape with activity inside the building. The building's adjacency to the historic Seigenthaler Pedestrian Bridge allows for unique program and place-making elements, such as an elevated, pop-up performance venue. Above the podium rises an elegant, modern, and sleek 40-story glass tower that is oriented to capture exceptional views and reflect the luxury of the condominiums and five-star hotel within.

The mixed-use program offers two sets of amenities; one for hotel guests and one for residents. The 14th floor offers a landscaped rooftop garden, lounge, and relaxation areas exclusively for condominium owners. Hotel amenities are located on the 7th floor and include luxury spa facilities, an infinity edge pool, lounge deck, and rooftop bar. The hotel offers a full suite of conference and event facilities, including a 10,000-square-foot ballroom and pre-function space with views to the Cumberland River and the city skyline.

Location	Nashville, TN
Size	851,000 SF / 40 stories / 143 condominiums / 236 keys
Sustainability	Targeting LEED Gold
Client	Congress Group and AECOM Capital





414 Light Street

Rising 44 stories above the Inner Harbor, 414 Light Street stands as the tallest residential building in the city and the state of Maryland. The tower’s sail-like structure honors Baltimore’s rich history and nautical heritage, while the steel and glass composition reflects the water in the harbor. The project is LEED Silver and offers a new and unrivaled residential experience in the heart of the city with an emphasis on a healthy, sustainable lifestyle.

The building is composed of 394 apartment units, half of which have private balconies, ranging from studios to two-bedrooms. The seventh floor features 40,000 square feet of bespoke amenities including an outdoor skyline park with sweeping city views, pool and sundeck, fitness center, entertainment dining room with kitchen, and resident lounges. The ground floor offers 12,000 square feet of retail/restaurant space.

Location	Baltimore, MD
Size	656,000 SF / 44 stories / 194 apartments
Sustainability	LEED Silver
Client	Questar Development



1230 West Peachtree

Located at the nexus of culture and commerce, 1230 West Peachtree is a 1M square-foot mixed-use development in Atlanta’s Midtown district. The 39-story story tower stacks 326 residential units over 250,000 square-feet of multi-tenant office space. Challenged by an extremely constrained urban site, the design for the tower was developed through extensive view studies, seeking to maximize vistas to Buckhead for the majority of units. As such, the glass tower assumes a serrated form, opening up views through a bay window feature in the units. A residential amenity floor on the 19th floor offers a full suite of amenities and outdoor terrace and visually demarcates the change in program in the tower from residential to office.

The scalloped architectural expression continues down through the office component of the tower, and meets the street, highlighting both the office and residential lobbies, as well as a restaurant/retail space. The project’s 9 floors of 28,000-square-foot office floor plates are complemented by a tenant amenity floor which offers conferencing space, a fitness center, lounge, and outdoor terrace.

Location	Atlanta, GA
Size	250,000 SF / 39 stories / 326 apartments
Client	CA Ventures







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