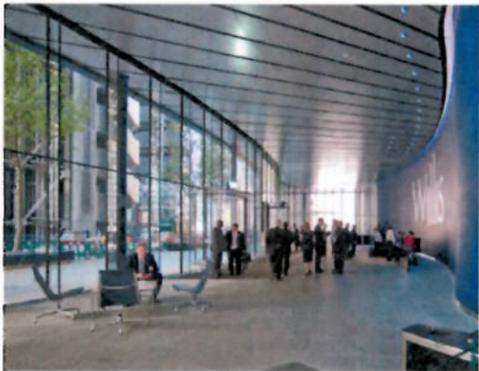


Schematic Design Report – January 2009

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Exhibit 1 to Attachment B – Part 3 of 4

Podium Levels
Overview of Spaces



L01 Plan - Third Avenue Level Plan



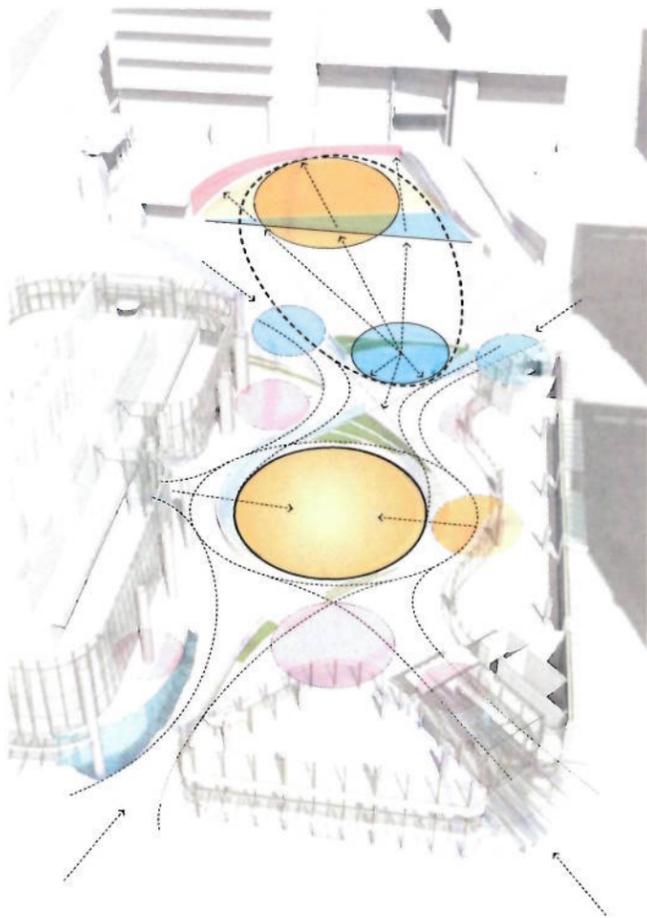
Landscape Design

Plaza Overview Plan and Spatial Diagram

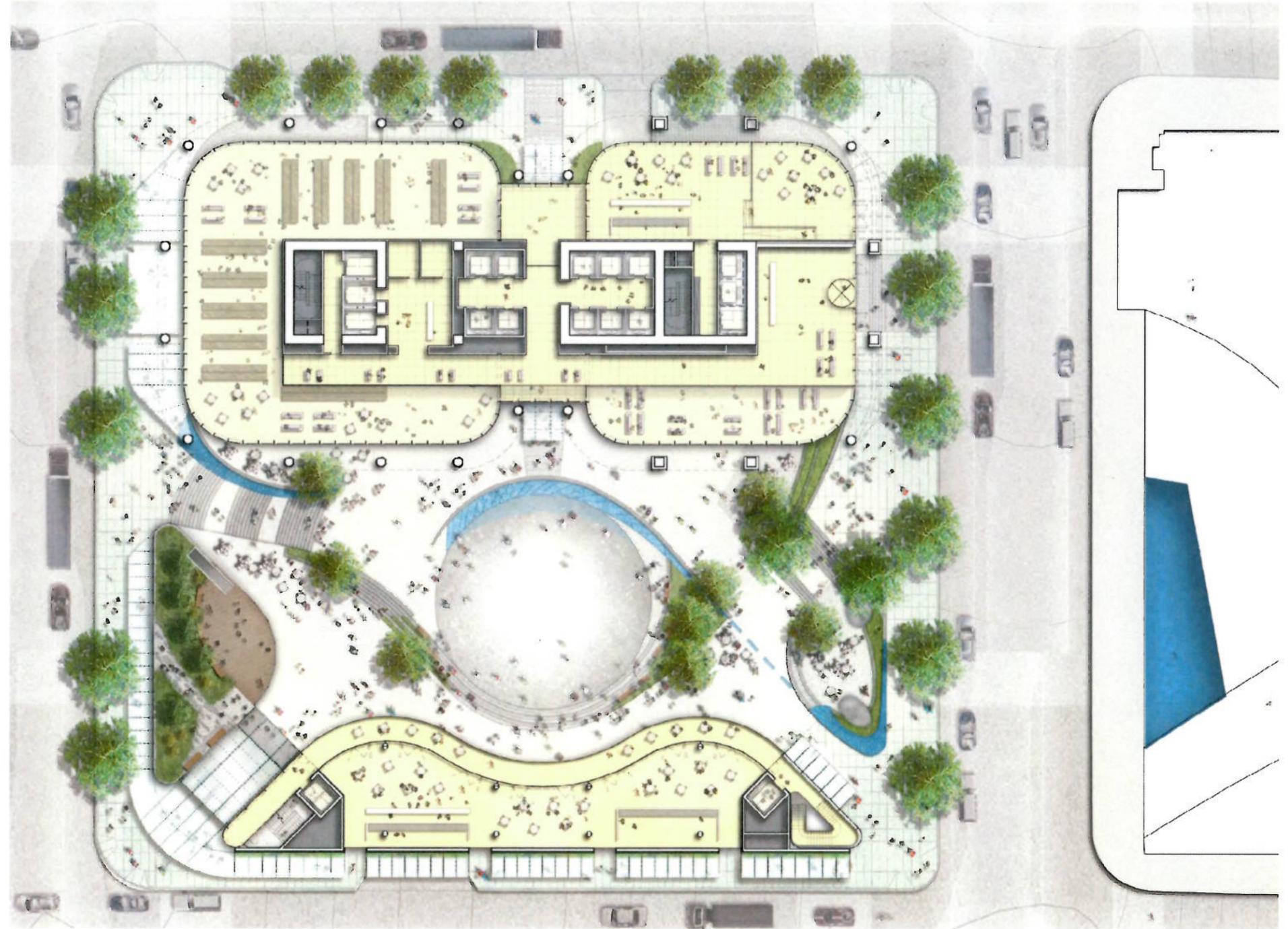
2.3.1

The Design Response for this section of the report has been provided by Atelier Dreiseitl.

Please note that this material is intended to illustrate the landscaping proposal only. Architectural Design is shown in other sections of this report.



Regional

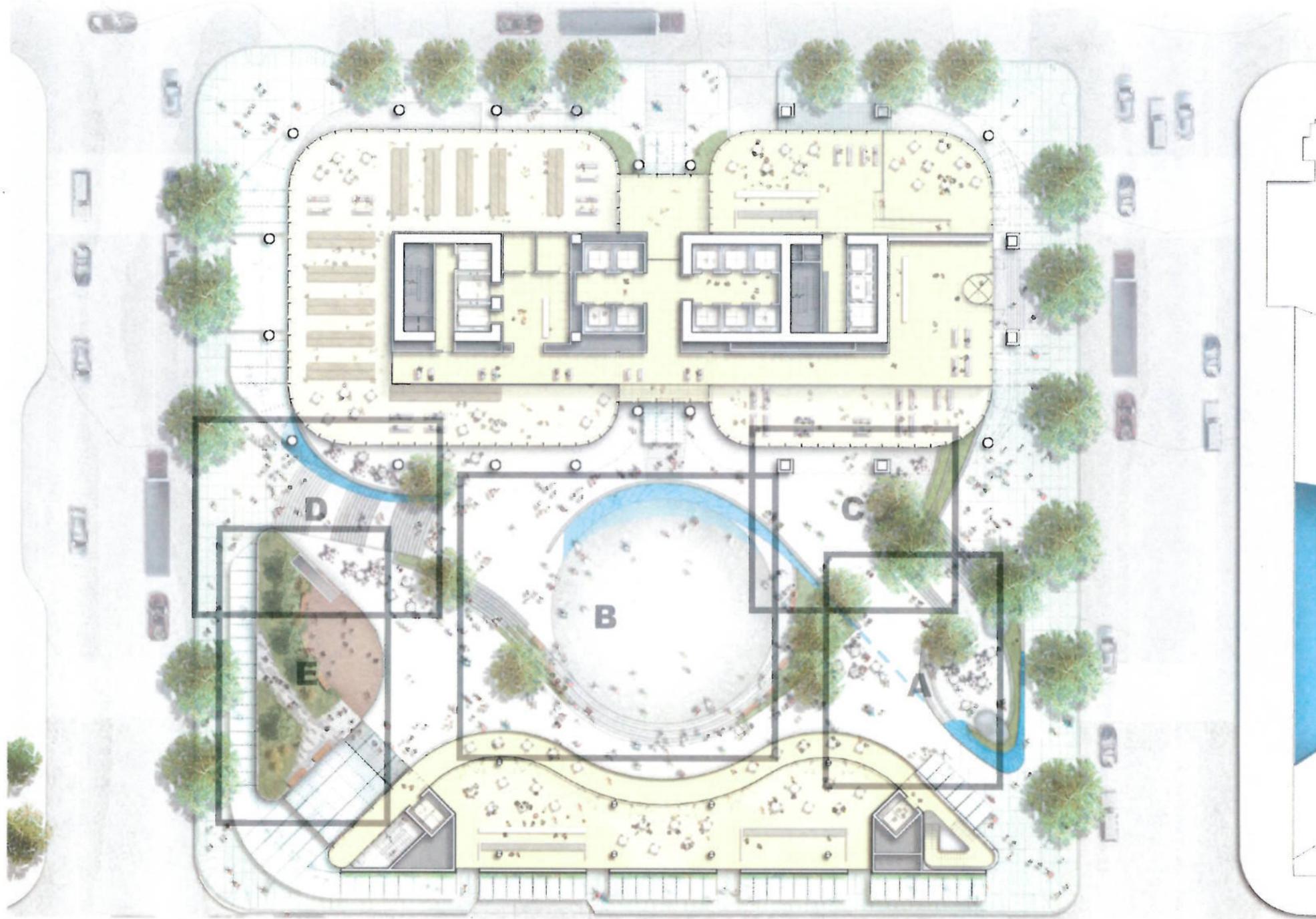


Current Plaza Design

Landscape Design
Roof Overview Plan

2.3.2

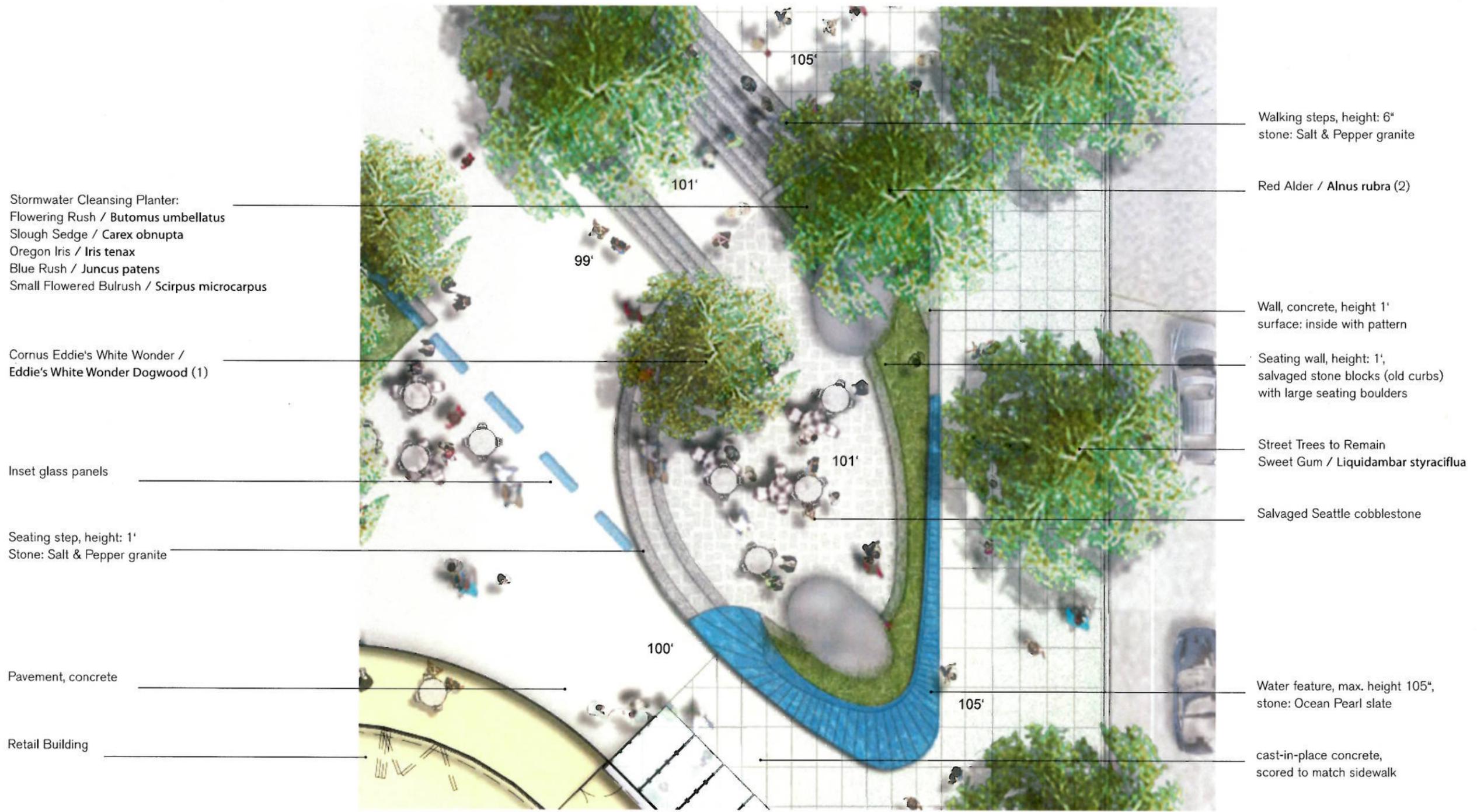




Plan identifying focus areas

Plaza Landscape Design - Key Areas
Upper Cascade Terrace

2.4.1



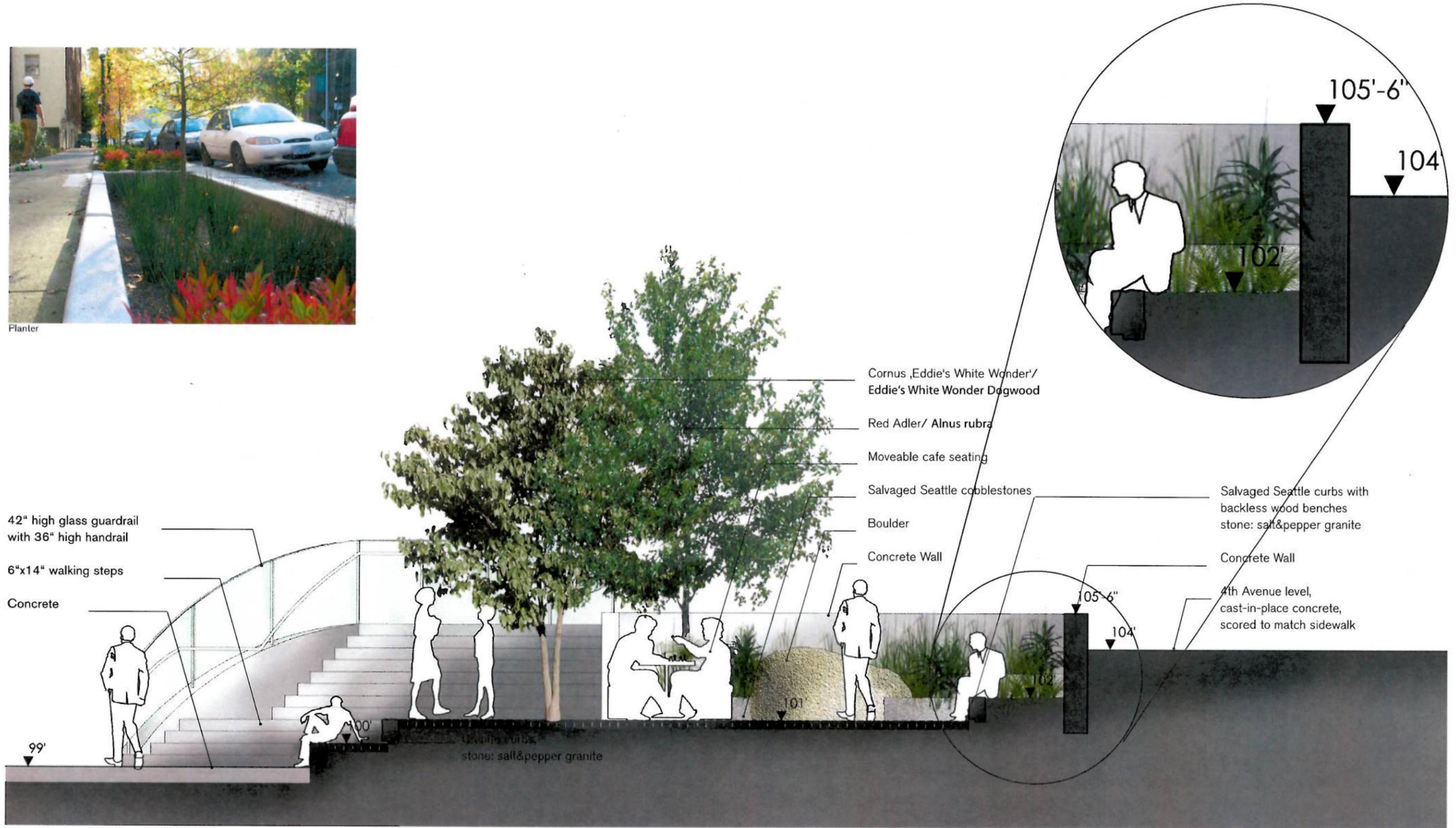
Area A: Upper Cascade Terrace - overview plan

Plaza Landscape Design - Key Areas
Upper Cascade Terrace

2.4.1



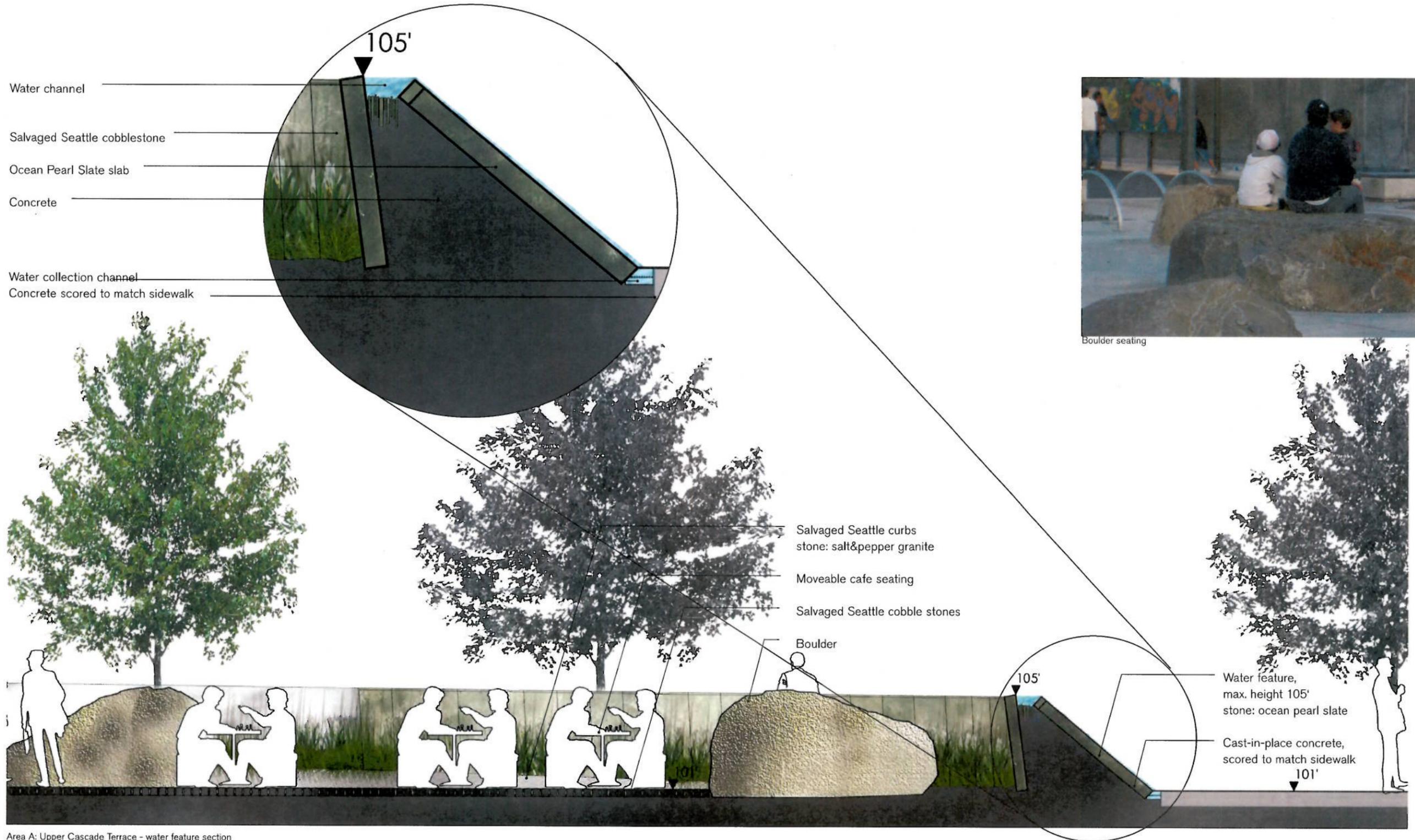
Planter



Area A: Upper Cascade Terrace - seating steps section

Plaza Landscape Design - Key Areas
 Upper Cascade Terrace Water Feature

2.4.1

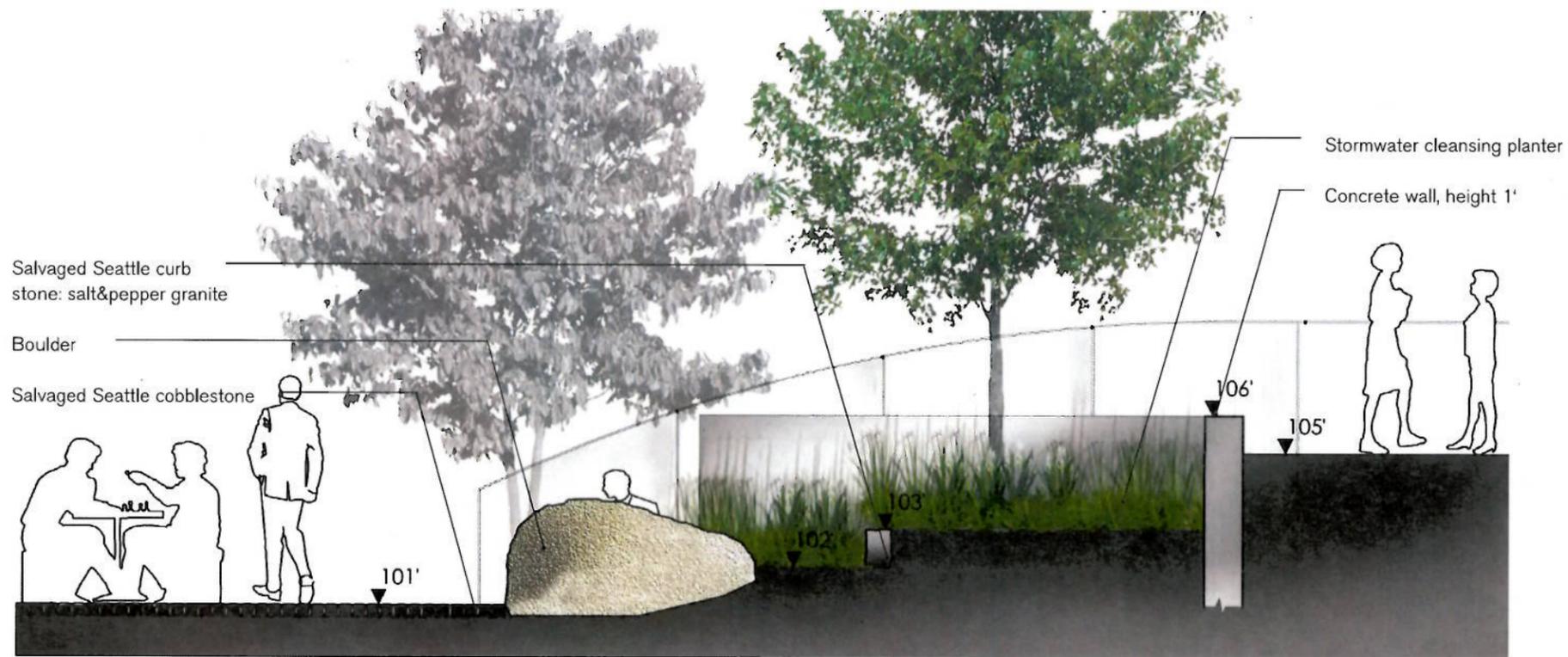


Area A: Upper Cascade Terrace - water feature section

Plaza Landscape Design - Key Areas

Upper Cascade Terrace Stormwater Cleansing Planter

2.4.1

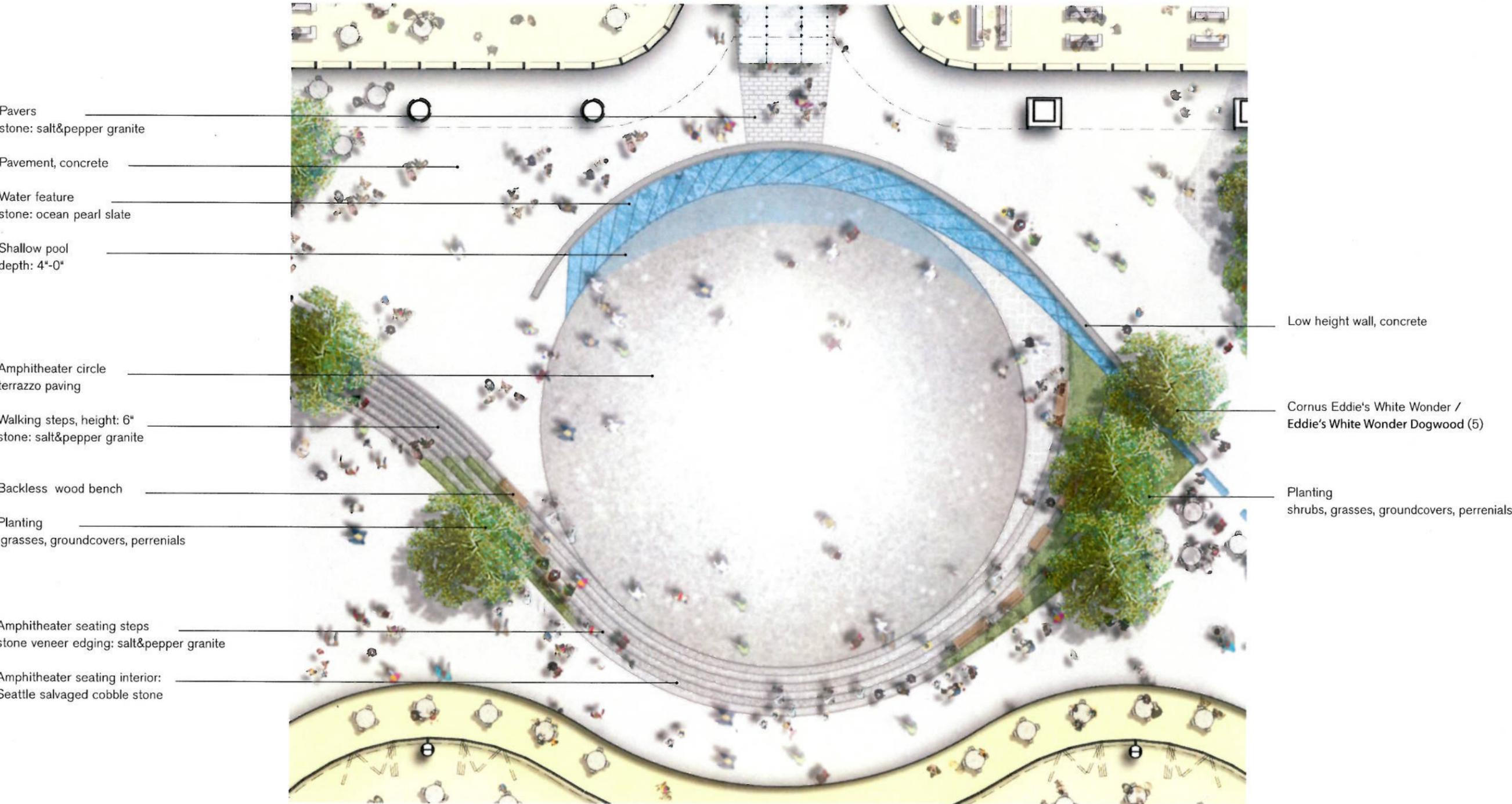


Area A: Upper Cascade Terrace - stormwater cleansing planter section

Plaza Landscape Design - Key Areas

2.4.2

Main Plaza



Pavers
stone: salt&pepper granite

Pavement, concrete

Water feature
stone: ocean pearl slate

Shallow pool
depth: 4'-0"

Amphitheater circle
terrazzo paving

Walking steps, height: 6"
stone: salt&pepper granite

Backless wood bench

Planting
grasses, groundcovers, perennials

Amphitheater seating steps
stone veneer edging: salt&pepper granite

Amphitheater seating interior:
Seattle salvaged cobble stone

Low height wall, concrete

Cornus Eddie's White Wonder /
Eddie's White Wonder Dogwood (5)

Planting
shrubs, grasses, groundcovers, perennials

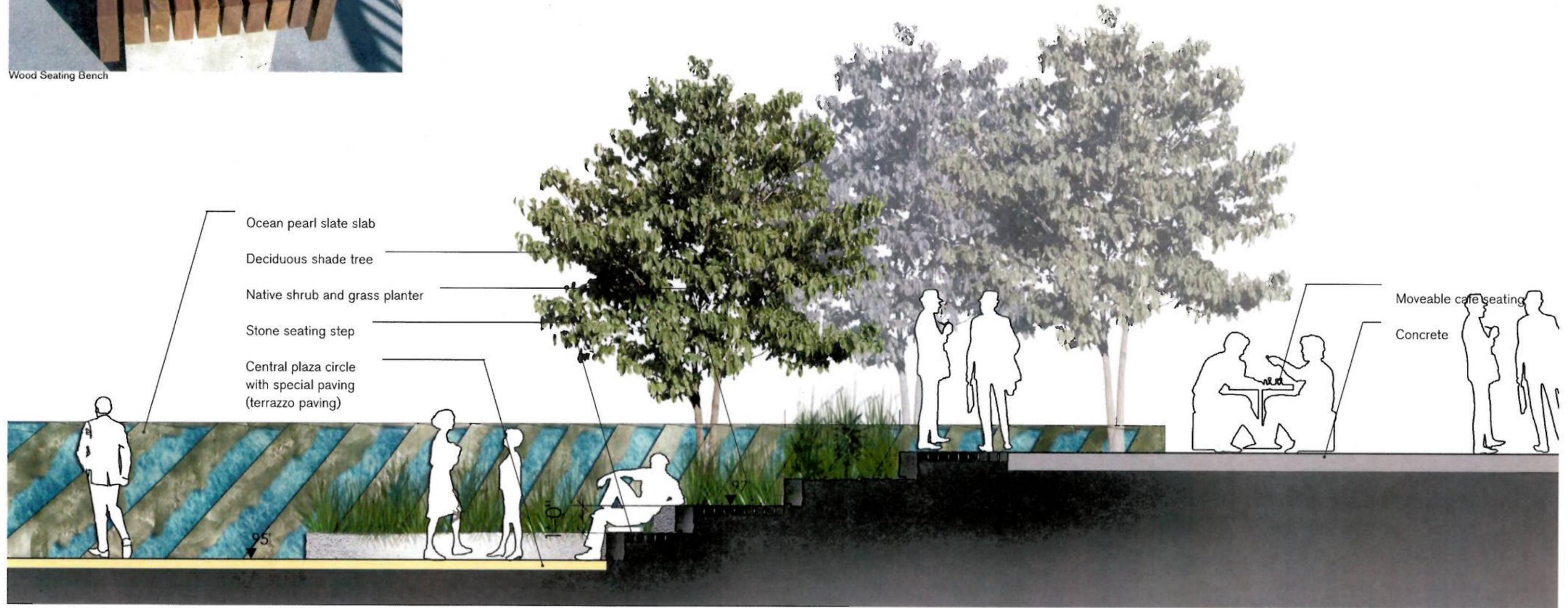
Area B: Main Plaza - overview plan

Plaza Landscape Design - Key Areas

Main Plaza



Wood Seating Bench

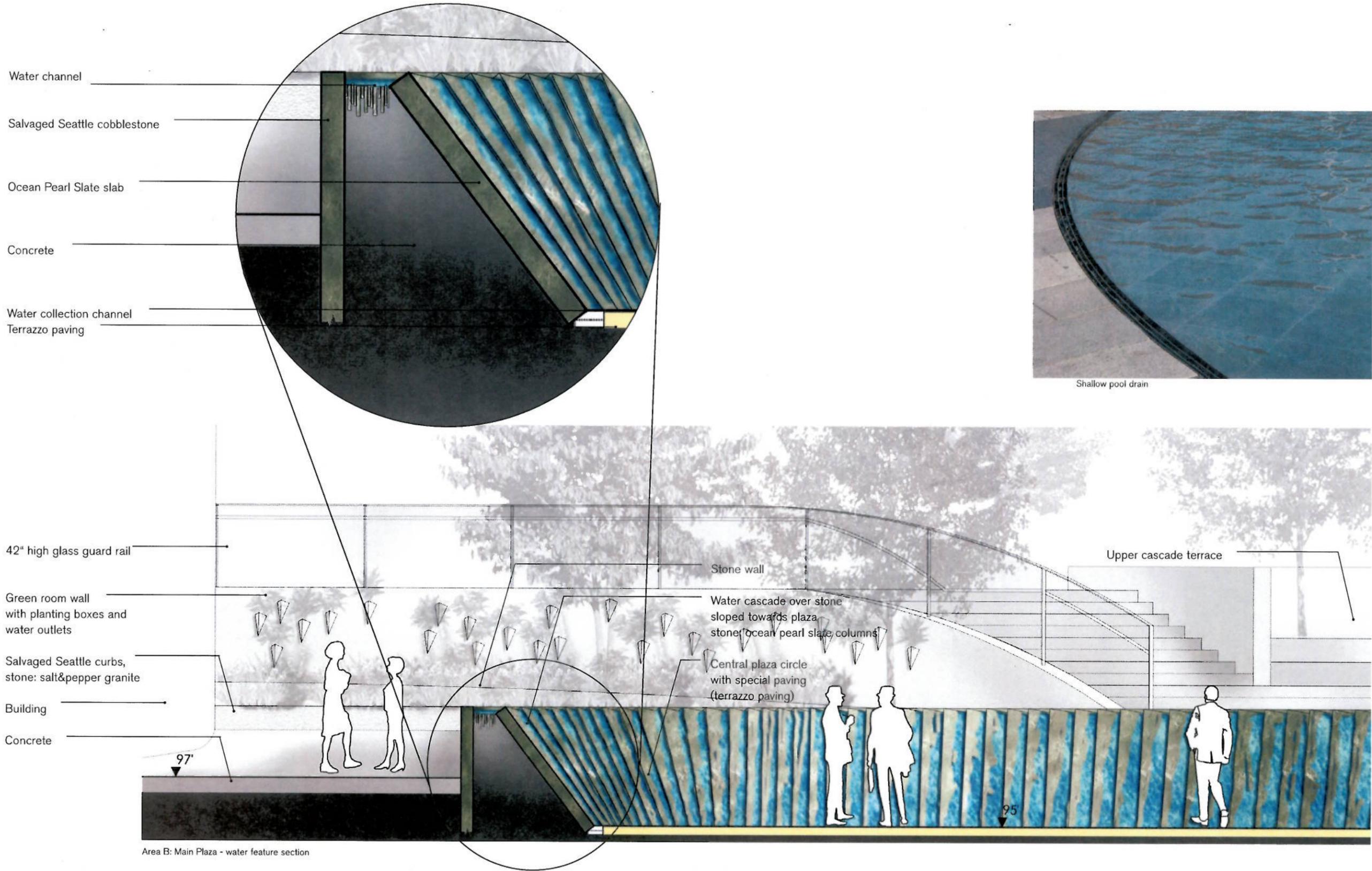


Area B: Main Plaza - amphitheater softscape seating section

Plaza Landscape Design - Key Areas

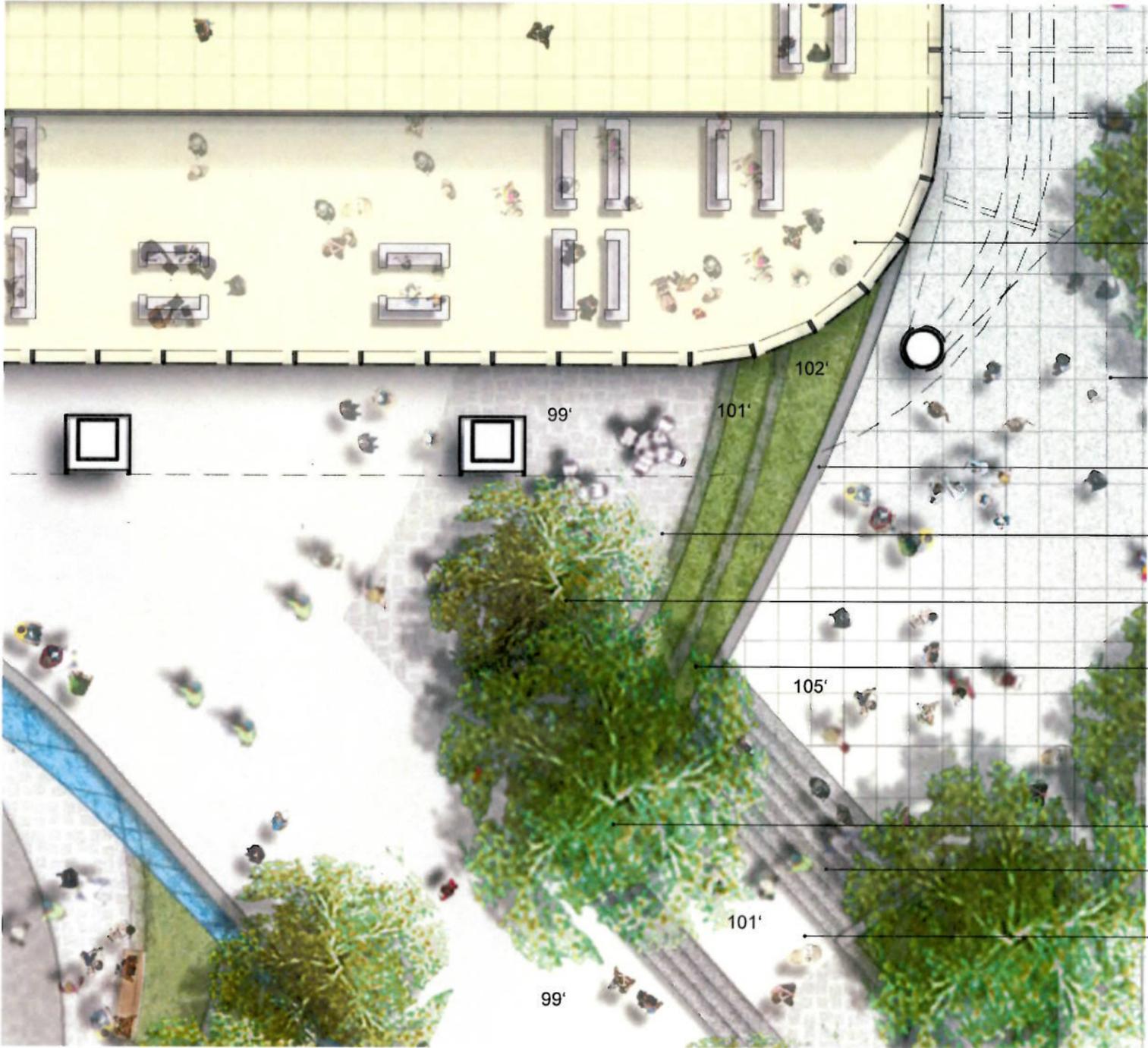
2.4.2

Main Plaza Water Feature



Plaza Landscape Design - Key Areas
Green Room

2.4.3



- Great Room
- Cast-in-place concrete scored to match sidewalk
- Wall with 42" high glass guardrail
- Salvaged Seattle cobblestone
- Cornus ,Eddies White Wonder'/ Eddies White Wonder Dogwood (1)
- Stormwater Cleansing Planter:
Flowering Rush / *Butomus umbellatus*
Slough Sedge / *Carex obnupta*
Oregon Iris / *Iris tenax*
Blue Rush / *Juncus patens*
Small Flowered Bulrush / *Scirpus microcarpus*
- Red Adler/ *Alnus rubra* (1)
- Walking steps, height 6"
stone: salt&pepper granite
- Pavement, concrete

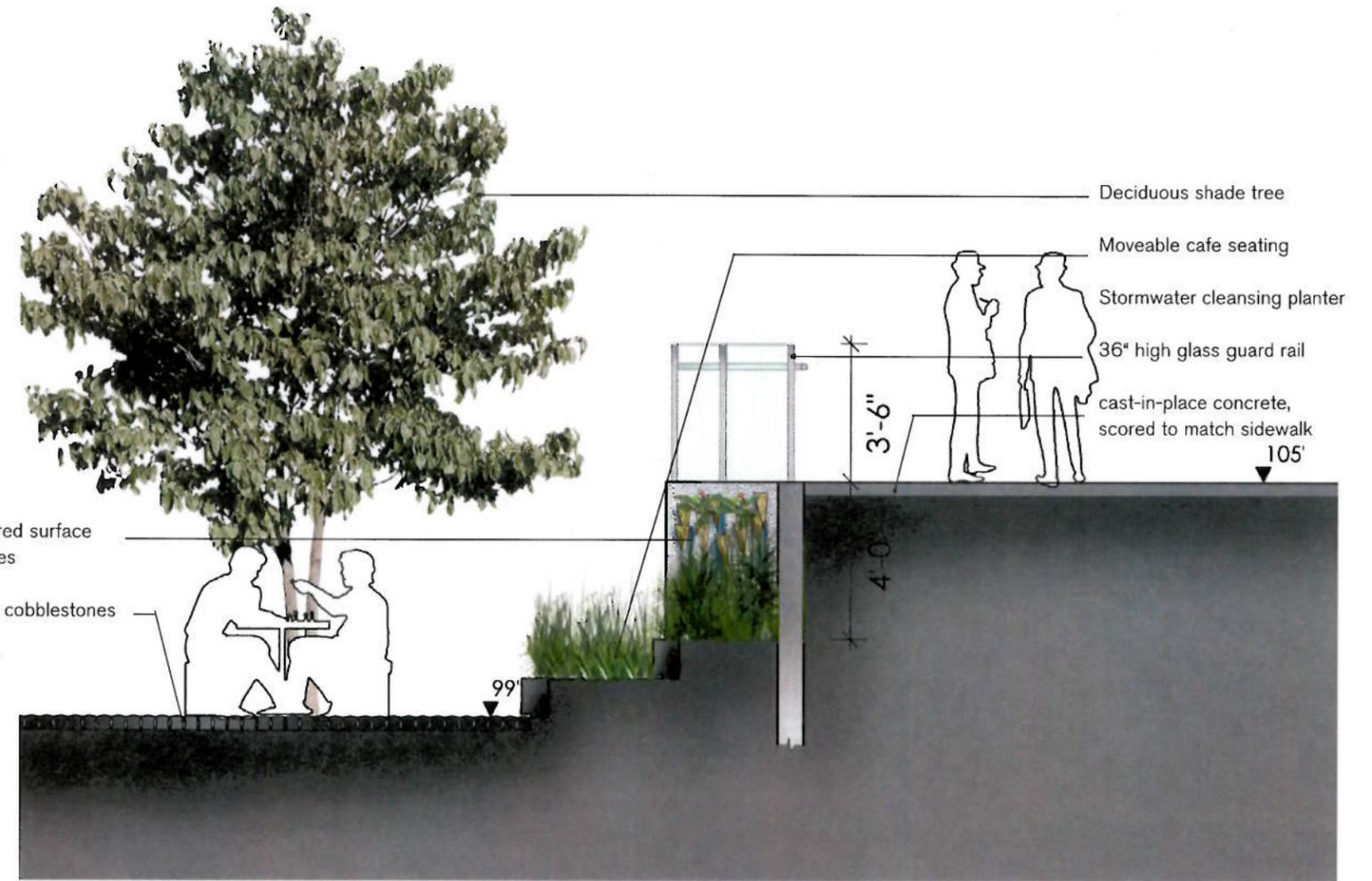
Area C: Green Room - overview plan

Plaza Landscape Design - Key Areas

Green Room



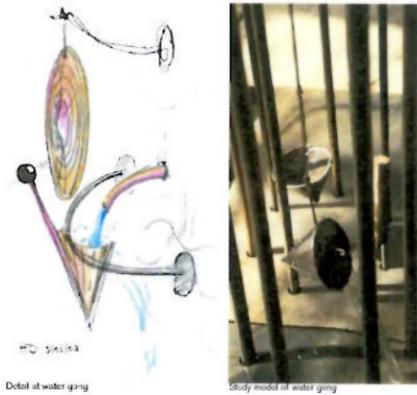
Mossy wall



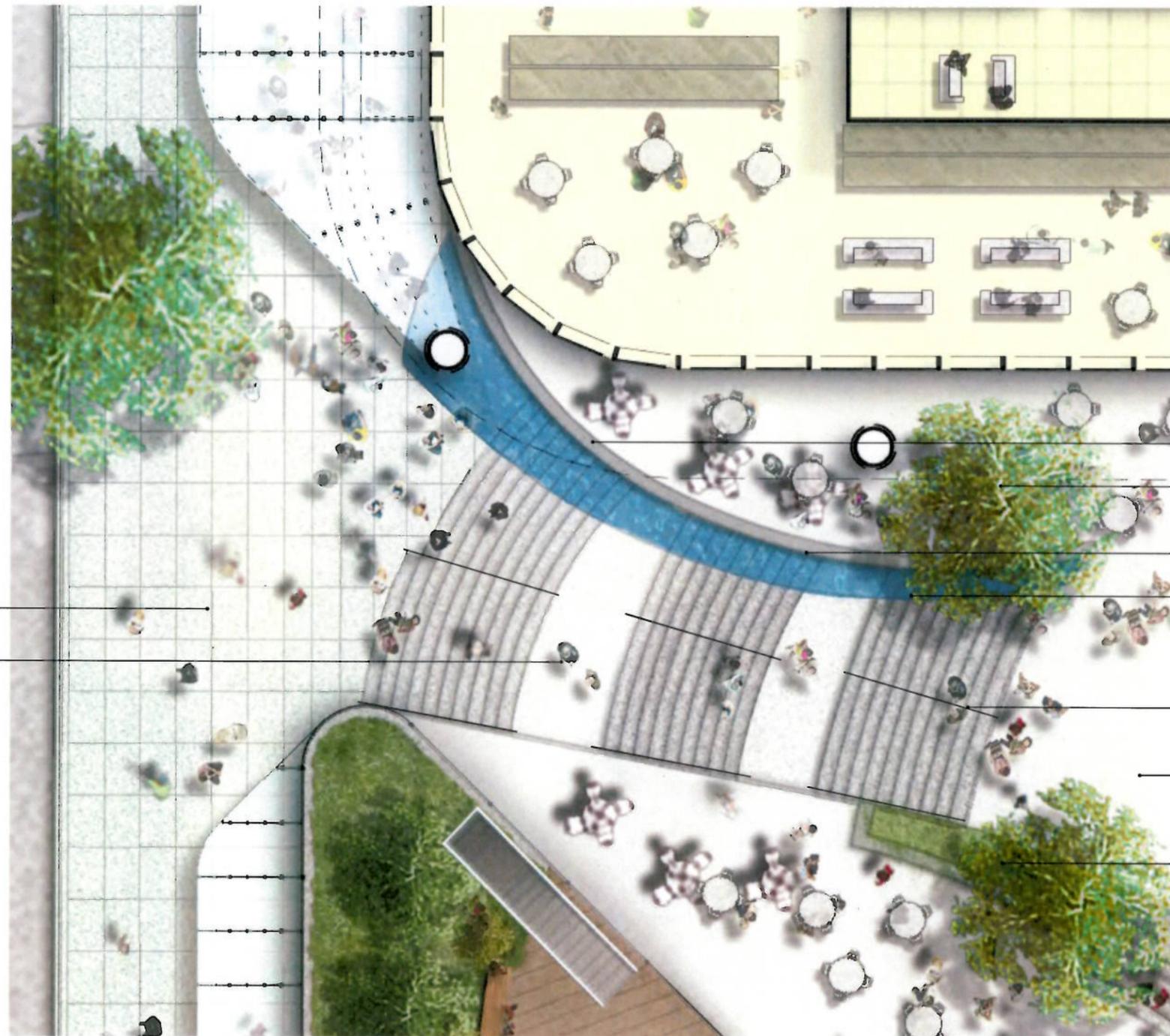
Area C: Green Room - wall section

Plaza Landscape Design - Key Areas
Third Avenue Entry

2.4.4



Cast-in-place concrete
scored to match sidewalk
Pavement, concrete



Wall with 42" high glass guardrail
Cornus 'Eddie's White Wonder'/
Eddie's White Wonder Dogwood (1)

Water wall

Water feature,
cascades down steps

Brushed stainless steel hand rail

Pavement, concrete

Planting
shrubs, grasses, groundcovers, perennials

Plaza Landscape Design - Key Areas

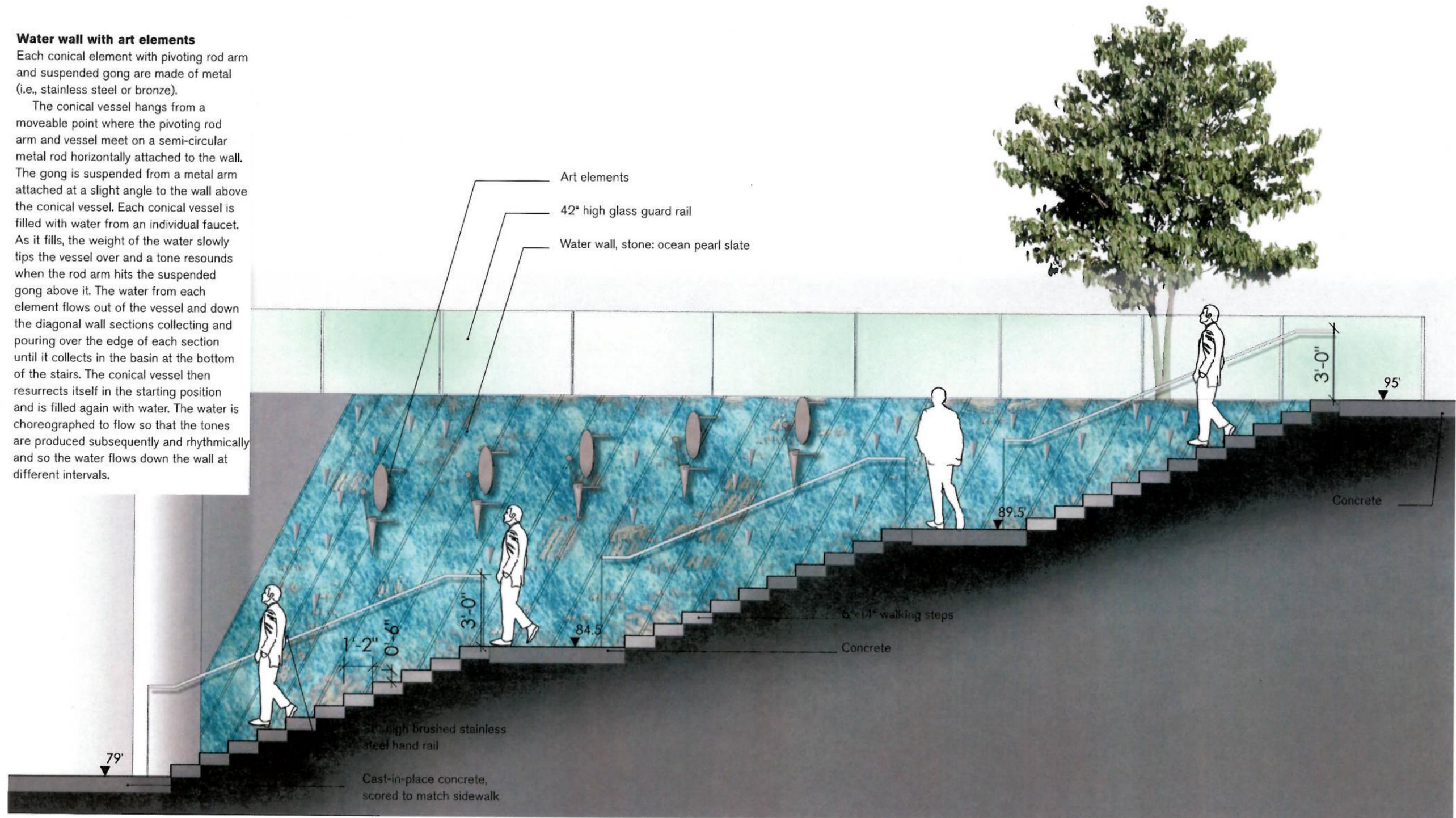
Third Avenue Entry

2.4.4

Water wall with art elements

Each conical element with pivoting rod arm and suspended gong are made of metal (i.e., stainless steel or bronze).

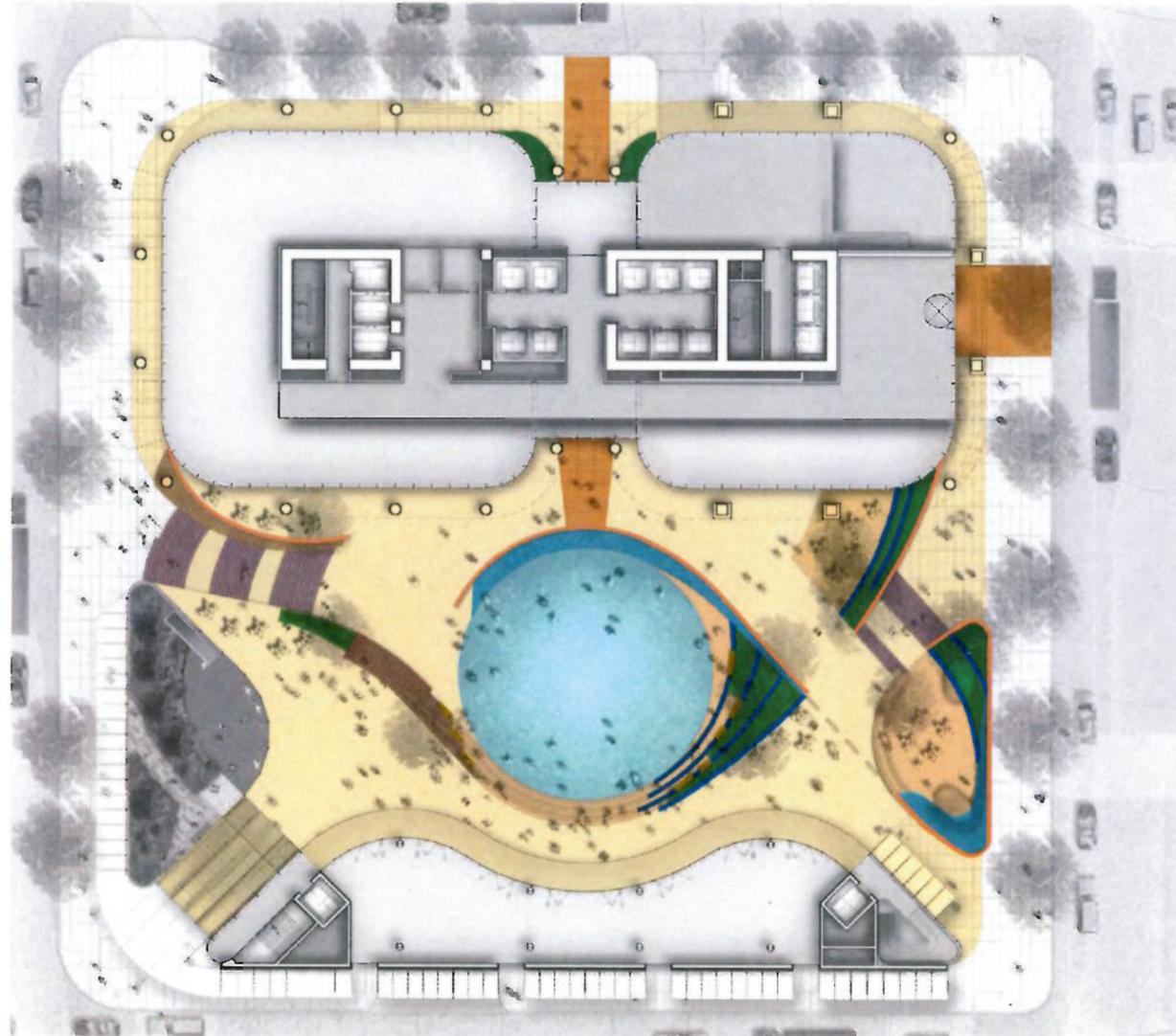
The conical vessel hangs from a moveable point where the pivoting rod arm and vessel meet on a semi-circular metal rod horizontally attached to the wall. The gong is suspended from a metal arm attached at a slight angle to the wall above the conical vessel. Each conical vessel is filled with water from an individual faucet. As it fills, the weight of the water slowly tips the vessel over and a tone resounds when the rod arm hits the suspended gong above it. The water from each element flows out of the vessel and down the diagonal wall sections collecting and pouring over the edge of each section until it collects in the basin at the bottom of the stairs. The conical vessel then resurrects itself in the starting position and is filled again with water. The water is choreographed to flow so that the tones are produced subsequently and rhythmically and so the water flows down the wall at different intervals.



Area D: 3rd Avenue Entry - walking steps section

Plaza Landscape Design - Key Areas
 Plaza - Hardscape Materials

2.4.5



Plaza level materials and plantings



Cast-in-Place Concrete



Exterior Terrazzo



Ocean Pearl Slate



Salvaged Cobblestone Pavers



Granite Pavers



Wood Benches



Salvaged Granite Curbs



Granite Stone Veneer

Paving materials - plaza

The walking surfaces within the plaza will echo that of the City Hall to provide a seamless transition across 4th Avenue, unifying the two outdoor spaces. The low traffic surface and seating areas throughout the plaza reach back into Seattle's history when the streets were paved in cobblestone. These surfaces will reuse old, salvaged cobbles, varying in size, from the old streets that are now paved in asphalt. In the Puget Sound region, granite is a naturally occurring material that will be represented within the plaza. Refined stone will give way to salvaged granite blocks as the amphitheater steps curve around the planting and water feature area. Stone blocks will give shape to the water as it cascades over them like the natural rivers within the region.

Plaza Landscape Design - Key Areas
 Plaza - Softscape Materials

2.4.5



Planting materials - plaza

Trees

- Acer buergerianum / Trident Maple
- Alnus rubra / Red Alder
- Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood
- Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo
- Liquidambar styraciflua / Sweet Gum
- Quercus rubra / Red Oak

Shrubs / Perennials / Grasses / Groundcovers

- Acer buergerianum / Trident Maple
- Aster subspicatus / Douglas Aster
- Aster chilensis / Pacific Aster
- Bergenia ciliata / Hariy Bergenia
- Carex morrowii 'Ice Dance' / Japanese Sedge Grass
- Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood
- Crocus chrysanthus / Crocus 'Cream Beauty'
- Deschampsia cespitosa / Tufted Hairgrass
- Festuca idahoensis / Idaho Fescue
- Heuchera sanguinea 'Coral Bells' / Coral Bells
- Nepeta faassenii 'Walkers Low' / Cat Mint
- Panicum virgatum 'Shenandoah' / Shenandoah Switch
- Pennisetum alopecuroides 'Compressum'
- Ribes sanguineum / Red Flowering Current

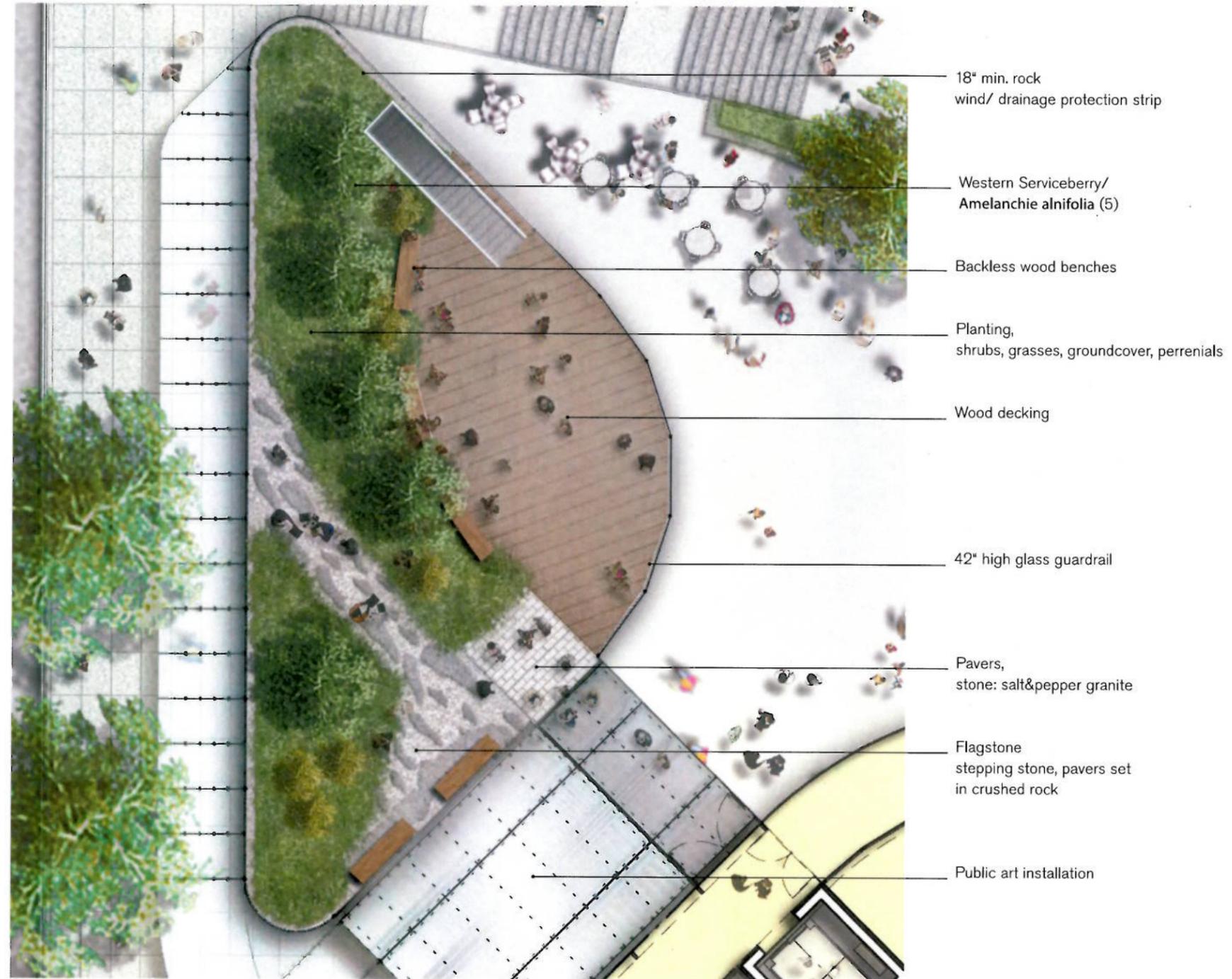
Cleansing Stormwater Planters

- Carex obnupta / Slough Sedge
- Iris tenax / Oregon Iris
- Juncus patens / Blue Rush
- Juncus spiralis / Corkscrew Rush
- Scirpus americanus / Three-Square Bulrush



Green Roofs
Accessible Green Roof

2.5.1



Area E: Publicly Accessible Green Roof - overview plan



18" min. rock
wind/ drainage protection strip

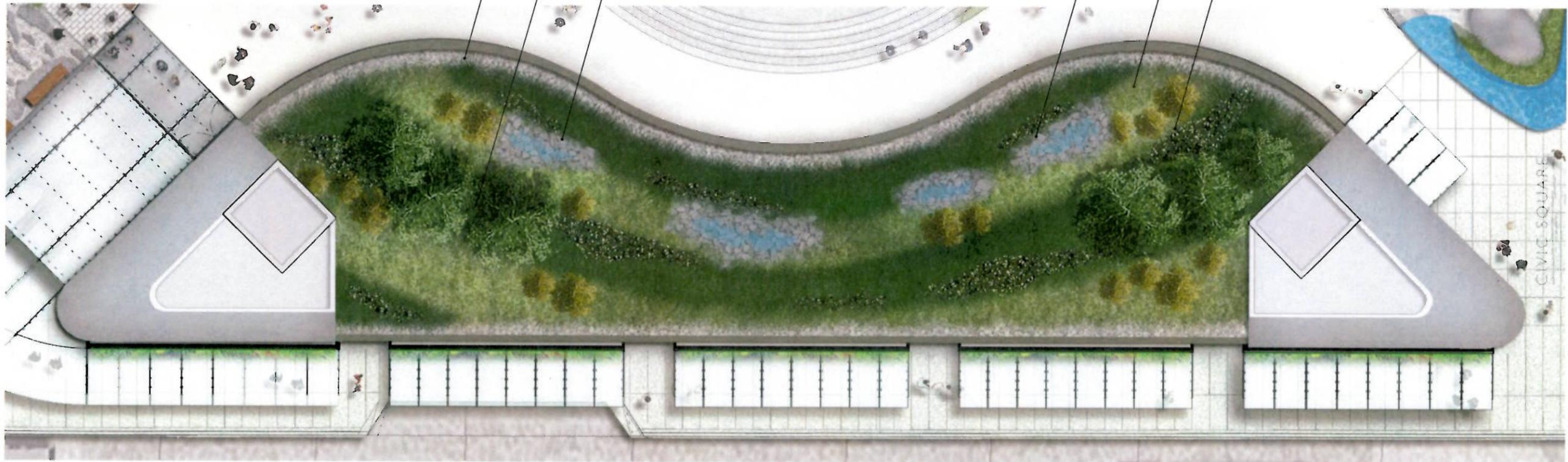
Tree grove
Western Serviceberry/ *Amelanchier alnifolia*
Shore pine/ *Pinus contorta* var. *contorta*

Planting
low growing annual/ perennial, grasses

Planting
medium height annual/ perennial, grasses

Planting
medium accent shrubs

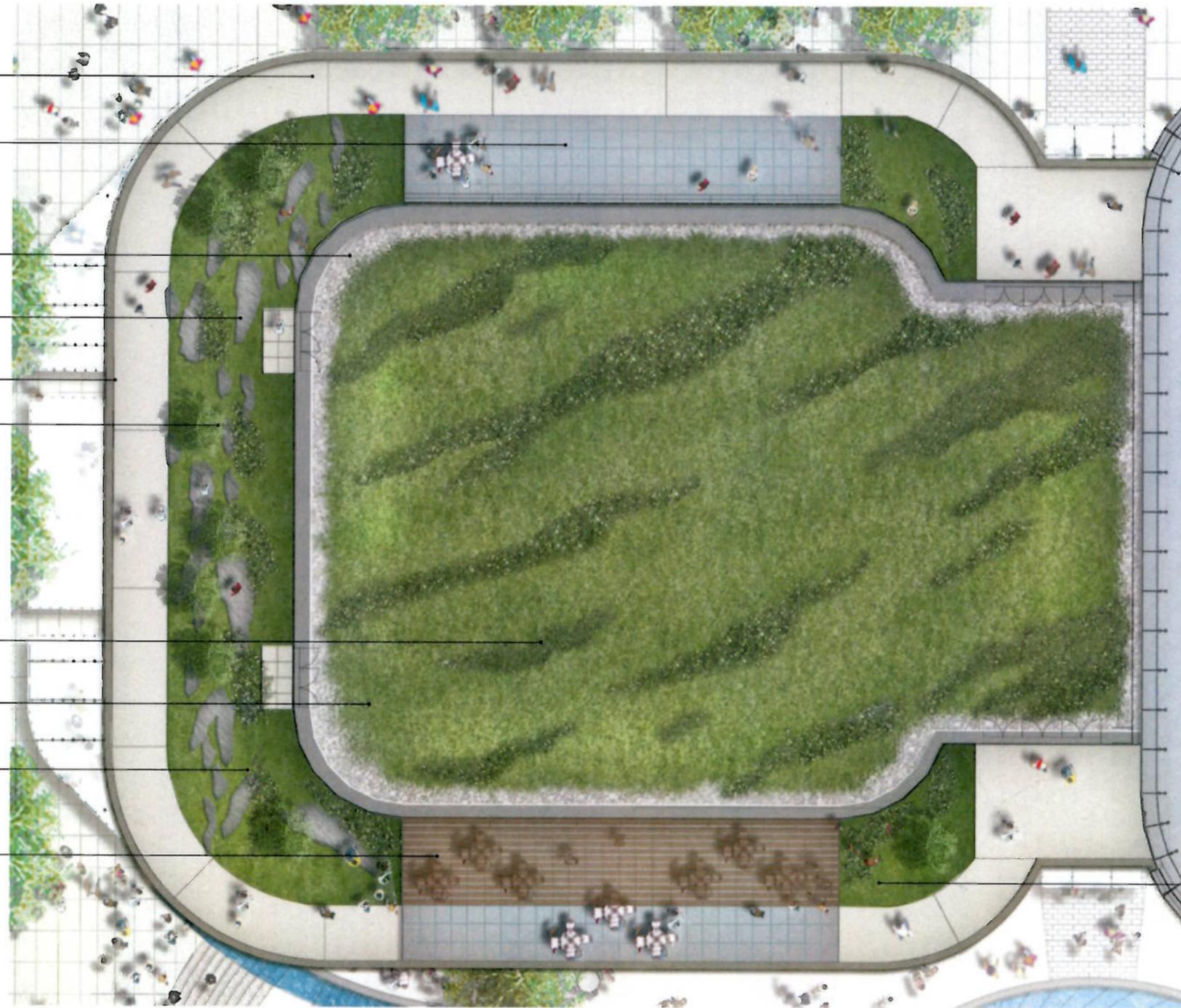
Planting
band of small to medium accent shrubs



Green Roofs
Amenity Level

2.5.3

- 6' cast-in-place concrete walkway
- Terrace pavers
stone: salt&pepper granite
- 18" min. rock
wind/ drainage protection strip
- Flagstone
stepping stone pavers
- 42" high glass guard rail
- Large shrub/ small tree planting
 - Western Serviceberry/ *Amelanchier alnifolia*
 - Pacific wax myrtle
 - Myrica californica
 - Strawberry tree/ *Arbutus unedo, compacta*
 - Vine maple/ *Acer circinatum*
- Planting
low growing alpine plants in crushed rock
- Planting
low growing sedum mat
- Planting
medium height perennial/
annual/ grass/ groundcover
- Overhead
wooden canopy with protected
seating area



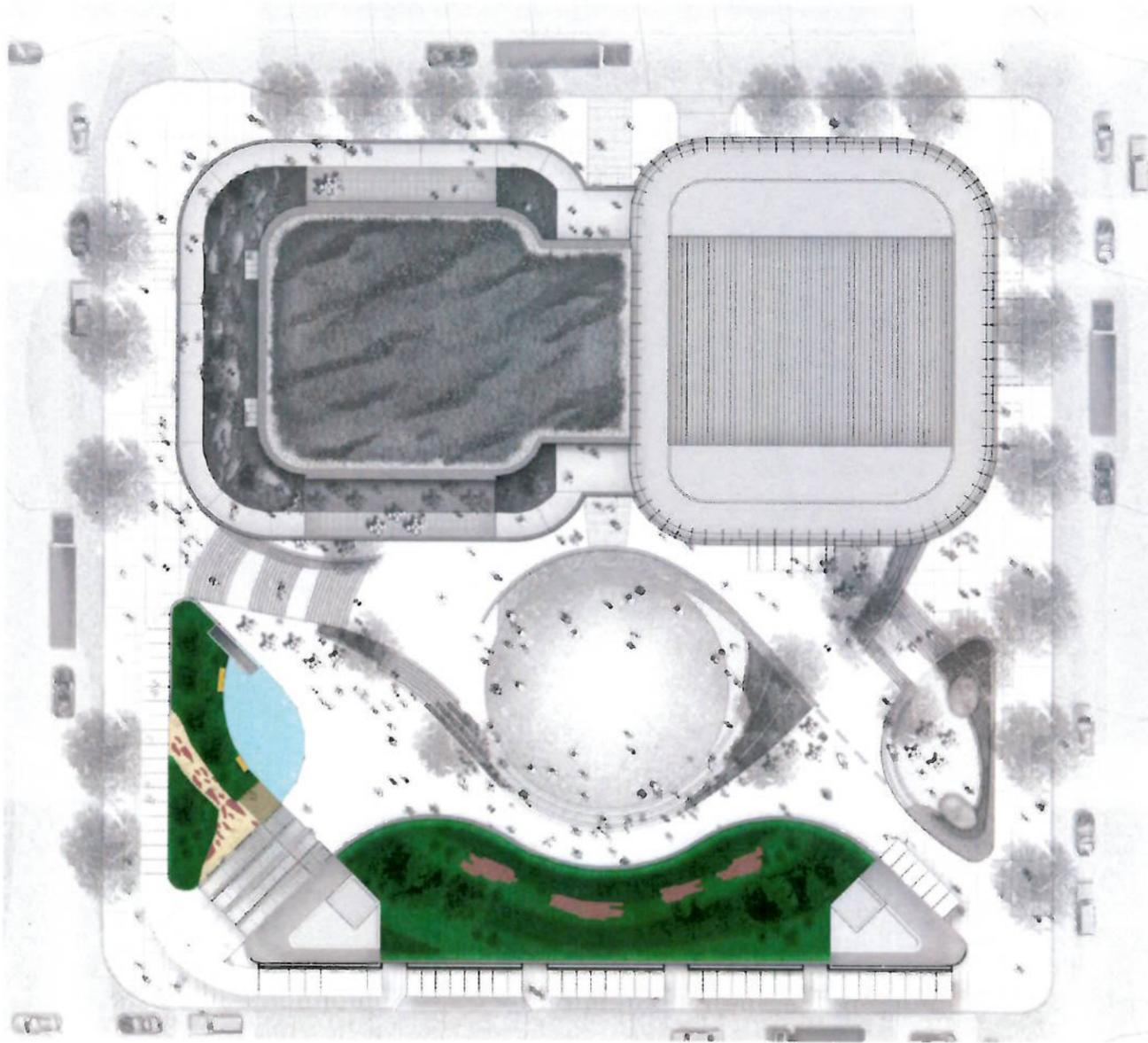
Area G: Amenity Level and Office tower Green Roofs - overview plan



Planting
low growing annual/ perennial/ grass/
groundcover

Rooftop Landscaping Materials
Retail Pavillion Roofs - Hardscape Materials

2.5.4



Retail roof levels materials and plantings

Paving materials - retail roof levels



Concrete Unit Pavers



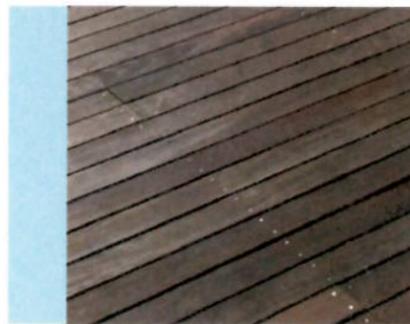
Flagstone Pavers



Granite Unit Pavers



Wood Benches



Wood Decking

Rooftop Landscaping Materials

Retail Pavillion Roofs - Softscape Materials

2.5.4

Planting materials - retail roof levels

Trees

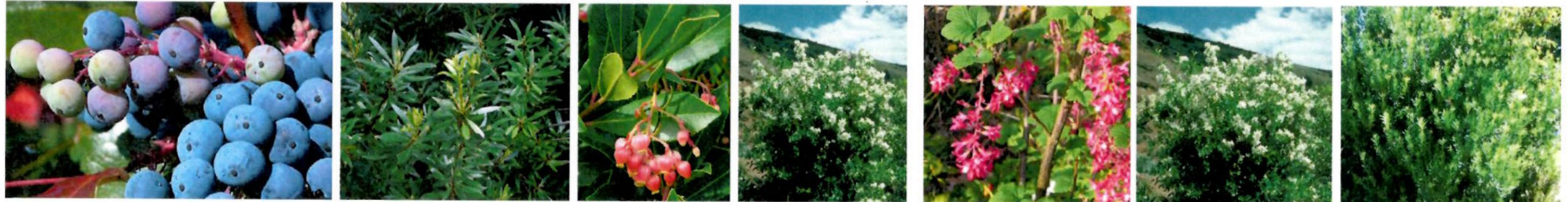
- Amelanchier alnifolia* / Western Serviceberry
- Pinus contorta* var. *Contorta* / Shore Pine

Shrubs

- Arbutus unedo* 'Compacta' / Compact Strawberry Tree
- Mahonia aquifolium* / Tall Oregon Grape
- Myrica californica* / Pacific Wax Myrtle
- Philadelphus lewisii* / Mock Orange
- Ribes sanguineum* / Red Flowering Currant
- Rosa gymnocarpa* / Baldhip Rose

Perennials / Grasses / Groundcovers

- Arctostaphylos uva-ursi* / Kinnickinnick
- Allium acuminatum* / Tapertip Onion
- Artemisia ludoviciana* / Western Wormwood
- Crocus chrysanthus* 'Cream Beauty' / Crocus Cream Beauty
- Fragaria chiloensis* / Beach Strawberry
- Geranium sanguineum* 'Album' / Geranium
- Mahonia nervosa* / Cascade Oregon Grape
- Penstemon subseratus* / Small-toothed Penstemon
- Stipa (Nassella) tenuissima* / Mexican Feather Grass
- Tulipa* ssp



Plaza
Spatial Analysis - Events

