

105 WEST FIRST STREET

BCDC Board Review – 2 May, 2017



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105 W. First Street



I 05 W First St Project Overview

Gross Sq Ft (Zoning)	250,000
On Site Parking Spaces	35
Number of Floors	7
Height from W First St	102'
Height from W Second St	90'



Adjacent Development Context Map

Channel Center and Channel Center Garage



Public Lobby Design Studies

Lower Lobby Design



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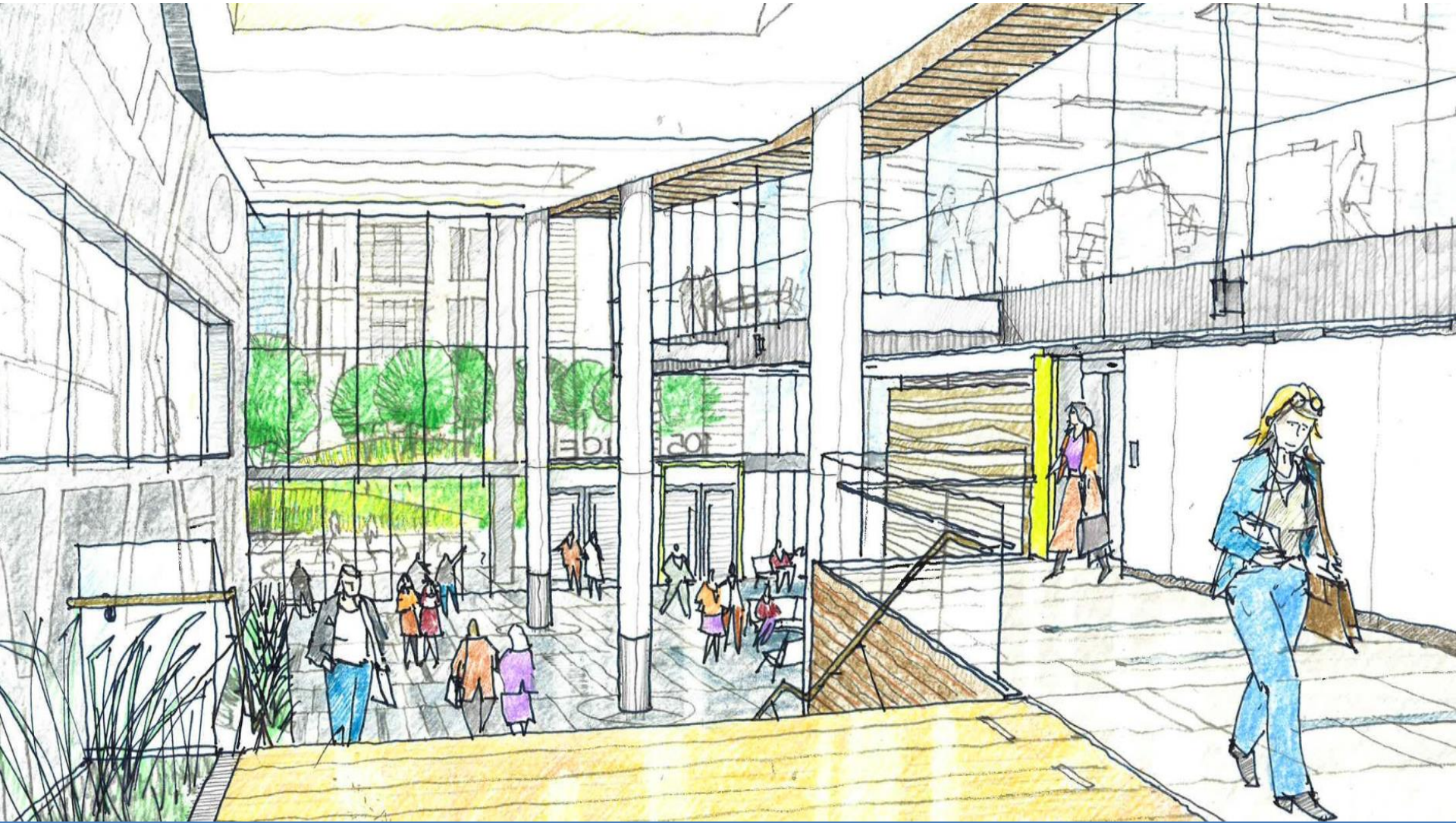


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Public Lobby Design Studies

Upper Lobby Design



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Innovation Space

Examples



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Materials

Precedent Images - Fiber Cement Cladding



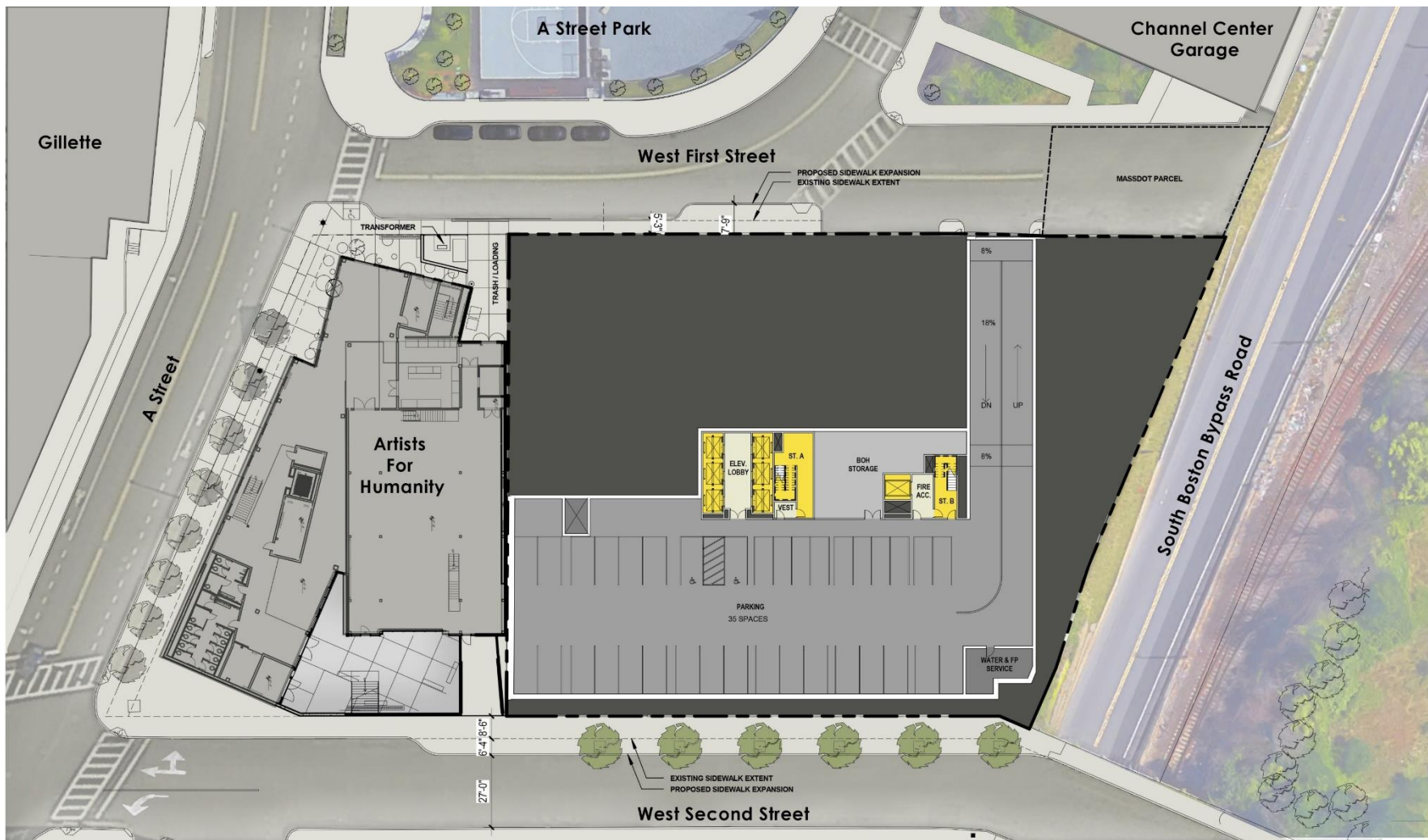
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Lower Level Parking



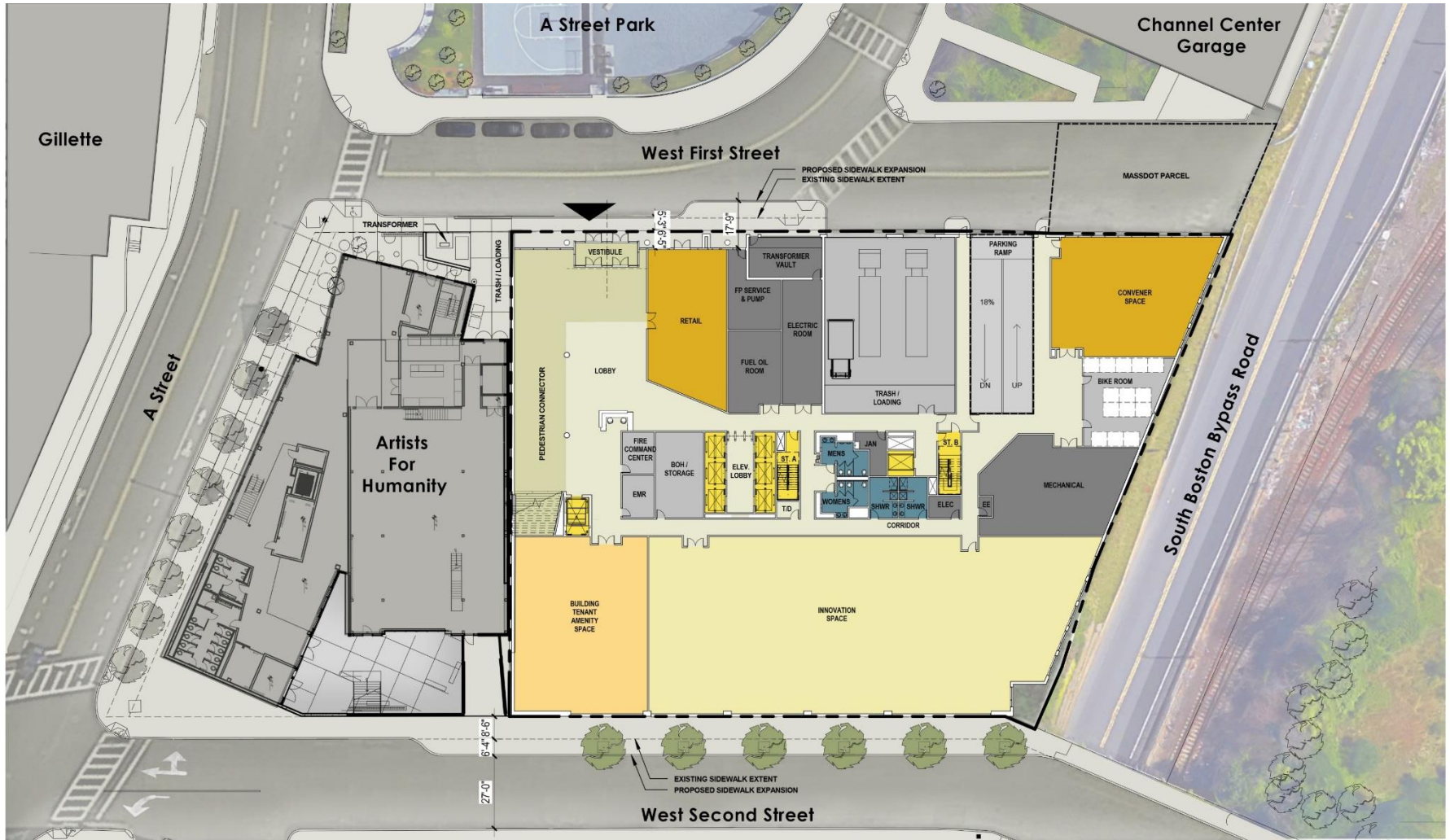
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Ground Floor



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Alternate Floor Plan

Ground Floor



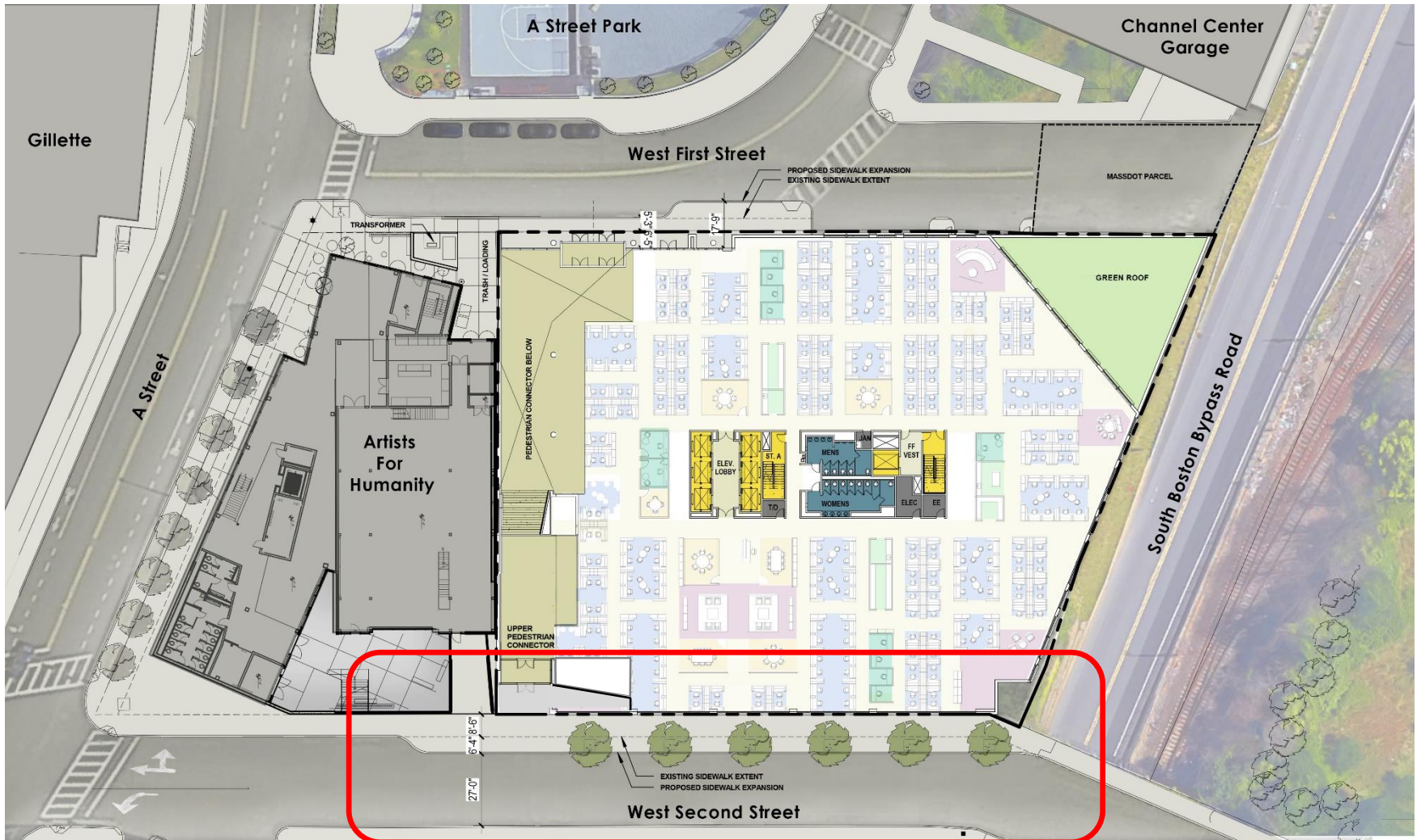
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Level 2



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