

Building 'D' Massing & Articulation

April 5, 2010

Building D Comments from DRB on 15 March:

- 1. General Comments** – Too large and massive overall; breakdown the horizontal pieces,
- 2. West Elevation** –Blue highlighted section of the building too visually prominent. Move it south, step away from the plaza to reduce visual impact (see drawings on page 39 and page 43 of 3/15/10 submittal to the DRB).
- 3. North Elevation** – Eastern portion of the top floor should be moved back to match the step back of the western portion (see drawing on page 38 of 3/15/10 submittal to the DRB).
- 4.** Do a drawing that shows that the building meets the 41 degree angle requirement in Design Guideline 13.d.3 (page DG-29 of the Master Plan and Design Guidelines).



Site Plan

13.d CENTRAL RETAIL HUB

INTENT:

To establish a vibrant Central Retail Hub with activated public space and retail/window shopping experience with a mix of uses overlooking a common central plaza.

BUILDING DESIGN

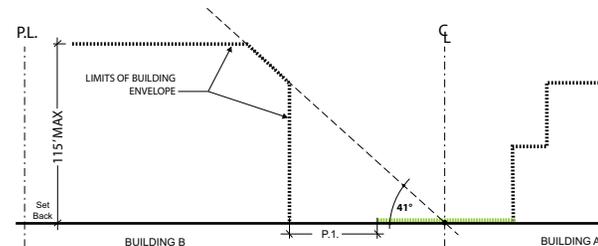
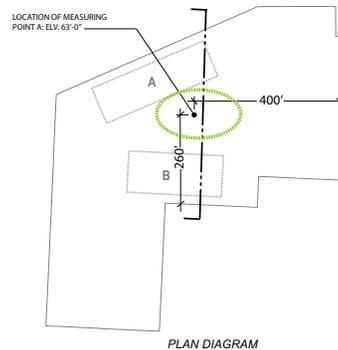
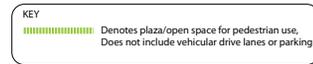
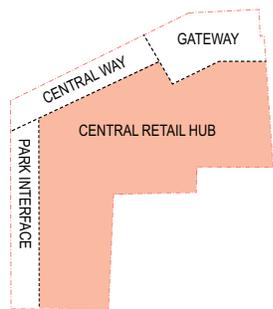
1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours.
3. In order to maximize the amount of sunlight in the central plaza, building B as depicted in the diagram below should be contained under a line at a 41 degree angle measured from the center of the plaza, per diagrams below.
4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including:
 - creating varied edges and visual interest on long and tall buildings
 - employing modulation to visually break up long facades
 - providing patterns of windows, bays and/or balconies that emphasize changes in modulation.



publicly accessible roof top terrace



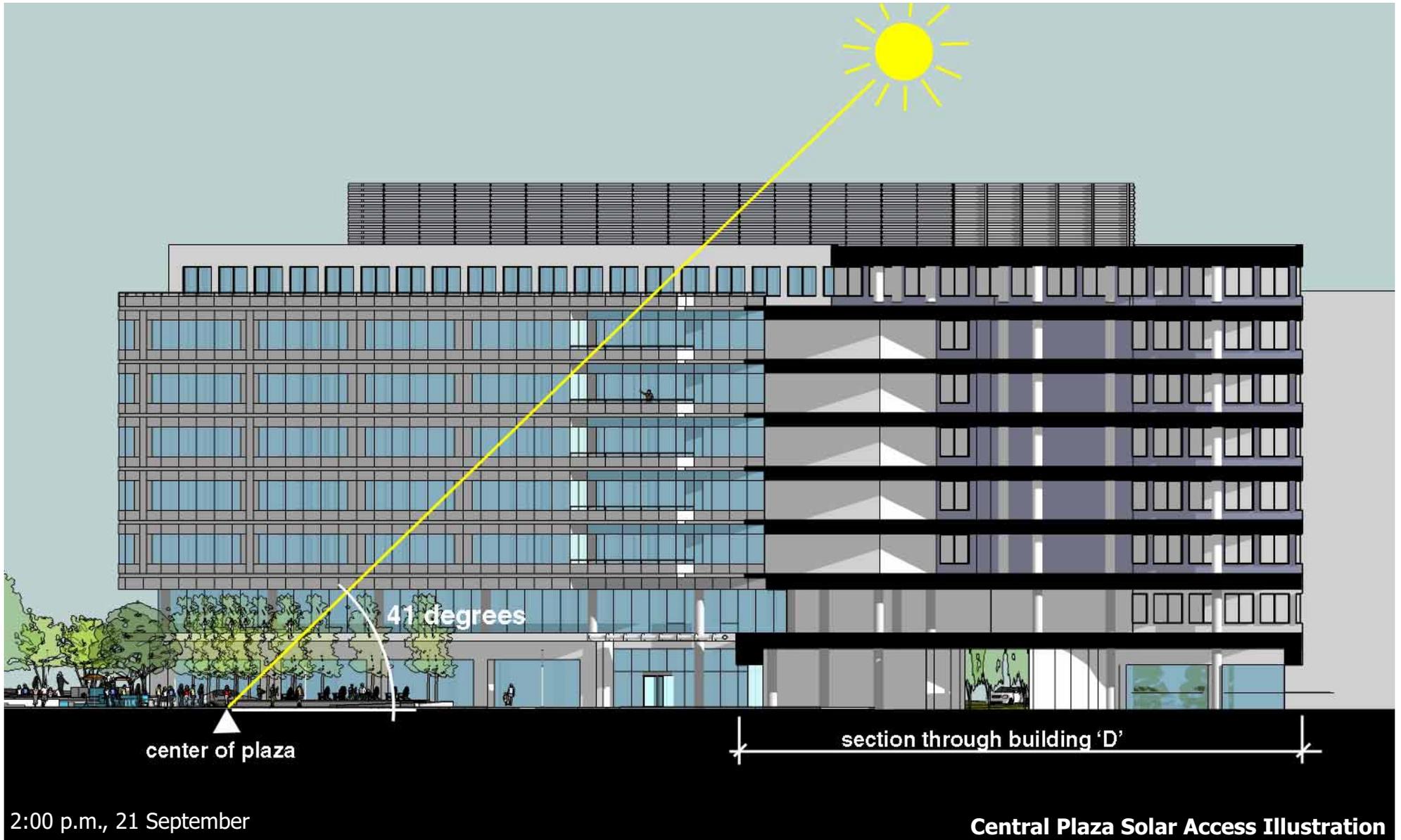
retail uses framing pedestrian courtyards and patios



SCHEMATIC SECTION LOOKING WEST

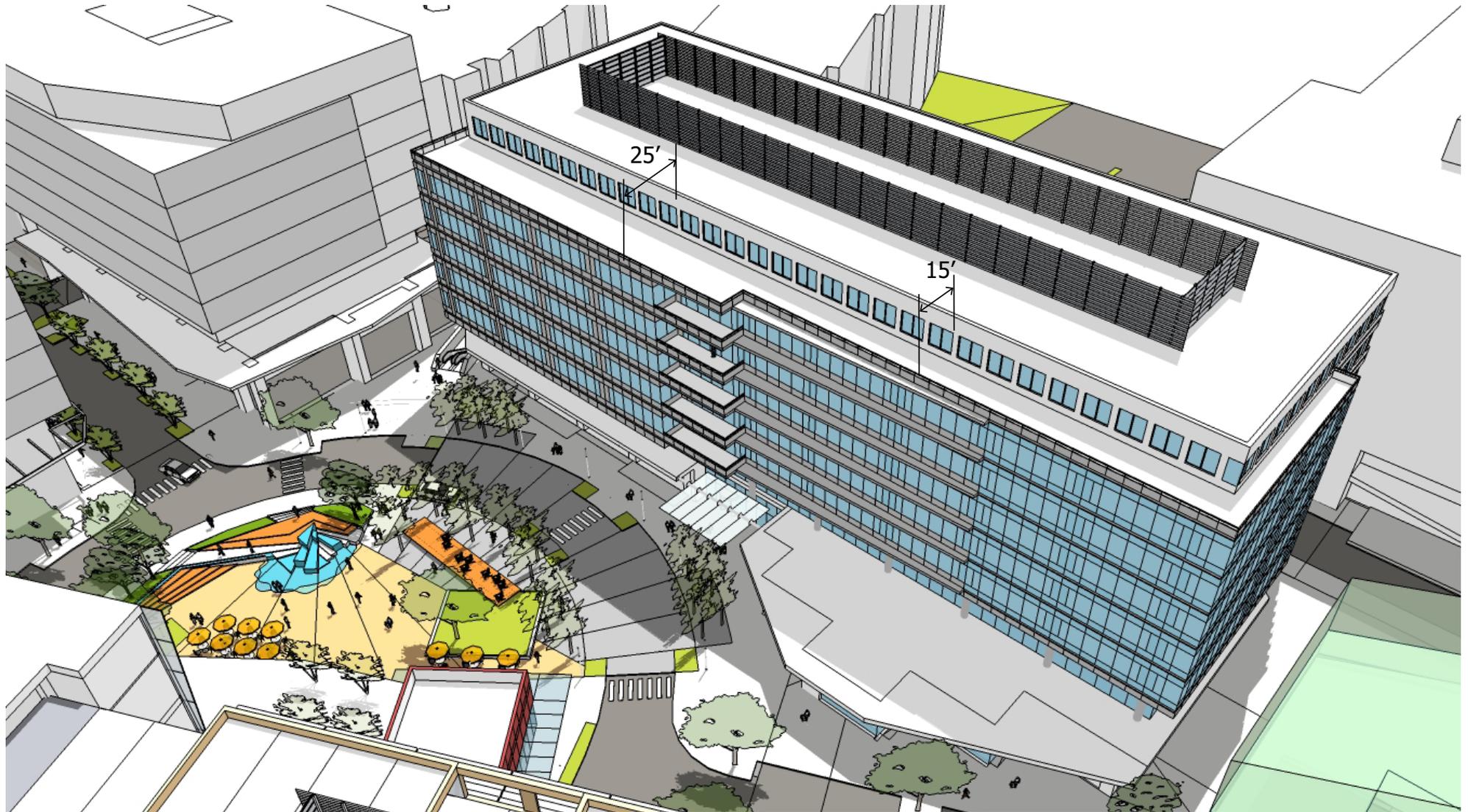
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Design Guideline Section

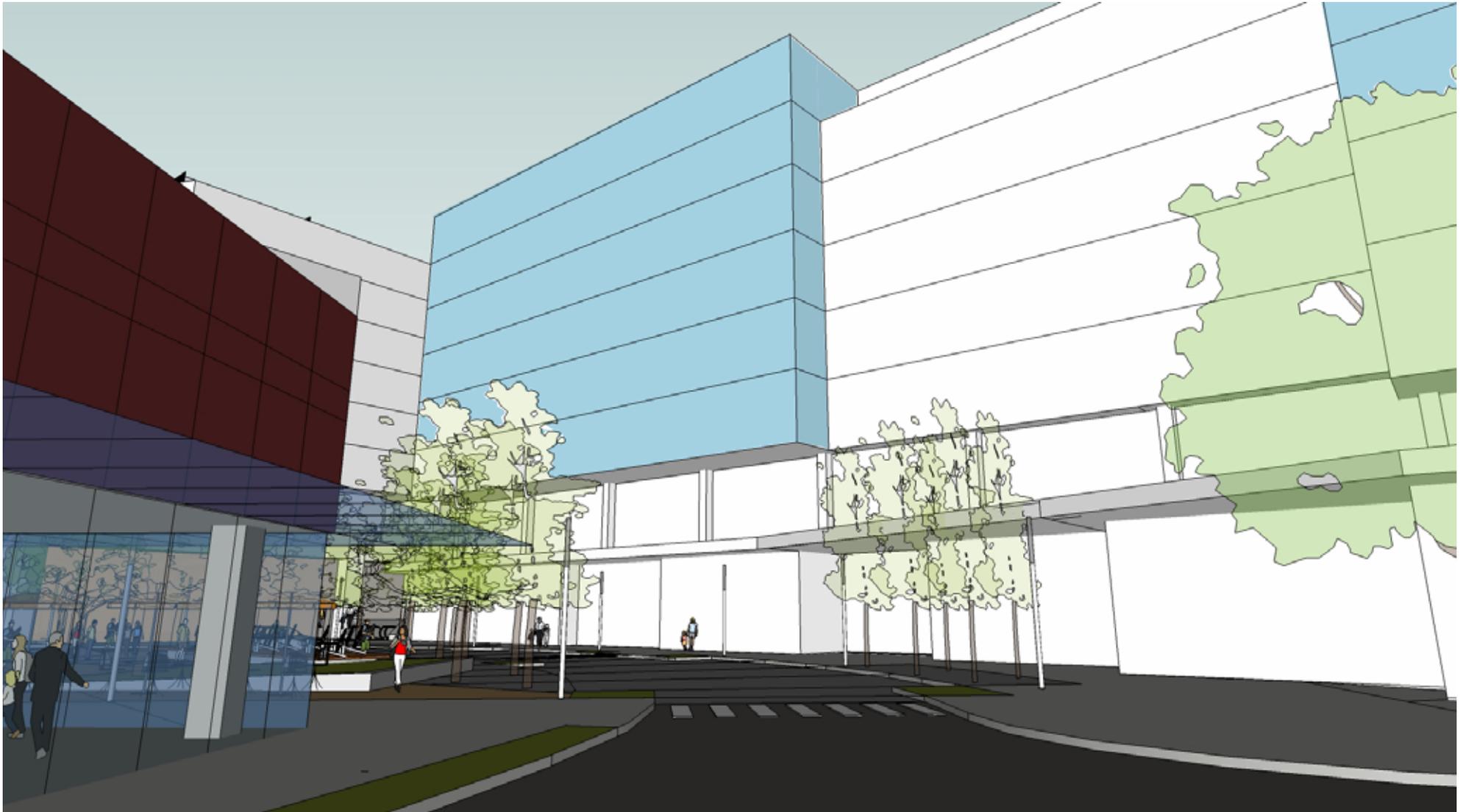




Previous View from Northwest



Revised View from Northwest



Previous view from Hotel Entry



Revised View from Hotel Entry



Previous View from Central Plaza



Revised View from Central Plaza



Building 'F'

Previous View from West



Revised View from West



Building 'E' omitted for clarity

Previous View from South



Revised View from South



Previous View from East



Revised View from East



View from Southwest



View of South Road



View of Main Entry