MATERIAL AT THE CORNER

AN URBAN SHOPPING CENTER AND
APARTMENT PROJECT

INDIANAPOLIS, INDIANA
DAVE HOGGATT
1979–80
PROFESSOR PALMER
ABSTRACT

The thesis year is the final year of Ball State's 5 year architecture program. A project is selected by the student, and the entire year is spent on this project. The first ten week quarter is spent on doing a building type analysis, site analysis, concept formation, and ends with a first design. The second quarter is spent on design development. During the third quarter, the design is finalized, and this book is put together.

This book contains all the aforementioned analysis, concepts, and designs for the project I chose, the Market At The Corner, a commercial and housing project for downtown Indianapolis. This book is a record of my thesis at Ball State's College of Architecture and Planning, 1979-80.
ACKNOWLEDGEMENTS
ACKNOWLEDGEMENTS

I wish to acknowledge and thank Professor Alvin "Sonny" Palmer for his expert guidance and help throughout my thesis year. I also wish to thank Professors Robert "Turtleneck" Fisher and Paul "Let's eat" Laseau for their expert criticisms. I also wish to thank Tony "Wild man" Costello for his expert help, especially in the area of urban design. And finally, I wish to thank my parents, Dick and Mae, for their moral and financial support throughout my 8 or so years of college.

P.S. A special note of thanks goes to my hero, Frank Lloyd Wright for inspiring me to achieve those things that he achieved that I hold dear: great architecture, money, women, power, and prestige.
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THE PROJECT
THE PROJECT

Indianapolis is making an effort to revitalize its downtown. The fix-up of the Circle, the restoration of the City Market, the planned restoration and conversion of the Indiana theater into the Repertory theater, the Hyatt House, the convention Center, the sports arena, the proposed Washington street mall, and all the new office buildings show this concern for the rejuvenation of Indy. This is a project that will hopefully further this spirit of renewal in downtown Indianapolis.

This project is a mixed-use structure. It consists of commercial and housing. The site is located in an intense urban area. It is one half block from the Circle, one block from the State Capitol building, diagonal from Block's department store, across the street from Blue Cross Blue Shield headquarters, two blocks from the Hyatt hotel, and three blocks from the convention center. It is in an area of shopping, offices, and landmarks.

One of the things Indy lacks at present is good night life in the downtown to bring people into it after the work day. The commercial part of the project would encourage a mix of night life spots with day use spots, to begin to establish this much needed element of night life.

With the emerging trend of young people moving back into cities (New York, Boston, Chicago),
the housing in the project is aimed at the young, enthusiastic urban couple or single who want to be where the action is, or near work or both. The units—apartments—are from efficiency to three bedroom, with the majority being one and two bedroom. Parking for 115 cars is provided.

The project involves some risks, but I feel the potential for Indianapolis as a vital downtown is there and the momentum is building. By adding new nightlife and bringing in young, enthusiastic city dwellers, this project hopefully will add to the "snowball"
Site area map corresponds approximately to dashed area in Indianapolis map above.
AUTO CIRCULATION

Heavy Traffic

Medium to Heavy

Light to Medium

MERIDIAN: Heavy two-way traffic until Ohio.

PENNSYLVANIA: Major southbound traffic route.

CIRCLE: Light to medium slower traffic.

OHIO: Heavy west-bound traffic.

MARKET: Medium to heavy especially west-bound to Pennsylvania. Traffic turns at Pennsylvania or Alabama, with a little continuing to the Circle. Medium traffic at site.

WASHINGTON: Major traffic both directions at all times.

ILLINOIS: Major north-bound artery. Heavy traffic at all times, especially rush hours. Fairly fast traffic route along the long side of the site. Much heavier than Market.
PEDESTRIAN CIRCULATION

1. Many pedestrians - a lot from Blue Cross.
2. Busy corners. Many people.
4. Major pedestrian route to, through, from Circle, especially rush hours and lunch.
5. Many people, but not quite as heavy as across street.
6. Medium traffic, mostly from parking lots.
7. Medium traffic, from parking lots. Bus station is a hangout to the north.
8. 30,866 pedestrians pass through this intersection in a 24 hour period.

*Note: People are not to scale*
EDGE, NOISE, INGRESS CONDITIONS

- Very Hard Edge
- Hard Edge
- Soft Edge
- Very Soft Edge
- Ingress Direction, Vehicular
- Noise
1 View down Market east. A great view. Blue Cross is pulled back so a big corner of the site shows. The eye stops at the Monument. A great view.
2 View north - the major auto view. "Canyon" view to the site with not much beyond. Better closer to site.
3 View down Market west. Another great view, although the site is not a major element as in view 1. The eye ends at the Capitol. This corridor has great potential.
4 View from Circle over Penny's. This view must be studied if building is to rise over Penny's.
5 View from north. Many parking lots. Good background.
1 View west: very good. From south side of site, the capitol building can be seen 1 block away. Good canyon view.
2 View south: not bad. This view stops at the Hyatt hotel. The view will presumably improve when the new hotel is built 1/2 block away.
3 View east: very good. From south side of site, the view is to the Circle.
4 View north: not good. The view is across a sea of parking lots.
5 View northwest: as it is now, the view is down Indiana Avenue and is not good. However the new 30 storey AUL tower should change the view for the better.
6 View west: the 18 storey Blue Cross building, though not visually exciting, is set back far enough so as not to be on top of the west side of the site.
7 View across intersection to Block's: good view. Corner action is interesting and Block's facade is fairly interesting.
8 View across street south: fair. Corner building is being renovated. Not too tight.
9 View to Penny's: Not acceptable to look directly into wall 15 feet away. View higher up across roof expanse is not good either. High enough up, view down to Circle is fantastic.
Looking west from site

Looking south from site
Ufa—Urban land—Fox complex, 0 to 3 percent slopes. This is a dominantly nearly level mapping unit on smooth terrace flats. In a few areas it is gently sloping. Areas range from 5 to 1,700 acres and are irregularly shaped.

This mapping unit is about 50 percent Urban land and 35 percent well drained Fox soils. Fox soils are identifiable in lawns, gardens, parks, and other open areas. They have a profile similar to the one described as representative of the series, but alteration is evident where small low knolls and ridges have been cut and the soil has been used as fill in lower lying areas.

Included with this unit in mapping are small areas of well drained Ockley and Martinsville soils, very poorly drained Westland soils, somewhat poorly drained Sleeth soils, and Cut and fill land.

Runoff is generally rapid on the Urban land and slow on the Fox soils. Most areas are drained by sewer systems and gutters, and some are drained by surface ditches. Construction and engineering work should be based largely on the properties and qualities of the Fox soils. Erosion is a problem if disturbed areas where the slopes are 2 or 3 percent are left bare for a considerable period. Bare areas on slopes are subject to gully ing, sheet erosion, and water erosion, all of which remove much of the surface soil and subsoil. The Fox soils have slight limitations for most nonfarm uses. If adequately watered, they are well suited to lawns, vegetable and flower gardens, and drought-tolerant shrubs and trees. Not assigned to a capability unit or woodland suitability subclass.

SOIL ANALYSIS

Fox Series

The Fox series consists of nearly level to moderately sloping, well drained soils that are moderately deep over sand and gravelly sand. These soils are on outwash plains and terraces, kames, and eskers. They formed in loamy outwash and the underlying gravelly sand and sand. The native vegetation is hardwoods.

In a representative profile, the surface layer is dark brown loam 8 inches thick. The subsoil is about 30
...mes thick. The upper 10 inches is dark brown, friable loam; the next 6 inches is dark brown, firm sandy clay loam; and the lower 14 inches is dark brown, firm gravelly clay loam. The underlying material to a depth of about 60 inches is yellowish brown gravelly sand and sand.

Permeability is moderate in the solum and rapid in the underlying material. Available water capacity is moderate. Organic-matter content of the surface layer is moderate.

Fox soils are suited to all crops commonly grown in the county. They have only slight limitations for most nonfarm uses. Most gravel and sand in the county pits are in areas of Fox soils.

Representative profile of Fox loam, 0 to 2 percent slopes, in a hayfield 2,140 feet west and 1,000 feet north of the southeast corner of sec. 27, T. 15 N., R. 3 E.

Ap—0 to 8 inches; dark brown (10YR 4/3) loam; weak fine granular structure; friable; few fine roots; slightly acid; abrupt smooth boundary.

B1—8 to 18 inches; dark brown (7.5YR 4/4) loam; weak medium subangular blocky structure; friable; few fine roots; medium acid; clear smooth boundary.

B2t—18 to 28 inches; dark brown (7.5YR 4/2) sandy clay loam; moderate medium subangular blocky structure; firm; discontinuous faint thin dark brown (7.5YR 4/2) clay films on faces of pedds; medium acid; gradual wavy boundary.

B2t—24 to 38 inches; dark brown (7.5YR 4/4) gravelly clay loam; moderate medium subangular blocky structure; firm; continuous distinct thick dark brown (7.5YR 3/2) clay films on faces of pedds and on surfaces of gravel; slightly acid; abrupt irregular boundary.

B2t—38 to 60 inches; yellowish brown (10YR 5/4) gravelly sand and sand; weakly stratified; single grained; loose; strong effervescence; moderately alkaline.

The solum is typically 30 to 40 inches thick, but ranges from 24 to 49 inches.

The Ap horizon is dark brown (10YR 4/3), dark grayish brown (10YR 4/2), or brown (10YR 5/3) silt loam, loam, or fine sandy loam. It has weak or moderate fine or medium granular structure. The A2 horizon, if present, is brown (10YR 5/3) or grayish brown (10YR 5/2) silt loam, loam, or fine sandy loam. It has weak or moderate fine or medium granular or platy structure.

The B2t horizon is dark brown (7.5YR 4/2, 4/4), dark yellowish brown (10YR 4/4), or reddish brown (5YR 4/4) silty clay loam, clay loam, sandy clay loam, or gravelly clay loam. It has patchy to continuous, thin to thick clay films. The B3 horizon, if present, is dark reddish brown (5YR 3/3) or reddish brown (5YR 4/4) light clay loam, loam, gravelly loam, or gravelly sandy clay loam. It has weak or moderate medium or coarse subangular blocky structure. In places, tongues of the B2 or B3 horizon extend 1 foot to 4 feet into the C horizon. Gravel content in the lower part of the B2 horizon and in the B3 horizon ranges from less than 1 to 25 percent and increases with increasing depth.

The C horizon is yellowish brown (10YR 5/4-5/6), pale brown (10YR 6/3), or very pale brown (10YR 7/3).

Fox soils are similar in drainage to Martinsville and Ockley soils. They have a thinner solum than Ockley soils. Fox soils have more gravel in the lower part of the solum than Martinsville soils.

FoA—Fox loam, 0 to 2 percent slopes. This nearly level soil is on broad outwash plains and terraces adjacent to the bottom land along the river and creeks. Areas range from 2 to 200 acres in size. Most are irregularly shaped, but some are round or long. This soil has the profile described as representative of the series. Included with this soil in mapping are small areas of well drained Martinsville and Ockley soils; small areas of very poorly drained Westland soils in long, very narrow, faintly defined drainageways; small areas of soils that are underlain by less than 12 inches of gravelly sand and sand over loam till; and areas of soils that have gravel and sand on the surface.

Runoff is slow. Droughtiness is the main limitation. This soil has only slight limitations for most nonfarm uses. It is suited to corn, soybeans, small grain, grasses, and legumes. Most areas are cultivated. Wooded areas support good stands of hardwoods. Capability unit 1sf-1; woodland suitability subclass 2b.

FoB2—Fox loam, 2 to 5 percent slopes, eroded. This gently sloping soil is on the side slopes of drainageways within broad outwash plains and terraces and on the tops and upper sides of kames and eskers. Slopes are short and dominantly 3 to 4 percent. Areas range from 2 to 30 acres in size. Most are irregularly shaped, but some are round or long. This soil has a profile similar to the one described as representative of the series, but the surface layer is thinner, is heavier, and incorporates more of the dark brown subsoil; scattered pebbles are on the surface; and depth to the underlying gravelly sand and sand is 30 to 60 inches. Small areas of this soil that have been wooded or pastured many years are not eroded.

Included with this soil in mapping are small areas of soils that have a moderate amount of gravel and cobbles on the surface and in the plow layer; small areas of gently sloping, well drained Martinsville and Ockley soils; and small areas of very poorly drained Westland and Rensselaer soils and somewhat poorly drained Sleet soils in weakly defined drainageways.

Runoff is medium. Moderate erosion is the main limitation. Droughtiness is also a limitation. This soil has only slight limitations for most nonfarm uses. If erosion is adequately controlled, the soil is well suited to small grain, grasses, and legumes and is moderately well suited to corn and soybeans. Most areas are cultivated or in pasture. The few small wooded areas support poor to fair stands of hardwoods. Capability unit Ife-3; woodland suitability subclass 2b.

Fxc2—Fox complex, 6 to 15 percent slopes, eroded. This moderately sloping and strongly sloping mapping unit is on side slopes of drainageways, on steep breaks, and on side slopes of hummocky kames and eskers. Areas range from 2 to 30 acres in size. Most are long, but some are round or irregularly shaped.

This mapping unit is about 30 percent Fox loam and 30 percent soils that are similar to Fox loam but are less than 24 inches deep over the underlying sand and gravel. Texture of the surface layer is dominantly loam and clay loam, but ranges from sandy loam to gravelly clay loam. Fox loam has a profile similar to the one described as representative of the series, but the surface layer is thinner, is heavier, and incorporates more of the dark brown subsoil; scattered pebbles are on the surface; and depth to the underlying gravelly sand and sand is 24 to 32 inches. In some areas are Fox soils that are severely eroded and have a surface layer of clay loam or gravelly clay loam. The similar soils have a surface layer of loam, clay loam, sandy clay loam, and gravelly clay loam. Depth to the under-
lying gravelly sand and sand ranges from 8 to 24 inches.

Included with this unit in mapping are small areas of gently sloping, steep, and very steep soils and small areas where calcareous gravelly sand and sand is exposed. Small areas of severely eroded soils and small areas of steep and very steep soils that are shallow to gravelly sand and sand are identified by spot symbols on the soil map.

Runoff is medium. Moderate erosion is the main limitation. Droughtiness is also a limitation. Because of slope, limitations for most nonfarm uses are moderate. If erosion is adequately controlled, this mapping unit is suited to all crops grown in the area. It is best suited to small grain, grasses, and legumes. Most areas are cultivated or in pasture. The few small wooded areas support poor to fair stands of hardwoods. Capability: unit IIIc-3; woodland suitability subclass 2o.
5. SKY EXPOSURE PLANE

An imaginary sloping surface, consisting of three types, rising over designated lots in the CBD-1 and CBD-2, as specified in sections 2.01, B 2 b (l) and in the CBD-2 designated in section 2.02, B 2 b (l), the Sky Exposure Plane One shall have a base which is coincident with the centerline of each said street, and

a. On each street in the CBD-1 designated in section 2.01, B 2 b (l) (excepting Monument Circle) and in the CBD-2 designated in section 2.02, B 2 b (l), the Sky Exposure Plane One shall have a base which is coincident with the centerline of each said street, and

b. at the base has an elevation equal to the average elevation above mean sea level of the street centerline from the intersection of one street centerline to the intersection of the next, and

c. is inclined at an angle of seventy-eight degrees (78°) measured from the horizontal, and

d. extends to a vertical elevation of three hundred (300) feet above the base, and

e. then continues vertically at an angle of ninety degrees (90°) measured from the horizontal, and

f. extends to a vertical elevation, above the base, equal to infinity.
1. Building should relate strongly to area. It should reinforce the urban feeling. Should be part of the sidewalks and the corner. Should become part of the Market street "canyon" to enclose the corridor. Can't face Penny's on the low floors. It shouldn't face due north. The corner could be quite a focus.

2. Should block winter winds.

3. Should take maximum advantage of view to Capitol. Entrance, any main space in retail portion should have strong knowledge of views, perhaps entering on Market. View to building should reinforce corridor, be a good corner in view from Capitol.

4. Should take advantage of summer breezes for ventilation.

5. View to corner should be strong, recognizing the importance of this corner. Building should make a strong corner statement.

6. Elevation. Building should have sensitive relationship to Circle, and views from within the Circle. Elevation should recognize scale of Penny's, and Circle elements. (people, monument)

7. Building should make maximum advantage of view to Circle. Same recommendations as for #3, #6. View over Penny's down to Circle is good if building goes up high enough. (see #6)

8. (See next page) Building entrances should be from the corner or Market
street, to take maximum advantage of views, and add to street action.

9 Vehicle entrance for resident drop-off and parking should come off Market street because of Market's two way traffic, and the speed of this traffic (it is slower than Illinois). Illinois traffic is more hectic and unhandy for entering or leaving the site.

10 Alley is good for service route, although it might be a bit crowded with Penny's service traffic. An on site or under site service system would be much better.

11 A certain amount of urban noise is good to add to the urban feeling. The amount of noise generated on the streets is acceptable for the retail portion, common spaces, main spaces, although the retail spaces may want to be a little quieter. A certain amount of street noise is acceptable in these urban apartments, but not enough to be annoying. The sleeping areas should be quiet, or controllable.

12 View to Blue Cross is acceptable, because it is set back from the sidewalk. View improves as it approaches corner, because corner action enters view. See #3 and #7.

13 The base of the building is in shadow part of the day, especially in winter. If light is to be brought into low floor spaces, sufficient light should be brought in to take shadows into consideration. Summer sun control should be designed to minimize solar gain. Windows in apartments and even retail spaces could be operable. See also #2 and #4.
<table>
<thead>
<tr>
<th>Space Requirements</th>
<th>Equipment &amp; Performance Space</th>
<th>Standard Space</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light, storage</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waiting area</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling phones</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Writer, desk</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Computer area</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manager's position</td>
<td>同一层，住房</td>
<td></td>
<td></td>
</tr>
<tr>
<td>View, light</td>
<td>不可能，需重新组织</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Secretary (2)
- Manager
- Tenant tenants
- Dovetailing with ten apartments, for typical office 10' x 10' m²
- Office space, showing and rent
- Credits

- Typing, filming
- Adequate space
- Close to manager offices
- Detail, typic
- 1967
- Secretary
<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intercom</td>
<td>Access control systems, intercoms, emergency call system, etc.</td>
</tr>
<tr>
<td>Elevator</td>
<td>Maintenance, repair, and service of elevator systems</td>
</tr>
<tr>
<td>Janitor</td>
<td>Cleaning and maintenance of restrooms, hallways, and common areas</td>
</tr>
<tr>
<td>Furniture</td>
<td>Assembly, movement, and cleaning of furniture</td>
</tr>
<tr>
<td>Equipment</td>
<td>Maintenance and repair of equipment</td>
</tr>
<tr>
<td>Other</td>
<td>Various other activities as needed</td>
</tr>
</tbody>
</table>

**Specifications**
- **Space Required for Janitor**: 14' x 14'
- **Space Required for Intercom**: 14' x 14'
- **Other Space Requirements**: Varies depending on additional activities

**Performance Standards**
- **Efficiency**: 100%
- **Timeliness**: 100%
- **Safety**: 100%

**User Requirements**
- Security man needed to watch building during after hours.
<table>
<thead>
<tr>
<th>Considerations</th>
<th>Other</th>
<th>Equipment &amp; Furniture</th>
<th>Standard Performance Space</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good ventilation and other amenities</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Spacious, good layout, entry, room, etc.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Laundry, tenant</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Need to list, equipment, no equipment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Trove, activities, to accommodate area, etc.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Bedroom, bedroom, kitchen, etc.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Traditionally, type study, see building</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1 Bedroom - 750 sq ft</td>
<td>2 Bedroom - 1000 sq ft</td>
<td>3 Bedroom - 1250 sq ft</td>
<td>-</td>
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</tbody>
</table>

Spare Requirements
It was deemed later in the project not to cater to the shop shells but to design only

<table>
<thead>
<tr>
<th>Parking</th>
<th>Housing</th>
<th>Commercial</th>
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</thead>
<tbody>
<tr>
<td>+10%</td>
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<tr>
<td>3,345</td>
<td>300</td>
<td>500</td>
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<tr>
<td>Parking for 115 cars</td>
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<table>
<thead>
<tr>
<th>Total Parking</th>
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<tbody>
<tr>
<td>37,995</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21,125</td>
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<tr>
<td>+30%</td>
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</tr>
<tr>
<td>73,740</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27,600</td>
<td>1500</td>
<td>1071</td>
</tr>
<tr>
<td>31,350</td>
<td>1250</td>
<td>893</td>
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<td>32,500</td>
<td>500</td>
<td>375</td>
</tr>
<tr>
<td>4,000</td>
<td>200</td>
<td>178</td>
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<tr>
<td>1,000</td>
<td>400</td>
<td>341</td>
</tr>
<tr>
<td>200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,000</td>
<td>100</td>
<td>91</td>
</tr>
<tr>
<td>400</td>
<td></td>
<td></td>
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<tr>
<td>1,000</td>
<td>100</td>
<td>91</td>
</tr>
<tr>
<td>200</td>
<td></td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Total Housing</th>
<th></th>
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<tbody>
<tr>
<td>+20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>32,870</td>
<td>2,600</td>
<td>2,400</td>
</tr>
<tr>
<td>10,500</td>
<td>700</td>
<td>630</td>
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<tr>
<td>25,370</td>
<td>1,900</td>
<td>1,760</td>
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<tr>
<td>2,100</td>
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<tr>
<td>1,000</td>
<td>100</td>
<td>91</td>
</tr>
<tr>
<td>200</td>
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<table>
<thead>
<tr>
<th>Total Commercial</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>+30%</td>
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<tr>
<td>29,900</td>
<td>1,700</td>
<td>1,600</td>
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<tr>
<td>9,600</td>
<td>700</td>
<td>630</td>
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<tr>
<td>20,300</td>
<td>1,500</td>
<td>1,381</td>
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<td>1,410</td>
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<td>400</td>
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</tr>
<tr>
<td>1,000</td>
<td>100</td>
<td>91</td>
</tr>
</tbody>
</table>

The total figure includes a 30% adjustment factor. The total housing figures include a 40% adjustment factor. The total commercial figures include a 30% adjustment factor. The total commercial, housing, and parking figures refer to the entire site.
ORGANIZATION

BUILDING OWNER

COMMERCIAL MANAGER

SECRETARIES

MAINTENANCE MEN

SECURITY

JANITOR

SHOP OWNERS

APARTMENTS TENANTS
shall be considered as the design developed.

TRANSPORTATION AMENITIES, natural and manmade,

Service elevators

Laundry area

Merchandise delivery/pick-up

Mail delivery/pick-up

Trash

SERVICES TO BE PROVIDED FOR SHARED TERRACE:

Residents' auto drop-off shall be provided.

Neighborhood service, pick-up, and delivery areas.

Parking shall be provided for residents only.

EXTERIOR CRITERIA

UNITS WOULD BE DISCLAIMED. The however may be outdoor, non-storied and not load-bearing.

Walls are non-structural and not load-bearing since the

shall be technologically expected since the

counsel shall be incorporated in the design. Any

The circulation shall be considered.

The circulation would be non-structural and therefore shall be

The shells of the commercial functions shall

INTERIOR PLANNING

BUILDING CRITERIA
DESIGN GOALS

FOR HOUSING

1 Apartments should get plenty of light and air.
2 The apartments must be worth living in. They should be ex-
citing, in demand, a special place.
3 There should be ease of service (mail, deliveries, furn-
iture) to the apartments.
4 There should be ease of parking, convenient parking.
5 The parking should be safe.
6 The units should be energy efficient.
7 The entry sequence should be exciting from the entrance at
the street level to the entry of the apartment.
8 There should be good storage.
9 There should be good size rooms.
10 The apartments should be safe.
11 The entrance, by foot or by car, should be exciting.
12 All units should have one great view.
13 The units should have access to the city, i.e. terraces.

FOR COMMERCIAL AREA

1 The commercial spaces should be exciting.
2 There should be good circulation, both vertically and
horizontally.
3 There should be no unhandy shops.
4 There should be ease of services (delivery, mail, repair,
etc.).
5 There should be good security.
6 There should be adequate rest rooms, firestair[s], exits,
etc.
7 There should be a special place within the commercial
area, yet it should still be a part of the streets, the
sidewalks.
8 There should be good light in the shops, perhaps natural
lighting.
9 The special place should relate to the streets, and to the
Circle and the Capitol.

THE BUILDING

1 The building should relate strongly to the streets, the
sidewalks, and to the Circle and the Capitol Building.
2 The building should have a good scale to the area, to the
Circle, and to the people.
3 The building should be visually exciting, both without and
within.
4 All entrances should be strong.
CONCEPTS
TURNING THE BUSY CORNER

CENTRAL SPACE

ATRIUM SPACE

CONCEPTS
BUILDING SHAPE

READABLE PIECES

ORDER

ONE CORRIDOR SERVING TWO APT. ON THREE FLOORS

CONCEPTS
FENESTRATION

MASS/VOID (PLAN)

STRUCTURE OVER ATRIUM

CONCEPTS