DESIGN:

FLOOR PLAN AT PARKING LEVEL
DESIGN:

FLOOR PLAN AT GROUND LEVEL

SHOPS

APT. ENTRY
DESIGN:

FLOOR PLAN AT APARTMENT LOBBY LEVEL

- TENNIS
- SPORTS LOBBY
- OPEN TO BELOW
- APT. LOBBY
DESIGN:

FLOOR PLAN AT 9TH FLOOR
DESIGN:
FLOOR PLAN AT 15th FLOOR
DESIGN:

FLOOR PLAN AT 21st FLOOR
FINAL DESIGN
2 BR UNITS ON FLOORS 10-12, 16-18
APPENDIX
CRITIQUE: The central atrium is the main public space. It attempts to be the organizer of the building. This atrium is a fairly exciting place but there is a problem of visual overload. There is a little too much happening. The space loses some of its effectiveness as an organizer because there is a bit too much to comprehend. The outdoor place at the corner makes a good major entrance. It is on the city mall as well as on a major city street. It is a special place but at the same time it is still a part of the mall. It doesn't turn the corner and bring the passersby closer to the entrance, though; its level changes discourage this. This idea could have been used to bring people close to and into the center.

OTHER FEATURES: The building fronts on a city mall and has a major outdoor space at one of the corners. The building has an auto dropoff/entrance at another corner. A three level atrium is the major interior place. Circulation corridors connect the streets to the atrium, with commercial spaces lining these corridors.
CRITIQUE: The lively atrium is an example of how exciting a space can be. It is an exceptional place and a great focal point for this shopping center. It is visually rich and much more comprehensible than the Kalamazoo Center. The exterior skin with its glass provides good views from the streets into the action. Two magnets are at opposite ends of the center, and there are several smaller "places" along the circulation route. The structure is a straightforward bay system which lends itself well to changing over of shops. A good example of an urban shopping center that works very well. (Financially it is very successful)

OTHER FEATURES: Four story glass atrium, on site parking, connection (soon) to commuter railway system, and other buildings in the area. 125 shops and restaurants.
THE GALLERY cont.

CONCEPT

CORRELATION
THE GALLERY, cont.

CIRCULATION ( INCLUDES ENTRY )

STRUCTURE

ENCLOSURE
TYPICAL SHOPPING BLOCK, ANY CITY

CRITIQUE: This is the basic retail block of any city. It has shops and an office entrance. Circulation is the sidewalk. The shops get passerby customers as well as customers who were headed there on purpose. Large windows display wares and action to draw people in. Service and storage is at the rear of the shop with delivery and truck service from an alley. There are no special "places" or common places other than the sidewalks or possibly the corner. This traditional system works well because of the sidewalks which are the organizers, the circulators, and the providers.

CONCEPT

CORRELATION
TYPICAL SHOPPING BLOCK, cont.

CIRCULATION

ENCLOSURE
CRITIQUE: An attempt to create a sidewalk in the sky, with the public circulation corridor being the sidewalk and the patios becoming the front yard. The public circulation corridor is more interesting due to its views out. The step up from this corridor to the patio allows a line of sight over the heads of people walking along the corridor. However, lack of action, of people on the sidewalk will keep this circulation area from having a real sidewalk feeling. With windows on opposite sides of the apartment, cross ventilation is possible. If the patios happen on the north side, the apartments might be dark. The facade looks like a parking garage. The center line of columns loses its order.

OTHER FEATURES: Duplex apartments. Floor through plans with circulation (public) being a semi-enclosed corridor at every other floor. Patios at every unit.
RIVERBEND, cont.

FACADE

SECTION
RIVERBEND, cont.

CONCEPT

1ST FL.

PUBLIC CIRC.
PATIO
KITCHEN, CIRC.
LIVING, SLEEP.

2ND FL.

SLEEPING
BATH.
SLEEP.

CORRELATION

1ST FLOOR

PUBLIC CIRC.
PATIO
KITCHEN, CIRC.
LIVING, SLEEP.

2ND FL.

SLEEP.
BATH.
SLEEP.

CIRCULATION

STRUCTURE

UP
CRITIQUE: The complex has a good balance of high to low buildings. Central halls are too long. Movable storage unit gives the tenants some freedom to "design" their unit. Bedroom windows are too small. Sense of order is unrelated to structure. Units on the north side might be dark. Balconies and sun protection is good, giving order & scale to the exterior.

OTHER FEATURES: Movable storage unit/partition in each apartment. Balconies, also provide sun protection.
TIBER ISLAND, cont.

CONCEPT

CORRELATION

CIRCULATION (to unit)

STRUCTURE
CRITIQUE: The facade is clean and crisp, although a bit monotonous. Good windows and light to major rooms, but no cross ventilation. Structural bay system gives good sense of order. Good hierarchy of functions—public circulation and service in the center, kitchens and bathrooms ring that, bedrooms and living rooms are on the outside and have a view.

OTHER FEATURES: All living rooms and bedrooms have a window wall. Windows are recessed, for good sun protection.
UNIVERSITY PLAZA, cont.

CONCEPT

CORRELATION

CIRCULATION (TO UNIT)

STRUCTURE

ENCLOSURE
BIBLIOGRAPHY

Central Business District Zoning Ordinance of Marion County, Indiana., Metropolitan Planning Department, 1964.


