SOILS

Sciotoville silt loam, 0-2 percent slope (SaA)

These soils consist of deep, moderately well drained, nearly level soils on terraces. A firm and brittle fragipan is at a depth of about 23 inches. These soils formed in loamy, strongly acid alluvium.

Available water capacity is moderate (0.21-0.23) and permeability is very slow (0.60-2.0). Runoff is slow and frost-heave potential is low to moderate. These soils have a seasonal high water table. Shrinkswell potential is low and organic matter content is moderate. Reaction is 5.1-7.3.

Soil Profile:

\[\text{Ap—0 to 10 inches, dark grayish-brown (10YR 4/2) silt loam; weak, fine, granular structure; friable; neutral; abrupt, smooth boundary.}\]
\[\text{A2—10 to 12 inches, brown (10YR 5/6) silt loam; weak, medium, platy structure; friable; medium acid; clear, smooth boundary.}\]
\[\text{B2t—12 to 17 inches, yellowish-brown (10YR 5/4) light silty clay loam; firm; thin, patchy, brown (10YR 5/3) clay films on faces of peds; few light brownish-gray (10YR 6/2) silt coatings; few mica flakes; strongly acid; clear, smooth boundary.}\]
\[\text{B2e—17 to 23 inches, yellowish-brown (10YR 5/4) light silty clay loam; few, fine, faint, light brownish-gray (10YR 6/2) and yellowish-brown (10YR 5/8) mottles; firm, thin, discontinuous, grayish-brown (10YR 5/2) and dark-brown (7.5YR 4/4) clay films on faces of peds; few light-gray (10YR 7/1) silt coatings; few mica flakes; very strongly acid; clear, wavy boundary.}\]
\[\text{Bx1—23 to 36 inches, yellowish-brown (10YR 5/4) light silty clay loam; common, medium, distinct, light brownish-gray (10YR 6/2) mottles; moderate, coarse, prismatic structure; very firm and brittle; thin, continuous, dark-brown (7.5YR 4/4) and grayish-brown (10YR 5/2) clay films on faces of peds; common light-gray (10YR 7/1) silt coatings on faces of peds; few mica flakes; very strongly acid; gradual, wavy boundary.}\]
\[\text{Bx2—36 to 52 inches, dark-brown (7.5YR 4/4) and yellowish-brown (10YR 5/4) heavy silt loam; common, medium, distinct, light brownish-gray (10YR 6/2) mottles; weak, very coarse, prismatic structure; very firm and brittle; thin, discontinuous, reddish-brown (5YR 4/3) clay films and light-gray (10YR 7/1) silt coatings on faces of peds; few mica flakes; very strongly acid; gradual, wavy boundary.}\]
\[\text{C—52 to 60 inches, yellowish-brown (10YR 5/4) silt loam that has lenses of very fine sand; common, medium, distinct, light brownish-gray (10YR 6/2) mottles; massive; friable; few mica flakes; strongly acid.}\]

The Ap horizon ranges from dark grayish brown (10YR 4/2) to brown (10YR 5/3) in color. The B2 horizon is silt loam or light silty clay loam. The Bx horizon ranges from 24 to 36 inches in thickness. Depth to the fragipan ranges from 20 to 28 inches.

The content of sand in these soils is less than that for the lower limit of the defined range for the Sciotoville series, and the content of silt is higher than that for the upper limit. These differences, however, do not alter the usefulness and behavior of the soils.

Sciotoville soils are associated with Wheeling, Weinbach, and Ginat soils. They are not so well drained as Wheeling soils, and unlike Wheeling soils they have a fragipan. Sciotoville soils are better drained than Weinbach and Ginat soils. They are browser throughout the profile than Ginat soils and are brown in the upper part of the B horizon than Weinbach soils.
TOPOGRAPHY

The topography of the site itself has been described as basically flat, much like the rest of the downtown area, however in reality it is sloping from 2nd Street down to the river. There is as much of a 15'-20' drop in elevation from 2nd Street to Riverside.

There is a drop from Southlane Business Route down to Riverside of approximately 6'-7'. However this measurement decreases as you move closer to the intersection at Court. On the other side of the four lane Business Route is a $3\frac{1}{2}''$ levee wall that stretches the entire downtown riverfront. The drop from the top of the levee wall to the base of Dress Plaza is approximately 30'-40' at center.

This information becomes very important when designing a rooftop plaza on top of a parking structure and also when studying a person's sight line toward the river.
EXISTING VEGETATION

Most of the existing vegetation in the downtown area consist of street trees lining the sidewalks in the vicinity of the Main Street Walkway. These trees are mostly Bradford Pears and Honey Locust. Approximate size are 20' or 3" cal. Spacing ranges from 30' to 100'. Quality of trees at this time range from good to poor condition.

The Main Street Walkway has a variety of plant material that has been implemented into a coordinated design scheme that works very nicely and has been maintained properly. Some of the character expressed through the design of the upper five blocks of Main Street could possibly be carried further down toward the river and be continued in the Plaza design.

Vegetation around the site is very sparse and has no quality or significance that justifies trying to safe and or incorporate into the proposed development. The need for improvements in the way of street plantings around the site and plantings to enhance the riverfront area should become a consideration in the proposed comprehensive planting scheme.
VIEWS

1. Old Court House

Views to the Old Court House are excellent from any angle. The building is very picturesque and is an important historic landmark of the community. Views from taller buildings are important and should be maintained.

2. Historic Post Office

The views to this beautiful Russian Gothic Style building, built in 1879, are primarily from the front or at an angle off to the sides. The main entrance is from the front off street level, however, a majority of the people using the building will be entering from the back, either at ground level or from a proposed second story covered skywalk connected to the Hilton Hotel.

Structural improvements are necessary, especially for the back of the building. Improvements to the backside will enhance its potential usage by people in the hotel and the plaza.

3. Riverview Plaza

The primary view should be toward the Ohio River. The views down either side of the plaza along the river's bank toward Riverside Park and Sunset Park are also good. The recreational activity below the plaza, on Dress Plaza, may provide interesting viewing.

There should be some sort of screening of the industrial area to the north that will redirect focus toward the River. Also barriers and screening should be constructed to distract views to the four lane Southlane Business Route.
4. 1st Street and Pedestrian Walkway

Views toward these two streets should be maintained. Providing a view to areas of interest allows people to feel more comfortable in access, orientation and familiarity to their surroundings.

Improvements to the Red Spot Paint facade is needed, as well as screening of parking lots. These will help stimulate a pedestrian atmosphere.

5. Main Street Walkway

Having such a pleasant pedestrian shopping walkway within two blocks of a public plaza, overlooking the river, adds great opportunities to the type and kinds of people, and uses that the plaza can provide for. A strong visual link of the walkway to the plaza should be maintained and enhanced to provide pleasurable access.

The views within the walkway area are very good and adds to a pleasant shopping atmosphere. These characteristics may have the potential of continuing down toward the plaza and may possibly be incorporated into the street level design.
RIVERSIDE ONE

Riverside One is a 14-story high-rise luxury apartment building with 140 units ($200-$500 monthly rent), built by Landeco, Inc. in 1972. This building was the first of two high-rise apartment buildings scheduled to be constructed along the riverfront. Landeco, Inc. purchased the property from the Redevelopment Commission in 1971.

The project was not well conceived from a design standpoint. The siting of the first building does not lend itself to the project’s primary amenity, views to the riverfront. The first tower was constructed on the northern portion of the property away from the water, and the views from the apartments are parallel to the river, not perpendicular. The building contains no balconies or outdoor public spaces, no swimming pool or other auxiliary facilities. In short, the project design does not maximize the advantages of the adjacent waterfront.

The building does contain good interior designed spaces. The first two floors are devoted to business and commercial space. The exterior facade is very nicely designed and conveys its expensive taste.
CIRCULATION TO SITE

The circulation patterns to the site may come from a variety of directions, all which are good routes that can be easily distinguishable and traveled. This depends on the side of town you are traveling from.

1. Vine Street

Vine Street is a one-way street traveling through the central business district. It dead ends at Riverside by the site. What makes this approach feasible is the proposed improvements of Division street into a major four lane, limited access, east-west connector of Hwy. 62 and Hwy. 66. That and the fact that Vine Street borders the site near the Hilton Hotel increases the potential usage of this street. The particular route passes the Old Court House and other distinguishable areas giving the driver a good view of downtown's facilities and their orientation.

2. Walnut Street

Walnut Street is a very heavily traveled street connecting the eastside of Evansville to the downtown area. With Walnut Street flowing into 2nd Street this particular route becomes probable means for access.

3. Cherry to 2nd Street

This possible route accentuates off the fact that Southlane Business Route does not intersect perpendicular with any of the downtown streets. Cherry Street is the last exit off of the four lane business route before the seven block stretch past the CBD. There is a traffic light at this intersection. If one takes a right onto Cherry Street and then a left onto 2nd Street, he then would pass by the site. This route
is only probable if one is familiar with the area.

4. Southlane Business Route

This is the four lane highway which connects U.S. 41, south of Evansville, to the downtown area. It also connects up with Hwy. 62 on the westside of town. As mentioned before it runs seven blocks thru the CBD with noninterfering intersections. It does allow access down to Dress Plaza.

5. Court Street

The intersection of Court Street with Southlane Business Route completes the most feasible route for travelers entering Evansville from the west (Hwy. 62) and the south (U.S. 41 South). The route either passes the site or the site comes into view before the necessary turns to enter the site. This allows the traveler to become familiarized with the location of his destination.
VEHICULAR VOLUME

The vehicular volume around the site is typical for a central business district area. Southlane Business Route borders one side of the site. Annual average daily traffic volume for this four lane divided route in front of the site totals 15,818. Access onto the route within the downtown vicinity is only available at its intersection with Court Street and with Cherry Street.

2nd Street has two-way traffic and its volume flow in front of the Post Office between Vine and Main averages 8179 daily. The other streets that border or pass through the site, Vine, Sycamore, and Main, do not have any significant amount of traffic flow and therefore the volume was not recorded.

The two block stretch of Main Street, of which the only span of Main that allows vehicular traffic, has a fountain located in the center of the street where 1st Street would intersect. This street allows for two-way traffic.

Riverside is a one-way street, allowing traffic to flow to the northwest, which follows along side Southlane Business Route. Vine Street is one-way toward the river while Sycamore is one-way toward the downtown area.
Active Areas in CBD

Distance in city blocks
1CB = 300'

- Civic Center (8CB)
- Convention Center (9CB)
- Executive Inn Restaurant (7CB)
- Petroleum Club (4½CB)
- Old Courthouse (4CB)
- Riverview Plaza
  Scale 1" = 500'
  0 100 300 600
- Kingfish Restaurant (3CB)
- Downtown Walkway (2CB)
- Dryclean Plaza (1CB)
- Sunset Park (4CB)
- Evansville Museum (6½CB)
- Riverside Park (4CB)
FOCAL POINTS

1. Civic Center and Auditorium

Even though the Civic Center and Auditorium are approximately eight blocks away from Riverview Plaza it still act as a focal point with in walking distance. The tie between the two are very strong because of their orientations toward the river. This tie becomes even stronger in that the two large, public concentrated areas are at opposite ends of the central business district. The Civic Center provides the governmental facilities for the city and county while the Auditorium is an excellent facility that handles large convention groups.

2. Main Street Walkway

The Main Street Walkway is seven blocks of store window shopping in a pedestrian mall type atmosphere. The street is closed to traffic for five blocks allowing the shoppers to move freely from store to store without the noise, smell or awareness of automobile traffic. The stores along the walkway range from large department stores to specialty shops to doctor’s offices.

Many activities occur along the curved walkway ranging from automobile shows to 4th of July parades. The Main Street Walkway has become a very successful promotion for the city and the downtown merchants, and it has made the area a safer, cleaner and more pleasant place to work and shop.

3. Executive Inn

The Executive Inn is Evansville’s largest hotel that provides excellent overnight accommodations for large convention groups.
4. Old Court House

Evansville is very proud of its Old Court House Building. The beautiful architectural features and its historic and governmental character has added greatly to the successful renovation of the building for specialty shops and private offices. It is truly one of Evansville's most distinguished landmarks.

5. Old National Bank Building

The 18 story structure is Evansville's largest building. Old National Bank occupies the first two floors, another 14 floors are leased to private offices while the top two floors houses the Petroleum Club.

6. Historic Post Office

Plans are in the making for the renovation of the Post Office to become the focal point of the Riverview Commerce Centre. The beautifully architectured building will house executive suites, a restaurant, a winery and specialty shops. A second story covered skywalk is proposed to connect the Post Office with the Hilton Hotel and the rest of the Commerce Centre.

7. Historic 1st Street

The organizing of a neighborhood group has sparked the reconstruction of the historic homes along 1st Street, restoring many of the large homes and making the neighborhood a very pleasant place to live and visit.

8. Ohio River

The Ohio River is a large and beautiful focal point for which the city is slowly returning emphasis toward. It provides a distinguishing image, as well as, recreational and economical advantages.
9. Bicentennial Monument

Constructed in 1976 the monument celebrates America's bicentennial. It acts as a focal point along the Ohio River and is situated in Sunset Park.

10. Evansville Museum of Arts and Sciences

Located along the banks of the Ohio River the Museum attracts many visitors every year. It stands as another focal point just in reach of the central business district.
Focal Points

1. civic center/auditorium
2. main street walkway
3. executive inn
4. old court house
5. old national bank
6. historic post office
7. historic 1st street
8. ohio river
9. bicentennial monument
10. evansville museum

Riverview Plaza

Scale 1" = 500'

North
RECREATIONAL AREAS

Many recreational areas in the CBD are focused toward the Ohio River. This provides a designer with means by which to develop a plan to unite the riverfront activities with that of the downtown area. However, Southlane Business Route acts as a barrier blocking views and pedestrian access from the downtown area.

1. Main Street Walkway

The Walkway provides many leisure activities for people of the community. Activities may range from car shows to window shopping to holiday parades. On a nice day office personnel in the downtown area utilize the Walkway as a place to have lunch, stretch their legs, and casually shop in the variety of stores that border its seven block span.

2. YMCA

The YMCA provides a number of specialized programs for the youth of the community. The existing structure is to be demolished to make room for a newer facility. This recreational facility will be larger and more modern.

3. Coliseum

The structure provides space for a variety of functions ranging from dog shows to rock concerts. It may house up to 4-5 thousand people.

4. YWCA

The building location is adjacent to the site and provides a variety of health and physical education classes, and recreational program activities for both the young and old.
5. Riverside Park

The park is located along the riverbank. The Ohio River, Southlane Business Route, Dress Plaza and a sand and gravel industry border the park. Access to the park is very limited because of the four lane divided highway.

The park has a parking lot for 40 cars, pleasant walking paths, a concrete suspended overlook to the river, small play ground, seating areas and a man-made stream.

The park needs to be utilized more by the public. A proposed riverboat docking area will help increase its attractiveness and usage. Improved access for vehicles and pedestrians, especially from the downtown area, should help solve this problem. An increase in park maintenance will need to follow as usage increases.

6. Dress Plaza

The variety and amount of activity along Dress Plaza varies depending on the season and level of the river. Dress Plaza provides access for recreational boats to the river. There is boat launching and docking facilities, as well as, room for parking cars and boat trailers. Vehicular access is from the intersection of Court and Southlane Business Route. The service or flow-thru lane is one-way and has parallel parking on one side.

Recreational activities along Dress Plaza include, boating, sailing, canoeing, water skiing, fishing, boat races and riverboat rides. There is also a tremendous amount of flow-thru traffic of people who just enjoy viewing the activities.
7. Ohio River

Many of the activities mentioned above apply to recreational potentials of the river. The amount of river traffic on the Ohio has increased over the years making the river congested at times. An increase in traffic control by the Coast Guard would solve this problem.

8. Sunset Park

The park is located on the opposite end of Dress Plaza from Riverside Park. Access to the park is limited. Attractions include the Bicentennial Monument, excellent views to the river and to Dress Plaza. The park is also located at one end of the levee walkway.

9. Evansville museum of Arts and Sciences

The Museum offers many programs and displays that attract people year round. Again it provides activities for leisure in close proximity to the CBD.

10. Levee Walk

This is a pedestrian and bicycle walkway that extends from the Bicentennial Monument in Sunset Park along the riverbank to the Water Works. It is a very pleasant walk which is utilized by many older people in the surrounding neighborhoods.

11. Executive Inn Tennis Club.

The Tennis Club and other racket sports are located atop the hotel's parking garage. It may be used by club members and hotel guest.
PARKING FACILITIES

Most of the parking in the CBD has been described as being adequate for the amount of demand required by employees, shoppers and residence in the area. Future predictions call for an increase in parking facilities to correspond with the proposed new Riverview Commerce Centre.

Parking garages within the Central City consist of:

<table>
<thead>
<tr>
<th>Garage Name</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Inn Parking Deck</td>
<td>7th and Walnut</td>
<td>500</td>
</tr>
<tr>
<td>Wright Blg.</td>
<td>3rd and Walnut</td>
<td>380</td>
</tr>
<tr>
<td>City Parking Deck</td>
<td>4th and Locust</td>
<td>400</td>
</tr>
<tr>
<td>(proposed) Riverview Commerce Centre</td>
<td>2nd and Vine</td>
<td>1500</td>
</tr>
</tbody>
</table>

Parking within buildings consist of:

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old National Bank</td>
<td>5th and Main</td>
<td>165</td>
</tr>
<tr>
<td>(proposed) High-rise Office Blg.</td>
<td>3rd and Sycamore</td>
<td>220</td>
</tr>
</tbody>
</table>

Parking garage rates

<table>
<thead>
<tr>
<th>Garage Name</th>
<th>First Hour</th>
<th>Maximum Daily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Inn Parking Deck</td>
<td>$0.50</td>
<td>$2.50</td>
</tr>
<tr>
<td>Old National Bank</td>
<td>$0.40</td>
<td>$2.00</td>
</tr>
<tr>
<td>Wright Blg.</td>
<td>-----</td>
<td>$0.75</td>
</tr>
<tr>
<td>City lots and garages</td>
<td>$0.25</td>
<td>$1.50</td>
</tr>
<tr>
<td>includes the Riverview Commerce Centre</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
X. CONCEPTS
HISTORIC POST OFFICE

The Federal Post Office and Customs House, constructed in 1876-79, has been placed in the National Historical Register. Its signif-icants to the Evansville community is very important and the need for careful planning to restore the buildings functions to serve the public can accrue through the proposed development planned in the Riverview Commerce Centre. This Ruskinian Gothic style building has acquired $1.25 million for renovation from a number of sources, including the Federal Economic Development Administration.

The city of Evansville owns this historic building, but plans to lease it to private investors are being considered. One proposal by two private developers associated with the Riverview Commerce Centre development has expressed interest in the building. The proposal plans to make the building a focal point of the Commerce Centre and more specifically a proposed 500 room Hilton Hotel.

Under this plan the Old Post Office will have a restaurant, winery, some small conference rooms and a number of suits, located within its walls. It will be associated directly with the functions of the hotel. Floor plans for this proposal were developed by the same architect that is connected with the Riverview Commerce Centre. The basement level provides space for the kitchen and winery, as well as, service court and support systems. First floor is all dining room space. Second floor is conference rooms and a "mini" ballroom. Third floor has nine suites for private use.
CONCEPT 1

Advantages: hotel's functions are organized, strong connections toward the plaza, private deck and exhibition center. primary views toward the river or the plaza. the hotel provides observation decks for rooms facing the river and plaza. hotel lobby looks out toward the Old Post Office. the hotel has a private deck that is a level above the plaza, provides space for swimming pool and outdoor recreation, sunning deck. specialty shops and caterers are located under private deck. entrances to lobby is off Vine Street. the back of the Post Office is reflected off the hotel lobby. Vine Street provides main access. two office buildings provide a block between condominium and heliport. heliport is a level above the plaza for screening and security. first floors of condominium and office building along Main Street will be specialty shops attracting shoppers down toward the plaza. Main Street becomes a cul-de-sac at one end still providing access and drop-off space for shoppers and residents of the condominium. pedestrian corridor is created at the ground level between Vine and Main Streets, along side the Red Spot Paint store. parking garage circulation works properly.

Disadvantages: many of the office buildings face each other or have no significant or attractive views. condominium's views are limited to the river. Old Post Office has no relationships to plaza level. pedestrian access from ground level by the Post Office is weak. loading dock for hotel will cause traffic confusion. pedestrian drop-off area along Vine Street may cause confusion and traffic conflicts. the approach to the landing pads for helicopters will pass over the heads of people viewing the river.
CONCEPT 2
CONCEPT 2

Advantages: Office buildings placement is jogged to provide better views.

- condominium's views are directed toward the downtown area, plaza and river (3 sides).
- connection between Old Post Office and plaza is stronger, helps direct pedestrians up to the plaza level.
- observation deck is provided for the "Mini" ballroom in the Old Post Office.
- four level fountain becomes an attractive focal point.
- hotel structure opened at the first 3-4 stories to provide a dramatic entrance.
- shopping corridor between hotel and exhibition center at plaza level.
- pedestrian access off Vine Street is stronger and the loading dock becomes easily accessible.
- Main Street is closed to vehicals completely, however still providing access for drop-off. This plans for the future development of property along the riverfront.

Disadvantages:

- hotel does not provide a majority of its views toward the river and plaza.
- hotel situation is not exciting, limits the architectural treatment of the structure.
- hotel has no private deck area for swimming pool.
- people eating at the restaurant in the Old Post Office have no privacy from people in the exterior space.
- second story skywalk connection between hotel and Old Post Office.
- the plaza level spaces is sprawled out with only one area for major gathering.
- helicopter approach still passes over pedestrian's heads.
CONCEPT 3
CONCEPT 3

Advantages: the relationship of the hotel to the community and to the plaza is improved.
the architectural design increases the aesthetics of the structure.
the possibility of phase 1 and 2 has been created by providing two structures, one may be taller than the other.
views from the hotel are excellent.
lobby entrance is directed toward Vine Street with some views of the Post Office and the ground level access space.
private deck is provided for the hotel with good views.
major entrance of hotel to plaza is more expressed.
access up to plaza from behind Post Office is pronounced.
skywalk connecting office buildings and heliport works properly.
transitional levels become spaces within themselves.
heliport approach is not over pedestrian's heads, heliport reaches out to river, however it provides access in under to allow viewing to the river.
sunken planting buffer opens the parking garage up to the plaza allowing fresh air ventilation and sunlight to penetrate down into garage.
plaza opens up to the river, better space relationship.

Disadvantages:
only one access off Sycamore for pedestrians up to plaza.
drop-off area on Vine Street is again to close to intersection.
complex vehicular circulation on Main Street.
XI. MASTER PLAN
To develop the Master Plan it was necessary to reevaluate the advantages and disadvantages of all 3 Concepts. In doing so a 4th Concept evolved which combined the more positive and successful ideas of the past 3 Concepts.

The Master Plan brings together the design criteria of the project, listed in the program, and transformed it to fit the amenities of the site with a unifying relationship to the existing structures and the community. The scope of the project has increased to fulfill these requirements. The project site has expanded to include a part of Landeco's parking lot, corner of Vine Street and Riverside, and the area surrounding the existing fountain at 1st Street and Main. The relationship of the Historic Post Office to the rest of the project became a very sensitive connection and was resolved, not by isolating it, but rather incorporating it into the project. A direct connection between the Hotel and its supporting restaurant facilities in the Post Office was retained by supplying a 2nd story skywalk. The front entrance was redesigned to become more accessible for the handicap and to accentuate the importances of the building's facade.

The orientation of the Hotel, Condominium and the office buildings were directed either toward maximum views of the Ohio River or the Plaza Level area. Again this idea evolved from the site analysis studies and was a major consideration listed in the program.
Essential elements in the design of an urban rooftop plaza are as listed:

accessibility from ground level and parking garage
views to river and interior spaces
attractions fountains, water play, gathering spaces
functional design
variety of spaces open and enclosed outdoor spaces
level changes
food, caterers
concentration of people
strong relationships to supporting buildings
flowing and simple design elements

These elements were all incorporated into the design of the total project. Certain elements were given stronger emphasis than others to produce a design that excites and pleases the expectations of the users.
The conditions of this space are due to provide wheelchair access while accenting the front entrance to the historic building. The trees help to de-emphasize the wheelchair ramp - supporting wall. However, it plays up the other side of the building with the unique staircase detail. The walls will be limestone as is the building.
YUCA BUILDING

HISTORIC POST OFFICE
RESTAURANT ENTRANCE

HANDICAP ACCESS RAMP
LIMESTONE WALL

EXISTING STEPS REMAIN (14" RISE/6" TREAD)
MODIFICATIONS ARE ADDED TO PROVIDE FOR RAMP
SEATING AREA PROVIDED UNDER TREE CANOPY
PAVEMENT MATERIAL - BRUSHED CONCRETE SLABS
EXPLODED AGGREGATE BANDING

2ND STREET
POSSIBLE DROP-OFF LANE

SECTION A-A
OFFICE BLG.
12 STORIES

The space has strong connection to street level providing space for drop-off & pick-up. Plantings formulate pedestrian flow patterns accentuating a typical streetscape scene.

Major ground level access to parking garage. Enter at level 9.
LOCATING THE HOTEL FRONT ENTRANCE ON THIS SIDE FACING VINE STREET PLAYS OFF THE ASSUMPTION THAT VINE STREET MAKES A HAJEE ACCESS TO THE DOWNTOWN AREA FROM OFF THE DIVISION STREET EXPANSION PROPERTY.

THE STREET & THE SKYWALK ACT AS BOUNDARIES THAT ENCLOSE THE SPACE ENCIRCLED FOCUS TOWING THE HOTEL ENTRANCE.

VINE STREET FEATURES VINE CROSS STRETCHES DOWN FROM AN UPPER LEVEL TO A SMALL CIRCLE PAVILION WITH BENCHES SURROUNDING IT.

HILTON HOTEL
This area was designed as a flexibly space. It provides major access to plaza level while also creating a pleasant view for people dining in the restaurant. Building edges are softened with plantings. Pedestrian traffic flows away from buildings.
Shopping Square

The major access from the transition zone behind the post office leads into the space directing attention toward the fountain, and therefore not toward the marquee of the unique edges of the 6-story office block.

OFFICE BLG.
12 STORIES

deck +40.1

upper deck for possible vendor or food services.

overhead canopy to protect shoppers from rain. Canopy narrowing may provide shade to the edge.

2½' railing

opening to parking garage level 4. offers with sunlight; ventilation into parking area, as well as vegetation. Water play makes the entire area more interesting.

fountain and waterfall focused attention which leads people toward it. As they proceed, closure to a more important space opens up.

trees planted over support columns act as a barrier to the fountain, all to soften the harshness of the edge.
The space became a very important, critical coordinating element in relating the Riverfront Corporate Center to the downtown walkway development and to the physical character of the 1st Street Community. The connection has to be dramatic, binding, and functional.

1st St.

The dramatic connections is provided by the means of approach, the defining of the scope, the importance in building design, and a means of carrying a personal sight line to a culminated and interesting stage, enabling a person view into the space was provided by providing an elevator. Structural backdrop.

It is functioned in that it utilizes existing features and satisfies the users needs.
CANDYED ENTRANCE WHICH OPENS UP TO A LARGER SPACE.

Plaza Level

OFFICE BLG.
6 STORIES

parking garage level — skywalk

THIS SPACE WAS CREATED AS A LARGE gatherINg OPEN SPACE
UP HOME TOWARD THE CENTER OF ACTIVITY AND MOVEMENT. IT BECAME
THE INTERSECTING CORRIDORS OF CIRCULATION PATHS. MANY ACTIVITY CAN
COEXIST HERE, IN FULL VIEW TO OFFICE BUILDINGS AND HOTEL AND UP
AWAY FROM THE POSSIBLE DISTRACTION OF THE PARKING GARAGE
AND HELIPORT. IT FEELS THE VIEWING AREA UP OF ANNOYING
ACTIVE WHICH SHOULD NOT INTERMIX DIRECTLY.
AN ENTRANCE TO THE HOTEL IS A VERY IMPORTANT ELEMENT WHICH ALLOWS THE PUBLIC LEVEL TO BECOME MORE ACCESSIBLE, WHICH MEANS MORE PEOPLE.

WILL DO AS A VIEW. AN OUTDOOR CAFE TO REALIZE THE DESIRES OF THE USERS. COORDINATED BY THE HOTEL ORGANIZATION, SERVING BREAKFAST AND LUNCH TO GUESTS AND THE PUBLIC.

PRIVATE CATERER PROVIDES AN ESSENTIAL ITEM TO A SPACE WHERE PEOPLE SPEND THEIR LUNCH BREAK OR LEISURE TIME.

WHEELCHAIR RAMP (20' AT 6%)

20' RAMP AT 6% SLOPE OPEN TO HOTEL PARKING GARAGE. PROVIDES SUNLIGHT PENETRATION. ACCENT HOTEL DROP-OFF AREA BELOW.
Water play becomes a very important feature in a hard, bright urban space. It tends to soft noise, cool pedestrians, as well as an interesting item to watch. A participatory fountain adds one more element, cool, refreshing, very fun.

The fountain becomes a focusing attraction of activity. Water depth 16'-20'.
Jet spray 4' high
Wheelchair ramp (30' at 5%)

Wall 408
Acid as a screen to block out wind, noise & views to parking garage and heliport.
A major design criteria was to provide both a physical and visual linkage of the plaza level to the Ohio River. Therefore, three viewing levels were designed to maximize the riverfront area.

A massive terracing and planting scheme was developed to screen the parking garage at Heliport.

- **Helisking Stairs**: Opens up the further the visitor progresses toward the river, the approach becomes a dramatic experience with the river slowly coming into view.
- **Flowing Pattern**: Directs people down to another viewing level.
- **Wheelchair Ramp**: Allows access to the viewing levels.

**Viewing Level 3**
- First impression is gathered here. Other levels are in full view.

**Viewing Level 1**
- 3 steps from level 2 provides more area for viewing of the river.

**Viewing Level 3**
- Maximum level of viewing the river and lower plaza below.

**Overlook to Ohio River**

**Parking Garage Level 5-6**
11 Viewing Area

This space utilizes the maximum usage of viewing levels. The Ohio River becomes the main focal point and therefore the levels should not compete with it.

EXHIBITION CENTER

HOTEL SWIMMING POOL & TENNIS COURT located on top of exhibition center. Swimming is an indoor outdoor type providing recreation for guests year round.

Southwest Business Route has an interesting view as they perceive unique structure.

Observation area allows people to step out to a suspended platform for visibility of the entire levels & unique place.

Overlook to Ohio River

Precussion chimes granite stepping stones at a staggered arrangement and levels providing a variety of viewing scenarios.
The parking garage design follows a basic concept of separating the hotel parking from public parking, there by guarantee the hotel complex 500 parking spaces. This estimated 500 parking spaces follows the standard 1 car space per room. Allocations were not made for employees or staff personnel of the hotel.

A separate entrance to the hotel parking garage was provided along Vine Street, while the entrance to the public parking garage is located off of Riverside. Entrance and exit to hotel parking is at Level 4, however one enters the public parking garage at Level 1 and then proceeds upward to Level 4 to exit. Both parking garages exit onto Sycamore Street, one-way toward the downtown area.

Pumping and ventilation equipment must be provided for the lower areas. On Level 4 openings in the ceiling have been provided to allow plantings, sunlight and fresh air penetration into the parking garage.

The structural support system is a standard 30' bay with columns varying in size depending on the location of buildings, trees, plaza features etc. on the rooftop level. The 30' spane accommodates 3 parking spaces between every column, or a sizeable circulation path.