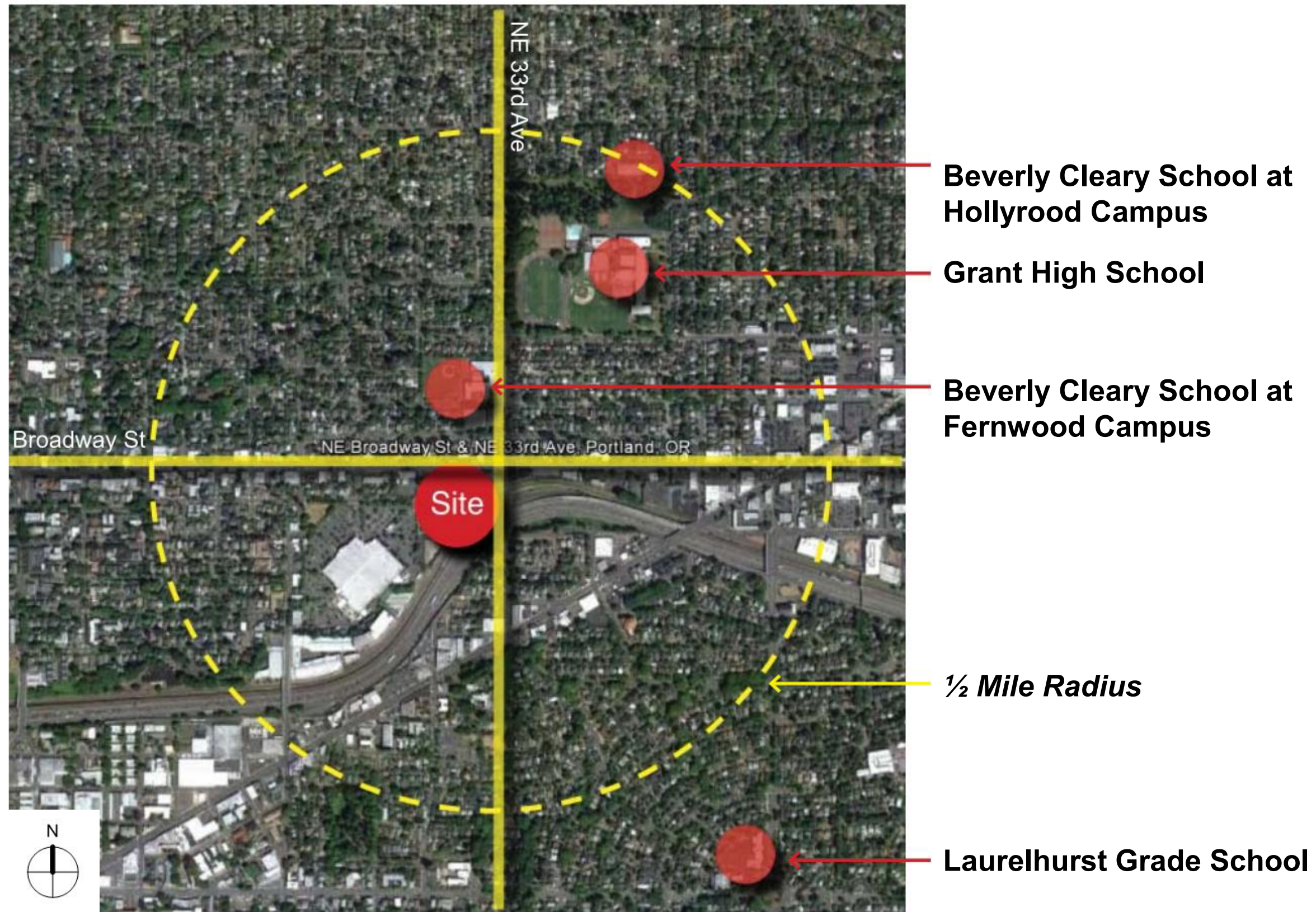


Grant Park Village

Design Advice Request

Case #EA 12-139539 DA

Date 8.16.12



Site Location



Broadway – Between 30th and 32nd, looking **North**



Broadway – Between 30th and 32nd, looking **South**

Existing Broadway Character



Broadway – Between 32nd and 33rd, looking **North**

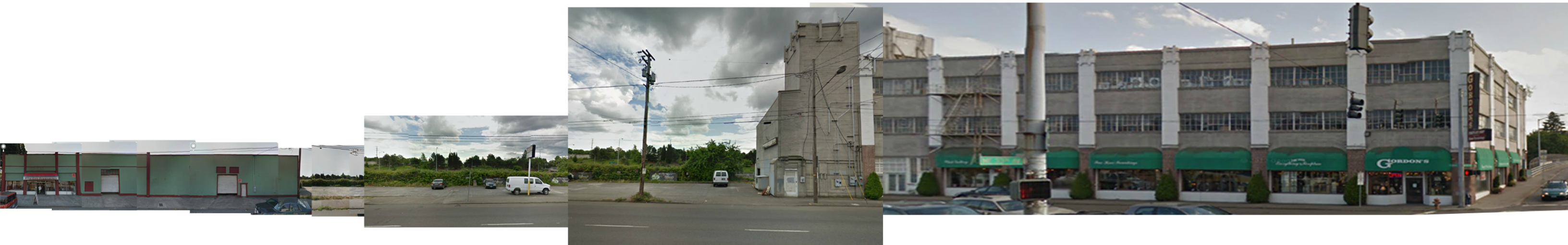


Broadway – Between 32nd and 33rd, looking **South**

Existing Broadway Character



Broadway – Between 33rd and 35th, looking **North**

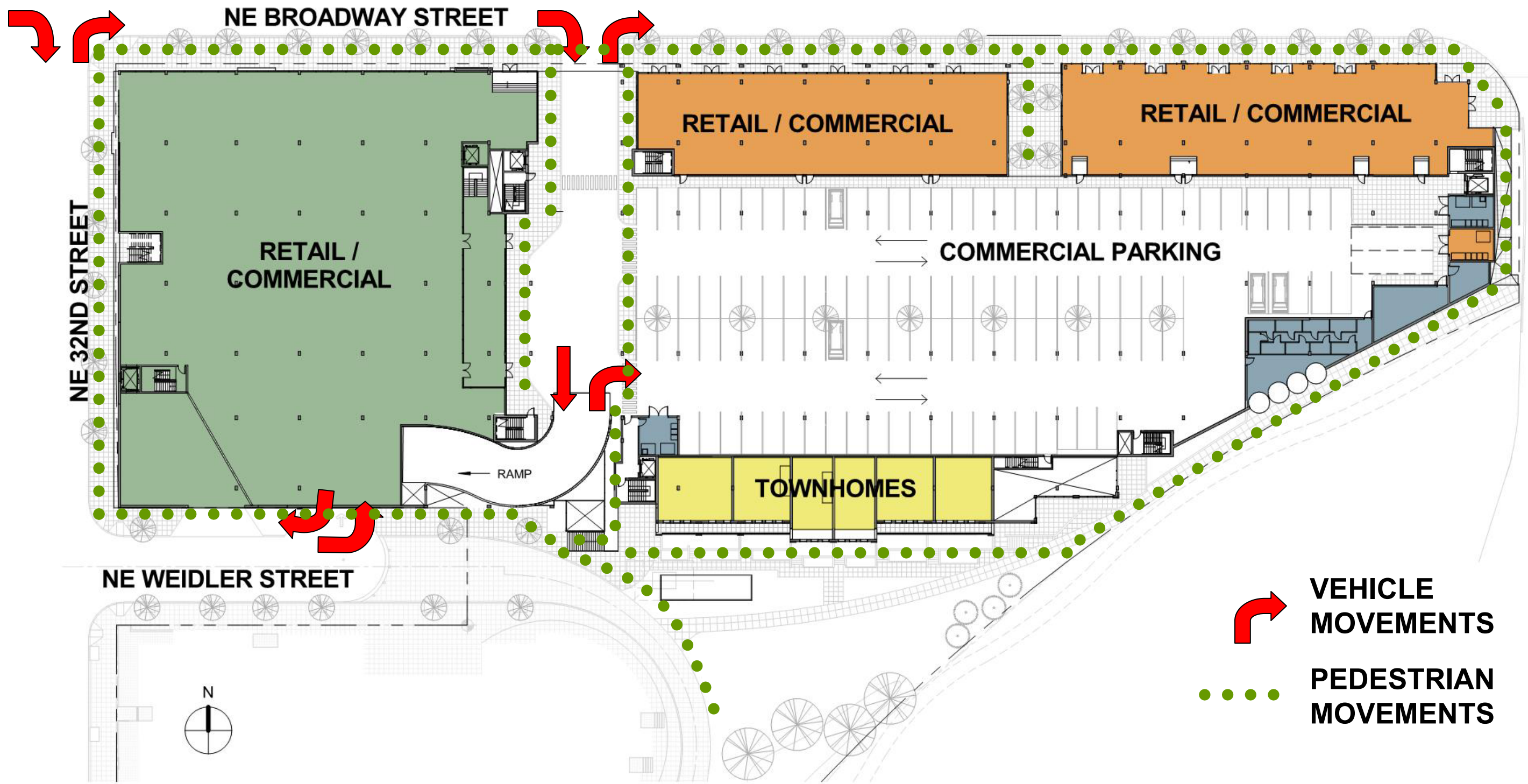



Broadway – Between 33rd and 34th, looking **South**


Existing Broadway Character



Vicinity Site



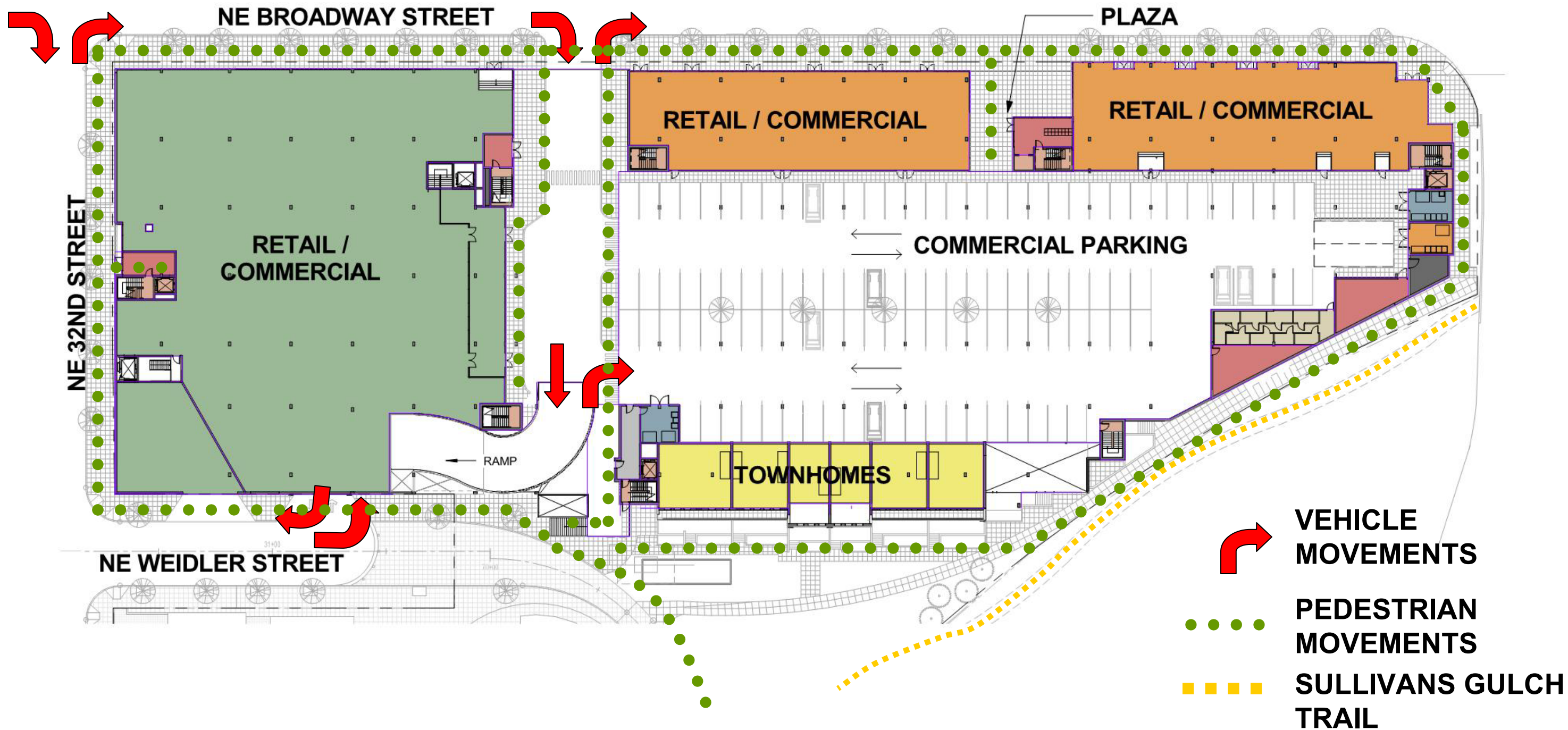
 **VEHICLE
MOVEMENTS**

 **PEDESTRIAN
MOVEMENTS**

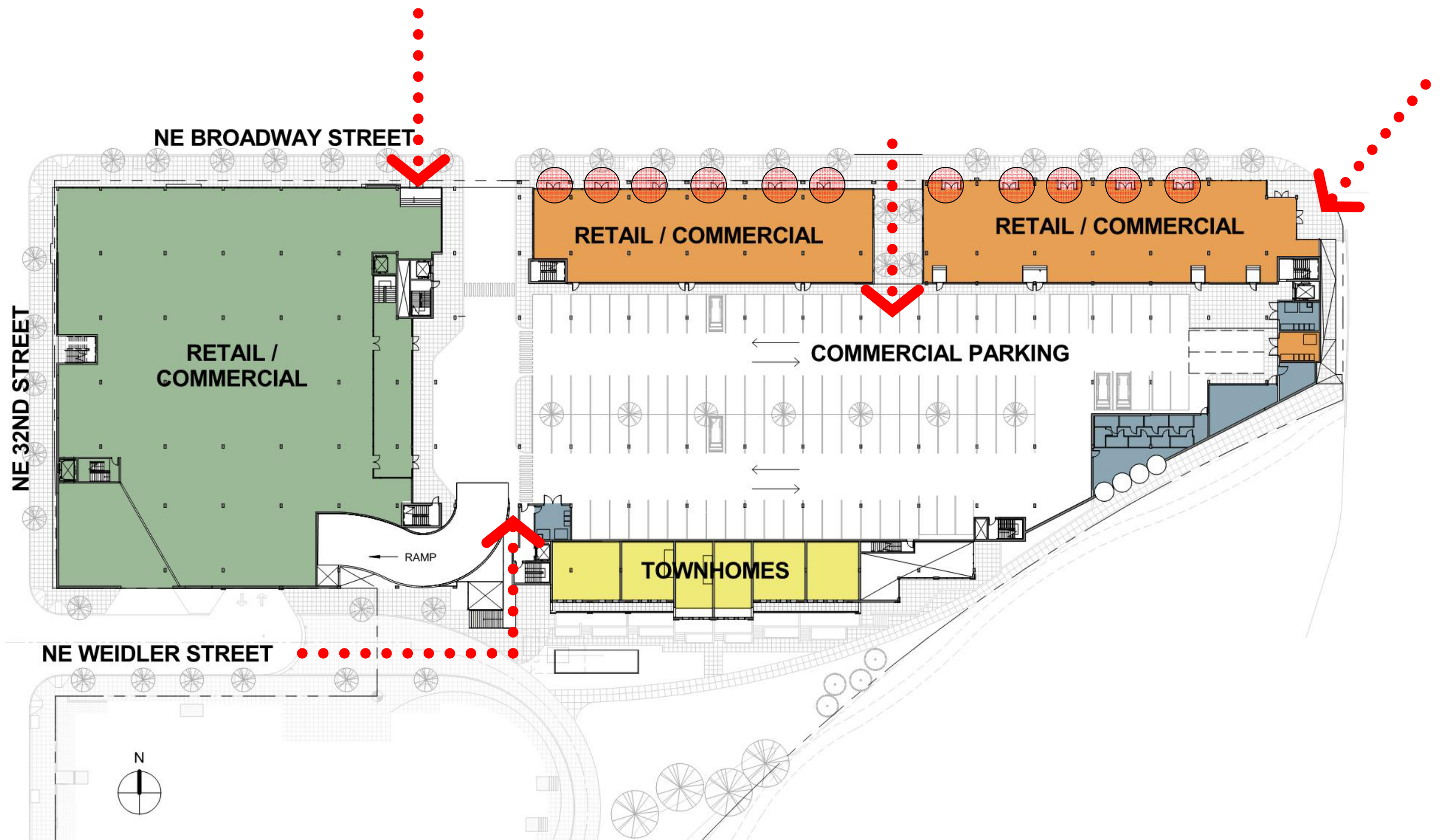
Initial Site Access

REVISIONS:

- Widened pedestrian access between buildings
- More generous pedestrian connection from Broadway to Weidler, with a more expansive grand stair down to Weidler



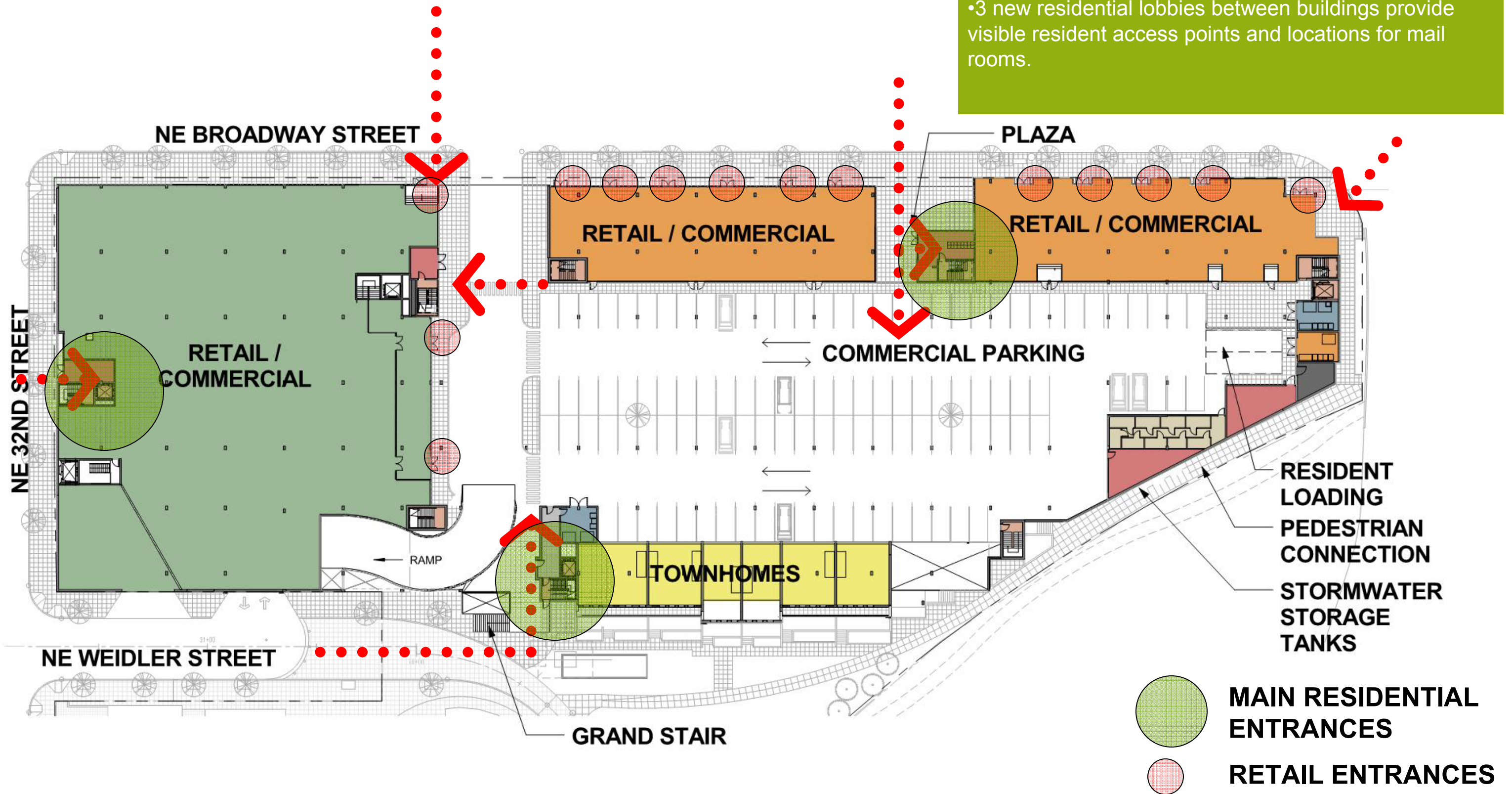
Revised Site Access



Initial Primary Entrance Points

REVISIONS:

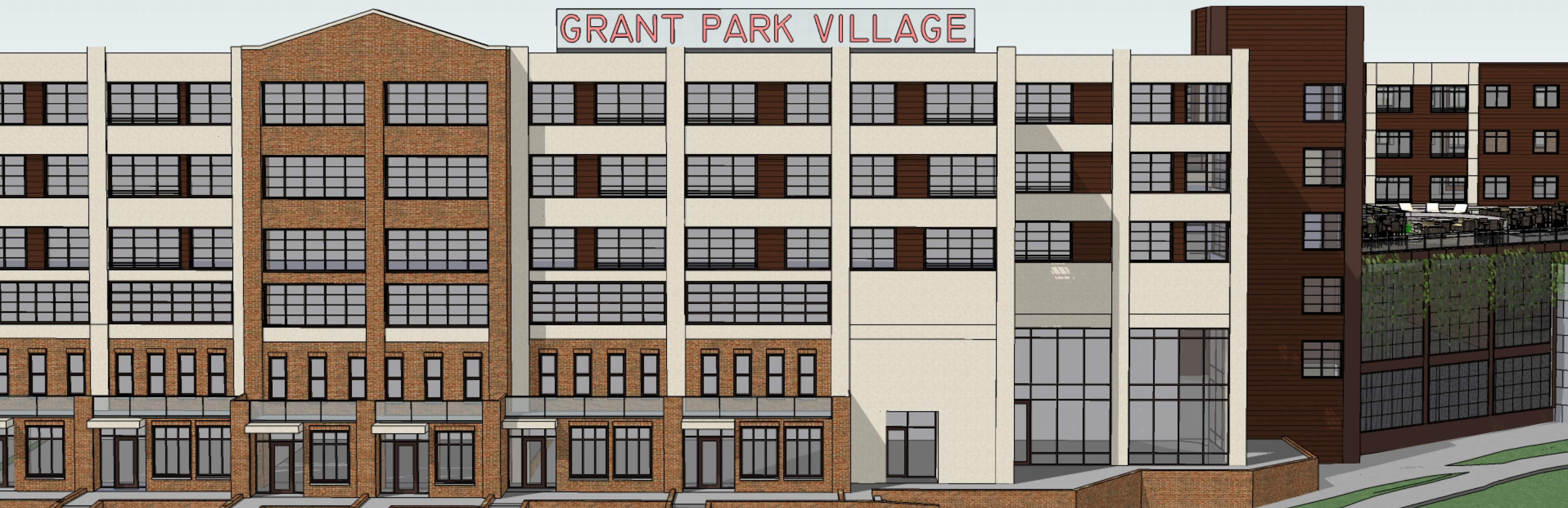
- 3 new residential lobbies between buildings provide visible resident access points and locations for mail rooms.



Revised Primary Entrance Points



Residential Lobby Entrance



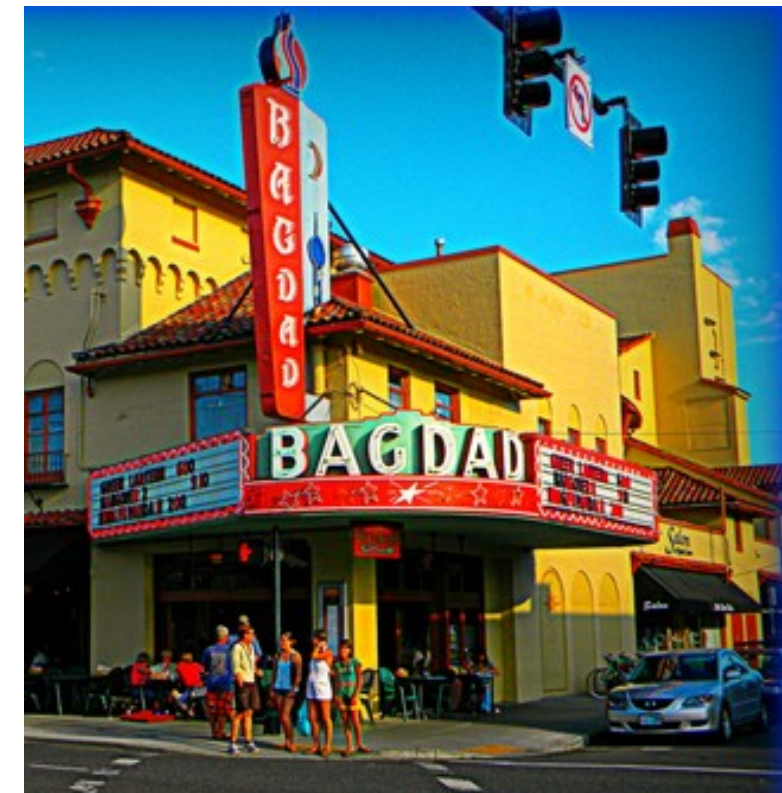
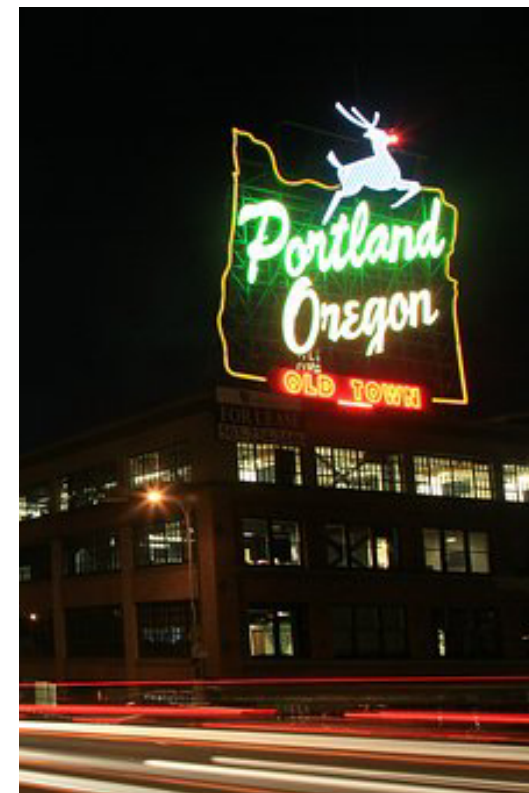
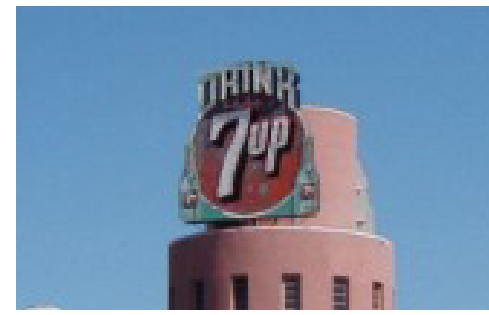
Initial Signage Design

REVISIONS:

- Iconic sign integrated into building design
- Easily identifiable from highway



Revised Signage Design



Initial Signage Precedents



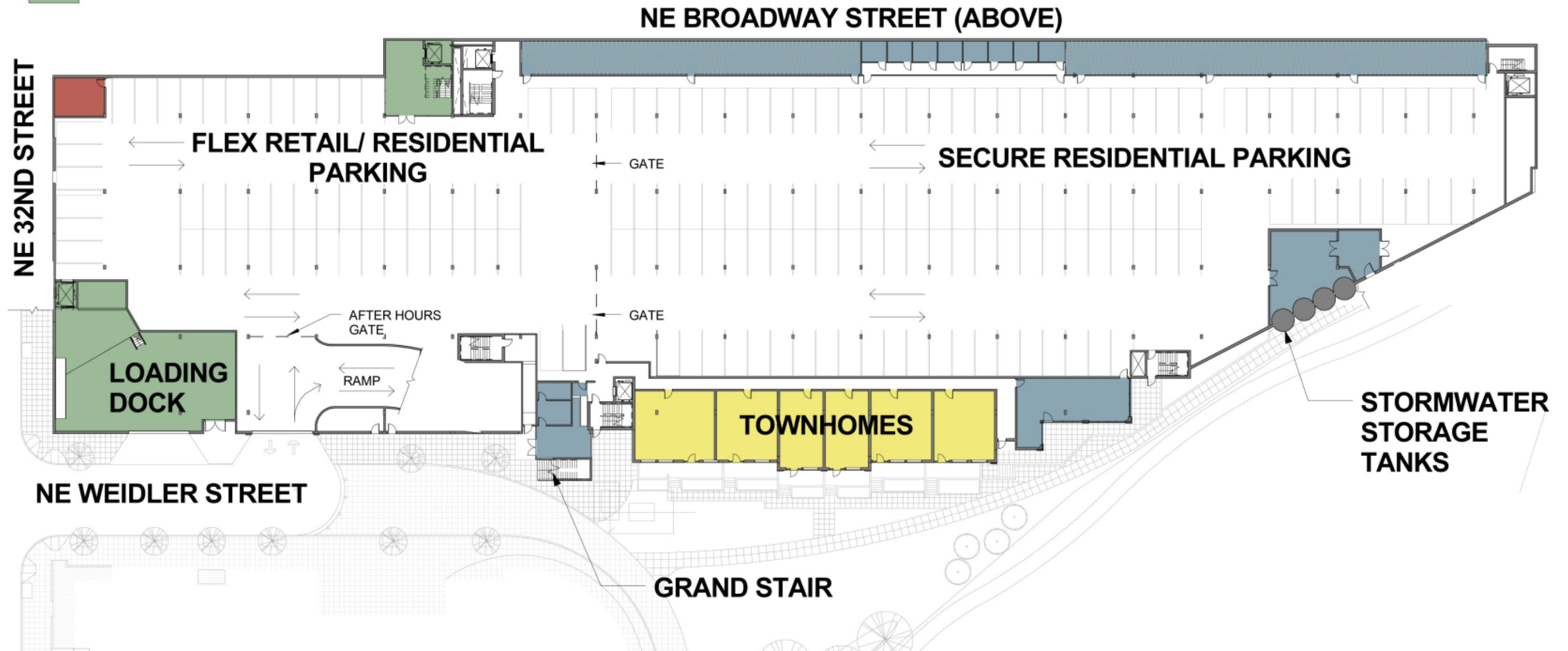
Revised Signage Precedents

BUILDING DESIGN GOALS

- *Complement the Broadway corridor*
- *Reflect the historic and cultural industrial context*
- *Incorporate green technology*
- *Create a family of buildings that complement the eclectic character of Broadway.*











SPACE TYPE LEGEND

- BUILDING COMMON
- RES UNITS
- RESIDENTIAL COMMON
- RETAIL (ANCHOR TENANT)



Initial Lower Level Floor Plan

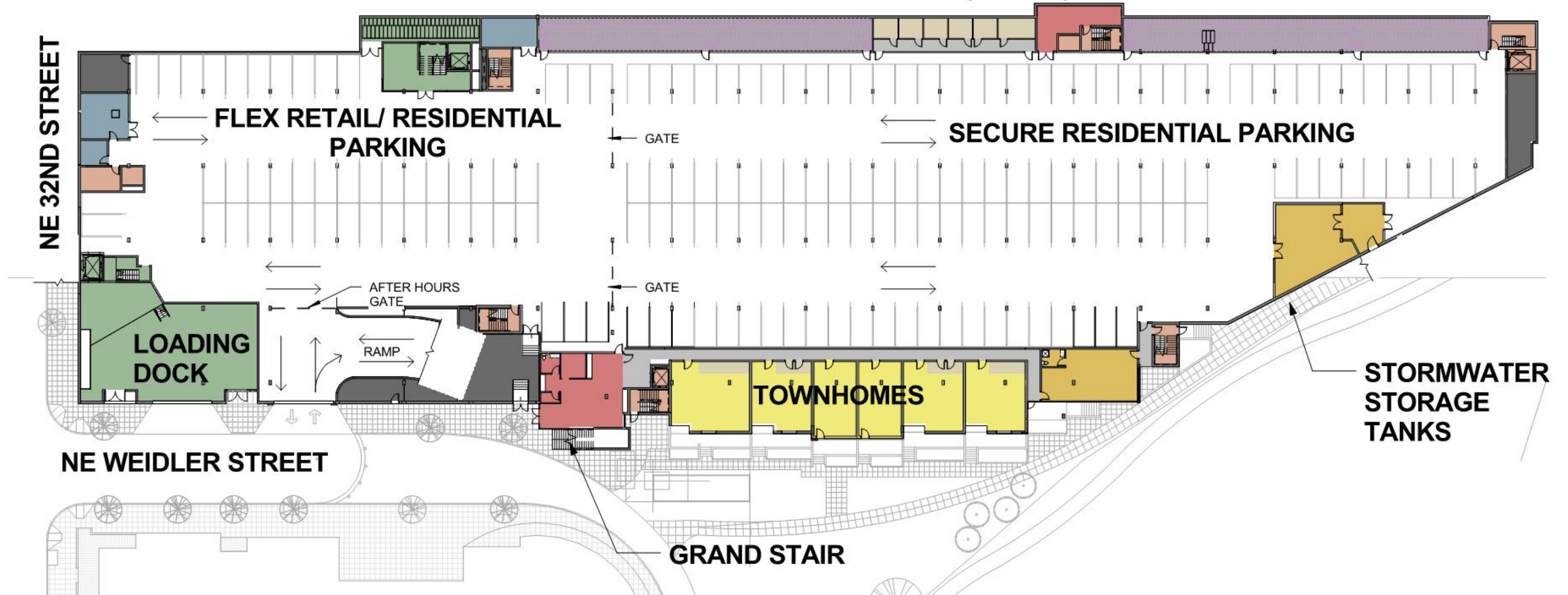
SPACE TYPE LEGEND

 BIKE STORAGE	 INTERIOR AMENITY SPACE	 RES UNITS	 VERTICAL CIRCULATION
 BUILDING SERVICES	 LEASEABLE STORAGE	 RESIDENTIAL COMMON	
 HORIZONTAL CIRCULATION	 MEP	 RETAIL (ANCHOR TENANT)	

REVISIONS:

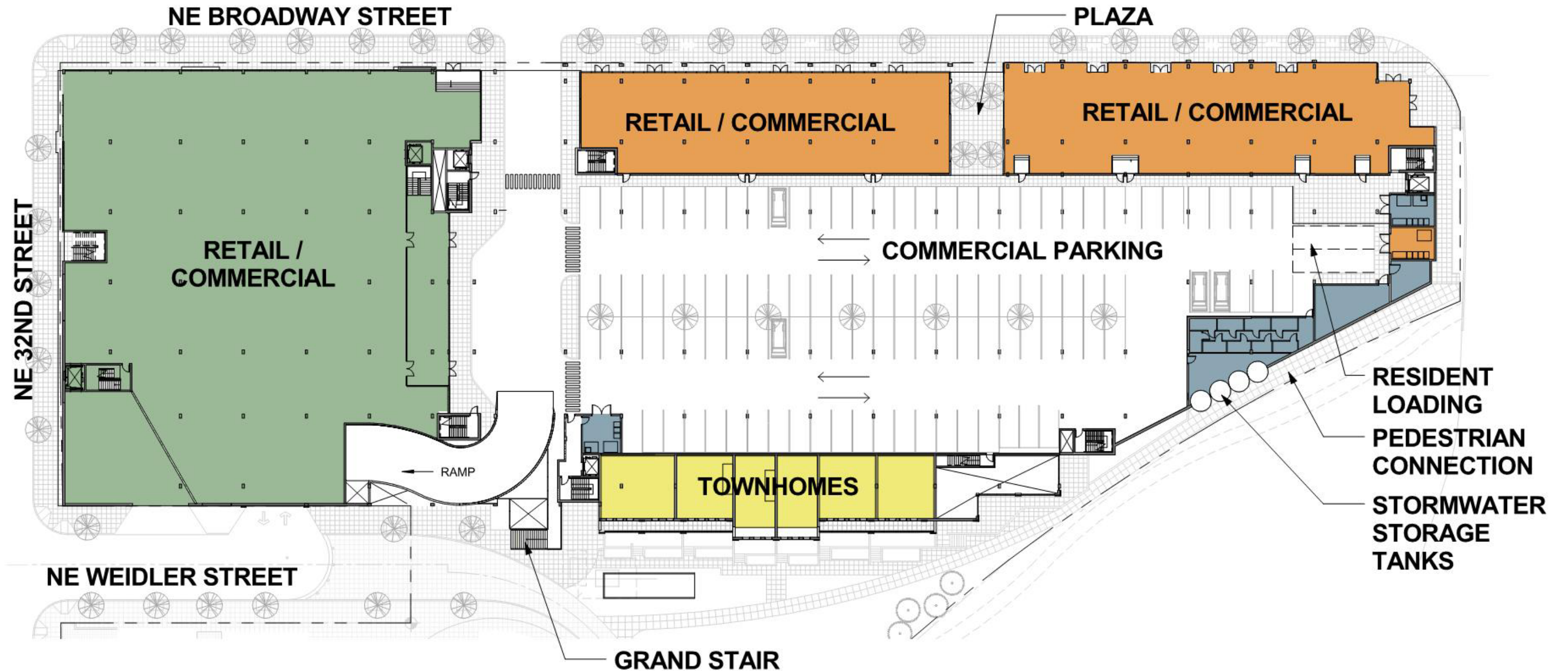
- New residential lobbies extend to lower level to provide easy access to buildings above.
- More generous leasing office provides a more significant presence on Weidler.
- Additional bike parking for retail tenant

NE BROADWAY STREET (ABOVE)



Revised Lower Level Floor Plan

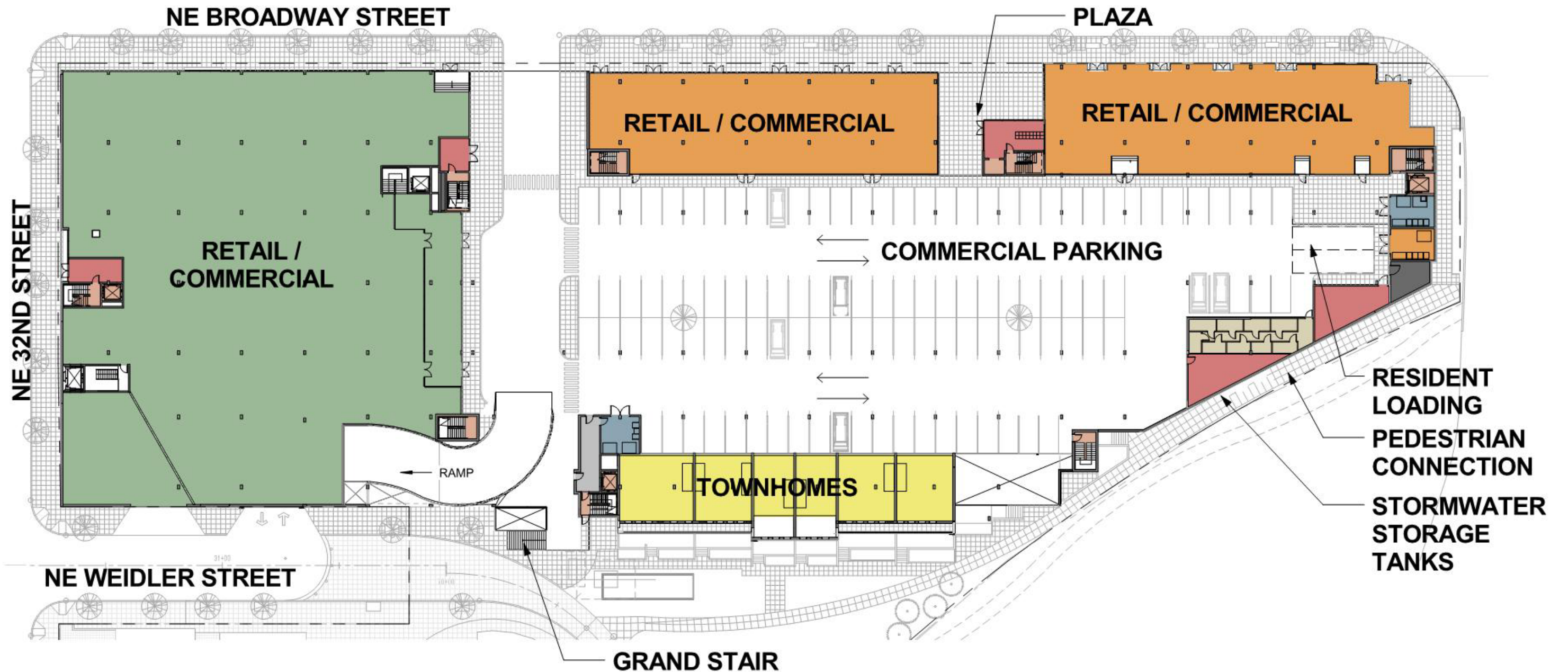
SPACE TYPE LEGEND



Initial First Floor Plan

SPACE TYPE LEGEND

BUILDING SERVICES	RES UNITS	VERTICAL CIRCULATION
HORIZONTAL CIRCULATION	RESIDENTIAL COMMON	
LEASEABLE STORAGE	RETAIL	
MEP	RETAIL (ANCHOR TENANT)	



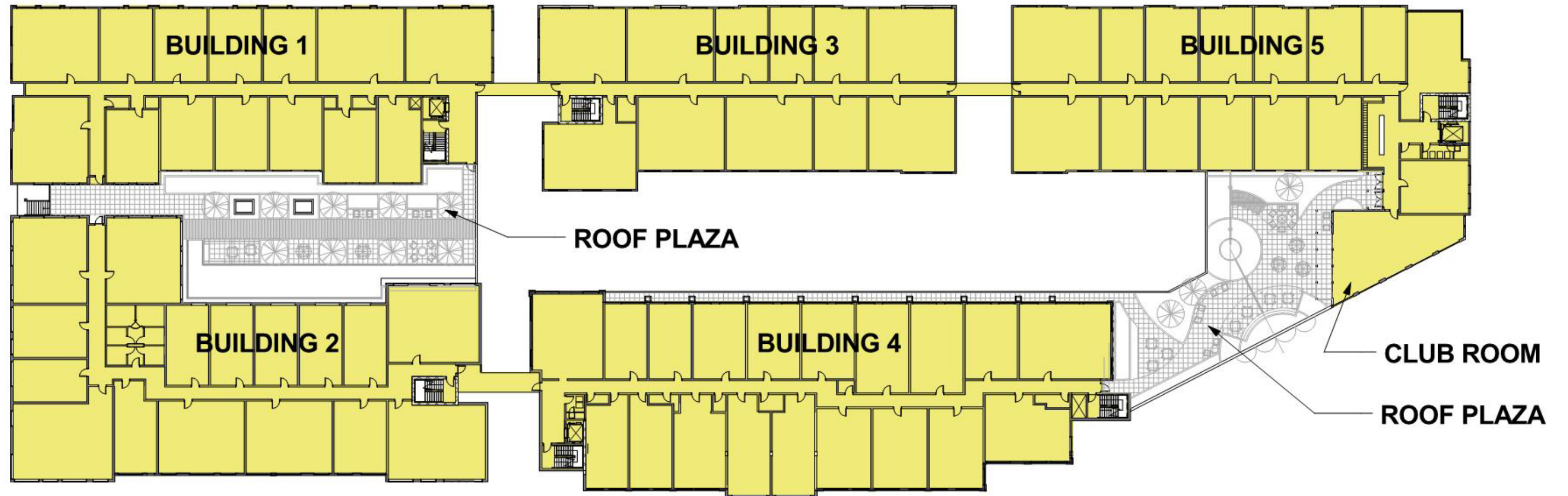
REVISIONS:

- Widened pedestrian access between buildings and smaller building footprints
- More generous pedestrian path from Broadway to Weidler, with a more open grand stair from Weidler

Revised First Floor Plan

SPACE TYPE LEGEND

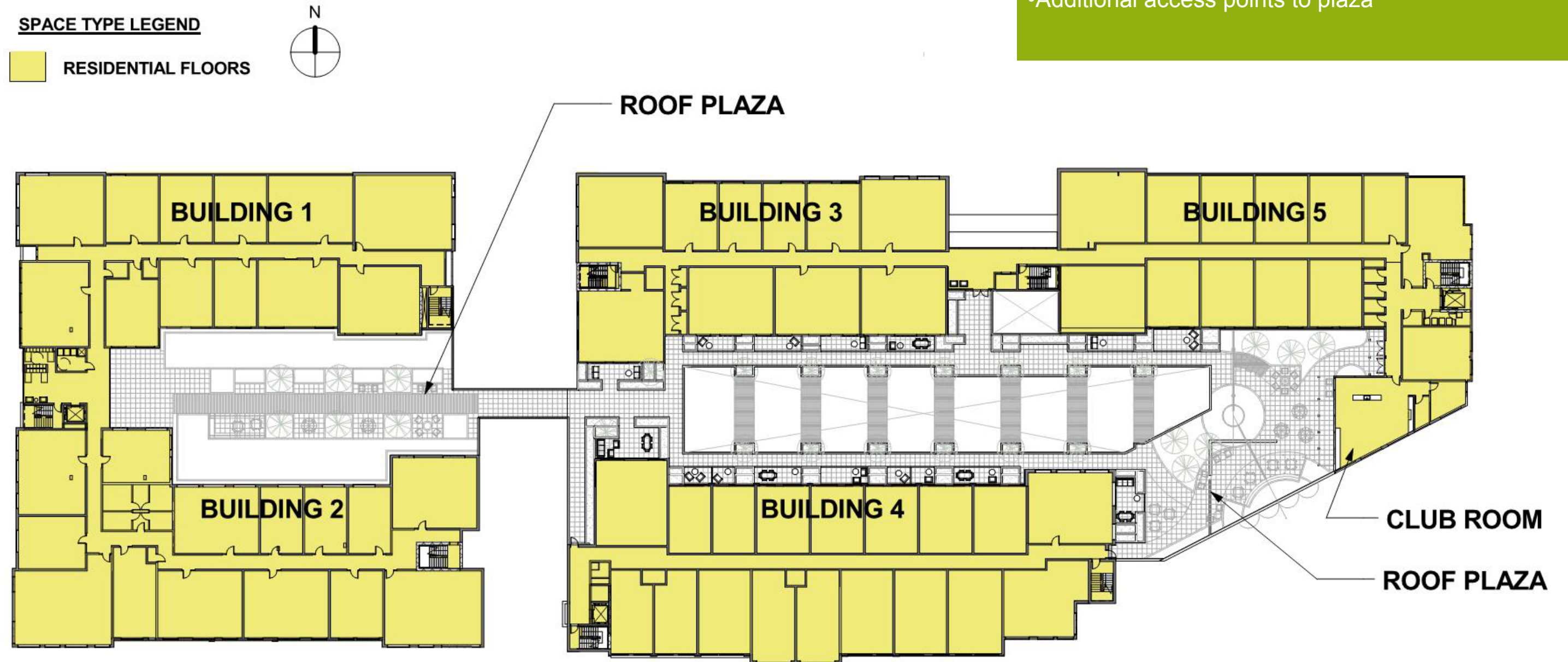
 **RESIDENTIAL FLOORS**



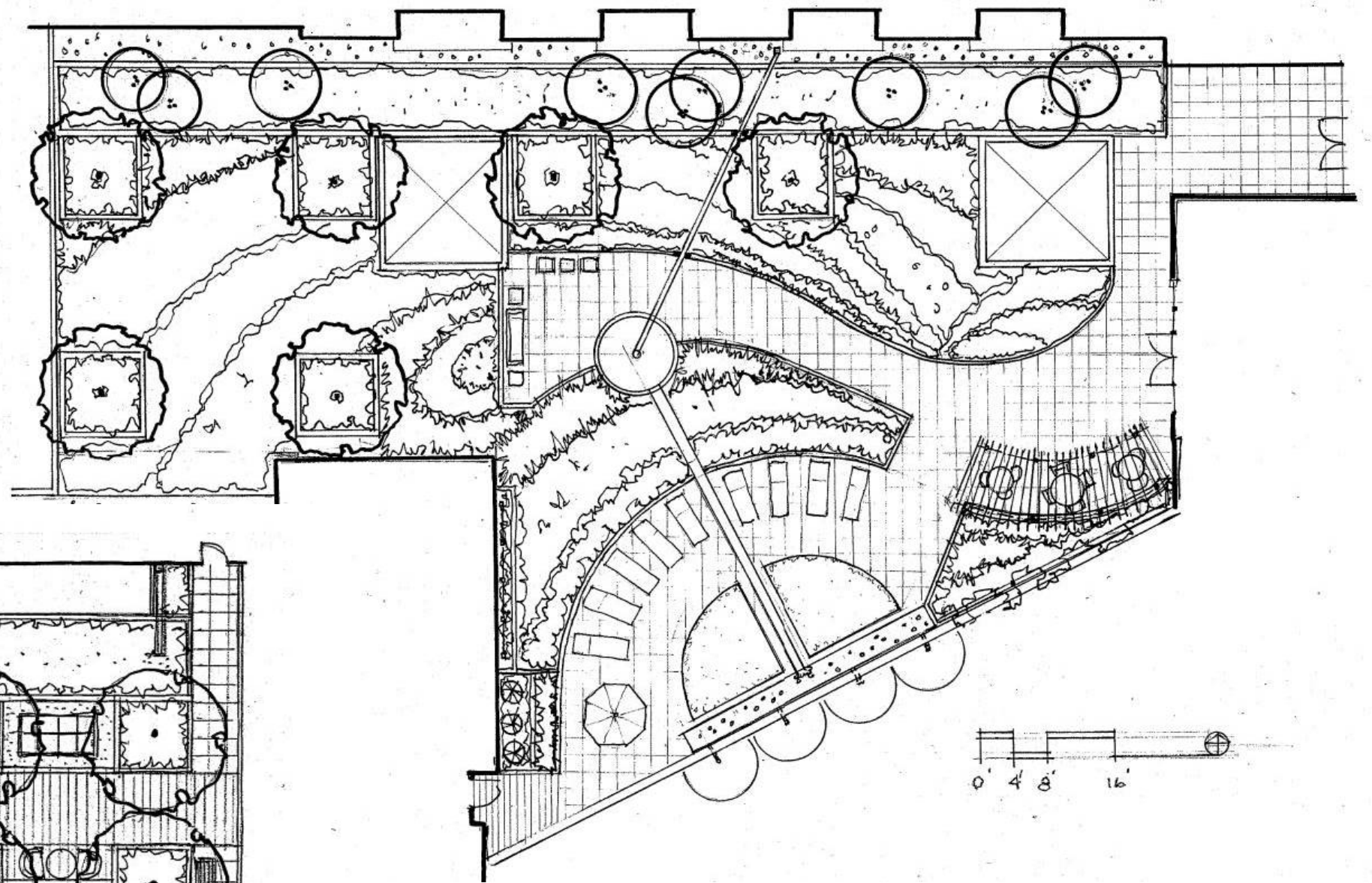
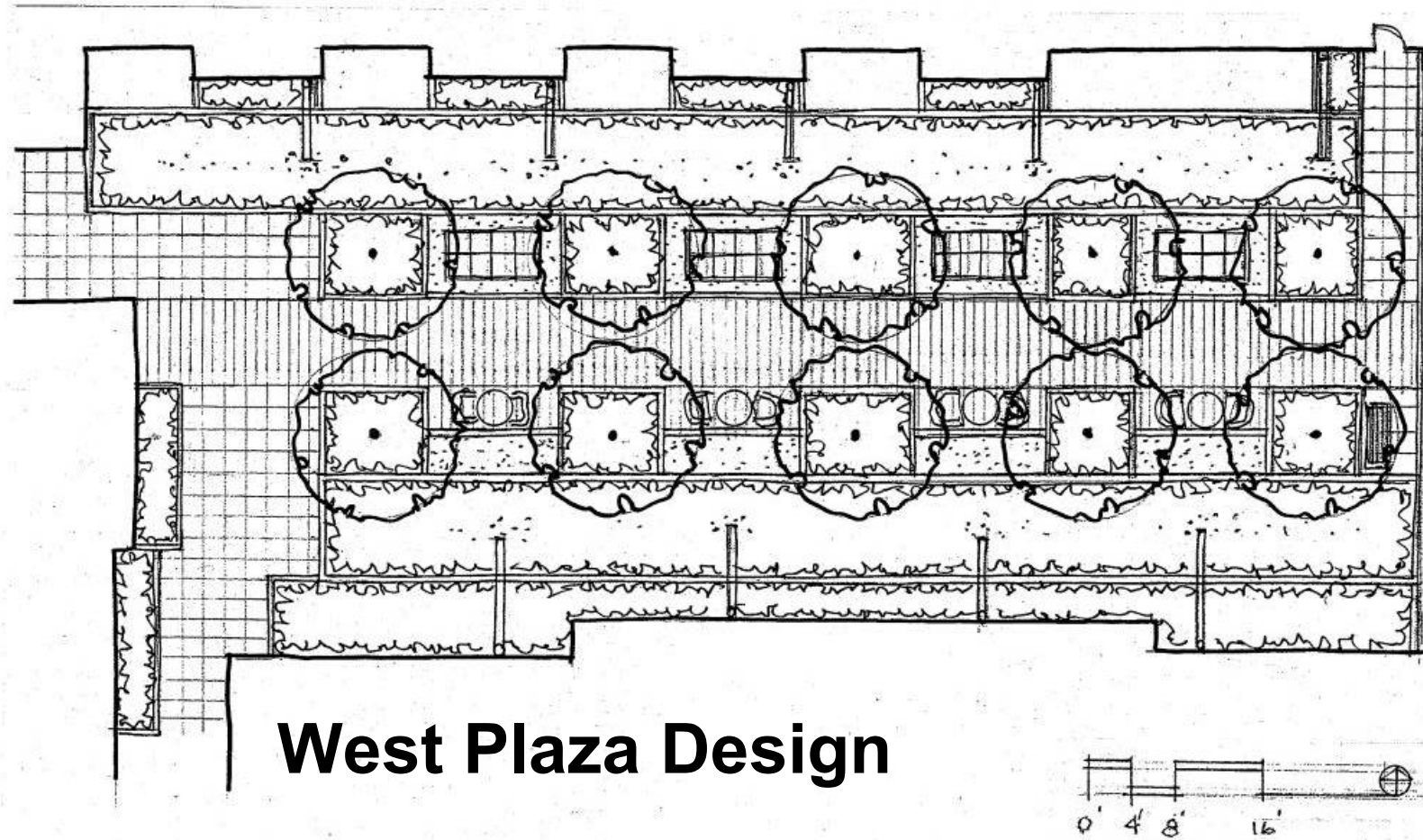
Initial 2nd Floor Plan (Typical of Upper Floors)

REVISIONS:

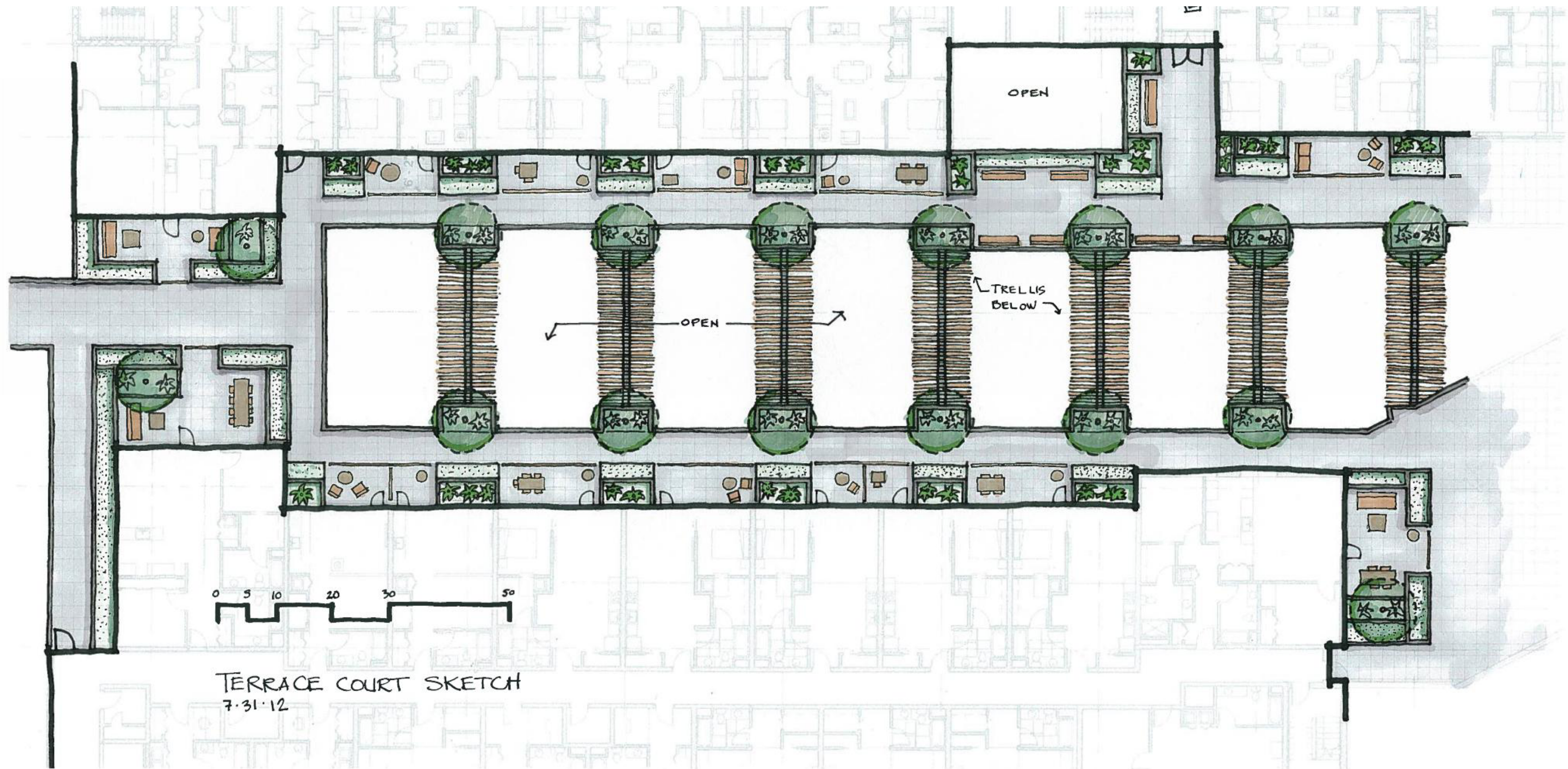
- Sky bridges removed.
- Buildings connected above lobbies with glass corridors to provide visual break between buildings and new locations for vertical circulation
- Additional access points to plaza



Revised 2nd Floor Plan (Typical of Upper Floors)



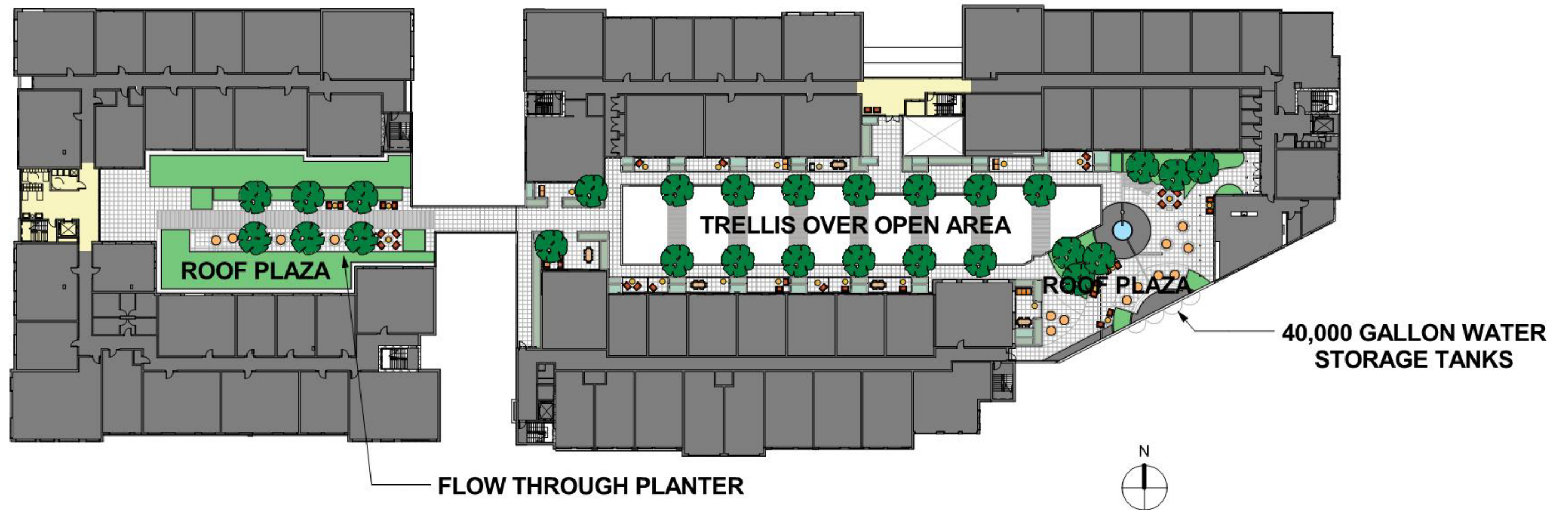
Initial Plazas Concept



Revised Plazas Concept

REVISIONS:

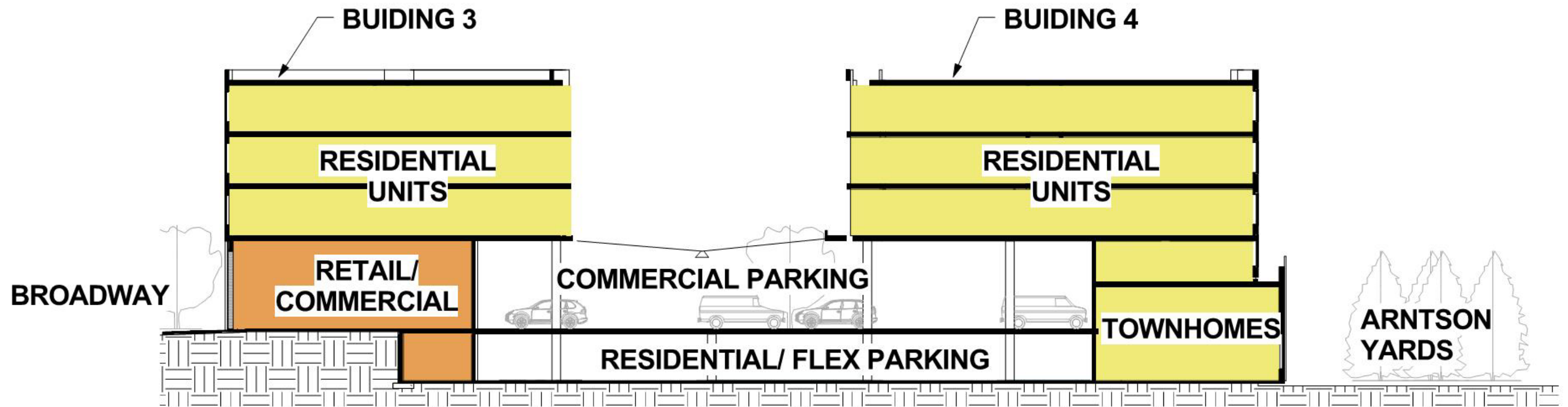
- Beams with planting shield first floor parking from units above
- Enlarged 2nd Floor Plaza creates a courtyard feel
- Planters provide privacy between private patios and active plaza areas



Revised Plaza Concept



Plaza Section Location

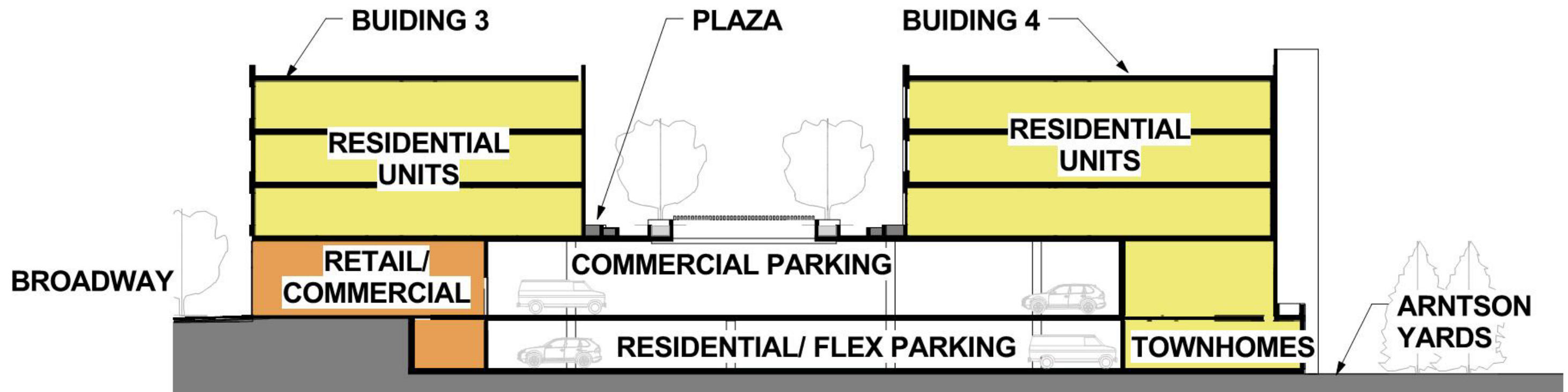


Section – Looking East Thru Buildings 2 & 4 (N.T.S.)

Initial Building Section Thru Plaza

REVISIONS:

- Beams with integrated planting shield first floor parking from units above, yet allow light to reach retail tenant parking below
- Enlarged 2nd floor plaza creates a courtyard feel for upper floor residents



Section – Looking East Thru Buildings 2 & 4 (N.T.S.)

Revised Building Section Thru Plaza



Revised Plaza / Parking Perspective



Perspective View – 2nd Floor Plaza



Perspective View – 2nd Floor Plaza

REVISIONS:

- The space between residential building volumes has been widened to allow more light into the interior plaza.
- Bigger distance between buildings enhances their individual character and decreases the visual scale of the project on Broadway
- Building height must increase to incorporate sufficient units into reduced footprint.



Height Modification



Initial Overall Project – Broadway Elevation







Initial Overall Project – Weidler Elevation



Revised Overall Project – Weidler Elevation



Initial Building 1 – Broadway Elevation



Revised Building 1 – Broadway Elevation



Initial Building 3 – Broadway Elevation

Plaza Connection



Revised Building 3 – Broadway Elevation



Initial Building 5 – Broadway Elevation



Revised Building 5 – Broadway Elevation



Initial Building 1 & 3 – 32nd Ave Elevation



Revised Building 1 & 3 – 32nd Ave Elevation



Initial Building 2 – Weidler Elevation



Revised Building 2 – Weidler Elevation



Initial Building 4 – Arntson Yard Elevation



Revised Building 4 – Arntson Yard Elevation



Initial Building 5 – 33rd Ave Elevation



Revised Building 5 – 33rd Ave Elevation



Initial Aerial View - Northeast



Revised Aerial View - Northeast



Initial Aerial View - Northwest



Revised Aerial View - Northwest



Initial Perspective View - Broadway



Revised Perspective View - Broadway



Perspective View – Leasing Office



Revised Perspective View – Leasing Office

DESIGN CHALLENGES

- *Site Access, both vehicular and pedestrian*
- *Entrance Points*
- *Building Height*
- *Signage*
- *Right of Way on Weidler*
- *Stormwater Treatment*