The reason the power center was chosen is because it is a retail model on the rise despite its urban shortcomings. It was, also, chosen in order to demonstrate that even the least friendly building type to urbancy can be incorporated and can co-exist with the most essential component of an urban center, the dwelling. The schemes proposed intended to create a dialogue between the streets and the non-street oriented retail through the use of elements that mediate between mass and open space such as, edges, planes, surfaces...

Program:

- Big box retail
  - Large bookstore (Borders, Barns & Nobles…)
  - Best buy store
  - Movie Theatre
  - Sports authority
- Restaurants
- Ice skating facility
- Street retail
- Street vendors zone
- Residential buildings
- Offices and live/work units
- Civic building
- Plaza
- Structured parking
studies - the power center

- Retail encroaches on the park, shopping & recreation merge
- Residential & institutional occupy the edge, a mediator between nature & the built environment
- Two domains interwoven by the path
the plaza
1. Big box retail Borders books or similar underground pkg. and residential above
2. Indoor ice skating rink
3. Civic building Alex - Dep. of Recreation
4. Street retail
5. Street vendors
6. Movie theatre
7. Big box retail Best Buy or similar underground pkg. and residential above
8. Structured pkg for retail underground pkg. and residential above
9. Plaza
10. Structured parking w/ landscaped roof
proposed power center vehicular circulation diagram

proposed power center pedestrian circulation diagram

STREETS

PEDESTRIAN PATH
figure-ground diagram

figure-ground reversal/open space diagram

URBAN MORPHOLOGY
Example of buried parking structure with landscape’s roof
1. Should the spine occur?
2. Can residential co-exist, if so how?

vender street

vender street studies
site section east-west
site section north-south