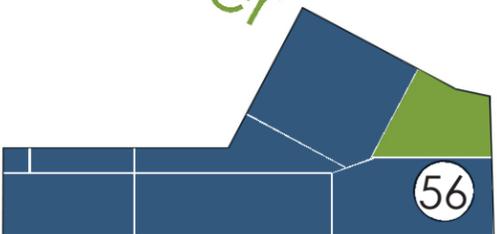
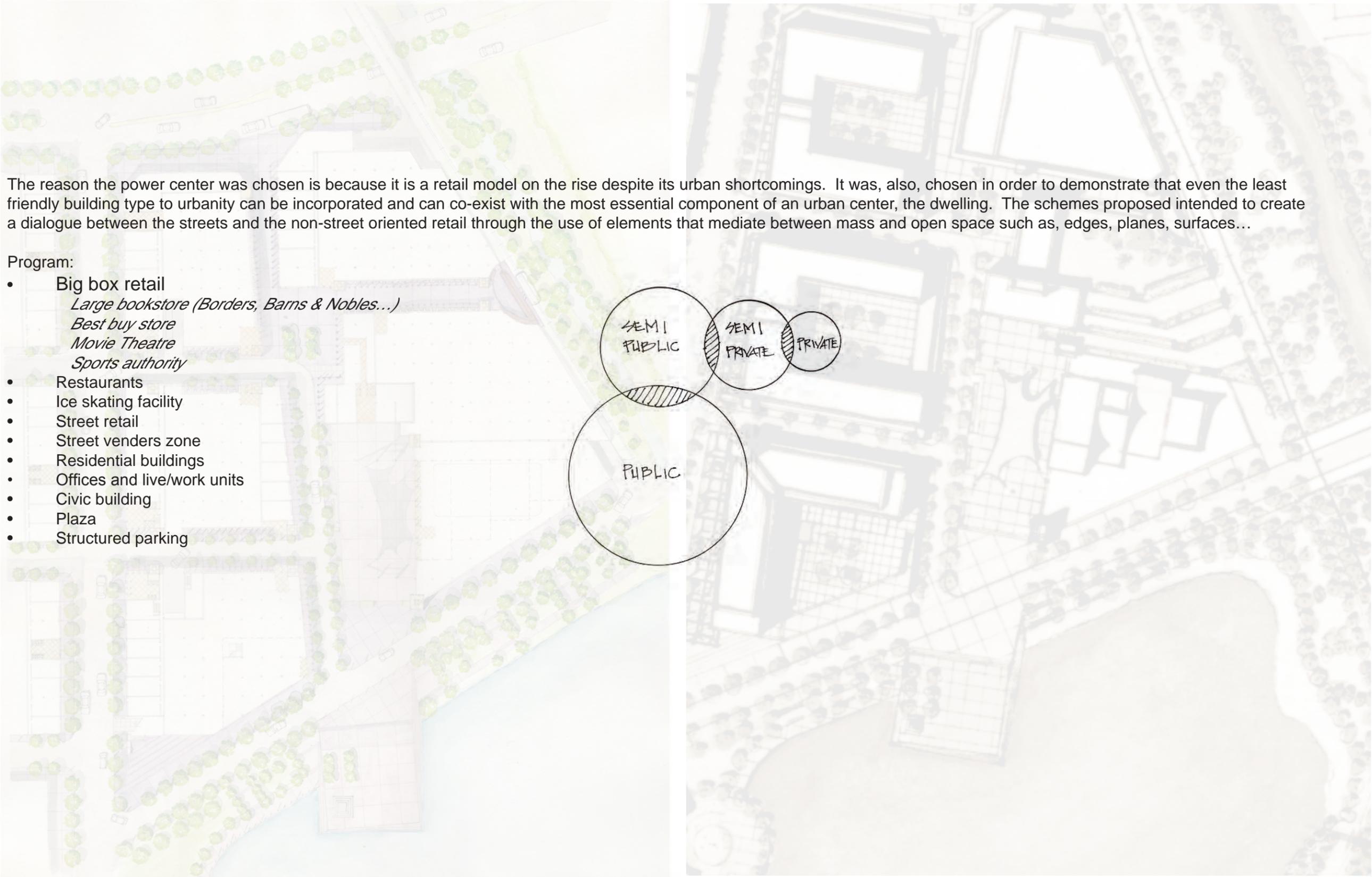


power center

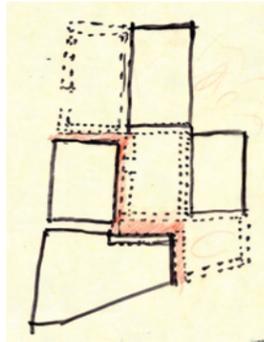




The reason the power center was chosen is because it is a retail model on the rise despite its urban shortcomings. It was, also, chosen in order to demonstrate that even the least friendly building type to urbanity can be incorporated and can co-exist with the most essential component of an urban center, 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:

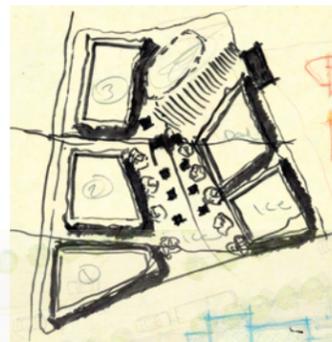
- Big box retail
 - Large bookstore (Borders, Barnes & Nobles...)*
 - Best buy store*
 - Movie Theatre*
 - Sports authority*
- Restaurants
- Ice skating facility
- Street retail
- Street vendors zone
- Residential buildings
- Offices and live/work units
- Civic building
- Plaza
- Structured parking



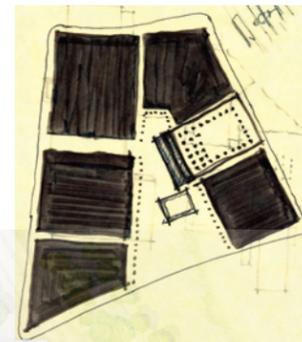
s0.



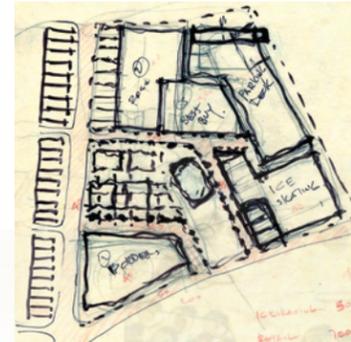
s1.



s2.



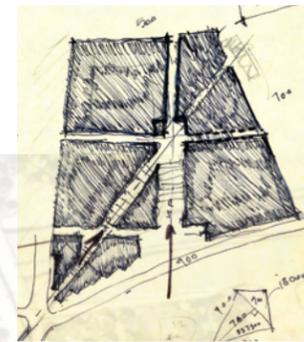
s3.



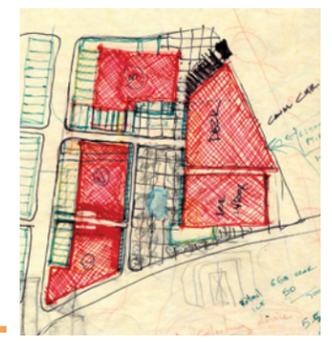
s4.



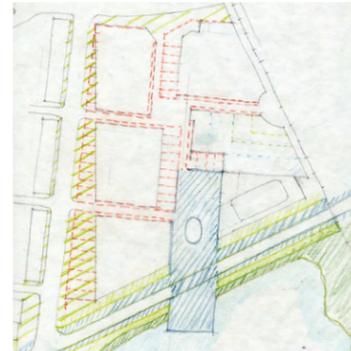
s5.



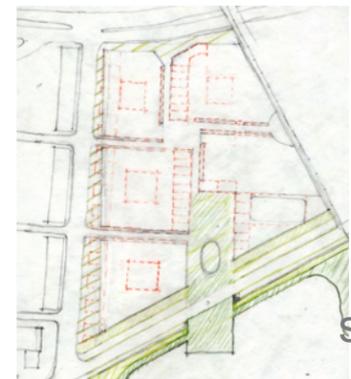
s6.



s7.



s12 b.



s12.

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



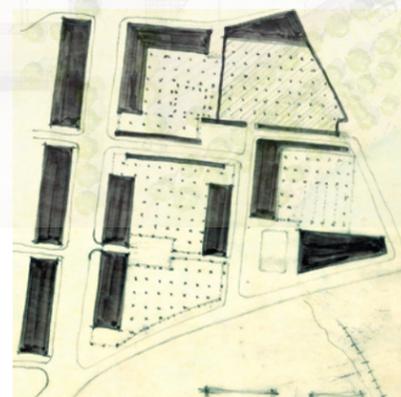
s8.



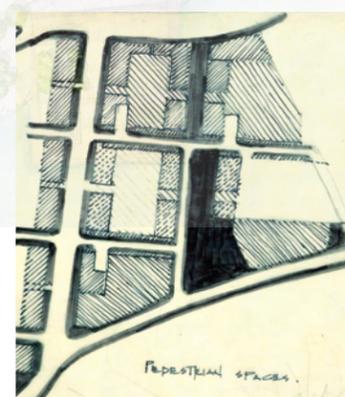
s9.



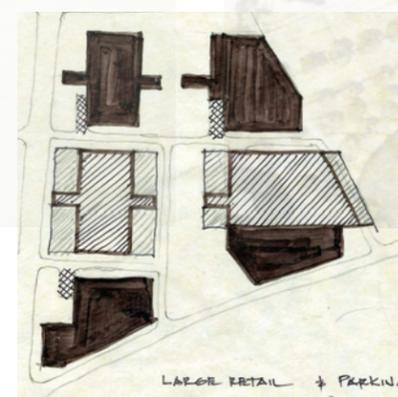
s11 d.



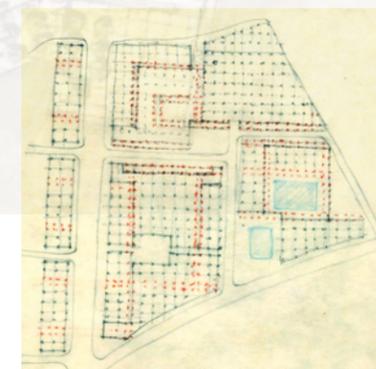
s11 c.



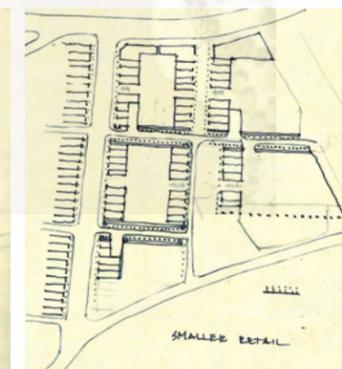
s11 b.



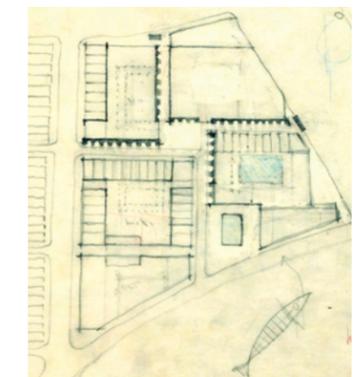
s11.



s10 c.



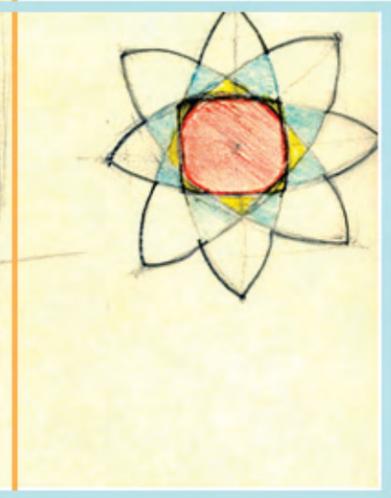
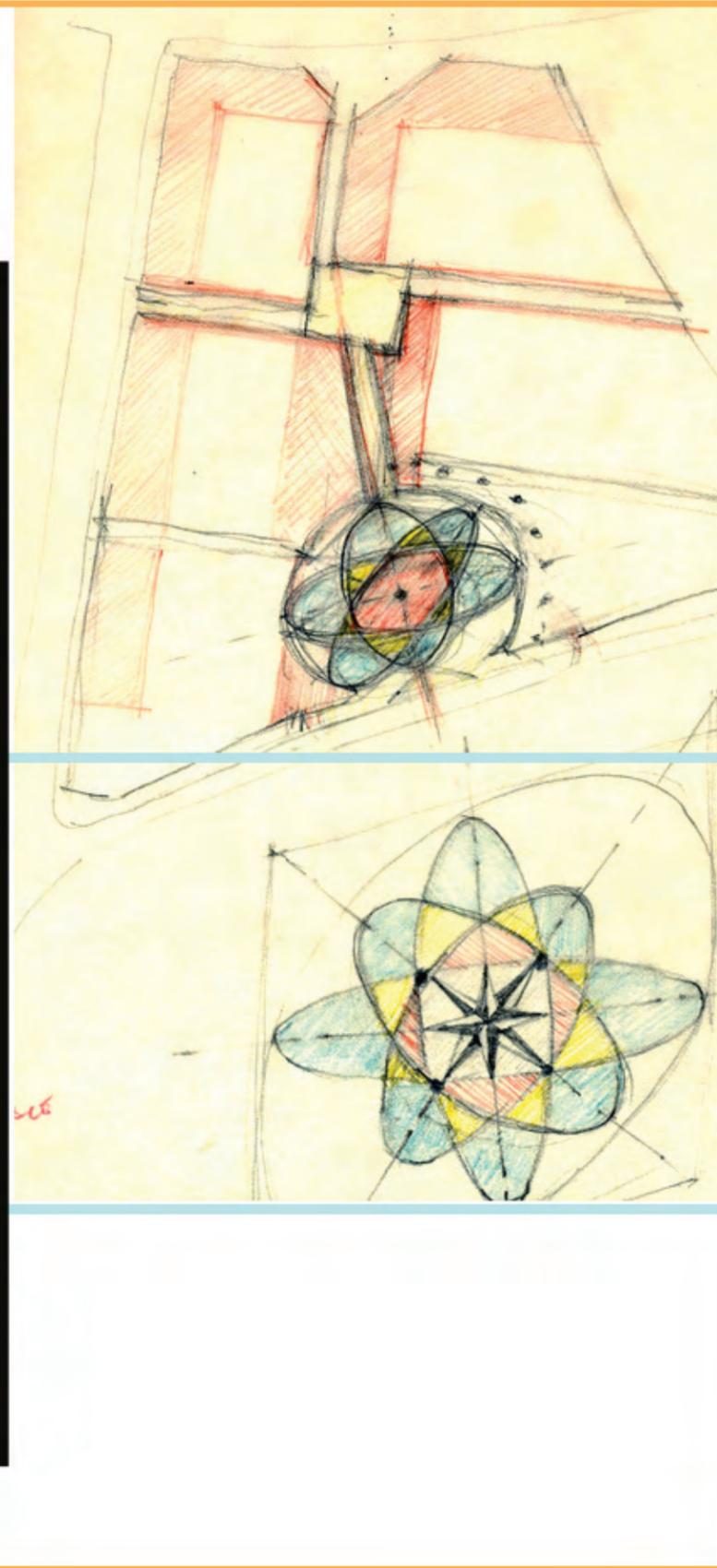
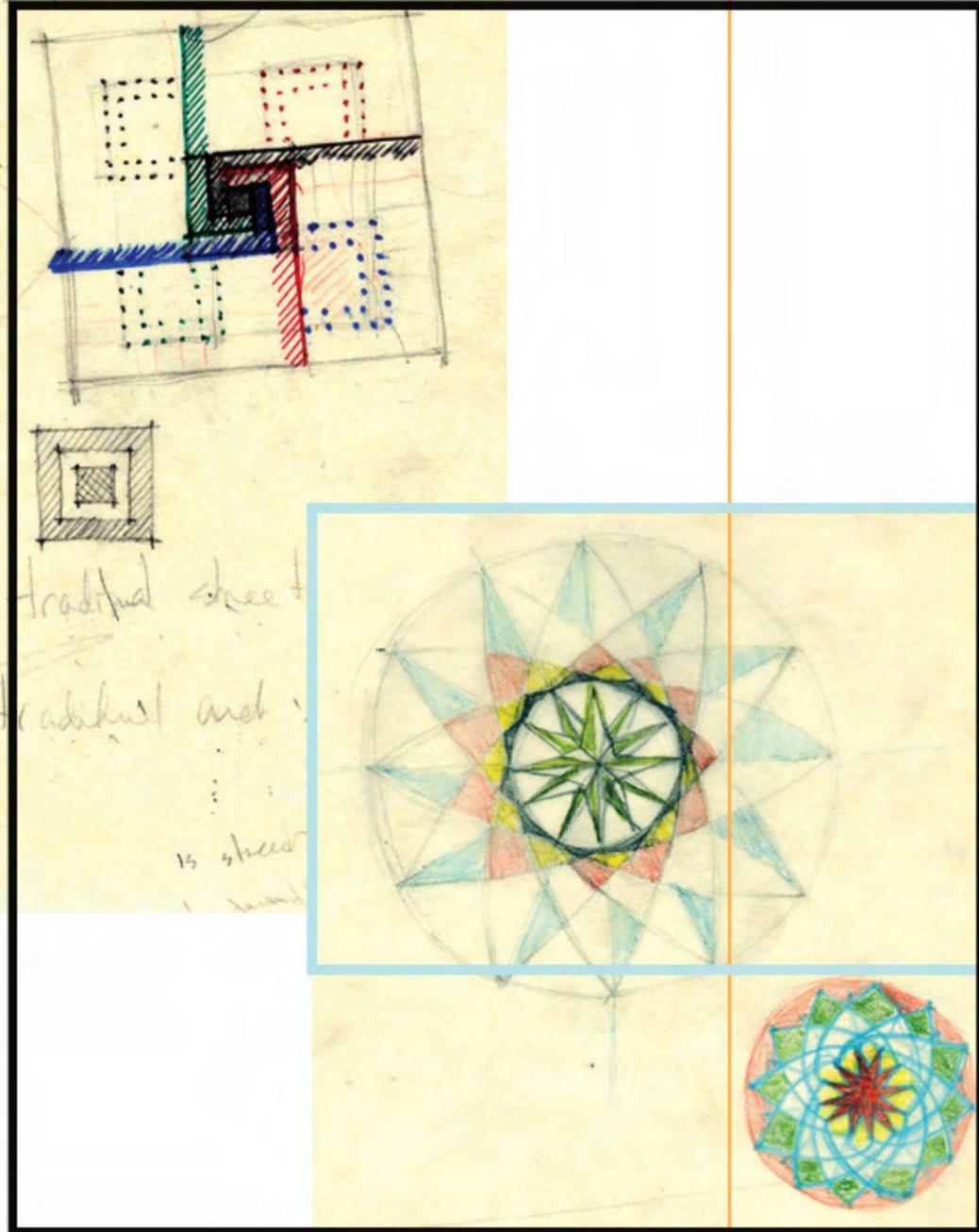
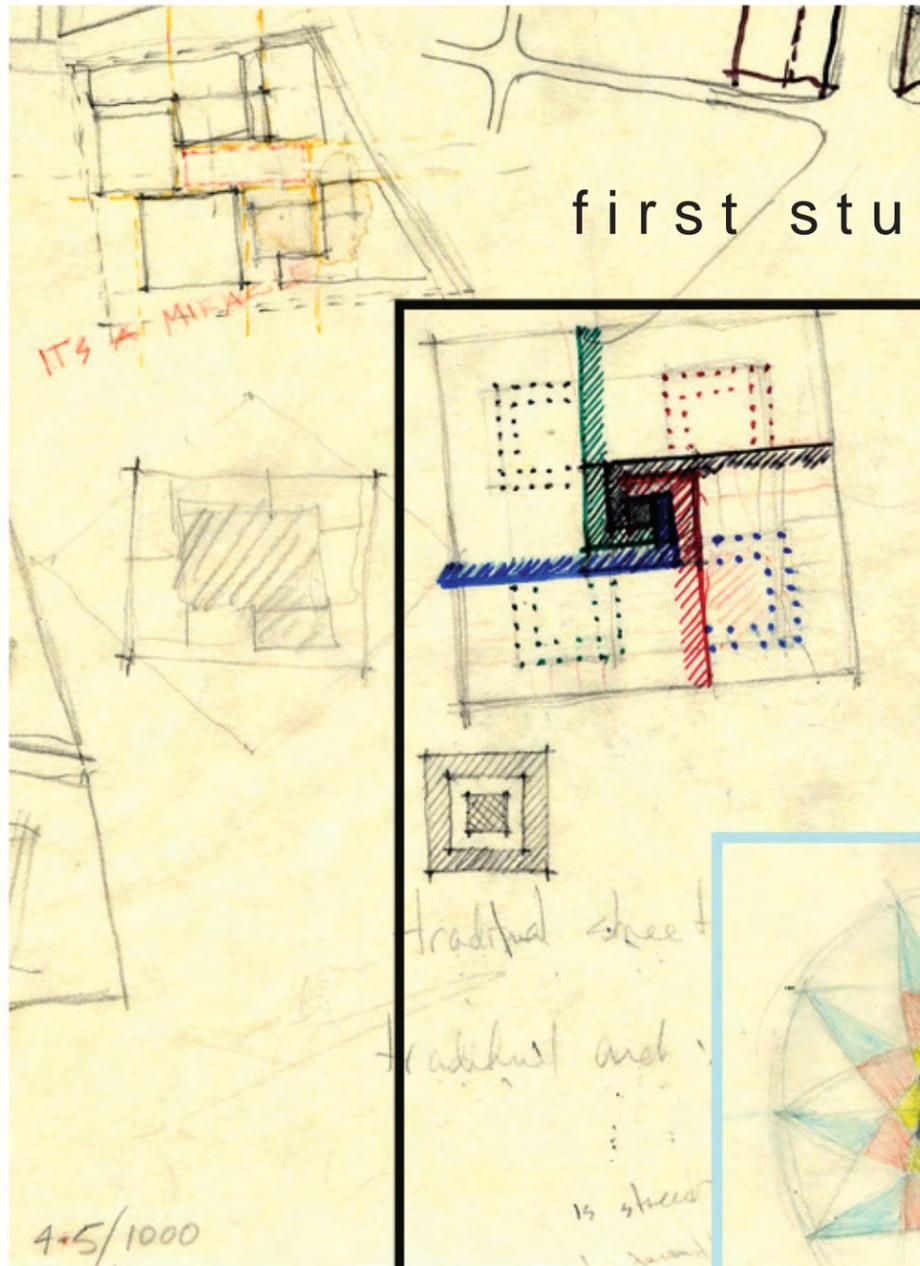
s10 b.

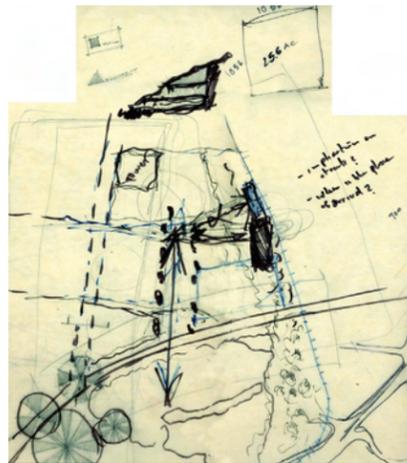


s10.

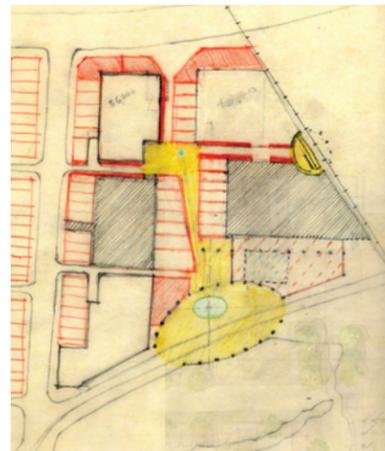


first studies - plaza

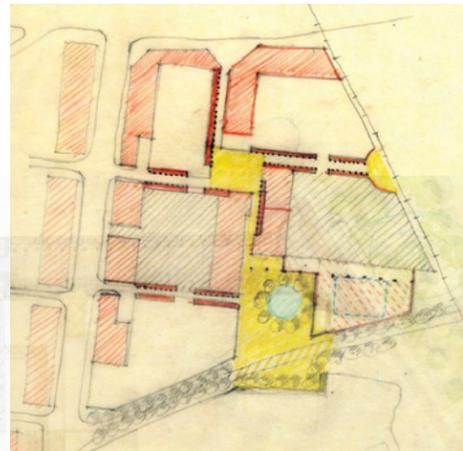




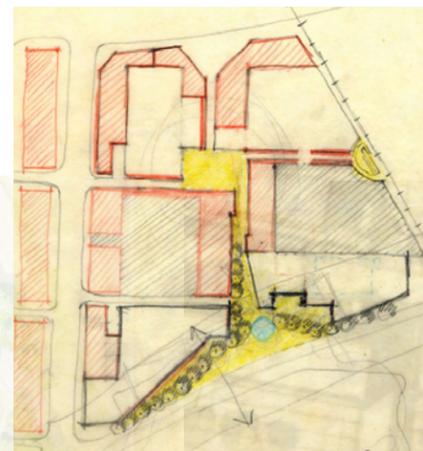
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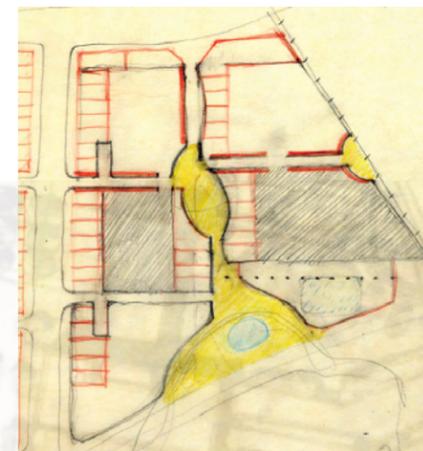
s1.



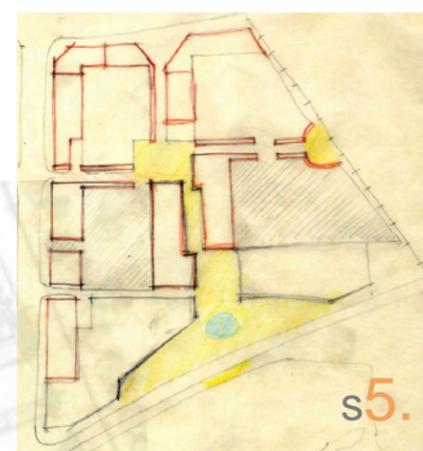
s2.



s3.



s4.



s5.

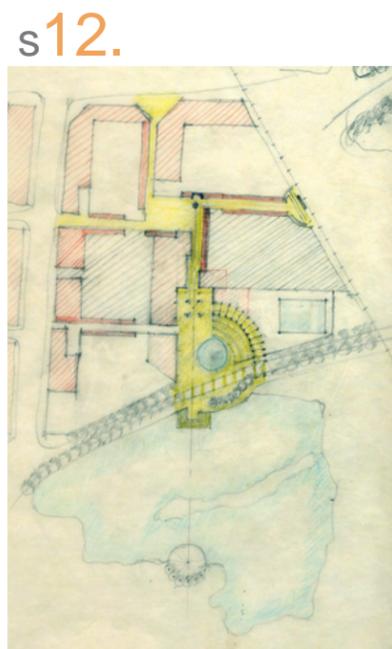
the plaza



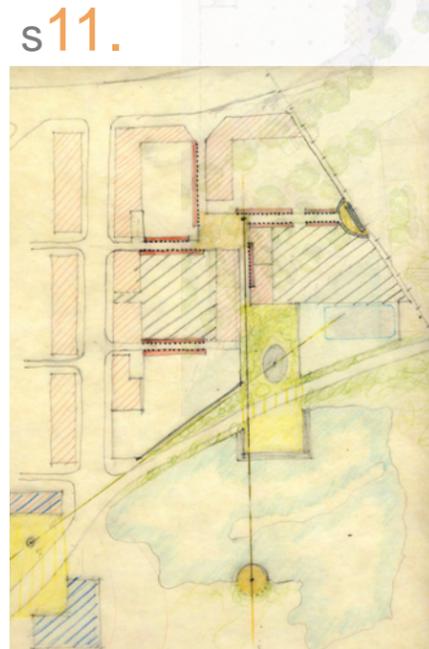
s10.



s6.



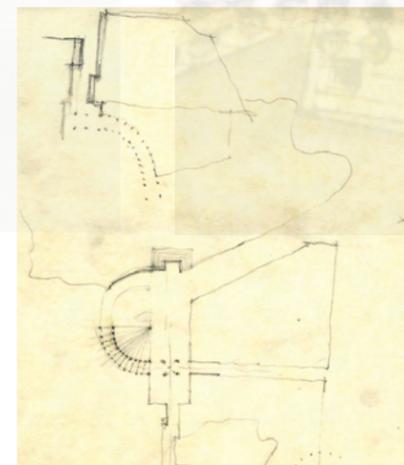
s12.



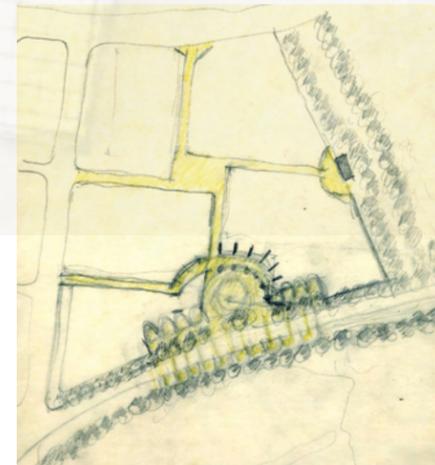
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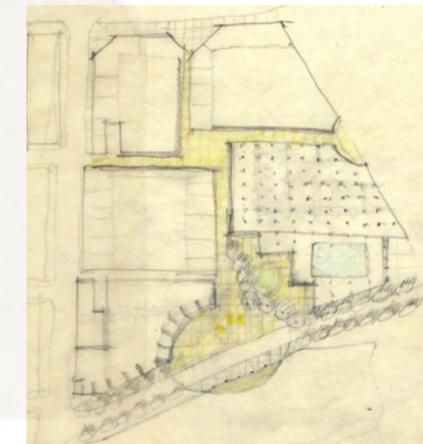
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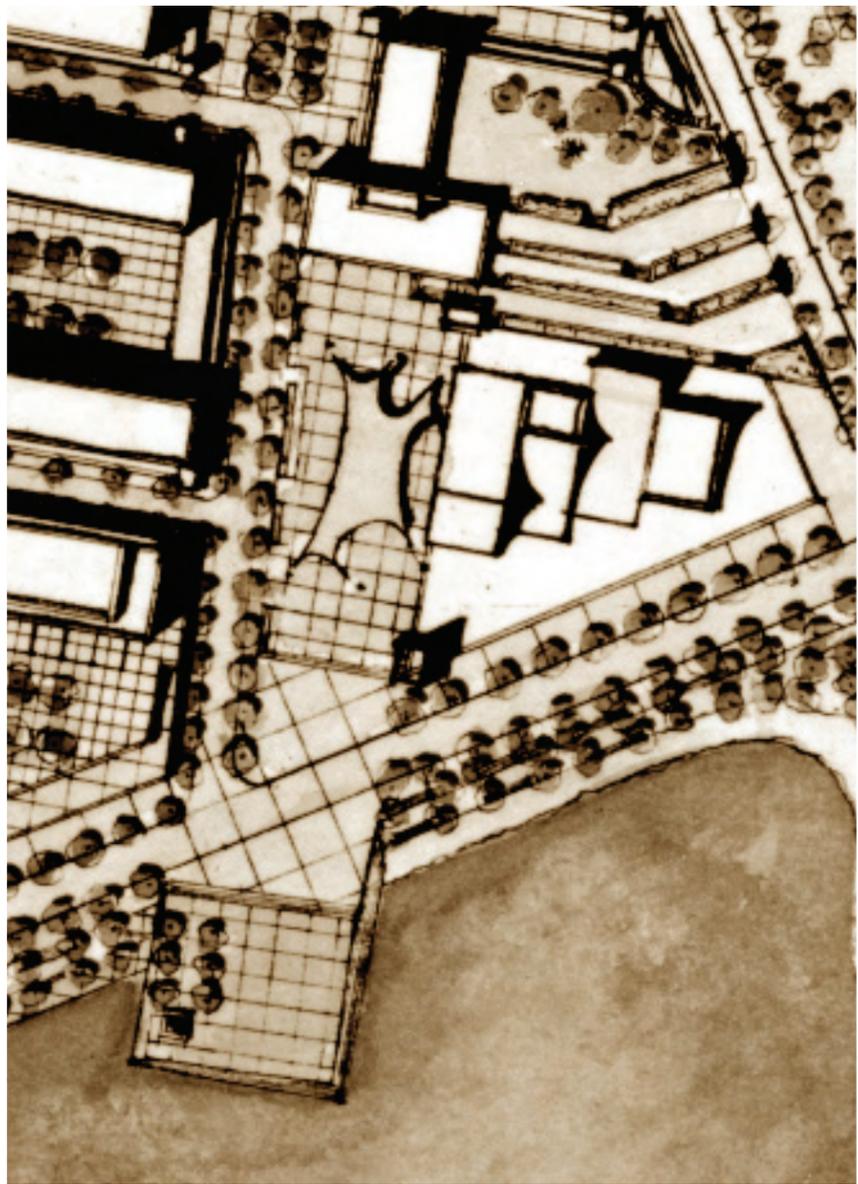
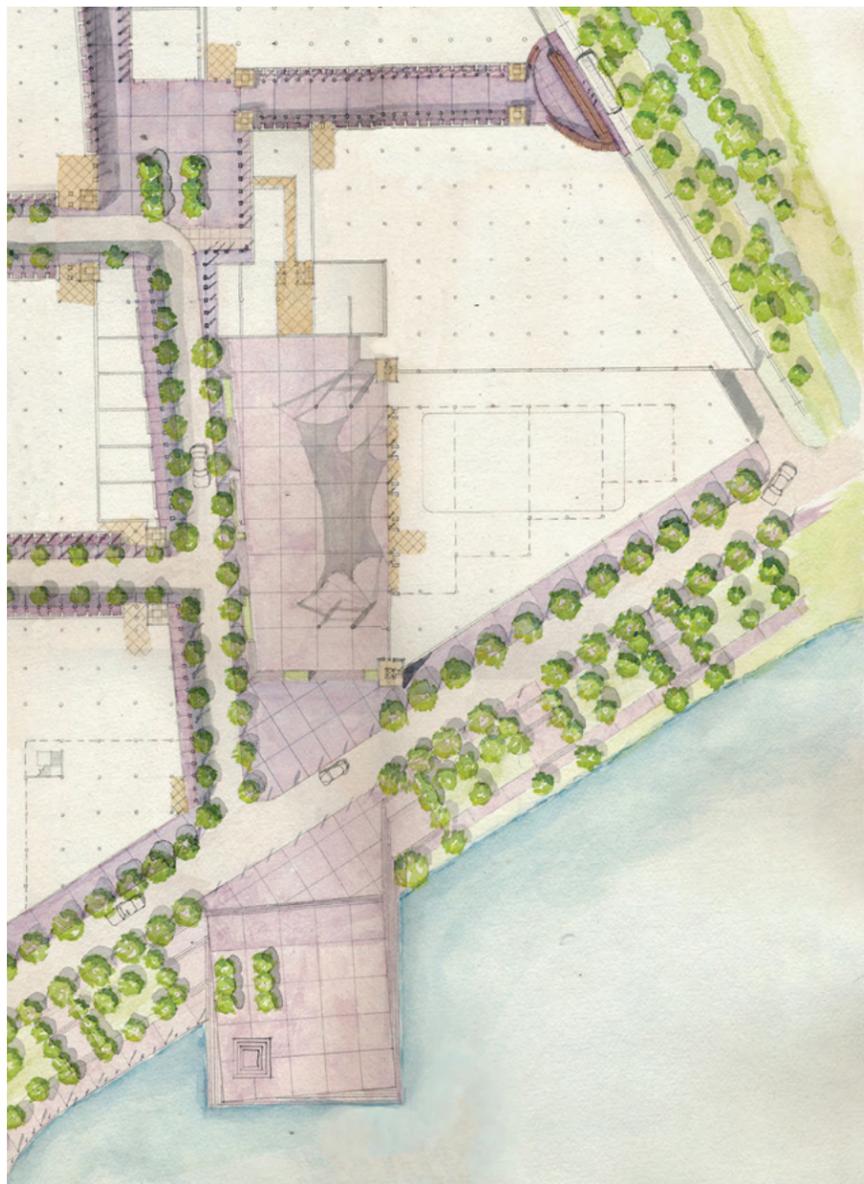
s9.



s8.



s7.



program

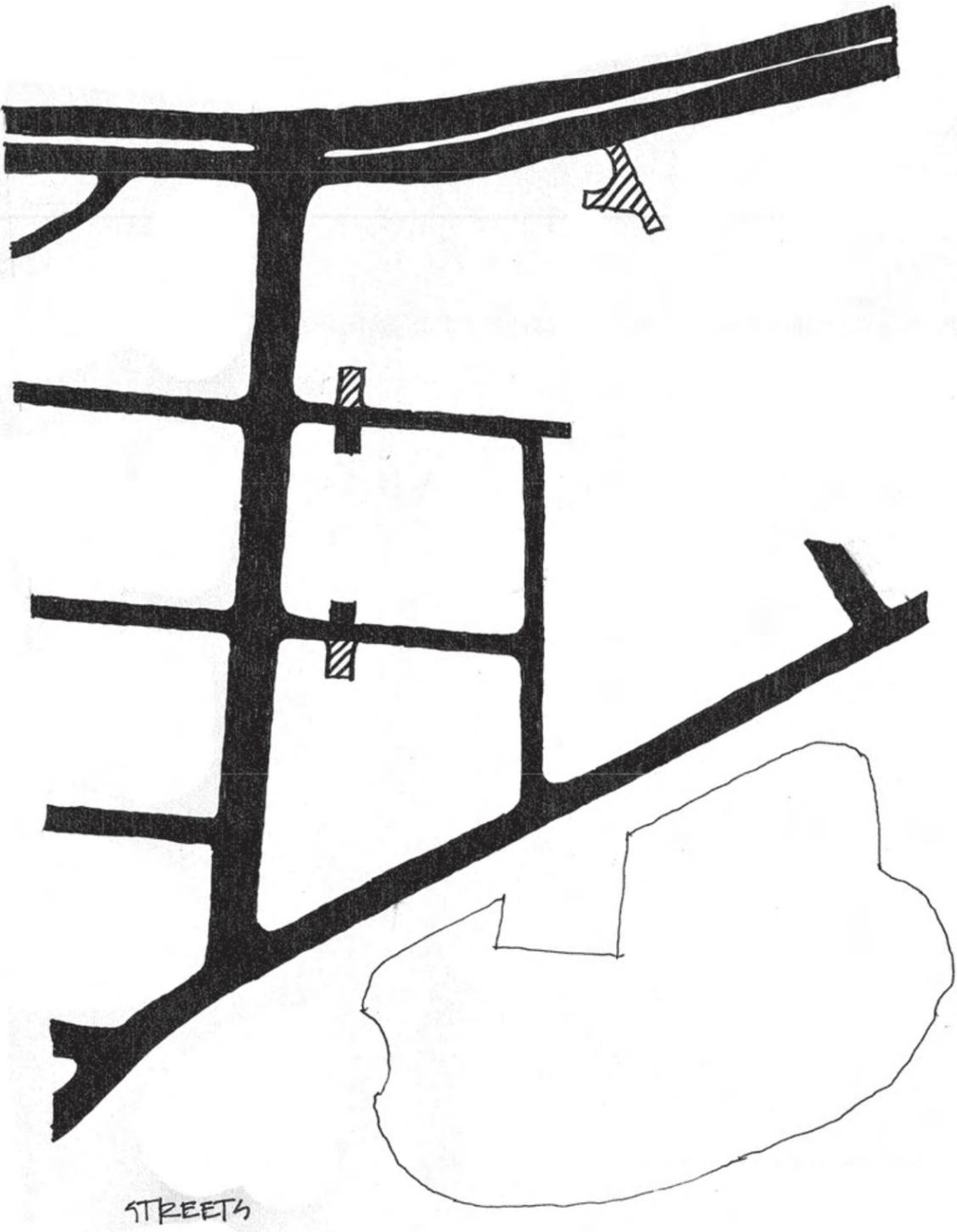
- 1. Big box retail Borders books or similar underground pkg. and residential above
- 2. Indoor ice skating rink
- 3. Civic building Alex - Dep. of Recreation
- 4. Street retail
- 5. Street venders
- 6. Movie theatre
- 7. Big box retail Best Buy or similar underground pkg. and residential above
- 8. Structured pkg for retail underground pkg and residential above
- 9. Plaza
- 10. Structured parking w/ landscaped roof

location

Trolley Station



proposed power center vehicular circulation diagram



proposed power center pedestrian circulation diagram

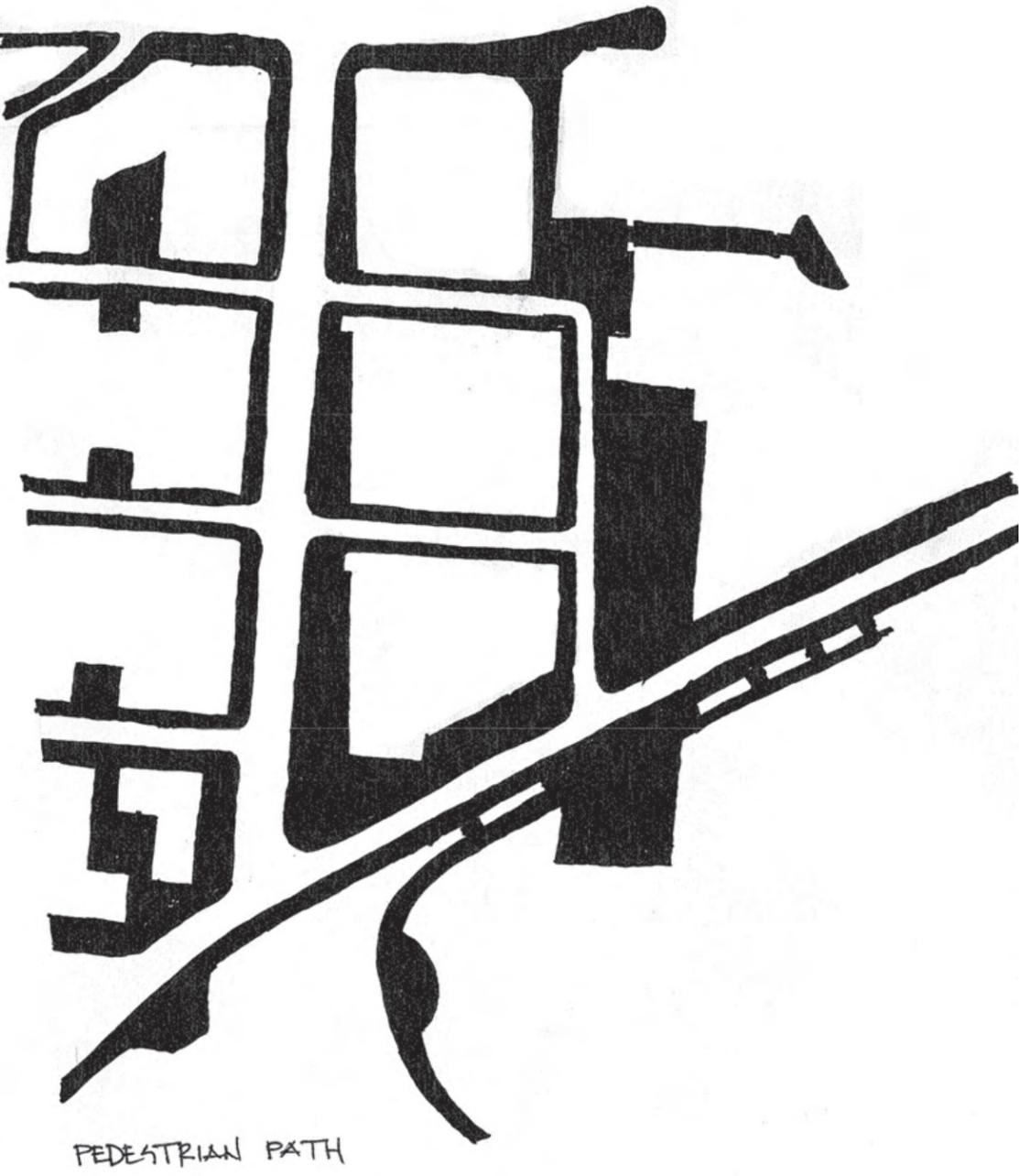


figure-ground diagram

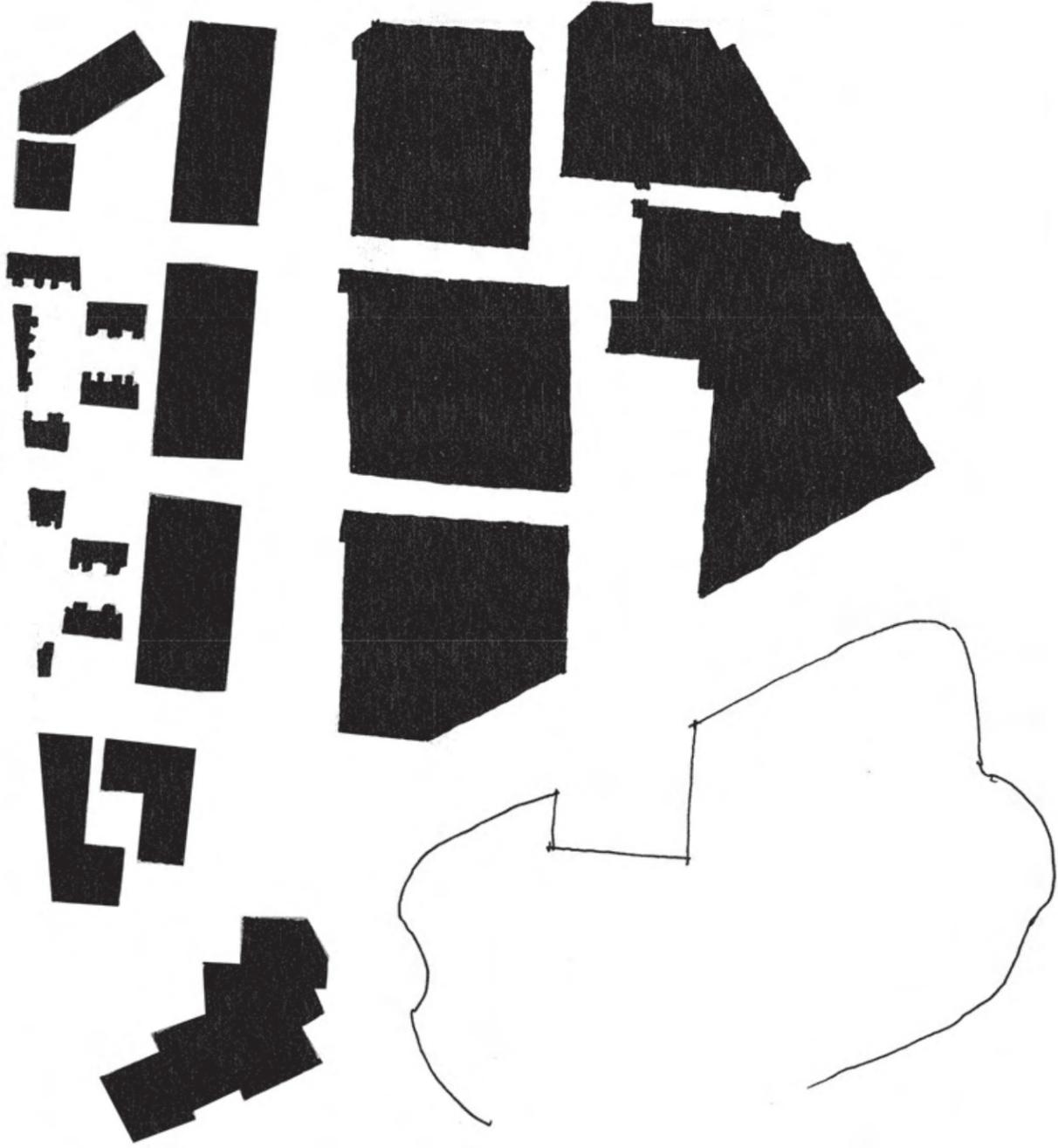
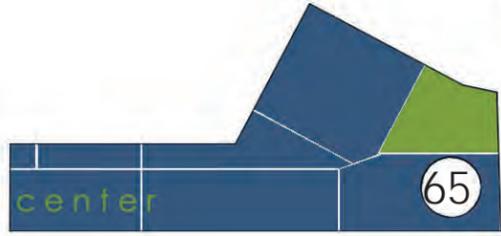
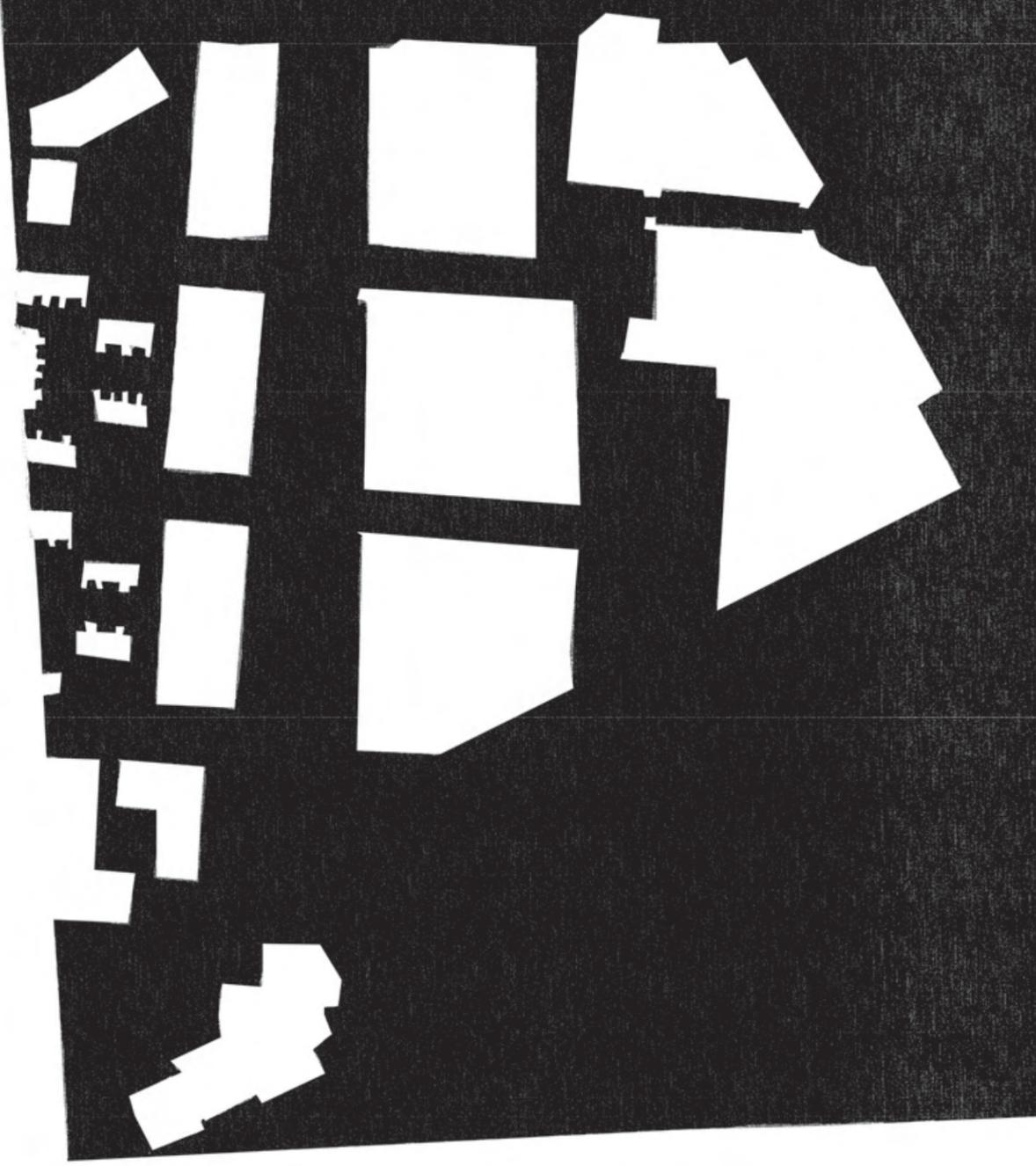
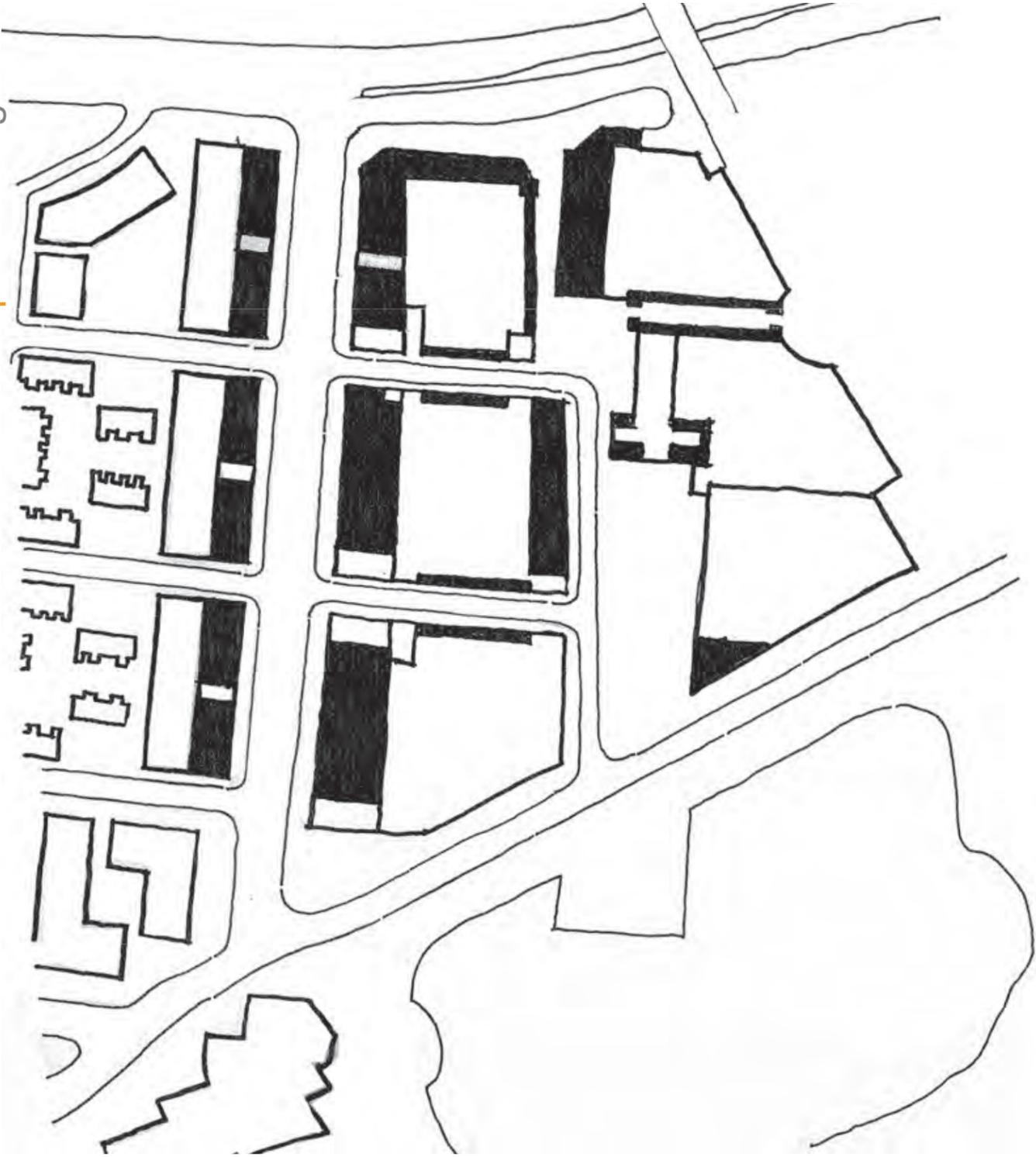


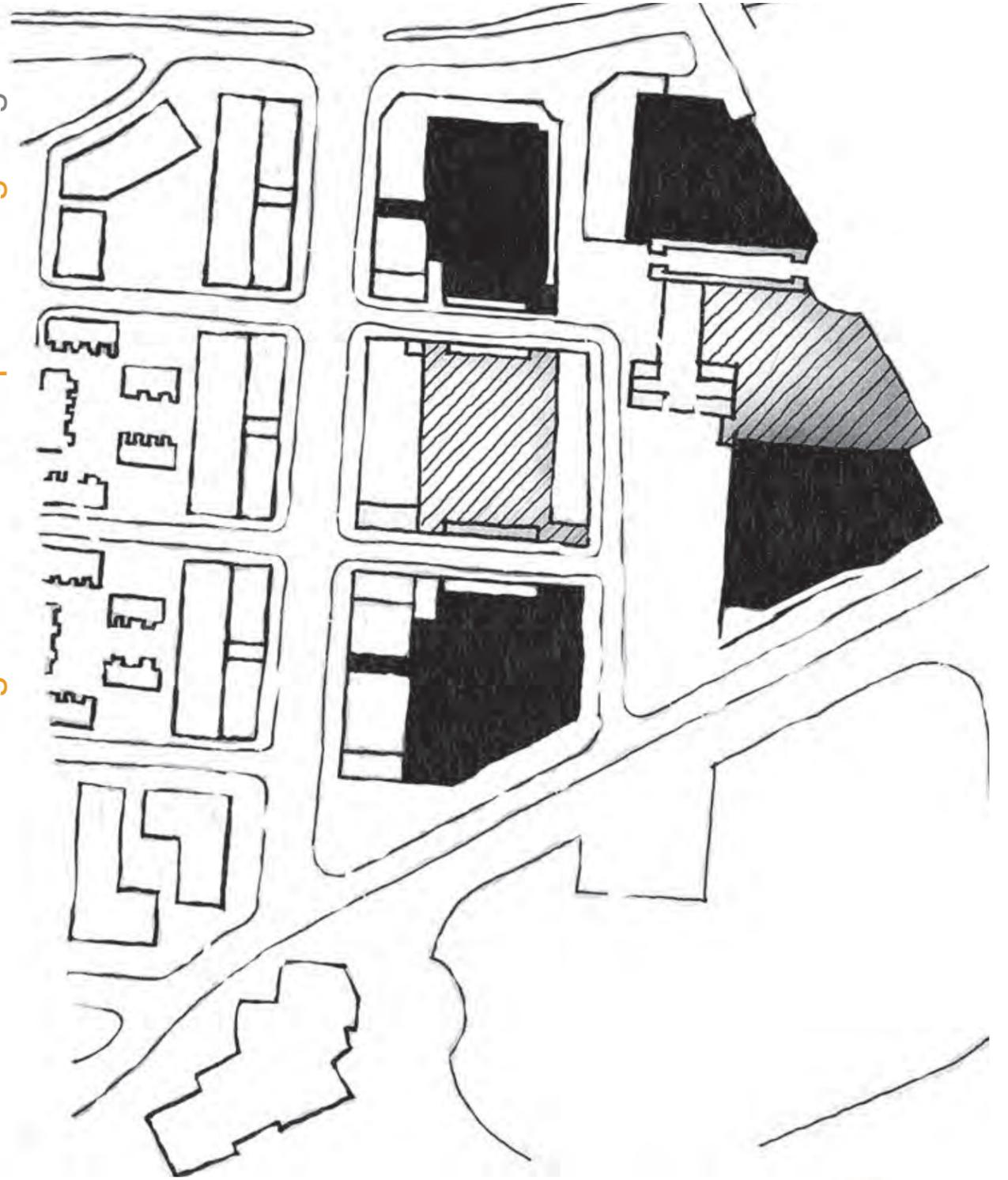
figure-ground reversal / open space diagram

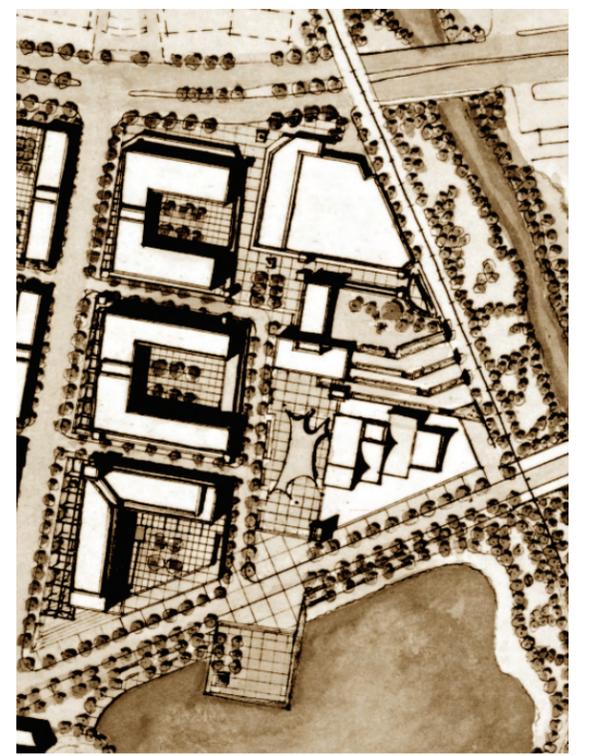


small retail space diagram



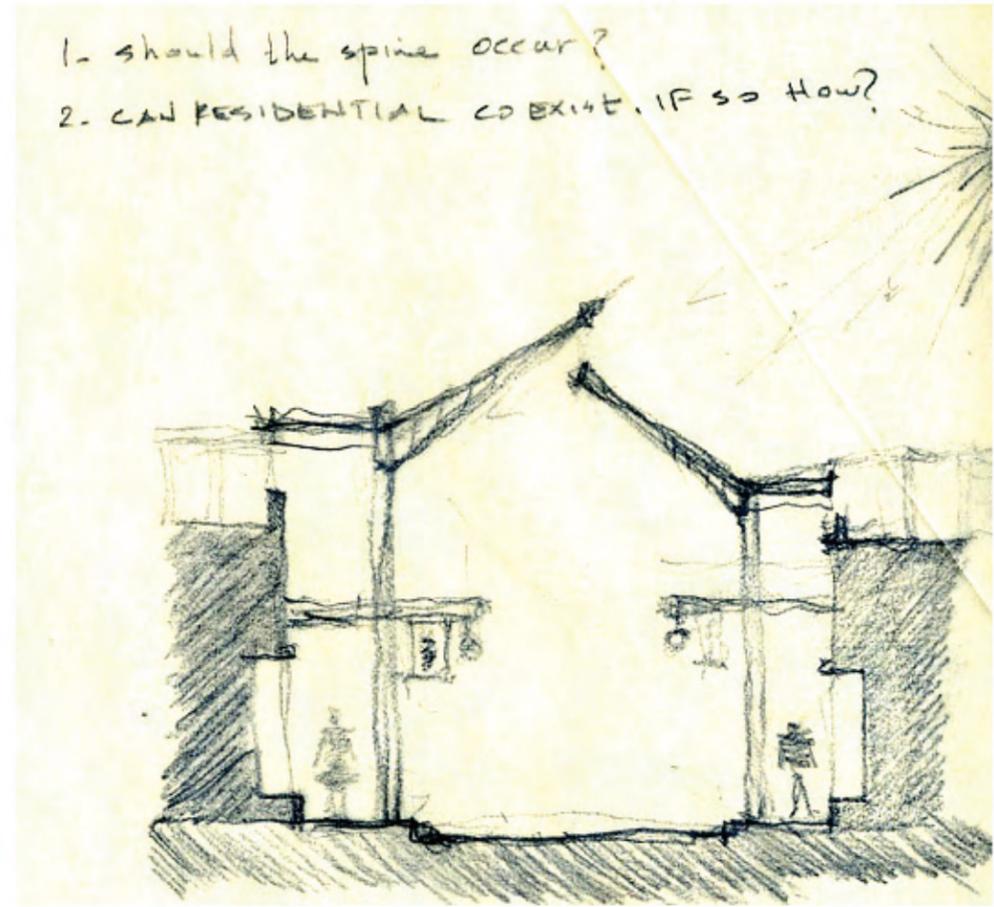
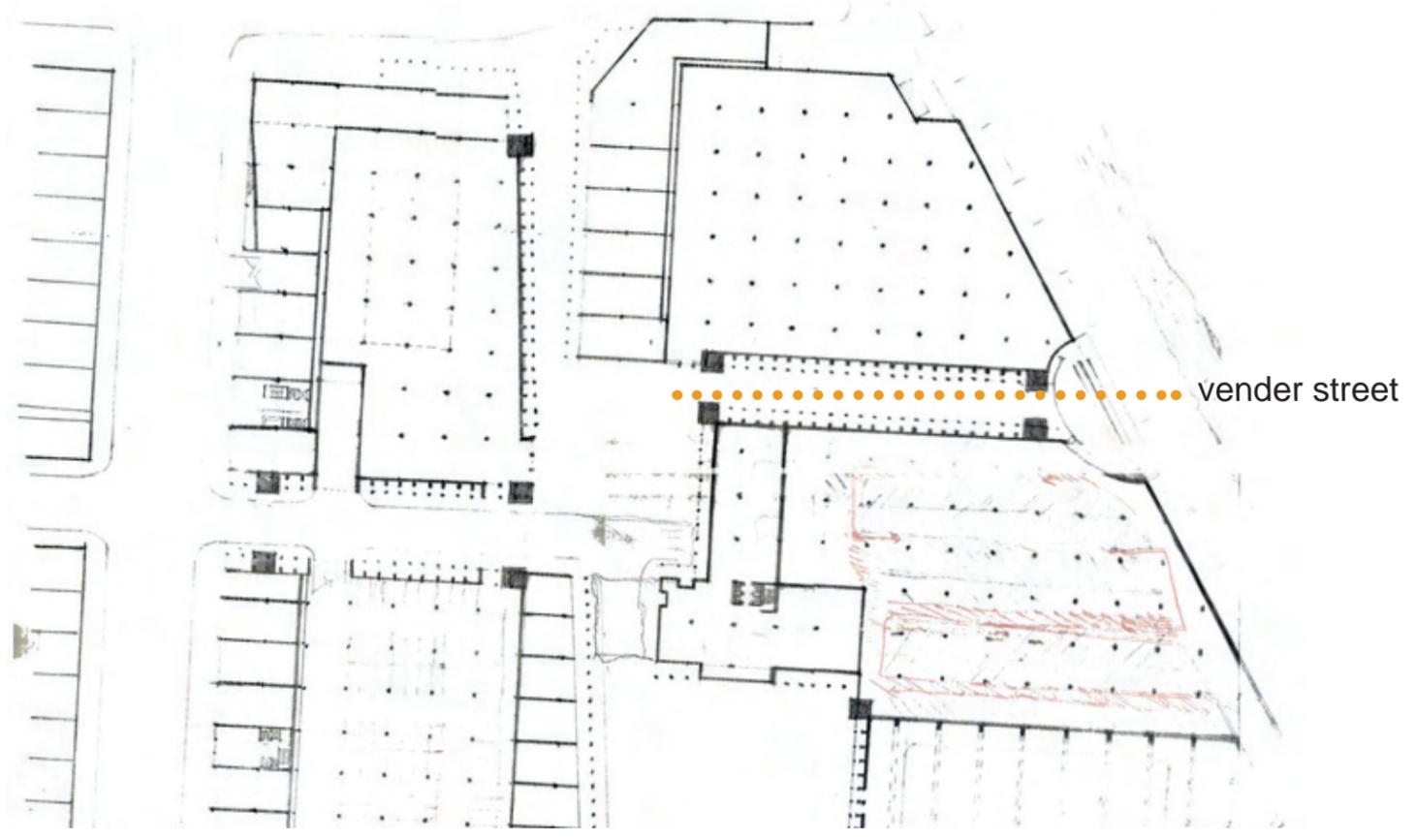
big box retail parking diagram



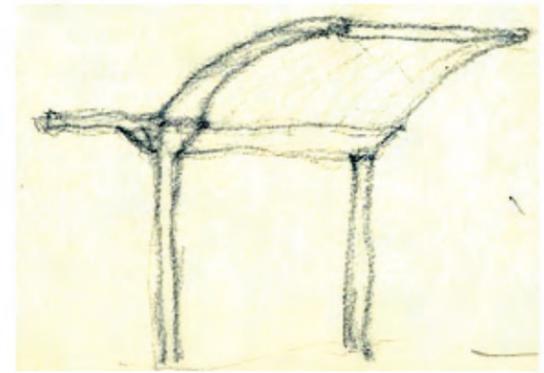


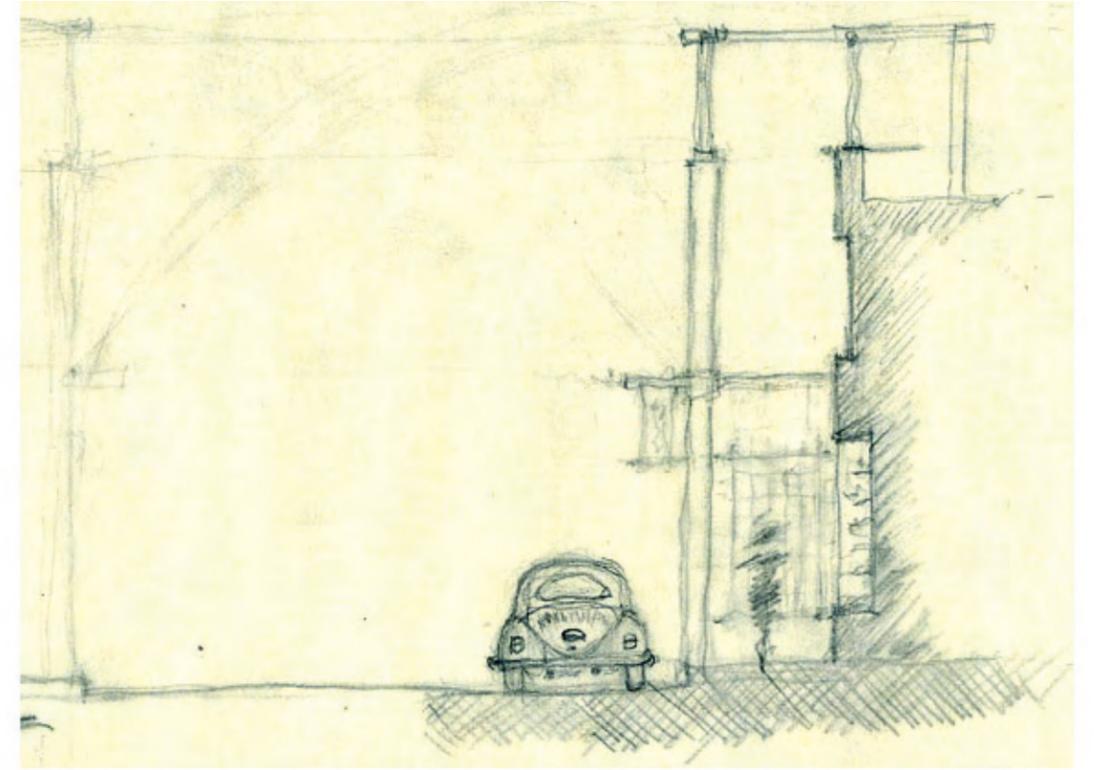
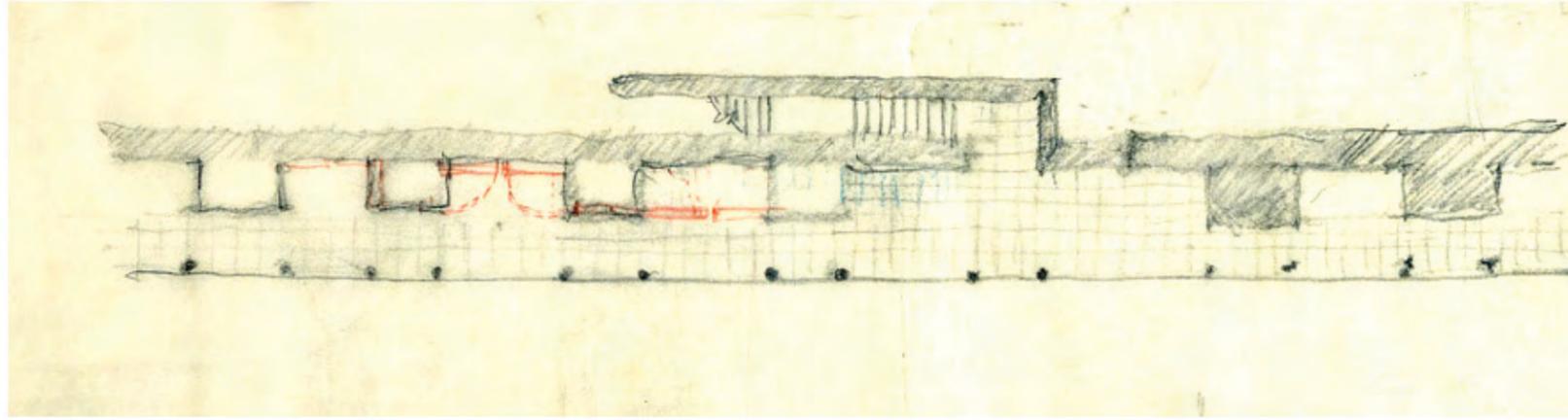
Example of burried parking structure with landscape's roof

power center structural diagram

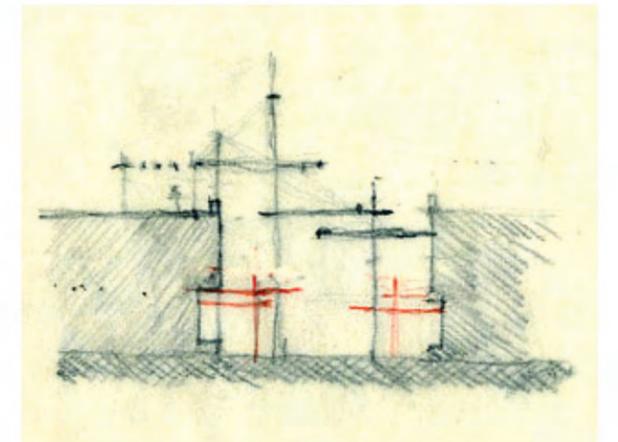
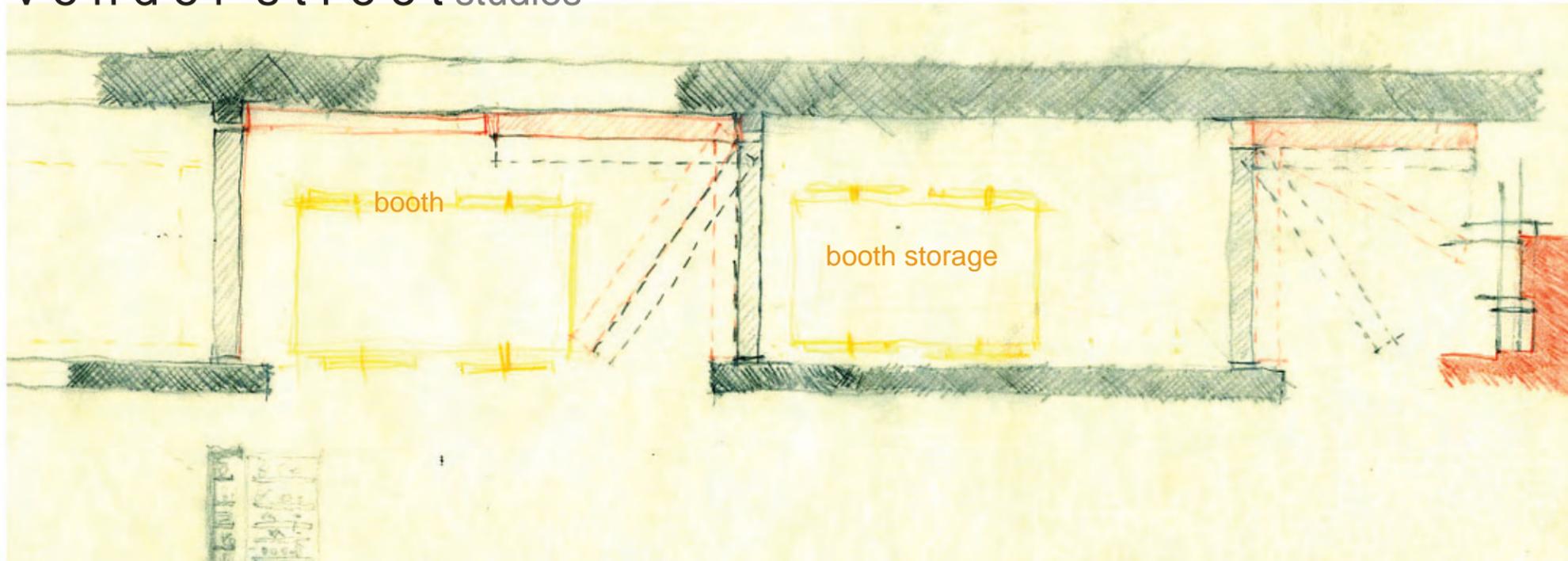


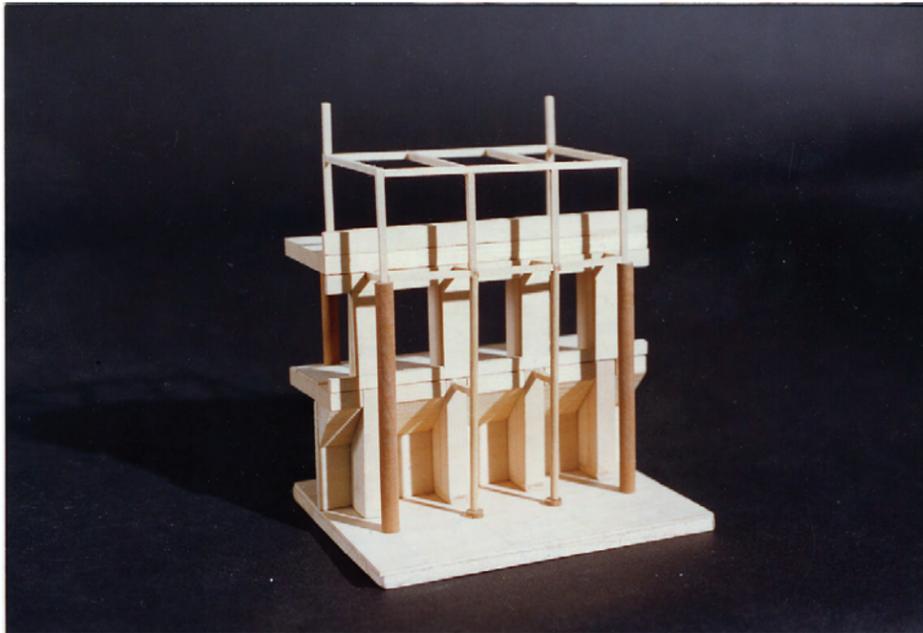
vender street studies





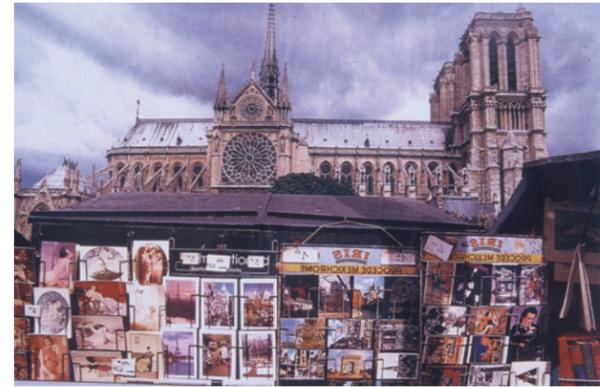
vender street studies



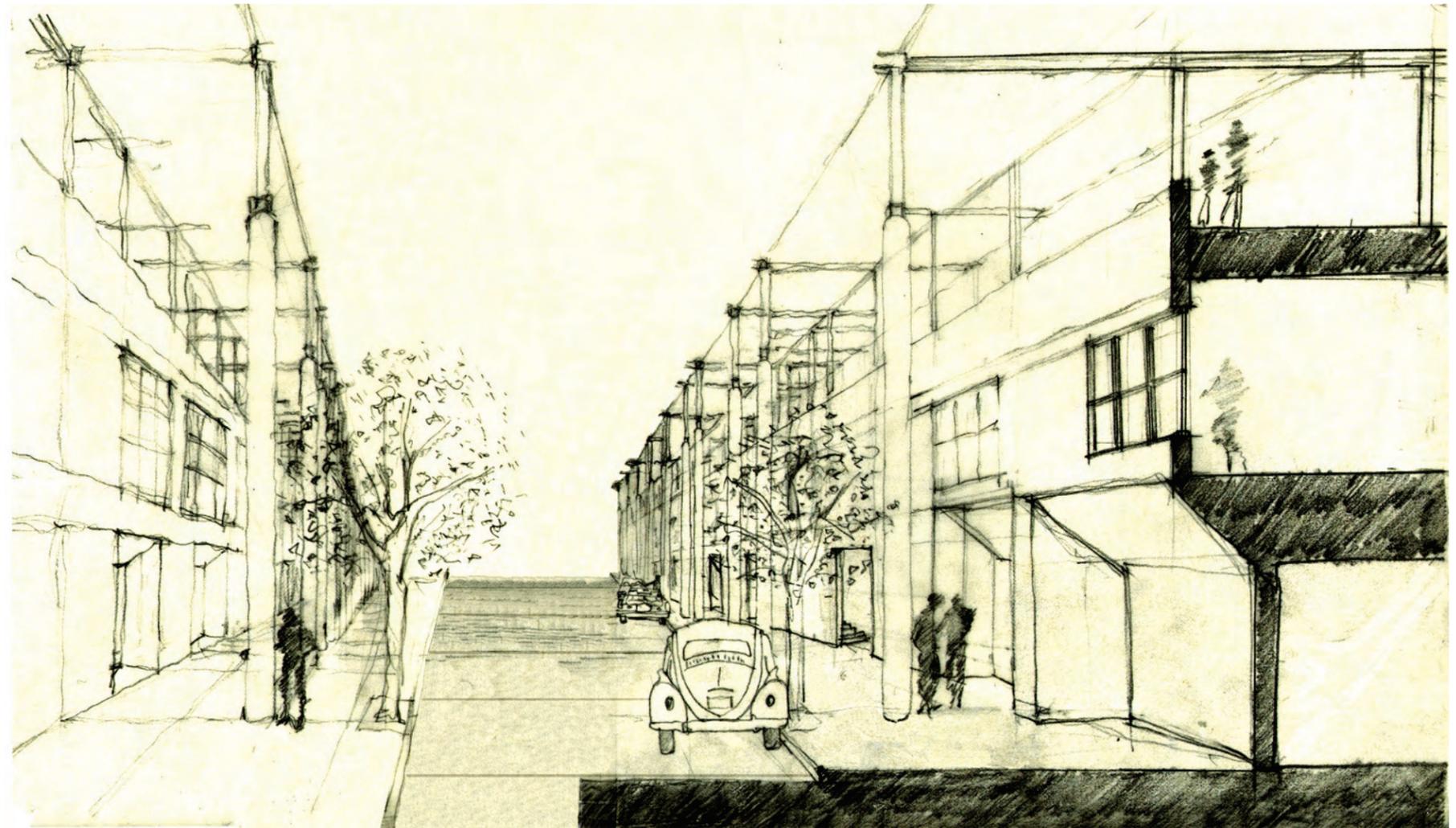


vender street model section

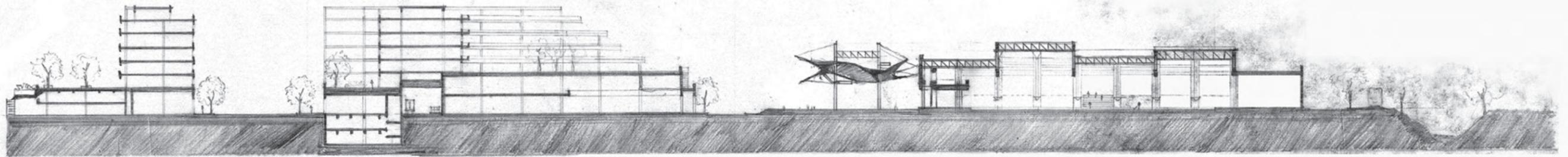
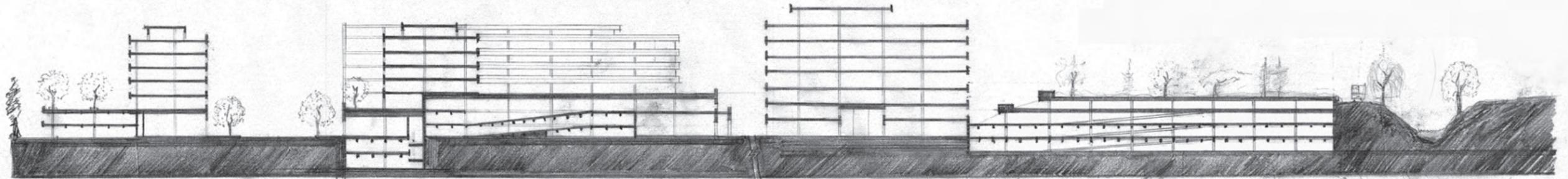
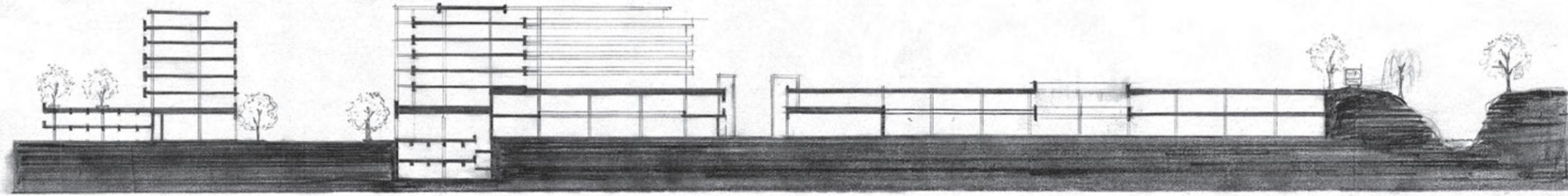
Vender examples



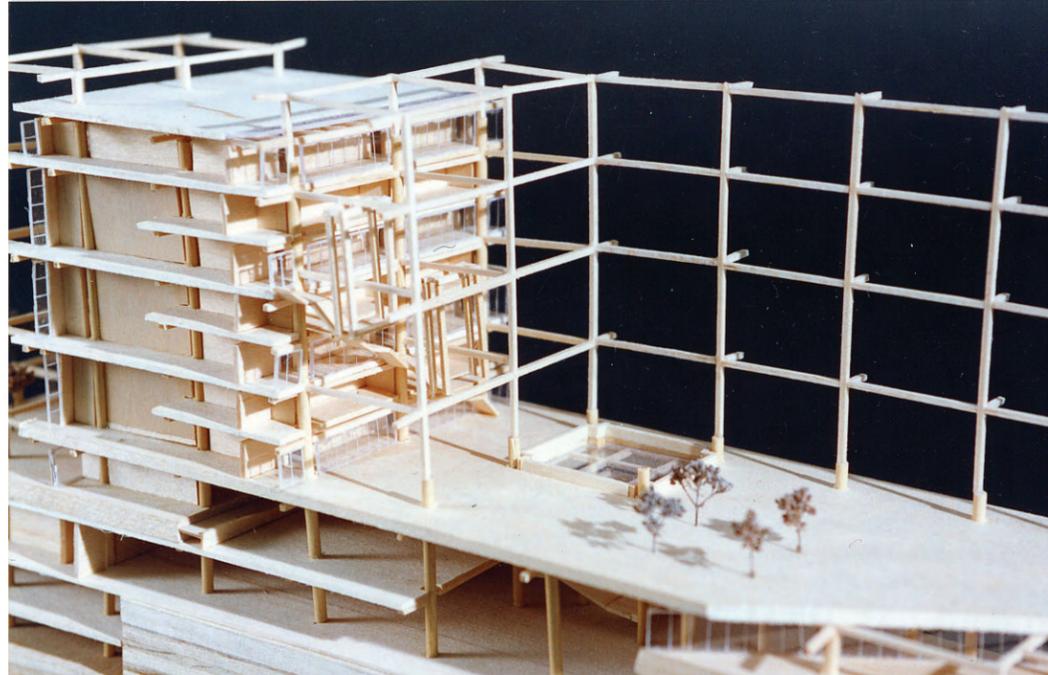
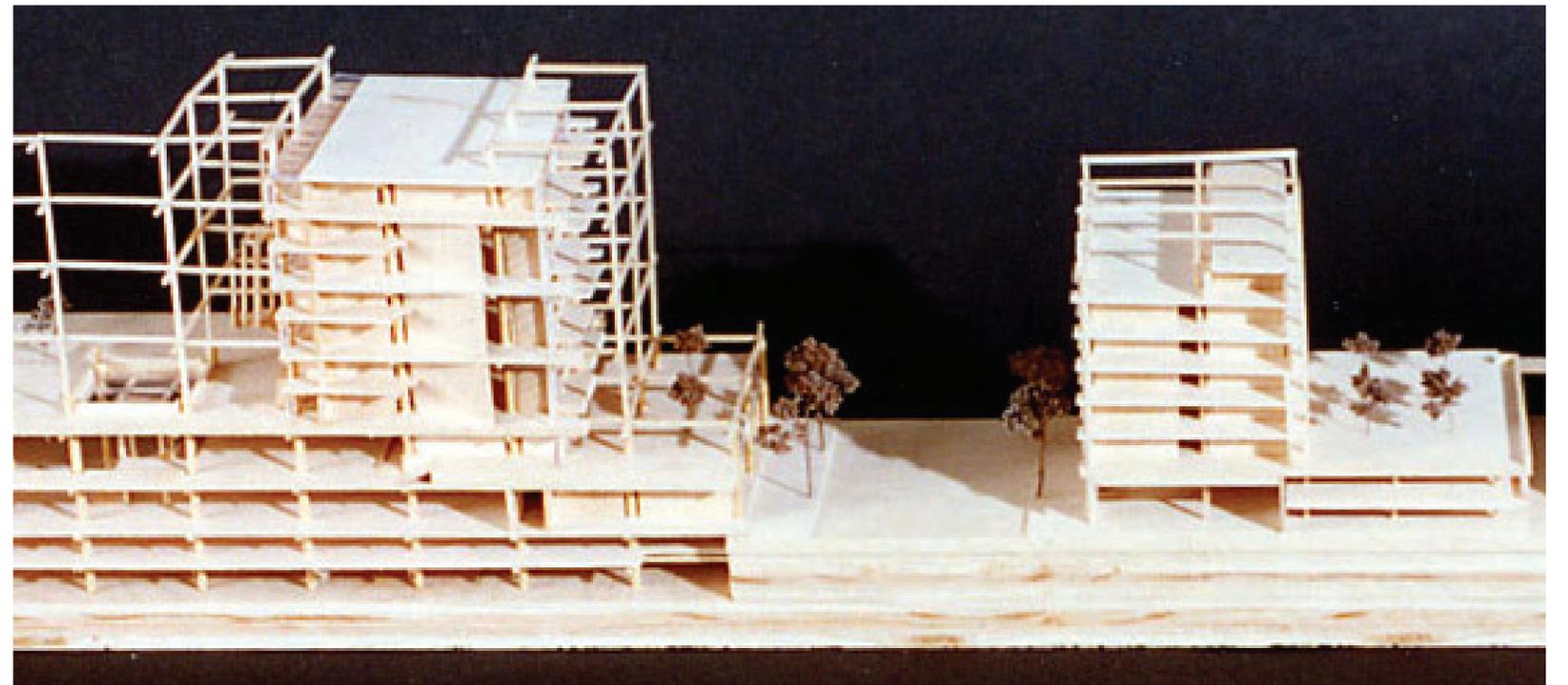
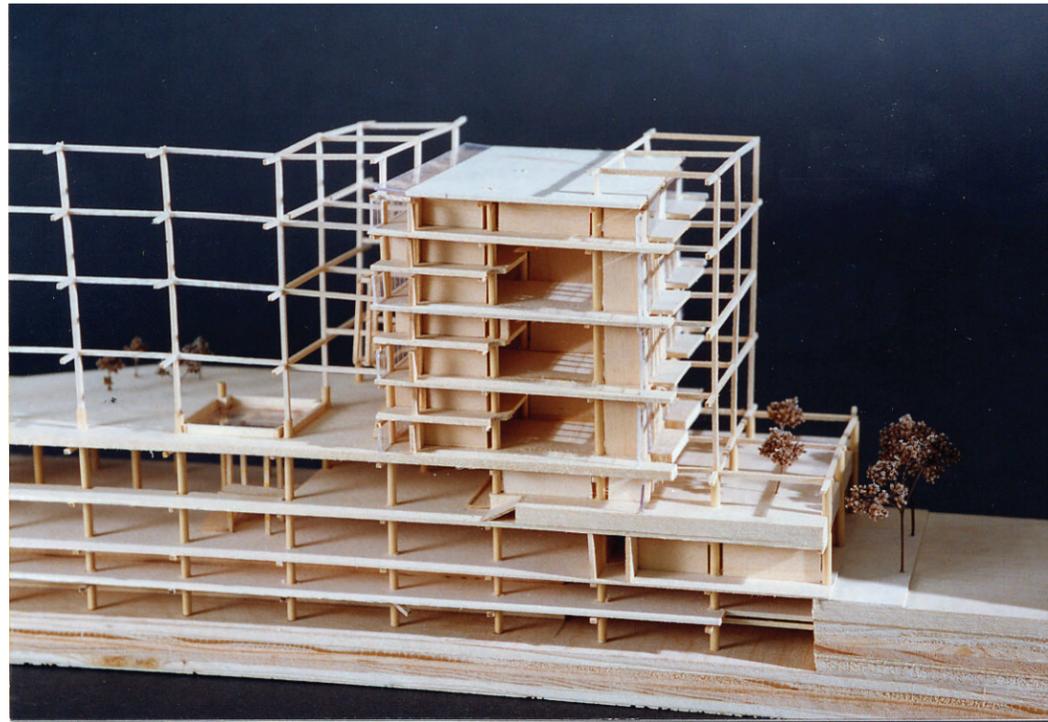
Vender examples



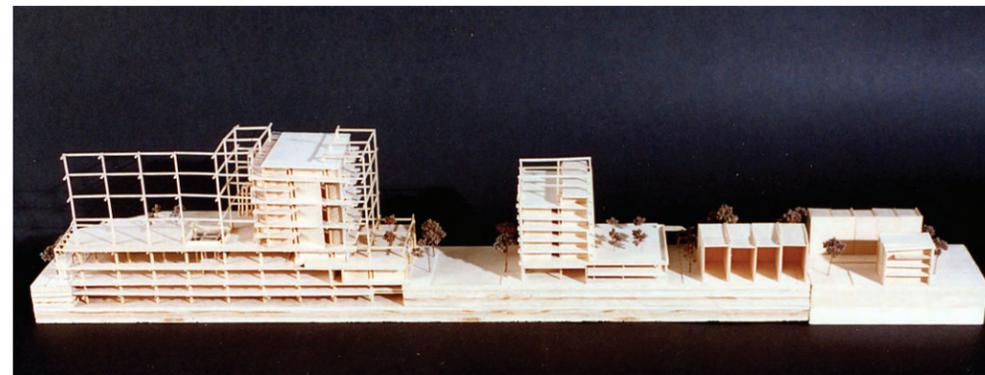
vender street perspective

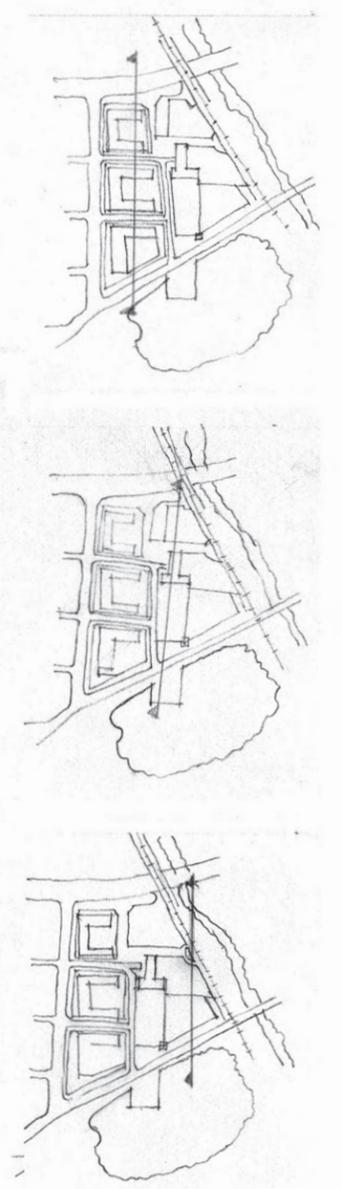
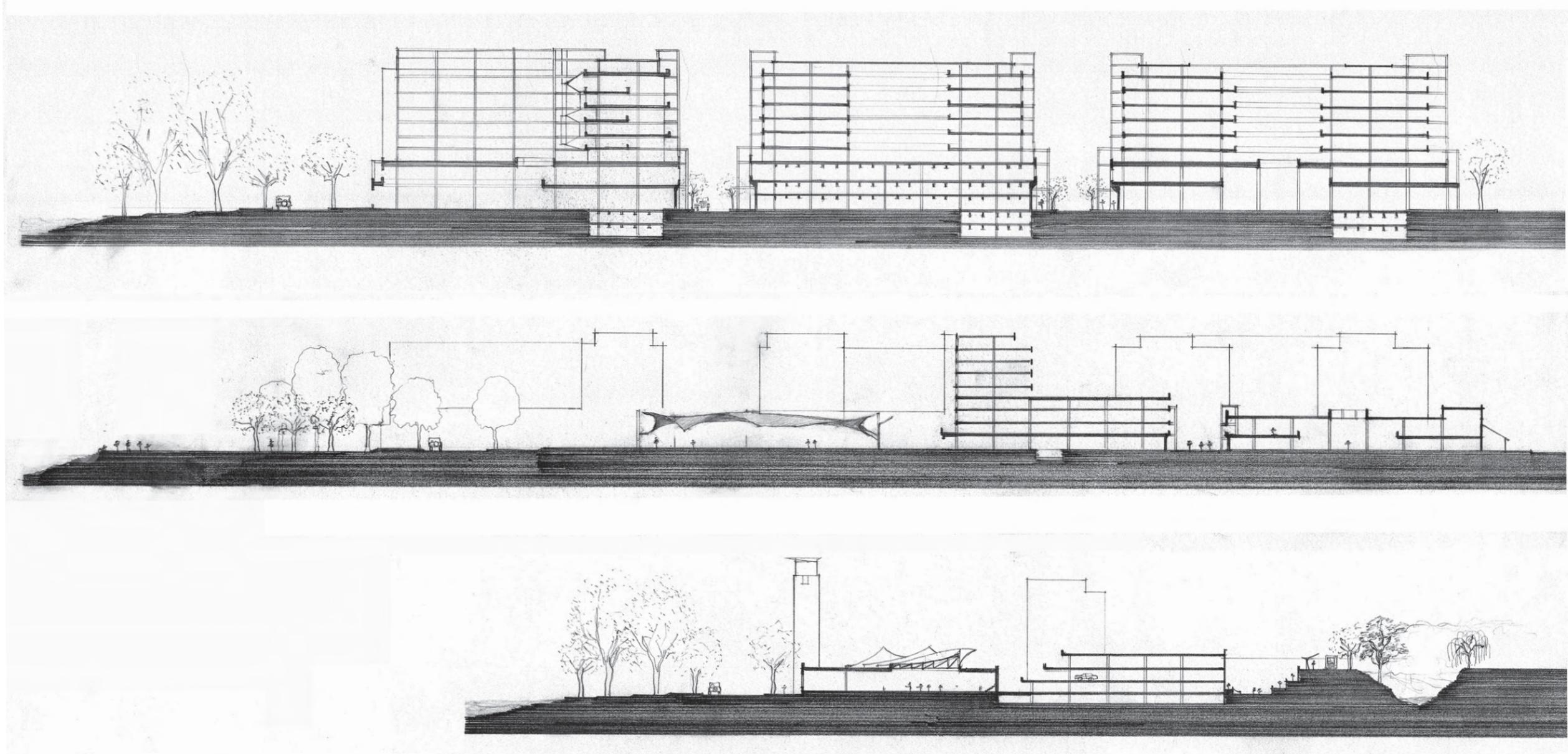


site section east-west



site section east-west - model





site section north-south