

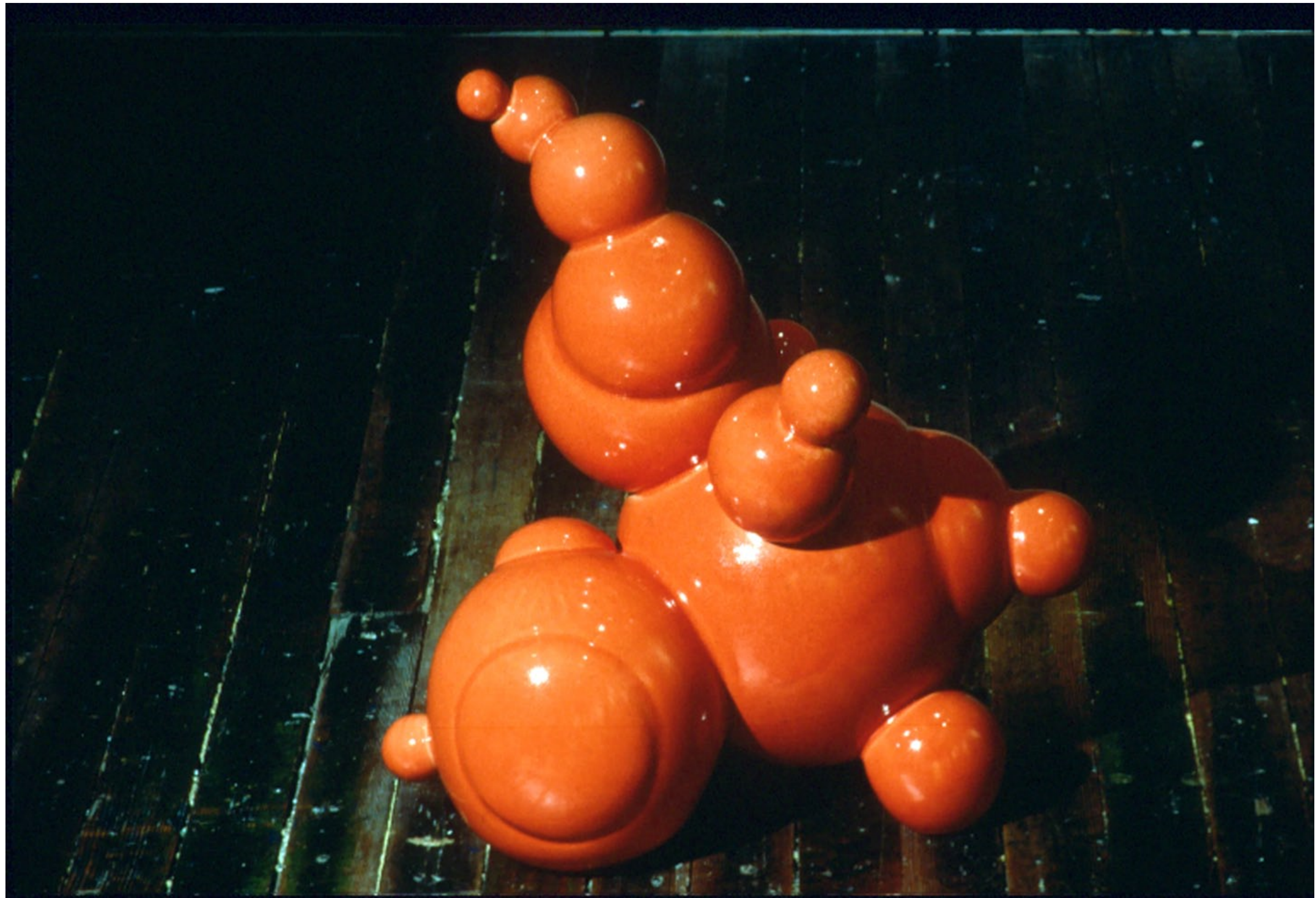


PROJECT 2: DPD No. 3007492 | 1001 Mercer Street
DPD No. 3007493 | 1021 Mercer Street

03.06.2008 | Design Commission #3
LMNARCHITECTS

ART PROGRAM: JAMIE WALKER PORTFOLIO

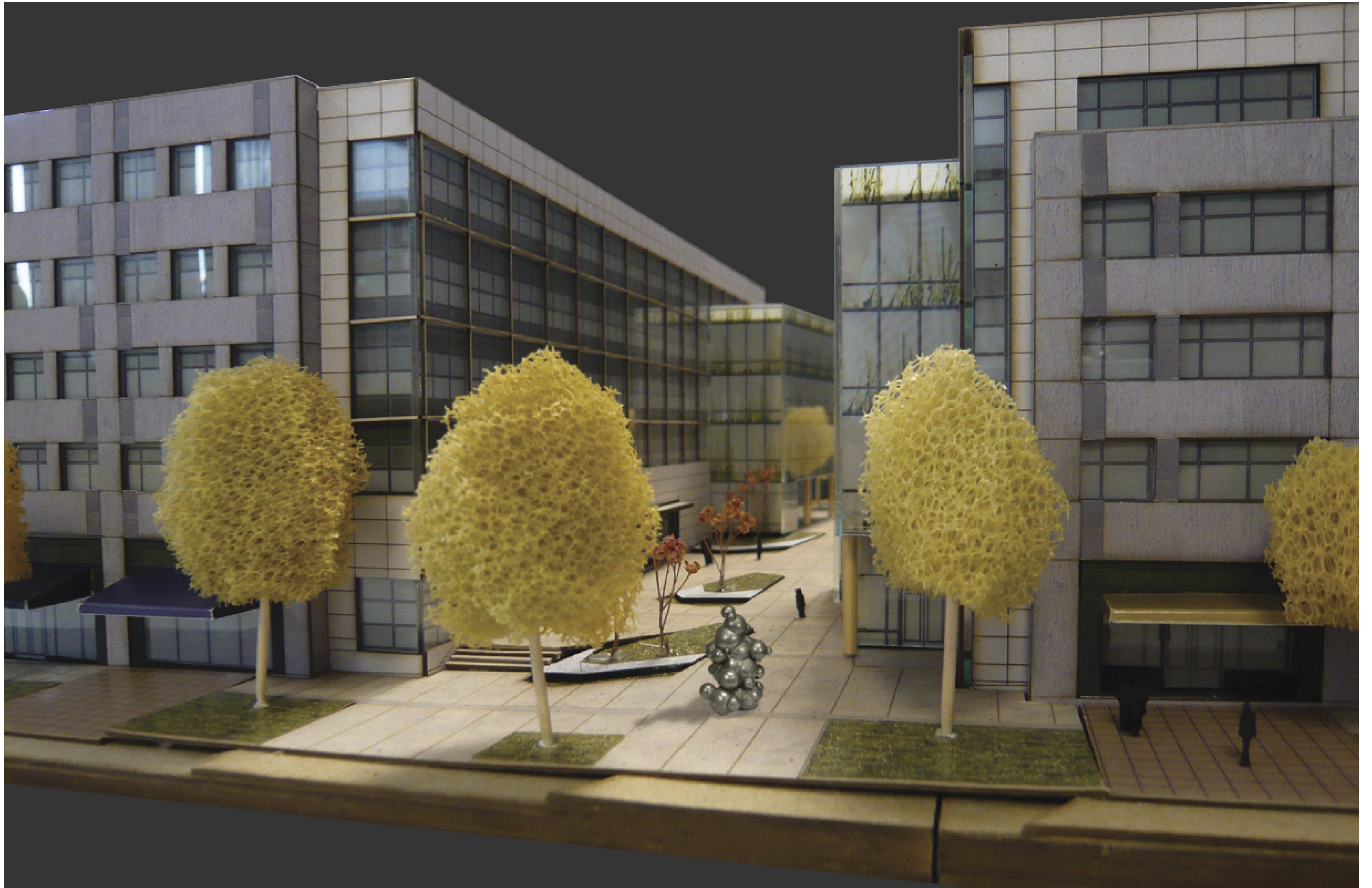


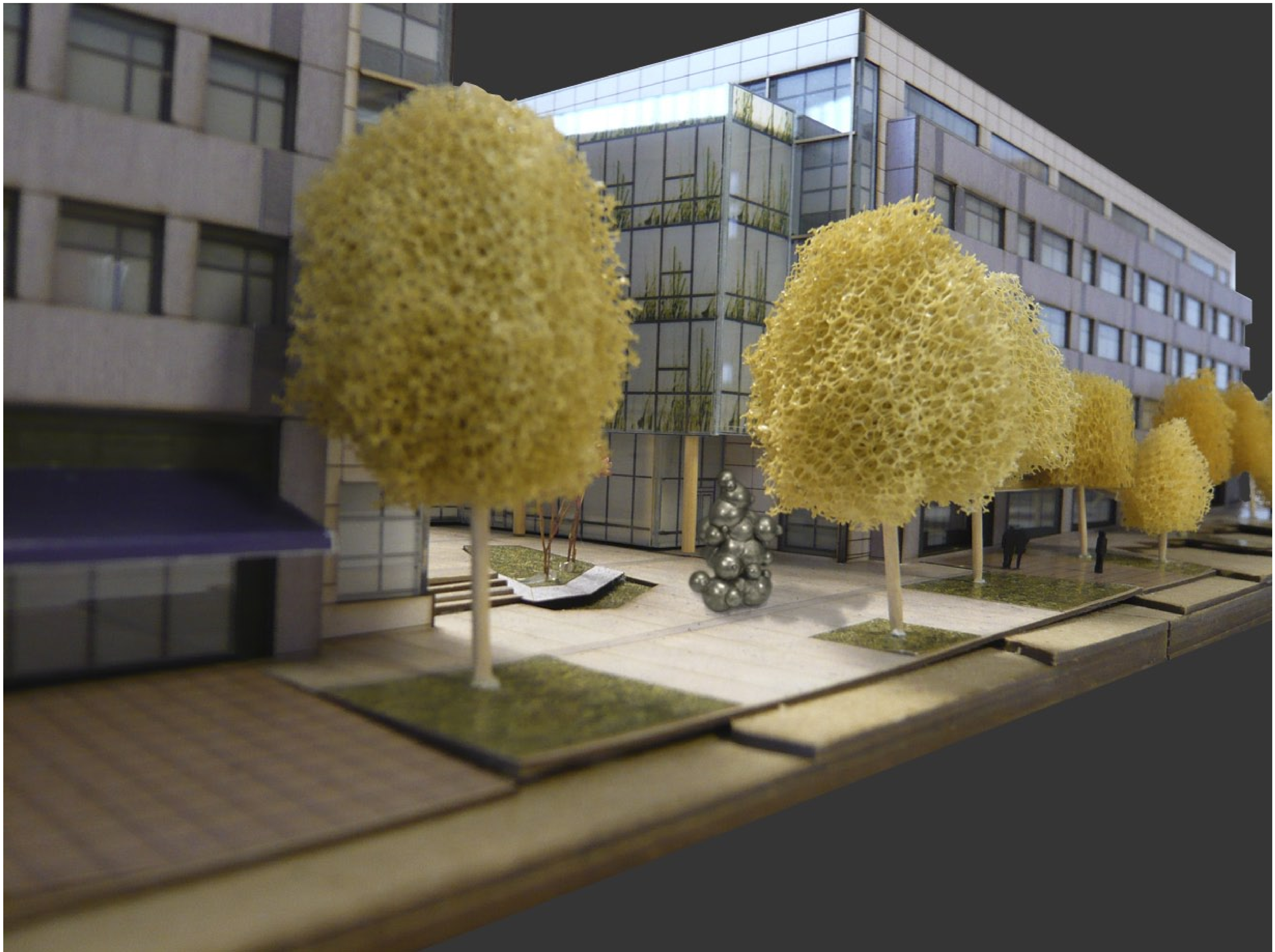




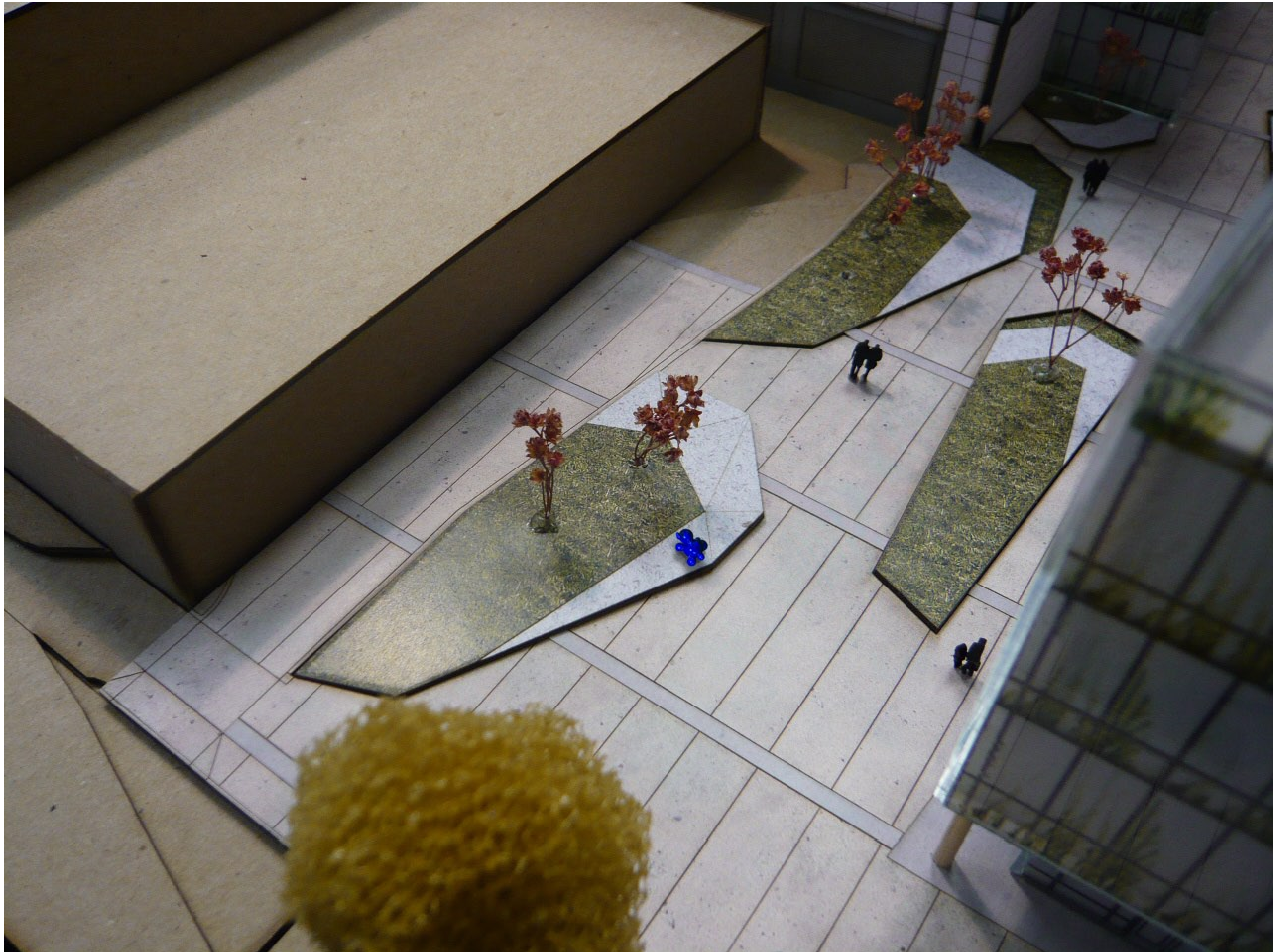
ART PROGRAM: PRELIMINARY PROPOSAL

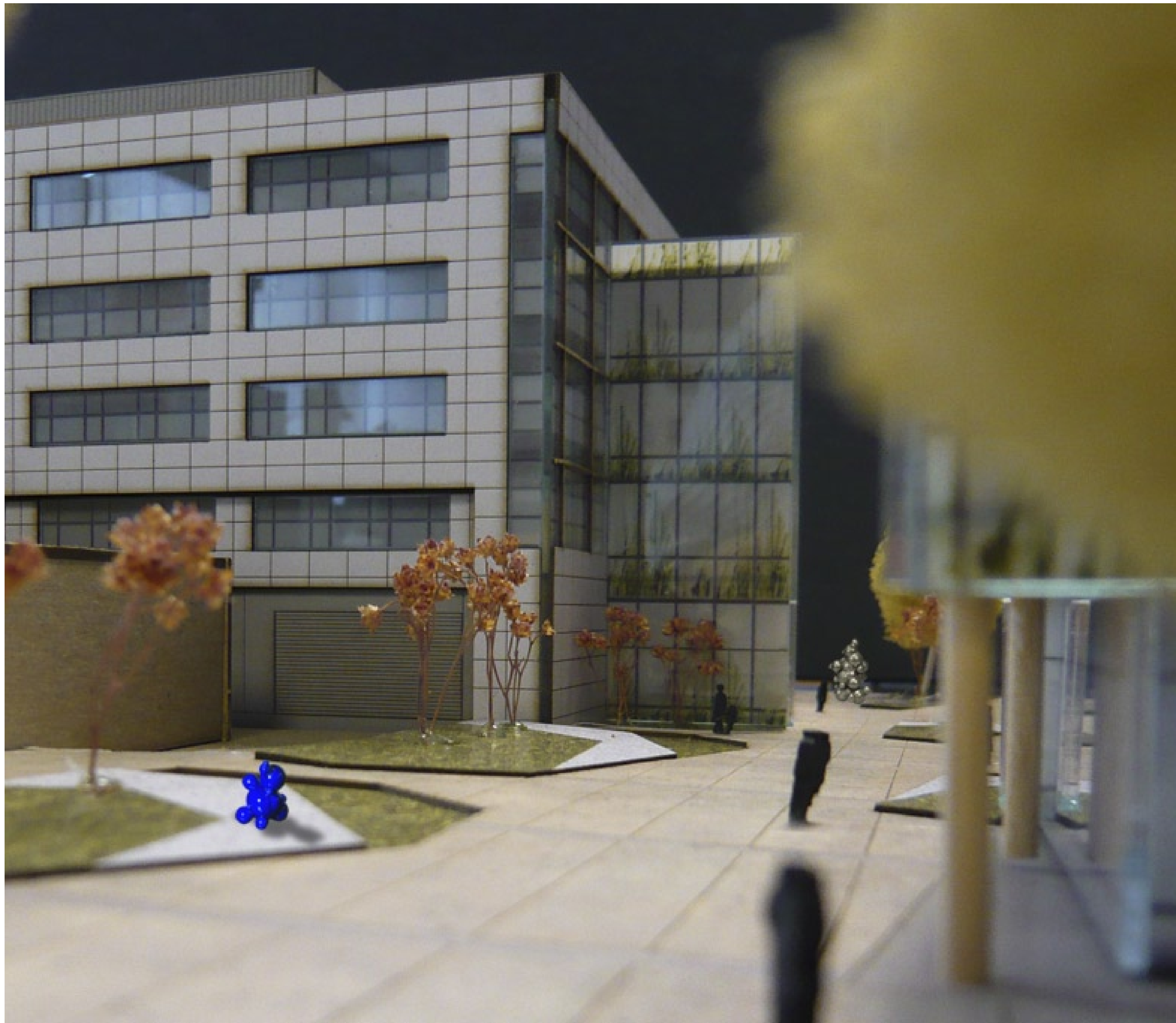












12/20/07 Design Commission Recommendations and Comments

[Comments are from the City’s meeting minutes. Responses are shown in **bold**.]

(1) BOREN AVENUE PLAZA ENTRY WIDTH

- The alley/plaza entry at the Boren side feels constrained and less inviting than the plaza entry on Terry. Also, the plaza paving in the alley may give false signals to encourage pedestrian in the alley.
- Support the consideration of narrowing the alley entrance on Boren, which is subject to SDOT review.
- Narrow alley width on Boren to add width to the public plaza.
- Support lobby on the east being moved a little north which would support the entrance into Building A.

We have reduced the lobby protrusion on Building A by approximately 10 feet on its Boren Avenue side. We have also narrowed the Boren Avenue end of the alley from 20 feet to 16 feet and have gained SDOT’s acceptance of this modification. Together these changes have the effect of opening up the Boren side of the plaza. We have revised the majority of the alley paving (that portion utilized for loading functions) to be different from the plaza paving in order to avoid the false signal to pedestrians.

(2) ART PROGRAM

- The art program has not yet been presented, but when developed, it should serve to include the public into the space and be careful with the children’s art element.
- An artist (Jamie Walker) has been selected and a description of his preliminary concept will be included in the 3/6/08 presentation to the Commission. To avoid conflict with the artwork, the children’s art element has been eliminated.**

(3) COURTYARD

- The north side of the courtyard is dominated by retail storefronts, but it would serve the public well to use these sunlit areas for public seating and gathering independent of commercial activities.
- Give attention to making the space more clearly readable as a public space.

We have modified the locations of several landscape islands to make the central sunlit courtyard area more public and less “owned” by the retail spaces. We have also added more fixed seating in a variety of spaces that should help to entice the public to use the courtyard and understand it as a public space.

(4) BUILDING DESIGN

- The building design has not evolved as much as the plaza design has. Hope the base of the building can be better integrated and merged with the plaza materials, to clearly delineate between public and private space.
- We have developed the building design, taking note of the issues stated in this comment. One particular change that has been made in response to this comment has been to make the retail spaces that line the north edge of the plaza distinct from the remainder of the building elevation. To this end a canopy has been added and a change of material form and color has been made in the retail zone.**

(5) LANDSCAPE

- The landscape concept, which attraction may be too uniform to entice the public into the space. There is no expectation of surprise or discovery with such a legible concept.
- Rather than affecting the legibility of the concept, we have added diversity in the landscape planting beds that will help to add richness to the plaza at a detailed level. The other features of the courtyard (artwork, benches, signage, moveable furniture, etc.) as well as the human activities that will be layered over the physical construction (passing through, sitting, entering buildings, visiting retail establishments, meditating, vendor carts, etc.) will provide a level of overall diversity that will serve to entice and surprise.**

(6) MERCER STREET

- Placing the building lobbies along the courtyard diminishes the goal of activating city streets, particularly on Mercer, which is intended to be an active pedestrian zone.
- Activation of the streets and the public space are of equal concern for this project. For Mercer Street, placing retail frontage along the entire length of the ground floor is the appropriate way to achieve activation of the street. Because of the very long blocks, we cannot think of a configuration of buildings on this property that would have resulted in primary building entries being located on Mercer Street and there are no neighboring precedents for locating building entries on Mercer.**

(7) TERRY AVENUE

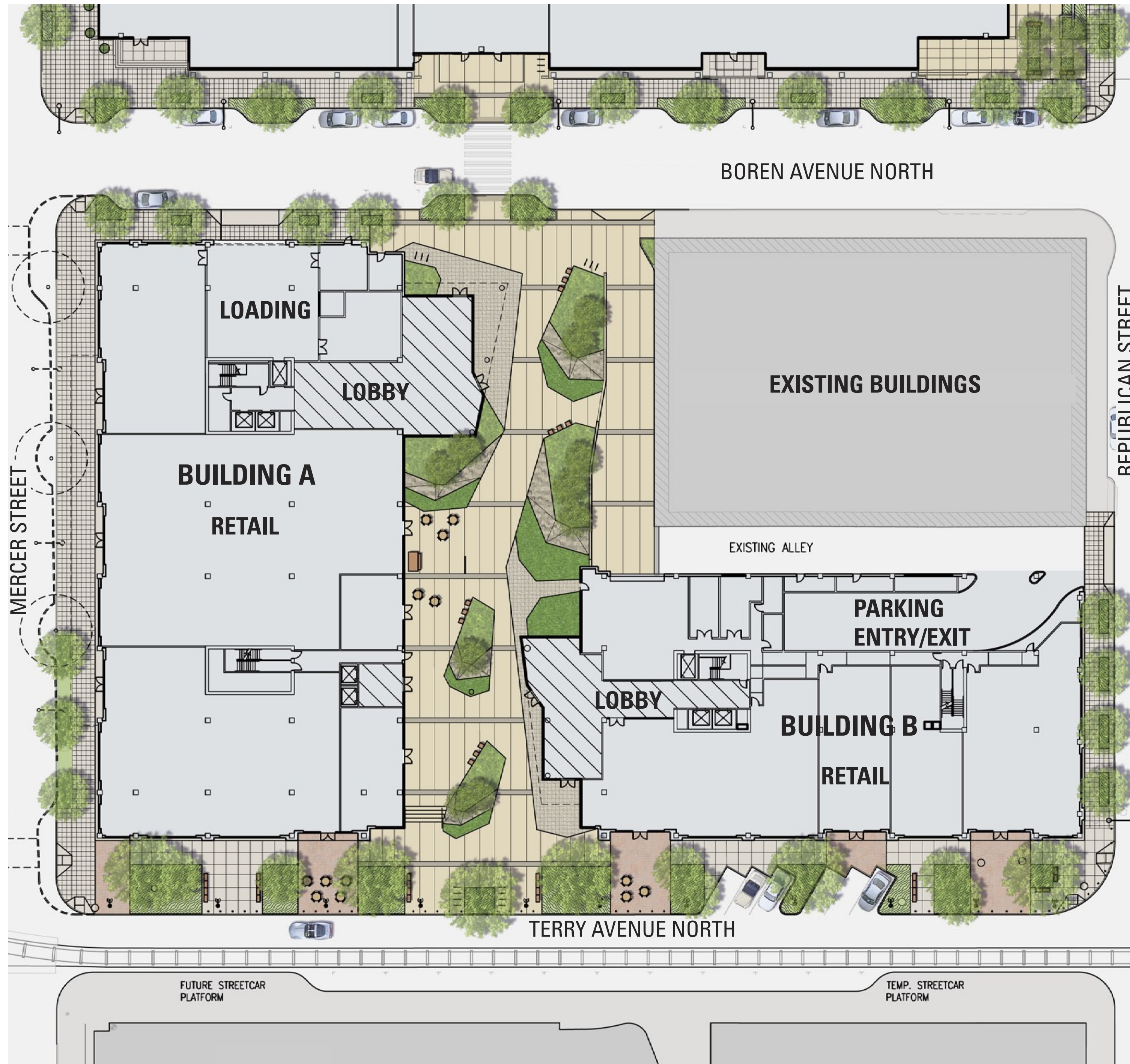
- Incorporate Terry Avenue Improvement plan.

The plans provide Terry Avenue street improvements in alignment with the Terry Avenue North Street Guidelines.

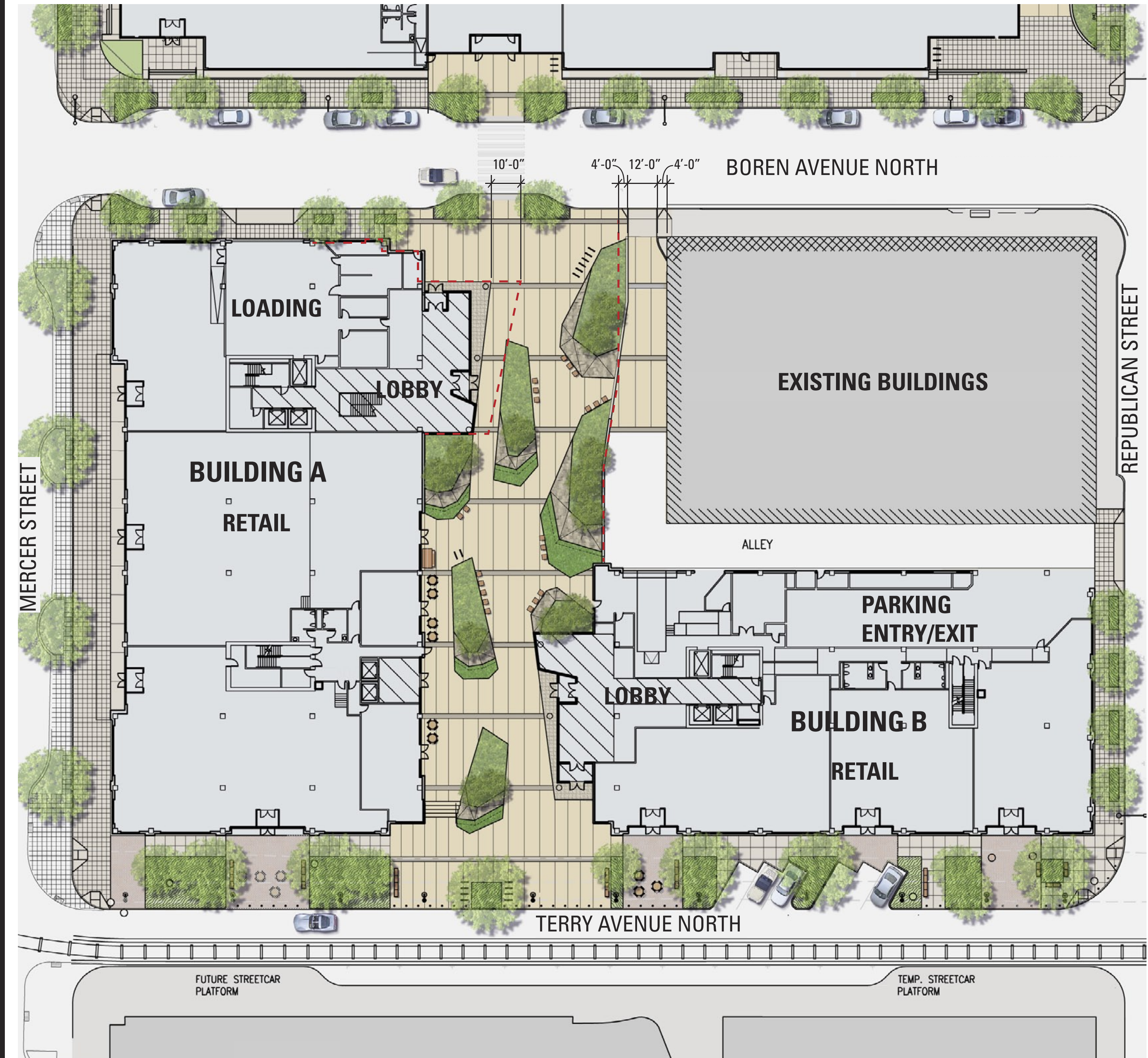
(8) ADDITIONAL COMMENTS

- Ask the project team to return at a later design stage to present further detail in response to some of our concerns.
- The variety of pavement and patterns are attractive and appropriate.
- The reconfiguration of the alley into a dogleg actually improves the site and neighborhood, and so the investment of public benefit may not be as great if the alley were being vacated.

These comments do not require design response.



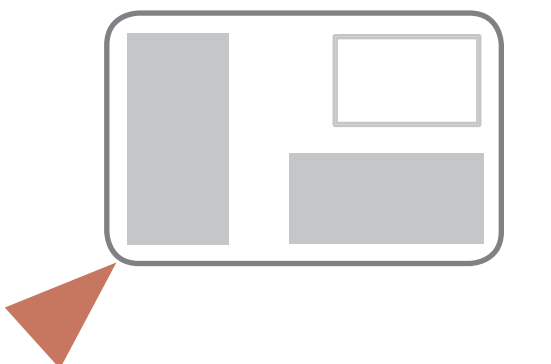
DESIGN COMMISSION #2 PLAN



CURRENT PLAN

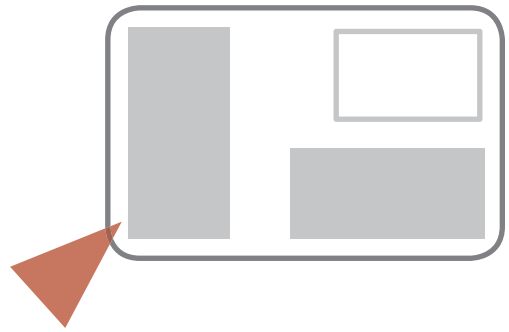


OVERALL VIEW OF BUILDING FROM MERCER STREET AND TERRY AVENUE



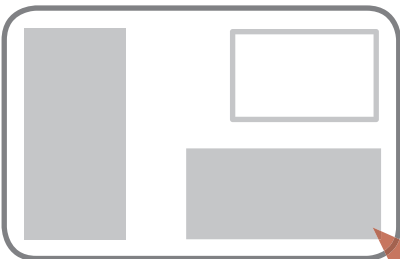


PEDESTRIAN VIEW ALONG MERCER STREET AT TERRY AVENUE



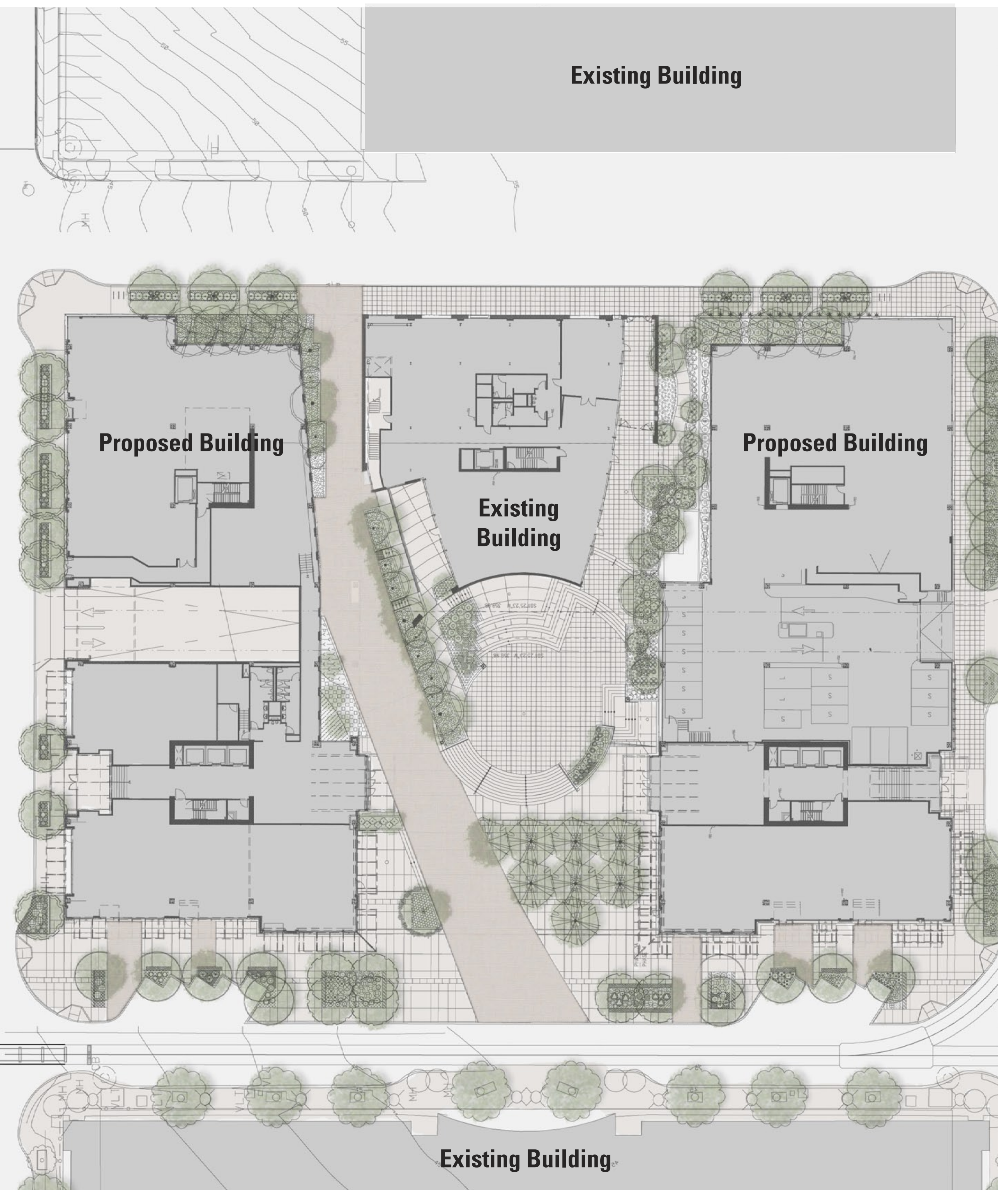


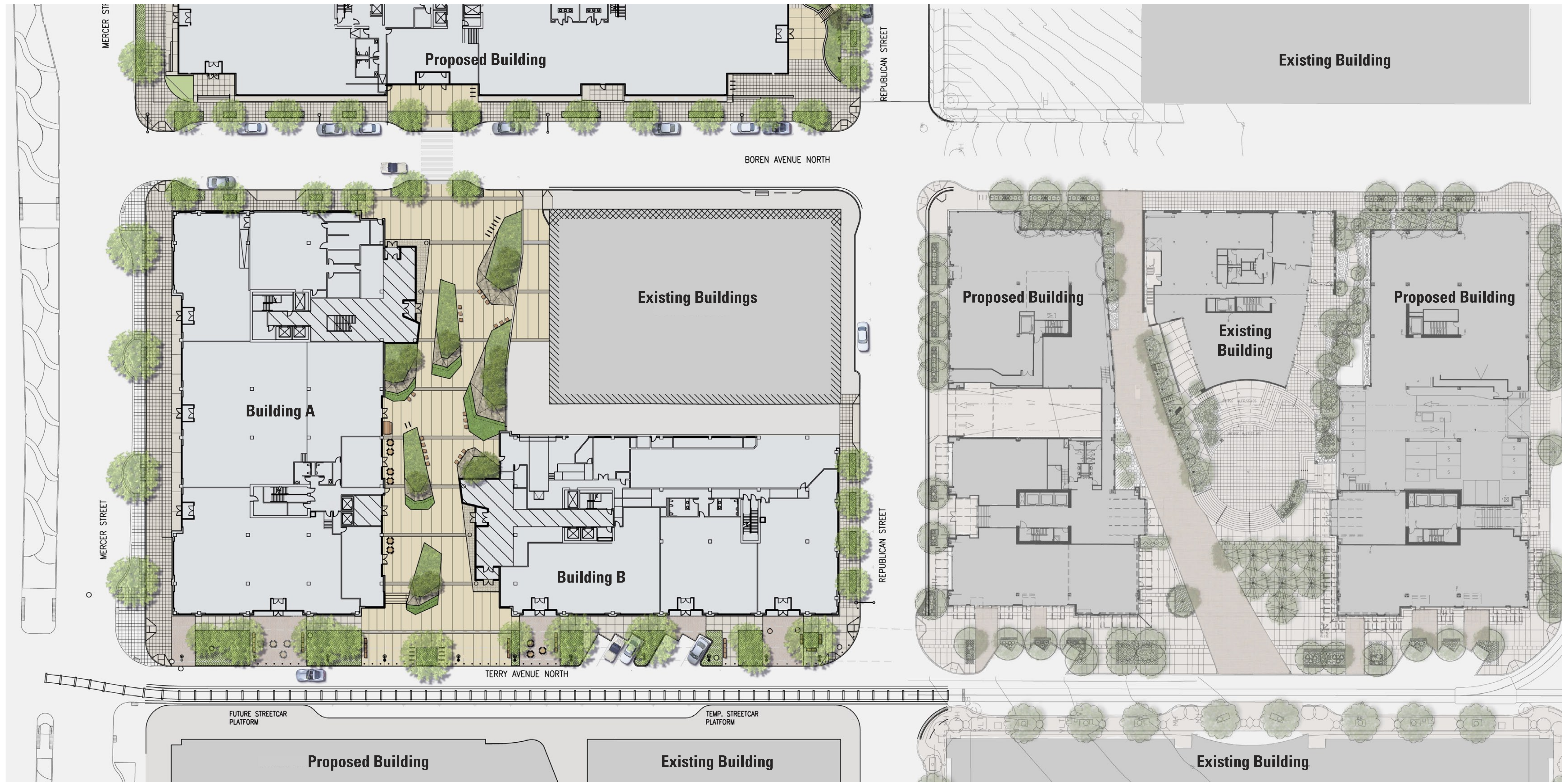
PEDESTRIAN VIEW ALONG TERRY AVENUE AT REPUBLICAN STREET

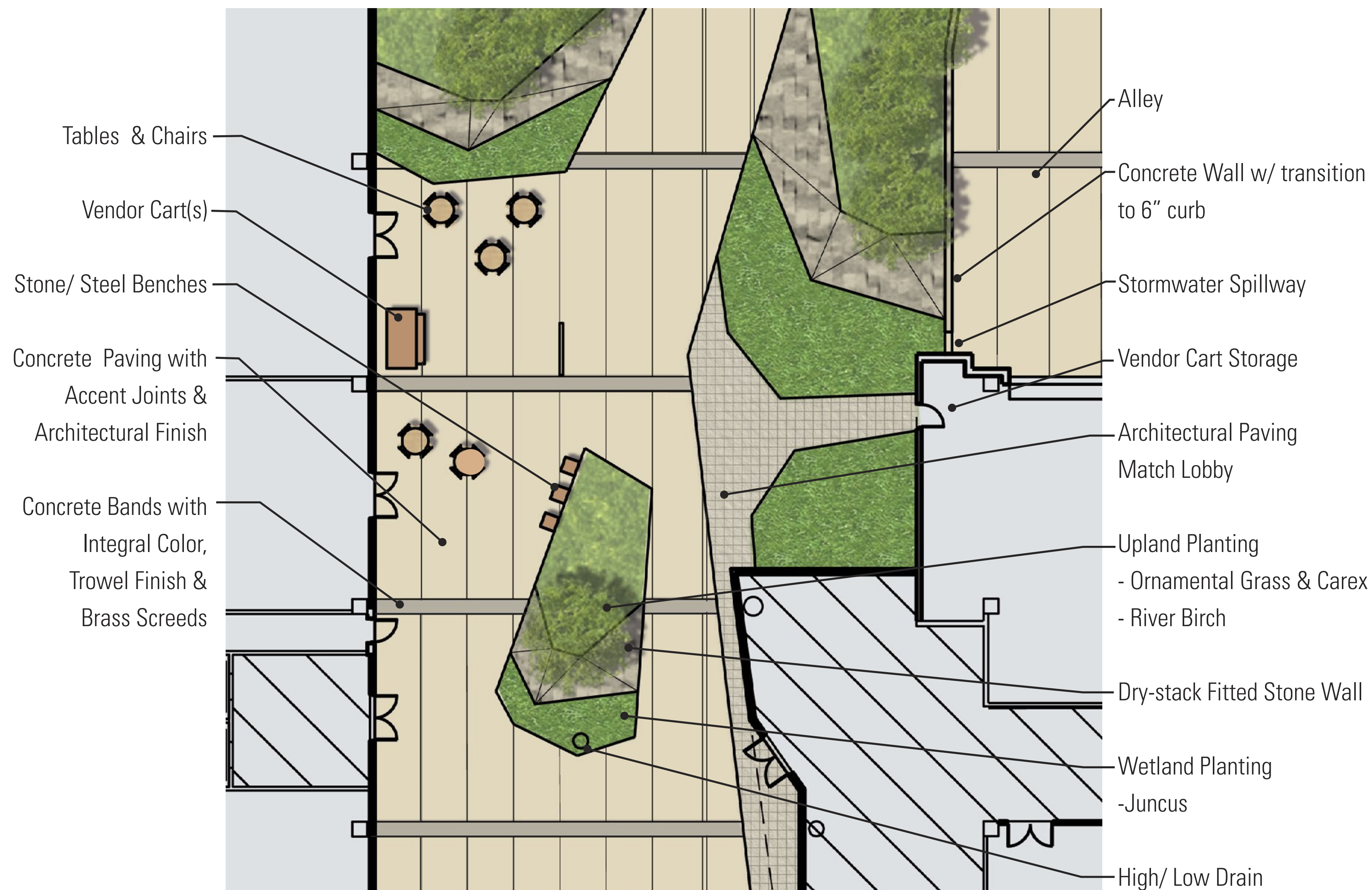




AERIAL VIEW ABOVE TERRY AVE. NORTH





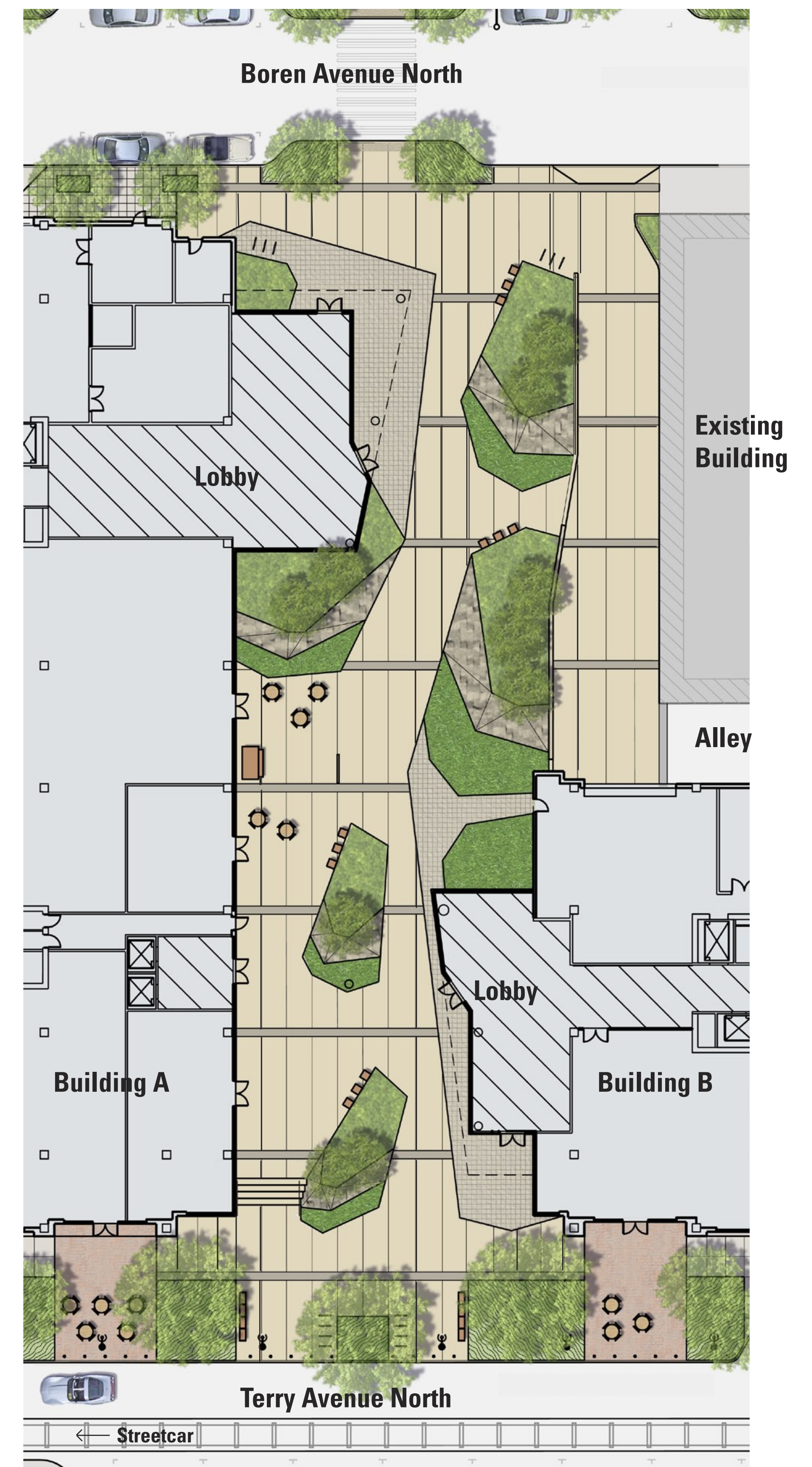


Enlarged courtyard plan with materials and vegetation.

PUBLIC BENEFIT

Courtyard:

- Courtyard creates a mid block crossing in a 412 foot long block, connecting Terry Avenue and the street car stop to Boren Avenue.
- Extensive planted areas are intended to recall the lake shore areas that once existed on this site. They will be heavily planted in native grasses and contain sloping rock shores with multi-stemmed birch trees.
- Fixed benches will be provided, as well as movable tables and chairs to "track the sun."
- Space for vending carts.
- Way finding signage.
- Public art.

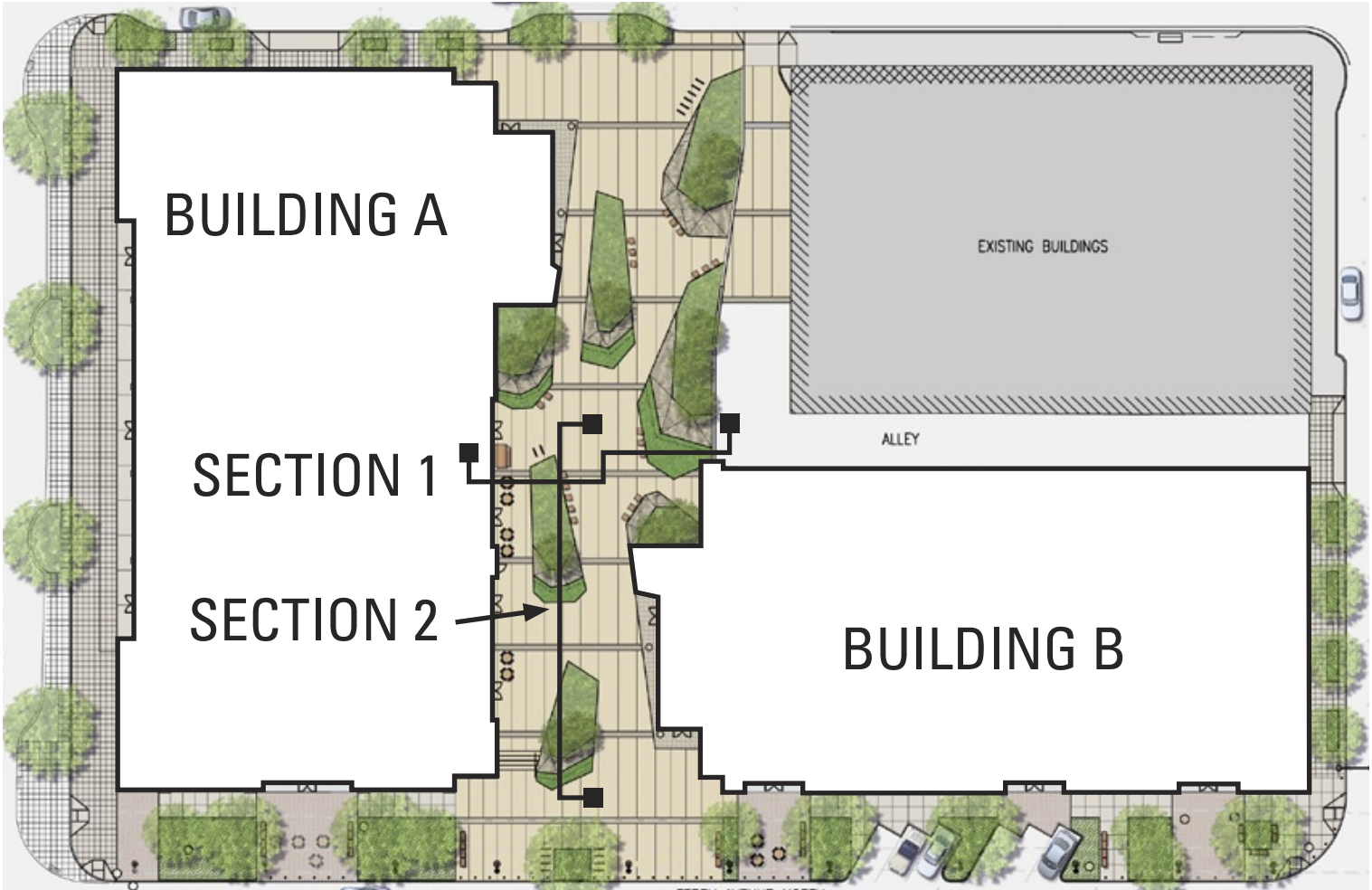




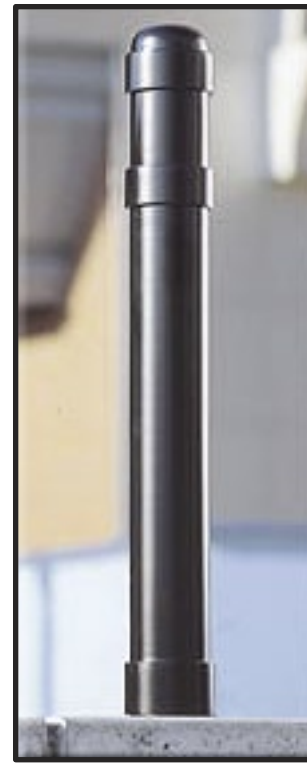
SECTION 2



SECTION 1



KEY PLAN



4" Dia. Steel
Bollard- Painted



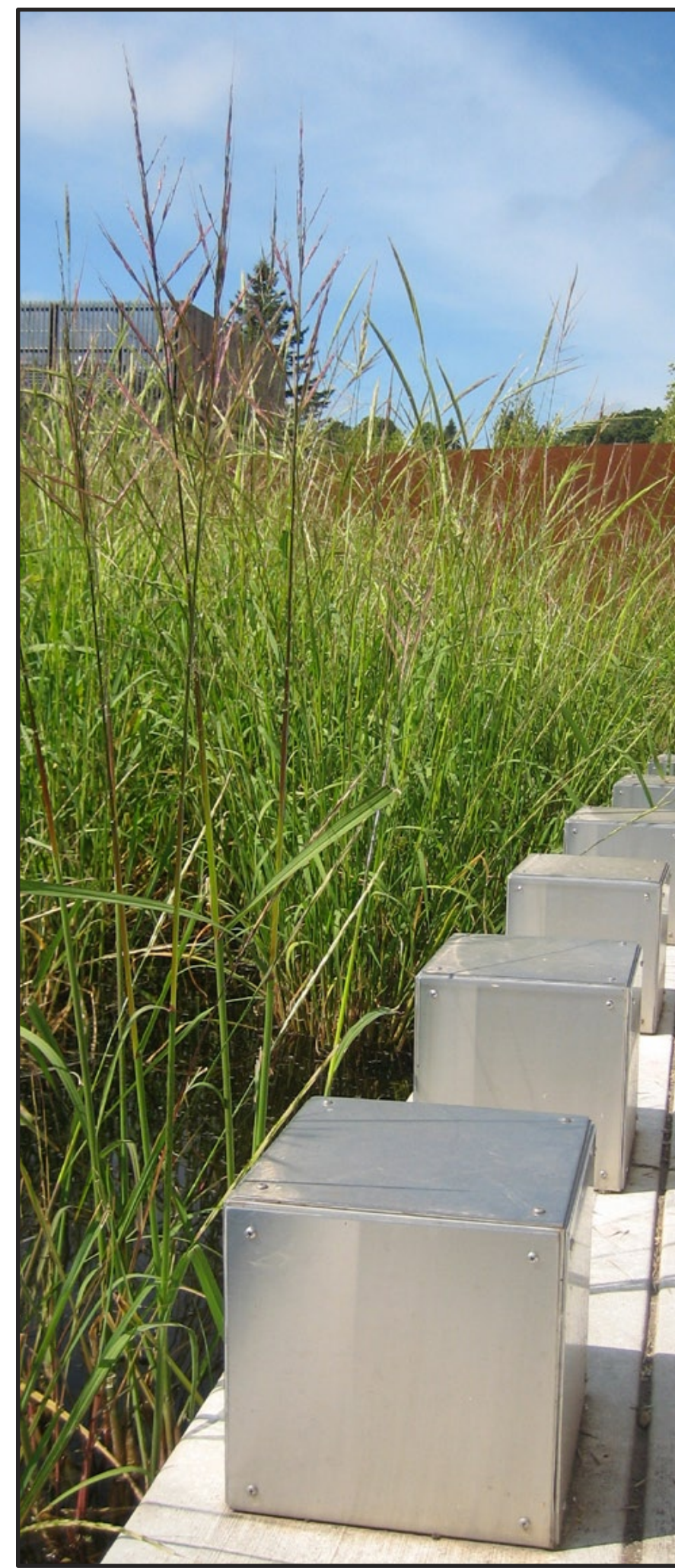
Calamagrostis acutiflora- Feather Reed Grass



6' Bench- Wood and Aluminum



Bike Rack- Stainless Steel



Courtyard Bench Stainless Steel or Stone
with Miscanthus sinensis



Calamagrostis acutiflora-
Feather Reed Grass



Panicum virgatum
'Shenandoah'-
Switch Grass



Carex buchananii-
Fox red curly sedge



Luzula nivea-
Woodrush



Betula nigra- River Birch



Carex morrowii 'Ice Dance'-
Ice Dance Sedge



Sesleria nitida-
Moor Grass



Carex morrowii 'Variegata'-
Japanese grass sedge



Hakonechloa macra-
Forest Grass



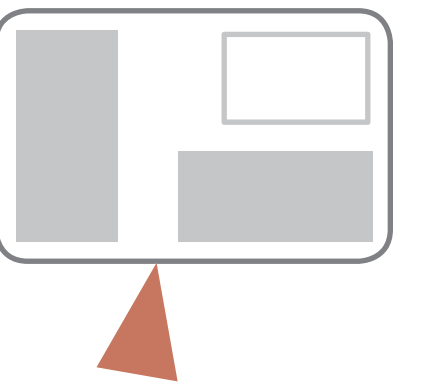
Dry-stack Fitted Stone- Corbett Basalt



Sesleria heufferiana-
Blue-green Moor Grass



Carex muskingumensis-
Palm Sedge



View from Terry Ave. North looking into courtyard.



Current courtyard view from Terry Ave. North.

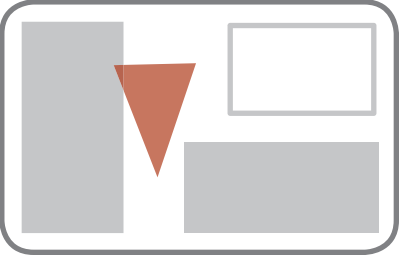
CURRENT COURTYARD VIEW

03.06.2008 | Design Commission #3
1001 & 1021 Mercer St. | **LMN**ARCHITECTS

studio 216



View to Terry Ave. North from courtyard.





Current view to Terry Ave. North from courtyard.

CURRENT COURTYARD VIEW

03.06.2008 | Design Commission #3
1001 & 1021 Mercer St. | LMNARCHITECTS