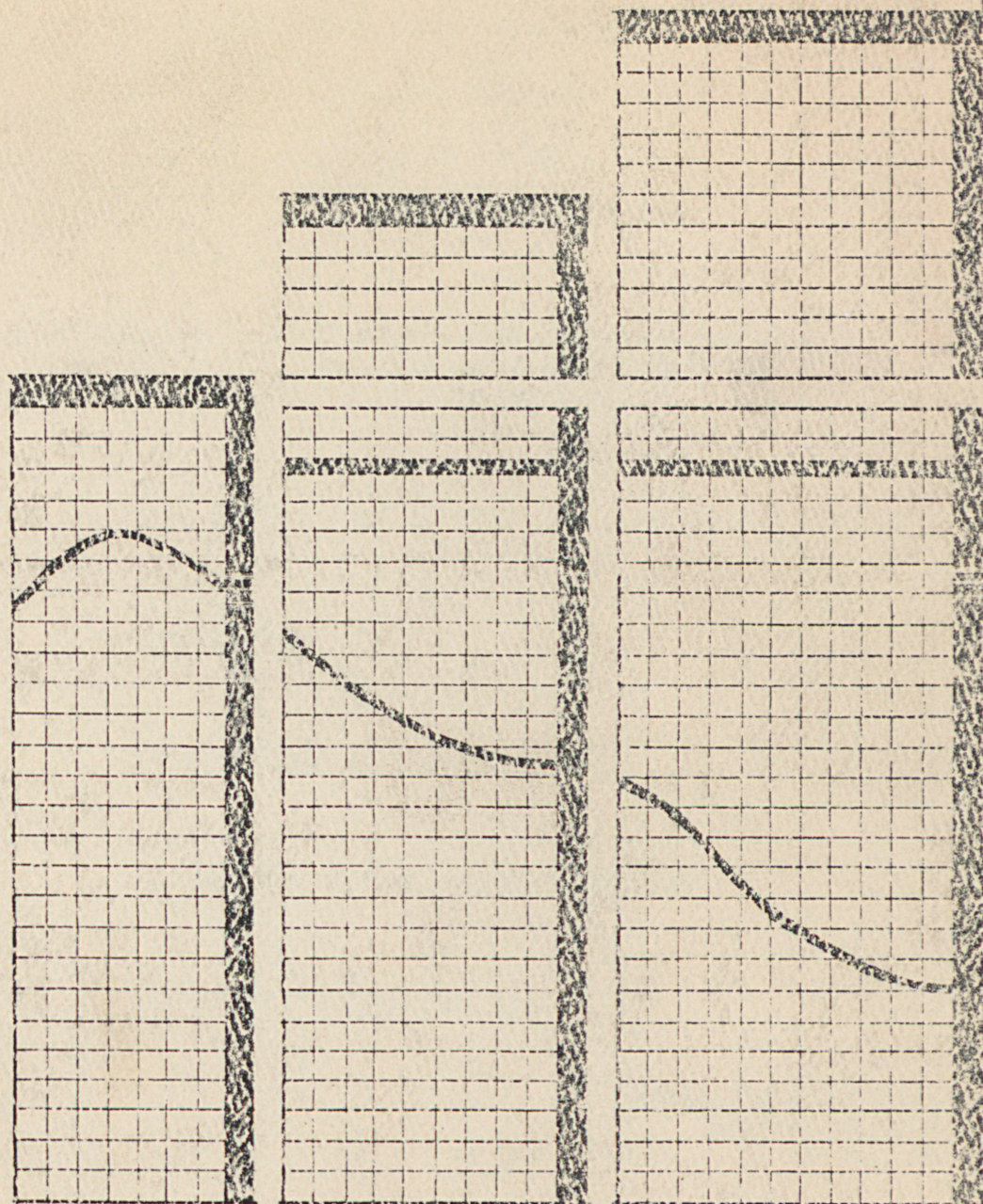


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NSDUREH
KARIMIAN

BLOCK 53 MIXED USE COMPLEX



Creative Arts Library

Montana State University Library, Bozeman

Block 53 Mixed Use Complex

by

MANSOUREH KARIMIAN

An undergraduate thesis submitted in
partial fulfillment of the requirement
for the degree

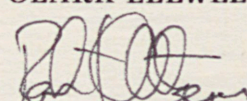
of

BACHELOR OF ARCHITECTURE

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Montana State University
Bozeman, Montana
March, 1985

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Signed: *Mansour Karimi*

Date: 3, 22, 85

Truthfully, an urban open space when it is a success
is only sensations, impressions, intuitions, flitting
images, total well-being, and only barely perceived.
No words can describe all of that only experience
counts.

Gilles de Bure
Author
Paris

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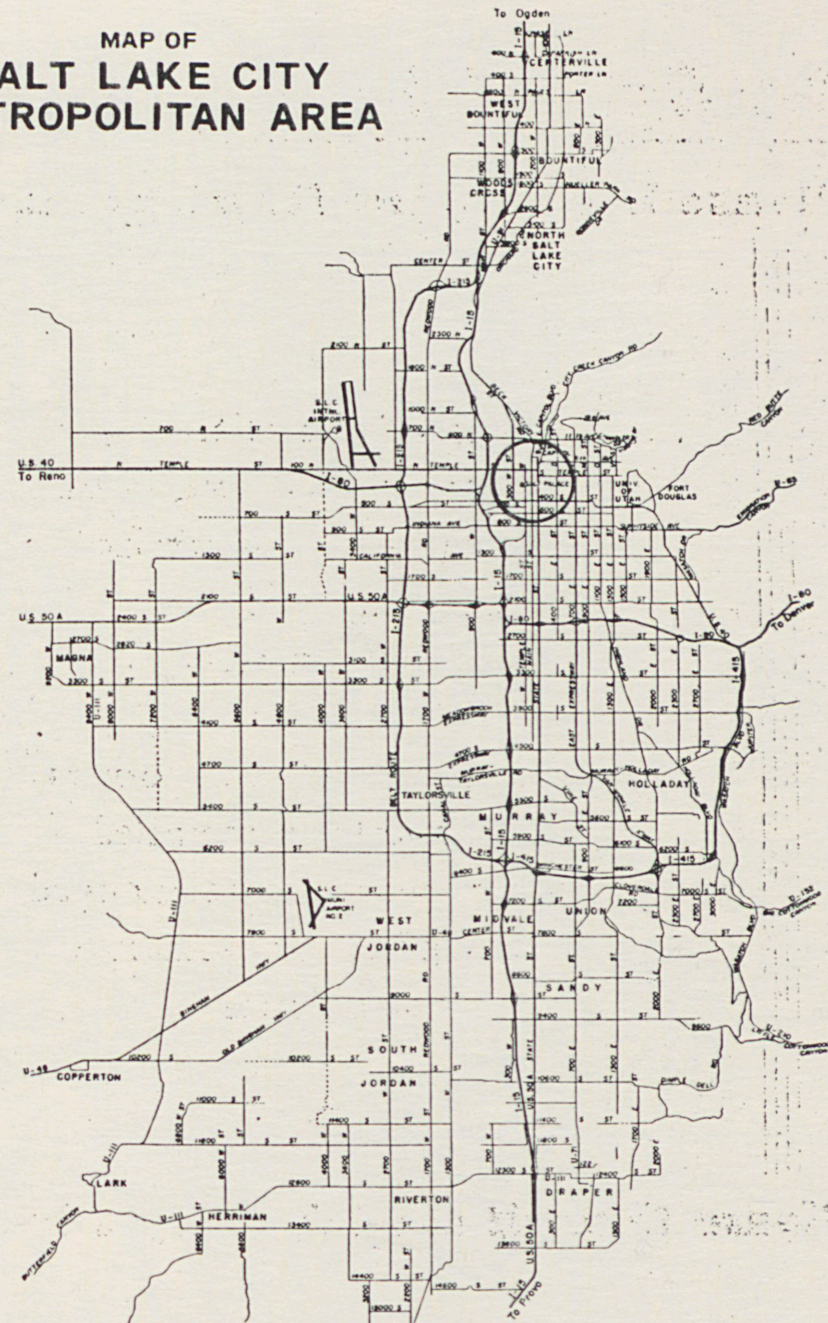
The purpose of this thesis is to design a mixed used environment that enhances residence lifestyle and promotes interaction through an architecture which is sympathetic to the user's needs, historical references, and natural land space.

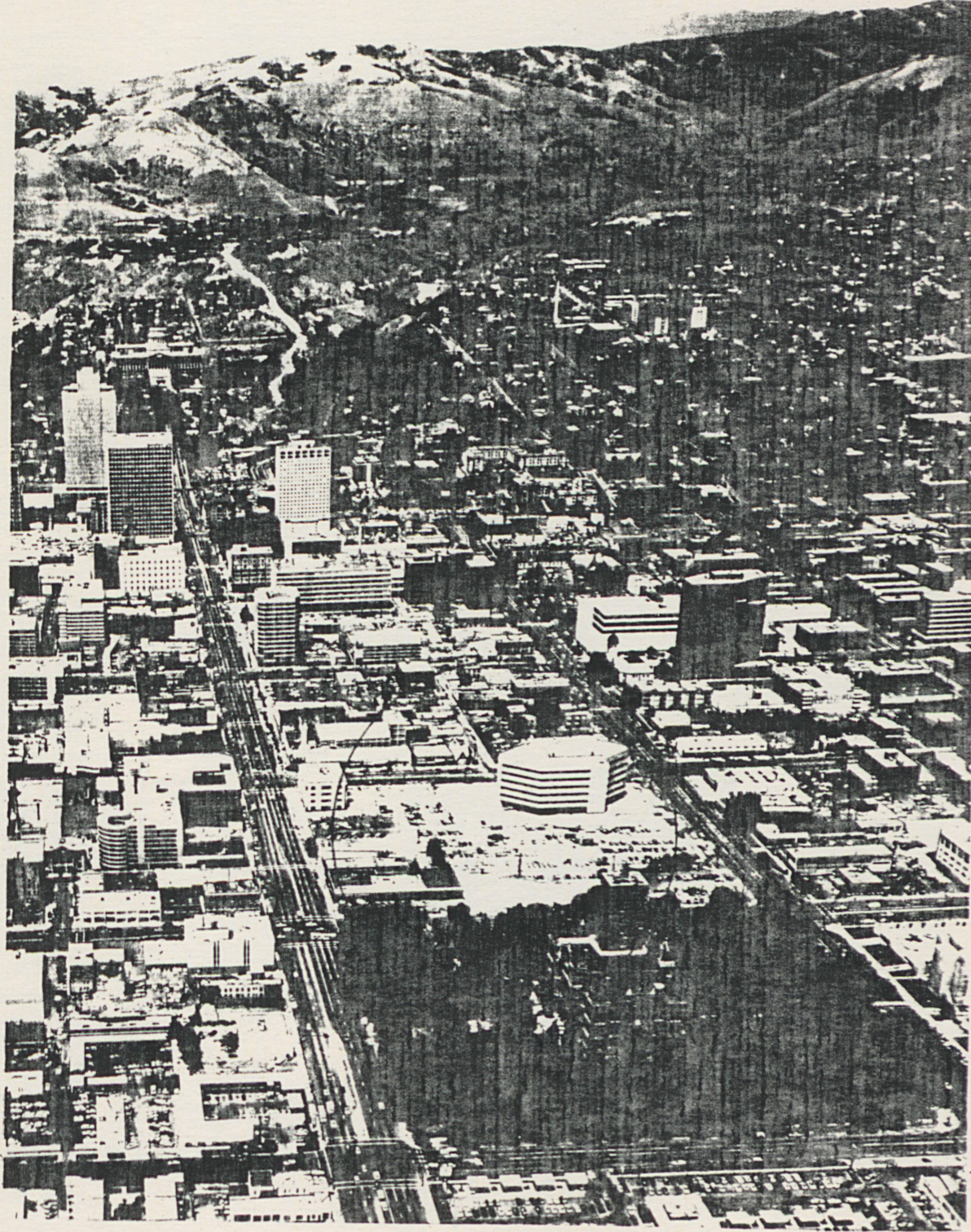
The solution to the problem will be concentrated on plaza area, first three floors of the complex and also nodal points of main gathering and interaction places (indoor, outdoor).

THESIS STATEMENT

INTRODUCTION

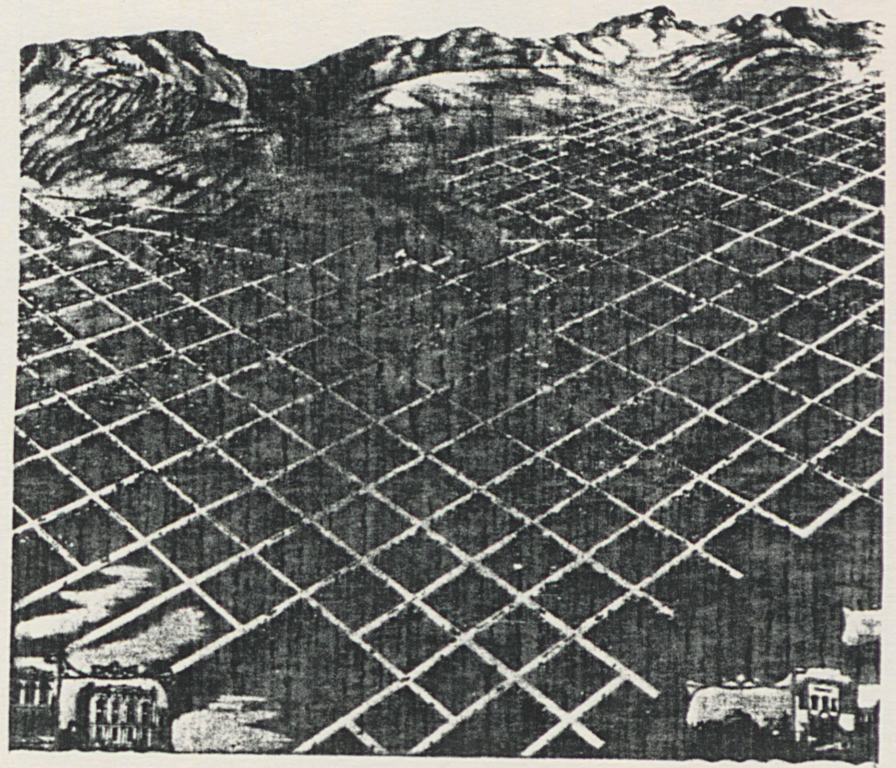
MAP OF SALT LAKE CITY METROPOLITAN AREA





Salt Lake City being established by mormon pioneers in the Utah territory in 1847, has a rather unique character in comparison to other cities in the United States. It was established by Brigham Young. Its plan was derived from earlier plans of the city of Zion attributed to Joseph Smith, the mormon prophet. Of all the utopian groups the mormons, through a carefully orchestrated plan by the church authorities, made the most significant impression on the pattern of subsequent towns and settlements in the American west. In contrast however, much of the alternative colonization of the Frontier was the result of spontaneous and independent movement and individual decisions. The mormon plan was unique in many ways as it combined Smith's vision of utopian community with Young's pragmatism regarding environmental principles in this arid wilderness. Thus the use of available land was maximized, which gave character to its settlements as well as survival.

Quality of subdivision of the large ten acre blocks are the result of development patterns related to the family oriented population which had to be self-sufficient. Also creating circle public street right of ways which provide an exposed infrastructure system with its irrigation ditches, Poplar trees, pathways and landscaped edges. Another characteristic of settlement is the establishment of key locations for symbolic public use buildings such as the church/wardhouse/park, school and the cooperative merchantile associations. There was a highly organized church administration process which was responsible for implimenting and enforcing the ideals of the plan, land distribution, control of natural resources, public works project, communication, education and finally the general health, welfare, and safety of its people. With this background in settlement patterns and living ideals, there has been little desire to recycle in congested urban environments like high rise Condominiums and apartments downtown. Today Salt Lake City is at the



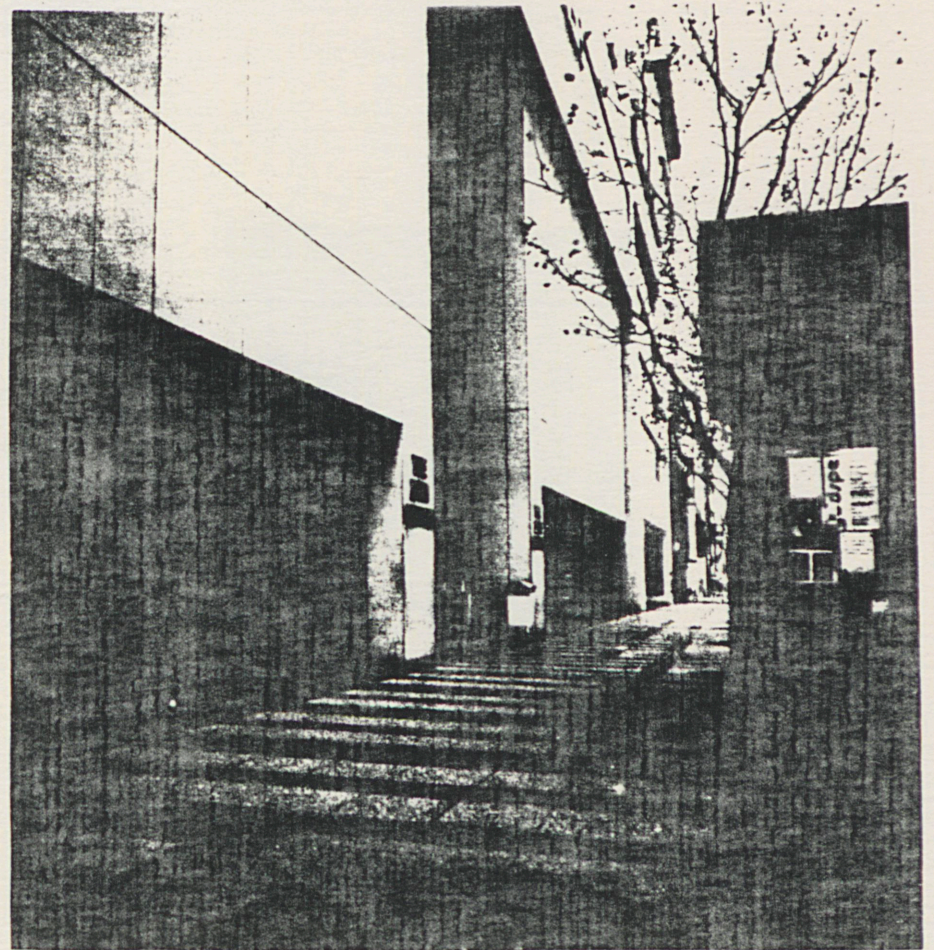
Lake City 1870



classic "threshold of change" which will determine its future role among American cities. The growing population of Salt Lake City is not just the mormon community; there are several other groups of people establishing their own communities within the city. After living in Salt Lake City for 3 years from 1979-1981 and upon returning for six months of internships, I was surprised to observe so many new types of people in the streets and the business and educational environment. Their different ethnic and religious groups come to this area because they can have urban life only a few minutes away from the outdoors. Situated between the dramatic Oquirrh and Wasatch mountains, the city offers them a high quality of life, an available and well educated labor force, cultural advantages, a low crime rate and easy access to some of the finest recreational opportunities imaginable.

As to the future, Utah has several advantages, well endowed with valuable resources for copper, beryllium, gold, silver, . . . , possess large oil reserves. Utah is thus one of the nation's richest harbors of energy. There is enough oil in the oil shale of eastern Utah to last the nation, at present rate of use, more than a hundred years. Utah's second advantage is its climate and scenic resources. The state is rich in outdoor recreation opportunities, with hunting, fishing, boating, and above all, skiing only minutes from city center. Numerous cultural activities are within a few blocks of the downtown. You can enjoy ballet, modern dance, theatre, symphony, visual arts, opera and more in the Capital Theatre, Symphony Hall, the Salt Lake Art Center and promised valley playhouse. A complete range of events can be found at the Salt Palace, including NBA basketball, professional hockey, expositions, concerts, and conferences.

Utah's attractiveness is a place to live and work and play has become increasingly apparent to those locating new industries. The third source of strength is the advanced



skills and know-how the scientists, engineers, and technicians which the fantastic changes in technology have brought to the state. Finally, the state's cultural heritage provies a certain resilience and assurance of "muddling through" whatever difficulties may arise.



PROGRAMMING

		goals	facts	concepts	needs	problem statement	design solution
FUNCTION	people						
	activities						
	relationships						
FORM	site						
	environment						
	quality						
TIME							

GOALS & OBJECTIVES

SENSE OF INDIVIDUAL IDENTITY WITHIN LARGE MASS OF PEOPLE CAN BE ACHIEVED THROUGH:

- *Creation of territoriality with or without the use of physical separation or boundaries
- *Use of symbolism as gestures in the form of the building, in entry way, ceilings, or walls
- *Creation of personal space with landscaping, seating places, trees, partitions, etc.
- *Use of familiar forms and signages
- *Creating a feeling of security and stimulation through the use of visible elements (locks, key operating services) and security people.

DEGREE AND TYPE OF PRIVACY FOR GROUP INTERACTION

- *By establishing visual and sound barriers through mass, trees, shrubs, waterfall, fountains, . . .

PROMOTION OF HUMAN VALUES

Values affect the definition of problems. The data used and the solutions proposed in that sense, planning and urban design reflect the values of the people involved the relationship between values and physical form is difficult to trace particularly in predictively and "unrealistic to anticipate a one-to-one correspondence between values and behavior which is similar to the difficulty of relating concepts such as culture or subculture, world view or lifestyle to environment. But such relationships exist."

There are clearly aesthetic and social values operating, embodied in images which become particularly clear if we look at the recent civilia proposals where the whole design of the city is in terms of images, which reflect a clear value system, and play a normative role. The general point is that values embodied in the different image one holds of what a city should be will lead to

different cities. How things are seen is terribly important and introduces the notions of the perceived environment, filters and images to which we now turn.

PROMOTION OF CERTAIN ACTIVITIES AS PRIME INTERESTS AND THEIR QUALITY LEVEL

- *Create an environment conducive to a lively, satisfying day/night variety of "people activities" to achieve this goal, the elements of the plan must include the following:
 - a) The extension of facilities to attract people in the after-business hours: theater, sports, music, and special events
 - b) Diversification of new jobs and an increase in employment opportunities.
 - c. Provision for residential units for various income groups close to places of employment
 - d) The building of the balanced mix of new office, shopping, hotel, and recreational facilities
 - e) Provision for multi-level parking structures for private and public developments
 - f) Allowing for amenities through the creation of open spaces and plazas to enhance human activities.

GOALS CONCERNING TYPE OF SECURITY

Security for office buildings:

- *Elevators: key access
- *guards
- *TV monitor

Security for housing:

- *watchmen
- *key operating elevators
- *electronic entry door

people_____

Security for retail:

*Electronic devices:

*Watchmen

*TV monitors

Security for Hotel/Entertainment

*Watchmen

Security for open spaces and parking:

*Watchmen

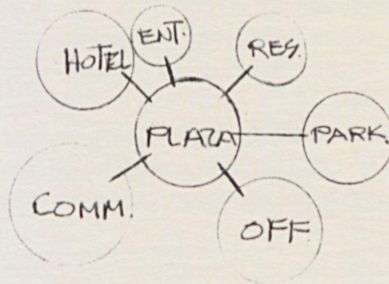
*TV monitor

	SECURITY	ACCESSIBILITY	TIME
Office			8 a.m.-5 p.m.
Retail/Commercial			9 a.m.-9 p.m.
Residential			24 hours
Hotel/Resturant			24 hours
Entertainment			9 a.m.-2 a.m.
Plaza/Open Spaces			24 hours
Outdoor Food/Rest.			9 a.m.-12 p.m.
Parkings			24 hours

activities

GOALS CONCERNING THE PRIORITY OF RELATIONSHIPS

- *Establishing easy access from open spaces to different buildings
- *Visual relationship between buildings by the use of materials and colors and forms

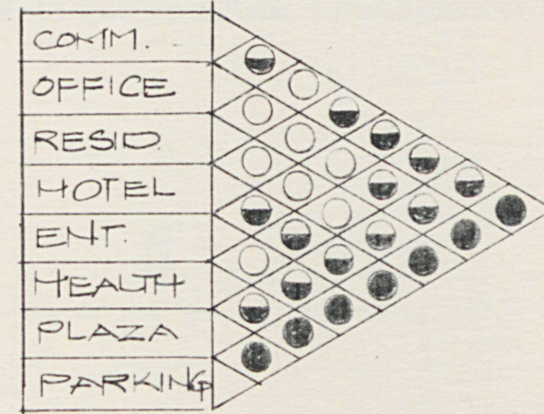


PROGRESSIVE FLOW OF PEOPLE AND THINGS

- *Maintaining a relatively smooth pedestrian flow while providing for socially oriented amenities.
- *In seeking to improve general traffic flow, two areas need to be examined: distribution of space between street and sidewalk, conflict between car and pedestrian
- *Segregation of people, vehicles, and things.

PROMOTION OF CHANCE AND PLANNED ENCOUNTERS IN OPEN SPACES OR IN INDOOR COMMON, COLLECTIVE SPACES.

PROMOTION OF FUNCTIONAL EFFICIENCY IN ORGANIZATION OF ACTIVITIES WHICH WILL CREATE A MAX. EFFICIENCY IN USE OF THOSE AREAS.



PARKING AND TRANSPORTATION

- *All parkings accessible from common access roads
- *Underground parkings used in excess in order to eliminate pedestrian/car conflict.
- *Considerations for day use of parking vs. night use

ATTITUDE TOWARD EXISTING ELEMENTS

- *There are two buildings existing in the site. One is the bank building in southwest corner and a computer center in the northwest corner. In order to create unity for the whole block those two buildings will be removed and placed into the new design.
- *There is not any major natural form in the site.

relationships

THERE ARE TWO OBVIOUS COMPONENTS TO ENVIRONMENT:

- 1) Physical environment
- 2) Psychological and social culture aspect of environment

PHYSICAL ENVIRONMENT

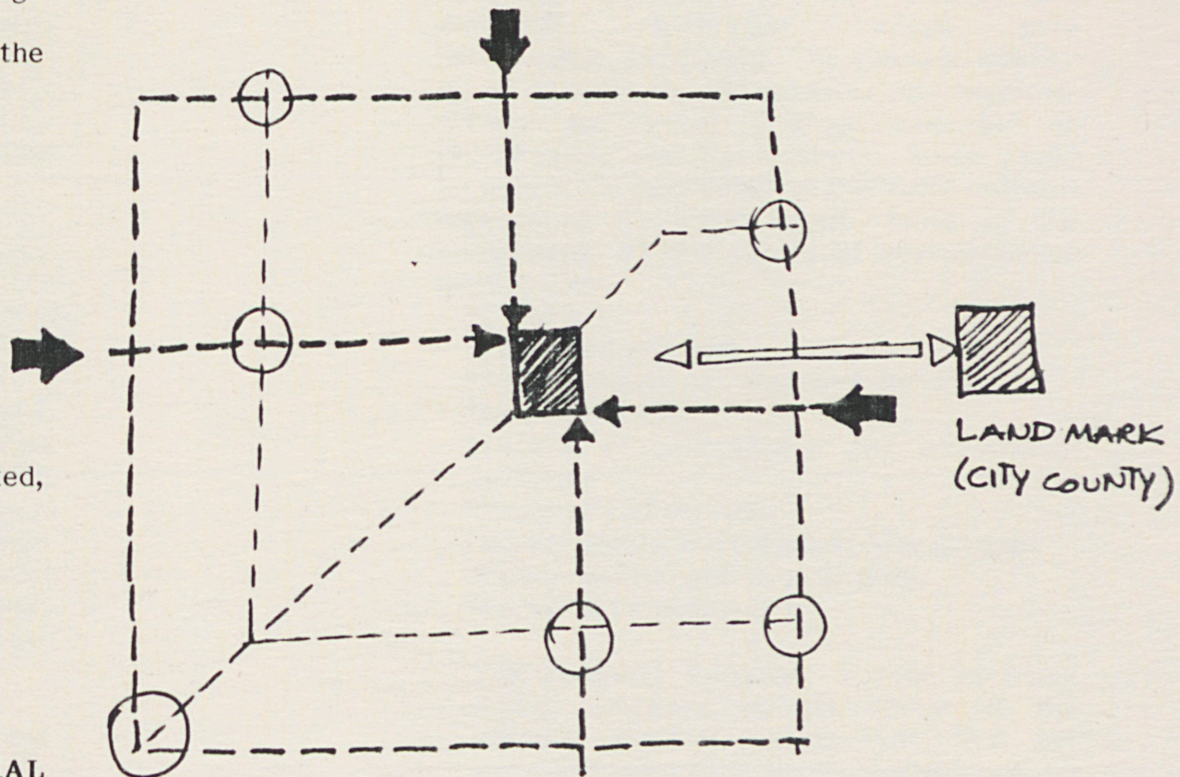
- *Facility should respond to its environment in order to be used by people especially in outdoor areas.
- *Orientation of the building for the most advantage of sun and blockage of wind
- *Protection from rain and snow because of the harsh winters
- *Prevention of traffic hazards
- *Visual quality—signs orientation
- *Prevention of noise, vibration, pollution, trash
- *Density
- *Maintenance
- *Nature of enclosing elements
- *Creation of privacy
- *Creation of greenery
- *Size of space
- *Complexity and variety
- *Degree of exposure
- *Spatial quality (interest, contrast, greenery liked, dirt, construction disliked)
- *Intrinsic interest of features
- *Nature of traffic and parking
- *Safety and crime
- *Proximity of services
- *Microclimate and suitability for gardens.
- *Views and topography

PSYCHOLOGICAL AND SOCIOCULTURAL ENVIRONMENT:

- *Friendliness
- *Feeling of community activity

environment

FLOW OF PEOPLE AND VEHICLES TO PROVIDE
A PSYCHOLOGICAL ENVIRONMENT WITH A SENSE
OF ORIENTATION (KNOW WHERE YOU ARE) OR
SENSE OF ENTRY (KNOW WHERE TO ENTER).



PRIMARY PEDESTRIAN MOVEMENT PATH
SECONDARY PEDESTRIAN MOVEMENT PATH
ENTRY TO PLAZA
ENTRY TO BUILDINGS

CONCERNS OF COINCIDENT PLANNING AND RELATIONS WITH NEIGHBORING COMMUNITY:

- *Different functions having their own identity at the same time harmonious.
- *Design sensitive to neighborhood by addressing it, complementing its functions and complementing its inadequacies.

IDENTIFICATION OF THE IMAGE WHICH WILL BE PROJECTED:

- *The image will reflect a lifestyle of successful businessmen and women
- *It will reflect the concern for environment, people's amenities and activities
- *It will reflect the idea of encouraging group activities and social life
- *Sparkling happy, enjoying and live it up image of the whole complex will provide the excitement that downtown Salt Lake City lacks today.

ATTITUDES TOWARD THE QUALITY OF PHYSICAL ENVIRONMENT

Quality of physical design is important for man's well-being and happiness. A number of social scientists support this view. Proshansky et al (1970) suggest that although the surroundings remain neutral and enter our awareness only when they deviate from what we have adapted to. They may still influence the behavior of the environed unit, "to be unaware of an environment is by no means to be unmoved by it."²

There are two obvious interpretations of the concept of environmental quality:

- 1) The simpler one is related to aspects such as air and water pollution, the consequences of over population, depletion of resources, radiation, thermal pollution and the like. These we call the material and biochemical aspects of the physical environment.
- 2) The more complex interpretation is related to the less easily definable, and more variable, qualities of the natural and manmade environment which give satisfaction to people, its sensory quality in all modalities, the positive and negative effects on human feelings, behavior or performance and its meaning. These could be called the psychological and socio-cultural aspects of the environment. Some of the components of this aspect of environmental quality are:
 - *Density
 - *Trees and greenery
 - *Social Quality and Status of the area
 - *Safety and crime
 - *Quality of recreational and educational facilities
 - *Proximity of services
 - *Microclimate and suitability for gardens
 - *Freedom from pollution or noise
 - *Views and topography³

The designer, however, is able to exert strong influence on the shape of the existing physical environment, and has some influence over the human phenomenal environment.

Quality

J. Douglas Porteous, Environment and behavior, (Addison-Wesley Publishing Company, Inc.), 1977.

Amos Rapoport, Human Aspects of Urban Form, (Pergamon Press), 1977.

ATTITUDE TOWARD HISTORIC PRESERVATION:

*There is not any significant historic building in the site but the City County building, one of the most important historical buildings in Salt Lake City, is located in the block south of the site. This building is an important historic landmark will be addressed by the new development.

ATTITUDE TOWARD BEING STATIC OR DYNAMIC AS A SOCIAL OR FUNCTIONAL ORGANIZATION:

*The complex will have dynamic character which will reflect the lifestyle of its users.

*The functional organization will be elustereel enough to create dynamic quality but it will also be planned clearly in order to avoid confusion.

ANTICIPATED CHANGES:

*Because the complex is a mixed use complex, some functions in offices might change in the future, which encourages open planning of these functions, but most of the functions in the complex will stay the same.

time

FACTS

PHYSICAL CHARACTERISTIC OF USERS:

OFFICES:

- *Young single employees
- *Young married employees and middle age married and single employees

Residential Building

- *Young single
- *Young families with 1 child or no children
- *Elderly people with no children
- *Single elderly

Plazas, retail, entertainment and hotel will be used by variety of people.

CHARACTER OF THE COMMUNITY:

- *Students' life and activities is very distinguished because of the large university
- *Large community of professionals concentrated in downtown area
- *Family oriented community of Mormon in suburban areas

SOCIAL CHARACTERISTIC OF USERS:

Offices: Med-hi income
Professional

Residential: Med-hi income
Professionals--retired

Commercial: Med-hi income
Professionals--retired, students,
housewives

Plaza: Low-med-hi income
Professionals, nonprofessionals, students

Entertainment: Low-med-hi income

people_____

EMOTIONAL AND INTELECTUAL CHARACTERISTICS OF USERS:

- *It is assumed that the users of the complex are educated professionals which are career oriented with a happy, successful lifestyle (making money and spending it).

BEHAVIOR PATTERNS OF PEOPLE:

Territorial behavior

- *Personal space behavior
- *Mesospace (home space) behavior
- *Macrospace (home range) behavior

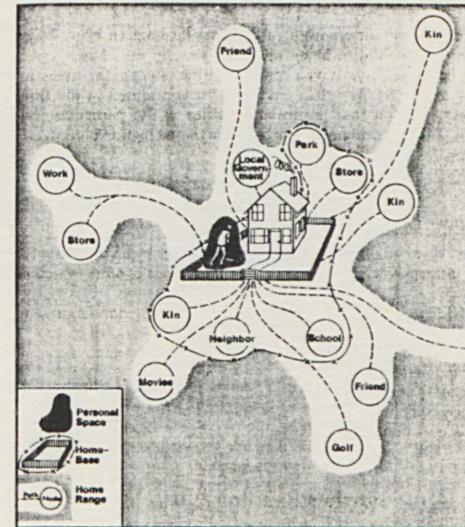
Microspace (personal space) behavior

*Personal space, or microterritorial, behavior refers to the maintenance, around the individual's body of a bubble of privacy into which intruders may not come. Its basic function, that of spreading out the individuals of a group so that the personal integrity of each is maintained, corresponds with the ethologist's individual distance.

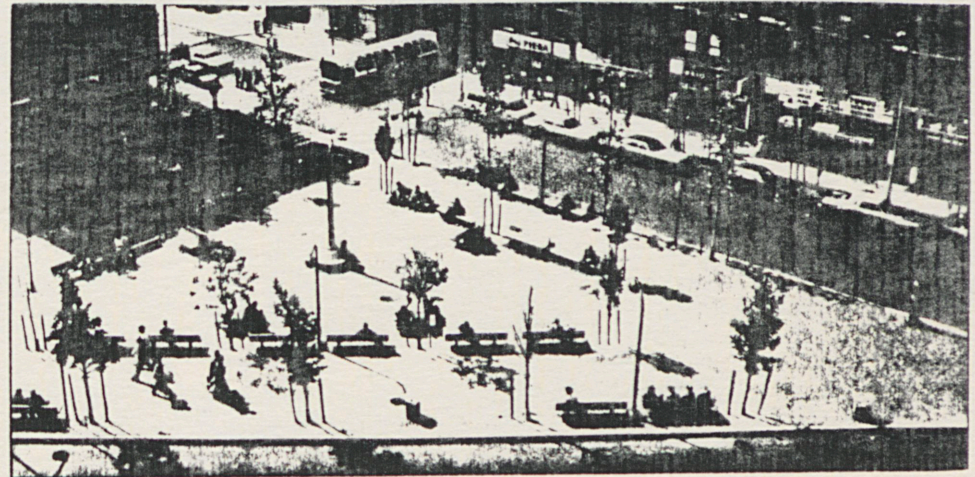
*Personal space normally operates on an individual basis, but examples of collective personal space behavior include the joint defense of a park bench by the group occupying it.

*Among the variables influencing personal space is dominance or status. Territorial behavior may mediate dominance, as when a low-status individual is able to defend its space. However, wide territorial jurisdiction frequently enhances the power or the high-status individual. Environmental configurations clearly effect interpersonal behavior including personal space—especially in institutional and other public settings. The environment may be manipulated to promote or hinder either interpersonal communication or privacy-seeking behavior.

*Personal space principles should be of particular value in public setting which demand a mix of private and collective behaviors on the part of each individual.



An organizing model of urban territoriality. (Reprinted by permission from B.C. Geographical Series 12, 1971.)



Father Demo Square, New York City

people

Mesospace (home base) behavior:

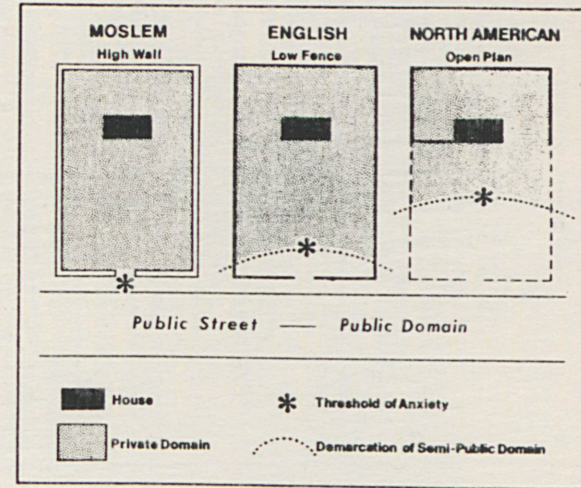
*At the mesospace level, the human home-base comprises an individual core (the home) and a variable collective area around the core (the neighborhood).

*Personalized and defended, the home provides security, identity, and stimulation. In particular, the house may be a symbol of the self.

*Behavior in and around individual home bases is likely to be shaped and constrained by the accepted standards of the collective home base, the neighborhood.

*Reference to one's neighborhood may mean little more than the vicinity of one's house which encompasses housing and persons of similar styles and lifestyles.

Residence perception of neighborhood quality vary according to conditions in both the physical and social environment. One of the more important of these is traffic. According to studies (Appley and Limeu, 1972) predominantly singles live in heavy traffic streets and families with children in light traffic streets show more freindship behavior extended across the street, an individuals' friendship interaction on the heavy traffic street tended to be confined to one side. Another important neighborhood quality is the relation to service provisions like fire protection.



Cultural variability in the sanctity of the threshold. (Redrawn from Amos Rapoport, *House Form and Culture*, © 1969, by permission of author and Prentice-Hall Inc., Englewood Cliffs, N.J.)

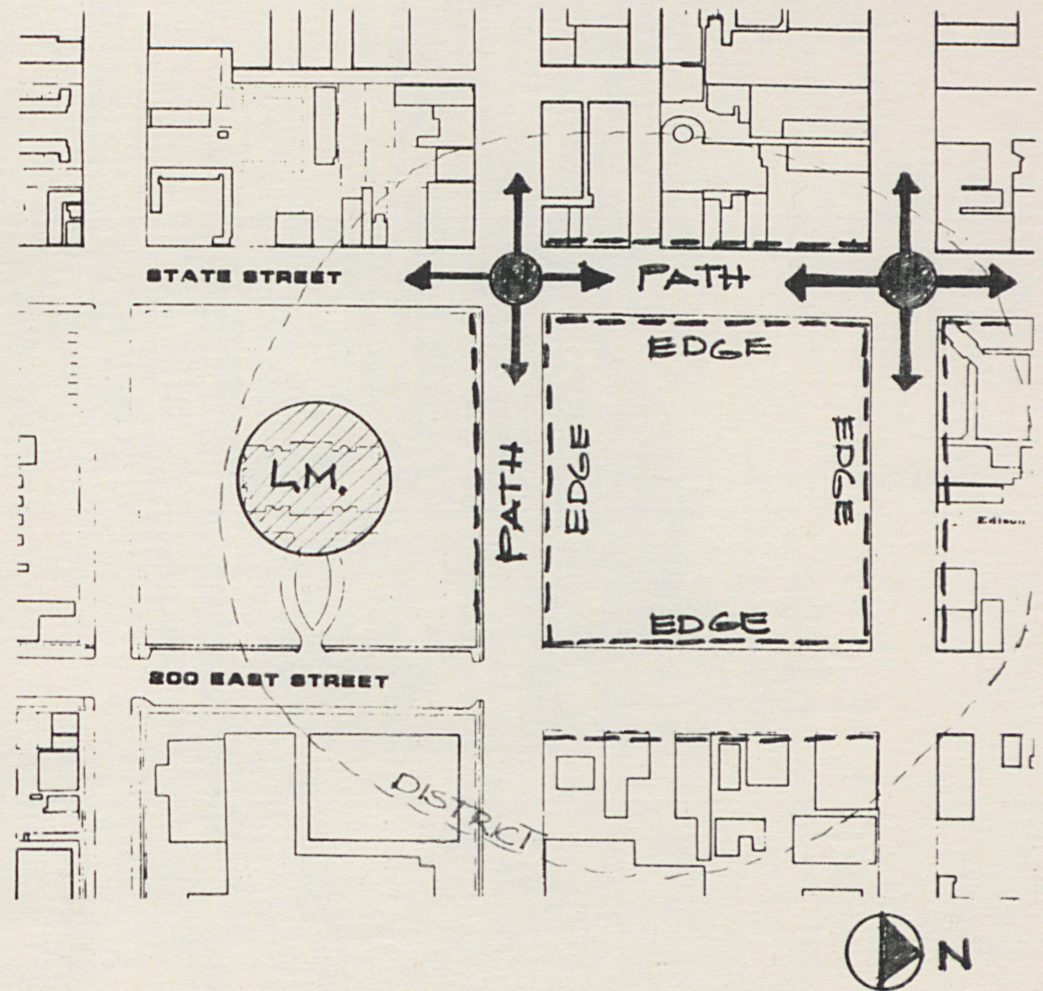
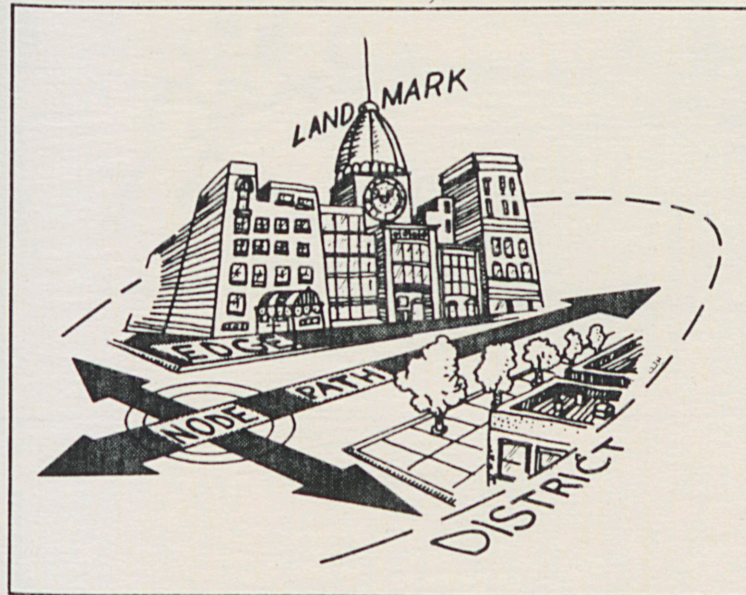
people

J. Douglas Porteous, *Environment and behavior*, (Addison-Wesley Publishing Company Inc.), 1977.

Macrospace (home range) behavior

Home range is viewed as a series of activity nodes interconnected by paths. It has no effective boundary. Most people are unable to satisfy all their drives within their home base. Beyond the home base organism does not attempt to control the whole area covered by its wanderings, but asserts temporary jurisdiction over places where specific activities such as feeding, working, or resting, occur. "All these places are connected by an elaborate network of paths, along which the territory owner travels according to a more or less strict daily, or seasonal, or otherwise determined route.

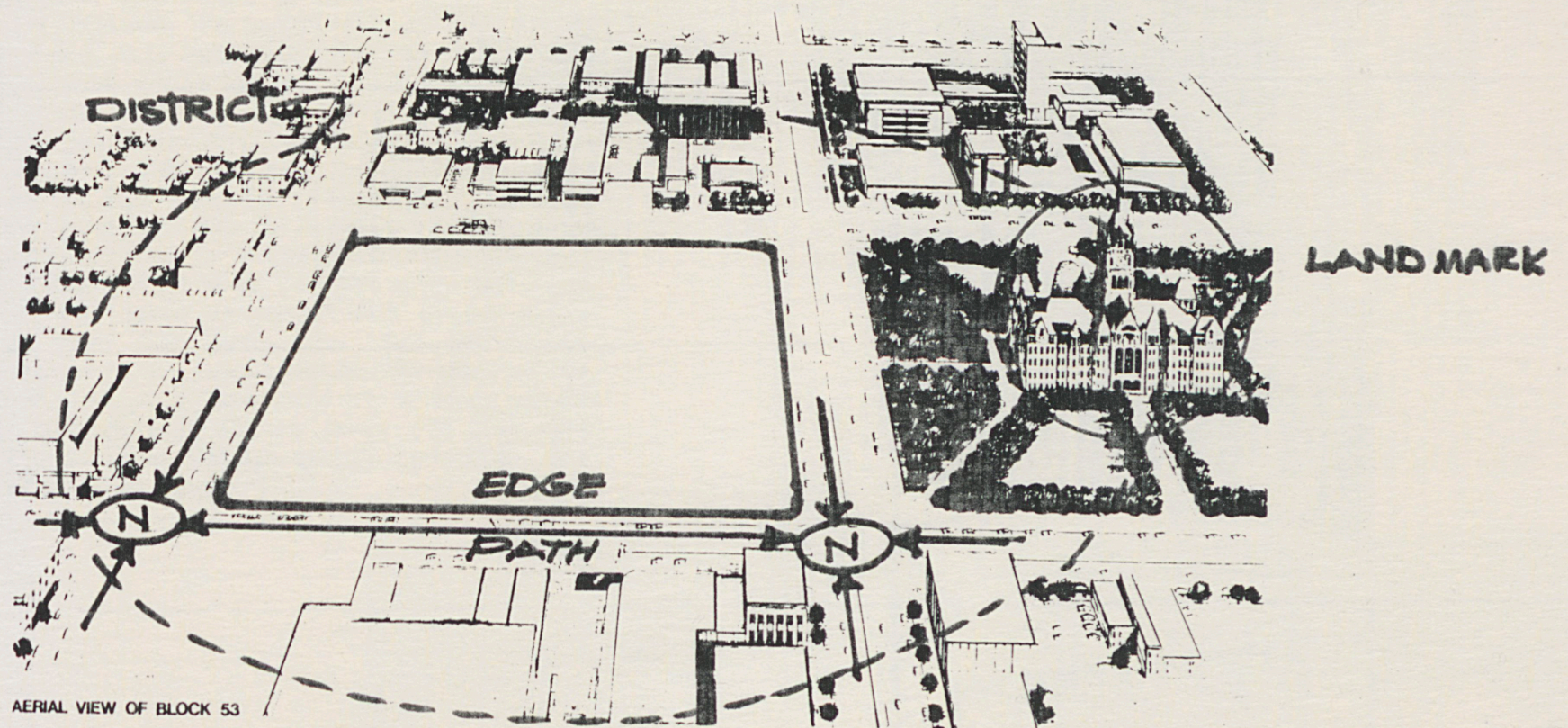
Image-activity studies are valuable for behavior prediction, facility location, aesthetic improvement, personal orientation and path finding, and general design awareness.



The five major elements of the mental map (after K. Lynch).

people

J. Douglas Porteous, *Environment and behavior*, (Addison-Wesley Publishing Company Inc.), 1977.



AERIAL VIEW OF BLOCK 53

people

BEHAVIOR IN SIDEWALKS AND SHOPPING MALLS AND PLAZAS:

*Study of people's behavior in sidewalks show that pedestrians cooperate to prevent collision, adopting sidewalk rules and changing walking styles in relationship to their fellow walkers.

*Study of behavior in shopping malls by Preiser (1972) found that artifacts (benches, trees, and other physical artifacts) had observable radii of attraction in which specific behavior took place. Movement is usually direct from entry to exit and group behavior was less tied to physical artifacts than was solitary behavior. In particular, solitary purposive behavior, such as reading, requires some space sheltered from the mainstream of circulation.

*In entrances people head for the door that's ajar and they will queue up behind such a door rather than go open one themselves. For this reason congestion is at its height before the peak of the rush hour. At peak there will be so many people pushing through that all the doors will stay open and the crowd goes through quickly and easily. (ex. Grand Central Terminal)



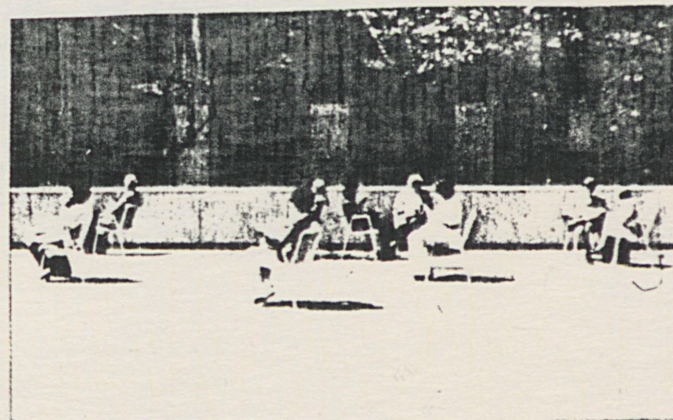
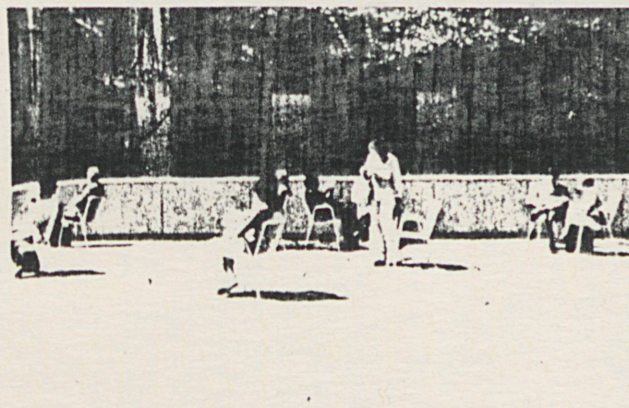
People

William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, 1717 Massachusetts Ave.
Washington, D.C.) 1979.

*Reciprocal gestures and prolonged goodbyes also takes place in pedestrian stream.

*Shmoozing can be seen wherever there is a passing parade to look at. In greatest numbers they will be found in front of office buildings. Shmoozers are fairly consistant in choosing locations. They show a strong preference for well-defined places: the edge of the curb, facing inward, or for example, by flagpoles. They are also very pillar-tropic, obeying perhaps a primeval instict for something at their backs. Rarely will they stand for long in the middle of large spaces.

*People like movable chairs in outdoor and indoor spaces because they can manipulate the chair before sitting on it. Sometimes there is a clear functional reason, they want to get into the sun or total shade.



People

William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, 1717 Massachusetts Ave.,
Washington, D.D.) 1979.

CONVERSATIONS

*People stay in the main pedestrian stream or move into it during conversations, and the longer their conversation, the more likely it is to be smack in the middle. People show the same behavior in other countries.

*What attracts people most in a city is other people and contrary to what they may say it is at the busiest, densest places that people carry their conversations.

Department store doorways

New York, Alexander's airdoor at 58th and Lexington is one such, and since it air conditions the street corner in summer you will see many groups conversations, people just standing there, handbill passers, and the like.

STEP SITTING

*People like to block steps by sitting on them (ex. steps of Metropolitan Museum of Art in New York)

*Plaza steps can be good too. (ex. the plaza of the Seagram Building, in New York). corners of the steps are precisely the places most favored for sitting, talking, picnicing.

*Amphitheater steps create gathering spaces also.



Steps of The Metropolitan Museum, New York

People

Cooper-Hewitt Museum. Urban Open Space, (The Smithsonian Institutions National Museum)

AREA PARAMETERS FROM GENERAL ACTIVITIES.

*These percentages are taken from a similar project (triad center) in downtown Salt Lake City, Utah.

*Tot. Site Area:

490,000 S.F.

*Tot. Building Area:

(.307 x SITE)

1,596,090 S.F.

*Commercial:

(11 %)

175,600 S.F.

*Offices:

(44.3 %)

767,100 S.F.

*Residential:

(33.1 %)

528,400 S.F.

*Hotel:

(8.1 %)

130,000 S.F.

*Others:

(3.5 %)

*Amphetheatre

6,871 S.F.

*Ice rink

11,675 S.F.

*Theatres

8,108 S.F.

*Health Club

18,700 S.F.

*Parking:

*3 levels underground parking:

1,500,000 S.F.)

activities

BLOCK 53 DEVELOPMENT

BUILDING/AREA ANALYSIS

I. Building Description Commercial Building Number _____

II. General Data:

Levels above grade 3

Base footprint _____

Levels below grade 1

Tower footprint _____

III. Component Analysis by Level:

% of Project 11.0

Level	Component	Dimension	Quantity	Area
1	shops / restaurants			
2	shops / restaurants			
3	shops / restaurants			
-1	services / storage			
-1				
	Circ.			
	services / bath rooms			800 S.F.
	service core			900 S.F.

IV. Totals:

	Area	
Commercial	<u>175,600</u>	GSF
Office	_____	GSF
Residential	_____	GSF
Hotel	_____	GSF
Entertainment	_____	GSF
	_____	GSF
	_____	GSF
	_____	GSF

activities

Sub Total

175,600

GSF

BLOCK 53 DEVELOPMENT

BUILDING/AREA ANALYSIS

I. Building Description OFFICES (1) & (2) Building Number _____

II. General Data:

Levels above grade _____

Base Footprint _____

Levels below grade _____

Tower footprint _____

% of Project 44.3

III. Component Analysis by Level:

Level	Component	Dimension	Quantity	Area
<u>4-</u>	<u>TYP. FLOOR</u>			
	<u>service core</u>			<u>900 S.F.</u>
	<u>loading dock</u>			
	<u>Mechanical</u>			
	<u>storages</u>			
	<u>services</u>			

IV. Totals:

	Area	
Commercial	<u>175,600</u>	GSF
Office	<u>707,100</u>	GSF
Residential	_____	GSF
Hotel	_____	GSF
Entertainment	_____	GSF
	_____	GSF
	_____	GSF
	_____	GSF

326,000 S.F. OF Private office space.

activities Sub Total 882,700 GSF

BLOCK 53 DEVELOPMENT

BUILDING/AREA ANALYSIS

I. Building Description RESIDENTIAL

Building Number _____

II. General Data:

Levels above grade _____

Base footprint _____

Levels below grade _____

Tower footprint _____

% of Project

33.1

III. Component Analysis by Level:

Level	Component	Dimension	Quantity	Area
3-16	one bed room		50	800 - 1000
3-16	two bed room		62	1500 - 2000
1	Security/service			
2	club house			
17	Pent house			

IV. Totals:

	Area	
Commercial	<u>175,600</u>	GSF
Office	<u>707,100</u>	GSF
Residential	<u>528,400</u>	GSF
Hotel	_____	GSF
Entertainment	_____	GSF
	_____	GSF
	_____	GSF
	_____	GSF

activities

Sub Total

1411,100

GSF

BLOCK 53 DEVELOPMENT

BUILDING/AREA ANALYSIS

I. Building Description Hotel Building Number _____

II. General Data:

Levels above grade _____

Base footprint _____

Levels below grade _____

Tower footprint _____

III. Component Analysis by Level:

% of Project 8.1

Level	Component	Dimension	Quantity	Area
1	reception/management			
2	Lounge / Food			
3	Banquet / ball room			
4-13	TYP. Floor			
	Service Core			
-1	Storage / service			
	Circ. bathrooms			

4 4 4
130,000
1200 866 3 4
11000 4 33 866
1900 150
= 1000 43 30 3
866
12990

IV. Totals:

	Area	
Commercial	<u>125,600</u>	GSF
Office	<u>207,100</u>	GSF
Residential	<u>528,400</u>	GSF
Hotel	<u>130,000</u>	GSF -150
Entertainment	_____	GSF
	_____	GSF
	_____	GSF
	_____	GSF

900 Employees
700 parking

activities Sub Total 1,541,100 GSF

BLOCK 53 DEVELOPMENT

BUILDING/ AREA ANALYSIS

I. Building Description Health club Building Number _____

II. General Data:

Levels above grade _____

Base footprint _____

Levels below grade _____

Tower footprint _____

III. Component Analysis by Level:

% of Project _____

Level	Component	Dimension	Quantity	Area
	Raquet ball			1850
	Pool			4200
	Juice bar			900
	Tan salon			880
	Dance			800
	Fitness			1300
	Sauna			500
	massage			1300
	change room			2500
	offices			500

3

IV. Totals:

Area

Commercial _____ GSF
Office _____ GSF
Residential _____ GSF
Hotel _____ GSF
Entertainment _____ GSF
Health club _____ GSF
Parking _____ GSF
_____ GSF

activities Sub Total GSF

BLOCK 53 DEVELOPMENT

BUILDING/AREA ANALYSIS

I. Building Description Health club Building Number _____

II. General Data:

Levels above grade _____

Base footprint _____

Levels below grade _____

Tower footprint _____

III. Component Analysis by Level:

% of Project _____

Level	Component	Dimension	Quantity	Area
	Hair stylist			500
	Service / Circ.			2000
	Misc.			1100

IV. Totals:

Area

Commercial 175,600 GSF

Office 707,100 GSF

Residential 528,400 GSF

Hotel _____ GSF

Entertainment _____ GSF

Health club 18,700 GSF

Parking _____ GSF

_____ GSF

activities

Sub Total

 GSF

BLOCK 53 DEVELOPMENT

BUILDING/ AREA ANALYSIS

I. Building Description Parking Building Number _____

II. General Data:

Levels above grade _____

Base footprint _____

Levels below grade _____

Tower footprint _____

III. Component Analysis by Level:

% of Project _____

Level	Component	Dimension	Quantity	Area

3

IV. Totals:

Area

Commercial _____ GSF

Office _____ GSF

Residential _____ GSF

Hotel _____ GSF

Entertainment _____ GSF

Health club _____ GSF

Parking 1,500,000 GSF

_____ GSF

activities Sub Total GSF

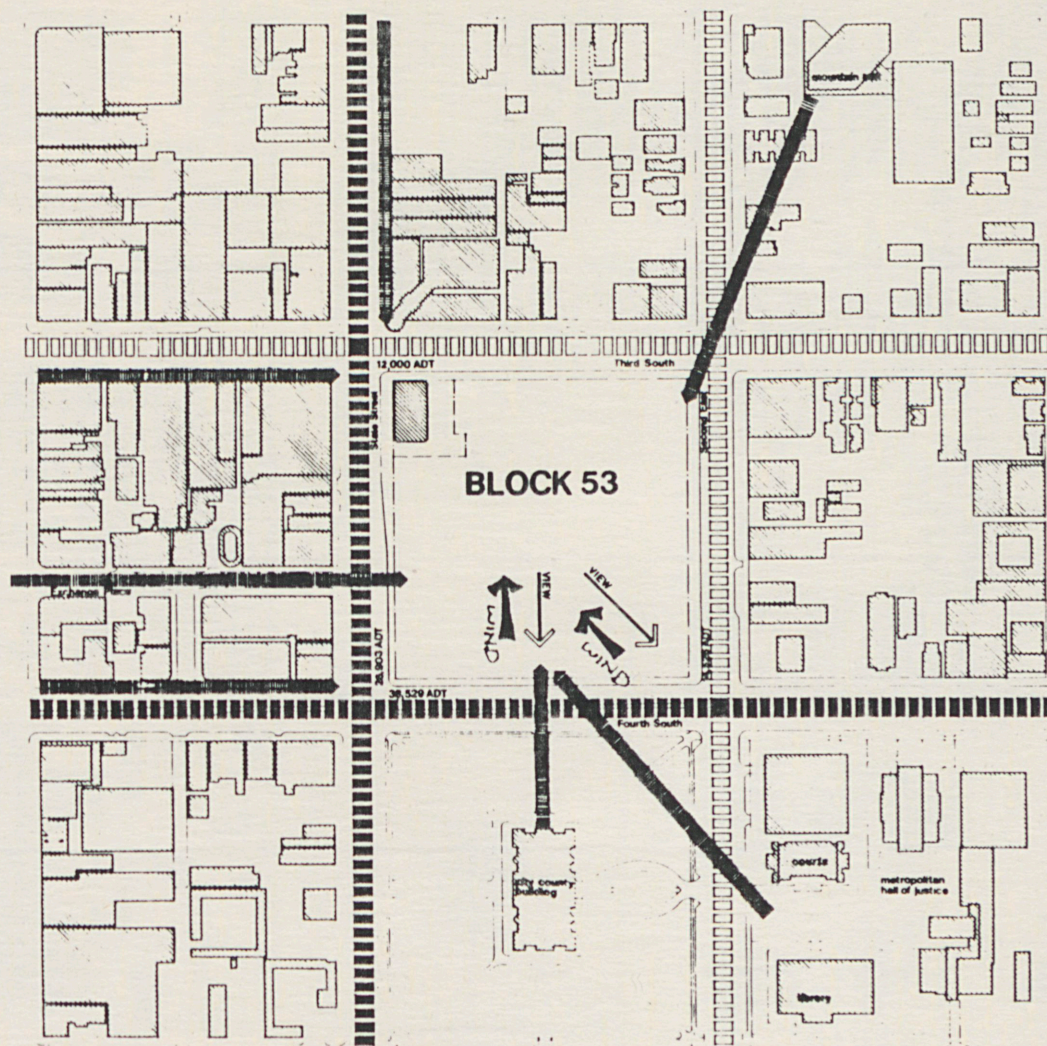
TIME-DISTANCE MOVEMENT REQUIREMENT

- *Distance is often expressed in terms of time.
- *Time allocation is related to lifestyle and behavior. This influences both leisure, and time/distance estimation generally because an hour's (or even day's) trip in one culture may be subjectively less than in another.
- *Time experience is thus variable in terms of the subjective evaluation of accessibility and distance and plays an important role in environmental cognition.
- *Actual time taken, comfort and soon, affects distance perception and hence location—whether people live close to A or far from B.
- *People locate in space and time rather than space alone and time use, tempos and rythms can be used to distinguish among people.
- *Judgement of time and distance are interdependent and mutually influence one another. The longer it takes to traverse a given distance, the greater it is judged to be, the faster one travels for a given time the more is distance underestimated while slower speeds lend to overestimation.
- *Spacial environments can effect the sensation of time so that routes with very little interest seem longer and people frequently speed up in them.
- *If mental maps consist of places related by connection, direction and distance than time plays a major role in distances and some in connection.

activities

Amos Rapoport, Human Aspects of Urban Form, (Pergamon Press—A. Wheaton and Co.), 1977.

ANALYZATION OF THE TRAFFIC LANES REQUIRED BY PEDESTRIAN AND VEHICLES:



TRAFFIC FLOW

PEDESTRIAN
VEHICULAR
heavier use
lighter use

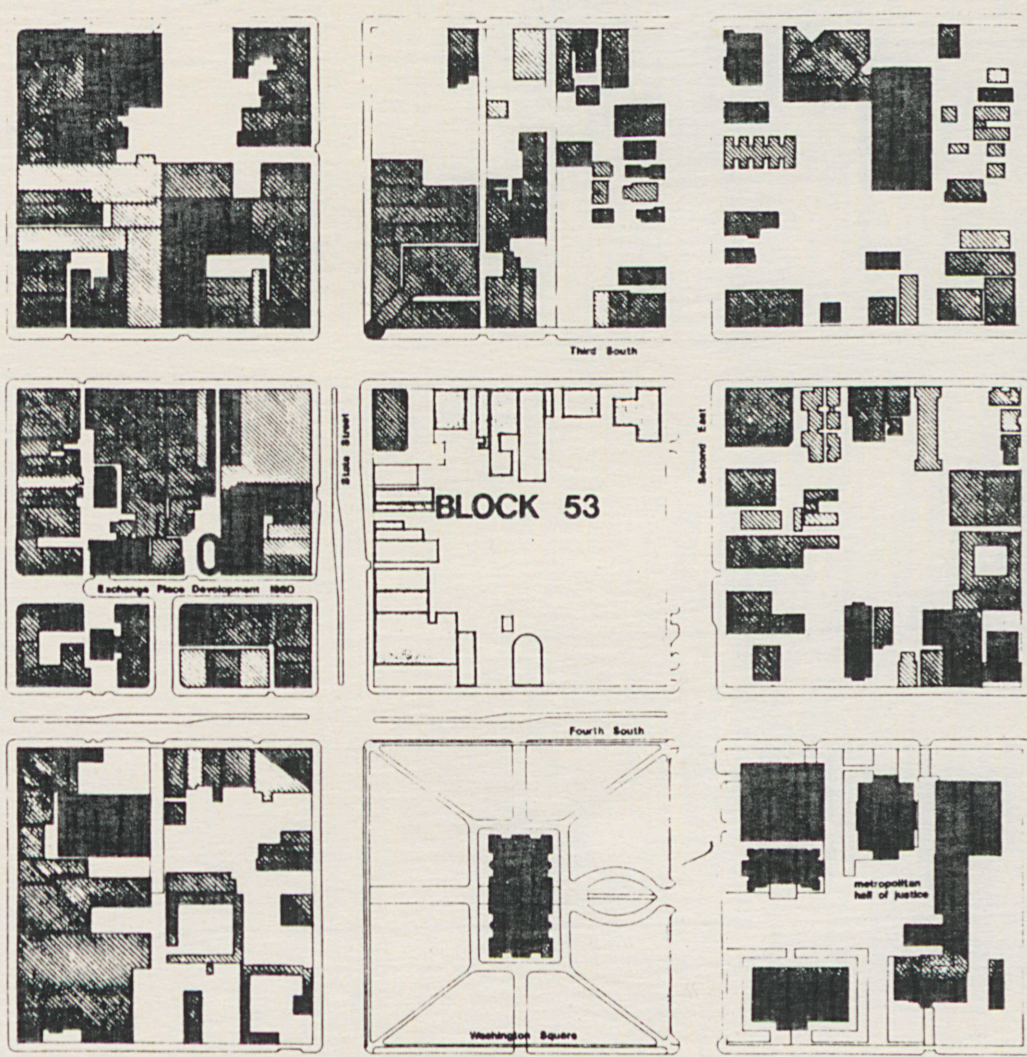


TRAFFIC COUNTS AROUND BLOCK 53

average daily trips	
fourth south	38,529
state street	26,903
second east	14,526
third south	12,000



relationships

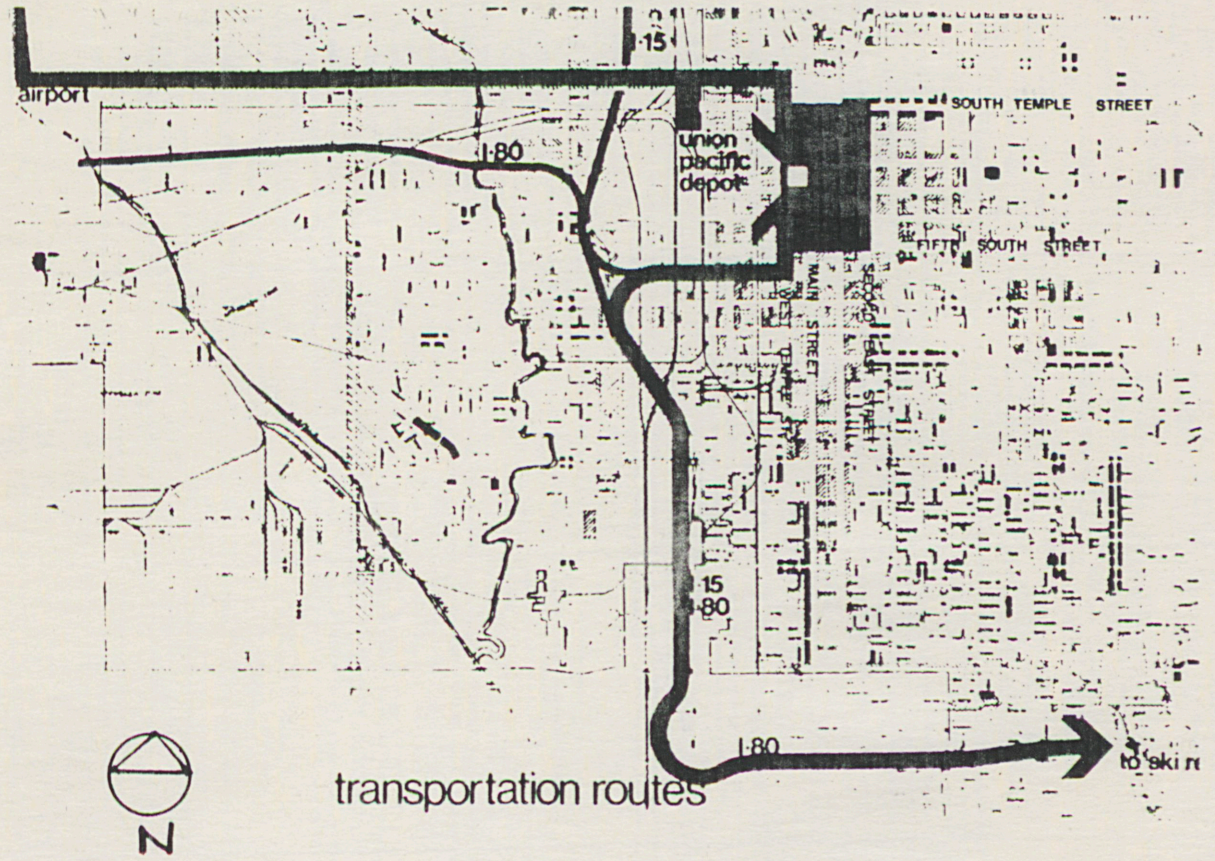


EXISTING SCHEMATIC LAND USE AROUND BLOCK 53 1979

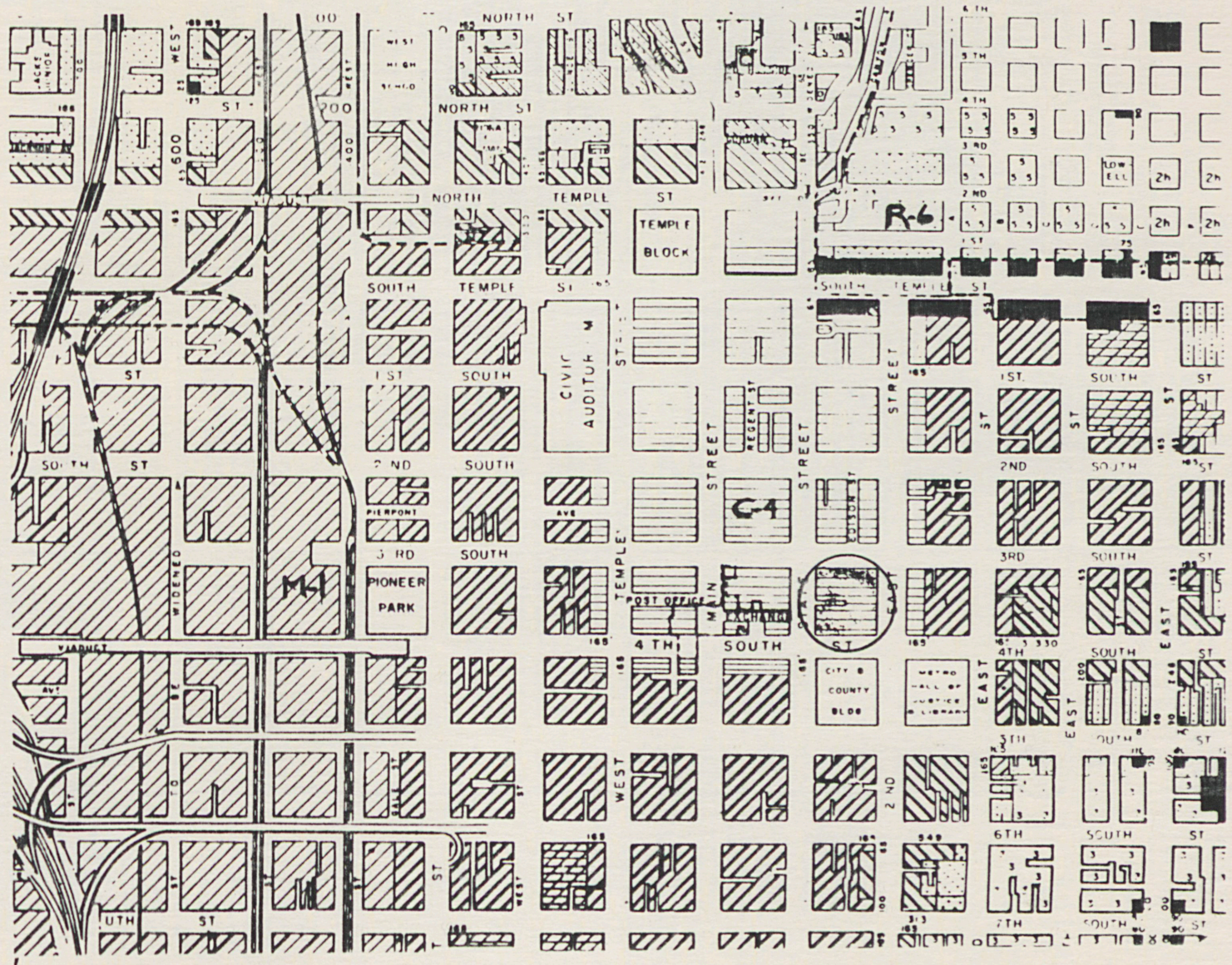
- INSTITUTIONAL
- RESIDENTIAL
- PRIMARILY OFFICE SPACE
- PRIMARILY RETAIL TRADE
- STRUCTURED PARKING
- VACANT



site



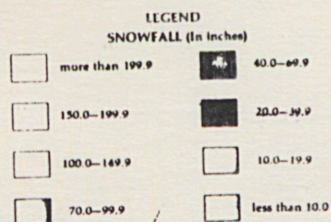
site



site

ESTIMATE DATA, SEASONAL TEMPERATURE,
PERCEPTION, SNOW, SUNANGLE, WIND.

AVERAGE ANNUAL SNOWFALL



ANNUAL NORMAL PRECIPITATION



site _____

MEAN ANNUAL DAYS WITH
MINIMUM TEMPERATURE
32°F OR BELOW



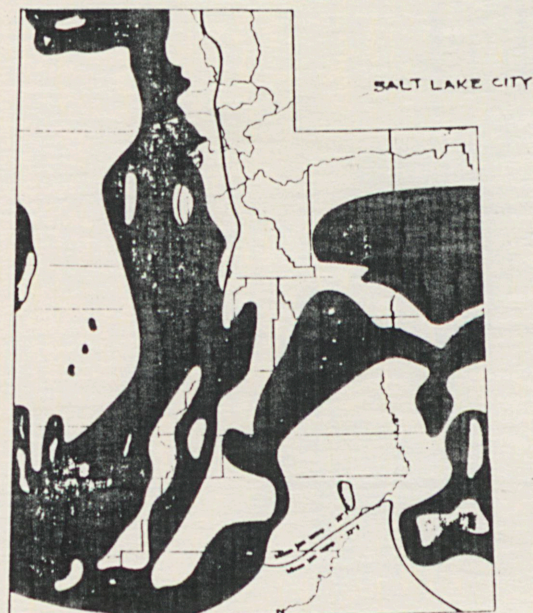
MEAN ANNUAL DAYS WITH
MAXIMUM TEMPERATURE
90°F OR ABOVE



For reference, see bibliography number 332

site

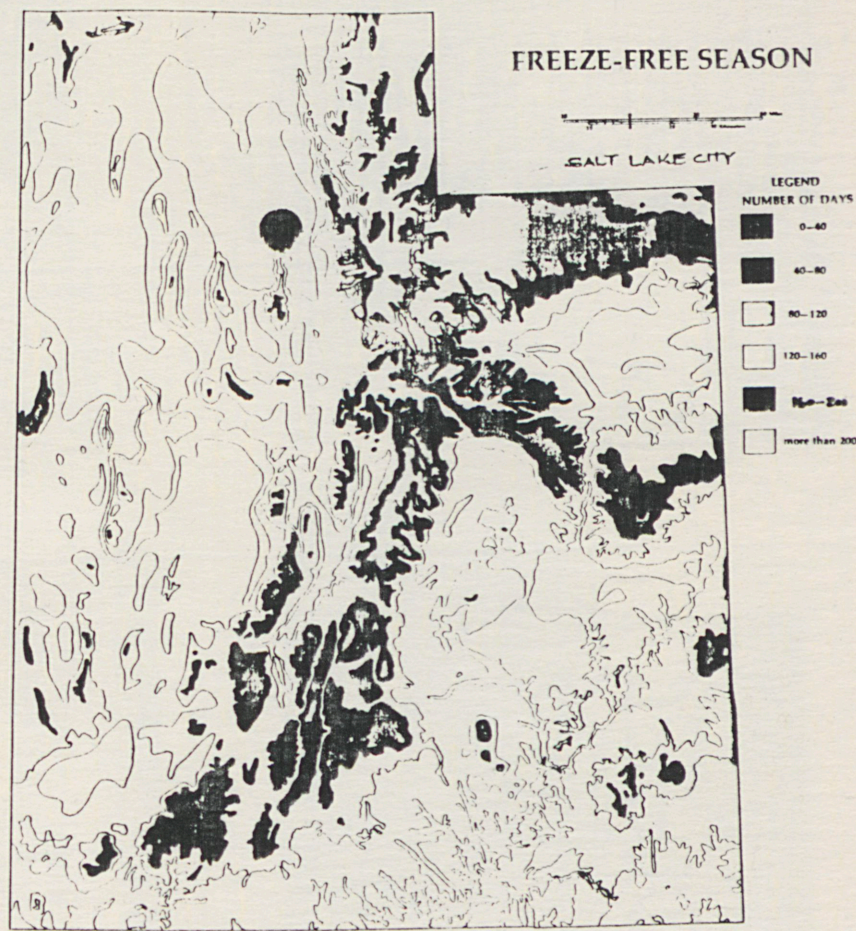
CLIMATIC ZONES



LEGEND

- | | | | |
|--|-----------------------------------|--|-------------|
| | Undifferentiated Highlands (H) | | Alpine (PS) |
| | Humid Continental Hot Summer (Hs) | | Desert (BW) |

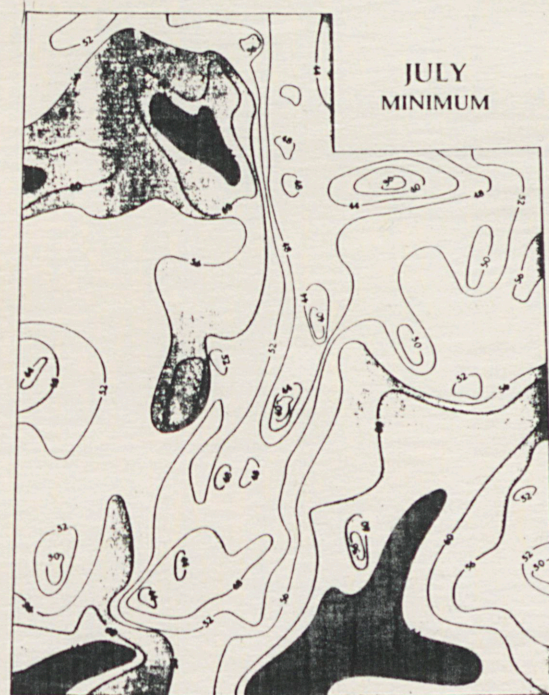
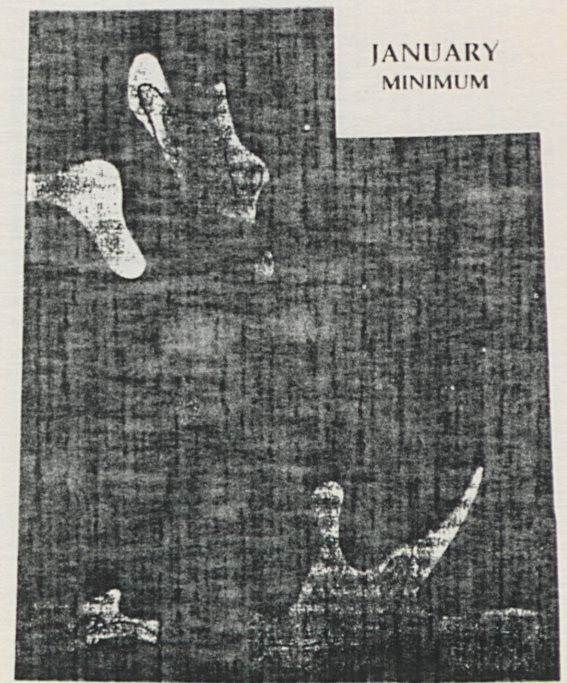
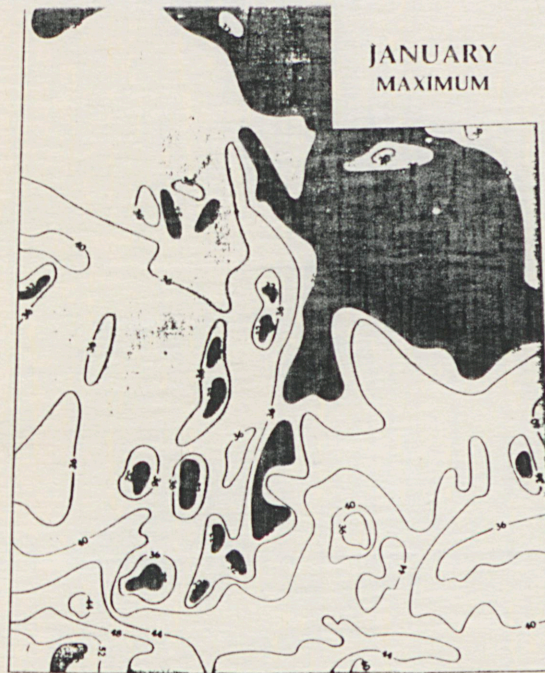
FREEZE-FREE SEASON



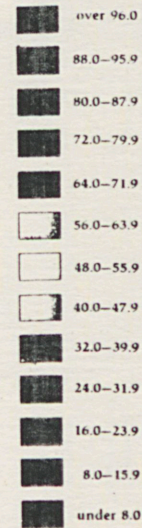
- LEGEND
NUMBER OF DAYS
- | | |
|--|---------------|
| | 0-60 |
| | 60-80 |
| | 80-120 |
| | 120-160 |
| | 160-200 |
| | more than 200 |

site

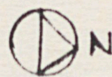
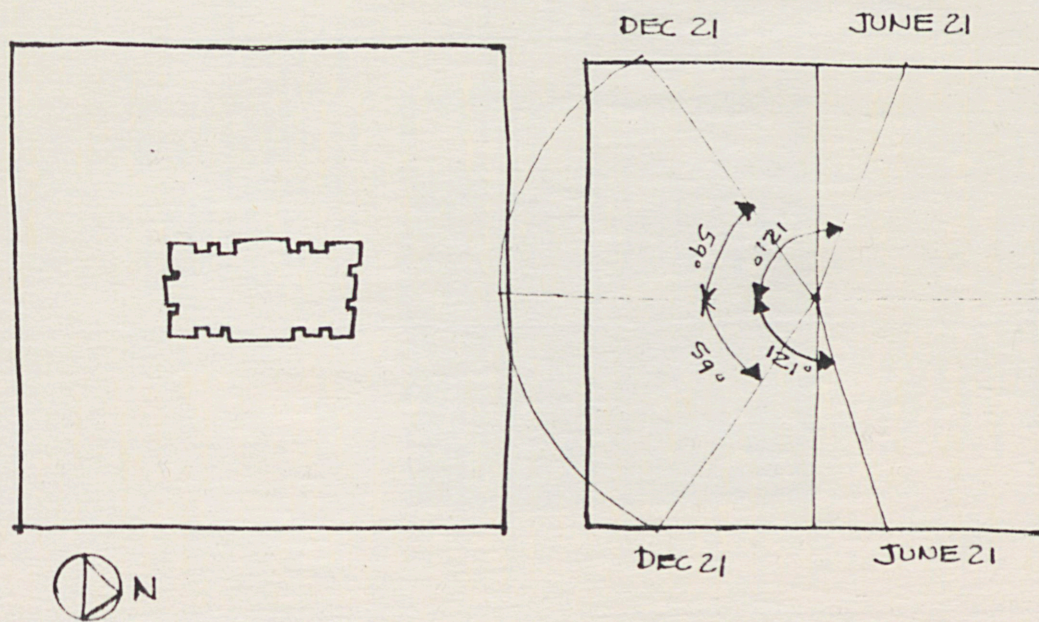
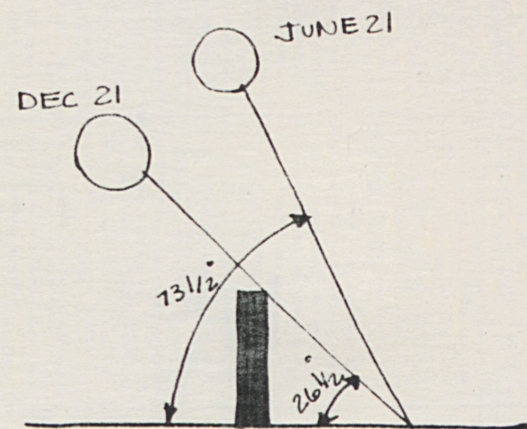
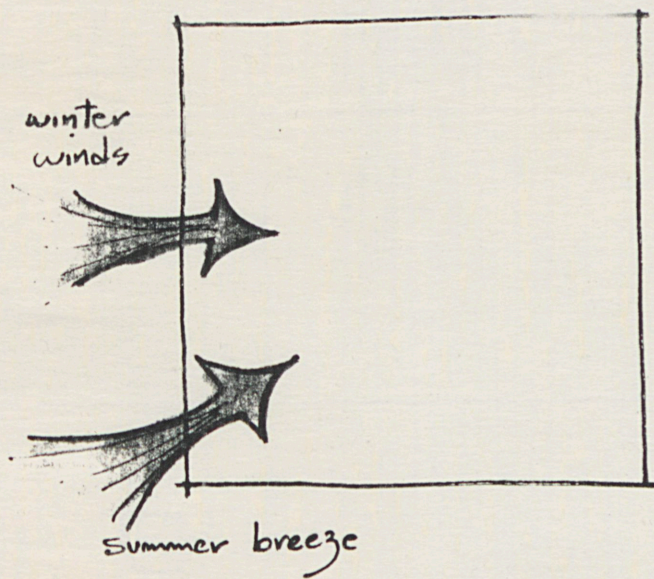
NORMAL TEMPERATURES



In Degrees
Fahrenheit



site



site

LOCAL MATERIAL AND IMMEDIATE SURROUNDING AND POSSIBLE INFLUENCES

*Local material in historic buildings are brick and stone.

*Most urban projects in downtown is built of either brick or concrete and stone.

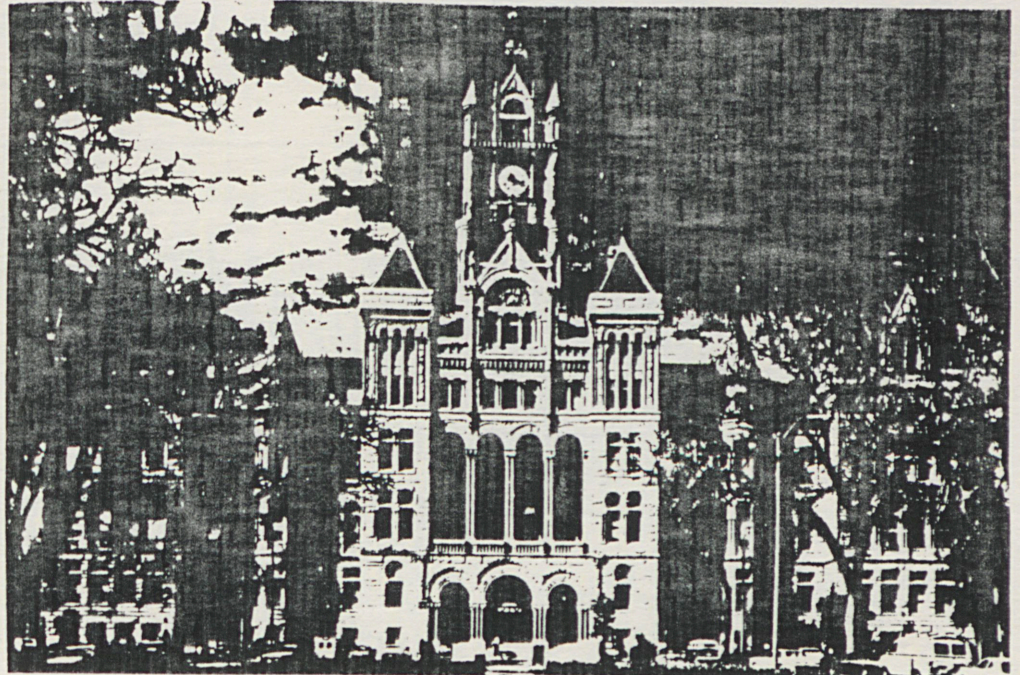
*Next to the Block 53 is historic 451 Washington Square, a grassy park surrounding the romanesque City County Building. This landmark was completed December 28, 1894 and has been the architectural focus of downtown business district ever since.

*Also in a block next to City County Building is the Metropolitan Hall of Justice and the Court System.

*2 blocks north of the site is located Z.C.M.I. building which is an office tower with shopping mall in lower levels.

*Next block to the east of Z.C.M.I. Center is the new Cross Road Mall.

*One block to the south and 6 blocks to the east of the site is located the trolley-square, which is a combination of theaters and shopping mall and restaurants. The complex has been historically preserved and rehabilitated.

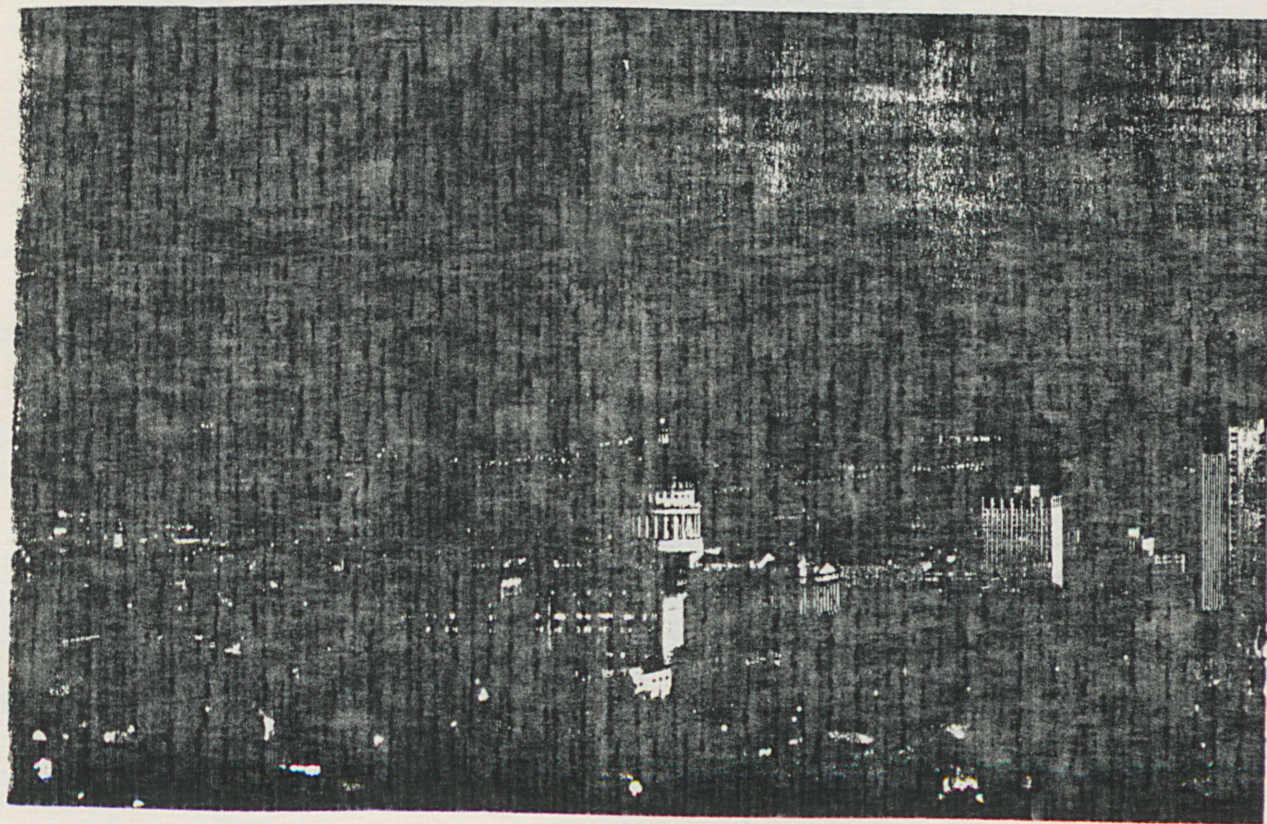


Salt Lake City & County Bldg. Photography: Gordon Peery

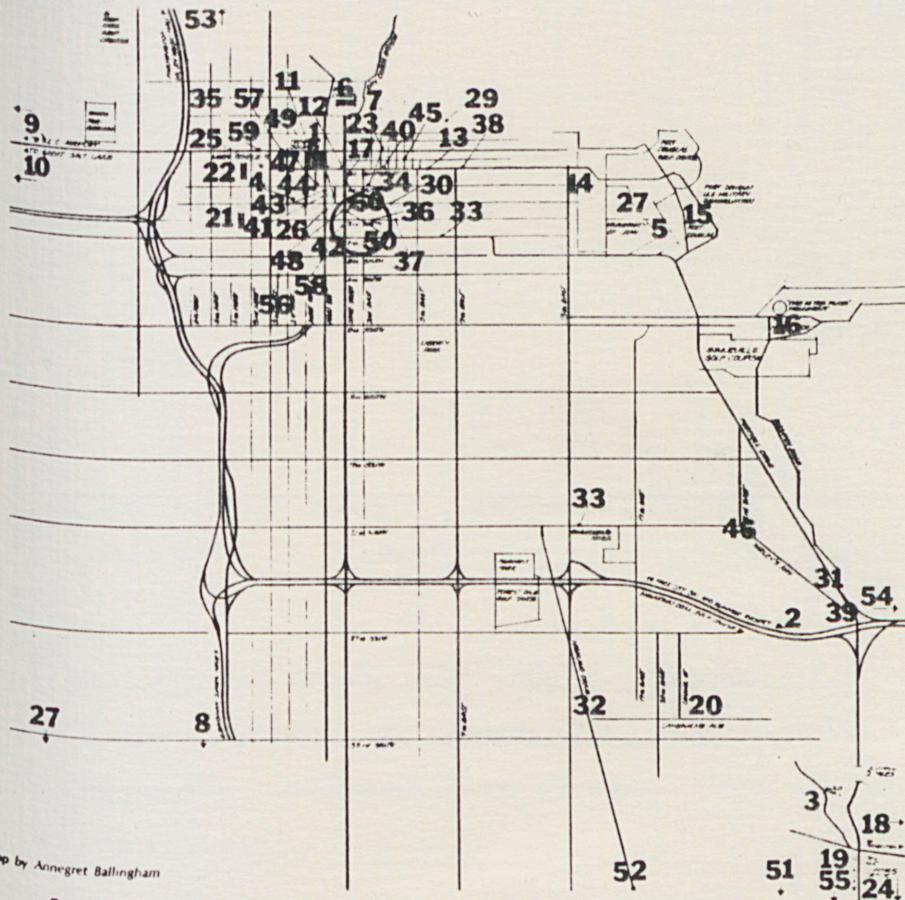


environment

*At the end of the State Street to the northeast side of the site is located the Capitol Building which terminates the State Street at the base of the hill.



environment



map by Annegret Ballingham

salt lake city and vicinity map

CONVENTION LOCATIONS

- 1 Hotel Utah
- 2 Park City
- 3 Old Mill
- 4 Civic Auditorium
- 5 U of U and Sports Arena
- 6 State Capitol
- 7 Memory Grove Park
- 8 Bingham Copper Mine
- 9 S. L. C. Airport
- 10 Great Salt Lake
- 11 Temple Square
- 12 Deseret House
- 13 Kearns Mansion Historical Society
- 14 Salt Lake City Art Center

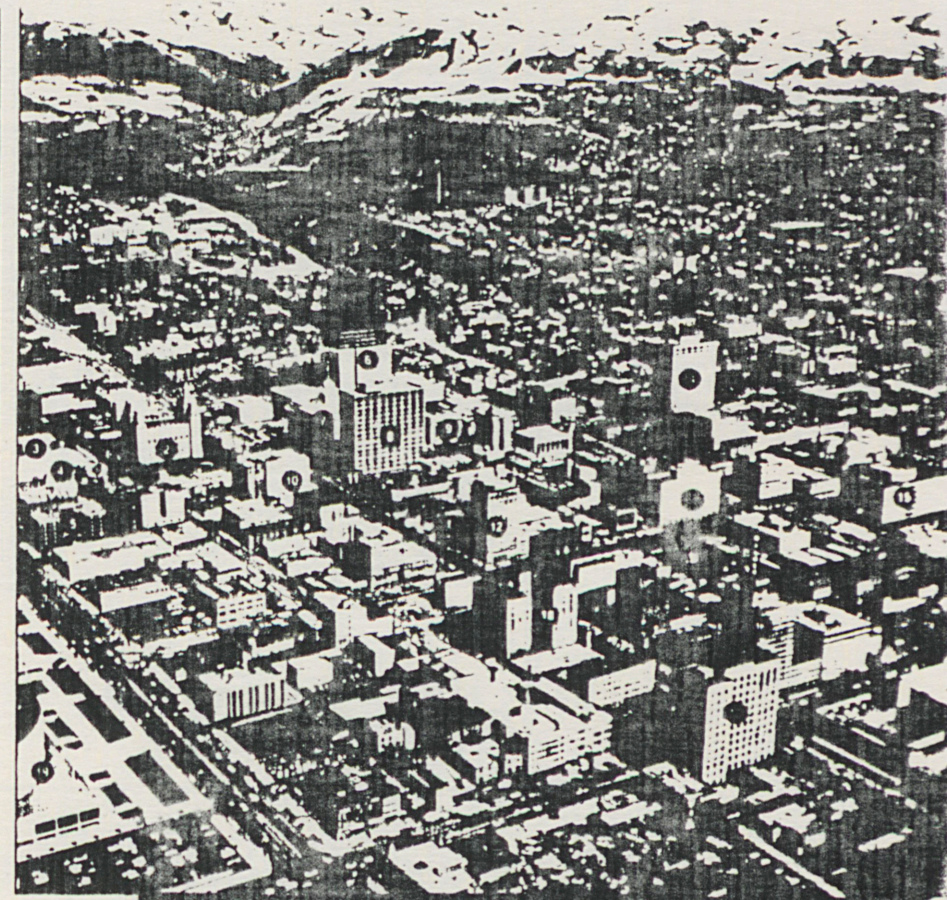
- 15 Fort Douglas
- 16 Hogle Zoo
- 17 Hansen Planetarium
- 18 Brighton, Big Cottonwood Canyon
- 19 Alta, Little Cottonwood Canyon
- 20 Pioneer Village
- 21 Rio Grande R. R.
- 22 U. P. Station
- 23 St. Mark's Cathedral (Heritage)
- 24 L. D. S. Church Vaults
- 25 Devereaux Mansion (Heritage)
- 26 Prudential Federal Bank
- 27 Fremont School (Heritage)
- 28 ZCMI Department Store
- 29 Evans 'Critique' House, 11th Ave.

RESTAURANTS

- 30 Athenian
- 31 Balsam Embers
- 32 Beau Brummel
- 33 Brattens (2)
- 34 Cinegrill
- 35 Cordovas
- 36 Dornbush Delicatessen
- 37 Fontana
- 38 Francesco's East
- 39 Finn's (Norwegian)
- 40 Hibachi
- 41 Lamb's Grille
- 42 Le Bistro
- 43 Mayflower
- 44 Mikado

MOTELS - HOTELS

- 46 Paprika
- 47 Rubidoux
- 48 Senor Pecos
- 49 Tampico
- 50 Wainwright's
- 51 Quail Run
- 52 Town & Country Inn
- 53 Heidelberg
- 54 The Homestead
- 55 Alta Lodge
- 56 Rodeway Inn
- 57 Hotel Utah Motor Lodge
- 58 Little America
- 59 No. Temple Travelodge
- 60 Belvedere Apt. Hotel



- | | | | |
|--|----|---------------------------|----|
| UTAH STATE CAPITOL | 1 | ZIONS FIRST NATIONAL BANK | 11 |
| TEMPLE | 2 | FIRST SECURITY BANK | 12 |
| VISITORS CENTER | 3 | MOUNTAIN BELL | 13 |
| TABERNACLE | 4 | UNIVERSITY CLUB BUILDING | 14 |
| TEMPLE SQUARE HOTEL | 5 | FEDERAL BUILDING | 15 |
| LDS CHURCH OFFICE BUILDING | 6 | WALKER BANK | 16 |
| HOTEL UTAH | 7 | CONTINENTAL BANK | 17 |
| KENNECOTT BUILDING | 8 | KEARNS BUILDING | 18 |
| LDS CHURCH WORLD HEADQUARTERS BUILDING | 9 | SALT PALACE | 19 |
| UNION PACIFIC BUILDING | 10 | | |

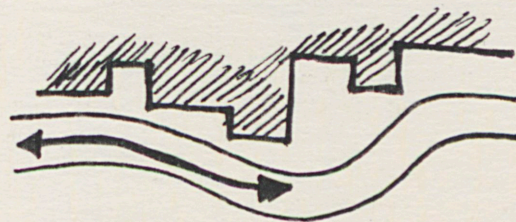
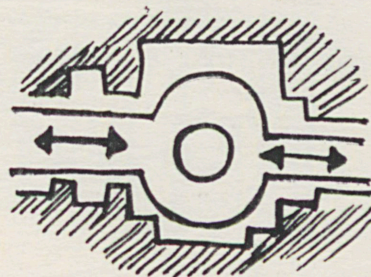
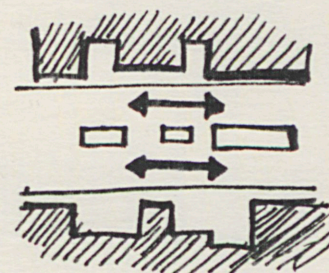
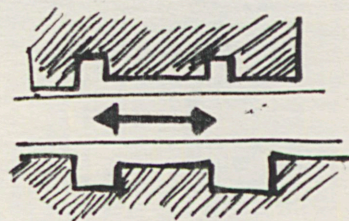
Commercial
redemption—general view of
(BI) showing location

environment

PSYCHOLOGICAL IMPLICATION OF FORM ON MOVEMENT OF PEOPLE AND VEHICLES

• PATH

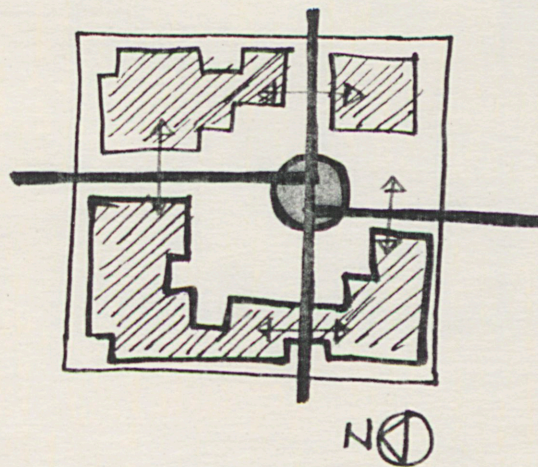
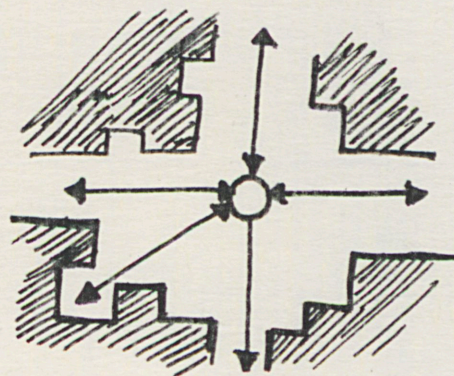
- IN LONG HARROW PATH MOVEMENT IS FAST, LESS CHANCE FOR INTERACTION
- IN WIDE SHORT PATH MOVEMENT IS SLOWER. ACTIVITIES COULD TAKE PLACE
- COMBINATION OF BOTH NARROW & WIDE PATHS & ELEMENTS OF SURPRISE CREATES INTEREST & MORE USE OF THE PATHWAY.
- MEANDERING PATH AGAINST THE EDGE OF BUILDING WILL GREAT INTERESTING TRANSITIONAL SPACES WHICH WILL ALSO CAN SOFTEN THE HARD URBAN EDGE.



quality

• RADIAL PATH

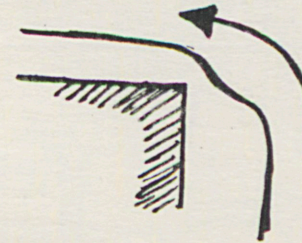
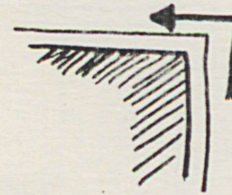
- RADIAL PATH CREATES EASY MOVEMENT IN THE OPEN SPACE, IT WILL ALSO PROVIDES ORIENTATION NODAL POINT.
- ACCESS TO THE DIFFERENT FUNCTIONS CAN BE EASILY PROVIDED.



quality

• CORNERS

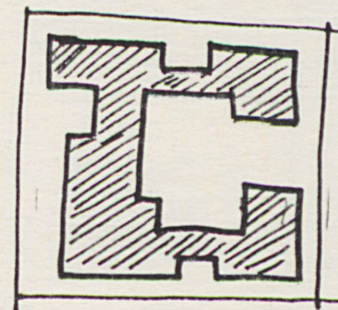
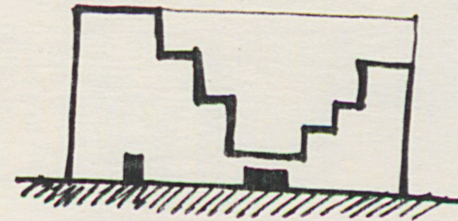
- SHARP CORNERS MAKE TURNING HARD
- IT ALSO DEFINES THE SPACE MORE CLEARLY.
- SOFT CORNERS MAKE TRANSITION EASIER
- ARTICULATION OF CORNERS / CORNER AS ENTRY.



• ENTRY

• SUBTRACTIVE FORMS

- IMPLY ENTRY
- NODE DEFINING
- ACTIVITY SPACE
- PRIVATE COURTYARD
- WINDOW OPENINGS SHADED BY VERTICAL & HORIZONTAL SURFACES OF THE RECESS.

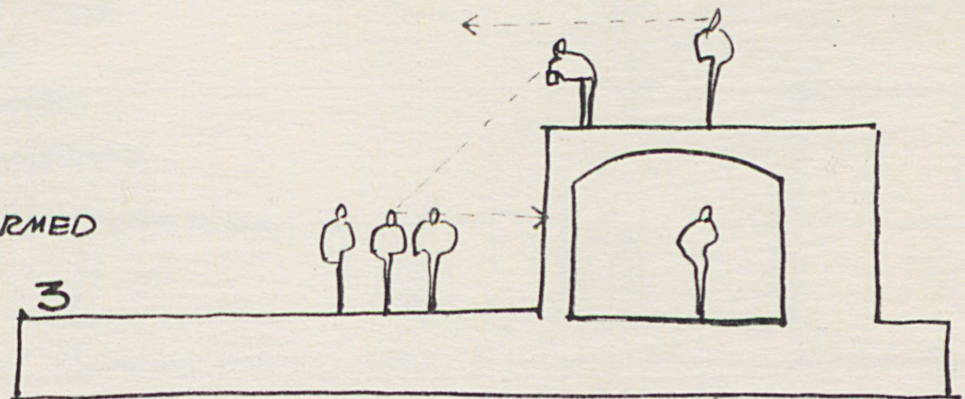
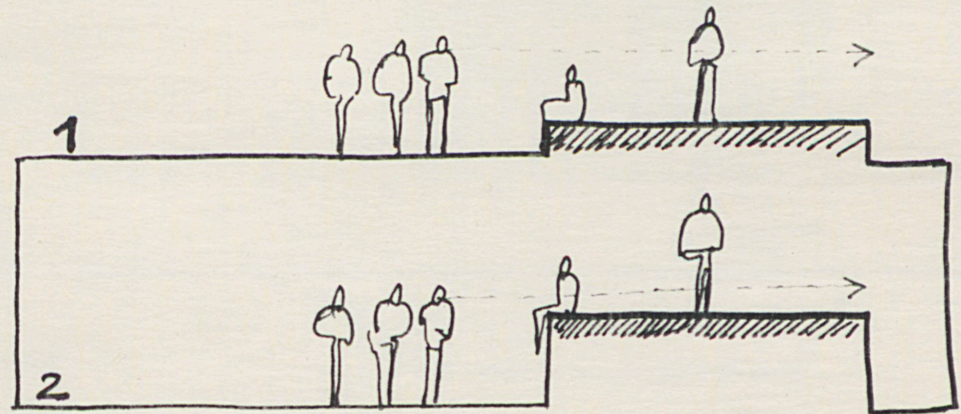
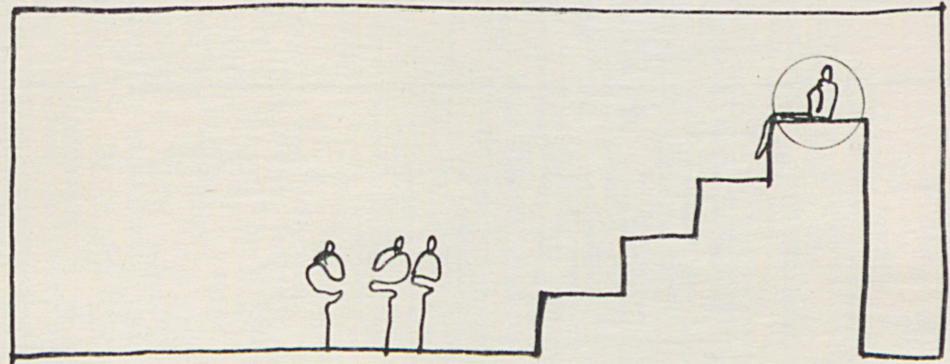


quality

PSYCHOLOGICAL IMPLICATION OF FORM ON TERRITORIALITY:

• ELEVATED BASE PLANE :

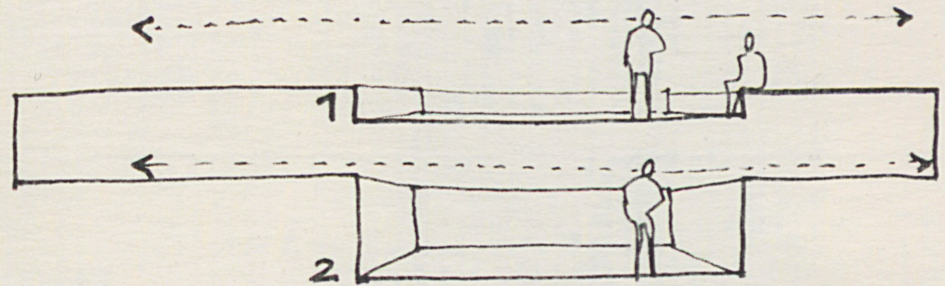
1. EDGE OF THE FIELD IS WELL-DEFINED
 - VISUAL AND SPATIAL CONTINUITY IS MAINTAINED
 - PHYSICAL ACCESS IS EASILY ACCOMMODATED.
2. SOME VISUAL CONTINUITY IS MAINTAINED;
 - SPATIAL CONTINUITY IS INTERRUPTED,
 - PHYSICAL ACCESS REQUIRES THE USE OF STAIRS OR RAMPS
3. VISUAL AND SPATIAL CONTINUITY IS INTERRUPTED;
 - THE FIELD OF THE ELEVATED PLANE IS ISOLATED FROM THE GROUND OR FLOOR PLANE;
 - THE ELEVATED PLANE IS TRANSFORMED INTO A SHELTERING ELEMENT FOR THE SPACE BELOW.



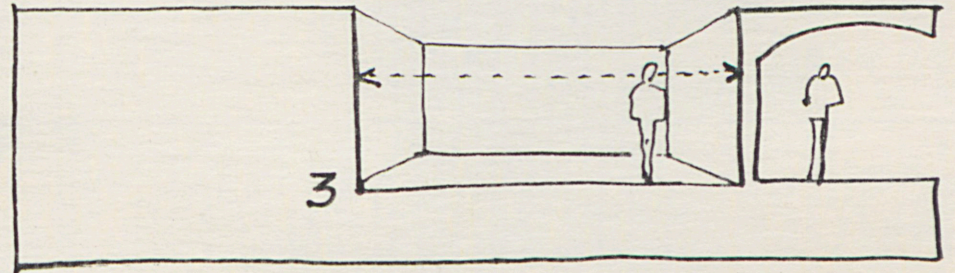
quality

'DEPRESSED BASE PLANE :

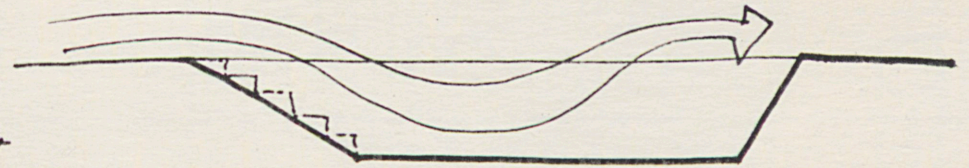
1. THE DEPRESSED FIELD CAN BE AN INTERRUPTION OF THE GROUND OR FLOOR PLANE AND REMAIN AN INTEGRAL PART OF THE SURROUNDING SPACE.



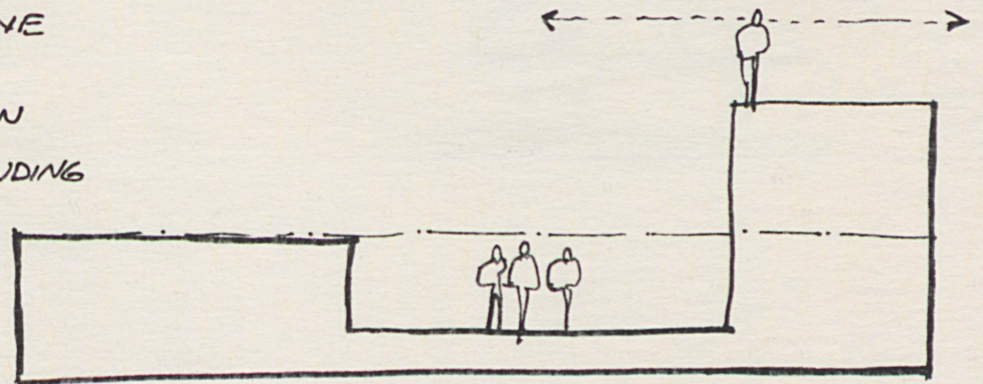
2. INCREASING THE DEPTH OF THE DEPRESSED FIELD WEAKENS ITS VISUAL RELATIONSHIP WITH THE SURROUNDING SPACE, AND STRENGTHENS ITS DEFINITION AS A DISTINCT VOLUME OF SPACE.



3. ONCE THE ORIGINAL BASE PLANE IS ABOVE OUR EYE-LEVEL, THE DEPRESSED FIELD BECOMES, IN EFFECT A SEPERATE AND DISTINCT ROOM IN ITSELF.



'CREATING A GRADUAL TRANSITION FROM ONE LEVEL TO THE OTHER WOULD HELP TO PROMOTE THE SPATIAL CONTINUITY BETWEEN THE DEPRESSED FIELD AND THE SURROUNDING SPACE.



quality

• WHEREAS THE ACT OF STEPPING UP TO AN ELEVATED SPACE MIGHT EXPRESS THE EXTROVERTED NATURE OR SIGNIFICANCE OF THE SPACE, THE LOWERING OF A SPACE BELOW ITS SURROUNDINGS MIGHT ALLUDE TO ITS INTROVERTED NATURE OR ITS SHELTERING AND PROTECTIVE QUALITIES.

• THE GROUND PLANE CAN BE DEPRESSED TO DEFINE SHELTERED OUTDOOR SPACES

• SUNKEN COURTYARD, PROTECTED FROM SURFACE-LEVEL WIND, NOISE, ETC.

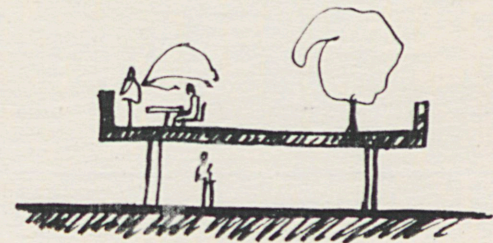
• OVERHEAD PLANES :

• IN ADDITION TO PROTECTION IT CAN EFFECT THE BUILDINGS OVERALL FORM AND THE FORM OF ITS SPACES

- ROOF AS CIRCULATION FOR FLOOR ABOVE
- ROOF GARDENS / OUTDOOR EATING,
- TRANSPARENT QUALITY OF ROOF / DAYLIGHTING
- INDOOR ATRIUM WITH DAYLIGHTING.



Central Plaza, Canton, Ohio Plaza with snack shop and outdoor café. Underground refrigeration allows an ice-skating rink in winter. [Architects Tarapata, MacMahon & Associates, Architects (Now Tarapata, MacMahon, Paulsen Corp.)]



quality

CONCEPTS

**PHYSICAL, SOCIAL, EMOTIONAL CHARACTERISTICS
OF PEOPLE AS INDIVIDUALS, IN SMALL GROUPS,
IN LARGE GROUPS.**

People who live in major urban centers usually have two physical characteristics.

- 1) Young children adults, either married or unattached, who had histories of high residential mobility and expected to move again the future. They view their apartments as but one step in a series of moves and most aspired to have ownership associated with raising family.
- 2) older children adults, who had moved much less frequently, form the bulk of the hard core renters. Their moves to the apartment from their family home frequently occurs after the death of a spouse. They do not anticipate future residential changes.

So then apartments are tending to specialize in accommodating primarily young or old tenants. There are some executives working for offices which might need the penthouse apartments in the complex in order to be close to work. There is also a minor group of students which might share the apartment.

In general, as an individual, people who live in urban centers are oriented to a stage of vertical mobility. This is a lifestyle reflecting both a "consumerist" attitude (having a good time, living it up) and "career oriented" attitude (spending time and money on one's career to the partial exclusion of other activities), as opposed to "familistic" orientation.

As groups they tend to be holding professional jobs and smaller than normal households as a result of their position in the early or late life circle.

people_____

As large groups using plazas and open space they are variety of people: shoppers, passers by and people working in downtown offices and also people living near by or in apartment in the block.

SIZE AND KIND OF GROUPS TO BE HOUSED BOTH NOW AND FUTURE:

SIZE AND KIND

Residential:	1, 2, 3 people/each unit young and elderly
Offices:	Small-large groups of professionals
Commercial:	Large groups of different social standings but mostly well doing groups
Entertainment:	Large group of people in theatre and other entertainments, mostly well doing people.
Plazas/Open Spaces:	Large group of different social standing groups *People using ice rink during winter time *Outdoor concerts and performances
Hotel:	Mostly well doing people.
Health Club:	Small group of higher social standing, mostly well to do

SERVICE GROUPING (VERTICAL CIRC.)

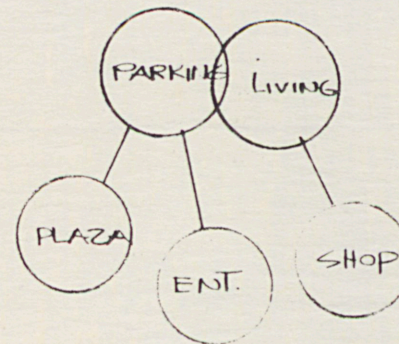
Centralized
Centralized
Centralized
Decentralized
Centralized
Centralized
Decentralized

people

NEED FOR FAMILY OF RELATED ACTIVITIES TO BE INTEGRATED IN EACH UNIT:

Residential:

There is a need for good access from residential building to shopping and outdoor areas, but it should be a unit by itself separated from other activities separate parking is necessary for this unit. Presence of pool and activities like pool, ping pong and other entertainments (video machines, club house).

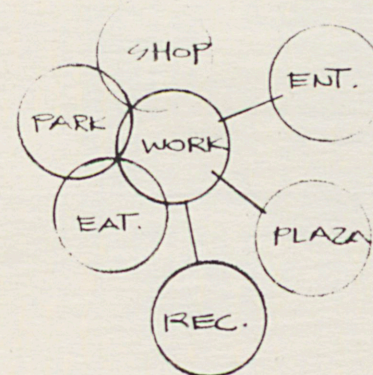


- LIVING
- OUTDOOR
- PARKING

Office:

Shopping and other commercial activities like restaurants and health clubs could be integrated to that complex in the lower floors which will make them more active and usable.

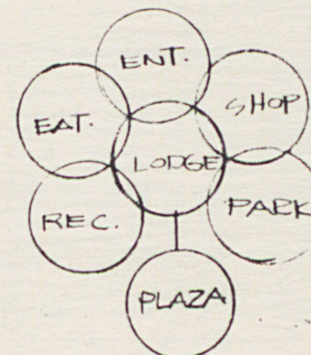
Complex should address the outdoor areas and have easy access to the parking and entertainment.



- WORKING
- EATING
- RECREATION
- SHOPPING
- OUTDOOR ACTIVITIES
- HEALTH CLUB

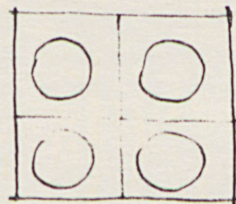
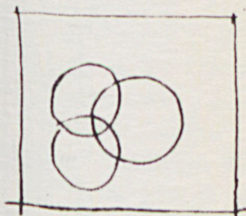
Hotel:

Some entertainment (Restaurant, disco) could be integrated to the complex. Also restaurant is an important function that could be integrated. Some shopping stores in lower levels will create more activity access to outdoor areas and pool is important.



- LODGING
- EATING
- ENTERTAINMENT
- SHOPPING
- OUTDOOR ACTIVITIES
- HEALTH CLUB

INTEGRATION VS / COMPARTMENTALIZATION



activities

NEED FOR PRIVACY (AUDIO AND VISUAL) AND FOR DEGREE OF PRIVACY (MINIMUM, MAXIMUM) REQUIRING ISOLATION.

*Privacy could be achieved through:

- *Physical barriers
- *Controlled openings
- *Physical barrier/symbolic representation
- *Symbolic barriers
- *Physical distance
- *Privacy relative to vertical scale.
- *Privacy relative to vertical scale and source of public realm.
- *degrees of privacy within the dwelling.*Privacy versus light and view.
- *Maximum privacy in residential units isolated from office and shopping activities.
- *Semiprivate:

Offices need some privacy like dividers in open office planning.

Minimum privacy:

Is required in public areas like outdoor open spaces, shopping mall, and entertainment.

Young Single:

They seek privacy in an environment that enhances social interaction with the emphasis on privacy inside their dwelling space.

Young couple with children:

Children require a maximum amount of private space since they live in a world of their own. Couples with young children may find their personal privacy and territory encroached upon by the children and they require a minimum amount of adult only space at least during even hours.

Elderly couple, elderly single:

This group is at a time of life when more restful and passive lifestyle can be enjoyed. Privacy becomes more important, the option of having

total visual and acoustical separation is essential.

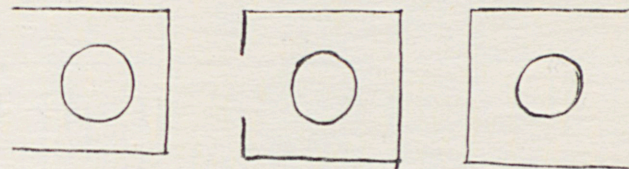
OPEN SPACES

In open spaces—for solitary behavior, such as reading, requires some space sheltered from the main stream of circulation frequently in vicinity of column edges, niches, and corners.

Although open spaces need the minimum privacy but excessive openness of site layout and the absence of vegetation can inhibit use—people feel as display. Once vegetation grows and separates various areas, use increases, so that privacy seems to be an element in the use of space and can be understood in terms of sensory awareness of people.

*Creating audio privacy in open spaces is important. Presence of water falls create background noise which gives people more privacy in their conversation.

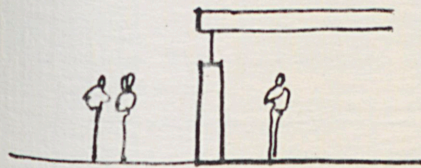
*The ability to withdraw at will may enhance collective life, since the more an individual can protect his own life and reduce information flows at will the more he will enter into social relations with others and the more intensive the interaction at such times.



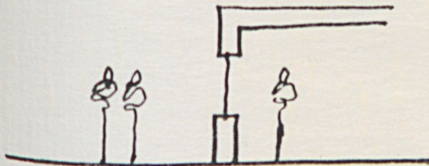
activities

HOW SECURITY CONTROL USED TO PROTECT PROPERTY AND CONTROL PERSONAL MOVEMENT.

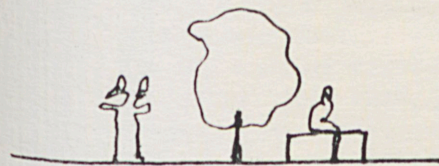
*The security can be provided without inhibiting the movement of people through the complex. This can be achieved by designing secondary enclosures which protects the stores and also allows the movement through the complex. Also by separating the building in lower level and connecting them in upper level movement through the complex can be facilitated.



PHYSICAL
BARRIER



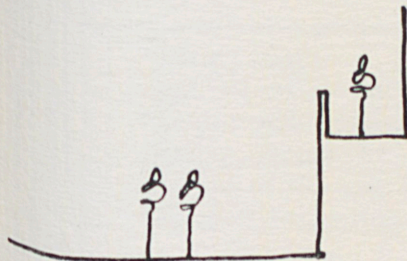
CONTROLLED
OPENING



SYMBOLIC
BARRIER



PHYSICAL
DISTANCE



VERTICAL
SCALE

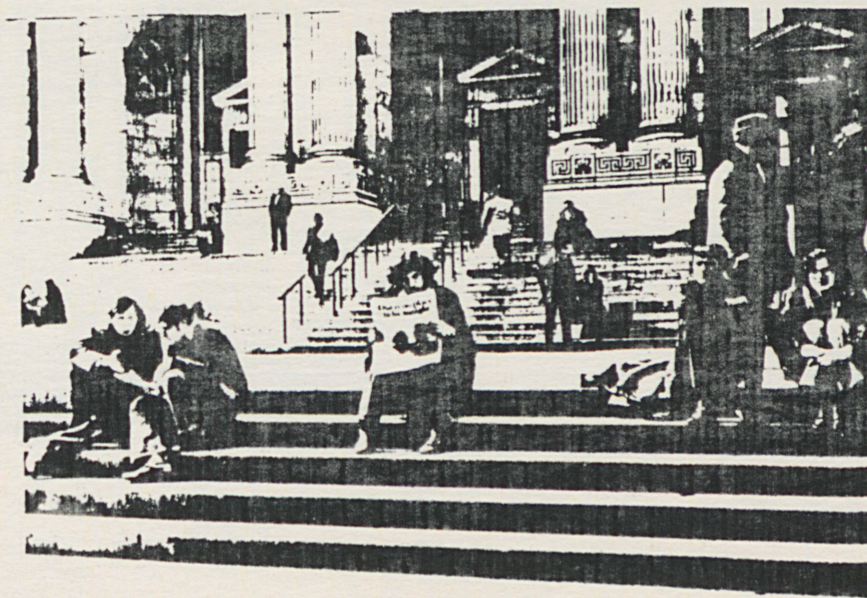
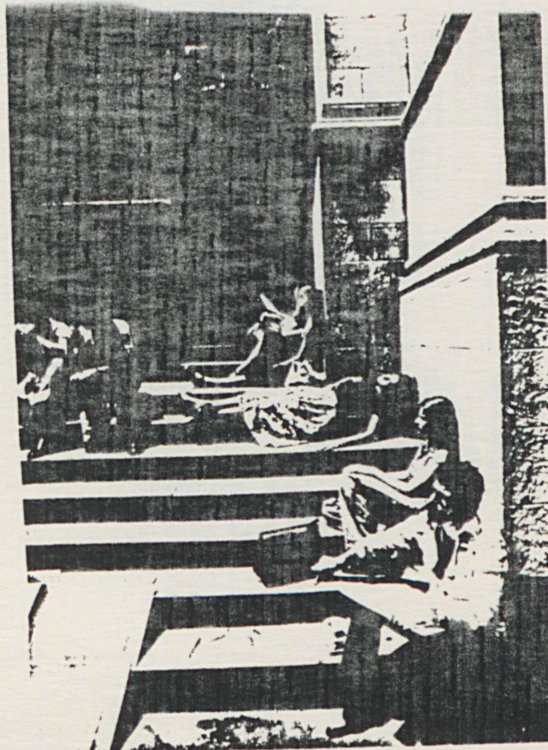
activities

NEED FOR COMMON SPACE DEDICATED TO MULTI-DIRECTIONAL MULTIPURPOSE TRAFFIC AND INTENDED TO PROMOTE CHANGE AND PLANNED ENCOUNTERS:

- *Plazas/Open spaces
- *Indoor common spaces or protected common spaces

Plaza/Open spaces:

- *Soft outdoor open space
 - *Serve as a textural (soft) relief to hard urban form.
 - *Choice for habitat selection
- *Hard outdoor open space
 - *Should be complimented by areas of shade, sun, and trees to soften the hard urban materials.
 - *More likely to find defined zones for movement, sitting, standing.
 - *In the case of sidewalks, arcades are necessary to allow for variable speeds of movement, support, browsing, waiting, etc., relative to the harshness of the climate.
 - *Should establish framework for user need to: walk, stand, talk, sit, eat, admire, read, sleep, play games, etc.
- *People's movements are one of the great spectacles of a plaza for all the cultural differences, sitting pattern in park and plazas are much the same, too.
- *Given the basic elements of a center city such as high pedestrian volumes, and concentration and mixture of activities—people in one place tend to act much like people in another.
 - *Sitting spaces
 - *Sun important but not critical
 - *Aesthetics, elegance and purity of a building's design seems to have little relationship to the use of the spaces around it.
 - *Shape is important but not critical



activities

William H. Whyte, *The Social Life of Small Urban Spaces*,
(The Conservation Foundation, Washington, D.D.), 1979.

*Amount of space does not have an even relationship to the use of sitting spaces

*The most popular plazas tend to have considerably more sitting space

*People tend to sit most where there are places to sit.

Integral sitting

*Having a choice (socially comfortable): sitting front, back, to the side, in the sun, shade, group, alone.

*Choice built into basic design

*Best course is to maximize the sitability of inherent features: ledges, table top or seats

Seating heights

*17" optimum

*Whole range of heights

*People will sit almost anywhere between a height of one foot to 3 foot.

*Human back side—seatable both sides 30"-36" the benefit of extra space is social comfort more room for groups and individuals to sort themselves out, more choices and more perception of choice.

*Steps

*Corners: people in groups gravitate to them.

*Where pedestrian flows bisect sittable places, that is where people will most likely sit

*Circulation and sitting, in sum, are not antithetical but complementary.

*The easier the flow between street and plaza the more likely people are to move between the two, and to pass and sit. This is true for handicapped.

Benches

*Benches and chairs don't have to be fixed.

*Too few, too small, often isolated

Chairs:

*Movability as a big asset

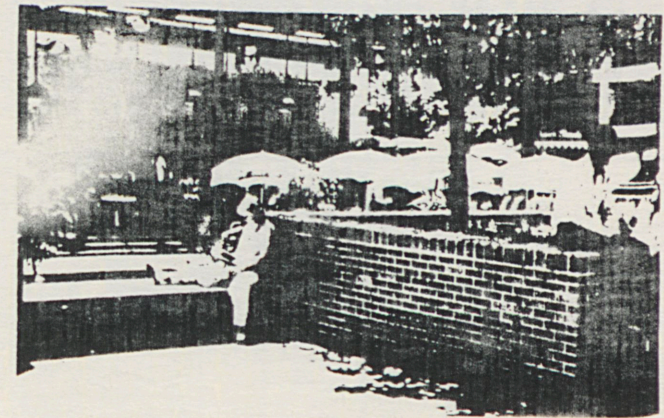
*Possibility of choice

*The moves are functional, however, they

activities

William H. Whyte, *The Social Life of Small Urban Spaces*,
(The Conservation Foundation, Washington, D.C.), 1979.

Some places, like Liberty Plaza in Washington, D.C., combine good sitting heights and bad sitting heights.



are a declaration of autonomy, to oneself, and rather satisfying.

*Small moves convey a message.

*Social distances is a subtle measure, ever changing and the distances of fixed seats do not change which is why they are rarely quite right for anybody.

How much seating space:

*6-10% of the total open space

*As many feet of sitting space as there are feet around the perimeter.

*One linear foot of sitting space for everything S.F. of plaza.



Above: Benches at Mechanics Plaza in San Francisco face the action of Market Street.

activities

William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, Washington, D.C.), 1979.

Sun:

- *Relative warmth important
- *People will actually seek the sun and given the right spots, they will sit in surprising numbers in quite cold weather.

Wind:

- *Absence of wind and draft is critical
- *Parks enclosed on three sides function well, physically and psychologically they feel comfortable

*What the towers themselves might generate in the way of wind and the effects on people below should be a matter of concern

*glass canopies are helpful

*Small partitions

*Semi outdoor spaces

Trees:

- *Tree for every 25 feet of sidewalk (for plaza of 5,000 feet) a minimum of six trees
- *related to seating spaces
- *People feel cuddled and protected.
- *Trees planted in groves: overlapping foliage provides a combination of shade and sunlight.

Water:

Waterfall, water walls, rapids, sluiceways, tranquil pools, water tunnels meandering brooks, fountains



Farragut Square, Washington, D.C.



overlapping foliage provides a combination of shade and sunlight that is very pleasing. Arbors can do the same.

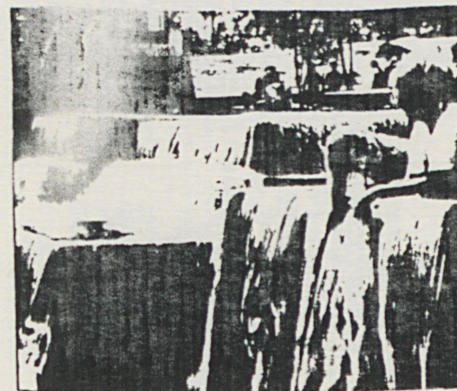
activities

William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, Washington, D.C.), 1979.

Forecourt Fountain outside the City Center in Portland:

With its cascades of waterfalls surrounded by trees, it provides a real feeling of the Pacific Northwest. During the hot summer the people of the city come to enjoy the cooling atmosphere and dangle their feet in the water. It's unique example of combining city and county.

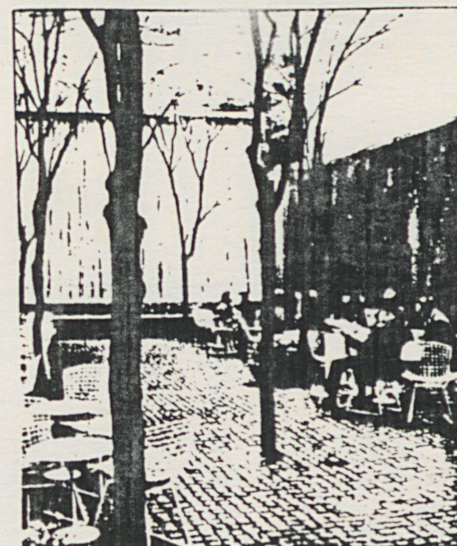
Mark Hatfield
United States Senator
Oregon



Paley Park in New York City:

Although it is not very open, it makes a wonderful use of a small space to give relief from the city heat to both passerby and users. It is an inspiration in beautiful and innovative use of a small area.

Katharine Graham
The Washington Post Company
Washington, D.C.



- *Access to the water is important, touching, splashing
- *It is important to trust people in the use of the water
- *Sound of the water would mask street noise, also create privacy for conversation.

Food:

- *Presence of the food in the open areas are important for bringing people to those spaces and using them
- *Food draws people and they draw more people
- *20% of open areas can be used for outdoor cafes and food kiosks, and street vendors.

Street:

- *is a key space for plaza.
- *relationship to the street is integral.
- *Good plaza starts at the street corner.
- *Front row of corner.
- *Store front--window shopping vs. office front.
- *50% of the ground floor frontage to retail and food use.
- *Area where the street and plaza or open space meet is a key to success or failure.
- *Ideally, the transition should be such that it's hard to tell where one ends and the other begins (ex. New York, Parley Park)
- *Visual enjoyment is a secondary use for street plaza transition
- *Low steps very important, ambiguity, dawdling, drifting should be avoided.
- *Sight lines very important; if people do not see a space, they will not use it.
- *Sunken plaza are dead spaces. It feels like bottom of a well, people look at you. You don't look at them.
- *Sunken plazas have to have surrounding space (stage with theater).
- *First National Bank of Chicago with sunken plaza very successful, but they have used everything to make it successful.



Playground, Central Park, New York City

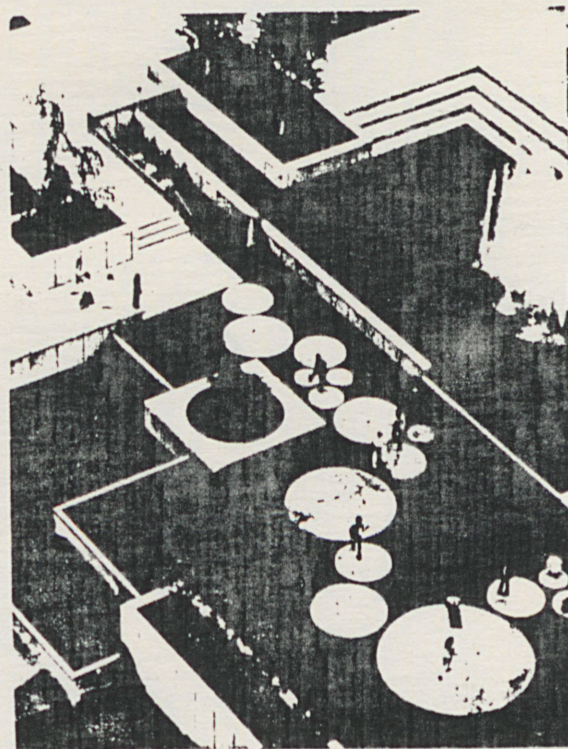
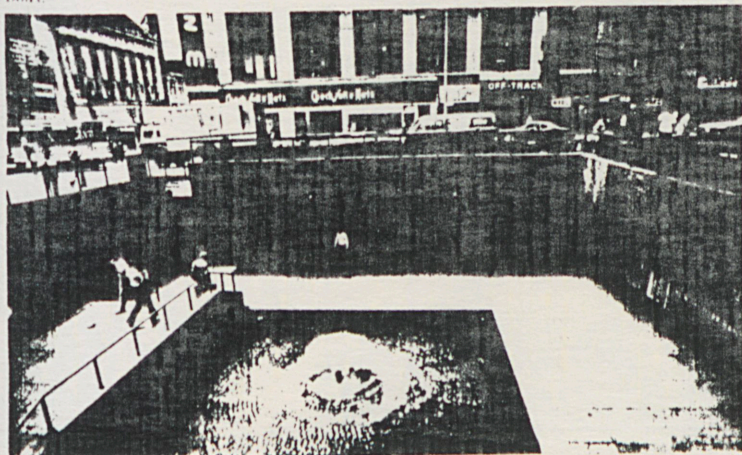


New buildings and plazas along the Avenue of the Americas displaced many delis and restaurants. This vacuum has now been taken up by a phalanx of food vendors.

activities

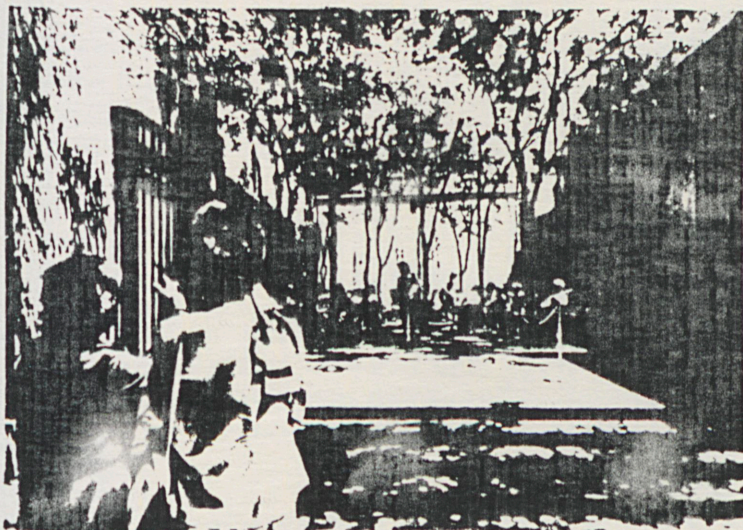
William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, Washington, D.C.), 1979.

The sunken plaza of 1633 Broadway.
Don't.



RIVERFRONT
Louisville, Kentucky

activities



Basic food facilities—a snack bar, tables, chairs—seed a place with activity.

*Relationship between side walk and sunken plaza is very important.

Undesirable:

*Best way to handle the problem of undesirable is to make a place attractive to everyone else.

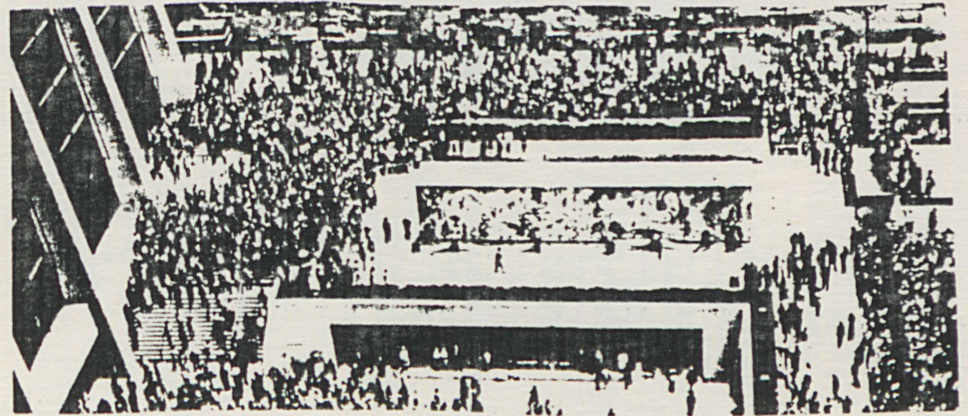
*Paley Park's (New York City) record on vandalism shows little trouble.

Effective Capacity:

*Number of feet divided by 3 (average number of people using a prime sitting space at peak periods)

*Strong correlation between people sitting on benches along city's main pedestrian and the number standing or walking

In general niches are important for a variety of behaviors. An irregular sidewalk building line has been found valuable for children's play and for providing high levels of environmental imageability (Jacobs, 1961, Lynch and Rivkin, 1959). Such niches also provide activity spaces for street people of various type, from vendors of goods to bootblacks.



CHICAGO, ILLINOIS FIRST BANK NATIONAL

activities

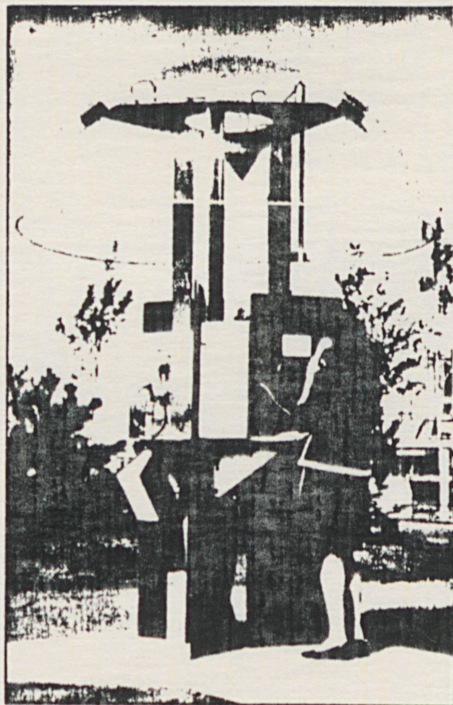
William H. Whyte, The Social Life of Small Urban Spaces,
(The Conservation Foundation, Washington, D.C.), 1979.

Street furniture

*Signs, lamps, trash cans, telephones, benches, . . . , are all part of the designed environment. Special attention should be given to the design of these furniture, in order to create a coherent and pleasant environment.



Charles Plaza. Detail of brick patterns and street furnishings. (Photographer: M. E. Warren.)



French Government Tourist Office

Place de la Concorde, Paris



Italian Government Travel Office

Florence



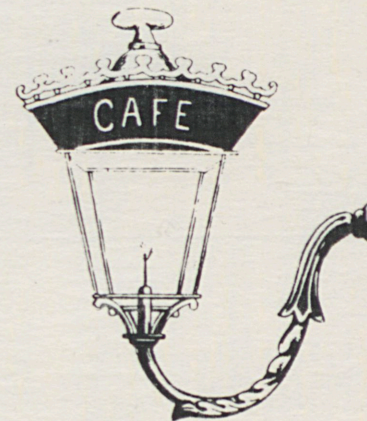
Landesbildstelle

Germany



David Kerner Specter

Copenhagen



activities

Urban Open Space, (Cooper-Hewitt Museum The Smithsonian Institutions National Museum).

Lighting public places

- *Illumination of public buildings and places along with major private institutions, can redress the balance by establishing a sense of public identity in the night scope.
- *Light expressing activity system of the building.
- *Entrances emphasized and architectonic elements which can give unique night time character.
- *Columns, cornices, staintowers, and roofs.
- *Not flood light.

Art objects (outdoor)

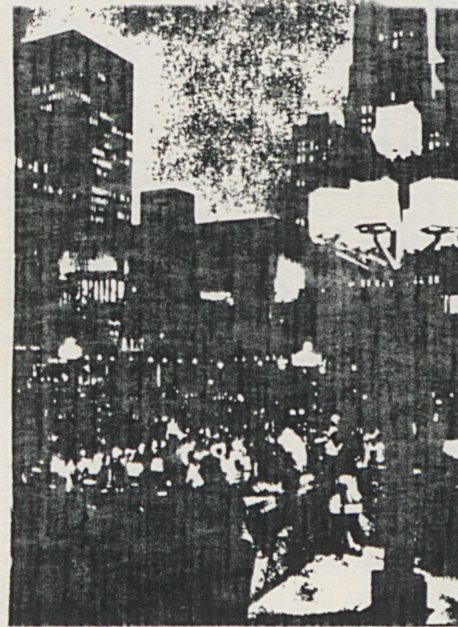
- *Will create interaction and focal point to the outdoor space

Indoor open space

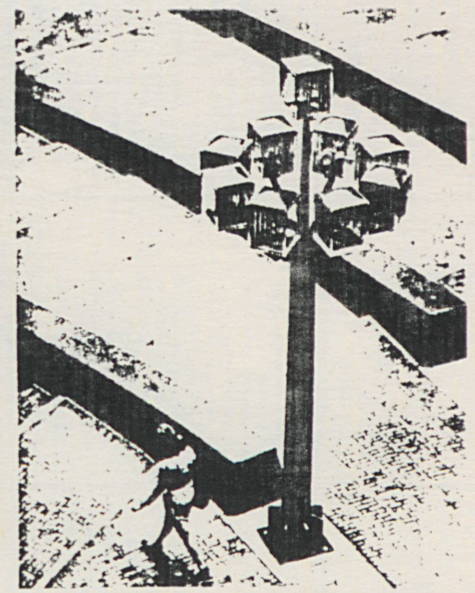
- *highest level of physical structuring for movement, and activities.
- *Internal light through atriums is important improving character necessary for prolonged exploring.

The primary importance of open space is to enhance the spontaneity of human activity and to visually "soften" hard urban surfaces. This involves novel stimulus, flexibility of movement, and activity possibilities, and natural light.

- *The structure of open space should be inherently flexible—responding to choice and surrounding functions.



Jean Dubuffet. "Group of Four Trees," Chase Manhattan Plaza, New York City



Charles Plaza. Detail of lighting standards and ramp levels. (Photographer: M. E. Warren)



Hopkins Plaza. Night view of plaza showing its use as an open concert arena. (Photographer: M. E. Warren.)

activities

Urban Open Space, (Cooper-Hewitt Museum The Smithsonian Institutions National Museum of Rizzoli, New York).

ESTABLISH ORDER OF IMPORTANCE/A PRIORITY
BASED ON WHAT IS VALUED OR PREFERRED AND
AFFECTING RELATIVE POSITION/SIZE AND QUALITY.

Relative position:

*The importance of open spaces as relating means of individual parts and linkage, need for study and evaluation of those spaces required.

*The location of City County Building south of the site gives a priority to the location of the open space (plaza) in order to address the green site and emphasize the view of that historic building which is the only important feature around the site.

*The northwest corner of the site located in the corner of the State Street and 3rd South is an important point because most of the offices and downtown is located to the north of this point and people using the complex will use that corner as an entry point to the site.

*All the commercial function located in the edge of State Street and 3rd South to keep continuity to the commercial edge of the street.

*Residential building location is best to be in southeast corner in order to have the least traffic interference and get the best use of view.

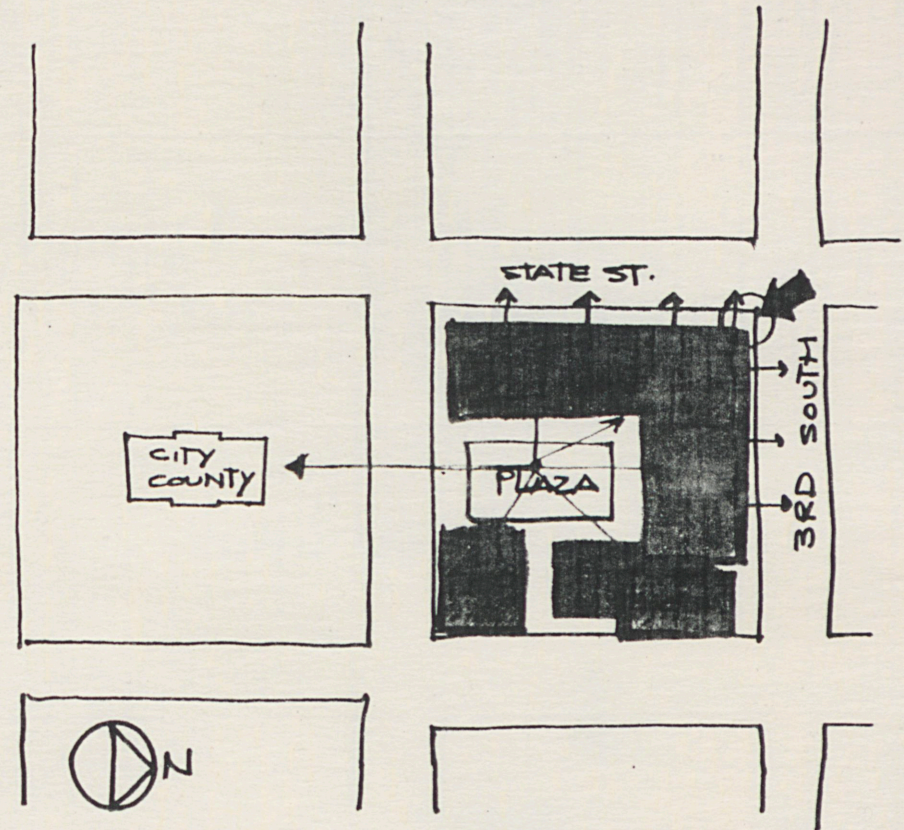
*Hotel location in northeast corner, close to commercial buildings.

*The size of the different complexes are dictated by the nature of the building around them and the direction of the sun.

Size:

*High-rise building could be located in corners of the site linking to other with lowrise.

*Most lowrises located in the edges outside and inside in order to bring the scale down.



*Inner lowrises could create space which could be used by people in human level like cafes and restaurants.

Quality:

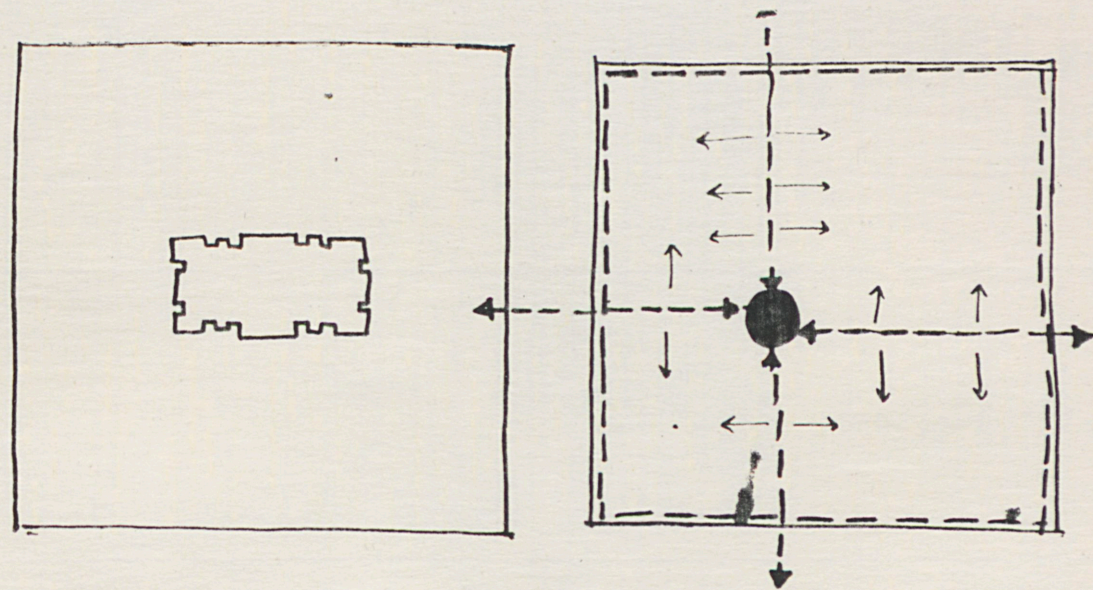
*Reflective surface of the buildings in the north side could reflect the sun back to the space. Also the use of reflective surface on the west side will create a nice effect during afternoon by reflecting the sunset. The glare problem could be limited by breaking the surface with solid materials.

relationships

FLOWCHARTS DEALING WITH MOVEMENT OF PEOPLE, VEHICLES, SERVICES, GOODS, AND INFORMATION.

Pedestrian movement - - - - -

1. Vehicles entry to the parking
2. Service/duck
3. Vehicle entry to the parking for hotel.
4. Service/duck.



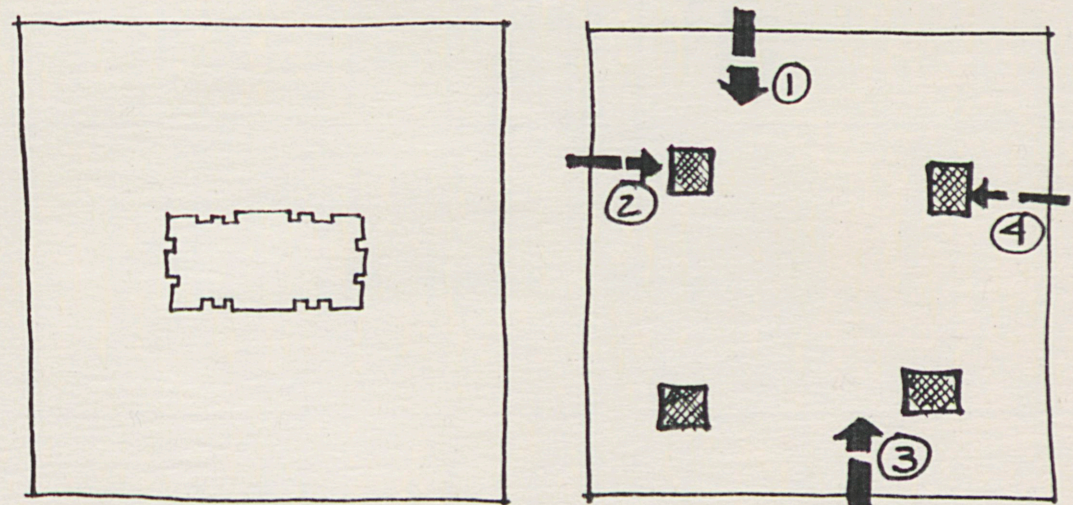
PEDESTRIAN MOVEMENT



VERTICAL CIRC.
CARRYING GOODS &
INFORMATION & PEOPLE

NEED FOR COMPLETELY SEPERATE TRAFFIC LANES
TO SEGREGATE DIFFERENT KIND OF PEOPLE,
VEHICULAR TRAFFIC, OR PEDESTRIAN AND
VEHICULAR TRAFFIC

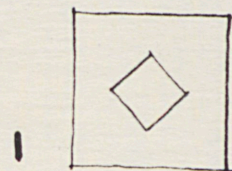
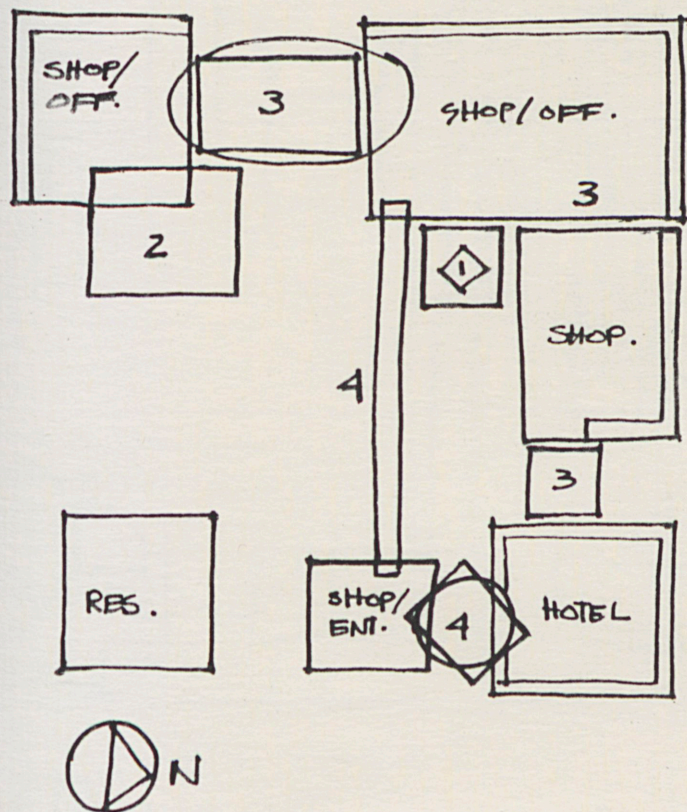
- *All the parkings located underground in order to seperate vehicular and pedestrian traffic.
- *Segregation of different pedestrian (passerby vs. users of the complex).
- *Segregation of different vehicles, service vehicles vs. regular traffic.



VEHICLES & SERVICES & GOODS

relationships

ORGANIZATIONAL CONCEPTS AS FUNCTIONAL RELATIONSHIPS:



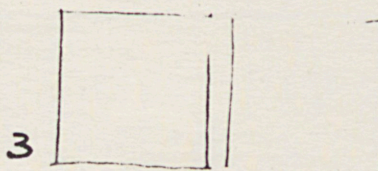
1

• SPACE WITHIN A SPACE



2

• INTERLOCKING SPACES



3

• ADJACENT SPACES

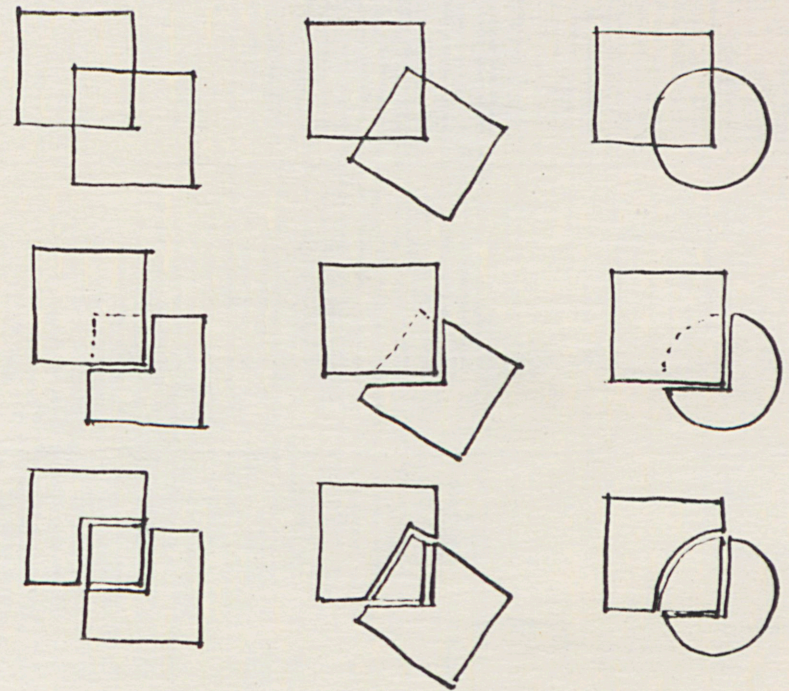
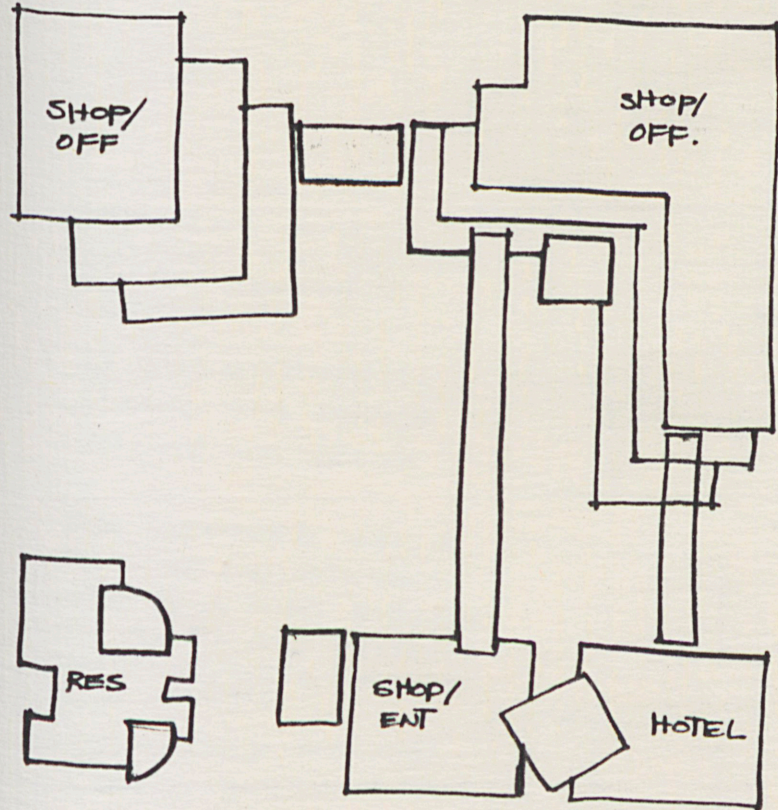


4

• SPACE LINKED BY A COMMON SPACE

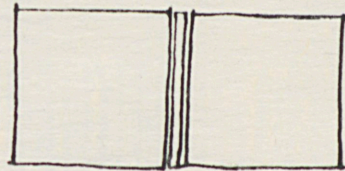
relationships

• INTERLOCKING SPACES :

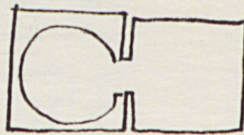


relationships

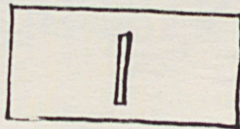
ADJACENT SPACES



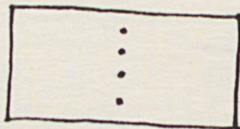
• LIMIT VISUAL AND PHYSICAL ACCESS BETWEEN TWO ADJACENT SPACES. REINFORCE INDIVIDUALITY.



• AS FREESTANDING PLANE IN A SINGLE VOLUME OF SPACE



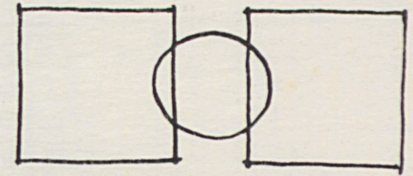
• BE DEFINED WITH A ROW OF COLUMNS THAT ALLOWS A HIGH DEGREE OF VISUAL AND SPATIAL CONTINUITY BETWEEN THE TWO SPACES



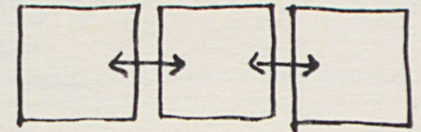
• BE MERELY IMPLIED WITH A CHANGE IN LEVEL OR SURFACE ARTICULATION BETWEEN THE TWO SPACES.



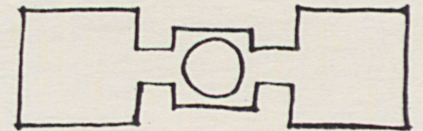
SPACES LINKED BY COMMON SPACE



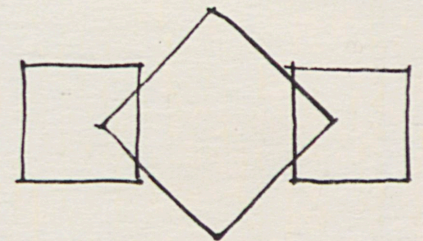
• THE TWO SPACES AS WELL AS THE INTERMEDIATE SPACE, CAN BE EQUIVALENT IN SHAPE AND SIZE AND FORM A LINEAR SEQUENCE OF SPACES.



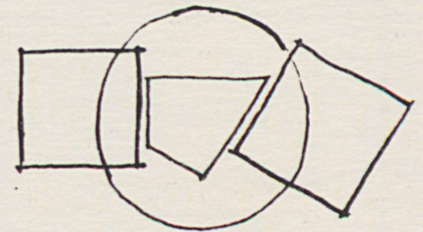
• THE INTERMEDIATE SPACE CAN ITSELF BECOME LINEAR IN FORM TO LINK TWO SPACES THAT ARE DISTANT FROM EACH OTHER, OR JOIN A WHOLE SERIES OF SPACES THAT HAVE NO DIRECT RELATIONSHIP TO ONE ANOTHER.



• THE INTERMEDIATE SPACE, CAN IF LARGE ENOUGH, BECOME THE DOMINANT SPACE IN THE RELATIONSHIP, AND BE CAPABLE OF ORGANIZING A NUMBER OF SPACES

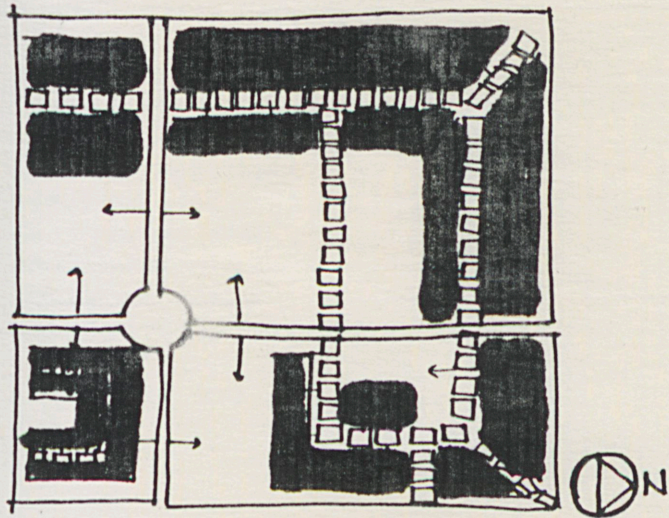


• THE FORM OF INTERMEDIATE SPACE MAY BE DETERMINED SOLELY BY THE FORMS AND ORIENTATIONS OF THE TWO SPACES BEING LINKED.



relationships

• SPATIAL ORGANIZATION:



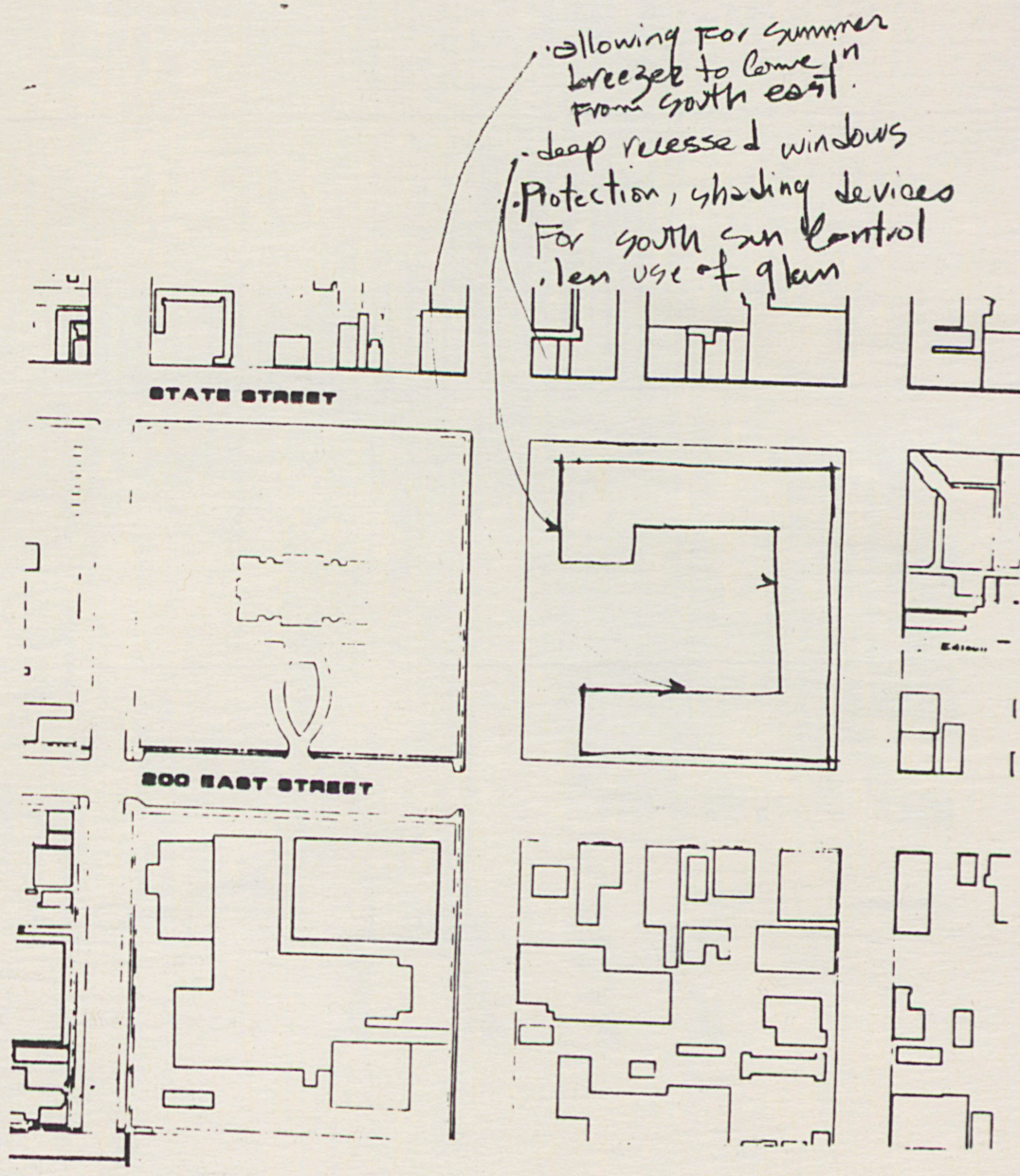
- R... ..
- LINE... .. OF FUNCTIONS ALONG THE BUILDING CURVE
- CLUSTER... ..
- USE OF GRID AS FRAME

1		CENTRALIZED
2		LINEAR
3		RADIAL
4		CLUSTERED
5		GRID

relationships

EVALUATION OF THE CLIMATE ANALYSIS AND DETERMINE THE IMPLICATIONS ON CLIMATE CONTROLS

- *Hot summers, cold winters makes the design of the complex very difficult.
- *Need for control of amount of opening especially in the hi-rise buildings.
- *Creation of covered circulations, sidewalks for winter
- *Green house concept
- *Shaded and wind protected occurs for summer/winter
- *Use of passive solar
- *Deeply recessed windows
- *creating overhangs
- *Control of sun in west side.



environment

EVALUATE CLIMATE, DEMOGRAPHIC DATA, SITE
CONDITION, AND LAND VALUE TO ESTABLISH
GENERAL DENSITY.

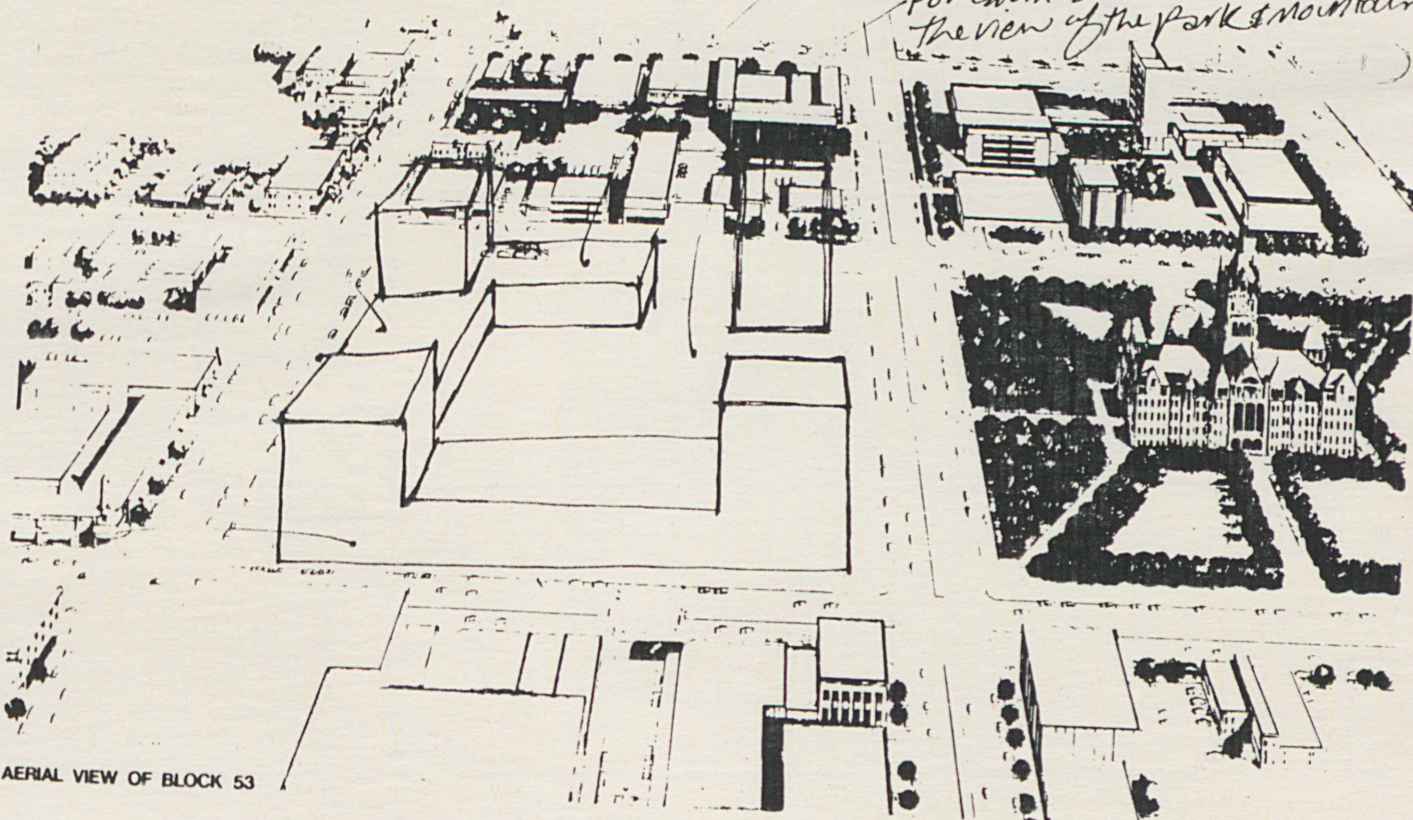
less dense
to allow the
south sun to
come in to the
north side.

more dense on
the corners in order
to establish
definite edge.

Higher land
value on the
commercial
edge (more dense)

AERIAL VIEW OF BLOCK 53

less dense to allow for summer
breezes and access to the Plaza
less density to allow
for south sun and also
the view of the park & mountains



environment

THE POLICY CONCERNING THE NEIGHBORING COMMUNITY TO UNCOVER THE CONCEPT OF SHARING OR INTERDEPENDENCE.

*Since the downtown offices and shopping malls lack the presence of open plazas and amenities that goes with it, this complex will provide those needs and amenities that downtown commercial is lacking.

The open spaces and the complex itself will be sympathetic to the surrounding building in downtown by addressing them and utilizing pedestrian movement.

NEED FOR AN INDIVIDUAL'S HOME BASE OR TERRITORY

*Territoriality, involving the exclusive control of space by an individual or group is intraspecific involves aggression, and confers valuable privileges.

*For individual, territorial control provides security, stimulation, and identity. Control mechanism include personalization and defense

*An organizing model of territory, based on ethological principles, comprises a nested series of spaces:

- a) microspace—personal space;
- b) mesospace—home base;
- c) macrospace—home range.

SECURITY:

*The individual's right to territorial control is generally accepted by its conspecifics. Many societies are held together by a dominance struce, in which every individual knows its place. Human fevdol and caste societies are well-known examples. But whereas the dominance hierarchy is essentially a social mechanism, territorial control mediates dominance by emphasizing the rights of the individual. This is most commonly expressed in the home-base effect. Low-status individuals being able to defend his territory against higher-status intruders.

STIMULATION:

*Essential for organized existence.

*Most gregarious beings seek stimulation from their own kind.

*Absence of stimulation, whether from the physical environment or from other beings, usually results in severe psychic and behavioral disorders.

*Territorial control, while giving security at the territorial cone, will also provide stimulation at the territorial boundary.

environment _____

IDENTITY:

- *One of the chief function of territoriality is to confirm and support the individual's self-conception of his identity, as well as his position within the groups.
- *Coupled with security and stimulation, the identity function of territoriality provides the individuals with a strong basis for self-identification, personal integrity, and psychic survival. In short, territorial behavior is a support for the self.
- *Boundaries in territoriality may be visible, invisible but symbolically comprehensible.

MICROSPACE—PERSONAL SPACE:

- *Minimum space necessary for the organism to exist free of psychical or psychic pain.
- *May have collective manifestation, as when a small group occupying a restricted space will collectively discourage the invasion of intruders.
 - *A table in the restaurant
 - *A park bench
 - *Office
- *When not expanded to cover fixed features of the environment, personal space is mobile, carried along with the body as the individual moves through space.

MESOSPACE—HOME BASE:

- Refers to the larger areas, usually semi-permanent, which are actively defended by their occupants.
- *Home base units may be static, but can be moved
- *May be individual or relate to a small primary group (nest, house, and yard) or collective (the neighborhood)
- *Area operates as a home base for individual or group.
- *Are in which much time is spent in feeding, grooming, resting, reproduction, and sleeping behavior.

MACROSPACE—HOME RANGE:

- *The organism may venture beyond its home base for the purpose of acquiring food or satisfying other drives.
- *Total area traversed is termed the home range
- *It is not a described unit of space completely occupied and defended
- *Undefended public area within which various individuals wander, coalescing in to groups and disaggregating once more according to need.
- *Individual's occupancy of the area is thus restricted to a series of paths and nodes.
- *Nodul areas, temporarily occupied, may be defended. Example: when executive exerts jurisdiction over his desk in the office between the hours of nine to five, but abandons them to the janitor after the latter hour.

In residential buildings:

- *Young singles:
 - *People in this group are only moderately concerned with territory. They tend to be more gregarious and seek maximum social interaction with their peer groups.
- *Young couples, with children
 - *The children's territory must be clearly defined and physically bounded. This becomes synonymous with safety as barriers must be secured with locks and space made free of hazard.
 - *If both parents are working then the description of the young single generally applies. However, if one parent remains at home during the daytime, amenities such as good solar orientation, daylight, and view are essential.
- *Elderly couple, elderly single
 - *A position in a culture that allows for

environment _____

privacy on an optional basis is ideal. If a site can allow for some lower rise units, the elderly can cluster with their peers, but their units must be reasonably close to other household types, so they can enjoy the experience of watching children at play, people passing by, or doing simple outdoor activities, etc.

environment _____

J. Douglas Porteous, Environment and Behavior Planning and Every Day Urban Life, (Addison-Wesley Publishing Company, Inc.), 1977.

UNCOVER THE NEED FOR GOOD ORIENTATION . . . MAINTAINING A SENSE OF DIRECTION THROUGH A BUILDING:

Orientation is extremely important and basic to the behavior of all motile organisms. It is linked to survival and sanity. While it is basic it is also culturally variable. It involves the codification and classification of "whatness" and "thereness" and is the directional relationship of places and distances organized into a system whereby navigation through the environment becomes possible.

*Orientation concerns three questions—where one is, how to get where one is going, how one knows that one has arrived. For this one needs to know one's location relative to the larger environment, and the nature of that environment (relationship among elements, distances, directions, paths, obstacles, and barriers). Involved in this process are recognition and noticeable differences, informational systems, perceptual accessibility, spatial configuration and cognitive style, preference and classification into desirable and undesirable; the meaning, significance and salience of elements, distances or barriers and their symbolic importance and path taking—the paths taken given a choice.

*Both physical and mental maps involve orientational systems and are aid to orientation.

*It is clear from the way directions are given—in terms of distance or time, city blocks may be used or landmarks.

*It has been suggested that ego-centered spatial relationships are related to orientation, while more abstract spatial relationships are related to visualization. There is this a distinction between orientation and visualization, and spatial ability, has three factors—spatial relationships and orientation, visualization and kinesthetic imagery

*orientation relates to individual places, directions and positions within some system and is essentially subjective so that in New York, although compass

environment _____

directions are easily known, a system of uptown, downtown and crosstown is used.

*It has been suggested that human brain may have a special locational mechanism using an analogue system relying on locus, movement, size, texture, and number and operating beyond awareness.

*Clearly people use environmental features in orientation—even at small scales.

Example: In crossing St. Mark's Square, Venice, people do not take the shortest route (diagonally) which one would expect from path taking behavior, but move between lamp posts. Similarly people navigate in buildings by using a series of decision points at which they expect relevant information which may be signs, or environmental and socio-cultural cues.

*In uniform environments pedestrians also use a series of decision points but additionally tend to walk along boundaries rather than enter bounded areas since we are dealing with perceived boundaries. Once inside areas, destinations and grids are used approximating to the perceived shortest distance. Since movement, mental maps and orientation are related, path taking principles such as perceived shortest distance, least effort, visibility of destination, the meaning and attraction of various elements, the interest of the path. Perceived obstruction or difficulty will all effect orientation and environments should not be uniform.

*Also to be considered is temporal orientation—a clear awareness of time of day and seasonal variation and activity cycle.

*Activities are also important. People orient themselves to activity centers—plazas, open spaces.

*Activities reinforced by temporal orientational cues indicate periodicity and rhythms. The importance and visibility of elements and symbolisms, but also congruence with cultural rules of use and cognitive schemata, the appropriate sensory and redundancy.

*Orientation is thus a matter of both physical elements and socio-cultural rules.

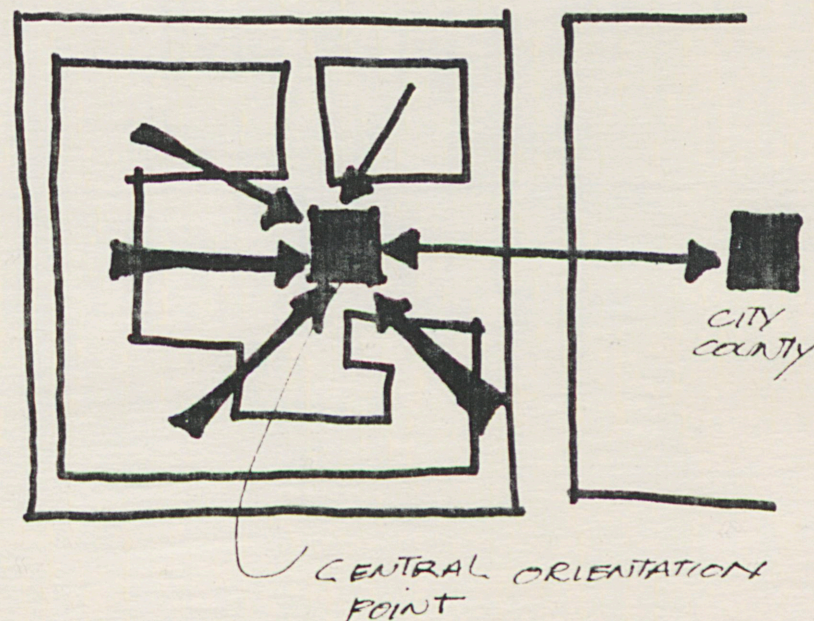
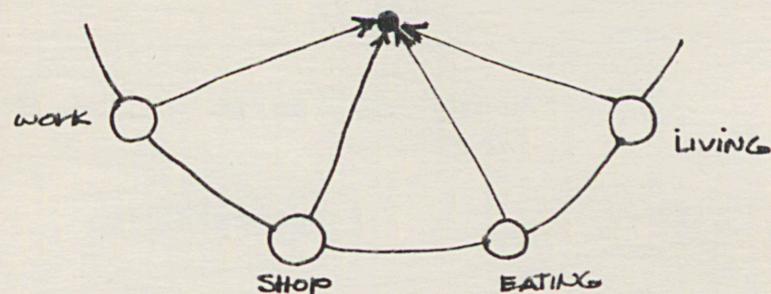
*Lostness may result from inadequate or wrong information or because a given element is new and has not been fitted into a scheme or because it is at odds with existing scheme. Orientation may take in three ways:

- 1) topologically by recognizing continuity
- 2) Through patterning—identifying elements and placing them in a frame of reference
- 3) Through positioning—using directional clarity and spacing.

*generally some combination of all three is used.

*Noticable differences of the elements, their location, congruence with activities, relative salience and relation to path system are important.

*Orientation can be restated to be a process where by individuals locate in space and time and are able to predict and use the environment. Elements based on noticable differences, and related to prominence, symbolism, meaning, use and soon are filled into some frame of reference. This latter is based on physical, verbal, cultural and cognitive criteria, on some plan of action and pattern of activities related to a path system which has connectivity and which is related to barriers and other impediments.

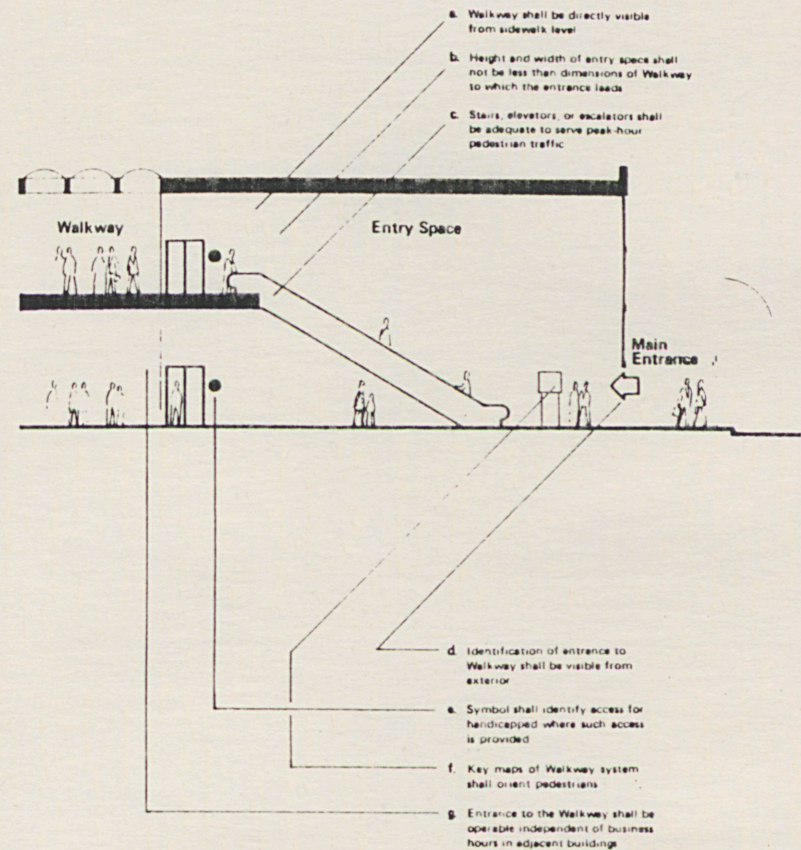


environment

Amos Rapoport, Human Aspects of Urban Form, (Pergamon Press, Oxford), 1977.

THE NEED FOR CONCEPT OF ACCESSIBILITY WHICH
PROMOTES A SENSE OF ENTRANCE AND ARRIVAL
... PROVIDING DIRECT ACCESS TO
PUBLIC-ORIENTED FACILITIES.

- *Internal space relation to the street should not merely provide access to the public. It should invite them.
- *Street should not be blocked off by blank wall.
- *Visible from street.
- *The street and its surroundings should be highly visible from entry.
- *Physically and psychologically, the connections should be easy and inviting.
- *Transparent
- *Open door.
- *One way to provide a good entrance is to have big enough crowds or leave door open.
- *In Ulrich Franzen's design for the entrance to the Philip Morris indoor park. Visually the entrance will be a stretch of glass 20 feet wide. At the center it will have a pair of automatic sliding doors. In good weather and at peak use times, the doors will be kept open with option of swinging doors on the sides.



White Plains, New York Typical
main entrance (Architects
Wallace, McHarg, Roberts &
Todd)

GENERAL CHARACTER OF ARCHITECTURAL FORM WHICH IS INTENDED TO PROJECT AS AN IMAGE.

*EXTERIOR FORM:

- *projecting the progressive lively image of the complex by those of modern materials, colors, sophisticated complex forms, formal collisions of geometry, articulation of form through layering of surfaces (space within the space), articulation of edges, and correctness of surfaces.

- *use of grid as basic organizing principle and creating complexity within the grid by collision of the forms and materials.

- *defining the space with horizontal and vertical elements.

- *unite of the complex by continuity of horizontal elements.

PLAZA:

- *use of water, trees, lamps, art objects, planters, patterning of walk ways, lighting, furniture, ledges. Protected outdoor areas, court yards, bridges to create a lively, active environment.

INTERIOR:

- *use of color, open layering of floors

- *allowing for daylighting

- *in the atrium, gathering spaces and circulation

- *use of simple straight forward primary circulation system and creating complexity through more complicated secondary circulations and change of levels to allow for new discoveries.

quality_____

RELATION OF THE PROJECT TO THE QUALITY OF ITS SURROUNDINGS AND TO ITS FUNCTION.

*Surrounding buildings with the exception of the City County building does not provoke any particular architectural distinction most buildings being one to two stories high are average quality to low quality. A couple of blocks away in the cone of the downtown there are high rises and mid rises being built with higher quality, but none relate to any particular language of architecture which could be representative of Salt Lake City. One of the most distinguished architectural works in Salt Lake City is the trolley square which is a shopping mall and theare converted from the old station. This complex has a warm quality which is the result of the use of familiar materials and human scale.

*View of the surrounding mountains and topography is an asset to this area which creates a nice setting for downtown.

*The new complex will be addressing these qualities which are assets to the site and the project through the use of materials and forms and functional efficiency. It will also try to create a new architectural language which will hopefully be followed in future projects in order to give an identity to that area which it lacks today.

quality_____

**CONCEPT OF CONVERTIBILITY USED TO PROVIDE
FOR INTERIOR CHANGES IN A BUILDING TO
ACCOMMODATE FUTURE CHANGE IN ACTIVITIES.**

*Open office planning will provide flexibility for future changes in use.

*Structural organization should allow for interior changes.

*The design of the commercial stores should be flexible enough to accommodate future changes of use.

**CONCEPT OF EXPANSIBILITY USED TO PROVIDE
FOR EXTERIOR WALL CHANGES IN A BUILDING TO
ACCOMMODATE FUTURE GROWTH.**

*Because the project is a large scale development with restricted boundaries in CBD area exterior wall changes are difficult so this project will not provide future changes for exterior of the buildings.

time_____

NEEDS

1. Physiological needs:
 - *hunger, thirst
 - *shelter (winter, summer)
2. Safety needs:
 - *Protection from physical harm
 - *Opportunity to reduce psychic threats from others
 - *Personal privacy
 - *Promote self-orientation with urban environment
3. Affiliation needs:
 - *Love
 - *Group membership
 - *Promote comfortable interpersonal interactions and yet preserve privacy.
4. Estem. needs: (relates to personal integrity, self-evaluation and the perceived esteem of others for one self)
 - *one's ability to personalize one's environment.
5. Actualization needs:
 - *Need for self-fulfillment according to one's capabilities (relates strongly to the individual)
 - *Actual or perceived control of his environment
6. Cognitive/Aesthetic
 - *relating to our personal concepts of beauty and our need to learn.

There is a need for different activities to bring more people into the complex. Shopping, eating, working, playing, watching, exercising, talking, reading, living, relaxing. All of these activities are required to make the complex successful.

People_____

THE SPACE REQUIREMENT FOR EACH ACTIVITY

OFFICE BUILDING:

Modular of bays:

- A 20' X 20' 400 S.F.
- B 10' X 20' 200 S.F.
- C 20' X 15' 300 S.F.
- D 10' X 15' 150 S.F.

Optimum span 35'-0"

General office workers 60" X 34" desks

Supervisor 120 S.F.

Clerk 65-80 S.F.

(100 S.F. liberal, 65 S.F. economical)

18-27 col. span for private office

*window spacing 10'-0" on center

Offices:

- *Private stairs
- *Private elevators
- *Toilets
- *Air Conditioning room
- *Fan closet

Office services:

- *Mail room
- *Conference room
- *Duplicating room
- *Storage rooms
- *Reception rooms
- *Central transcription department
- *Filing departments
- *Transfer-filing rooms
- *Telephone and teletype centers
- *Machine-tabulating rooms
- *Electronic data processing
- *employees service area
 - *coats

*dispensary

*lounge

*cafeteria

*library

*small store

*auditorium

*game room

*bowling alleys

*gym, health club

*barber shop

*beauty parlors

*Reception, exhibit

*Communication Center

*Machine repair room for office equipment and furniture

*Water cooler, clocks.

Building services:

*Building stairs and ramps

*Distances between building stairs should be about 100' to 150' to satisfy departmental traffic needs

*Ramps: advantageous functionally and practical economically. For 1500 people or more and not more than five or six stories high

*Fire stairs—fire retarding vestibule, shafts, hallway

*Toilets—ventilation shafts

*Elevators

*Automatic, self-serviced

*Centralized control

*Escalators

*Use of combination of elevator, escalator, and stair emptying 5,000 - 10,000 people in 10 minutes

*Janitor closets

*Freight elevators within building service area

*Fire protection hoses

*Pneumatic tubes and dumb-waiters

*Watchmen's clock

activities

Kenneth H. Rippen, Office Building and Office Layout Planning, (McGraw-Hill Book Company, Inc. New York, Toronto, London). 1960.

Color:

- *Pastel shades accented by accoustical bright colors.
- *Amount of light at the surface and its resulting brightness on the working area will be greatly affected by the colors used on the walls, ceiling, floors, and equipment.
- *Lighting and color plans should be developed together
- *two-tone color effects can be pleasing
- *Light gray and green

Flooring:

- *Resilience and color and reflective value
- *Linoleum, rubber, asphalt tile, vinyls and cork, carpet
- *Saving in cleaning and maintenance to other material (less wear)

Health club will be accommodated in the commercial close to hotel which will make it usable by both offices and hotel. It will include:

- *Raquetball courts
- *1 pool
- *1 juice bar
- *Tan salon
- *Dance salon
- *Fitness salon
- *2 saunas
- *Massage salon
- *2 Change rooms (men/women)
- *2 offices
- *1 hair stylist
- *Service circulation
- *Miscellaneous (storage, mechanical, janitor)

Lighting:

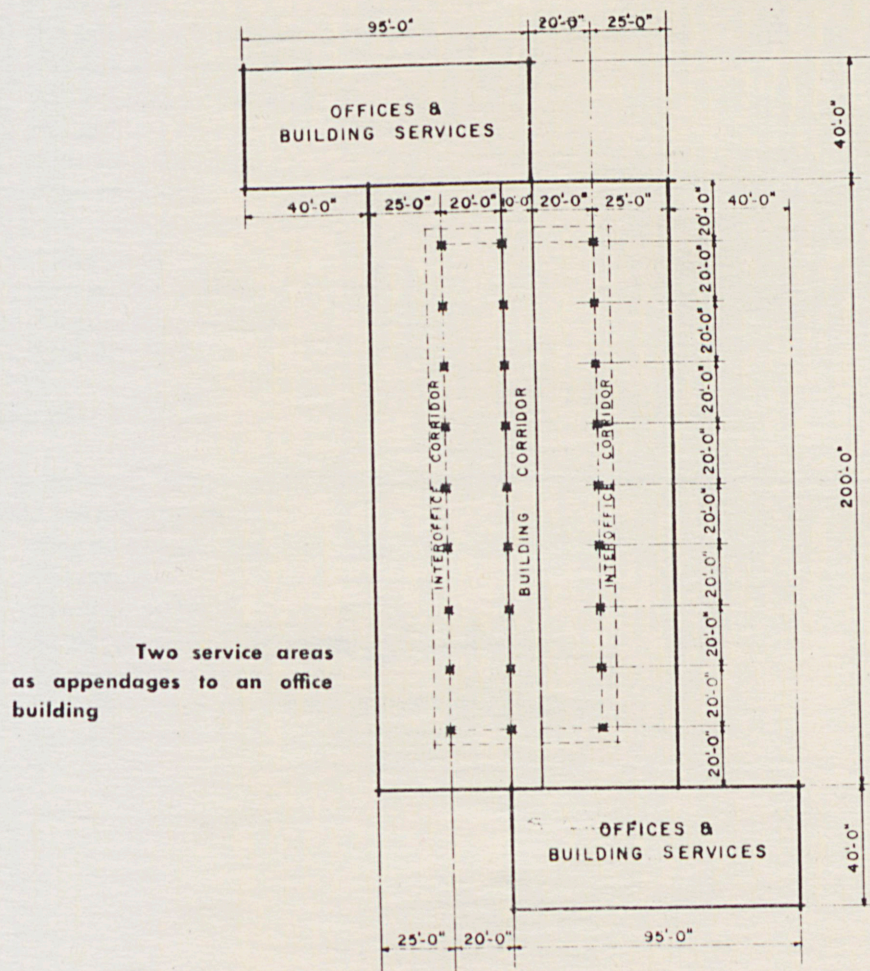
- *General office area it is advisable to have 40-60 maintained foot-candles of light in all areas.
- *Private office 30-40 but supplementary lighting required directly over work area.
- *Clerical worker 100 F.C.
- *Lav., building service, corridors 10-15 F.C.
- *For 9-10' ceiling height 2'strip parallel fluorescent spaced 10'-0" apart.
- *Fixture controlled locally rather than master board.

Accoustics

- *For more pleasant place to work
- *High employee efficiency
- *Effective system: use of a perforated metal or composition pan hung ceiling with sound absorbing material above it.
- *Special sound absorbing materials resembling plaster may be used for the finish on both walls and ceiling.
- *Special composition-tile materials lemented directly to the true ceiling surfaces or framed in mechanical suspension system.

The rectangular-shaped building is one of the most common units in architecture. Generally, a rectangular-shaped building is also one of the easiest to lay out and to build. If such a shape is adopted, it should be laid out so that there are at least two appendages for building services. Illustration 4-10 shows a typical arrangement for such a plan shape.

Another excellent building plan is the E-type shape. This arrangement may start as an L-shaped building. As additional space is required, additional preplanned, symmetrical building units are added. By the same token, the L-shaped, by the addition of one unit, can become a basic U- or F-shaped building.

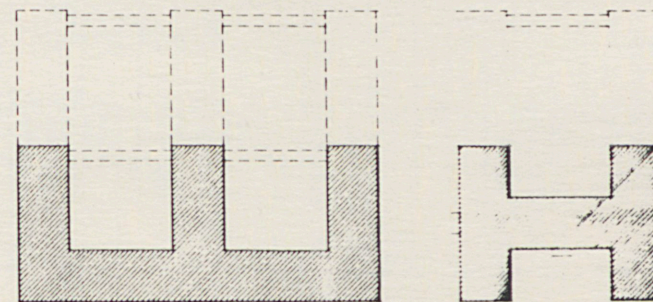


Two service areas as appendages to an office building

The basic shapes discussed might be termed the conventional architectural plans for an office building. But today there is a growing feeling for the rural office buildings that the plan shape must follow the interior functional requirements, must be, in effect, a package or shell enclosing the interior layout plan that is most efficient functionally for the company. A typical example of such a building, a building in which form is derived from interior function

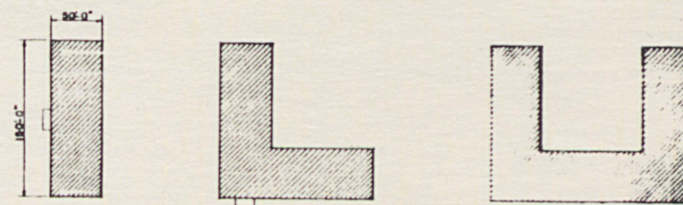
Alternatively, a plan may start as an E shape, with expansion needs being met as they arise by simply extending the wings of the building.

Among the many advantages offered by the E shape, particularly in a rural setting, are: it offers maximum natural light and window space; departments may be expanded or contracted very easily; executive-office space can be segregated completely from general office space if that seems desirable.



Basic building shapes

The office layout



HOTEL

FIRST LEVEL:

First level of the hotel will accommodate:

- *reception, management
- *general office
- *Accounting office
- *Manager
- *Assistant Manager
- *Sales and purchasing
- *Food and beverages
- *Chef
- *Budget director
- *Secretaries
- *House keeper
- *Engineer
- *Security office
- *Receiving office
- *Public toilets

SECOND LEVEL:

The second level will accommodate most of the more public spaces:

- *Main lounge and bar (100 seats @ 15 S.F./P.
- *Storage
- *Public toilets
- *Coffee shop (100 seats @ 15 S.F./P.
- *2 meeting rooms
- *Coffee shop kitchen (451 of coffee shop)
- *storage one-half of that space.

THIRD LEVEL

- *Grand ballroom and banquet room (600 person @ 10 S.F./P.)
- *Storage for grand ballroom (5%)
- *Banquet kitchen (20% of banquet facility)
- *Grand ballroom lobby @ 3 S.F./P.
- *Grand ballroom cloak room
- *Public toilets

BASEMENT

- *Main storage and refrigeration
- *Laundry
- *Boiler room
- *Fan room/refrigeration, water storage cooling tower
- *Workshop and storage

Circulation: 15% of the total area for circulation and service core.

- *Loading dock.

activities

COMMERCIAL/RETAIL

*Two major clothing stores

*Smaller stores:

*Apparel or shoe stores

*Restaurants/bars

*Resaurants (small fast food) 12 - 15 (25'x30')
with 20 seats each

*Food market

*Food bazaar

*Copy or printing store

*Bakery shop

*Anique store

*Sporting good store

*Tavern

*Food store

*Jewlery store

*Photo processing/camera supply

*Drug store

*Music store

*Oriental rug

*Banks

*Book store

*Frame store

*Beauty parlor

*Candy shop

*Fabric store

*Eyeglass center

*Stamps, Cards, Souvenirs

*Thrift store

*Dance club

*T-shirt store

*Spical closing

*Miscellaneous

*Restrooms

*Circulation

*Mechanical

*Storage

*Services

*Service desk

*General merchandise	(14%)	24,584	S.F.
*Eating and drinking	(27%)	38,610	"
*Apparels	(29%)	50,924	"
*Appliances	(4%)	7,024	"
*Miscellaneous	(19%)	33,364	"
*Sporting goods	(5%)	8,780	"
*Drug, medicine	(2%)	3,512	"

TOT: 175,600 S.F.

*These percentages are taken out of the economic analysis done by Brizon and Christopher Architects Wallace Associates for Block 53.

Miscellaneous:

Restrooms	1,000
Circulation	26,340
Mechanical	1500
Storage	3,000
Services	1524

TOT: 33,364 S.F.

activities

RESIDENTIAL COMPLEX

FIRST LEVEL

- *Mechanical
- *Storage
- *Security

SECOND LEVEL

Club house (amenities):

- *Swimming pool
- *Raquet ball courts (2)
- *Sauna (2)
- *Whirlpool/bath
- *Workout room
- *Change room
- *Game room
- *Ball room for special gatherings
- *Restroom

THIRD LEVEL & ABOVE

Residential Apartments

- *One bedroom, two bedroom townhouse apartments with bedroom upstairs and living and dining rooms downstairs.
- *Penthouse
- *Service Cone

PLAZA

- *The plaza will include amphetheatre, ice rink, and pavilion. For outdoor eating and vendors.
- *It also accommodates activities like roller skating, eating, watching, playing with water and use of the sun, concerts, outdoor dance and food bazaar.
- *Presence of steps, ledges, seats, vegetation will create opportunities for the use of the space
- *Need

THEATRES

- *Included in Commercial building (1st floor) close to hotel and shopping
- *The area will also accommodate other entertainments like video machine room.

PARKING

- *The parking needs to be three levels underground.
- *The plaza needs to be accessible through the parking
- *Parking only will allow for regular vehicles and small service vehicles. Seperate service dock will be provided for larger service trucks.

environment _____

_____PROBLEM STATEMENT_____

*Design of the complex and the plaza should create an environment conducive to a lively, satisfying day/night variety of "people activities." This will be accomplished by providing indoor, outdoor activities like cafes, food-kiosks and vendors, amphetheatre for concerts, skating rink, Design of the complex should satisfy physical and psychological needs of the user by being sympathetic to the environmental control, view, access. Feeling of security, privacy, territoriality and also should facilitate the interaction. Each of these statements are more clearly defined in next pages—under appropriate headings.

*For housing the market for downtown condominiums will be made up of household without children or only one child. Those in higher age brackets would be considering a condominium because the family house and yard require too much work and may be too large for their needs. The younger categories consist of single or divorced individuals or young couples who have postponed family formation to pursue mutual careers.

*The project should be designed to create a residential micro-environment on the block, which is physically separated from the surrounding commercial developments.

*Security is important for that reason the residential building should be high rise to help provide security, and views of the city and surrounding mountains, which are amenities not found in the more typical two story projects.

*Block 53's proximity to the city and county complex, circuit and district courts, and the major downtown traffic arteries makes it a prime location for many firms such as: Architectural offices, interior designers, banks, clothing corporations, engineering offices. The offices will be an excellent location for many smaller service oriented firms, such as law offices desiring proximity to courts. Also it is desirable to title insurance companies real estate firms, too.

*Office buildings will be mid-rise rather than high-rise. The savings associated with cheaper operating and construction costs will be paired on to the tenants in lower rents. Consequently, office building rents on Block 53 will be competitively priced.

*There should be two larger department stores linked with smaller businesses in order to bring sufficient amount of shoppers to use the complex.

*Some parts of lower level of the shopping mall along the edges of the plaza will be used as cafes and restaurants in order to create street cafe situation and bring more activities into the plaza.

*The tressing along the inside endge of the complex will create opportunity for outdoor seating and gardening.

*Clearn and straight forward circulation has to be provided between different functions of the complex.

*Indoor common spaces as a focal and nodal points to the compex should be provided. The nodal points act as decision making points and also creates opportunity for group interaction.

*By opening the circulation to the lower and upper levels, shoppers will get a chance of discovering new experiences. This will also help to create interesting spaces and brings day lighting to the circulation areas.

*Grouping of activities like shopping—eating, shopping—working, working—eating, hotel—shopping, hotel—entertainment—shopping, playing—shopping.

*Progression of spaces and activities along the circulation through linear arrangement (seperated flow, sequential flow)

*Creating hierarchy of spaces by the use of the form and materials and activities.

*Establish clear relationship between one complex and City County building.

*Clear relationship between the complex and the plaza.

*Visual and physical relationship between circulation path and nodal point.

*Relationships of the wall to the street should create oportuntities for interaction and activities.

*The relationships between different functions should be organized in a way which it could facilitate

the interaction and use of the functions by the users in a best possible way.

- *Clear separation of traffic (vehicular) from pedestrian.

- *Providing outdoor protected spaces for activities by using canopies, pavilions, trees, shrubs, for winter and summer use.

- *use of plants and trees and art objects for breaking the anonymous spaces will also create private personal spaces and hinder the territoriality and identity seeking quality of human.

- *Use of chairs, slots, steps, ledges in plaza to create sitting spaces for people which also will make the space more usable.

- *Use of waterfall, streams, to create privacy in group interactions and also prevent the street noise. The sound of the waterfall will also create feelings of comfort and rest.

- *Integration of street furniture (lamps, informative kiosks) with the design of the space.

- *All the required parking will be located underground in order to have best advantage of valuable land in C.B.D. area. This will also create comfort for pedestrian users of the complex.

- *Since security of certain areas and the public image are both important, the design should provide the required security controls without developing a fortress atmosphere.

*The complex will reflect the progressive attitude and will use modern material to reflect that image. In the street level or plaza level the use of different material will accent the forms and will create identifying elements for pedestrian.

*Texture of the surfaces of plaza will bring warmth and friendliness to the space.

*The mass of the buildings should be broken down in order to bring light and air into the spaces and visually please the eye.

*The whole complex will be oriented so the best advantage could be taken from the south sun.

*Complex should take an advantage of the open green space to the south of the site and address the City County building as a major historical feature around the side. The presence of thees will be carried out throughout the project to create identifying images.

*The complex will address the view of the mountains and will take advantage of summer breezes and will prevent winter winds.

*Because of the value of the land in downtown area most of the shopping will be in lower levels along the edges of the street and parking will be all underground.

*Entry to the complex will be clearly defined through the use of form and material.

*Design of the complex will indicate a clear orientation and sense of time that will be accomplished by creating views of certain nodal points in circulation and also day lighting to create a sense of time.

*The plaza should be easily accessible in order for people to use it more often. This will be accomplished by small changes of level and visibility.

*The boundaries of the plaza will be defined with major building forms as its focus.

*The complex as a whole will project good quality of design and materials.

*The design of the compelx will be sympathetic to the needs of the handicapped.

*The complex generates a requirement for large truck/tractor access to and from the site. Therefore, the site must accommodate maneuvering and storage units without interfering with off-site traffic flow.

*Since the complex site is bounded by major through traffic arteries, the new facilities should minimize the pedestrian-vehicle conflict.

CASE STUDIES

COLONY SQUARE (CASE STUDY NO. 1)

Colony Square is a privately financed 11½-acre urban redevelopment 2 miles from Atlanta's center. Facing a busy intersection and bordering on the city's upper-middle class residential neighborhood, the project provides many of the services and amenities of urban life. Included are two office towers, and a variety of shops, stores, and restaurants. All atop a 1,750 car underground garage.

SITE PLANNING AND PARKING

*The irregular shape of this site and its relationship to other major structures in the area suggest the diagonal disposition of the major buildings to the street. The placement opens up the plaza area to the passerby and complements other irregularly side buildings nearby.

*In order to relate a variety of building types to one another to create a relationship of all the parts, a limited vocabulary of materials was established. Board formed concrete contrasts with smooth white precast, dark brown brick-bronze aluminum and bronze-tinted glass provide accents. The materials are softened by areas of heavy planting. The buildings are juxtaposed to create two major interior spaces—one active and lively and the other more reposeful. Fountains, pools, and sculpture are the focal points of these areas.

*A case in point is parking: the zoning ordinance treats each building type as a self-sustaining entity. By the letter of the ordinance, the various elements of Colony Square would have a cumulative parking requirement of about 2,200 spaces. By demonstrating the overlap effect of various uses—6 offices require peak parking during business hours, while apartment parking peaks at night.

*Goodwill was demonstrated by the deeding of frontage to the city along Fourteenth and Peachtree Streets, which allows widening of these busy corridors. In addition, land at the intersection of these two streets has been deeded to improve

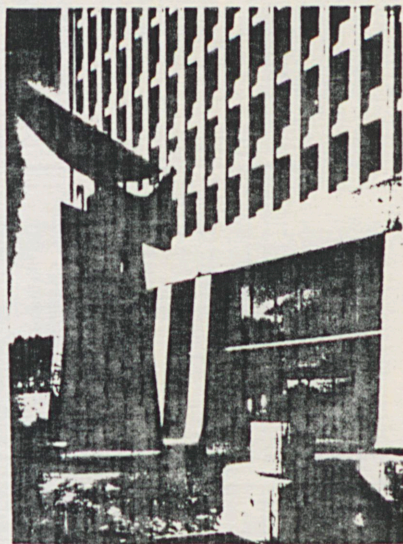


Location plan

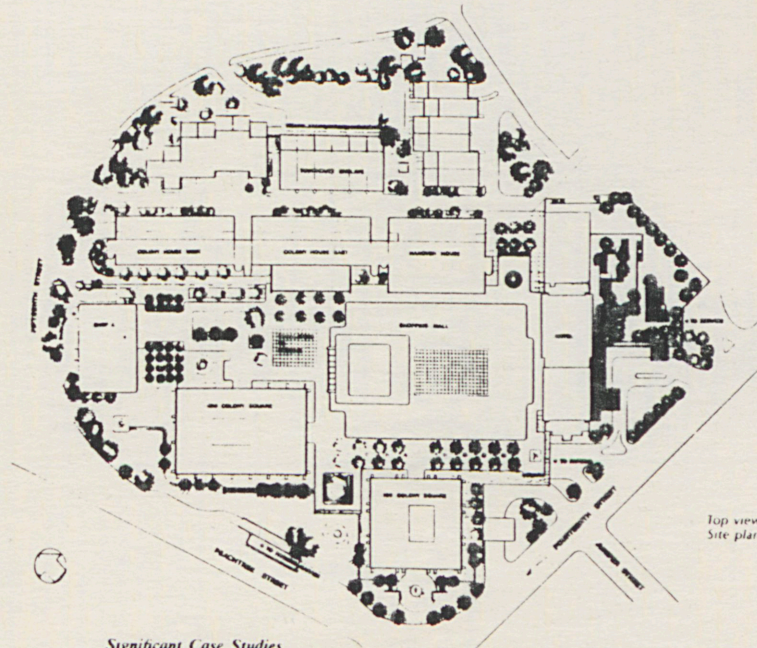
the alignment of Fourteenth Street.

*The need to allow automobiles to enter the project from Peachtree Street without disrupting two-way traffic flow lead to the design of parallel ramps to and from the underground parking, rather than the more traditional perpendicular curb. This concept is new to Atlanta and involved a "cross-easement" agreement whereby the city retains its right-of-way (sidewalk) around the ramps and Colony Square has the right to construct ramps in the area previously occupied by the sidewalk.

*Since Fourteenth street is one-way (west), the traditional entrance to the garage is more satisfactory as it permits exit to southbound Juniper street as well as Fourteenth.

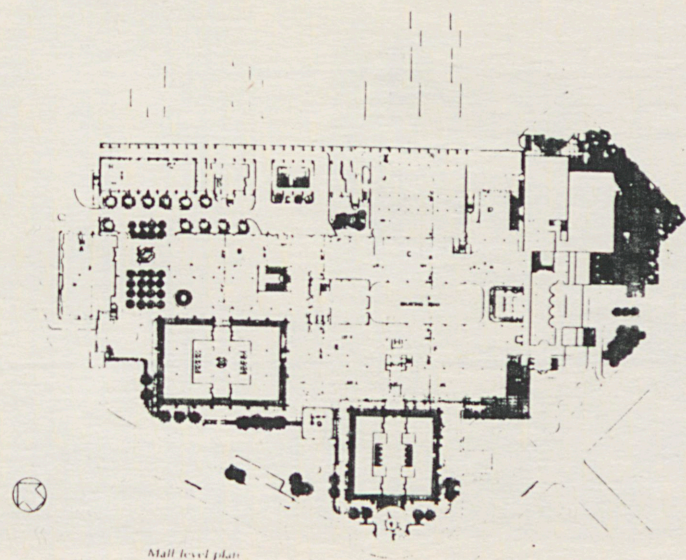


Entrance exterior view (Sculptor: Dorothy Berg
sculpture of Cor-Ten steel Photographer: Robin
Johnston)



Top view of square
Site plan

Significant Case Studies

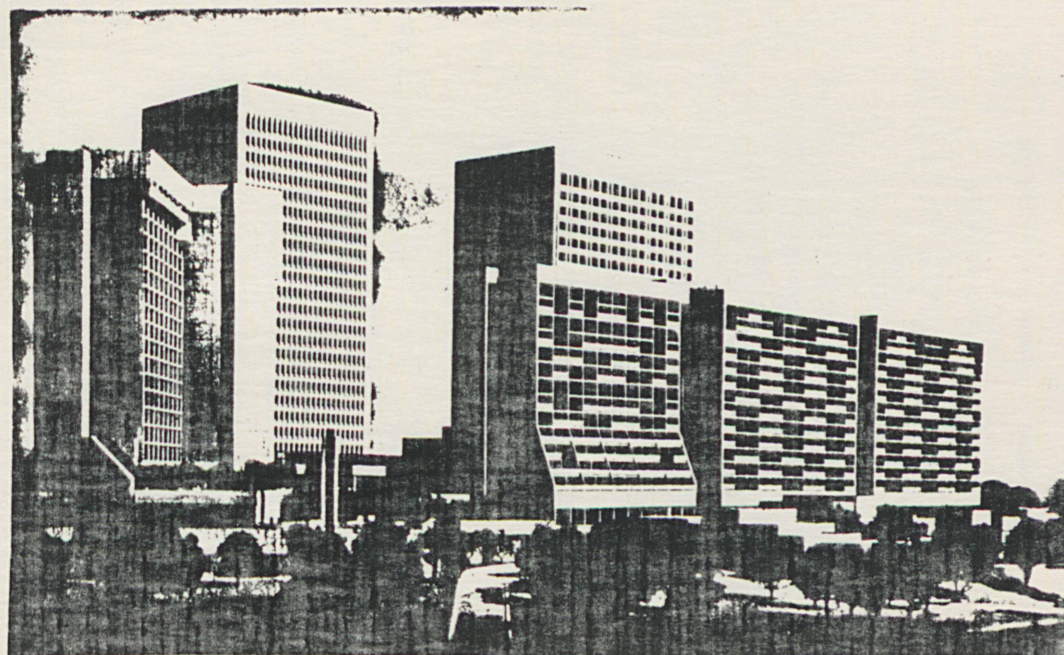
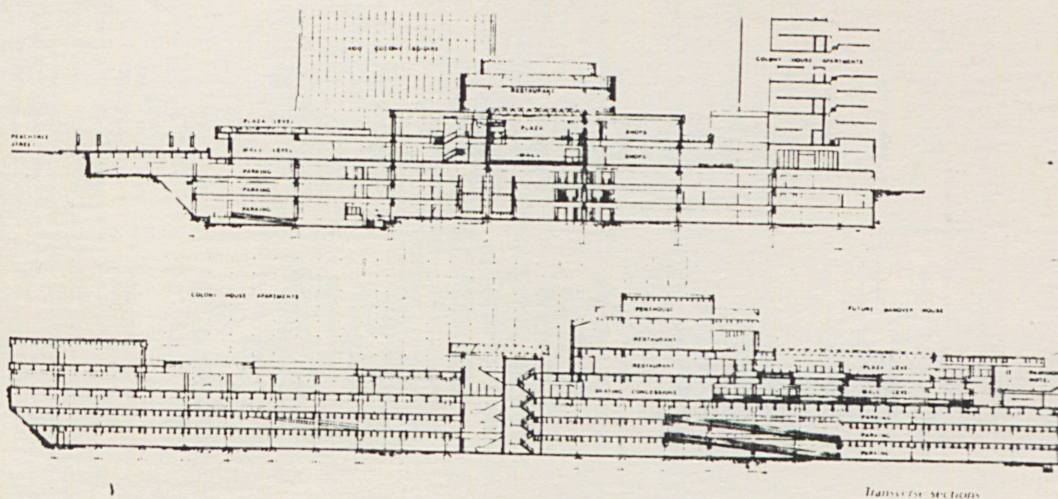


Mall level plan

Ammenities

*The mutual desire to respect the residential character of Ansley Park is clearly reflected in the development plan as density and use intends from the single-family scale of the townhouse: to the high-rise offices on busy Peachtree.

*Outdoor open plaza creates a nice opportunity for interaction and relates the whole complex to each other in a nice visual sense.



GOVERNORS PLAZA (CASE STUDY NO. 2)

Governors Plaza is a mixed use building located at 550 East South Temple. The project contains approximately 150,000 sq. ft. of office area, 76 condominium units, health club, atrium, ballroom and 550 parking spaces below ground.

Site Planning:

- *It has received commendation by the South Temple Historic Committee as an example of contemporary architecture responding to the scale of its neighbors and the street. This has been achieved through stepping the office building which, in addition to the scale relationship to the street also allows availability of outdoor deck areas as amenity spaces to the office.

- *A concourse level was developed below ground which allows for vehicular access between the office building and the condominium building. The concourse provides direct and clear access to either function as well as continuation to other parking levels below.

- *The public access through the block is easy.

- *Open space in the front entry does not create a very good opportunity for outdoor activities.

- *Because of the consistency and repetition of forms the entry lacks clear definition.

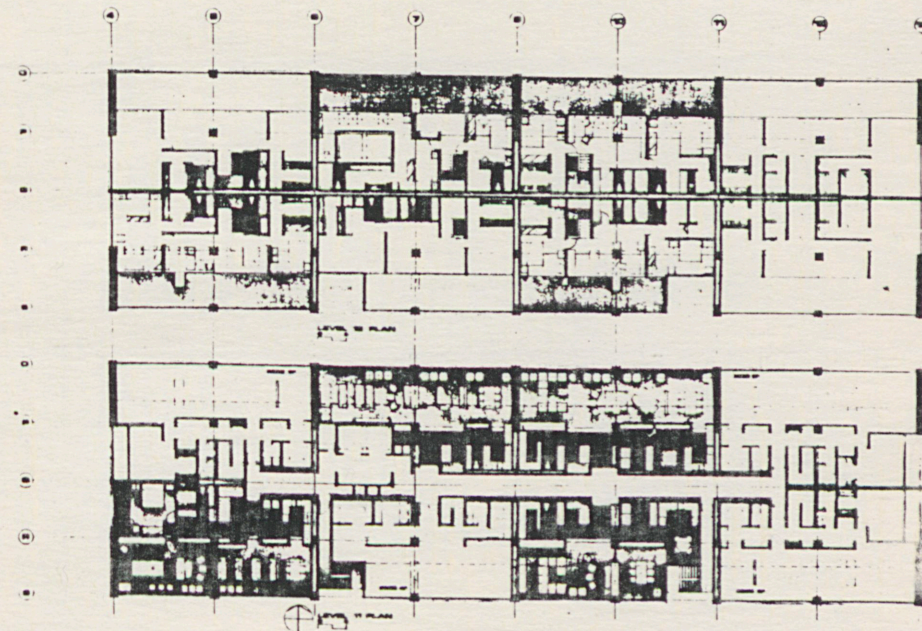
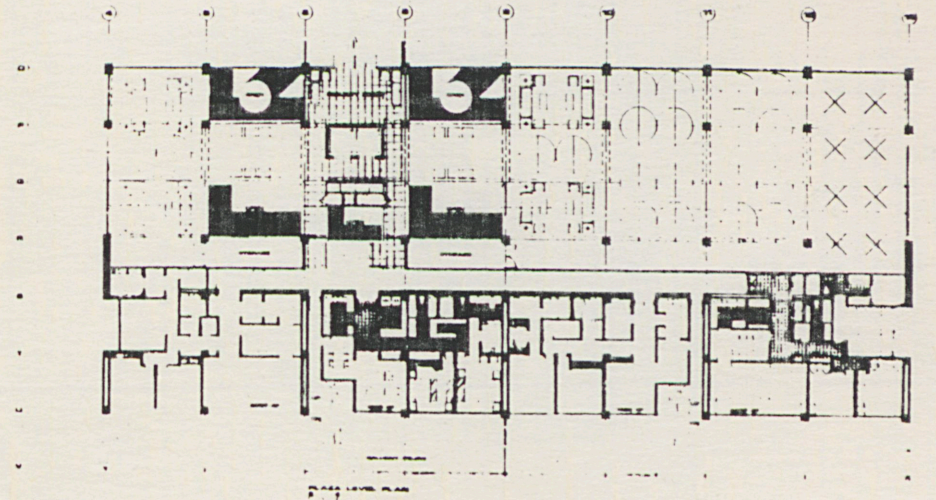
- *Parking exit and egress is clearly defined and located.

- *Separation of entries to the offices and condominiums are nicely located but not defined enough.

Circulation:

- *The elevator and stair location provides a good access from plaza level to above floors both in offices and condominiums.

- *The long double loaded corridors in plaza level and also in condominiums seems to be anonymous.



Public/Private:

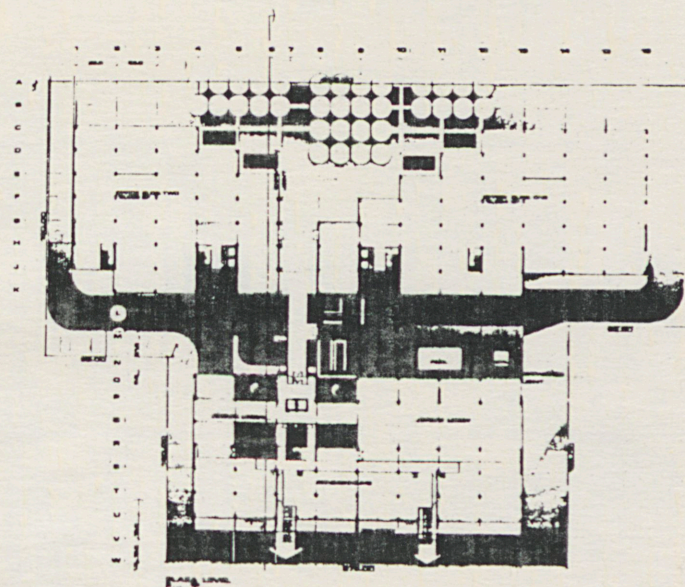
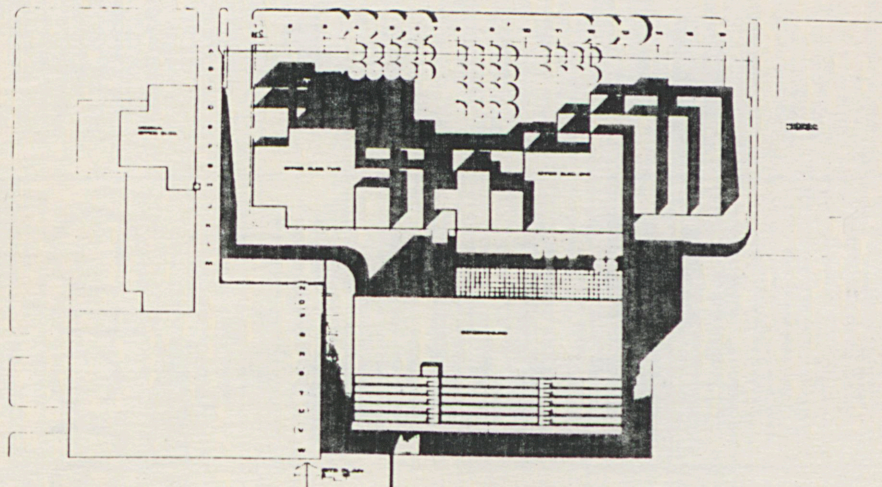
*There is not a clear defined separation in approach to the entries to more public spaces like offices and more private spaces like condominiums.

*In condominium floor there is not a good transition zone from semipublic collective spaces to the private individual units.

*There is a provision for balconies for each unit which is nice.

Collective Amenities:

*There are not a collective active spaces in corridors of condominiums because of its form of being long and anonymous.



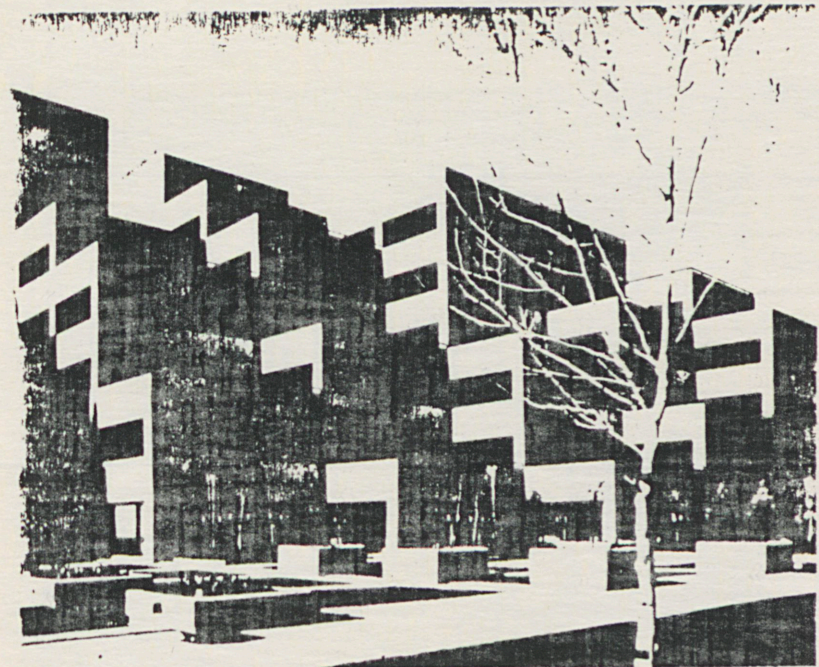
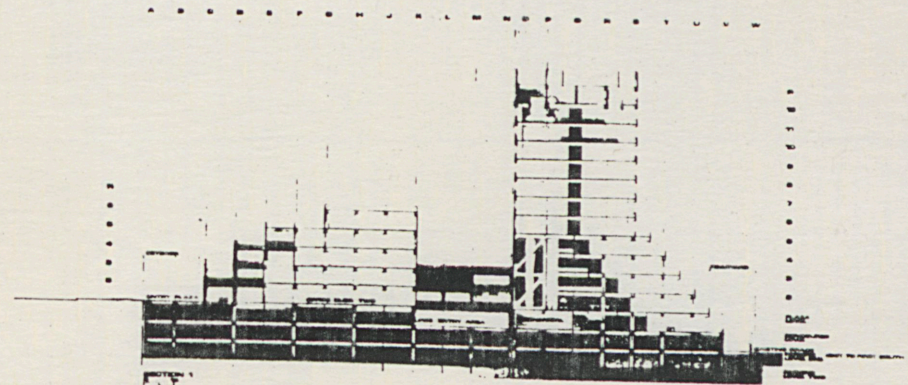
- *There is not exterior collective spaces for condominiums to create an interaction areas.
- *Front entry outdoor open plaza does not allow for public action because of location of trees and lack of outdoor furniture.
- *Interior lobby with full length glass provides a nice atmosphere.

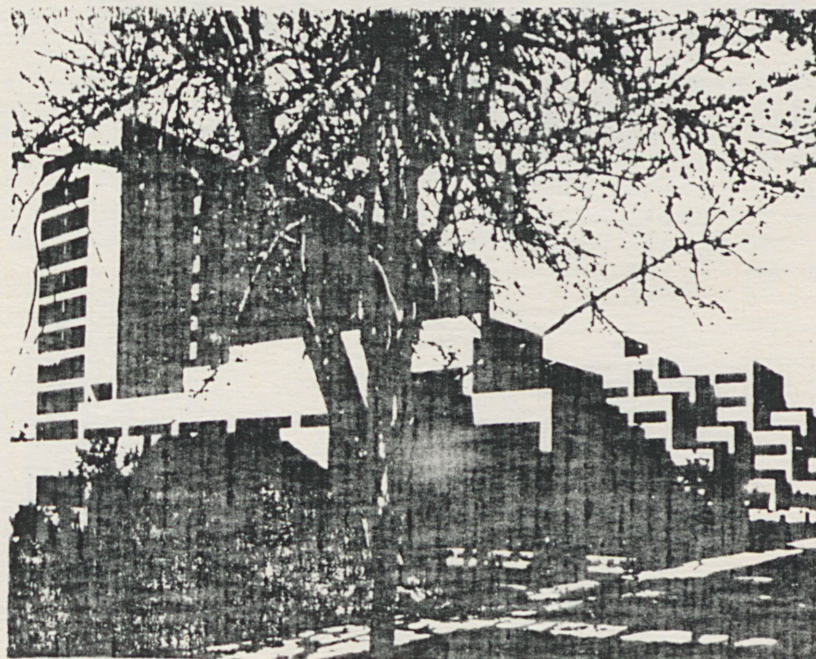
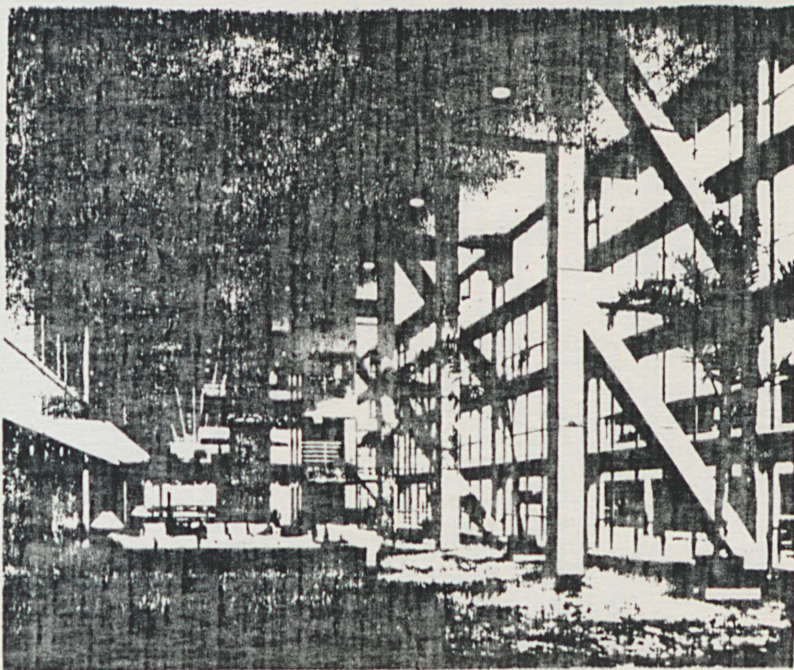
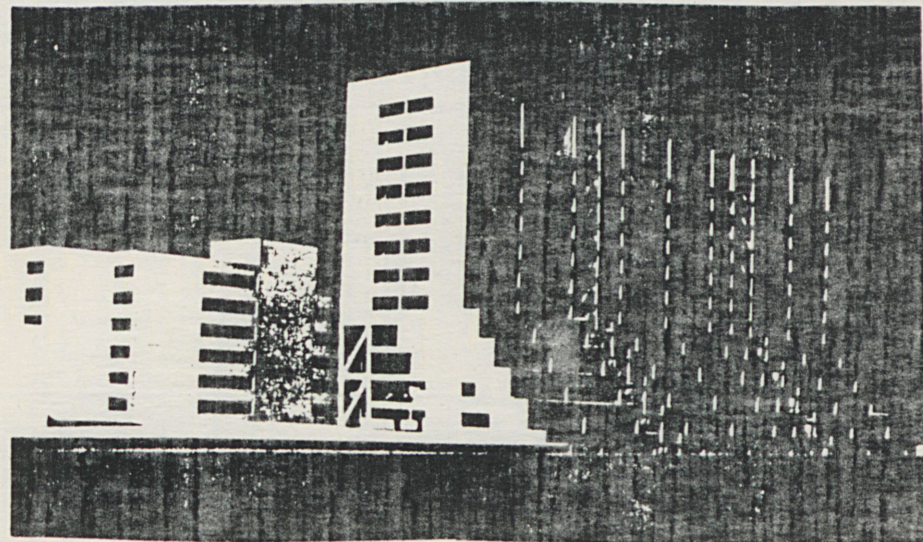
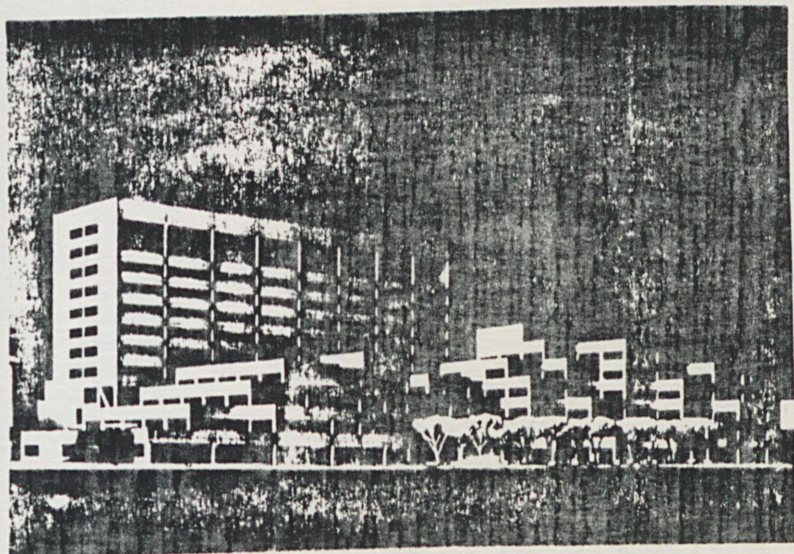
Unit Ammenities:

- *There is not a definable entry to the apartments to give them a seperate identity.
- *Individuality and territoriality feeling of residence is not being expressed.

Conclusion:

- *In general the interplay and interlocking quality of forms and moduals have nice breakdown but does not give identity to different functions.
- *The low planting ledges create nice opportunity for people's seating.
- *There is a lack of outdoor activities to bring people to use outdoor areas.
- *The forms are to anonymous.





UTAH HERITAGE FOUNDATION

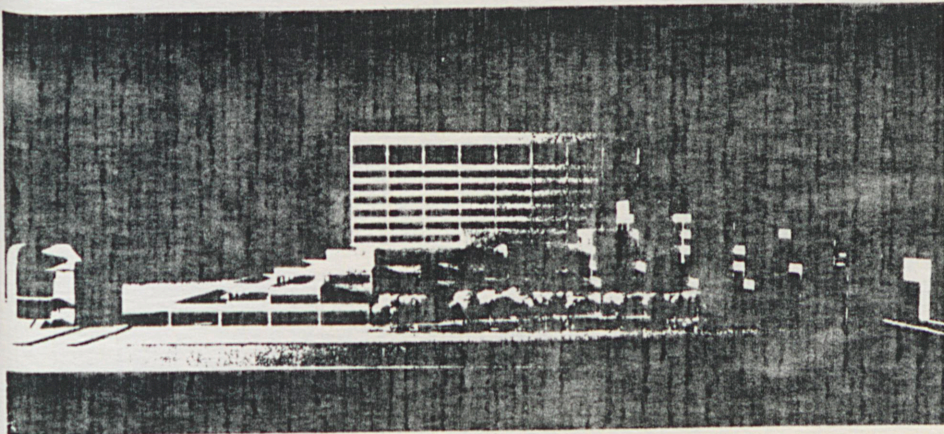
Newsletter

JANUARY 1980

The Governors Plaza under construction on South Temple is an encouraging example of a successful solution to the problem of introducing new construction to a historic district.

The South Temple Historic District was created to try to conserve the special quality and historic importance of South Temple Street. Many of the finest historic buildings in Salt Lake City are or were on that street. The designation of the Historic District does not mean holding the status quo and stopping new construction. The necessity of change is acknowledged and new building will occur. This inevitable new building should identify and respond to the qualities that make the historic district significant and should make a positive contribution. One of the most distinguishing features of South Temple is the excellence of the historic buildings. The various historic buildings, including churches, mansions, apartments, residences, clubs, and commercial buildings, were examples of a special effort to achieve high quality. New buildings should be their equal in quality.

THE GOVERNORS PLAZA



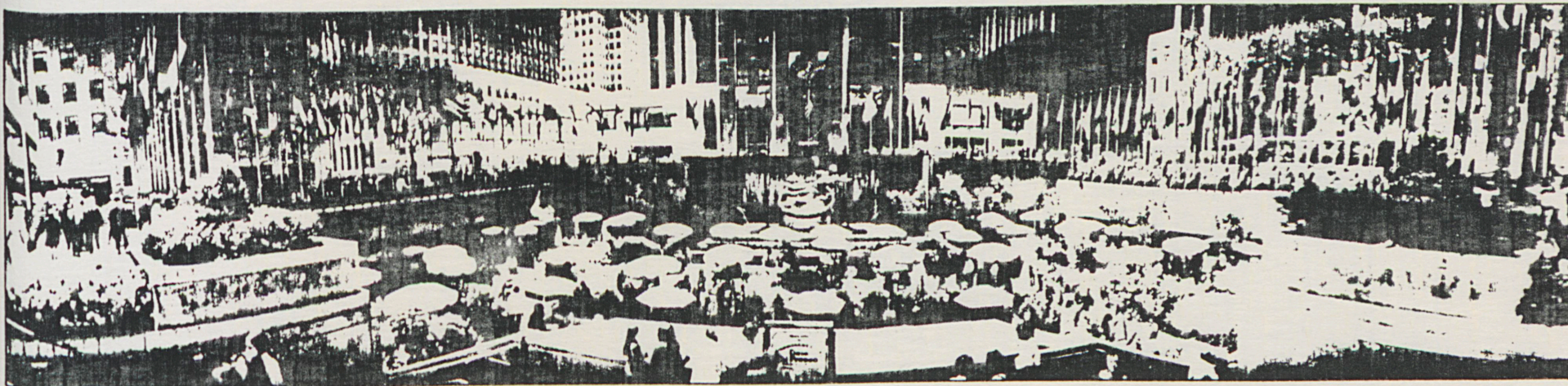
Governors Plaza, Akerlow Thomas Dyer, Developer, Edwards and Daniels, Architects

When the Governors Plaza project was presented to the Salt Lake City Historic Landmarks Committee for design review, it received unanimous approval. When completed, the project will be a successful addition to the South Temple Historic District because it responds well to the district. The project responds well to its particular site, the terracing of the building mass keeps the South Temple frontage lower and in scale with the existing buildings and concentrates the major building mass in the center of the block. The terracing of the building away from the delicate house to the east helps minimize the impact of the new building on that house. The terraced portion is more concentrated on the west where it is more appropriate adjacent to a three story office building. The plaza and landscaping contribute to the existing landscaping patterns of street trees and the large landscaped areas around the mansions across the street.

The terracing of the building mass, which contributes much to the successful architectural solution, undoubtedly meant a reduction in possible leasable space to the developer. Fortunately, the maximum building area was not used, which gave the option of terracing the building. The result is a new building which will make an important contribution to an important historic district in Salt Lake City.

The conscientious and competent efforts of the architect and developer are commendable. The maintenance of South Temple as an important street in Salt Lake City, both historically and in the ongoing sense, is dependent not only on the preservation of the historic buildings, but also on the construction of new buildings that recognize the special historic quality of the district and contribute to that quality. Hopefully, new building on South Temple will respond as well as the Governors Plaza responded to the South Temple Historic District.

Stephen B. Smith



In Rome: Piazza Navona for its openness and civility.

In Buenos Aires: Plaza San Martin for its green urbanity.

In New York: Rockefeller Center Promenade and Plaza for the intensity of its life.

All these spaces are very successful at accommodating urban life. It feels

right to be there, they rest us or recharge us. The architecture is secondary to the life they make possible. The best ones are impossible to compare with each other, they are entities unto themselves.

Cesar Pelli

Dean, School of Architecture
Yale University

In my mind an urban open space should allow the inhabitants of a town to enjoy the charm, peace, quiet, and beauty of ideal rural districts. These three areas come very close to this definition.

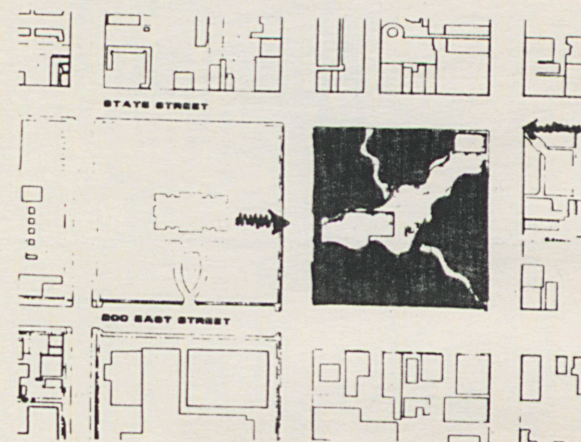
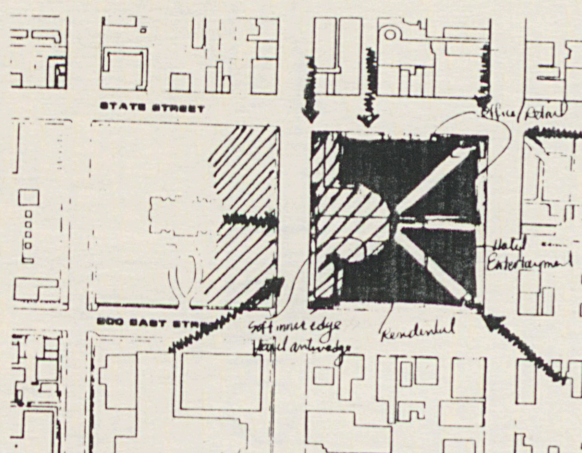
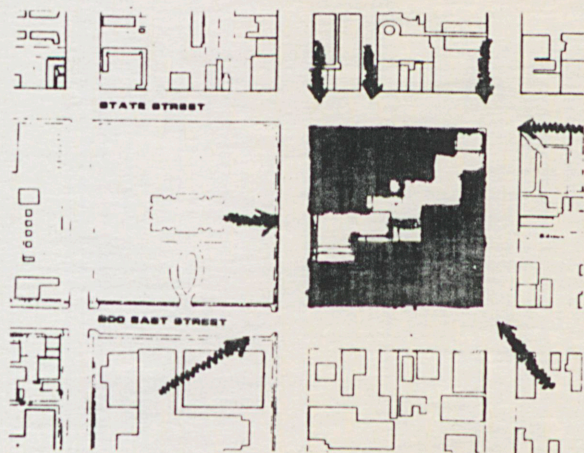
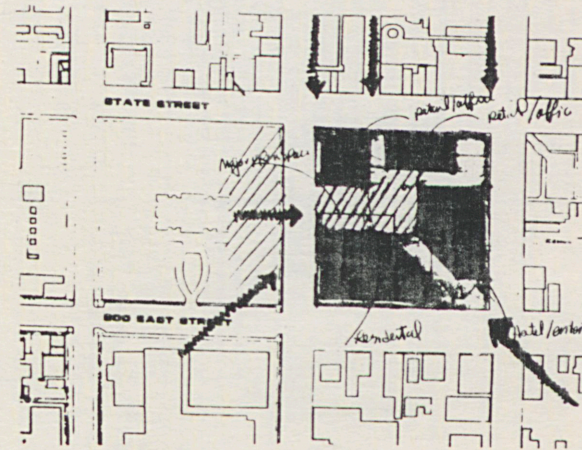
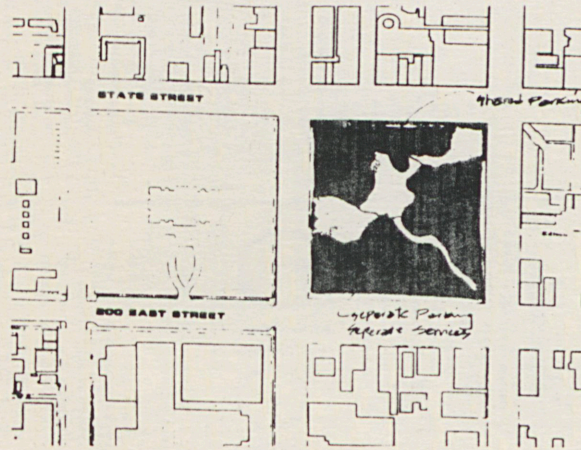
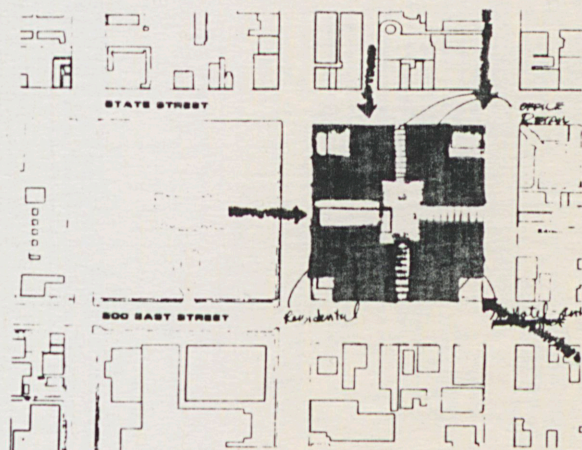
The last two are similar, being nearly in the town, easy to reach, and sufficiently big to give one the impression of being in the country.

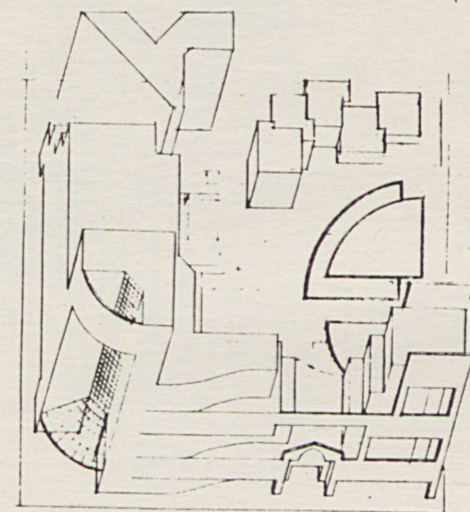
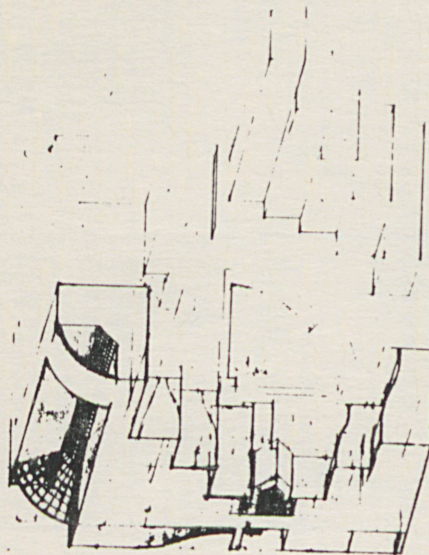
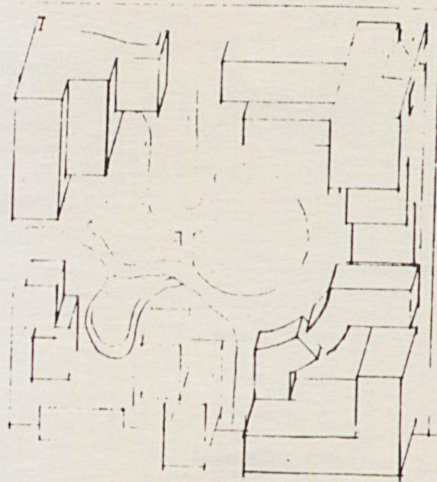
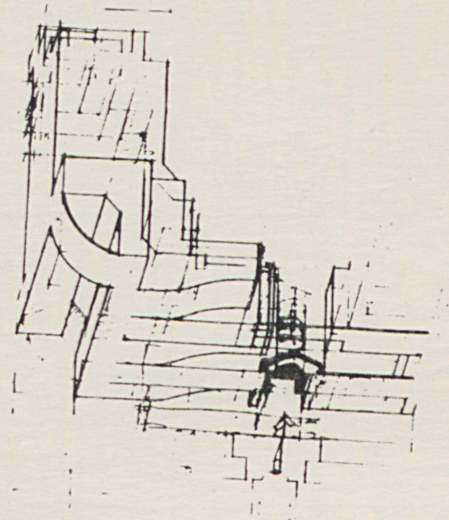
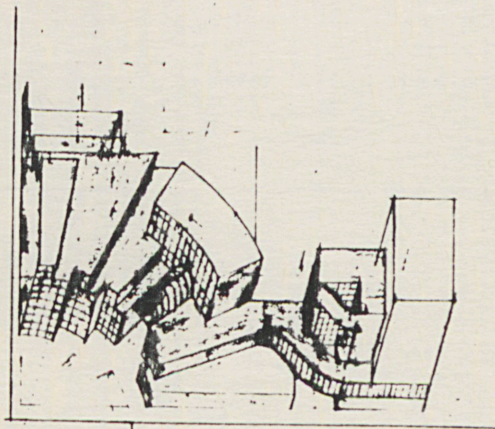
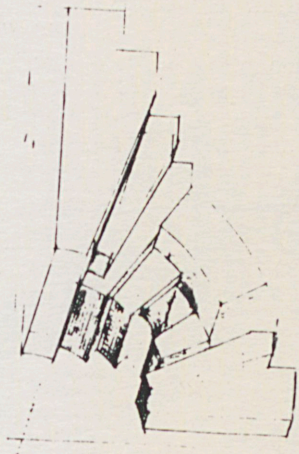
Woods, large areas of grass, and above all water create the perfect outdoor environment. No games or organized entertainments are to be found in these areas, leaving to commercial enterprises the lot of running Fun Parks.

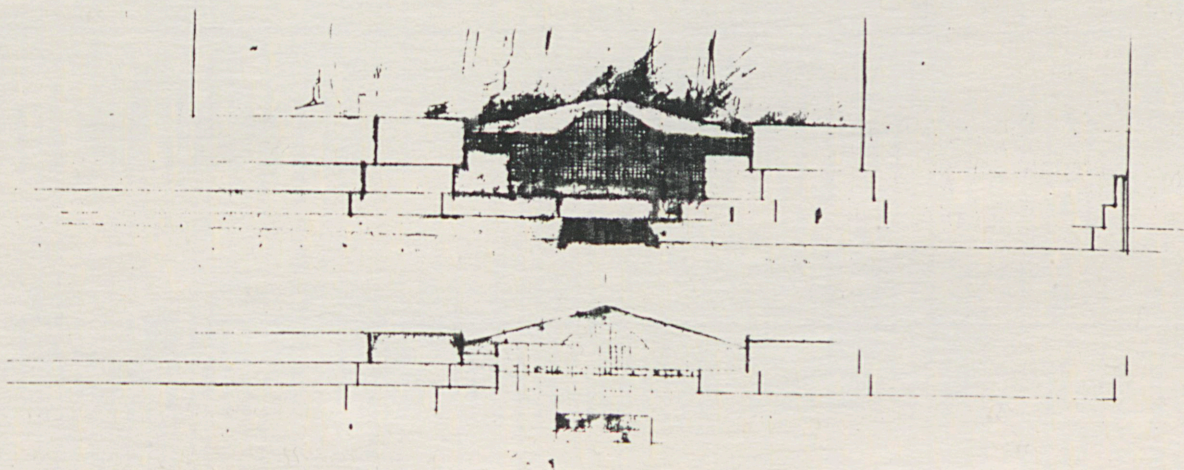
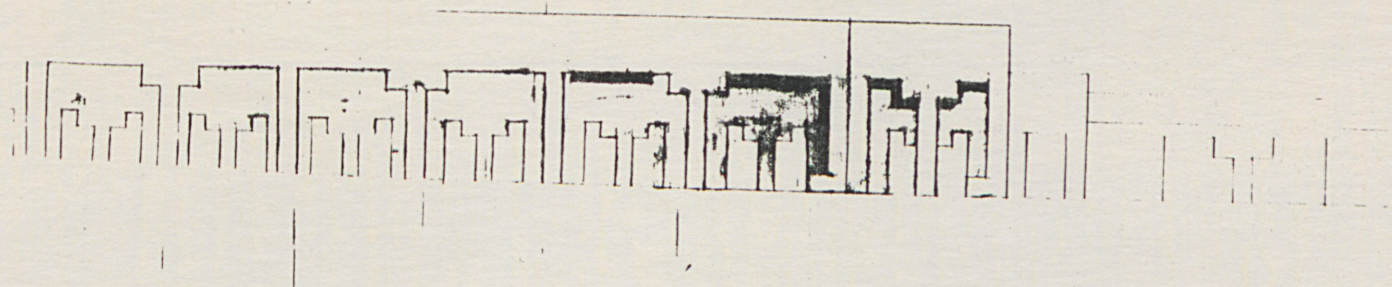
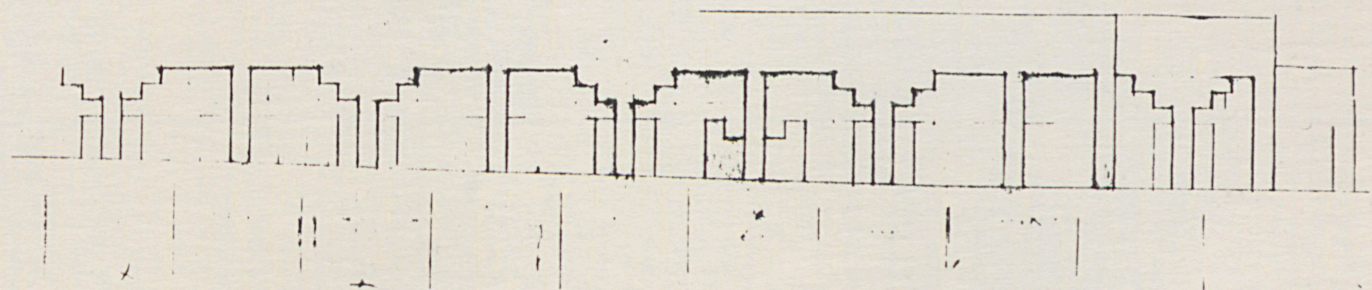
The southern side of the Brussels Bois de la Cambre joins the Forêt de Soigne, one of the most beautiful beech forests in the world, where horse riding is practiced all the year around.

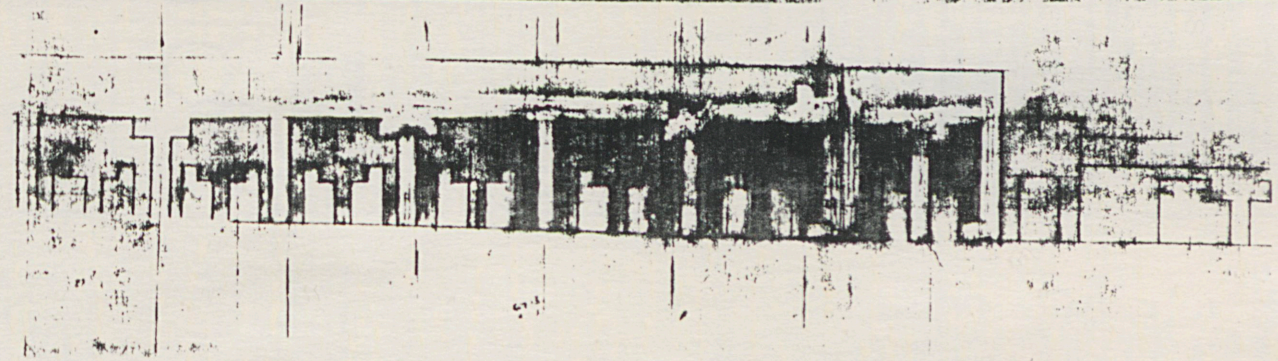
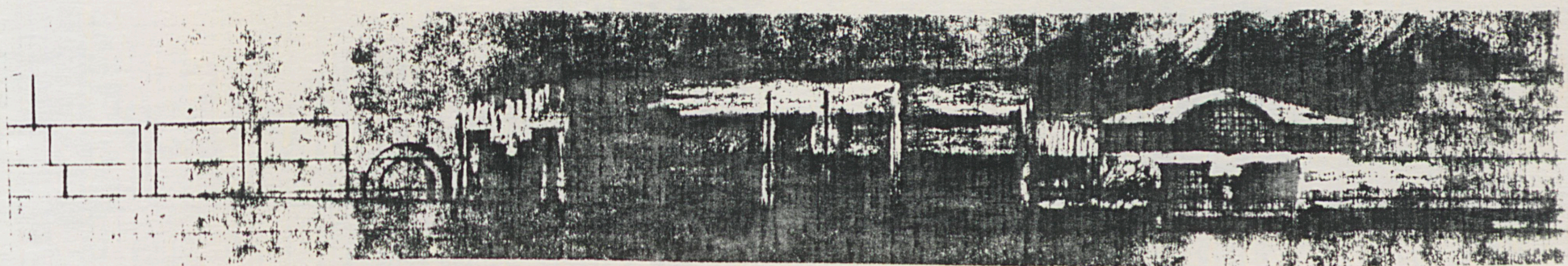
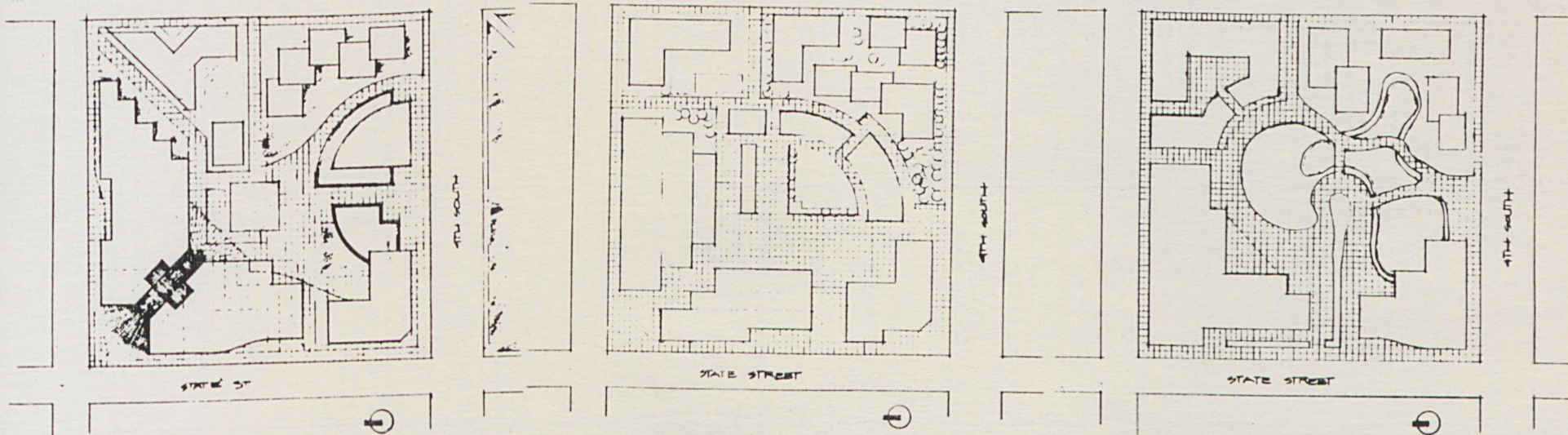
Nature at its best in the midst of a town is a luxury to be cherished, for once it's gone, it will never be replaced.

PRELIMINARY DESIGN



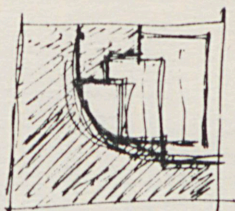
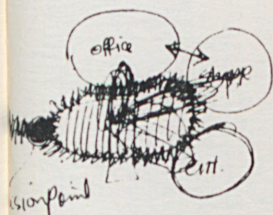








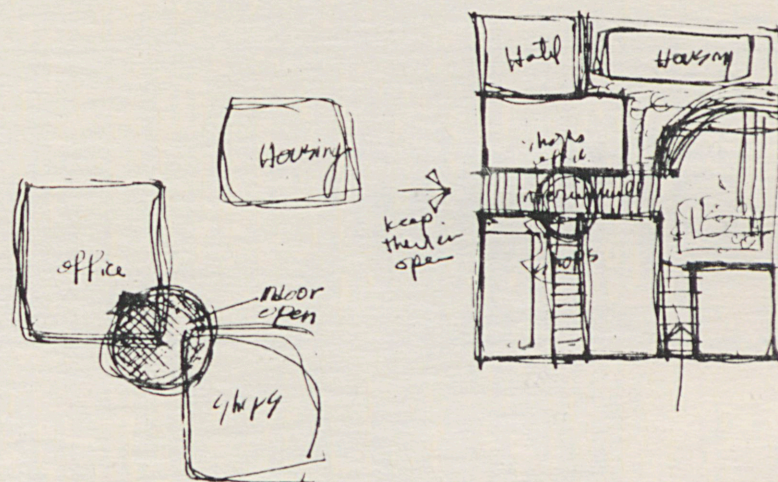
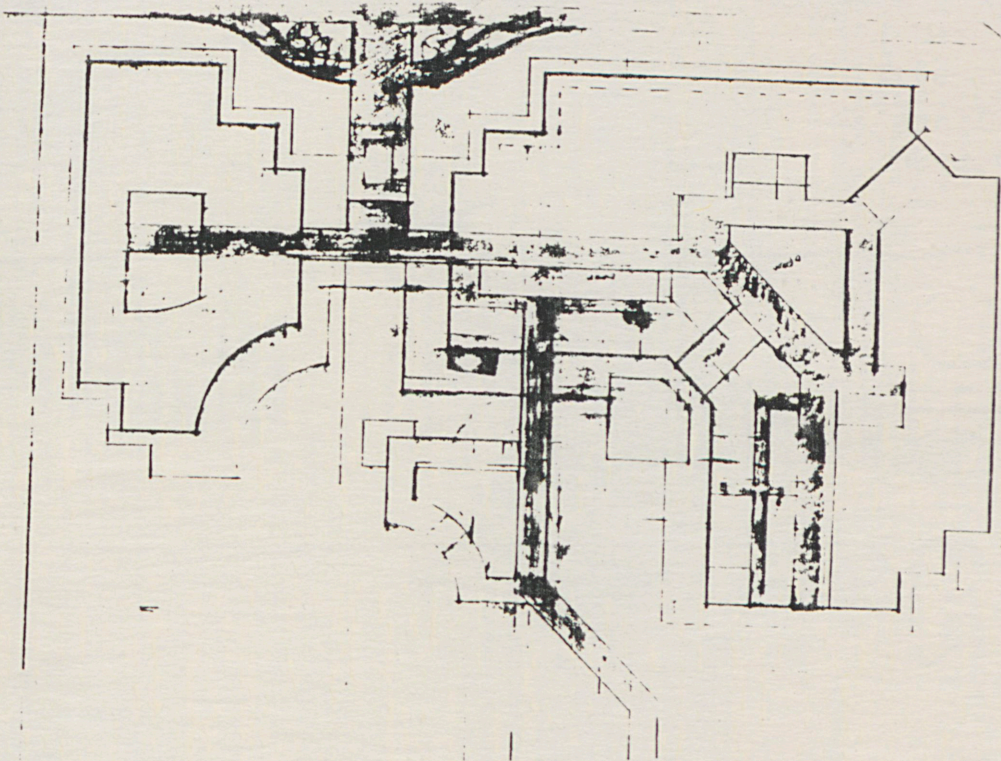
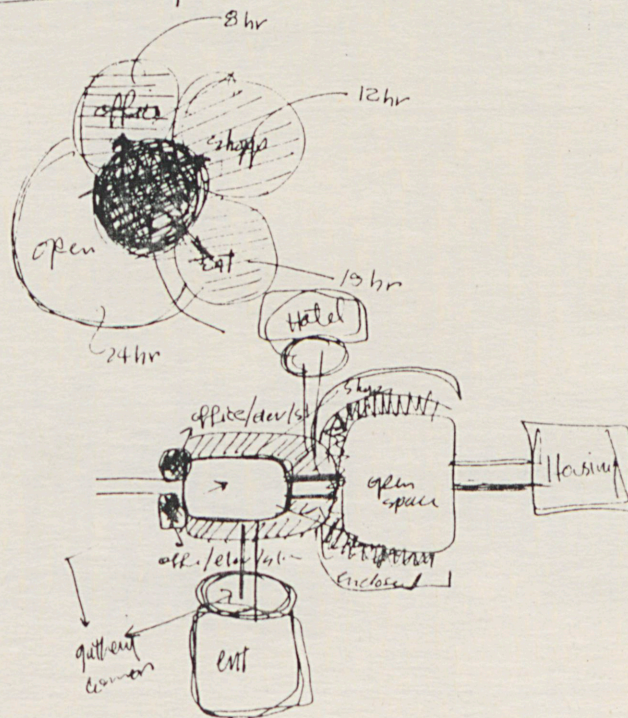
cover linkage taking people
through the shopping activity



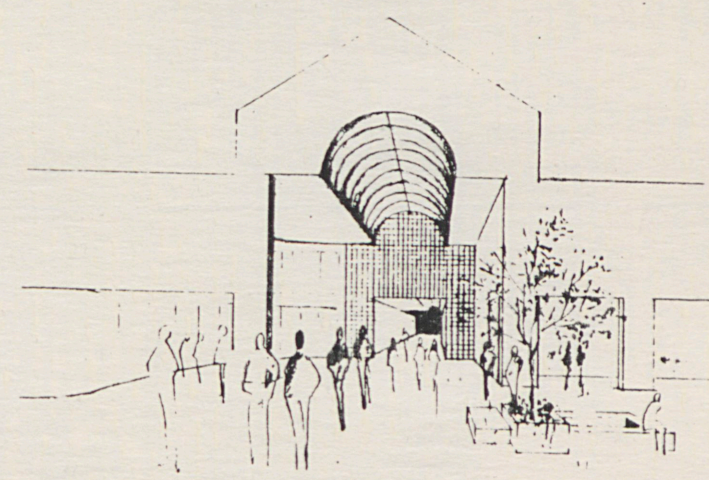
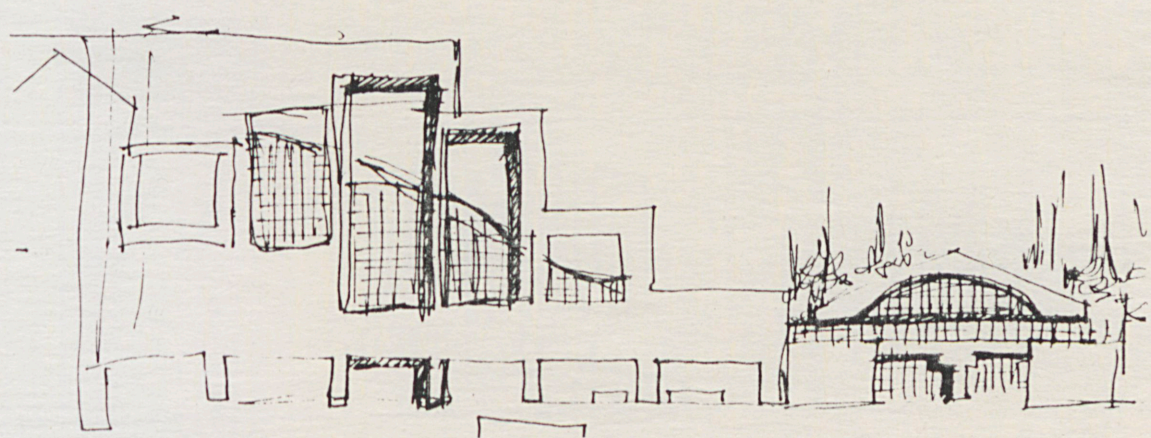
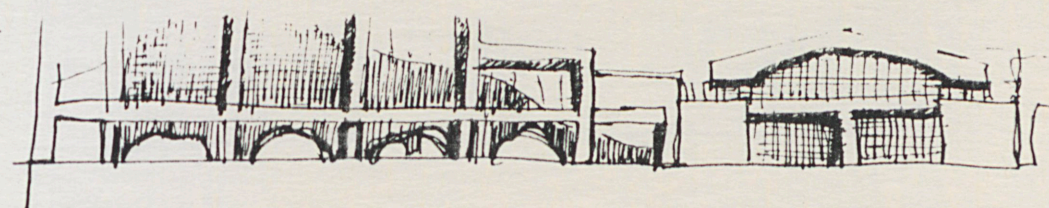
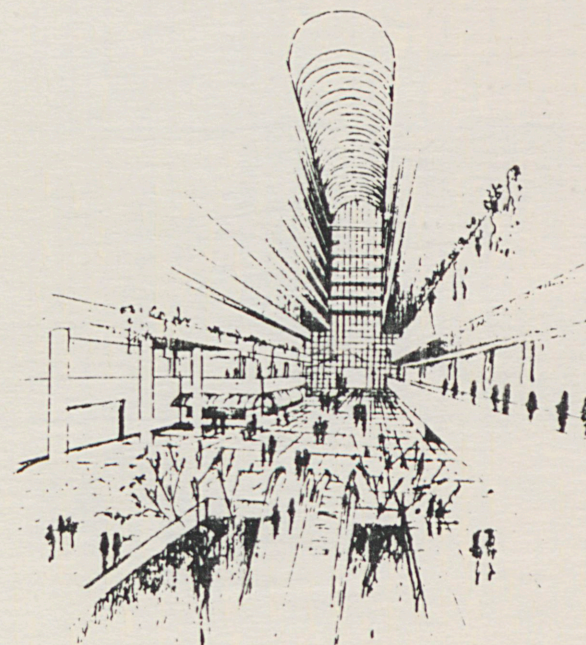
WIND DIRECTION

of spaces mostly through open
as an linking element which also
allows different activities

activities that can use the same space
common space
for interior gathering for exhibits
shows
dance
music
have to accommodate large amount
of people



indoor common space separated from function through barriers
for night time security which allows the shops & office to
close off but will allow traffic flow to continue



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