



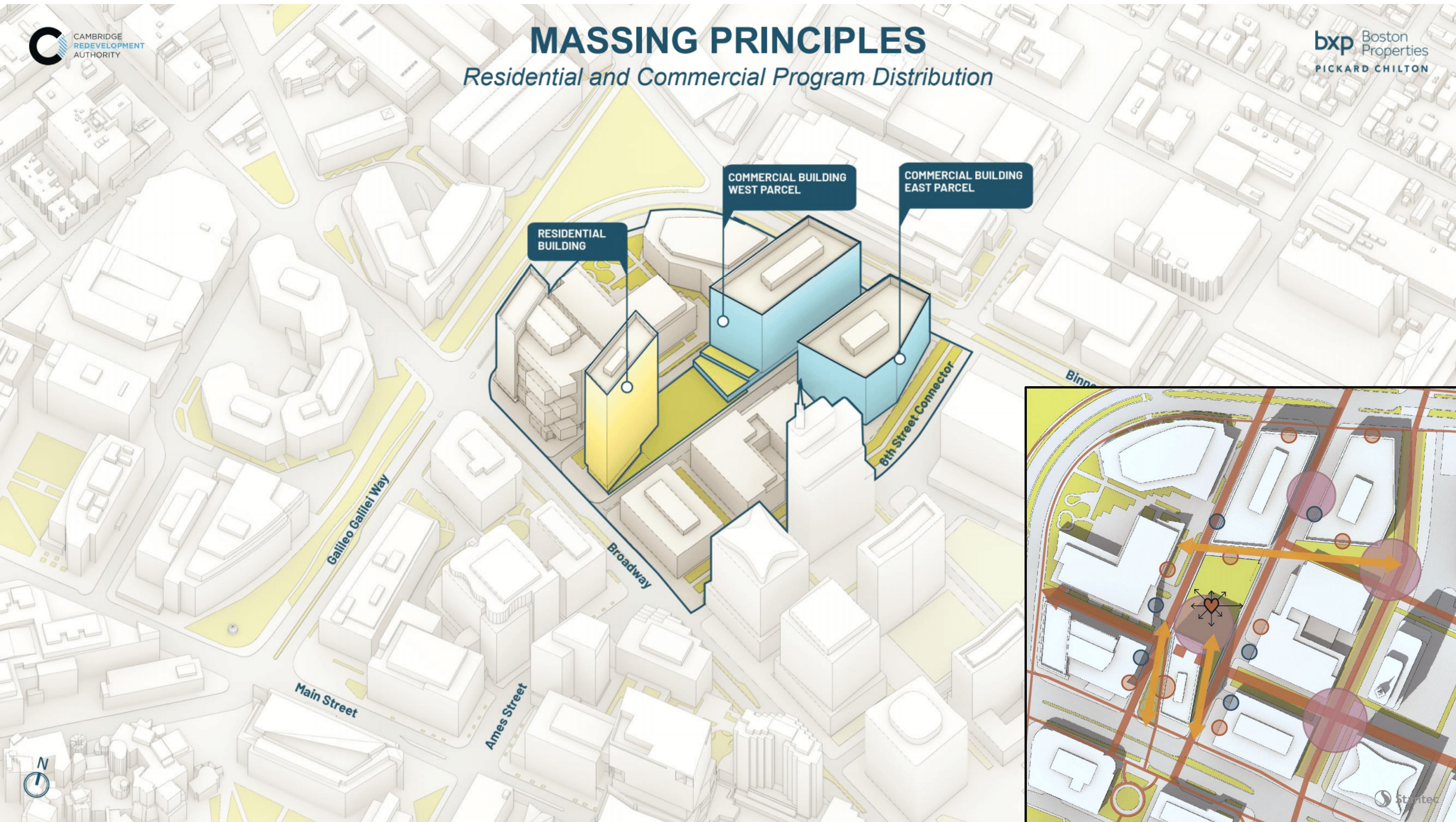
135 Broadway

CRA Design Review Meeting
March 30, 2021

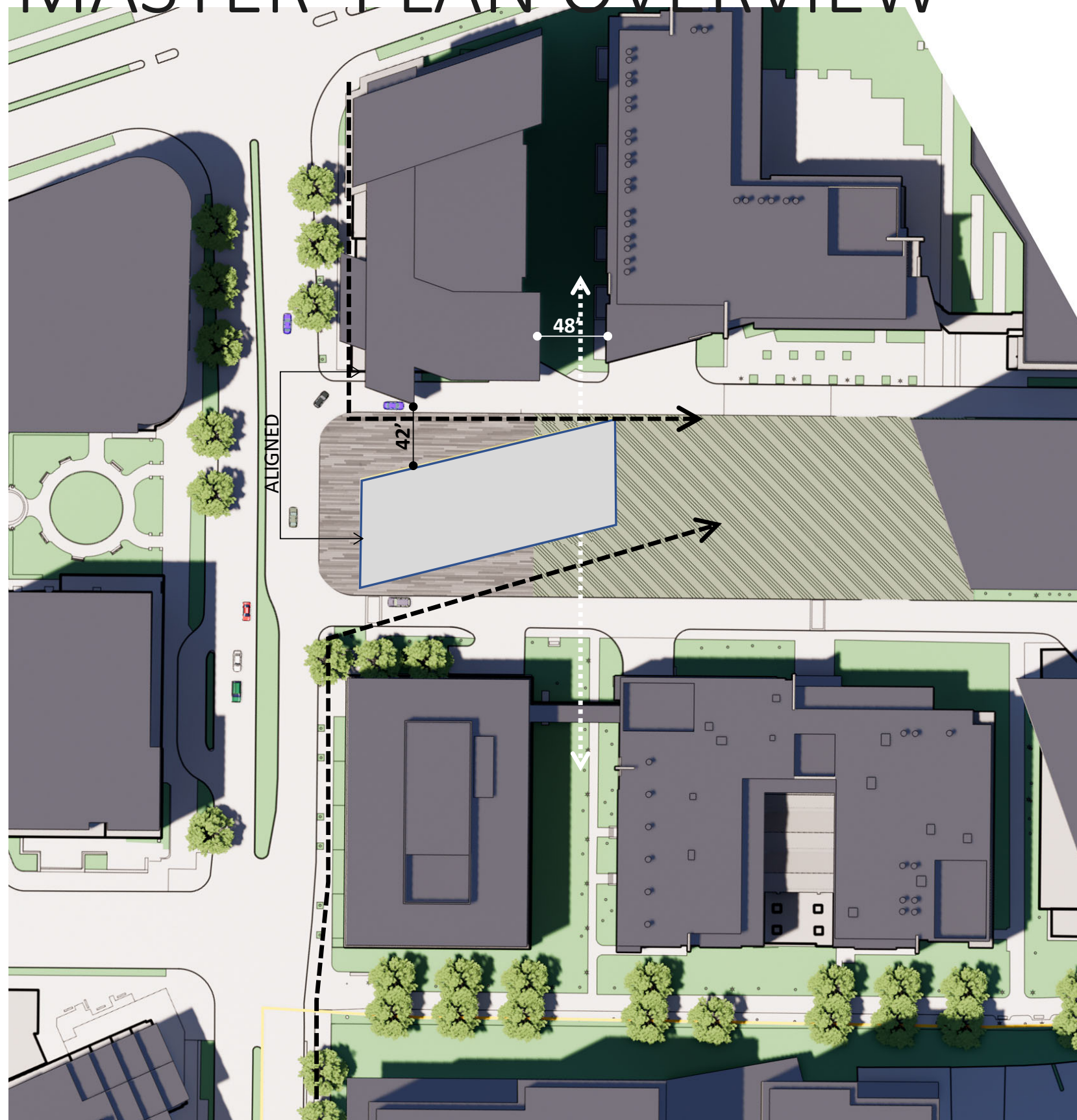


MASSING PRINCIPLES

Residential and Commercial Program Distribution

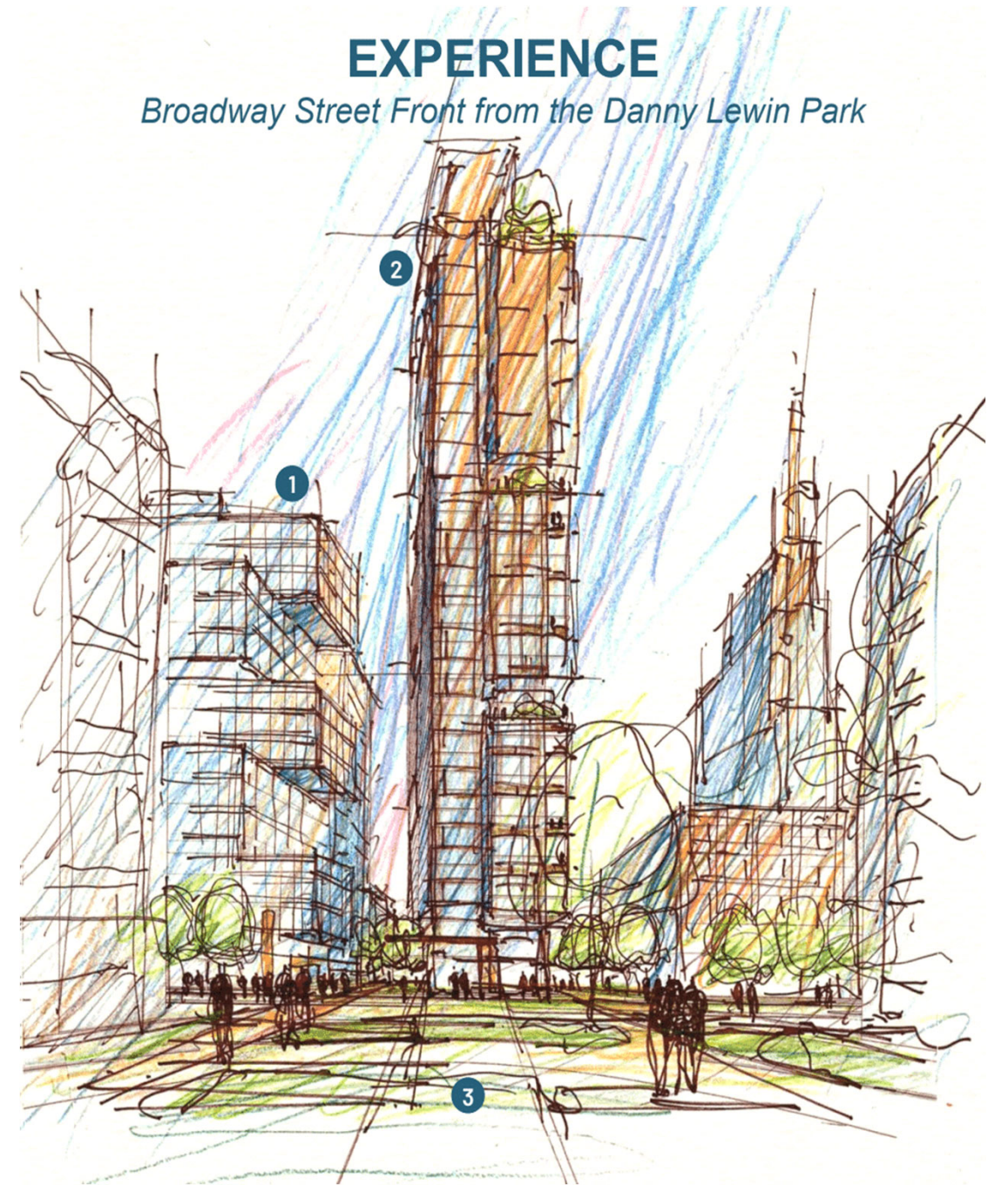


MASTER PLAN OVERVIEW

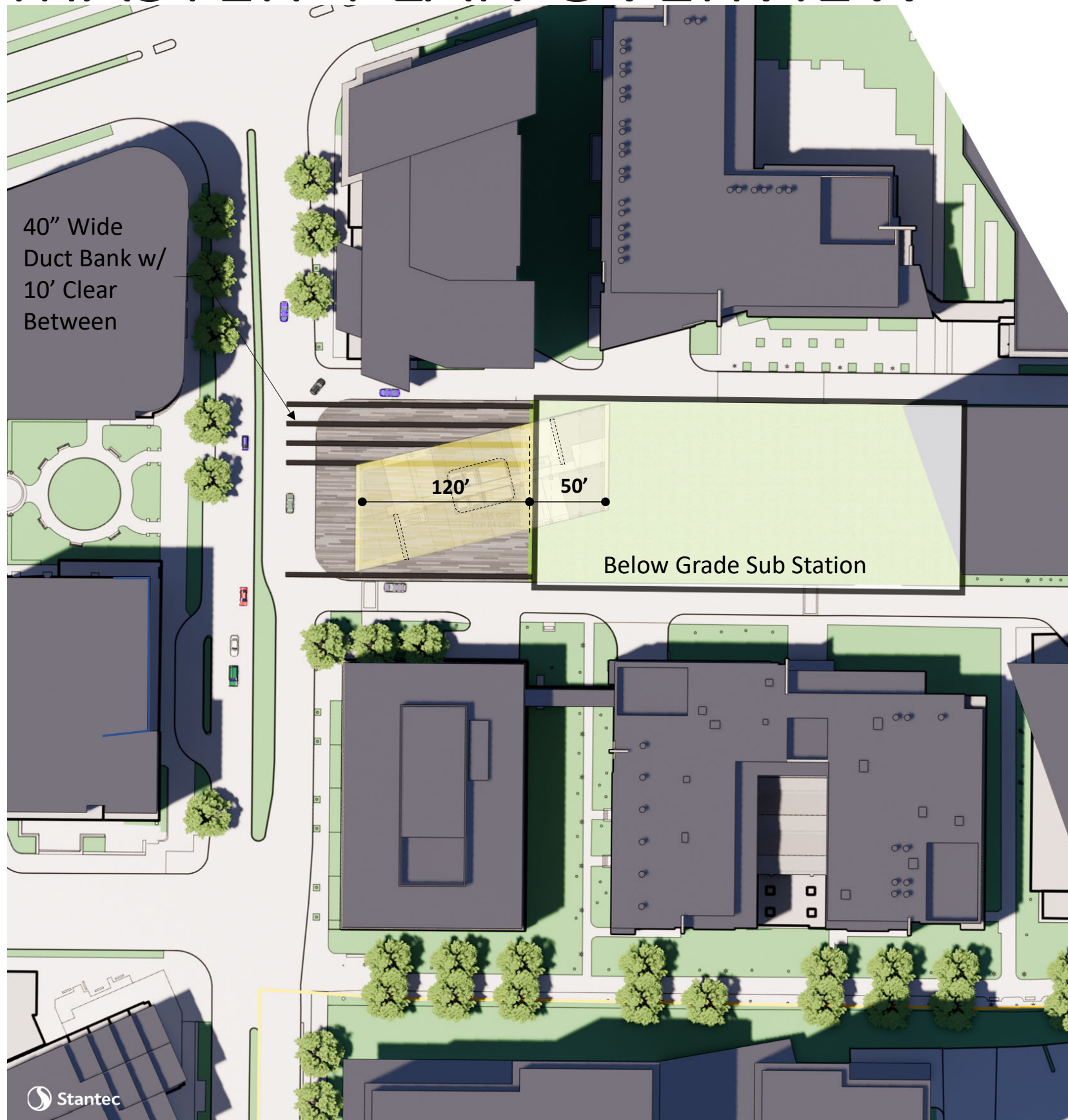


EXPERIENCE

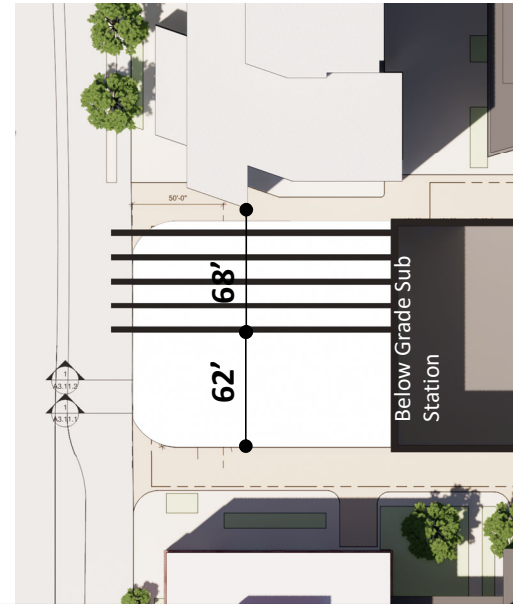
Broadway Street Front from the Danny Lewin Park



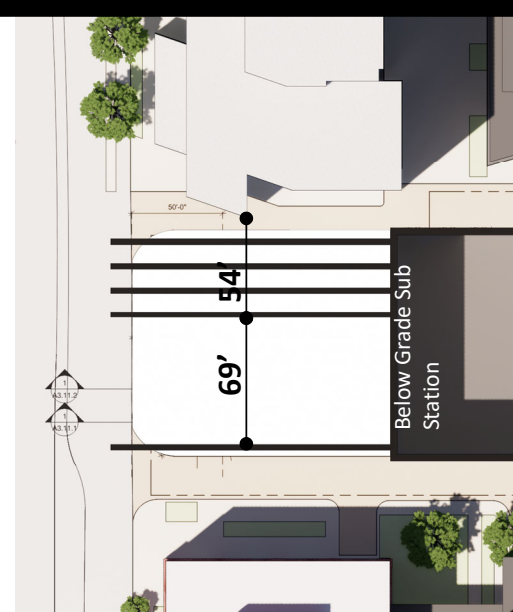
MASTER PLAN OVERVIEW



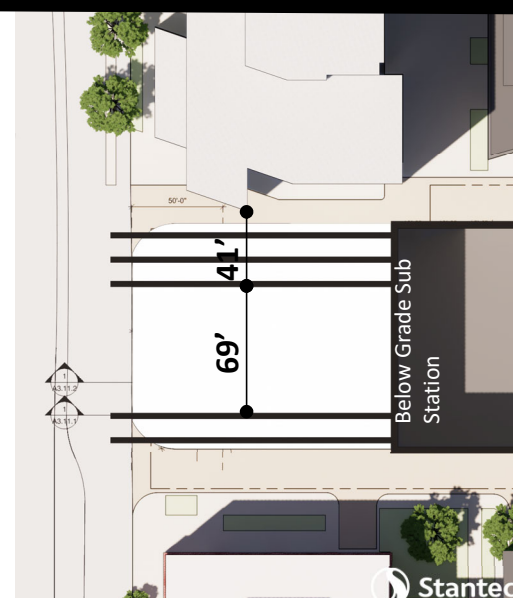
5-0 Layout



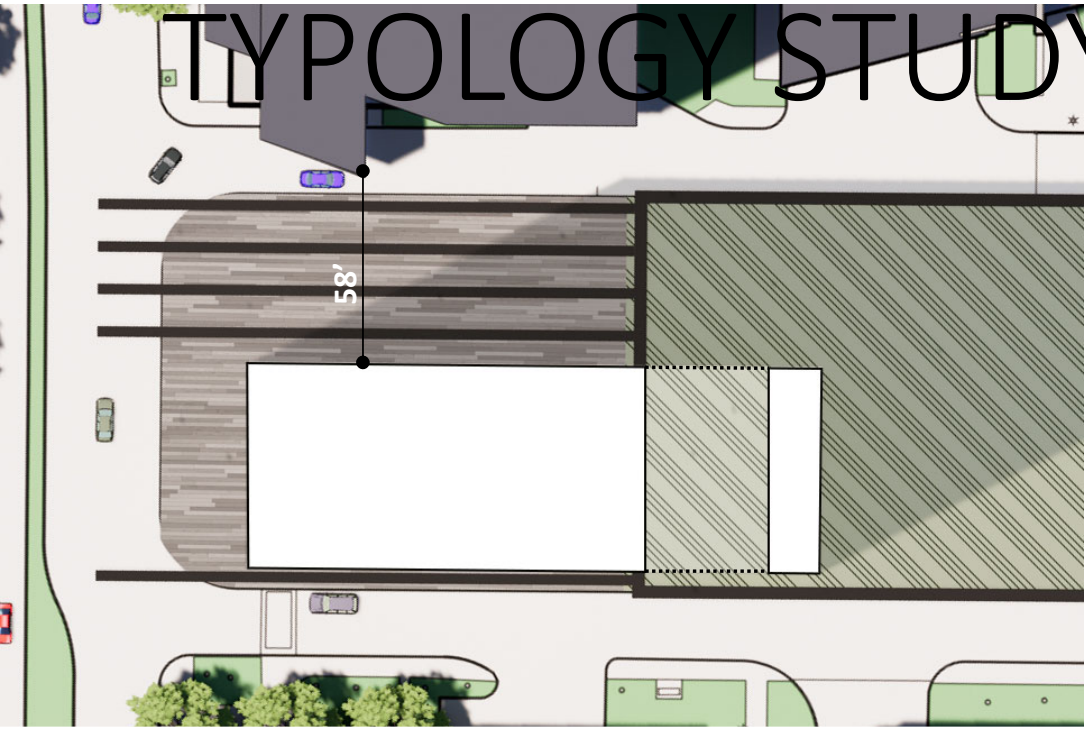
4-1 Layout



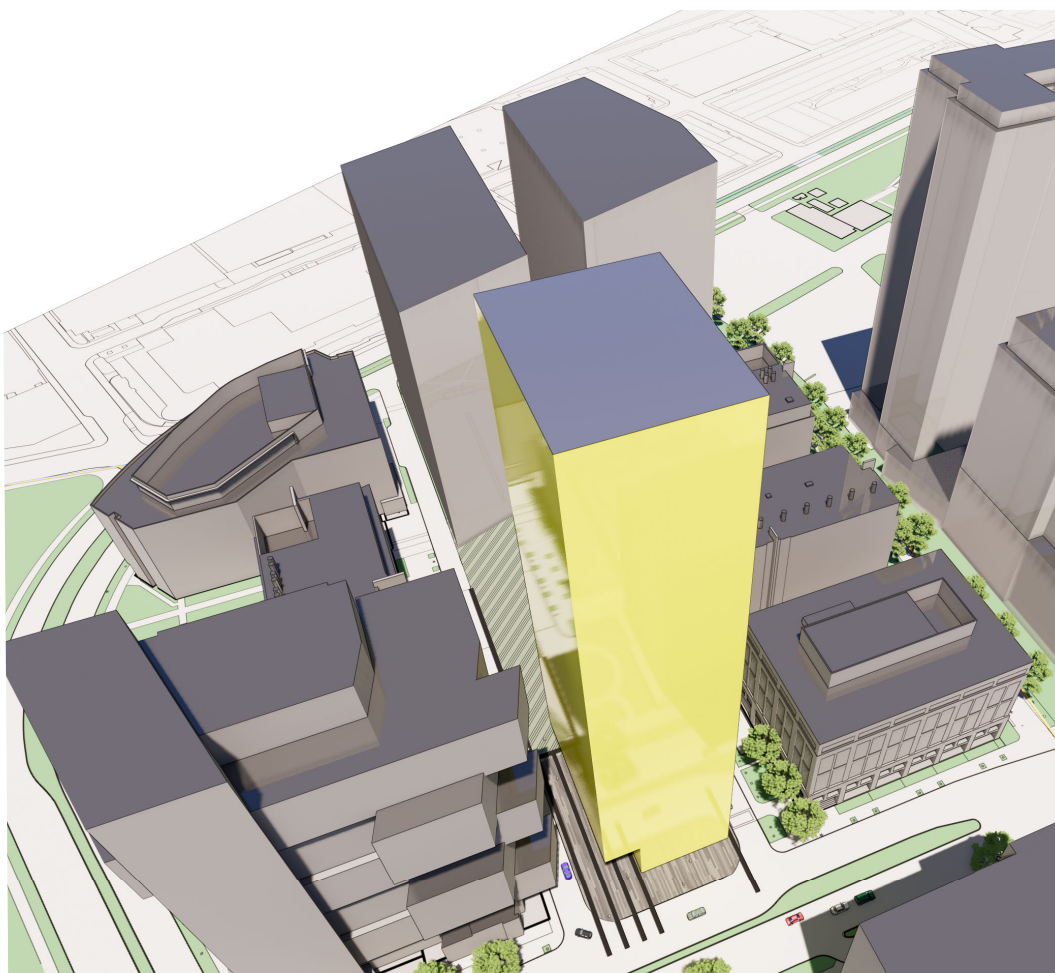
3-2 Layout



TYPOLGY STUDY



BAR



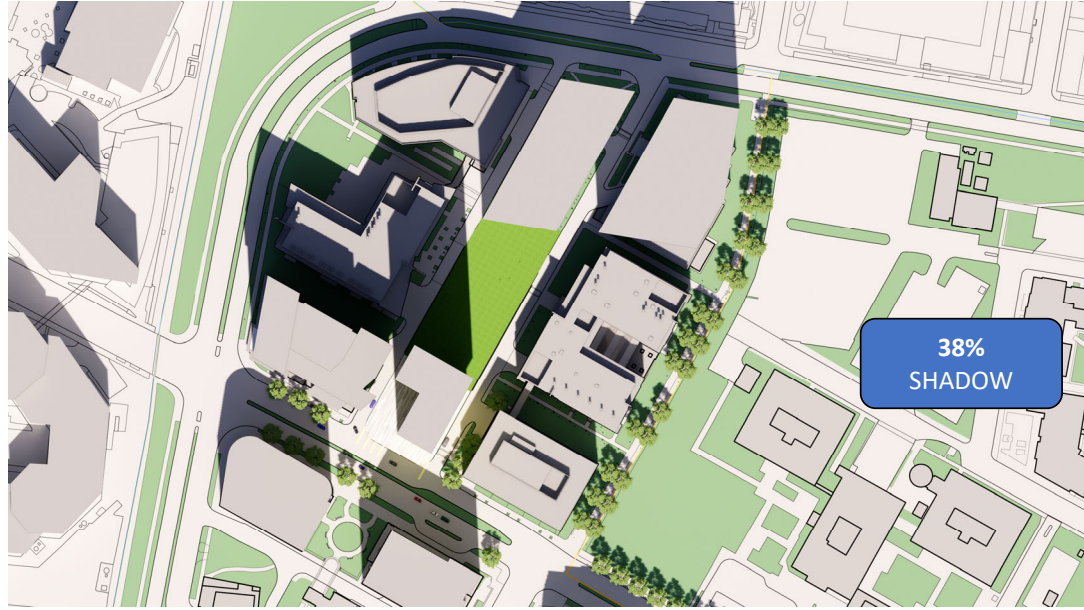
[POINT]



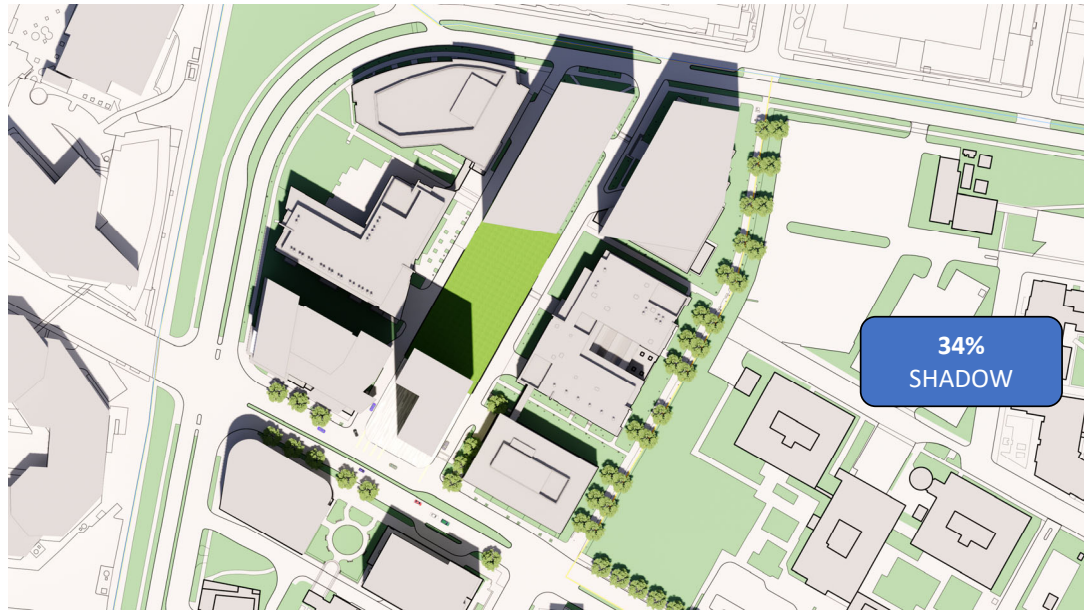
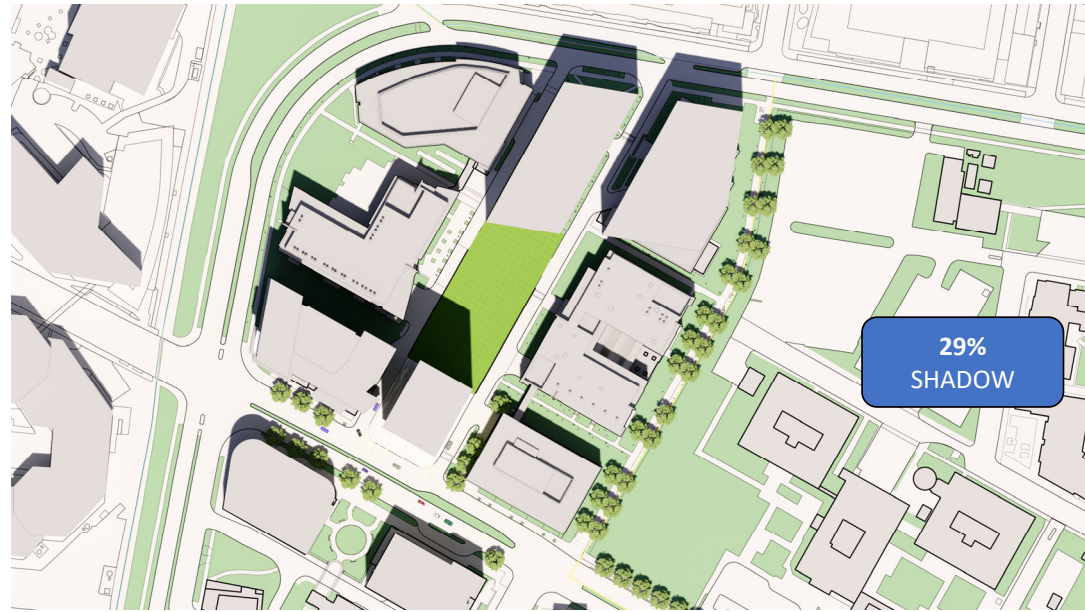
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TPOLOGY STUDY: SHADOW

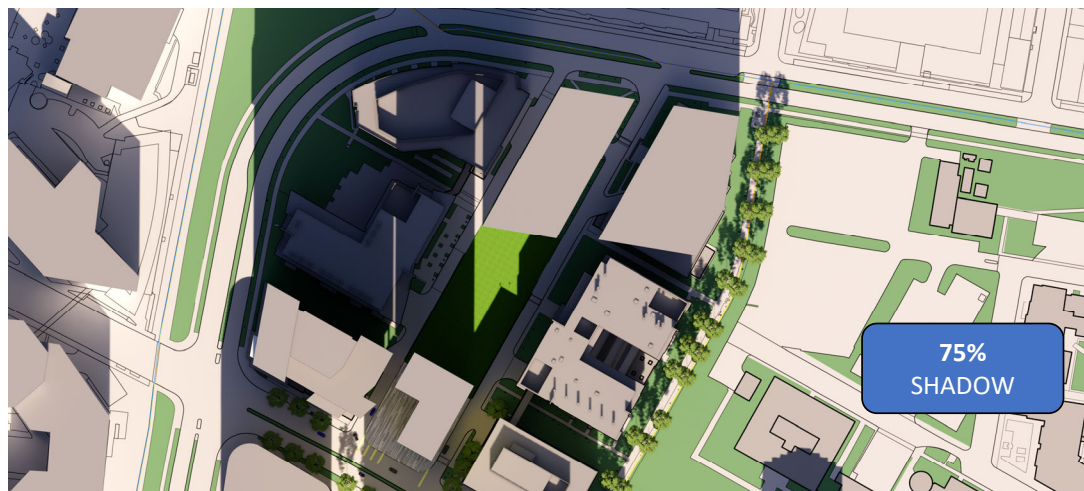
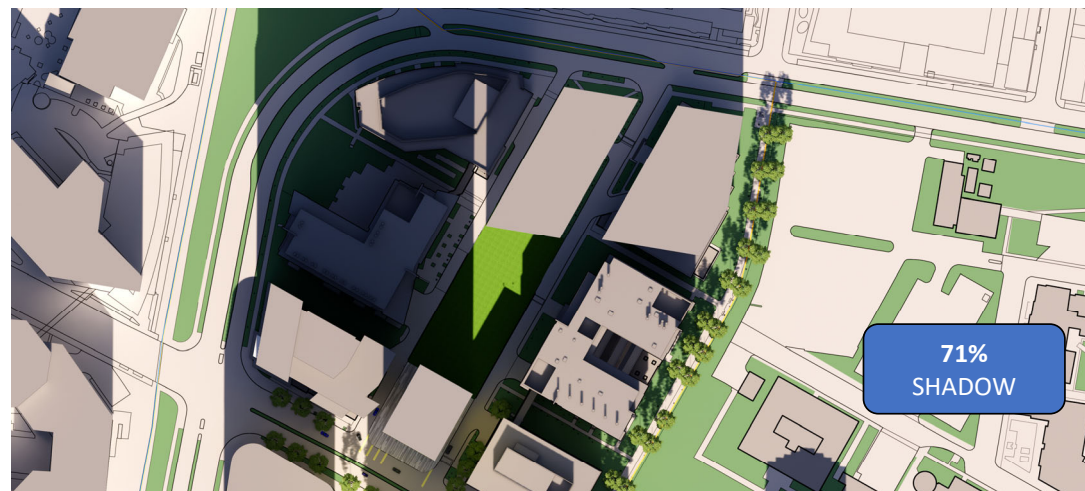
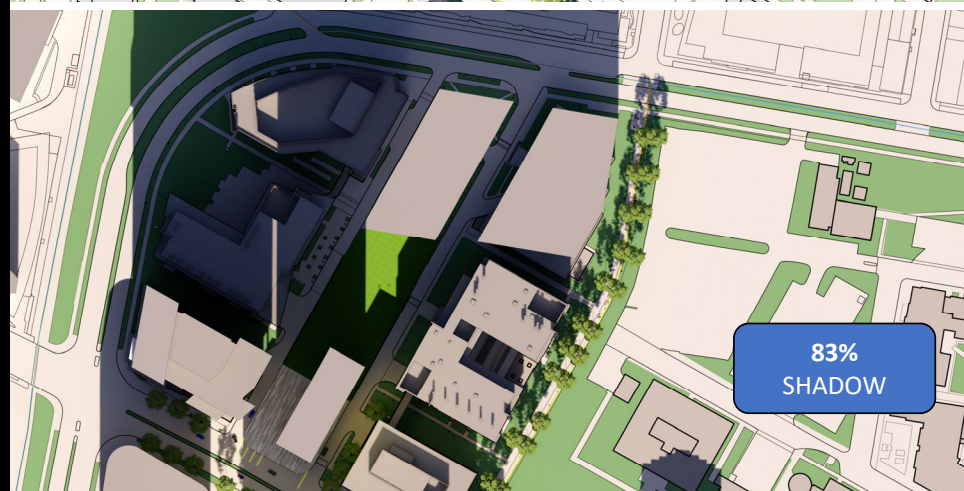
SPRING / FALL



SUMMER



WINTER



BAR

[POINT]

L

TYOLOGY STUDY: FAÇADE AREA



BAR

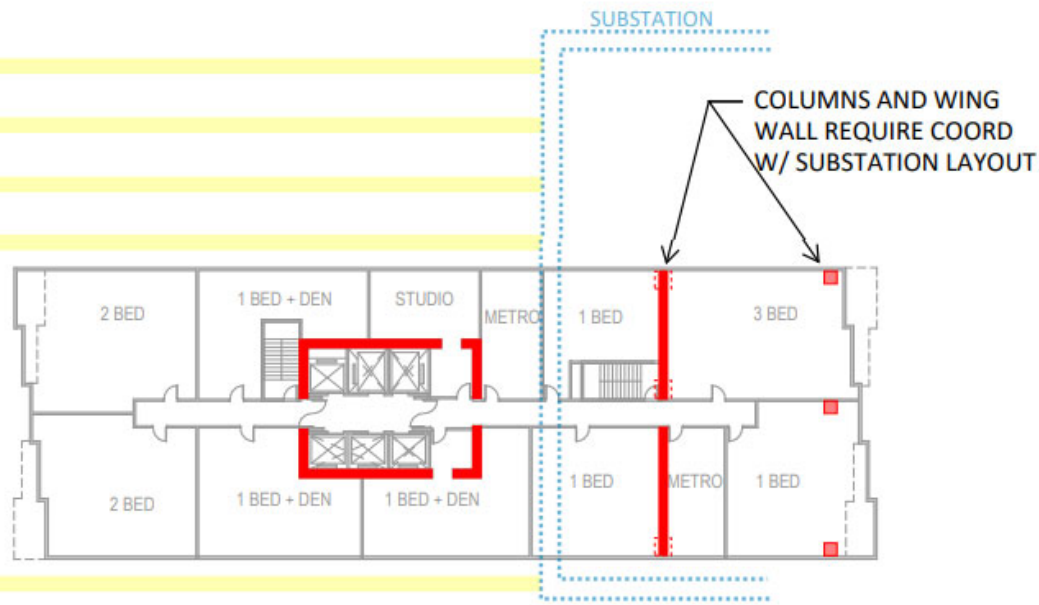


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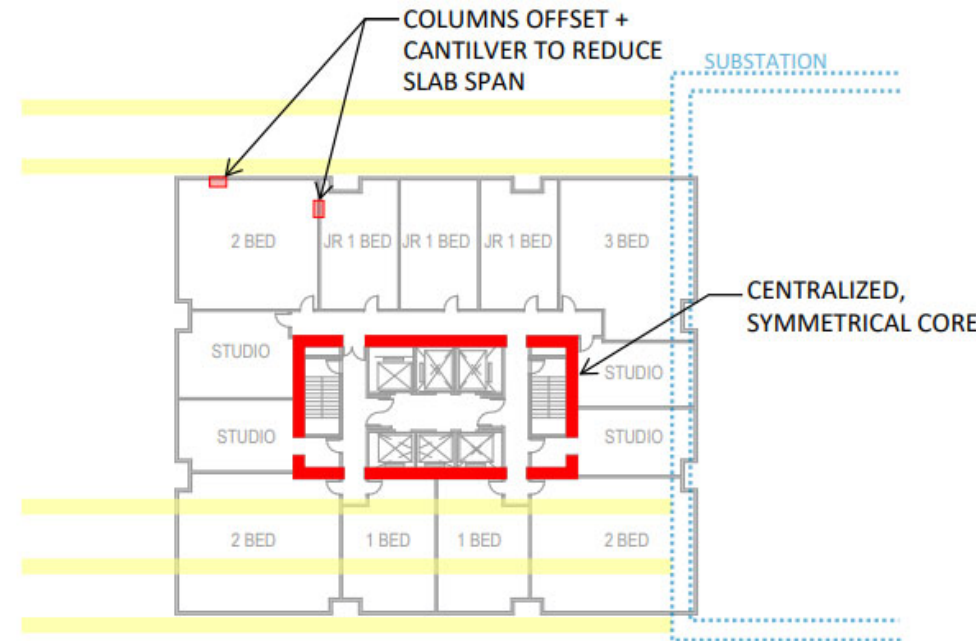
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TYPOLOGY STUDY: STRUCTURAL EFFICIENCY



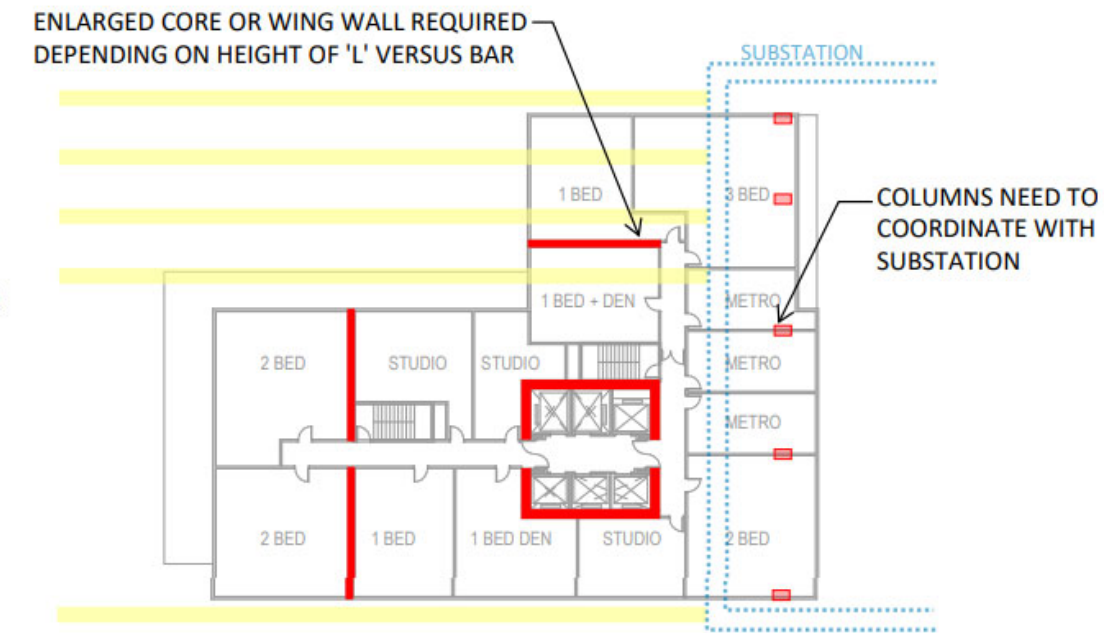
BAR

- REQUIRES WING WALL TO SUPPLEMENT CORE
- WING WALL ASSUMED TO TRANSFER Laterally AT SUBSTATION LID, STILL REQUIRES COORDINATION WITH COLUMNS THRU SUBSTATION
- FULL BUILDING FOOTPRINT OCCURS OUTSIDE OF TRANSMISSION LINES
- ALLOW FOR EFFICIENT CORE TO GLASS SPANS



POINT

- MOST EFFICIENT LATERAL SYSTEM
- LEAST IMPACT ON SUBSTATION
- FOOTPRINT OVER TRANSMISSION LINES REQUIRES ADDITIONAL COORDINATION WITH FOUNDATIONS AND BUILDING ENCLOSURE
- LONG SLAB SPANS REQUIRE OFFSET COLUMNS AND SLAB CANTILEVER



L

- LEAST EFFICIENT LATERAL SYSTEM WITH TWO LEGS TO STABILIZE
- NO LATERAL IMPACT ON SUBSTATION, BUT COLUMN COORD REQ'D
- FOOTPRINT OVER TRANSMISSION LINES REQUIRES ADDITIONAL COORDINATION WITH FOUNDATIONS AND BUILDING ENCLOSURE
- LONG SLAB SPANS REQUIRE OFFSET COLUMNS AND SLAB CANTILEVER

BAR

[POINT]

L

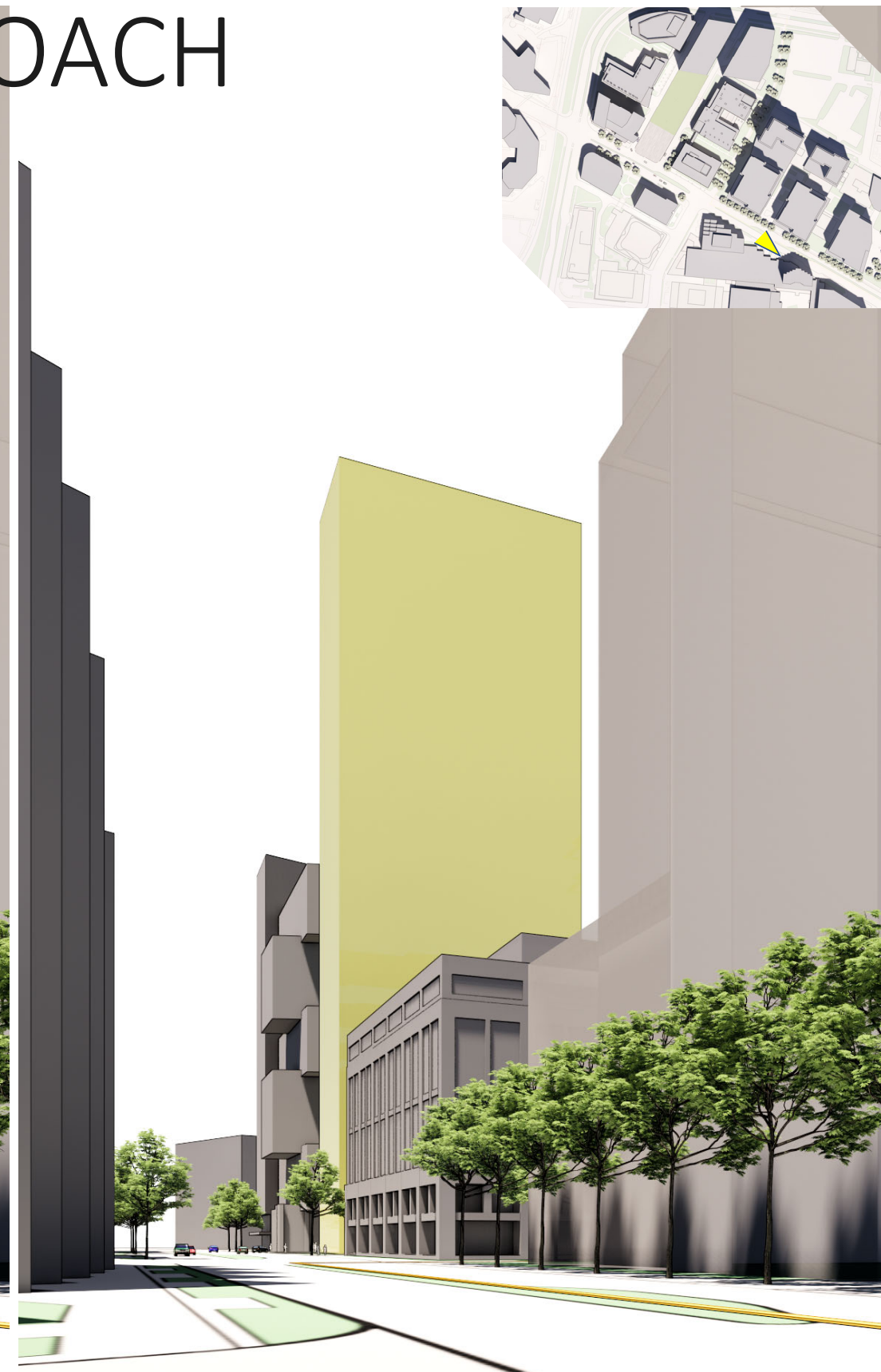
TYOLOGY STUDY: BROADWAY APPROACH



BAR

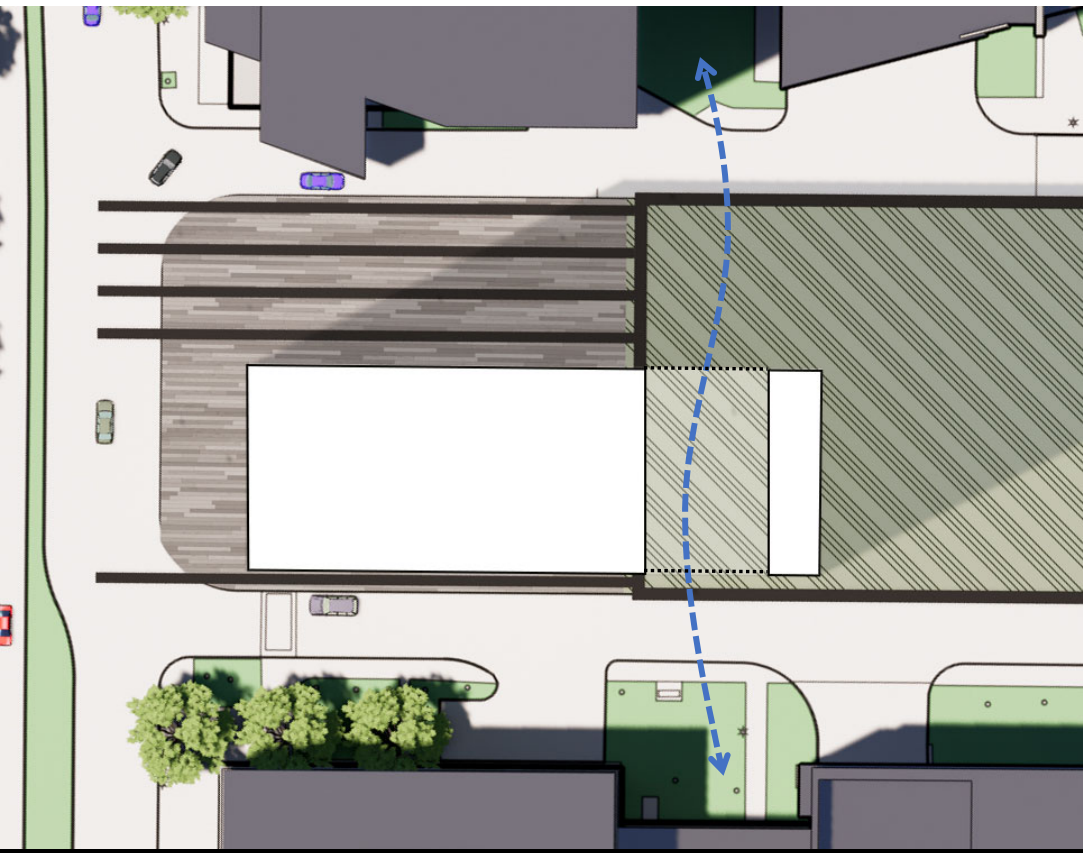
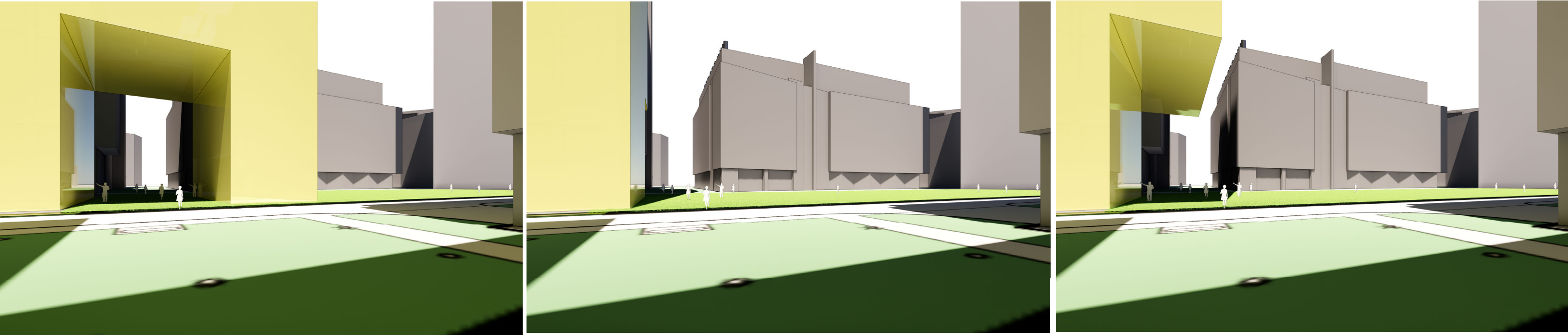


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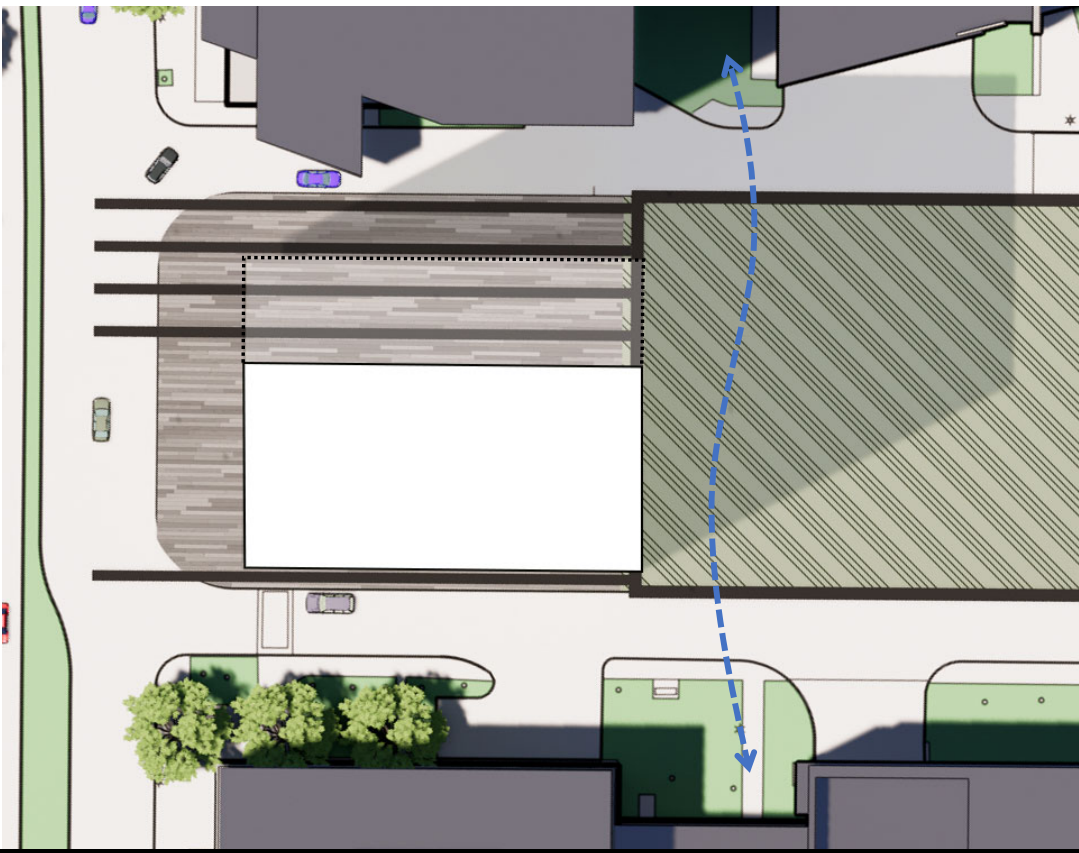


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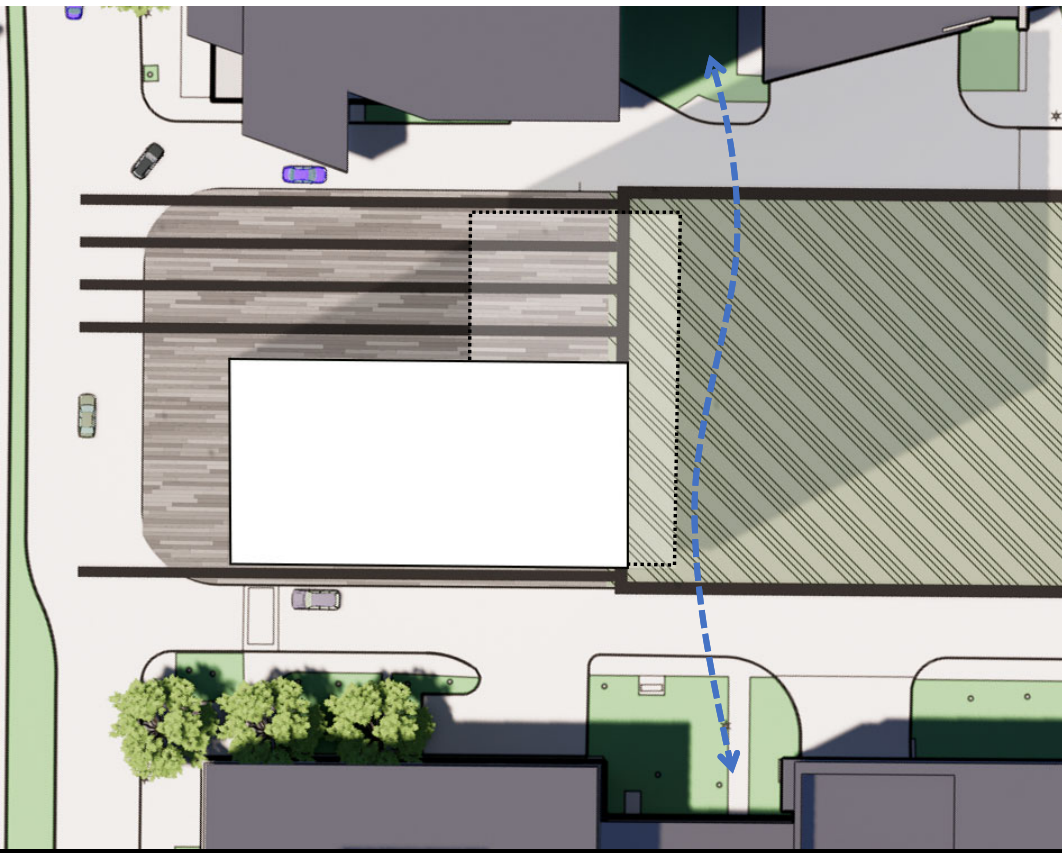
TYPOLOGY STUDY: EAST-WEST CONNECTOR



BAR

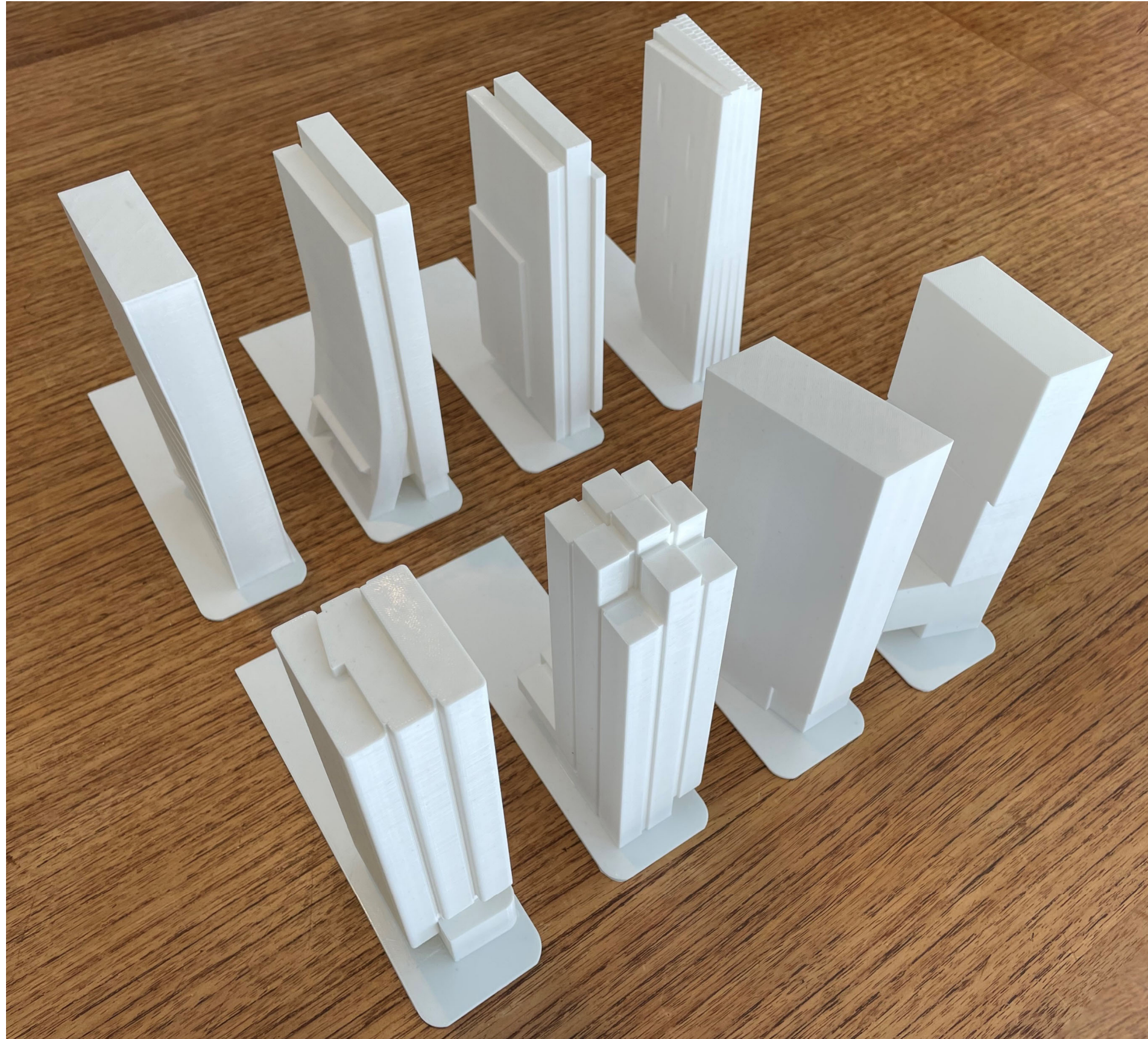


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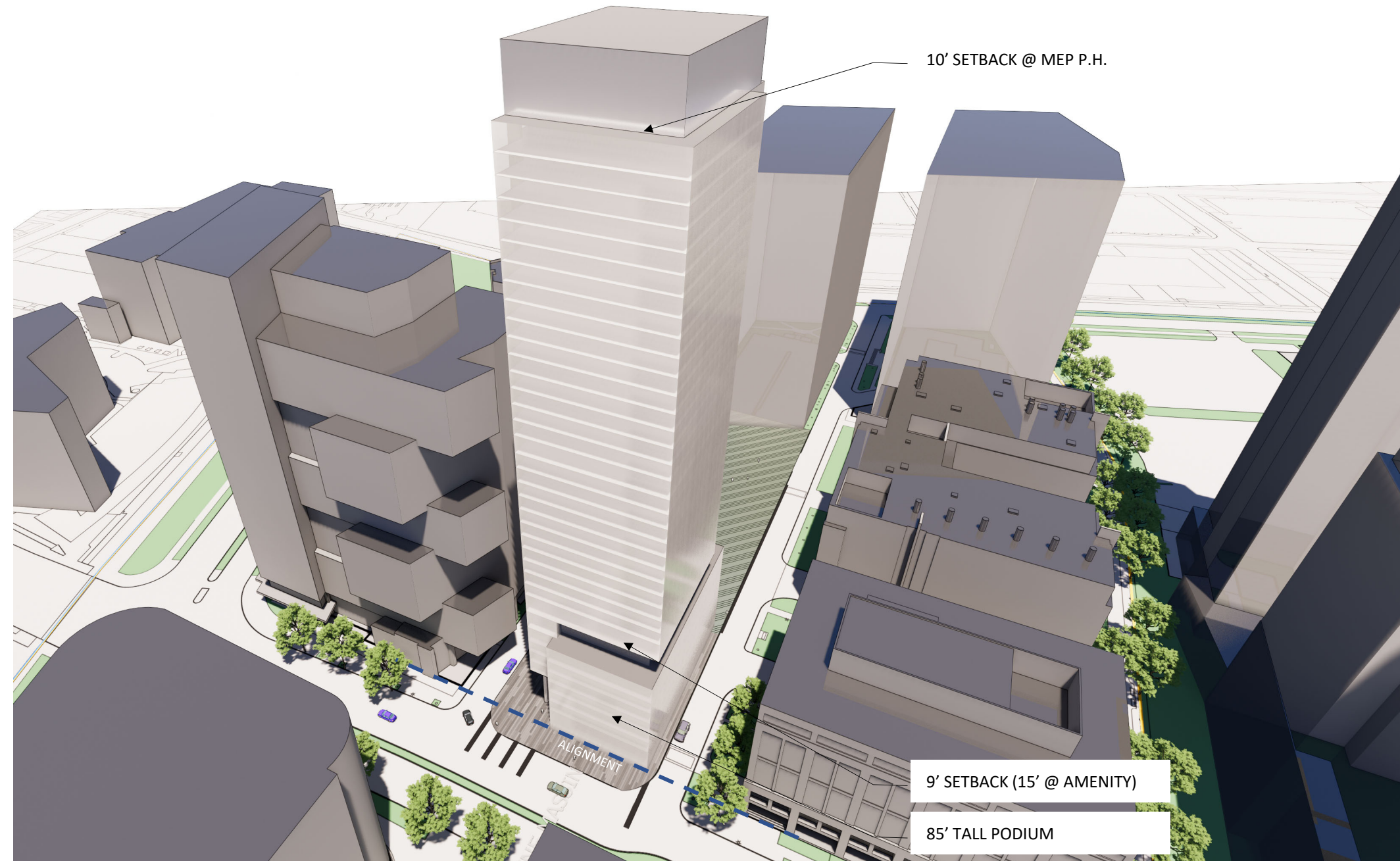


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TYPOLOGY STUDY: DESIGN STUDIES



BASELINE MASSING



VARIATION 1



VARIATION 2



VARIATION 3



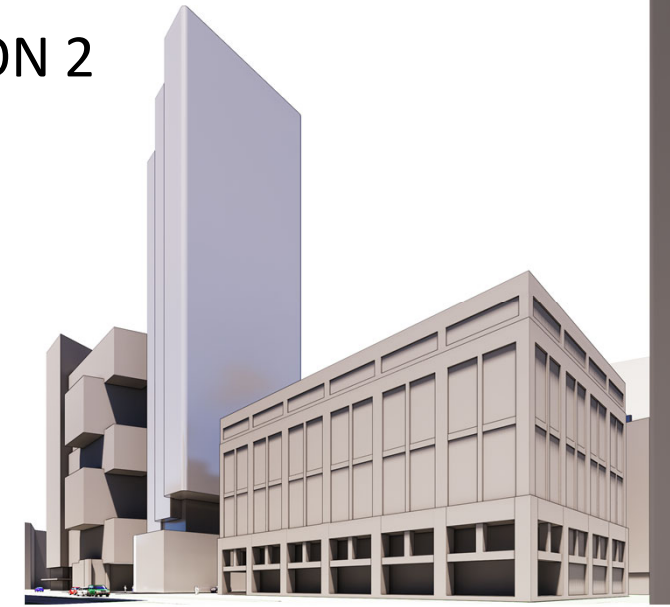
BASELINE MASSING



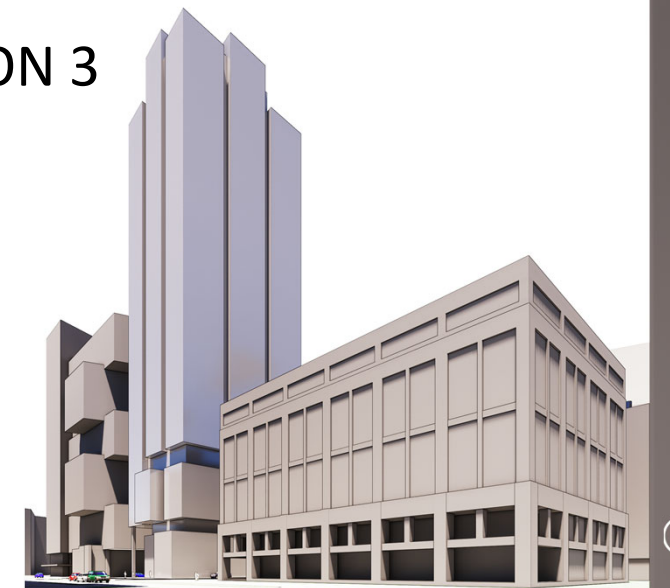
VARIATION 1



VARIATION 2



VARIATION 3



BASELINE MASSING: GROUND FLOOR PLAN



BASELINE MASSING

MAX 100' LONG FACADE



BASELINE MASSING

