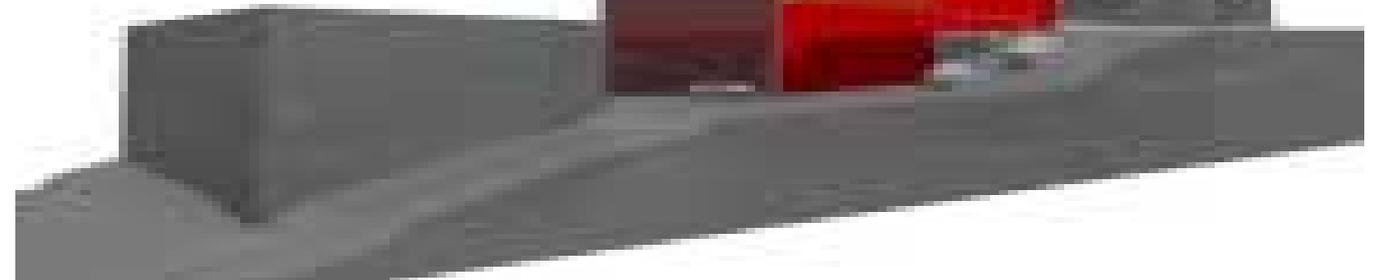


PROGRAM

Through the many conversations which we have had with our client, it has been determined that a petite amount of mixed-use spaces shall be created. Both pedestrian faces along Capitol Highway and also along Troy Street should be augmented with retail storefront. From this, an investigation into secondary office space should be integrated into the mass of the building. The residential spaces should be a composite of mixed-income tenants, but they should all have a strong sense of space, ample light and ventilation. The spaces along Capitol Highway will be 'real artist' loft rentals. While as the units along Troy; being a quieter street, are to be for sale Walk-Ups. From this, there is a balancing act around the issues of parking. To ease the current parking deficiency, it is desired to have a minimum of one parking stall per unit; even though they would not be required under zoning criteria. Making use of the severe slope of the site, parking can slide in under the composite building mass.



Program + Massing:
 Amsterdam, Borneo School + Pharmacy;
 Israel, Woo Fong Pavilion;
 Morphosis, Blades Residence;
 Rotterdam Housing;
 Mecanoo, Borneo Housing;
 Sae, 434 Apts.;
 Neutelings, Prinsenhoeek;
 Holl, Makuhari Housing;
 Lohan, Chicago Townhouse;
 971019 Basic Massing.