

GRAND JUNCTION PLAZA

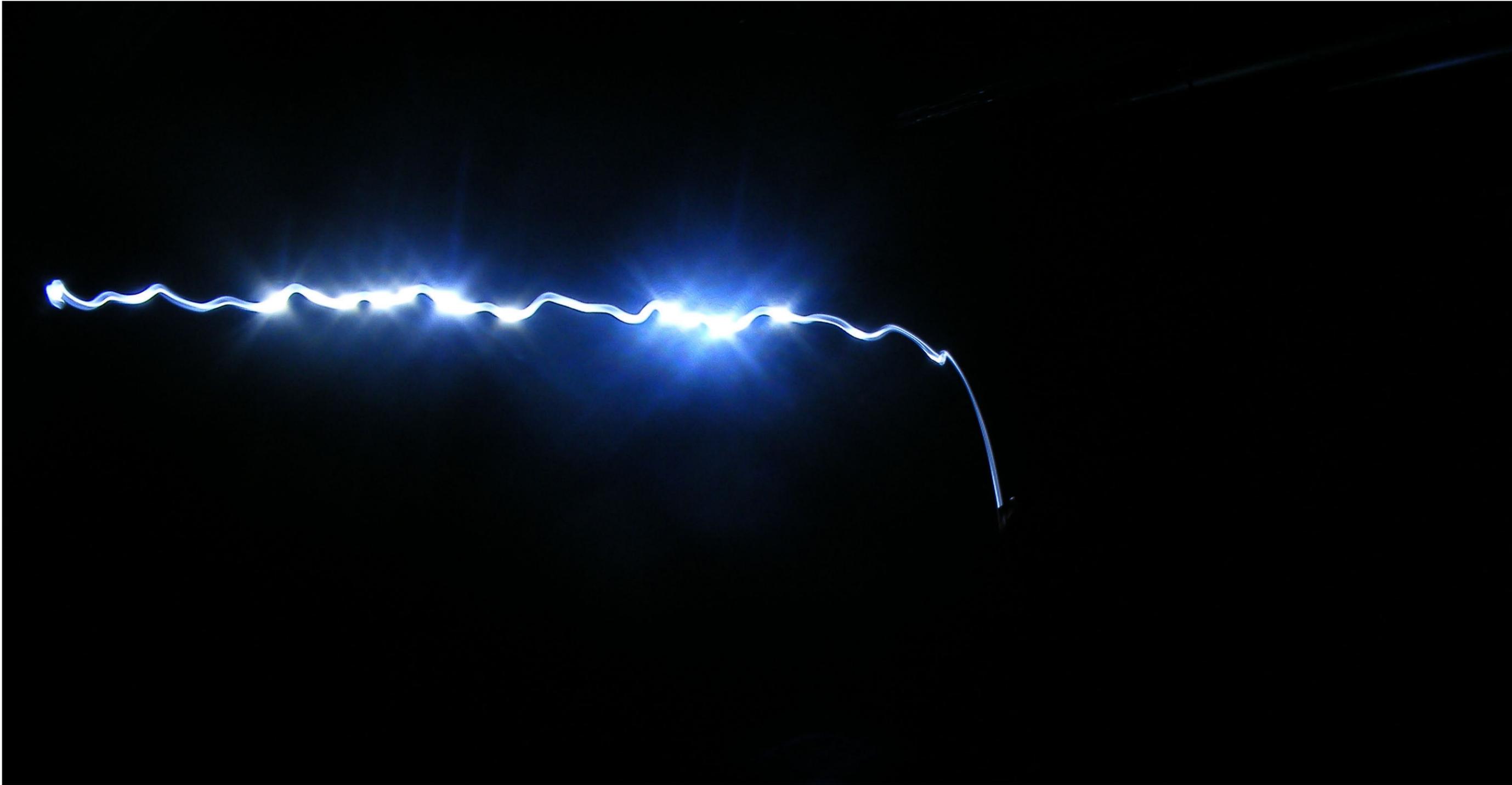
100% Design Development Presentation

January 7, 2016













APRIL 10, 2013

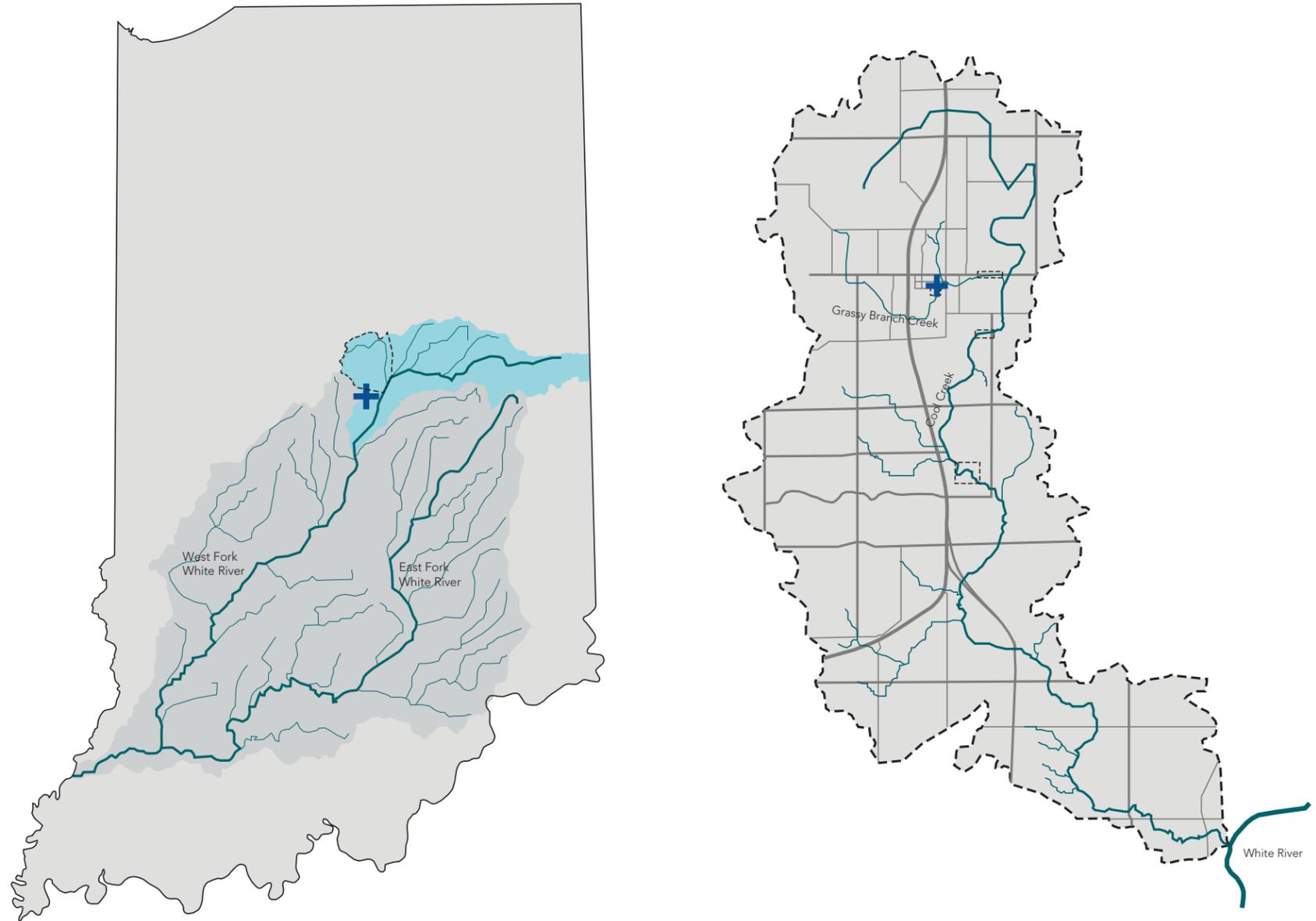
WATERSHEDS

REGIONAL WATERSHEDS

Grassy Branch Creek on the site is a sub watershed of the Cool Creek. Grassy Branch flows down into the Cool Creek Watershed which eventually connects to White River. To maintain water quality and habitat health, the flow of these watersheds were made a design priority, and studied by LAND COLLECTIVE and Flatland Resources.

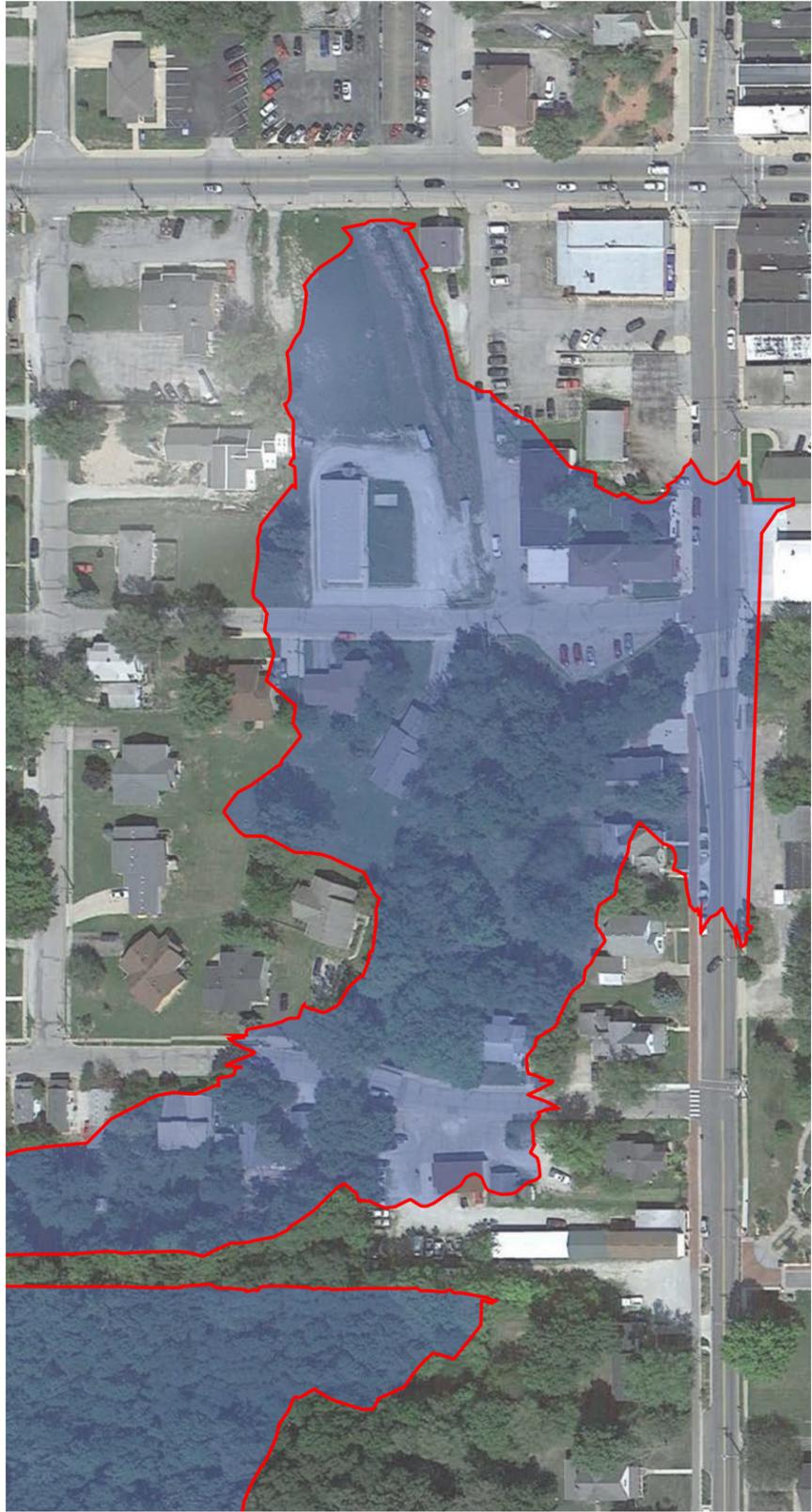
SITE FLOODING

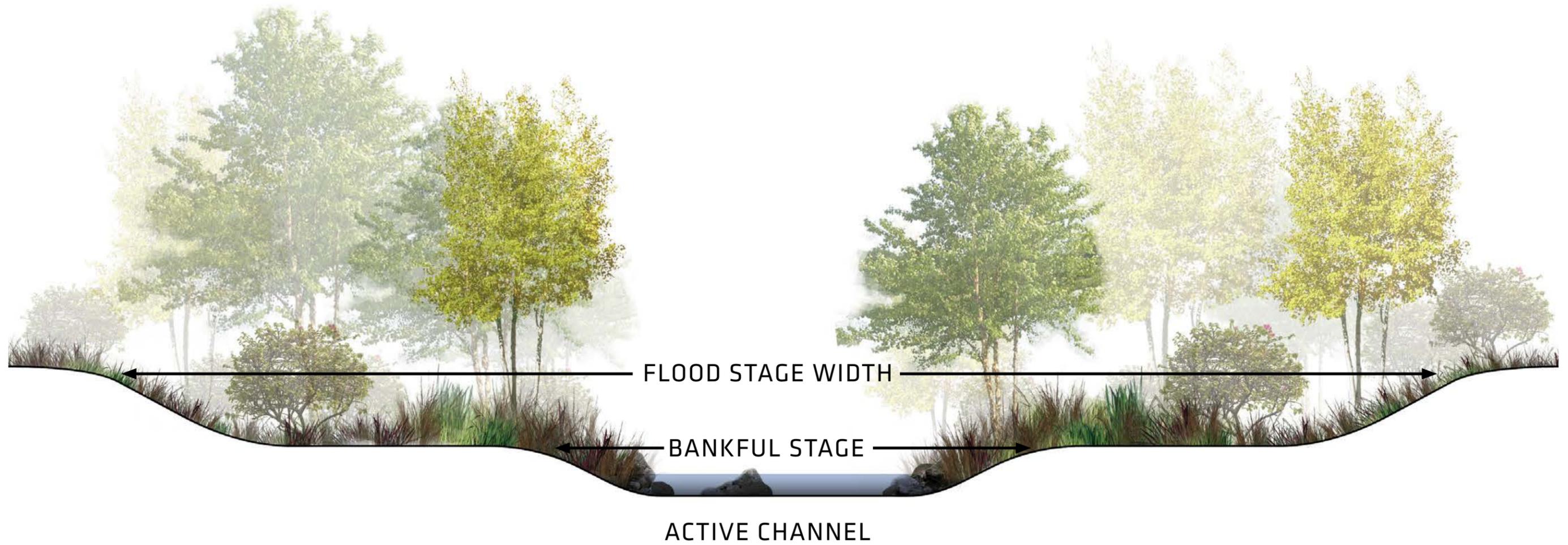
A significant area of the project site is within the 100 year flood elevation. LAND COLLECTIVE's scheme increases a small amount of the flood capacity at the 50 and 100 year flood intervals. The existing culvert (and future retention basin embankment) under the former railroad embankment acts as a constrictor in the flow of Grass Branch. As a result, water levels of the stream channel have a controlled release for rain events approximately 7 year frequencies and less. This will minimize the number of times that the trail goes under water in the park. With rain events greater than 7 year frequencies, the trail in the lower areas will flood. LAND COLLECTIVE's design recognizes these flood frequencies.



- White River Watershed
- Upper White River Watershed
- Cool Creek Watershed

- Creeks, Rivers
- Roadways
- Problem Zones

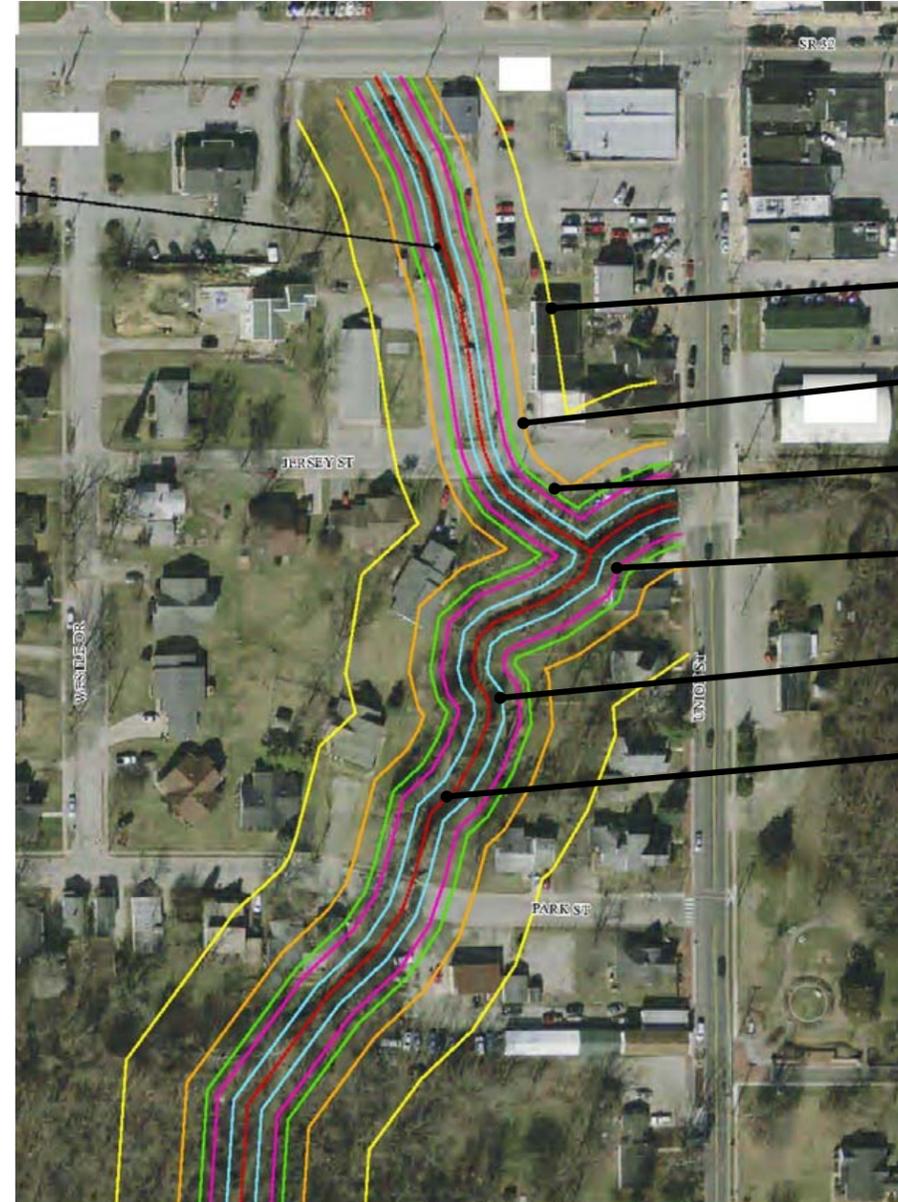






KEY

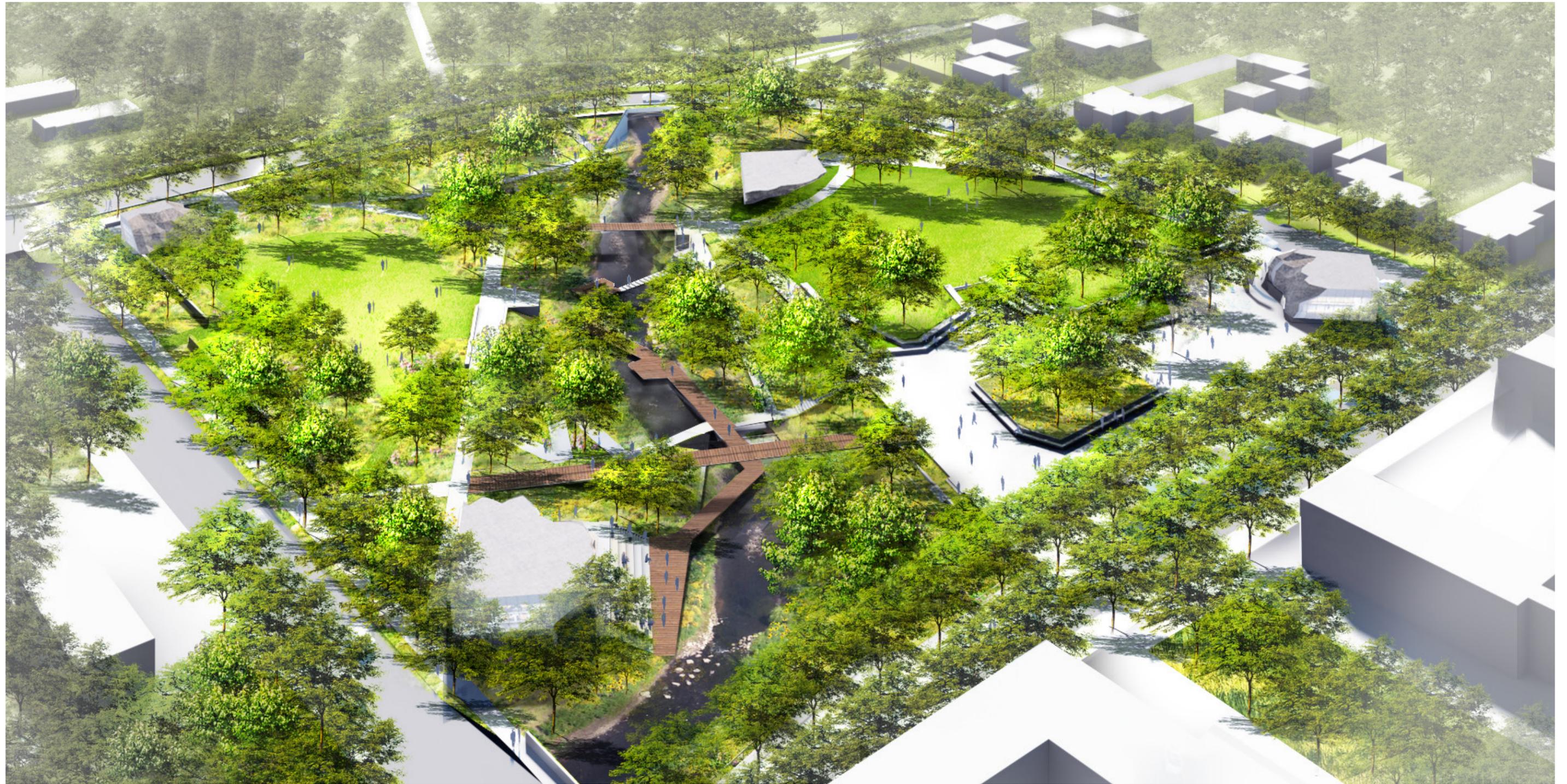
- Very Low (0.0-0.09)
- Low (0.09-0.18)
- Moderate (0.18-0.5)
- Culvert/Bridge
- High (0.5-1.0)
- Very High (1.0-3.0)



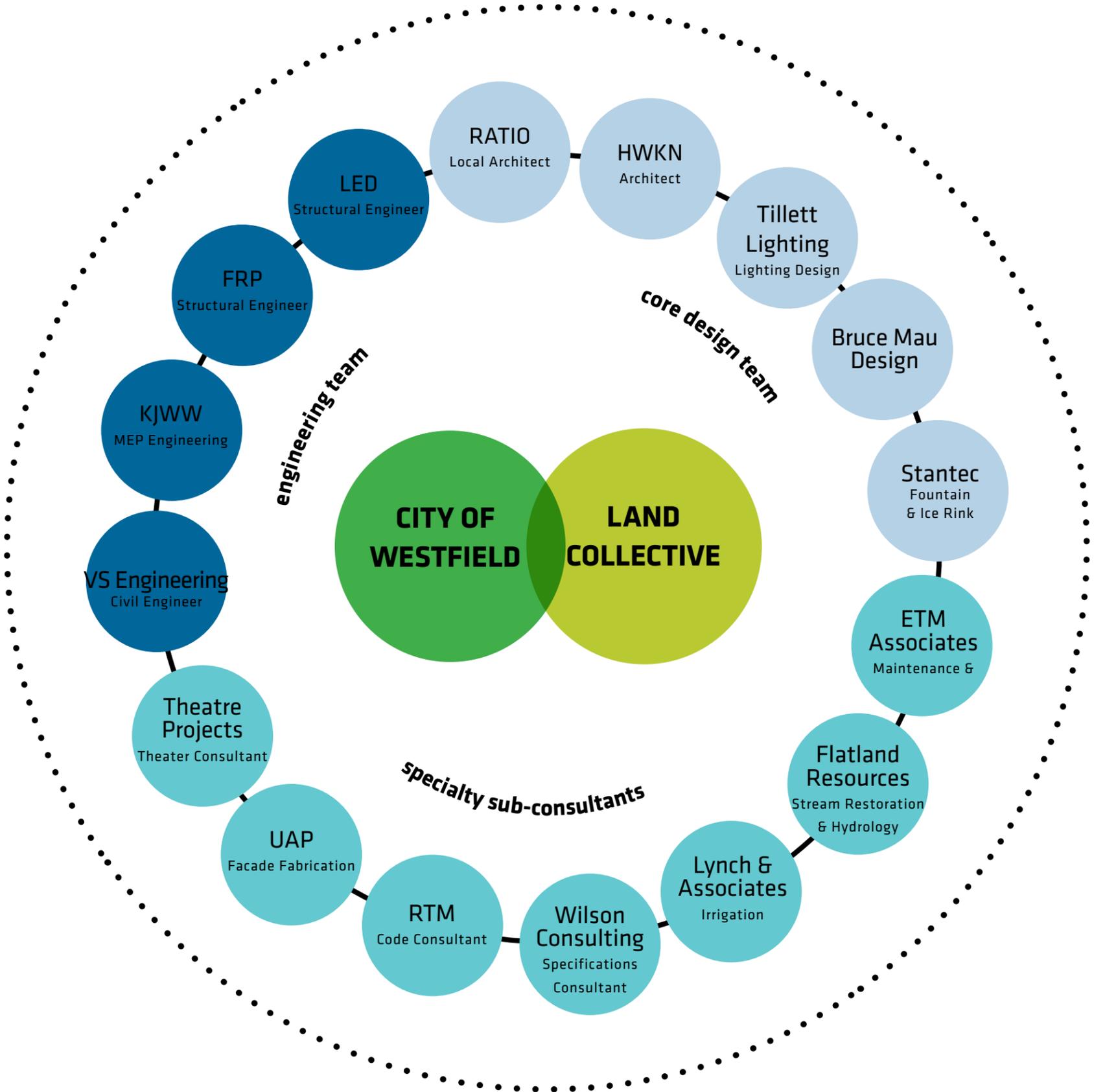
KEY

- Existing Thalweg
- Proposed Top of Bank
- Meander Width Ratio 3.5
- Meander Width Ratio 8.0
- Meander Width Ratio 2.2
- Meander Width Ratio 3.0

GRAND JUNCTION PLAZA



PROJECT TEAM



LANDSCAPE

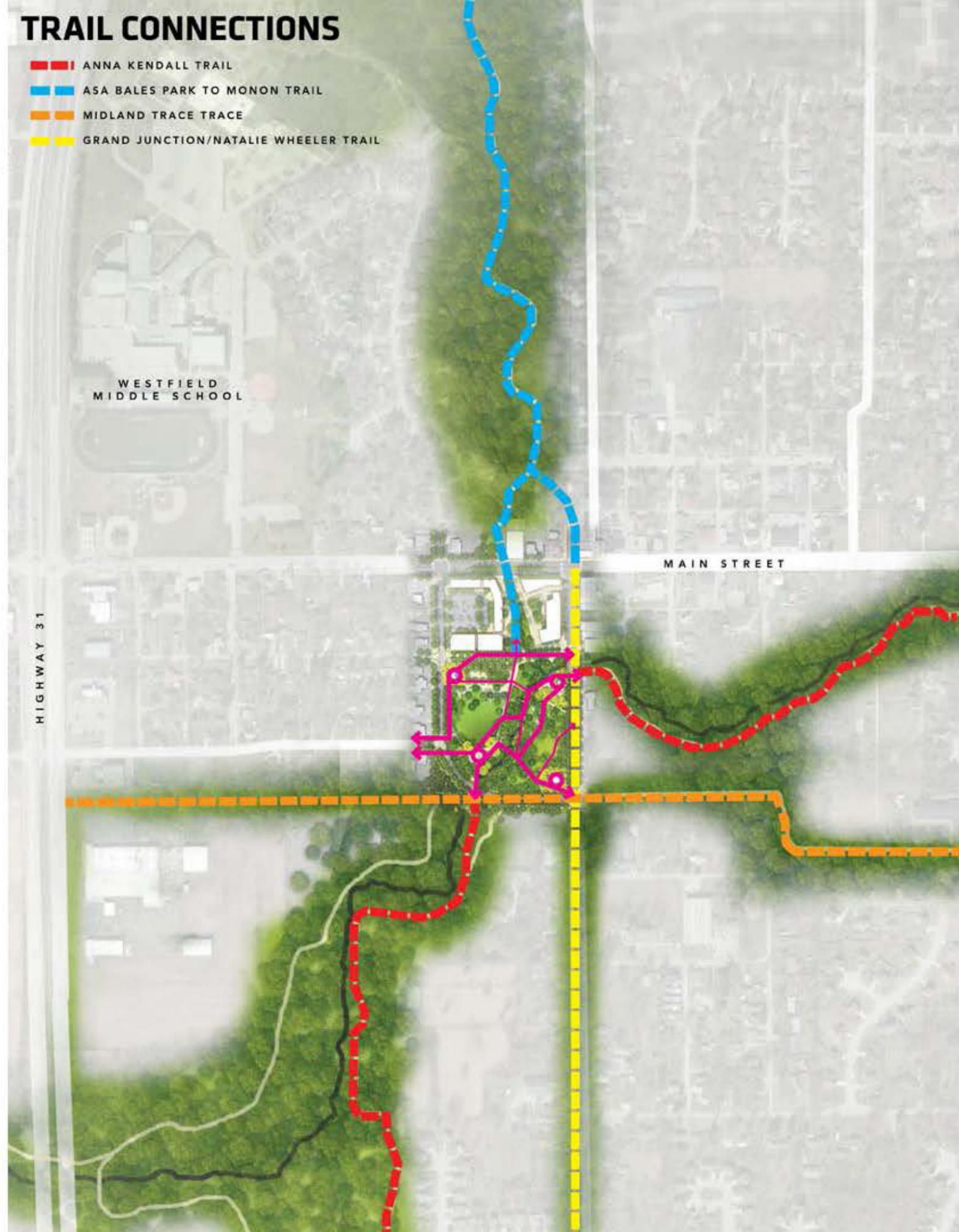
LAND COLLECTIVE

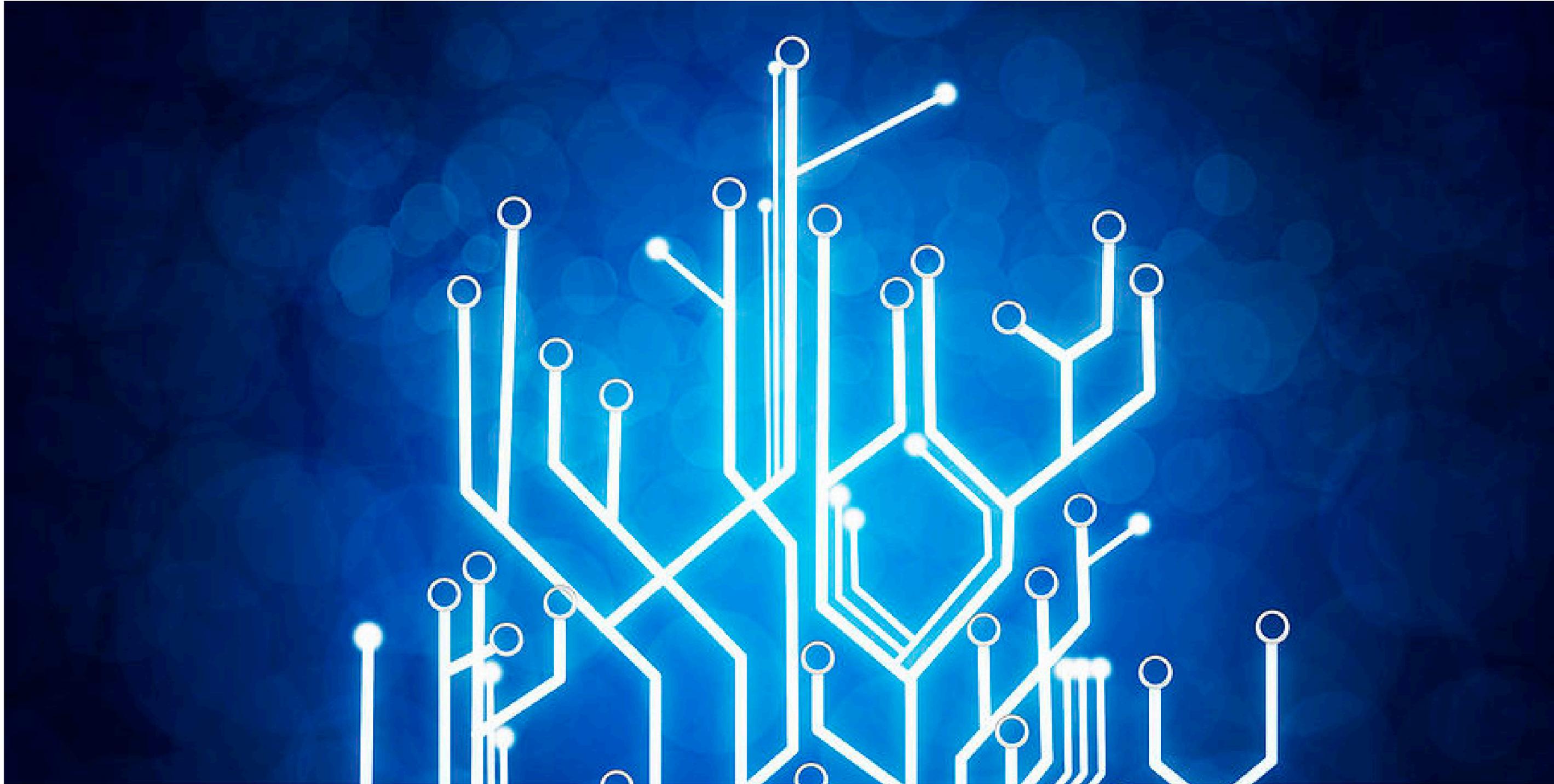
REGIONAL CONTEXT



TRAIL CONNECTIONS

- ANNA KENDALL TRAIL
- ASA BALES PARK TO MONON TRAIL
- MIDLAND TRACE TRACE
- GRAND JUNCTION/NATALIE WHEELER TRAIL





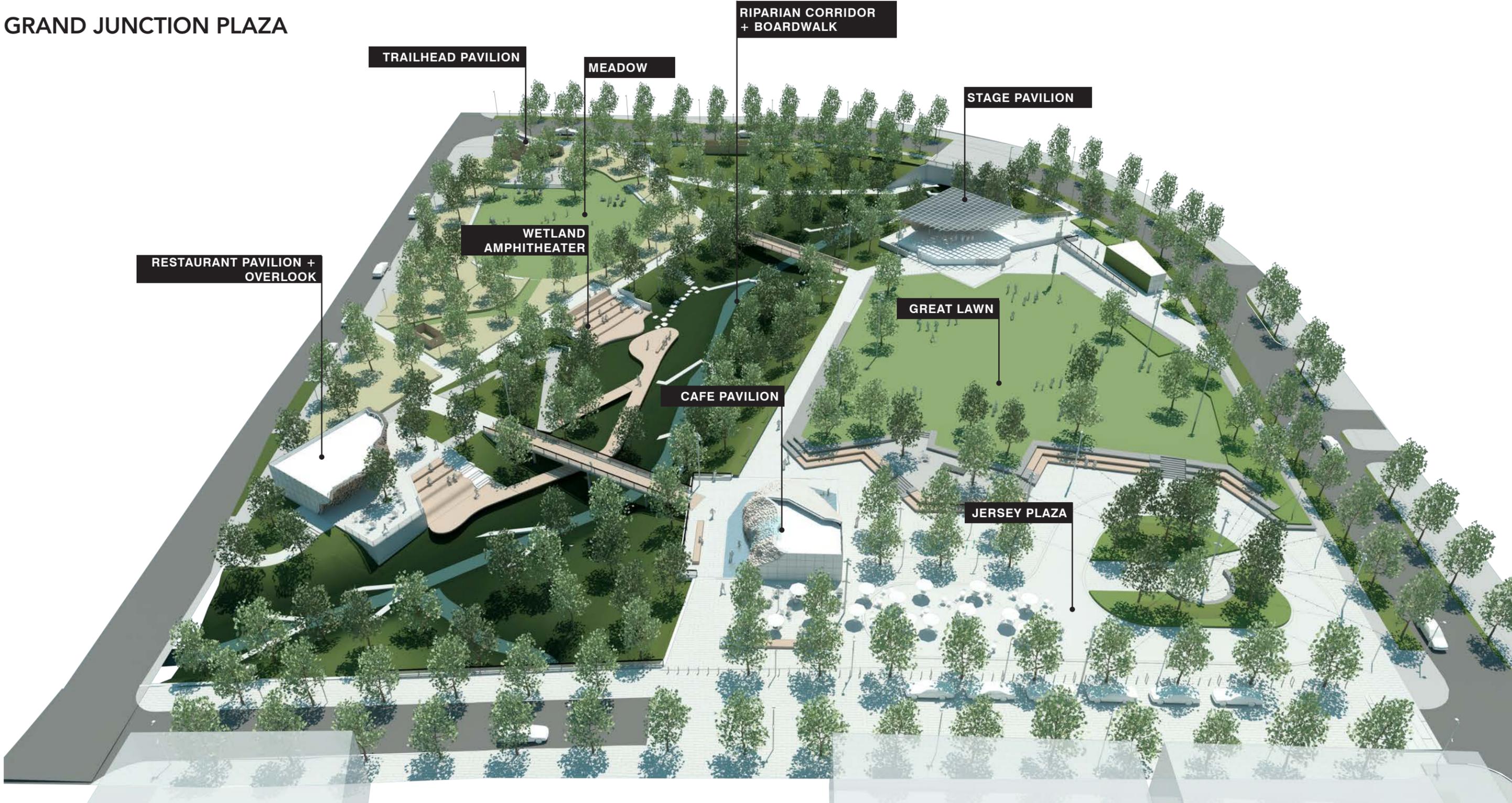
SITE PLAN



SITE PLAN

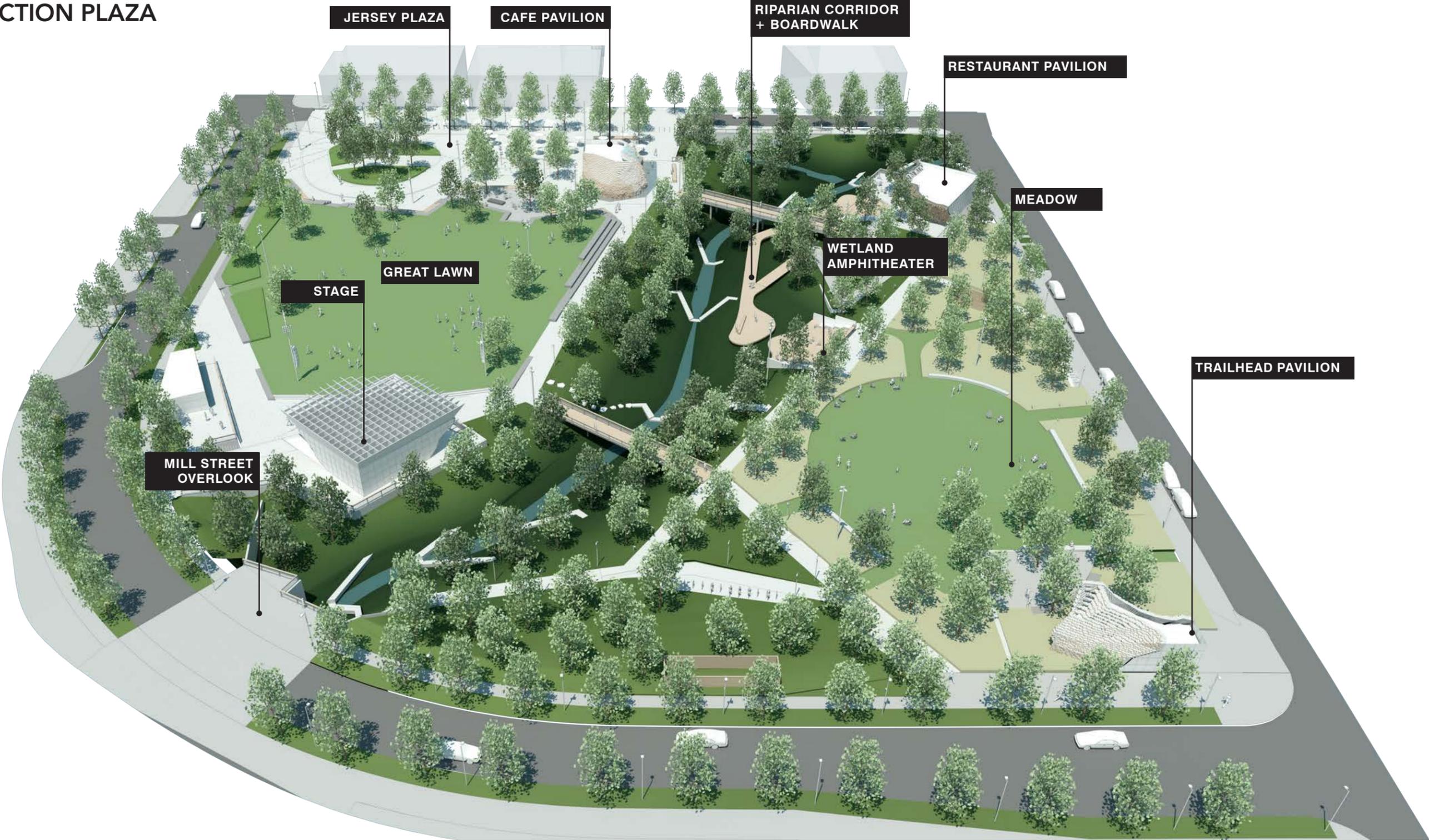


GRAND JUNCTION PLAZA



SITE AERIAL LOOKING SOUTH

GRAND JUNCTION PLAZA

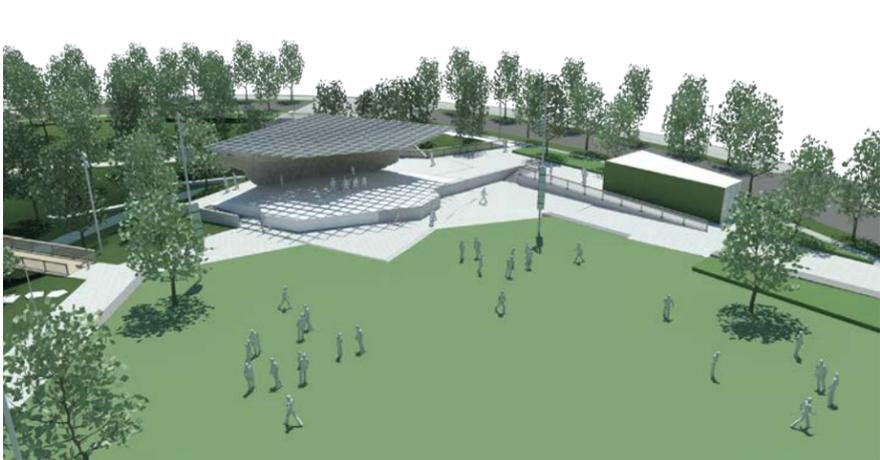


SITE AERIAL LOOKING NORTH

GRAND JUNCTION PLAZA OVERVIEW



JERSEY STREET + PLAZA



GREAT LAWN + STAGE



RIPARIAN CORRIDOR + CROSSINGS



MEADOW + TRAILHEAD



WETLAND AMPHITHEATER



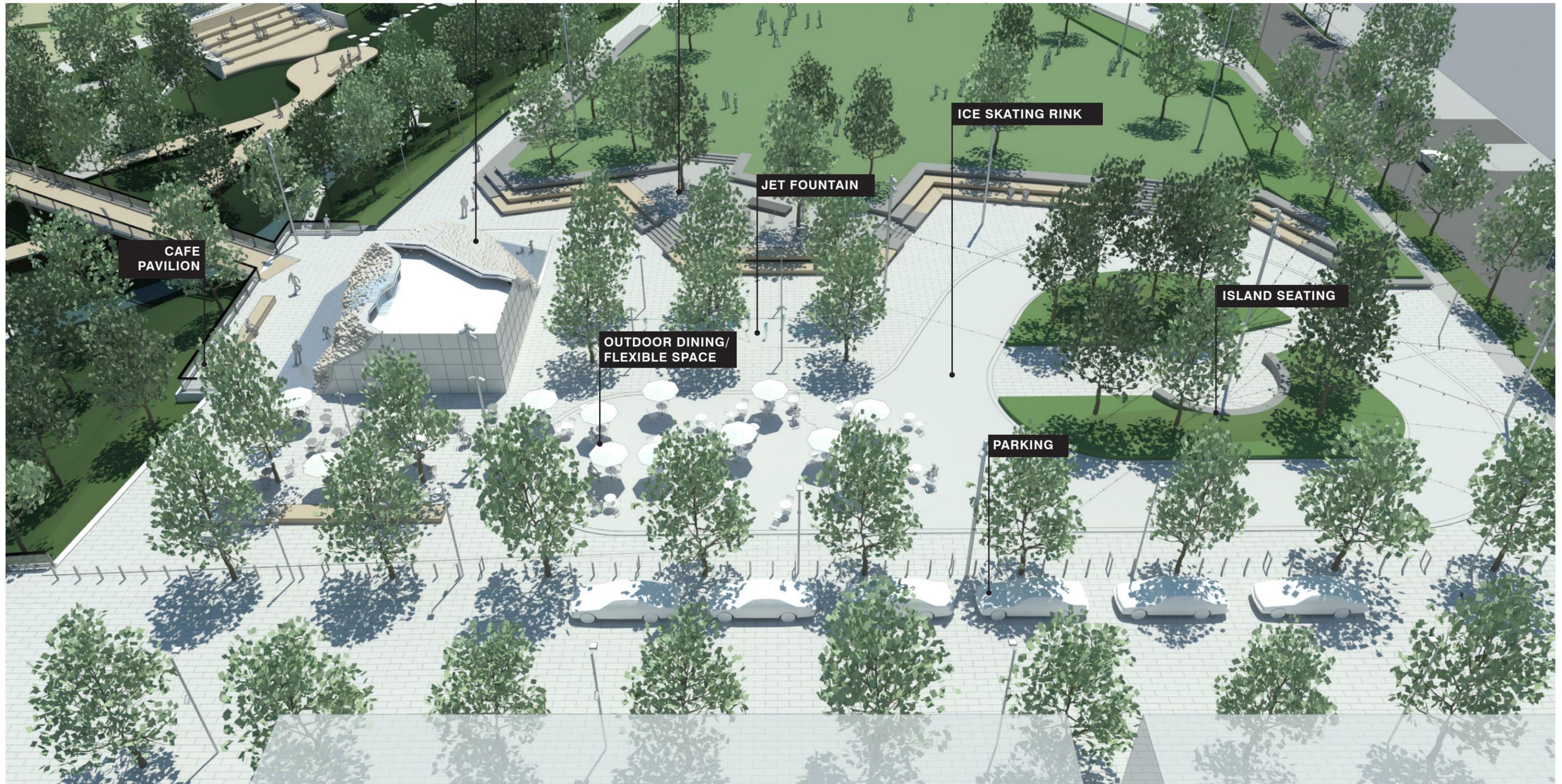
THE CONFLUENCE

JERSEY STREET + PLAZA

GRAND JUNCTION PLAZA



JERSEY STREET + PLAZA



AERIAL VIEW LOOKING SOUTH

JERSEY PLAZA



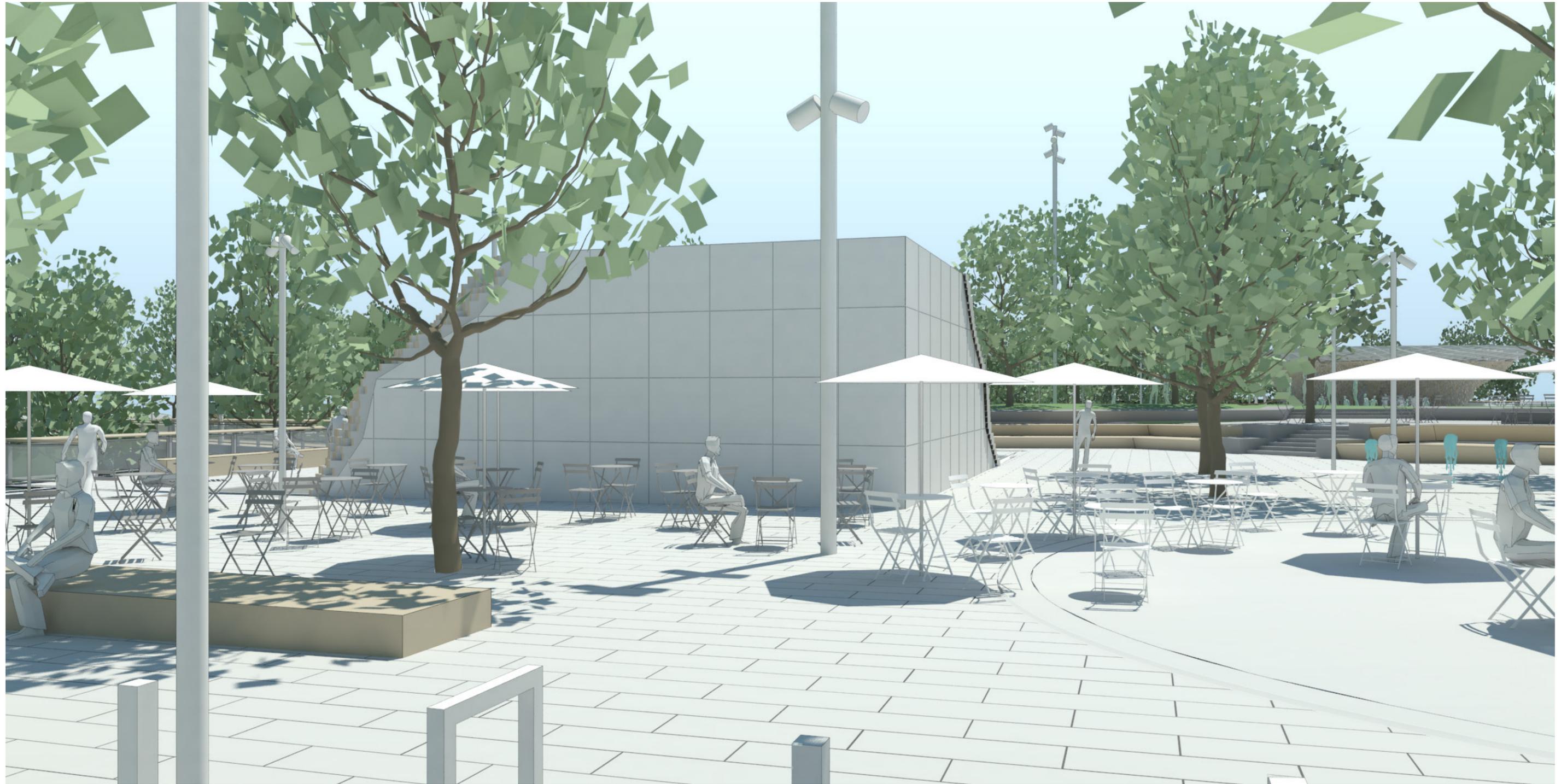
LOOKING EAST

JERSEY PLAZA TERRACE OVERLOOK



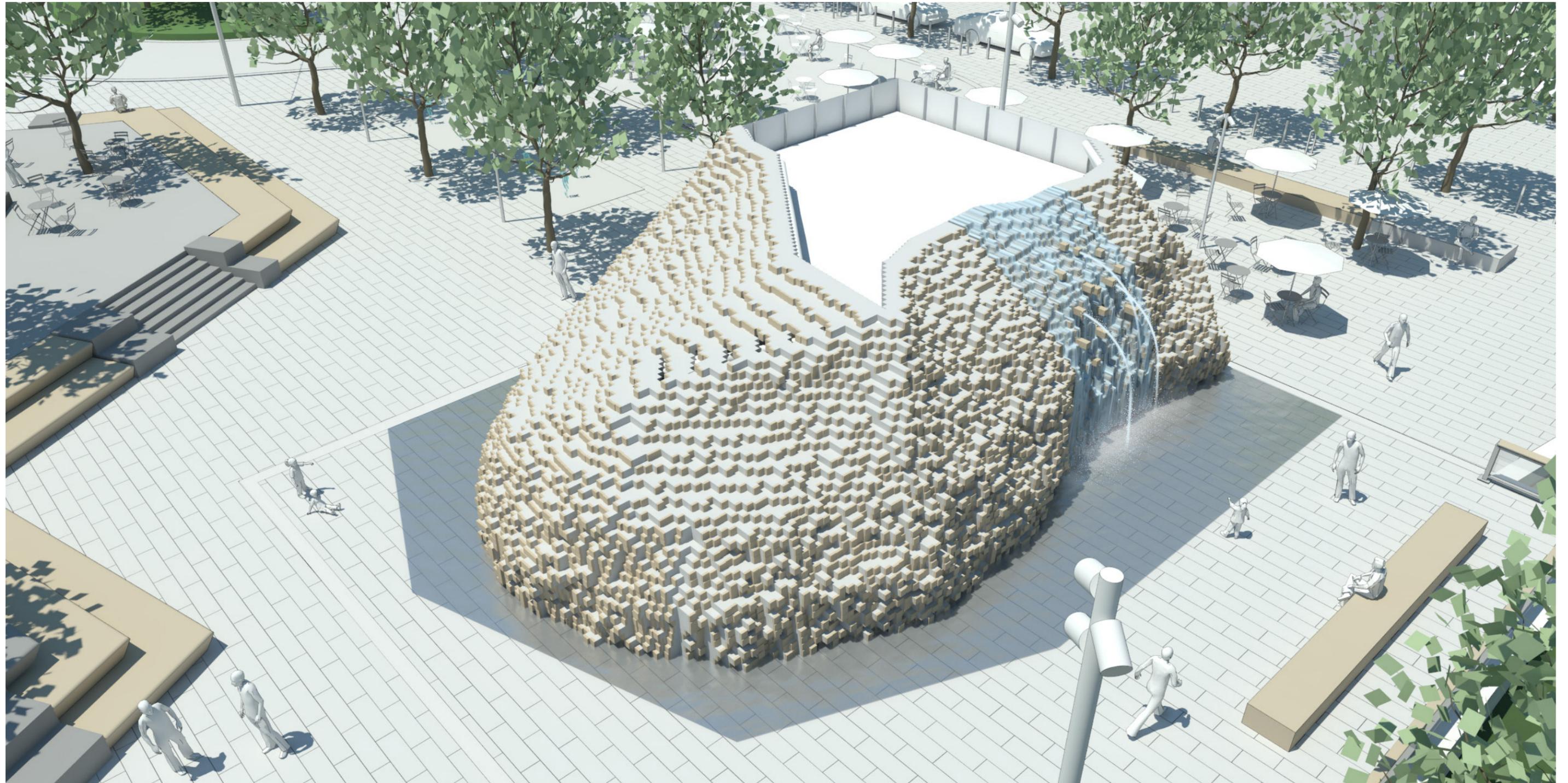
LOOKING NORTHEAST

CAFE PAVILION + STAGE PAVILION BEYOND



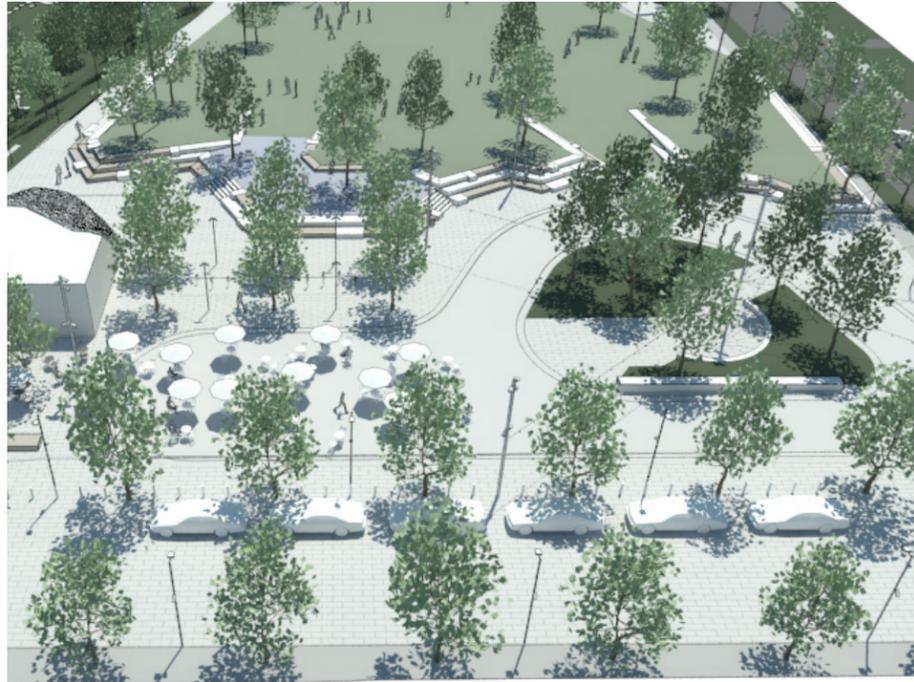
LOOKING SOUTH

FOUNTAINS



CAFE PAVILION

PLAZA FUNCTIONS



SUMMER DAYS



OUTDOOR MARKET



FOOD TRUCKS



DERBY DAYS



MAYOR'S BALL



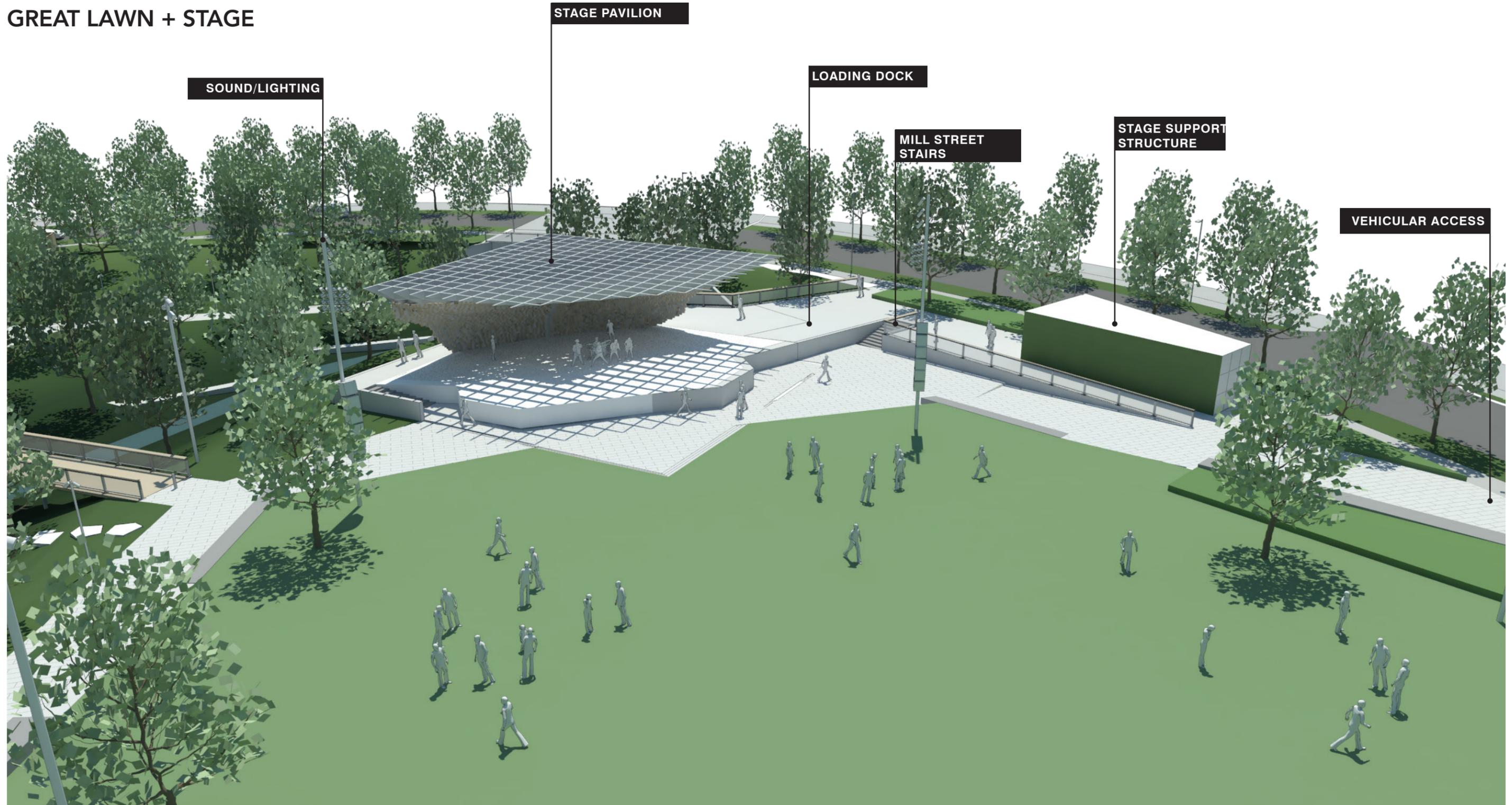
WINTER DAYS

GREAT LAWN + STAGE

GRAND JUNCTION PLAZA



GREAT LAWN + STAGE



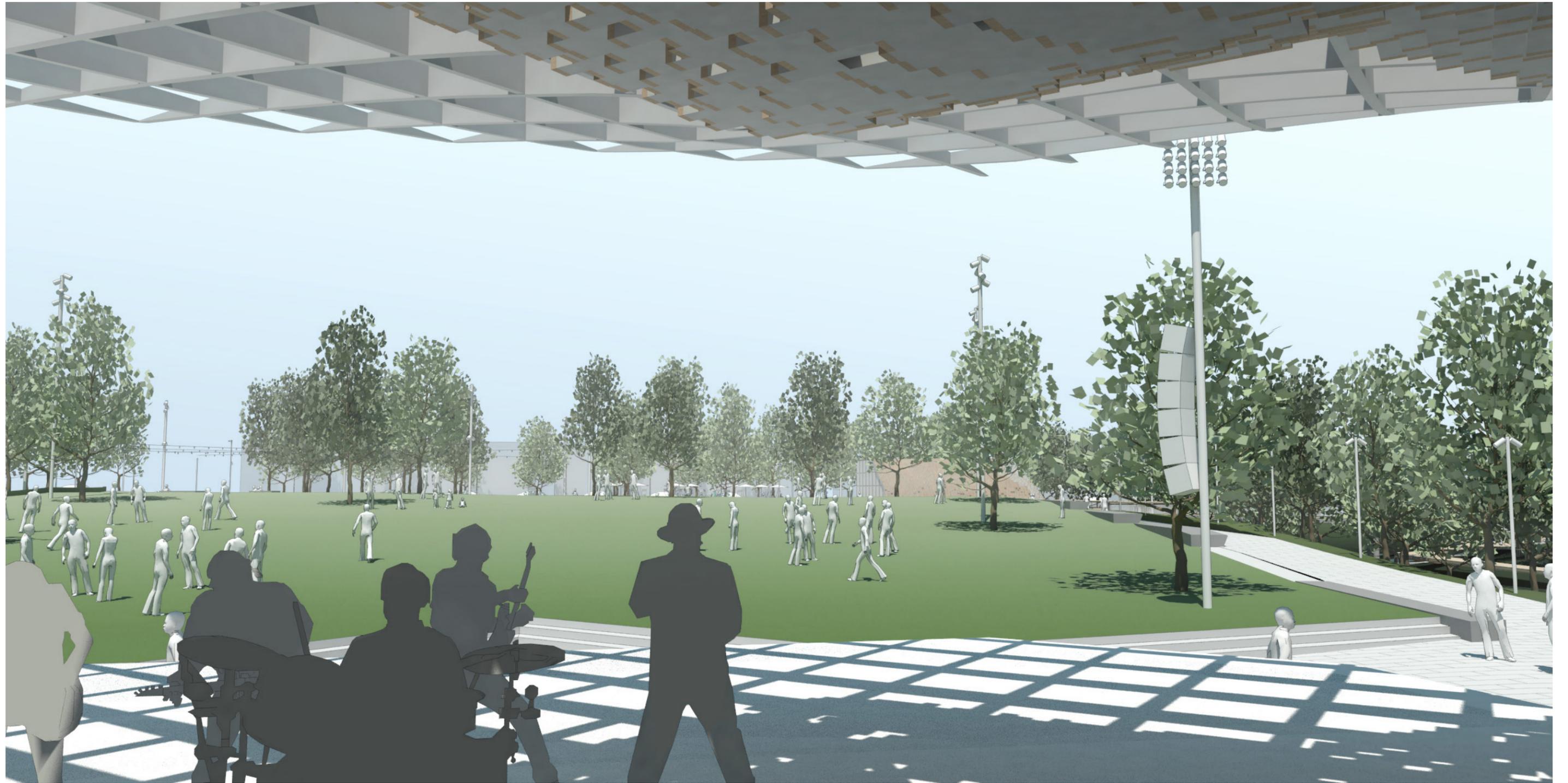
AERIAL VIEW LOOKING SOUTH

THE GREAT LAWN



LOOKING SOUTHEAST

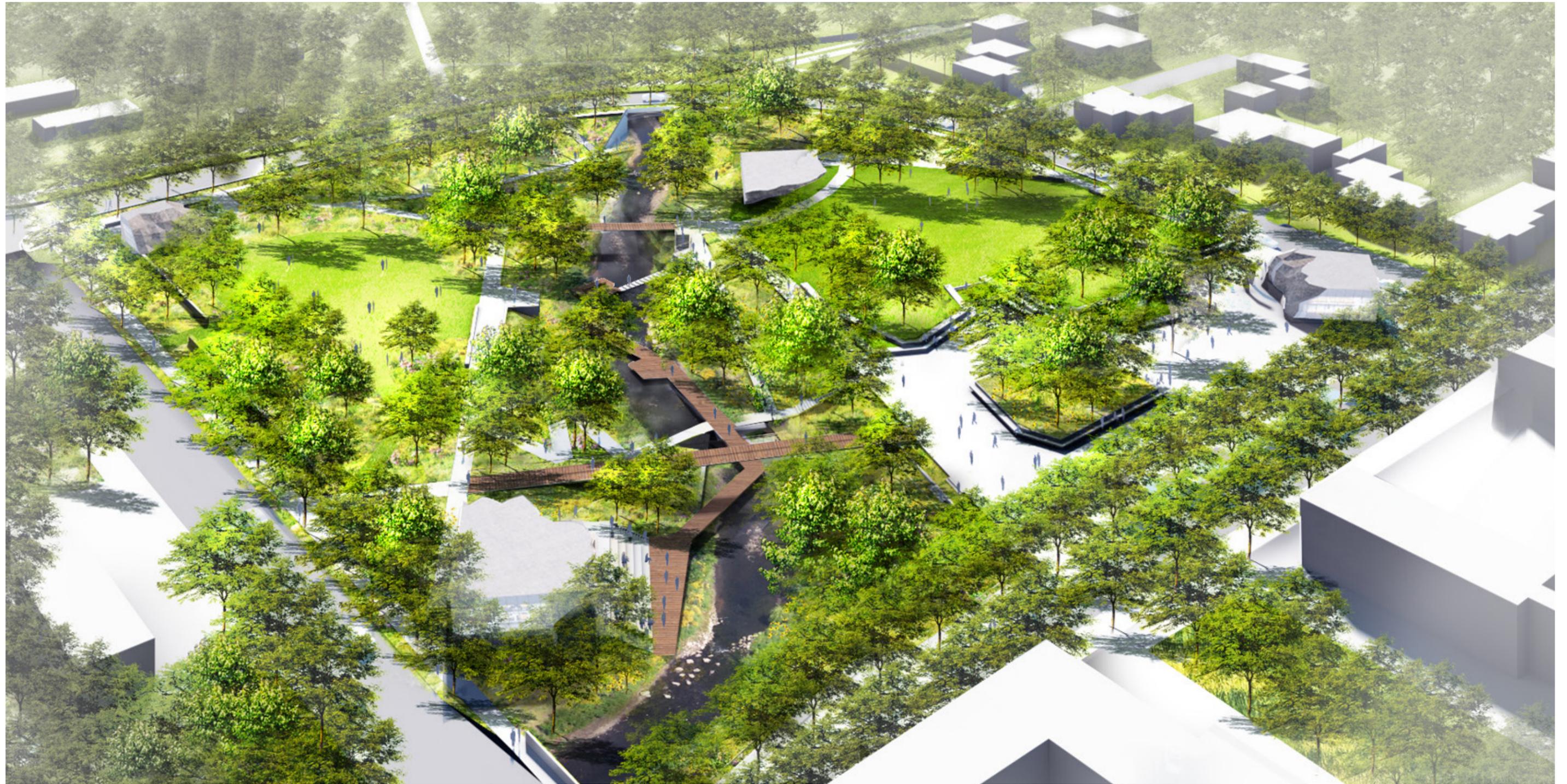
THE STAGE



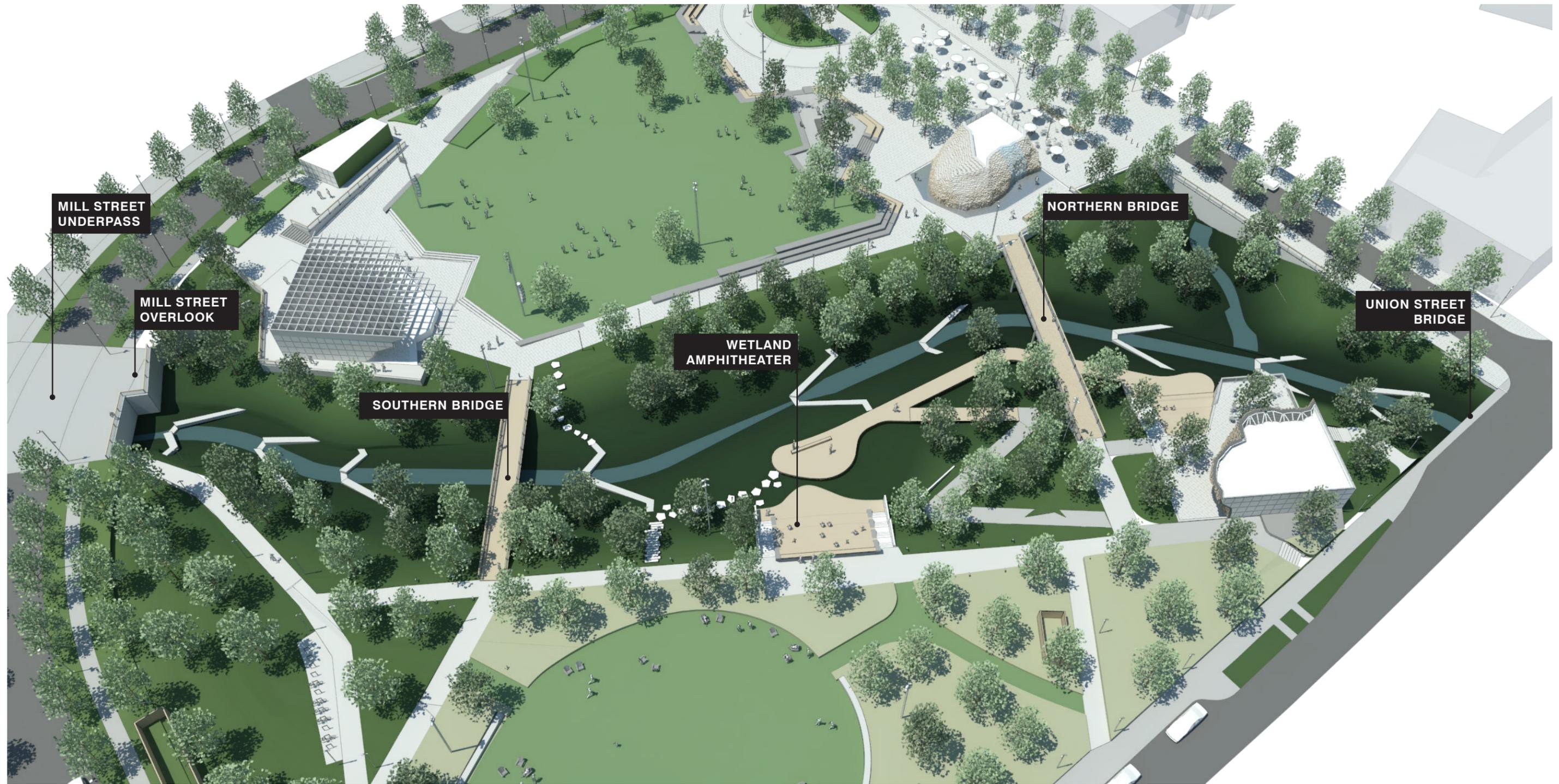
LOOKING NORTH

RIPARIAN CORRIDOR + CROSSINGS

GRAND JUNCTION PLAZA



RIPARIAN CORRIDOR



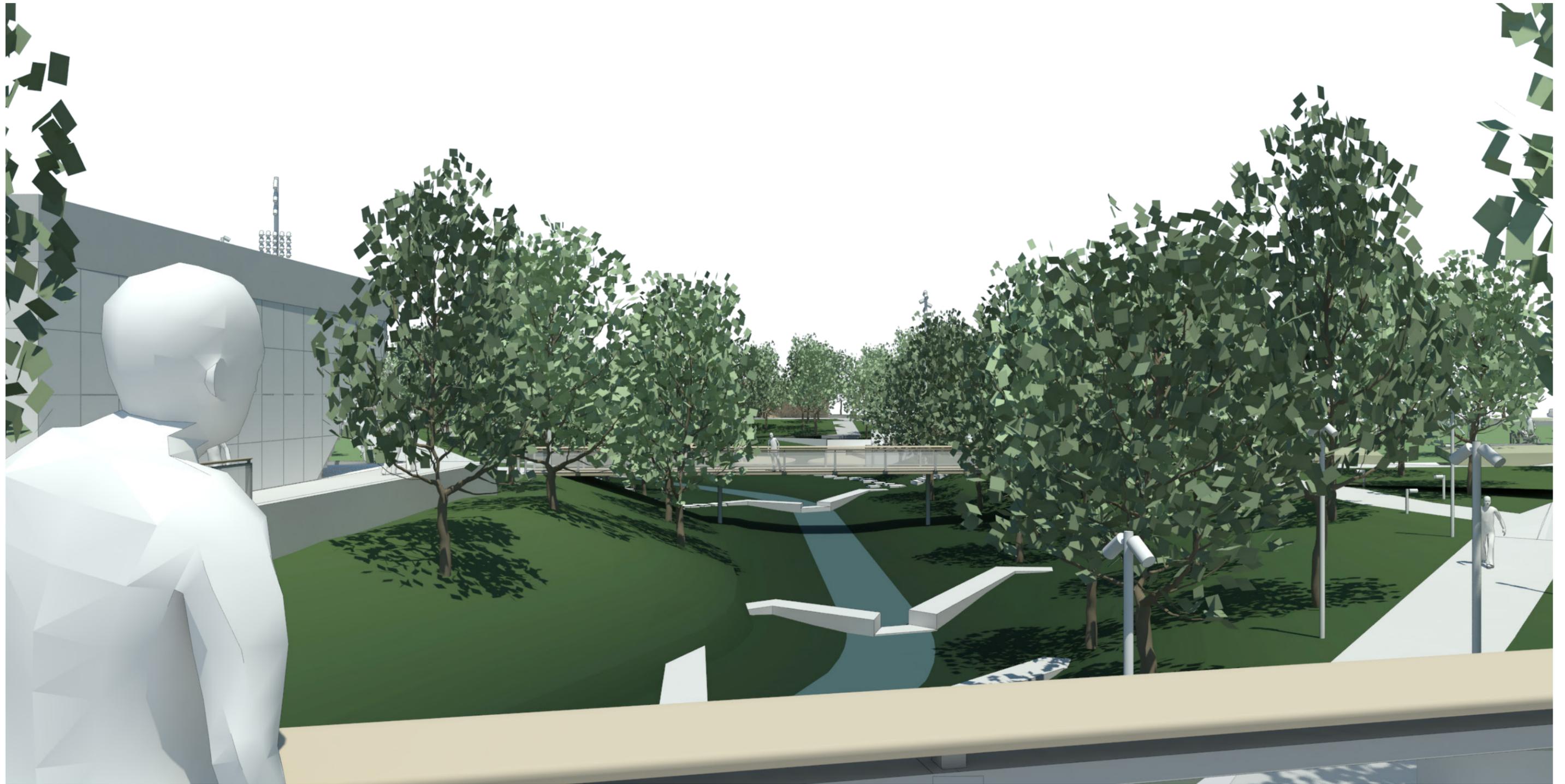
AERIAL VIEW LOOKING NORTHWEST

NORTHERN BRIDGE



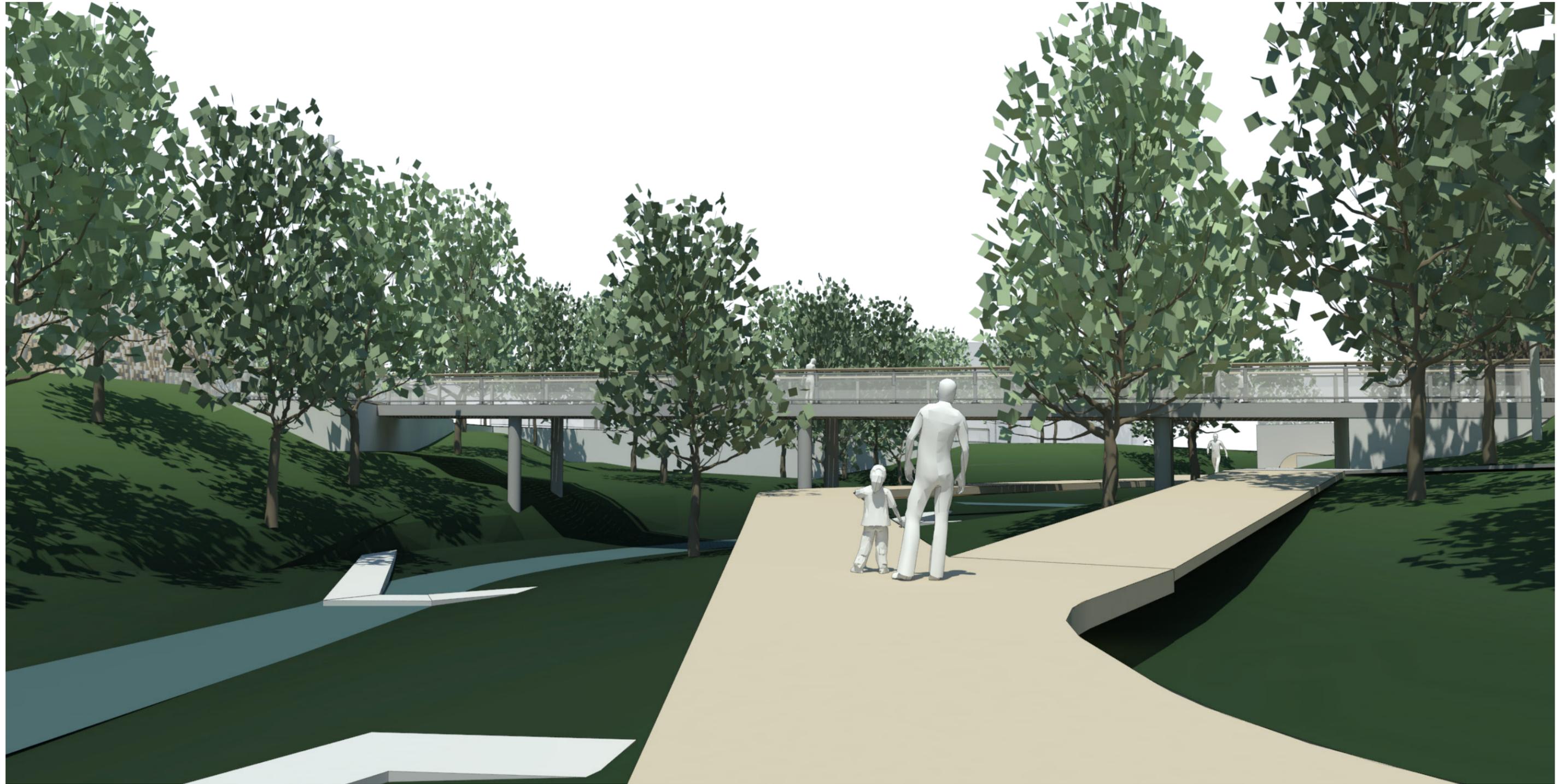
LOOKING EAST TOWARDS RESTAURANT PAVILION

MILL STREET OVERLOOK



LOOKING NORTH

RIPARIAN BOARDWALK



LOOKING NORTH

MEADOW + TRAILHEAD

GRAND JUNCTION PLAZA



MEADOW + TRAILHEAD

BIKE PARKING

ADIRONDACK CHAIRS

WETLAND
AMPHITHEATER + STAGE

MEADOW OVERLOOK

TRAILHEAD PAVILION

MEADOW SEATING

MEADOW

MOWN WALKS

BIKE PARKING

UNION STREET



AERIAL VIEW LOOKING WEST

TRAILHEAD PAVILION + OVERLOOK



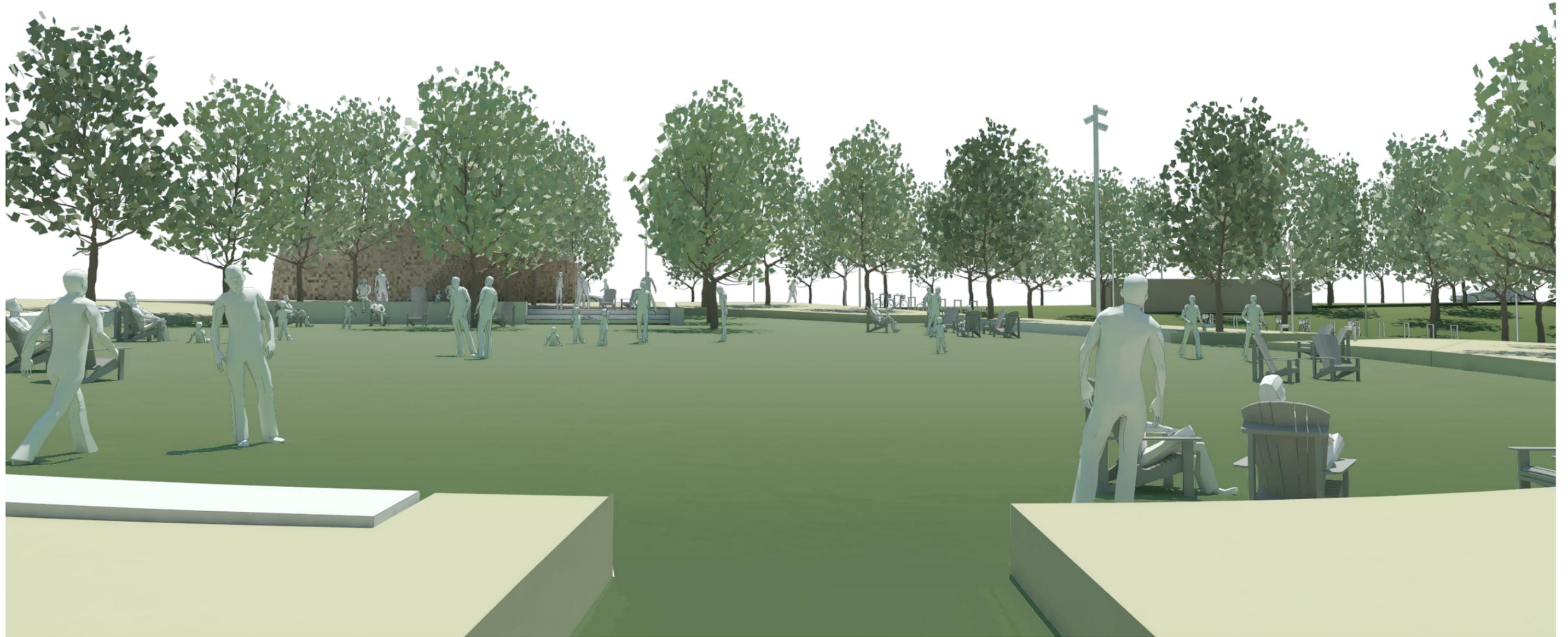
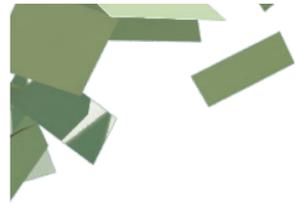
LOOKING EAST ON MILL STREET

THE MEADOW



LOOKING SOUTH ON UNION STREET

THE MEADOW + LAWN



LOOKING SOUTH

TRAILHEAD PAVILION OVERLOOK



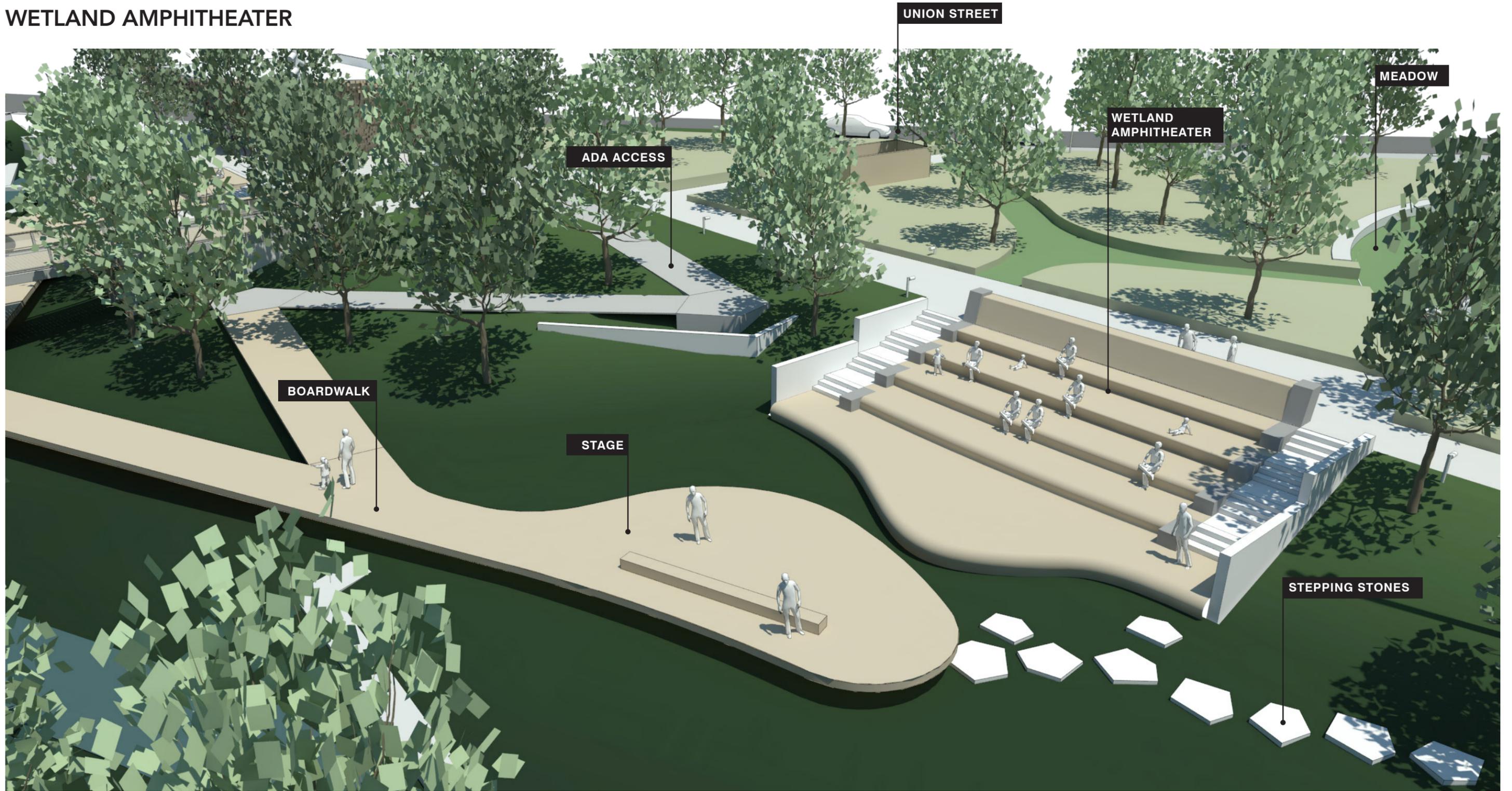
LOOKING NORTH

WETLAND AMPHITHEATER

GRAND JUNCTION PLAZA



WETLAND AMPHITHEATER



AERIAL VIEW LOOKING NORTHEAST

WETLAND AMPHITHEATER BOARDWALK + STAGE



LOOKING SOUTHEAST

WETLAND AMPHITHEATER



VIEW FROM AMPHITHEATER LOOKING WEST

THE CONFLUENCE

GRAND JUNCTION PLAZA



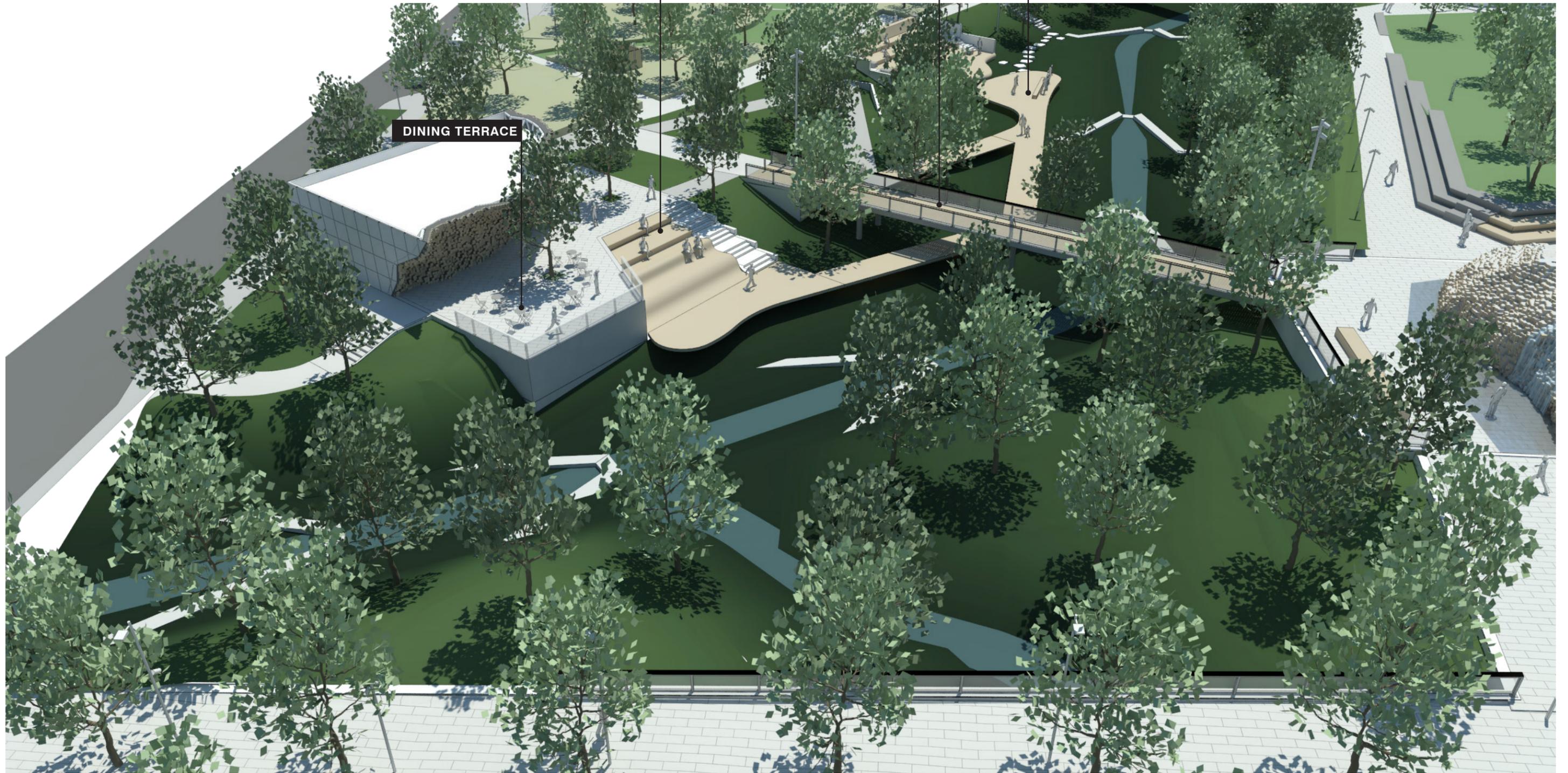
THE CONFLUENCE

TERRACED SEATING

NORTHERN BRIDGE

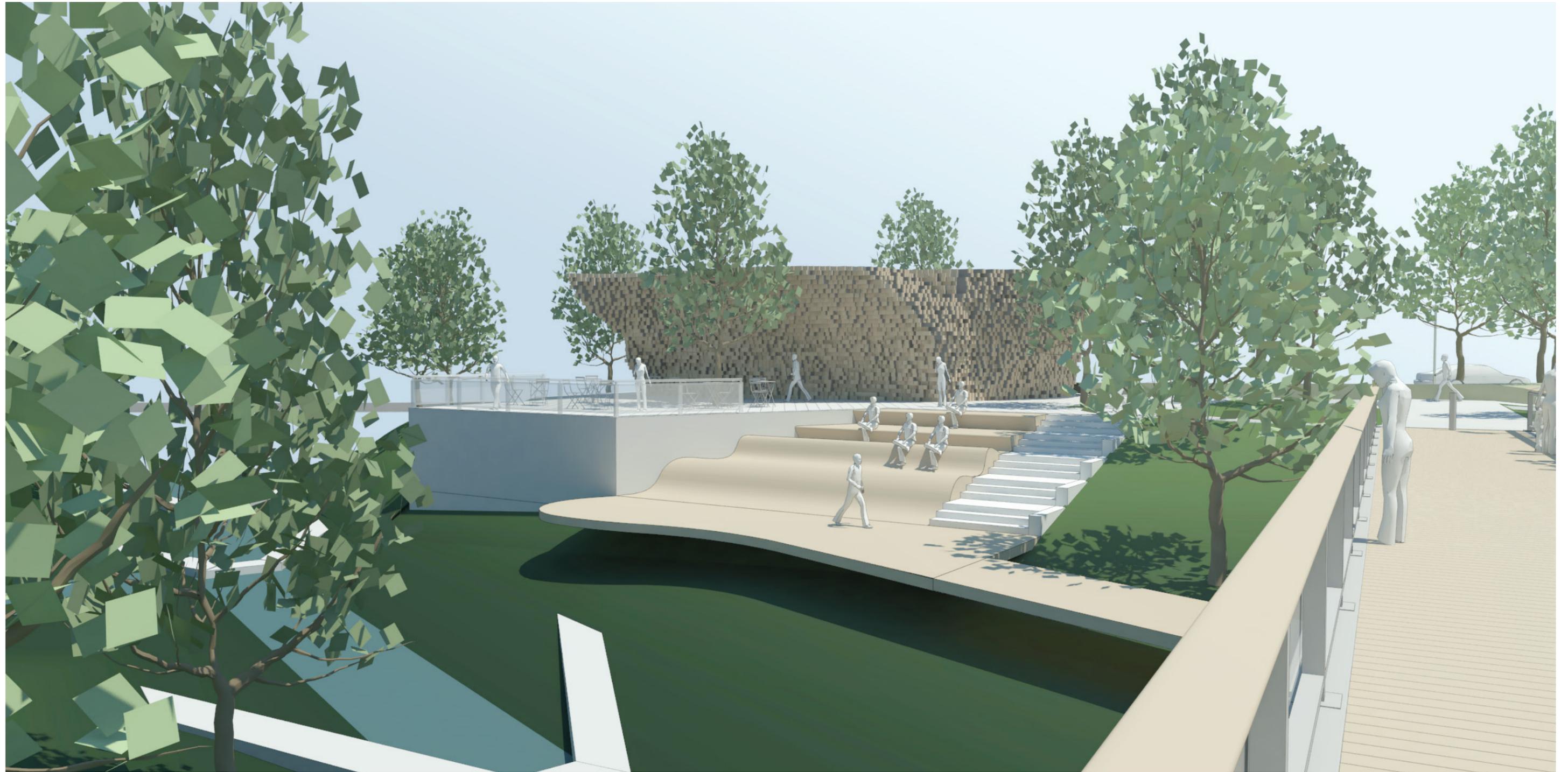
WETLAND AMPHITHEATER + BOARDWALK

DINING TERRACE



AERIAL VIEW LOOKING SOUTH

RESTAURANT PAVILION TERRACED SEATING



VIEW FROM NORTHERN BRIDGE

OVERLOOK + TERRACED SEATING



VIEW FROM BOARDWALK

ARCHITECTURE

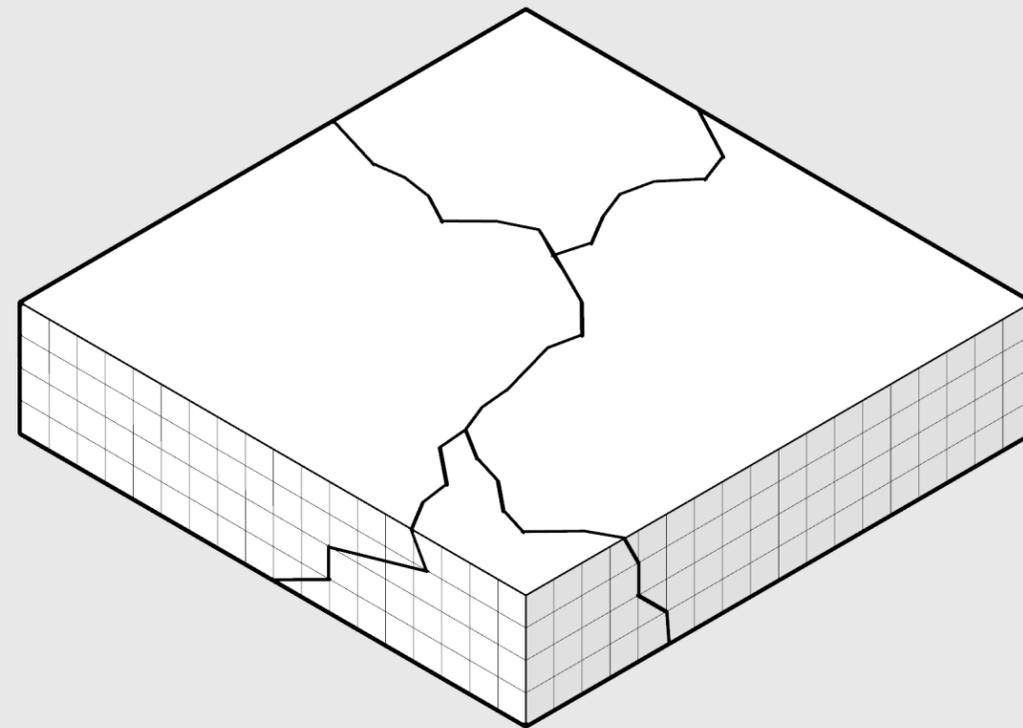
HWKN

PAVILION ARCHITECTURE

DESIGN FOR COMMUNITY

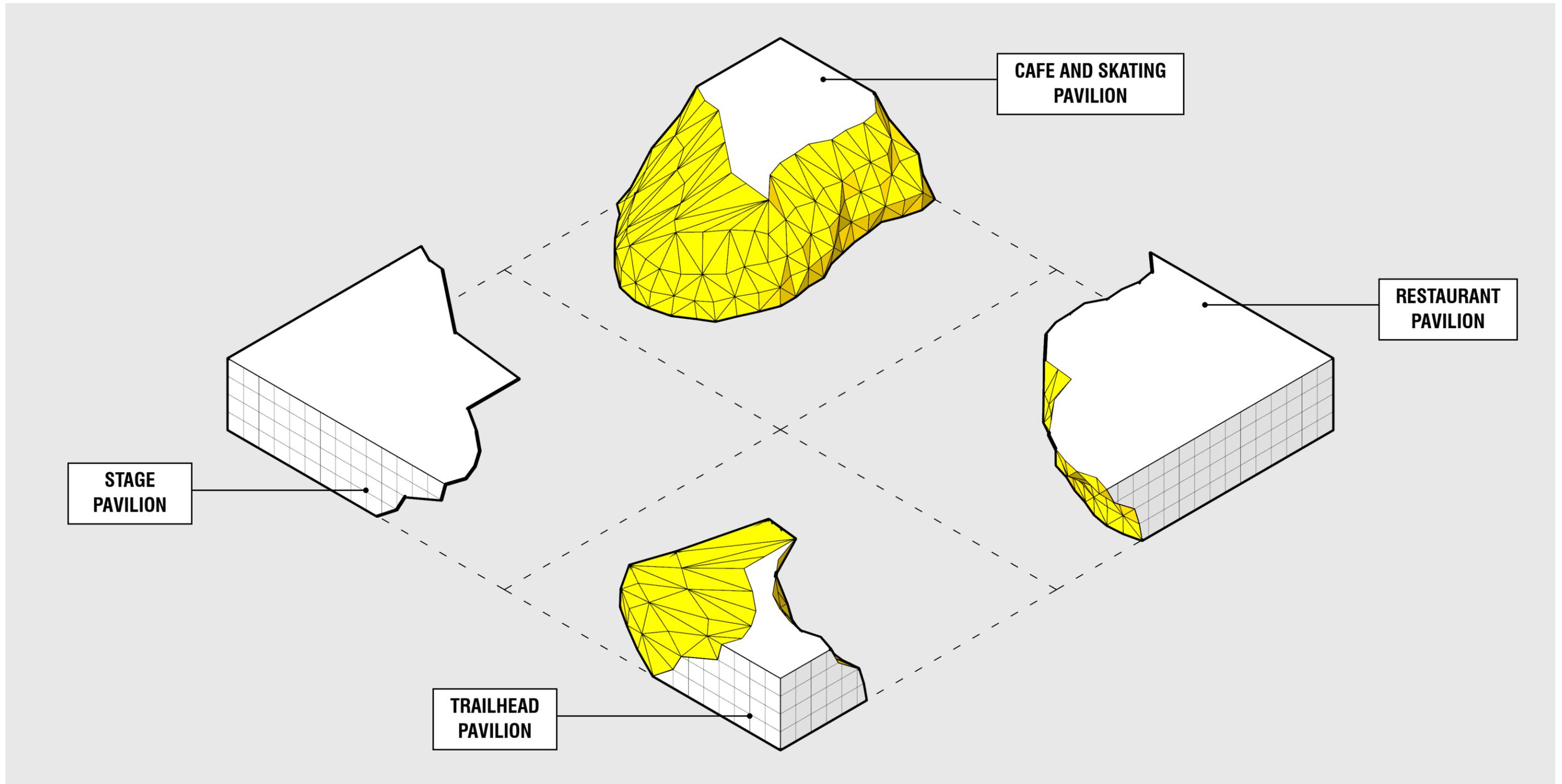


CONCEPT



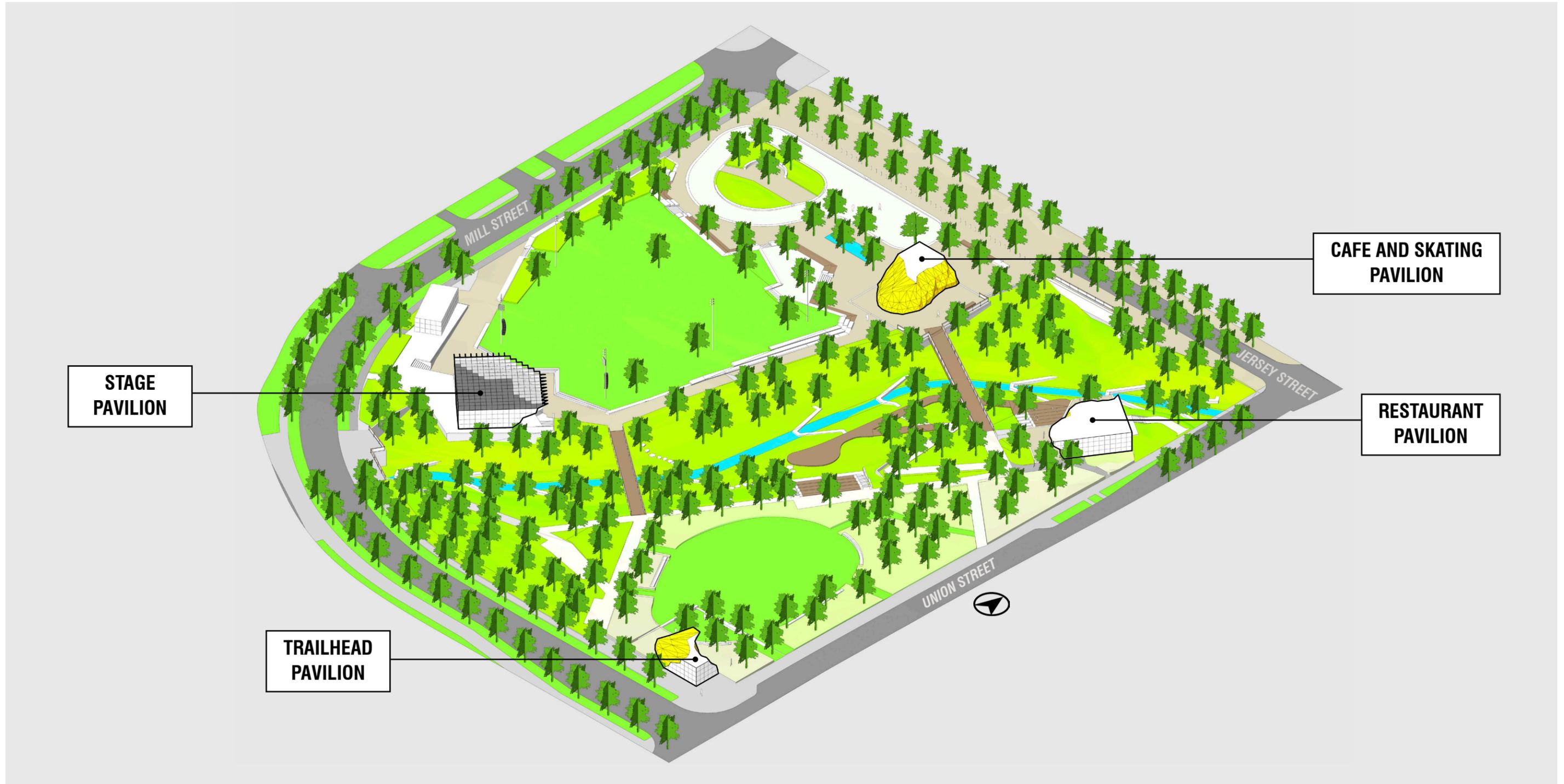
UNIFIED MASSING

CONCEPT



EXPLODED MASSING

CONCEPT



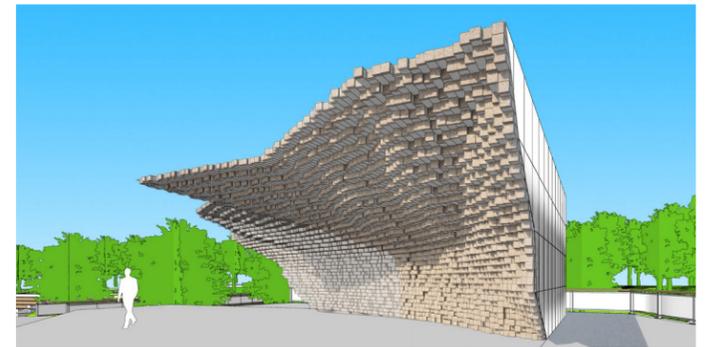
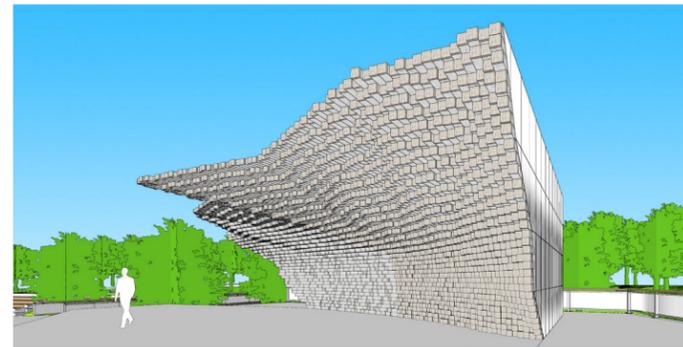
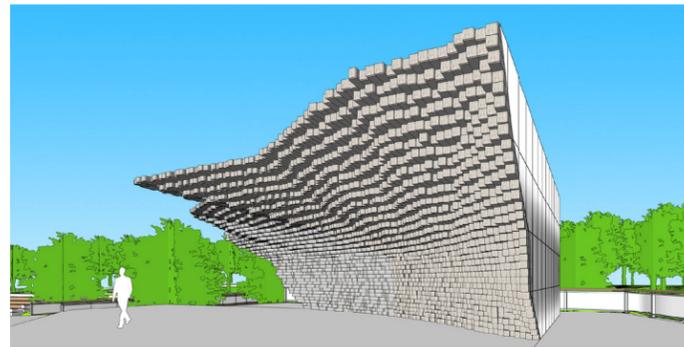
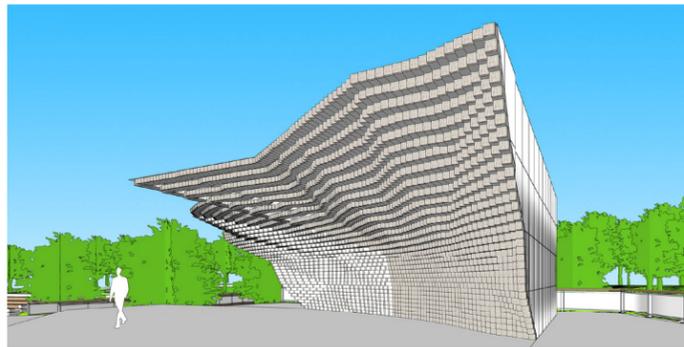
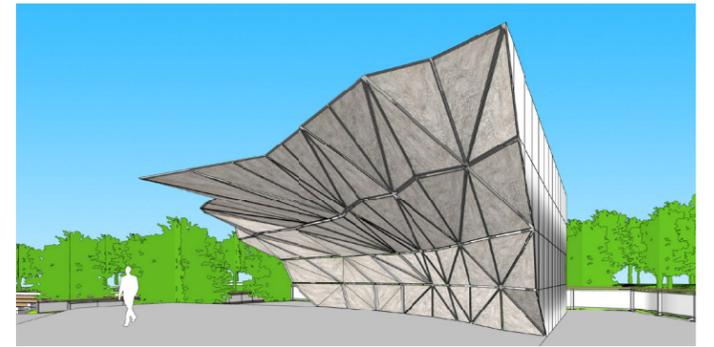
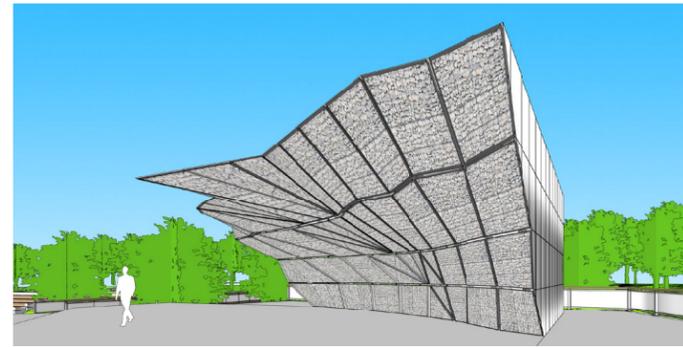
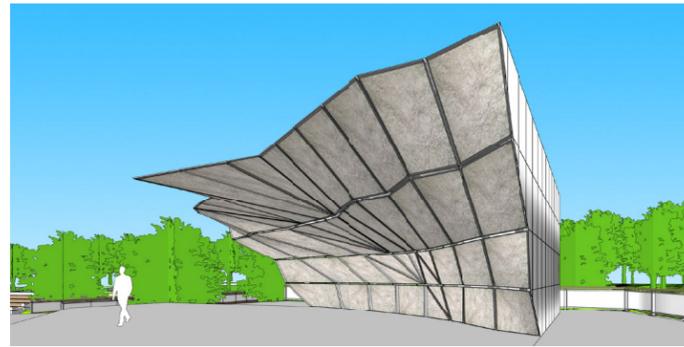
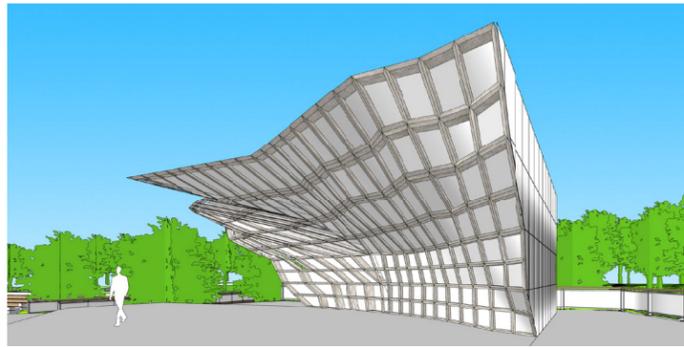
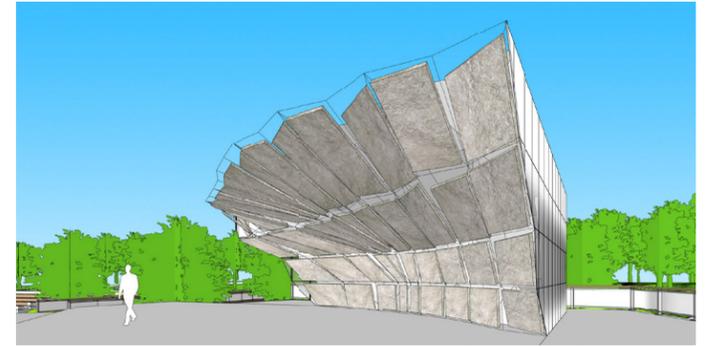
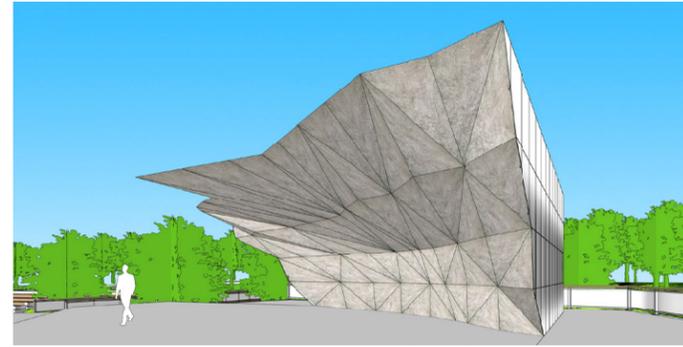
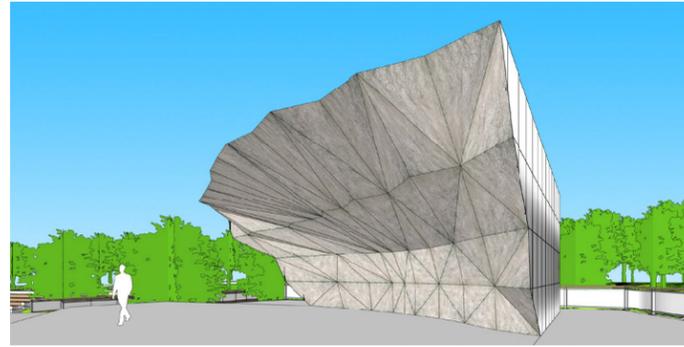
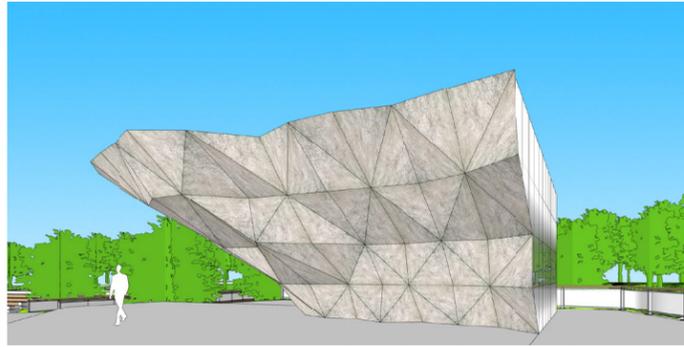
SITE PLAN

USE LOCAL MATERIALS



INDIANA LIMESTONE QUARRY

DIFFERENT APPLICATIONS



BUILDING BLOCKS



6 INCH X 6 INCH LIMESTONE BLOCKS



Jersey
Plaza

MATERIALITY



INDIANA LIMESTONE



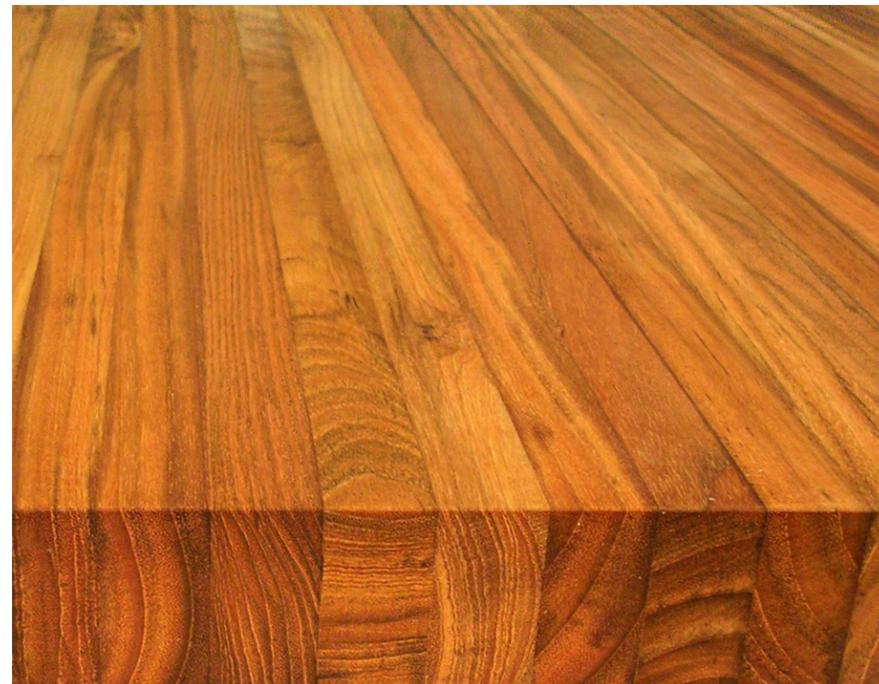
CONCRETE FLOORS & CEILING



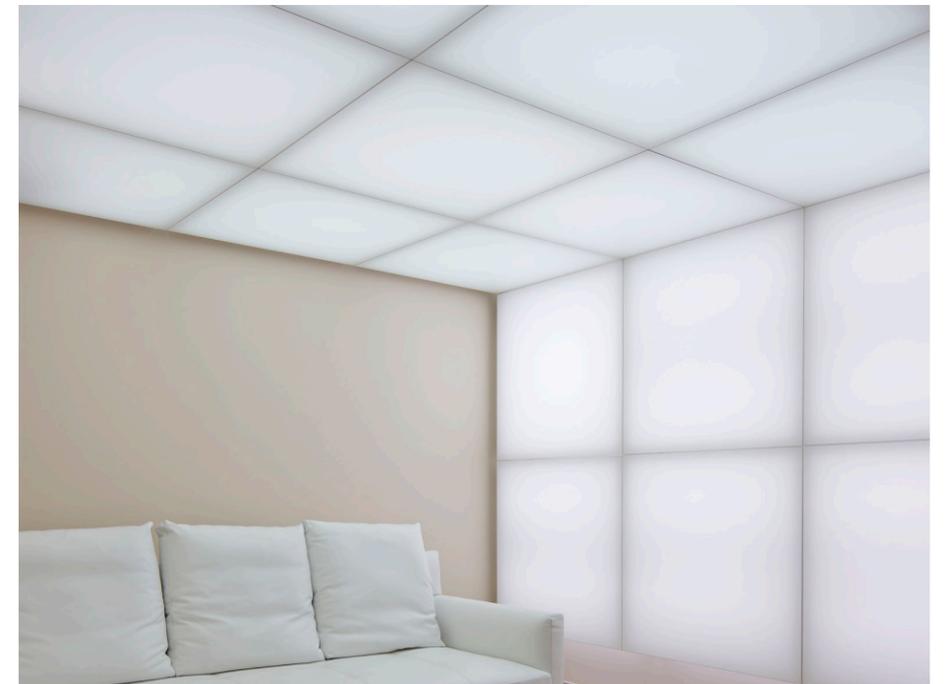
STEEL EXPOSED STRUCTURE



TRANSLUCENT & OPAQUE WHITE GLASS

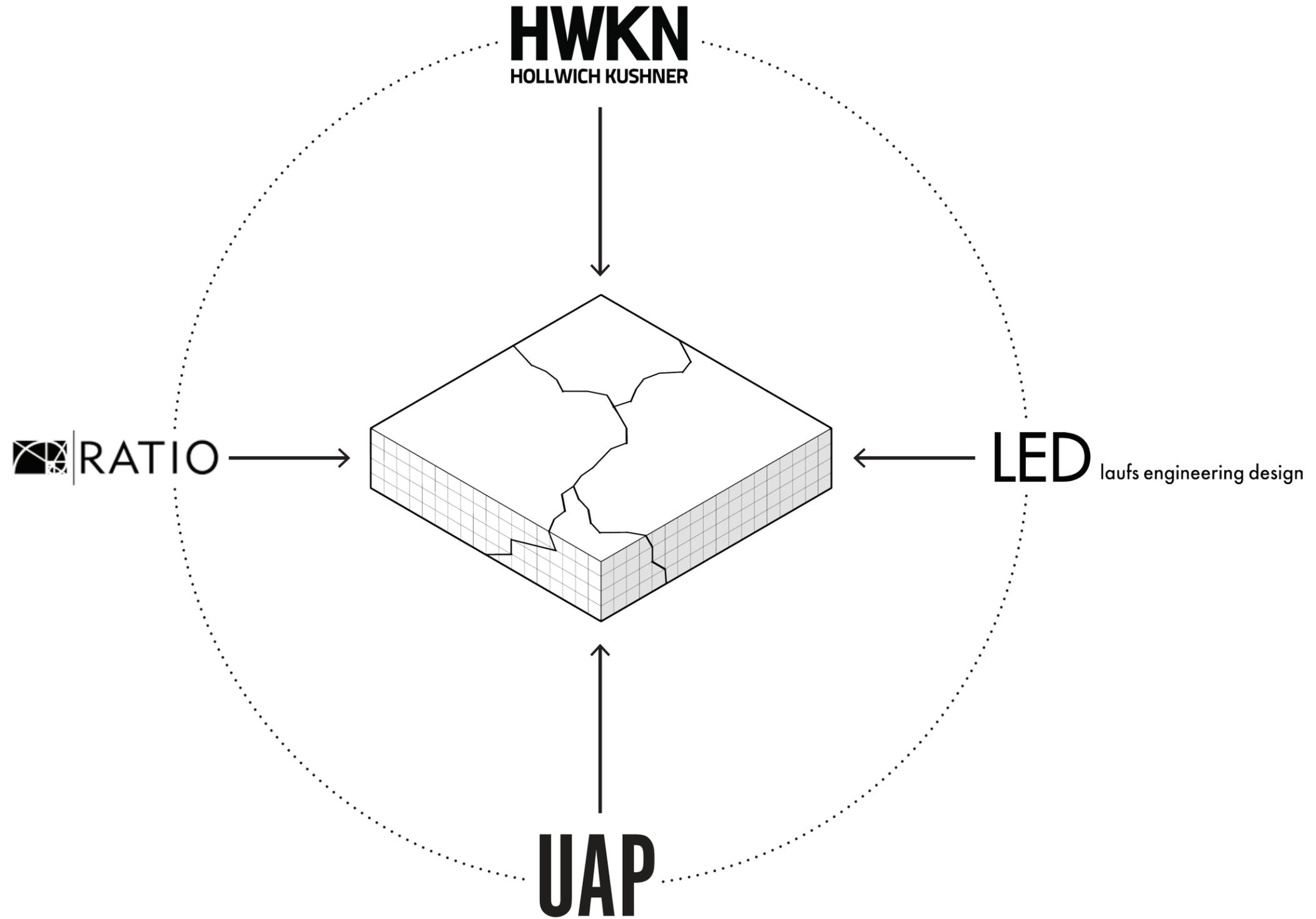


WOOD COUNTER & SEATS

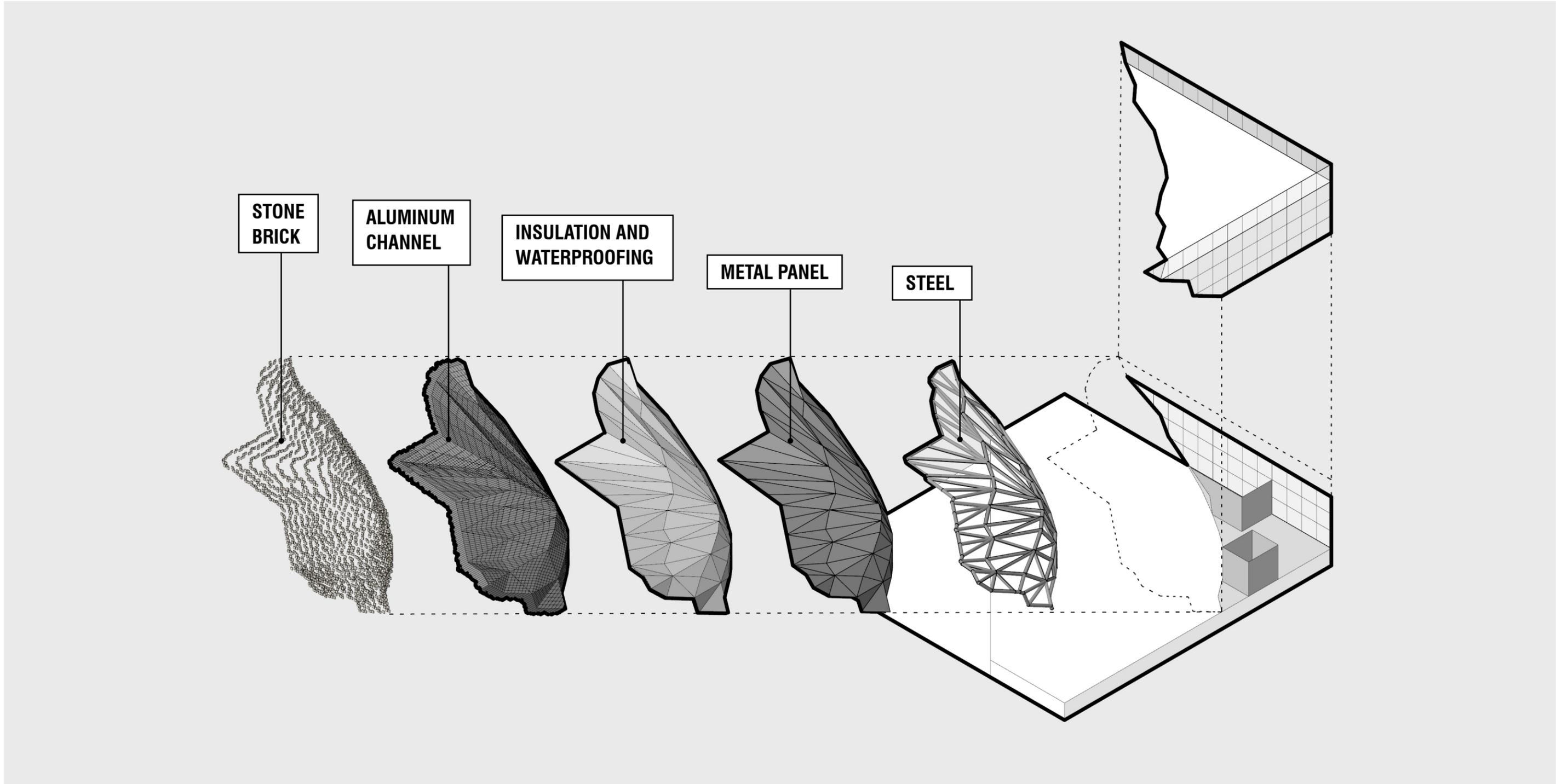


STRETCHED CEILING MEMBRANE

TECHNICAL COLLABORATION

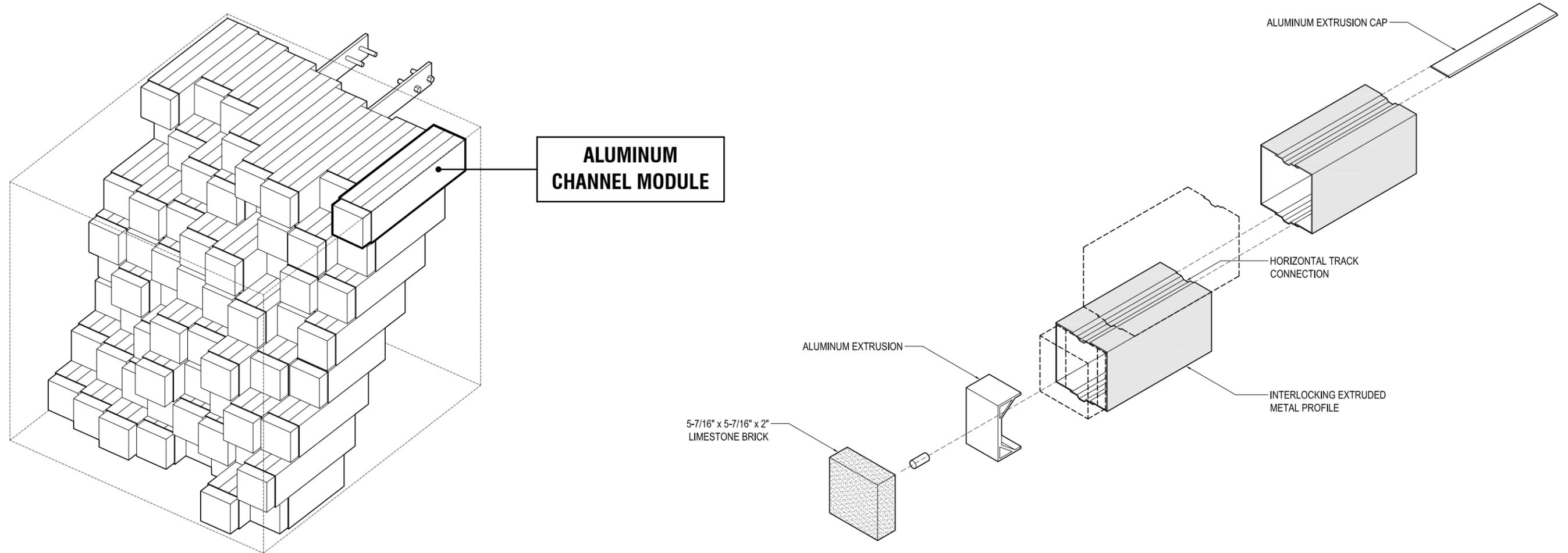


STRUCTURE AND FACADE



STRUCTURE AND FACADE ASSEMBLY_SOUTHWEST STAGE PAVILION

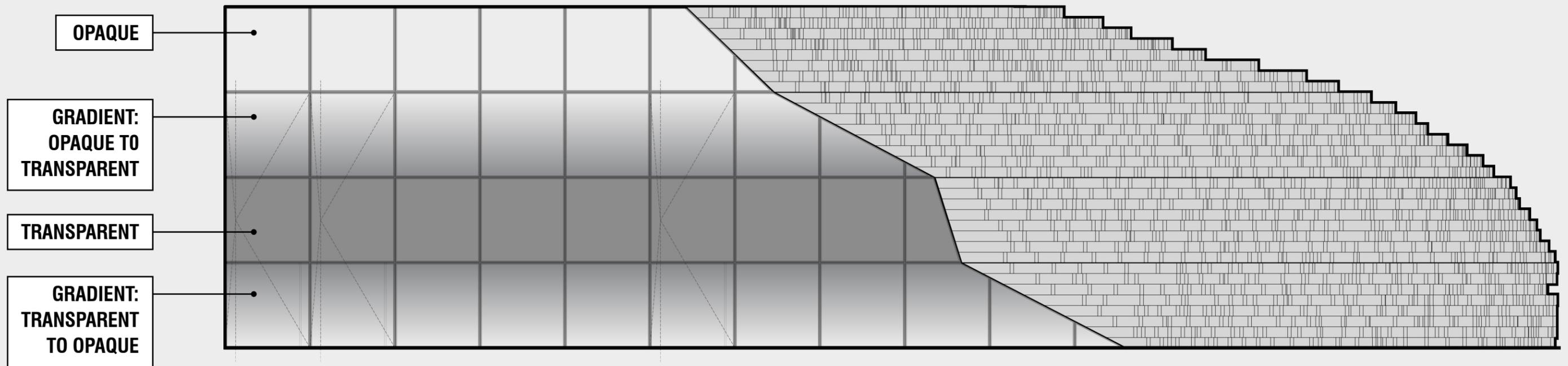
STONE FACADE DETAILS



STONE BLOCK ON METAL EXTRUSION_4 FOOT BY 4 FOOT AGGREGATION

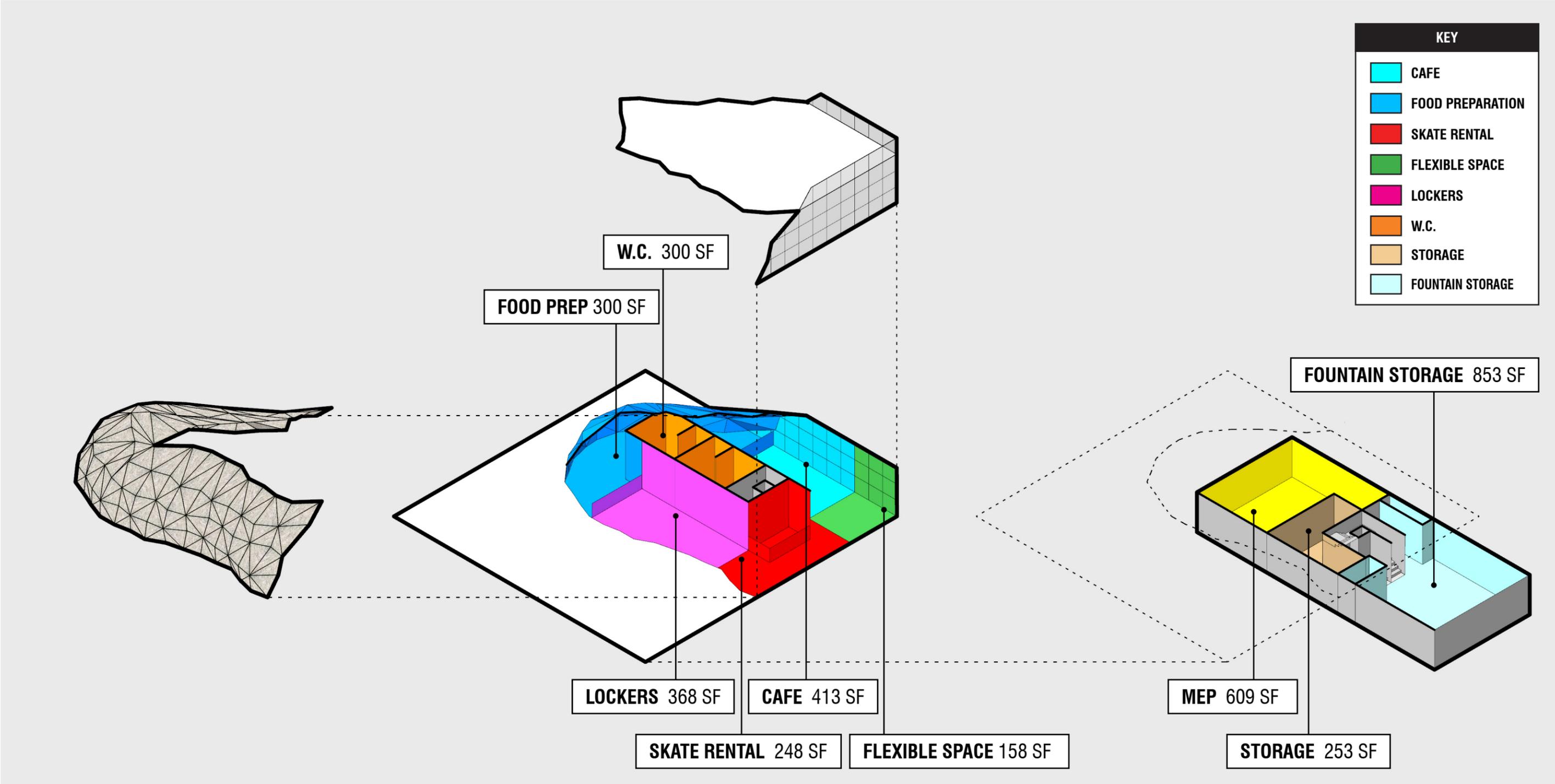
STONE BLOCK ON METAL EXTRUSION_ALUMINUM CHANNEL MODULE

GLASS FACADE

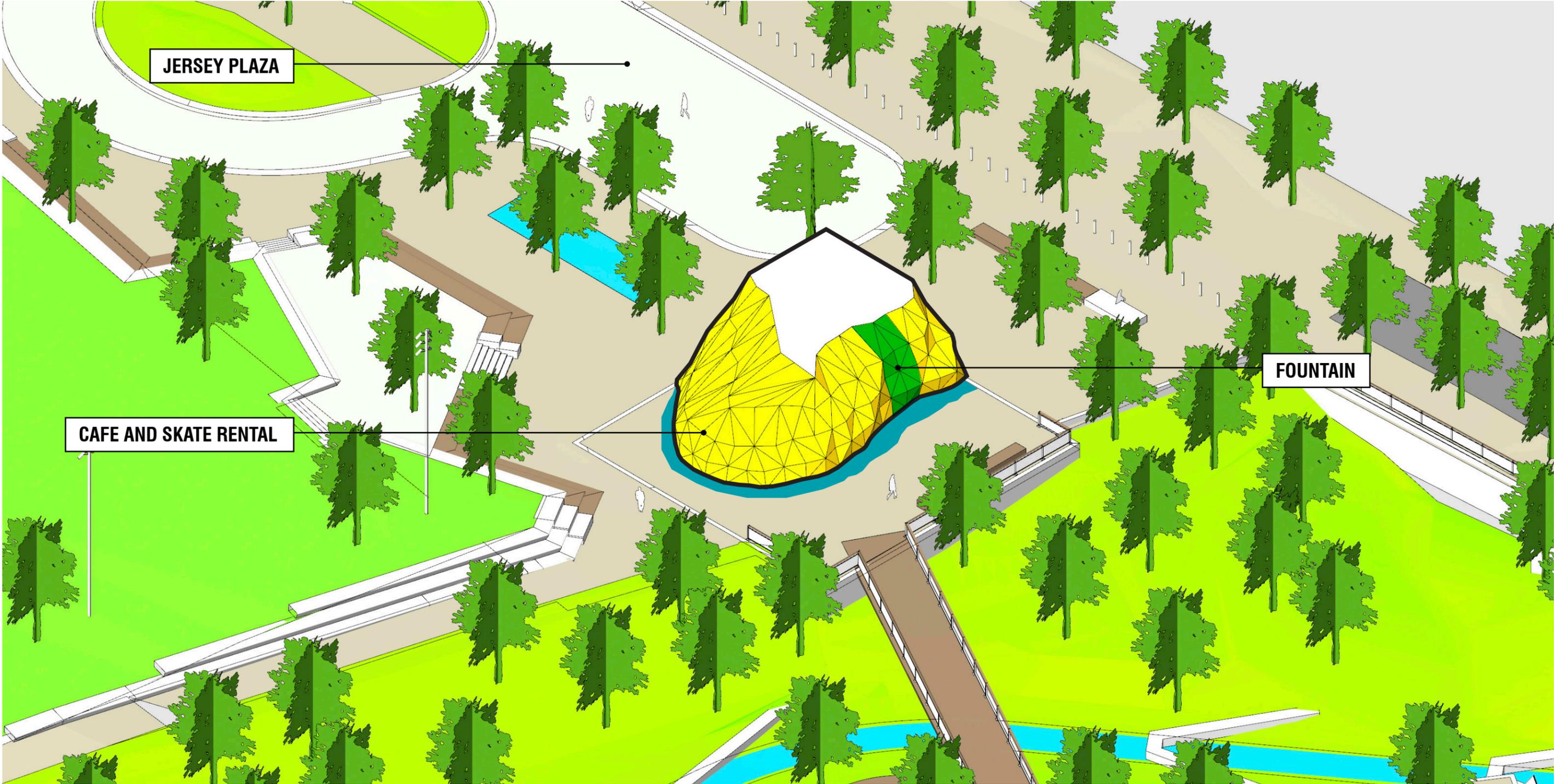


OPAQUE FRIT GRADIENT

NORTHWEST PAVILION: CAFE AND SKATING

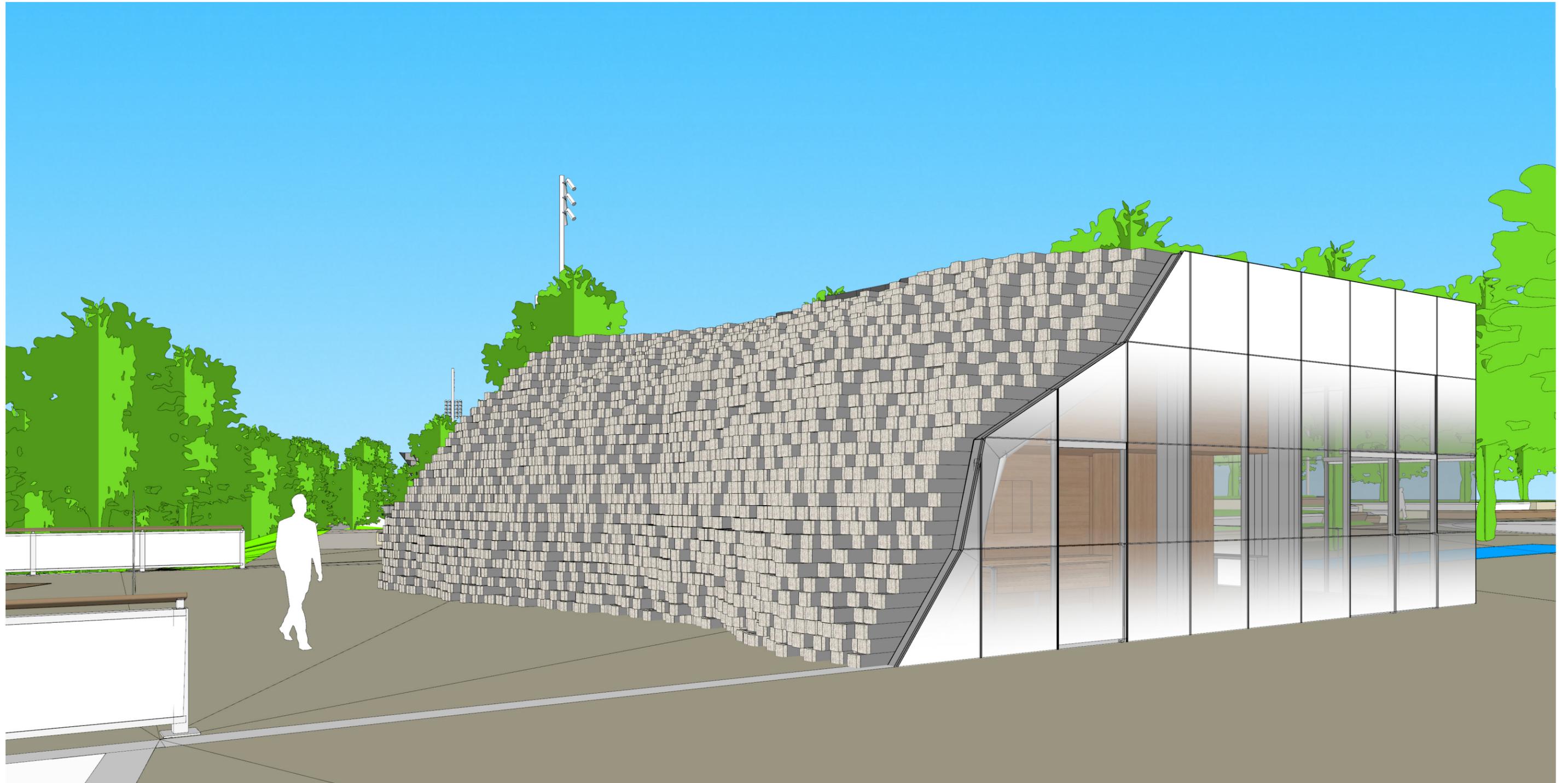


NORTHWEST PAVILION: CAFE AND SKATING



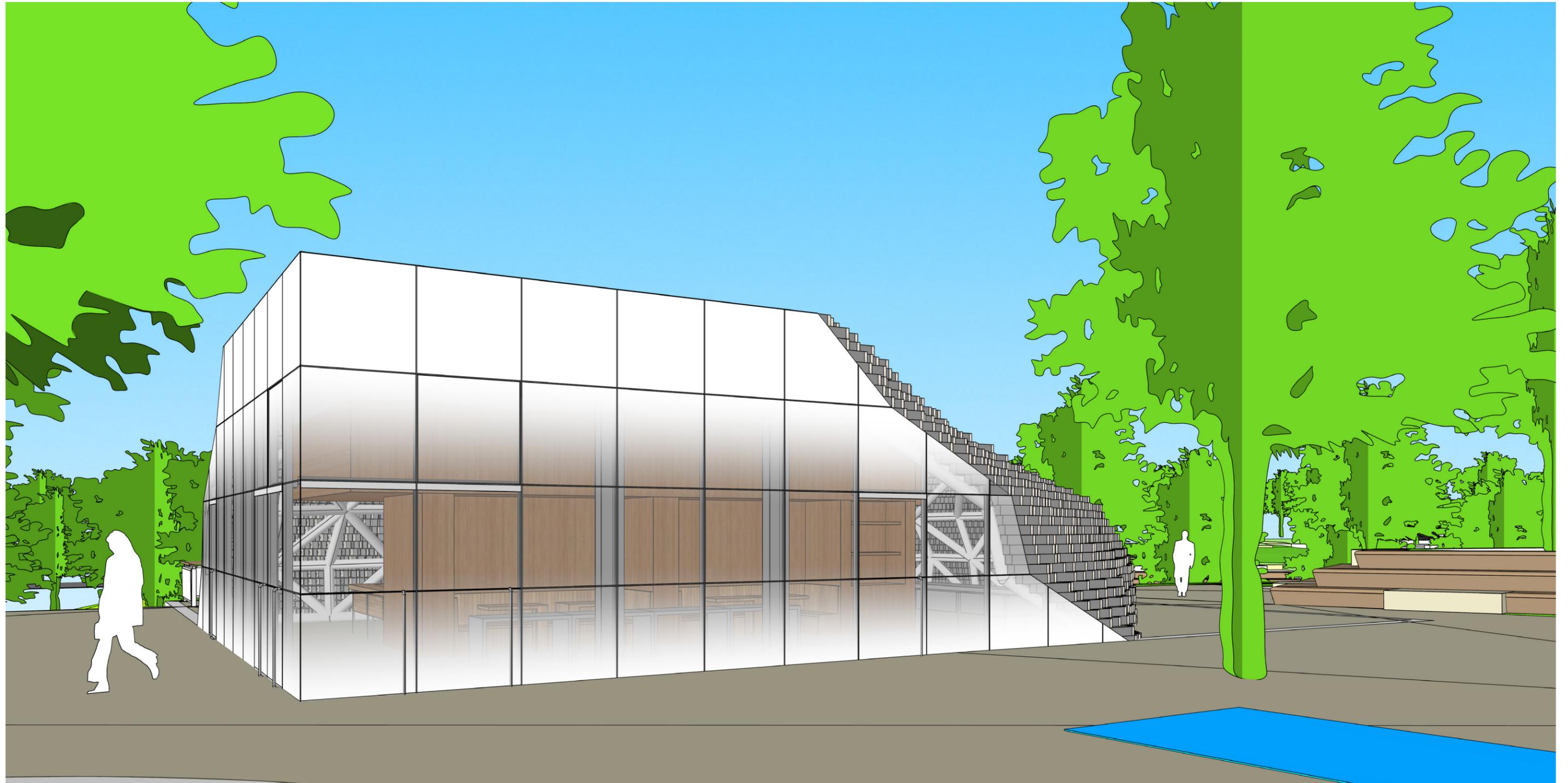
PROGRAM_CAFE AND SKATING

NORTHWEST PAVILION: CAFE AND SKATING



OUTDOOR PROGRAM RELATIONSHIP

NORTHWEST PAVILION: CAFE AND SKATING



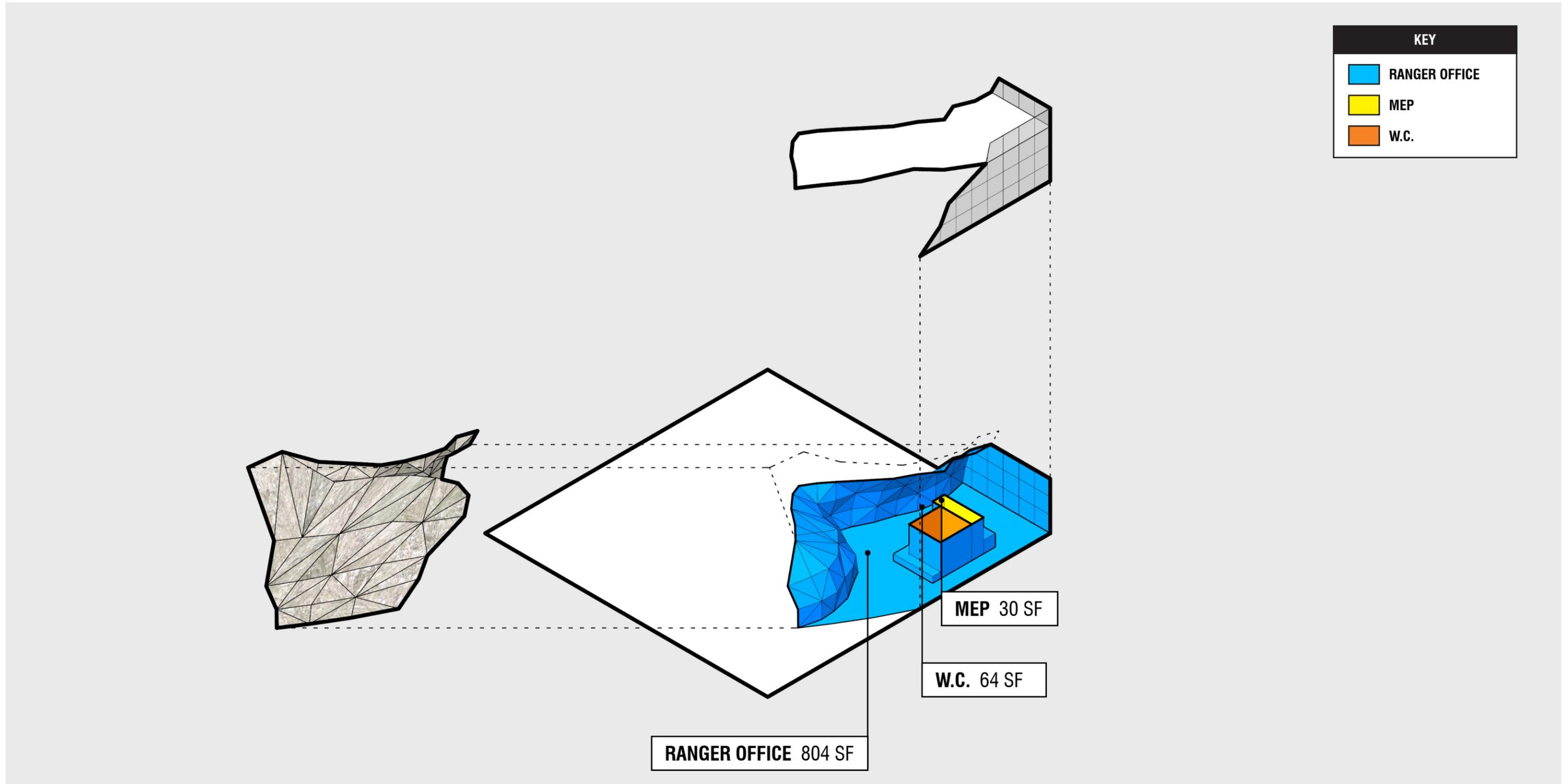
OUTDOOR PROGRAM RELATIONSHIP

NORTHWEST PAVILION: CAFE AND SKATING

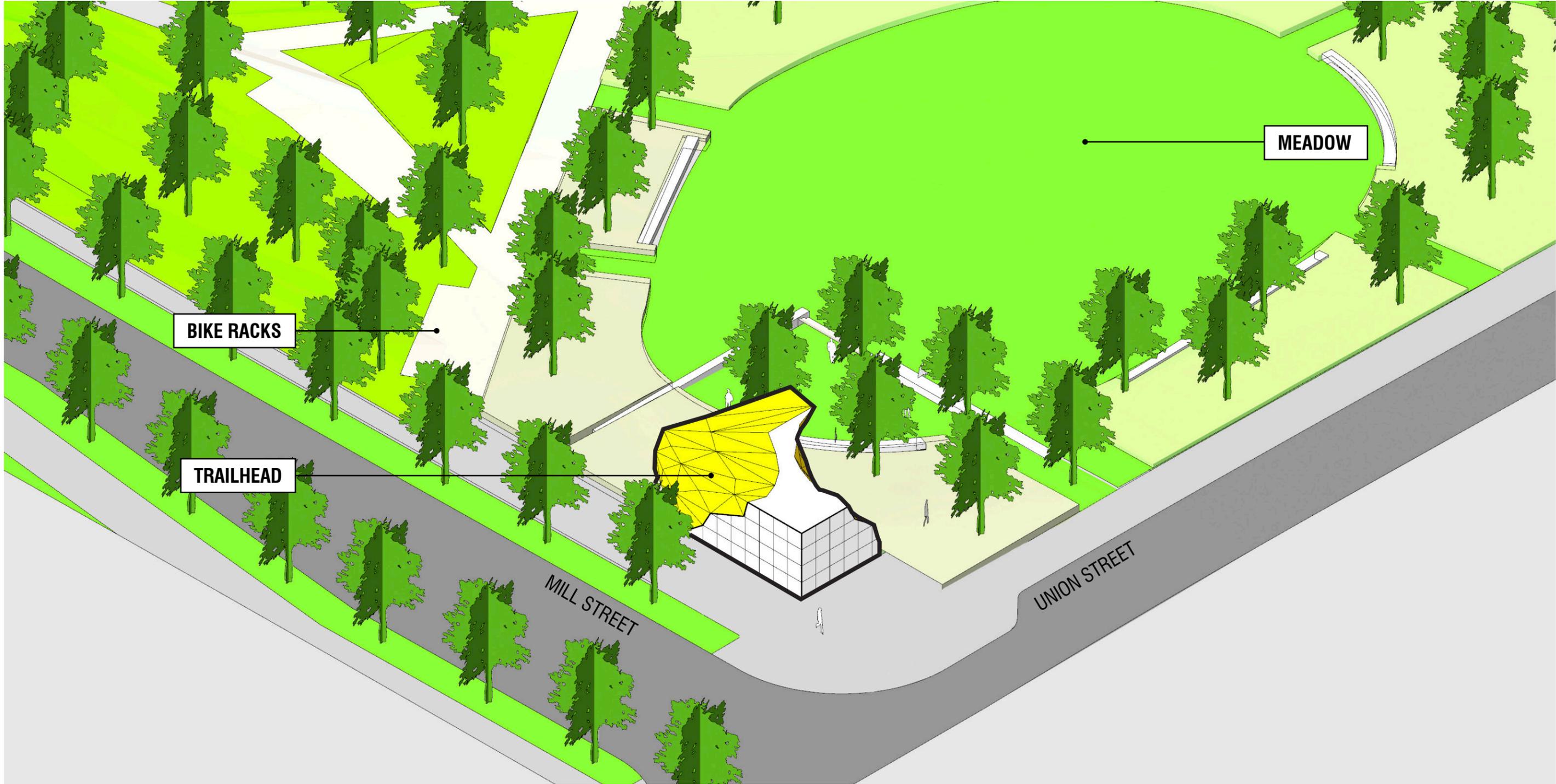


INTERIOR ELEVATION OF GLASS FACADE

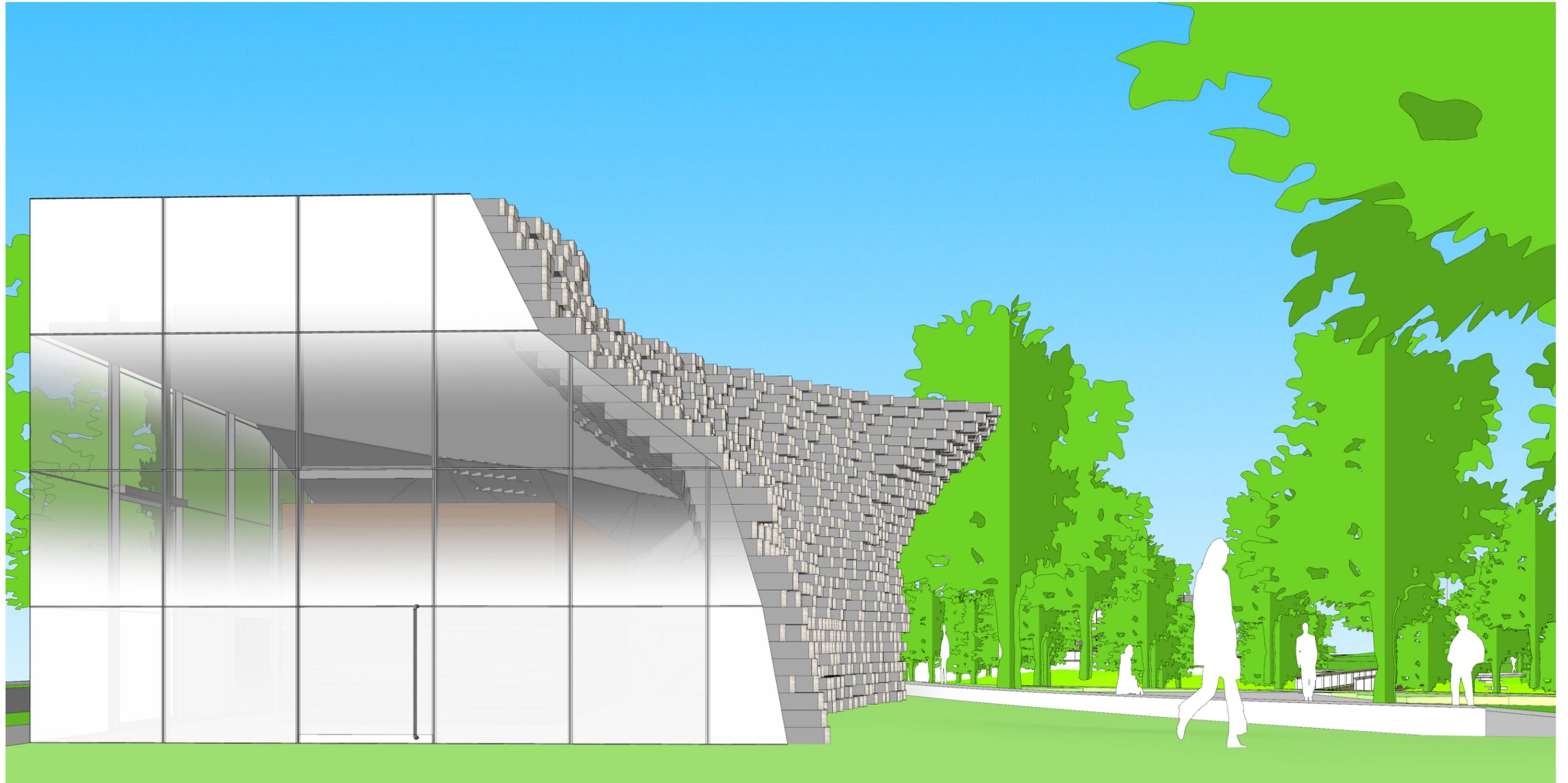
SOUTHEAST PAVILION: TRAILHEAD



SOUTHEAST PAVILION: TRAILHEAD

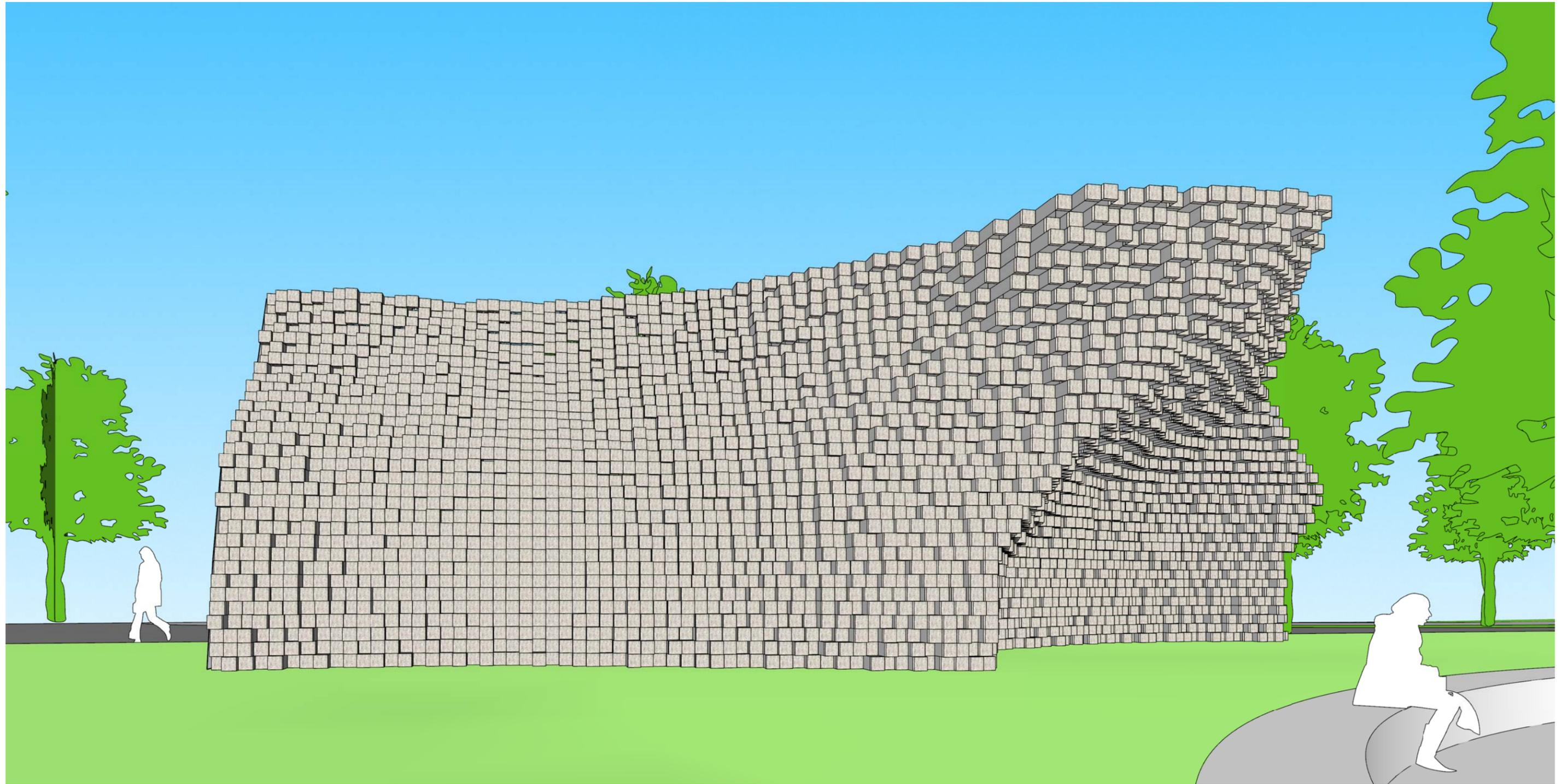


SOUTHEAST PAVILION: TRAILHEAD



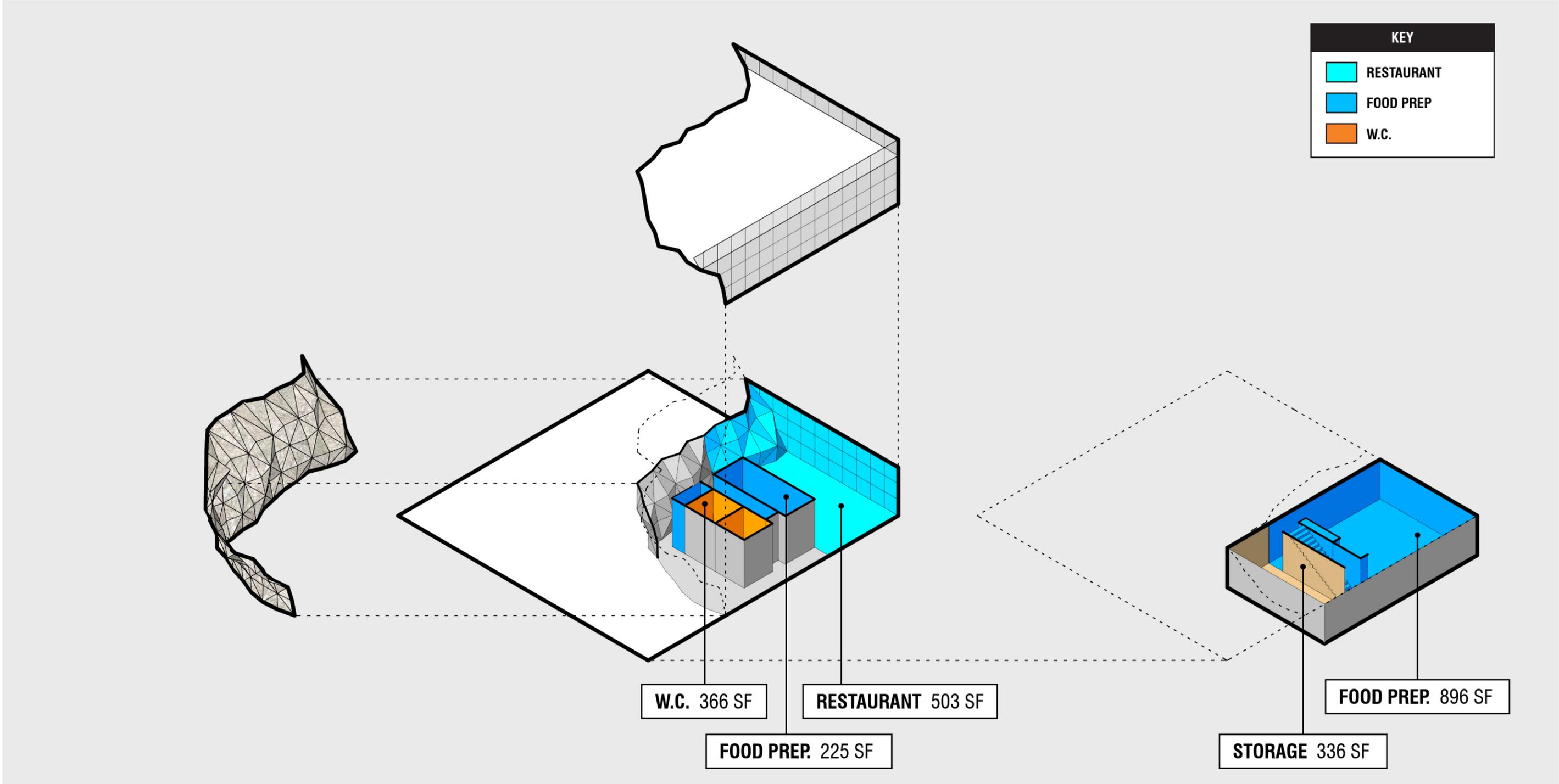
OUTDOOR PROGRAM RELATIONSHIP

SOUTHEAST PAVILION: TRAILHEAD

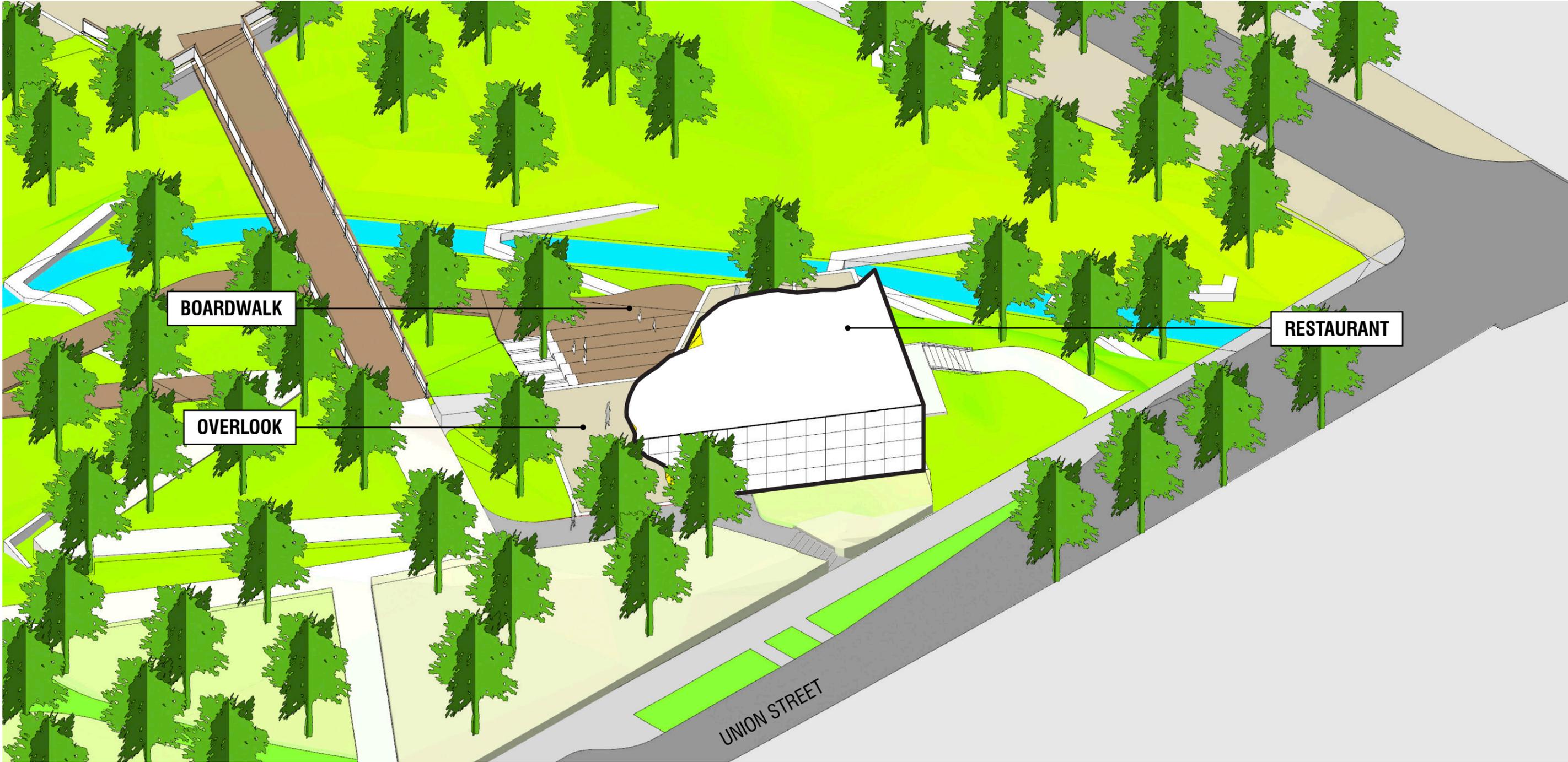


OUTDOOR PROGRAM RELATIONSHIP

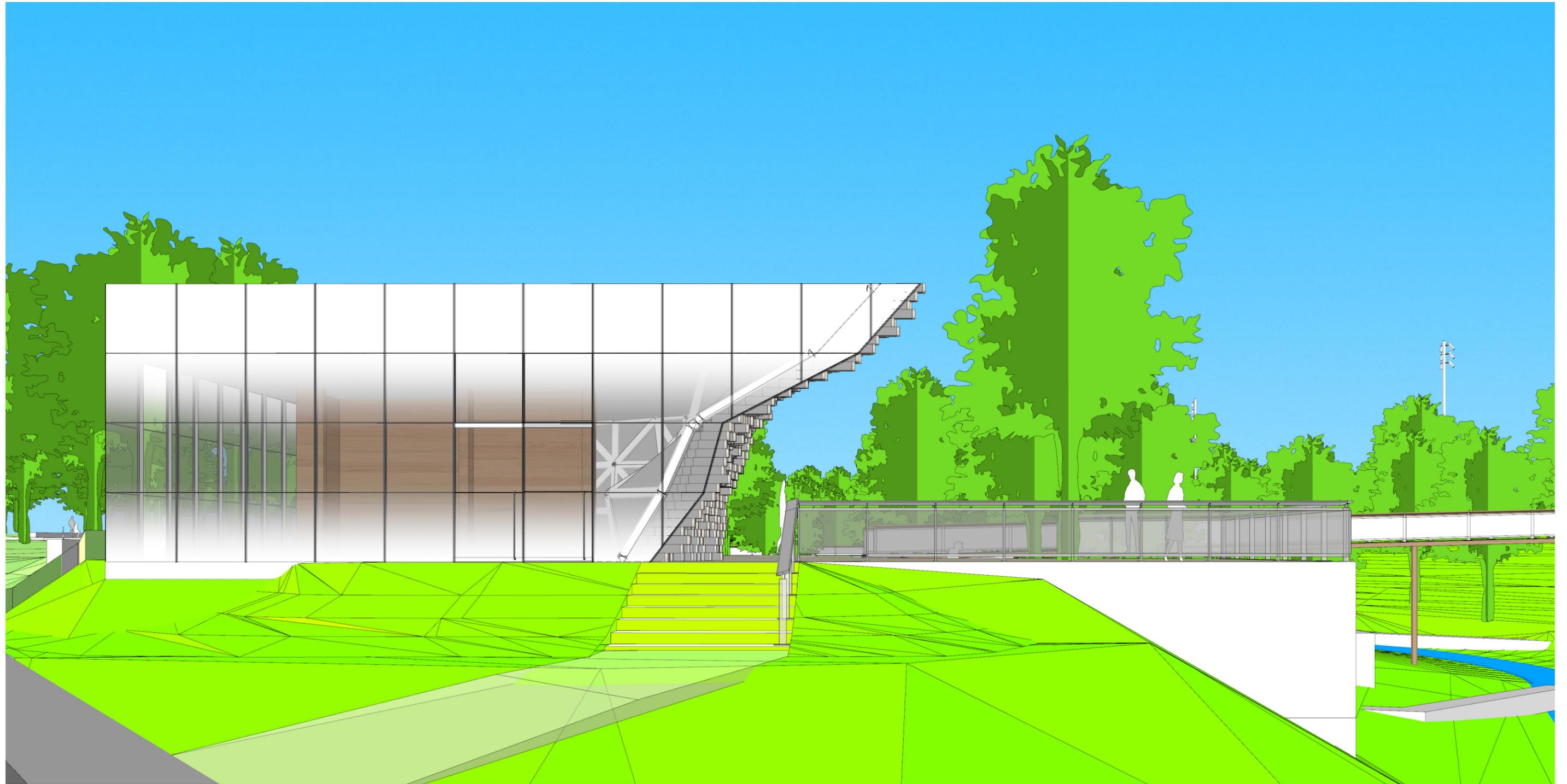
NORTHEAST PAVILION: RESTAURANT



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NORTHEAST PAVILION: RESTAURANT



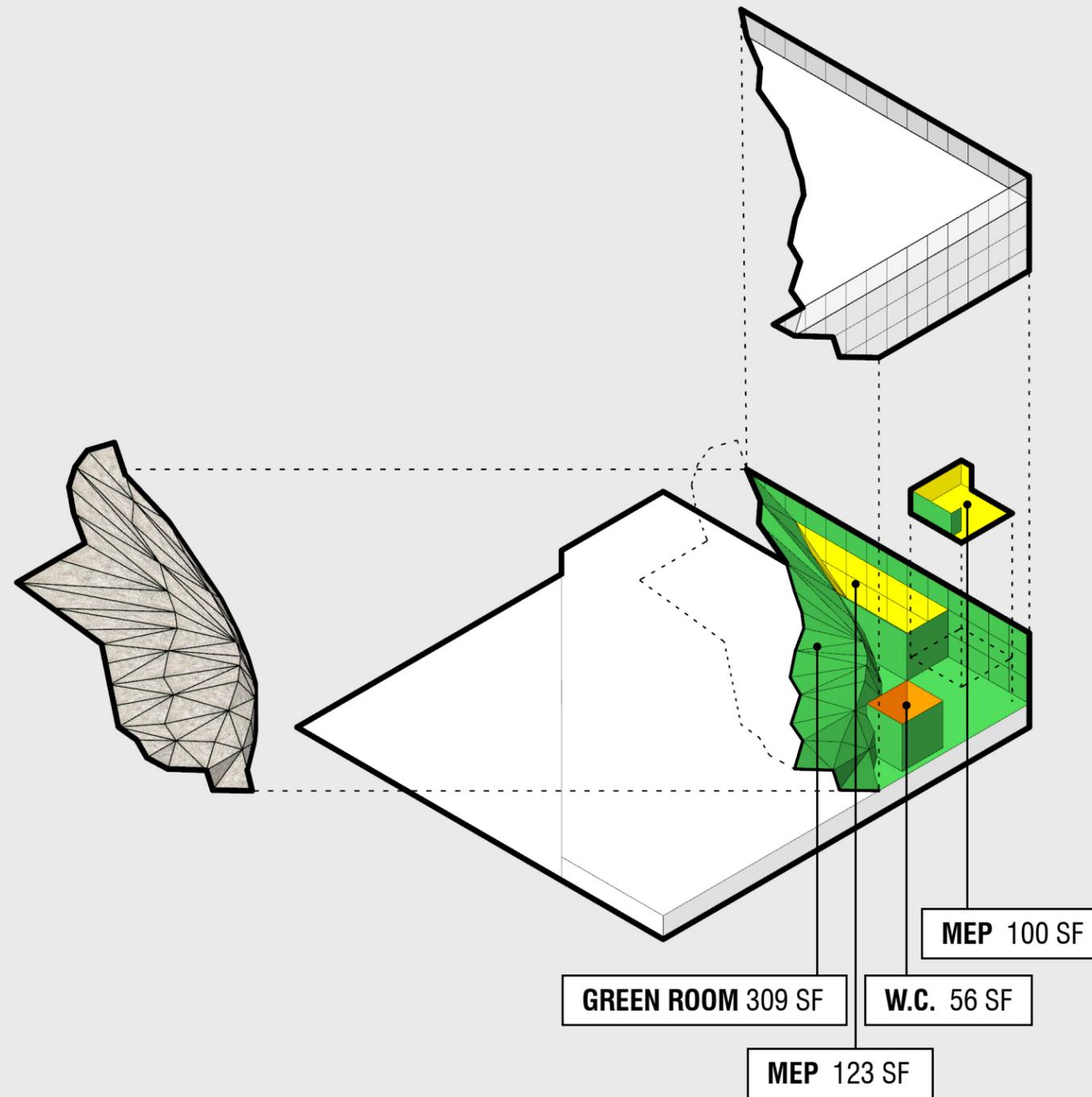
OUTDOOR PROGRAM RELATIONSHIP

NORTHEAST PAVILION: RESTAURANT



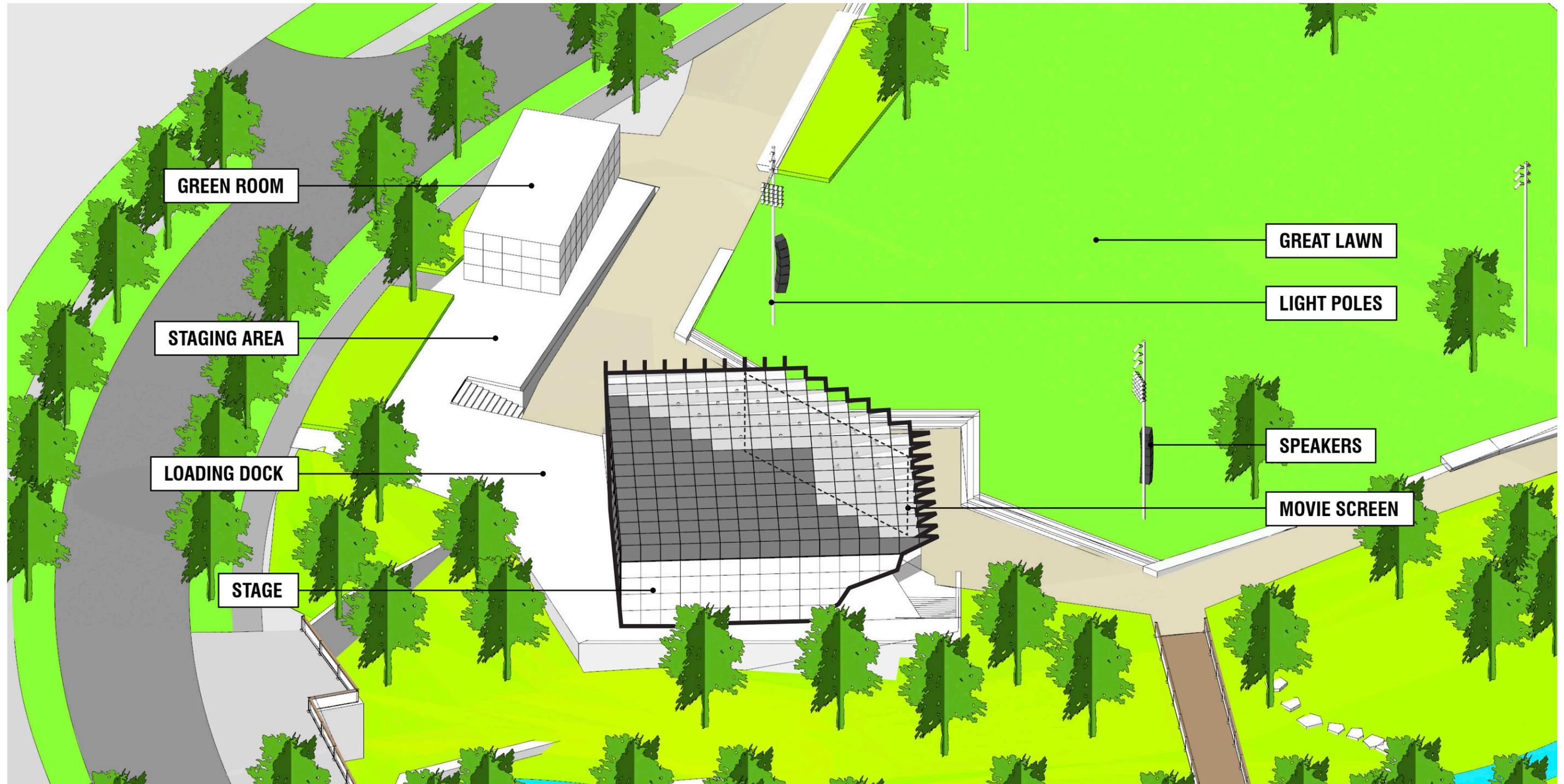
OUTDOOR PROGRAM RELATIONSHIP

SOUTHWEST PAVILION: STAGE

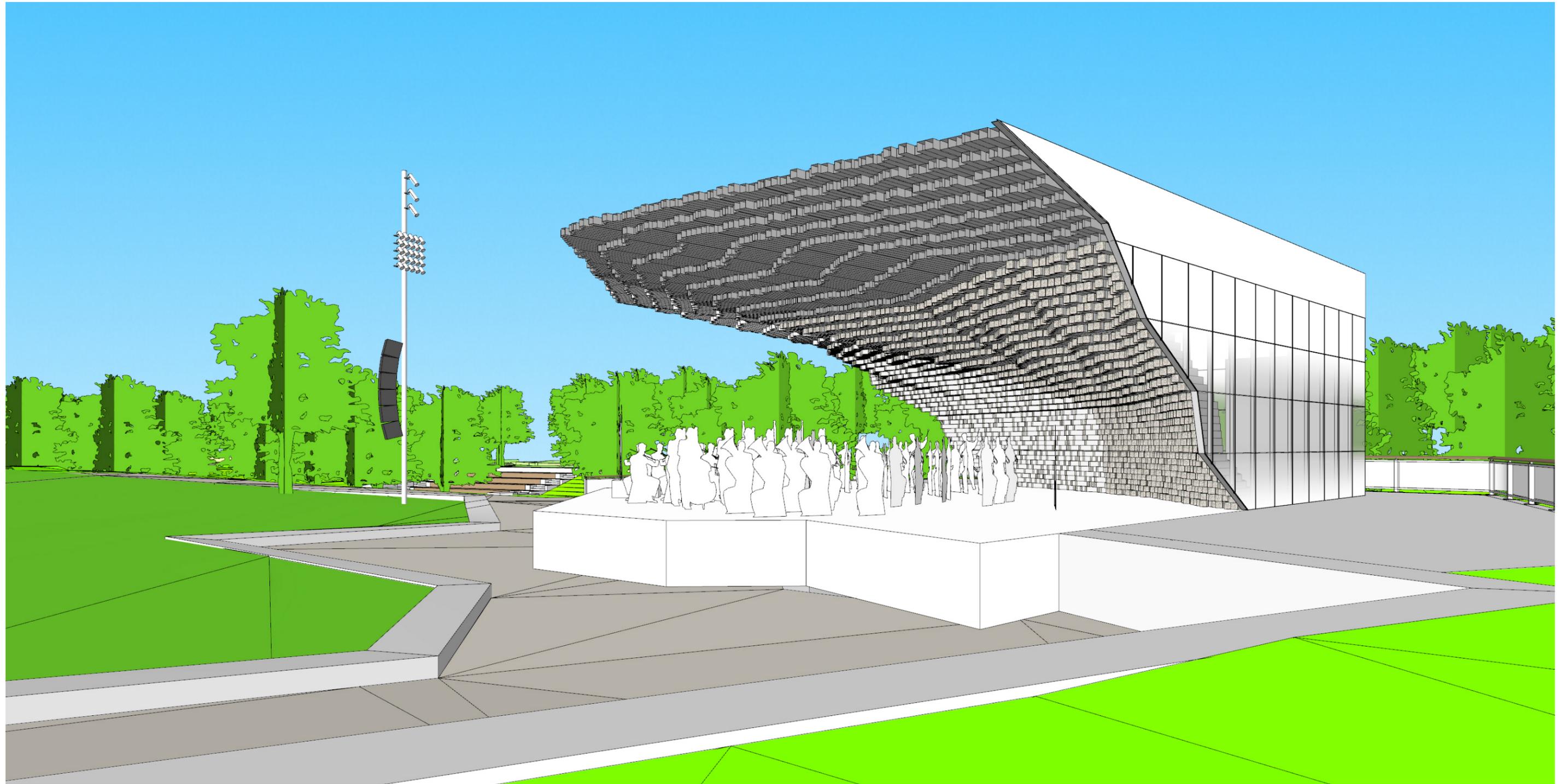


| KEY | |
|------------|------------|
| GREEN ROOM | GREEN ROOM |
| MEP | MEP |
| W.C. | W.C. |

SOUTHWEST PAVILION: STAGE

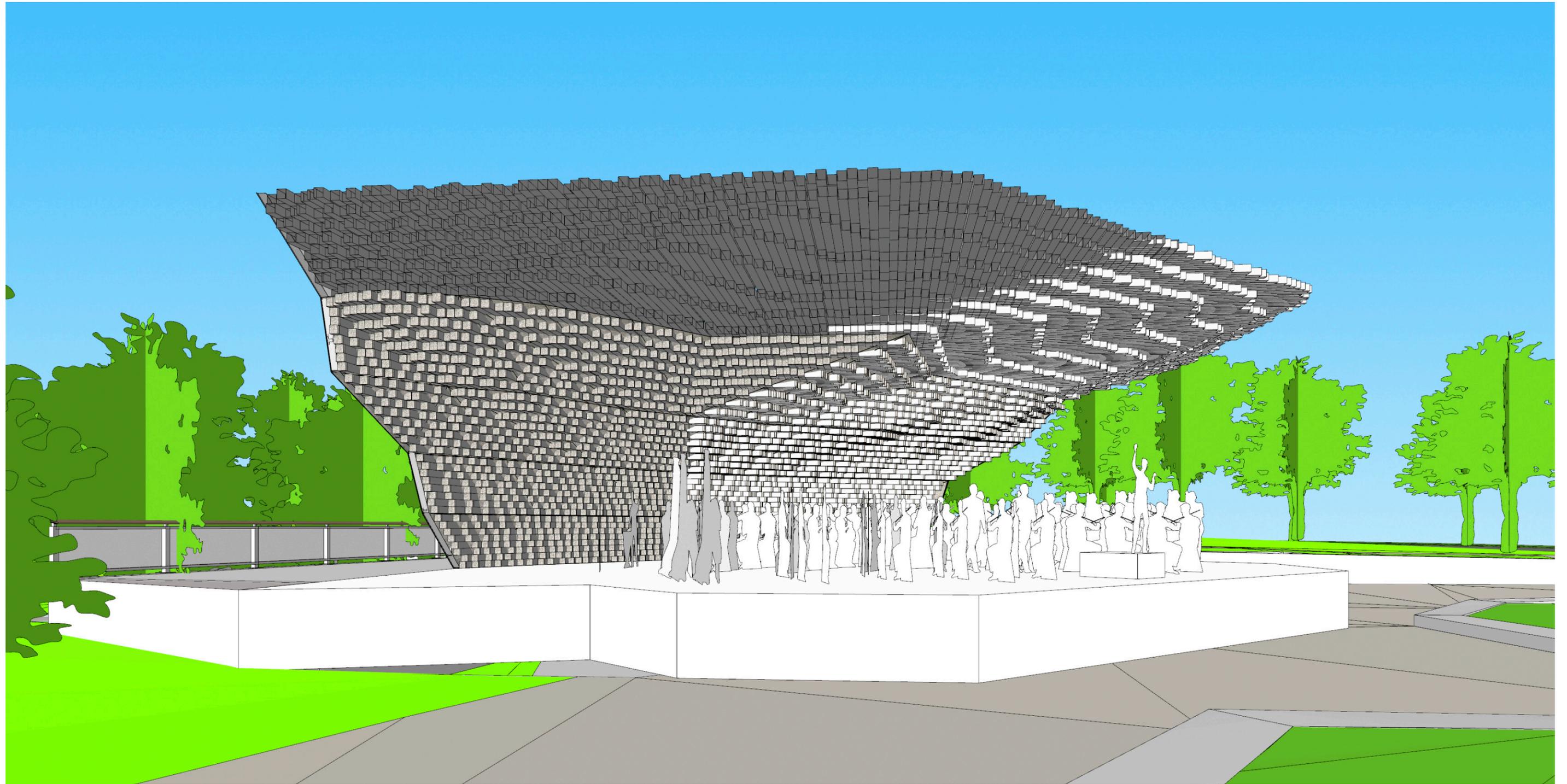


SOUTHWEST PAVILION: STAGE



CHANNEL CANOPY

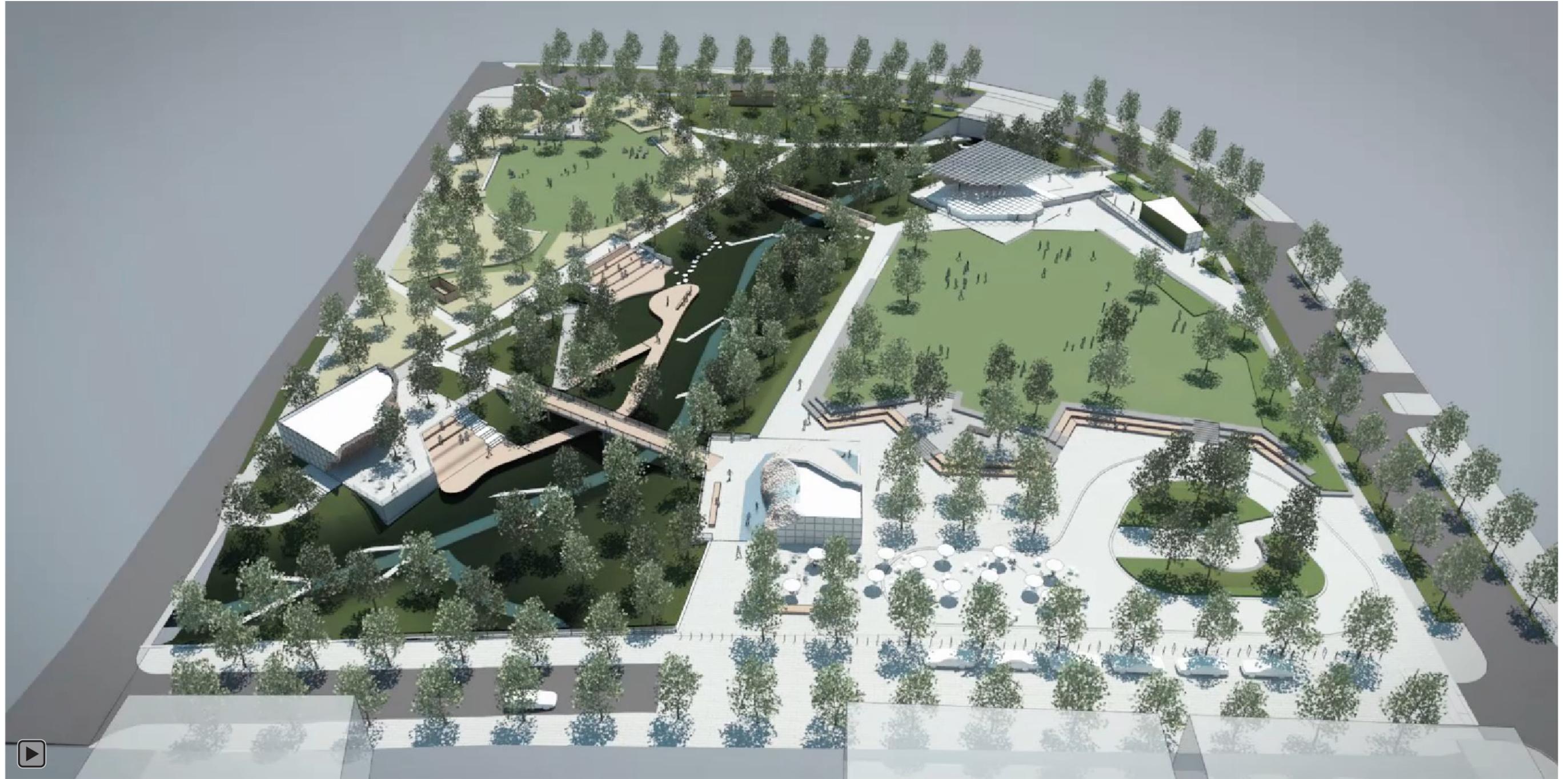
SOUTHWEST PAVILION: STAGE



CHANNEL CANOPY







THANK YOU!

THANK YOU

GRAND JUNCTION PLAZA

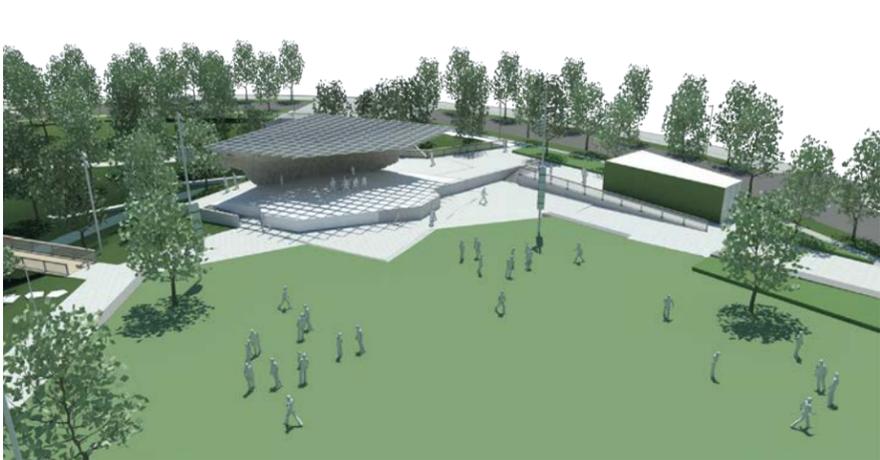


AERIAL VIEW LOOKING NORTH

GRAND JUNCTION PLAZA OVERVIEW



JERSEY STREET + PLAZA



GREAT LAWN + STAGE



RIPARIAN CORRIDOR + CROSSINGS



MEADOW + TRAILHEAD



WETLAND AMPHITHEATER



THE CONFLUENCE

SITE PLAN



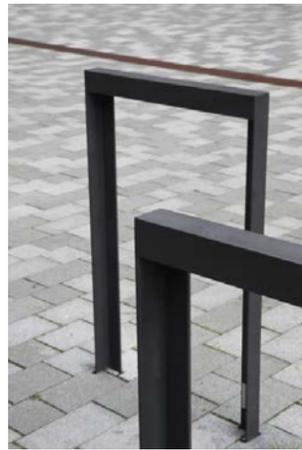
REFERENCES

PRECEDENT IMAGERY

PRECEDENT: MATERIALS AT PASSIVE ACTIVITIES



BIKE RACKS



BOLLARDS



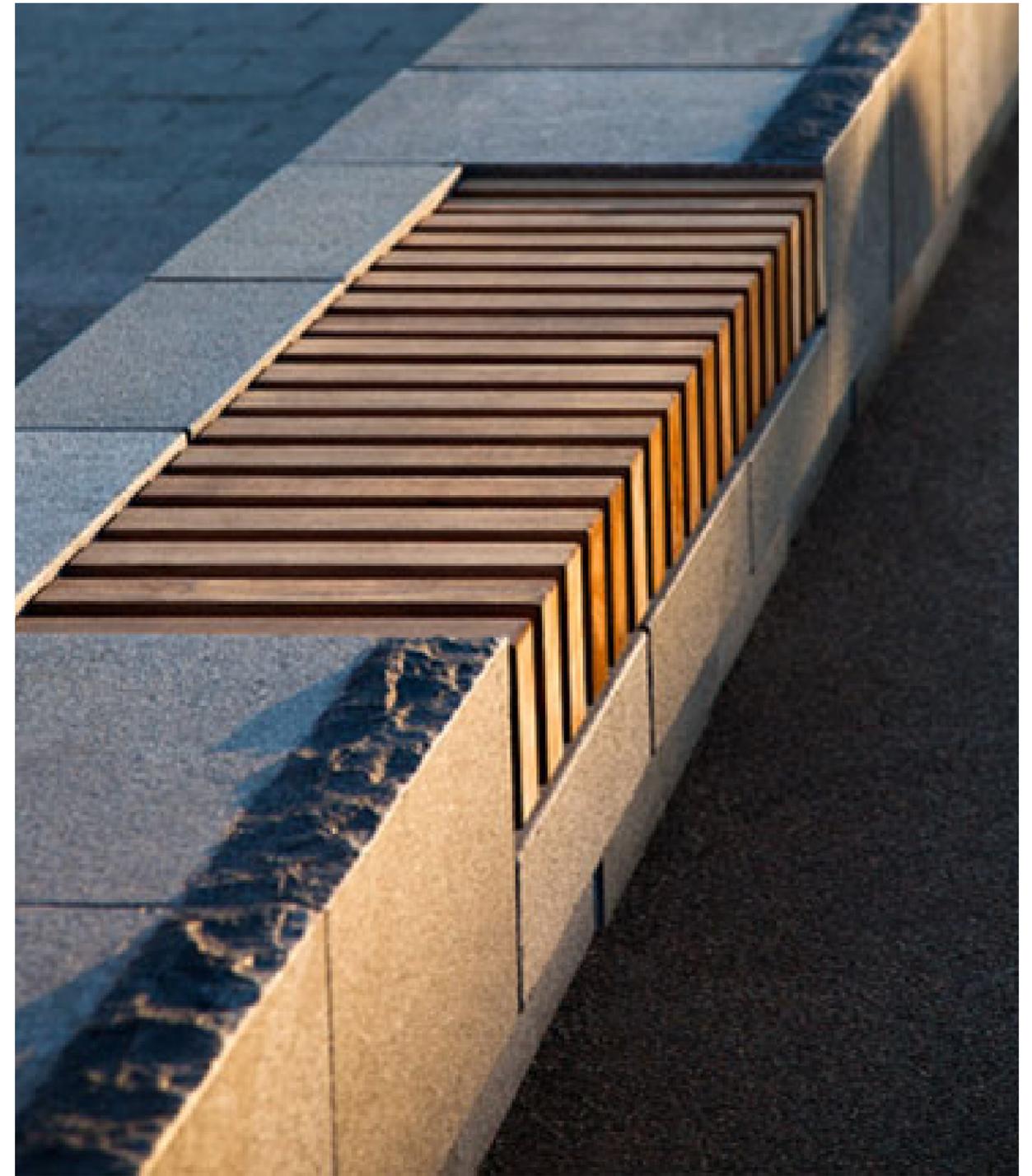
LITTER BIN



BENCHES



ROUGH AND READY TOPSEATS



STREETLIFE

SEATING



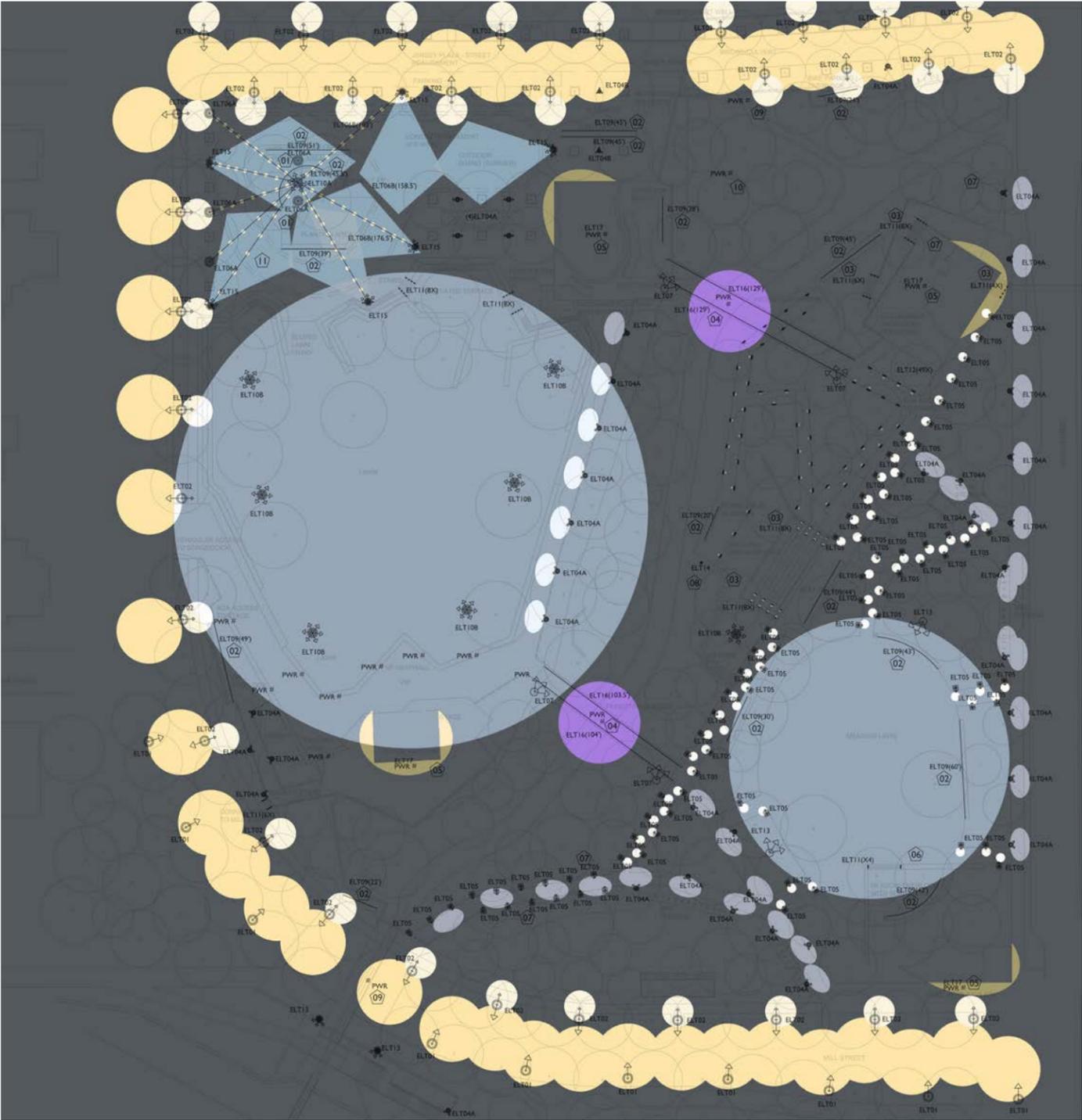
OLYMPIC WAVE

MEADOW

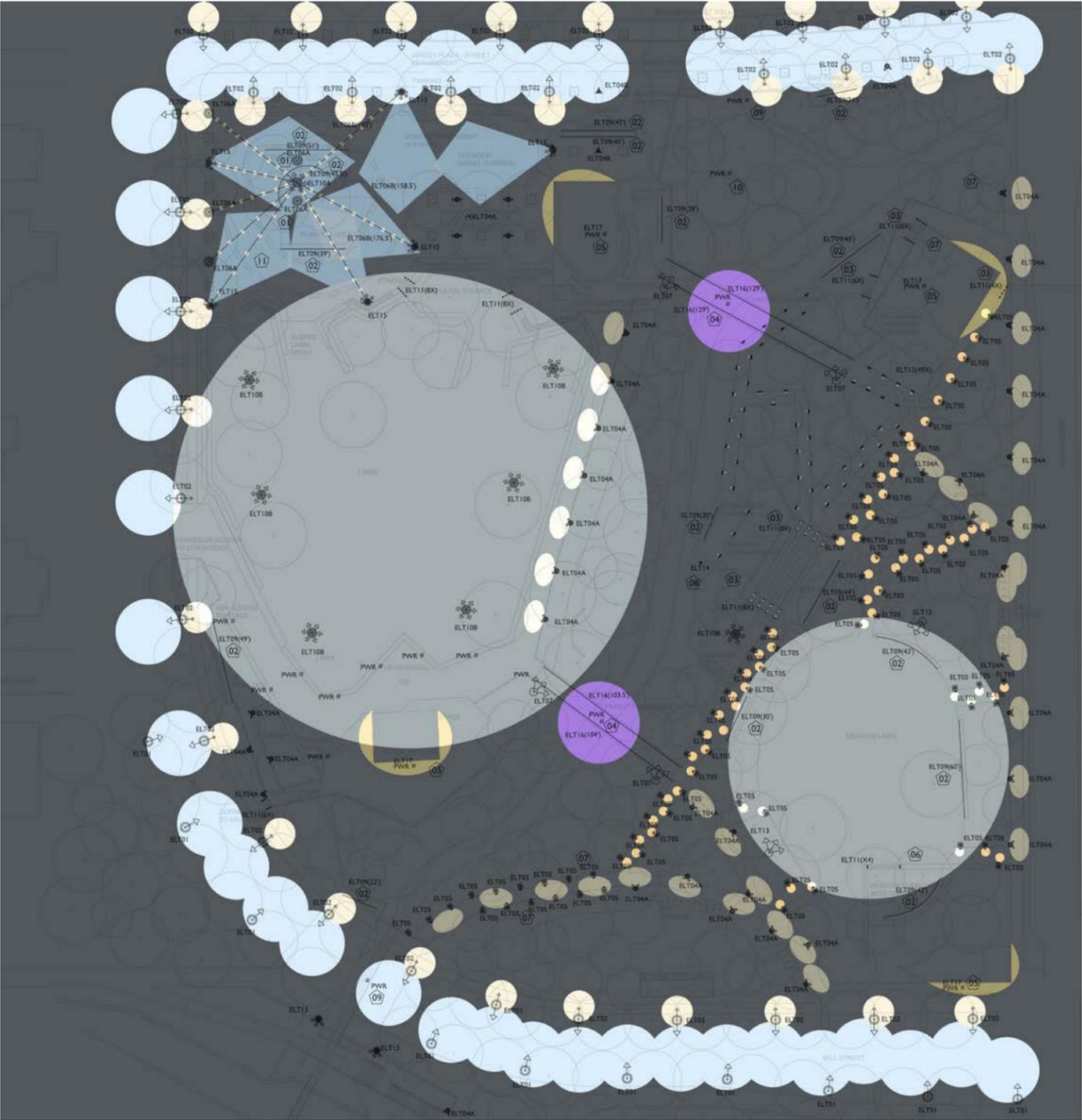
LIGHTING

LINNAEA TILLET LIGHTING DESIGN ASSOCIATES

SITE LIGHTING



LIGHTING STRATEGY - WARM TO COOL



LIGHTING STRATEGY - COOL TO WARM

LIGHTING PRECEDENTS



ISSUED FOR:
1 50% DD Submission Oct. 9, 2015

IN PROGRESS
(NOT FOR CONSTRUCTION)

LIGHTING LAYOUT

Date: 09 OCT 2015
Sheet No.:

ALL PAVILIONS ESTIMATED AT 10,000W- 35,000W (Interior + Exterior)
Pending final development of architecture.

Color Temperature of Bridges and Culverts - Cool/Lavender
Color Temperature of Lawn/ Meadow: Cool
Street/Roadway: Neutral to warm
Pavilions Glow: Warm
Paths: Varies

FIXTURES MAY NEED TO MOVE TO THE SOUTH SIDE OF THE FACETED SEAT STEPS

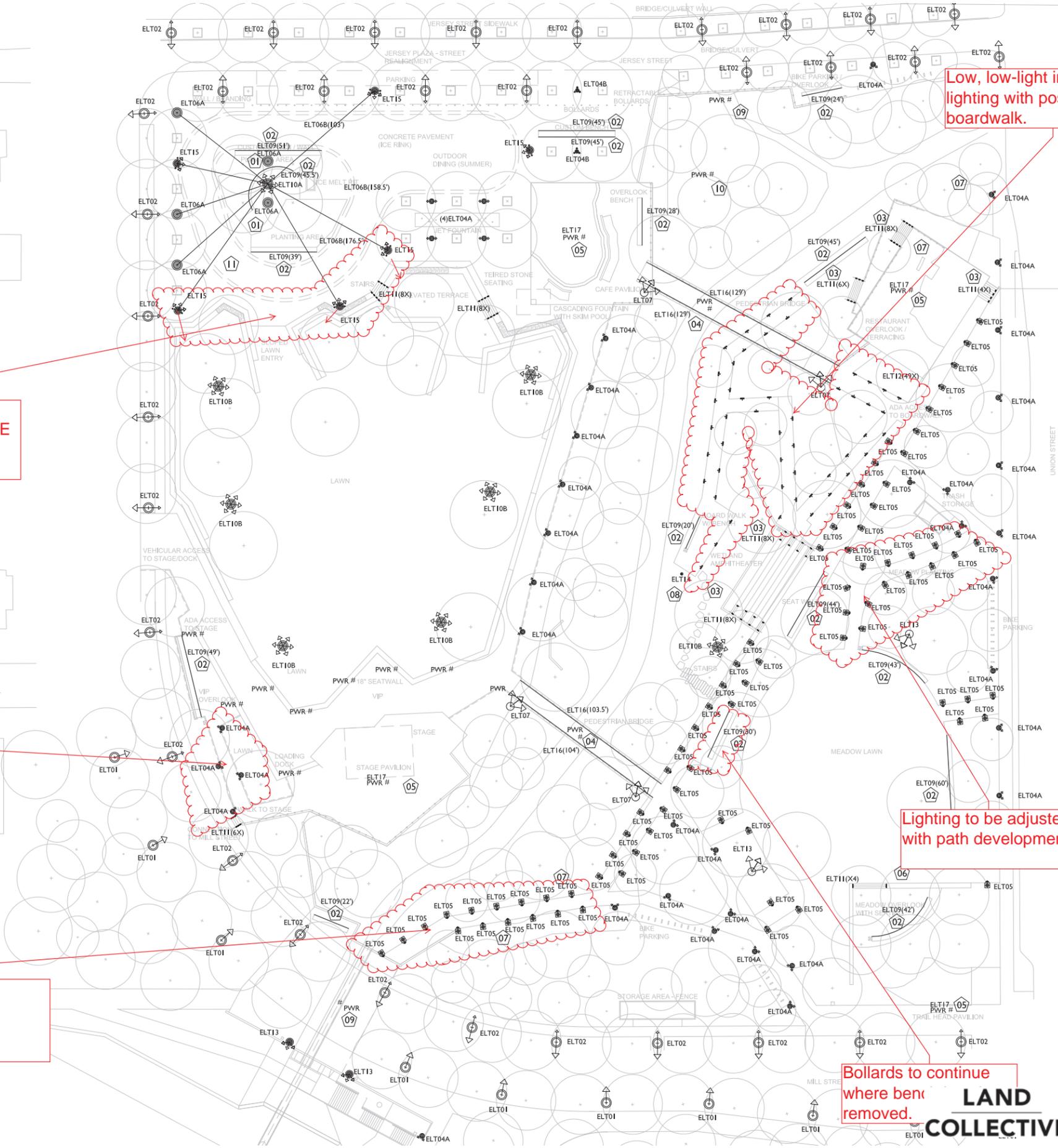
Potential Flex Space - Ltg to be adjusted as space is developed.

REPLACE WITH ELT05A - TO REMOVE FIXTURES FROM POTENTIAL FLOOD ZONE.

Bollards to continue where bench removed.

Lighting to be adjusted with path development.

Low, low-light integral lighting with posts @ boardwalk.



GENERAL NOTES

- 01 FIXTURE FINISHES TO BE DETERMINED BY LANDSCAPE ARCHITECT.
- 02 VOLTAGES TO BE CONFIRMED BY ELECTRICAL ENGINEER.
- 03 ELECTRICAL CONTRACTOR TO COORDINATE WITH MANUFACTURER ALL NECESSARY FIXTURE AND MOUNTING COMPONENTS FOR PROPER INSTALLATION.
- 04 LANDSCAPE ARCHITECT TO COORDINATE FOOTING DETAILS WITH MANUFACTURER.
- 05 FINAL MOUNTING LOCATION TO BE PROVIDED BY LANDSCAPE ARCHITECT IN COORDINATION WITH TALLETT LIGHTING DESIGN.
- 06 FIXTURE SYMBOLS NOT TO SCALE. LOCATE POLES WITH CENTER POINT. SEE KEYNOTES AND CUTS PKG FOR FIXTURE AND POLE DIMENSIONS.
- 07 FINAL FIXTURE LOCATIONS SUBJECT TO CHANGE.

KEY NOTES

- 01 POSSIBLE ADD'L POLES FOR CATENARY SYSTEM TBD UPON CONSULTATION WITH STRUCTURAL ENGINEER.
- 02 LINEAR FIXTURE CUT TO LENGTH OF BENCH. FINAL MFG TBD PENDING ARCHITECTURAL DETAIL.
- 03 STEP LIGHTS MOUNTED INTO WALL AT RUN CENTER.
- 04 PROVIDE POWER FOR FUTURE LIGHTING UNDER BRIDGES.
- 05 PROVIDE POWER FOR FUTURE LIGHTING AT PAVILIONS FINAL LOCATION AND QTY TBD.
- 06 PROVIDE POWER FOR FUTURE LIGHTING AT MEADOW.
- 07 FIXTURES THAT FALL WITHIN THE FLOOD LIMIT WILL BE INUNDATED WITH WATER.
- 08 POLE LOCATED FOR STRUCTURAL SUPPORT FOR TEMPORARY LIGHTING.
- 09 PROVIDE POWER FOR FUTURE LIGHTING @ CULVERT
- 10 PROVIDE POWER FOR FUTURE LIGHTING.
- 11 FINAL QTY OF FESTOONS TBD.

TYPICAL FIXTURE TAG DESCRIPTION

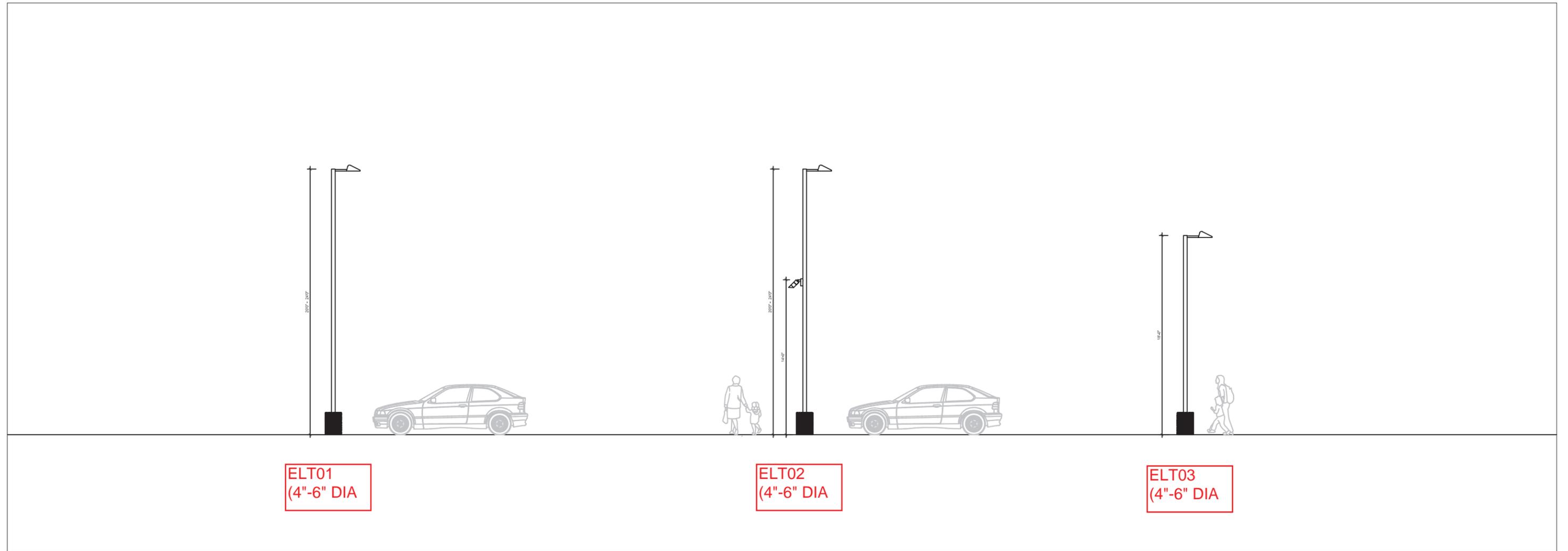
| | |
|--------|--------------------------|
| LTXXX | INTERIOR FIXTURE TYPE |
| ELTXXX | EXTERIOR FIXTURE TYPE |
| DFXXX | DECORATIVE FIXTURE TYPE |
| Z### | CONTROL ZONE DESIGNATION |

LIGHTING FIXTURE LEGEND

| SYMBOL | TYPE | DESCRIPTION |
|--------|--------|---|
| • | ELT01 | ROADWAY FIXTURE SINGLE HEAD |
| • | ELT02 | ROADWAY FIXTURE W/PEDESTRIAN FIXTURE |
| • | ELT03 | PEDESTRIAN FIXTURE SINGLE HEAD |
| • | ELT04A | PEDESTRIAN FIXTURE DOUBLE HEAD |
| • | ELT04B | PEDESTRIAN FIXTURE TRIPLE HEAD |
| • | ELT05 | BOLLARD |
| • | ELT06A | UNIDIRECTIONAL CATENARY SYSTEM POLE |
| • | ELT06B | CATENARY FIXTURES |
| • | ELT07 | MOONLIGHTING MAST TRIPLE HEAD |
| • | ELT08 | MOONLIGHTING MAST FIVE HEAD |
| • | ELT09 | LINEAR STRIP |
| • | ELT10A | 42.3' MAST WITH (6X) PERFORMANCE FIXTURES + (3X) RGB FIXTURES @ 24' |
| • | ELT10B | 42.3' MAST WITH (6X) PERFORMANCE FIXTURES |
| • | ELT11 | STEP LIGHT |
| • | ELT12 | BOARDWALK MARKER LIGHT |
| • | ELT13 | 31' MOONLIGHTING MAST |
| • | ELT14 | 31' MAST SUPPORT FOR TEMPORARY LIGHTING |
| • | ELT15 | 31' MAST WITH (3X) PERFORMANCE FIXTURES + (2X) RGB FIXTURES @ 18' |
| • | ELT16 | BRIDGE LIGHTING |
| • | ELT17 | PAVILION LIGHTING |
| # | PWR | POWER FOR FUTURE LIGHTING |

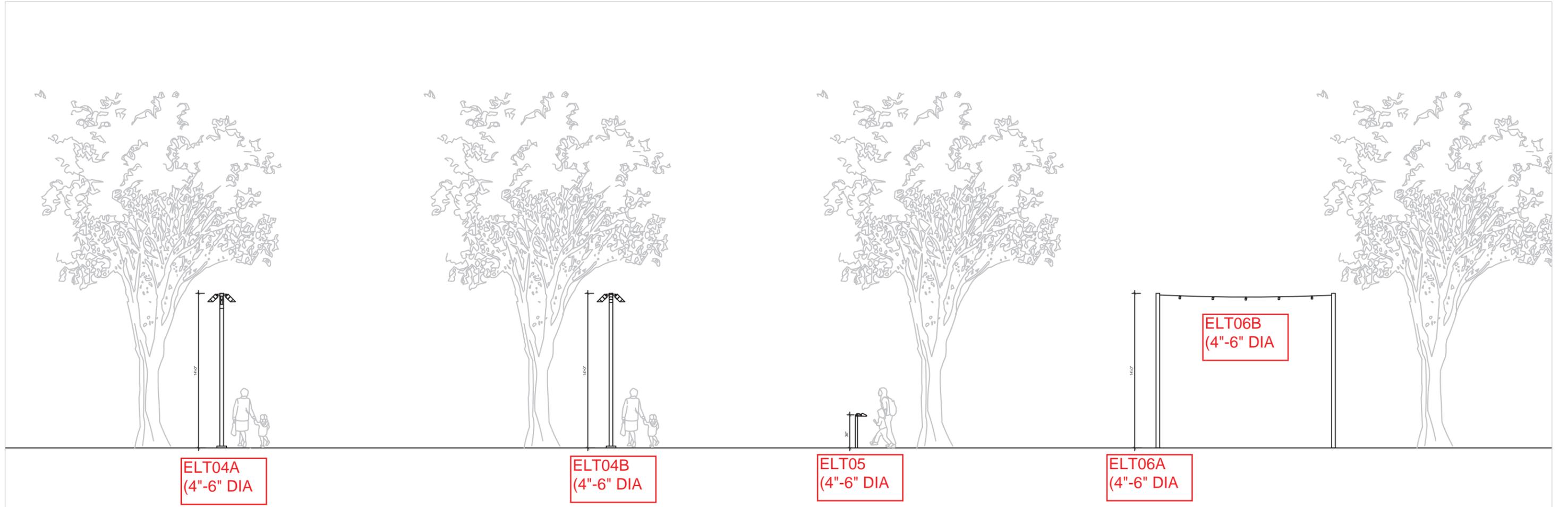
LTLDA - 50% DD COORDINATION

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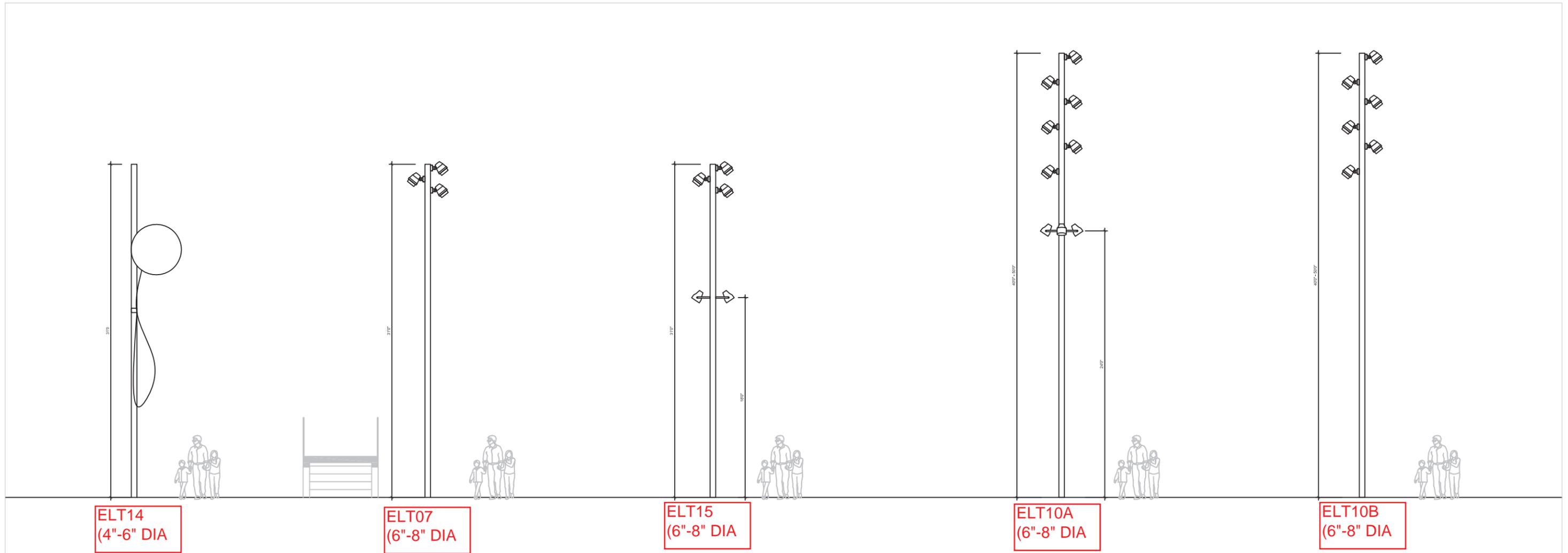


HESS FIXTURE PROFILE AND GLARE CONTROL SUCCESSFUL. OPTIMAL CHOICE FOR BEST QUALITY OF LIGHT.

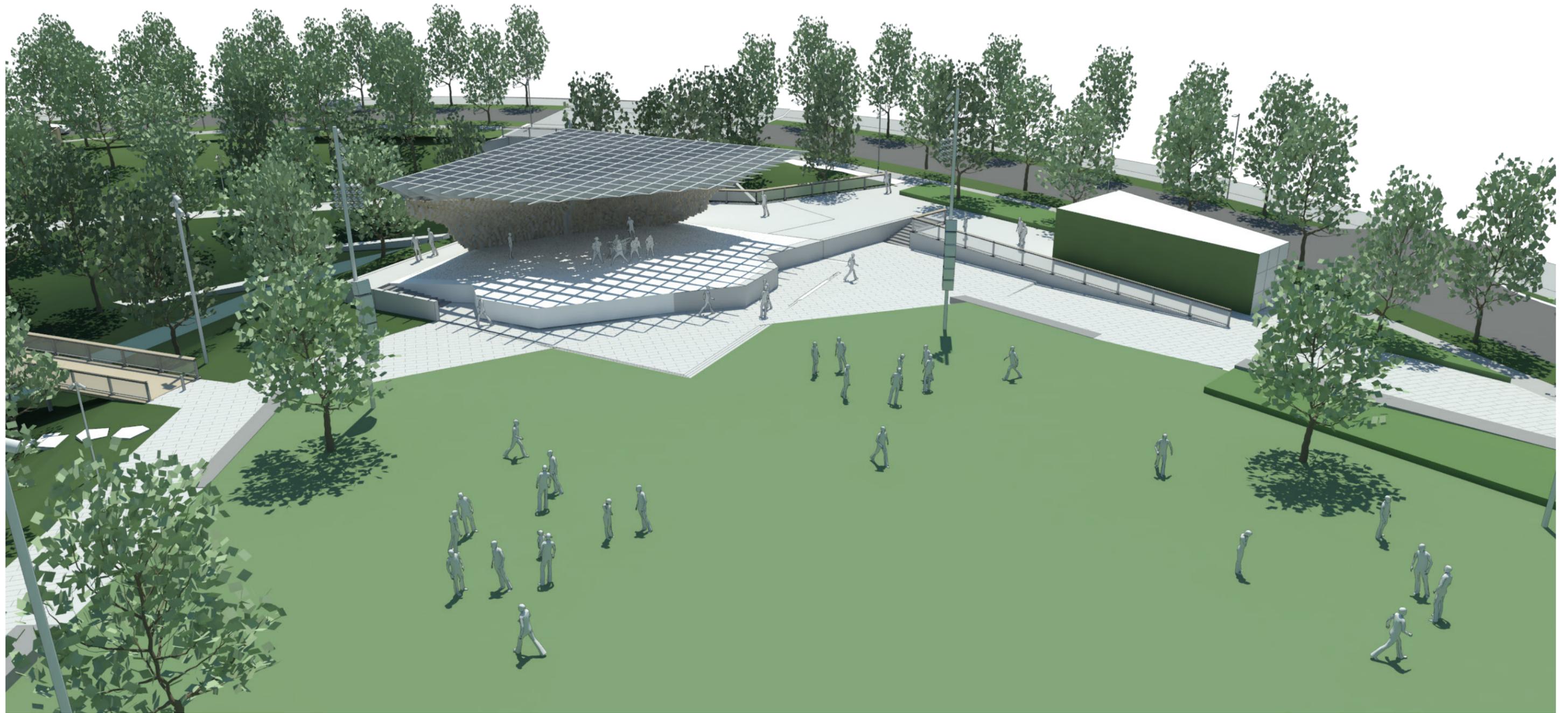
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GREAT LAWN + STAGE



AERIAL VIEW LOOKING SOUTH WITH ADDITIONAL ISO INFRASTRUCTURE