SITE ANALYSIS
PROPERTY LINE & BUILDABLE AREA
SLOPE
Possibility of regrading 18th Street with implementation of new "complete" Street.
SITE TERRAIN - EW SITE SECTION

FROM EAST TO WEST
THE SITE IS MOSTLY FLAT
THE SIGNIFICANT SLOPE IS FROM NORTH TO SOUTH.
The difference in grade levels from Wilson Boulevard to 18th Street is approximately 1 floor level. This gives us the chance to accommodate 2 different ground floors.
2 GROUND LEVELS WITH BUILDING ALONG WILSON BLVD

If the building is located along Wilson Blvd the 18th street level can be extended.
2 GROUND LEVELS WITH BUILDING ALONG 18TH STREET

If building is located along 18th Street, the Wilson Boulevard grade level is extended.
SUSTAINABILITY AND SOLAR ORIENTATION
SUSTAINABILITY PRINCIPLES

Solar panels/solar tubes for hot water

High efficiency envelope

Green dashboard & curriculum integration

Solar panels

Field

Rain garden

Geothermal
SUSTAINABILITY PRINCIPLES

**Southern exposure**
- Can be controlled to allow optimal day lighting

**East/west exposure**
- Cannot be controlled
- Allows unwanted heat gain
- Shades are required (down 30-50% of day)

Appropriate **day lighting** increases student performance by **20%**!
During the Summer the entire site is mostly out of shadow.
SUN STUDIES - SEPTEMBER

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SITE ANALYSIS
SUSTAINABILITY AND SOLAR ORIENTATION

SEPTEMBER 23 10:00 AM

SEPTEMBER 23 12:00 PM

SEPTEMBER 23 2:00 PM

SEPTEMBER 23 4:00 PM
Sun Studies - December

December 21 10:00 AM

December 21 12:00 PM

South side of the site is in shadow most of the day during the winter.

December 21 2:00 PM

December 21 4:00 PM
ADJACENT SITES
PENZANCE/COUNTY SITE: CONCEPT 1

Pro:
- Larger contiguous park
- Good retail symmetry on New Street

Con:
- New Street should be two-way
- Requires 20’ setback on APS property
- Pierce/New Street redundant
PENZANCE/COUNTY SITE : CONCEPT 2

Pro:
- Larger contiguous park
- North/south pedestrian connection enhanced on west boundary

Con:
- Requires 20' setback on APS property
- Poor retail location on rear of office bldg

Concept 2

21,840 + 2,700 SF
Potential APAH Development

**6 STORY SCHEME**
- 156 units / 6 stories
- Estimated subsidy: $15.5M

**12 STORY SCHEME W/ PARK**
- 250 units / 12 stories
- 9,000 SF park space
- Estimated subsidy: $27M
FIELD SIZES
FIELD SCALE STUDIES

- U14-19 SOCCER + U12 SOCCER
- 2 U12 SOCCER
- 2 U12 SOCCER

- U12 SOCCER + 3 BASKETBALL COURTS
- U12 SOCCER + 4 TENNIS COURTS
- 10 TENNIS COURTS
FIELD SCALE STUDIES

ULTIMATE FRISBEE

ULTIMATE FRISBEE

ULTIMATE FRISBEE

14 BASKETBALL COURTS

13 BASKETBALL COURTS

U12 SOCCER
+ 2 TENNIS COURTS
+ 2 BASKETBALL COURTS
PARKING ACCESS MAY DECREASE AVAILABLE OPEN SPACE.

CONSOLIDATED FIELD/OPEN SPACE

FIELD/OPEN SPACE WOULD CONNECT WITH POSSIBLE PENZANCE OPEN SPACE

BUILDING WOULD BE IN SHADOW DURING LARGE PORTION OF THE YEAR

STRONG STREET PRESENCE ALONG WILSON BLVD
BUILDING ALONG 18TH STREET

Parking Access easily accommodated below building

Easily accommodates multiple grade levels

Consolidated Field/Open Space

Great solar exposure and orientation

Would not connect open space with possible Penzance open space

Lack of street presence along Wilson Blvd.
BUILDING AT EAST OF SITE

- Poor Solar Orientation
- Consolidated Field/Open Space
- Easily accommodates multiple grade levels
- Would not connect open space with possible Penzance open space
- Street Presence on both 18th Street & Wilson Blvd.
BUILDING ORIENTATIONS & LAYOUTS

KEEP IN MIND THAT THE BUILDING DOES NOT HAVE TO BE A RECTANGLE
VEHICULAR CIRCULATION
OPTION 1

SITE ANALYSIS
VEHICULAR CIRCULATION

PARKING GARAGE
ENTRANCE

BUS DROP OFF

CURBSIDE
DROP-OFF

STREET PARKING

Wilson Blvd.
WORKSHOP