

OCTOBER 25 COMMUNITY MEETING: SCHEMATIC DESIGN PRESENTATION MERIDIAN ELEMENTARY SCHOOL CAFETERIA



Agenda: 7:00 - 9:00 2 Hours

1. Introduction	5 minutes
2. What We Heard	40 minutes
• Design Principles	
• Site Planning / Massing	
• Program and Usage	
3. Further Development	40 minutes
• Schematic Floor Plans	
• Siteworks - parking garage, plazas, landscape	
• Base and Enhanced Schemes	
• City Council Chambers	
• Sustainability	
4. Next steps	5 minutes

INTRODUCTION:

Robert Olander, City Manager

- Review of Process-to-date, including Site Selection, Building Location and Orientation
- Introduction of Development Team and acknowledgement of City Officials in attendance

PRESENTATION OF SCHEMATIC DESIGN:

PJ Santos, OPUS and Walt Niehoff, LMN Architects

- Presented “What We Heard” at previous public meeting

1. Review of Guiding Principles and Project Goals, and how some of principles specifically relate to the building design
2. Preferred Parking Option was the garage
3. Preferred Building Massing was “West-L”

SITWORK

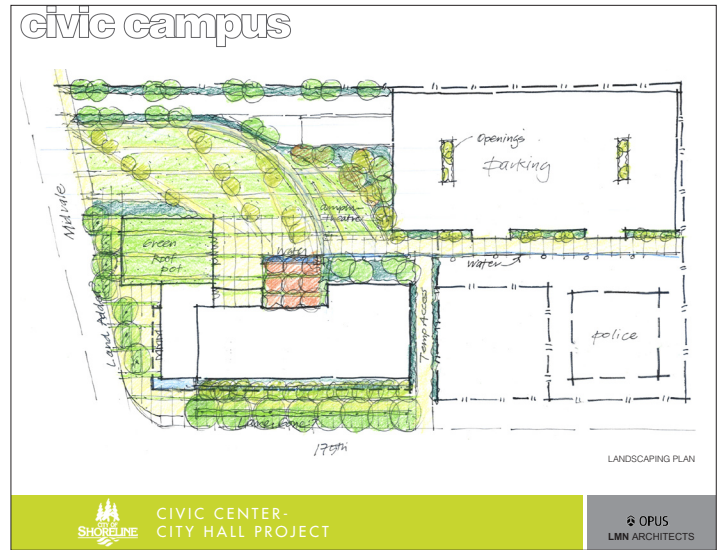
The schematic site and landscape plan was presented, showing the proposed location of the building, plaza, parking garage, and future expansion space for the police station, as well as schematic streetscape planting concepts.

A main pedestrian “spine” connects the parking garage (which has been pushed to the back corner of the campus) and future police station to the plaza and the north entrance to the building.

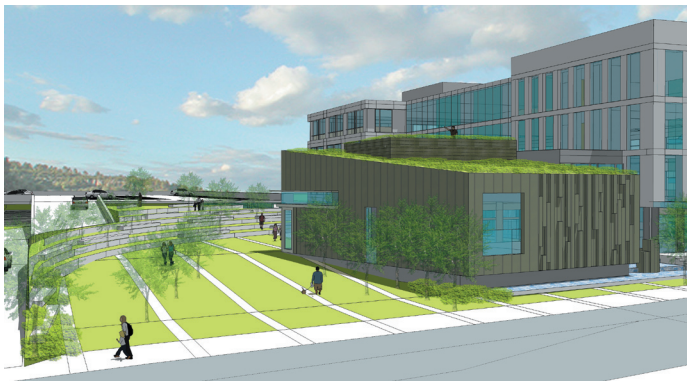
The upper level of the parking garage is connected to the plaza by a sloped amphitheater.

The south wall of the parking garage incorporates a “green wall” which will both screen the garage, and provide a path for storm water runoff. Several other “bio swales” are planned for the site to mitigate stormwater runoff before it reaches the storm sewer system.

The council chambers has been pulled out of the building towards the north and is oriented towards the amphitheater so that outdoor events can be staged between them.



public plaza



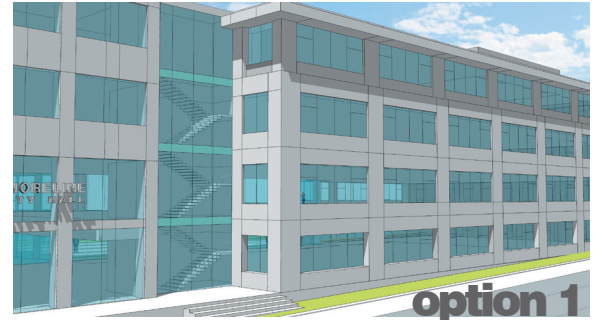
civic campus



SCHEMATIC BUILDING DESIGN AND OPTIONS

As shown in the building plans, the project is split into two elements: the Council Chambers, and the Office Wing. To further reduce the overall scale of the project, the Office Wing has been broken up visually into two pieces separated by one of the two stairs. The western-most volume addresses the corner at 175th and Midvale and contains the main 2-story tall Lobby, a Conference Center, and the City Manager's office.

The design team presented two options for the skin of the building. Option 1 is a simpler, more pared down design with minimal relief across the facade. The materials are made up largely of precast concrete and glass. Option 2 introduces a more articulated facade at the west entry and makes use of a balcony on the fourth floor and a recess at the ground floor (both along 175th) to both reduce the scale of the 4-story volume and . The use of precast concrete is also slightly diminished in favor of more opaque glass and metal panels. Option 2 is the more expensive option of the two.



option 1



option 2

option 1



VIEW FROM 175TH AND MIDVALE

option 2



VIEW FROM 175TH AND MIDVALE

option 1



BIRD'S EYE VIEW FROM NORTHEAST

option 2

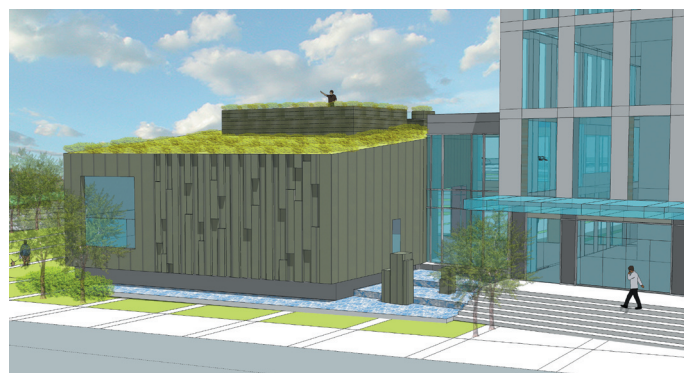
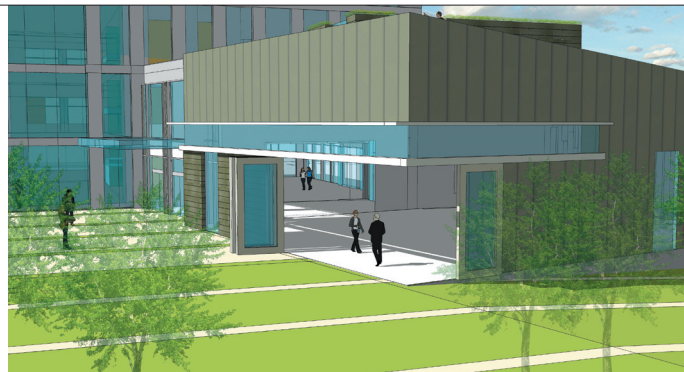
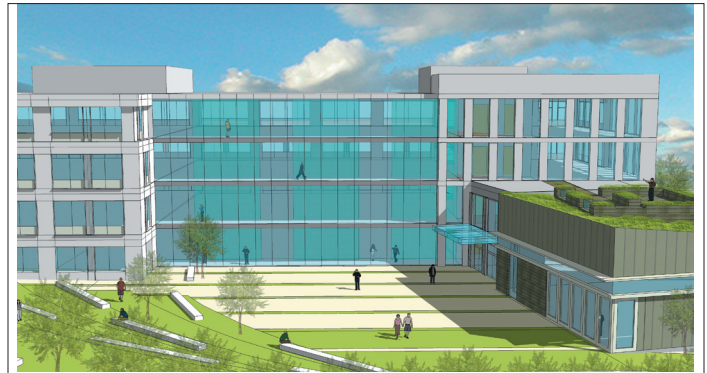


BIRD'S EYE VIEW FROM NORTHEAST

ADDITIONAL VIEWS OF PLAZA AND CHAMBERS

The main circulation corridor for the building has been located along the north facade of the building, and has been clad in a glass wall in order to provide a sense of activity to the building.

As noted previously, the Council Chambers has been separated from the main volume of the building towards the north. Doors facing the plaza are designed to open up completely, allowing the chambers to be used as a stage for events in the amphitheater. The volume is shown as being clad in a precast concrete with a stacked-stone-like pattern along the Midvale facade (see Materiality board).



materials

Potential glazing / colors at north glazed wall



Potential pattern at Council Chambers



Precast Concrete Frame

Potential cast-in patterns at Council Chambers



Potential glazing between chambers and office wing



Ground texture at plaza



Water feature concept



sustainability

site:

- repalce existing asphalt with substantial greenery and public space
- reduce footprint of parking and reduce “heat island” effect with parking garage
- green roof over council chambers and reflective roof on building to reduce “heat island”
- use landscaping to clean the runoff from garage and buiding
- create swales and on-site detention to manage storm water surges

water:

- use of low-water irrigation and native plantings
- potentially use cleaned runoff for water features
- use of sensor-controlled faucets that make their own power
- use of “low flow” dual-flush toilets and “ultra low flow” urinals
- potentially use havested “gray water” from sinks to irrigate landscape

energy:

- building depth thinner than “typical” to maximize daylighting opportunities
- considering the use of “light shelves” to push daylight further into the building
- use of low wattage light fixtures and indirect lighting strategies for offices
- 10’ high ceilings allow indirect lights to be spaced farther apart, using fewer fixtures
- use of daylight and occupancy sensors to turn off lights in un-occupied spaces
- enhanced envelope insulation
- high efficiency, “low-e” glass
- mechanical system to use “economizer” cycle to optimize natural cooling opportunities
- potentially use solar photo-voltaics and/or solar hot water strategies

materials:

- will be chosen with regional proximity, recycled content, and low-voc content in mind
- considering materials that can be further recycled, re-used, or returned to the earth
- construction waste recycling
- utilizing refurbished office furniture