Sands Lake F1/F2 Competition

Greentown/ DRDS Work Session #1

05.15.2013

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VISION
GOALS
PROGRAM
ANALYSIS
DESIGN EXPLORATIONS
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INTRODUCTION

The project is a 30-day design competition for the Xiao Shan Public Service Center Competition due around June 10, 2013. Sands Lake is located in the Xiasha Metro central area core area, the Hangzhou Economic and Technological Development Zone (HEDA) to create a beautiful urban environment planning artificial lake, the lake covers an area of about 95 hectares, the lake area of about 460 acres, surrounded by land for public facilities, the Sands Lake city design by the famous Canadian architect Carlos Ott (Carlos Ott).

Modern Lifestyle Complex, Eco-Friendly

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VISION

The competition call for the development of parcels F1 and F2 of the development master plan located in the the Sands Lake core area of the central business district, close to the south side of the Sands Lake Park beach, northwest side of Sands Avenue sunken plaza seamless, with the Metro Line (opened in October 2012) SandyWest Railway Station is only 100 meters apart, enjoys a convenient transportation resources and unique landscape resources. The program call for development of multi-tenant office, boutique hotel, support commercial retail and high-end night clubs.

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DESGIN REQUIREMENTS

The following outlines list several of the key project design requirements for the competition:

- Architectural Style shall be Unique Modern Landmark Form
- Promote lakeside business world with leisure lifestyle qualities
- The development shall offer high-end brand experiences, including high-end financial service
- The hotels shall be high-end boutique similar to Intercontenential Indigo
- First floor commercial integration with lakefront to maximize land value
- The development shall be highly connective for pedestrian flow and circulation including connection to the Metro West Station
- The site landscape shall have permability with sunken plazas and utilize outdoor space
- Provide Exotic coffee and tea rooms as well as top level clubs and conference facilities

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PROGRAM

F1 PARCEL 48,000 SM

Office 25-30,000 SM

Multi-tenant Building; 1,500 SM Floor-plates

Boutique Hotel 10-15,000 SM

Approx. 150-rooms; 45sm/ Room

F2 PARCEL 31,000 SM

Support Commercial Retail

Lakeside Business and Leisure Lifestyle; Retail, Services, and Restaurants

Top Level Clubs

Highlight Product of Site; Meeting Rooms, Conference, Banquet

Basement

F1 with 6,000SM; Connectivity Design; Public Parking 100 Stalls;
Link to Metro West Station

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What key attributes will enhance designing of this new Business and Leisure Lifestyle Center?

PLACEMAKING DESIGN CONSIDERATIONS

- *Create a Strong Landmark Leisure Destination*
- *Leverage the Unique Lakefront Environment*
- *Create a High Connectivity + Interactive Pedestrian Environment*
- *Office Building at 100 meter high becomes vertical landmark*
- *Hotel and Support Commercial Synergies activate the Complex*
- *Restaurants and Outdoor Venues embrace Garden Areas*
- *Exciting Night Clubs, Restaurants, and Commercial Retail Experiences*

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Namba Parks, Osaka, Japan

Rolex Learning Center

LOUIS VUITTON
PRADA

LOUIS VUITTON

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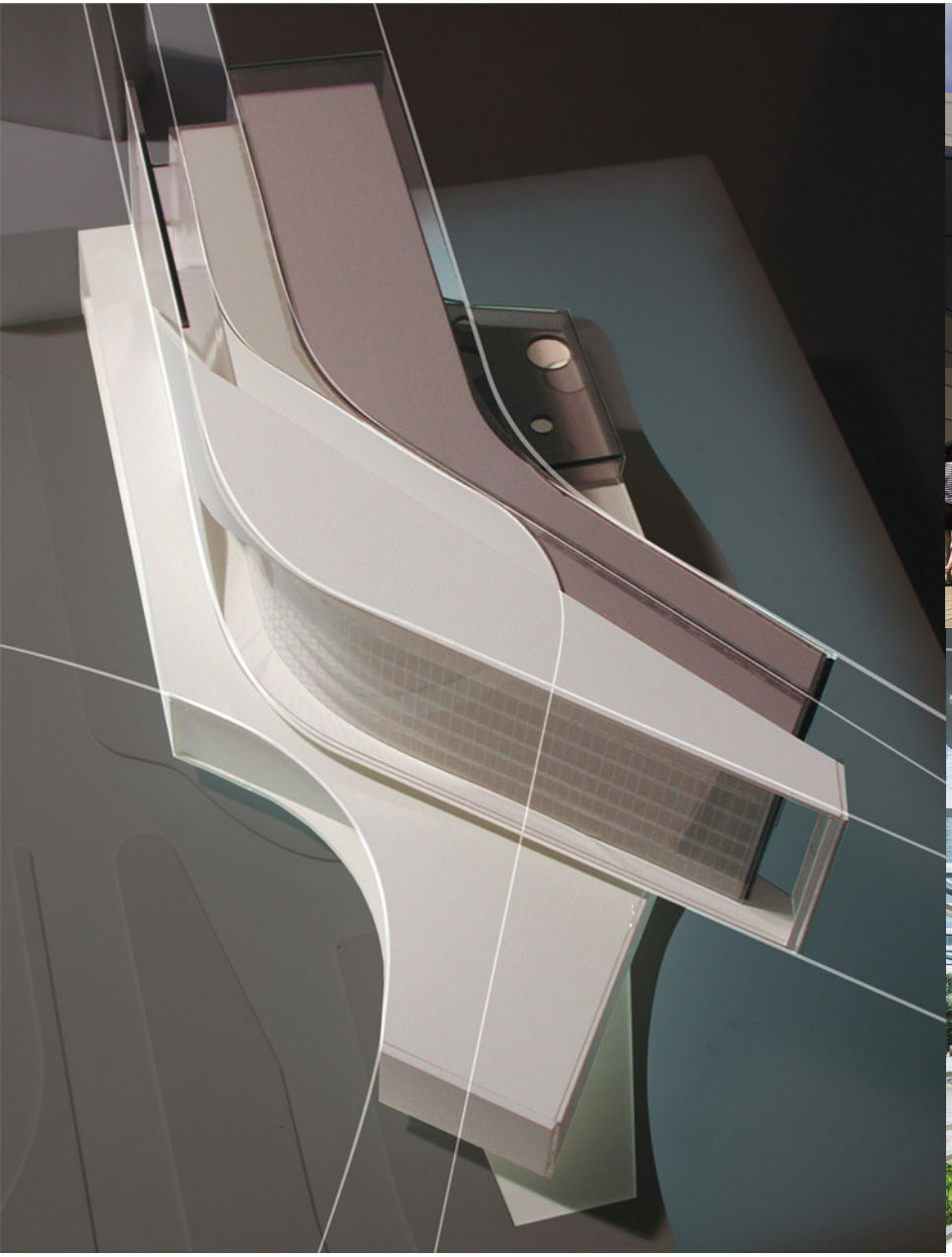

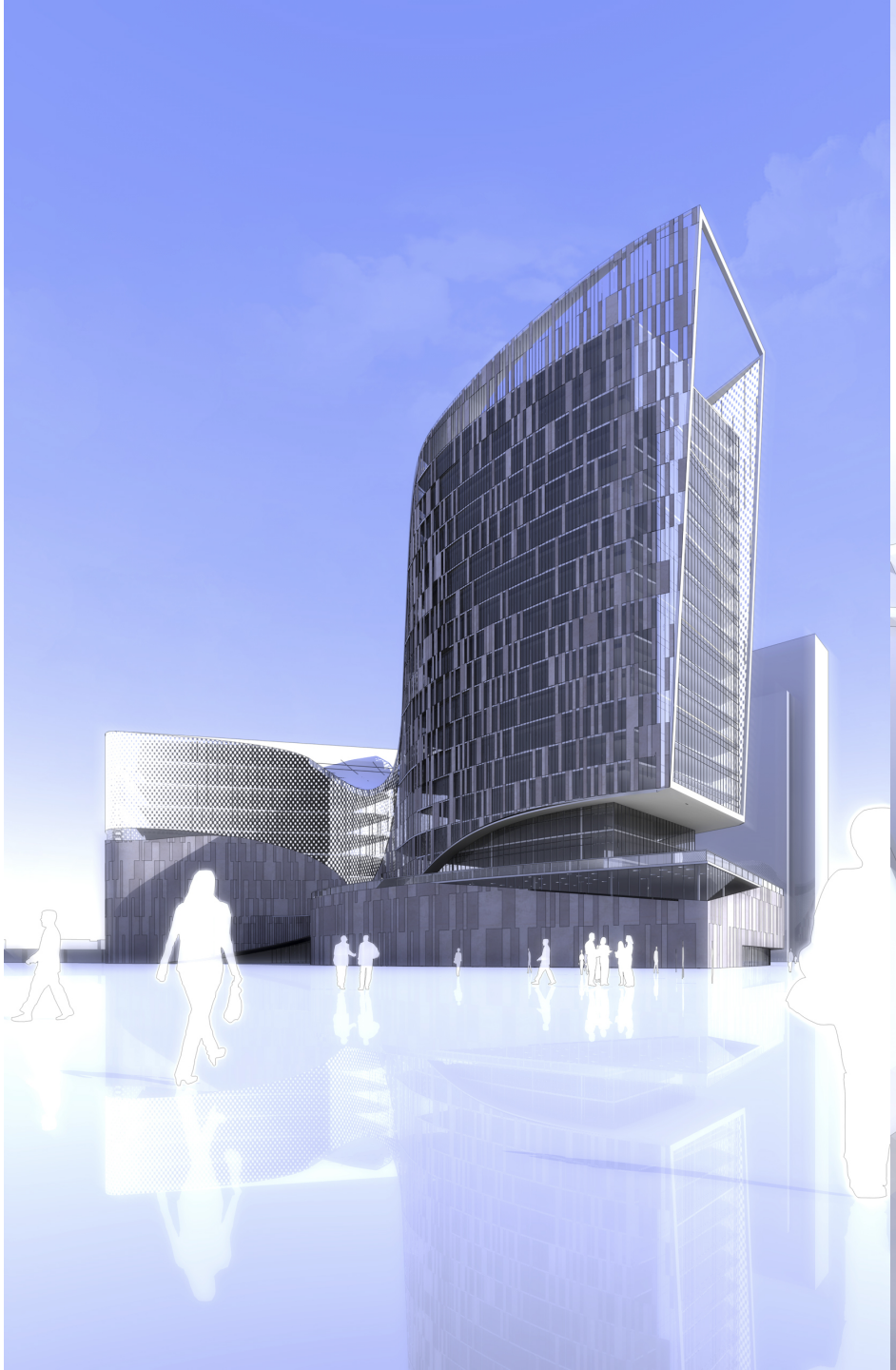

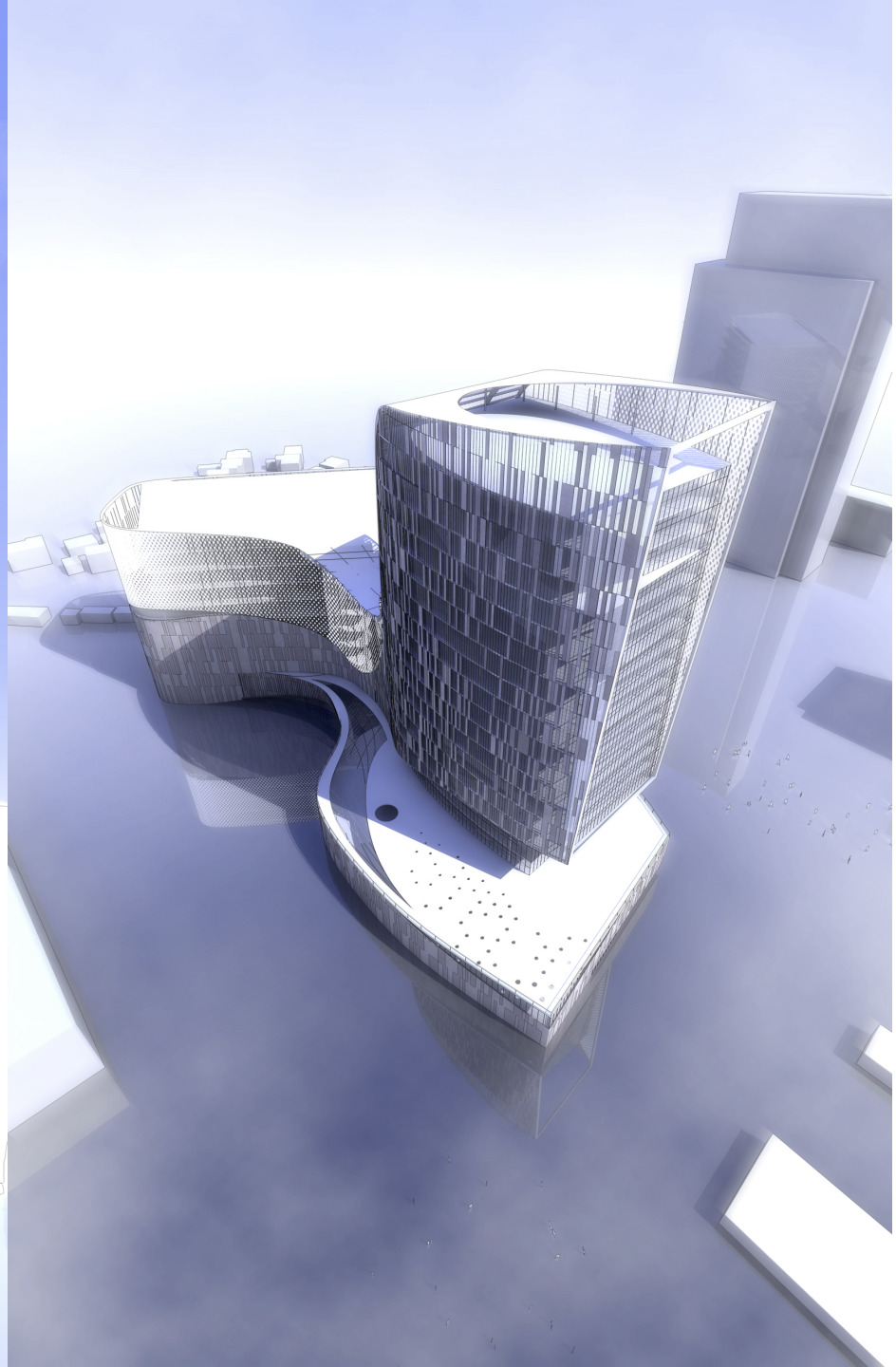

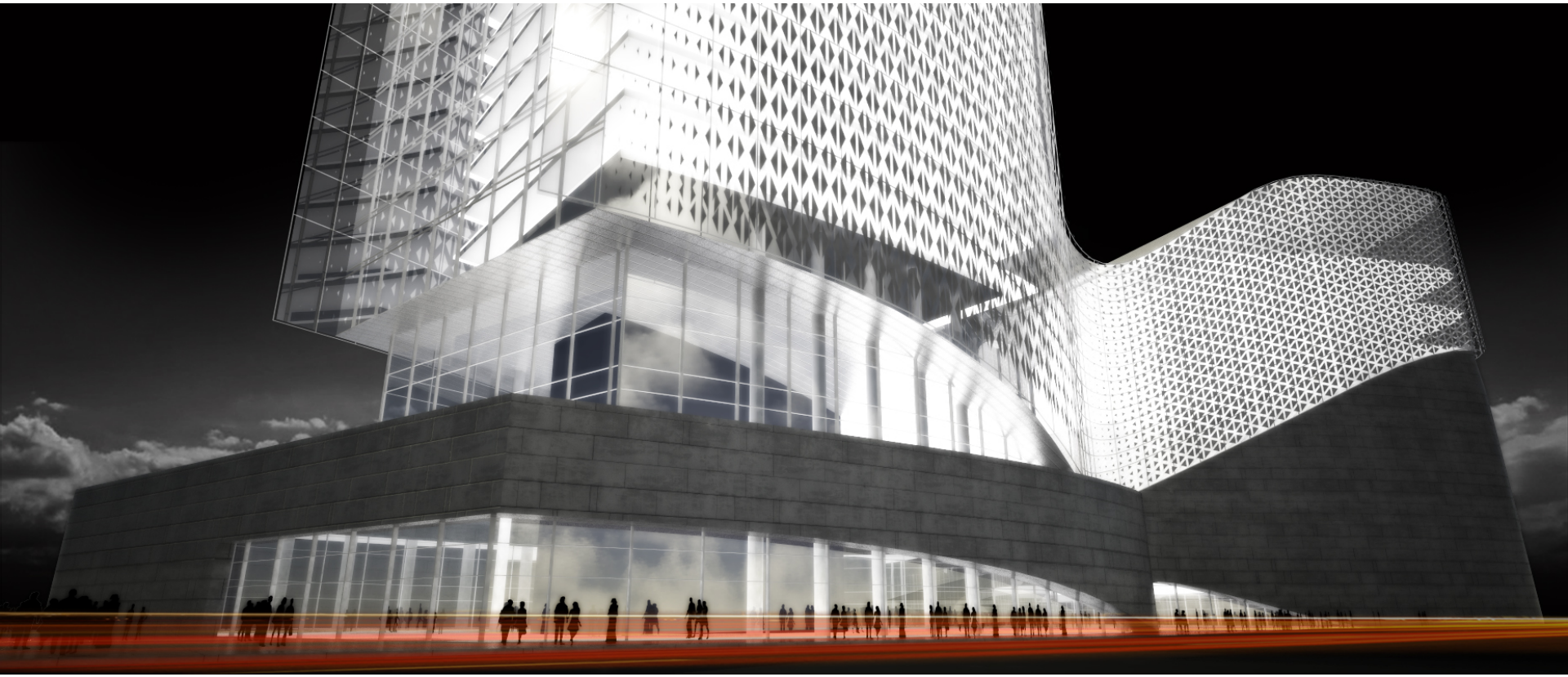

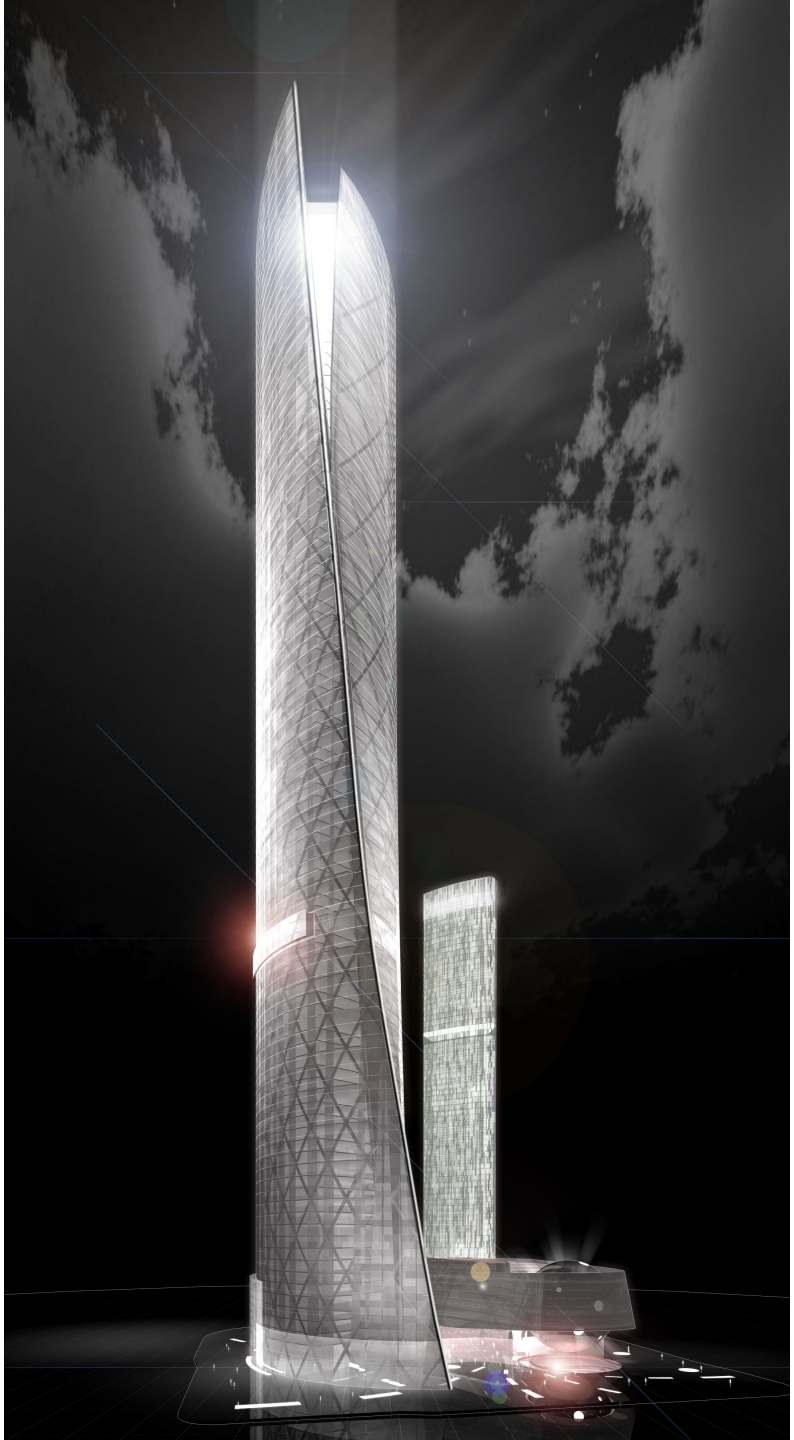

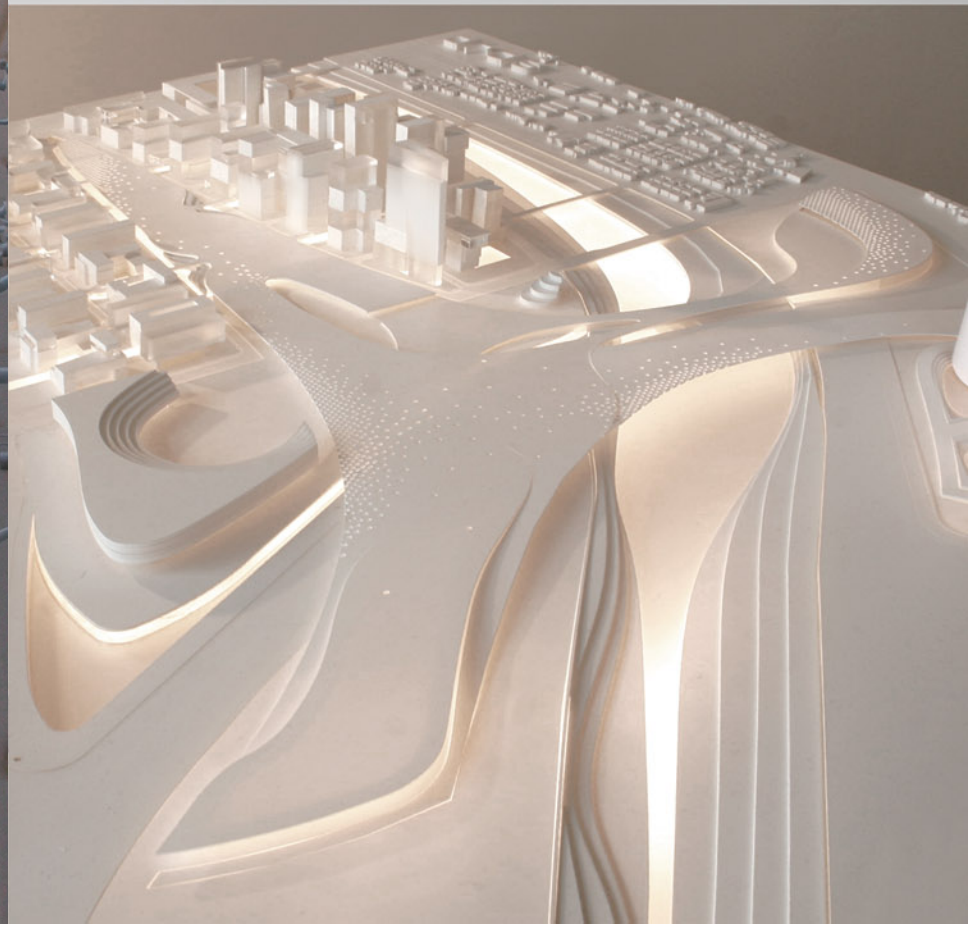

What sustainable eco-friendly design attributes should be considered for this lakeside complex?

SUSTAINABLE DESIGN CONSIDERATIONS

- *Building Orientation and Massing*
- *Floor-plate Depth*
  - *Natural Lighting for Public Spaces + Users*
  - *Natural Ventilation*
- *Site Development*
  - *Building Footprint*
  - *Open Space*
- *Building Intelligent Systems*
  - *Solar Control ~ South + West Façades*
  - *Building Systems + Materials*
  - *Energy Saving Strategies*
  - *Water Retention + Green Roofs*
  - *Interior Environment Quality*

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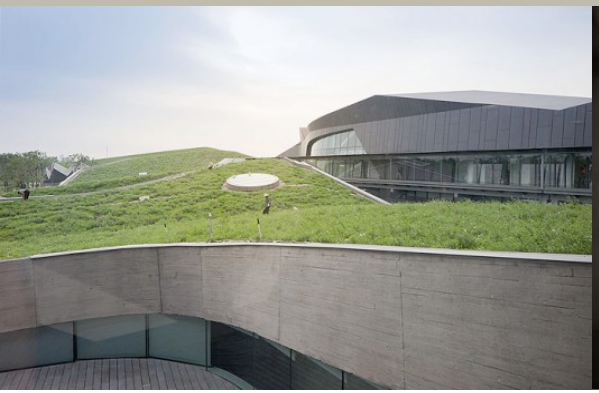

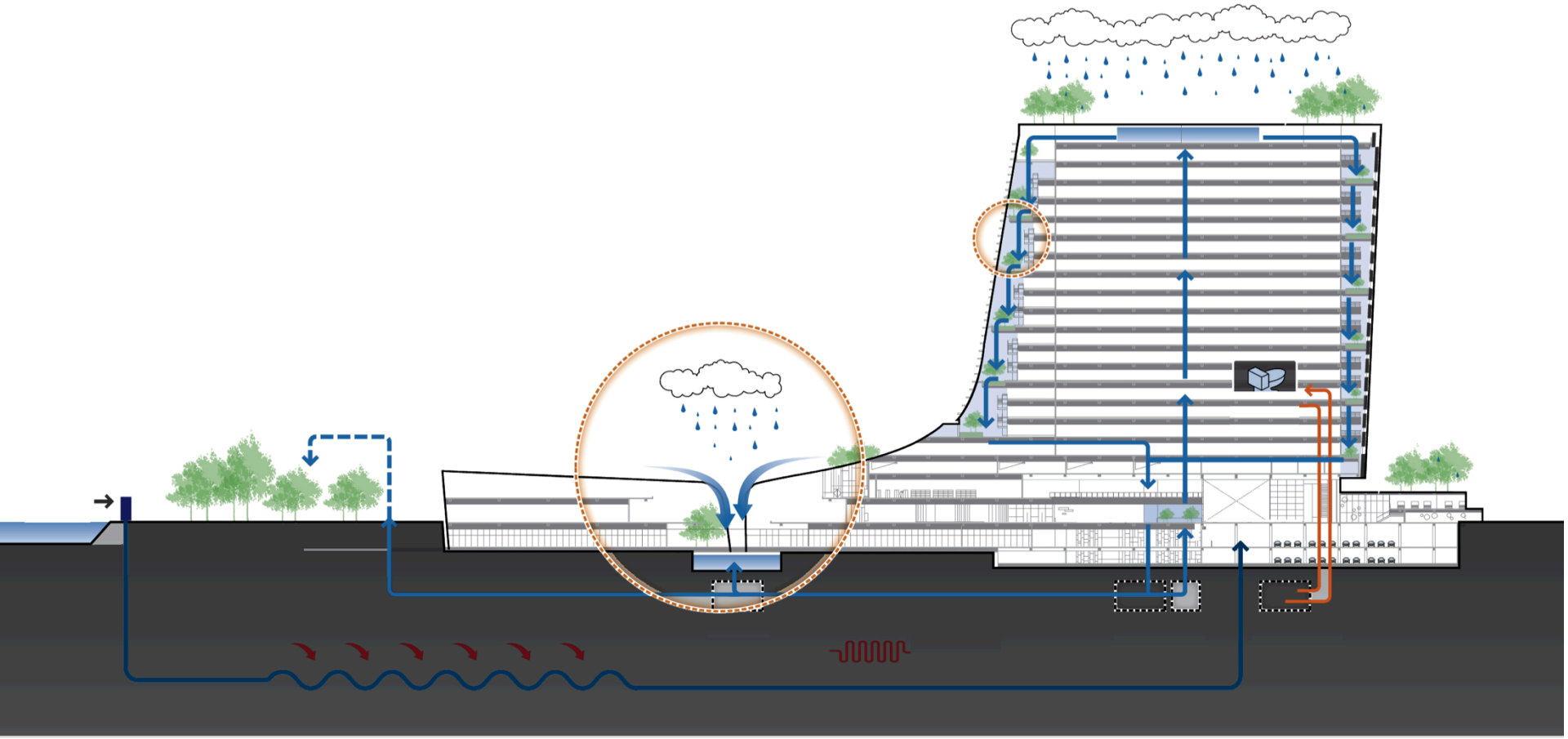

SITE ANALYSIS

URBAN CONTEXT

The Parcel F1 and F2 are located in a unique urban site. Located in the heart of the new development and civic district the site benefits from the following key attributes:

- *Two City Blocks in new CBD*
- *Major Urban Street Address + Subway Access*
- *Lakefront Location provides Significant Amenity*
- *Significant Open Space*

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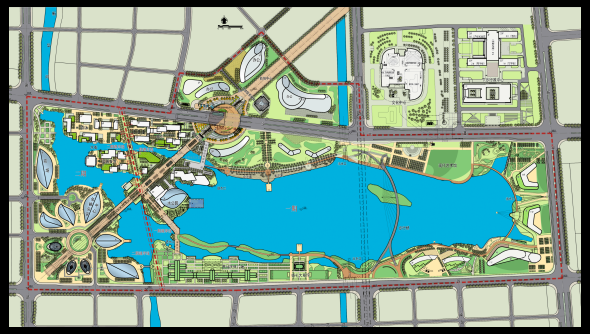

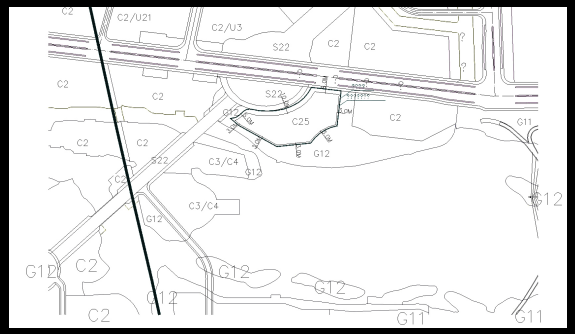

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下沙西站
West Xiasha Station
100th
ANNIVERSARY
UNION ALLS

SITE ANALYSIS

The site is comprised of two major parcels, Parcel F1 and F2 as follows:

PARCEL F1

- *Site Area* — *15,000 SM*
- *Allowable FAR* — *3.2*
- *Site Coverage* — *40%*
- *Green Open Space* — *20%*
- *Height Limit* — *100 Meters*
- *Setbacks* — *8m, 5m, 3m, 3m*

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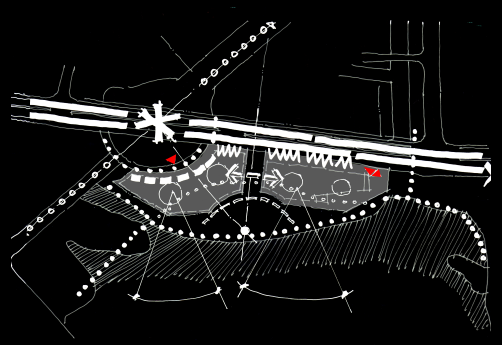

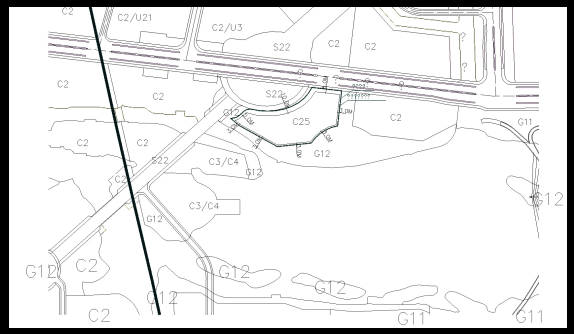

SITE ANALYSIS

The site is comprised of two major parcels, Parcel F1 and F2 as follows:

PARCEL F2

- *Site Area* — *12,402 SM*
- *Allowable FAR* — *2.5*
- *Site Coverage* — *25%*
- *Green Open Space* — *25%*
- *Height Limit* — *30-80 Meters (East to West)*
- *Setbacks* — *15m, 3m, 3m, 5m*

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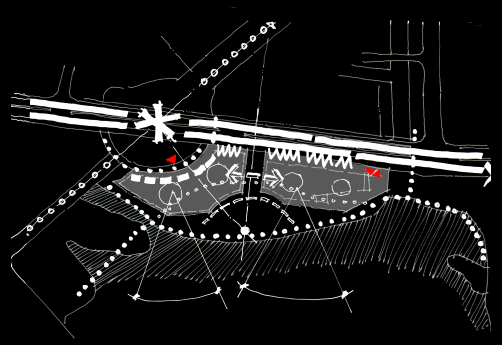

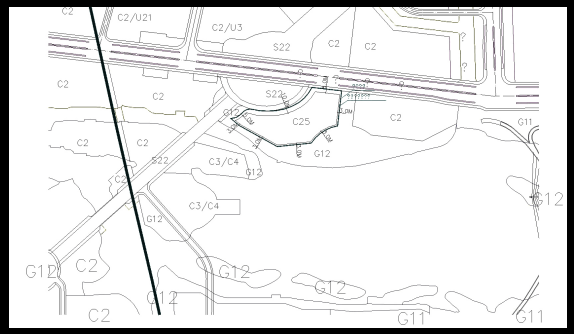

SITE DESIGN CONSIDERATIONS

- *Context & Visibility*
  - *Urban Context +Visibility*
  - *Overall Building Massing, Building Height, Materiality*
- *Site Orientation and Views*
  - *Office Tower and Hotel Location*
  - *Solar Orientation + Views*
- *Vehicular Flow & Circulation: Front Door Address*
- *Pedestrian Flow & Circulation*
- *Connectivity*
  - *CBD Urban Networks*
  - *Public Open Space*

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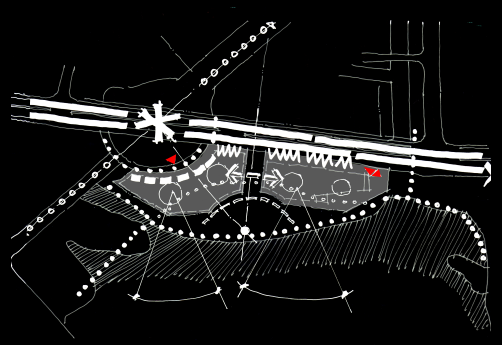
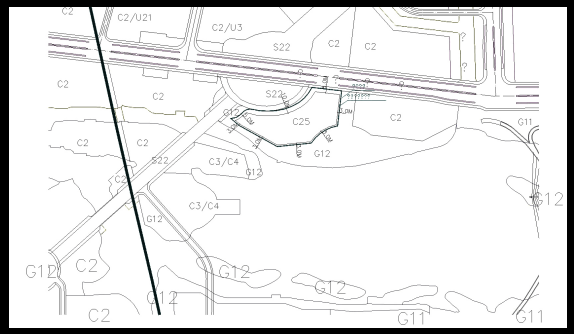
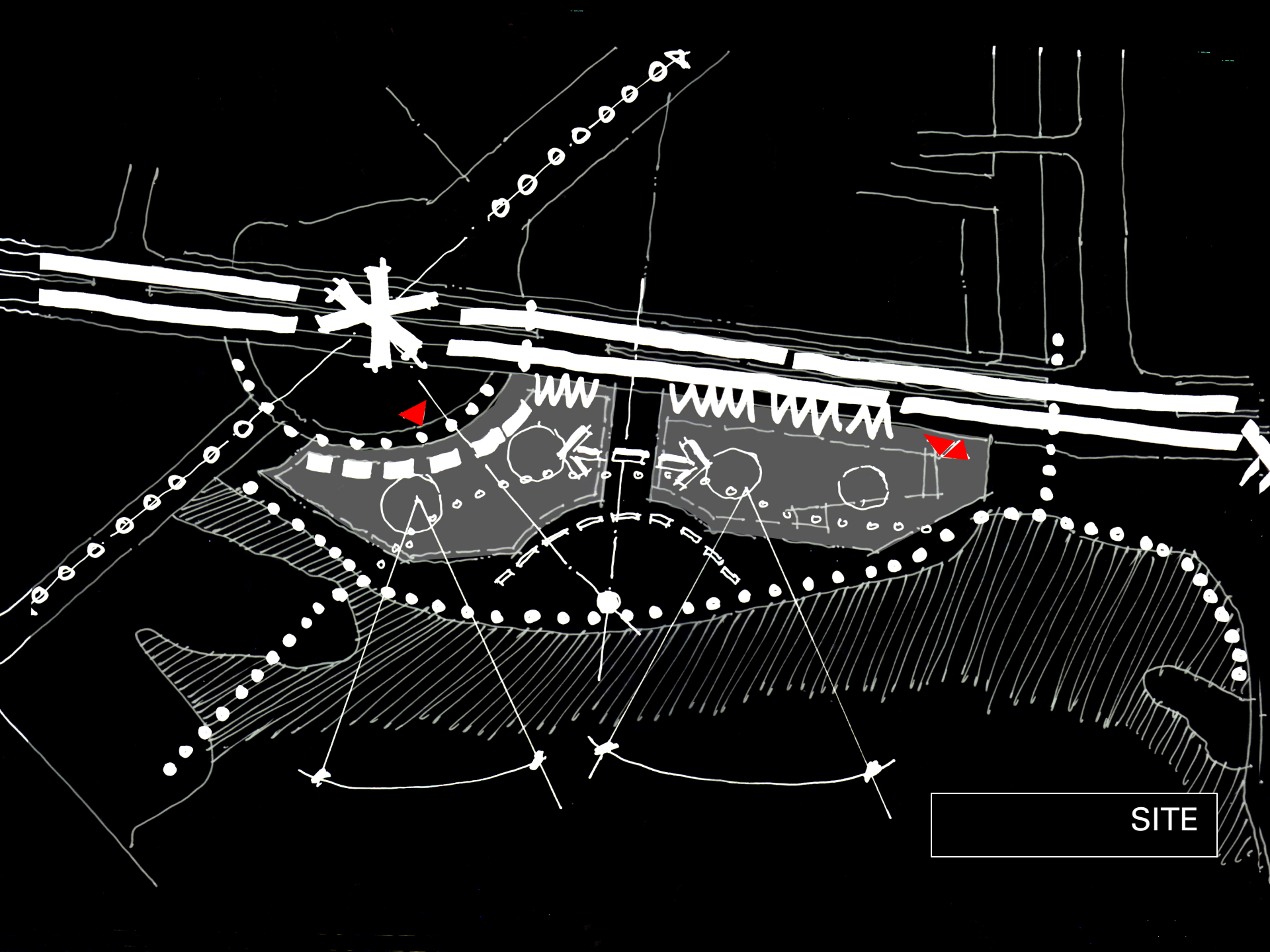
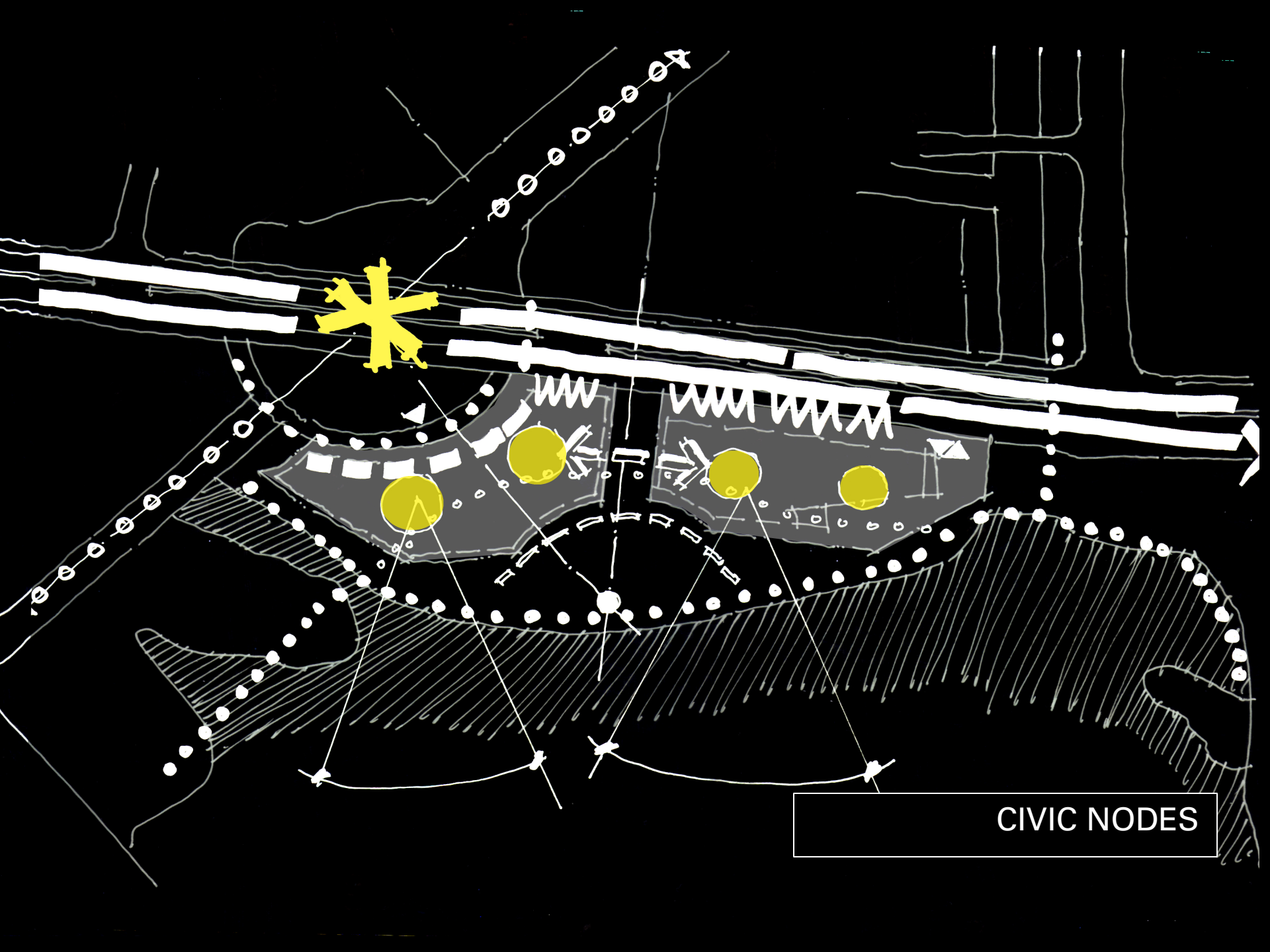
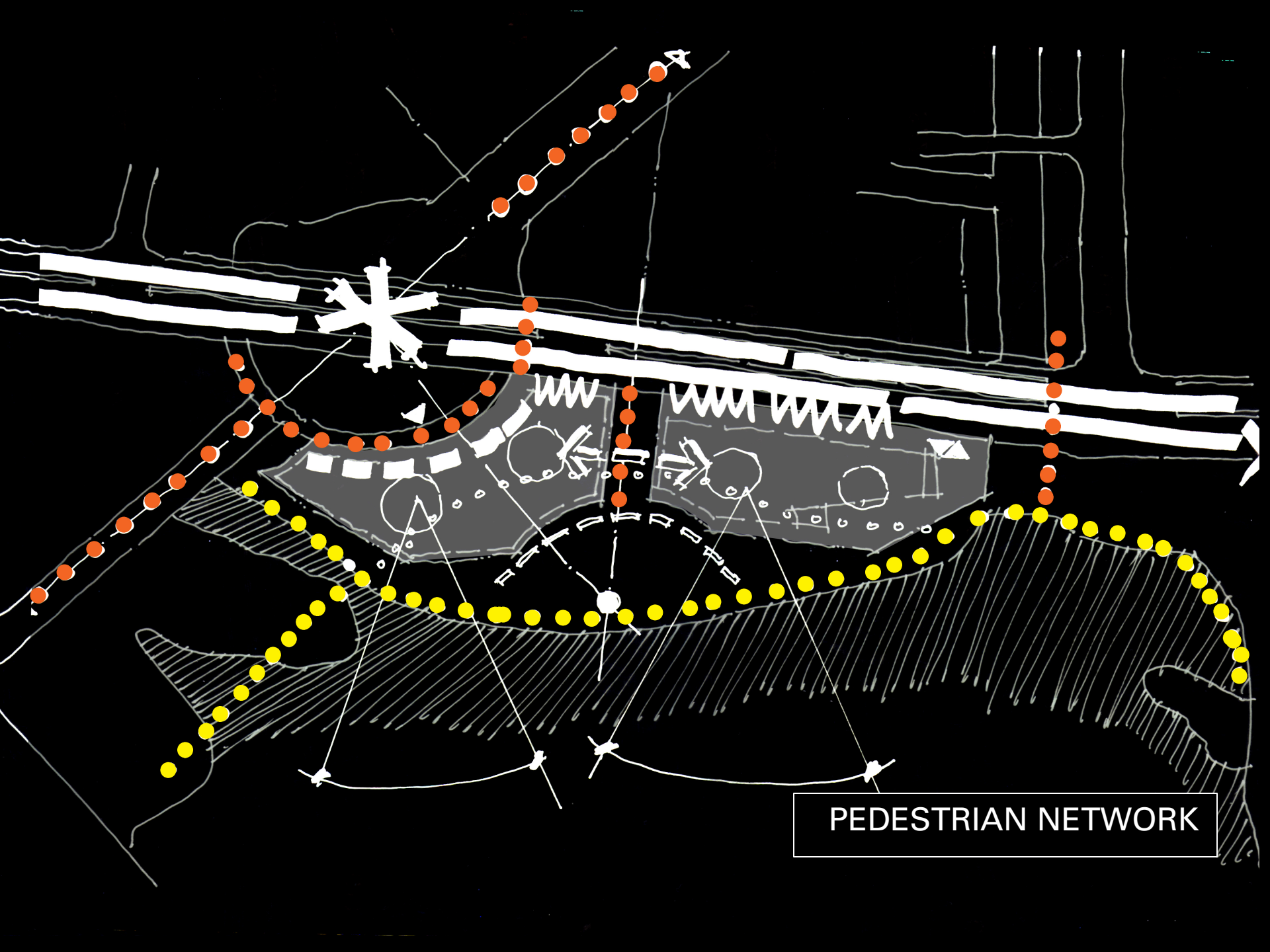
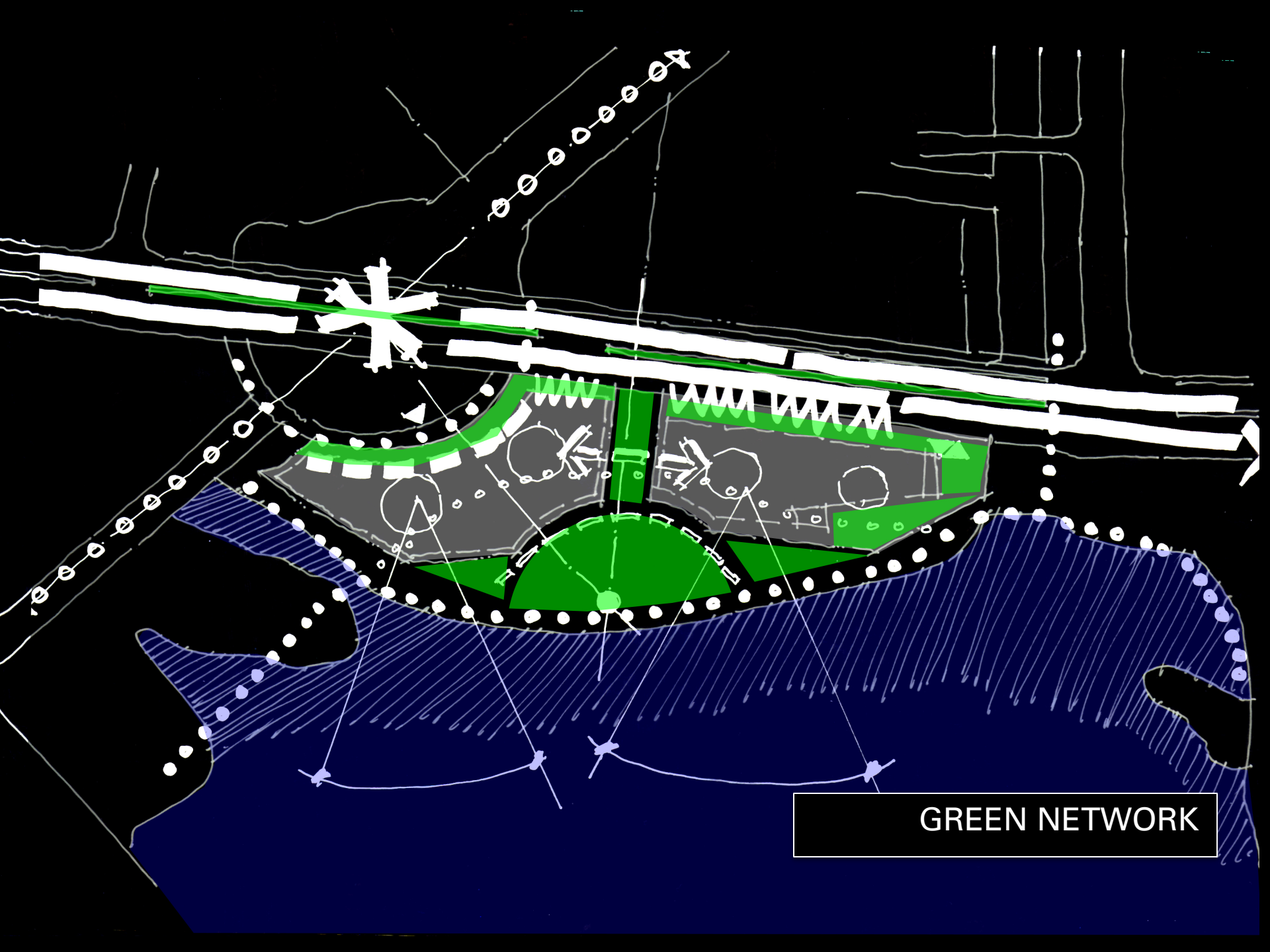


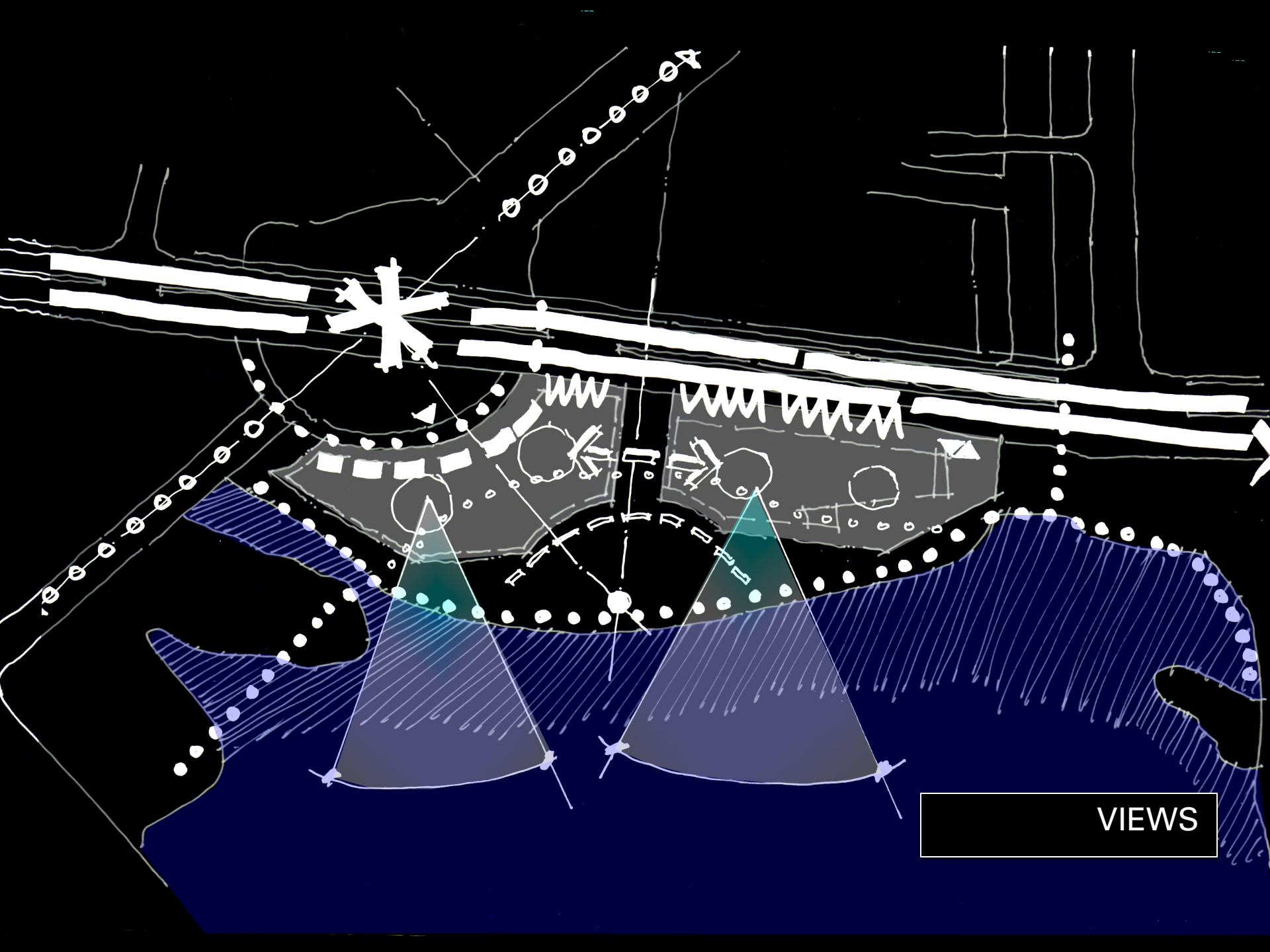



SITE


CIVIC NODES


PEDESTRIAN NETWORK


GREEN NETWORK


VIEWS

DESIGN APPROACH

DESIGN APPROACH

Based upon the previous urban context, site and program analysis in addition to the project requirement the design approach will address the following:

- *Create a Strong Business and Leisure Lifestyle Destination*
- *Create Strong Program Identity*
- *Create Strong Pedestrian Connectivity*
- *Maximize the Lakefront Amenities*
- *Study the location of the Office and Hotel Towers on Parcel F1*
- *Study the massing to maximize the FAR on Parcel F2*

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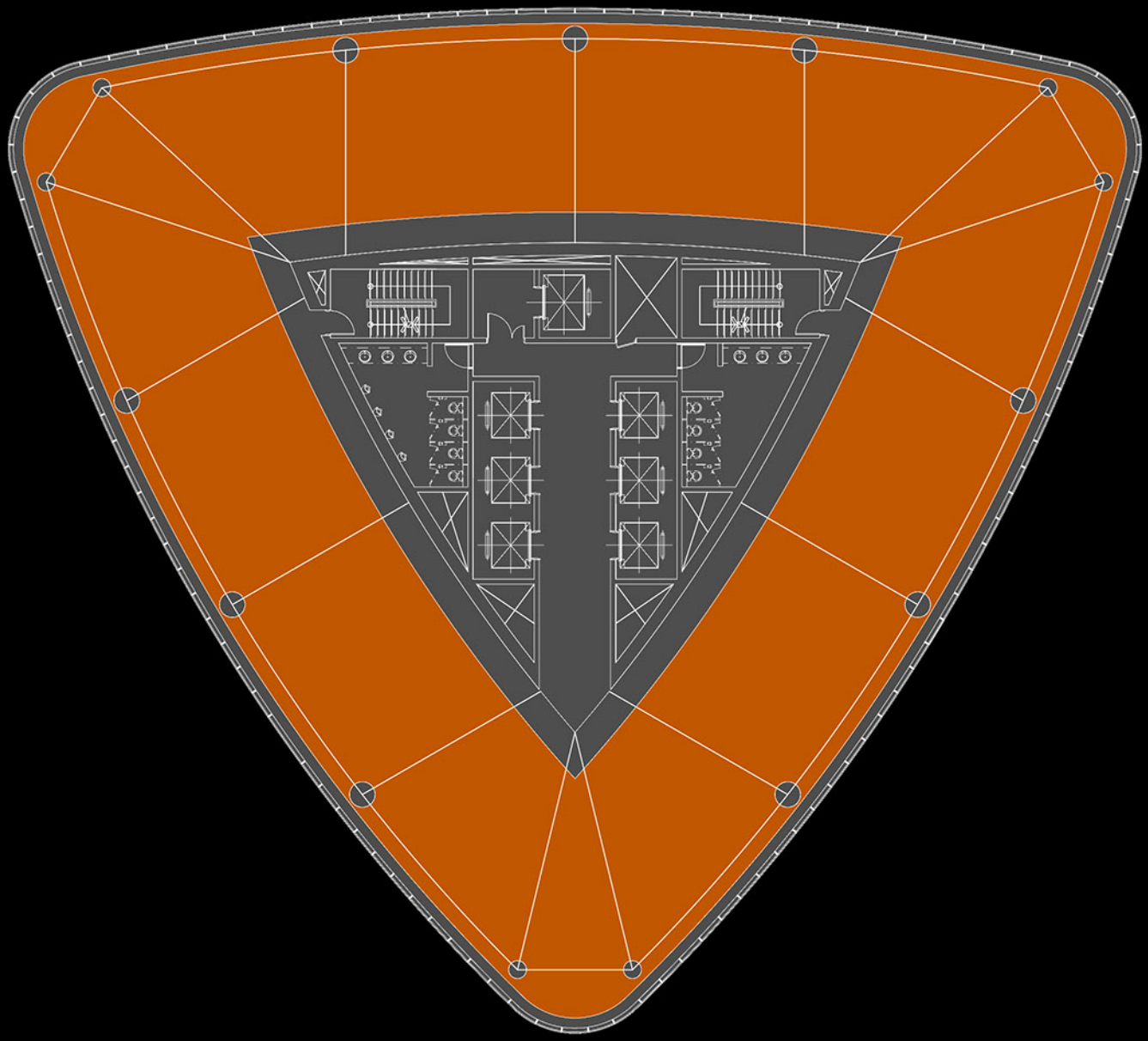
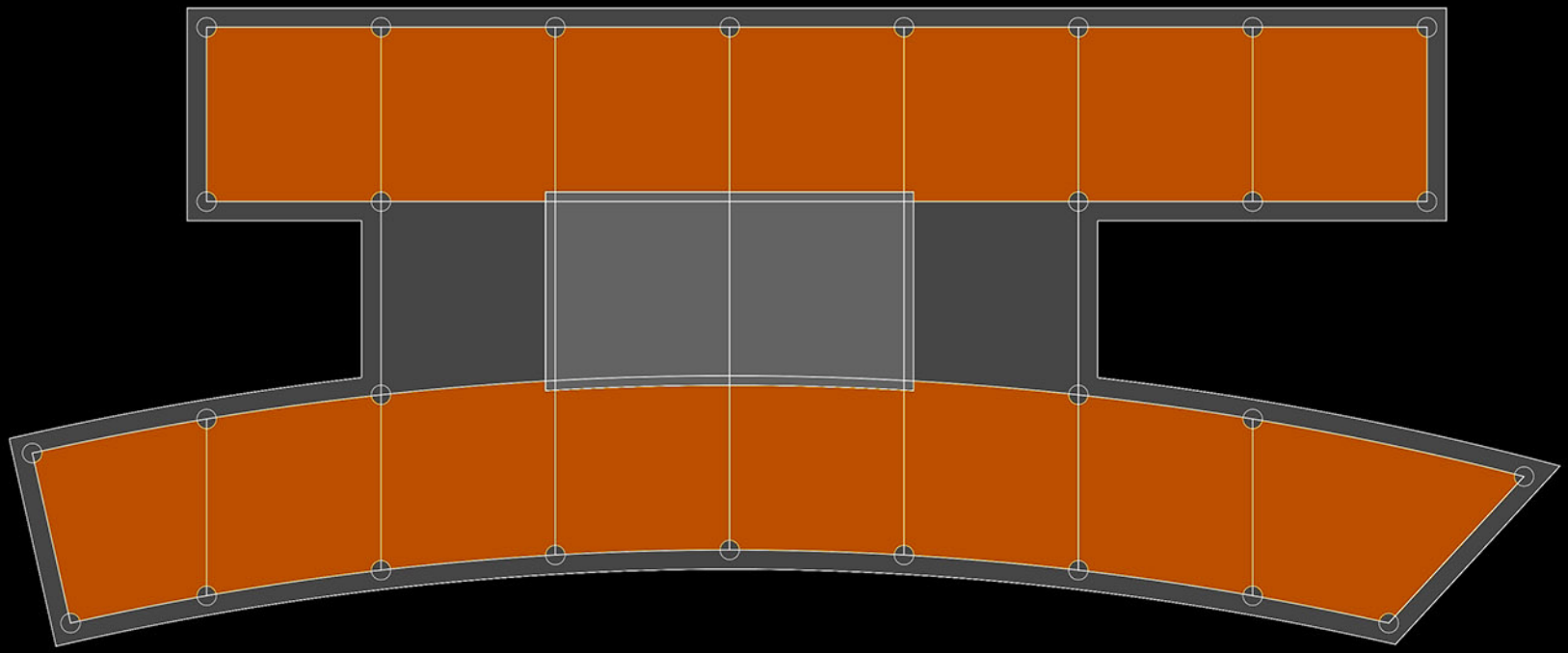
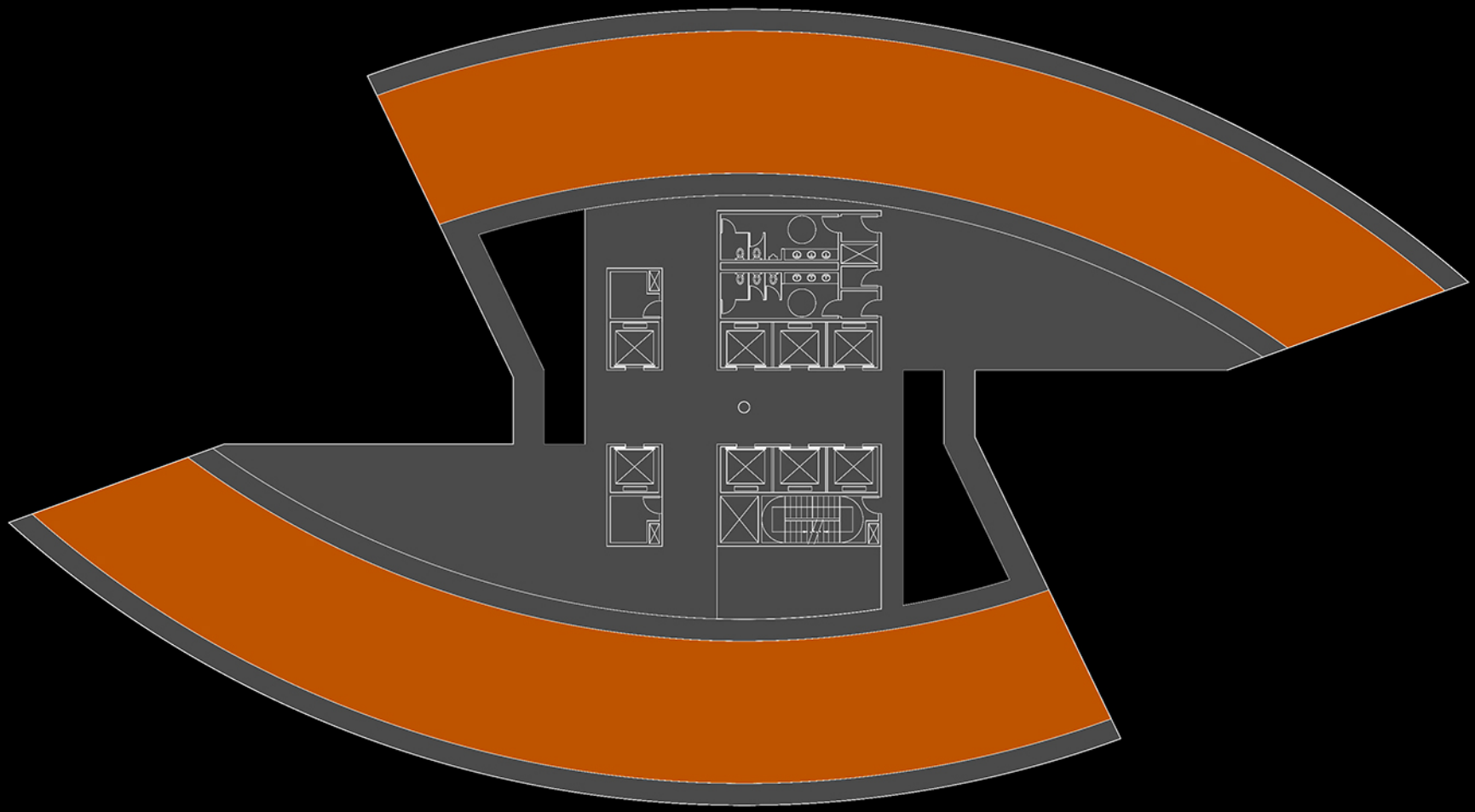


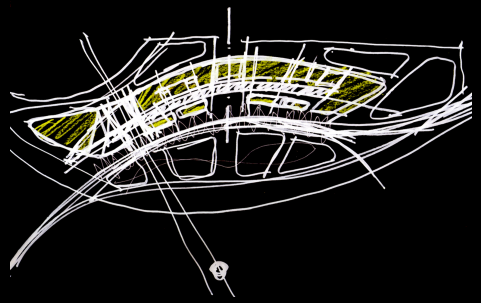


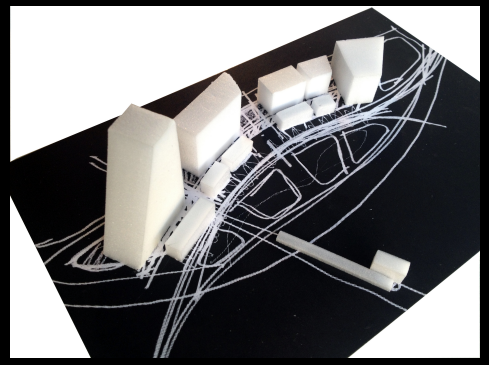


DESIGN EXPLORATION 1

ascension

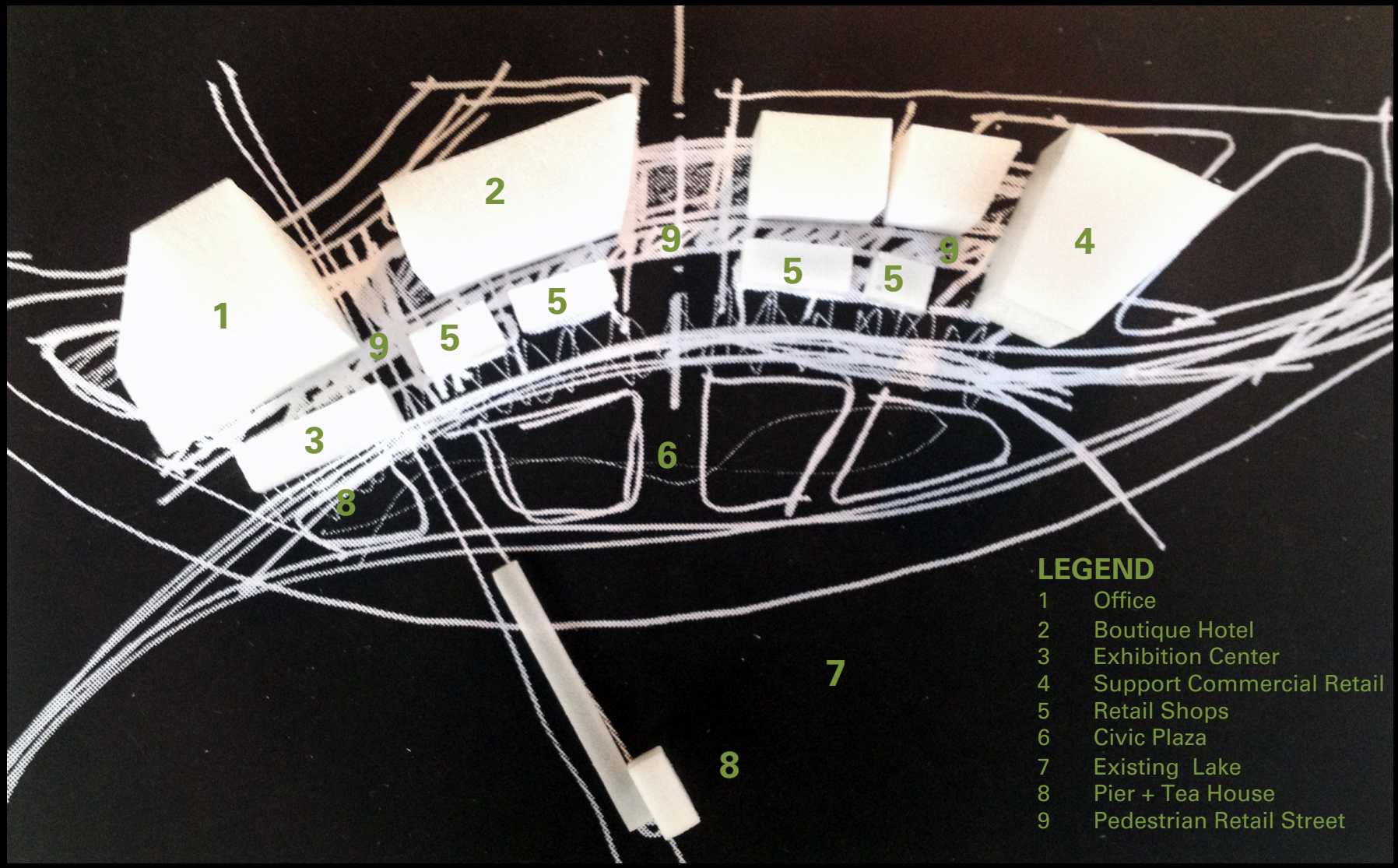
Insert inspiration images





1 Ascension+Spine

- **Approach**
  - Create a landmark overall composition/ form rising in the skylight from east to west.
  - Provide strong pedestrian connectivity between program elements and activate retail
  - Create strong green public nodes with lakefront
- **Design Attributes**
  - Office tower creates vertical landmark in CBD
  - Strong Pedestrian links between Parcel F1 + F2
  - Focus of project is lakefront connectivity + views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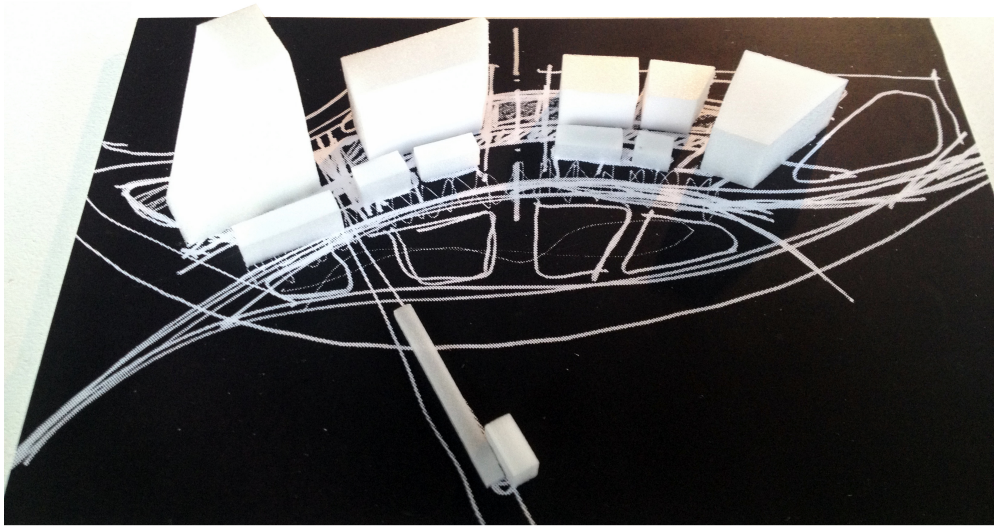
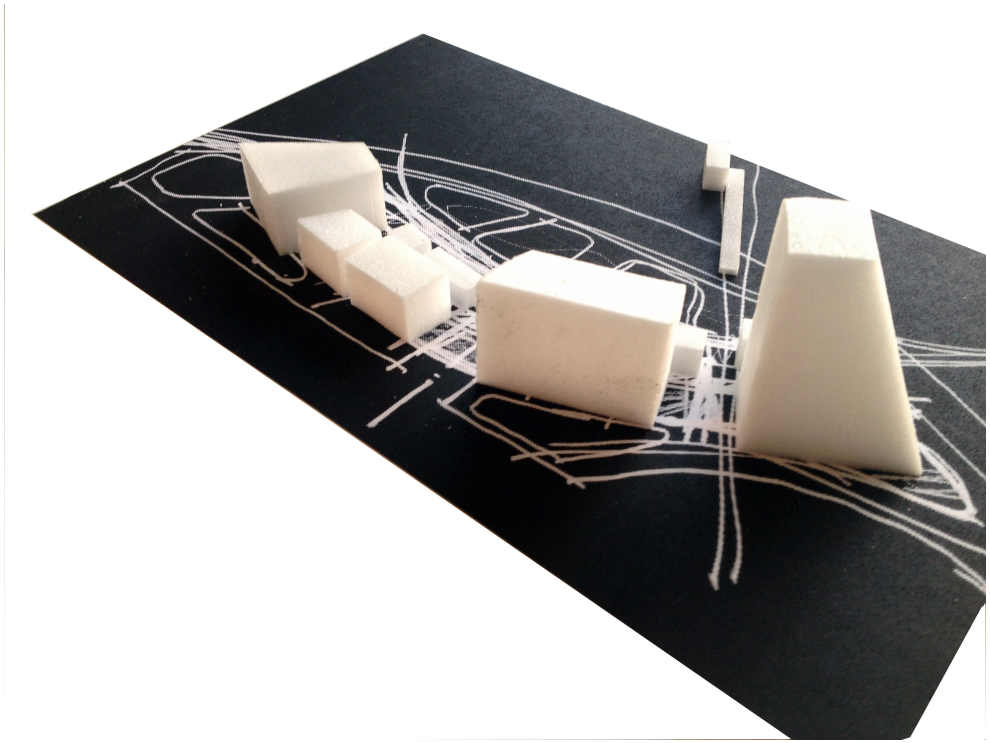
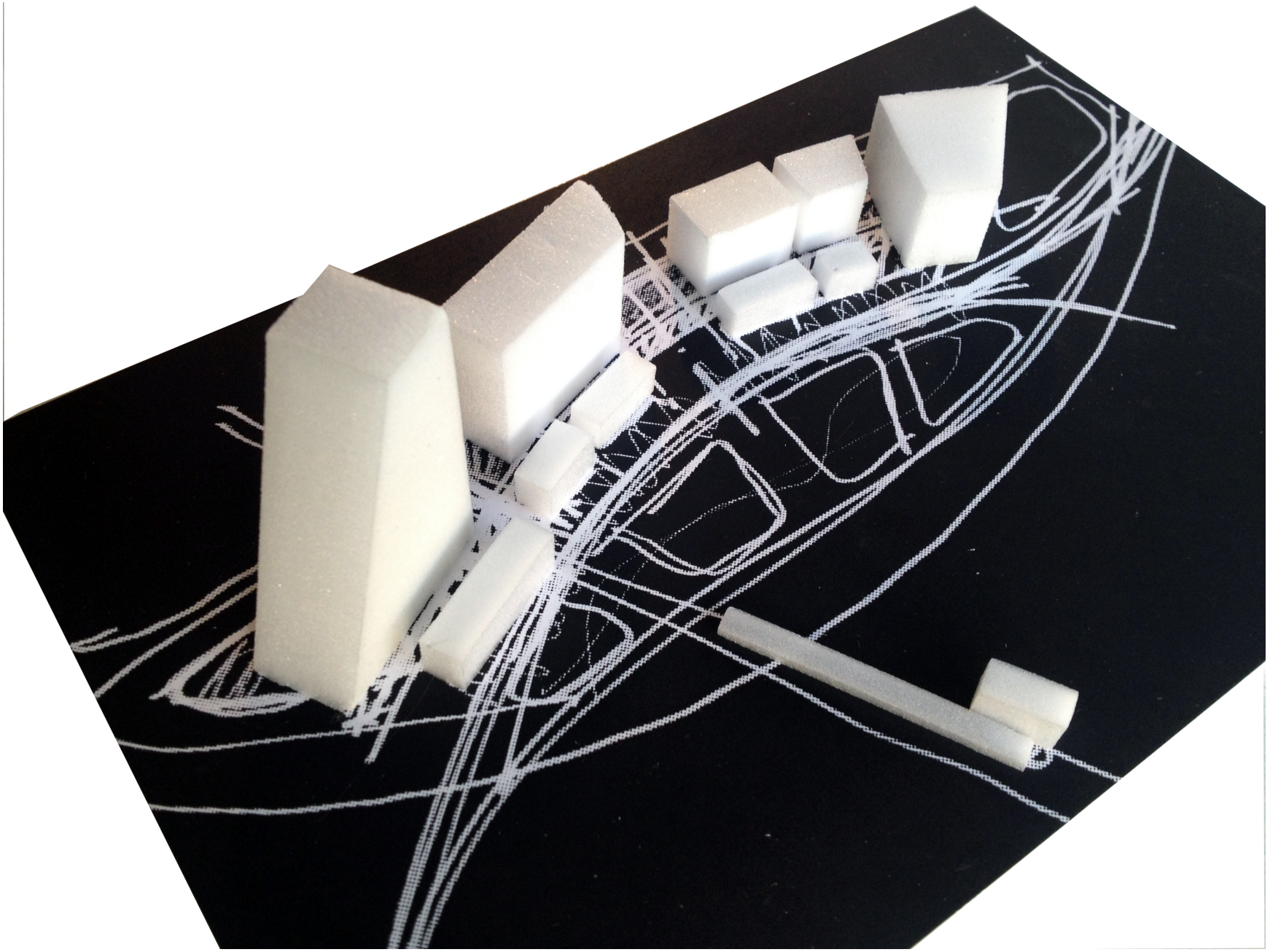
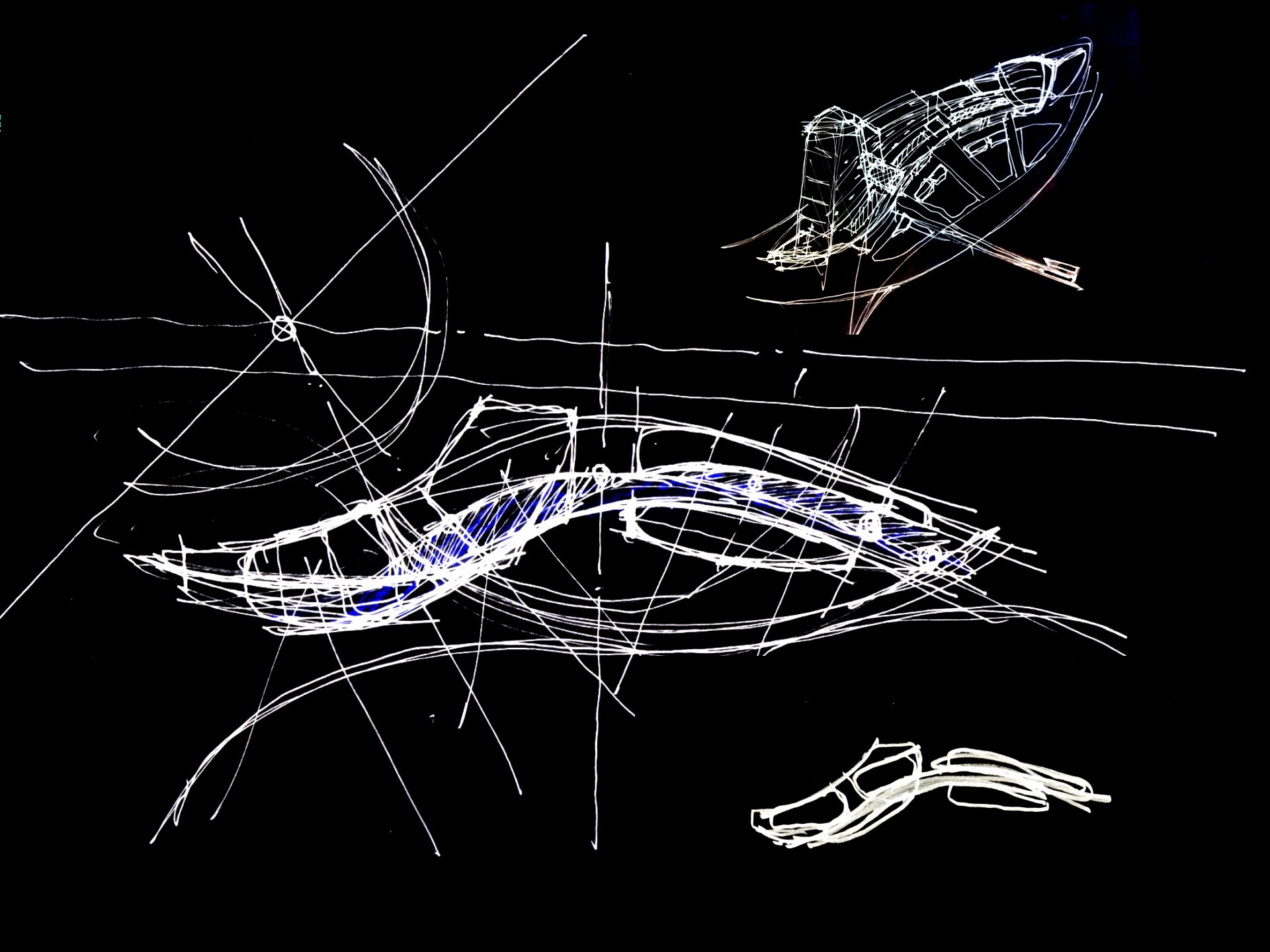
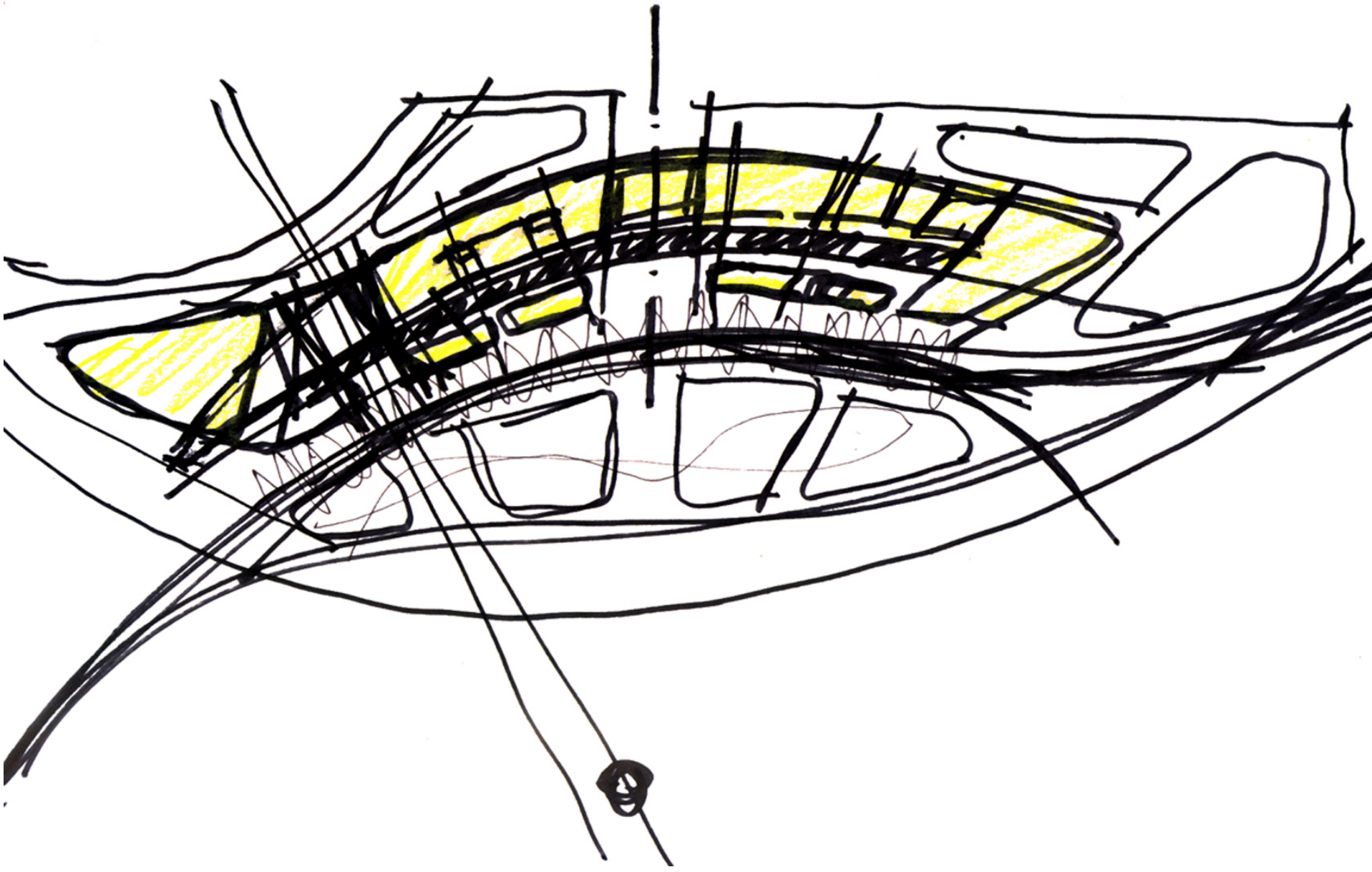
LEGEND
1 Office
2 Boutique Hotel
3 Exhibition Center
4 Support Commercial Retail
5 Retail Shops
6 Civic Plaza
7 Existing Lake
8 Pier + Tea House
9 Pedestrian Retail Street

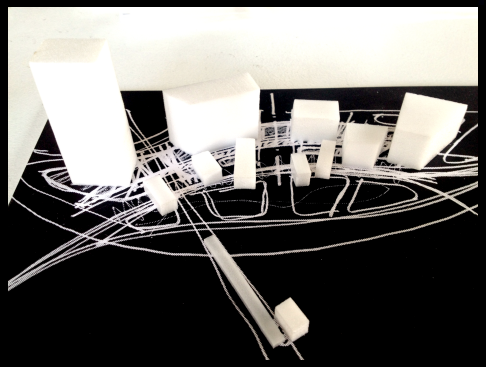






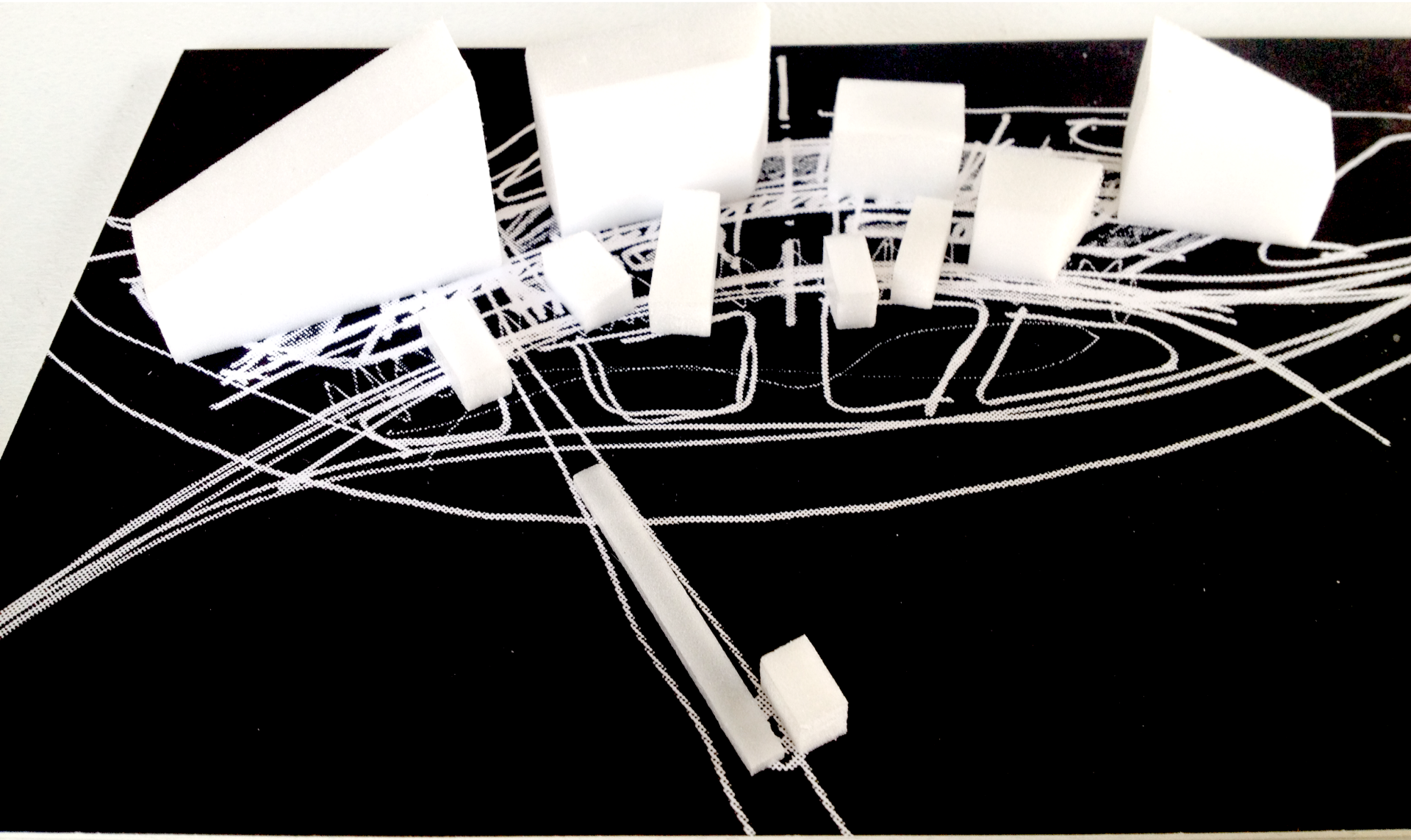


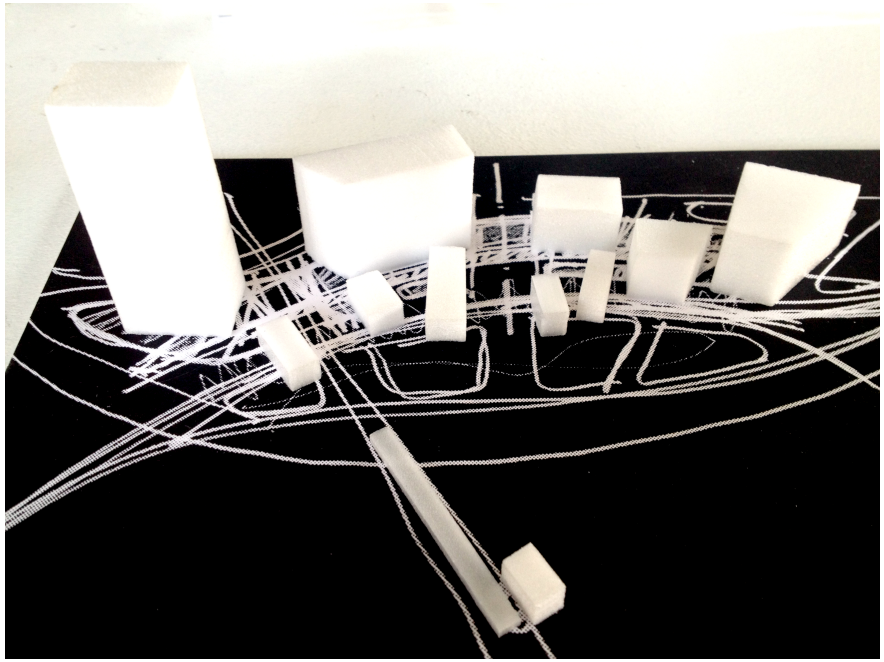


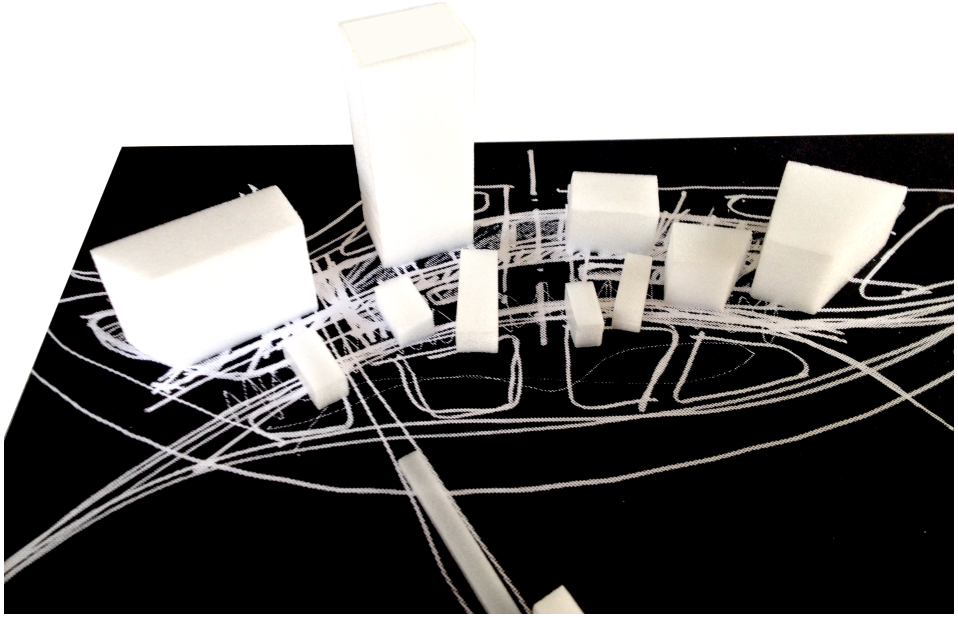


1_Alt Village

- **Approach**
  - Create a landmark overall composition/ form rising in the skylight from east to west.
  - Provide strong pedestrian connectivity between program elements and activate retail
  - **Create a “village” lakefront atmosphere**
  - Create strong green public nodes with lakefront
- **Design Attributes**
  - Office tower creates vertical landmark in CBD
  - Strong Pedestrian links between Parcel F1 + F2
  - Focus of project is lakefront connectivity + views





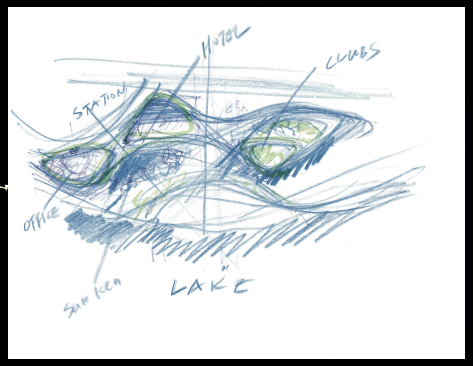


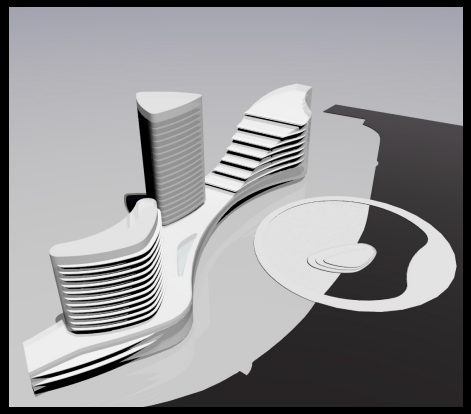
DESIGN EXPLORATION 2

terrace

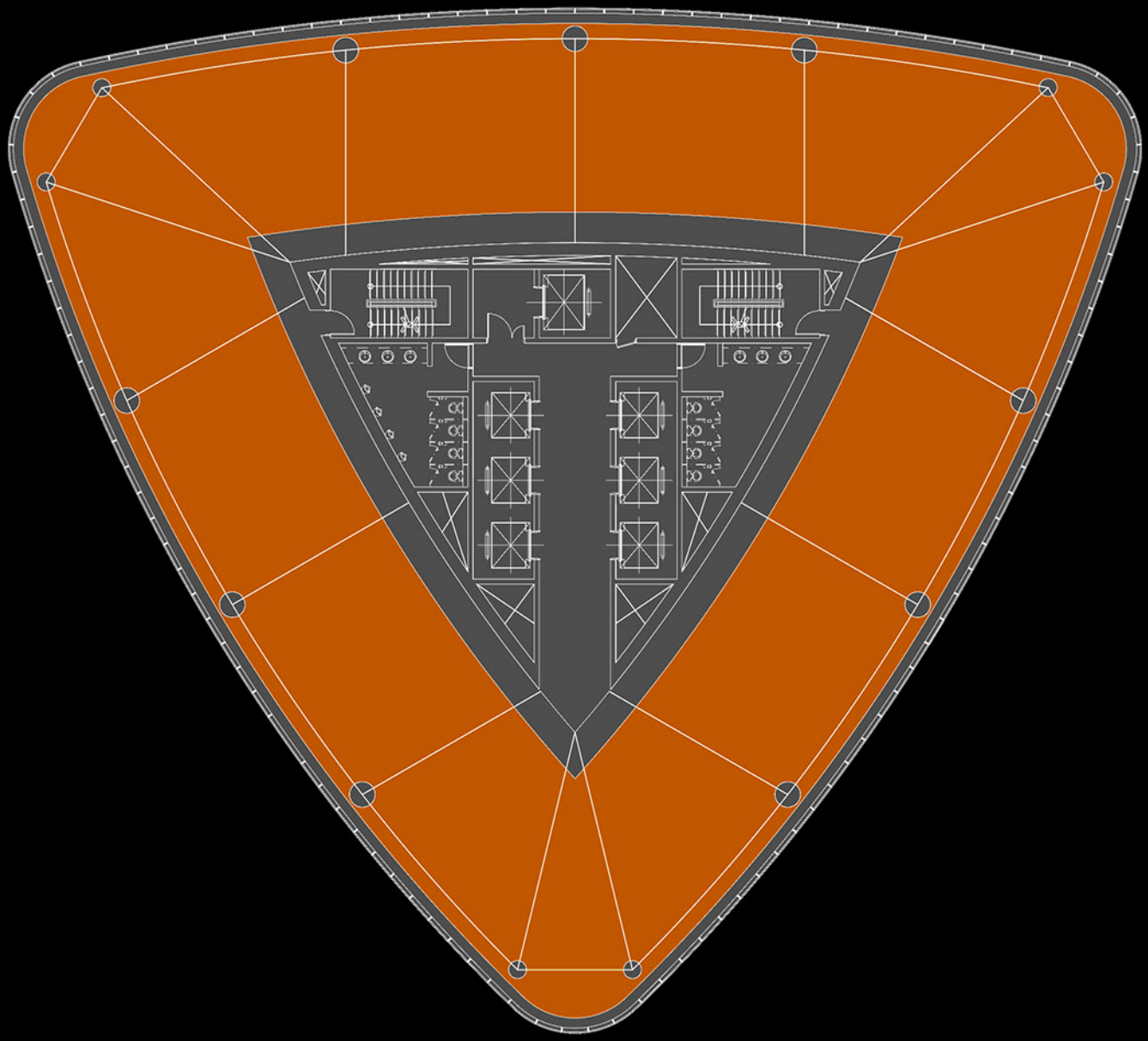
Insert inspiration images

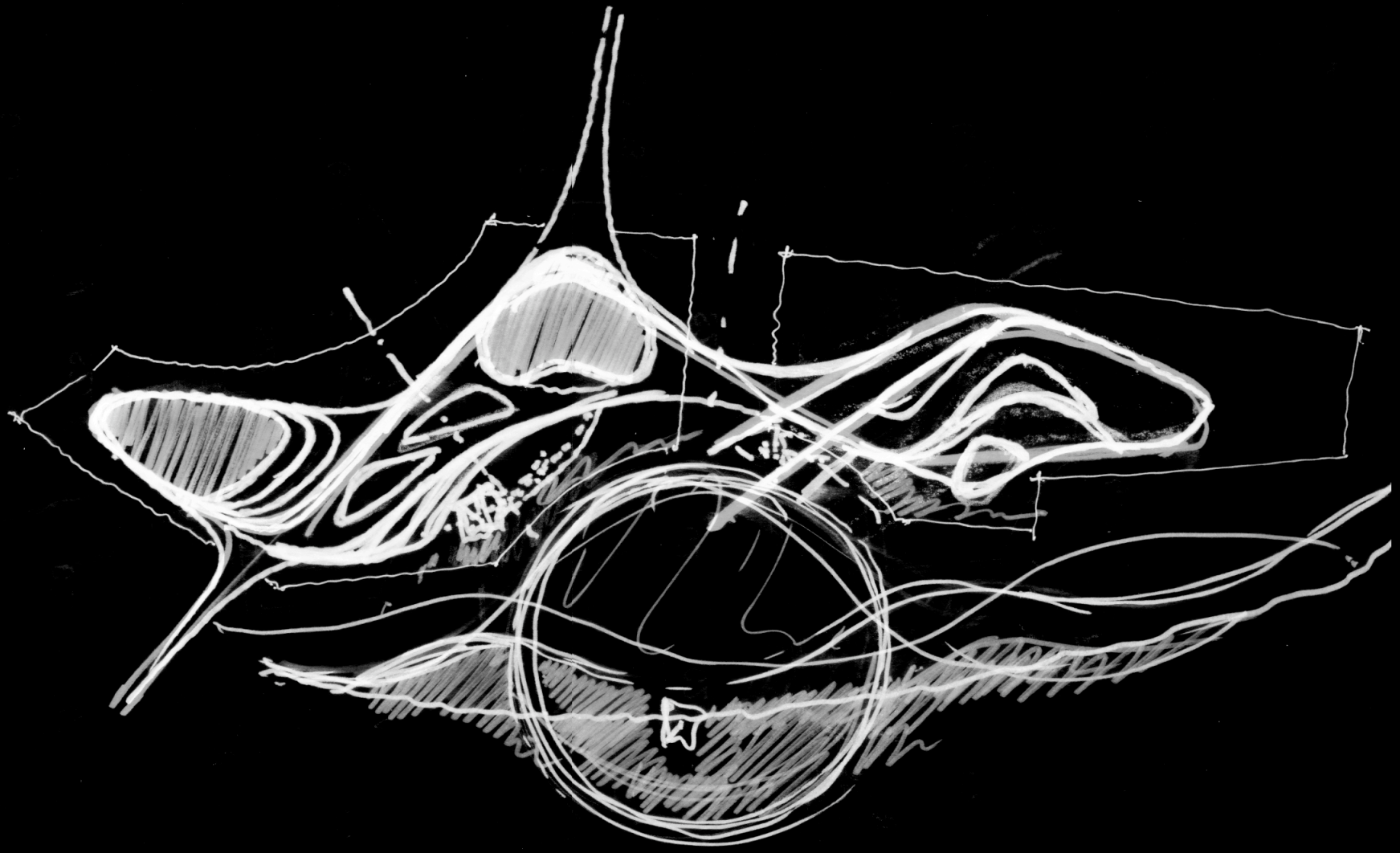
2_alt 1 terrace

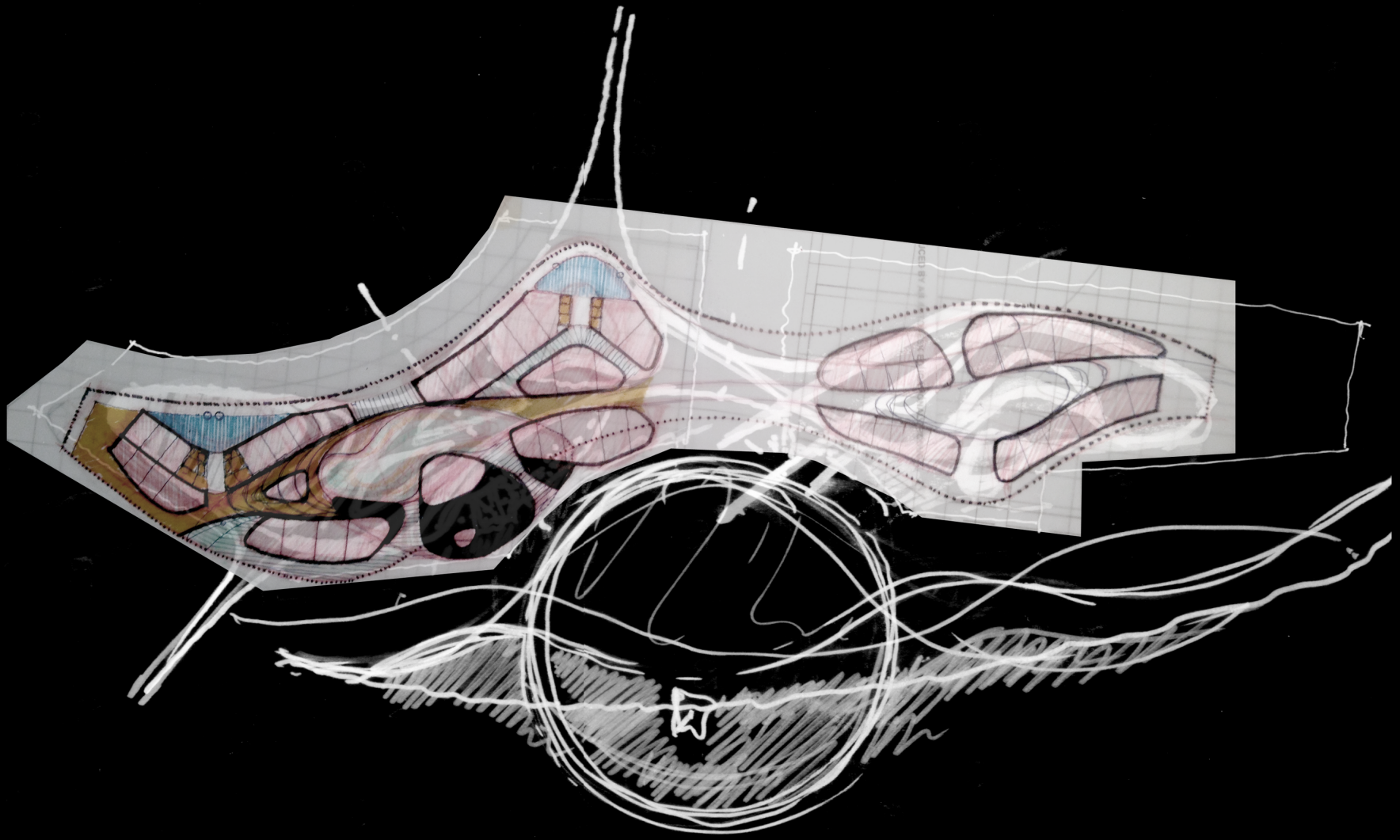


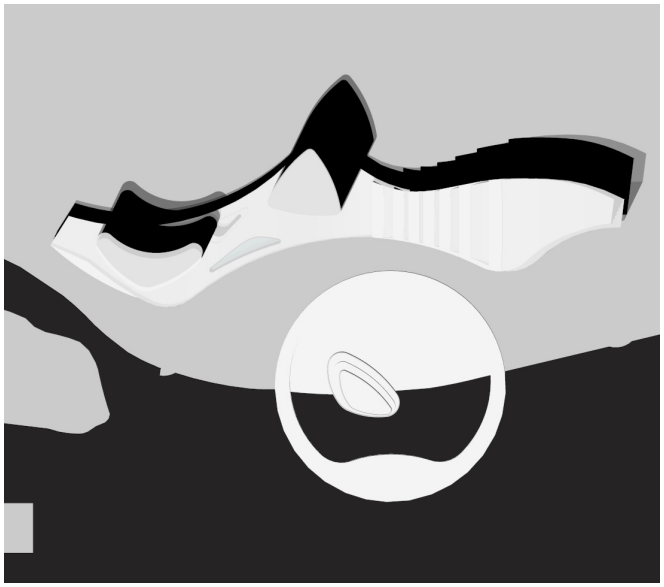


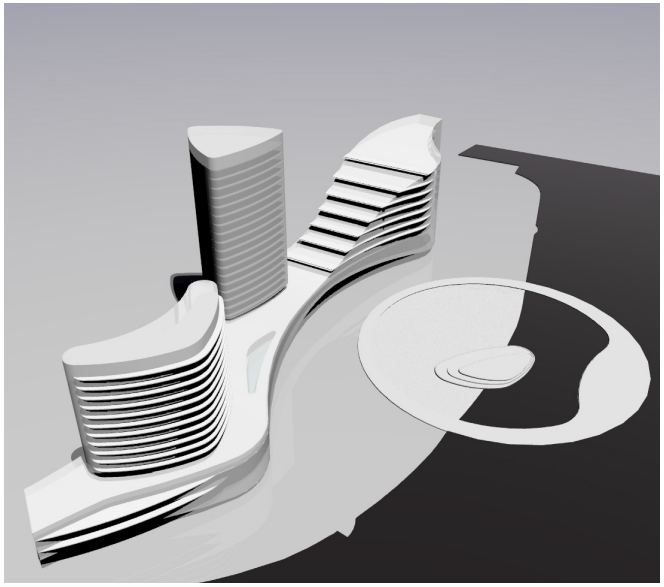
- **Approach**
  - Create three soft forms that are interconnected with a flowing and terracing podium
- **Design Attributes**
  - Alternative 1 looks at the hotel and commercial retail as the two end anchors connected by a pedestrian spine with the office building in the middle.

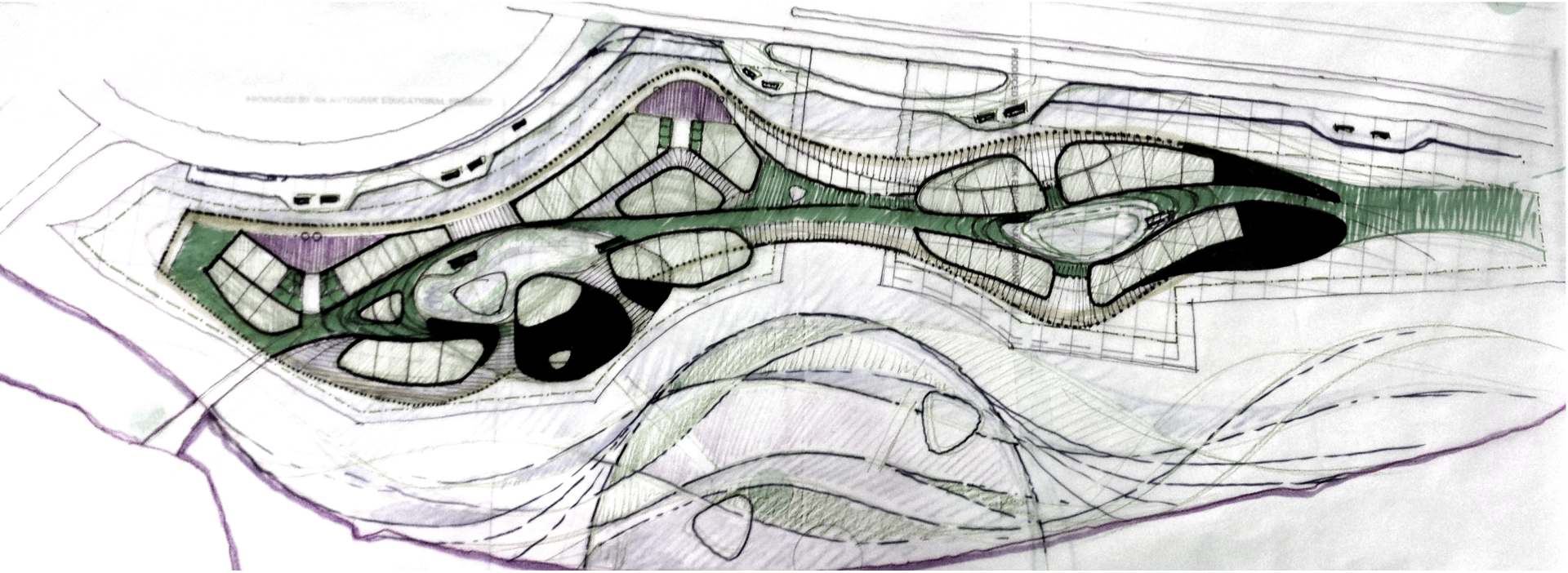


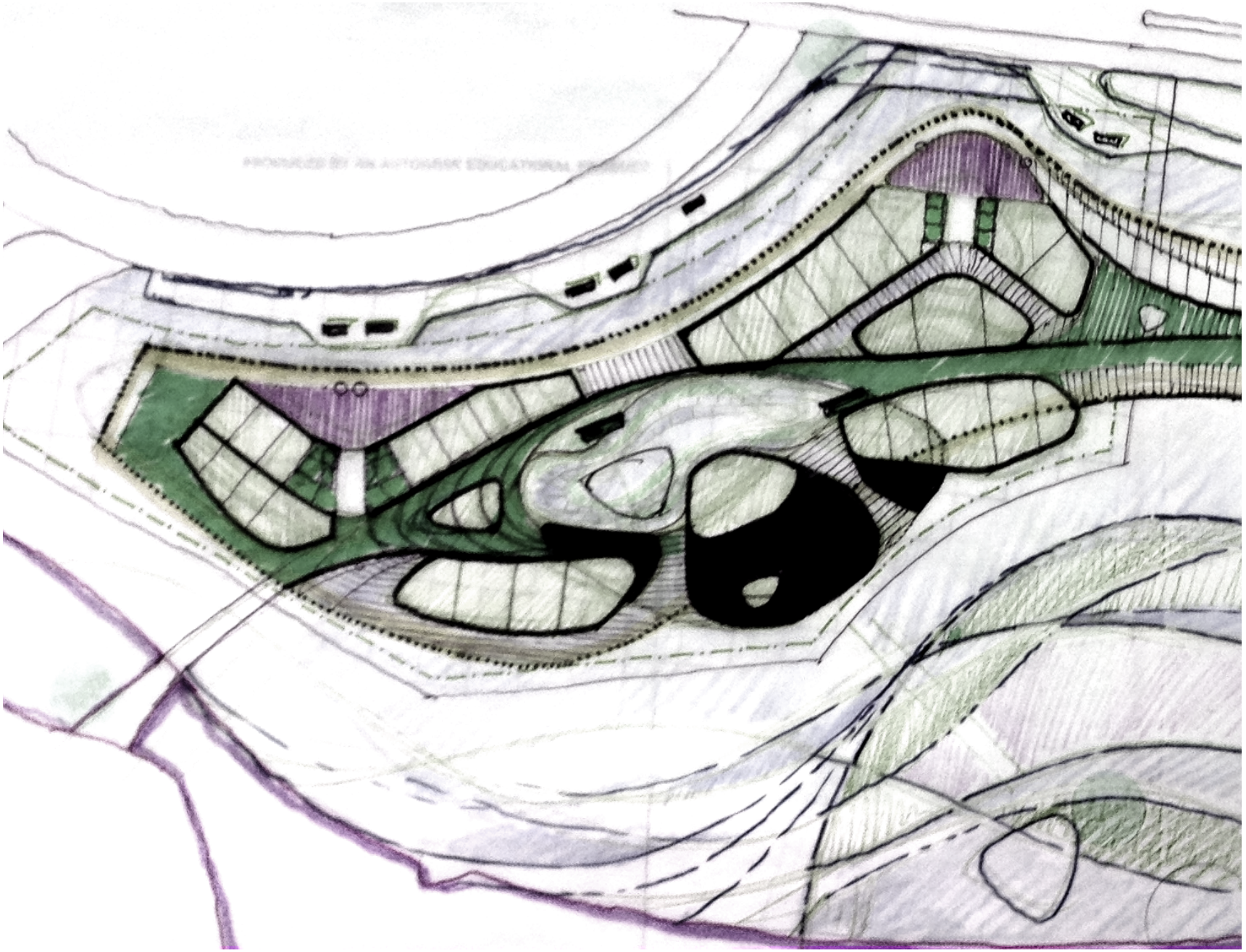


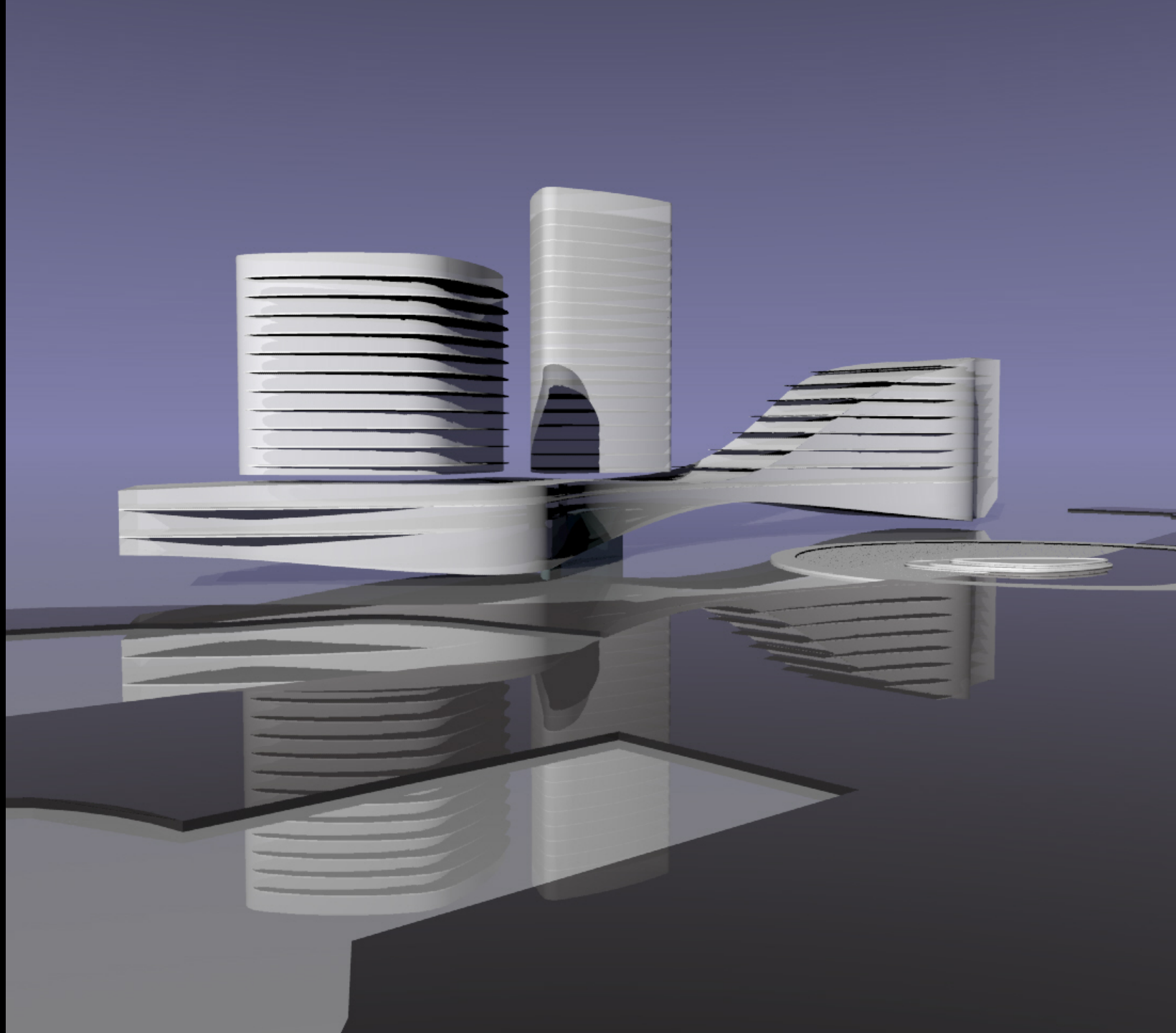


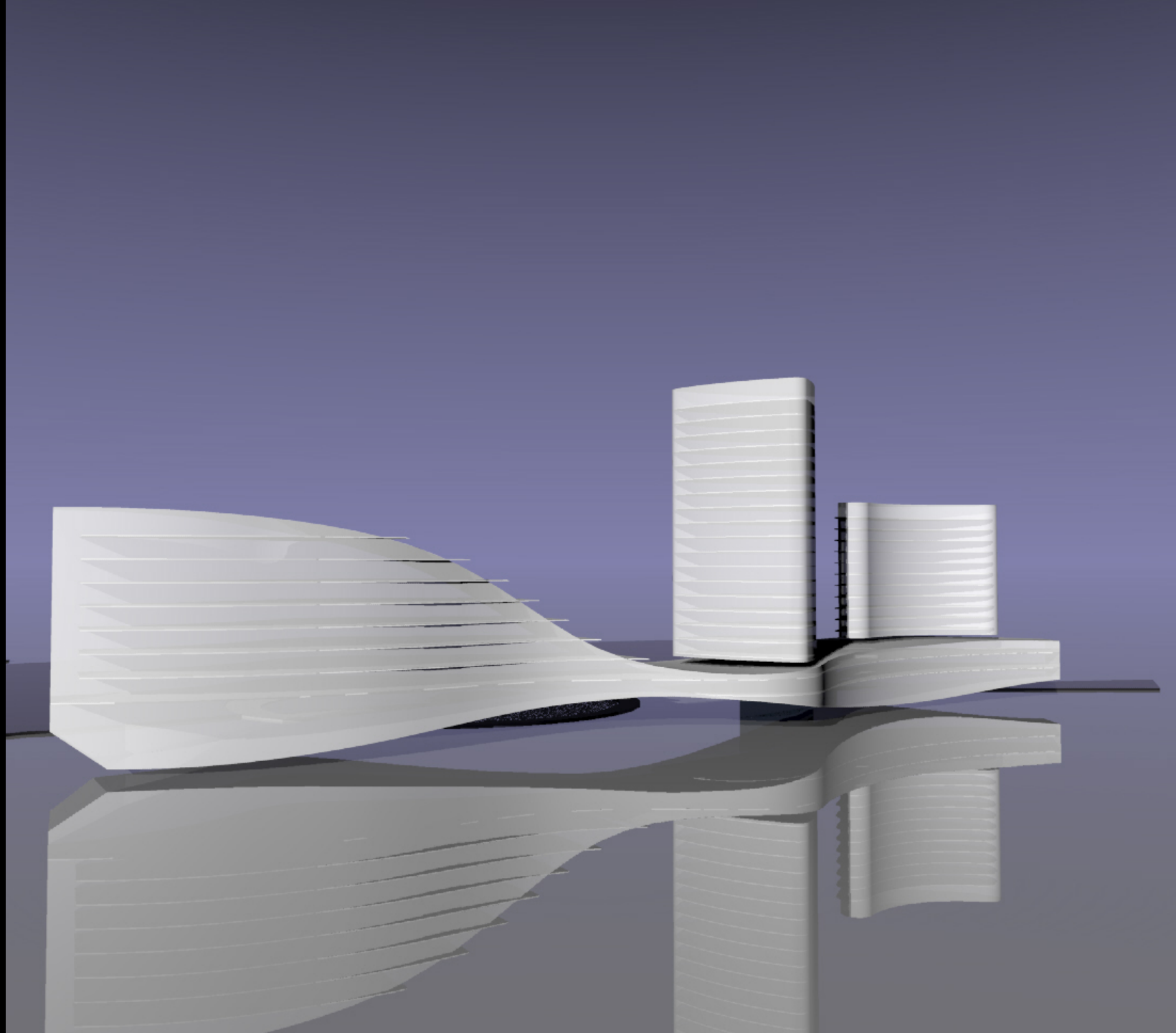


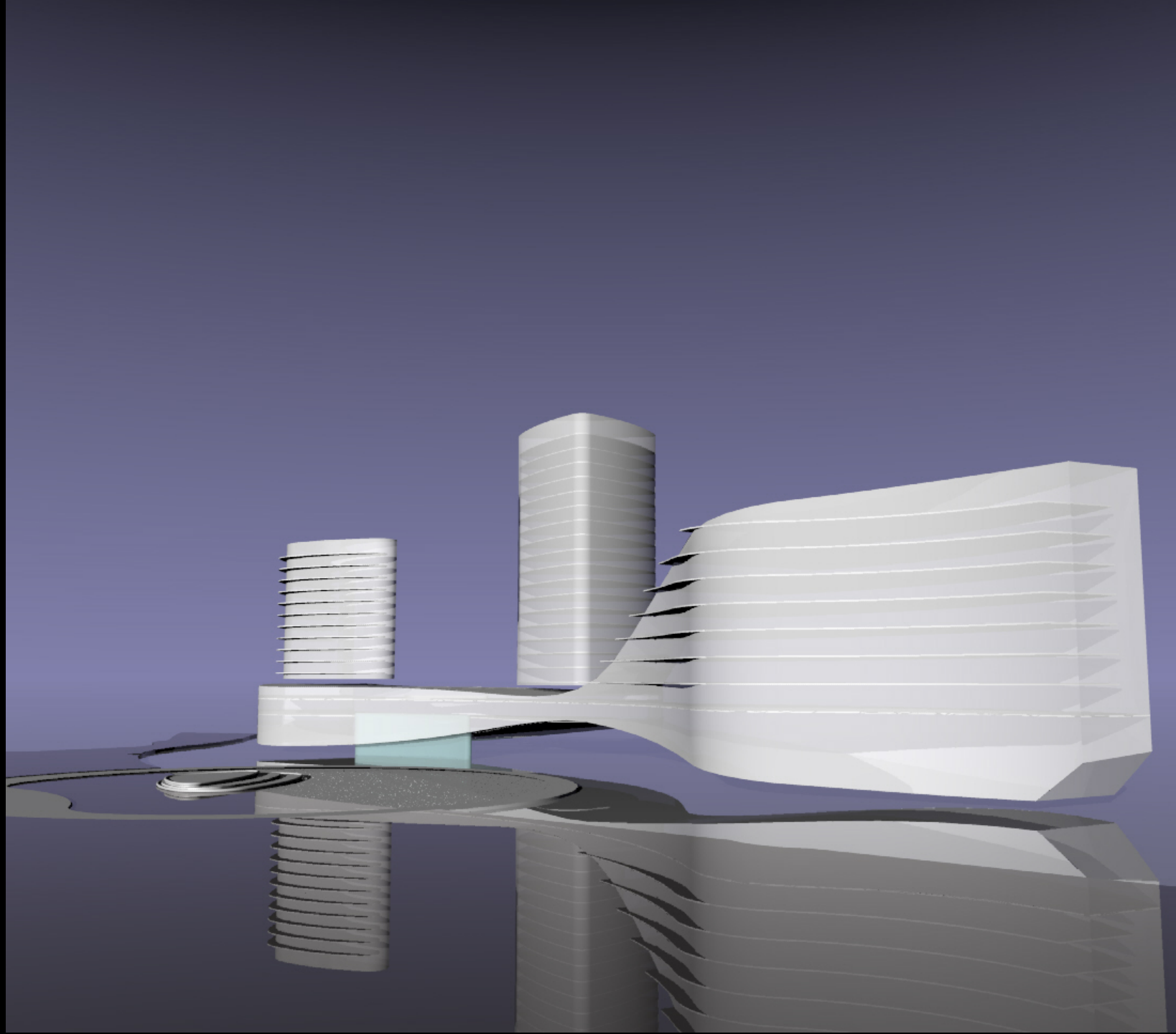


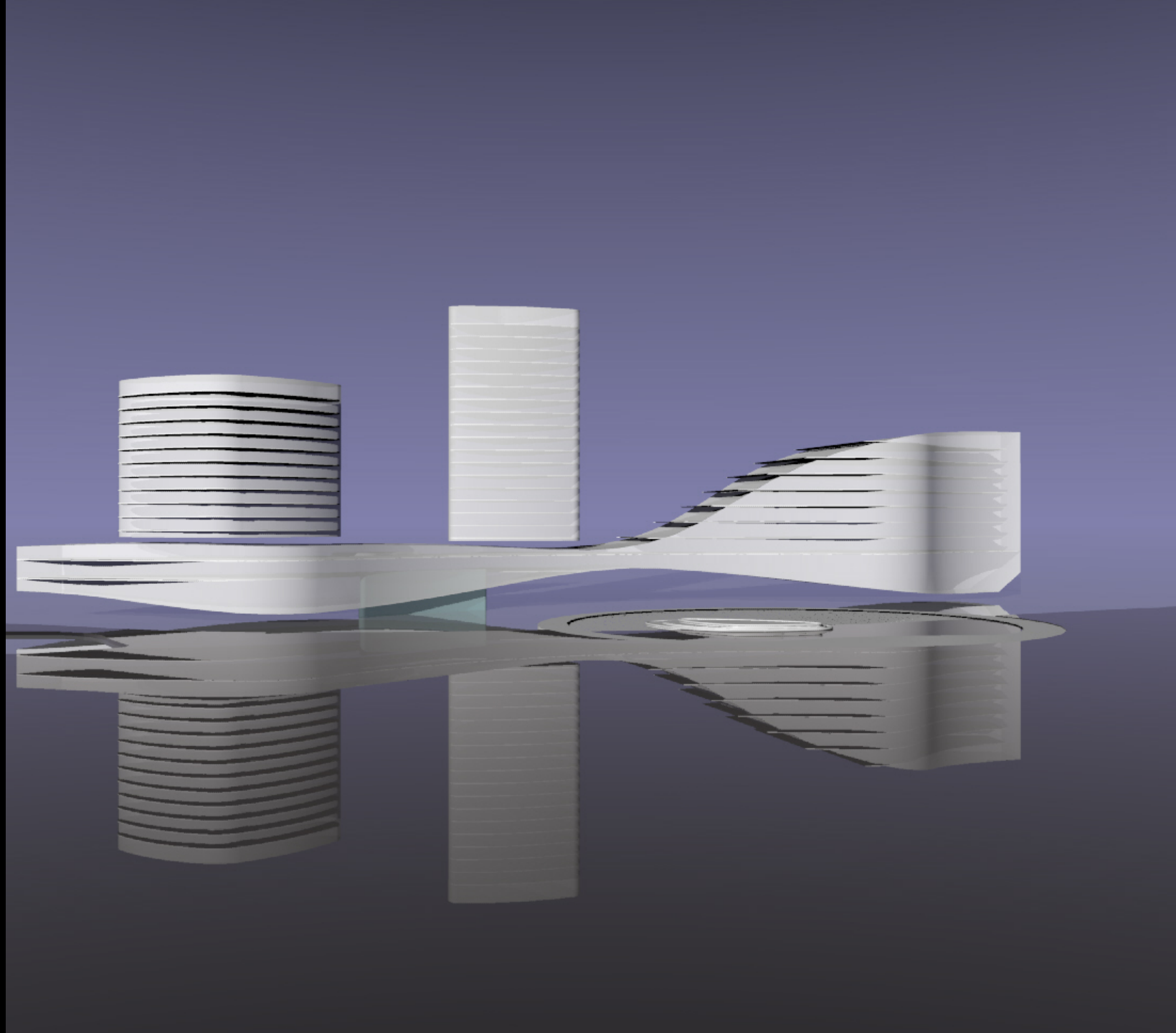


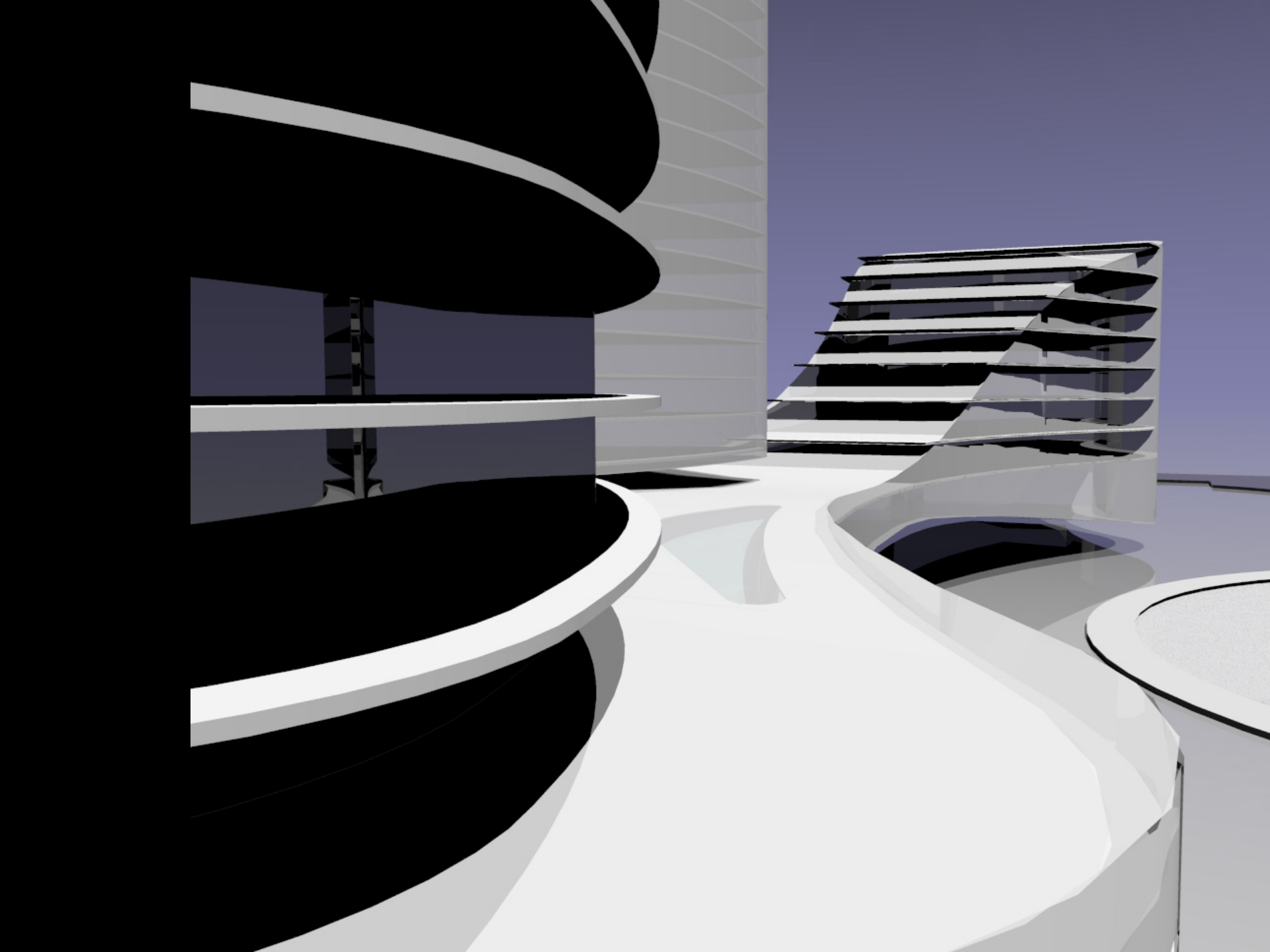


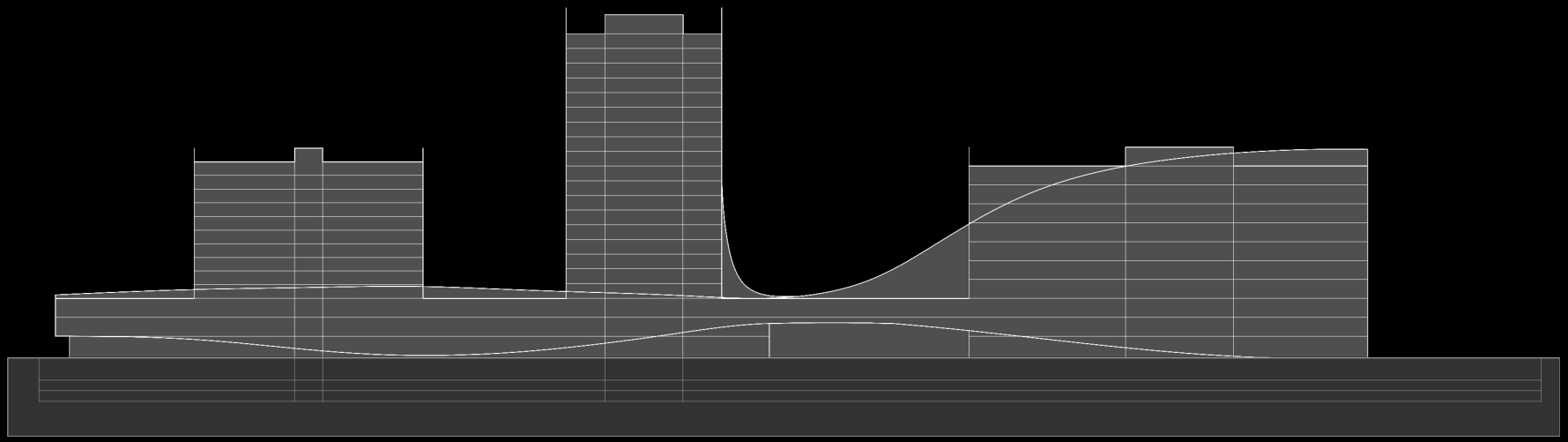


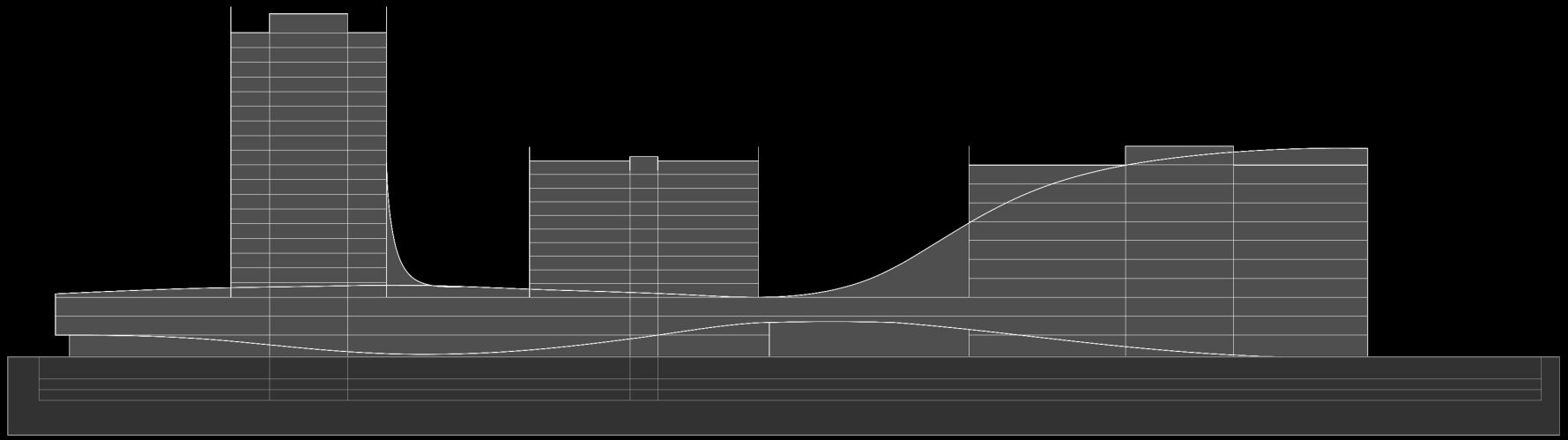


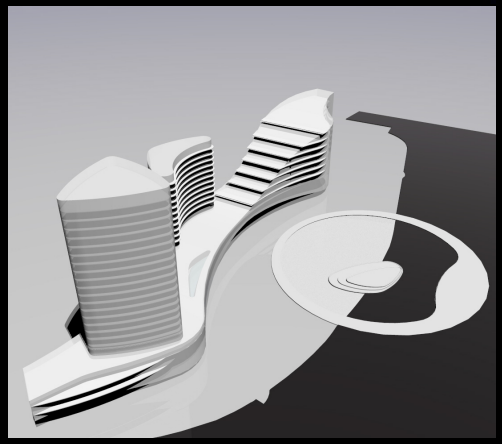








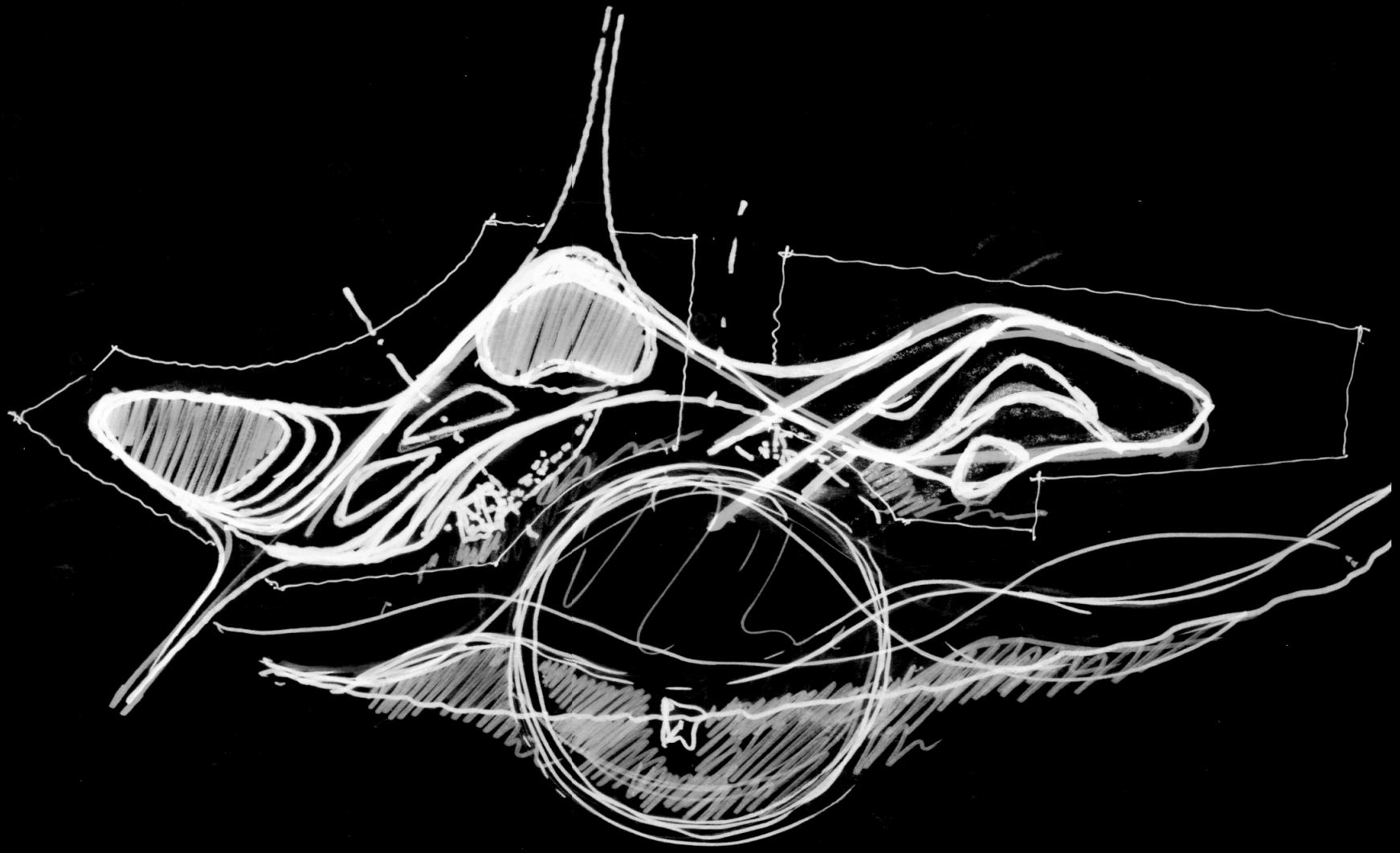


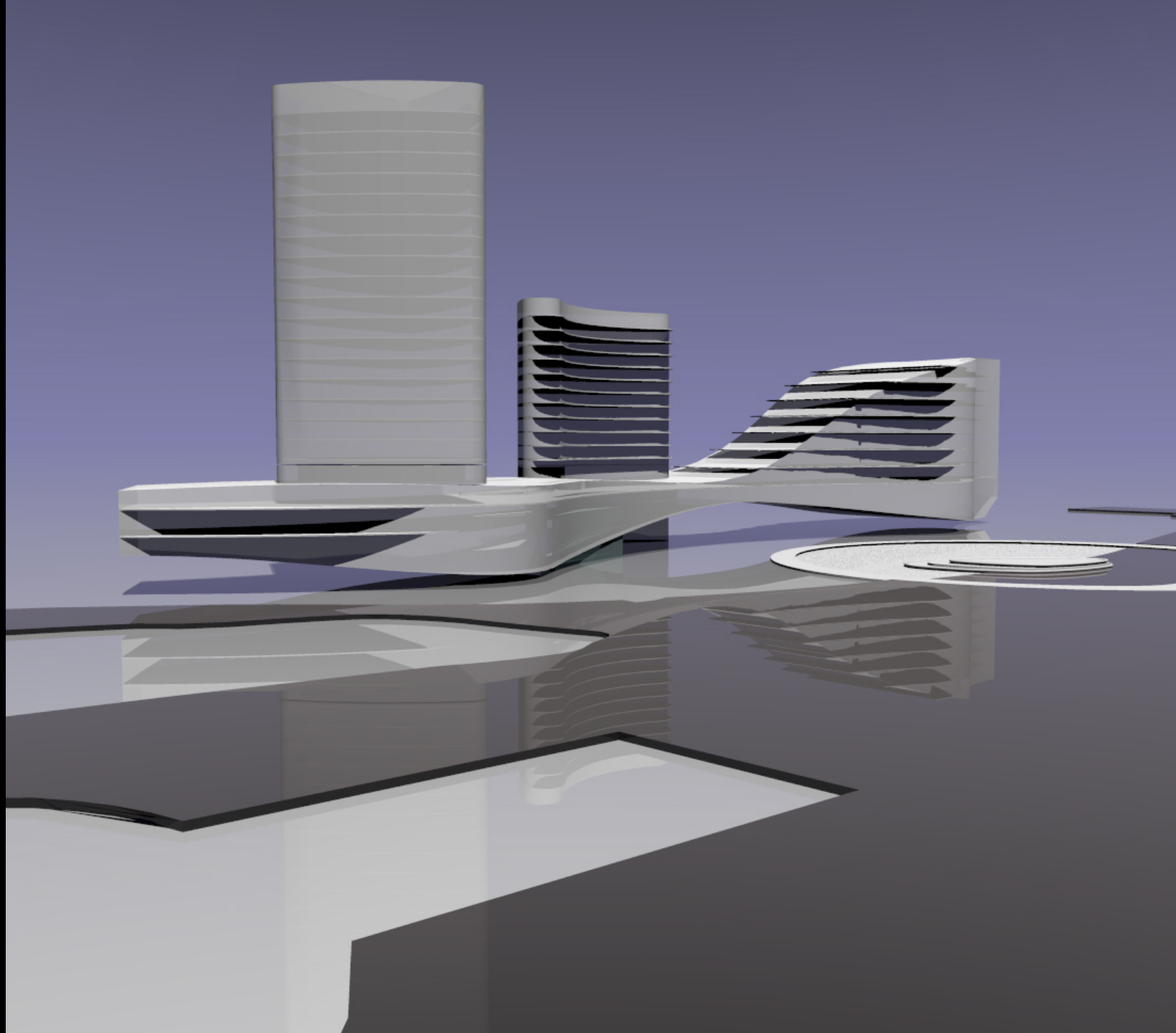


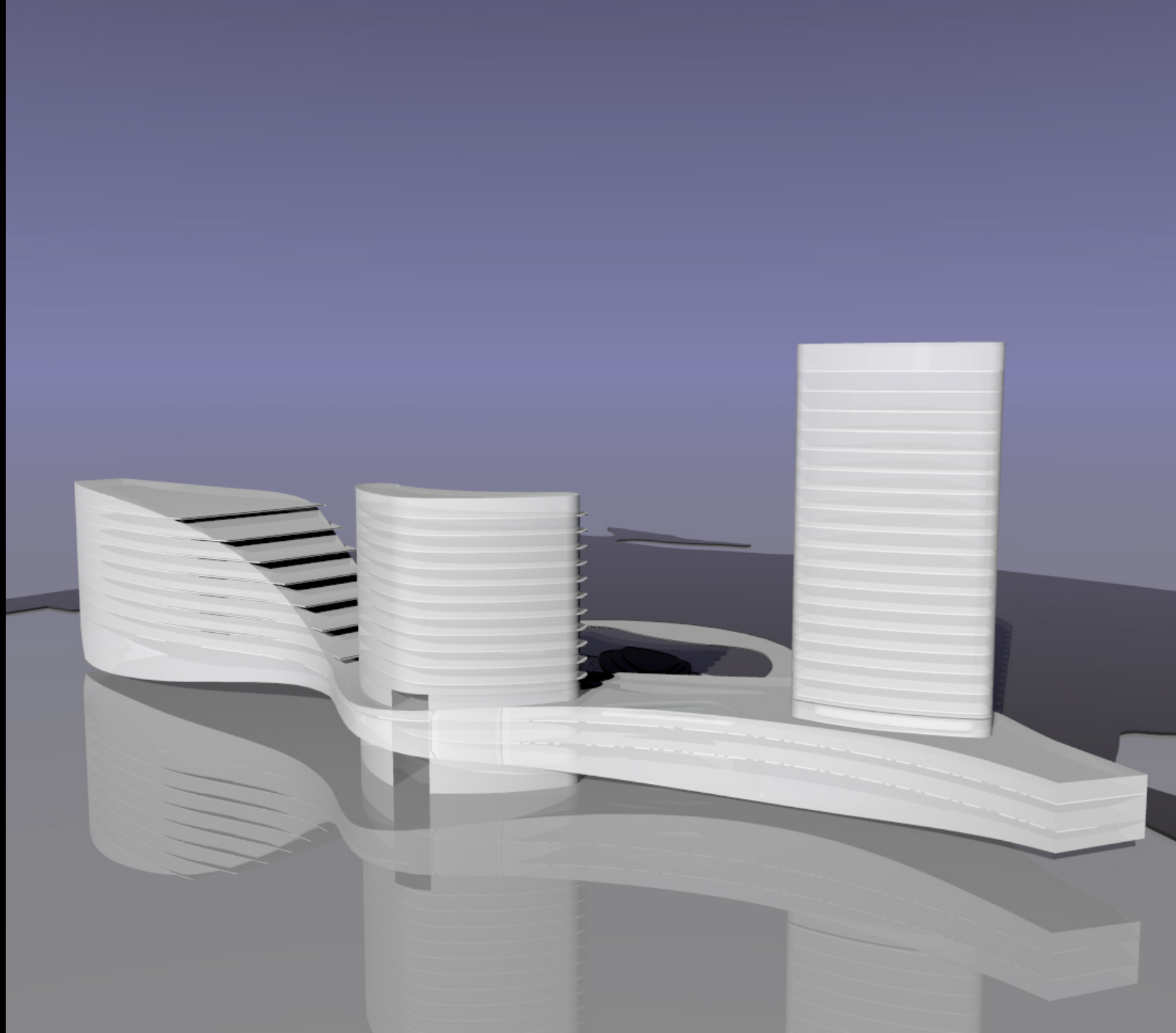
2_alt 2 terrace

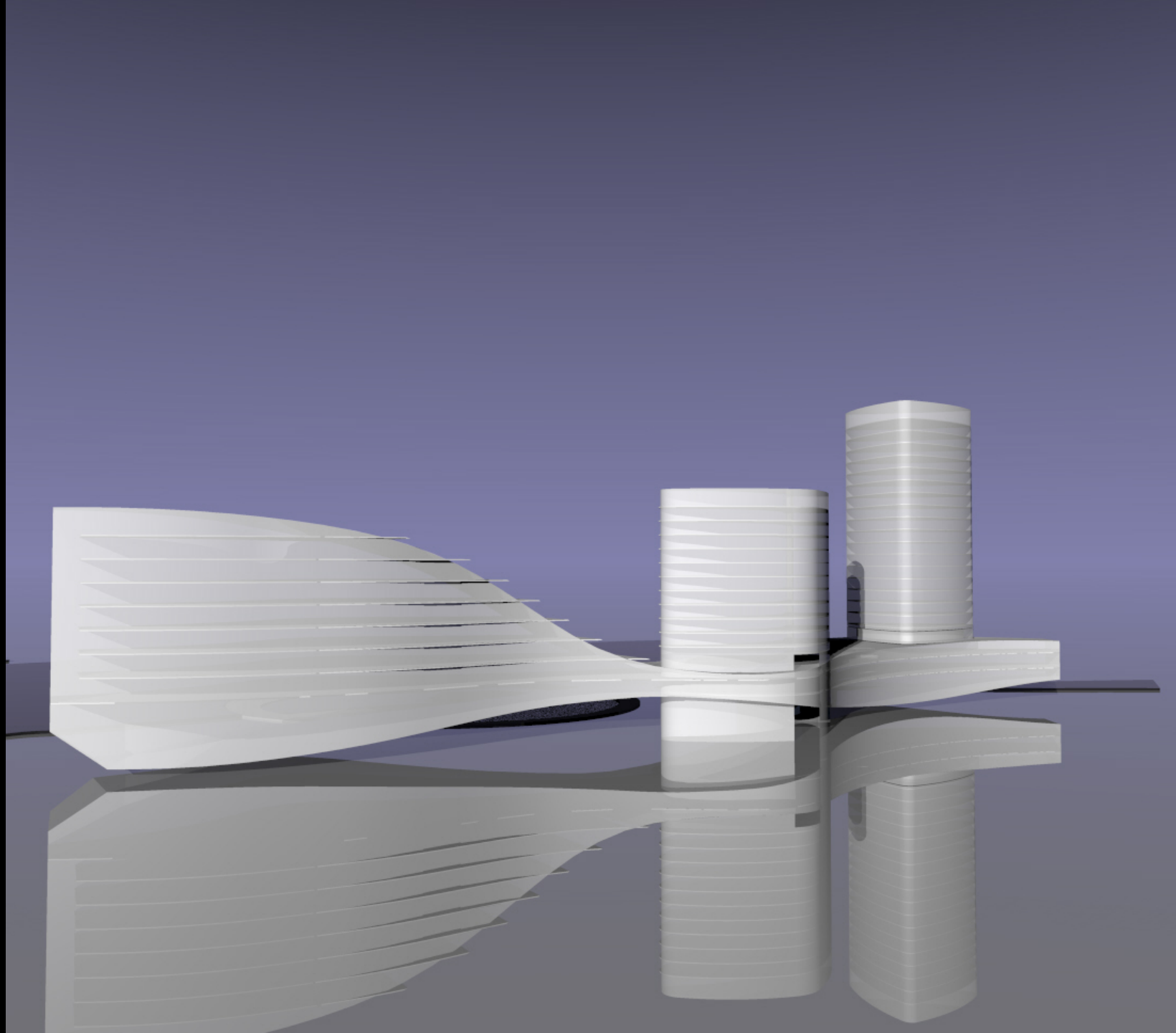
- **Approach**
  - Create three soft forms that are interconnected with a flowing and terracing podium

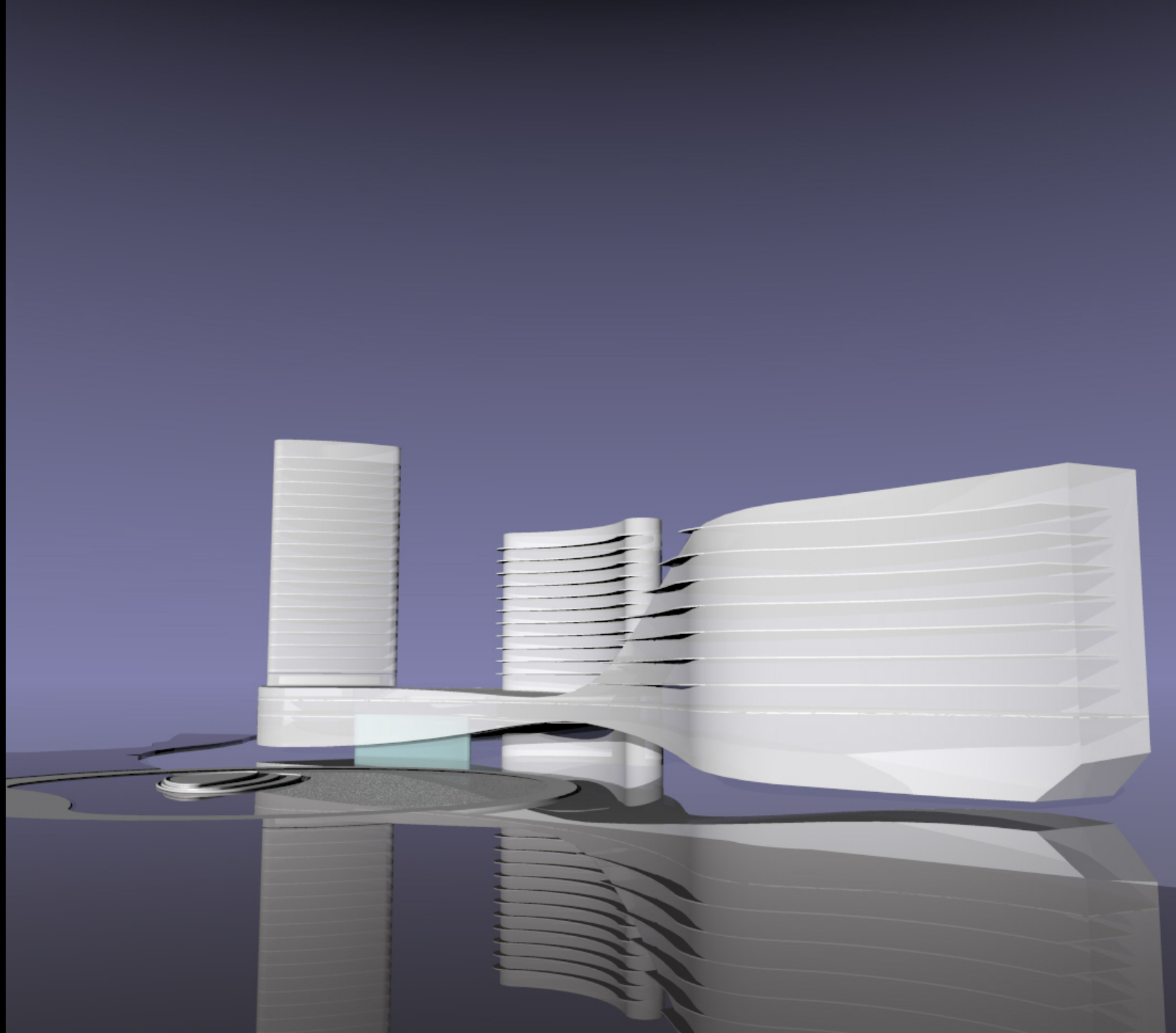
- **Design Attributes**
  - Alternative 2 looks at the hotel and commercial retail immediately adjacent to leverage synergies with the office tower at the end as the vertical landmark.

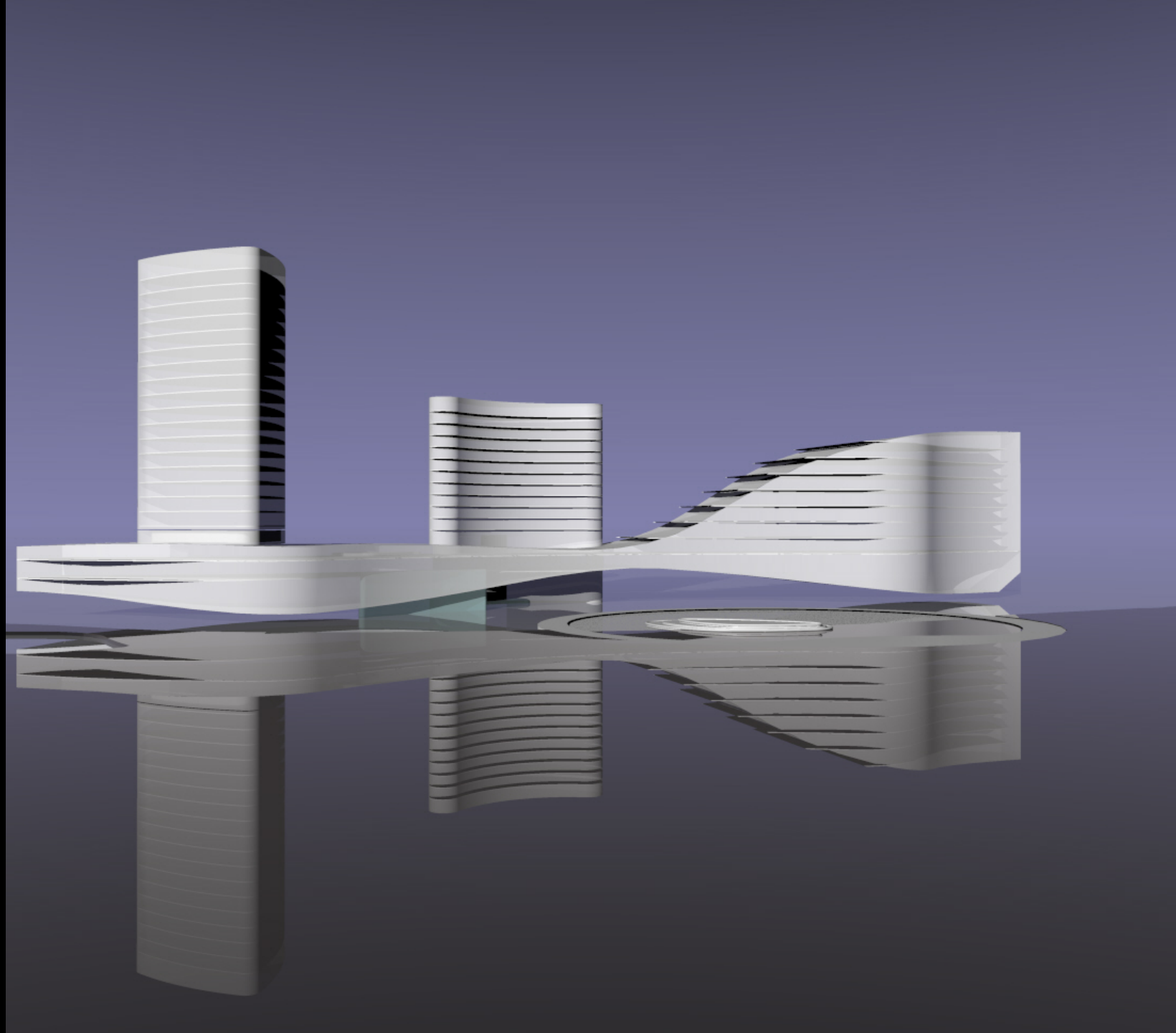


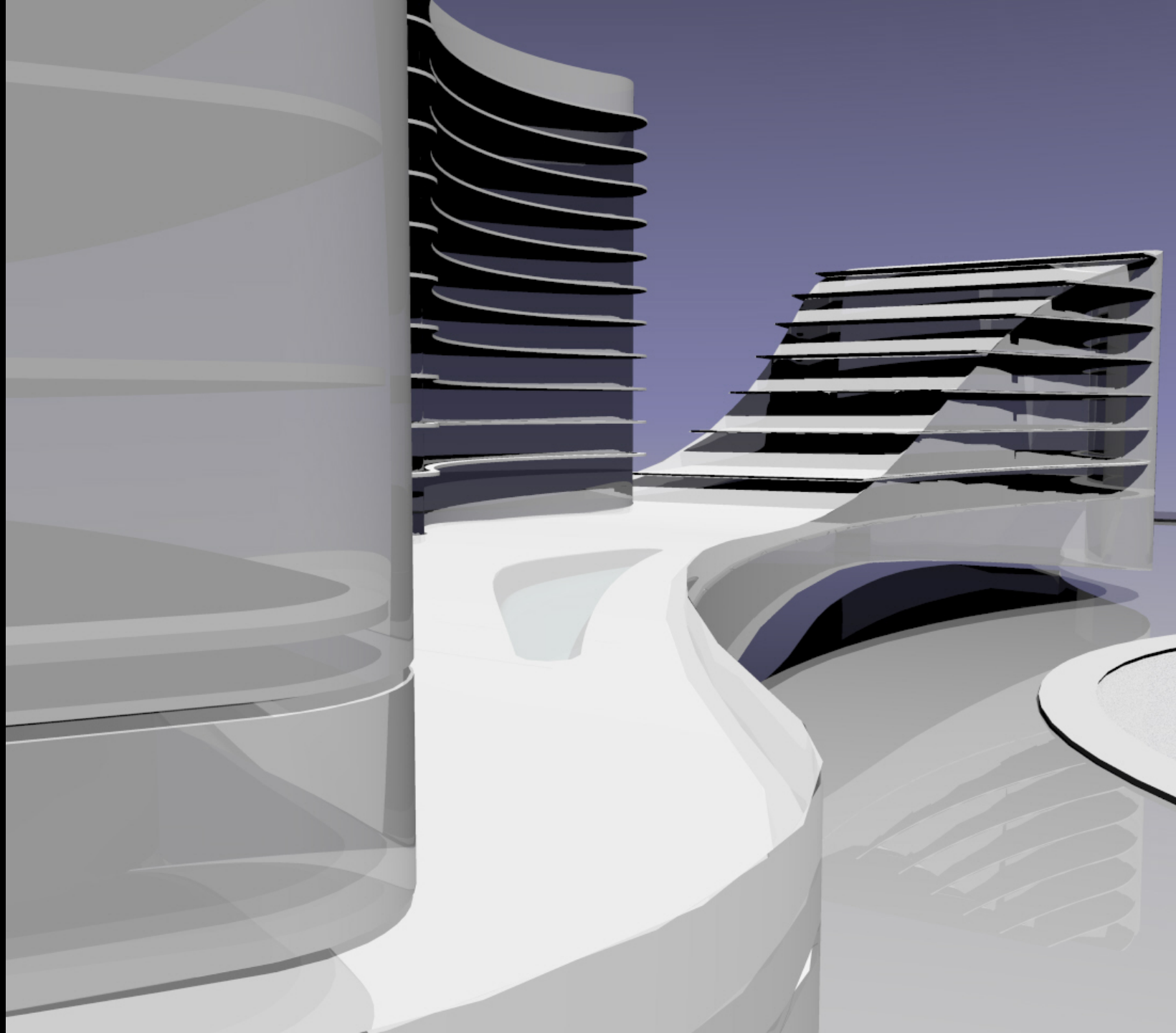












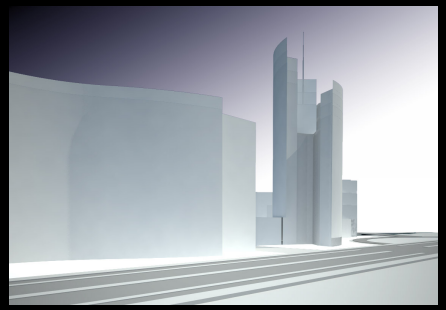
DESIGN EXPLORATION 3

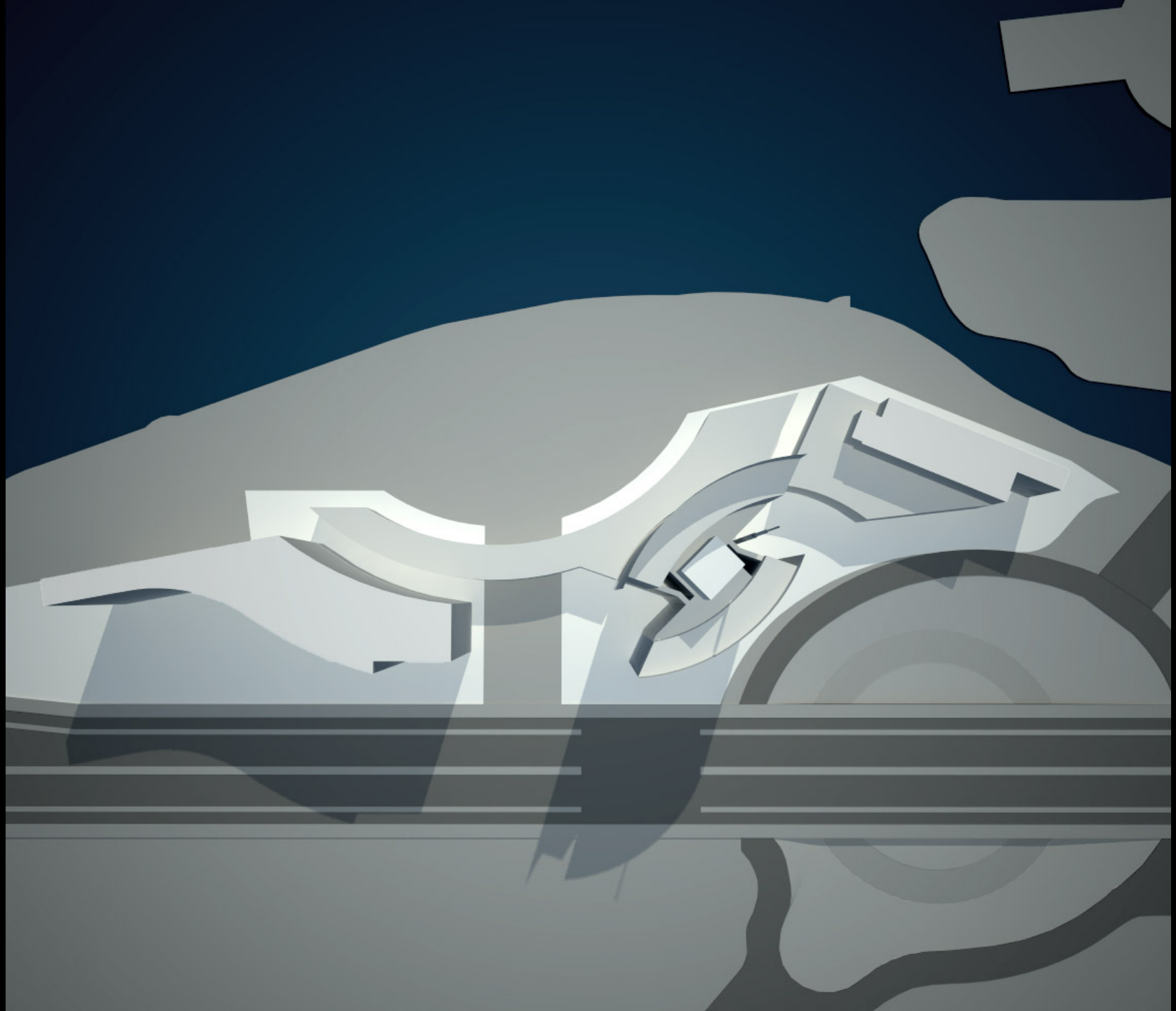
zoom

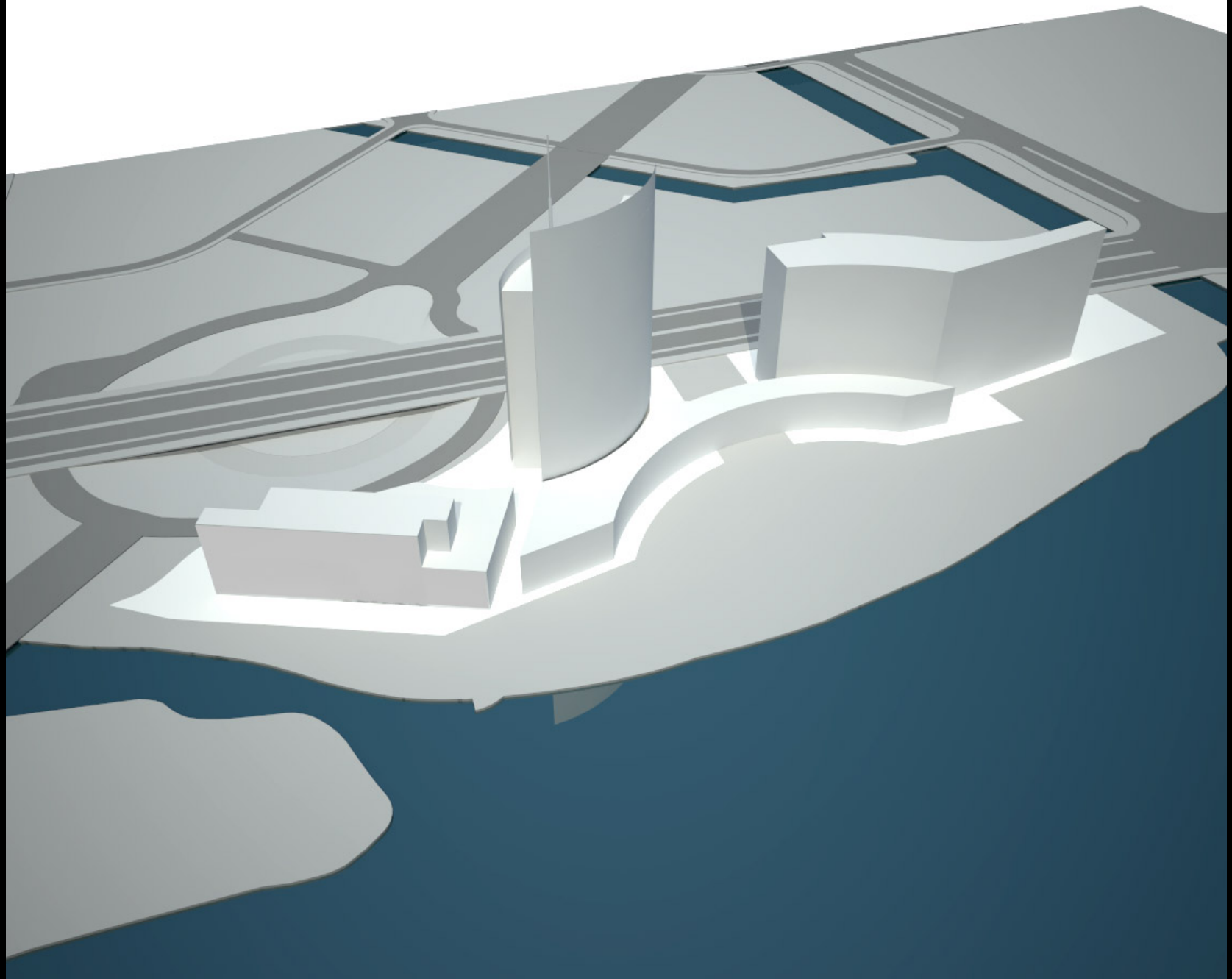
4_loop

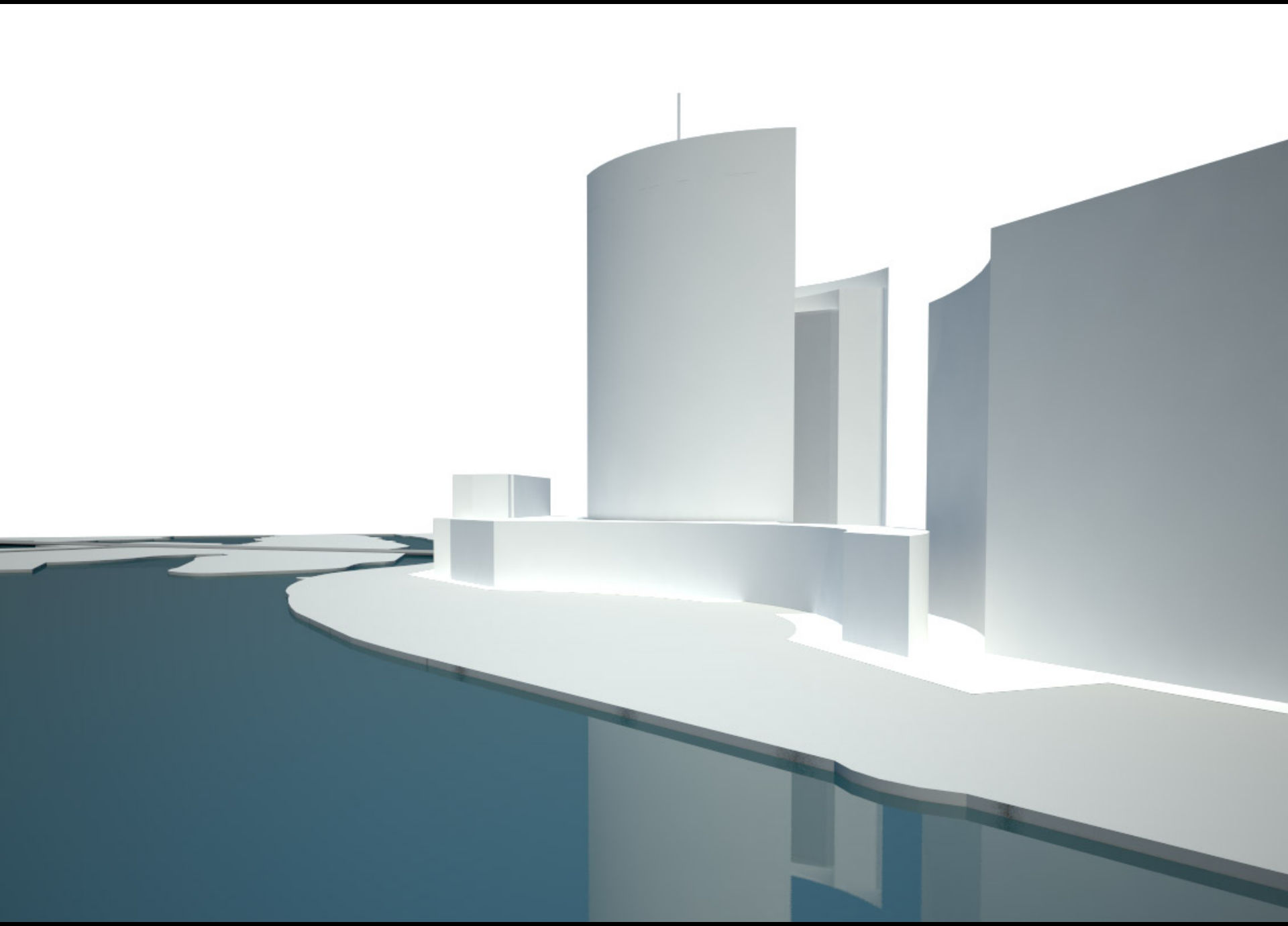
- **Approach**
  - Create strong parallel program element which provide and dynamic flowing composition

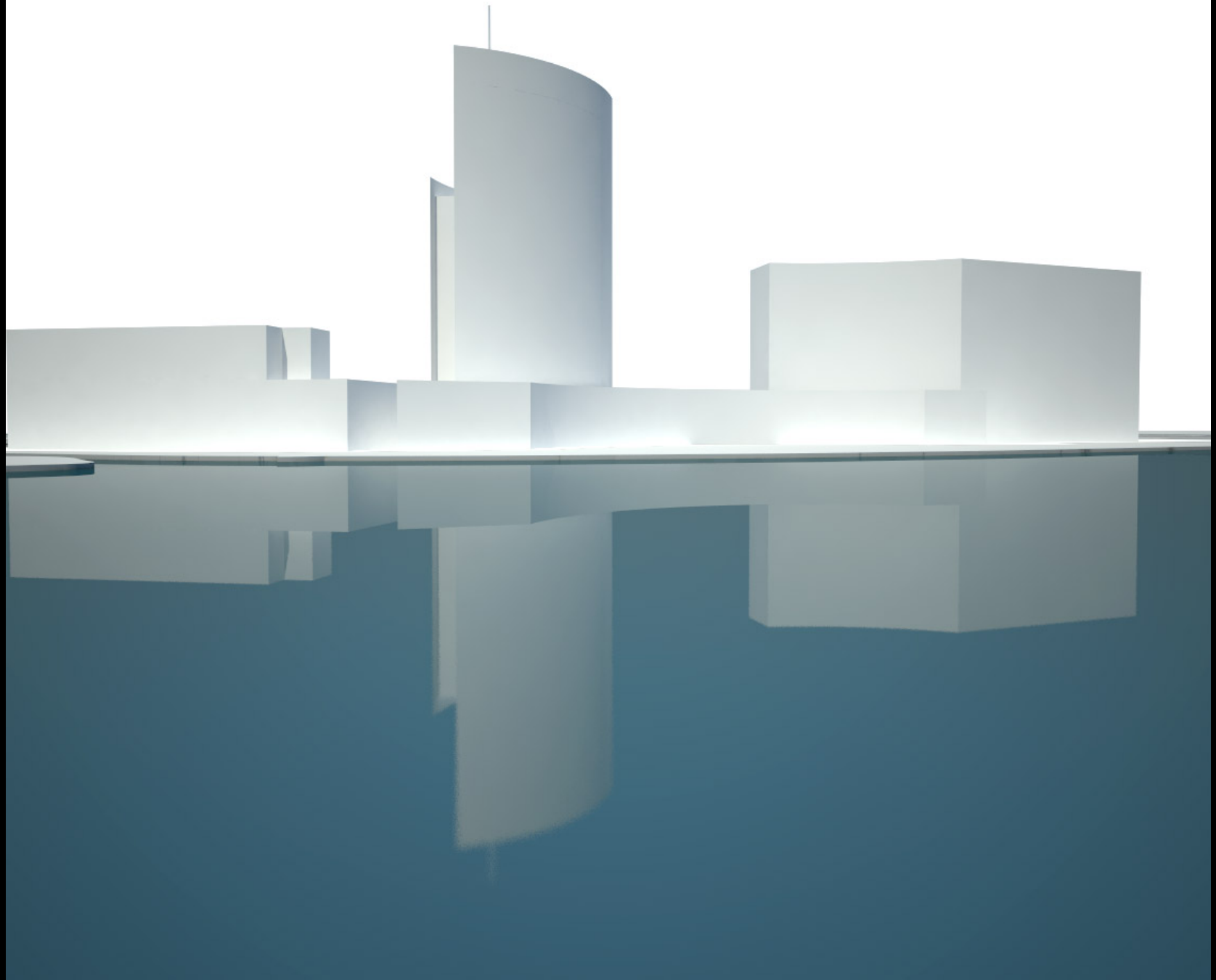
- **Design Attributes**
  - Alternative 4

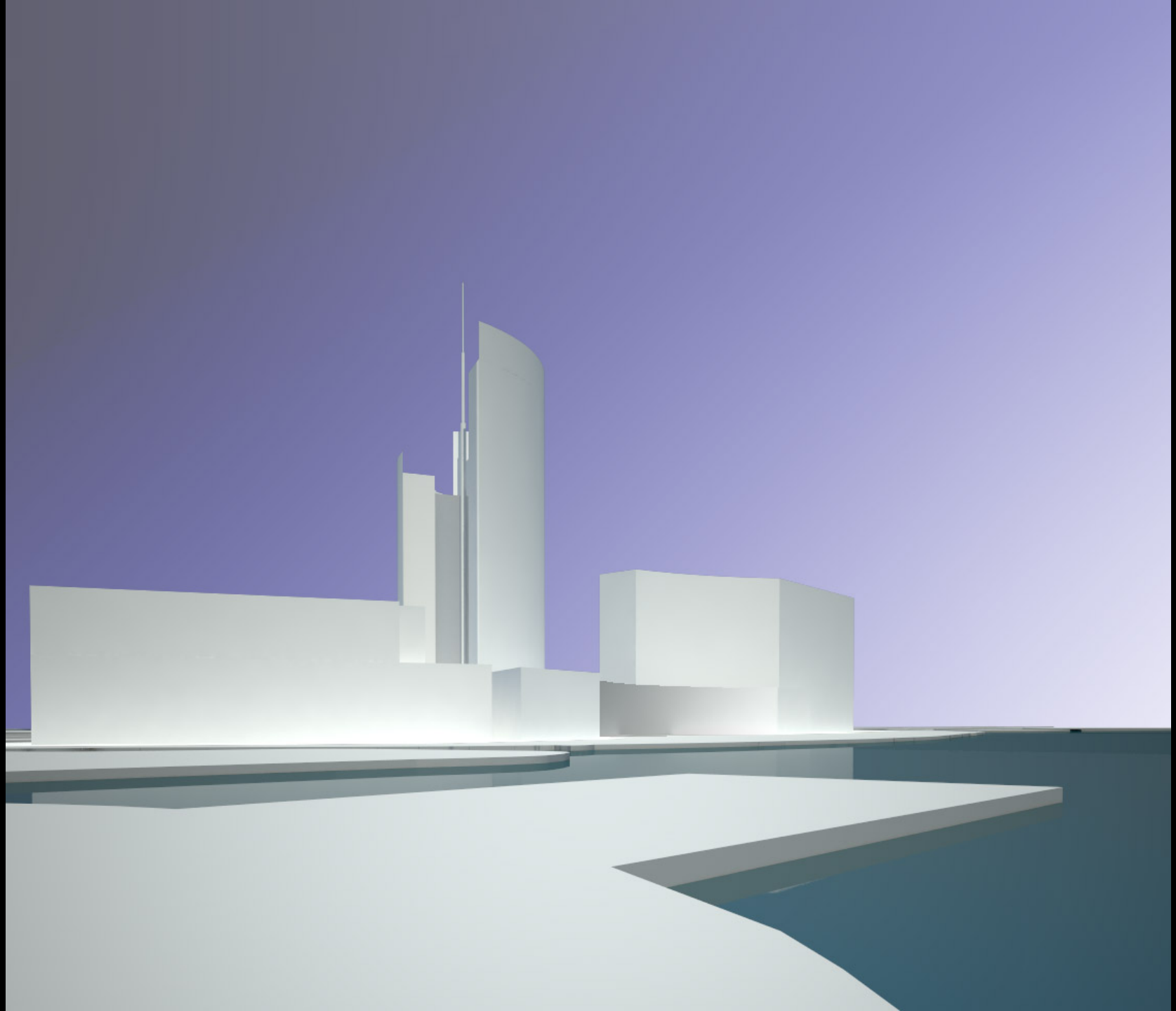


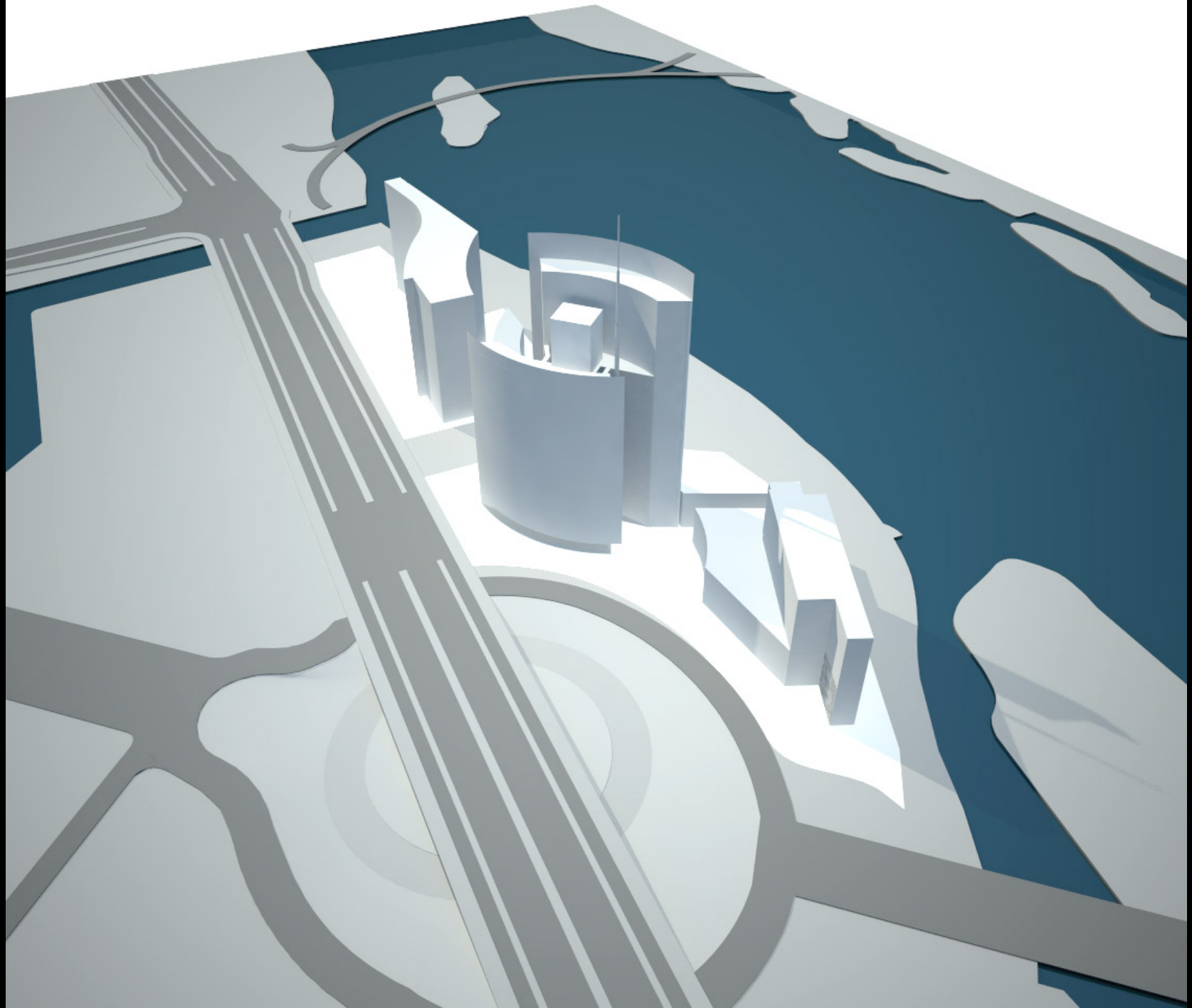


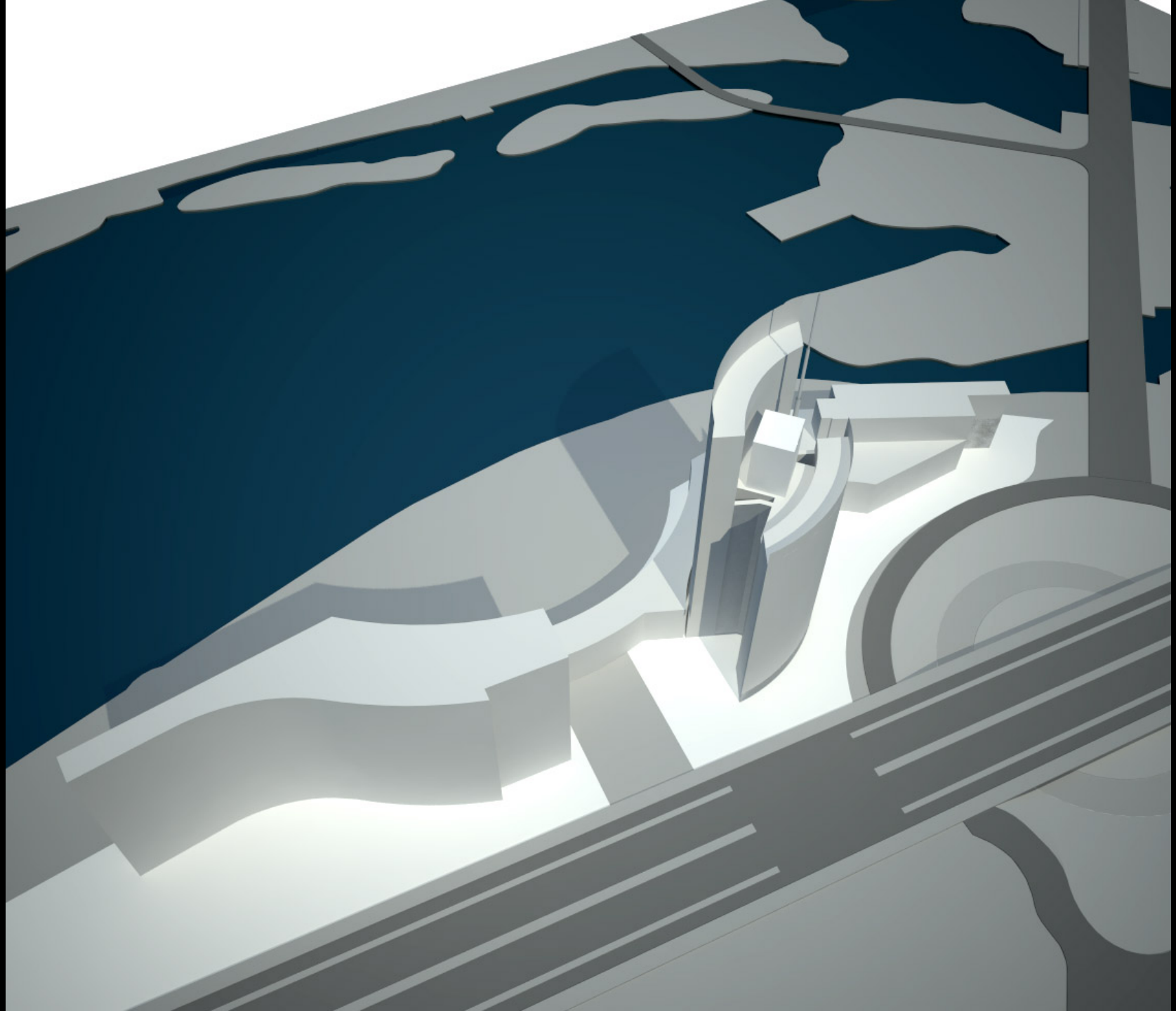


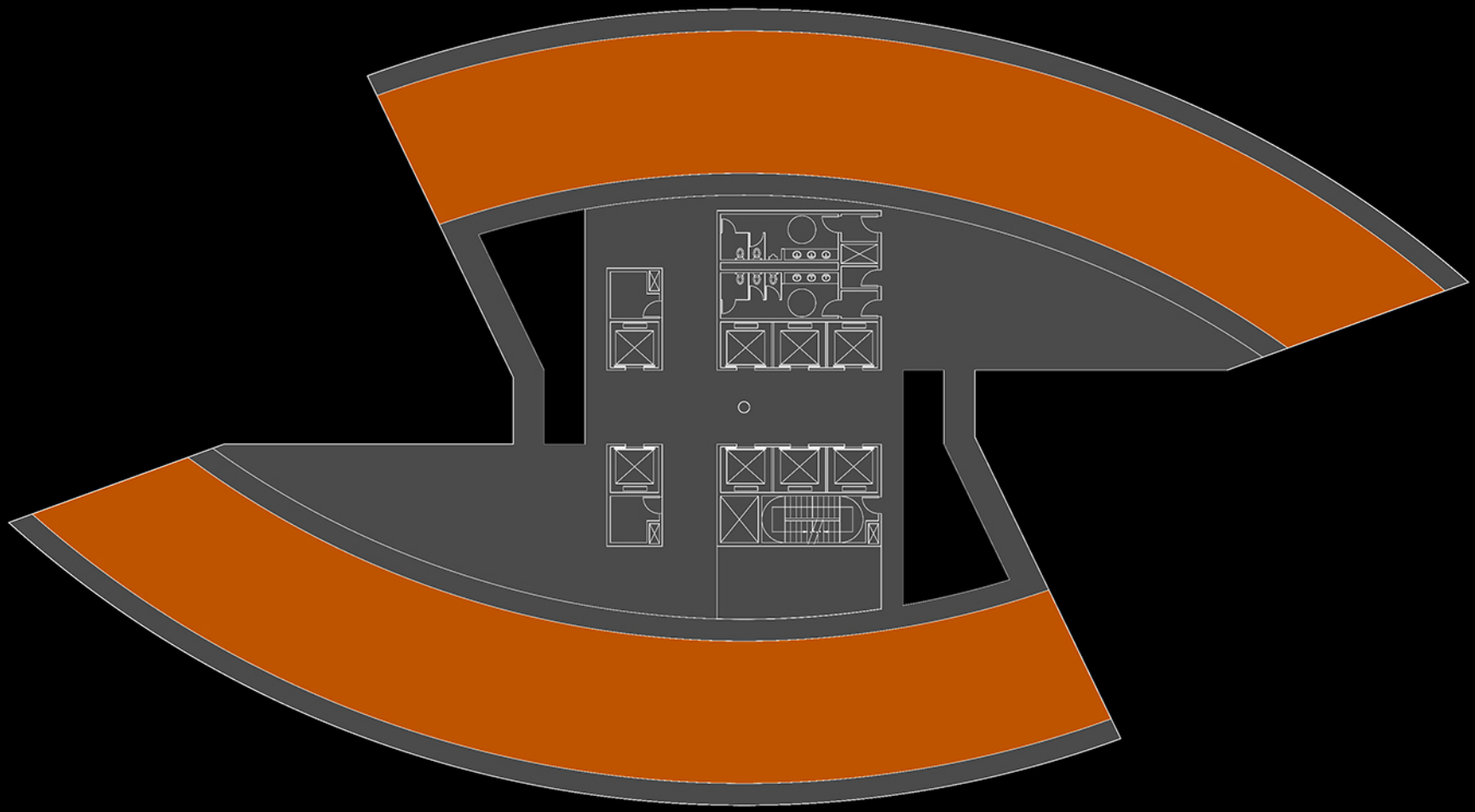


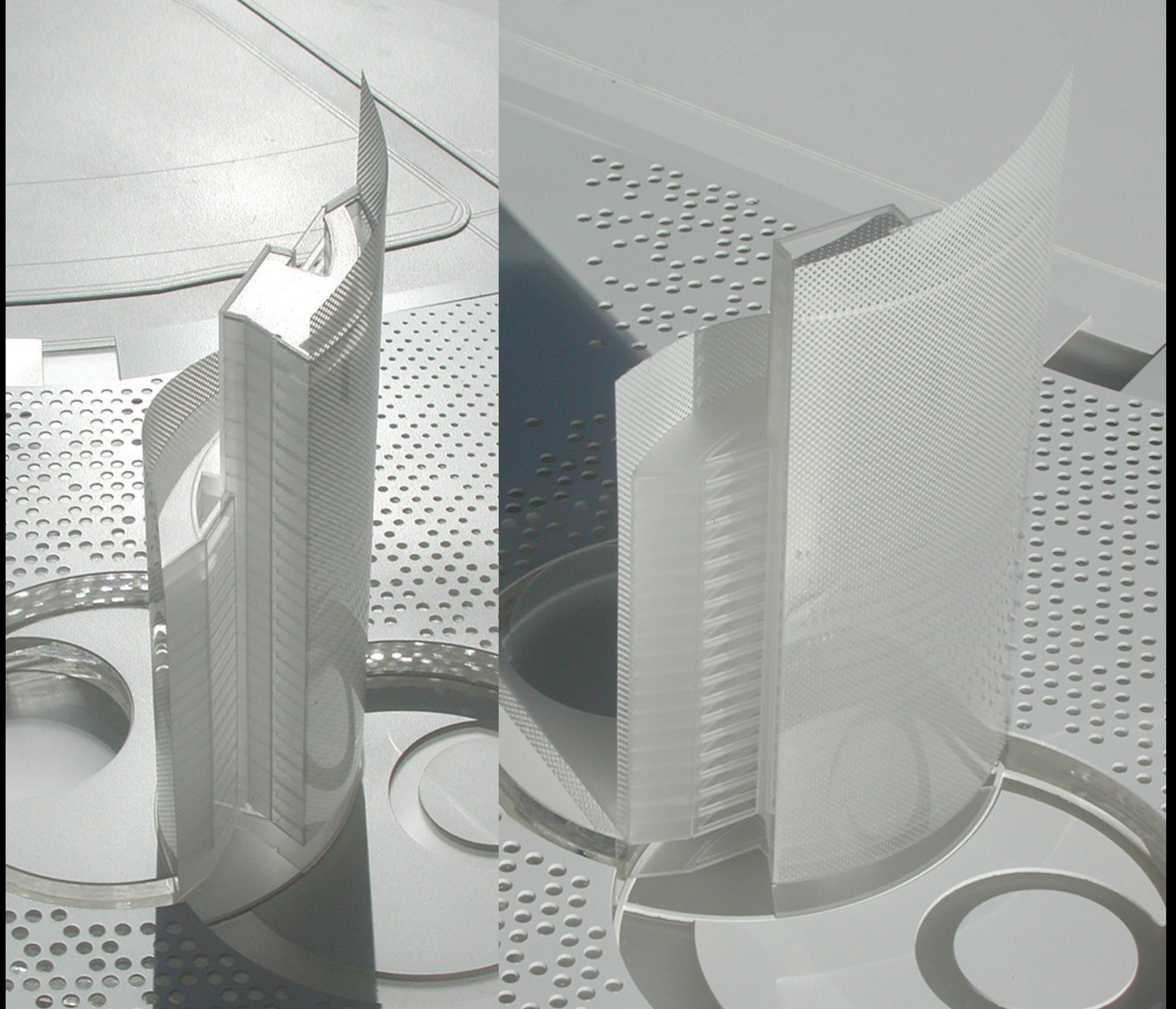


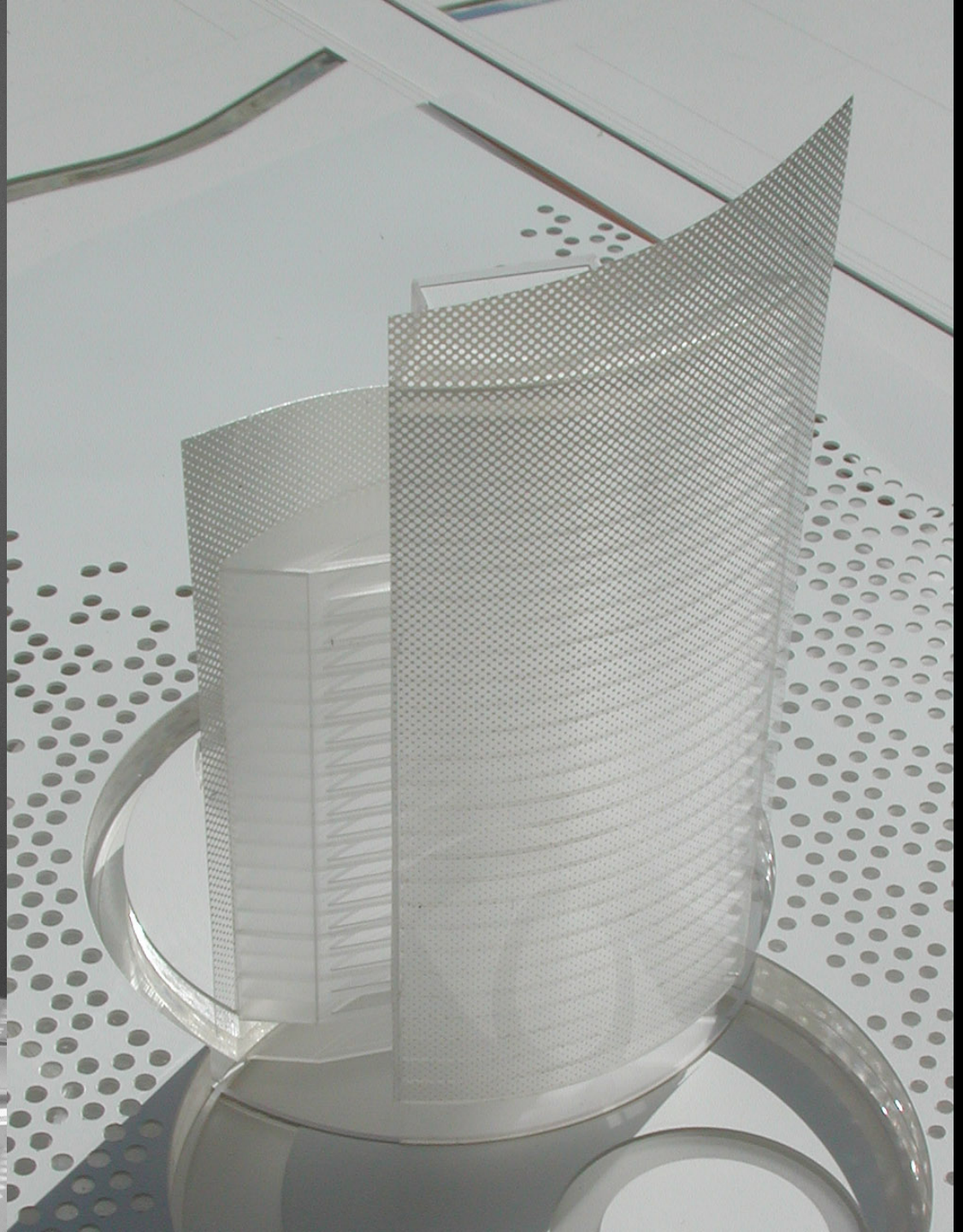












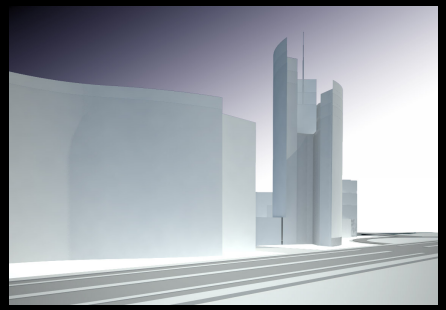
DESIGN EXPLORATION 4

loop

3_zoom

- **Approach**
  - Create strong parallel program element which provide and dynamic flowing composition

- **Design Attributes**
  - Alternative 3



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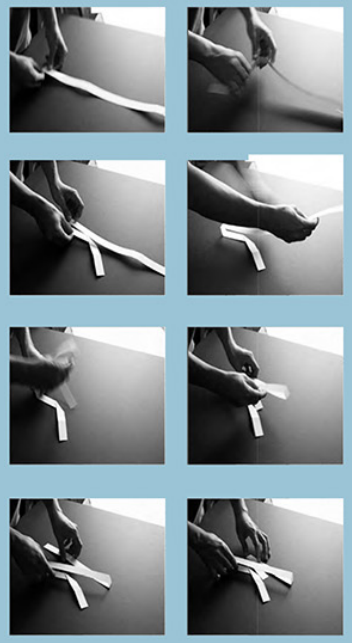


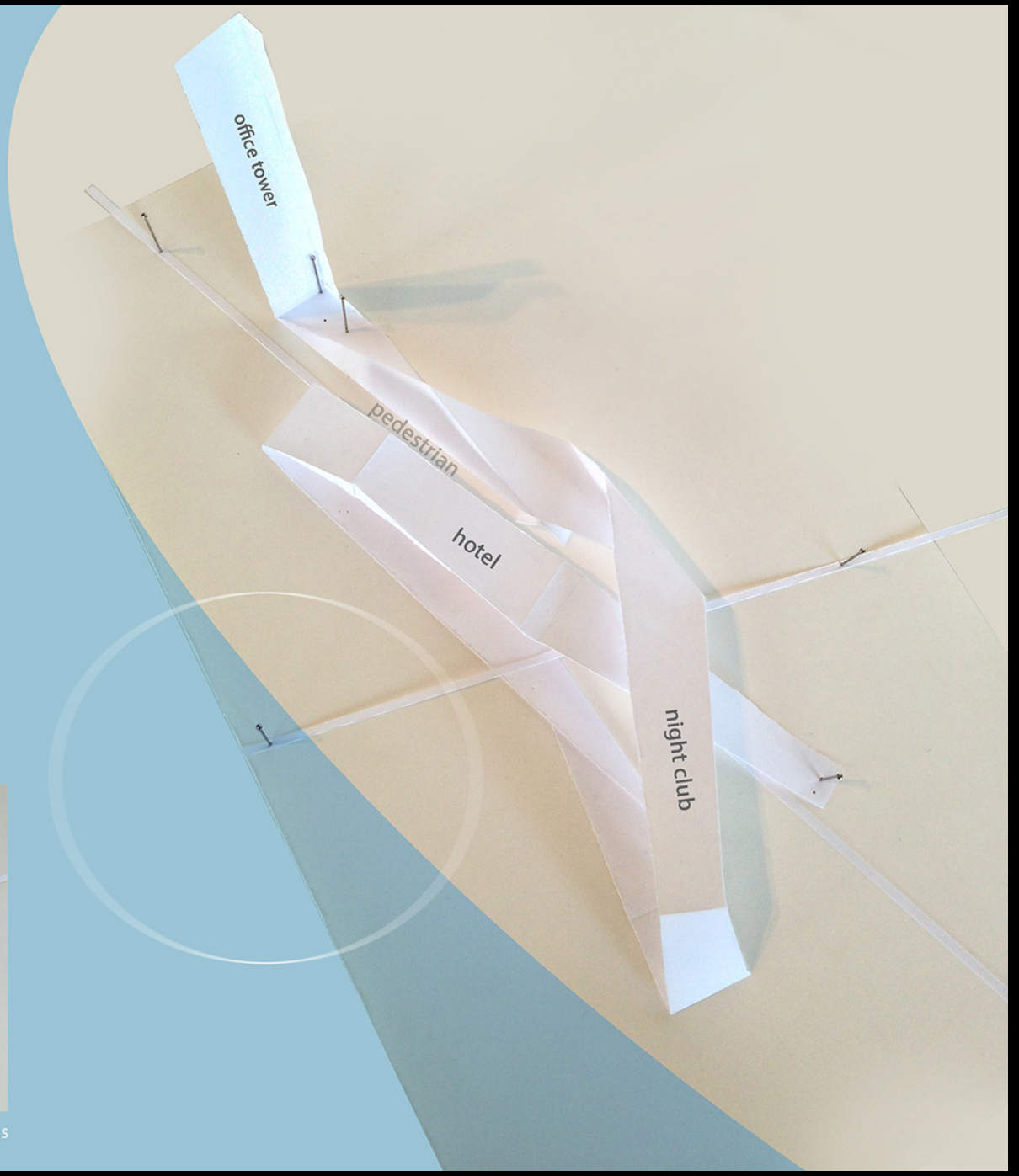
office tower

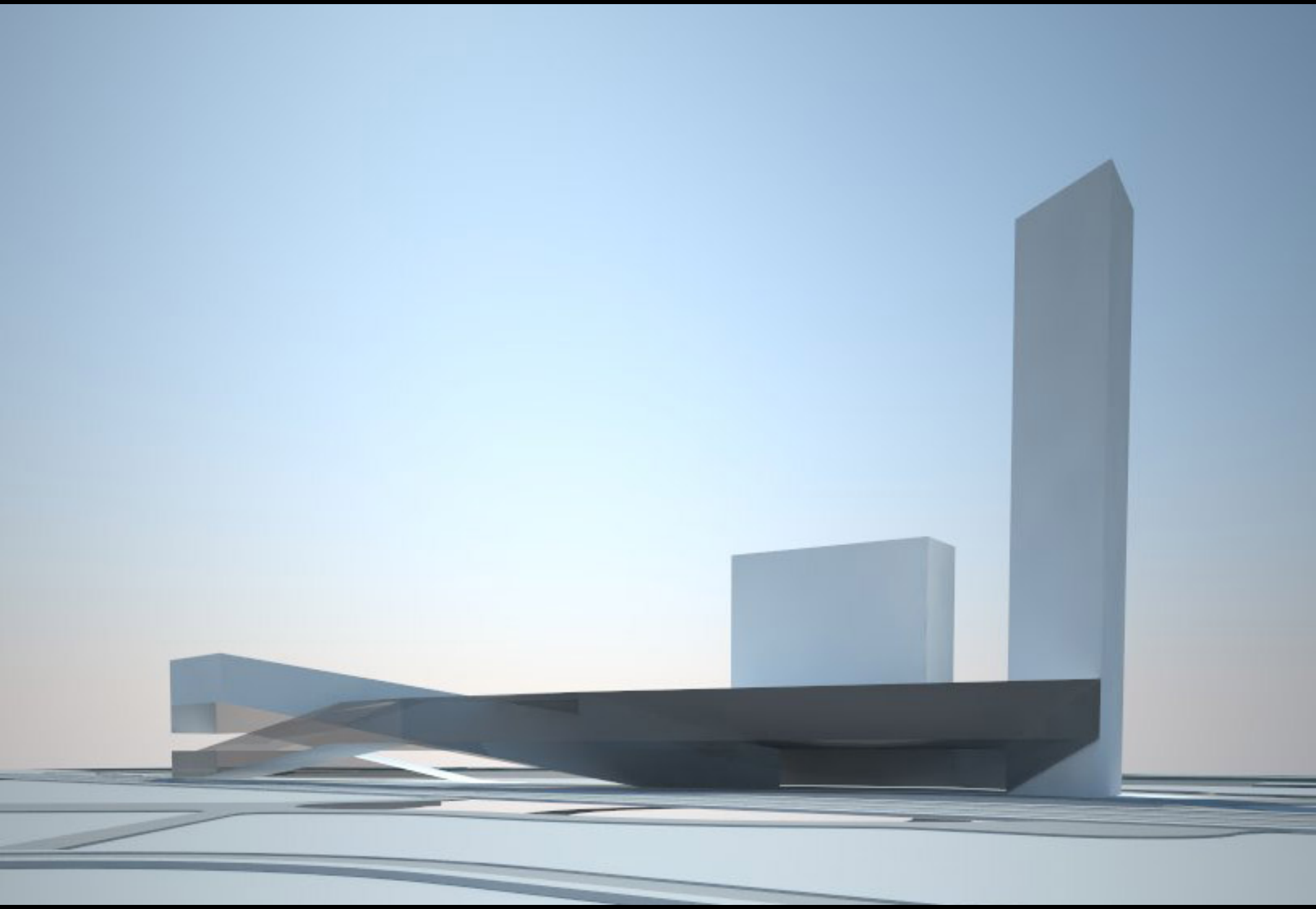
night club

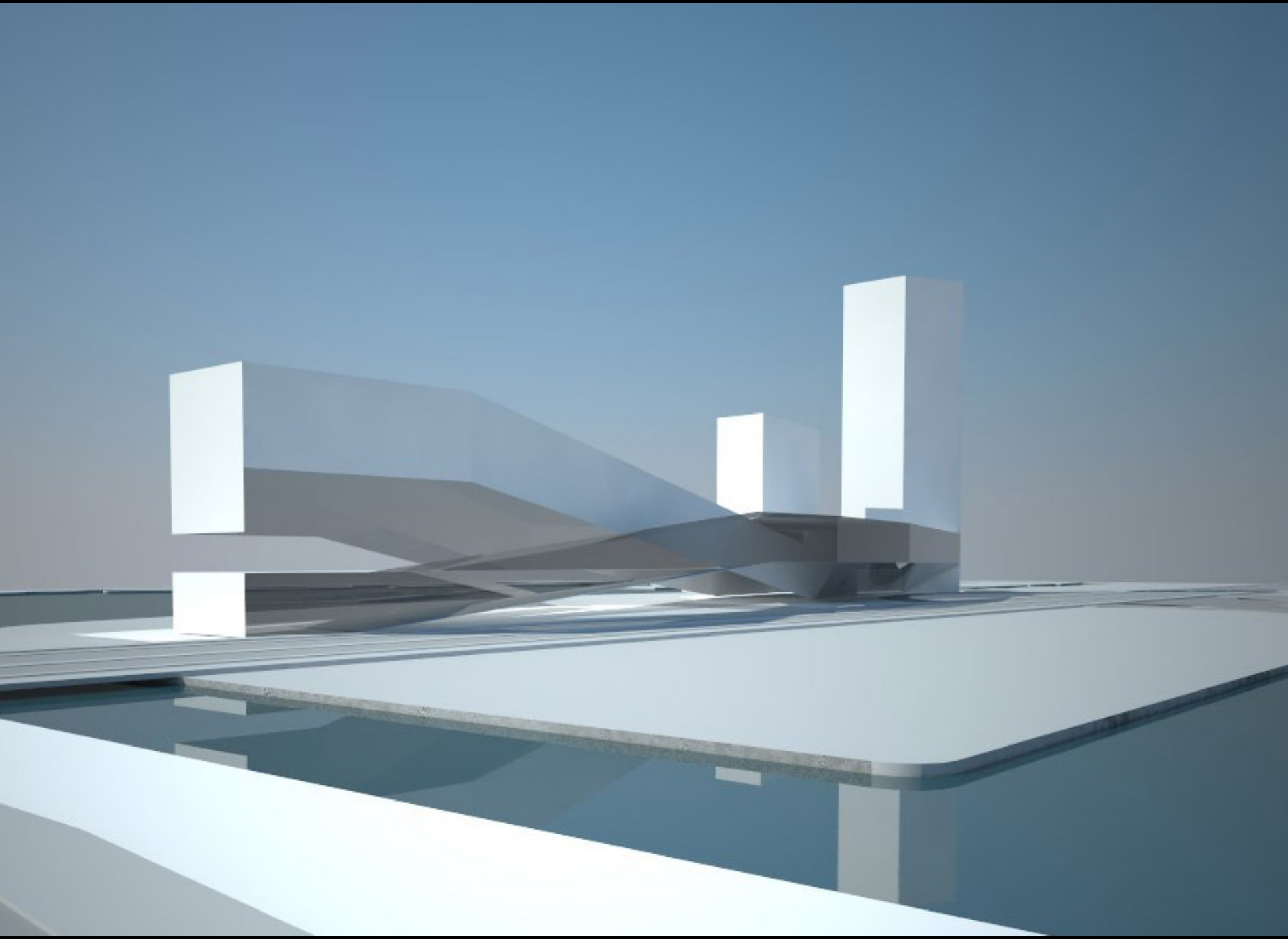
retail (common area)

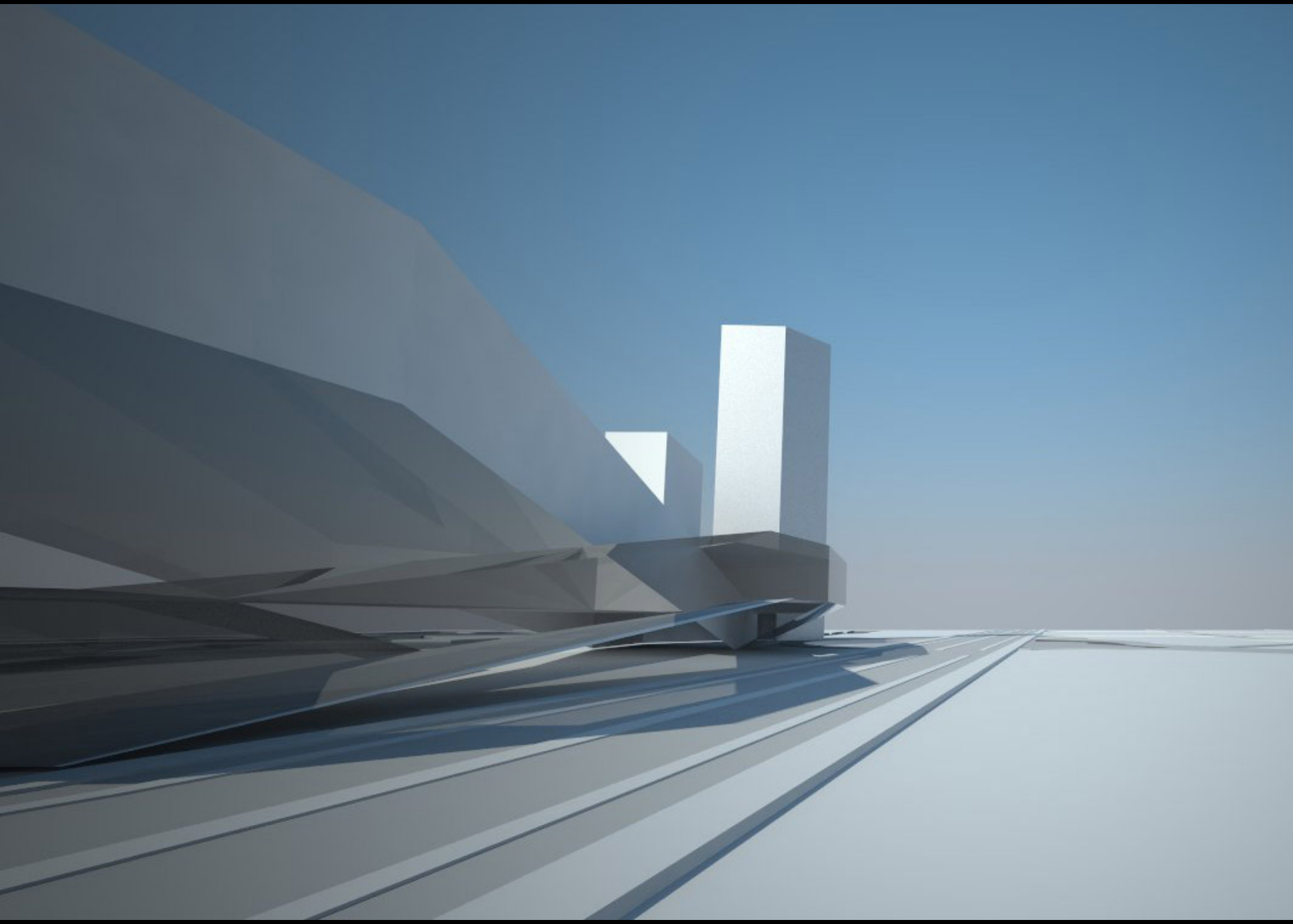
hotel

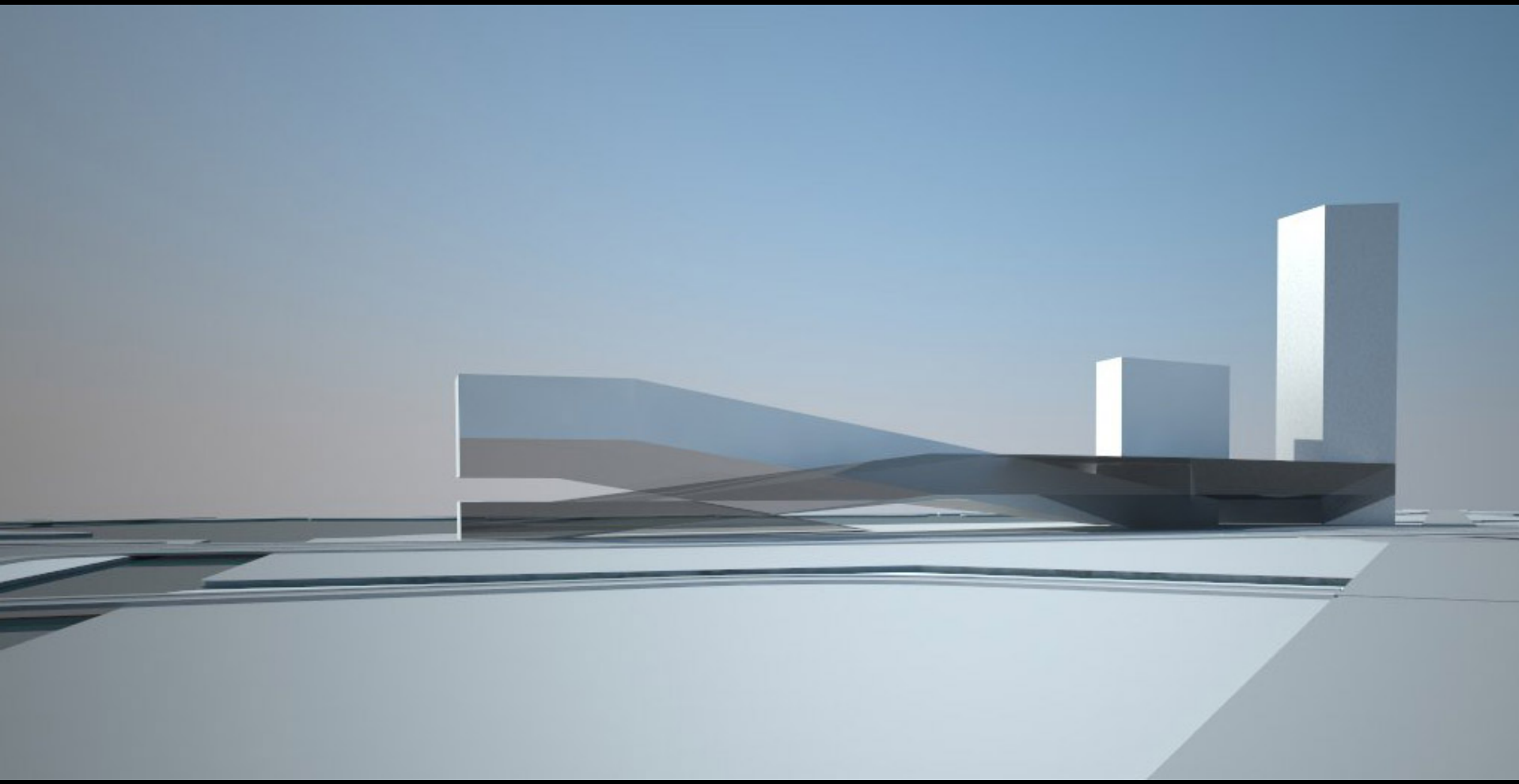
folding programs

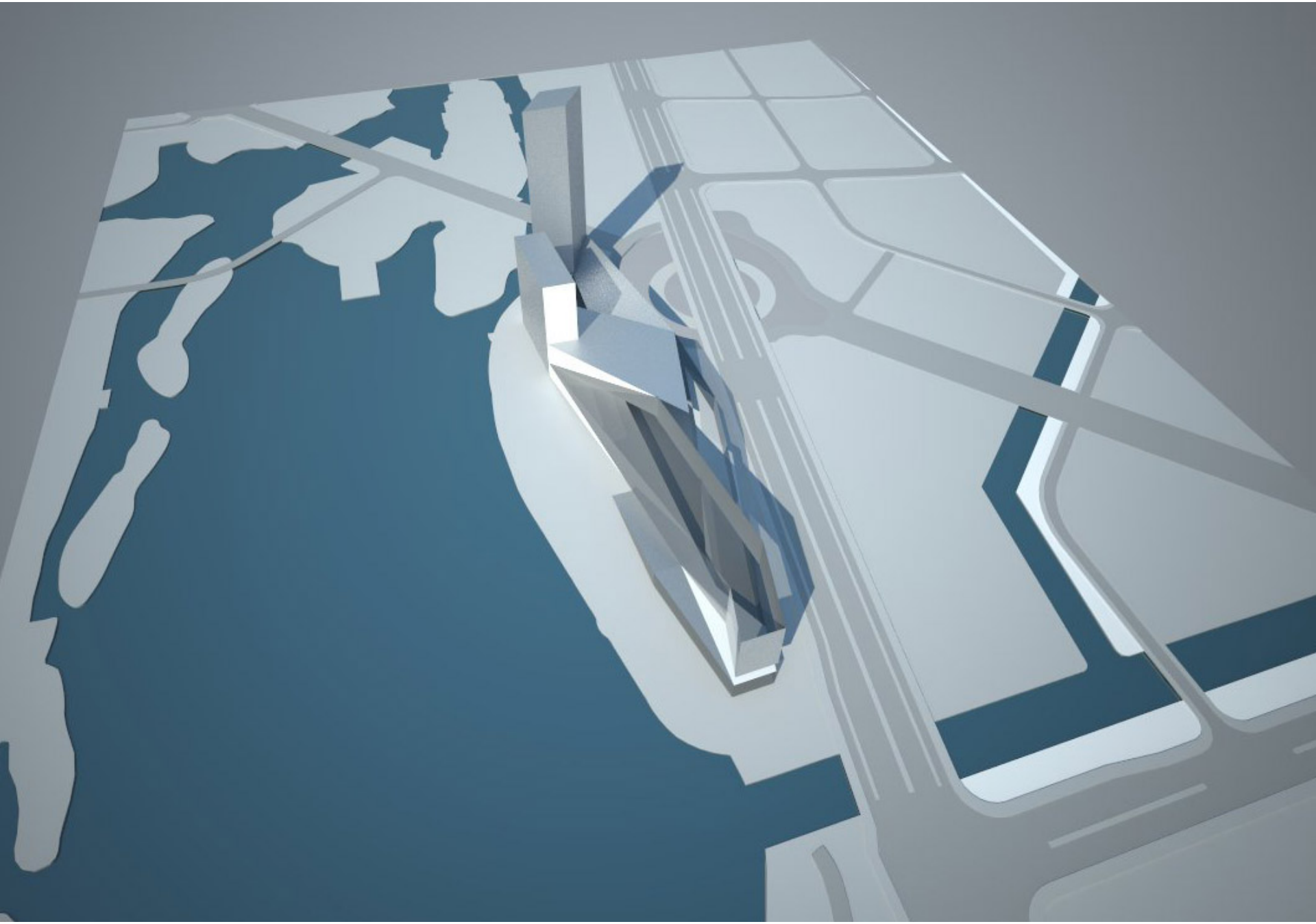


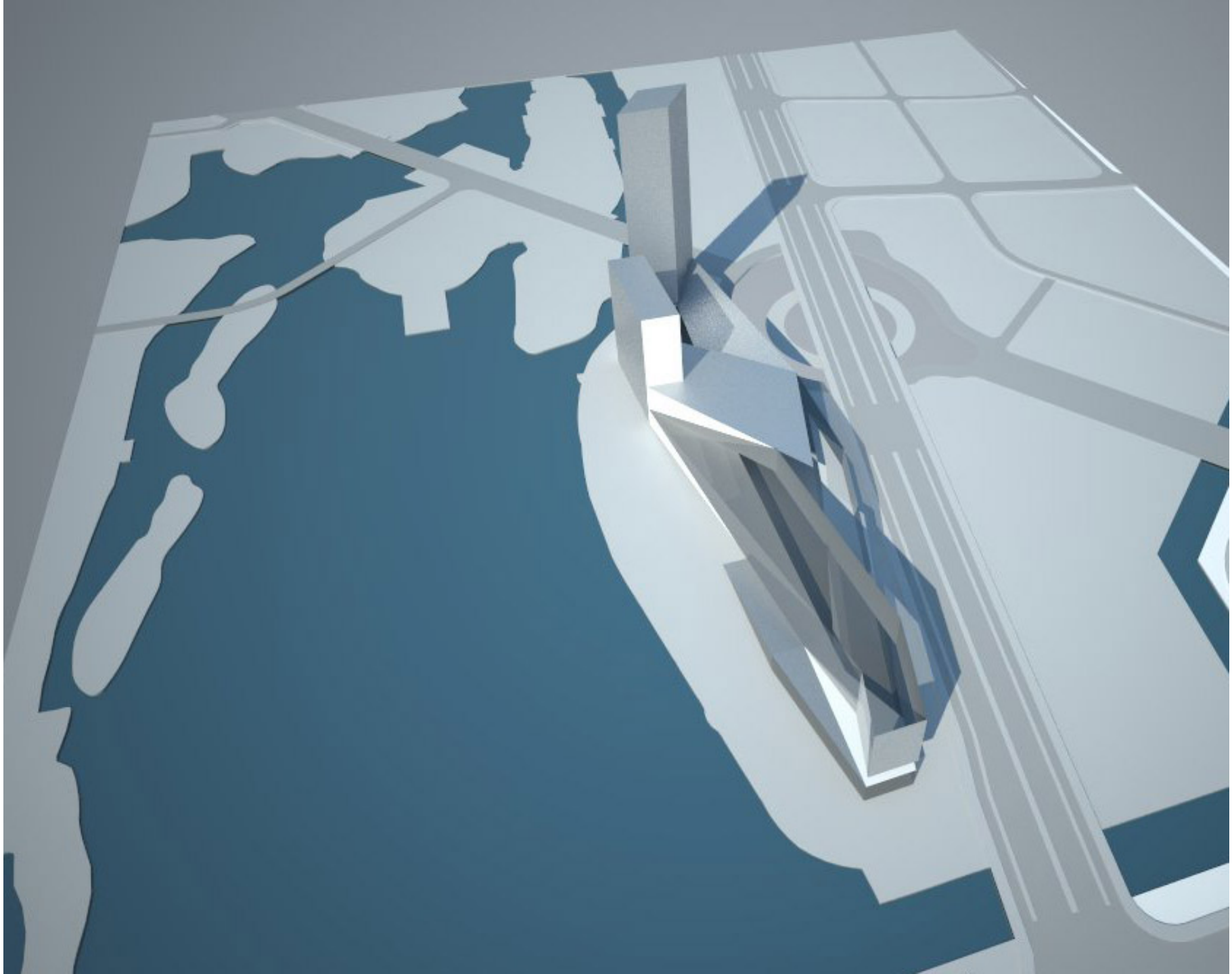


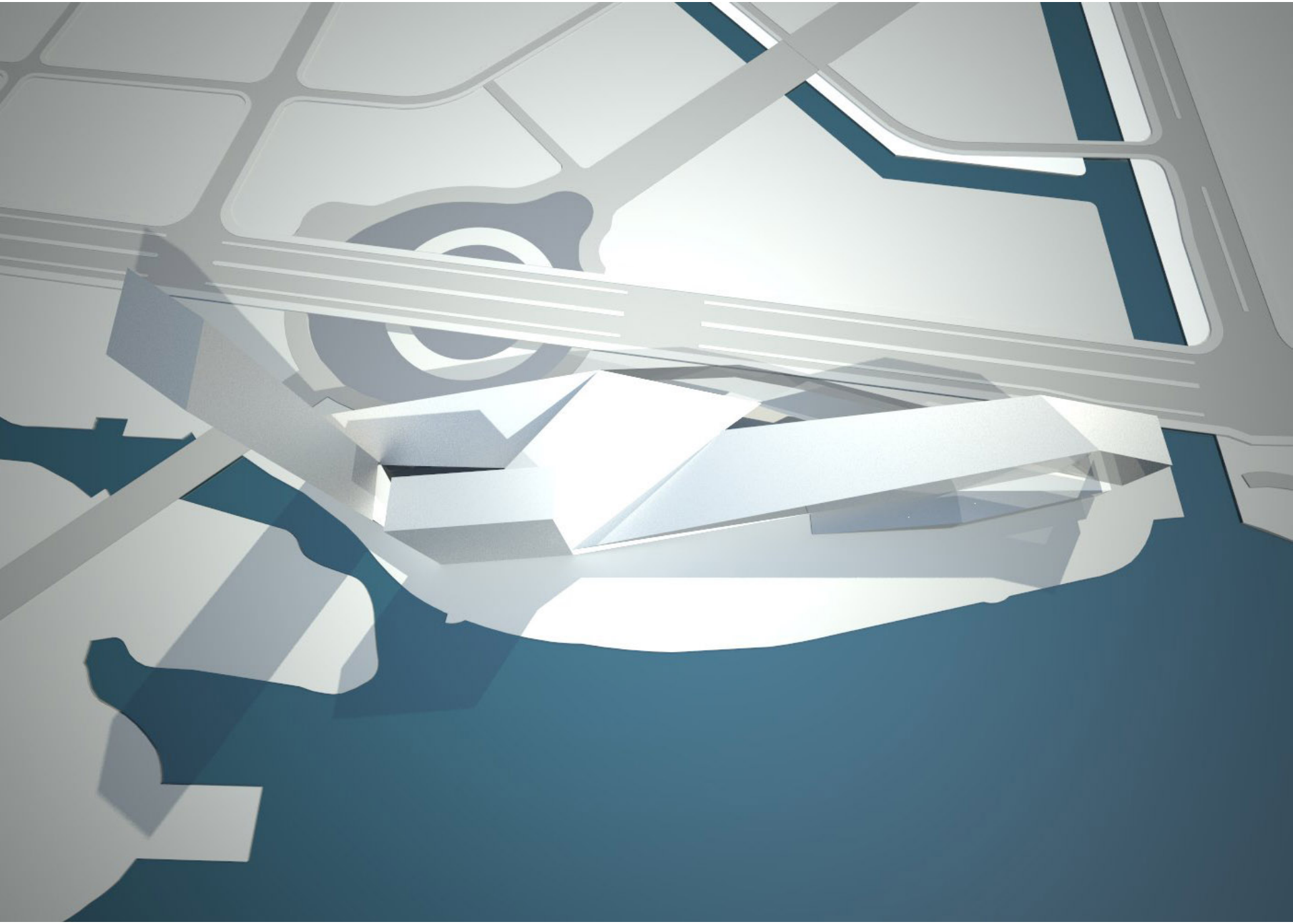


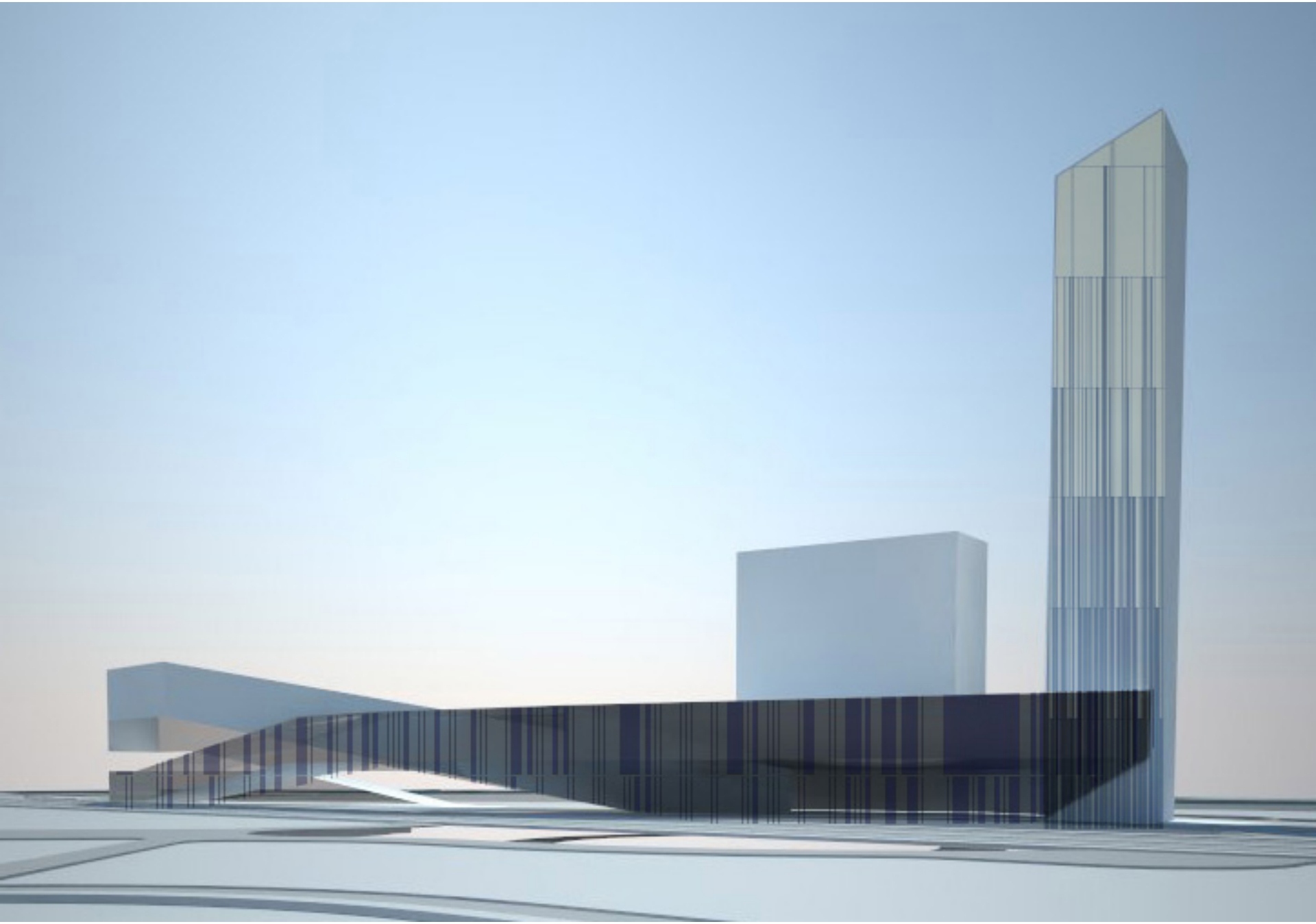








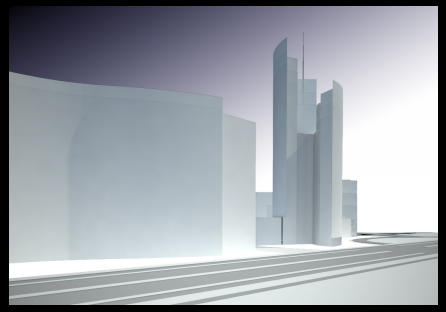




DESIGN EXPLORATION 5

village

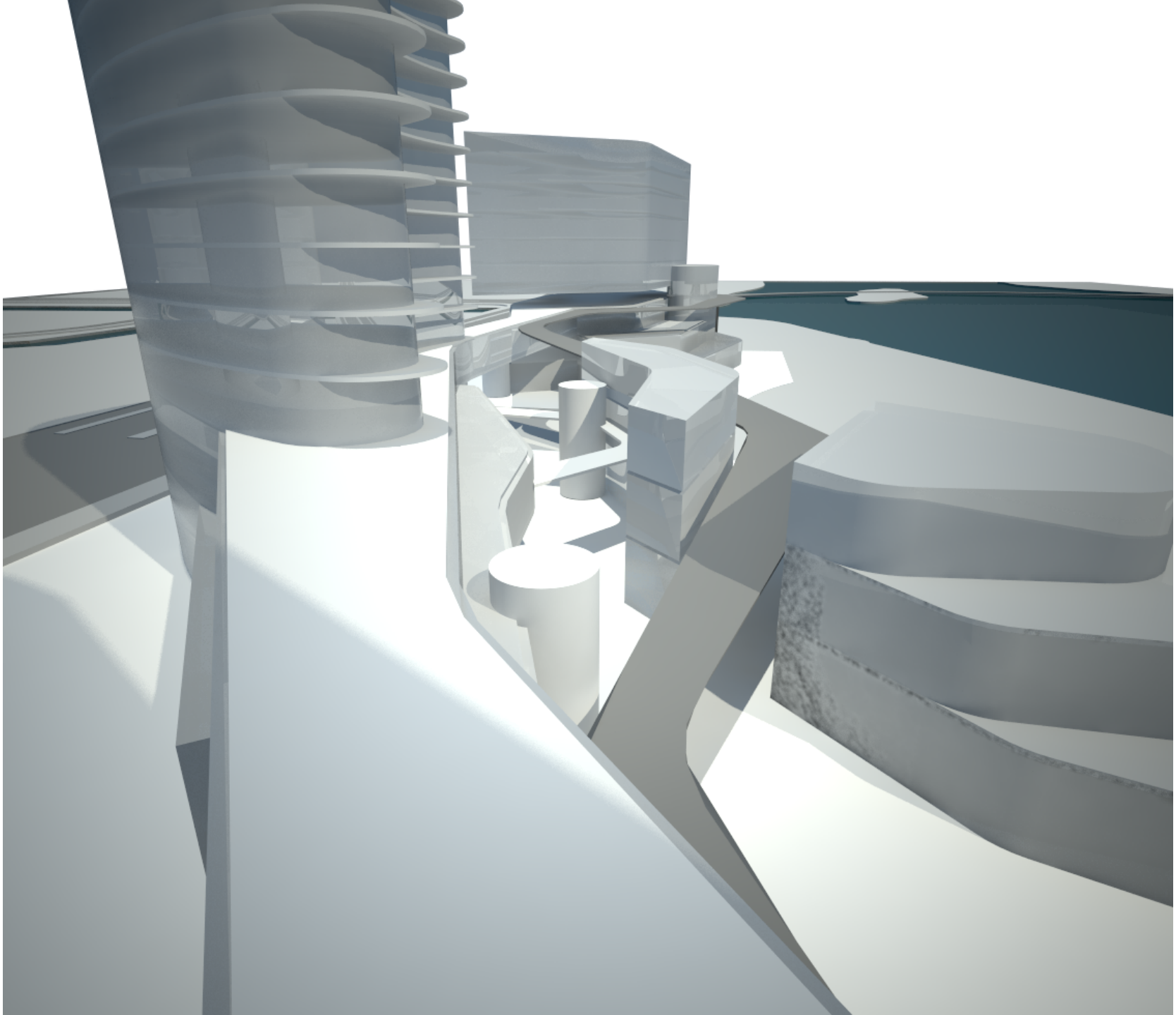
5_village

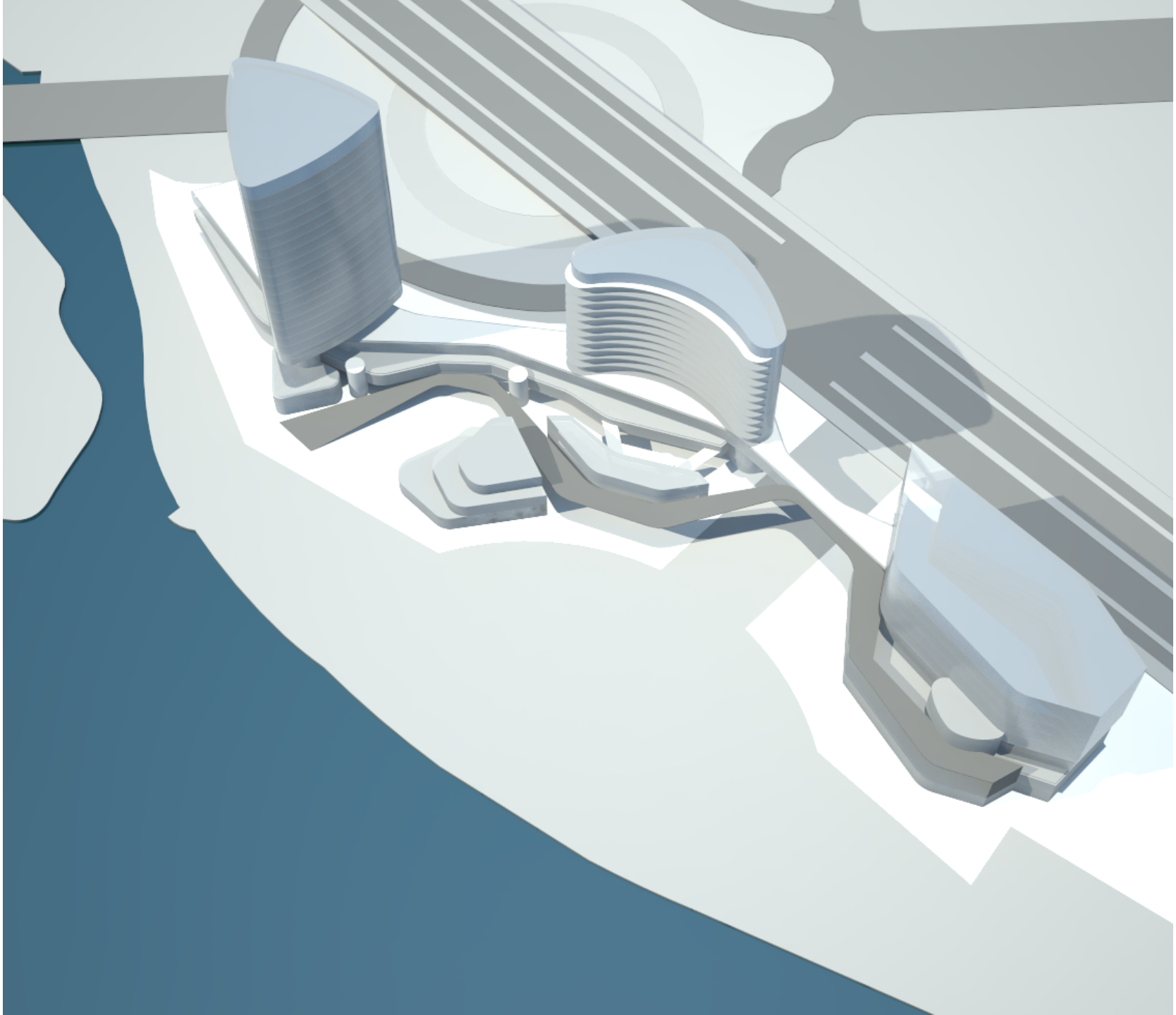


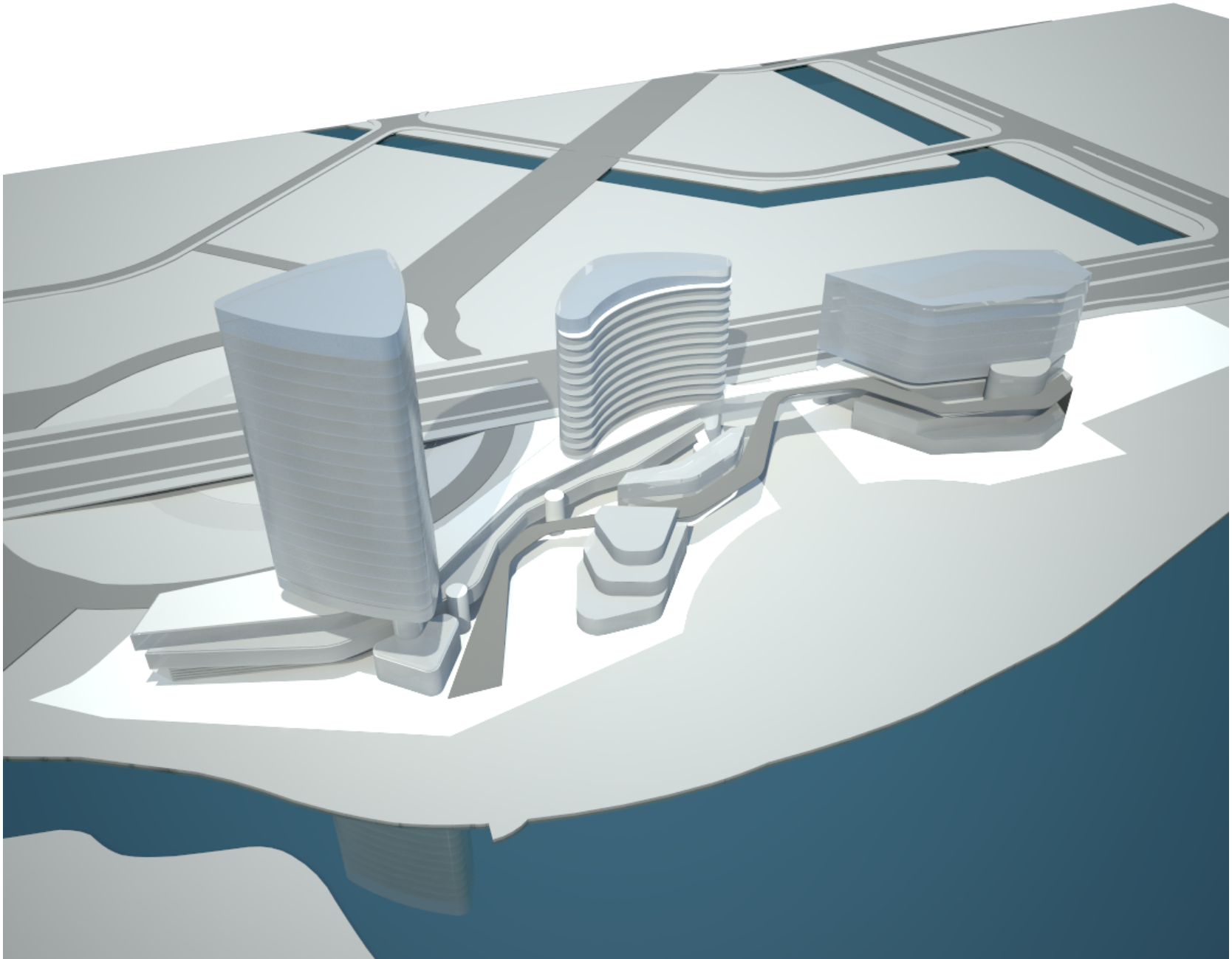
Approach

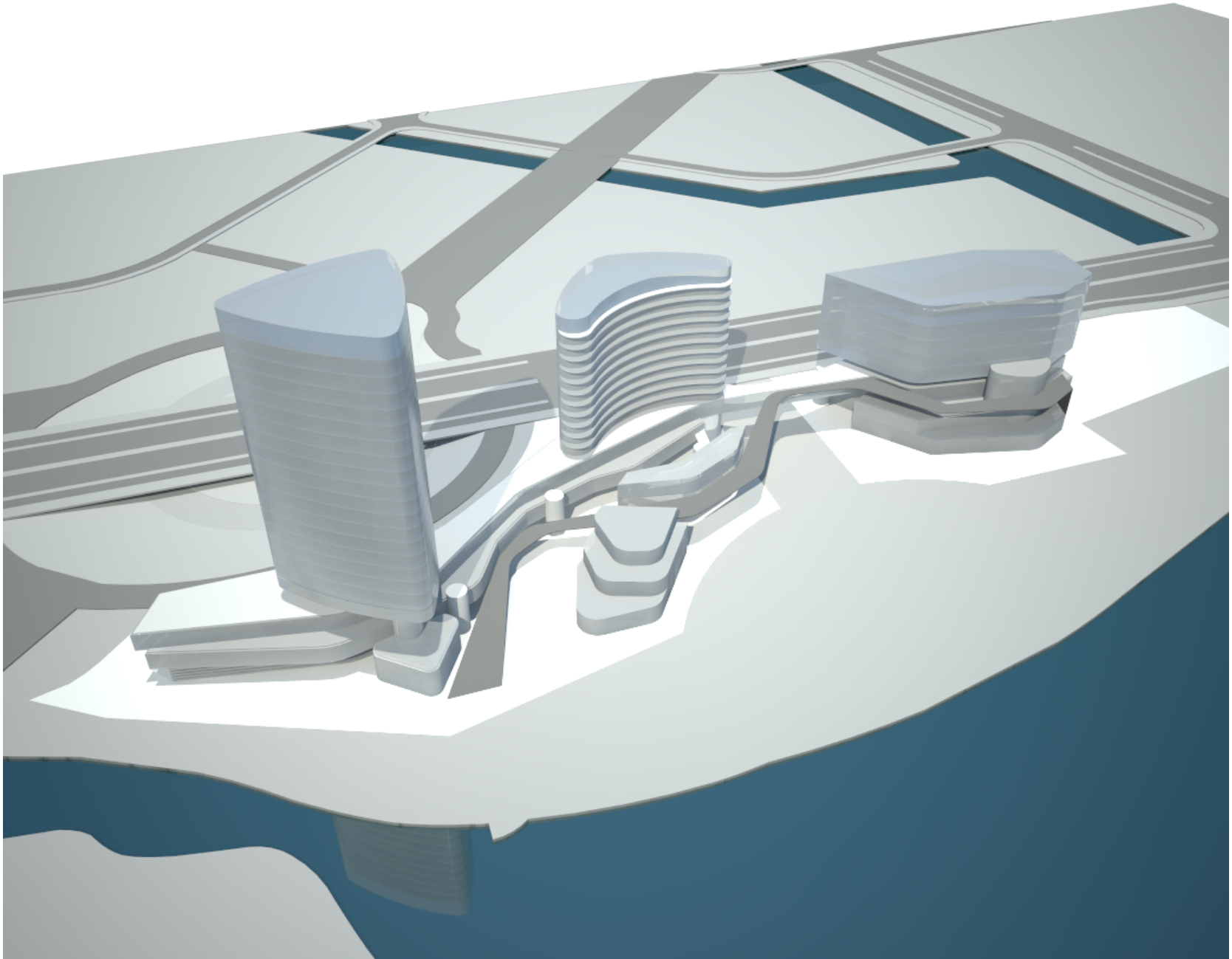
- Create a strong interconnected flowing program with dynamic form and negative public spaces

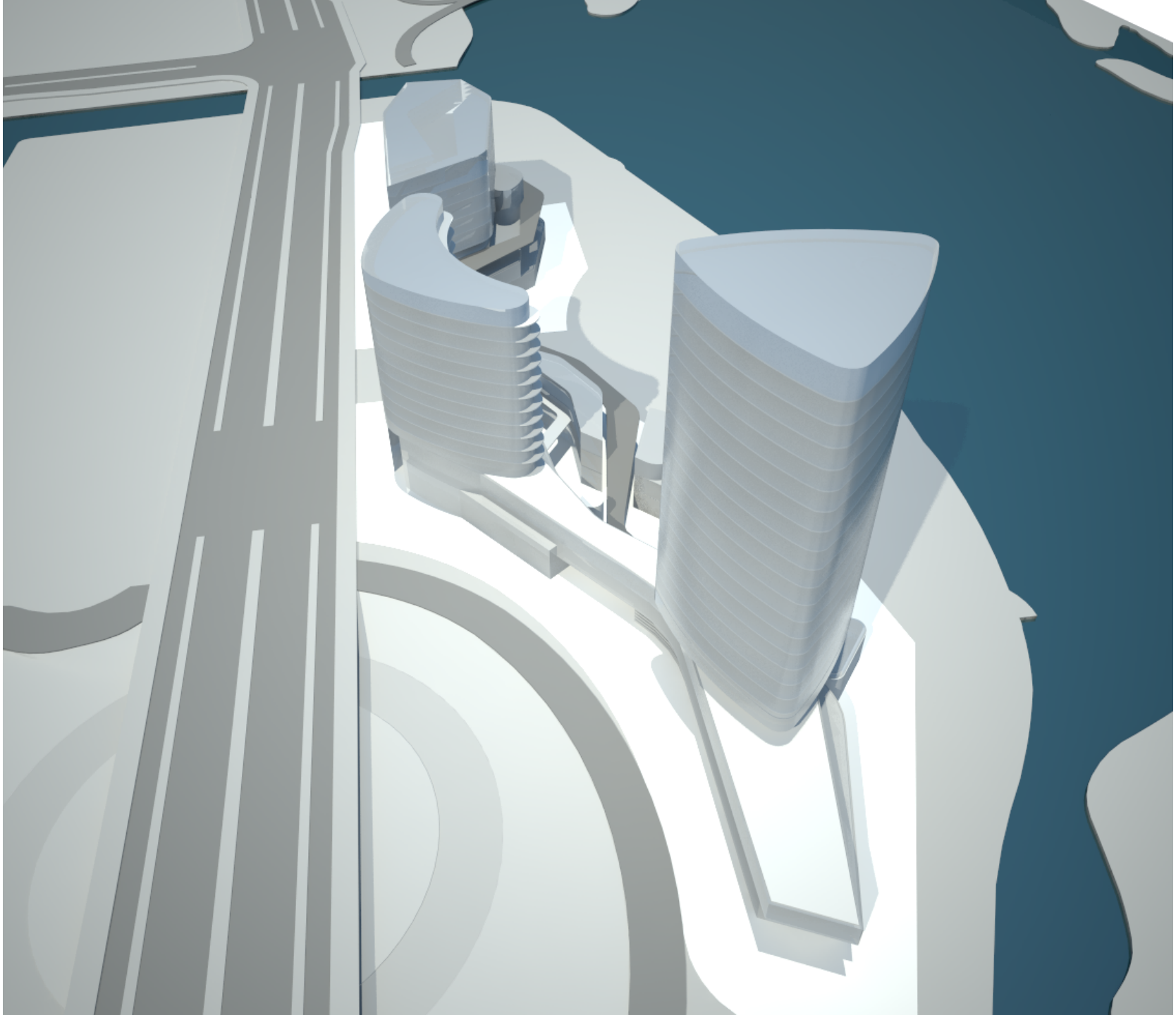
- **Design Attributes**
  - Alternative 5

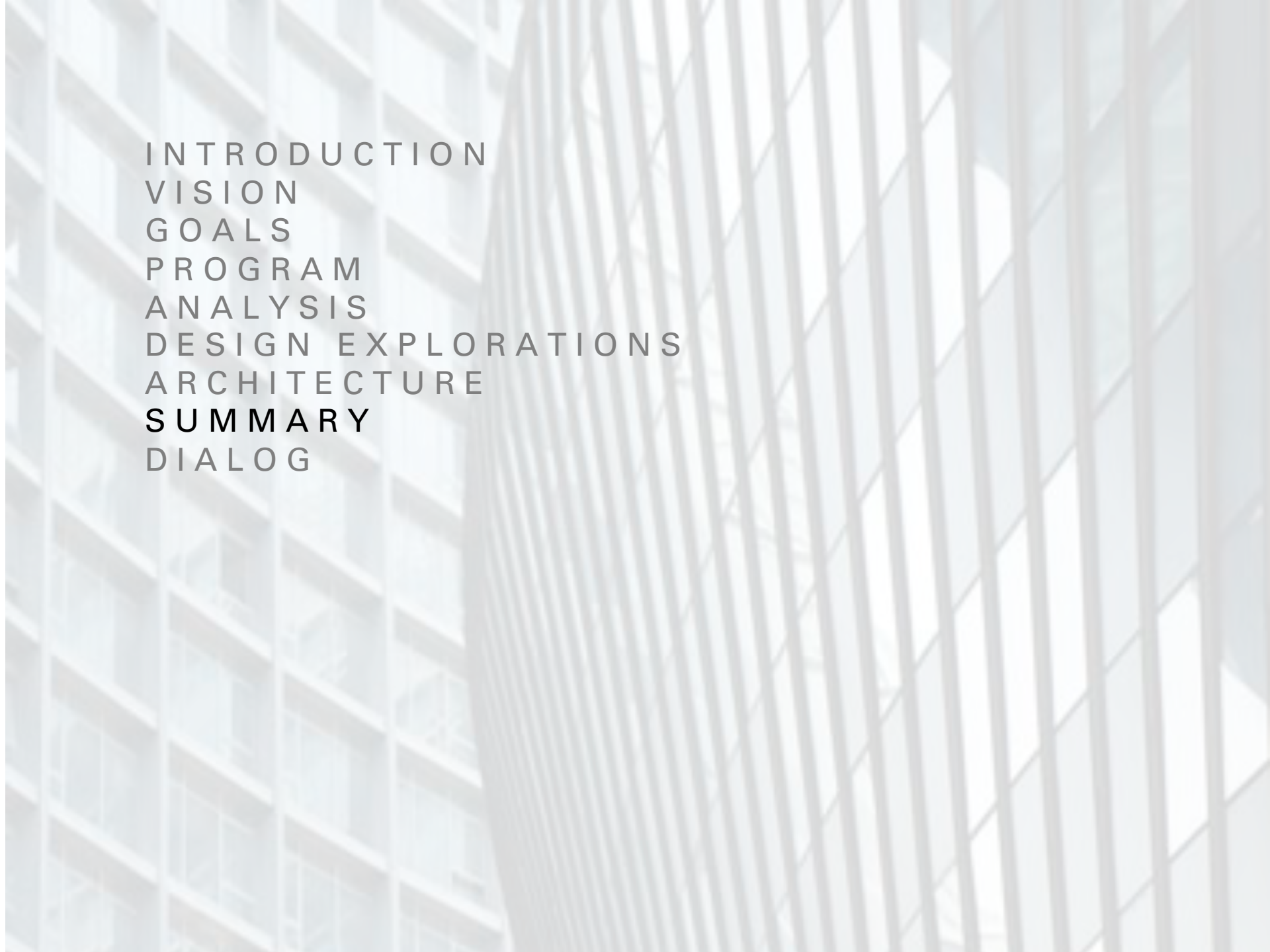












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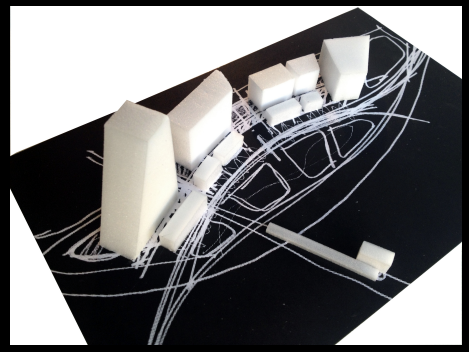
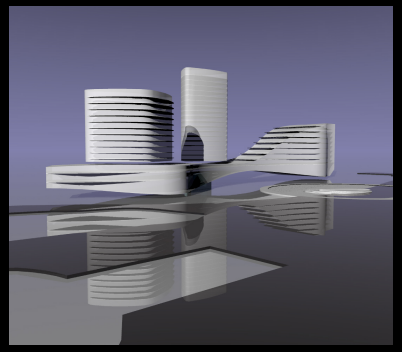
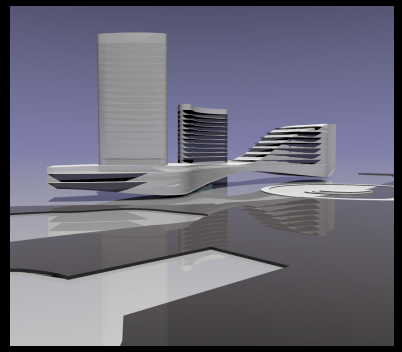
DESIGN EVALUATION

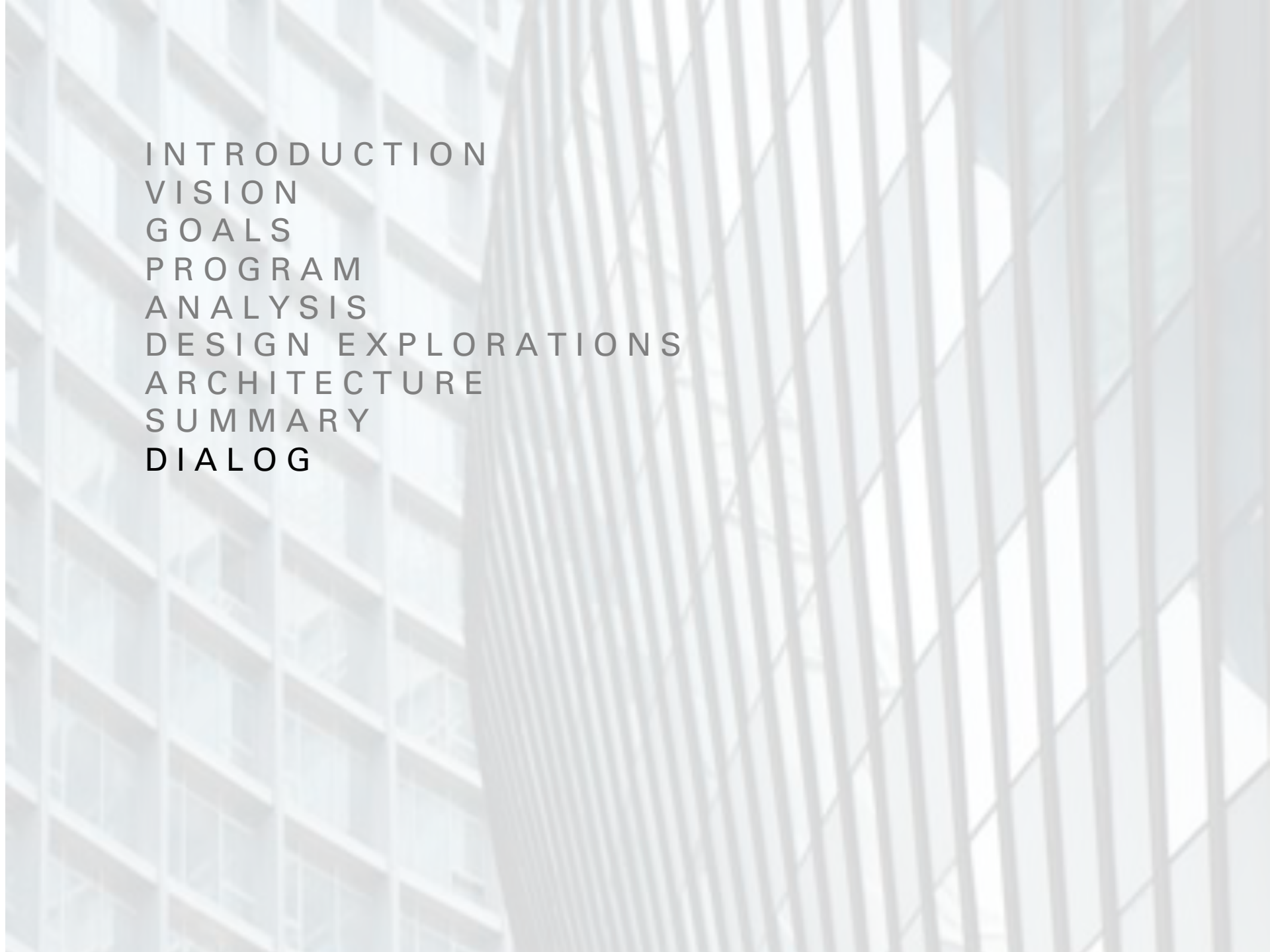
- Landmark Image + Modern
- Identity of Elements + Integration
- Eco-Integration + Qualities
- Efficiency + Orientation of Program Elements
- Quality of Vehicular + Pedestrian Flow
- Quality of Open Spaces

Modern Lifestyle Complex, Eco-Friendly









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DIALOG

“DRDS’s vision is to create an international design studio with a focus on the commitment to quality, innovation, and effective delivery methods. The result is exceptional value and benefit to our clients with a positive impact on contemporary culture.”

Steven Ryder, Principal

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