

CONTEXT AND SITE

THE CENTRAL WATERFRONT HUB FRAMEWORK

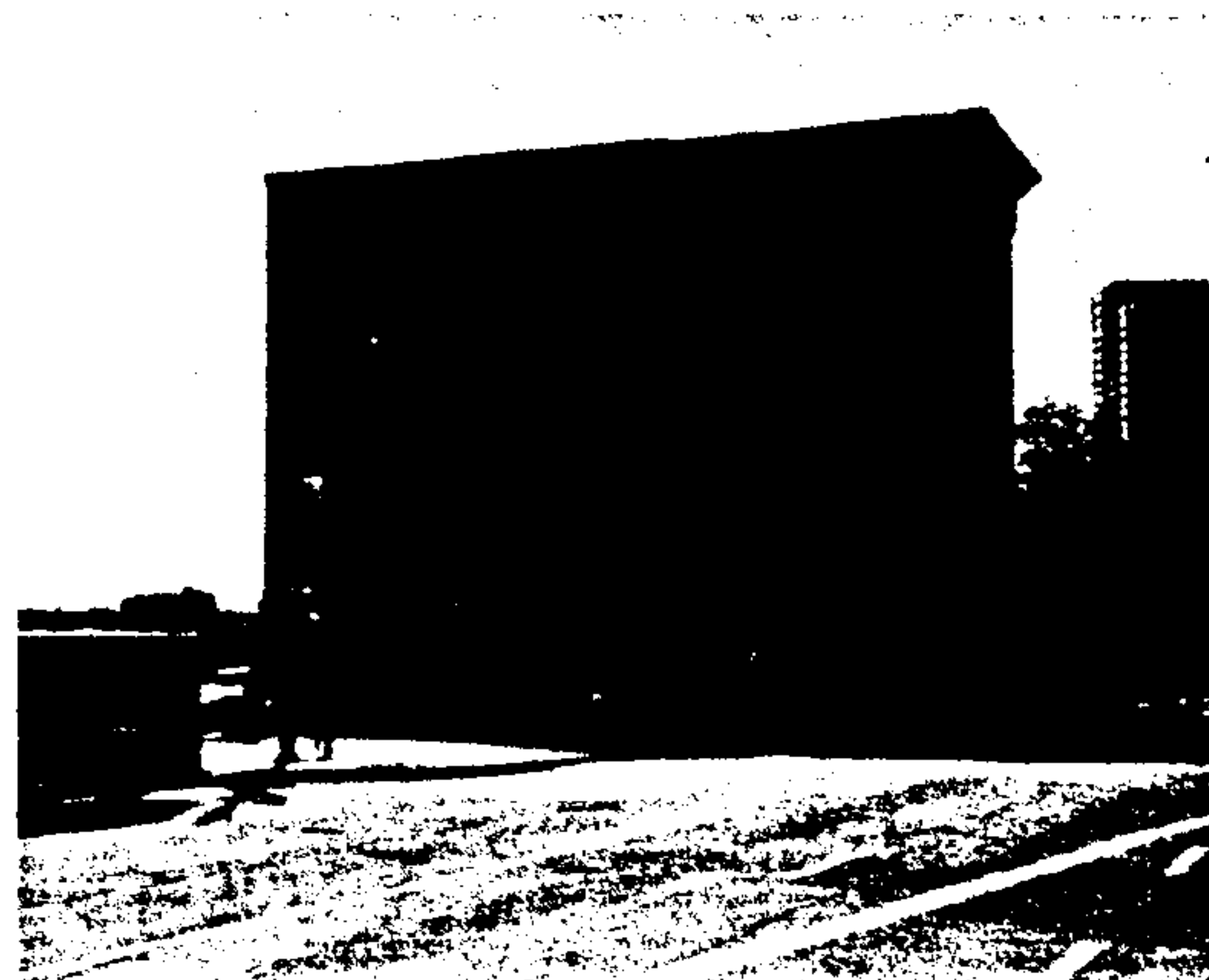
The project is consistent with the vision of the framework plan and supports the City in realizing its goal to create a dynamic extension of the downtown waterfront. The design physically connects the city to the waterfront. It provides desirable, high density commercial office space and high quality architecture. It offers open space to the public with an opportunity for a future pedestrian and vehicular connection to the waterfront. It will provide a LEED Gold building and a sustainable design that will far exceed statutory requirements.

THE STATION AND THE LANDING

The relationship between the new tower and the station building has been carefully considered. The tower serves as a counterpoint to the station in both mass and material; however there are a number of relationships that have been established between the two buildings. Features and massing within the lower portion of the tower have been designed to reflect the scale of the station. The prismatic elements reference certain classical features of the station, and the rhythm of the curtain wall system echoes the articulation of the station's classical facade. As The Landing marks the entrance to Gastown, the proposed tower's relationship to this site is significant. The proposed tower will enhance the existing entry to the district by creating a contextually sensitive, yet iconic building. The facets of the tower and architectural elements align with The Landing's floor lines, creating a continuous architectural reference line between the proposed tower and The Landing, and maintains a sense of human scale for the pedestrian experience.

OPEN SPACE PLAN

The site design will provide open space, accessible to the public, on three sides of the tower. The tower is setback from Cordova Street to allow views to the adjacent heritage buildings while creating a more generous approach to the main entrance of the tower entrance. Along the east side of the tower there will be a landscaped plaza including built in seating and water features. A portion of this plaza can be transformed to the Cordova Connector in the future while maintaining sufficient space for public use. The courtyard along the west side of the building will provide a unique experience, with the classical station building forming the west enclosure and the modern tower along the east. All of the open spaces will be designed with high quality, durable materials.

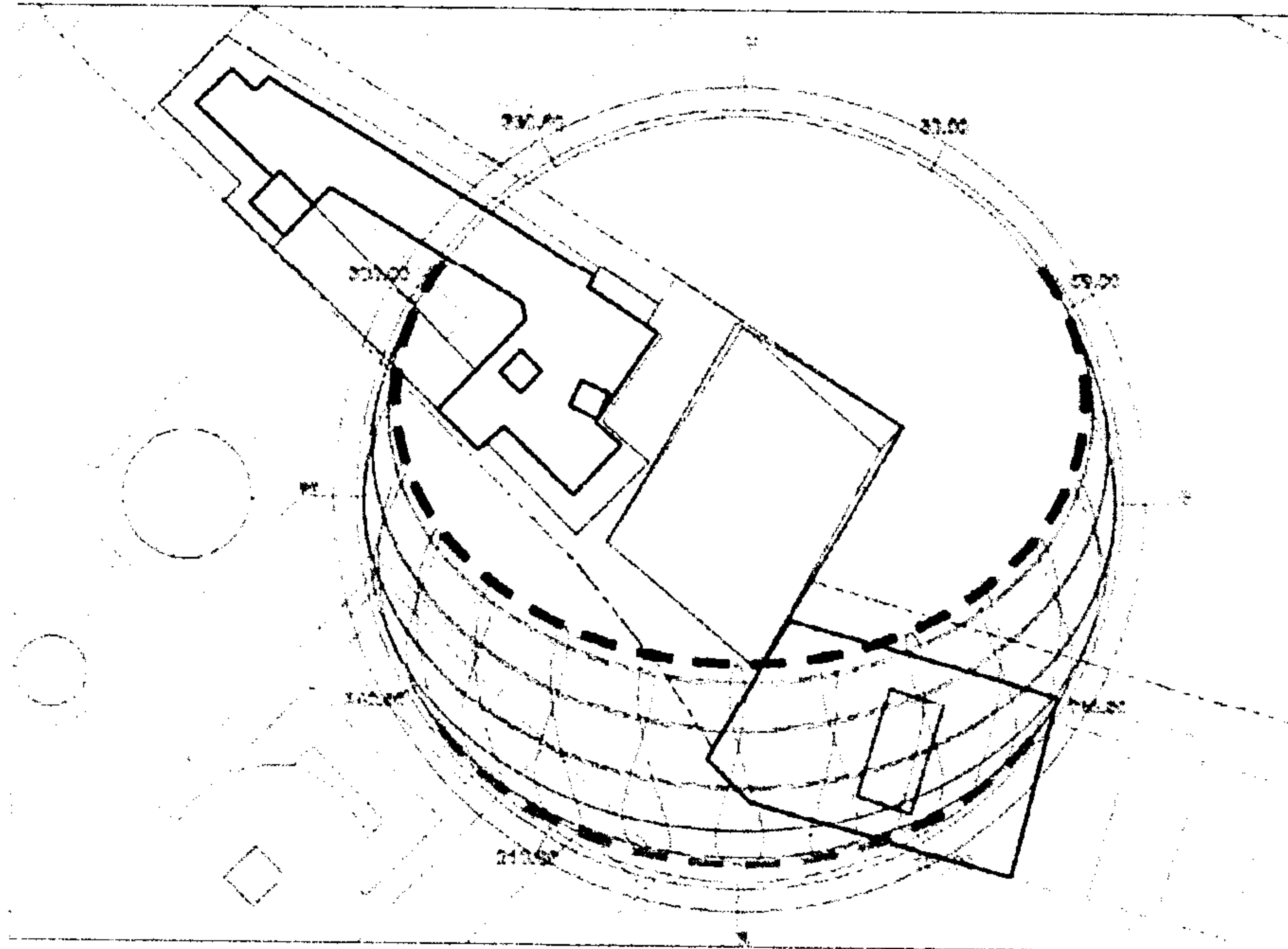


ENVIRONMENTAL CONTEXT

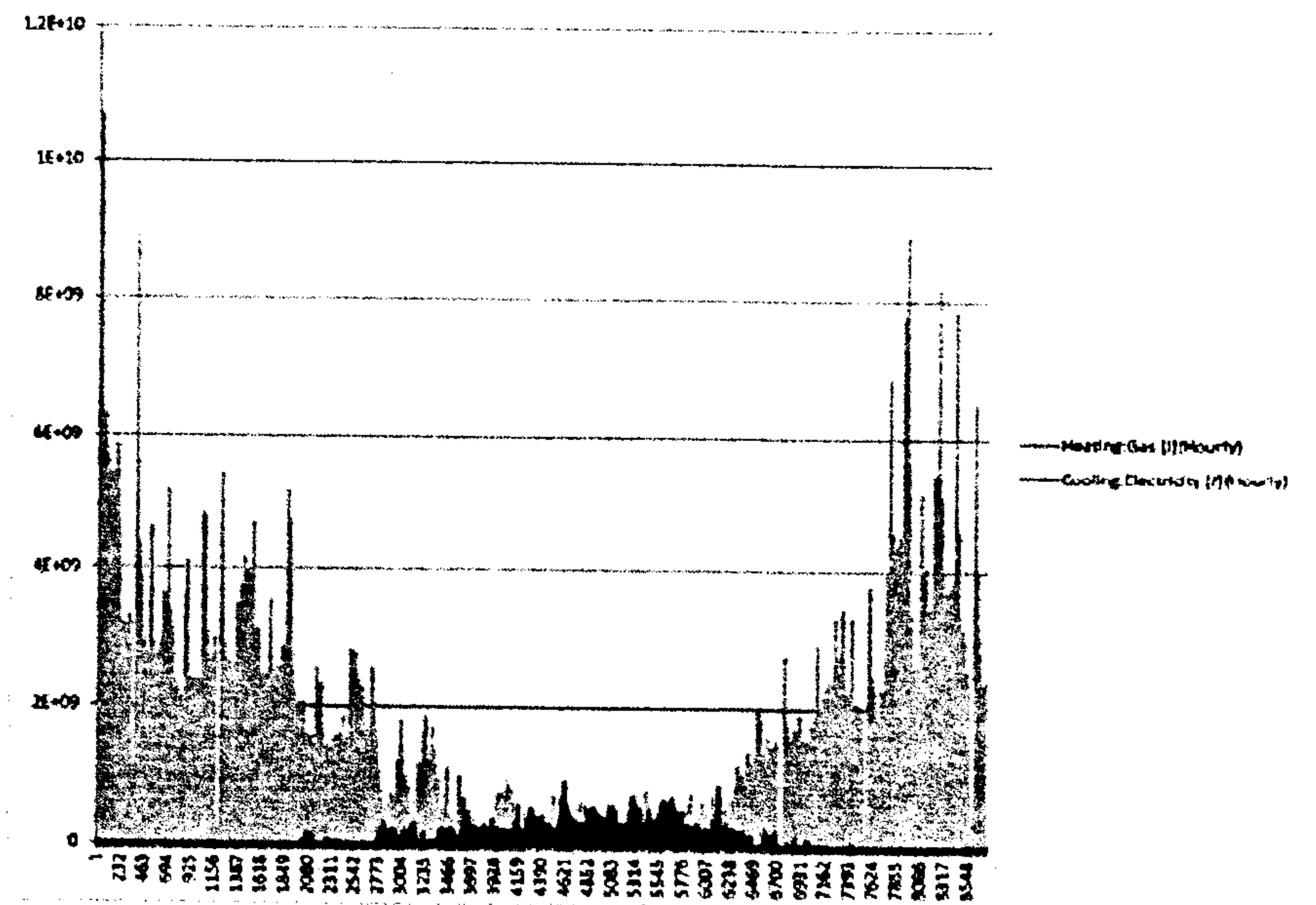
Environmentally-conscious design is a priority of this proposed development. Sustainable strategies will include state-of-the-art mechanical and electrical systems that will minimize energy consumption, rainwater capture/reuse systems, materials in the tower envelope to minimize solar heat gain, and the use of local, regional, and recycled materials where possible.

The tower massing is calibrated to maximize the potential for passive heating and reduces cooling load by self-shading the southern facade. Exposure to natural light helps to reduce lighting loads for the tower which further reduce internal heat gain.

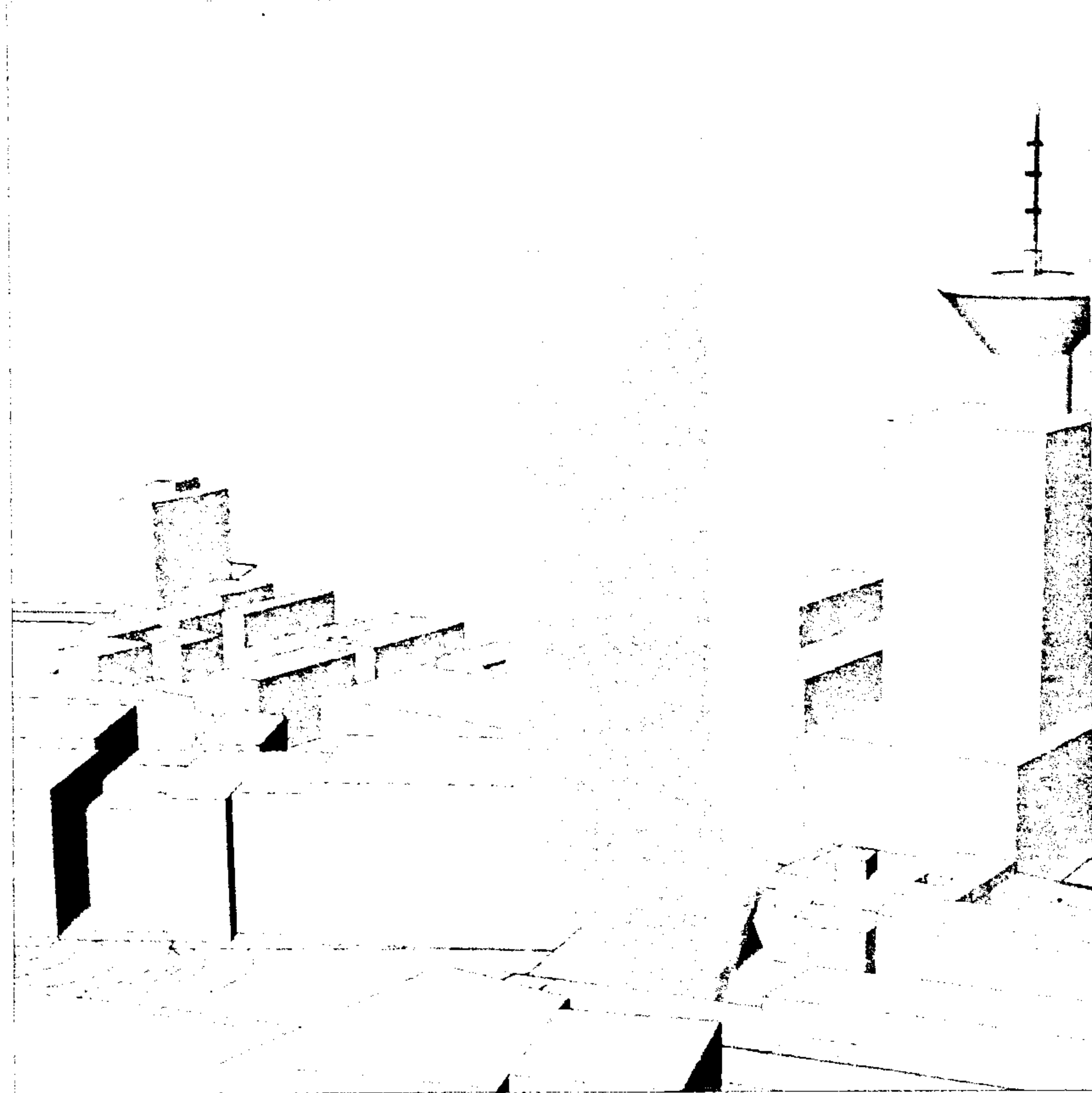
SOLAR PATH MAP



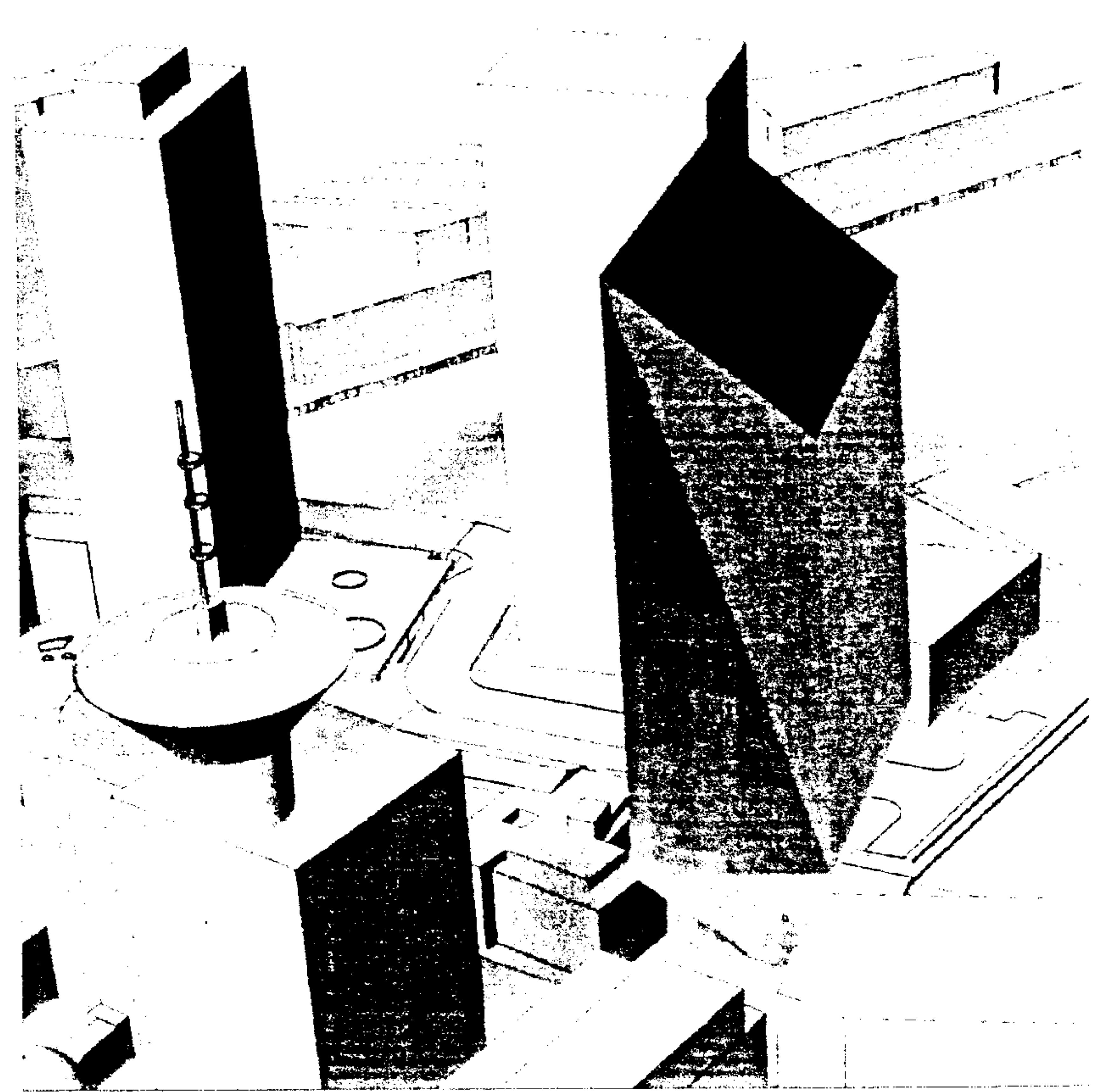
HEATING AND COOLING LOADS



NORTHERN SOLAR RADIATION

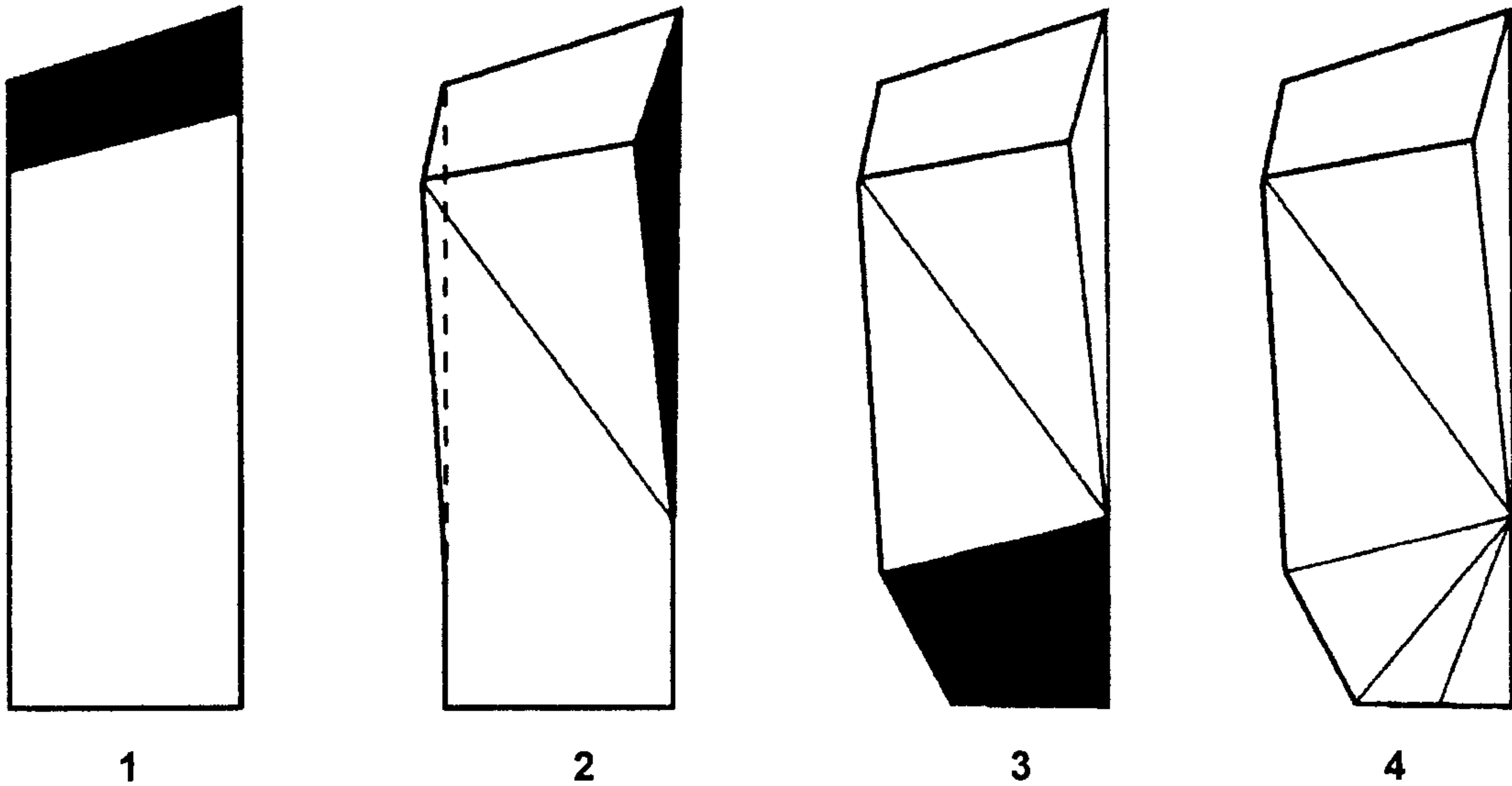


SOUTHERN SOLAR RADIATION



BUILDING DESIGN

The massing of the tower is largely a result of two conditions: complying with zoning parameters and considerations with regard to the environmental context. The tower form was carefully sculpted to maintain a distance from the Station building and to allow for the future Cordova Street connector, envisioned in the Central Waterfront Hub Framework; all while maintaining reasonable lease depths within the building in response to the needs of prospective tenants desiring high-quality commercial office space. Similarly the tower was developed to respond to solar conditions; adjusting the mass to shield the building from harsh conditions while admitting generous amounts of daylight and allow for the generation of renewable energy. The result is an iconic statement with prismatic geometries that echo the adjacent Station building as well as the mountains beyond.



1) Roof sloped southward for maximum solar exposure.

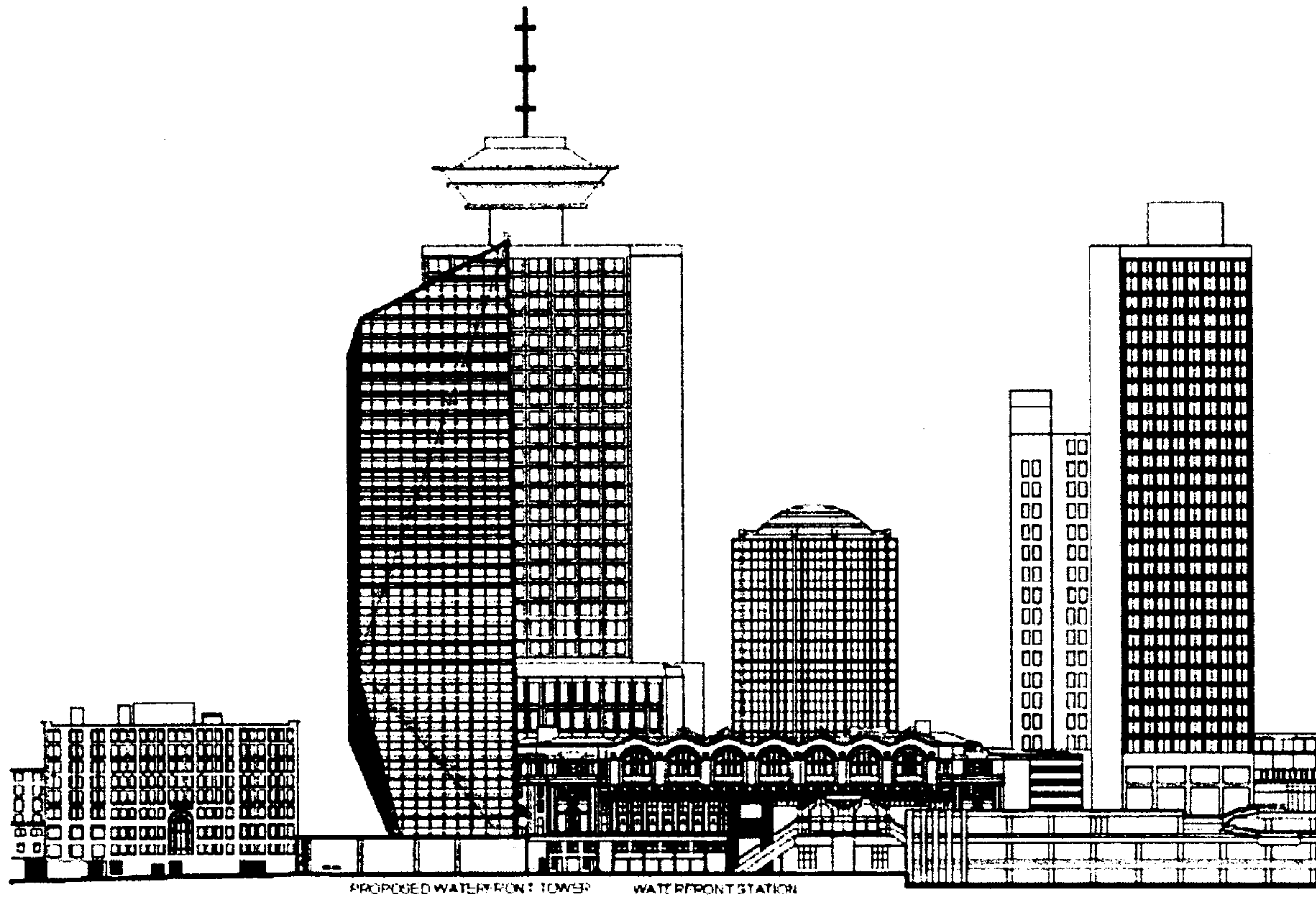
2) Tilt provides shading to the southern facade and increases daylight exposure on the north.

3) The base is tapered to increase open space and daylight to the plaza at grade.

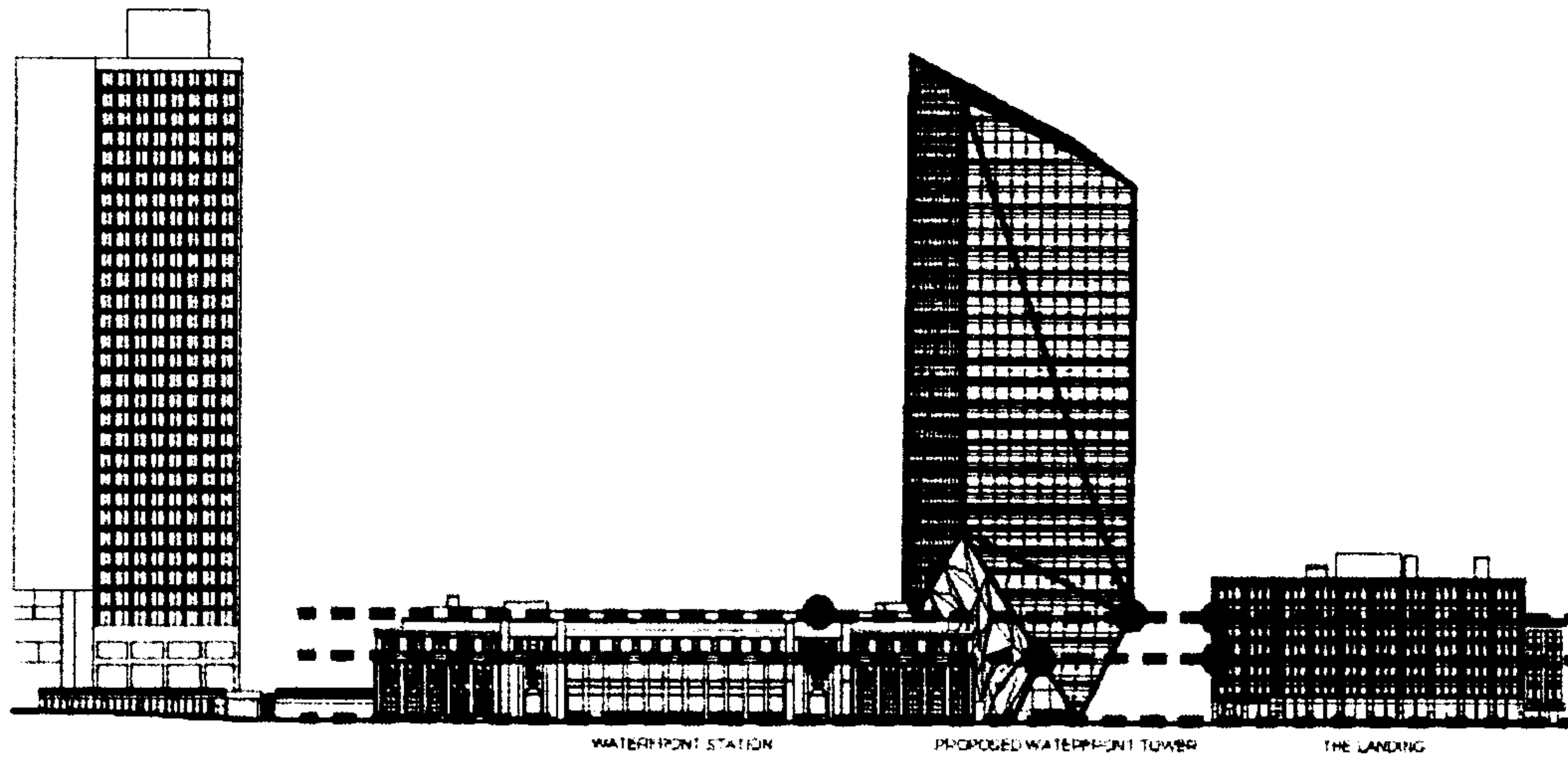
4) The resulting faceted form creates an iconic landmark for the city.

MASSING CONCEPT

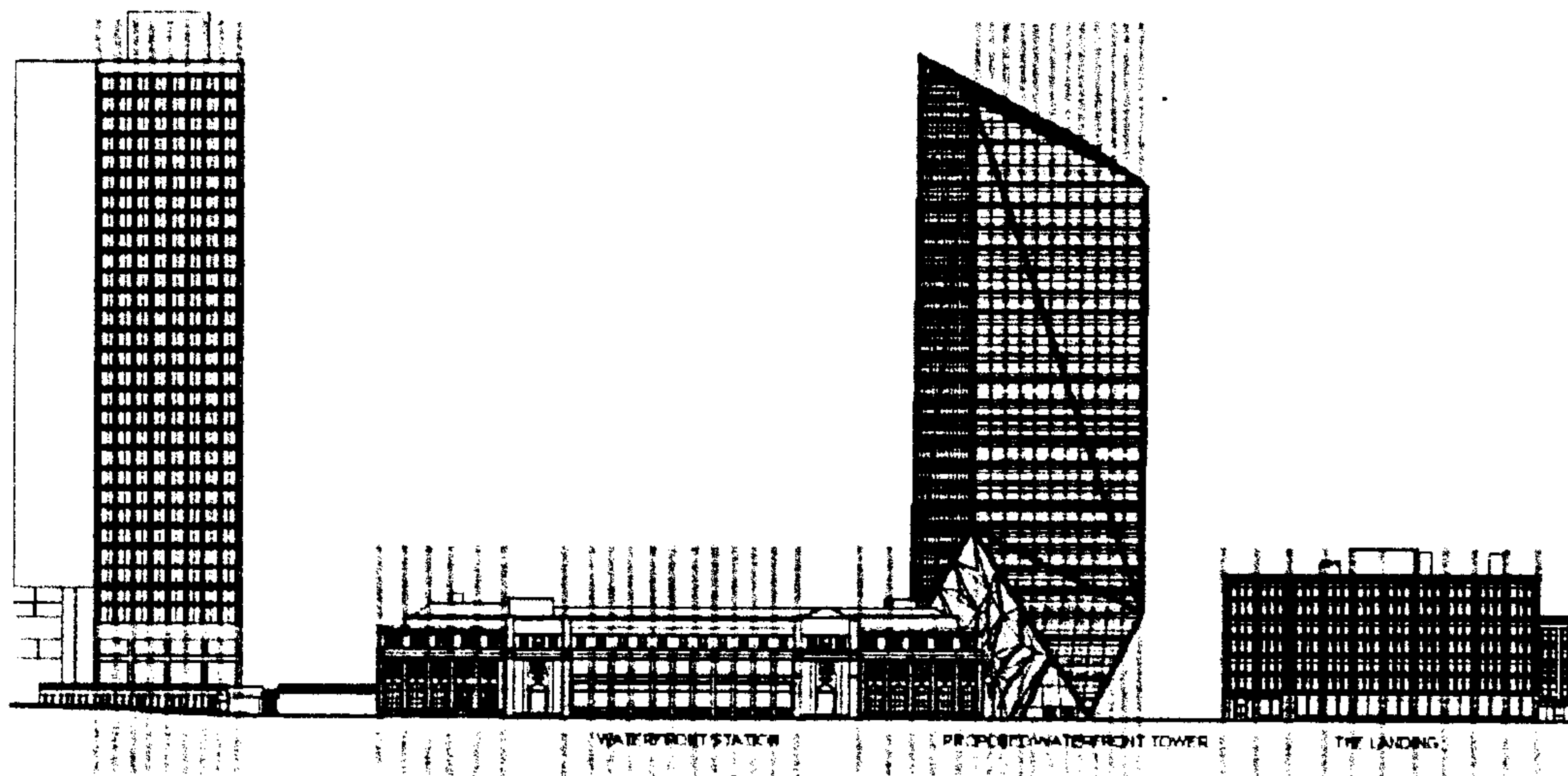
The massing of the tower is a result of several site considerations. Primarily the shape of the building is driven by climate /solar performative analysis. Starting with a pure rectangular shape the mass was manipulated through the steps listed below to maximize daylight, increase building performance and reduce energy consumption.



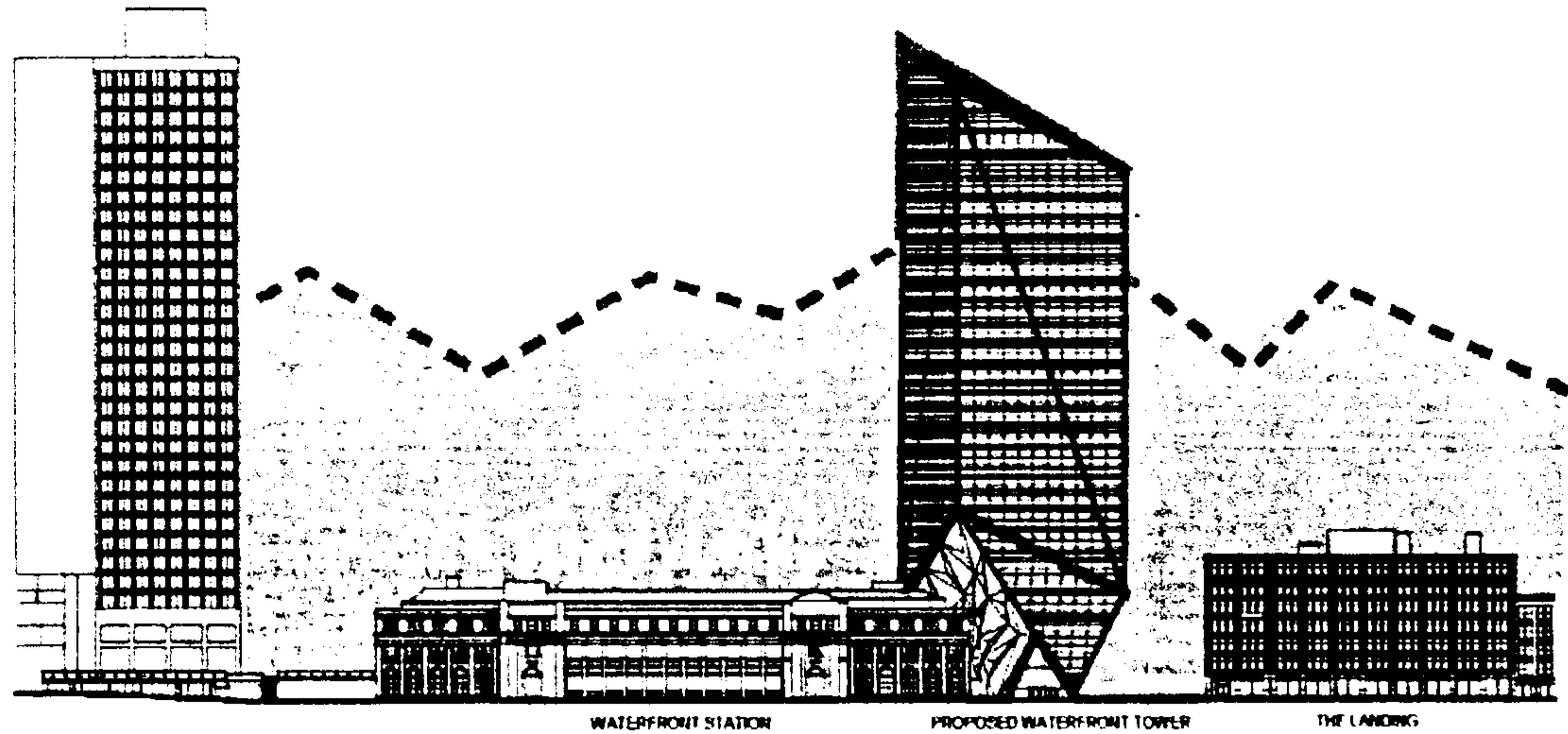
ARCHITECTURAL CONNECTIONS



CONTEXTUAL REFERENCE LINES



RHYTHM AND ORDER



NATURAL LANDSCAPE