



View Up "Via" Looking North



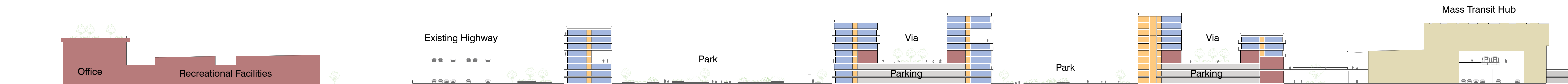
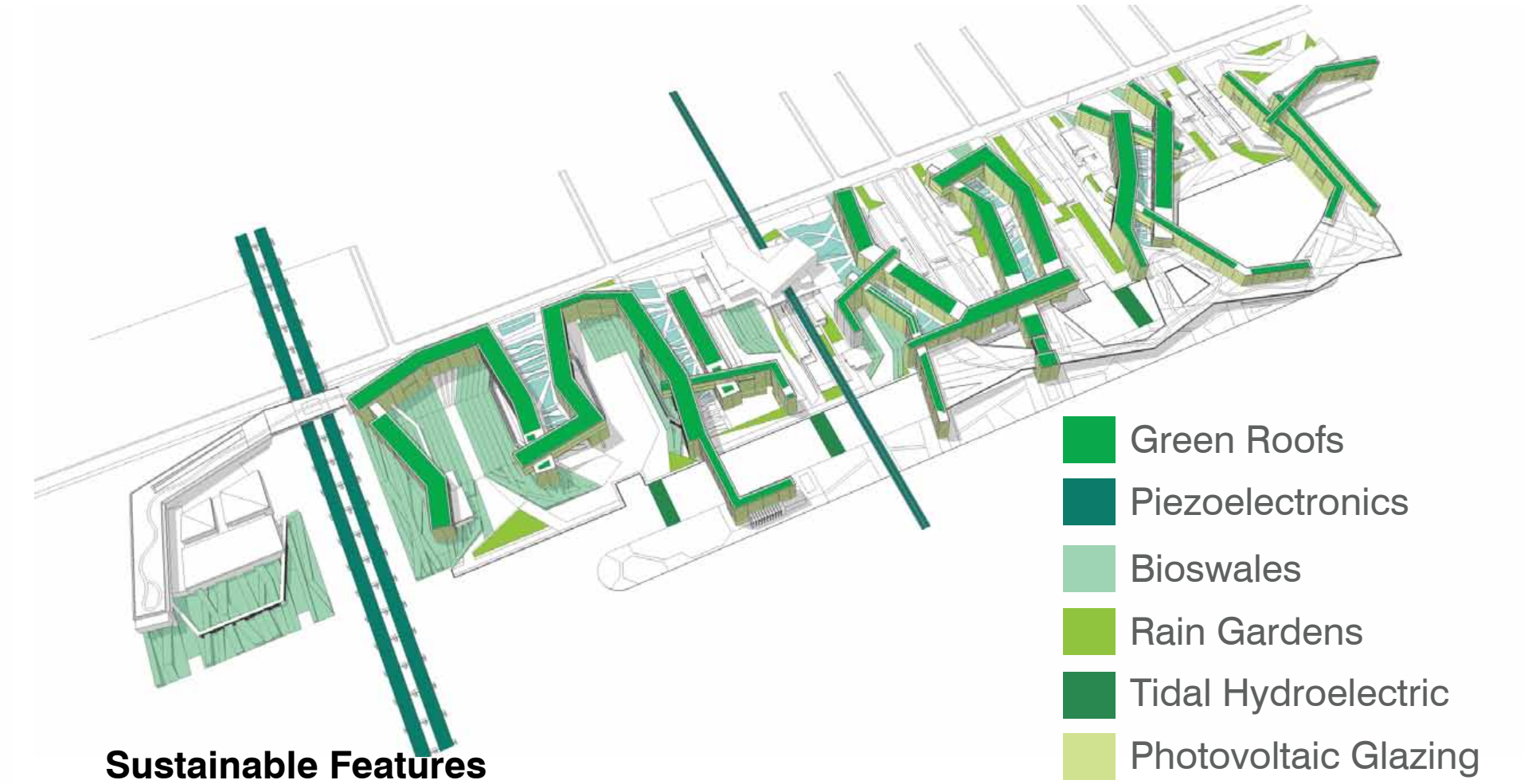
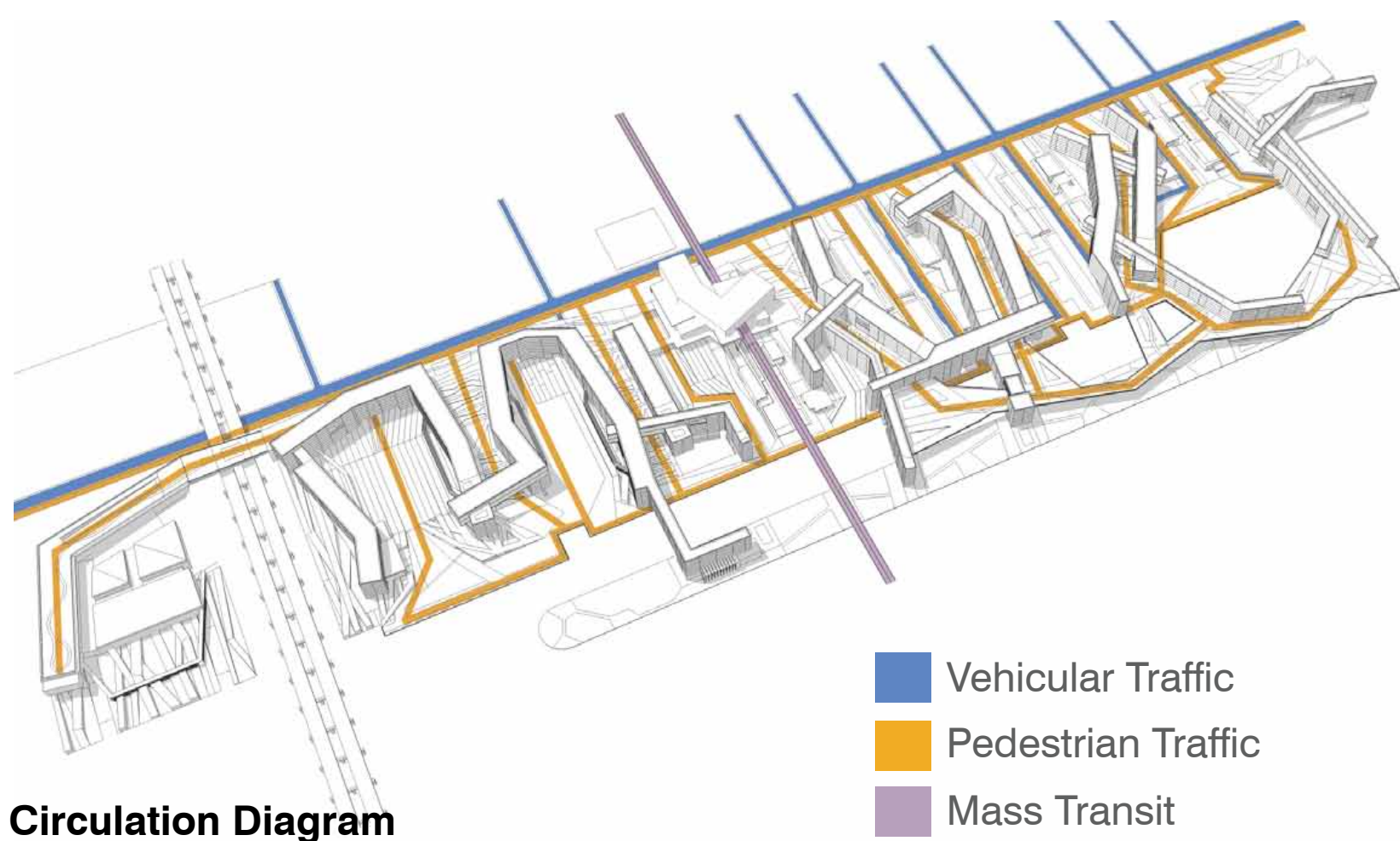
View Into Urban Pocket Looking North



View West From Elevated Ground Plane



View Into Community Park Looking South



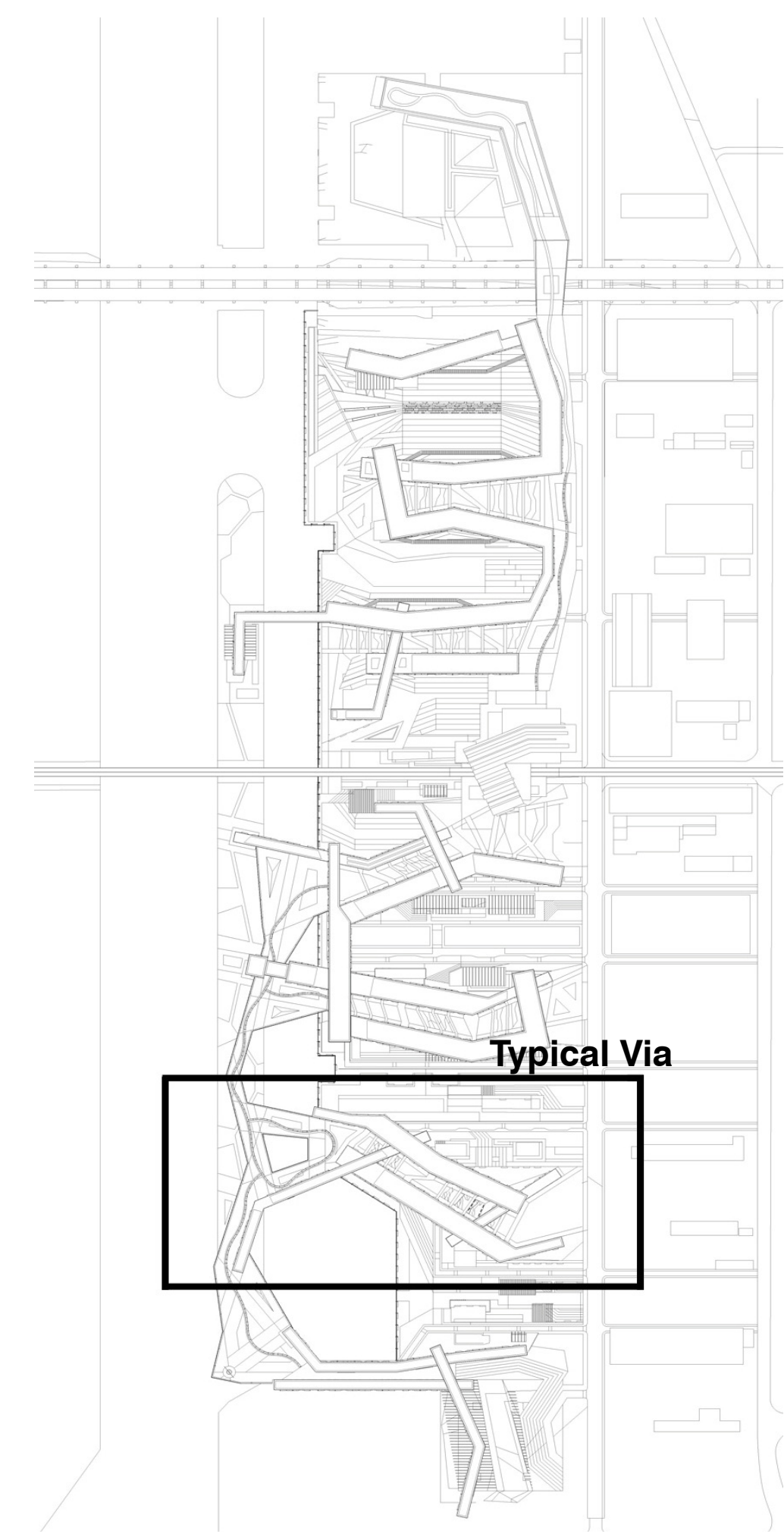
VIA AEQUALITAS

Circulation: Vehicular traffic enters the site on boulevards perpendicular to the street edge and is routed into the buildings, either to the parking areas under Vias or to service areas. Pedestrian circulation follows barrier-free paths through the Vias on the elevated ground plane or through the urban/park fabric.

Uses: Residential buildings run the length of our site shaping space into parks and neighborhoods. Retail and public space is scattered in strategic locations throughout the site, defining programmed space while responding to the landscape. Small pocket parks and larger linear parks can be found on every surface.

Elevated Ground Plane: The elevated ground plane runs through each building as a continuous experience through the site from east to west. Pivoting around the train station, the north leg is porous while the south leg is solid, sitting on top of three floors of office + retail at the urban street edge.

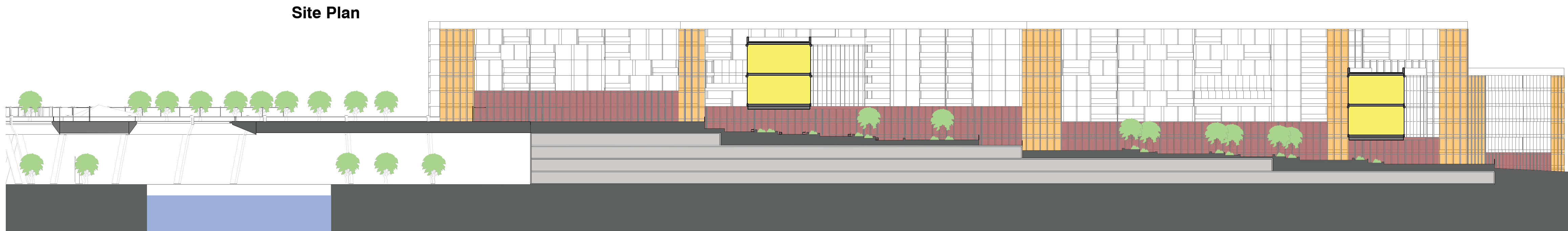
Sustainable Features: The design features many sustainable features at the urban scale. These elements help to mitigate, filter and collect storm water, generate energy through photovoltaics, piezo-electronics, and tidal power turbines, and use native plant and noninvasive species in the landscape design.



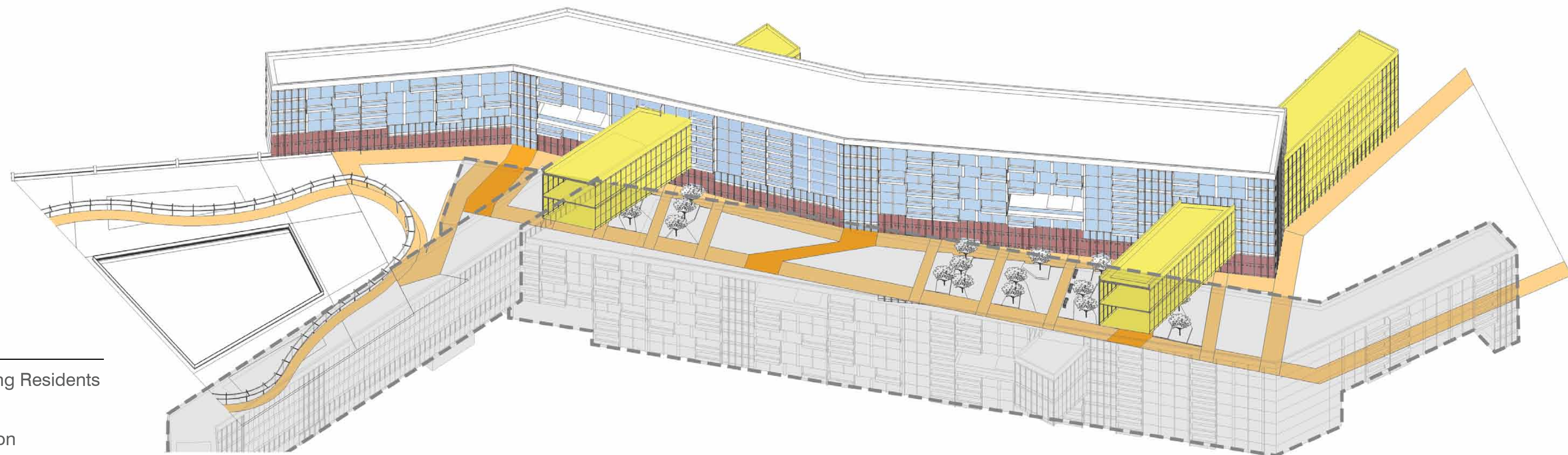
Typical Via



Typical Via Building Plan

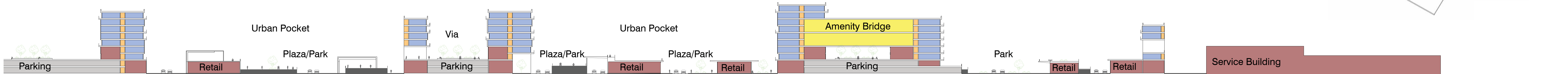


Typical Via Section



Typical Via Axon Diagram

- Key
- Public Space for Building Residents
 - Residential
 - Building Entry/Circulation
 - Retail/Public Service
 - Parking



The Vias: The Via acts as a smaller scale neighborhood for both the residents of the buildings and visitors to the site. As the inner street gently slopes up to the elevated ground plane with intermittent small flat plazas and landscaped rain gardens, the edges are lined with retail and public programmed space to break down the scale of the surrounding buildings. The Via suggests a small, inwardly focused street found in the oldest quarter of a major city. It exists within the metropolitan fabric yet creates the intimacy of a self-contained space.

Building: The limited types of units lay out within the irregular plan in a way that creates pockets of programmed public space for the use of the residents. These units convert simply and internally from olympic to legacy phase allowing the typical building plan and façade to remain untouched during the transition. Four story bars connect across the Vias linking a pair of buildings, creating double height shared space that functions as public gathering points, large corridors, additional roof gardens, and overlooks onto the Via all contained within the same volume of space.



Olympic Mode- 3 Bedroom/ Double Occupancy 2 Baths



Legacy Mode-3 Bedroom/ Single Occupancy 3 Baths



Olympic Mode- 2 Bedroom/ Double Occupancy 2 Baths



Legacy Mode-2 Bedroom/ Single Occupancy 2 Baths



Olympic to Legacy Mode Transition Diagram



Olympic Mode- 1 Bedroom/ Single Occupancy 1 Bath

Unit Mix

Olympic Mode:	Legacy Mode:
75% Unit A (3 Bedroom / Double Occupancy)	25% Unit C (3 Bedroom / Single Occupancy)
25% Unit B (2 Bedroom / Double Occupancy)	25% Unit D (2 Bedroom / Single Occupancy)
	50% Unit E (1 Bedroom / Single Occupancy)

Accessible Features:

- Step-less Threshold
- Built-in shelf / Bench
- Light at Entry
- Contrasting Colors/Materials
- Accessible Workspace
- 5'-0" Corridor
- Loop Handled Sliding Doors
- Single Lever Controls for Plumbing
- Handheld Adjustable Shower Head
- Curbless Shower Area
- Vertical Grab Bar Light
- Front-Loaded Washer/Dryer Combo
- Perimeter Shelf/Grab Bar System
- Full Length Mirror
- Staggered Burner Stovetop
- Accessible Outdoor Planter



Units: The living units have no "true" demising wall, which makes the building flexible and allows multiple unit types for residents with specific needs. Various spaces of the unit have an integrated shelving system that also serves as a grab-bar system as well. The circulation of the unit is based on the turning radius of a wheelchair. All spaces within the unit allow a wheelchair to turn around with ease. Transition from Olympic to Legacy configuration is done internally with as few rearrangements of partitions as necessary, leaving the exterior envelope intact.