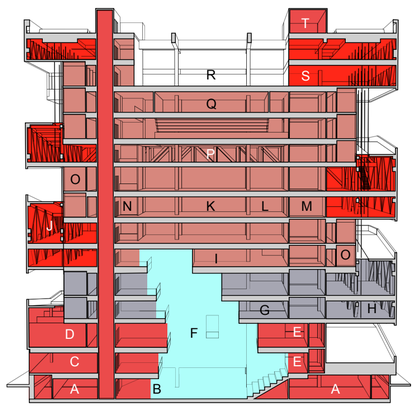
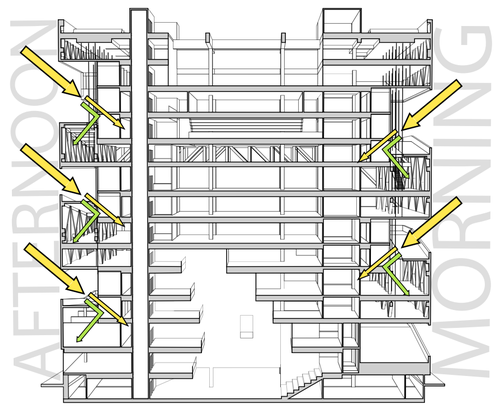


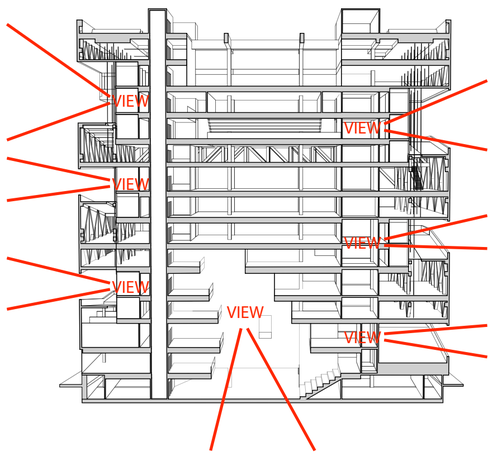
East-West section highlights organic form cutting through the heart of the building. The basic organization of the building is revealed.

A Mechanical space that flanks the central public realm. Each mechanical space is linked with a access to the street, as well as vertical shafts in each of the four corner cores.
B Bike storage is available off the Yamhill Street entrance.
C Retail Space off Morrison Street (+13' from the Yamhill level). One large retail space occupies the SW corner of the building. On the north side, 4 retail spaces line the street.
D Community meeting rooms line the west side of the building (7).
E Children's Collection
F Lower Atrium visually connects north and south entrances of the building to the library on the 5th floor.
G Administration spans two floors.
H Closed stacks only accessible to staff.
I Main floor of publicly-accessed portion of the library (first floor of upper atrium.
J Stacks (Public-access)
K Central Stacks
L Internet
M Staff-Accessed
N Information Desk
O Individual study and small conference rooms
P Stacks beyond
Q Auditorium beyond
R Outdoor terrace
S Non-fiction
T Mechanical

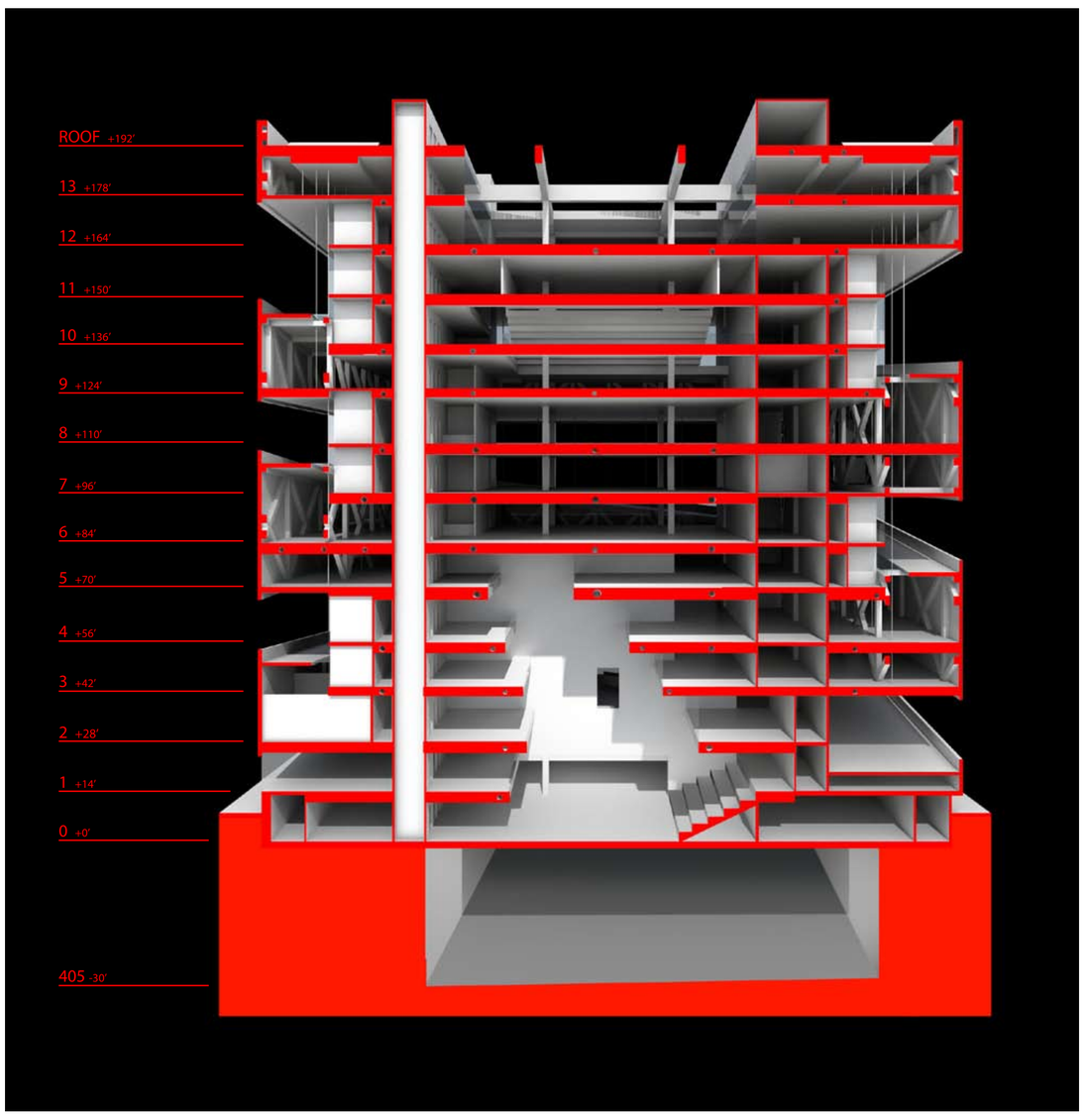
NORTH-FACING SECTION



Direct Sunlight
Reflected Sunlight



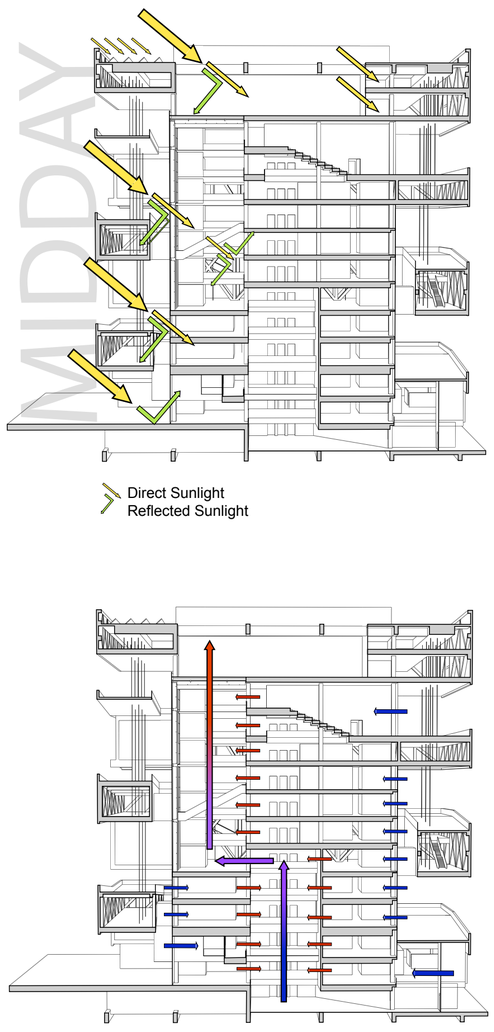
Views are framed by opaque mass ringing building. The building references it's unique context with "horizontal" window to freeway below.



North-South section reveals a south-facing atrium with brings daylight deep into the building. Opaque surfaces are minimized on the south side to reveal the atrium space to as much direct solar gain as possible. Upper and Lower atriums are interlocked providing visual connections, transmission of light deep into building, and opportunities to create a significant stack effect for ventilation purposes.

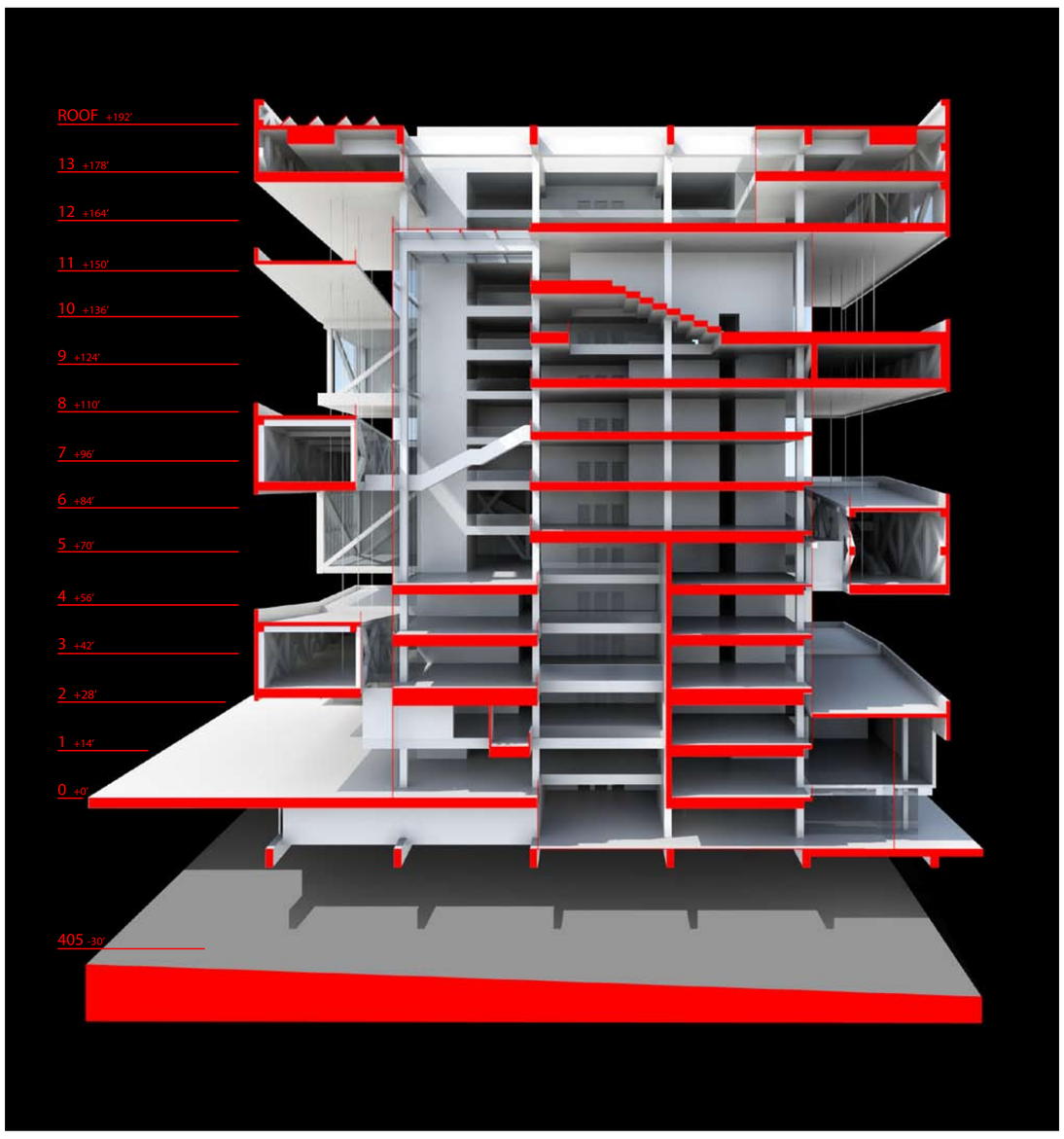
A Yamhill Street entrance in center of block (north side of building). Bike storage on this floor.
B Morrison Street Entrance. Exterior: opens up to southern plaza. Interior: Double-height space for exhibition and access to specific building spaces.
C Children's Collection
D Administrative Levels. Closed to public.
E Lower atrium providing visual connections between spaces. Intent is to connect first floor of building with first floor of the library (on the 5th floor of building). Allows visual connection between public and staff-only floors.
F Heart of library containing central stacks, general stacks, reading rooms, public computers, meeting rooms, and coffee shops.
G 200 seat auditorium.
H Stacks (Stack-access)
I Stacks (Public-access)
J Vertical connection seen in public-access stacks.
K Rare Book Collection
L Restaurant beyond
M Non-fiction
N Outdoor terrace: Terminus of exterior path and access to rooftop restaurant.
O Solar Panel array on roof.

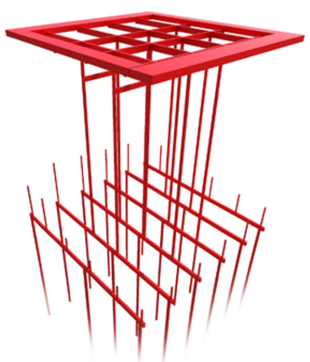
WEST-FACING SECTION



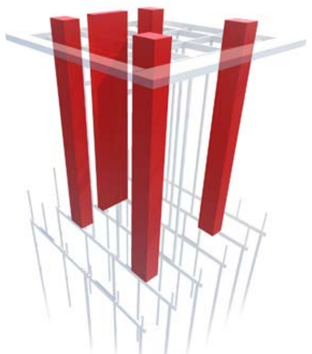
Direct Sunlight
Reflected Sunlight

Natural Ventilation Strategies Utilized. Atriums act as exhaust plenums for individual floors, vented out of the top of the building. Stacks ringing the building are conditioned to maintain appropriate humidity conditions for books.

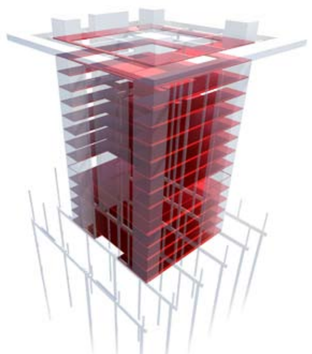




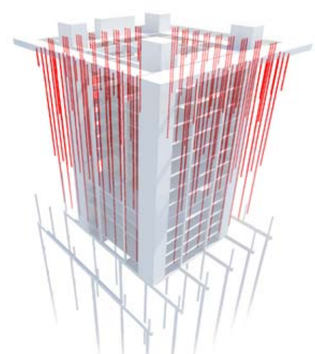
1 Girders resting on piles spaced at 30' O.C. span the 405. Columns rise up through the building carrying a 4-way cantilevered beam which in turn will be gravity-loaded.



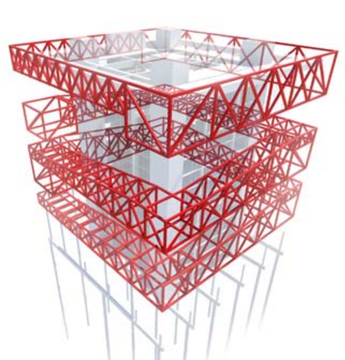
2 Cores provide the lateral stability needed to give the form its rigidity.



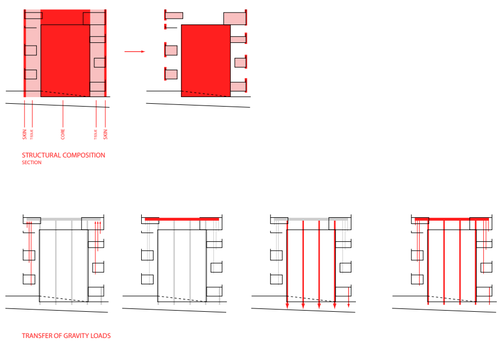
3 Floor plates acts as structural diaphragms, transferring lateral loads out to the cores.



4 Three sets of cables on each side of the building hang transferring gravity load and relieving the perimeter of the building of columns, supporting the visual concept of the built form.

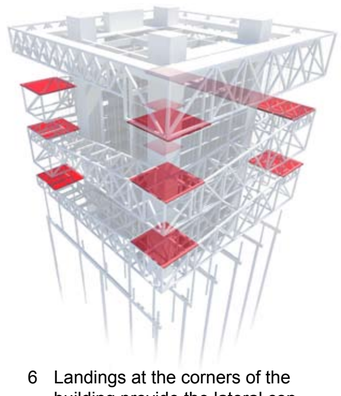


5 The opaque portion of the building containing the book stacks and associated pedestrian ramps are contained within a steel "cage" structure hanging on cables.

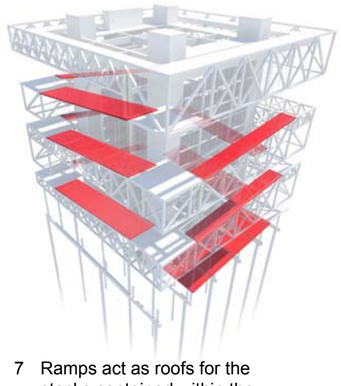


This building is thought of being similar to a living being, with a core skeleton, layers of sinuous tissue, and outer, protective skin.

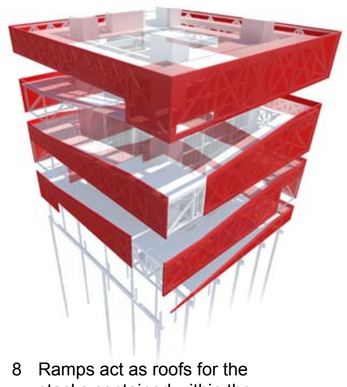
STRUCTURE



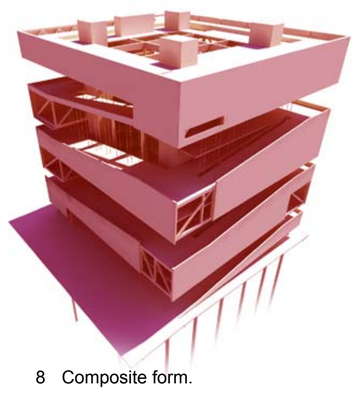
6 Landings at the corners of the building provide the lateral connection between the steel cage system and the cores of the building.



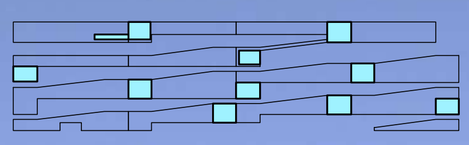
7 Ramps act as roofs for the stacks contained within the steel cage system, as well give the system added rigidity.

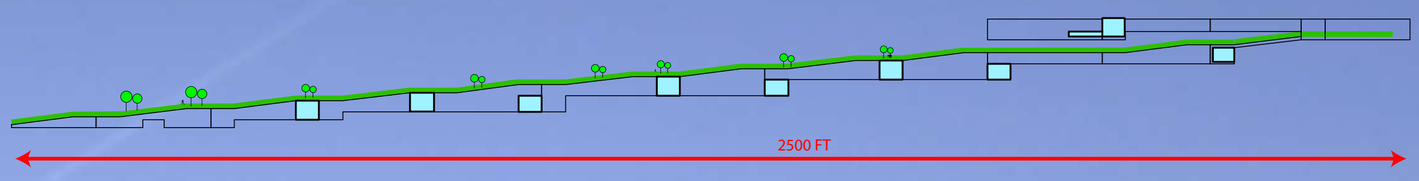


8 Ramps act as roofs for the stacks contained within the steel cage system, as well give the system added rigidity.



8 Composite form.



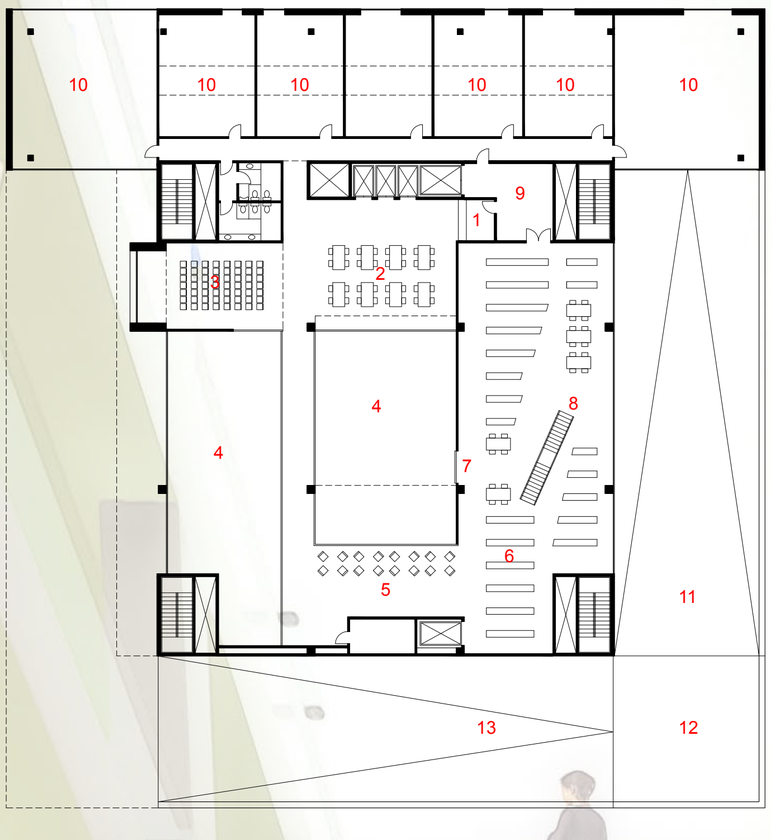


Above: The facade unfolded flat reveals the connectivity around corners as well as the equal distribution of glazing around the building. Glazing is placed at corners to use walls as reflectors, much like the exterior of the southern atrium is used to bounce light back into the space. The connectivity of the facade around each corner supports the design intent of maintain a clear, diagrammatic form. Within the clear building organization, the facade changes in three dimensions (the ramp), resulting in a 3-dimensional story rather than a description of floor plans and sections.
Next, the facade is unfolded again, this time to articulate the exterior path which wraps around the building. One can stroll to the 11th floor via the exterior green ramp and back down again and check off a 1/2 mile journey and combined 300 feet in elevation change. How often can that kind of experience be accomplished during lunchtime in a downtown setting?

Right: The opaque exterior facade wraps itself around the building following the ramp and dictating where the stacks are (under the ramp and behind the opaque facade. Atriums weave and wind their way through the building to visually connect floors and to allow sunlight to travel deep into a large building.

SW TAYLOR NORTH

1 Floor Assistance
2 Community Resources - Computer
3 Use
4 Community Resources - Lecture
5 Open to Below
6 Children's Library - Atrium Lounge
7 Children's Library - Stacks
8 Atrium Look-out
9 Down to Floor 1
10 Processing
11 Community Resources - Class-rooms and Meeting Rooms
12 Ramp Up
13 Ramp Landing. No internal access. Ramp Down

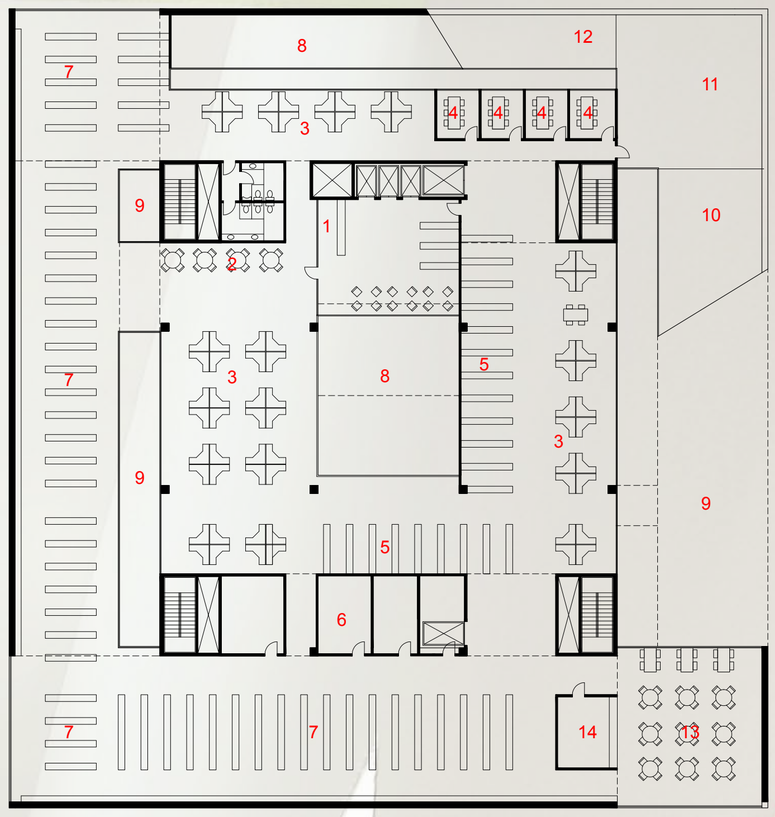


CHILDREN'S LIBRARY
COMMUNITY RESOURCES
MEETING ROOMS
PRESENTATION

FLOOR 2

30' N

1 Reception
2 Casual Meeting
3 Open Office Workstations
4 Formal Meeting Rooms
5 Book Processing
6 Storage / IT
7 Closed Stacks
8 Open to Below (Interior)
9 Open to Below (Exterior)
10 Ramp Down
11 Ramp Landing
12 Ramp Up
13 Lunch Space (Double height)
14 Kitchen

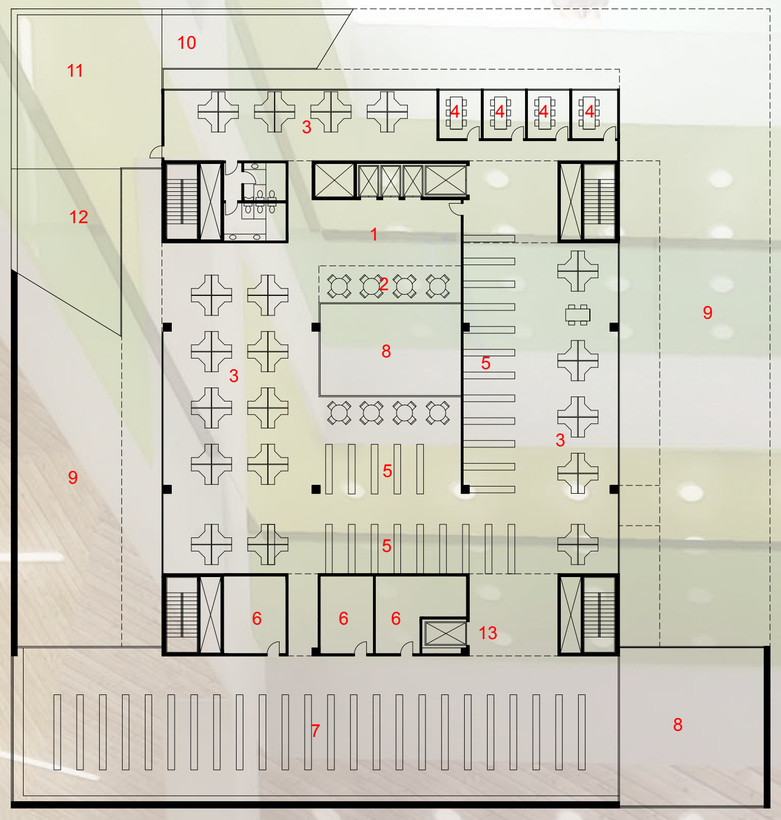


ADMINISTRATION
CLOSED STACKS

FLOOR 3

30' N

1 Lobby, no public access
2 Casual Meeting
3 Open Office Workstations
4 Formal Meeting Rooms
5 Book Processing
6 Storage / IT
7 Closed Stacks
8 Open to Below (Interior)
9 Open to Below (Exterior)
10 Ramp Down
11 Ramp Landing
12 Ramp Up
13 Last floor for this freight elevator



ADMINISTRATION
CLOSED STACKS

FLOOR 4

30' N

1 Lobby, Main Library. Visually connected to floors below as lower atrium caps on this floor.
2 Begin Upper Atrium
3 Current Periodicals
4 Main Circulation
5 Planter
6 Sorting
7 Processing
8 General Stacks
9 Stairs Up to Floor 6. This begins sequence of stack circulation to Floor 10.
10 Double-height reading room
11 Open to Below (Interior)
12 Open to Below (Exterior)
13 Exterior Ramp - Landing
14 Exterior Ramp - Down
15 Exterior Ramp - Up
16 Cafe
17 Small Meeting / Study Rooms
18 IT / Storage
19 Computer Use

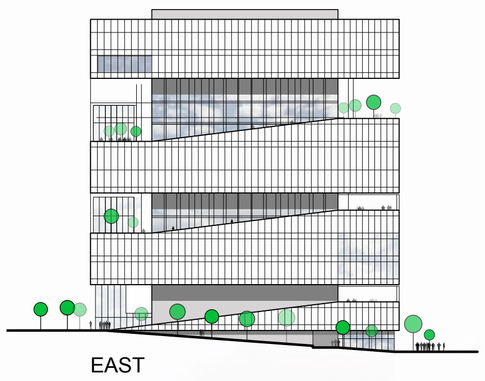
SW YAMILL ENTRANCE
RETAIL
BICYCLE STORAGE
MECHANICAL
IN-TAKE/PROCESSING

FLOOR 5

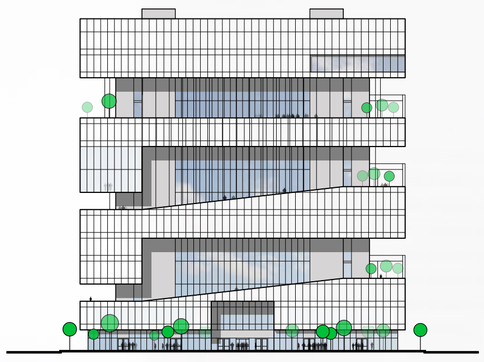
30' N

LOWER ATRIUM

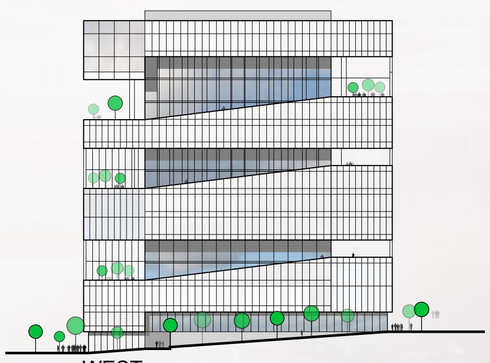
5TH FLOOR ATRIUM



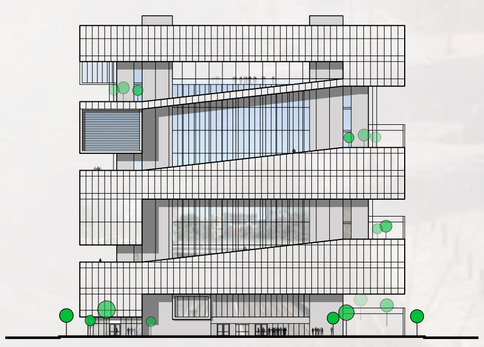
EAST



NORTH



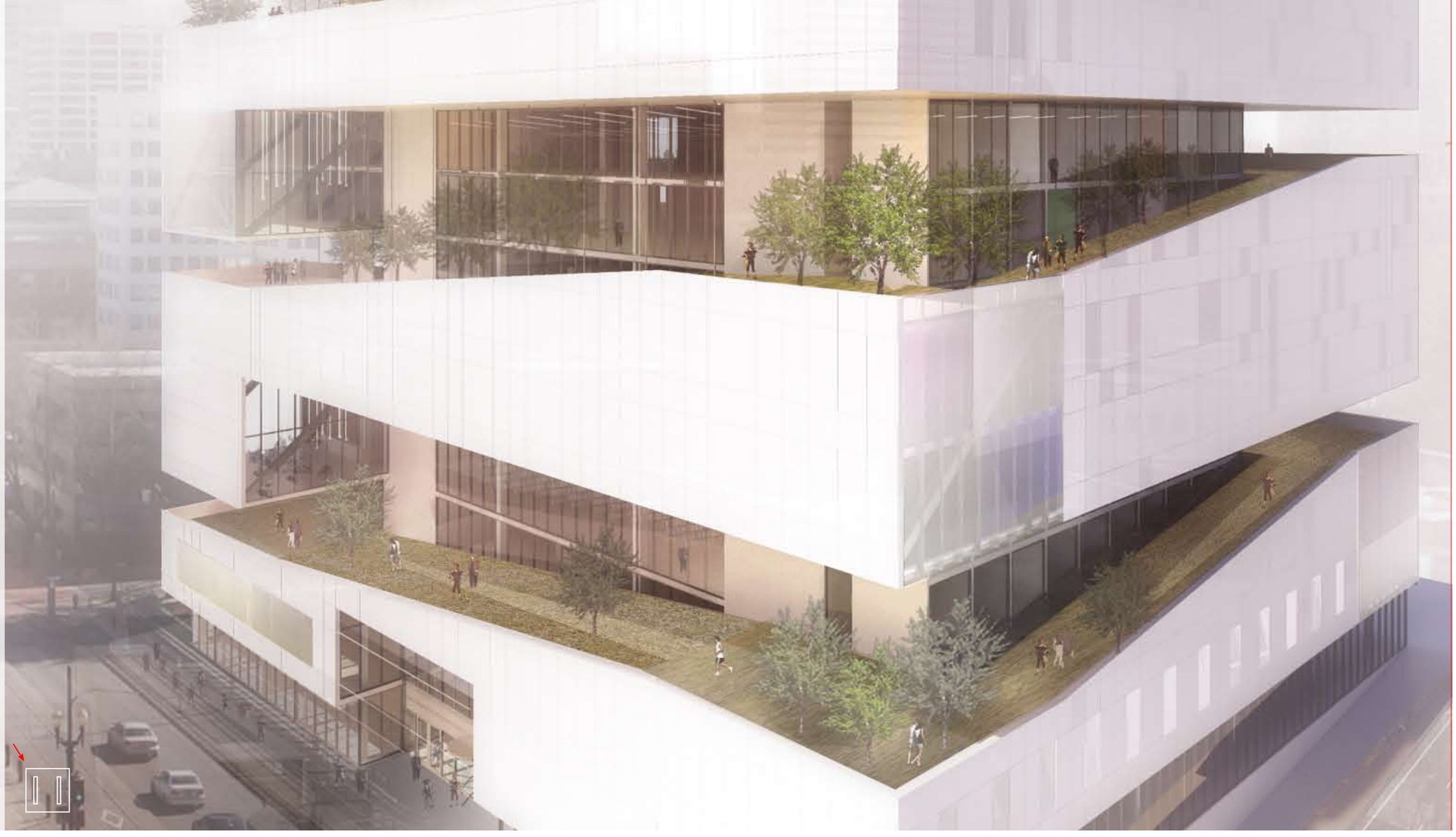
WEST



SOUTH

ELEVATIONS

30'

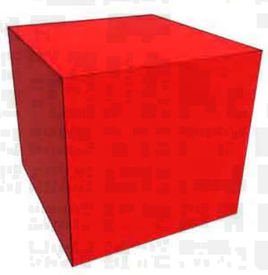


SCREENS LIMESTONE FLUSH GLAZING FRITTED GLASS ACCENTS TROPICAL HARD WOOD MESH EXPOSED CONCRETE SHARED SURFACE GREEN PAVING

MATERIALITY

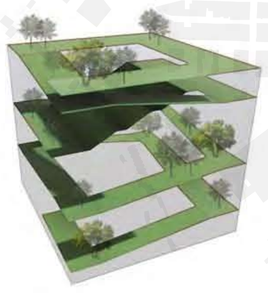
SW MORRISON ENTRANCE

PORTLAND CENTRAL LIBRARY

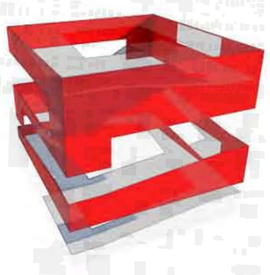


Extrusion

Way Up



Way Up (With Benefits)



Clad Voids

Library

The Idea

PORTLAND, OR 1:20000

2010

INSTRUCTED BY HOLST ARCHITECTURE

DESIGNED BY MARC HOLT

www.MarcHoltPortfolio.com

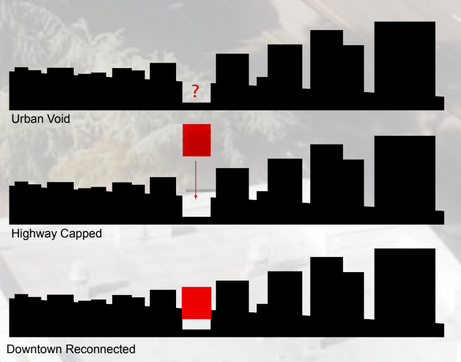
SW YAMHILL AND 13TH

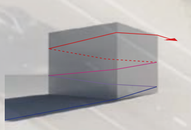

view corridors

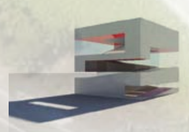
MAX


noise


405




Simple Mass


Implied Simple Mass

Urban Narrative through contextually-related planar layering

Multi-faceted experiential vaule

SITE OBSERVATION AND RESPONSE

This site was chosen because of the potential for reconnecting two parts of a city that is very much separated by the interstate transportation corridors. Portland is known for its ability to reclaim land that was occupied by highways, such as what is now Tom McCall Waterfront Park. At the proposed site for this project, the freeway is already below street level. The streets above "ignore" the freeway below and continue the urban grid from one side to the other. Why not follow the same pattern with the built environment? Why hang on to these gaping holes in the ground which are belching noxious fumes and mind-numbing noise into the surround neighborhood? From an urban planning perspective, filling in these voids would support the districts on each side of the freeway reconnecting. Obviously a very expensive solution, but is not unprecedented, even in the Northwest. Seattle has taken the opportunity to cap part of the I-5 downtown. In European countries it is not uncommon for this practice with the recognition that land is comparatively much more valuable in Europe. This site I am proposing is very important to Portland's downtown as it is between two MAX lines and on bicycle routes in and out of downtown.

I am proposing a new library for Portland. This building would replace the existing Portland Central Library as I feel the current building is antiquated and does not serve the wider public sufficiently. I wanted to take the opportunity to relate to a larger section of the population and integrate several different functions into one building to activate the site. The building will house not only a Public Library, but will also host ground floor exhibition space designated for rotating local art displays. The building is surrounded by retail on the ground level. Two floors of administration support both this library and other libraries within Multnomah County. The actual library starts on floor five and extends to the roof. Tucked within the library in the Northwest corner is a restaurant that captures westerly views, as well as supports the use of the outdoor terrace on the 11th floor.
The site created on opportunity to develop an iconic form for the city, but also the need to respond to context on four sides. I started with a simple rectangular mass and then pursued strategies to break down the mass and relate the building to it's surroundings.
The building is "ringed" with a continuous ramp. This serves multiple functions both internally and for the public. Ascension to the 10th floor offers an uphill trek 1/4 mile long in one direction. Opportunities exist for entering the building off of the path on major floors. From an interior perspective, the ramps provide protection from direct solar gain into the space that houses the library's stacks. The ramps also help the building relate to it's context as the edges of the ramps create automatic regulating lines and break the building up onto horizontal layers.

405

SW Morrison South

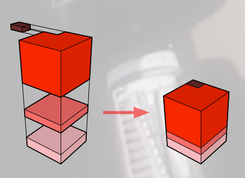
SW Yamhill West

SW 14th South

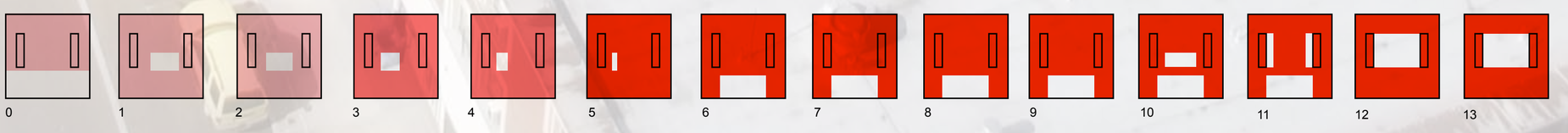
SW Morrison West

SW Yamhill East

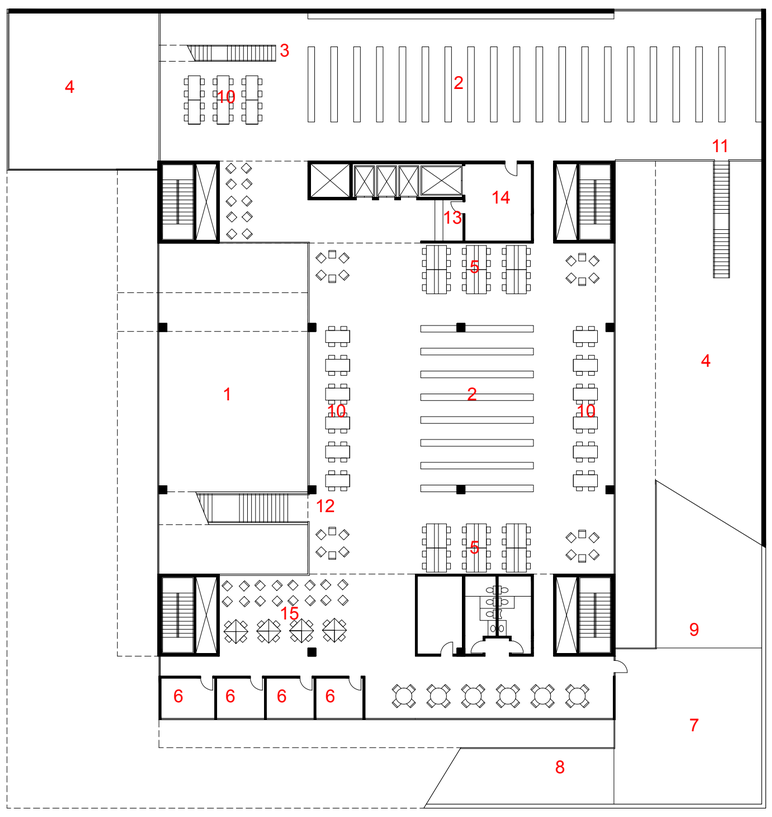
SW 13th North



SPATIAL COMPOSITION



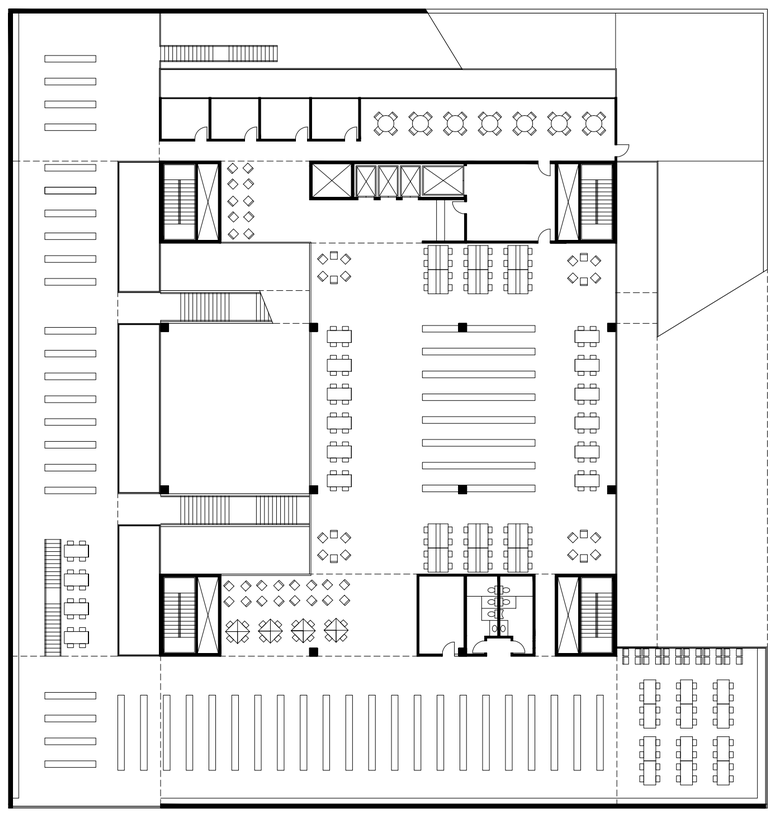
1 Atrium
2 General Stacks
3 Stair Up (Sequence)
4 Open to Below (Interior)
5 Computer Use
6 Meeting / Group Study / Music Practice Rooms
7 Exterior Ramp: Landing
8 Exterior Ramp: Down
9 Exterior Ramp: Up
10 Open Study: Tables
11 Stairs Down (Sequence)
12 Stairs Up (To Stacks across Atrium)
13 Floor Assistance
14 Processing
15 Open Seating



GENERAL STACKS
SMALL MEETING / STUDY
COMPUTER USE

FLOOR 6

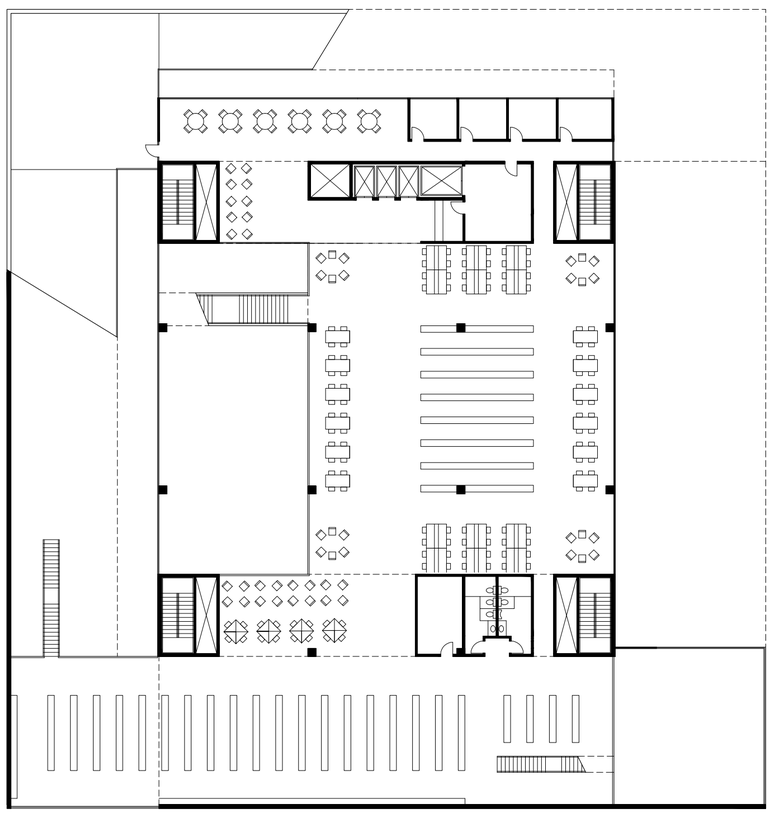
30' N



GENERAL STACKS
SMALL MEETING / STUDY
COMPUTER USE

FLOOR 7

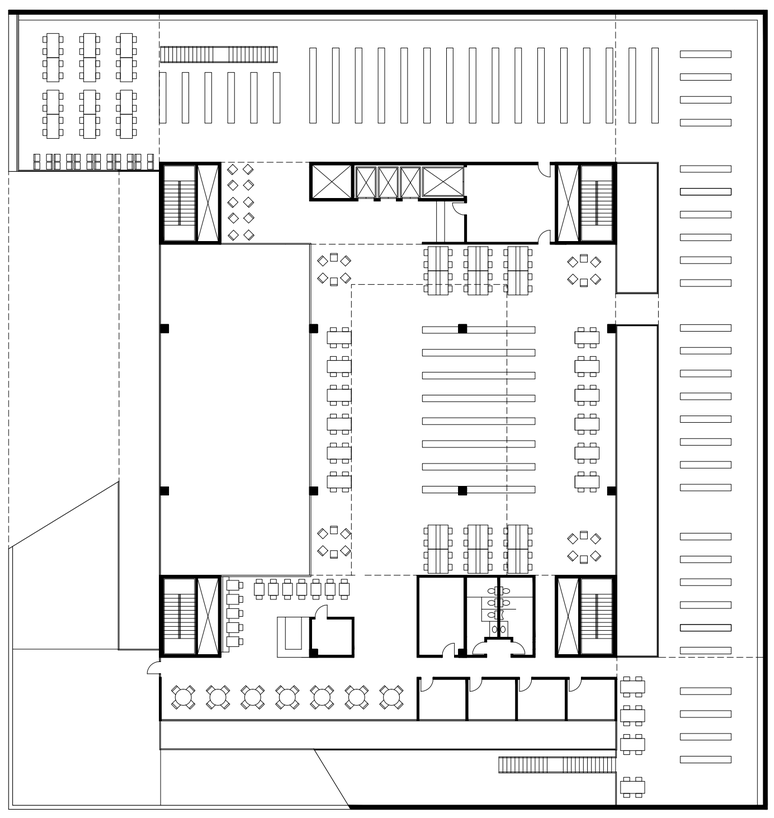
30' N



GENERAL STACKS
SMALL MEETING / STUDY
COMPUTER USE

FLOOR 8

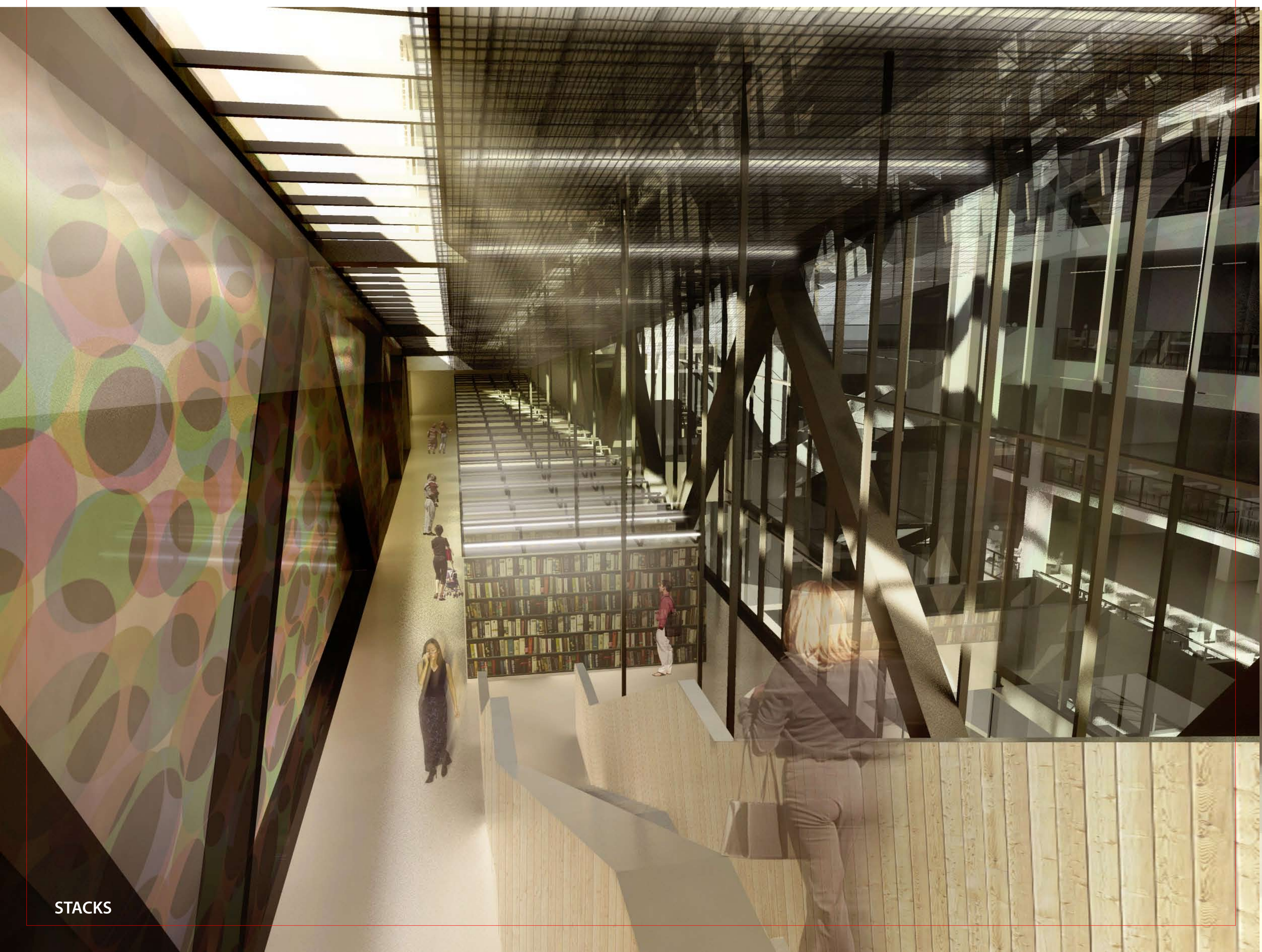
30' N



GENERAL STACKS
SMALL MEETING / STUDY
COMPUTER USE

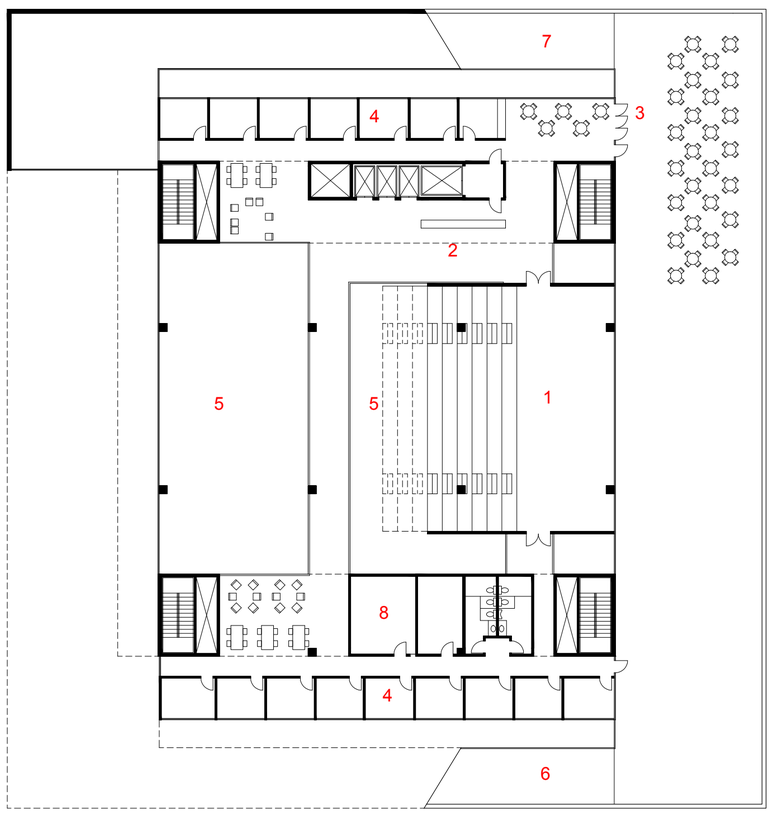
FLOOR 9

30' N



STACKS

1 150 Person Auditorium
2 Event Assistance/Room Check-out
3 Indoor/Outdoor Cafe
4 Study/ Music Practice Spaces
5 Open to Below (Indoor)
6 Ramp - Down
7 Ramp - Up
8 Storage / IT

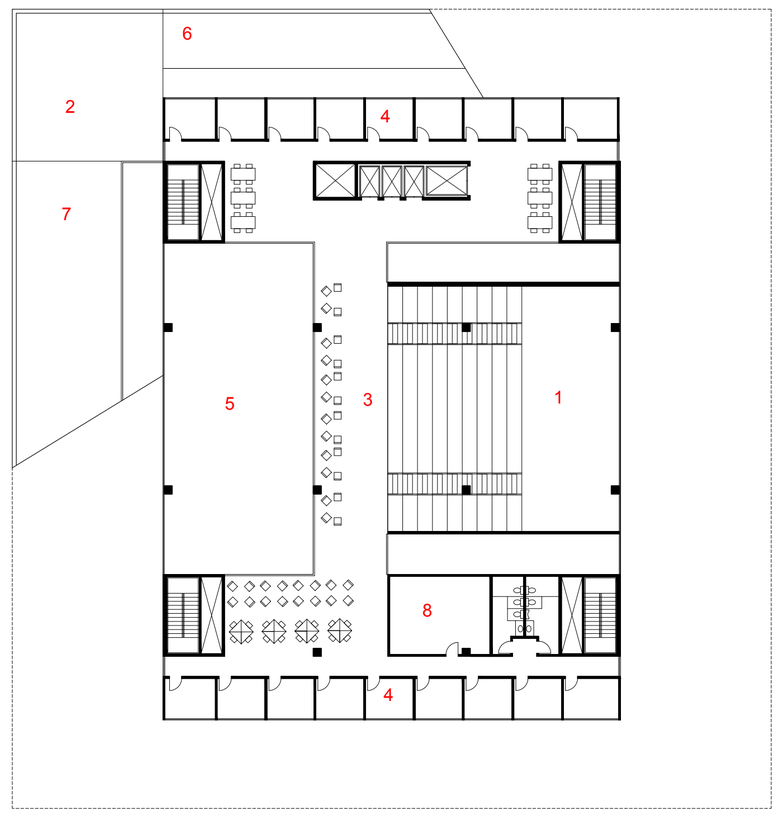


AUDITORIUM
CAFE
STUDY / PRACTICE ROOMS

FLOOR 10

30' N

1 150 Person Auditorium
2 Ramp - Landing
3 Event Overflow
4 Study/ Music Practice Spaces
5 Open to Below (Indoor)
6 Ramp - Down
7 Ramp - Up
8 Storage / IT

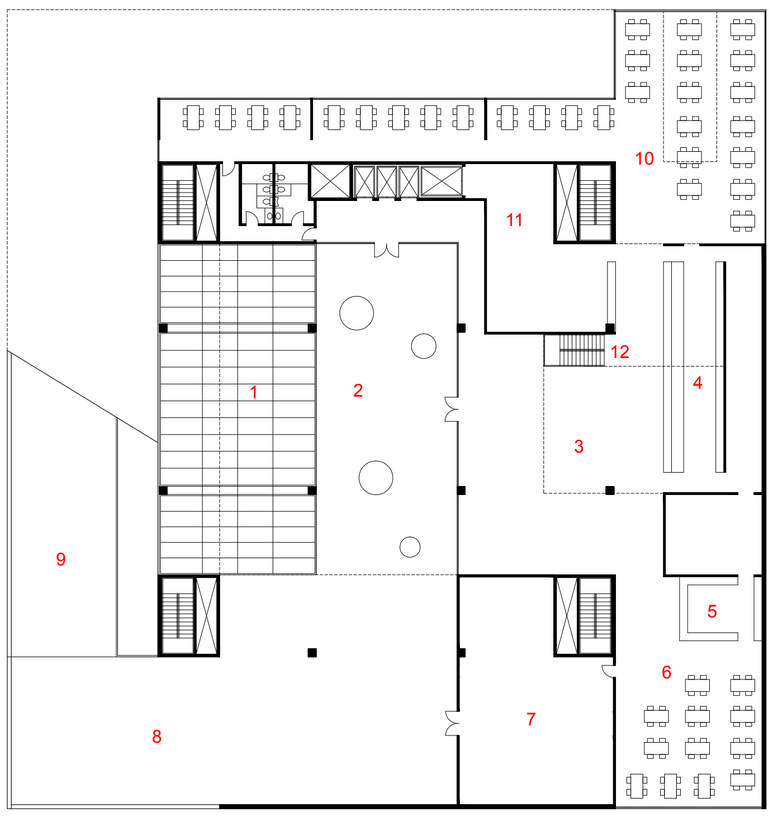


AUDITORIUM
STUDY / PRACTICE ROOMS

FLOOR 11

30' N

1 Atrium Roof / Outdoor Terrace
2 Outdoor Terrace / Event Space
3 Restaurant Lobby and Event Space
4 Kitchen 1
5 Bar
6 Bar Seating
7 Storage / Event Storage
8 Ramp Terminus / Covered Event Space
9 Ramp Down
10 Restaurant Seating
11 Elevator Access / Kitchen 2
12 Up to Level 2 Restaurant

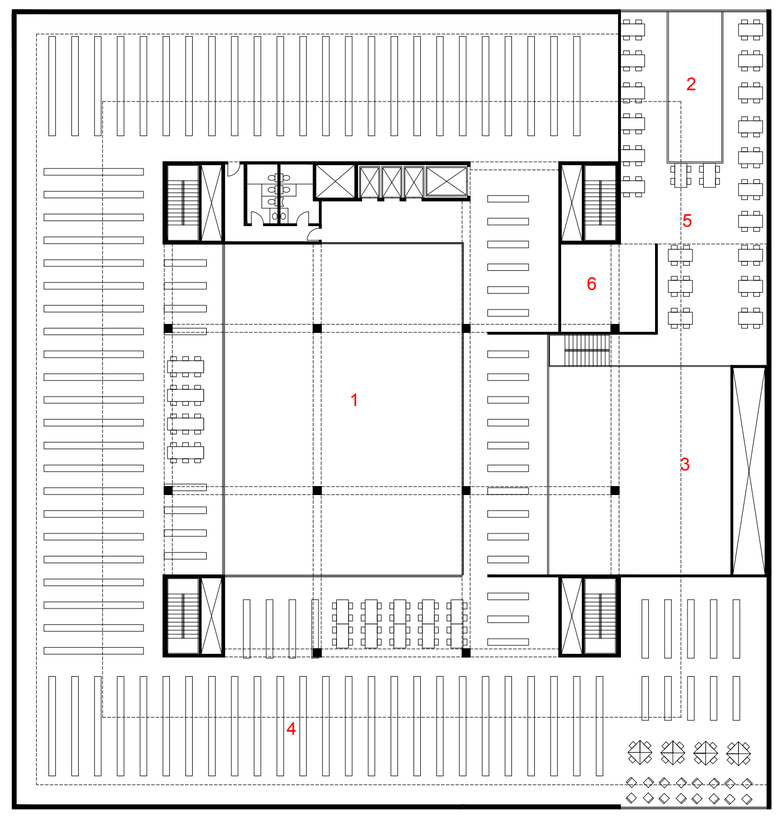


RESTAURANT
OUTDOOR TERRACE

FLOOR 12

30' N

1 Open to Below - Outdoor Terrace
2 Open to Below - Restaurant Seating
3 Open to Below - Restaurant Lobby
4 Library - Non-fiction
5 Restaurant - Level 2
6 Restaurant - Staff



RESTAURANT
LIBRARY: NON-FICTION

FLOOR 13

30' N

FLOOR 10 - AUDITORIUM

1 Outdoor Plaza on south side of the building. A place for leisure in the summer months as well as an extension of the ground plane to block freeway noise and pollution.
2 East-bound MAX line
3 Covered SW Morrison entrance to Exhibition Space and library beyond.
4 The start of the quarter mile “green belt” which wraps the building tree times and terminates at the 11th floor. An opportunity exists to enter the building again on the fifth floor which is the main lobby space of the library.
5 Retail/Restaurant Space. Main Information kiosk for the building. Exhibition Space. Also serves as the building’s lobby. From this space, one can go
6 downstairs to the Yamhill entrance level, to
7 the children’s library, or jump on the elevators to the public library on the fifth floor. of the building. All intake and distribution of library material, exhibition displays, and restaurant supplies pass through this space.
8 Open to Below
9 Stairs down to Yamhill entrance, shops, bike parking, and restrooms.
10 Terraced seating with a view up to the fifth floor, or down through the glass floor on Floor 0 to the freeway below.
11 Children’s Library on two floors. Includes general stacks, and two story-telling venues: one seating 150 people, the other 50 people.
12 Children’s Library Information and book check-out.
13 Children’s Library Stacks
14 150 person Gathering Space
15 50 person Gathering Space
16 Staff Storage
17 Staging
18 Children’s Library Research Tables
19 Up to second floor of Children’s Library
20 Freight Elevator

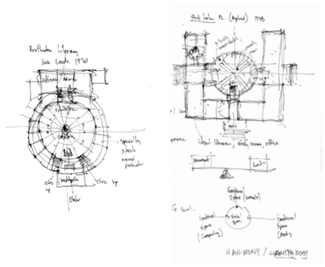
SW MORRISON ENTRANCE
RETAIL
CHILDREN’S LIBRARY
EXHIBITION
START - RAMP

FLOOR 1 30’

1 Public Bicycle Storage (Accessed via SW Yamhill entrance)
2 Retail Space lines SW Yamhill, straddling the entrance to the Library’s Exhibition space in the center of the block.
3 Mechanical Space: Vertical shafts in 4 structural cores supplies ventilation to upper floors of building. Mechanical space is also allocated on the roof.
4 Staff Bicycle Parking accessed by side loading entrances.
5 Processing Area on the east and west sides of the building. All intake and distribution of library material, exhibition displays, and restaurant supplies pass through this space. Vertical ascension occurs via two freight elevators.
6 Storage/Janitorial
7 Transition Space between processing space and the freight elevator.
8 Freight Elevators
9 Public Elevators
10 Vertical shafts in cores
11 Information desk
12 Egress Stairs. The two northern egress stairs exit onto Yamhill via designated exits.
13 Lower Atrium. Patrons enter space on transparent floor (horizontal window which visually connects the building to the highway below. Atrium allows Floor 0 to be visually connected to floors above, with the terminus on level five, the first floor of the main library.
14 Open to 405 (underside of Floor 1).
15 Built-in seating facing atrium.
16 Restrooms
17 Stairs connecting Floors 0 and 1.

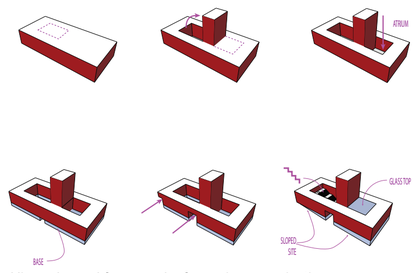
SW YAMILL ENTRANCE
RETAIL
BICYCLE STORAGE
MECHANICAL
IN-TAKE/PROCESSING

FLOOR 0 30’

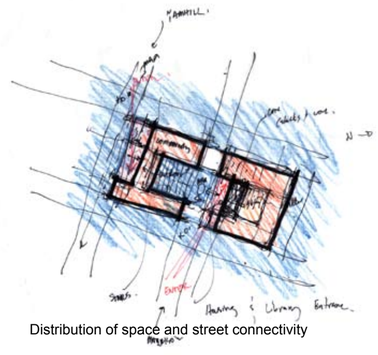


Precedent for formal, symmetrical response

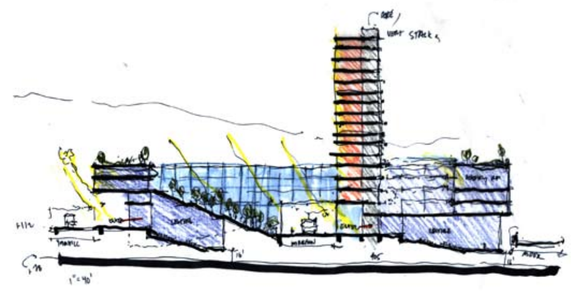
Intuition



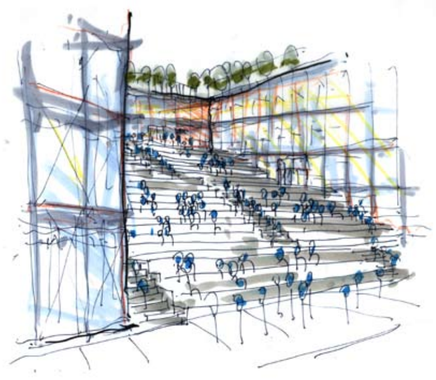
Hierarchy and framework of massing organization



Distribution of space and street connectivity

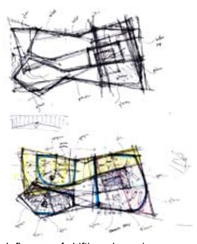


Relationship development with streets, freeways, sidewalks and natural advantages

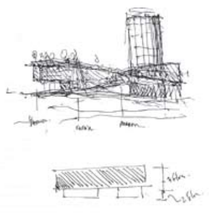


Initial investigations looked at incorporating more than one Portland city block into the program. In the first two concepts, I investigated mixing public and private usages and how these spaces interact. The proposed solution followed a simple diagram. The full site was imagined as having a large mass over it, with pockets carved out and rotated to create vertical space and to get light deep into the building complex. Auditorium spaces dig into the ground creating a relationship with the freeway below. The library, being the public space, occupied most all of the low flat form, with a large outdoor seating area facing Yamhill. This allowed daylight to penetrate into the building surrounding it. Outdoor space on the south side of building is intended to be an open plaza, bathed in sunlight in the summer month. The overhanging building provides shelter to the actual entrance of the building.
The private function of this building would be the housing element which rises up from Yamhill. On three sides of the point tower, housing wraps a “core” of closed stacks and typical circulation and utility shafts.
Feedback on this idea led to the idea of experimenting with solutions that bring the mass down to the ground plane and reduce the “massiveness” of the built form. Also, other contextual responses were recommended.

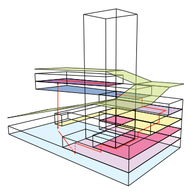
CONCEPTUAL INVESTIGATION A



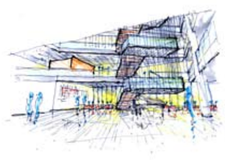
Influence of shifting, dynamic environmental influences

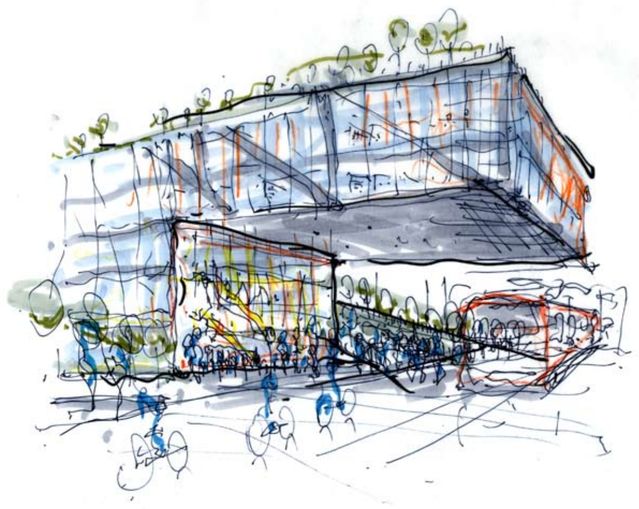


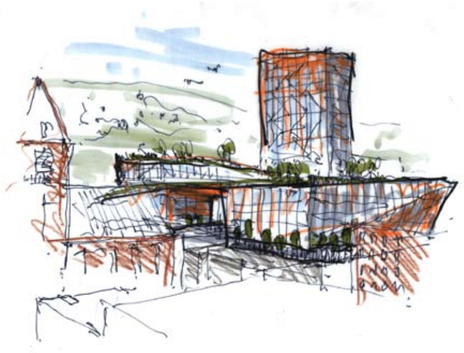
Intuitive response. Desire to integrate landscape into tectonic language



Looping circulation and regressing floor plates







This set of investigations took the original concept and applied a “contextual filter” relating the form to the sloping site and the freeway below. As the highway under the building follows an arc, the building similarly responds with a curing form. In addition, one side of the building was brought down to the ground, creating a ramp that sweeps around the building and terminates after completing a 180 degree, climbing path. It was imagined this path would be green space enjoyed by both the general public and the residents of the residential tower in the center of the site. The interior of the library followed the sweeping, climbing form, building from one floor to six floors at it’s highest point.
Feedback on this concept was focused around the sheer size of the building and it’s appropriateness to Portland. The complexity of dual programs was in question and recommended that one program be followed.

CONCEPTUAL INVESTIGATION B

Taking the ideas investigated so far, this scheme progressed on founded ideas. Instead of two blocks being occupied, the building condensed to one site. The second function of housing above the library was dropped to focus on the library. This iteration incorporated a ramp system as introduced in the previous concept however smaller in width and wrapping the building 2.5 times. This ramp supported the interior function as well as it minimized the amount of direct sunlight penetrating into the space, a situation encouraged in libraries. Stacks were imagined occupying the space under the ramps, as the facade under the ramps was imagined to be highly opaque. The main circulation through the space was a central stair that travelled up eight floors. The ramp on the outside of the building terminated on tghe 9th floor, which became 3 floors of stairs. This formed the ceiling to a large auditorium.
In refining this concept, it because important to bring clarity to the section diagram of this building as it is the section that 2-dimensionally explains the building. The notion of wayfinding is important in this building and must be part of the architecture. One should be able to get off the elevator or stairs and know where they are. This led to the need for a clear organization to the building and a central piece that offers a means to orient one’s self.

CONCEPTUAL INVESTIGATION C

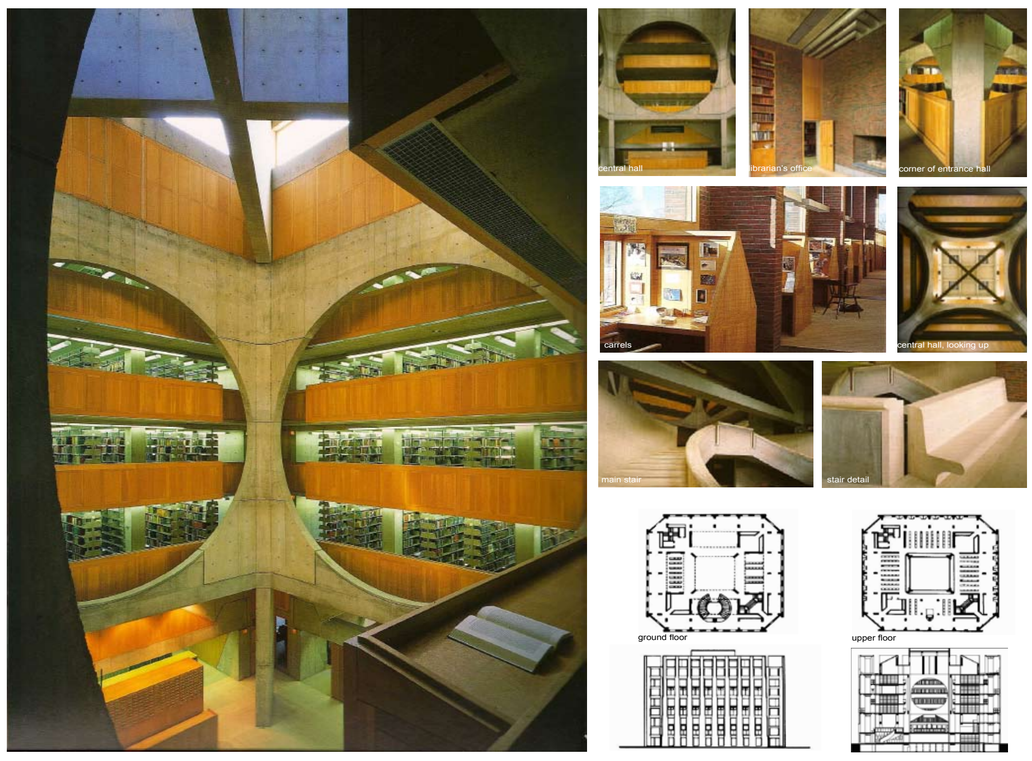
Library, Phillips Exeter Academy

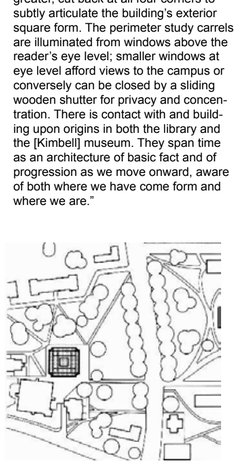
Exeter, New Hampshire

Realised 1972

Louis Kahn

"Elemental in its contemporary directness and built also with the sense and durability of the great monuments of history is the Library at Philips Exeter Academy. In the spirit of the grand, classical tradition of the focal organizing space, the reading room is a central hall encircled by balconies containing the stacks and study alcoves. It is a space diagonally overlooked through giant circular openings in the interior screen walls that define the central area. In keeping with the campus tradition, the exterior of the building is a repetition of brick piers, wider as they approach the ground where the book loads are greater, cut back at all four corners to subtly articulate the building's exterior square form. The perimeter study carrels are illuminated from windows above the reader's eye level; smaller windows at eye level afford views to the campus or conversely can be closed by a sliding wooden shutter for privacy and concentration. There is contact with and building upon origins in both the library and the [Kimbell] museum. They span time as an architecture of basic fact and of progression as we move onward, aware of both where we have come form and where we are."



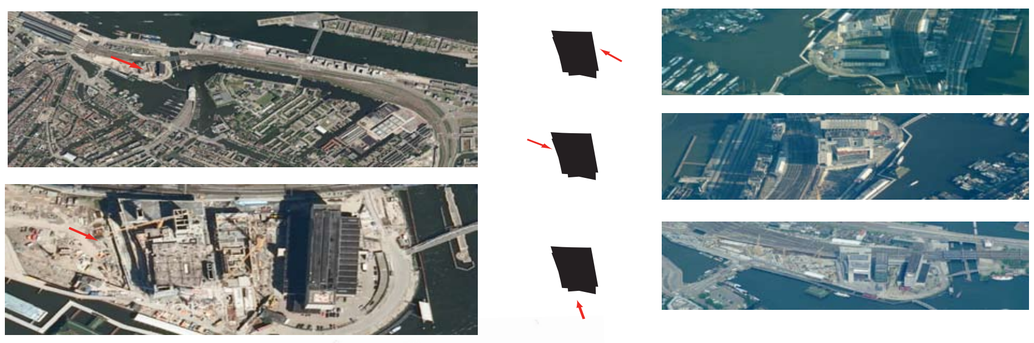


Openbare Bibliotheek Amsterdam

Oosterdoksstraat 110
Amsterdam, NL

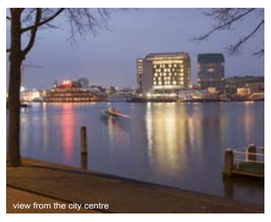
Realised 2007

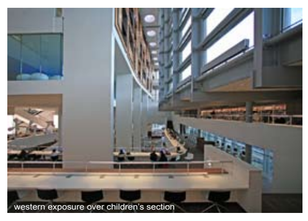
Jo Coenen, Architect

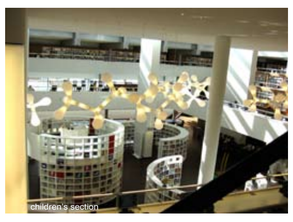


Opened on 070707, the Amsterdam Public Library became Europe's largest library. It has a floor surface of 28,500 m2, spread over 10 floors, 1200 places to sit, of which 600 with Internet-connected computers and a staff of 200 people. Also included are an auditorium, an exposition room, the Library Museum, the Gerard Reve Museum and 2000 parking spaces for bicycles. On the seventh floor is a V&D La Place self-service restaurant with a south-facing terrace. There is a coffee shop on the ground level which spills out in front of the library during good weather. It cost 80 million euro to build.

The design had to follow strict design guidelines set forth by the city, which the mass of the building does. The architect skillfully cloaks the front (southern) main mass of the building in a stone facade that implies an orientation slightly off access from the main mass. Sitting between the main rail lines coming into the city and a body of water, the building stands out in the landscape.





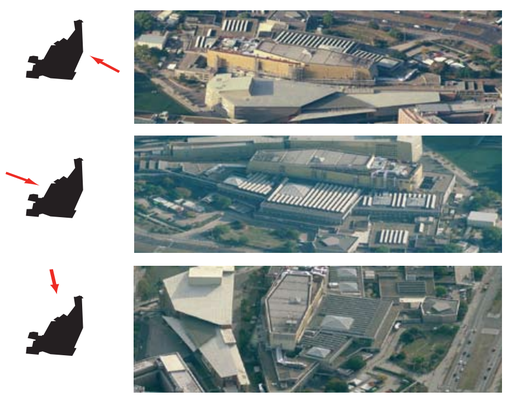


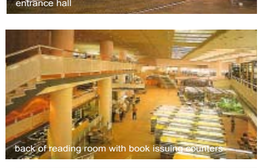
Staatsbibliothek zu Berlin

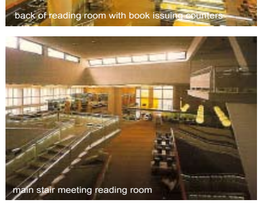
Potsdamer Strasse 33
Berlin, Germany

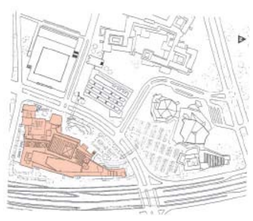
Realised 1979

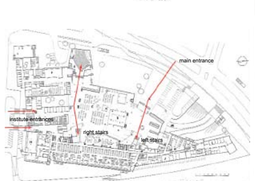
Hans Scharoun, Architect

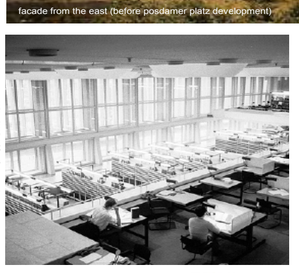


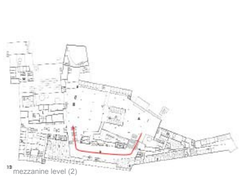


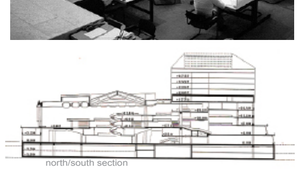


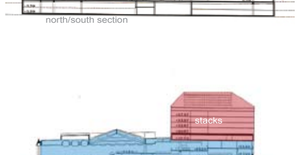








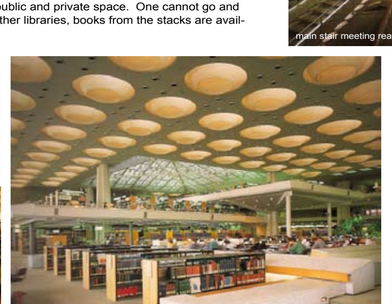


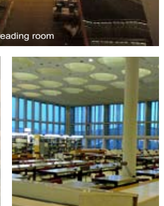


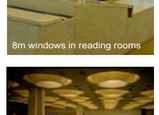
Three masses are evident in the overall form: The tower (stacks), reading rooms, and support rooms/educational facilities.

One enters the building from the west side off of the Kulturforum. Upon entering a large foyer, the stairs directly ahead draw the patron upstairs to the mezzanine level (left stairs). One can access this level by way of the right stairs, which are directly in line with the lecture hall. From the mezzanine level, the user reverses course and proceeds up to the reading room level. This level is layered vertically with different kinds of reading rooms, some large and grand, others smaller and more intimate. Sharoun went to great lengths to engage the user with their environment. When travelling through the different spaces, the user will be drawn through the space by the evidence and control of natural light. As seen below, north light is brought into the reading rooms through a grid of diffusers and strategically placed glass pyramids.

The building is divided into distinctly public and private space. One cannot go and seek out a book themselves. Unlike other libraries, books from the stacks are available upon request from staff.







CASE STUDIES

Site Location: Bounded by SW Alder/SW Taylor and 13th/14th. Area includes 3 city blocks, 40,000 sq ft each.

Zoned Central Residential (RX), with a design overlay.

The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district (The City of Portland Bureau of Planning and Sustainability).

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area (The City of Portland Bureau of Planning and Sustainability).

Zoning variance would be applied for by submitting project as a planned development for design and conditional use review, since this area is currently zoned residential and new construction of another function is being proposed. The building usage would fall under the city's "institutional" category.

Multi-Dwelling Zones 1/16/09 Chapter 33.120 Title 33, Planning and Zoning
RX Regulations:

There are no density limitations.

Parks and open space are allowed under RX zoning.

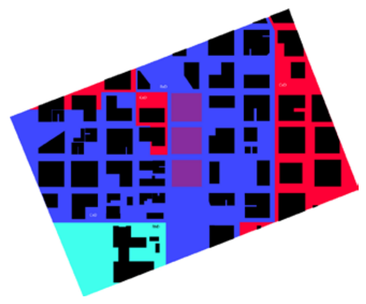
Maximum Building Height: 100 feet.

Maximum FAR: 4 to 1.
1 block used: Allowable area: 160,000 sq ft.
2 blocks used: Allowable area: 320,000 sq ft.
3 blocks used: Allowable area: 480,000 sq ft.

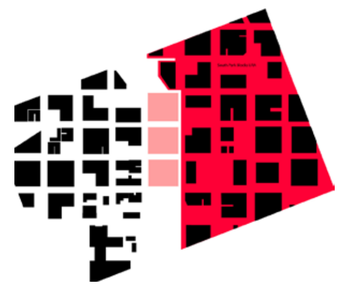
Maximum Site Coverage: 100%.

Minimum Setback: None.

Maximum Setback: 20 feet.



zoning (see associated description)



urban renewal areas

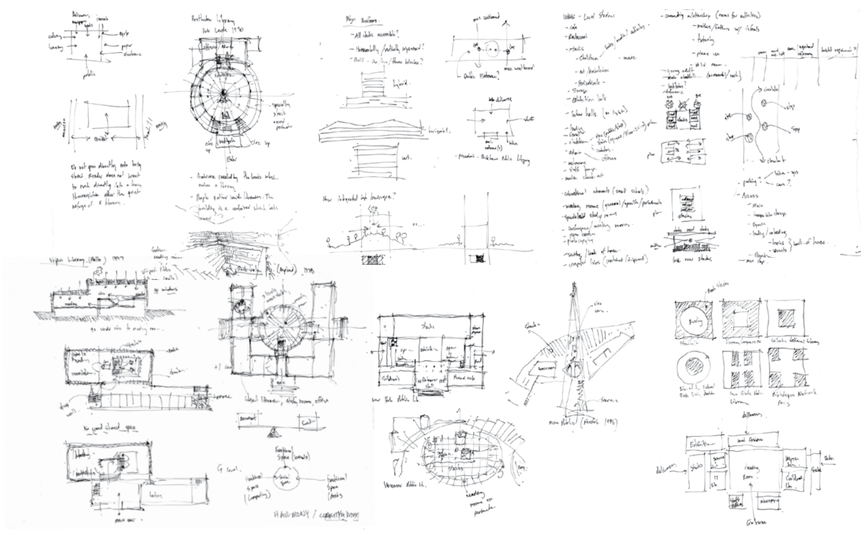
Multi-Dwelling Zones 1/16/09 Chapter 33.120 Title 33, Planning and Zoning
Institutional Uses

Minimum Site Area for Institutional Use: 10,000 sq. ft.
Maximum Floor Area Ratio [2] 2 to 1
Maximum Height [3] 75 ft.
Minimum Building Setbacks [2] 1 ft. back for every 2 ft. of bldg. height, but in no case less than 10 ft.
Maximum Building Coverage [2] 70% of site area
Minimum Landscaped Area [2,4] 20% of site area
Buffering from Abutting Residential Zone [5] 10 ft. to L3 standard
Buffering Across a Street from a Residential Zone [5] 10 ft. to L1 standard

ZONING

Room	Natural Light	Ajacencies	Height Reqt	Quantity	Area	Total Area
Libraries						
NW Regional Library	Indirect	Stacks	No	1	20000	20000
Media Library	Indirect	Stacks A/V Rooms Computers	No	1	20000	20000
Non-Fiction	Indirect	Stacks	No	1	35000	35000
Children's Library	Indirect	Children Stacks	Double	1	16000	16000
Young Adult Library	Indirect	Adult Stacks A/V Rooms Media Library Computers	No	1	20000	20000
					Libraries Total	**111000**
Other Libraries						
Periodicals	Edge, Minimal	Stacks, Main Circ	No	1	2500	2500
Newspaper	Edge, Minimal	Stacks, Main Circ	No	1	2500	2500
					Other Total	**5000**
Halls/Rooms						
Exhibition	No	Main Circulation Loading	Double	1	7000	7000
Lecture Halls		Main Circulation	Double	2	4500	9000
Medium-sized Conference	Edge, Minimal	Circulation	No	1	6500	6500
Small-sized Conference	Edge, Minimal	Circulation	No	40	400	16000
General Reading Rooms	Edge/Top	Stacks	Mixed	2	4000	8000
Specific Reading Rooms	Edge/Top	Stacks	No	5	2000	10000
Community Rooms	Edge/Top	Main Circulation	Mixed	6	600	3600
A/V Rooms	No	Media Library Young Adult	No	12	300	3600
Donation Center	No	Main Circulation	No	1	1500	1500
					Halls Total	**65200**
Dispersed Space						
Book Circulation	No	Stacks Main Circulation	No	1	2000	2000
Computers	No	Dispersed	No	1	5000	5000
Restrooms (M/W)	No	Main Circulation	No	8	800	6400
Copy Rooms	No	Main Circulation	No	4	200	800
					Dispersed Tot	**14200**
Commercial						
Café (s)	Edge	Main Entry	No	3	1500	4500
Restaurant	Edge/Top	Main Circulation	Mixed	1	10000	10000
					Comm Total	**14500**
Staff						
Administration	Edge		No	1	15000	15000
Training Rooms	Edge	Admin	No	8	400	3200
Inter-Loan Division	No	Admin	No	1	1000	1000
Staff Lounge	Edge	Admin	No	1	1000	1000
Sorting	No	Loading	No	1	3000	3000
Receivables	No	Loading	No	1	1500	1500
Book Loading	No	Exterior	No	1	1500	1500
Food/Bev Loading	No	Exterior	No	1	1000	1000
Exhibition Loading	No	Exterior	No	1	1500	1500
					Staff Total	**28700**
					Subtotal	**238600**
Circulation	Mixed		Mixed	1	.5 x Sub	119300
Storage/Shafts	No		No	1	.1 x Sub	23860
					Building Total	**381760**

PROGRAM



PRECEDENT ANALYSIS