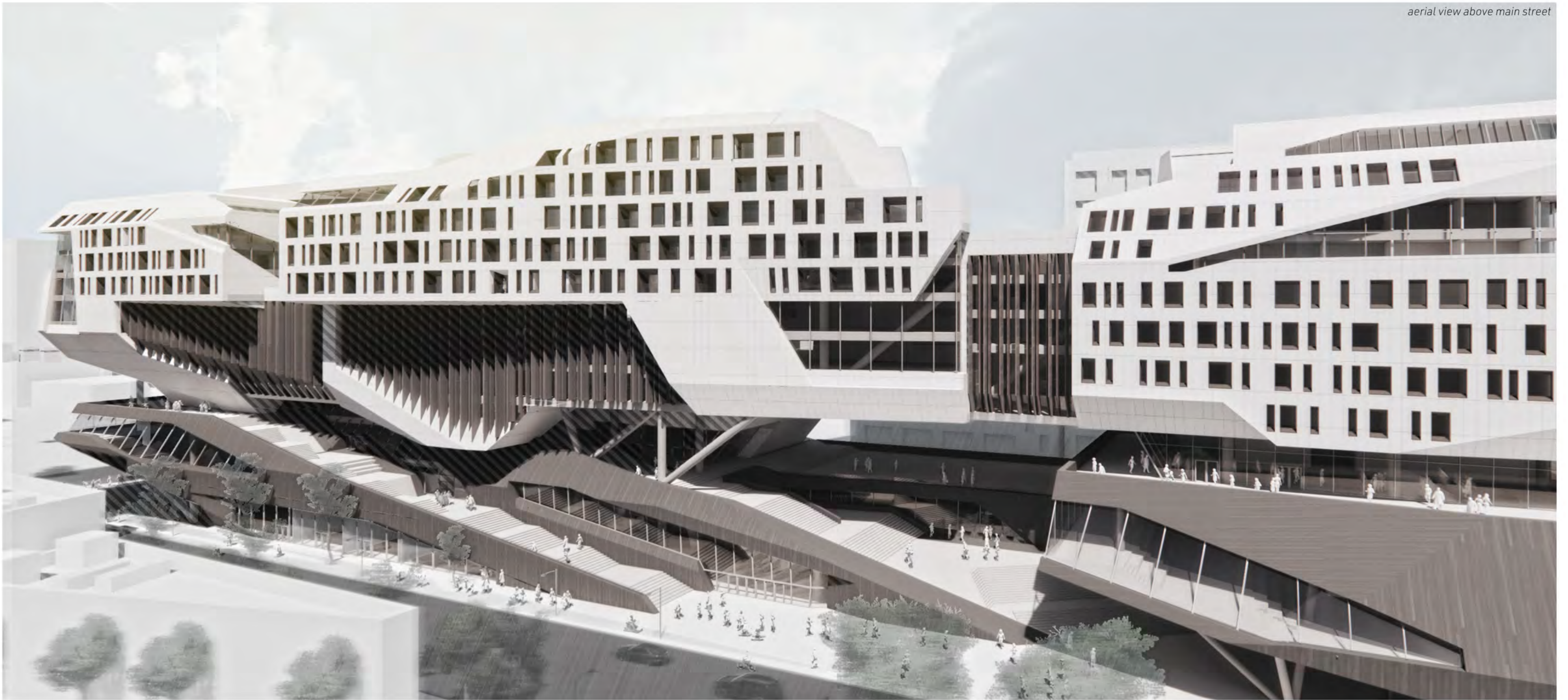


aerial view above main street



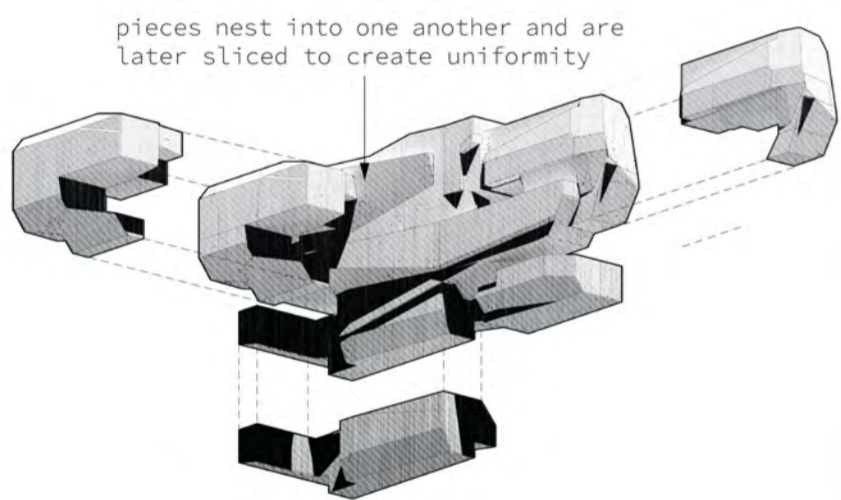
Associate + Dissociate

The project is a dense and programmatically diverse development in downtown Los Angeles. It serves the surrounding community by providing a variety of housing types, office space, retail and recreation space, and community and cultural resources. The project's diverse uses call for a complex set of associations and dissociations from program to program and program to context. Accordingly, the massing is guided by a focus on strategic segmentation. Conglomeration, embedding, and slicing became key processes by which an appropriate form was developed. The resulting massing divides the project into a lower public third and a private upper two thirds which houses office and housing programs.



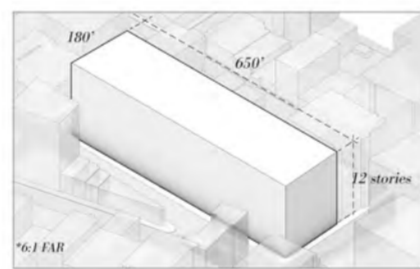
Architectural Interest

Exploring how conglomeration, embedding, and slicing can form strategic associations and dissociations from program to program and program to site.

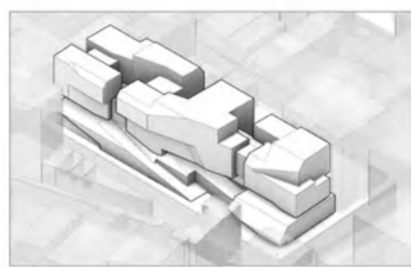


Site Intervention

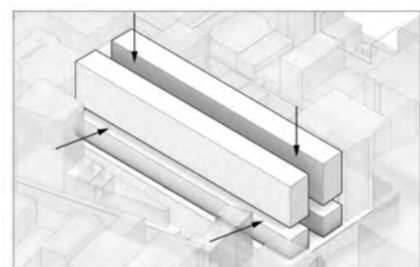
The site volume is divided into a lower public third and an upper, private two thirds. Architectural ideas on embedding and conglomeration guide massing development within the site.



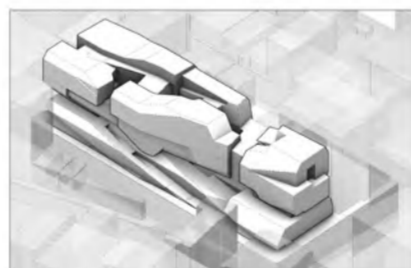
site volume



conglomerate + embed



public lower 1/3
private upper 2/3



cohesive slicing

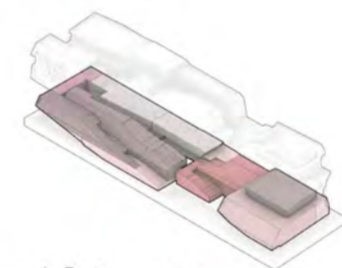


social v. transit

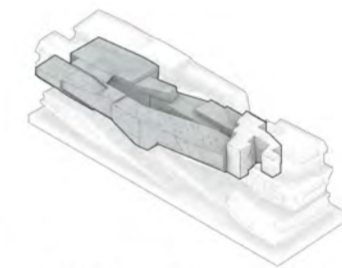


facade articulation

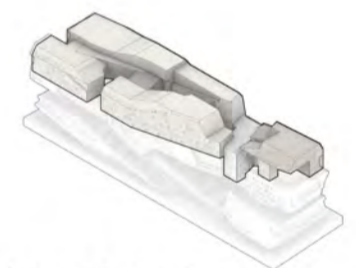
Program



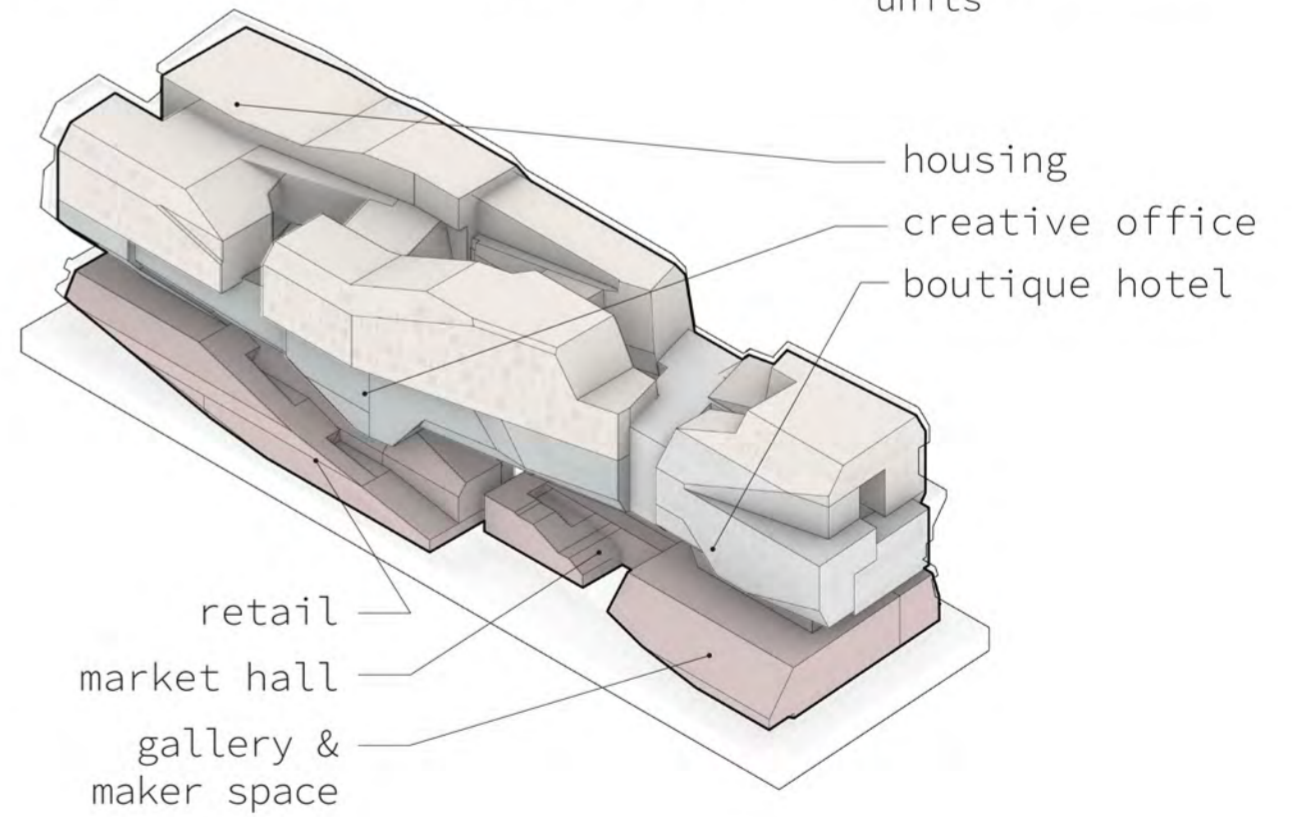
public programs



office & hotel



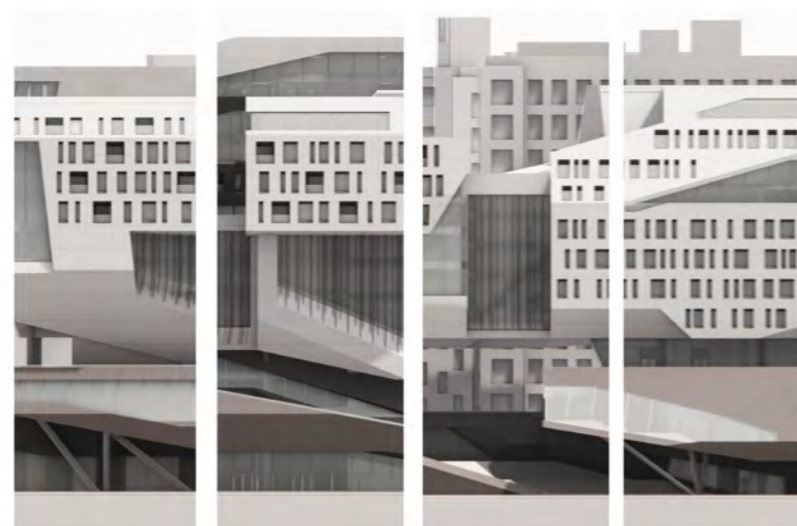
housing & micro units



Main St. Elevation

material application + articulation

The project's material application subverts the physical associations and dissociations established by the project's two distinct geometries. The bottom third is comprised primarily of wood paneling, a material largely foreign to its context which serves to surprise the visitor and establish a break from architectural contexts. Conversely, the white, GFRC cladding and punched openings of the upper, private programs (housing, hotel) looks to reestablish continuity with the built context, forming visual connections to the more physically aloof segment of the project.

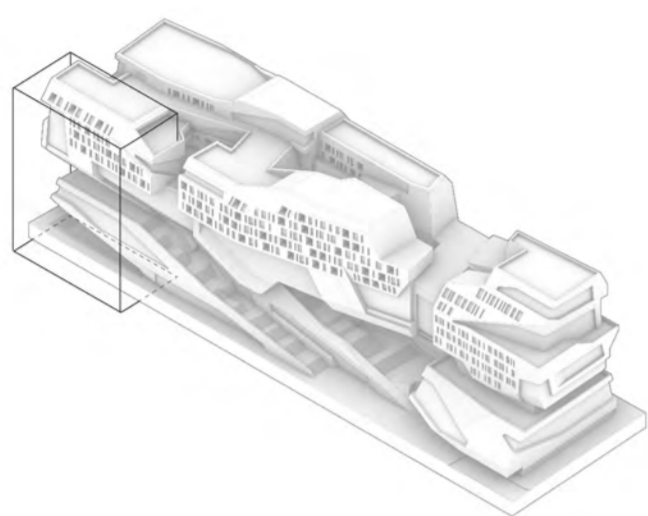


GFRC cladding, punched openings

wood panel cladding, carved openings

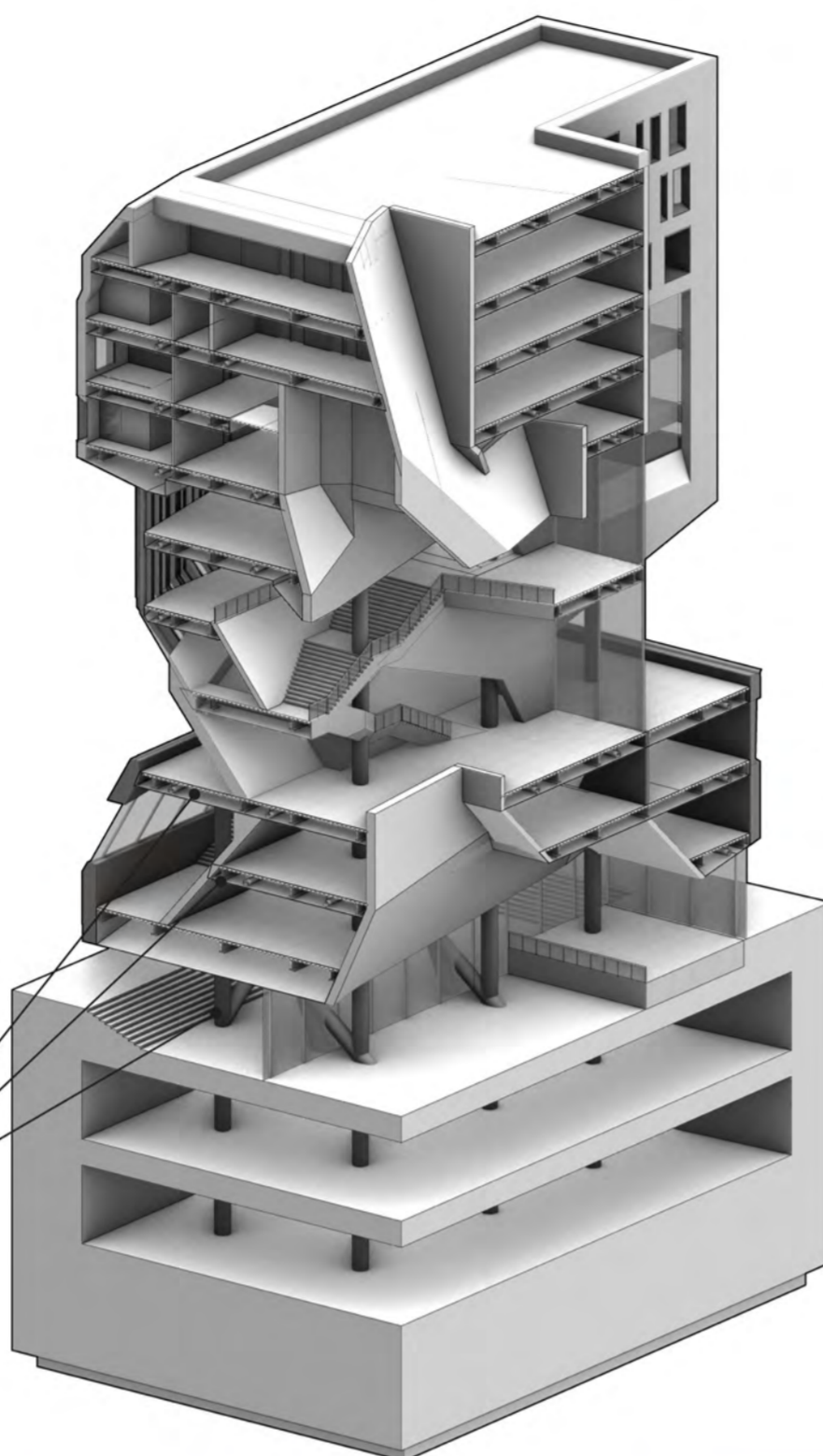
Detail Chunk

The detail chunk visualizes how steel columns (encased in GRG) support a standard steel deck + concrete fill on WF beam floor system. The interior walls are framed in steel with light gauge infill.



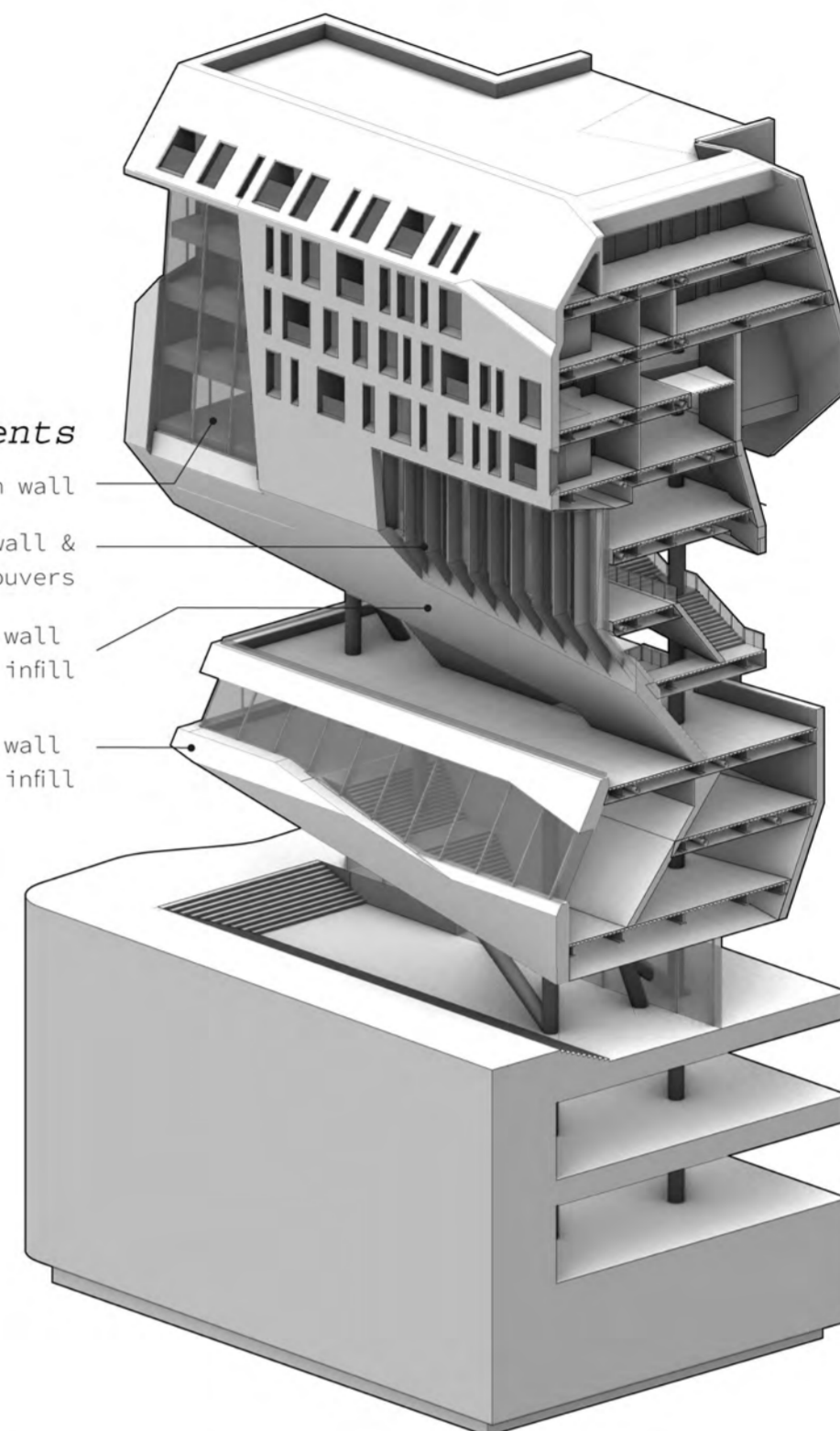
Structural Components

- steel deck + concrete fill floor structure
- WF beams & girders
- steel column, GRG encasement



Facade Components

- glass curtain wall
- glass curtain wall & wood louvers
- exterior GFRC clad wall with light gauge steel infill
- exterior wood panel clad wall with light gauge steel infill



view from the corner of 9th & Main St



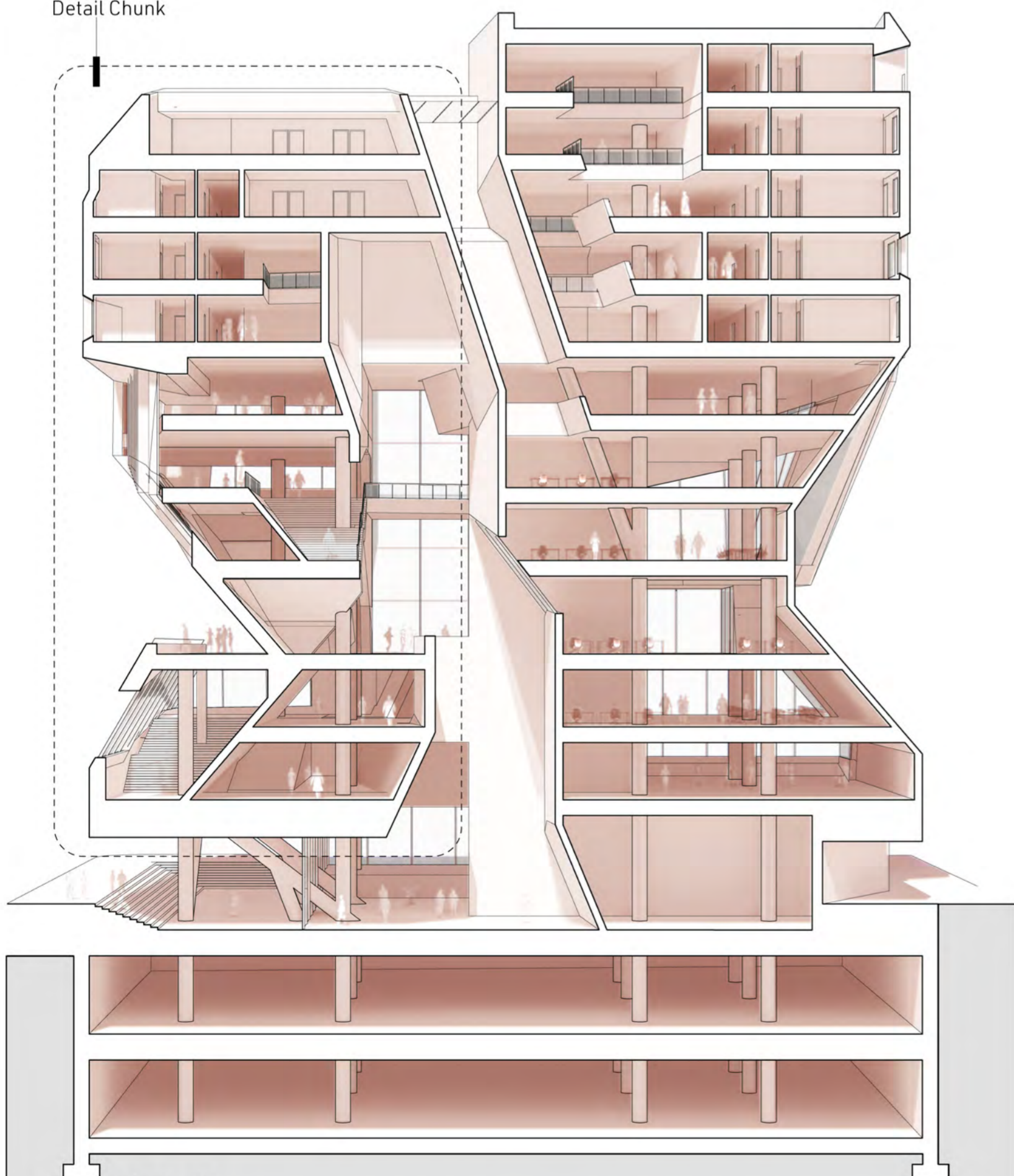
Organization + Experience



view from the corner of 8th & Main St

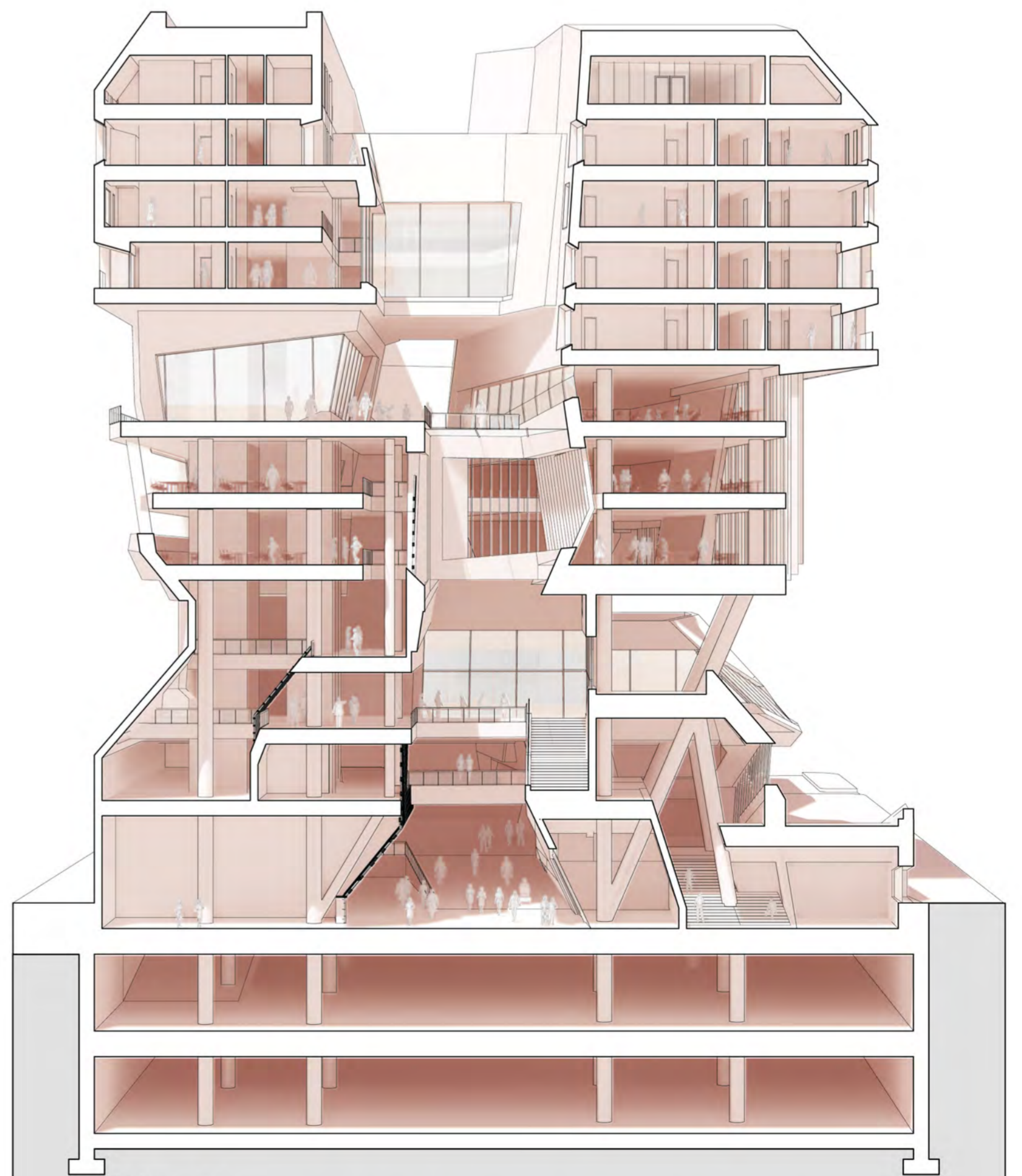


Detail Chunk



Section BB

This cross section further illustrates programmatic relationships as well as how the idea of association and dissociation presents itself via the building's interior. Intersecting, embedded masses are translated into folding walls that wrap various spaces dictating sight-lines and attention points for inhabitants.

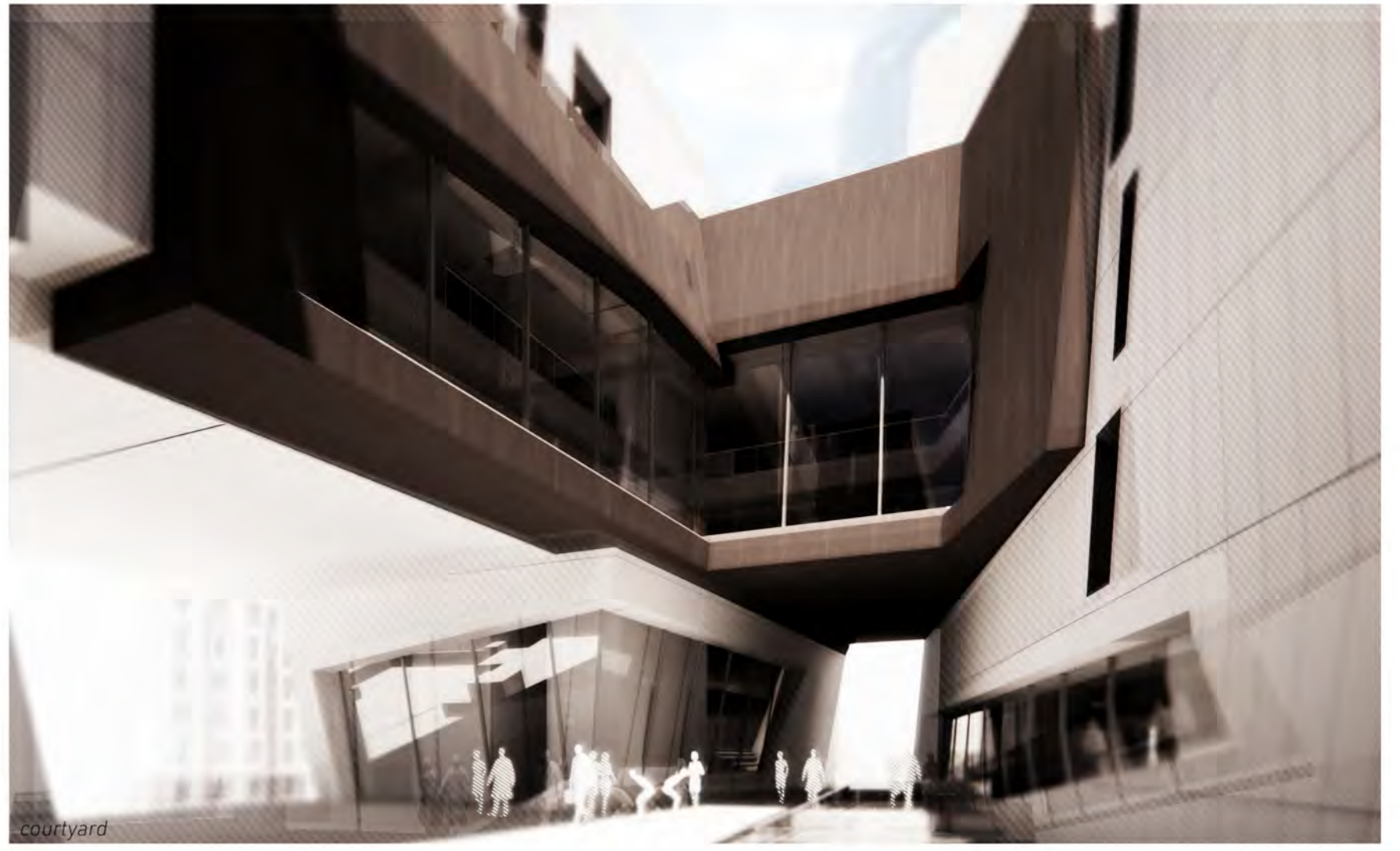


Section CC

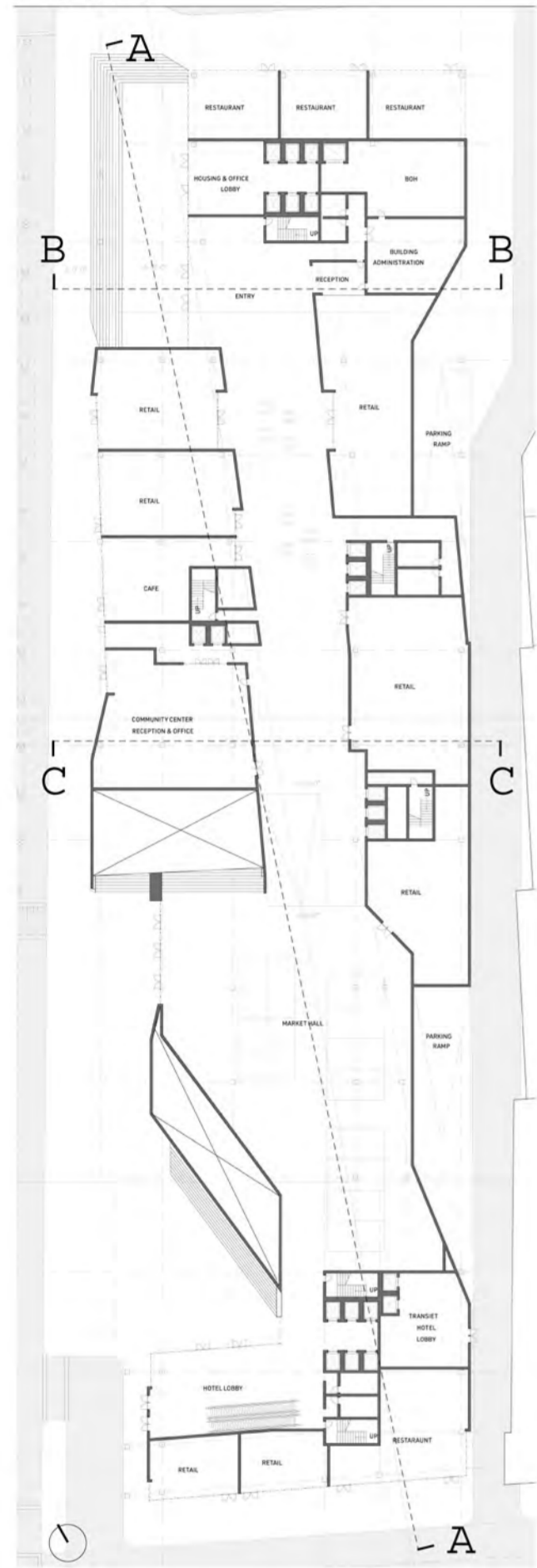
This section illustrates the how the upper housing courtyard is punctured to draw light into the primary void of the project.

Organization + Experience

The project is organized by paying close attention to each program's relationship to the site. Thus, the bottom third of the project features public oriented programs such as retail spaces, the market hall, the community resource center and a library. Locating such programs near street level along a large stair case (which acts as a folding up of the street) draws visitors conveniently into the project. Meanwhile, programs deserving of more privacy (office and housing) are higher in the project, coupled with their own courtyards and outdoor spaces.



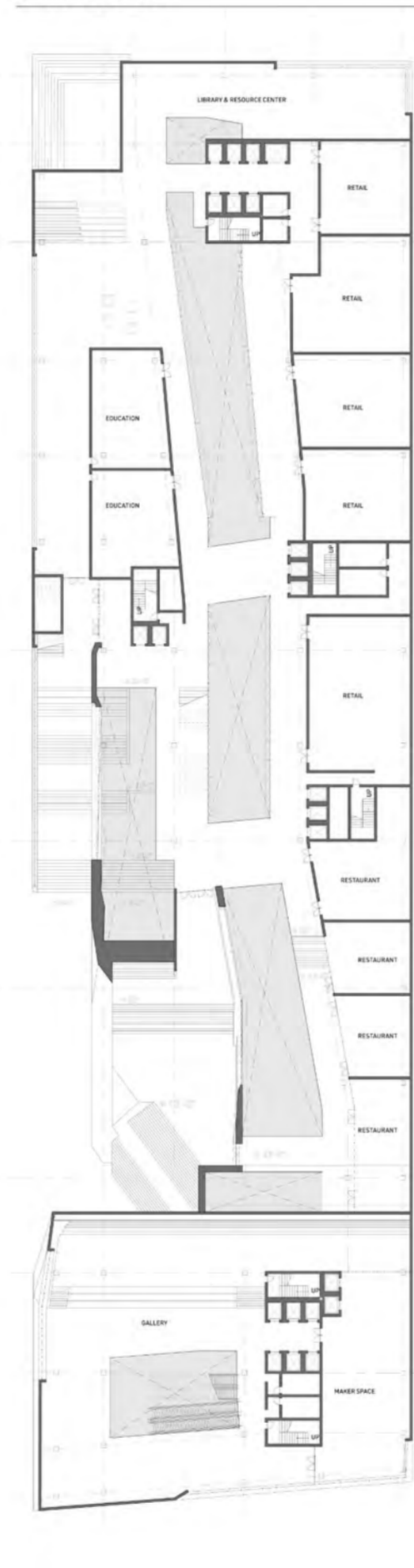
Floor 1



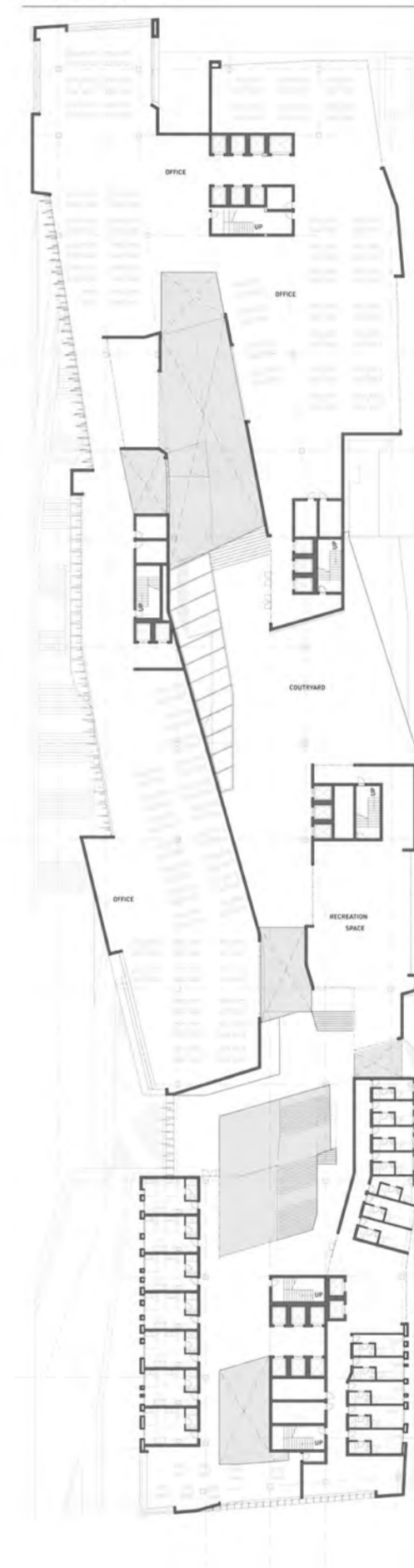
Floor 2



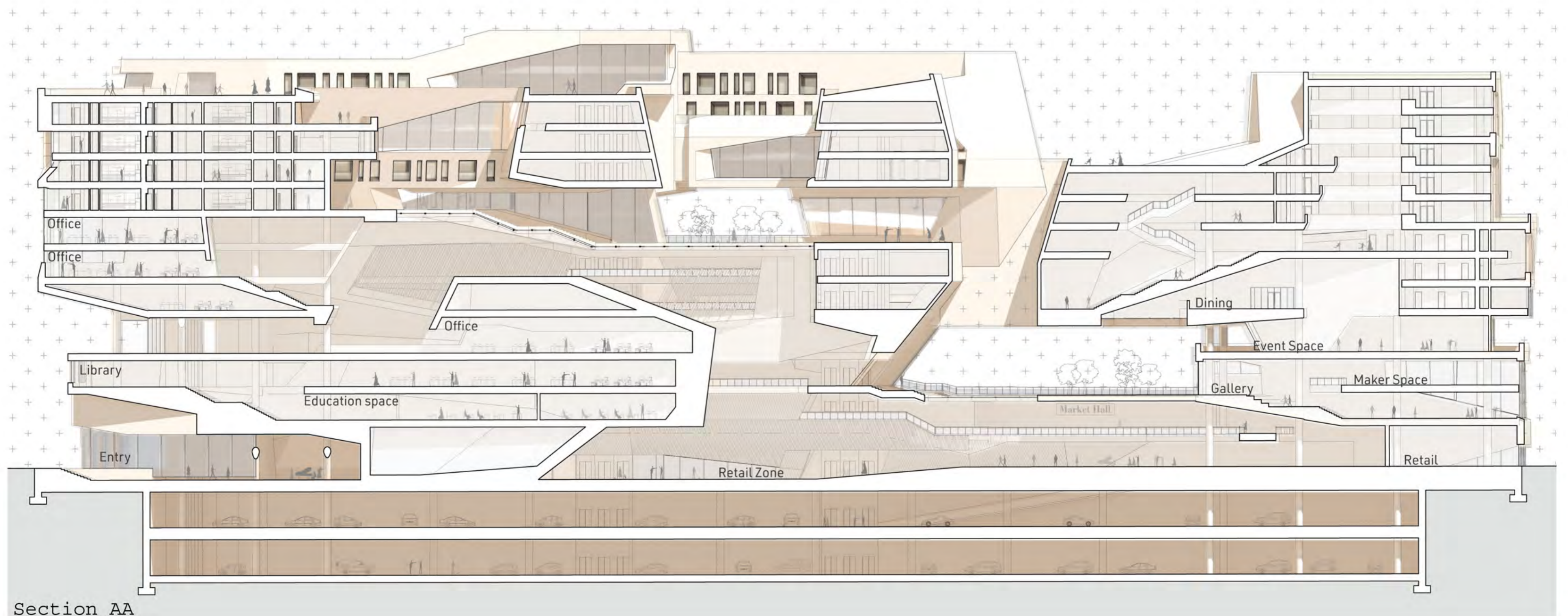
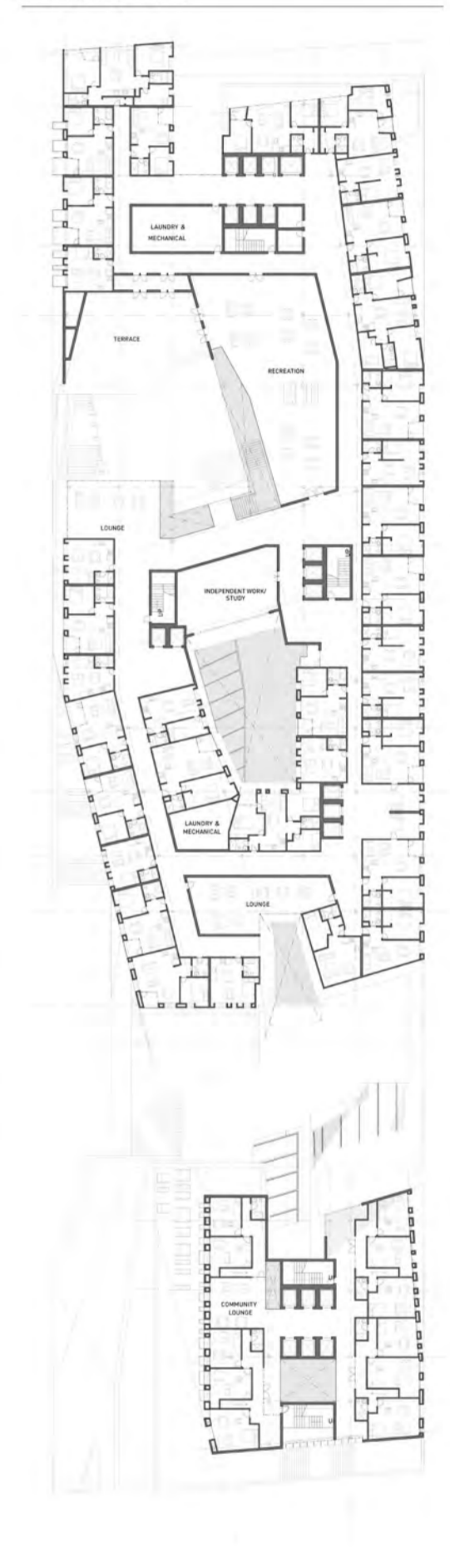
Floor 3



Floor 7



Floor 11



Section AA