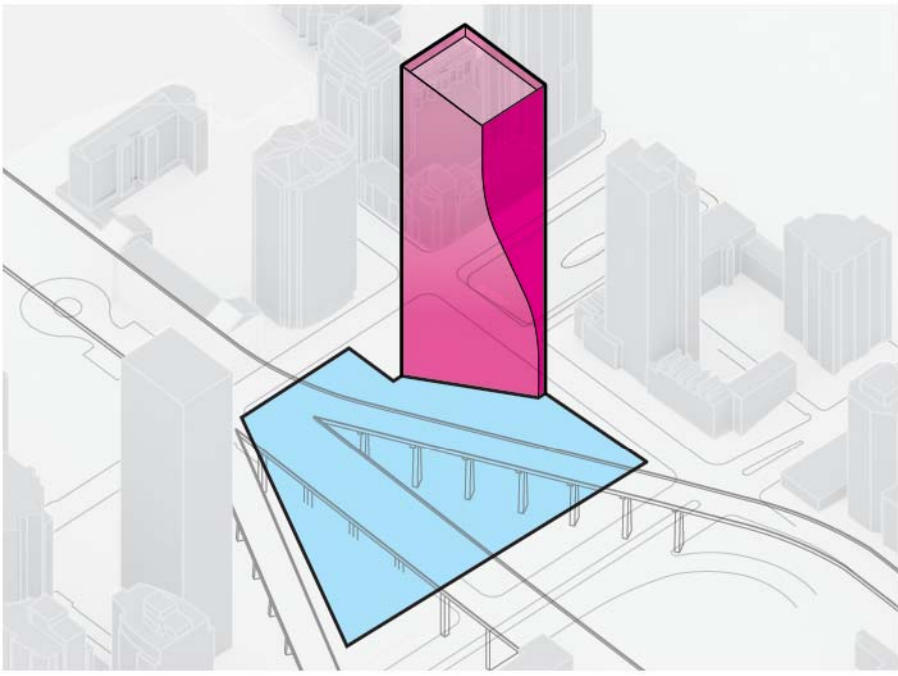


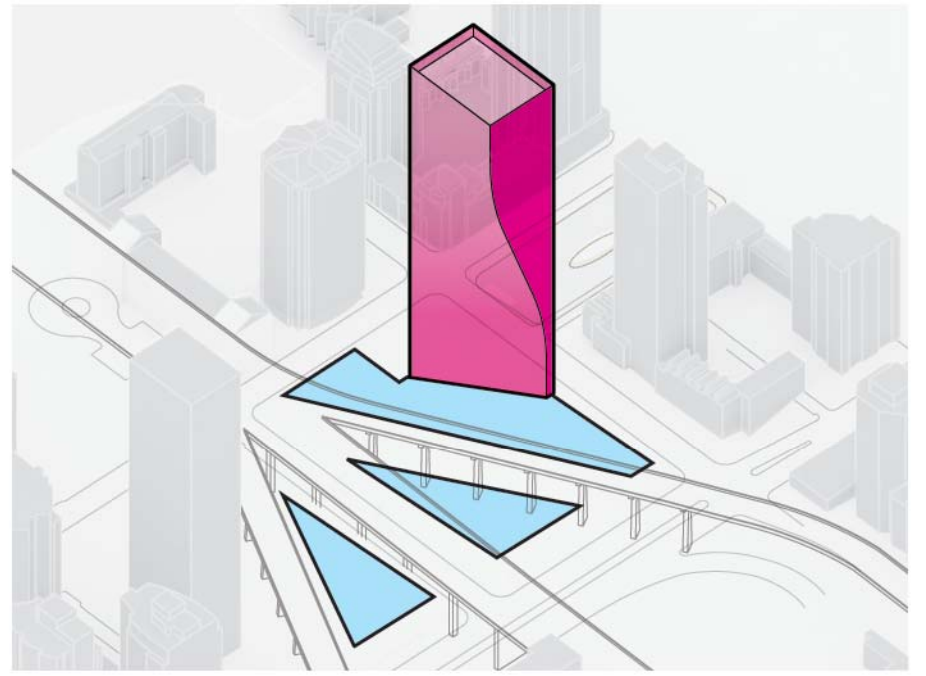


PUBLIC REALM. THE BASE

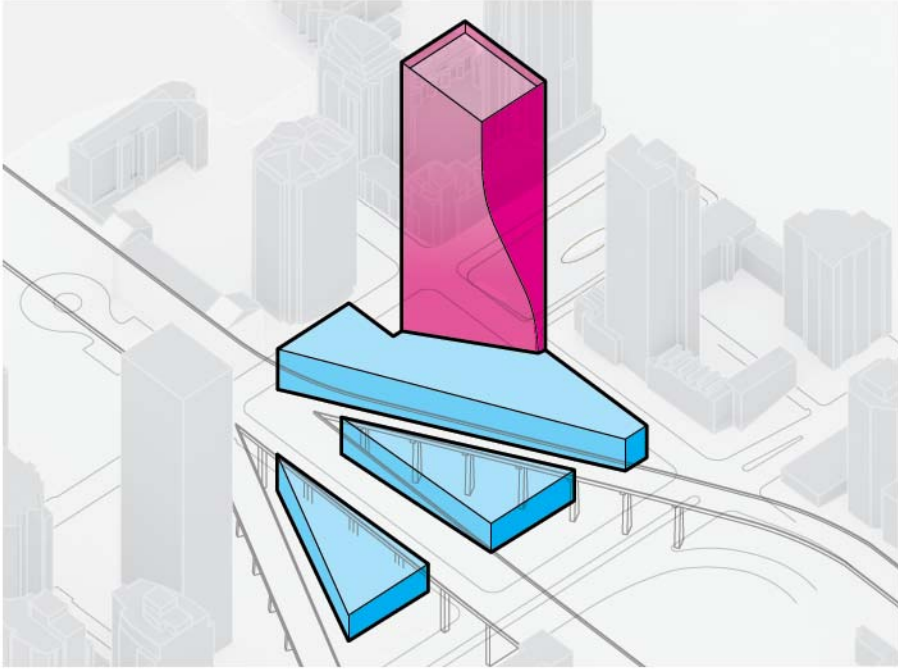
THE DESIGN FOR BEACH AND HOWE TRANSFORMS A VESTIGIAL AND RELATIVELY INVISIBLE SITE UNDER THE GRANVILLE BRIDGE INTO A DYNAMIC AND ICONIC MIXED-USE NEIGHBOURHOOD HUB. VANCOUVERISM'S PUBLIC REALM TYPOLOGY IS REINTERPRETED IN RESPONSE TO THE ECCENTRICITIES OF THE BEACH AND HOWE SITE. RATHER THAN A CLEARLY DELINEATED SEPARATION OF GROUND PLANE FROM PODIUM AMENITY SPACE, A NETWORK OF RAMPS, BRIDGES AND STAIRWELLS CONNECT THE SURROUNDING, ACTIVATED STREETSCAPES AND BRIDGE WITH A SERIES OF TERRACED PLAZAS THAT SERVE AS BOTH VISUAL AMENITY AND INFORMAL GATHERING SPACE. THE SPACES UNDER THE BRIDGE ARE DESIGNED FOR MAXIMUM FLEXIBILITY, TO ACCOMMODATE BOTH EVERYDAY ACTIVITIES AND A DIVERSE SET OF PROGRAMMED EVENTS.



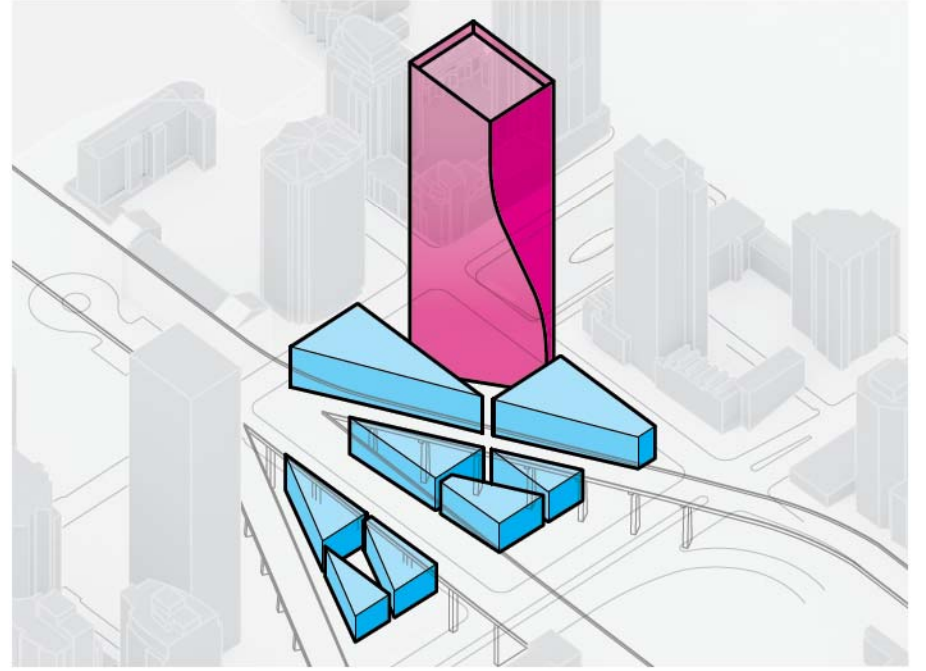
1. LIMITS OF THE SITE



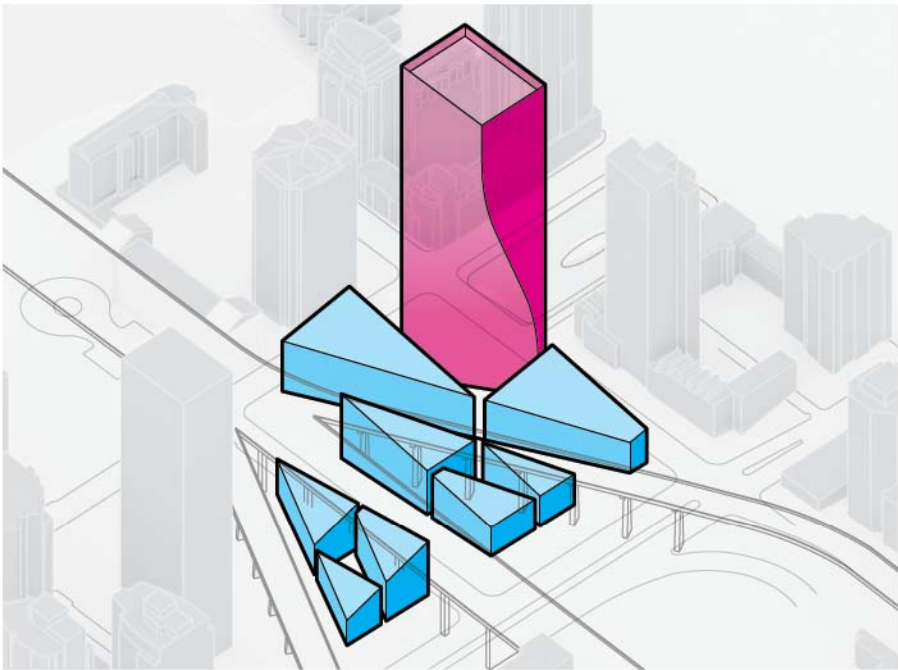
2. SITE SLICED BY GRANVILLE BRIDGE REQUIRED SETBACKS (3M)



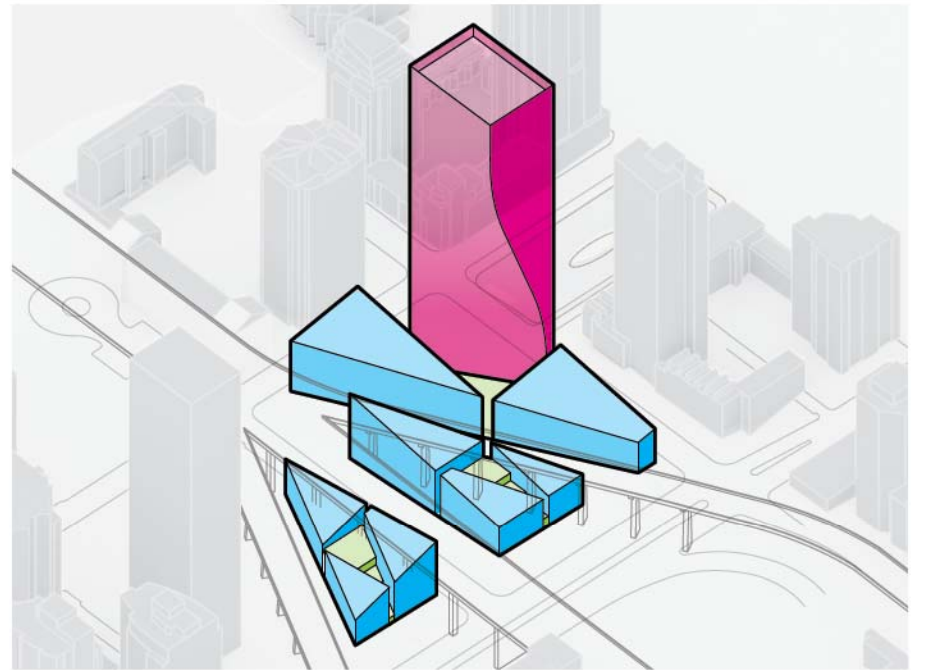
3. EXTRUSION OF THE SITE



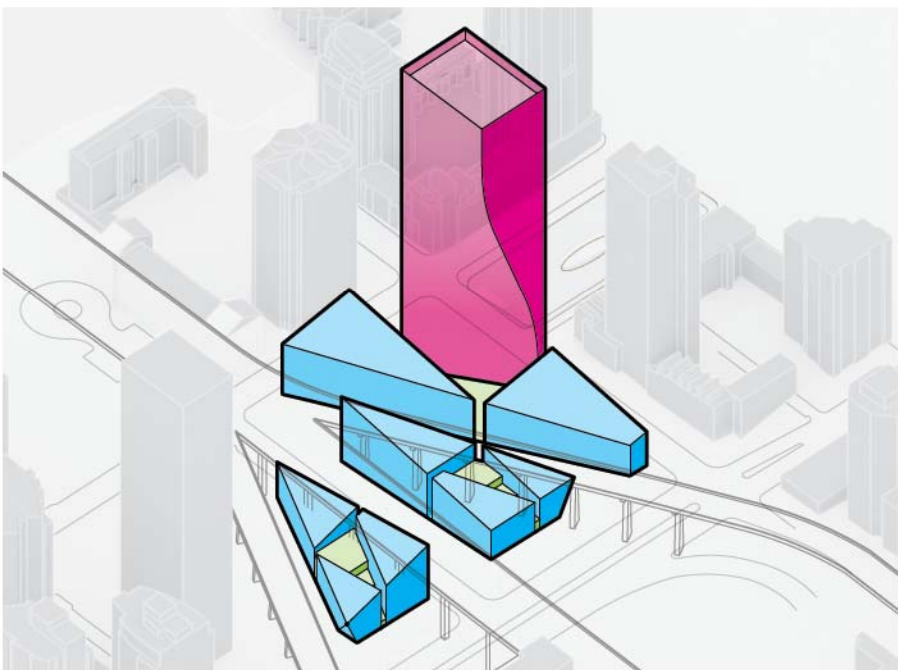
4. CREATION OF INNER INTIMATE SPACES AWAY FROM THE BRIDGE



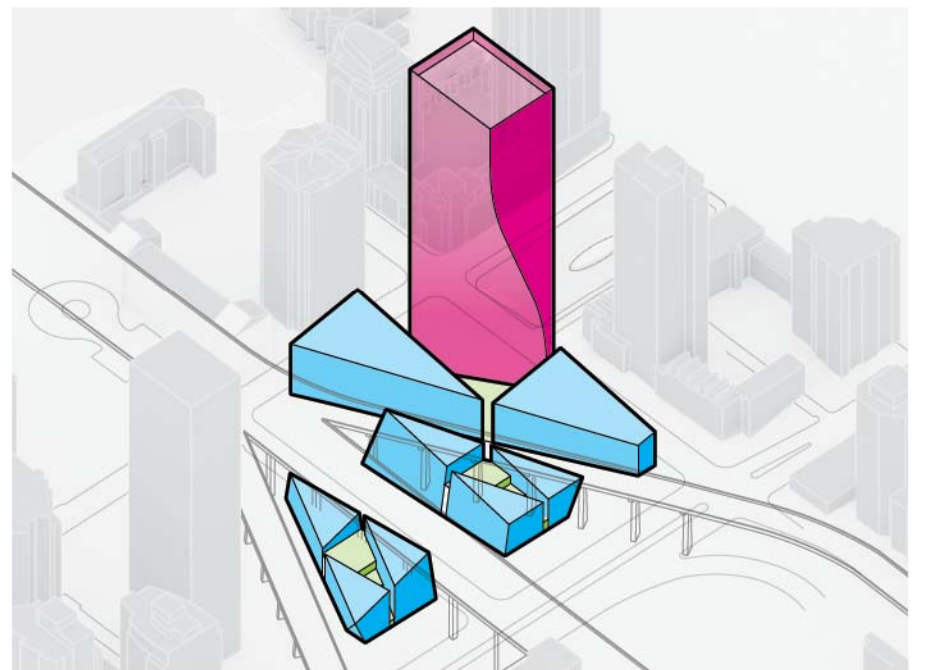
5. RAISING THREE NEW PEAKS TO EMPHASIZE FLOWS ALONG GRANVILLE BRIDGE



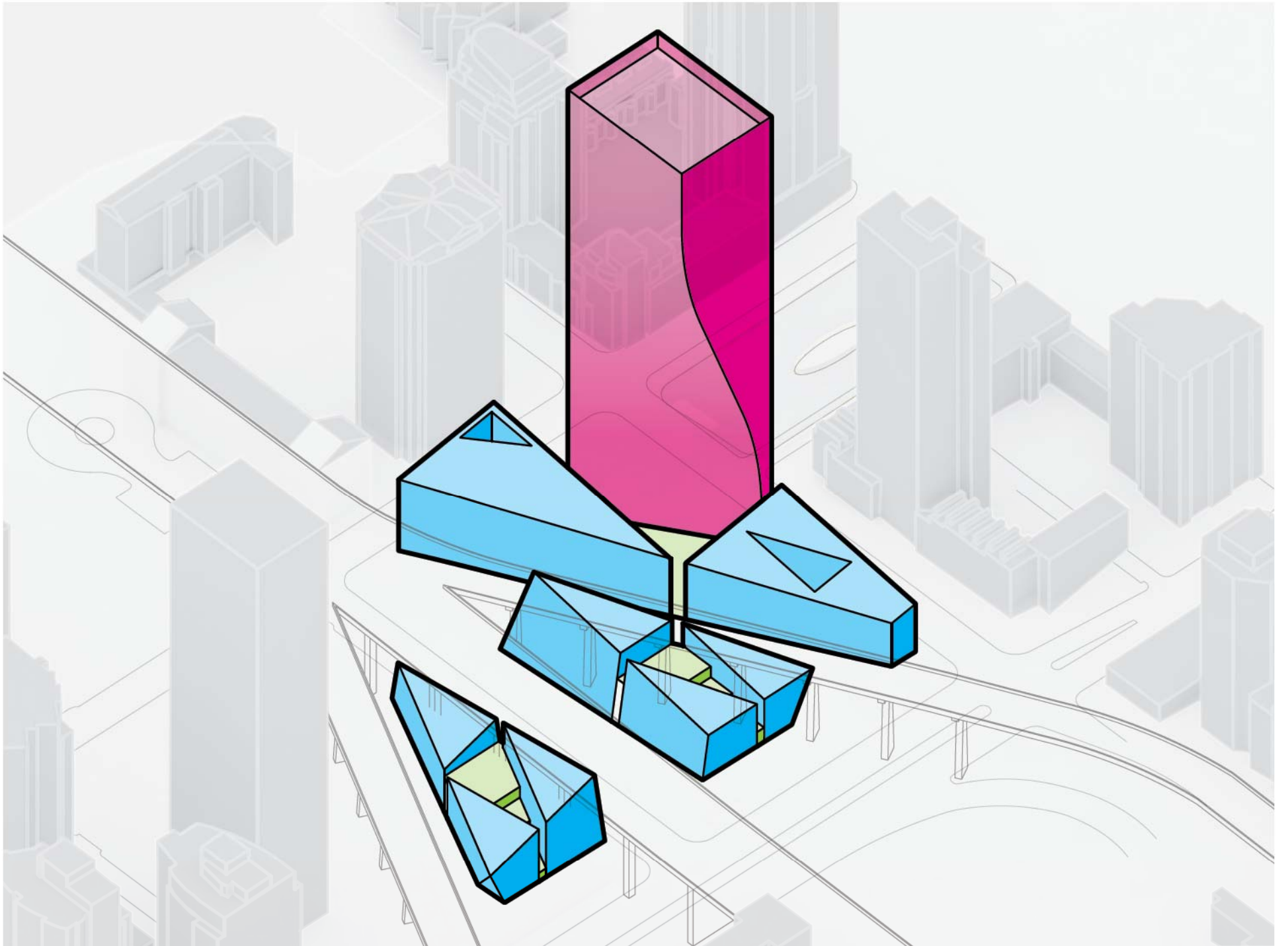
6. INSERTION OF GREEN SPACES INTO THE PODIUM BUILDINGS



7. SLICED CORNERS TO ALIGN WITH THE FUTURE DEVELOPMENT OF THE LOOPS SITE



8. TILTING FACADES FACING GRANVILLE BRIDGE TO ADD EXTRA LIGHT UNDER THE BRIDGE



THE PODIUM RESEMBLES THE URBAN FABRIC FOUND IN HISTORICAL NEIGHBORHOODS, RATHER THAN THE BIG BOX PODIUMS IN MODERN (SUB)URBAN DEVELOPMENTS