

## **Plaza**

Plaza is a mixed-use multi-family building that will be located in West District; an innovative and pioneer community development located in West Springs that follows the West District Development Framework. The development is located between 83rd and 81st street SW, directly south of Broadcast Avenue; a prominent activity and commercial edge in the heart of West District. The project consists of two 9 storey buildings that are comprised of a 2-storey commercial podium with 7-storeys of multi-family residential above. The east and west buildings are connected by a bridge at the podium level which spans above an at-grade central plaza; the heart of the development.

The plaza is envisioned as a central community gathering hub for the West District community, acting as a central node for surrounding retail and live/work units. The bridge above has two elliptical oculi to provide dynamic lighting throughout the day and also visually connect the residents on the bridge level to the activity below. The partially covered plaza also allows for flexibility of use throughout the year, ensuring the public realm remains vibrant as the seasons change. This bridge is an outdoor amenity space that connects the adjacent indoor amenity from each of the towers. Visually, it connects the towers to create a prominent streetscape and also provides a cohesive pedestrian realm along Broadcast Ave.

The bridge is supported by sculptural tree elements with three branches; one branch for structure, one for roof drainage, and one for electrical conduit & lighting. The plaza's rich spatial quality with oculi and the sculptural elements work together to animate the space and create a vibrant pedestrian realm. The central plaza provides a strong connection to the live/work units and the future residential site directly south of Plaza. Curved geometry is used throughout the building and landscape design which includes high quality pavers, planters, and seating areas. The retail and live/work units at grade also have curved geometry leading into each entry door.

An important and key feature of the West District Development framework, Plaza is designed to accommodate all modes of transportation, with an emphasis on bicycle connectivity and pedestrian walkability. Plaza is designed to meet the high expectation of this prominent retail street with active frontages, public and private amenity, and unique design elements. Further, a diverse mix of unit types and sizes provides housing options for all types of families and individuals.