

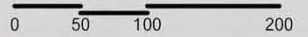
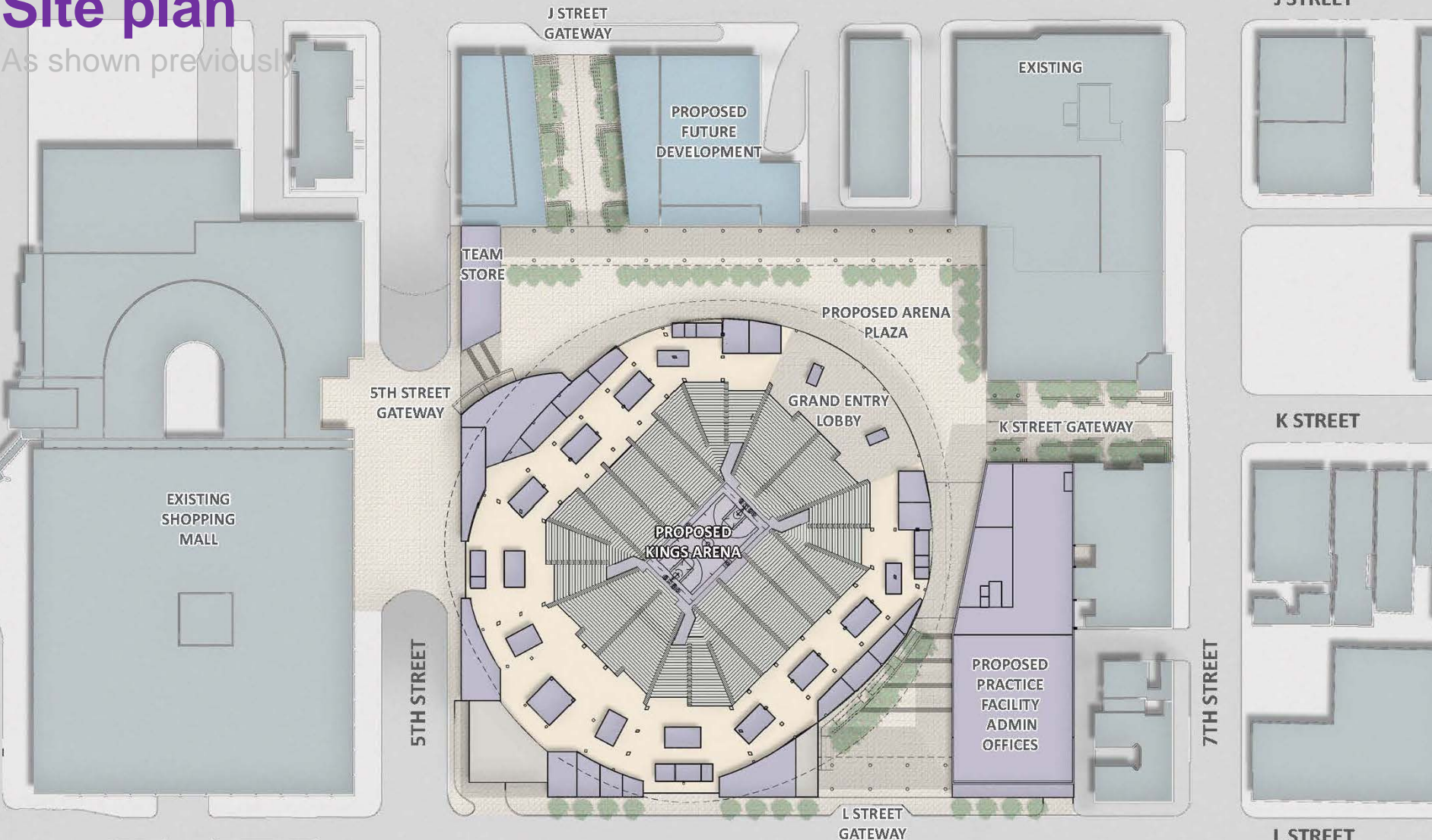
Sacramento Kings ESC

Planning Commission Meeting

December 12, 2013

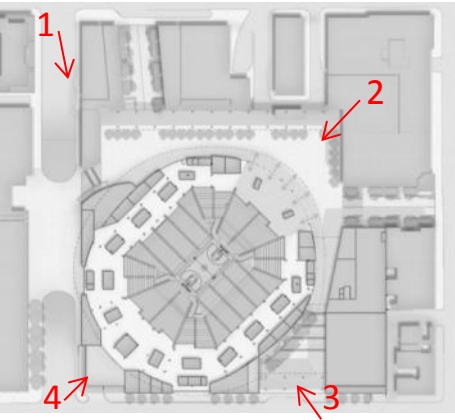
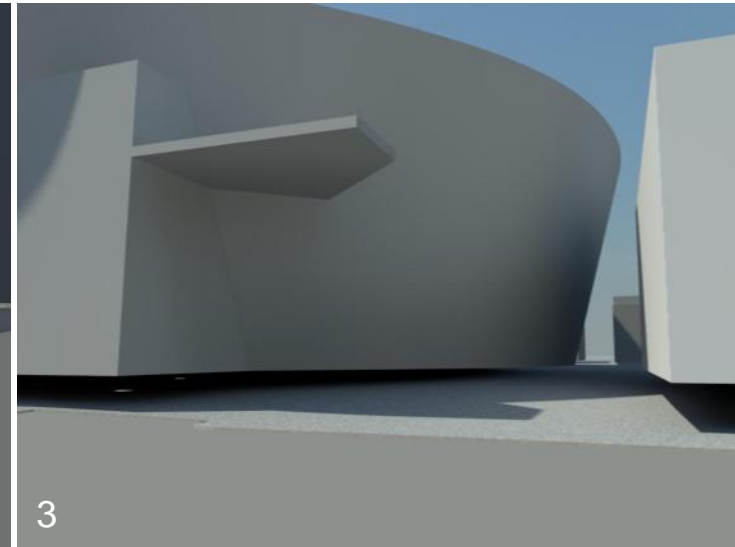
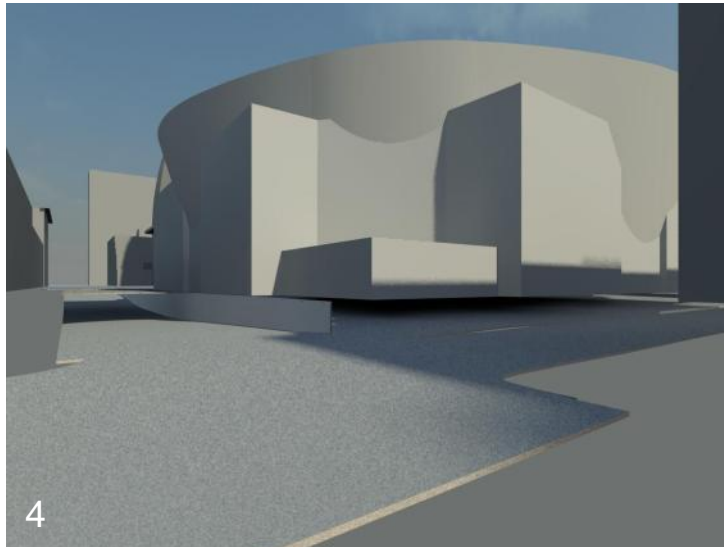
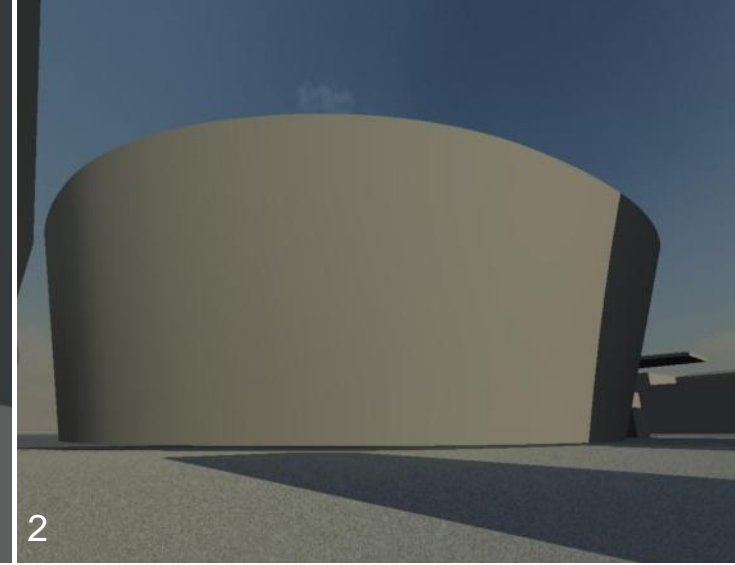
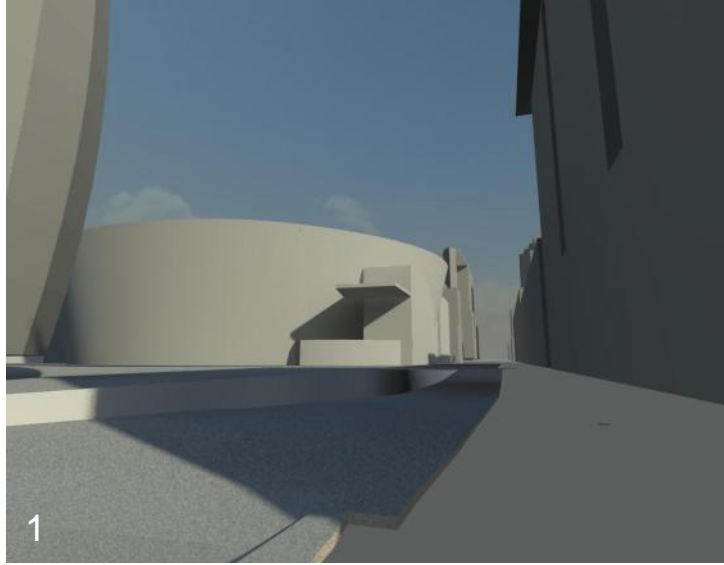
Site plan

As shown previously



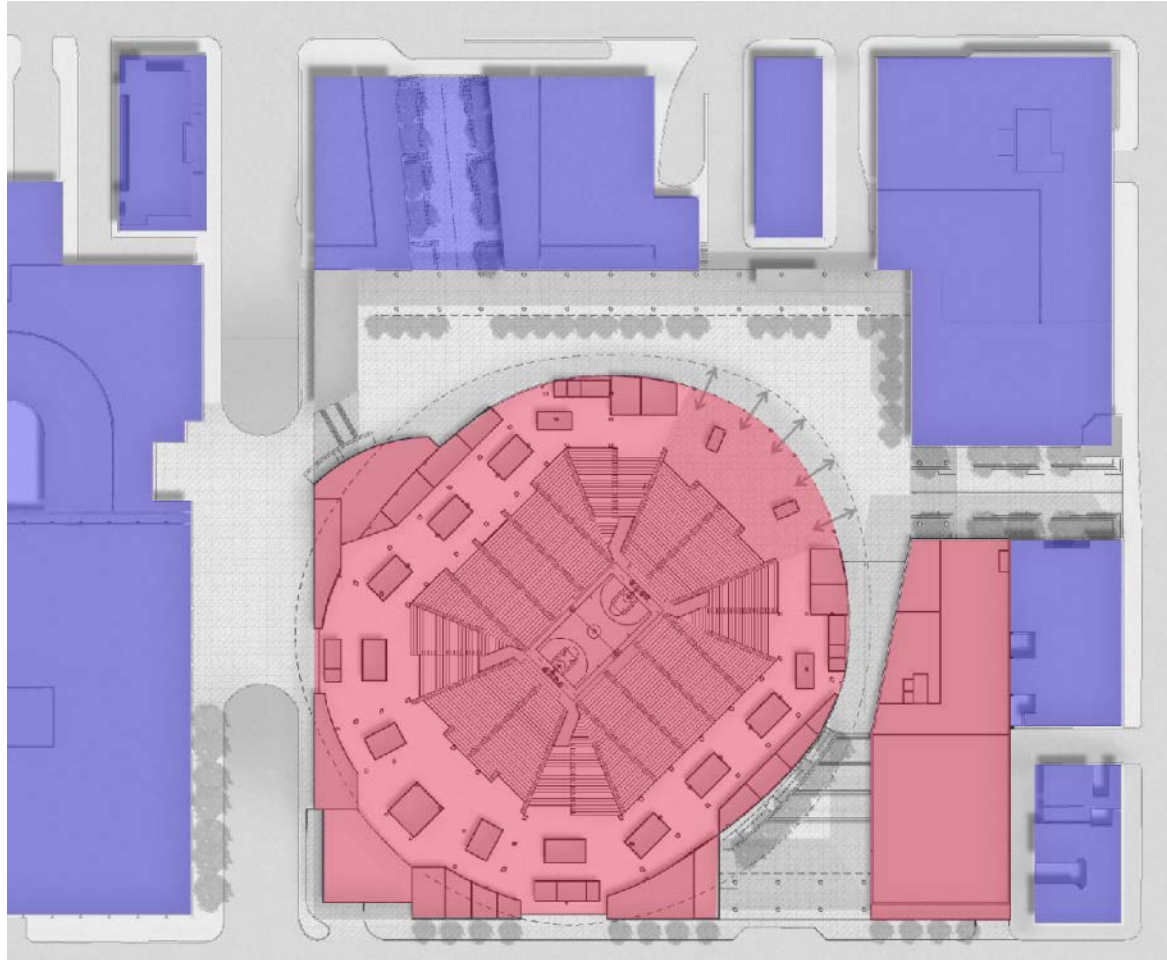
Arena views

Massing diagrams



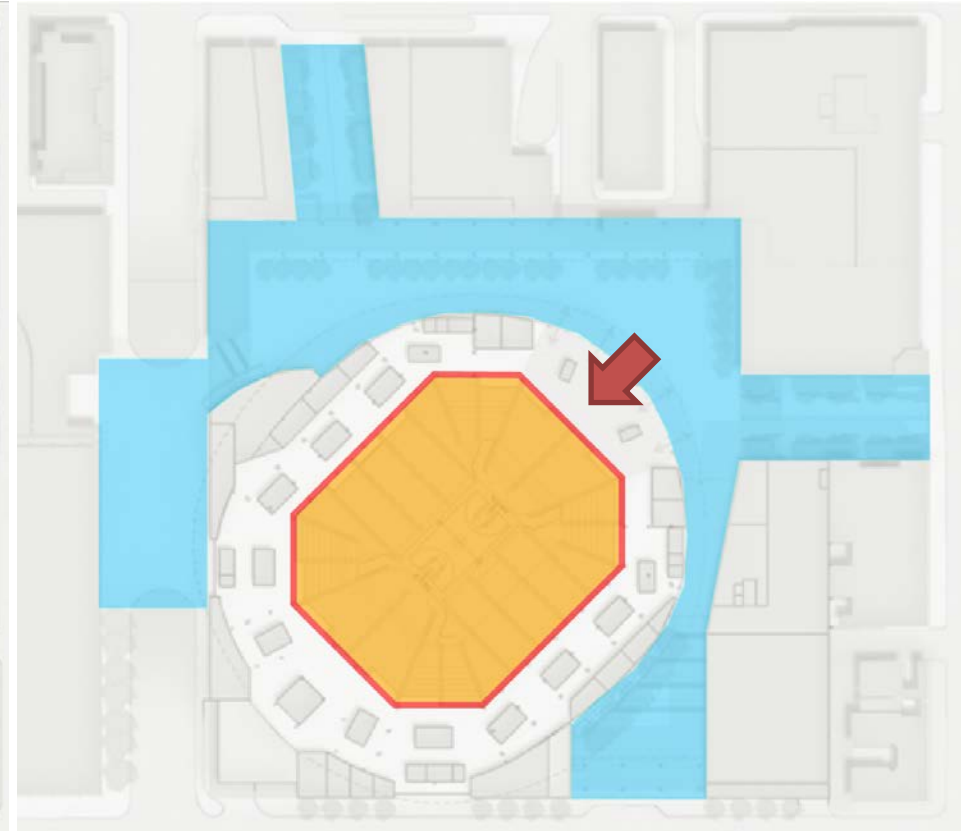
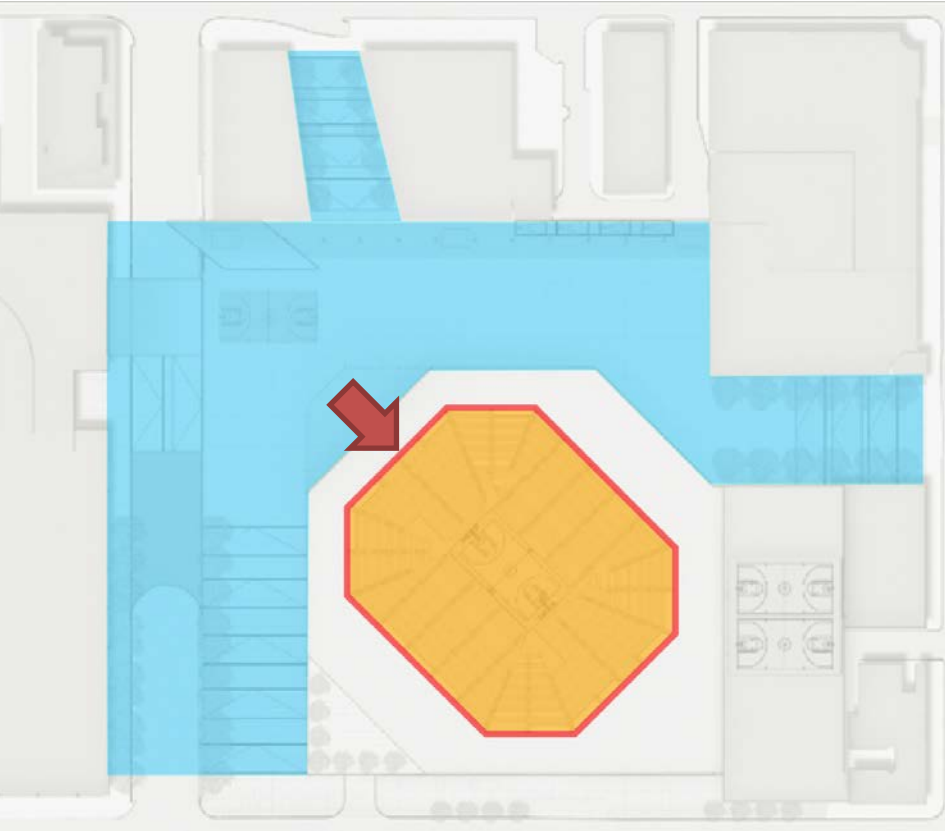
Hemmed in

Site realizations



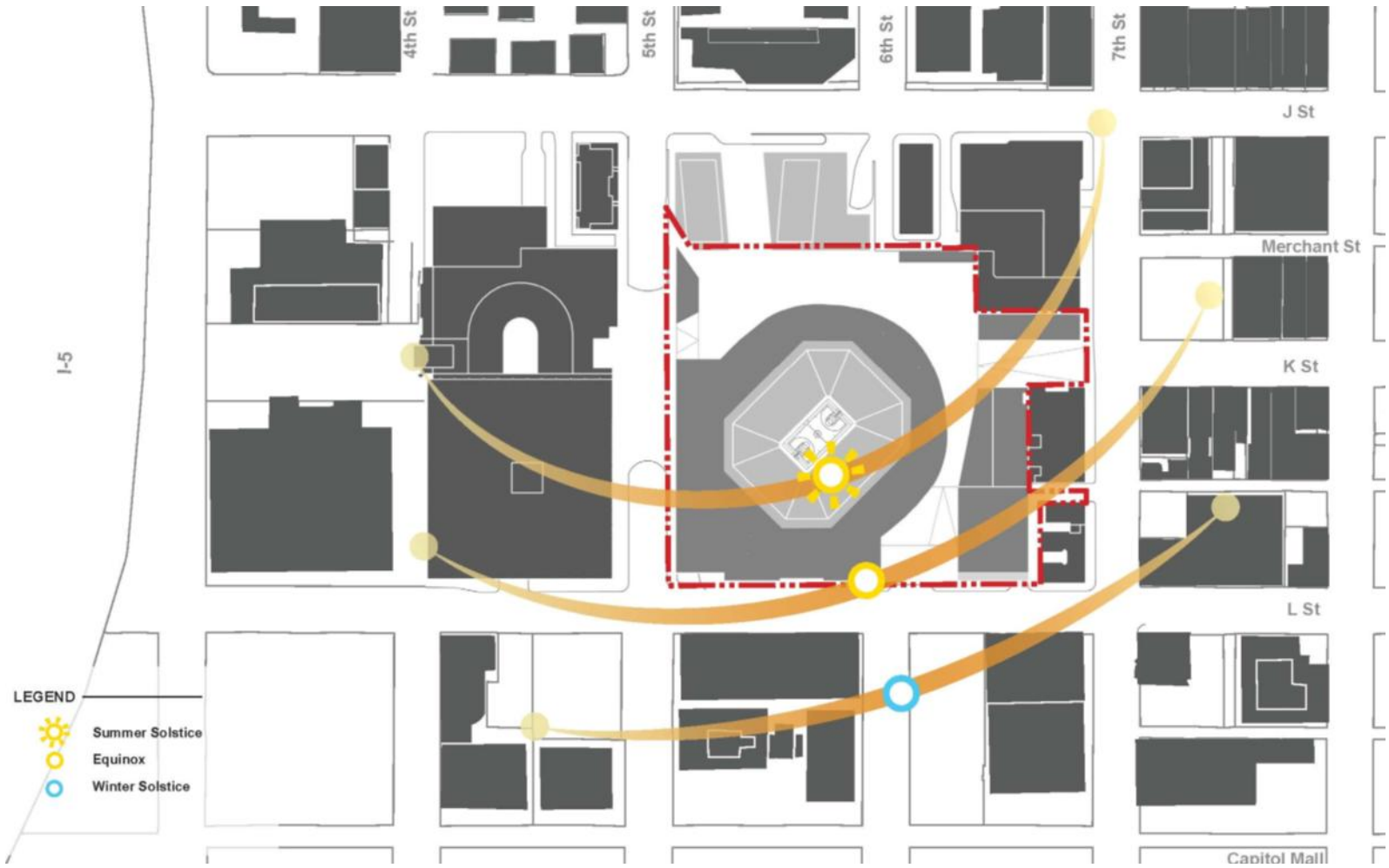
Dialing the Bowl

Dial Bowl Left to Increase Breathing Room and Open the Big Window



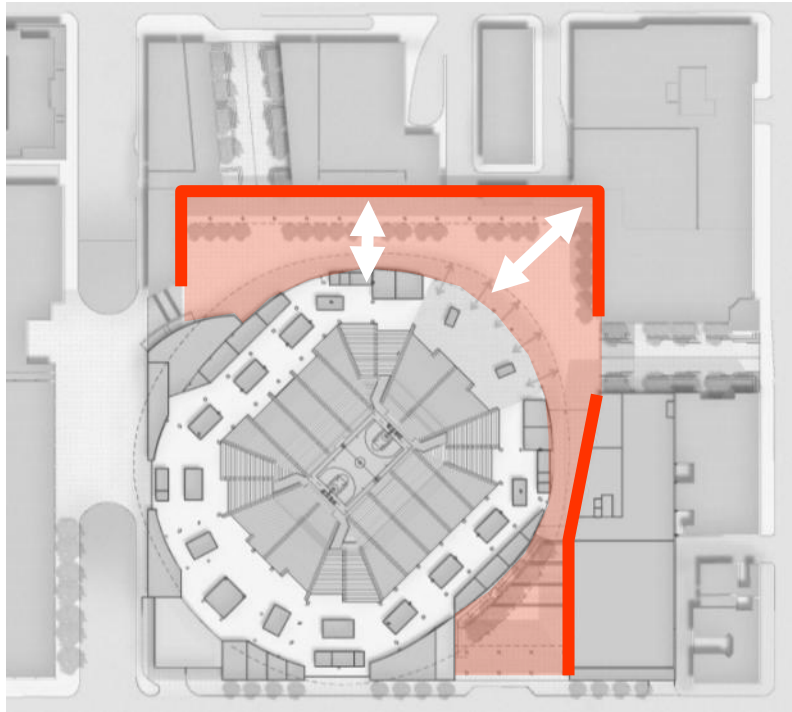
Performance- Solar path

Solar exposure considerations

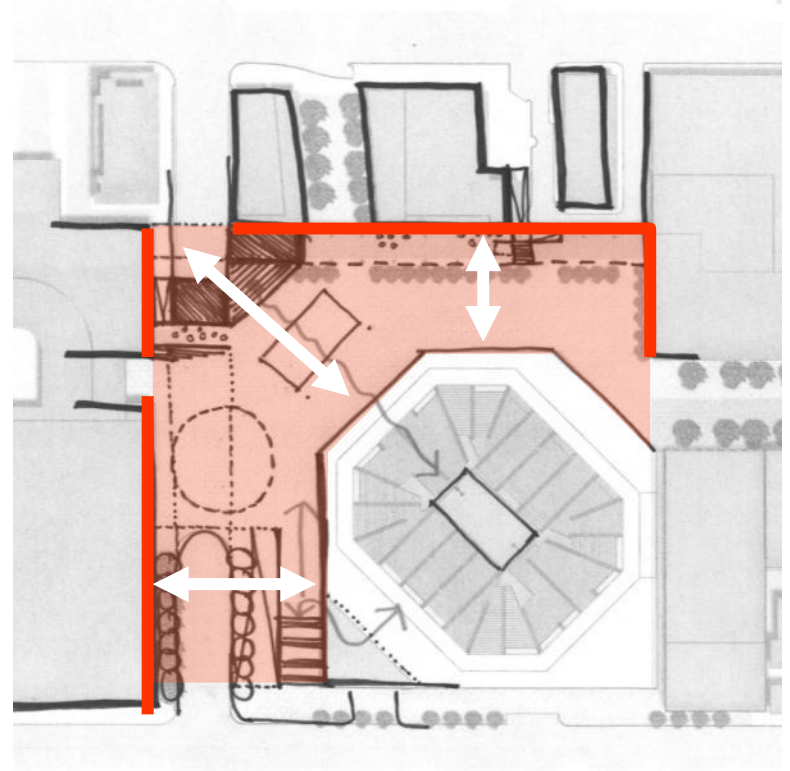


Optimization: Breathing space

Creating an appropriate setting for a large building



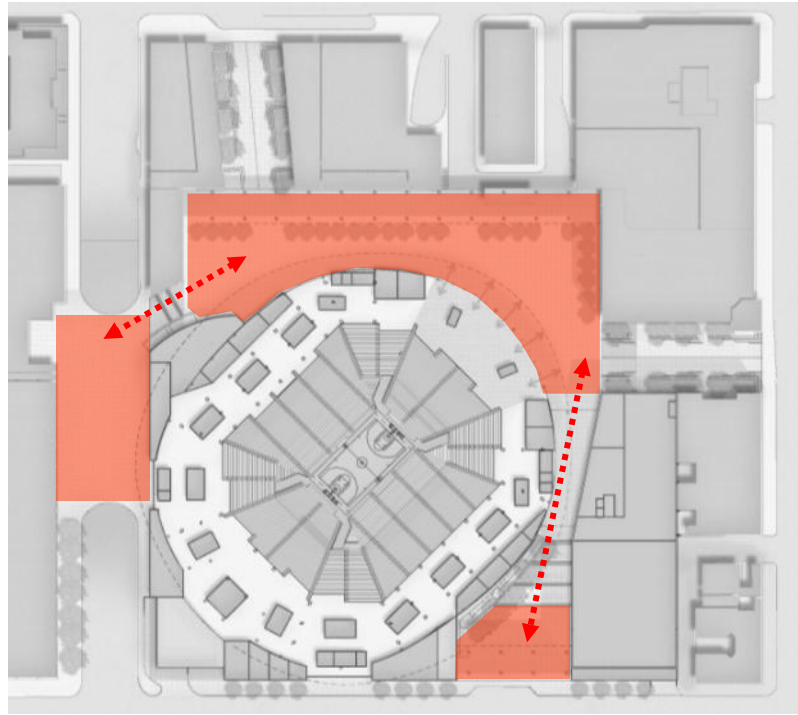
Confined



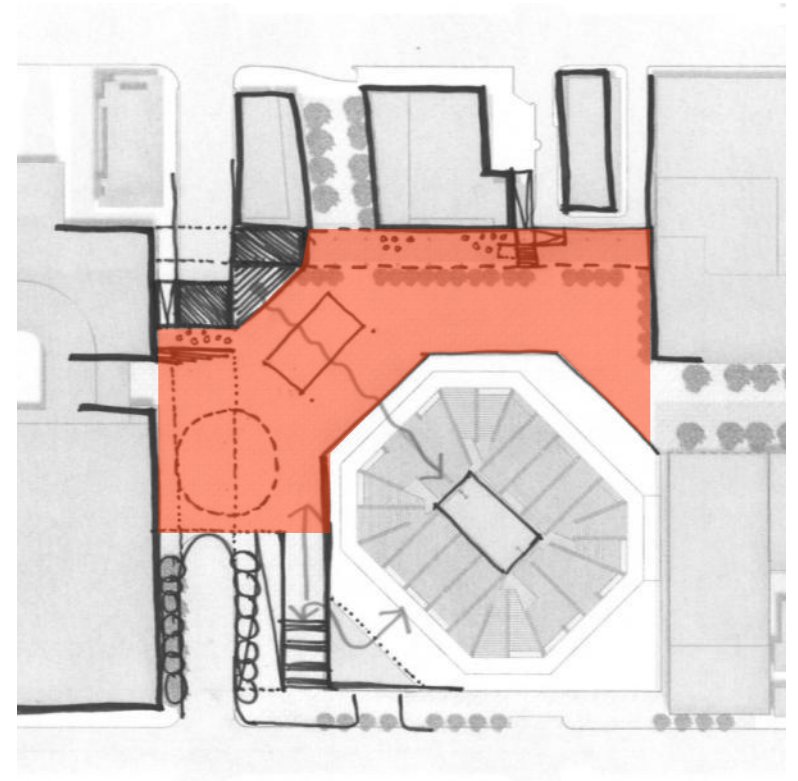
Open

Optimization: Open space

Increasing flexibility / reducing fragmentation



Fragmented Open Space



Consolidating Open Space

Site access

Rotated bowl

436 total
2.5%

1,162 total
6.6%

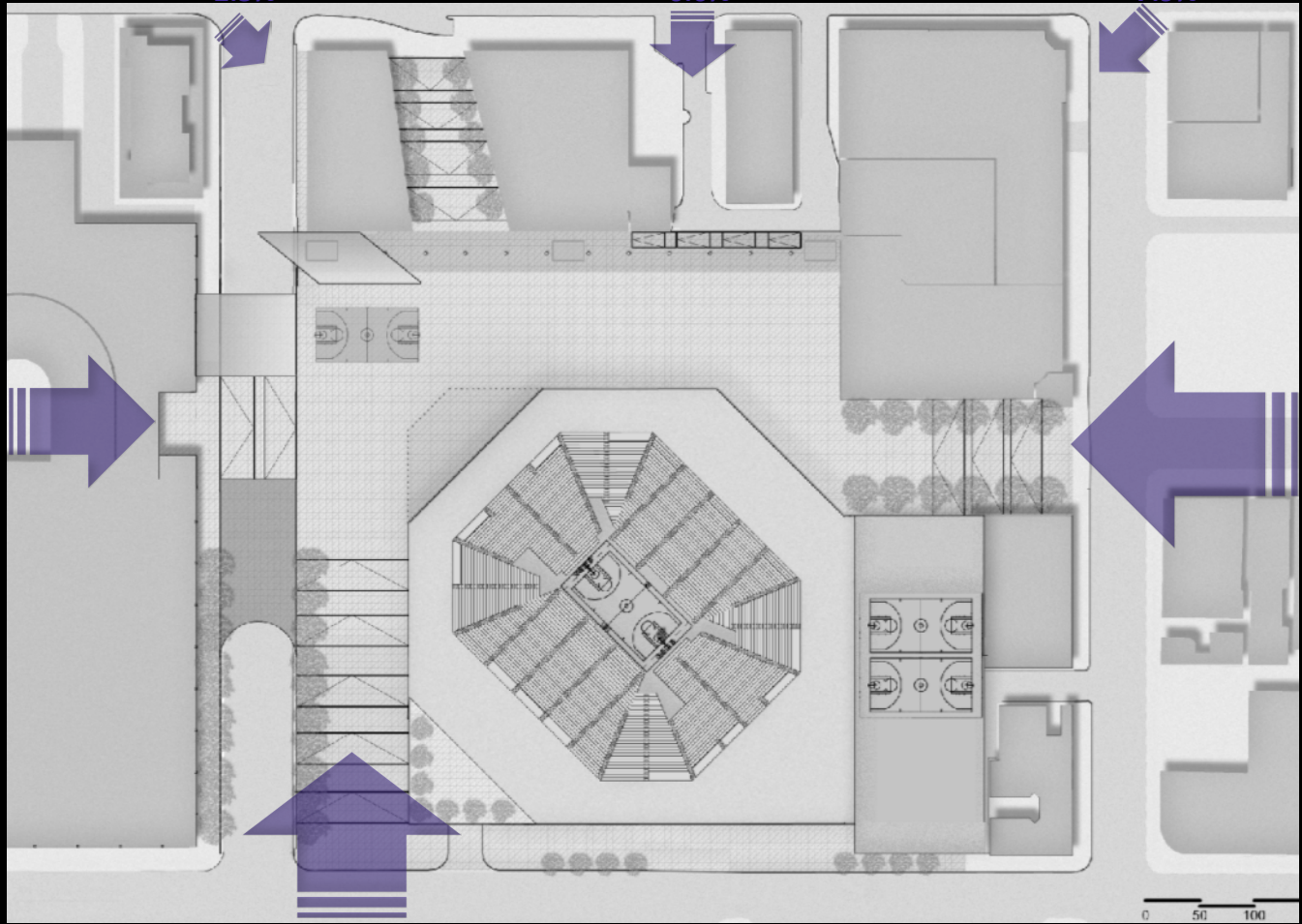
1,380 total
7.9%

2,614 total
14.9%

6,100 total
34.9%

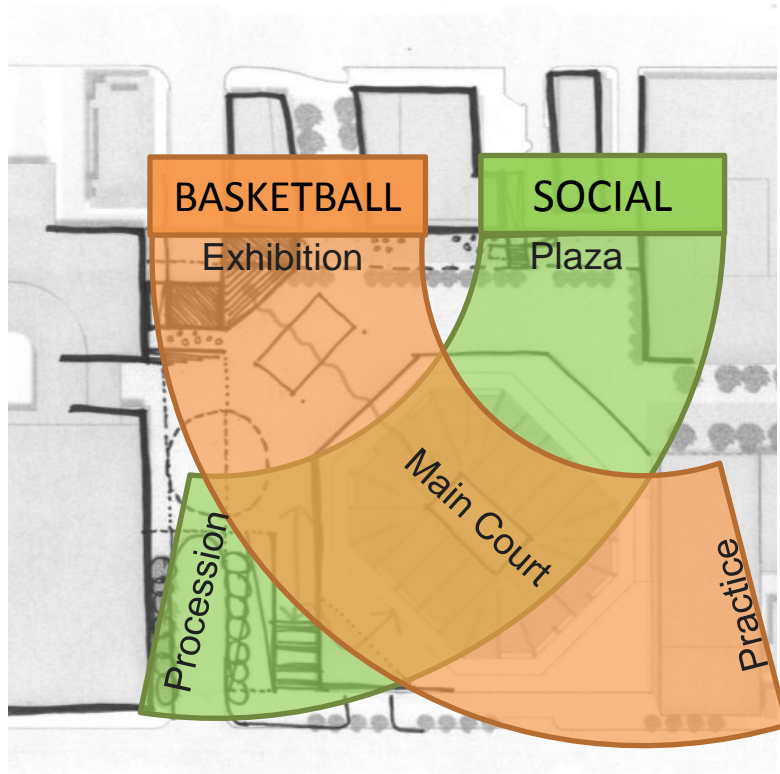
5,809 total
33.1%

Total Attendees: 17,501

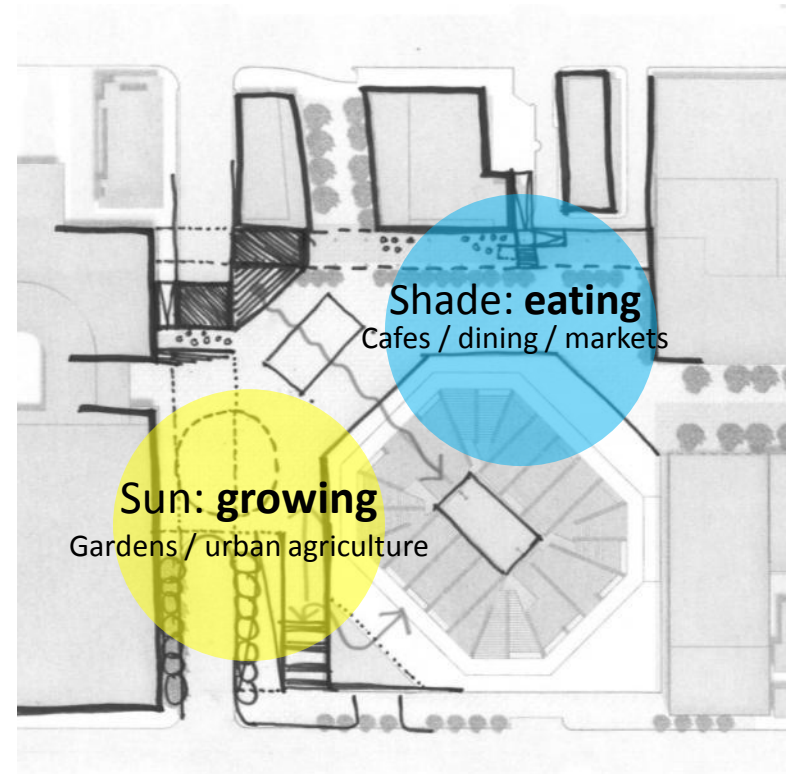


Uses and zones

Creating a dynamic entertainment venue



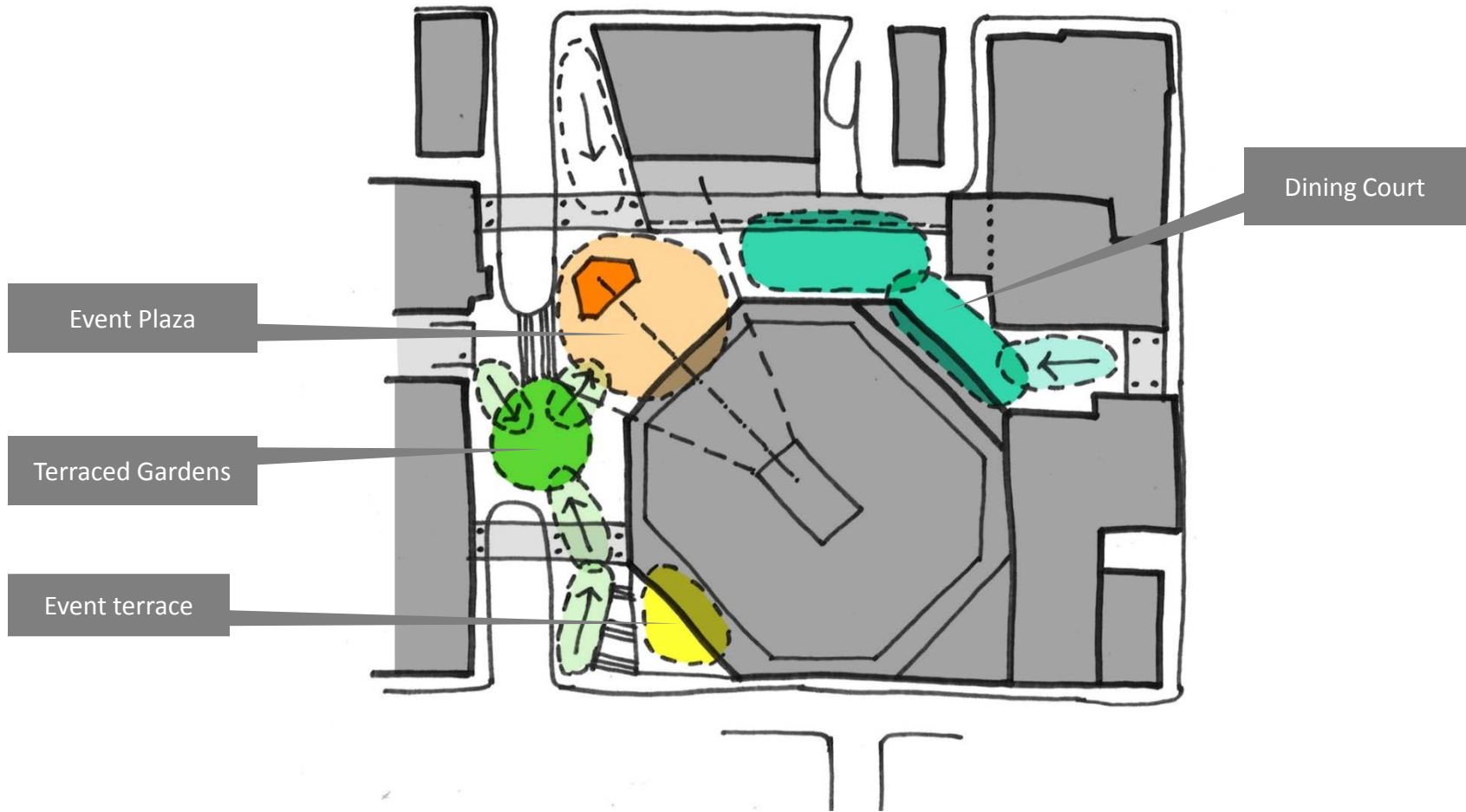
Responding to Program



Responding to Climate

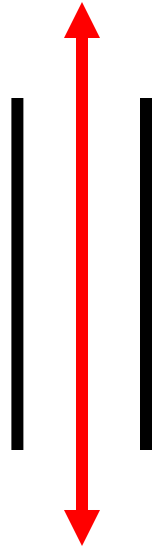
Plaza framework

Structuring the plaza

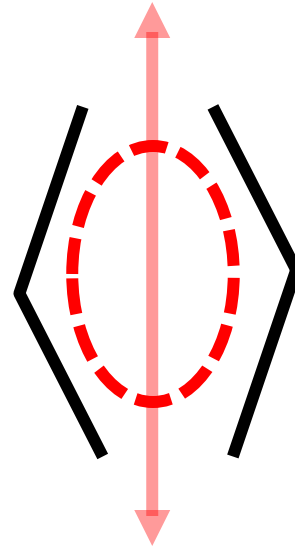


Activating the site

Making places



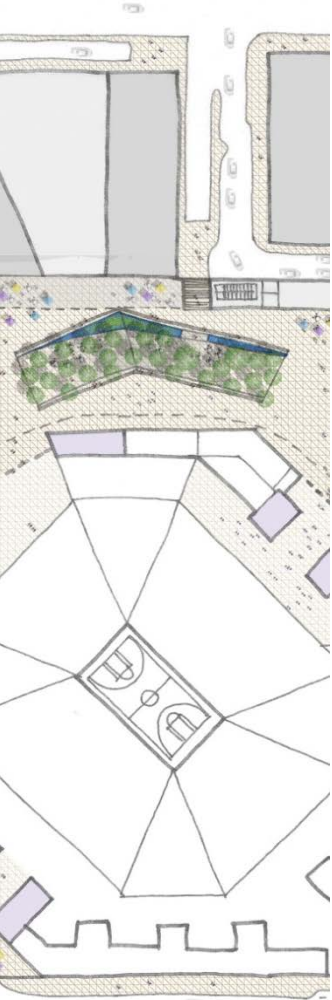
Corridor



Place

Dining bosque

Inviting places



Bryant Park, NYC



Julliard School / Lincoln Center, NYC



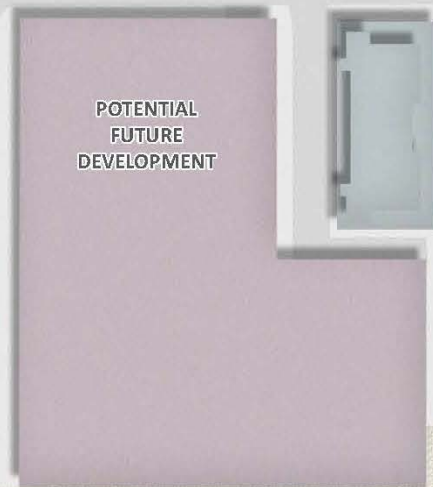
Rain Garden

Living wall

Landscape strategies



Westfield London, UK



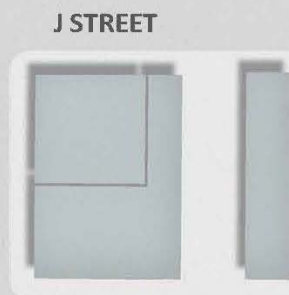
POTENTIAL
FUTURE
DEVELOPMENT



POTENTIAL
FUTURE
DEVELOPMENT



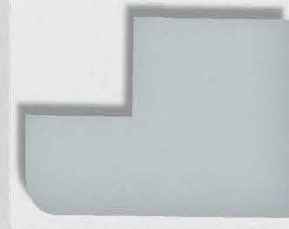
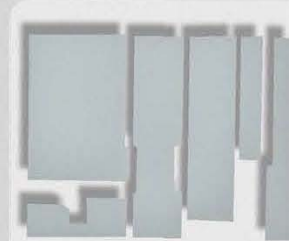
POTENTIAL
FUTURE
DEVELOPMENT



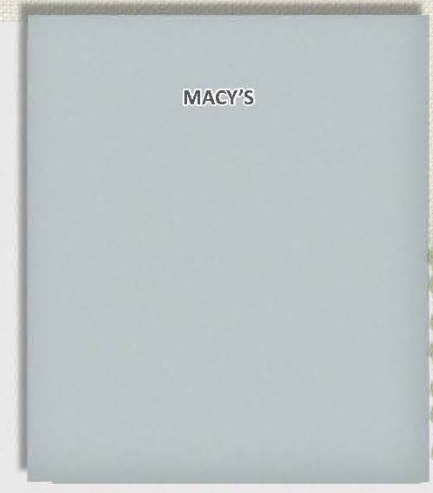
J STREET



K STREET



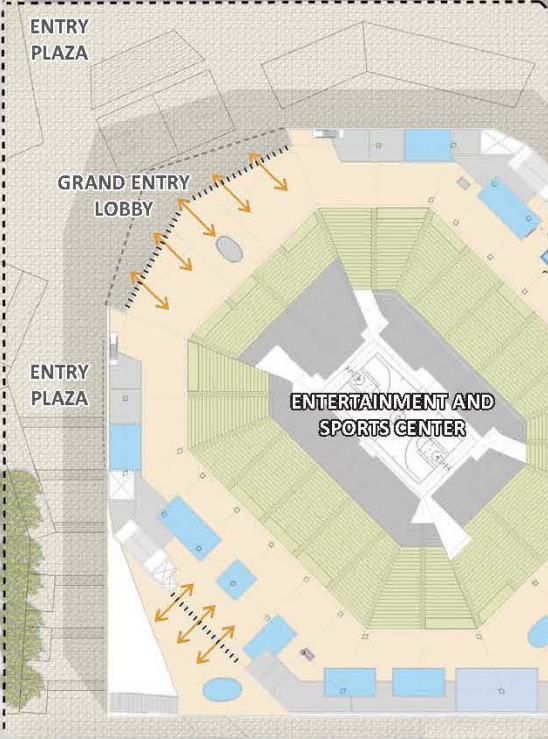
7TH STREET



MACY'S

5TH STREET
GATEWAY

5TH STREET



ENTERTAINMENT AND
SPORTS CENTER

ENTRY
PLAZA

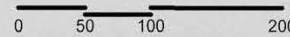
GRAND ENTRY
LOBBY

ENTRY
PLAZA

ENTRY
PLAZA

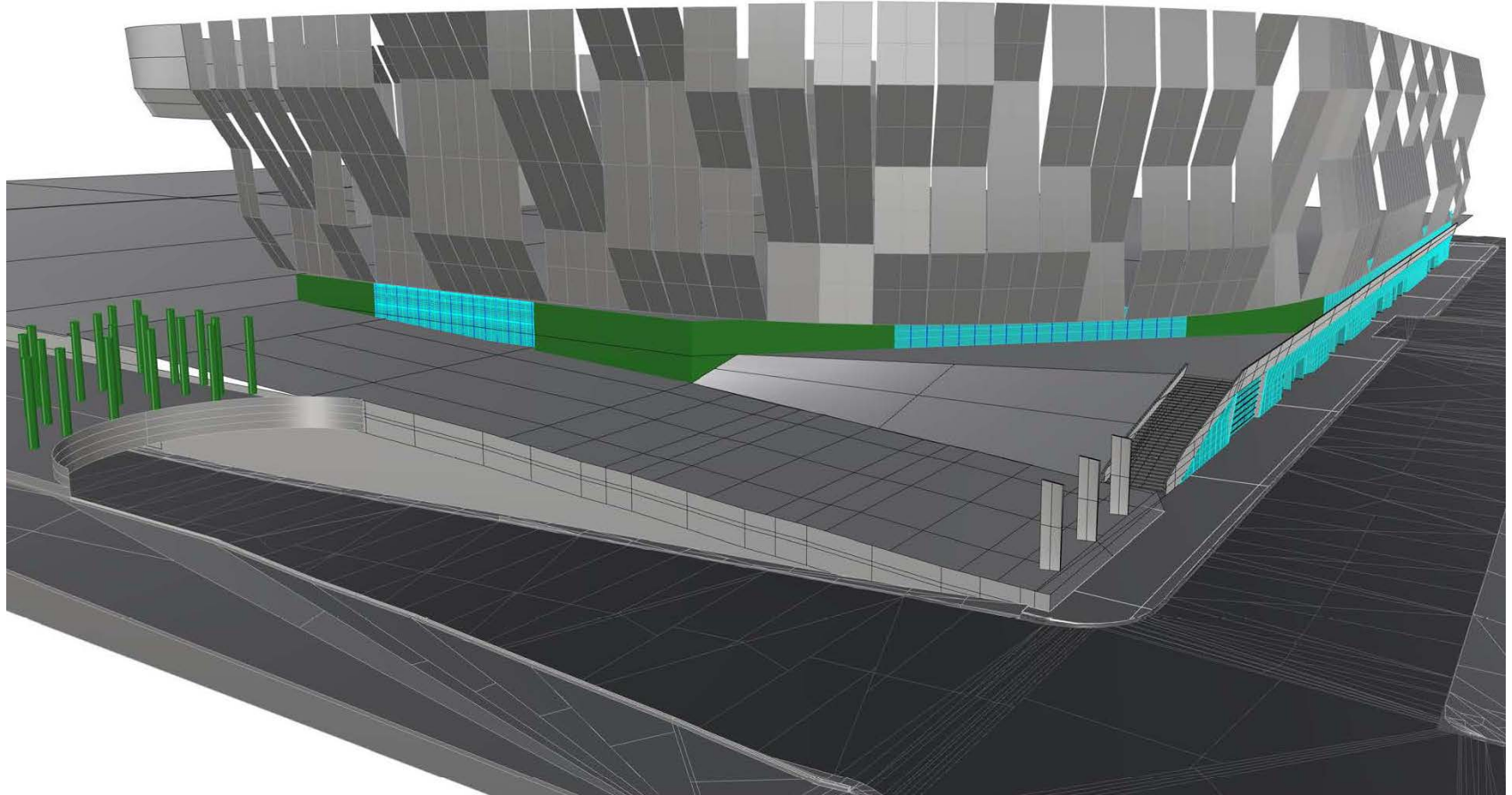
K STREET GATEWAY

L STREET



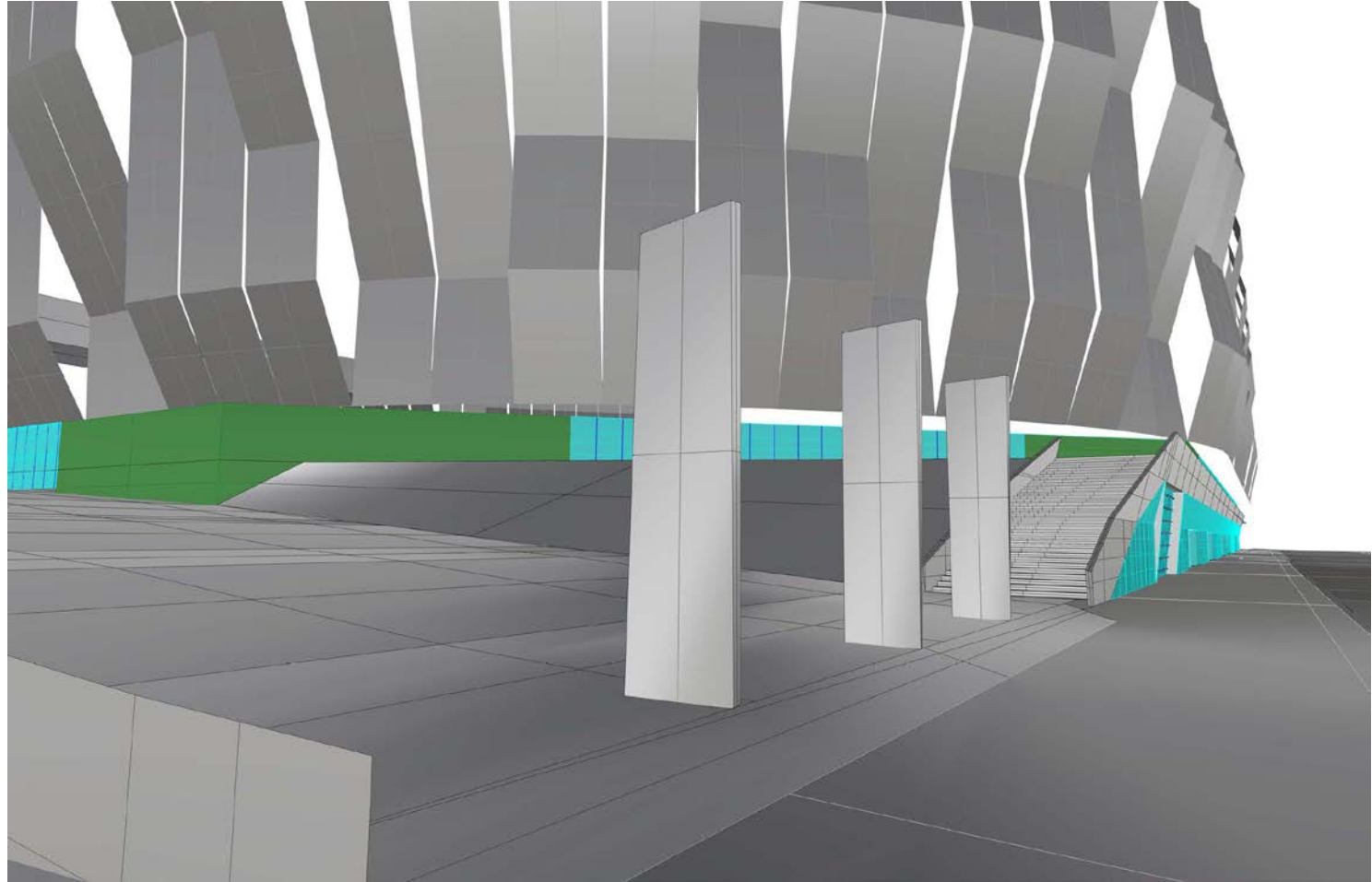
Preliminary massing study

From south west corner off 5th and L Street



Preliminary massing study

From south west corner off 5th and L Street



Preliminary massing study

From south off of L Street

