



mwa architects



# WPCF Administration Building

## Exterior Concept Design Review

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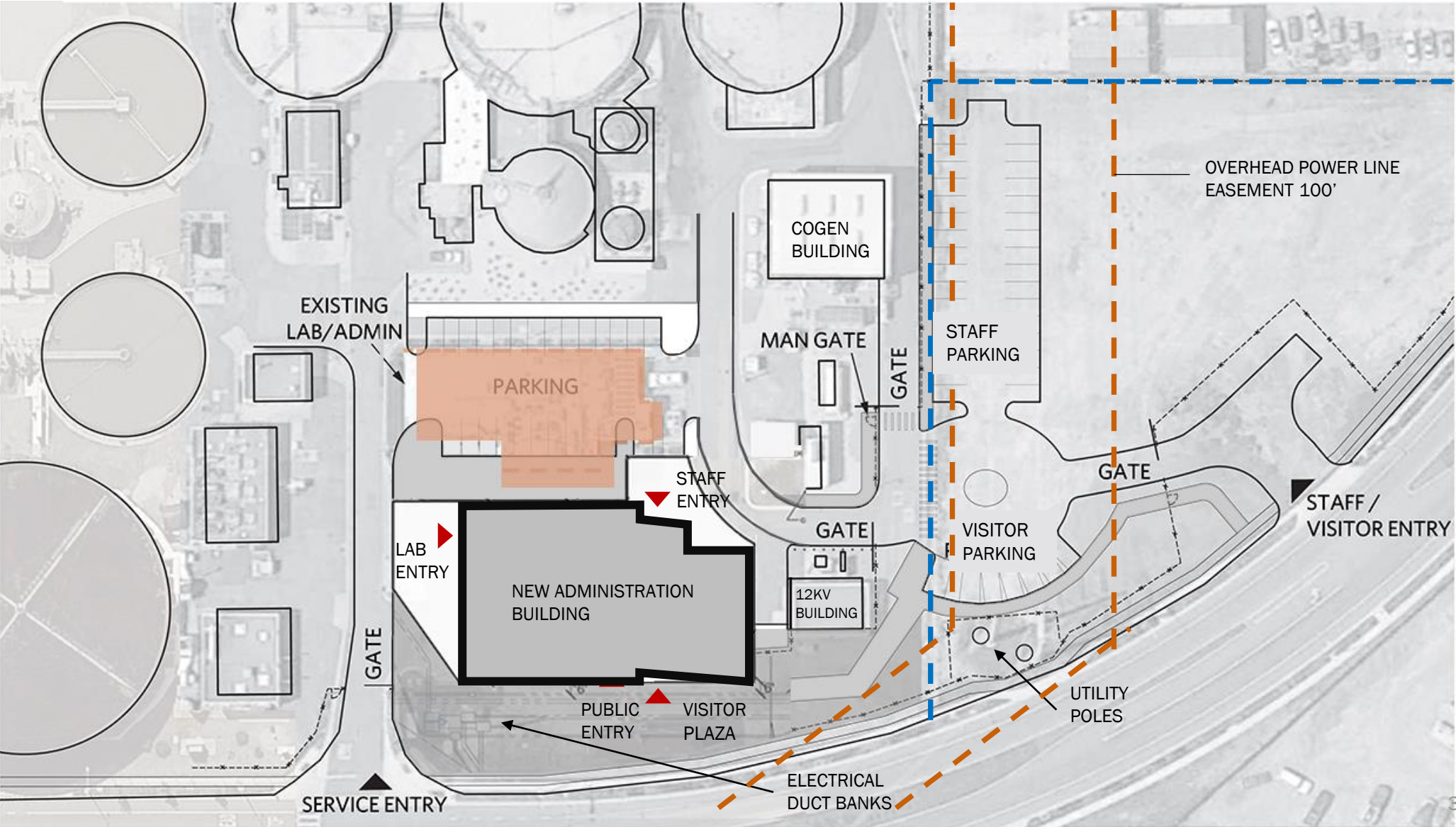
November 30th, 2022



# Agenda

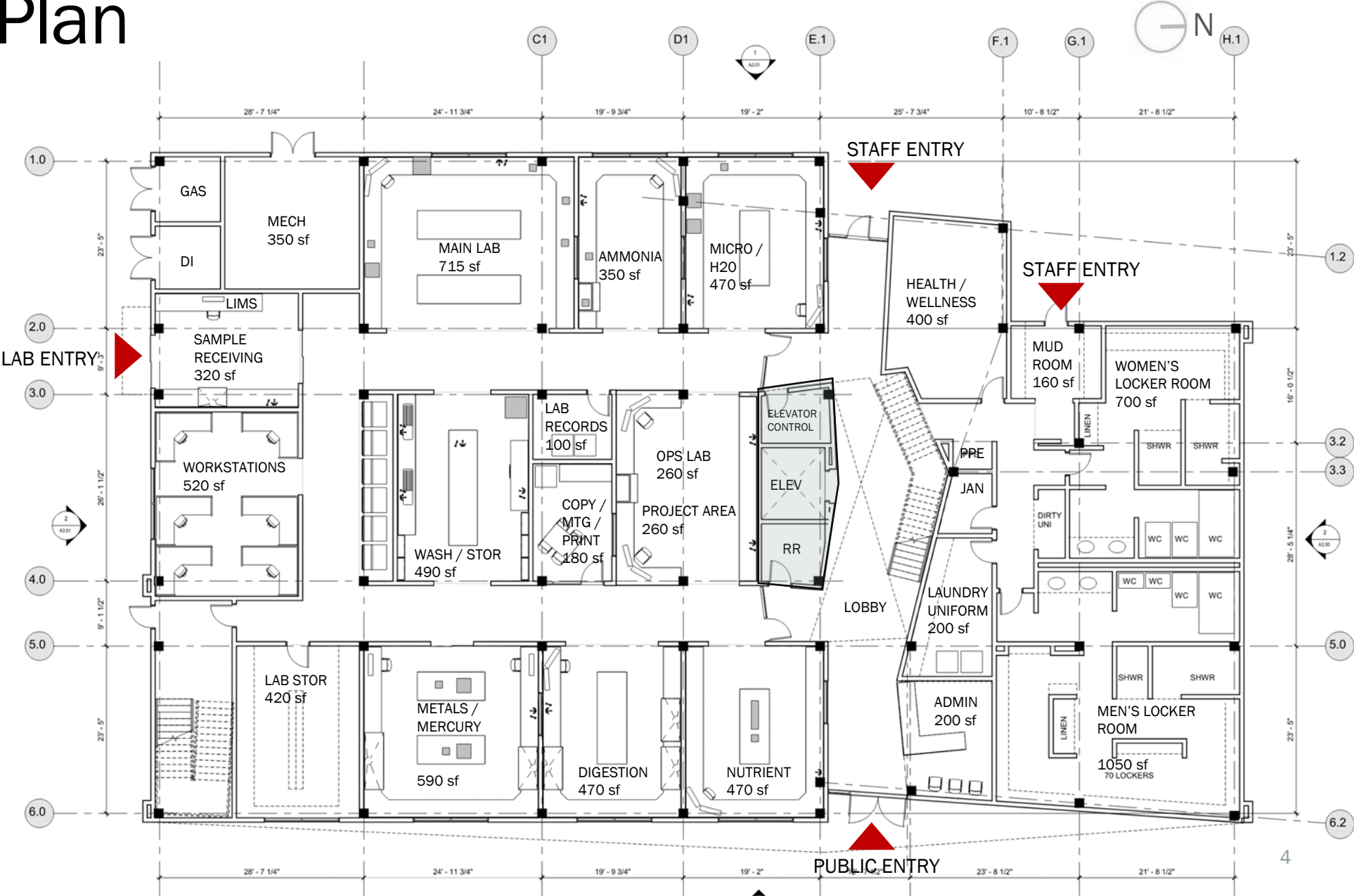
1. Building Layout Overview & City Comments – 30 min
2. Building Exterior Design Concept – 30 min
3. Landscape Design Concept – 30 min
4. Next Steps

# Site Plan



# First Floor Plan

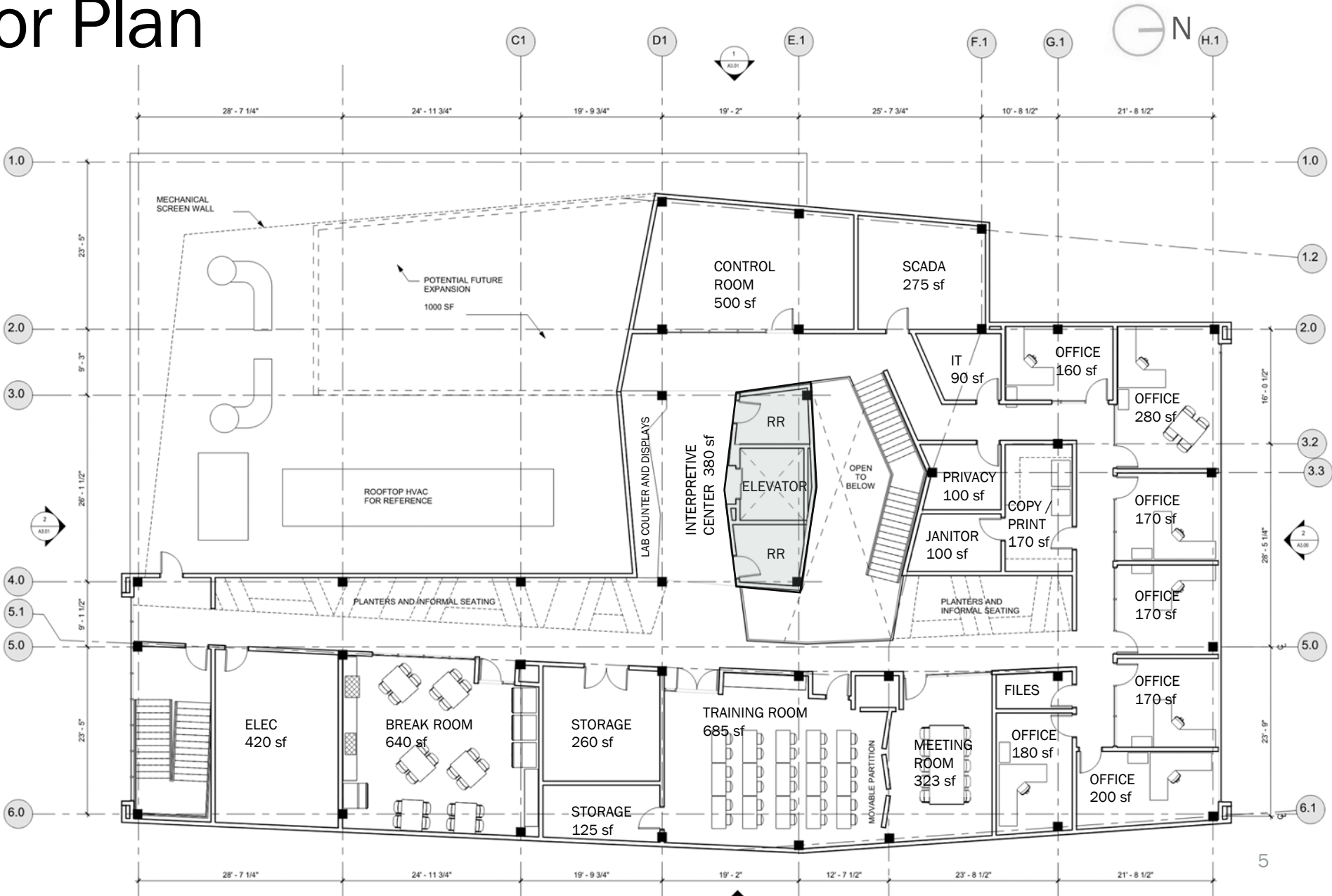
13,200sf  
21,800sf total



# Second Floor Plan

8,600sf  
21,800sf total

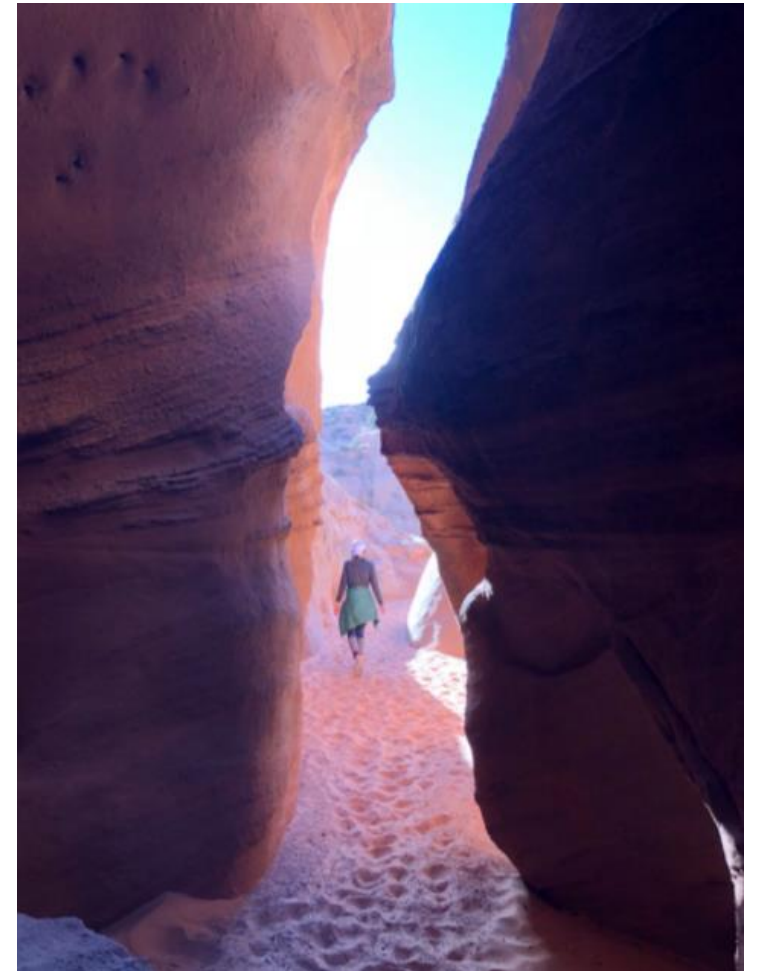
1,000sf potential  
expansion



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# Design Inspiration

INTERSECTION OF EARTH'S NATURAL ELEMENTS



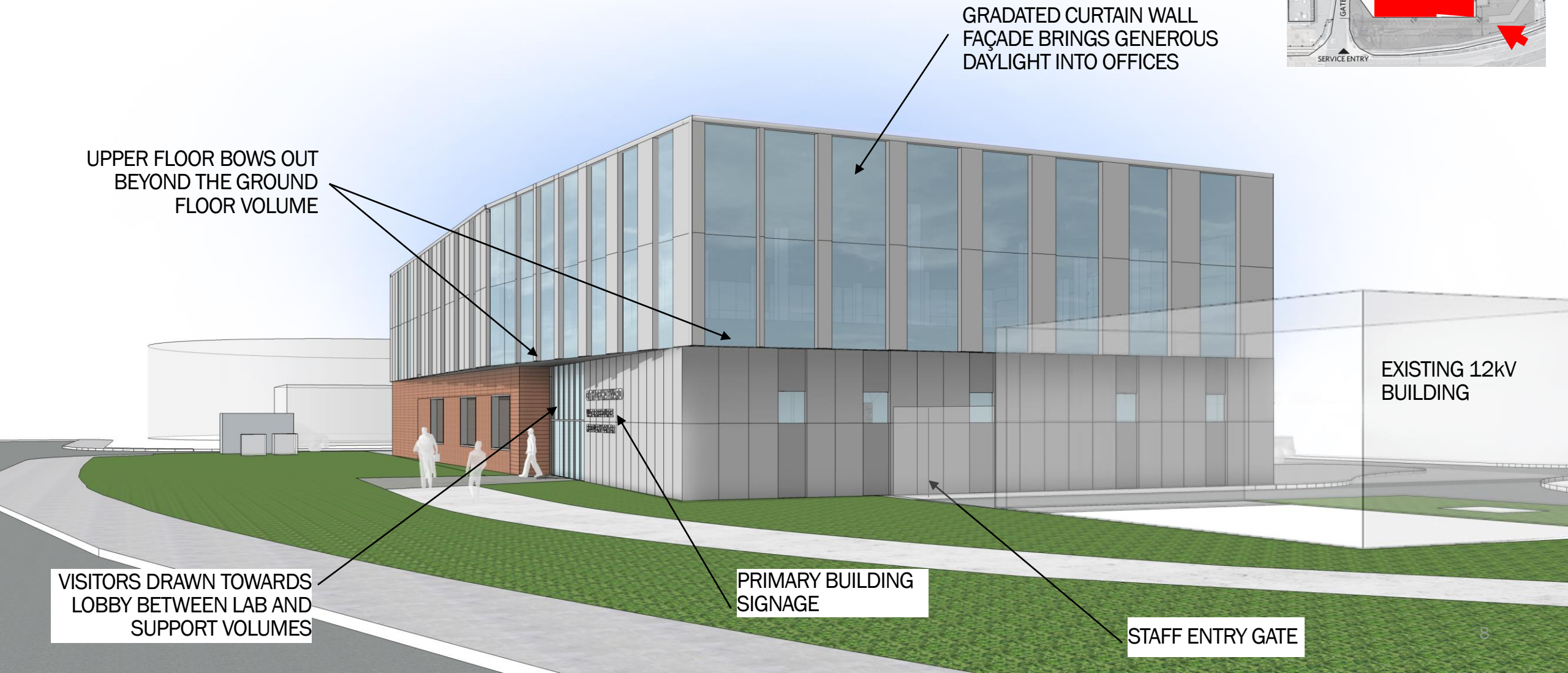
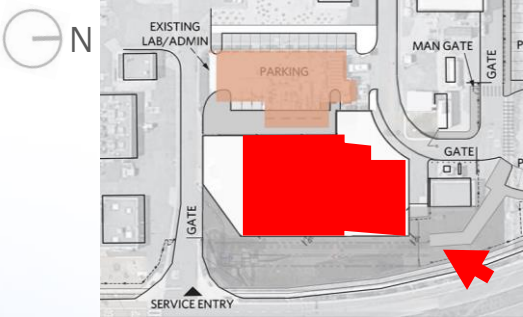
# Biophilic Interiors

INCORPORATING NATURE INTO THE INDOOR ENVIRONMENT



# View 1

Southwest from Whitesell



GRADATED CURTAIN WALL  
FAÇADE BRINGS GENEROUS  
DAYLIGHT INTO OFFICES

UPPER FLOOR BOWS OUT  
BEYOND THE GROUND  
FLOOR VOLUME

VISITORS DRAWN TOWARDS  
LOBBY BETWEEN LAB AND  
SUPPORT VOLUMES

PRIMARY BUILDING  
SIGNAGE

STAFF ENTRY GATE

EXISTING 12kV  
BUILDING

# View 2

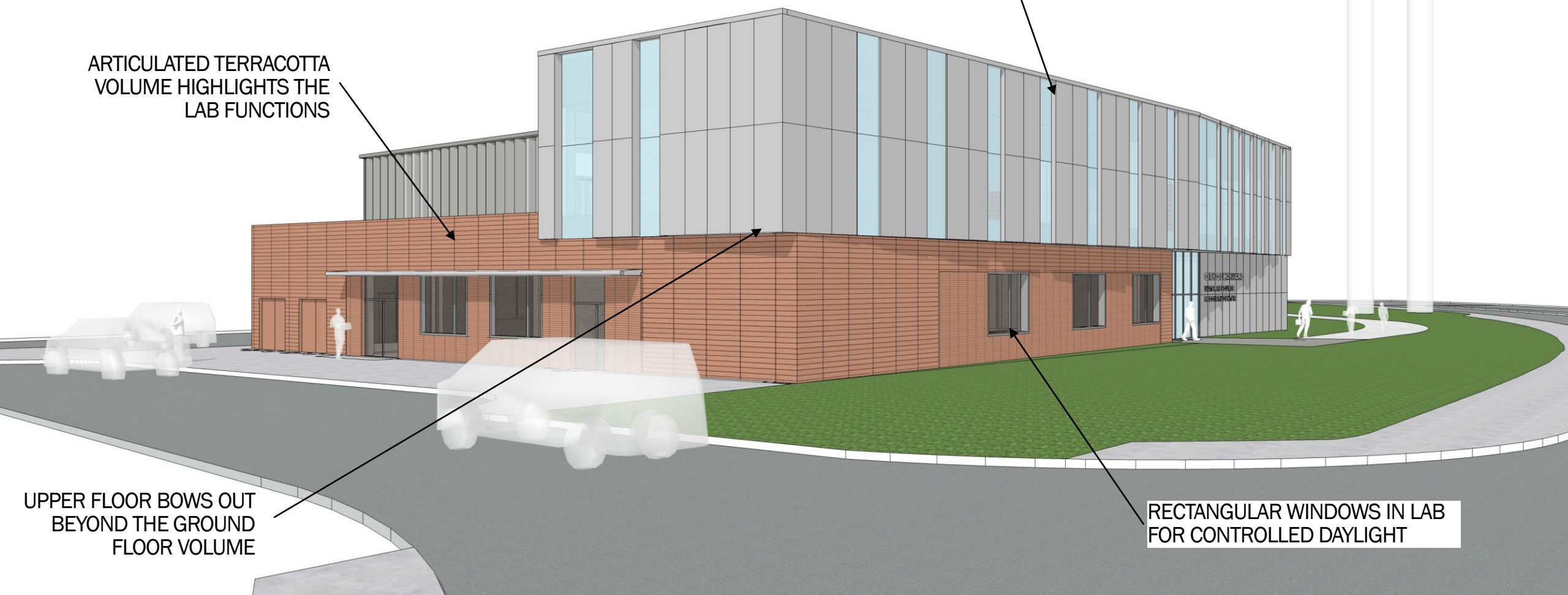
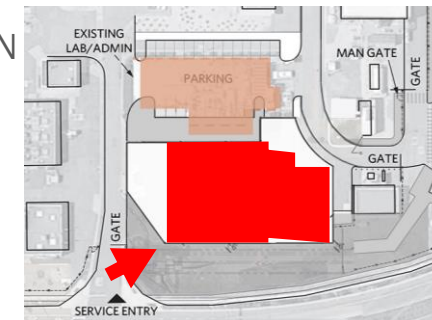
Northwest from Existing Plant Gate

SLOT WINDOWS FOR BALANCE  
OF DAYLIGHT AND PRIVACY IN  
BREAK AND TRAINING ROOMS

ARTICULATED TERRACOTTA  
VOLUME HIGHLIGHTS THE  
LAB FUNCTIONS

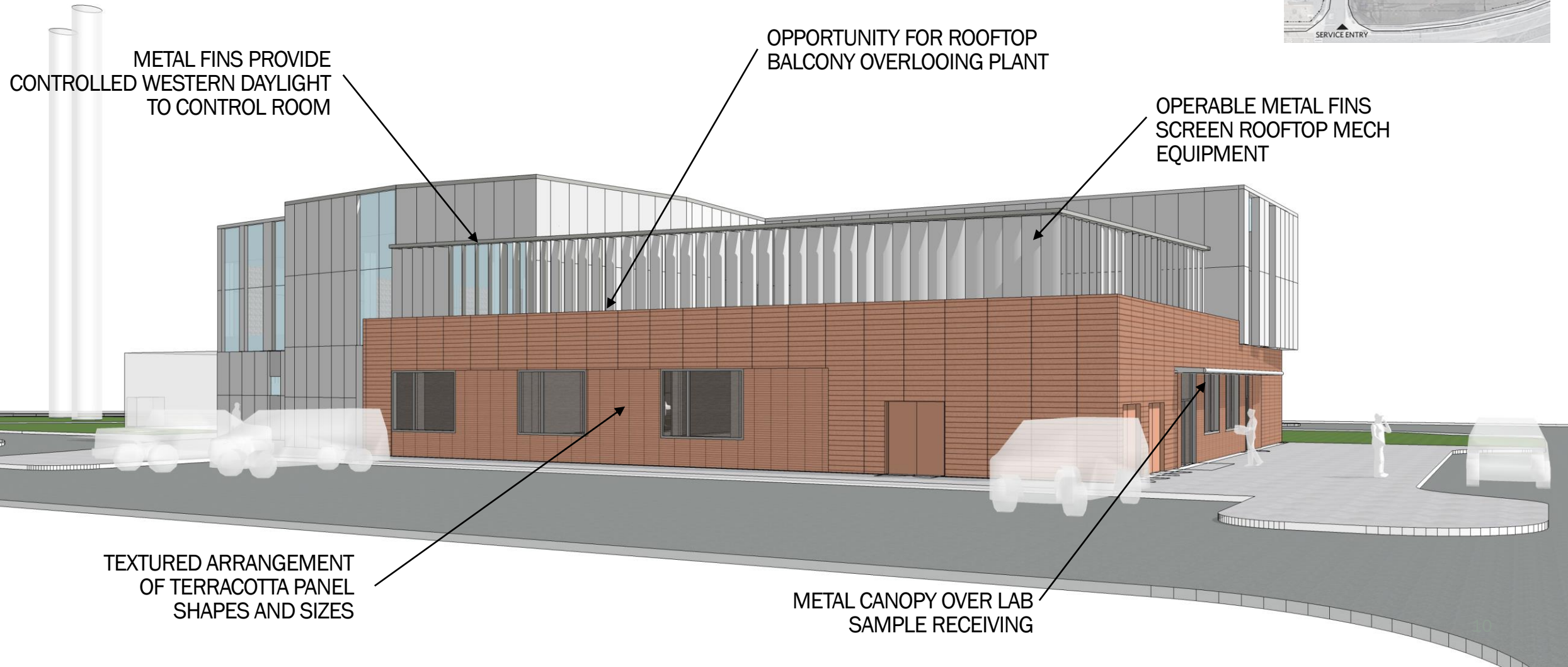
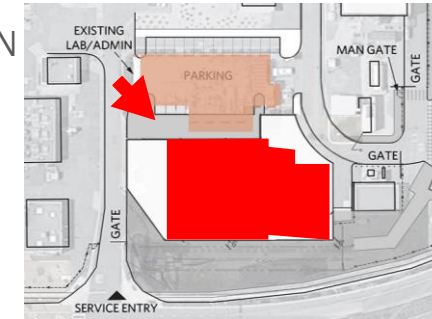
UPPER FLOOR BOWS OUT  
BEYOND THE GROUND  
FLOOR VOLUME

RECTANGULAR WINDOWS IN LAB  
FOR CONTROLLED DAYLIGHT



# View 3

Northeast from Plant



METAL FINS PROVIDE  
CONTROLLED WESTERN DAYLIGHT  
TO CONTROL ROOM

OPPORTUNITY FOR ROOFTOP  
BALCONY OVERLOOKING PLANT

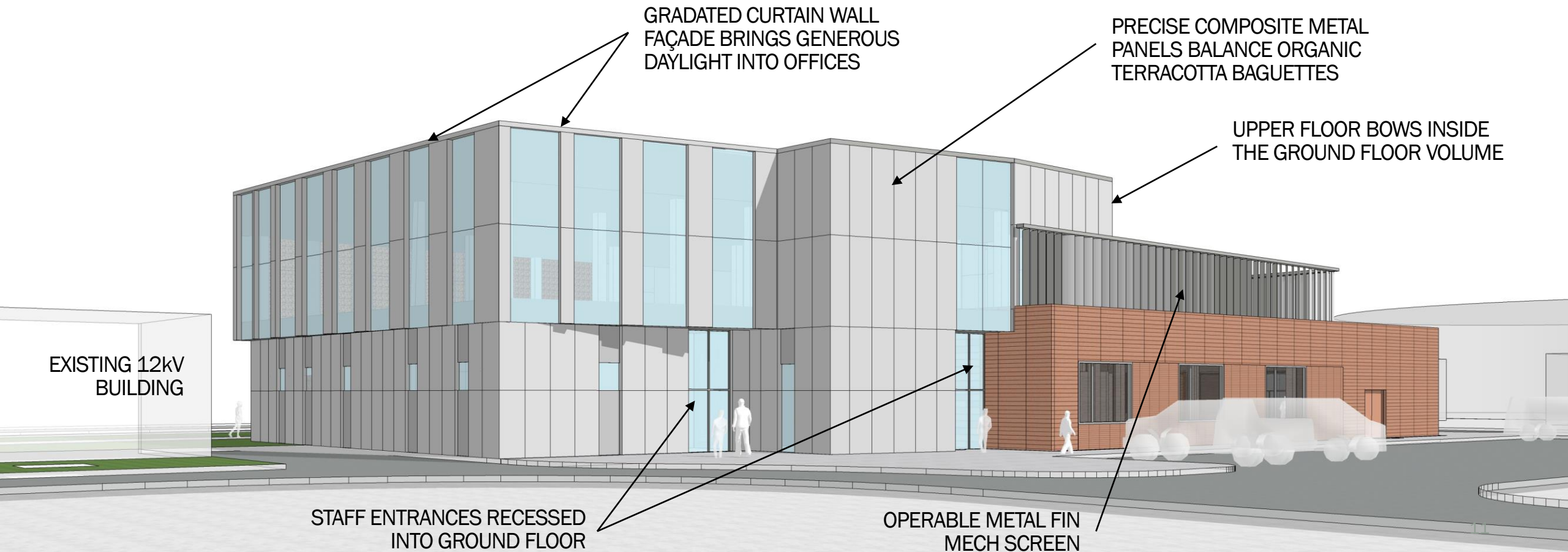
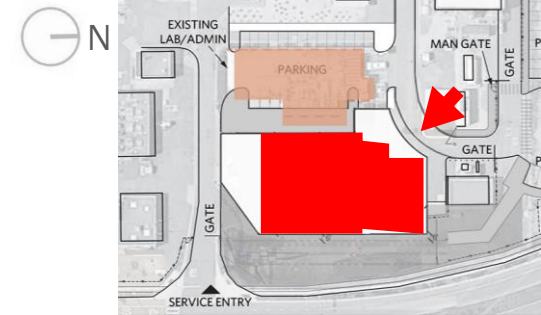
OPERABLE METAL FINS  
SCREEN ROOFTOP MECH  
EQUIPMENT

TEXTURED ARRANGEMENT  
OF TERRACOTTA PANEL  
SHAPES AND SIZES

METAL CANOPY OVER LAB  
SAMPLE RECEIVING

# View 4

Southeast from Plant



# Metal Wall Panels

Composite aluminum panels create a precise, modern skin



# Terracotta Wall Panels

Warm, familiar material with natural colors and variety of shapes and textures



# Curtain Wall Glazing

Transparent and opaque glass in floor to roof panels to maximize views and daylight



# Exterior Color Options

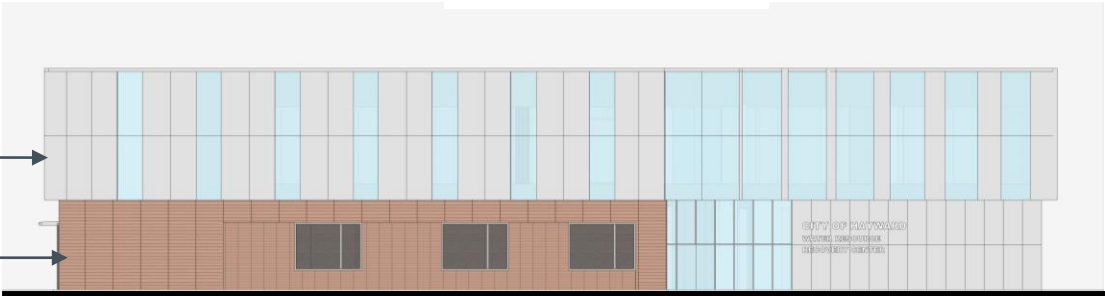
East Elevation - Whitesell St

South Elevation - Lab Entry

OPT 1

Silver Metal

Natural Terracotta



OPT 2

Natural Terracotta

Silver Metal



OPT 3

Grey Metal

Tan Terracotta



# Exterior Color Options

West Elevation - Plant Side

North Elevation - Visitor Entry

OPT 1

Silver Metal

Natural Terracotta



OPT 2

Natural Terracotta

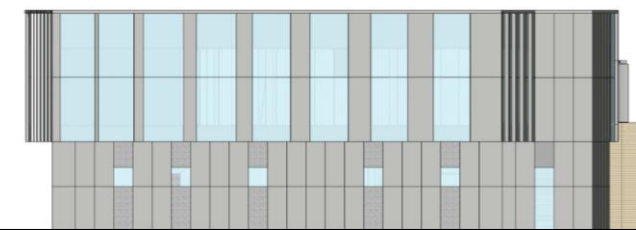
Silver Metal



OPT 3

Grey Metal

Tan Terracotta



# Site Plan



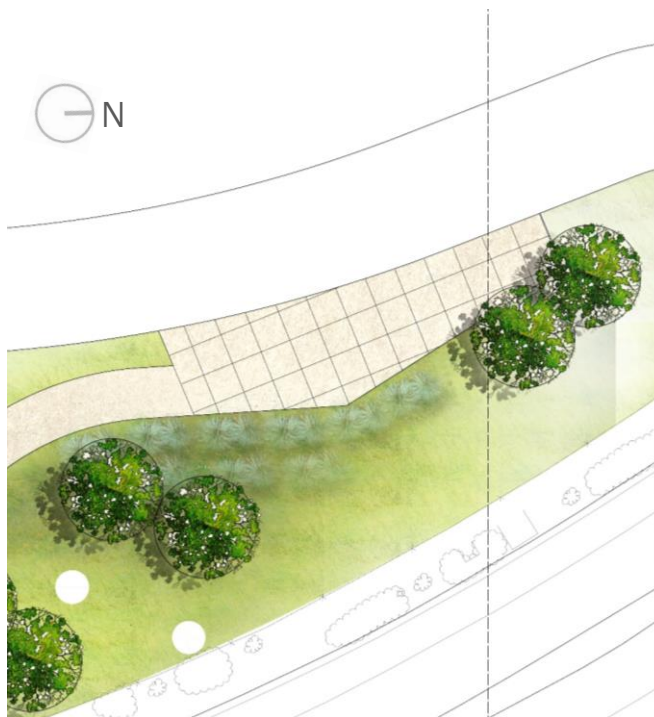
The landscape design provides a clear path of travel from the parking area to the building entry, while also offering moments to pause along the way.

Landscape elements interpret the administrative building's architectural theme of flow through the use of varied paving materials, site furnishings, and native planting.

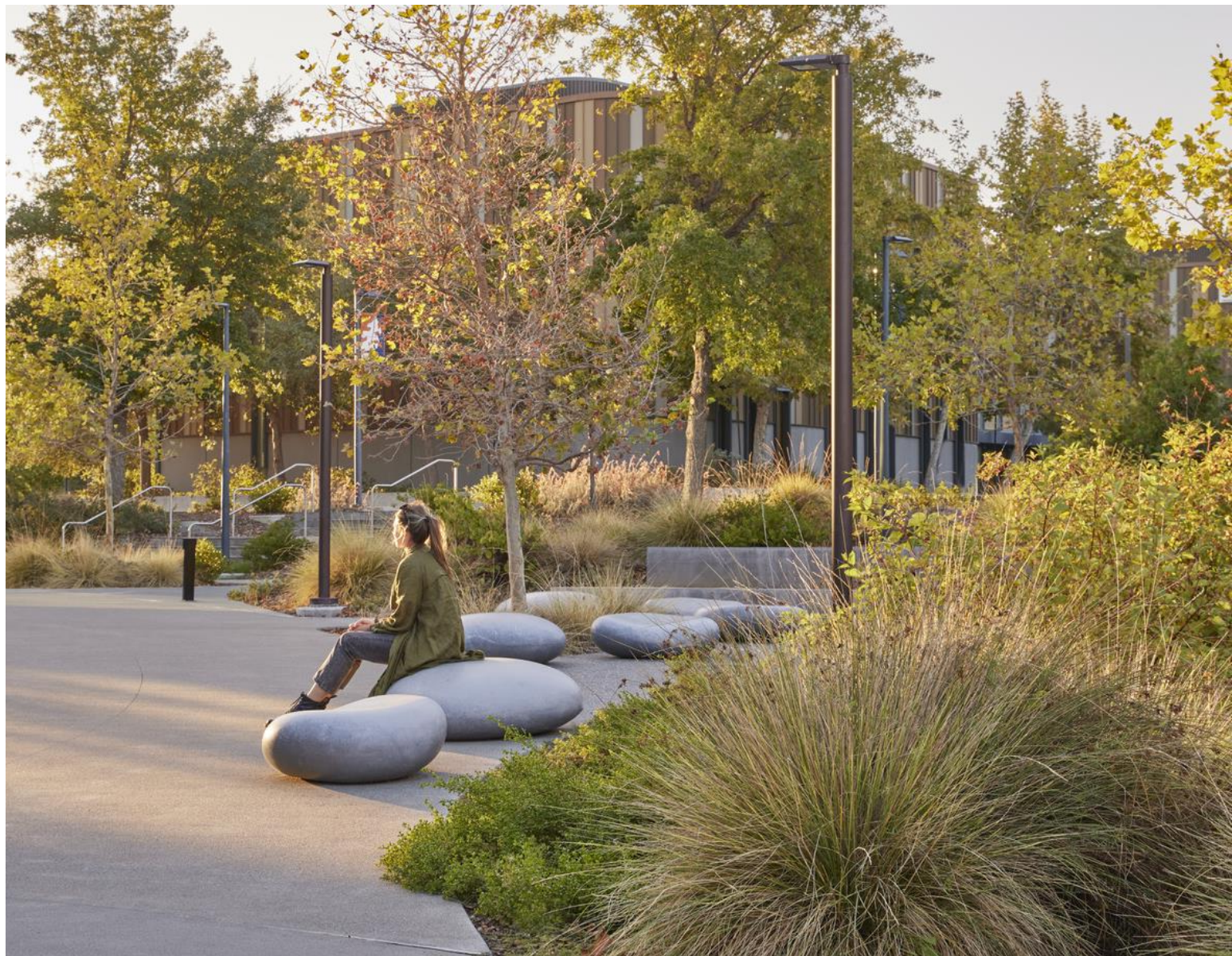
## Site Features

1. Drop-Off Area
2. Rest Points
3. Building Entry
4. Amphitheater Seating

# Drop-Off Area



The drop-off area introduces the design theme of flow, connecting visitors to a path that brings visitors to the building entrance. The area features native planting, seating, and special paving to provide a sense of arrival.



# Rest Points



Rest points along the path with site furnishings such as seating and interpretive signage, invite pedestrians to pause for a few moments while also creating destinations that pull visitors along the path.



# Building Entry



An entry plaza flows into the building lobby connecting the interior and the exterior



# Amphitheater Seating



A small amphitheater, framed by a change in paving, offers a space to pause longer – perhaps for lunch, a coffee break, or a meeting outdoors when the weather is nice.



# Next Steps

|                                             |          |              |              |
|---------------------------------------------|----------|--------------|--------------|
| → Task 5.13                                 | 142 days | Wed 8/3/22   | Thu 2/16/23  |
| → Project Kickoff                           | 0 days   | Wed 8/3/22   | Wed 8/3/22   |
| → Workshop 1: Program Confirmation          | 0 days   | Wed 8/10/22  | Wed 8/10/22  |
| → Data Collection/Design Criteria           | 8 days   | Thu 8/11/22  | Mon 8/22/22  |
| → Preliminary Layout Alternatives           | 16 days  | Tue 8/23/22  | Tue 9/13/22  |
| → Interim Review w/ City (Preliminary Alts) | 0 days   | Wed 9/14/22  | Wed 9/14/22  |
| → Develop Concept Alternatives              | 16 days  | Wed 9/14/22  | Wed 10/5/22  |
| → Interim Review w/ City (Confirm Alts)     | 0 days   | Tue 10/4/22  | Tue 10/4/22  |
| → Class 5 OPCC                              | 5 days   | Thu 10/6/22  | Wed 10/12/22 |
| → Workshop 2: Alternatives Analysis         | 0 days   | Wed 10/12/22 | Wed 10/12/22 |
| → Develop Schematic Alternatives            | 35 days  | Thu 10/13/22 | Wed 11/30/22 |
| → Interim Review w/ City (Lab Modules)      | 0 days   | Wed 10/26/22 | Wed 10/26/22 |
| → Interim Review w/ City (LEED Charette)    | 0 days   | Wed 11/9/22  | Wed 11/9/22  |
| → Workshop 3: Architectural Design          | 0 days   | Wed 11/30/22 | Wed 11/30/22 |
| → Develop Draft 30% Drawings                | 15 days  | Thu 12/1/22  | Wed 12/21/22 |
| → Interim Review /w City (FF&E)             | 0 days   | Wed 12/14/22 | Wed 12/14/22 |
| → Class 4 OPCC                              | 10 days  | Thu 12/22/22 | Wed 1/4/23   |
| → Interim Review w/ City (TBD)              | 0 days   | Wed 1/4/23   | Wed 1/4/23   |
| → Develop Draft TM                          | 15 days  | Thu 1/5/23   | Wed 1/25/23  |
| → Workshop 4: 30% Design Review             | 0 days   | Wed 1/25/23  | Wed 1/25/23  |
| → City Review                               | 10 days  | Thu 1/26/23  | Wed 2/8/23   |
| → Final TM                                  | 6 days   | Thu 2/9/23   | Thu 2/16/23  |

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# Thank You!

Questions?

