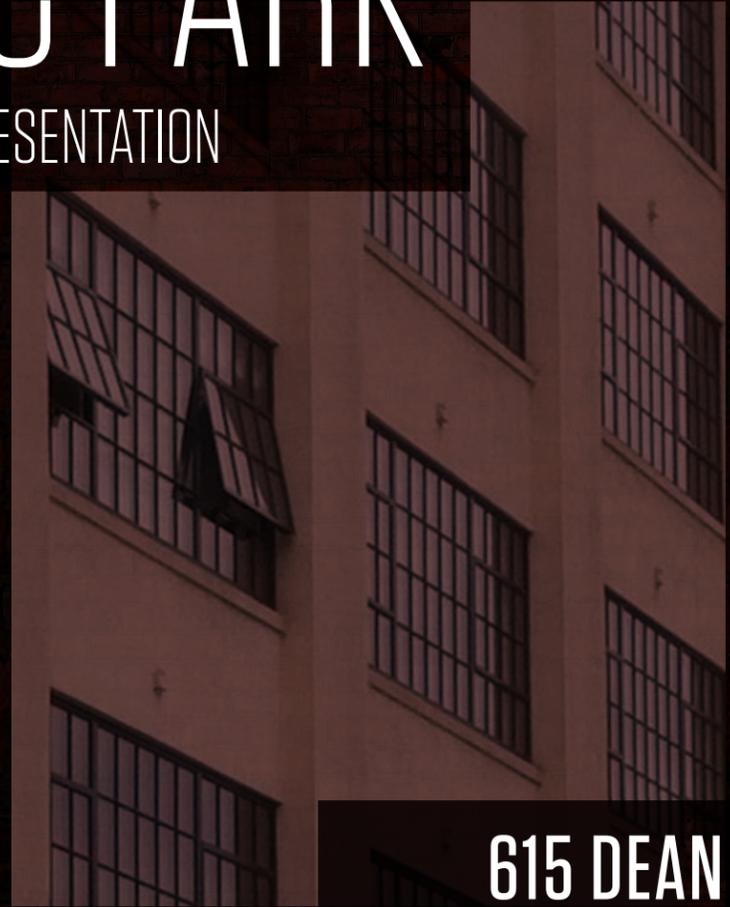
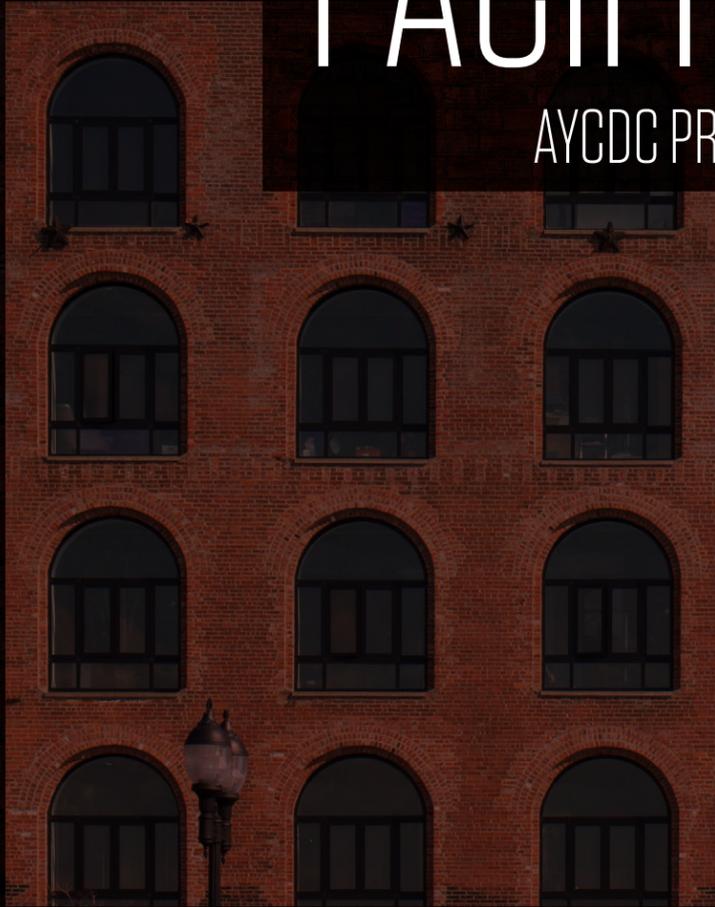




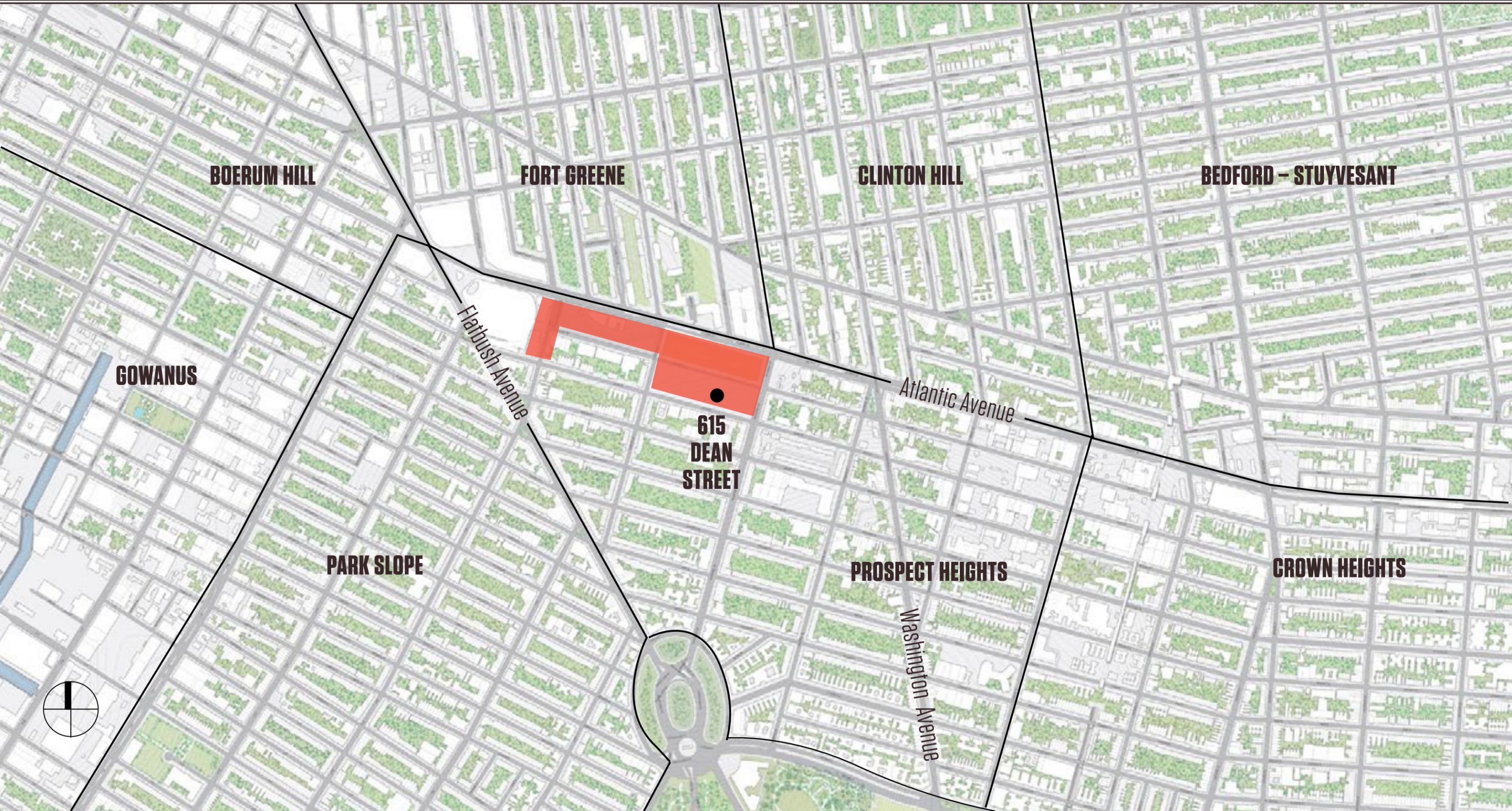
PACIFIC PARK

AYCDC PRESENTATION

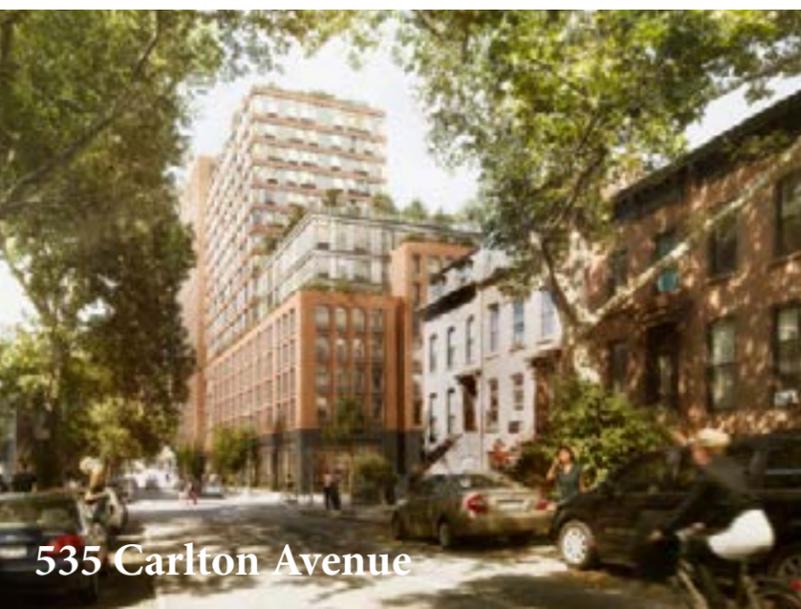
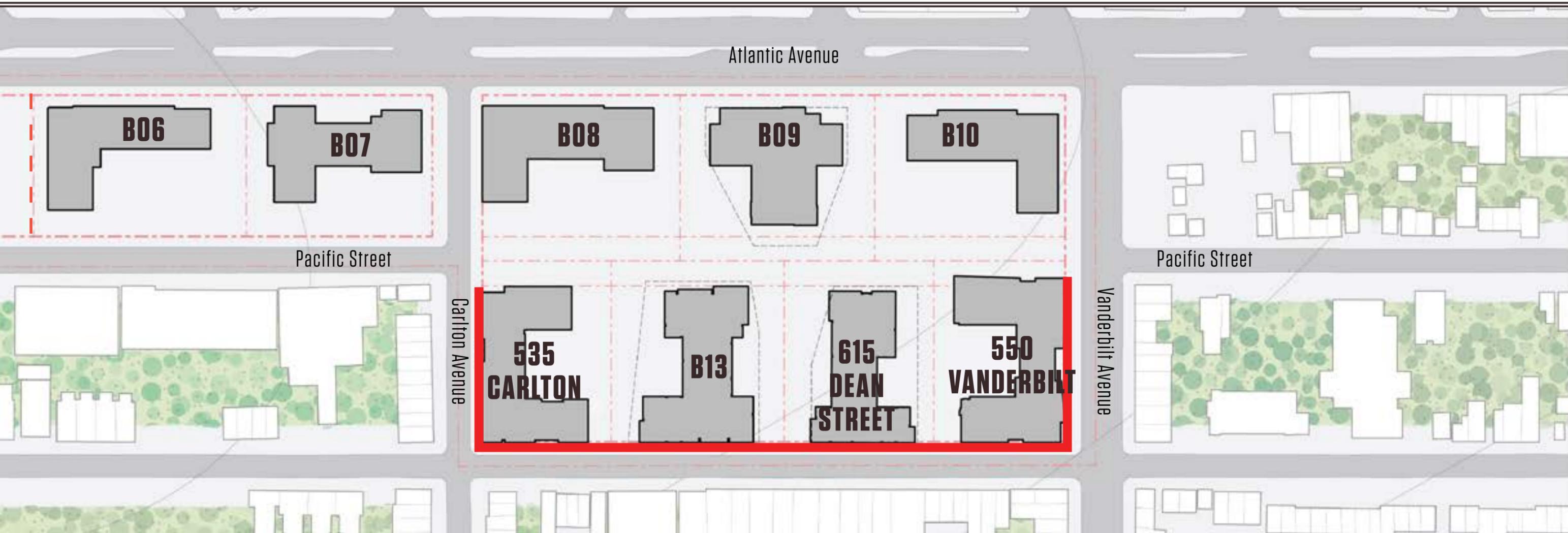


615 DEAN STREET | MARCH 15, 2016 |

THE SITE



DEFINING THE STREETWALL



THE URBAN PARK



THE DEAN STREET CONTEXT

Residential & Industrial Heritage



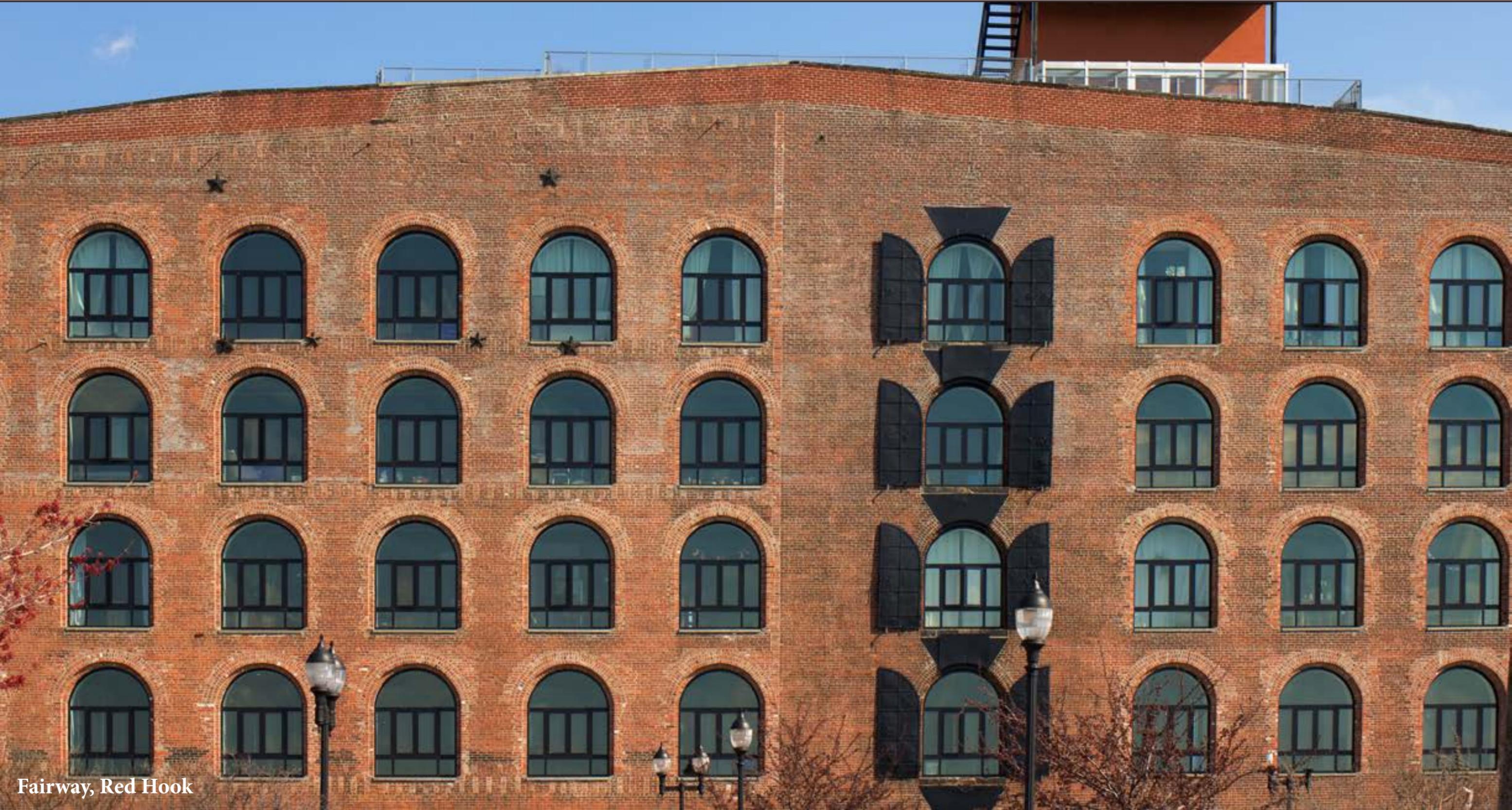
BROWNSTONE BLOCKS

Typical Fabric

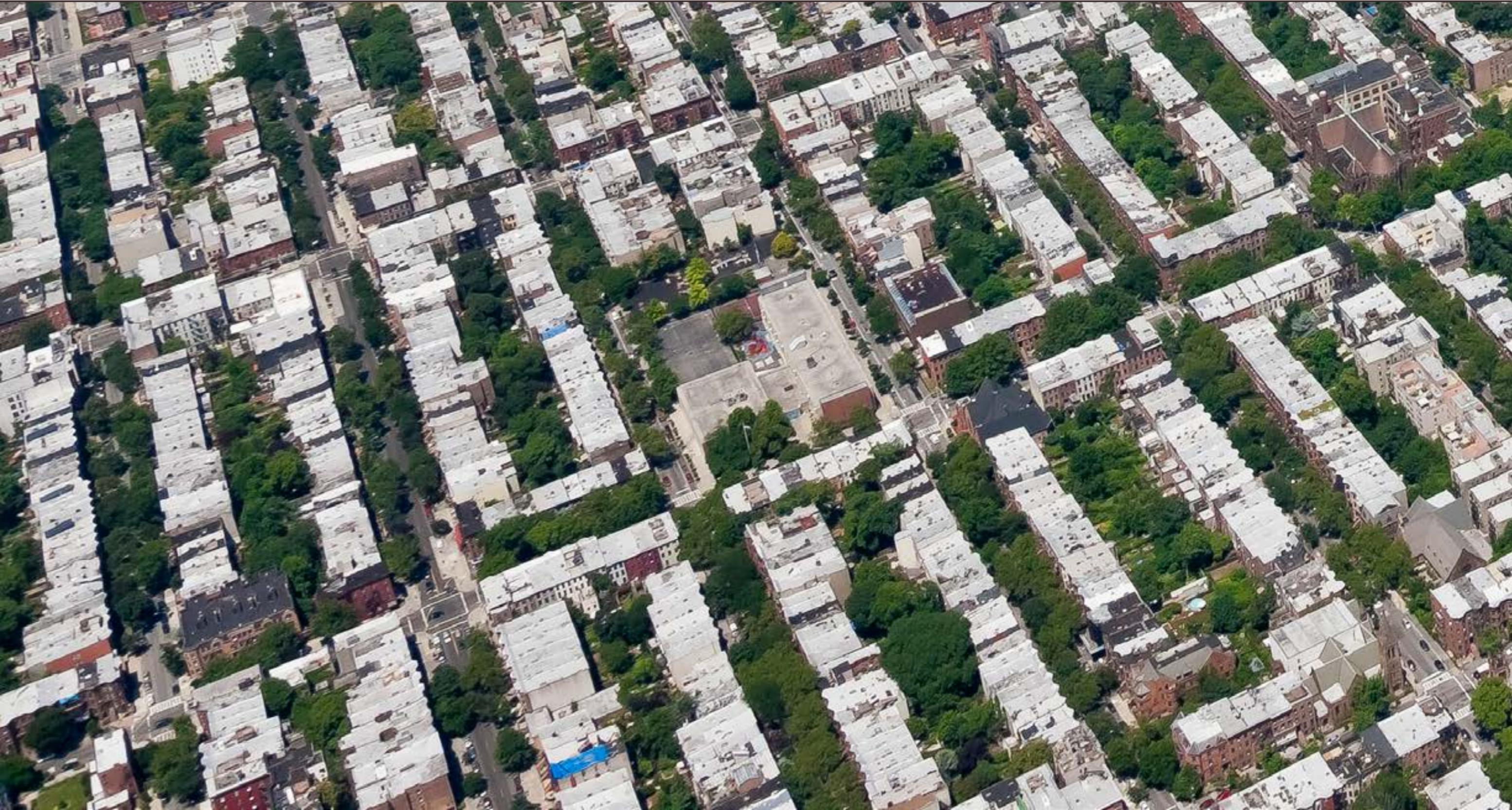


RE-PURPOSED INDUSTRIAL ARCHITECTURE

Creating an Urban Experience that Evokes a Creative Sensibility

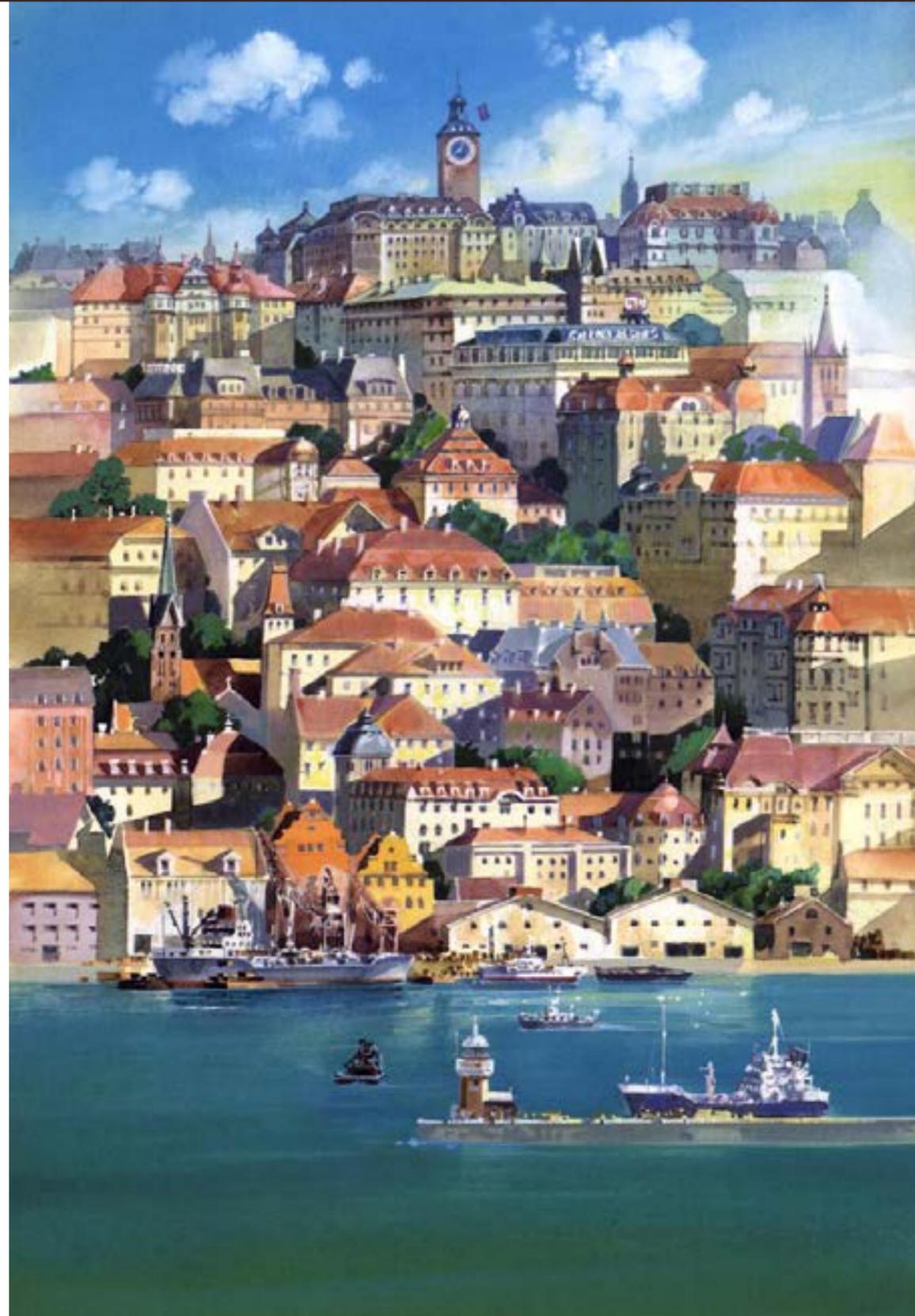


BROWNSTONE FABRIC



MASSING STRATEGY

Hillside Village



MASSING STRATEGY

Stacked Volumes

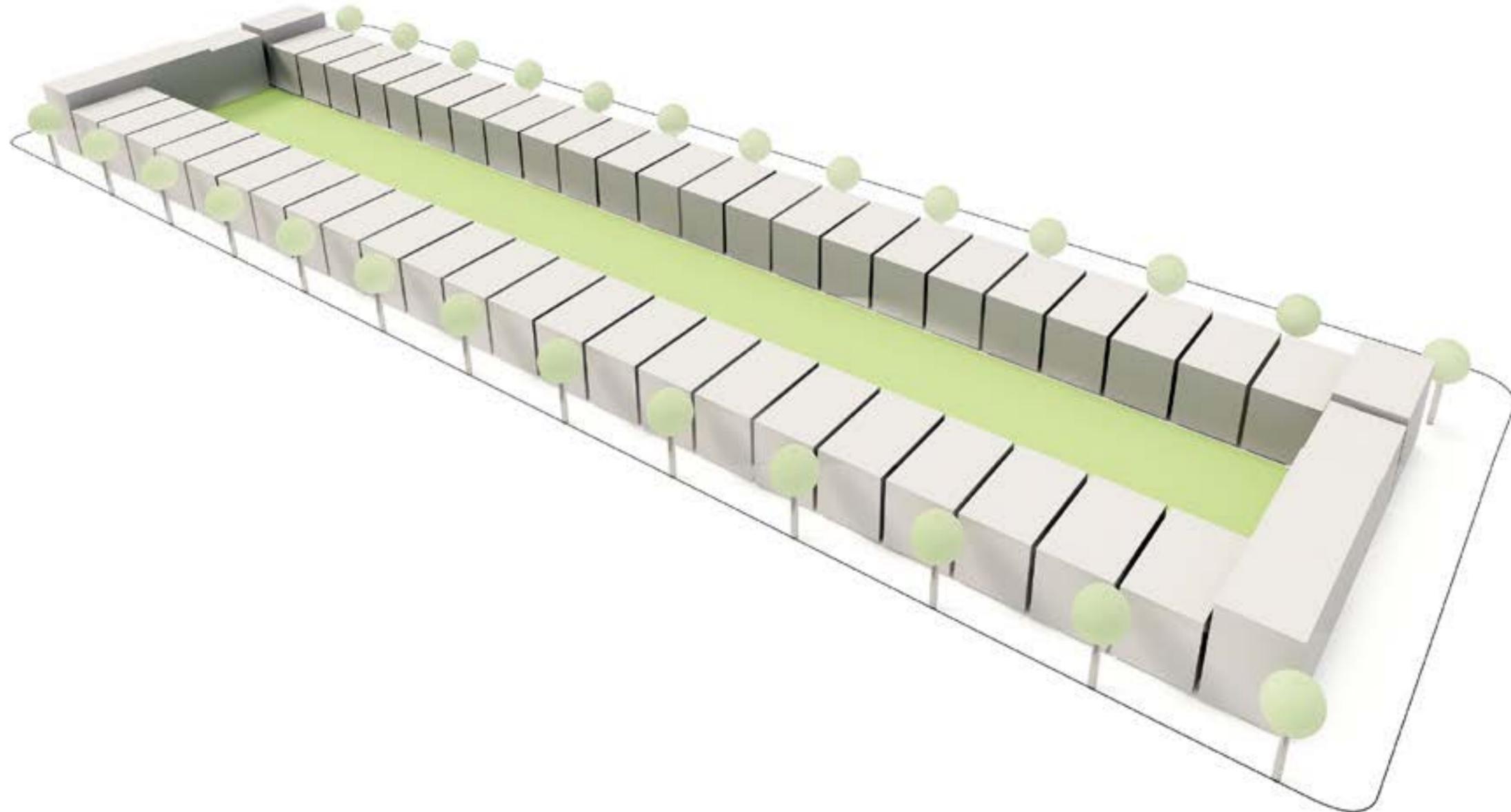


MASSING STRATEGY

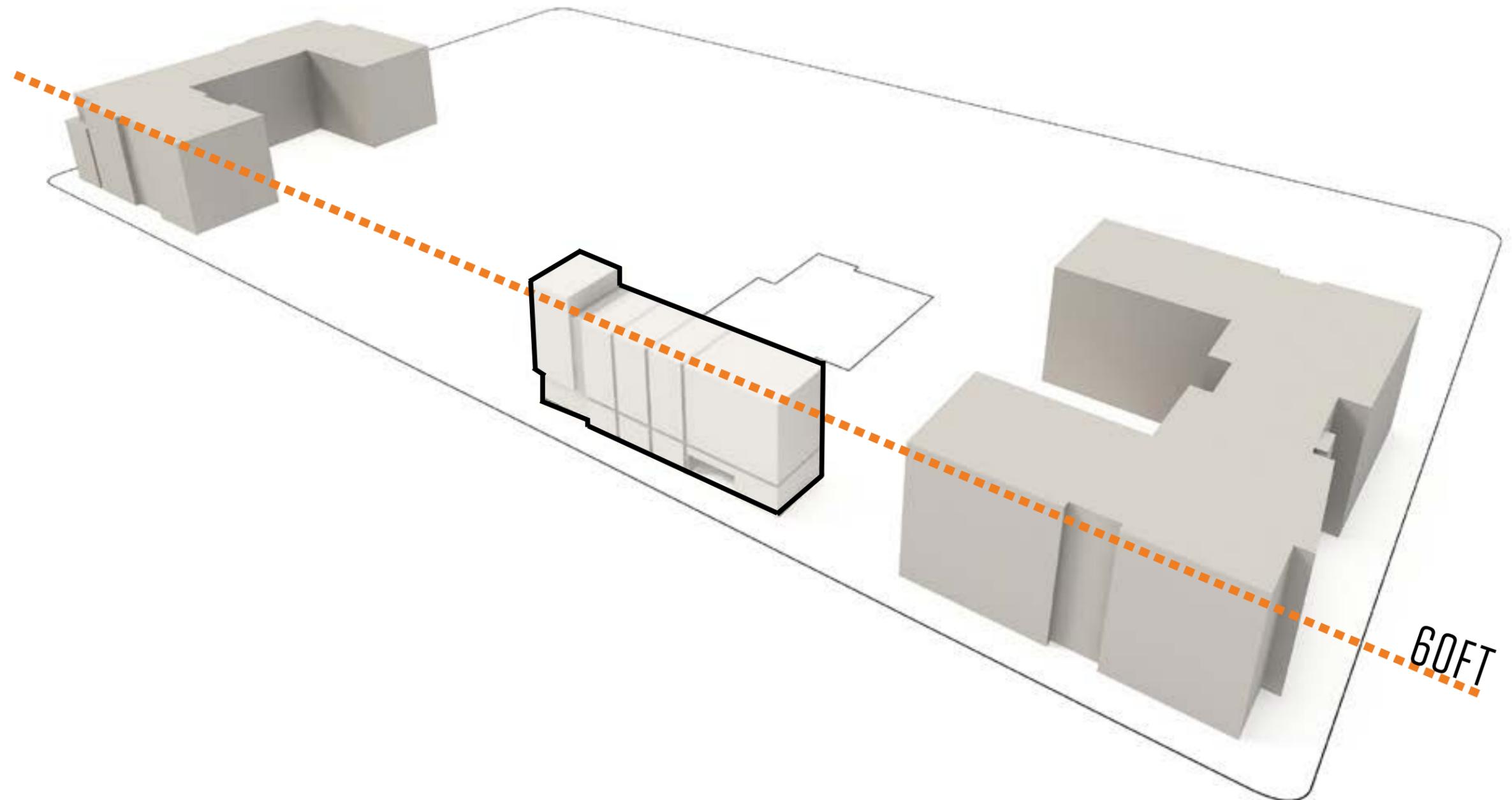


BROOKLYN BLOCK

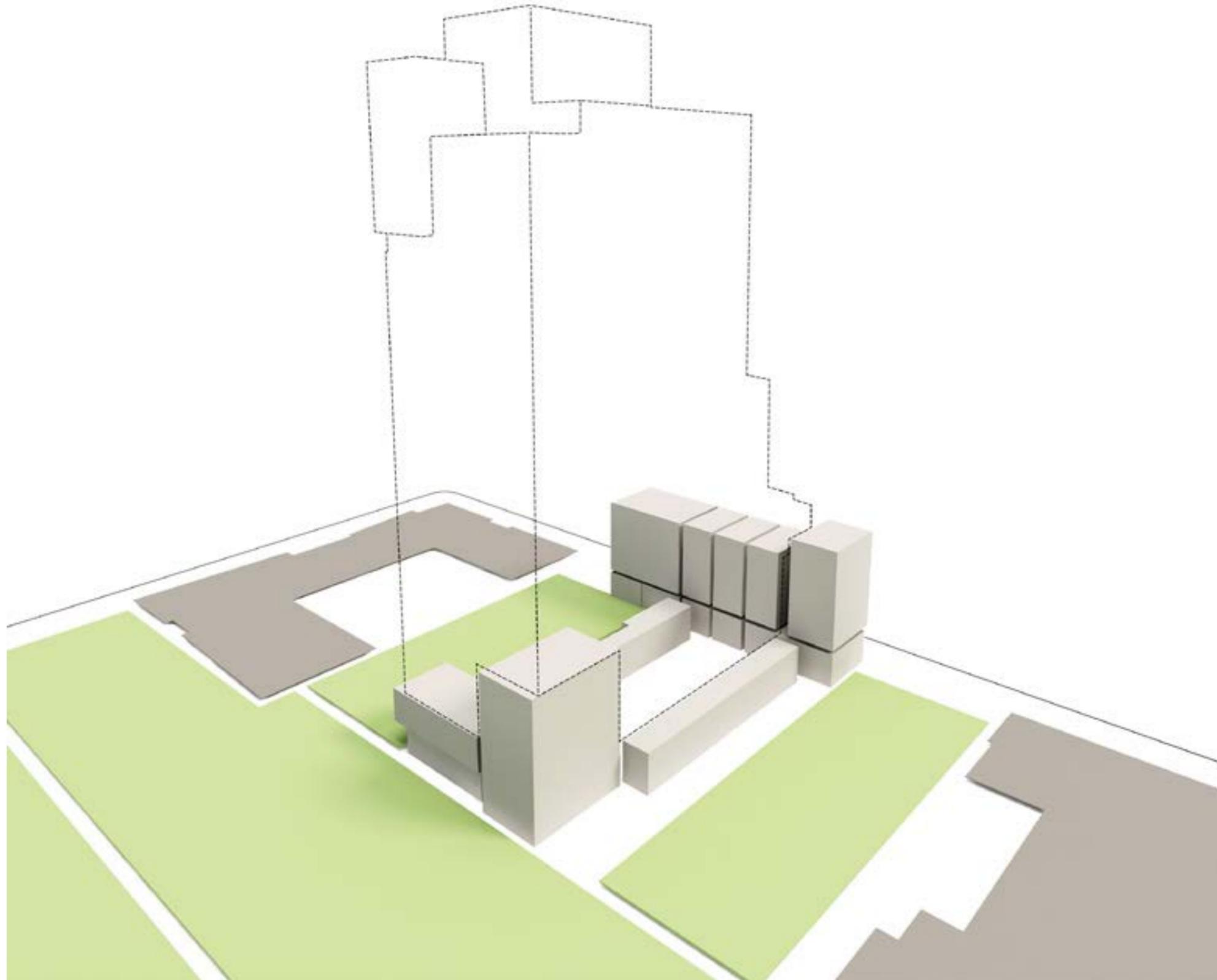
Three to Four Stories High



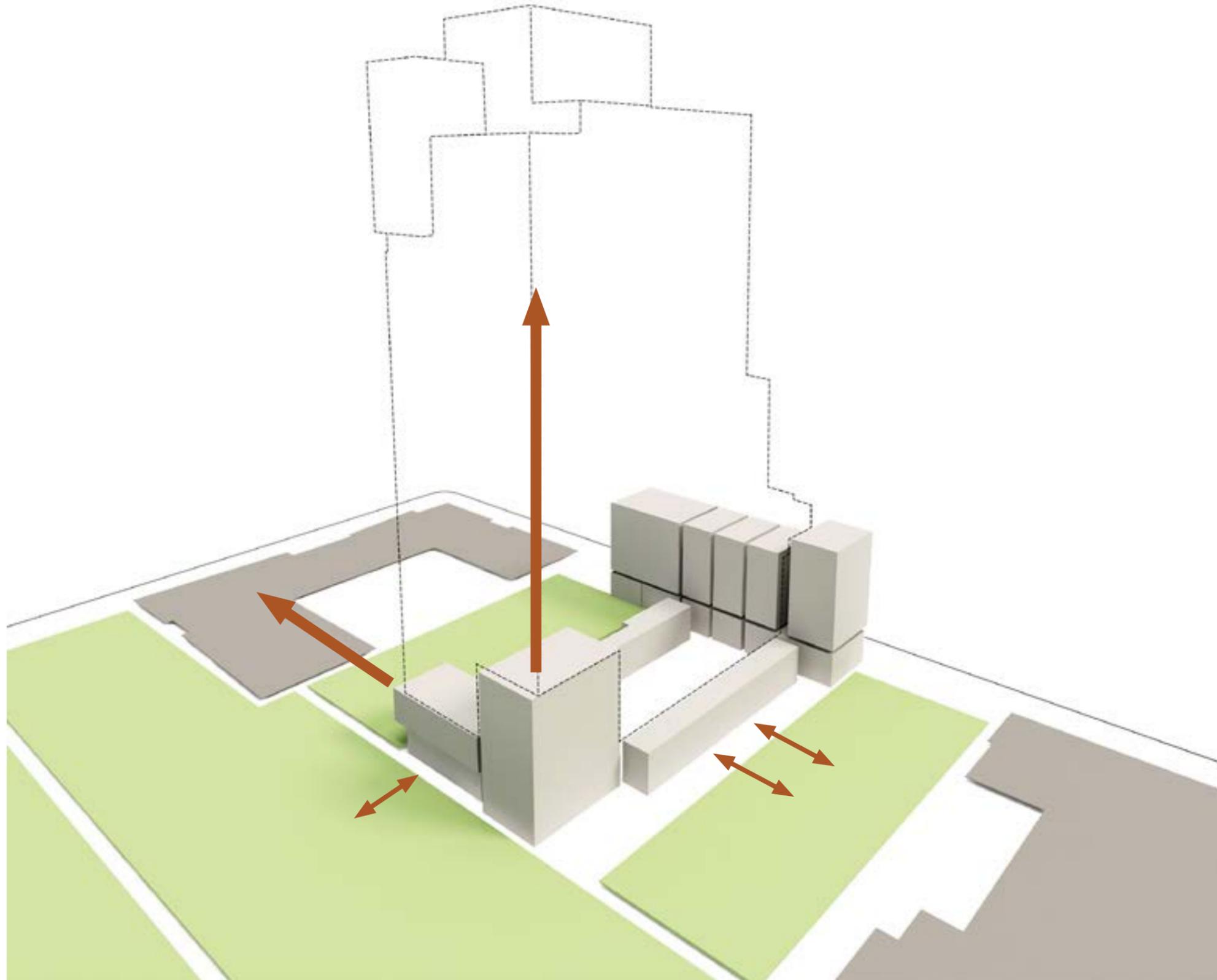
FORMING THE STREET WALL



ADDRESSING THE URBAN PARK

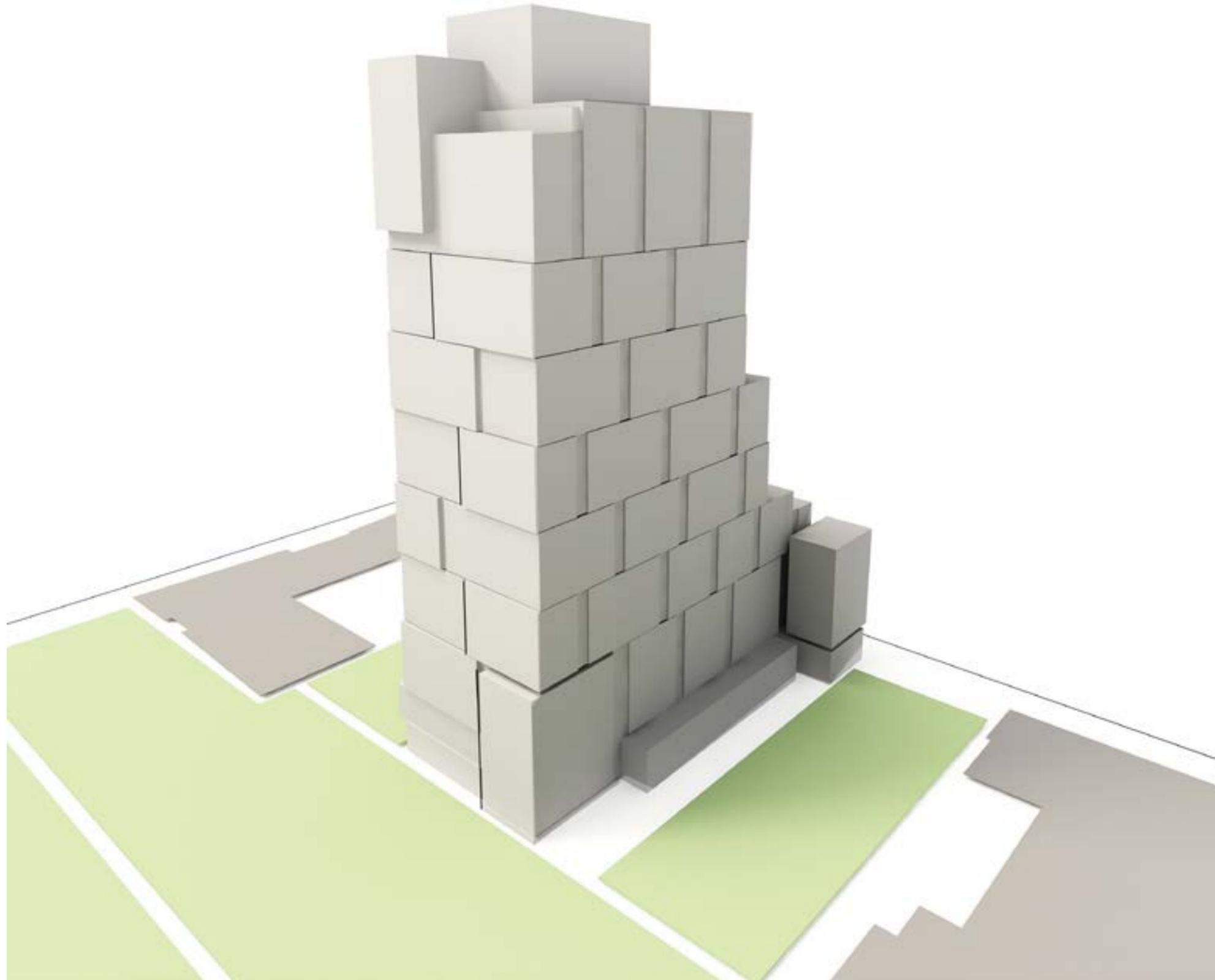


THE PODIUM



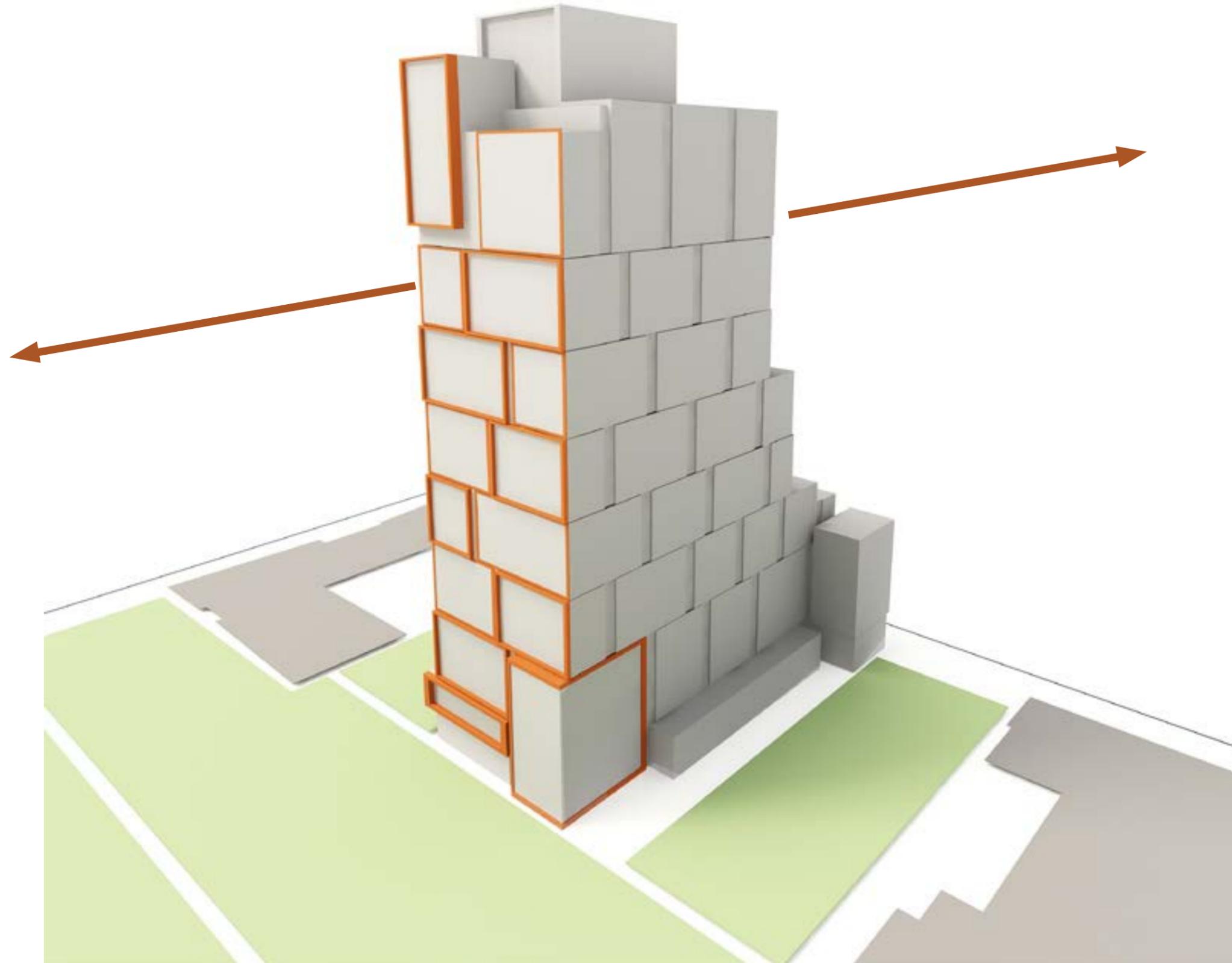
BUILDING MASSING

Sculptural Park & Skyline Presence



NORTH FACADE

Sculptural Park & Skyline Presence



FACADE EXPRESSION & MATERIAL PALETTE

Re-purposed Industrial Brick & Precast Character

INDUSTRIAL WITH PRECAST



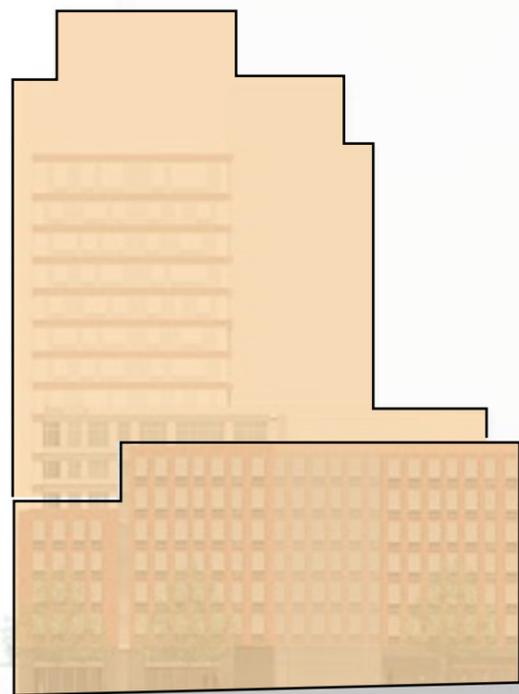
BRICK BROWNSTONE
PALLETTE



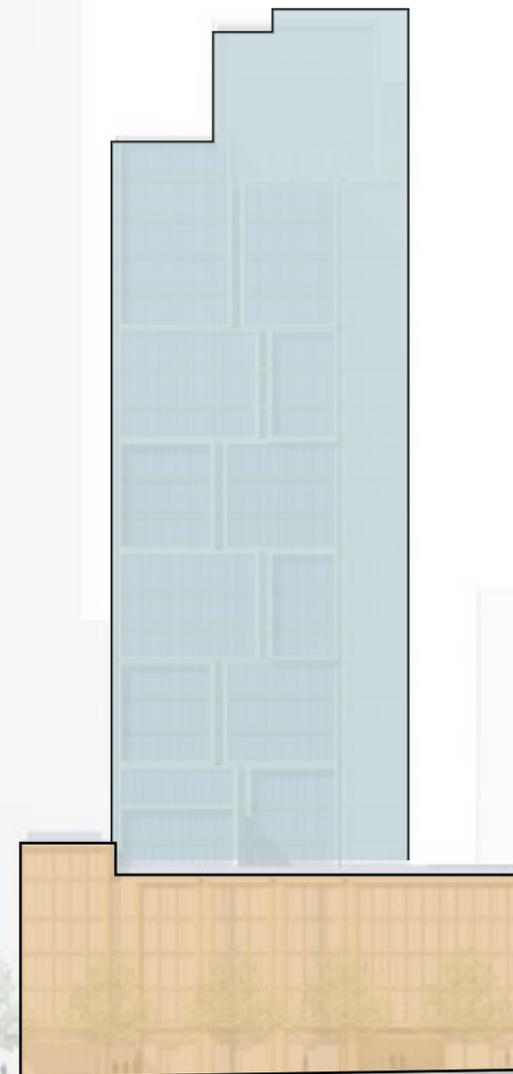
MATERIALITY

Block Strategy

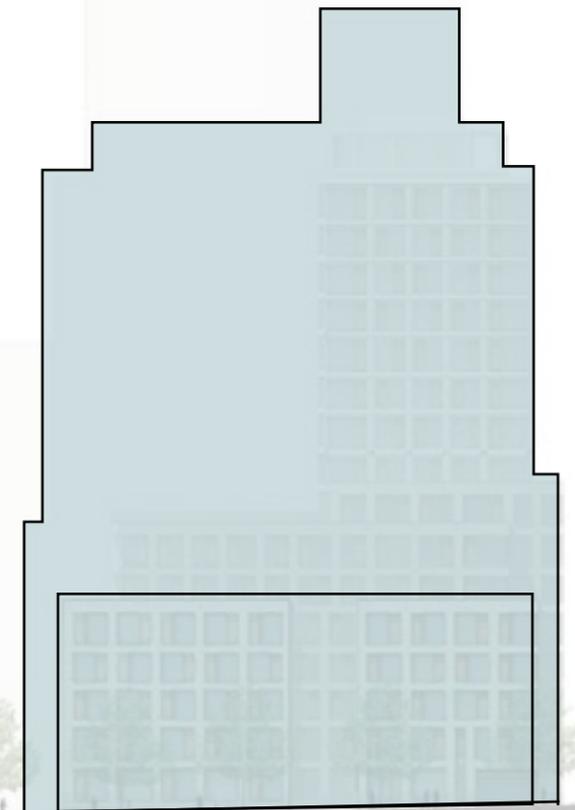
← Industrial With Precast Frame



535 CARLTON



615 DEAN STREET

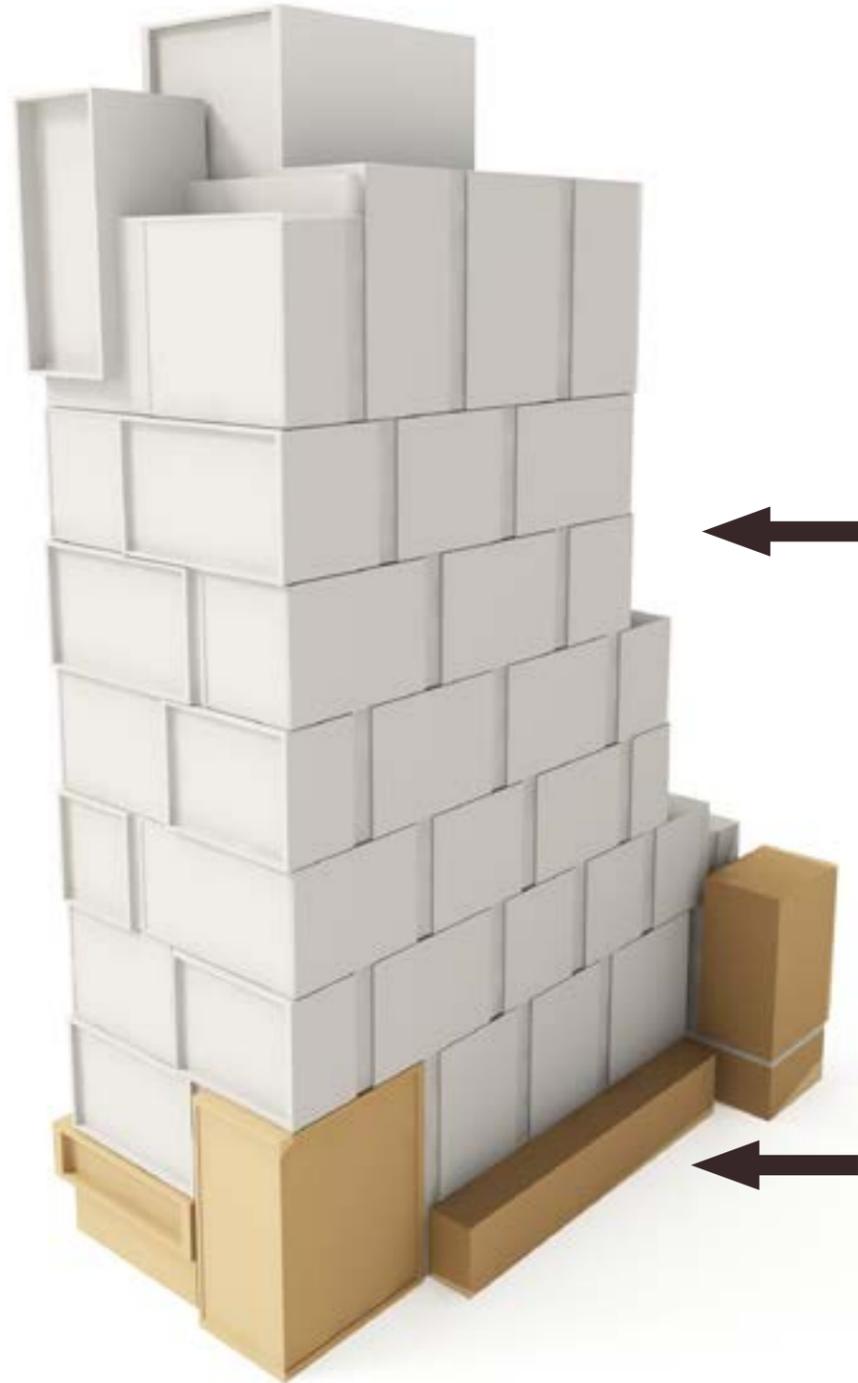


550 VANDERBILT

Brick Brownstone Palette →

MATERIALITY

Tower and Podium



← Industrial Precast

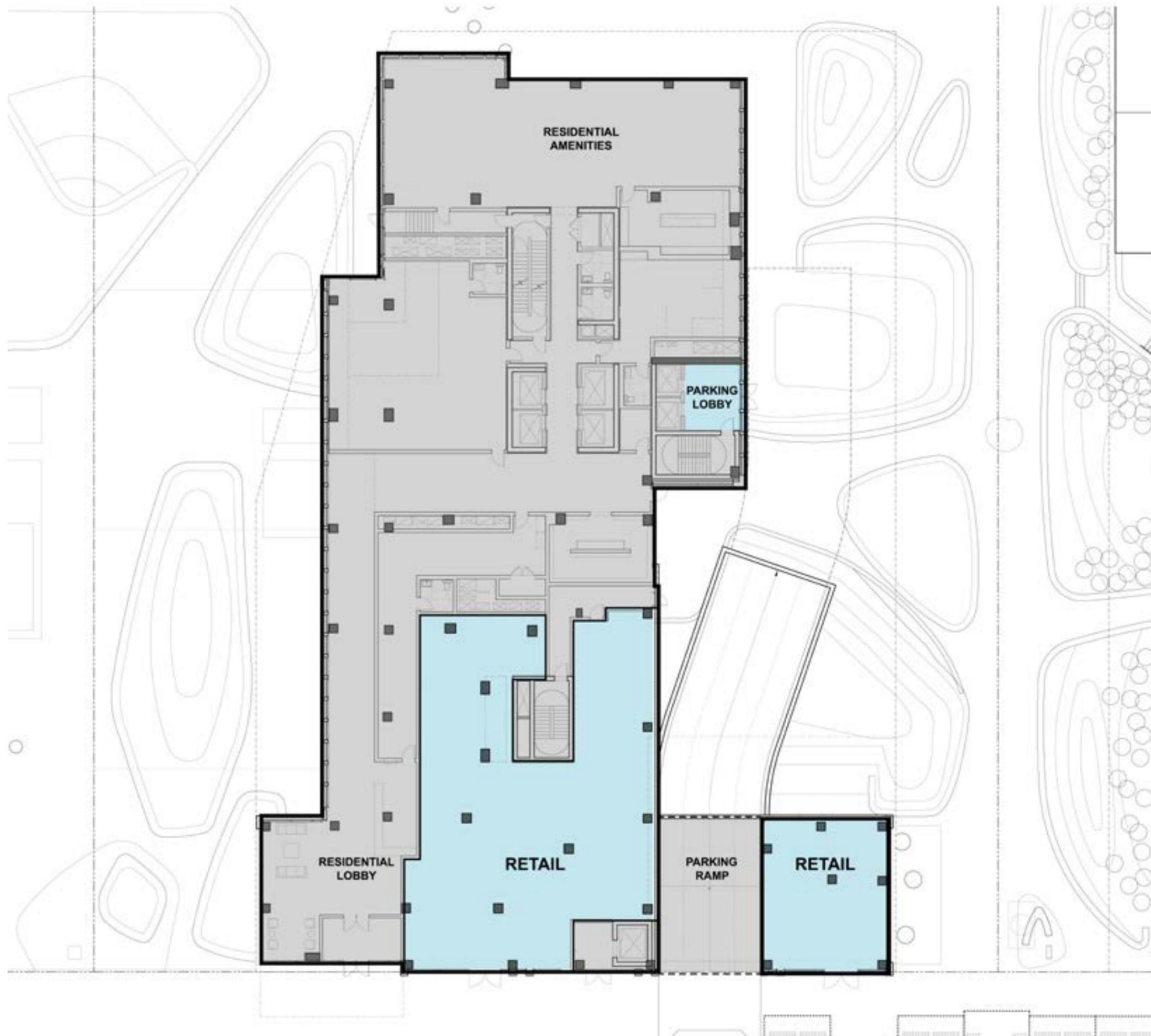


← Brick Brownstone Palette





Dean Street Looking East



FLOOR PLAN LEVEL 1



Aerial View Looking North West

THANK YOU