impermanence  ... an architecture of connections, change, and technology...

collections
... utilizes dynamic downtown neighborhood amenities, including eateries, shops, offices, and entertainment venues
... contributes to the city's connectivity by incorporating a multi-level grocery store on site
... connects people to other people with multiple ground level shopping and eating establishments
... connects people to nature with a consistent network of vegetated roof environments
... connects the present with the future by allowing for programmatic, technological, and aesthetic changes over time

change
... anticipates and designs for generational differences
... modularization and off-site fabrication allow for repair, replacement, and upgrade as technology allows
... maximizes versatility while minimizing time, energy, and cost to adapt
... allows for variation in building appearance by using an OLED skin wrap
program
1. ramp to below-grade parking
2. hotel tower drop-off
3. hotel lobby
4. hotel offices
5. boutique retail
6. public plaza
7. grocery store
8. grocery loading
9. service core and main loading dock
10. valet services
11. mail room
12. restaurant
13. office entry
14. lower security offices
15. ramp from below-grade parking
16. lower patio
17. mechanical headquarters
18. office conference area
19. office work zone
20. alternate office #2
21. alternate office #3
22. hotel gym
23. locker rooms
24. pool
25. bar + cafe
26. typical hotel unit
27. typical hotel suite
28. sky lobby
29. typical 1 bres. unit
30. typical 2 bres. unit
31. typical 3 bres. unit

residential levels
- levels 40 - 69
- one, two, and three bedroom units
- sky lobby level 67

green zones
- outdoor recreation areas
- xeriscaped environment

pedestrian core
- passenger elevators
- emergency egress
- mechanical core

hotel levels
- levels 19 - 43
- one, two, and three bedroom suites
- small and large function halls
- pool and fitness zone

service core
- freight elevators
- emergency egress
- mechanical core

office levels
- levels 2 - 17
- single and multi tenant

ground level
- hotel lobby
- retail shopping
- grocery store
- vehicular entry and drop-off

maintenance zones
- levels L1, L8, L4
- connect offices and tower to main loading dock

underground parking
- enter from 15th street
- exit onto wellton street

technology
... drives to leave no permanent impression upon the earth
... combines passive and active systems to reduce HVAC loads and recoup energy expenditures
... a skin dominated design uses Colorado’s abundant solar exposure to augment thermal and electrical gains

... energy values contributed to both reductions on and rebound from similar
... energy-efficient systems: building increase in climate
... frequency and increased environmental quality

School
- PIC Building
- New, transparent, elevate
- transparent enclosed, protected by the layer
- thermal protection in the layer
- requires lightсидding inside the layer

Facade
- anodized aluminum
- powder coated metal (90% andalum)
- FOR aluminum interaction and energy
- solar glazing, thermal shading
- methods, including solar mirrors and solar panel framing energy
- at night, the P&+M microprocessor between the panel and energy
- the P&+M microprocessor and alining the current energy

... when the sky changes, the roof
... in this renewable energy is in the urban
... the P&+M microprocessor and alining the current energy
... the P&+M microprocessor and alining the current energy
... the P&+M microprocessor and alining the current energy