

QUEEN MARY LAND DEVELOPMENT TASK FORCE

PRELIMINARY SITE PLANNING CONCEPT

JUNE 1, 2016

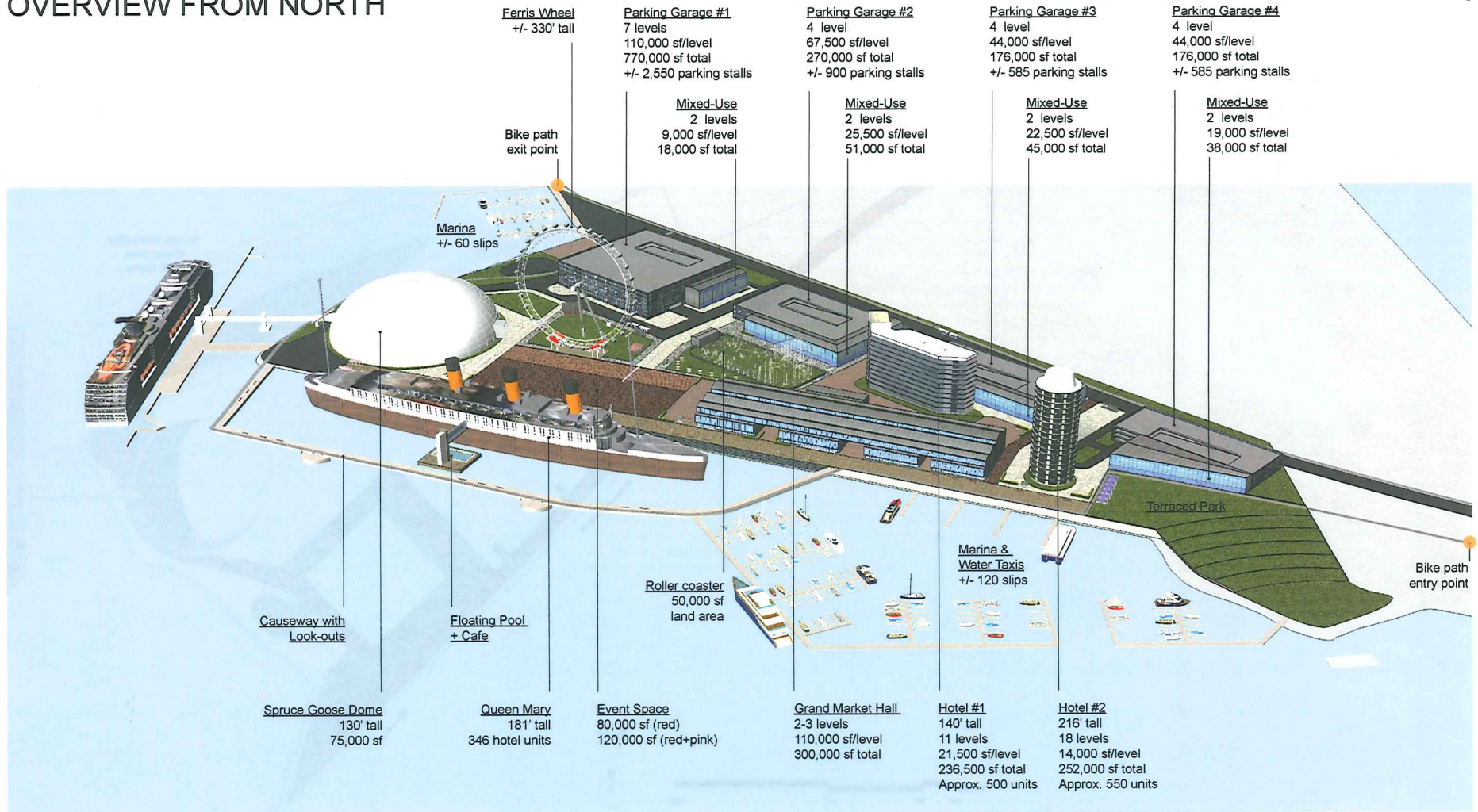
TOPICS COVERED IN PREVIOUS MEETINGS

- Arrival Sequence
- Parking
- Promenade & Causeway
- Grading in the Park
- Service Routes
- The Spruce Goose Dome
- Event Space
- Queen Mary
- Uses
- Design
- Connectivity
- Views
- Emphasis on waterfront
- Iconic district

TOPICS TO BE DISCUSSED - JUNE 1ST, 2016

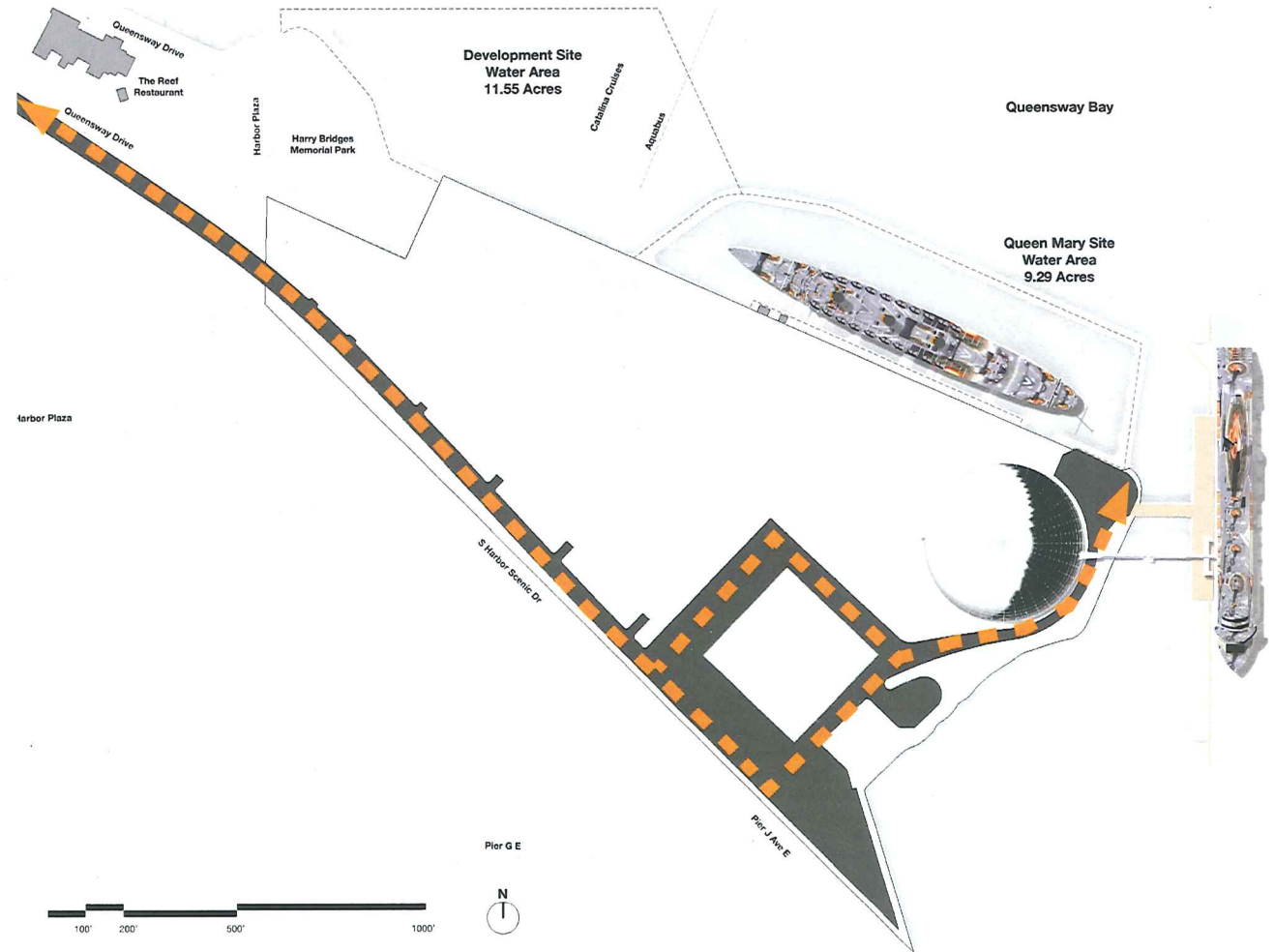
- Multi-Use Hall
- Hotel(s)
- Entertainment Zone
- Mixed-Use Adjacent to Parking Structure
- Marina(s) & Water Taxis
- Floating Pool & Cafe
- Density, Height, Viewsheds

OVERVIEW FROM NORTH



CIRCULATION

- Condensed drive aisle
- 2 lanes in, 2 lanes out
- Traffic kept to the perimeter (south) side of the property
- Bus, cars, taxis use same entrance



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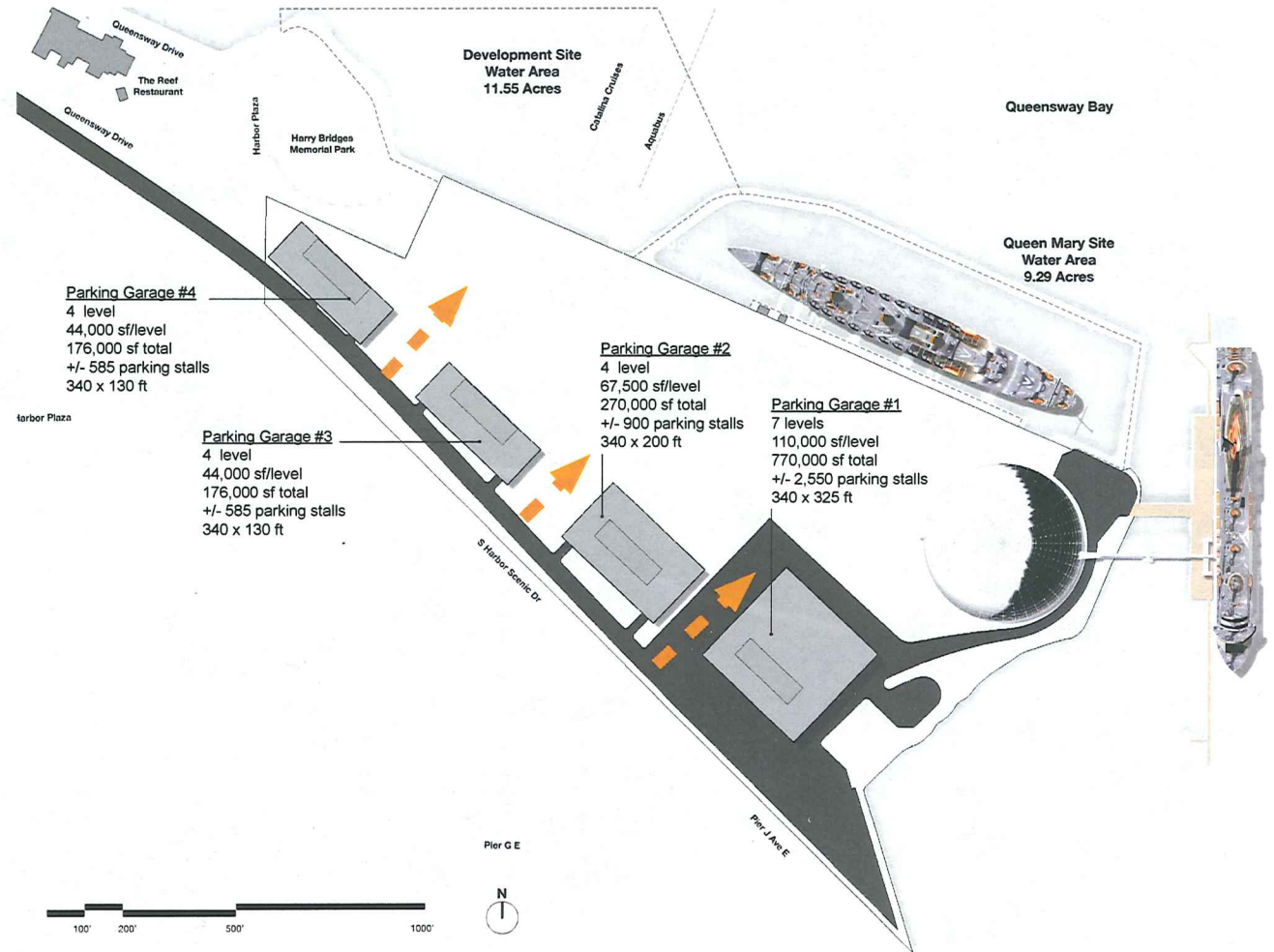
PRELIMINARY SITE PLANNING CONCEPT

CIRCULATION - REFERENCE



PARKING

- “Aha” moments at arrival
- Efficient system of entry/exit
- Splitting into multiple points of arrival to control traffic
- 4 structures relate to 4 programmed zones
- Payment integral to entry/exit sequence
- Approx. 4,600 parking stalls



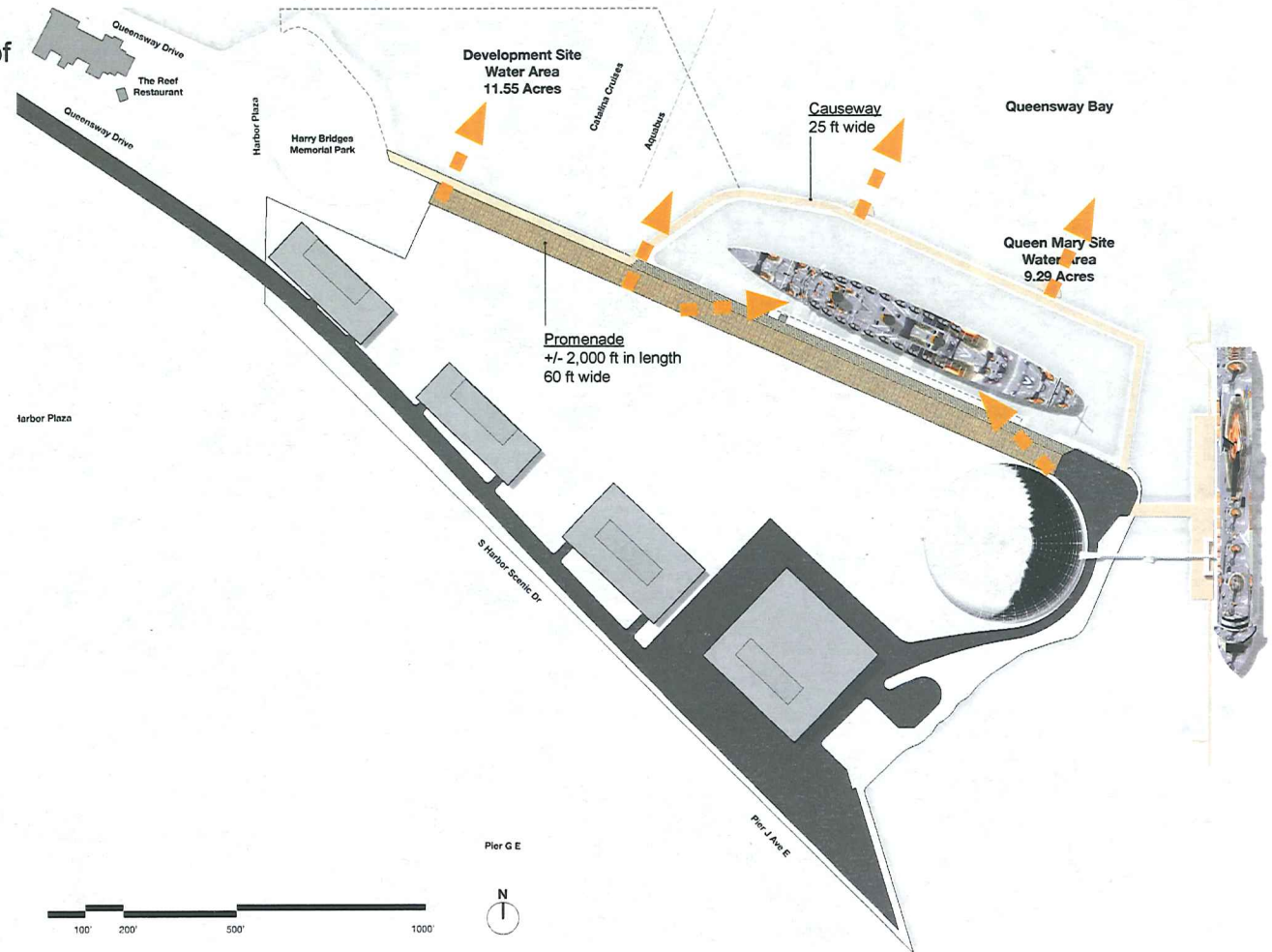
PARKING - REFERENCE

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PROMENADE & CAUSEWAY

- Grand in width, but comfortable
- Various vantage points along length of promenade
- Seating, Standing, Strolling and Viewing areas integral to design



PROMENADE & CAUSEWAY - REFERENCE

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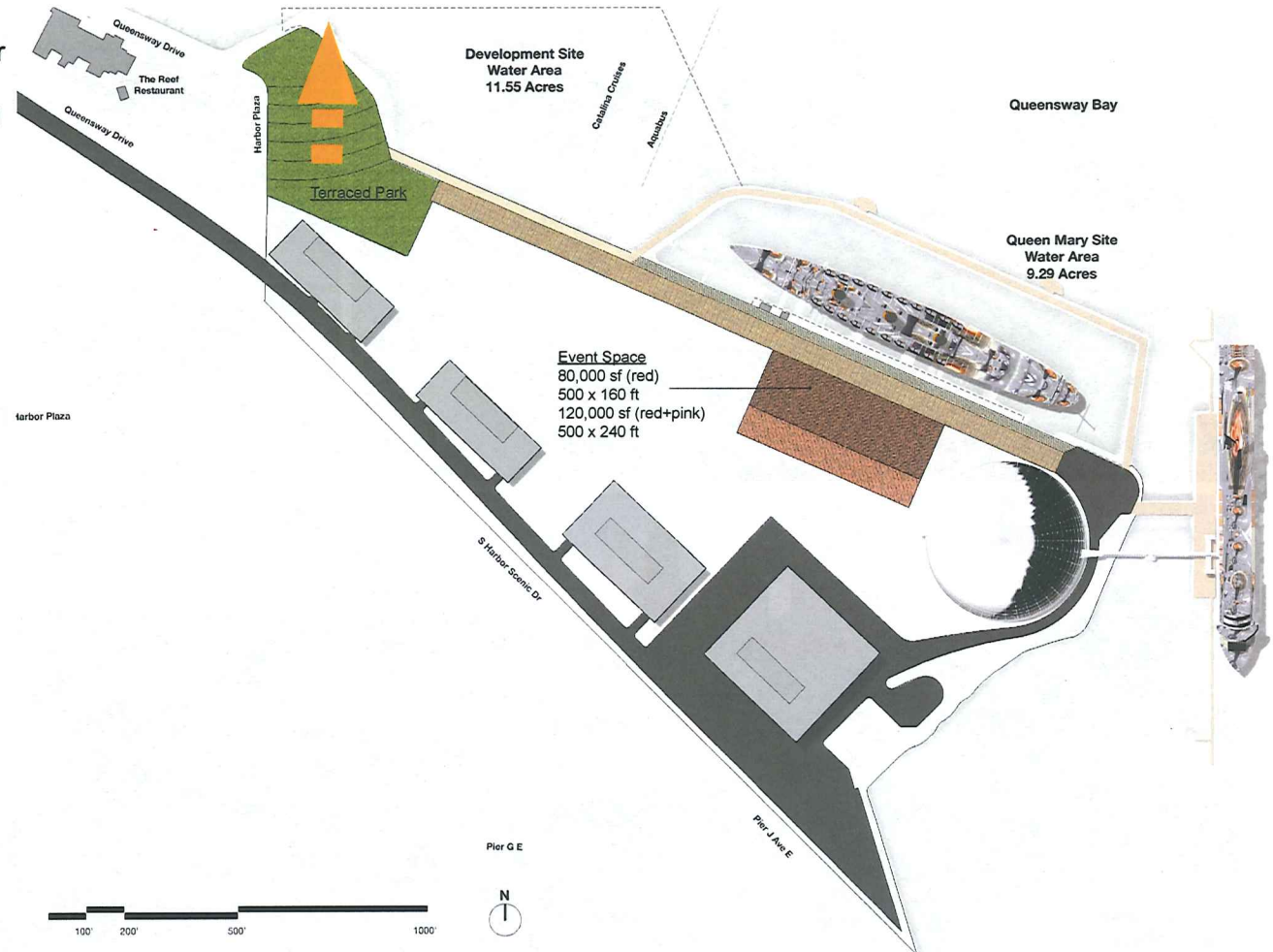
PROMENADE & CAUSEWAY - REFERENCE

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TERRACED PARK & EVENT SPACE

- Elevated views of the city and events
- Event space large enough for outdoor concerts
- Destinations along the waterfront and promenade
- Visual open space to draw people in



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TERRACED PARK & EVENT SPACE - REFERENCE

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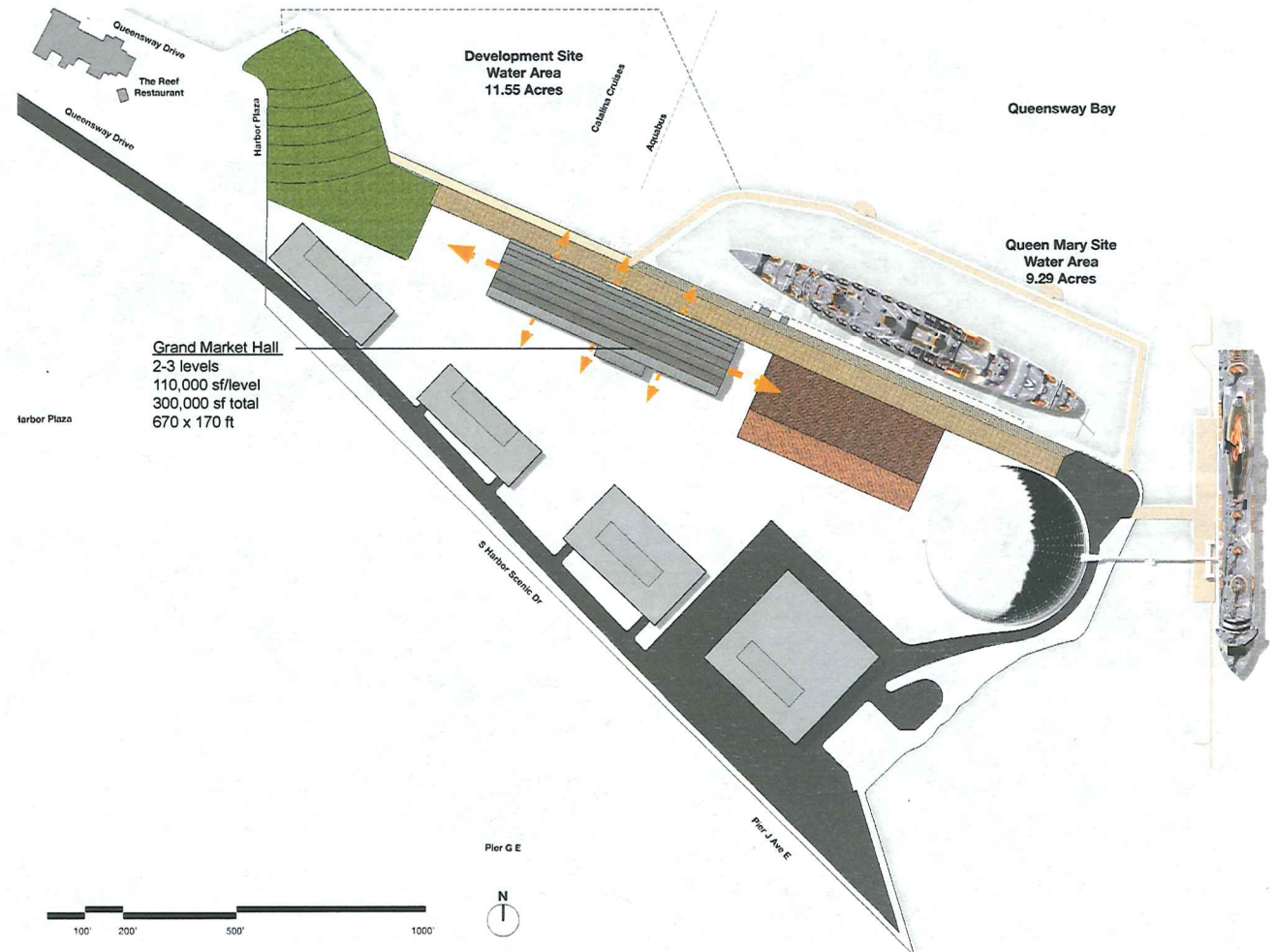
TERRACED PARK & EVENT SPACE - REFERENCE

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GRAND MARKET HALL

- Porous ground plan
- Restaurants, Markets, Cafes, Bars, Vendor shared space
- Activates the site year round
- Central hub of activity



GRAND MARKET HALL - REFERENCE

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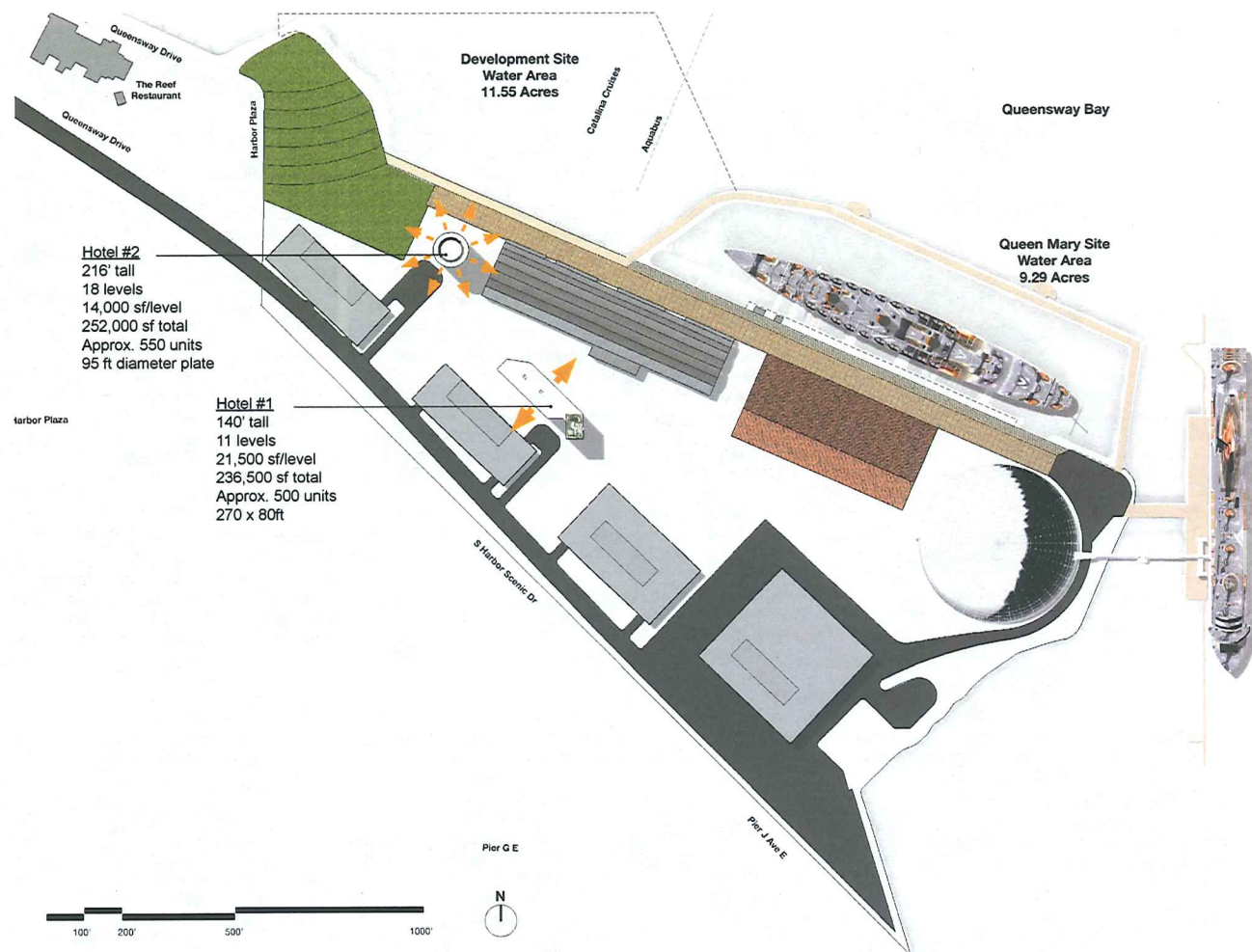
GRAND MARKET HALL - REFERENCE

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HOTEL(S)

- Anchor point along the waterfront
- Point tower allows views in every direction
- Creates activity within the property

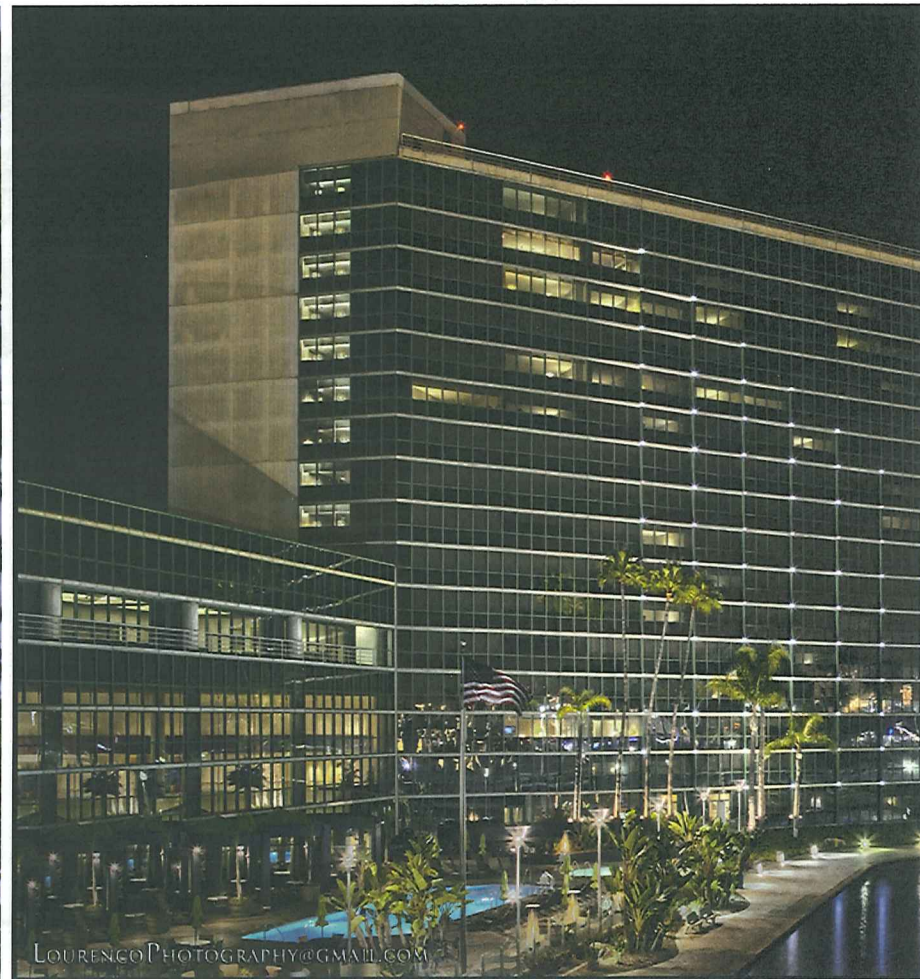
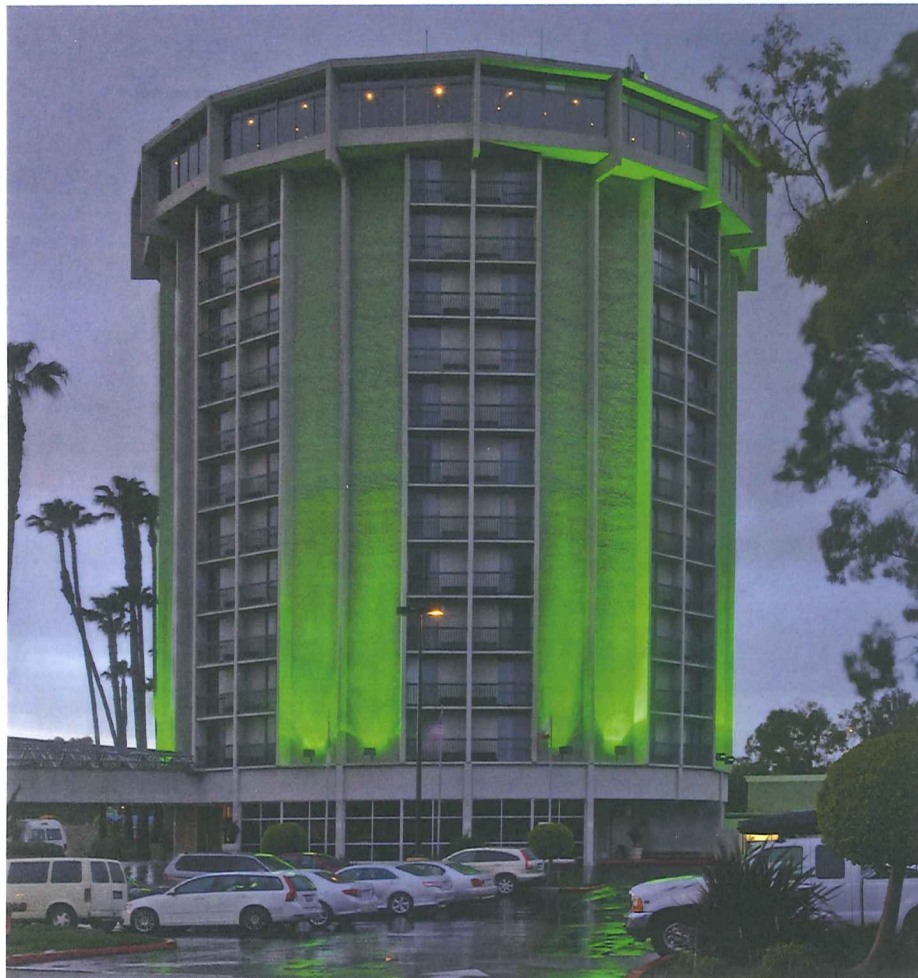


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HOTEL(S) - REFERENCE

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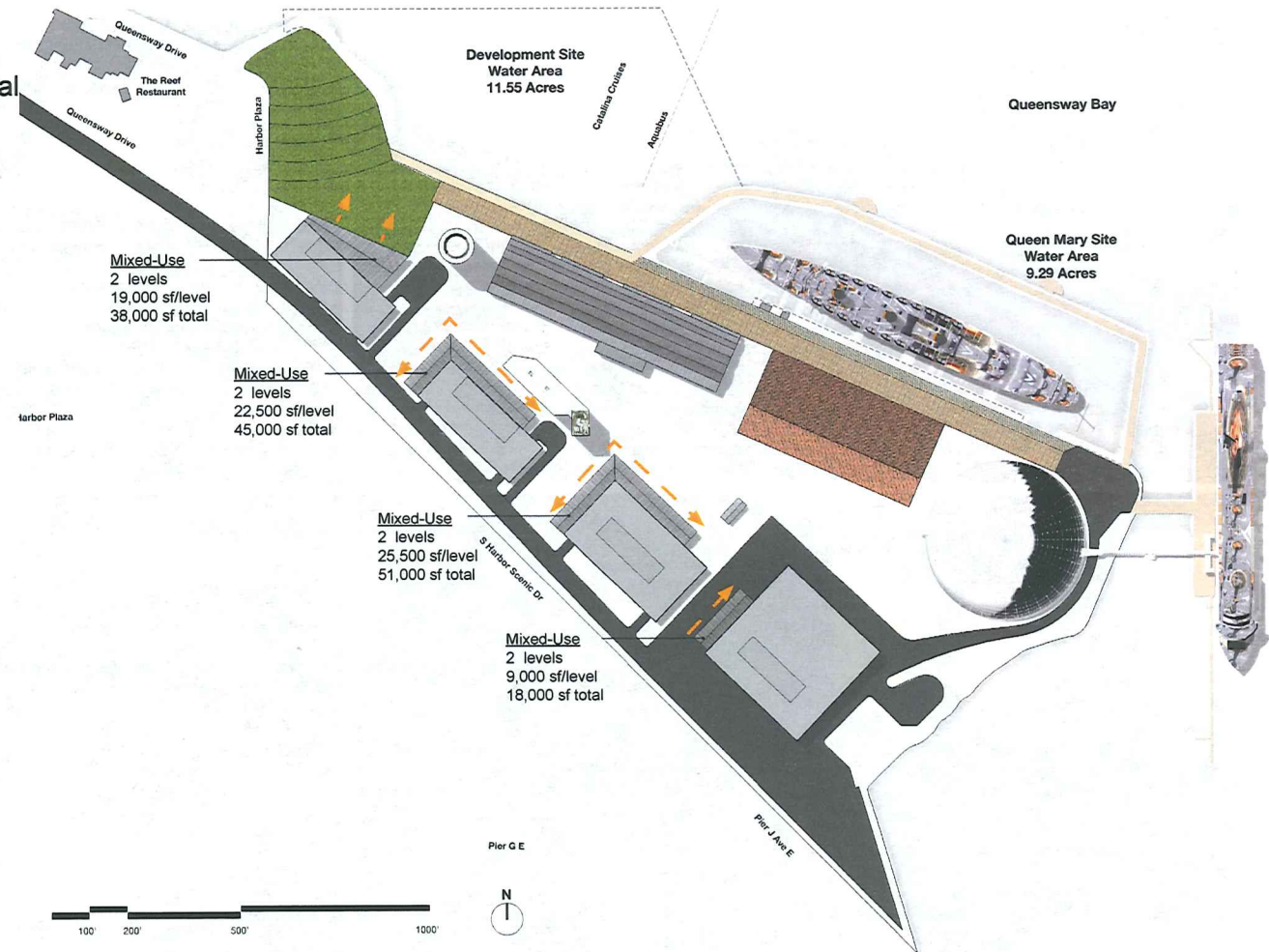


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MIXED-USE ADJACENT TO PARKING

- Provides a visual buffer between parking and event space
- Potential mixed-use, retail, commercial rentable space
- Approx. 152,000 sf total



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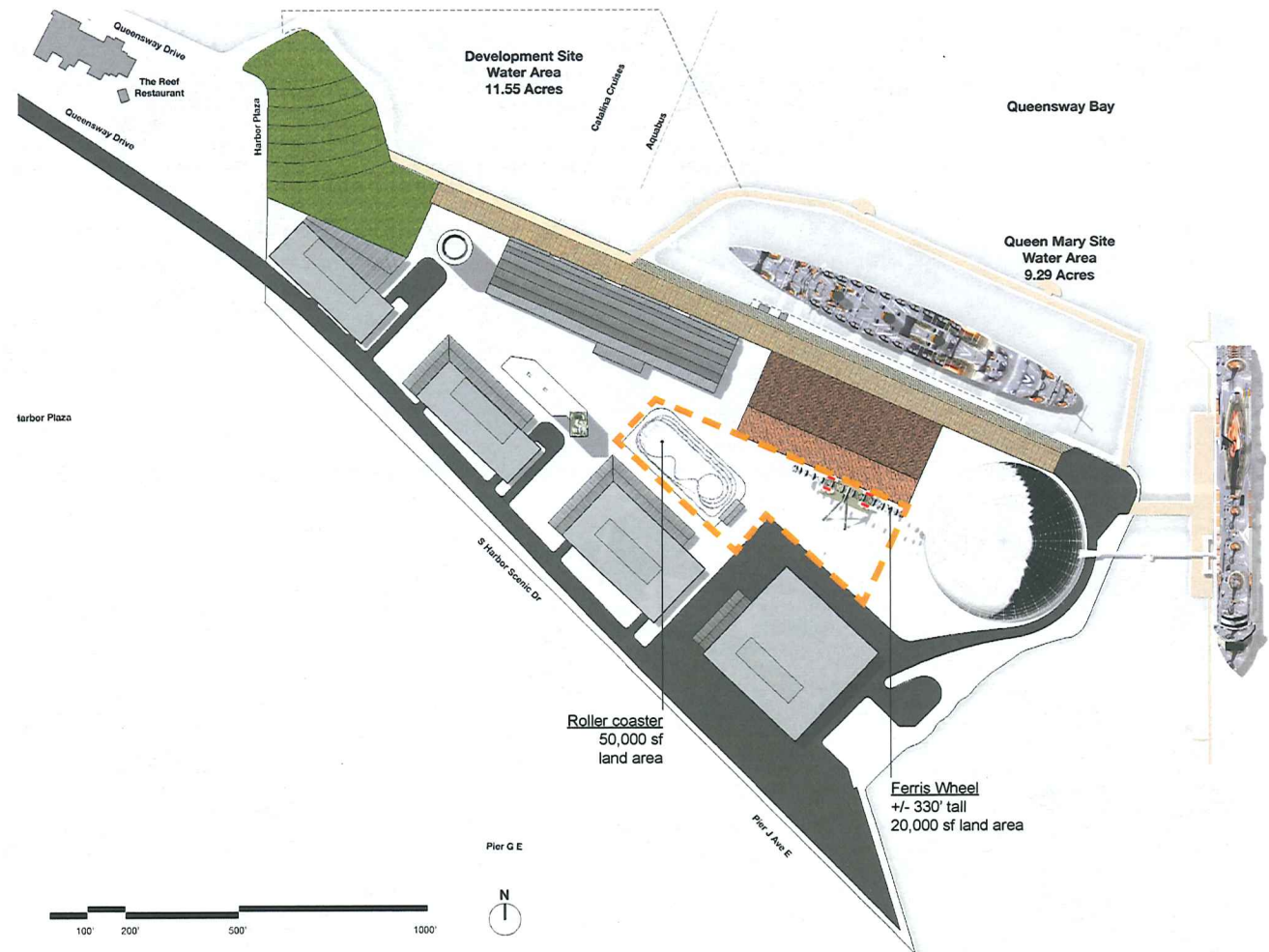
MIXED-USE ADJACENT TO PARKING - REFERENCE

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ENTERTAINMENT ZONE

- Re-programmable, accessible fun zones with paid rides
- Integral to the internal activity on site
- Visual attraction within the internal zone and from across the Bay
- Approx. 100,000 sf total



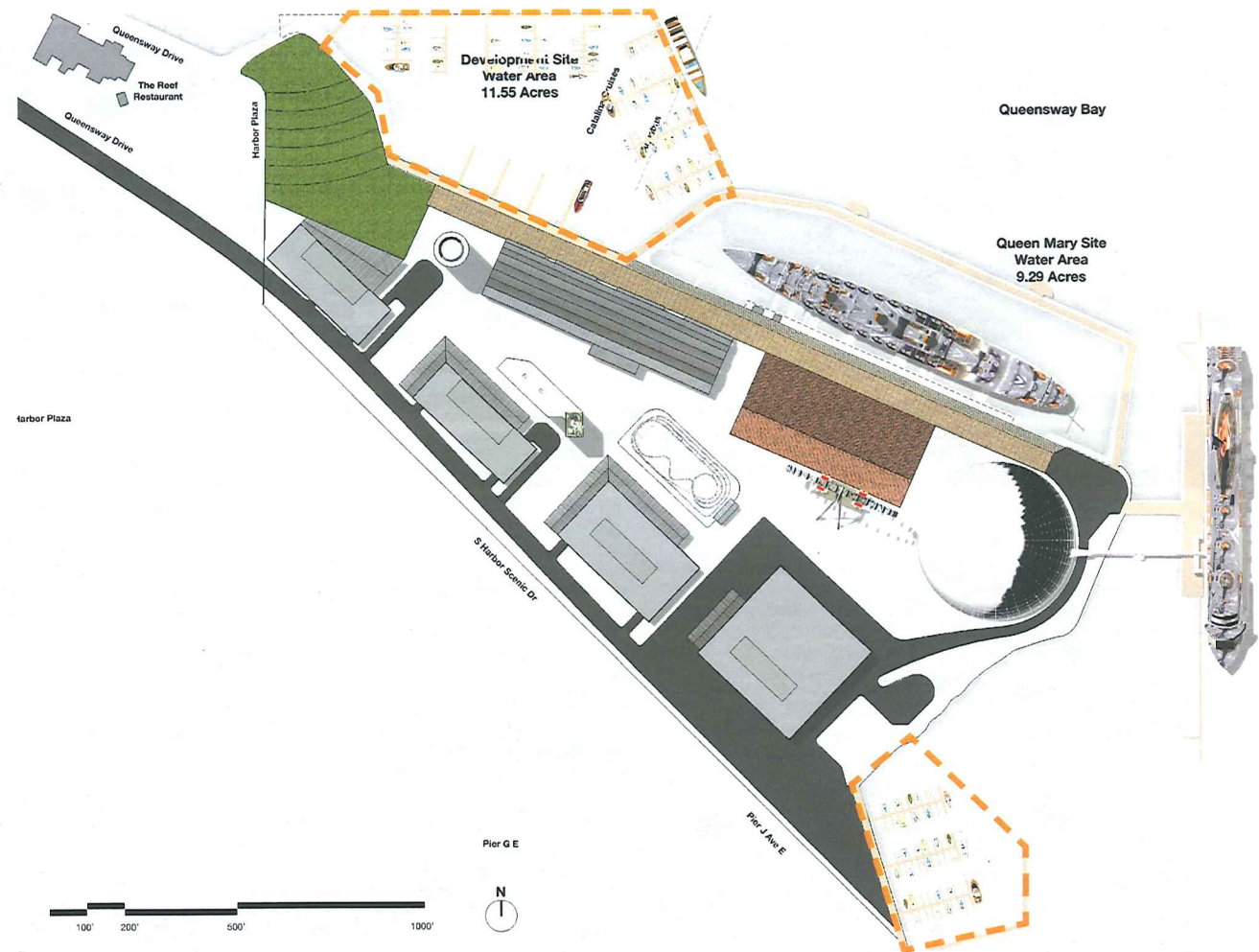
ENTERTAINMENT ZONE - REFERENCE

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MARINA(S)

- Integral to the everyday activities of the site
- Large enough for yachts and shuttle boats
- Simple, efficient water taxi access
- A visual attraction to compliment the Queen Mary



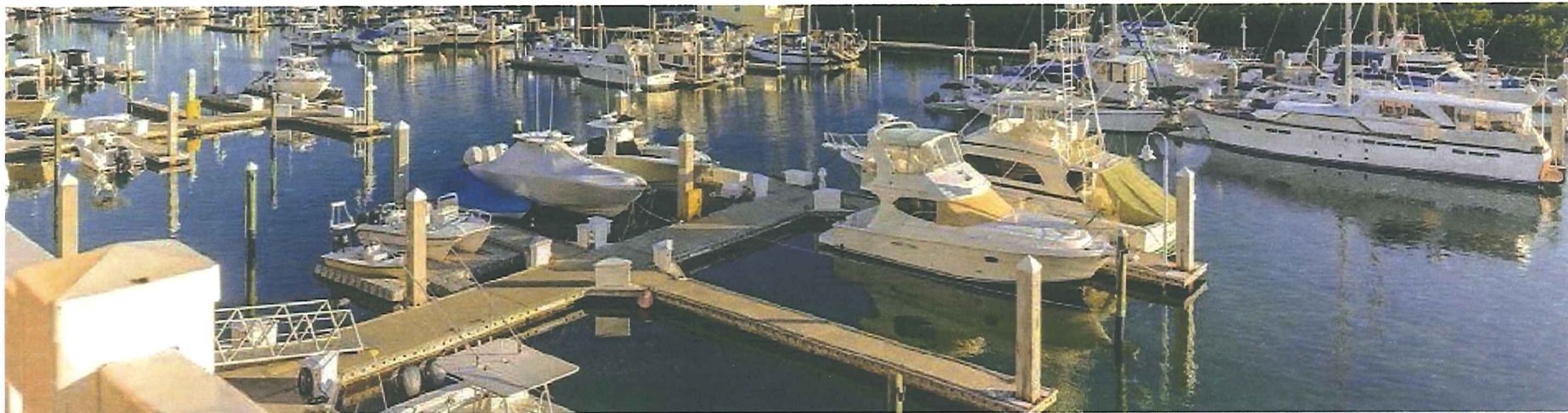
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PRELIMINARY SITE PLANNING CONCEPT

MARINA(S) - REFERENCE

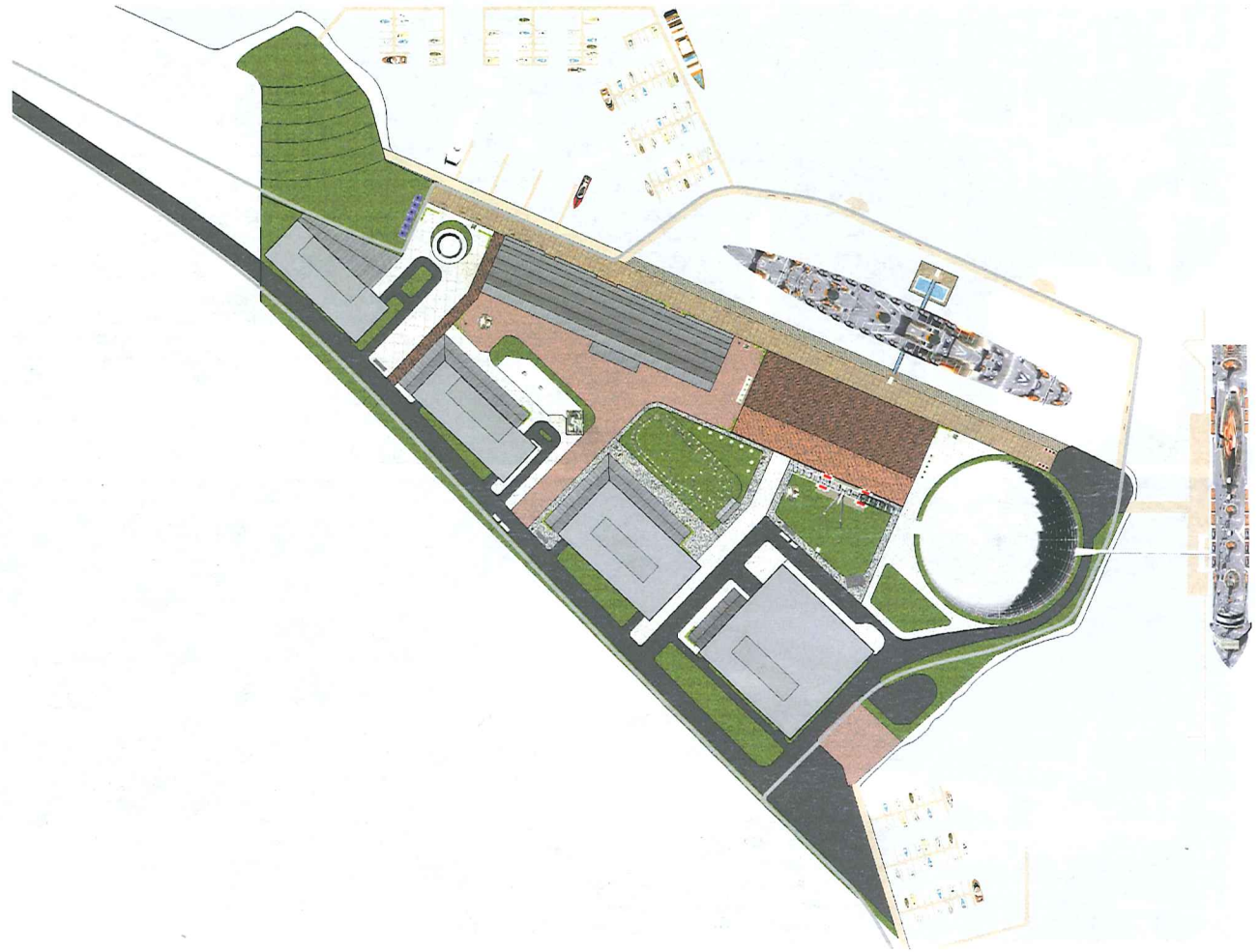
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PUBLIC SPACE

- Varied textures and colors define walking, bicycling, event zones
- Green buffers sprinkled within the interstitial space
- Directionality and continuity to draw the visitors through the property



PUBLIC SPACE - REFERENCE

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PUBLIC SPACE - REFERENCE

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OVERVIEW FROM SOUTH

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OVERVIEW FROM NORTHWEST

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OVERVIEW FROM NORTHEAST

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ARRIVAL VIEW

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PROMENADE VIEW SOUTH

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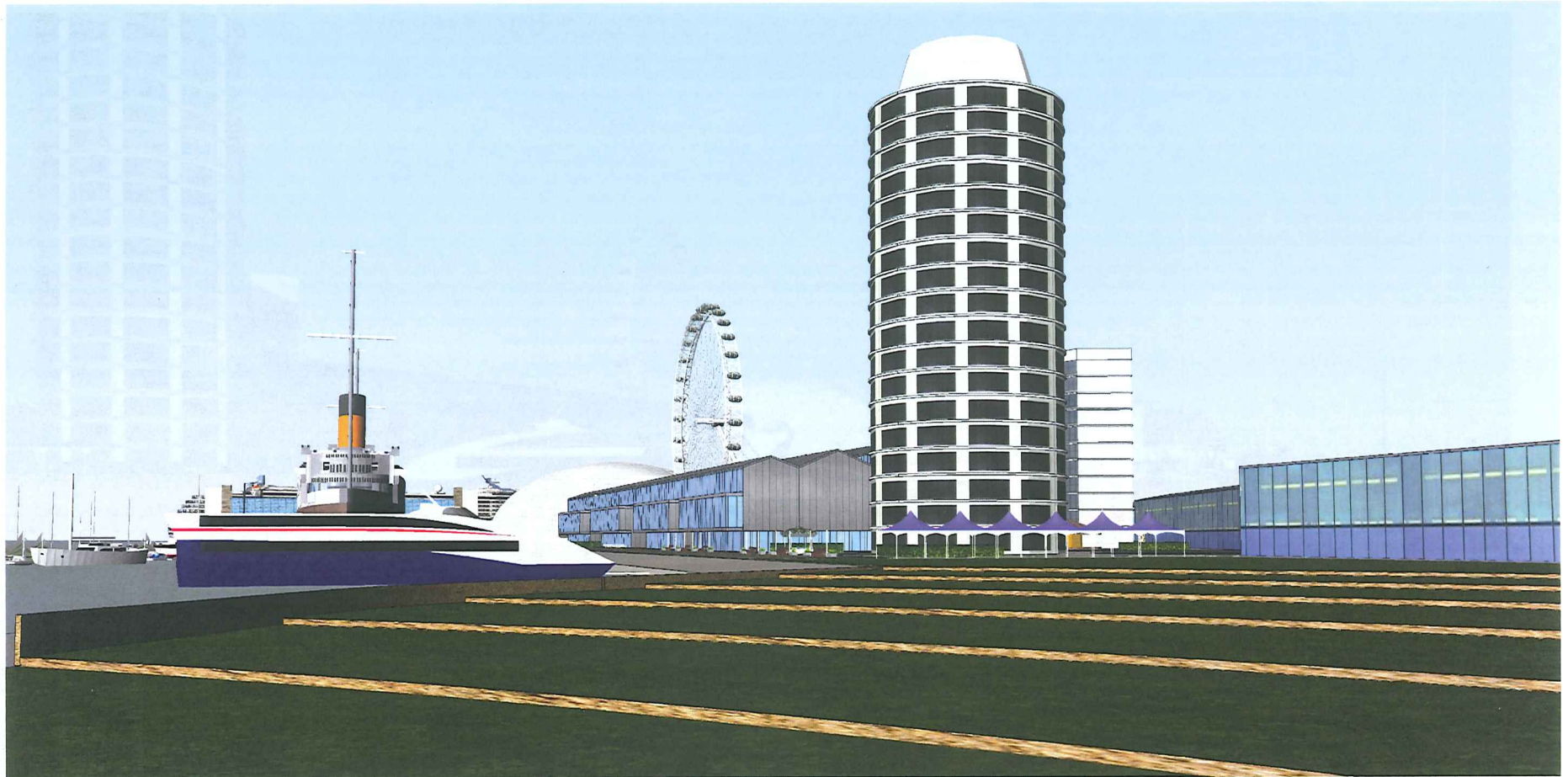
PROMENADE VIEW NORTH

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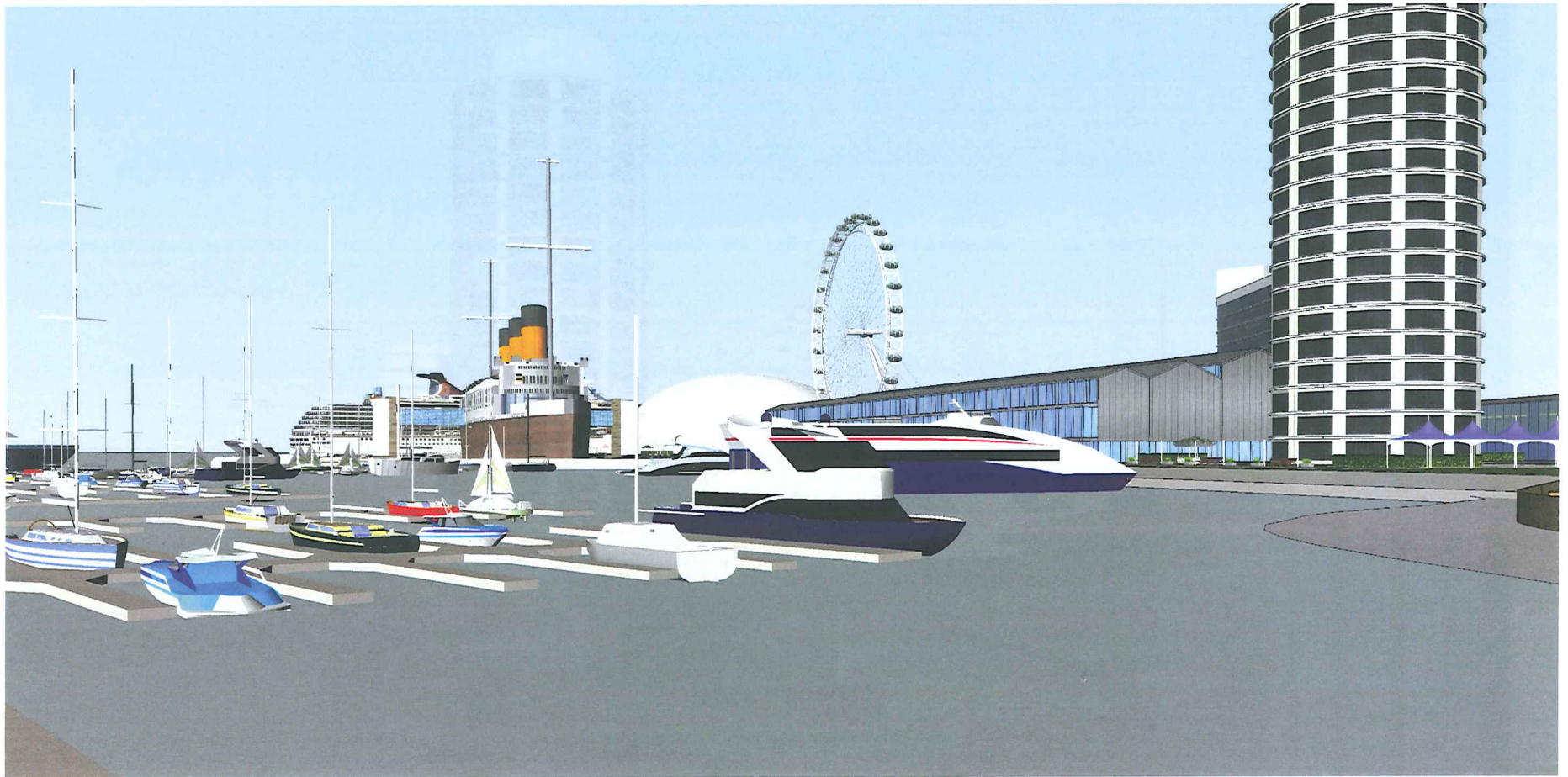
PARK VIEW

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MARINA VIEW

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DOWNTOWN VIEW

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