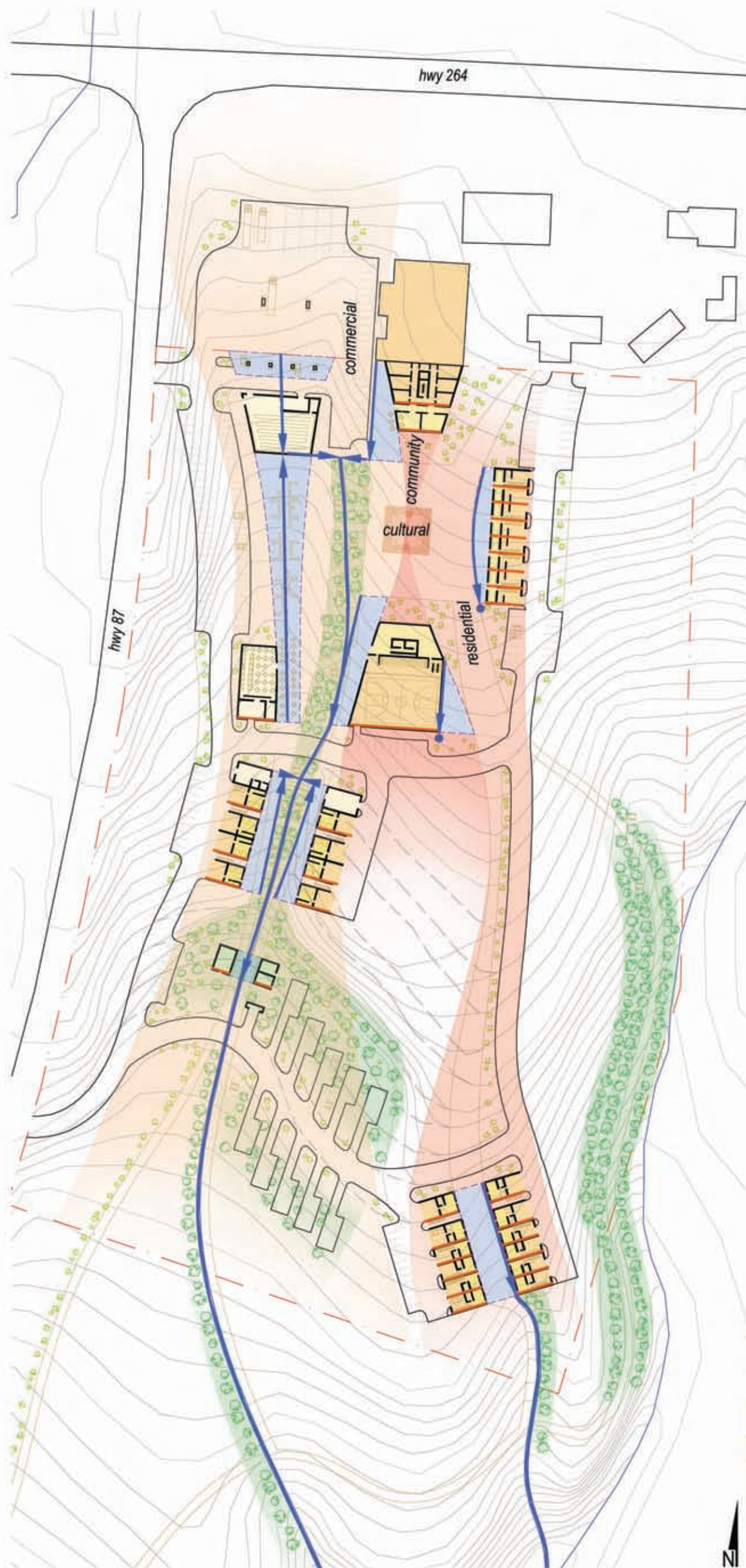




Artist/ Visitor Plaza

Accommodation/ Residential

Youth/ Elderly/ Community Center










The program is divided into three categories: commercial, community, and residential. These elements are organized on the site according to conditions such as location of the highway and existing structures, topography, drainage, view, privacy, and daylight. This results in three "veins" that stretch down the slope along highway 87. The veins move and curve with the land, forming paths and connections between the programmatic elements.

The commercial vein is closest to the highway, making the gas station, convenience store, artist marketplace, hotel, and restaurant visible to vehicular traffic. The middle vein includes offices and stores for the community as well as tourists, a visitor center, and an indoor multi-purpose building. The vein farthest from the highway is the residential one. It includes artist studios where village members can both live and work, and apartments. The three veins intersect at an outdoor amphitheater, representing the meeting point for visitors and the community. This point can serve as a center for exchange of culture and ideas.

The buildings group around the plaza and provide rooftop patios facing inward. These patios serve as extensions of the activities to the outdoors as well as viewing platforms into the cultural space. The hotel and apartments also take advantage of patios bordering a shared space to provide a sense of community and interaction with each other and the place.

The subtle sloping in the site offered direction into how to drain water off of the buildings, and then how to direct and harvest that water to create areas of rich vegetation, and well as collect it in cisterns for use as graywater. The abundance of shade structures not only encourages people to enjoy views, wind and the other incredible natural features of the site, but also provide surfaces upon which solar panels can be placed. The buildings respond to the slope of the land as well. In the artist studios and hotel for example, units share walls, but step down with the land allowing solar exposure on each south-facing wall for passive winter warming.

The utilization of ideas such as these, which consider the people who will use the space, the variety of activities that will take place there, as well as takes advantage of the natural features of the site, will help to create a place that is alive and sustainable.







-  southern sun exposure
-  water drainage
-  two levels
-  one level with rooftop patio
-  one level
-  shade
-  peach trees/ rich vegetation



The site south of the Artist/ Visitor Plaza is right next to the residential development, prime location for an activity center for the community. Following many of the ideas from the site to the north, the Youth/ Elderly/ Community Center is situated according to the slope, views, and ease-of-access for members.

Activity rooms are pulled apart from a recreation area to provide a shaded outdoor performance area in between. A raised stage can also be viewed from a rooftop patio to the inside of the main community building. The shade structure of the main complex directs rainwater into a harvesting feature that can be utilized to irrigate the community garden and peach trees that buffer the buildings from the highway. The water off the other shade structure on the site which covers the playground and bleachers can be collected in a cistern.

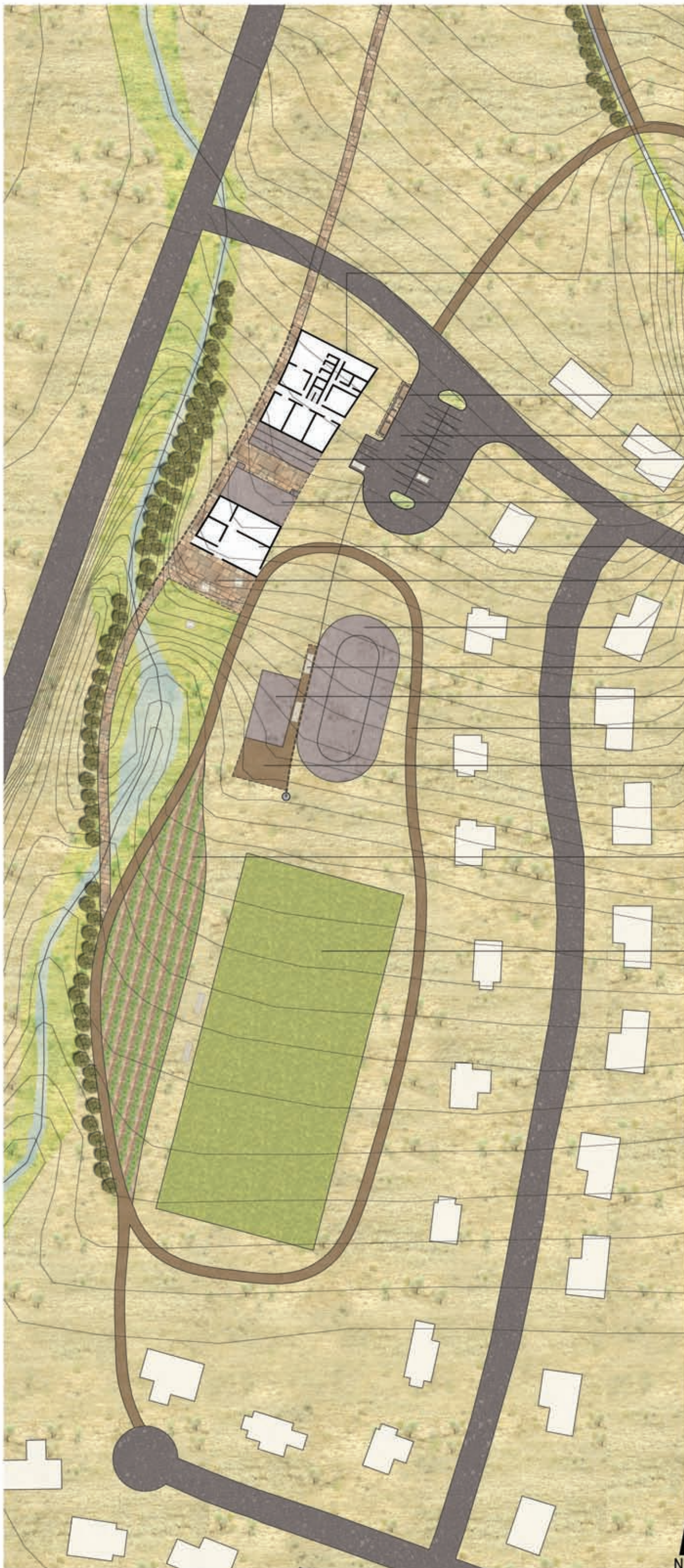
All the elements of the project are connected together by a system of pathways, encouraging people to walk around and take part in all the opportunities and activities of the place.

-  water drainage
-  two levels
-  one level with rooftop patio
-  one level
-  shade
-  peach trees/ rich vegetation



- bus/ truck parking
- existing building: can be used for offices, retail
- bus/ truck gas pumps
- gas pumps
- office building: small businesses, laundromat, post office, pizza cafe, movie rental, etc..
- handicap accessible parking
- convenience store
- farmers/ artist marketplace
- outdoor amphitheater
- artist studios
- rain water harvest feature, peach trees, picnic areas
- visitor center
- seating for movie/ game viewing
- restaurant
- banquet hall/ gallery/ court
- cistern for rain water collection
- handicap accessible parking
- hotel reception
- hotel rooms with covered parking
- shared outdoor patio
- peach tree orchard and path
- rv park office
- rv park showers/ restrooms
- dump site
- rv lots
- handicap accessible apartments
- shared outdoor patio
- one - two bedroom apartments with covered parking/ storage

Youth/ Elderly/ Community Center  
Sipaulovi Village



youth and elderly center:  
computer lab, workshops for ceramics,  
woodworking, arts and crafts, gallery, kitchen,  
dining hall, conference, meeting rooms,  
game room, classrooms

shaded bus stop

bus loop

shaded outdoor seating

shaded outdoor stage

recreation/ fitness center

shaded workout space/ picnic area

roller rink/ skate park

shaded bleachers

basketball court

walking/ running/ biking trail

shaded playground

community garden

soccer/ football field





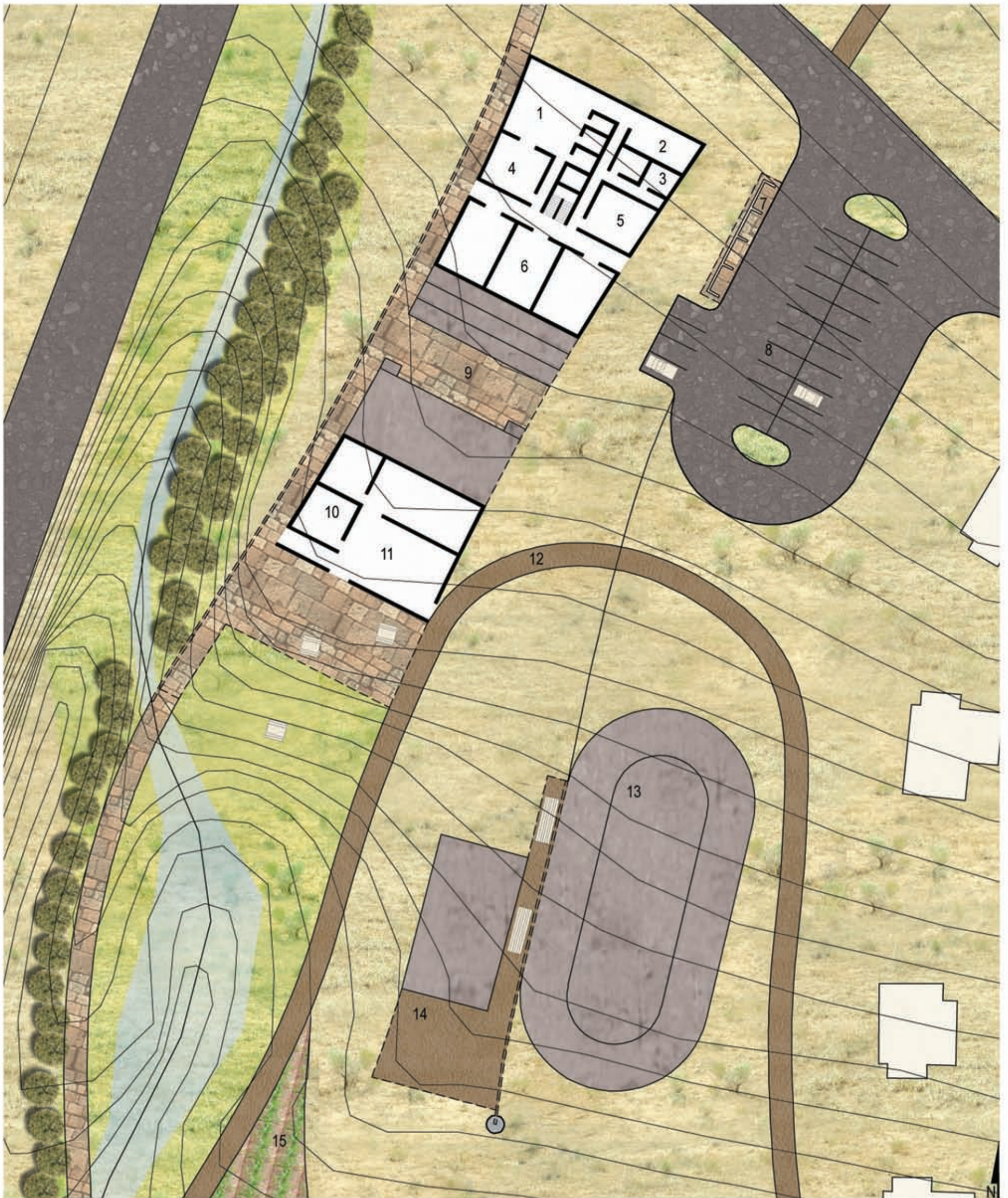
Artist/ Visitor Plaza

- 1 gas stations: 4 standard, 2 pumps on each (2 truck/ bus stations, 2 pumps on each)
- 2 24 parking spaces for office/ convenience store (8 truck/ bus parking spaces)
- 3 convenience store: 4700sf
- 4 existing two-story building (can be used as an extension of the office building, providing additional space for small businesses)
- 5 office building: *first floor*: 5100sf; *second floor*: 3400sf + patio; 8500sf total  
12 spaces (admin, rented) approx. 330sf each
- 6 2 larger spaces facing plaza 520sf each (can be used for pizza café, arcade, movie rental, laundromat, post office, etc.)
- 7 58 parking spaces for visitors
- 8 farmers and artist marketplace: 9700sf shaded (exhibit booths can be arranged as desired)
- 9 amphitheater: 2700sf; 36' x 36' center platform; seating for 300+
- 10 22 parking spaces for office building employees
- 11 8 artist studios: *first floor*: 500sf each (used as workshop, garage, or bedroom); *second floor*: 340sf + patio each  
exhibit space facing plaza – 180sf each
- 12 restaurant: indoor dining: 2400sf; outdoor dining: 2250+ ; commercial kitchen: 840sf
- 13 visitor information center: 2500sf for reception and display area
- 14 multi-purpose building: 7400sf total; 50' x 84' hs standard basketball court; seating for 150+  
can also be used as exhibit space or banquet hall, projection screen can be hung from balcony for movie viewing by community  
as well as visitors coming to the information center
- 15 16 parking spaces for plaza/ multi-purpose building visitors
- 16 9 handicap accessible parking spaces



Accommodation/ Residential

- 1 12 parking spaces for hotel visitors
- 2 hotel reception/lounge: 880sf
- 3 hotel laundry/service: 880sf
- 4 16 rooms/ bathrooms/ covered parking spaces: 420sf each (upstairs rooms with additional patio); 10,300sf total enclosed area
- 5 rv office: 550sf
- 6 rv shower/ bathroom facilities: 550sf
- 7 10 rv/ camping lots: 800sf each
- 8 12 parking spaces for apartment visitors
- 9 8 efficiency units (4 handicap accessible): 440sf each
- 10 8 one-bedroom units: first floor: 360sf each; second floor: 470sf + patio each; 10,300sf total enclosed area
- 11 16 garage spaces for residents (can alternatively be used as an additional bedroom or storage space)



Youth/ Elderly/ Community Center

- 1 north facing dining area/ multi-purpose room: 1100sf  
entire building: *first floor*: 7300sf; *second floor*: 4300sf + patio; 11,600sf total enclosed area  
(second floor can have more community uses such as a game room for youth, childcare facilities, etc.)
- 2 north facing conference room: 440sf
- 3 meeting rooms: 150sf each
- 4 kitchen: 520sf
- 5 computer room: 520 sf
- 6 workshop/ arts and crafts rooms: 680sf each (woodworking, ceramics, painting, sewing, etc.)
- 7 bus stop: 570sf shaded
- 8 26 parking spaces for community members
- 9 outdoor performance area: 5700sf shaded; 30' x 70' stage; seating for 350 +
- 10 locker/ shower facilities: 920sf
- 11 exercise rooms: 2500sf; 3700sf total enclosed space
- 12 1/3 mile loop walking/ biking trail
- 13 roller rink and skate park: 11,500sf total
- 14 playground: 2000sf shaded
- 15 ½ acre community garden area (handicap accessible)