



**Holly Street**  
Studio

Architecture  
Interiors  
Planning

LIGHTVOX

OKLAND

hollystreet  
studio.com



City of Glendale  
**Downtown Campus Reinvestment Project**

**City Council  
Workshop**

13 June 2023

# agenda

update

city hall

amphitheater

facade

design + budget

next steps

**city hall**

VENTILATION

AIR QUALITY

LIGHTING & VIEWS

THERMAL HEALTH

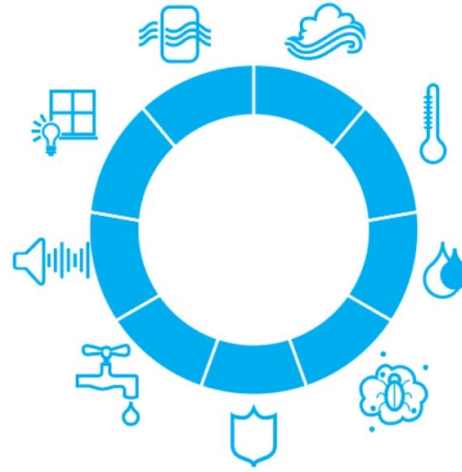
SOUND

MOISTURE

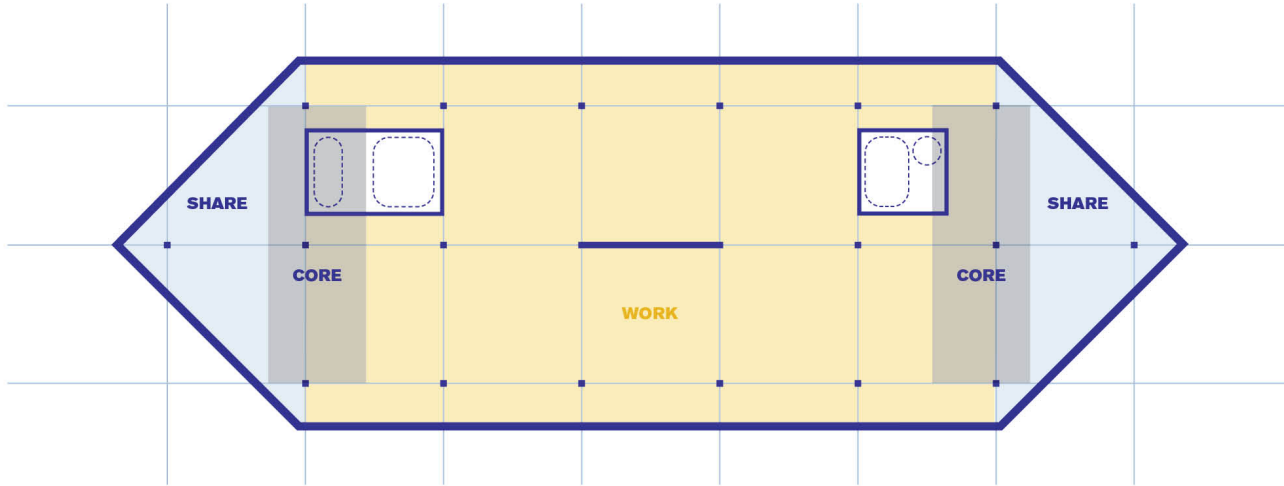
WATER QUALITY

DUST & PESTS

SAFETY + SECURITY



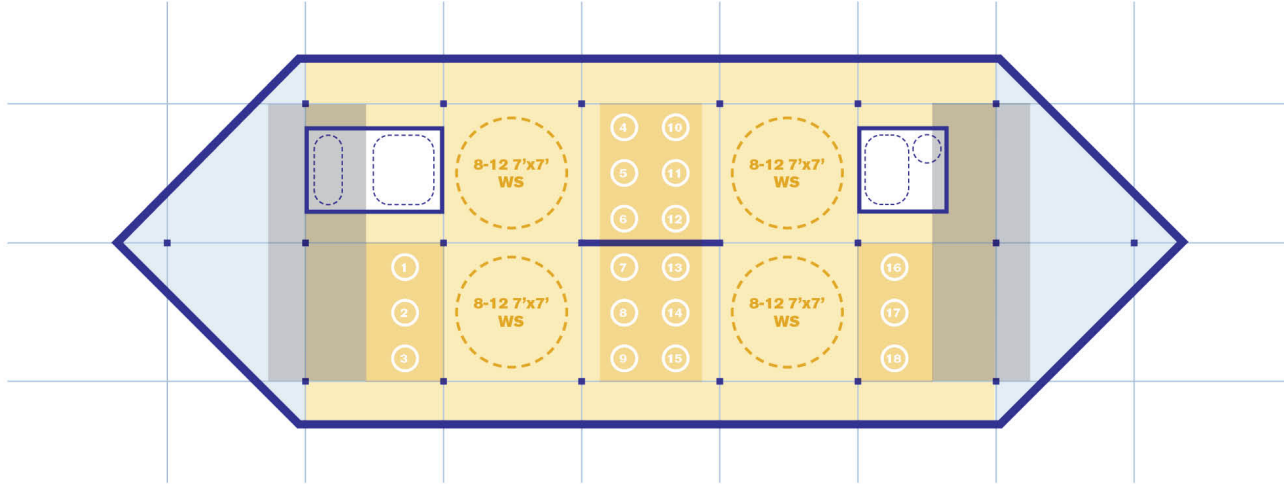
## THE 9 FOUNDATIONS OF HEALTHY BUILDINGS



**CORE SERVICES:**

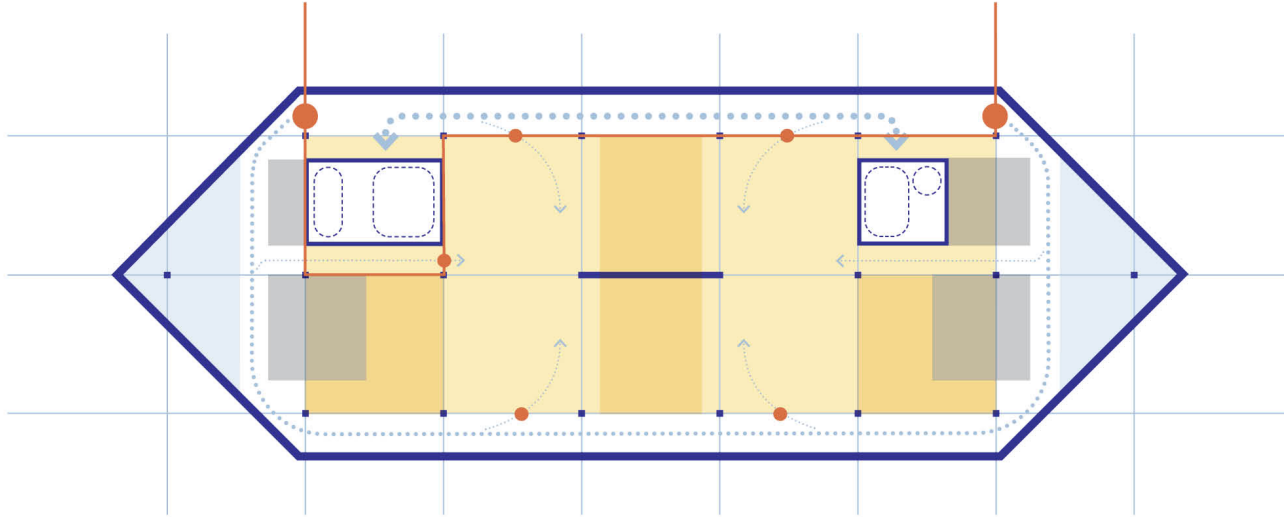
- ELEVATOR
- RESTROOMS
- SHAFTS
- ELECTRICAL
- TELEDATA
- STORAGE\*




**AVG FLOOR CAPACITY: 32-48 WS / 21 PO**



**1 PRIVATE OFFICE (UP TO 21/FLOOR)**

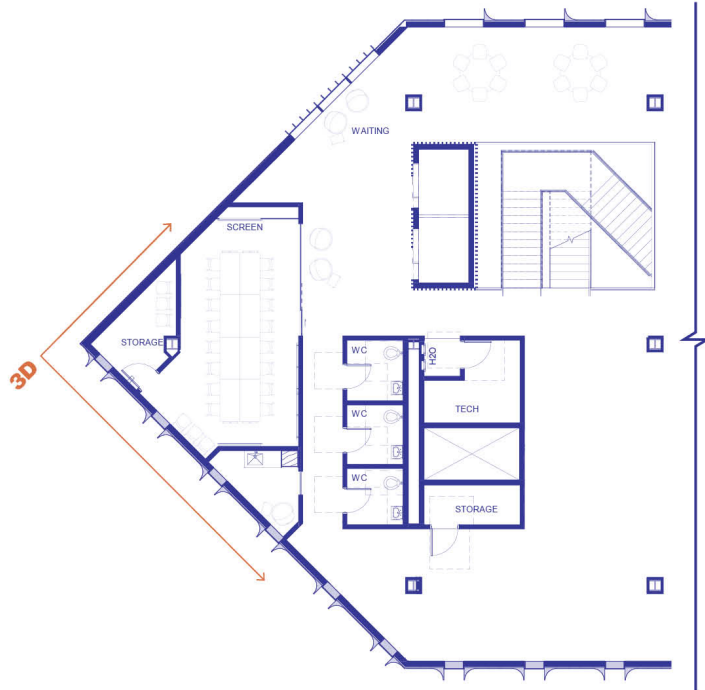
**1 OPEN WORKSTATIONS (48+ /FLOOR)  
7'X7' WORKSTATION SIZE**



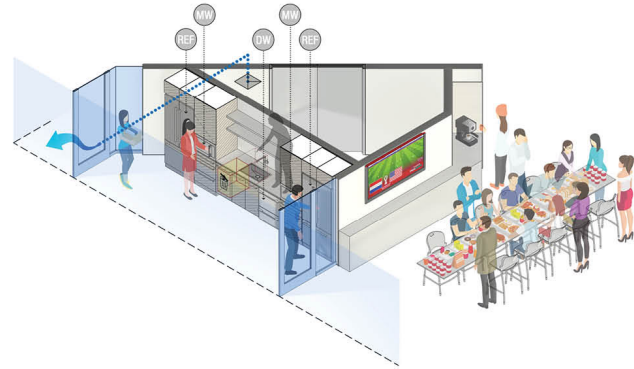
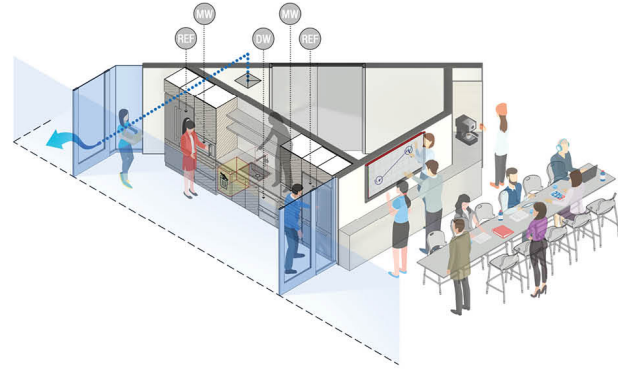
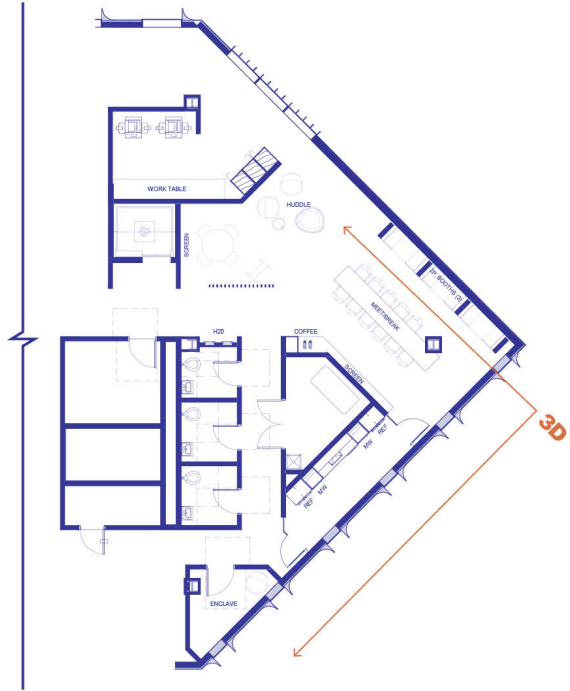
-  PRIMARY CIRCULATION
-  SECONDARY CIRCULATION
-  INTER-OFFICE CIRCULATION

-  LINE OF PUBLIC/CITY SECURITY
-  SECURE ENTRY/OPTIONAL DEPARTMENTAL SECURE ENTRIES

# NORTH FLEX AREA



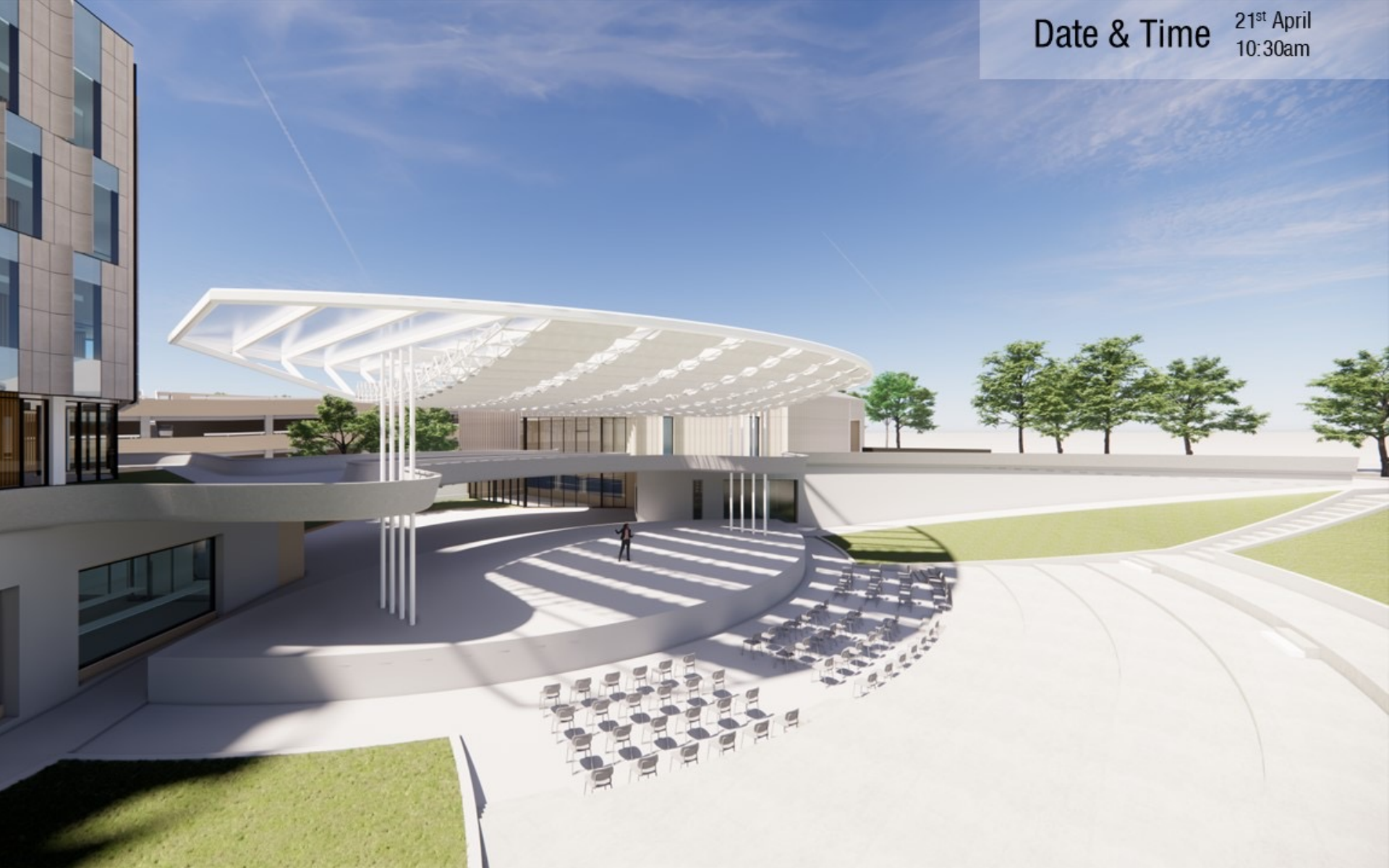
## SOUTH FLEX AREA







Date & Time 21<sup>st</sup> April  
10:30am



Date & Time

21<sup>st</sup> April  
10:30am



Date & Time 21<sup>st</sup> July  
06:50pm

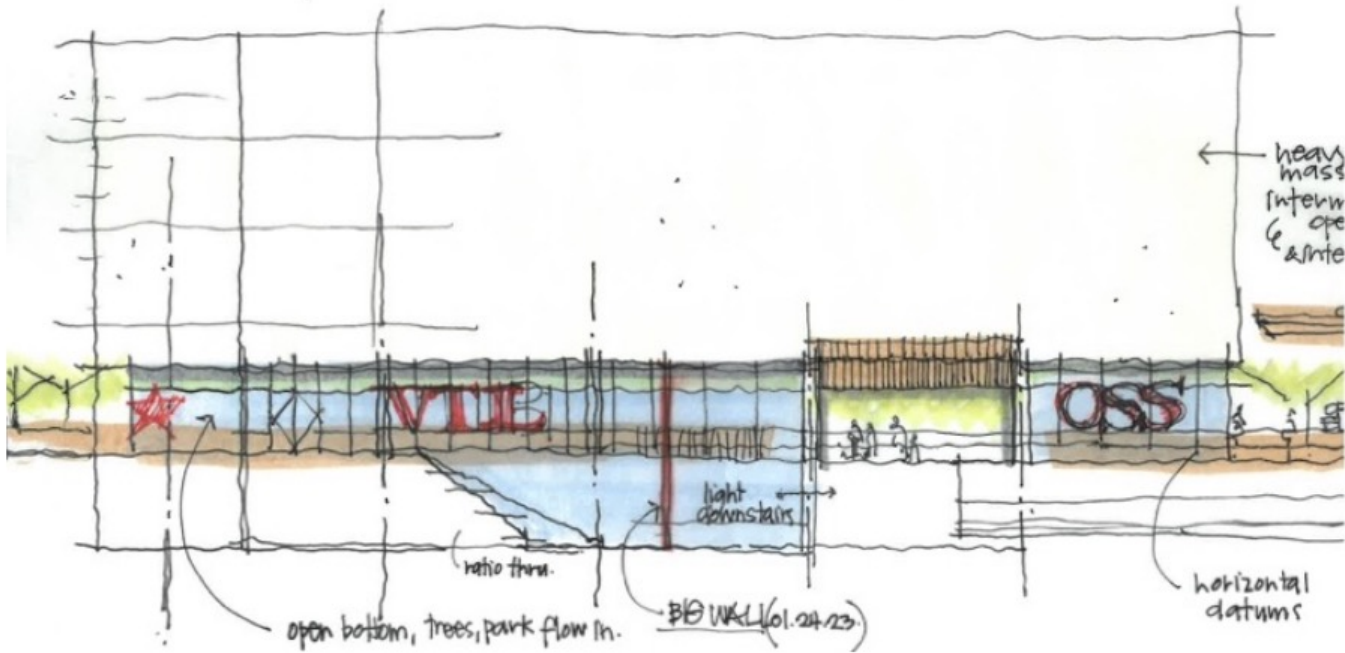




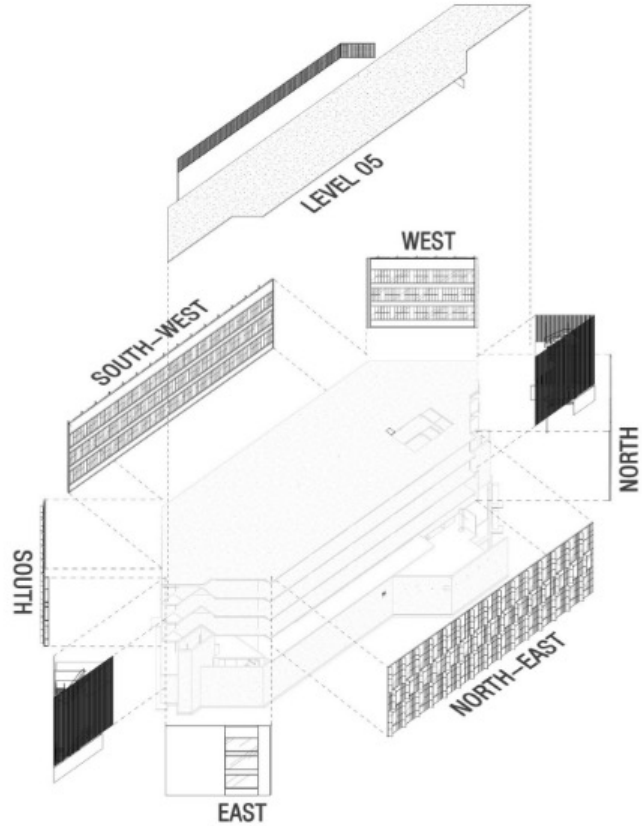
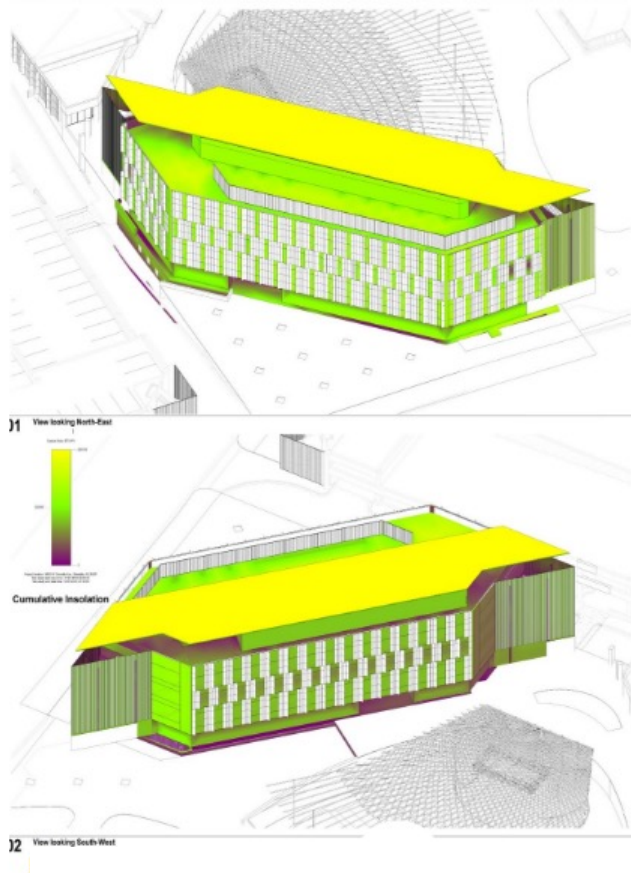
## skin development: art + science

- light
- view in
- views out
- ventilation
- noise
- heat
- civic presence

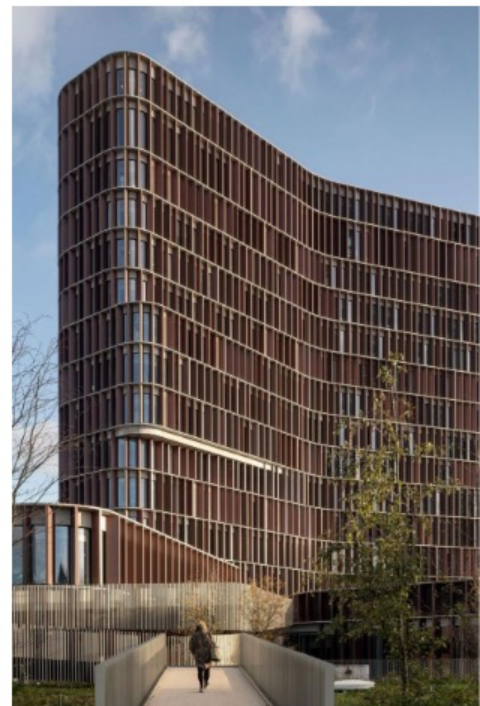
# skin development: art



# skin development: science



skin development: art + science



MATERIALS

**metal**



MATERIALS

**stone**



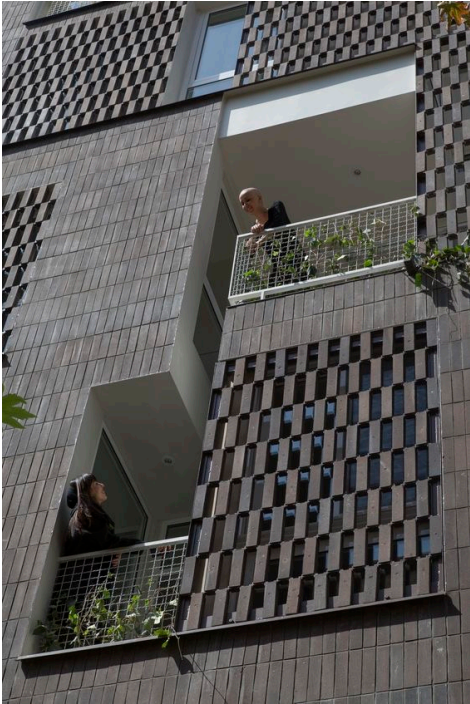
MATERIALS

# terracotta



MATERIALS

**brick**







existing



proposed



existing



proposed



existing



proposed



existing



proposed





GLENDALE  
CITY HALL

**garden level entrance**

parking garage stair



**base project**

**city hall, council, amphitheater, garage, murphy park**

**january 24th**

base cost approved \$84.6m

**alternates to be explored**

5th level \$5.7m

council \$2.5m

garage \$2.8m

**project cost include**

construction

professional fees

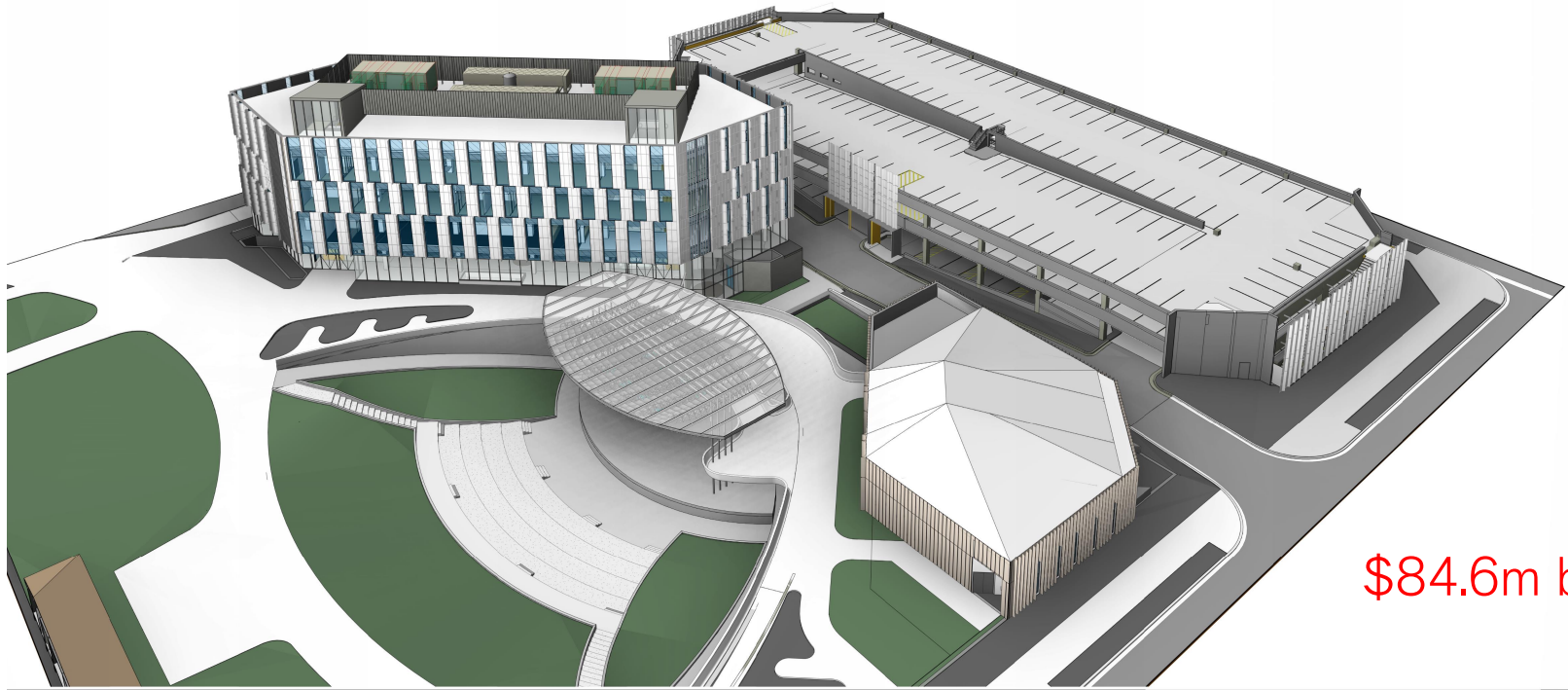
ff+e

audio visual

misc. fees

**base project**  
**city hall, council, amphitheater, garage, murphy park**

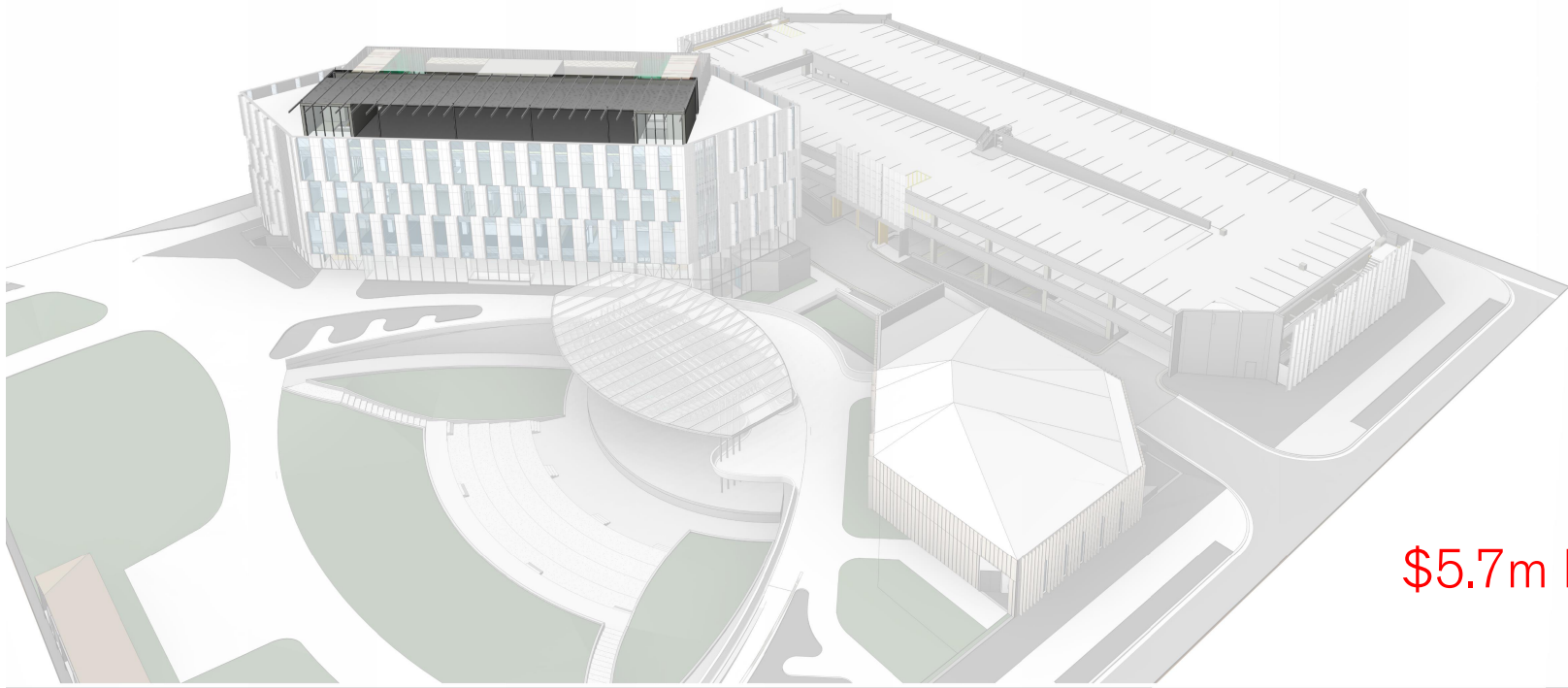
*≈ \$86.9m tracking*



*\$84.6m budget*

**+ 5<sup>th</sup> level terrace**

*≈ \$4.7m tracking*



**\$5.7m budget**

+ 5<sup>th</sup> level terrace



**+ 5<sup>th</sup> level terrace**

**SOUTH  
MOUNTAIN PARK**

**GARA**

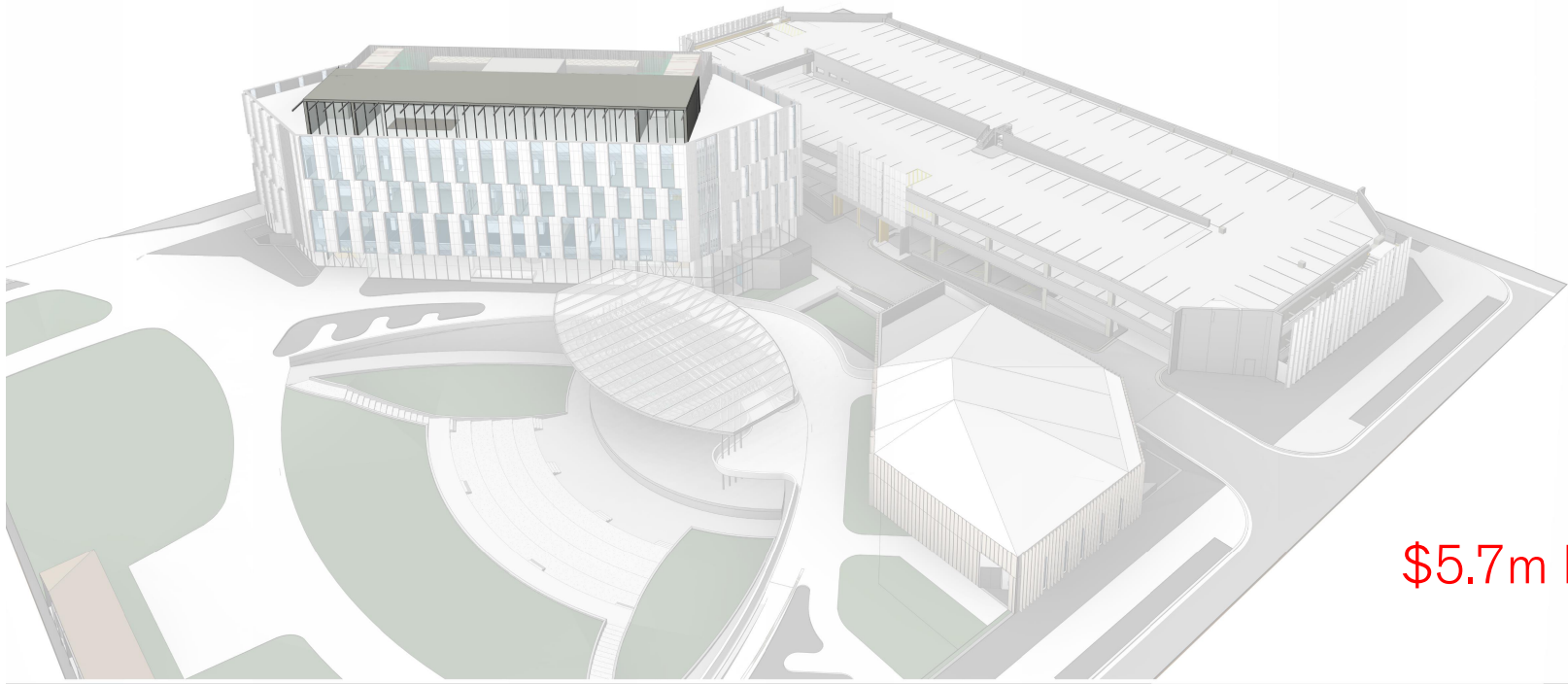


**AMPHITHEATRE**

**THE LINK**

+ 5<sup>th</sup> level

≈ \$5.7m tracking



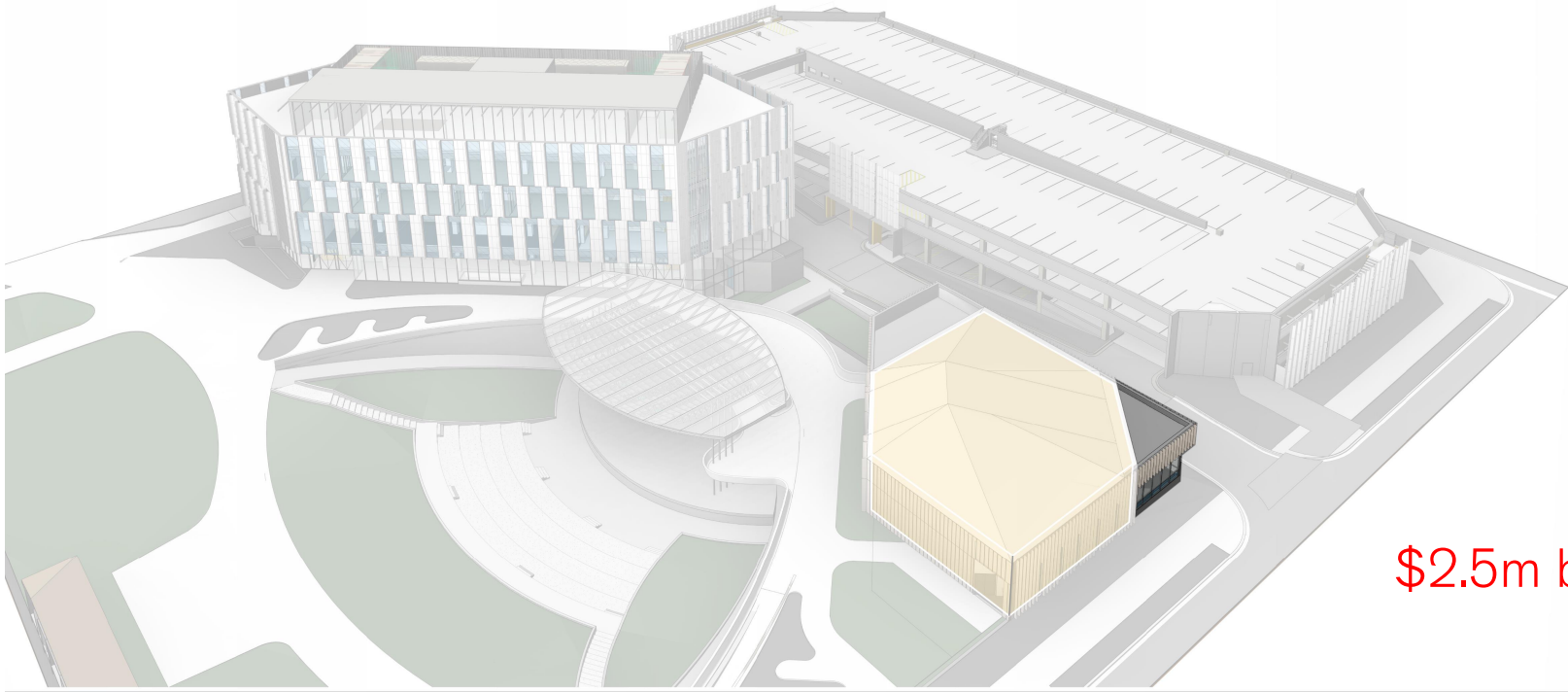
\$5.7m budget

+ 5<sup>th</sup> level



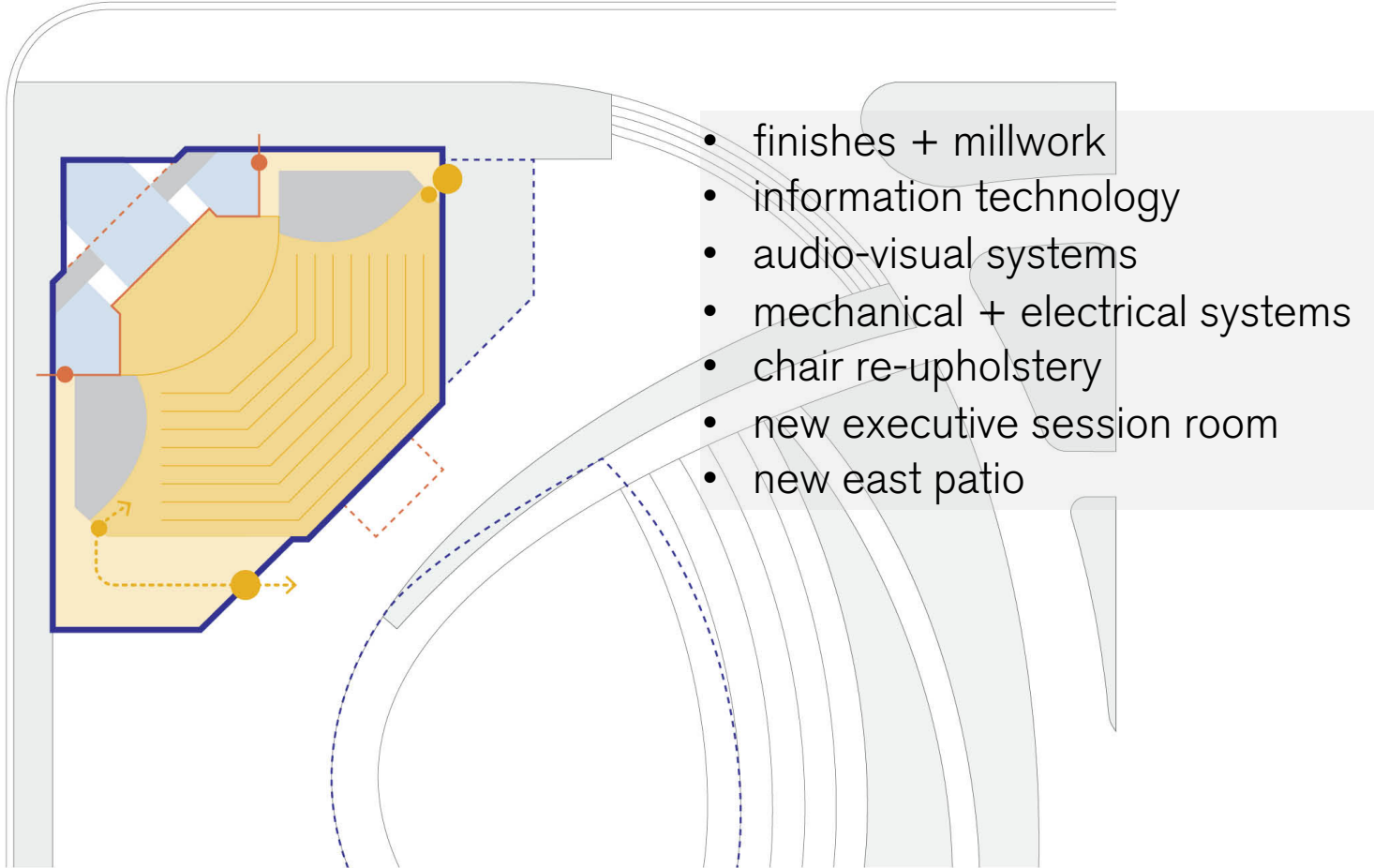
**+ council interior renovations**

*≈ \$2.5m tracking*

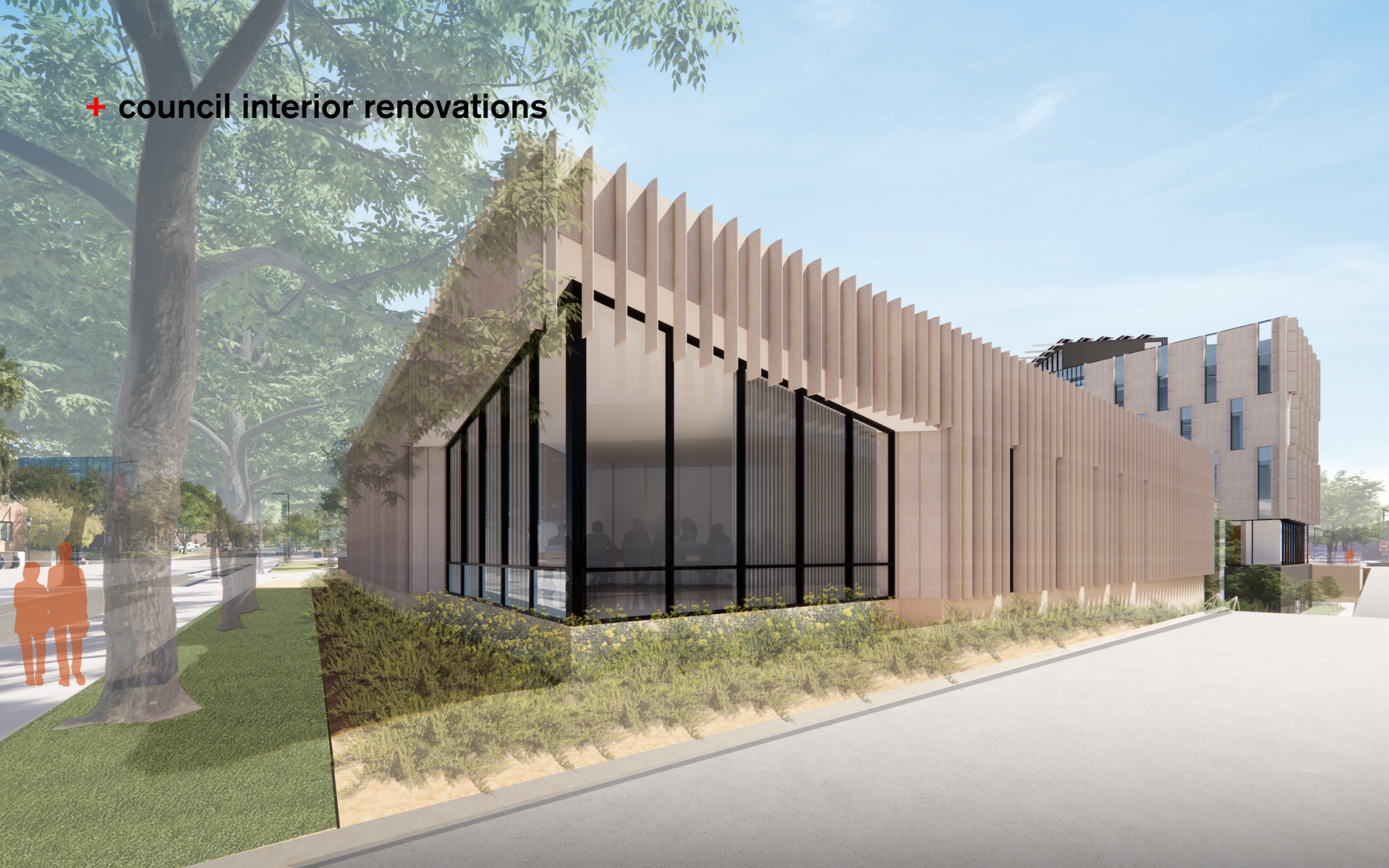


**\$2.5m budget**

## + council interior renovations

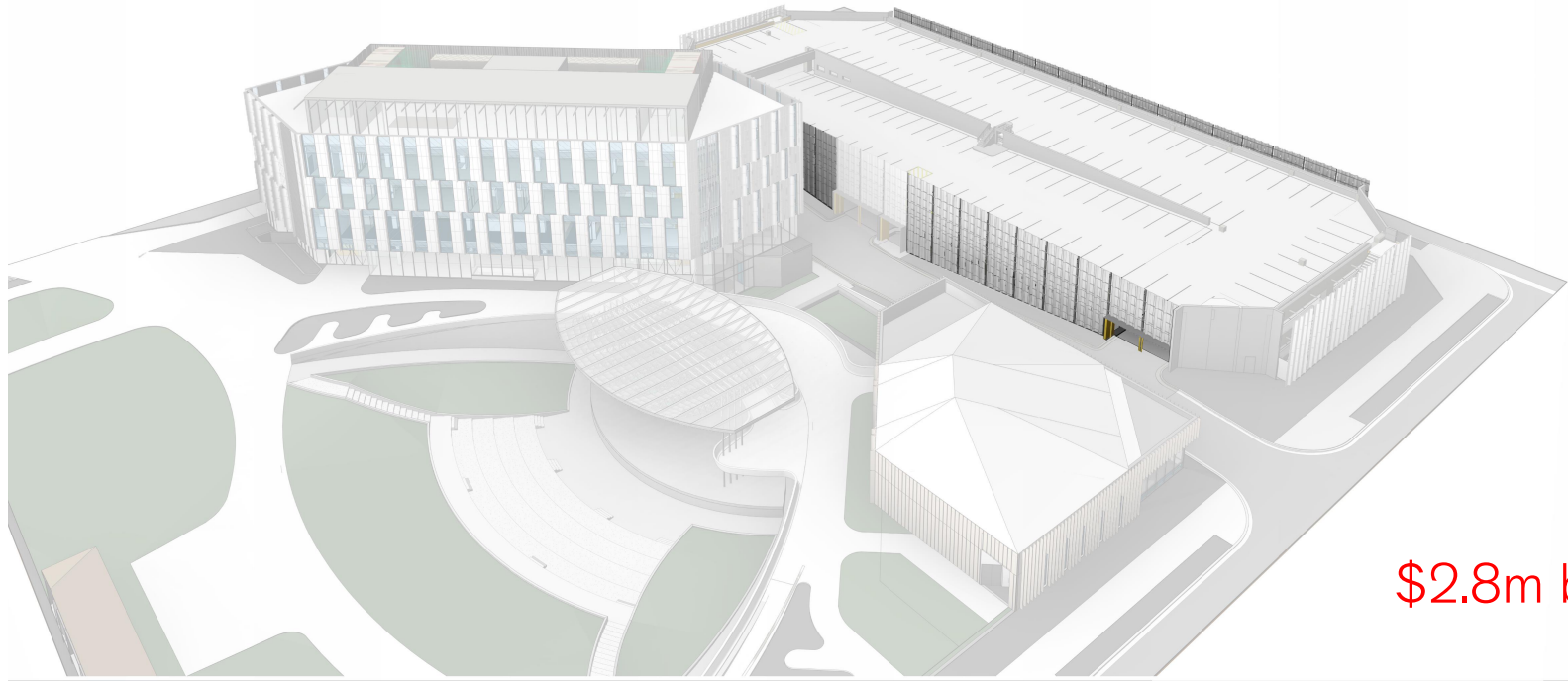


**+ council interior renovations**



**+ complete the campus**

*\$2.7m tracking*



*\$2.8m budget*

parking garage stair



**+ complete the campus**



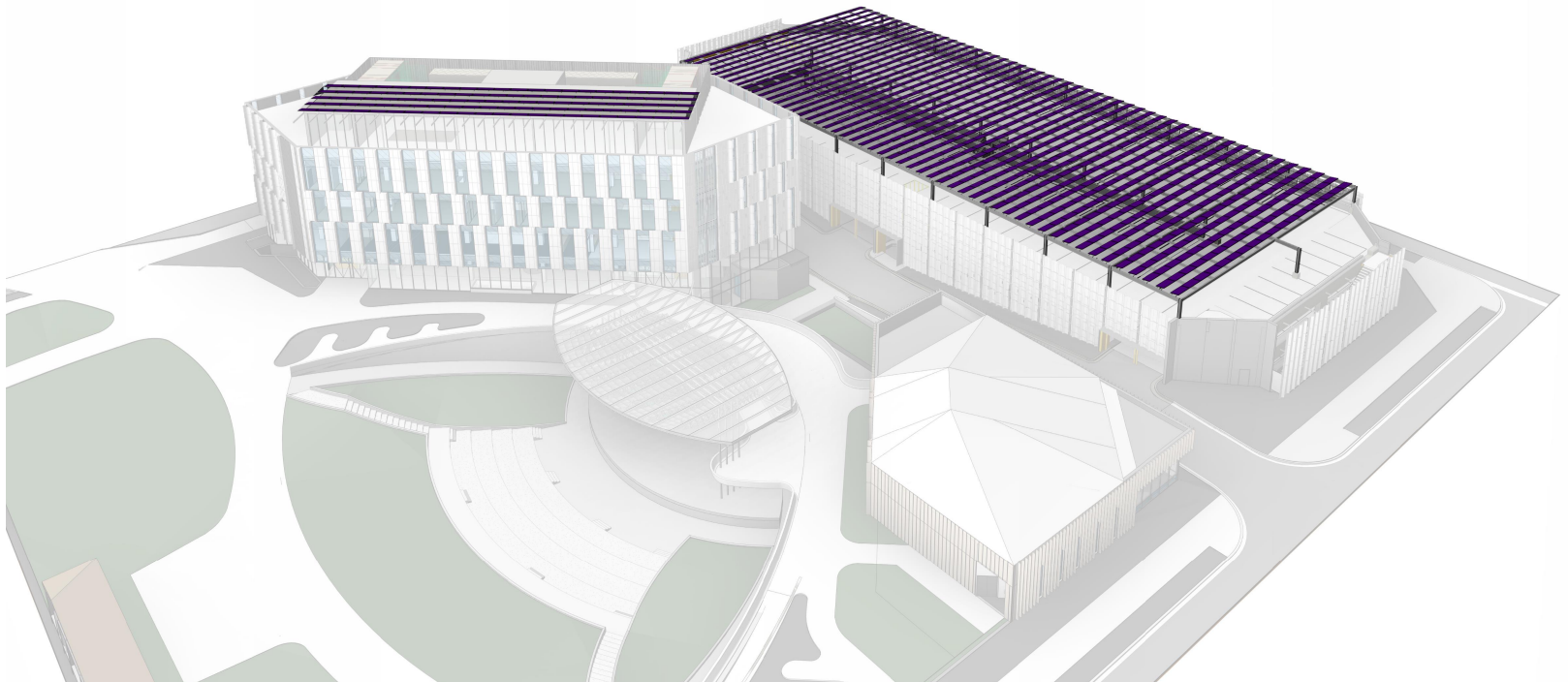
**+ complete the campus**



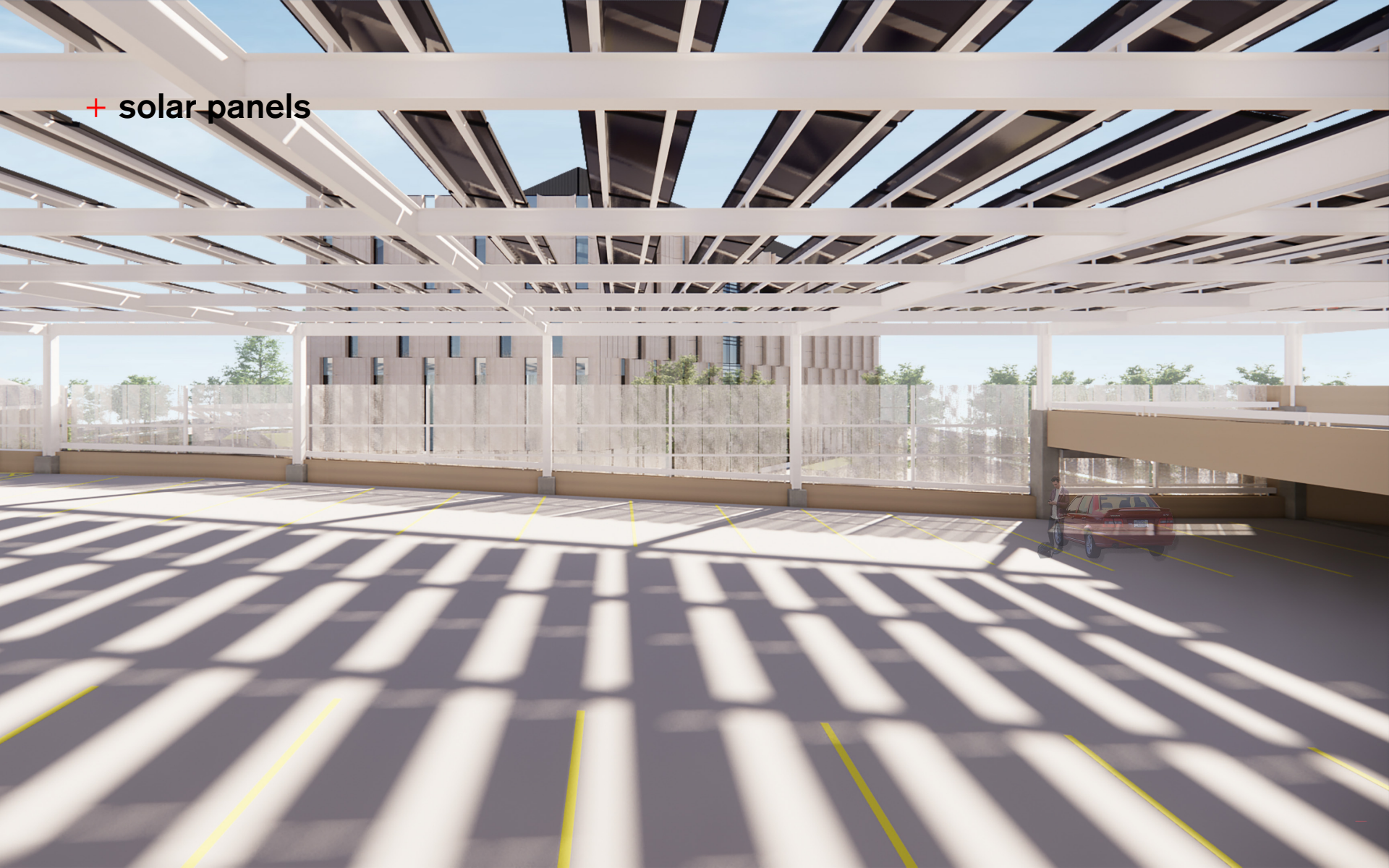
+ complete the campus



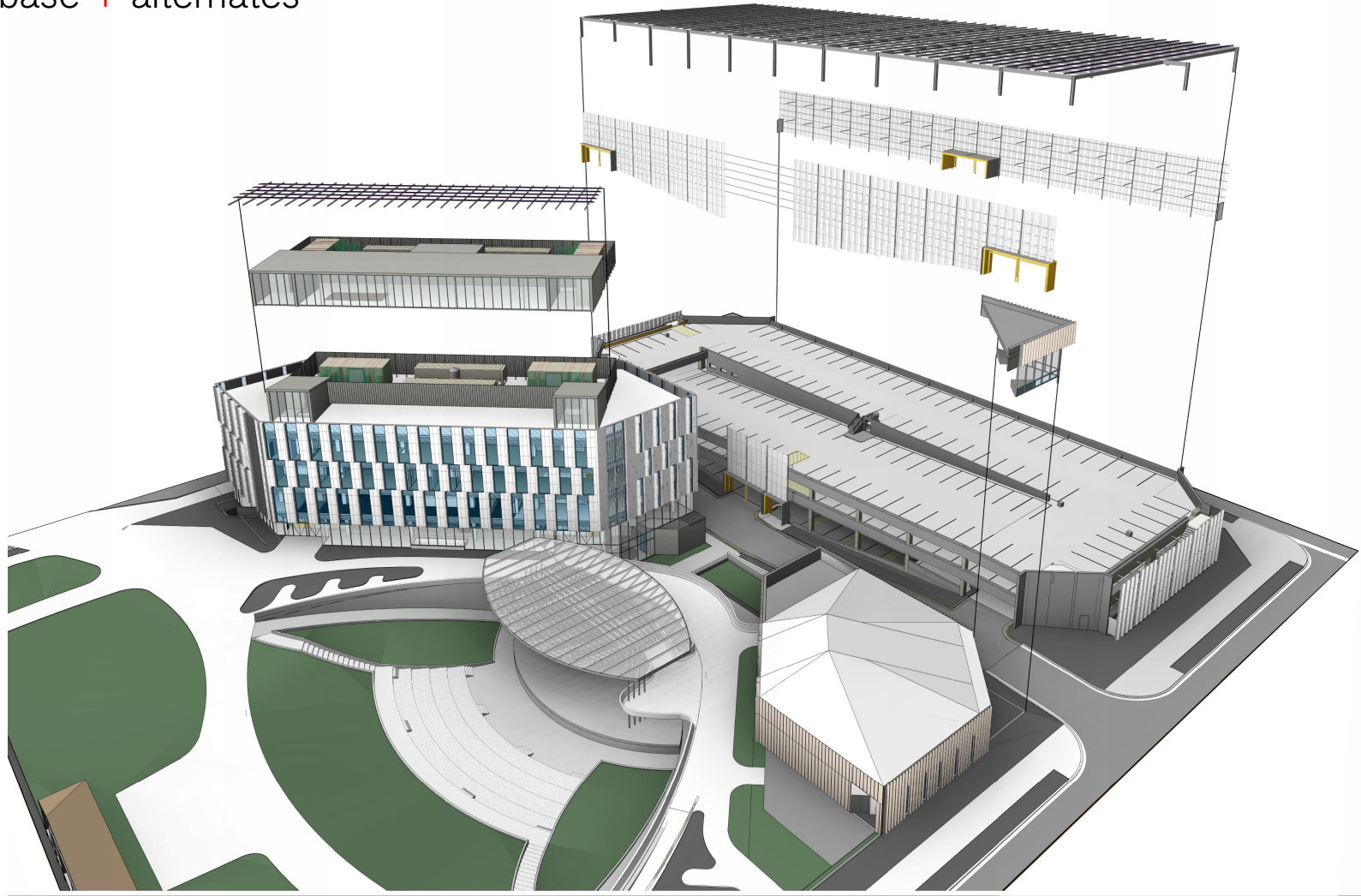
+ solar panels



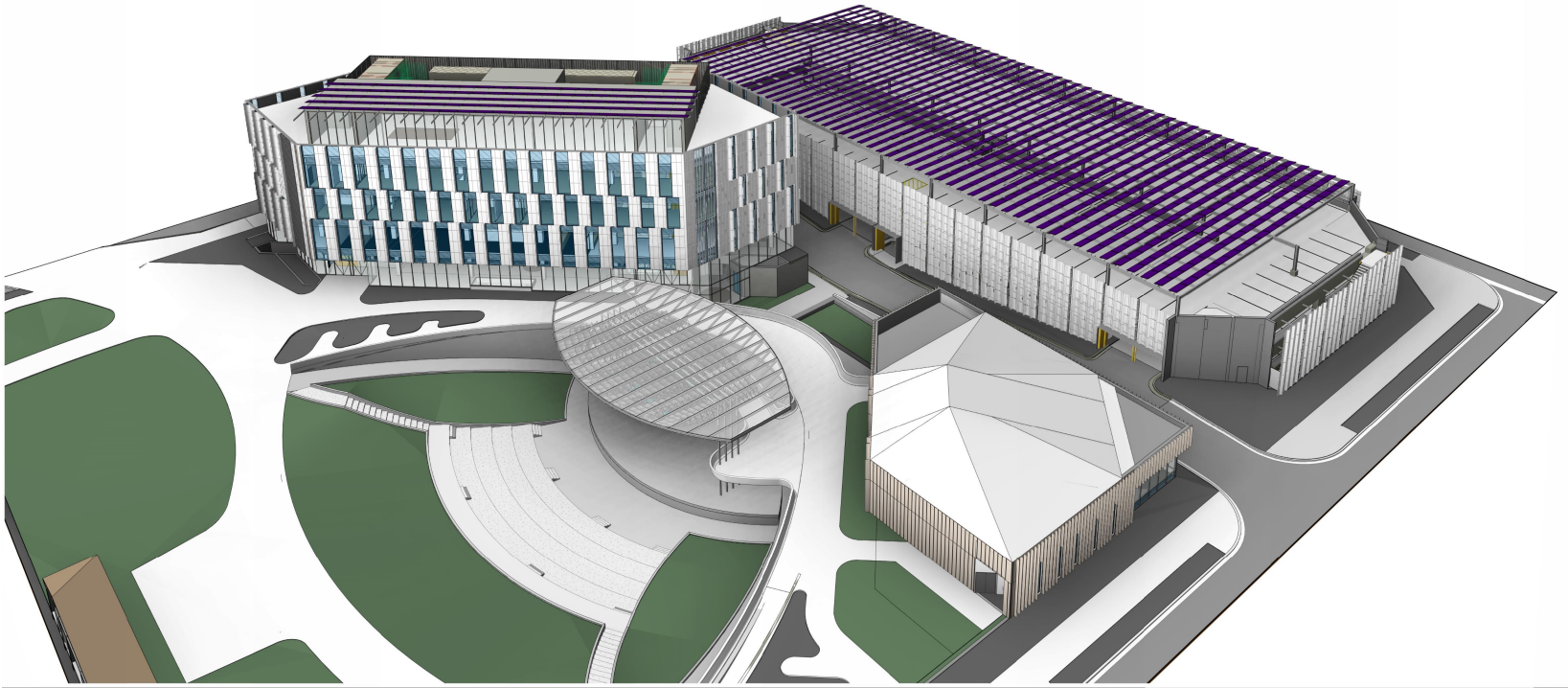
+ solar panels



base + alternates



base + alternates



## **next steps**

design development

material selection

velma teague

murphy park

early gmp

