



**Holly Street**  
Studio

Architecture  
Interiors  
Planning

LIGHTVOX

OKLAND

hollystreet  
studio.com



City of Glendale

**Downtown Campus Reinvestment Project**

**Council Workshop**  
**Design Development Update**

28 November 2023

# **Project Goals**

**Downtown Campus as the Heart of the Community**

**Amphitheater to Become a True Destination**

**Consolidate Community Services**

**Create a State-of-the-Art Workplace Environment**

**Reflect Glendale Brand & Identity in the Design**

# **Design Drivers**

## **Connected Campus**

(indoor/outdoor spaces, downtown adjacency)

## **Identity**

(of Glendale AZ, for Glendale AZ)

## **Work + City Spaces**

(workspace modalities, business services)

## **Department Stacking**

(department locations)

## **Room for Growth**

(plan framework design approach, efficiency)

## **Sustainability**

(building performance, efficiency, added green space)

# Design Drivers



# Design Drivers



# Design Drivers





# **Design Drivers**

## **Connected Campus**

(indoor/outdoor spaces, downtown adjacency)

## **Identity**

(of Glendale AZ, for Glendale AZ)

## **Work + City Spaces**

(workspace modalities, business services)

## **Department Stacking**

(department locations)

## **Room for Growth**

(plan framework design approach, efficiency)

## **Sustainability**

(building performance, efficiency, added green space)



Parking  
Garage

Council  
Chambers

Amphitheater

City Hall Building

Murphy Park

Velma Teague  
Library



W GLENN DRIVE

COUNCIL  
CHAMBERS

AMPHITHEATER

PARKING GARAGE

MURPHY PARK  
VELMA TEAGUE LIBRARY

CITY HALL

N 59TH AVE.

N 58TH AVE.

W GLENDALE AVE.



**site aerial | east view**



**site aerial | west view**

# **Design Drivers**

## **Connected Campus**

(indoor/outdoor spaces, downtown adjacency)

## **Identity**

(of Glendale for Glendale)

## **Work + City Spaces**

(workspace modalities, business services)

## **Department Stacking**

(department locations)

## **Room for Growth**

(plan framework design approach, efficiency)

## **Expanded Green Space**

(performing arts, gathering, campus edge)

## **Building Design + Performance**

(building performance, efficiency,)



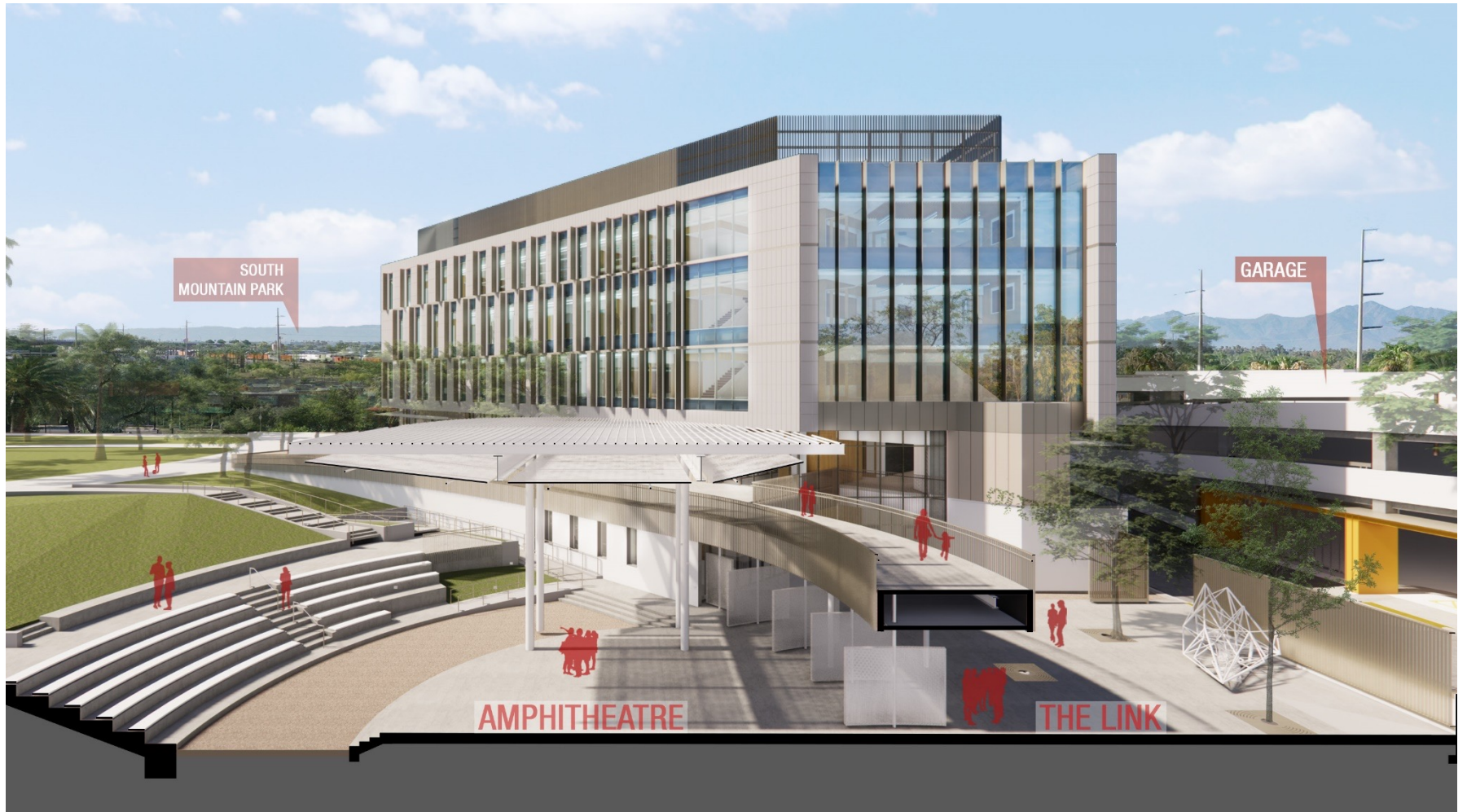
**city hall | entry**



**city hall | amphitheater section**



**city hall | glendale avenue art**

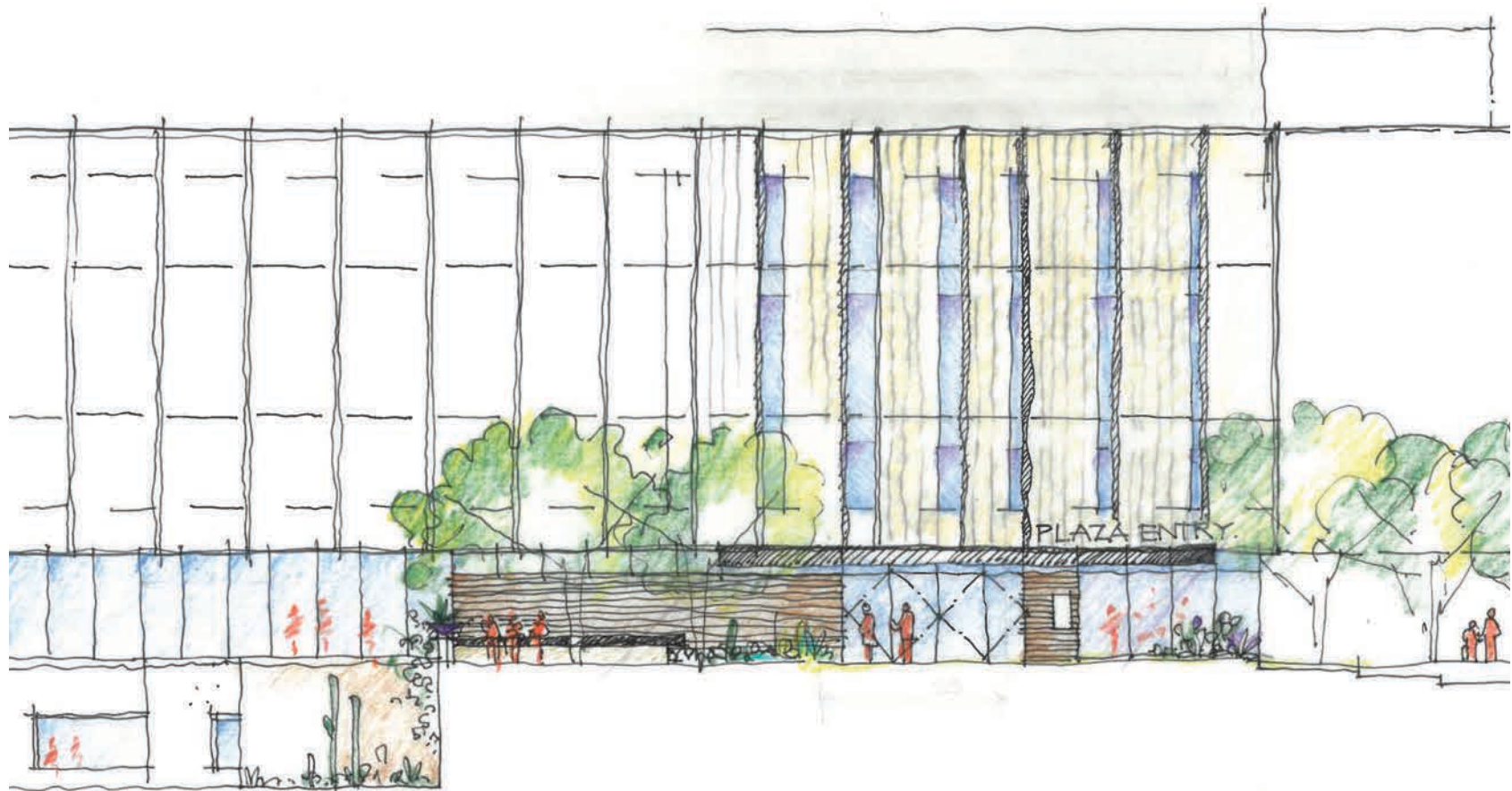


City Hall Section View Looking South

*progress rendering*



Digital Display at Parking Garage



Plaza Level Entrance



Garden Level Link + Entrance

dcrp | city hall

# Design Drivers

## Connected Campus

(indoor/outdoor spaces, downtown adjacency)

## Identity

(of Glendale for Glendale)

## Work + City Spaces

(workspace modalities, business services)

## Department Stacking

(department locations)

## Room for Growth

(plan framework design approach, efficiency)

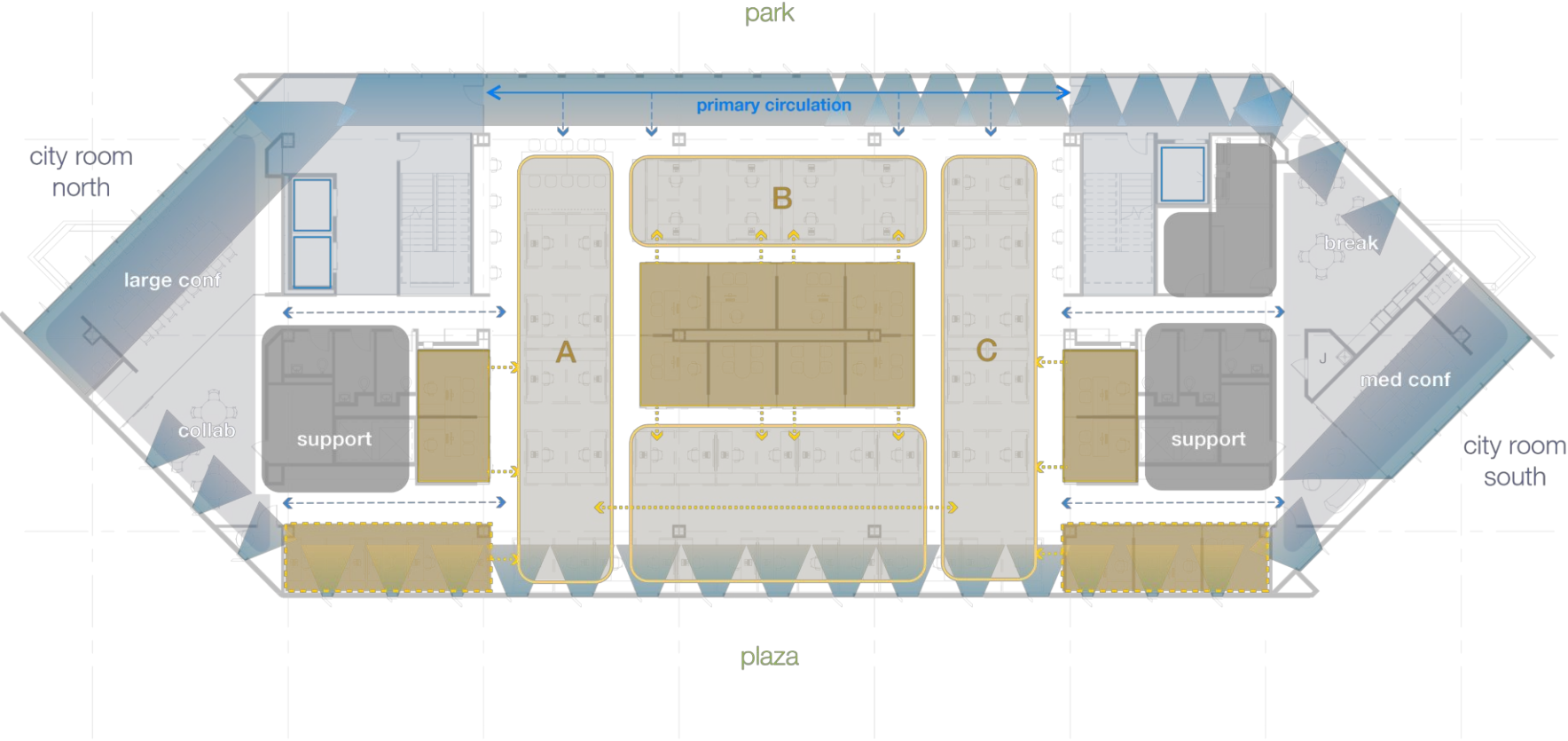
## Expanded Green Space

(performing arts, gathering, campus edge)

## Building Design + Performance

(building performance, efficiency,)

# Interior Framework





Level 4 : View to Murphy Park



Lower Level : Wellness Center



Lower Level : Training Room



Garden Level : City Clerk



Garden Level: City Council Suite



Garden Level: City Council Suite



Garden Level: Mayor's Suite



Level 1C: City Room



Level 1 : City Room



Level 1 : City Room



Level 4 : Payroll



Level 4



Level 4 : Conference

# **Design Drivers**

## **Connected Campus**

(indoor/outdoor spaces, downtown adjacency)

## **Identity**

(of Glendale for Glendale)

## **Work + City Spaces**

(workspace modalities, business services)

## **Department Stacking**

(department locations)

## **Room for Growth**

(plan framework design approach, efficiency)

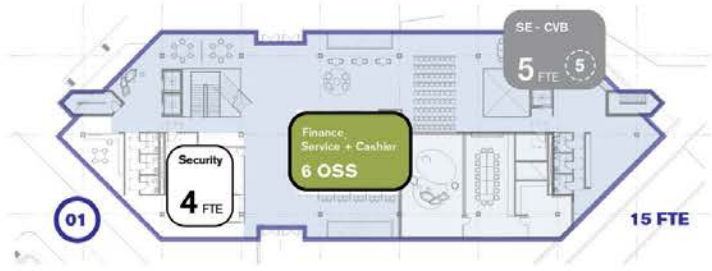
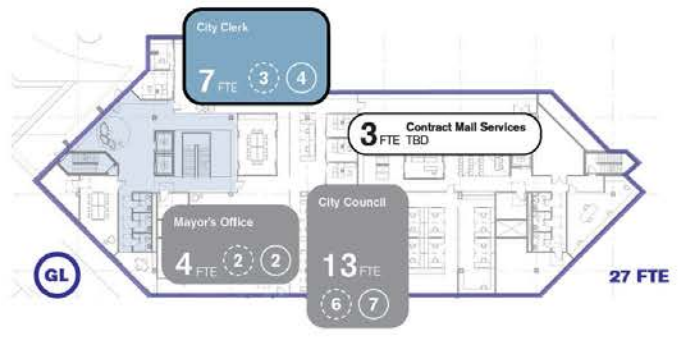
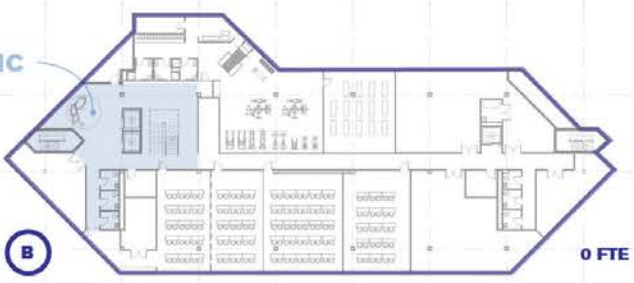
## **Expanded Green Space**

(performing arts, gathering, campus edge)

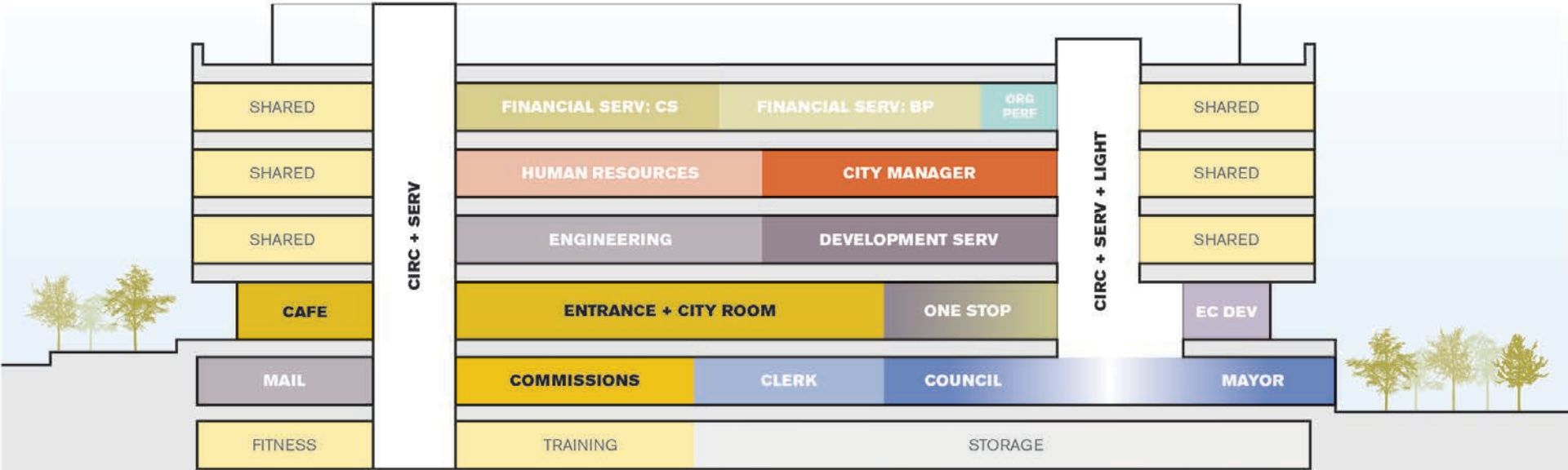
## **Building Design + Performance**

(building performance, efficiency,)

PUBLIC

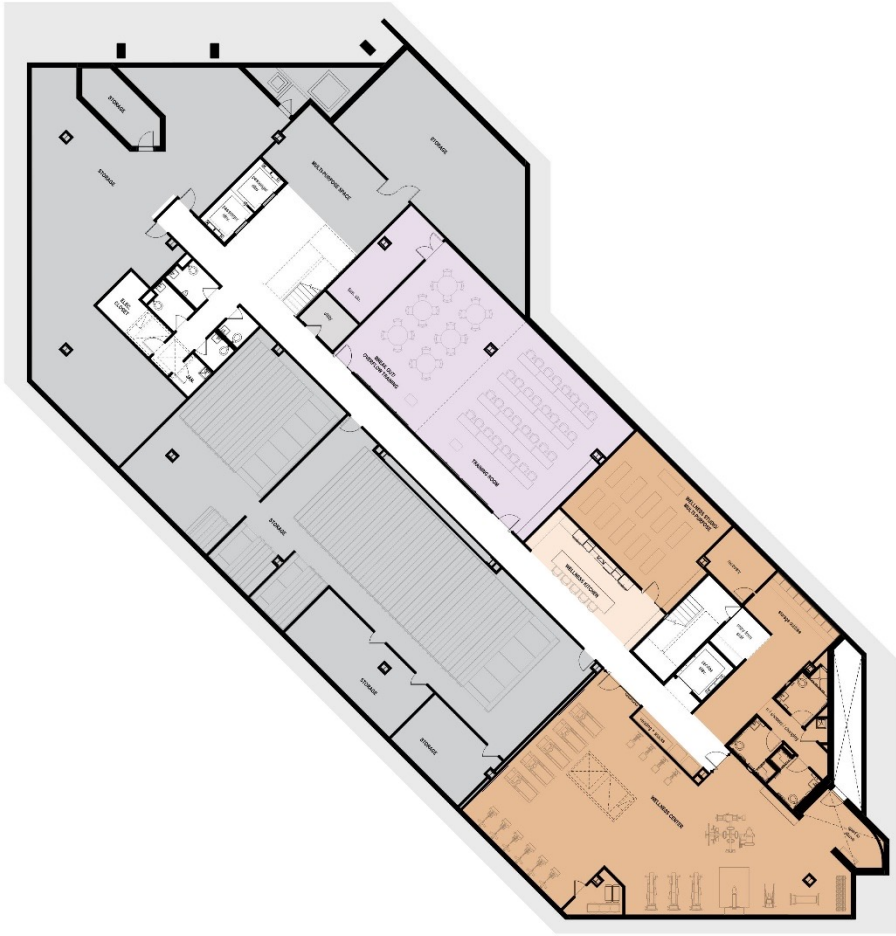


Department & Program Stacking



Department & Program Stacking





**DEPARTMENT  
WORKSPACES**

---

Training Rooms

Wellness Center

Wellness Lounge

Storage

**TOTAL FTE: 0**

City Hall

**Lower Level**



**DEPARTMENT  
WORKSPACES**

City Clerk  
**7** FTE **3** **4**

**3** FTE TBD Contract Mail Services

City Council  
**13** FTE **6** **7**

Mayor's Office  
**4** FTE **2** **2**

PFRSE  
**7** FTE **7**

**PROGRAM FTE: 27CH + 7 CC**  
**POTENTIAL FTE: 39 CH + 9 CC**

**City Hall**  
**Garden Level**



**DEPARTMENT  
WORKSPACES**

Development  
Services  
2 OSS

Finance  
Service + Cashier  
1 4 OSS

Security  
5 FTE 5

SE - CVB  
4 FTE 4

Economic Development  
9 FTE 6 3

**PROGRAM FTE: 25**  
**POTENTIAL FTE: 33**

**City Hall**

**Level 1**







**DEPARTMENT  
WORKSPACES**

Finance  
Service + Cashier

**33** FTE **32** **1**

Finance-  
Budget + Procurement

**40** FTE **34** **6**

Organizational Performance

**5** FTE **3** **2**

**PROGRAM FTE: 78**  
**POTENTIAL FTE: 93**

City Hall

**Level 4**

# **Design Drivers**

## **Connected Campus**

(indoor/outdoor spaces, downtown adjacency)

## **Identity**

(of Glendale for Glendale)

## **Work + City Spaces**

(workspace modalities, business services)

## **Department Stacking**

(department locations)

## **Room for Growth**

(plan framework design approach, efficiency)

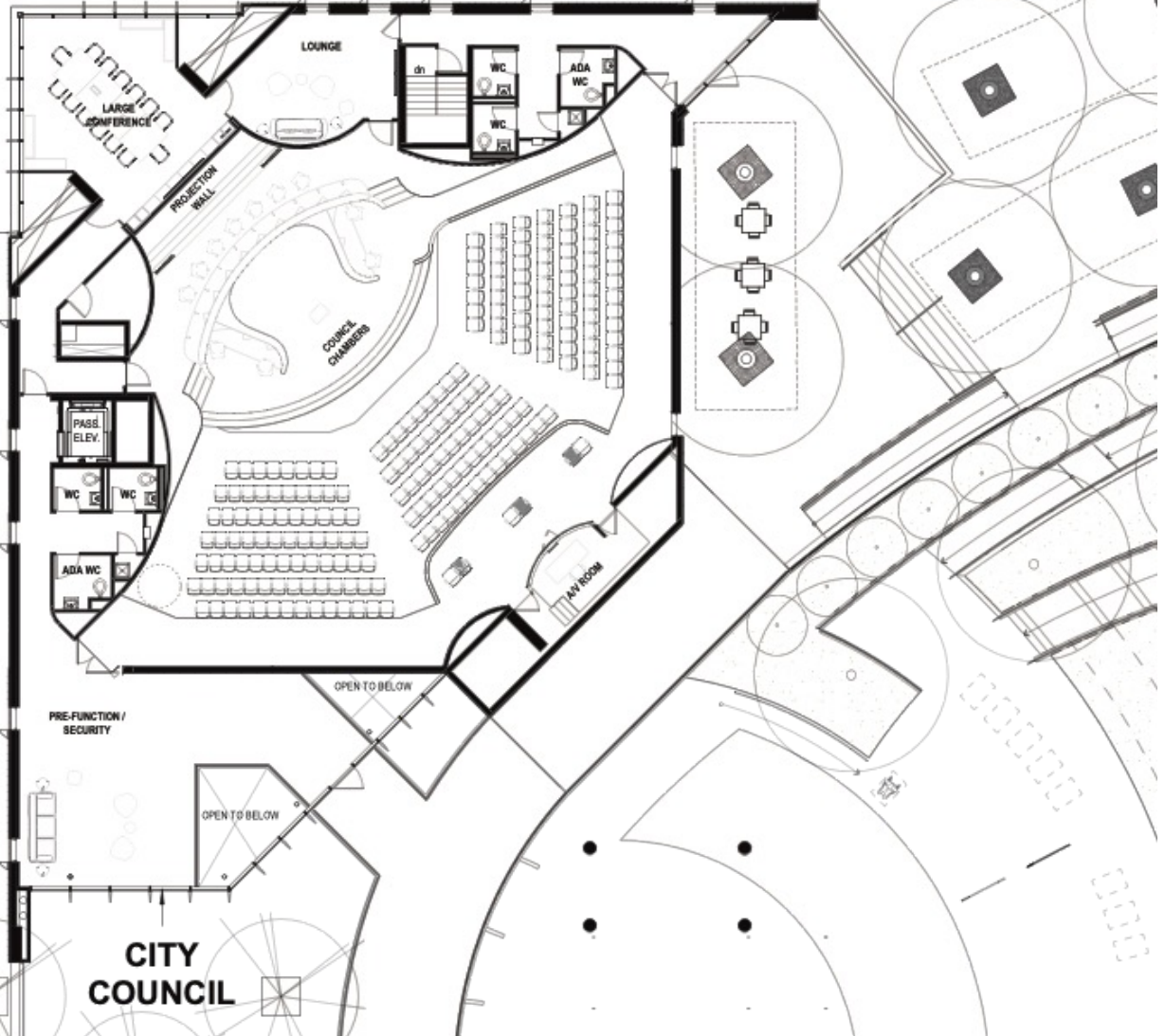
## **Expanded Green Space**

(performing arts, gathering, campus edge)

## **Building Design + Performance**

(building performance, efficiency,)

**dcrp | council chambers**



**Council Chambers  
Level 1**



Council Chambers : Level 1



Council Chambers : Level 1



Council Chambers : Level 1



Council Chambers : Level 1

**dcrp | amphitheater**

# Design Drivers

## Connected Campus

(indoor/outdoor spaces, downtown adjacency)

## Identity

(of Glendale for Glendale)

## Work + City Spaces

(workspace modalities, business services)

## Department Stacking

(department locations)

## Room for Growth

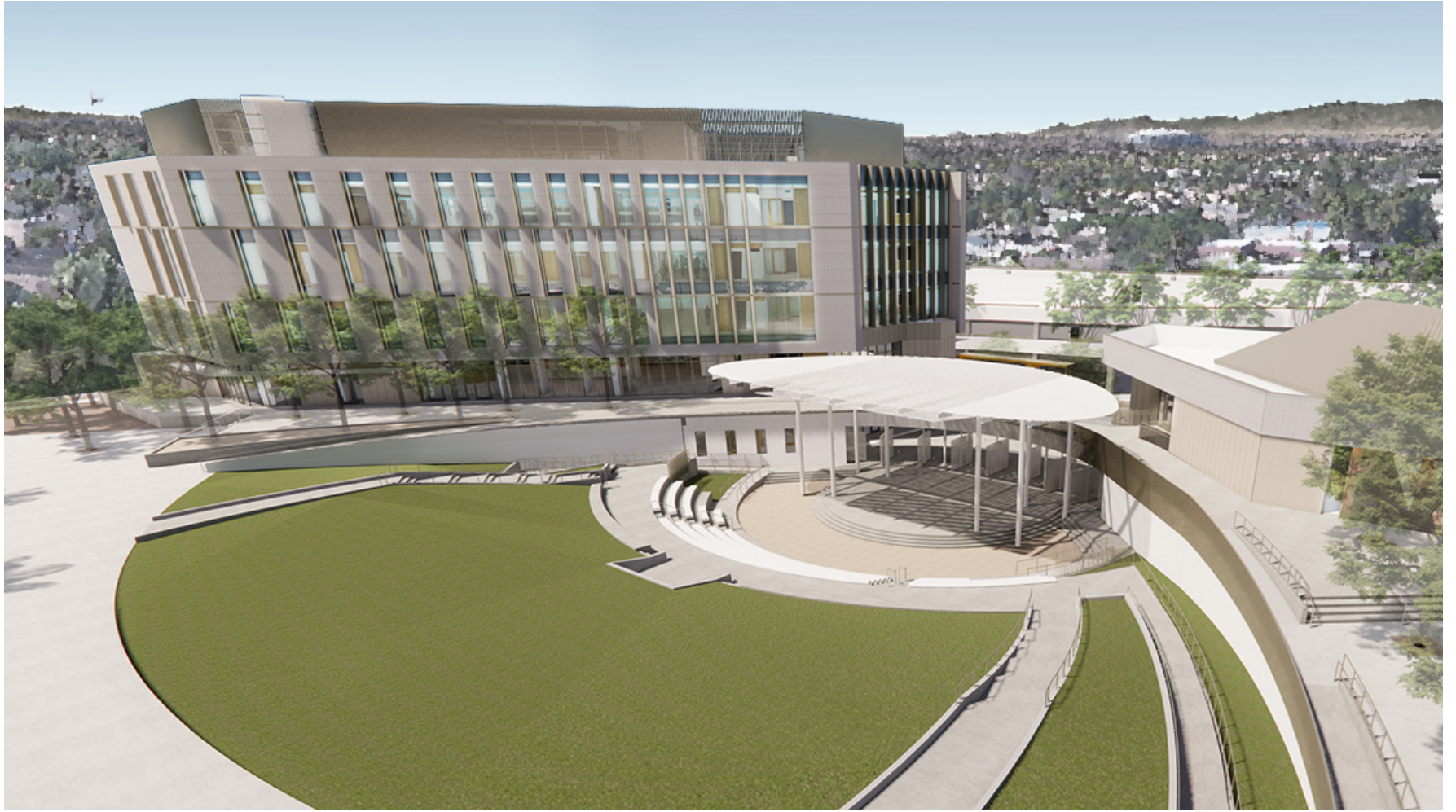
(plan framework design approach, efficiency)

## Expanded Green Space

(performing arts, gathering, campus edge)

## Building Design + Performance

(building performance, efficiency,)

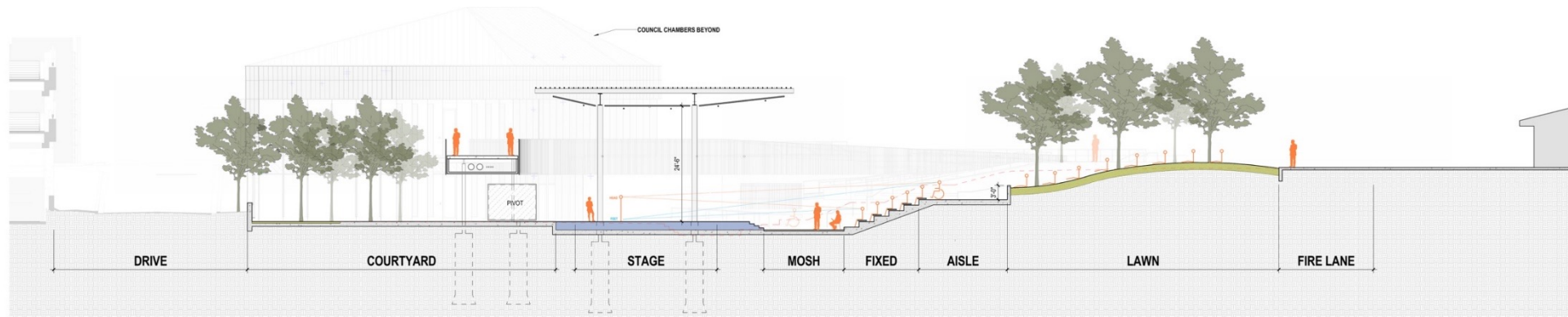


Amphitheater Looking Southwest



Amphitheater Looking North





Site Section

**Amphitheater Looking North**



W GLENN DRIVE

COUNCIL CHAMBERS

2

AMPHITHEATER

3

MURPHY PARK  
VELMA TEAGUE LIBRARY

PARKING GARAGE

4

CITY HALL

1

W GLENDALE AVE.

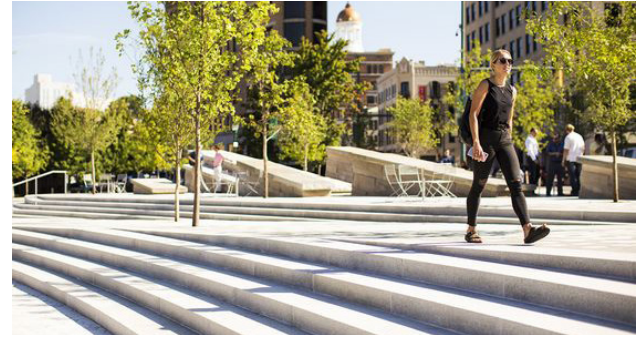
N 59TH AVE.

N 58TH AVE.

# 1

## CITY HALL ENTRY PLAZA

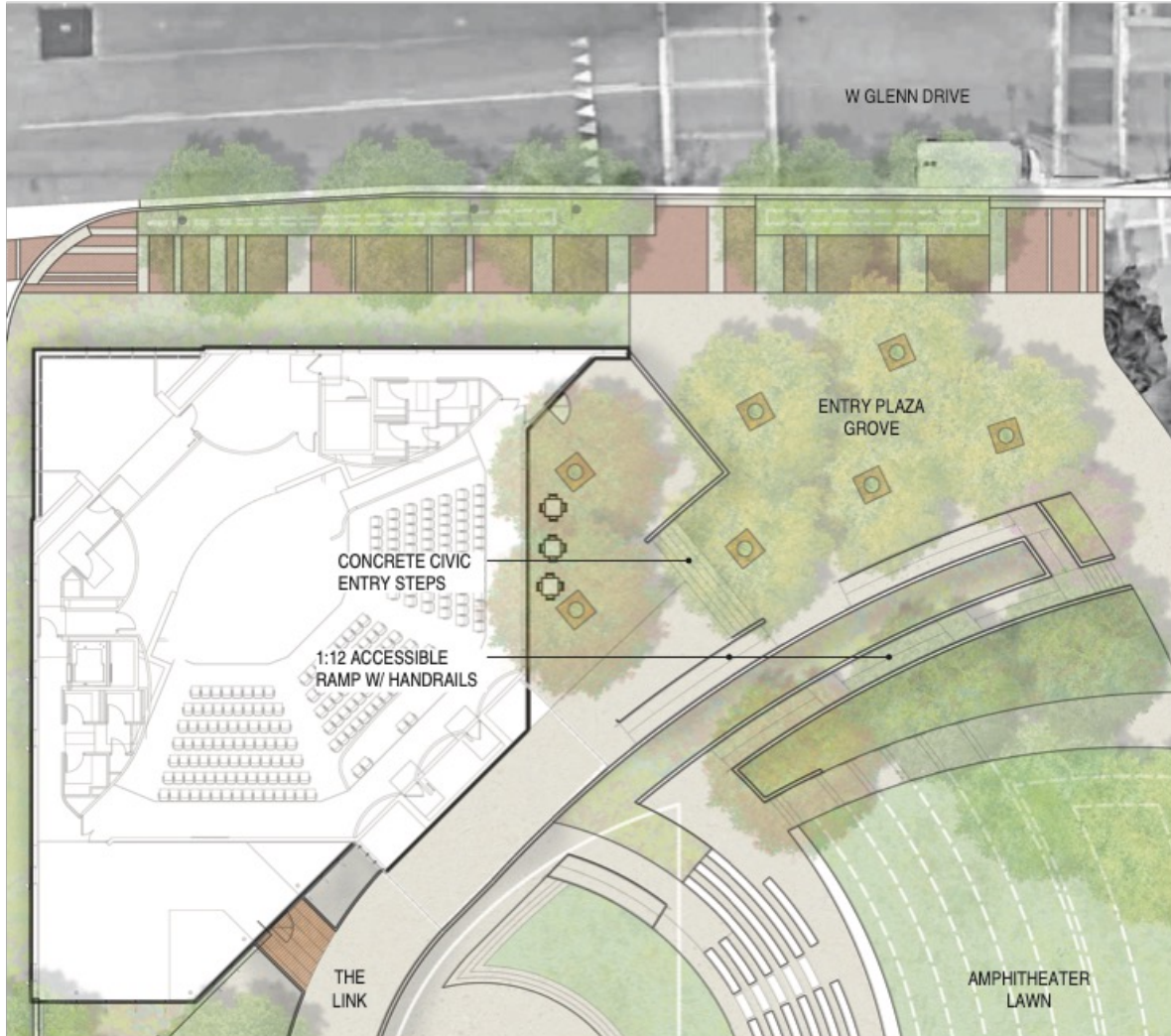
CONCRETE PAVING THAT RESPONDS TO BUILDING ENTRANCE, RATHER THAN STREETSCAPE  
CIVIC ENTRY STEPS AND 1:20 RAMP UP TO BUILDING ENTRY  
SLOPE AND TERRACED LANDSCAPE ALONG SERVICE ACCESS DRIVE



# 2

## COUNCIL CHAMBERS ENTRY PLAZA

- SHADED TREE GROVE ENTRY PLAZA
- FLEXIBLE CAFE SEATING
- ACCESS TO AMPHITHEATER STAGE & BOWL AT LOWER LEVELS



**dcrp | materials + finishes**

# Design Drivers

## Connected Campus

(indoor/outdoor spaces, downtown adjacency)

## Identity

(of Glendale AZ, for Glendale AZ)

## Work + City Spaces

(workspace modalities, business services)

## Department Stacking

(department locations)

## Room for Growth

(plan framework design approach, efficiency)

## Expanded Green Space

(performing arts, gathering, campus edge)

## Building Design + Performance

(building performance, efficiency,)

MATERIAL EXPLORATION

**color & light**



MATERIAL TYPES

# terracotta



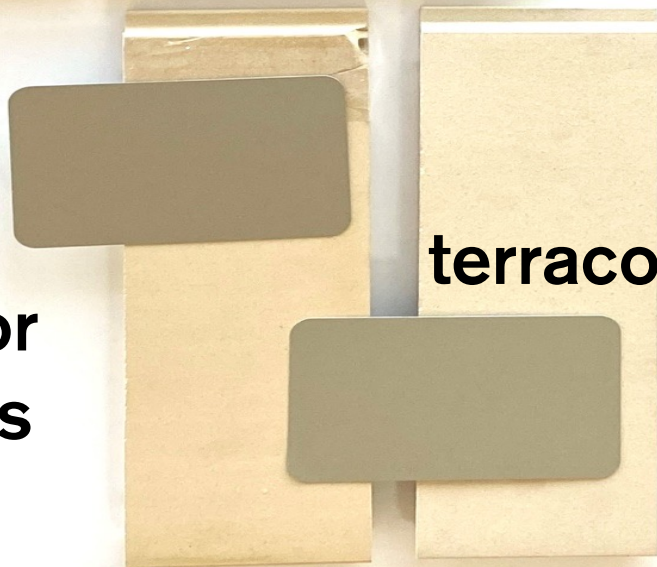
MATERIAL TYPES

# brick





**exterior  
options**



**terracotta**





**terracotta**



**brick**

**interior  
finishes**





**city hall + council | civic presence**

*progress rendering*



**city hall + council | connected to park**