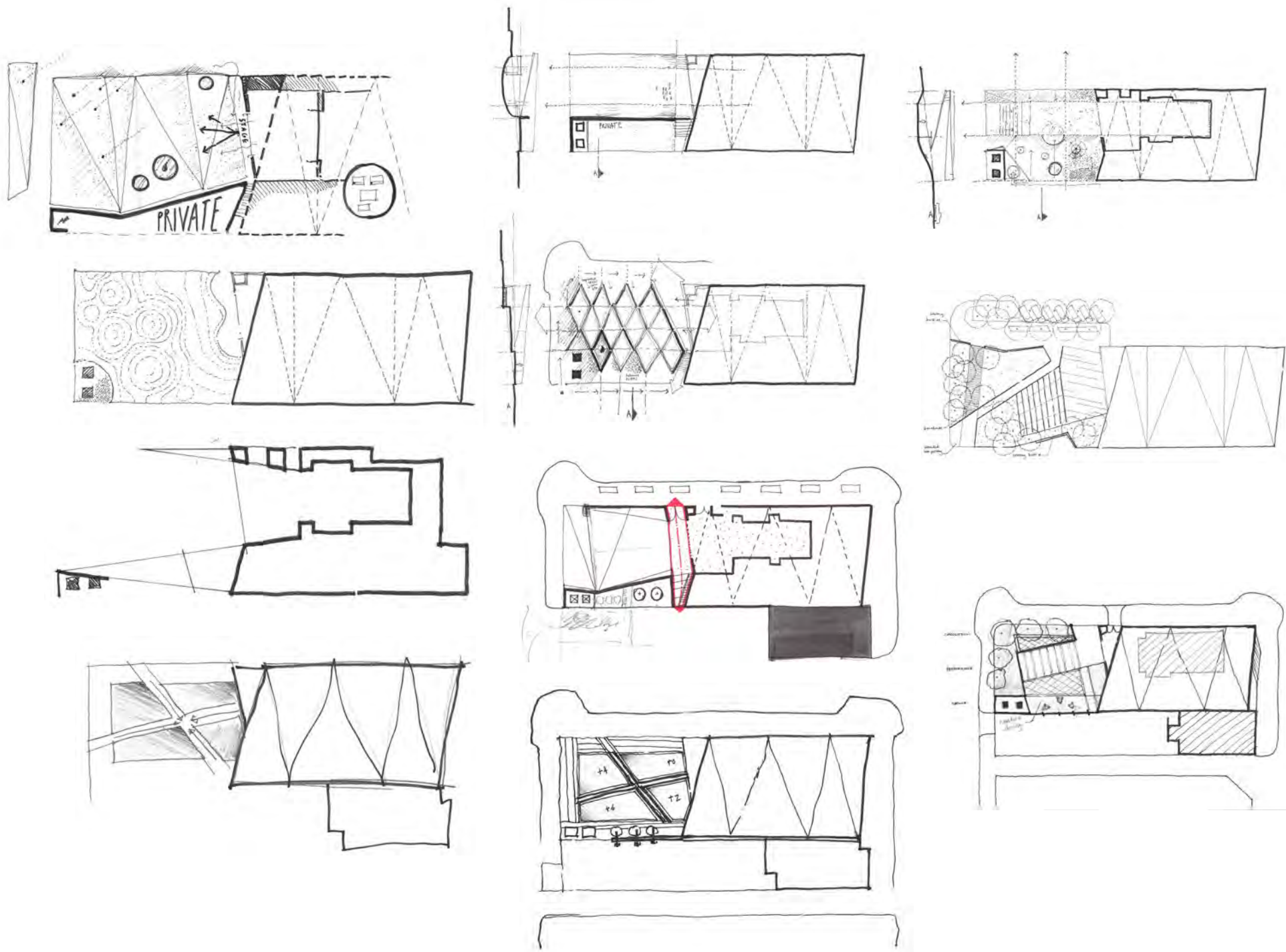


ROOF

GROUND

WATER



ROOF

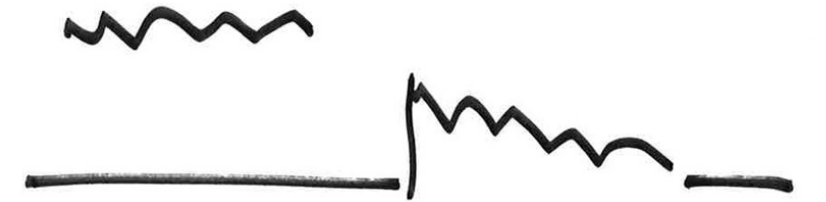
Our proposal begins with the visually arresting roof of the Bluebarn Theater. The artificial grass and folded, pitched planes suggest a fantastical lawn worthy of lounging upon. Sloping surfaces direct rainwater towards the edge of the roof, routing the precious resource somewhere lush, desirable and unseen. Combining a rich architectural material palette of exposed concrete, corten steel, steel re-bar and a saturated, pure blue, the theater presents both elegant forms and curious juxtapositions. We appreciate the freedom and boldness offered by our partner in occupying this soon-to-be-transformed block in Omaha, Nebraska.

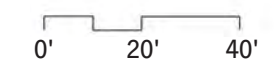
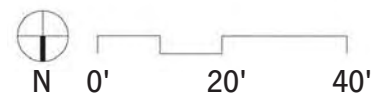
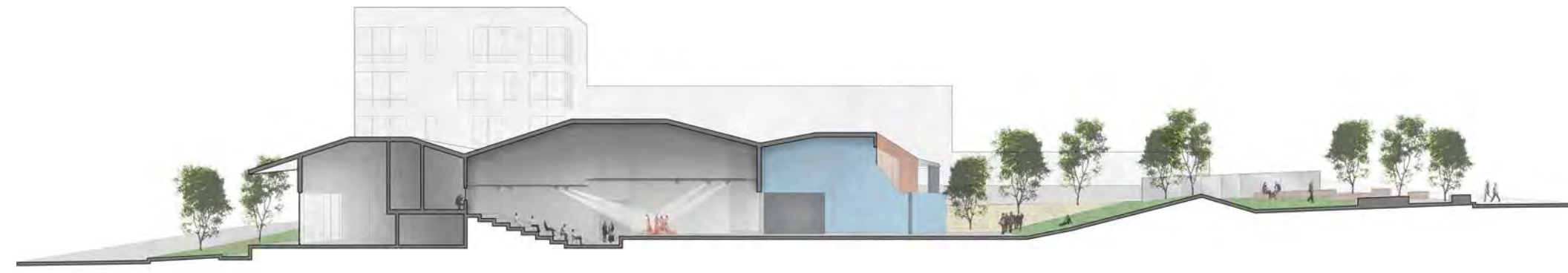
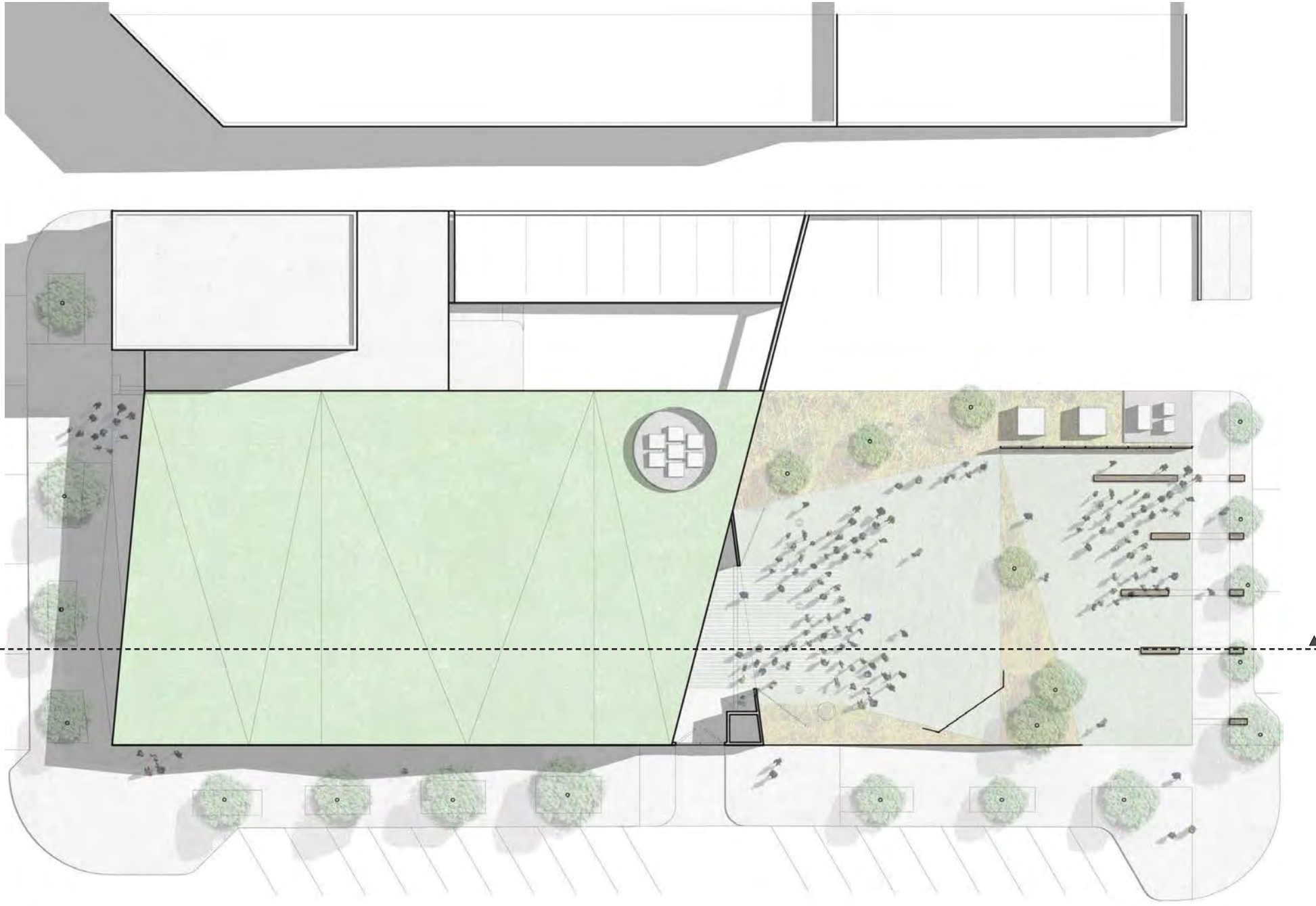
GROUND

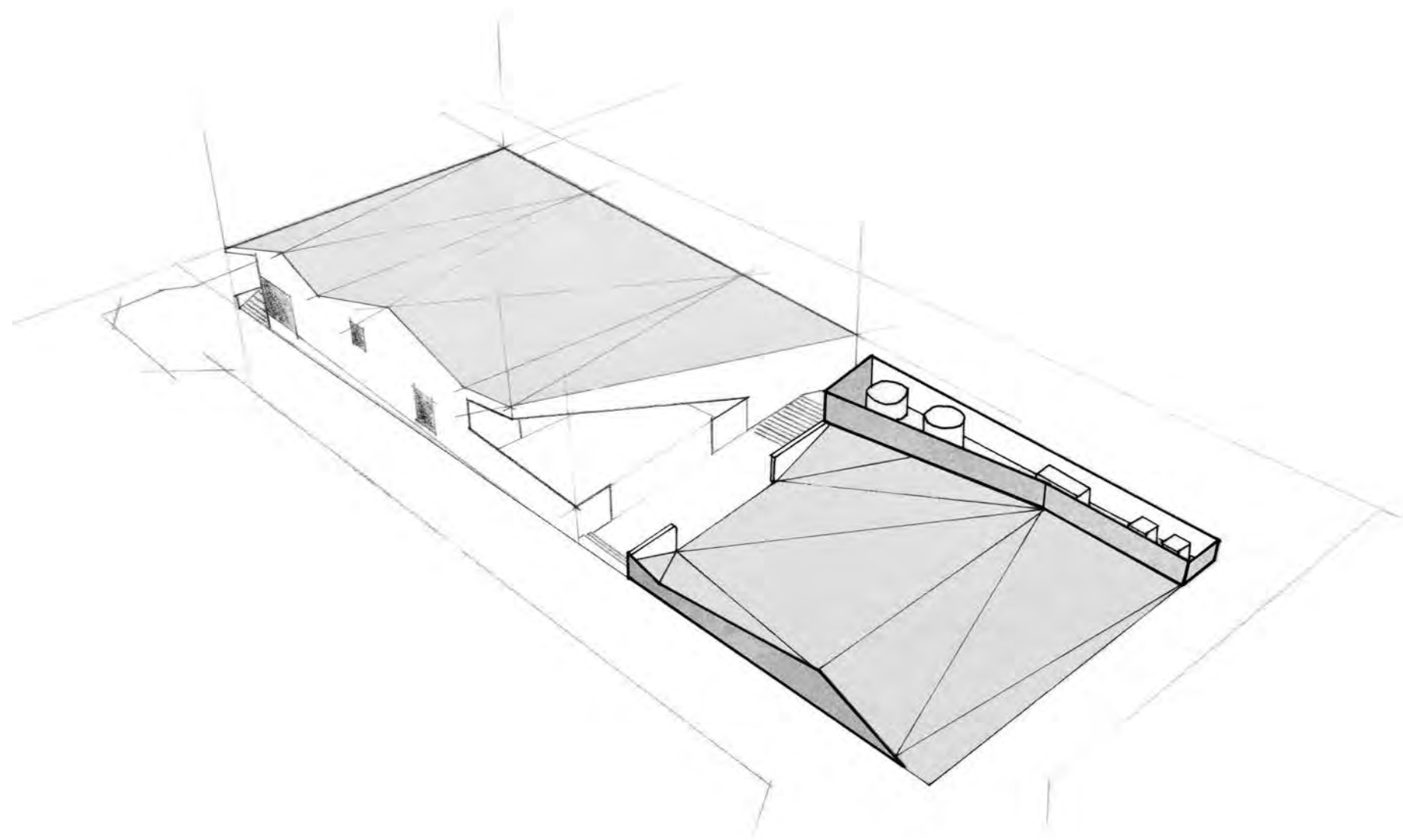
Our goal is to create a roof corollary on the ground - a flexible and accessible place. The faceted ground planes west of the theater create a landscaped foreground for the blue outdoor theater volume. At the same time they offer a seasonally adjusting backdrop for the formal interior theater space. Corten steel edging holds the lawn along Pacific, scaling to architectural dimensions when needed. A comfortable lawn of Buffalo grass and Brome absorbs water and heat. It requires little maintenance. A small wedge of taller native grasses and wildflowers quietly suggests an inside and an outside to the greenspace. Rills collect overflow rainwater at the intersections of folding planes, directing it towards fragrant rain gardens. A select few Swamp White Oaks and Bloodgood London Plane Trees dot the western edge of the greenspace, providing shade, texture, interior volume and a ceiling-like surface to illuminate at night.

WATER

We are interested in establishing this project as a showcase in the holistic management of stormwater on a development site. We would also like to discuss how private development interfaces with the public realm, both experientially and as cooperative infrastructure. Throughout our proposal we demonstrate how water flows from initial rainfall contact from the rooftop throughout the site, how it is slowed, captured and released through a series of overt and subtle stormwater facilities. As a practical matter we're managing stormwater at both a macro and micro scale. On a poetic level, through the rigorous choreography of water flow from high to low we are making gravity visible, acoustical and felt.







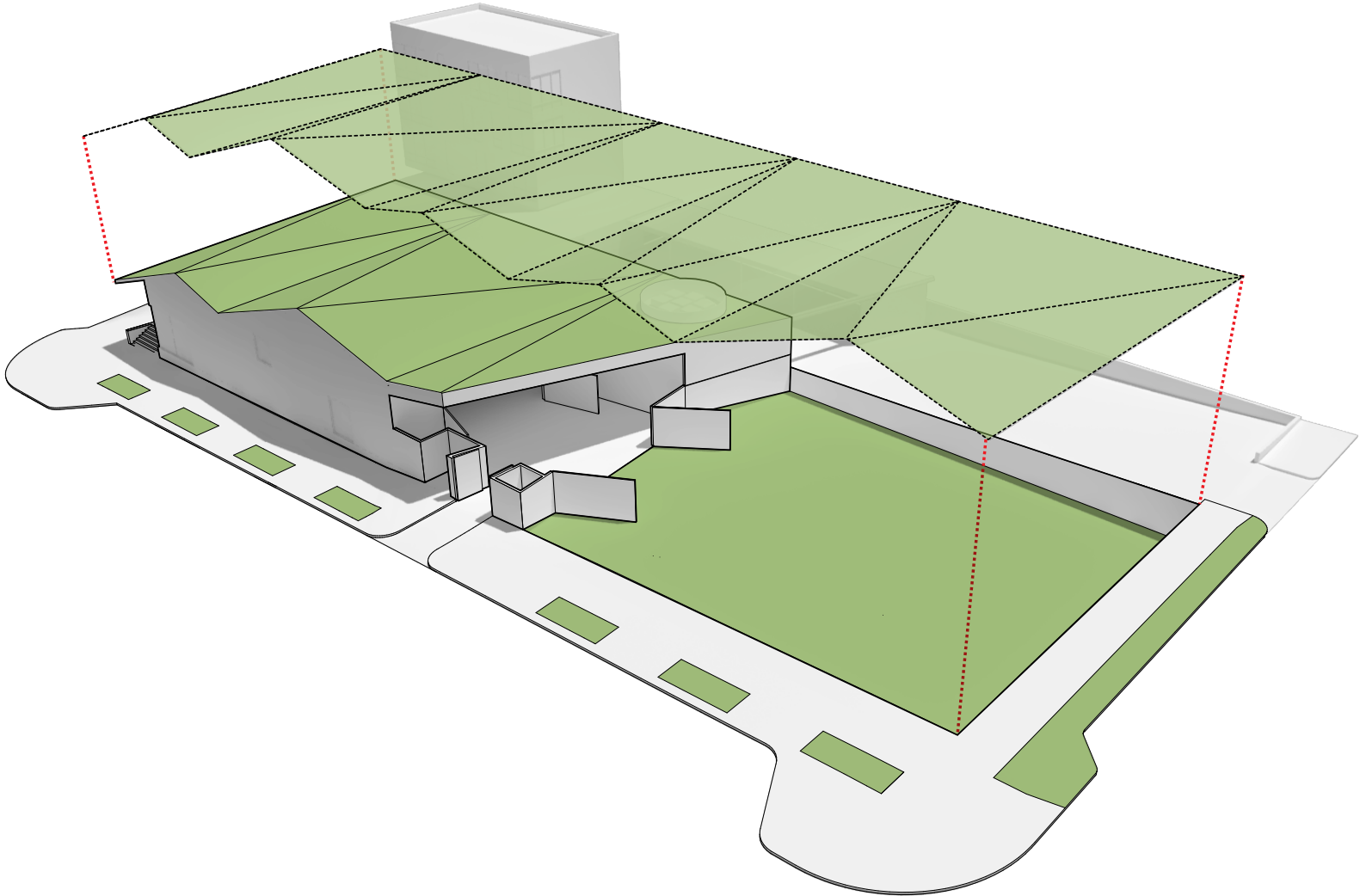
ROOF_GROUND_WATER

12 STEPS TO OMAHA: ENCORE!

- 1 GROUND THE ROOF
- 2 CONSTRUCT THE GESTURE
- 3 PRIVATE DEVELOPMENT; PUBLIC SPACE
- 4 ACCESSIBILITY & CONTROL
- 5 THREE STAGES
- 6 A GALLON IS A GALLON
- 7 INFRASTRUCTURE IS STILL OUR FRIEND
- 8 CONTROL GREENSPACE
- 9 COMPETITION GREENSPACE
- 10 BASELINE GREENSPACE
- 11 ADD ALTERNATIVES
- 12 LOST & FOUND

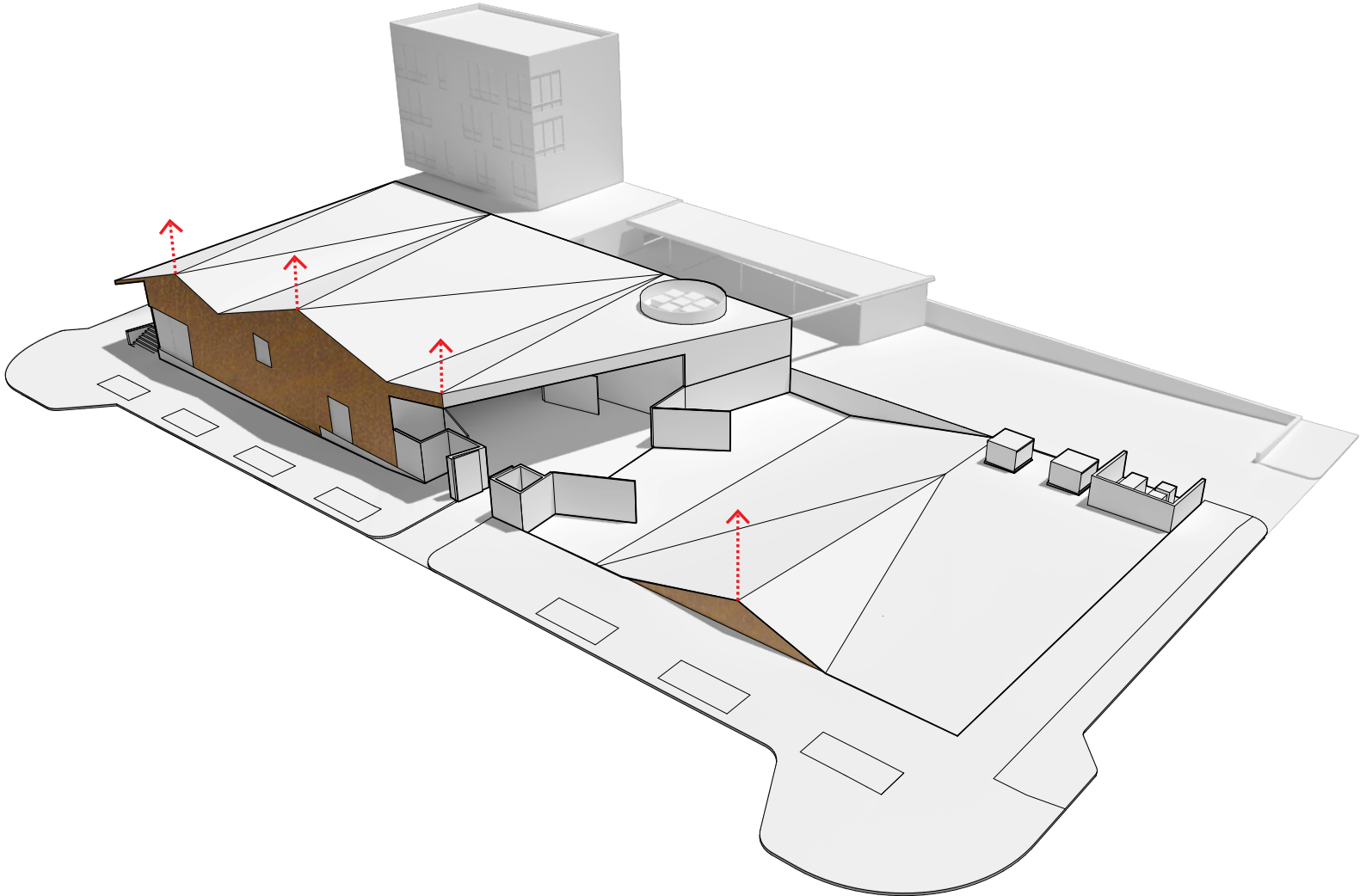
GROUND THE ROOF

Early on we became interested in the elegant simplicity of the proposed Bluebarn Theater roof. With the conscientious choreography of the flow of rainwater being integral to our proposal, the directionality suggested by the roof suggested a structural approach for the greenspace. We began to think of the entire site as one large roofscape, a series of purposefully crafted folded planes - some habitable and some not. By grounding the roof we are able to connect the Earth and Sky in ways that are both direct and abstract.



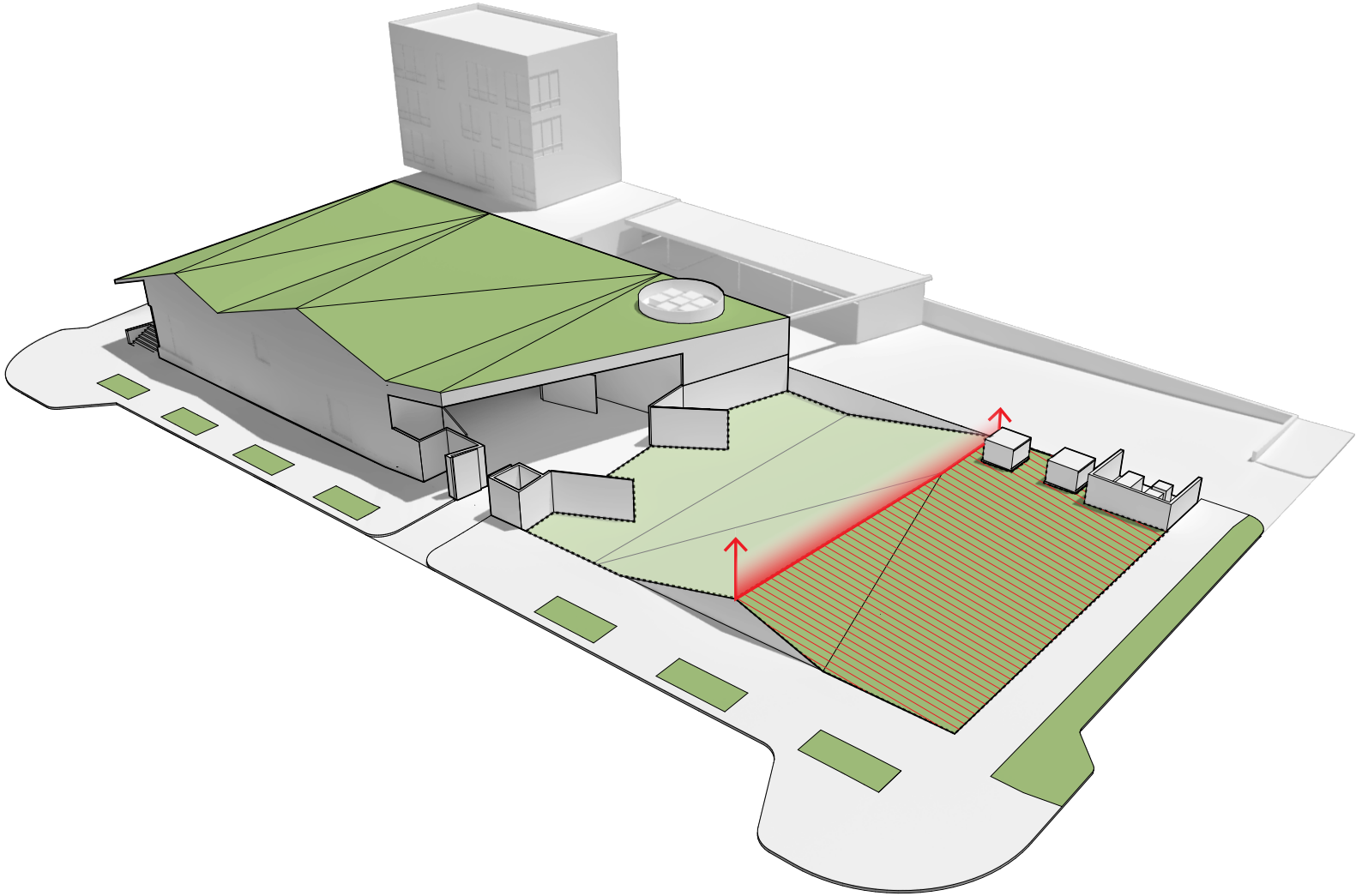
CONSTRUCT THE GESTURE

While investigating ways to simplify of the competition proposal, we define one element as absolutely vital to the spirit of the project; the pointed edge along Pacific Street is a move that supports many others. A formal gesture to the Bluebarn's pitched, rusted facade, this geometric extrusion creates a signature presence along the public edge. It marks the tenuous division of public and private space, and naturally slopes the Eastern landscape towards the Bluebarn porch. Practically, the facade could be constructed in an identical fashion to the building. Cor-ten RustWall panels hung from a structural concrete back up wall makes for easy assembly and aesthetic continuity.



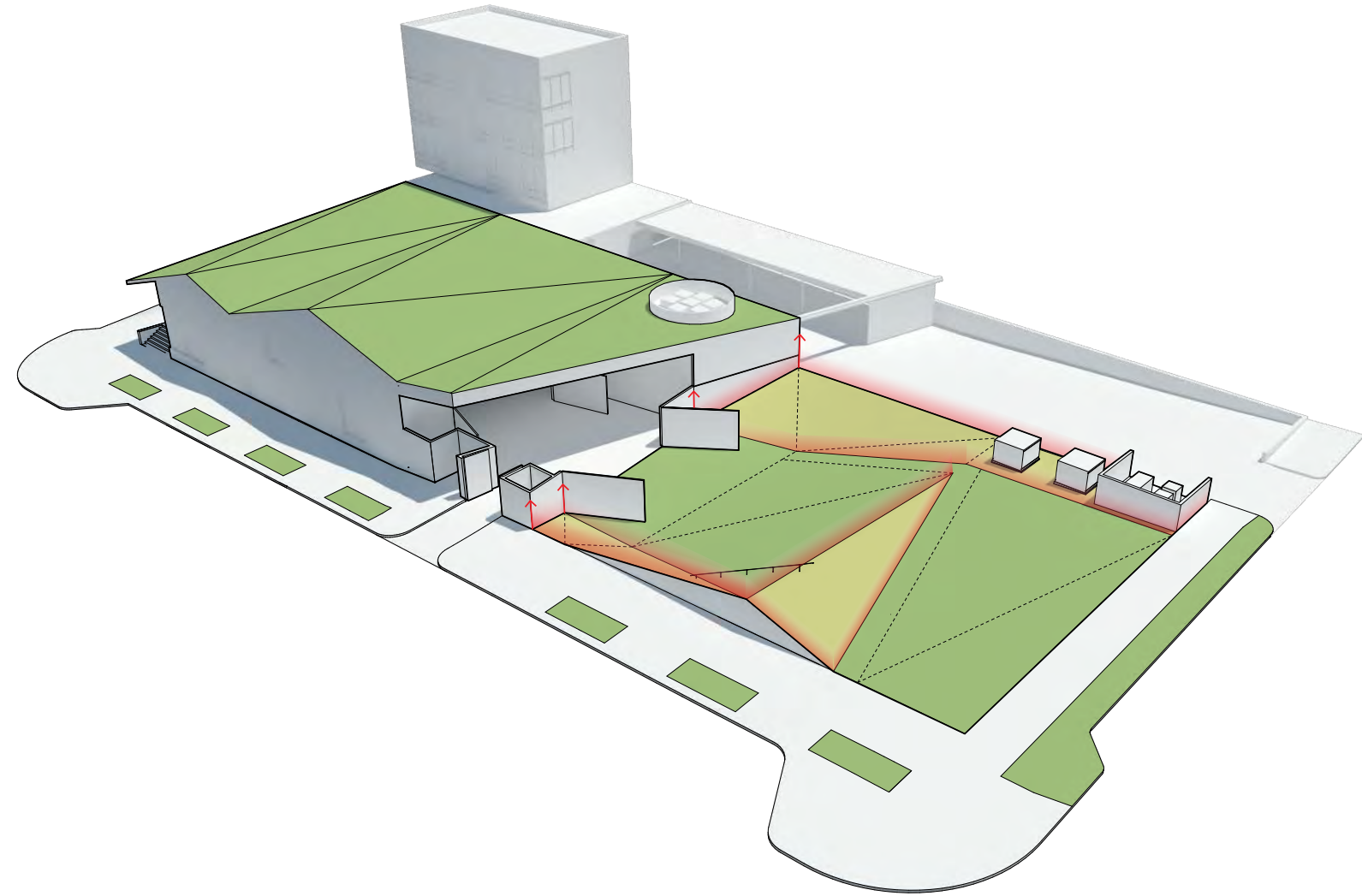
PRIVATE DEVELOPMENT; PUBLIC SPACE

Omaha by Design's *Green In The City* is an ambitious vision for a vibrant urban community space. However, the organization's goals to improve built and natural environments throughout the city are dependent on dedicated stakeholders and partnerships. We aim to illustrate the Bluebarn's potential as a steward of these principles. If committed to the implementation of good design, the combination of private programming and public involvement could be incredibly prosperous. Ideally, the greenspace functions as a platform for mutual benefit and sets the stage for similar projects in the future.



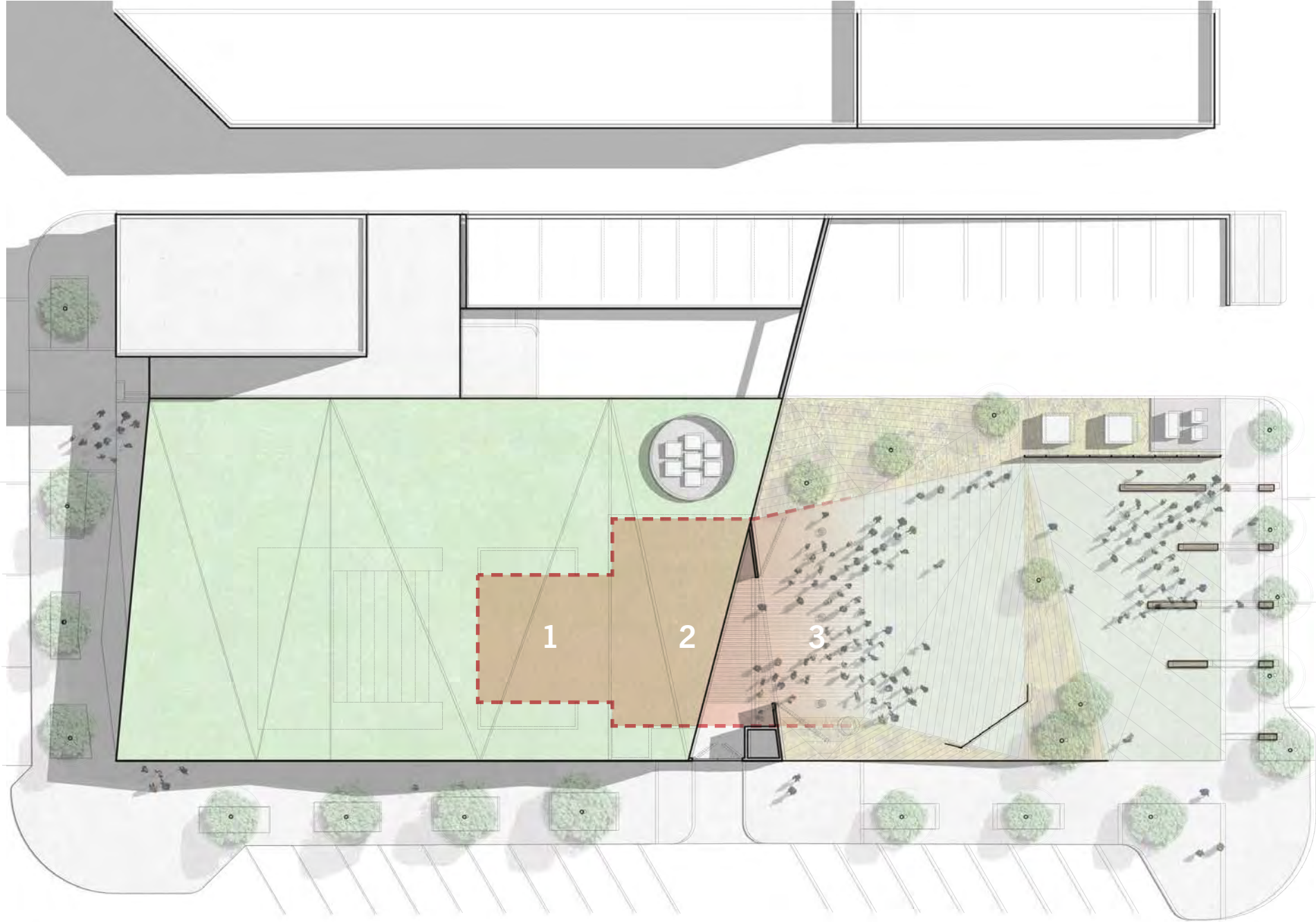
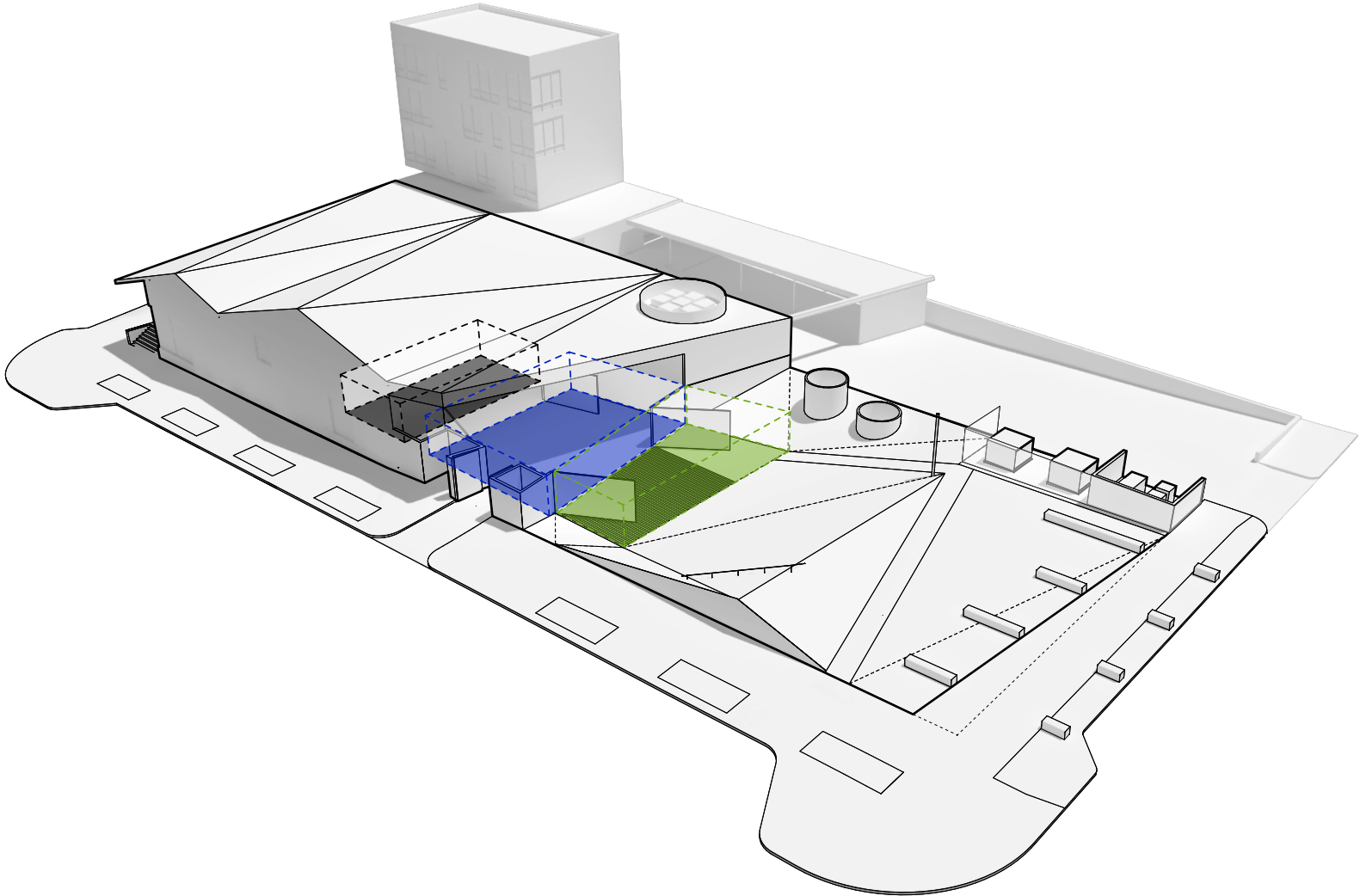
ACCESSIBILITY & CONTROL

The relationship between public and private takes on physical boundaries as well. After examining the competition proposal in greater detail, Bluebarn stakeholders raised many important questions about security, circulation, and control. With multiple entries and exits penetrating the competition layout, we sought a simpler way to orchestrate pedestrian movement through the site. The porch yard doors are utilized as control points for gaining entry into the theater itself, while subtle planting and pavement changes hint at ways to experience the site. Ultimately, our goal is to make the greenspace jackass-proof.



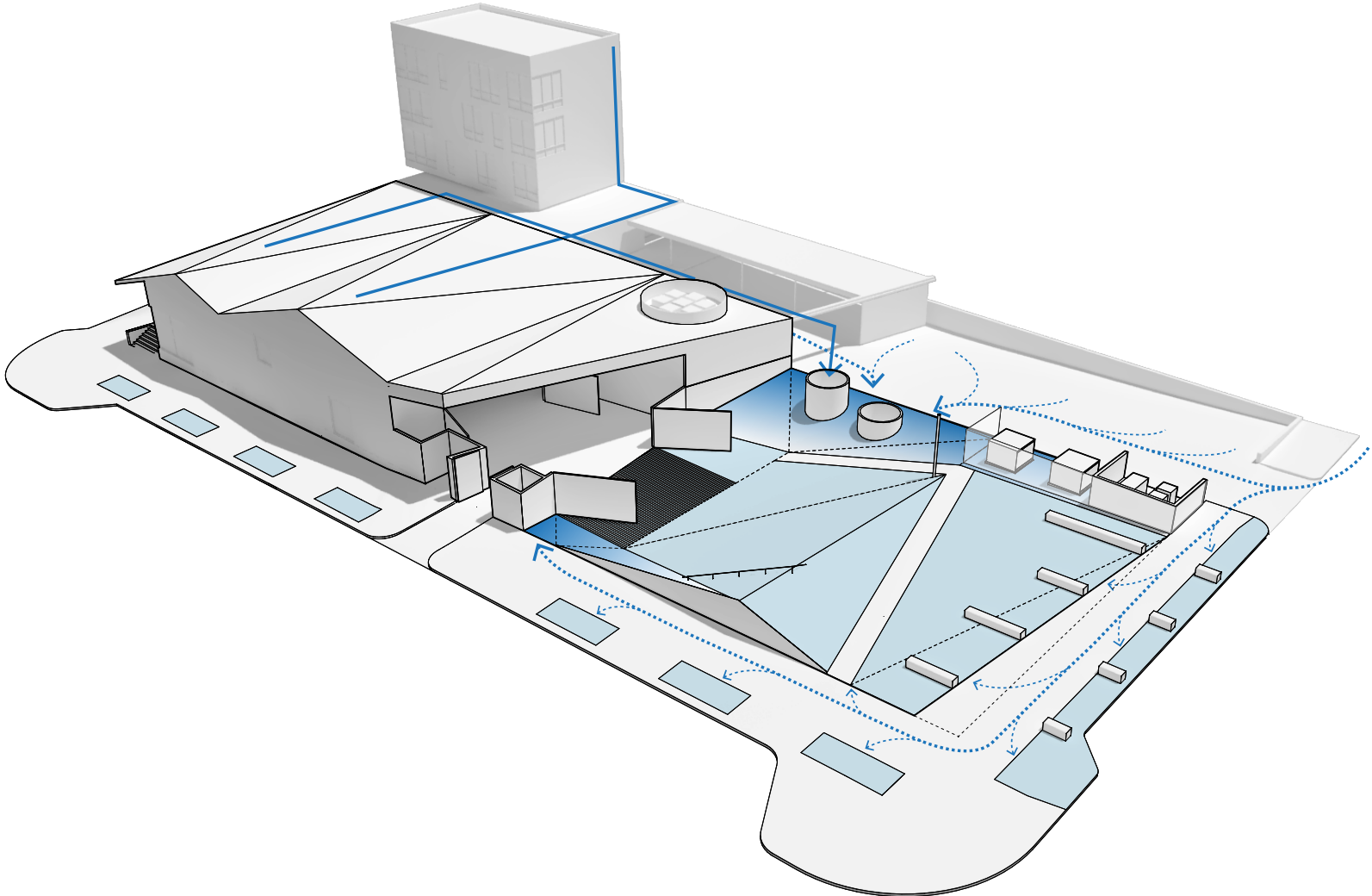
THREE STAGES

One of many *Aha!* moments occurred while inspecting the area directly adjacent to the porch yard doors. Instead of creating a nondescript “neutral ground” requiring stairs, handrails, and patience, we created yet another extension of the stage. Not only did this eliminate the awkward, unwelcoming corridor seen in the competition, but fulfilled many programmatic needs. Members of the Bluebarn expressed the desire to take the performance out into the lawn; operating flexibly depending on the occasion, the weather, etc. *How can we accommodate outdoor events and makeshift performances?* The natural slope is leveled proportionately to the main stage and the porch yard, thus allowing for easily accessible, versatile space.



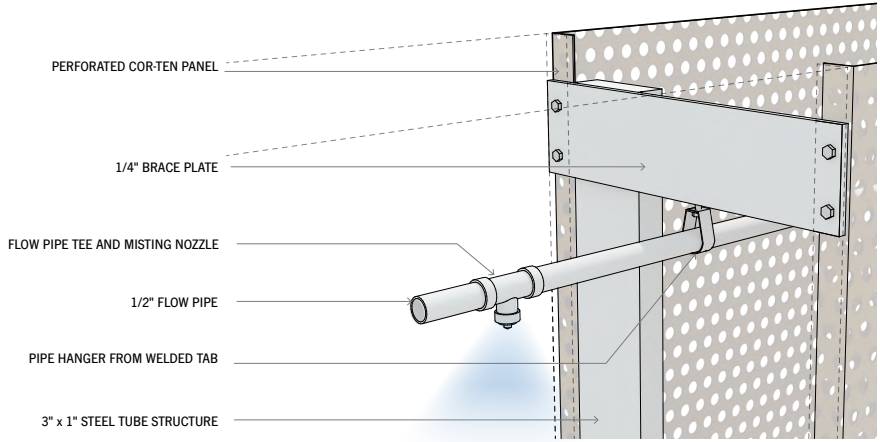
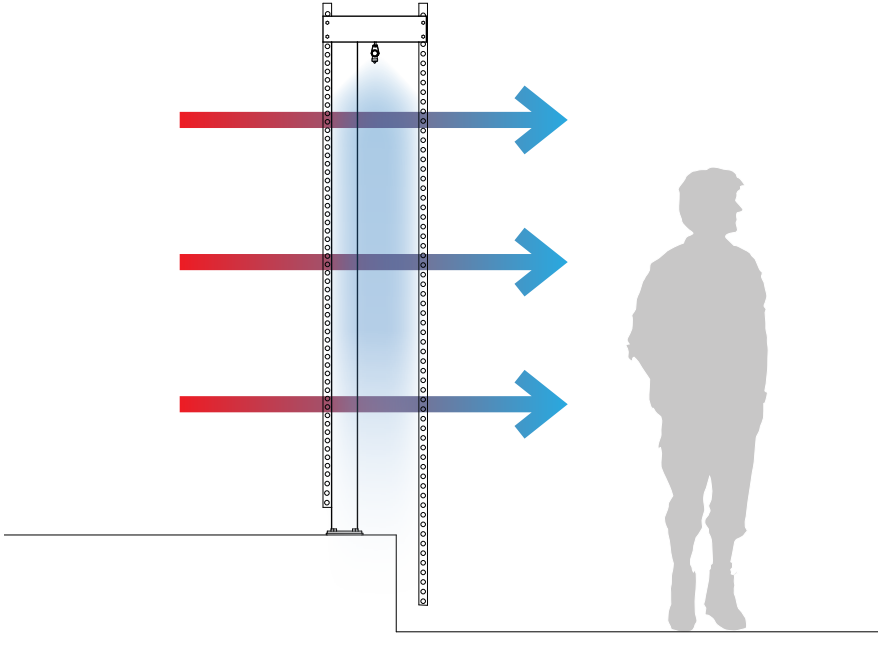
A GALLON = A GALLON

The City of Omaha requires that 1/2" of rainfall over the area of a site must be contained on site. For our site, including Bluebarn Theater and Boxcar 10, that's 10,500 gallons or roughly an 11' cube. Rather than bury that volume of water we propose storing the water in a number of visible and functionally useful ways. Water from the roof will be stored in two cisterns that can be used by either properties for landscape watering, hosing things down or flushing the broader stormwater system of raingardens. While the implementation of a stormwater management infrastructure may seem surplus to requirements, we believe it's inherent connections to the design of both the theater and greenspace are worth exploiting.



INFRASTRUCTURE IS STILL OUR FRIEND

It's not uncommon for urban development projects to try and hide power lines, electrical transformers and dumpsters. The effort to hide this essential infrastructure is often futile as it is either impossible to hide or too costly to hide. As a counter proposal we explored the idea that urban infrastructure should be embraced as part of the visual experience of a place. We still believe this concept is applicable and appropriate in this project. What was once a lengthy, solid retaining wall of cor-ten construction has compacted into a wedge of efficient, code compliant screening. Based on undetermined budgetary constraints, the development of three schemes for the infrastructure corral illustrate how this area may come to fruition.



Burnished Block



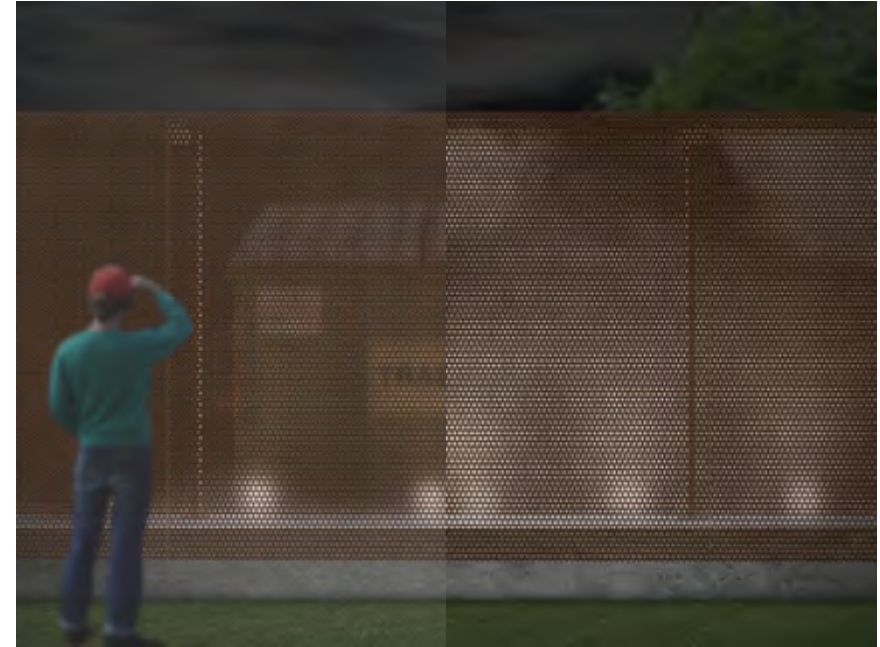
Black Metal Panels



Perforated Cor-Ten Screen

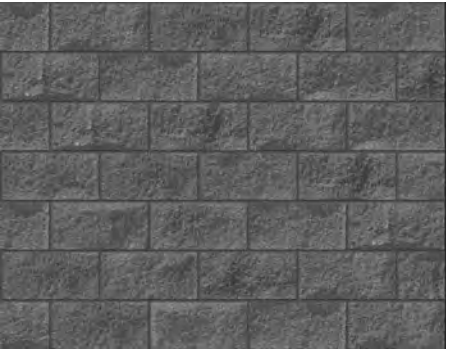
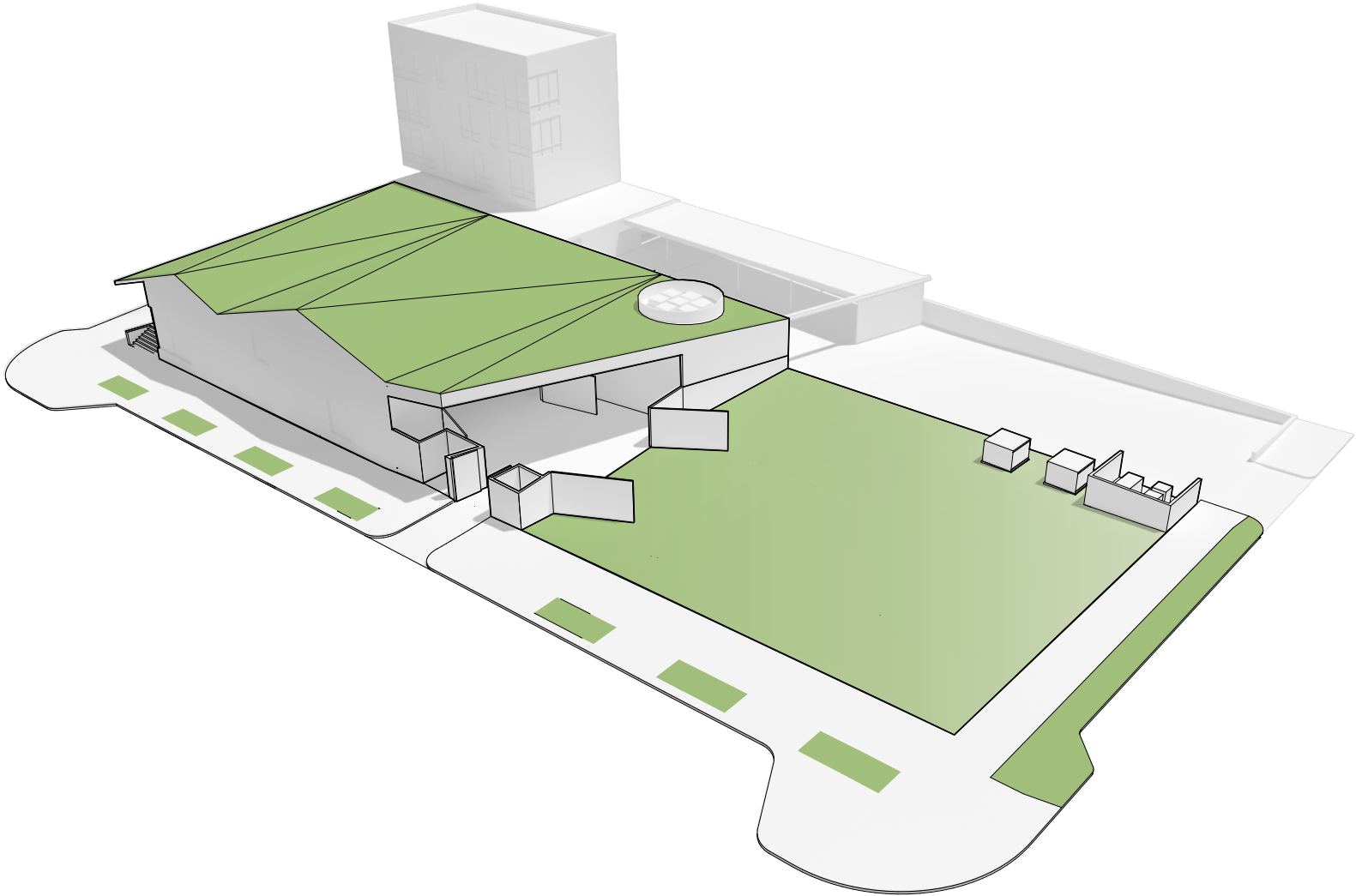


Misting Concept: Latent & Active



CONTROL GREENSPACE

This package offers the simplest of interventions possible. Trash and utilities are placed in the Southwestern corner of the site, the former being enclosed by a masonry wall designed to match the building on site (Sec. 55-927. Service Area Screening). Now a parking lot, the site's existing asphalt will be dug up and graded to the basic site topography. This space will be seeded or sodded as an expansive, but empty lawn. The only catch to grading this area is a relatively level surface where the porch yard doors open.

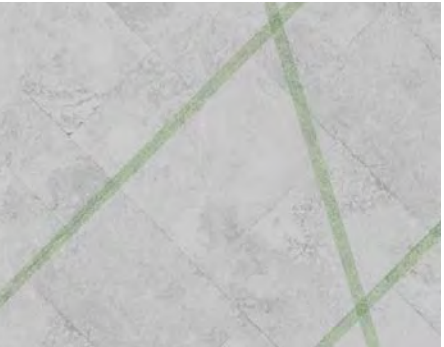
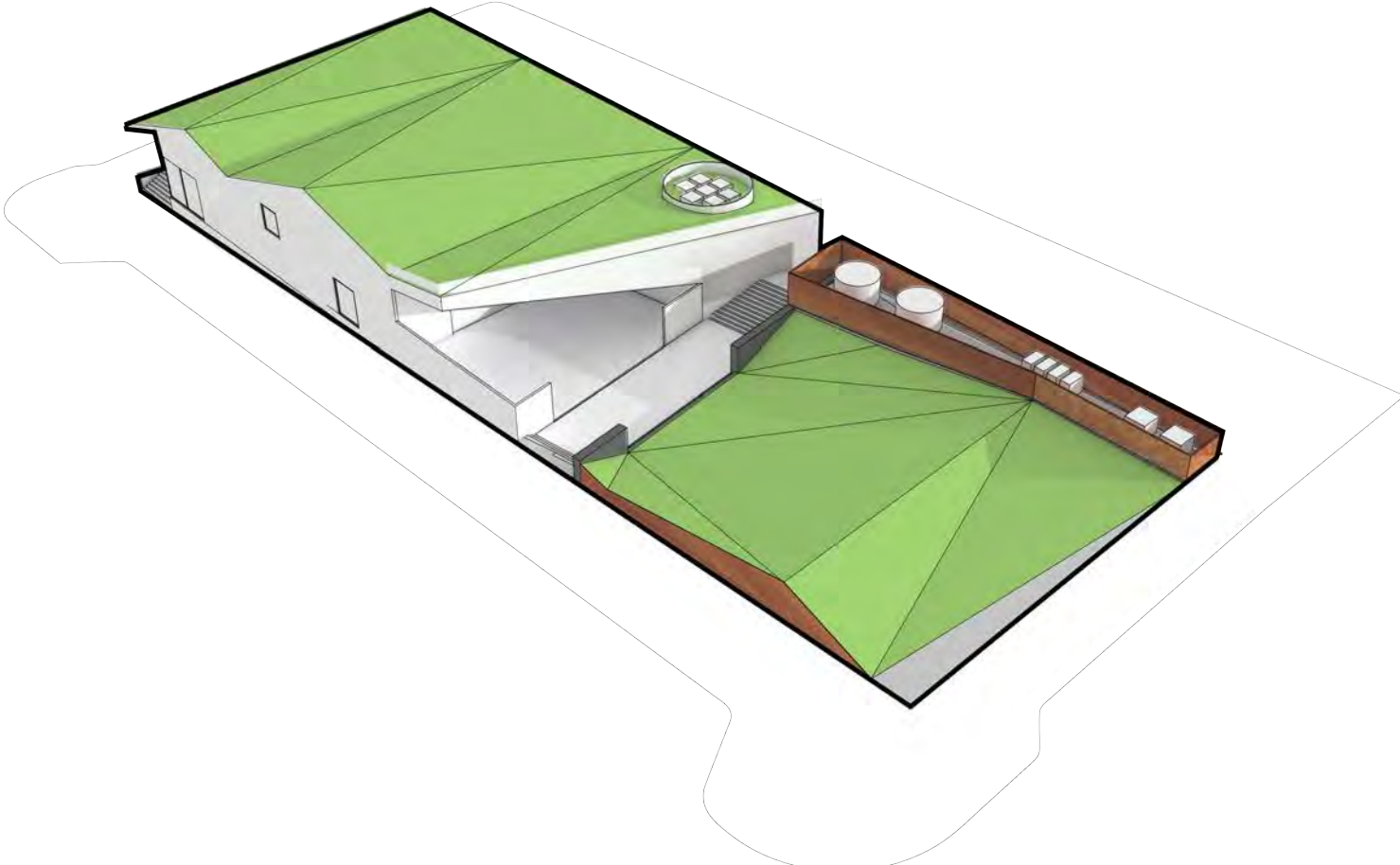


BUDGET SUMMARY

Limited Asphalt Demolition	\$40,000
New Soil	
Grading	
Seeding	
Irrigation	
Soft Costs	\$20,000
Overhead & Profit (General Contractor)	\$20,000
Contingency (15%)	\$12,000
Project Budget Total	\$92,000

COMPETITION GREENSPACE

Also used as a type of control variable, our January competition proposal helped benchmark where the cost of construction was being allocated. Major cash was allocated to Cast-in-Place Walls and Footings that have since been eliminated. The reduction of Cor-Ten metal panels and integrated lighting have been minimized and removed, respectively. The categories of cost helped us hone in on components of the design that needed reducing.

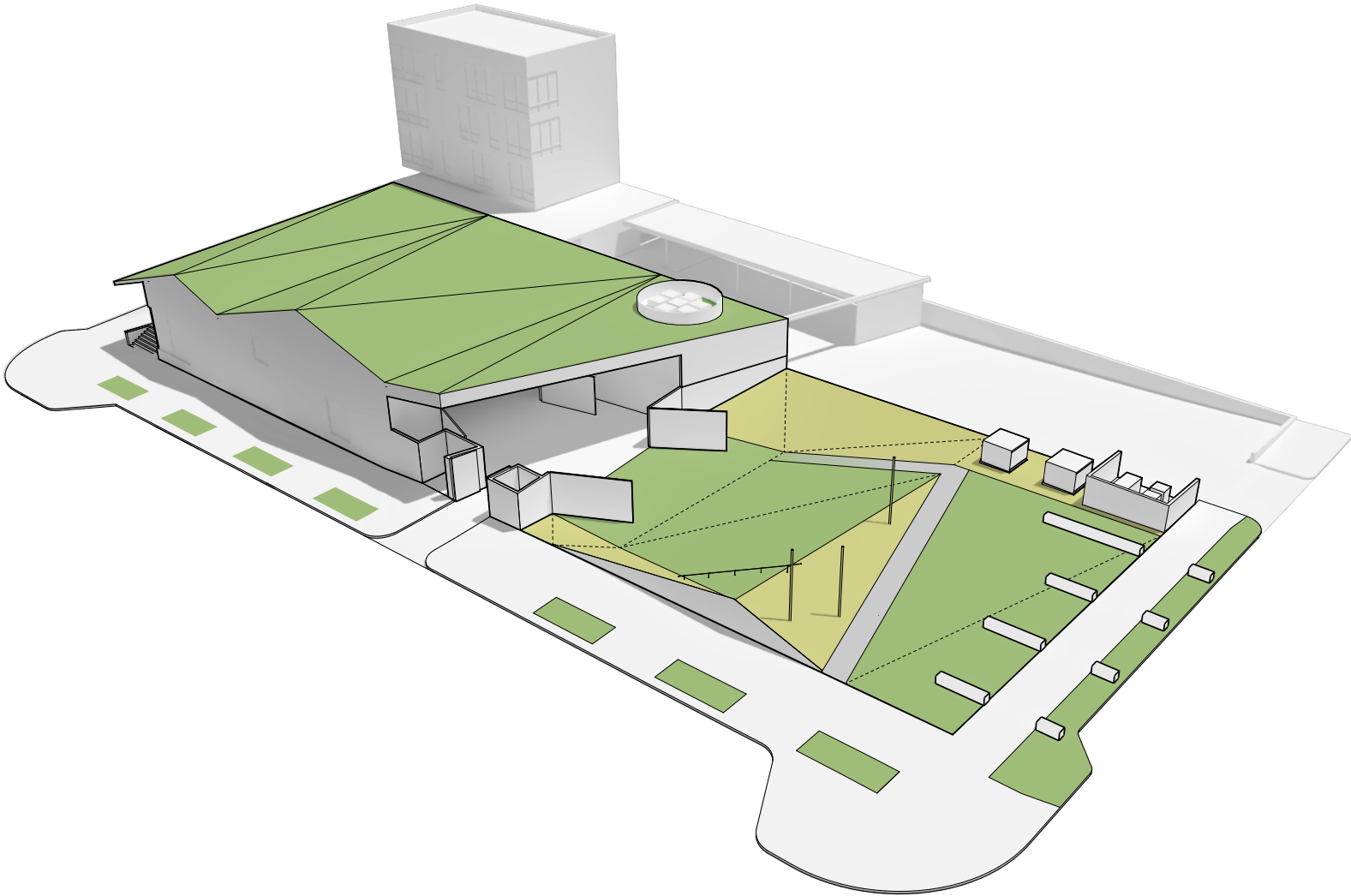


BUDGET SUMMARY

Slab-on-Grade	\$29,481
Cast-in-Place Walls & Footings	\$91, 168
Cor-ten Walls	\$44,940
Cisterns	\$5,350
Site Demo & Grading	\$26,750
Landscaping	\$49,327
Lighting	\$56, 175
Grating & Gutters	\$8,560
Misc. Metals	\$3,745
Supervision	\$36,530
General Conditions	\$18,658
Contingency (15%)	\$54,684
Project Budget Total	\$425, 368

BASELINE GREENSPACE

The baseline design keeps costs low while still integrating the figural landscape moves that characterized our initial proposal. The rusted cor-ten peak along Pacific Street remains as a vital component of the design for many reasons; it is a gesture to the undulating facade of the Bluebarn Theater, a division of the site into public and private amenities, and a natural slope where audiences can sit. Prairie grass, stormwater planting, and small trees offer an attractive landscape palette, while also establishing varying levels of enclosure and accessibility.

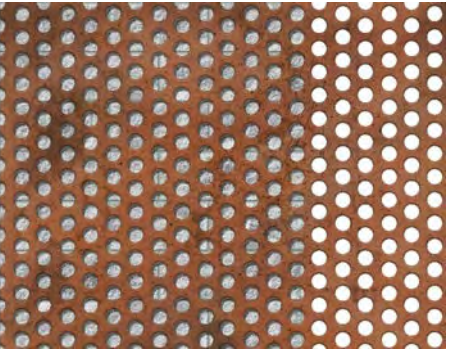
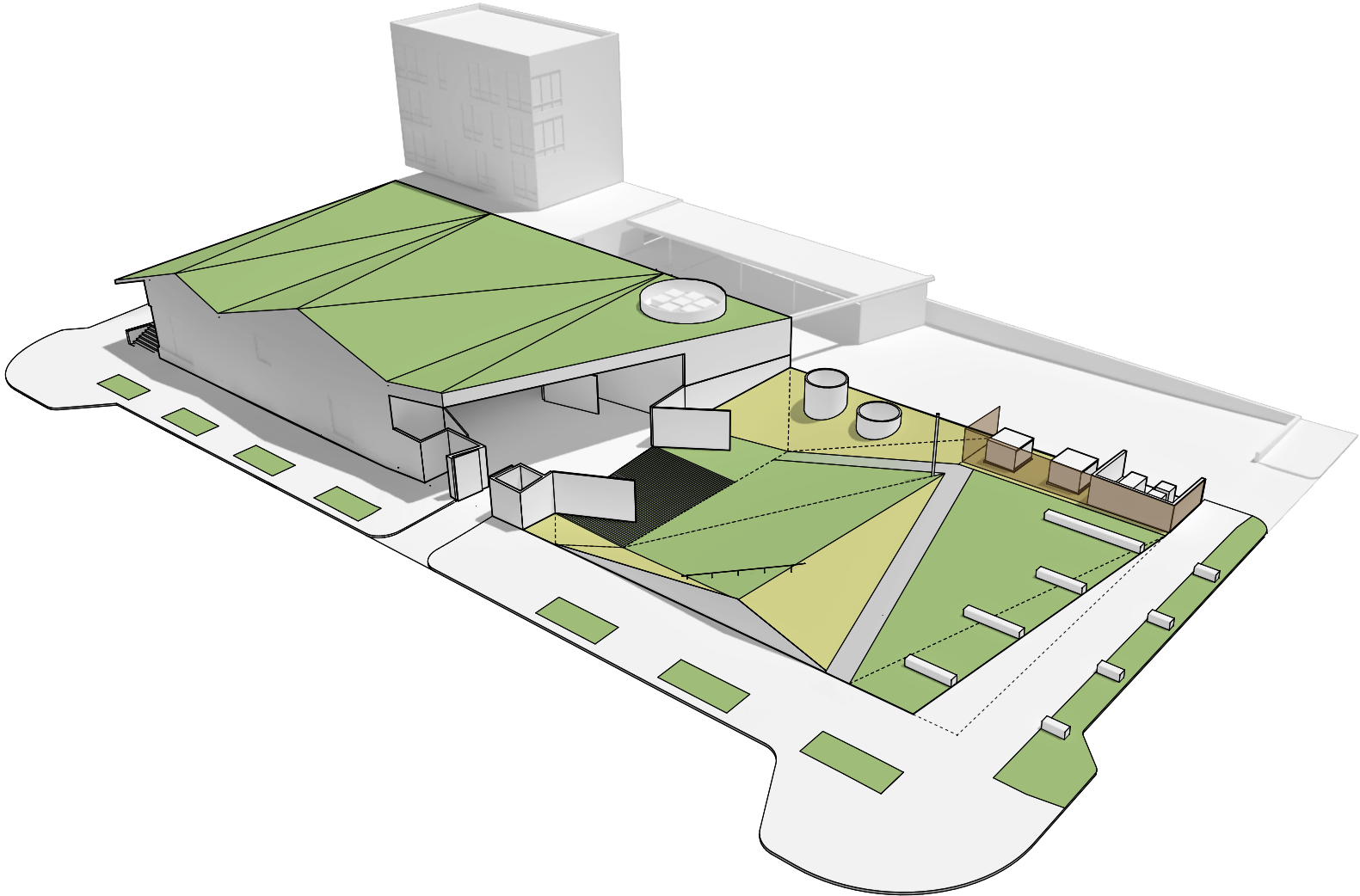


BUDGET SUMMARY

Slab-on-Grade	_____
Cast-in-Place Walls & Footing	_____
Pacific Street Site RustWall	_____
Grading	_____
Landscaping	_____
Soft Costs	\$50,000
Overhead & Profit (General Contractor)	_____
Contingency (15%)	_____
Project Budget Total	_____

ADD ALTERNATIVES

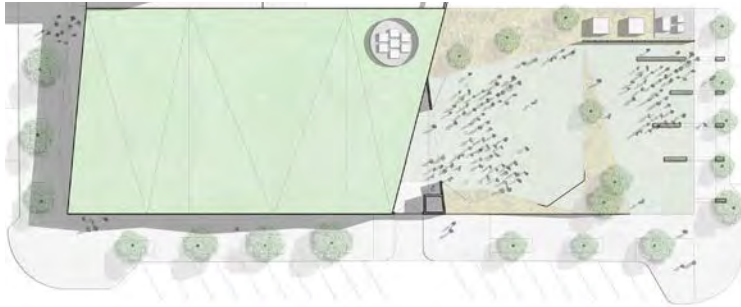
Viewed as individual components that can be added or omitted from the baseline design, we feel these additions can truly enhance the functional and aesthetic qualities of the site. This proposal will highlight each component one-by-one, illustrating why we believe they are necessary to the project and why they are worth the extra money.



BUDGET SUMMARY

Running Bond Pavers	_____
Landscaping	_____
Grading	_____
Slab-on-Grade	_____
Cast-in-Place Walls & Footing	_____
Pacific Street RustWall	_____
Lamp Post	_____
Soft Costs	\$50,000
Overhead & Profit (General Contractor)	_____
Contingency (15%)	_____
Project Budget Total	_____

IDENTITY: LOST AND FOUND



Thank You.