

Brookfield
Properties

**THE MALL IN
COLUMBIA**

THE MALL IN COLUMBIA REFRESH
DAP PRESENTATION
SEPTEMBER 26, 2019

THE MALL IN COLUMBIA

An architectural rendering of a mall refresh project. In the foreground, large, 3D, light-colored letters spell out 'THE MALL IN COLUMBIA' on a paved plaza. The background shows a modern shopping mall with various storefronts, trees, and people walking. The scene is bright and sunny, suggesting a pleasant outdoor environment.

**Brookfield
Properties**

Brookfield Properties, Owner



Carroll Engineering, Structural Engineer



Studio H2G, Design Architect



Koffel Associates, Code Consultants

Kimley»Horn

Kimley Horn, Landscape Architect



The Lighting Practice, Lighting Design



JP2, Architect of Record



Offit Kurman, Land Use Attorney



Century Engineering, Civil Engineer



Jones Sign, Signage



Allen & Shariff, MEP Engineer



Woods Construction, General Contractor

PROJECT GOALS AND DESIGN PHILOSOPHY

The American suburb is transforming into the idea of the “metroburbs,” where communities seek many of the benefits and attributes desired in both city living and suburb living. More space, accessible parking, tree-lined streets and backyards in communities that can also offer quality cultural, social and dwelling experiences, accessible to everyone.

As with Columbia as a whole, the Mall in Columbia is intended to be a place that brings people together where they can shop, eat, play and interact in a variety of environments. To that end, an expansion was executed in 2013 that provided a visual focus to the west side of the mall with outward-facing shops and restaurants and a series of outdoor gathering places. A monumental scale fountain was part of this development as well as a robust landscape program including trees, lawns and planters that doubled as bio-retention facilities. Although the project was carried through with great success, it did not accomplish all of the goals it had set out to achieve. Few visitors were drawn to the outdoor concourse and to the shops and mall entrance at the eastern end.

The goal of this project is to prioritize place-making, to incorporate physical and emotional health boosters, to pack the events calendar, and to provide a variety of food and retail options. This project aims to enliven this concourse and provide the variety of experiences that will attract the visitor. The existing fountain acts as a barrier and will be removed. In its place there will be a lawn and wide walkways, which can host a variety of activities. Next to the lawn will be a permanent stage area for performances or on which an inflatable projection screen can be set up on weekends to show movies and other forms of video entertainment.

The lawn acts as a front yard for the outdoor concourse of shops and restaurants. The generous space between the retail facades is already embellished with areas of landscape, sculpture, and the tables and chairs of some of the food and beverage establishments. We will add to this two large pavilions that will act as outdoor rooms in which people can gather and relax in a hospitality-style environment. A third, smaller seating area will provide another opportunity for people to meet or just sit and talk. The paving in these areas will be decorative and create a “rug” that will help define the space and create an ambiance. The selection of light fixtures and furniture will give the feel of a more intimate environment.

At the east end of the concourse will be a larger outdoor structure that we are calling the trellis. The form of the trellis is a wide bay in the middle with narrower bays on each side. The supporting columns reference the form of a tree with angular branches supporting an open framework of wood beams in the center and a clear acrylic canopy over the wings. This area, too, will have special paving and a series of furniture groupings where folks can enjoy a few relaxing moments while waiting to meet friends or for a table at one of the popular restaurants on the plaza or that surround the property. The space will be lit at night with grand sculptural chandeliers that will be seen down the whole length of the concourse.

The retail facades are to be enhanced to create a “high-street” feel to the plaza. The existing tenant storefronts are currently limited to a certain height by the base building architecture and are sometimes separated by a neutral pier. Initially we will extend the appearance of the tenant façade to the full height of the building and eliminate the neutral piers. Eventually as tenants re-do their storefronts or as new tenants lease the space, they will be required to construct their storefronts as a single, brand statement that encompasses the full building height and extends the full width of their leased premises.

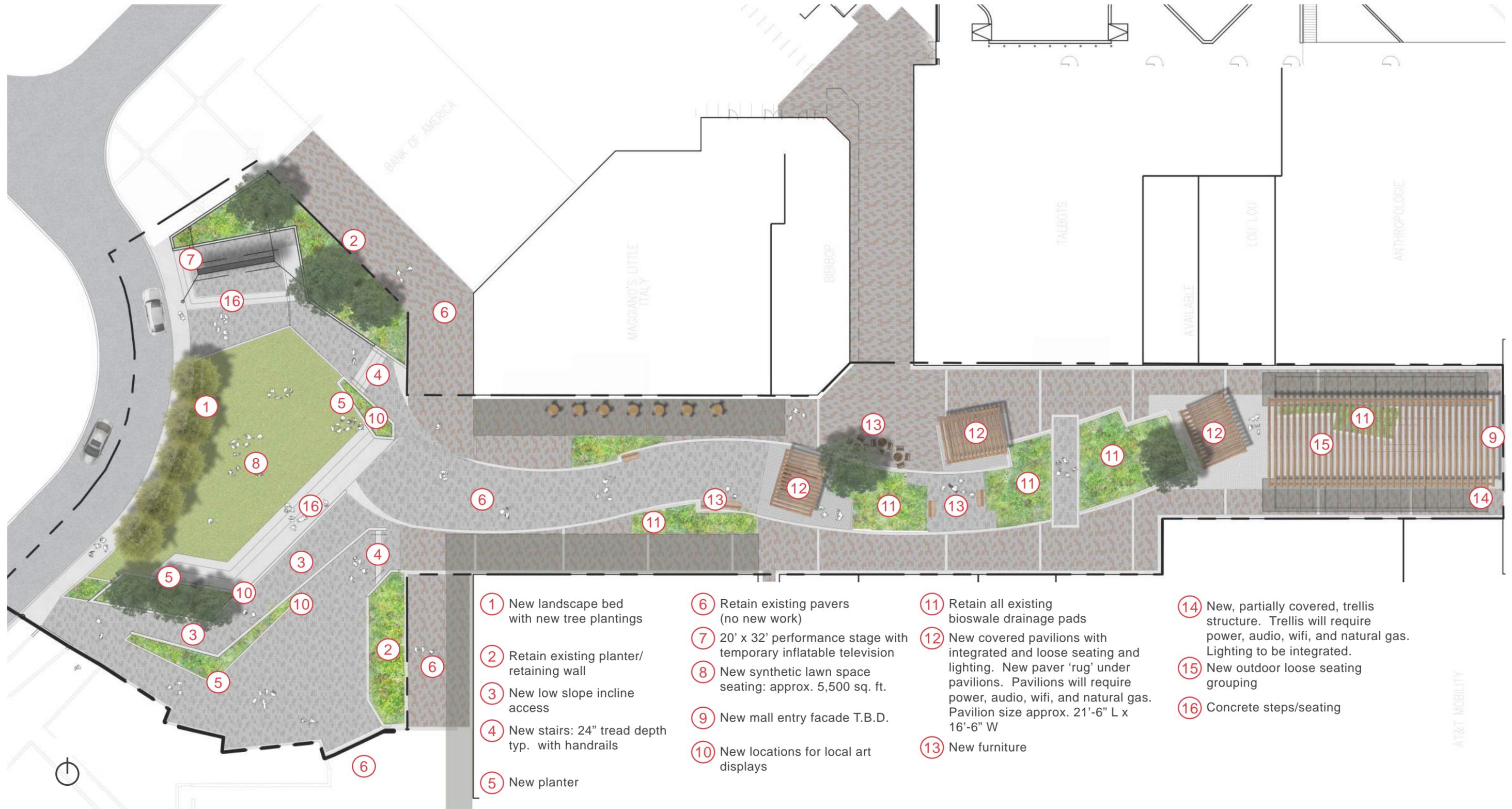
These changes, the “refresh”, will create comfortable spaces that the community can enjoy, which can be programmed to host a variety of events and which will improve their retail experience.

MALL IN COLUMBIA DESIGN GUIDELINES

The designers for the refresh used the Mall in Columbia Design Guidelines as reference while developing the new concept for the plaza and facades. The various amenity spaces – the lawn, the seating areas in the pavilions, and the trellis - are all consistent with the suggestions made. The landscape similarly follows the guidelines with respect to the selection and placement of trees and other plant material as well as benches and other features. The lighting selection also adheres to the guidelines in its variety, its durability, and its placement.

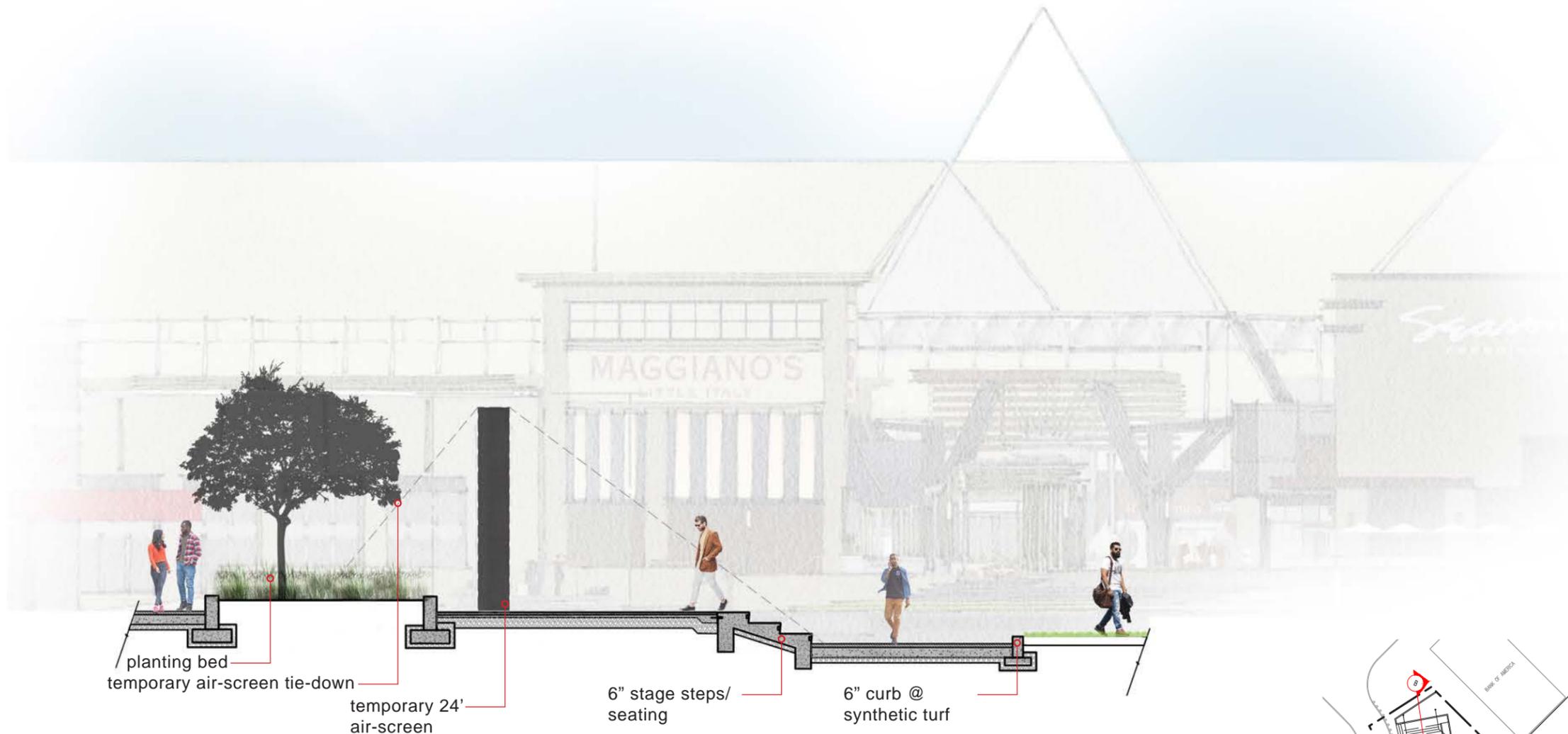
The proposed modifications to the building facades are designed to reinforce the unique character of each retail tenant as recommended in the guidelines. These create a strong and harmonious identity for the vendor and a visual clarity for the shopper. The refreshed entrances also combine new materials and familiar forms in exciting ways, as prescribed in the guidelines. The material selection throughout is consistent with promoted product types, finishes, and aesthetics.





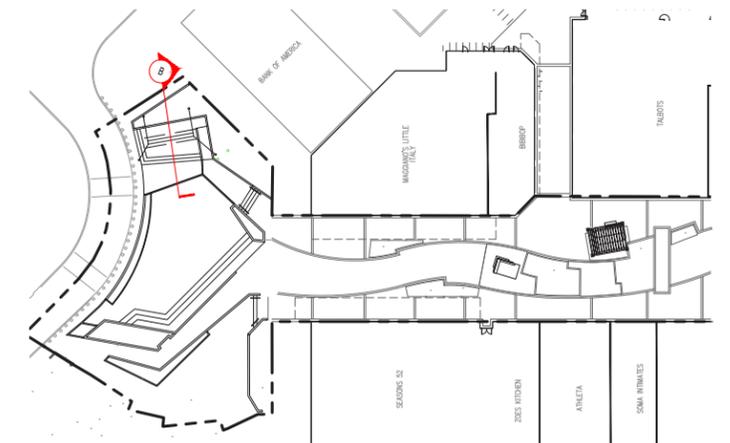
- ① New landscape bed with new tree plantings
- ② Retain existing planter/retaining wall
- ③ New low slope incline access
- ④ New stairs: 24" tread depth typ. with handrails
- ⑤ New planter
- ⑥ Retain existing pavers (no new work)
- ⑦ 20' x 32' performance stage with temporary inflatable television
- ⑧ New synthetic lawn space seating: approx. 5,500 sq. ft.
- ⑨ New mall entry facade T.B.D.
- ⑩ New locations for local art displays
- ⑪ Retain all existing bioswale drainage pads
- ⑫ New covered pavilions with integrated and loose seating and lighting. New paver 'rug' under pavilions. Pavilions will require power, audio, wifi, and natural gas. Pavilion size approx. 21'-6" L x 16'-6" W
- ⑬ New furniture
- ⑭ New, partially covered, trellis structure. Trellis will require power, audio, wifi, and natural gas. Lighting to be integrated.
- ⑮ New outdoor loose seating grouping
- ⑯ Concrete steps/seating





planting bed
 temporary air-screen tie-down
 temporary 24' air-screen
 6" stage steps/
 seating
 6" curb @
 synthetic turf

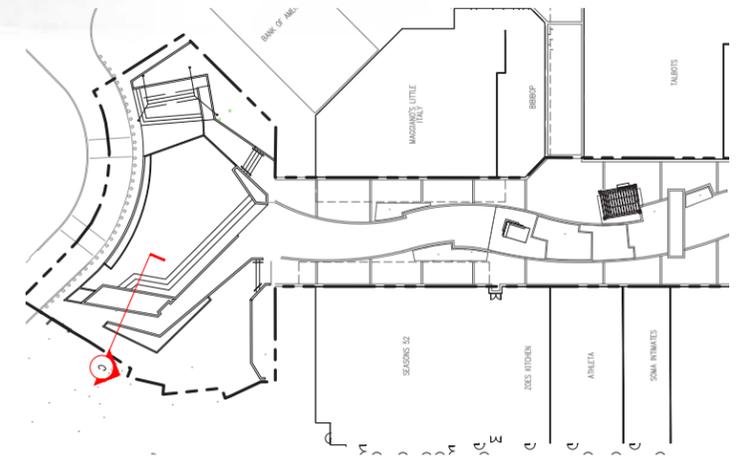
SECTION B





synthetic turf area 7" amphitheater steps/seating planting bed ramp 6" curbed planter existing planter

SECTION C





36" letter sign on 42" concrete wall

planting bed w/ 6" flush curb

synthetic turf

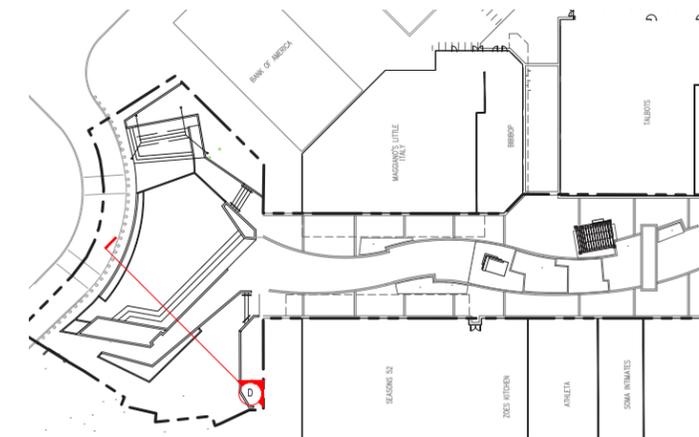
7" amphitheater steps/seating

ramp

6" curbed planter

existing planter

SECTION D





6" Concrete Curb Transition to Cheek Wall (To Be Matched)



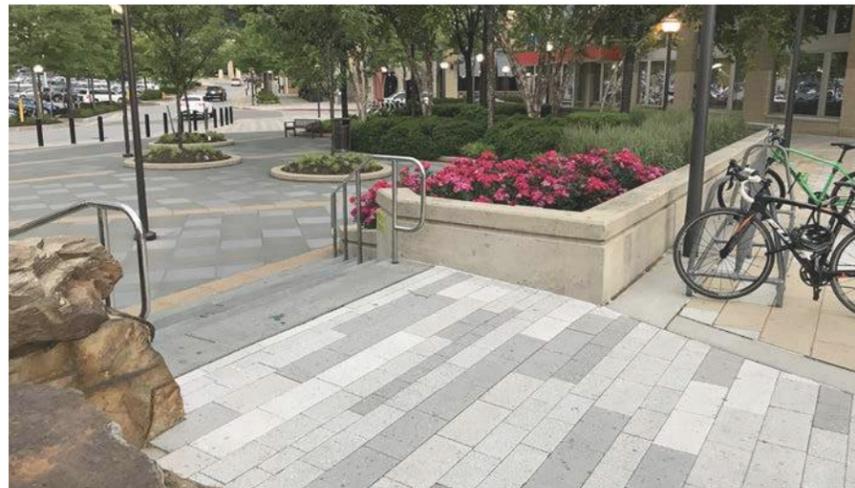
Blue Stone Tread Steps (To Be Repurposed)



24' Airstream - Inflatable TV Screen



6" Concrete Curb Transition to Stairs (To Be Matched)



Concrete Paving Materials (To Be Repurposed)



Freestanding Concrete Wall w/ Lettering (Signage)



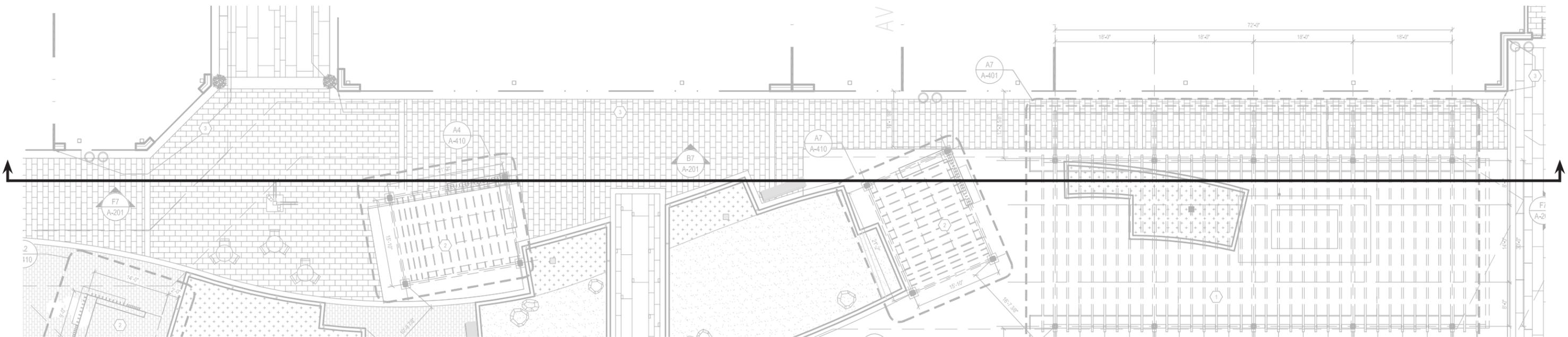
6" Concrete Curb Transition to Retaining Wall (To Be Matched)

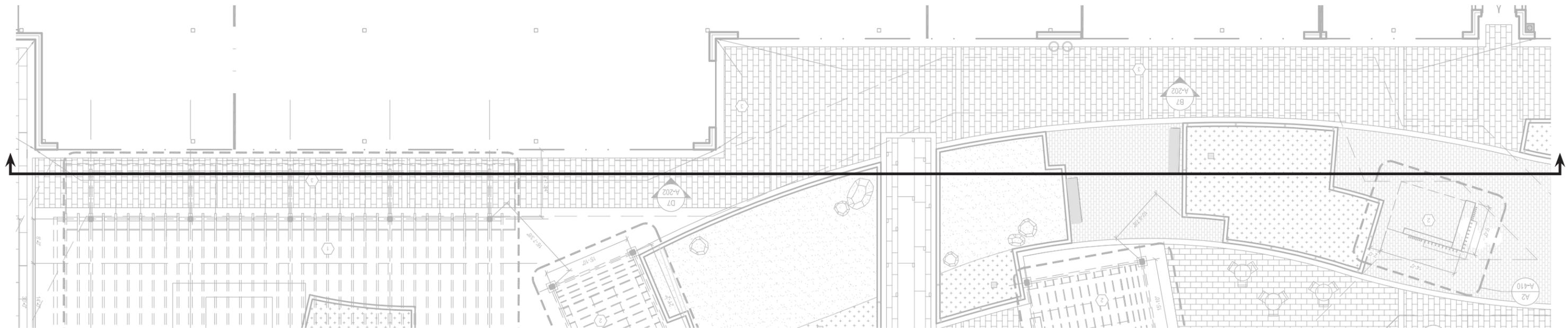


Synthetic Turf



Ginkgo Tree Row - Fall Color



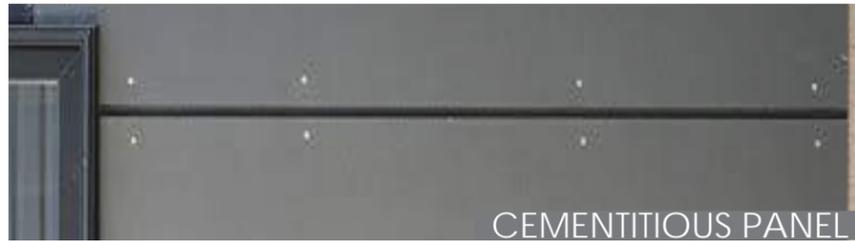




WOOD



FIBER CEMENT



CEMENTITIOUS PANEL



STUCCO FINISH



PORCELAIN TILE



WOOD PANEL



INSULATED METAL PANEL



WOOD SLATS



DESIGN QUALITY INTENT



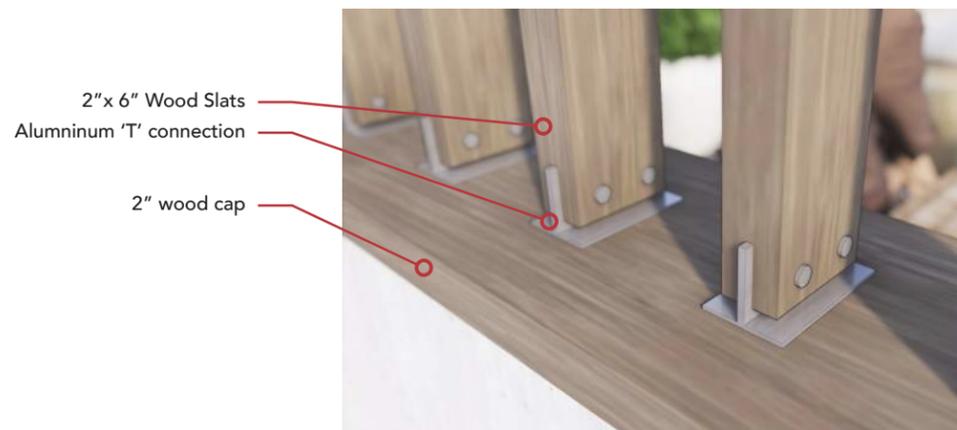
DESIGN QUALITY INTENT



DESIGN QUALITY INTENT

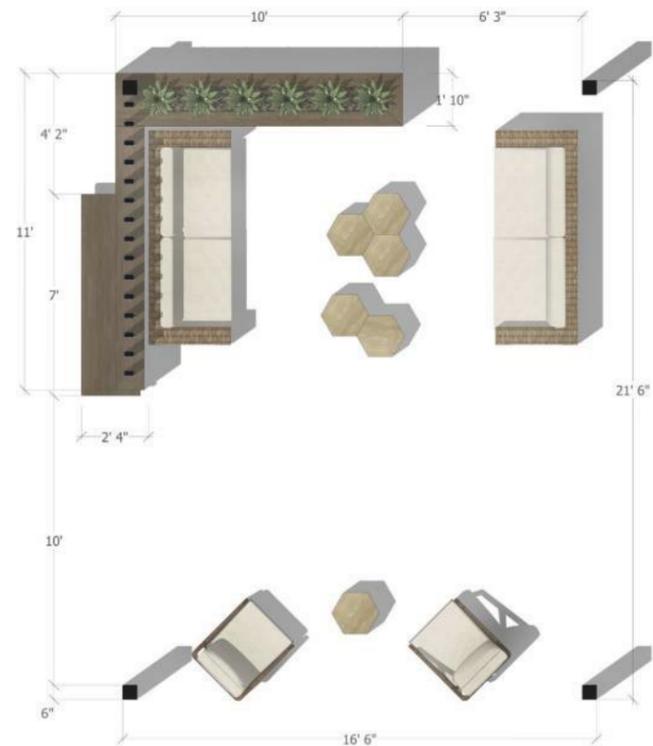


DESIGN QUALITY INTENT

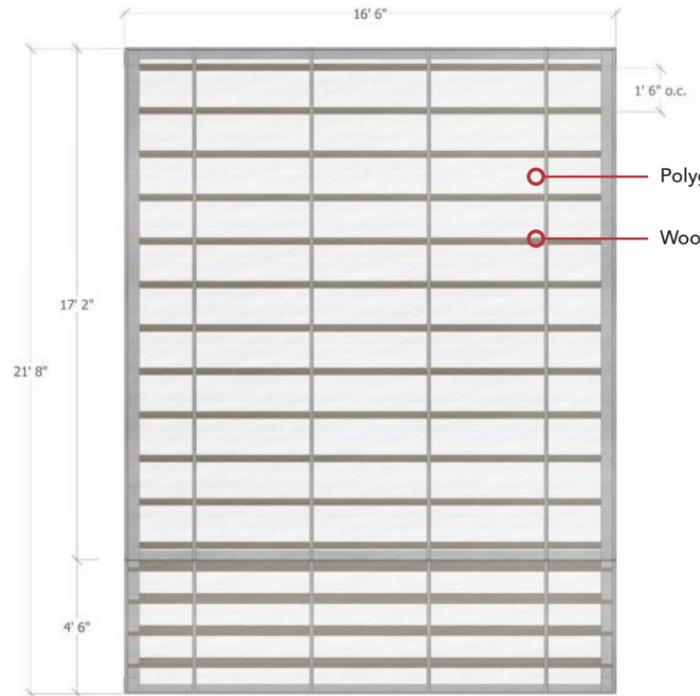


2" x 6" Wood Slats
 Aluminum 'T' connection
 2" wood cap

Slat Connections



Pavilion Plan
 nts



Pavilion Roof Plan
 nts

Polygal translucent roofing
 Wood purlins 1'-6" o.c.



CONC-1

Cast in Place Concrete

WD-1

Mahogany stained wood

GL-1

Titan Sky Polygal or (similar)
 Use aluminum mega-lock for panel connections. Cap all edges with an aluminum profile.

M-1

Silver painted steel structure

F-1

Decorative paver tile border

F-2

Decorative field paver tile pad



Decorative rattan pendants.
 Power to be provided

LTG (G)

New loose outdoor seating

Refer to overall plans for paver installation area.

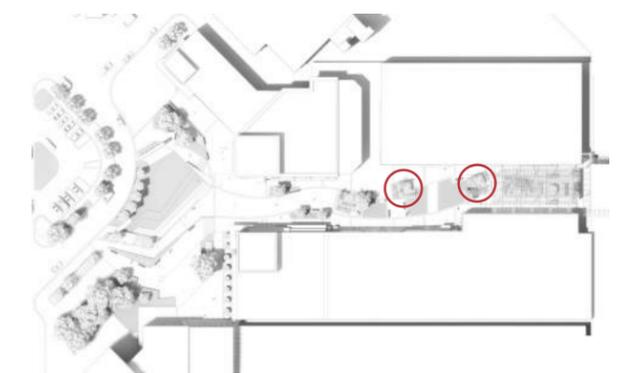
Pavilion Isolated View



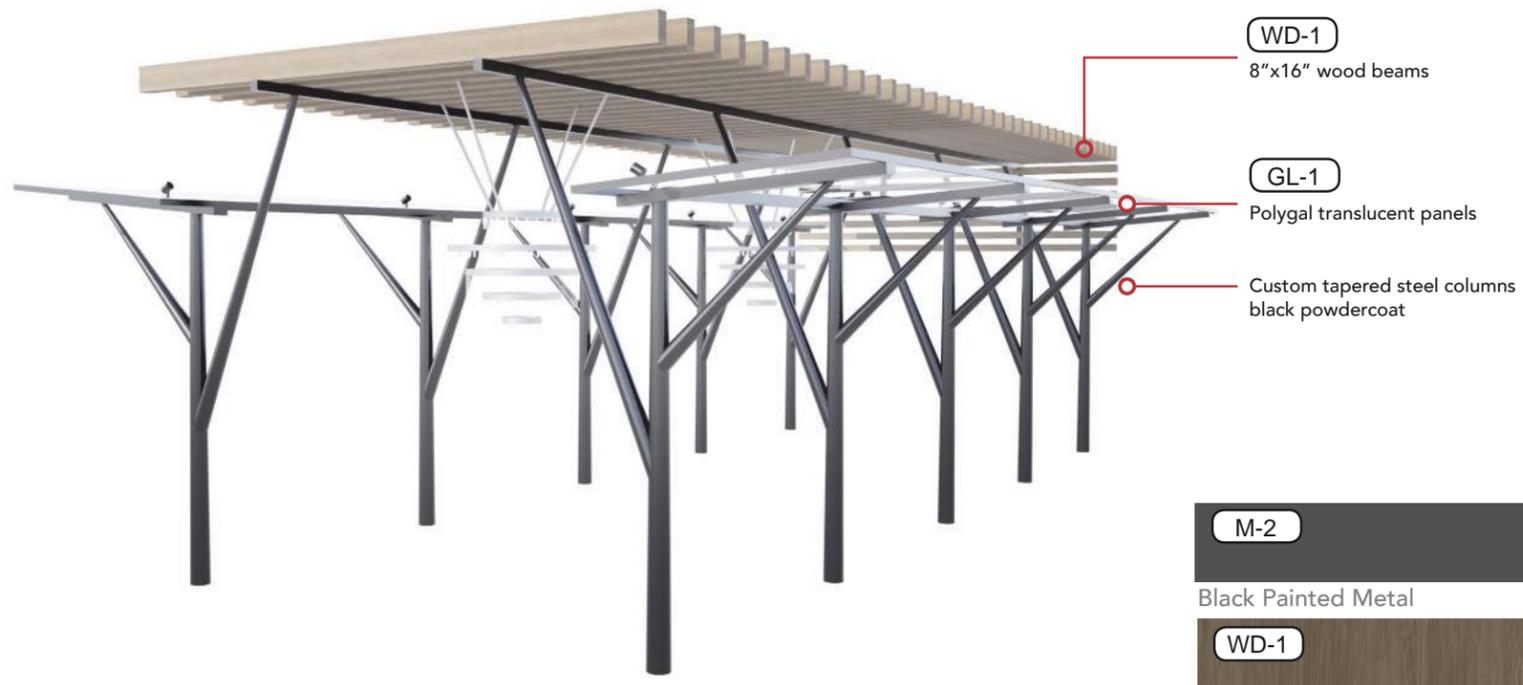
Pavilion Elevation
 nts



Pavilion Elevation
 nts



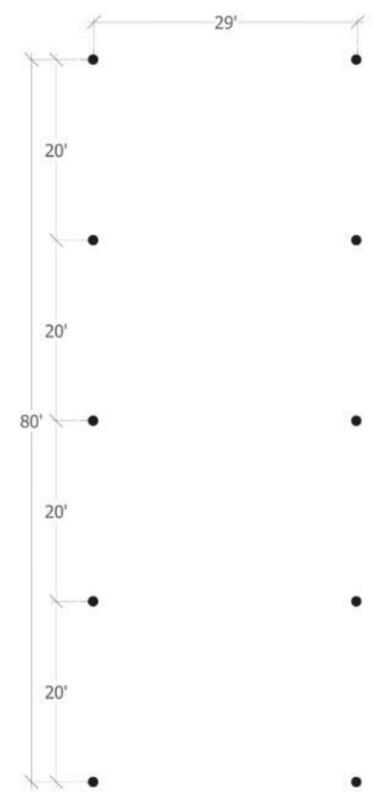
Key Plan [nts]



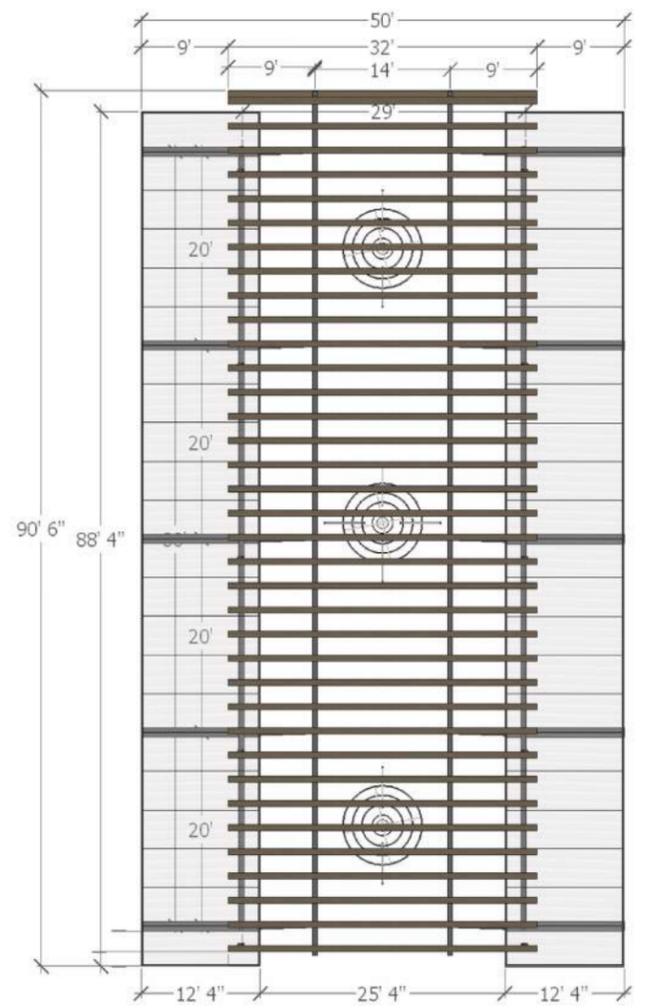
- WD-1**
8"x16" wood beams
- GL-1**
Polygal translucent panels
- Custom tapered steel columns
black powdercoat



Titan Sky Polygal or (similar)
Use aluminum mega-lock for panel connections. Cap all edges with an aluminum profile.

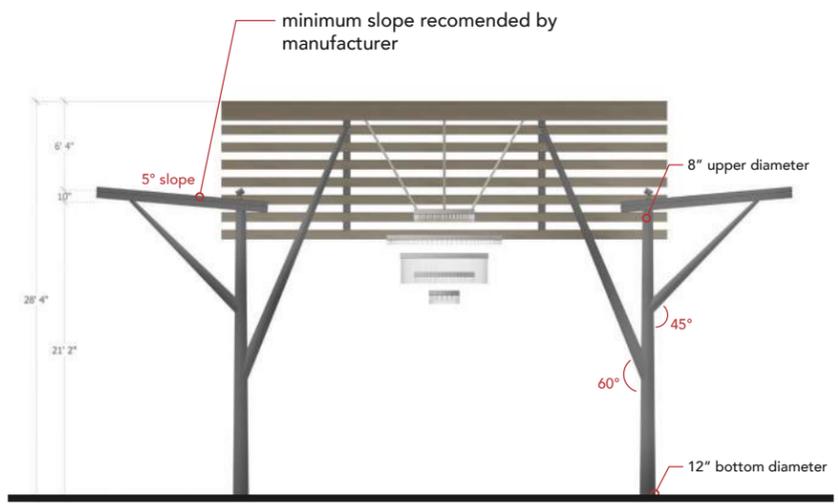


Trellis Column Plan
nts

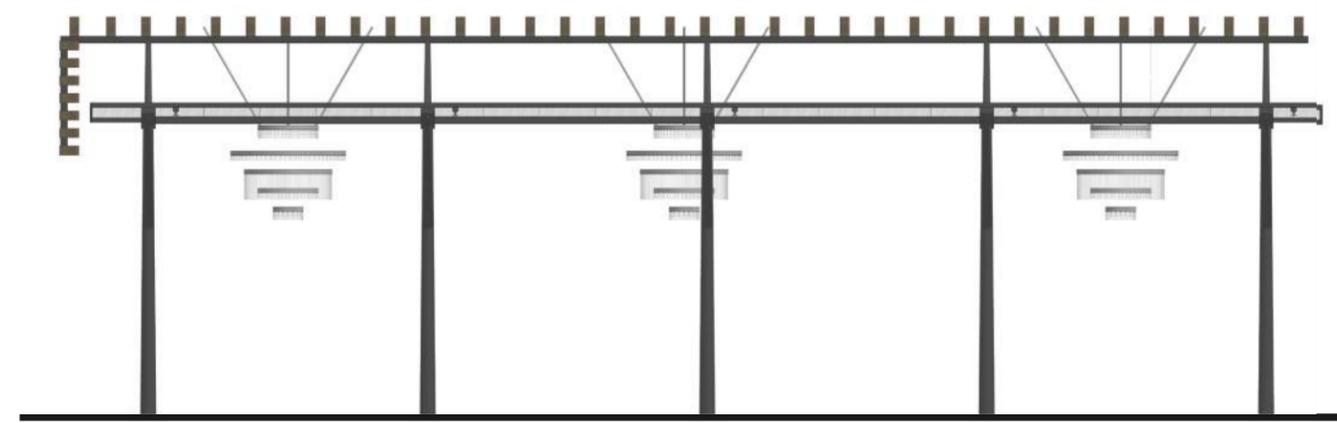


Trellis Roof Plan
nts

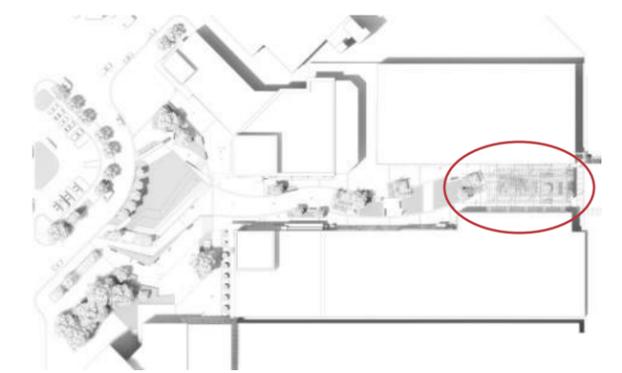
Trellis View

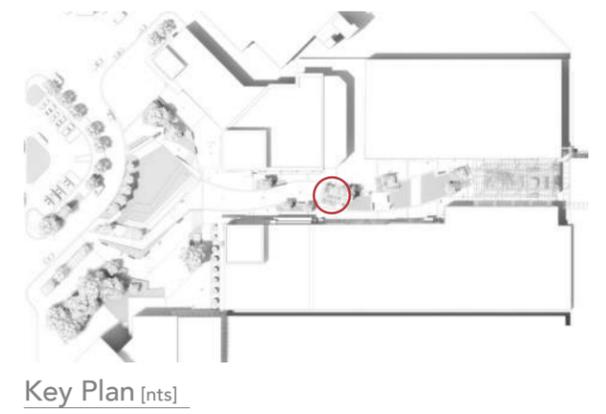
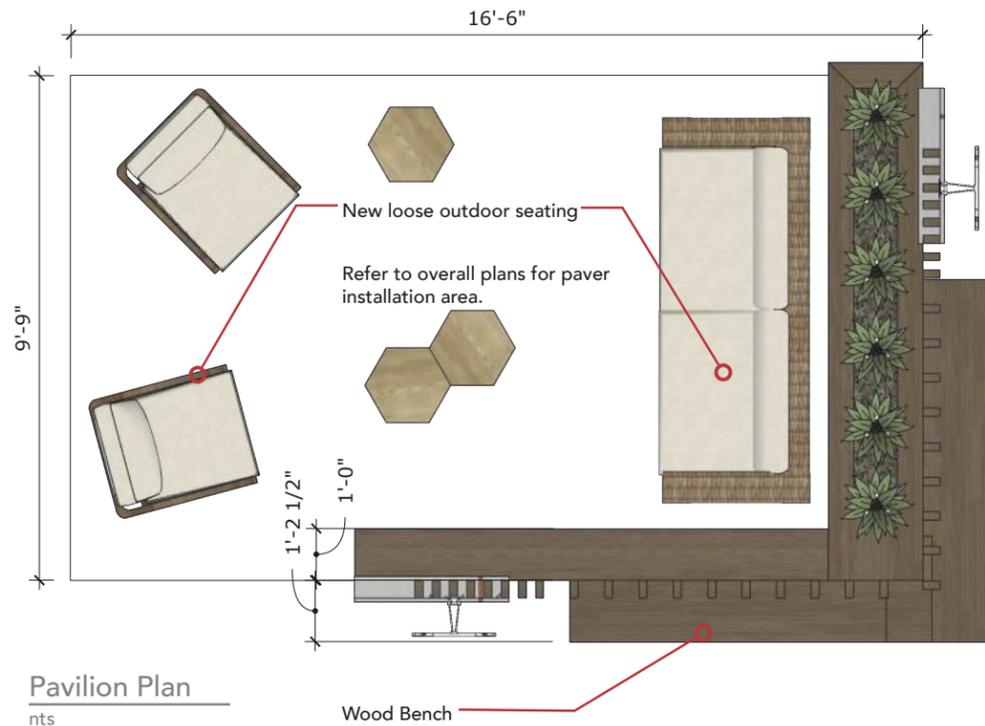


Trellis Elevation
nts



Trellis Elevation
nts











URBAN LIGHT COLUMN WITH MINIMAL GLARE TO PROVIDE GENERAL CIRCULATION ILLUMINATION



GROUND-MOUNTED SPOT LIGHT IN PLANTING BEDS TO UPLIGHT TREES AND GREENWALL.



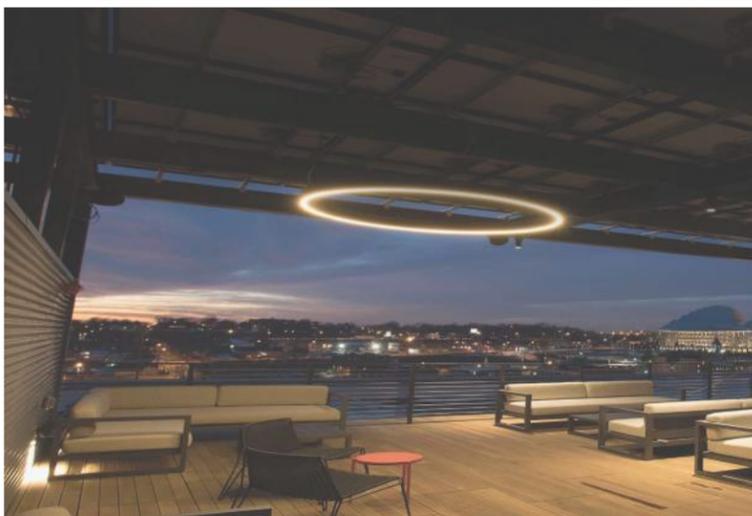
DECORATIVE PENDANTS FOR CORRIDOR TO PARKING GARAGE ACCESS. TYPE / SIZE / STYLE TO BE CONFIRMED



RECESSED LED STEPLIGHT TO PROVIDE LIGHTING ONTO STAIRS



DECORATIVE PENDANTS FOR CORRIDOR TO PARKING GARAGE ACCESS. TYPE / SIZE / STYLE TO BE CONFIRMED



WICKER PENDANT. STYLE / SIZE / SHAPE AND QUANTITY TO BE CONFIRMED



MONOPOINT LED SPOT LIGHT TO PROVIDE POOL OF LIGHT AT SEATING AREA



INGRADE LED UP-LIGHTS TO ILLUMINATE THE VERTICAL TRELLIS STRUCTURE



LINEAR LED PROFILE MOUNTED TO THE UNDERSIDE OF BENCHES TO PROVIDE 'FLOATING' EFFECT



SURFACE MOUNTED SPOTLIGHTS TO PROVIDE WASH OF LIGHT UP TO ILLUMINATE THE TRELLIS SLATS



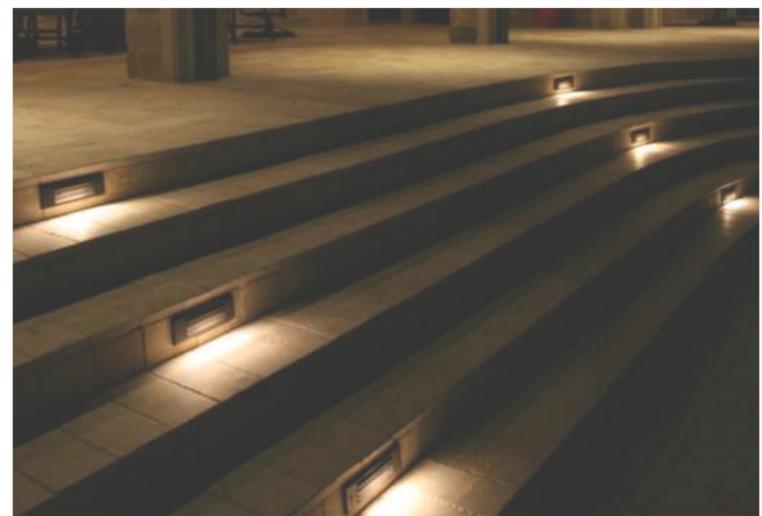
EXISTING WALL SCONCES REPLACED WITH NEW LED LUMINAIRES. DESIGN TO SUIT FACADE



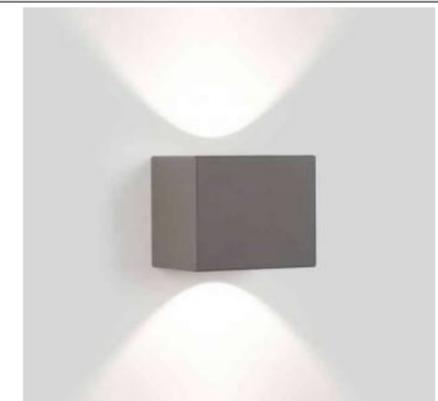
EXISTING WALL SCONCES REPLACED WITH NEW LED LUMINAIRES. DESIGN TO SUIT FACADE



RECESSED LOW LEVEL LIGHTING TO PROVIDE DEMARKATION OF CHANGES IN HEIGHT AND DIRECTION



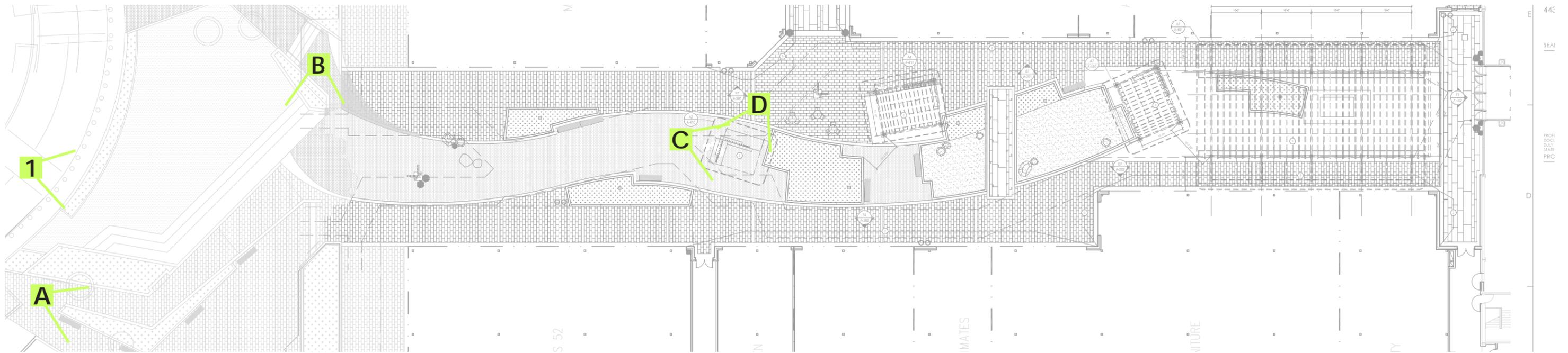
EXISTING WALL SCONCES REPLACED WITH NEW LED LUMINAIRES. DESIGN TO SUIT FACADE



EXISTING WALL SCONCES REPLACED WITH NEW LED LUMINAIRES. DESIGN TO SUIT FACADE



SIGN TYPE 1





PLAZA SIGN 'A'



PLAZA SIGN 'B'



PLAZA SIGN 'C'



PLAZA SIGN 'D'

ENTRY LOCATION PLAN

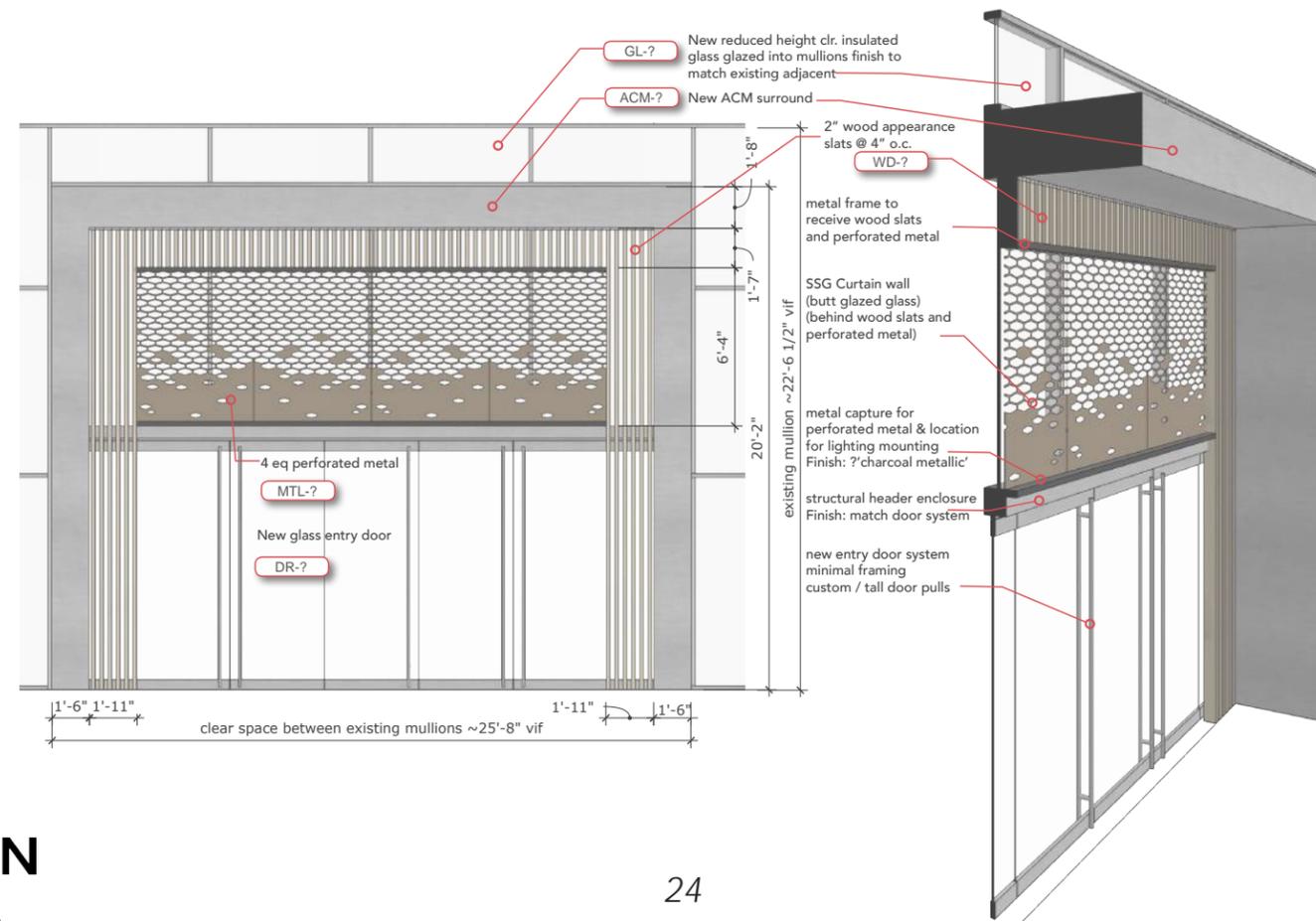




ENTRY 1



ENTRY 2

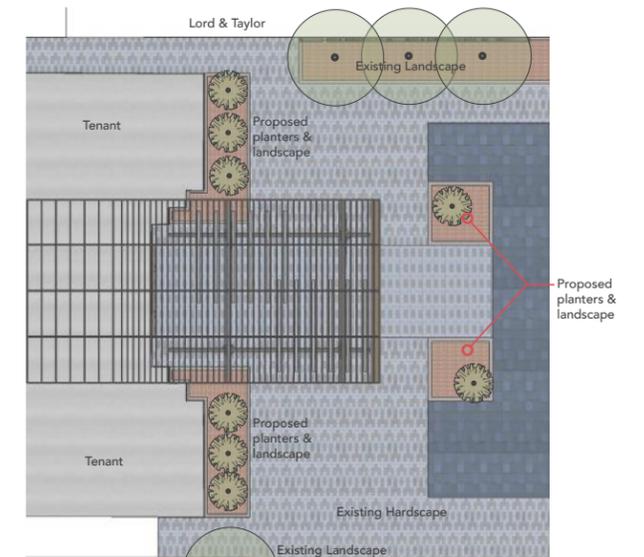
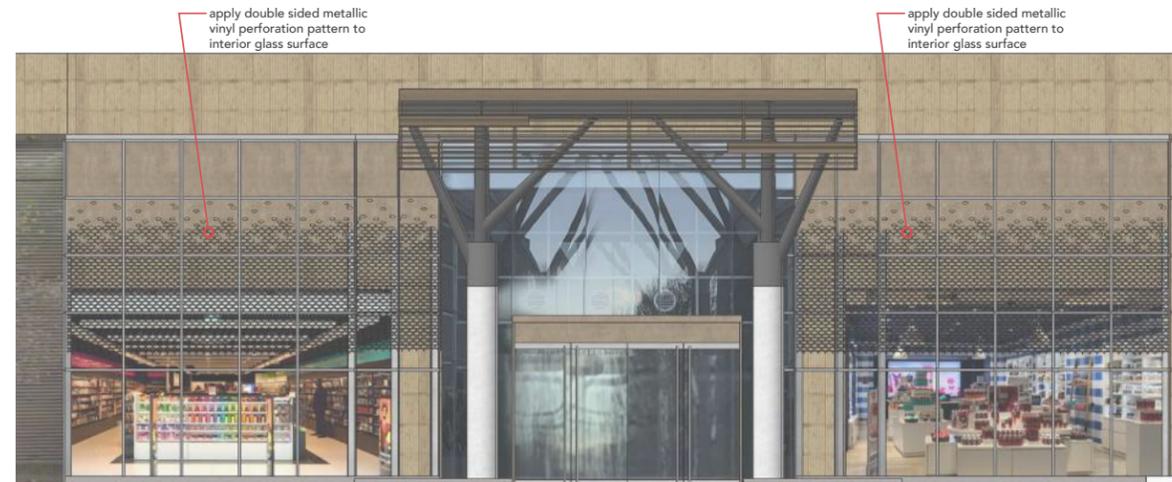
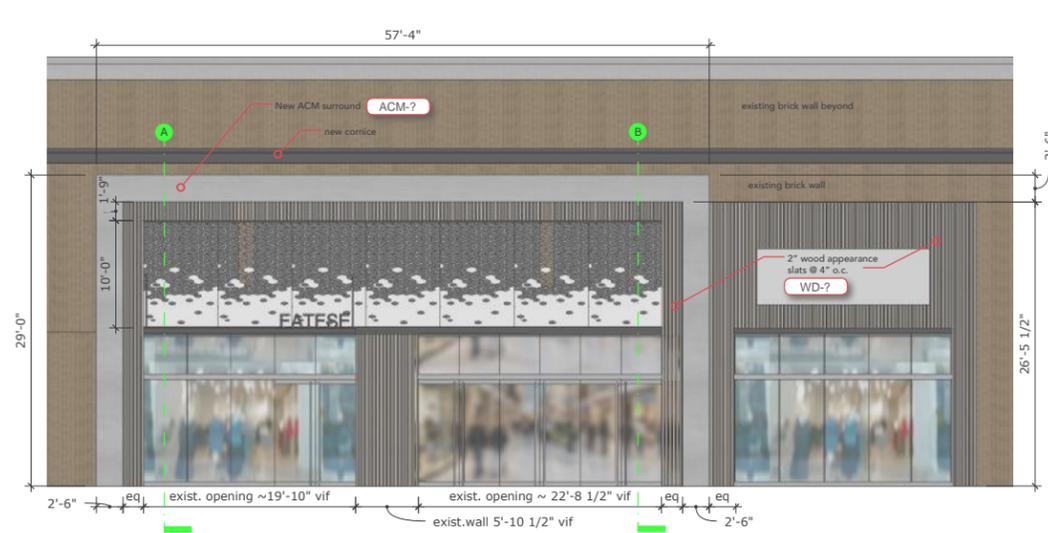




ENTRY 3



ENTRY 4

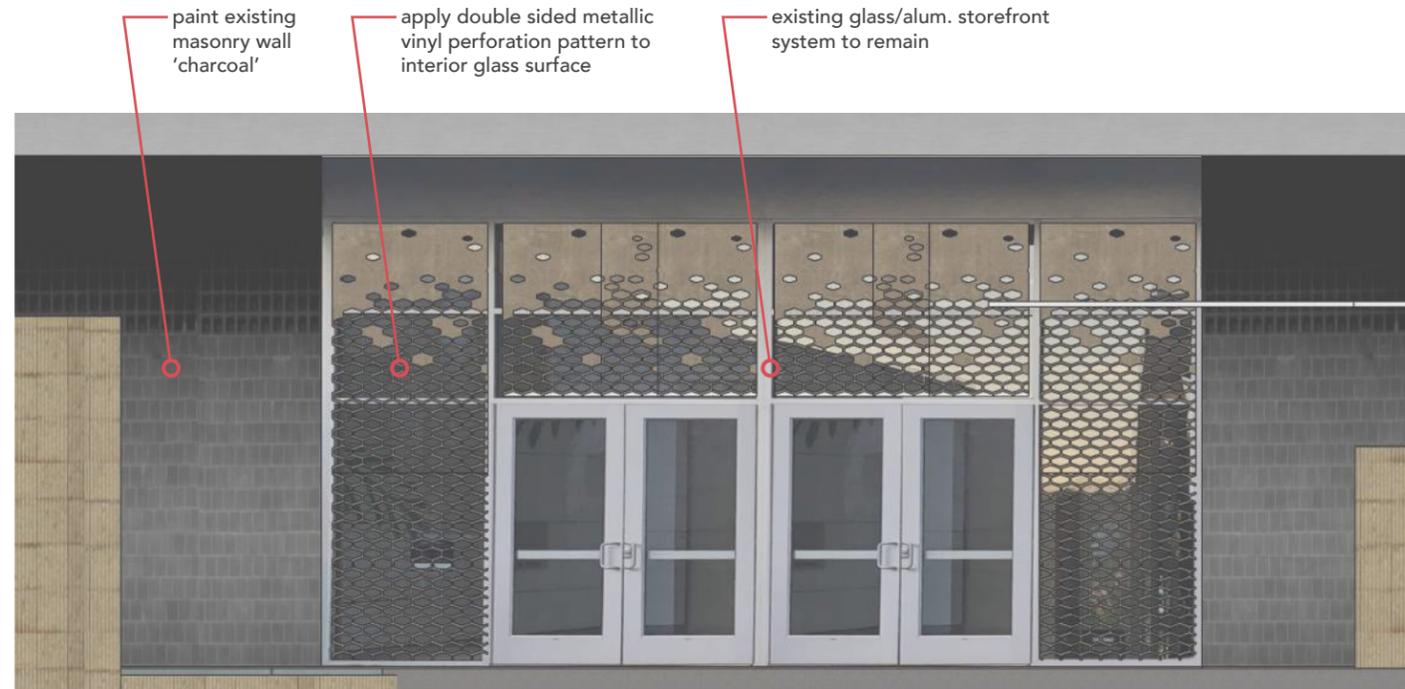




ENTRIES 5 & 6



ENTRIES 5 & 6



paint existing masonry wall 'charcoal'

apply double sided metallic vinyl perforation pattern to interior glass surface

existing glass/alum. storefront system to remain