

# STEINER SEQUEL

Final Submission  
Public Design Commission  
November 13, 2023





PREVIOUSLY SUBMITTED  
APRIL 26, 2021



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APRIL 26, 2021

BUSH TERMINAL  
PIERS PARK

PROJECT SITE

RAILYARD

1<sup>st</sup> Avenue

51<sup>st</sup> Street

50<sup>th</sup> Street

49<sup>th</sup> Street

48<sup>th</sup> Street

47<sup>th</sup> Street

44<sup>th</sup> Street

43<sup>rd</sup> Street

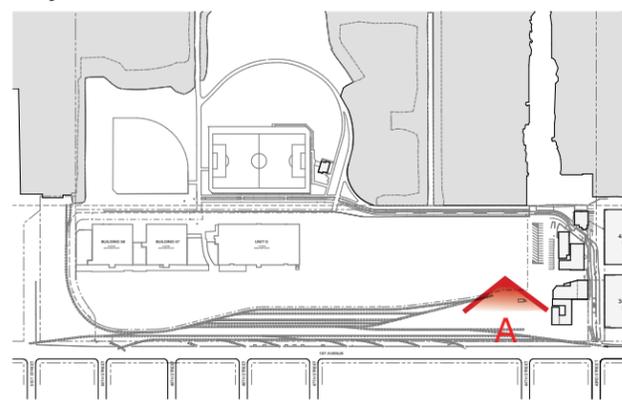


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A. Aerial View East

Key Plan



Plan North

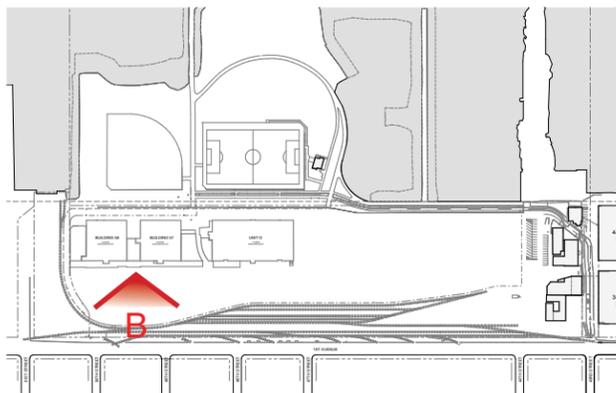
**EXISTING CONDITIONS - AERIAL VIEW**

Public Design Commission Final Submission  
November 13, 2023  
Page 6 of 84



B. Aerial View East

Key Plan



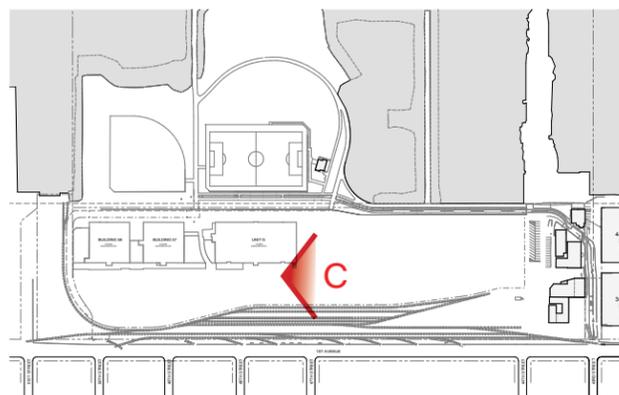
Plan North

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C. Aerial View North

Key Plan



Plan North

**EXISTING CONDITIONS - AERIAL VIEW**

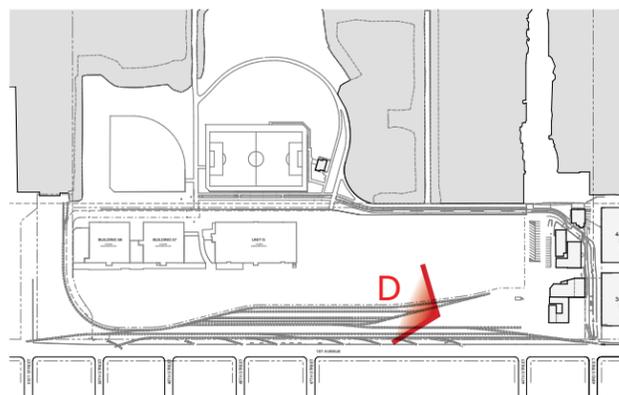
Public Design Commission Final Submission  
November 13, 2023  
Page 8 of 84

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APRIL 26, 2021



D. Aerial View South / Southwest

Key Plan



Plan North

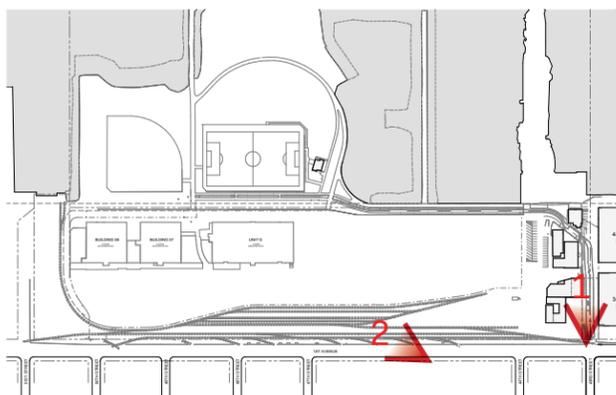


1. View West @ Corner of 43rd Street & 1st Avenue



2. View Southwest from 1st Avenue between 44th Street & 47th Street

Key Plan



Plan North

EXISTING CONDITIONS - SITE PHOTOS

Public Design Commission Final Submission  
November 13, 2023  
Page 10 of 84

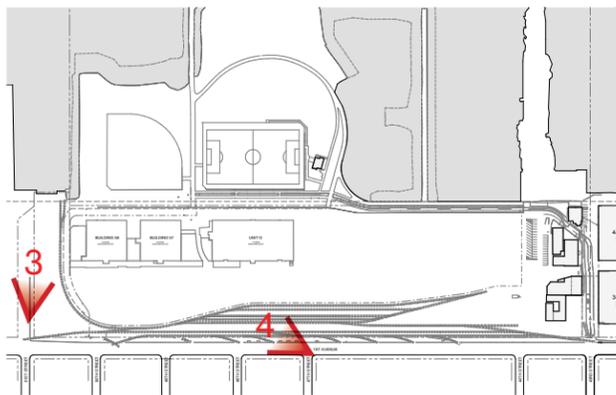


3. View West @ 51st Street



4. View South from 1st Avenue between 47th Street & 48th Street

Key Plan



Plan North

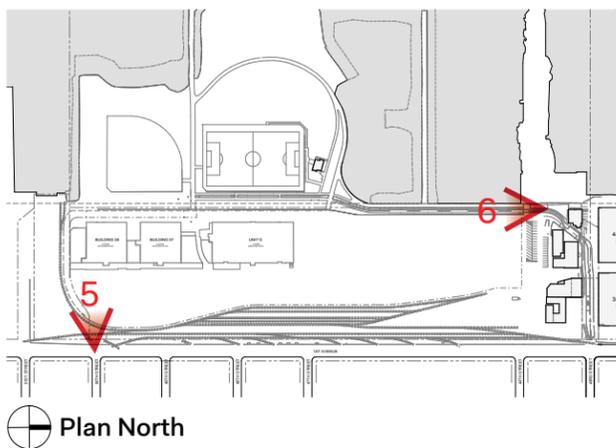


5. View West @ 50th Street



6. View South @ Bush Terminal Piers Park Entry

Key Plan



Plan North

**EXISTING CONDITIONS - SITE PHOTOS**

Public Design Commission Final Submission  
November 13, 2023  
Page 12 of 84

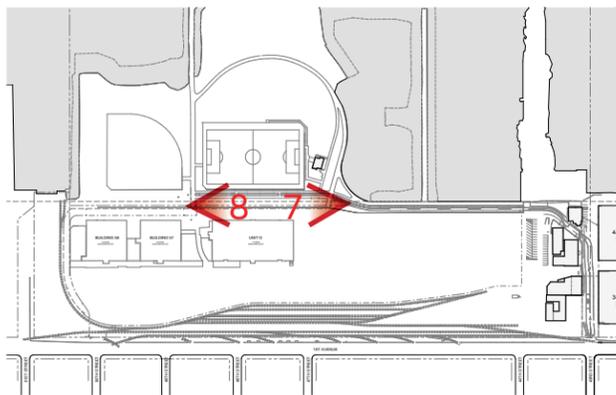


7. View South along Park Promenade



8. View North along Park Promenade

Key Plan



Plan North

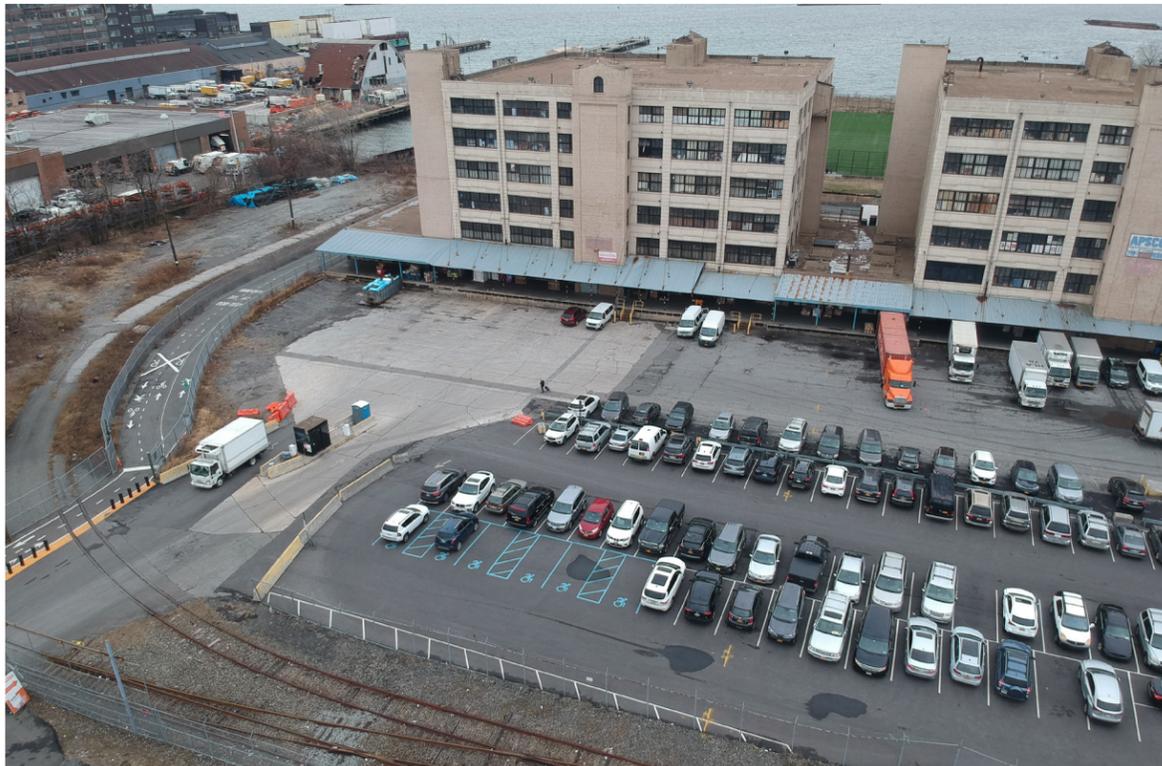
EXISTING CONDITIONS - SITE PHOTOS

Public Design Commission Final Submission  
November 13, 2023  
Page 13 of 84

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MAY 4, 2021



1. Aerial View Southwest



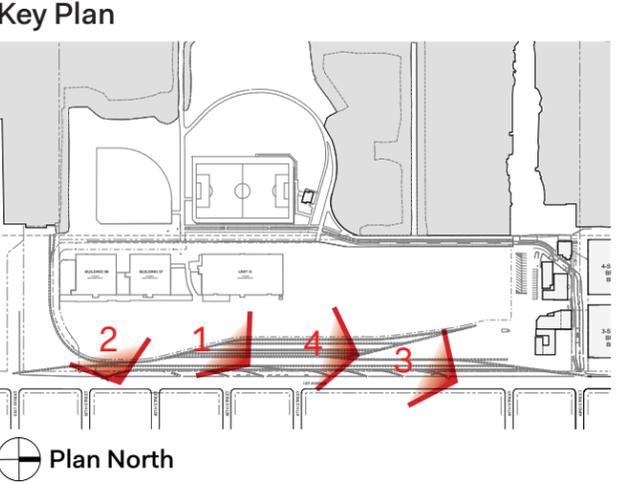
2. Aerial View West



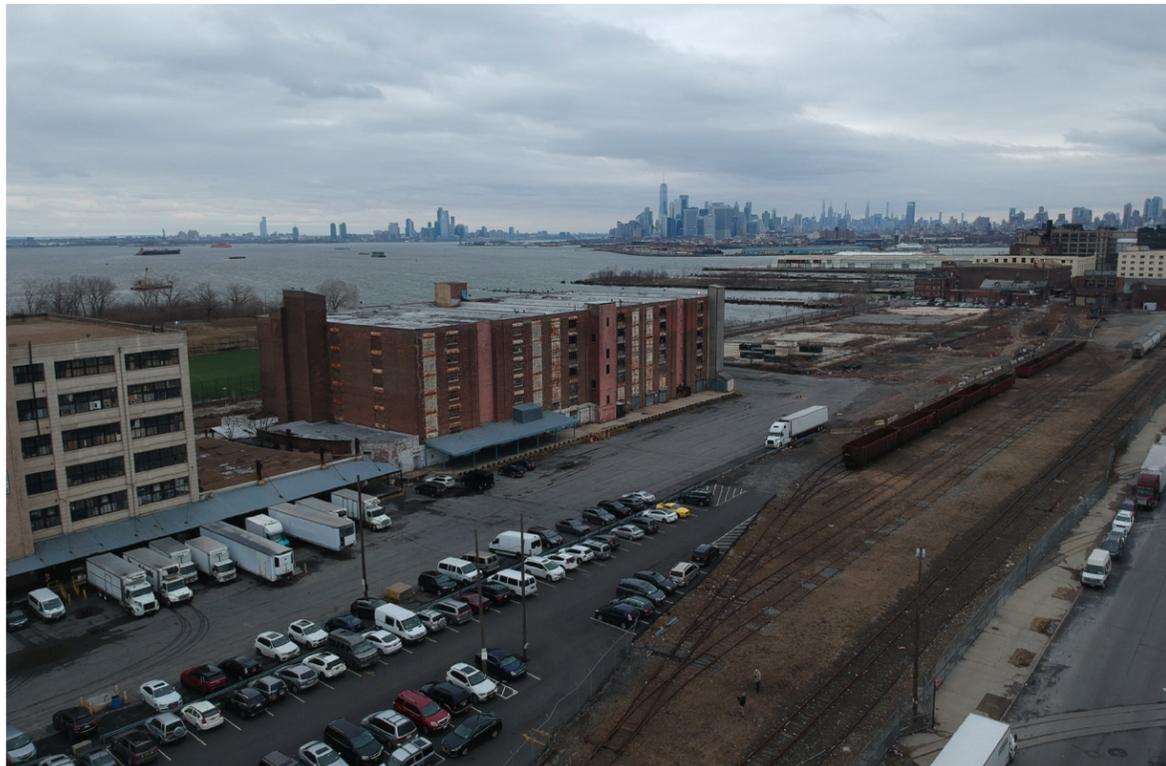
3. Aerial View Southwest



4. Aerial View South



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MAY 4, 2021**



**5. Aerial View Northwest**



**6. Aerial View North**

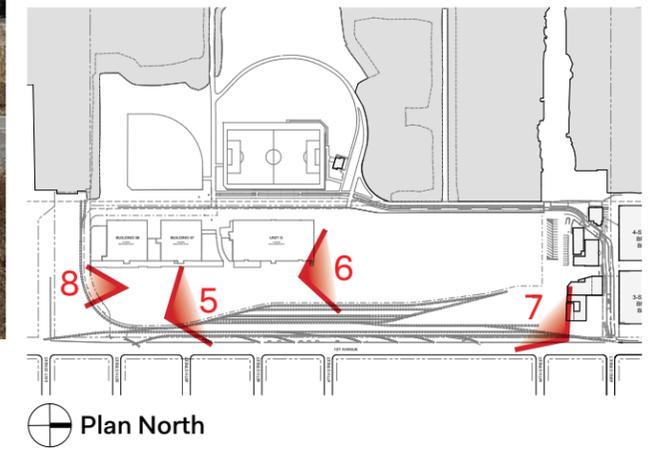


**7. Aerial View Southwest**

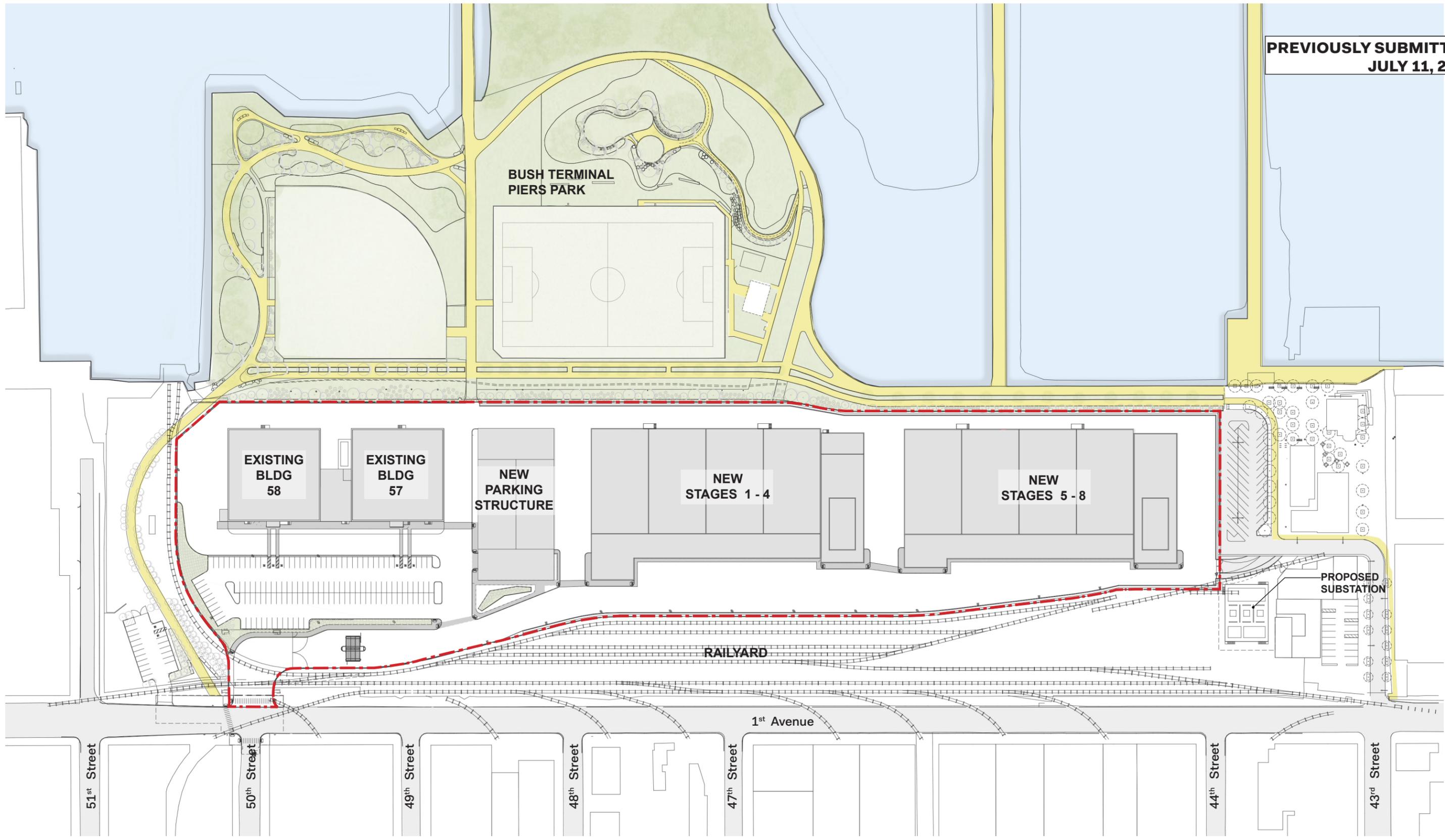


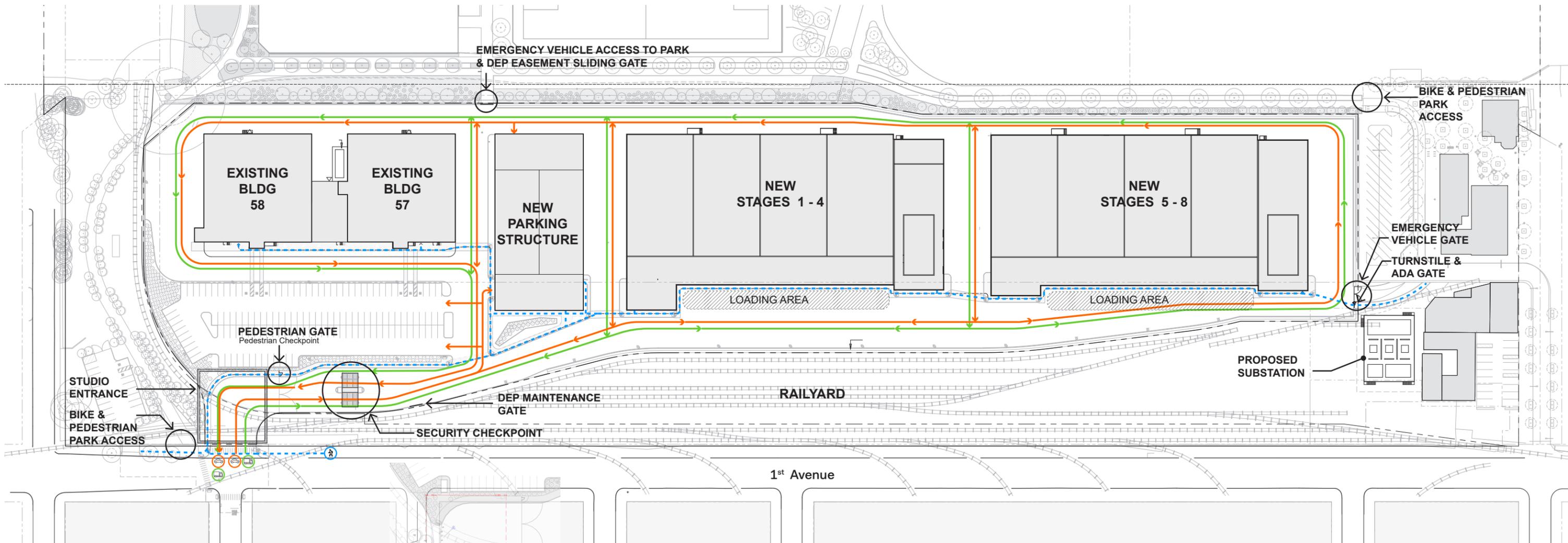
**8. View of 51st Street Railyard Float Bridge Parcel**

**Key Plan**

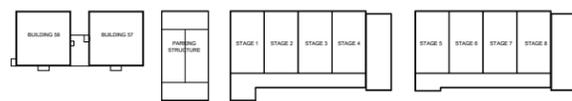


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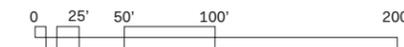


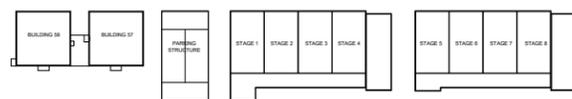


Plan North

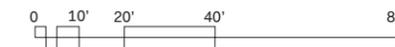


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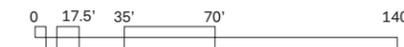
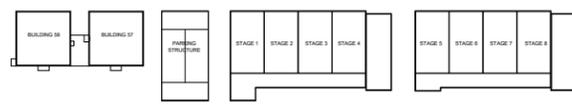
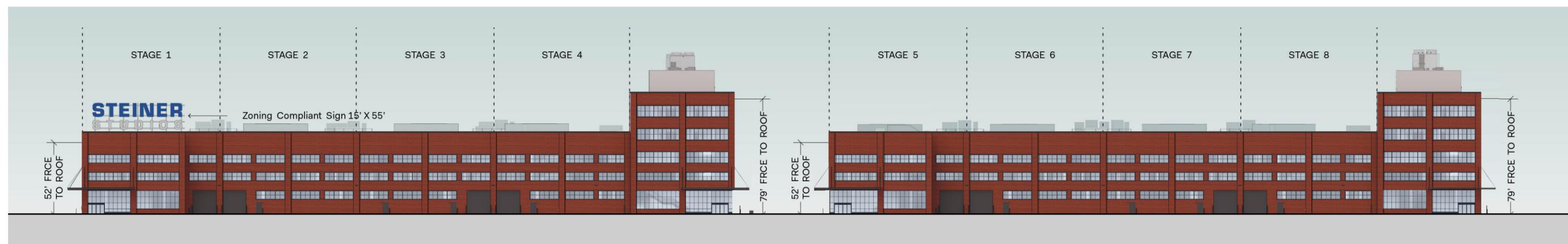


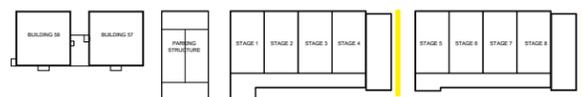
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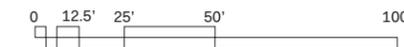
### BUILDINGS 58 & 57, PARKING STRUCTURE EAST ELEVATION

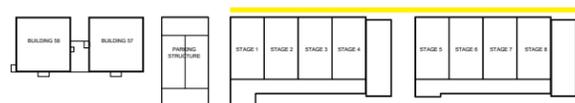
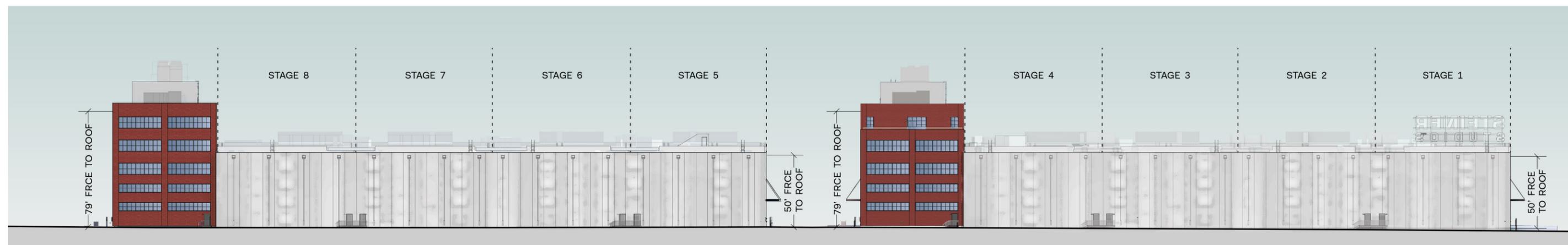
Public Design Commission Final Submission  
November 13, 2023  
Page 19 of 84

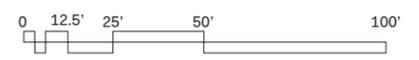
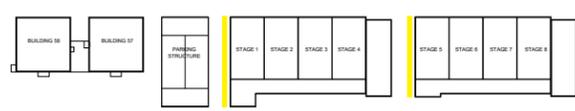




Plan North









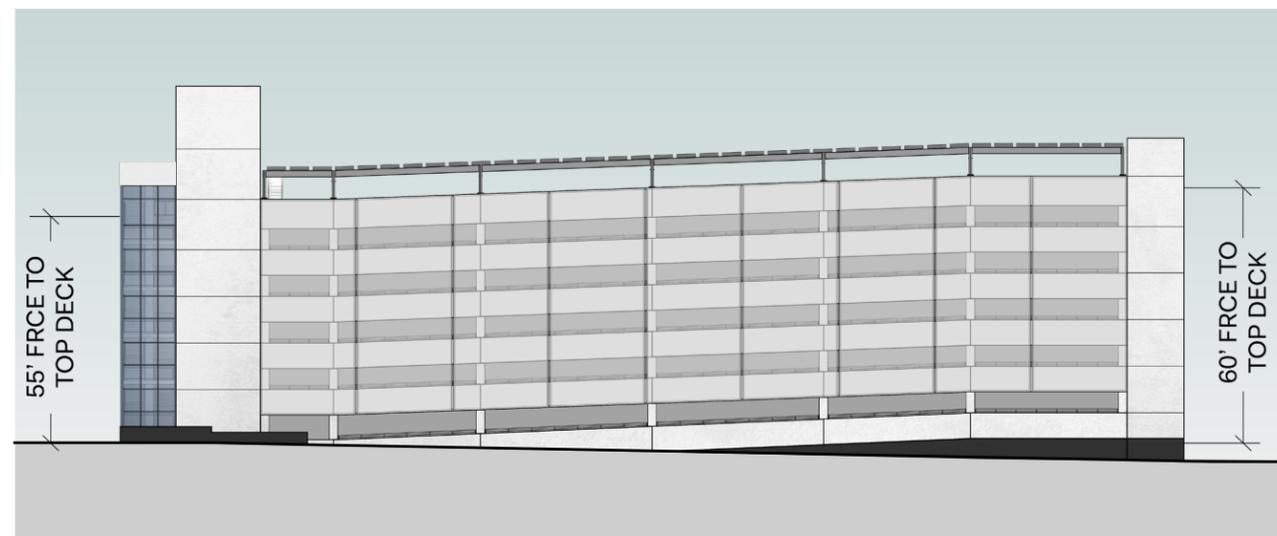
EAST ELEVATION



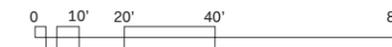
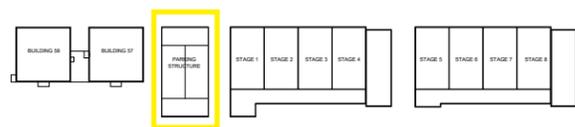
SOUTH ELEVATION

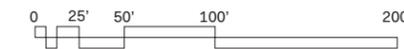
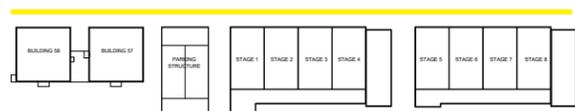
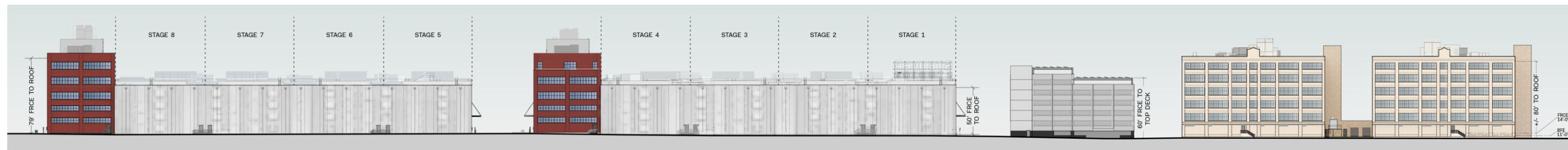


WEST ELEVATION



NORTH ELEVATION





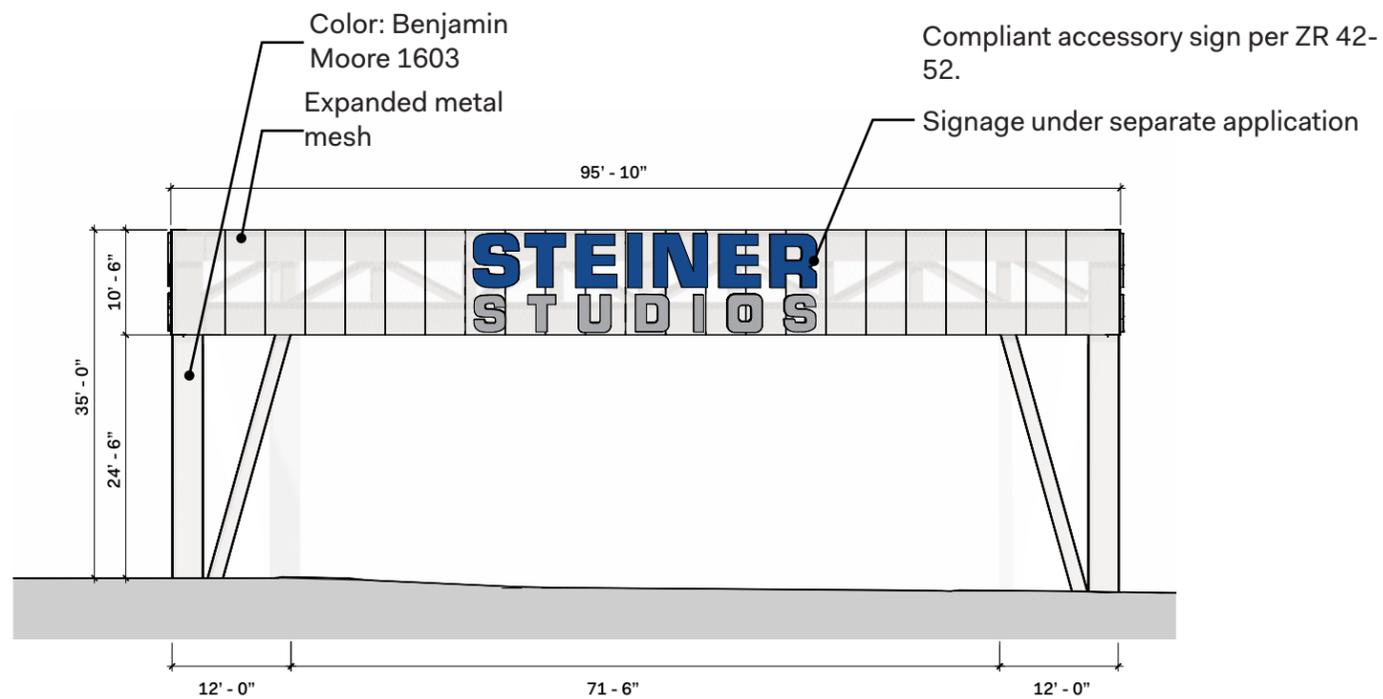
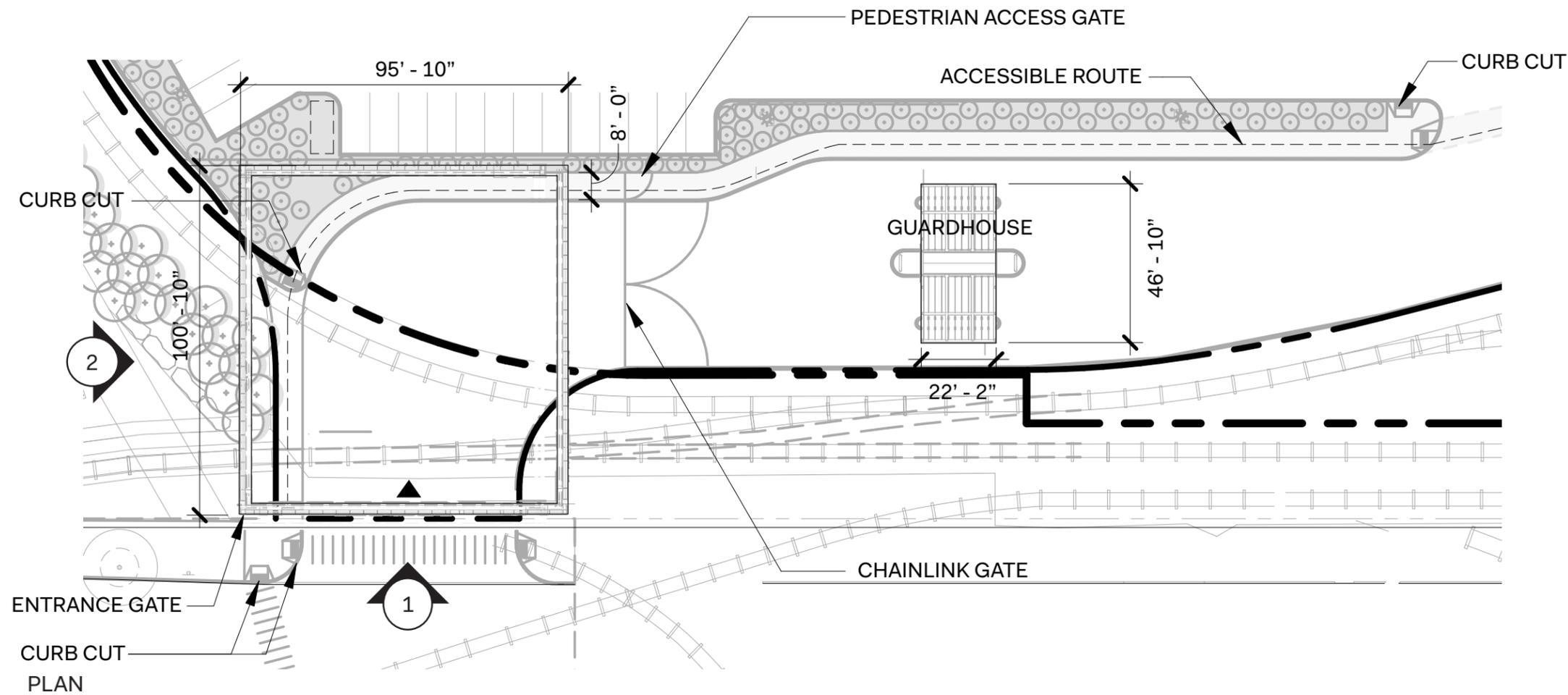




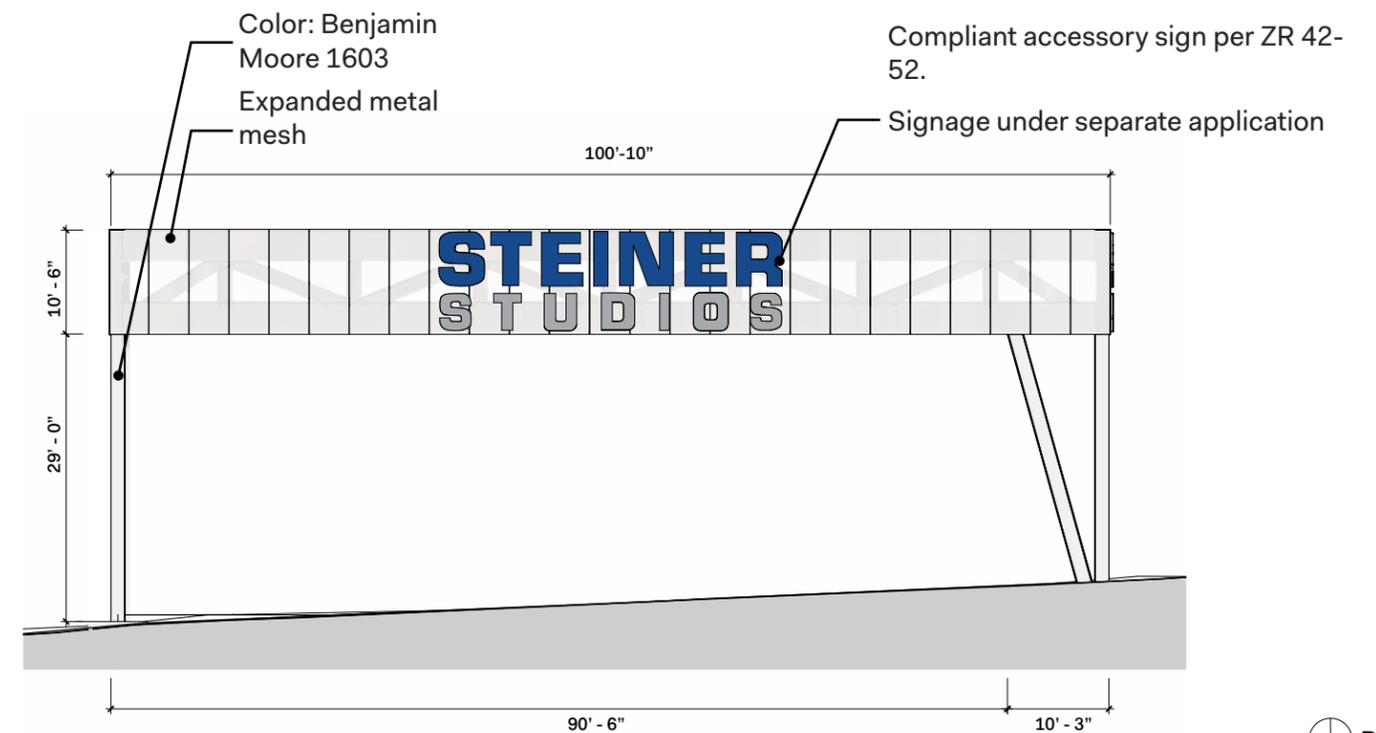








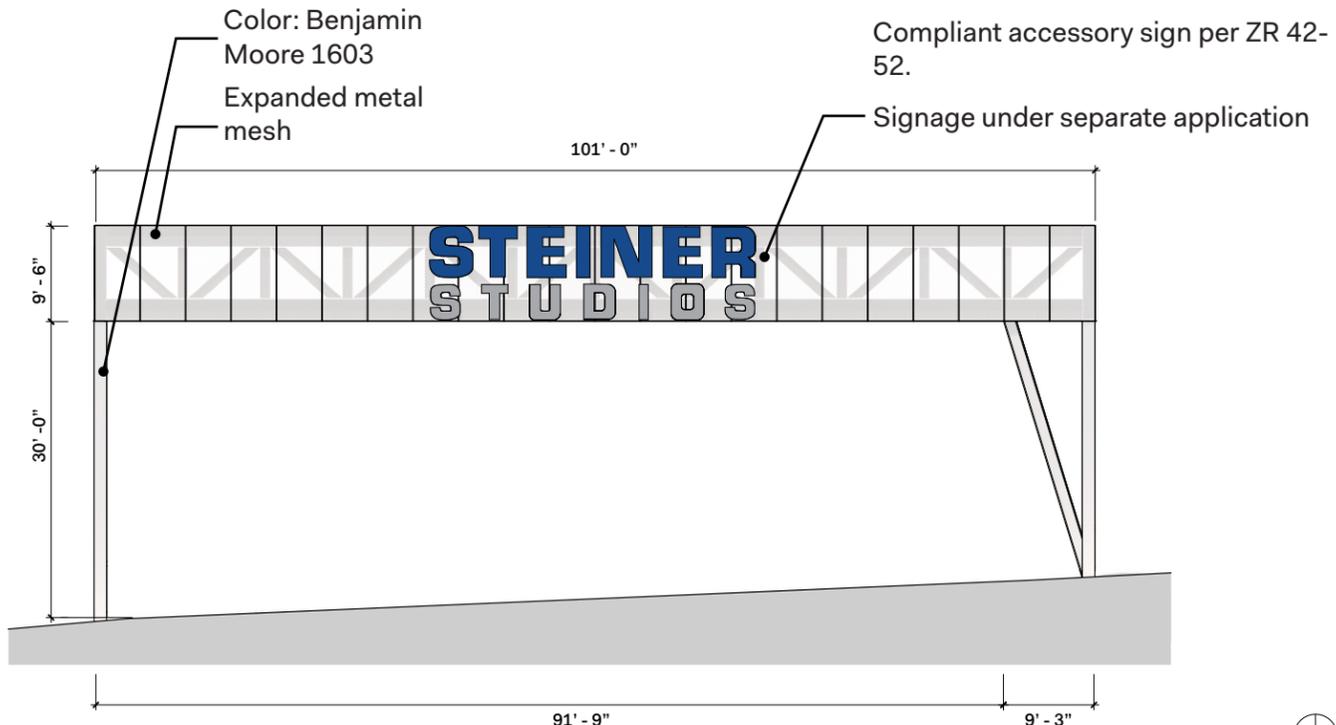
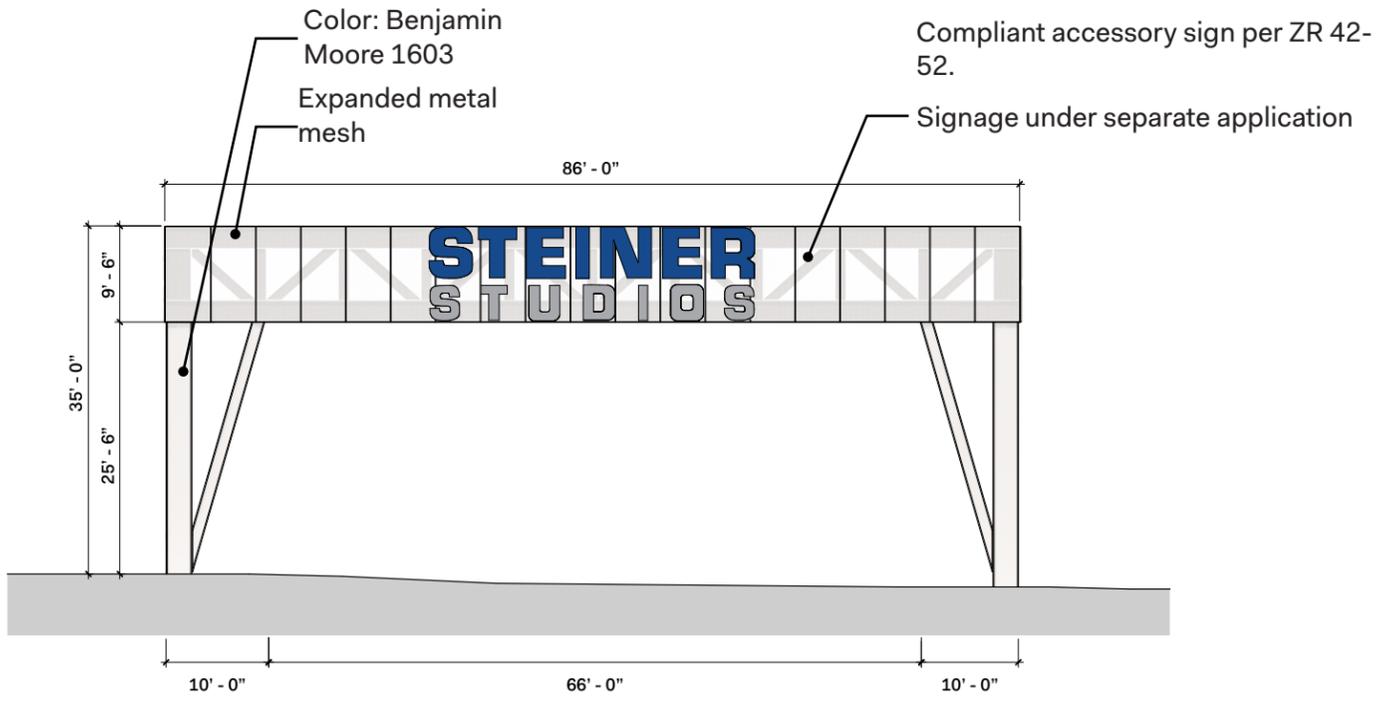
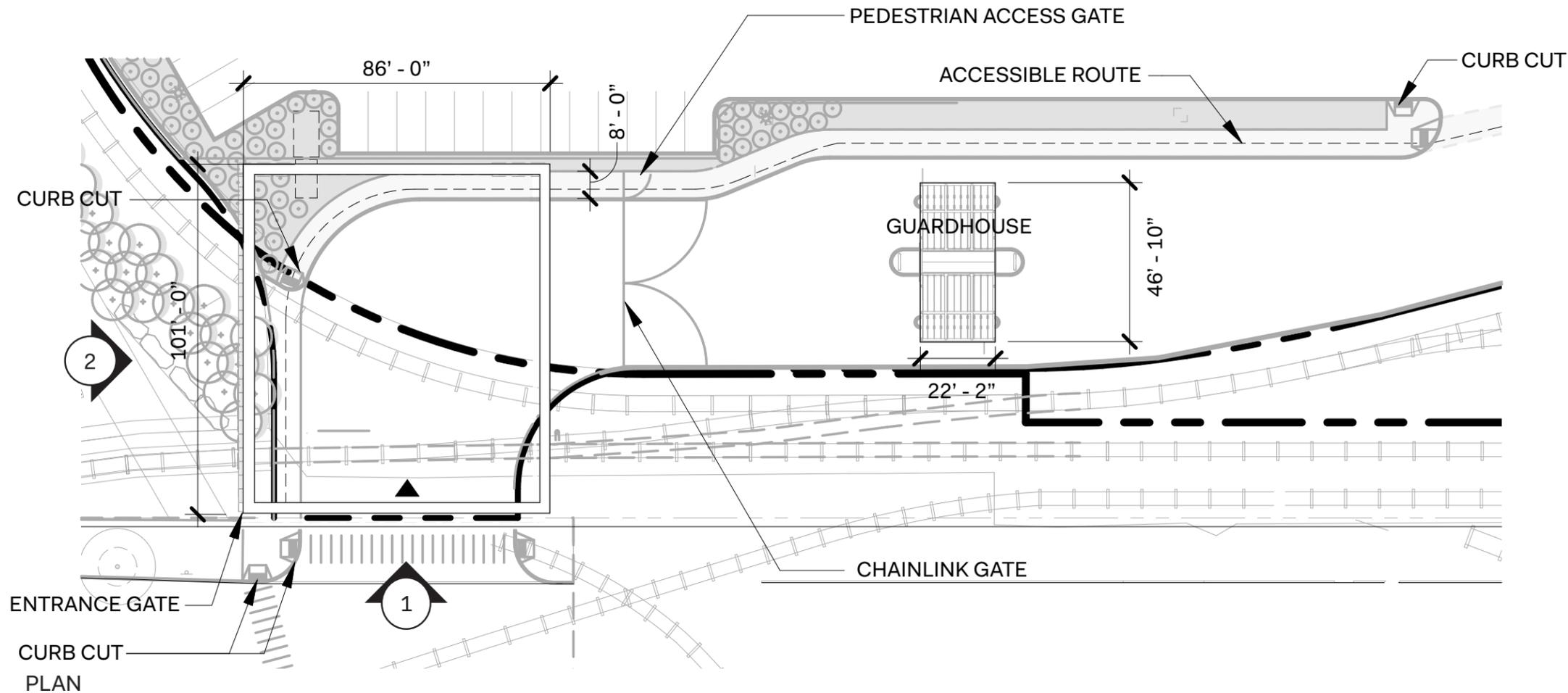
1 - EAST ELEVATION



2 - NORTH & SOUTH ELEVATION



**STUDIO ENTRANCE**

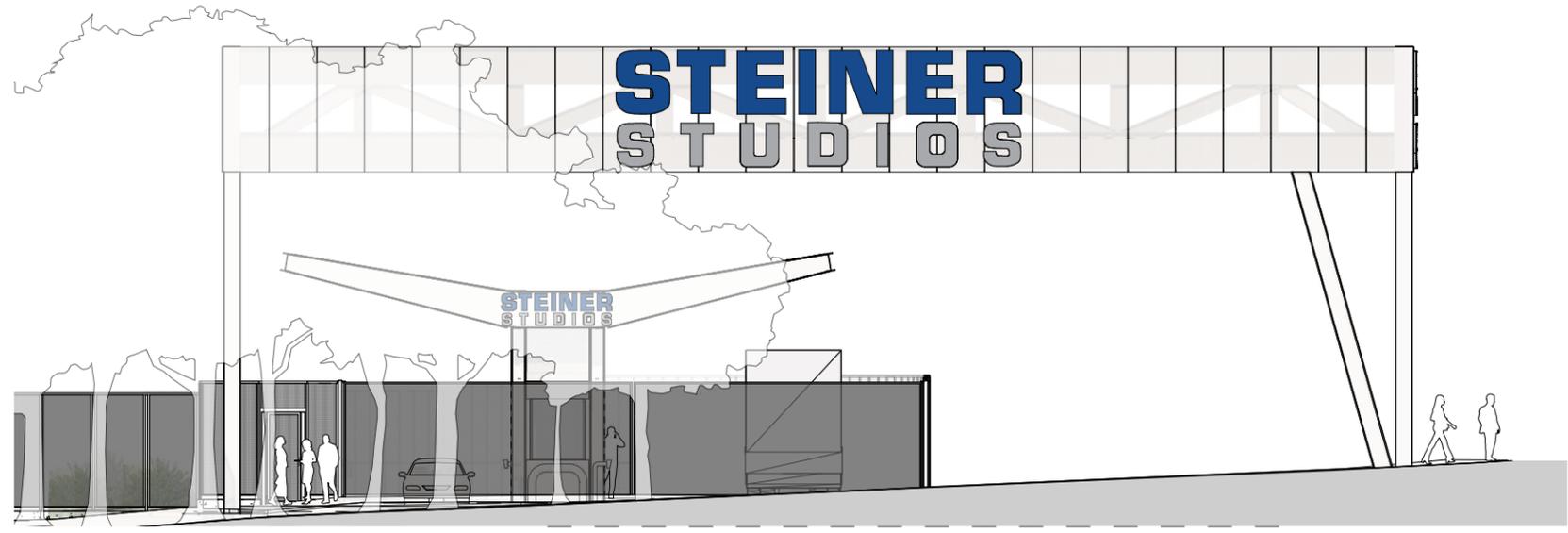
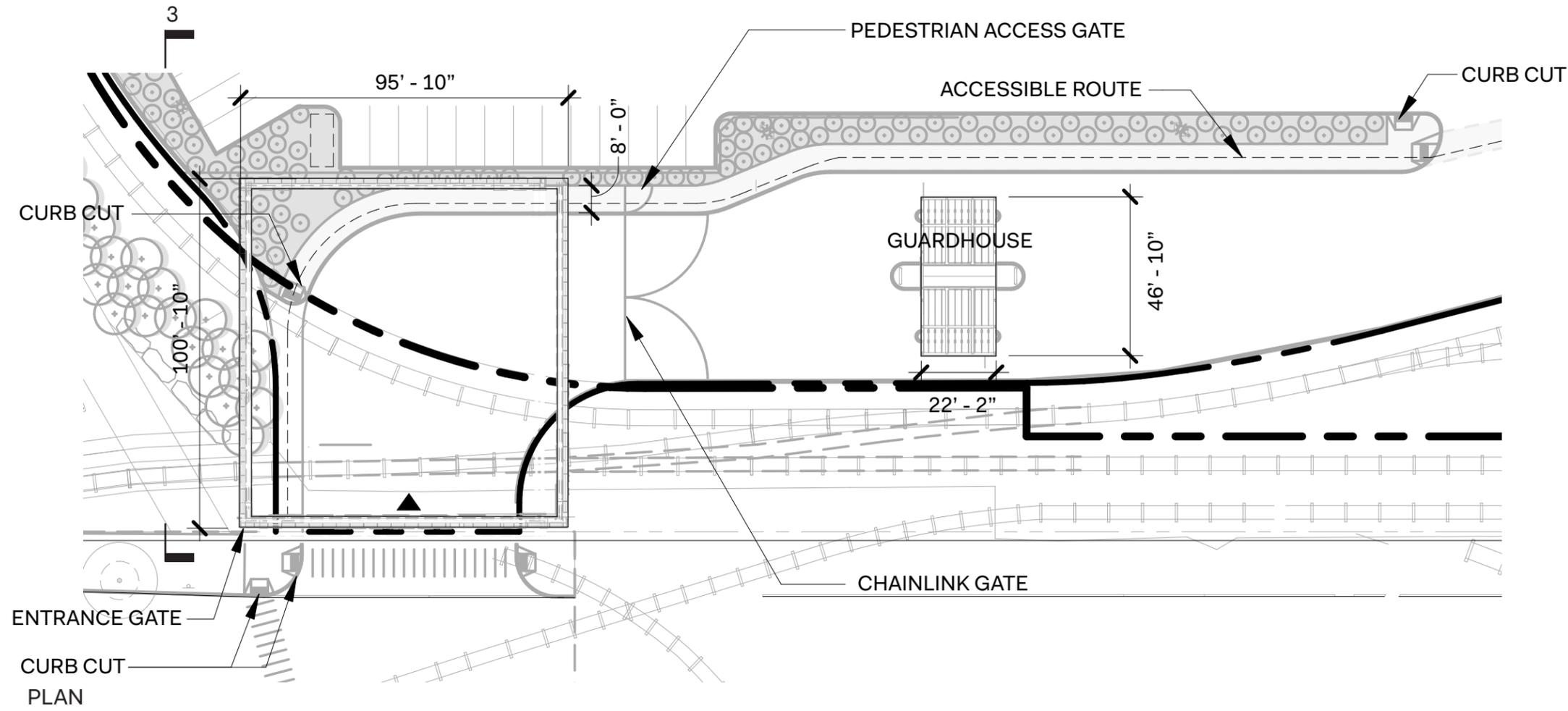


1 - EAST ELEVATION

2 - NORTH & SOUTH ELEVATION

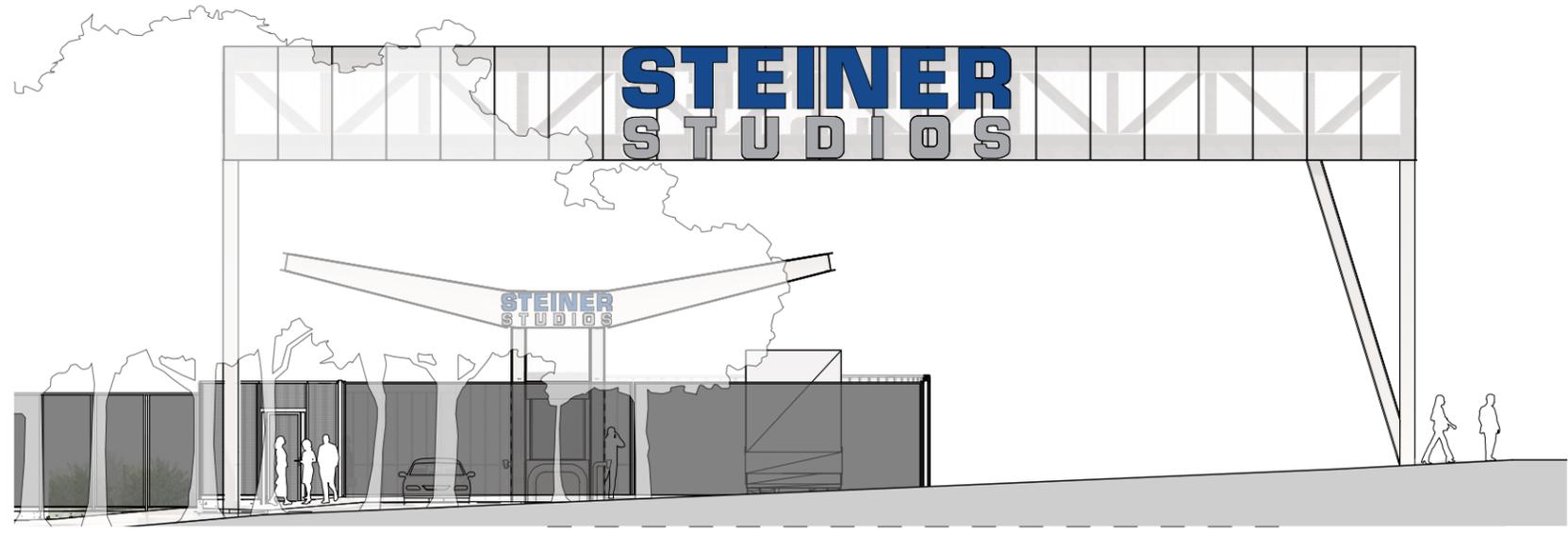
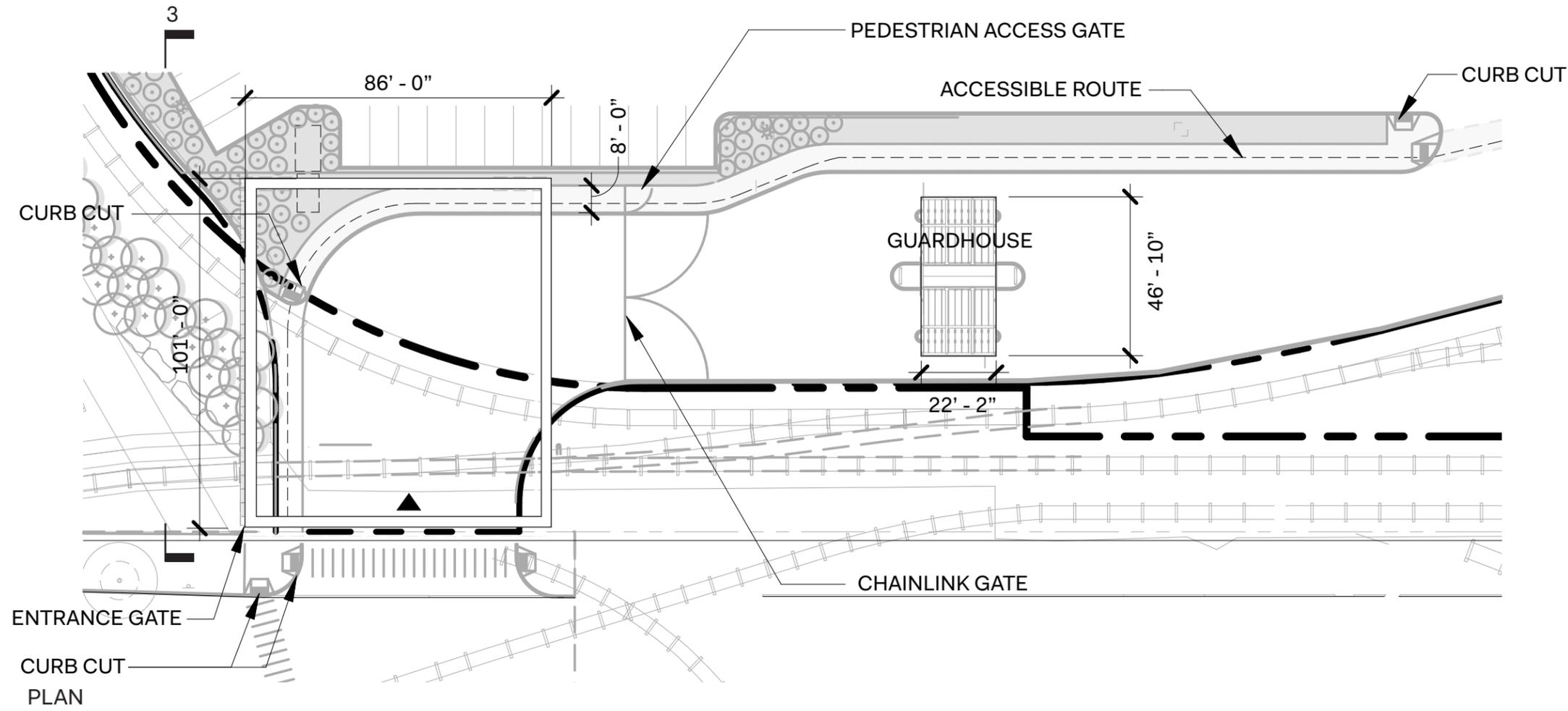


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JULY 17, 2023



3 - EAST-WEST SECTION, LOOKING NORTH

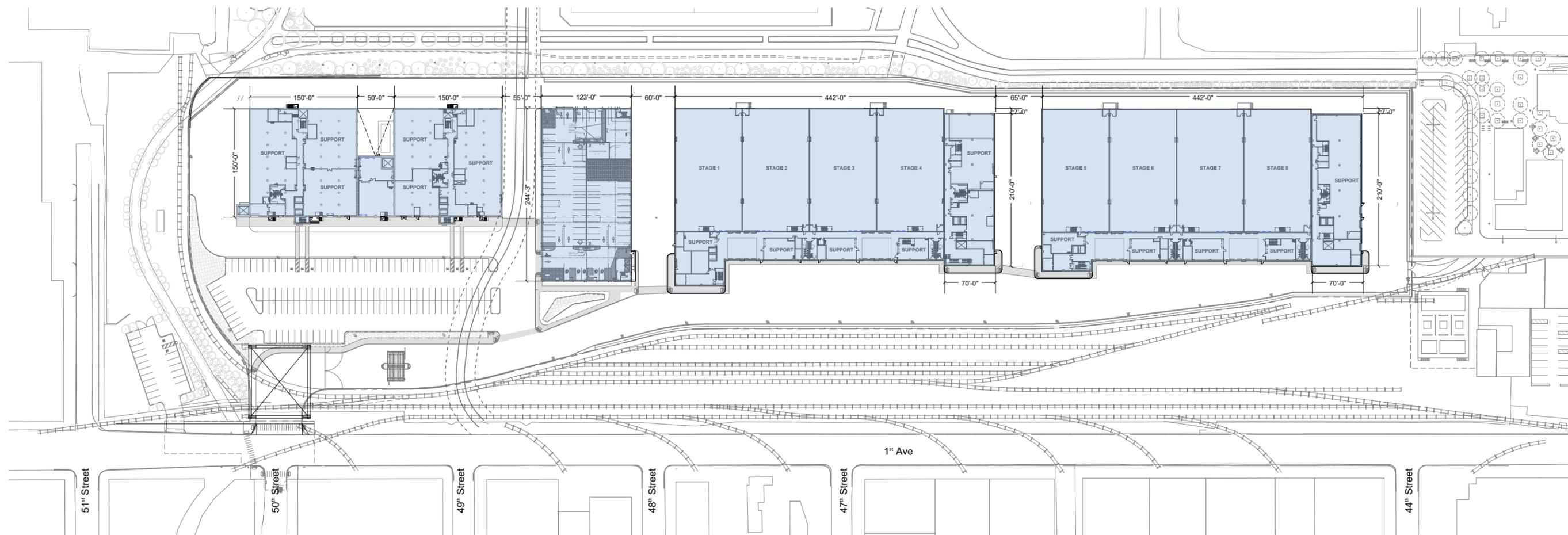
Plan North

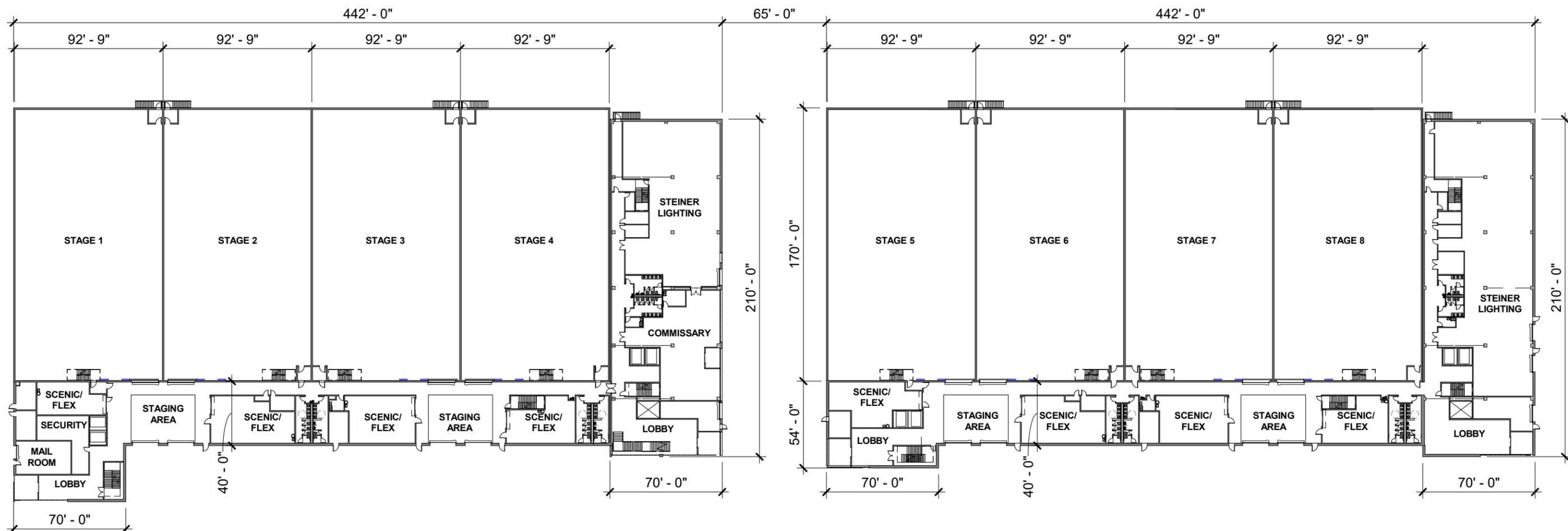


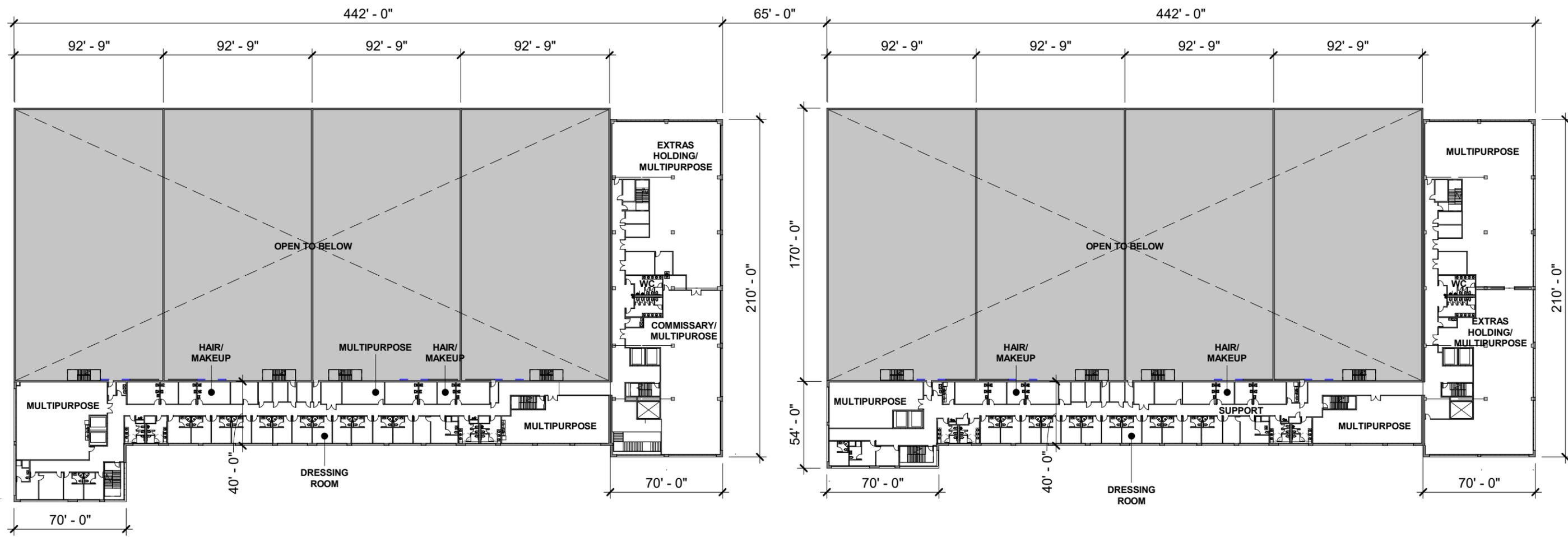
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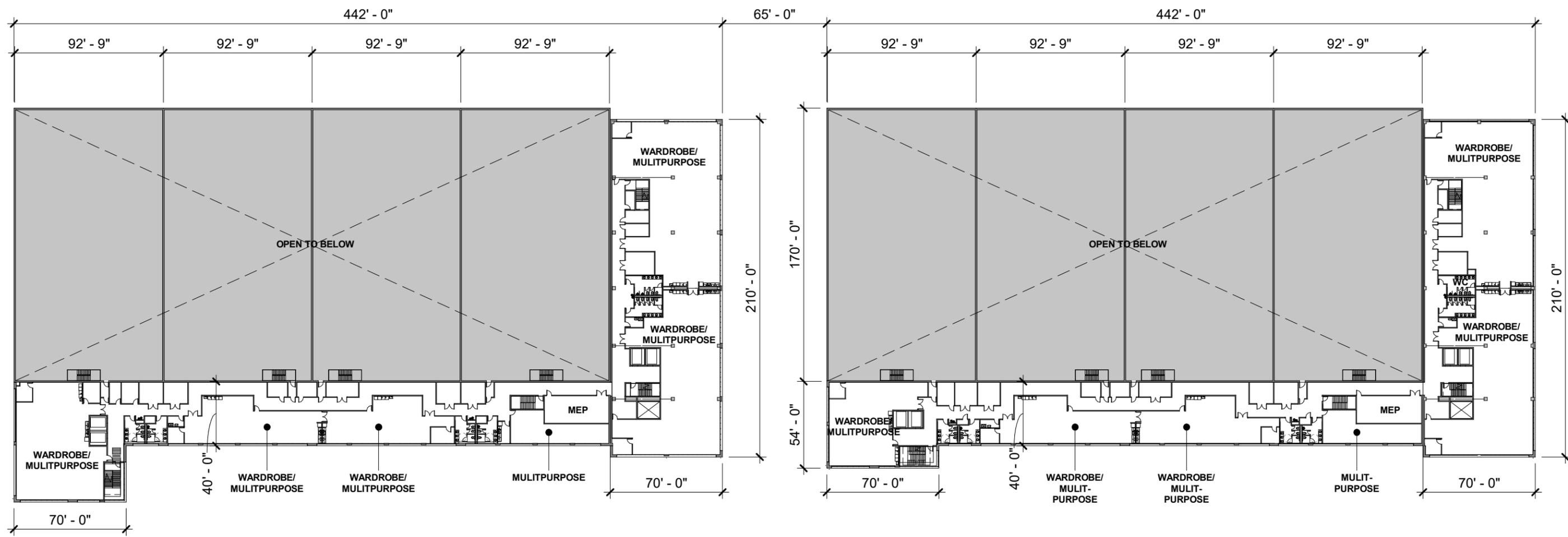
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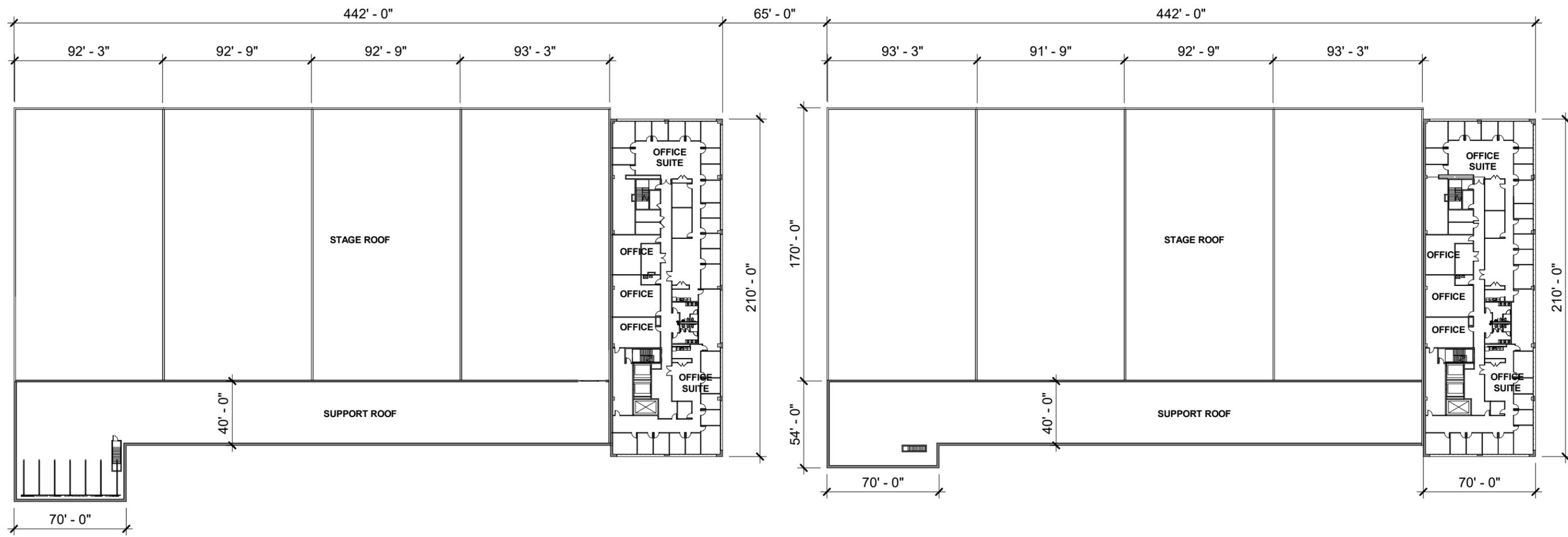


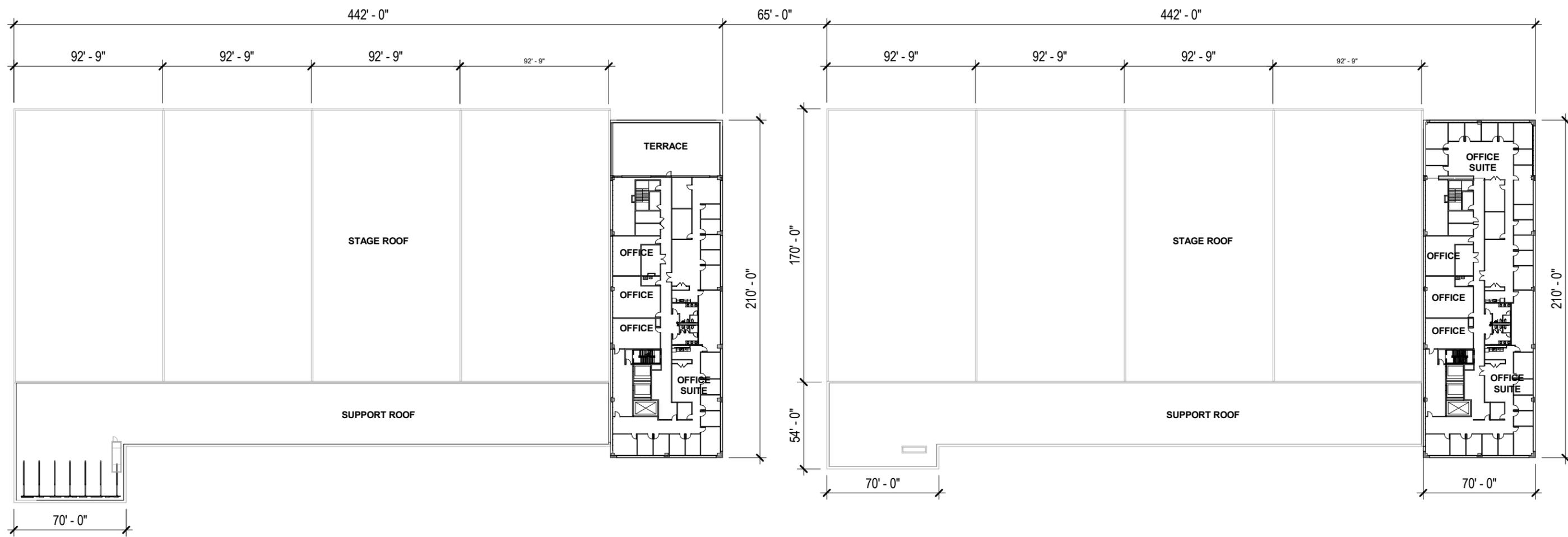


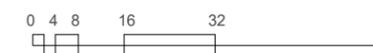
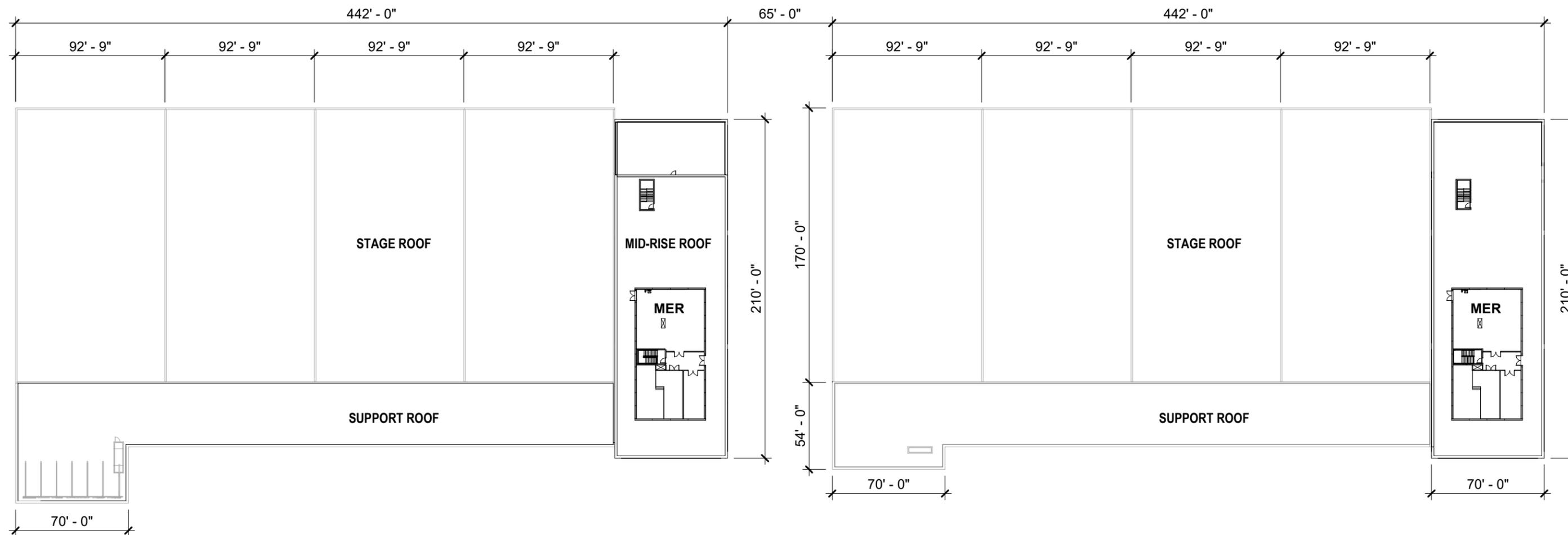


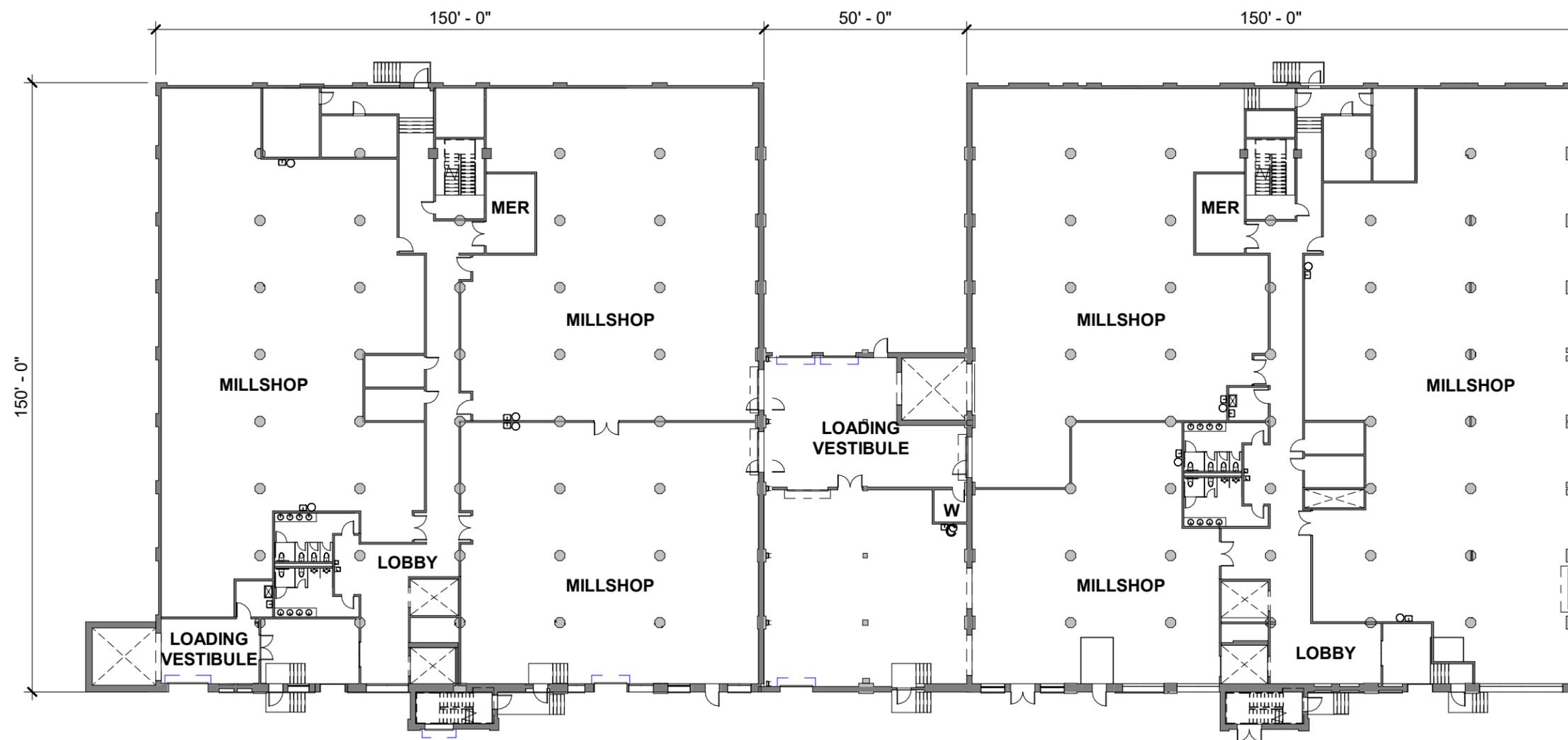


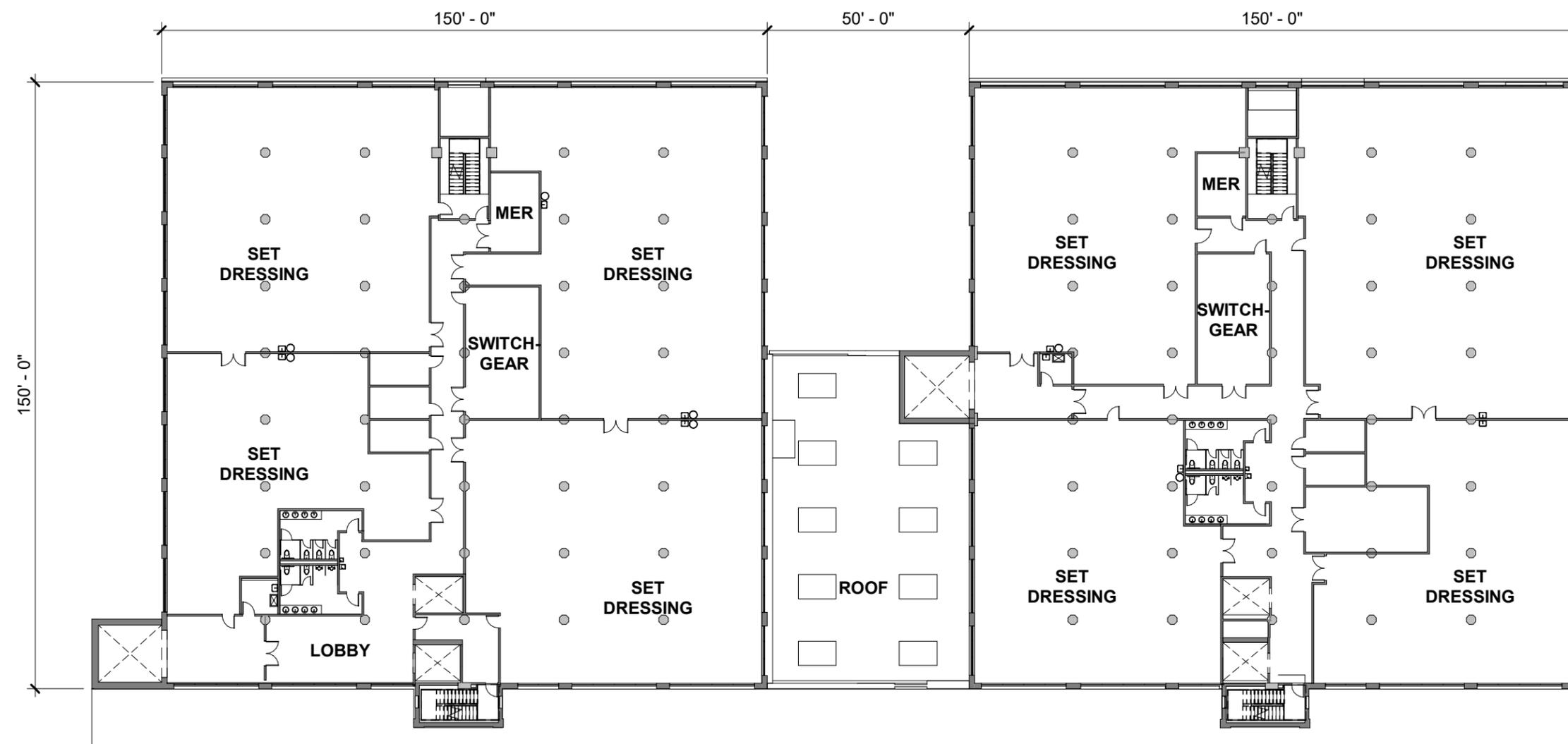


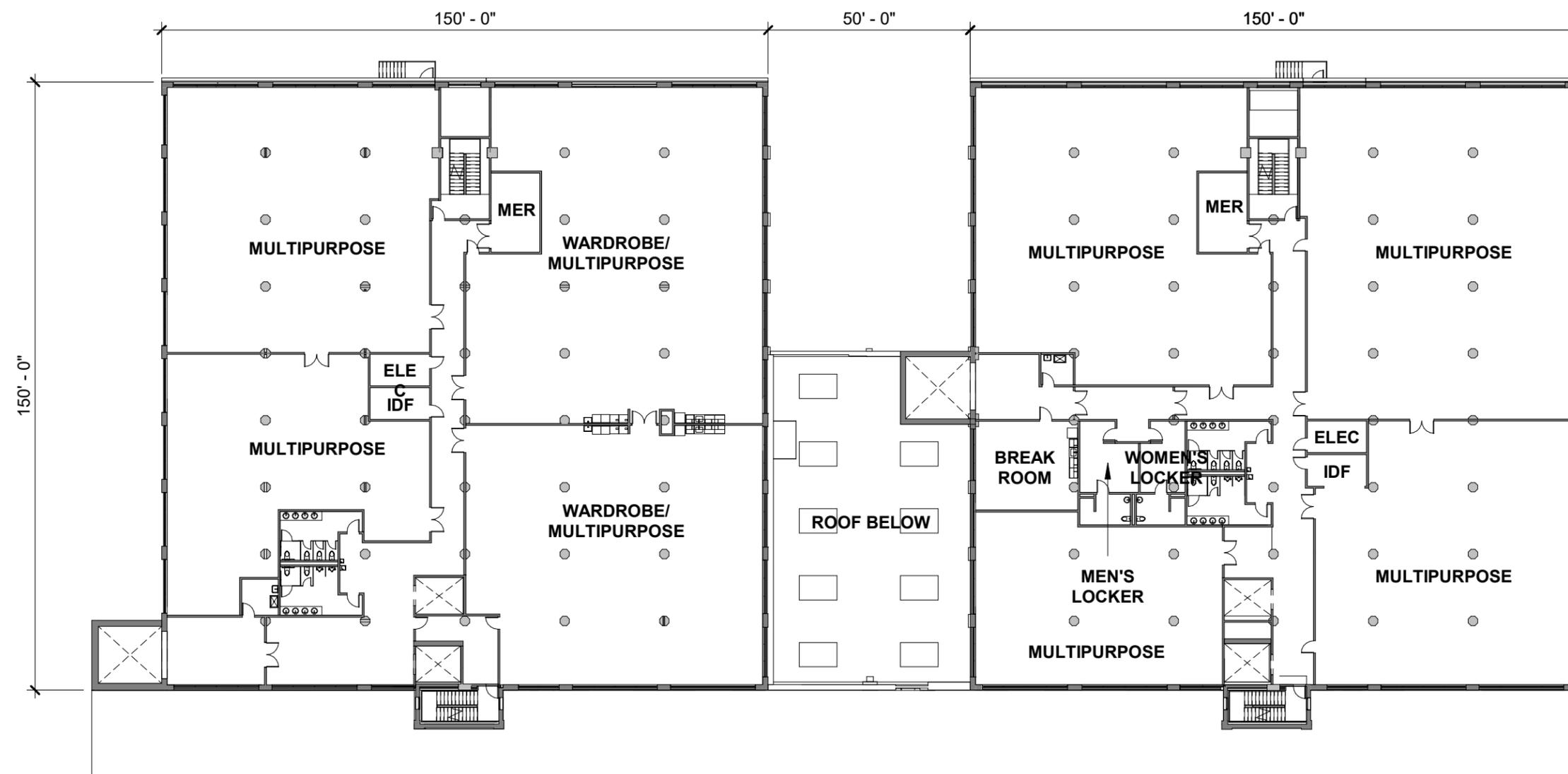


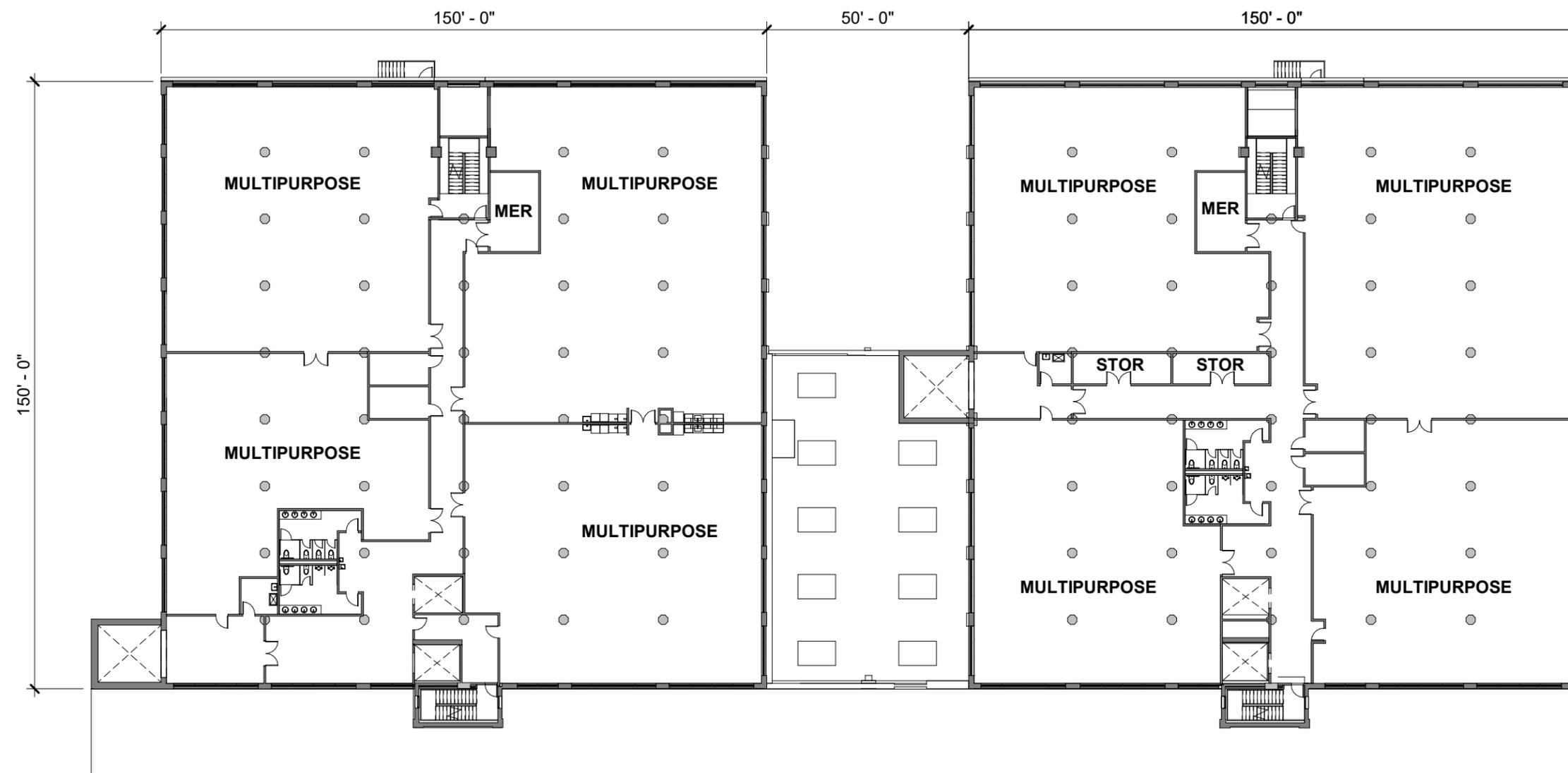


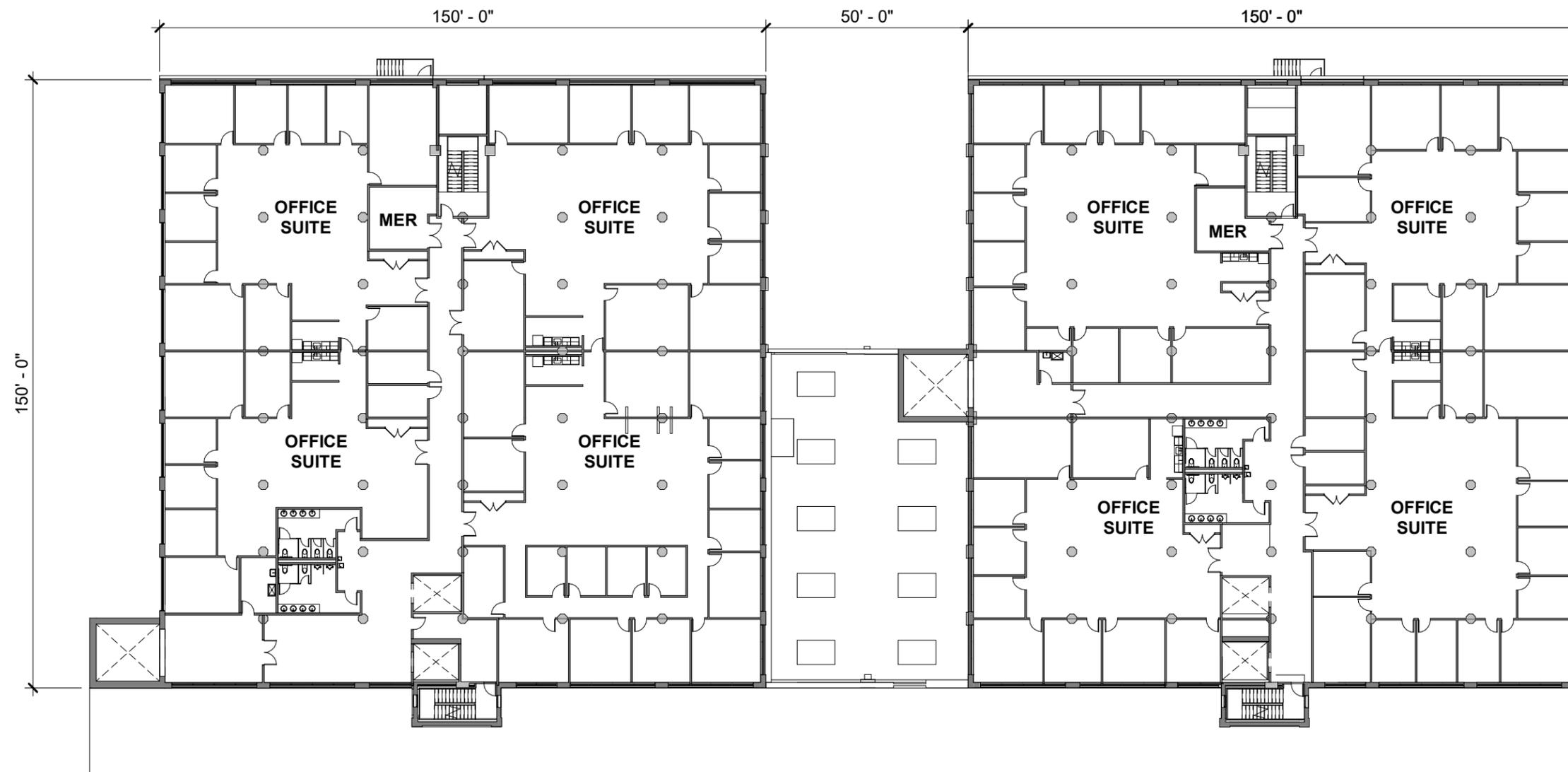


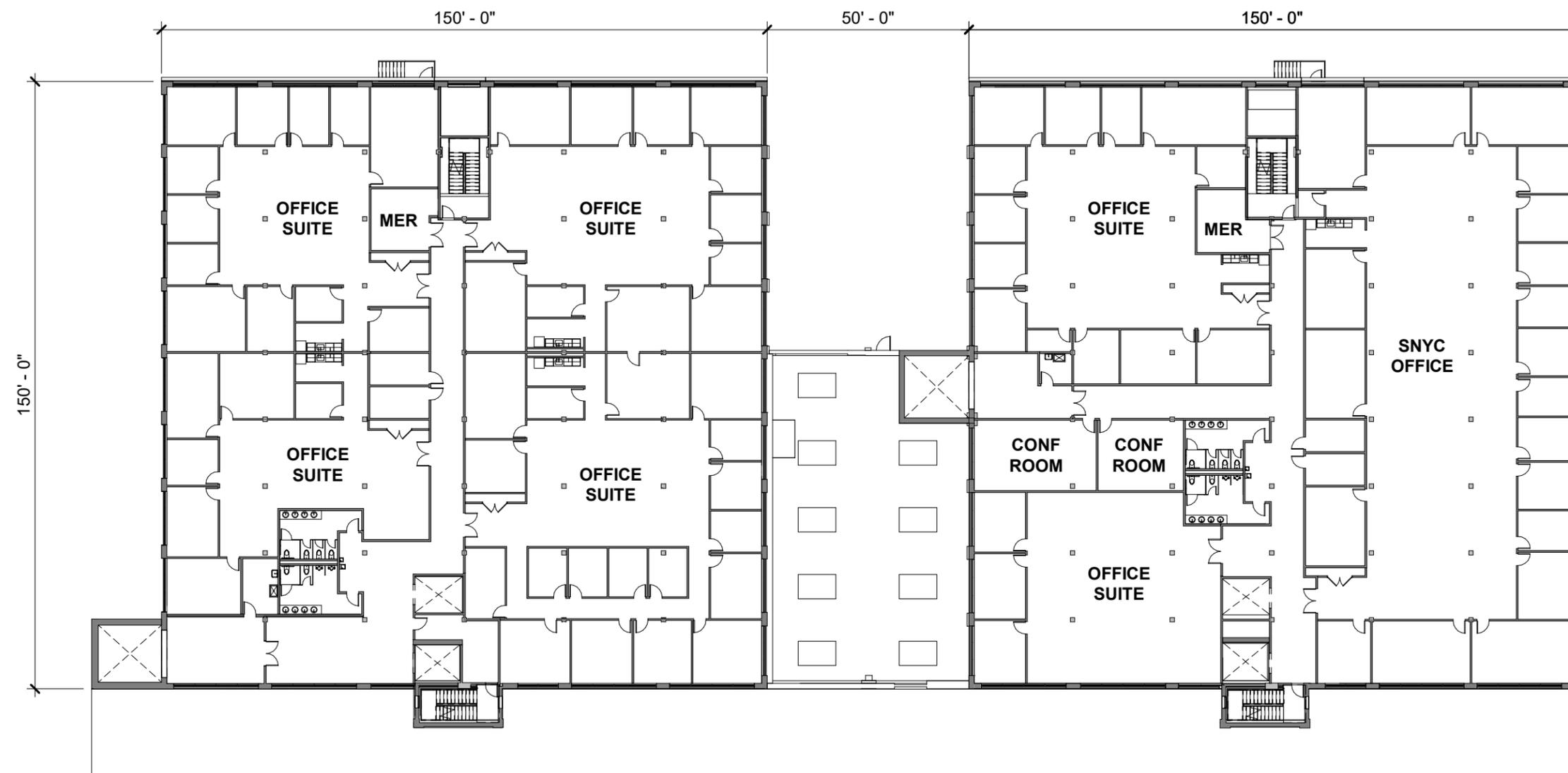


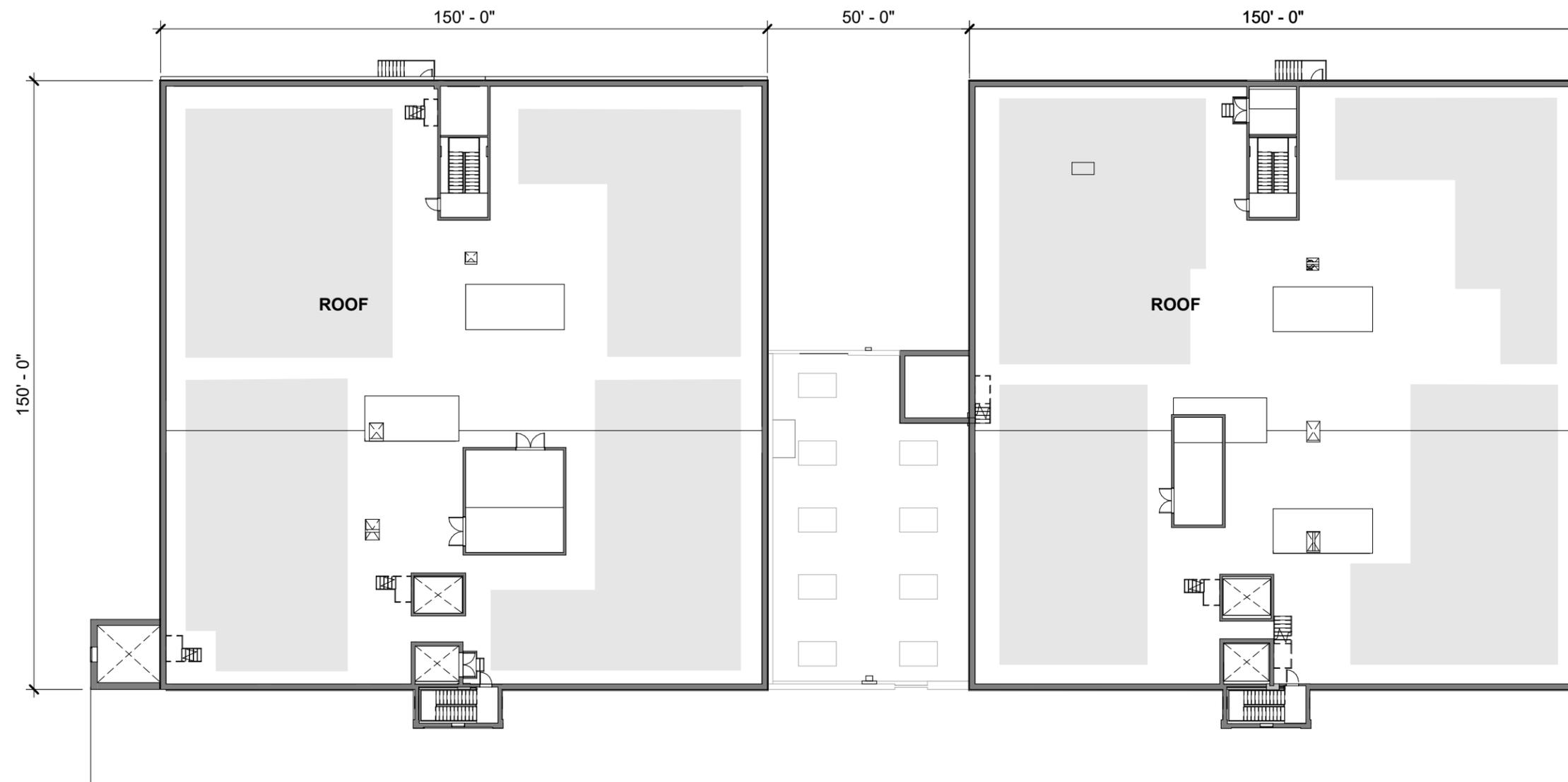


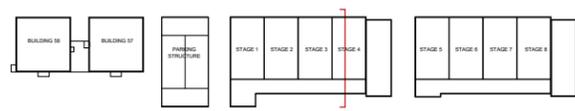
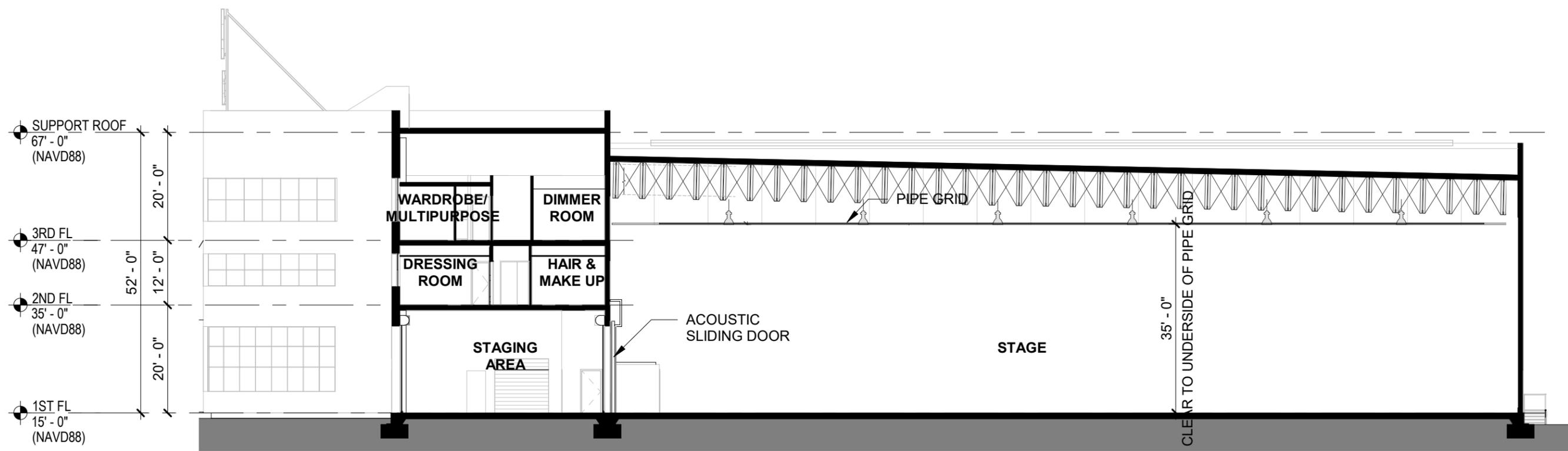




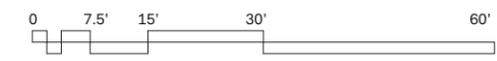






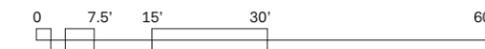
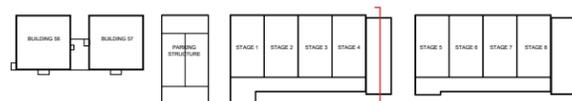
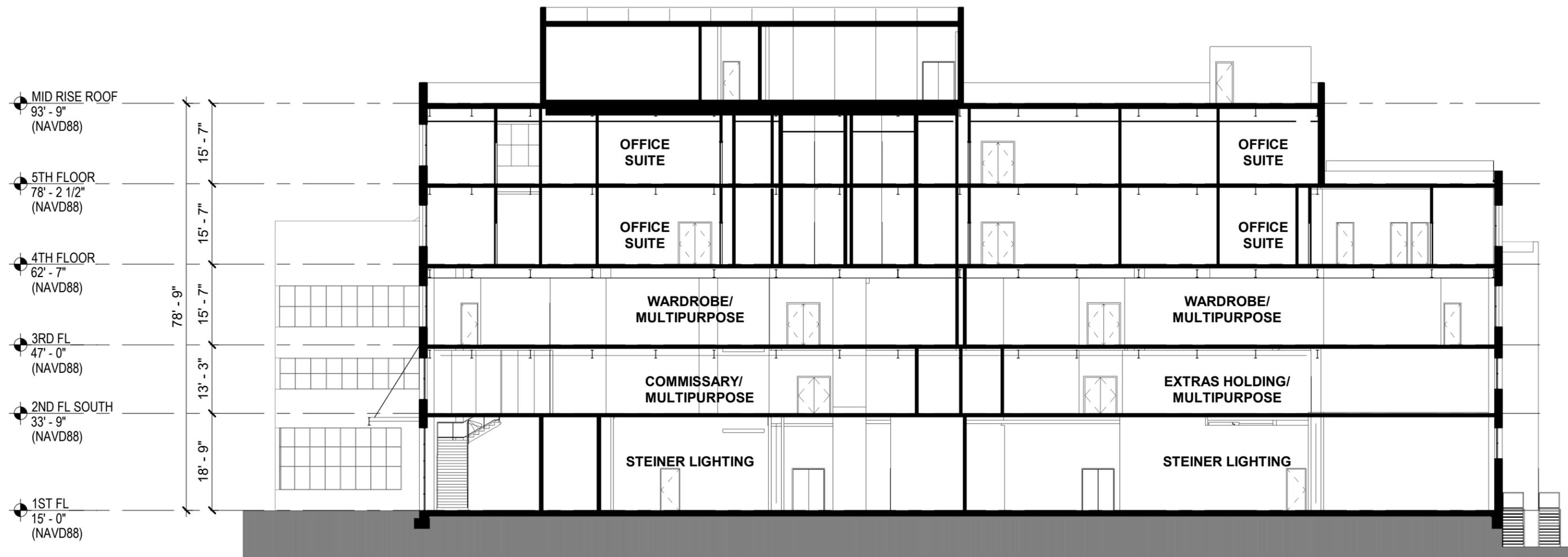


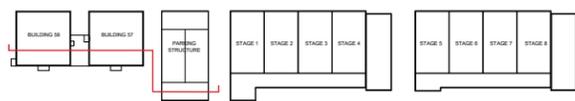
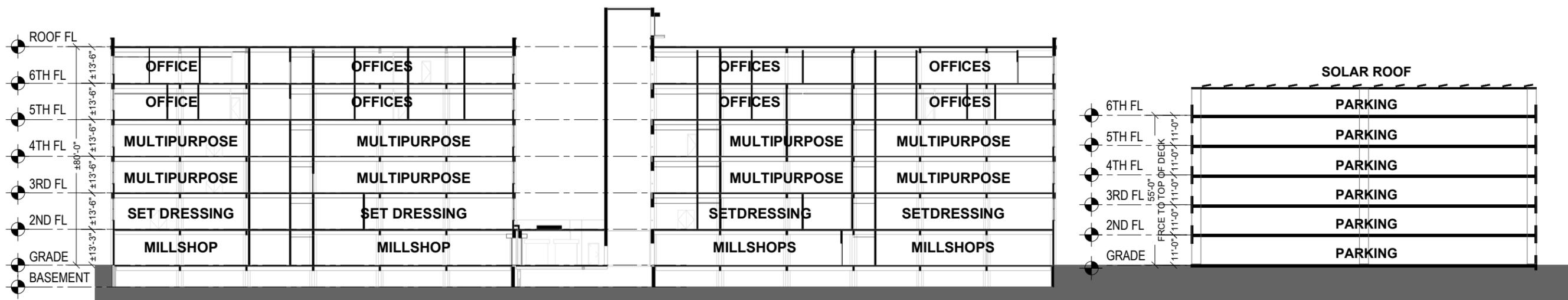
Plan North



**STAGE BUILDING  
SECTION**

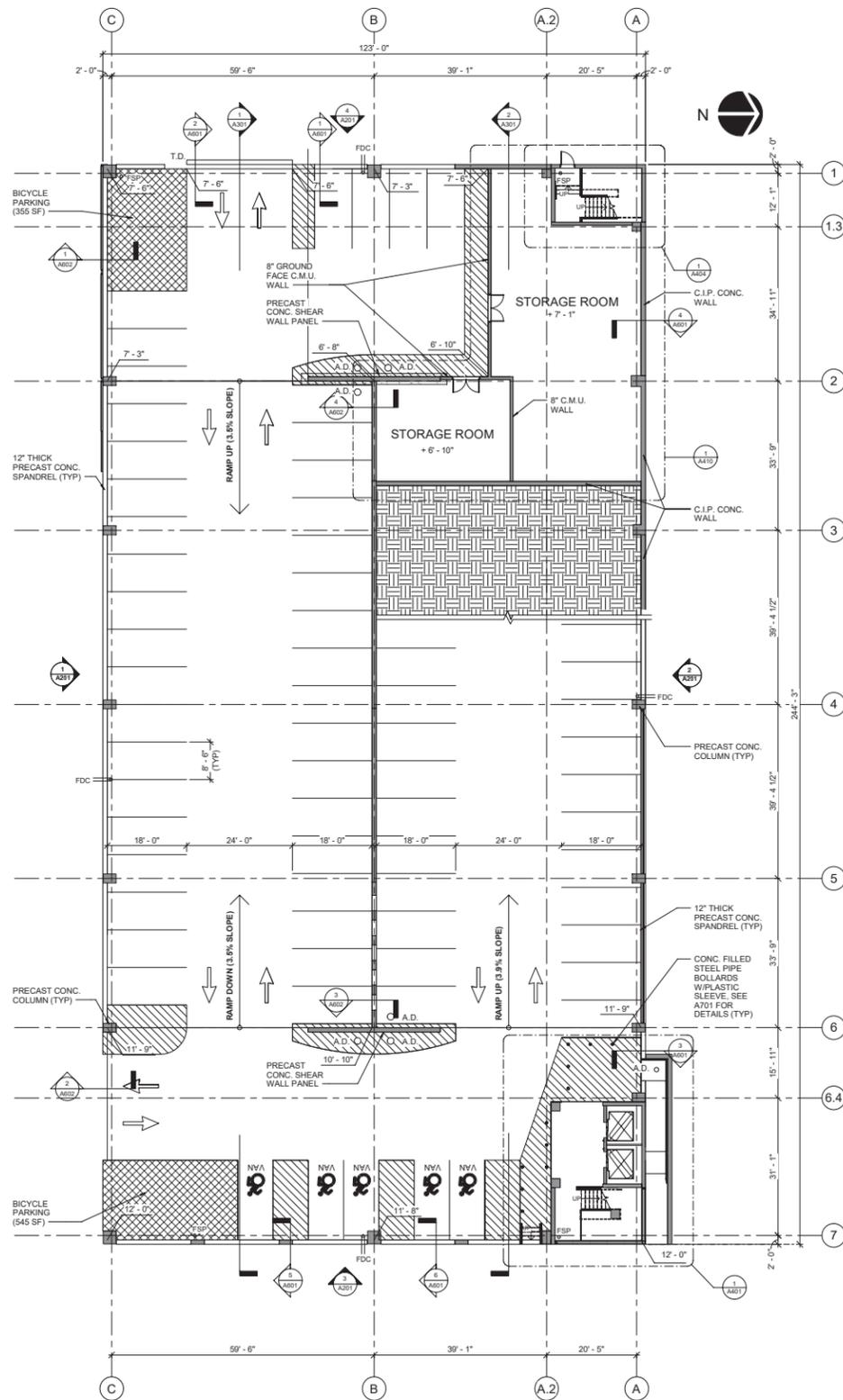
Public Design Commission Final Submission  
November 13, 2023  
Page 50 of 84



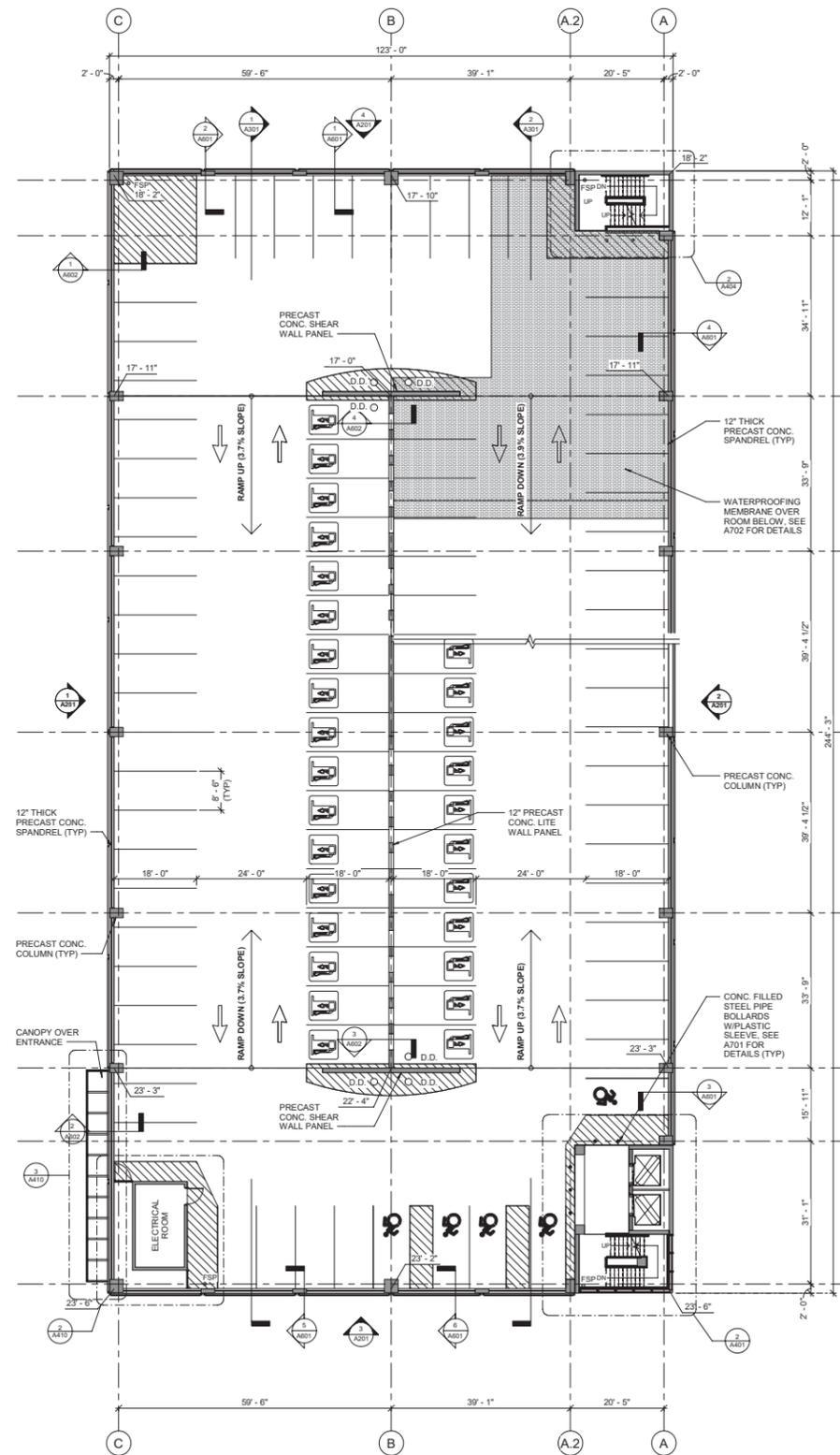


Plan North

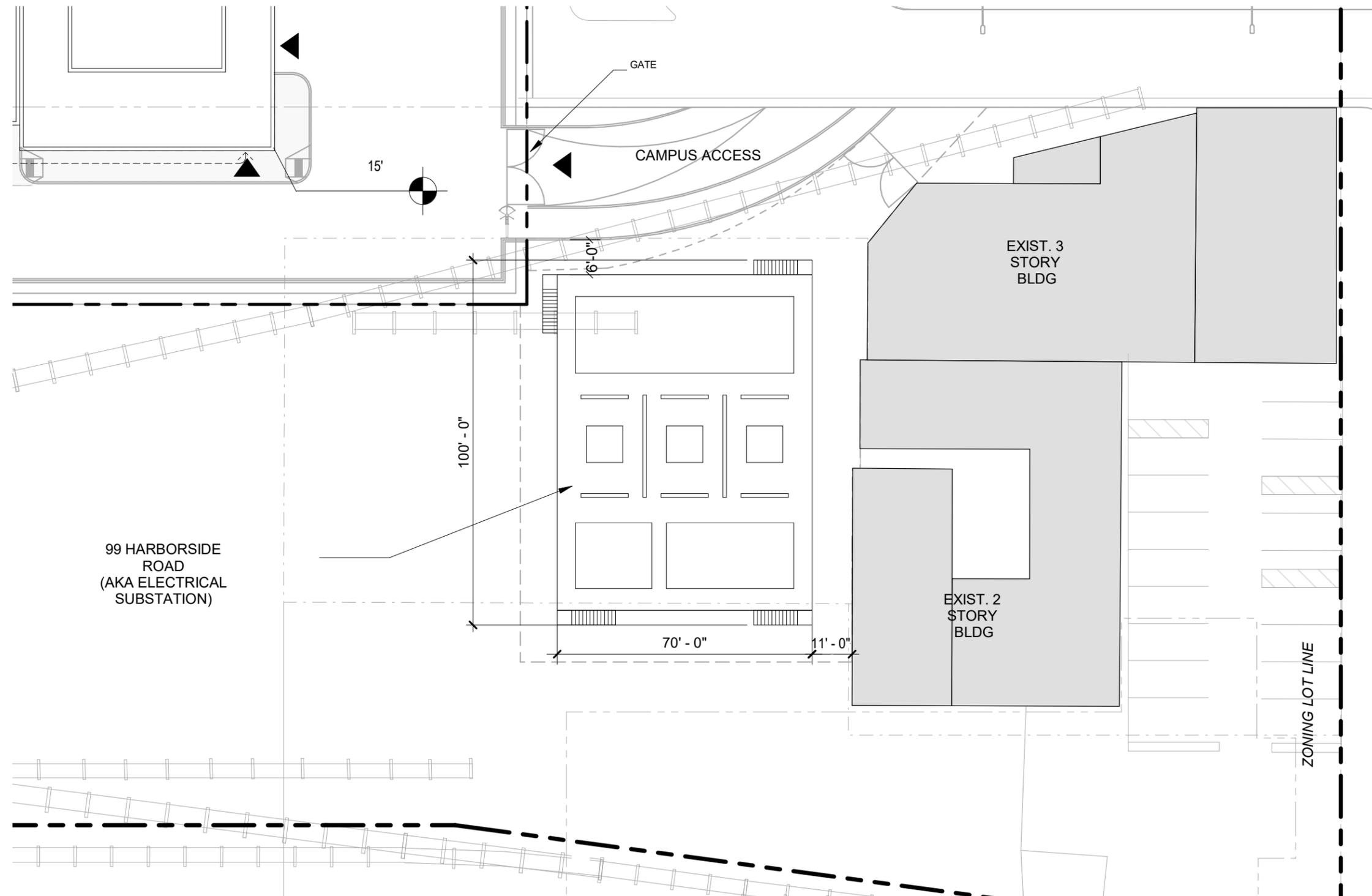




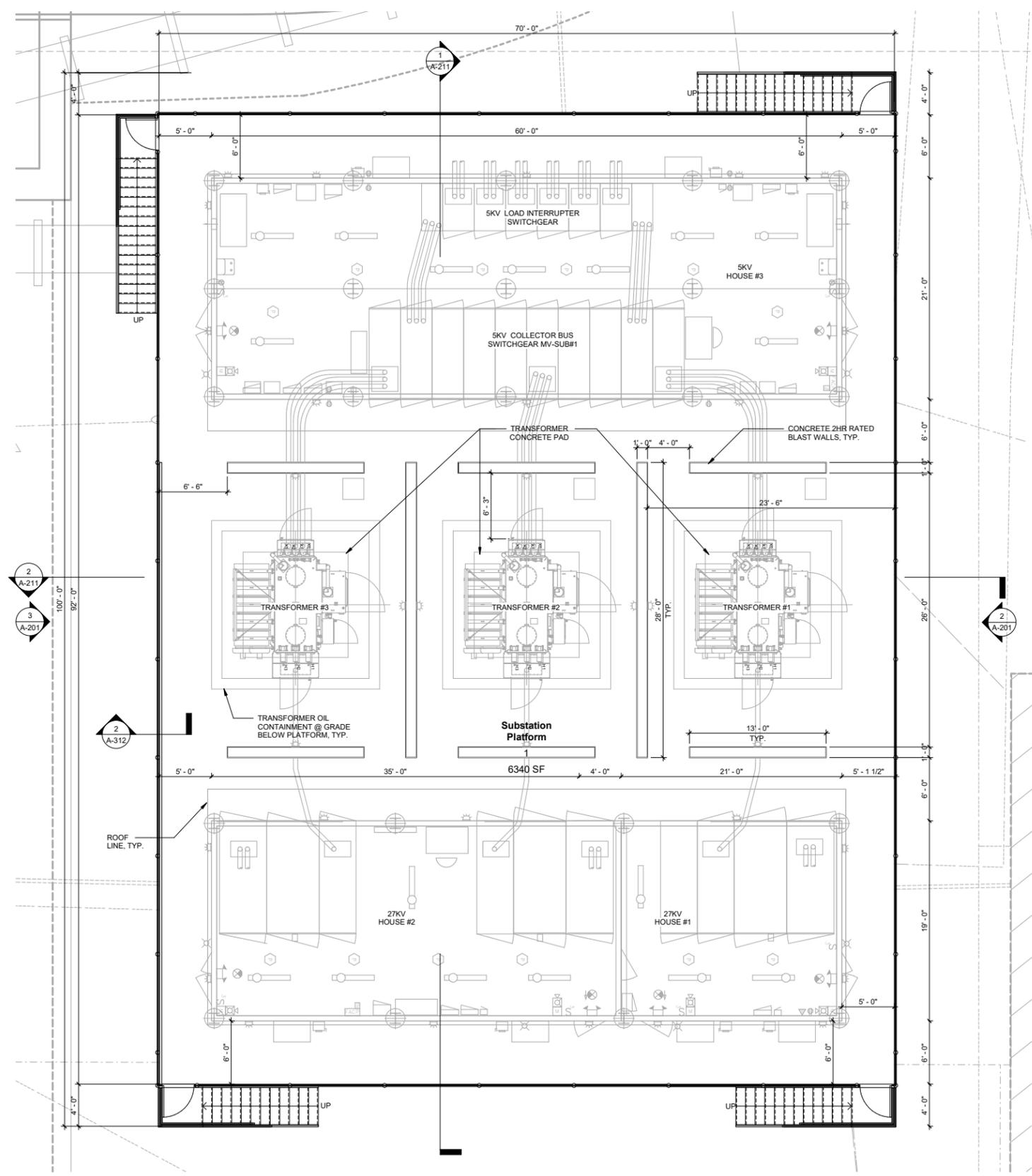
GROUND FLOOR PLAN



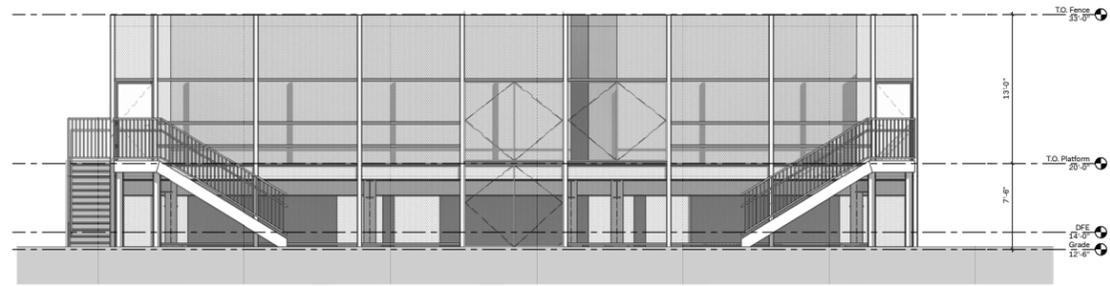
TYPICAL FLOOR PLAN



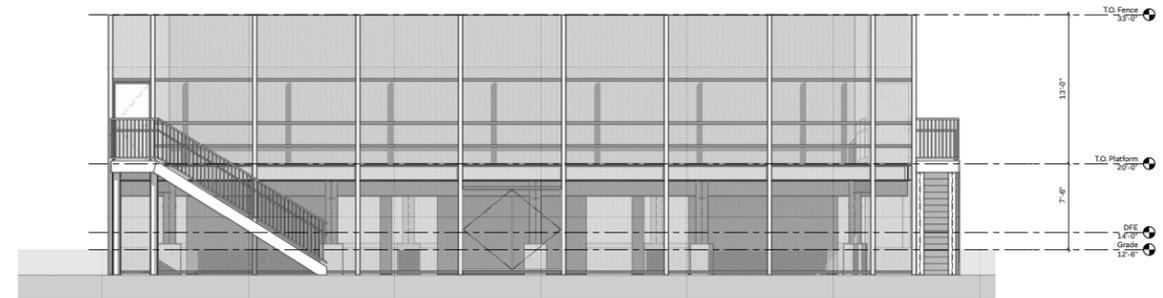
Plan North



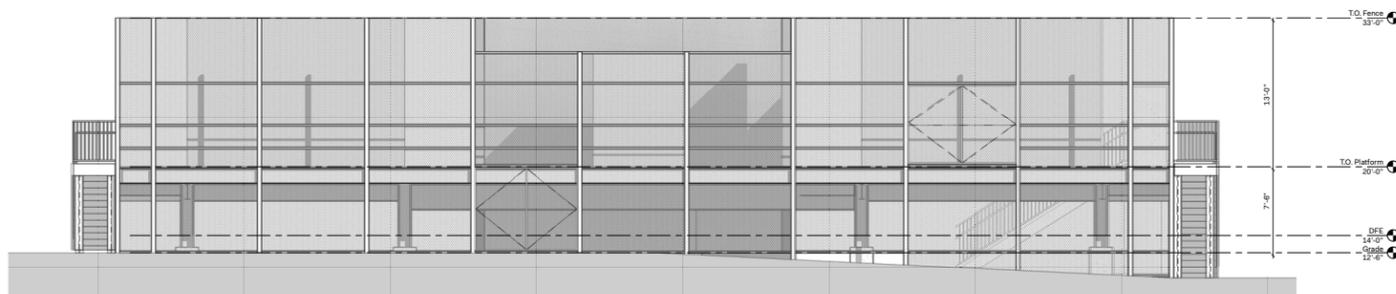
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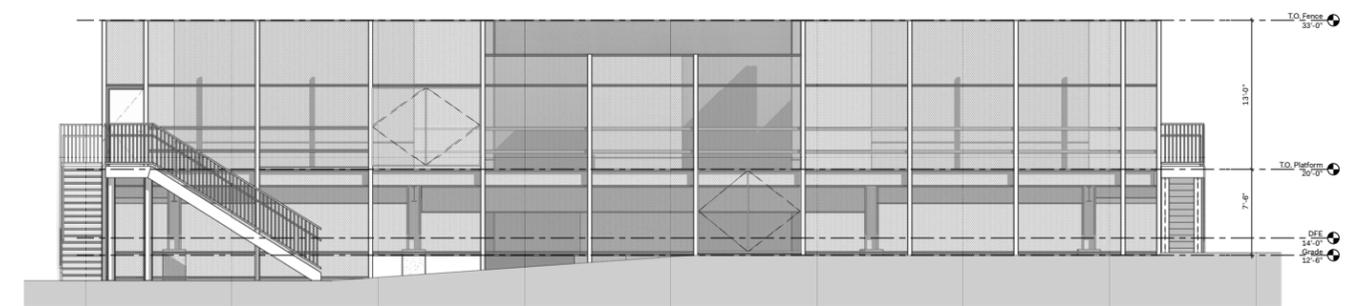
EAST ELEVATION



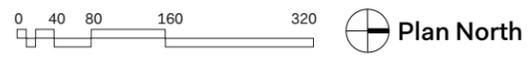
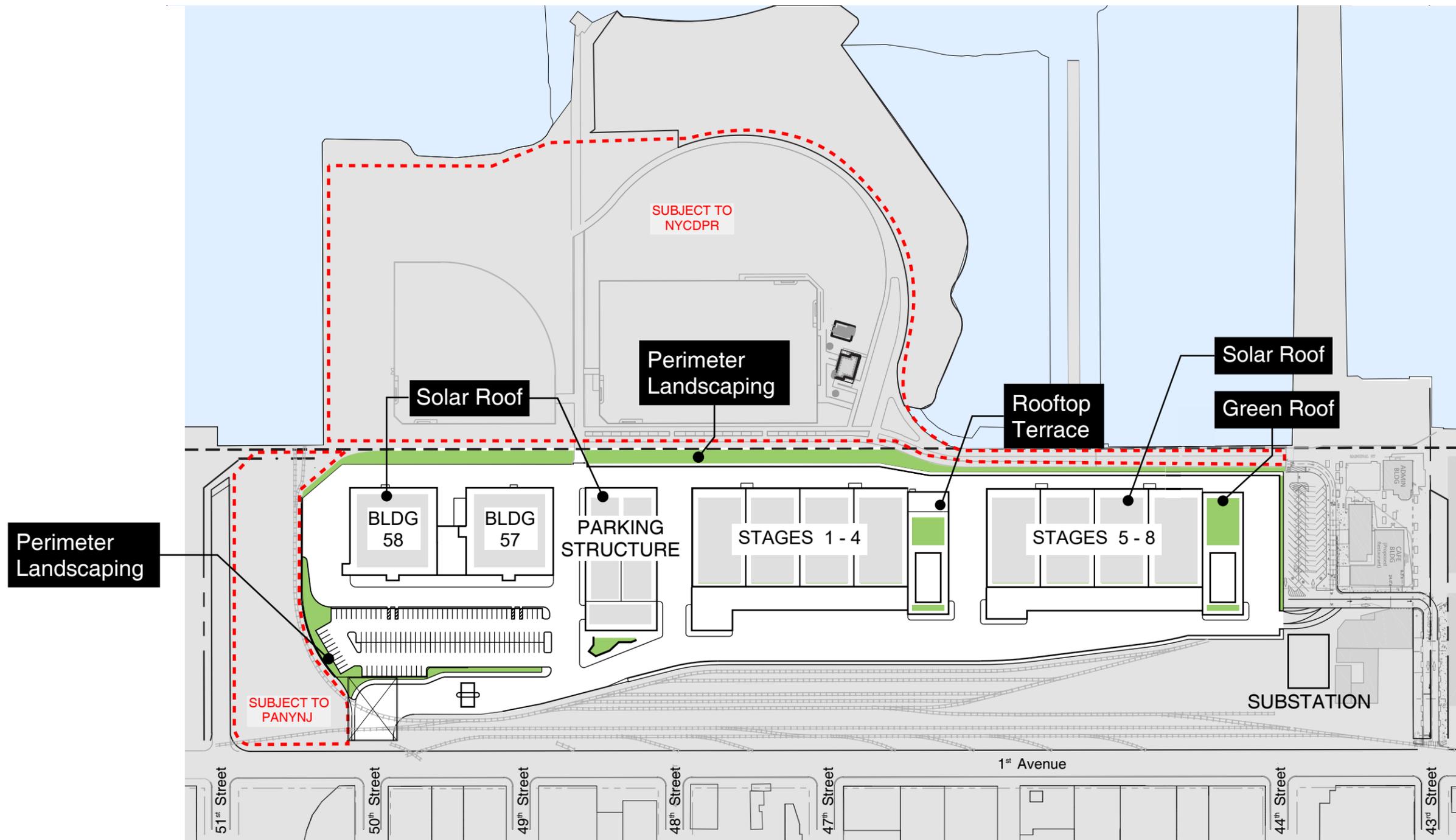
WEST ELEVATION

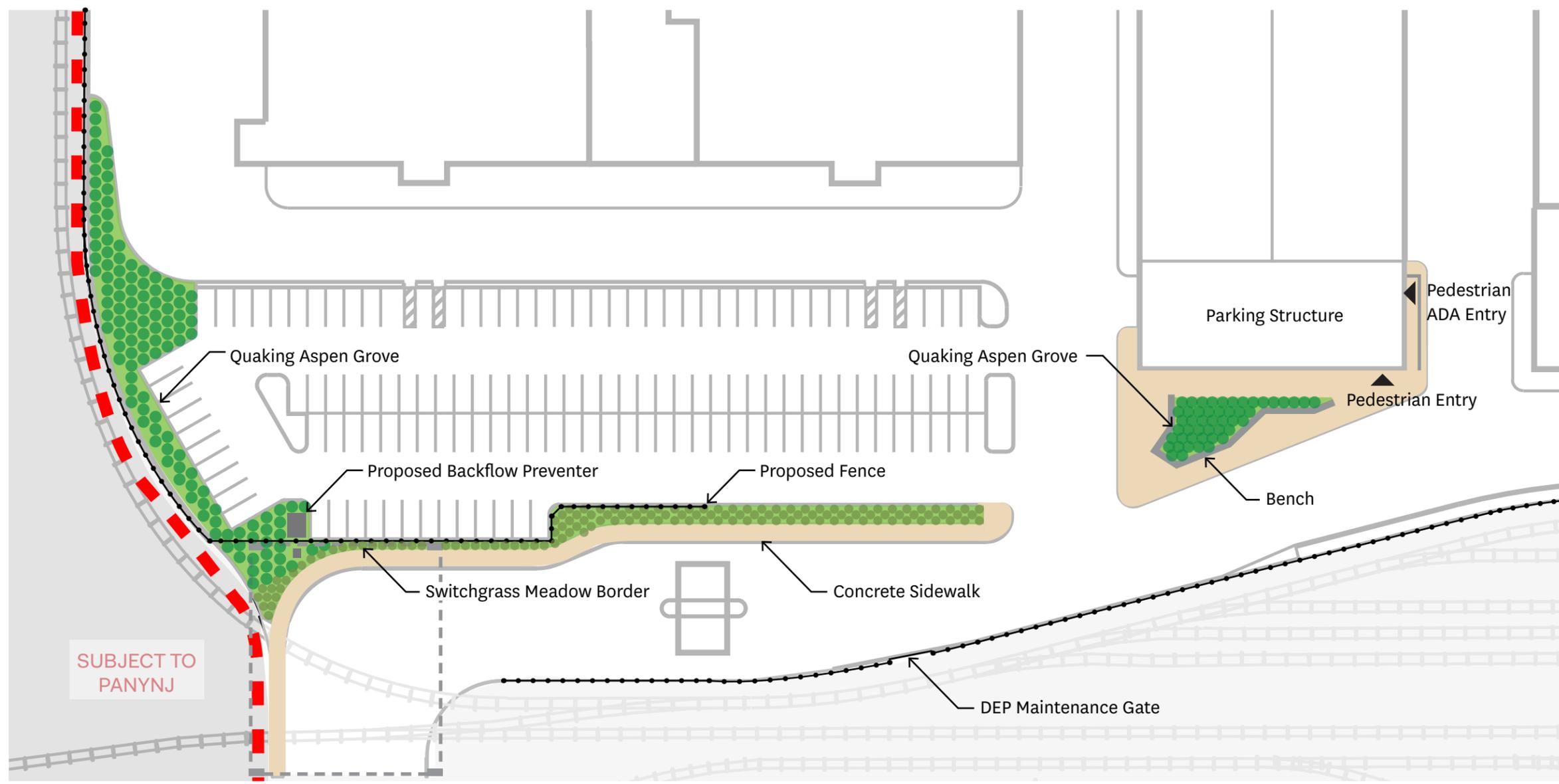


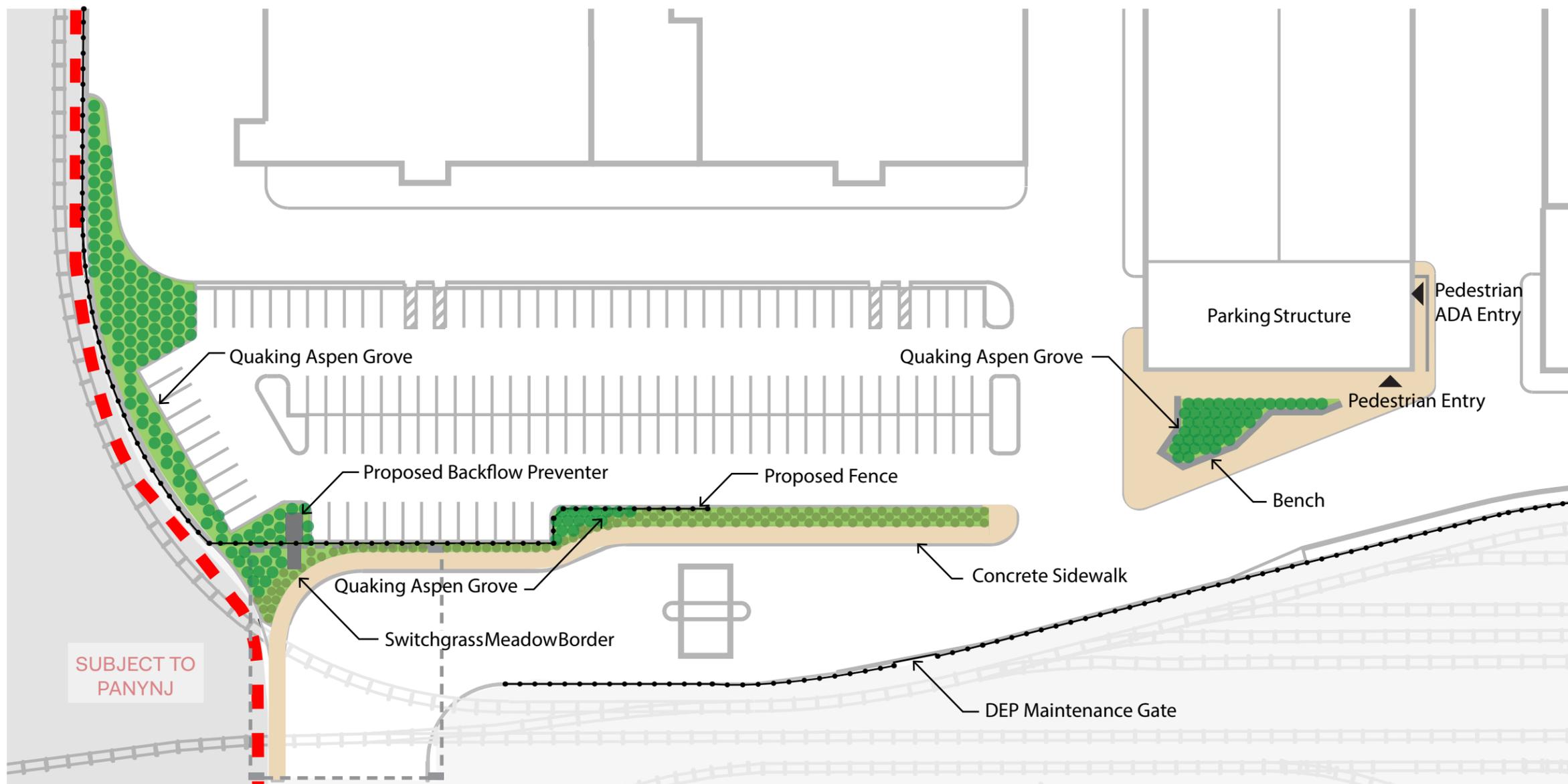
NORTH ELEVATION

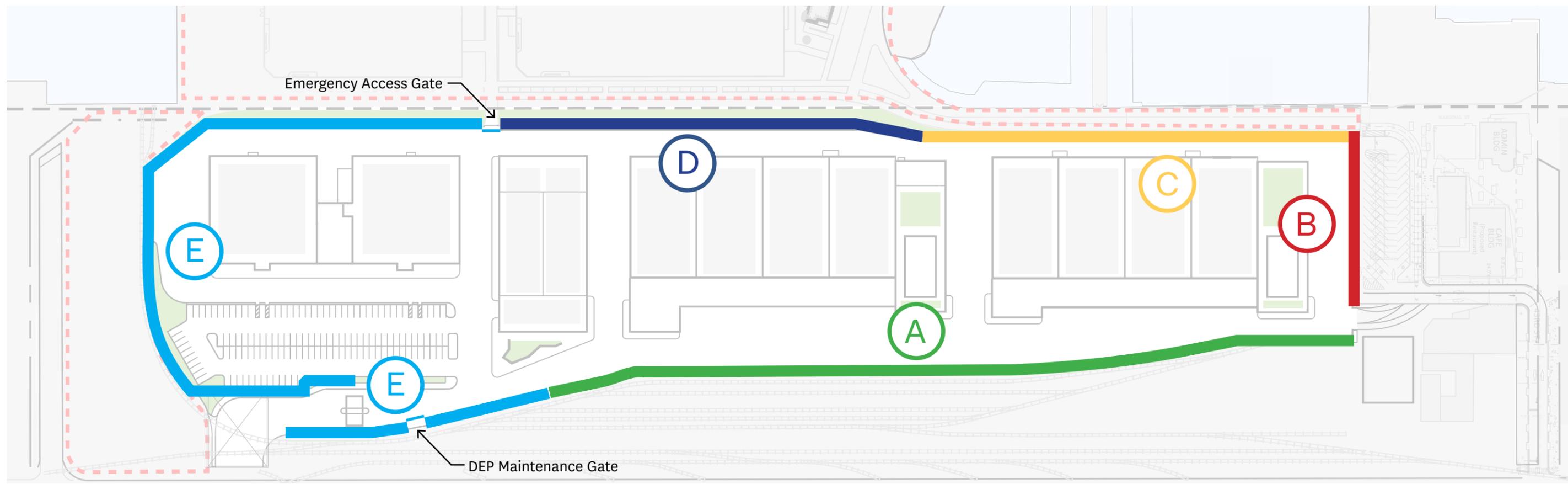


SOUTH ELEVATION





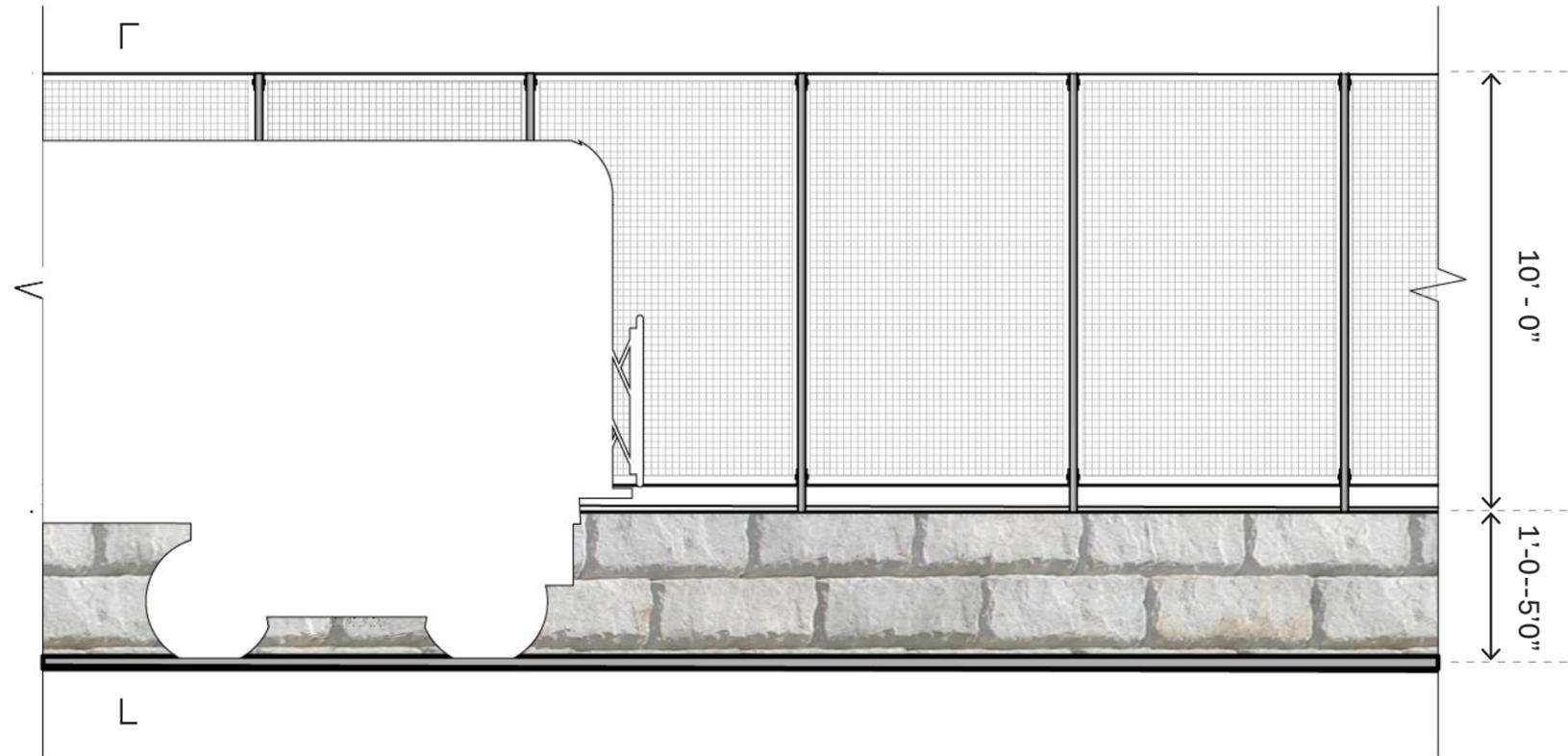
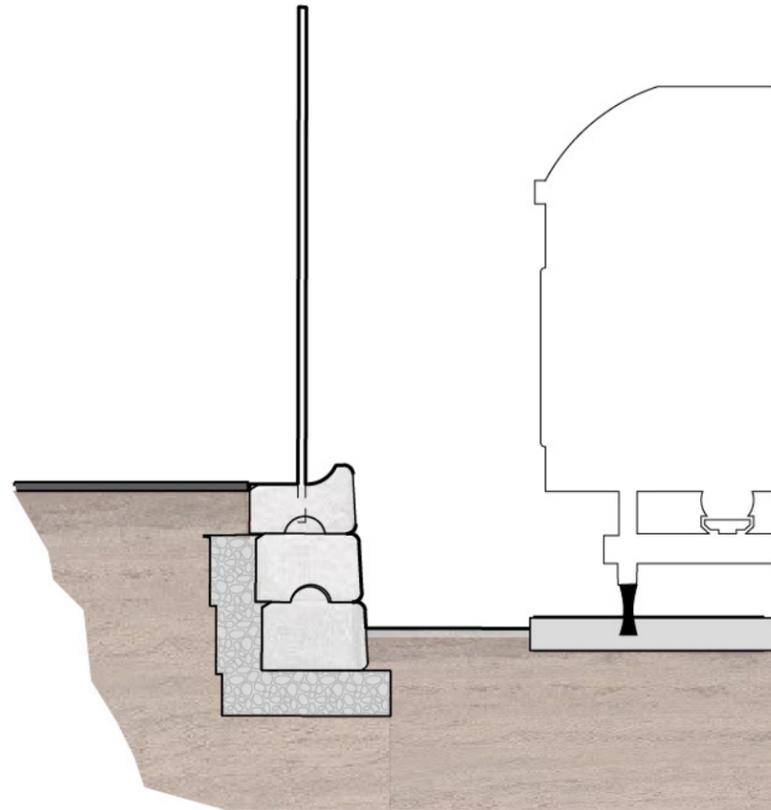
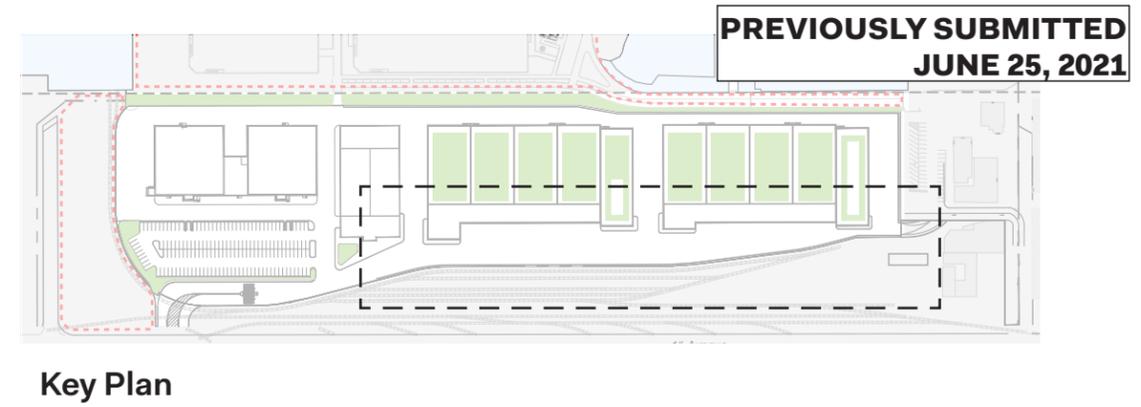
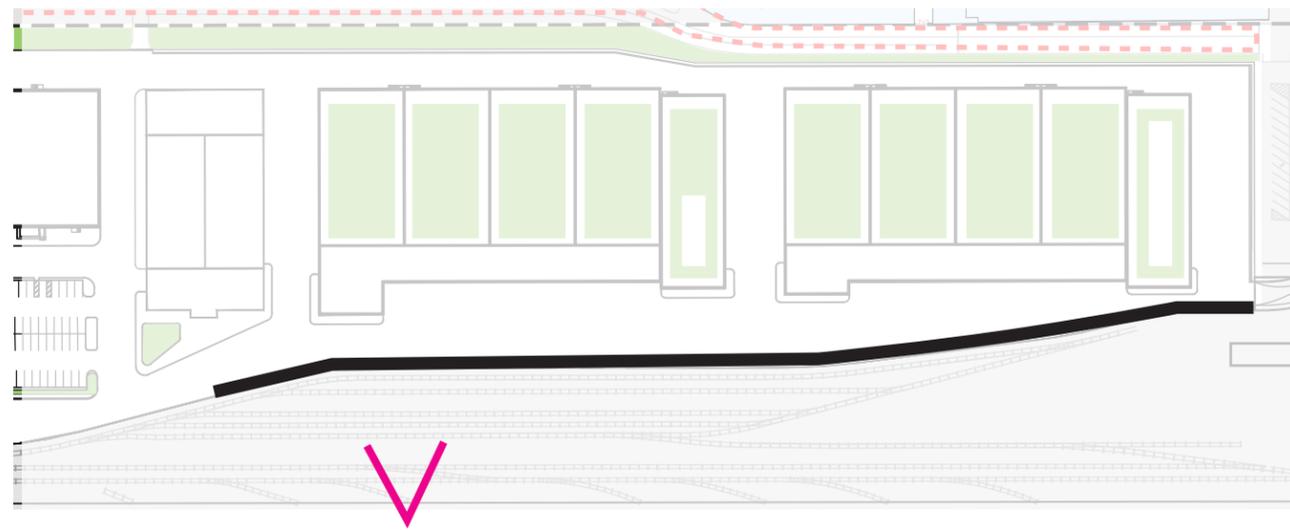


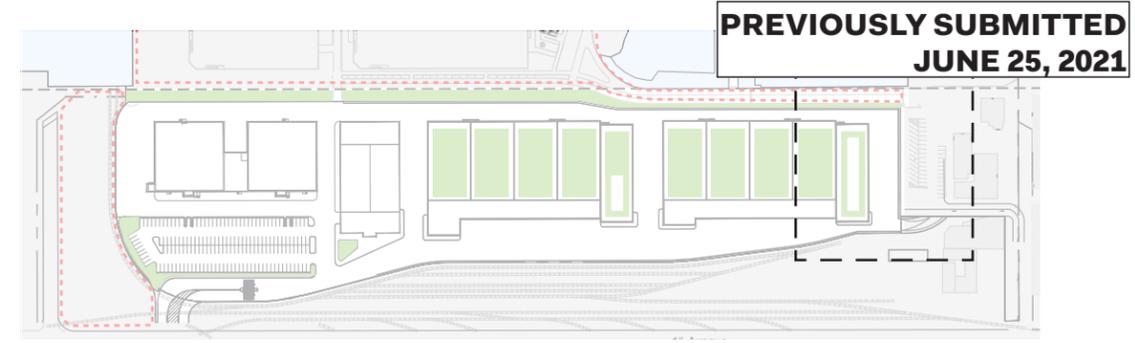
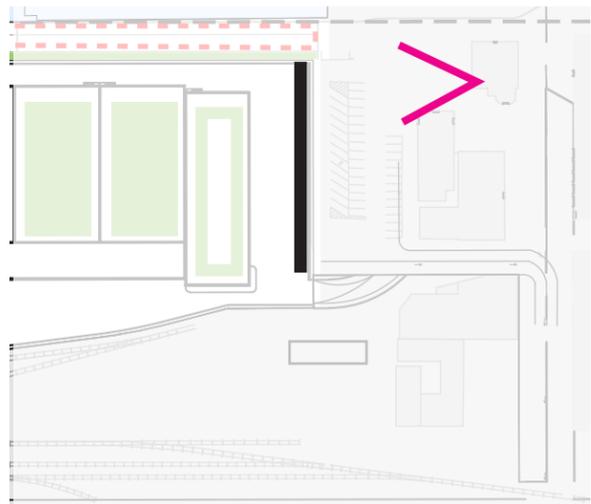


LEGEND

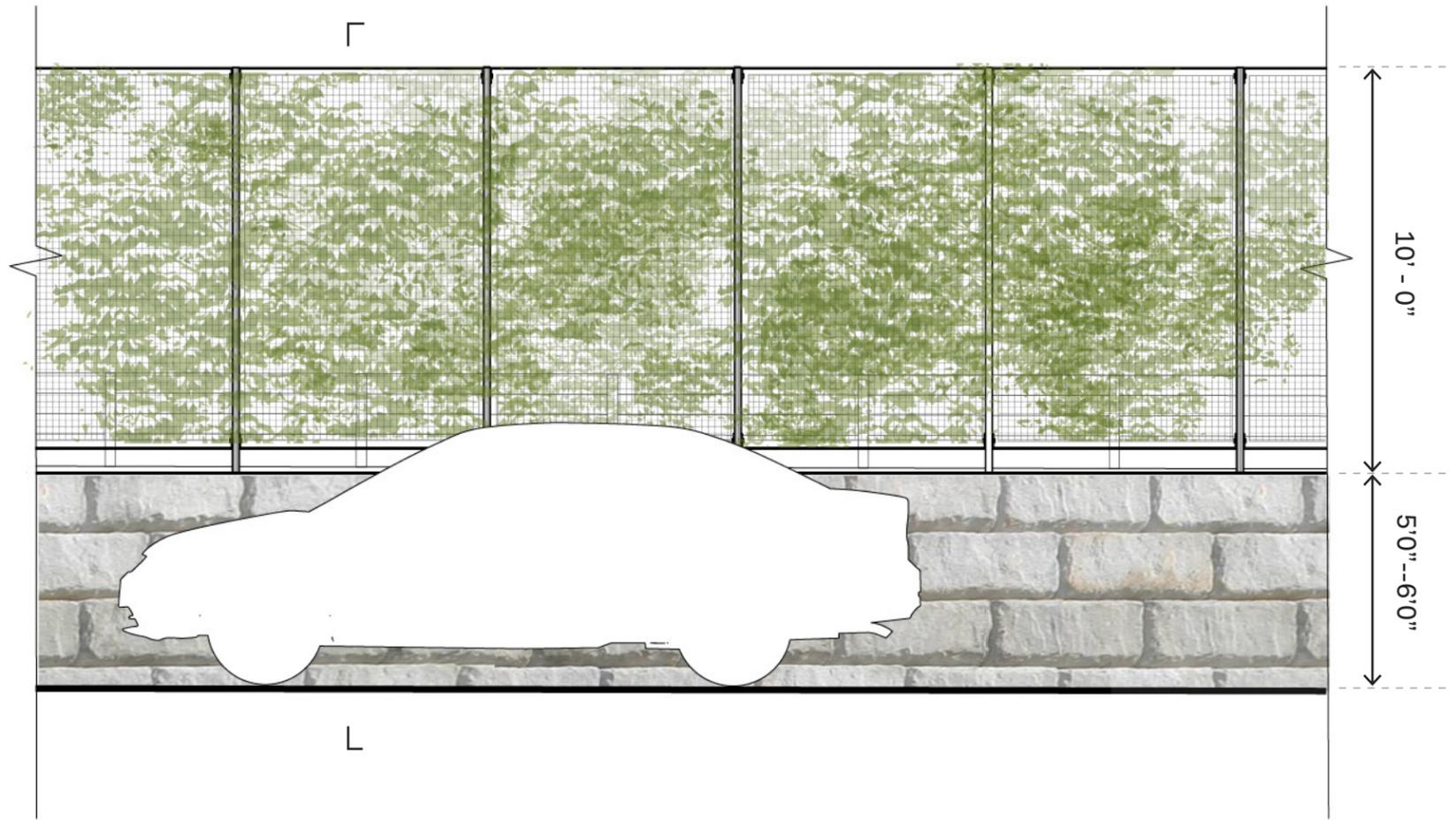
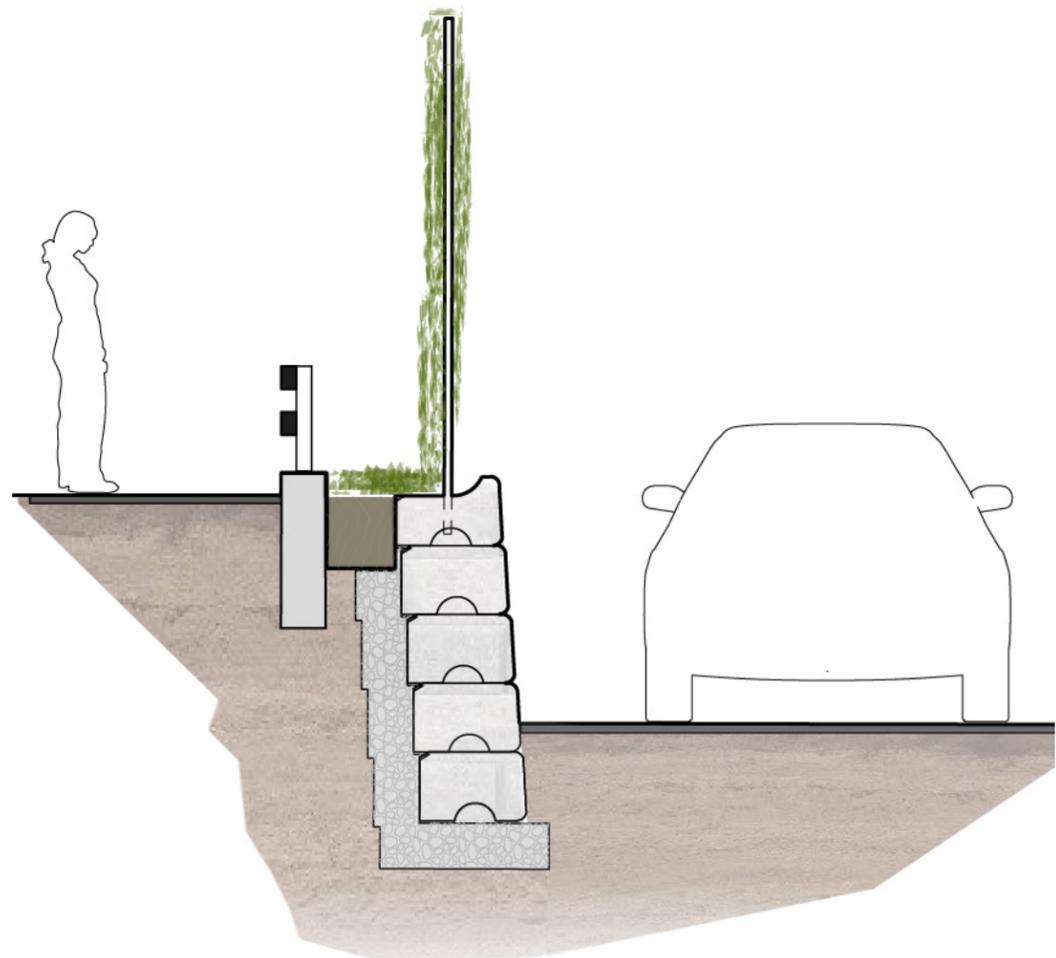
-  A.  
10' Fence / 1'-0" -- 5'-0" Screen Wall
-  B.  
10' Fence / 5'-0" -- 6'-0" Screen Wall
-  C.  
10' Fence / approx. 6'-0" Screen Wall
-  D.  
10' Fence / 6" Curb - 6'-0" Screen Wall
-  E.  
10' Fence / 6" Curb



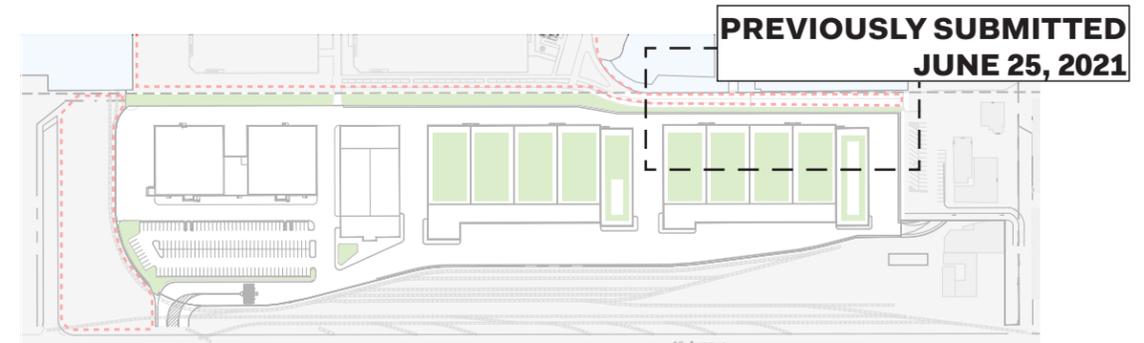
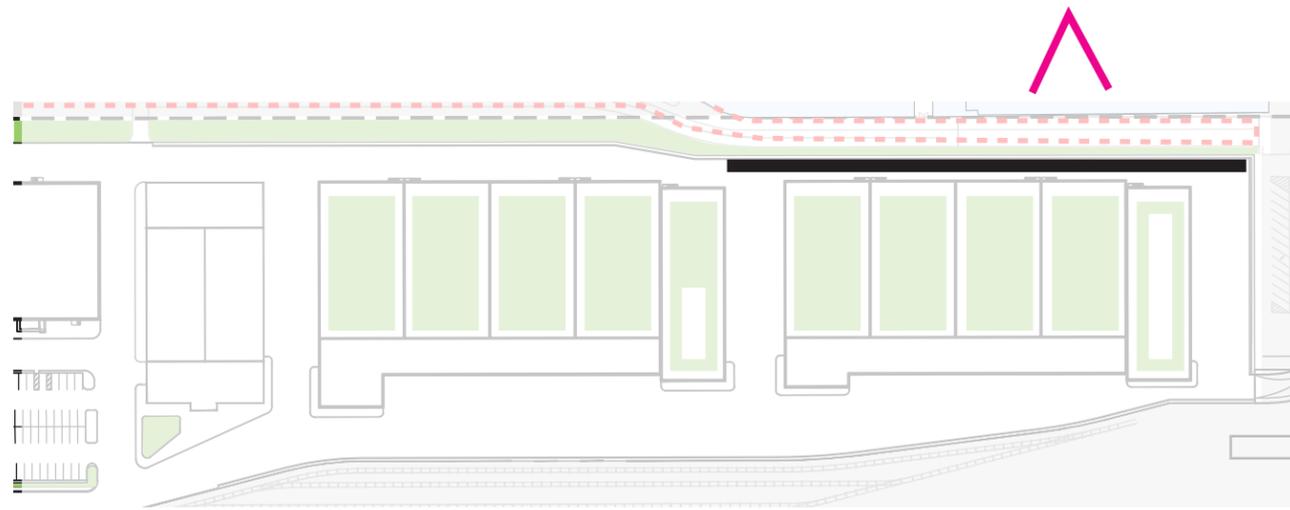




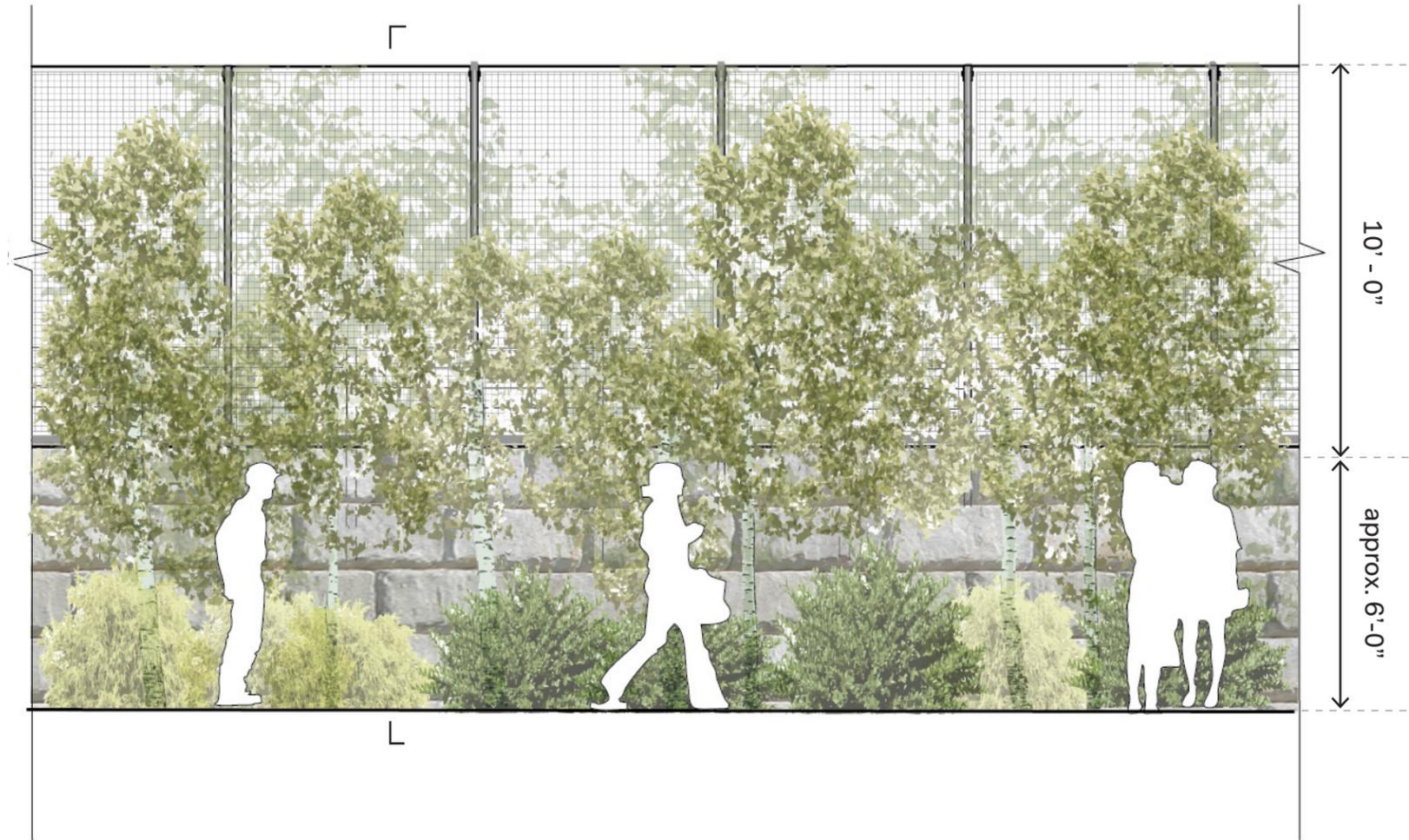
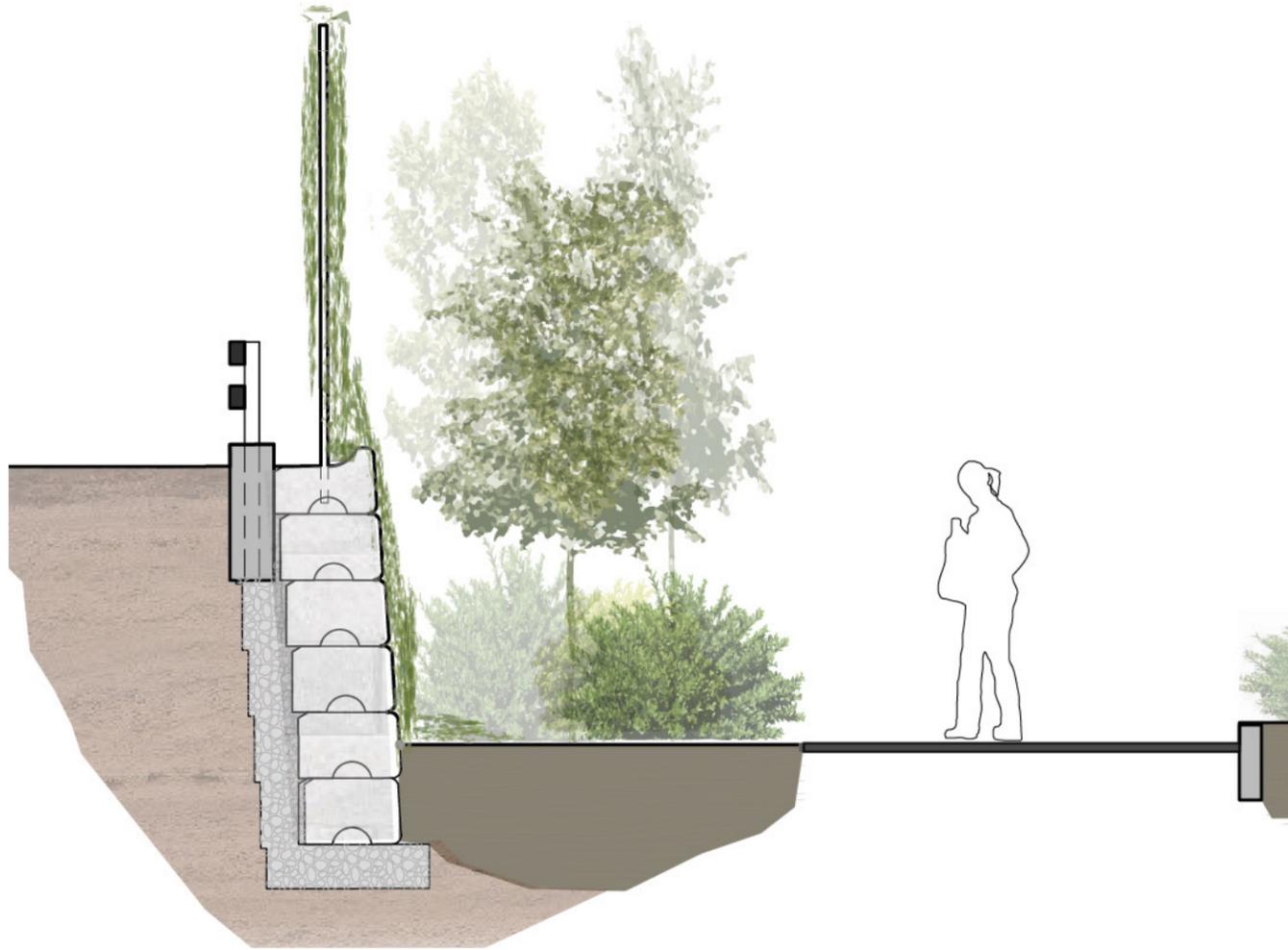
Key Plan



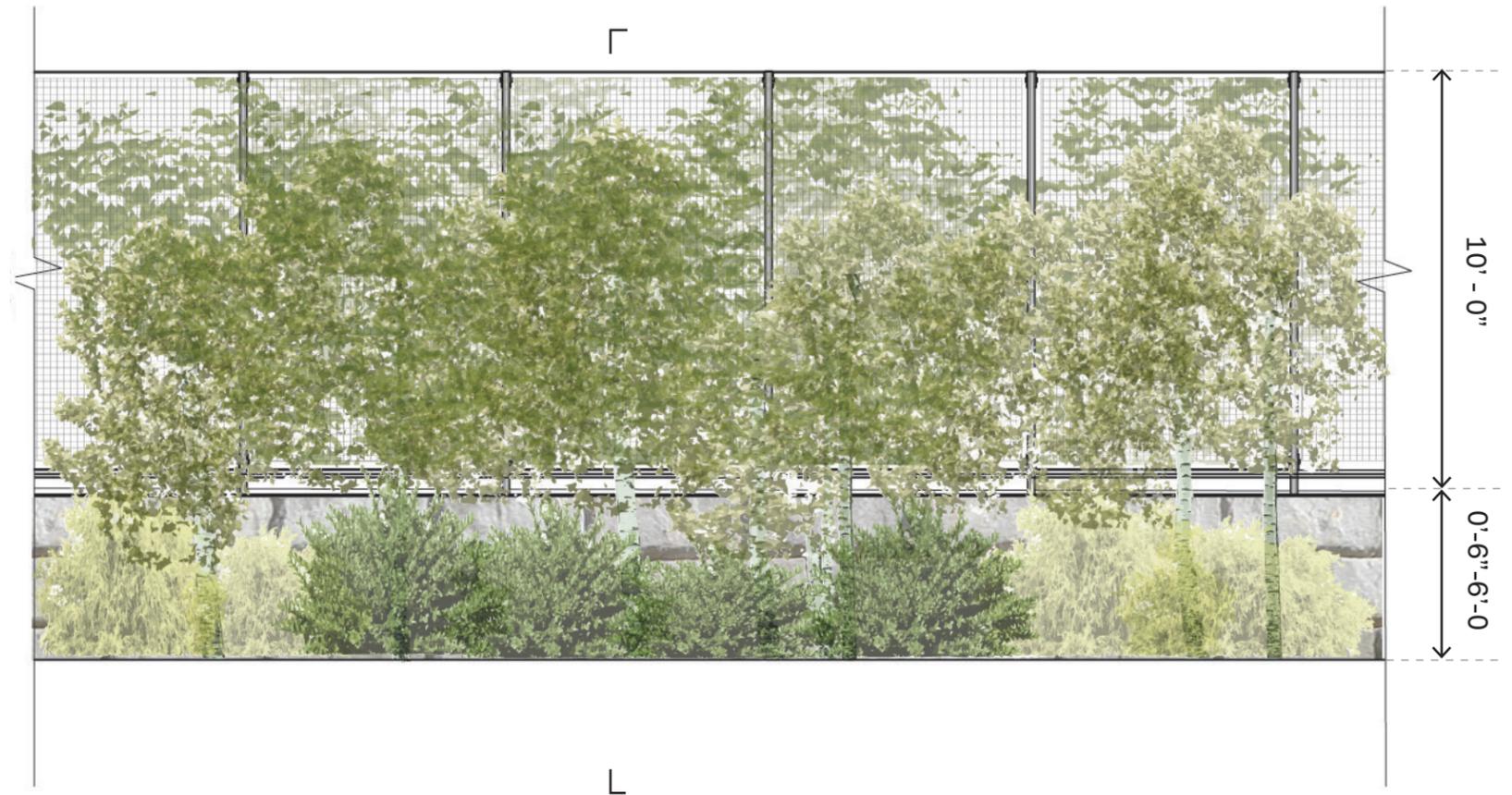
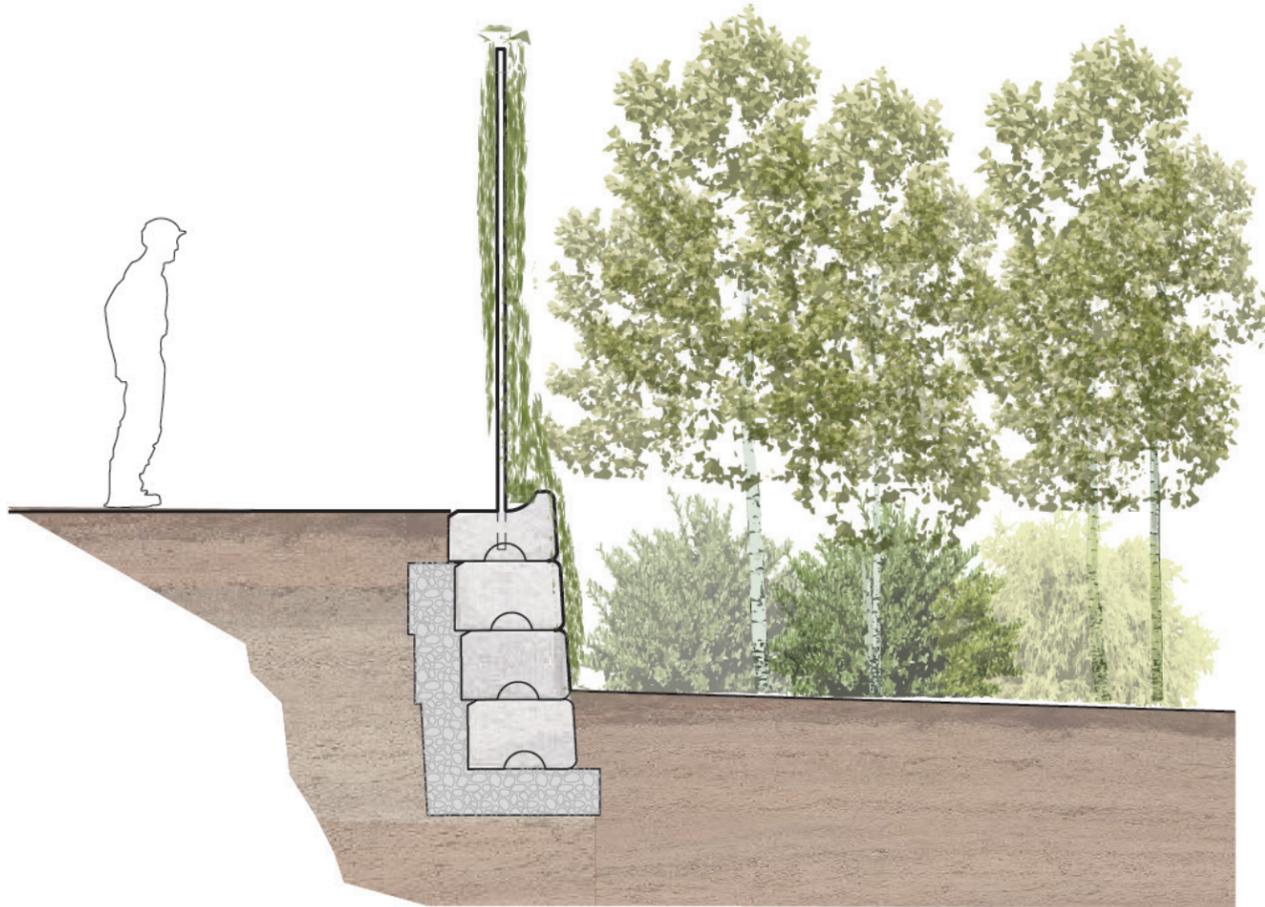
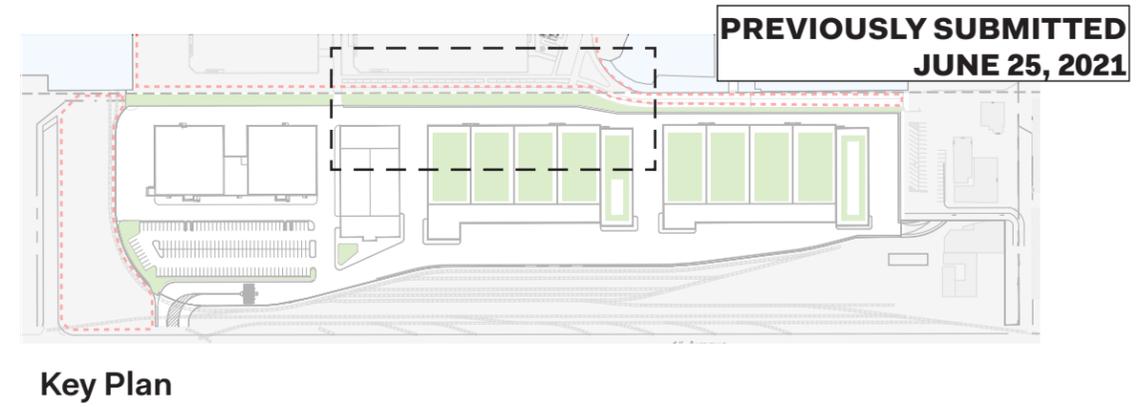
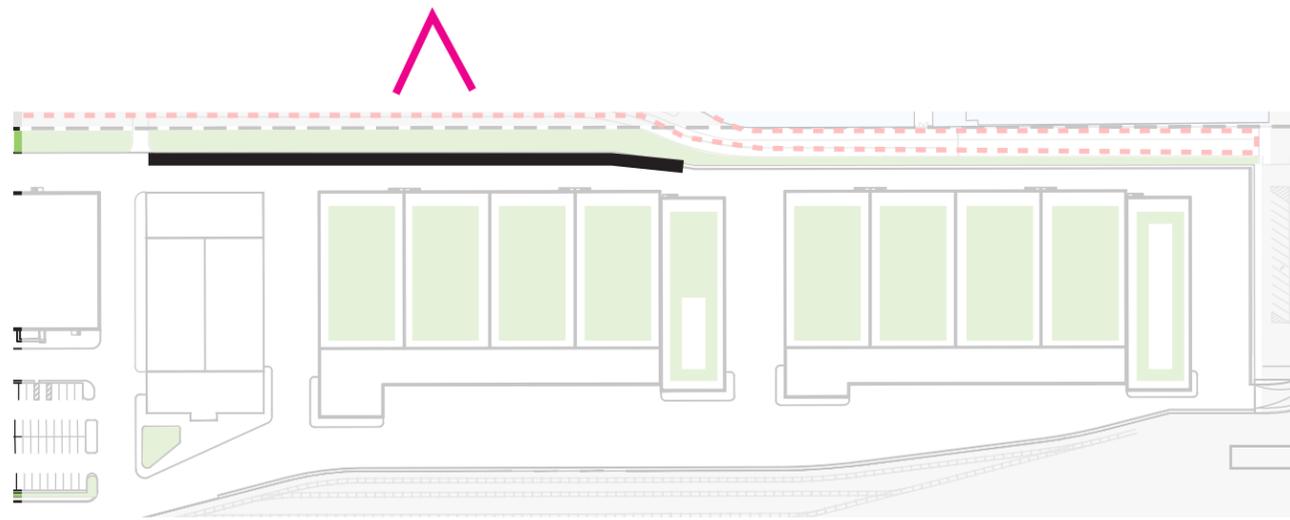
Plan North



Key Plan

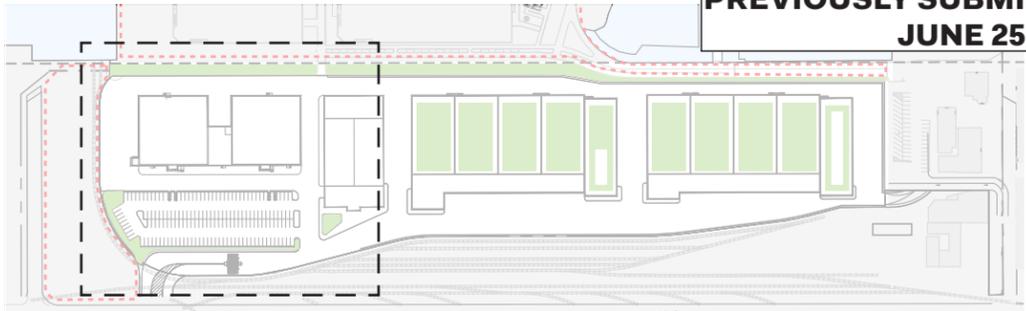
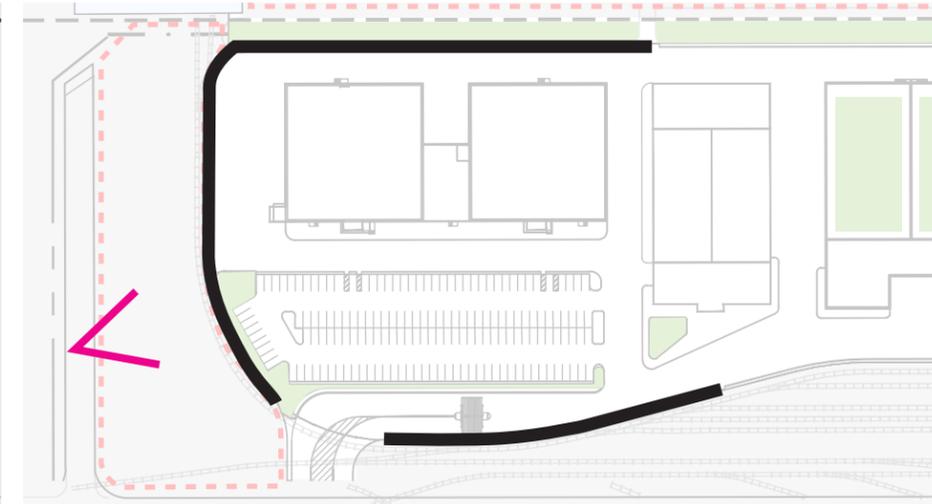


Plan North

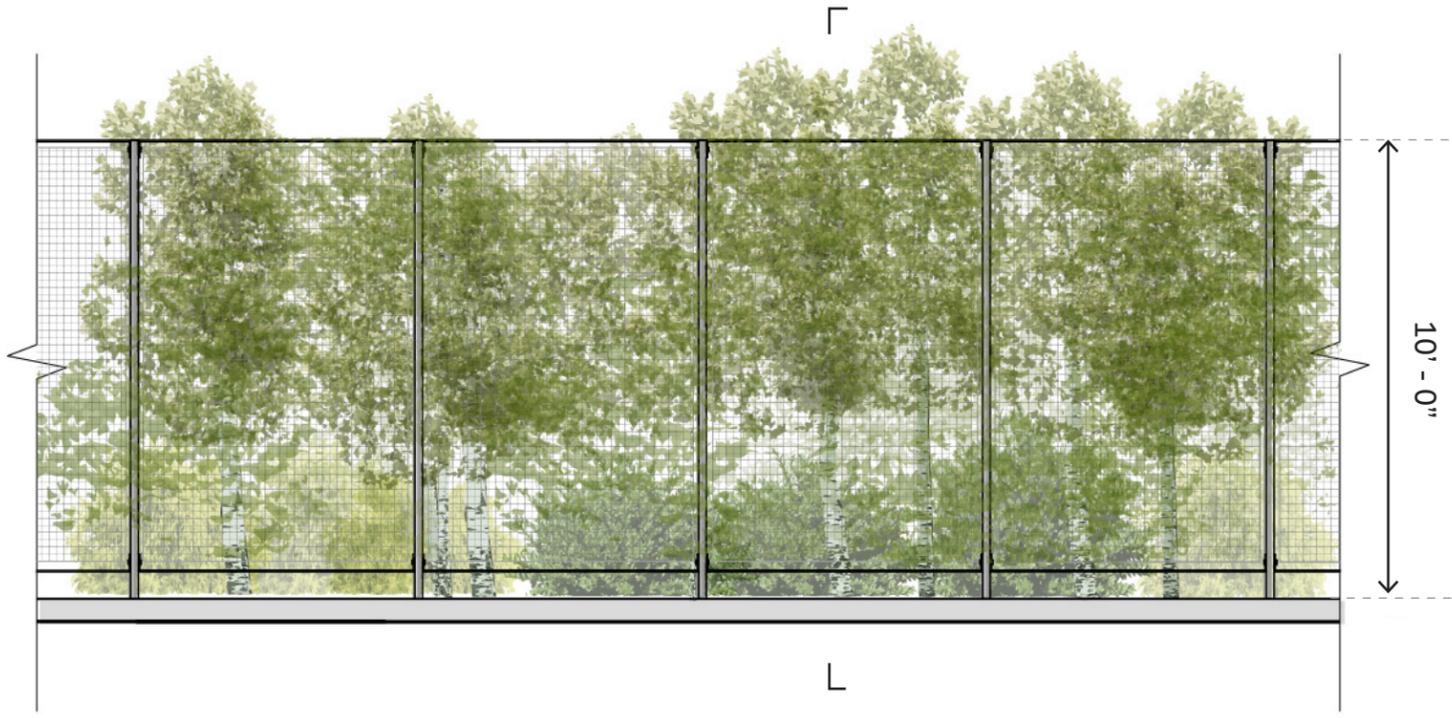
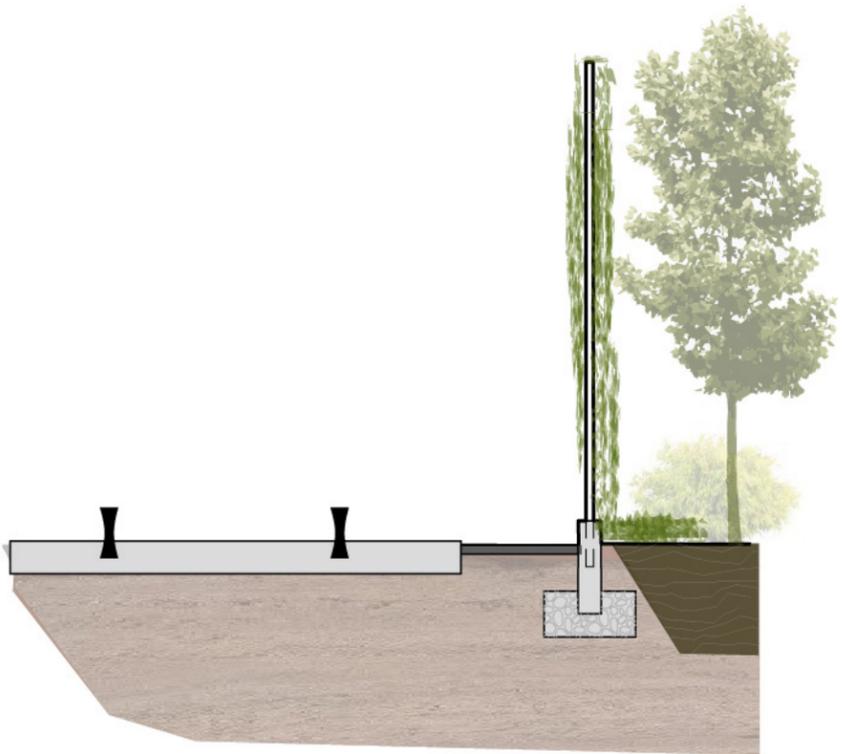


Plan North

PREVIOUSLY SUBMITTED  
JUNE 25, 2021



Key Plan



Plan North

PREVIOUSLY SUBMITTED  
JULY 11, 2022



TREES

SHRUBS

PREVIOUSLY SUBMITTED  
JULY 11, 2022



Trembling aspen  
*Populus tremuloides*



Eastern red cedar  
*Juniperus virginiana*



Staghorn sumac  
*Rhus typhina*



Arrowwood viburnum  
*Virburnum dentatum*



Red maple  
*Acer rubrum*



Red oak  
*Quercus rubra*



Canadian serviceberry  
*Amelanchier canadensis*



Eastern baccharis  
*Baccharis halimifolia*



Gray birch  
*Betula populifolia*



American holly  
*Ilex opaca*



Honey Locust  
*Gleditsia triacanthos inermis*



Gray dogwood  
*Cornus racemosa*



Eastern cottonwood  
*Populus deltoides*



Kentucky coffeetree  
*Gymnocladus dioica*  
'Espresso'



Northern bayberry  
*Morella pennsylvanica*



Inkberry  
*Ilex gabra*

**GROUNDCOVER**



Switchgrass  
Panicum virgatum



Seaside goldenrod  
Solidago sempervirens



Sweet fern  
Comptonia peregrina



Indiangrass  
Sorghastrum nutans



Foamflower  
Tiarella cordifolia



Fragrant sumac  
Rhus aromatica



Little bluestem  
Schizachyrium scoparium



Common periwinkle  
Vinca minor



Blackhawks big bluestem  
Andropogon gerardii 'Blackhawks'

**VINES**

**PREVIOUSLY SUBMITTED  
JULY 17, 2023**



Virginia creeper  
Parthenocissus quinquefolia



English ivy  
Hedera helix



Trumpet honeysuckle  
Lonicera sempervirens



PREVIOUSLY SUBMITTED  
JULY 17, 2023





**VIEW FROM PARK PROMENADE  
LOOKING SOUTH**

Public Design Commission Final Submission  
November 13, 2023  
Page 71 of 84

PREVIOUSLY SUBMITTED  
MAY 4, 2021

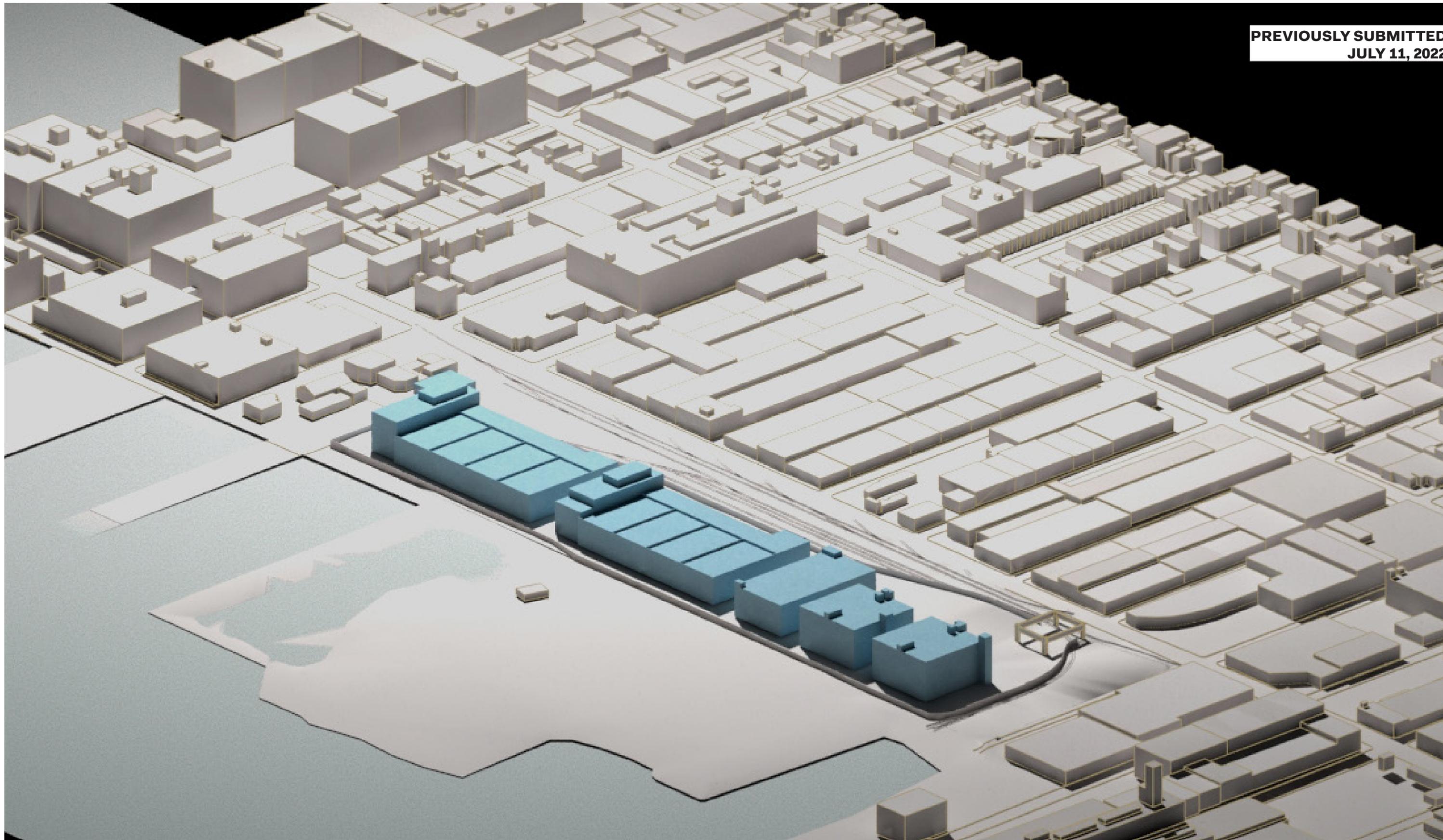


**VIEW FROM BUSH TERMINAL PIERS  
PARK PROMENADE**

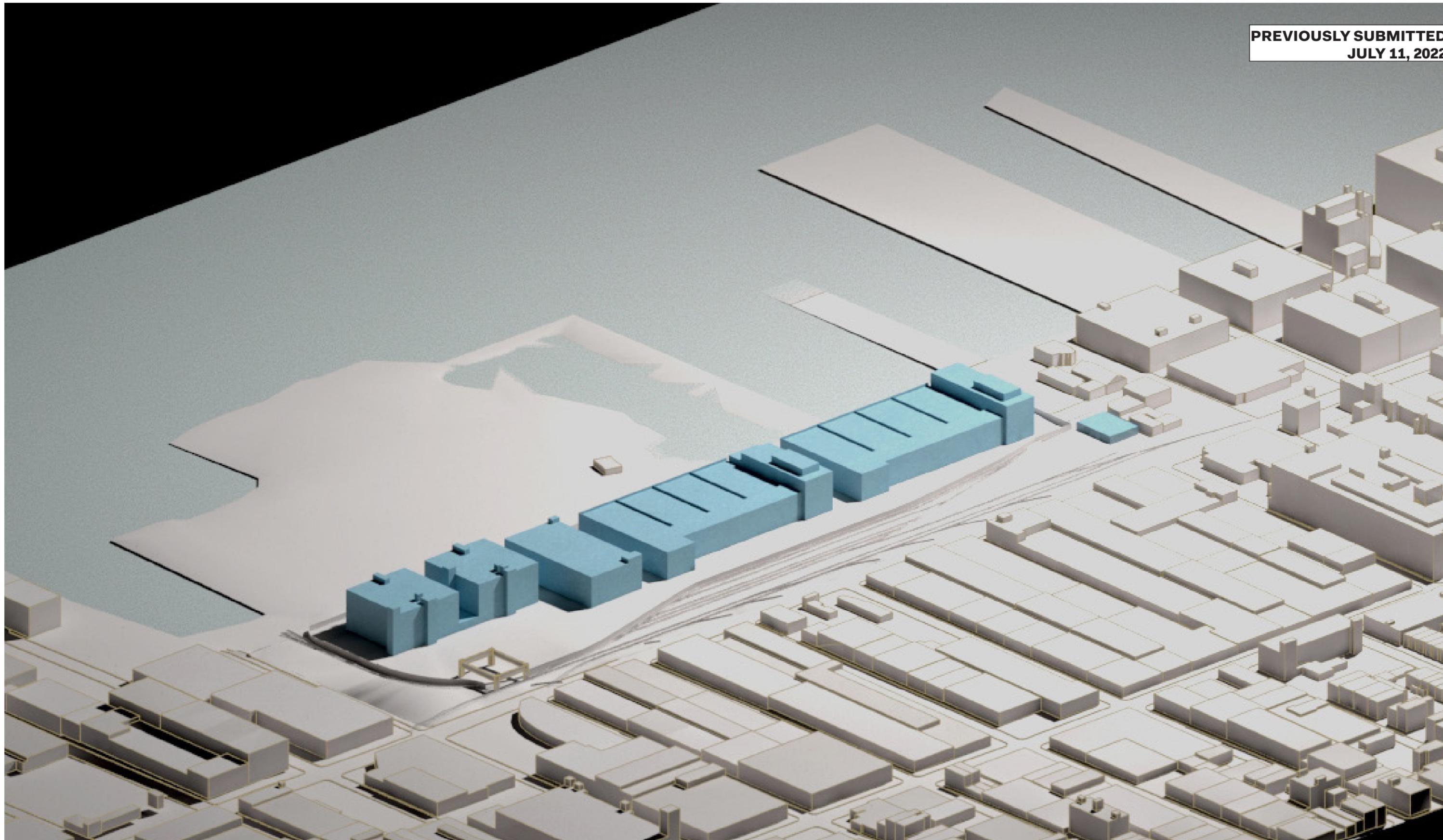
Public Design Commission Final Submission  
November 13, 2023  
Page 72 of 84



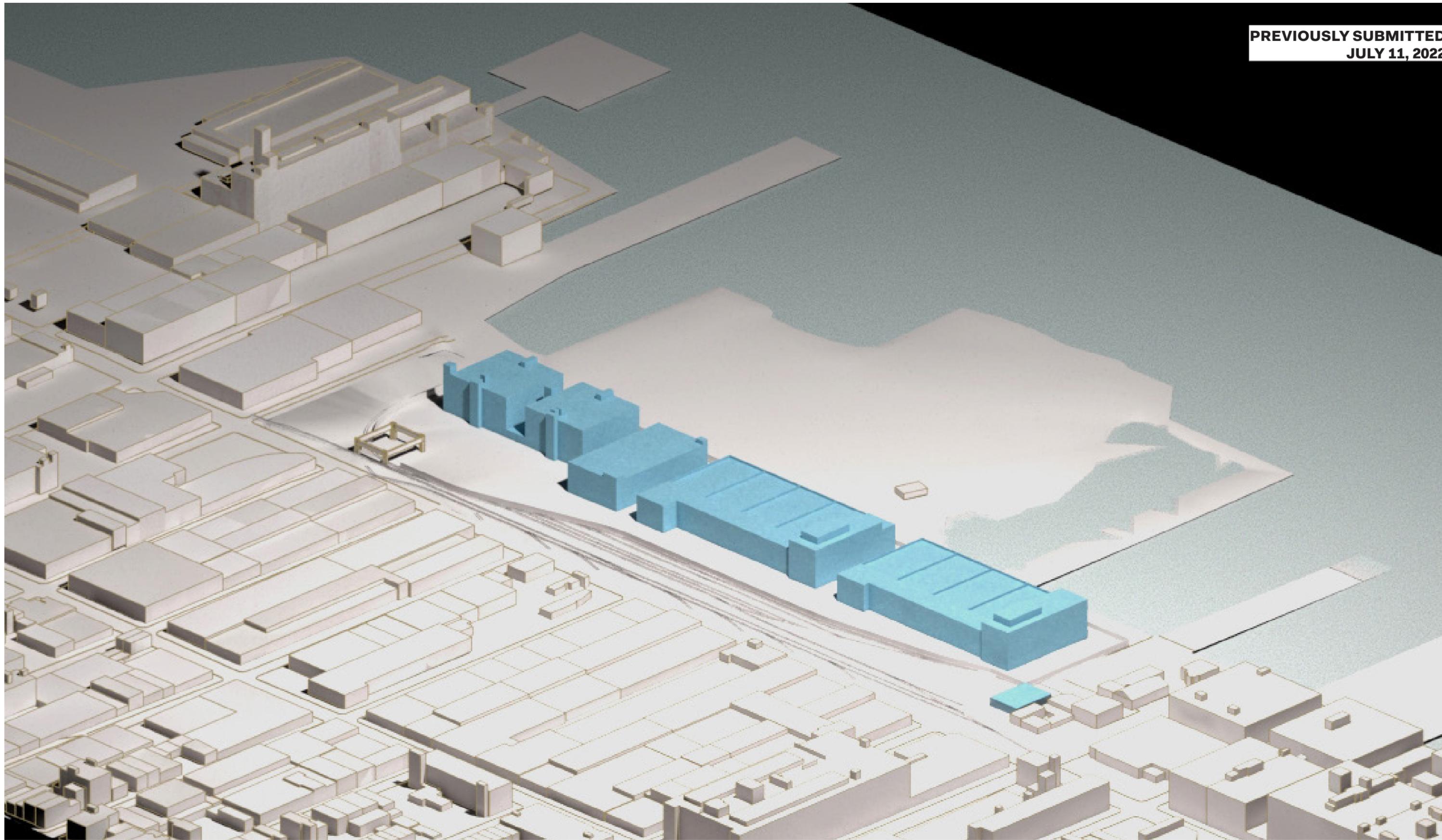
PREVIOUSLY SUBMITTED  
JULY 11, 2022



PREVIOUSLY SUBMITTED  
JULY 11, 2022



PREVIOUSLY SUBMITTED  
JULY 11, 2022



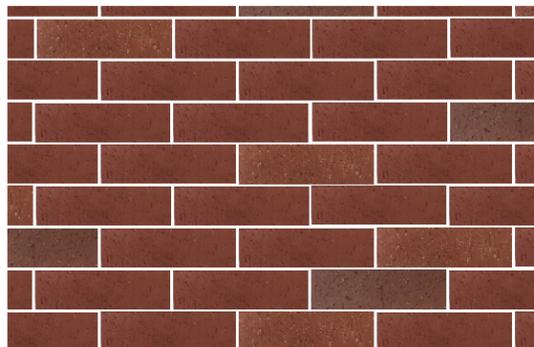
PREVIOUSLY SUBMITTED  
JULY 11, 2022



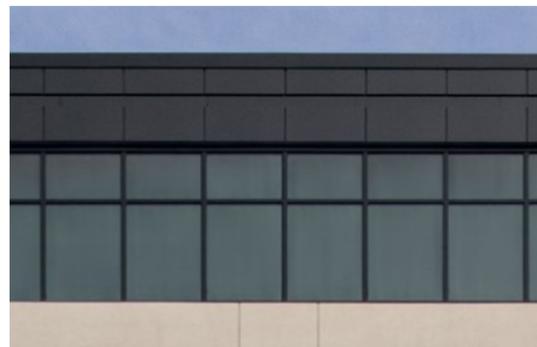
PREVIOUSLY SUBMITTED  
JULY 11, 2022



STAGES BUILDINGS



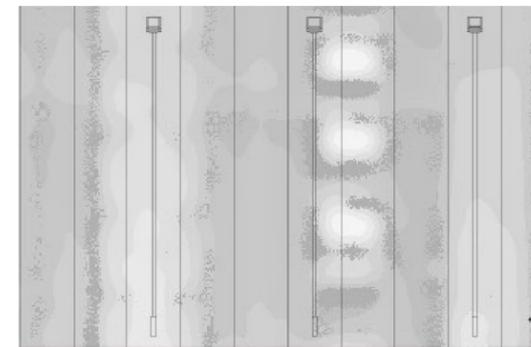
Red Brick



Windows



Steel Canopy



Mural

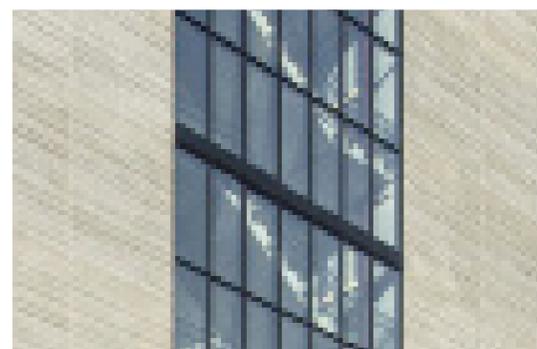


Greenscreen Fabric

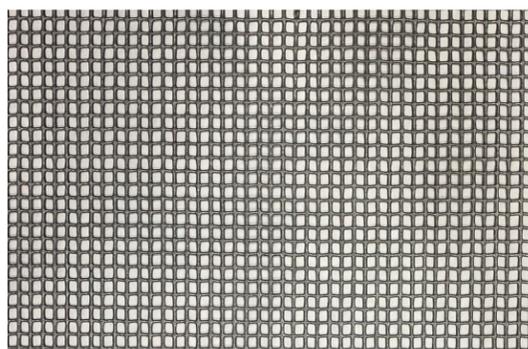
PARKING STRUCTURE



Precast Concrete



Stair Tower Glazing



Screening Mesh



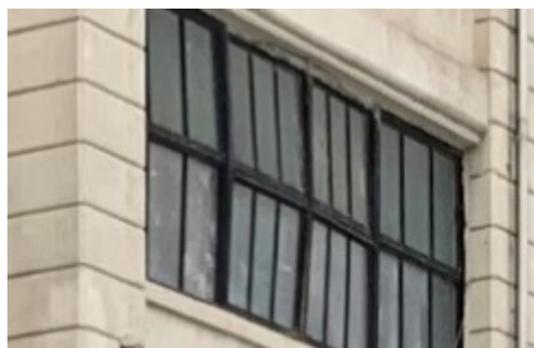
Steel Canopy

SUBSTATION



1 in. Chain Link Fence

BUILDINGS 57 & 58



Existing Facade

SITE FEATURES



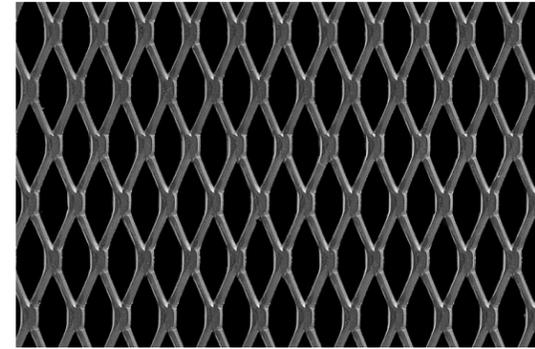
Ametco Fence  
(Screen Wall)



Retaining Wall (Screen Wall)



Studio Entrance: Metal Structure



Studio Entrance: Expanded Metal Mesh



Bike Racks



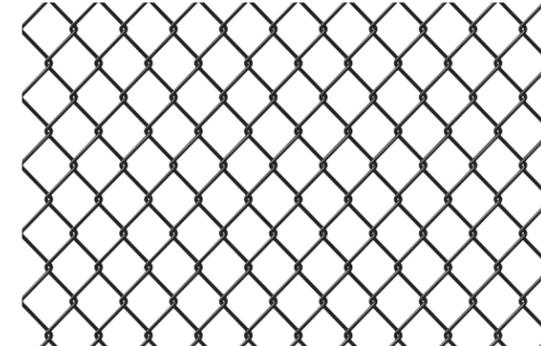
Security Checkpoint: Galvanized Steel Painted  
Black



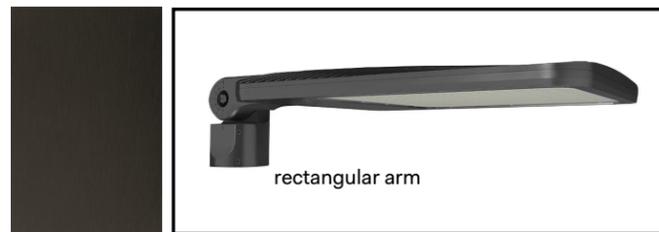
Security Checkpoint: Laminated Glass w/  
Translucent Interlayer



Security Checkpoint: Standing Seam Metal  
Panel



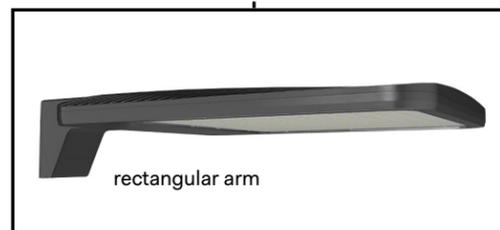
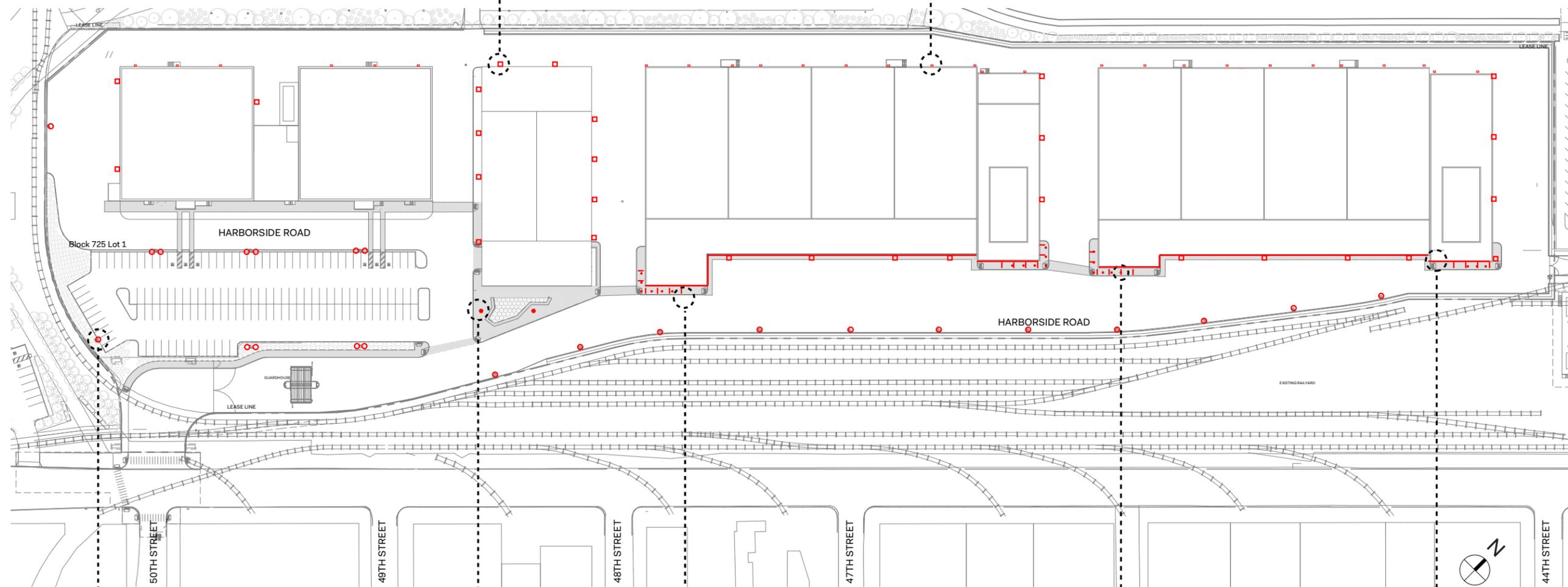
Chain Link Gate



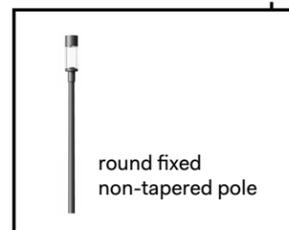
DARK BRONZE FINISH



DARK BRONZE FINISH



rectangular arm



round fixed  
non-tapered pole



BLACK FINISH



LIGHT FIXTURE UNDER CANOPY



DARK BRONZE FINISH



DARK BRONZE FINISH



LINEAR FIXTURE AT PARAPET





# The End