

A140.01

Program Summary:

This urban infill development mediates the scale differences of its context. With its bold forms, color, and articulated cladding elements it redefines multi-family housing design.

Program Statement:

This design is an inventive re-imagining of infill multi-family residential developments, distinguished by innovative land-planning and dramatic architecture.

Located in a suburban office park re-zoned to allow mixed-uses, the design skillfully mediates the vast scale differences between the large office buildings and nearby single-family homes and allows for pedestrian passages through the site, threading together the disparate neighborhood. The strong building forms are varied in height, length and shape and further enlivened with bold color, pattern and texture.

Containing 300 market-rate apartment units in three buildings on a 4-acre site in Santa Ana, California, the project features a one-acre amenity deck on top of a 5-story parking garage, as well as large courtyards and lush landscaping at ground level.

Unapologetic of its scale, color and Modernist roots, the development is filled with amenities on par with high-end boutique hotels. Providing social gathering spaces and activities that bind the community together, the design of the Marke redefines Southern California apartment life.

Building Area: (sf)

300 Units

Residential 225,899 SF

Parking 370,343 SF

Cost per Square Foot:

\$120/SF

Construction Cost

\$70,000,000

Date of Completion:

February 2014

A140.02



Top Photo:

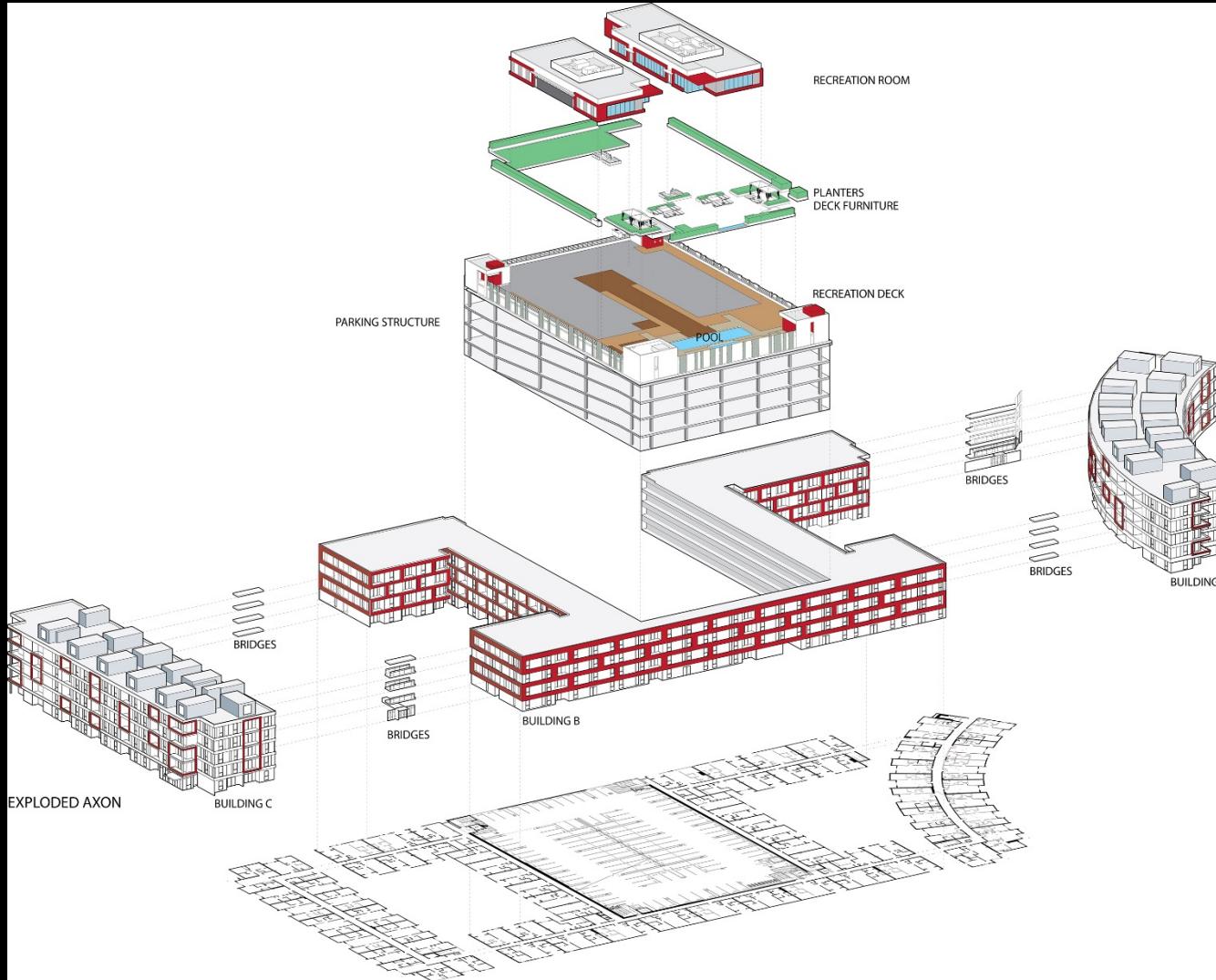
The South Building has a sweeping curve matching the arc of the avenue on which it fronts. Each floor is expressed by horizontal white plaster bands. Inserted between each band are narrow vertical strips of floor-to-ceiling glass and cement board siding in an alternating pattern. Unit terraces are recessed within this zone. The façades are further articulated by a series of brightly-colored red frames surrounding some of the unit terraces. The first floor is clad with dark gray brick which creates a solid visual base over which the lighter-colored upper floors float.



Bottom Photo:

The Center Building is comprised of a series of 4-story linear rectangular blocks wrapped in a large staggered red grid. The staggered openings are filled with vertical strips of floor-to-ceiling glass and cement board siding in an alternating pattern.

A140.03



The project is comprised of 300 apartment units within 3 separate buildings: a 5-story curved "South Building", a 5-story straight "North Building", and a 4-story "Center Building". The three buildings surround an above-grade parking structure and mediate the vast differences in scale between the single-family homes and large office buildings that surround the site. This arrangement allows for pedestrian passages through the site, thereby threading together the disparate neighborhood.

The roof of the concrete parking structure hosts a one-acre amenity deck including a pool and separate fitness and recreation buildings.

Two large, lushly landscaped courtyards are on each side the garage.

A140.04



Top Photo:

The Center Building is comprised of a series of 4-story linear rectangular blocks wrapped in a large staggered red grid. The staggered openings are filled with vertical strips of floor-to-ceiling glass and cement board siding in an alternating pattern.



Bottom Photo:

The South Building has a sweeping curve matching the arc of the avenue on which it fronts. The façades are articulated by a series of brightly-colored red frames surrounding some of the unit terraces.

A140.05

The North Building is a straight linear “bar-shape” fronting on MacArthur Boulevard. Units on the top floor contain small lofts and double-height living rooms which are expressed as vertical blocks above the roof line.



A140.06



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A140.07



Consolidating all of the project parking within an above-grade garage preserved large areas of the 4.5-acre site for open space. This lushly landscaped courtyard is one of two that provide a welcome respite and pleasant views for residents.

A140.08

The curved South building is connected to the red Center building by open pedestrian bridges on the second, third and fourth floors.



A140.09



The inventive site plan negotiates the irregular site, maximizing density while also creating variation in the massing.

The detailed articulation of the facades provides further visual interest and serves to identify the different buildings.

A140.10

A detail of the open pedestrian bridges which connect the buildings.



A140.11



Left Photo:

The Center Building is comprised of a series of 4-story linear rectangular blocks wrapped in a large staggered red grid. The staggered openings are filled with vertical strips of floor-to-ceiling glass and cement board siding in an alternating pattern.

Right Photo:

The red Center building is connected to the adjacent North building by open pedestrian bridges on the second, third and fourth floors.

A140.12



Top Photo:

Separate fitness and recreation buildings define a social courtyard on the roof the parking structure.



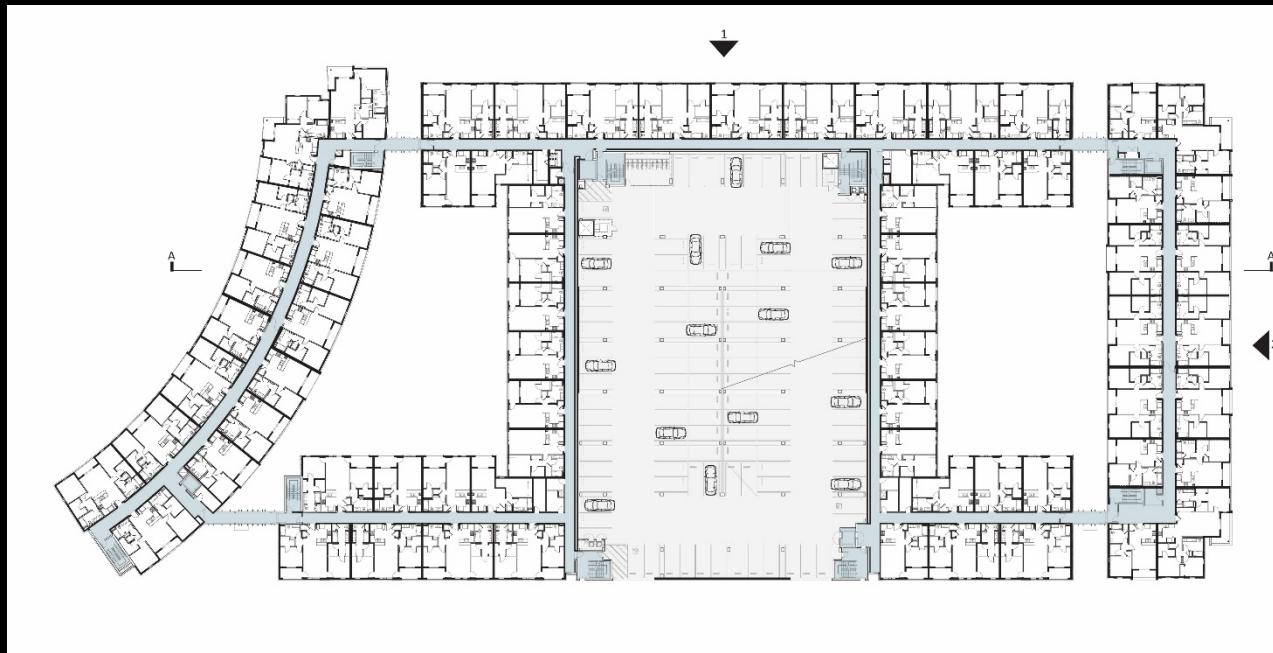
Bottom Left Photo:

The recreation building includes a two-lane bowling alley.

Bottom Right Photo:

The roof of the 5-story parking structure hosts a one-acre amenity deck including a pool and spa with spectacular city views.

A140.13



The project is comprised of 300 apartment units within 3 separate buildings: a 5-story curved "South Building", a 5-story straight "North Building", and a 4-story "Center Building".

The three buildings surround an above-grade parking structure whose roof hosts a one-acre amenity deck including a pool and separate fitness and recreation buildings.

Two large, lushly landscaped courtyards are on each side the garage.

The inventive site plan negotiates the irregular site, maximizing density while also creating variation in the massing.

Project Name:
The Marke at South Coast Metro

Project Location:
Santa Ana, CA

Owner/Client:
Lyon Living

Architect(s) of Record:
(names and addresses)
COE Architecture International
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Sean Martino
SongHee You

Landscape Architect:
Lifescapes International

Consultants:
VCA/Seneca – Structural
Fuscoe - Civil
AMPAM/Parks - Plumbing
LDI - Mechanical
RMV - Electrical

General Contractor:
Tilden-Coil

Photographer(s)
02 Scott Frances

04 Tom Bonner, top
Scott Frances, bottom
05 Tom Bonner
06 Scott Frances
07 Scott Frances
08 Scott Frances
09 Scott Frances
10 Scott Frances
11 Tom Bonner, top
Scott Frances, bottom
12 Eric Figge

A140.x

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