

Gathering place Market

for a Winnipeg Community



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**Royal Architectural Institute of Canada
RAIC Syllabus Program**

**Thesis Report
Gathering Place Market for a Winnipeg Community**

Submitted to:

RAIC Syllabus Program
-Winnipeg Studio-
D9-Design Thesis

January 2005



By

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Acknowledgments

In the process of developing this thesis, I am indebted and deeply grateful to the numerous individuals who enabled me to keep on path and more over helped me make it possible. They all gave selflessly of themselves to make this experience one that was fulfilling, enjoyable, and unforgettable.

Throughout this thesis, there was a special individual who served as my ever brilliant guiding light, Jacques Collin, Architect (deceased) and brilliant educator. When in doubt I thought back to the teachings of this man who touched me so deeply. His passion for getting the best out of me was unrelenting. In the end I felt I produced a project that expressed “a visceral emotion” that Jacques said I designed with. From my heart I say thank you Jacques, I know you are still with us in spirit.

To Giovanni Geremia, Architect and mentor throughout this thesis, I say thank you. I know it was difficult to keep me on track at times. I know I probably did too much work, but it was worth it. I tested your patience at times but you stuck with me to the end. Thank you again.

My thanks as well, to Ken Rech, Landscape Architect; James Hutchings, Architect; Catherine Greene, Architect; Jim Russell, RAIC Graduate and student mentor; Bob Steele, Structural Engineer; Robin Sukan, Mechanical Engineer; and Bob Martin, Architect and RAIC Syllabus Chapter Coordinator. All of you found the time from your busy schedules to offer opinions and encouragement. I thank you all. In combination, you challenged me to explore the possibilities and boundaries within my thesis.

I also need to extend my heart felt thanks to Mr. Kent Smith of the Forks North Portage Partnership, for his input into the research related to a “ Gathering Place Market for a Winnipeg Community”. I also want to thank the people who offered assistance in the initial stages, but could not continue, due to their workloads. Andrew Bickford, Architect; Les Frovich, Structural Engineer; and Mike Harvardas, Mechanical Engineer.

This journey, that started back in 1977 as an Architectural Technologist, carried me to the University of Manitoba for a brief period to study in the Faculty of Architecture, Environmental Studies, and finally in 1995 to the RAIC Syllabus Program. This was a path not recommended by anyone but one that I chose to follow. I cannot express in words the gratitude to my wife Maria, who started this journey with me when she was in the Syllabus program. Also, my son Markus, who though only two years, came to the understanding that “ daddy is busy”, whenever I retreated to my office to work on this thesis . Sacrifice is expected by a student of the RAIC Syllabus program, but all my loved ones , they too walked the path that never seemed to end. Though I have now completed my thesis, I realize my journey has simply passed another milestone. As hard as this was, I have accomplished what I had promised myself in 1995- to complete what I had started, an Education in Architecture.

Introduction

This design of a “Gathering Place Market for a Winnipeg Community” intends to provide a community focal point, a marketplace, and a gathering center all integrated into one facility. The community is made up of urban families and individuals who have the potential to interact on an intimate level - in a sociological sense a neighborhood. A gathering place (a scenic and circulation center - nexus) is provided around where the community can carry out a variety of activities or other functions. One primary function is the marketplace where by its character reinforces the social interaction of the community. Its basic scheme includes both built and natural environments and offers a venue of escape from the doldrums of everyday life. The context of this facility is in an urban setting.

Early civilization of Humankind has had a predilection to gathering places: they exhibit one such place in markets. Marketplaces through history had a social connection to the community, such as the Agora in Greece, the Plazas in Spain, and the Piazza in Italy. This thesis intended to respond to a present day need for a sacred community focal point and gathering place in a urban setting, by creating a Gathering Place Market that harbours and inspires valued social connections.

Abstract

Primarily, Architecture should be about the people and the community it serves. It should reflect passions of experience, beliefs, and socialization, and it makes a conscious effort to offer a nexus to all of that. With these in mind, and a Gathering Place Market as the subject, the objectives for this thesis project were to create an environment that:

- Creates a nexus point for the community to the city, for the individual to the community and for the individual's experiences to ones self.
- Offers the way point for an individual to fortify ones emotional state of mind as the opportunities are offered in such a Gathering Place Market for a community.
- Reinforces a sense of community revitalization sociologically and spiritually. It incorporates all this with the revival of a space that was once sacred to the community and is once again sacred. In the case of this thesis it is an automotive plant, a book binding plant, and a wonderfully ornate brewery. All three of these buildings - now either forgotten or altered to the point where their character is all but lost, is the sacred anchor for the facility.

Between these buildings there is the opportunity to create a space for exploration and socialization. The city's rectilinear grid geometry is offset in this facility, while the polymorphic expression of fluid meandering paths, vistas and venues intertwine with the rectilinear facades of the existing Nobel structures - so long standing in the community and sacred to the memories.

When entering from the community side (Mulvey Avenue, Osborne Street or the Foot path) one is reassured with a promise of a personal moment awaiting them. Likewise when one enters from the city side (Metro transit route) one is allowed to decompress along the path through the facility. As a result, they return home reassured that there is a sense of community here.

The facility offers a meandering path of sights, sounds, and smells, that change seasonally, and keeps those that chose to use it engaged in its excitement. The opportunity for tranquil people watching is in this facility. It encourages those who chose to spend their time in conversation with an old friend or make new ones, while replenishing their daily needs for food. The facility offers a place to nourish your soul and your body.

Design Solution

The Design solution of this thesis is a “Gathering Place Market for a Winnipeg Community.” The intent is to provide a sacred community focal point, a marketplace, and a gathering center integrated into one facility, this was resolved in the following:

- The community demographic base for this design is made up of urban families and individuals who have the potential to interact on an intimate level - in a sociological sense a neighborhood. The number of communities and potential impact is based on the site location. The selected site nests in the borders of River-Osborne, Fort Rouge Ward, Lord Roberts, Earl Grey, Mac Millan, and Riverview, and all are interrelated.
- The facility will offer the community a variety of activity options and a nexus point for all of those activities from a community scale to the most intimate personal scale.
- The Community identity is strengthened by the proximity to all of the neighborhoods and Osborne Village. The facility is the link with Osborne Village and becomes part of the current market urban scene.
- The facility’s proximity to the river can extend linking it to the river taxi already in use further down river, further south on the Red River. Exploration of the meandering bends of the Red River are reflected in the meandering paths of the Market Place Gathering facility. Spaces of intimate backwaters are incorporated to ensure the scale of experiences from large to personal are maintained.
- This Marketplace by its character, primarily functions to reinforce the social interaction of the community, and has the potential for a dramatic success thanks to the businesses around the site, such as the restaurants on Corydon Avenue, Osborne Street, and Pembina Highway.
- The facility envelopes both built and natural environments, and makes it possible for year round indoor and outdoor markets complete with unique restaurants and unique food vendors. Community based businesses can locate within the existing buildings. The revived characters of the surrounding buildings (the automotive parts assembly plant, book binding plant and brewery) offer an aura of sacredness through historical

presence, when the site was a bee hive of activities of producing for the community and the city.

- The structural design expresses and sustains the historical relevance of the site. This is accomplished by reflecting the type of structure found in the railway facilities, that serviced the site many years ago. An adjacent rail overpass abutting the site is still constructed in the same manner. As a result the sacredness of the site is carried into the structural design and hence the overall design. The people experiencing the spaces will be cognoscente of this history that creates magical moments for those that enter.

The structure also expresses respect for the community character by embracing the gathering areas with bough-like structures in the gathering place atrium, that creates a canopied avenue for all to explore throughout all the seasons.

Experiential scope

The Facility offers the following experiential scope, that supports the success of a Gathering Place Market:

- The primary experiential scope of a successful Gathering Place Market is one of interaction with a group of caring individuals who provide unique services and products.
- The provision of a social gathering place for the community where people talk, share memories, exchange new ideas and experiences.
- A place to find and explore exotic delicacies from around the globe.
- A sacred environment based upon historic, romantic, social context to the community and the urban environment as a whole.
- A sacred environment of caring vendors who were looking to continue their traditions and customs. Thus, the Market becomes a place for both business and for socializing. This is very much like the workings of a piazza as illustrated in the historical research.
- Merchants and vendors are very much a part of the experiential scope of the

gathering place market. These are family owned and operated businesses that include butchers, bakers, fruit / vegetable mongers, delis, restaurants, candy shops, news stand, florist, coffee shop and prepared food stalls.

Contextual Scope

The Facility has the following contextual scope that support the success of a Gathering Place Market:

- The pre-existence of a historical and significant “sacred” place that act as a supportive backdrop and focal point for the Gathering Place Market.
- A shared environment with a historical element will contribute to the success of a market, such is the case in the St. Norbert Farmer’s Market.
- The Gathering Place Market connects with existing circulation routes such as the River, Foot Paths, Osborne Street, Corydon Avenue all of which interconnect the facility with other communities and the city.
- The Gathering Place Market provides a community space for indoor / outdoor market.
- The meandering aisles of the market become one with the outside, a continuation of the pedestrian paths (sidewalks) in the city, and the meandering river, and the undulating footpath that traces its shores, around it. In the case of this thesis the meandering paths incorporated into the poetics of the Architecture, promote the sense of lingering and exploration of the market place .
- For this facility sufficient parking that makes allowances for outside community influx was provided. This was accomplished by moderating consumption of available land shared parking facilities of the adjacent business “ Darkzone” and the Masonic Temple made this possible.

Community Scope

The Facility, offers the following community scope that supports the success of a Gathering Place Market:

- Communities with a strong traditional basis tied to merchant / vendor economies, that wish to perpetuate traditions, hold a Gathering Market Place dear to their way of passing on traditions.
- Communities with a diverse cultural base also exhibit a supportive basis for markets. They tend to be more open to exploring new ideas traditions and foods other than their own.

Image Scope

The Facility offers an image that supports the success of a Gathering Place Market:

- Image of social spaces - interactions between vendors, a balance between boisterous and relaxed spaces.
- The coming together of a wide range of products, traditions intermixed allowing for combinations whose limits are only bound by imagination.
- A place for people to watch, and experience different aspects of socialization both passively and actively.

The Site for Gathering Place Market

Based upon the site selection criteria and the community base population review of potential community based impact, the “Old Canadian Brewery” site was selected.

- The site is most likely to aid in the successful overall impact on the communities. It impacts a total of five communities.
- This site satisfies the criteria and model profiles outlined previously.
- Also, it has the potential for linking and already existing market of many shops (Osborne Village) and allows the potential to expand and link into a new community.
- The re-use of the Brewery site buildings reinforces a meaningful sense of “sacredness” to the site as a gathering place.
- The links to other river developments such as the Forks Market development, river taxi, river walk, all strengthen the link of this site to the surrounding communities.

Area Analysis

All programmed net area space requirements have been achieved within the established acceptable range of +/- 10 % ; the majority provided on the plus side of the range. The total gross floor area requirement for Administration / Ticket/Office, Gathering Place Market Spaces, Facility support, and Common Spaces was programmed at 20,162 m². An additional 3,900 m² was programmed for parking with a shared parking assumed by the Masonic temple and adjacent daytime facilities of the “ Darkzone” and 390 m² for outdoor plaza spaces. The Gathering place Market Facility total gross area as designed provides approximately 25,740 m² resulting in an increase of 5% over programmed requirements.

Components of Design	Total +/- (m ²)	Total Program Area +/- (m ²) ¹	Total Design Area +/- (m ²)	Vari. %
Administration/Ticket/Office	771		900	1.4
Gathering Place Market Spaces	13020		13900	6.3
Facility Support Spaces	3325		3400	2.2
Common Spaces	3046		3100	1.7
Total Gross Area for Facility		20162	21300	5.3
Parking +/- (300 stalls)		3,900	3990	2.2
Outdoor Plaza		390	450	1.3
Total Concept Gross Area Requirements (m²)²		24452		
Total Design Gross Area (m²)			25740	5

¹Total Gross area +/- 50 m² variation

²Total Concept Gross Area Requirements do not include River Bank re-development for River Bus transportation/Stop. Nor does it include negotiated shared parking at Masonic Temple +/- (300 stalls).

Code Analysis

In a facility such as this, it is difficult to implement traditional building code measures.

However, equivalences in a number of areas will be required to be negotiated in order to meet the intent of the code. Alternatives in such cases were provided and the level of safety was increased beyond the letter of the code. The key design focus on “Assembly “ type facilities are, Life/ Safety, fire detection and suppression, and containment of the fire and smoke. All were incorporated in this design.

Building Classification

Under the requirements of the 1995 National Building Code, the Design is classified as a Group E, Division E and Group A, Division 2. As stated under Article 3.2.2.37 and 3.2.2.23, this classification permits a sprinklered, noncombustible constructed building of any height and any area. Floor assemblies are required to be fire separations with a 2 hour fire resistance ratings, while mezzanine while and roof assemblies have a 1 hour resistance ratings. Load bearing devices are required to have a fire resistance rating of not less than the assembly they support.

Presentation Drawing Index

- Image
- Concept, Bubble Diagrams
- Program
- Overall Site Plan
- Level 1,2,3,4 Plans
- Building Elevations and Building Sections
- Perspectives
- Photographs of Model

Gathering place Market

for a Winnipeg Community

Final Drawings

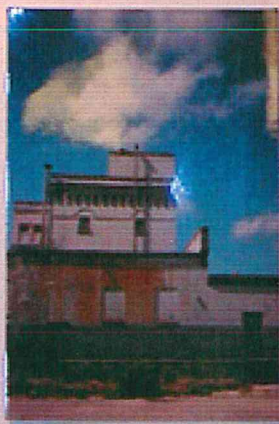
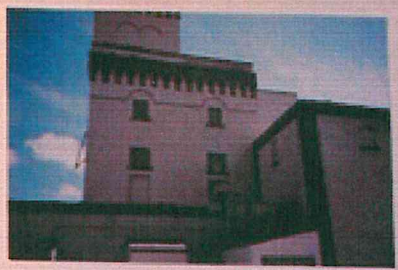


Presentation Drawing Index

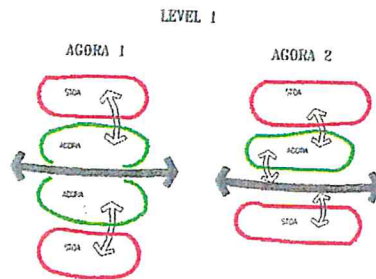
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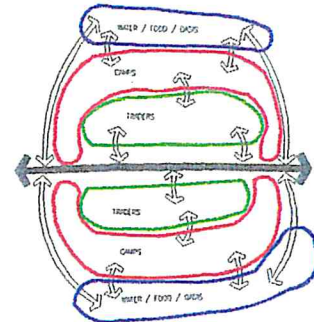
Automotive Parts Plant Character Photos



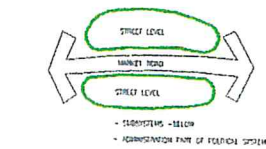
CONCEPT SCHEME SHEET 1



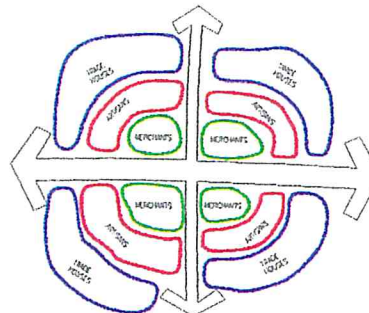
LEVEL 2
TRADE ROUTE / CARAVANS



LEVEL 3
MARKET ROADS

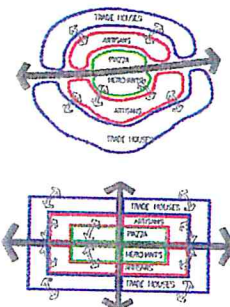


LEVEL 4
PIAZZA (GRID IRON)

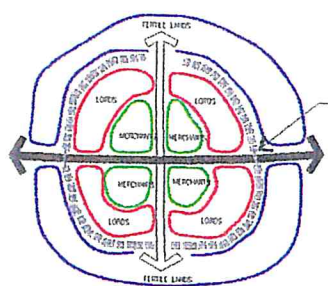


The European population increase of 1700-1800, the reorganization of governmental and agricultural institutions, — the feudal form and a transitional stage between the feudal *crisis* and the modern form of *dynasty of the aristocratic class*;

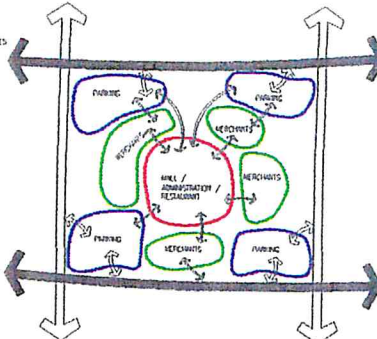
LEVEL 5
PIAZZA



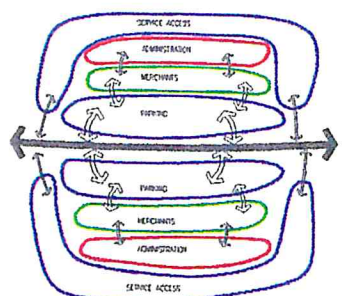
LEVEL 6
DASTIDE



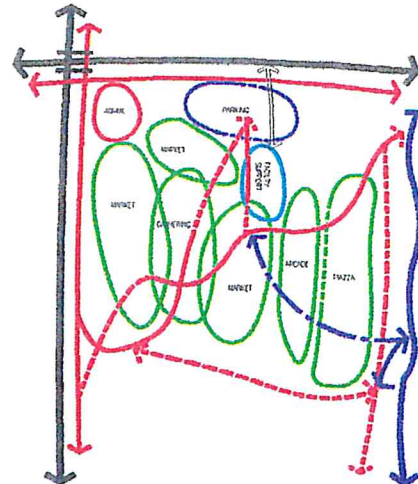
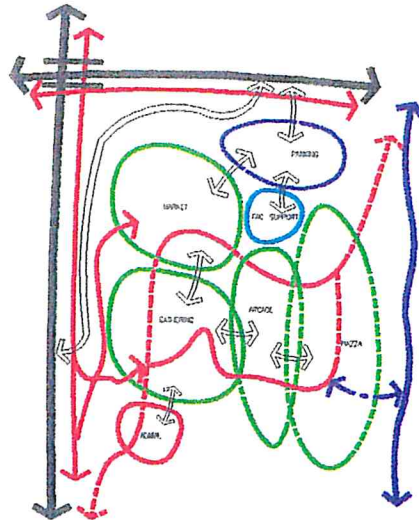
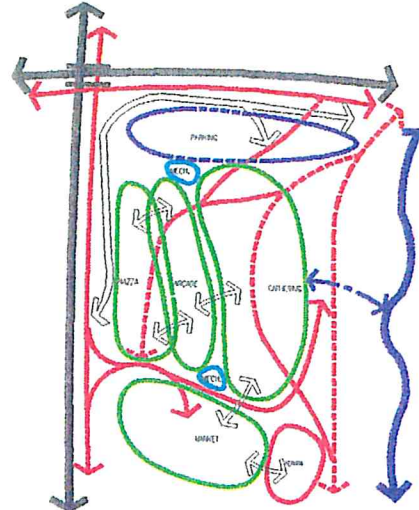
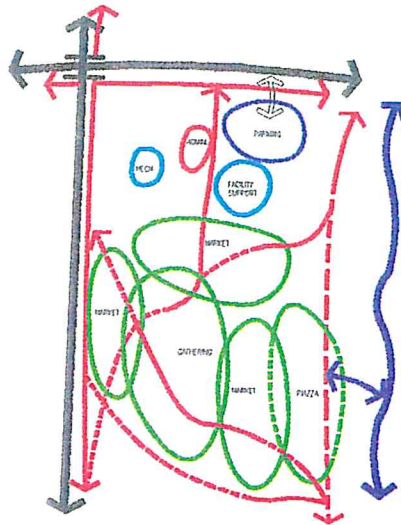
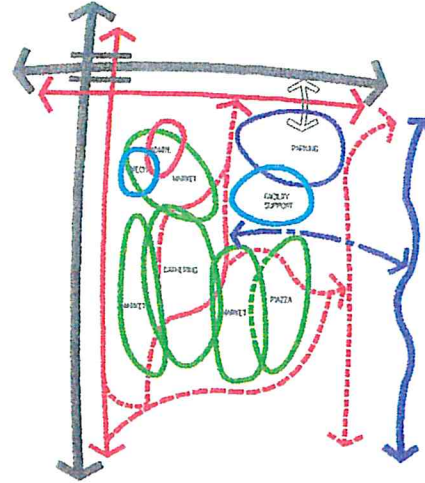
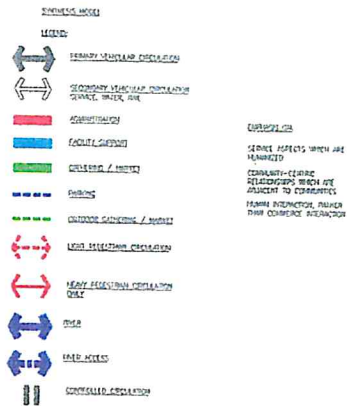
LEVEL 7
MALLS



STRIP MALL



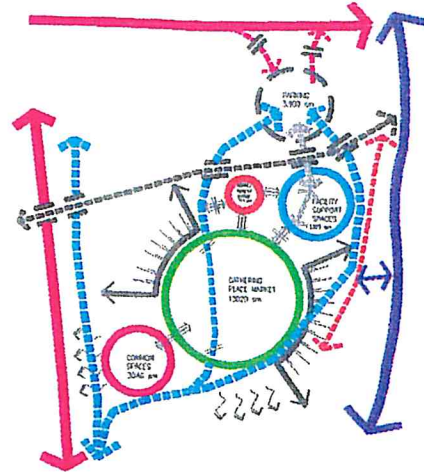
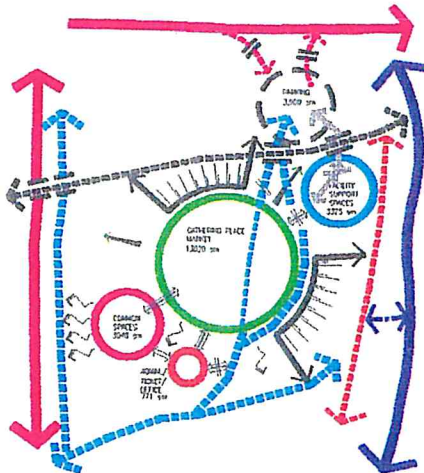
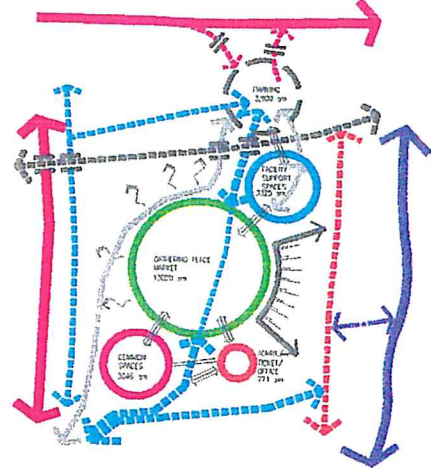
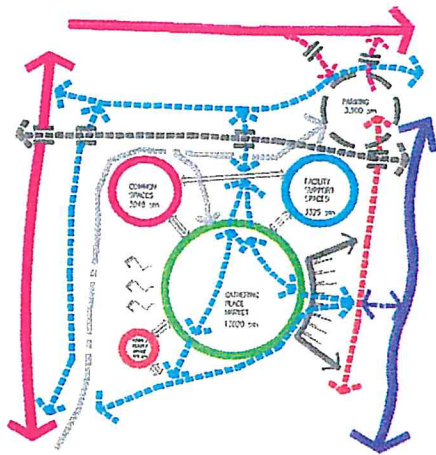
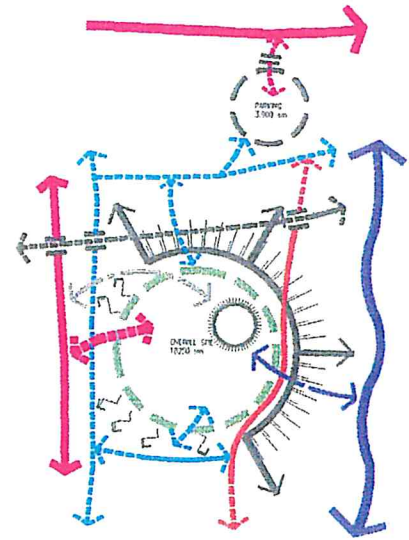
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
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PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



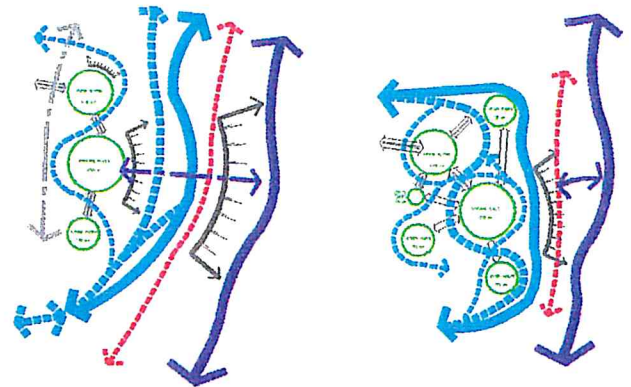
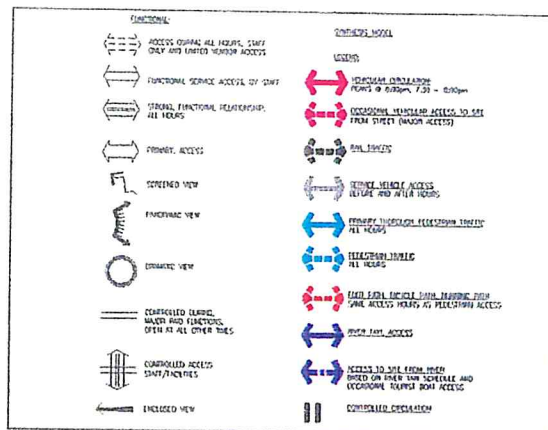
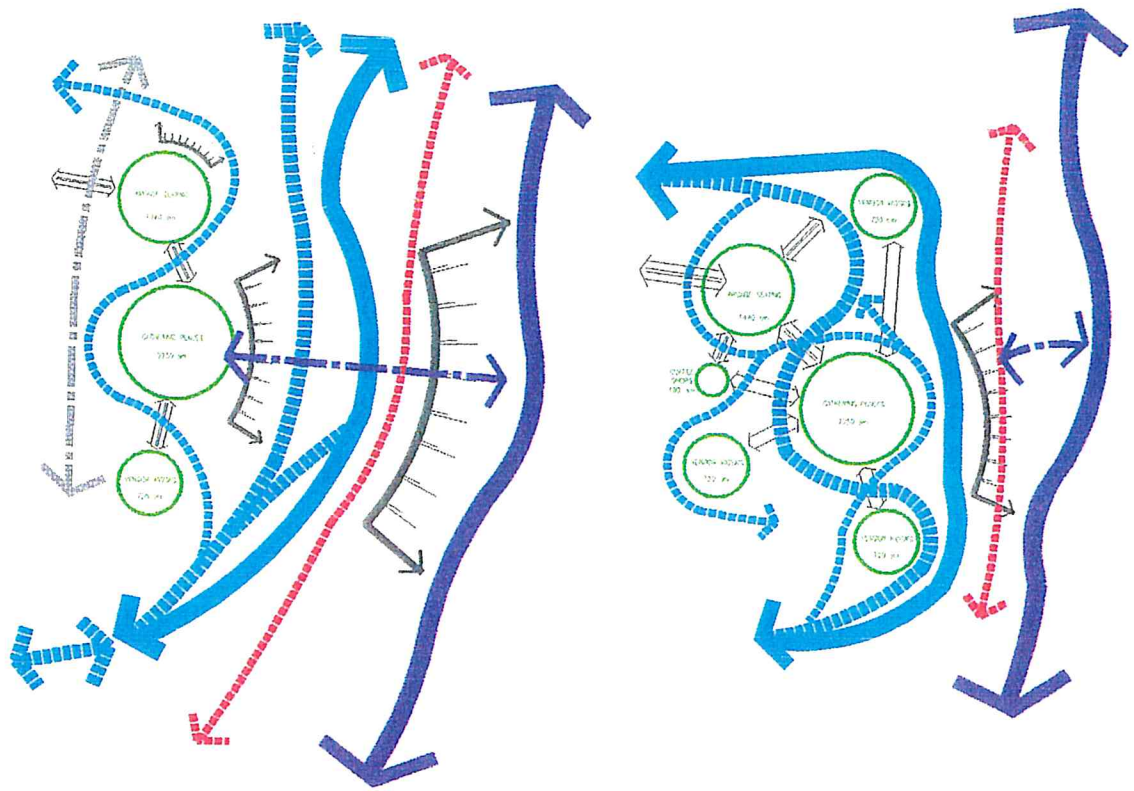
SYNTHESIS OF THEORETICAL MODEL

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9

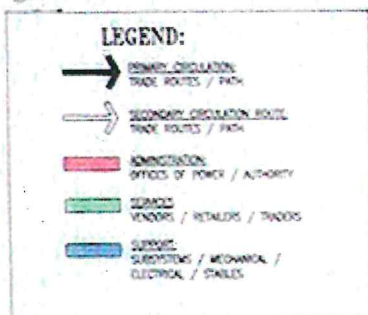


GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
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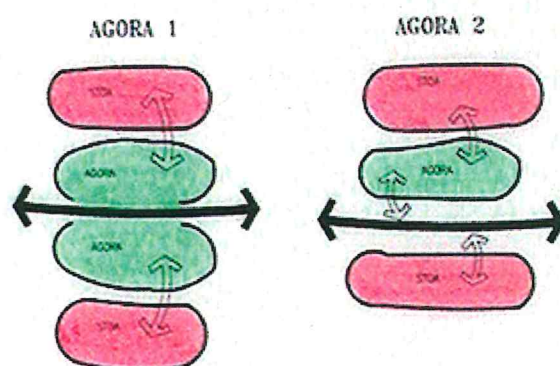


CONCEPTUAL DEVELOPMENTAL SHEET 4

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
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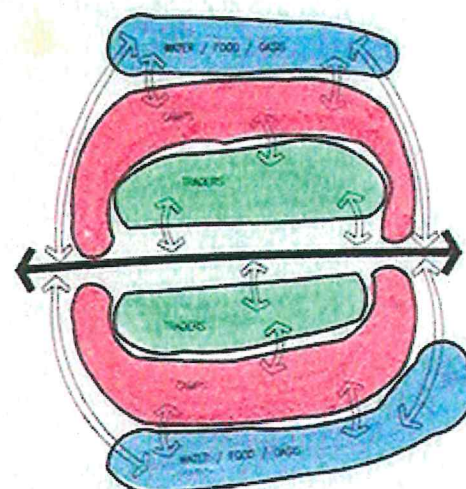


LEVEL 1

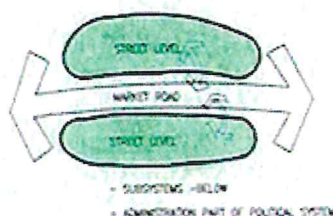


The Greek architect-philosopher Hippodamus is credited by Aristotle with designing the first regularized agora - a rectangular space 400 ft. by 540 ft., surrounded by porticoed civic buildings with a single street entry - in his native city of Miletus between 475 and 470 B.C. (Webb 1990; Zucker 1999). "The Hippodamean plan consisted of a street grid split into wide parallel strips by a few major north-south running streets"

LEVEL 2
TRADE ROUTE / CARAVANS

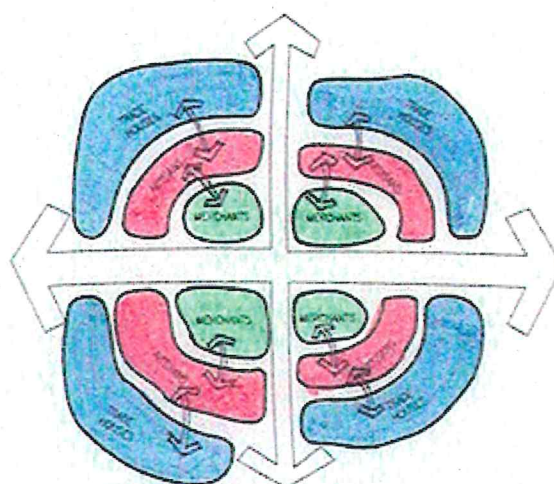


LEVEL 3
MARKET ROADS

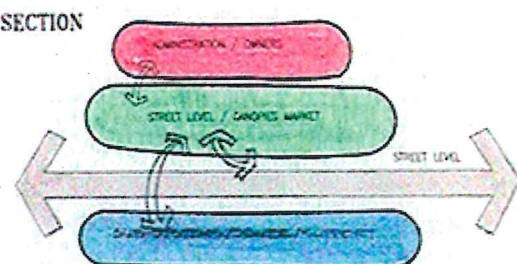


From 1299 to 1355 a series of new towns were founded by the city of Florence for defense, protection of roads, development of new markets, and increased communication with outlying territories. The records show that some architects designed these towns with an orthogonal street system, a transverse piazza, and a back-to-back block system (Friedman 1988).

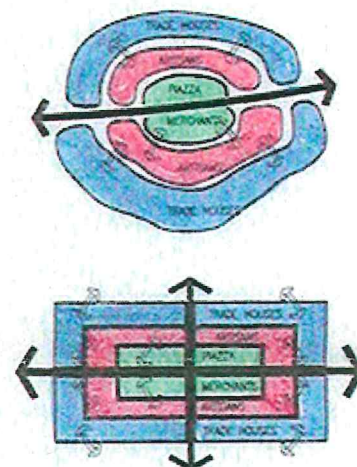
LEVEL 4
PIAZZA (GRID IRON)



SECTION



LEVEL 5
PIAZZA

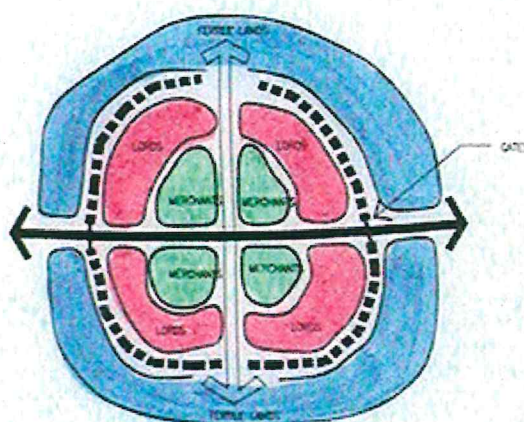


Leon Battista Alberti's interpretation of Vitruvius's writings ([1485]1986) were combined with practical notions of astrology and weather (1452, according to Webb 1990). Quoting Vitruvius, Alberti argued that a square should be twice as long as it is broad. It should be surrounded by buildings between a third and a sixth as high as the square's width, with porticoes where old men could relax in the heat of the day.

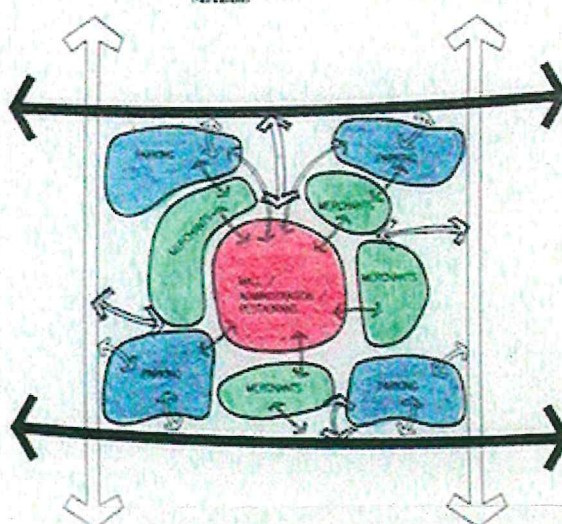
The European population increase of 1220-1250, the reorganization of governmental and agricultural institutions, ... The bastide form was a transitional stage between the feudal castle and the massive formal styles of the seventeenth century.

A later French influence discussed by Kubler (1978) was the model of new, unvalled gridiron towns, that included Valbonne (1519), Meunans-Sartoux (1504), and Vallauris (1501). Initiated by the Benedictine abbey of St. Honorat of Lerins, these high Renaissance towns resemble the bastide.

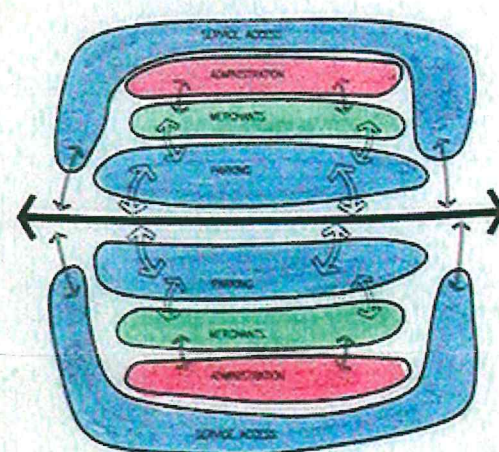
LEVEL 6
BASTIDE



LEVEL 7
MALLS



STRIP MALL



HISTORICAL MODEL DEVELOPMENTAL SUMMARY

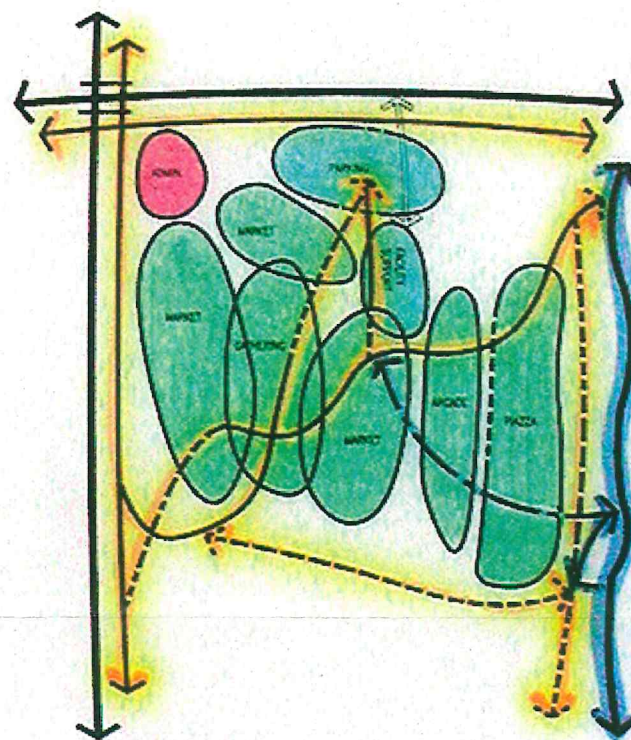
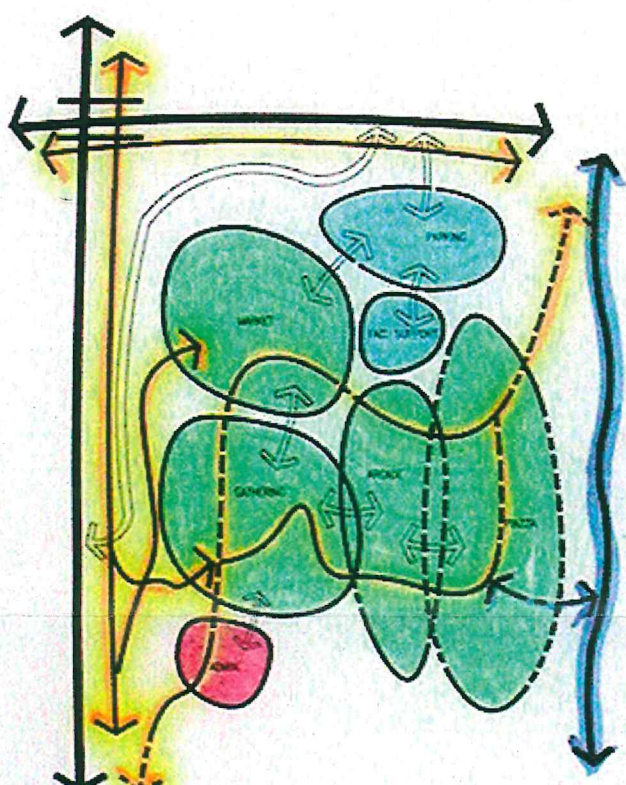
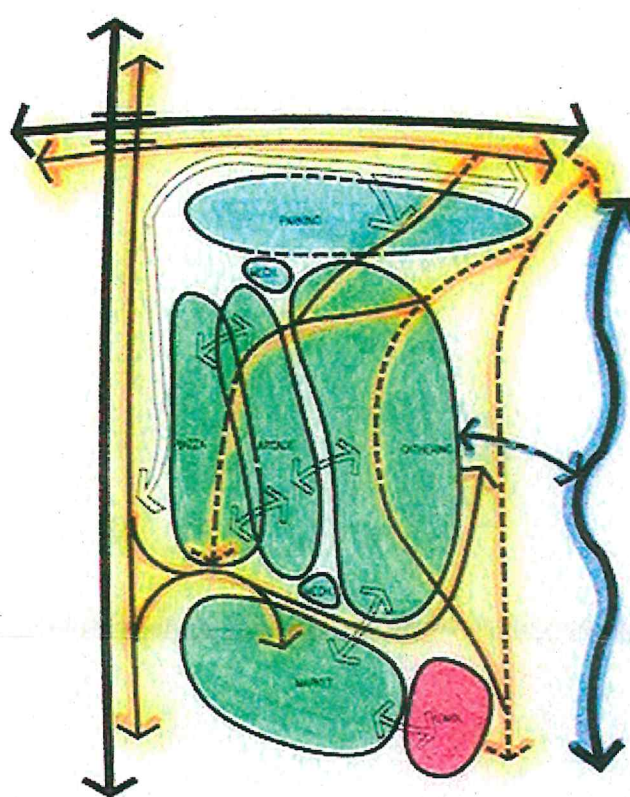
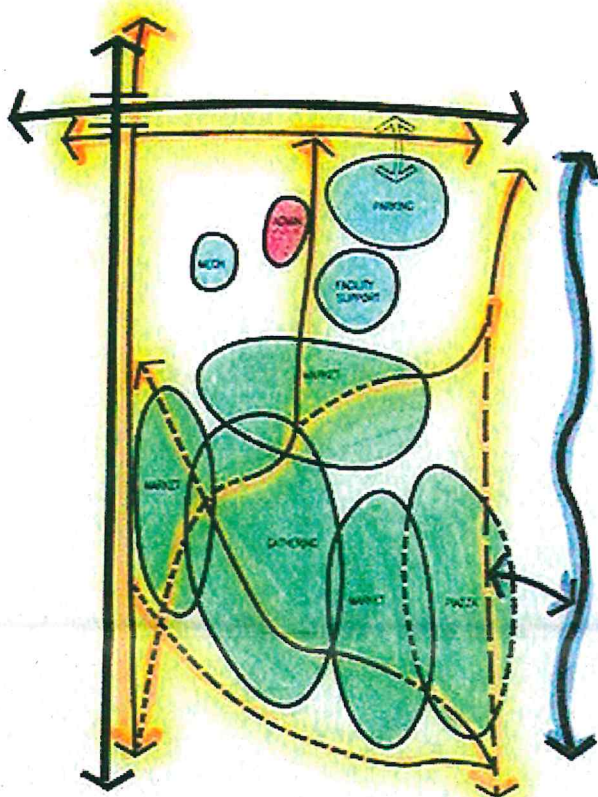
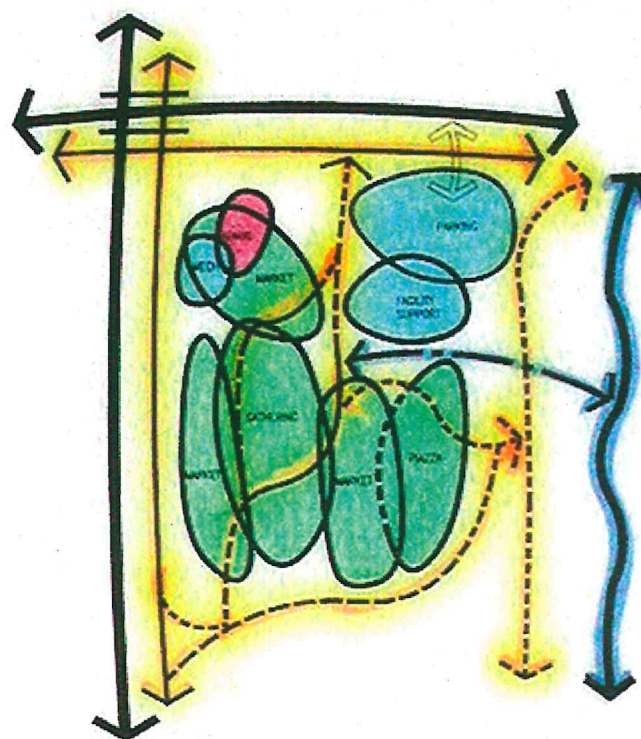
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM

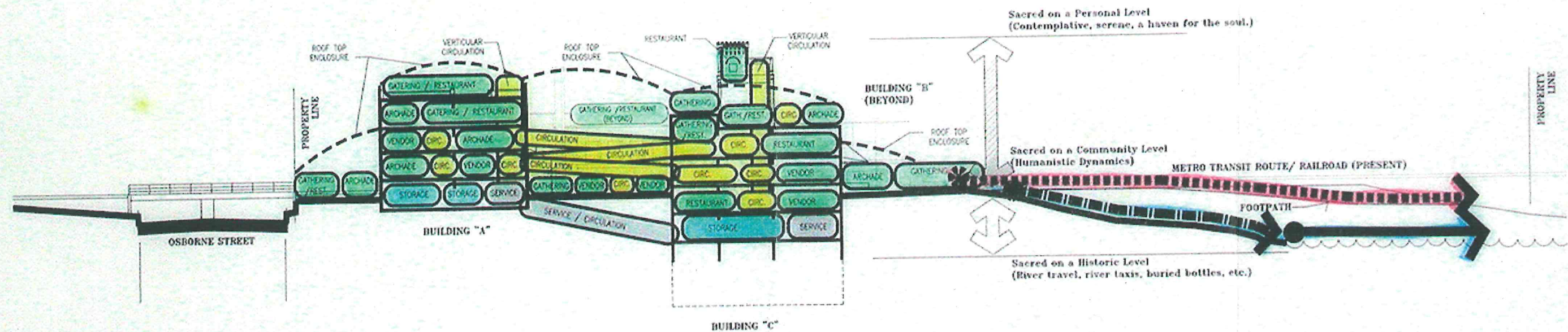
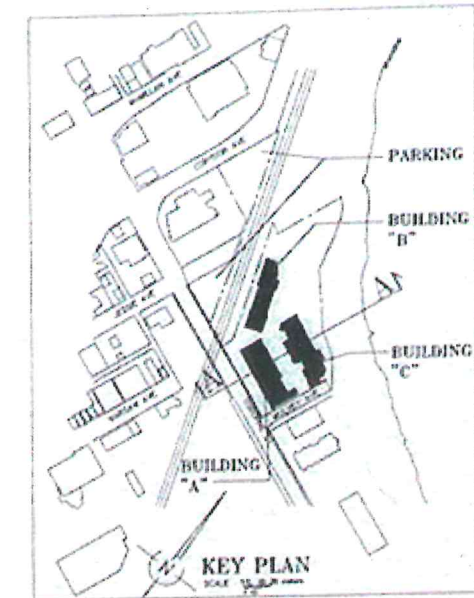
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



MESSAGE ON
 SPACE ASPECTS WHICH ARE
 HUMANIZED
 COMMUNITY-ORIENTED
 RELATIONSHIPS WHICH ARE
 ADJUNCT TO COMMUNITIES
 HUMAN INTERACTION RATHER
 THAN COMMUNITY INTERACTION



SYNTHESIS OF THEORETICAL MODEL GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



SECTION A-A -SECTION THROUGH BUILDINGS "A" AND "C" BUBBLE DIAGRAM(LOOKING WEST)

SCALE 0 5 20 30 meters

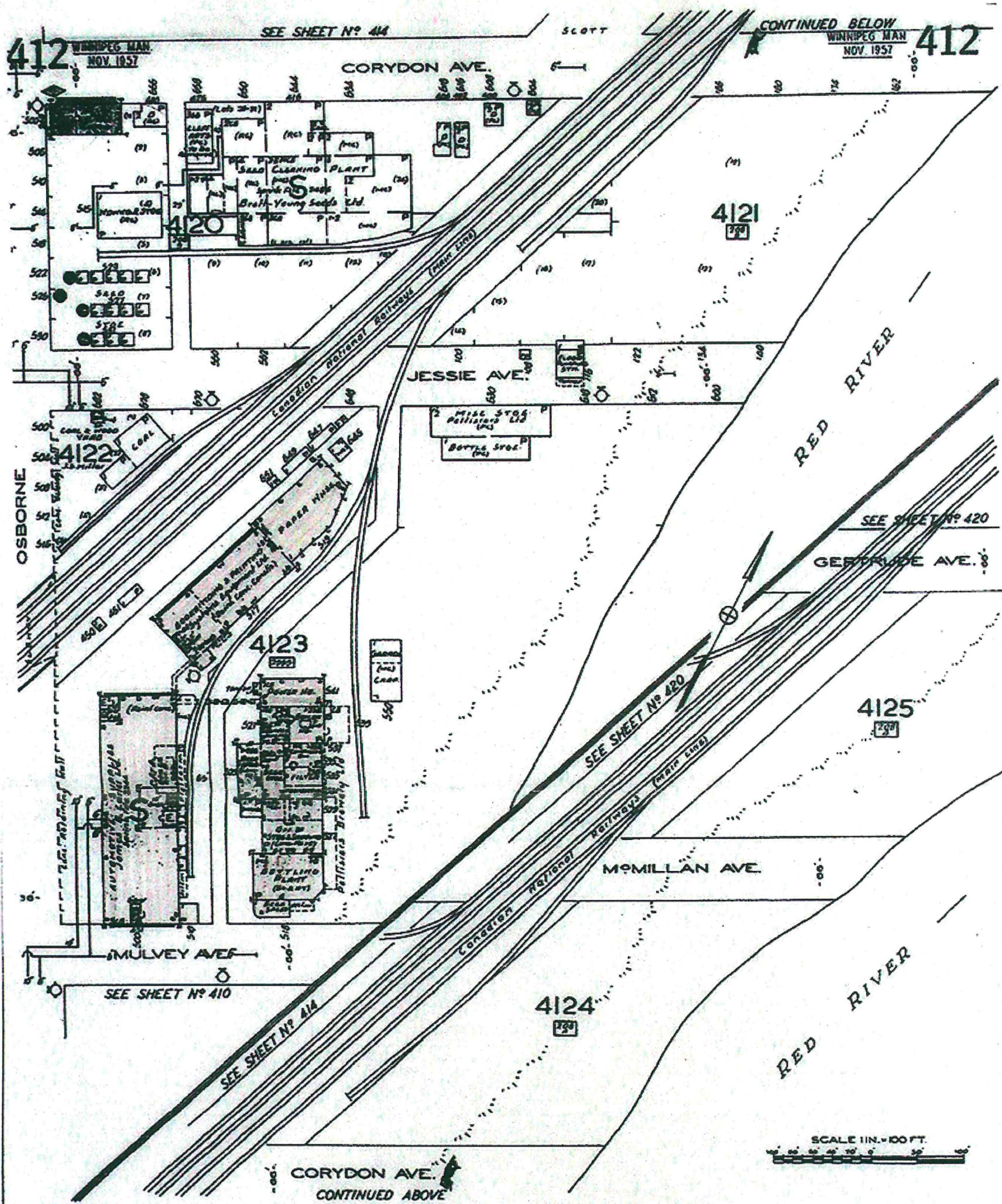
1 10

SECTION BUBBLE DIAGRAM

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM

PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



SITE RELEVANT HISTORICAL SACREDNESS

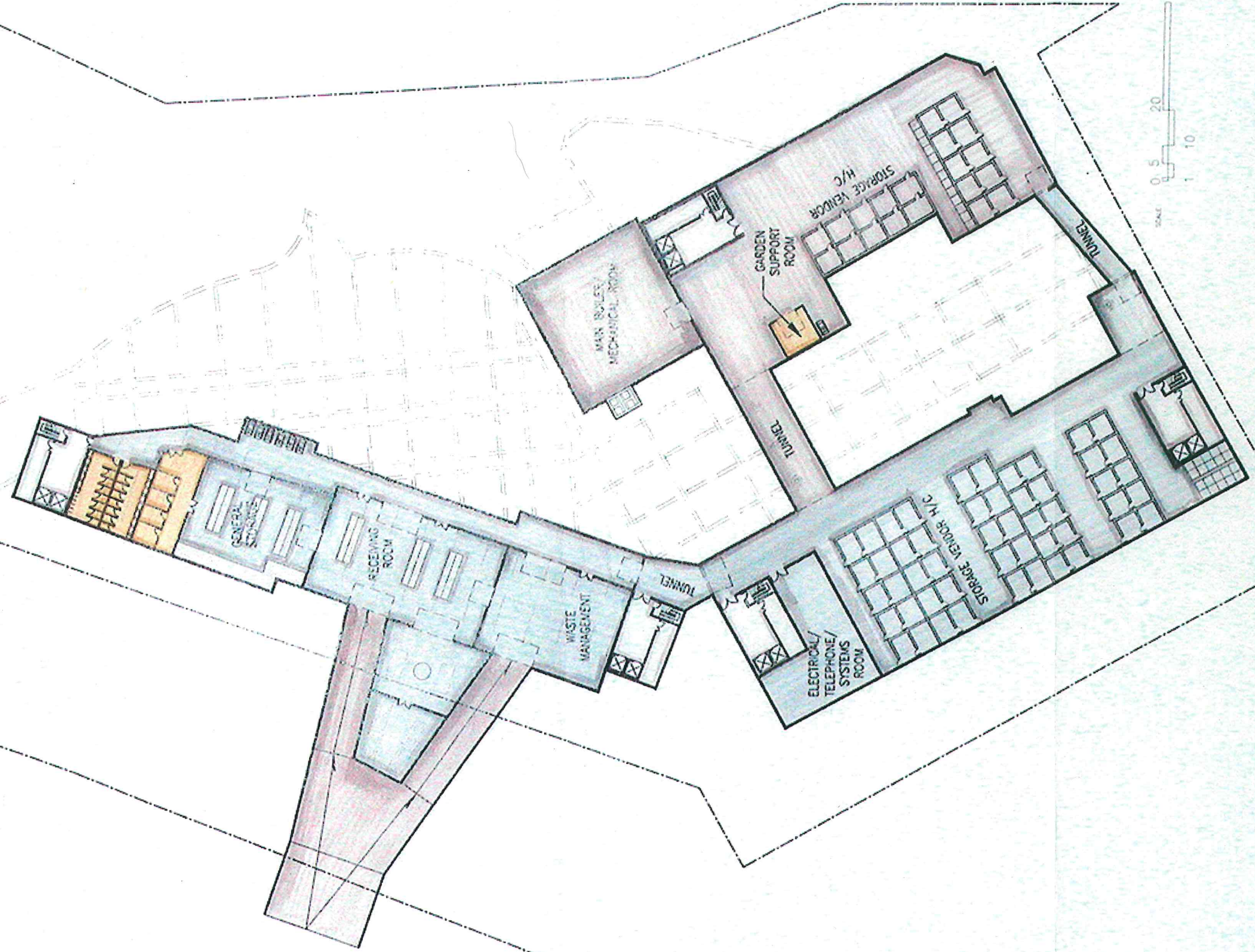
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM

PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9

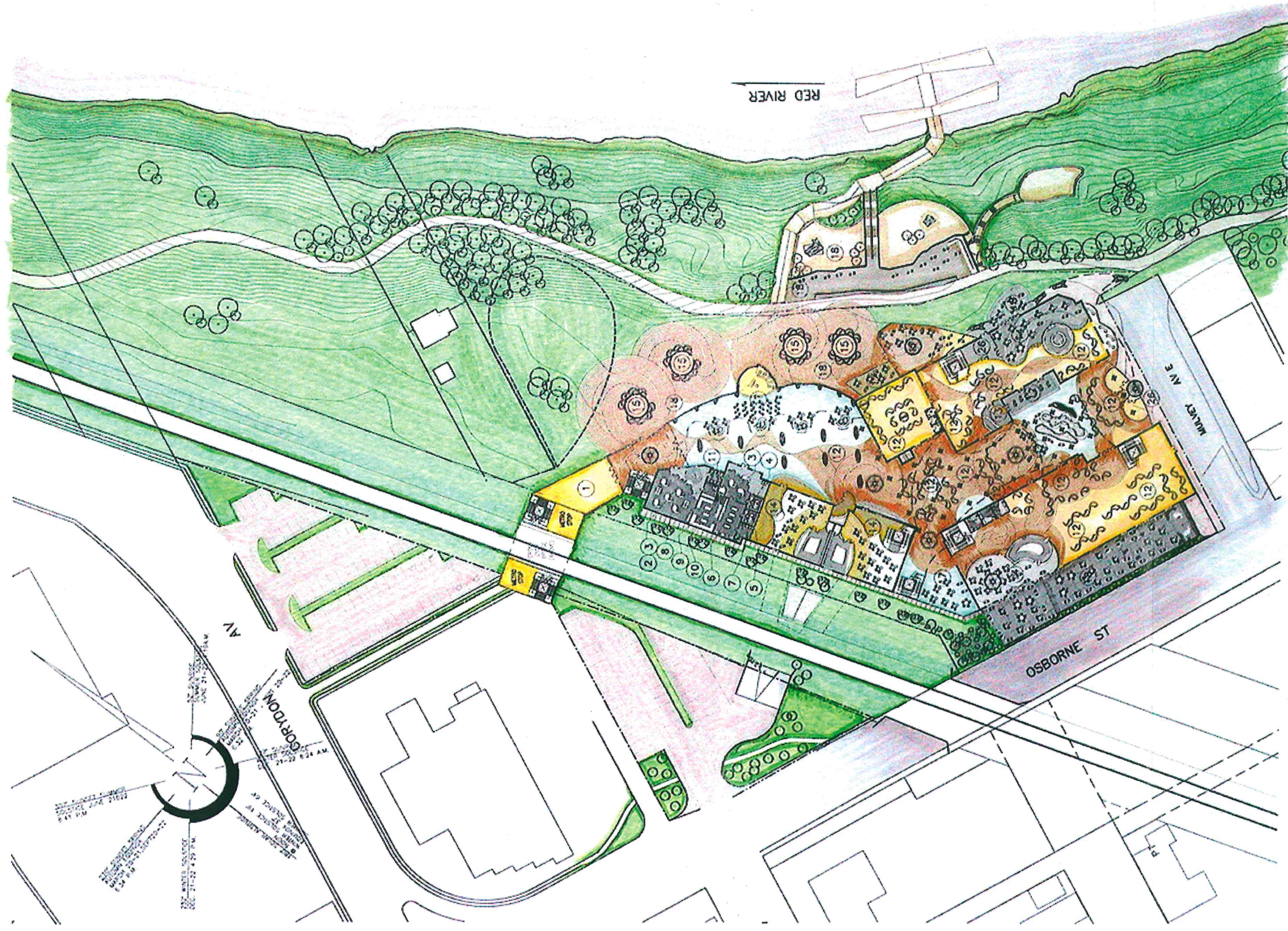
Gathering Place Market Group



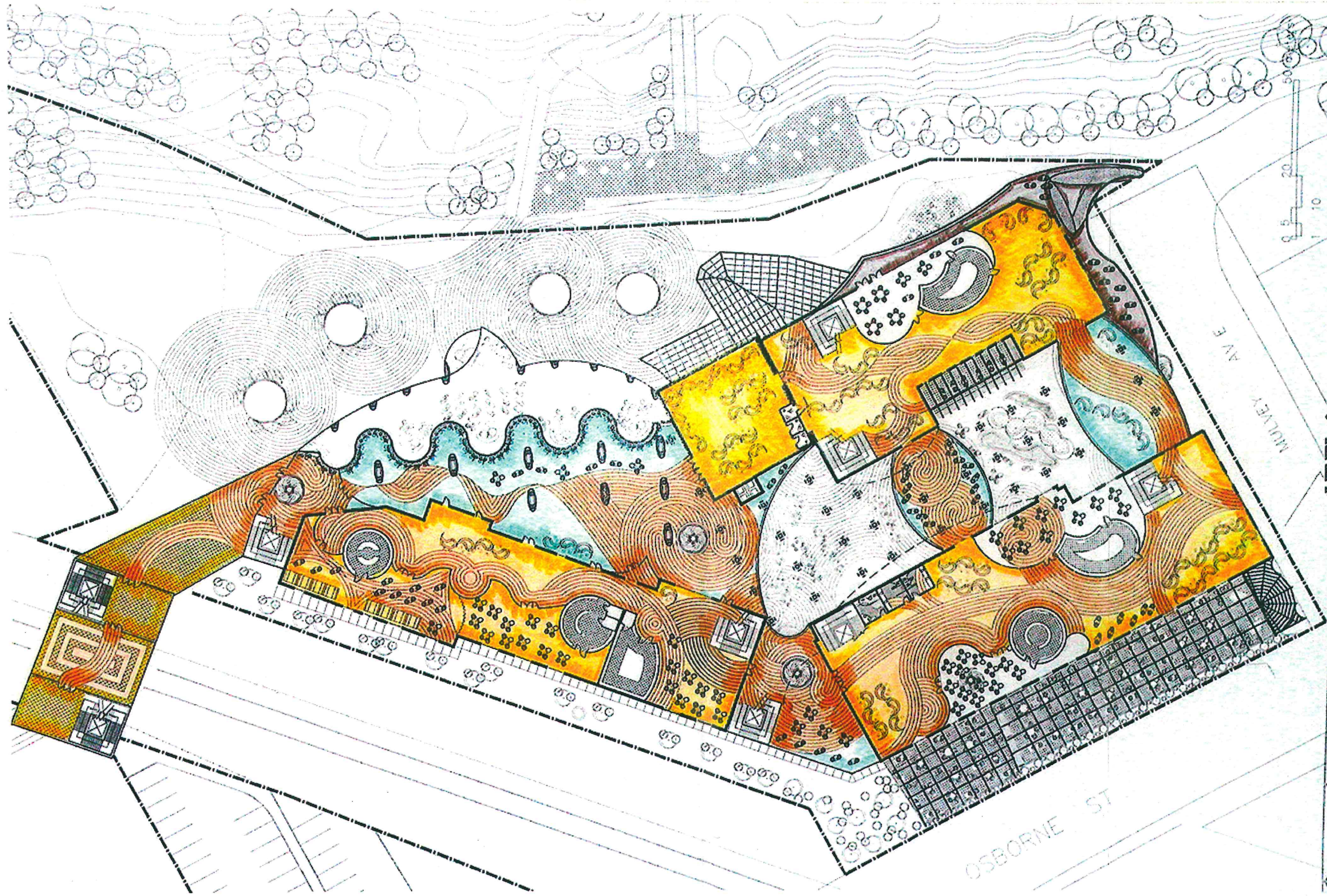


LEVEL 0

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
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GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
 ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM
 PRESENTED BY OTTO HAMMER STUDENT NUMBER MB98001 - THESIS LEVEL 9

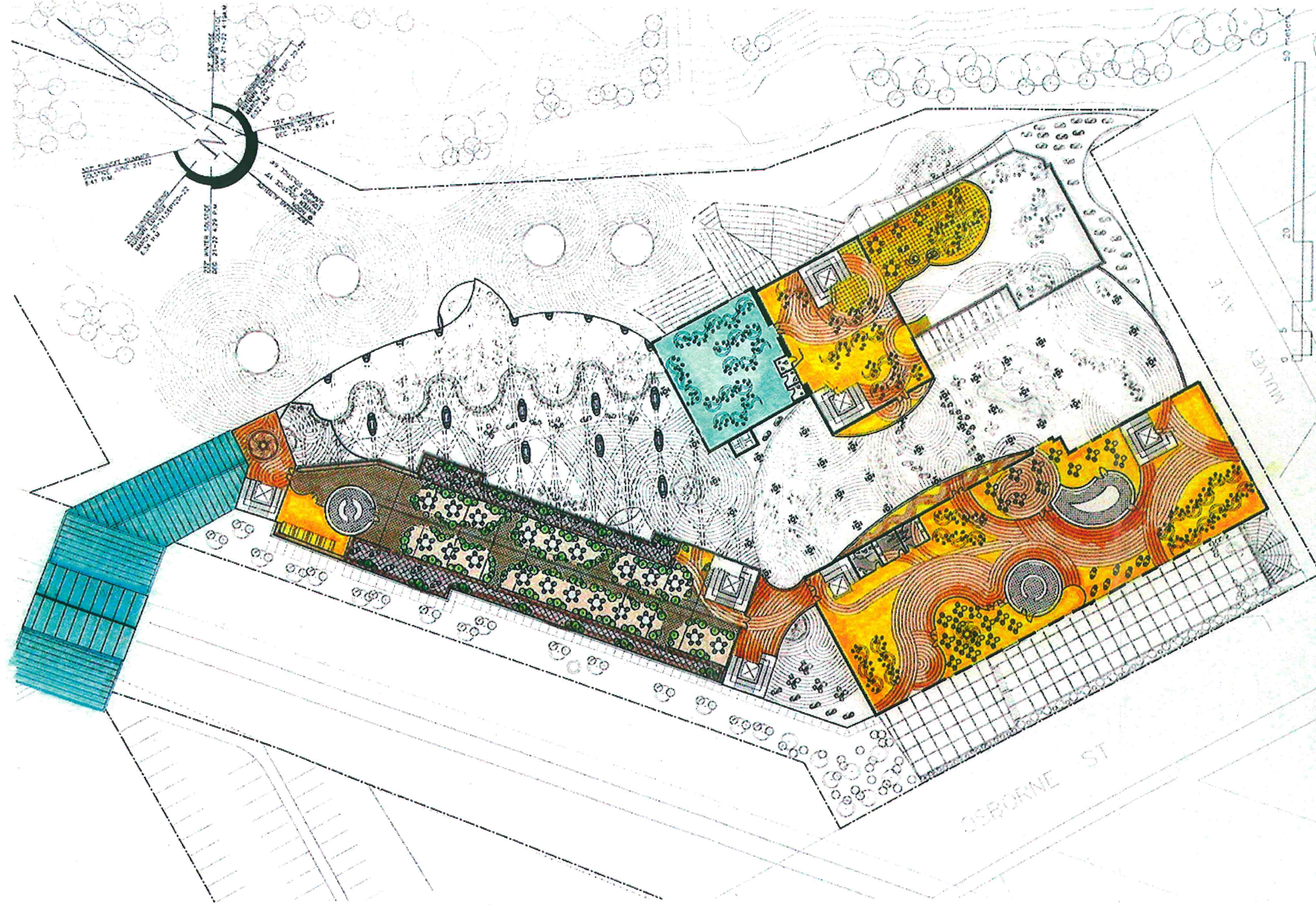


LEVEL 2

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM

PRESENTED BY OTTO HAMMER STUDENT NUMBER 1855001 - THESIS LEVEL 9

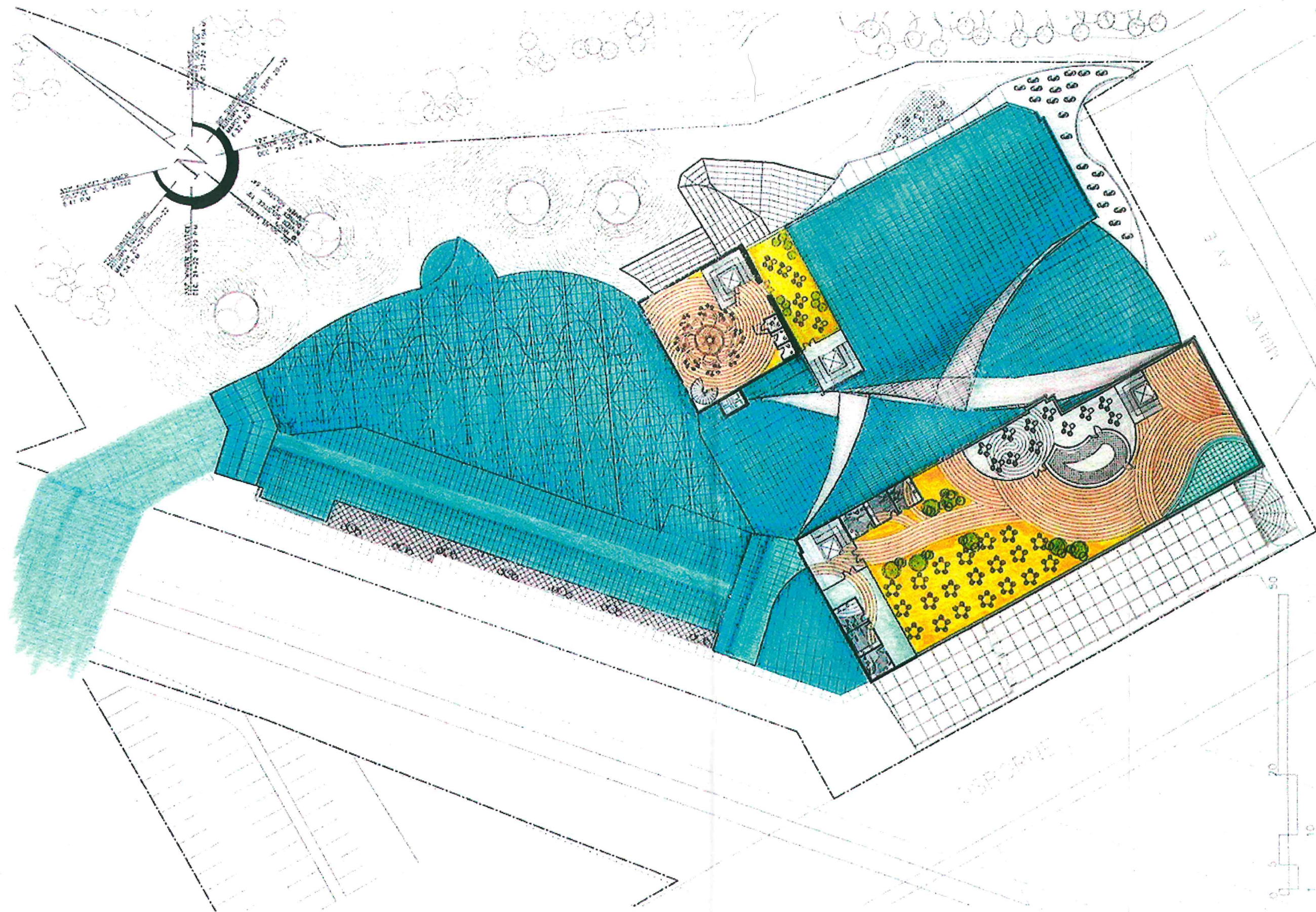


LEVEL 3

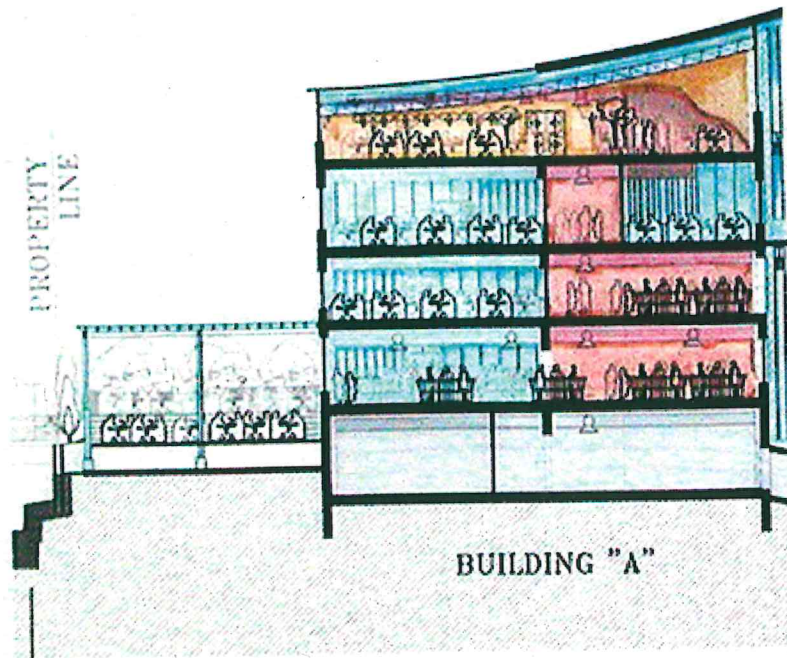
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM

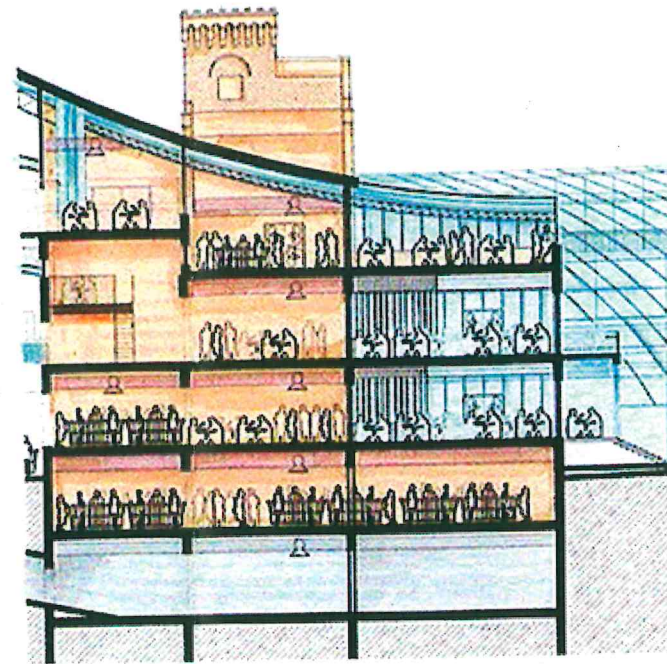
PRESENTED BY OTTO HAMMER STUDENT NUMBER M88001 - THESE LEVELS



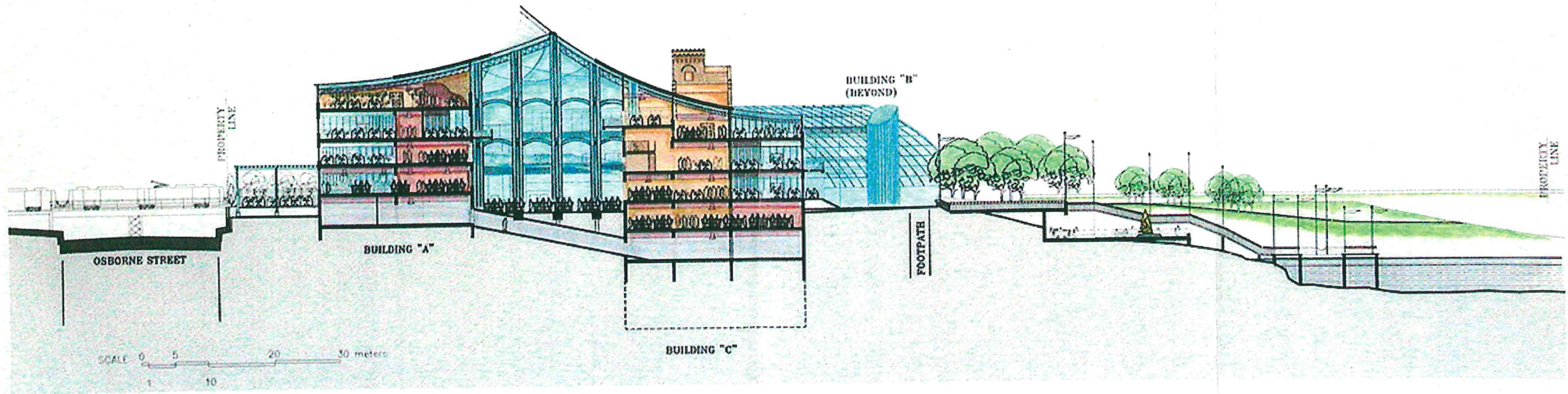
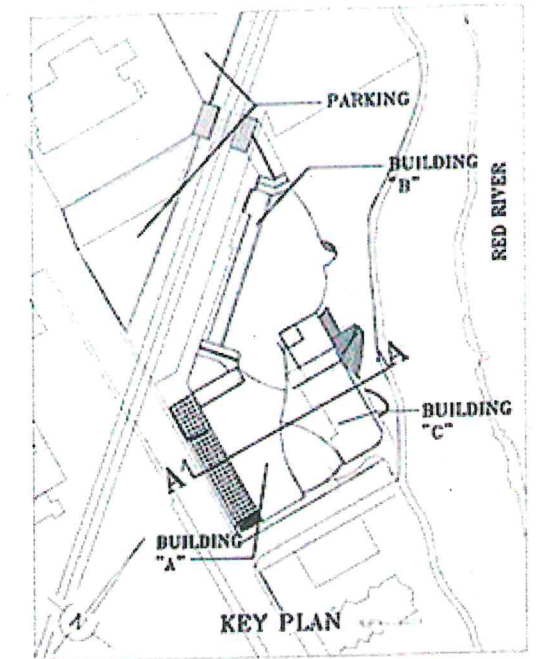
LEVEL 4
 GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
 ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM
 PRESENTED BY OTTO HAMMER STUDENT NUMBER M895001 - THESE LEVEL 9



SECTION THROUGH BUILDING "A"
SHOWING THE MIXTURE OF
GATHERING PLACES AND MARKETS



SECTION THROUGH BUILDING "C"
SHOWING THE MIXTURE OF
GATHERING PLACES AND MARKETS

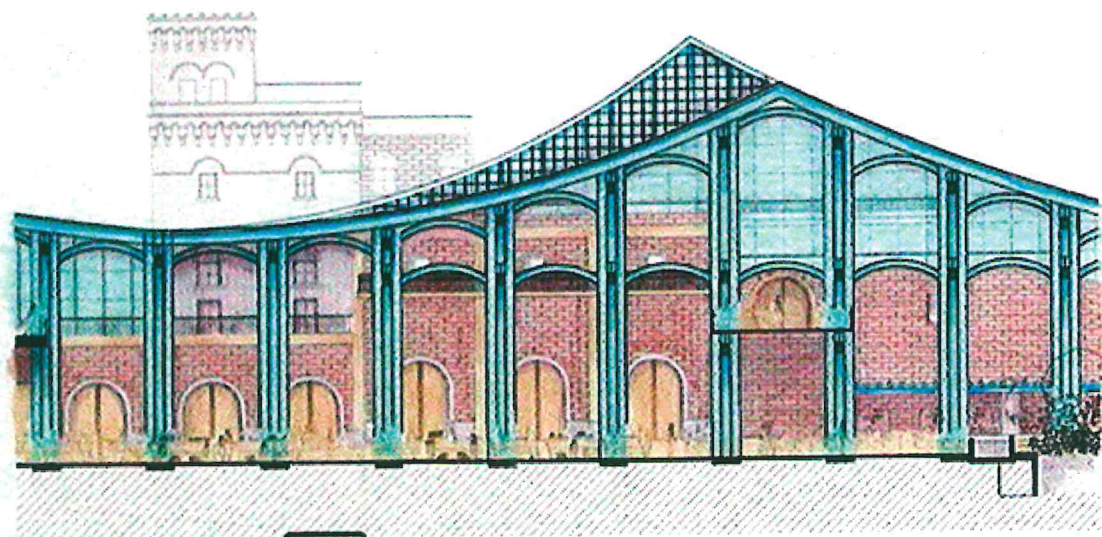


SECTION A-A THROUGH BUILDINGS "A" AND "C" (LOOKING WEST)

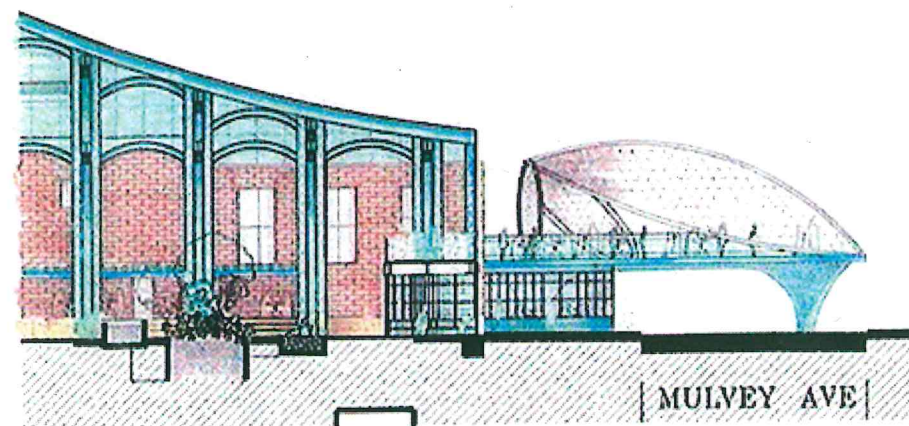
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

© ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM

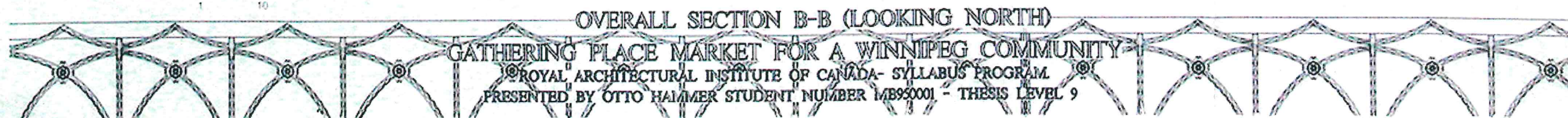
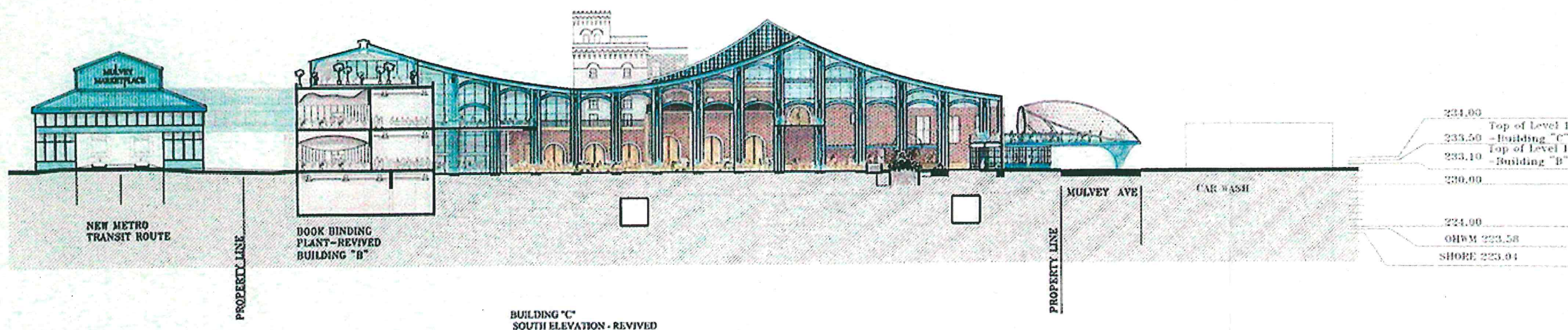
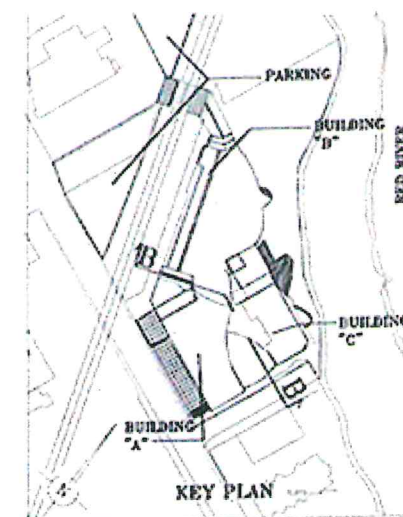
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB930001 - THESIS LEVEL 9



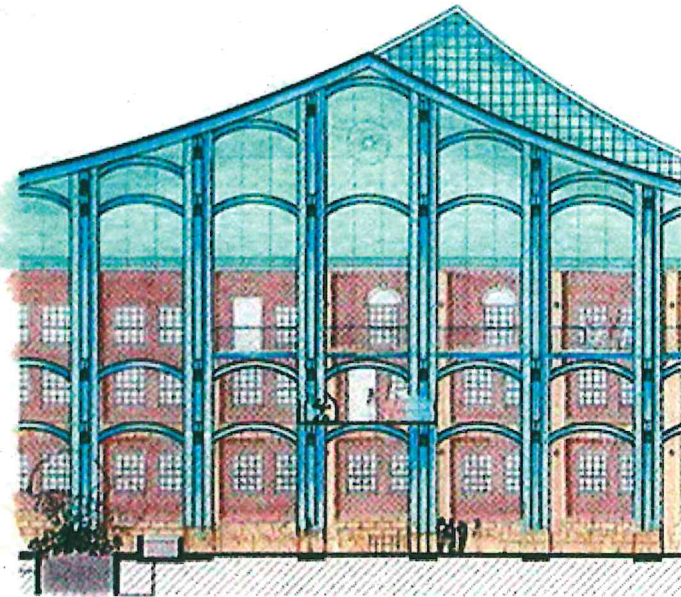
A VIEW OF THE TRANSITION OF THE GATHERING PLACE WITHIN THE MARKET



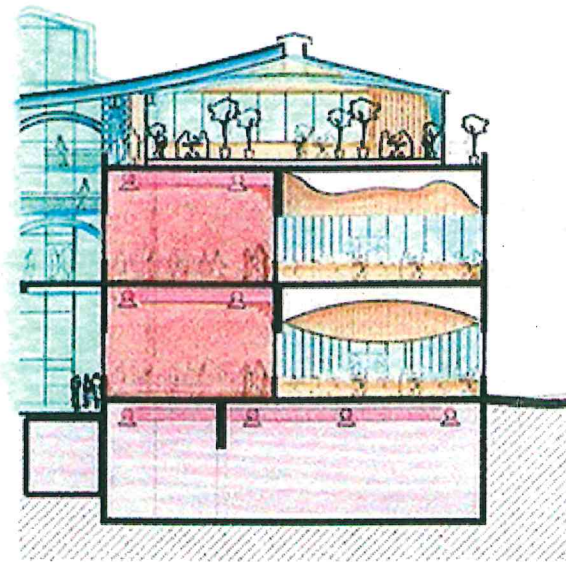
A VIEW OF THE CONNECTION OF THE GATHERING PLACE MARKET TO THE COMMUNITY ENVIRONMENT



OVERALL SECTION B-B (LOOKING NORTH)
 GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
 ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
 PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



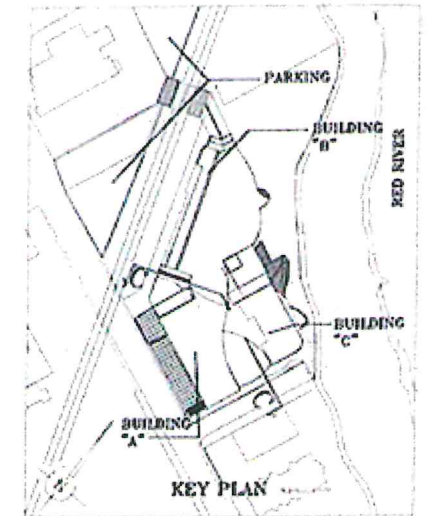
A VIEW OF THE NEXUS OF THE FACILITY



SECTION C-C AT BUILDING "B"
SHOWING A MIXTURE OF
GATHERING PLACE AND
MARKET



A VIEW OF THE ONE NEXUS
POINT OF THE FACILITY TO
THE COMMUNITY



Top of Level 1
-Building "C" 233.50
Top of Level 1
-Building "B" 233.10
230.00
221.00
OHWM 223.50
SHORE 229.01

CAR WASH

MULVEY AVE

PROPERTY LINE

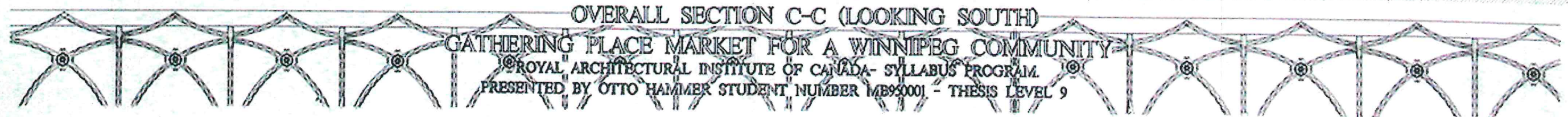
BUILDING "A"
NORTH ELEVATION - REVISED

SCALE 0 5 20 30 meters
1 10

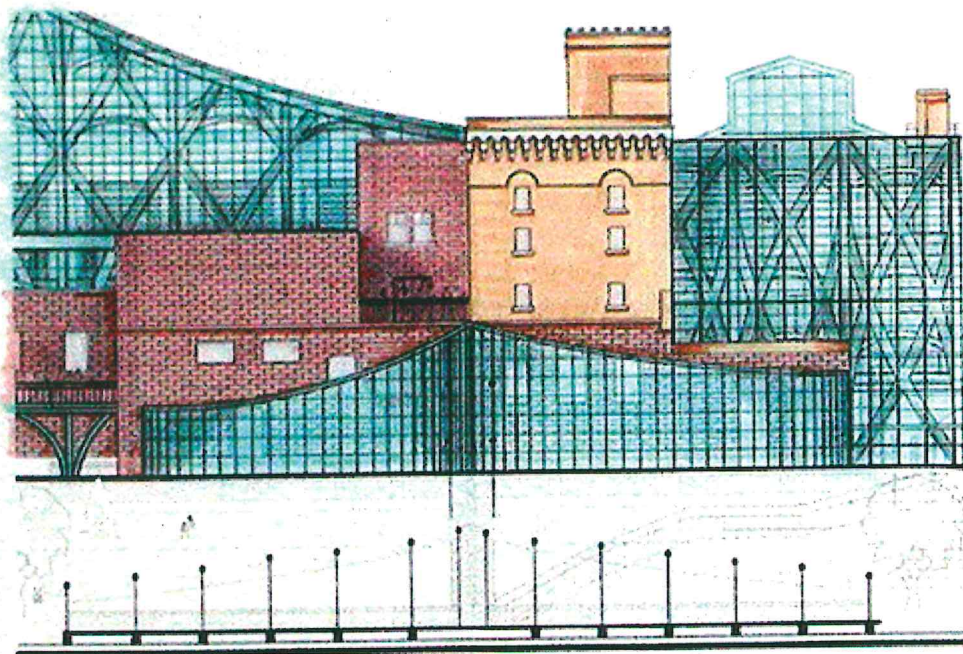
BOOK BINDING
BUILDING "B"

PROPERTY LINE

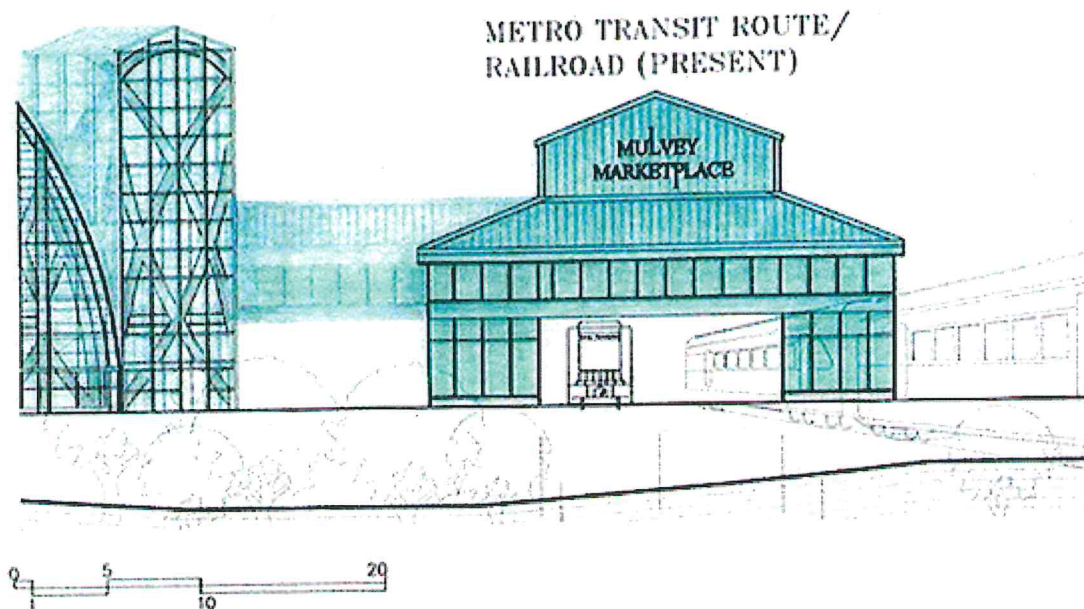
METRO TRANSIT ROUTE/
RAILROAD (PRESENT)



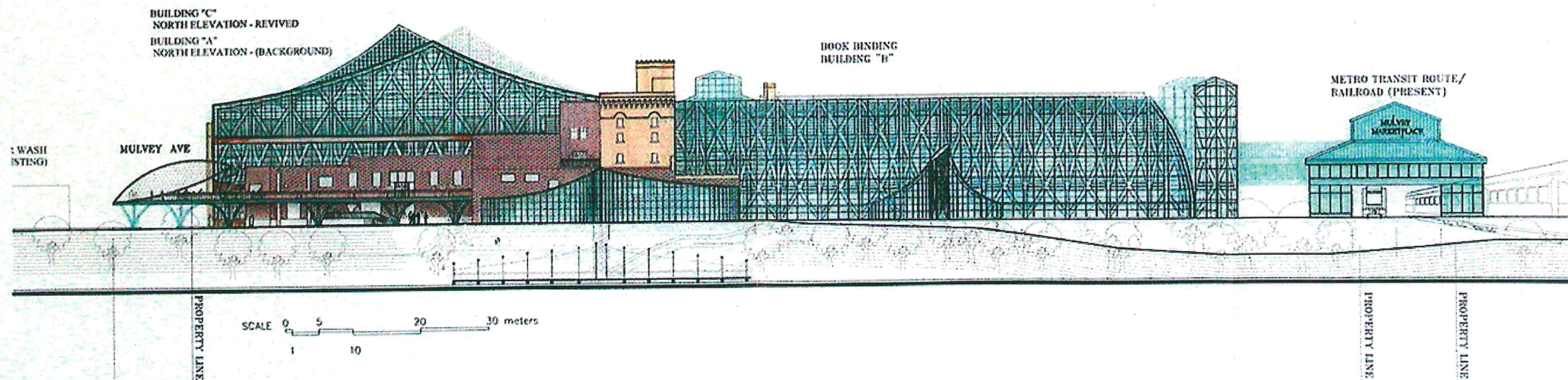
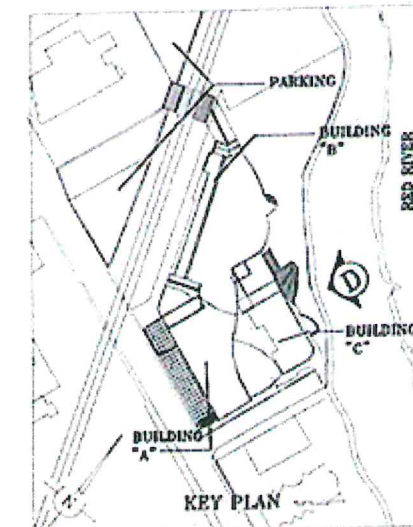
OVERALL SECTION C-C (LOOKING SOUTH)
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB990001 - THESIS LEVEL 9



ARRIVAL POINT FROM RIVER- VIEW FROM
OPPOSITE RIVER BANK (LOOKING SOUTH)



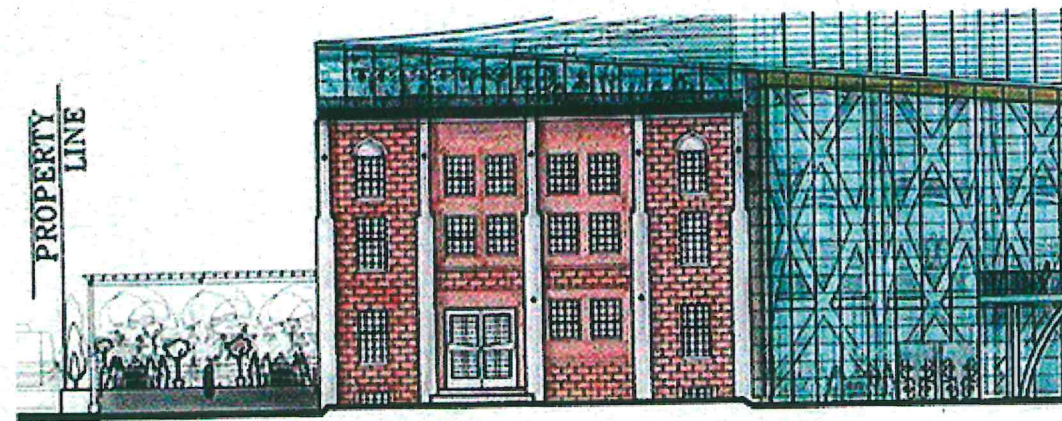
ARRIVAL POINT FROM METRO TRANSIT ROUTE-
VIEW FROM RIVER BANK (LOOKING SOUTH)



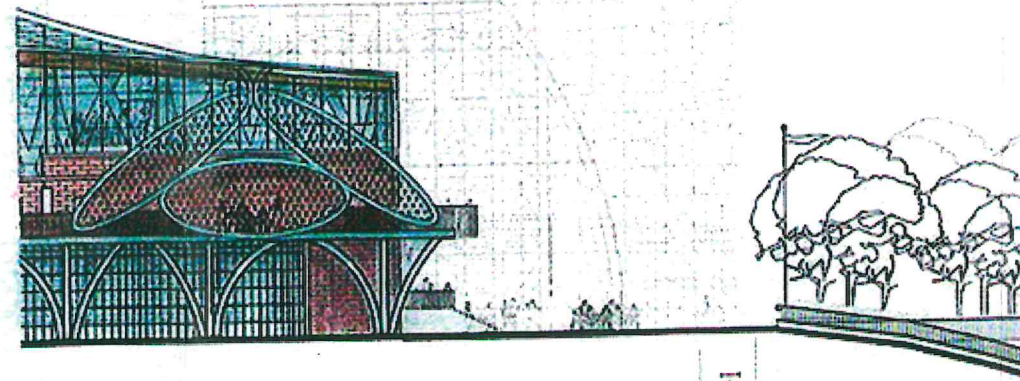
ELEVATION D - VIEW FROM OPPOSITE RIVER BANK (LOOKING SOUTH)

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

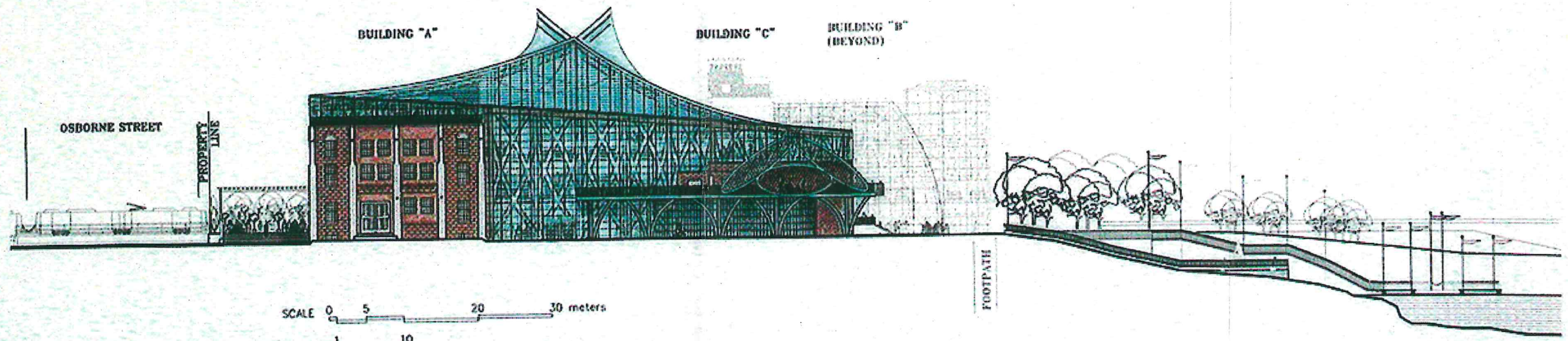
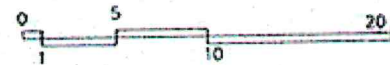
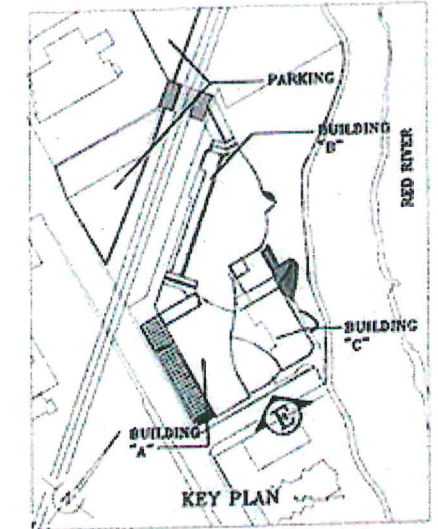
ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
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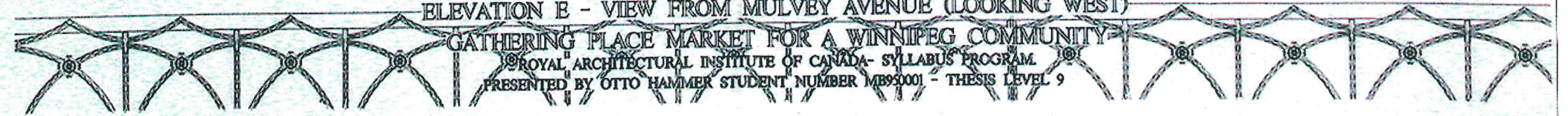
ARRIVAL POINT - VIEW FROM
OSBORNE STREET (LOOKING WEST)



ARRIVAL POINT - VIEW FROM
FOOT PATH (LOOKING WEST)



ELEVATION E - VIEW FROM MULVEY AVENUE (LOOKING WEST)



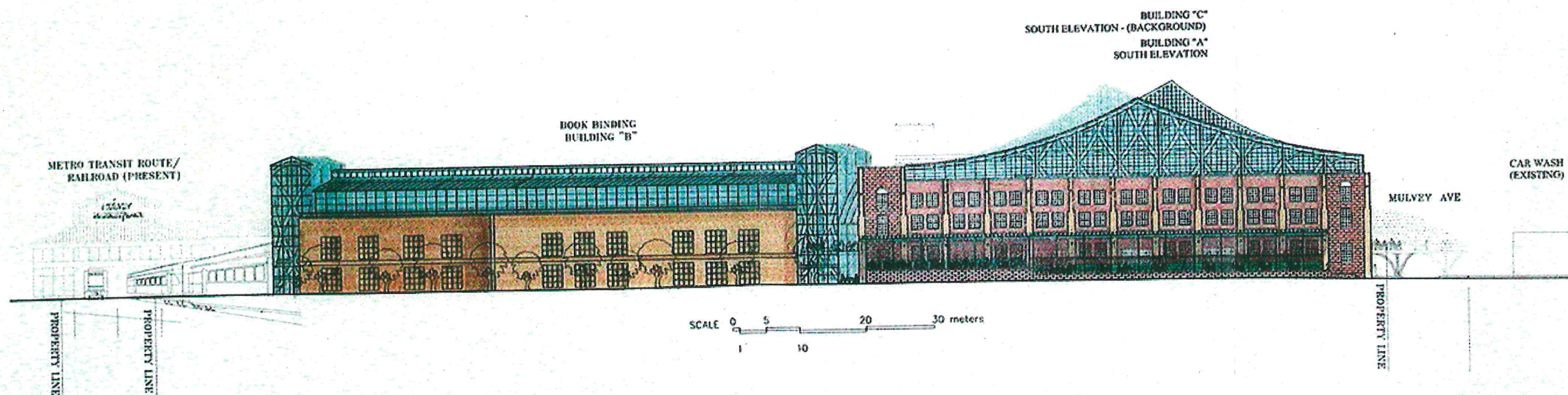
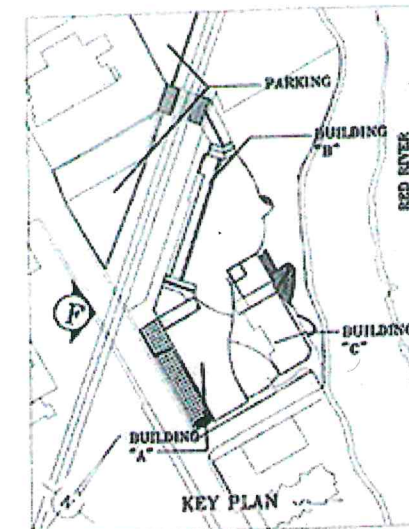
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

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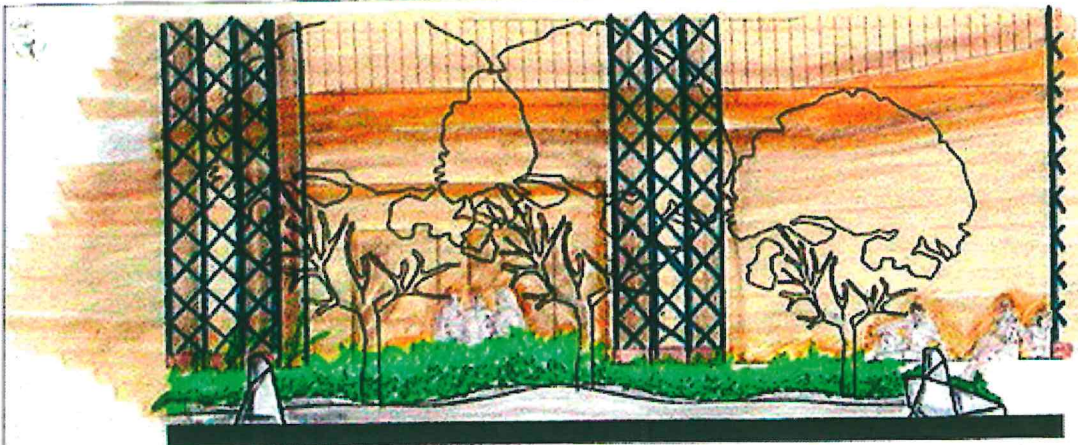
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



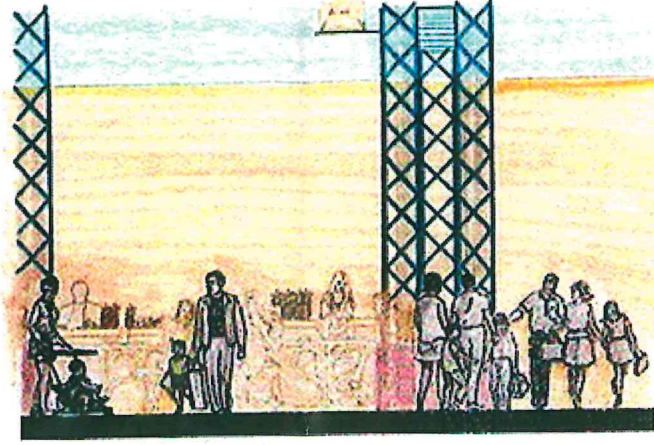
OUTDOOR GATHERING PLACE - VIEW FROM OSBORNE STREET
(LOOKING NORTH)



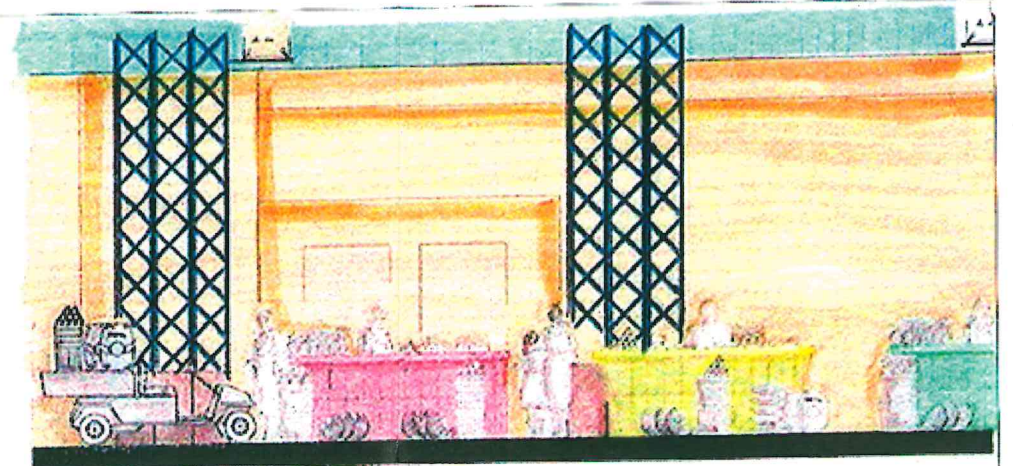
ELEVATION F - VIEW FROM OSBORNE STREET (LOOKING NORTH)
 GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
 ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM
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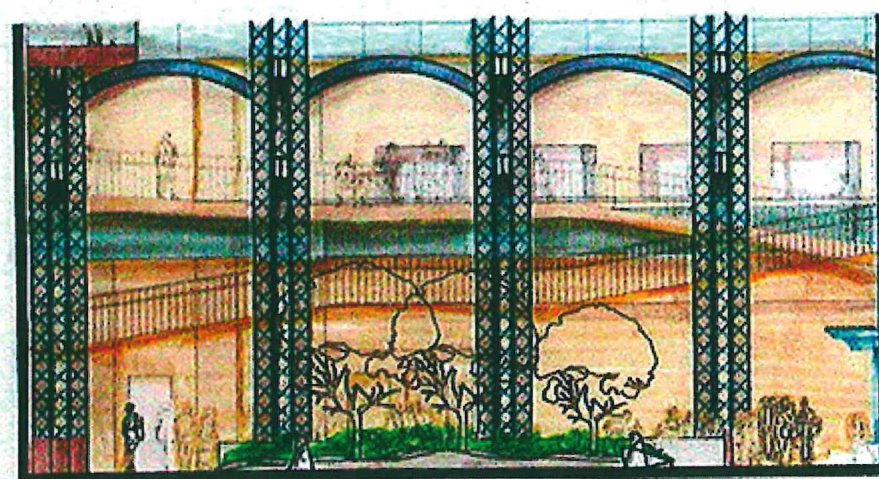
CONTEMPLATIVE NEXUS - ENTRY



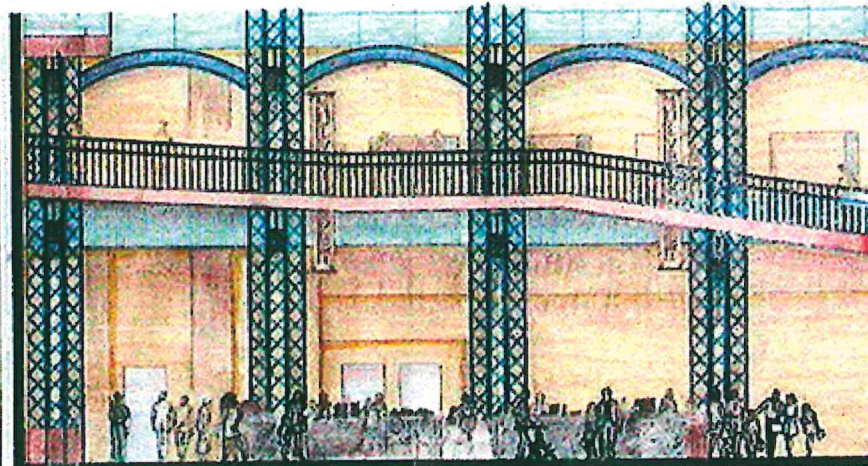
SOCIAL NEXUS - GATHERING PLACE



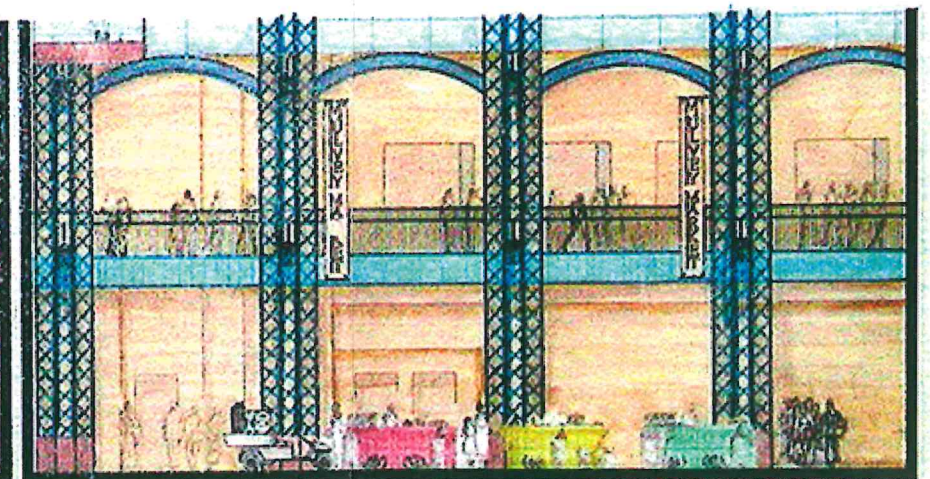
MARKET NEXUS - MARKET PLACE



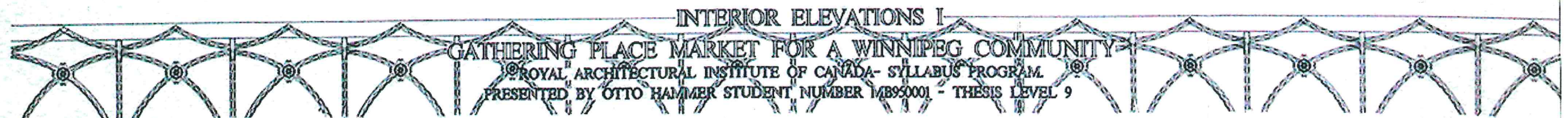
VIEW FROM FIRST NEXUS - ENTRY



VIEW FROM SECOND NEXUS - GATHERING PLACE



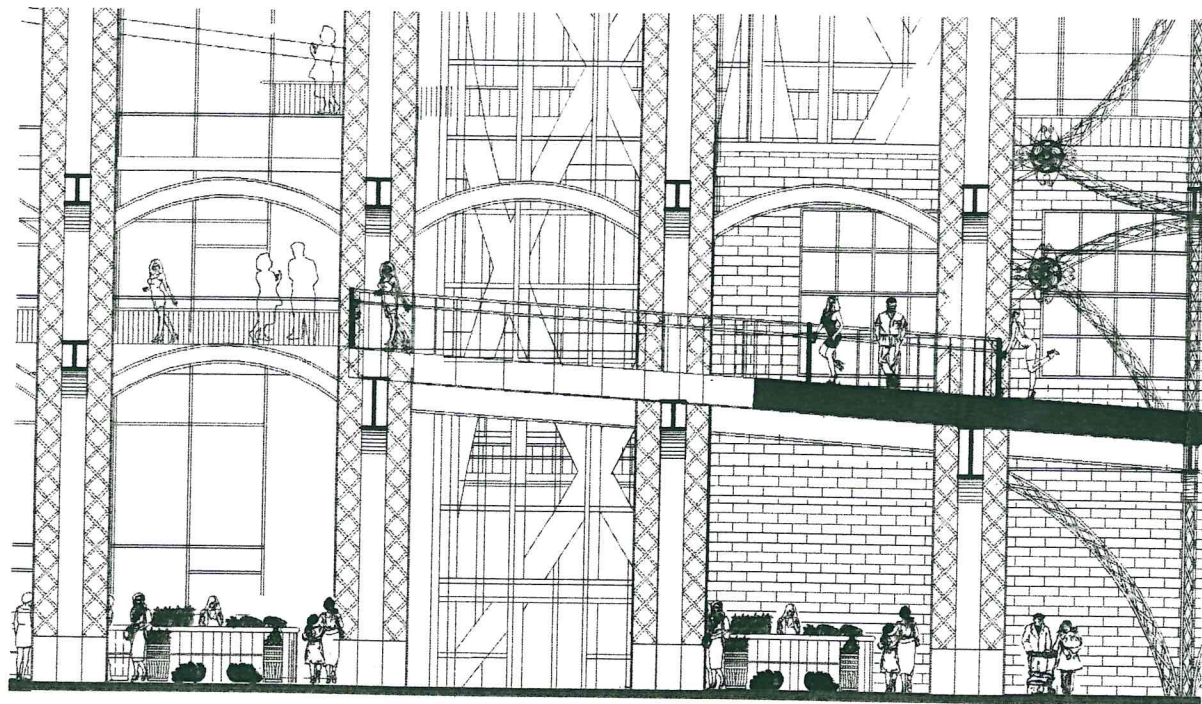
VIEW FROM THIRD NEXUS - MARKET PLACE



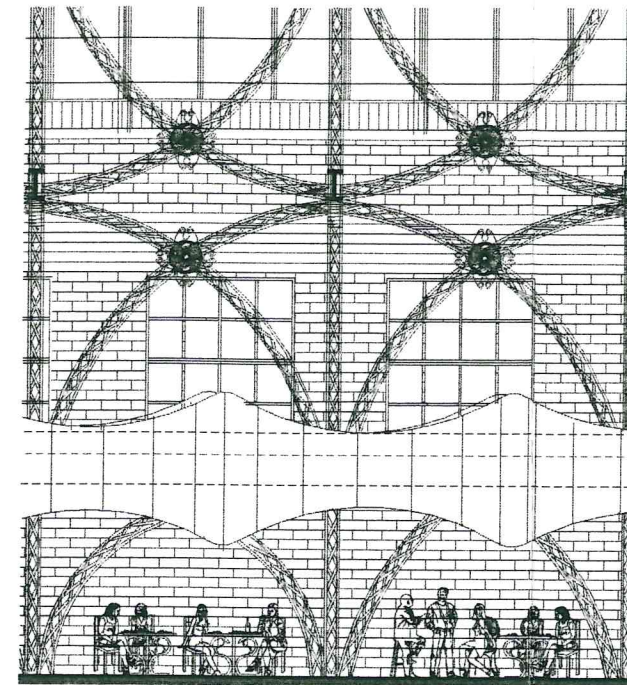
INTERIOR ELEVATIONS I

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

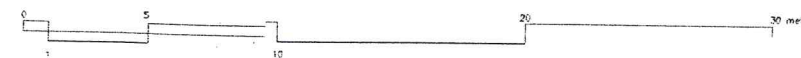
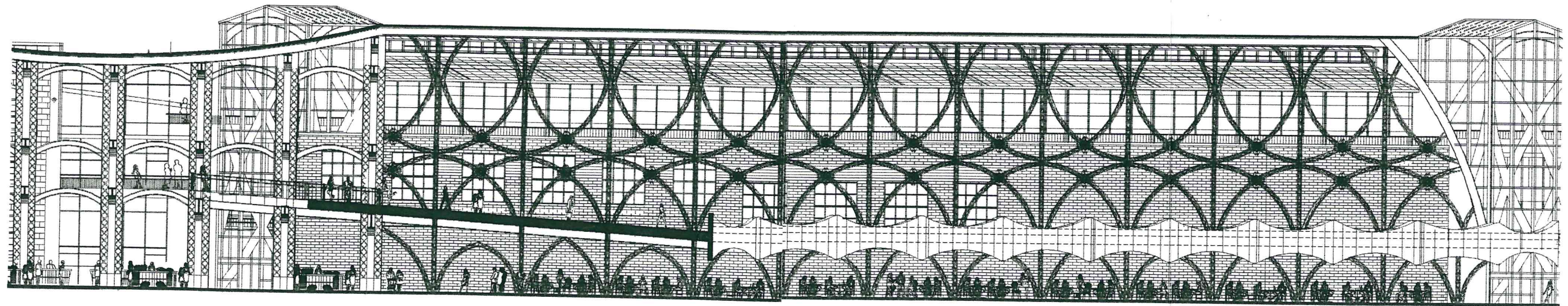
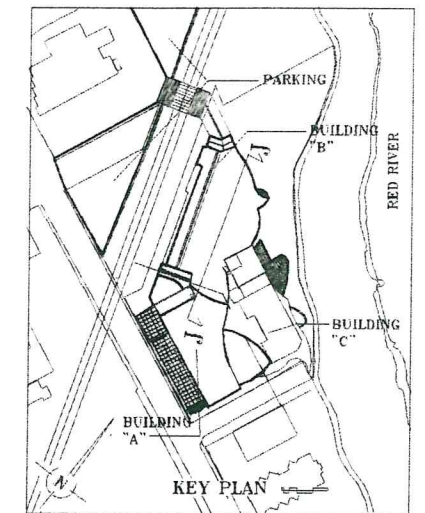
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VIEW OF THE TRANSITION FROM THE OPENNESS OF THE
PUBLIC GATHERING PLACE ATRIUM TO THE MEANDERING
MARKET



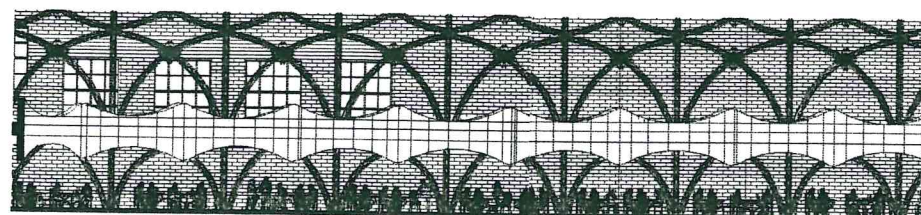
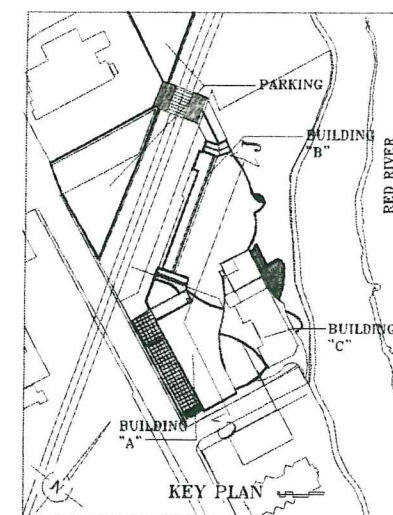
VIEW OF THE GRAND SCALE OF THE
PUBLIC GATHERING PLACE ATRIUM
SUITING LARGE COMMUNITY GROUPS



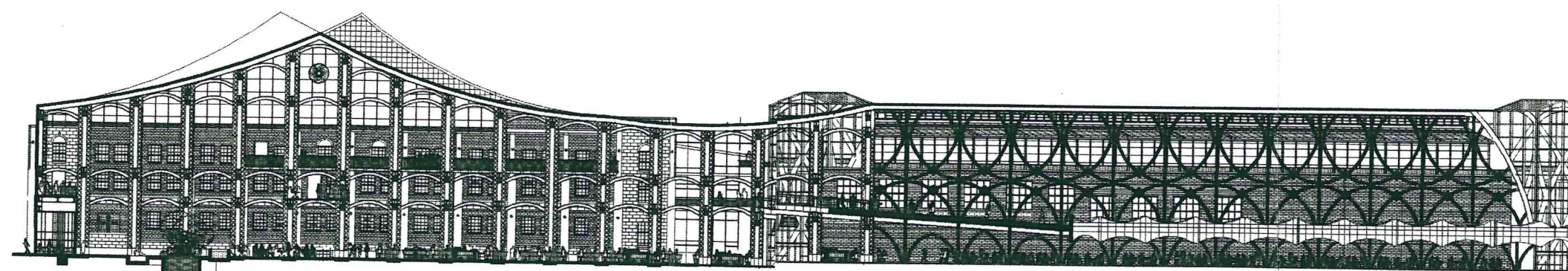
SECTION J-J

VIEW OF GATHERING PLACE ATRIUM (LOOKING SOUTH WEST)
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

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VIEW AT PUBLIC GATHERING PLACE ATRIUM
(LOOKING SOUTH WEST)



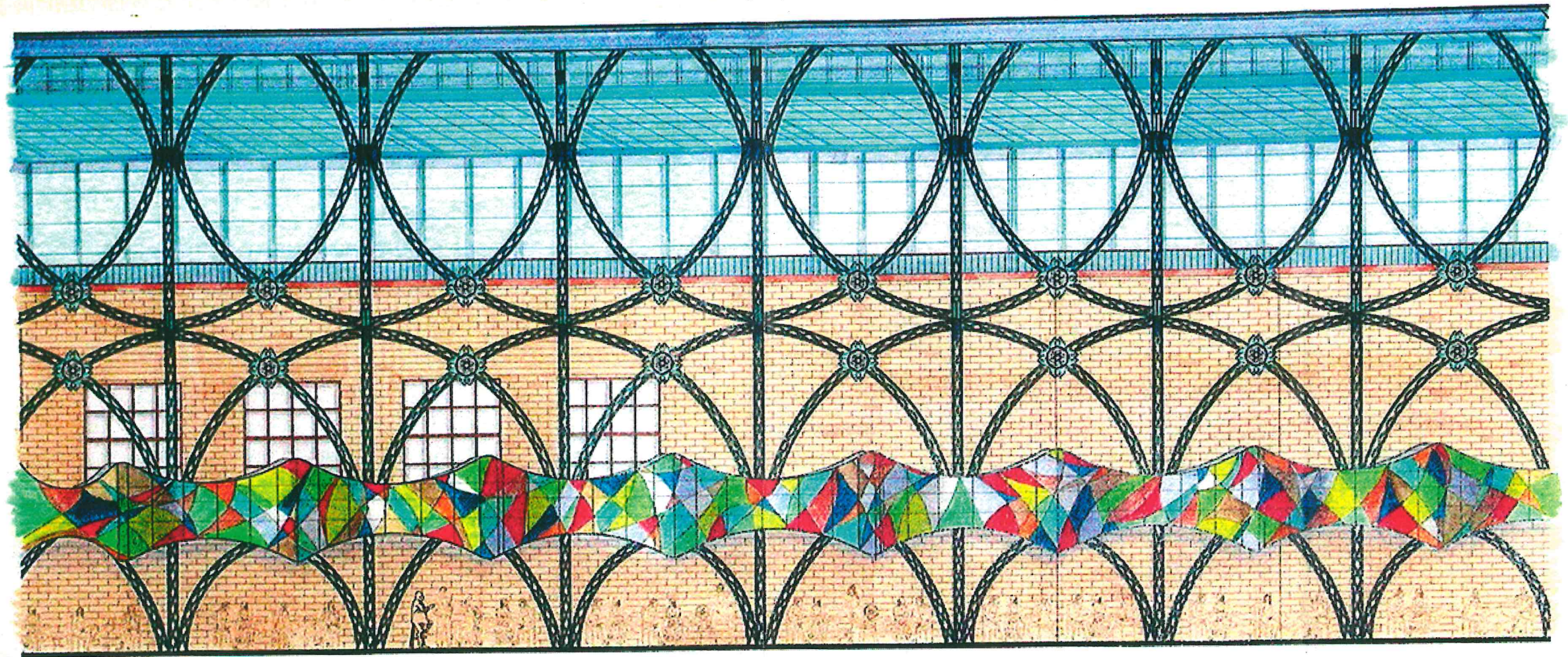
SECTION C-J

VIEW OF GATHERING PLACE ATRIUM AND MARKET PLACE ATRIUM (LOOKING SOUTH WEST)

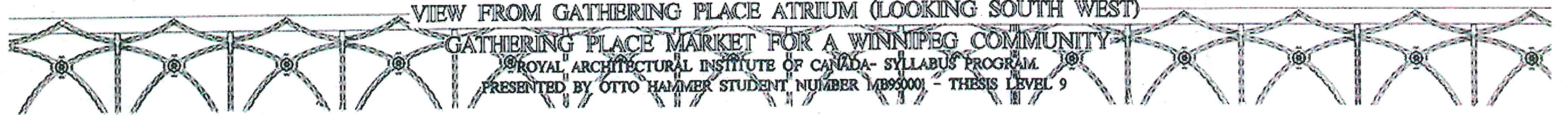
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM

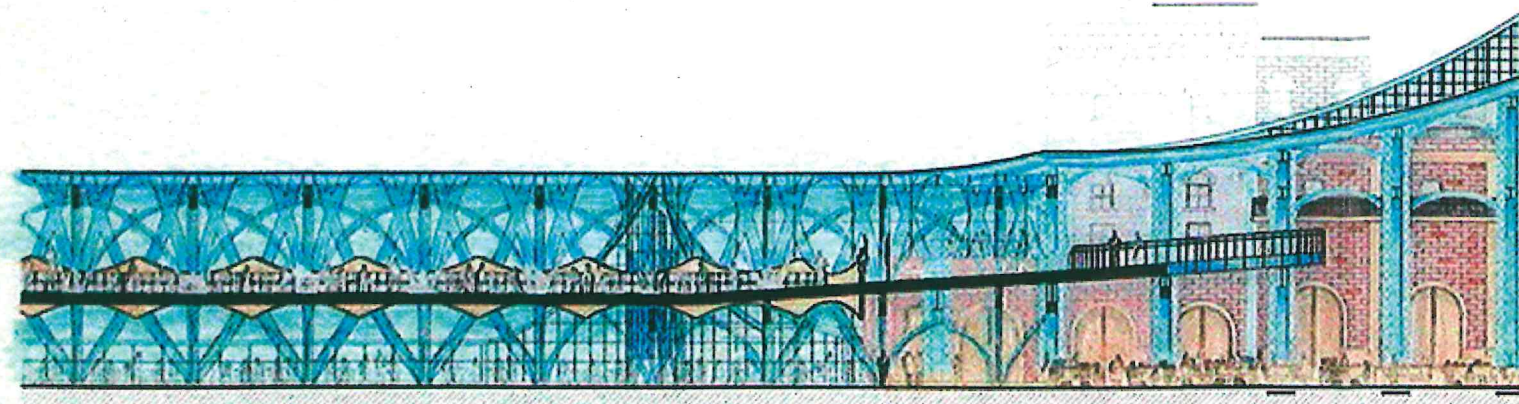
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9



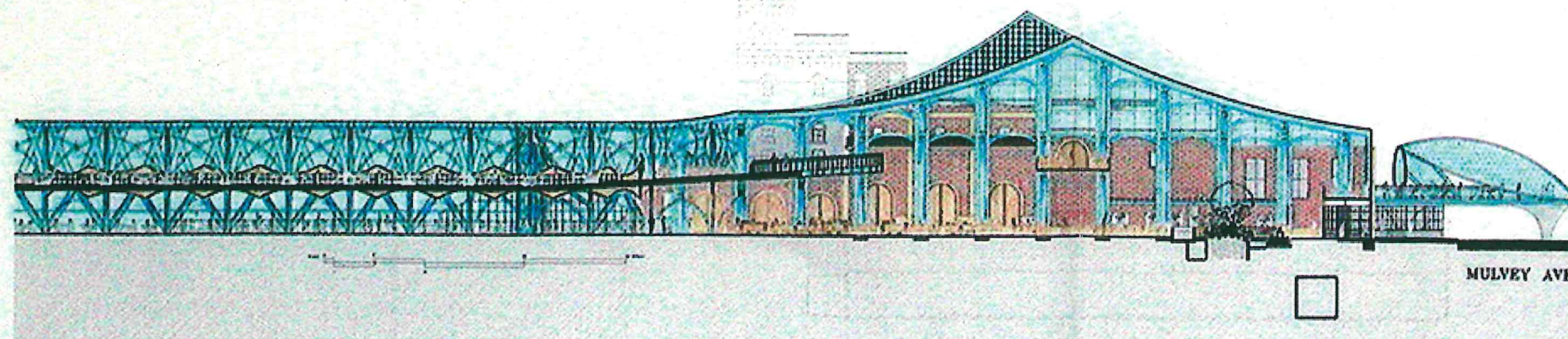
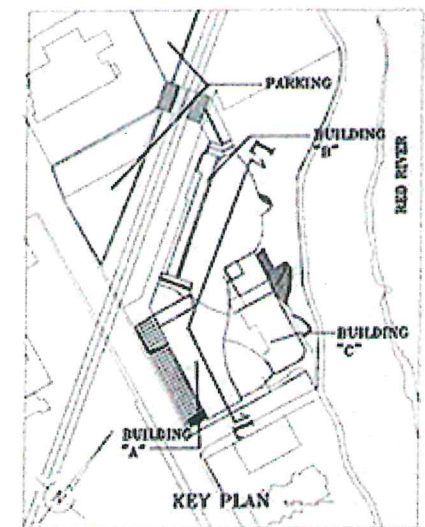
INTERIOR ELEVATION K
VIEW FROM GATHERING PLACE ATRIUM (LOOKING SOUTH WEST)



GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
ROYAL ARCHITECTURAL INSTITUTE OF CANADA- SYLLABUS PROGRAM
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB930001 - THESIS LEVEL 9



VIEW OF THE DIFFERENT LEVELS OF EXPERIENCES FROM
GATHERING PLACES TO THE MARKET PLACES



MULVEY AVE

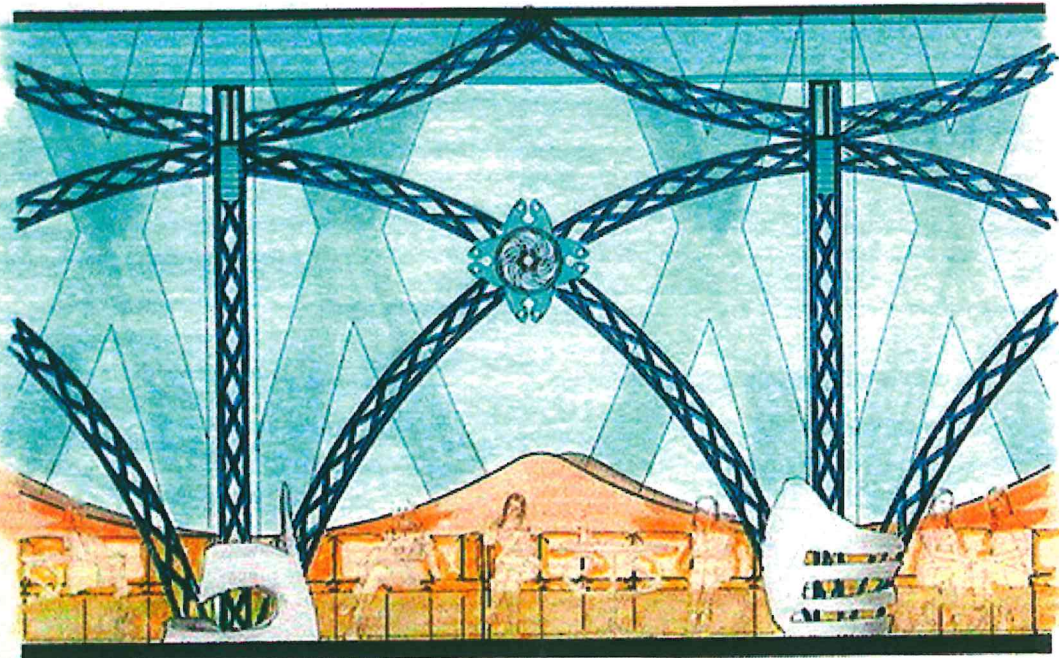
CAR WASH

- 234.00 Top of Level 1
- 233.50 - Building "C"
- 233.10 Top of Level 1
- 233.10 - Building "B"
- 230.00
- 224.00
- OHWM 223.58
- SHORE 223.01

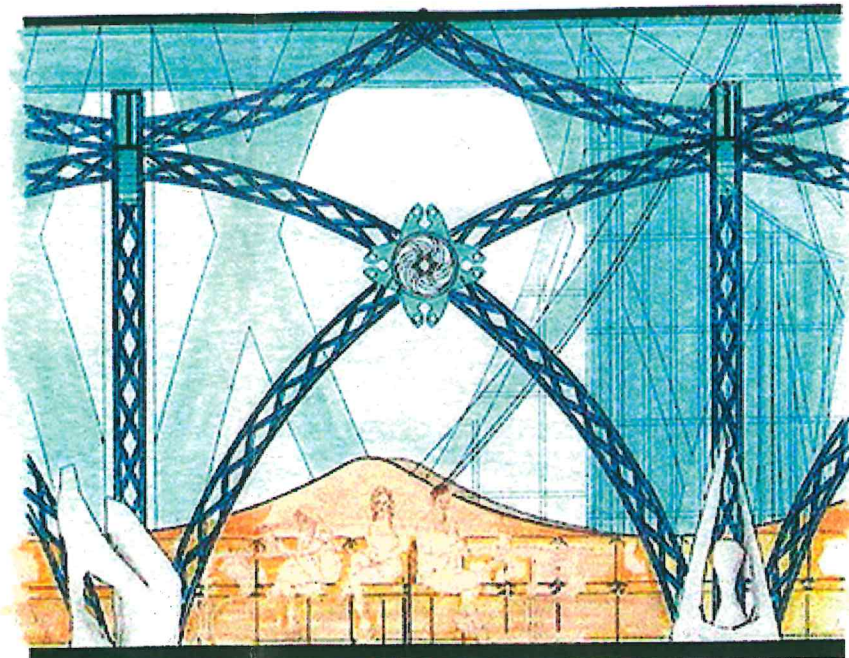
SECTION L-L VIEW OF GATHERING PLACE ATRIUM AND MARKET PLACE ATRIUM (LOOKING NORTH EAST)

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

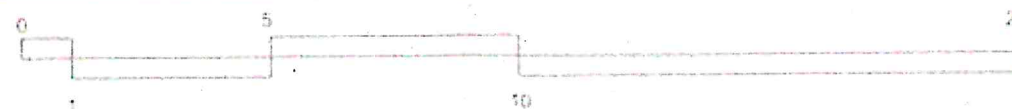
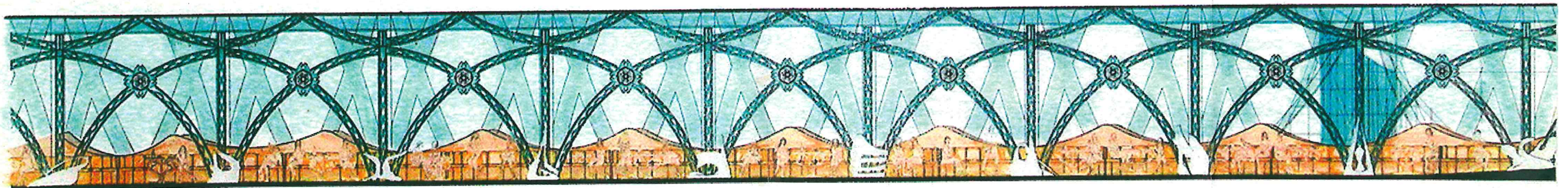
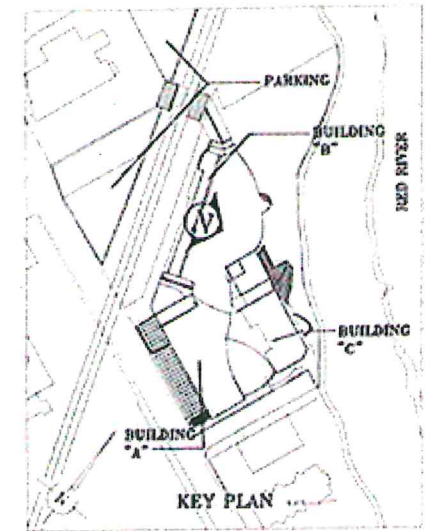
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VIEW OF THE INTIMACY OF SCALE POSSIBLE AT
THE GATHERING PLACE ATRIUM MEZZANINE



VIEW OF THE UNIQUENESS OF PERSONAL
SPACE POSSIBLE AT THE GATHERING PLACE
ATRIUM MEZZANINE

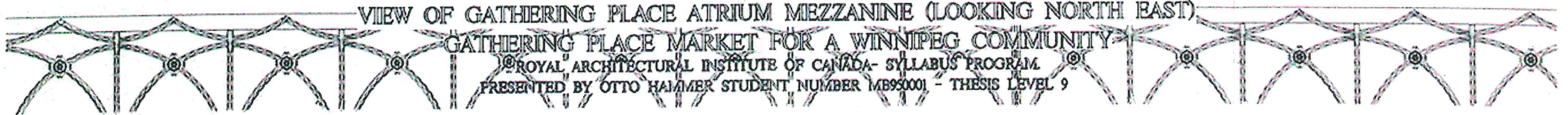


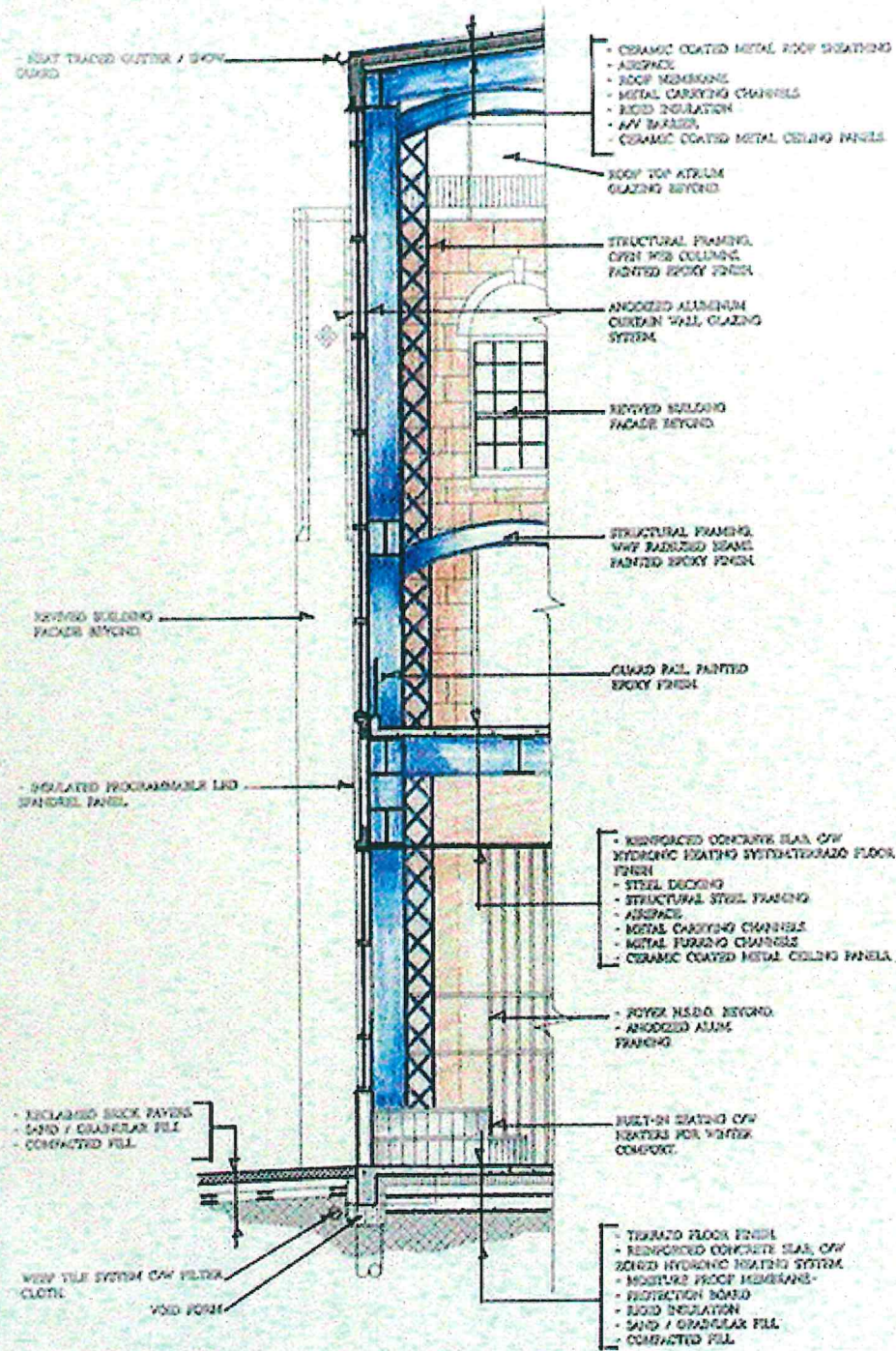
INTERIOR ELEVATION N

VIEW OF GATHERING PLACE ATRIUM MEZZANINE (LOOKING NORTH EAST)

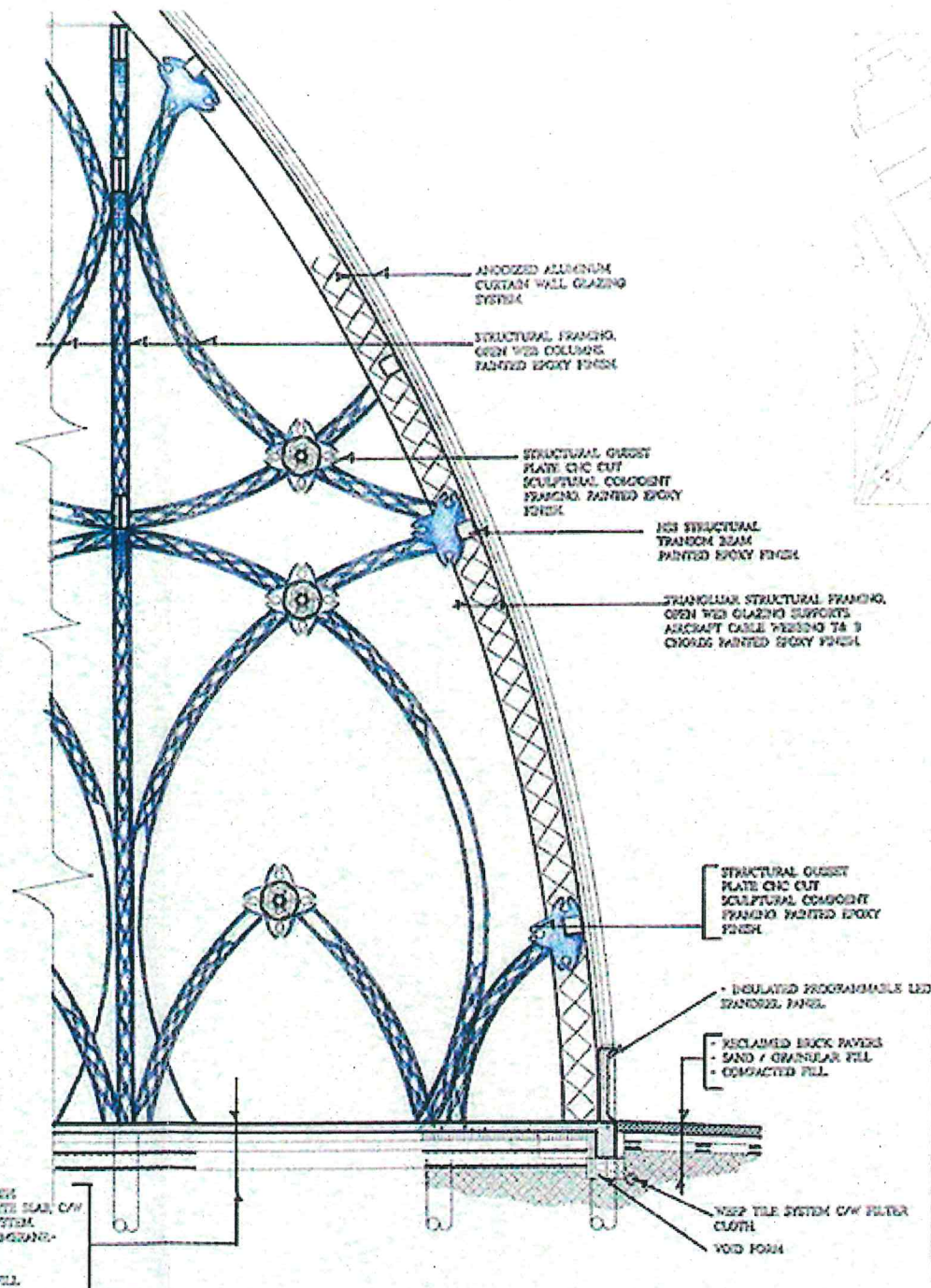
GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM
PRESENTED BY OTTO HAMMER STUDENT NUMBER MB950001 - THESIS LEVEL 9

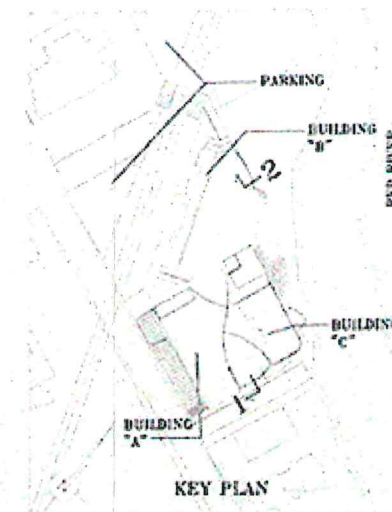




SECTION 1 - TYPICAL SECTION OF MARKET PLACE ATRIUM



SECTION 2 - TYPICAL SECTION OF GATHERING PLACE ATRIUM



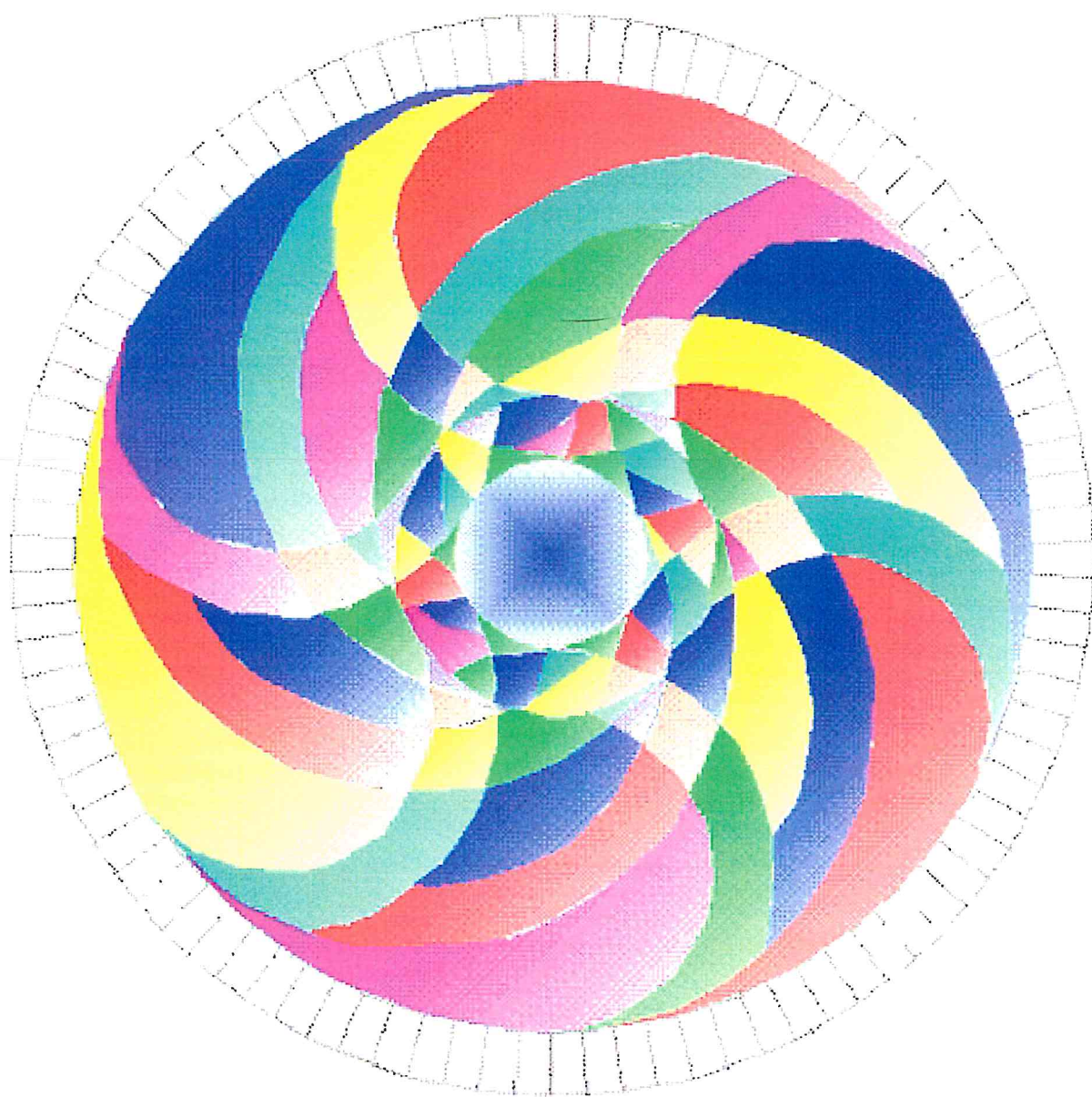
WALL SECTIONS OF GATHERING PLACE ATRIUM AND MARKET PLACE ATRIUM

GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA - SYLLABUS PROGRAM

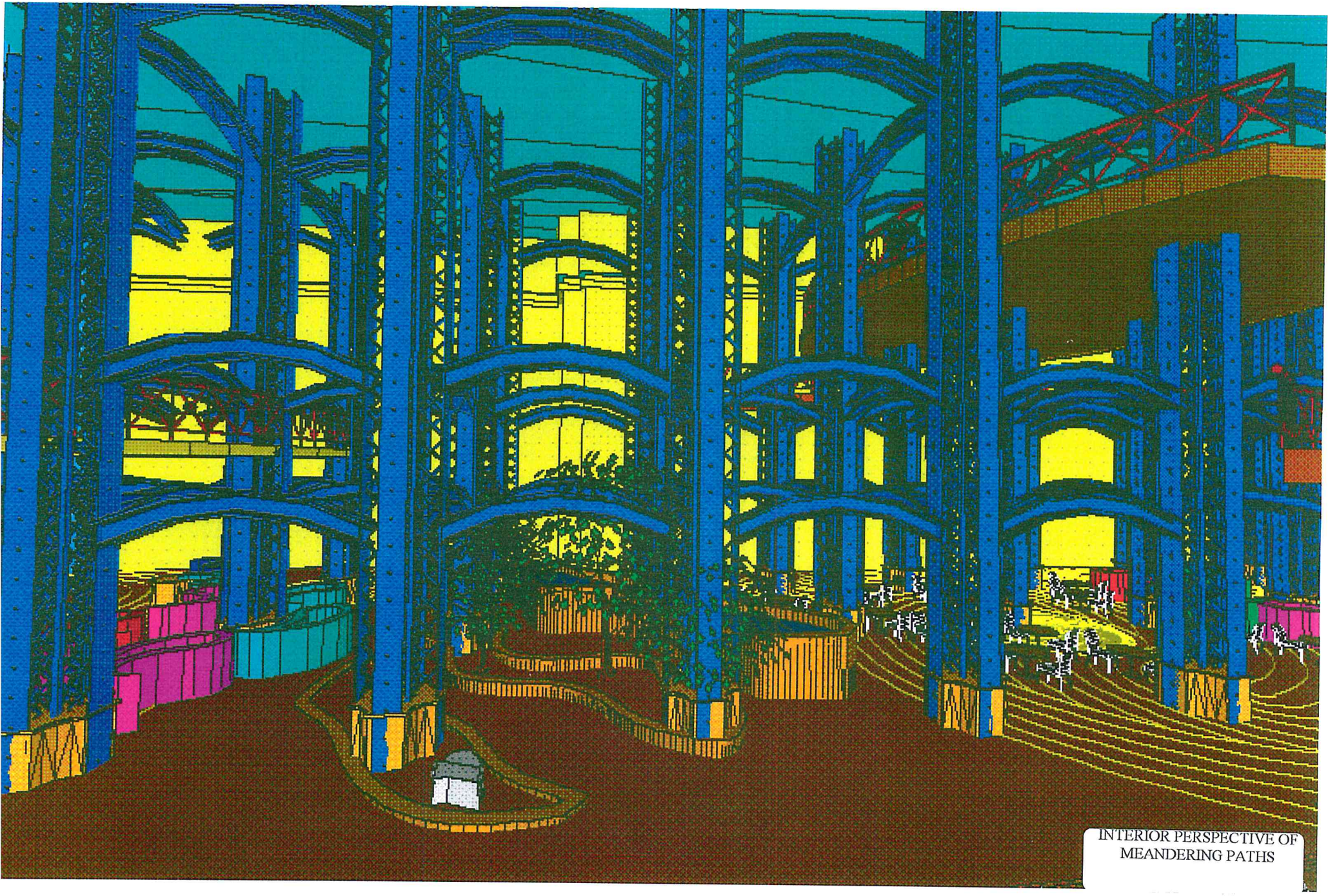
PRESENTED BY OTTO HAMMER STUDENT NUMBER 14895001 - THESIS LEVEL 9

Perspectives

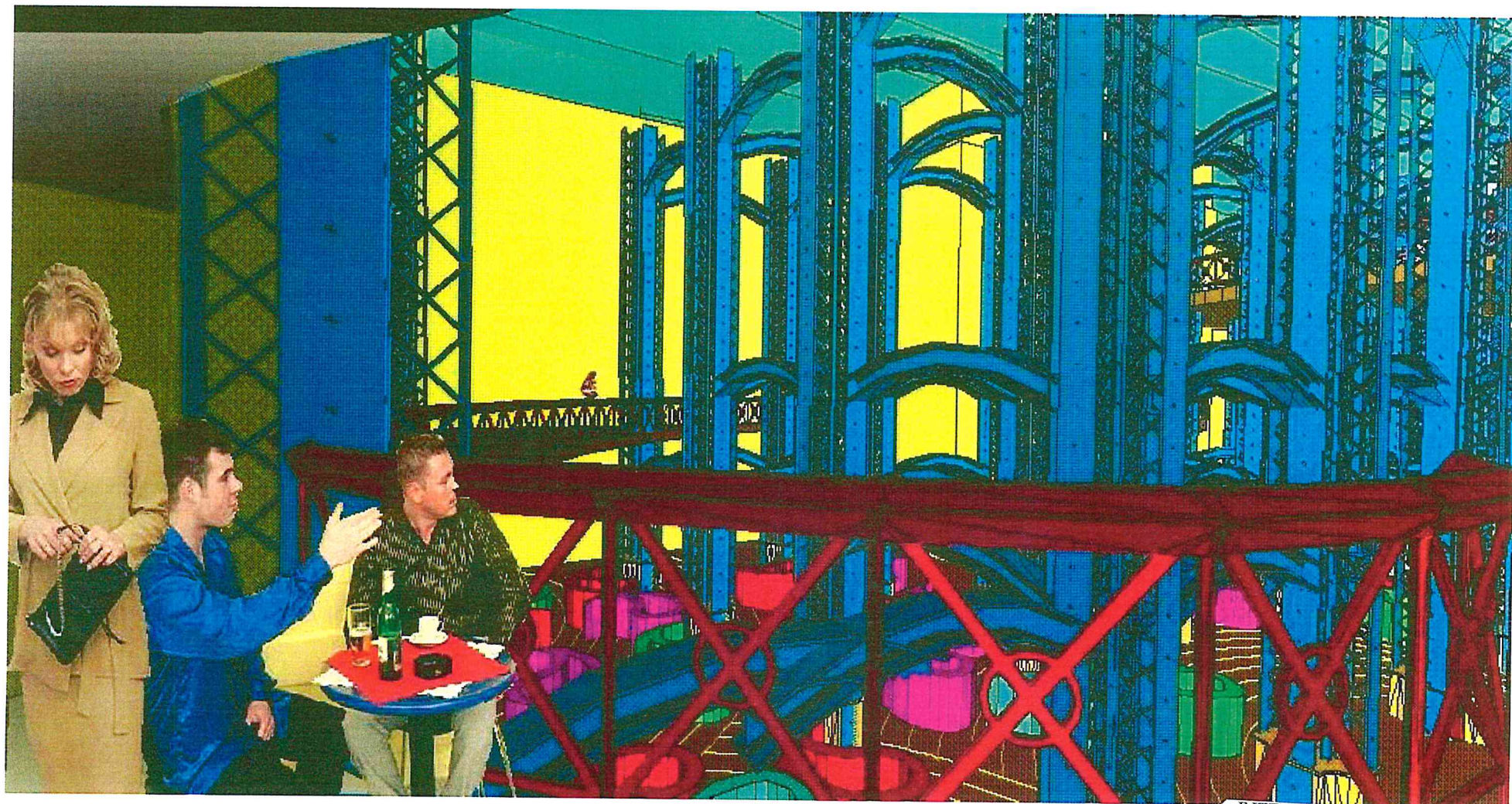




INTERIOR BIRDEYE
PERSPECTIVE OF MARKET
NEXUS- MARKET PLACE



INTERIOR PERSPECTIVE OF
MEANDERING PATHS



INTERIOR PERSPECTIVE OF
GATHERING PLACE
MEZZANINE



INTERIOR PERSPECTIVE
ARCHADE SEATING ENTRY
NEXUS



INTERIOR PERSPECTIVE OF
GATHERING PLACE

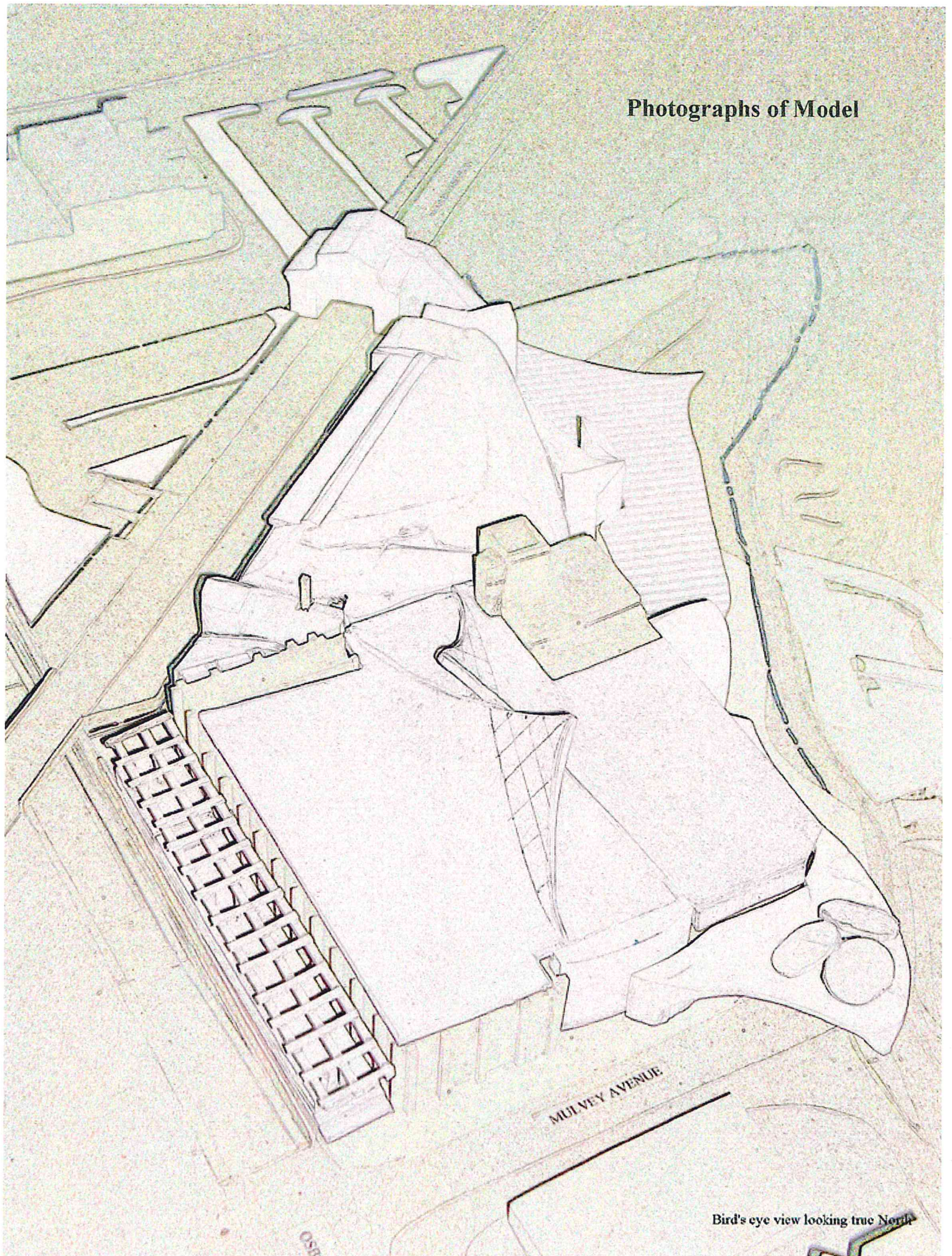


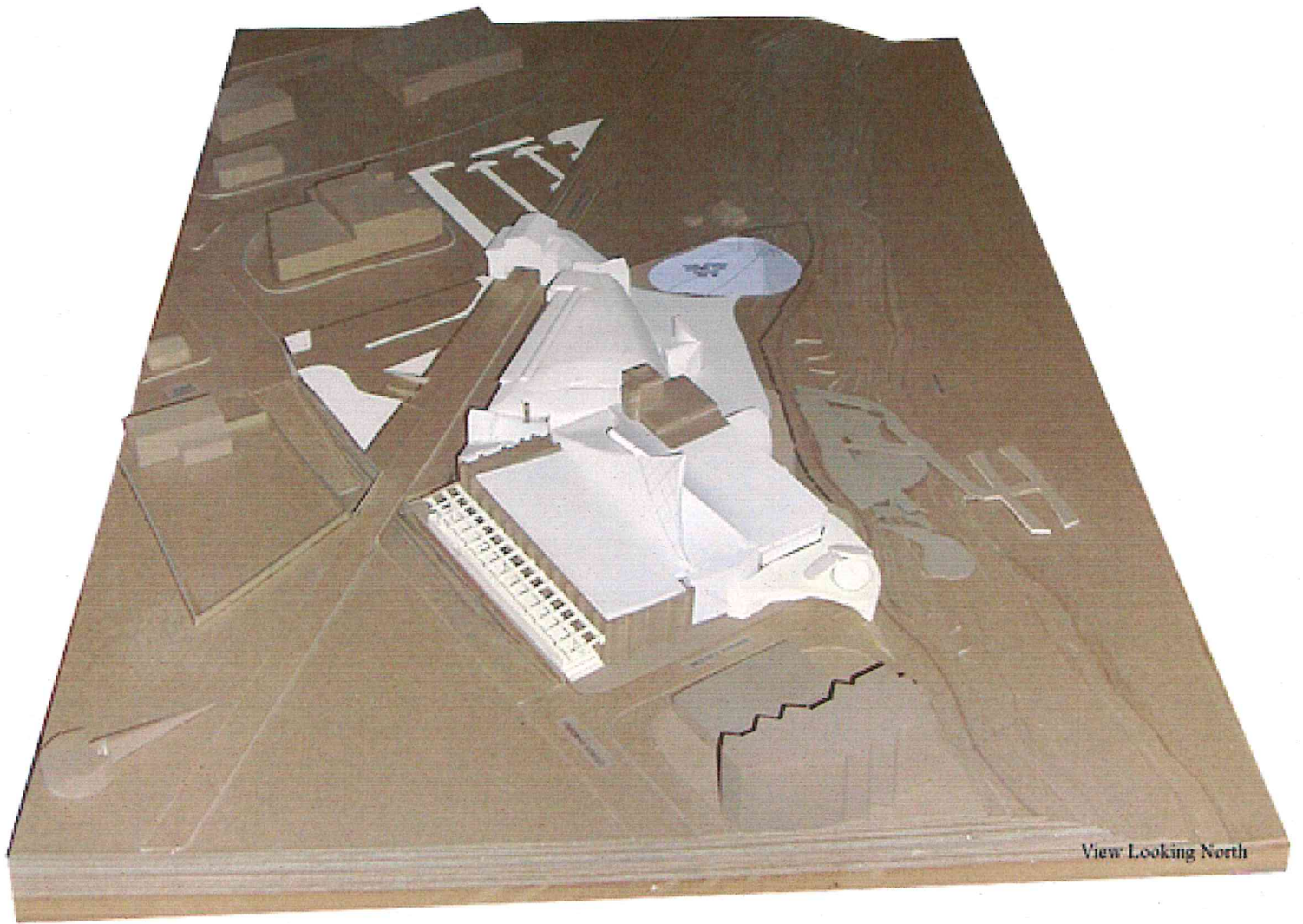
INTERIOR PERSPECTIVE OF
MARKET NEXUS MARKET
PLACE



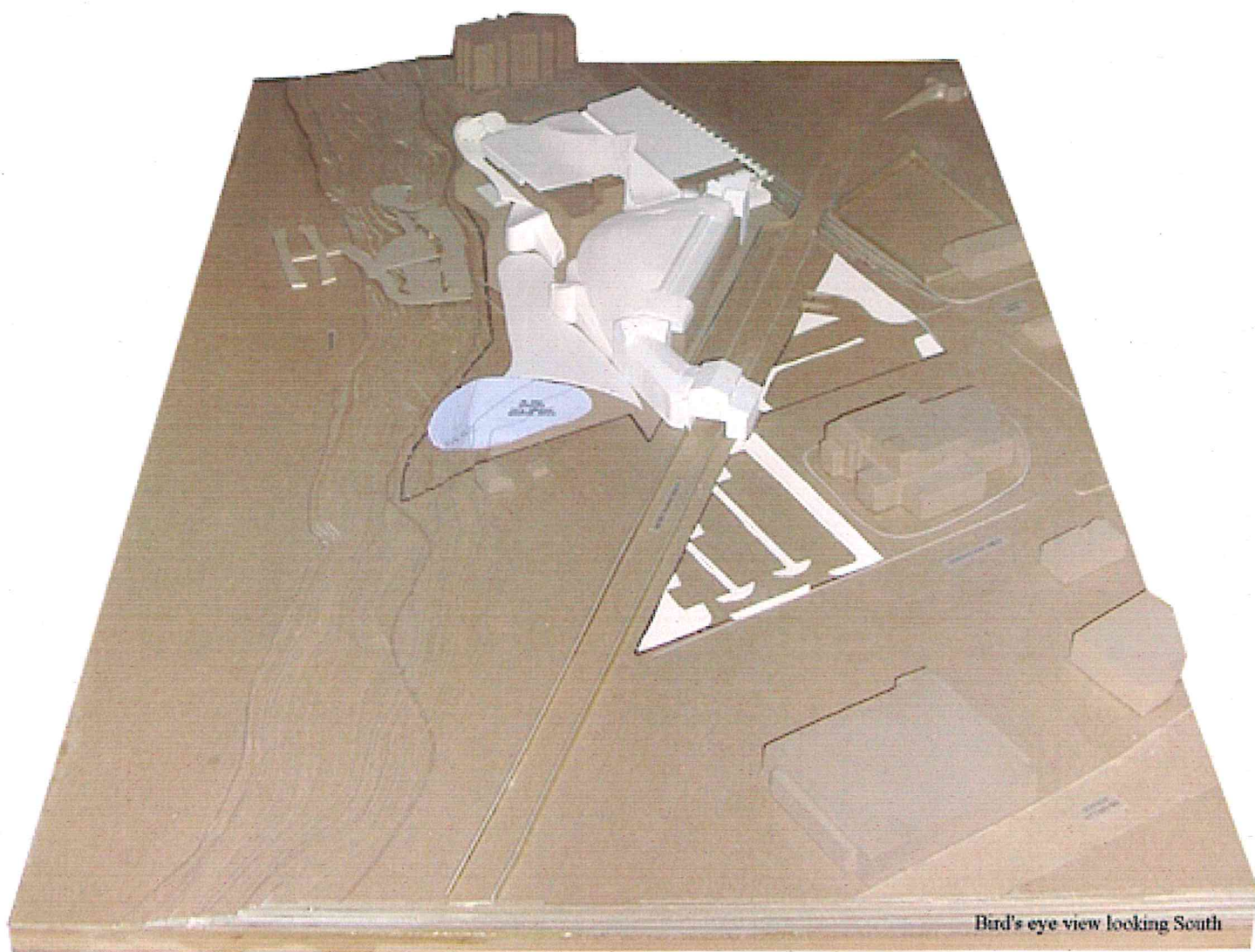
INTERIOR PERSPECTIVE OF
CONTEMPLATIVE NEXUS-
ENTRY

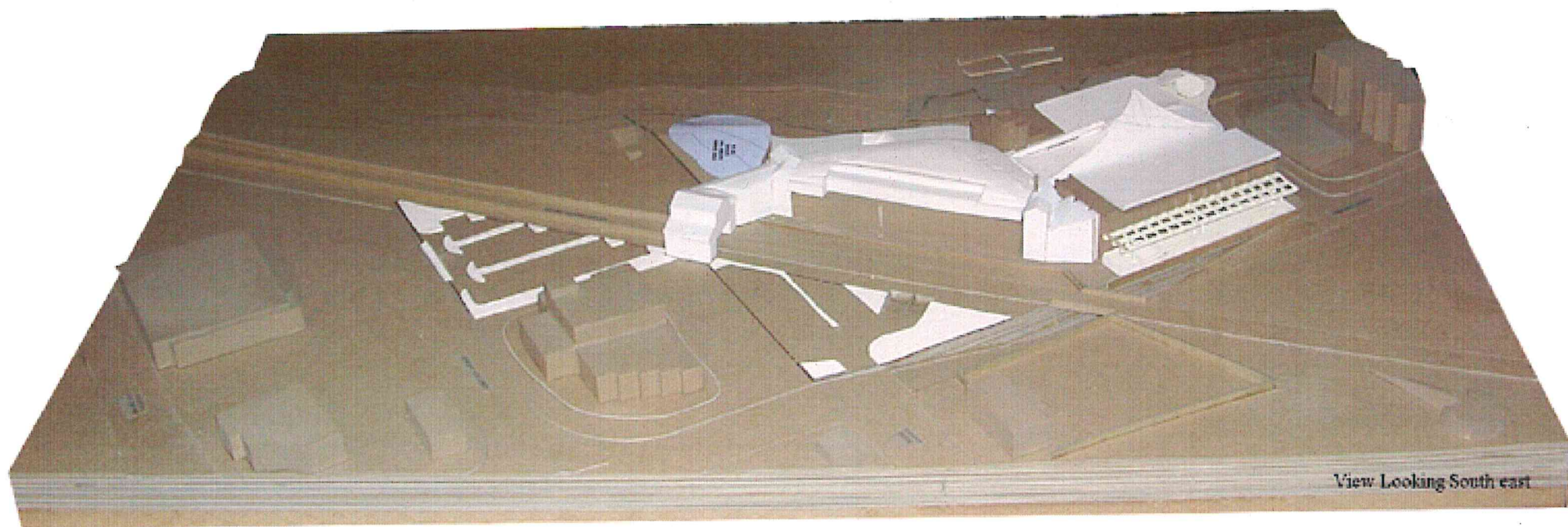
Photographs of Model



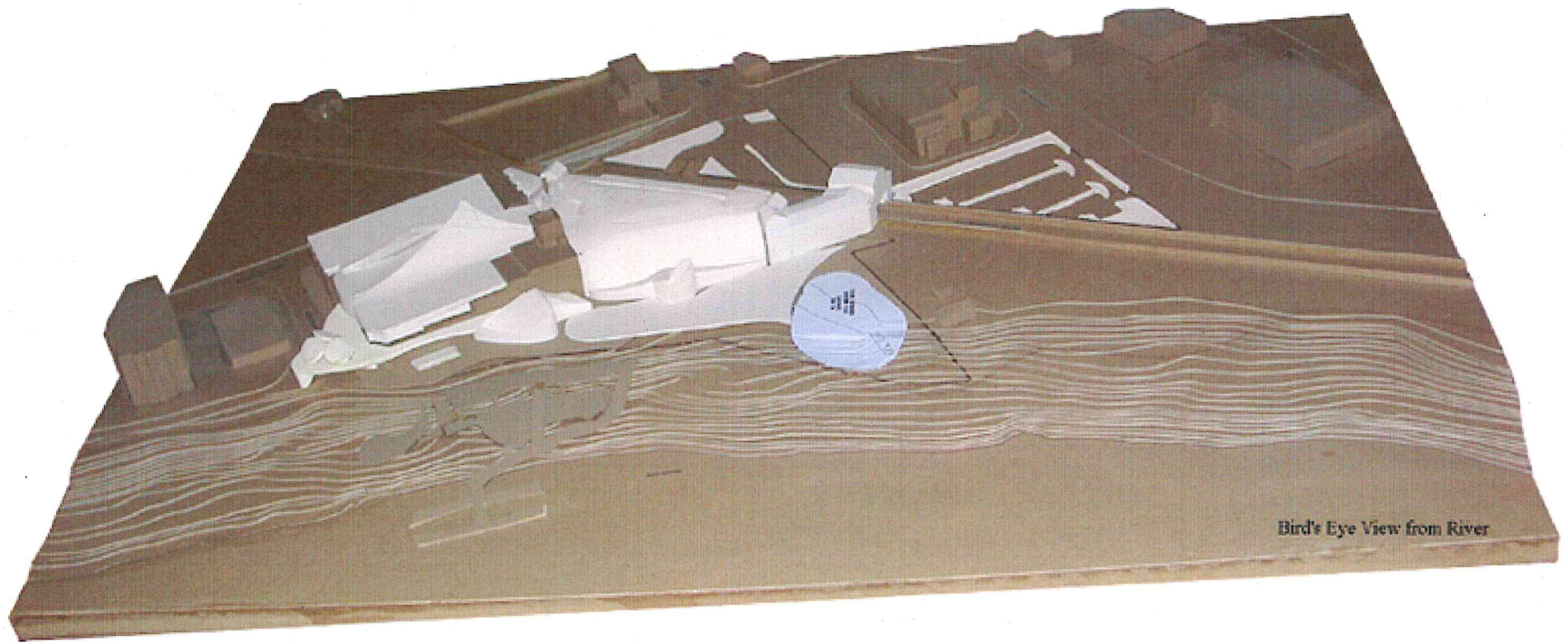


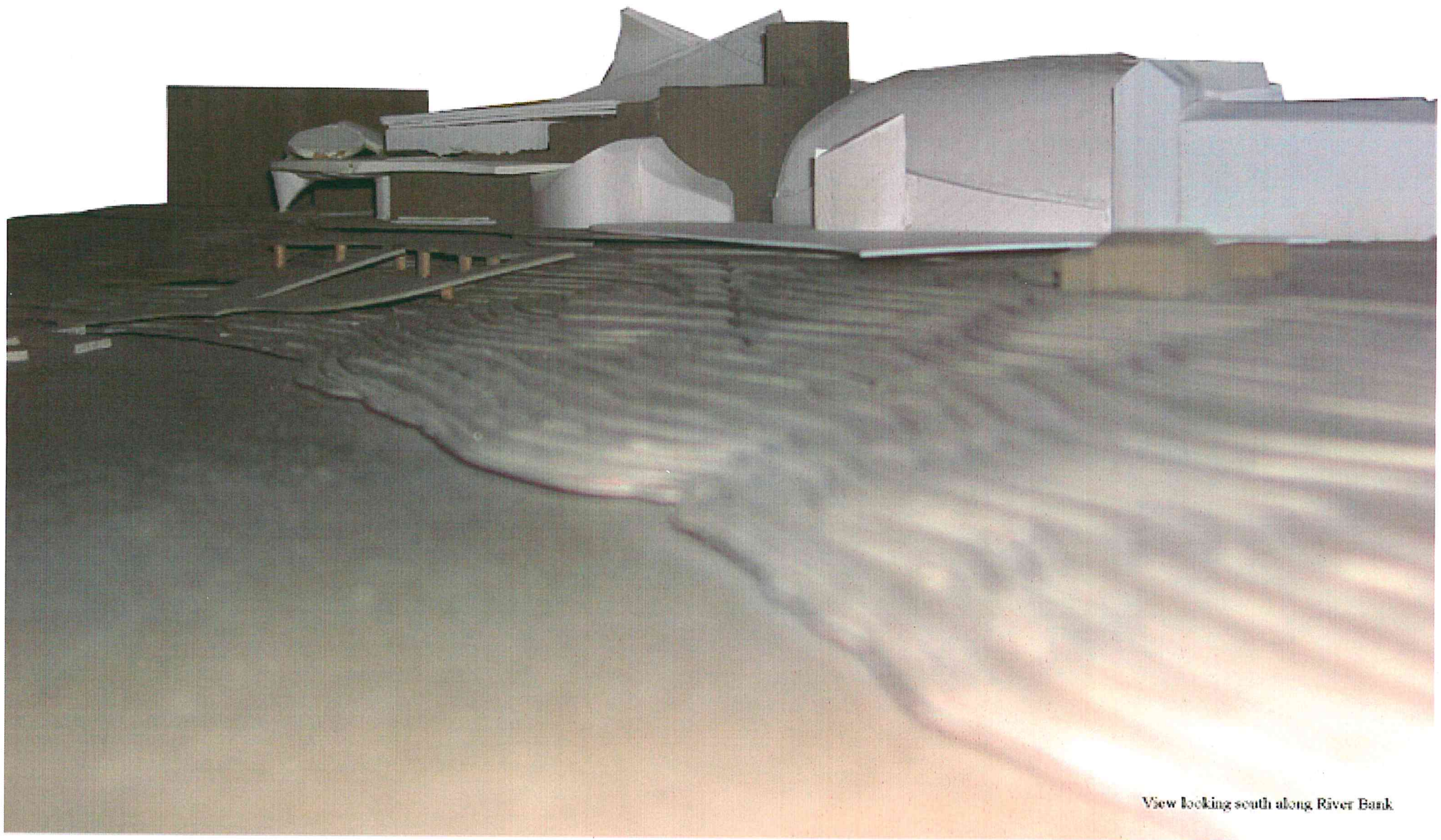
View Looking North



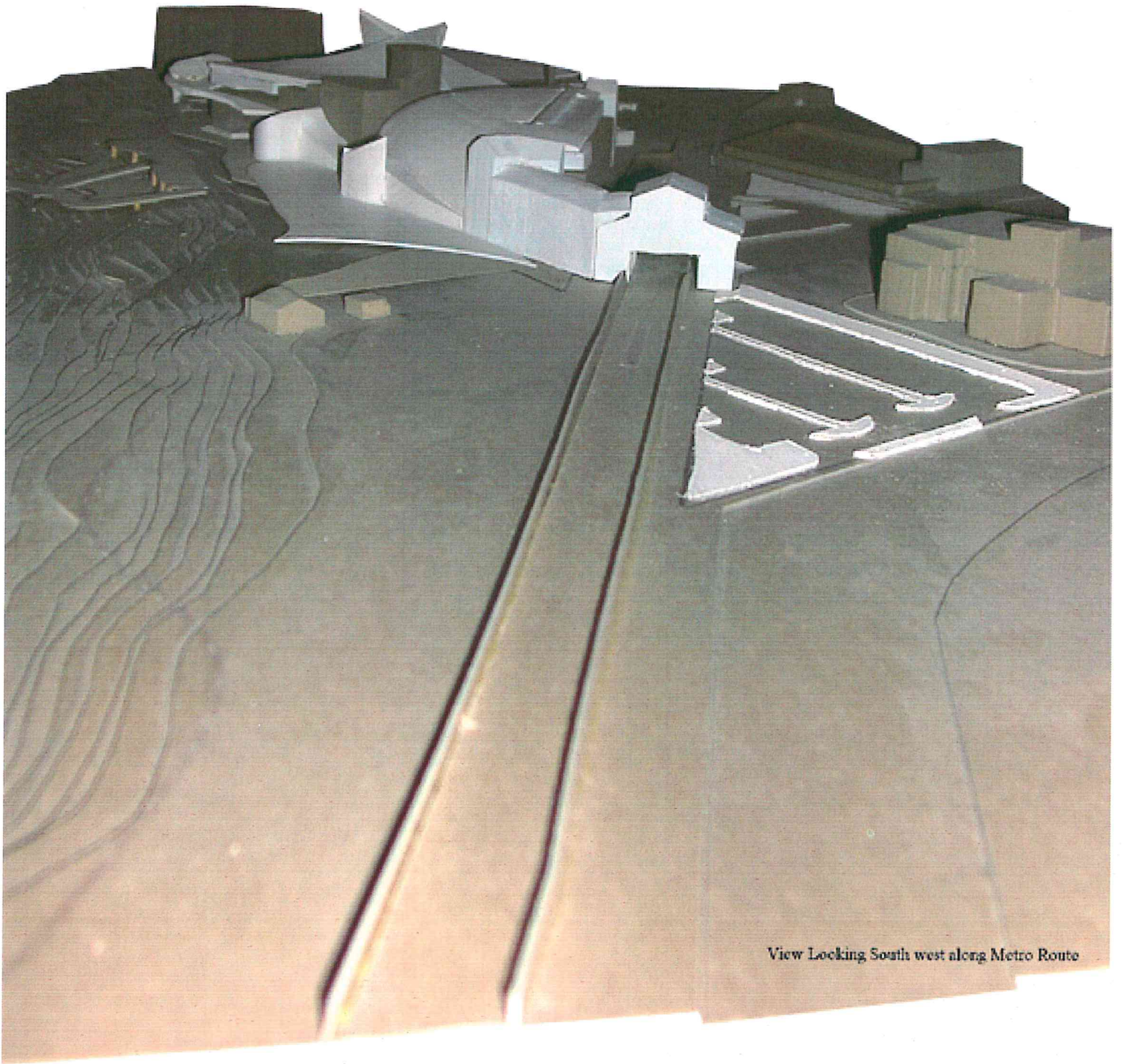


View Looking South east

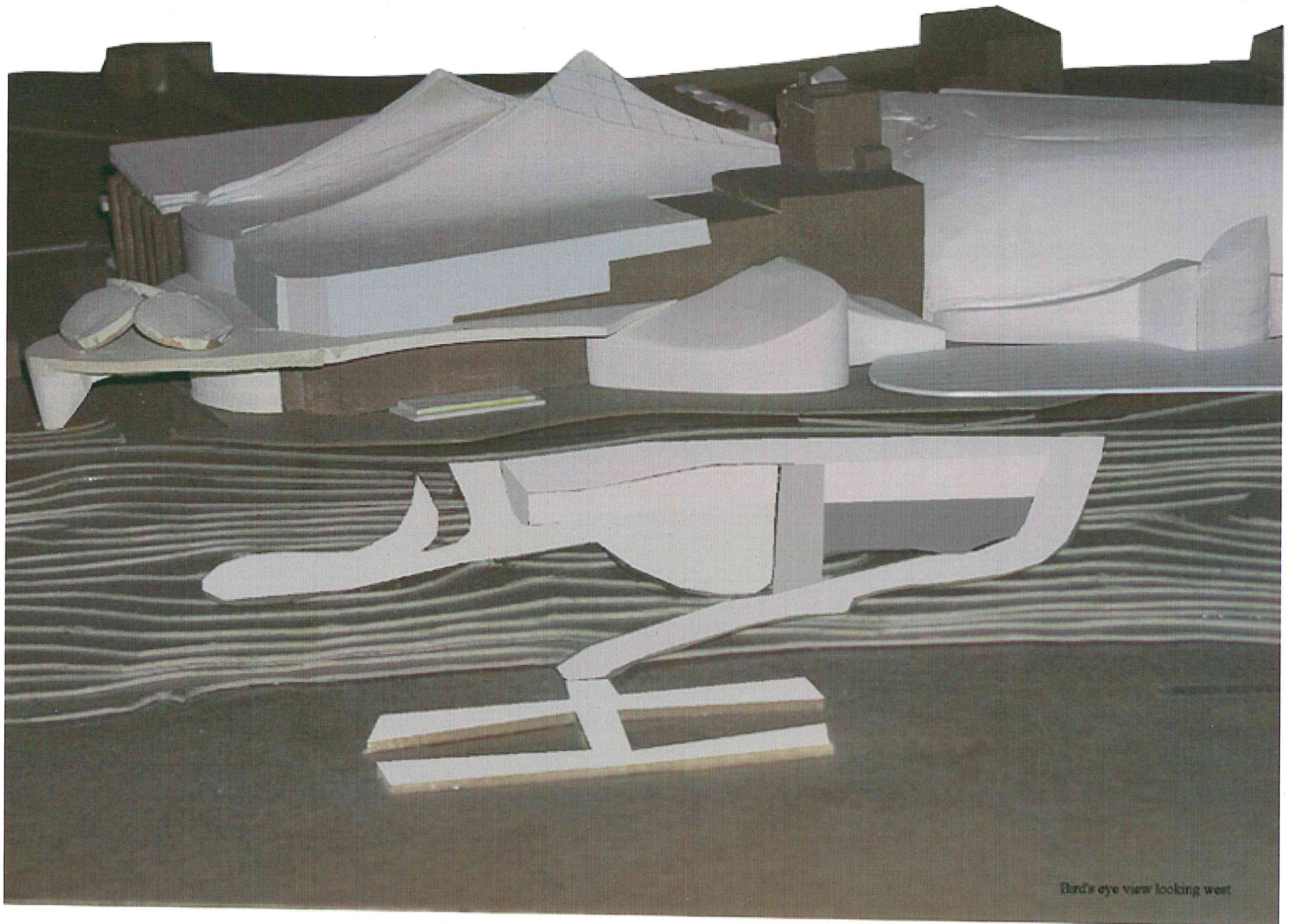




View looking south along River Bank



View Locking South west along Metro Route



Bird's eye view looking west

Letters of Certification



April 06, 2005

Re: Gathering Place Market for a Winnipeg Community
D9 Design Thesis for Otto Hammer

To Administrators of RAIC Syllabus program:

Acting in the role of professional advisor since February 2002, I have had the opportunity to review and comment on Otto Hammer's architectural thesis, entitled 'Gathering Place Market for a Winnipeg Community'.

In my opinion, based on review of the final project, Otto has successfully satisfied the originally stated project objectives.

Yours truly,

James Hutchings, M.Arch., M.A.A.
PWGSC, Real Property Services
Architectural and Engineering Resources - Manitoba

Robert L. Steele, M. Sc., P. Eng.
Structural Engineer
806 Brock Street Winnipeg Manitoba R3N 0Z5 CANADA

SteeleConsulting

Cell: 204 794-6081 Fax: 204 488-2382 E-mail: steelebob@shaw.ca

Fax Memo

Date: 05 04 06

To: **Otto Hammer, Project Officer**
c/o Real Property Services PWGSC
Box 1408, 100 - 167 Lombard Ave., WPG MB R3C 2Z1

Tel: 204-984-8611 Fax: 204-983-4444
email: otto.hammer@pwgsc.gc.ca

Re: **Gathering Place Market for a Winnipeg Community
D9 Design Thesis**

Message: To Whom It May Concern

This is to confirm that I have provided structural consultations to Otto Hammer throughout the preliminary development, final design and completion of the Gathering Place Market for a Winnipeg Community project.

Throughout the project, I have met with Otto to discuss and review structural matters. Included in the review were primary structural elements for the substructure and superstructure as well as more conventional secondary framing systems.

Based on our meetings and the final review of the completed drawings, it is my opinion that all structural systems are feasible and could be constructed in Winnipeg.


R. L. Steele, M.Sc., P. Eng.
Structural Engineer



April 5, 2005

39 Eagleridge Court
Winnipeg, Manitoba
R3Y 1B1
Res. Ph. No. 488-2628.
Bus. Ph. No. 983-5527

Re: GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
D9 Design Thesis

Presented by: Mr. Otto Hammer

TO WHOM IT MAY CONCERN:

With regard to Mr. Hammer's project, the Gathering Place Market for a Winnipeg Community, I am pleased to have acted as his mechanical advisor. Throughout the stages of this project, Mr. Hammer consulted with me to develop feasible mechanical solutions.

As the project advanced, Mr. Hammer returned to me and again before his final presentation to verify the systems. In conclusion, it is my opinion that Mr. Hammer has created a project that utilizes existing facilities and incorporated feasible mechanical systems as required.

I wish him the best of luck in his endeavors.

Yours truly



R. Sukhan, P. Eng.
Mechanical Engineer



Public Works and
Government Services
Canada

Travaux publics et
Services gouvernementaux
Canada

100-167 Lombard Ave.
P.O. Box 1408
Winnipeg, MB R3C 2Z1

April 5, 2005

**RE: GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY - D9
DESIGN THESIS BY OTTO HAMMER**

TO WHOM IT MAY CONCERN:

With regards to the above mentioned project, I have acted as Mr. Hammer's electrical engineering advisor. He has consulted with me throughout the various stages of the project to develop feasible electrical solutions.

In my opinion, based on the final review of the complete drawings, the overall project appears feasible for the city of Winnipeg.

Sincerely,

Bob Chernish P. Eng.
Senior Electrical Engineer

Lawrence McMillin
Senior Civil Technologist
Public Works and Government Services
Suite 100-167 Lombard Avenue
P.O. Box 1408
Winnipeg, Manitoba R3C 2Z1
Phone 204-983-4106
Fax 204-984-7701

RE: GATHERING PLACE MARKET FOR A WINNIPEG COMMUNITY
D9 Design Thesis

Presented by Otto Hammer

TO WHOM IT MAY CONCERN

In regards to Otto Hammer's project, the Gathering Place Market for a Winnipeg Community, I have acted as his civil engineering advisor. Throughout the stages of the project, he consulted with me to develop feasible civil engineering solutions.

In my opinion, based on the final review of the completed drawings, the overall project is feasible for Winnipeg.

Sincerely,

 APR. 06/05
Lawrence McMillin