

OPUS Campus Design Brief

8306 Horton Road S.W.

<i>Transit</i>	<ul style="list-style-type: none">• Direct access to C-Train (Heritage Station)• Heritage LRT Station is serviced by transit routes # 3, 20, 39, 79, 80, 81, 82, 410 and 502. The routes stop at bus stops within an approximate range of 60 to 150 metres distance from the site.
	<ul style="list-style-type: none">• A grade separated pedestrian overpass structure across the CPR tracks and the LRT tracks for the Heritage LRT Station
	<ul style="list-style-type: none">• A public barrier-free pedestrian access through the site from Macleod Trail to Horton Road, giving access to the future pedestrian bridge linking to Heritage LRT station.
	<ul style="list-style-type: none">• 5 minutes to Deerfoot Meadows & Chinook Mall
<i>Design Principles</i>	<ul style="list-style-type: none">• <u>Campus Planning</u> – Buildings are organized within the site to facilitate a campus-like experience for site users. Internal circulation within the site supports ease of access between buildings and into shared amenities. Visual linkages and cohesive aesthetic further strengthen the campus approach.
	<ul style="list-style-type: none">• <u>Public & Permeable</u> – To encourage public use, the site presents four obvious points of access to the street. The west border of the site faces the LRT station, from which a clear site line to the podium/amenity area is created. Similarly, access points are visual from the North and East edges of the site. These obvious entry points are intended to provide invitation for interaction between the development and the public.
	<ul style="list-style-type: none">• <u>Landmark / Memorable</u> – The development’s prominent location on a corner site abutting high volume roadways and the LRT station provides an increased public exposure and profile. By introducing substantial massing, visual appeal from all vantage points and clear points of accessibility, the Design Concept strives to present the community with a memorable development landmark quality.
<i>Landscape Design</i>	<ul style="list-style-type: none">• Special consideration has been given to lighting. Sleek light columns, ultra modern bollards, recessed ground lighting enhance the ambience of the space as well as illuminate the building at night. During the day the light columns act as sculptural elements and provide an interesting and elegant articulation to the main entrances of the buildings.
	<ul style="list-style-type: none">• Outdoor eating areas are shaded with trees. The patios provide privacy between each patron table and shade from the hot sun in the summer months.
	<ul style="list-style-type: none">• The plaza level is designed with the future road interchange planned for Heritage Drive and Macleod Trail. Lush planting along exposed walls and colored patterned concrete paving provide for a polished urban plaza experience.
<i>Sustainable Design Initiatives</i>	<ul style="list-style-type: none">• The development will shadow the LEED rating systems with a goal of achieving a Silver “Shadow” equivalent. Consideration given to:<ul style="list-style-type: none">- Innovation & Design Process- Sustainable Sites- Water Efficiency- Energy & Atmosphere- Materials & Resources- Indoor Environmental Quality