Recognize interdependence. The elements of human design interact with and depend upon the natural world, with broad and diverse implications at every scale. Expand design considerations to recognizing even distant effects.
Observations of Mother’s Beach

- Vast asphalt surfaces
- Untenable walkways
- Storm drains
- Attempts at recreation
- Untenable walkways
- Vast asphalt surfaces
- Vacant boat slips
Mother’s Beach: Initial impressions

- **Accessibility**: ★
- **Commercial appeal**: ★
- **Water quality**: ★

**Potential for cohesive project integration of space**
Vision for a Better Space

**Vision:** Redesign the project area into a cohesive and vital greenspace, including residential and retail structures and various park-based recreation areas, united by a park covering most major surfaces of the land project area.

**Stage 1:** Transportation Renovation

**Stage 2:** Remodel Existing Structures

**Stage 3:** Ecological Enhancement

**Stage 4:** Sustainable Village
Stage 1: Transportation Renovation (9-12 months)

Replace surface lots with multi-level parking structure:
Approximately 1000 parking spots = $750,000

Redo sidewalks as cobblestones, add bike lanes:
Cobblestones = $3.8 million
Bike lanes = $67,500
Fewer bicycle accidents

Redo Via Marina/Admiralty, add bus stops:
Intersection = $4 million
Account for increase in population
30% increase in bus ridership
Stage 2: Remodel Existing Structures (6-8 months)

- 100 businesses in The Garden (above)
- & Galleria (below) combined

- 1450 residential Apartments (below)
- & bike storage (above)
- 800 bike spaces
Stage 3a: Area Aesthetics

886,000 square ft contiguous wetland park
Estimated cost = $1.6 million
Approx 10,000 feet of boardwalk pathways
system for biking/walking/exercise/benches
Stage 3b: Water Quality

**Greywater from buildings on-site**

*Diversion into wetlands at southern (residential) or northern (commercial) entry point*

*Natural water filtration in wetlands*

*Filtered water exits into west end Basin E, tip of north jetty*

- 440,000 gal/day filtered from on-site uses
- + 446,000 gal/day capacity for storm events

= **886,000 gal/day capacity**

---

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Targets (µg/L)</th>
<th>Existing Quantities Found (µg/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper</td>
<td>3.1</td>
<td>16.4 (low) - 58 (hi)</td>
</tr>
<tr>
<td>Lead</td>
<td>8.1</td>
<td>no data (standard ~50)</td>
</tr>
<tr>
<td>Zinc</td>
<td>81</td>
<td>39.4 (low) - 96 (hi)</td>
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<tr>
<td>PCB's</td>
<td>.00017</td>
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<tr>
<td>Chlordane</td>
<td>.004</td>
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</tr>
<tr>
<td>DDT (fish tissue)</td>
<td>100 (µg/kg)</td>
<td>60 (low) - 230 (hi)</td>
</tr>
</tbody>
</table>

Red indicates values that are currently exceeded by conditions in Marina del Rey.
Stage 4: Sustainable Village (12-18 months)

Implementation of pilot living roof on The Garden to enhance cohesiveness of green space in project area
(Estimated cost = $4 million)

***

Pilot recycling/composting program

***

Solar panels on parking structure

Vision: Redesign the project area into a cohesive and vital greenspace, including residential and retail structures and various park-based recreation areas, united by a park covering most major surfaces of the land project area.
## Mother’s Beach Re-birthed

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Issues</td>
<td>• Increase in amount of foot and bike traffic</td>
</tr>
<tr>
<td></td>
<td>• Increase in bus ridership by 30%</td>
</tr>
<tr>
<td></td>
<td>• Reduction in vehicle congestion</td>
</tr>
<tr>
<td>Commercial Success</td>
<td>• 1.5 million visitors annually</td>
</tr>
<tr>
<td></td>
<td>• Increased tax revenues</td>
</tr>
<tr>
<td></td>
<td>• Max occupancy for apartments</td>
</tr>
<tr>
<td>Water Quality</td>
<td>• 60% decrease in most metals to achieve regulation standards</td>
</tr>
<tr>
<td></td>
<td>• Stabilized pH between 7.6 and 8.4</td>
</tr>
<tr>
<td></td>
<td>• Lowered toxins in fish tissues &amp; visitation by migratory birds</td>
</tr>
</tbody>
</table>

Our reinvention of Mother’s Beach and the immediate surrounding area provides opportunities for ecologically enhancing development with ample recreational space. We conceive of this project as the birth of a new kind of social vicinity, with minimal environmental impact, greater economic vitality and social interconnectedness.