Final Project

The goal of the final project is to apply various Green Urbanism concepts and tools to a specific geographic area. The objectives are to 1) respond to the existing conditions of a particular site and 2) establish an approach for applying green urbanism principles and techniques as part of the planning and urban design process, 3) develop a proposal for transforming the current condition toward sustainability.

The Site: The shopping center north of the Palms Expo Line Station and the 10 Freeway, on National Boulevard between Manning Avenue and Castle Heights Avenue.

The Situation: This location was originally developed to serve the car-dependent Cheviot Hills community. With the recent opening of the Expo Line this location is now a prime opportunity to create a development pattern that takes advantage of and supports the use of transit, biking, and walking.

The Scenario:

The Cheviot Hills community recognizes that there is increased interest in this location and is concerned by the type and scale of developments that are taking place at the Bundy, Sepulveda, and Culver City Expo stations.

The community is interested in seeing what types of sustainable development options there are for the site, so they can advocate for these measures with the City of Los Angeles. A wide range of options should be considered including: affordable housing, homeless services, environmental education center, bike share, bus/bike/scooter hub, renewable energy generation, community gardens, stormwater capture, organic waste management, etc.

Your team has been invited to develop and submit a conceptual proposal. In order to prepare the proposal, please follow the steps outlined below.

The Assignment:

1. Visit the Location
   - Walk the area, take photographs, and create a base map that inventories the following features to the extent they are present at the location:
     - Energy distribution and generation
     - Water Supply and Sewage Treatment
     - Stormwater inlets and pathways
     - Transportation infrastructure, including, where applicable, public transit routes and stops, bike lanes, and pedestrian access ways.
     - Waste management
• Food production
• Social Spaces and other opportunities for communication and events

Note any key observations (sounds, smells, activity, appearance, function) about the things that you have documented. The site visit and analysis should serve as the point of departure for developing your proposal.

Note that when visiting the site you have legal access to all public streets and sidewalks, but you cannot enter private property without permission of the property owner. Be respectful when taking photographs of people and property and be sure to explain clearly the purpose of your visit if asked.

2. **Create an Initial Conceptual Proposal**

   Using the site analysis as the reference, identify the main components of your proposal and how they related to the topics discussed in class. Prepare to explain your concept with a narrative, map(s), diagrams, examples from other places, and/or photos.

3. **Create an Integrated Green Urbanism Proposal**

   • Develop a strategy to transform the site in ways that respond to the overall situation and challenge described above, your own analysis of the site, one or more of the Hanover Principles, and the concepts and tools discussed in class (urban ecology, green building, green infrastructure).

   • Determine if the transformation needs to be sequenced (or phased) and if so, what phase would provide the foundation for subsequent phases

   • Describe your concept through the use of a project metaphor or evocative title.

   • User text, images, sketches, diagrams, charts, and resource-based analysis to explain your proposal.

   • Establishing at least two sustainability indicators that will measure the benefits your proposal will bring to your site. Describe in your presentation how your proposal will affect these indicators.

4. **Prepare a Presentation**

   • Prepare a 10-slide presentation that explains how the proposal follows from the analysis of the area, the main concepts of the proposal, and what benefits it will bring to the area.

   • Print out a copy of the presentation and bringing it to class.
Assignment Logistics:

- Your group will have the opportunity to share your draft proposal concept with the instructor on February 25th.

- On March 11th or 13th, your group will make a 10-minute presentation. All members of the group should take part in the presentation.

- To avoid technological hiccups the day of the final presentations, your presentation should be saved as a .pdf file. Therefore, no moving images, sound, or slide transitions should be incorporated.

- Your group will be graded on how well prepared it is for the presentation meeting, as well as both the final oral and graphic presentation.

A note on quantification, costs, financing, and “feasibility”:

A good proposal must include some quantitative evaluations of your proposed intervention. This means making a good faith attempt to calculate quantities like the volume of water, tons of waste, kilowatts or BTUs of energy, number of people, pounds of food, etc. Connecting the “source/input” with the “sink/output” is also important (for example, if you propose to capture stormwater, where will it be used and does the quantity of what is captured and what is used match up?)

Your group is being asked to develop a transformative concept proposal. As such, do not feel overly limited by issues of cost – we do not require a first cost estimate for the proposal or a projection of long term operating costs and savings. However, it will be helpful to provide a general outline how your proposal would get funded or financed and who would be motivated to support your concept. This could be through a particular private sector financing mechanism, government loans or incentive, individual contributions, or combination of the thereof.

In terms of feasibility, it acceptable to imagine and propose a future vision that is significantly different what is currently in place or that is currently approved. This means that it acceptable to move roads, tear down buildings, relocate infrastructure, and propose emerging technologies or systems that are not currently permitted by building codes or approved plans.
Area: 247,260 sf
Site

Multi Family

Single Family

Area: 247,260 sf

600' x 600'
Height of Freeway: 20ft
Height of Adjacent Buildings: 30ft - 40ft