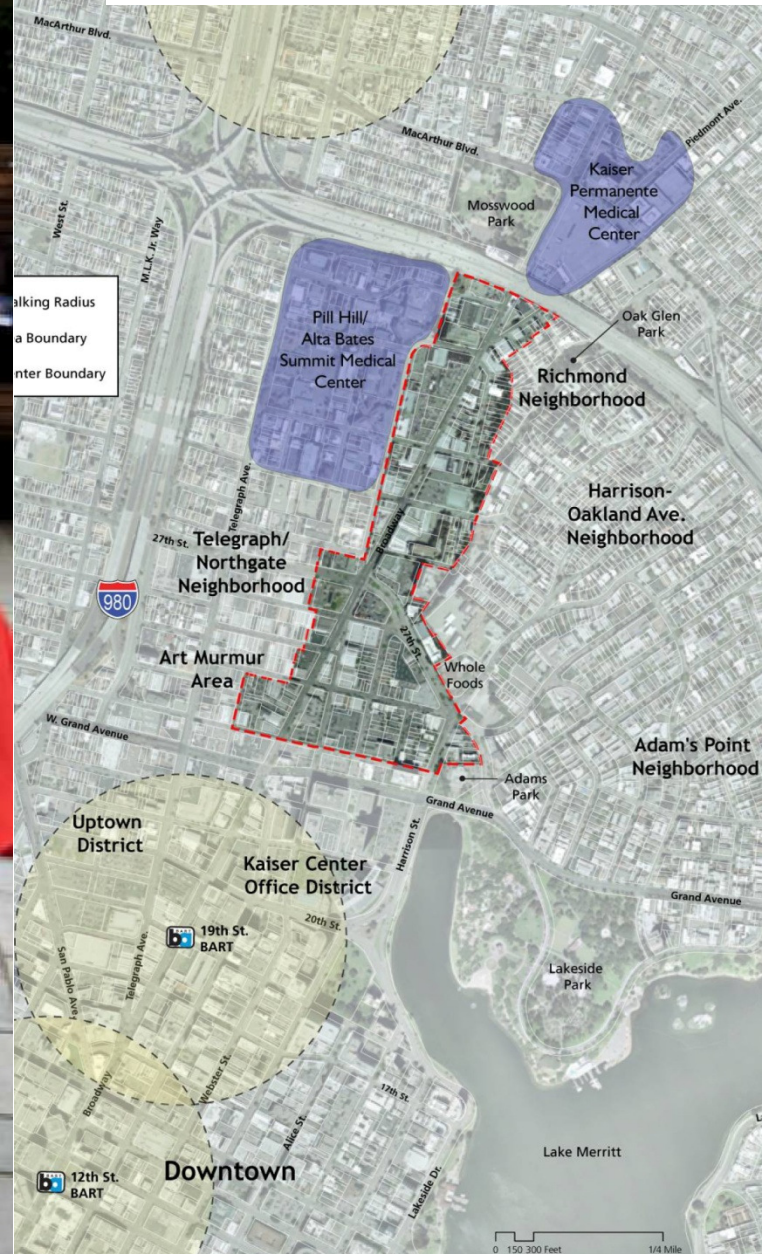


# BROADWAY – VALDEZ AN INTEGRATED COMMUNITY



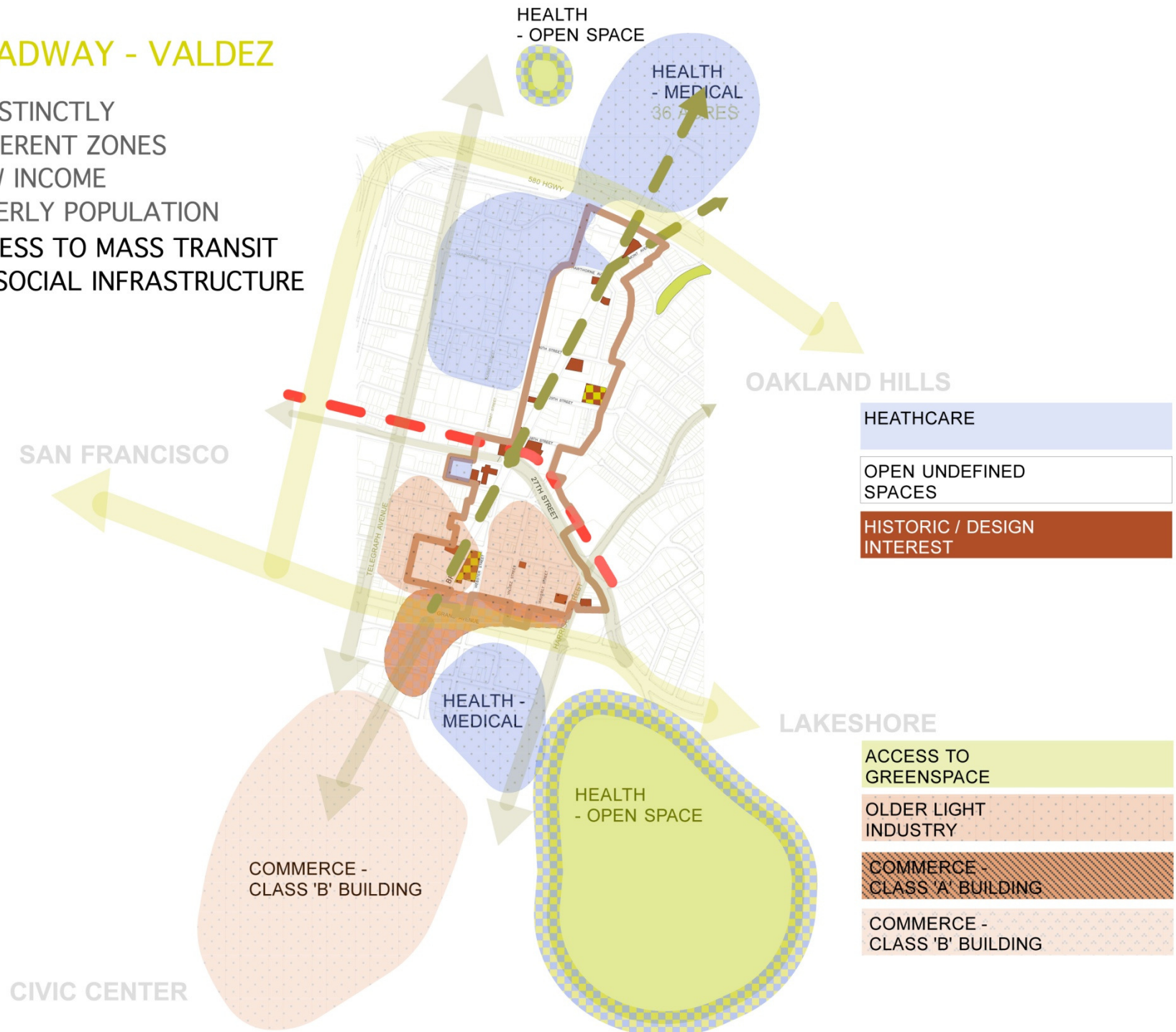
## JUNE GRANT ARCHITECT, AIA





## BROADWAY - VALDEZ

- 2 DISTINCTLY
- DIFFERENT ZONES
- LOW INCOME
- ELDERLY POPULATION
- ACCESS TO MASS TRANSIT
- NO SOCIAL INFRASTRUCTURE



# BROADWAY – VALDEZ

## TODAY



**INCOME**

BV	< 30,000	50,000	75,000	>75,000
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**RACE**

BV	A	B	H	W	O
O					

**AGE**

BV	- 18	19-34	35-49	50+
O				

## TOMORROW



# BROADWAY – VALDEZ

## 4 Project Goals = 7 Attractors

- Design to reduce individual utility expenses to improve disposable income
- Space for exercise and safe outdoor life
- Flexible housing
- Improved social and physical infrastructure

## Integrated Design Strategy

- Experience Strategy – Zones and Nodes
- Income improvement Strategy - Maximize water recycling and daylight access. This will reduce PG&E and EBMUD bills.
- Retail & Occupancy Strategy - Provide a flexibility in space size and types



### SPECIAL FEATURE

A spectator attractions



### ACTIVITY SPACE

Open space for pubic events and activity



### COMMERCE

Outdoor cafés and outdoor market spaces



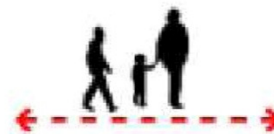
### CONVENIENCES

Banks, supermarkets, ETC



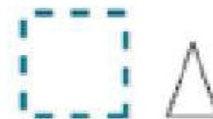
### PRIVATE SPACES

Residential privacy



### DESIRE LINES

Variety of clear spaces for access and flow.



### FUNCTION & ENTRANCES

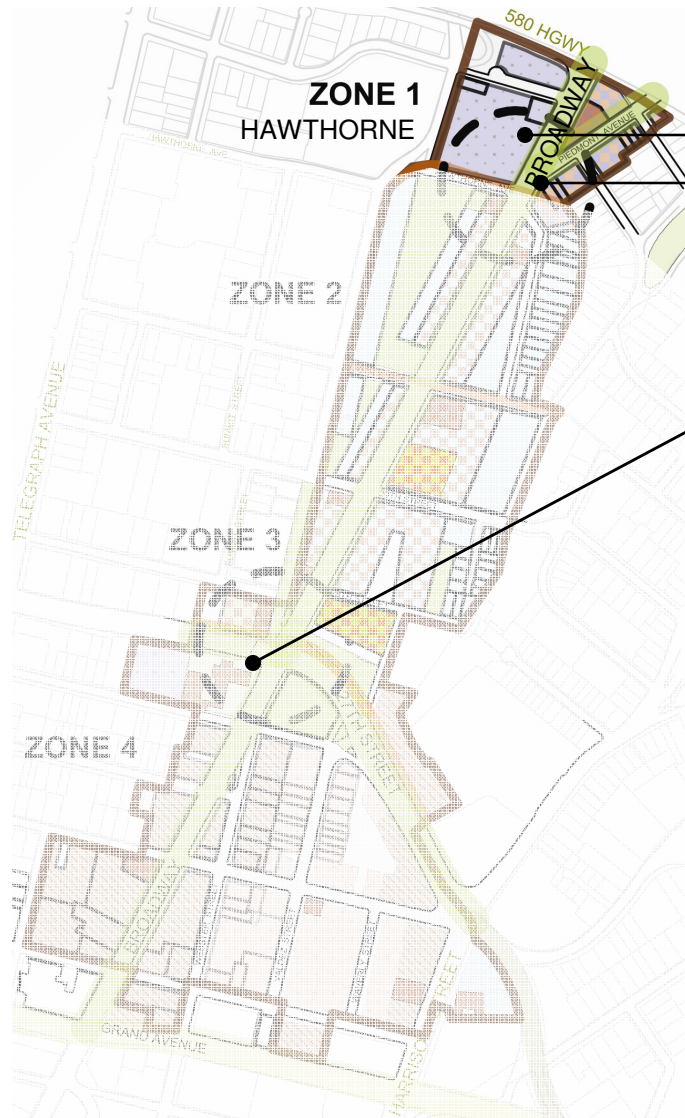
A spectator attractions



## ZONE 1 / ENTRY POINTS

Character 1: Extended Hospital /

Character 2: No auto Services on Broadway



HOSPITABLE  
STREET EDGE  
ARTICULATION

COMMUNITY  
ENTRANCES AT  
HAWTHORNE AND  
27TH STREET

## CHANGE IN CHARACTER ANNOUNCES ENTRY



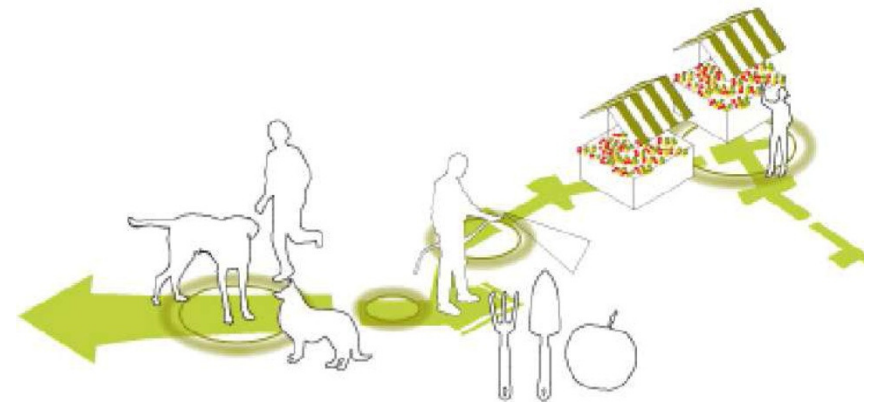
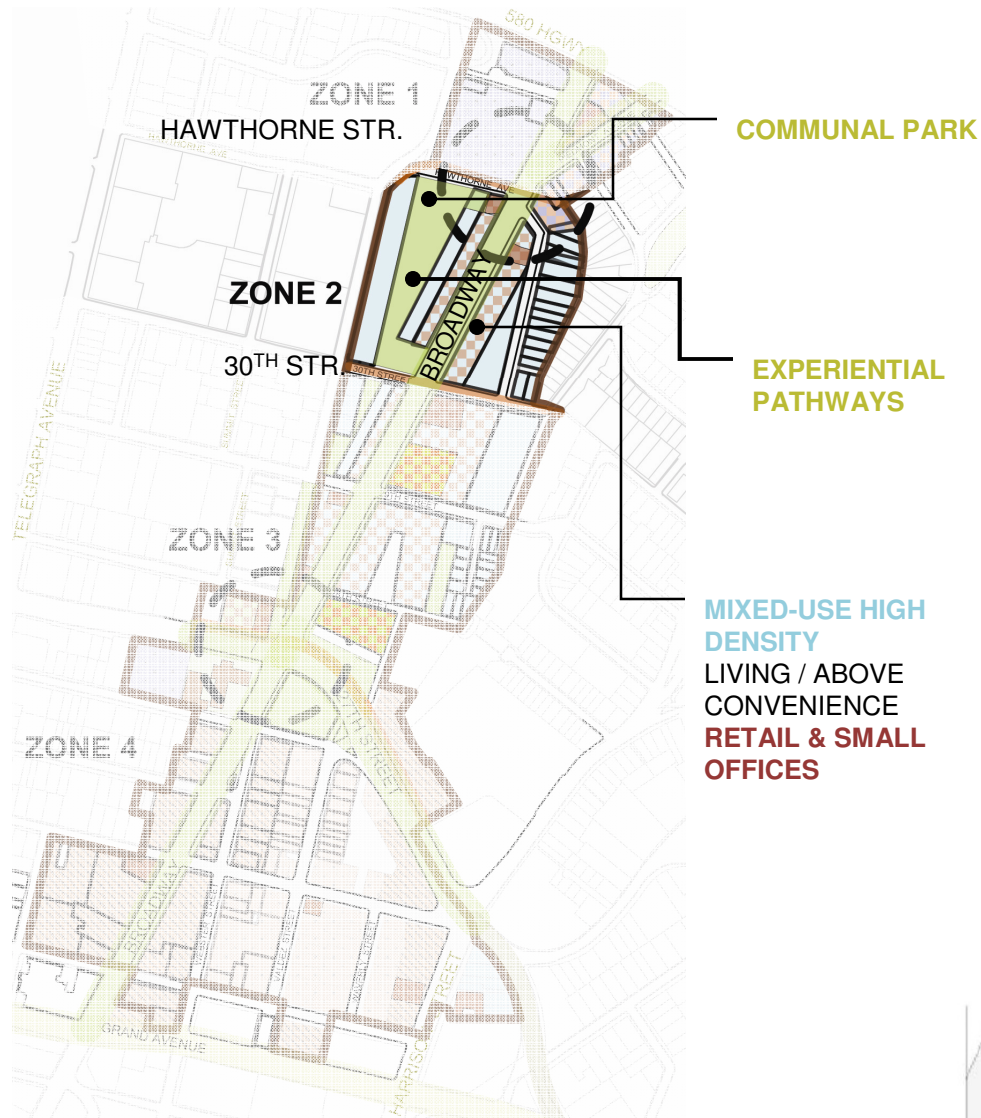


## ZONE 2 / LOWER HAWTHORNE

Character 1: Layered Activities

Character 2: Small Offices

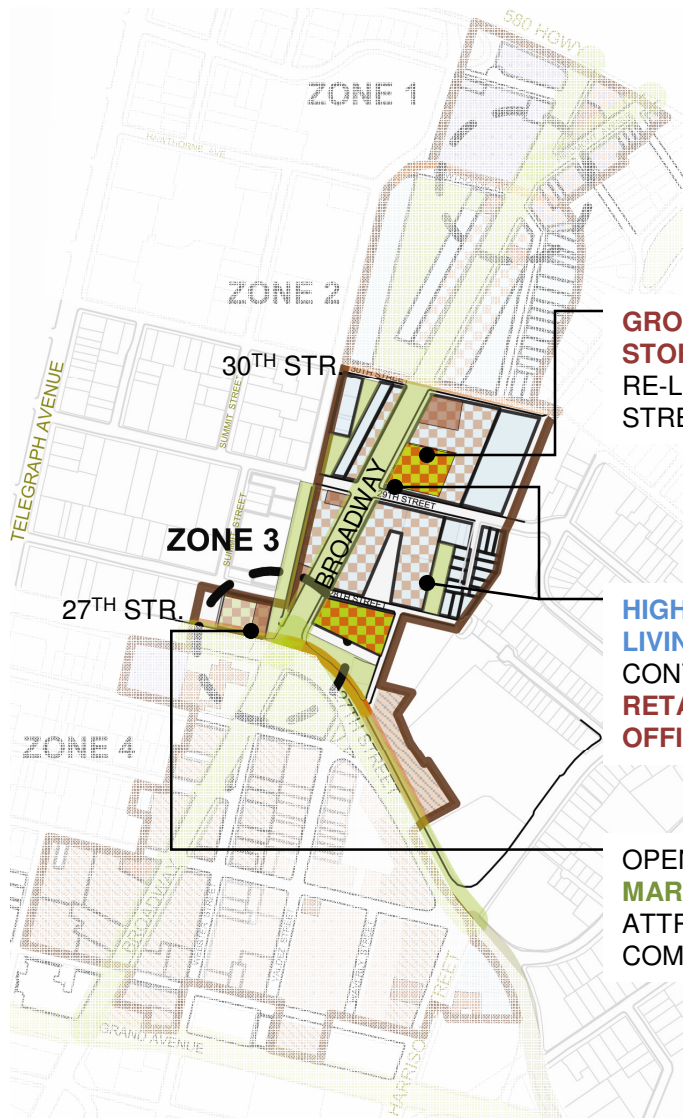
Character 3: High Density





### ZONE 3 / Mid-zone

Character 1: Multiple Pathways, High Retail Activity



**GROCERY OUTLET STORE** UPGRADED & RE-LOCATED TO STREET EDGE.

**HIGH DENSITY LIVING / CONVENIENCE RETAIL & SMALL OFFICES**

**OPEN AIR FARMERS' MARKET** IS AN ATTRACTOR TO THE COMMUNITY



### VARIETY IN BUILDING HEIGHT AND CHARACTER

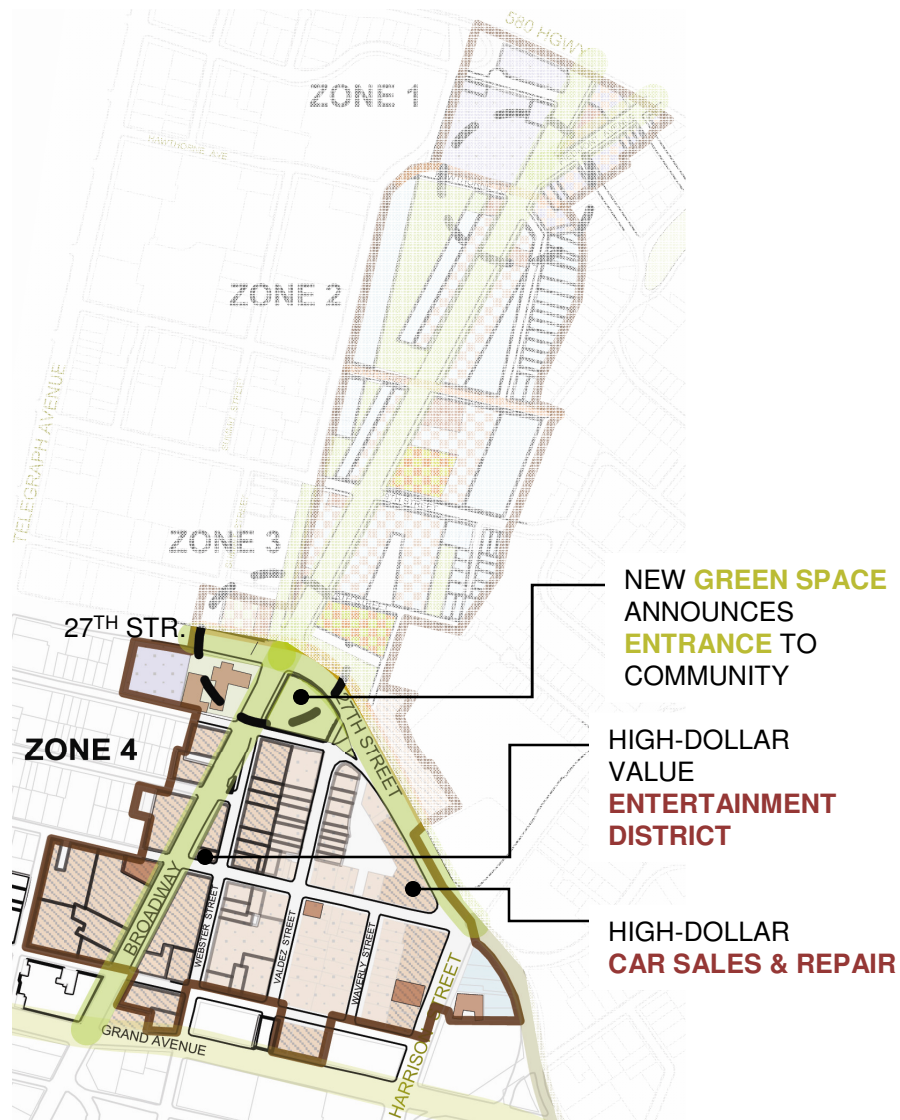




## ZONE 4 / Office / Light Industry

Character 1: Auto District

Character 2: Artists Loft & Galleries





## INDIVIDUAL SAVINGS STRATEGY

### LOWER PG&E BILLS BY:

25% Energy Production from Photo-voltaic Panels.

50% Reduced Energy Consumption from smart building orientation and shading.

### LOWER WATER BILLS BY

#### Treating On-Site Water can:

Reduce Potable Water by more than 75%

Reduced Storm Water Flows by 100%

## LAND-USE AND HOUSING DESIGN

A) Open Space Preservation provides south-exposed courtyard

B) New Trees provide shade and help clean polluted air

C) Land Forms function as relaxed park setting and Acoustic Buffer

D) Retention Bio-swales capture water runoff

E) Low-Flow Toilets and Faucets reduces water use



# BROADWAY – VALDEZ

## AN INTEGRATED COMMUNITY

**JUNE GRANT**  
ARCHITECT, AIA

**A MORE FRIENDLY  
MEDICAL FACILITY**

**ACTIVITY SPACES**

**CONVENIENT HEALTHY  
FOOD**

**ENERGY EFFICIENT  
BUILDINGS**

**RE-USED HISTORIC  
BUILDINGS**

**ENTRANCE TO THE  
COMMUNITY**

