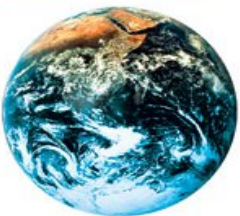


Urb@n Elements



Valley del Sol Village
Mixed-Use
Development

Sun Valley, California



Urban Elements, Inc. Designing Innovative Balanced Communities

Design Team

Donna Rosser

Jan Bryant

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Topics

- Goals and Objectives
- Site Analysis
- Surrounding Properties
- Conceptual Design
- Phase 1
- Future Recommendations
- Phase 2 & 3
- Environmental Impacts
- Green Building Recommendations



Statement of Purpose

To create an attractive and innovative mixed-use plan,
which incorporates smart growth principles.
A community village atmosphere that provides
opportunities for Sun Valley residents of all ages to
live, learn, work, shop, and dine.



Goals and Objectives

- Provide affordable and attractive housing
- Provide shopping and dining options in a pedestrian friendly environment
- Design a safe and inviting streetscape
- Involve residents in all stages of the planning process through community meetings and events
- Promote “Green Building” development
- Provide incorporation of water conservation methods



Site Analysis

Property Location:

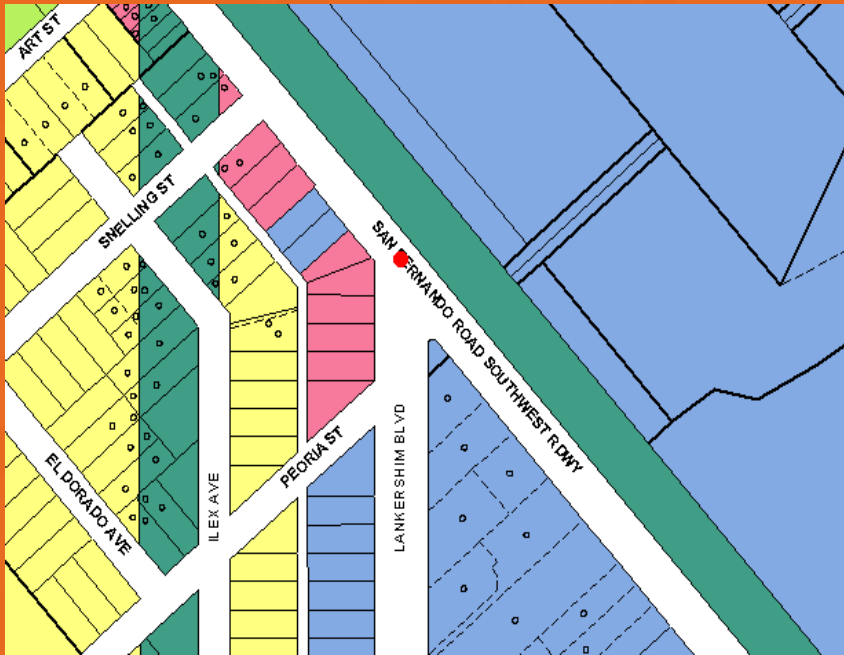
- 9007 Lankershim Boulevard
Sun Valley, California
- Located at the intersection of
San Fernando Road and
Lankershim Boulevard

General Plan Designation:

- Commercial uses with limited
manufacturing uses and
includes an R4 component



Site Analysis



Zoning:

- ZI-2127 Northeast San Fernando Valley State Enterprise Zone
- C2-1 Commercial Zone with R4
- Surrounding properties are zoned CM-1 Commercial Manufacturing and R1-1

Property Dimensions:

- 36,954 square feet in area (0.85 acres)
- 6 separate parcels, 1 fronting Peoria St. 1 fronting on San Fernando Road, and 4 fronting on Lankershim Boulevard



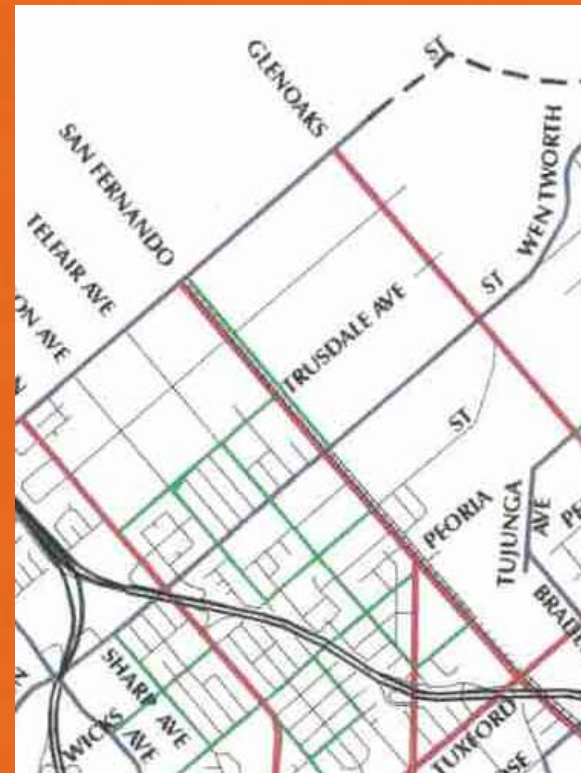
Site Analysis

Landforms and Topography:

- Situated on considerably flat land
- Area is subject to seismic activity
- Quarry site is located NE of the site

Circulation/Street Classifications:

- Bordered by San Fernando Road, Lankershim Blvd, and Peoria St.
- San Fernando Road and Lankershim Boulevard are designated as a Major Highway Class II
- Peoria is classified as a collector street
- Alley is at the rear of the property



Site Analysis



Building Type Height and Density:

- Valley Thrift Store – Large, one story painted block building with painted signage;
- Graphic Design Studio – Large, one story block building of smaller magnitude situated next to the Valley Thrift Store.

Parking Conditions:

- Parking is currently located on the 4 parcels fronting Peoria Street



Site Analysis



Pedestrian Routes:

- Accessible through the sidewalk
- Sidewalks are in need of improvements



Handicap Access:

- Ramps for accessibility at both corners



Site Analysis



Landscaping:

- No trees, or plants on this property or on the surrounding properties.

Solar Orientation

- Sun moves from east to west

Weather Conditions:

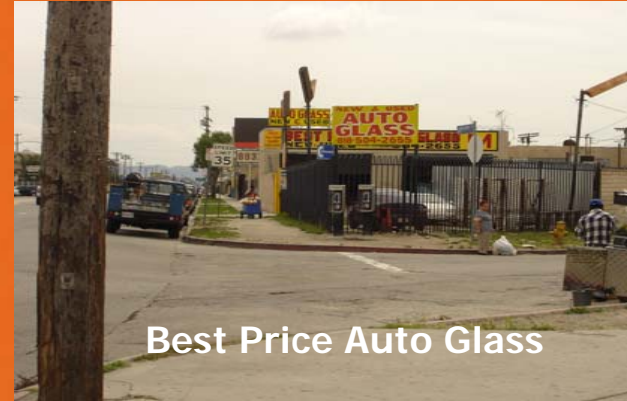
- Average High: 77 degrees F
Average Low: 54 F degrees F
- Record High 113 degrees F (1971) Record Low: 22 degrees F (1978)
- Average Annual Rainfall: 17.49 inches



Surrounding Properties



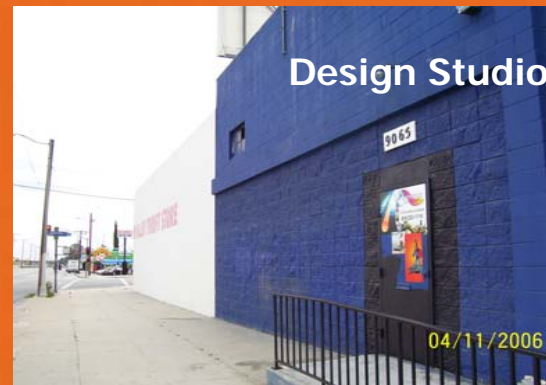
Quarry



Best Price Auto Glass



Auto Action Center
Express Auto Body/ Motel



Design Studio



Views



Views In: A large three-way intersection, with two auto related businesses, and a large thrift store.



Views Out: The quarry is disguised quite well. More attention is paid to the auto related businesses and the motel in the surrounding area.



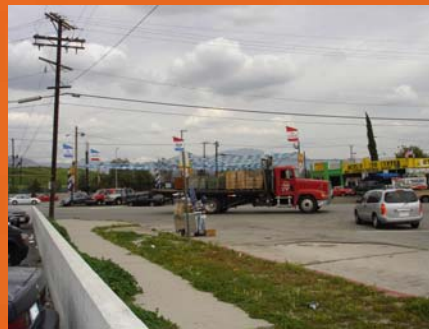
Site Analysis



Site of Phase 1 – Valley Del Sol Village



Site of Phase 2 –
Peoria Park



Peoria Street
looking at site of
Phase 3



Site of Phase 3 –
Senior & Day Care Center

Conceptual Design

- Re-design parking, and existing thrift store
- Build a small grocery store and restaurant on first floor with housing above
- Build secured subterranean parking
- Provide open space for residents by incorporating an interior courtyard plaza.
- Provide additional storage and laundry facility for residents
- Provide a recreation/meeting room for residents



Conceptual Design

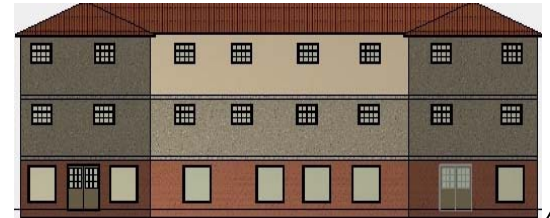
- Design a learning center that is open to residents and neighborhood community
- Provide recycling containers for residents and business owners
- Landscape and beautify surrounding industrial area
- Repave streets, widen sidewalks and add a median to create safe pedestrian access and encourage slower traffic
- Provide a secondary access to residential and commercial properties



PHASE 3
Plant Nursery



PHASE 1
Valley Del Sol Village
9007 Lankershim Blvd.

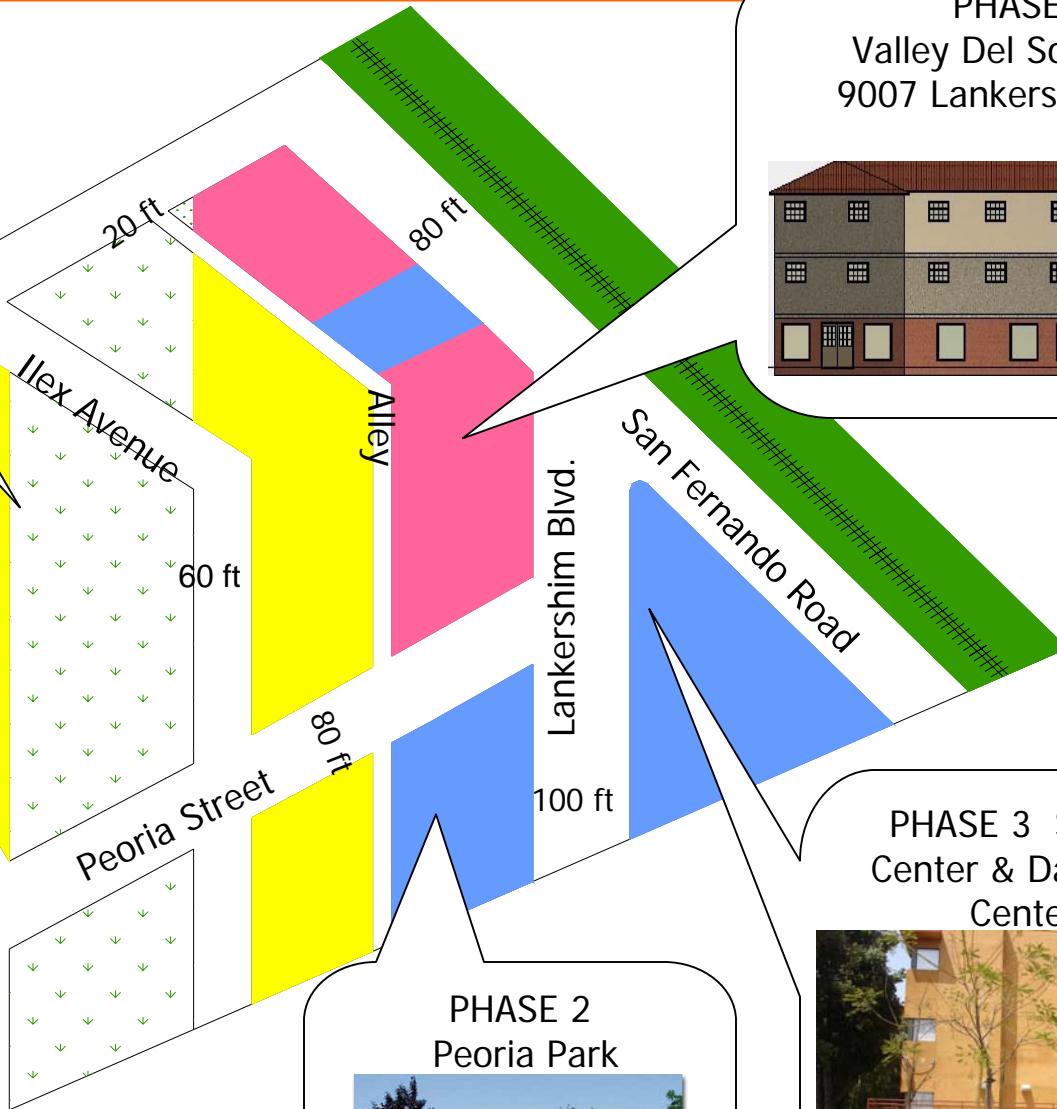


Zoning Information

	R1-1		CM-1
	C2-1		PF-1LS



0 50 feet



PHASE 2
Peoria Park

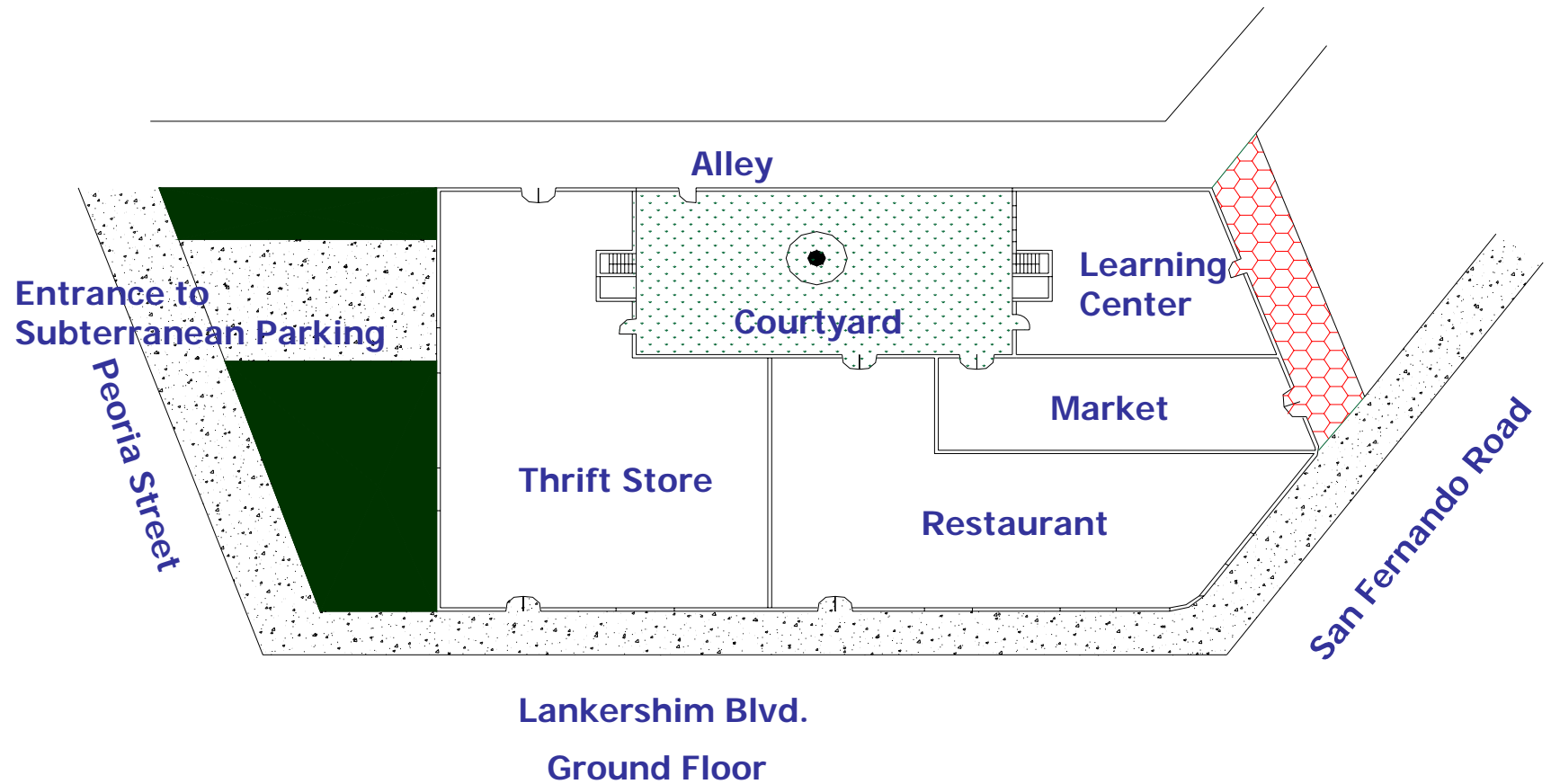


PHASE 3 Senior
Center & Day Care
Center



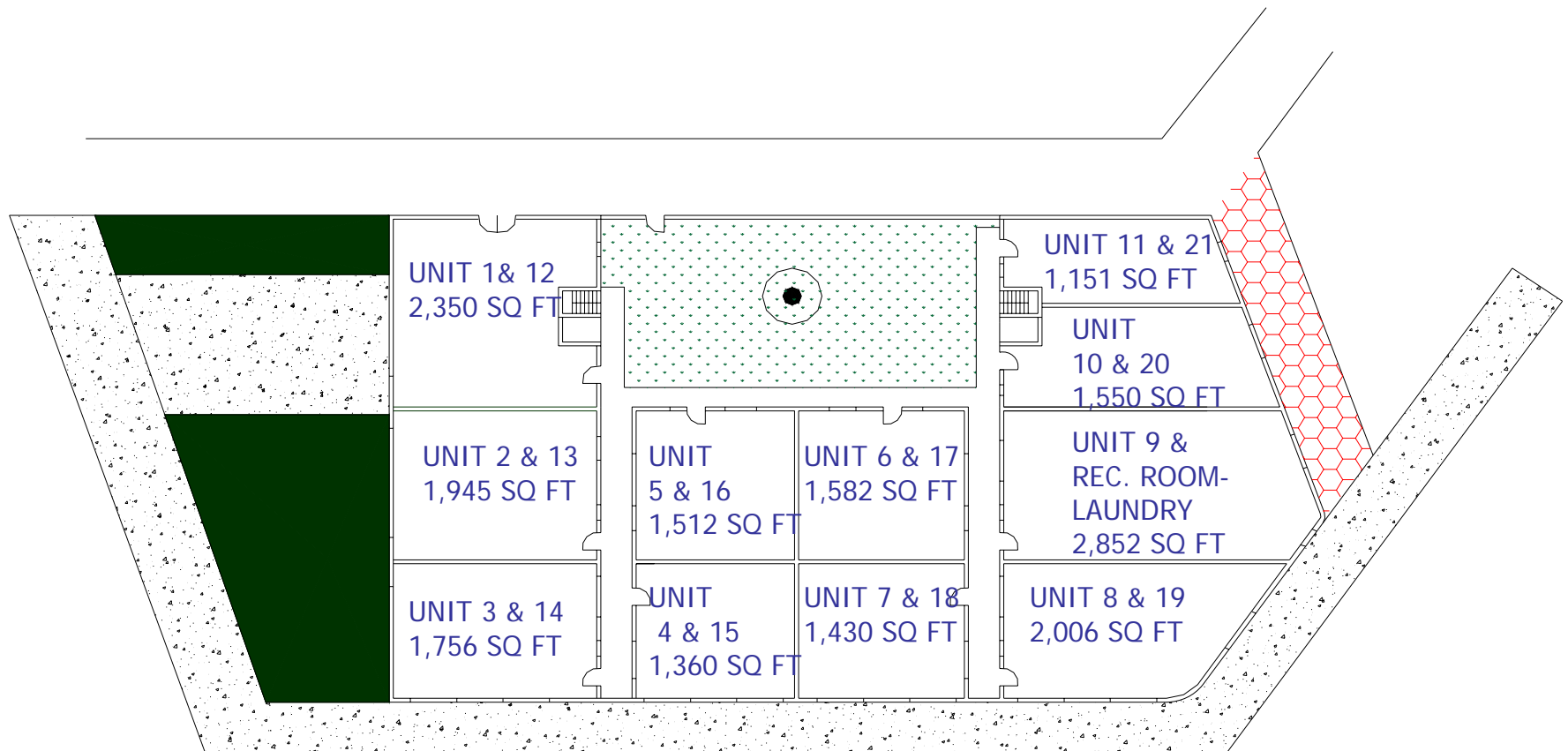
PHASE 1

Valley Del Sol Village



PHASE 1

Valley Del Sol Village

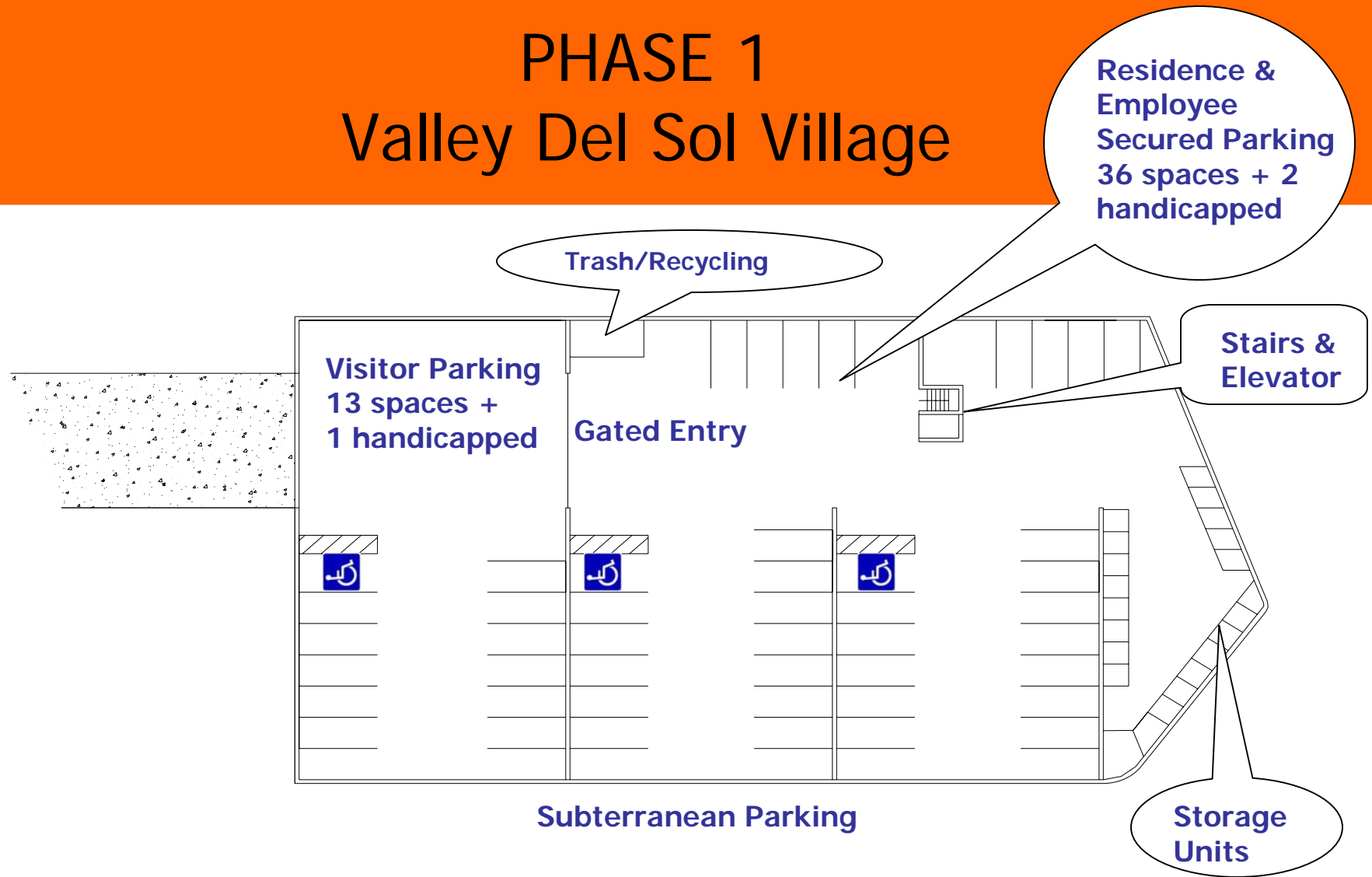


SECOND FLOOR HOUSING – UNITS 1-11

THIRD FLOOR HOUSING – UNITS 12-21 & RECREATION ROOM WITH LAUNDRY

PHASE 1

Valley Del Sol Village



PHASE 1

Valley Del Sol Village



PHASE 1

Valley Del Sol Village



Install Screening Around
Existing Best Price Auto Glass



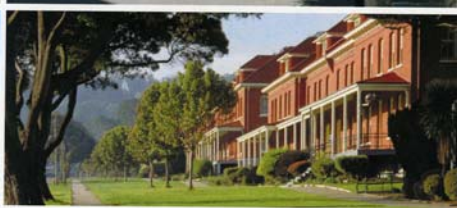
Existing Best Price Auto Glass



Create New Sidewalks with Benches on
Both Sides of Peoria Street



Existing Sidewalk on Peoria Street Next to Thrift
Shop – No Paved Sidewalk Across the Street



PHASE 1

Valley Del Sol Village

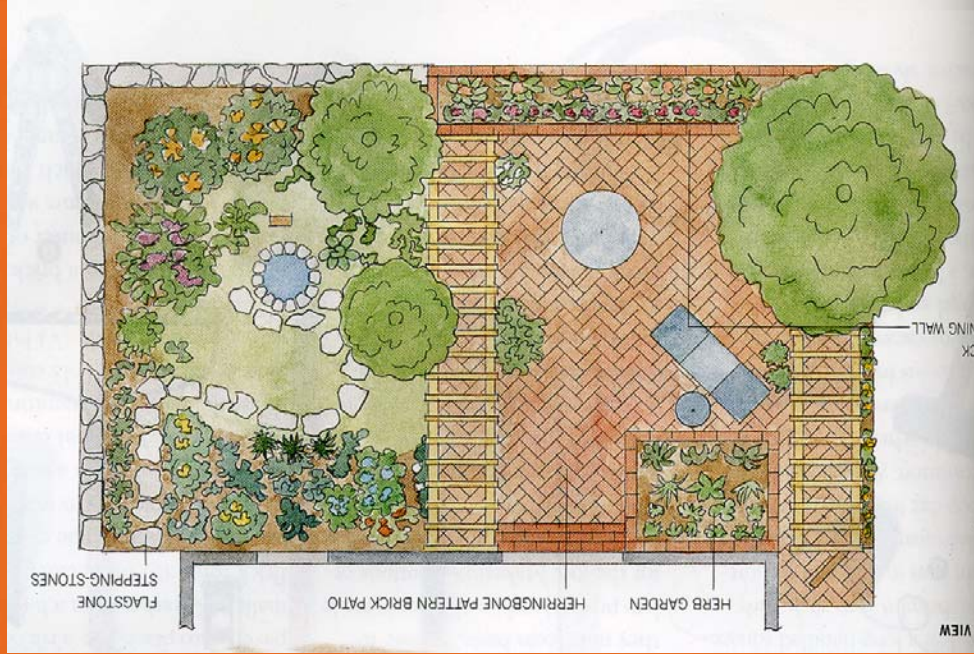


Solar Panels to Reduce Energy

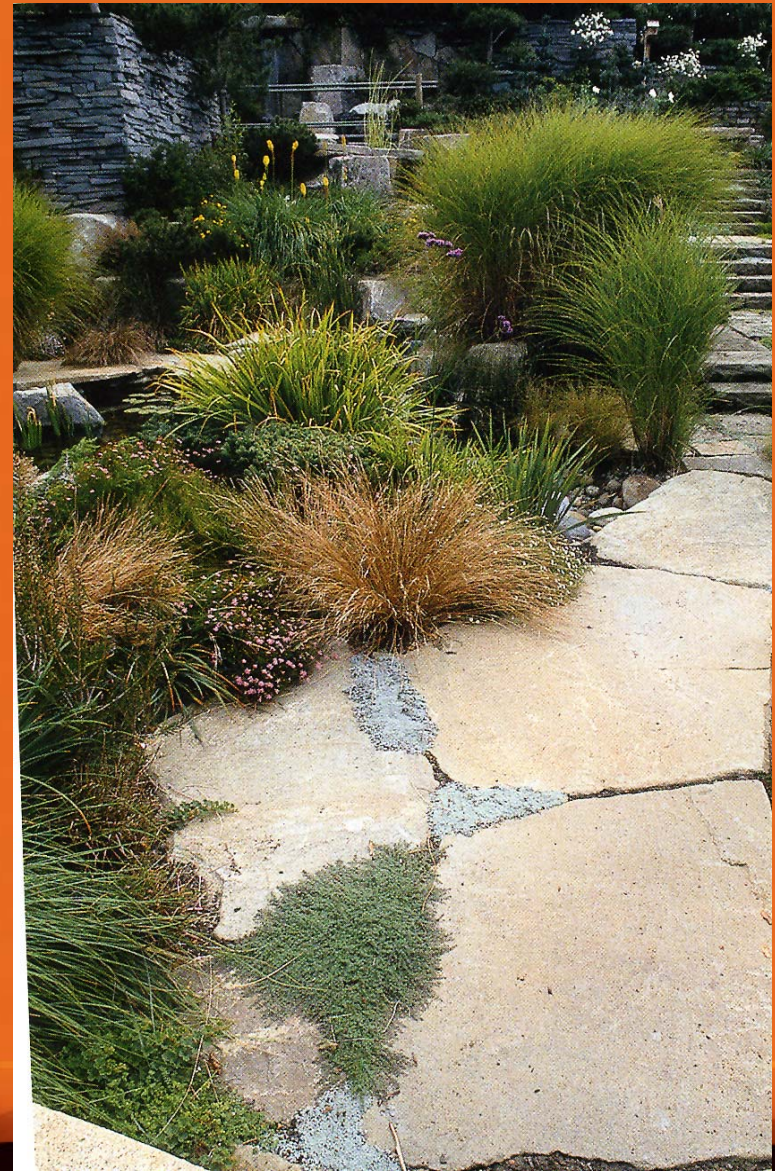


Interior Courtyard
for Residents









Future Recommendations

- Renovate the exterior buildings and landscape auto businesses
- Re-locate Best Price Auto Glass on Peoria Street and transform lot into a pocket park
- Renovate or demolish Redwood Lodge Motel, Auto Action Center, and Express Auto Body to build an indoor recreation center, senior and/or childcare center based on the needs of the community.



Future Recommendations

- Work with MTA to add a Metro-Rail stop and/or implement an energy efficient rapid bus line/Sun Valley Tram Service for easy access to shopping, colleges, entertainment and employment centers.
- Work with the Department of Water and Power to place utility power poles underground.
- Contract with a local nursery to locate business underneath the power lines located on Ilex Street.



PHASE 2

Peoria Park



Children's
Play Area



Picnic Tables
Farmers
Market



PHASE 3

Senior, Day Care, Recreational Center



Valley Del Sol Village
Community Center



Valley Del Sol Village Community Center to be
located between San Fernando Road and
Lankershim Boulevard across from Peoria Street



PHASE 3

Plant Nursery

Nursery to be located
under power lines on
Ilex Avenue



Environmental Impacts

- The construction phase of this project will create an increase in the ambient noise level
- The project may also result in an increase of concentration criteria pollutants
- An influx in automobile traffic is expected
 - Construction of subterranean parking will reduce the traffic concentration and trips generated.



Environmental Impacts

- The addition of the market and restaurant will encourage pedestrian use by providing accessibility to nearby amenities
- Area may be exposed to seismic ground shaking and seismic-related ground failure
 - The structures must be retrofitted and comply with the City's Safety Element.
- An Environmental Initial Study Checklist must be performed
 - Prior to construction of the subterranean parking



Urban Elements, Inc.

Designed For:
Dr. Julianna Delgado
URBS 450 - Urban Problems Seminar
Spring Semester 2006

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