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## Lost Angeles: Los Angeles, California, USA

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# Lost Angeles

Los Angeles, California, USA



Independent project submitted to Roger Williams University, School of Architecture, Art and Historic Preservation in fulfillment of the requirements of the B.S. of Architecture/ Masters of Architecture degree.

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Irena Gagulić, Class of 2010

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# Lost Angeles

15 May 2010

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Source: [http://3.bp.blogspot.com/\\_i57jMsMy3cE/SrwDNqeuTWI/AAAAAAAAA0/NgXuOVhiTJM/s400/sneaker-shadows.jpg](http://3.bp.blogspot.com/_i57jMsMy3cE/SrwDNqeuTWI/AAAAAAAAA0/NgXuOVhiTJM/s400/sneaker-shadows.jpg)

A **social resource center** and **emergency crisis intervention shelter** for unclaimed runaway youth attempting to reclaim their identity within society, and a **memorial** dedicated to the individuals who lie unclaimed or unidentified because they never received that opportunity.





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A thought...

# ... on Architecture

*"Skill without knowledge is nothing" Jean Mignot*

Architecture is a response to a societies' call for help. It is a community's outreach with aims of resulting in the betterment of the people.

I choose to pursue architecture with a purpose. It is my aim to design for the greater good of the people within a given society. Architecture is important because people need it. It directs peoples' lives through the spaces that they populate. When done well, it promotes community, interaction, and experience. It is an art form that influences every day life. Architects are far more than individuals who design buildings. We sometimes act as psychologists, geologists, designers, engineers or artists. For this reason I believe that architecture is a direct representation of a people, their history, their culture and their way of life. It's difficult to find a single element that tells a story, often, so vivid as the architecture of a place.

I stand behind Architecture's importance. I believe that in the rehabilitation of deprived areas Architecture has the power to change, create, and renew.



Source: [http://rbvergara.files.wordpress.com/2008/07/smithsonian\\_thinking\\_man.jpg](http://rbvergara.files.wordpress.com/2008/07/smithsonian_thinking_man.jpg)

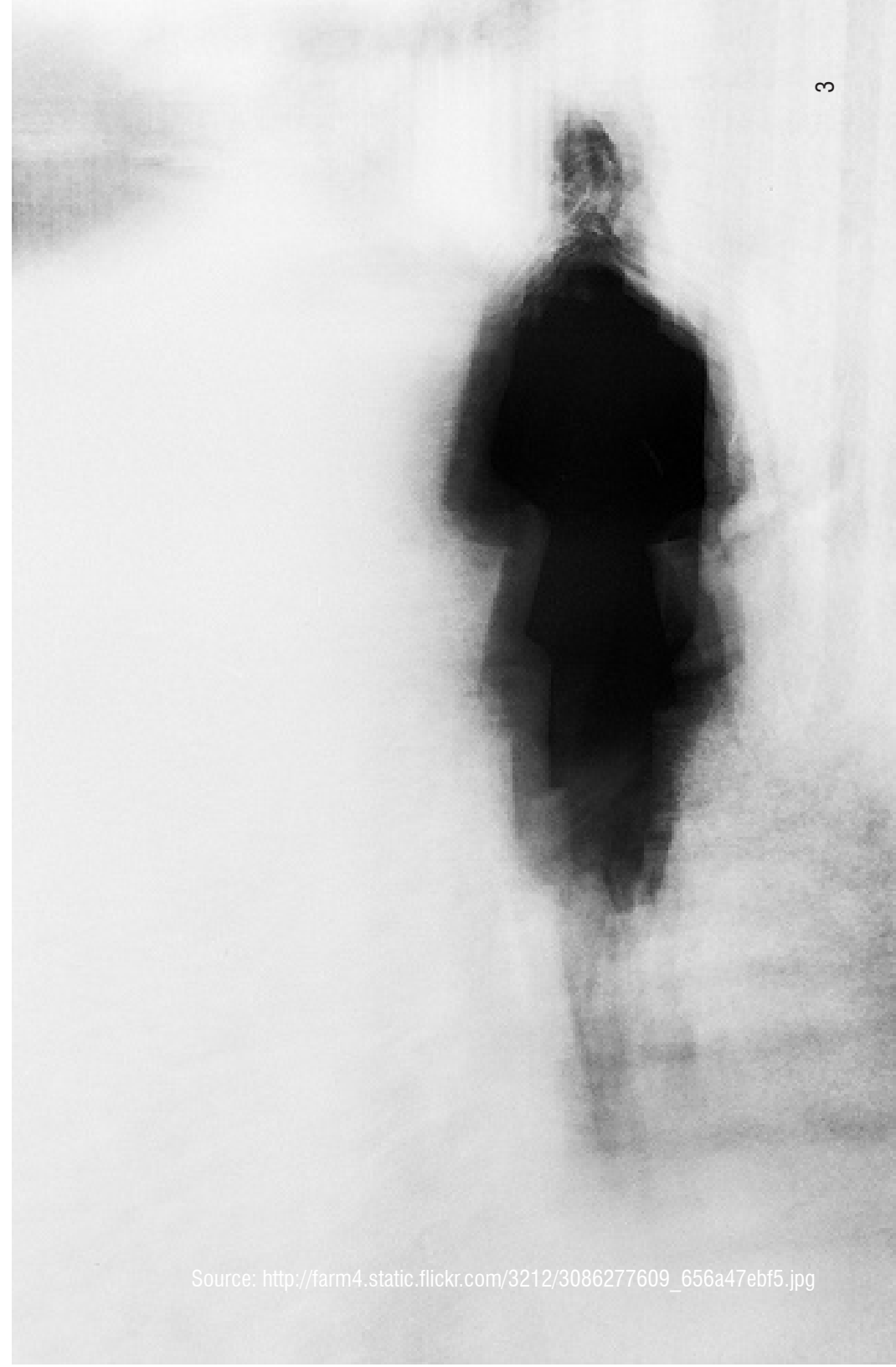


# Problem Statement

It is estimated that on any given night, there are between five hundred and one thousand homeless youth on the streets of Seattle, **Los Angeles**, Las Vegas, and other major cities. Many of them are runaways – they come from every social class, race, and religion. And they are usually hungry, scared, desperate, and very vulnerable to crime. Without resources and help, the runaways are looking at a very unstable and unsecured future. Their chances of succeeding in today's society are minimal and uncertain. Their future of living life as an “unidentified” member of society are almost guaranteed, eventually their death will add to the already high statistic of unidentified casualties buried in an unmarked grave.

Over the past fifty years, there have been 40,000 to 50,000 unidentified men, women and children found by authorities in the United States alone. The officials are calling it a “silent crisis” and anxious families live their lives wondering what has become of their lost loved ones. Many family members are demanding a need of some sort of closure, claiming that they haven't been able to go through the proper grieving process.

Often, the runaway youth comes to a point in their lives where they attempt to “reclaim their identity” and fit into society. However, this transition is not as easy as it may seem. There are many organizations that cater to one specific aspect of helping out the youth, yet none of the organizations focus on ALL aspects of re-organizing their lives. Awareness needs to be raised for those who did not receive that opportunity, as well as those who rose above it.





# Project Intentions

The ultimate goal for this project is to raise awareness about an issue deemed the “silent crisis” taking over the lives of many innocent youth. The site is located on 120-130 South Olive Street in Los Angeles, California. The project will achieve a level of experiential architecture that explores the fine balance between public and private spaces. The concept is to create a comfortable environment while pursuing different processes that will improve the inhabitants’ experiences. The intention is to create disruptions in experiences allowing the temporary be distractions. The intention is negative, but to influence one to break out and experience something new. The proposal of the location of this project may be considered a controversial one, however, in order to achieve the desired awareness level it had to be in an environment where it would be both convenient and unwanted.

The design proposal is a combination of three functions:

1. Social Re-Identification Center for Runaways
2. Emergency Crisis Intervention Shelter
3. Memorial- for those who did not have a chance to improve their lives and as a result, died unclaimed or unidentified.



“Just because they are unclaimed, doesn’t mean they are forgotten”  
Shanti Das



# Themes + Explorations

The entire building and exterior will serve as a series of experiences that break people of acceptance and help notice new interactions that should be taking place in today's world. During the design process, the issue of sequential architecture that promotes interaction and exploration will be addressed. Because the topography of the site is very hill-like, experiential architecture is encouraged not only horizontally, but vertically as well. This project requires a series of sequential spaces that at the same time carry a significantly fragmented and individualized feel.

Spaces that interact with two mediums will be classified as public spaces. For instance, the meditation space that I propose will be located on the interior, however, the sequential experience of arrival will involve walking through the exterior. Everyone's perception of a space is different, therefore its important to create an environment in which these interpretations are encouraged and evident.

In simple terms, this project is a safe haven for runaway youth. In order to achieve this feeling, I will attempt to have each function lookout onto the exterior portion of the site, and not particularly the distractions of the city. The building's goal is to raise awareness, yet it is most important to create a place that the youth can feel that they are safe in, and not an exhibit of personal failure to the public.



The minimalist residence by Sou Fujimoto Architects

# Program

# Organizational Outline

## The Social Resource Center

This programmatic component will serve as the most socially involving part of the program. It is made up of several components; the resource, educational, psychological and medical component. This space will serve as a tool for the runaway youth to regain their identities within society.

## The Emergency Intervention Shelter

The shelter is targeted towards short-term accommodations for unaccompanied youth, between the ages of 18 and 24. Youth will resort to the shelter when they encounter emergency situations where they have no other option but to go to a shelter. Security and a sense of comfort is one of the highest importance.

## Memorial

The memorial will be comprised of a “possessions cemetery” memorializing the individuals whose bodies lie unclaimed or unidentified. The cemetery is based on possessions owned by these individuals. Also, the memorial will serve as an awareness piece using an experiential path that closely relates to the experiences that a runaway experiences throughout his or her life.

Program Component	#	Spaces	SQ FT	Total SQ FT
<b>Social Resource Center</b>				
	1	Parking Garage [30]	15,400	15400
	1	Delivery Area	1,500	1500
	1	Storage	800	800
<b>Library and Lecture Hall</b>				
	1	Informal Lecture Hall	4,500	4500
	4	Conference Rooms	1325	5300
	6	Bathroom	390	2340
	1	Library	22700	22700
	1	Exhibit Hall	1900	1900
<b>Resource</b>				
	1	"The Pantry" Restaurant	1650	1650
	1	"The Closet"	650	650
	1	Restaurant Kitchen and Storage	550	550
	1	Cafeteria	2530	2530
	1	Cafeteria Kitchen and Storage	1025	1025
<b>Educational</b>				
	6	Classrooms (flexible)	500	3000
	1	Computer Lab	680	680
<b>Psychological and Medical</b>				
	3	Individual Therapy	140	420
	1	Family Therapy	225	225
	1	Group Therapy	400	400
	3	Examination Rooms	100	300
	1	Reception/Waiting Area	500	500
	2	Emergency Procedure Room	160	320
	1	Overnight Stay	700	700
			<b>Total:</b>	<b>67,390</b>
<b>Emergency Crisis Intervention Shelter</b>				
	6	2 Bedroom Apartment	750	4,500
	9	Dorm Style Rooms	500	4,500
	1	Recreation Room	2190	2,190
	1	Changing Room	583	583
	23	Offices	140	3,220
			<b>Total:</b>	<b>14,993</b>
<b>Memorial</b>				
	1	Possessions Cemetery	1600	1,600
	1	Tunnel Path	7348	7,348
	1	Path	2220	2,220
	* 1	Garden	11000	11,000
			<b>Total:</b>	<b>11,168</b>
			Total:	93,551
			Circulation:	9,355
			<b>Total:</b>	<b>102,906</b>

# PROGRAM:

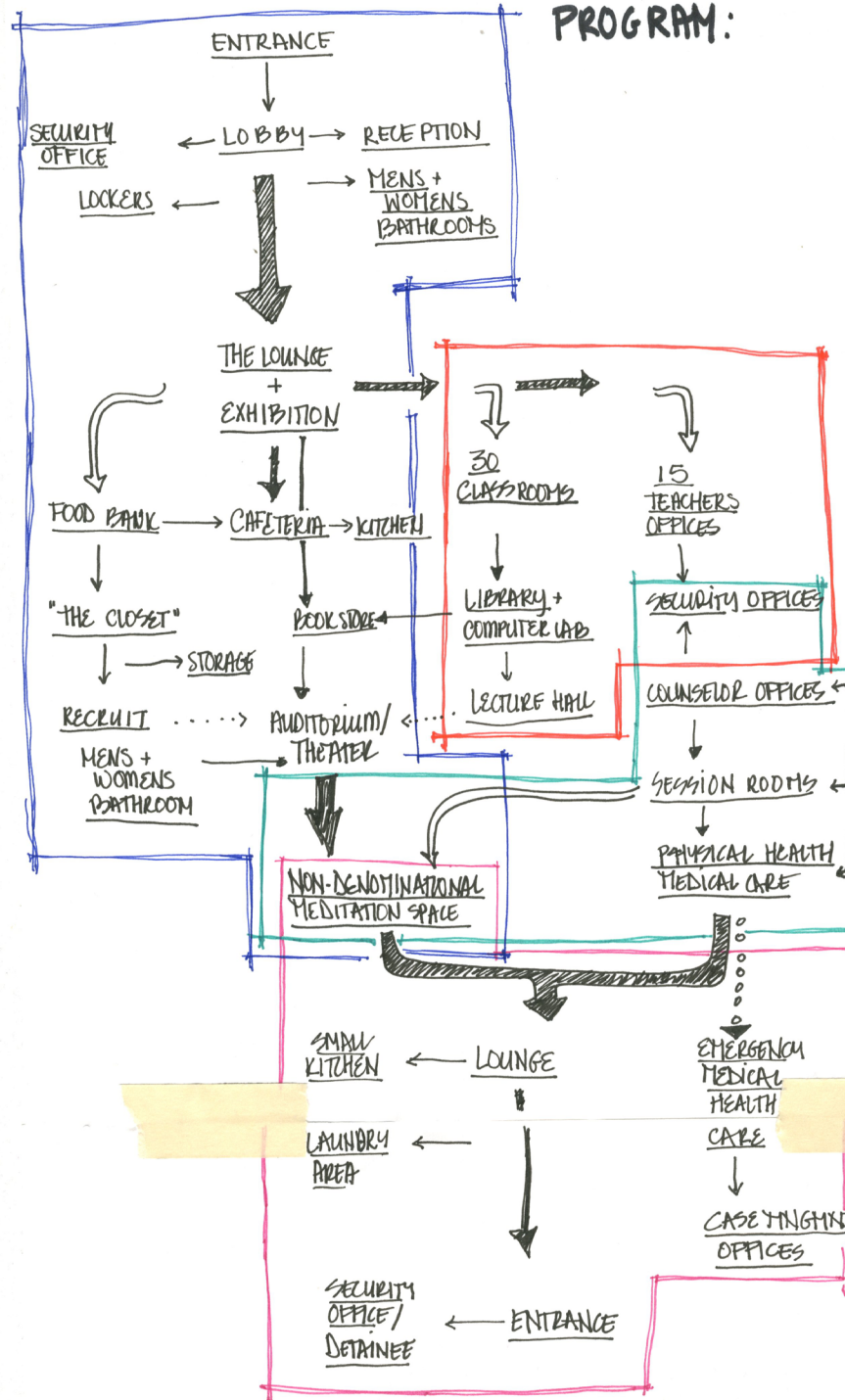
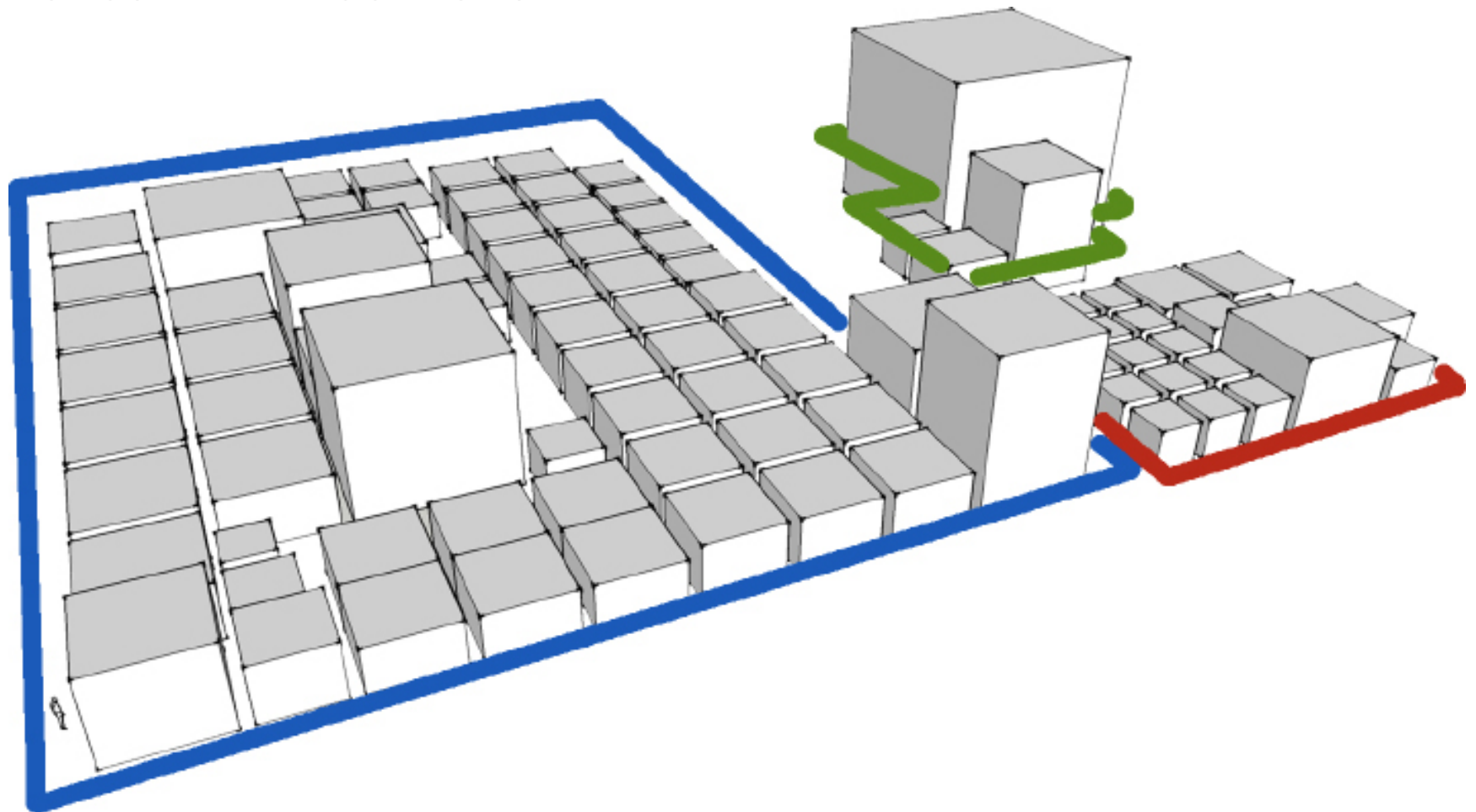


Diagram indicating the relationships between the programs

# Zones and Allocations



- Zone 1
- Zone 2
- Zone 3

Social Resource Center [Educational, Psychological, Resource]

Emergency Crisis Intervention Shelter [Dorms, Lounge]

Memorial [Possessions Cemetery]

## Zone 4

Memorial Garden and other exterior components of the project.

# Narrative

## The Runaway

As I approach the center, i noticed that the entrance was easy to find and I feel safe within this environment. I see people laughing and hanging out inside, I hope that one day I can be that happy. I am looking for someone to talk to, I thought that taking off from home and going to LA, I would experience opportunities galore, but have ended up on the streets, yes living... but I have no future. These people look happy, I see classrooms and there appears to be a library, I wonder if they can help me. I am looking for a job, so I approach the resource center, the employee sends me to the recruiting office where I can then speak to representative of a school or a job recruiter. I don't have many clothes left, and the ones that I do are not suitable for a job. Luckily, I've heard talk about "the closet", my peers say that they provide you with professional attire, so that you can look the part! I am eager to start my journey, I am to be somebody again. Before I know it, I have been distracted by activities all day, its time for a break... I'm hungry. As I approached the cafeteria, I noticed that the staff looked rather young, when a fellow pointed out that the center employs people like me, temporarily, so that we can have some income as we seek a more permanent solution for our position. Pretty cool huh? Well, time to relax a bit and watch some TV in the lounge...

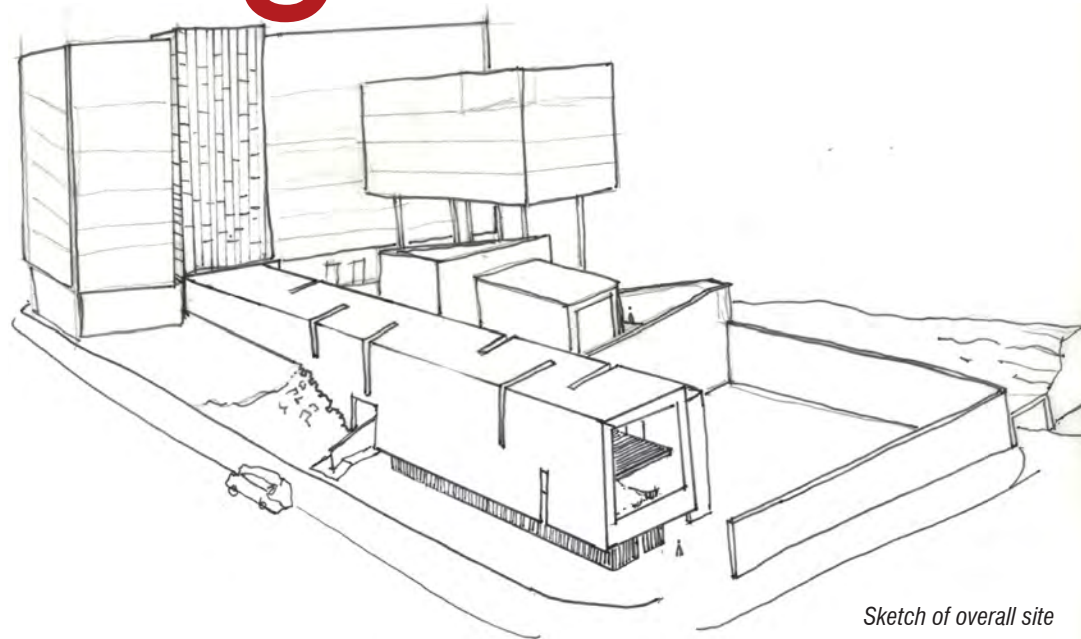
## The Counselor

As a counselor, this is my 9-5 job. The staff here is friendly and the building truly inspires conversation and dialogue. Somehow, the building evokes conversation which helps enormously during sessions. The program encourages us to communicate with the "students" allowing for constant growth. The different zones of the program are easily accessible, however they create different feelings as one walks through them. For lunch, my colleagues and I go down to the cafe or somewhere local. The city has revitalized the Broadway district with many shops and restaurants, allowing for amenities within walking distance. I am satisfied at this job, somehow the building creates a positive environment, which is always a good thing!

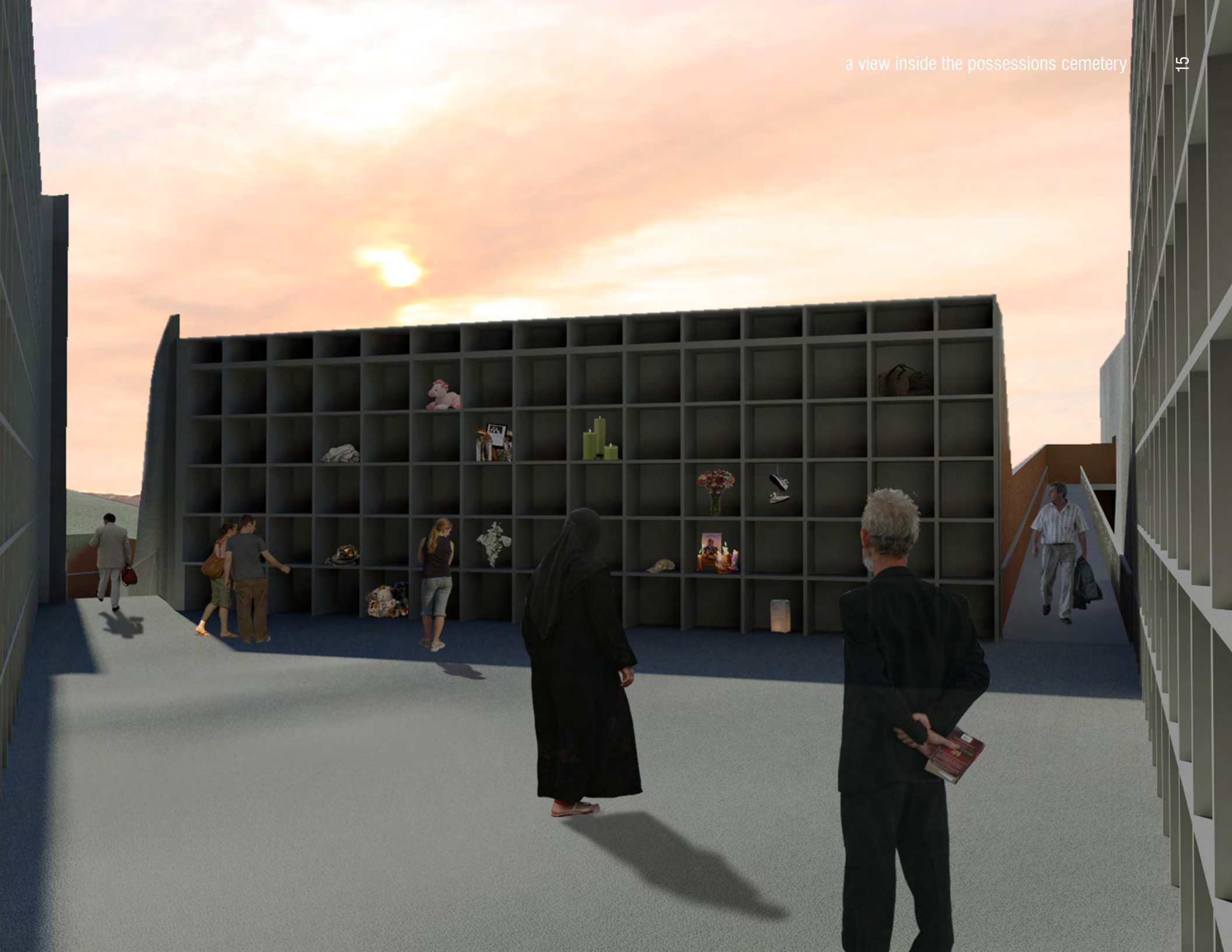
## The Public

Initially, we were sceptical of locating this building for homeless people in such a downtown environment but now that the building is up, it has had a positive impact on the community. The memorial cemetery is very striking and leaves the visitor wondering what they can do to stop the "silent crisis". We've all donated to the center and hope that the community has created opportunities for the youth, if not with employment, then with a shoulder to lean on. We see the youth as an opportunity. At times I go to the cafe that overlooks the memorial and ponder the meaning of life. It may seem corny at first but it is one of the few places I feel comfortable contemplating, knowing that the people around me, are doing the same.

# Design Process



*Sketch of overall site*



# Photo Montage Studies

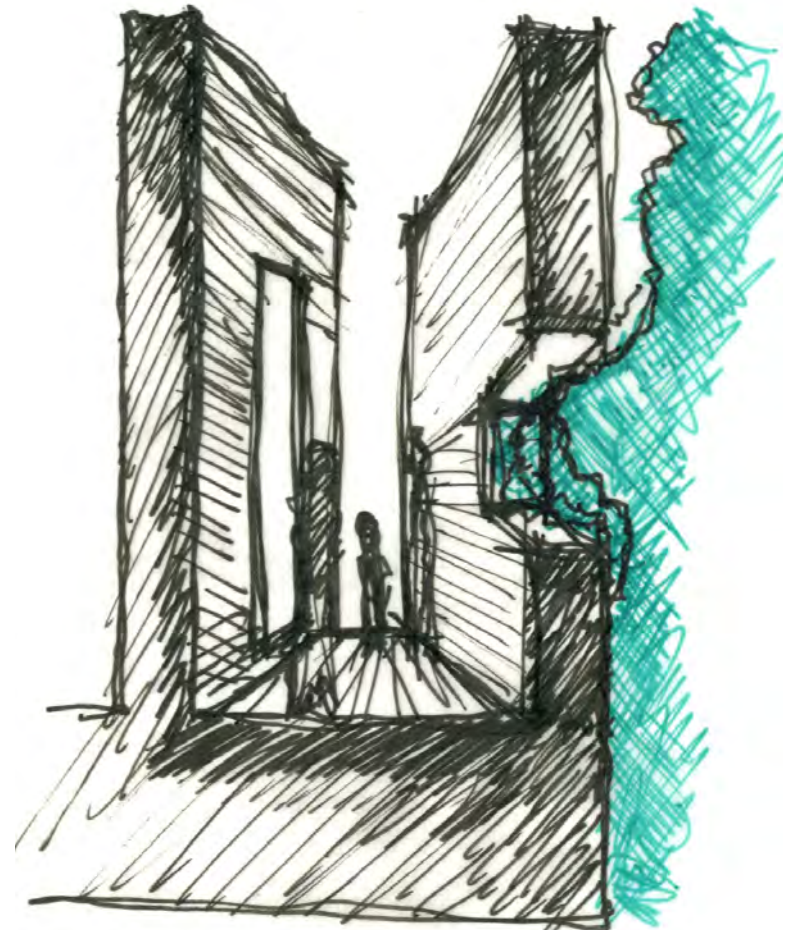
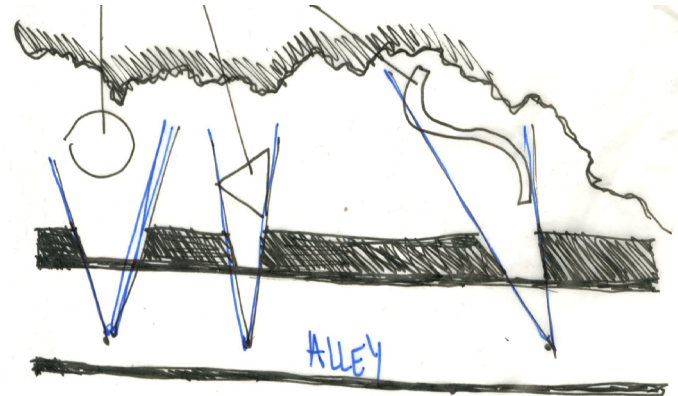
These photo montages allowed me to place objects on the site that relate or to the theoretical explorations of the project. The caterpillar on the site represents the individuals who will use the social center. The caterpillar is an animal that transforms and camouflages throughout its lifetime. Similarly, attendants of the runaway center will go through a series of experiences that will allow them to transform themselves into individuals that have the potential of leading lives as stable members of society.

A similar exercise involved the photomontage of a precedent with a similar square footage on the proposed site. The precedent used was a nursery school in Pamplona, Spain. This exercise had showed me what a horizontal project can add to the site and how it can engage with the site.



# The Study of “A Special Space”

The design encouraged the exploration for a specific special place within our project. That special space for me was the memorial and the variety of experiences that an individual would be able to encounter while at the site. From early on, it was important that a specific continuous environment was created, yet allows for moments where that environment is interrupted intentionally.

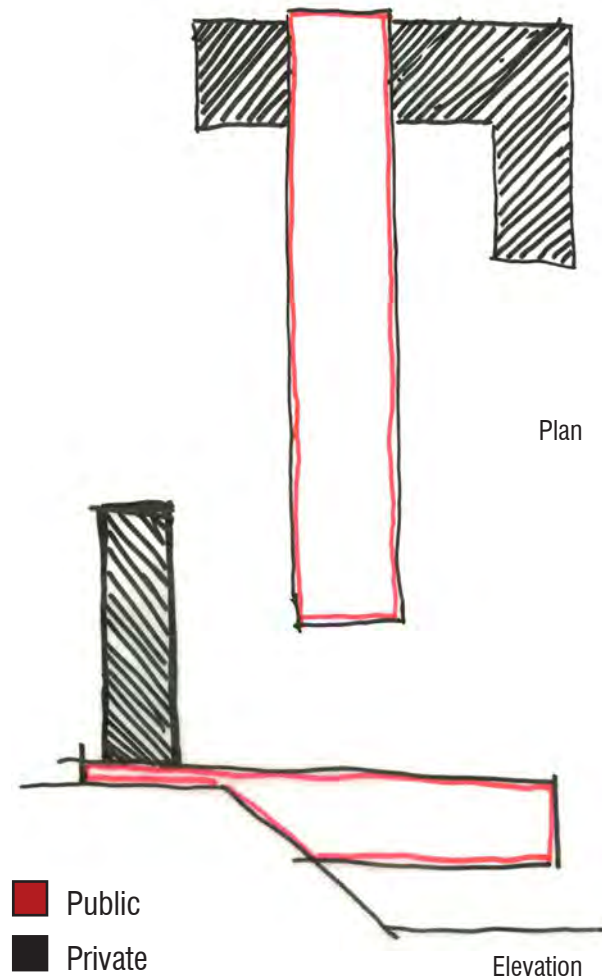


*Preliminary sketches of “special space” concept*

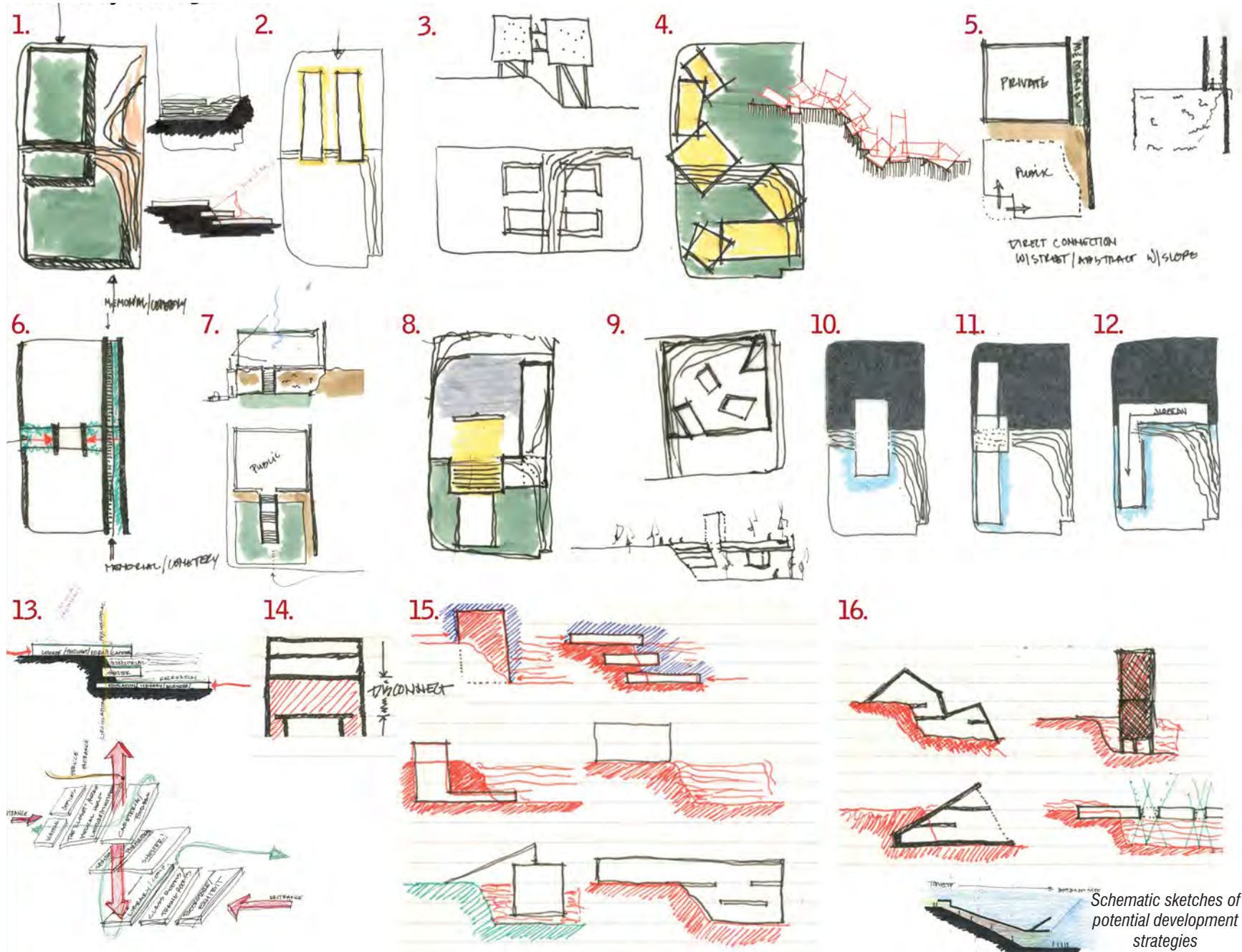
# Parti

The parti diagram is organized in such a manner that it represents more than just the physical organization of the project. The red element represents the horizontal programmatic functions of the project which are targeted towards the general public. This horizontal element represents a dialogue with the slope of the site and throughout the design process becomes the memorial. The black vertical element, although seemingly disconnected, represents the iconic elements which are the representations of change. Together the two are controversially bound in such a way that interactions are allowed between both the general public and the usually secluded runaways. The area where the red and the black intersect represents the dialogue between the problem and the solution.

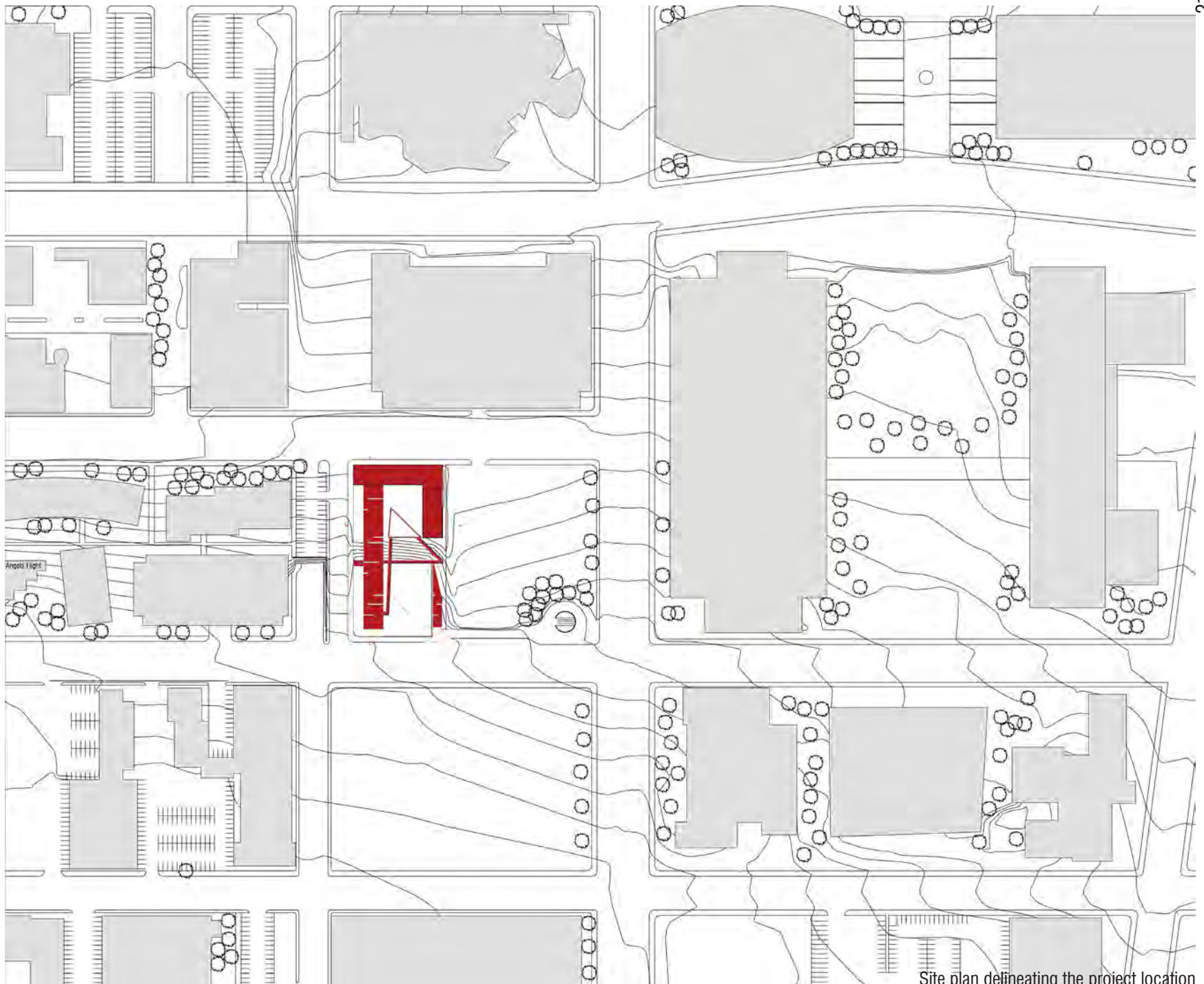
Diagrammatically, the two forms are organized in such a way that the elements that are physically closer to the ground have a significantly lower level of security. As the levels ascend the security becomes a system of strictly monitored levels. Having the significant slope on the site allows for better control over the different levels of privacy required for the success of this project.



# Preliminary Schematic Explorations



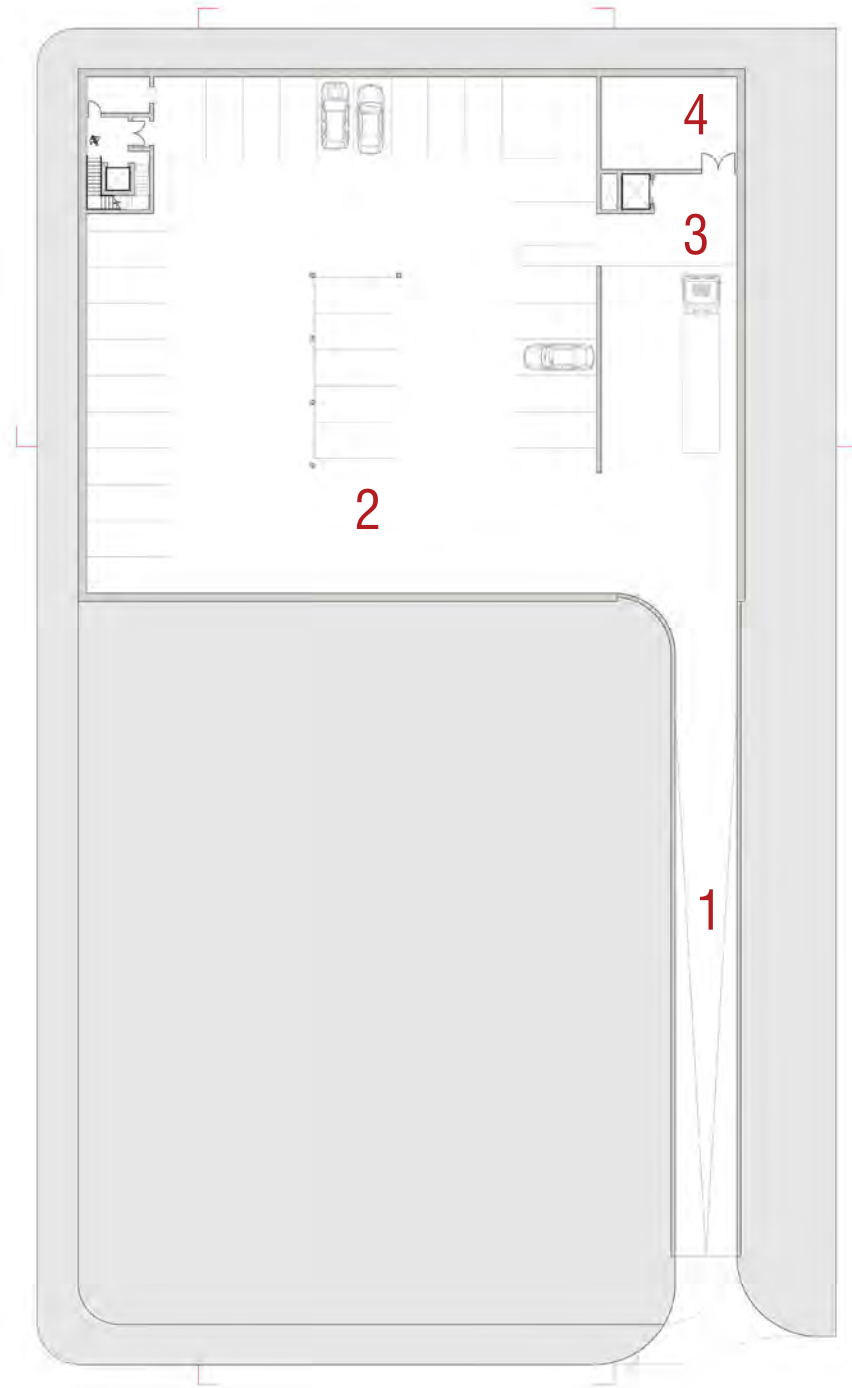




Site plan delineating the project location

# -59.00' Level

The lowest level of the project includes a parking garage as well as the delivery platform. The parking garage serves up to thirty cars and two handicapped spots. The delivery platform can comfortably park two trucks and easily place the deliveries in the on “same-level” storage facility. There are two circulation cores that come down all the way to this level.

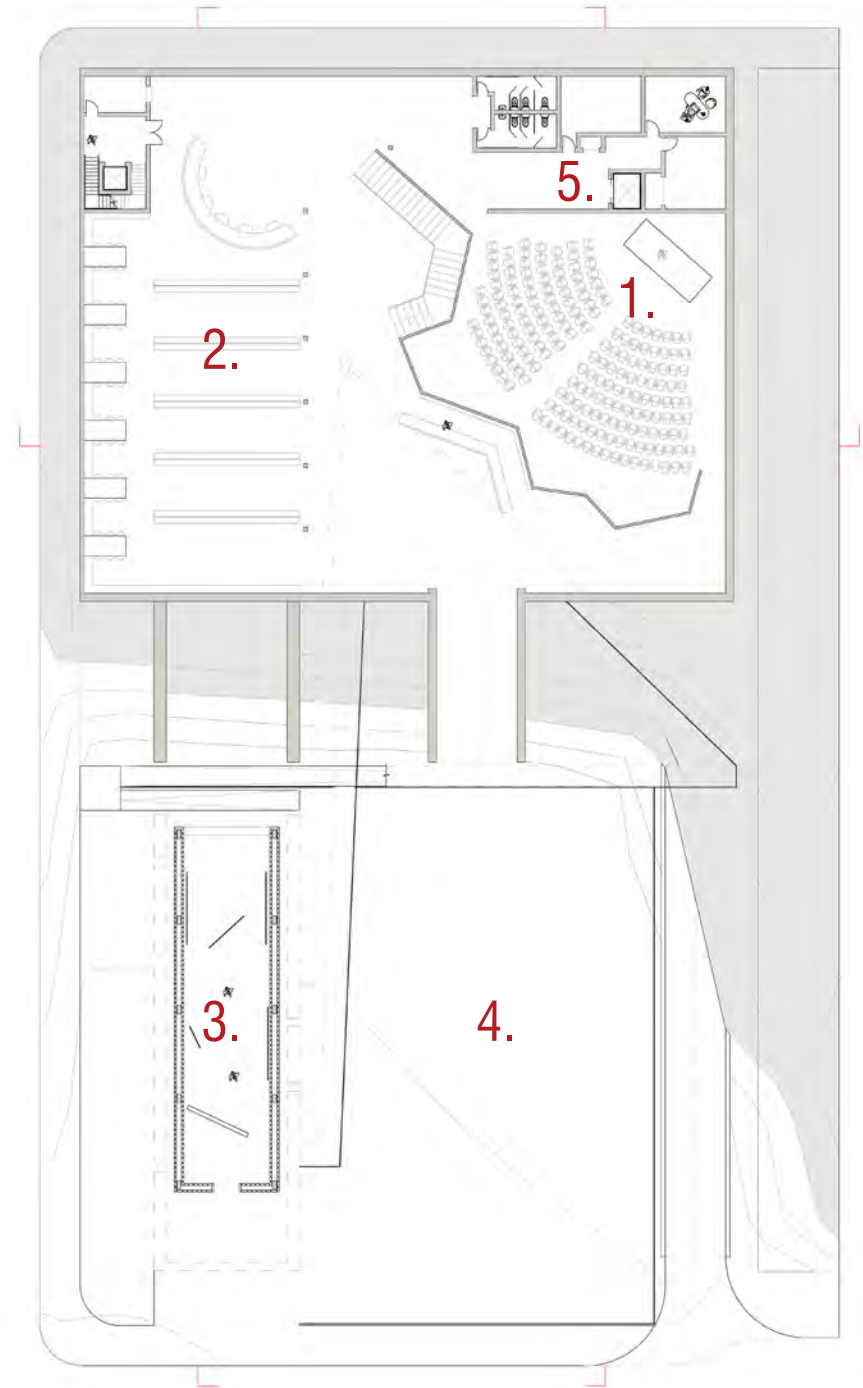


- 1. Service and Parking Entrance
- 2. Parking Garage (30 Cars)
- 3. Delivery Platform
- 4. Storage

# -44.00' Level

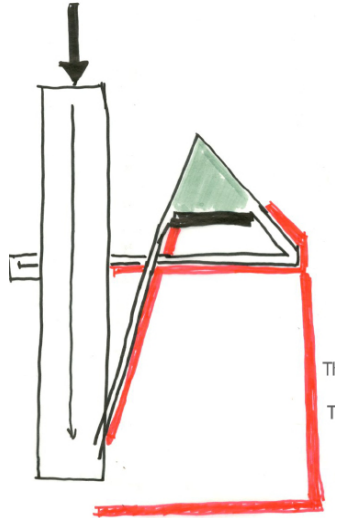
This level serves as the ground level to the lower level of the site. The exhibit hall is accessible from the exterior street access. Within the exhibit hall, one can view art work and exhibits by resident-artists and local artists whose emphasis focuses on the betterment of a society and other social issues. Next to the exhibit hall is the reflection/memorial garden. This garden is enclosed by a bronze fence. Through the garden is the entrance to the library and the informal lecture hall. The library can serve to the public as well as the residents of the social center. The lecture hall is intended to inform the public as well as the runaways on issues and means of helping one improve his or her life. Similarly, members of society who have overcome the issues that current students are facing can come and conduct motivational lectures. In addition to the two main functions are several offices as well conference rooms where potential recruiting interviews can be conducted.

1. Informal Lecture Hall
2. Library (first level)
3. Exhibit Hall
4. Reflection Garden
5. Meeting Rooms and Offices



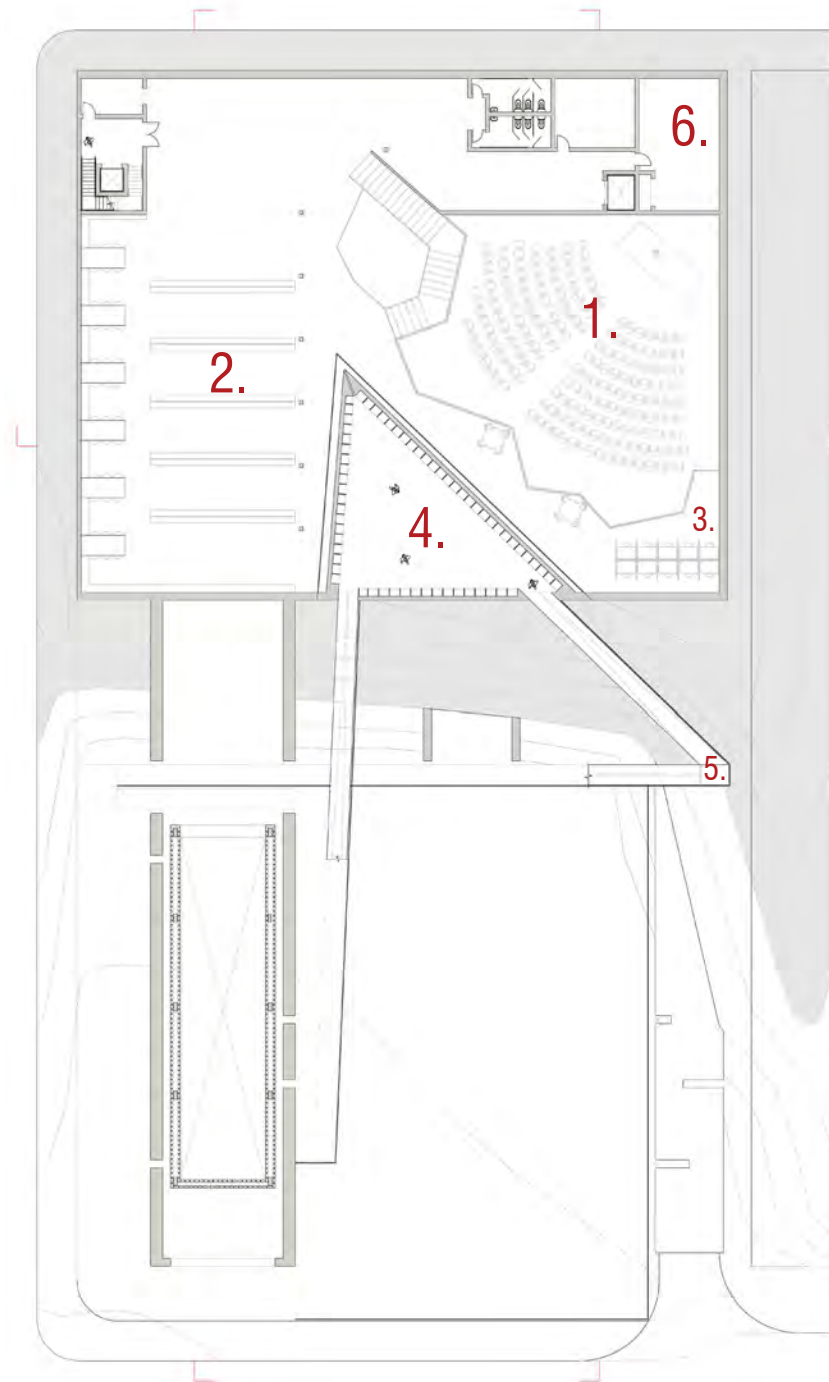
# -24.00' Level

This level serves primarily as the second floor of the library. On this floor, one can find quiet study areas as well as overlook areas onto the lecture hall. A set of the memorial ramps also crosses paths with this level. The Possessions memorial pierces into the memorial. Here, the visitor finds possessions of individuals who have not had the chance to improve their life and therefore ended up unidentified by their family and friends and all that's left of them is their possessions.



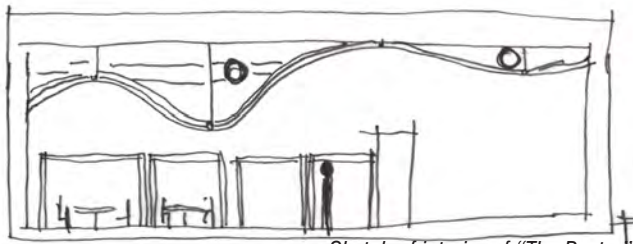
*Idea delineating  
the path and its  
intersections*

1. View onto lecture hall
2. Library (second level)
3. Personal Study Area
4. Possesions Memorial
5. Experiential Ramps
6. Conference Rooms



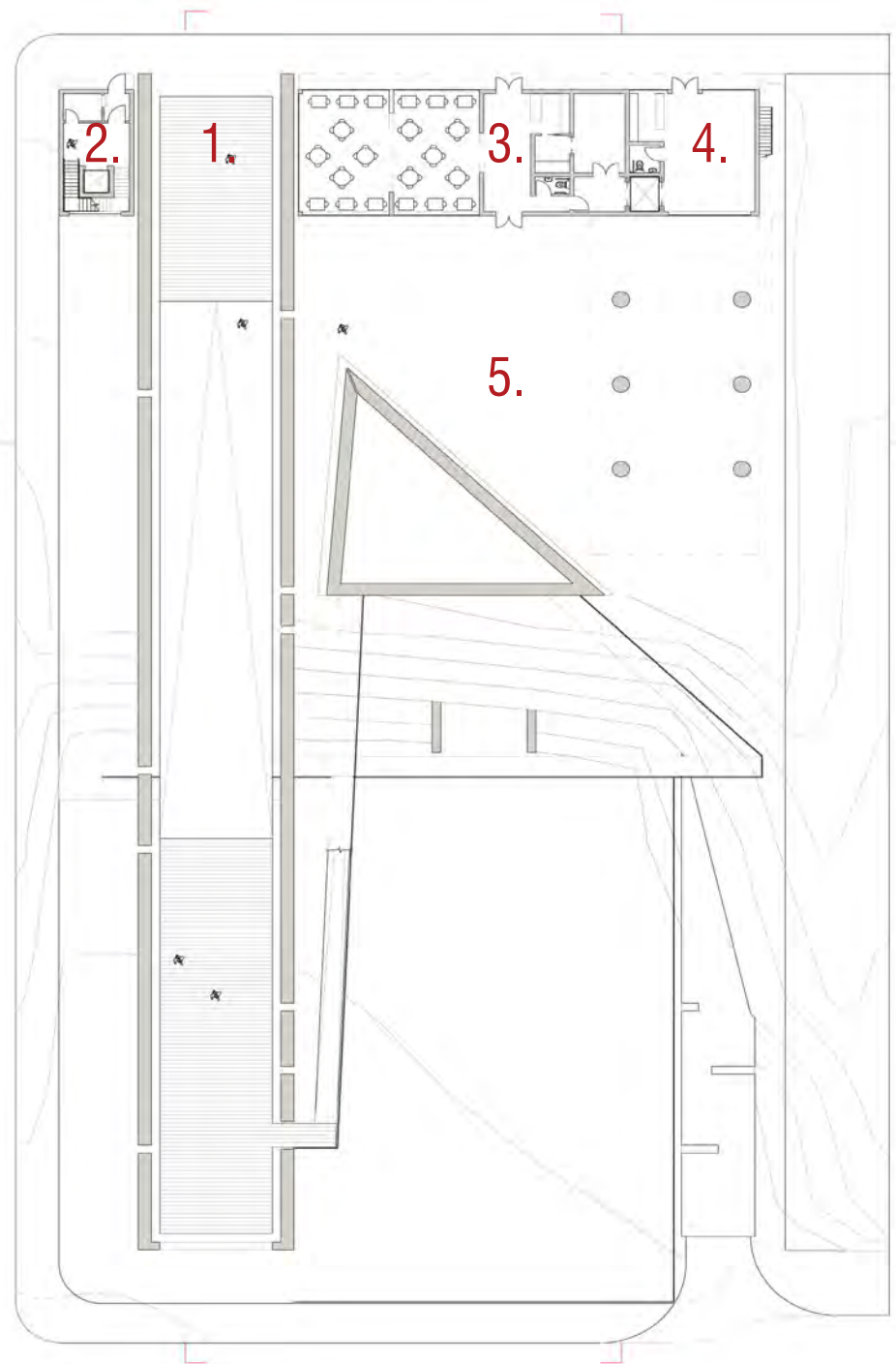
## +00.00' Level

The level serves as the primary access to the memorial ramp. The ramp leads a visitor to the possessions memorial via a series of experiential ramps. The ramps expose the visitors to a specific part of the project and exposes them to a particular emotion that somehow relates to the issue of runaway and their experience as such. On the street side is also "The Pantry" which functions similarly as a soup kitchen. Next to the pantry is a thrift store called "The Closet". Both of these places of retail are run by attendants of the center. They function without outside help and are overseen by case managers.



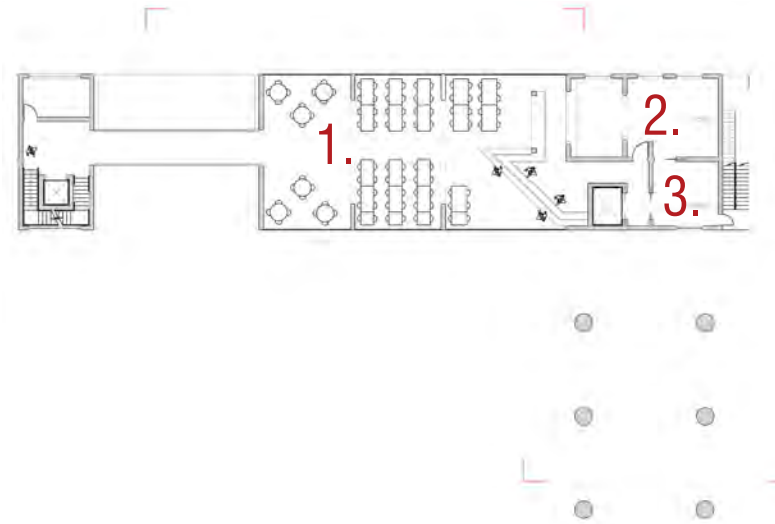
Sketch of interior of "The Pantry"

1. Entrance to Memorial
2. Entrance to Social Resources Center
3. "The Pantry"-Soup Kitchen
4. "The Closet"-Second Hand Store
5. Outdoor Courtyard
6. Lookout



## +15.00' Level

Using essentially an exterior catwalk, residents and/or visitors will be able to enjoy their meals on this level where the cafeteria, kitchen and food storage is located. Seating approximately 100 people.



1. Cafeteria
2. Kitchen
3. Storage

## +30.00' Level

Also entitled the “educational” level, there are six classrooms on this floor offering a range of opportunities for various types of classes to be taught. Also, as an additional tool for education, there is a computer lab seating 19 people. The circulation throughout this floor creates study areas and social gathering spaces.

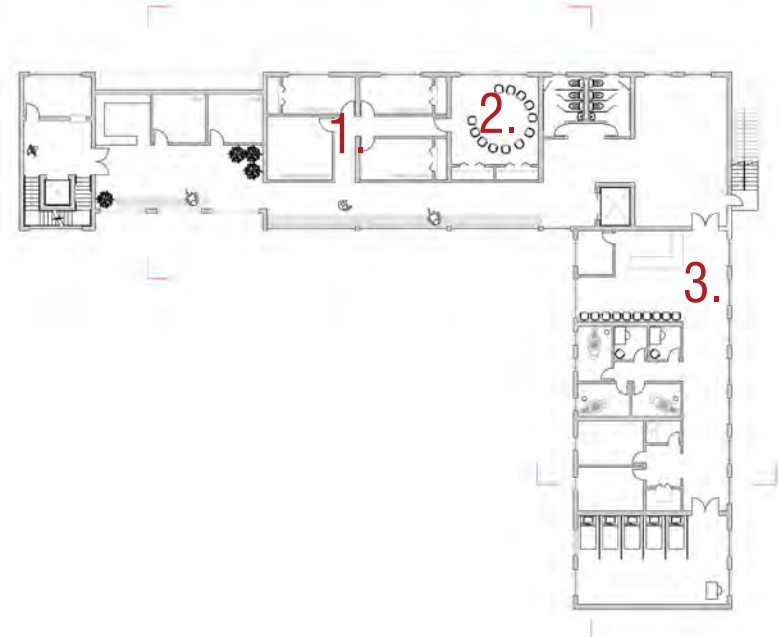


1. Classrooms [6]
2. WC
3. Computer Lab
- 26 4. Circulation and Seating Area

## +42.00' Level

On the “Psychology and Medical Care” level, patients can get individual, family and group therapy treatments. Similarly, patients can come here also for emergency medial procedures and to be seen by doctors on site. With the accessibility of these two amenities on site, the students have the privilege of having “health care” readily accessible to them without the worries of paying for it.

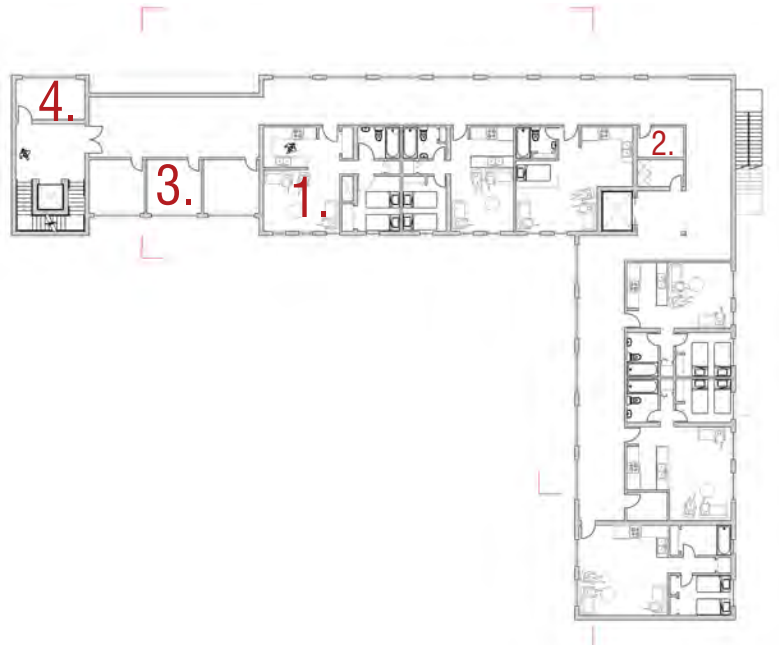
1. Individual Therapy
2. Group Sessions
3. On-The-Spot Medical Treatment



## +54.00' Level

The lowest level security housing is located on this on this floor. Residents can enjoy two-bedrom apartments complete with a kitchen and small social space. The circulation serves as a secondary social space, as it does on every other floor. Every floor also is home to some case management offices readily available to the residents.

1. Two-Person Apartement [6]
2. Laundry and Mechanical Room
3. Offices [3]
4. Security Office



## +66.00' Level

The secondary security level housing is the dorm style housing. Each dormitory houses six beds, there are three dorms on each floor. Individual bathrooms are provided apart from the dorms. A shared recreation/ multi-purpose area is accessed from this floor.



1. Multi-function Gathering Space
2. Changing Area
3. Kitchenette and Lounge Space
4. Individual Bathrooms [3]
5. Dorm Rooms [18 beds]
6. Case Management Offices

## +78.00' Level

Similar to the floor below, there are three dorms, individual bathrooms and a social gathering space overlooking the recreation/ multi-purpose area.

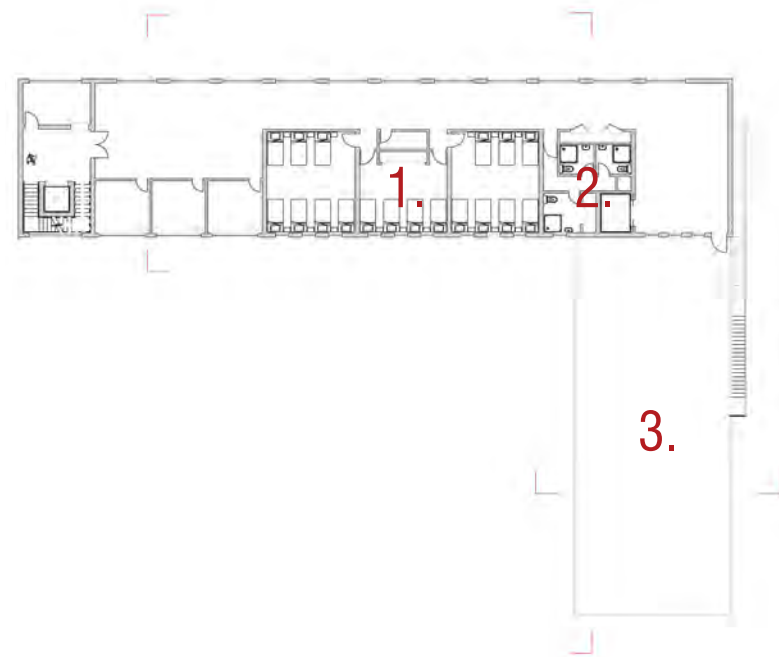


1. Kitchenette & Lounge w/view of space below
2. Dorm Rooms [18 beds]
3. Case Management Offices
4. Individual Bathrooms [3]

## +90.00' Level

The highest level of security comes with the emergency dormitory housing. Organized in a similar way as the two housing levels below, this level allows for close observation and monitoring of the floor.

- 1. High Security Dorms [18]
- 2. Individual Bathrooms [3]
- 3. Outdoor Roof Terrace



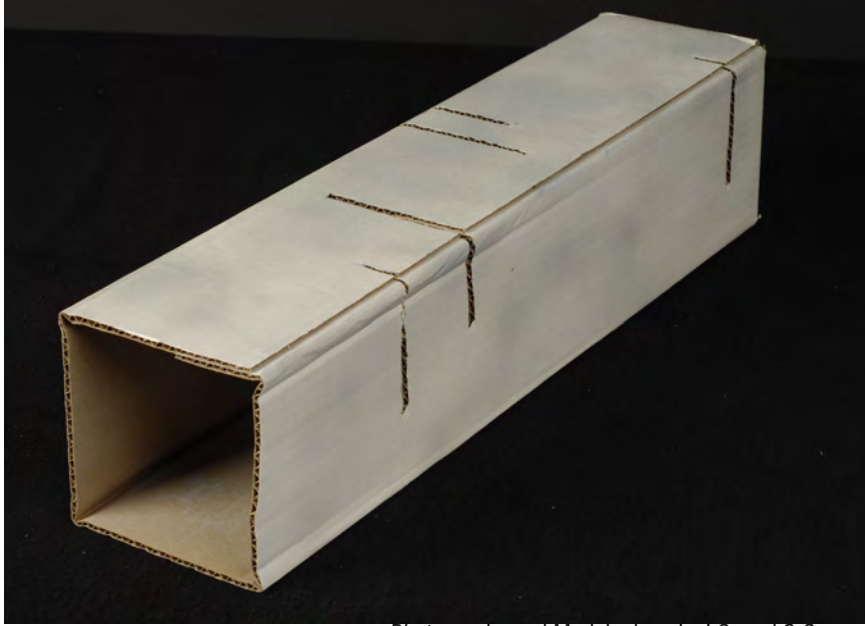
## +102.00' Level

The rooftop contains a green roof where potentially the residents can grow fruits and vegetables.

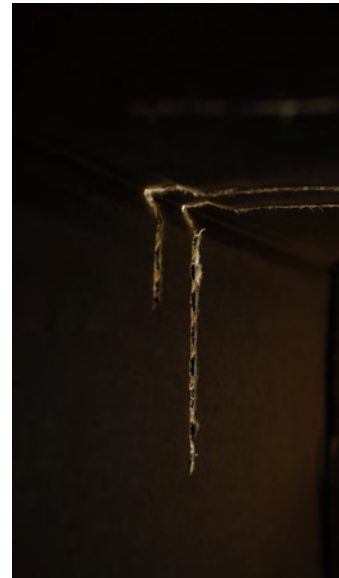
- 1. Green Roof



# Model Light Studies



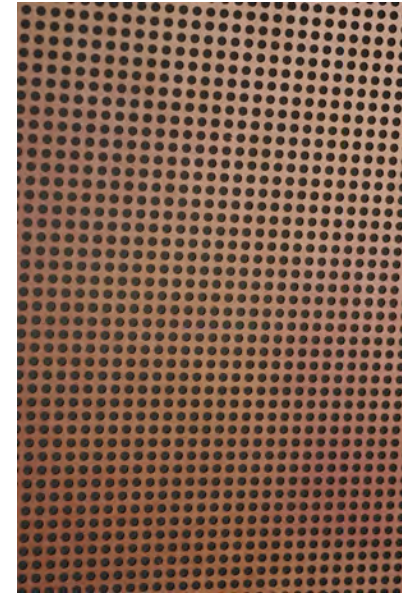
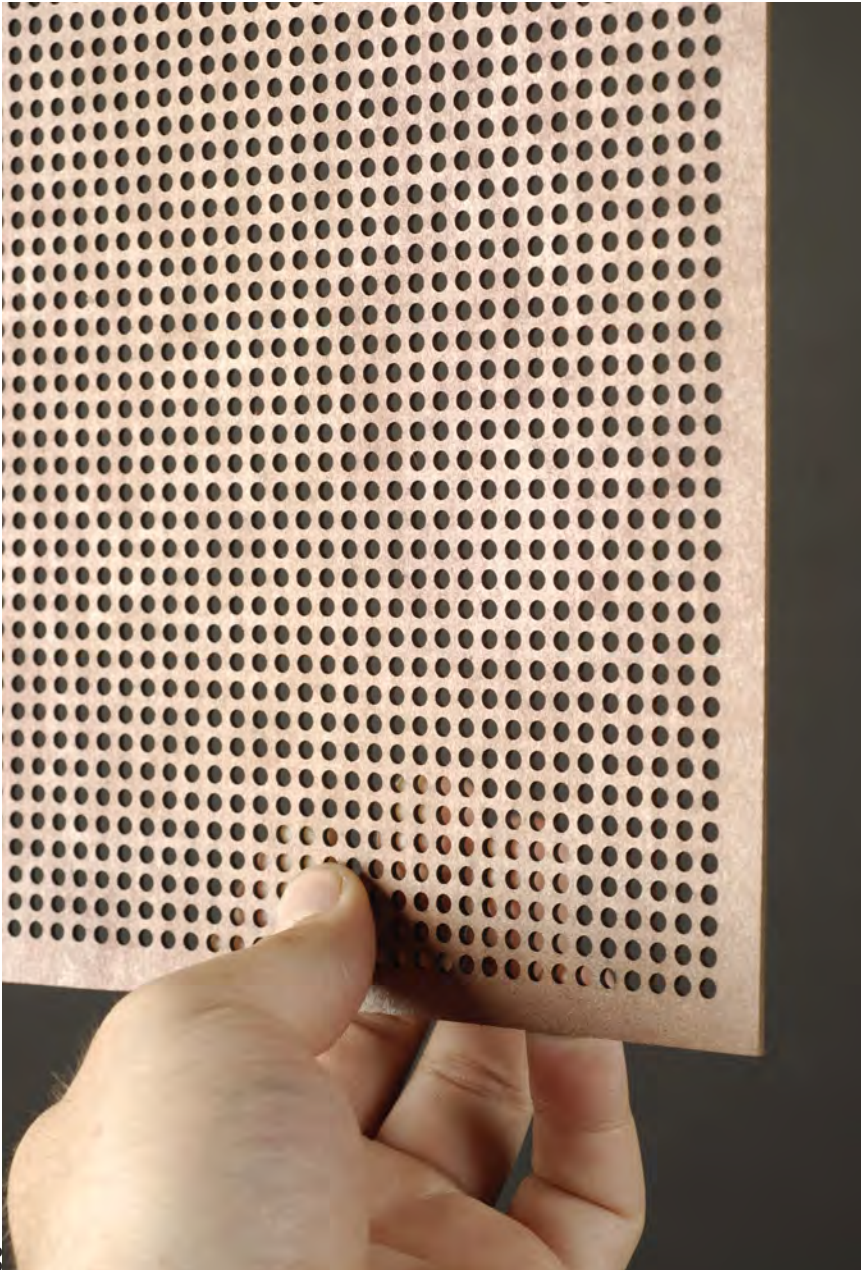
*Photographs and Models done by I.G. and C.G*



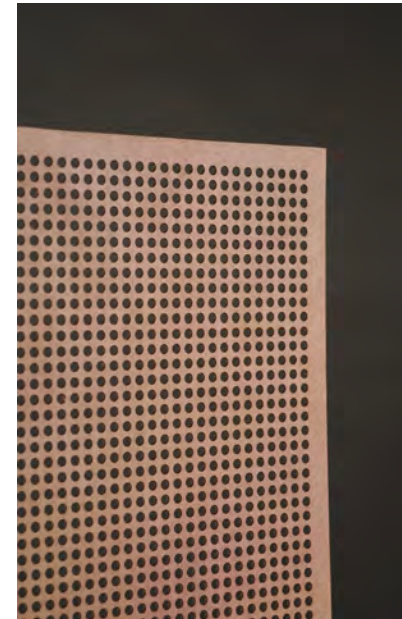
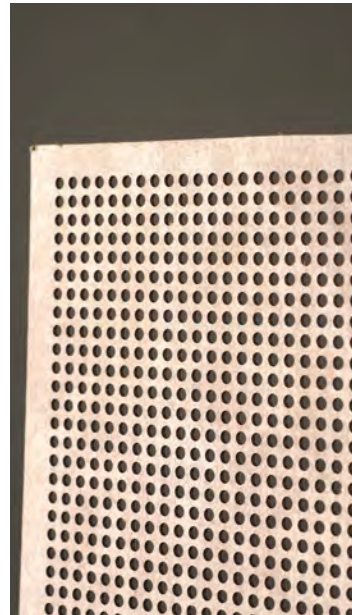
# South Hill Street Elevation



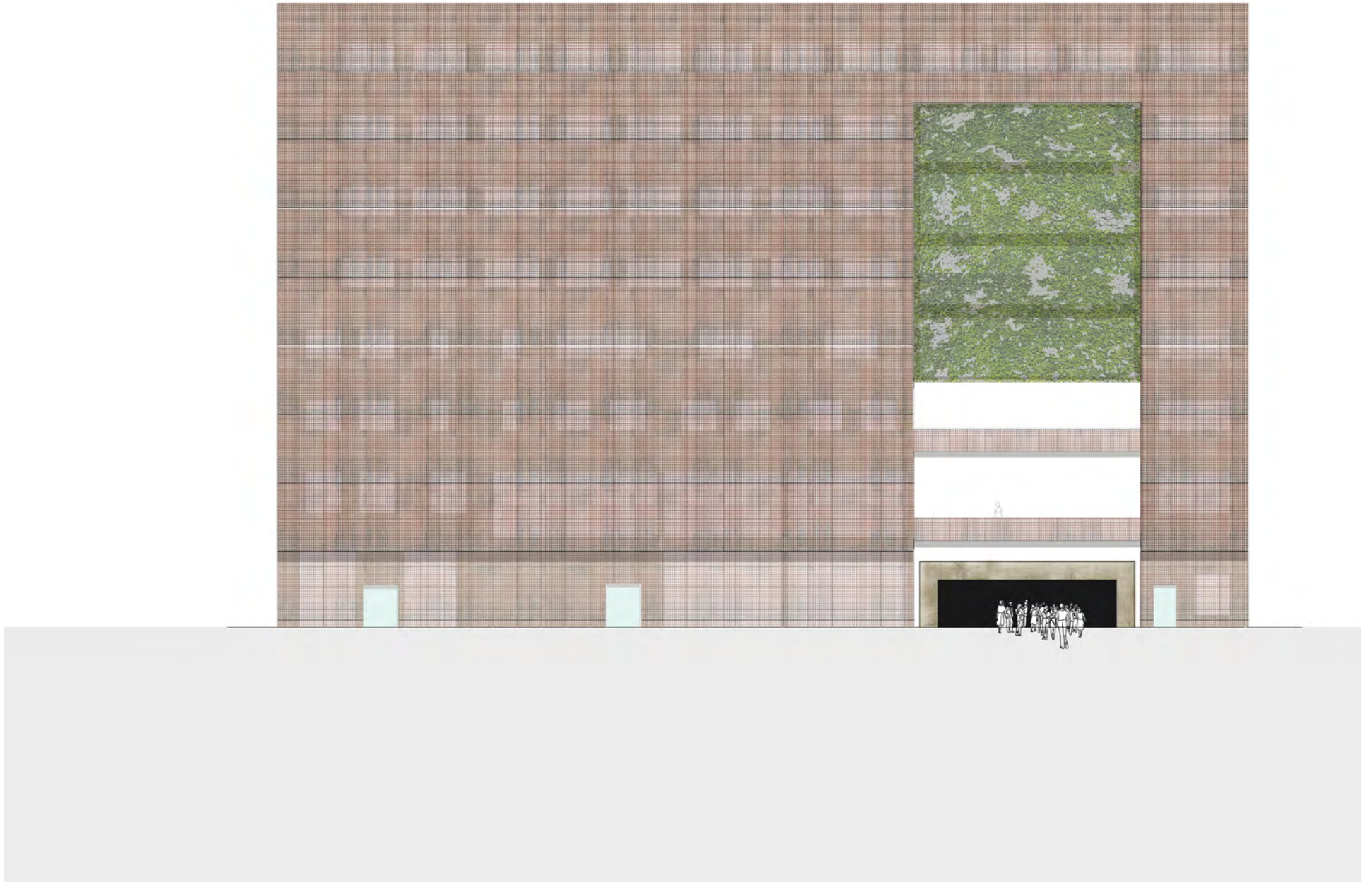
# Facade Panel Treatment



*Photographs and Models done by I.G. and C.G*



# South Olive Street Elevation

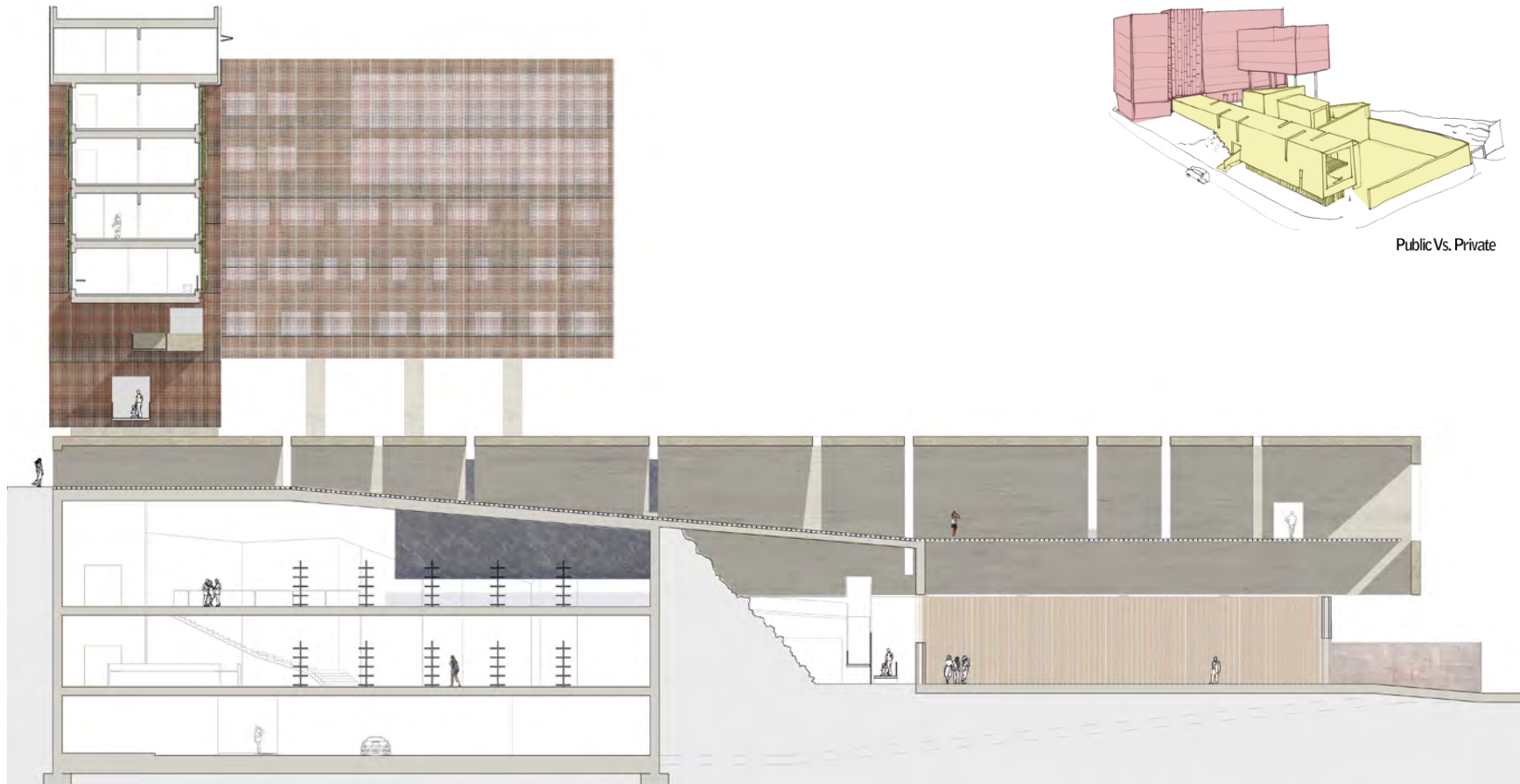




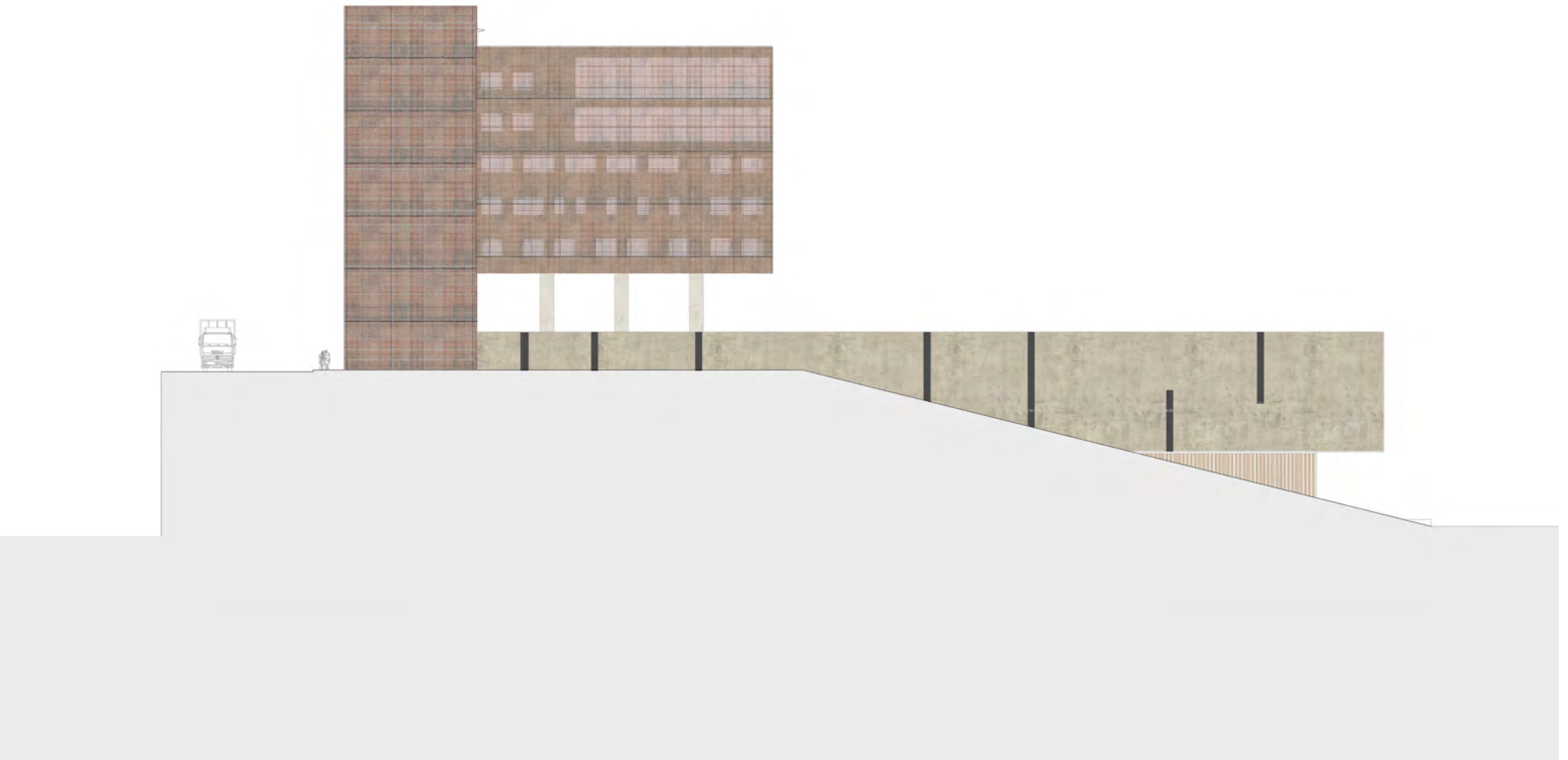
# Cross Section



# Longitudinal Section

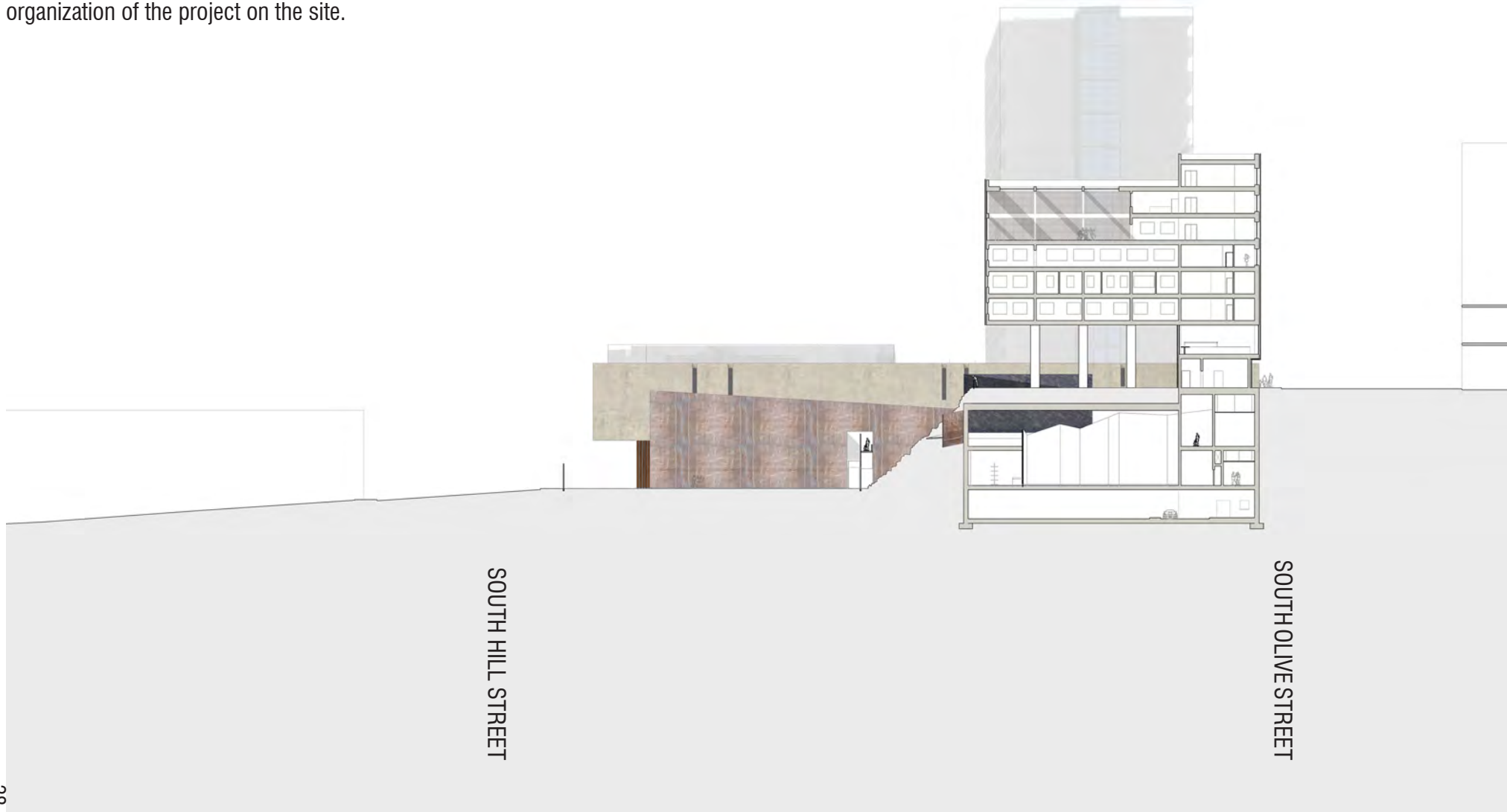


# West 2nd Street Elevation



# Site Section

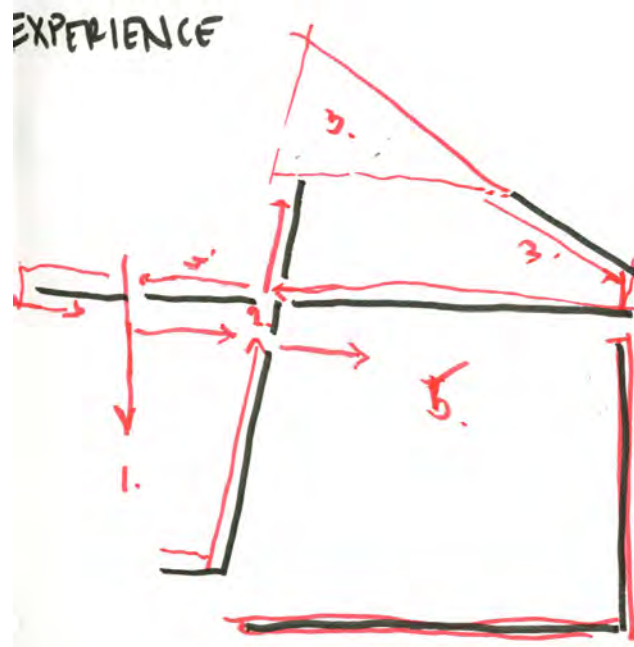
The section cut in a longitudinal direction shows the relationship between the project, the empty lot across the street, the parking garage on the other side, and the Frank Ghery Walt Disney Concert Hall. Also, This section cut shows how the drastic slope relates to the organization of the project on the site.



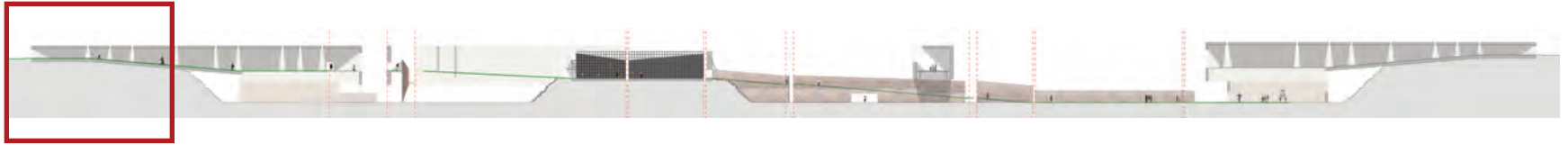


SOUTH GRAND AVENUE

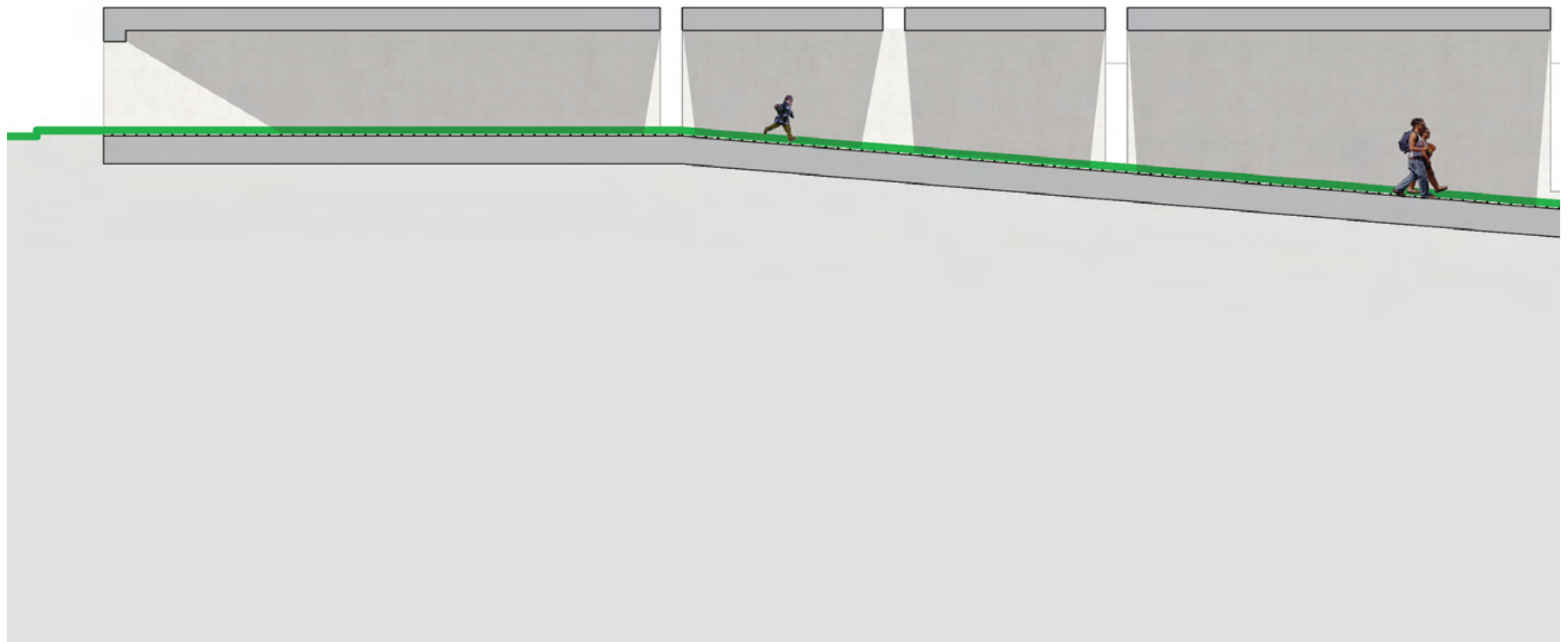
# Unfolded Section



*Sketch showing the proposed moments along the memorial path.*



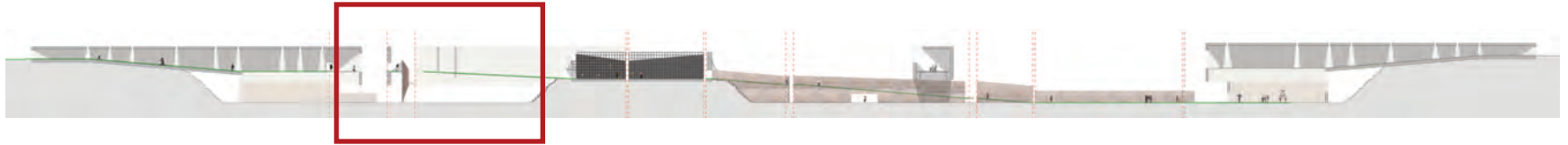
The entrance of the memorial begins on South Olive street where the majority of traffic occurs. It then continues through various stages of the site.



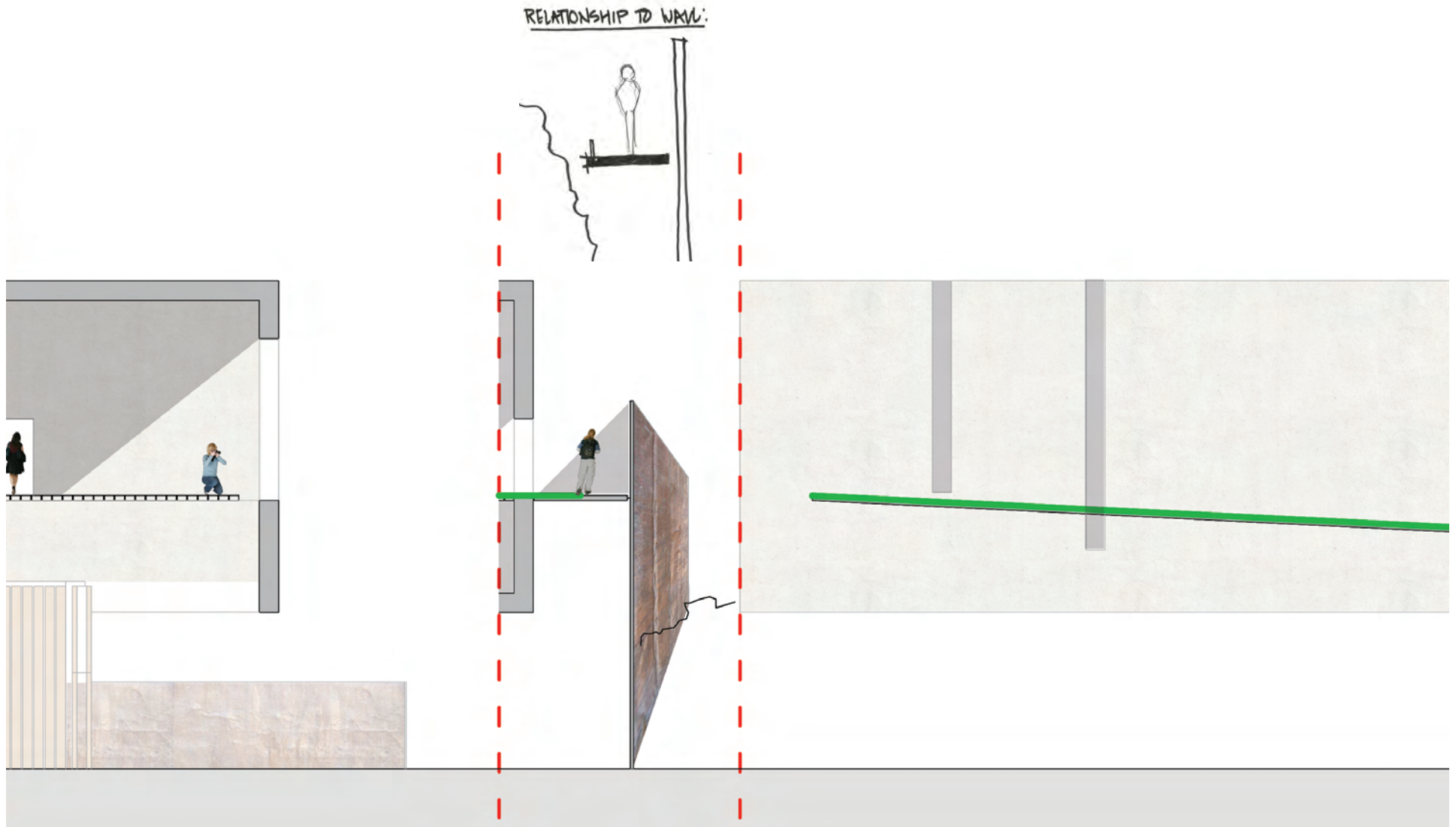


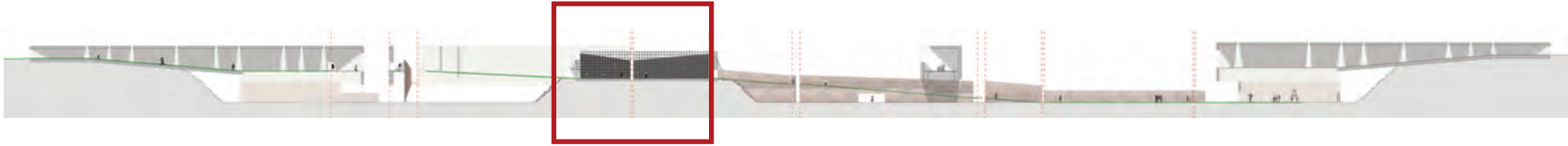
The memorial continues and intersects indirectly with the exhibition hall underneath it.



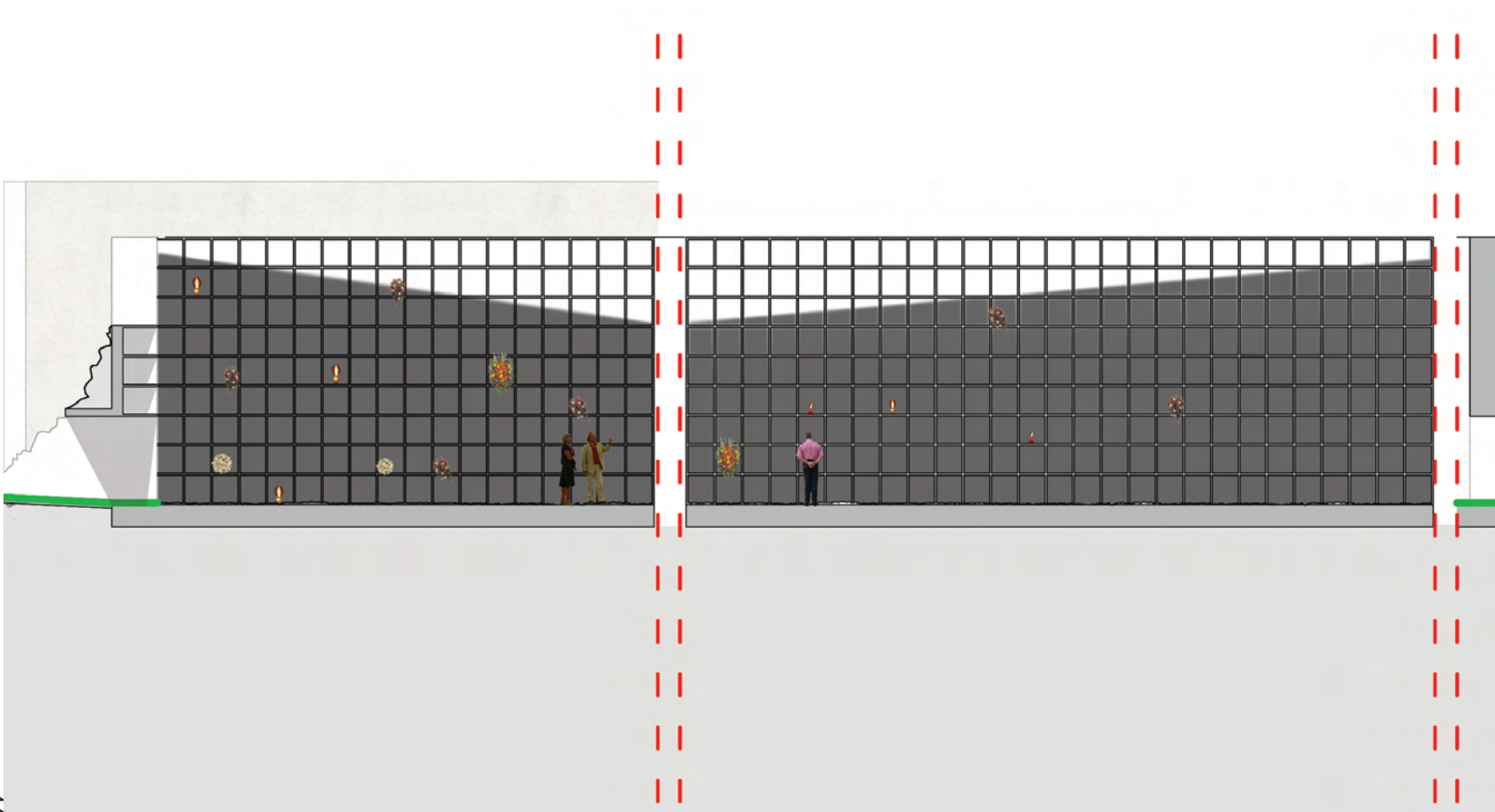


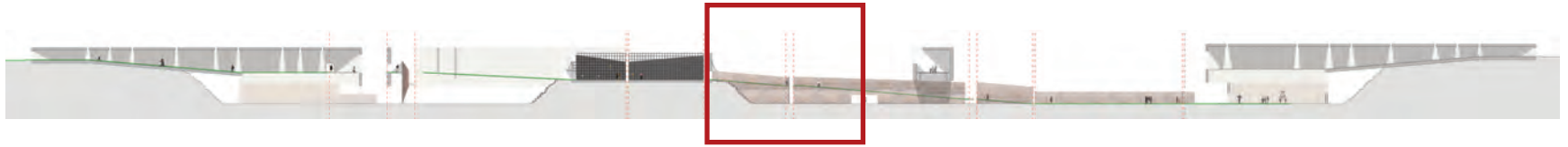
A visitor experiences three different moments within a matter of minutes. The variety of moments is directly related to the life of a runaway and serves as representation of that moment.



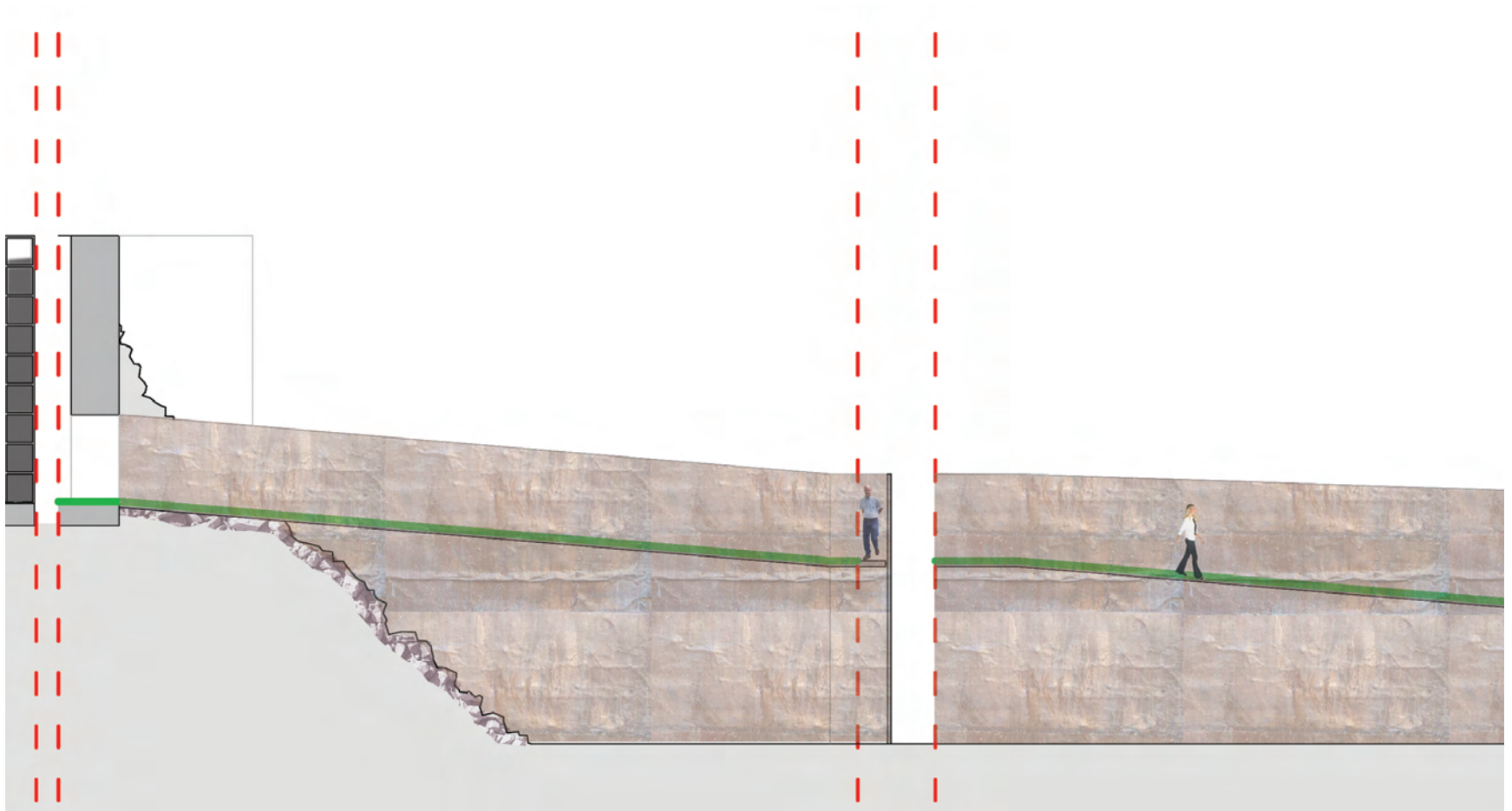


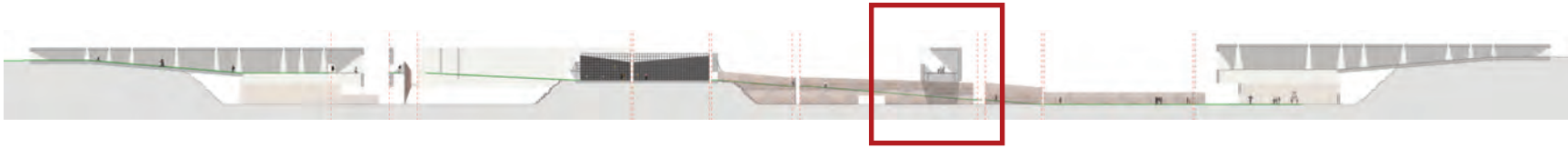
The arrival into the possessions cemetery is a rather emotional experience. Possessions of individuals who were unidentified are stored here, candles are lit, and flowers displayed. It is a site for contemplation and remembrance.



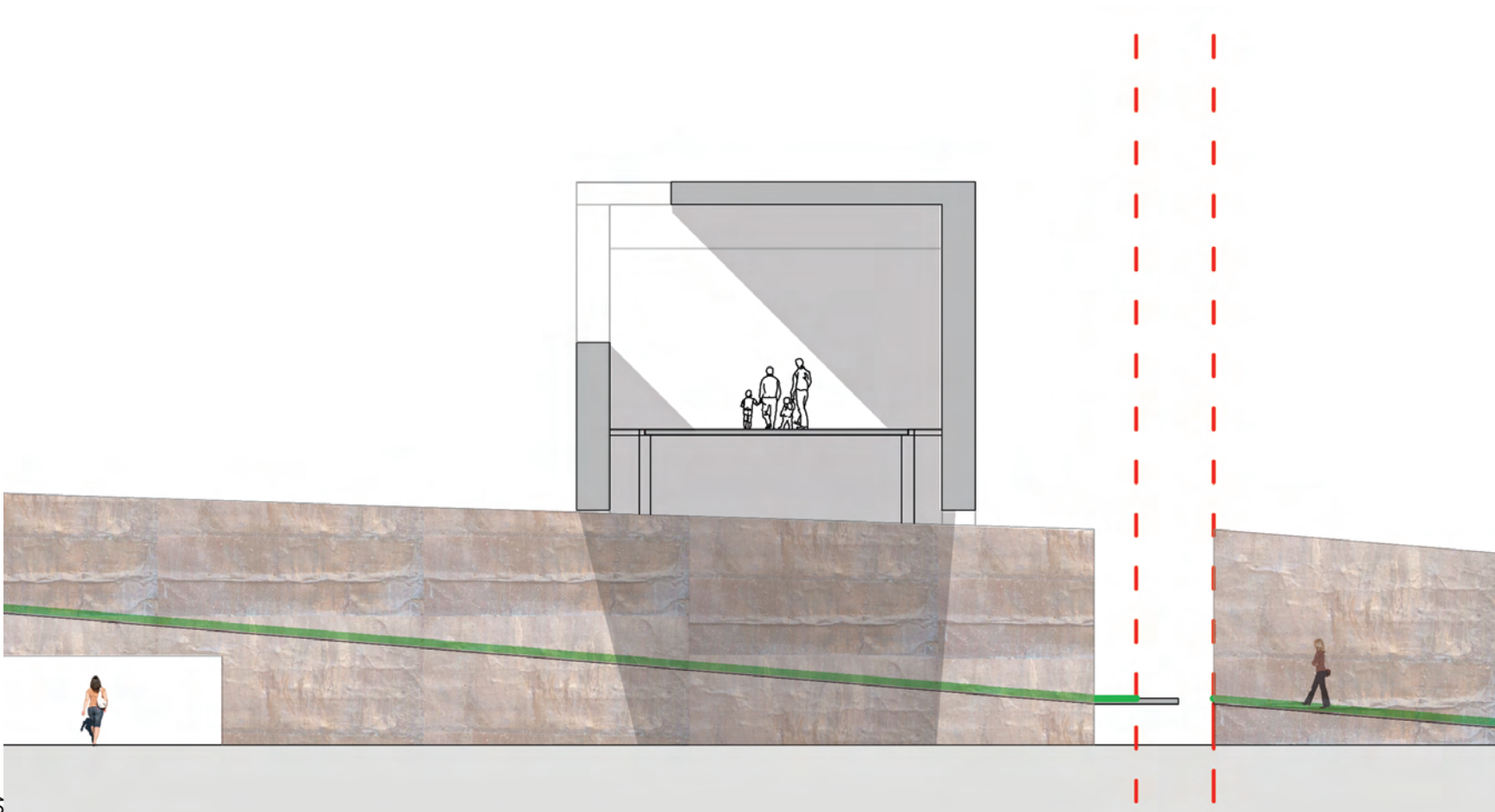


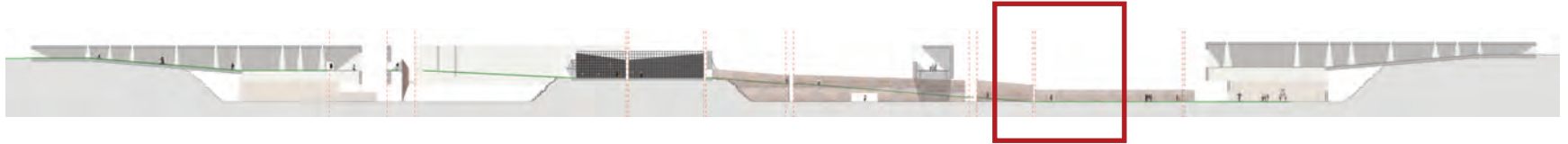
The wall isolates specific moments while walking on the ramp. It allows one to focus on that specific moment rather than overlooking the entire site.



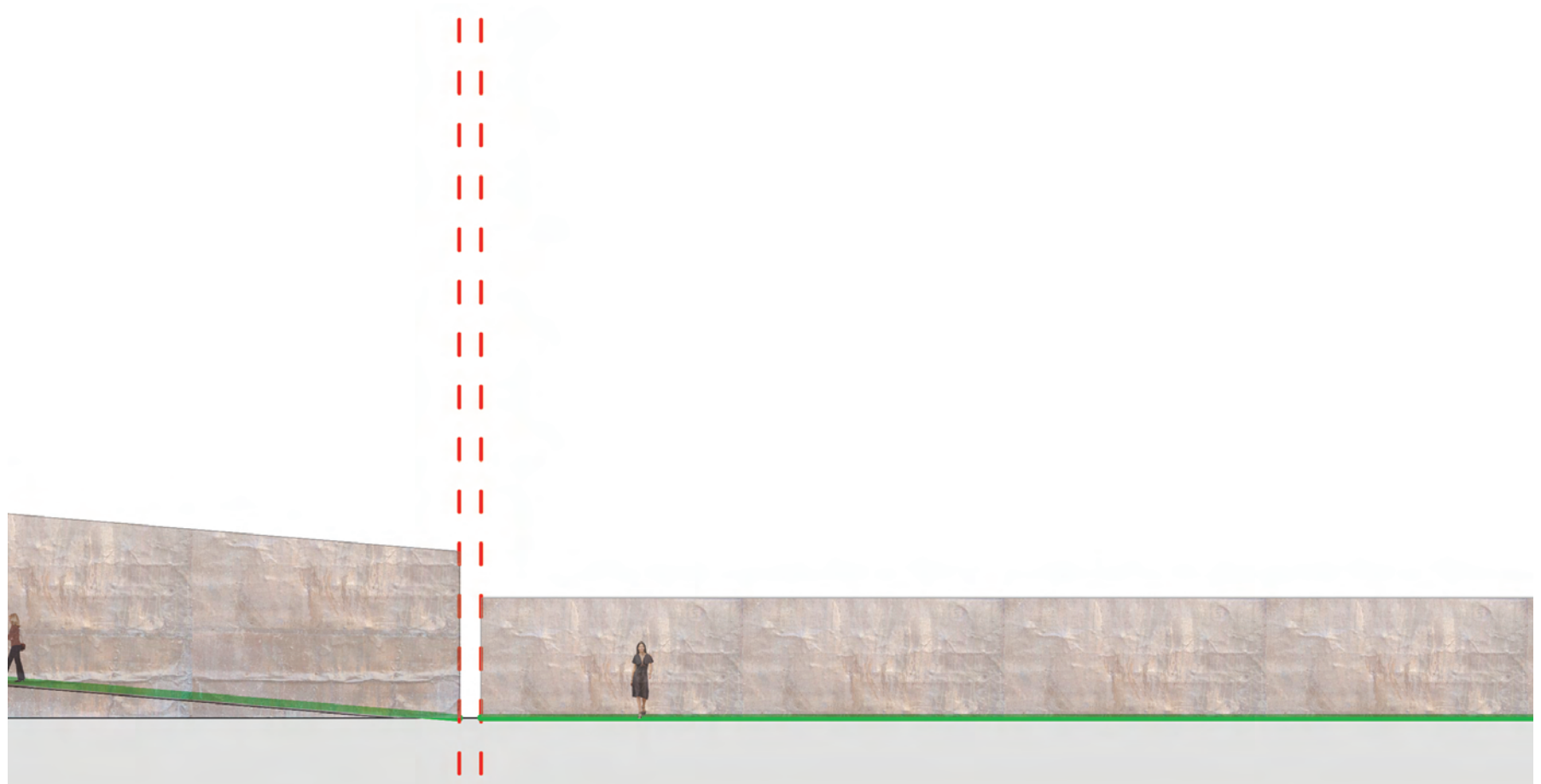


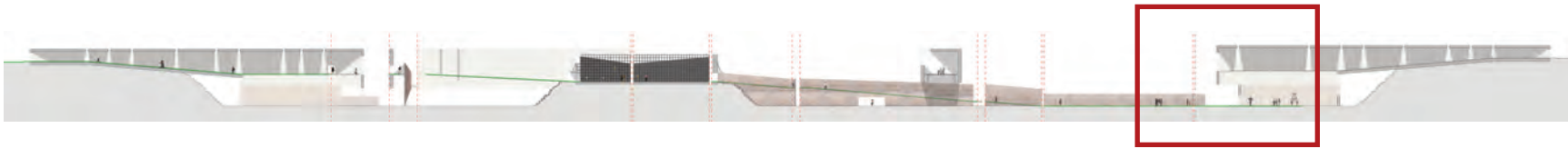
Although the memorial is a series of specific and unique experiences it is physically and visually connected throughout the site.



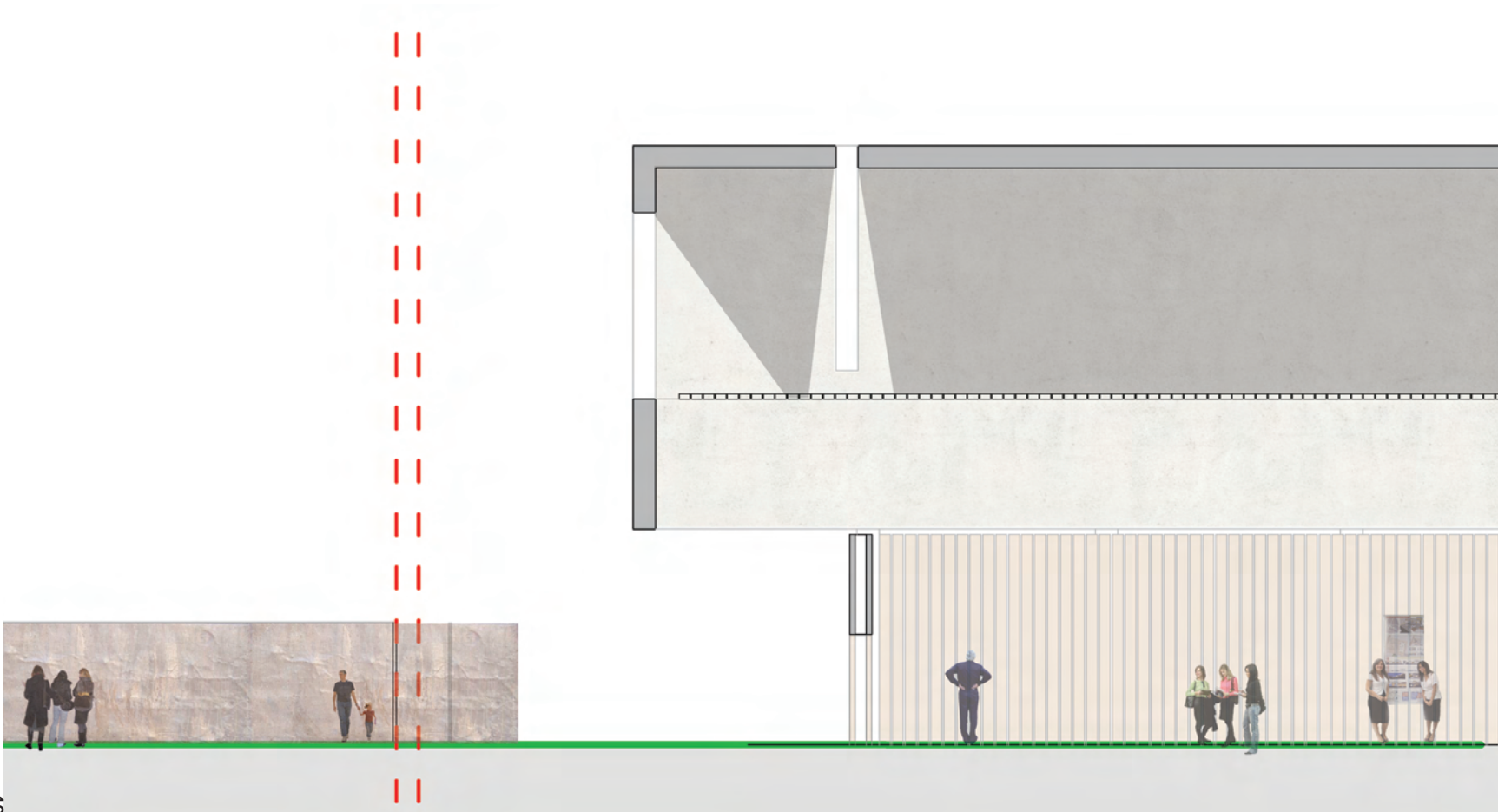


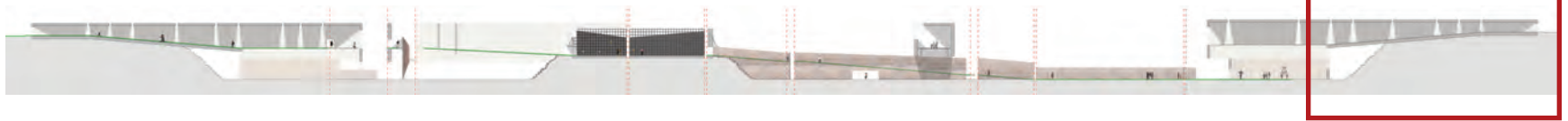
The visitor is unaware of the memorial garden until they reach the end of the ramp, at which time they become secluded from the rest of the experiences and embrace just one.



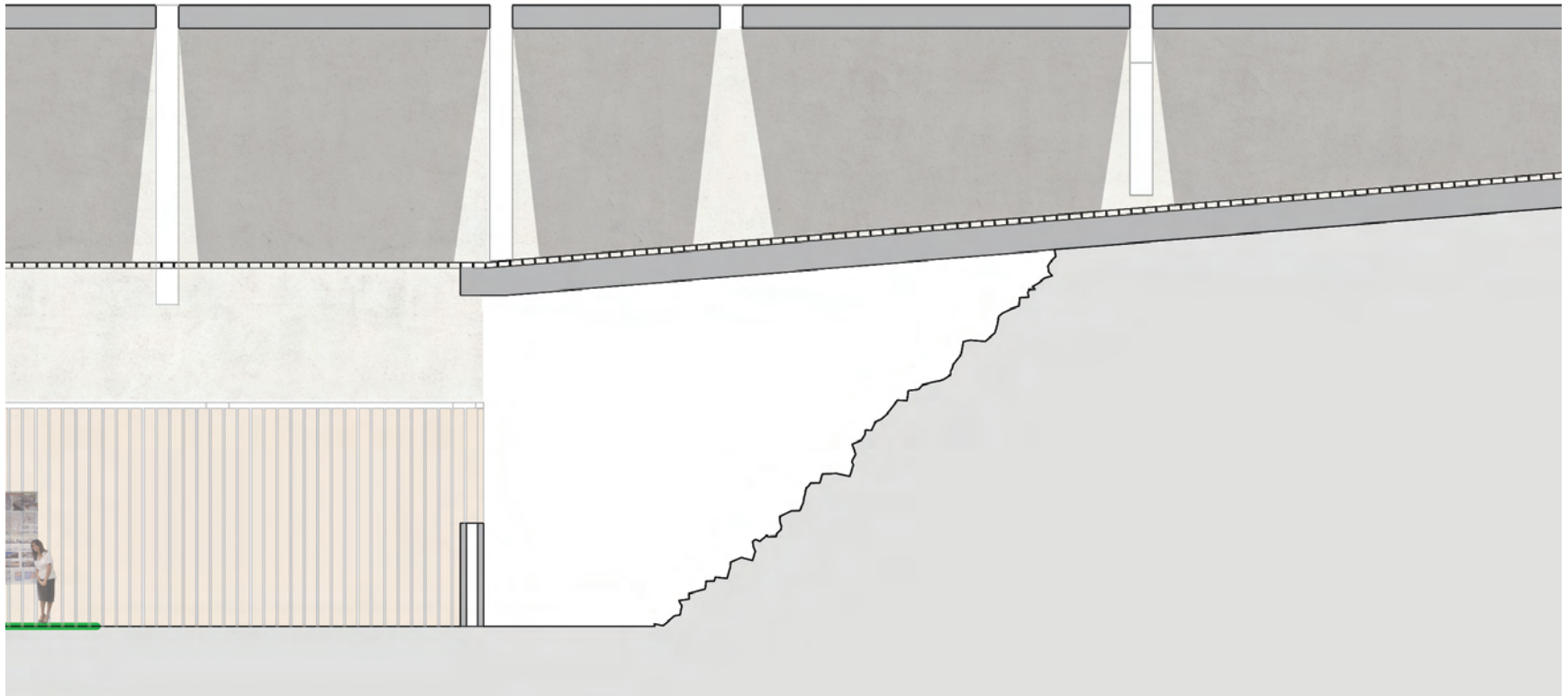


After experiencing the memorial garden, the visitors are able to visit the exhibit hall located at the end of the path.



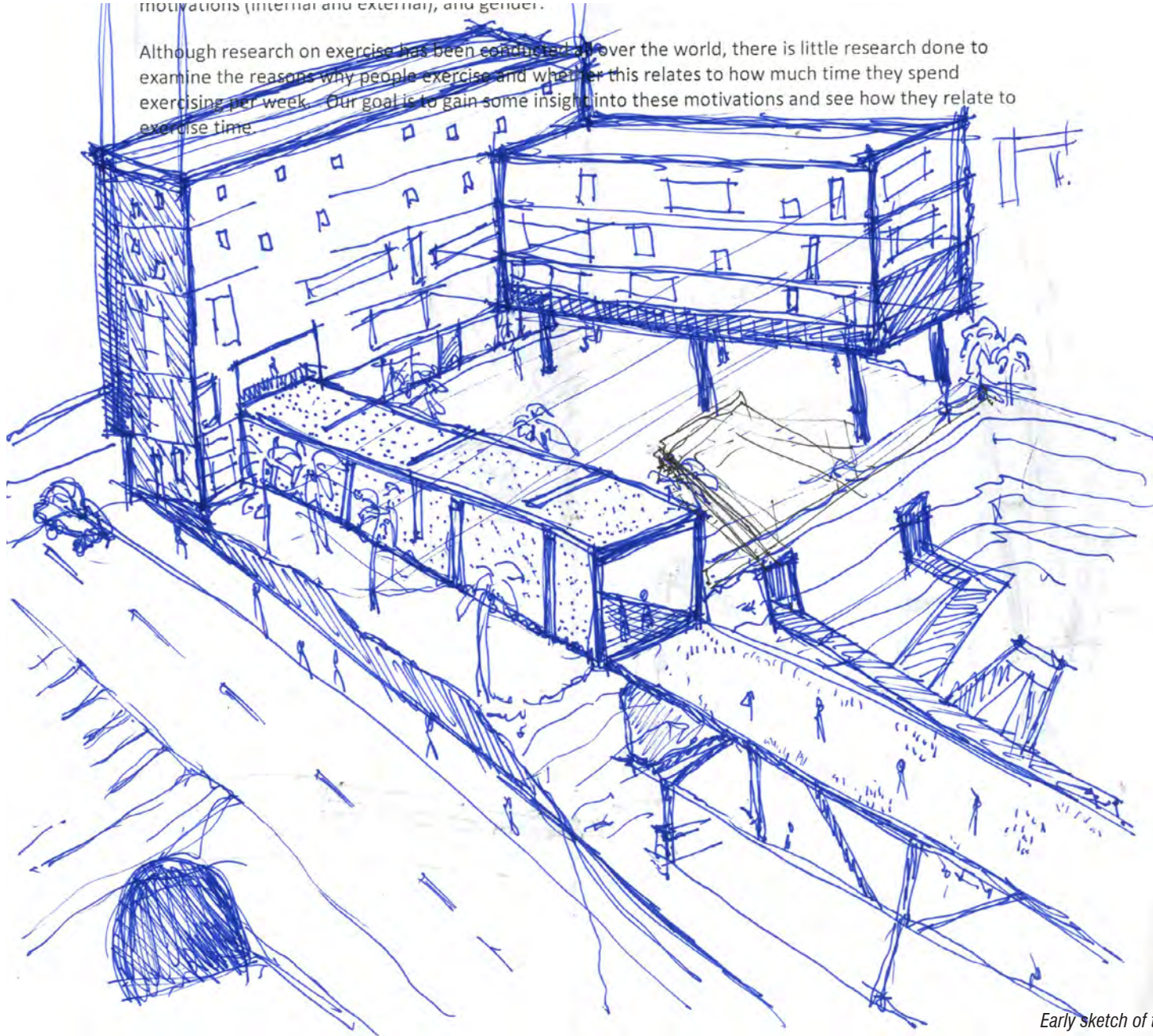


At the exhibit hall, visitors can experience works by the residents of the resource center as well as artists whose works reflect the lives of those who have experienced something similar.



motivations (internal and external), and gender.

Although research on exercise has been conducted all over the world, there is little research done to examine the reasons why people exercise and whether this relates to how much time they spend exercising per week. Our goal is to gain some insight into these motivations and see how they relate to exercise time.

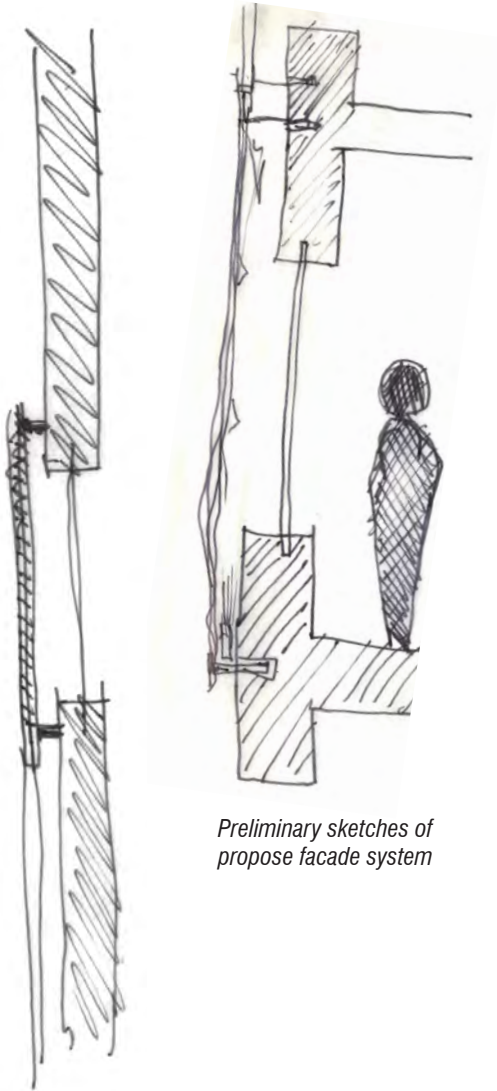


*Early sketch of the overall design aesthetic.*

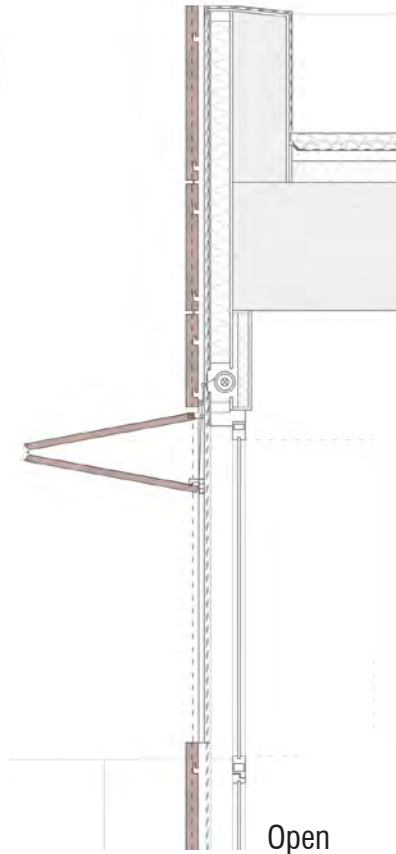


Night view of overall project

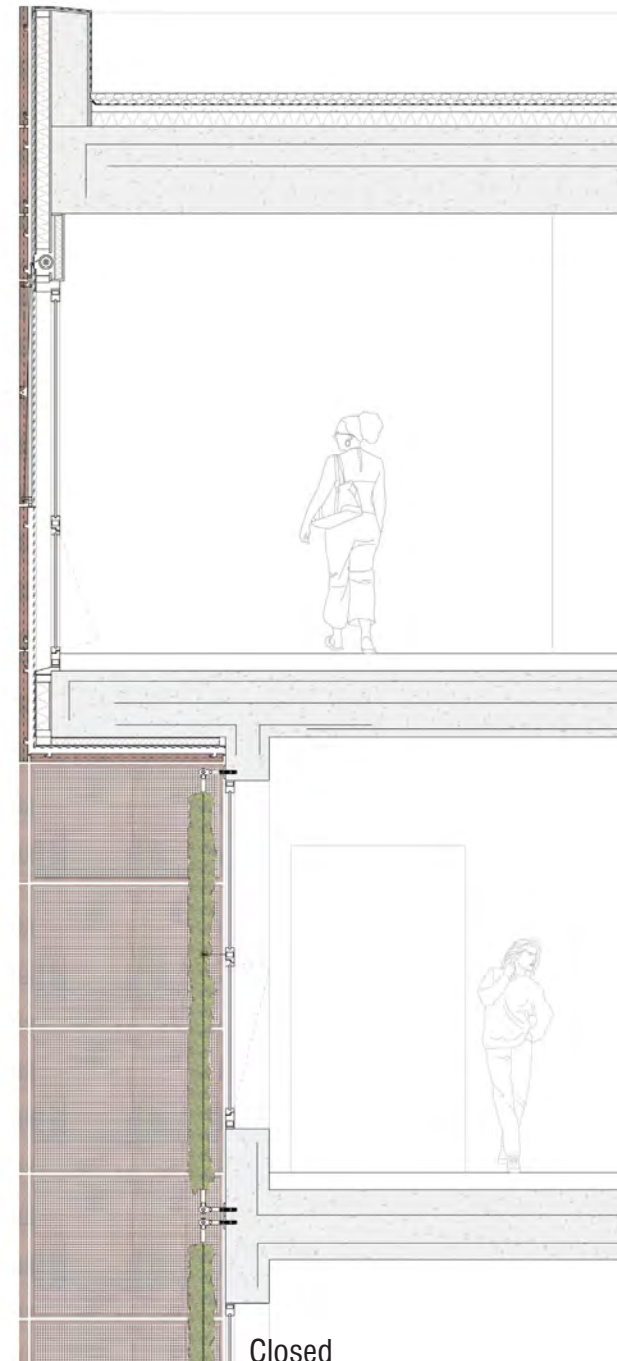
# Operational Facade Details



*Preliminary sketches of propose facade system*



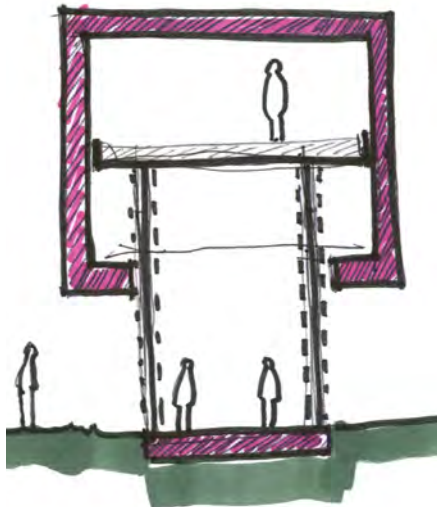
Open



Closed

1. Removable Panel
2. Insulation
3. Perforated steel panels
4. Motor operated
5. Tracks for the operated panels

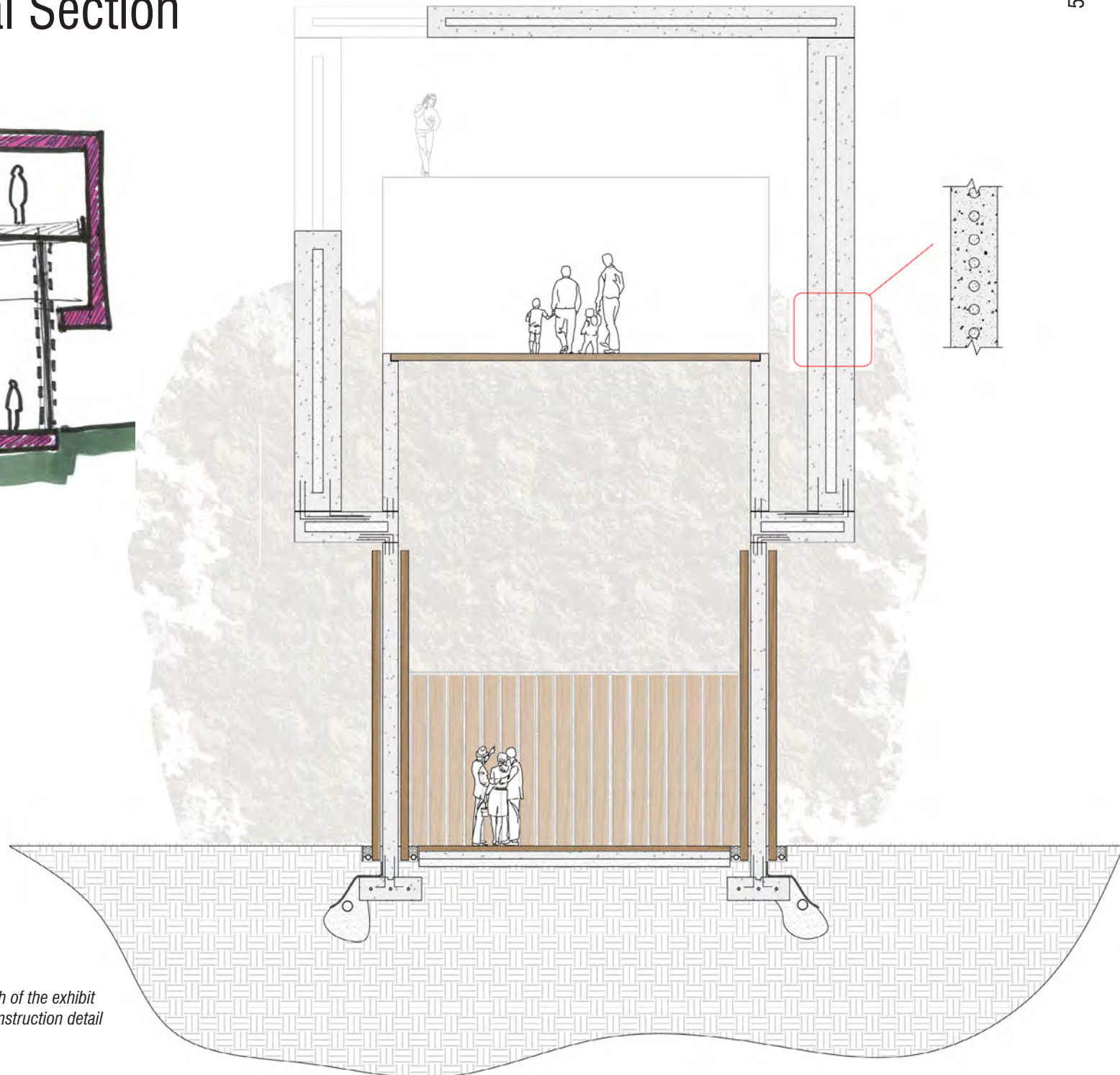
# Memorial Section



*Sketch indicating the initial ideas of structure and materiality*

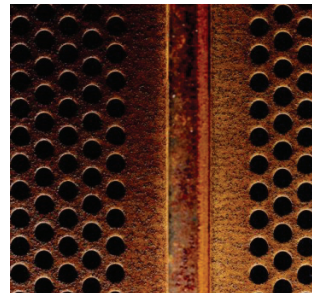


*Sketch of the exhibit hall construction detail*



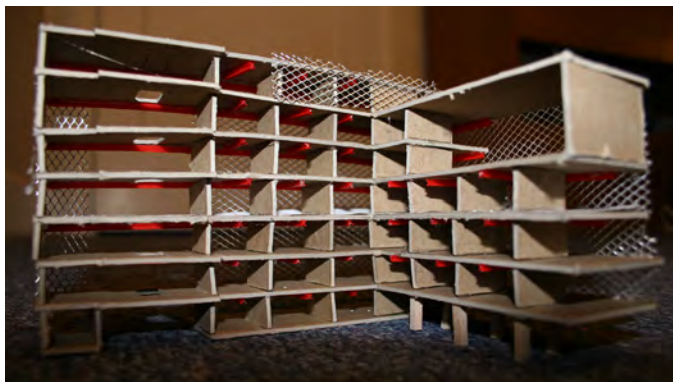
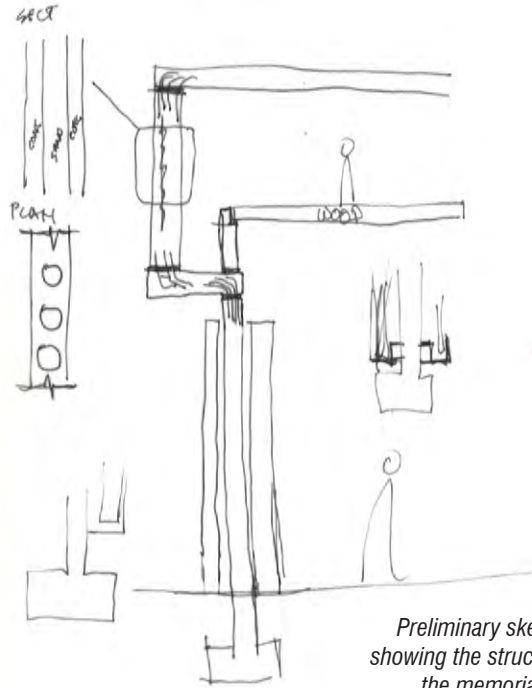
# Materiality

The primary materials used are concrete, stone, vines and other greenery, copper for the memorial walls and perforated Cor-ten steel panels for the majority of the building. The materials were chosen as such because they have the distinct qualities of transformation and adaptation. Depending on the environment that they are in, they change their appearance. These materials in a way represent the lives of the youth in the center, seeing as how they have lived their lives having to adapt to their surroundings, regardless of how harsh they are.

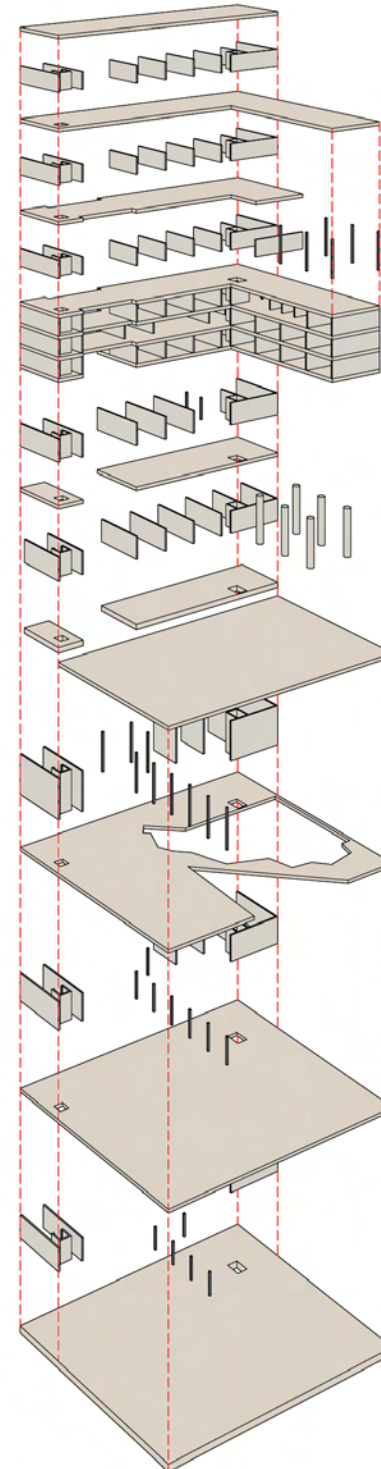


# Structure Diagrams

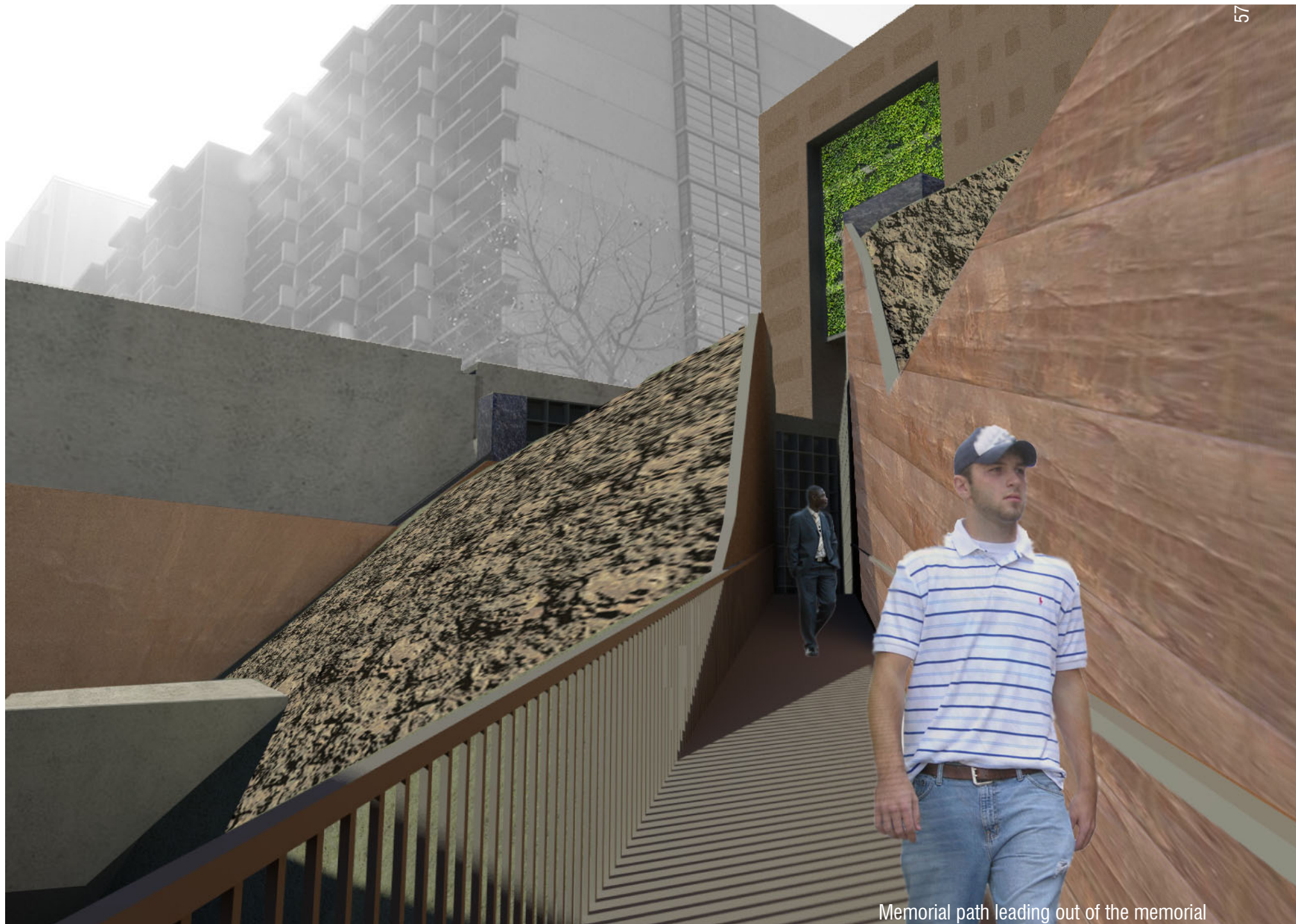
The concrete structure is based on a series of load bearing walls that continues throughout the project. The construction will be primarily cast in place concrete as see in the diagram on the right.



Study Model indicating the loadbearing/ concrete structure







Memorial path leading out of the memorial





Scene inside memorial garden with a view onto the project

# Site Analysis



# Los Angeles, CA

The site was chosen upon conducting careful research related to youth runaways and unidentified bodies. In the last few years, Los Angeles, as a single county, accounted for 42% of all unidentified bodies within the United States. Due to its promises of celebrity and fame, Los Angeles as a city has, throughout history, served as the final destination for many runaways from various states.

Immediately, it is obvious that the site for the project has to be capable of raising awareness. The location is to be easily accessible, walking distance from local amenities as well as government buildings. The site is to be in an urban setting. Located in the midst of the Civic District, Downtown, Historic Downtown and Chinatown, catering to youth from different backgrounds and cultures.

The site was also considered partially due to its variety of scale both horizontally and vertically, its flexibility and the probability to have spaces that encourage dialogue, discovery and connections to green space.



## Central City Community Plan Area

Prepared by City of Los Angeles Planning Department • Graphic Services Section • March, 2008

# Area Neighborhoods

South Park- A district located in central Los Angeles. The area of south park is home of the LA Convention center, the Staples Center arena.

Historic Core- This area overlaps with the Jewelry District and Skid Row. It was the center of the city before world war II. In the 1950s it became the center of Latino entertainment.

Civic Center- This is the administrative core of the city. It is also home to a complex of city, state, and federal government offices, buildings and courthouses.

Skid Row- This area contains one of the largest populations of homeless persons in the U.S. Informal population estimates range from 7,000 to 8,000.

Little Tokyo- It is an ethnic Japanese American district, one of three official Japantowns in the U.S.

Fashion District- A design, warehouse, and distribution nexus of the clothing, accessories and fabric industry. The district spans 90 blocks.



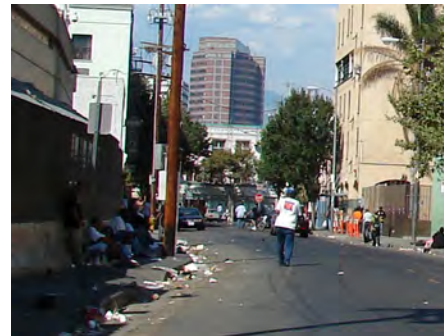
South Park



Little Tokyo



Civic Center



Skid Row



Downtown

Project Site



# Nearby Shelters

There is a significant number of shelters available to service the runaway youth in the Los Angeles area, however these shelters provide only the basic amenities found in a typical shelter; a bed. There is a significant component that lacks in the organization of shelters; prevention. Although the organizations' aim to get the youth off the street, it is only a temporary solution. By providing them only with a bed, they do little to assist them in bettering their lives, in result, my project does exactly that. Located downtown Los Angeles, the center serves as a tool for the youth to recreate an identity for themselves and regenerate a positive future. The location is easily accesible using public transportation seeing as the site is directly linked to two bus routes as well as the metro. If the amenities for success are not available within the center itself, the site's diverse context will have plenty.

## **Catholic Charities of Los Angeles, Inc.**

Angel's Flight At-Risk Youth Services  
357 S. Westlake Ave.  
Los Angeles, CA 90057  
(213)413-2311

## **Center for Human Rights & Constitutional Law, Inc**

Casa Libre/ Freedom House  
256 S. Occidental Blvd.  
Los Angeles, CA 90057

🌐 [www.casa-libre.org](http://www.casa-libre.org)

## **House of Mercy-Transitional Living**

812 Alvarado St.  
Los Angeles, CA 90026  
(213) 483-6952  
[www.hispaniccatholicchurch.com](http://www.hispaniccatholicchurch.com)

## **Jovenes, Inc-Casa Olivares + La Posada**

1208 Pleasant Ave.  
Los Angeles, CA 90033  
(323) 260-8035

## **L.A. Gay & Lesbian Center**

Kruks/ Tilsner Transitional Living Program  
1625 Schrader Blvd.  
Los Angeles, CA 90028  
[www.lagaycenter.org](http://www.lagaycenter.org)

## **Gay + Lesbian Adolescent Social Services**

Scheuer House I+II  
650 N. Robertson Blvd.  
West Hollywood, CA 90069  
[www.glassla.org](http://www.glassla.org)

## **Emergency Adolescent Shelter**

2116 Arlington Ave., Suite 200  
Los Angeles, CA 90018  
(323) 737-3900  
[fcc1736@cs.com](mailto:fcc1736@cs.com)  
[www.1736familycrisiscenter.org](http://www.1736familycrisiscenter.org)

## **Children of the Night**

14530 Sylvan St.  
Van Nuys, CA 91411  
(800) 551-1300  
[www.childrenofthenight.org](http://www.childrenofthenight.org)

## **Taft House**

1754 Taft Ave.  
Los Angeles, CA 90028  
(323) 467-8466  
[www.layn.org](http://www.layn.org)

## **New Image Emergency for the Homeless**

Year Round Program  
3804 Broadway Pl.  
Los Angeles, CA 90037  
(323)231-1711  
[www.newimageshelter.org](http://www.newimageshelter.org)

## **Pathways to Success**

4801 2nd Ave.  
Los Angeles, CA 90043  
(323) 298-1417  
[www.ptyf.org](http://www.ptyf.org)

## **Covenant House California**

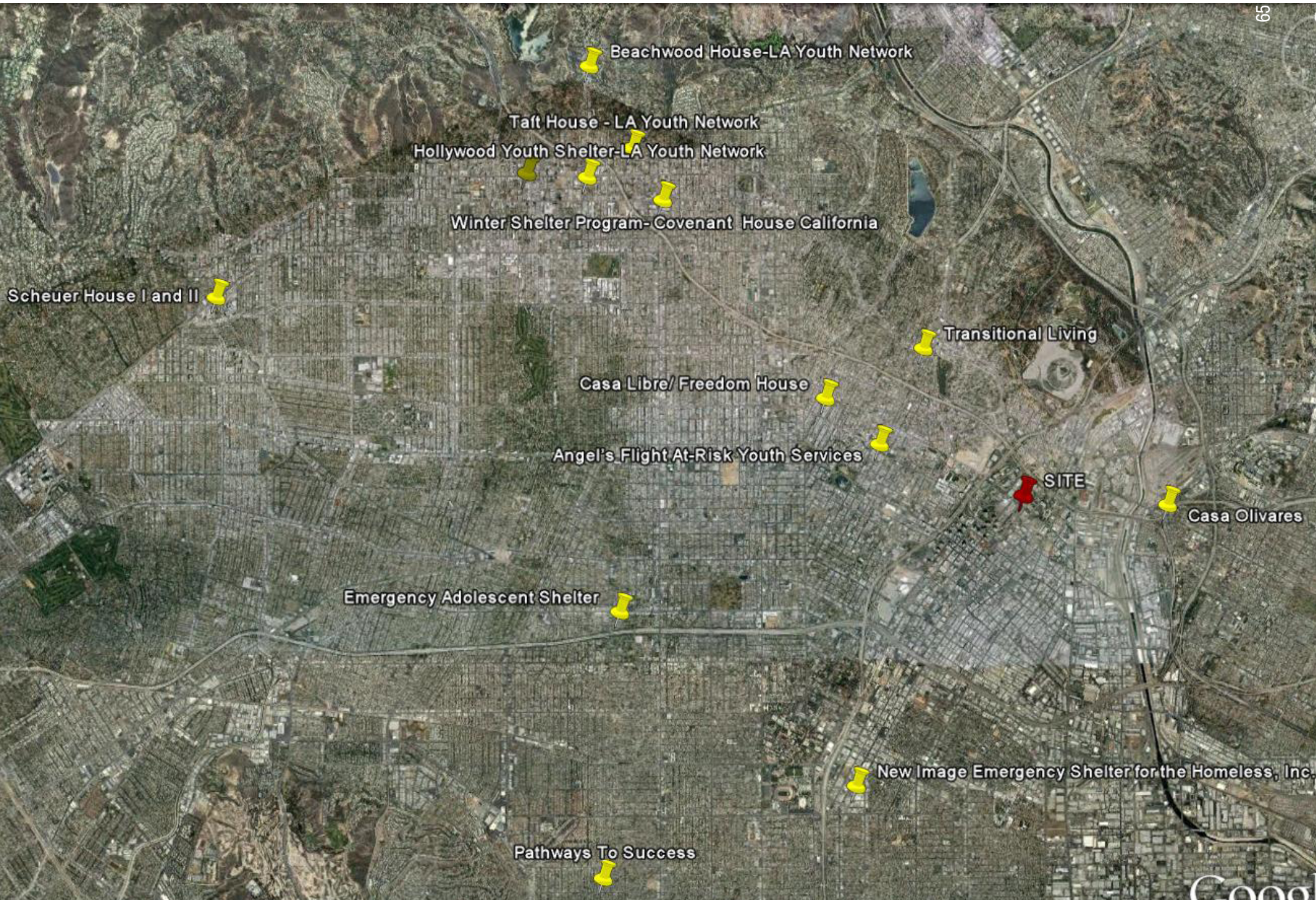
Winter Shelter Program  
1325 N. Western Ave.  
Hollywood, CA 90027  
(323) 461-3131  
[www.covdove.org](http://www.covdove.org)

## **Hollywood Youth Shelter**

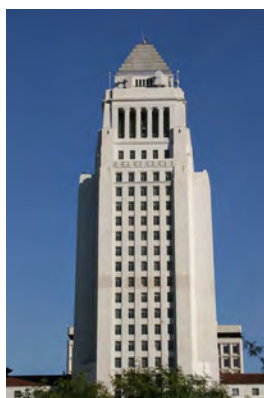
1550 N. Gower St.  
Los Angeles, CA 90028  
(323) 957-7364  
[www.layn.org](http://www.layn.org)

## **Beachwood House**

2471 N. Beachwood Dr.  
Los Angeles, CA 90068  
(323) 962-0430

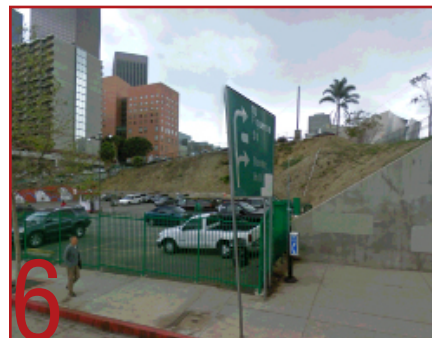
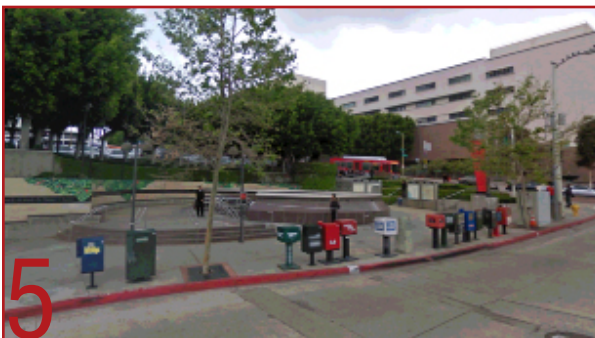
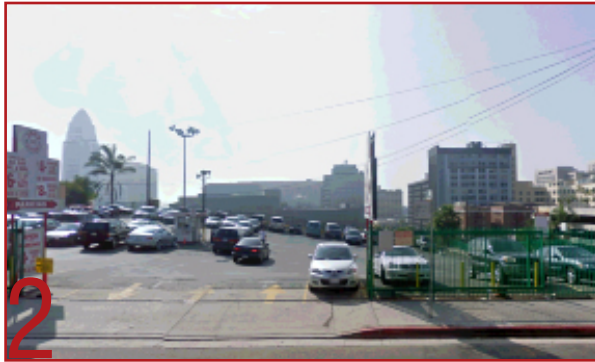


# Nearby Buildings





Source: Google Earth



# Parcel Information

00130 S. Olive Street, L.A., CA 90012

TRA#: 5149010034

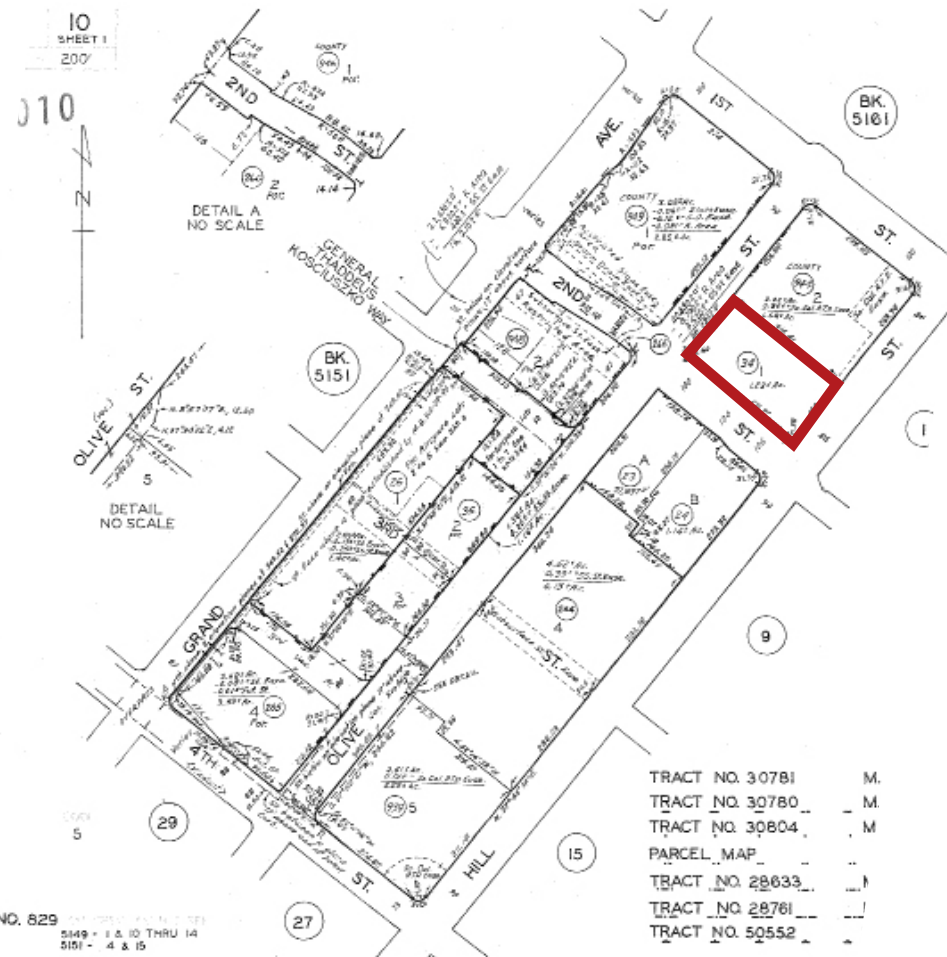
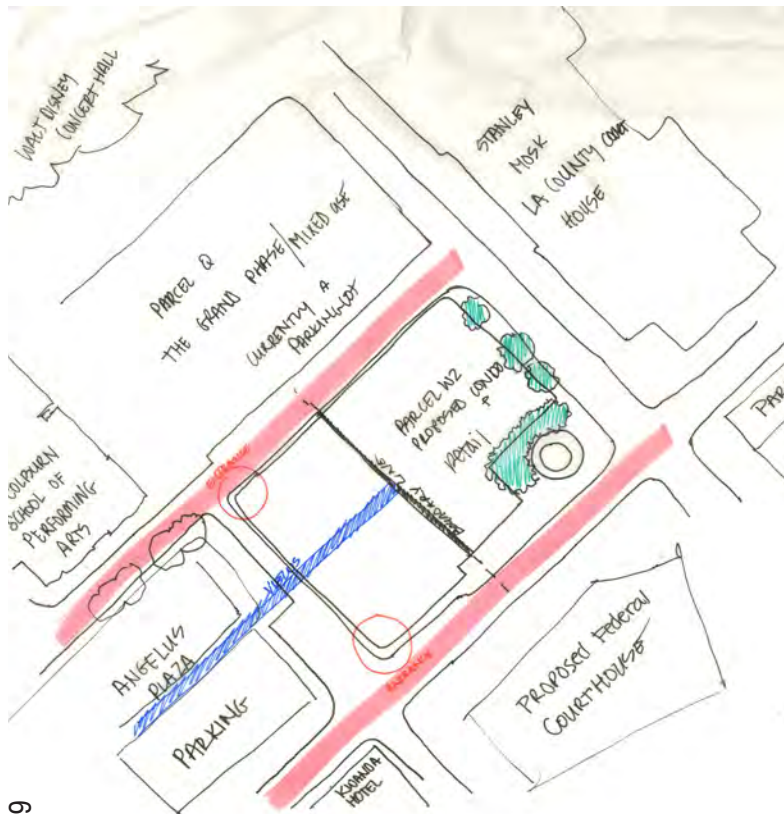
\$: 3,857,265

Zoning Code: LAR5

Use Code: 2700

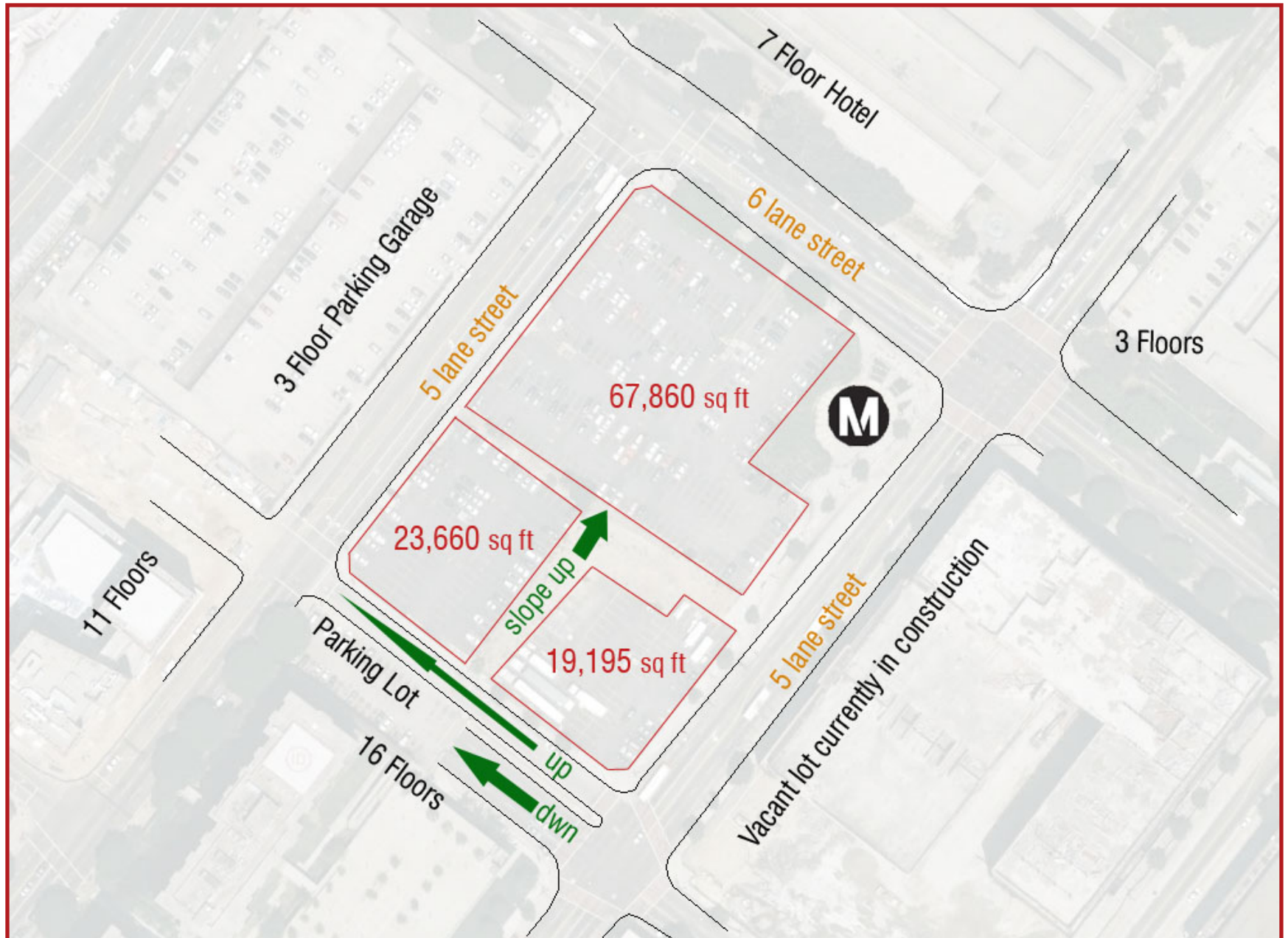
[Parking Lot]

Sq Ft: 48220

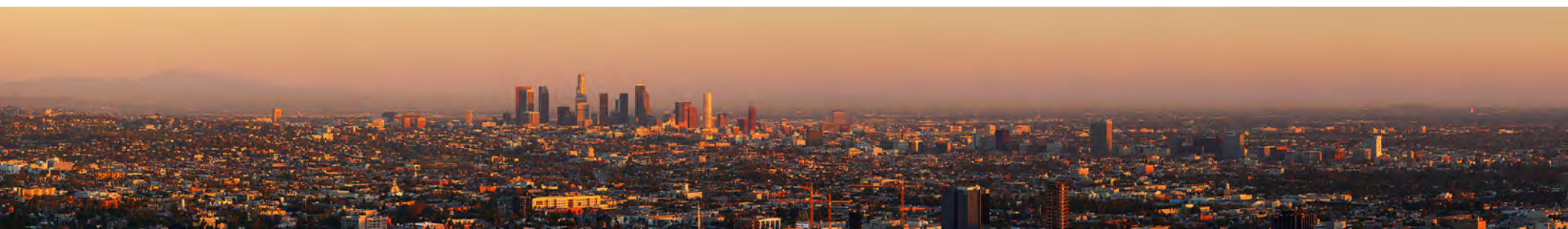


Sketch my own analysis  
of the site and its  
surroundings.

# Current Conditions



# Climate



# Introduction

Los Angeles is noted for its moderate weather. The climate is categorized as Mediterranean. This climate type is known for its pronounced seasonal changes in rainfall- a dry summer and a rainy winter- but relatively modest transitions in temperature. The city enjoys an average of 263 days of sunshine and only 35 days with measurable precipitation annually.

In the dry season, the eastern Pacific high pressure area dominates the weather over much of southern California. The warm and very dry descending air produce a Marine Layer. This layer is a prominent feature of the L.A. Basin for much of the year- especially late spring through early fall. Surface pollutants trapped under the marine inversion result in smog-the infamous L.A. mixture of smoke and fog.

Average annual precipitation for the Los Angeles area is highly variable and terrain-dependent, ranging from 12 inches at the ocean to about twice that in the foothills. At downtown Los Angeles, the average seasonal rainfall is 14.77 inches. The average high temperature for the city is 75 degrees Fahrenheit, while the average low is 57 degrees Fahrenheit.

Winds are generally light, with frequent afternoon sea breezes of 10 to 15 mph. While severe weather is uncommon, strong offshore winds, known as Santa Anas, can reach hurricane strength below passes and canyons. Damaging winds, however, tend to be rare, or highly localized.

Snowfall is extremely rare, but the mountains within city limits typically receive snowfall every winter. The greatest snowfall recorded in downtown Los Angeles was two inches.



# Climatology

## Temperature

Temperatures have reached 90 degrees Fahrenheit or higher in every month of the year at downtown Los Angeles. In direct contrast, cold weather is very uncommon. The all-time low for downtown is 28 degrees, a temperature that barely qualifies as a “hard freeze”.

## Precipitation

In a semi-arid climatic type with strong seasonal and periodical variability, “average” precipitation is seldom realized. If achieved, “average” is only a transitional state between extremes of wet and dry, flood and drought. Angelenos must be prepared for extreme rainfall patterns because dry and wet cycles are both inevitable.

## Record Rainfall Statistics for Downtown:

- .One hour- 1.87 inches
- .One 24-hr period- 7.36 inches
- .One month- 15.80 inches

## Thunderstorms

The mean number of days per year on which thunderstorms occur is 4.1 in the downtown LA area. Thunderstorms cause shifting surface winds with local gusts to 50 mph or more. This combination is dangerous in Los Angeles.

## Snow

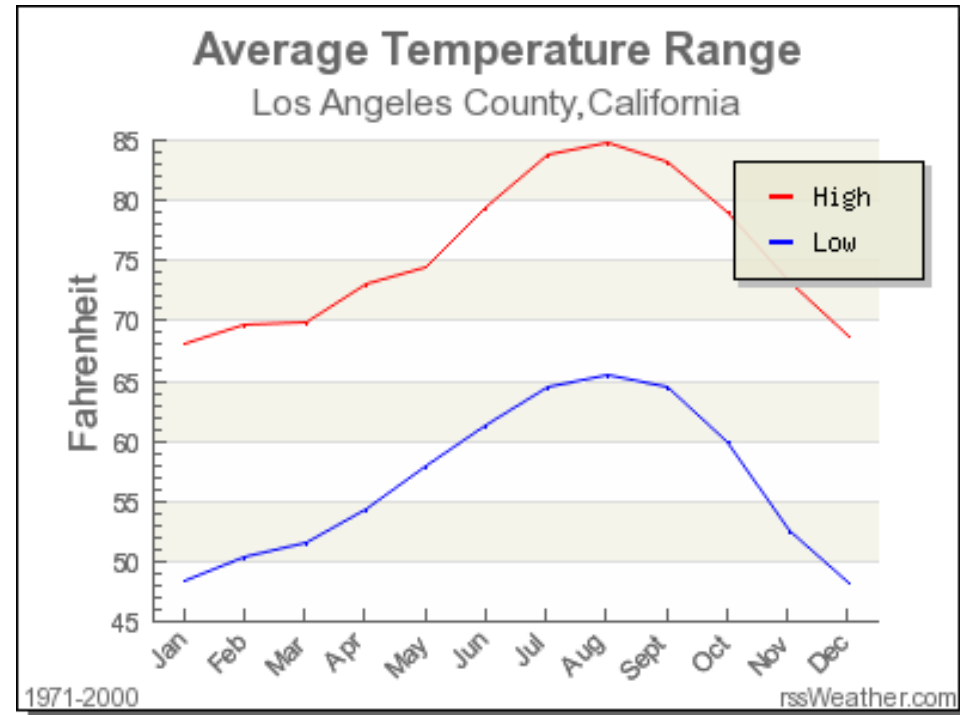
Since statehood, measurable snowfall has occurred at downtown Los Angeles only three times; 1882, 1932 and 1949.

## Tropical Storms

Only once in the 20th century did an eastern Pacific tropical storm directly impact with Los Angeles.

## The “El Nino” Effect

El Nino is one of several major ocean-atmosphere teleconnection patterns that influence the weather around the globe. It has caused many rainy episodes in California to a tiresome extent.



# Air Quality

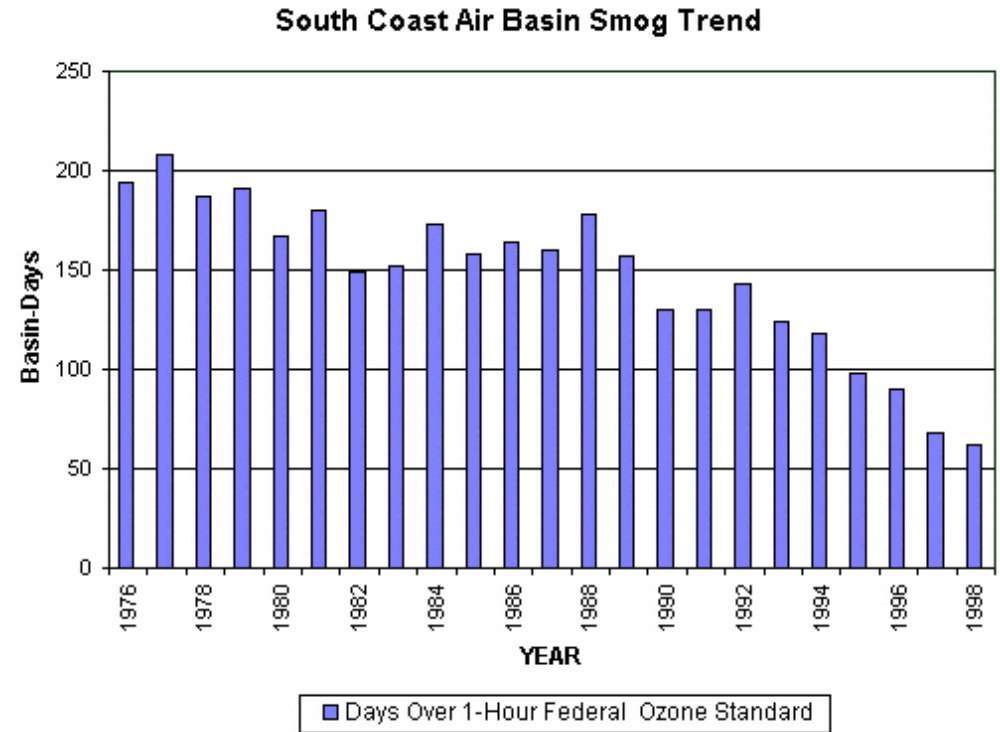
## Smog

Smog is recognized as a combination of smoke and fog that typifies Los Angeles weather. Smog, and particularly the ozone component of Los Angeles area smog, is harmful to human health. Much of the reputation for smog was created in the 1970's when LA truly had some of the worst air in the world. However, massive smog abatement campaigns have paid off and Los Angeles now has the best air it's had in 20 years. All of that is not to say that the air in LA is always clear as a bell. Some days, there is still a heavy haze over much of the city. Some of this is natural- the LA basin has been hazy since before industrialization. No matter what the conditions, the air is always best at the beach.

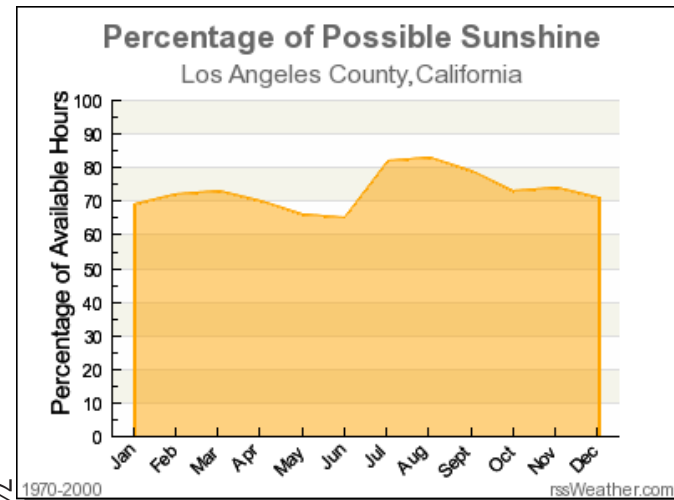
California has come a long way compared to 10 years ago when ozone weight in the air measured at 189.5 parts per million compared to the recent 138.8 parts per million.

## Clouds and Fog

The city of LA is a mostly sunny place. At downtown LA, dense fog-with visabilites of 1/4 mile or less- occurs on an average of approximately 17 days per year. Thick fog commonly occurs from a shallow intrusion of marine air over the coastal plain. Dense fog is generally a nighttime phenomenon. Downtown, heavy fog occurs most frequently in September and October, averaging three days each with dense fog.



# Sun Patterns



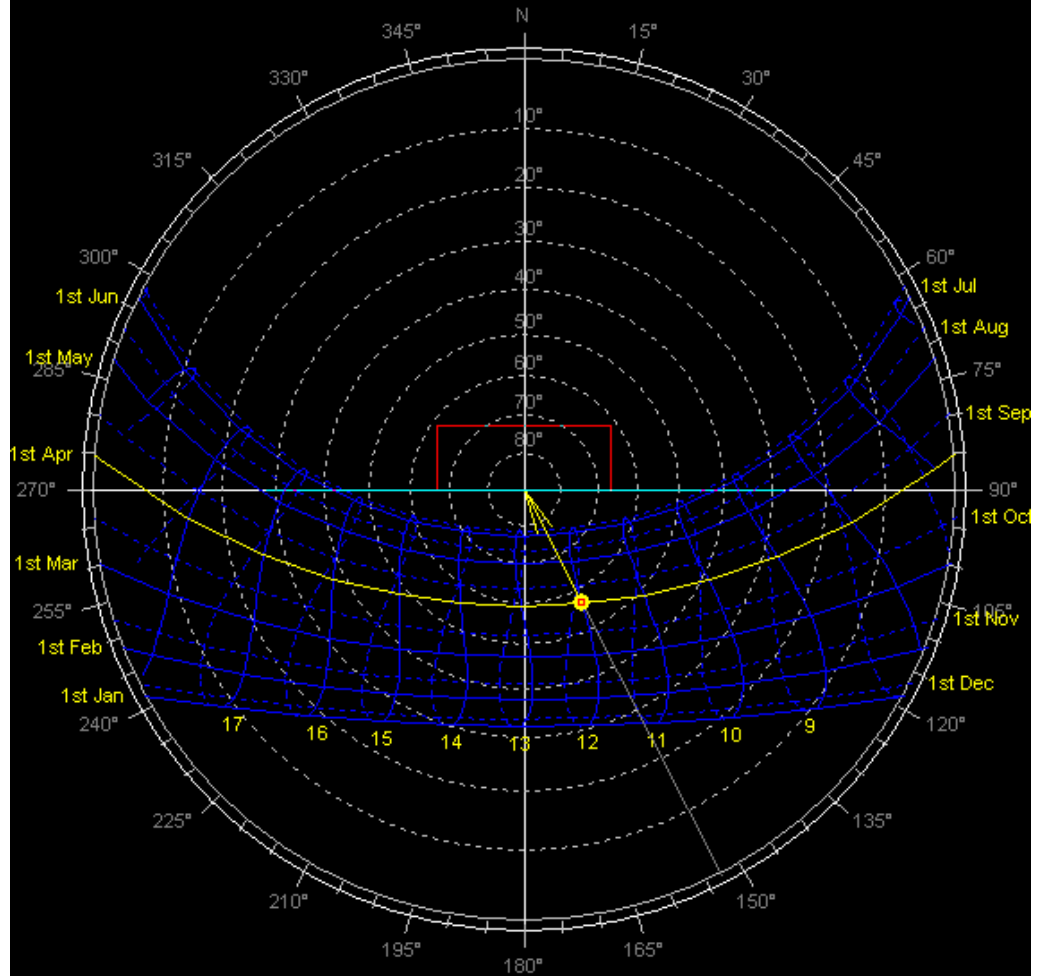
## Stereographic Diagram

Location: Los Angeles, LAX Airport, California - USA

Sun Position: 152.7°, 57.3°

HSA: 152.7°, VSA: 119.7°

© Weather Tool



Time: 12:00

Date: 1st April

Dotted lines: July-December.

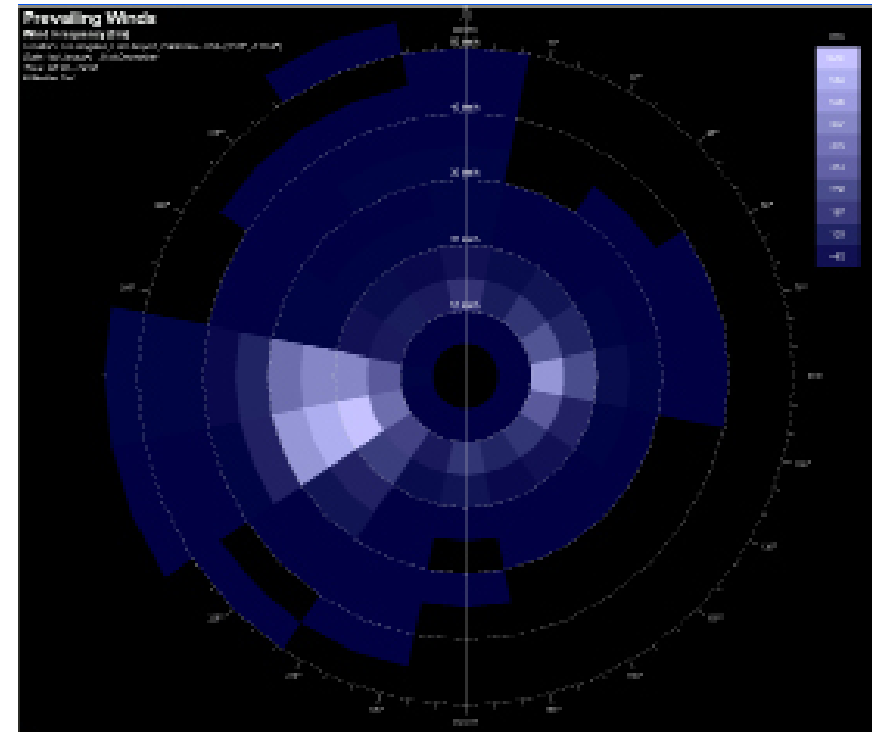
# Wind

For downtown Los Angeles, the predominant wind direction is from the west-southwest for most of the year. The average annual wind speed is 6.2 mph. But there are significant diurnal and seasonal exceptions to this normal.

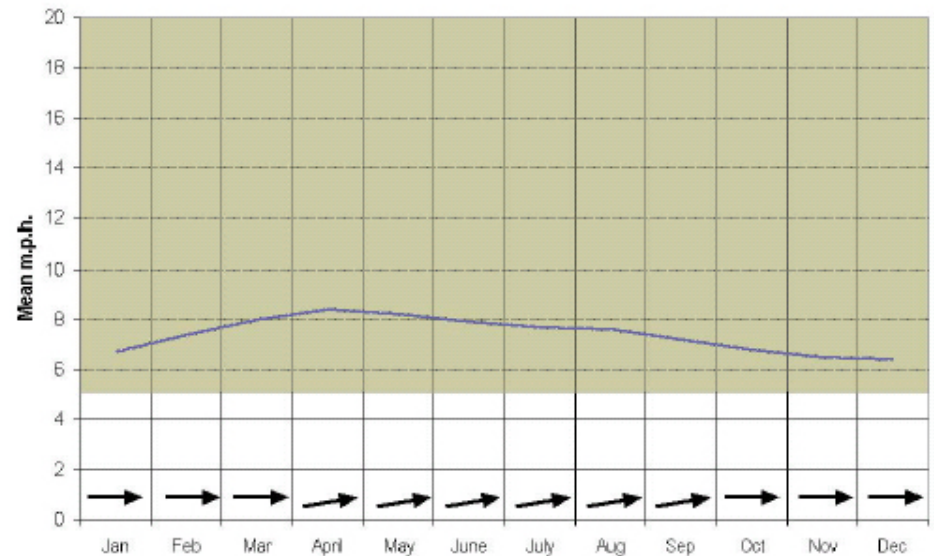
At downtown Los Angeles, strongest mean monthly wind speeds occur in March, with lightest winds usually recorded in August and September. A peak wind (one minute average) of 49 mph was recorded from the north during a Santa Ana windstorm in January 1946. Strongest winds, from a northerly direction, occur in winter as a result of Santa Ana katabatic conditions.

## Santa Ana Winds

One of the principal signatures by which Los Angeles weather is known. Santa Ana's are offshore winds—usually warm—blowing from the mountains to the coast, and occurring principally in the fall and winter. They are a type of downslope (foehn) wind which occur in many other regions of the planet. However, the winds in Los Angeles impact so many people with so much force, and possess such extensive opportunity for damage and destruction. Fortunately, the Santa Ana winds are rare. For most “Angelinos”, the effects of these wind conditions are welcomed because they usually bring warm temperatures when the rest of the country is in the midst of winter. They are marked by light coastal winds, clean air and low humidity.



## Wind Speed



## Prevailing Wind Direction

Summer: WSW  
 Winter: E

Natural Ventilation is most effective when wind speed is 5 mph or greater.

A misty forest scene with sunlight filtering through the trees. The image has a greenish tint and a soft, ethereal quality. The word "Vegetation" is overlaid in the center in a large, black, sans-serif font.

# Vegetation

# The Native Species

The Los Angeles area is rich in native species because of the diverse habitats such as, beaches, wetlands, and mountains. It is important to keep in mind the species and incorporate them within the exterior zone of the program. The plants have properties that will help maintain a healthy soil and will require little maintenance.

## Coastal Sage Scrub



## Toyon



## California Poppy



## Matilija Poppy



## Coast Live Oak



## Giant Wildrye



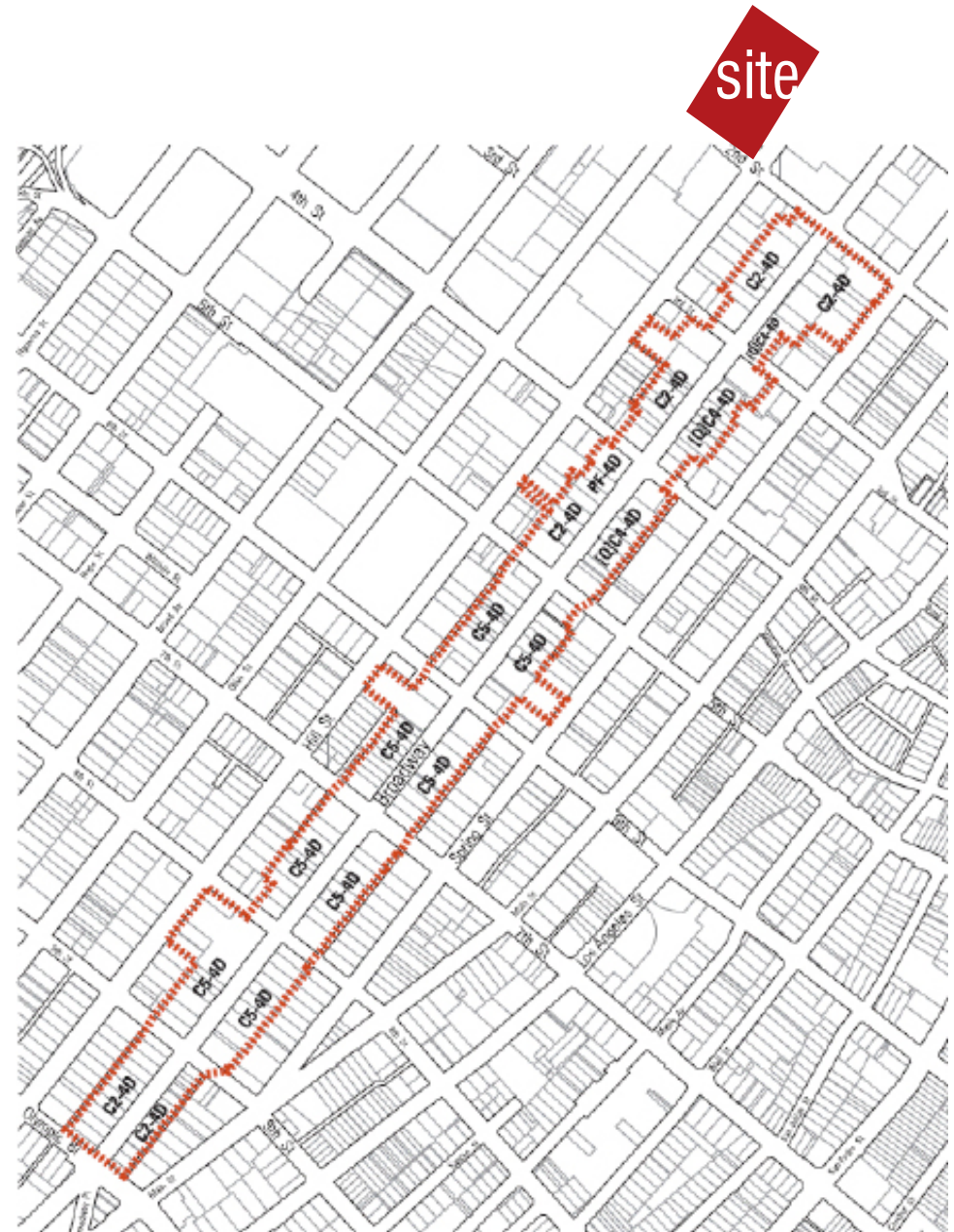
# Neighborhood Progress

# Broadway Revitalization

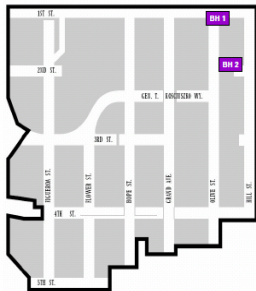
The city of Los Angeles has started a redevelopment plan for the street of Broadway. My design project will not be directly located on Broadway but it will serve as an extension of the project into the rest of the city. The site is located only one block away from the official revitalization project. The goals of the project are similar to my goals in the sense that they both seek to rehabilitate a community and create new community connections.

## Broadway revitalization goals:

1. Create a recognizable and attractive entertainment district anchored by Broadway historic theaters.
2. Encourage reuse of all historic buildings of Broadway.
3. Preserve historically significant buildings by ensuring appropriate rehabilitation.
4. Encourage development patterns and a mix of uses that contribute to a pedestrian-friendly environment
5. Encourage pedestrian-oriented and visitor-serving uses during evening hours to expand activity centers within Downtown and create better, safer linkages among Downtown districts.
6. Encourage appropriate infill development.



# Grand Ave/Civic Park (BH1050)



BH 1	Grand Avenue / Civic Park
BH 2	Angelus Plaza

## Project Area (Location):

Bunker Hill: mixed-use development (south side of 1st between Grand & Hill; west side of Grand between 2nd & 3rd); Civic Park (County Mall between Grand Av and Spring St)

## Project Description:

- Three-phase, mixed-use development of parcels owned by CRA/LA & L.A. County and 16 acre Civic Park.

### Phase I

- 490 residential units (98 affordable & 392 market-rate).
- 275-room 5-star hotel (Mandarin Oriental); 284,000 sf commercial space.
- Civic Park:** \$50 million renovation/expansion of existing County Mall into a 16-acre Civic Park.

### Phases II & III (subject to exercise of certain development options).

- Up to 2,160 residential units (including 20% affordable).
- 165,000 sf commercial space (and possibly 681,000 sf office space).

## Developer:

The Related Companies under the direction of Grand Avenue Joint Powers Authority (JPA).

## Current Status/History:

- Phase I Mixed use project construction on hold.
- Civic Park : Design for Development Drawings under preparation
- April 2, 2009 : Schematic Design for Civic Park approved by CRA/LA Board.
- Revolving Loan Fund approved: Council 12/02/08; HCED 11/19/08; CRA Board 09/18/08;
- New development entity approved for Ishimar (03-06-08) and Honua Group (10-16-08).
- February 2007 : Project approvals (DDA, EIR, ground leases, etc.) by CRA/LA, City & County.
- Phase I site remediation started Dec. 1, 2007, with abatement of lead paint in the garage.
- Schematic drawings approved on June 23, 2007
- Grand Avenue Workforce Development Advisory Committee formed in May 7, 2007

## Next Quarterly Milestone:

- Civic Park: Submittal of Design Development drawings.
- Approval of Landscape Plans and Public Art Plan.

## CRA/LA Assistance/Cost:

- \$24.4 Million: \$10 Million for Phase I affordable housing & \$14.4 Million for public improvements granted by JPA (3% of Phase I total development cost).

## Total Development Costs:

\$2.05 Billion for all phases (\$850 Million for Phase I). Civic Park: \$50m.

## Community Benefits:

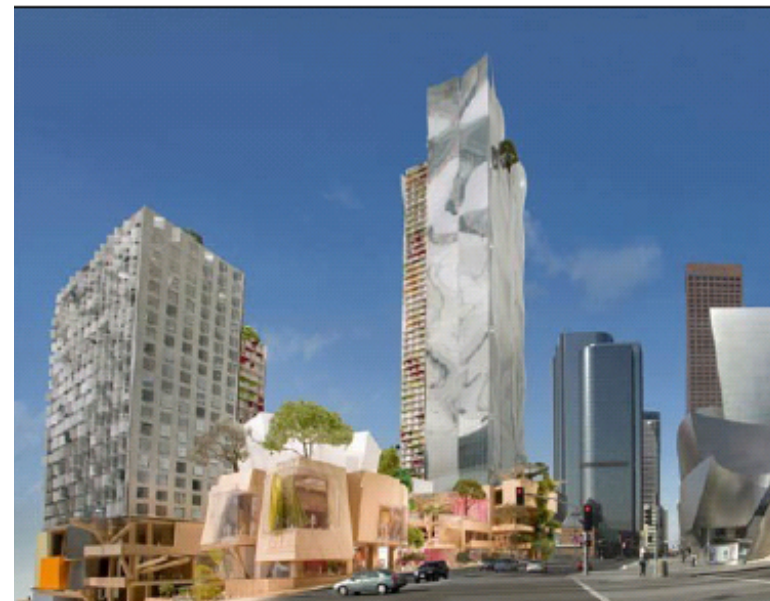
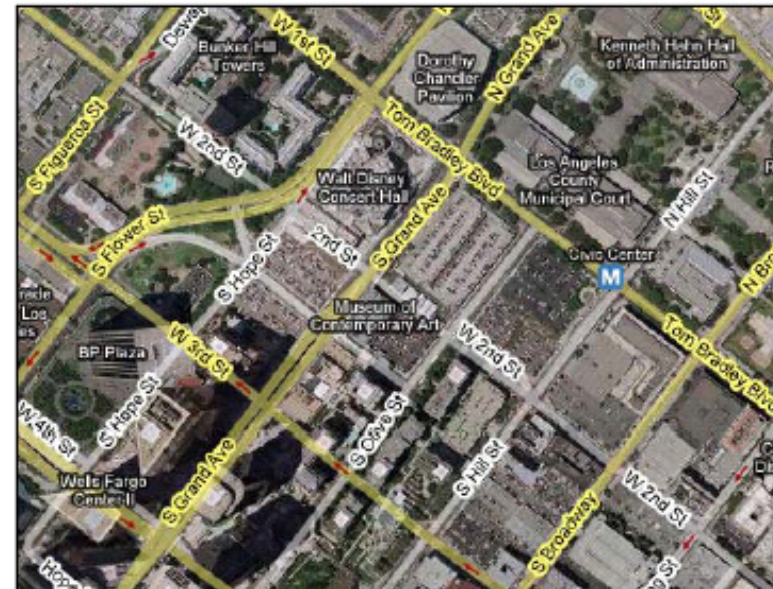
- Affordable Housing production & Permanent Supportive Housing Revolving Loan Fund.
- Local Hiring/Job-Training Program.
- Public open space.

## Jobs Generated

- 12,726 construction jobs
- 5,900 permanent jobs (est.)

## Affordable Housing Units (HCD):

VL: 34  
L: 14  
Mod: 49  
**Total Affordable Units: 97**





# Qualified Conditions

**Prevailing Setback:** In many cases coincides with the property line or is offset from the property line between 6" and 1'-0"

**Streetwall:** The vertical exterior facade of one or more buildings adjacent and parallel to the sidewalk.

## Uses

1. All uses permitted in the C2, C4, and C5 zones are permitted, except for the following uses:

Auto-related uses, Adult entertainment uses, Pawnshops, Recycling centers, Storage uses...more uses to be identified

2. Commercial uses up to a minimum depth of 25 shall be located on the ground floor. Ground floor commercial uses shall be built to the property line or prevailing setback, whichever applies.

3. Surface parking lots as a main use are prohibited.

## Building Form and Massing

2. Any alterations or additions to existing buildings shall be built to the property line or maintain the prevailing setback and reinforce the existing streetwall (building wall along the sidewalk), where a prevailing setback is different from the property line. Storefronts and building entryways may be recessed as long as the main structural elements are built to the property line or prevailing setback, whichever applies

3. All new buildings shall be built to the front and side property lines:

a. The minimum streetwall shall be 100 feet in height and the maximum shall be 150 feet in height.

b. Not less than 95% of the streetwall shall be built to the property line or prevailing setback.

4. A break in the streetwall may be permitted for a distance not to exceed the linear feet required for pedestrian and vehicular access, when vehicular access cannot be obtained from a side street or an alley as determined by the Director of Planning.

5. Limited breaks in the streetwall may be permitted when a public open space, paseo or pedestrian walkway or arcade is provided, in compliance with the Broadway Design Guide.

6. The lot coverage for portions of buildings over shall cover be no less than 30% of the lot and no more than 40% of the lot.

Parking.

7. No parking shall be permitted between the building and any abutting street.

8. Parking shall be located to the rear of the building or underground.

9. Ground floor retail uses a minimum depth of 25 ft shall be provided in any parking structure fronting Broadway or any perpendicular street.

## Ground Floor Treatment

10. The minimum floor-to-ceiling height of the ground floor of any new building shall be 15 feet.

11. All development parcels adjacent to Broadway shall designate Broadway as the required front yard for setback purposes.

12. All new construction or the addition of floor area to an existing building fronting substantially or in part on a public street shall provide at least one ground floor pedestrian entrance to each premise or storefront from a public street or pedestrian walkway.

13. A minimum of 70 percent of the building façade at the ground level of abutting street shall consist of doors and transparent windows.

## Urban Design

14. Corporate establishments and formula or retail businesses shall be designed to comply fully with the Broadway Design Guide.

15. All structures on the roof, including air conditioning units, mechanical equipment, vents, skylights, solar panels, parapets etc., shall not be visible from the street at ground level.

Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.

16. Required restaurant venting shall be installed on a secondary façade and integrated with the design of the building, especially historic buildings, whenever feasible.

### **Signage**

17. Wall Sign size shall not exceed 1.5 square feet in area for each foot of street frontage of the premise or storefront.

18. Each business or tenant shall be permitted one pedestrian sign limited to a maximum of six (6) square feet in size.

19. The following signs are prohibited: Canister signs, pole signs, monument signs, animated signs, temporary signs and electronic message display signs.



# Zoning + Codes

# Land Use

## CIRCULATION

- Freeway<sup>6</sup>
- Scenic Freeway
- Major Highway II
- Modified Major Highway II
- Secondary Highway
- Modified Secondary Hwy
- Collector Street
- Modified Collector Street
- Local Street<sup>6</sup>
- Modified Local

## SPECIAL BOUNDARY<sup>7</sup>

- Historical Preservation
- Site

## ADMINISTRATIVE BOUNDARY

- Community Boundary

## SERVICE SYSTEMS

### SCHOOL SITES

- Public Elementary School
- Special School Facility
- School District Headquarters

### RECREATIONAL SITES

- Neighborhood Park

### OTHER FACILITIES

- Cultural and Historical Site
- Health Center
- City Hall
- Police Station
- Police Headquarters
- Heliport
- Fire Station
- Fire Headquarters
- Power Receiving Station
- Power Distribution Station
- Community Library
- House Of Worship
- Historical/Cultural Monument
- Performing Arts Center
- Metro Rail Station
- MTA Station







## COMMERCIAL

- COMMUNITY<sup>2,4</sup> CR,C2,C4, RAS3,RAS4
- REGIONAL<sup>3</sup> CR,C1-5,C2,C4,C5, R3,R4,R5,RAS3,RAS4



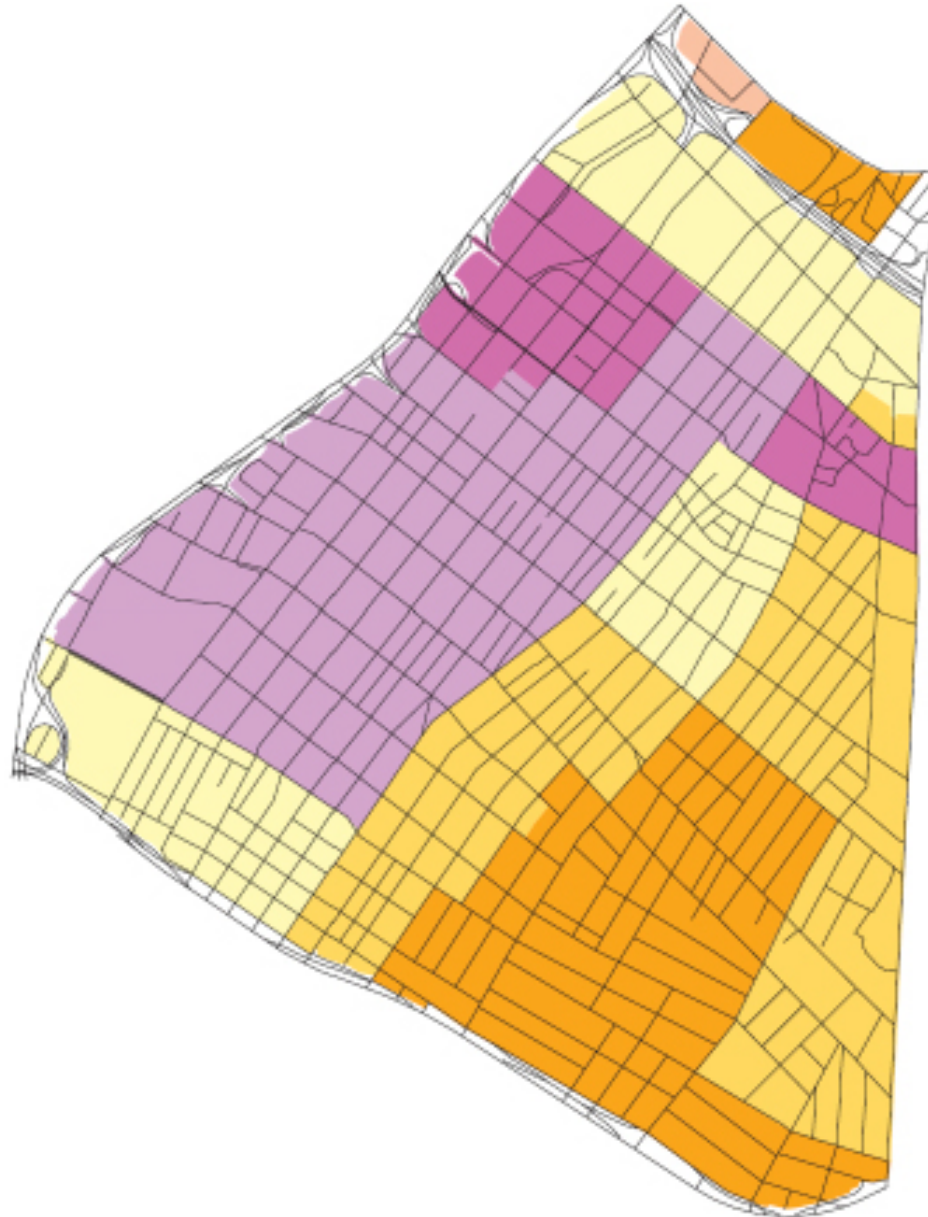
# Floor Area Ratio

## LEGEND:

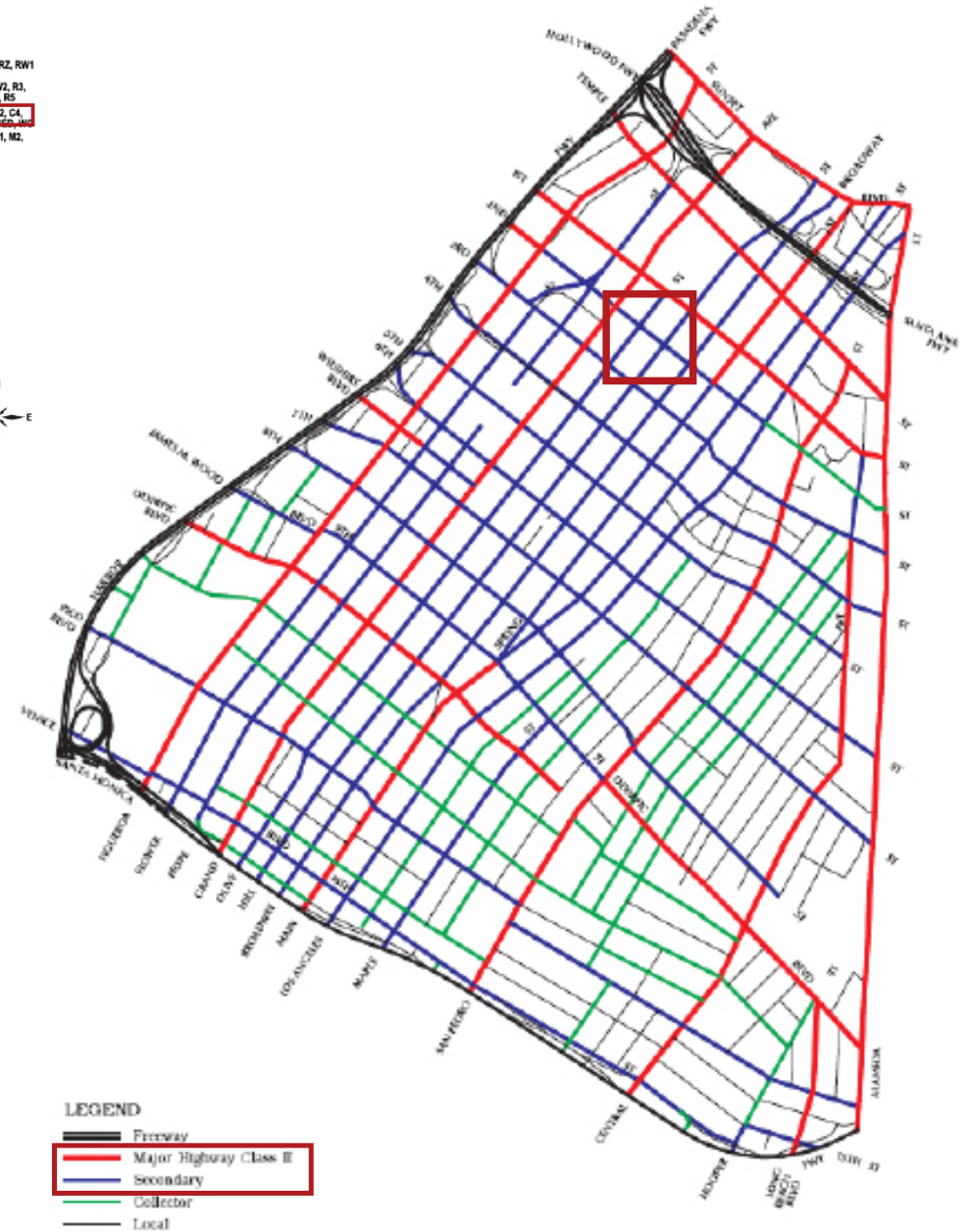
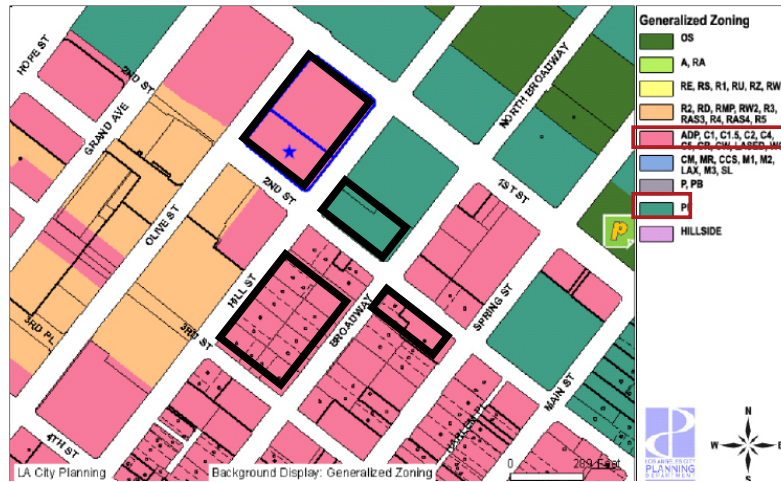
-  6:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment Plan.
-  6:1 FAR except as may be permitted by the CRA redevelopment plan.
-  3:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment Plan.
-  3:1 FAR except as may be permitted by the CRA redevelopment plan.
-  3:1 FAR
-  3:1 FAR not to exceed 6:1 FAR with City Planning Commission and CRA Board approval.

## NOTE:

\*\*Floor Area ratio is the ratio of net square feet of useable floor space in a building to net square feet of the site.



# Generalized Circulation



### SEC.12.13. “C1”- Limited Commercial

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses:

- 1.5 Transient Occupancy Residential Structures
- (18) Office, Business, or Professional
- (20) Restaurant, tea room or cafe
- (27) Joint living and work quarters

C. No building or structure nor the enlargement of any building or structure, shall be erected and maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

The front lot line of a corner lot shall be the line separating the lot from the principal street upon where it abuts.

**Front Yard**-At least 10 ft in depth

**Side Yards**-Only required if: along side street lot line of every corner lot in the C1 Zone. For all portions of buildings erected and used for residential purposes.

**Width:** At least 10 % of the lot width, but need not exceed 5 feet and no less than 3ft in width[ 1 foot shall be added to the width to side yard for each additional story above the second story, but shouldn't exceed more than 16 ft in width.

### SEC.12.21.- General Provisions

**For Institutions:**At least 1 car parking space for each 500 sq ft of floor.

**Location of Parking Area:** The automobile parking spaces required shall be provided either on the same lot as the use for which they are intended to serve or on another lot not more than 750 feet distant from it.

### Combination of Uses:

When there is a combination of uses on a lot, the number of automobile parking spaces required is the sum of the requirements of the various uses, except as provided below:

**(3) Office Building:** with a total gross floor area of at least 50,000 ft<sup>2</sup>, and if the retail space in the building does not exceed 5% of the total gross floor area, or 15,000 ft<sup>2</sup>, whichever is the smaller amount, than any retail space in the building shall have its required parking spaces computed at the same ratio as the office use.

**(w) Shelter for the Homeless:** The number of parking spaces req'd for a “shelter for the homeless” located within 1,000 ft of public transit stop may be reduced to 25% of the number otherwise required. but in no event less than 2 spaces for any such shelter.

### Parking

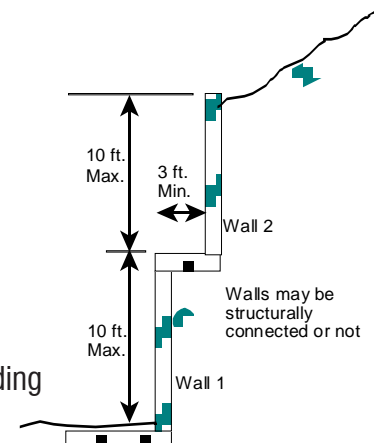
Width: At least 8'6" Parallel parking: 8'-0"

Length: At least 15'-0" Parallel parking: 26'-0"

**Driveway and ramp slopes:** The slope of every driveway or shall not exceed 20%.

### Protected Tree Relocation and Replacement:

All existing protected trees and relocation trees shall be indicated on a plot attached to the building permit issued pursuant to this Code



### (16) Bicycle Parking:

(a) In the C and M zones, for any building containing a floor area in excess of 10,000 ft<sup>2</sup>, bicycle parking spaces shall be provided at the rate of 2% of the number of automobile parking spaces required.

### 2. Spaces Between Buildings- Passageways:

(a) There should be at least 20 ft of space between any main buildings on the same lot. Such space may be reduced to 10 ft where the buildings are located on a corner lot and the space opens directly onto the side street.

### 6. Loading Space:

(a) A loading space shall be provided and maintained on the same lot with every building in the C zone where the lot on which said building is located abuts an alley.

(b) Minimum height: 14ft Shall be directly accessible through a usable door not less than 3' in width and not less than 6'6" in height opening from the building it is to serve.

### SEC.12.21.1- Height of Building

No building or structure shall be erected or enlarged which exceeds the total floor area, the number of stories or the height limits.

Total floor area contained in all the main buildings on a lot in a commercial or industrial zone shall not exceed one-and-one-half times the buildable area of the lot.

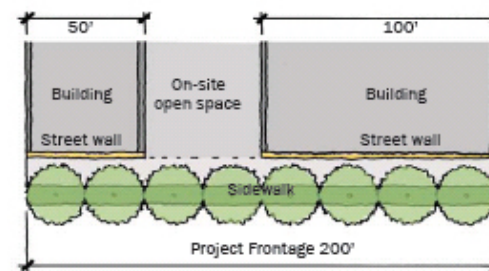
10. Portions of buildings on a C or M zoned lot governed by the provisions of this section shall not exceed the height limits set forth below when located within the distances specified from a lot classified in the RW1 Zone or a more restrictive zone.

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 199 feet	61 feet

### SEC.12.21.3- Height of Buildings or Structures in Community Redevelopment Plan Areas

The total floor area contained in all the buildings on a lot shall not exceed three (3) times the buildable area of said lot.

Building street wall at back of setback=75% of project frontage:



Walls above the ground floor that step back less than 15' from the ground floor street wall are part of the street wall, as illustrated above.

#### **SEC.12.80.- Homeless Shelters**

A shelter for the homeless may be established and operated on a property owned or leased by a government agency in any zone as a matter of right without regard to the number of beds or number of persons served. The precise of location of each such shelter shall be subect to approval by the City Council. If the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required.

#### **SEC.12.1.- Homeless Shelters-Emergencies-Charitable Organizations.**

Shelter for the homeless may be established and operated in C2,C4, and C5 zones without regard to the number of beds or number of persons served, if the shelter is operated by a non-profit, charitable organization and the shelter is located on a property owned or leased by that organization. Before a shelter may be established or operated, the City Council, or a City official must find that:

1. An emergency exists which which affects the health and safety of homeless persons;
2. A shelter for the homeless in the proposed location would contribute to the alleviation of the effects of the shelter crisis;
3. The project is consistent with the various elements and objectives of the General Plan.

4. The project would have no substantial adverse impact on properties or improvements in the surrounding neighborhood;

5. There is not an over-concentration of shelters for the homelss in the surrounding area;and

6. The land uses and development in the immediate vicinity of the subject site will not constitute an immediate or potential hazards to occupants of the shelter.



# Zoning Illustrated

DISTRICT / NEIGHBORHOOD	MINIMUM PERCENT OF PROJECT FRONTAGE TO BE LINED WITH BUILDING STREET WALL AT BACK OF SETBACK <sup>1</sup>		MINIMUM STREET WALL HEIGHT (STORIES) <sup>2</sup>
	RETAIL STREETS	OTHER STREETS	
Civic Center <sup>3</sup>	NA	NA	NA
Civic Center South	80%	70%	75' (6)
Historic Downtown	95%	95%	75' (6) <sup>4</sup>
Little Tokyo	90%	80%	35' (3)
Bunker Hill	75%	65%	35' (3)
Financial Core	80%	70%	75' (6)
South Park north of Pico Blvd.	80%	70%	45' (4)
South Park south of Pico Blvd.	80%	70%	35' (3)
City Markets	75%	65%	25' (2)

OPEN SPACE TYPE	MINIMUM PLANTED AREA	MINIMUM SEATING*
Paseos	10%	1 seat per 2,000 SF
Courtyards	25%	1 seat per 500 SF
Plazas	25%	1 seat per 500 SF
Roof Terraces	25%	None specified

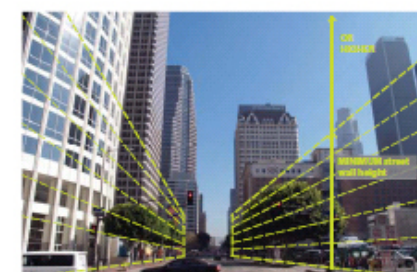
## Encouraged

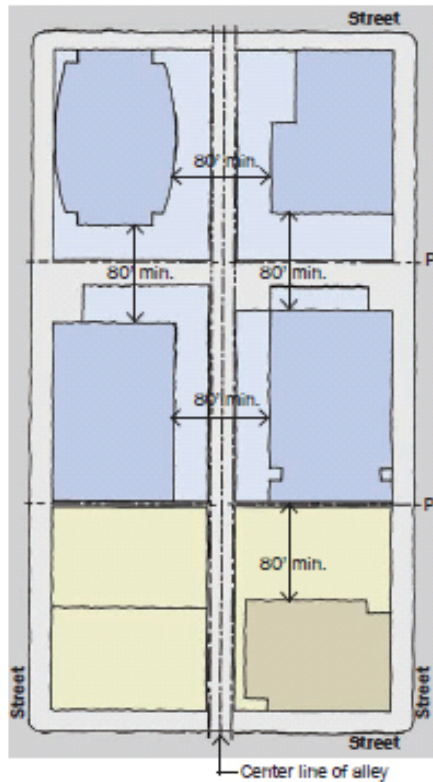


## Encouraged



## Discouraged

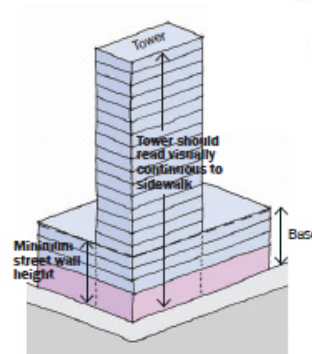
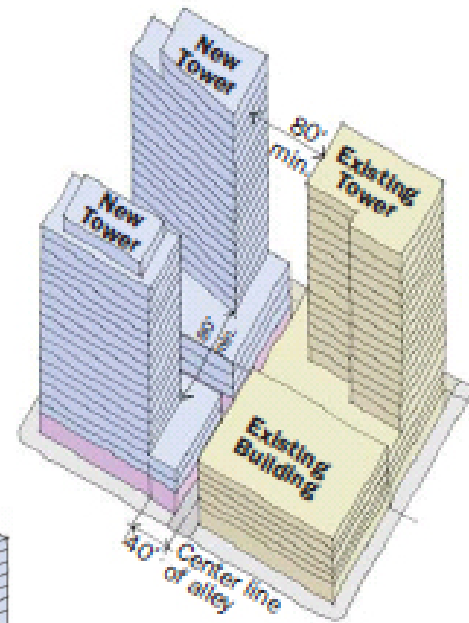




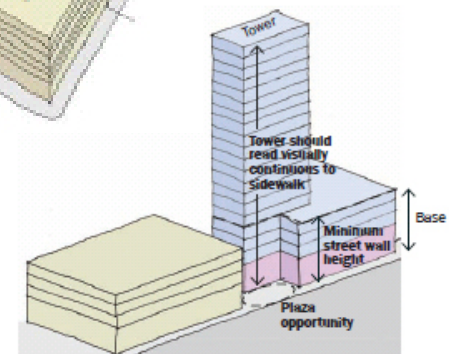
**Legend**

Building height greater than 150'  
 Existing  
 New

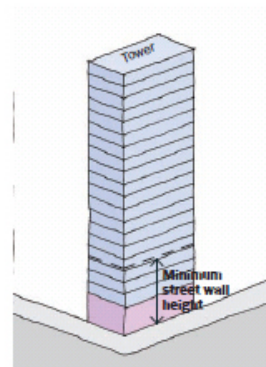
Building height 150' or less:  
 Existing  
 New



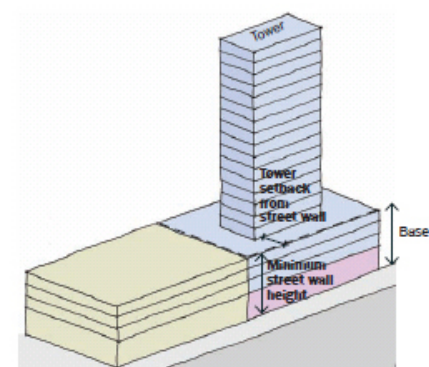
**Tower at Street Corner.** Base (or podium) with the tower set flush to a street corner. The tower massing and detail reads visually continuous to the sidewalk. The minimum street wall height must be met by the base and the tower.



**Tower Engaged with Base.** Base and tower forms are engaged. The tower massing and detail shall read visually continuous to the sidewalk. The minimum street wall height must be met by the base and the tower.



**Tower Only.** Tower form without a base. The minimum street wall must be met at the tower.



**Tower Set onto a Base.** Usually the tower rises above the base and steps back from the street wall 20' or more. The minimum street wall must be met by the base. This form is not generally preferred.

# Summary

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/Unit	Minimum Lot Width
		Stories	Feet	Front	Side	Rear		
Commercial								
CR	Limited Commercial Banks, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	5 *10	75 ft. *19	10 ft. minimum	10% lot width; 10 ft. maximum; 5 ft. minimum for commercial lots adjacent to A or R zone or for residential uses	15 ft. minimum + 1 ft. for each story over 3 <sup>rd</sup>	same as R4 for residential uses; otherwise none	50 ft. for residential uses; otherwise none
C1	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Determined by Height District *10			same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max. for residential uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none	
C1.5	Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						same as R4 zone for residential uses; otherwise none	
C2	Commercial C1.5 Uses, Retail w/Limited Mtg., Service Stations and Garages, Retail Contract Business, Churches, Schools, Auto Sales, R4 Uses			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story		same as R4 for residential uses; otherwise none	same as R4 for residential uses; otherwise none
C4	Commercial C2 Uses with Limitations, R4 Uses							
C5	Commercial C2 Uses, Limited Floor Area for Mtg. of CM Zone Type, R4 Uses							
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Mtg., Limited C2 Uses, R3 Uses					none for commercial uses; same as R3 for residential uses		same as R3 for residential uses; otherwise none

**Loading Space:** Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area.  
None for apartment buildings in accordance with Section 12.21 G 6 of the Zoning Code.

**Parking:** See separate parking handout.

## Footnotes:

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

# Precedents

# Yahiam Memorial

SO Architecture

Kibbutz Yechiam, Israel  
Project Year: 2008

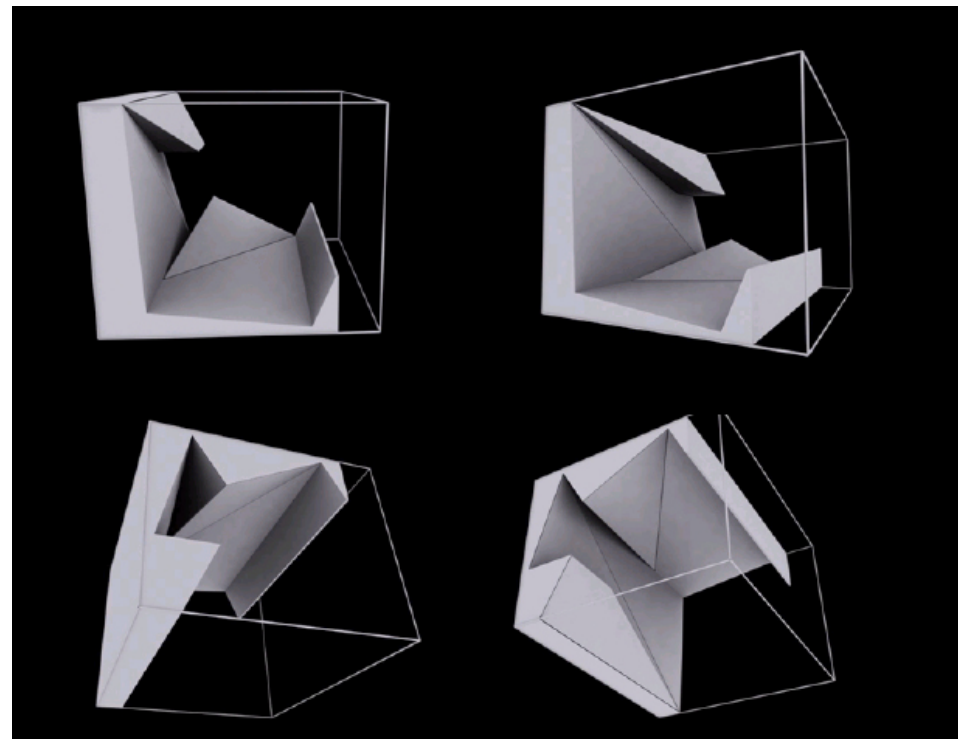
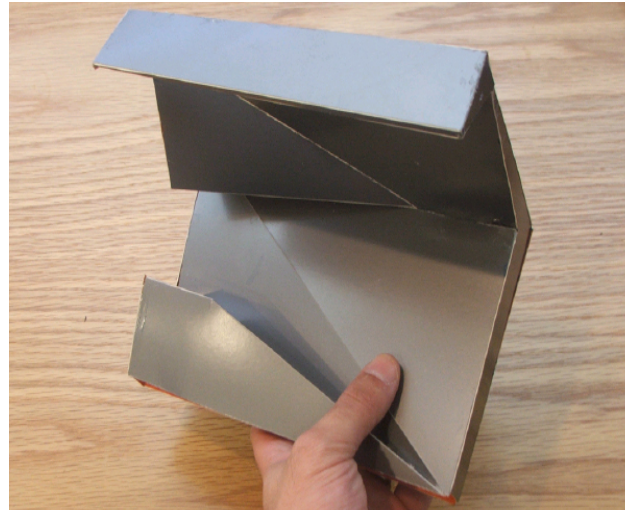


The project derives its geometrical form from two major sources:

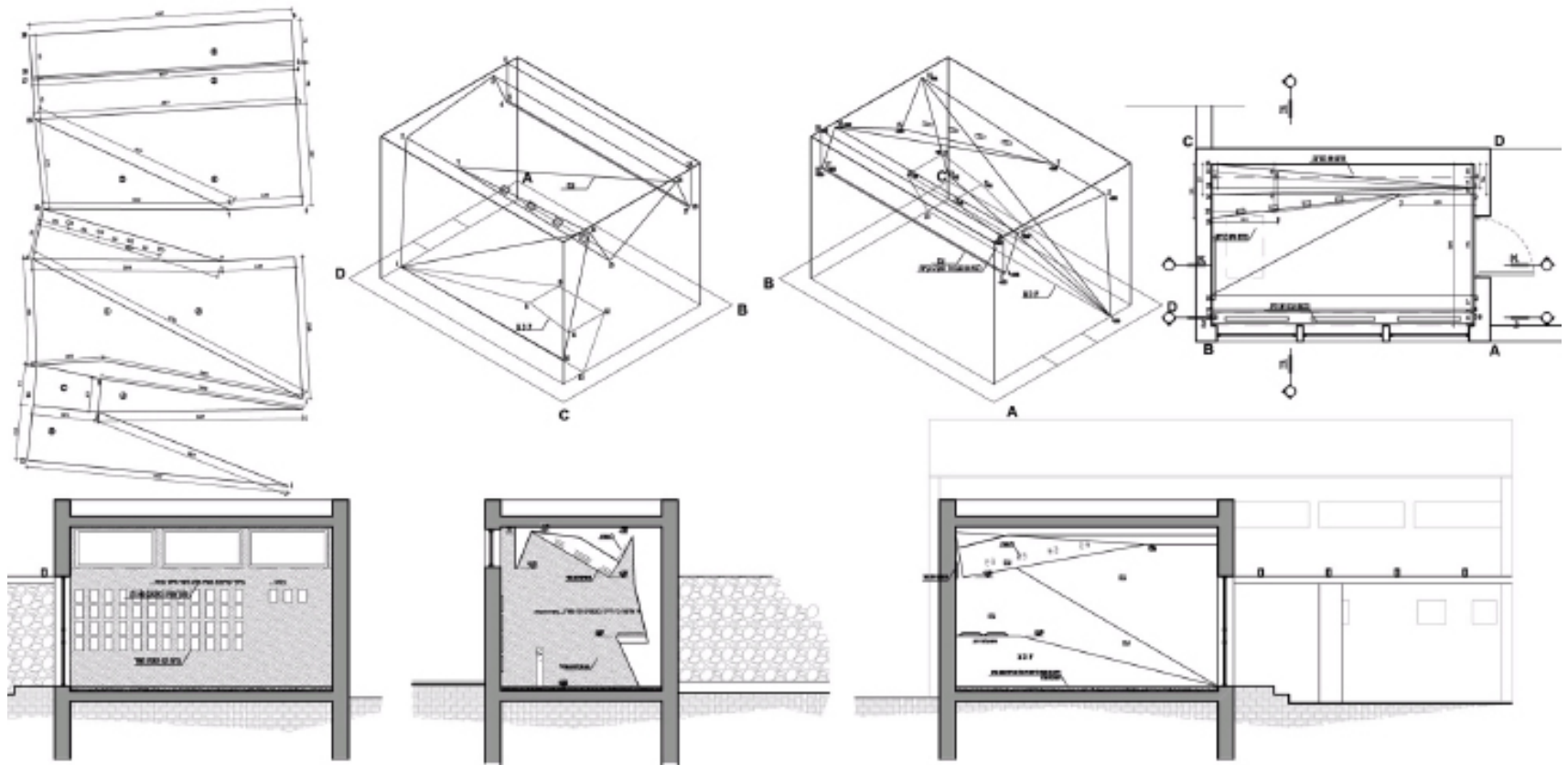
1. The feeling of the inside of an armored truck of the days of the convoy
2. The will to convey the feeling of bereavement

The visitor who arrives at the memorial experiences, while progressing to the hall the confined geometry of the place that was designed with the help of a computer, and based on physical models. The materials used in the construction are wood and plaster. The space that is revealed inside the building is a clean space, which forms a balance on the one hand of the general feeling, and on the other hand points to the photos of the fallen.

This project, was executed on a very small budget, succeeds in producing a special, strong and exciting feeling, which honors the memory of the fallen.



The simplicity of the box may seem restricting at first but the interior is articulated in a manner that enforces a specific emotion on a low budget. I am planning to incorporate simple shapes but then articulate them slightly to reflect the feeling that pertains to the specific area.





# Children's Holocaust Memorial. Moshe Safdie

99

Jerusalem, Israel

Project Year: 1987

Project Size: 807,300 sq ft

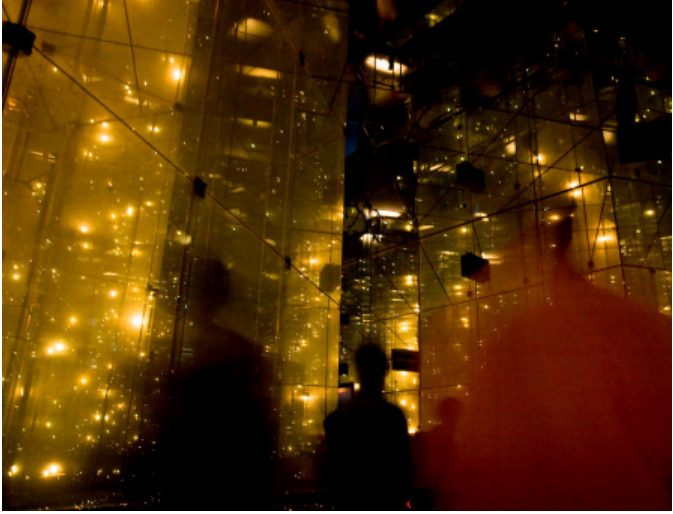
Funded by Spiegel family whose son was murdered in  
Auschwitz at the age of two and a half.



# Attributes

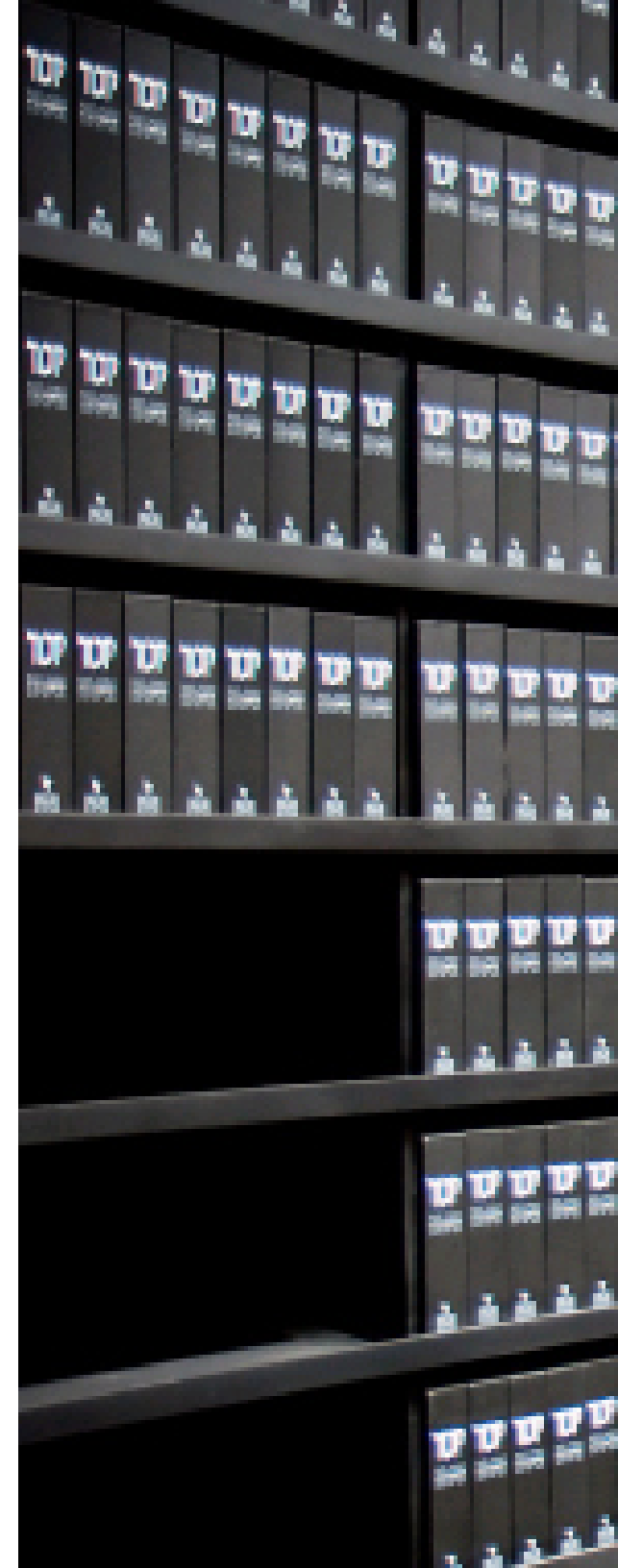
The museum is hollowed out from an underground cave and serves as a tribute to 1.5 million children. The museum uses a series of monolithic stone pillars, “the tallest of which reach the height of an adult, rises from the ground. Some are buried, and others, jagged against the sky, are randomly broken, symbolizing the abrupt ending of many young lives.”





Each folder represents a member of the Jewish society killed during the Holocaust.

Each **empty** shelf stands for those who have not yet been found.







# Bondy School + Youth Center. Atelier Phileas

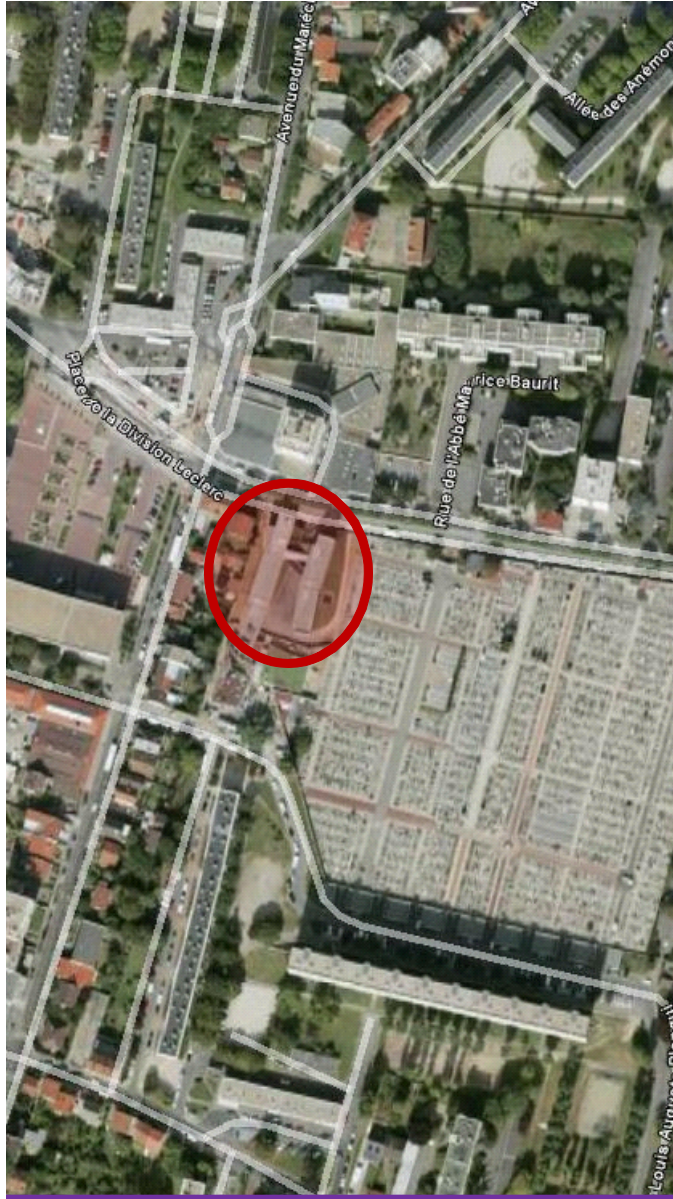
105

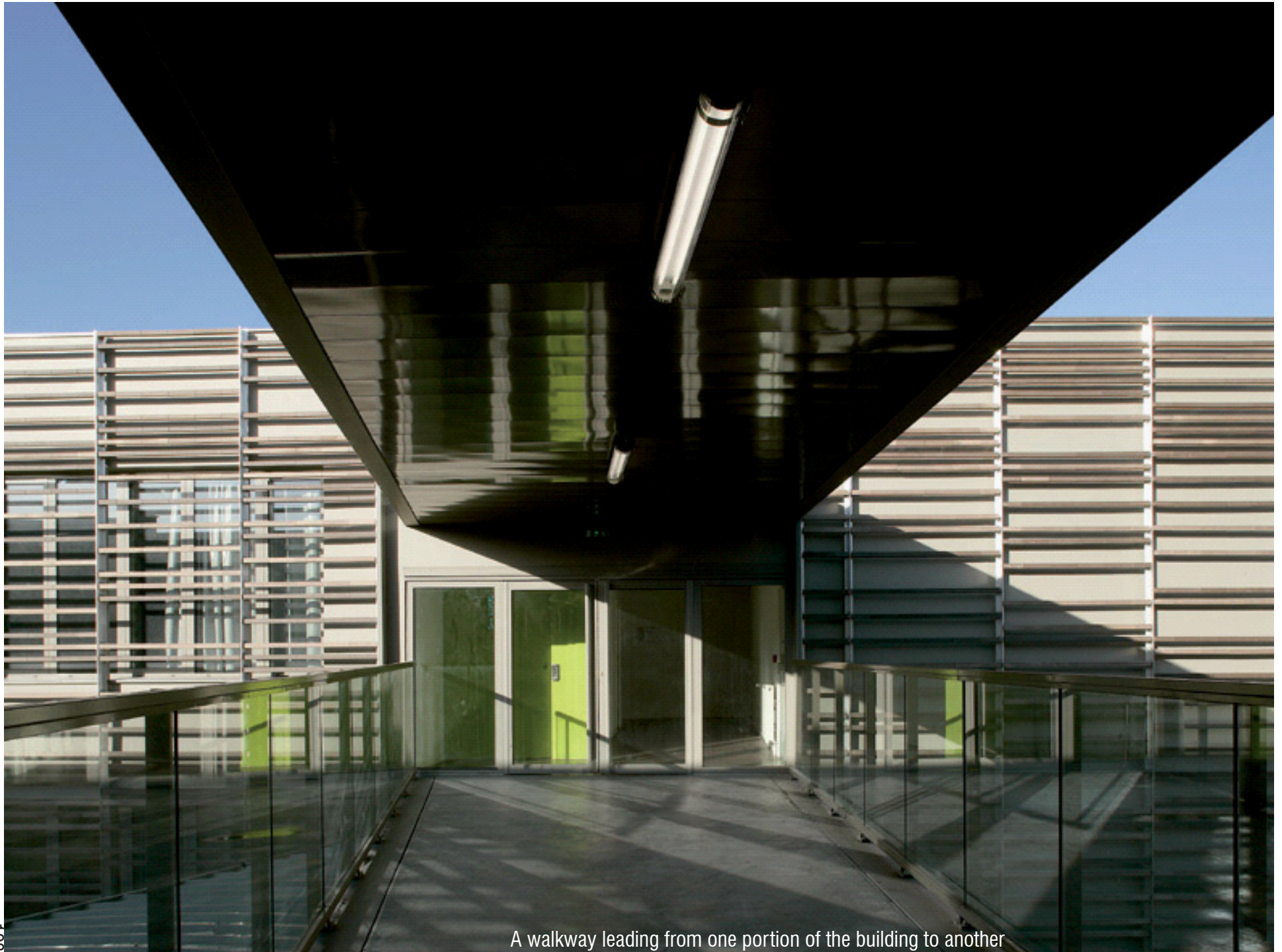
Bondy, France  
2007  
33,369 sq ft  
Budget: \$7.18 M + Tax





# Site Plan

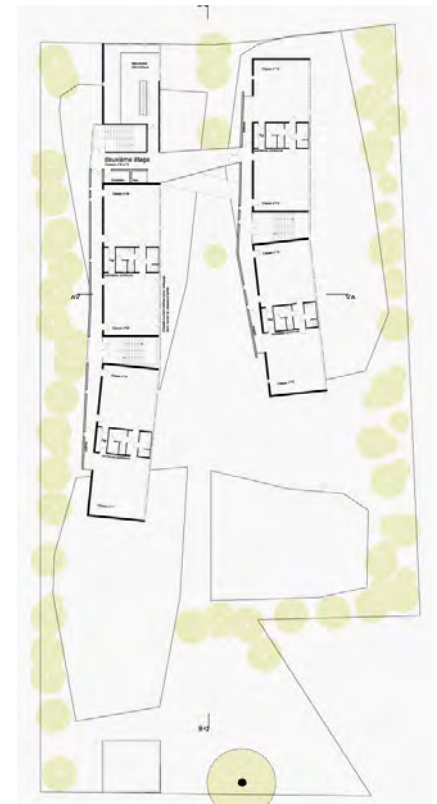
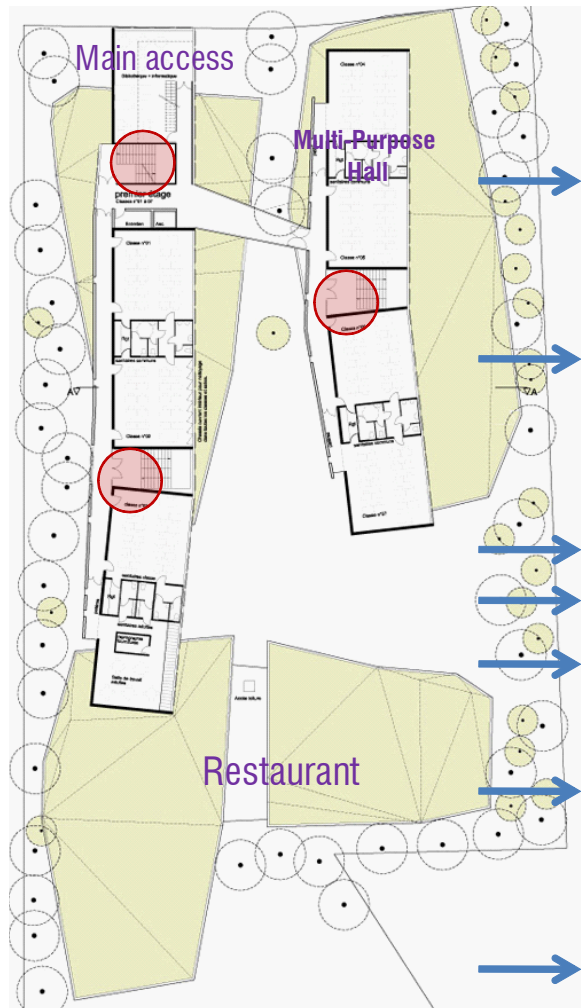




A walkway leading from one portion of the building to another

# Site Elements & Program

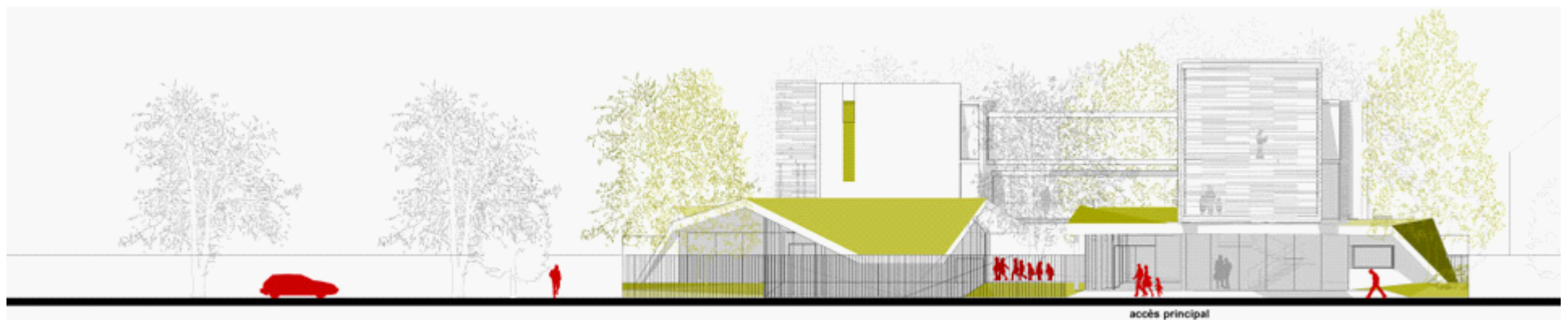
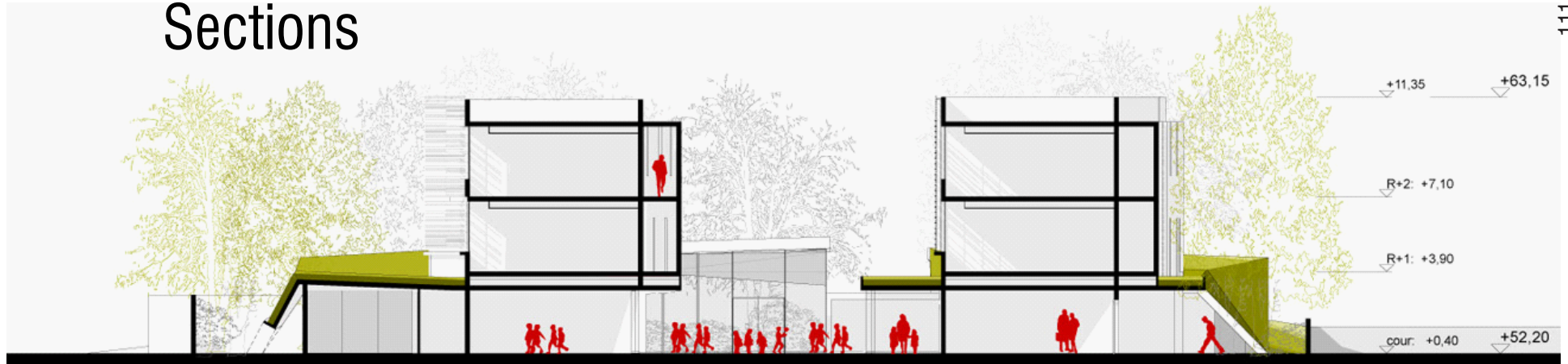
The project included: 15 classrooms, a cafeteria, a leisure center, a youth center, and a library. The multi-purpose hall and computer room is open to the public after hours. This project is relevant to my project because it has a variety of security levels and elements that are open beyond the regular hours of operation.





# Sections

111





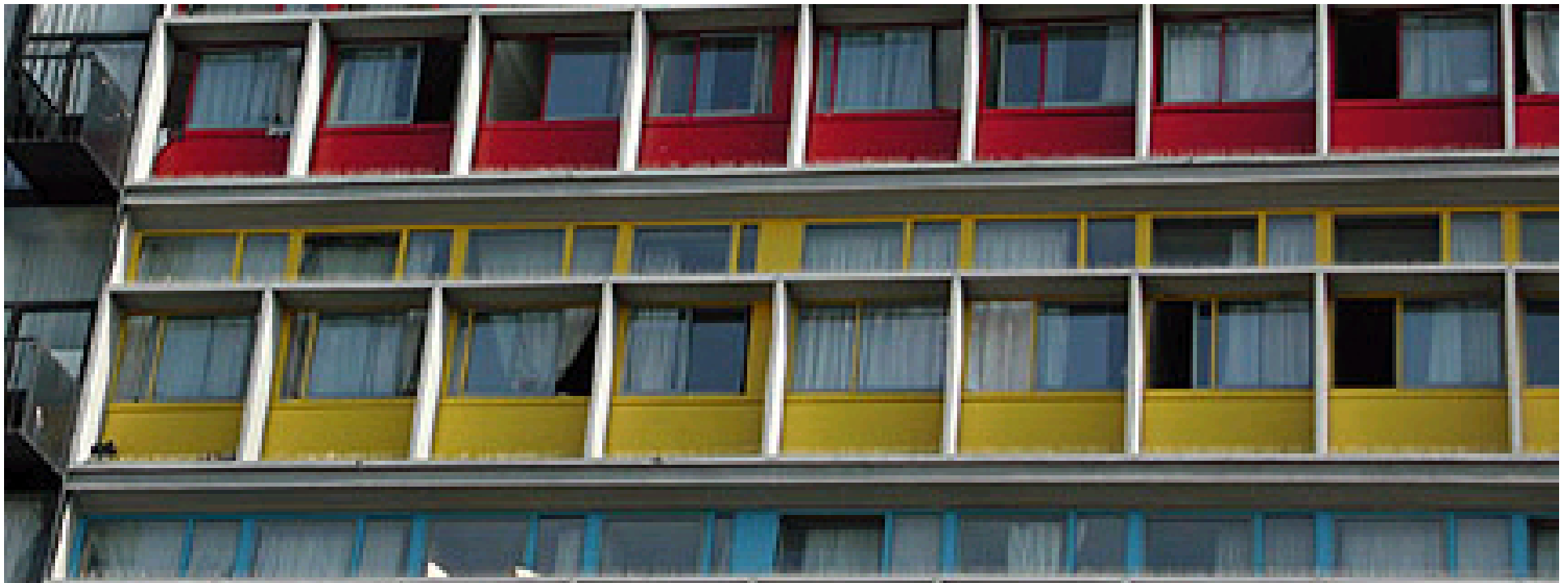
# Cite du Refuge

Le Corbusier and Pierre Jeanneret

Paris, France

Year: 1933

Condition: In Use



The Salvation Army Refuge in Paris was Le Corbusier's first opportunity to create accommodation for the urban poor, under the philanthropy of the Princesse de Polignac, an heiress of the Singer Sewing Machines fortune. The compact site provided the chance for a radical approach both to bringing in light and space and to laying out the entrance halls to accommodate the Salvation Army's reception process.

The core of Le Corbusier's design was the dormitory slab with a sheer glass curtain wall. Critical to the success of this south-facing glass wall was to have been a technologically ambitious system of double glazing and air conditioning ('respiration exacte'). These were never built as intended, and the sheer skin of the wall was lost to Le Corbusier's trademark brises soleils later on in an attempt to prevent the inhabitants from overheating.







# Additional Precedents

## Cemeteries/Chapels

1. Voghera Cemetery, Italy
2. Igualada Cemetery by Miralles and Pinos, Spain
3. Luz Cemetery, Portugal
4. Santo Stefano Cemetery, Italy
5. Estrela Cemetery, Portugal
6. Cemetery, Modena, Italy
7. Farewell Chapel, Krasnja, Slovenia
8. St. Mary of the Angels Cemetery Chapel by Mecanoo Architects, Rotterdam, NL
9. Highgate Cemetery Proposal by Eldridge, London, UK
10. Cemetery of San Cataldo by Aldo Rossi
11. Rennes Metropole Crematorium, France
12. Hollywood Forever Cemetery
13. Recoleta Cemetery
14. Anfield/Liverpool Cemetery, North Liverpool
15. Meiso no Mori Funeral Hall, Kakamigahara City
16. Ampliamento del Cimitero di Berbenno di Valtellina
17. Striva de Morts, Vrin, Switzerland
18. Urnenstelen Friedhof Hörbranz, Austria
19. Aussegnungshalle München-Riem, Muchen, Germany
20. Baumschulenweg Crematorium, Berlin
21. Crematorium meer- Bloemhof, Zoetemeer, NL
22. The hanging cemetery of Babylon(proposal), Baghdad, Iraq

## Memorials

1. Holocaust Memorial by Ekerman, Bahia, Brazil
2. Ever Rest Memorial Park, Logansport, Indiana
3. Yehiam Memorial by SO Architecture, Israel



# Appendix

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# Thesis Prep Board

sting place for those whose remains were never recovered or identified with research facilities

## Lost Angeles

She was buried under a headstone that read "Jane Doe" and remained anonymous until a DNA test revealed that she was Dorothy Gay Howard, officials announced Wednesday.

Unidentified white male "The Boy in the Box"

### A Thought On Architecture

Architecture is a response to a societal call for help. It is a community's outreach with aims of resulting in the betterment of the people. I choose to pursue architecture with a purpose. It is my aim to design for the greater good of the people within a given society. Architecture is important because people need it. It directs people's lives through the spaces that they are in. When done correctly, it promotes communities, interaction, and experience. It is an art form that influences every day. Architects are far more than individuals who design buildings. We are psychologists, geologists, designers, engineers, artists, etc.

I stand behind Architecture. I believe in the rehabilitation of deprived areas. I believe that Architecture has the power to change, create, and renew.

### Problem

It's as if there is a secret war fought and there are tens of thousands of casualties, each unknown, buried in an unmarked grave. Over the past fifty years, there have been 40,000 to 50,000 unidentified men, women and children found by authorities in the United States alone. It is being called "a silent crisis," primarily because most cases of unidentified bodies go unreported to state or federal authorities. Anxious families live their lives wondering what has become of their lost loved ones. Many family members are demanding a need for some sort of closure, claiming that they haven't been able to go through the proper grieving process.

### Project

It is important to create an environment suitable for people from all walks of life, a diverse space in which the individuality expressed is preserved yet subtle. It is inevitable that the experiential quality of the spaces is acknowledged both by the architecturally educated and those who are not. The experience of the space and the potential effects that it will have continually are my primary concerns. Cemeteries, in their traditional sense, have multifarious social and personal-level functions. It is important to note the distinction between individual and societal functions. One of the societal functions includes the commemoration of the dead. The idea of these spaces is to express basic cultural beliefs concerning death and meaning of life. In a historical sense, cemeteries were places where people met for different sorts of social gatherings. In a similar way I am hoping to incorporate a public aspect within my project. It is important to create a series of connections throughout the community. In addition to the memorial ground, I am incorporating facilities for organizations whose purpose is to identify the unidentified, connect them to their families and organizations that aim to prevent people from becoming a statistic.

### Program

"Cemeteries are sites where family and communal loyalties are linked and reaffirmed." Unknown

The "Cemetery"

This programmatic element is the most important of the three. It is considered to be the final resting place for those whose remains were unidentified or never recovered. Traditionally, the cemetery is an area where one's body would spend eternity. This program, however, encourages the addition of a body-less cemetery for those who were never recovered. I am proposing an area where relatives can put the deceased's belongings that are most significant to them. Most traditional funeral practices mandate that there be some sort of ceremonial procedure prior to being laid to rest. It is important to maintain a level of tradition regardless of the nature of the project. The families of the victims seek a sense of closure, a space that they can resort to and mourn the loss of their loved ones.

### Memorial

Purpose: the most influential part of the program, the memorial component's primary purpose is to raise awareness and educate the public about the issue surrounding them. The memorial space will also include educational facilities and large gathering spaces where groups can meet, discuss, and act out. I imagine this element to be a "town hall" statement with an in-your-face attitude, allowing the public to truly experience the need for preventing further victims.

### Research Facility

This "office" component of the program will serve as a home for several organizations aimed at re-connecting the unidentified with their loved ones. Currently there is a shortage of funding and facilities for such organizations, forcing them to do solely online based work. With new facilities and DNA labs, their research efforts will be more efficient and professional. The research facility will have a strong connection with the cemetery, always serving as a reminder that someone out there is working on preventing further cases.

### Site

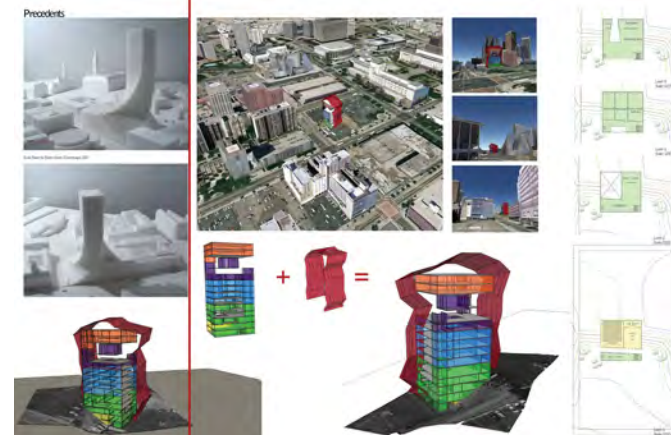
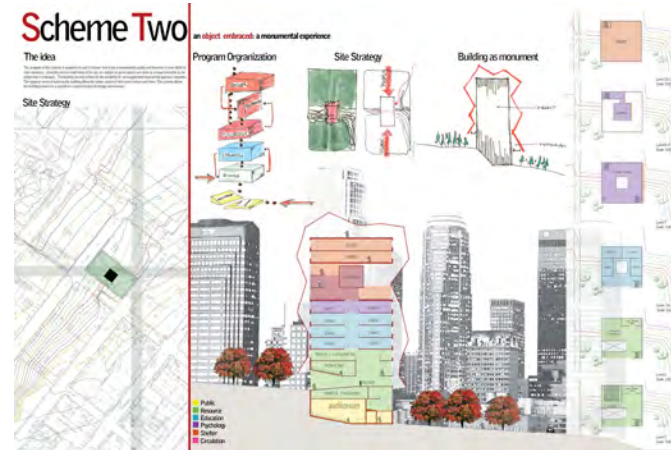
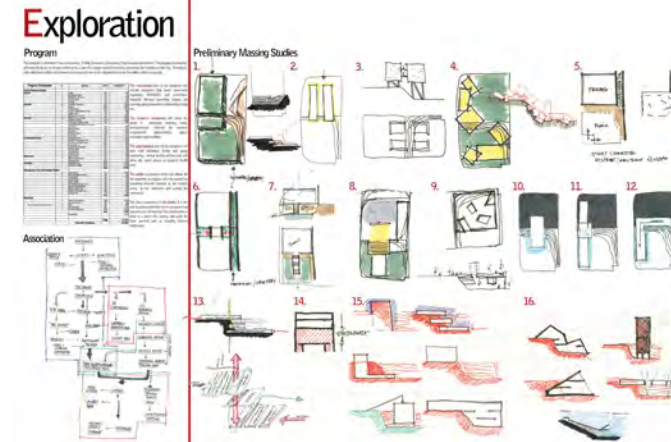
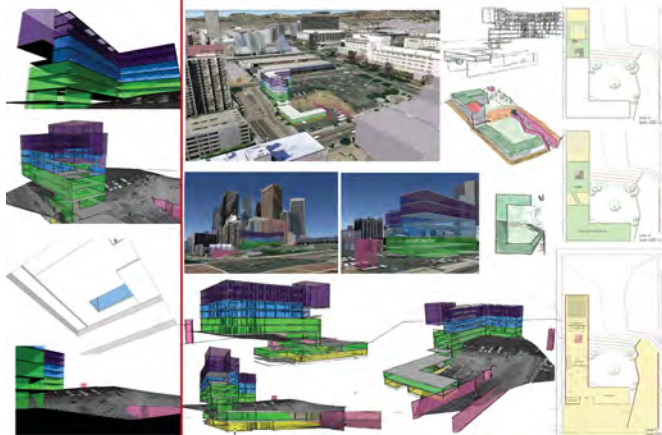
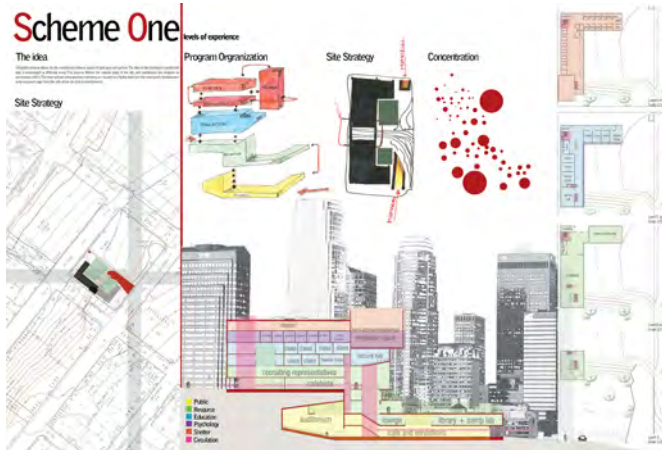
LA County

Central City Community Plan

Los Angeles has 42 % of all unidentified bodies [2,413]

Component	#	Spaces	SQ FT	Total SQ FT
<b>Resting Spaces</b>				
Public Entrance	1	1	100	100
Private Entrance	1	1	100	100
Parking	1	1	100	100
<b>Memorial</b>				
Monument	1	1	100	100
Headstone	1	1	100	100
Gravestone	1	1	100	100
Plaque	1	1	100	100
Marker	1	1	100	100
Obelisk	1	1	100	100
Column	1	1	100	100
Statue	1	1	100	100
Relief	1	1	100	100
Carved Stone	1	1	100	100
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Carved Stone	1	1	100	100
Gravestone	1	1	100	100
Monument	1	1	10	

# First Review Boards



# Final Review Boards

## Lost Angeles

a social resource center and emergency crisis intervention shelter for unclaimed runaway youth attempting to reclaim their identity within society, and a memorial dedicated to the individuals who lie unclaimed or unidentified because they never received that opportunity.

### A thought on Architecture

Architecture is important because people need it. It directs people through the spaces that they populate. When done well, it promotes community, interaction, and experience. It is an art form that influences every day life. I believe that in the rehabilitation of deprived areas, Architecture has the power to change, create and restore.

### Problem Statement

It is estimated that on any given night, there are at least 15,000 homeless youth on the streets of Los Angeles. Many of them are runaway youth coming from every social class, race, and religion. They are usually hungry, scared, desperate, and very vulnerable to crime. Without resources and help, the runaways are looking at a very unstable and uncertain future. Their chances of succeeding in today's society are minimal and uncertain. Often, the runaway youth comes to a point in their lives where they attempt to "reclaim their identity" and fit into society. However, this transition is not as easy as it may seem. According to The Local Emergency Shelter for Los Angeles County, there are only 488 beds, or 3% targeted toward unaccompanied youth. Their future of living life as an "unidentified member" of society are almost guaranteed, eventually their death will add to the already high statistic of unidentified casualties buried in an unmarked grave. Awareness needs to be raised for those who did not receive that opportunity as well as those who rose above it.

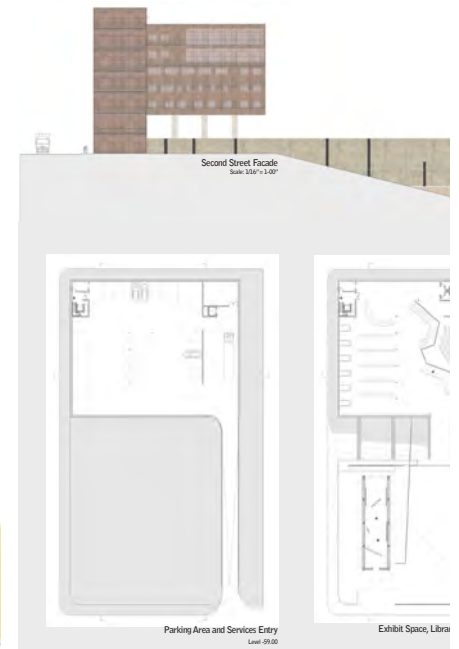
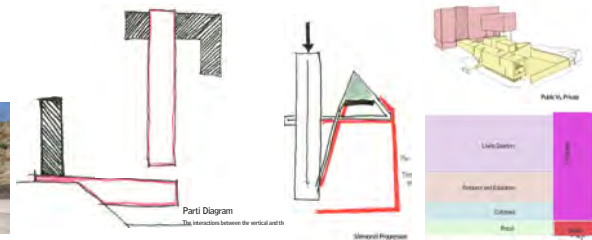
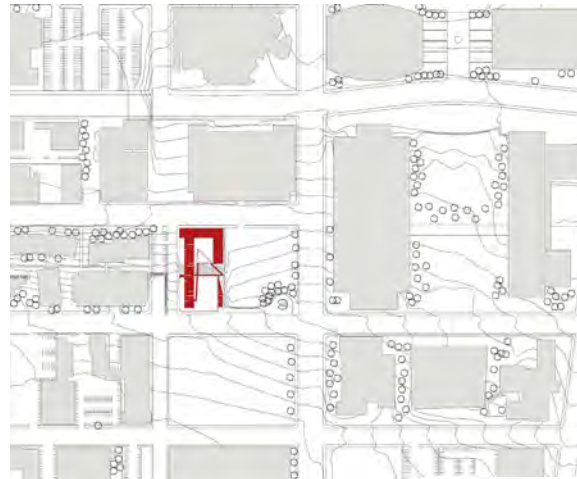
### Why Los Angeles? Why Downtown?

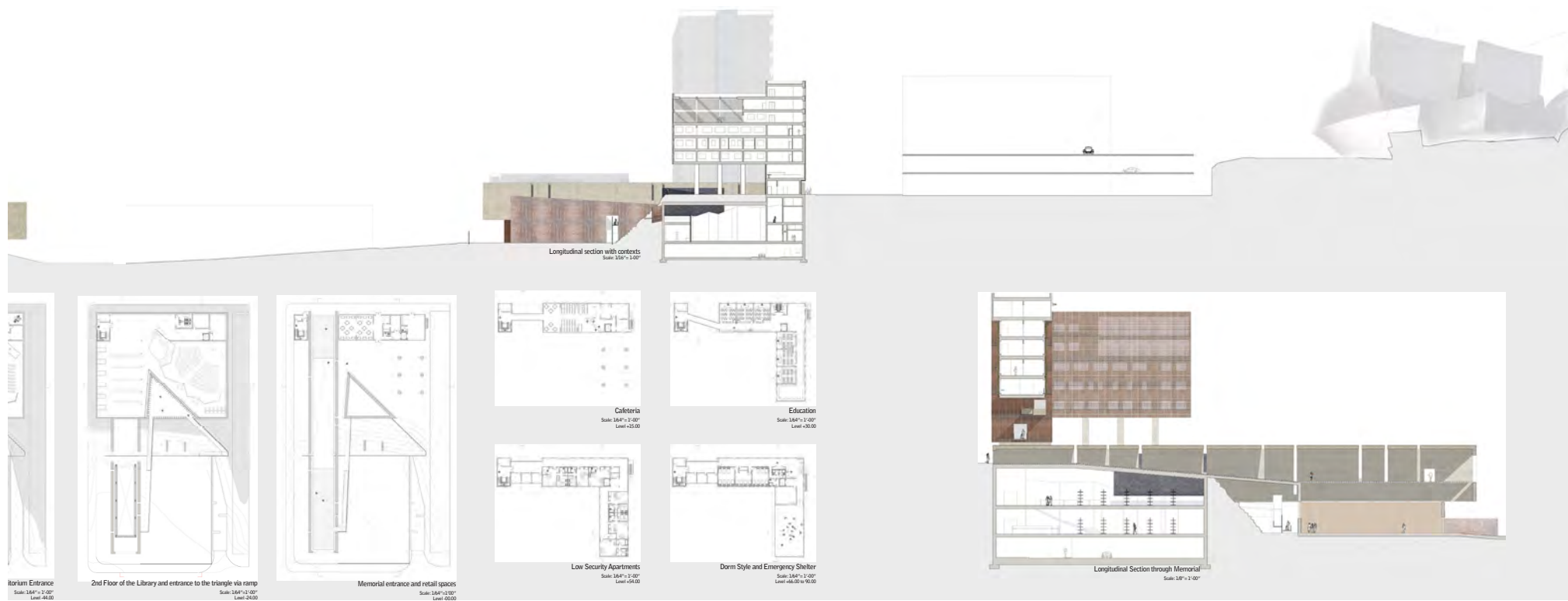
The site was chosen upon conducting careful research related to homeless youth and youth runaways. Due to its proximity of celebrity and fame, Los Angeles as a city has, throughout history served as the final destination for many runaways from various states. Most of these dreams are not realized and they become susceptible to a path of high-risk behaviors. The site at hand was chosen because it is, in a way, in an uncomfortable environment. It allows for a living and working exhibit of a social issue that, in the past, has lacked attention.

Immediately it was obvious that the site for the project had to be capable of raising awareness. The location was easily accessible, visible, and a walking distance from local amenities as well as government buildings. The site was to be in an urban setting, located in the midst of the Civic District, Downtown, Historic Downtown and Chinatown, catering to youth from different backgrounds and cultures.

### Intentions- Themes- Explorations

This project explores the fine balance between public and private spaces. The concept is to create a comfortable environment while pursuing different processes that will improve the inhabitants' experience. The intention is to create disruptions in experiences allowing for temporary distractions. The intention is to create a series of events that break people of acceptance and help realize new interactions that should be taking place in today's world. Spaces that interact with two mediums will be classified as public spaces. Everyone's perception of space is different, therefore it's important to create an environment in which these interpretations are encouraged and realized. In simple terms, this project is a safe haven for runaway youth. The building's goal is to raise awareness, yet it is most important to create a place that the youth can feel that they are safe in, and not considered an exhibit of personal failure to the public.



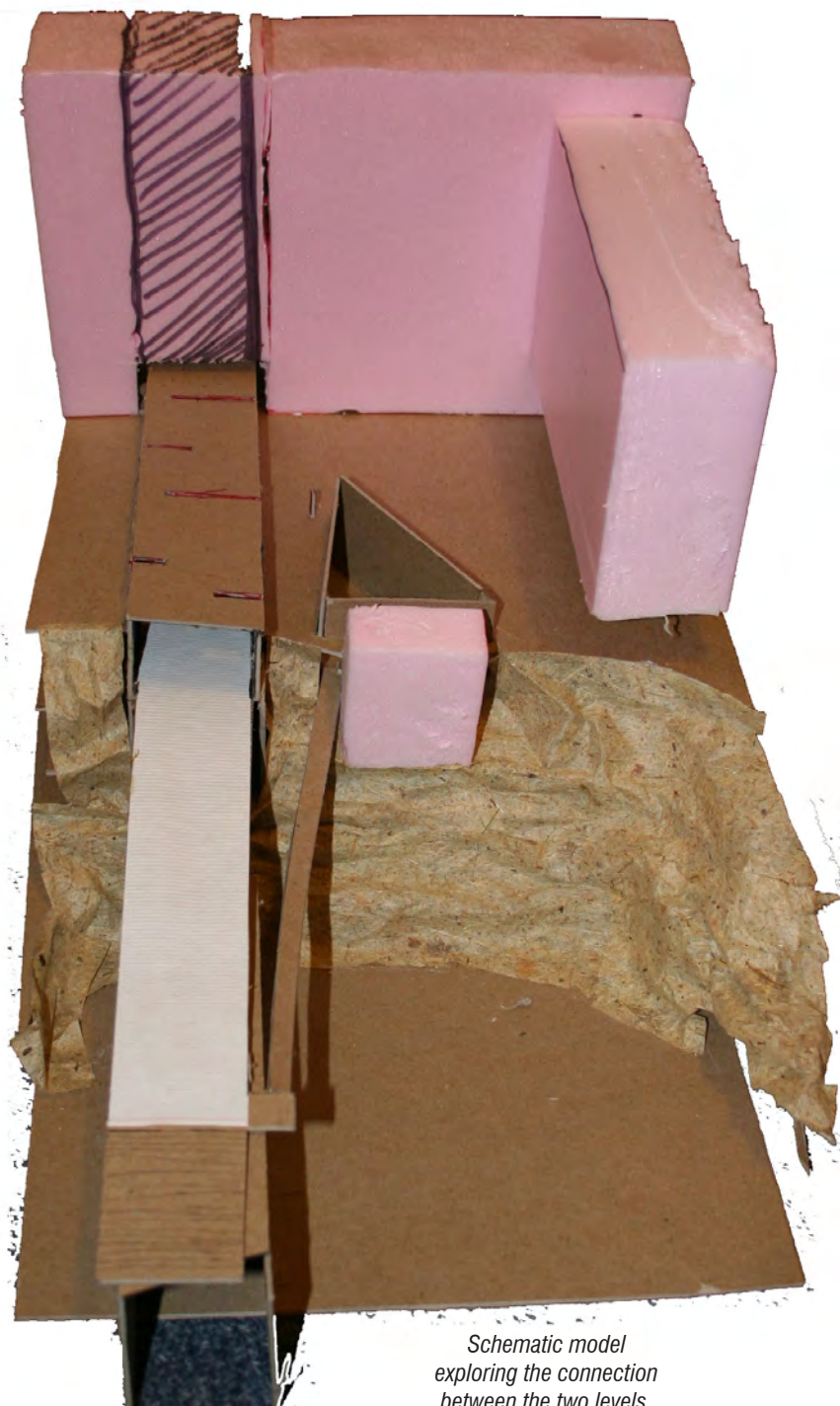


# Process Models

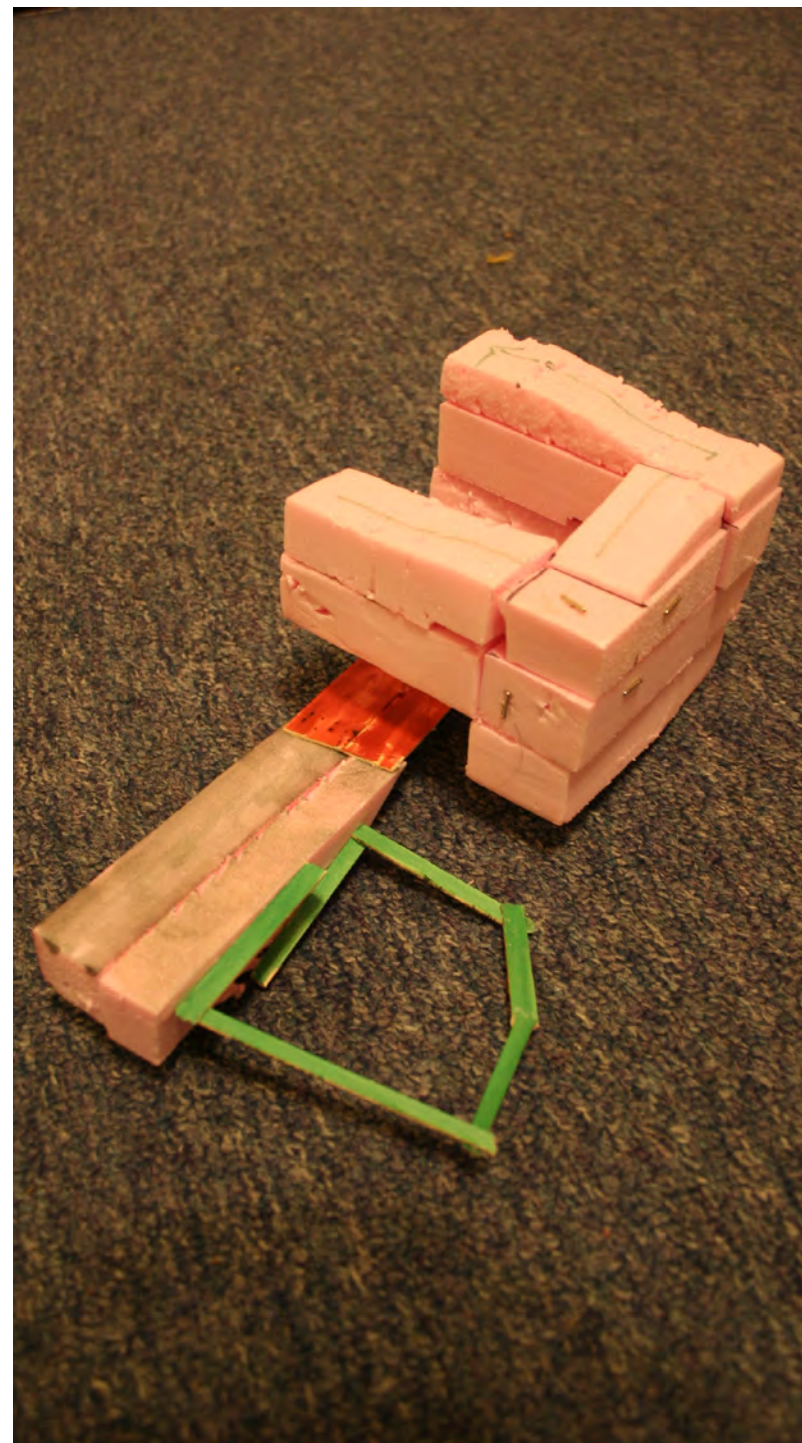


*Scheme one and two  
explored in model form.*





*Schematic model  
exploring the connection  
between the two levels.*

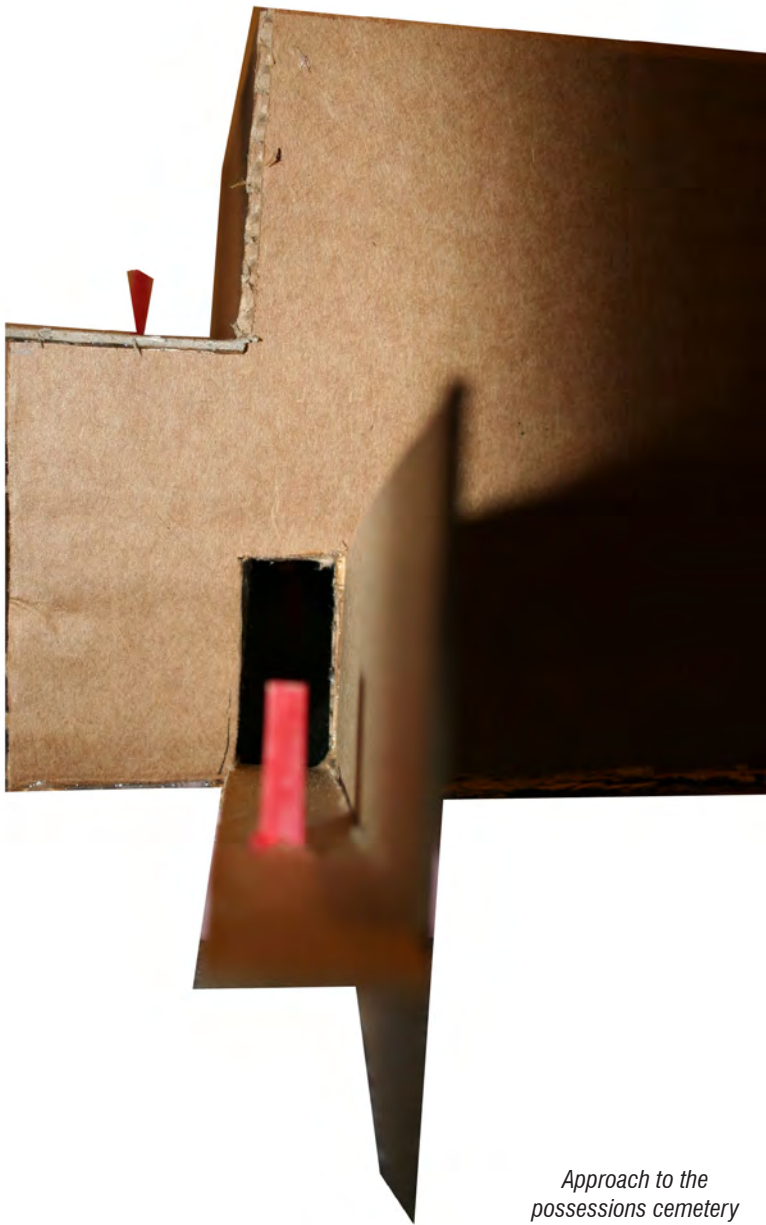




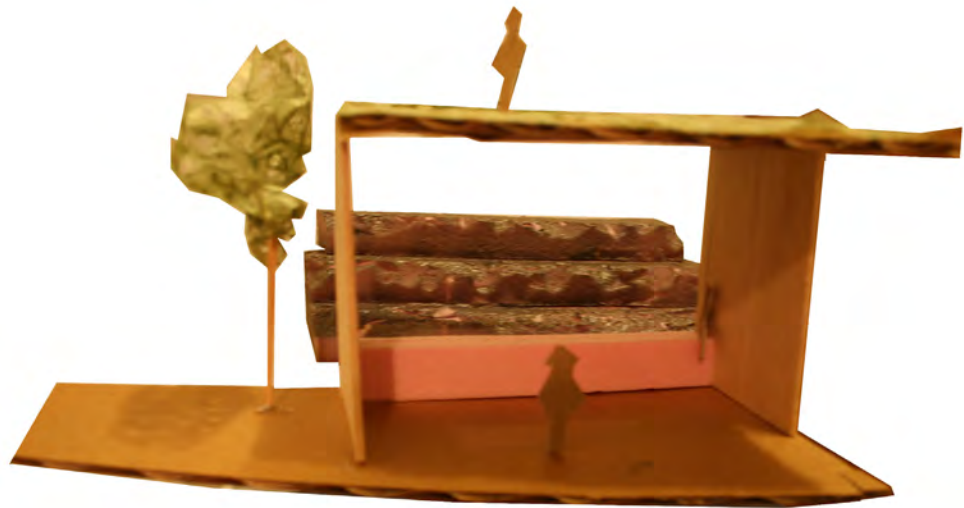
*Study model  
experimenting with light  
and feel of space.*



*Model exploring the structure, mechanical and facade methods.*



*Approach to the  
possessions cemetery*

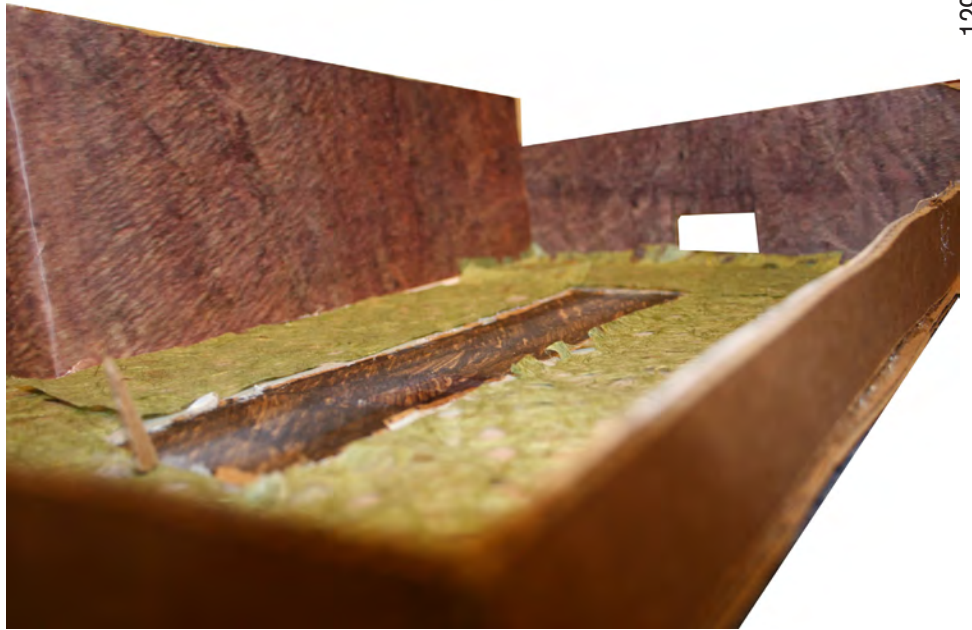


*Exploration of the Exhibit Hall space with the natural slope of the site*





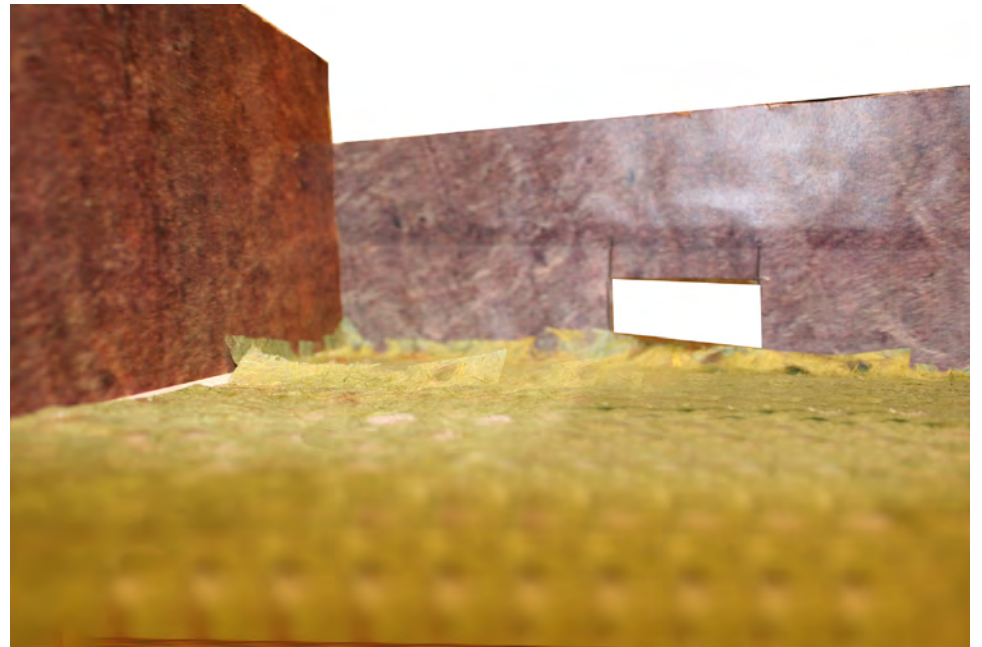
*Study for the type of  
shelves used in the  
cemetery*



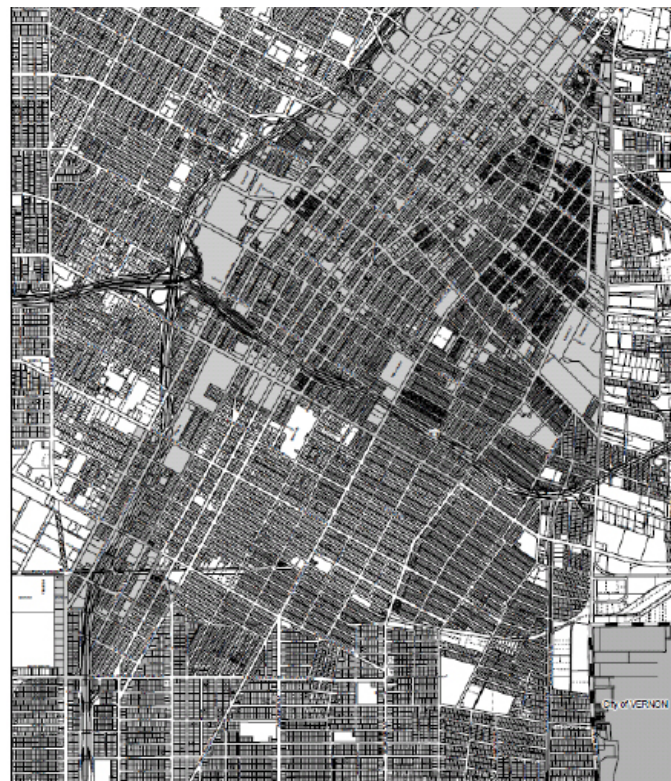
*Assesing the environment of the memorial garden.*



*Memorial light study  
model*



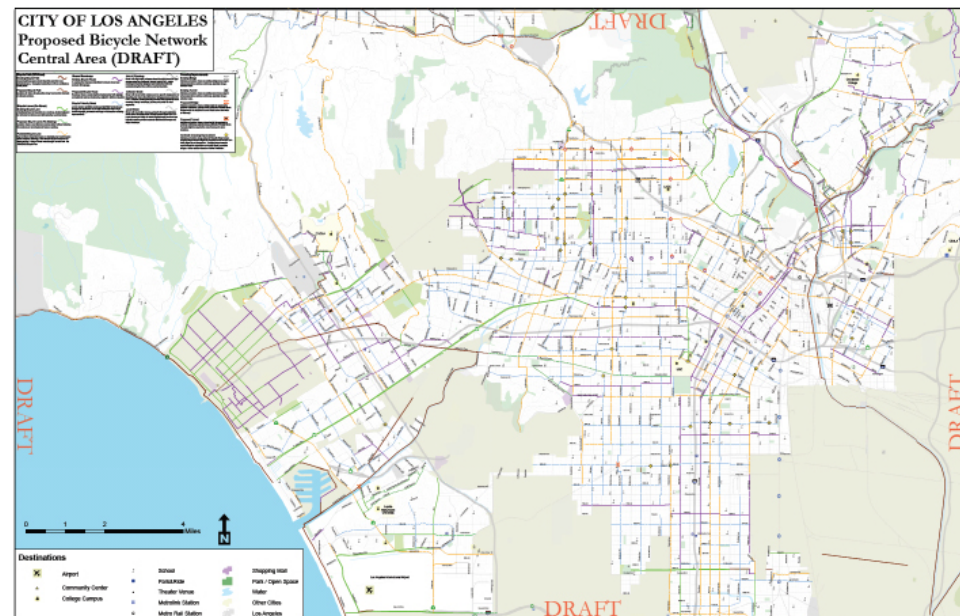
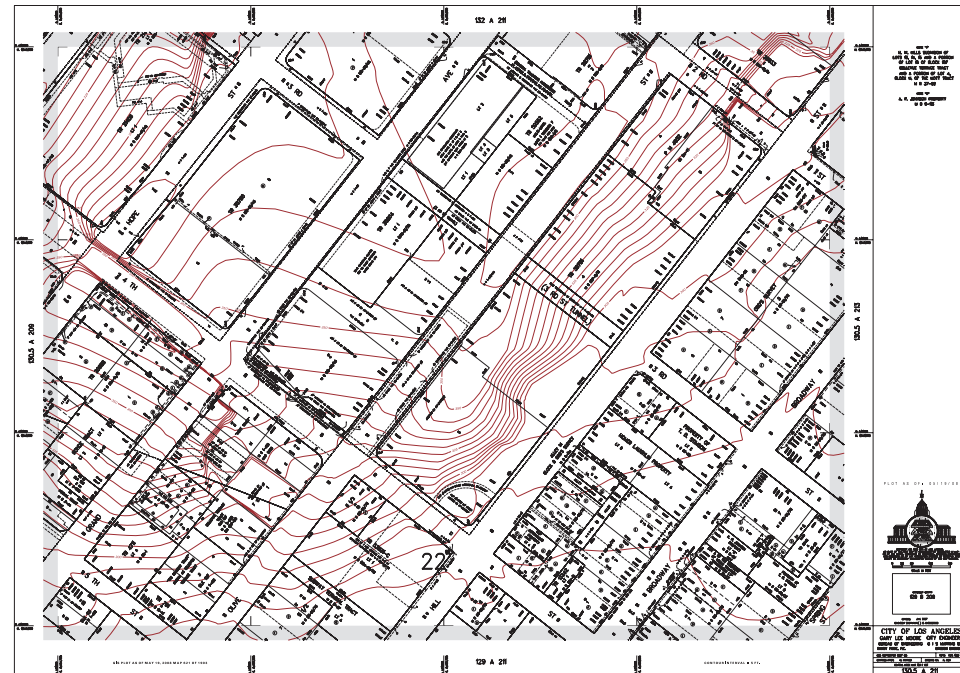
## 130

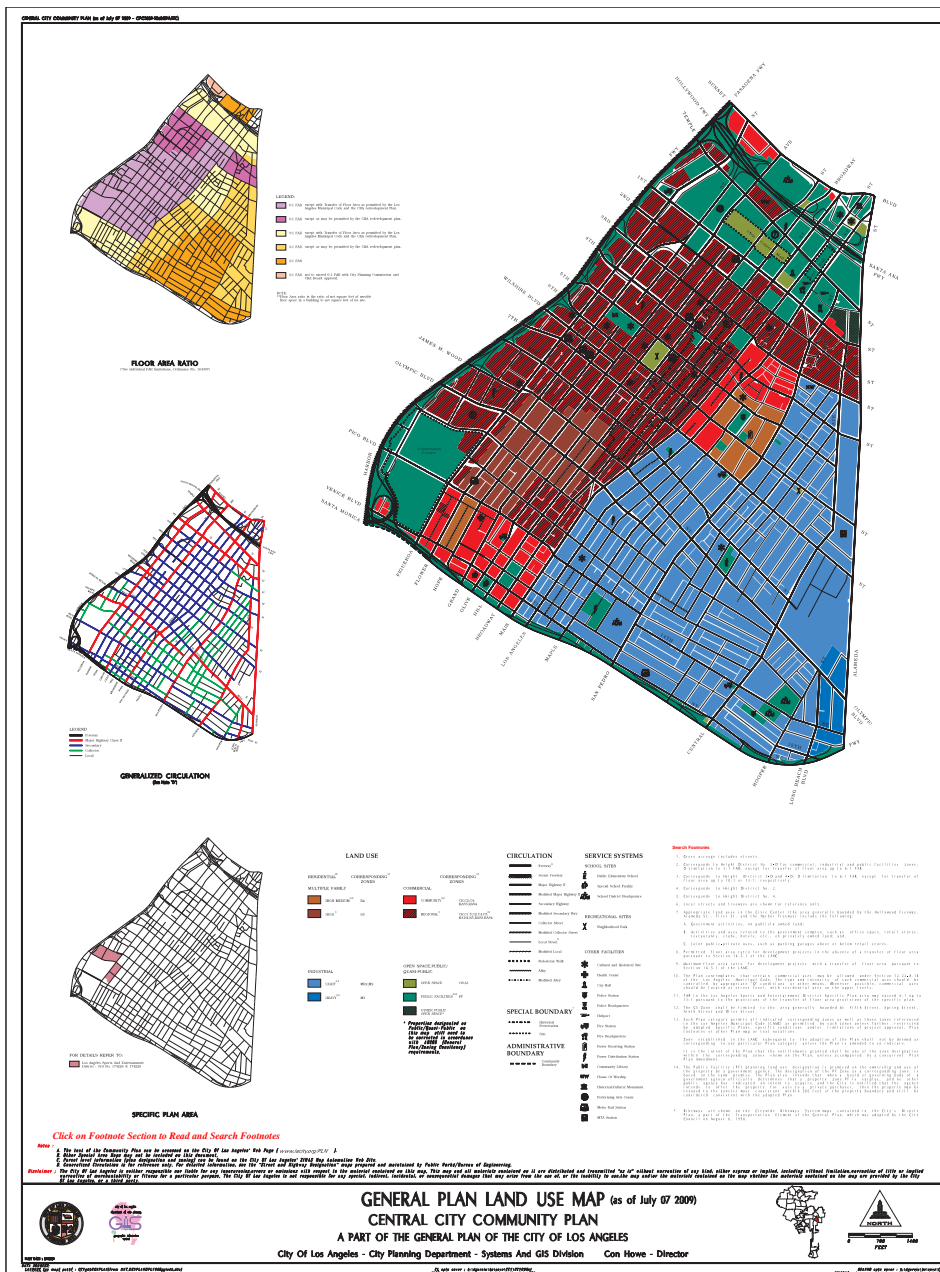
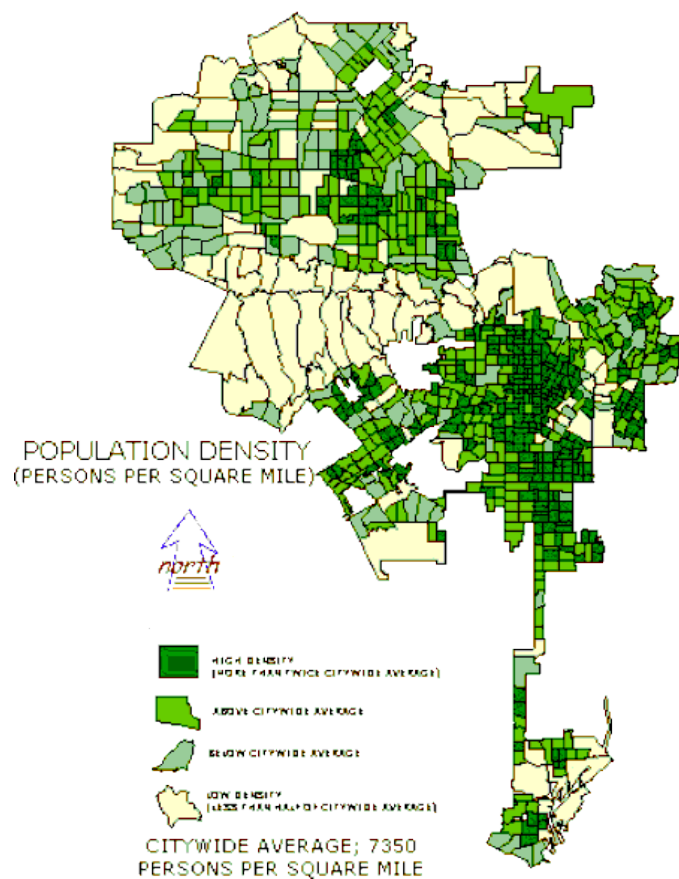
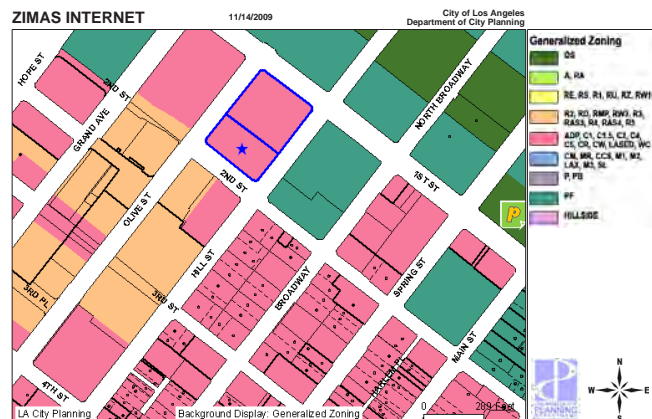


### Greater Downtown Housing Incentive Area

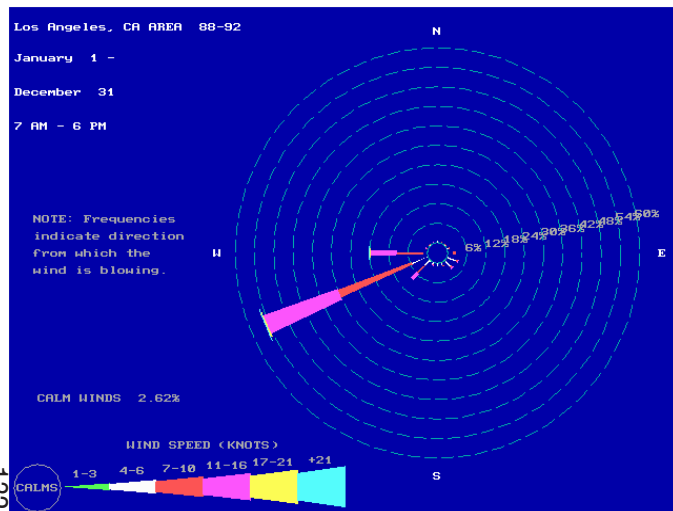
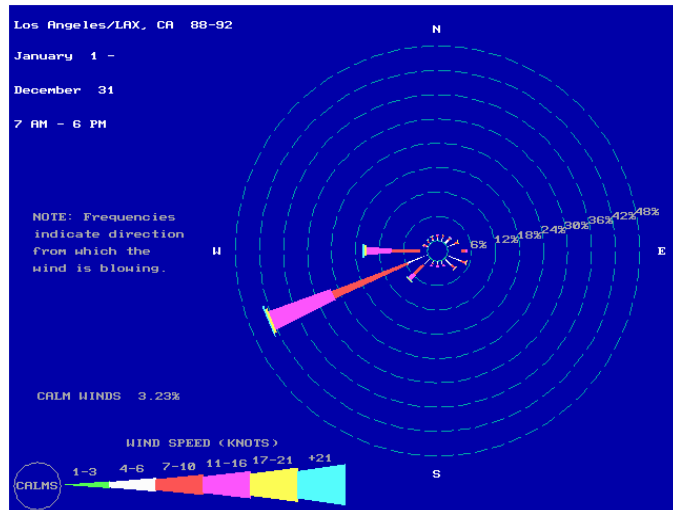
CPC-2005-1122, CPC-2005-1124, CPC-2005-0361

**Data Sources:** Department of The Working Women of Engineering, Connecticut Rehabilitation Agency, and Connecticut State Department of Education (2000). *Connecticut State Department of Education*.

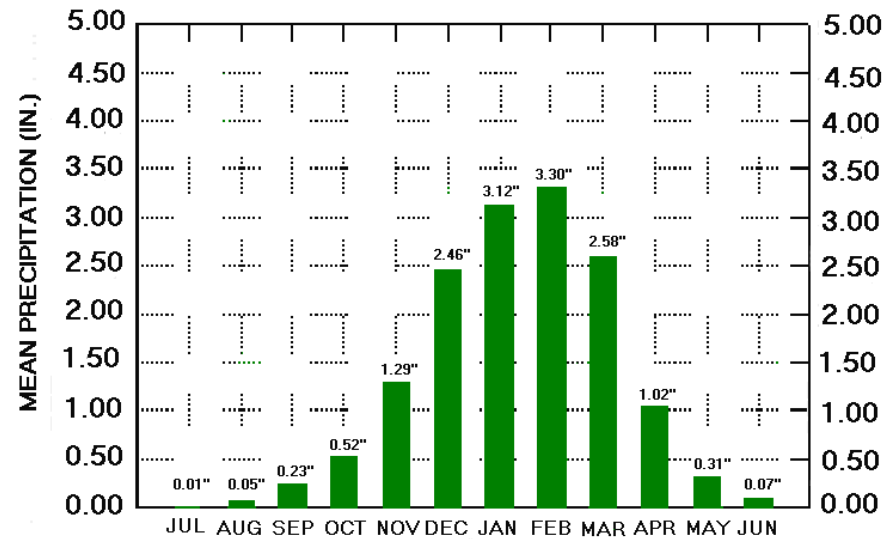




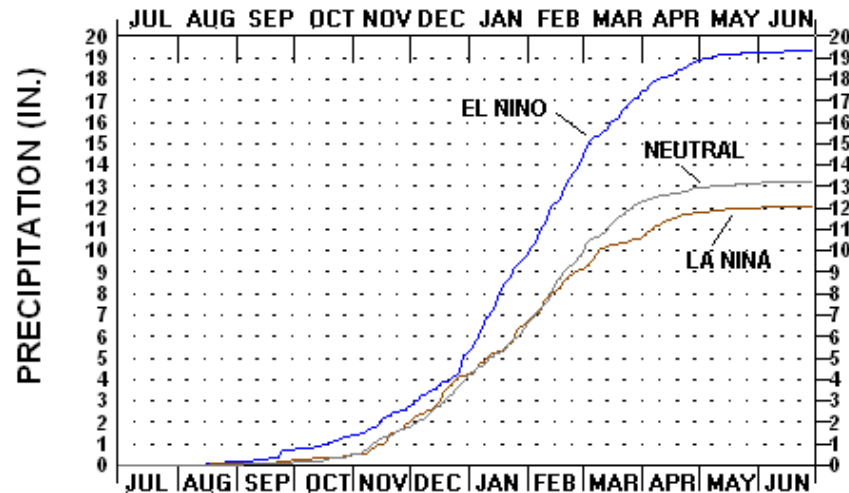
# Additional Climate Information



MEAN MONTHLY PRECIPITATION (IN.)  
- DOWNTOWN LOS ANGELES -  
1877-78 THRU 2008-09 PERIOD OF RECORD

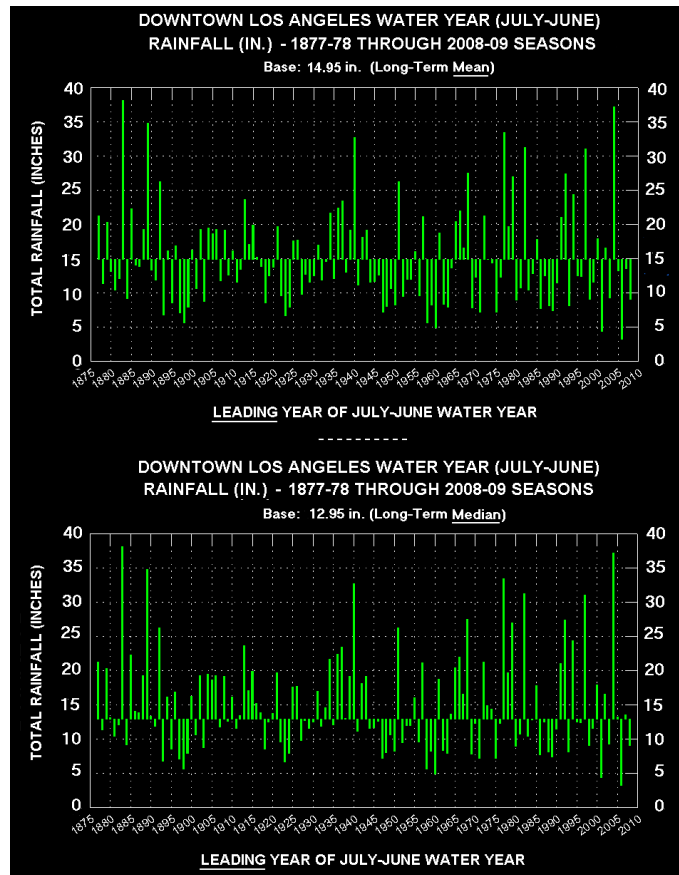
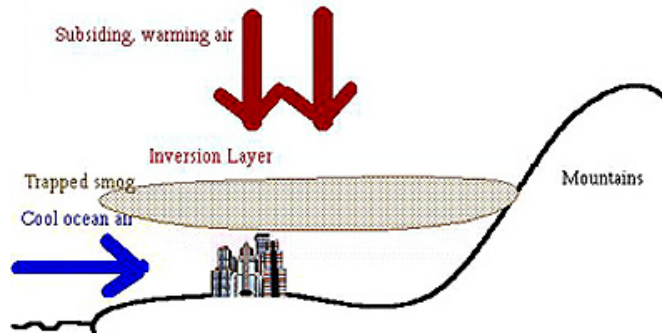


SEASON-TO-DATE MEAN LOS ANGELES PRECIP FOR EL NINO (BLUE), LA NINA (BROWN), AND NEUTRAL (GREY) EPISODES (1921-22 thru 2008-09 Seasons)

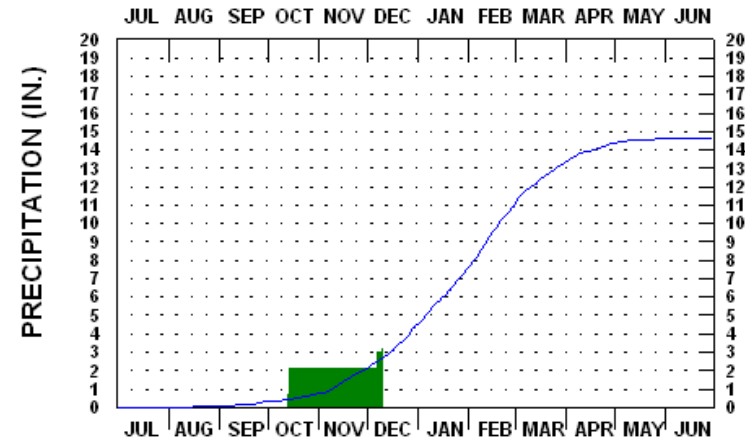


Source of El Niño, La Niña, & Neutral Seasonal Breakdowns:

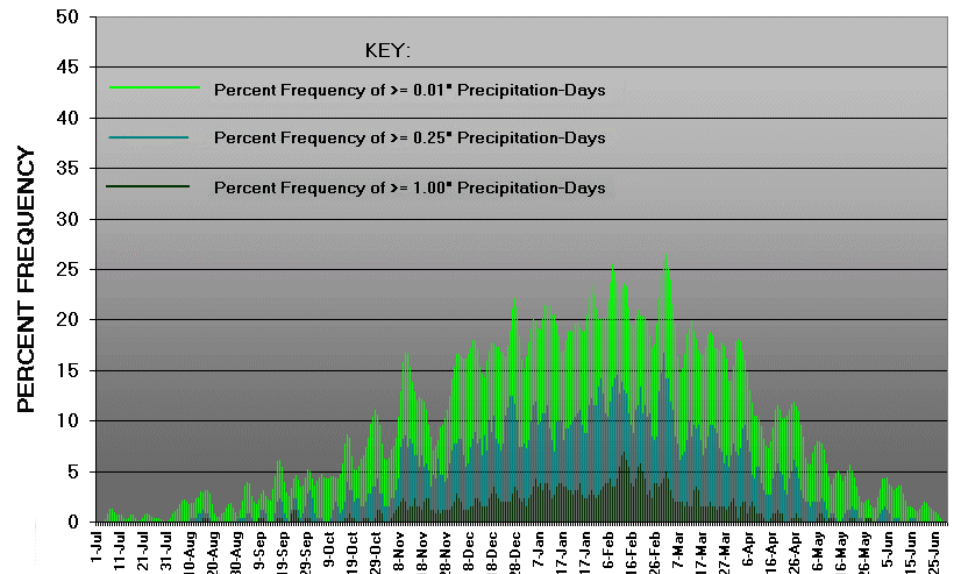
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# **SEASON-TO-DATE DOWNTOWN LOS ANGELES PRECIP FOR 2009-10 (BARS) VERSUS LONG-TERM AVERAGE (LINE TRACE)**



## **PERCENT FREQUENCIES OF $\geq .01$ in., $\geq .25$ in., & $\geq 1.00$ in. PRECIPITATION-DAYS - DOWNTOWN LOS ANGELES** (JULY 1921 THRU JUNE 2007 PERIOD of RECORD)



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## Programs

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- Irena Gagulic