

car culture → culture of social-interaction

landscape as ornament → landscape for food

under-utilized roof spaces → solar hot water, green roofs, terraces

lack of views and light → abundant views and light

wasted spaces → maximized place

crammed density → smart density

where you park and sleep at night → a place where you live work and play

270,000 sqft residential + 35,000 sqft green space on a 360,000 sqft block → 320,000 sqft residential + 240,000 sqft green space + 60,000 sqft retail space on a 360,000 sqft block



Welcome to Palms, the most diverse neighborhood in Los Angeles - and fast becoming the most sustainable.

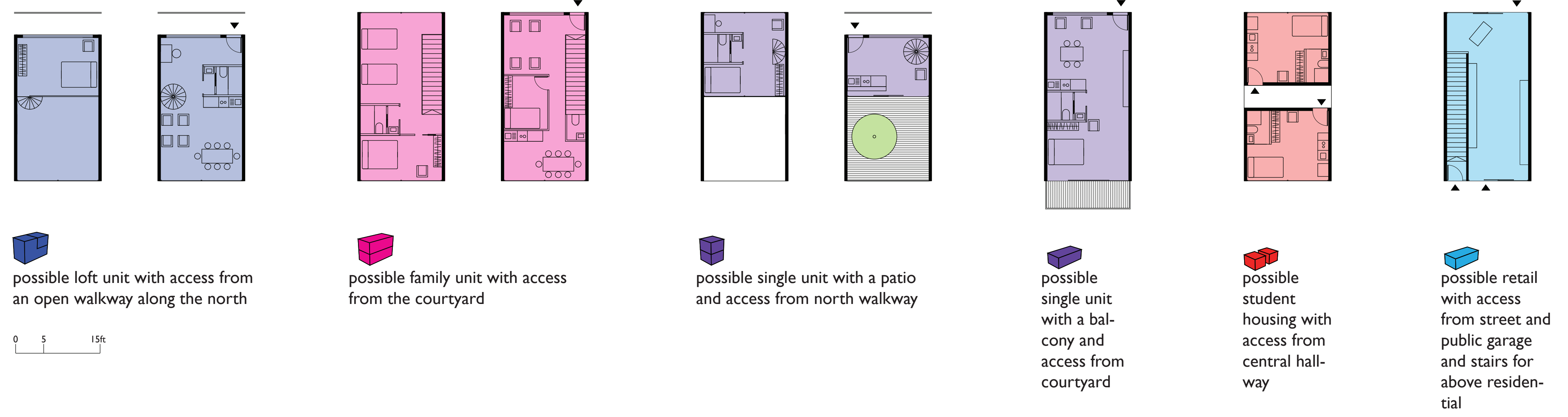
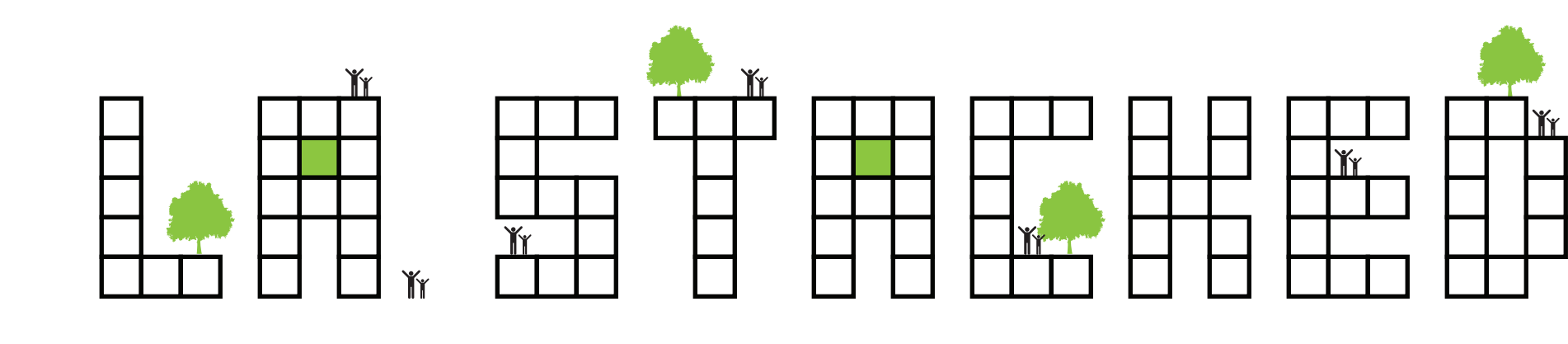
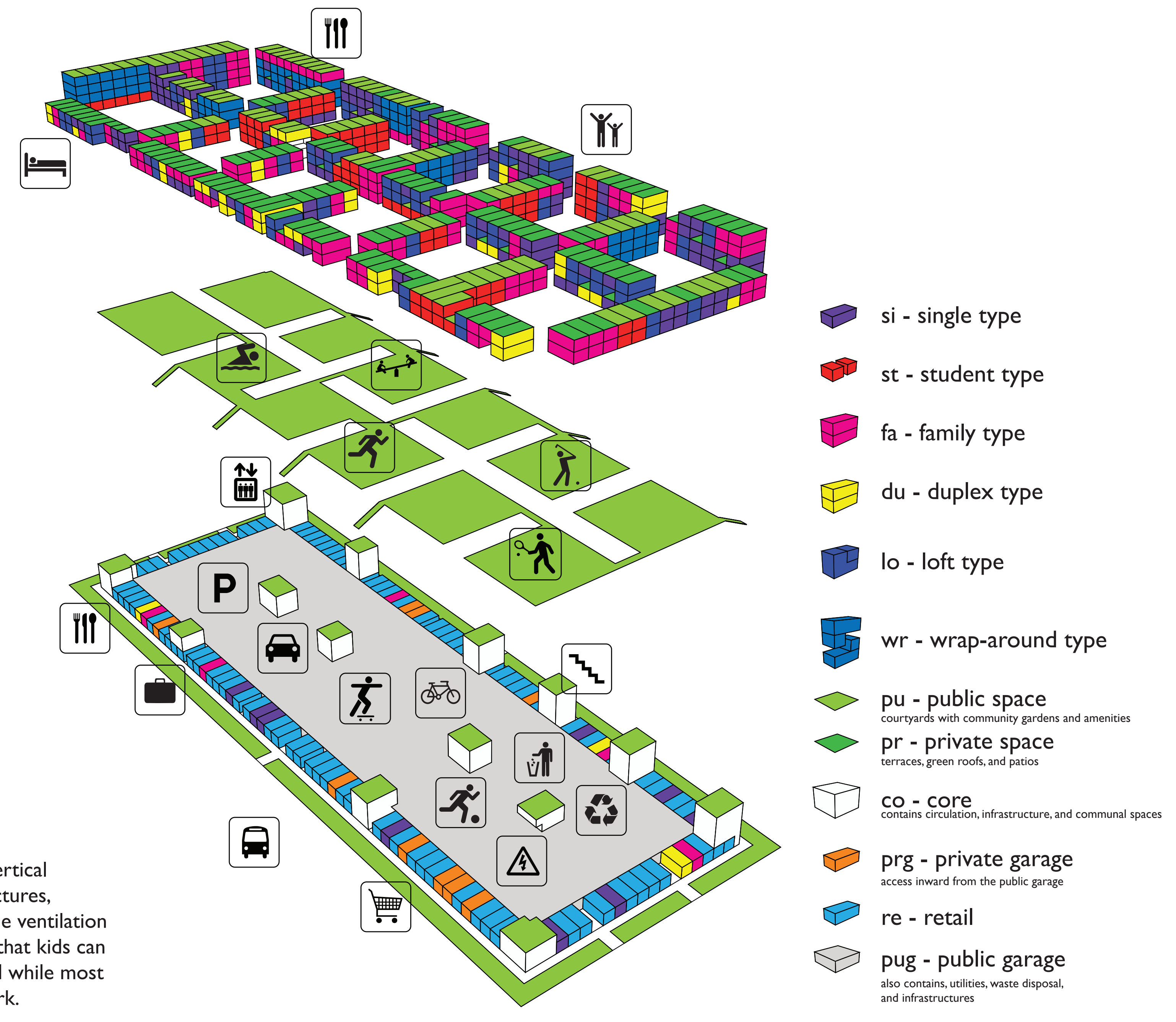
the rational waffle block typology creates 1.5x more building space and 6.5x more public/green space

rather than preserving the unsustainable Dingbats, the long lost courtyard typology is reintroduced to LA

the R-3 Limited Multiple Residence Zone does not allow the building height to reach above 35 feet

this should be changed to mixed use for light retail and the height constraint should be doubled along the northern perimeter of the block while staying the same along the south

The cores contain the vertical circulation and infrastructures, communal spaces, and the ventilation for the public garage so that kids can kick around a soccer ball while most of the cars are off at work.



the goal is to have the efficiency and economy of a master planned infrastructure and rigid grid, but also the diversity and place value of natural market driven development

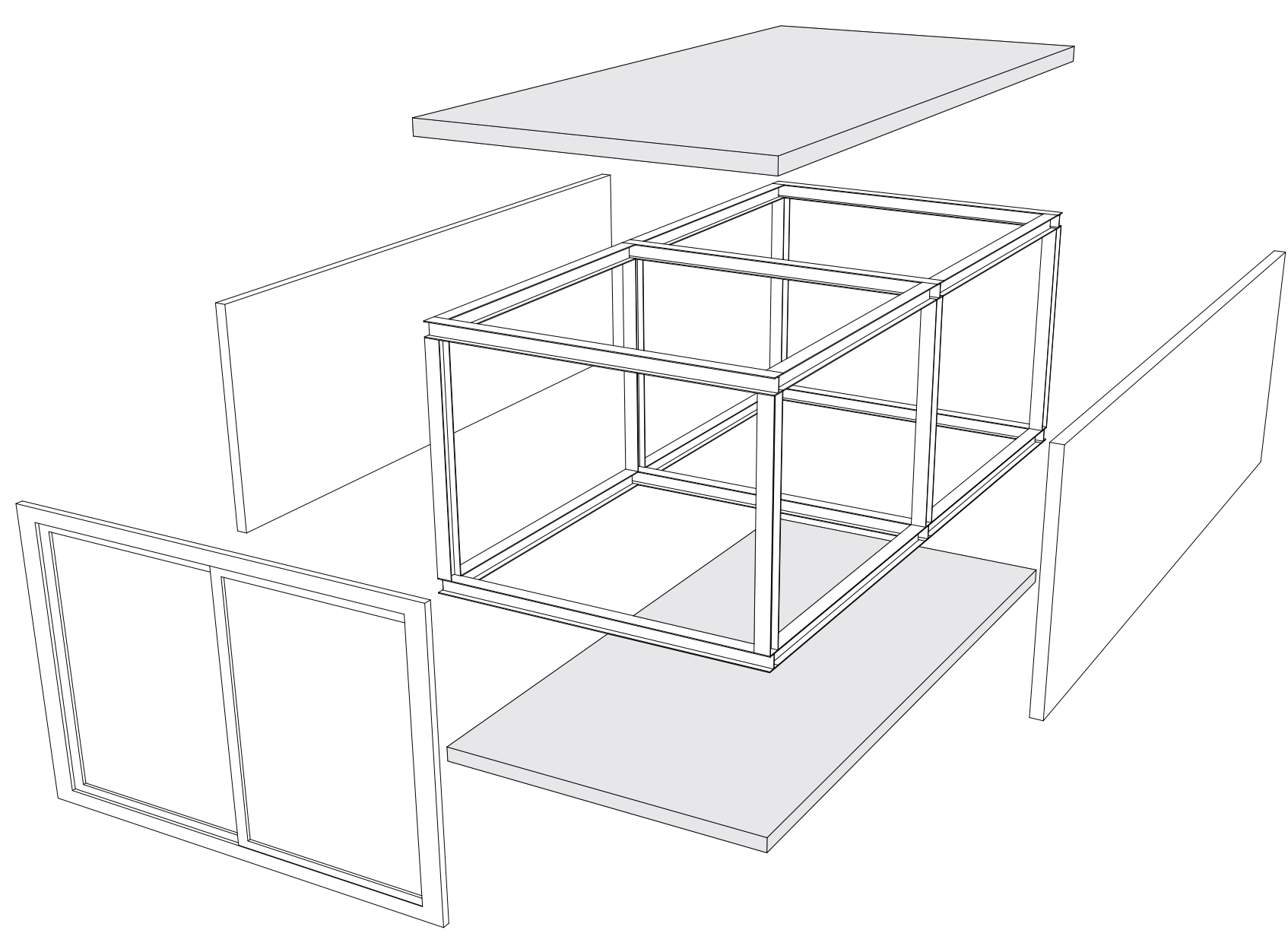
the development will play out like a game of tetris where leaving gaps is encouraged

by stacking popular building typologies like single family residences and lofts and by creating new ones architects and developers will create smart market driven density in LA's neighborhoods

module configurations, façade systems, detailed structures, and circulation patterns will all have multiple authors

the opportunities to accommodate a diverse neighborhood are endless

some of the many configurations that can be developed >



basic module - lightweight steelframe structure with shared walls and slabs and unique facade systems

