4

TEAM

RESEARCH

AFFORDABLE HOUSING

TASSAFARONGA VILLAGE
GREEN ACRES
SCOUTING WAY

TASSAFARONGA VILLAGE

OAKLAND, CALIFORNIA
COMPLETED MAY 2010
LEED ND GOLD PLAN OCTOBER 2008
LEED FOR HOMES PLATINUM MAY 2011

APARTMENTS
+ 3-STORY APARTMENT BUILDING UNITS IN MULTIPLE CONFIGURATIONS

+ APARTMENTS FLANK A **HIDDEN PARKING STRUCTURE** & ENCLOSE A SECOND-LEVEL OPEN COURTYARD

HABITAT FOR HUMANITY
+ 22 FAMILY TOWNHOMES ARE GOING UP

+ THE RECIPIENT FAMILIES PARTICIPATE IN THE CONSTRUCTION OF THE BUILDINGS

ANCHORED BY A LARGE PUBLIC PLAZA KNOWN AS **VILLAGE SQUARE**

EACH OF THE 3 NEW AREAS OF HOUSING ALSO HAS A SEMI-PRIVATE SHARED SPACE, CREATING **SHELTERED PLAY AND GATHERING AREAS** FOR CHILDREN & RESIDENTS

A NO LONGER EXISTING PASTA FACTORY & PARCEL OF UNUSED INDUSTRIAL LAND ARE RECLAIMED AS SMALL AFFORDABLE APARTMENTS WITH A **NEIGHBORHOOD-SERVING MEDICAL CLINIC**

TASSAFARONGA VILLAGE

NUMBER OF UNITS

OHA STUDIO	7
OHA TOWNHOME	77
OHA 1 BEDROOM	16
OHA 2 BEDROOM	34
OHA 3 BEDROOM	23
OAKLAND HOUSING AUTHORITY TOTAL	157
HABITAT FOR HUMANITY TOTAL	22

DENSITY RATIOS

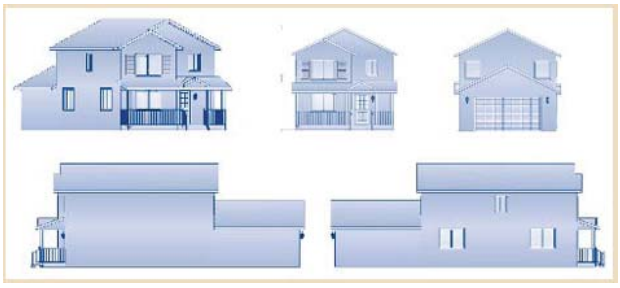
PROJECT SF OHA	223,032
SITE ACRES OHA + HABITAT	7.5
TOTAL BEDROOMS OHA + HABITAT	441
BEDROOMS/ACRE OHA + HABITAT	58
UNITS/ACRE OHA + HABITAT	25

PARKING

OHA TOTAL	200
HABITAT TOTAL	30
SPACES/UNIT OHA + HABITAT	1.2
TYPE	GARAGE + SURFACE

ASPEN (1326 SQ.FT.)

2 STORIES
3 BEDROOM
2 ½ BATH
2 CAR GARAGE
LIVING/DINING
KITCHEN
WASHER/DRYER



BRISTOL (1287 SQ.FT.)

3 STORIES
2 BEDROOM
2 ½ BATH
2 CAR GARAGE
LIVING/DINING
KITCHEN
WASHER/DRYER

GREEN ACRES

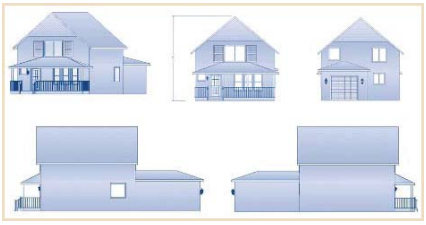
CASCADE (1342 SQ.FT.)

2 STORIES
3 BEDROOM
2 ½ BATH
2 CAR GARAGE
LIVING/DINING
KITCHEN
WASHER/DRYER



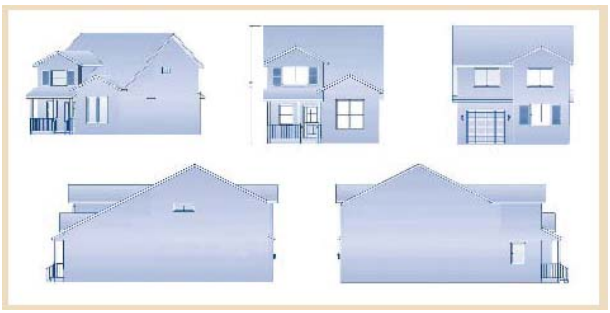


- 3 Bedroom
- 2 1/2 Bath
- 1 or 2 Car Garage



NEWPORT (1694 SQ.FT.)

2 STORIES
4 BEDROOM
2 ½ BATH
1 CAR GARAGE
LIVING/DINING
KITCHEN
WASHER/DRYER

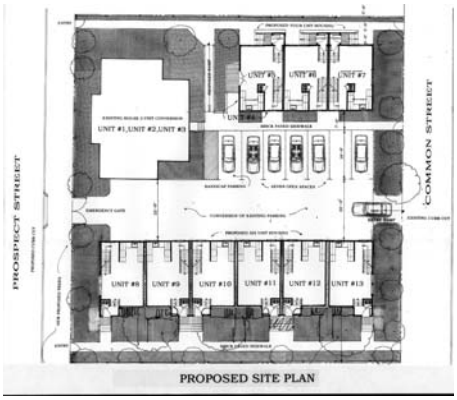

SCOUTING WAY

RESIDENT PROFILE
THE PROJECT CONTAINS A TOTAL OF 13 RENTAL UNITS:

8 OF THE UNITS ARE FOR RESIDENTS WITH INCOMES AT 60% BELOW THE MEDIAN
& THE REMAINING 5 UNITS ARE FOR FAMILIES WITH INCOMES AT 80% BELOW THE MEDIAN.

SCOUTING WAY **BLENDS HISTORICAL PRESERVATION** WITH NEW CONSTRUCTION & PROVIDES **13 AFFORDABLE FAMILY-SIZED RENTAL UNITS IN THREE BUILDINGS** (5 TWO BEDROOM UNITS & 8 THREE BEDROOM UNITS).

THE **GOALS** OF SCOUTING WAY'S SITE DESIGN ARE MULTIFOLD:
1) TO INTEGRATE THE DEVELOPMENT INTO THE SURROUNDING CITY
2)TO REINFORCE THE STREET EDGE ALONG PROSPECT STREET
3) TO CREATE GREEN AREAS AND A PARKING COURT THAT COULD SERVE MULTIPLE USES



PROPOSED SITE PLAN

URBAN BIODIVERSITY

CENTRAL PARK, NY
KENTLANDS, MD
FLORIDA WILDLIFE CORRIDOR

CENTRAL PARK

843 ACRE SITE

PROGRAM

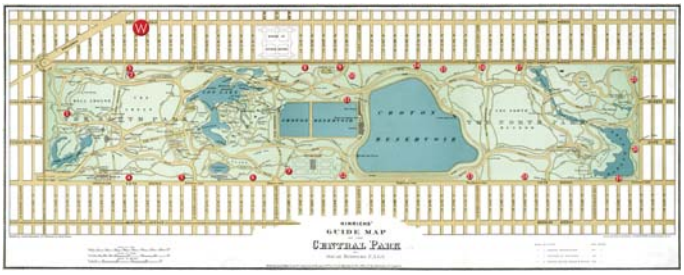
- PONDS
- WALKING TRAILS
- MEADOWS
- LAKES
- OPEN LAWNS
- RECREATIONAL AREAS
- RESERVOIRS
- GARDENS

- IN 1987, THE U.S. CONGRESS OFFICE OF TECHNOLOGY ASSESSMENT DEFINED BIODIVERSITY AS THE "VARIETY AND VARIABILITY AMONG LIVING ORGANISMS AND THE ECOLOGICAL COMPLEXES IN WHICH THEY OCCUR...[THUS] ENCOMPASS[ING] DIFFERENT ECOSYSTEMS, SPECIES, GENES, AND THEIR RELATIVE ABUNDANCE"

- MANHATTAN WAS FORMALY KNOWN AS "MANHATTA"

- CENTRAL PARK IS A LUSH 843 ACRE SITE THAT CONTAINS A VAST MAJORITY OF PLANT AND ANIMAL LIFE

- IN TERMS OF URBAN BIODIVERSITY, DOES CENTRAL PARK WORK OR NOT?



MANHATTA VS. MANHATTAN

CENTRAL PARK

PROS–
• MANY NEW YORKERS CONSIDER THIS TO BE A NATURAL ESCAPE FROM THE CITY.
• THE SHEER SIZE OF THE PARK ALLOWS FOR THESE ANIMALS TO INHABIT THE AREA TOGETHER.
• SECLUDED AREAS OF THE PARK ALLOW FOR THE ANIMALS TO LIVE SEPERATE FROM HUMAN INTERACTION
• IN 2003 A "BIOBLITZ" WAS CONDUCTED BY MORE THAN 250 SCIENTISTS IN A 24 HOUR PERIOD, AND THE RESULTS WERE EYE OPENING (ROACH).
• OVER 800 SPECIES WERE FOUND. OVER 393 PLANTS, 102 INVERTEBRATES, SEVENTY–EIGHT MOTHS, TEN SPIDERS, NINE DRAGONFLIES,
SEVEN MAMMALS, THREE TURTLES, TWO FROGS, AND OVER 46 BIRD SPECIES (ROACH).
• MORE COULD HAVE BEEN FOUND BUT THE RESEARCH WAS DONE IN ONLY ONE OF THE SEASONS (ROACH).
CONS–
• THE PARK IS CUT OFF FROM ANY ECOLOGICAL CORRIDORS THAT RUN NORTH, SOUTH, EAST, OR WEST MAKING IT DIFICULT FOR WILDLIFE TO MOVE AWAY FROM
THE SITE.
• MODERN TECHNOLOGY FOR MAINTAINING THE SITE.
• POLLUTION FACTORS
CONCLUSION–
• SO THE QUESTION IS, DOES CENTRAL PARK WORK IN A SENCE OF URBAN–BIODIVERSITY? ACCORDING TO THE DEFINITION IT DOES. THERE IS A VAST NUMBER OF SPECIES
THAT COEXIST IN DIFFERENT ECOSYSTEMS WITHIN THE PARK.

WORKS CITED

ROACH, JOHN. ""BIOBLITZ" FINDS 800–PLUS SPECIES IN NEW YORK PARK." NATIONAL GEOGRAPHIC NEWS. NATIONAL GEOGRAPHIC SOCIETY, 8 JULY 2003. WEB. 4 DEC. 2011. TTP://NEWS.NATIONALGEOGRAPHIC.COM/NEWS/2003/07/0708_030708_BIOBLITZRESULTS_2.HTML>.

KENTLANDS, MD

KENTLANDS, MD

• KENTLANDS DESIGNED TO BE A NEOTRADITIONAL NEIGHBORHOOD OR “NEW URBANISM” NEIGHBORHOOD
• DUANY AND HIS WIFE AND PARTNER ELIZABETH PLATER-ZYBERK PLANNED THE DEVELOPMENT
• THE COMMUNITY DEVELOPMENT BEGAN IN 1988
• EMPHASISED WALKABLE COMMUNITY OVER ACCOMODATING FOR THE CAR
• CREATED WILDLIFE SANCTUARIES IN THE UNDEVELOPED LAND

PROGRAMMING ELEMENTS
• HIGH DENSITY COMMUNITY
  – SEVERAL DISTRICTS WITH VARYING DEGREE OF DENSITY
• LESS PERSONAL YARD SPACE, MORE COMMUNITY GREENSPACE
  – SEVERAL ARTIFICAL LAKES
• PRESERVED NATUAL WOODLAND AND WETLAND HABITATS
• MIXED USE/”LIVE-WORK”
• WALKABLE COMMUNITY EMPHASIS
• UNIQUE YET UNIFYING ARCHITECTURE

KENTLANDS, MD

FLORIDA WILDLIFE CORRIDOR

GOALS–

• PROTECT AND RESTORE HABITAT AND MIGRATION CORRIDORS ESSENTIAL FOR THE SURVIVAL OF FLORIDA'S DIVERSE WILDLIFE, INCLUDING WIDE–RANGING PANTHERS, BLACK BEARS AND OTHER NATIVE SPECIES

• RESTORE WATER FLOW TO THE EVERGLADES AND SUSTAIN WATER SUPPLY TO SOUTHERN FLORIDA

• CONTINUE TO SAFEGUARD THE ST. JOHNS RIVER AND WATER SUPPLY FOR CENTRAL AND NORTH FLORIDA

• SUSTAIN THE FOOD PRODUCTION, ECONOMIES AND CULTURAL LEGACIES OF WORKING RANCHES AND FARMS WITHIN THE CORRIDOR

• BOLSTER LOCAL ECONOMIES THROUGH INCREASED OPPORTUNITIES SUCH AS HUNTING, FISHING, BIRDWATCHING AND OTHER FORMS OF ECO–TOURISM

• GIVE WILDLIFE AND PLANTS ROOM TO ADAPT TO A CHANGING CLIMATE AND SEA LEVEL RISE

•THE FLORIDA WILDLIFE CORRIDOR AIMS TO PROTECT AND RESTORE CONNECTED LANDSCAPES THROUGHOUT THE FLORIDA PENINSULA TO CREATE A VIABLE CORRIDOR FROM THE EVERGLADES TO GEORGIA. THE CORRIDOR ADDRESSES THE FRAGMENTATION OF NATURAL LANDSCAPES AND WATERSHEDS FROM THE EVERGLADES ECOSYSTEM NORTH. CONTRIBUTING TO THE FRAGMENTATION PROBLEM IS THE DISCONNECT BETWEEN THE PERCEPTIONS OF FLORIDIANS, AND THE REAL NEED TO KEEP NATURAL SYSTEMS CONNECTED. THE FLORIDA WILDLIFE CORRIDOR IS POSITIONED TO MEND THE PERCEPTION GAP THROUGH AN EDUCATION AND AWARENESS CAMPAIGN THAT DEMONSTRATES THE CONNECTION BETWEEN THE LANDSCAPES AND WATERSHEDS.

•THE CORRIDOR WOULD INCLUDE LINKAGES BETWEEN PROTECTED AREAS THAT ARE STRATEGICALLY IMPORTANT FOR WILDLIFE, AS THEY ALLOW FOR THE EASY TRAVEL OF LONG-RANGE WILDLIFE SUCH AS FLORIDA BLACK BEARS AND THE FLORIDA PANTHER, BOTH ENDANGERED.WILDLIFE UNDERPASSES WOULD ALLOW THE ANIMALS TO CROSS OBSTACLES SUCH AS BUSY HIGHWAYS.