

BRANFORD VILLAGE IN SUN VALLEY



Prepared by:

D'zyn, Inc.

Prepared for:

California State University, Northridge
Urban Studies Class – URBS-440
Instructor: Julie Dercle, PhD, AICP

Principals:

Amir Bashar

David Goral

Marion Thompson

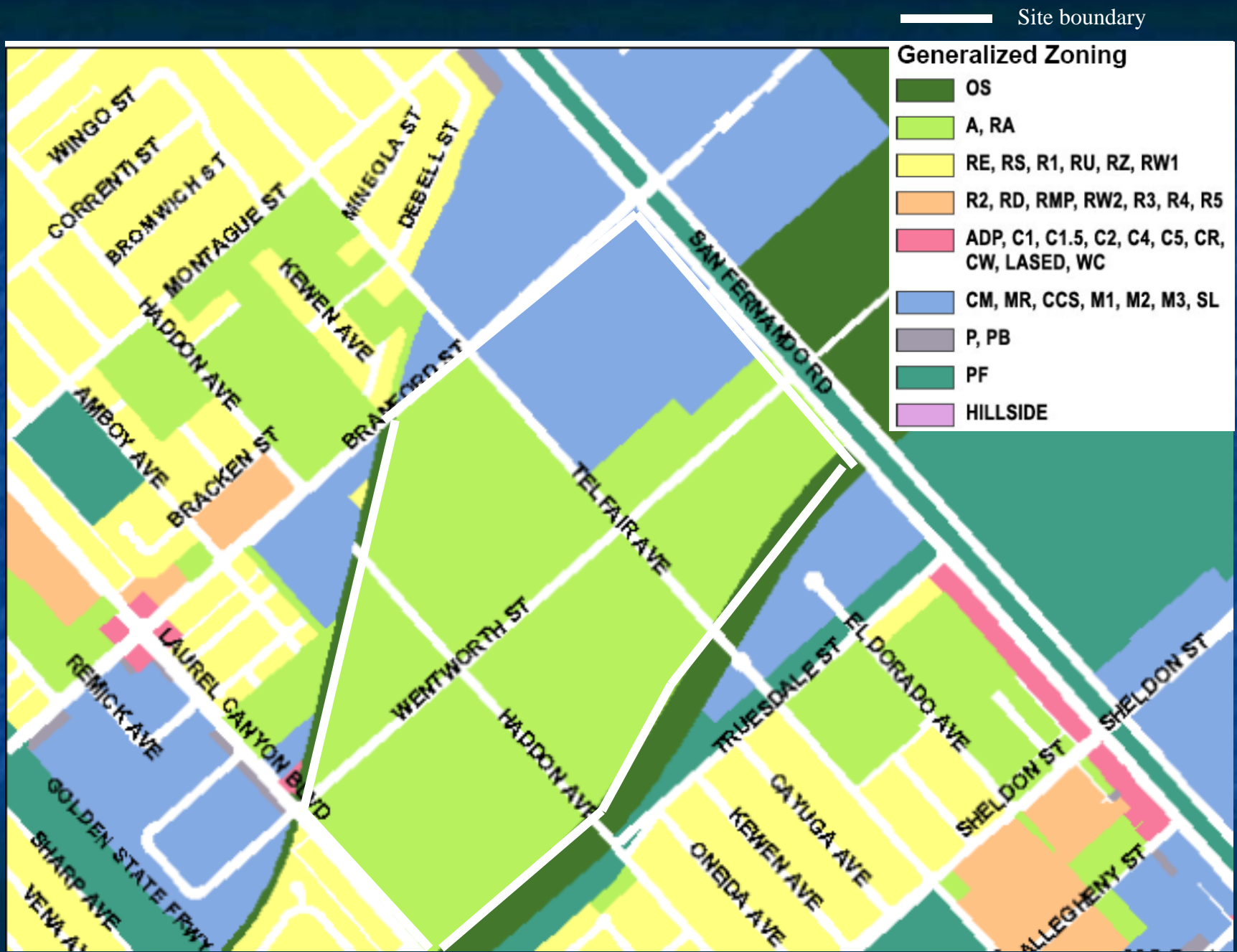
Ani Vartabetian

Introduction/Site Analysis

- Branford Landfill – Sun Valley
- Abandoned and idle for 40 years
- Contaminants and clean up
- Opportunity to develop the site
- Sits among major transportation corridors
- Community would reap the benefits





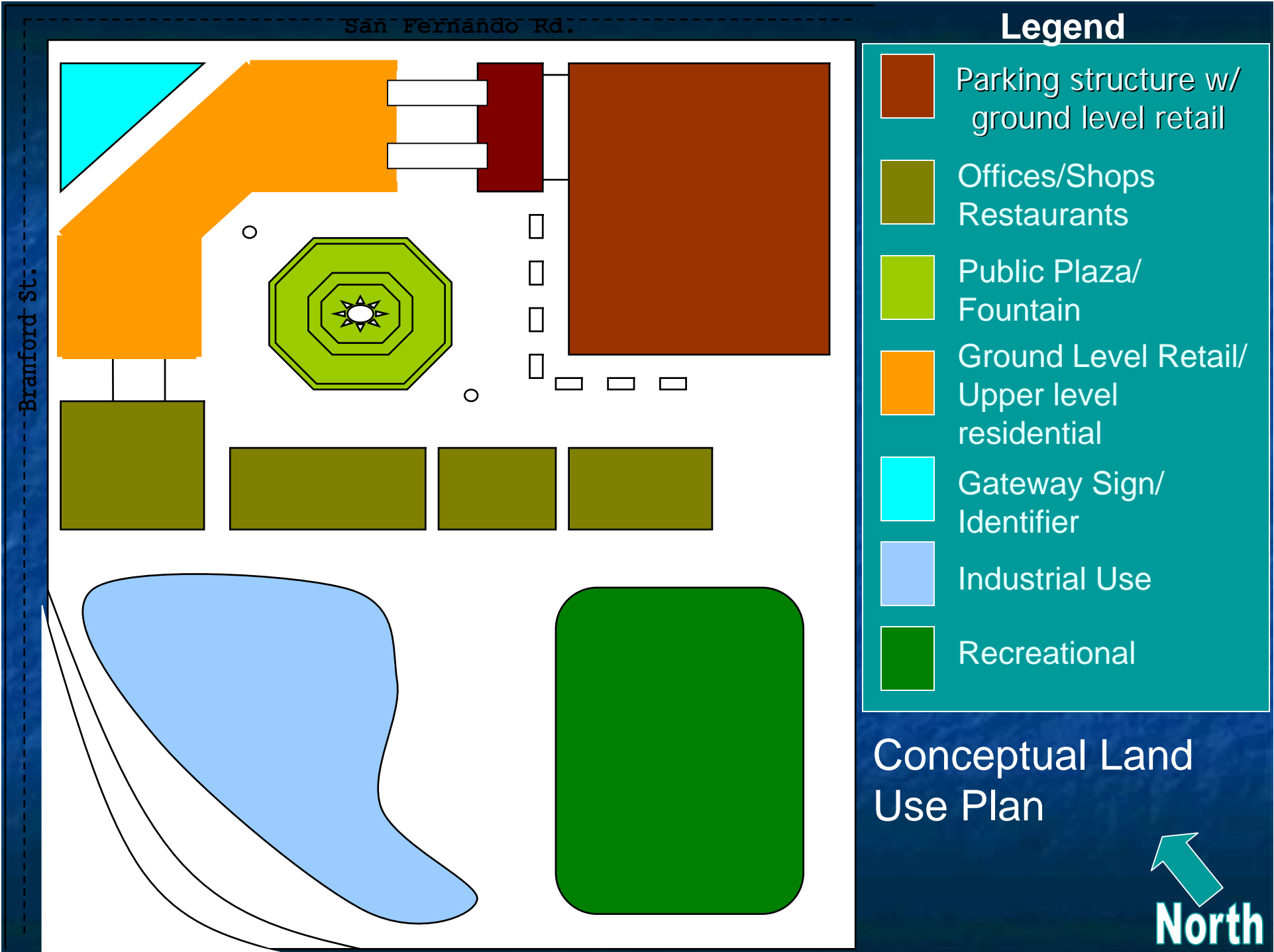


Area Map – Figure 1.1

Development Proposal

- Business Cluster
- Home Improvement Center
- Restaurants
- Diversity of Shops
- Child Care Center
- Water Park





Pedestrian Oriented Mixed Use

- Creates a live/work environment
- Provides after hour security
- Creates a pedestrian friendly atmosphere
- Creates small town feel



Services Oriented Uses

- Business cluster
- Blends in with local businesses
- Provides livable wage jobs
- Caters to local needs



Recreational Needs

- Provides fun for the family
- Easily accommodated on current mining area
- Good for park scarce neighborhood
- Provides jobs



Childcare Facility

- Meet neighborhood demand
- Provides service to employees
- Proven success in other communities



Pedestrian Friendly Space

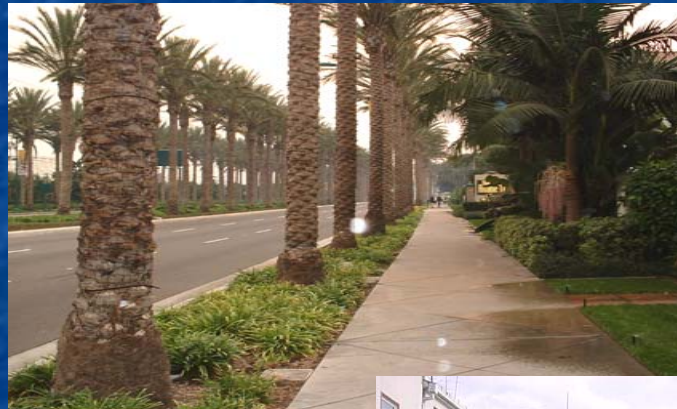


- Shade trees
- Fountains
- Benches
- Catwalks



Public Realm

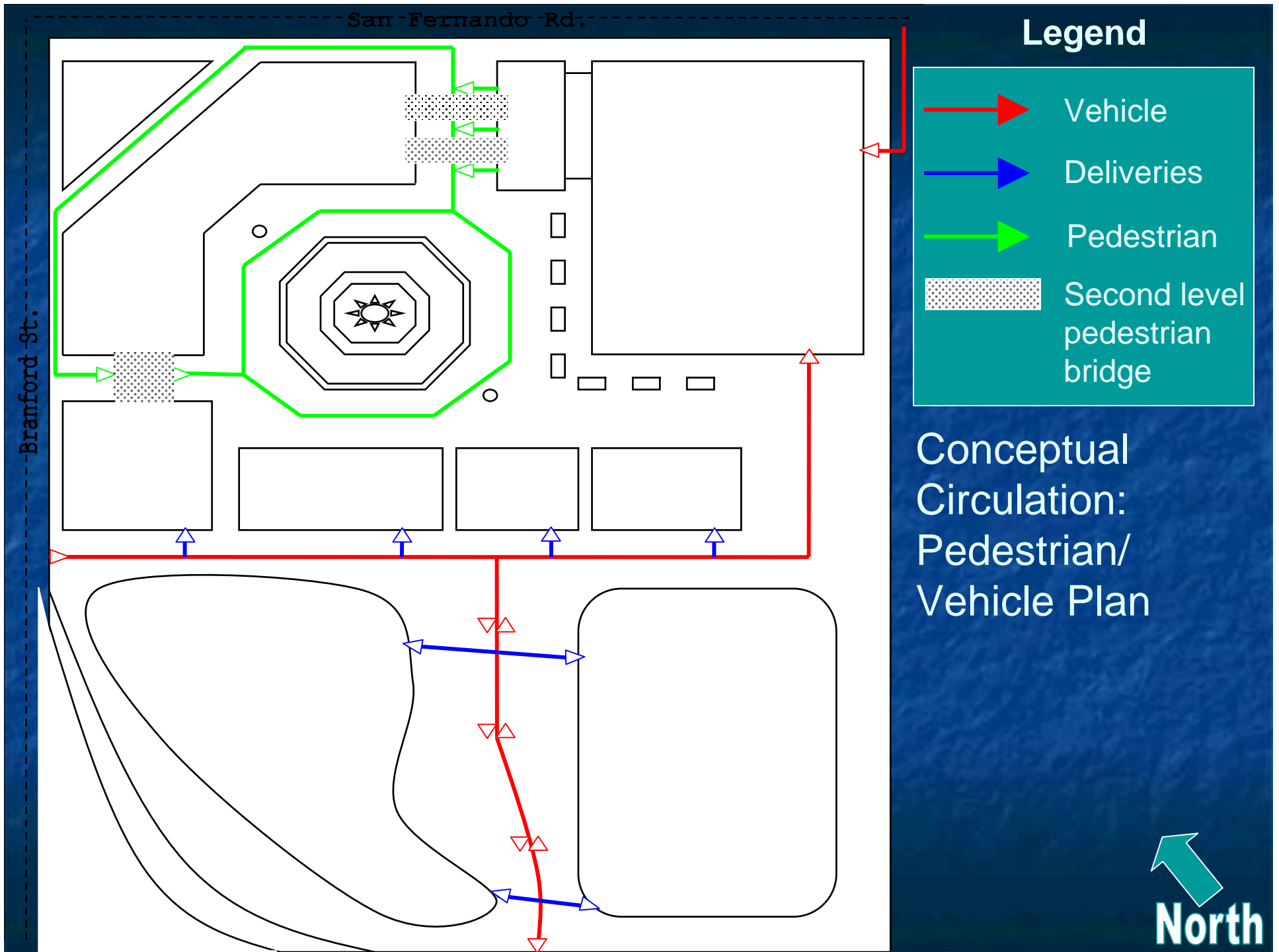
- Security
- Public Pride
- Desirable Environment
- Place of Contact



Benefits for Landscaping

- Landscaping enhances beauty
- Trees for shade
- Plants must enhance visual character
- Pedestrian areas become more friendly and inviting



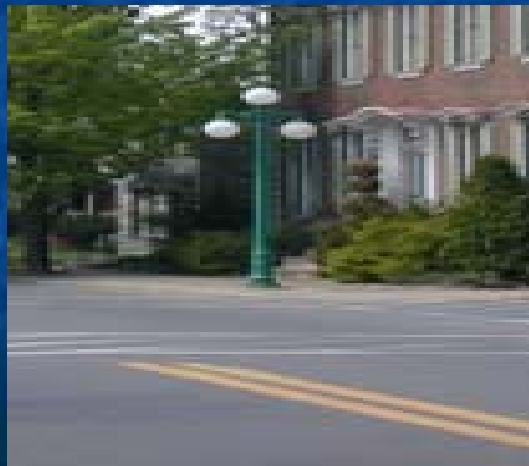


Landscaping



Light fixtures

- Attractiveness
- Not trendy
- Energy efficient
- Promotes safety



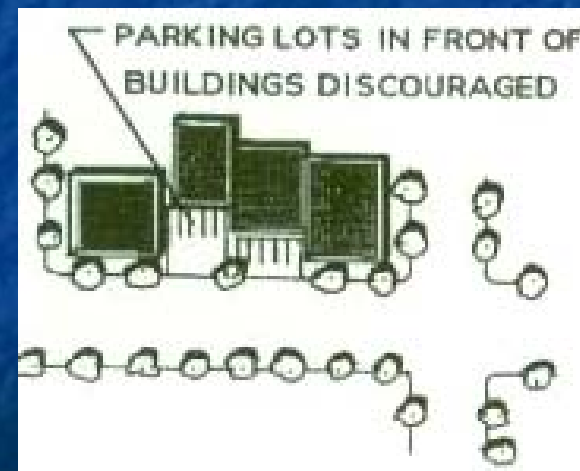
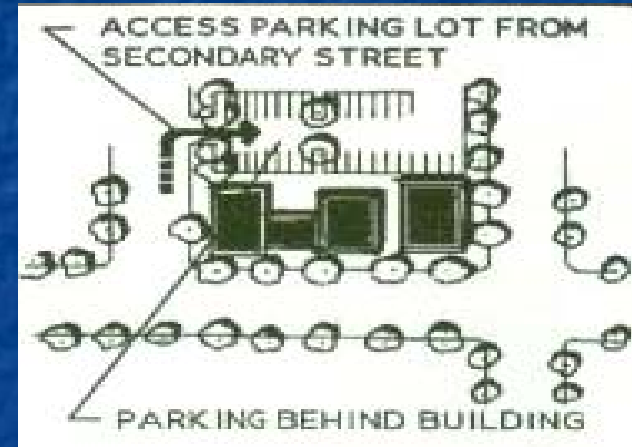
Pedestrian Facilities

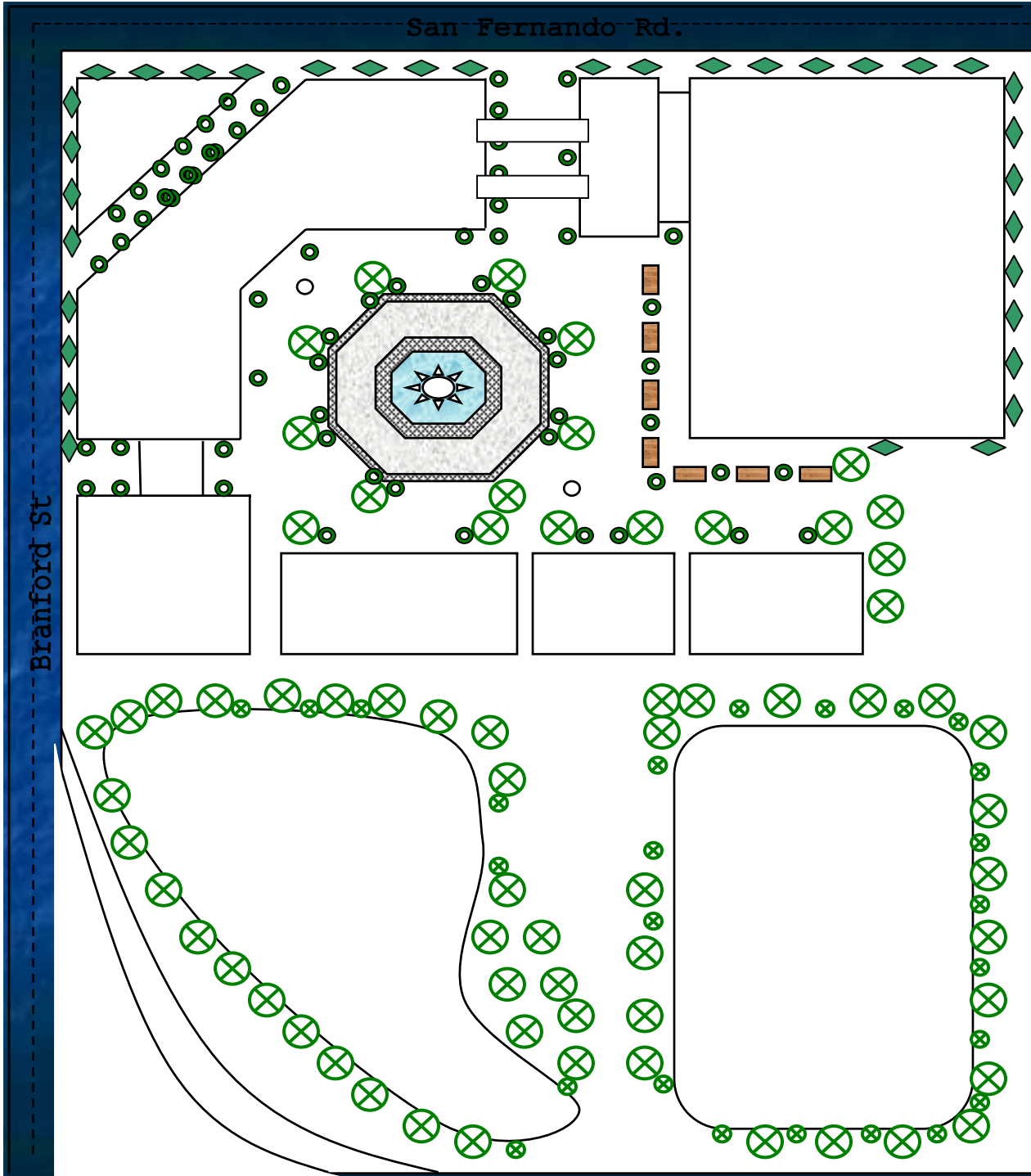
- Encourage use of area
- Nice street furniture
- Shelter for commuters
- Public plaza
- Fountains



Site Design Elements

- Priority in arrangement of buildings
- Deliveries and parking are to the rear
- Parking should be screened
- Separate autos from pedestrians





Legend



Chestnut Oak Tree



Pin Oak tree



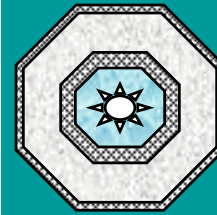
Palm tree



Retail Kiosk



Bush in pottery



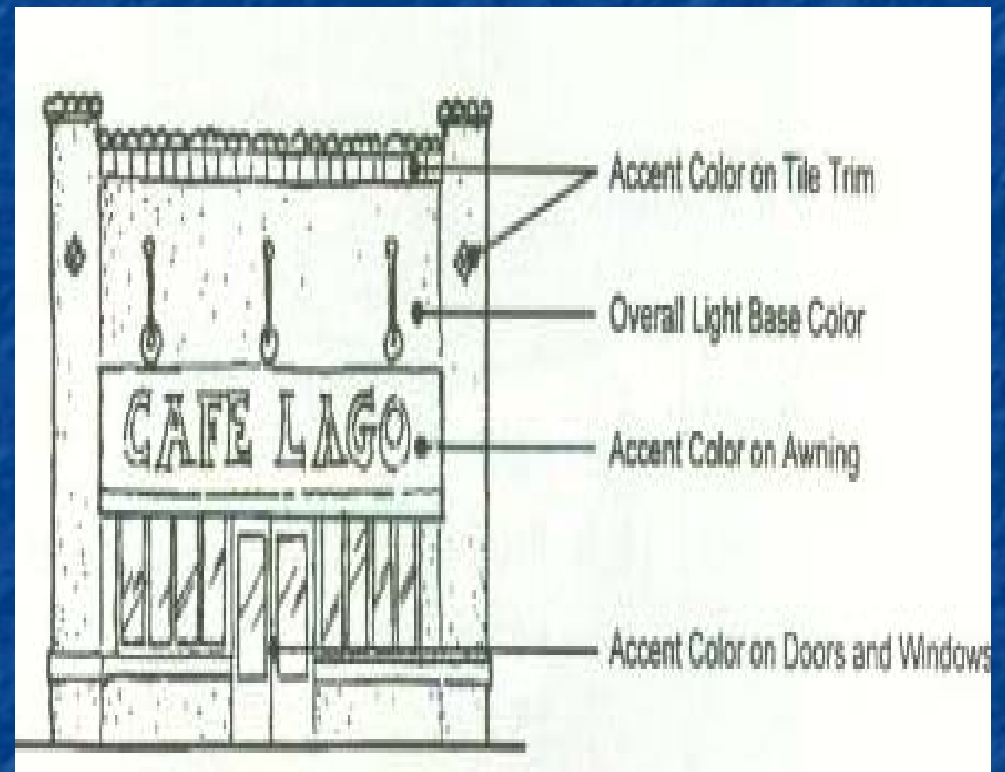
Fountain/Public Plaza

Conceptual Landscape Plan



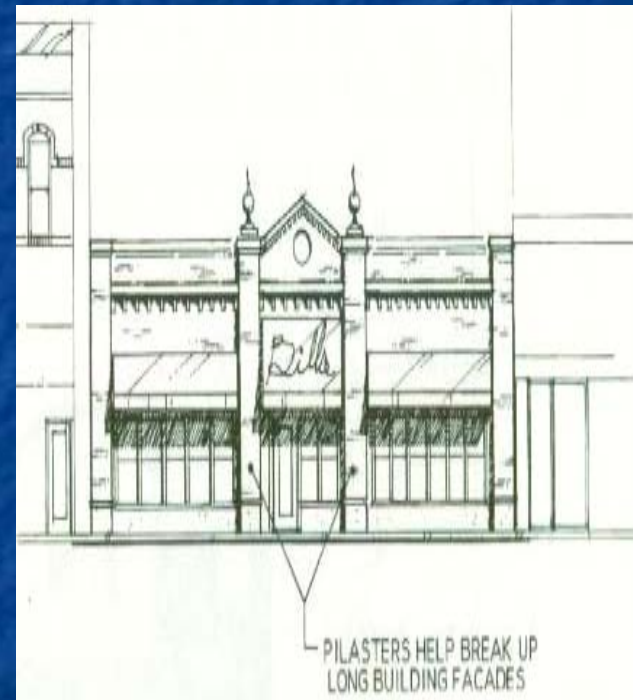
Design Elements

- Use complimentary colors
- Large windows at street level
- Awnings for shade and visual enhancement



Design Elements

- Use of trim to break up storefront dullness
- Trim design must be complimentary
- Use low maintenance materials



Sign Design

- Used to advertise
- Must blend into development
- Used to enhance landscape
- Used to compliment a building's design



Signs



Conclusion

- Re-Use of 172 acres of in-fill land
- Provide community enhancement
- Generate jobs
- Create leisure opportunities
- Economic stimulation
- Becoming a destination