

# Sun Valley Concept Design

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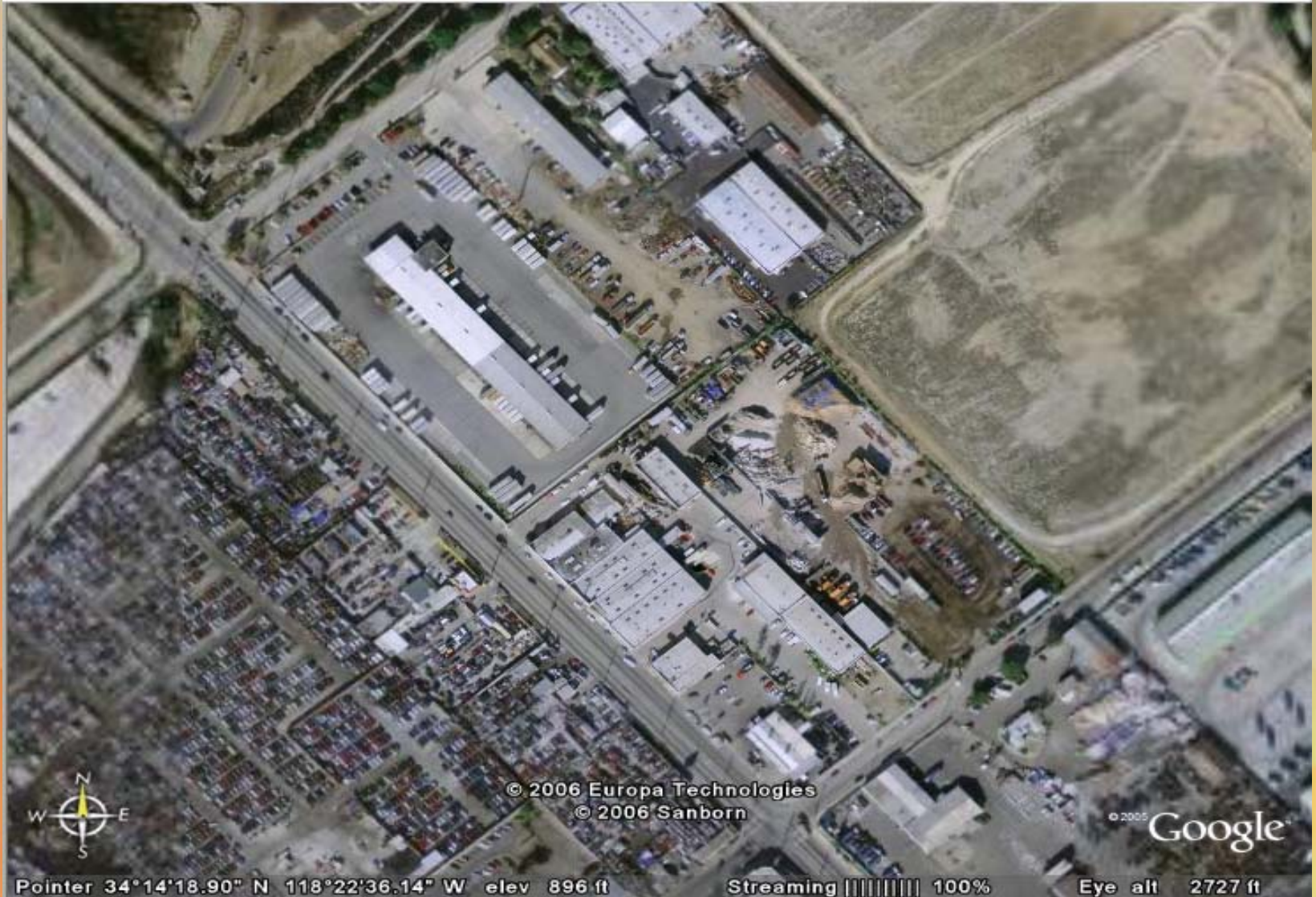
# Sun Valley

- **“American’s Suburb”**
- **Located in the Northeast portion of the City of Los Angeles**
- **Freeways 5 and 170 meet**
- **Approximately 46,000 residents**
- **Including a significant amount of commercial and industrial businesses**

# Location

- **Glenoaks Blvd. Between Peoria & Pendleton St.**
- **Area Covering:**
  - **Two (2) Total Parcels**
    - **First parcel belongs to Yellow Trucking Co. & American Waste Industries**
    - **Another parcel has a total of 14 commercial businesses**
    - **Each business has approximately 5,000 – 20,000 Sq.Ft.**
  - **Total Area is approximately 386,924 Sq.Ft.**

# Map





# Map



# GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

- Census Tract: 1211.00
- Block : 19 Lot : 11
- Parcel ID Number; (PIN): 198B173 53
- Assessor Parcel Number: 2538-011-009





# Existing Site

## Legal Description:

-Tract :LOS ANGELES  
LAND AND WATER CO'S  
SUBDIVISION OF A  
PART OF MACLAY  
RANCHO

## •Planning Area & Community Name:

-Sun Valley - La Tuna  
Canyon

## •Zone(s):M2-1-G

-Light Industrial  
Manufacturing



# Current Businesses

- **Yellow (Trucking Co.)**
- **American Waste Industries**
- **Auto Dismantling Shops**
- **Liquor Stores**
- **Restaurants**
- **Tire Shop**
- **Auto Glass Distributor and Repair**
- **Offices**
- **Vendors**















# BASIC ZONING INFORMATION FOR PARCEL:



- **Hillside Grading Area**

- The parcel is located in an area that is in or is near a hillside mountainous area. Development regulations relate to the measures necessary to mitigate hillside area hazards.

- **Hillside Ordinance Area**

- The parcel is located in a mountainous area and is regulated by the City's "Hillside Ordinance".

# Site Analysis

- High Industrial Area
- High Velocity Wind Area
- High Fire Risk Area
- Possible Toxic Substances on Ground
- Run-Offs
- Odors
- Fumes
- Unorganize Building Pattern
- Imbalance
- Unfinish or Deteriorating Sidewalk
- Deteriorating Buildings
- Abandon Buildings





# Mission Statement

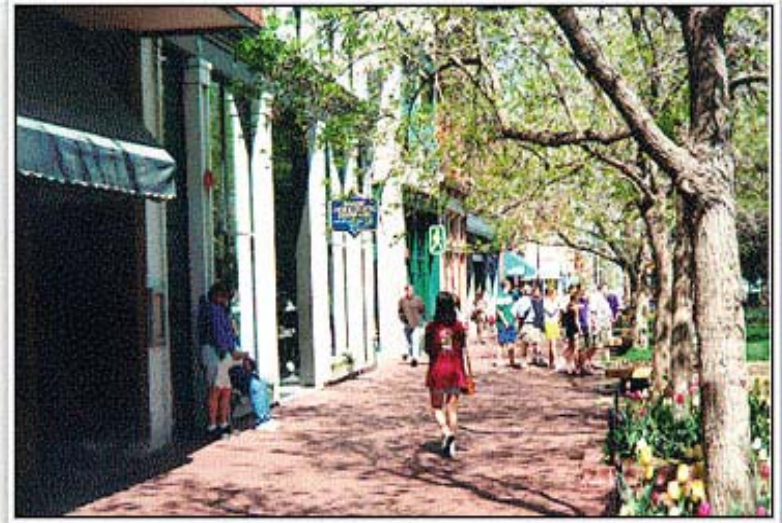
- **Promote Mixed-use Environment**
  - Residential & Commercial Businesses
- **Open-space Areas**
  - “Pocket Parks”
  - Recreational Open-space
- **Sustainable Community**
  - Livable Place
  - Community Oriented
- **Efficient Central Location**
  - Central Business Area
- **Cost Efficient**
  - Transportation Cost
  - Energy Cost

# Mixed-use Building Structures

- **Affordable Housing**
  - “Live at Affordable Price”
- **Showrooms & Office Spaces**
  - Commercial/Retail Space
  - Including Restaurants
  - Two Stories (Showrooms vs. Storage)
- **Parking Spaces for Public & Private**
  - Located on the SE of Peoria St. & Glenoaks Blvd.
  - Total of 5 Levels (2 Underground, 1 Ground, and 2 Above Ground)
  - Attach to the Residential Building for Easy Access





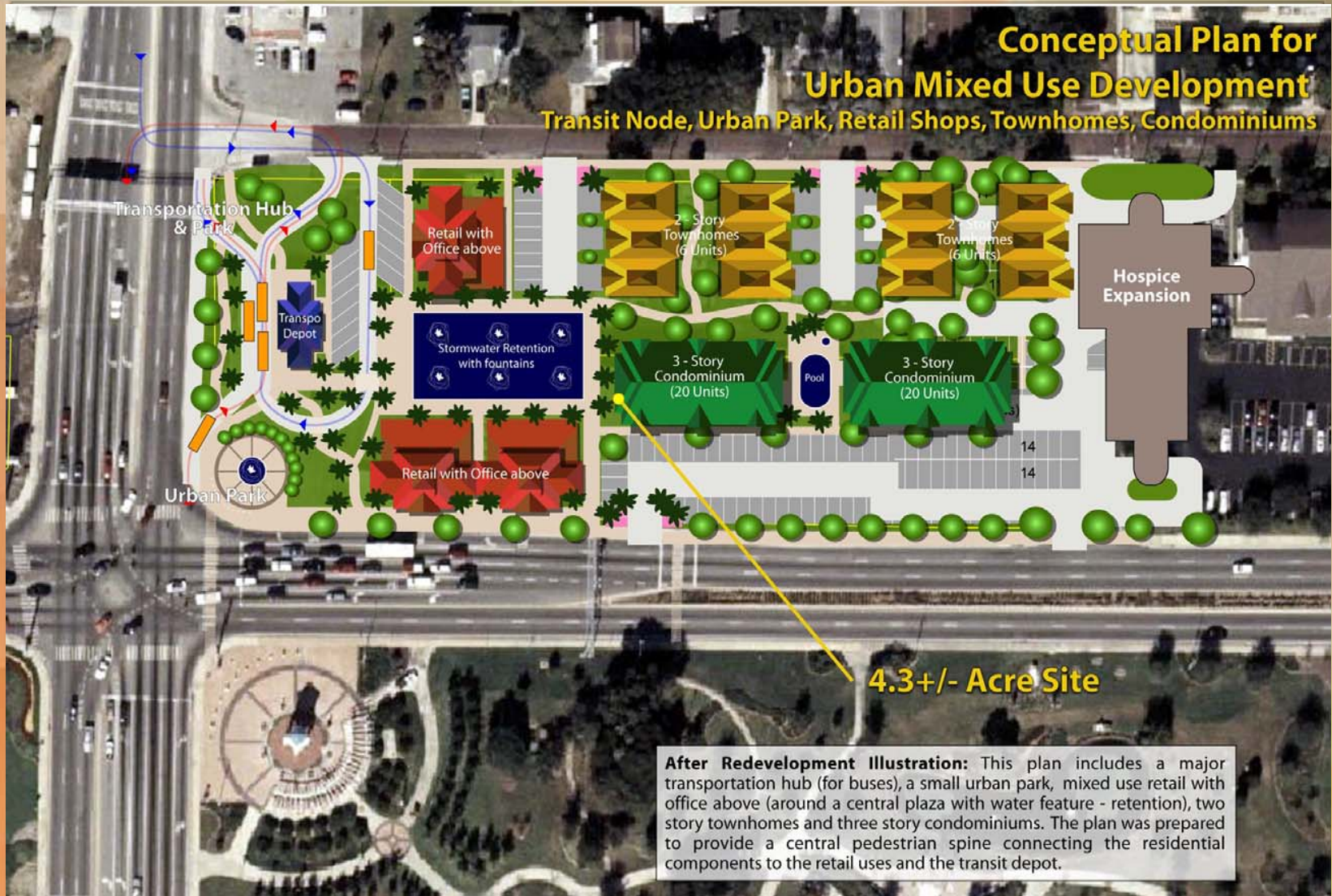






## Conceptual Plan for Urban Mixed Use Development

Transit Node, Urban Park, Retail Shops, Townhomes, Condominiums



4.3+/- Acre Site

**After Redevelopment Illustration:** This plan includes a major transportation hub (for buses), a small urban park, mixed use retail with office above (around a central plaza with water feature - retention), two story townhomes and three story condominiums. The plan was prepared to provide a central pedestrian spine connecting the residential components to the retail uses and the transit depot.



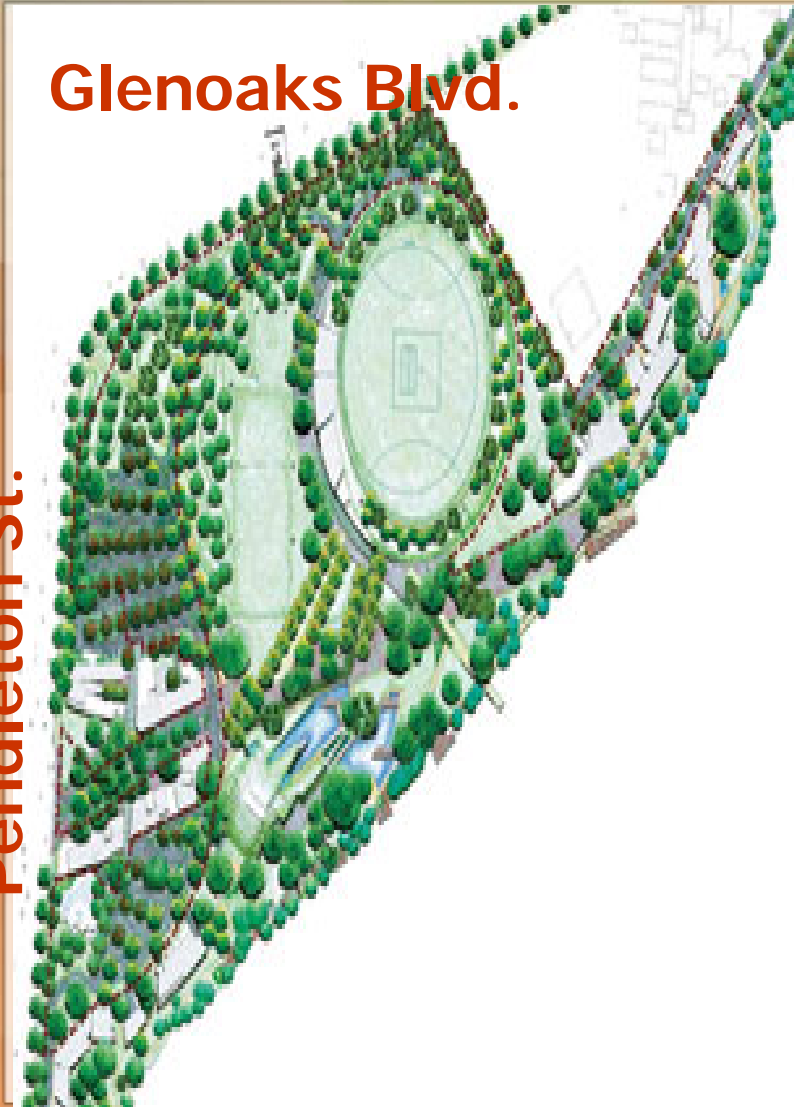
# Open Spaces

- **Public Open-spaces**
  - Public parks open to both public & private
  - Community meeting center
  - Recreation and “Greeneries”

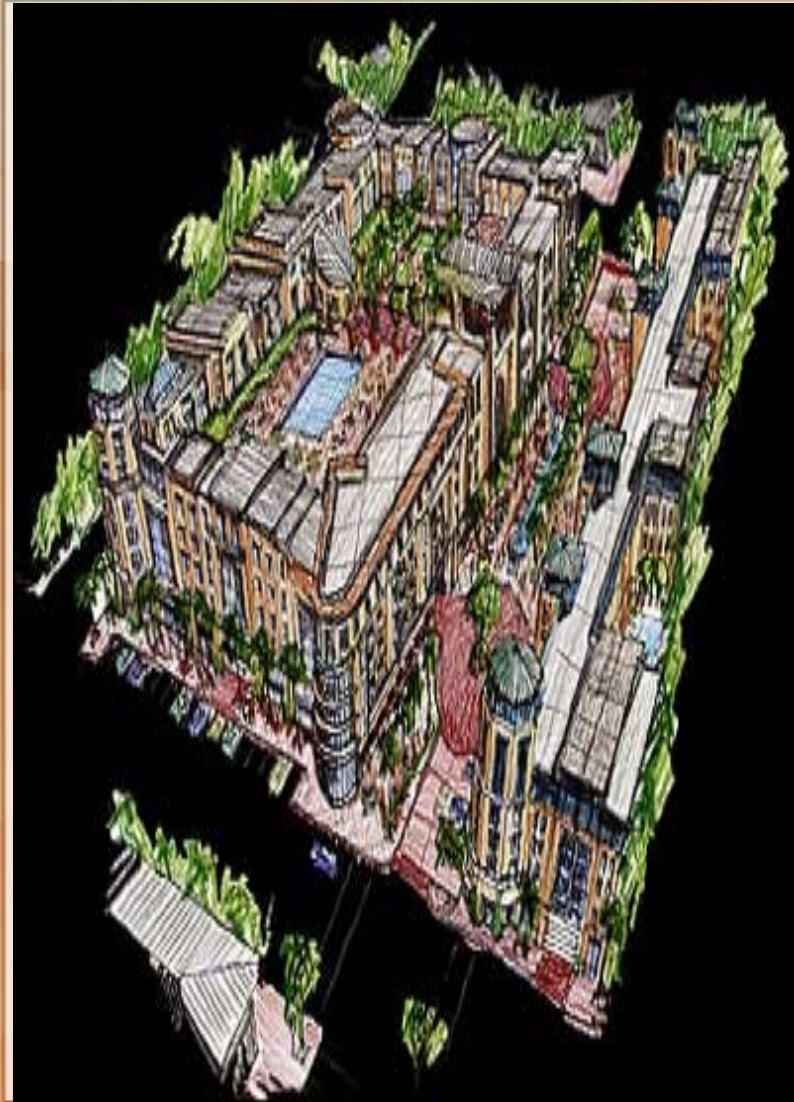


**Glenoaks Blvd.**

**Pendleton St.**



# Architectural



- **“Earth-Tone” Buildings**

- Primarily Light Brown, Brown, and Dark Orange

- **Correlation**

- Coexisting to Each Other

- **Landscaping**

- More Trees!!!
  - Small Flowers Along the Sidewalk



# Number of Units on Site

- **Affordable Housing**
  - 50 – 100 Total Units
  - Two stories above the retail spaces
- **Commercials**
  - Minimum of 25 retails, restaurants, and other businesses
  - 1,500 – 2,500 Sq.Ft.
- **Parking Units**
  - Private Parkings Spaces = 2 Levels; Underground
  - Temporary Parking (15 min. Parking) on Ground Level
  - Public Parking Spaces = Level 2 & 3 (Parking w/ Validation ONLY)
  - Total 550 Spaces

# Envision

- **Sustainable Community**
- **Efficient Central Location**
- **Cost Efficient**
- **Pedestrian Friendly**

# Conclusion

•With our concept design envision and the support from the local government, we can convert this-----→

to...

This!!!-----→





