Urban Elements

Valley del Sol Village
Mixed-Use Development

Sun Valley, California
Urban Elements, Inc.
Designing Innovative Balanced Communities

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Topics

- Goals and Objectives
- Site Analysis
- Surrounding Properties
- Conceptual Design
- Phase 1
- Future Recommendations
- Phase 2 & 3
- Environmental Impacts
- Green Building Recommendations
Statement of Purpose

To create an attractive and innovative mixed-use plan, which incorporates smart growth principles. A community village atmosphere that provides opportunities for Sun Valley residents of all ages to live, learn, work, shop, and dine.
Goals and Objectives

• Provide affordable and attractive housing

• Provide shopping and dining options in a pedestrian friendly environment

• Design a safe and inviting streetscape

• Involve residents in all stages of the planning process through community meetings and events

• Promote “Green Building” development

• Provide incorporation of water conservation methods
Site Analysis

Property Location:
- 9007 Lankershim Boulevard
  Sun Valley, California
- Located at the intersection of San Fernando Road and Lankershim Boulevard

General Plan Designation:
- Commercial uses with limited manufacturing uses and includes an R4 component
Site Analysis

Zoning:
- ZI-2127 Northeast San Fernando Valley State Enterprise Zone
- C2-1 Commercial Zone with R4
- Surrounding properties are zoned CM-1 Commercial Manufacturing and R1-1

Property Dimensions:
- 36,954 square feet in area (0.85 acres)
- 6 separate parcels, 1 fronting Peoria St. 1 fronting on San Fernando Road, and 4 fronting on Lankershim Boulevard
Site Analysis

Landforms and Topography:
- Situated on considerably flat land
- Area is subject to seismic activity
- Quarry site is located NE of the site

Circulation/ Street Classifications:
- Bordered by San Fernando Road, Lankershim Blvd, and Peoria St.
- San Fernando Road and Lankershim Boulevard are designated as a Major Highway Class I
- Peoria is classified as a collector street
- Alley is at the rear of the property
Site Analysis

Building Type Height and Density:

- Valley Thrift Store – Large, one story painted block building with painted signage;
- Graphic Design Studio – Large, one story block building of smaller magnitude situated next to the Valley Thrift Store.

Parking Conditions:

- Parking is currently located on the 4 parcels fronting Peoria Street
Site Analysis

**Pedestrian Routes:**
- Accessible through the sidewalk
- Sidewalks are in need of improvements

**Handicap Access:**
- Ramps for accessibility at both corners
Site Analysis

**Landscaping:**
- No trees, or plants on this property or on the surrounding properties.

**Solar Orientation**
- Sun moves from east to west

**Weather Conditions:**
- Average High: 77 degrees F
  Average Low: 54 F degrees F
- Record High 113 degrees F (1971) Record Low: 22 degrees F (1978)
- Average Annual Rainfall: 17.49 inches
Surrounding Properties

- Quarry
- Best Price Auto Glass
- Auto Action Center
- Express Auto Body/ Motel
- Design Studio
Views

**Views In:** A large three-way intersection, with two auto related businesses, and a large thrift store.

**Views Out:** The quarry is disguised quite well. More attention is paid to the auto related businesses and the motel in the surrounding area.
Site Analysis

Site of Phase 1 – Valley Del Sol Village

Site of Phase 2 – Peoria Park

Peoria Street looking at site of Phase 3

Site of Phase 3 – Senior & Day Care Center
Conceptual Design

• Re-design parking, and existing thrift store
• Build a small grocery store and restaurant on first floor with housing above
• Build secured subterranean parking
• Provide open space for residents by incorporating an interior courtyard plaza.
• Provide additional storage and laundry facility for residents
• Provide a recreation/meeting room for residents
Conceptual Design

- Design a learning center that is open to residents and neighborhood community
- Provide recycling containers for residents and business owners
- Landscape and beautify surrounding industrial area
- Repave streets, widen sidewalks and add a median to create safe pedestrian access and encourage slower traffic
- Provide a secondary access to residential and commercial properties
Zoning Information

- **R1-1**
- **C2-1**
- **CM-1**
- **PF-1LS**

**PHASE 1**
Valley Del Sol Village
9007 Lankershim Blvd.

**PHASE 2**
Peoria Park

**PHASE 3**
- Plant Nursery
- Senior Center & Day Care Center
- Nursery

*San Fernando Road
Peoria Street
Lankershim Blvd.
Ilex Avenue*

0 50 feet
PHASE 1
Valley Del Sol Village

- Valley Del Sol Village
- San Fernando Road
- Learning Center
- Market
- Restaurant
- Alley
- Courtyard
- Thrift Store
- Entrance to Subterranean Parking
- Peoria Street
- Lankershim Blvd.
- Ground Floor
PHASE 1
Valley Del Sol Village

SECOND FLOOR HOUSING – UNITS 1-11
THIRD FLOOR HOUSING – UNITS 12-21 & RECREATION ROOM WITH LAUNDRY
PHASE 1
Valley Del Sol Village

Visitor Parking
13 spaces + 1 handicapped

Gated Entry

Subterranean Parking

Storage Units

Residence & Employee Secured Parking
36 spaces + 2 handicapped

Trash/Recycling

Stairs & Elevator
PHASE 1
Valley Del Sol Village
PHASE 1
Valley Del Sol Village

Install Screening Around Existing Best Price Auto Glass

Create New Sidewalks with Benches on Both Sides of Peoria Street

Existing Best Price Auto Glass

Existing Sidewalk on Peoria Street Next to Thrift Shop – No Paved Sidewalk Across the Street
PHASE 1
Valley Del Sol Village

Solar Panels to Reduce Energy

Interior Courtyard for Residents
Future Recommendations

• Renovate the exterior buildings and landscape auto businesses

• Re-locate Best Price Auto Glass on Peoria Street and transform lot into a pocket park

• Renovate or demolish Redwood Lodge Motel, Auto Action Center, and Express Auto Body to build an indoor recreation center, senior and/or childcare center based on the needs of the community.
Future Recommendations

• Work with MTA to add a Metro-Rail stop and/or implement an energy efficient rapid bus line/Sun Valley Tram Service for easy access to shopping, colleges, entertainment and employment centers.

• Work with the Department of Water and Power to place utility power poles underground.

• Contract with a local nursery to locate business underneath the power lines located on Ilex Street.
PHASE 2
Peoria Park

Children’s Play Area

Picnic Tables
Farmers Market
PHASE 3
Senior, Day Care, Recreational Center

Valley Del Sol Village Community Center to be located between San Fernando Road and Lankershim Boulevar across from Peoria Street
PHASE 3

Plant Nursery

Nursery to be located under power lines on Ilex Avenue
Environmental Impacts

• The construction phase of this project will create an increase in the ambient noise level

• The project may also result in an increase of concentration criteria pollutants

• An influx in automobile traffic is expected
  • Construction of subterranean parking will reduce the traffic concentration and trips generated.
Environmental Impacts

- The addition of the market and restaurant will encourage pedestrian use by providing accessibility to nearby amenities.

- Area may be exposed to seismic ground shaking and seismic-related ground failure.
  - The structures must be retrofitted and comply with the City’s Safety Element.

- An Environmental Initial Study Checklist must be performed.
  - Prior to construction of the subterranean parking.
Urban Elements, Inc.

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