Architecture and Urban Design Issues in Site Selection for Affordable TOD (beyond the obvious)

1. Are there contamination issues?
2. Are there flood plain issues?
3. Transit Technology
   1. Commuter Rail: Noise and vibration
   2. Subway: Spanning tubes and stations, depth of station
   3. Light rail: Station access issues
4. Expectations of Transit agency in Joint Development
5. Parking Requirements – sharing, etc.
6. Porosity of nearby community (size of street grid)
7. Proximity of nearby community assets
8. Walkable Streets?
9. Are there design standards to be met?
10. Mix of Uses/Mix of Incomes
    1. Is ground floor retail expected/required?
    2. Is the site part of a larger redevelopment? How fine or coarse is the intermixing?
Are there contamination issues?
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Are there contamination issues?
Are there flood plain issues?
Great American Urban Rivers

East River, New York
Potomac River, Washington
Chicago River, Chicago
The Los Angeles River

TORTI GALLAS AND PARTNERS
Architects of Community
What is the transit technology? – Commuter Rail: Noise and Vibration
What is the transit technology?

Subway: Spanning tubes and stations, depth of station
What are the expectations of the transit agency in joint development? …or the local municipality?

“Major Urban Center”

“Urban Center”

“Urban Boulevard”

“Neighborhood Center”
What are the expectations of the transit agency in joint development?
…or the local municipality?
What are the expectations of the transit agency in joint development? …or the local municipality?
What are the parking requirements/expectations?

Surface - Asphalt: $3,000 - $5,000 / space

Unadorned deck: $15,000 - $25,000 / space

Exposed and decorated garage: $20,000 – 32,000 / space

Surface - Pavers: $10,000 / space

Wrapped garage: $15,000 – 25,000 / space (assumes precast)

Underground garage: $35,000 to $52,000 / space

For a unit of housing, a bathroom costs $7K. A kitchen $12K. 2 spaces of Required Parking $60K.
Parking Requirements?
Parking Requirements and Transit Technology?
Parking Requirements and Transit Technology?
MacARTHUR PARK APARTMENTS PHASE 1 - Los Angeles, California
Affordable Housing
McCormack Baron Salazar, Inc.

TOD – MIXED USE MARKET RATE AND AFFORDABLE
How porous is the surrounding neighborhood?
What are the nearby community assets?
What are the nearby community assets?

1. METRO PLAZA
2. METRO ENTRANCE
3. MACARTHUR PARK
4. PASEO
5. COURTYARD
6. PLAY YARD
7. ENTRY COURTYARD
8. MONUMENTAL STAIR
9. GRAPHIC BOARD
10. TERRACE
Are there urban design standards to be met?
Are there urban design standards to be met?
Mix of Incomes, Mix of Uses?

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Mix of Uses, Mix of Incomes?
Mix of Uses, Mix of Incomes? How Coarse of Finely grained is the Mix?
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