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How I practice architecture,
or,
what urban designers do.

...what I love...



Bi-Rite Market, San Francisco



3rd Street Promenade Farmer's Market, Santa Monica

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urban design

urban design

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1. urban legend
2. Arabian Desert

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Ask the Editor

More than just planes:
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BIG JETS
OVERHEAD
60+ CITIES
AIRPLANES
OTHER AIRLINES
AIRTRAV AIRWAYS

urban design – definitions

...architecture and landscape architecture
at an urban scale...



...artful townscape...

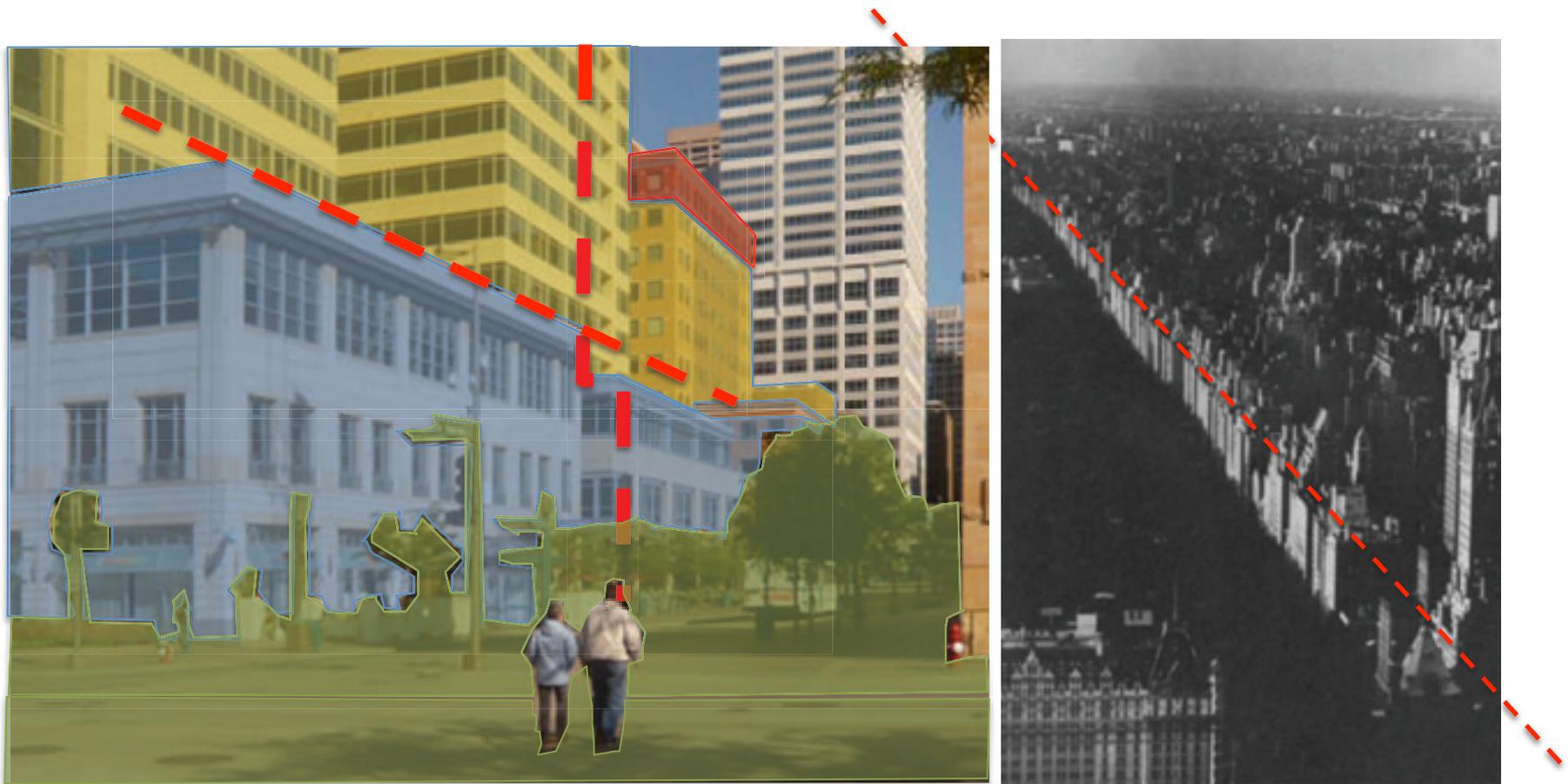


urban design – “good city form” (from Lynch)

1. Vitality – environmental efficacy
2. Sense - identifiable
3. Fit - functionality
4. Access - access
5. Control - control
6. Efficiency – cost benefit
7. Justice – is it fair?

...three dimensional projection
of public policy...





Urban design as public policy.

“...how can you design a city if you can’t design all the buildings?”
Jonathan Barnett, **Urban Design as Public Policy**

What is the urban design toolbox?



Infrastructure is urban design!

Each act of infrastructure investment must solve multiple urban issues. Infrastructure should be engineered to solve specific problems and designed to address multiple opportunities.



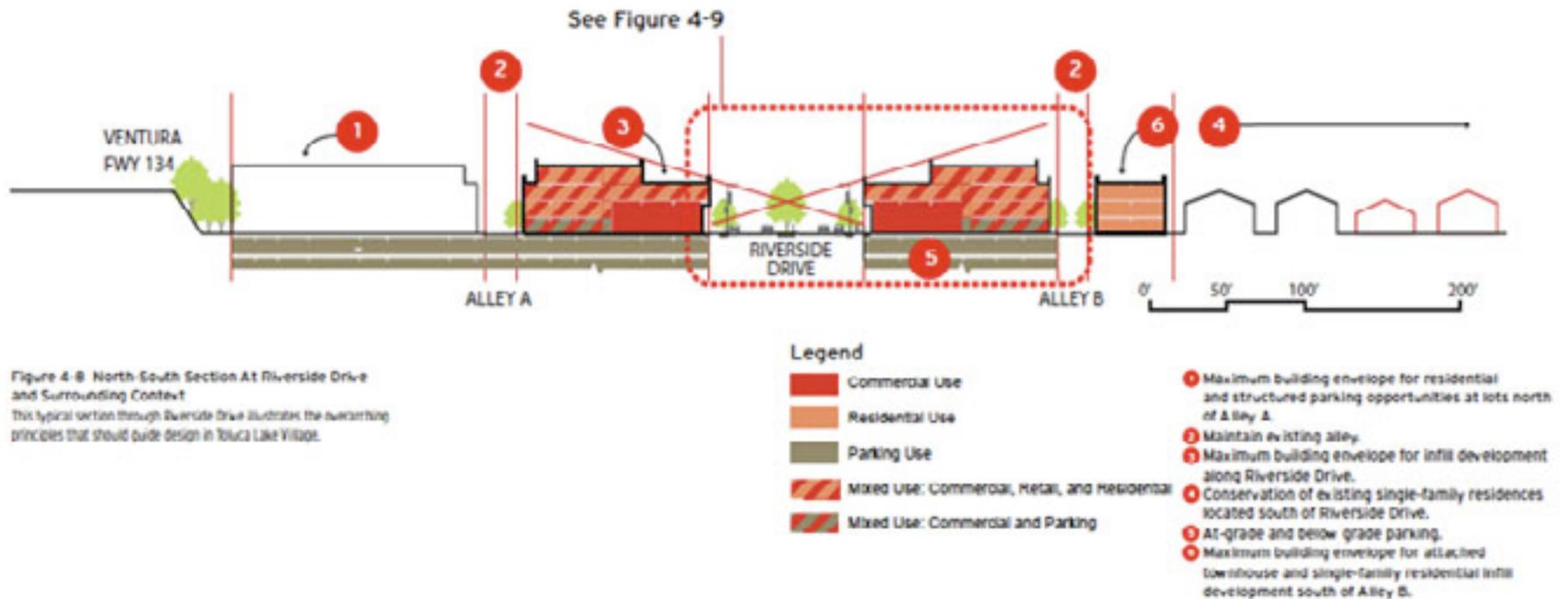


Figure 4-8 North-South Section At Riverside Drive and Surrounding Context
This typical section through Riverside Drive illustrates the overarching principles that should guide design in Yuba Lake Village.

Zoning standards (“shalls”) are urban design!

Zoning standards that are part of ordinances are the most normative means to implement planning concepts. They can be projected into three dimensions.



Courtyard housing with open-to-the-air parking court to rear.



Alley townhouses with front-loaded parking at alley and rear yards at units.



Building fronts, when set to a build-to-line, establish a sense of boundary and structured space with oversight right-of-way.



Limiting the maximum length of unmodulated building fronts ensures introduction of variety and visual interest along sidewalks.



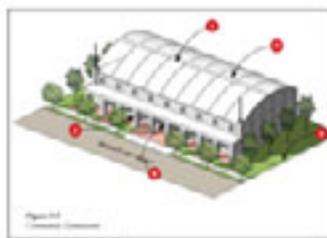
Mixed-use retail plaza with housing above.



Utilization of maximum floor plan diagonals limits the bulk of buildings.



Family resource center



Community gymnasium



Commercial and retail use area

- Massing variation
- Prominent arches at entries
- Covered porches
- Smooth stucco wall finishes
- Light exterior colors



Horatio Court, Santa Monica, CA

- Multi-level roofs
- Low-pitched and flat roofs
- Arches at entries and balconies
- Smooth stucco wall finishes
- Light exterior colors



Pueblo del Sol, Los Angeles, CA

Design guidelines (“shoulds”) are urban design!

Design guidelines, particularly when developed in a public context are a tactical means to frame and/or raise the quality of design and physical experience and identity in the city.



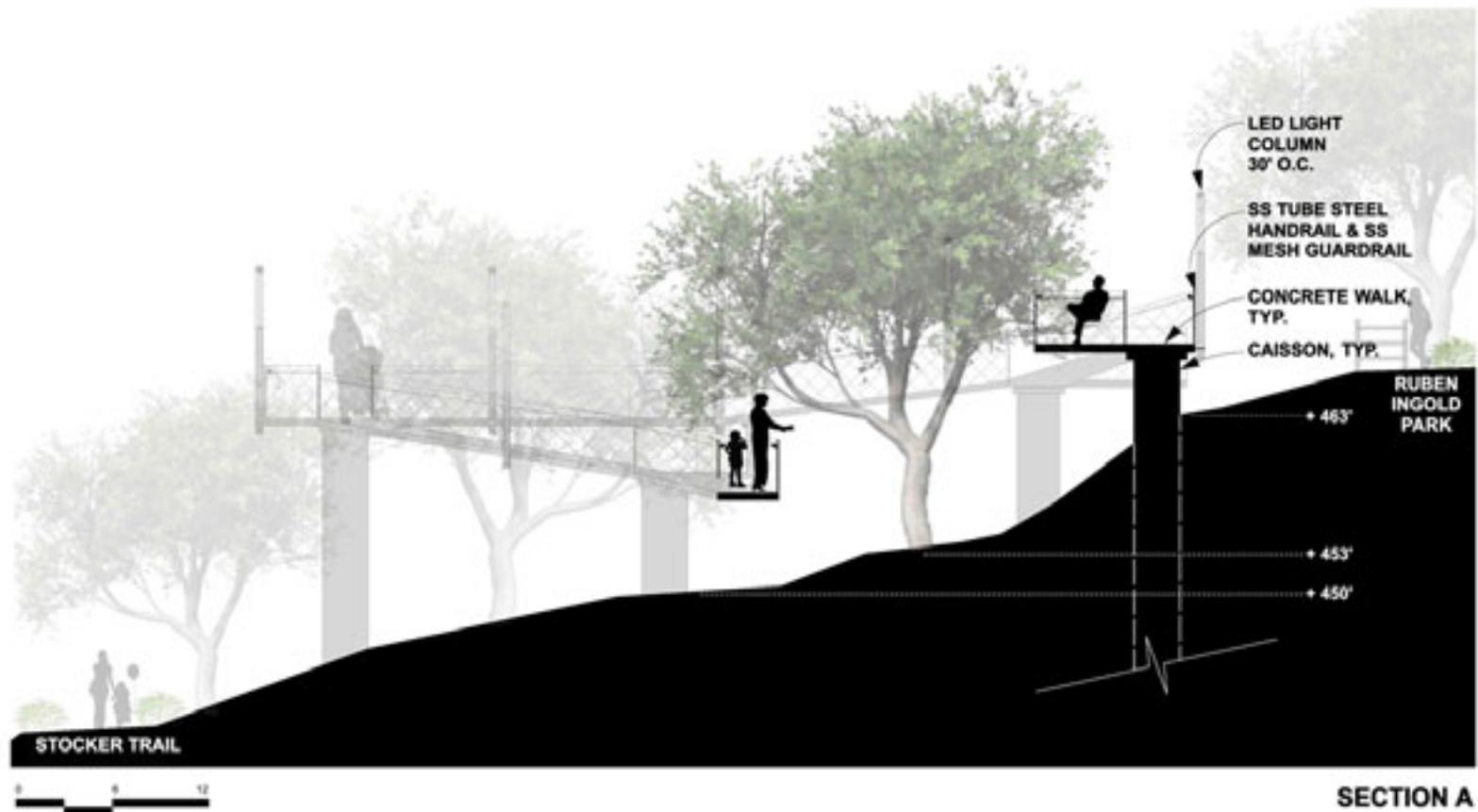
Design review is urban design!

Public design review as well as staff design review are perhaps the most powerful way to implement community design expectations. Architects bring invaluable information, and design logics, to this process; so do the public.



Mobility is urban design!

Integrating mobility and connectivity with the destinations and experiences of everyday life will be the great sustainability challenge of the twenty-first century.



Landscape is urban design!

The greening of the city is also connecting the city socially, culturally, naturally, and physically.



Isometric View Looking South



DRAFT Alt 2: Baseline w/ Height

4TH STREET/5TH STREET AND ARIZONA

Note: This drawing illustrates a conceptual design and is not intended to be used for construction. It is subject to change without notice. All dimensions are approximate and subject to change. © 2011 Urban Studio. All rights reserved.

2-11

Feasibility is urban design!

Pre-design logics inform intelligent development decision-making.



Visualization is urban design!

Visualizing future options as part of a public conversation facilitates decision-making through the application of design intelligence.



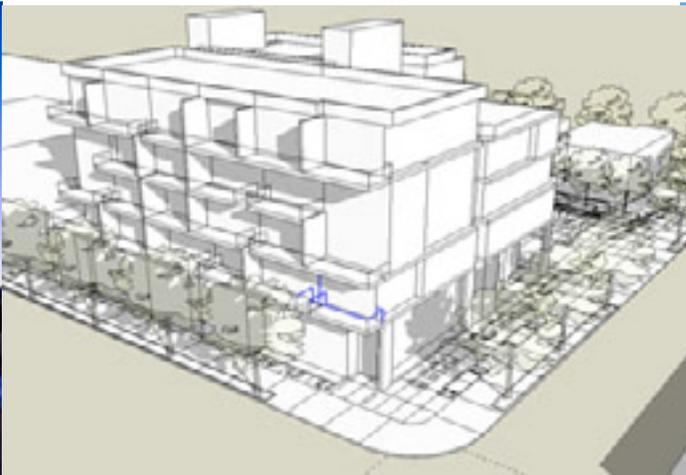
Conversation is urban design!

Urban designers facilitate decision-making by contributing design intelligence to environmental decision-making.



Conversation / Process / Democracy is urban design!

The public rightfully demands to be involved in the crafting of the city. Thank goodness!



Architecture in the city is urban design!

The greening of the city is also connecting the city socially, culturally, naturally, and physically.



Urban designers help communities of interest craft the form and identity of places, cities, and urbanism.

Form and identities *connect* cities socially, culturally, economically, naturally, and physically.

Urban Design “Craft” and practice with the urban design toolbox!

- Crafting zoning/design standards
- Crafting design guidelines
- Facilitating design review
- Organizing infrastructure, mobility, landscape and development feasibility challenges as simultaneous design challenges
- Inviting through conversation the democratization of design intelligence and expectation
- Facilitating process with visualization – a picture is worth a thousand words.

Why urban design?

- To build consensus for inevitable changes.
- To create everyday experiences, destinations, livability, and pride.
- To realize livability and quality of life (sustainability) and economic competitiveness.



Ocean Park Boulevard
Complete Green Street
Project



Existing Conditions

OPB Project Objectives

- Community Priority: reclaim OPB for public open space.
- Build upon LUCE principles; neighborhood enhancement, connectivity, and pedestrian orientation.
- Prepare conceptual streetscape alternative designs utilizing community input and green street principles.
- Improve walkability and bikeability.
- Enhance pedestrian safety.
- Implement environmental sustainability.
- Provide for beautification and enhanced greenery.
- Calm traffic and conflicts at intersections.
- Maintain views from the 4th Street overpass.
- Address noise and vibrations at bus stops (i.e. 4th Street overpass).
- Provide gateways, landmarks, and public art (save the whale mural).

Ocean Park Boulevard

between Lincoln Blvd. and Neilson Way



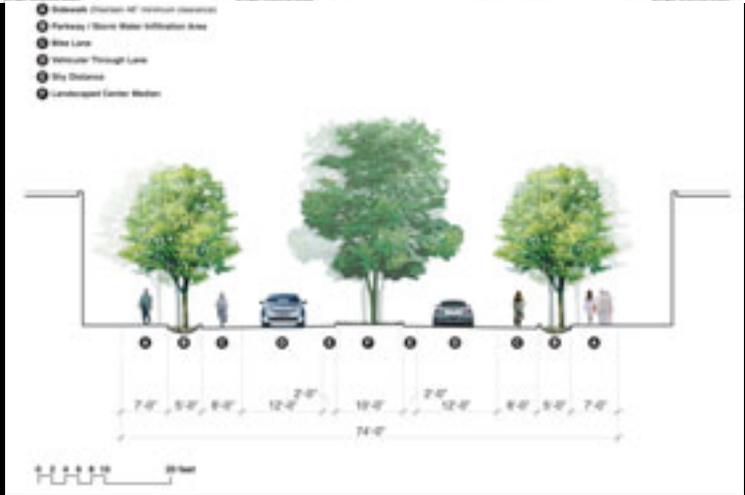
Please join the City of Santa Monica for a **Community Open House** to view the progress of the “Complete Green Street” design, and to hear about important upcoming milestones during the schematic design phase.

Monday, September 20, 6:30-9:00 pm

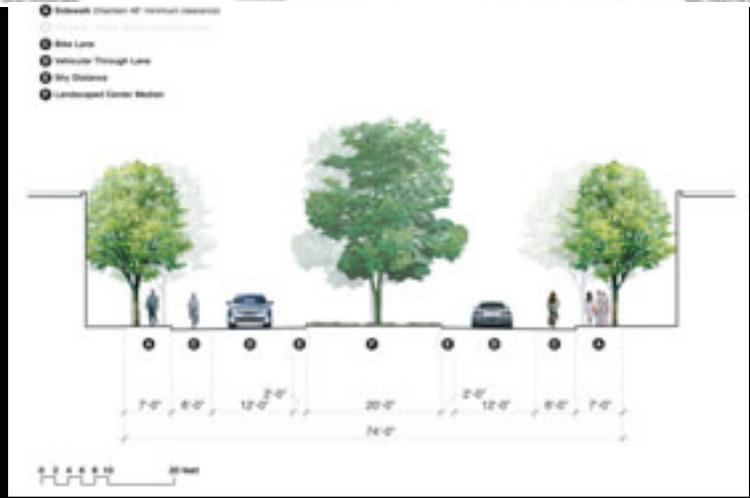
John Muir/SMASH Cafeteria

2525 5th Street, Santa Monica, 90405





Alternative A – Maximize Sidewalks



Alternative B – Maximize Medians



Alternative C – Dedicated Class I Bicycle Lanes

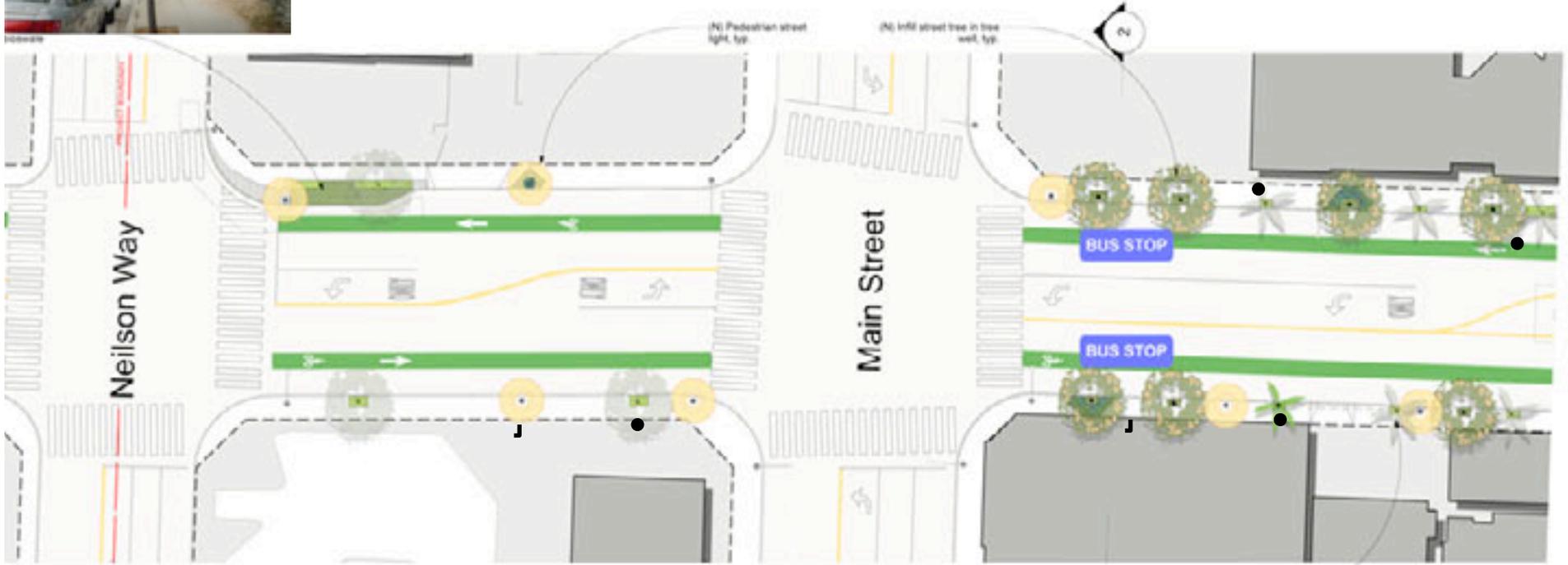


- Enhances walking and biking
- Increases pedestrian safety
- Promotes environmental sustainability and watershed management.
- Beautifies streetscape and enhances greenery
- Calms traffic and resolves conflicts at intersections
- Improves intermodality along Ocean Park Blvd. and at bus stops
- Provides opportunities for gateways, landmarks, and public art

Approved Concept Design



(N) Infill Canopy Street Tree Typ. ◦
(E) Street Palm Typ. ◦



(E) Street Tree Typ. ◦

(N) Infill Parkway Palm Typ. ◦

Ocean Park Boulevard Segment 1/6
Scale: 1" = 20'

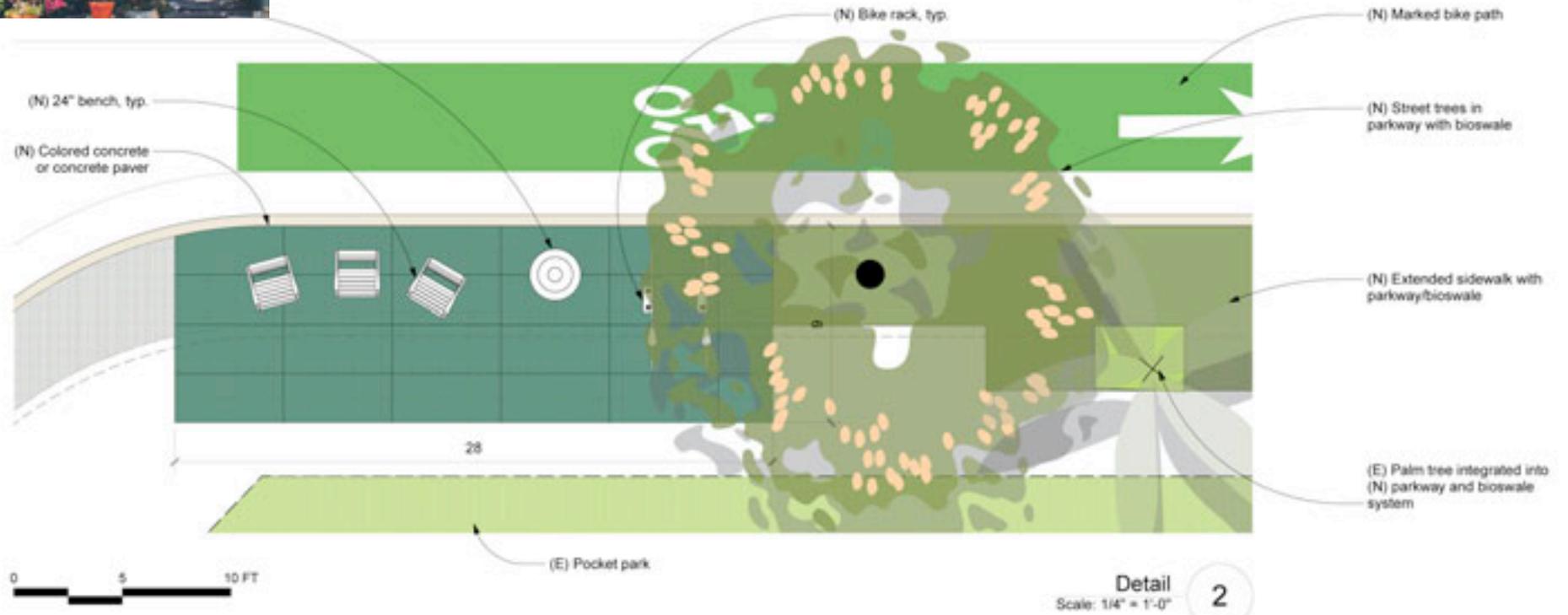
Neilson Way & Main Street Segment



(N) Median Canopy Tree Typ.

(N) Infill Parkway Palm Typ.

2nd Street & 3rd Street Segment



Seating Area at 2nd Street



4th Street Segment



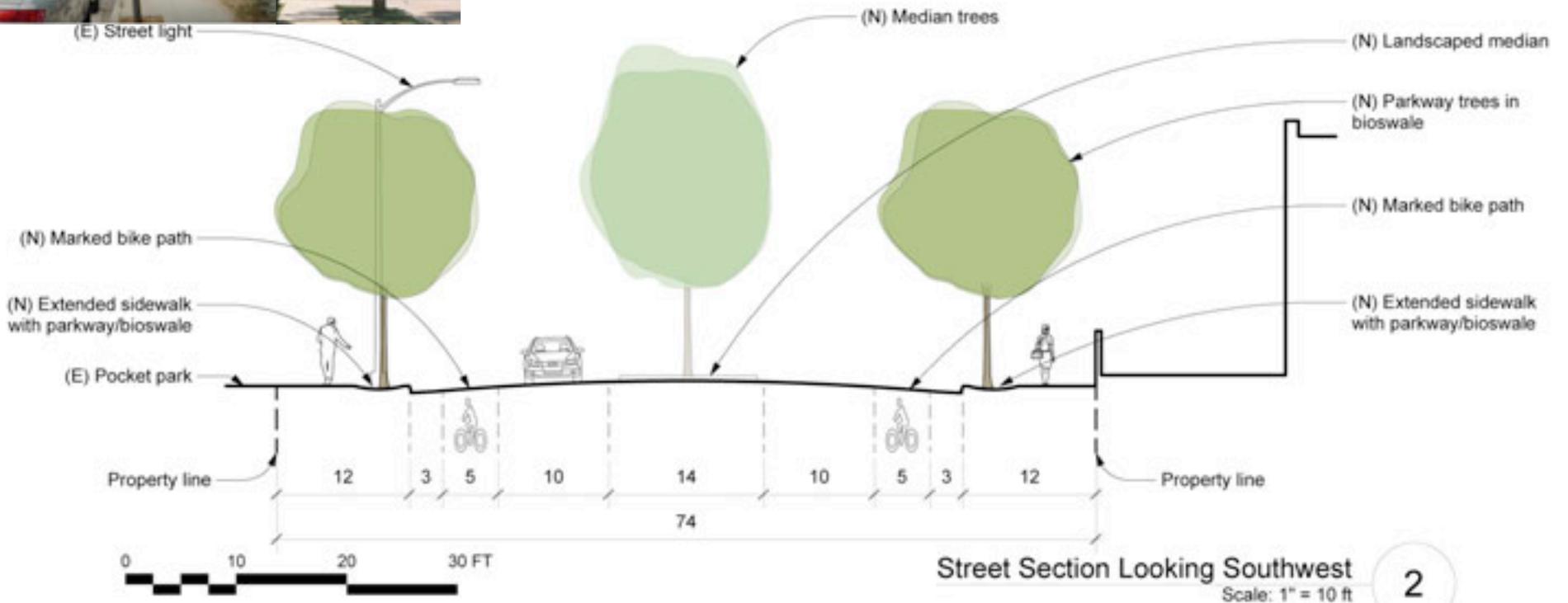
4th Street View Looking East



4th Street View Looking East



5th & 6th Street Segment

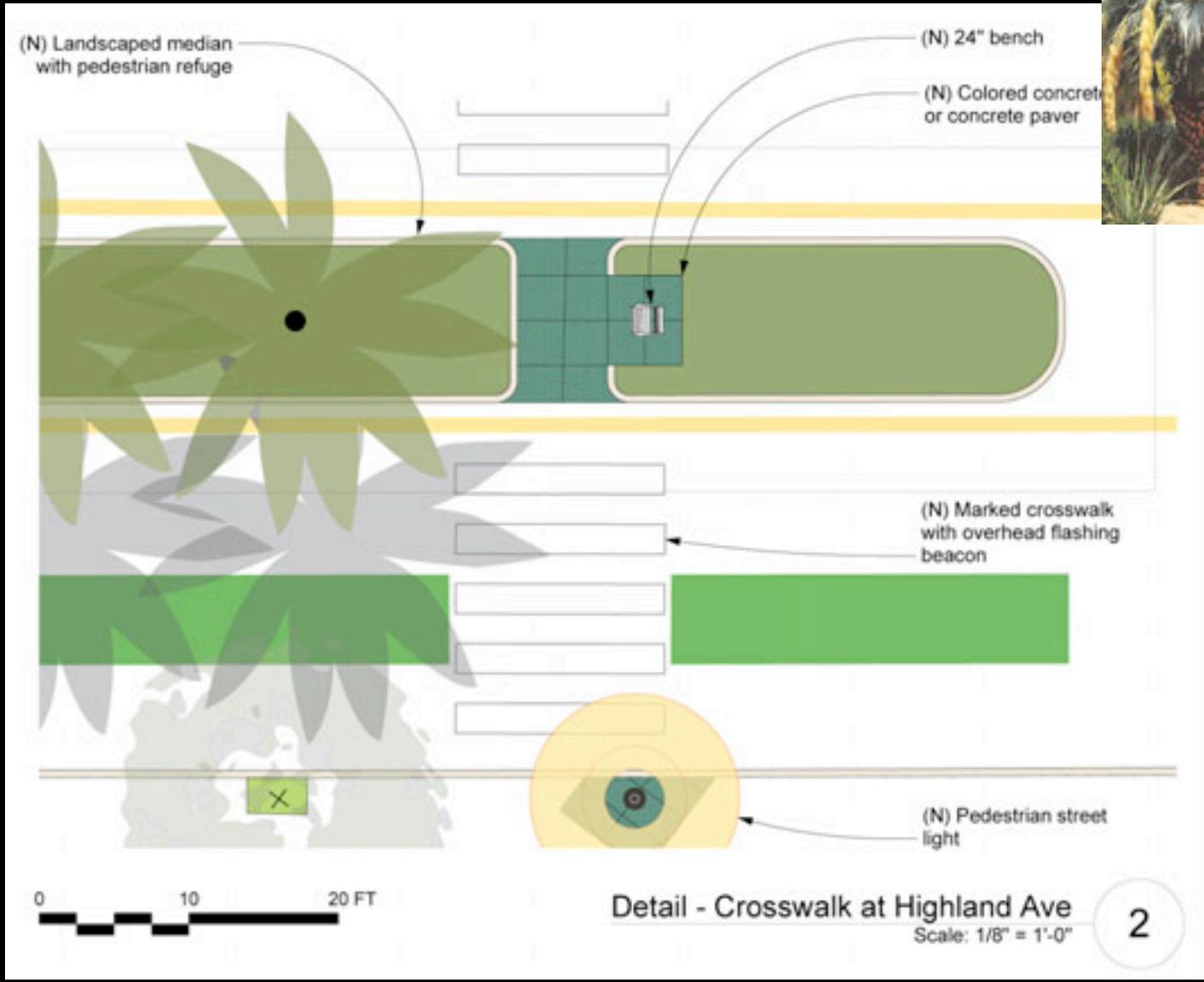


Street Section Looking Southwest
Scale: 1" = 10 ft

Street Section at OPB & 6th Street



Beverly Ave., Highland Ave. & 7th Street Segment



Crosswalk at Highland

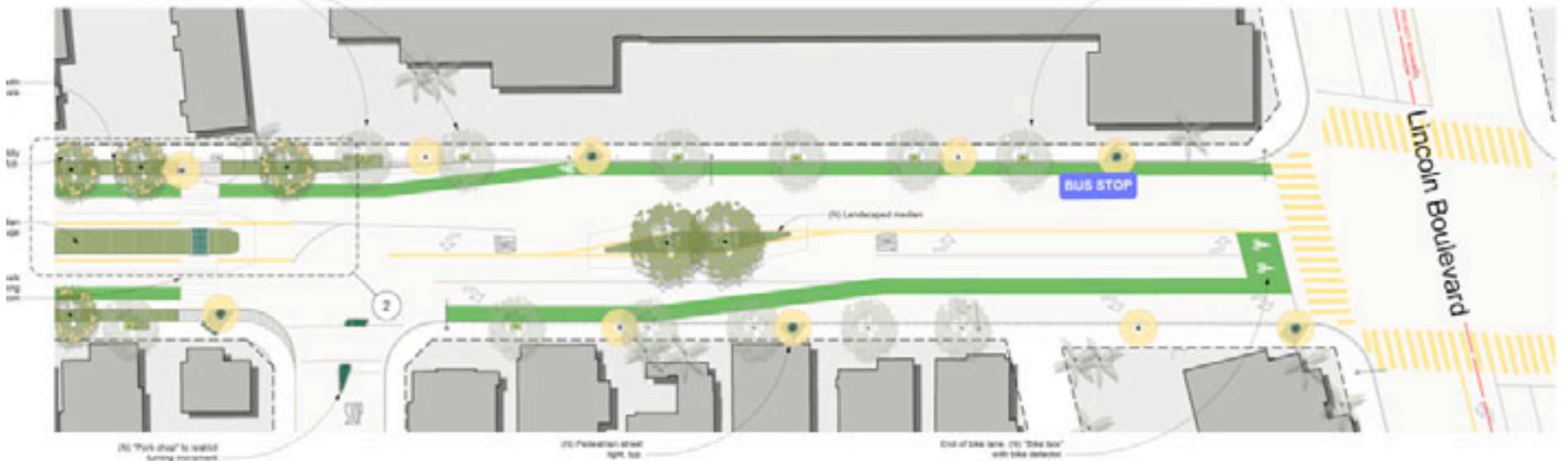


View Looking West @ Highland Crosswalk



Replace Cassia trees #21 and #22 per Arbores report

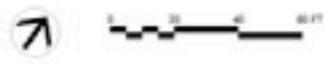
Replace Cassia tree #21 per Arbores report



(A) "Park strip" to assist turning movement

(B) Pedestrian street light, top

End of bike lane (C) "Bike bar" with bike detector



Ocean Park Boulevard Segment 616
Scale 1" = 20'-0"
1

7th Street & Lincoln Ave. Segment

TYPICAL STREET TREES

ORNAMENTAL STREET TREES

CALIFORNIA PLANT CLIMATE ZONES

Parkway Tree
Existing Tree

Parkway Tree
New and Replacement Tree

Median Tree
New Median Tree

Parkway Palm Tree
Existing Tree

Parkway Palm Tree
New Tree

Ornamental Median Tree
Median Tree @
4th Street On-ramp

Ornamental Palm Tree
Median Palm Tree @
Highland Avenue On-ramp



Cassia leptophylla
Gold medallion tree

California Plant Climate Zone
15, 16, 19-21

Plant Factors
M

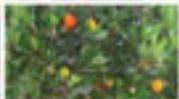
Irrigation Group
1

Mature Height
20-30 feet

Drawn Spans
20-30 feet

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 -

California Plant Climate Zones
Plant climate zones identified throughout California are largely defined upon the pattern of soil temperatures. Climate Zones 1, 2, and 3 have the coldest winter conditions in California, including snow and a greatly reduced growing season. Climate Zones 22, 23, and 24 are quite mild by comparison; very few days fall below 32°F each year. Of the 36 plant climate zones, 24 is the most similar to the climate of Santa Monica. Many other factors and conditions impact the growth of plants and the characteristics of climate zones.



Arbutus 'Marina'

California Plant Climate Zone
5, 8, 14-24

Plant Factors
M, S

Irrigation Group
2

Mature Height
20-30 feet

Drawn Spans
15-20 feet

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Rhus lancea
African Sumac

California Plant Climate Zone
8, 21

Plant Factors
M, S

Irrigation Group
2

Mature Height
20-30 feet

Drawn Spans
20-30 feet

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Syagrus romanzoffianum
Queen palm

California Plant Climate Zone
15, 15-17, 19-24

Plant Factors
M

Irrigation Group
1

Mature Height
30-50 feet

Drawn Spans
N/A

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Wodyetia bifurcata
Foxtail palm

California Plant Climate Zone
16-24

Plant Factors
M

Irrigation Group
1

Mature Height
30-40 feet

Drawn Spans
N/A

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Melaleuca linariifolia
Flaxleaf paperbark

California Plant Climate Zone
8, 13-24

Plant Factors
M

Irrigation Group
1

Mature Height
20-30 feet

Drawn Spans
20-25 feet

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Brahea armata
Blue heaver palm

California Plant Climate Zone
9-24

Plant Factors
M

Irrigation Group
1

Mature Height
30-40 feet

Drawn Spans
N/A

- Selection Criteria**
- Drought tolerant
 - Seasonal interest
 - Evergreen
 - Tolerates hardscape
 - Tolerates coastal conditions



Coastal Edge & Valley Zone

24
Growing Season: 12 Months

Long Beach
Newport Beach
Oxnard
San Diego
Santa Barbara

Average Temperatures

- Winter Minimum: 43-49°F
- Summer Maximum: 65-71°F
- Days above 80°F: 2-5
- Days below 32°F: 0-2

Average Precip

- Annual: 15-17 in.
- Max-Min: 5-11 in.
- Apr-Oct: 2.5 in.
- Soil: 0 in.

Substrate ETDs

- Annual: 44-45 in.
- Max-Min: 9-7 in.
- Apr-Oct: 28-40 in.

Source:
Landscape Plants for California, Barbara, 2010
Soil Data Recommended for Southern California, 1994
Soil Survey Western States Area, 1995

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SCHEMATIC DESIGN DRAFT

DATE: 10/15/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: [Number]
SHEET: 6667
OF: 10, 11, 12, 13, 14, 15

Street Trees

Thank you

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