



# ULI Spring Meeting

Tying Cities Together: Using Civic Space to Increase Value and Build Community

# SITE PLANNING

## Historic Precedents

*It's About Context Driven Design*



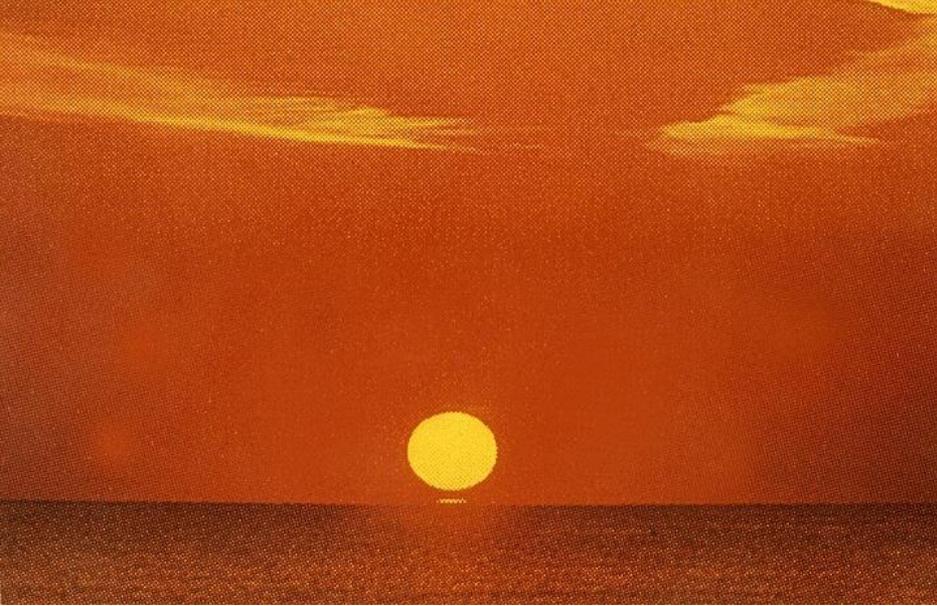
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## Contextual Evaluation

- Natural Forces—Human Comfort
  - Sun
  - Wind
  - Precipitation
  - Humidity
  - Temperature Range



**Natural Forces**



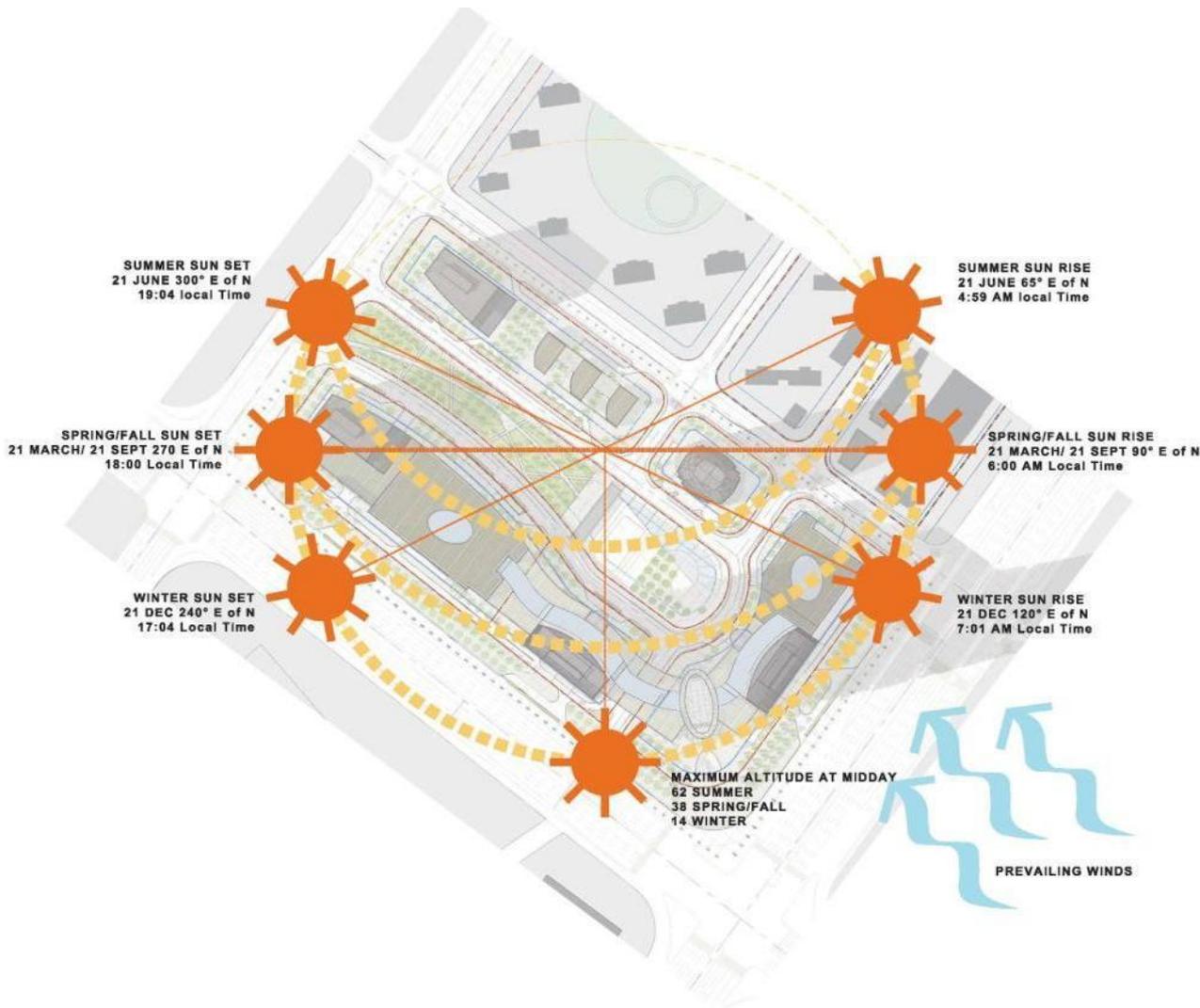
# SITE PLANNING

## It's About Context Driven Design

### CLIMATE ANALYSIS 气候分析

Latitude: +32.05 (32°03'00"N)  
 Longitude: +118.78 (118°46'48"E)  
 Time zone: UTC+8 hours  
 Local time: 02:33:56  
 Country: [China](#)  
 Continent: [Asia](#)  
 Sub-region: [Eastern Asia](#)  
 Distance: ~11000 km (from your IP)  
 Altitude: ~6 m

Variable	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
Insolation, kWh/m <sup>2</sup> /day	2.11	2.19	2.72	4.78	5.22	4.94	5.26	4.42	4.68	3.49	2.94	2.19
Clearness, E <sub>c</sub>	0.62	0.66	0.76	1.01	1.01	0.91	0.94	0.84	0.84	0.69	0.61	0.50
Temperature, °C	1.44	5.89	1.09	15.13	17.21	21.09	22.61	22.26	17.38	11.76	5.69	
Wind speed, m/s	4.72	4.79	4.62	4.26	3.59	3.47	3.62	3.71	3.66	3.62	4.16	4.28
Humidity, mm	32	32	31	31	30	29	29	29	29	29	31	31
Wet days, d	7.81	9.6	11.5	13.2	13.2	13.6	12.3	11.8	11.3	8.7	8.3	7.7



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## Contextual Evaluation (cont.)

- Geographic Forces
  - Geology
  - Topography
  - Water
  - Landscape



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## Contextual Evaluation (cont.)

- Urban Forces
  - Urban Context
  - Planning Restrictions
  - Zoning Restrictions
  - Height Limits
  - Adjacent Building Massing
  - Sight Lines



## Urban Forces

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## Contextual Evaluation (cont.)

- Urban Forces (cont.)
  - Urban Pattern
  - Linkage and Connectivity
  - Infrastructure
    - Road System
    - Public Transport/Mobility
    - Utilities



**Infrastructure**



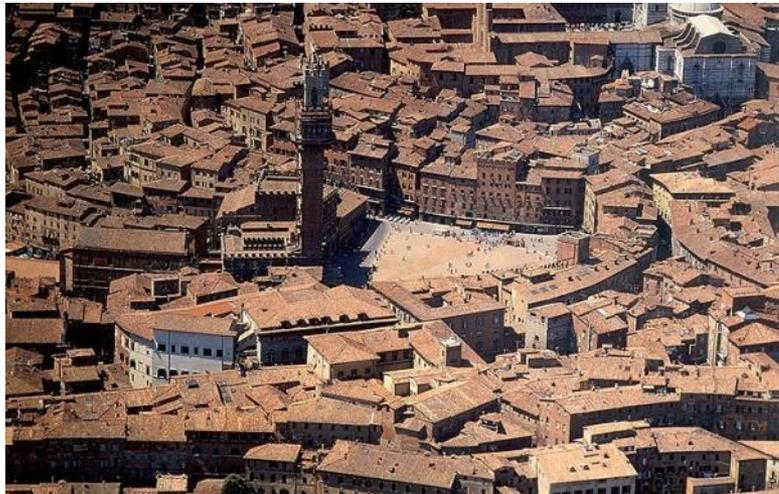
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## Contextual Evaluation (cont.)

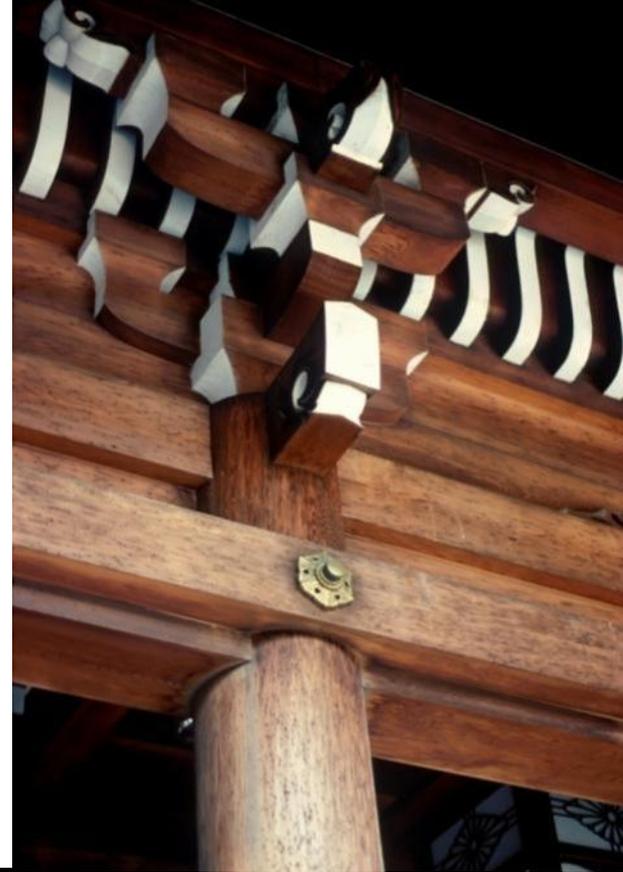
- Historic Forces
  - Built Form
  - Precedents
  - Traditions
  - Craft
  - Available Materials



## Built Form / Precedents



**Tradition**



Craft

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## Contextual Evaluation (cont.)

- Entitlement Forces
  - Planning and Zoning Codes
  - Property Line/Building Line
  - Plot Coverage Ratio
  - Landscape Coverage Ratio
  - Solar Envelope

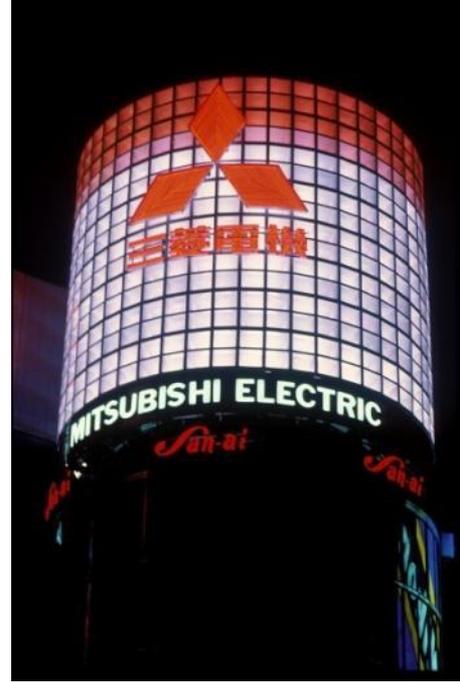
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## Contextual Evaluation (cont.)

- Human Forces
  - Political
  - Economic
  - Social Structure
  - Religious Framework
  - Cultural
  - Art



Human Forces



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## Contextual Evaluation (cont.)

- Market Forces
  - Demographics
  - Psychographics
  - Competition
  - Tenants
  - Timing
  - Technology

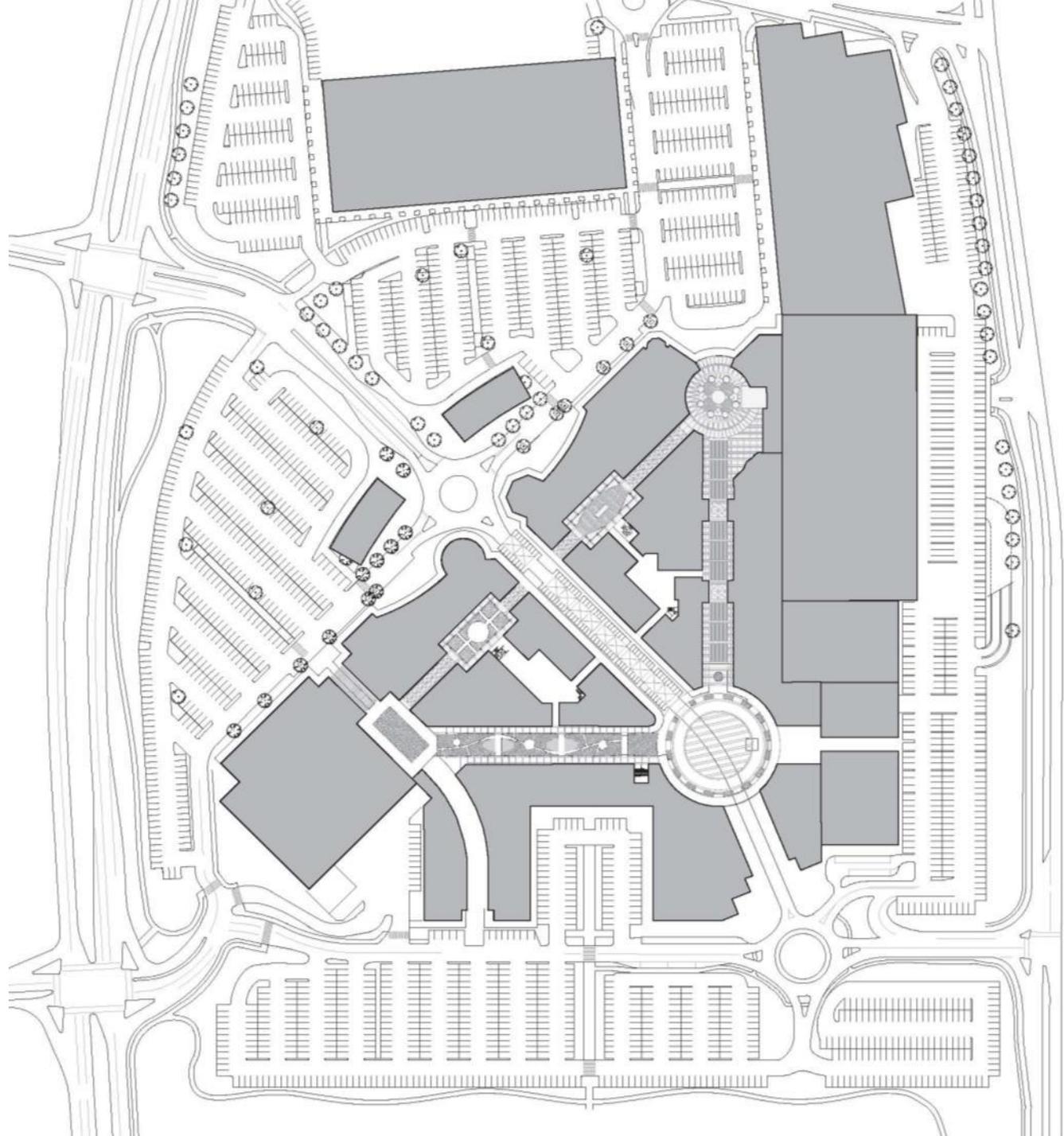


Market Forces



**Botany Town Centre**  
Auckland, New Zealand













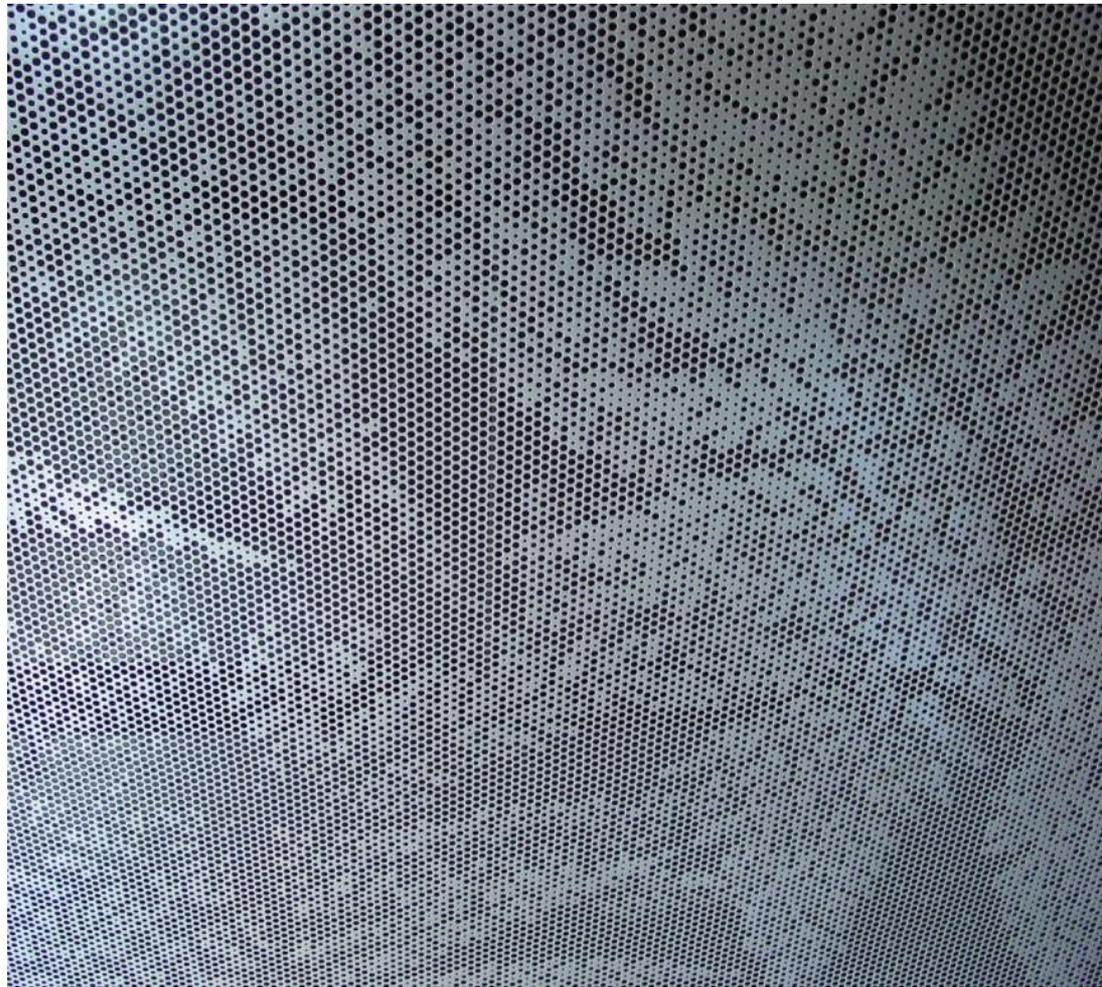




THE CONSERVATORY

STARBUCKS COFFEE

HSBC











**Victoria Gardens**  
Rancho Cucamonga, California













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The Shoppes at Chino Hills  
Chino Hills, California



**Waikiki Beach Walk**  
Honolulu, Hawai 'i

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## Waikiki – Hula

Beginning with the first western explorers to land in Hawai'i, many artists' renderings showed hula dancers entertaining the strangers from far away.

As more and more tourists came to Waikiki, hula shows for visitors from around the world were soon to be found everywhere. For sixty-five years the Kodak Hula Show reigned as the single most popular hula show of all time, drawing thousands of visitors each year. It was a must see attraction.

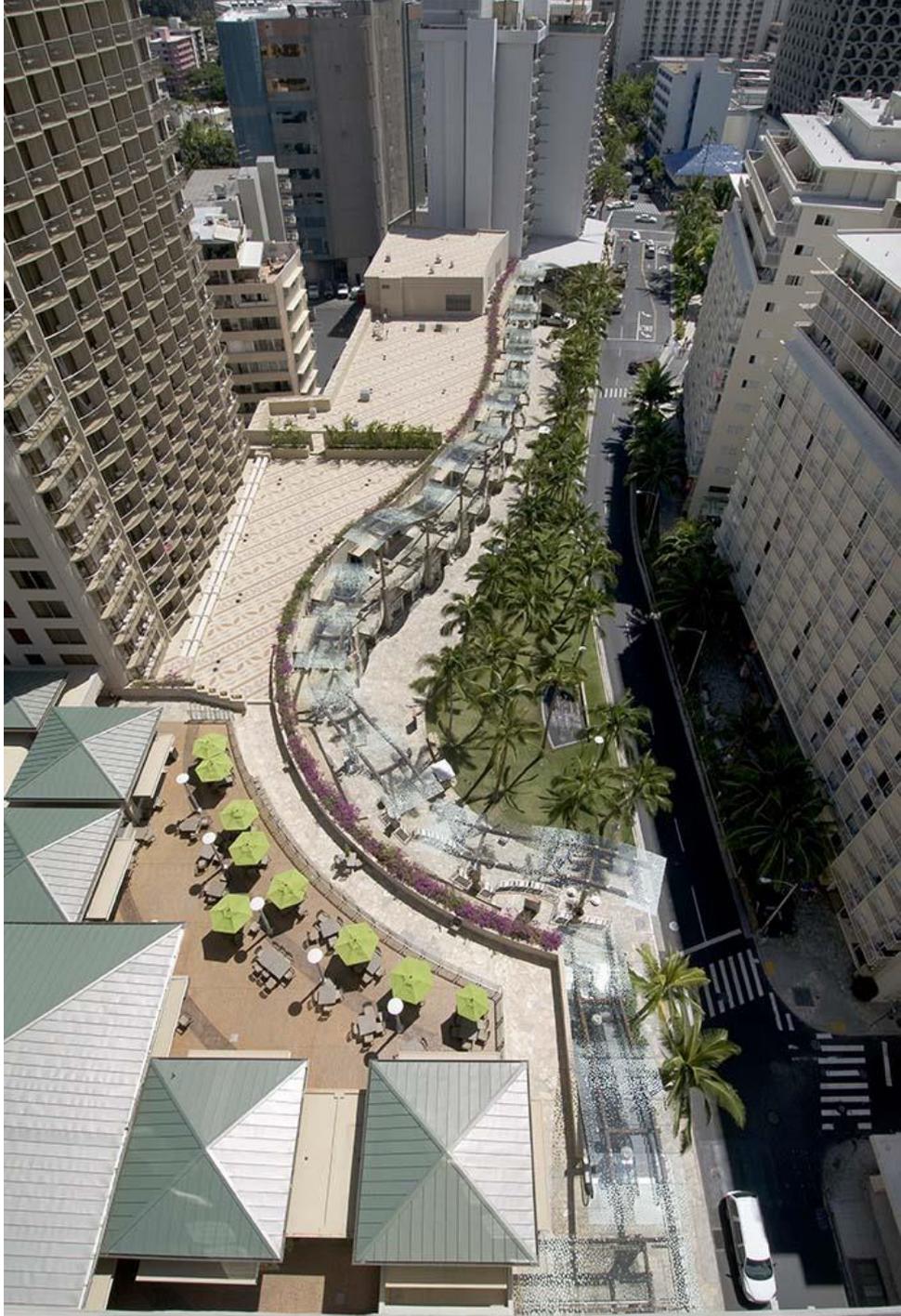


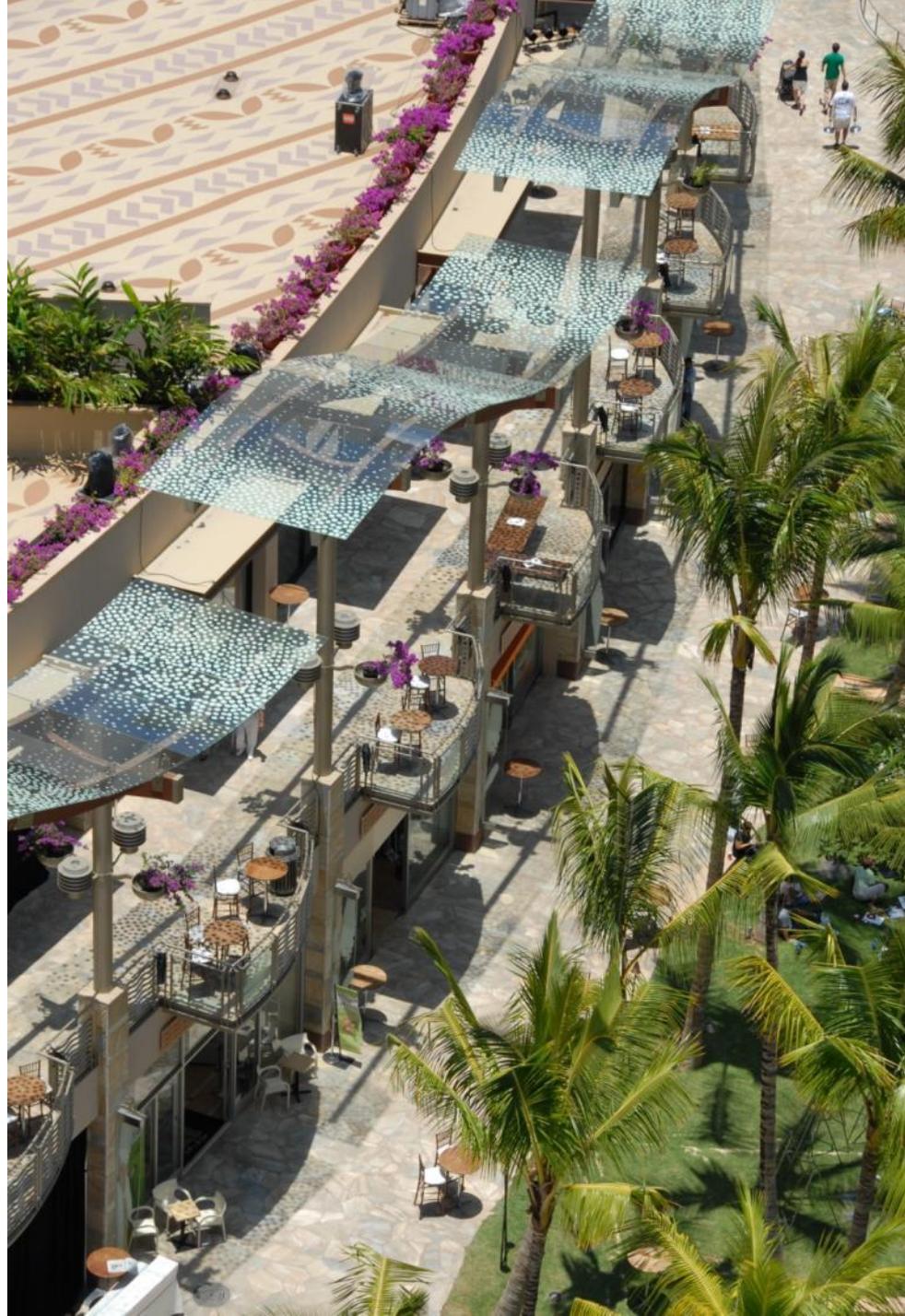
Hilo Hattie, a very popular star, was probably the most famous hula dancer-entertainer to emerge out of Waikiki. She carved a niche for herself with her specialty comedic hulas.



The popularity of the hula prompted inclusion of hula images as central to much of the marketing and advertising campaigns that helped establish Waikiki as the world's best known beach resort.



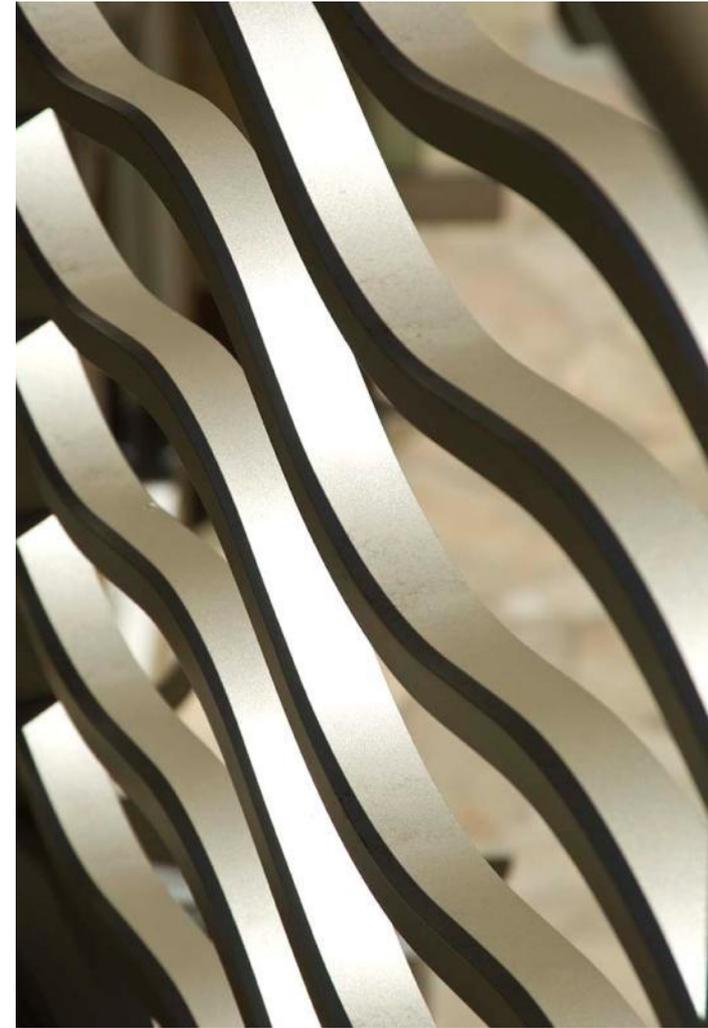
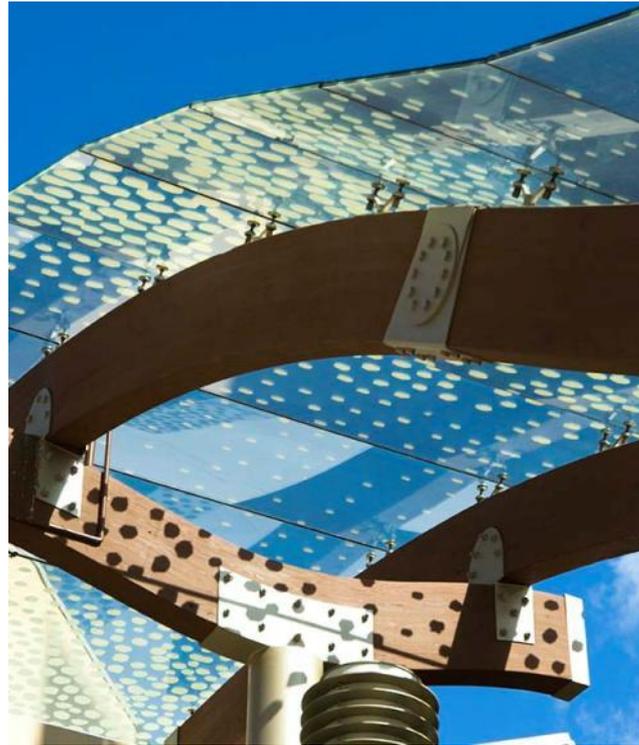


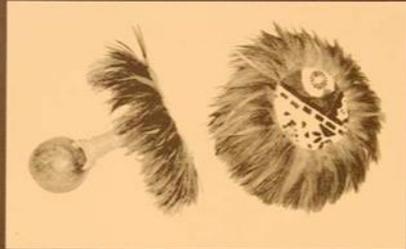






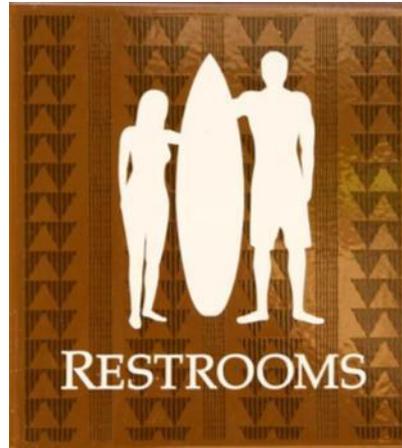






### 'ULI'ULI *Rattle*

Like the gourd drum (*ipu*), the 'uli'uli is a recognizable icon of hula and is unique to Hawai'i. The rattle is made by filling a coconut shell or gourd with the round, black seeds of the *ali 'ipoe* (canna). A handle made of fiber is attached to the rattle and is tipped with a disc of feathers, although there are many old versions of the 'uli'uli that do not have feathers. In traditional hula, the 'uli'uli is held and shaken with the right hand while the left hand is used for hula gestures.

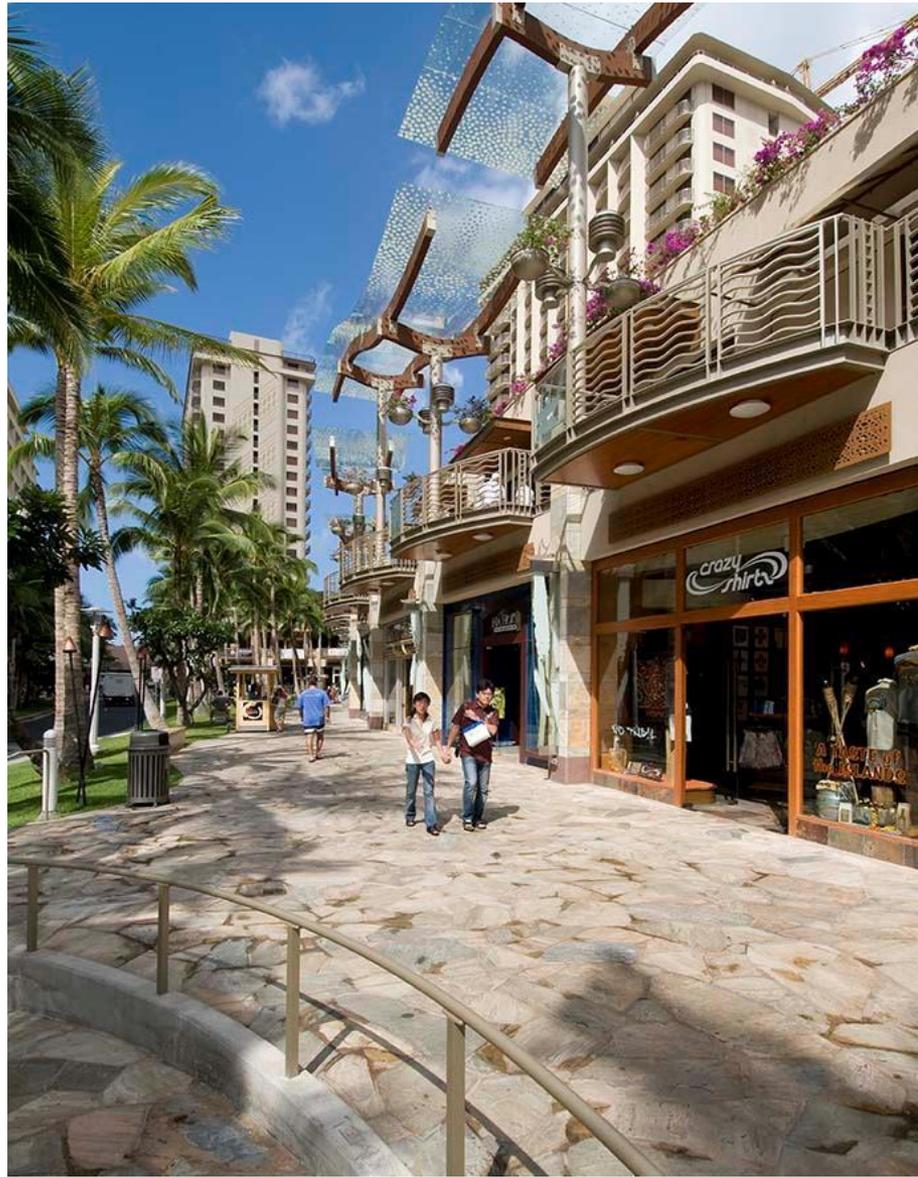


RESTROOMS



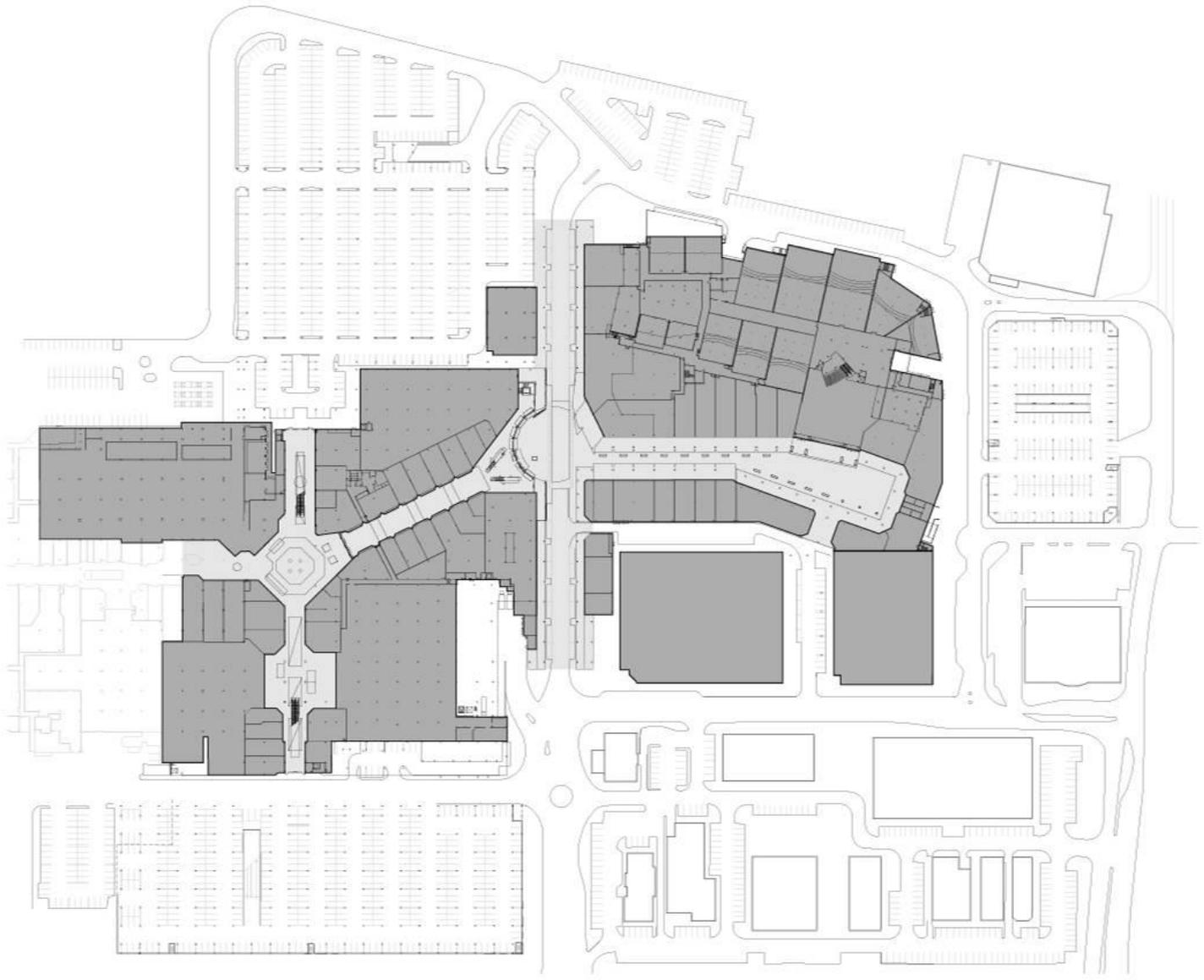
### IPU *Gourd Drum*

The *ipu* is a gourd drum that is used in hula. It is made of a gourd filled with small stones or seeds. The drum is played by striking it with the hands. It is a traditional instrument of the Hawaiian Islands.





Knox City Centre  
Melbourne, Australia



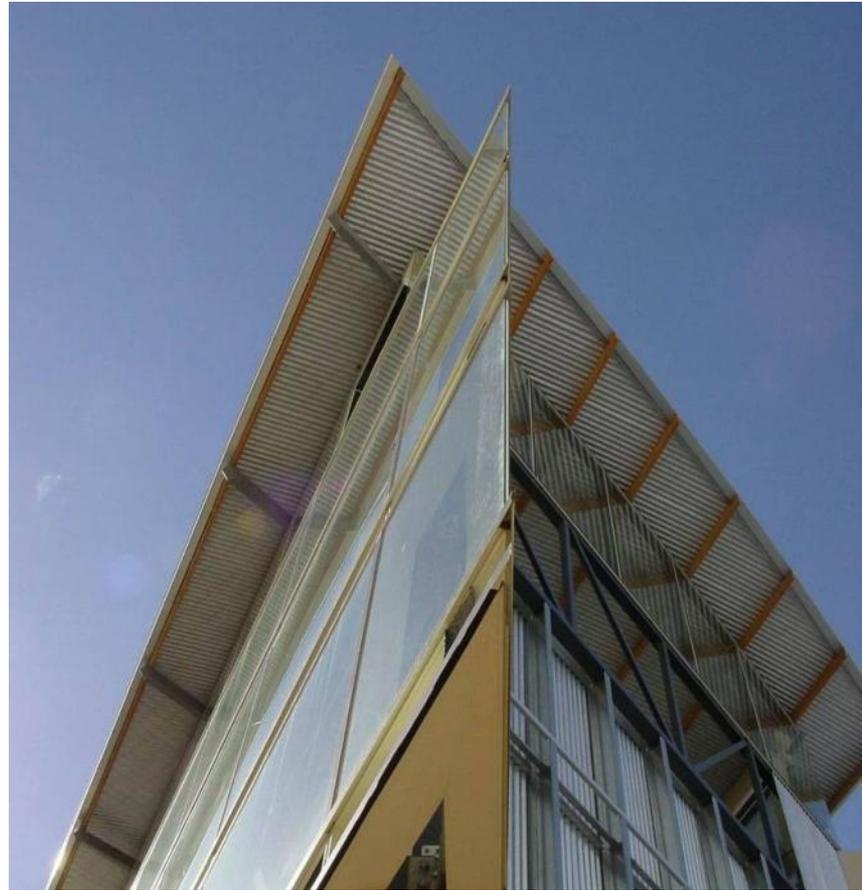
RENOVATION KNOX CENTER SITE PLAN







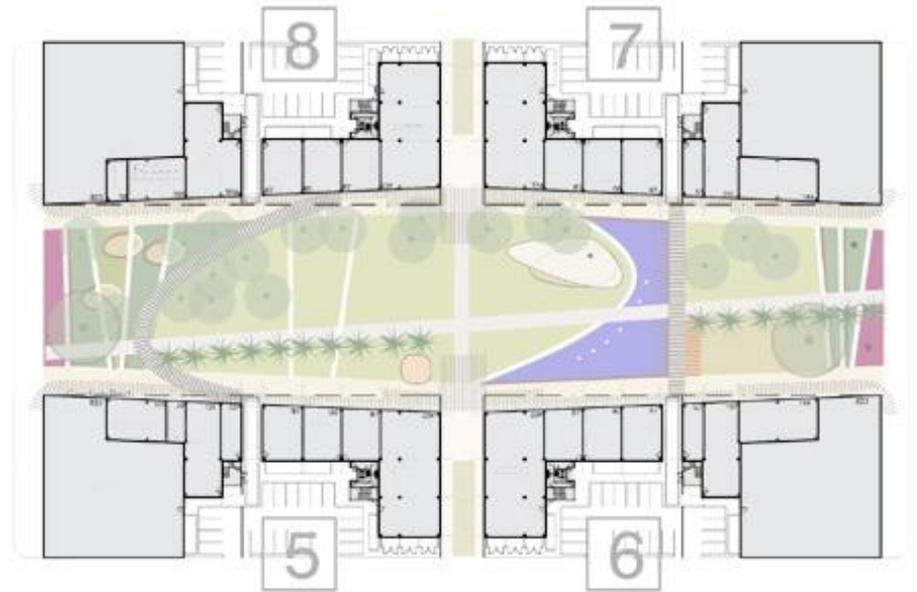
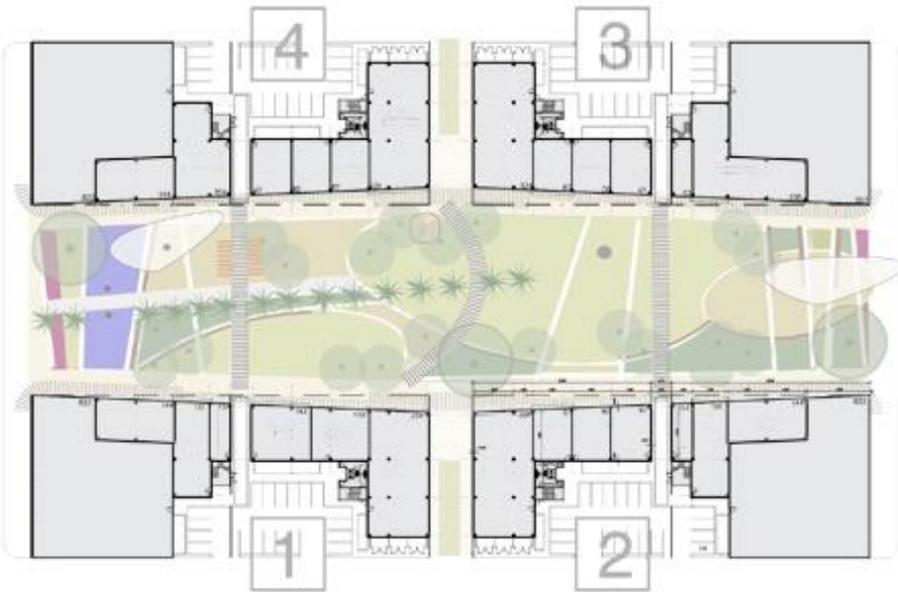






**Bonifacio High Street**  
Fort Bonifacio, Global City, Philippines

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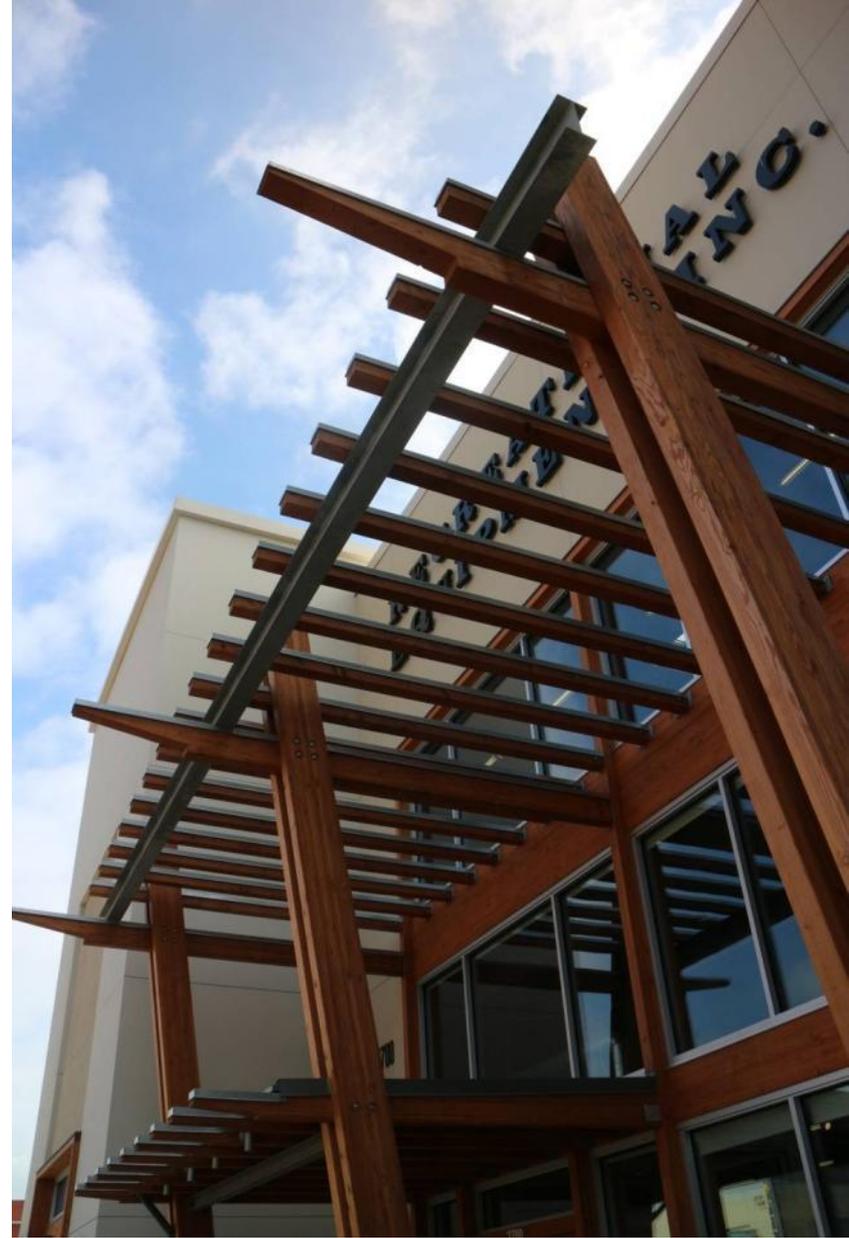




The Collection at Riverpark  
Oxnard, California

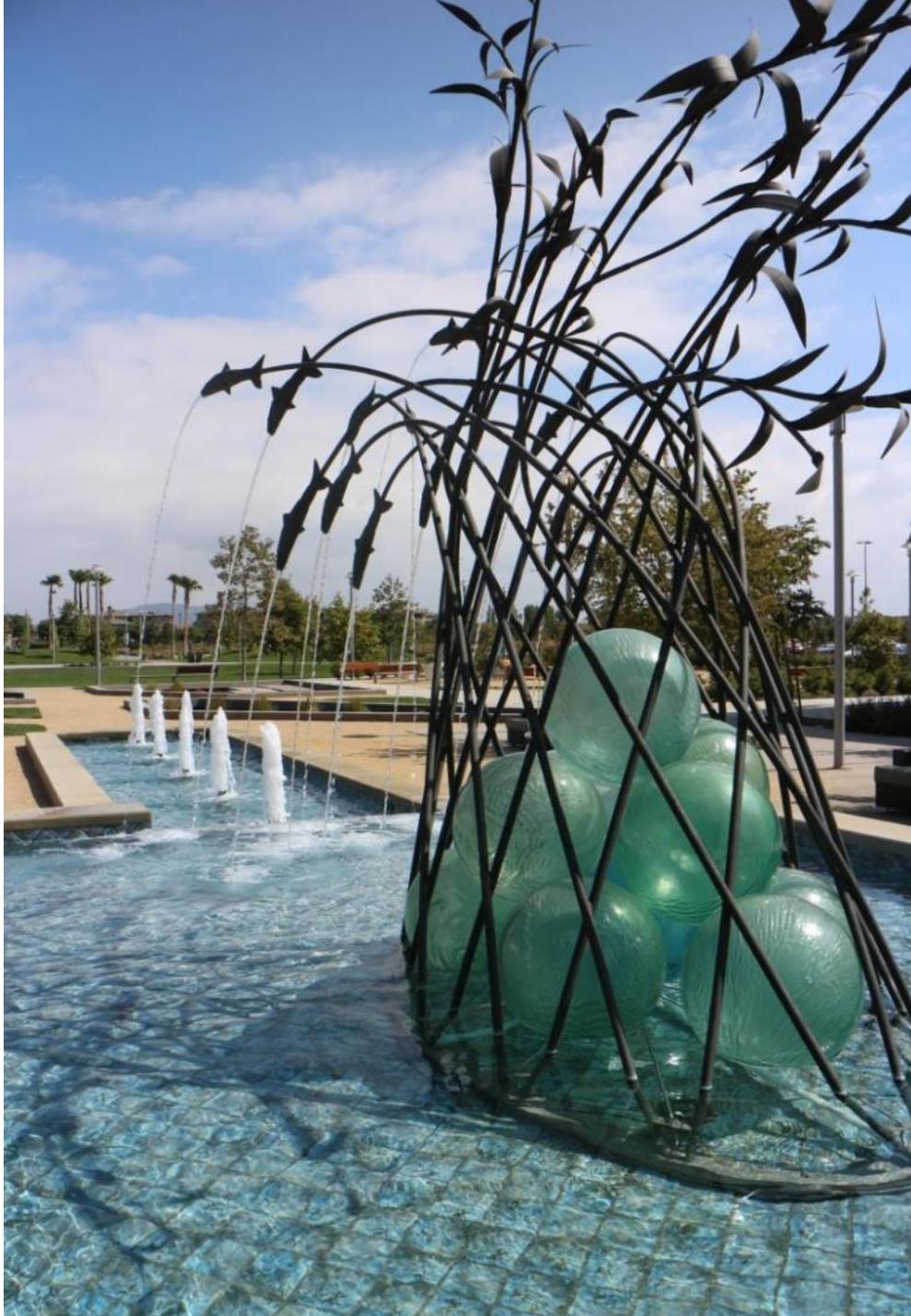


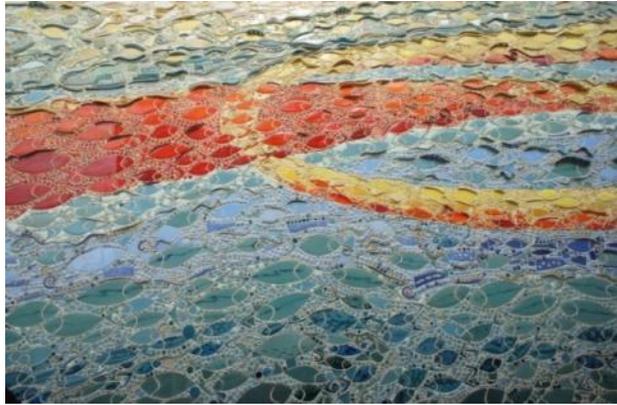








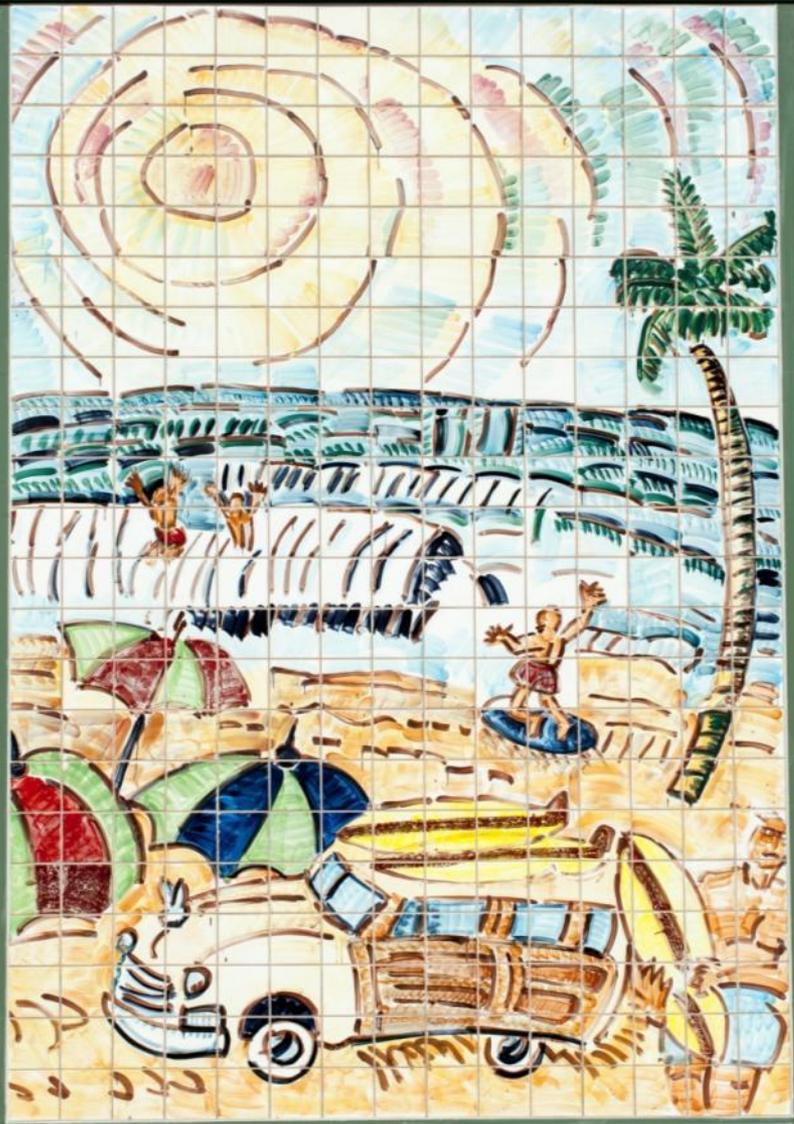














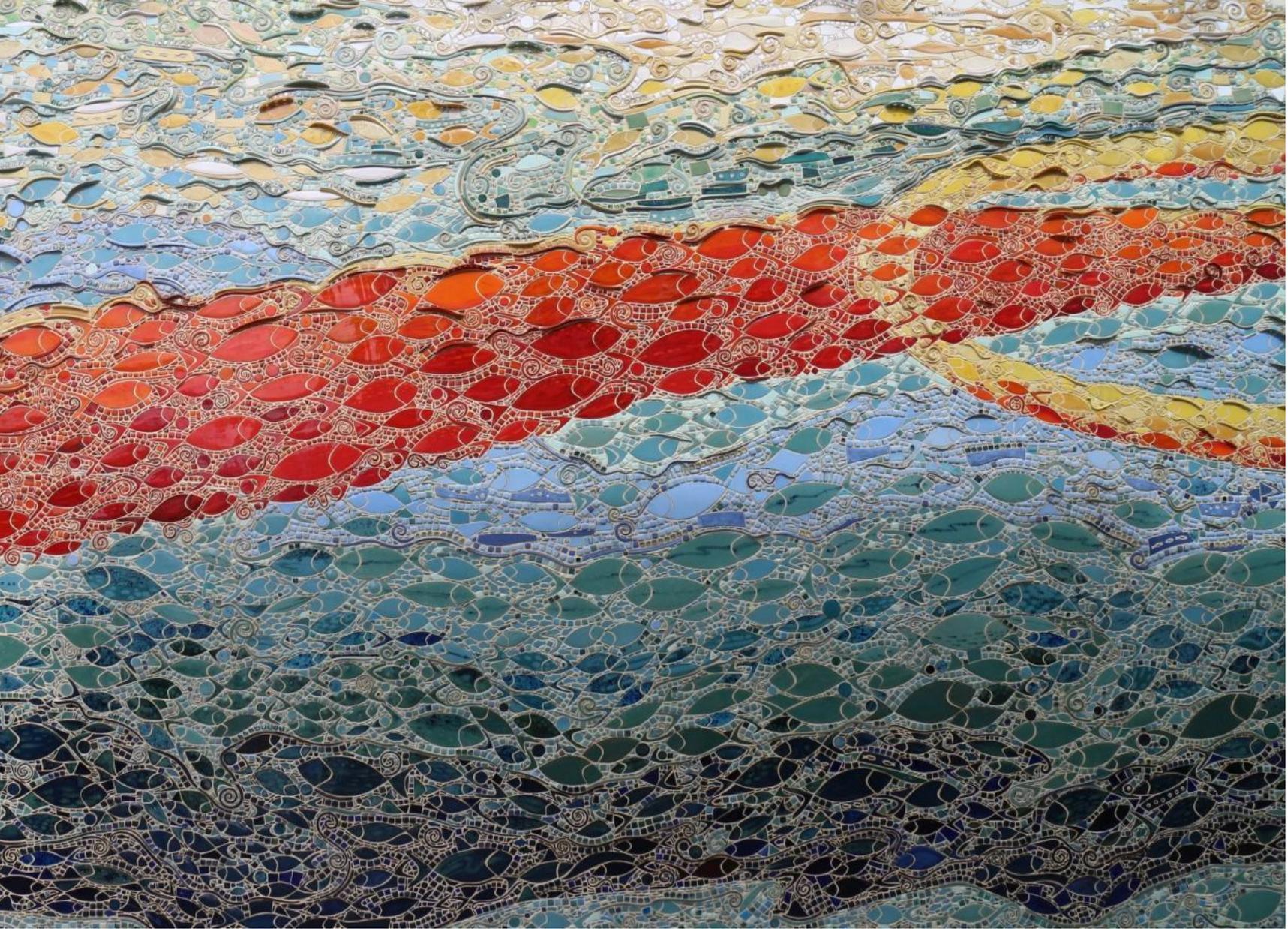




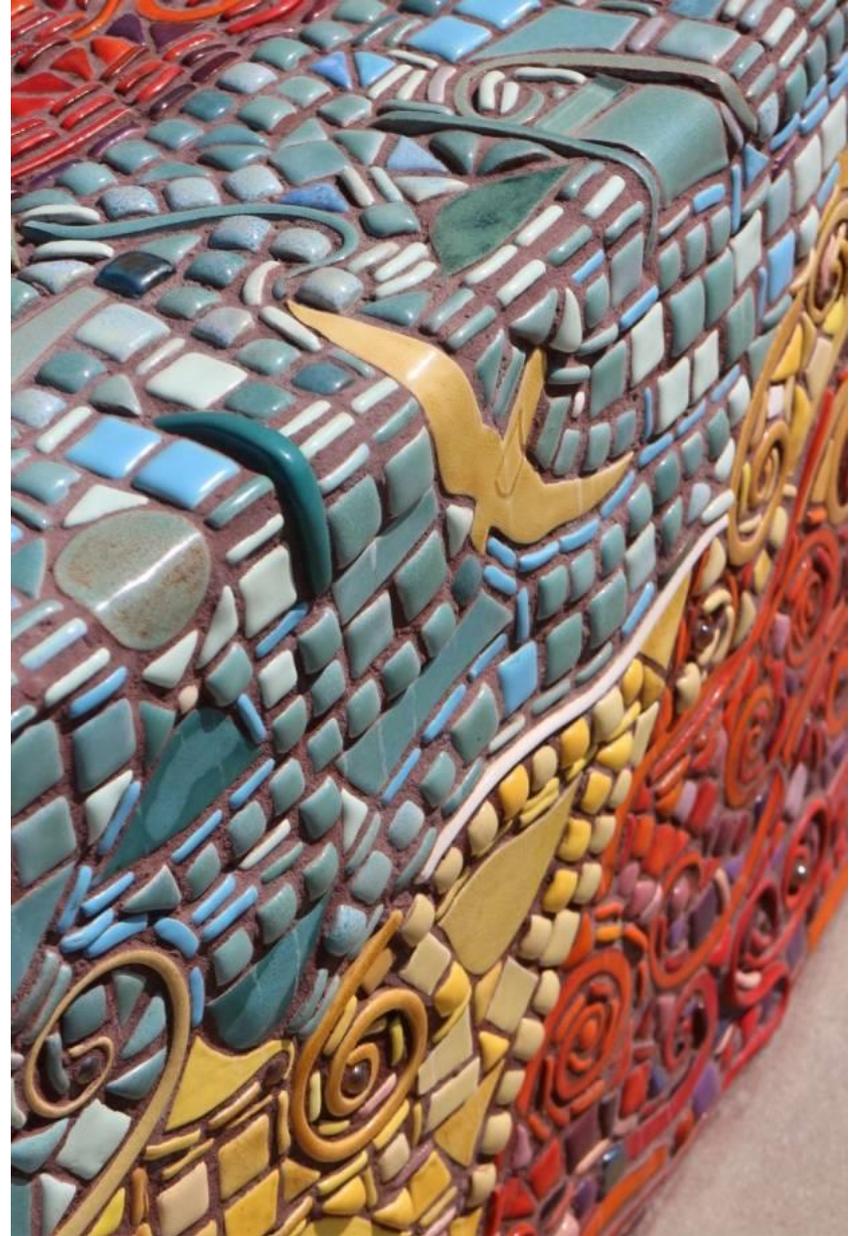














# world class *art prog*



**1 MICHAEL AMESCUA**  
*Cut Metal Sculptures*

**2 FRANK BAUER**  
*Ceramic Tile Murals*

**3 KEVIN NEWMAN**  
*Ceramic Tile Murals*

Michael Amescua is a widely recognized sculptor who has received dozens of major public art commissions. At the heart of his imagery is his background in Anthropology and participation in the Chicano Art Movement.

Frank Bauer is a ceramic artist who specializes in mosaics that feature intricate patterning, texture and form. Bauer's works are widely recognized for their vibrant colors and are inspired by European folk art traditions and historical decorative arts.

Kevin Newman trained at the Academy of Fine Arts in Philadelphia. From commissioned paintings & murals to prints, posters & publishing to illustration & the world of advertising, Kevin Newman's career has spanned for more than three decades.

# THE ROCK THE COLLECTION

THECOLLECTIONRP.COM



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RIVERPARK

## FREE SUMMER CONCERT SERIES • 6PM-8PM

### JUN 22 - AUG 31

**02 KING OF POP THE BAND**  
*Michael Jackson Tribute*

**09 DIRTY RICE**  
*Reggae*

**06 PAPER BACK WRITER**  
*Beatles Experience*

**13 CAPTAIN CARDIAC & THE CORONARIES**  
*Old Time Rock & Roll Tribute*

**27 MINI DRIVER**  
*Retro Rock Tribute*

**Aug 03 JEFF HERSHEY AND THE HEARTBEATERS**  
*Soul Music*

**Aug 10 SPENCER THE GARDENER**  
*Eclectic Pop & Rock with a Latin Flavor*

**Aug 17 CARMEN & THE RENEGADE VIGILANTES**  
*Country*

**Aug 24 DSB BAND**  
*Journey Tribute*

**Aug 31 LA VATION**  
*US Tribute*

## FAMILY NIGHT OUT

at THE COLLECTION

JULY 11-AUGUST 15, 5-6:30PM

<b>JULY 11</b> Finding Nemo/Marine Party	<b>AUG 1</b> Shake It Up Dance Party
<b>JULY 18</b> Monsters U Pep Rally	<b>AUG 8</b> Team Green EcoChallenge
<b>JULY 25</b> Radio Disney Radioke Sing Off	<b>AUG 15</b> Summer Beach Bonanza



