



Alhambra Urban Community

1000 Fremont Avenue
Alhambra, CA
Residential
Alhambra Urban Community
06/2010



LEGEND:

- | | |
|--|-----------------------|
| 1 Linear Seating Element | 10 Moss |
| 2 Planting Area | 11 Circle Garden |
| 3 Street parking with Permeable Cobble | 12 The Mews |
| 4 Gateway Element | 13 Drivable Green |
| 5 Courtyard Center | 14 Plaza |
| 6 Pool | 15 Pedestrian Passage |
| 7 Fountain | 16 Arroyo Gardens |
| 8 "The Alhambra" - 42" High Brick Wall | 17 The Land Garden |
| 9 Parking Structure Permeable | 18 Parking Structures |

Overall Concept

Building upon the framework of the original C.F. Brann engineering and manufacturing facility, a new urban community is emerging. An island within a largely industrial and commercial zone, an urban neighborhood is envisioned that has high density residential living with a rich network of landscape spaces. The best of the original campus landscape (heroic trees, rational circulation, elegant communal space, a network of courtyards) will be maintained. Throughout, however, lessons learned from studying the landscape of such places as the Generals in the Alhambra in Granada, Spain, or local examples such as Lavy's California Center, the Huntington Library and Gardens, and the Ambassador College grounds in Pasadena will be applied to create an overall sense of "destination". Through the collaboration of planning, architecture, and landscape, the desire is to make the entirety of The Alhambra (residential, office, and retail) merge seamlessly into a rich and sought after place to live, work, and be inspired.

Street Edges

Minimal setbacks to buildings enhance the urban character of the community and increase the importance of streets. Streetside planting and treescape will create neighborhood character and visually distinguish it from the surrounding areas. Trees will form canopies over the street, creating strong entryways. Planting will signify and delineate pedestrian zones.

The signature brick wall of the Alhambra Campus will surround the site. On Dale Avenue and Orange Street it will be at a human scale of 42 inches high, configured in an alternating stepped pattern that allows for a planted edge that "belongs" to the street.

Community Streets

Interior streets will feature a system of pervious or "green" paving in parking and fire lanes that allows rainwater to infiltrate the soil. The cobblestone-like paving will add rich texture and character community-wide. A network of planting islands in the street right-of-ways provide to filter-cleaning and additional filtration for rainwater runoff. Street trees will frame the community's architecture and mitigate scale shifts between buildings and open spaces.

Public Green

The public green is an integral part of this community. The open space gives respite from the built environment and provides horizontal balance within the vertical neighborhoods. The green is a gathering place where people can rest, play, and relax. A composition of linear walkways and rectangular pools are inspired by the site's manufacturing past. The planting areas and pools create an interplay of cool and warm surfaces and a myriad of textures: rough, soft, and reflective.

Terrace Gardens

The linear terraces and walkway located over the parking structure of the east side buildings (buildings 1, 2, and 3) will be infused with the color and warmth of natural materials used in sculptural planters, flooring, and seating areas. These areas will have barbecues, outdoor dining areas, and other recreation-oriented amenities for residents and guests.

Courtyard Gardens

The Alhambra Urban Community has a network of courtyard spaces. These courtyards will have a strong unified vocabulary of elements that create an overall look and feel, yet each space will be unique; the combination of elements will differ, or the roles of the elements will change for each space. These spaces vary in size; larger spaces will be designed for gathering, eating, and meeting others. Smaller spaces will be sized for individuals or smaller groups. A cover-like space provide the opportunity for residents to find quiet refuge—a chance to relax in a garden setting. Water will play a role as a focal point in many of these spaces. Its sound and character creates a mood, reflects light, or tells a story.

Community Mews

The mews have the vital role of creating interconnectivity throughout the neighborhood. The mews allow people to walk, interact, and thus form the bonds of community. The spaces lend themselves to the use of intricate paving patterns, interesting potted plant material, and specimen plantings that are meant to be touched, smelled, and enjoyed close-up. Seagrasses become apparent with movement through the the mews, creating a sense of mystery and surprise.

Drivable Green

This "green street" paved with permeable paving through which turf can be grown, allows this area to be driven on when necessary. It will serve as the access to this portion of the neighborhood, but it mainly will be used as an open green space conducive to street festivals, farmers' markets, and neighborhood strolling.

Public Plaza

A paved area at the base of the drivable green is a turn-around space that will serve as a drop-off and pick-up area for campus employees and visitors. Change in paving will signify a sense of arrival and set this area apart from the street. A focal point anchors the space. During off-hours it can be used as a public plaza. It connects the office and residential precincts.

Plant Palette

Alhambra Urban Community's plant palette will be predominantly native and/or drought tolerant. The planting will soften edges and provide texture and interest for an ever-changing visual experience.

- Upright evergreen, columnar accent tree.
- Tall fragrant accent tree with narrow growth habit, its form and movement will soften and delineate edges.
- Colorful tree with fragrant flowers, medium height and narrow weeping growth habit, forms a nice background.
- Fine-textured tree with tall narrow form and fine textured leaf for filtered shade, seasonal color.
- Medium-sized palm tree.
- Large palm tree with columnar trunk and full head of arching fronds.
- Native evergreen tree to form a beautiful sidewalk-flanking alley.
- Heroic trees with seasonal color, broad canopy and arching branches.



RESIDENCES AT THE ALHAMBRA
THE BATHOVICH COMPANY

1000 20TH STREET, SUITE 100
ALHAMBRA, CALIFORNIA

SHEET TITLE

L1.01

ARCHITECT

DATE

CAD FILE

PROJECT NUMBER

SHEET NUMBER

0202