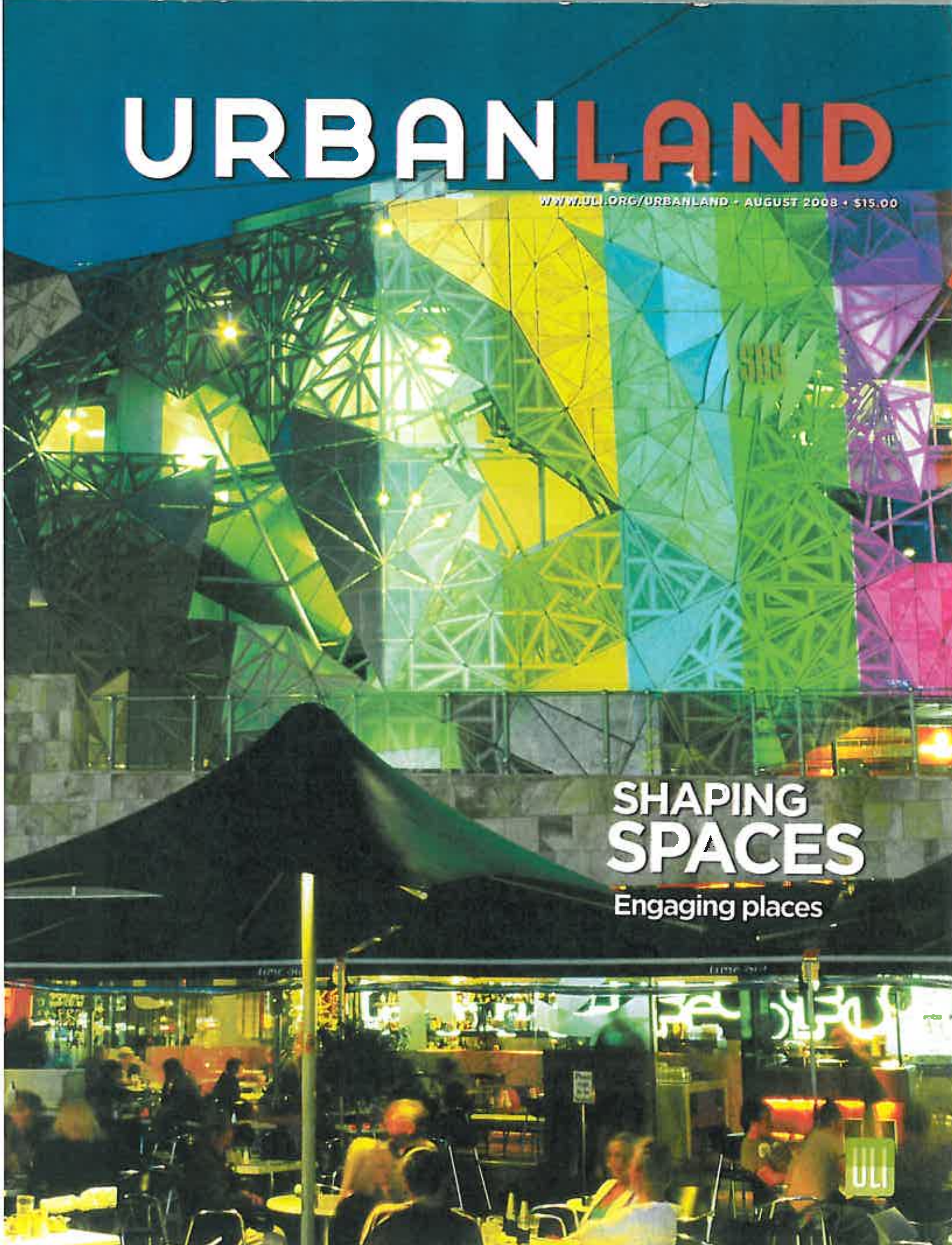


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SHAPING SPACES

Engaging places



goal of the project is to develop a regional network of on-street bicycle lanes that provides safe and direct routes to the area's major employment, residential, cultural, and recreational amenities. The newest 57 miles (92 km) of on-street routes are the first major expansion of the Bike St. Louis network since 2005, when the first 20 miles (32 km) of continuous on-street bicycle routes were dedicated, connecting downtown St. Louis to surrounding neighborhoods. Nearly 50 miles (80 km) of the expanded Bike St. Louis routes are located in the city of St. Louis.

Bike St. Louis connections to the city's mass transit system give residents and visitors many options for multimodal travel to a variety of destinations. The new routes not only make it easy for people to bicycle the entire distance to work, but also to bicycle to a MetroLink train station or MetroBus stop. Bicycles can be transported to their final destination at no extra charge on MetroBus buses, all of which have bicycle carriers, and MetroLink trains have designated cars for bicycles.

Along the entire 77-mile (124-km) network, signs has been installed giving distances to mass transit stations, business districts, and recreation areas. In addition, federal transportation funding from the East-West Gateway Council of Governments has been used to initiate a bicycle public awareness campaign through a series of posters installed at MetroBus and MetroLink stops. The posters not only promote the health and environmental benefits of bicycling, but also support sharing of the roadway by bicycles and vehicles. More than 30,000 Bike St. Louis maps of the entire route system, as well as safety and resource information, have been printed and distributed to locations throughout the region for residents and visitors.

For more information about Great Rivers Greenway District, visit www.greatrivers.info.

Real-Time Construction of a Green Building in L.A.

A new reality show gives TV viewers a chance to watch and listen in on construction workers as they build a green condominium structure in downtown Los Angeles on the new National Geographic Channel series *L.A. Hard Hats*.

The six-part series, which began August 3, shows construction workers carry and place 7 million pounds of steel, pour 94 million pounds of concrete, install more than 170,000 feet (52,000 m) of plumbing, and run 2 million feet (610,000 m) of high-voltage power lines through a 23-story building in downtown Los Angeles. Depicted on the show are hundreds of ironworkers, electricians, plumbers, concrete workers,

PHONE PARKING

"If the San Francisco experiment works, no one will have to murder anyone over a parking space."

—Donald Shoup, professor of urban planning at the University of California at Los Angeles, referring to San Francisco's plan to test 6,000 of its 24,000 metered parking spaces this fall with a wireless sensor network that will announce which of the spaces are free at any moment through displays on street signs or maps available on screen on smart phones.

From "Can't Find a Parking Spot? Check Smartphone," by John Markoff, *New York Times*, July 12, page B1.

and others involved in building Evo, an environmentally friendly luxury residential high rise in L.A.'s South Park neighborhood.

Evo is the latest addition to the South Collection, the city's first and only sustainable high-rise community, which also includes Luma and Elleven—both fully occupied and certified Gold under the Leadership in Energy and Environmental Design

(LEED) green building rating system. Located in the center of a new 24/7, pedestrian-friendly neighborhood and two blocks from the Staples Center, L.A. Live, and the Nokia Theatre, Evo is expected to be awarded a LEED Silver certification.

Filmed over two years, each of the first five one-hour episodes follows the high-tech construction project, from start to finish, from the point of



Filmed during the two years it took to construct a green condominium building in downtown Los Angeles, a National Geographic Channel series, *L.A. Hard Hats*, allows viewers to watch and listen in on construction workers involved in the project.



view of workers in a particular skill area. Episodes include "Rodbusters" (ironworkers), "Mud Men" (concrete crews), "Pipe Pullers" (plumbers, and heating, venting, and air conditioning crews), "Sparkies" (electricians), and "House of Glass" (glass and aluminum exterior installers). The series finale, "Race to the Finish," scheduled August 25, follows a dozen different subcontractors as they hurry to finish Evo in time for the building's September opening; it also includes a first-time buyer's tour of the newly finished condominiums.

Viewers get a behind-the-scenes look at the pressures, rivalries, setbacks, challenges—including rough winds, equipment malfunctions, and crew walkouts—and triumphs experienced by the crews as they translate paper specifications and blueprints into real-time logistics and daily work.

For more information on *L.A. Hard Hats*, visit www.natgeotv.com.

THE BLEEPING SMART METER . . .

"I've become like one of Pavlov's dogs. Every time it beeps, . . . I'd do anything to make it stop. It helps you change your habits."

—Brenda Marchant, a Hove, England, homeowner, referring to a smart meter-type device on the wall of her home that triggers an alarm when the electricity-use reading hits 500 watts. The British government is debating a plan to put some version of smart metering on all 46 million natural gas and electricity meters in the country's homes.

From "Trying to Build a Greener Britain, Home by Home," by Elisabeth Rosenthal, *New York Times*, July 20, page Y6.

Green Roof Gas Cover

What should a developer do when an aging and contaminating gas station will not relocate from a prime corner development property? One option is to cover it with a 6,000-square-foot (560-sq-m) green roof canopy. Faced with an Exxon station that refused to leave the premises, EastBanc Inc. took that approach to make the station disappear from view, knowing full well that residents—paying \$840 to \$1,100 per square foot (\$9,000 to \$11,800 per sq m) for a unit at 22 West in Washington, D.C.'s West End neighborhood—were not going to want to look down on the station that had been contaminating the site since it caught fire in the 1980s.

EastBanc, a Washington, D.C.-based real estate investment and development firm, worked first with the station to renovate and remediate the site. It then partnered with Washington architecture firm Shalom Baranes Associates to devise a plan to turn the station's canopy into a boon for the project.

The canopy is a steel frame with a poured-concrete deck wrapped in zinc panels to match the new condominium to which it is attached. At the second-story level, a 6,000-square-foot (560-sq-m), self-irrigating green

roof canopy awning gives upper-level residents, pedestrians, and neighboring buildings views of a seasonally changing landscape of shrubs, flowers, and grasses such as tiger eyes, tall saw grass, little blue stems, and oat grass.

The roof canopy, with a bowtie shape about 125 feet by 70 feet (38 by 21 m), will minimize the heat-island effect below, minimize runoff, and protect more of the impervious drive below. Soil has been mounded in the areas above the canopy columns, creating an undulating landscape and greater depth, and allowing for plantings that are taller and more substantial than those on traditional green roofs.

The canopy is not physically accessible to the building occupants, but many of the units on the west side of

the building have an outdoor balcony overlooking the landscaped garden. From above, the effect is that of a large courtyard because the building is set back from the intersection. This void in the otherwise tight city grid was an opportunity to provide an amenity to the building occupants of the 92-unit 22 West.

Other sustainable features of the \$120 million, 270,000-square-foot (25,000 sq m) condominium project are a facade composed of fully recyclable zinc and insulated low-emissivity glass, natural air ventilation, a low-energy central power plant, landscaped balconies, storm-water reduction through the green roof, and a heating, venting, and air-conditioning system that supplies fresh air. Reduced gasoline prices are not part of the deal, however.



A novel approach was taken to make an Exxon gas station "disappear" from a prime corner site in Washington, D.C.'s West End neighborhood. An irregular bow-tie shaped roof canopy landscaped with a variety of grasses, flowers, and shrubs provides a green visual amenity for occupants of the residential building.

