CURRENT JOB GROWTH
REINFORCING EXISTING DEVELOPMENT PATTERNS
2.4 BILLION MORE PEOPLE BY 2050
1.2 BILLION

6 BILLION

FIVE MILLION PEOPLE A MONTH MIGRATE TO CITIES
WHY FOCUS ON PEOPLE
Infrastructure for Health

“the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life.” (WHO, 2017)
HEALTH IS DECLINING

- SEDENTARY LIFESTYLES, OBESITY, DIABETES
- HEAT AND THERMAL COMFORT
- CLIMATE CHANGE
- CAR-CENTRIC CULTURE
- AIR QUALITY
- FOOD INSECURITY
- EQUITY
- RISING HEALTHCARE COSTS
- AGING
- MENTAL HEALTH

HEALTH CARE COSTS

- AIR QUALITY
WORKPLACE HEALTH FOCUS, HEALING GARDENS IN HOSPITALS

DESIGN RESPONSES

QUALITY PUBLIC REALM

UNIVERSAL DESIGN, MOBILITY, WAYFINDING

WALKABILITY, ACTIVE TRANSPORTATION, TRAIL NETWORKS

ACCESS TO PUBLIC TRANSIT

TREES

PRODUCTIVE LANDSCAPES

ACCESS TO AMENITIES

FLOOD MITIGATION

TREES AND SHADING

QUALITY PUBLIC REALM

UNIVERSAL DESIGN, MOBILITY, WAYFINDING

WALKABILITY, ACTIVE TRANSPORTATION, TRAIL NETWORKS

ACCESS TO PUBLIC TRANSIT

TREES
AV Implementation

Built Environment

Quality of Life

Public Health

Mobility
Selling an Urban Vision

- Mixed Use
- Walkable
- Activity
- Destinations
- Amenities
- Open Space
- Community
- Culture
- Events
- Lifestyle
- Convenience
- Ease
- Multi-Generational
- Aging
- Millennial
- Economic
- Growth
- Innovation
- Freedom
- Access
- Connectivity
- Equity

AUTONOMY
Shared Public Space
What is the Workplace of the future?
What do these places have in common?
A diversity of opportunities for **connection** and **collaboration**.

For **renewal** and **focus**. For **lifelong learning**.
AUTONOMOUS VEHICLE
COMING SOON

^ VERY!
“The future is already here, it's just not very evenly distributed.”

- William Gibson
Corporate Tech Campus
Pleasanton, CA

BART
MIXED USE CORPORATE CAMPUS
MOBILITY STUDY
Open Space, Pedestrian & Cycling Connections
Landscape Design | Context
FUTURE PROOFING THE DISTRICT
Increased Storage Efficiency

**TRADITIONAL**

8’-6” (102”)

16’ (192”)

**AUTONOMOUS**

7’-2” (86”)

16’ (192”)

15% reduction in each parking space

With autonomous vehicles needing as little as 4” on either side of the parking strip, there can be up to 21 square foot reduction in each parking space.
Over Parked

TYPICAL SITE USAGE

- Buildings: 150,668 SF, 49%
- Parking: 483,845 SF, 36%
- Open Space: 352,311 SF, 15%
Over Parked

Parking Test

Existing lot size: 91539 SF
Parking count: 273 spaces
Over Parked

PARKING SCENARIOS

Existing lot

Scenario 1: Privately owned autonomous vehicle lot

Scenario 2: Privately owned autonomous vehicle lot

Scenario 3: Shared autonomous vehicle lot

273 spaces

285 spaces (104%)

327 spaces (120%)

343 spaces (126%)

Narrower lot spaces + one way drive aisles

Existing lot layout + narrower lot spaces

Front to back parking
AV Implementation

![Graph showing AV Implementation with labels: Today's Baseline, More Congestion, Tipping Point, AV's Promised Future.](image-url)
122 HA = $2,231,000,000 Land Value

At 12.0 FAR = $78,758,000,000 Building Value
FROM 122 HECTARES DEVOTED TO SURFACE PARKING:

23% (28 HECTARES) OF LAND CAN BE RECLAIMED
FUTURE CONDITIONS
AUTONOMOUS VEHICULAR PARKING

FROM 122 HECTARES DEVOTED TO SURFACE PARKING

23% (28 HECTARES) OF LAND CAN BE RECLAIMED
BASELINE
EXISTING PARKING SCHEMES

FUTURE CONDITIONS
AUTONOMOUS VEHICULAR PARKING

FROM **122 HECTARES**
DEVO TED TO SURFACE PARKING:

**23% (28 HECTARES) OF LAND CAN BE RECLAIMED**
WHAT IS THE FUTURE OF PARKING GARAGE WE ARE BUILDING TODAY?

HOW DO WE PREPARE FOR 2030?
PLANNING AHEAD
GARAGES BUILT FOR FUTURE MODIFICATION

FUTURE CONDITIONS
AUTONOMOUS VEHICULAR PARKING

1.5 FLOORS AVAILABLE FOR USE
320 TOTAL SPACES

320 SPACES/ACRE
NEW GARAGE

11.5' FLOOR HEIGHT (ALL LEVELS)

9' UPPER LEVELS
11.5' LEVEL 1

CONVENTIONAL GARAGE
THE RETURN OF GREAT STREETS
What should you be considering?
Staying the same is **NOT** an option.
Are you asking the right question?