

SHERMAN OAKS



COMMUNITY PLAN UPDATE

2020

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COMMUNITY PLAN UPDATE

HISTORY

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Goals:

Establish a more walkable and greener Sherman Oaks community based on the “Garden Cities” model.

https://en.wikipedia.org/wiki/Garden_city_movement

To that end we propose carefully designed and coordinated sequences of public spaces creating a sense of community that asserts the value of the public realm and urban fabric over the individual structure.

Public amenities are to be located throughout Sherman Oaks bringing a robust quality of experiences within walking distance of our many residential areas. Lively new gathering places will bring refreshed energy to our neighborhoods with designs that respect and build upon the existing environment.

As we face increased density we seek a cohesive identity and inviting public realm with stately trees and a walkable, garden community.

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GOALS

Garden city movement

The **garden city movement** is a method of urban planning in which self-contained communities are surrounded by "greenbelts", containing proportionate areas of residences, industry, and agriculture. The idea was initiated in 1898 by Ebenezer Howard in the United Kingdom and aims to capture the primary benefits of a countryside environment and a city environment while avoiding the disadvantages presented by both. Howard was knighted in 1927. During his lifetime Letchworth and Welwyn Garden City were built near London according Howard's concept and many other garden cities inspired by his model have since been build all over the world.^[1]

History

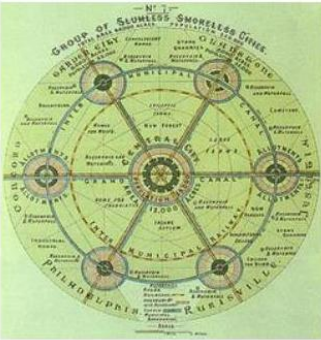
Conception

Inspired by the utopian novel *Looking Backward* and Henry George's work *Progress and Poverty*, Howard published the book *To-morrow: a Peaceful Path to Real Reform* in 1898 (which was reissued in 1902 as *Garden Cities of To-morrow*). His idealised garden city would house 32,000 people on a site of 6,000 acres (2,400 ha), planned on a concentric pattern with open spaces, public parks and six radial boulevards, 120 ft (37 m) wide, extending from the centre. The garden city would be self-sufficient and when it reached full population, another garden city would be developed nearby. Howard envisaged a cluster of several garden cities as satellites of a central city of 58,000 people, linked by road and rail.^[2]

Howard's *To-morrow: A Peaceful Path to Real Reform* sold enough copies to result in a second edition, *Garden Cities of To-morrow*. This success provided him the support necessary to pursue the chance to bring his vision into reality. Howard believed that all people agreed the overcrowding and deterioration of cities was one of the troubling issues of their time. He quotes a number of respected thinkers and their disdain of cities. Howard's garden city concept combined the town and country in order to provide the working class an alternative to working on farms or in 'crowded, unhealthy cities'.^[3]



Ebenezer Howard's three magnets diagram which addressed the question 'Where will the people go?', with the choices 'Town', 'Country' or 'Town-Country'



First developments

To build a garden city, Howard needed money to buy land. He decided to get funding from "gentlemen of responsible position and undoubted probity and honour".^[4] He founded the Garden City Association (later known as the Town and Country Planning Association or TCPA), which created First Garden City, Ltd. in 1899 to create the garden city of Letchworth.^[5] However, these donors would collect interest on their investment if the garden city generated profits through rents or, as Fishman calls the process, 'philanthropic land speculation'.^[6] Howard tried to include working class cooperative organisations, which included over two million members, but could not win their financial support.^[7] Because he had to rely only on the wealthy investors of First Garden City,

Howard had to make concessions to his plan, such as eliminating the cooperative ownership scheme with no landlords, short-term rent increases, and hiring architects who did not agree with his rigid design plans.^[8]

In 1904, Raymond Unwin, a noted architect and town planner, and his partner Barry Parker, won the competition run by First Garden City Ltd. to plan Letchworth, an area 34 miles outside London.^[9] Unwin and Parker planned the town in the centre of the Letchworth estate with Howard's large agricultural greenbelt surrounding the town, and they shared Howard's notion that the working class deserved better and more affordable housing. However, the architects ignored Howard's symmetric design, instead replacing it with a more 'organic' design.^[10]

Letchworth slowly attracted more residents because it brought in manufacturers through low taxes, low rents and more space.^[11] Despite Howard's best efforts, the home prices in this garden city could not remain affordable for blue-collar workers to live in. The populations comprised mostly skilled middle class workers. After a decade, the First Garden City became profitable and started paying dividends to its investors.^[12] Although many viewed Letchworth as a success, it did not immediately inspire government investment into the next line of garden cities.

In reference to the lack of government support for garden cities, Frederic James Osborn, a colleague of Howard and his eventual successor at the Garden City Association, recalled him saying, "The only way to get anything done is to do it yourself."^[13] Likely in frustration, Howard bought land at Welwyn to house the second garden city in 1919.^[14] The purchase was at auction, with money Howard desperately and successfully borrowed from friends. The Welwyn Garden City Corporation was formed to oversee the construction. But Welwyn did not become self-sustaining because it was only 20 miles from London.^[15]

Even until the end of the 1930s, Letchworth and Welwyn remained as the only existing garden cities in the United Kingdom. However, the movement did succeed in emphasizing the need for urban planning policies that eventually led to the New Town movement.^[16]

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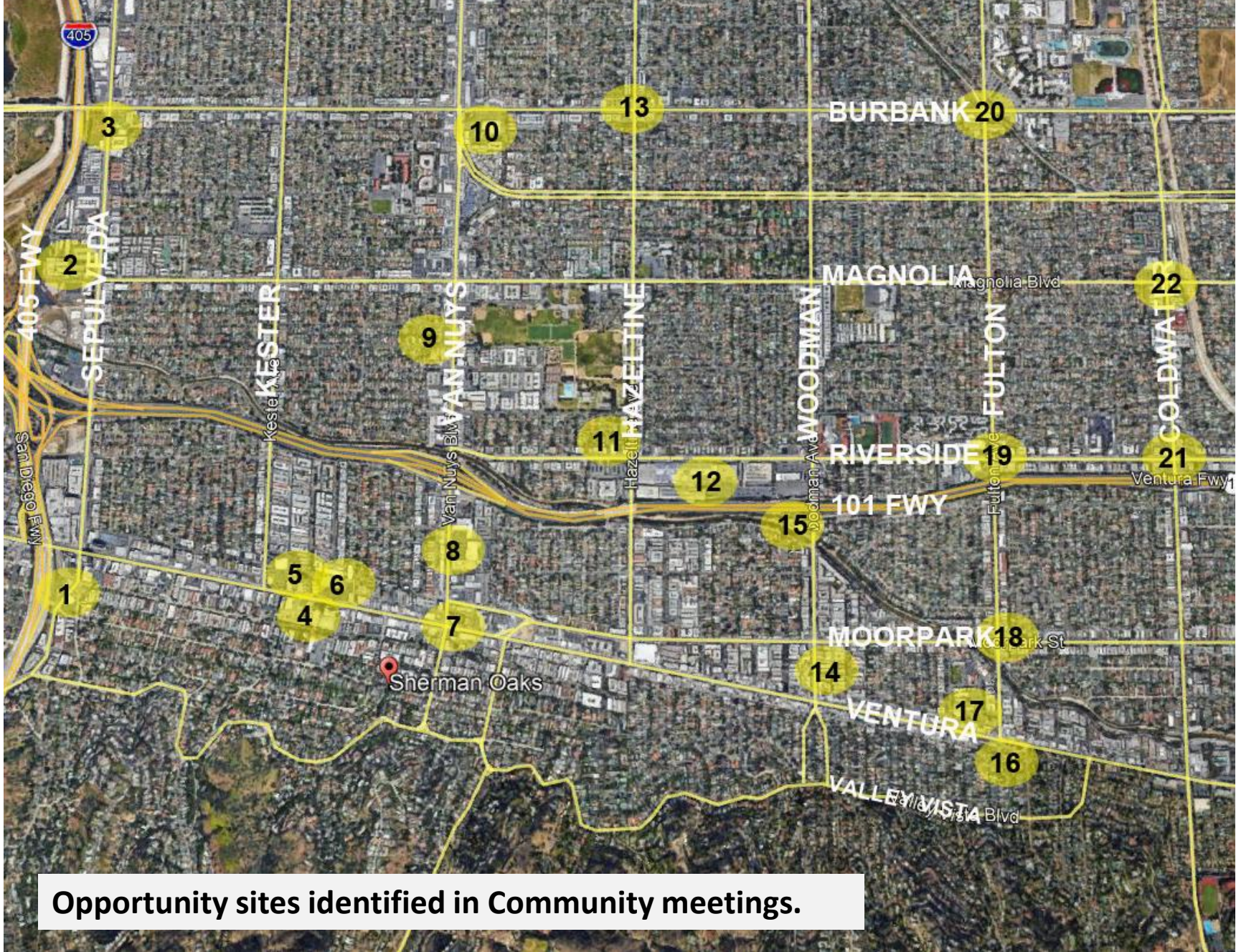


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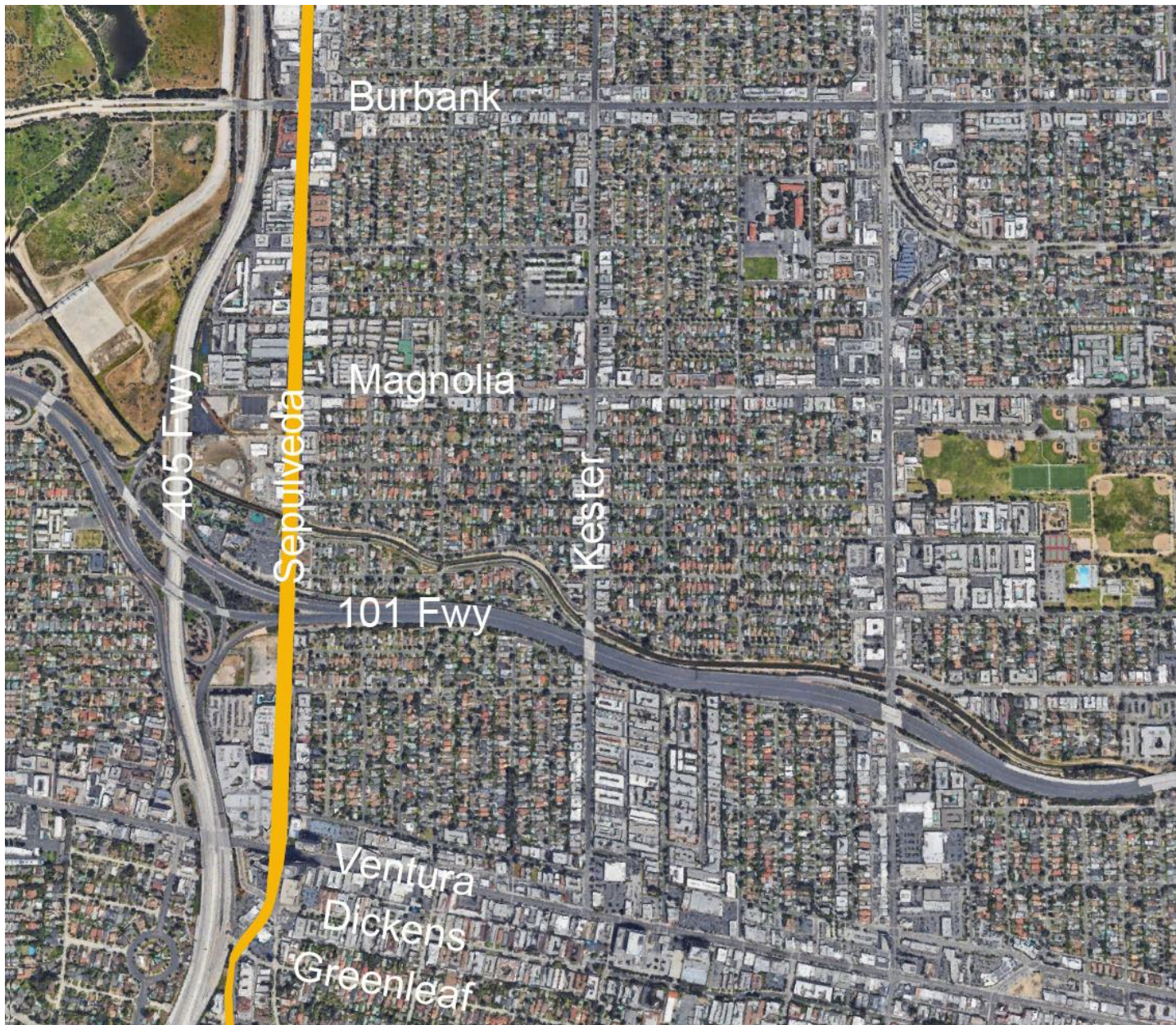
LAND USE

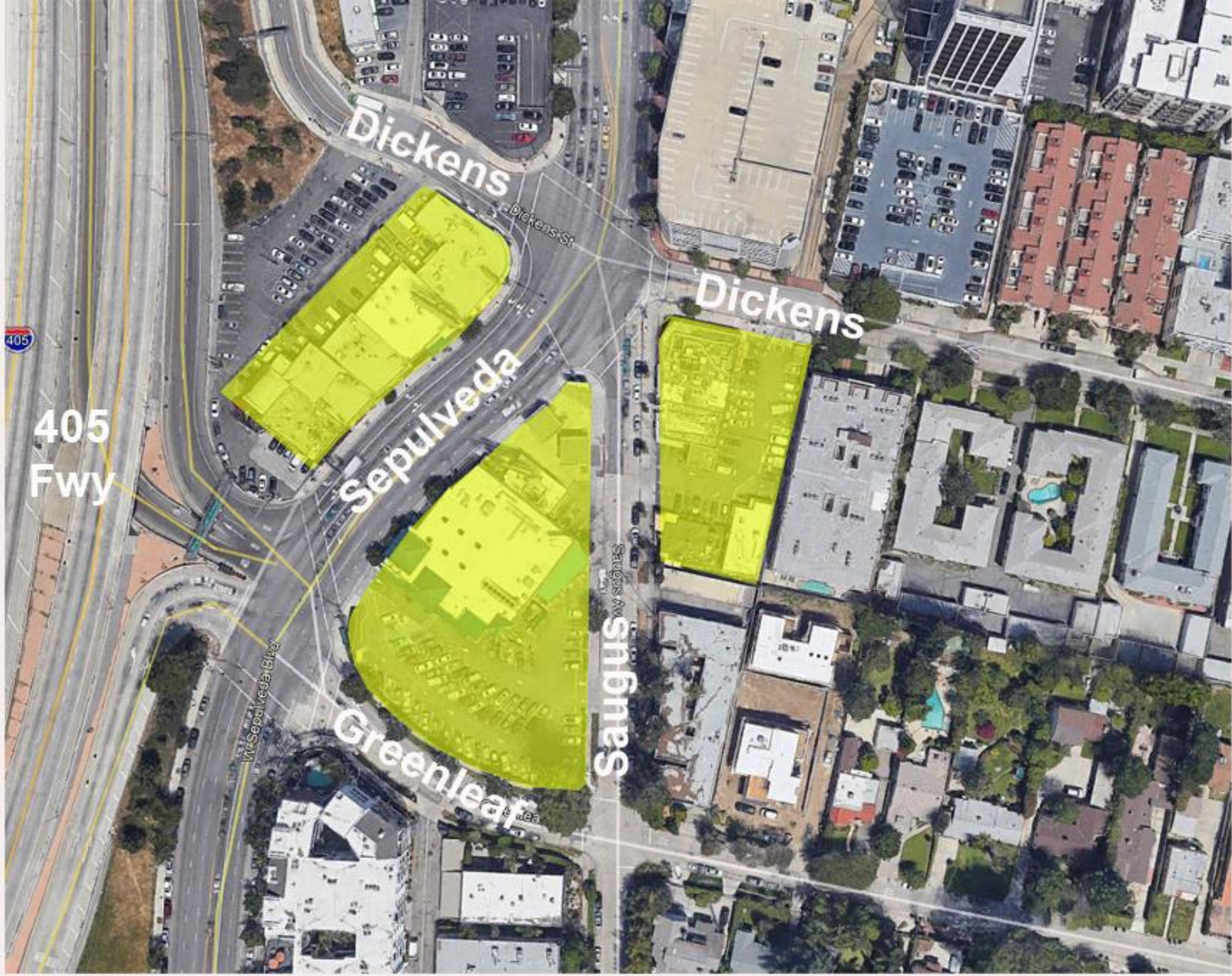
A survey of developable opportunity sites.





Opportunity sites identified in Community meetings.





OPPORTUNITY SITE 1

Sherman Oaks Neighborhood Council
Vision Committee

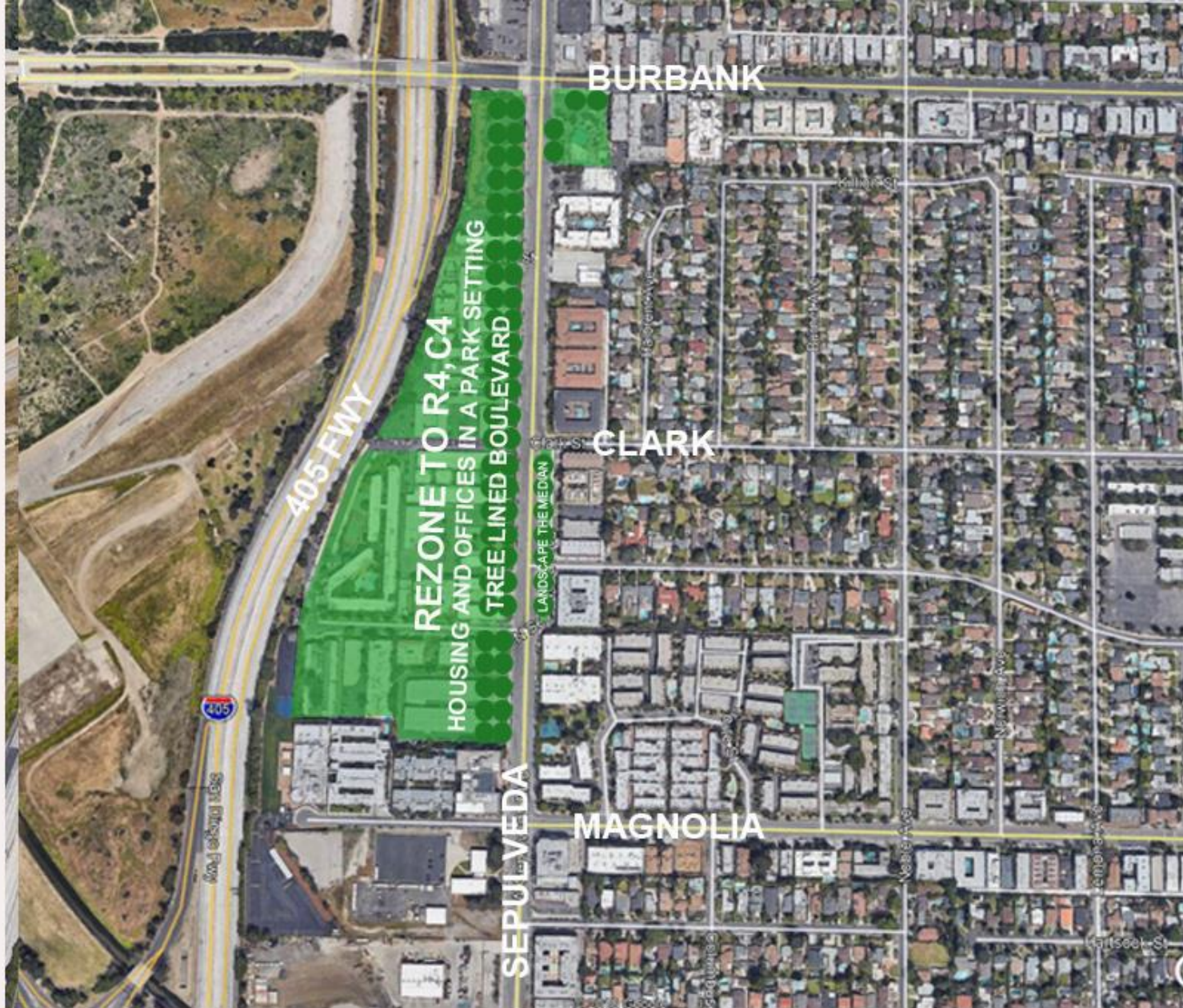


OPPORTUNITY SITE 1

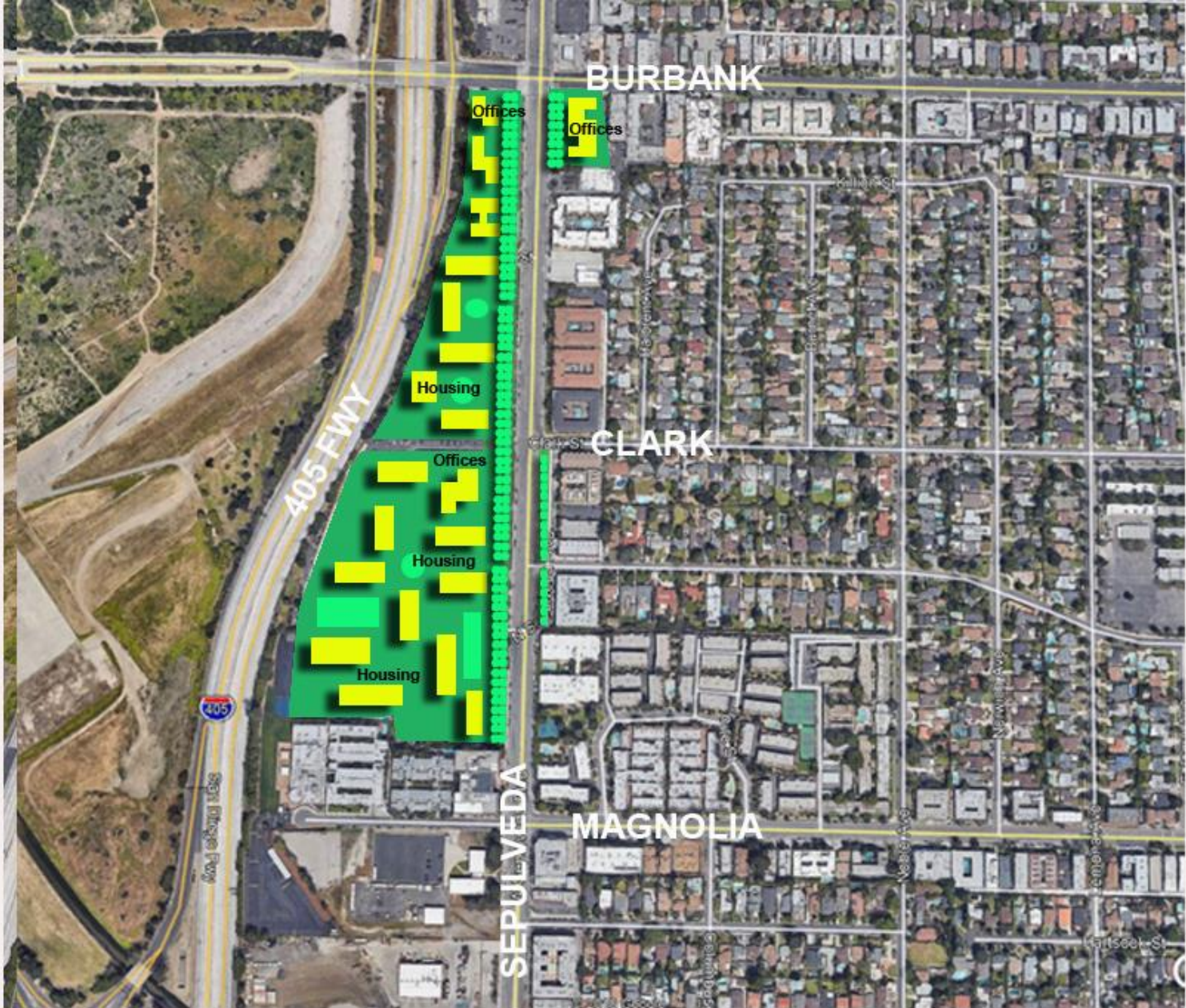
Sherman Oaks Neighborhood Council
Vision Committee



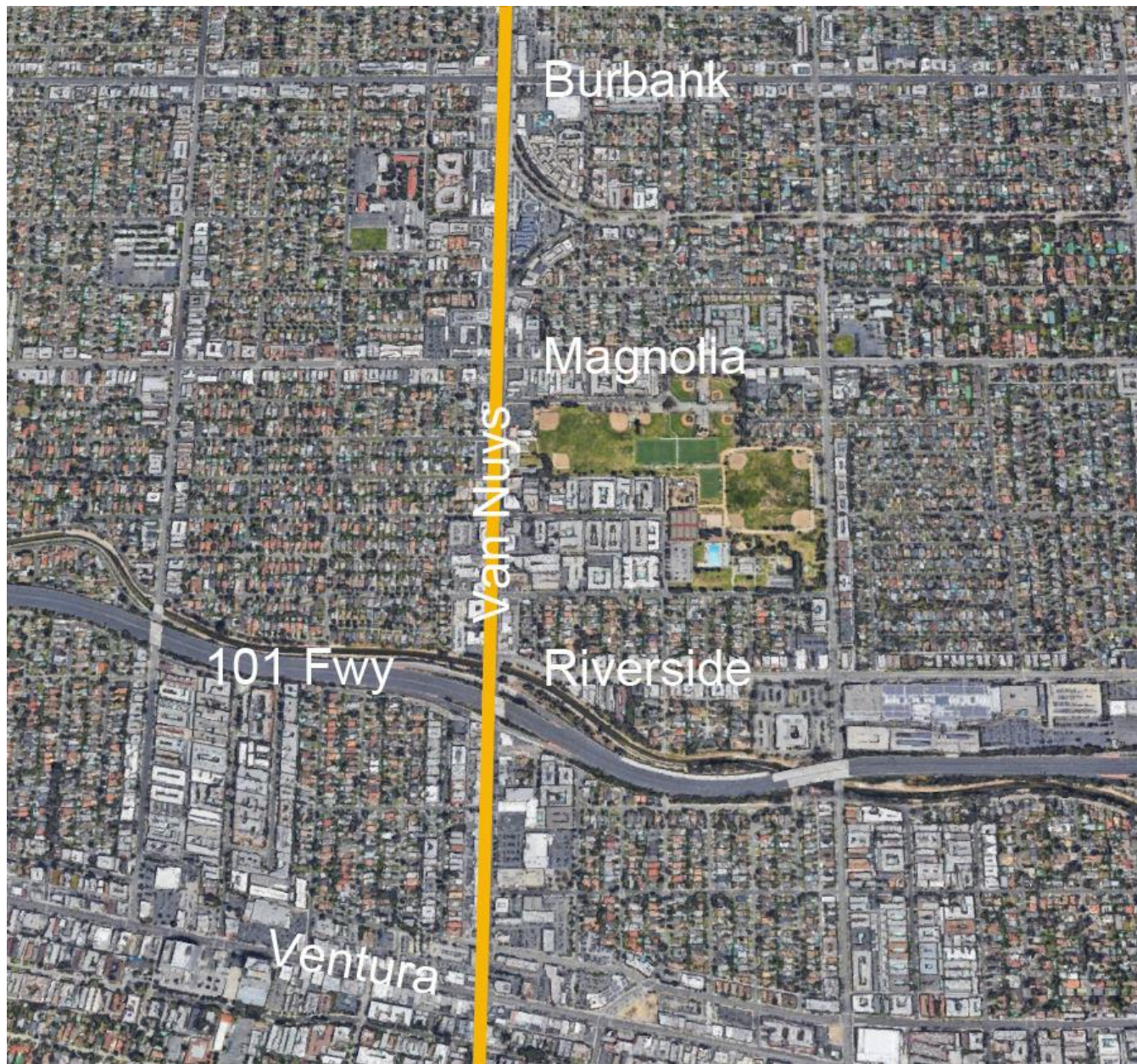
OPPORTUNITY SITES 2 & 3



OPPORTUNITY SITES 2 & 3



OPPORTUNITY SITES 2 & 3





OPPORTUNITY SITES 4, 5 & 6



OPPORTUNITY SITES 4, 5 & 6



INCENTIVIZE DEVELOPERS (SUPPORT REZONING, ADDITIONAL DENSITY OR HEIGHT) TO CREATE COMMUNITY PLACES AND BEAUTIFULLY LANDSCAPED SPACES



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OPPORTUNITY SITES 7 & 8



OPPORTUNITY SITES 7 & 8



OPPORTUNITY SITES 7 & 8



OPPORTUNITY SITE 9



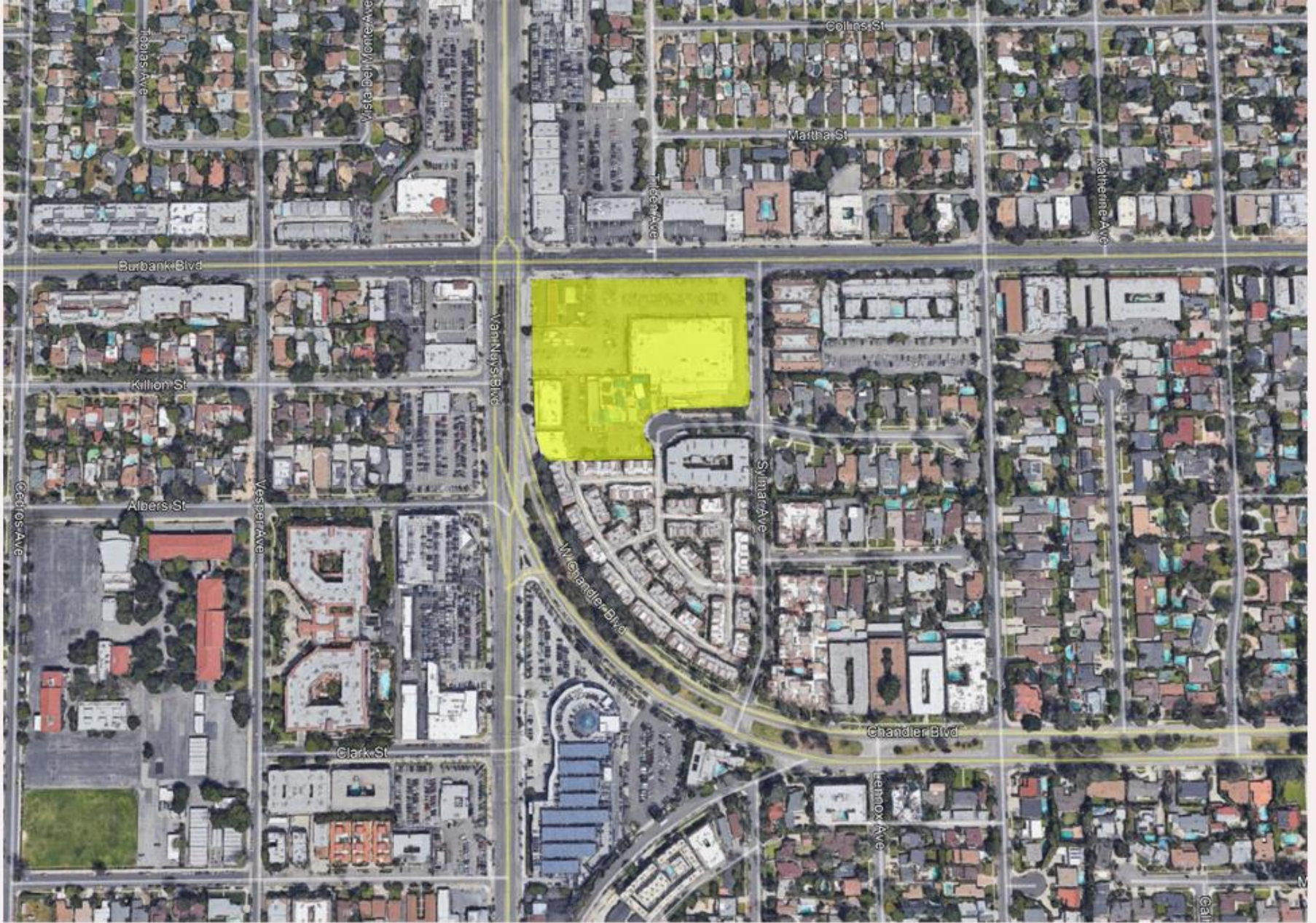
OPPORTUNITY SITE 9

Sherman Oaks Neighborhood Council
Vision Committee

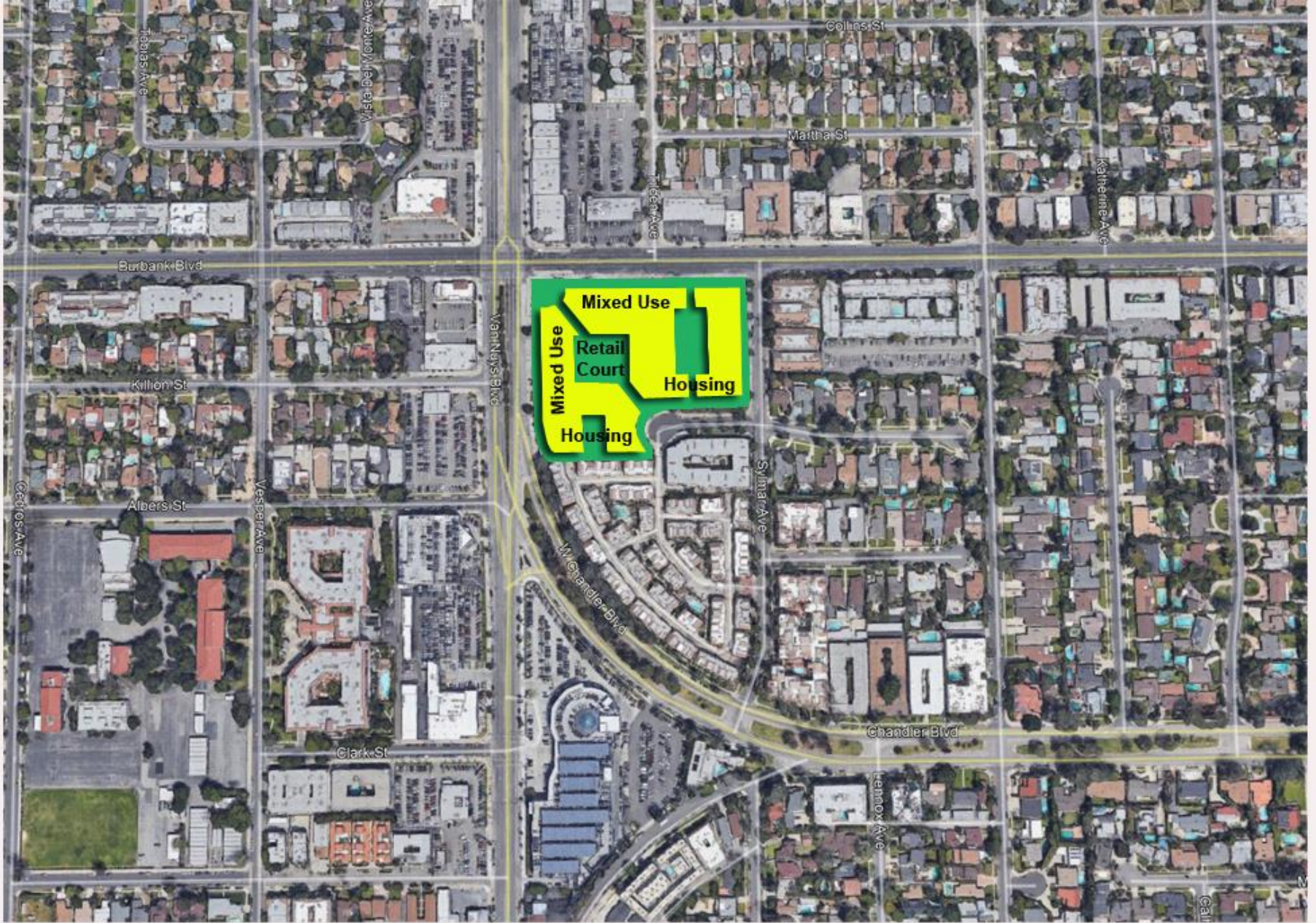


Opportunity for a pedestrian bridge to link the neighborhood to the park .

OPPORTUNITY SITE 9



OPPORTUNITY SITE 10



OPPORTUNITY SITE 10



OPPORTUNITY SITE 11



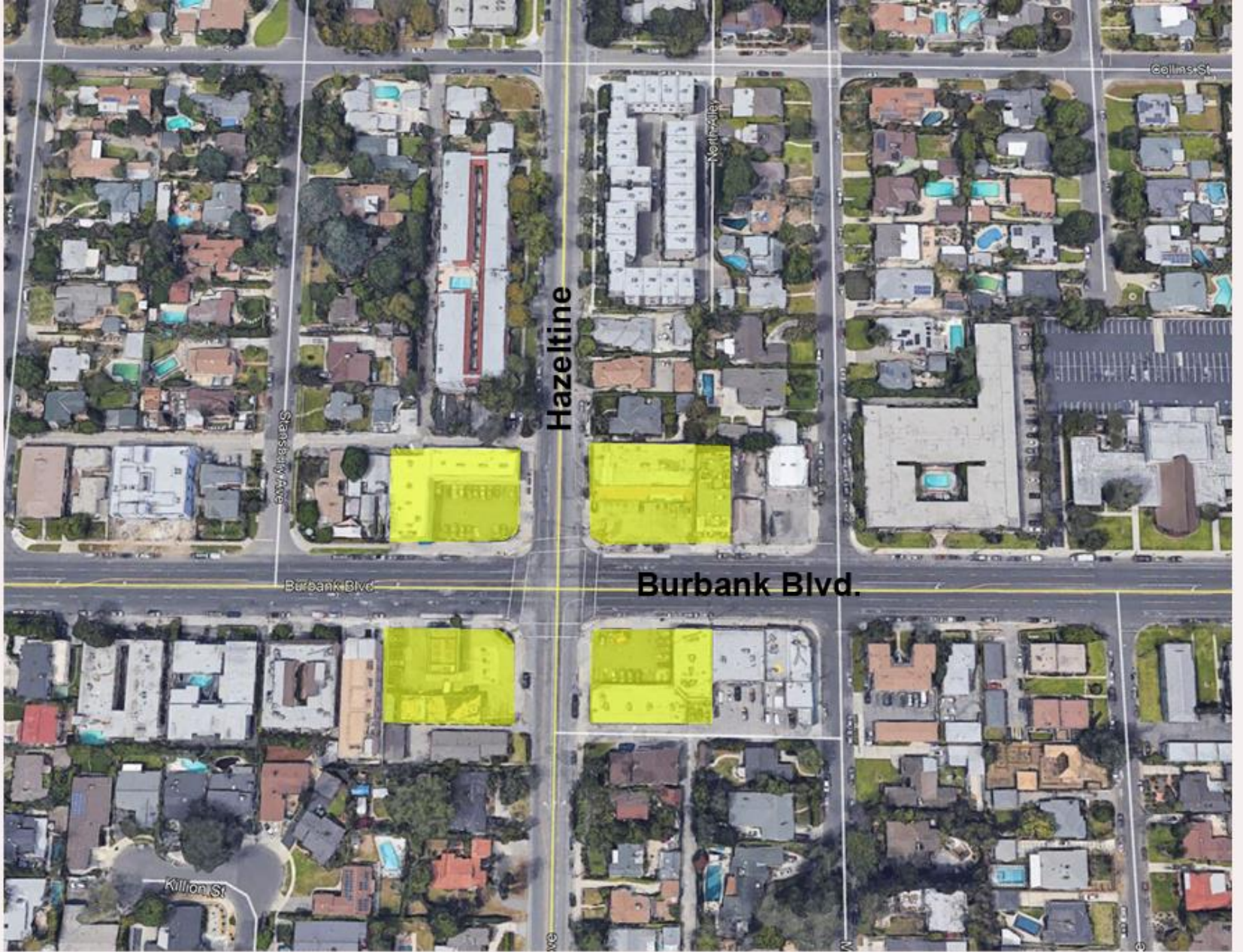
OPPORTUNITY SITE 11



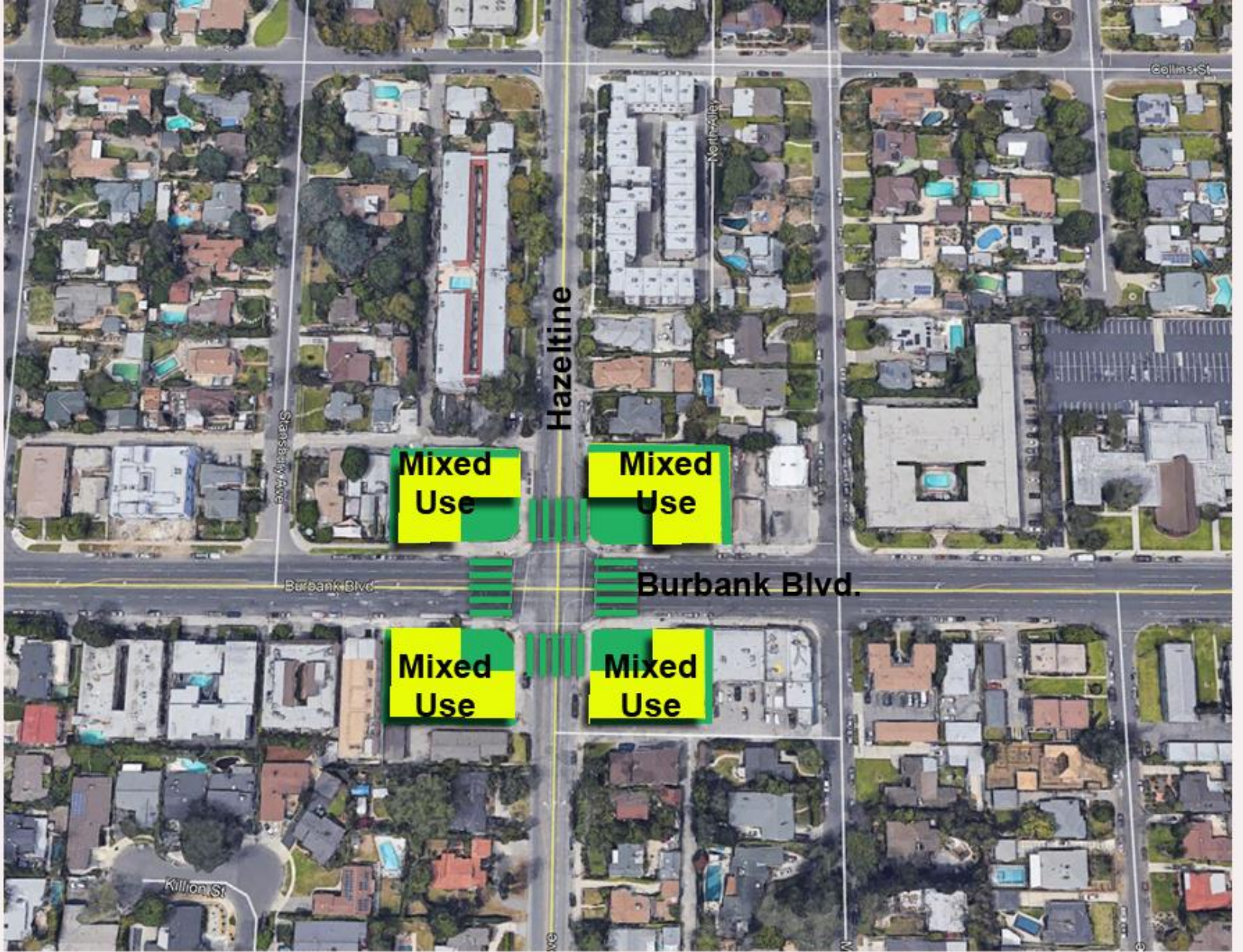
OPPORTUNITY SITES 12 & 15



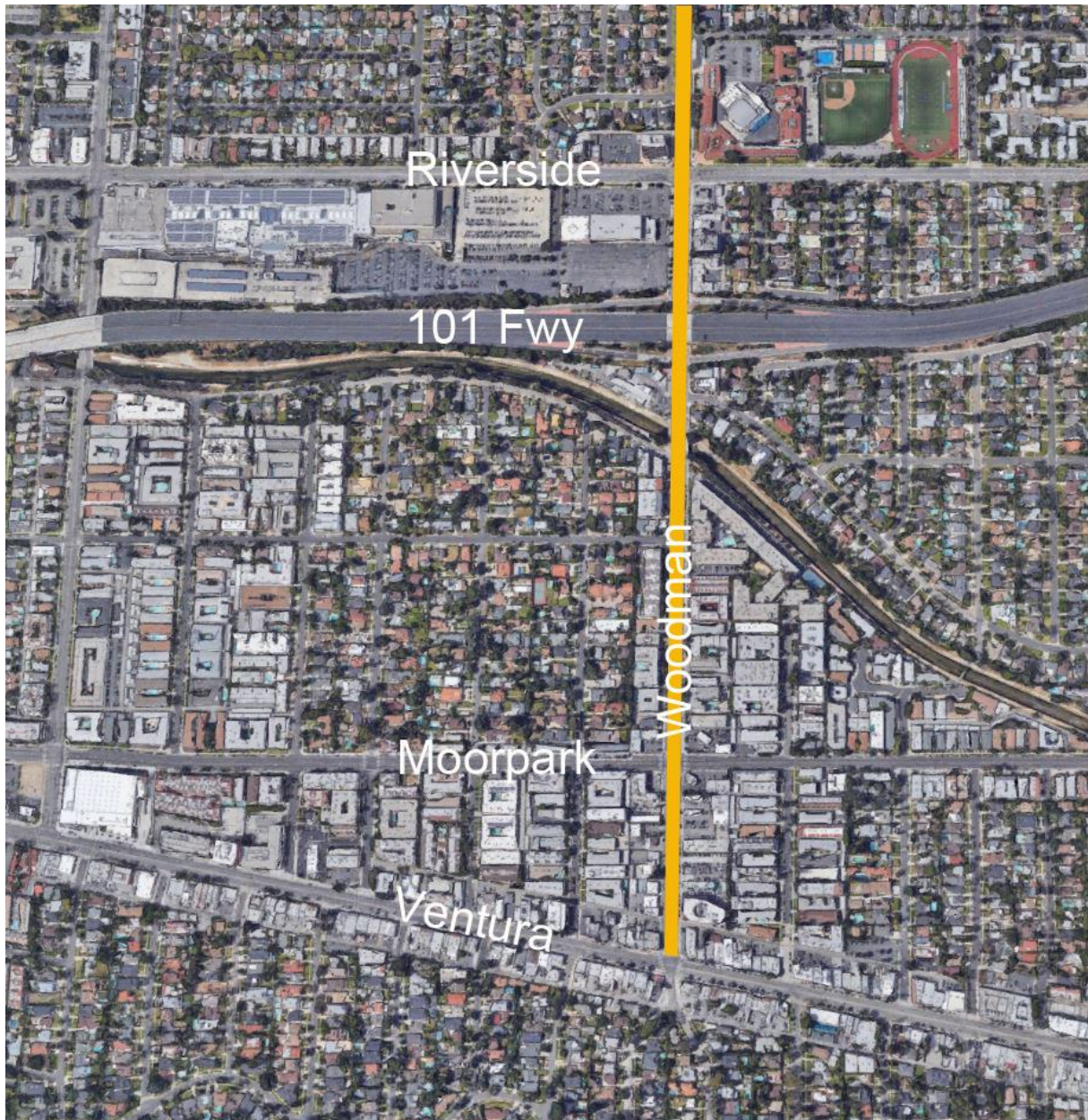
OPPORTUNITY SITES 12 & 15

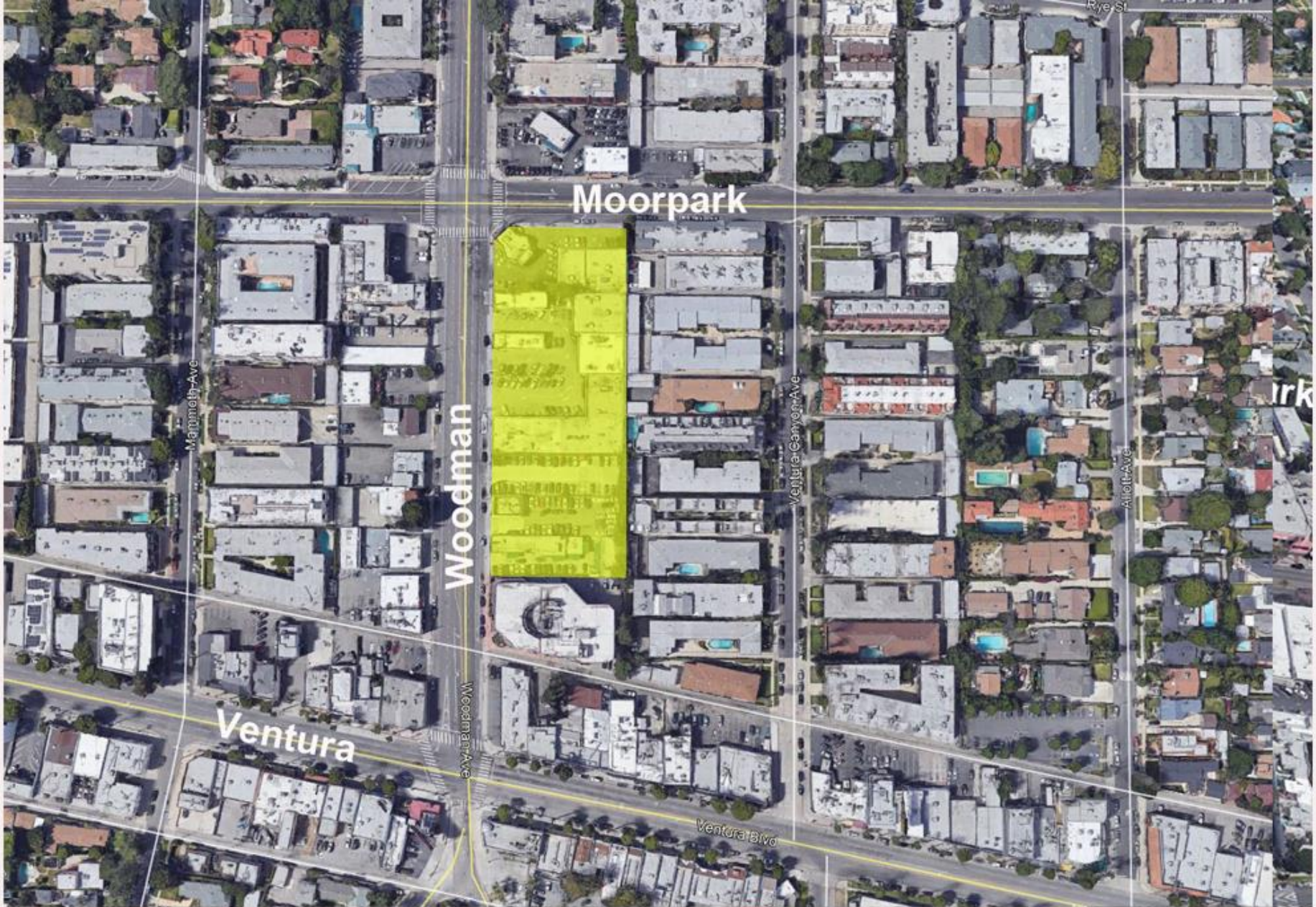


OPPORTUNITY SITE 13



OPPORTUNITY SITE 13



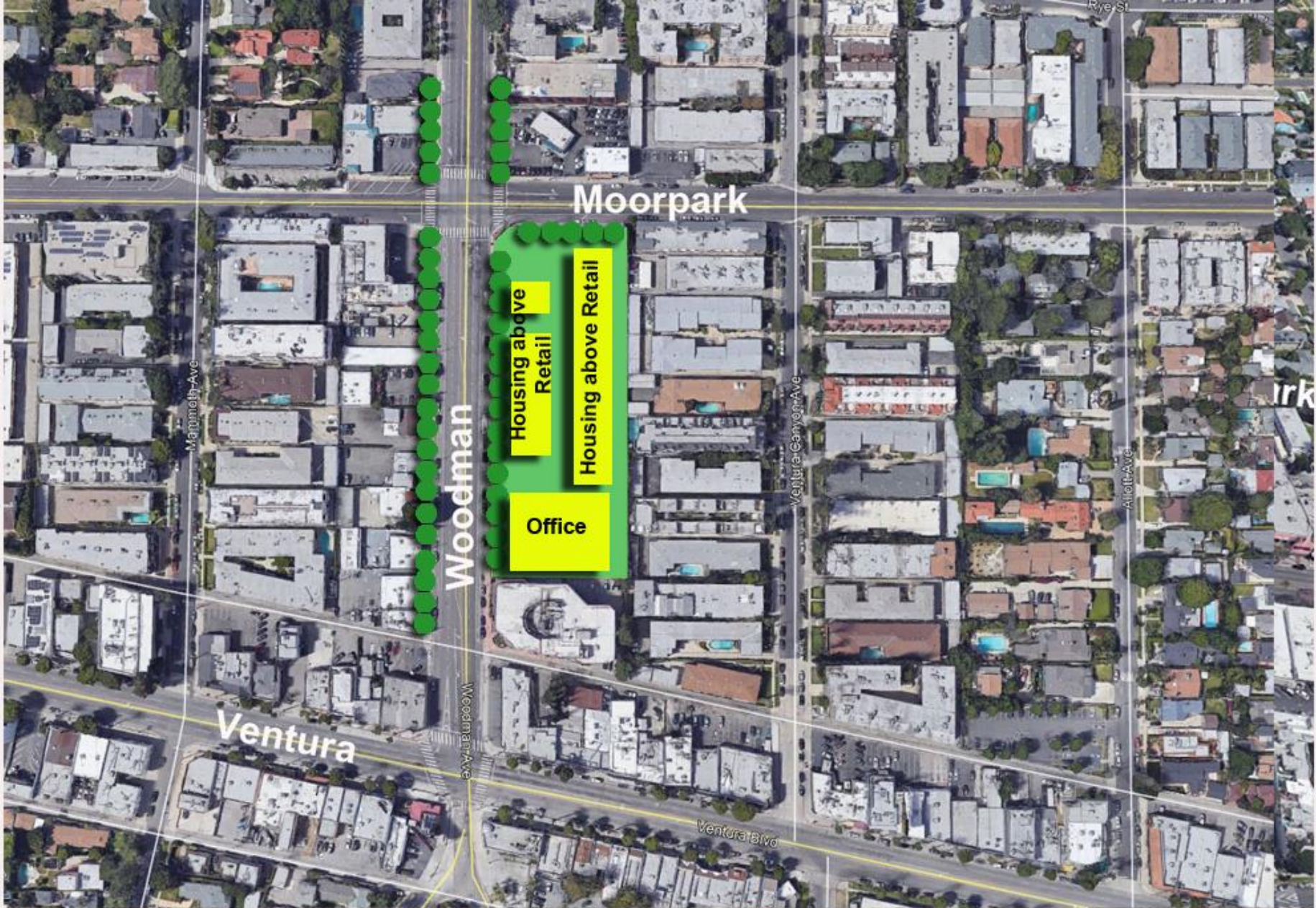


Moorpark

Woodman

Ventura

OPPORTUNITY SITE 14



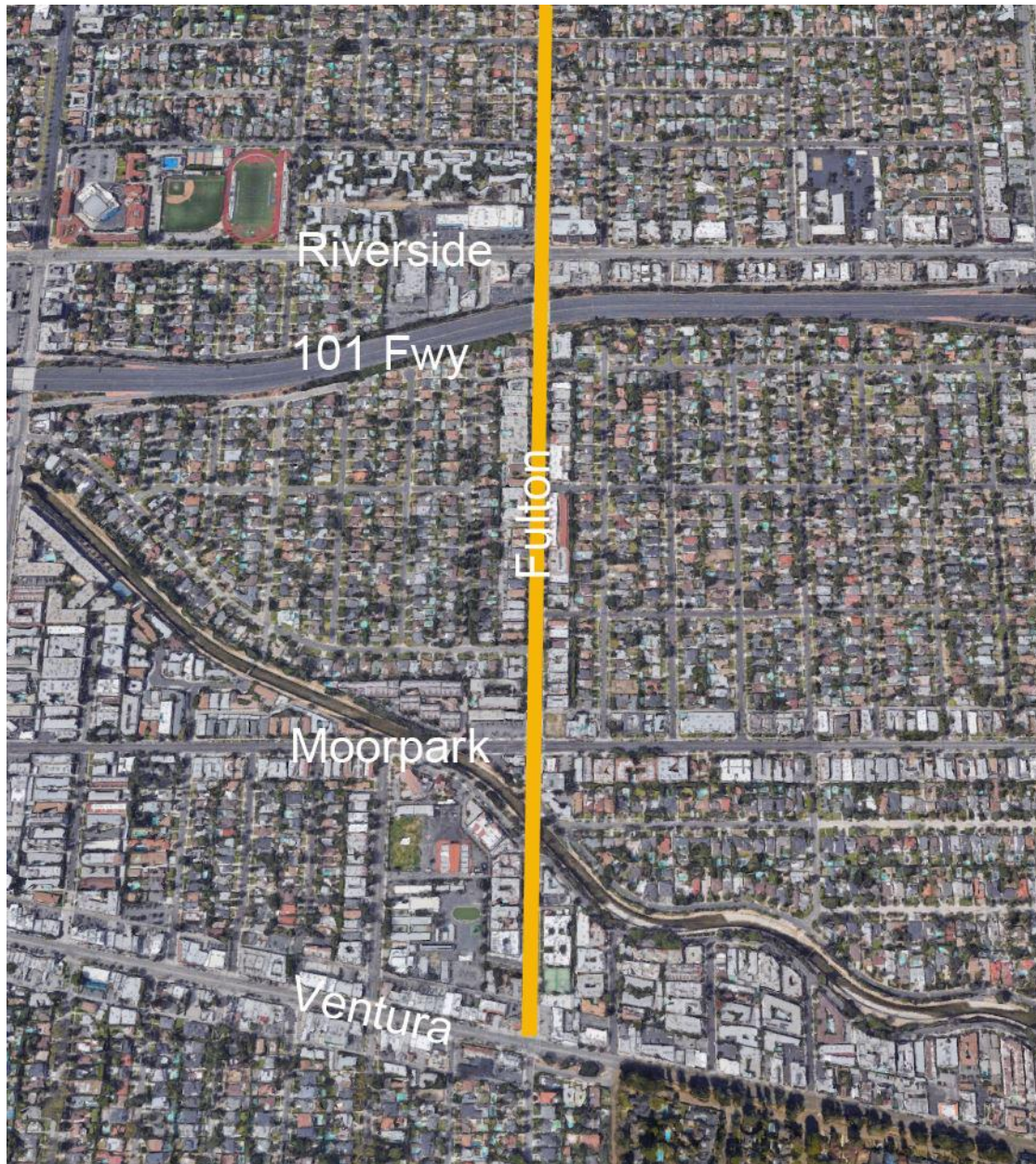
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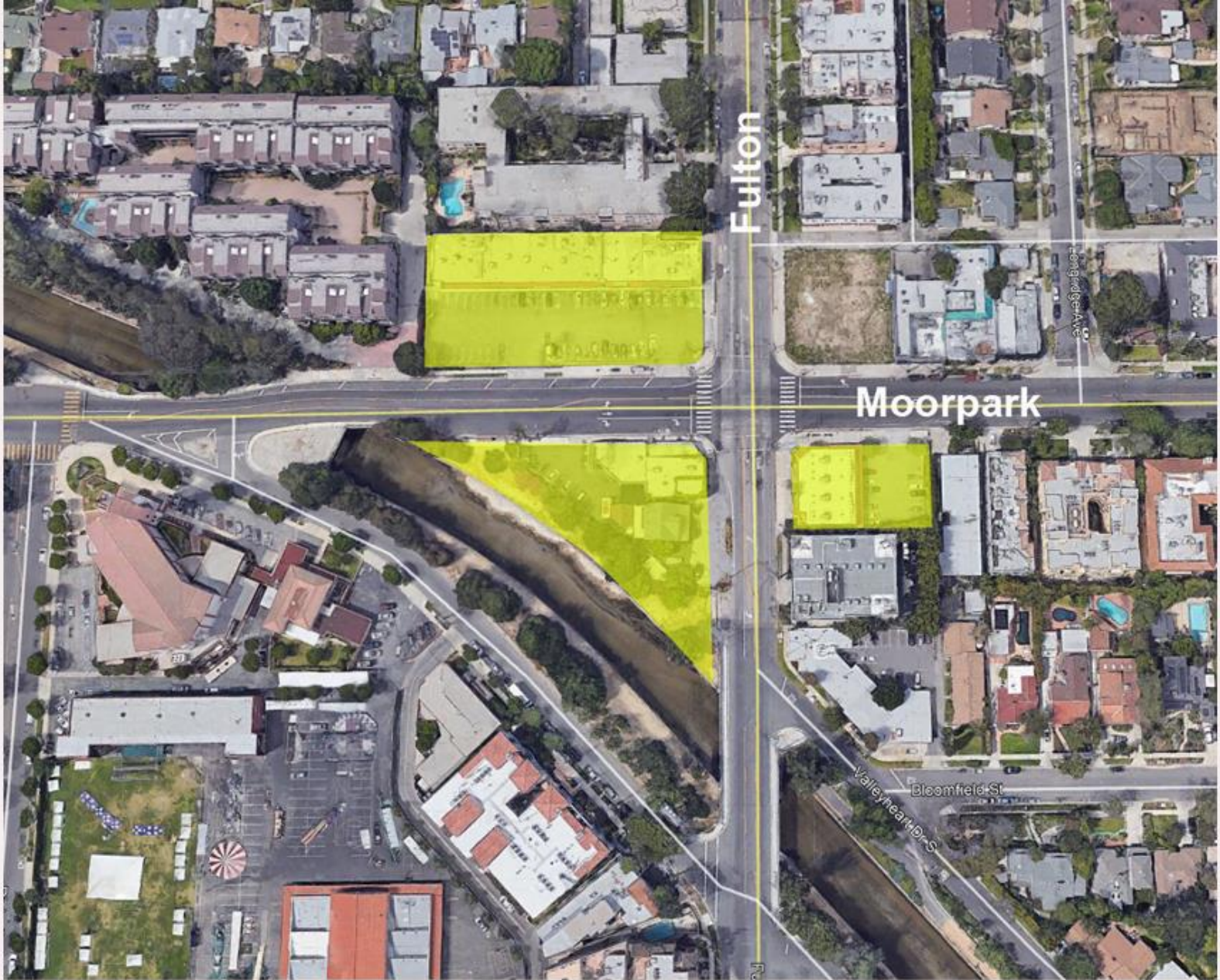


OPPORTUNITY SITES 16 & 17



OPPORTUNITY SITES 16 & 17





OPPORTUNITY SITE 18



OPPORTUNITY SITE 18



OPPORTUNITY SITE 19



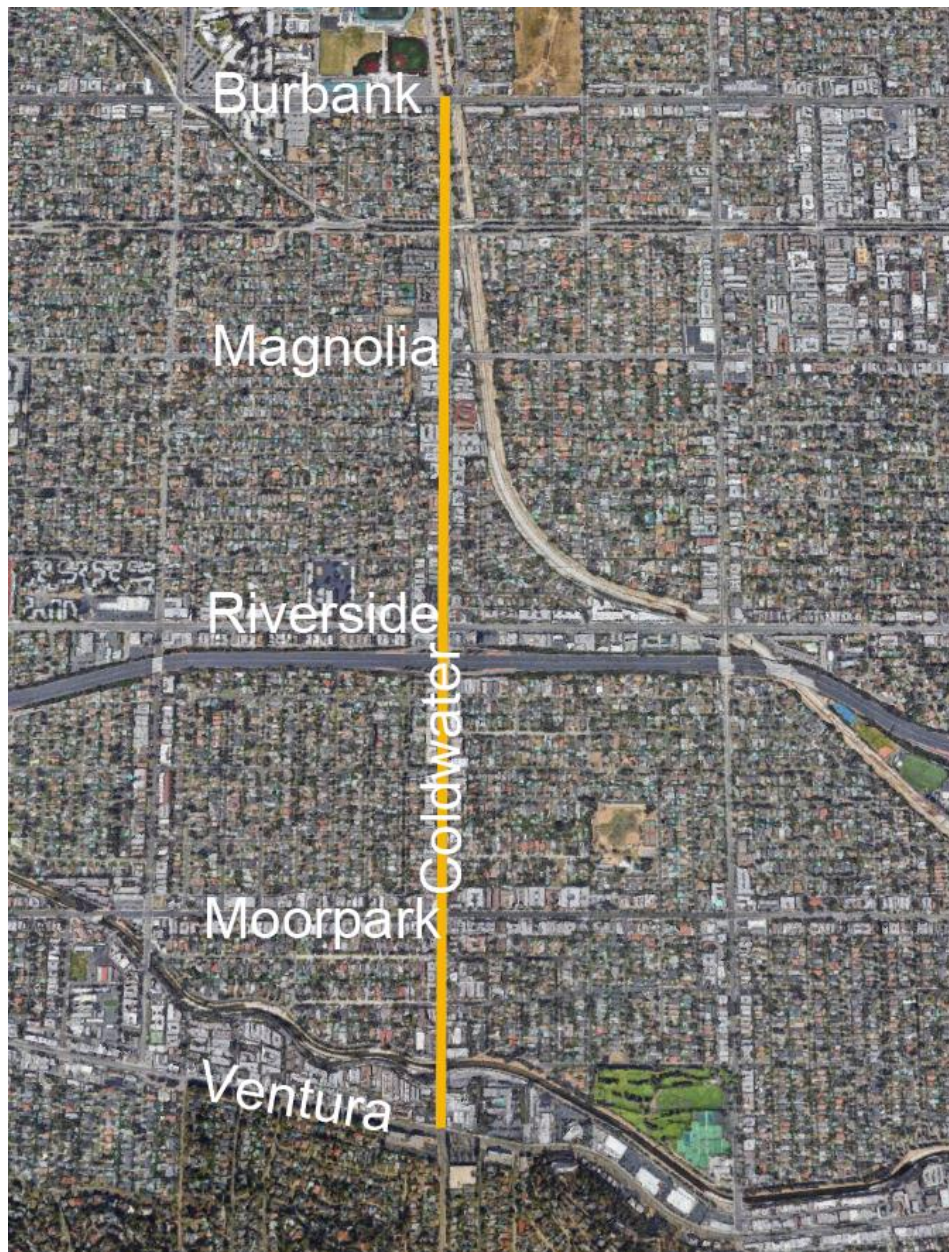
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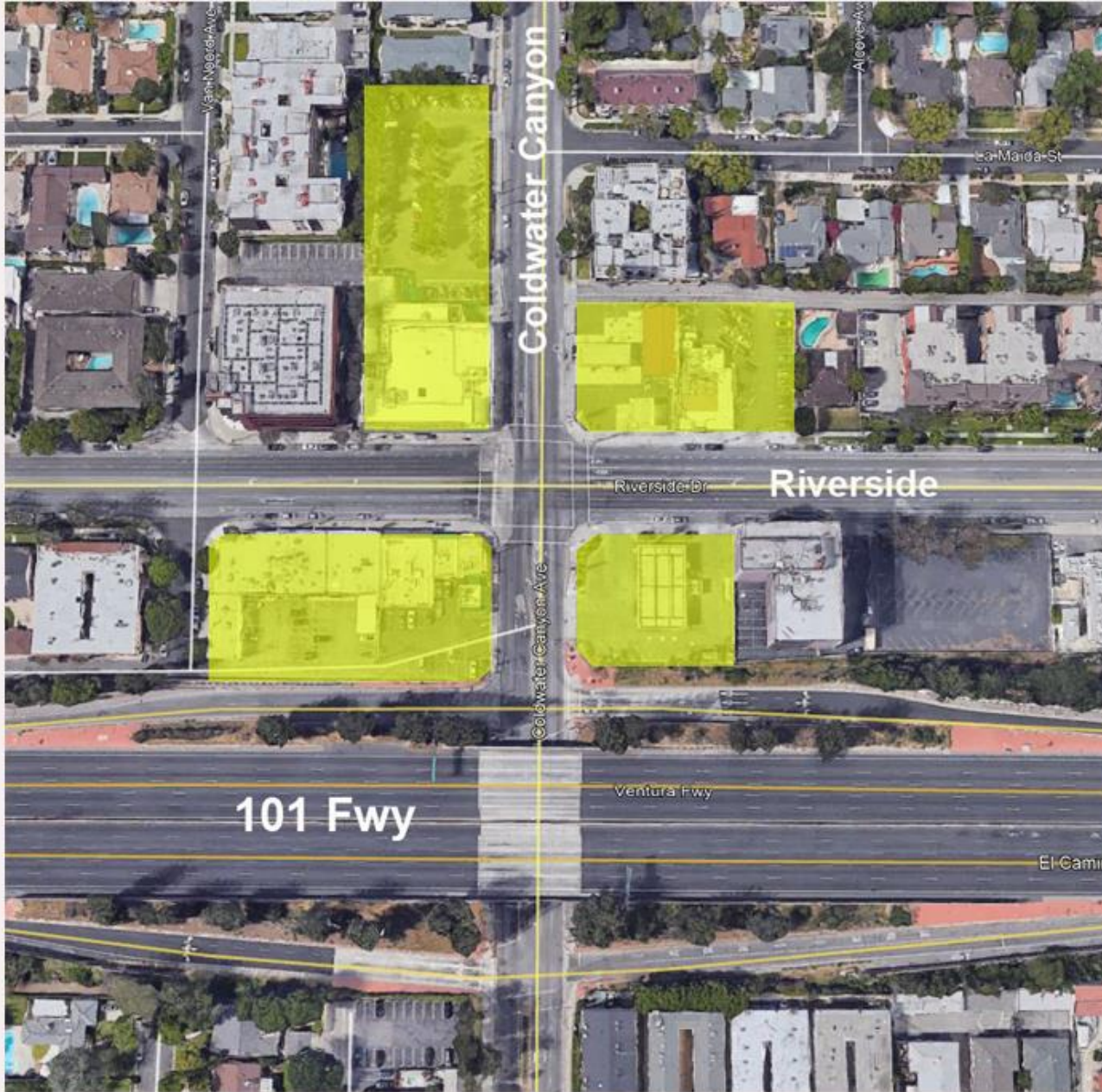


OPPORTUNITY SITE 20



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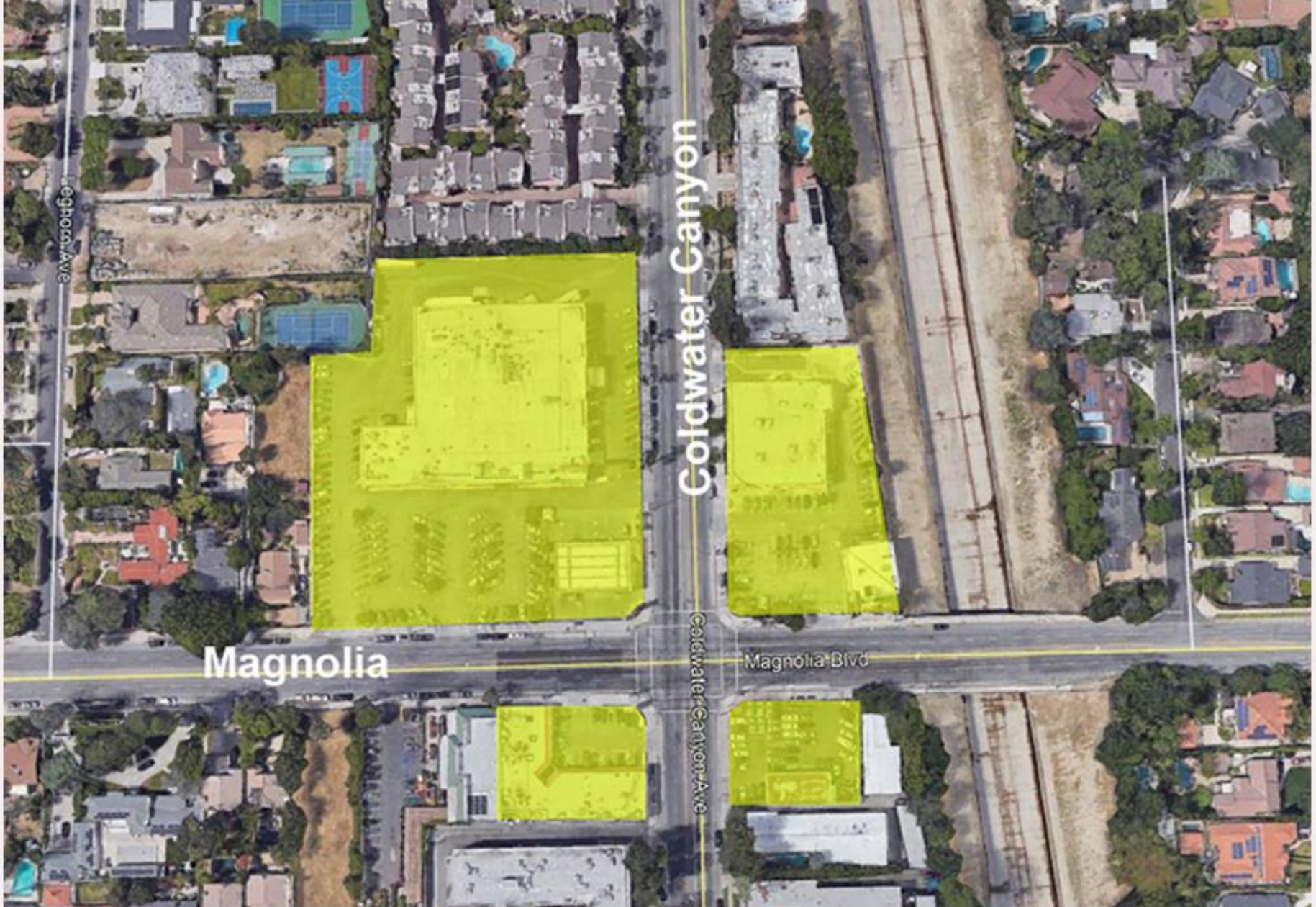




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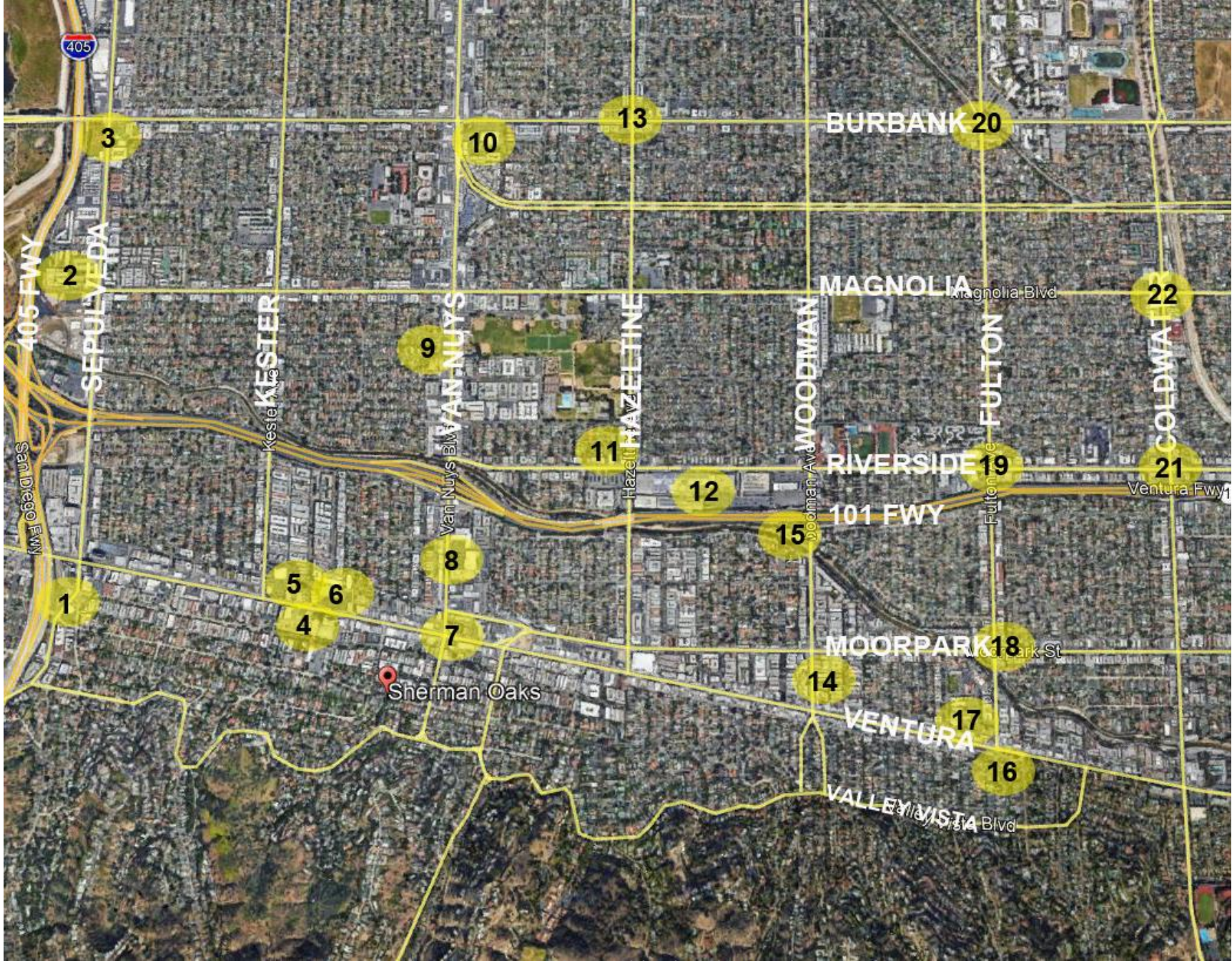
OPPORTUNITY SITE 21



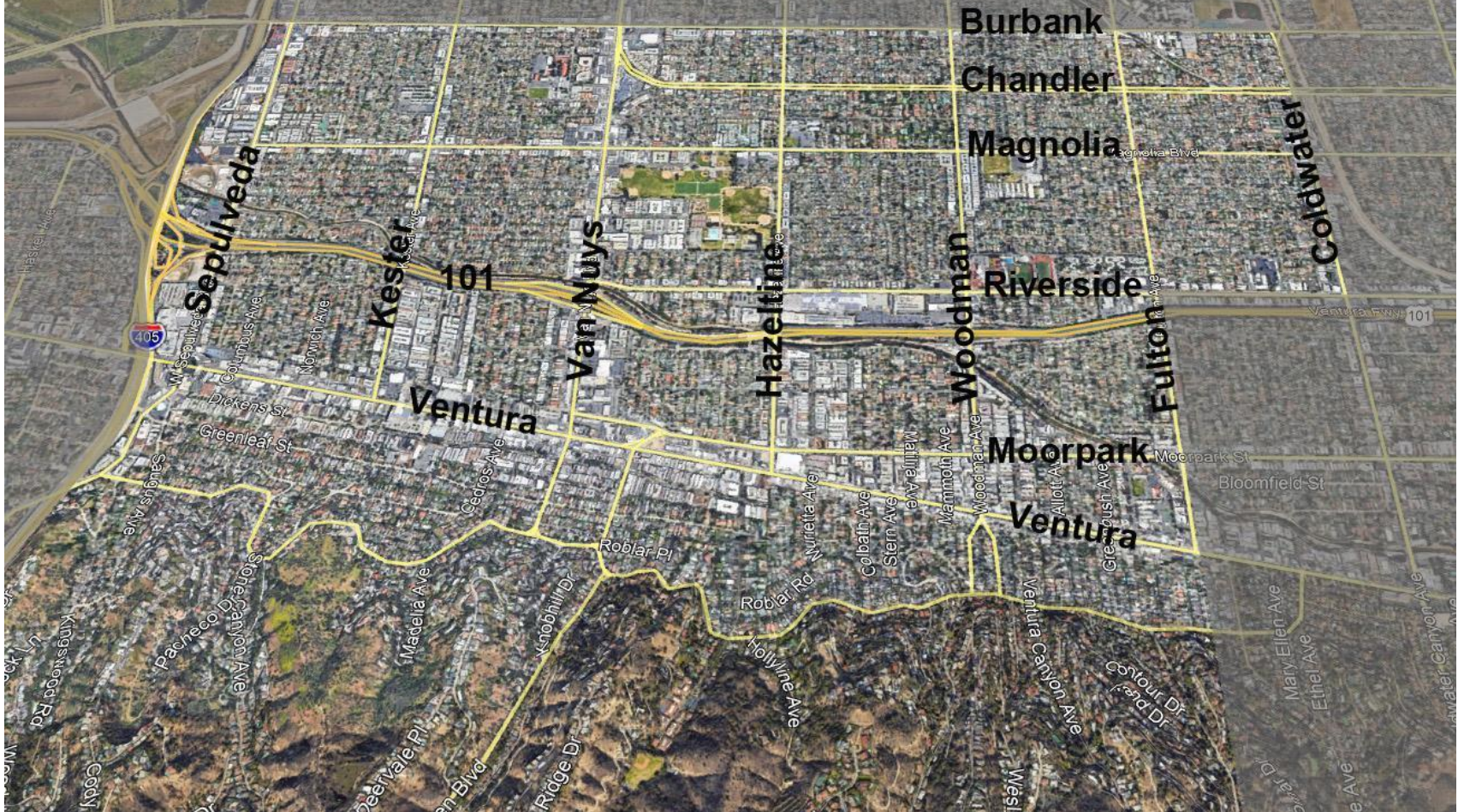
OPPORTUNITY SITE 22



OPPORTUNITY SITE 22



Market demand will eventually lead to these sites being redeveloped. They all allow opportunities for a more creative public realm component within innovative and inventive commercial/residential projects. We need to provide the Guidelines.



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PARKS & LANDSCAPE

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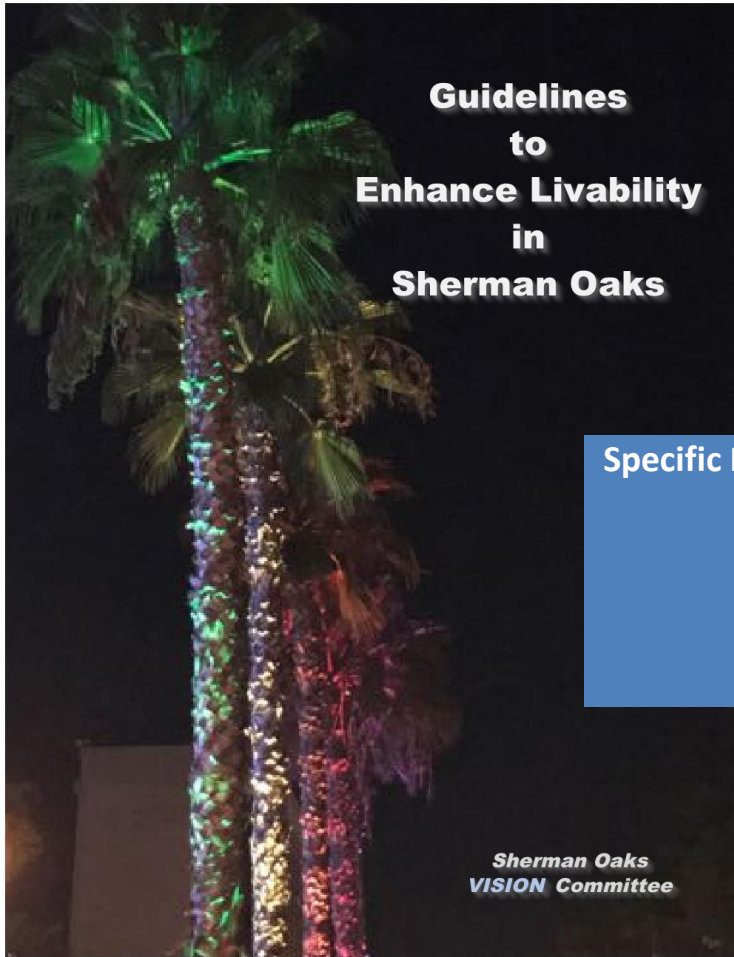


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GUIDELINES



Specific Plan & Building Criteria:

- Height, Measuring of Buildings
- Open Space
- Setbacks
- Transitions
- Roof Tops