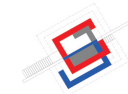
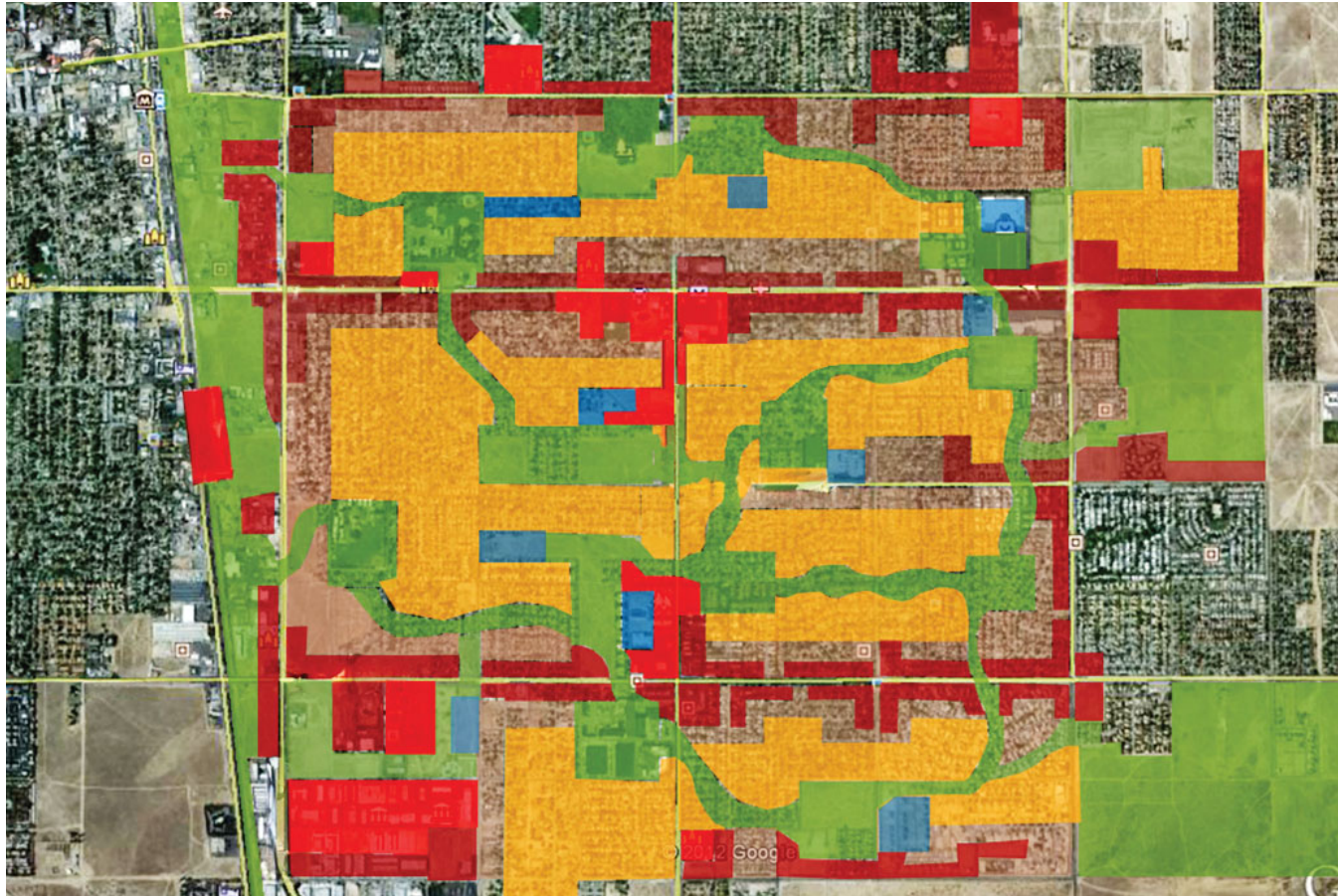


City of Lancaster-STIR Next 50 Project



CSA Partners Ltd.
Architects & Urban Designers



Top: Plan View of Connurbs

Context: Numerous small towns and cities in the United States are dying. Below is our first step in their resurrection

Concept:

Defining values for an Urban Legacy

1. Domain: Needs to be a hierarchy of public space for the larger good of people
2. Access: Fundamental Importance to be given to pedestrian movement & interaction versus vehicles
3. Diversity: In aesthetics, faith, social programs and housing typology to be addressed in policy documents and code
4. Shift in human perception of motility: Dwelling in neighbourhoods where walking is enjoyed consistently average higher

email: contact@csa-partners.com web: www.csa-partners.com

Project Data:

Building type
Civic-Urban Design
Sustainability/LEED
CSA has set up the sustainability parameters.

Location

California

Site Area

94 sq. miles

Project Area

Pilot Study -18 sq. miles- Phase 1

170+ 90 acres Phase 2; 170 acres from Phase 2 ongoing

Client

City of Lancaster

Completion Year

Phase 1 Completed Aug 2015, Phase 2

Completed Nov 2018, Phase 3 Ongoing

Construction Cost

To be determined

Client Satisfaction through Design Excellence

City of Lancaster-STIR

incomes and lower stress levels feeling of happiness, wellness and connection

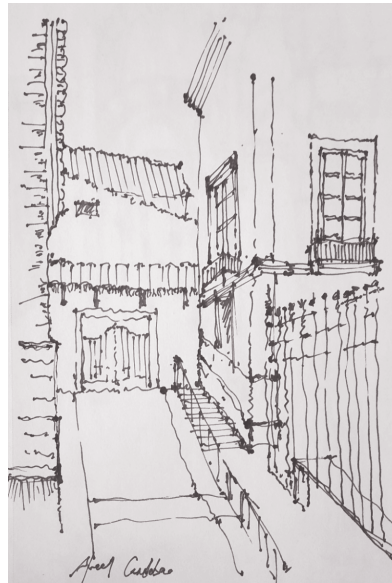
5. Humanity: In planning, in consumption of natural resources, in sustaining infrastructure

6. Destination: Places are defined when people have the ability to arrive be at home, be at a venue or public place

7. Public private partnerships: Successful interventions where private industry and the government come together to create elements of joy consider for e.g. Millennium Park

8. Fiscal Sustainability: Shared collective value & cost associated with these amenities

Top & Bottom R: Mixed Use Housing+ View of Retail Street
Bottom L: Sketches of courtyard densities



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Top: Views of Retail densification
Bottom: View of gateway

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Left: STIR-Phase 3
 Right: Block analysis Chandigarh.
 a. The sub-block idea is of value in the STIR plan
 b. The streets are not gridded

Positing Goals toward those values

1. Formulate a value system of recurrent immigration to the city
2. Unequivocally define the city as a fabric of dynamic strands and static infill attraction elements
3. Place is a direct outcome of home - Home is where mother & child are one
4. Wellness & ever diminishing mortality; Make wellness an over arching principle
5. Excellence in education - Lay down policy that is a mandate
6. Targets for sustainable energy sources - Define through public private partnerships
7. Inculcate a sense of belonging and ownership early on in school which then translates into a sense of pride
8. Refining the concept of shared family responsibility encouraging the elderly to help parents share in the responsibility of the young, encouraging family values, incentives for semi-joint families
9. Diversity of faith with tolerance and respect for each other, provide avenues for religious awareness
10. The human in essence is more important than the car - Affirm it

Team

Cyrus Subawalla-Principal Designer
 Rahman Polk-Associate Principal
 Gandhali Marathe+ Tejash Panchal-
 Project Architects