how is program determined??

anacostia crossing program diagram, OMA OLIN
how is program determined??

anacostia crossing program diagram, OMA OLIN
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anacostia crossing program diagram, OMA OLIN
how is program determined??
anacostia crossing program diagram, OMA OLIN
Programming and site

1) identify intended POPULATION
   - the way they spend their time
   - their likes and dislikes
   - their backgrounds
   - their social networks
Programming and site

2) determine the PACKAGE
- quantity of spaces
  i.e. number of parking spaces
- square footage of rooms / buildings

What affects a program PACKAGE?
Programming goals depend on project type
INCENTIVE ZONING:
A STREET-LEVEL ART GALLERY
IN EXCHANGE FOR A LARGER F.A.R.

Figure 2.62
The Plaza at Santa Monica, OMA, 2013
Institutional projects

The Plaza at Santa Monica, OMA, 2013
Vegetation
Vegetation

TREES ENCLOSE, DIRECT, AND CONNECT

Figure 2.20
Vegetation

Ininformal & Natural

Formal & Unnatural

Tree Groupings

Figure 2.22
Vegetation

SHRUBS DEFINE A PATH

Figure 2.23

Here are some shrubs along a path.
Vegetation

	

PRIVACY CREATES SEPARATION

Figure 2.21
Vegetation

Trees create horizontal enclosure

Figure 2.19
Vegetation

**CONIFEROUS**

**DECIDUOUS**

*Winter*  *Summer*

**Figure 2.45**
Vegetation

BRICK BASKET WEAVE

BRICK HERRINGBONE

RUNNING BOND BRICK

FLAGSTONES WITH ALL FACES SAWED & SQUARED

FLAGSTONES WITH ONLY TWO EDGES SAWED

FLAGSTONES WITH NO SIDES SAWED (RANDOM SHAPES)

PAVING PATTERNS

Figure 2.43
The Plaza at Santa Monica, OMA, 2013
Costs
TYPICAL PROJECT COST DISTRIBUTION
LIGHT DUTY

$6.00/§.F.

INITIAL COST  =  100 S.F. x $6.00 = $6000
LIFE CYCLE    =  5 YEARS
ANNUAL REPLACEMENT COST = $600 ÷ 5 = $120

HEAVY DUTY

$8.50/§.F.

INITIAL COST  =  100 S.F. x $8.50 = $8500
LIFE CYCLE    =  10 YEARS
ANNUAL REPLACEMENT COST = $850 ÷ 10 = $85

VALUE ANALYSIS

Figure 2.50