AGBOLÉ
THE SPIRIT OF THE NEIGHBOURHOOD
A LIVING CITY INITIATIVE FOR EKO ATLANTIC CITY

TEAM
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This is Lagos,
Our awesome mega-city
Full of chaos,
Wrapped in order.

Coastal and economic,
The boom has no limit;
Your gloom notwithstanding,
Our mega-city works.

How does it work?
Your million dollar question.
In order and in chaos,
Our billion naira answer.

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1 | Lagos State Regional Plan: Existing Land Use Plan 2002 till Date; showing location of Eko Atlantic City.
2 | Map of Eko Atlantic City
HEARTBEAT OF LAGOS

The heartbeat of Lagos, is not its infrastructure nor its natural elements, the heartbeat of Lagos is embodied in the ‘Persons’ of the city.

Each person acts in his/her ‘enlightened self-interest’ and functions as his/her own ‘local government’. His/her dwelling unit/space is the seat of this locally governing system.

He/She provides most of his/her basic infrastructure unilaterally. His dwelling unit/space provides its own water (borehole or packaged water), its own electricity (generators, inverters, batteries etc.), its own communication system (Pay-as-you-go phones) and repairs his/her streets with dirt etc.

In doing this, he/she contributes directly and indirectly to the overall functionality of Lagos, so that there is minimal reliance on the actual state or local government.

As each person serves his/her self-interest, he/she inadvertently contributes to the general interest of Lagos; thereby, making the city functional in ways unprecedented and misunderstood by the western world.

It is this self-sustaining essence that we bring to Eko Atlantic City. We ask, "In what way can each dwelling unit, space or plot in Eko Atlantic City be self-sustaining and self-governing so that the over all interest (such as clean air, good waste management etc.) of Eko-Atlantic City and Lagos may be served?".

We, therefore, identified four basic needs that each 'person' or household has:
- Meaningful Work
- Sustenance
- Relationship (family and friends)
- Inspiration (spirit and essence)

We then designed a plot on the existing Eko Atlantic City master plan to cater for these needs in a sustainable manner respecting ecological concerns and acknowledging socio-economic diversity that makes a city livable.
EKO ATLANTIC CITY
IN LAGOS

Although marketing documents suggest that Eko Atlantic City will be sustainably designed, visualization images that have been released do not incorporate that. A few images below capture areas in which the absence of sustainable design approaches are evident.

Urban Design

The image above show a hard transition from hardscaped roads and walkways to the waterway.

At Code Green we are advocating soft transitions, that make edges of waterways inviting, communal and safe recreational areas.

The current roadway system is designed mainly for fast vehicular traffic. We are proposing a pedestrian focused road system that includes the use of smaller vehicles that run on renewable energy (keke 2.0), tree-lined median, walkways and roads that are permeably paved, etc.

The current feel of the city is strongly commercial and not to human scale. We believe that the feel of the city should be holistic and welcoming - available to the citizens of Lagos, attractive to tourists, recreational in nature without loosing its strong commercial appeal.

Symbiotic Relationship

EAC is located and marketed as an attachment to Lagos and may result in a parasitic relationship between both. For example, its immediate neighbors - Victoria Island and Ikoyi may experience more traffic, and have disrupted wind patterns, while altered current patterns in the Atlantic Ocean may flood other coastal villages.

We seek to create a symbiotic national grid.

EAC is also currently designed for the top 1% of income earners around the world. Socio-economic exclusivity does not create a viable and vibrant city as evidenced by other high-end communities that scatter across Lagos (e.g. Banana Island). We propose a city that is inclusive. We recommend socio-economic diversity and expanded access to adjoining environments through the use of waterways.

We foresee a symbiotic relationship between Eko Atlantic City and Lagos to mitigate increased traffic pressure on Lagos as a result of its existence; to take the class-pressure off Victoria Island and Ikoyi and to ameliorate flooding problems in coastal villages.

Eko Atlantic City and Lagos can create a mutually beneficial relationship between each other in many ways, some of which we have attempted to capture below.

Also, waste generated in EAC can be processed to provide energy for itself and the adjoining Victoria Island and Ikoyi.
Choosing to respect the existing master plan of Eko Atlantic City, the Code Green Campaign team selected a plot in the down-town area that adjoins both a waterway access point and a major roadway. This plot is at a node and creates the opportunity to explore both urban design ideas and architectural interventions.

We recommend building materials that are available locally. The team would like to explore the use of a concrete post and beam structure with flyash from the local steel industry used in lieu of cement or structural insulated panels developed from the waste of the local carpentry industry.

The building is oriented in the North-South direction maximizing its exposure on those facades. Exposures on the East and West Facades are reduced with the use of exterior shading systems on the outer walls and vegetated gardens on the corridor walls. These exterior shading devices are designed as channels that also help collect rainwater which will be purified for potable water uses and reflects local building typology.

**Glazing**
Operable, low-e, argon filled, double pane windows are recommended to reduce solar heat gain while providing visual continuity.

**Super Condo**
Dwelling units provided for the top 5% of the socio-economic spectrum.

**City Condo**
Residential/ Dwelling units provided for the high and low-middle class earners in the city.

**Sub-city Dwellings**
Residential/Dwelling Units provided for the low-middle class and low income earners. All socio-economic levels are incorporated into the building to promote diversity.

**Hotel**
Three floors are dedicated to short term residential use. This is included to help further integrate the city so that tourists and expatriates have more opportunities to interact with citizens of the city.

**Parking**
The first three levels of the building is dedicated to parking. Spaces adjacent to the major roadway on these floors are also reserved for mercantile uses.

**Cinema**
The ground floor area is conceived as an entertainment/light recreational space for all groups of users in the building.

**Services**
Underground tanks within the site will collect and treat harvested rainwater for potable uses.

**Pavings**
Permeable pavers are recommended to help site drainage.

**Courtyard**
Referencing Traditional Architecture, a courtyard has been created within the building. Traditionally, a courtyard serves as a communal social space that aids cross ventilation within the building. This courtyard serves the same purpose.

**Solar Farm**
Located on the commercial block, the solar farm is designed to be able to provide about 2400kwh of energy per day. This can help meet about 40% of the building’s energy need, while the rest will be provided using combined cooling and heating power generators that run on natural gas.

**Commercial Block**
In order to meet the “Work” need of man within this plot, commercial office spaces are provided and separated from the more private dwelling areas by vegetated corridors. Aside from being vegetable gardens, these green corridors aid ventilation, provide opportunities for interaction between residents and workers, while cooling the building so that energy load requirements are reduced.

**Building Park**
A vertical vegetated buffer zone is created to separate the lower public floors from the more private offices, hotel and residential areas above. This floor will also house a “living machine” that purifies kitchen wastewater for flushing, and a bio-mass treatment plant for processing sewage and solid kitchen waste into electricity for public areas. Necessary measures will be taken to address odour concerns.

**Sky Gardens**
The Sky gardens incorporated into the building serve multiple functions which include ventilation, water purification, social and recreational activities as well as light food production (vegetables).

**Landmark**
A piece of sculpture with seating to create a sense of place and identity for this node.

**Shopping**
Commercial spaces are provided in the remaining three pods at this level.

**Transport Interchange**
Waterways and Land transport
1 | A more detailed view of the Courtyard and Sky Garden
2 | Agbólé in context (on Eko Boulevard, Business District - South aspect)
3 | Agbólé in context (on the Marina at West Point - Circular Road)
4 | Ground floor lobby, showing shopping pods and cinema.
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