





A LIVING CITY INITIATIVE FOR **EKO ATLANTIC CITY**

TEAM

THIS IS LAGOS

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.



- ${\bf 1}\,|\,{\rm Lagos}\,{\rm State}\,{\rm Regional}\,{\rm Plan}{\rm :}\,{\rm Existing}\,{\rm Land}\,{\rm Use}\,{\rm Plan}\,{\rm 2002}\,{\rm till}\,{\rm Date}; {\rm showing}\,{\rm location}\,{\rm of}\,{\rm Eko}\,{\rm Atlantic}\,{\rm City.}$
- 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 selfinterest' 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 the self-interest of (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-

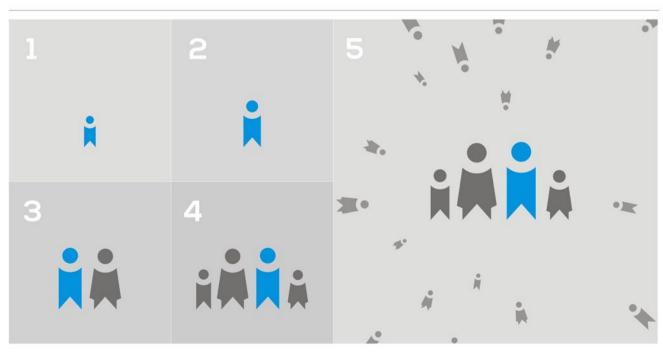
sustaining and selfgoverning so that the over all interest (such as clean air, good waste management etc.) of Eko-Atlantic City and Lagos may be served?".

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 socioeconomic diversity that makes a city livable.

When each Person acts in his/her own self-interest, he/she ends up acting inadvertently more in everyone than when he/she truly intends to act in the interest of the community



- 1 | One Person 2 | The Person develops enlightened self-interest
- 3 | The Person in a spousal relationship 4 | The Person in a familial relationship



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 water way.

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 rnational grid.

EAC is also currently designed for the top 1% of relationship between income earners around the world. Socioeconomic exclusivity does not create a viable and vibrant city as evidenced by other highend 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 forsee a symbiotic 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.

Also, waste generated in EAC can be processed to provide energy for itself and the adjoining Victoria Island and Ikoyi.

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.



AGBOLÉ THE SPIRIT OF THE NEIGHBOURHOOD

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.

1

Underground tanks within the site will collect and treat harvested rainwater for

Permeable pavers are recommended to

potable uses

Pavings

help site drainage

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 strutural 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. Exposure 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.

Shopping

three pods at this level.

Transport Interchange

Waterways and Land transport

Commercial spaces are provided in the remaining

Glazing Courtyard Operable, low-e, argon filled, double pane Referencing Traditional Architecture, windows are recommended to reduce solar a courtyard has been created within the building. heat gain while providing visual continuity Traditionally, a courtyard serves as a communal social space that aids cross ventilation within the building. This courtyard serves the same purpose. Super Condo Solar Farm Dwelling Units provided for the top 5% of the Located on the commercial block, the solar farm is designed to be able to provide about 2400kwhr of socio-economic spectrum 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. City Condo Commercial Block Residential/Dwelling units provided for the In order to meet the 'Work' need of man within high and low-middle class earners in the city 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 Sub-city Dwellings ventilation, provide opportunities for interaction Residential/Dwelling Units provided for the between residents and workers, while cooling low-middle class and low income earners. All the building so that energy load requirements socio-economic levels are incorporated into are reduced. the building to promote diversity **Building Park** Hotel Three floors are dedicated to short term A vertical vegetated buffer zone is created to residential use. This is included to help separate the lower public floors from the more further integrate the city so that tourists private offices, hotel and residential areas above. and expatriates have more opportunities This floor will also house a 'living machine' that to interact with citizens of the city 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 **Parking** address odour concerns. The first three levels of the building is dedicated to parking. Spaces adjacent to the Sky Gardens major roadway on these floors are also The Sky gardens incorporated into the building reserved for mercantile uses serve multiple functions which include ventilation, water purification, social and Cinema recreational activities as well as light food The ground floor area is conceived as an production (vegetables). entertainment/ light recreational space for all groups of users in the building Landmark A piece of sculpture with seating to create a Services sense of place and identity for this node.

1 | Illustrated Building Program and Design Ideas

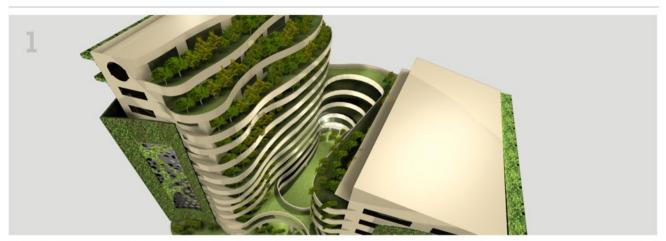


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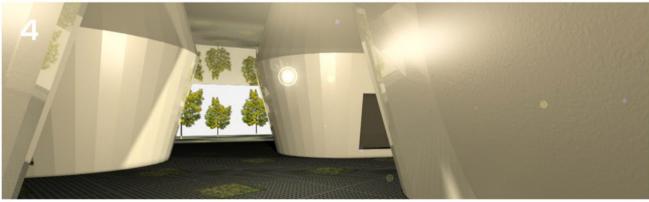


1 | Agbolé 2 | Approach view 3 | Aerial View, showing the Sky Garden and the Courtyard 4 | Rear View 5 | Rear view (human height)









- A more detailed view of the Courtyard and Sky Garden
 Agbolé in context (on Eko Boulevard, Business District South aspect)
 Agbolé in context (on the Marina at West Point Circular Road)
 Ground floor lobby, showing shopping pods and cinema.

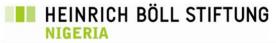


TEAM

Ayodele Arigbabu Akinwale Ekundayo Aro Ismaila James Inedu George Ifeanyi Odigwe Bukky Oyedeeji (Co-ordinator) Aniche Phil- Ebosie

T: +1 678 770 7602 (USA)
T: +234 817 014 4683, +234 803 435 9656 (NIGERIA)
E: codegreencampaign@gmail.com

With support from:



City Hall Lagos Island, Lagos. T: +234 (0) 805 801 2226 E: monika.umunna@ng.boell.org W: www.ng.boell.org