



AGBOLÉ

THE SPIRIT OF THE NEIGHBOURHOOD

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

TEAM

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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.



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-

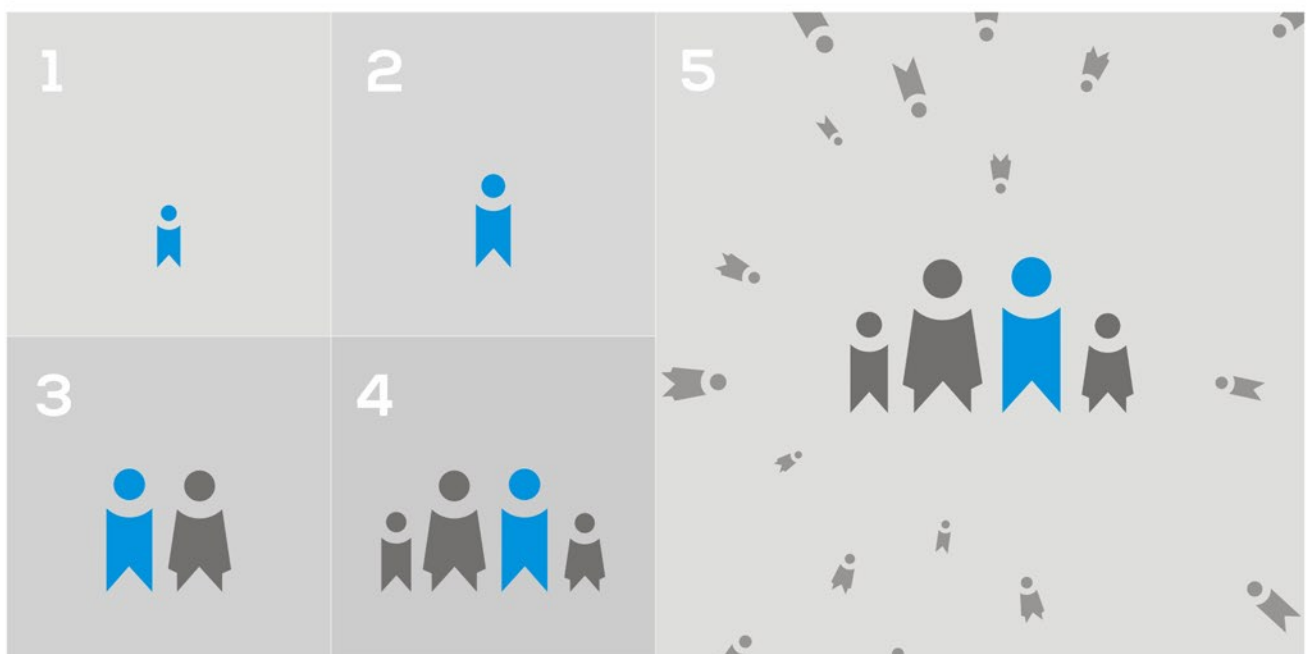
sustaining and self-governing so that the over all interest (such as clean air, good waste management etc.) of Eko-Atlantic City and Lagos may be served?"

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.

When each Person acts in his/her own self-interest, he/she ends up acting inadvertently more in the self-interest of 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 losing 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 relational 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.

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.



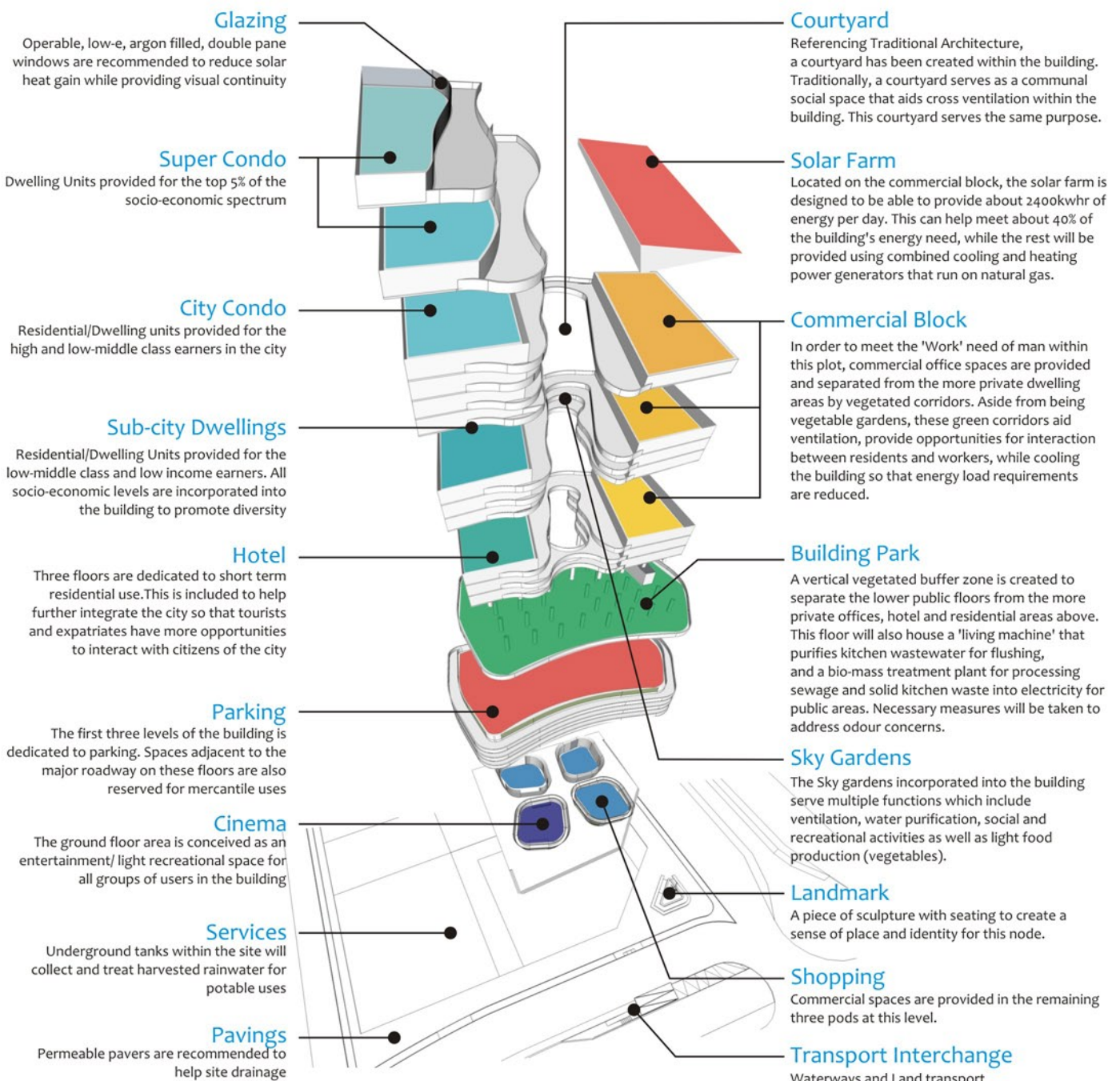
AGBOLÉ THE SPIRIT OF THE NEIGHBOURHOOD

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

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. 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.





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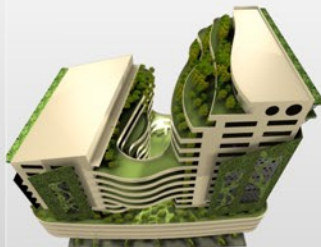
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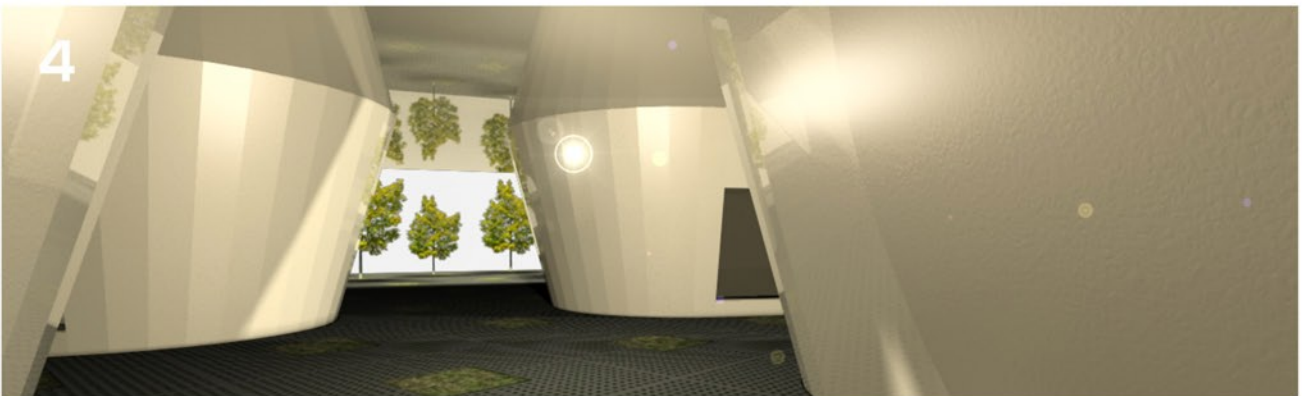
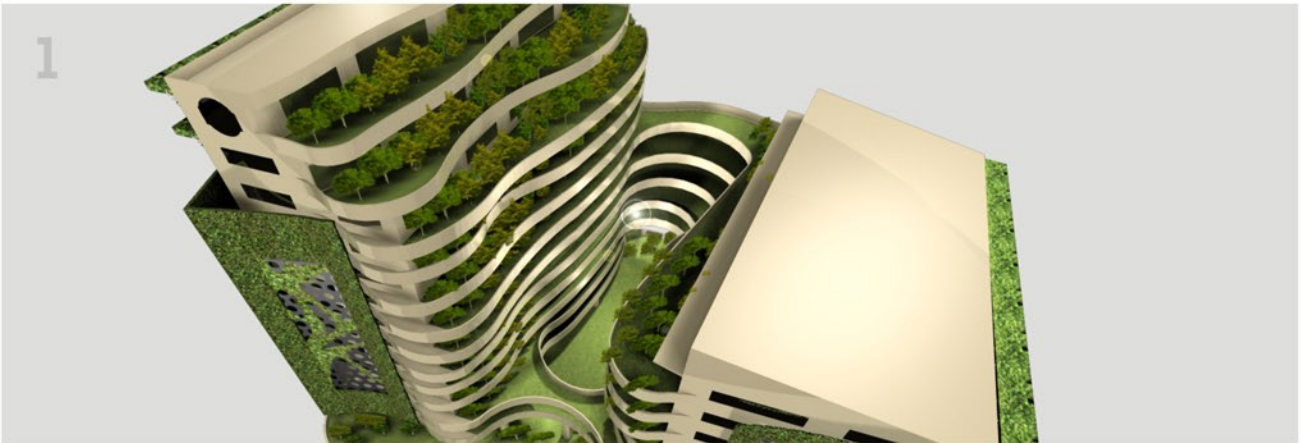
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1 | Agbolé 2 | Approach view 3 | Aerial View, showing the Sky Garden and the Courtyard
4 | Rear View 5 | Rear view (human height)



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



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