

INFILL REVITALIZATION



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Approval Page

Infill Revitalization

Vacaville Capstone Project 2017

**Submitted as partial satisfaction of the degree requirements for:
BACHELOR OF SCIENCE IN LANDSCAPE ARCHITECTURE
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Thank you to all of the UC Davis faculty that has supported me in the Landscape Architecture major. Your encouragement was a driving factor in my success.

Thank you to all of the Vacaville community members and City of Vacaville staff for your support throughout the duration of this project. Your feedback was key in designing a site I could be proud of.

Thank you to all of my family and friends for your patience and kindness throughout my final stretch of college. I could never repay you enough for all of the pep talks and midnight coffee runs.

Abstract

Vacant lots are expensive and unprofitable for cities, and any areas surrounding a vacant lot suffer economically. This research and design project attempts to solve the problem of vacant and depreciated urban lots through infill revitalization. For the purpose of this project, infill revitalization is defined as: the creation of a new mixed-use development on a currently vacant lot that catalyzes the economic and social restoration of the surrounding area, especially if the surrounding area is depreciating. 561 Peabody Road is a vacant lot in Vacaville California that has been vacant since before 1999. This site was chosen for this project because of its location on a rundown shopping strip and its potential on a busy street with abundant adjacent housing. A successful infill revitalization development on this vacant lot could be the means to restore this entire commercial strip and in turn benefit the surrounding neighborhoods.

This project's design has five main goals: 1) create a mixed-use development on site, 2) the site is to be designed so that it is cohesive with the surrounding area, 3) it must be designed to activate the space during a time where it is not currently highly used, 4) it should offer new resources to a population that it is not currently serving, and 5) it must attempt to solve at least one local problem associated with depreciating areas.

This specific mixed-use design focuses on three key development types: commercial, residential and community space. The main cohesive element of this design extends and improves the current parking lot. This development aims to activate the space on weekends and accommodate the students nearby at Will C Wood high school. It attempts to solve this area's graffiti problem through welcoming spaces showcasing local art and murals. These specific goals aim to create an economic hub that draws people in from local areas and retains them as clientele.

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* = created/photographed by Radiance Hardiman

Introduction

The original intent of my project was to solve the question: can improving one (street) block in an urban area foster a community that inspires the entire city? I conducted archival research to find out how, but instead identified the main problem was understanding how landscape architects can help improve depreciating areas. Could just one project actually make a larger difference? As I furthered my search, I found more infill than revitalization projects. I then posed a new question: can the infill of one plot revitalize an entire community (area)? This became my new research question and thus “infill revitalization” was born.

My definition of “infill revitalization” was based on my question and the definitions of “urban infill” and “revitalization”. According to [merriam-webster.com](https://www.merriam-webster.com), the definition of revitalization is “to give new life or vigor to” and according to [sustainablecitiesinstitute.org](https://www.sustainablecitiesinstitute.org), the definition of urban infill is a “new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development”. I then defined “infill revitalization” as: the creation of a new mixed-use development on a currently vacant lot that catalyzes the economic and social restoration of the surrounding area, especially if the surrounding area is depreciating.

Infill revitalization is essentially using an empty property and filling it with a project that revitalizes and inspires the surrounding area (for improvement or new development). This is important because empty plots of land are expensive and uninviting. Infill also allows for a clean slate to build on unlike areas that are already built up which may have other problems (oil, pollution, historic buildings, etc.). It is especially important in our gentrifying areas where we are pushing our city limits with new development, there is empty land in the city not being used that could be used for development.

After compiling my research I realized that goals were not clearly stated for these projects. I then decided that undertaking the design of a vacant lot could be a valuable way to learn more about how landscape architects impact depreciating areas and the goals could be found through the design process and critiques.

Research

Can the infill of one plot revitalize an entire community?

This section of the book aims to answer this question through research. The following literature reviews and case studies are the basis of my project, and create the backbone of the goals I eventually strive for in my design.

LITERATURE REVIEW

Publication Title: Meeting the Vacant Property Challenge

Author: David Morley

Location: unknown

David Morley, author of “Meeting the Vacant Property Challenge”, is a senior research associate at the American Planning Association. To summarize, he studied reclamation of vacant properties and the process of revitalization. He found that: property data needed to be updated so that the city could find out about current vacant properties and also properties at-risk of becoming vacant, that more clear standards were needed for enforcement laws, and that there needed to be a more obvious distinction in the process for attaining a vacant property vs. a foreclosure. Morley also noted that vacant properties are expensive and bring down the economies around them. Though the funding for revitalization is often provided by local government, land banks are the actual caretakers of vacant property and often facilitate redevelopment. He also found that recycling of vacant properties was too slow and needed to be coded in a way that expedited the process. This contributes to my research because it: shows that revitalization is a huge boost to the economy (by getting vacant lots back up and running), where funding for revitalization comes from, and why it is taking so long for revitalization plans to actually be developed. (Morley)

Summary: Vacant lots are a financial burden on cities, and therefore a problem that should be addressed.

Application: My revitalization project should be creating a development on a currently vacant property.

LITERATURE REVIEW

Publication Title: Energy-Efficient Reuse of Existing Commercial Buildings

Author: Andrews, Clinton J., et al.

Location: unknown

Most of the authors of “Energy-Efficient Reuse of Existing Commercial Buildings” are academics relating to urban planning and policy development (two professors, one graduate student, one researcher) and they share an affiliation with (via research funding) the Consortium for Building Energy Innovation. To summarize, their main research questions relate to how codes affect revitalization of old buildings, and how they can be coded to be made sustainably. They use a mixed method approach including: interviews, online survey, offline survey, focus groups, chart creation, use of data tables, as well as, data characterization and exclusion. They found that new building codes are needed to include revitalization especially in relation to energy. “Change of use” is an important aspect of revitalization because it provides an opportunity to require buildings changing use to be more sustainable. However, money is the main constraint in regards to making codes force redevelopment to be sustainable. Not only are building updates to increase efficiency expensive, but the performance simulators to determine as-is energy usage is not cost effective. Law enforcement also will exempt smaller projects from being up to code in order to enforce larger projects and earn more money. Thankfully, they found that look-up tables are best to use to help understanding of change of use and energy, which shows hope for making revitalized buildings more sustainable. This study contributes to my research by showing where sustainability can fit into revitalization, how a myriad of research methods can be used effectively, and where policy may fall short of planning goals due to lack of enforcement. (Andrews et. al.)

Summary: Sustainability efforts should be integral in a revitalization project.

Application: My revitalization project should include sustainable practices where possible.

LITERATURE REVIEW

Publication Title: The revitalization of parks and open spaces in downtown Johannesburg

Author: Leani de Vries and Nico Kotze

Location: Johannesburg, South Africa

Both Leani de Vries and Nico Kotze, the authors of “The revitalisation of parks and open spaces in downtown Johannesburg”, are affiliated with the geography department at the University of Johannesburg in South Africa. In summary, they studied the inner-city parks and open space of Johannesburg in South Africa, and focused their study on: finding the sizes of parks and open spaces the inner city residents had access to, analyzing the current conditions and upkeep of the open space and park areas, as well as understanding the revitalization strategies developed by the city government. They used a mixed research method that included: semi-structured interviews, site visits, as well as methods to locate the parks and open spaces. They found that parks are psychologically beneficial (especially for children), a group of small parks is more beneficial than one large park but larger parks are better maintained, and that parks attract people and boost the economy. This contributes to my research in multiple ways including: affirming that a mixed research method is an effective plan, parks are an impactful revitalization development, and that “along with physical regeneration, it is also important that the attitude of the community also changes in a positive way” (de Vries and Kotze, 126).

Summary: Parks are an effective way of revitalizing an area.

Application: My revitalization project should make use of a park or at least a community space.

LITERATURE REVIEW

Publication Title: Design Ideas for Strengthening Downtowns

Author: Randall Arendt

Location: Holland, Michigan

Randall Arendt is “an experienced observer” that wrote the article: “Design Ideas for Strengthening Downtowns” (Arendt 49). To summarize, he studied downtowns and more specifically, urban infill. His main research seems to be based on Holland, Michigan, however, other cities and projects are referenced in his work. Arendt referenced interviews in this article, but no other methods were explicitly stated. He found that: multistory infill is highly effective especially when replacing single story residential, courthouse squares have higher pedestrian activity, and that comfy public spaces increase economic growth. His opinion was that downtowns need a mix of fun and business things to do to be most effective (activity and use). This contributes to my research project because I found through his research that: interviews are an effective method, buildings are an impactful way to revitalize, and that variety is desired. (Arendt)

Summary: A variety of building types (in terms of use) is beneficial to a revitalization project, especially when multi-story.

Application: My revitalization project should be a mixed-use development if possible and use multiple stories.

LITERATURE REVIEW

Publication Title: Strike Two for Urban Revitalization

Author: Kris Hartley

Location: varies

Kris Hartley, author of “Strike Two for Urban Revitalization” is a planning consultant and sports lover. In summary, his article Hartley relies on specific cases to back up his claims, these cases being locations of ballparks. He found that stadium projects and urban revitalization are very much connected, but perhaps in the wrong way. He discusses how sports parks are sometimes used to revitalize an area and fail, and how sport parks are put in an already revitalized area (or an area of high potential) and are very successful. This contributes to my research project because it shows me how misconceptions about the economics of revitalization can doom a project; it also shows that case studies are an impactful way to inform my research. (Hartley)

Summary: Adding ballparks is not an efficient way to revitalize an area.

Application: I should not rely on sports facilities to create my revitalization design.

CASE STUDY

Author: Colin Woodward et.al.

Location: Cincinnati, Ohio

Over-the-Rhine is a 362-acre neighborhood in Cincinnati, Ohio that was redeveloped by the Cincinnati Business Committee for The City of Cincinnati starting in 2003. Fountain's Square, one of the revitalization projects in the neighborhood was completed in 2006, and Washington Park was reopened after another revitalizing in 2012, but more projects are yet to be completed (Woodward, et. al.). This case study contributes to my research project because it shows a neighborhood in the United States being brought from a poor neighborhood with a bad reputation to the now-more wealthy cities in their area. This gives a good example as to how revitalization can boost the economy, and also how one project can give inspiration for another when it is successful.

Summary: Over-the-Rhine was a revitalization project that took one of America's most dangerous neighborhoods and rebuilt it as a wealthy and popular area.

Application: My revitalization project should be able to combat a depreciated area even if it is currently very dangerous.

CASE STUDY

Author: Jonathan Lerner

Location: Middletown, New York

The Downtown Middletown Capital Project is a project in Middletown, New York that infilled the 41,000 sq. ft. vacant Woolworth store with four small retail spaces on a main commercial street, for the city of Middletown, NY. One of the groups working on this project is: Pattern for Progress, a nonprofit regional planning organization (Lerner). This case study contributes to my research project because it shows another US neighborhood being revitalized, this one creating more commercial space instead of parks. This case study also referenced: meetings, Gantt charts, budgets, plans and reports which suggest a number of methods to use in my research project.

Summary: This project infilled a vacant factory site to build more retail on a main commercial street.

Application: My revitalization project would highly benefit if I could locate it on a busy street.

CASE STUDY

Author: Art & Architecture Source

Location: Syracuse, New York

The “Corridor of Light” is a project done for The City of Syracuse by the Syracuse Institutions Collaborate in order to improve the lighting of the city corridor in Syracuse, New York. The size of this project does not have a determinate, as they are lighting up along the city corridor and continuing onward with no stated size. The date of project end is not specified as it is ongoing (Syracuse Institutions). This case study contributes to my research project because this project was created to teach urban revitalization to students like myself. It gives a refreshing perspective on urban revitalization and uses technology and involvement to improve the city instead of redesigning a parcel of land.

Summary: This project aims to teach students about urban revitalization through lighting up city corridors.

Application: My revitalization project would highly benefit if I could activate during a time it is not currently active.

RESEARCH SUMMARY

Most of the literature I read came from people involved in planning or connected to planning. The information most relevant to my research that I found was that vacant lots are a financial burden on cities, urban revitalization can boost the city's economy, parks are a useful infill method, and that revitalization gives opportunities to meet sustainability goals. I also found that adding sports fields are not an effective method to revitalize an area, though sports fields do benefit a community when added to a revitalized area.

My case studies were all of urban areas in the United States. Over-the-Rhine was a revitalization project that took one of America's most dangerous neighborhoods and rebuilt it as a wealthy and popular area of Cincinnati, Ohio. The Downtown Middleton Capital Project infilled a vacant factory site to build more retail on a main commercial street. The "Corridor of Light" is a project for the city of Syracuse, New York that aims to teach students about urban revitalization through lighting up city corridors.

I derived many goals from my research as well as useful criteria for selecting the site that I will design.

Goals Based on Research:

1. vacant property
2. sustainability
3. parks/community space
4. mixed-use, multi-story
5. busy street
6. activate during inactive time

Analysis

How do I find a vacant site that is in an area that needs revitalization?

This section of the book aims to answer this question and find my site through analysis. It will also include analysis of 561 Peabody Road Vacaville, California, the site I ultimately choose.

SITE SELECTION

I wanted to identify an empty plot in an urban area of potential high-use in Vacaville, California (this was the city our class was assigned to) and utilize this parcel for my project. Potential customers and residents were necessary and the site couldn't be too dislocated from the urban environment. Most of the vacant lots I found in Vacaville were far from the main part of the city, on the outskirts, or were many acres in size.

I searched for my site by going to the major areas of Vacaville (downtown, the outlet mall, the movie theater plaza, etc.), and saw few vacant areas. I then mapped Vacaville based on areas near establishments that usually reside in less wealthy areas (discount and thrift stores, liquor shops, gas stations, etc.). I then found 561 Peabody Road because it was located along a commercial strip with a 99-Cent store, a liquor store and a gas station. It was also on a busy street with other new development within a five minute drive away so it seemed to have good potential.

I chose 561 Peabody Road as my senior project site because of its urban context. The site is close to Will C Wood High School, two churches, is located in an old strip mall with other shops and is near lots of housing both apartment and single family homes. The part of this property with a wild grassland behind a chain link fence is what really sparked my attention.

Summary:

I searched different parts of Vacaville to find an urban site with lots of potential and decided on 561 Peabody Road Vacaville, California..

SITE ANALYSIS

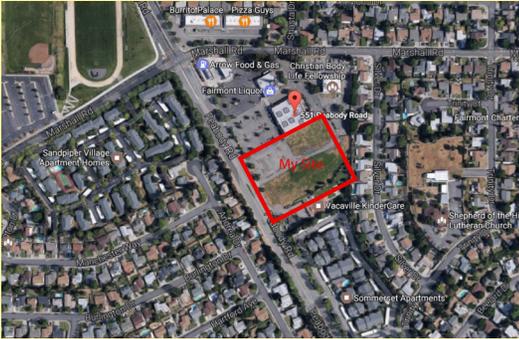


Figure 1: Site Location
Obtained from Google Earth

561 Peabody Road is an interesting site. Half of this 3.8 acre lot is fenced and advertised for sale, but the other parts of the lot are unfenced. One unfenced portion is paved and being used as a parking lot for large trucks, the other portion is open grass adjacent to the 99 Cent Store. The parking lot area is also overgrown with weeds and has lots of trash, so the site does not seem to be well taken care of. It is located on a commercial strip with a 99 Cent Store, rundown small computer repair as well as a liquor store and gas station. It is next to a Kindercare and is surrounded by new looking apartments. Will C. Wood high school is located to the northwest.

This site is adjacent to a 40 mile per hour, four lane road. Some sections of this road have a divider. Only a few people walked on this street during a busy day (weekdays are the busiest), otherwise, most people drove.

The main feature of this site is definitely that the large parcels of land look like an overgrown lawn. Though not necessarily of meadow-like quality, there is something very “nature taking over” that is appealing, I would not have been surprised if a bunny had popped up. The fenced area especially had a raw beauty though it was impossible to capture the feel of the purple blossoms dancing in the five foot tall weeds.

This site has many potential patrons: there are two churches in the neighborhood, single family homes, apartment complexes and a high school nearby. It is also zoned for commercial which could make it a valuable financial asset to the area if it becomes successful. The site is also located on a busy street, so if it has amenities that can appeal to people driving on the road it could also boost the area’s customer numbers. Developments that make sense on this site include a mixed-use redevelopment or a mixed-commercial redevelopment.

Constraints on-site include that the lot is an odd shape and in a few different conditions: undisturbed meadow, highly disturbed yet neglected parking lot and a strip that runs between buildings. The zoning for the site also limits redevelopment to commercial uses, though other uses may be negotiated. The trucks parked on the property are a pollution hazard and misuse of space. The trash is also of noticeable amount and there is traffic noise from Peabody. This commercial strip looks run down, but the 99 Cent Store is well utilized (there are many shoppers on a weekday afternoon). There aren’t any nice views or habitats, and poor drainage on site (puddling) could be a potential problem.

Summary:

This site is on a rundown commercial strip and busy street with much potential in the form of available patrons. However, the field of wild grasses may be the only true beauty on this ill-kempt and neglected site.

SITE ANALYSIS



Figure 2: Standing on empty lot*



Figure 3: Dollar Store graffiti wall*



Figure 4: Trash on Site*



Figure 5: Trucks on Site*

CONTEXTUAL AND HISTORICAL ANALYSIS

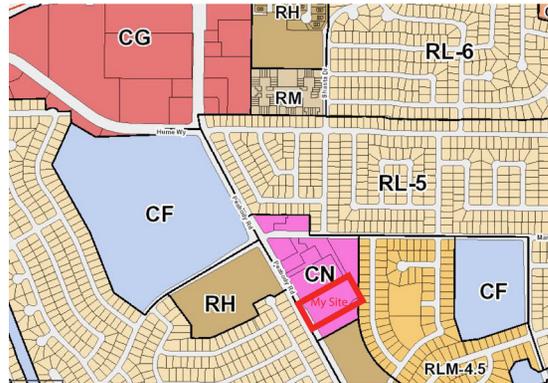


Figure 6 (left): Zoning
Obtained from City of Vacaville

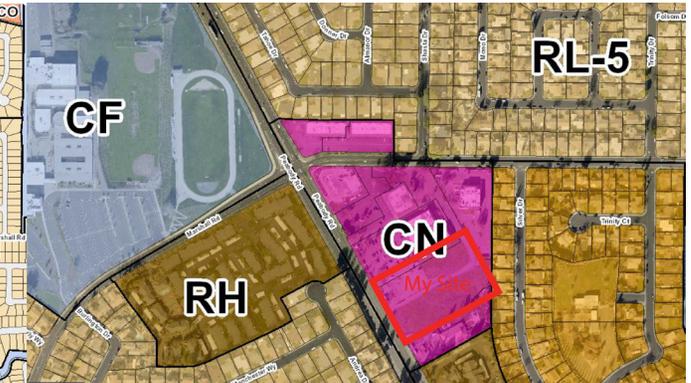


Figure 7 (right): Zoning with Aerial
Obtained from City of Vacaville

The commercial strip that my project is using is currently zoned as neighborhood commercial. City planners from Vacaville have told me that they are pushing to have the site zoned as mixed use. The surrounding area is mostly zoned as residential including single family homes, Sandpiper Village Apartment Homes and Somerset Apartments. My site is located near another commercial strip that is across the street. There are also two churches in the area: Christian Body Life Fellowship Church and Curry Temple Christian Methodist Episcopal Church.

An aerial photo from 1999 suggest that nothing has been on this vacant property for at least a few decades. Some community members mentioned that a Safeway had been on site in the 70's, but the grocery may have actually been in the current 99 cent store building. When I called Northgate (the business that manages the property), they had no idea when the last this lot was developed, but it had been more than a couple decades.

Figure 8 (top right): 1999 Aerial Zoomed In
Obtained from UCD Map Room



Figure 9 (left): 1999 Aerial
Obtained from UCD Map Room

Figure 10 (bottom right): 2017 Aerial
Obtained from Google Earth

Summary:

This site is not currently zoned for mixed-use, but for commercial. It is neighbored by residential areas and community services. Unfortunately, the plot has been vacant for a a few decades.

ANALYSIS SUMMARY

561 Peabody Road is a vacant property in a rundown commercial strip (currently zoned as neighborhood commercial) off of a busy street. It is located near lots of possible patrons, including high school students from Will C. Wood High School, and has development potential. The most attractive feature of this site is the wild grassland currently barred by a chain link fence. However, there are remains of graffiti markings on the 99 Cent store building suggesting that graffiti is a problem in the area that needs to be addressed. Trash on site, particularly fast food containers, are likely a result of people eating on or near site (or in their cars). Unfortunately, this site has been vacant for a few decades.

Goals Based on Analysis:

1. solve the graffiti problem
2. keep the meadow (in spirit)
3. street buffers
4. cheap food options for students

Design Process

How do I design a site that can revitalize its surrounding area?

This section of the book shows how my design evolved throughout its entire process. It seeks to address and create goals that could further infill revitalization project success.

PRELIMINARY DESIGN

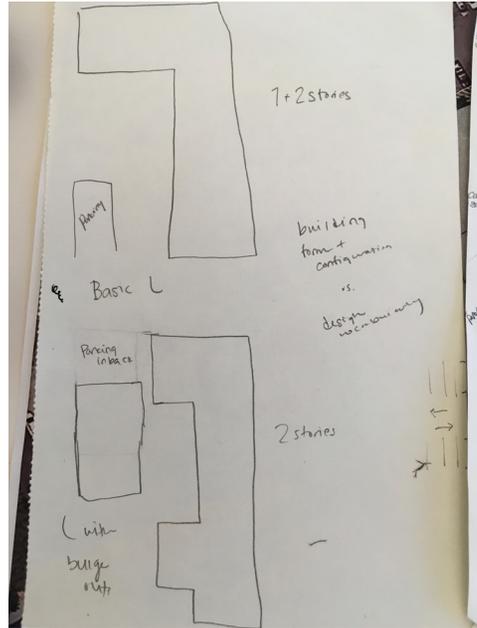


Figure 11 : Building Shape Front Parking*



Figure 12 : Building Shape Back Parking*



Figure 13 : Building Shape Back Parking 2*

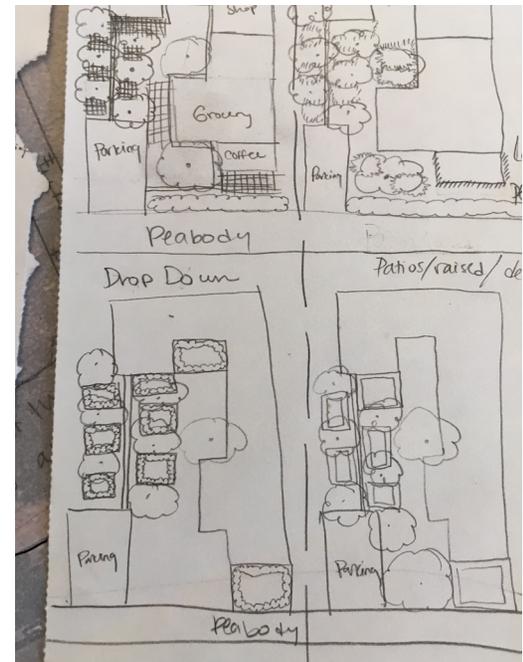


Figure 14 : Community Gathering Sketch*

The first building sketches focused on an “L” shape in hopes of dispelling the “strip” form of the site and its adjacent parts.

The next few sketches attempt to find locations for community spaces within the previous building forms and what those community gathering spaces would be.

PRELIMINARY DESIGN

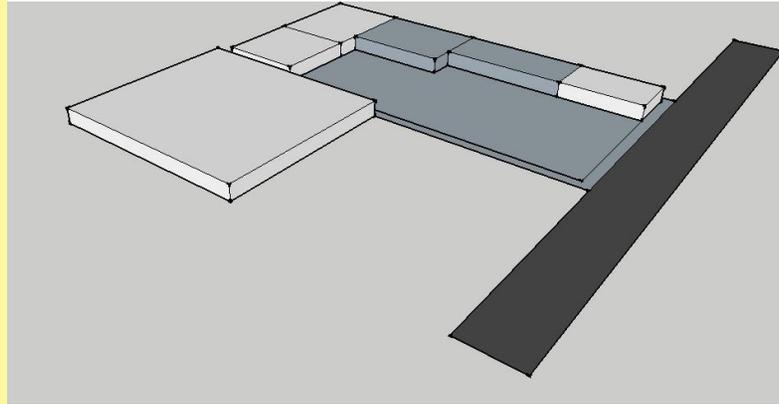


Figure 15: 1 Story Buildup*

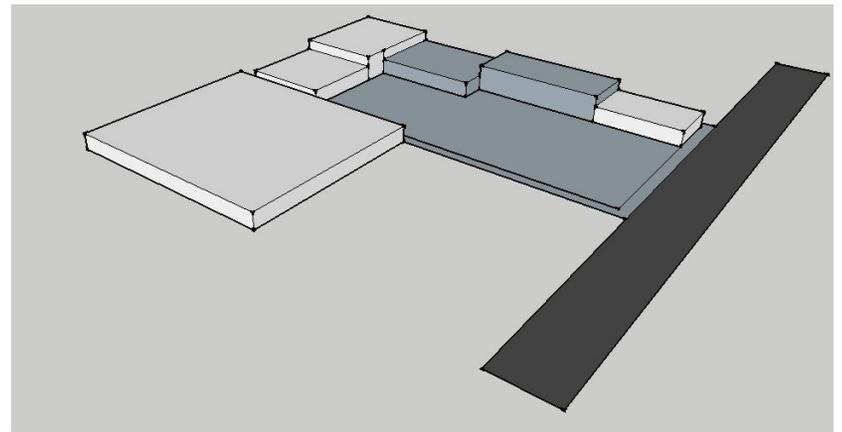


Figure 16: 1 and 2 Story Buildup*

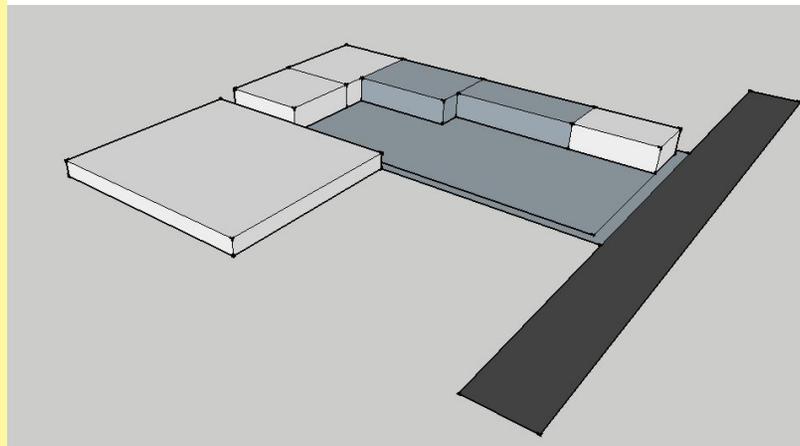


Figure 17: 2 Story Buildup*

These 3D models compared possible development buildups (one, mixed and two stories) with the existing 99 Cent Store building height and the road.

PRELIMINARY DESIGN

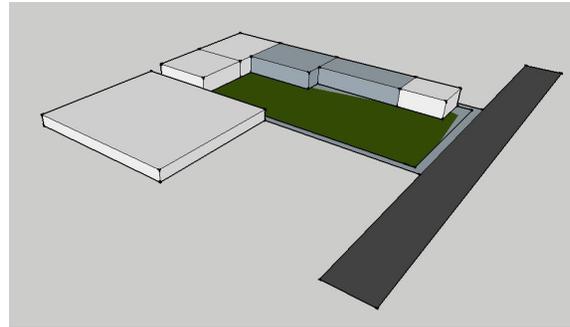


Figure 18: No Parking*

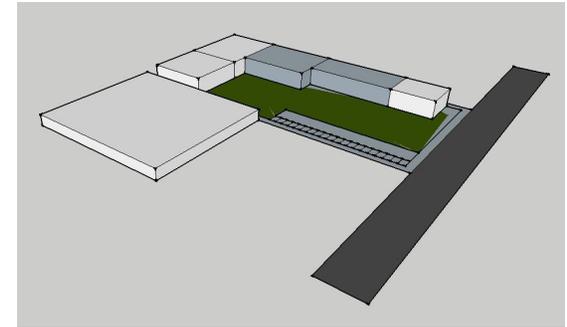


Figure 19: 4 Parking per Shop*

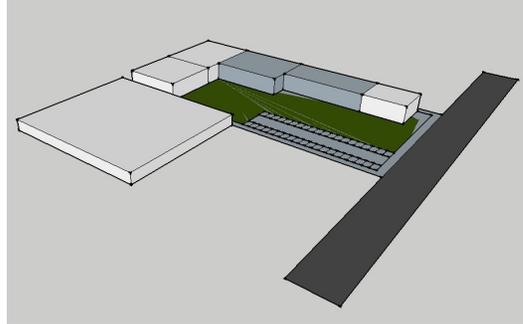


Figure 20: 8 Parking per Shop*

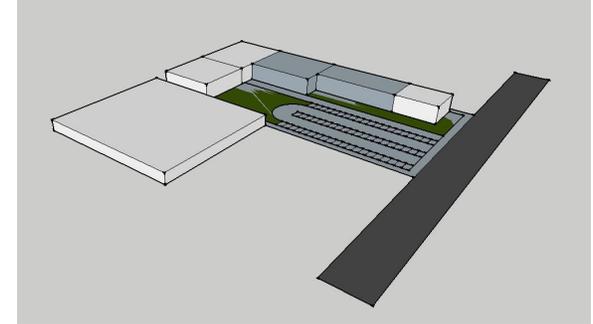


Figure 22: 12 Parking per Shop*

These 3D models compared possible parking amounts, as the number of parking spaces would be the limiting factor of both building number, density and possible community space.

PRELIMINARY DESIGN

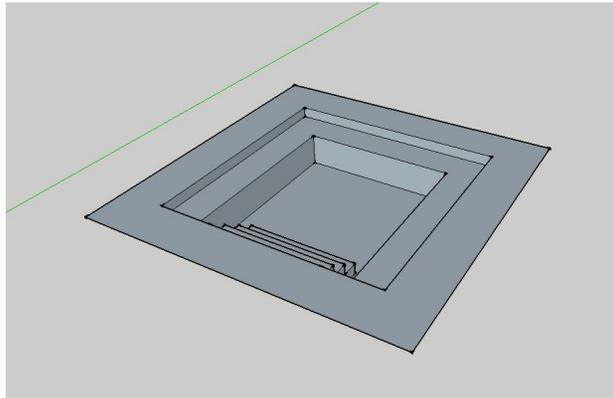


Figure 22: Elevation Prototype v1*

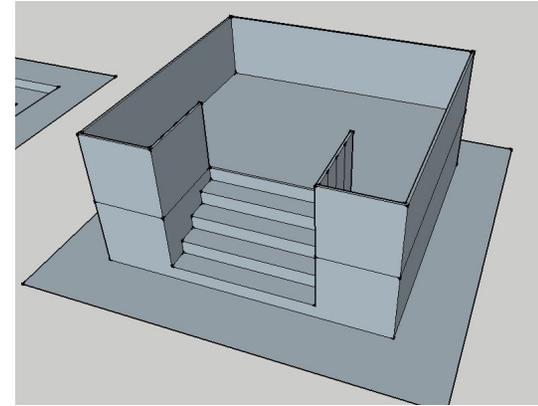


Figure 23: Deck Prototype v1*

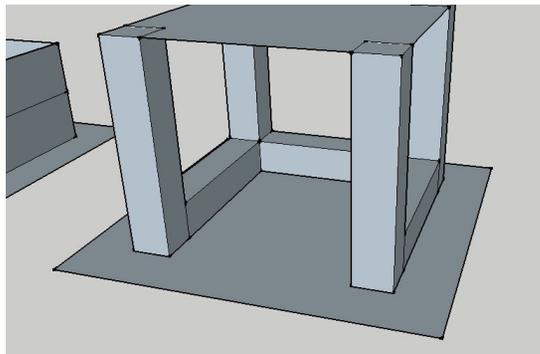


Figure 24: Trellis Prototype v1*

These 3D models compared possible community gathering space prototypes.

PRELIMINARY DESIGN

My preliminary designs begin by trying to form around the awkward shape of the plot. I then then moved on to explore parking options (front or back) and the way community spaces would be integrated on the site. Next, I addressed parking amounts and the number of stories as my primary concerns due to that they would be the limiting factors on open space and density.

At the end of our critique, I found that some of the city planners from Vacaville wanted me to stay away from one-story developments, though this is what is currently on site, they urged me to build up. They suggested not worry too much about the number of parking for the commercial area (as it could share with the existing parking) and to instead just make sure that the site has affordable housing and appropriate parking for the on-site residents.

Goals Based on Critiques:

1. affordable housing
2. more than one story
3. share the parking
4. residential parking area

REVISED DESIGN



Figure 25: Back Parking Perspective*

This 3D model was based on a design pushing the parking to the back. This mixed story (one and two stories) development allows for the parking to mold around the awkwardly shaped plot and provides a buffer between the single family homes nearby and the development.

This design focused on community gathering space rather than commercial development.

Legend

- residential
- commercial
- restaurant
- handicap access
- welcoming space
- general gathering space
- service area
- greenery

REVISED DESIGN



Figure 26: Back Parking From Peabody*

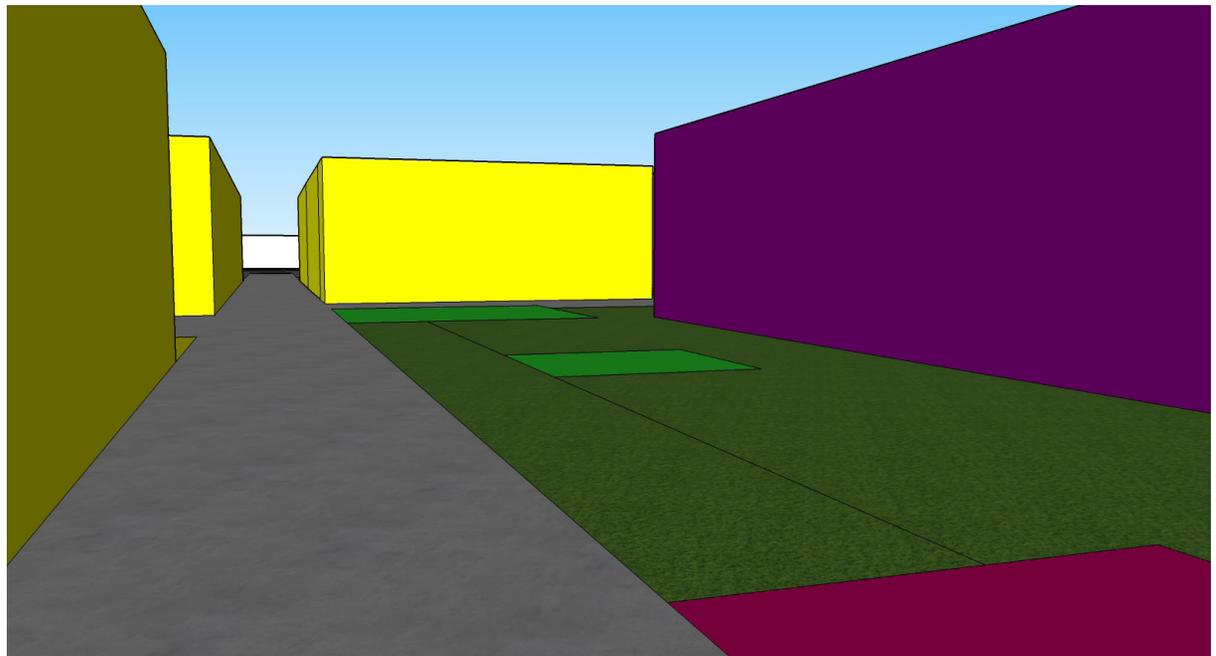


Figure 27: Back Parking from Parking Lot*

Design Inventory:

- 18 one-bedroom affordable housing units
- 7 commercial spaces
- 5 restaurant spaces
- 27 residential parking spaces
- 50 non-residential parking spaces
- 6 welcoming areas
- 5 small gathering spaces
- 5 large gathering spaces

REVISED DESIGN

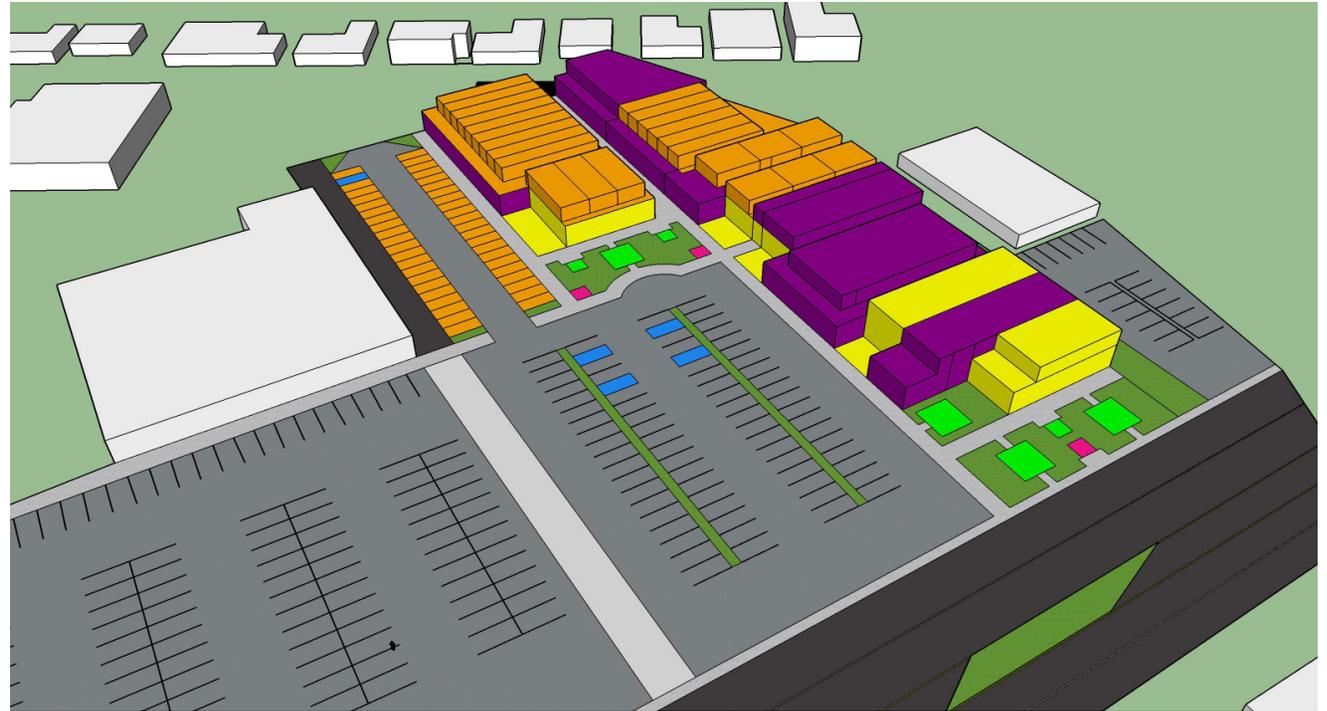


Figure 28: Front Parking Perspective*

This 3D model was based on a design continuing the parking in the front. This two story development allows for the parking to flow from the surrounding commercial strip.

This design is focused on development rather than community gathering space.

- Legend
- residential
 - commercial
 - restuarant
 - handicap access
 - welcoming space
 - general gathering space
 - service area
 - greenery

REVISED DESIGN

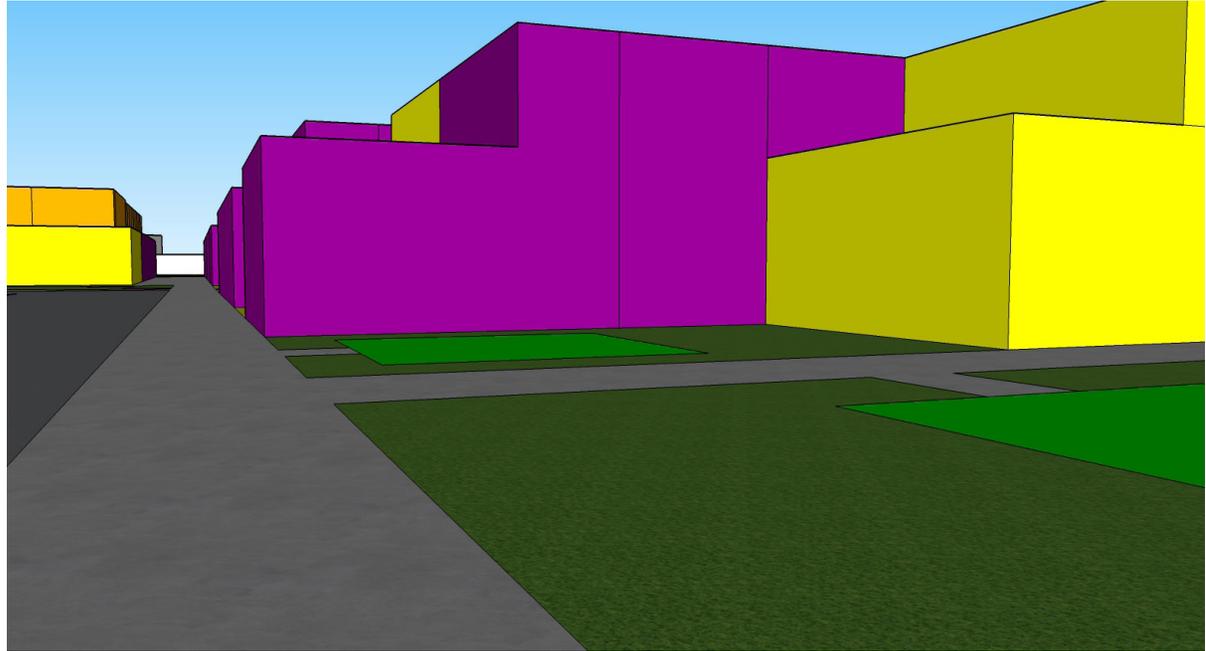


Figure 29: Front Parking from Peabody*



Figure 30: Front Parking from 99 Cent Store*

Design Inventory:

- 25 one-bedroom affordable housing units
- 10 commercial spaces
- 5 restaurant spaces
- 41 residential parking spaces
- 80 non-residential parking spaces
- 3 welcoming areas
- 3 small gathering spaces
- 4 large gathering spaces

REVISED DESIGN

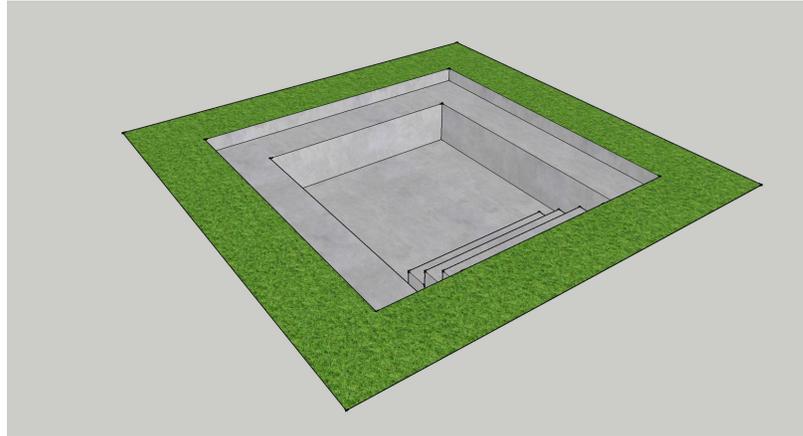


Figure 31: Elevation Prototype v2*



Figure 32: Bench Prototype v1*



Figure 33: Trellis Prototype v2*

These 3D models compared possible community gathering space prototypes while showing vegetation placement and possible materials.

REVISED DESIGN

My revised design began by attempting to address the goals I made after the first presentation to two planners from Vacaville. I revised my design to include only mixed (one and two) or two story development and eliminated the one story option. I also added affordable housing on the second story to accommodate the housing need. In addition to this, I refined my gathering space prototypes to show where planting would be and to give an idea of the materials. I also color coordinated the community gathering spaces to show where there was: welcome spaces vs. general gathering spaces.

I designed the smallest commercial space to be 1,200 sq. ft. based on a Davis Starbucks located in a nook of University Mall and the largest space to be 7,500 sq. ft. based on the Davis Trader Joes. Each restaurant was designed with outdoor seating space. The on-site residents would have parking furthest from the busy street in a sectioned off area.

At the end of this critique, I found that the front parking was favored because of its cohesion, though no one liked the idea of a sea of concrete. I was encouraged to build up even more and take the design up to three stories, as well as to add more housing to the site. The community members also liked the trellis and the drop-down community space designs best.

Goals Based on Critiques:

1. three stories
2. more housing
3. cohesive parking

FINAL DESIGN

This 3D model was based on a design continuing the parking in the front. This mixed (two and three) story development allows for the parking to flow from the surrounding commercial strip.

This design is focused on development rather than community gathering space.

Design Inventory:

- 53 one-bedroom affordable housing units
- 4 commercial spaces
- 6 restaurant spaces
- 75 residential parking spaces
- 80 non-residential parking spaces
- 2 welcoming areas
- 3 small gathering spaces
- 1 large gathering space
- 1 leasing office for on-site housing
- 1 resident gathering space

Goals Based on Critiques:

1. affordable housing
2. more than one story
3. share the parking
4. residential parking area



Figure 34: Final Design Perspective*

Legend

- residential
- commercial
- restaurant
- handicap access
- welcoming space
- general gathering space
- service area
- greenery



Figure 35: Peabody Place Site Perspective*

FINAL DESIGN



Figure 36: Peabody Place from Peabody*

This view of the final design shows what the entrance into Peabody Place would look like from the perspective of a person walking in from Peabody Road.

FINAL DESIGN



Figure 37: Peabody Place from 99 Cent Store*

This view of the final design shows what the second entrance into Peabody Place would look like from the perspective of a person walking in from the 99 Cent store adjacent to the development.

FINAL DESIGN



Figure 38: Community Space Perspective*

This view is a perspective of the large community gathering space final design. This design uses a series of levels to create varying spaces and zones. The trees provide shade and serve as a buffer between the shoppers above and the loungers below.

FINAL DESIGN



Figure 39: Community Space Perspective 2*

This view of the large community gathering space final design is shown from the perspective of a person walking into the space from above. There is a space in the center that decreases in elevation which would be ideal for a band to play in during weekends (which would activate the space during a currently inactive time).

FINAL DESIGN

This view of the small community gathering space final design shows this prototype from the perspective of a person walking by. The overhead trellis attached is actually repurposed chain-link fence currently surrounding the property. The chain-link material would be ideal for growing vines (not shown). Also, the vegetation surrounding the space paired with how the space lowers in elevation gives the illusion of being in a wild-grassland. This is in homage of the “meadow” currently on-site.



Figure 40: Trellis Fence Repurpose*

FINAL DESIGN

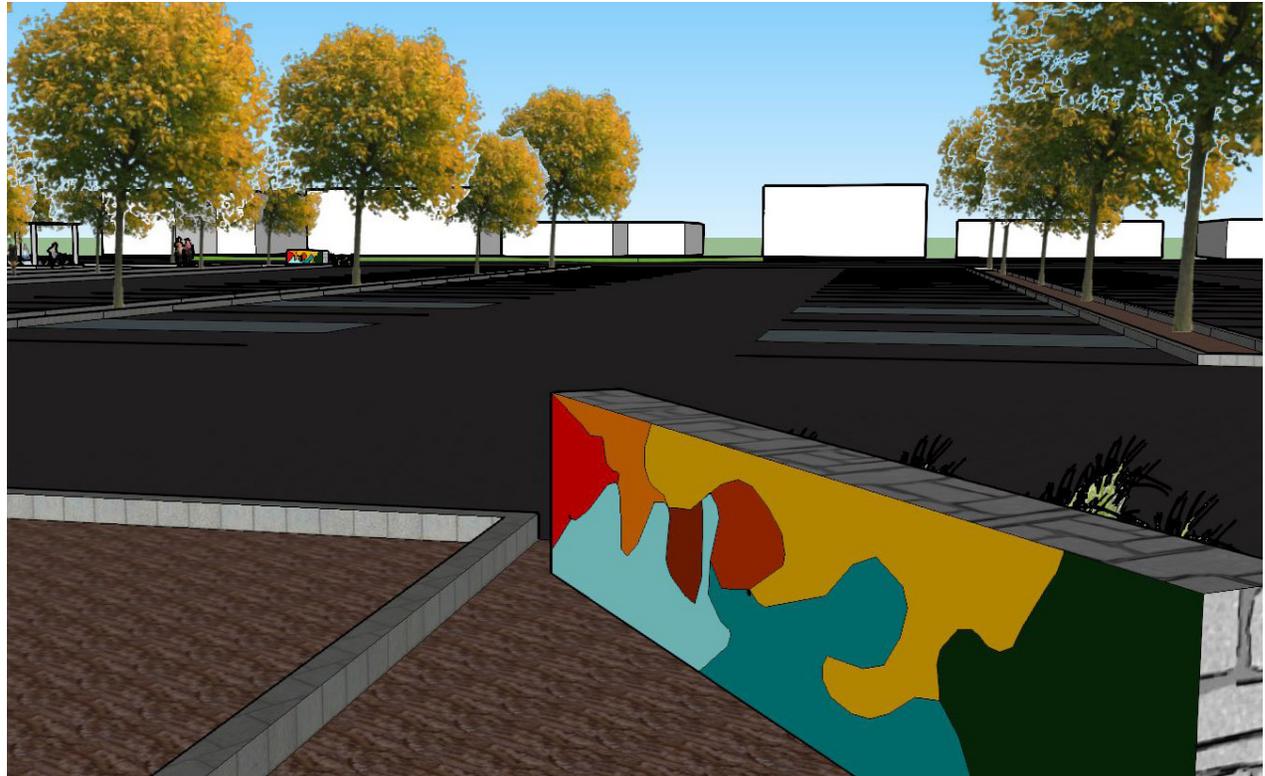


Figure 41: Mural behind Welcome Sign*

This view of the final design shows what the second entrance sign would look like from the perspective of a person walking out to 99 Cent store from Peabody Place. The back of the welcome signs are purposed for local artists, students or as community projects for graffiti offenders.

FINAL DESIGN

My final design was based on all of the critiques and goals I established throughout the quarter. My final design is a two and three multistory design. The residential parking now wraps around the back of the lot allowing for an easy service area and more parking spaces. The main community space is large and based on the elevation change and overhead canopy that community members had found appealing.

The welcoming spaces feature a sign welcoming everyone to “Peabody Place”, but the sign also has a dual purpose of addressing graffiti in the area. The other side of the signs are art space for murals that can be done by high school students, or as suggested by my instructor, as a community service project for those caught tagging.

The small general gathering space now has elevation change and overhead cover in the form of recycled chain link fence, from the fence currently surrounding part of the property. Growing vines on this structure could provide shade in a way that is both sustainable and interesting.

Conclusion

Can the infill of one plot revitalize an entire community?

We return back to the original question. Unfortunately, it cannot be answered unless changes are actually put forth. If this project were to catalyze the liquor store to become a new microbrewery and the 99 Cent store become a Marshalls, then we might be able to assume that the answer is yes. However, if this design project inspires any other landscape architect, or developer, or planner or community member to do something better for a community (be it through an infill or revitalization or infill revitalization project or not) then this project has definitely begun to start answering this question.

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Images:

- Figures 1 and 10: Google Earth, <https://www.google.com/maps/place/561+Peabody+Rd,+Vacaville,+CA+95687/@38.3449122,-121.9725958,287m/data=!3m1!1e3!4m5!3m4!1s0x80853d6a926e9c37:0x555eadc2bb3547fb!8m2!3d38.345106!4d-121.972135>
- Figures 6 and 7: <https://cov.maps.arcgis.com/apps/webappviewer/index.html?id=0e7eec0cd681438fb0aeb4e7ea8c83eb>
- Figures 8 and 9: WAC Corp., 99CA-117, 1:10,000, WAC Corp., April 5, 2017. Edited by Radiance Hardiman

