



de leon & primmer architecture workshop

LOGAN STREET CSO COMMUNITY DESIGN CHARRETTE SUMMARY_03/16/16

DESIGN CHARRETTE PROCESS OVERVIEW

PURPOSE

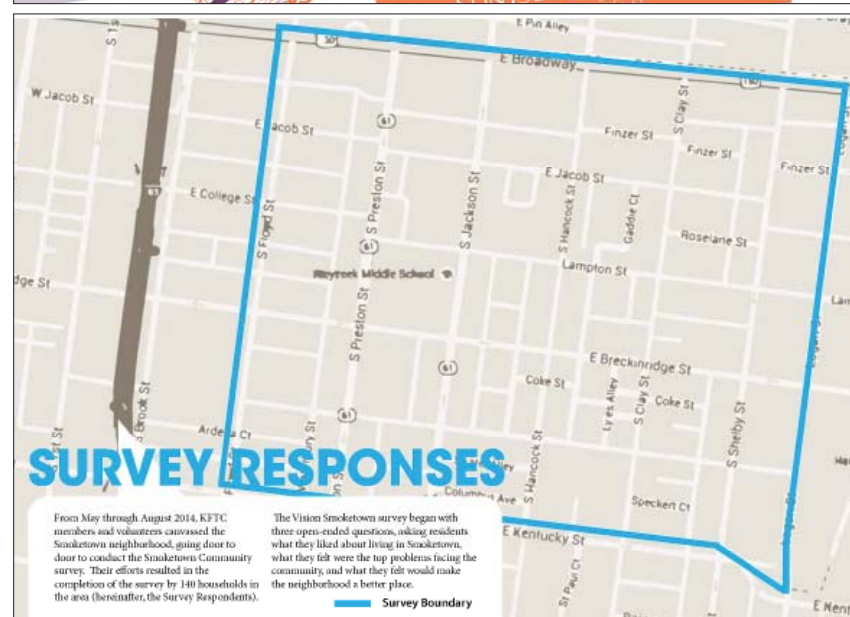
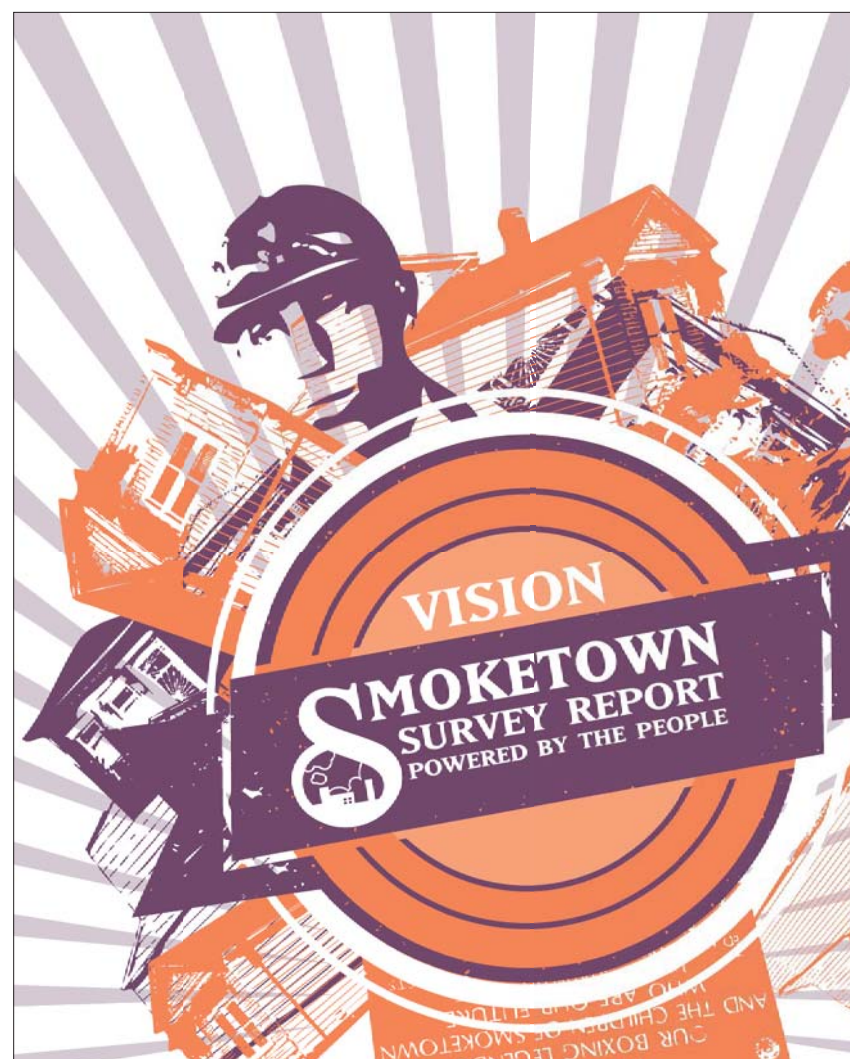
The design charrette process provides a focused & open-ended forum for discussion, debate and critique. Most importantly, it offers an inclusive opportunity to listen to diverse voices and to uncover a more nuanced understanding of underlying aspirations and concerns. The purpose of this particular charrette is to begin a dialogue that explores opportunities for the proposed LOGAN STREET CSO project.

PROCESS

The charrette was conducted as a two-part process. Participants were divided into (4) groups.

In the first exercise, they were asked to discuss open-ended questions divided into three themes based on the Vision Smoketown Survey Report responses: 1) things you LIKE about the neighborhood, 2) things that are PROBLEMATIC in the neighborhood, and 3) things that make the neighborhood a BETTER place. In particular, they were asked to direct these questions as they might related to the proposed project & site. Each group subsequently presented a summary of their ideas and concerns to all participants.

The second exercise continued these discussions but asked in a more specific way how they might apply their ideas directly on a map of the project site (with surrounding building fabric). Participants were asked to draw, tape, write, or use any method to visually convey these ideas.



Vision Smoketown Survey Report

327 responses to the prompt "Name three things you like about your neighborhood" revealed the following top five characteristics:

- Quality of, and numerous, relationships with neighbors (73 responses)
- Quiet and peaceful (44 responses)
- Location (close to downtown) (40 responses)
- Proximity to resources (i.e., jobs, highways, bus lines, healthcare) (19 responses)
- Businesses serving the area (16 responses)

Other widely valued assets were the neighborhood's rich history; the availability of nearby parks (especially Shelby Park), and the neighborhood's churches.

303 responses to the prompt "Name three things that are problems in your neighborhood," revealed these top five concerns:

- Vacant/abandoned structures and lots (39 responses)
- Drug use and drug dealing (35 responses)
- Issues with neighborhood cleanliness and property maintenance (27 responses)
- Crime (25 responses)
- Bad behavior from children and teenagers (23 responses)

Other important concerns widely identified were poor government services for the neighborhood, violence, lack of amenities and activities in the neighborhood, and inconsiderate neighbors.

290 responses to the prompt "Name three things that could be done to make your neighborhood a better place," revealed these top five priorities:

- Better police service/presence (39 responses)
- More activities/programs for children (33 responses)
- Better maintain or rehabilitate vacant/abandoned properties (23 responses)
- Increase cleanliness and beautify neighborhood (21 responses)
- Develop a community center (19 responses). Several respondents specifically noted the closing of Presbyterian Community Center as a loss for the neighborhood.

Other important identified needs to improve the community are the need to attract more quality of life business resources; improve neighborhood infrastructure (particularly the addition of street lights and the repair of neighborhood streets and sidewalks); create a neighborhood association or block watch; and improve engagement between neighbors and among the neighborhood and the local government.

DESIGN CHARRETTE PROCESS OVERVIEW

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LOGAN STREET DETENTION BASIN
COMMUNITY CHARRETTE 01/28/16

GROUP DISCUSSION

[Things you LIKE about the neighborhood]

- In what ways can the project highlight Smoketown’s strengths and assets?
- How might the project relate to Smoketown’s history, heritage and sense of identity?

[Things that are PROBLEMATIC in the neighborhood]

- What might make the project vulnerable to issues like crime & vandalism?
- What should the project NOT be?

[Things that make the neighborhood a BETTER place]

- How can the project become a community asset?
- What kinds of uses should the project site include?
- What other priorities should be considered for this project?

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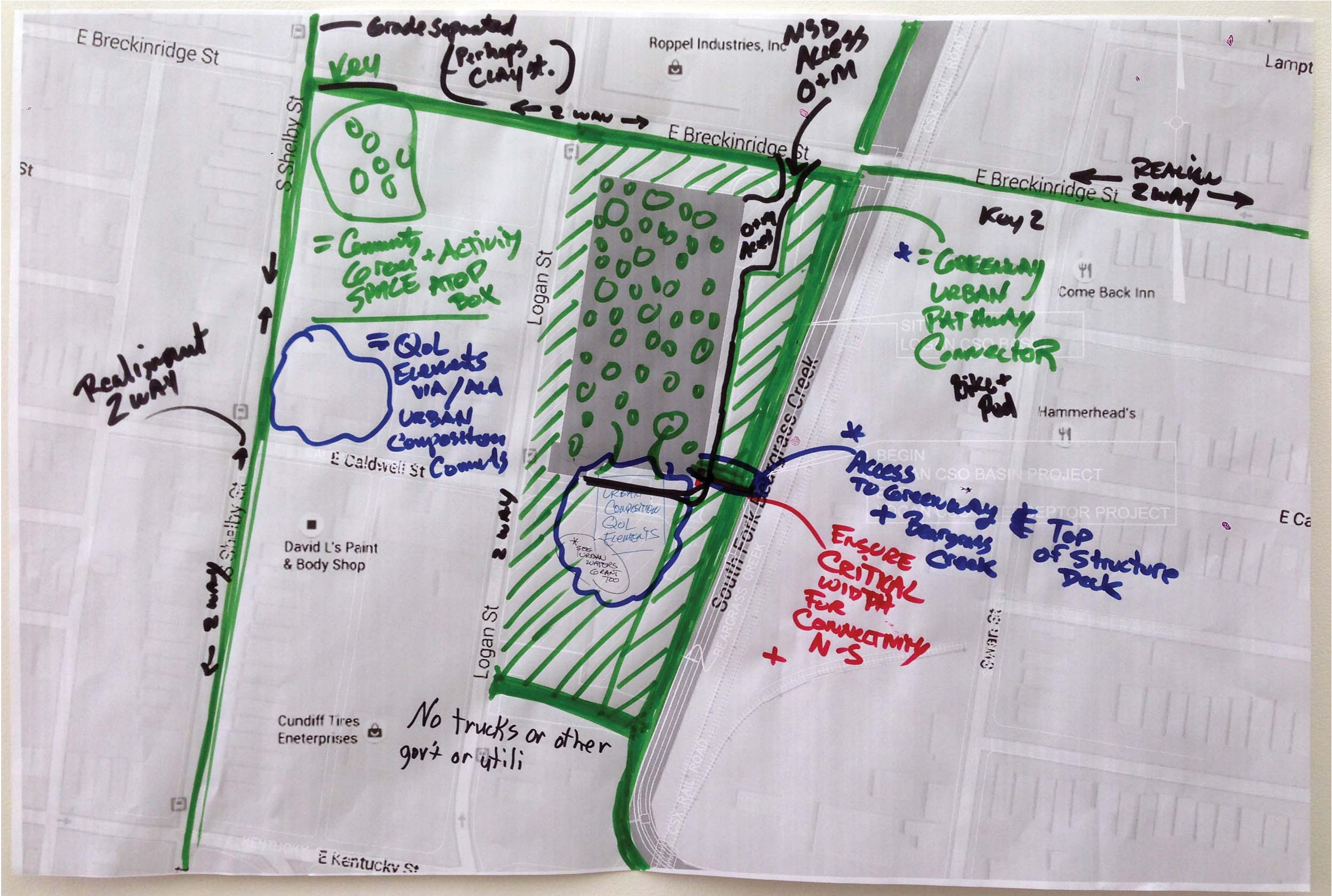
Charrette participants [All photos this page courtesy of Chris Harrell]

Community charrette discussion questions (based on Vision Smoketown Survey Report)

DESIGN CHARRETTE: GROUP 1 [*Group 1 presented two related schemes]

PRIMARY CONCEPTS

- The site & project should be a connector, bridging neighborhoods and city-wide recreational pathways
- The project should fit in with the neighborhood through materials and scale (attention to urban composition and quality of life elements)
- The project can be educational (seeing the inner workings of the facility)
- Provide plenty of green/recreational space
- Trees and biodiversity would be positive elements
- The project should relate to the existing housing stock
- Can the project be a gravity-fed pond? (Refer to the Crescent Hill Reservoir which uses terrain as an example)
- Improve connectivity through two-way streets
- Ensure that there is adequate width for a future greenway/urban pathway connector along Beargrass Creek
- Access to Beargrass Creek (and future greenway) is desirable
- Access to top of structure as a community green space is desirable
- Ideal not to see utility of government vehicles



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DESIGN CHARRETTE: GROUP 1

- ## DESIGN CHARRETTE: GROUP 1



DESIGN CHARRETTE: GROUP 1 [*Group 1 presented two related schemes]

The Good

- Heart of the city
- Convenient, Navigable, centrally located - walk/bike/mass transit
- Green Community art projects
- Friendly, neighbors look out for each other

The Bad

Creates a dark, isolated, un-patrollable space next to a railroad track that is already used by homeless people and train hoppers.

- WHAT PROJECT SHOULD NOT BE:
A BREAK / PRECLUDING COMMUNITY CONNECTIVITY ALONG BEARGRASS CREEK
An 'attractive nuisance' that encourages crime & creates safety issues

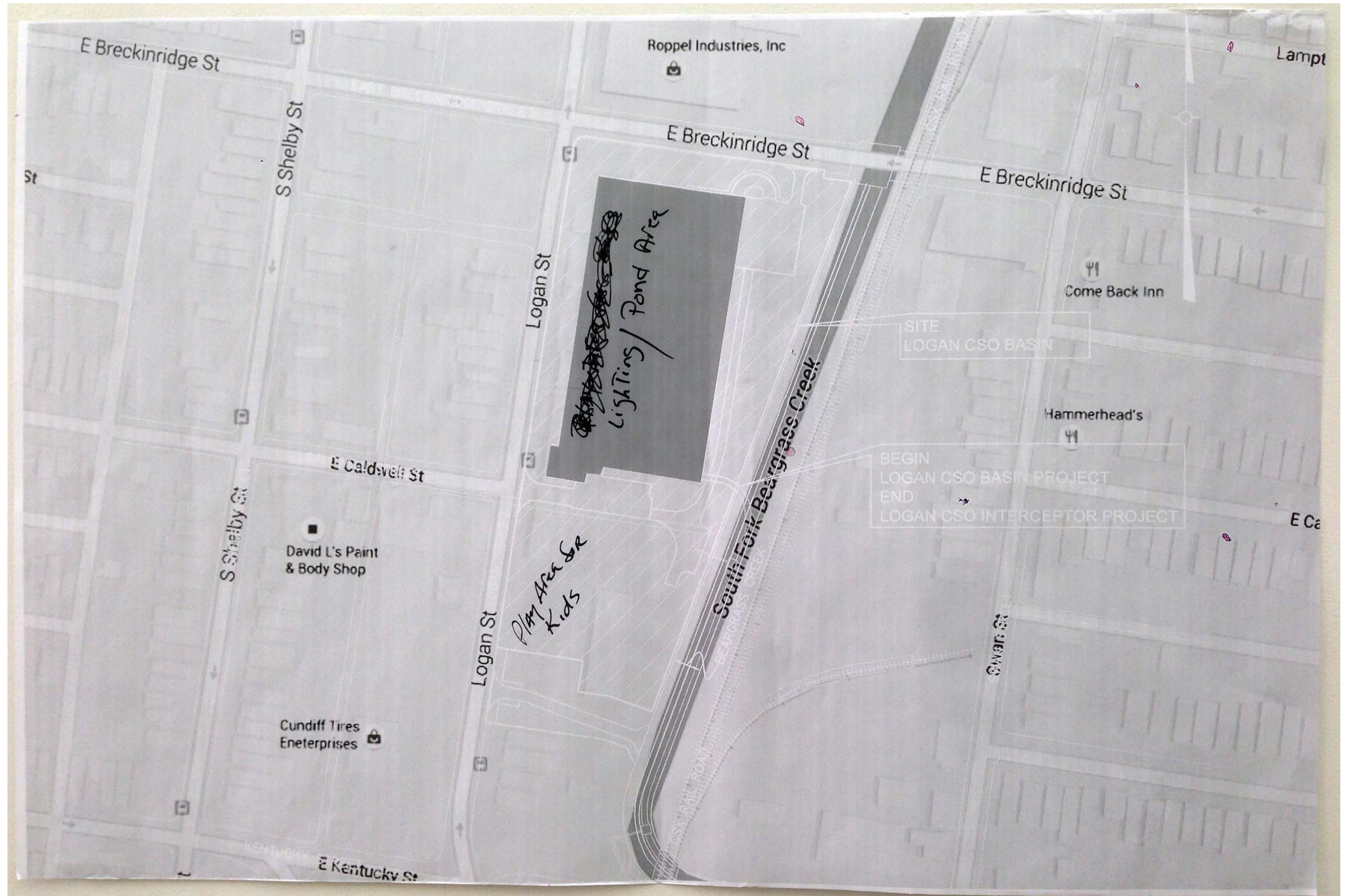
Hopefully Not Ugly

Bring more green space to the neighborhood
Greenhouse / community garden
Open a space for youth activities

DESIGN CHARRETTE: GROUP 2

PRIMARY CONCEPTS

- Neighborhood centrality, a sense of community, and connectivity should be guiding factors in the project
- The site/project should provide a safe play area for kids
- There should be access to green space
- No mural (although a 'mural or art installation that celebrates history' of Smoketown is listed in the 'Like' category in accompanying notes - refer to image)
- Building design should not preclude access to Beargrass Creek and future trails along the creek
- Public safety is critical: avoid dark/shaded areas; provide plenty of lighting
- Use of building area or building roof as pond
- There should be an equality of design: as a historically black community, Smoketown suffers a pattern of divestment and of not asking the neighborhood



DESIGN CHARRETTE: GROUP 2

ADDITIONAL CONCEPTS (Summarized From Notes)

[LIKES]

- Mural or art installation that celebrates the history of Smoketown
- Event pavilion for community use

[PROBLEMATIC]

- Unstructured/unsupervised youth
- Graffiti
- The project should not be:
 - an eyesore
 - overstated
 - a hipster pop-up market (something not in sync with the neighborhood)
- The project should:
 - Focus on what it can be for Smoketown, not the city
 - Find funding
 - Address traffic on Logan Street (make it a two-way street)

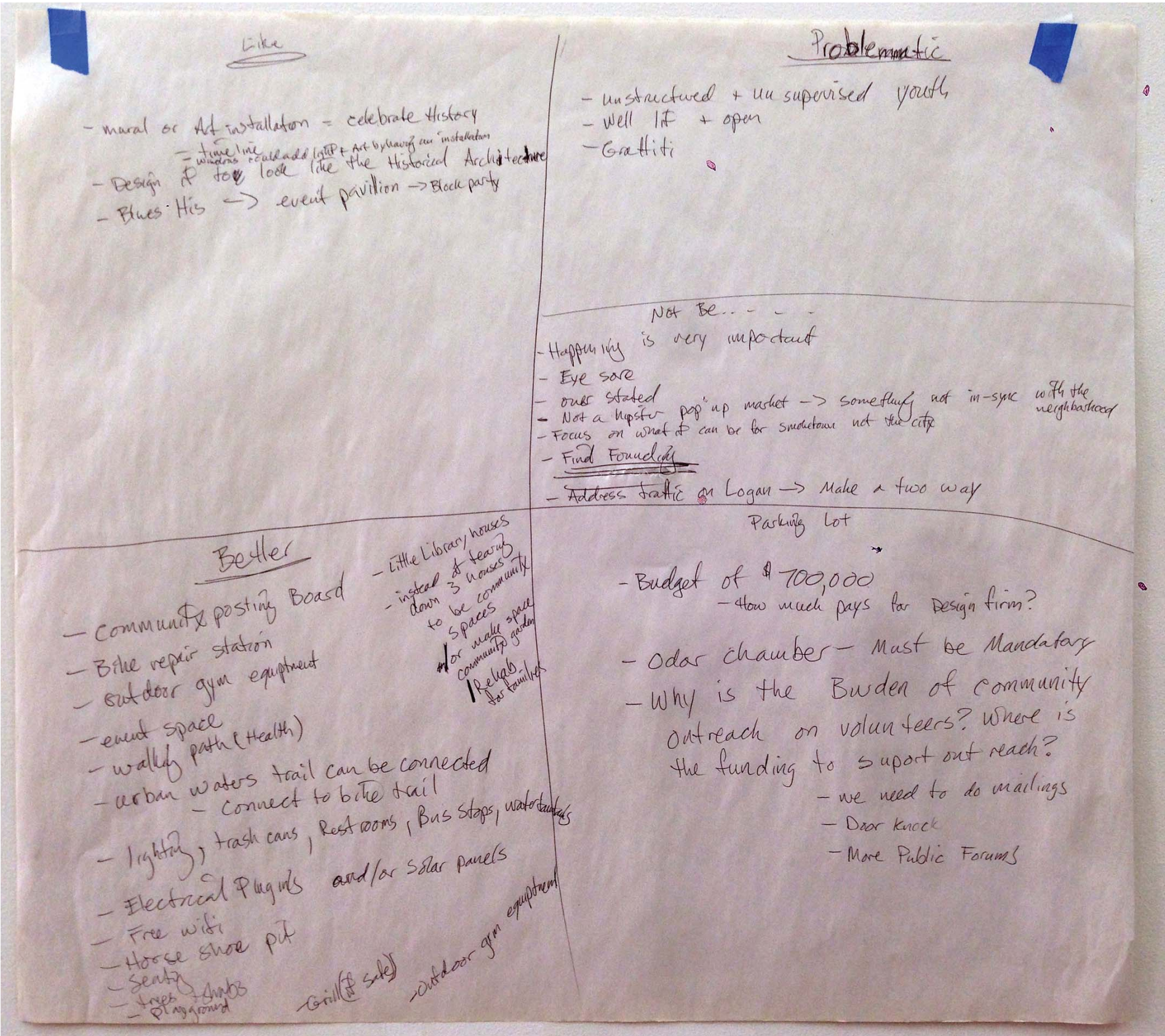
[MISCELLANEOUS COMMENTS]

- Odor chamber must be mandatory
- \$700,000 Budget: How much pays for design firm?
- Why is the burden of community outreach on volunteers? There should be funding to support outreach (mailings, door knocking, public forums, etc.)

[BETTER]

(Potential programmatic uses & elements)

- Community posting board
- Bike repair station
- Outdoor gym equipment
- Event space
- Walking paths for health
- Urban waters trail can be connected to bike trail
- Lighting, trash cans, restrooms, water stations
- Electrical plug-ins
- solar panels
- Free wi-fi
- Horseshoe pits
- Seating
- Trees & shrubs
- Playground
- Grill (if safe)
- Little library houses
- Instead of tearing down (3) houses, re-use them as community spaces, or small community garden, or rehab for families

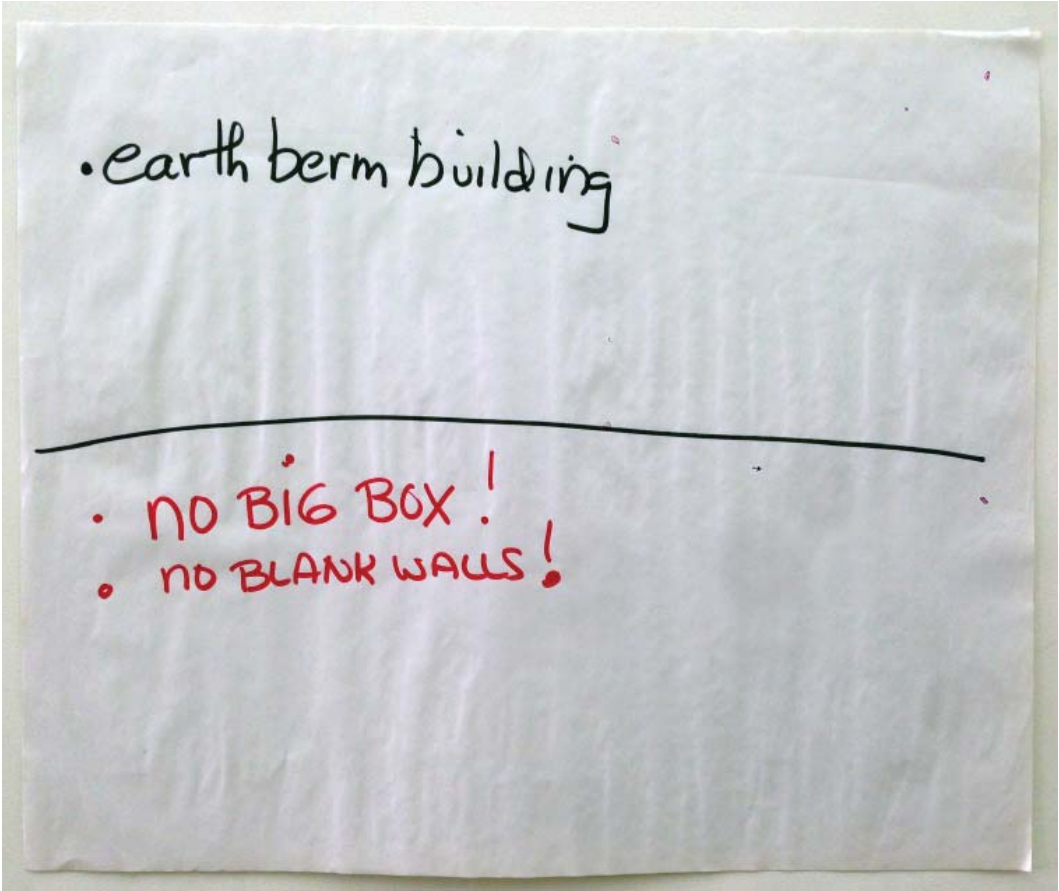
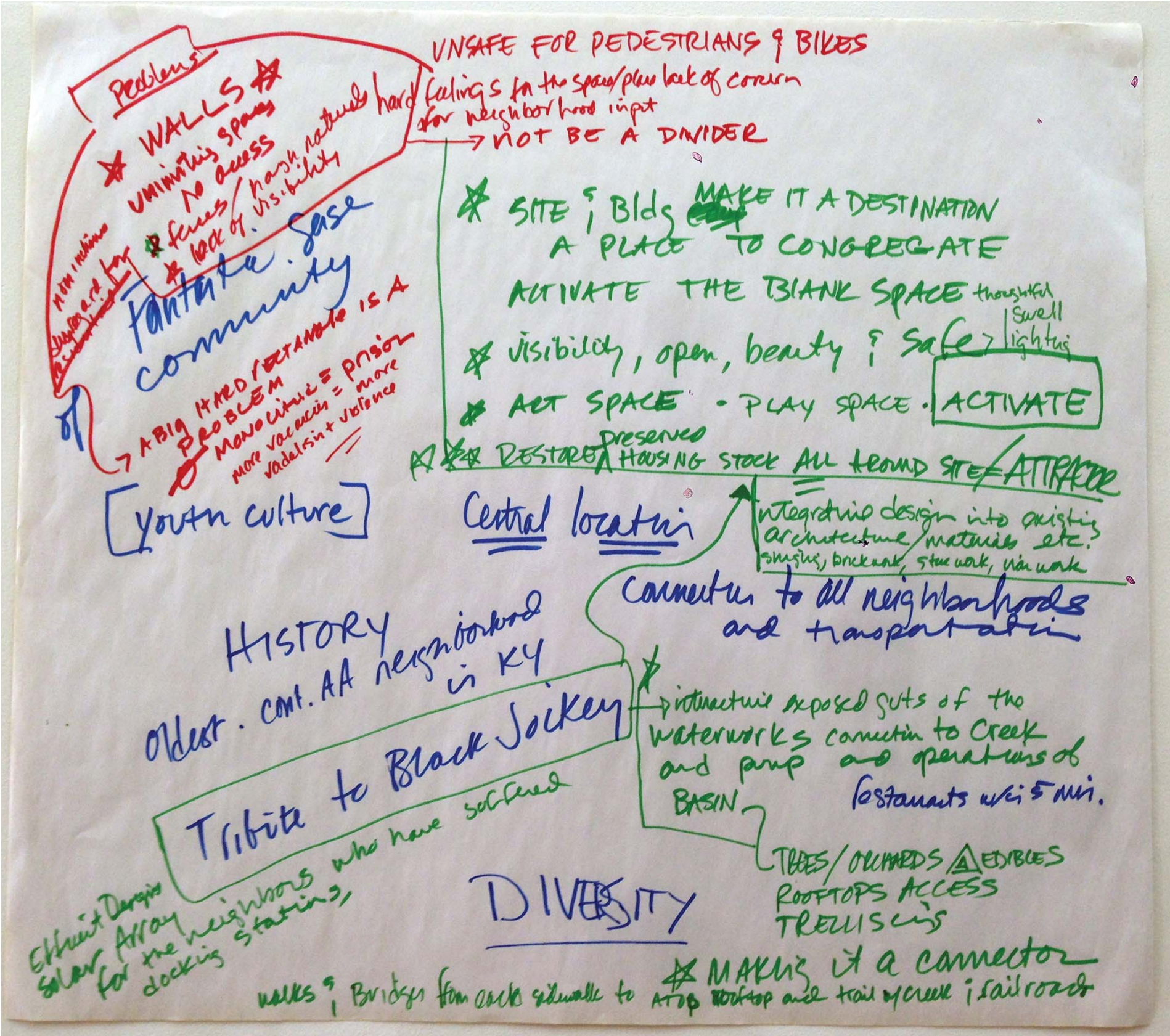


DESIGN CHARRETTE: GROUP 3

PRIMARY CONCEPTS

- Reinforce community connectivity to all neighborhoods and to Beargrass Creek
- No big box; no blank walls
- Activate the site and the community
- Provide a safe play space
- Introduce programmatic options (park, retail at block perimeter)
- Create value / investment (can more funding be made available?)
- Equality of design
- Make the site and building a destination; a place to congregate
- Safety through visibility, openness, lighting
- Restoring/preserving the housing stock all around site will make it an 'attractor'
- Integrate design into existing architecture, materials, etc.
- The project can be educational (exposing the inner workings of the facility)
- Rooftop access
- Earth berm building
- Trees, orchards, edible gardening, trellises
- Two-way streets
- Celebrate the neighborhood history and diversity





DESIGN CHARRETTE: GROUP 4

PRIMARY CONCEPTS

- Safety: well lit, open, no hiding spaces
- Odor chamber a must
- On rooftop: grass area, playground, dog park
- Paths across roof connecting to Beargrass Creek and other neighborhoods
- Wi-fi park
- Need funding for public forums
- Site features: solar powered lights, benches, sheltered bus station, power (for phone charging)

[COMMUNITY ASSETS]

- One-way streets
- Bike space / repair
- Open (covered) market
- Streetscape
- Green space / water feature
- Laundromat
- Greenway
- Dog park
- Equality of design
- Investment not divestment

[STRENGTHS & ASSETS]

- Community
- History
- Diversity
- Proximity to downtown
- Affordability
- 'Blank slate': underutilized' opportunities
- Jobs/construction
- Green
- Water



Community Asset

- one-way streets
- bike space/repair
- open market (covered)
- streetscape
- green space/water feature
- laundromat
- greenway
- dog park
- equality of design
- investment not divestment

Strengths & Assets

- COMMUNITY
↓
- HISTORY
- Diversity
- Proximity to Downtown
- AFFORDABILITY
- BLANK SLATE
↙ ↘
opportunity underutilized
- JOBS/CONSTRUCTION
- green
- WATER

DESIGN CHARRETTE SHARED PRIORITIES

The Community Design Charrette process yielded several key design strategies and guidelines that were consistently a common priority. These include:

- THE PROJECT/SITE SHOULD BE A **CONNECTOR** & ENHANCE **CONNECTIVITY**
- THE PROJECT/SITE SHOULD PROVIDE **OUTDOOR PLAY/RECREATIONAL SPACE**
- THE PROJECT/SITE SHOULD PROVIDE **ACCESS TO FUTURE TRAILWAYS**
- THE PROJECT/SITE SHOULD ENHANCE **PUBLIC SAFETY**
- THE PROJECT/SITE SHOULD **ACTIVATE THROUGH VARIOUS PROGRAMMATIC USES**
- THE PROJECT SHOULD **PROVIDE PUBLIC USE OF THE ROOFTOP AREA**
- THE PROJECT/SITE SHOULD BE **AN INVESTMENT IN THE NEIGHBORHOOD**
- THE PROJECT/SITE SHOULD **RELATE TO THE SCALE, CONTEXT & CHARACTER OF SMOKETOWN**
- THE PROJECT/SITE SHOULD BE **ABOUT SMOKETOWN** (NOT THE CITY)

EXISTING SITE CONDITIONS



LOGAN STREET COMPOSITE ELEVATION_WEST VIEW (From Breckinridge to Kentucky Streets)



LOGAN STREET COMPOSITE ELEVATION_EAST VIEW (From Breckinridge to Kentucky Streets)



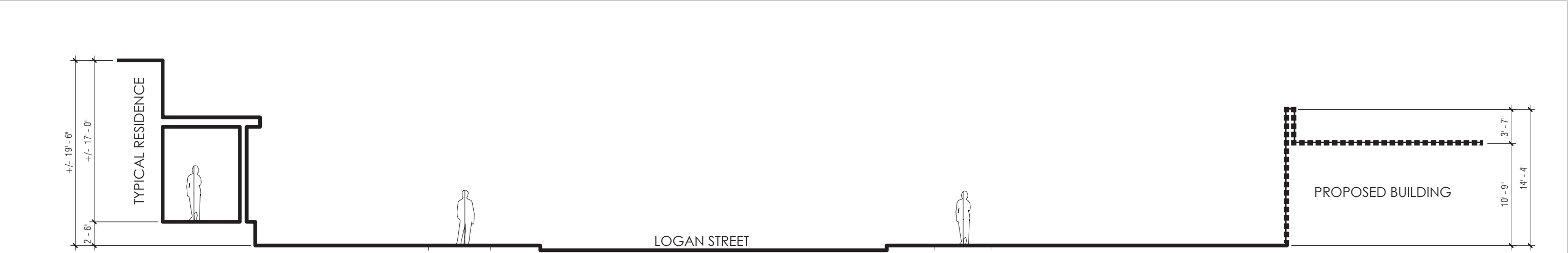
BRECKINRIDGE STREET COMPOSITE ELEVATION_NORTH VIEW (From Logan Street to CSX Elevated Railway)



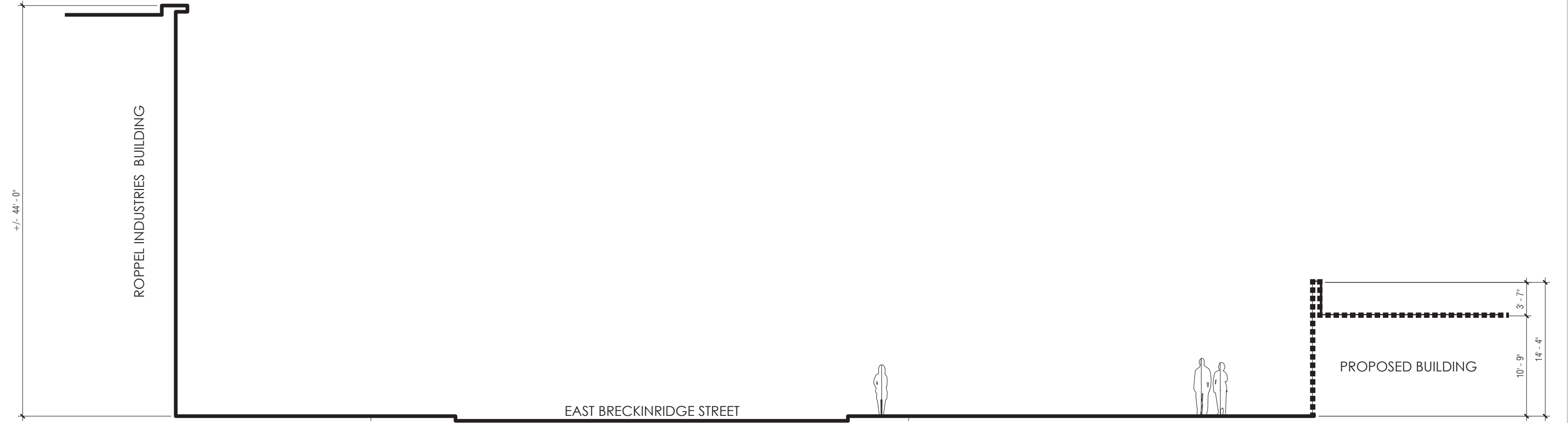
BRECKINRIDGE STREET COMPOSITE ELEVATION_SOUTH VIEW (From Logan Street to CSX Elevated Railway)

*Note: Composite images not to scale

EXISTING SITE CONDITIONS

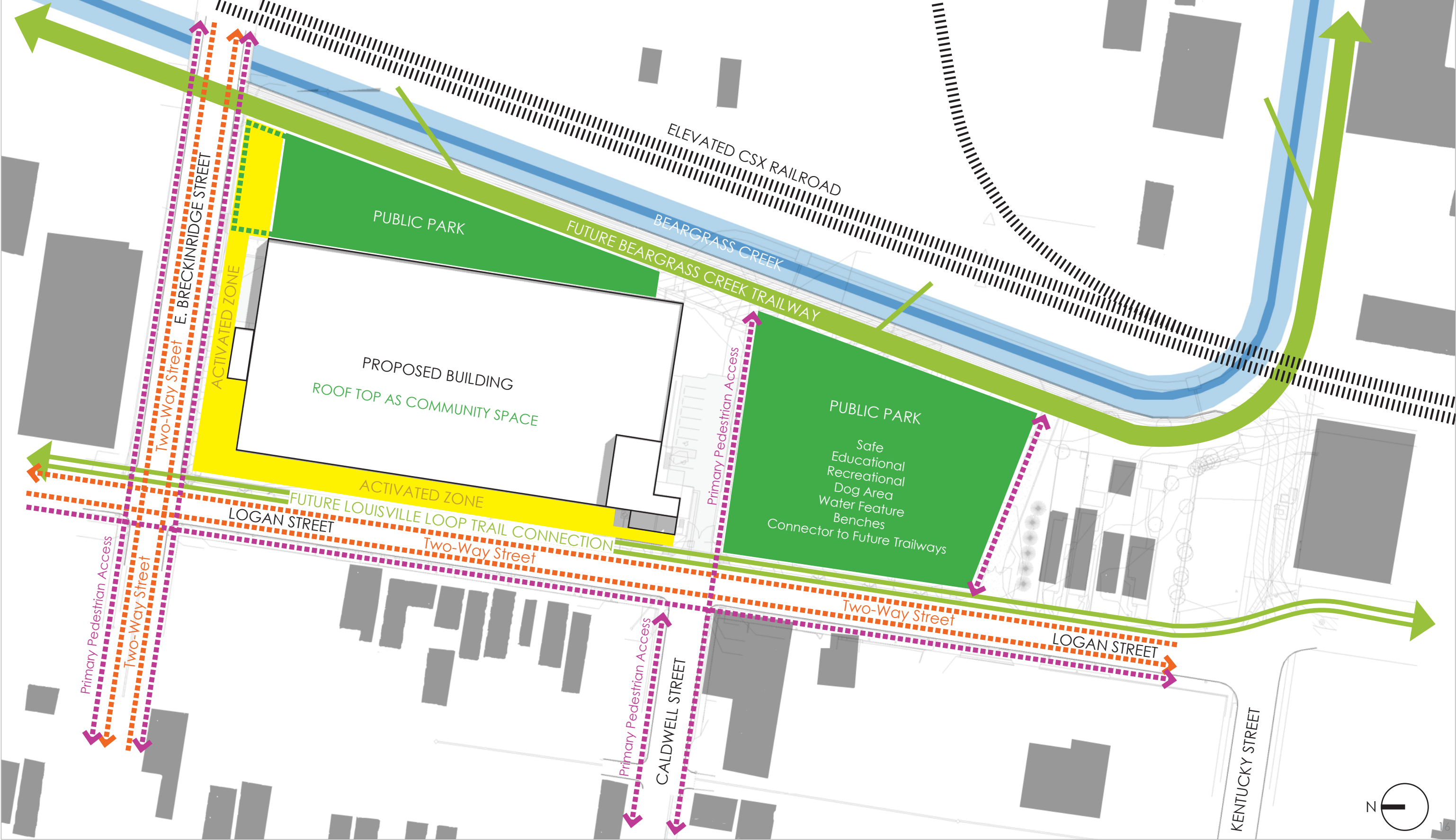


LOGAN STREET CROSS SECTION (Looking North)

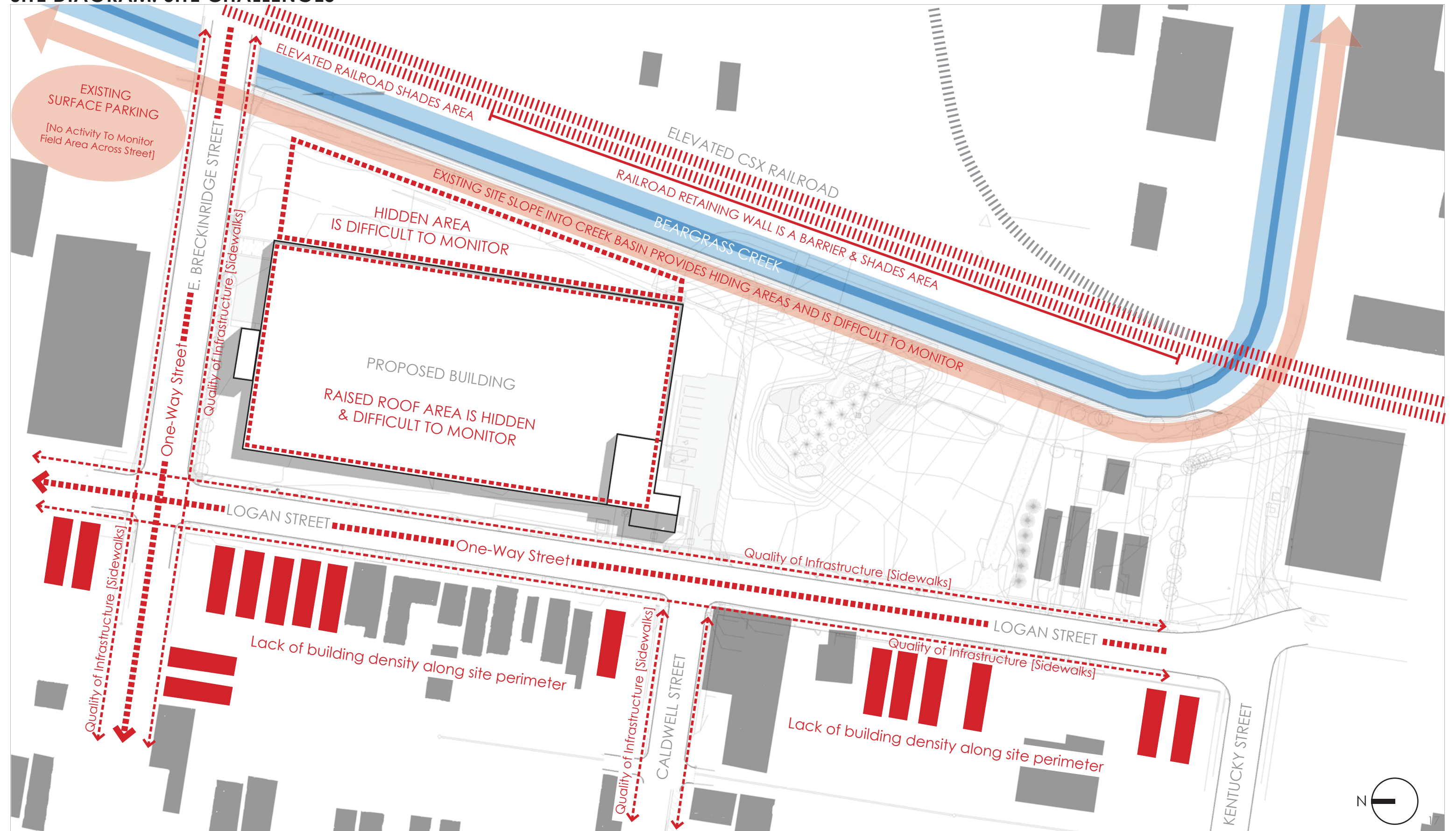


EAST BRECKINRIDGE STREET CROSS SECTION (Looking East)

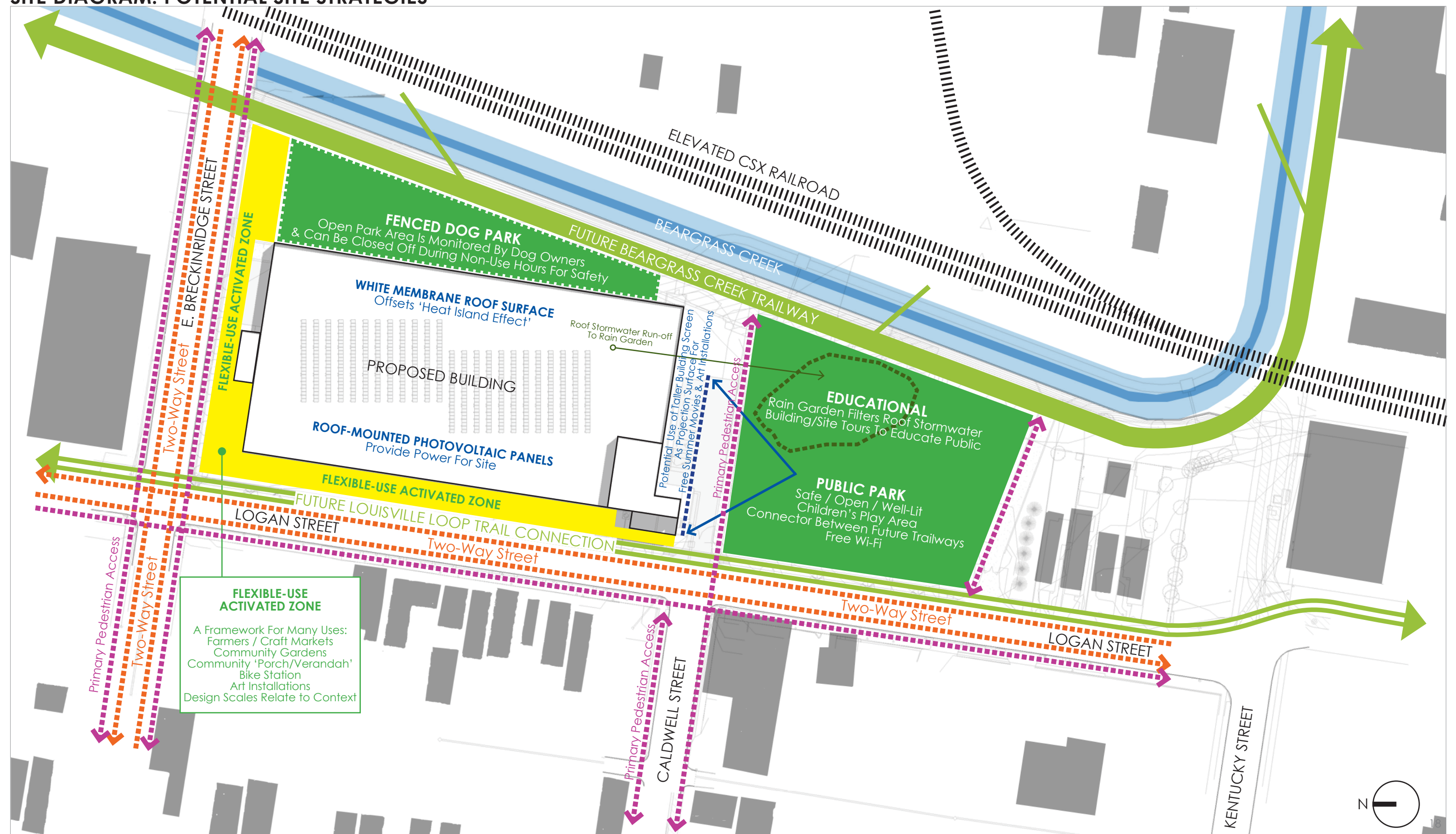
SITE DIAGRAM: SHARED COMMUNITY IDEAS & PRIORITIES



SITE DIAGRAM: SITE CHALLENGES



SITE DIAGRAM: POTENTIAL SITE STRATEGIES



POTENTIAL PROGRAMMATIC USES

PLAYGROUND



EDUCATION / SUSTAINABILITY / RAIN GARDEN



FARMERS/CRAFTS MARKET



SHARED COMMUNITY SPACE



POTENTIAL PROGRAMMATIC USES

COMMUNITY GARDEN



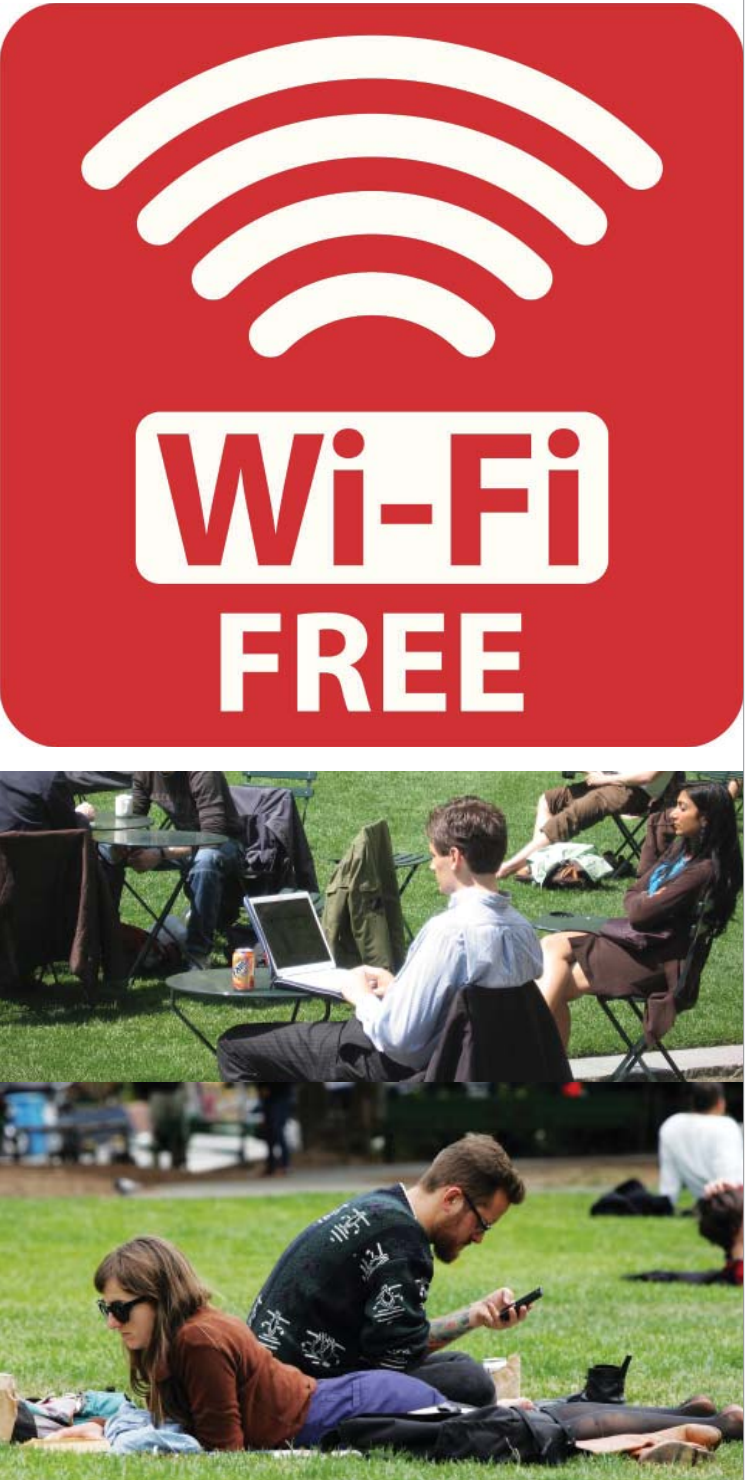
DOG PARK



BIKE STATION / BIKE SHARE



FREE WI-FI PARK



POTENTIAL PROGRAMMATIC USES

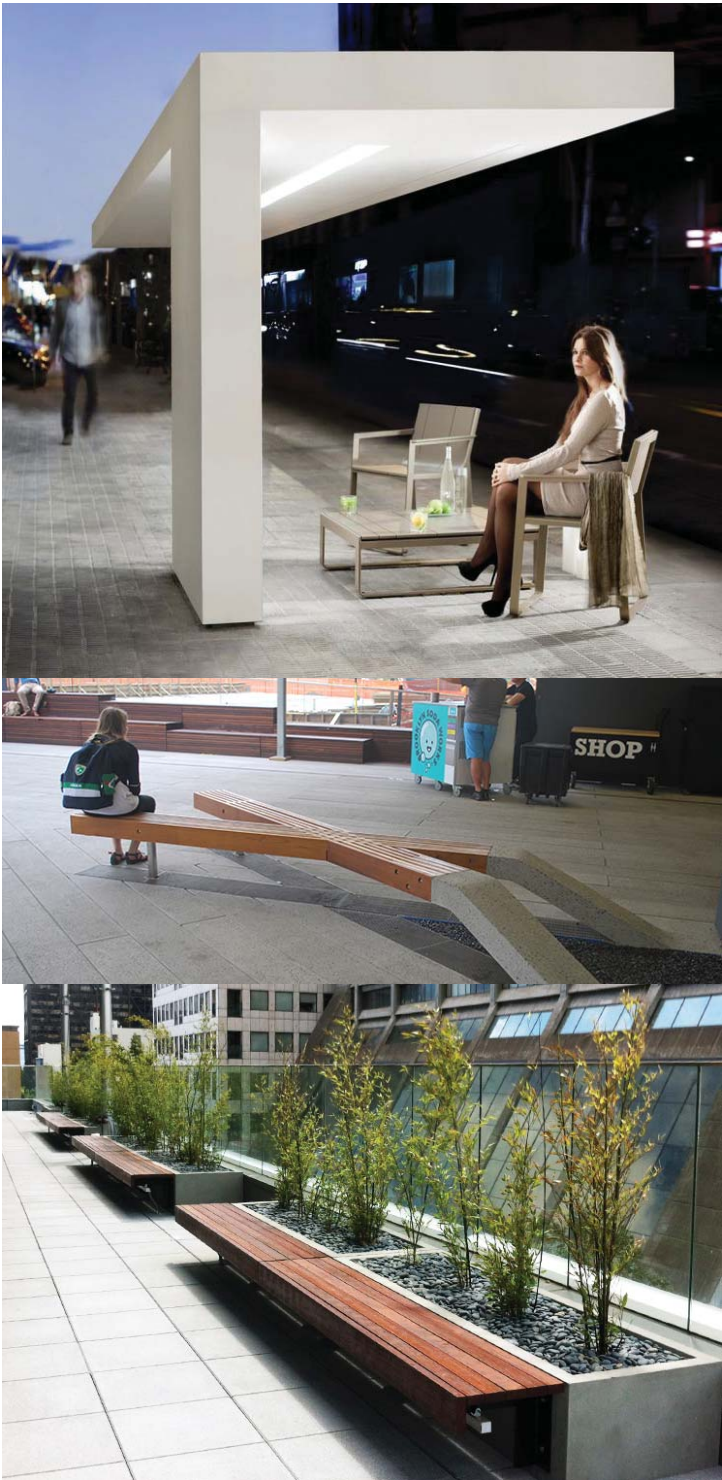
ART INSTALLATIONS



FREE PARK EVENTS



PUBLIC SITE AMENITIES



FUTURE TRAILWAYS CONNECTIVITY



POTENTIAL DESIGN STRATEGIES

NEXT SEVERAL PAGES WILL SHOW VIGNETTES OR 'MOMENTS' OF THE PROJECT AS IT RELATES TO THE NEIGHBORHOOD