

economy



21

the re-forest city



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advisors\_david reed & terry schwarz





The purpose of this capstone project is to investigate alternative urban design outcomes that stimulate activity and economic reinvestment for blighted sections of depopulated and disinvested land and its existing built resources.

*"the city of cleveland is land rich"*

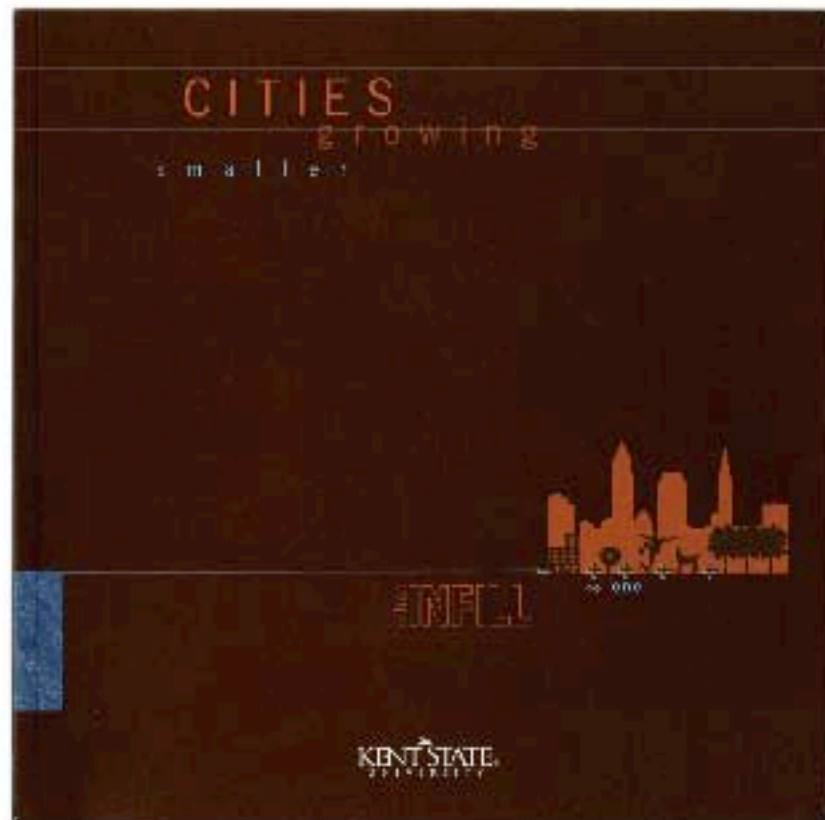
*inda henrichsen\_city of cleveland planning department*

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Embracing the shrinking cities concept as a logical approach to prosperous center city redevelopment

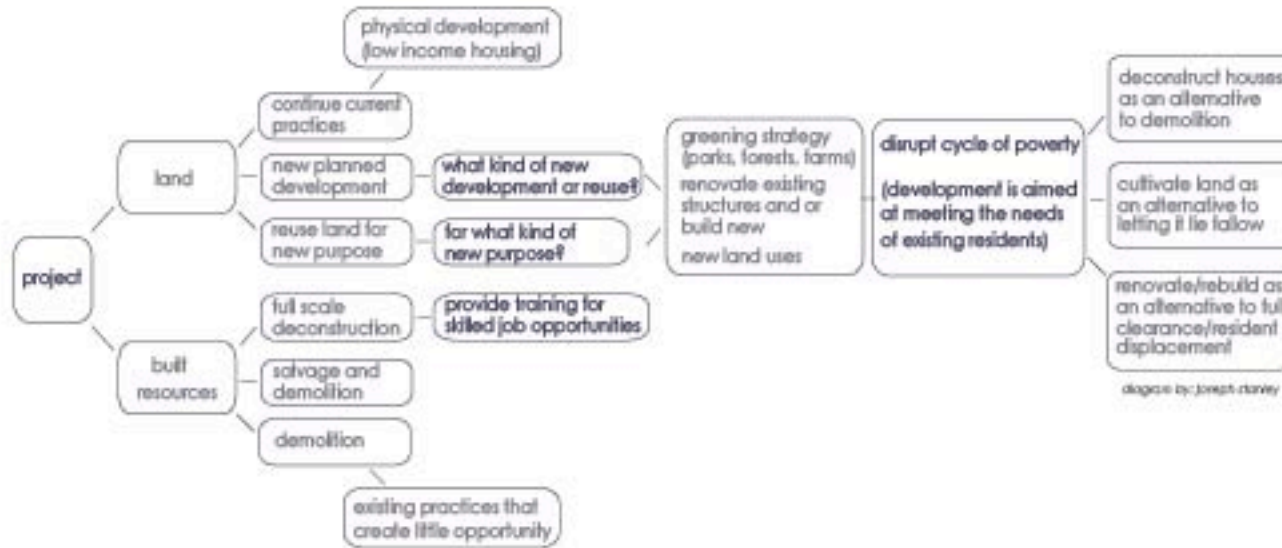


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# capstone project prep\_spring 2008



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rebuilding



diagram by Joseph Stanley





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annual costs of disinvestment  
are in the tens of millions

the large majority of the costs  
are lost property tax revenues

\$49 million of lost property tax  
revenues in 8 ohio cities

\$30 million of the lost revenues  
in cleveland

the greatest cost is money that  
was never possessed to begin  
with.



source: 560 million and counting: the cost of vacant  
and abandoned properties to eight ohio cities

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the cost of demolition in the city stands around \$10 million/yr

the goal for 2009 is to double demolition to 2000 houses

more than \$3 million/yr. is spent on mowing lawns in cleveland s

redundant mowing by the city costs the CDC's thousands

*"about 3/4 of the properties we demolish will end up in the land bank"*

*damian barikowski\_city of cleveland demolition department*



source: 560 million and counting: the cost of vacant and abandoned properties to eight ohio cities

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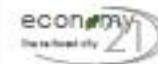
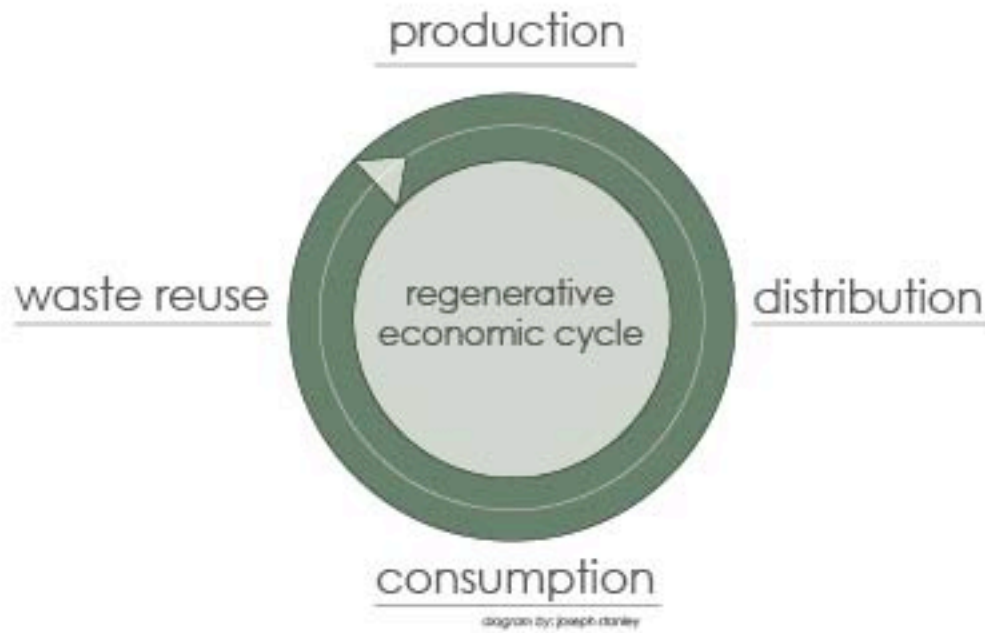
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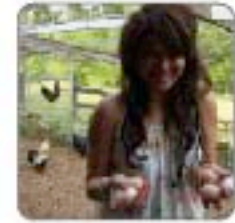


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case studies



brad guy, deconstruction expert



dudley street neighborhood initiative, boston ma.

adamah, university of detroit mercy, detroit mi.



riverfront development, pittsburgh pa.



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 capstone project prep\_summer 2008



algebra tea house as the next fresh stop



slavic village deconstruction 6538 lederer ave.



construct furniture from reclaimed 2"x4"s

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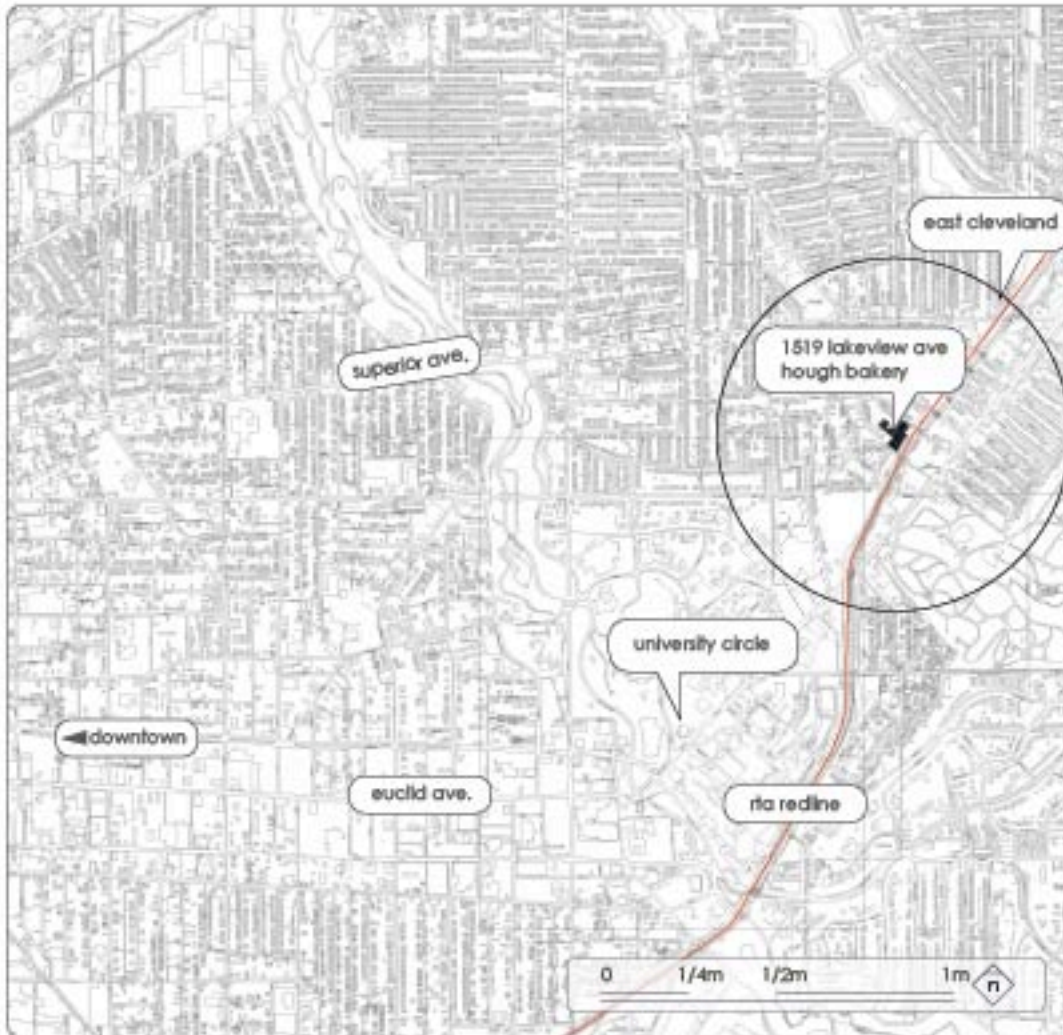
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capstone project\_fall 2008\_aerial view



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capstone project\_fall 2008\_existing conditions



figure ground

-  key facilities
-  building footprints
-  open space

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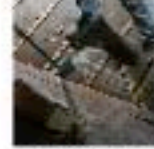




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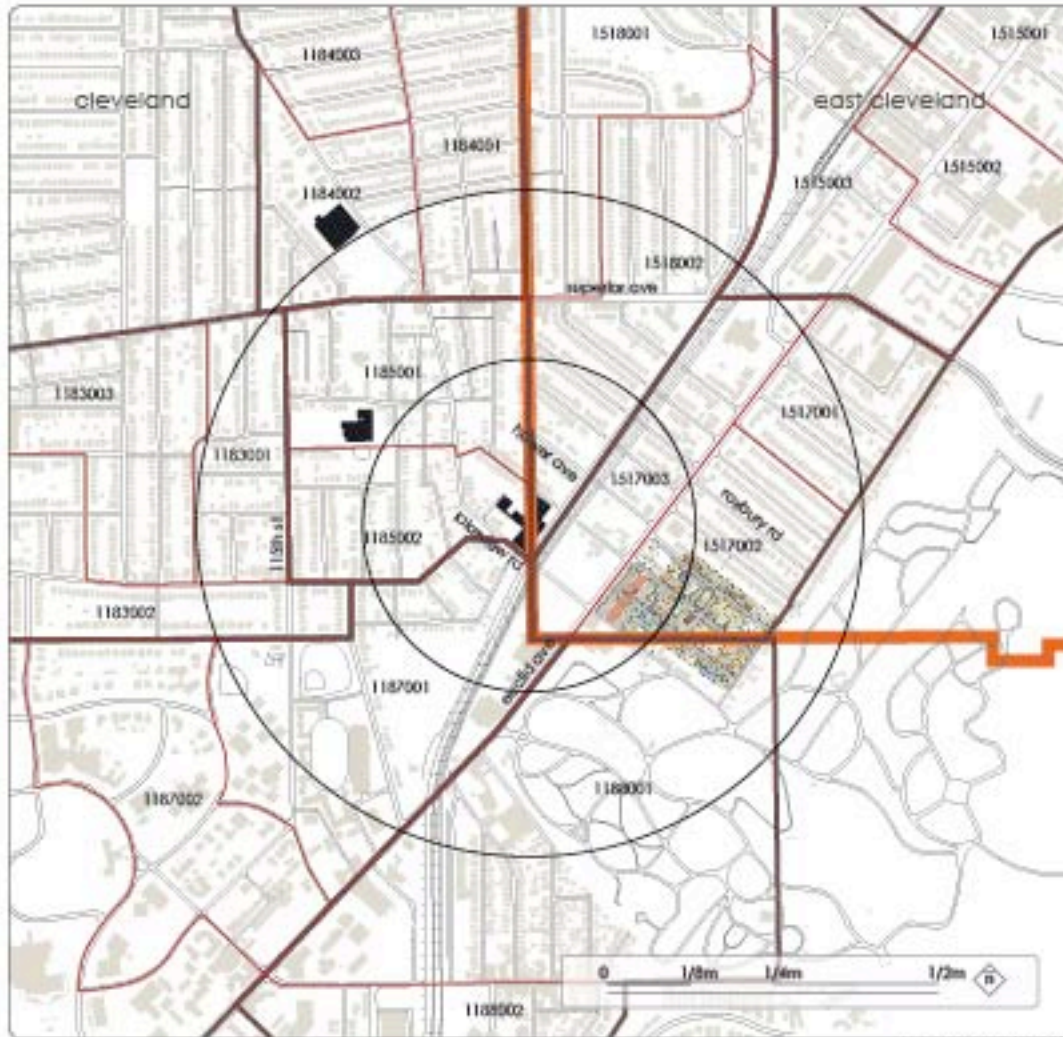
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# capstone project\_fall 2008\_existing conditions



boundaries

-  key facilities
-  census tracts
-  block groups
-  city boundary

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capstone project\_fall 2008\_existing conditions



connections

-  key facilities
-  redline
-  blue line
-  bus lines
-  important streets
-  20,000-39,999 ADT
-  20,000 or less ADT

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capstone project\_fall 2008\_existing conditions



bidg quality

key facilities

poor

fair/average

good



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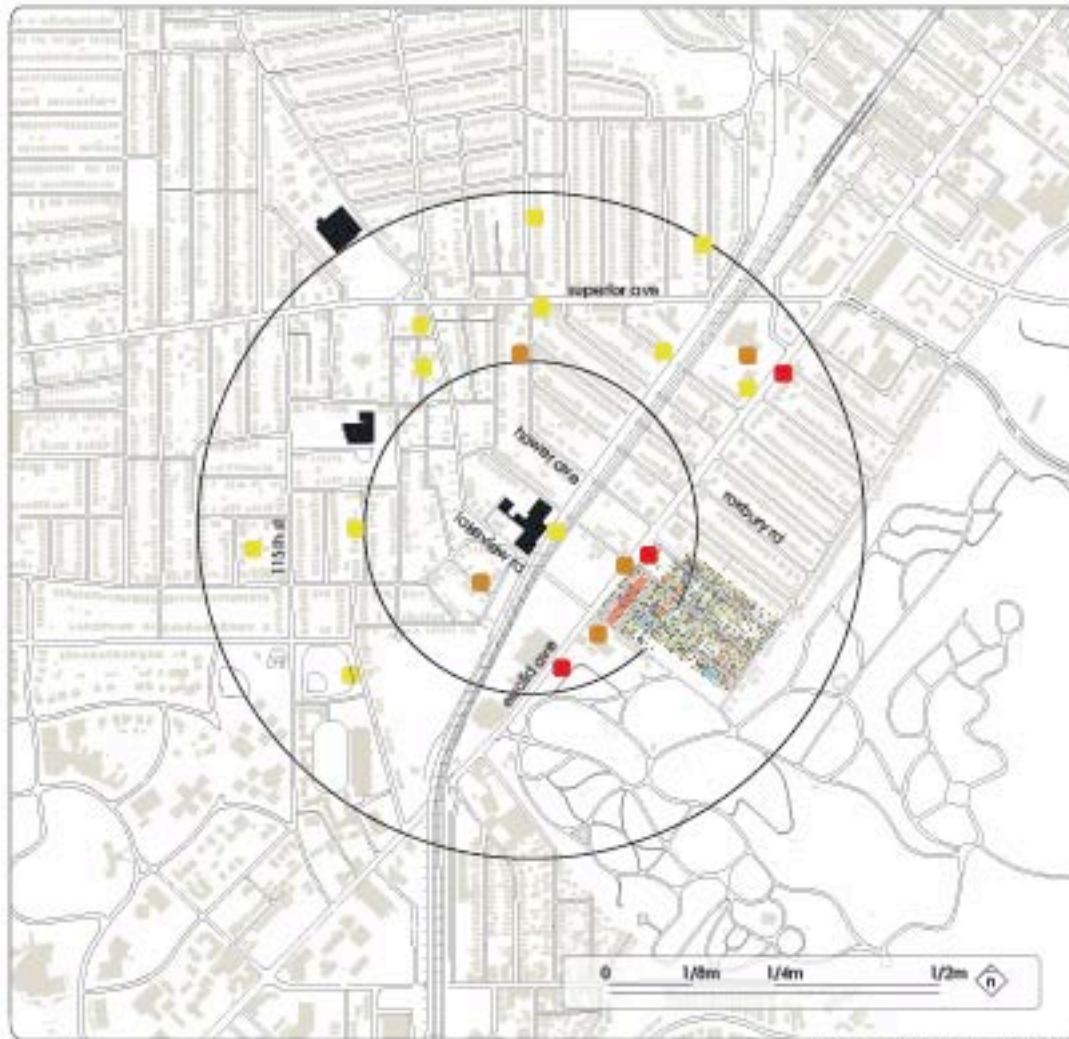
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capstone project\_fall 2008\_existing conditions



epa sites

-  key facilities
-  underground tank/leaking
-  underground tank
-  repa/oeqa concern sites

source: development design collaborative



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capstone project\_fall 2008\_existing conditions



vacancy

-  key facilities
-  vacant land
-  city land bank
-  vacant building



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capstone project\_fall 2008\_design process

- Does this project pursue any open land?
- How many bldgs would be needed in commercial areas?
- Is this the starting point of an aggressive zoning movement? - a multi-decade commitment (Zoning etc.)

how many brown studios worth of space is this?

■ green land  
■ yellow land  
■ blue land  
■ red land



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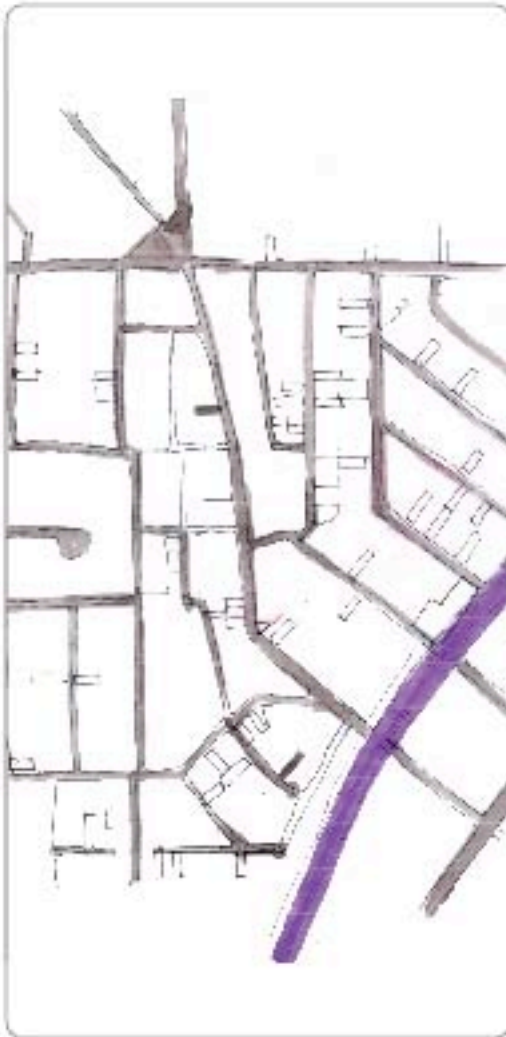
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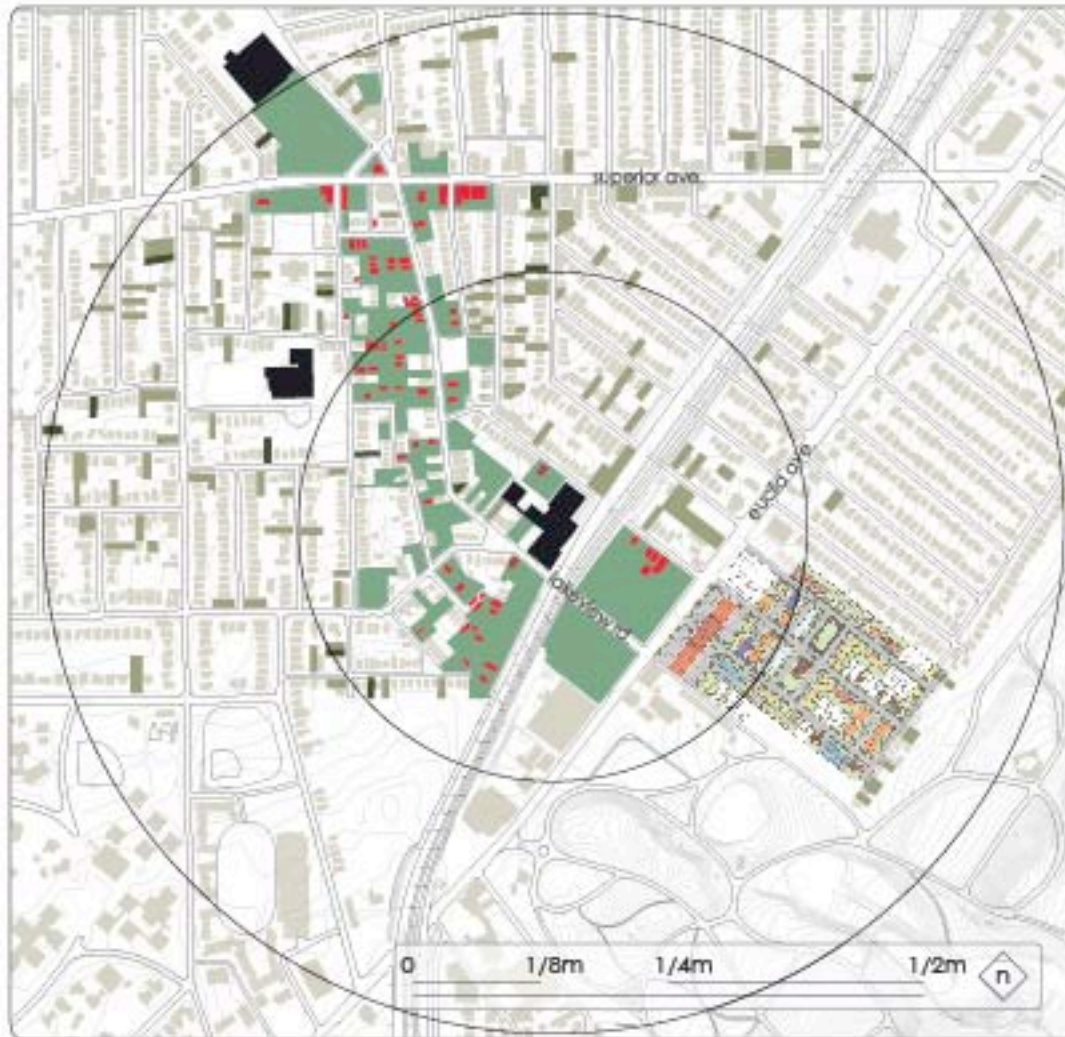
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# capstone project\_fall 2008\_design process



development

-  key facilities
-  foundation reuse
-  green corridor
-  vacant land
-  city land bank

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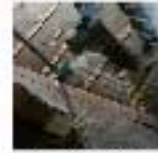




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## capstone project\_fall 2008\_farms and gardens



somerton tanks farm, philadelphia pa.

started in 2003, utilizing  
"spin" techniques

3/4 acre in size, uses  
about 1/2 acre for  
farming

goal was to gross \$50k  
in sales within 5 years,  
achieved \$68k year 4

in 2007 net income for  
2 farmers including  
health insurance was  
\$60,000

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## capstone project\_fall 2008\_agroforest

David Blume: Silicon Valley, CA.



grew over 45 different types of crops

produced 3-10 pounds of food/s.f., enough to feed 300, 49 weeks of the year

soil quality enhanced every year and he no chemical inputs

routinely in the top %15 of organic farm income earners in California on a mere 2 acres

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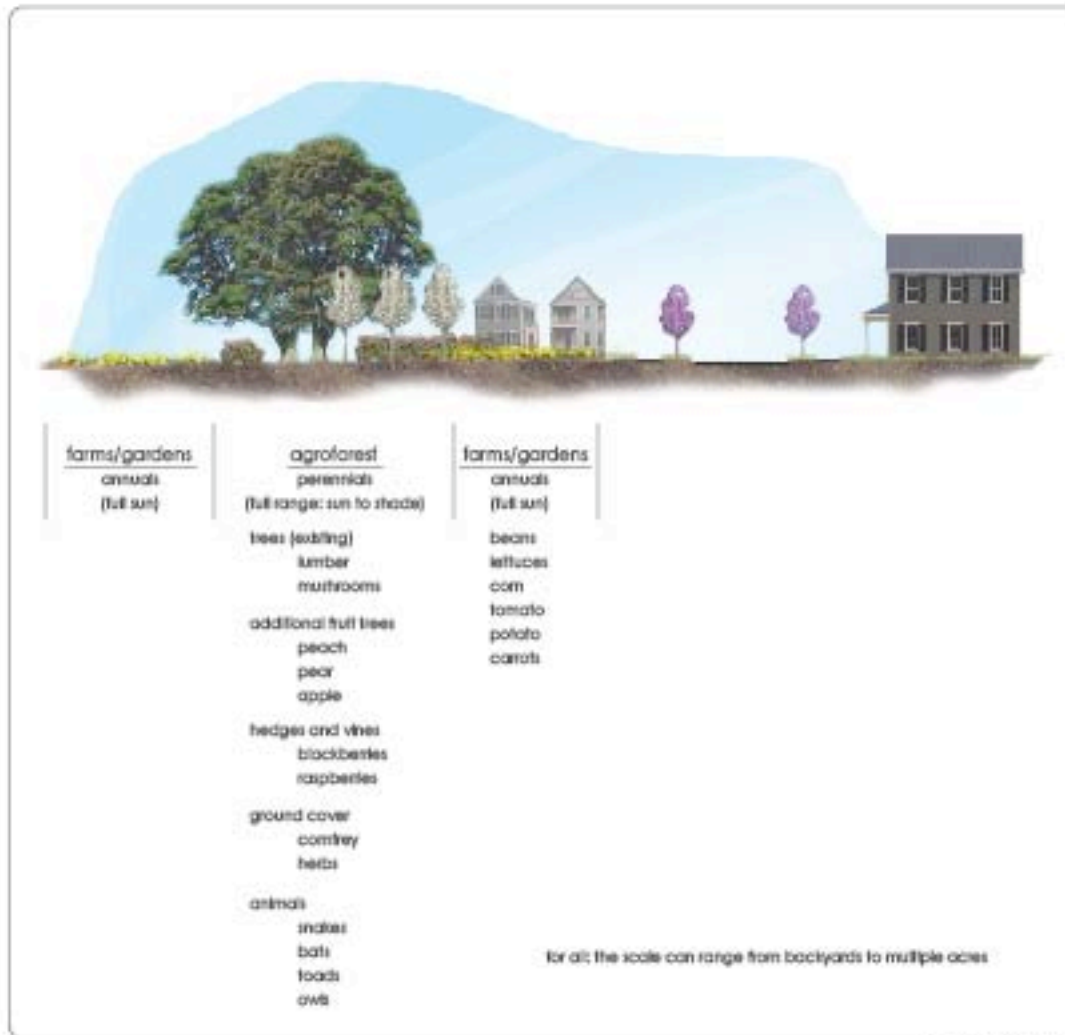
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## capstone project\_fall 2008\_farming section



drawing by: jepph d'arney

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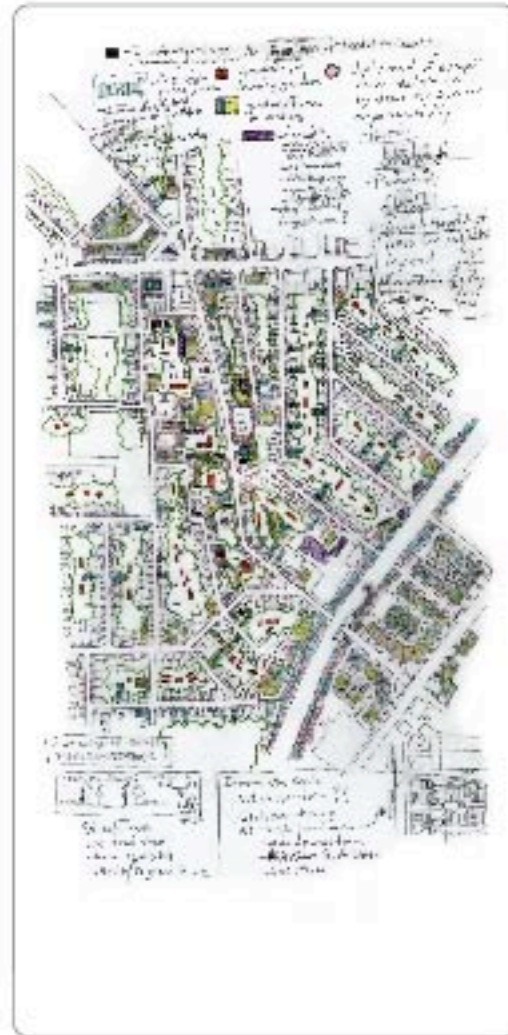
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capstone project\_fall 2008\_key facilities



1

rough bakery, lakeview ave.  
 offices and business incubator  
 deconstruction preparation  
 food preparation/processing  
 farm co.op storage



2

mary m. bethune elementary school  
 education/volunteer opportunities  
 community garden  
 public gathering (gymnasium)



3

former tops grocery, superior ave.  
 compost preparation  
 distribution center  
 food preparation/processing  
 farm co.op storage





# capstone project\_fall 2008\_plan



greening  
  
 reuse  
  
 rebuilding  


legend

-  farms/gardens
-  agroforest
-  flowering trees
-  new station (redline)
-  transit
-  new development
-  foundation reuse
-  hough bakery
-  may m. bellum elementary school
-  top grocery (vacant)

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capstone project\_fall 2008\_lakeview corridor



drawing by: joseph stanley

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capstone project\_fall 2008\_foundation reuse



drawing by Joseph Doney



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capstone project\_fall 2008\_foundation reuse



drawing by Joseph Stanley



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capstone project\_fall 2008\_foundation reuse



drawing by Joseph Stanley

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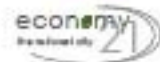
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capstone project\_fall 2008\_intervale\_burlington vt.



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capstone project\_fall 2008\_euclid and lakeview



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capstone project\_fall 2008\_superior and lakeview



drawing by Joseph Stanley



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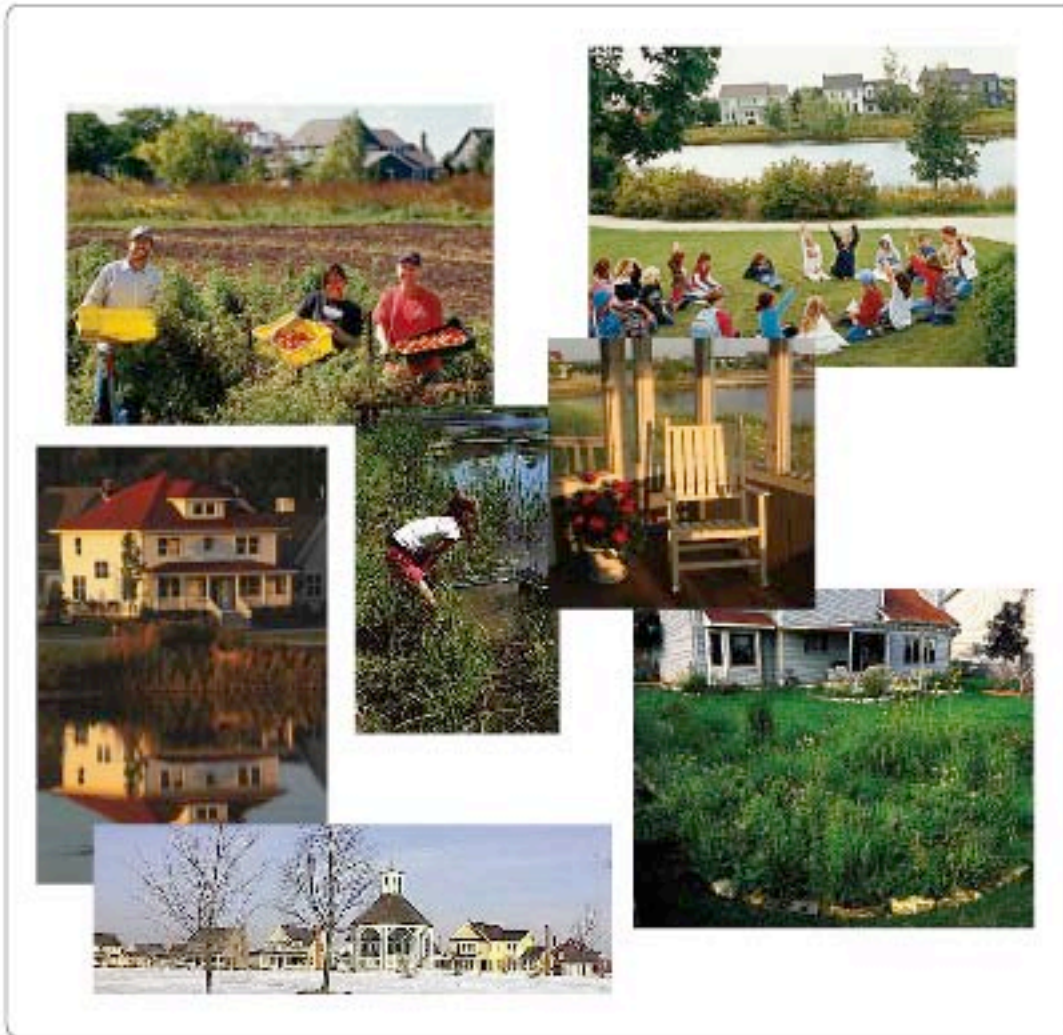
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capstone project\_fall 2008\_prairie crossing\_chicago ill.



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capstone project\_fall 2008\_euclid birdseye view



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capstone project\_fall 2008\_superior birdseye view



drawing by Joseph Stanley

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capstone project\_2008\_master's of urban design



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