

economy



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the re-forest city

capstone project final review_ joseph stanley
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"

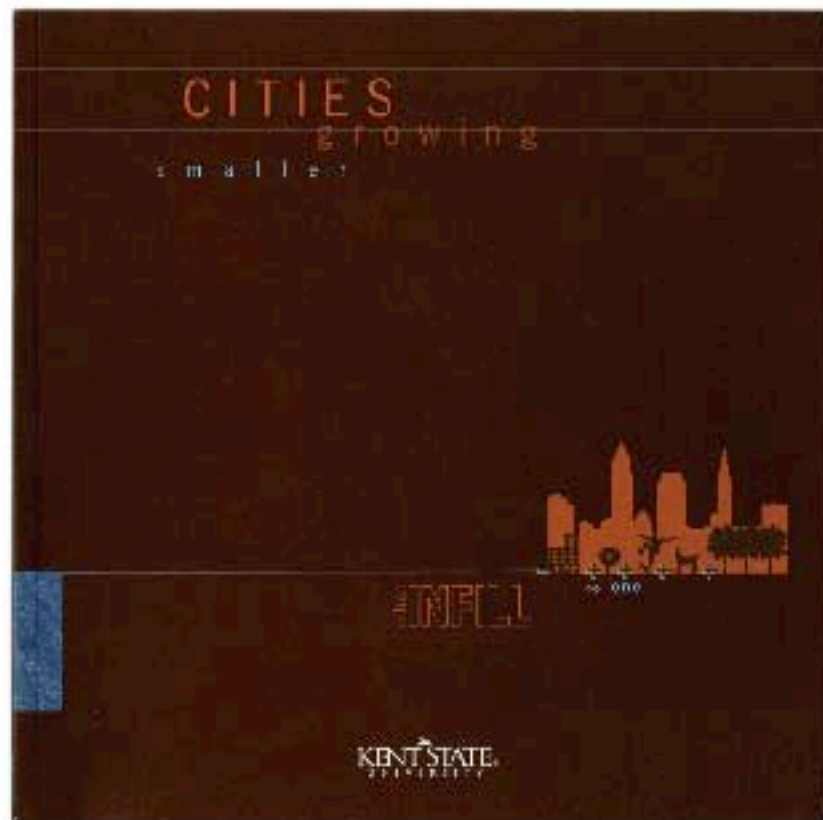
inda henrichsen_city of cleveland planning department

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

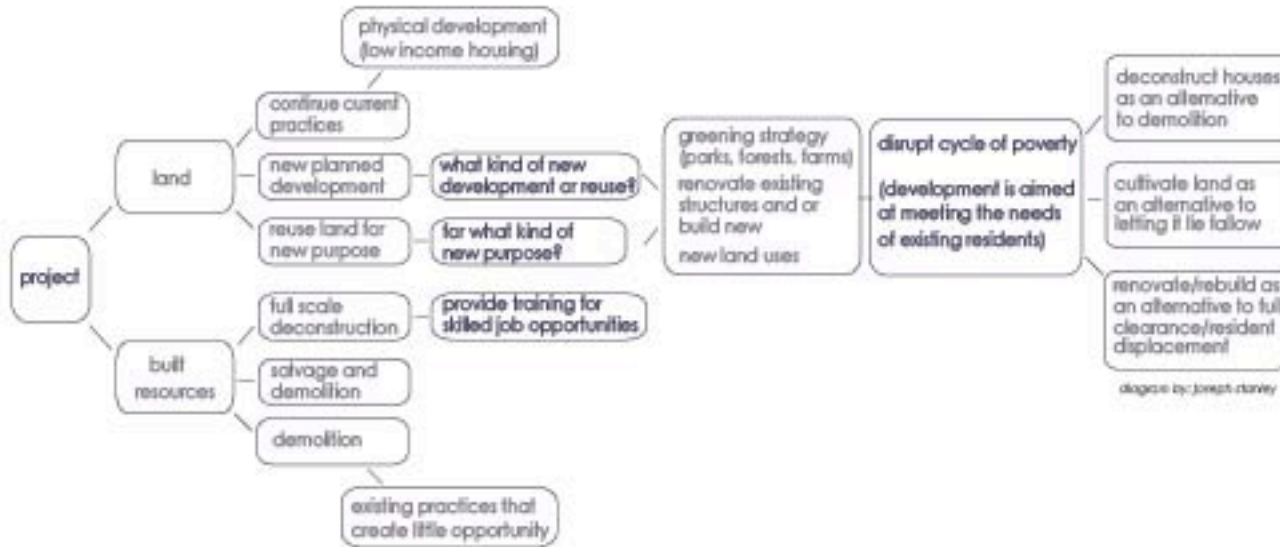


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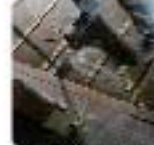
capstone project prep_spring 2008



greening



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rebuilding



diagram by Joseph Stanley





capstone project prep_spring 2008

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: demolition and counting: the cost of vacant and abandoned properties to eight ohio cities

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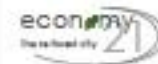
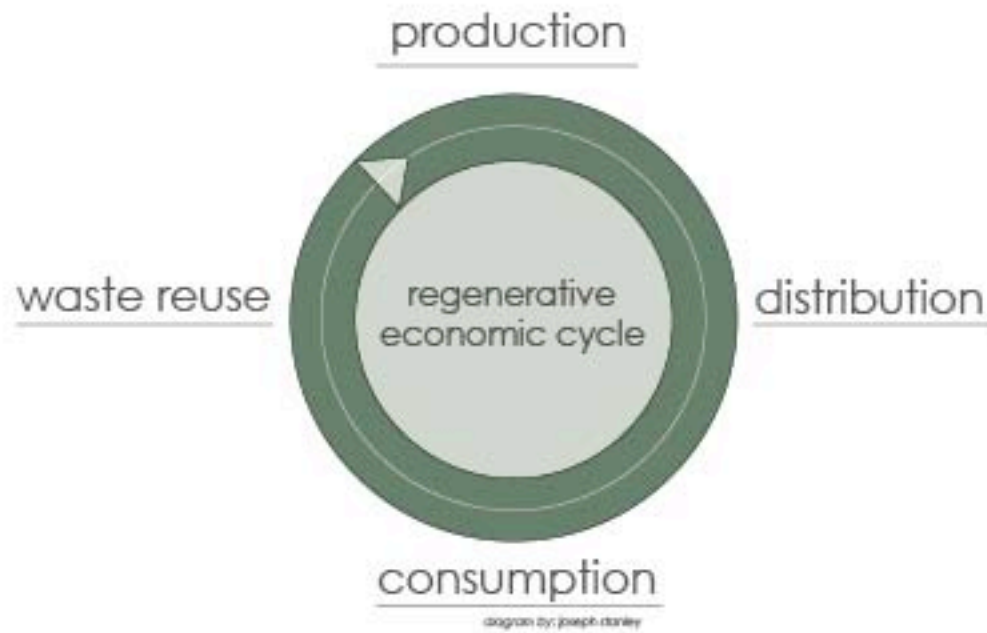
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case studies



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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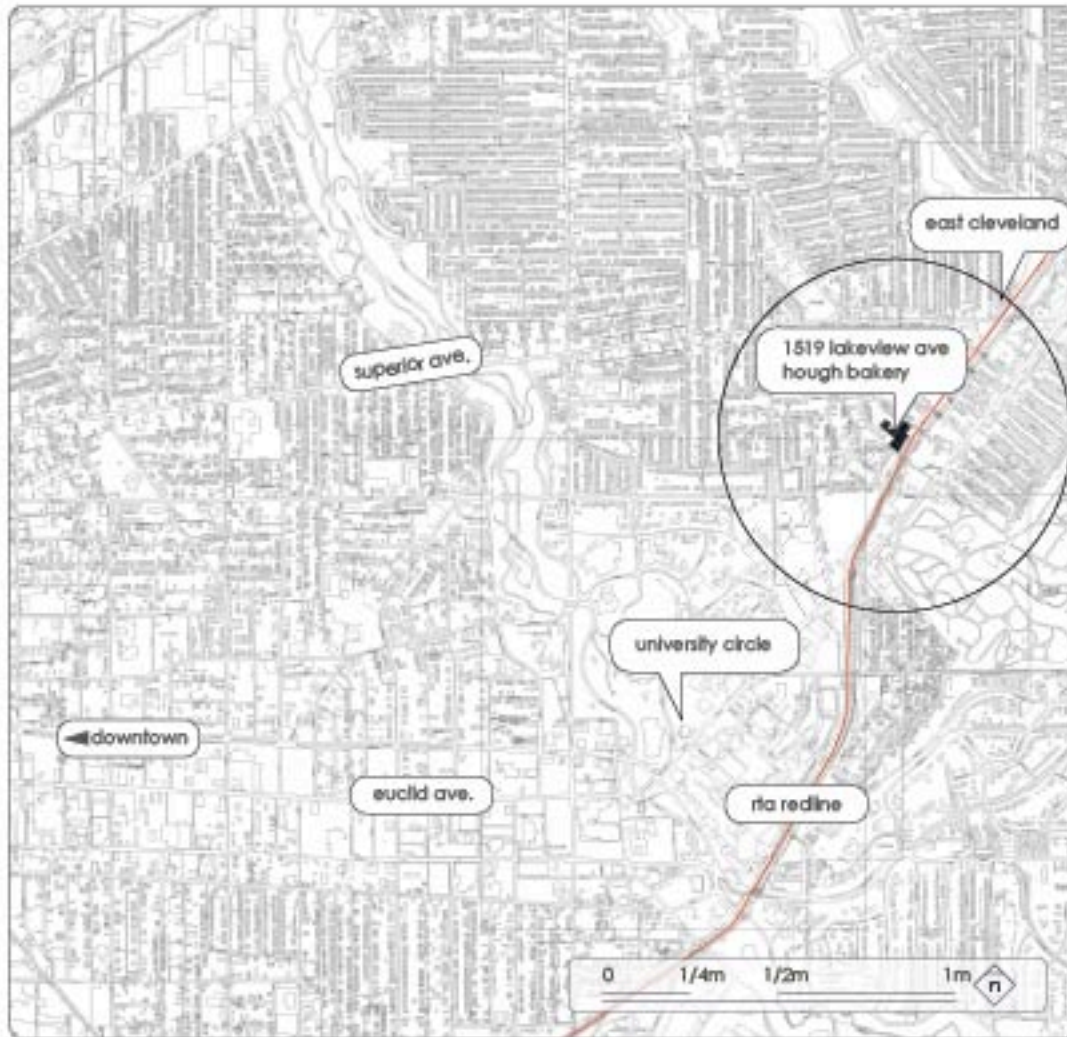
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capstone project_fall 2008_site selection



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capstone project_fall 2008_aerial view



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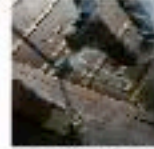




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capstone project_fall 2008_existing conditions



figure ground

-  key facilities
-  building footprints
-  open space

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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
- 20,000-30,000 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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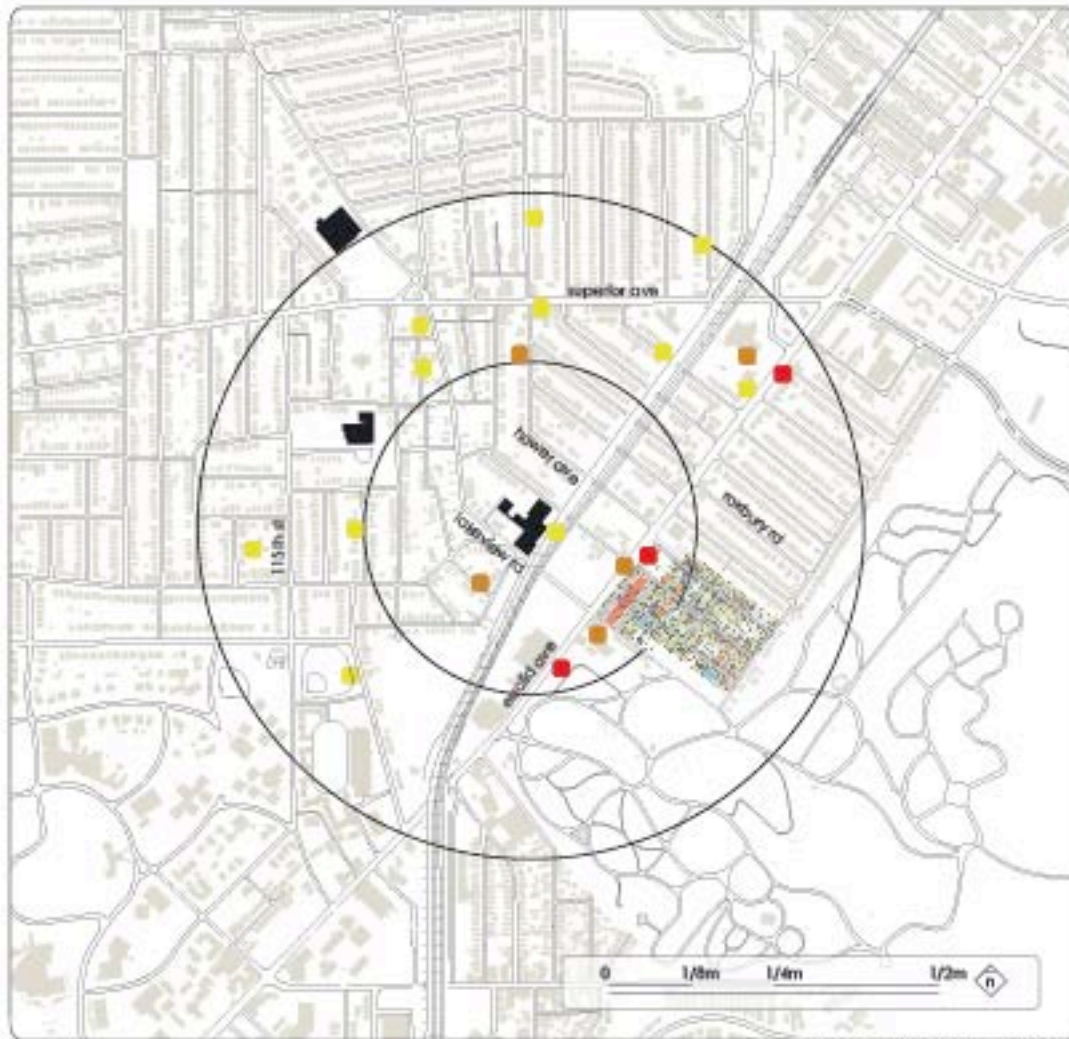
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capstone project_fall 2008_existing conditions



epa sites

-  key facilities
-  underground tank/leaking
-  underground tank
-  repara/epa concern sites

source: developed urban design collaborative



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source: macedonia, case, wick and brown, jackson, 2004



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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 buildings worth of space is this?

■ green land
■ yellow land
■ blue land
■ commercial area



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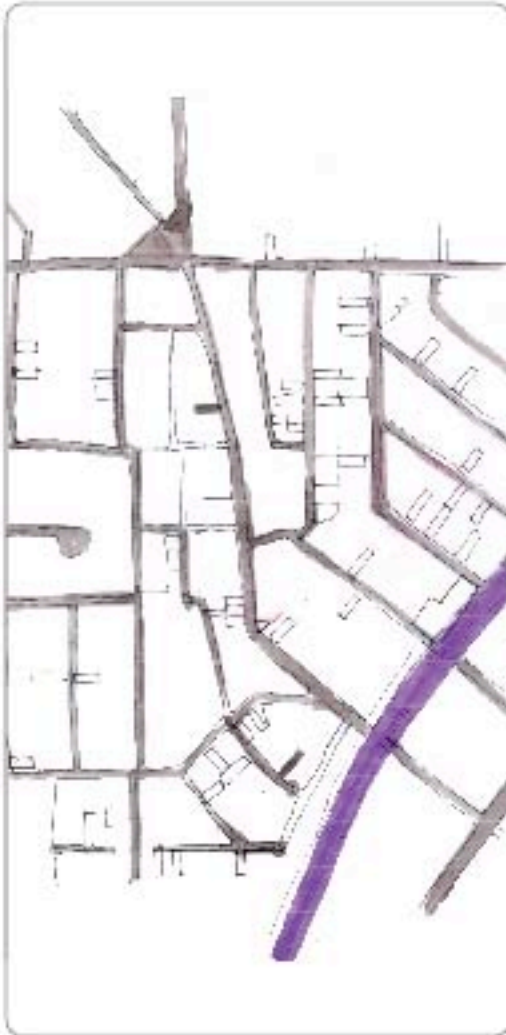
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capstone project_fall 2008_design process



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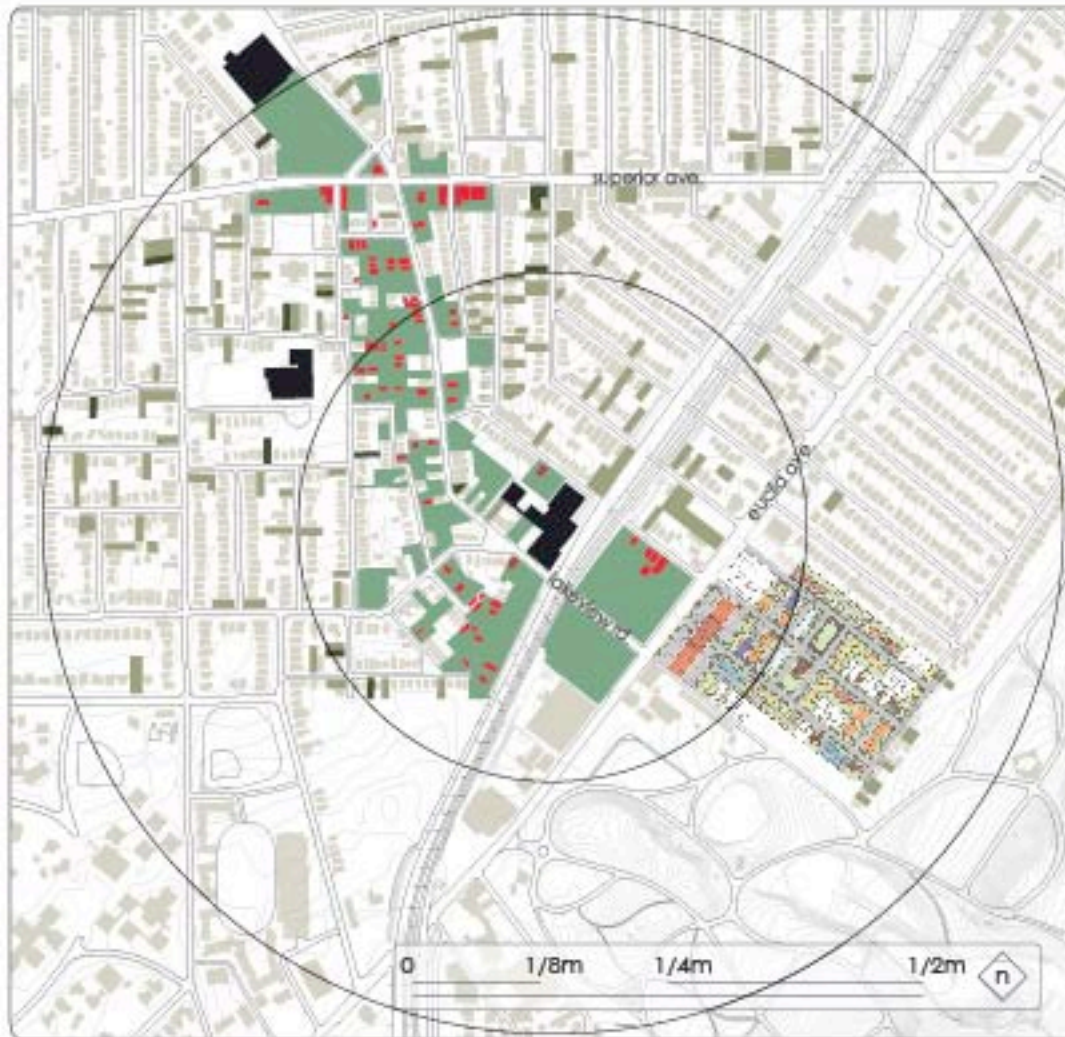
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capstone project_fall 2008_design process



development

- key facilities
- deconstruction
- new parcels
- vacant land
- city land bank

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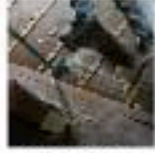




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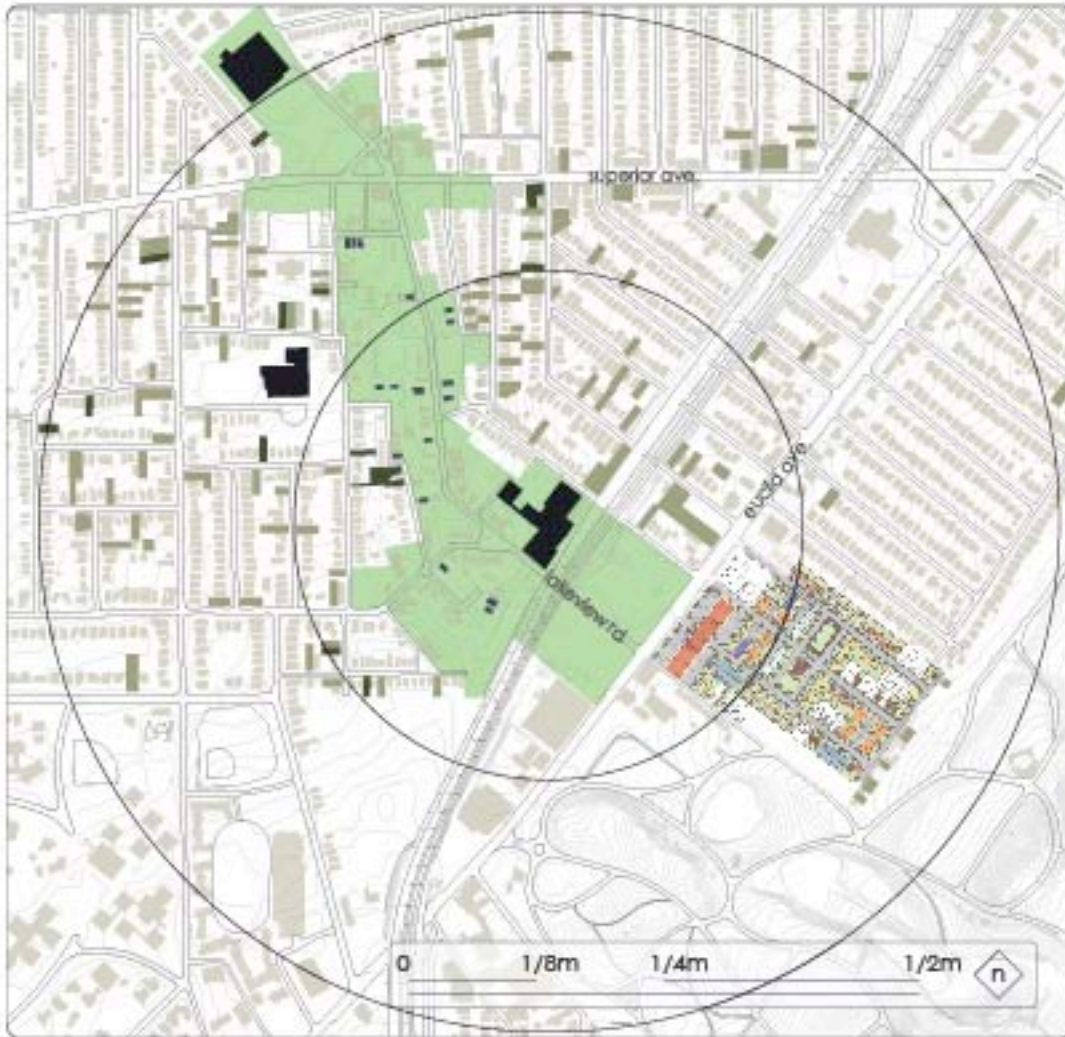
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capstone project_fall 2008_design process



development

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



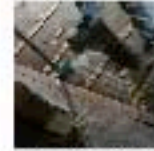
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capstone project_fall 2008_farms and gardens



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

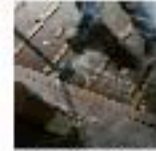
soil quality enhanced every year and he no chemical inputs

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

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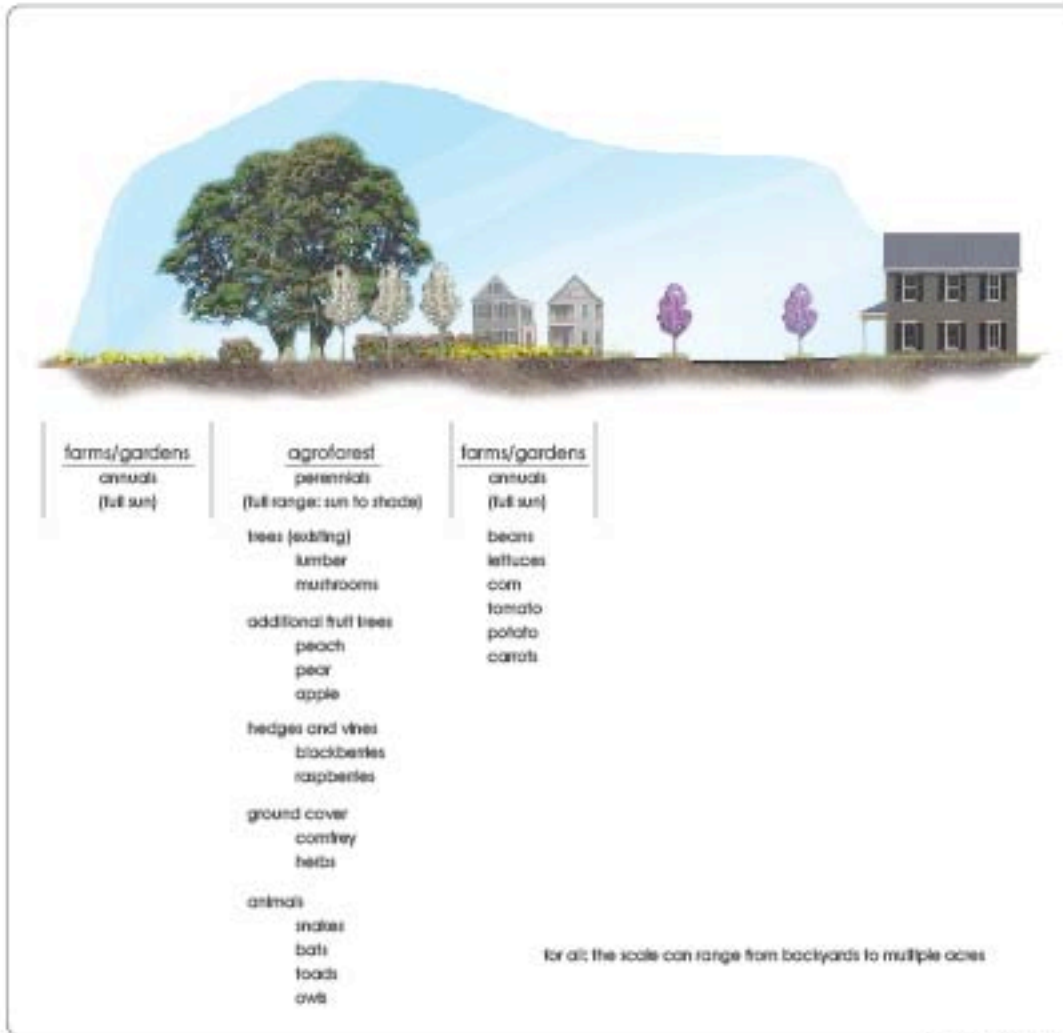
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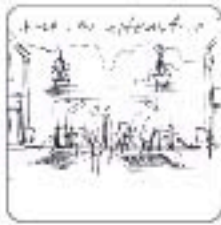


capstone project_fall 2008_farming section



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capstone project_fall 2008_design process



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capstone project_fall 2008_design process



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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



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legend

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

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capstone project_fall 2008_lakeview corridor



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capstone project_fall 2008_foundation reuse



drawing by Joseph Stanley



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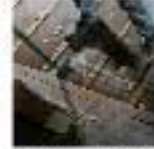




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capstone project_fall 2008_foundation reuse



drawing by Joseph Stanley



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capstone project_fall 2008_intervale_burlington vt.



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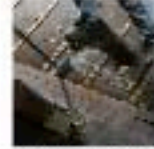




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capstone project_fall 2008_euclid and lakeview



drawing by Joseph Stanley

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capstone project_fall 2008_superior and lakeview



drawing by Joseph Stanley



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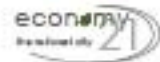
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capstone project_fall 2008_prairie crossing_chicago ill.



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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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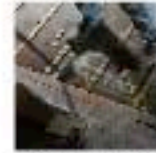




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 capstone project_2008_master's of urban design



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