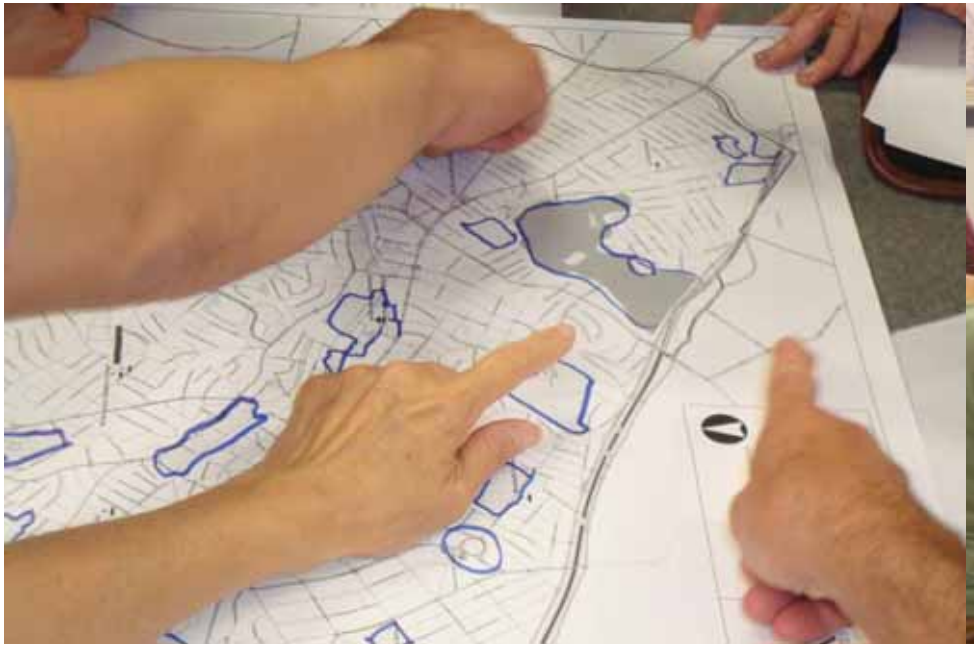
# FERNALD CENTER

Community Planning Charrette May 30, 2015

architecture urban design GAMBLE ASSOCIATES

# LARGE SITE DESIGN TACTICS

# 1 Community engagement + advocacy **matter.**



# 2

## **Good ideas** come from everywhere.

# 3

Design charrettes are most effective when there is a **diversity of opinions**.

cynic skeptic realist pragmatist opportunist idealist visionary

**PESSIMIST** ← → **OPTIMIST**

# 4

Think big - and **long term** - but also manage your own expectations about time.

# 5

Calibrate the desire to capitalize on the **opportunities** while also being aware of the **challenges**.

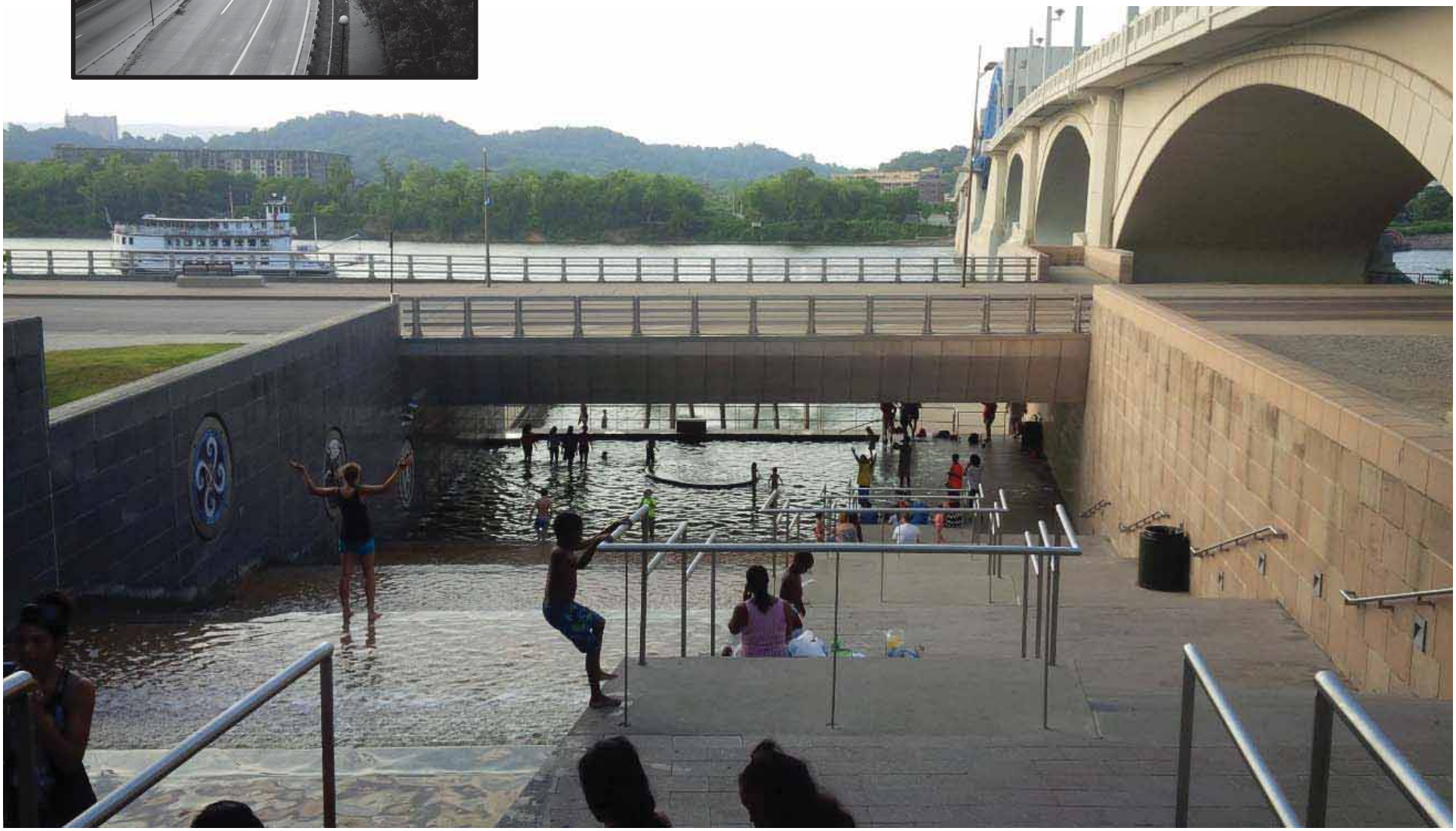
# WHAT ARE OTHER CITIES AND TOWNS DOING?

Lessons from forthcoming book
"Rebuilding the American City", Routledge Press (2015),
By David Gamble and Patty Heyda

# OPEN SPACE IS A CATALYST

Image Credit : Hargreaves Associates
John Gollings

# Chattanooga 21st Century Waterfront



Use **public art** as a way to respect and celebrate the past and present of the culture.

# Penn Park, Philadelphia

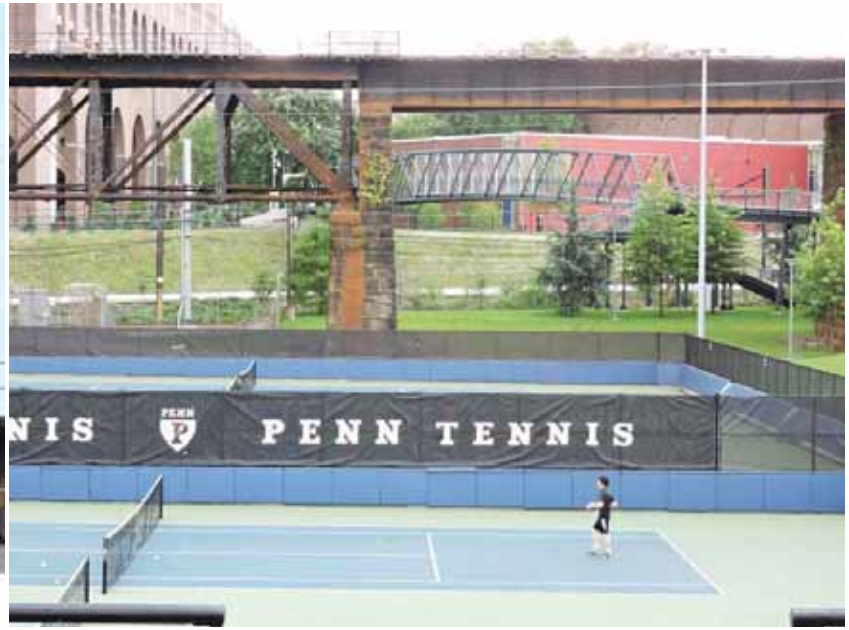
Image Credit : Trustees of the University of Pennsylvania

# Acknowledge and **work around** infrastructure barriers.

Image Credit : Trustees of the University of Pennsylvania

Image Credit: Trustees of the University of Pennsylvania

Active recreation as a catalyst.



Houston, Buffalo Bayou Promenade

Image Credit : SWA Group, Jonnu Singleton

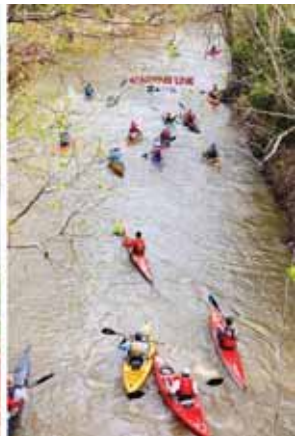


Image Credits: Buffalo Bayou Partnership

Capitalize on **advocacy and education** in the near term to build capacity and support.

Image Credit: SWA Group, Tom Fox

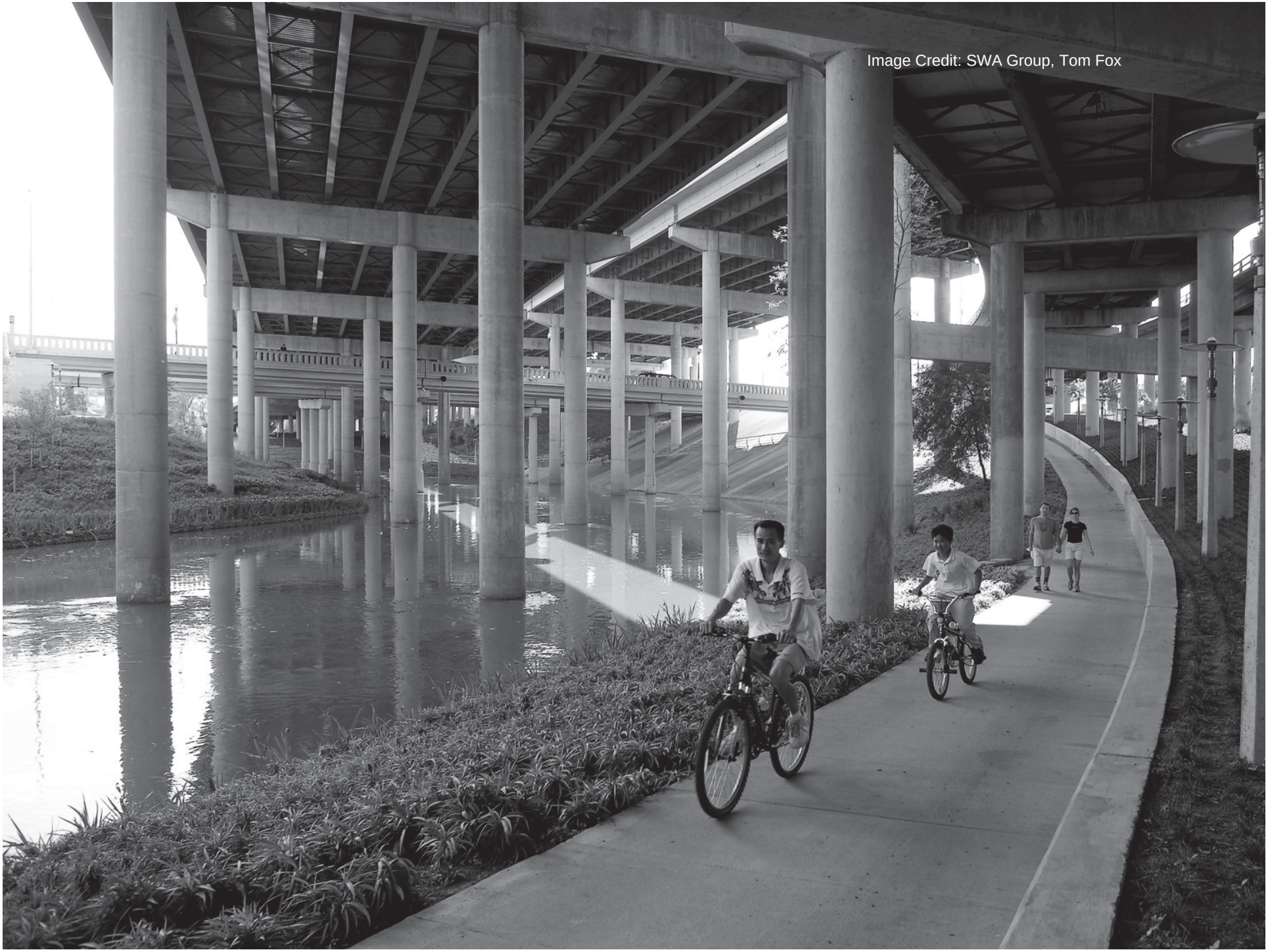
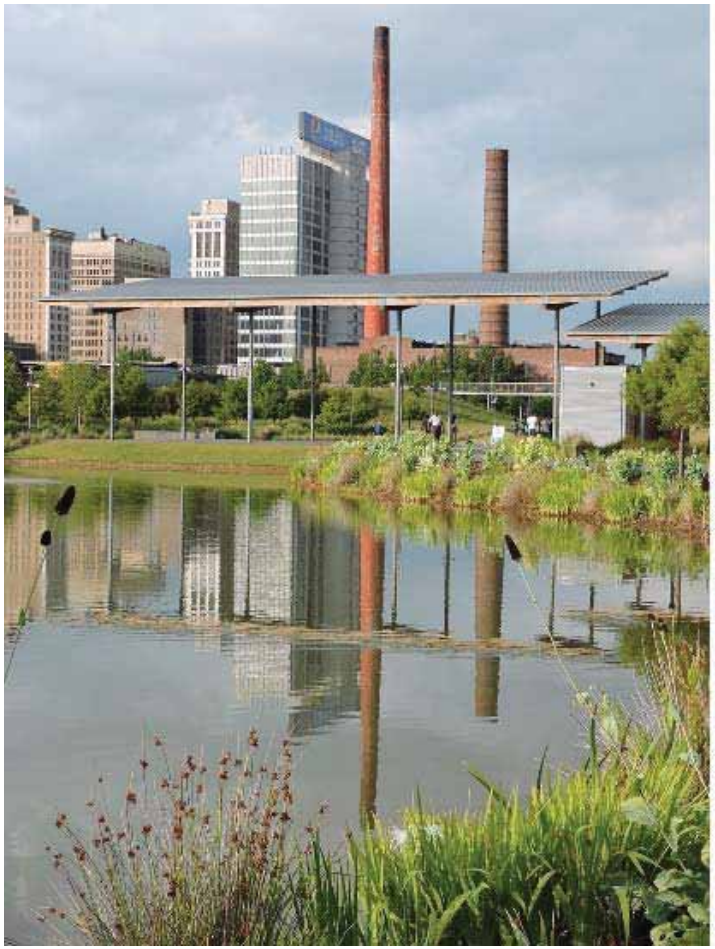


Image Credit: SWA Group, Tom Fox

# Birmingham Railroad Park

Image Credit: Tom Leader Studio

Image Credits: LeaAnn Macnally



Use **topography** to create new vistas and address issues of stormwater retention.

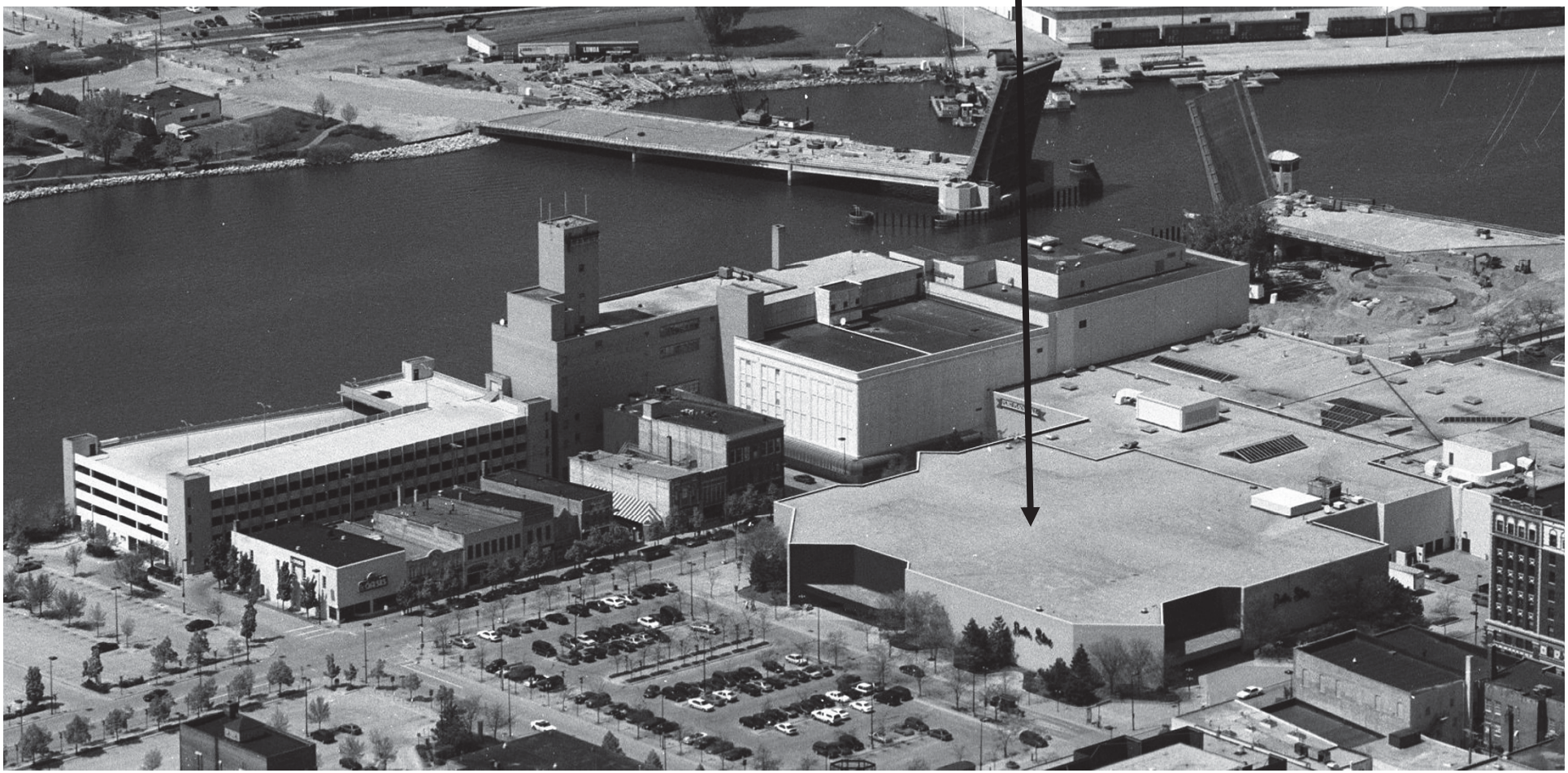
# Green Bay, CityDeck

Image Credit: Mike Roemer

# Green Bay, CityDeck

Old defunct mall.

Image Credit: Ken Wesely, Green Bay Post-Gazette



# Focus investment - this project is only 4 blocks long.

# Green Bay CityDeck

Image Credit: Mike Roemer

# San Francisco, Proxy

Image Credit: San Francisco Chronical

Create **temporary uses** until something better comes along.

Image Credit: Joseph Perez Green

# San Francisco, Proxy

Image Credit: Mariko Green / envelope a+d

# San Francisco, Proxy

# Atlanta BeltLine

Image Credit: Ralph Dobbs / Atlanta Beltline Inc.

# Atlanta BeltLine

Image Credit: Christopher T. Martin / Atlanta Beltline Inc.

# Atlanta BeltLine

**Reuse former service buildings** for new, active community amenities.

Image Credit: Christopher T. Martin
/ Atlanta Beltline Inc.

# ADAPTIVE REUSE IS ALSO A CATALYST

Ponce City Market next to BeltLine

Image Credit: Guy Kier / Jamestown

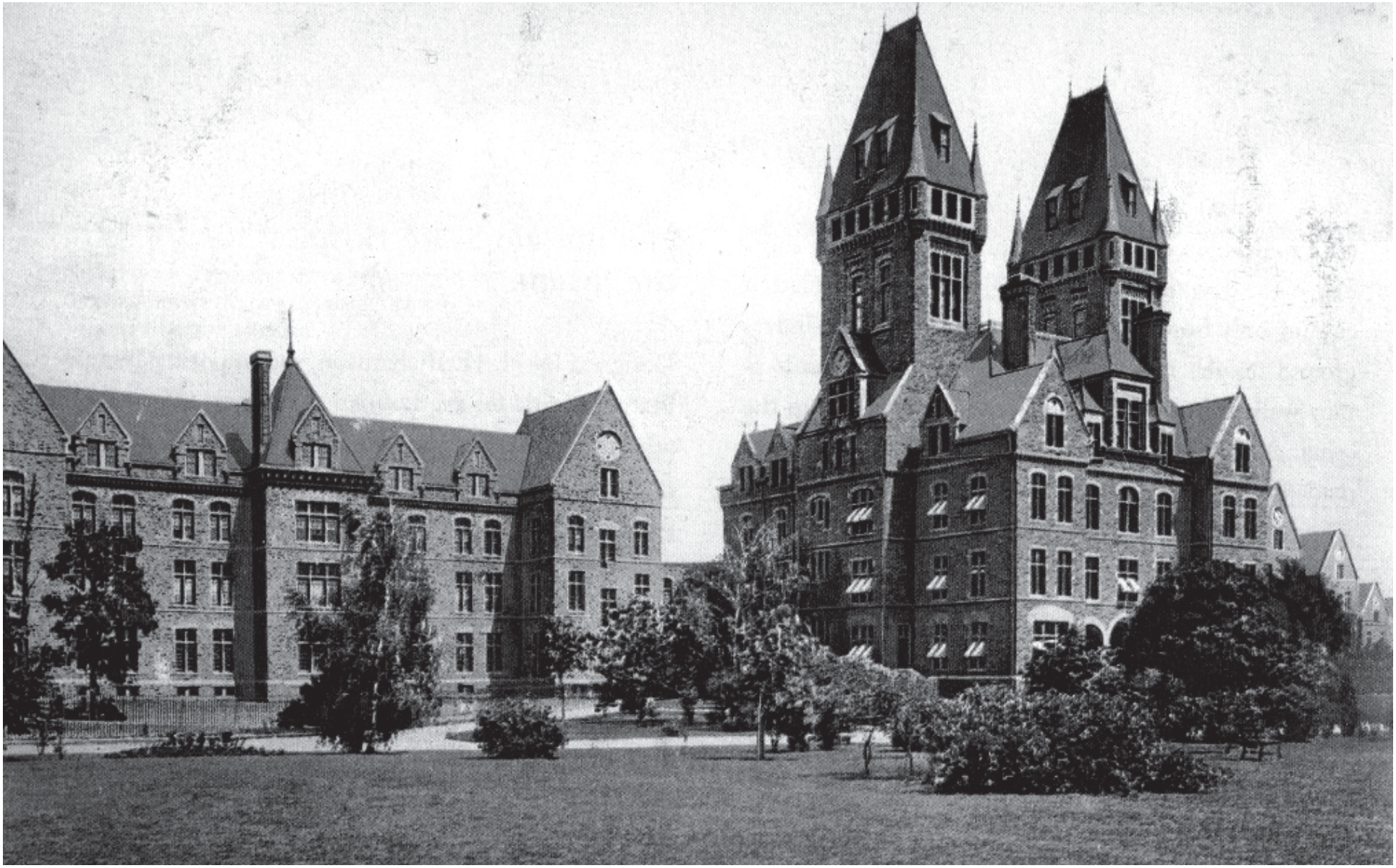
Master Plan for the

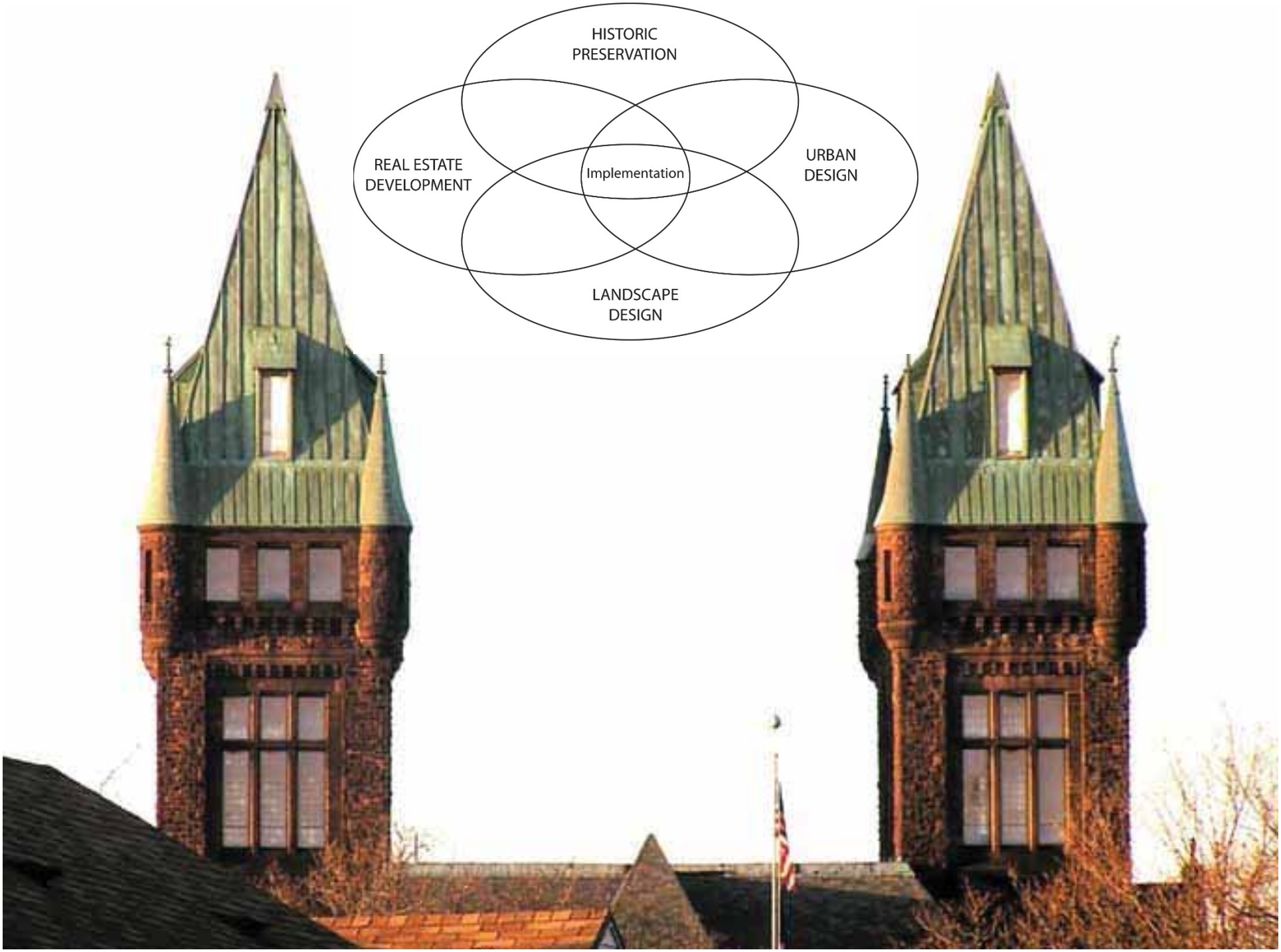
# RICHARSDON OLMSTED COMPLEX

**RICHARDSON CENTER CORPORATION BOARD**

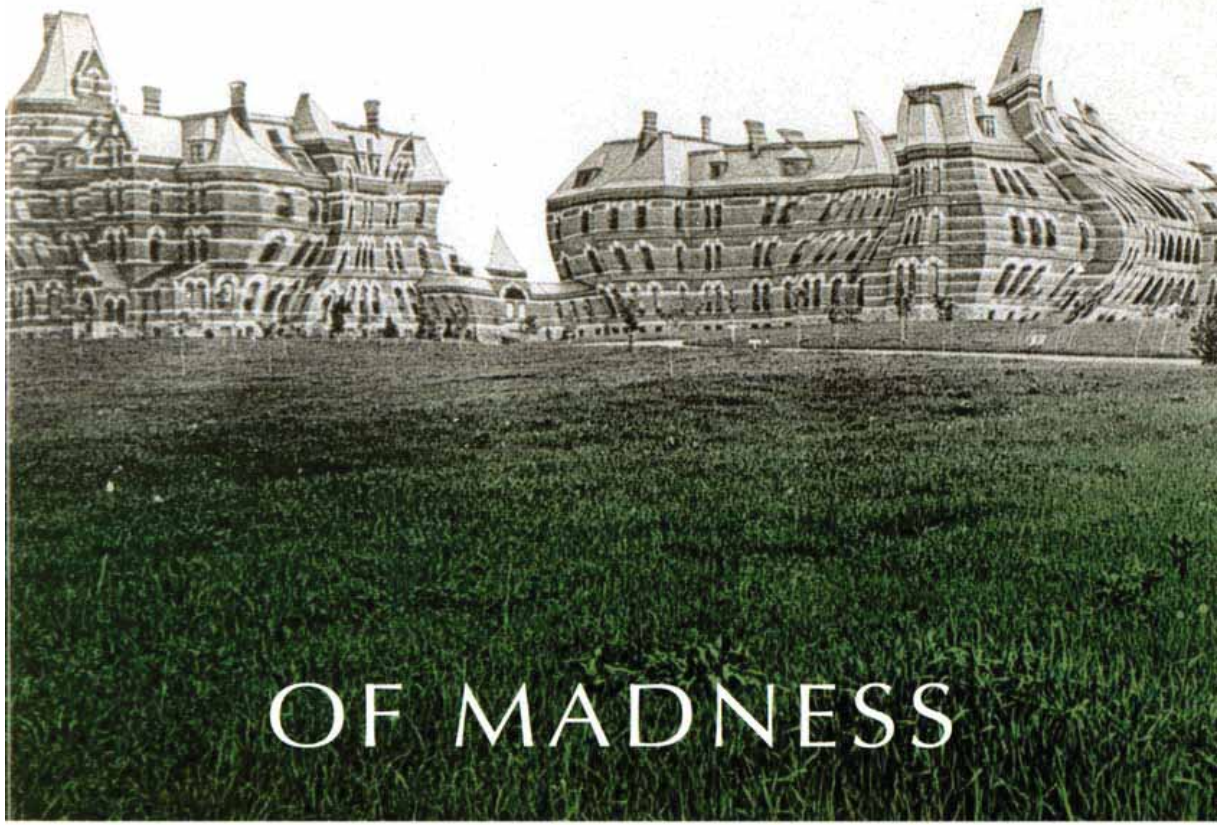
Project completed in office Chan Krieger Sieniewicz / now nbbj.

*the* RICHARDSON OLMSTED COMPLEX *Buffalo, NY*




HISTORIC
PRESERVATION
REAL ESTATE
DEVELOPMENT
Implementation
URBAN
DESIGN
LANDSCAPE
DESIGN

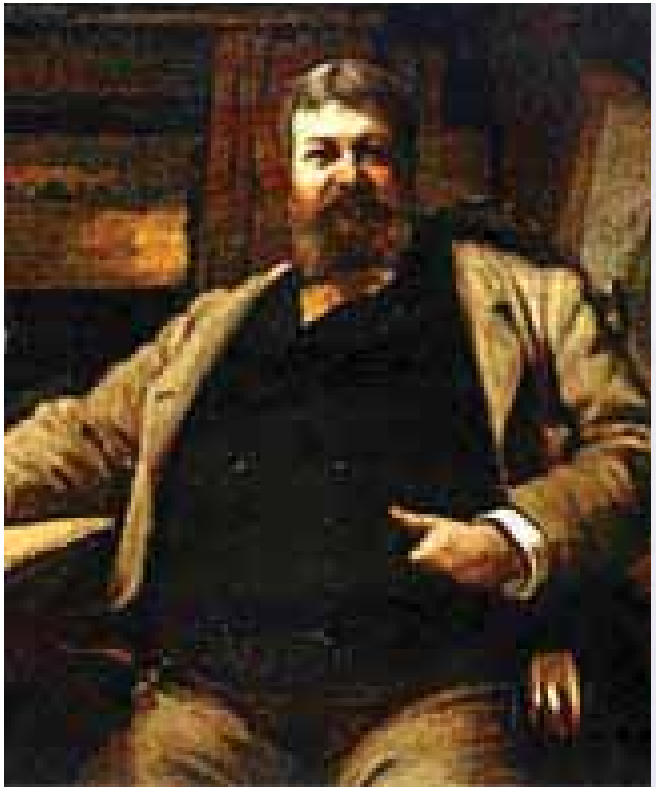
# THE ARCHITECTURE OF MADNESS



## INSANE ASYLUMS IN THE UNITED STATES

CARLA YANNI

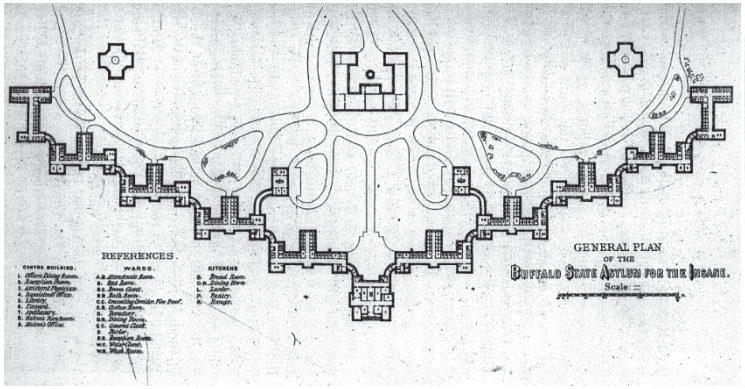
# THE RICHARDSON OLMSTED COMPLEX WAS THE RESULT OF THREE GREAT MINDS …



H. H. Richardson

Dr. Thomas Kirkbride

F. L. Olmsted Sr.


REFERENCES.
GENERAL PLAN
OF THE
BUFFALO STATE ASYLUM FOR THE INSANE.
Scale: =

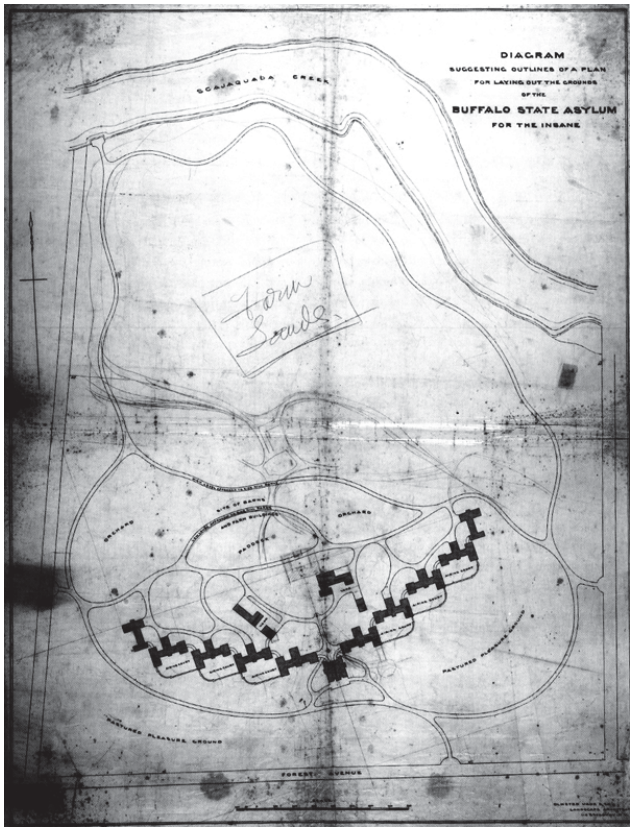
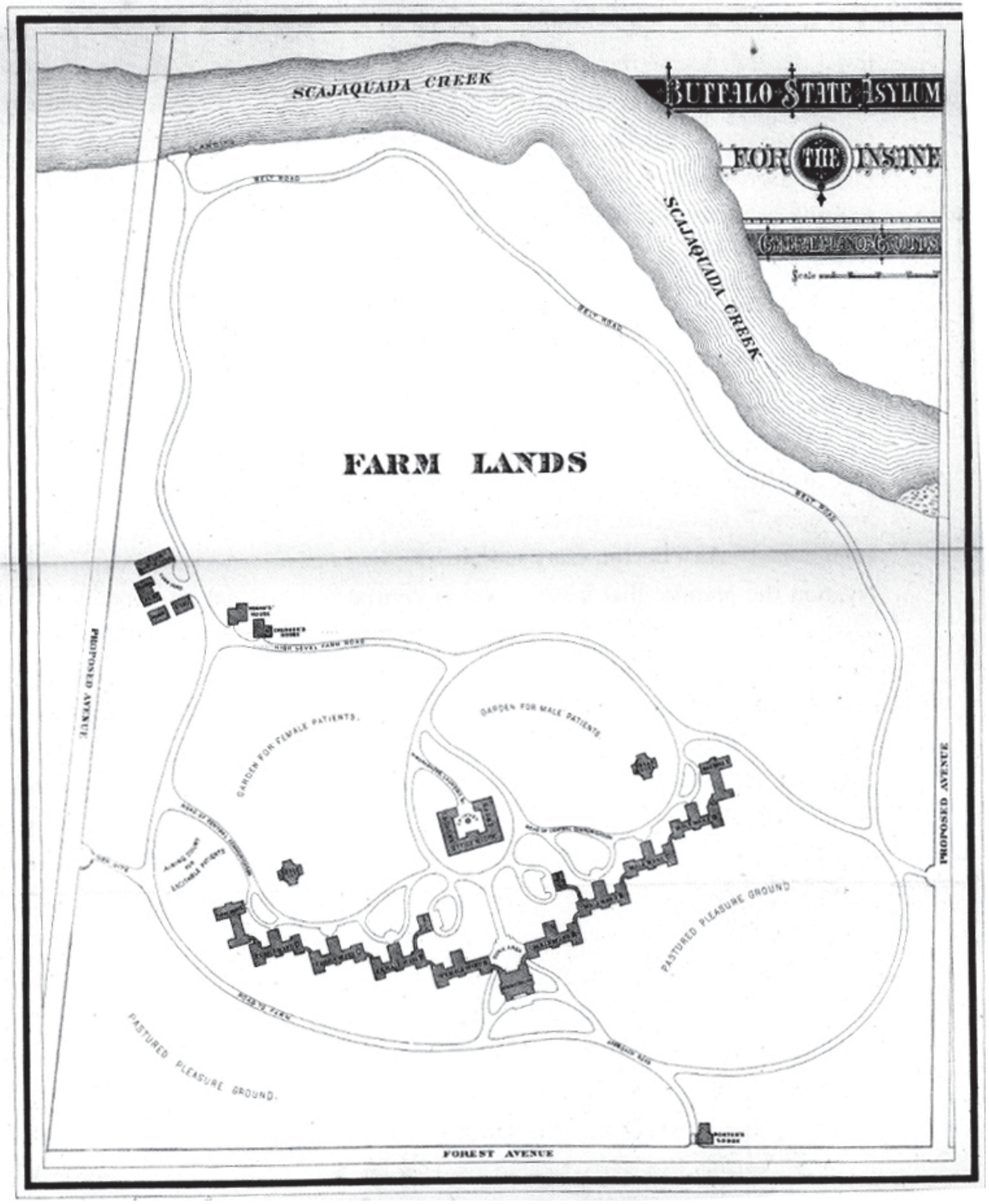
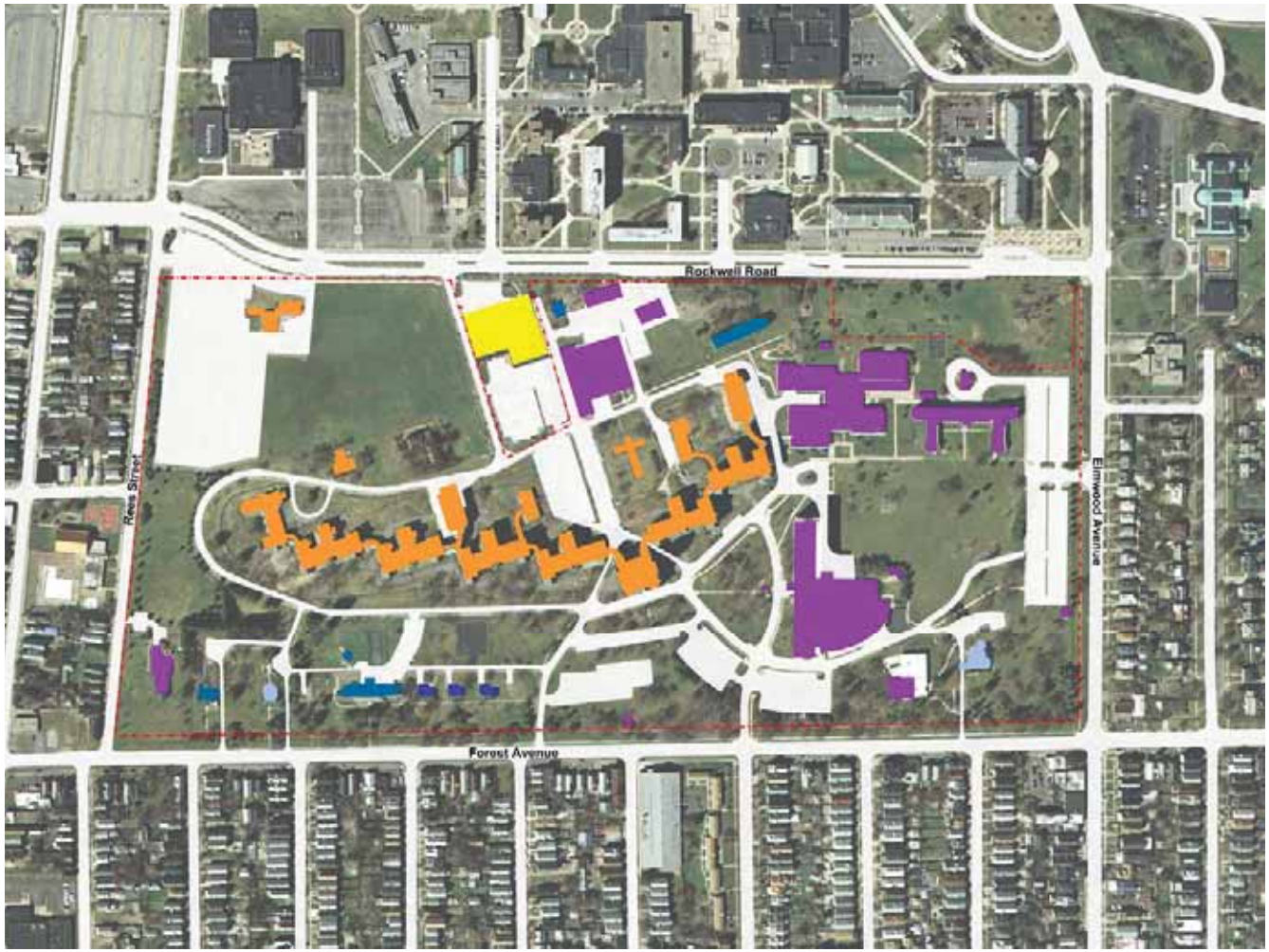


DIAGRAM
SUGGESTING OUTLINES OF A PLAN
FOR LAYING OUT THE GROUNDS
OF THE
BUFFALO STATE ASYLUM
FOR THE INSANE
SCAJAQUADA CREEK
Farm Lands
ORCHARD
ORCHARD
PASTURED PLEASURE GROUND
PASTURED PLEASURE GROUND
FOREST AVENUE


BUFFALO STATE ASYLUM
FOR THE INSANE
GENERAL PLAN OF GROUNDS
SCAJAQUADA CREEK
SCAJAQUADA CREEK
FARM LANDS
PROPOSED AVENUE
PROPOSED AVENUE
GARDEN FOR FEMALE PATIENTS.
GARDEN FOR MALE PATIENTS
PASTURED PLEASURE GROUND
PASTURED PLEASURE GROUND.
FOREST AVENUE

Rees Street
Forest Avenue

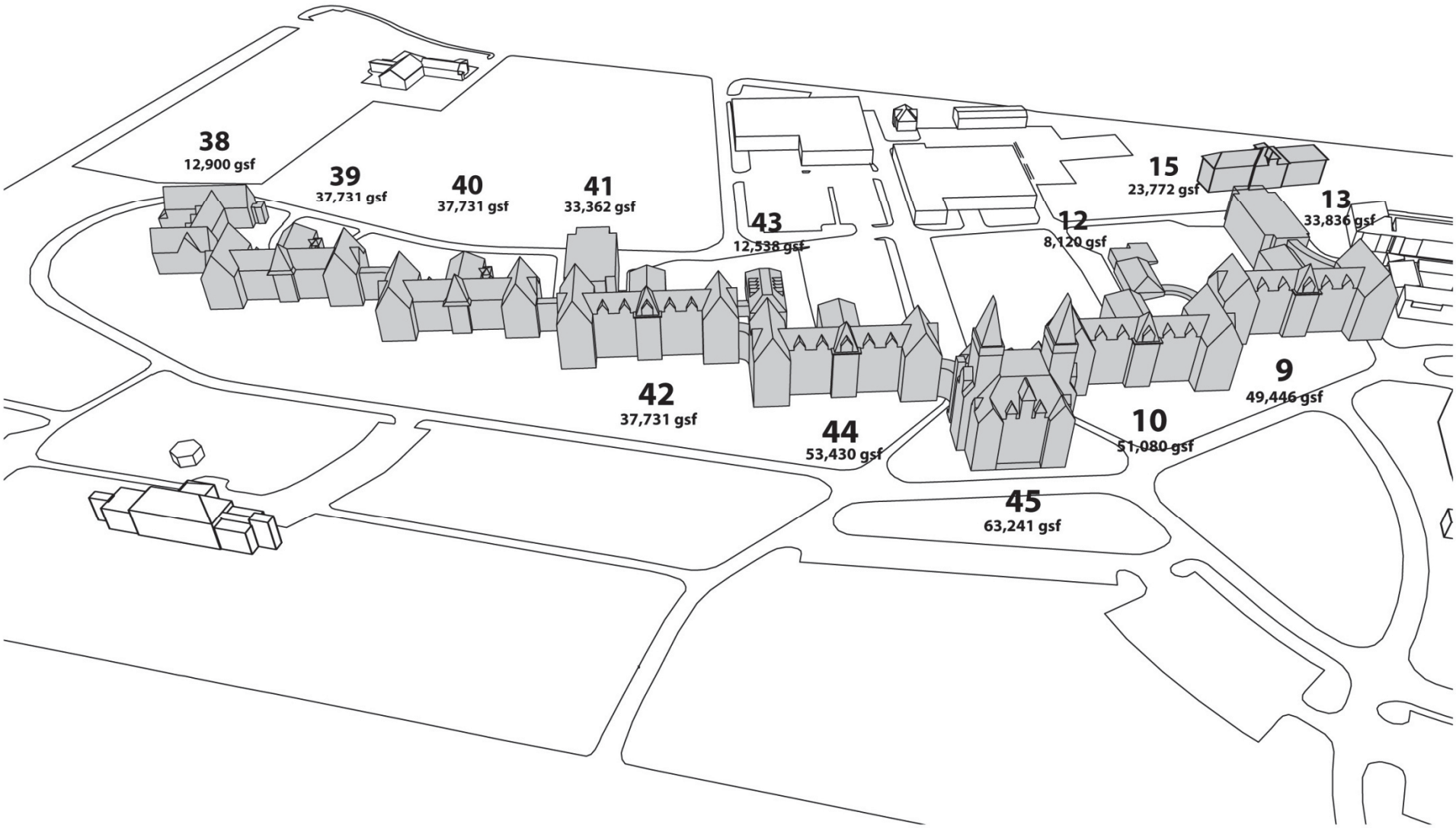
# Exploring a Range of Hypothetical Options



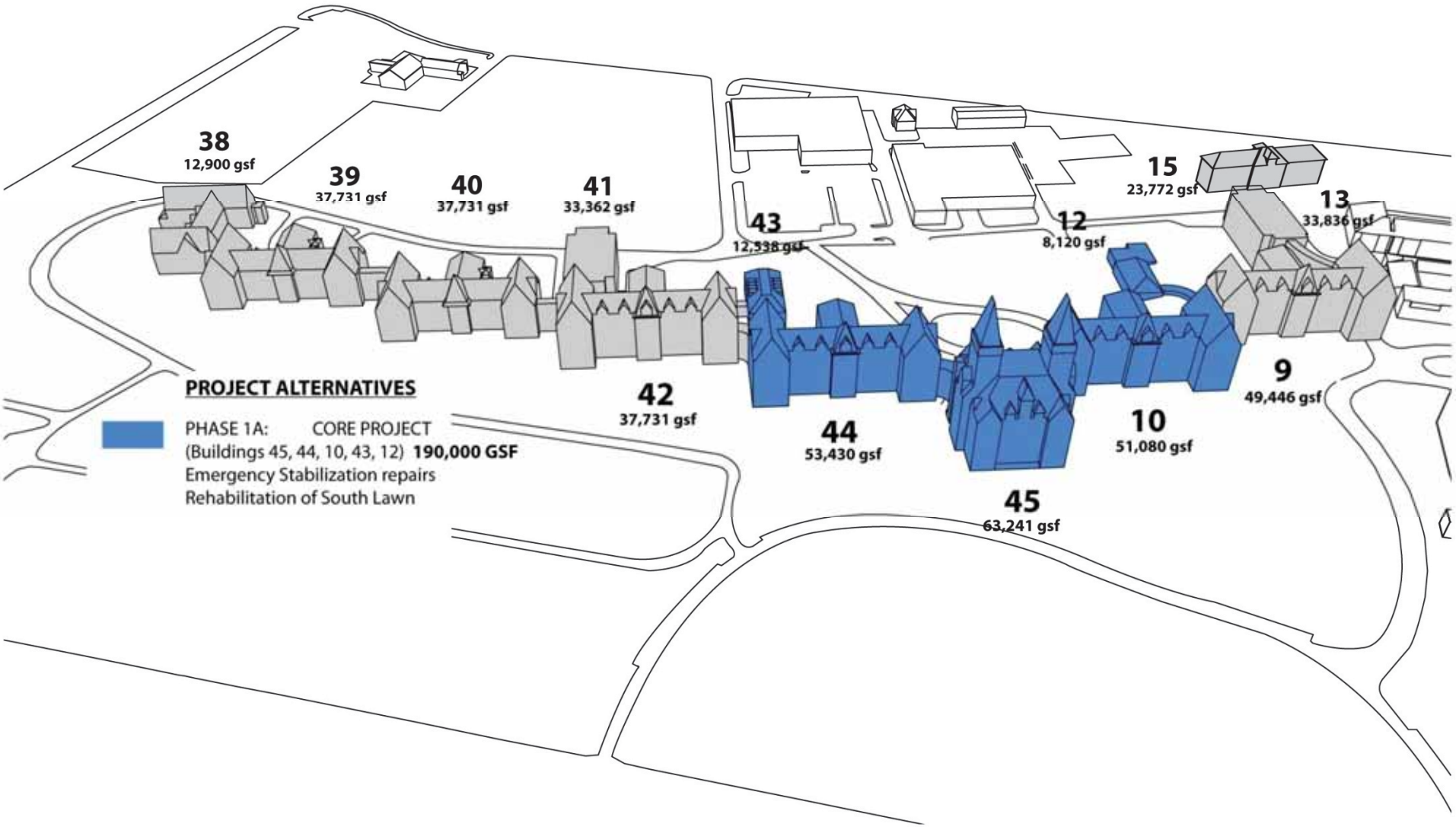

**BOLD -- TRANSFORMATIVE**

**INCREMENTAL -- JUDICIOUS**

# Existing Condition: No Build



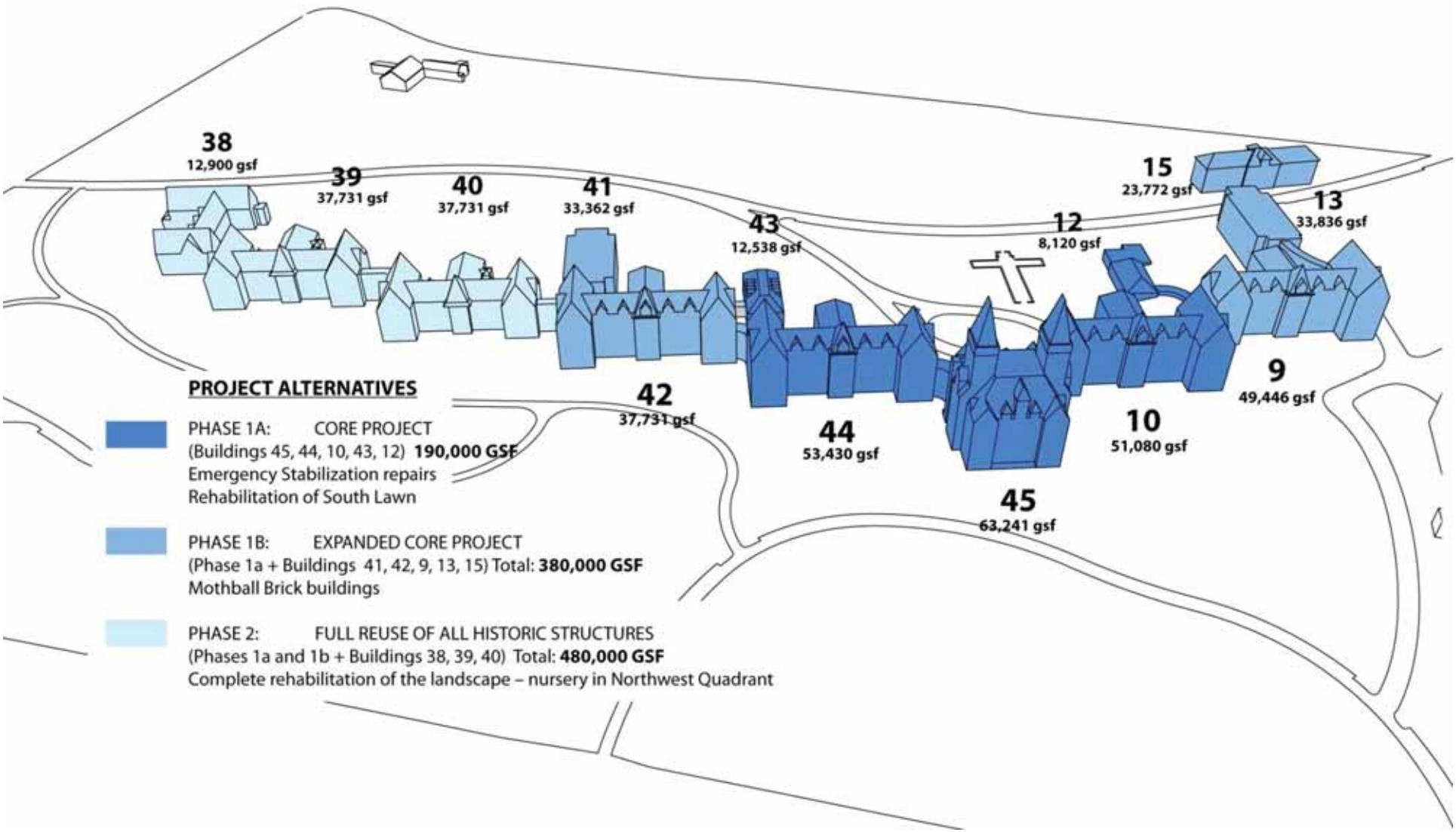
# Alternative A: Phase 1a CORE PROJECT



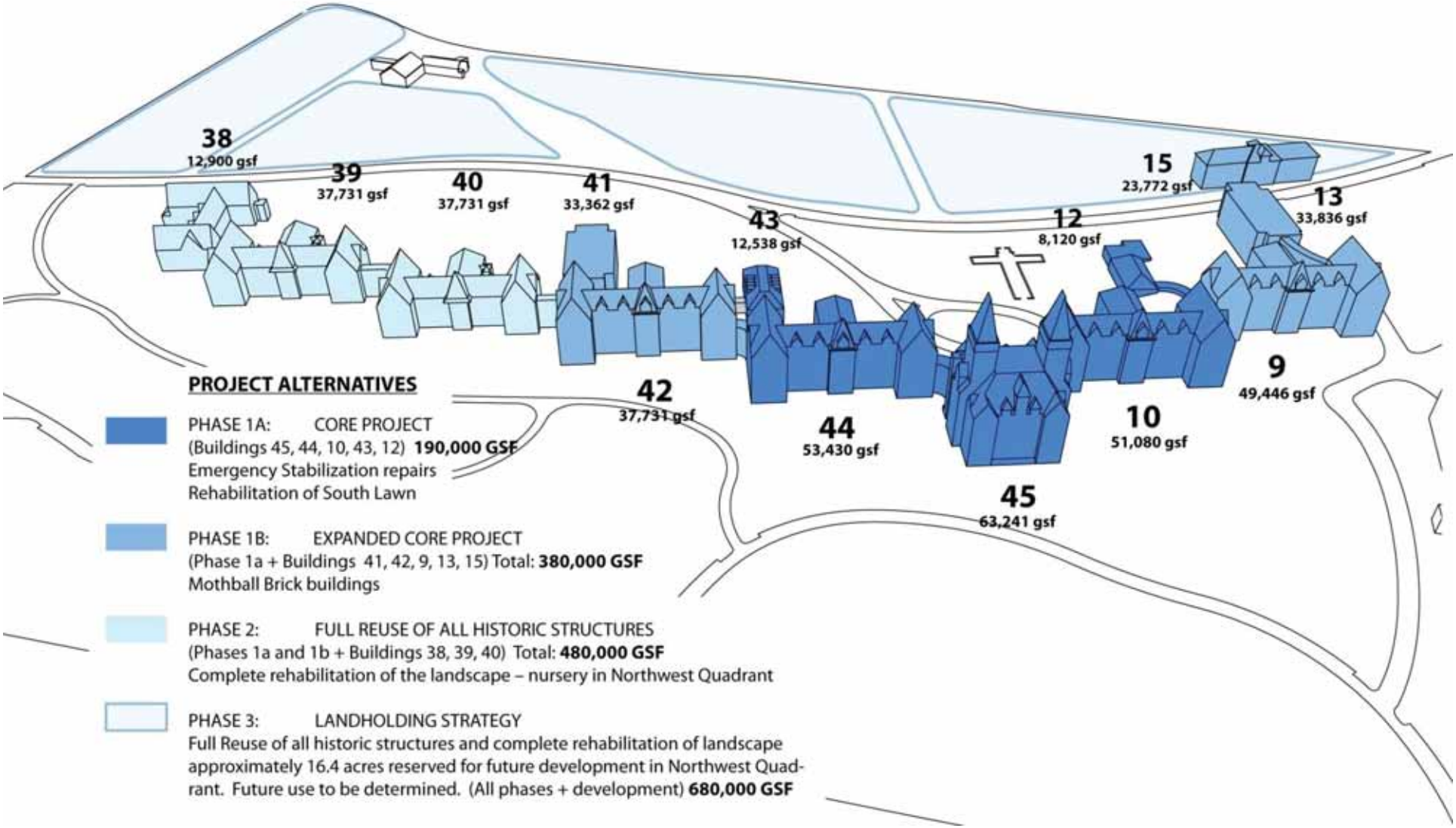
# Alternative B: Phase 1B PROJECT

# EXPANDED CORE

# Alternative C: Phase 2 FULL REUSE OF HISTORIC STRUCTURES



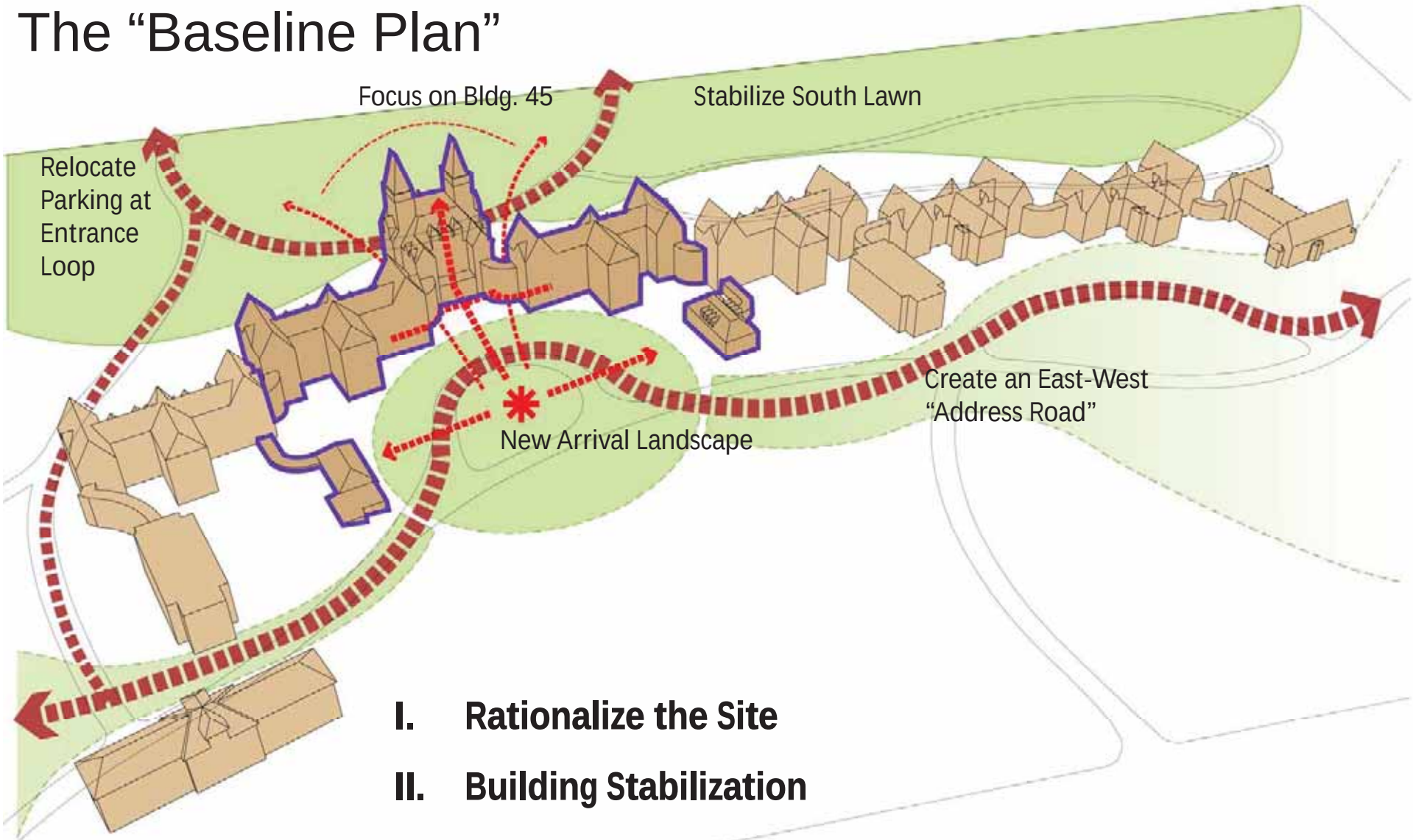
# Alternative D: Phase 3 FULL REUSE + LANDHOLDING



# **An Initial provocation** from the interview …

# A revised consideration

# The “Baseline Plan”




I. **Rationalize the Site**

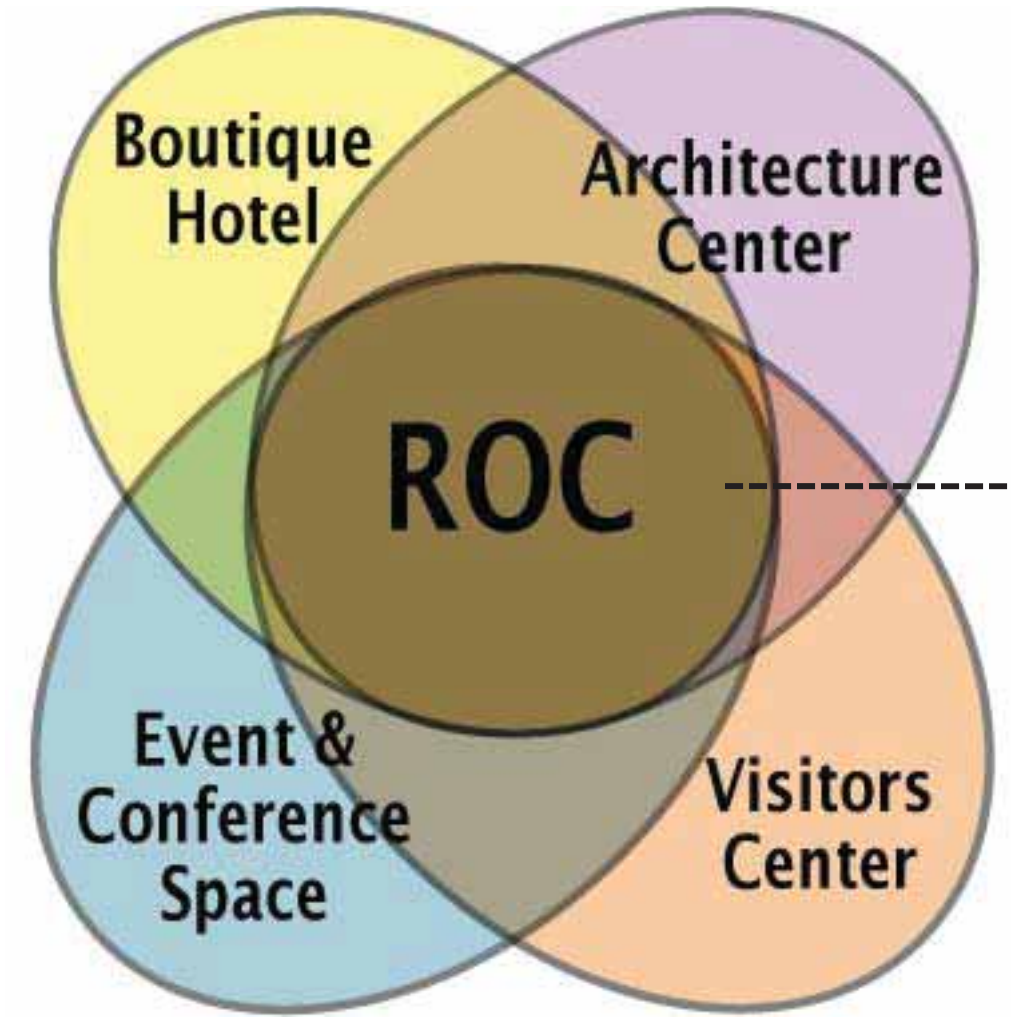
II. **Building Stabilization**

III. **Prioritize Landscape Investment**

IV. **Building Reuse**

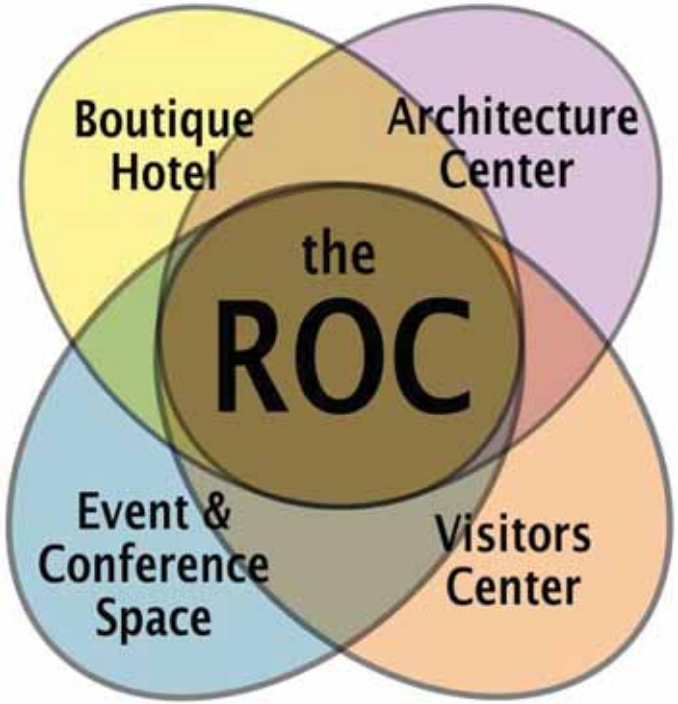
V. **Public Access**

# Core Programs

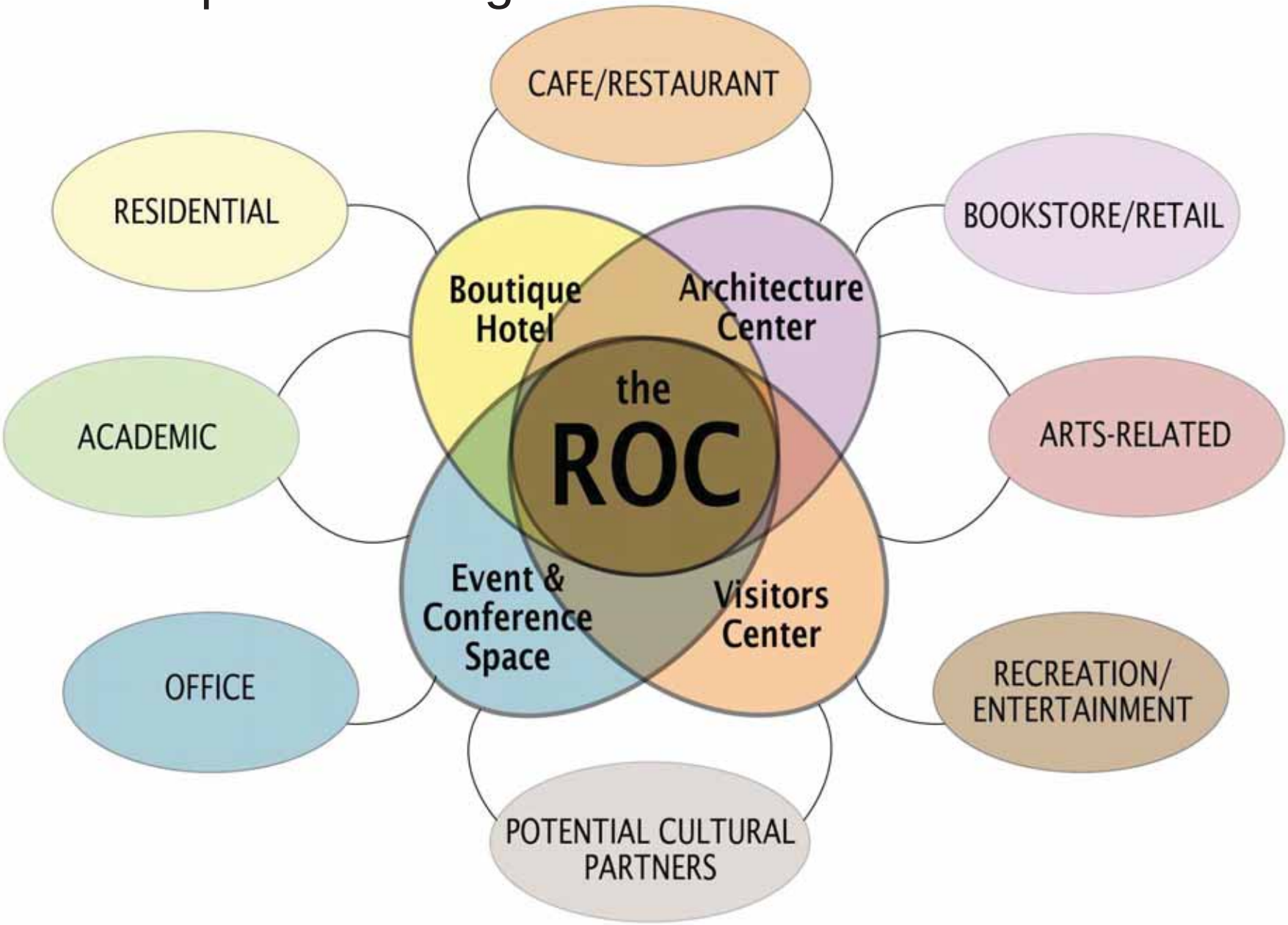


"ROC" = **R**ichardson **O**lmsted **C**omplex

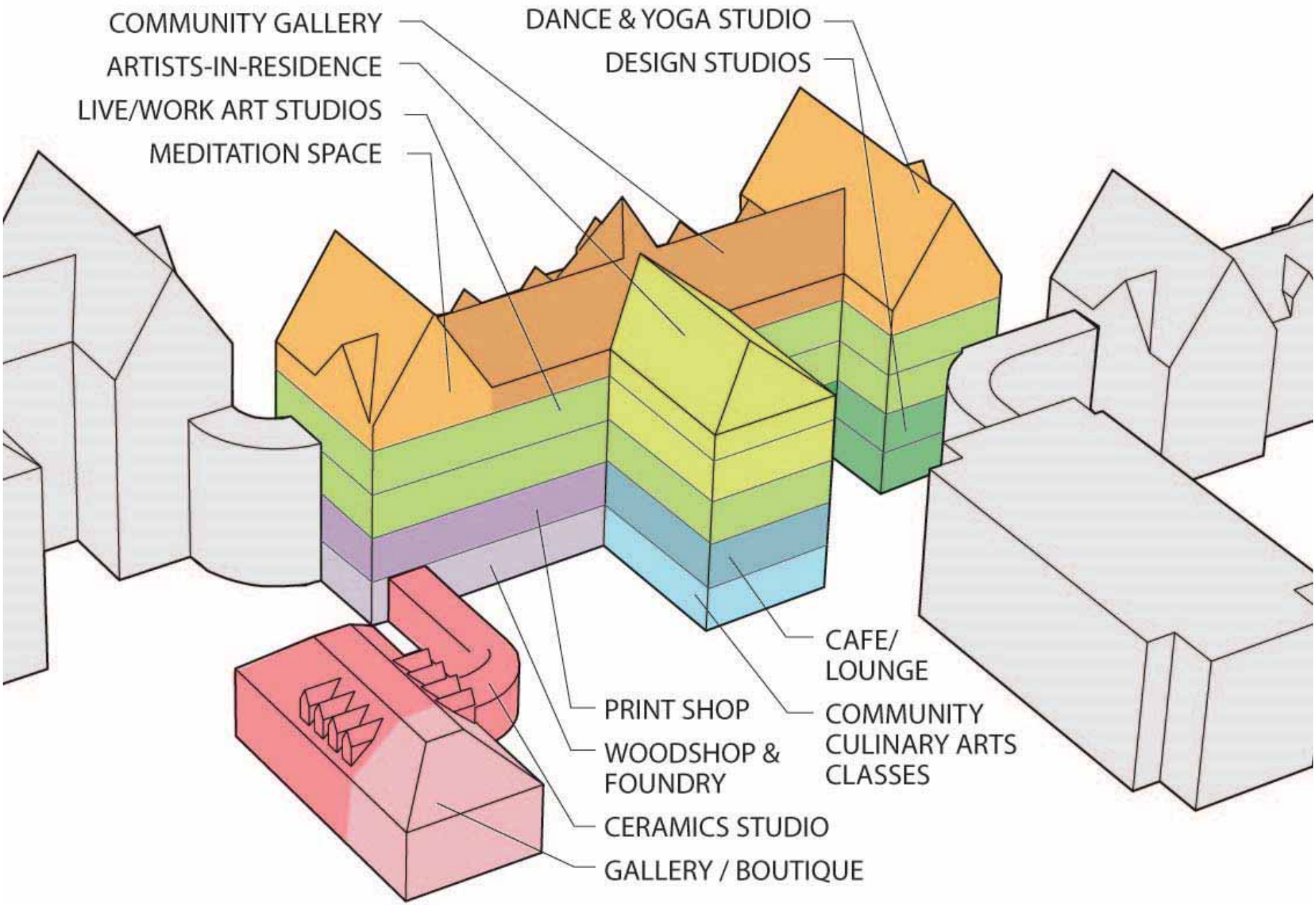
# Core Programs



# Core + Expanded Programs



# Opportunity Use: Cultural

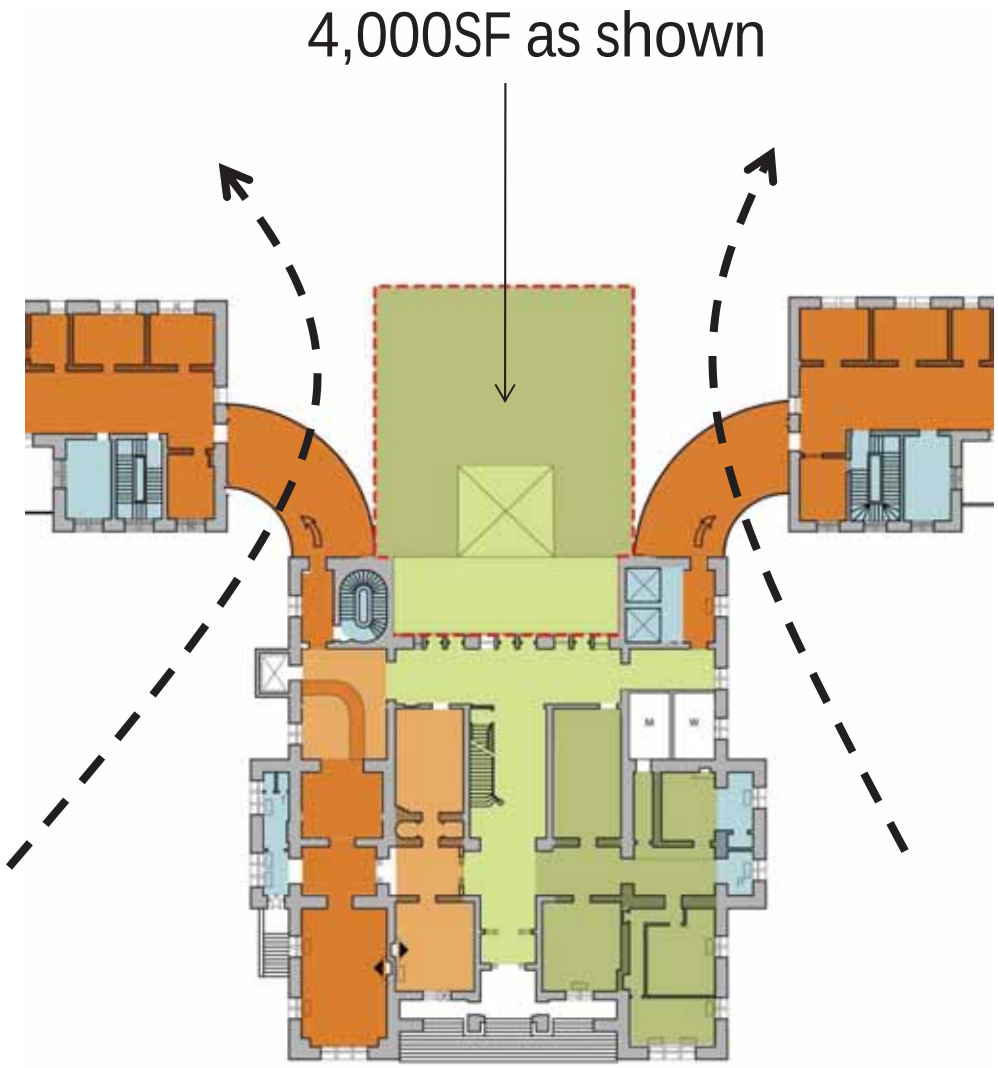


# Paving the Way for the Baseline Plan: Parking Relocation

# J . Building 45 Architecture addition

Maintain circulation paths

- Architecture Center: Dedicated Use
- Shared Use: Visitors Center, Retail, Café
- Hotel/Conference Center: Dedicated Use
- Hotel/Conference Center: Public Use
- Circulation



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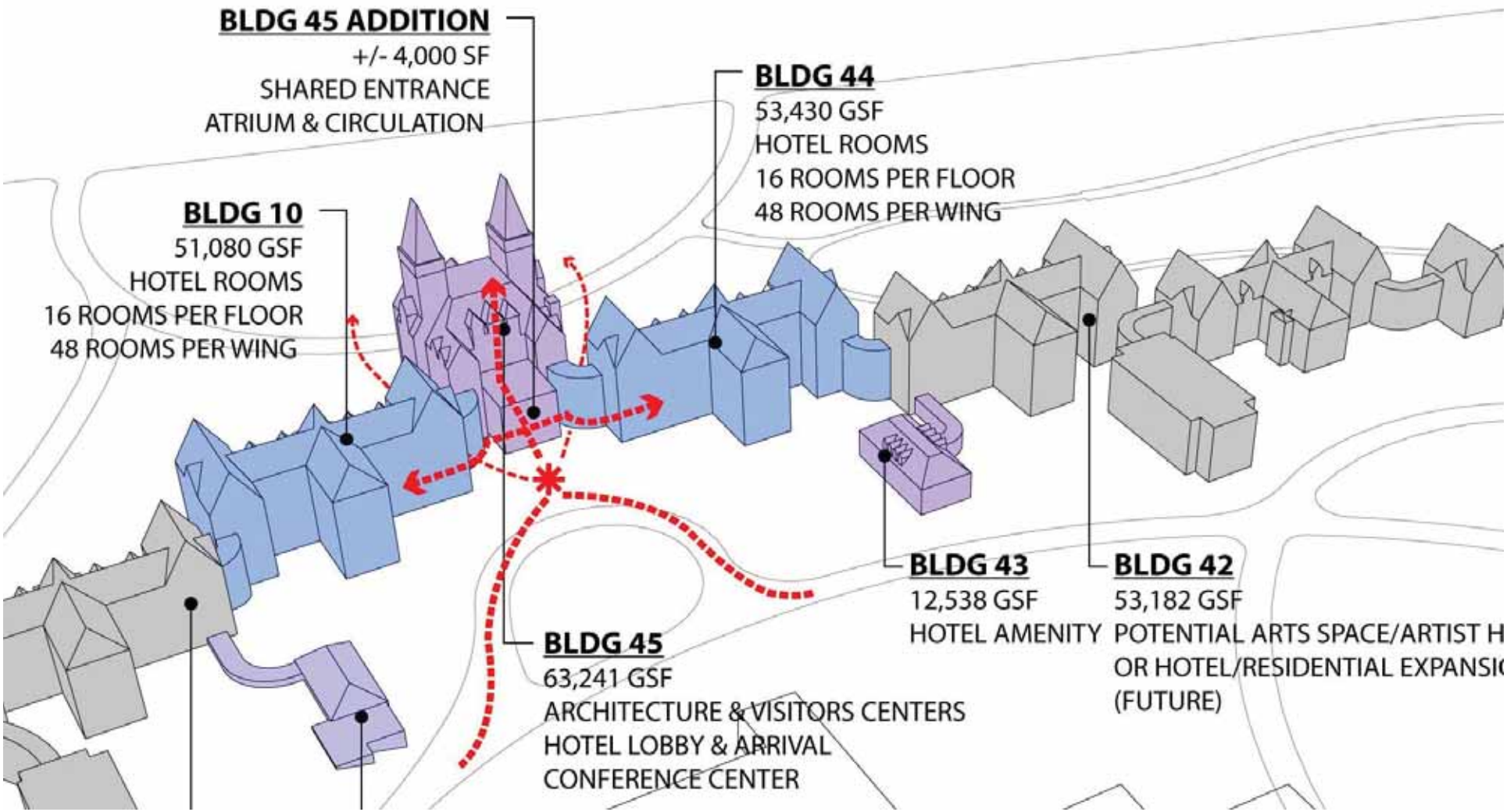



# The Administration Tower as Entry Point

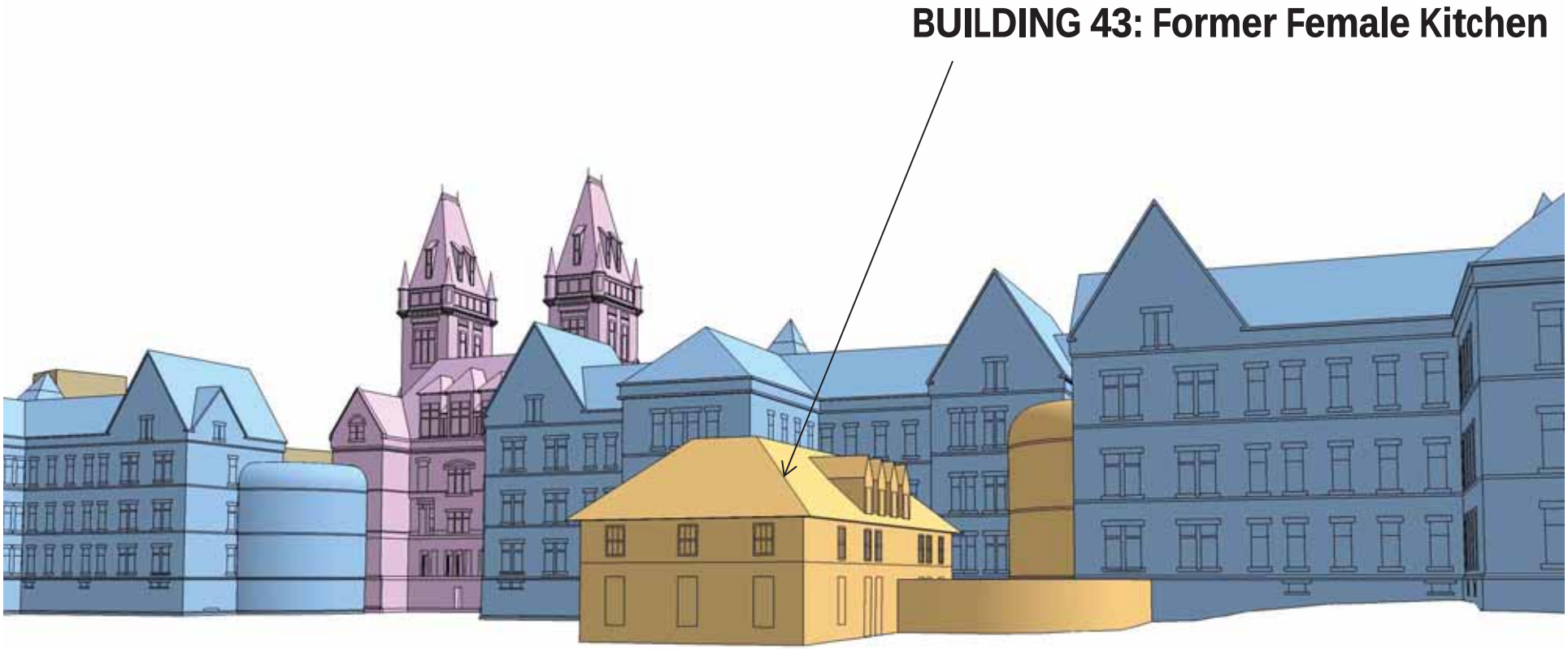
# A Pilot Project … Getting Started soon

**BUILDING 43: Former Female Kitchen**

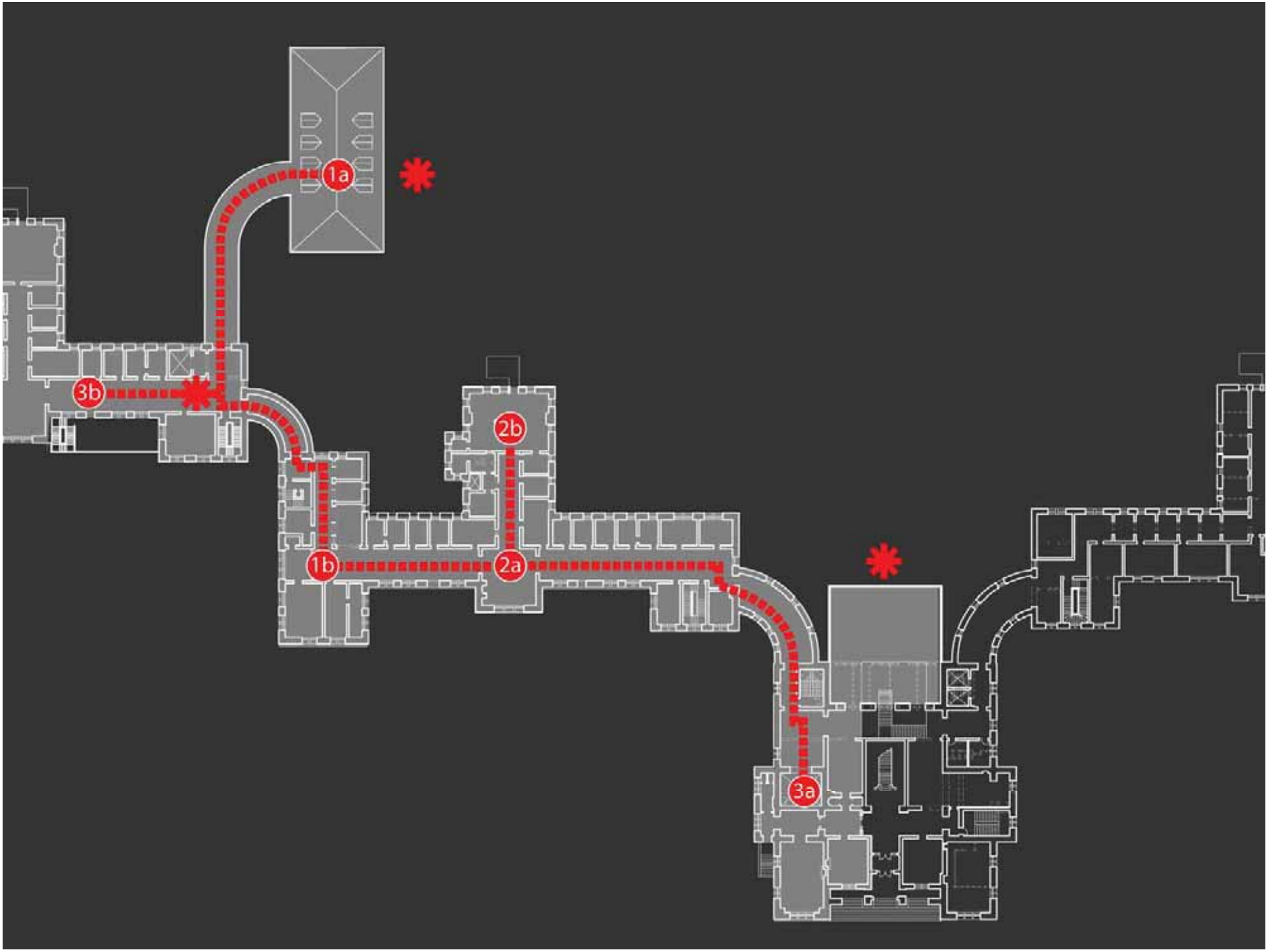
North View of “the ROC”

# BUILDING 43: Former Female Kitchen

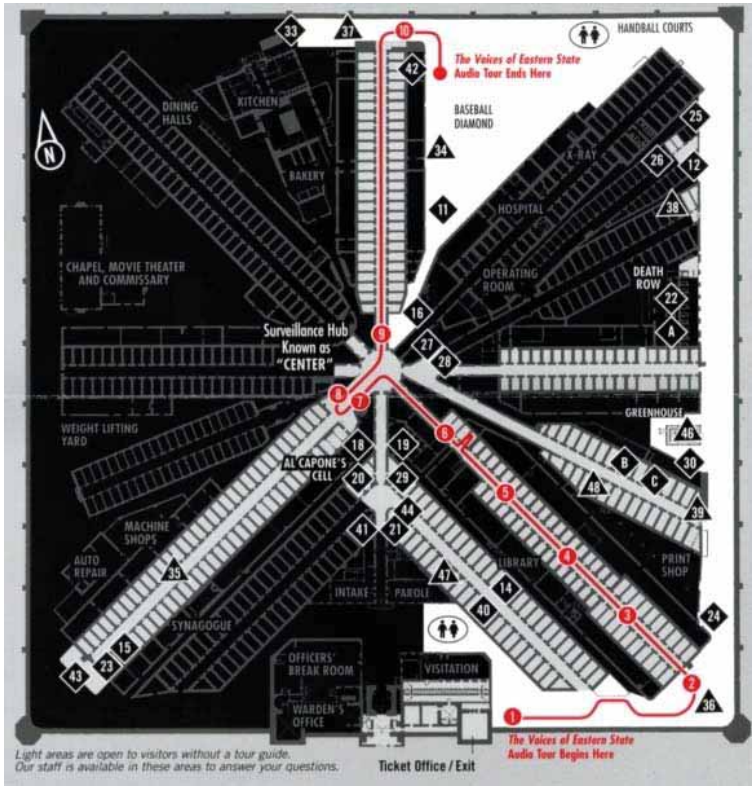
# A Pilot Project … Getting Started soon

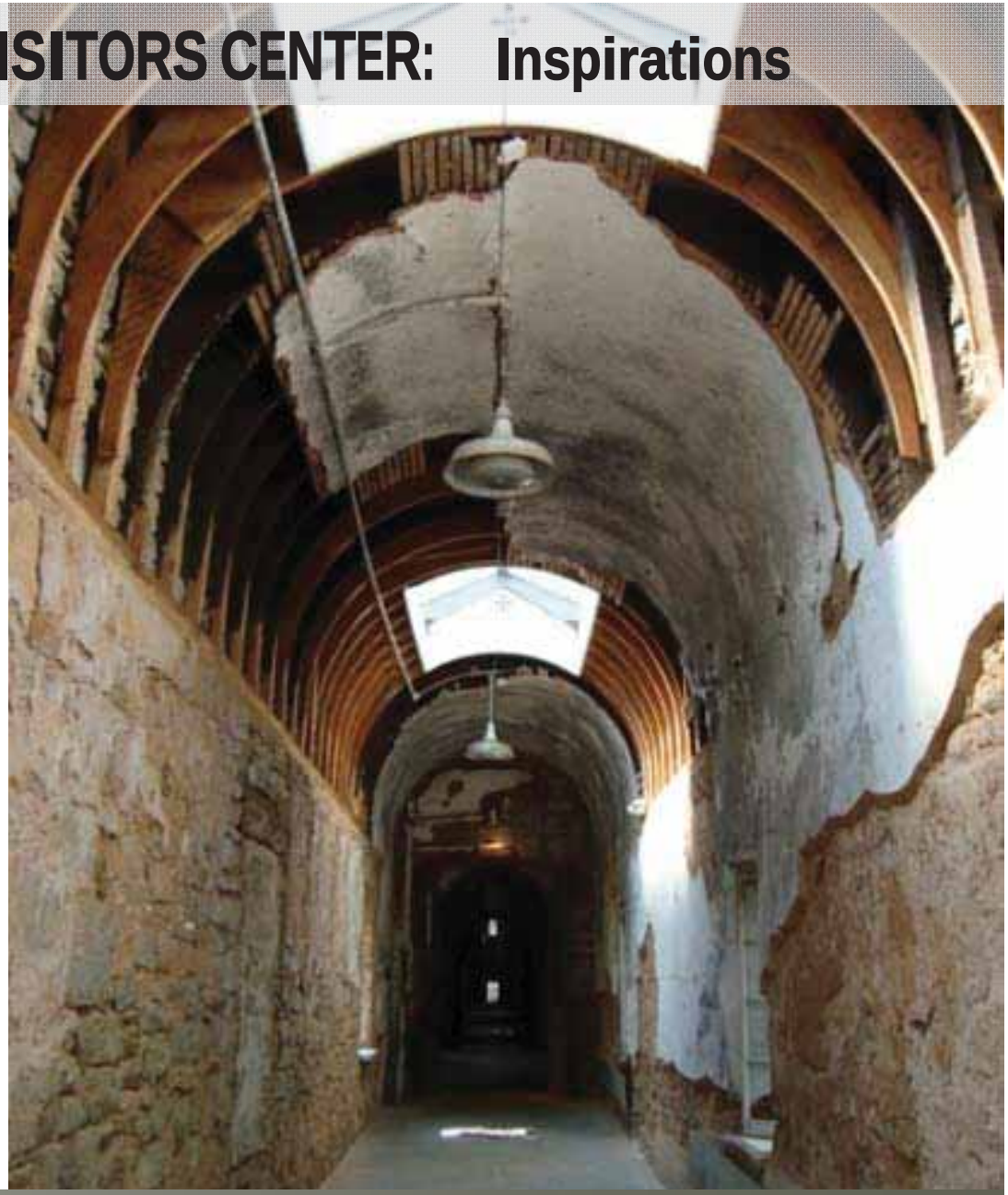



| | | |
|---|---|---|
| **Building 43** | **12,538SF** | |
| Exterior | $80-100/SF = | $1,003,040 - $1,253,800 |
| Interior | $25-45/SF = | $313,450 - $564,210 |
| Site | $15-25/SF = | + $188,070 - $313,450 |
| | | **$1,504,560 - $2,131,460** |


1a
3b
2b
1b
2a
3a

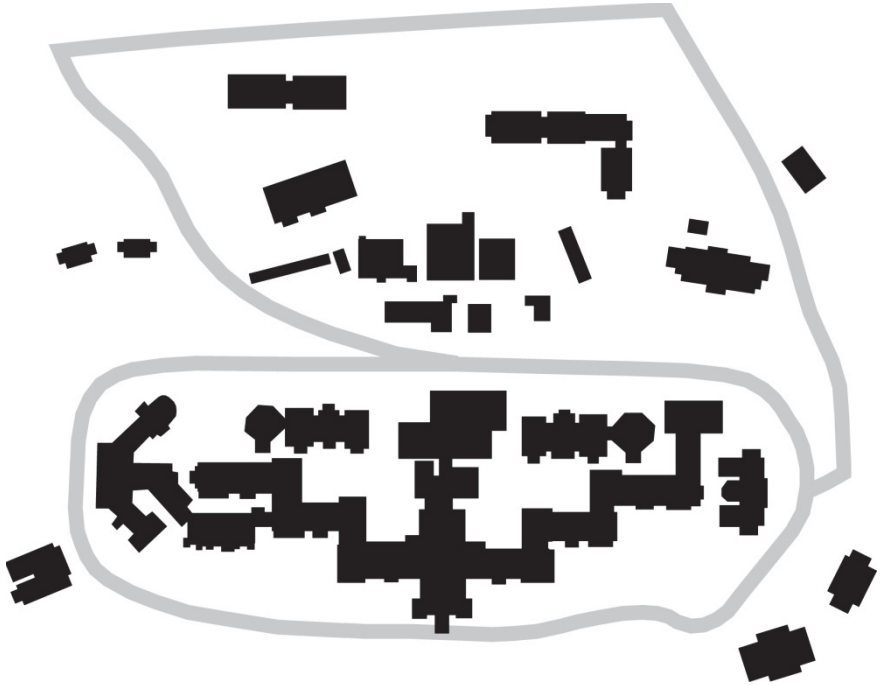
# ARCHITECTURE CENTER & VISITORS CENTER: Inspirations





EASTERN STATE PENITENTIARY

# KIRKBRIDE PRECEDENT LESSONS

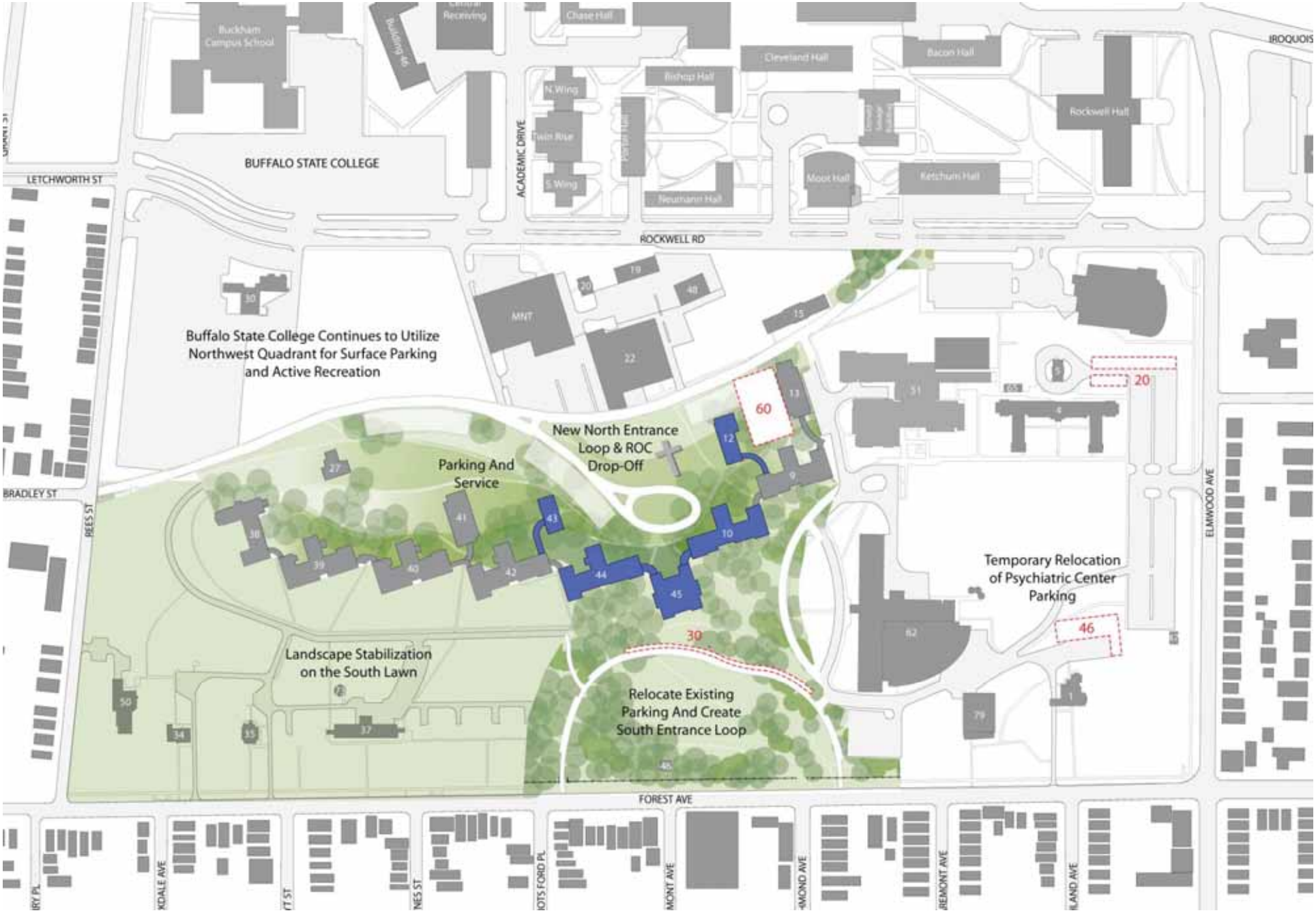


“The Ridges” at Ohio University

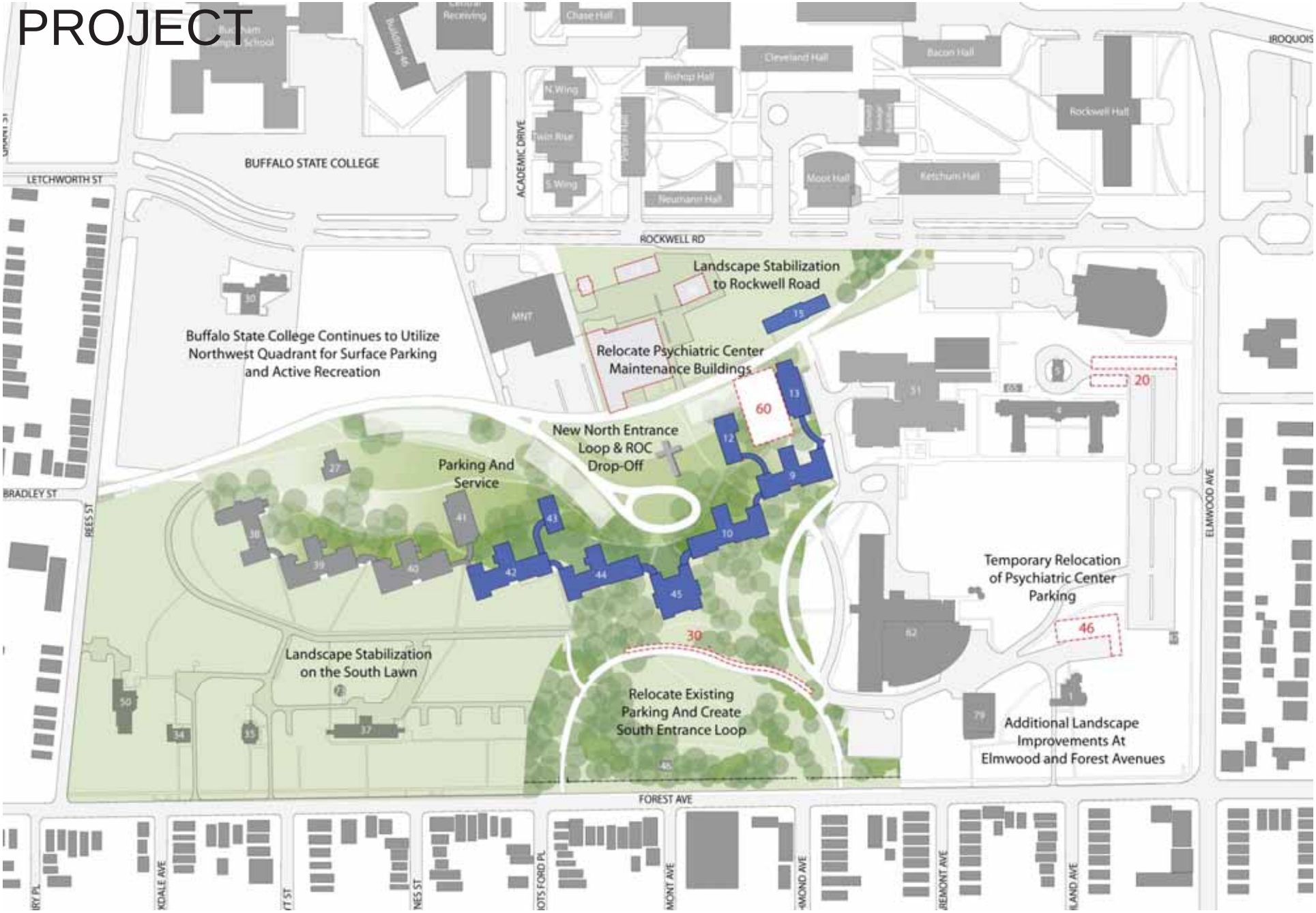
Traverse City Commons

# Alternative A: Phase 1a

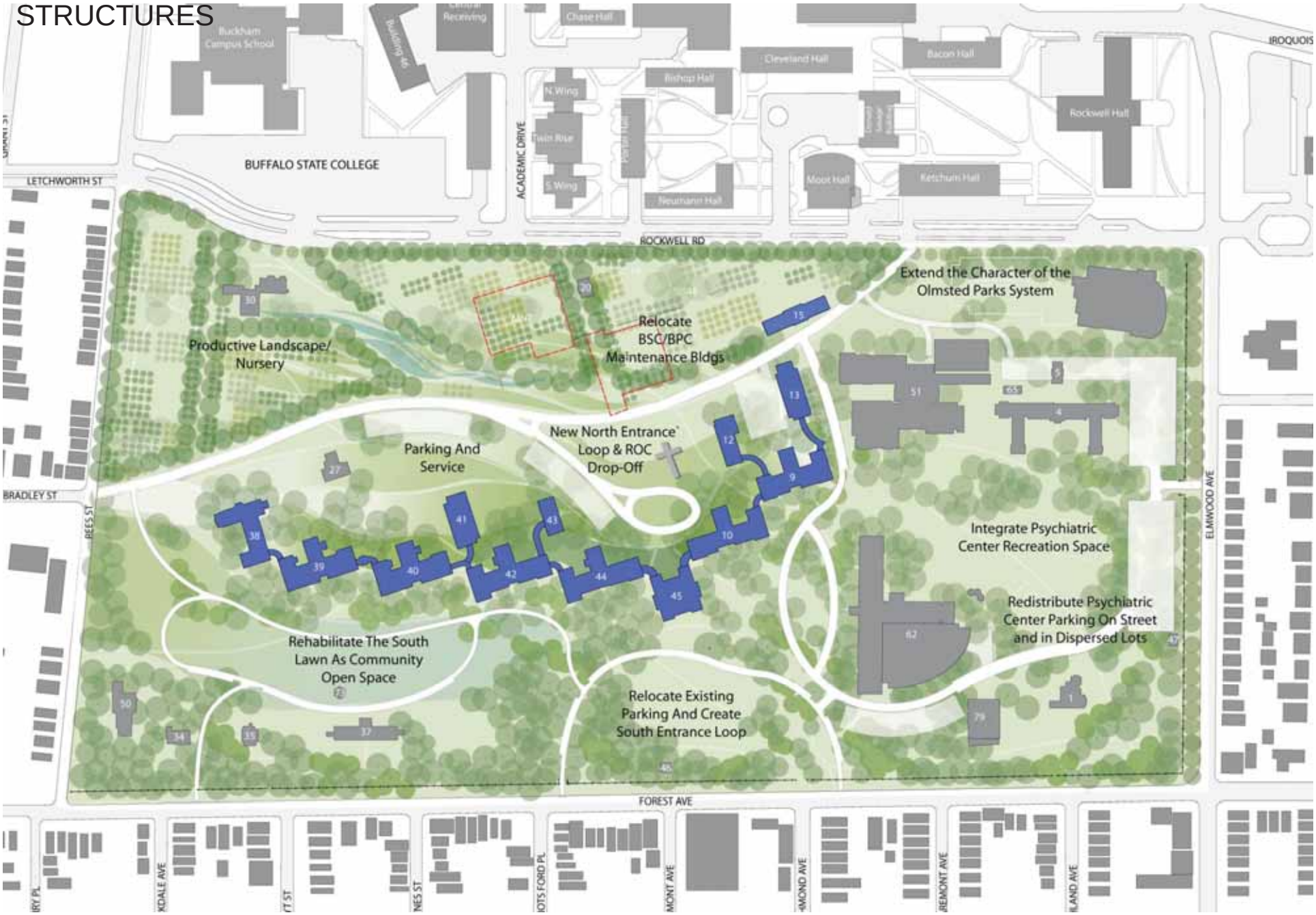
# CORE PROJECT



# Alternative B: Phase 1B EXPANDED CORE PROJECT

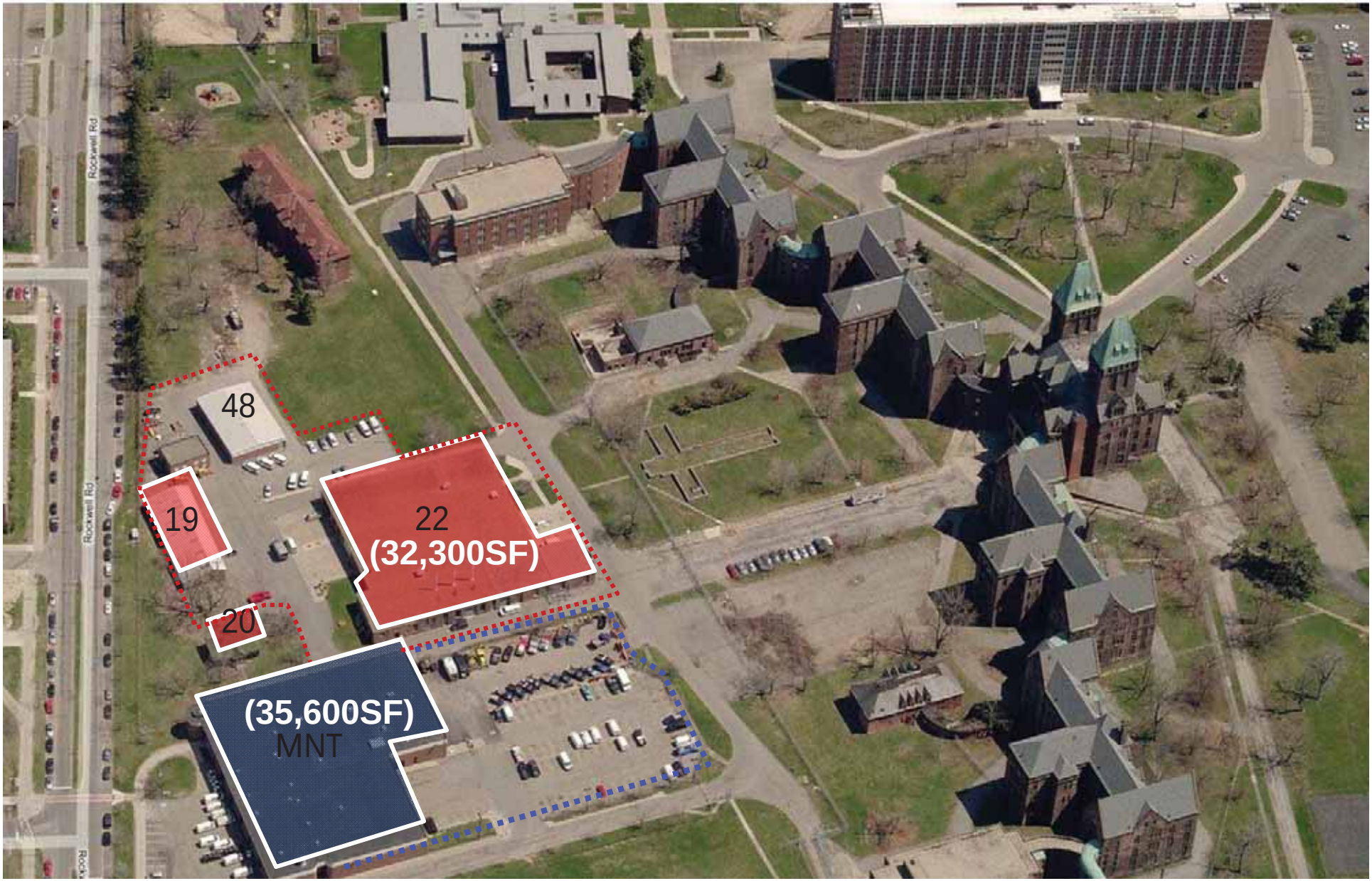


# Alternative C: Phase 2 FULL REUSE OF HISTORIC STRUCTURES

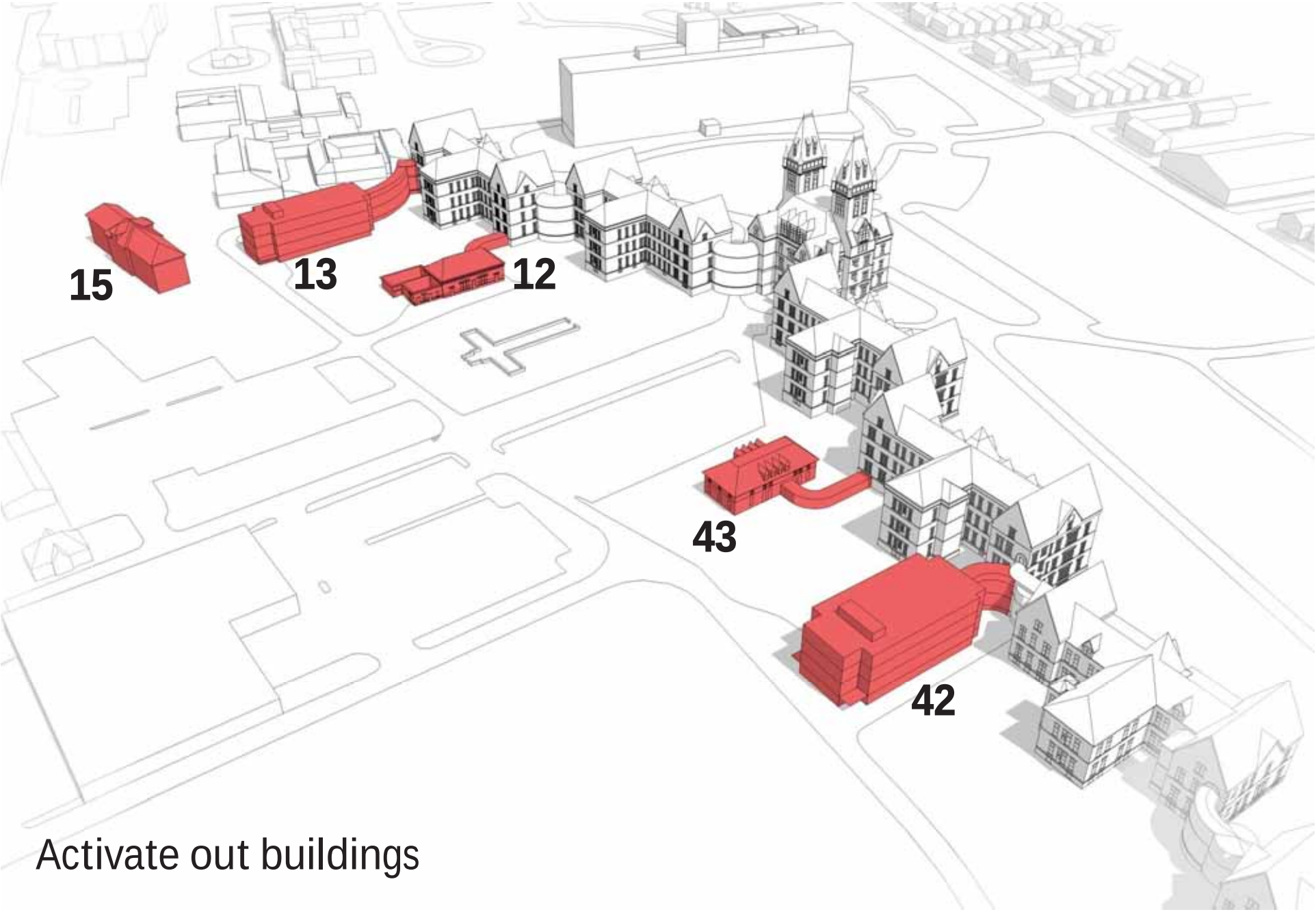


# Alternative D: Phase 3 FULL REUSE + LANDHOLDING

# Maintenance Buildings

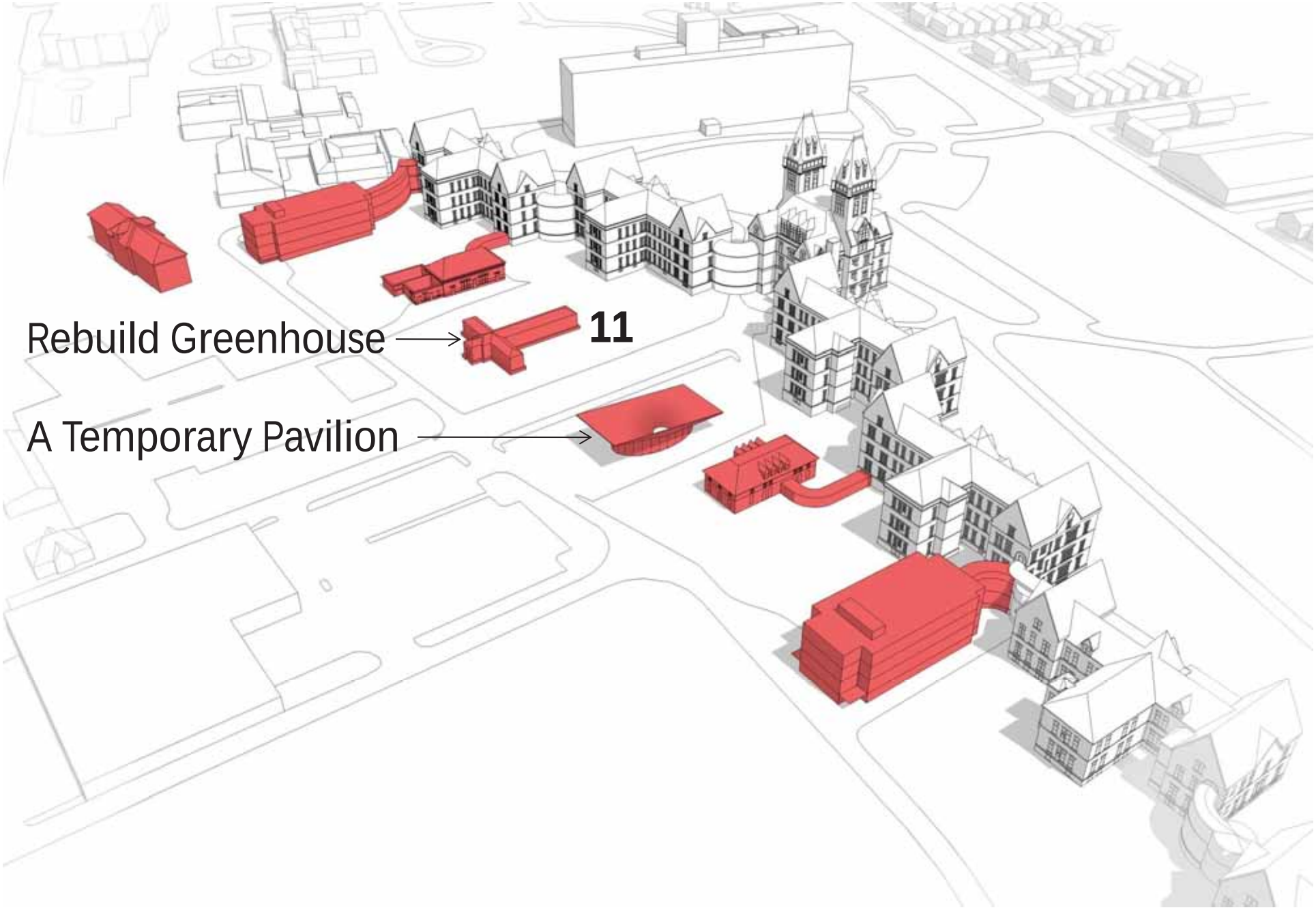


# The Buffalo Project

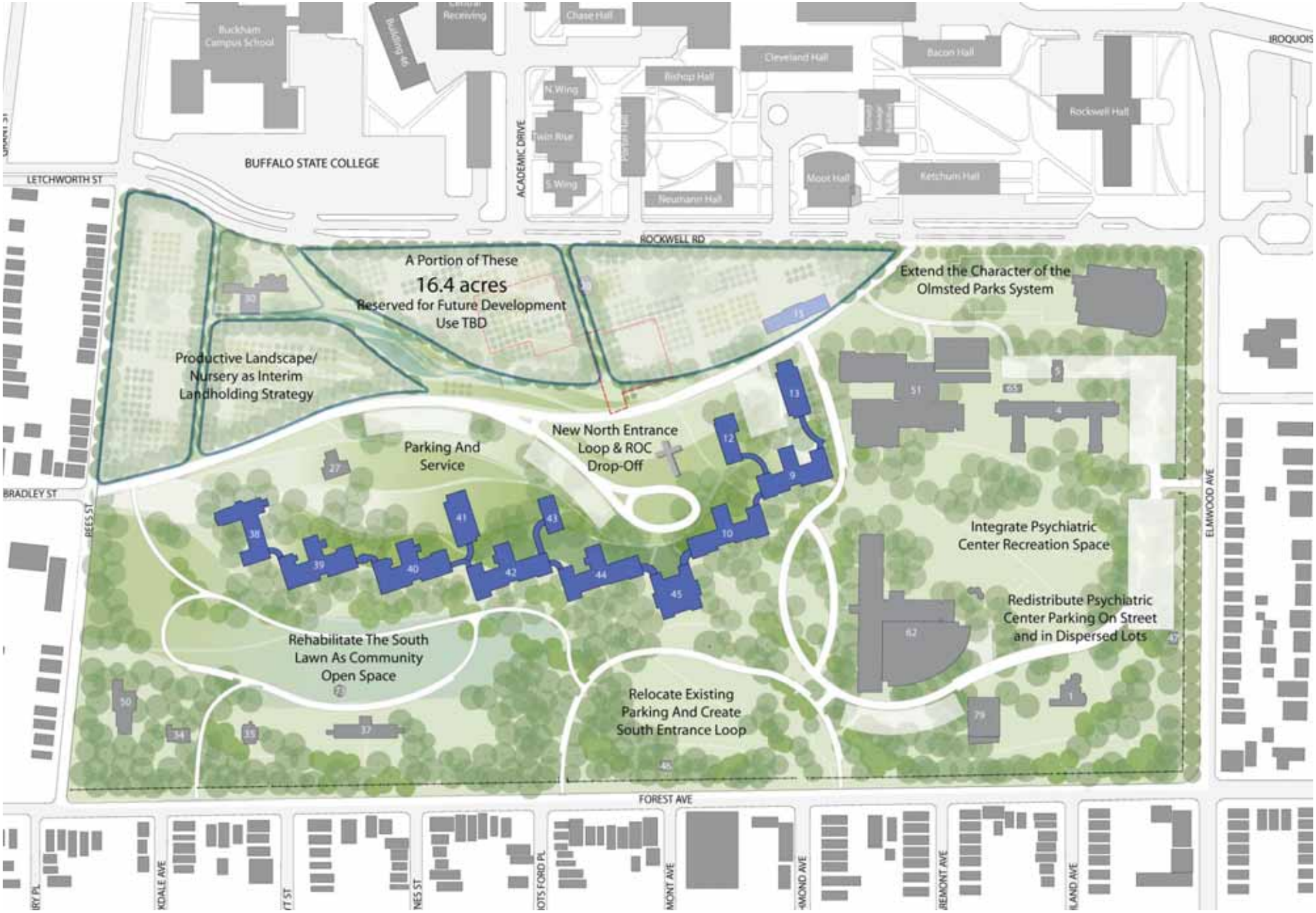



Activate out buildings

# The Buffalo Project



# Northern Lands



# Rockwell Road emphasis 315,000SF*

*Assumes 3 stories

# East-West Boulevard emphasis

*Assumes 3 stories

# Middle Ground emphasis

378,000SF*

*Assumes 3 stories

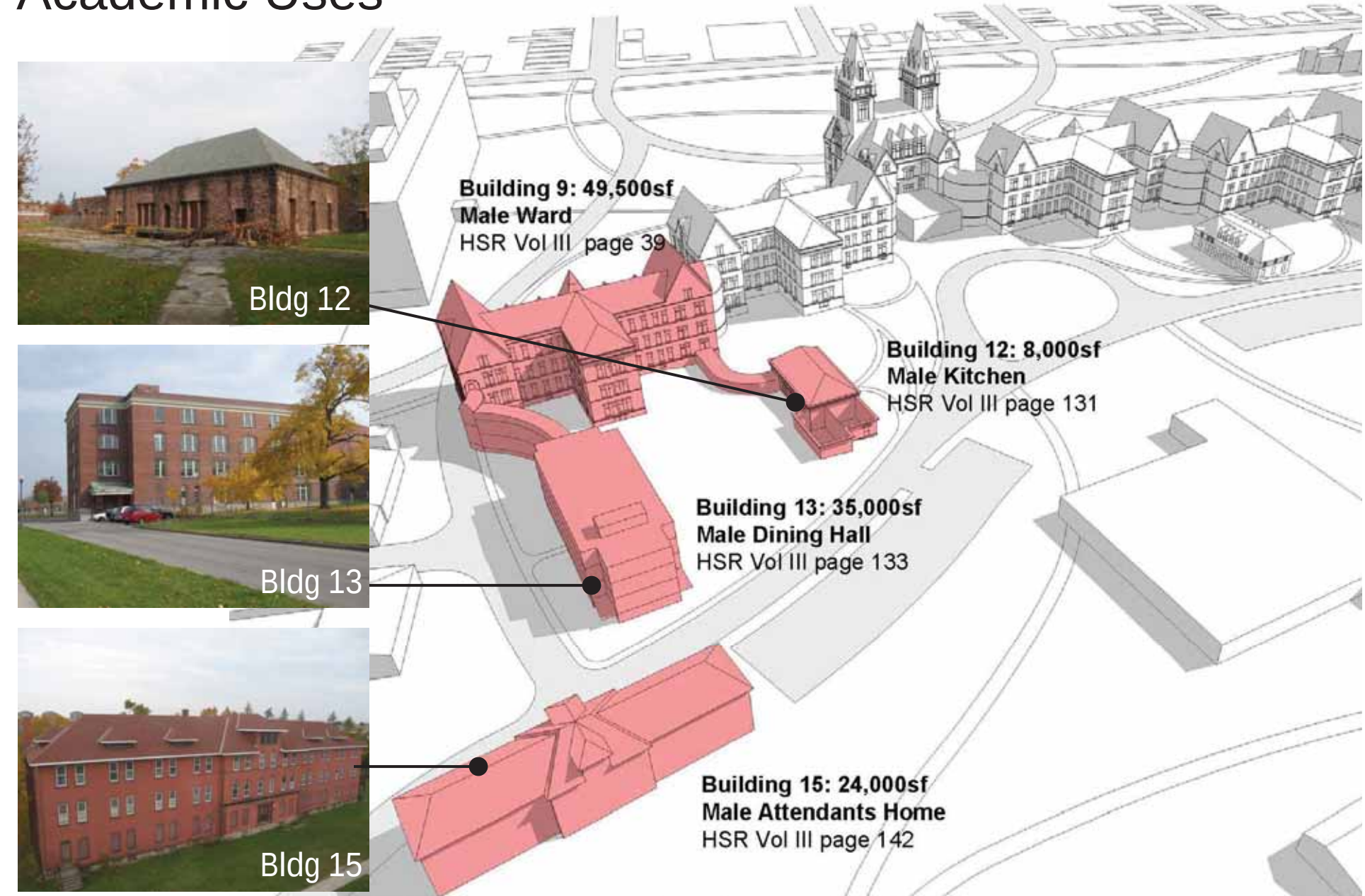
# Northwest Quadrant emphasis

*Assumes 3 stories

# Northern Lands

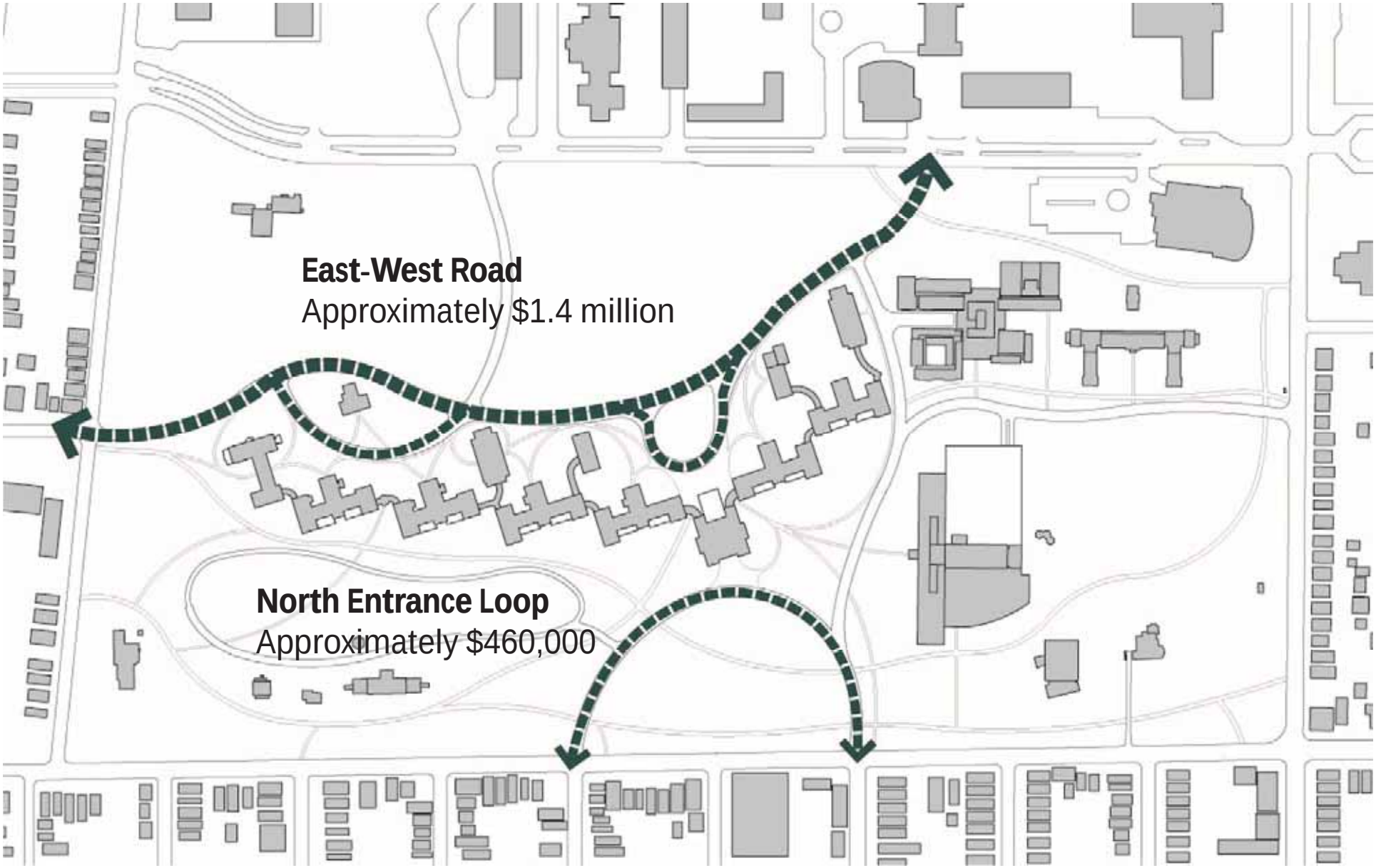
1,279,000SF

# Academic Uses




Total of four buildings #9,#12,#13,#15 = **116,500sf**

# Circulation Costs



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architecture urban design GAMBLE ASSOCIATES

# LARGE SITE DESIGN TACTICS