



FOOTPATHS & FRONT PORCHES

Reimagining the Neighborhood for the Pedestrian

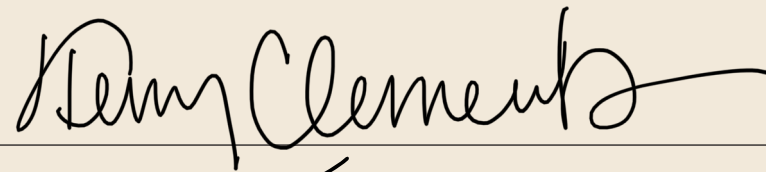
Undergraduate Senior Project

Virginia Polytechnic Institute and State University

Landscape Architecture 2024

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This senior project is submitted in partial fulfillment of the requirements for the Bachelor of Landscape Architecture Degree in the College of Architecture, Arts, and Design at Virginia Polytechnic Institute and State University.



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ACKNOWLEDGEMENTS

To Nick, I cannot thank you enough for how you've loved and supported me through this senior project. Thank you for being a shoulder to lean on in the midst of stress.

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To the wonderful folks at Cite Design, I would not be interested in housing if it were not for my well-rounded internship experience. Thank you for allowing me to find my place in landscape architecture.

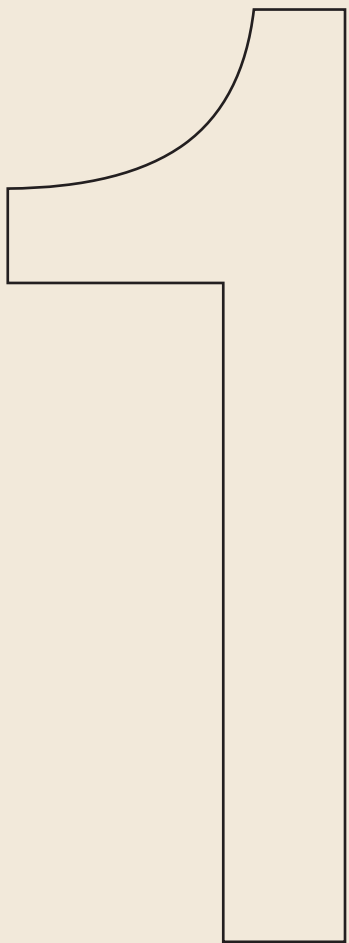
To my studio cohort, I'm grateful for the many years we had together. We survived Surge Studio and lived to tell about it. I wish you all the best of luck!

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“Nobody enjoys sitting on a stoop or looking out a window at an empty street.”

Jane Jacobs
The Death and Life of Great American Cities, 1961



INTRODUCTION

ABSTRACT

Footpaths and Front Porches is a neighborhood design project located in Richmond, Virginia's northside neighborhood of Ginter Park. This project dives into household demographics, housing market, and their changes. With the shrinking household size, social dynamics change as well. The project aims to address the social changes, household changes, and market changes simultaneously with a socially diverse, smaller unit, attainable housing project. The neighborhood design takes the research of safety, privacy, and exposure in relation to building and landscape formation and combines it with the site and context analysis. The result is strategically placed buildings, amenities, and landscapes designed to provide a range of public, private, and semi-private outdoor spaces for a social neighborhood.

RESEARCH QUESTION

How can landscape architecture balance the public and the private in neighborhood design so that the result simultaneously fosters community and preserves individuality?

GOALS & OBJECTIVES

Address the changing trends in housing in America, and specifically Richmond, and the need for alternative housing options to meet the housing demand

By researching housing data trends in Richmond and infer the type of housing needed

By researching housing typologies that can better meet market demand, like medium density housing

By conducting research on correlations between densities and sociability in housing and finding a middle ground between the two

Design a housing development that uses building and landscape formation to invite dynamic social interactions in public spaces, intimate moments in semi-public spaces, and individual use in private spaces.

By researching how transitioning from public to private spaces through clear demarcation and transition spaces creates a better experience for people

By implementing research on how building arrangements influence an individual's experience of territory and privacy, sense of enclosure, and safety in a space

By using research from Gehl, Jacobs, and Sim to design for the human scale

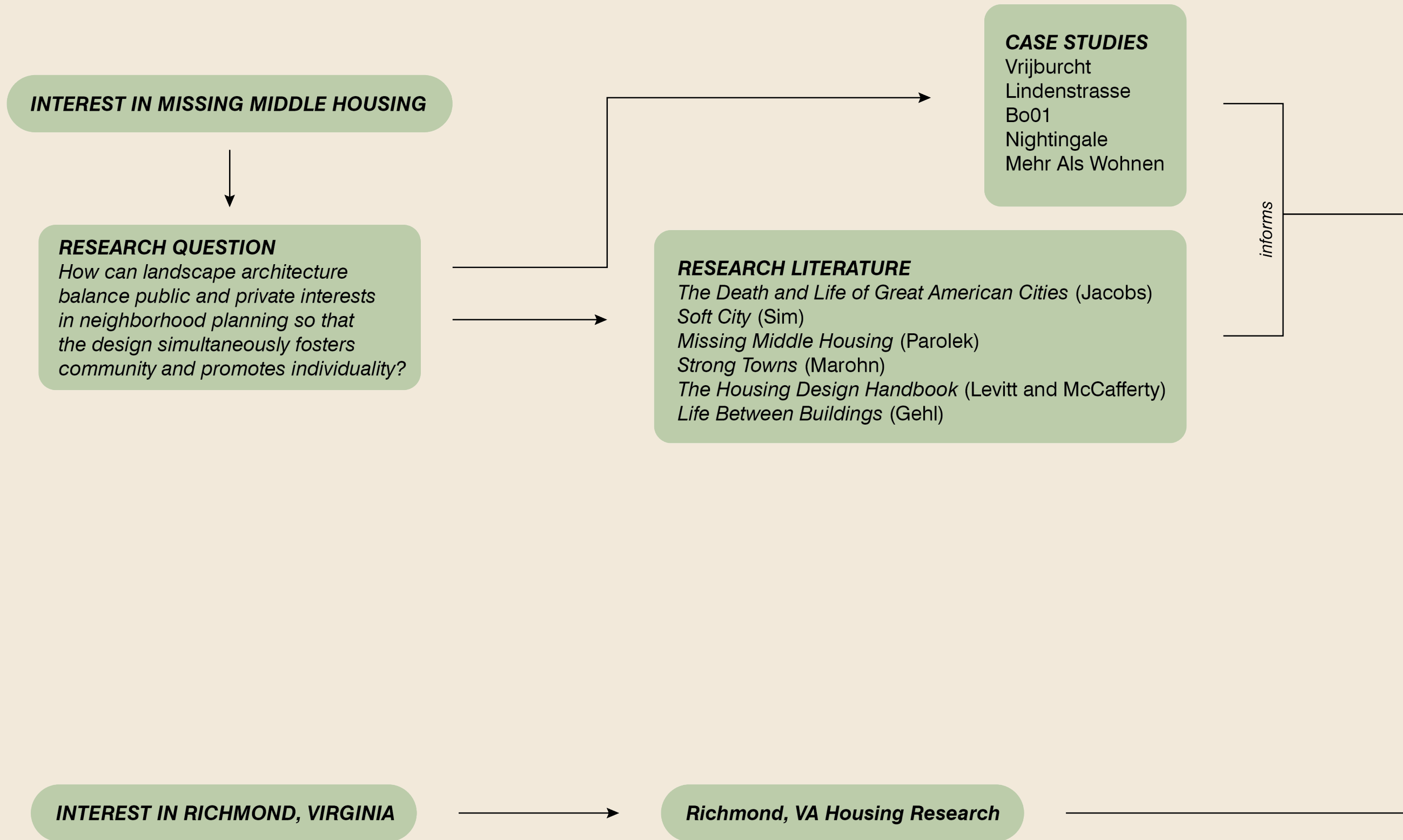
Create walking paths to encourage social encounters

By programming the site with multiple destinations throughout the site to encourage walking

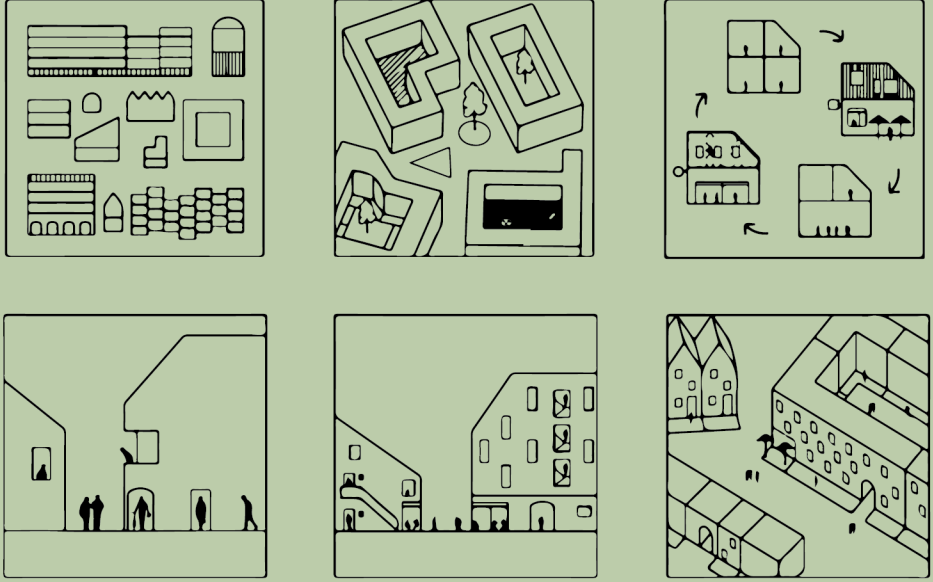
By creating sidewalks that are wide enough for multiple people and uses

By limiting vehicular circulation to merely essential while still adhering to fire codes and parking requirements

PROJECT DIAGRAM



DESIGN PRINCIPLES FROM LITERATURE & CASE STUDIES



Housing Density Research

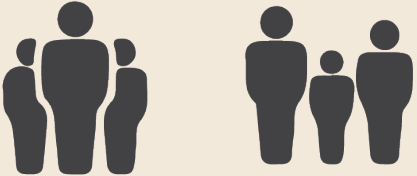
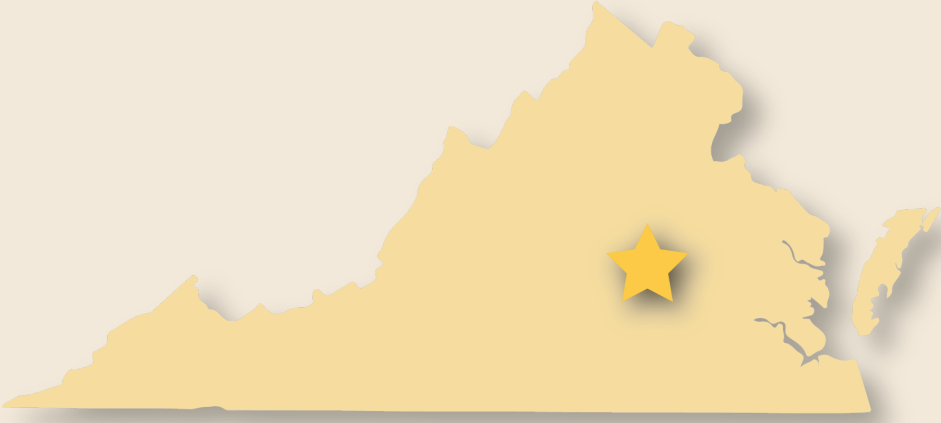
Territory & Privacy Research

Site Research and Analysis

informs

**DESIGN SOLUTION:
MEDIUM DENSITY, MIXED-USE,
MISSING MIDDLE AFFORDABLE
HOUSING DEVELOPMENT THAT
PROMOTES SOCIABILITY
WHILE PRESERVING PRIVACY**

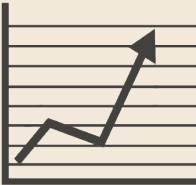
The Problem



The Household Demographic is Changing.

Child-free couples and persons living alone continue to make up most new households in the Richmond metro area. Only 1/4 of new households in the past year were families with children.

More people are living alone and not having children.



Housing Prices are Unaffordable.

The Northside neighborhood had an average rent of \$1,045 in 2022.

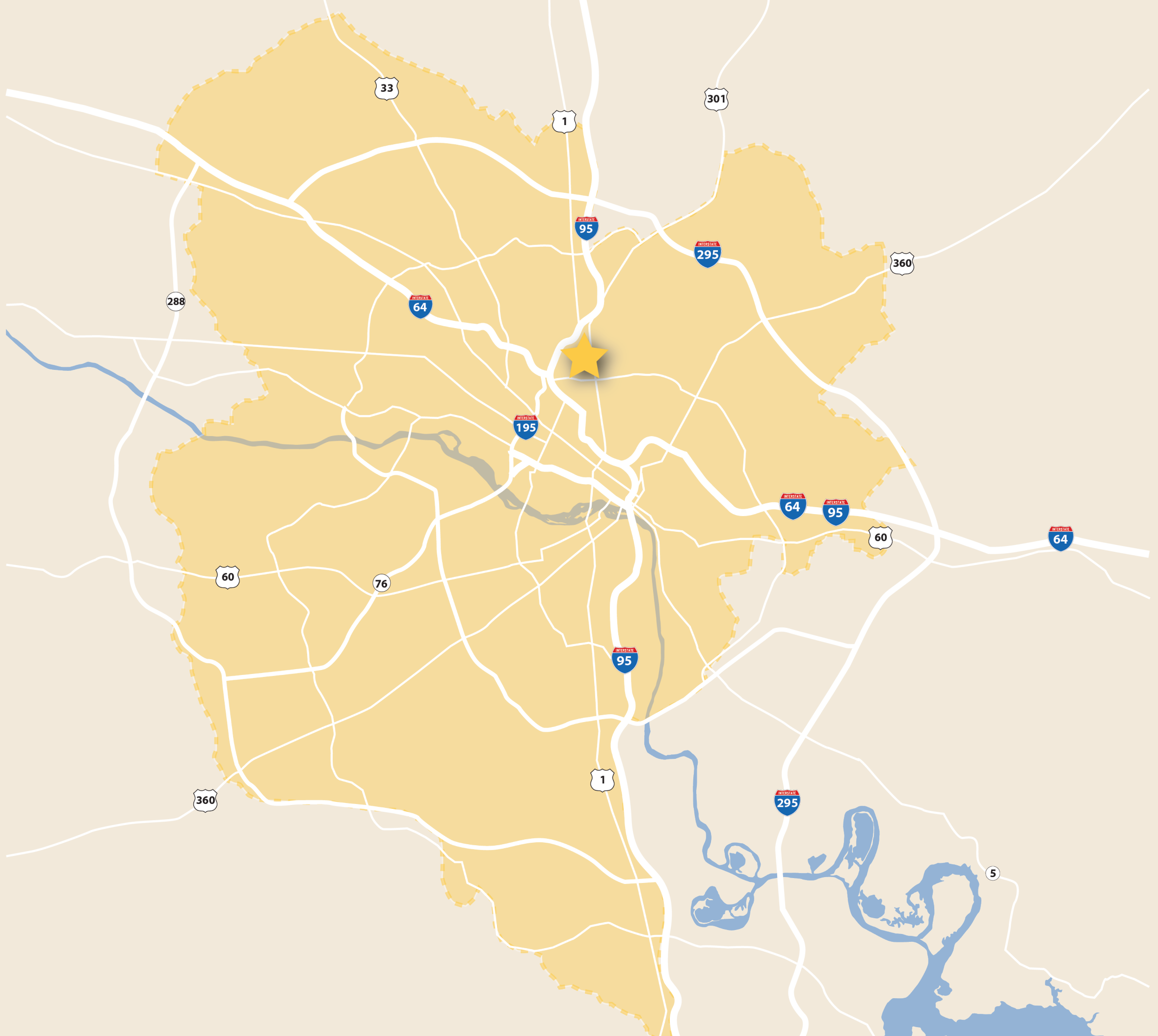
This was a 28% increase since 2020, the highest increase in the City of Richmond.

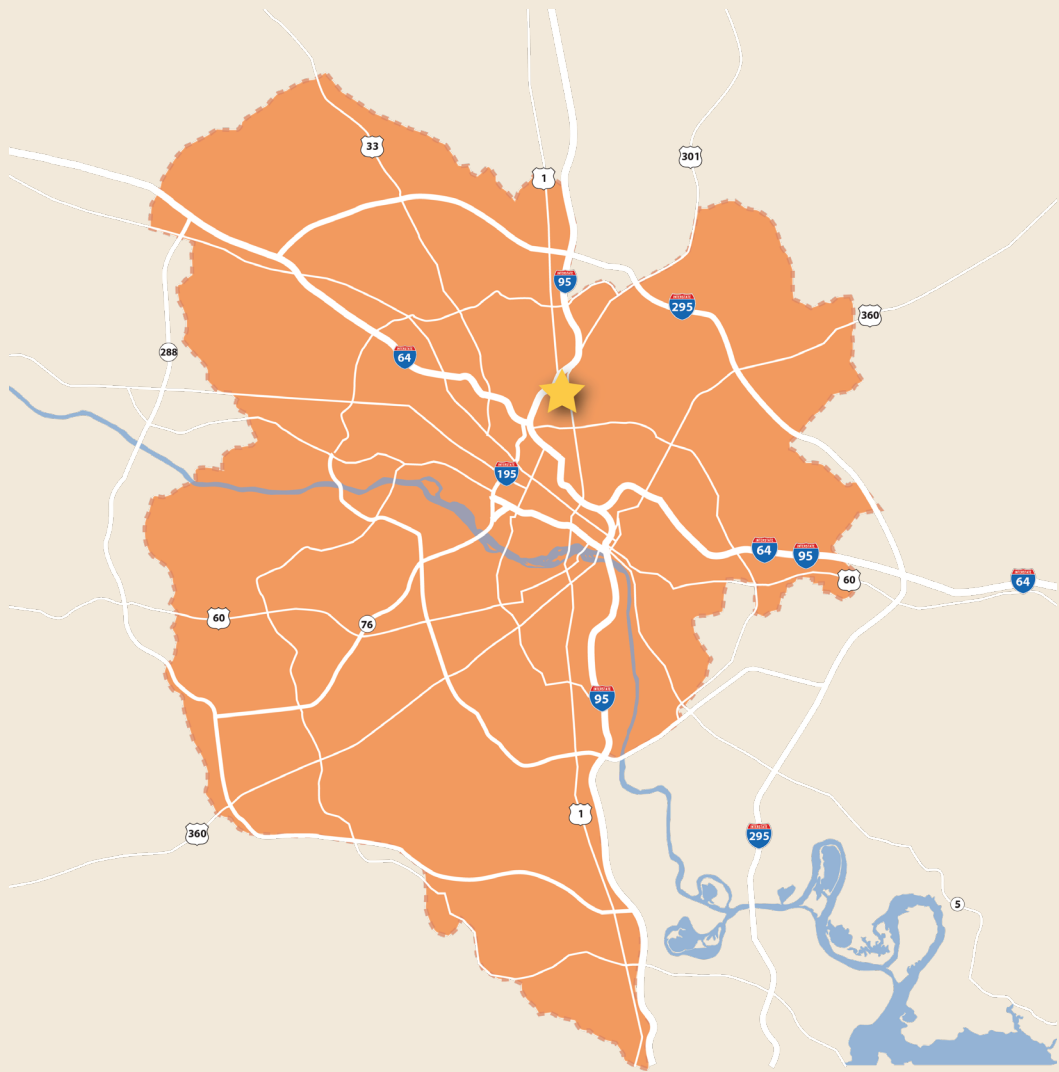
Living costs for the Richmond area has outpaced the entire state of Virginia, including markets like Northern Virginia and Washington, D.C.



4,300 affordable apartments were built in Richmond metro since January 2020.

It would take an additional 39,000 affordable homes to meet the housing needs in Richmond.









AREA:
2,112,032 square feet
0.076 square miles
48.5 acres
19.4 hectares

PERIMETER:
6,548 feet
1.24 miles

WESTBROOK AVE

BROOK RD

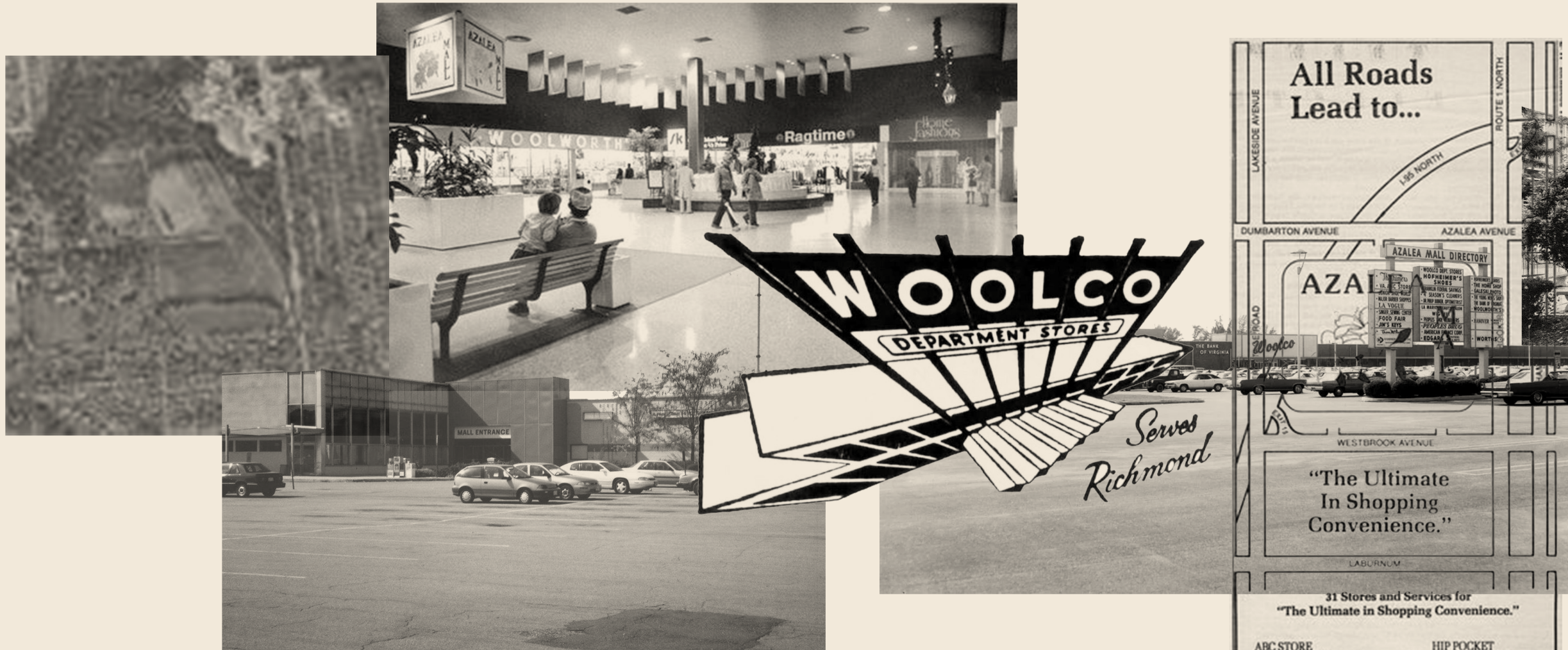
DUMBARTON RD



SITE PHOTOS



SITE HISTORY



- 31 Stores and Services for "The Ultimate in Shopping Convenience."**
- | | |
|-------------------------------------|------------------|
| ABC STORE | HIP POCKET |
| AZALEA BOWL | HOPHEIMERS |
| AZALEA CLEANERS | HOME SHOP |
| AZALEA MALL SECURITY AND MANAGEMENT | JAY ALDON'S |
| SPEED CRAFT SHOE REPAIR | JUVENILE BOOTERY |
| BANK OF VIRGINIA | PANTRY PRIDE |
| DISC JOCKEY | PARKLANE HOSIERY |
| DR. DOBKEN | PEOPLES DRUG |
| FLOWER SQUARE | RAGTIME |
| FRAMED | REES JEWELERS |
| FOX PHOTO | S & K |
| FRANKLIN FEDERAL | THALHIMERS |
| GARYS | TOM McAN |
| GENIE OF OAKTON | WHITNEYS |
| HAIR FAIR | WOOLWORTHS |
| | HOME FASHIONS |

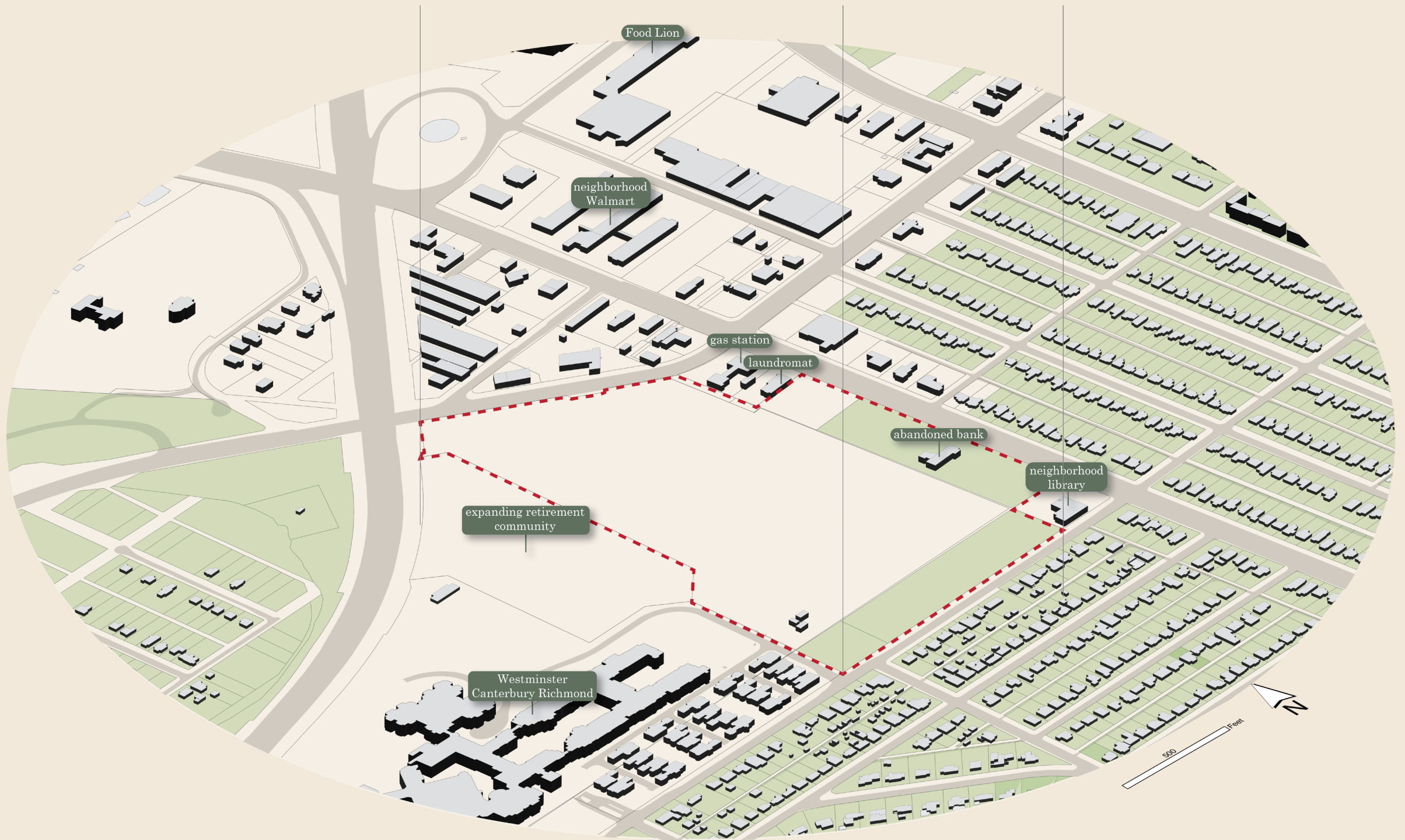
AZALEA MALL



Opening in 1962, Azalea Mall was Richmond's first enclosed shopping mall. It was not a very large mall- only 200,000 S.F. Because of it's small size, it was more a large neighborhood center and never had much of a regional pull. The original anchors in the mall were Thalhimers and Woolcos. Some other original tenants included Food Fair, Woolworths, Peoples Drug, The Home Shop, and Wards TV.

The mall closed 1995; it is the first and only Richmond mall to be completely demolished. Since its demolish 28 years ago, the landscape consists of nothing more than a loitering spot.

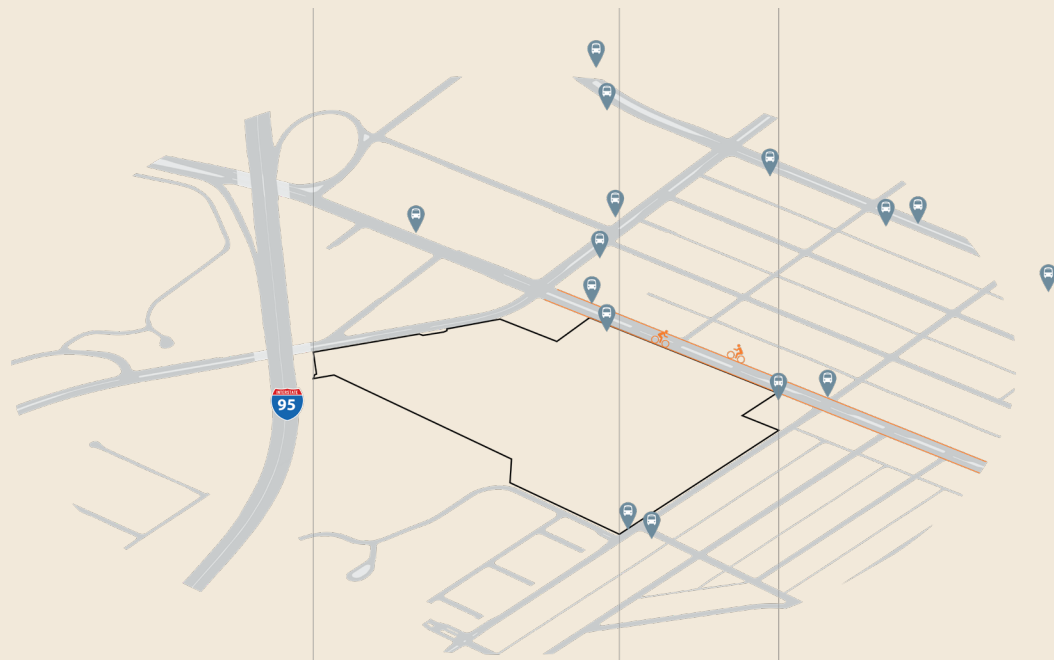
SITE ANALYSIS



Context Study

The site is surrounded by businesses and civic centers, like the public library and grocery stores, that can attract people into the neighborhood.





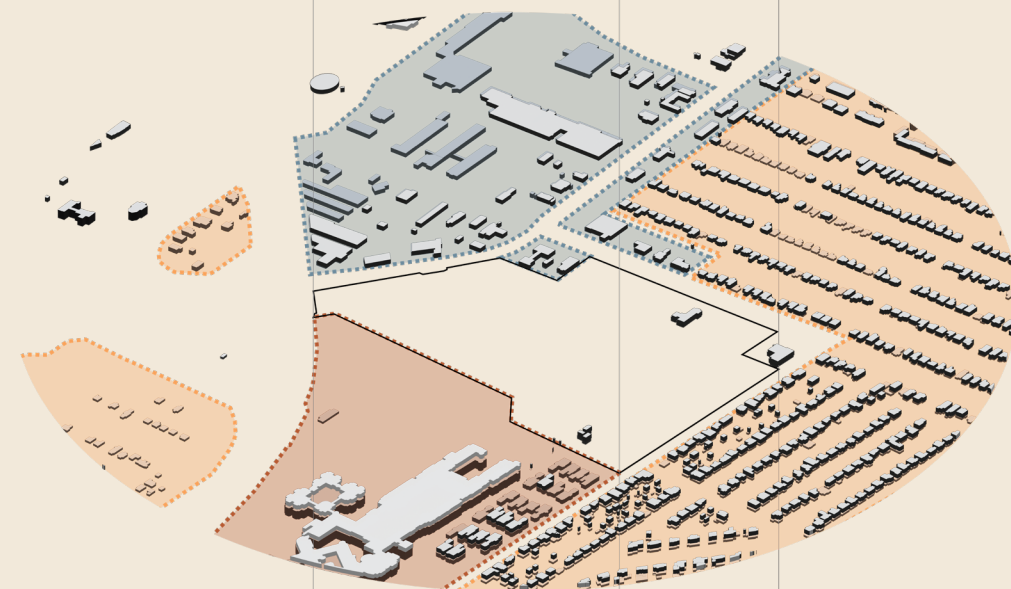
Transit Study

Many bus stops border the site in the surrounding residential and commercial neighborhoods. Bike lanes run along Brook Road that extend all the way to downtown.



Landscape Context Study

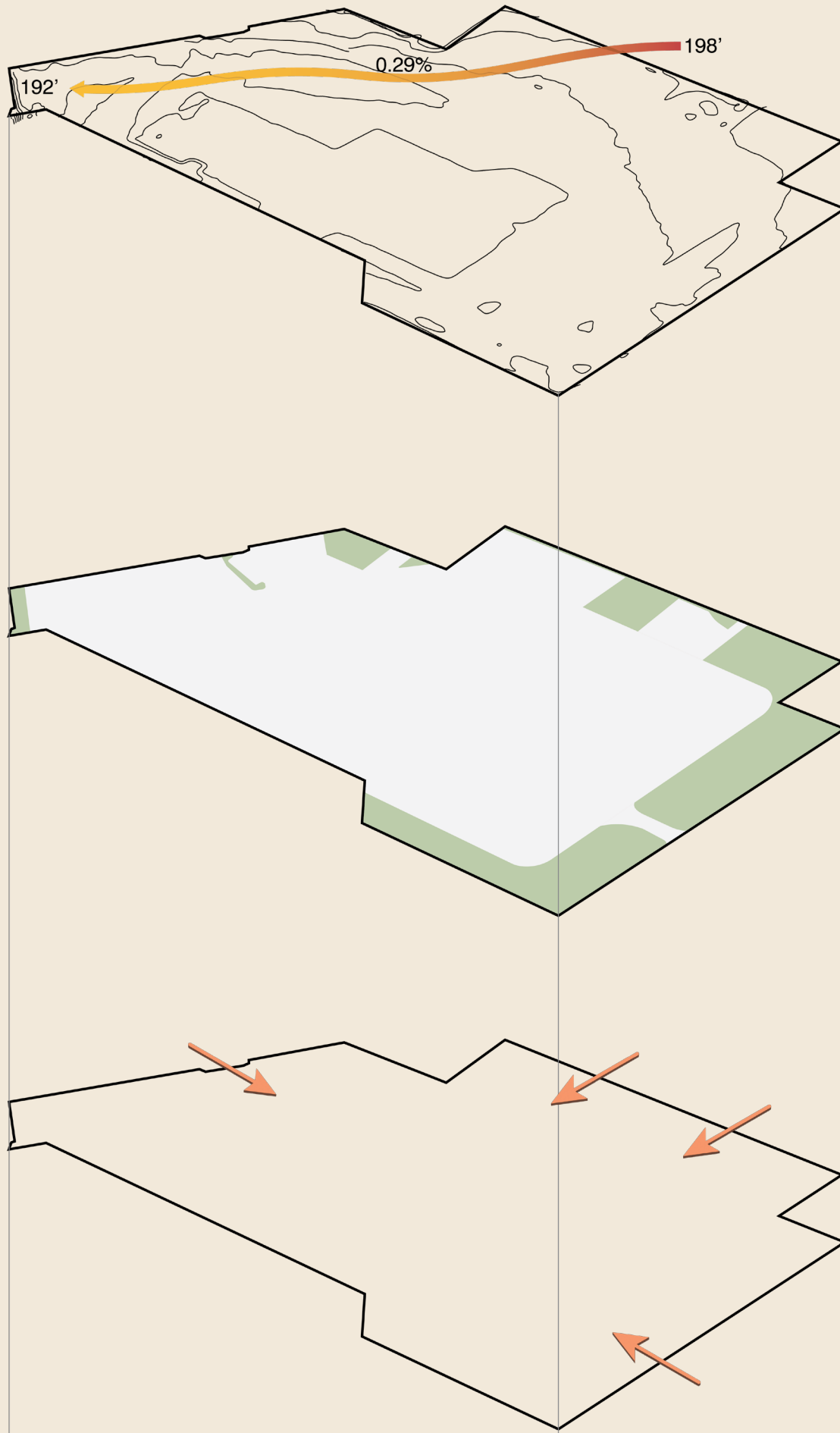
Trumpet Branch, a stream that ends up in the Chickahominy River system, sits on the other side of I-95. This stream of water is surrounded by a landscape buffer (dark green).



Zoning Study

Most of the zoning immediately surrounding the site is single family residential; however, a large senior living facility shares an edge with the site. There are fast food restaurants, a Neighborhood Walmart, and a Food Lion in the commercial bubble north of the site.





Slope Study

The site sits on a previously flattened parcel where a mall once stood making the overall slope only 0.29% and a grade change of 6 feet over 2064 feet



Surface Study

The majority of the site is a paved over impervious parking lot and the original interior mall flooring. The existing grass is arranged toward the residential homes adjacent to the site



Circulation Study

The old mall site contains four existing entrances to the mall from Dumbarton Rd, Brook Rd, and Westbrook Ave.



OBSERVATIONS

STRENGTHS AND OPPORTUNITIES

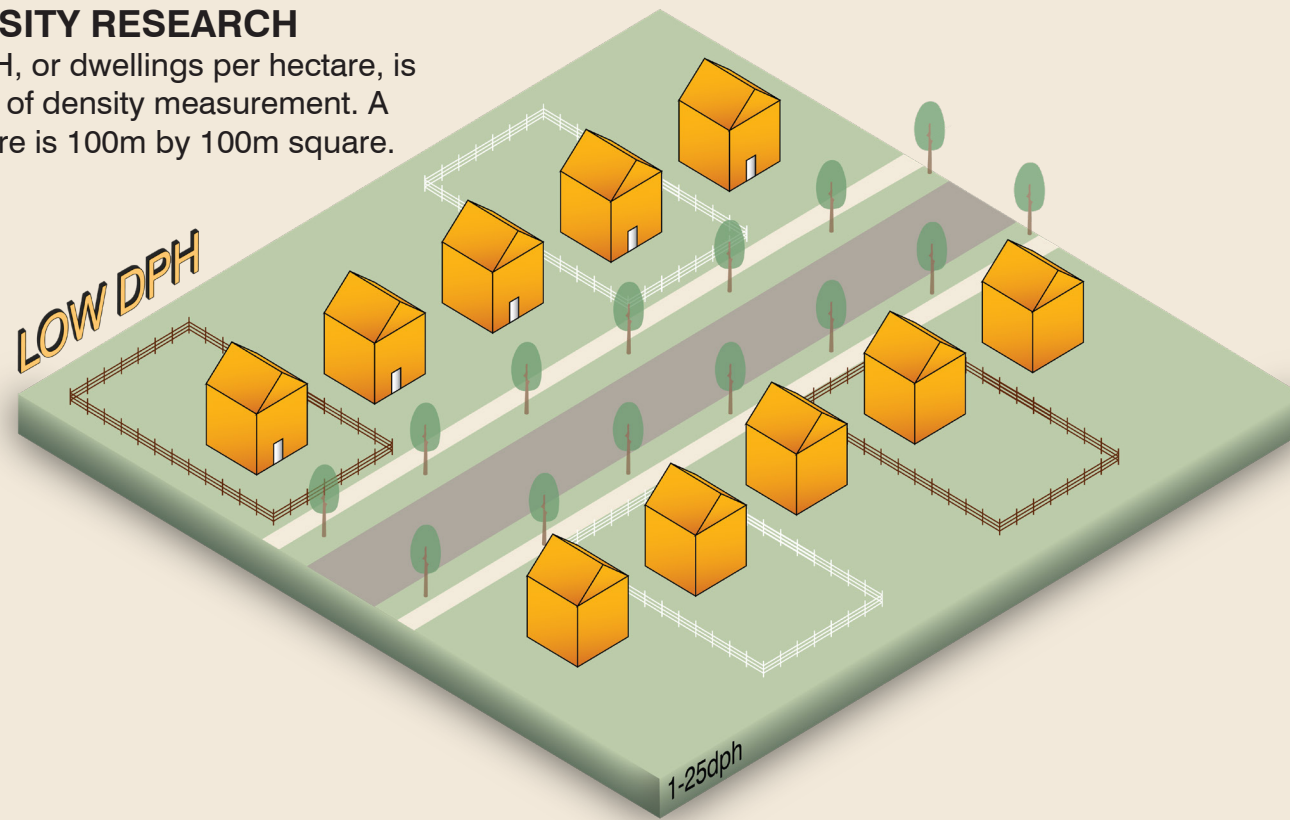
Paved parking lot and demolished building, already cleared site
Literal blank slate
Good amount of space for a self-contained community (40 acres)
Residential houses surrounding are in need of a neighborhood park
Residential houses surrounding could benefit from a walkable shopping area
Existing bike lanes and bus routes make connection to the greater Richmond area easy
The site is in a transitional location to bridge the low density residential, the high density residential, and the commercial

WEAKNESSES AND THREATS

Lots of concrete and asphalt as existing conditions
Working with very little elevation change makes stormwater management possibly difficult
Soil below pavement is likely to be poor quality, making planting vegetation difficult
Site borders large senior living complex with tall buildings. Project will have to consider screening tall buildings to keep the scale small/human on my site
Site is catty corner to some run down local businesses and fast food chains

DENSITY RESEARCH

A DPH, or dwellings per hectare, is a unit of density measurement. A hectare is 100m by 100m square.



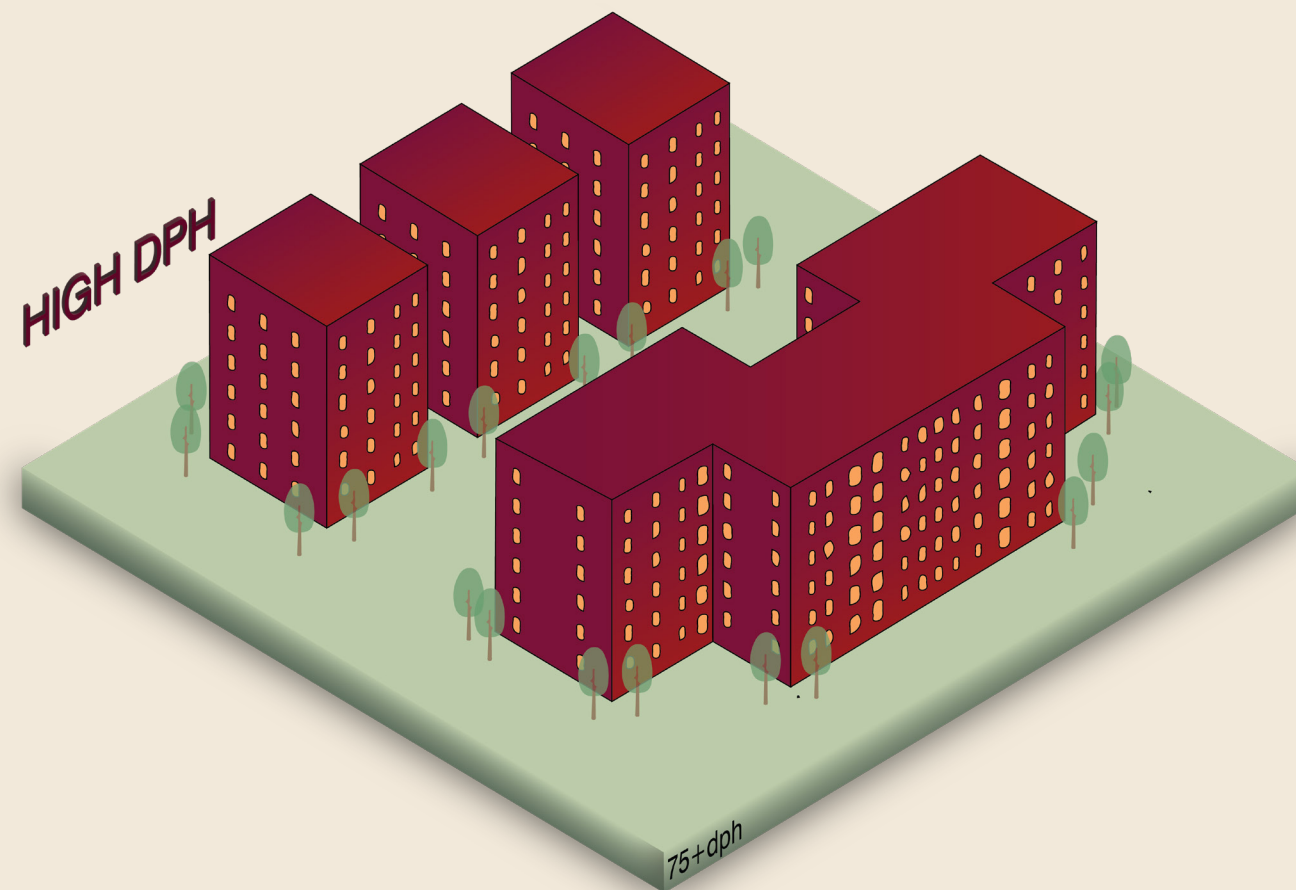
LOW DWELLINGS PER HECTARE

1-25 dph

Often located on the peripheries of towns and cities, low density developments have cul-de-sac planning that creates dead ends, creating less circulation and opportunity for interactions and “bumping into people”

Low dph neighborhoods emphasize privacy and individuality over walkability and sociability. You may have your own backyard, but you are at the mercy of your car if you want to leave your house.

High Sense of Privacy



HIGH DWELLINGS PER HECTARE

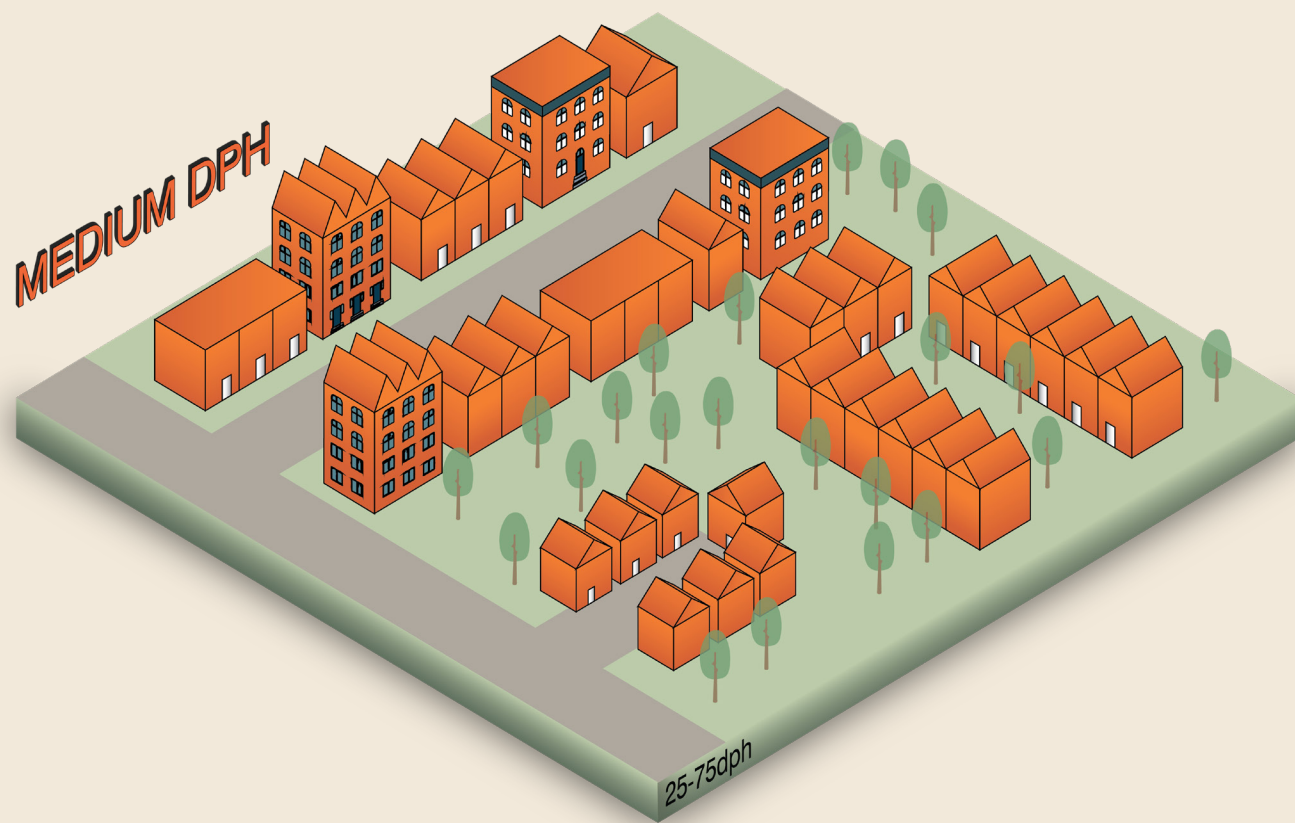
75+ dph

At a high dph, programmed courtyards can become more of a landscaped circulation. Courtyards down on the ground floor aren't good because people don't like other people looking down at them. People on the ground are exposed to everyone above.

The exclusive nature of the entrance to your home and the high level of servicing required at the ground floor can present a less active public realm. It creates no incentive to go the ground floor, some nine floors below you.

There is no range in private and public space. The entire ground is public and only balconies are available for privacy.

High Sense of Exposure



MEDIUM DWELLINGS PER HECTARE
25-75dph

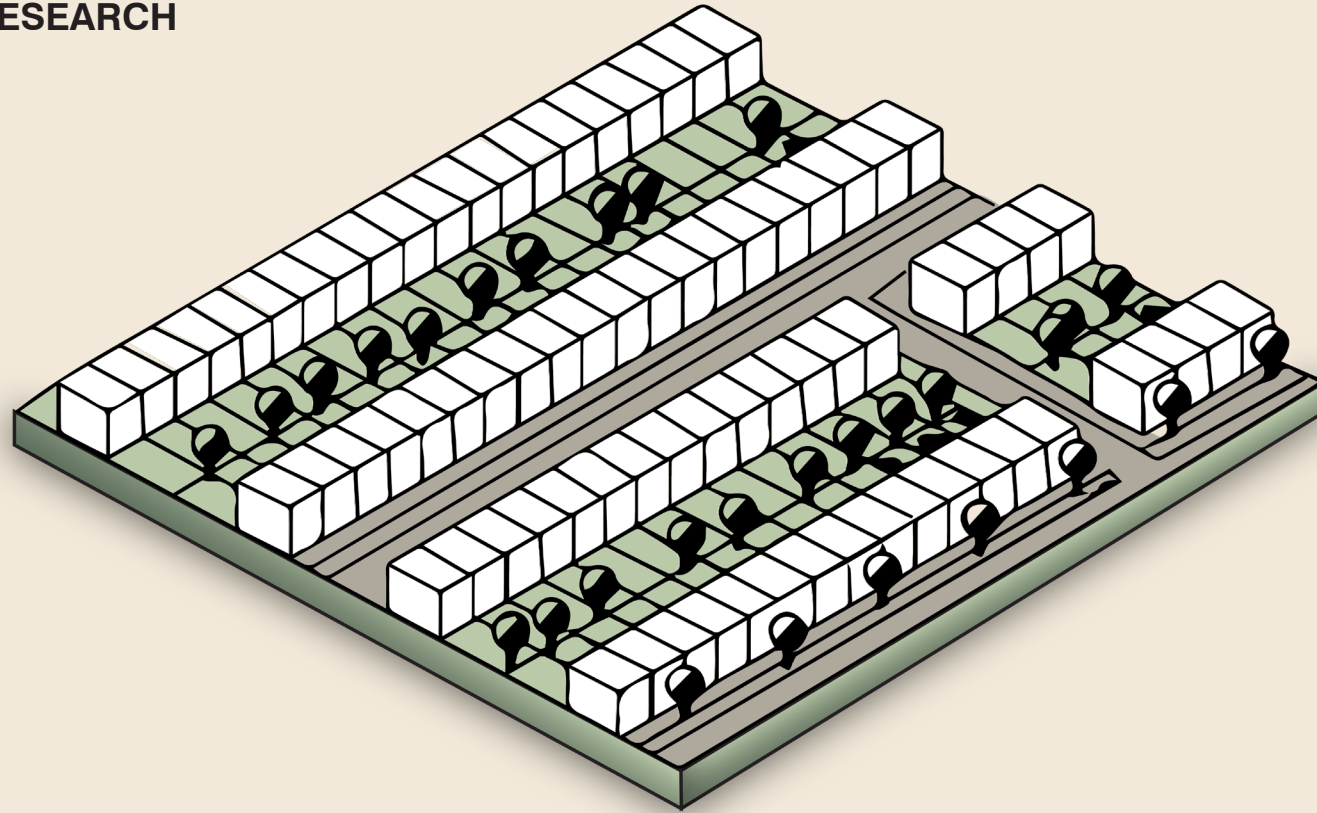
Medium density typically feature houses, duplexes, triplexes, and townhouses, ranging from one to six floors. The higher the dph, the more limited the scope for individual becomes.

HOW DOES IT MAKE YOU FEEL?

Medium density can help establish more cohesive and balanced communities by providing a good range of larger and smaller homes in a variety of typologies, accommodate a range of tenures and occupants, and provide uncomplicated access to private and shared amenities and open space.

Equal Privacy and Exposure

DENSITY RESEARCH

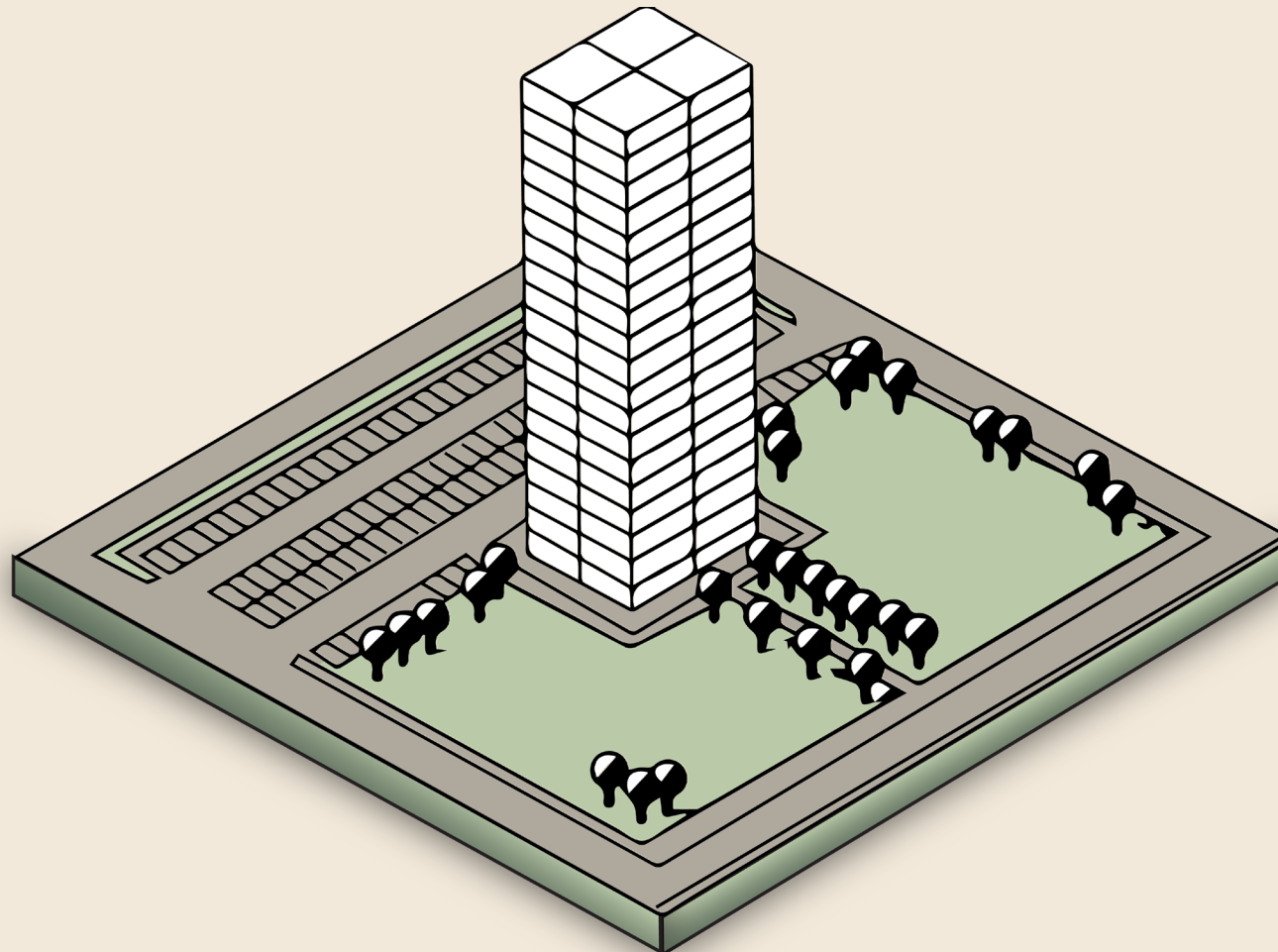


LOW RISE

High coverage
75 dph

Does it create a social atmosphere?

Low rise developments consist of a private outdoor space for every dwelling, like a backyard. This makes individuality and privacy more important than sociability and walk-ability. These developments are vehicle centered and hinder social interactions.

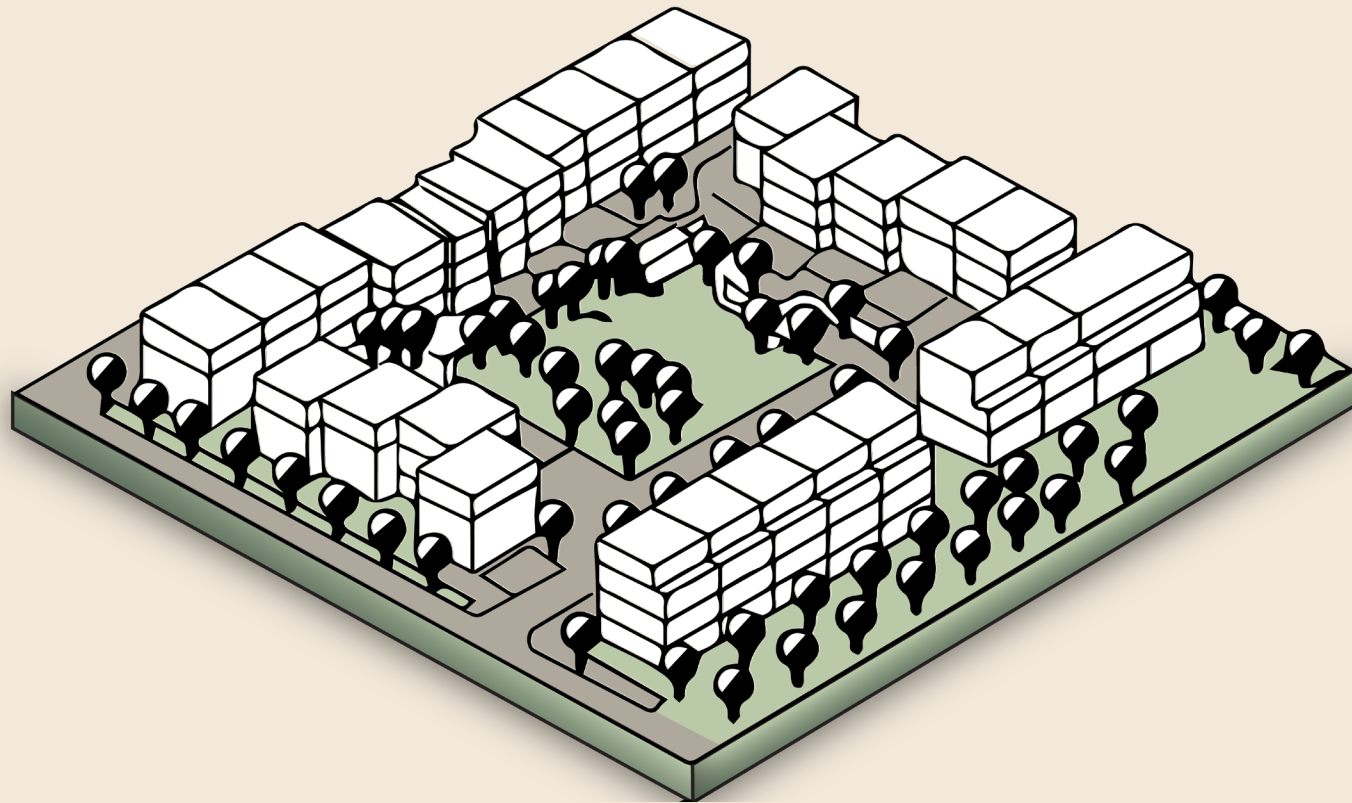


HIGH RISE

Low coverage
75 dph

Does it create a social atmosphere?

Living on the 10th floor, you have little to no connection with the ground or outdoors. You are not inclined to go outside, and you have no personal outdoor space, except maybe a balcony. Because of this, you cannot meet neighbors and socialize, recreate, or enjoy outdoor spaces.



MEDIUM RISE

Medium coverage
75 dph

Does it create a social atmosphere?

A medium land coverage has an equal amount of building and open space. That means it is walkable and consists of one, two, and three story buildings, staying within the human scale. Because of the building and open space arrangement at this density, with a mixture of private and public open space, social interactions with neighbors are frequent and positive.

DWELLINGS PER HECTARE COMPARISON IN RICHMOND

The diagram on the right shows the distribution of densities throughout the Richmond metro area surrounding the site.

The observations gained through this exercise show how the higher housing densities are localized in the downtown areas while the lower density single-family neighborhoods cluster at the periphery of the city.

My site sits at an opportune junction of low, medium, and high densities.



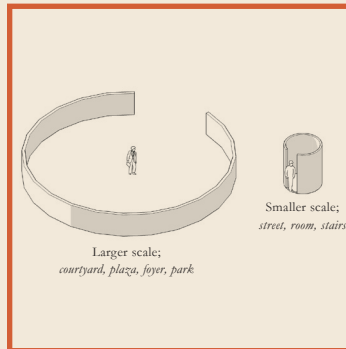
260dph



DEFINING TERRITORY & PRIVACY

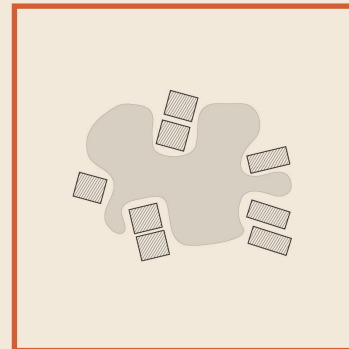
This diagrammatic analysis explores how people experience territory and privacy and how scale, proportion, and openings influence user experience in a space. This work comes from the Master's Thesis of Oliver Syme at the School of Architecture and Design, Victoria University of Wellington, *Patterns of Consolidation*.

Scale



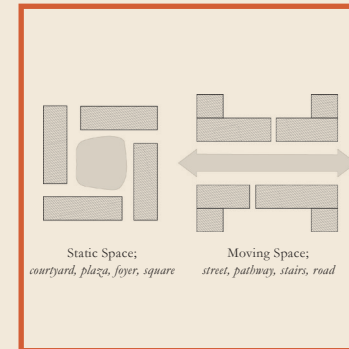
large areas create a grand feeling; confined spaces create sense of enclosure

Low Enclosure



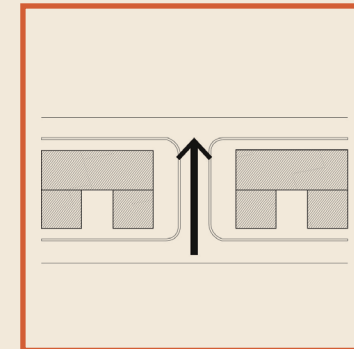
space is less identifiable when opened up

Contrast



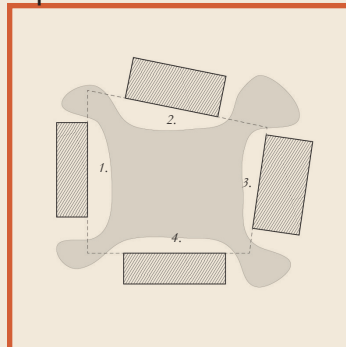
courtyard is a static space; longer space encourages movement

Low Entrance Definition



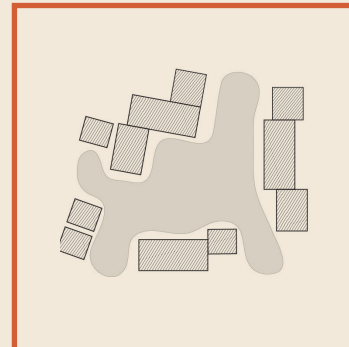
encourage use and access by public

Open Corners



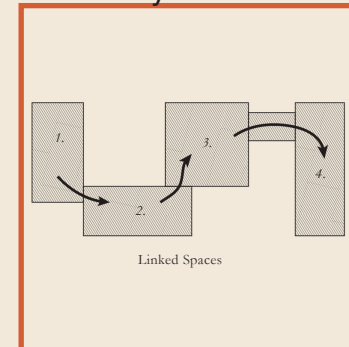
appear and feel less enclosed

Mild Enclosure



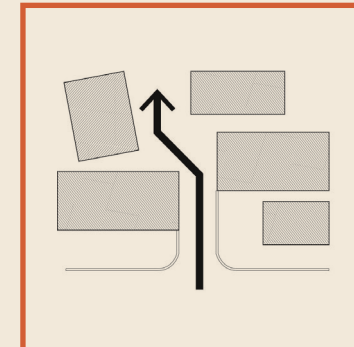
user can understand certain limitations set in place

Continuity



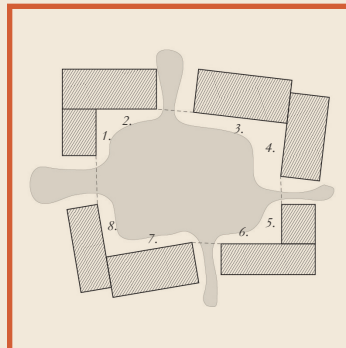
spaces naturally lead to the next one; encourage movement

Mild Definition



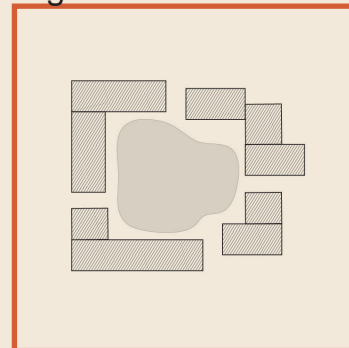
defines and limits people entering

Closed Corners



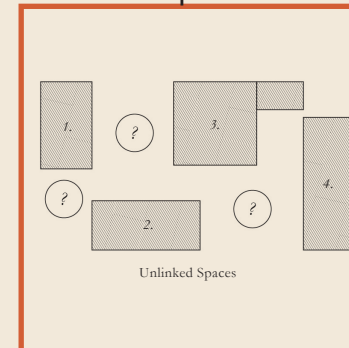
create a sense of enclosure

High Enclosure



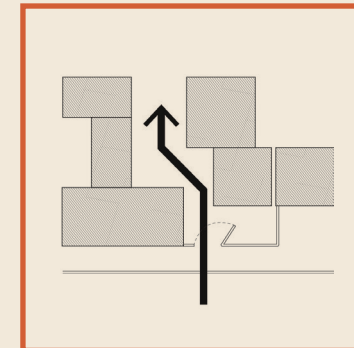
typically in well-defined streets and courtyards; this improves user's sense of location

Unlinked Spaces



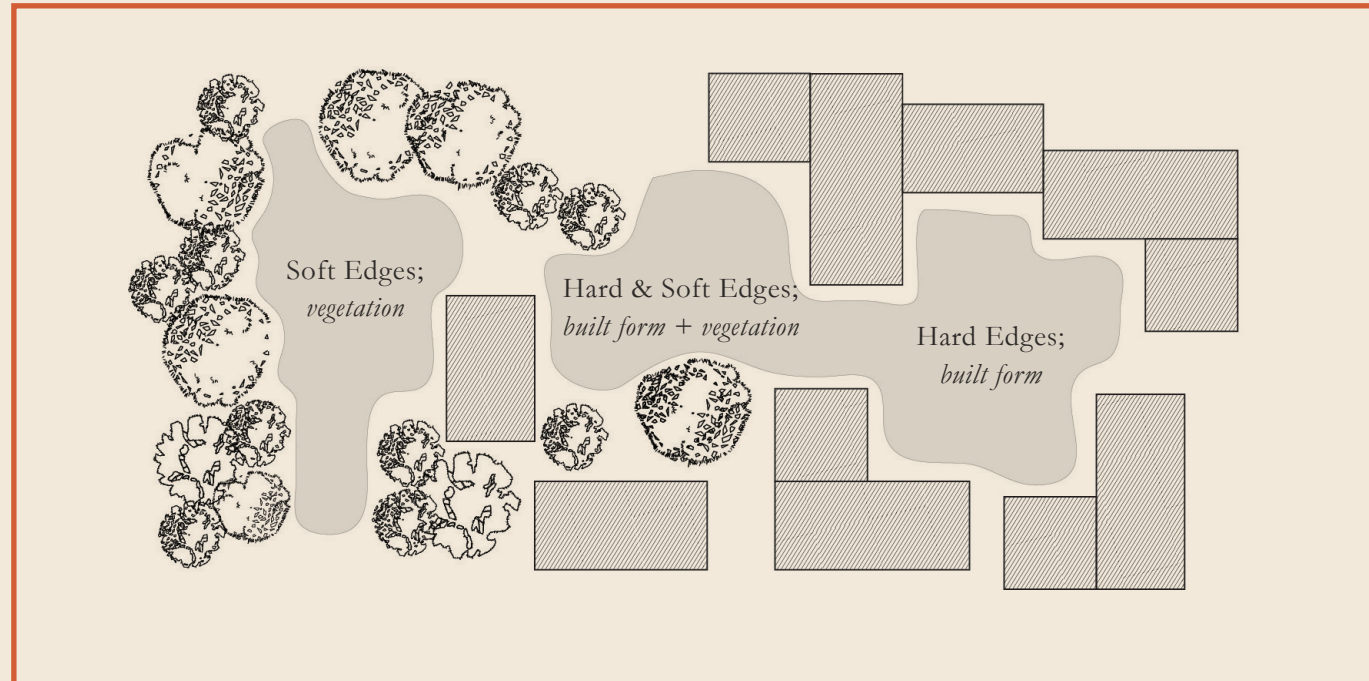
lack of continuity and contrast; can become isolated separated by parking

Well Defined Entrance

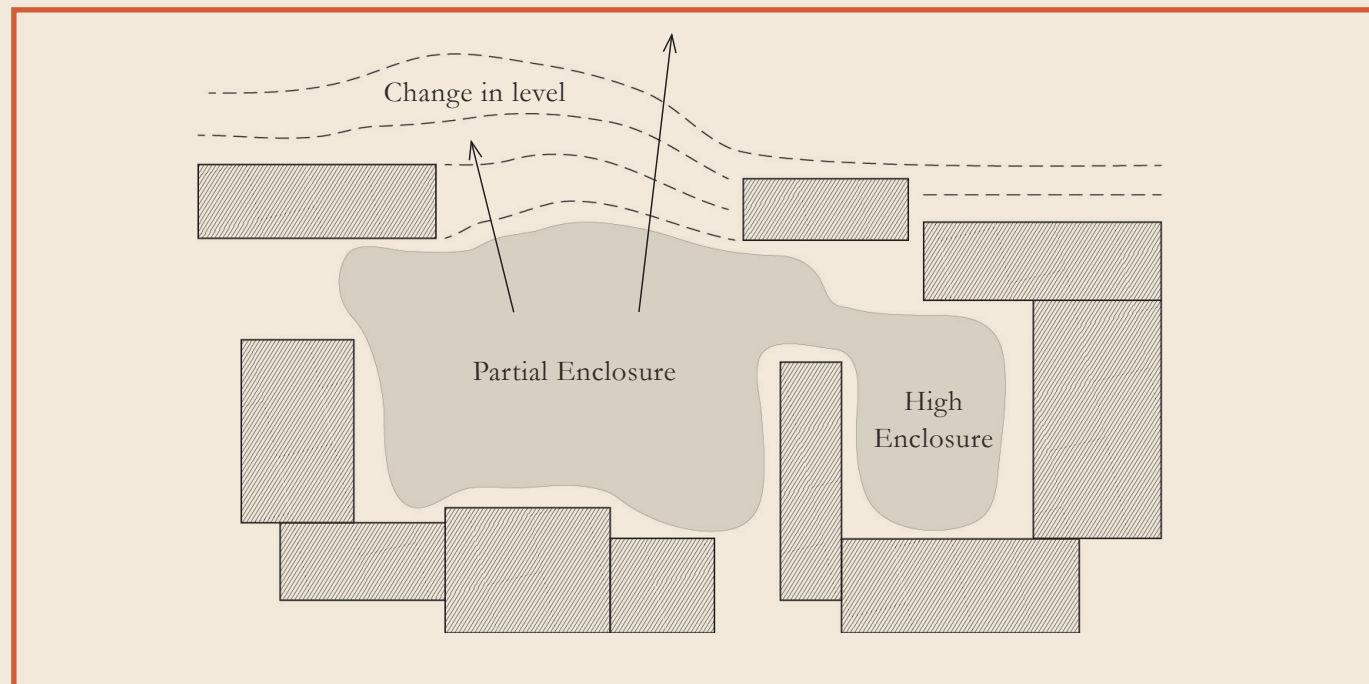


clearly defined boundaries between public and private

Hard and Soft Edges

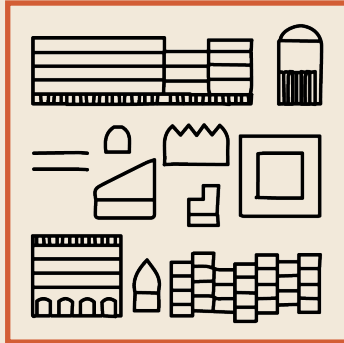


both hard and soft edges together create visual variety while preserving spatial definition



a change in level can define a space without entirely enclosing it

Diversity of Built Form



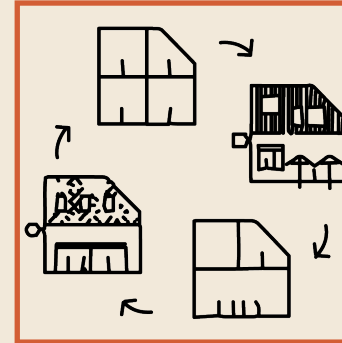
buildings should be organizationally independent

Diversity of Outdoor Spaces



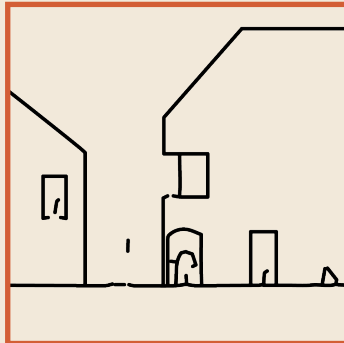
public and private spaces should exist in close proximity

Flexibility



buildings and spaces should be flexible

Human Scale



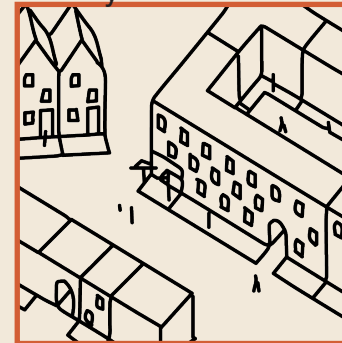
rooted in the human senses and behavior, experience at the eye level, dimensions relate to body

Walkability



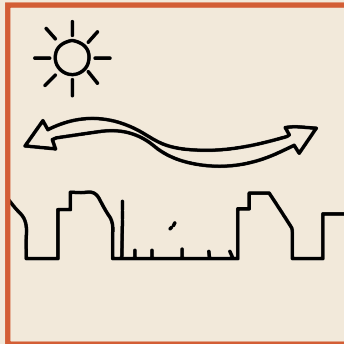
walking should be comfortable and most convenient option

Sense of Control and Identity



offer better control over spaces to people while fostering sense of identity

A Pleasant Microclimate



allow people to spend more time outdoors protected from strong winds

Smaller Carbon Footprint



use fewer resources in construction and operation

Greater Biodiversity



layout, size, and shape should accommodate natural life

DESIGN PRINCIPLES
From David Sim's
Soft City (2019)

CLEAR DEMARCATION BETWEEN PUBLIC AND PRIVATE

Public fronts. Private backs.
Fronts face fronts. Backs face backs.
“My front door looks out onto an energetic park and my back door is quiet and serene.”

DIVERSITY OF BUILT FORM

Dwelling, working, learning, and recreating in proximity allows us to live locally.
“My children can safely walk to their school; I can walk to work; and we can all play at the park in walking distance. With all this commuting time saved, we have more time with each other.”

SECURITY

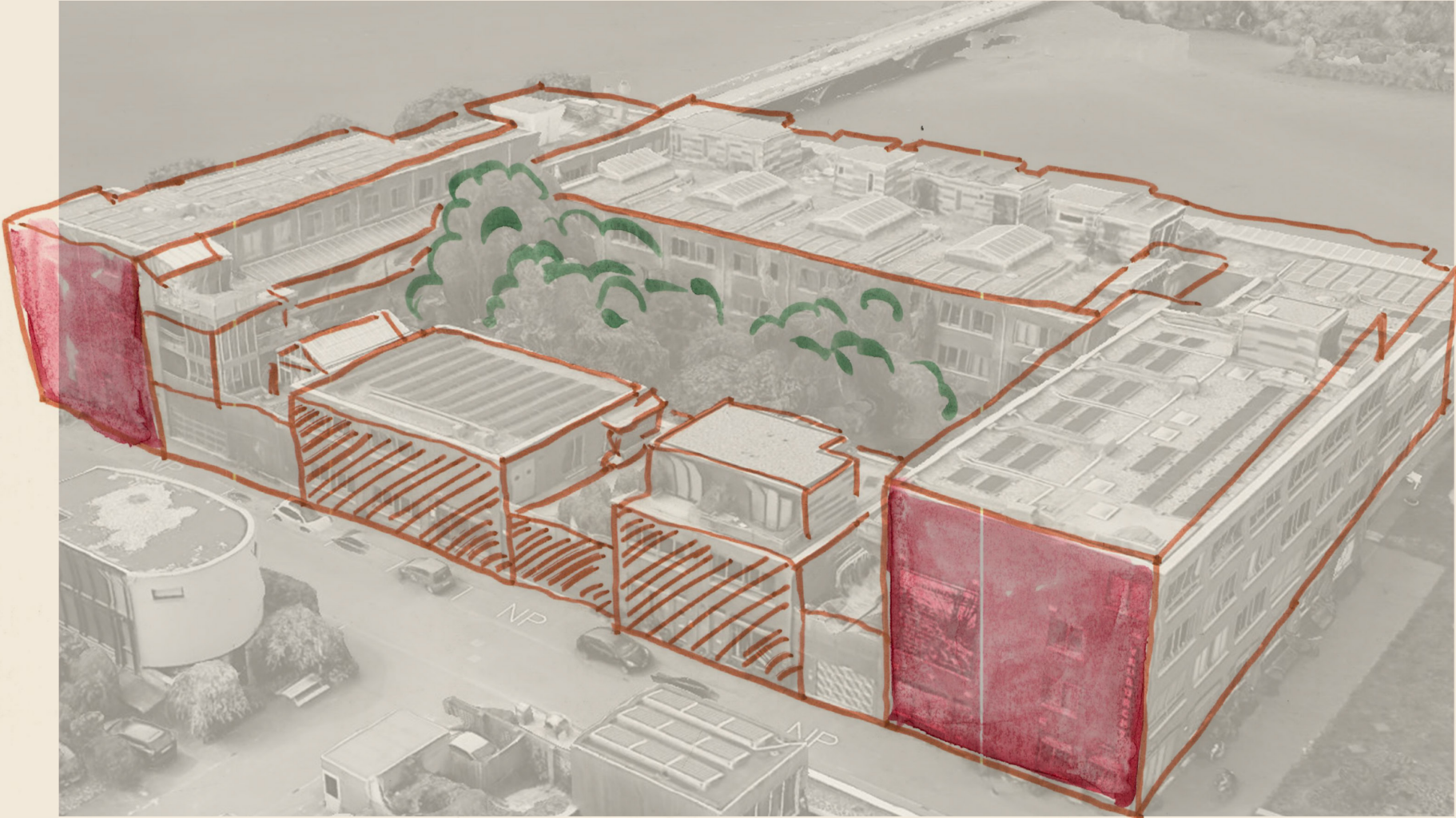
The experience of getting from the street to front door should never be worrisome.
Safe places are well connected with active streets and busy public spaces.
“I can stay here late because my walk home is bright, lively, and safe.”

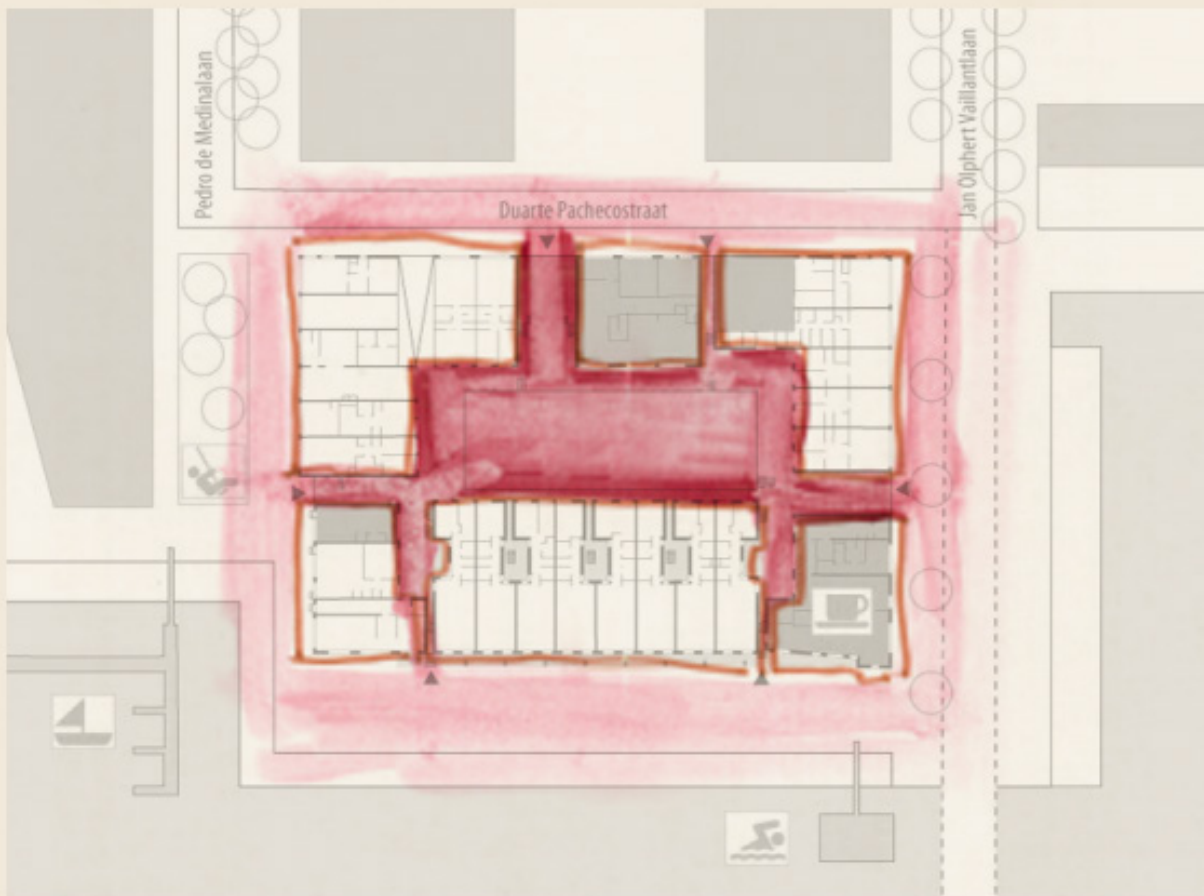
HUMAN SCALE

Dimensions rooted in human senses and behaviors
Smaller built components and lower heights
Experience at eye level
“I am not be towered over by skyscrapers. I do not feel like an ant. I feel like I belong here.”

CASE STUDY 01: Vrijburcht

The following five case studies explore a range in medium density housing developments that respond to public and private, sociabilty, and enclosure in different ways.





Vrijburcht

Amsterdam, Netherlands

Designed by CASA Architecten

60dph

FINDINGS

Clear boundaries of public and private.

Courtyard typology of semi-public outdoor space.

The units are designed around a central courtyard with the intention that this will provide opportunities for interaction.

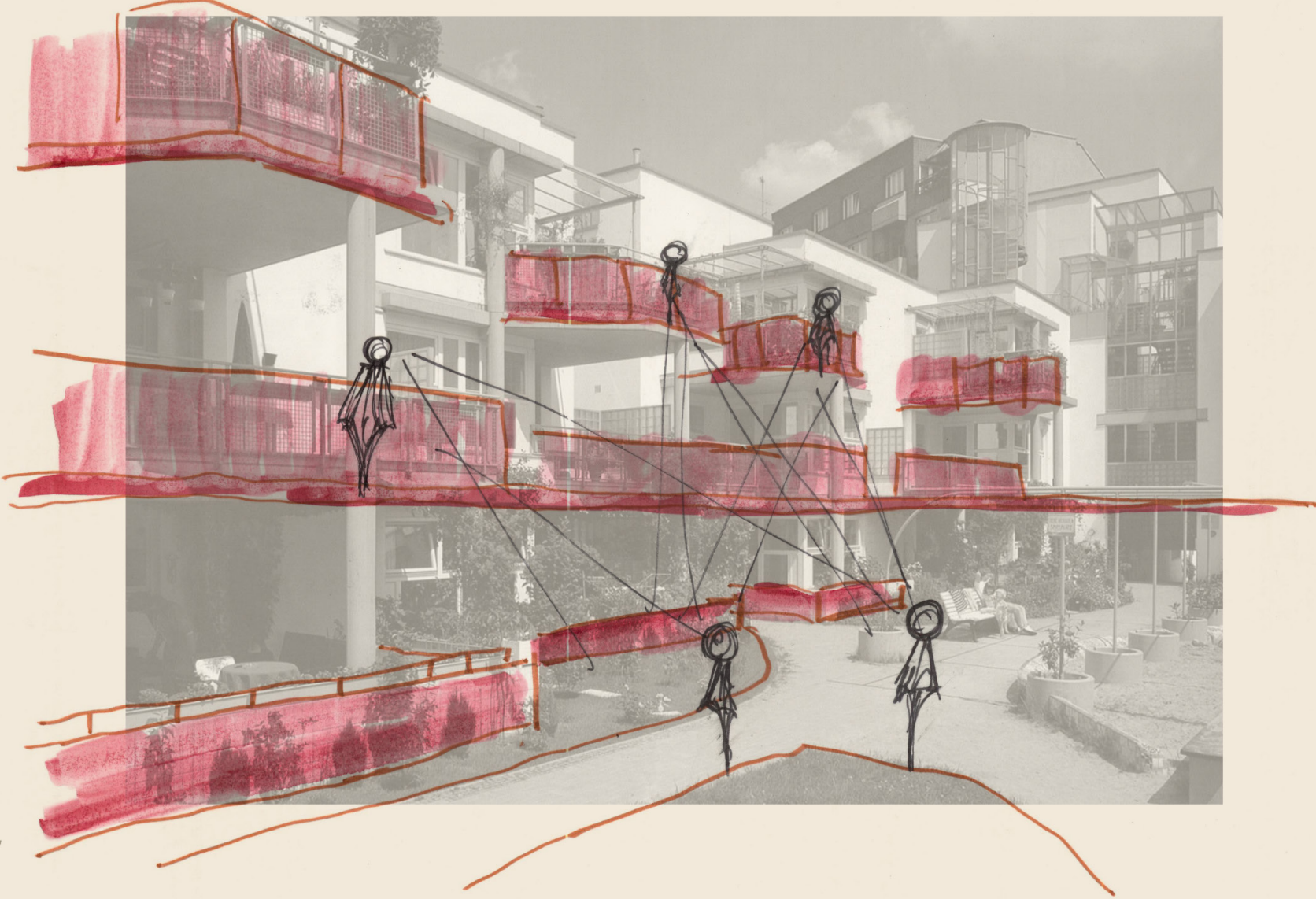
Furthermore, **entrances to each dwelling are within the courtyard, forcing residents into the common area before entering their private dwelling.**

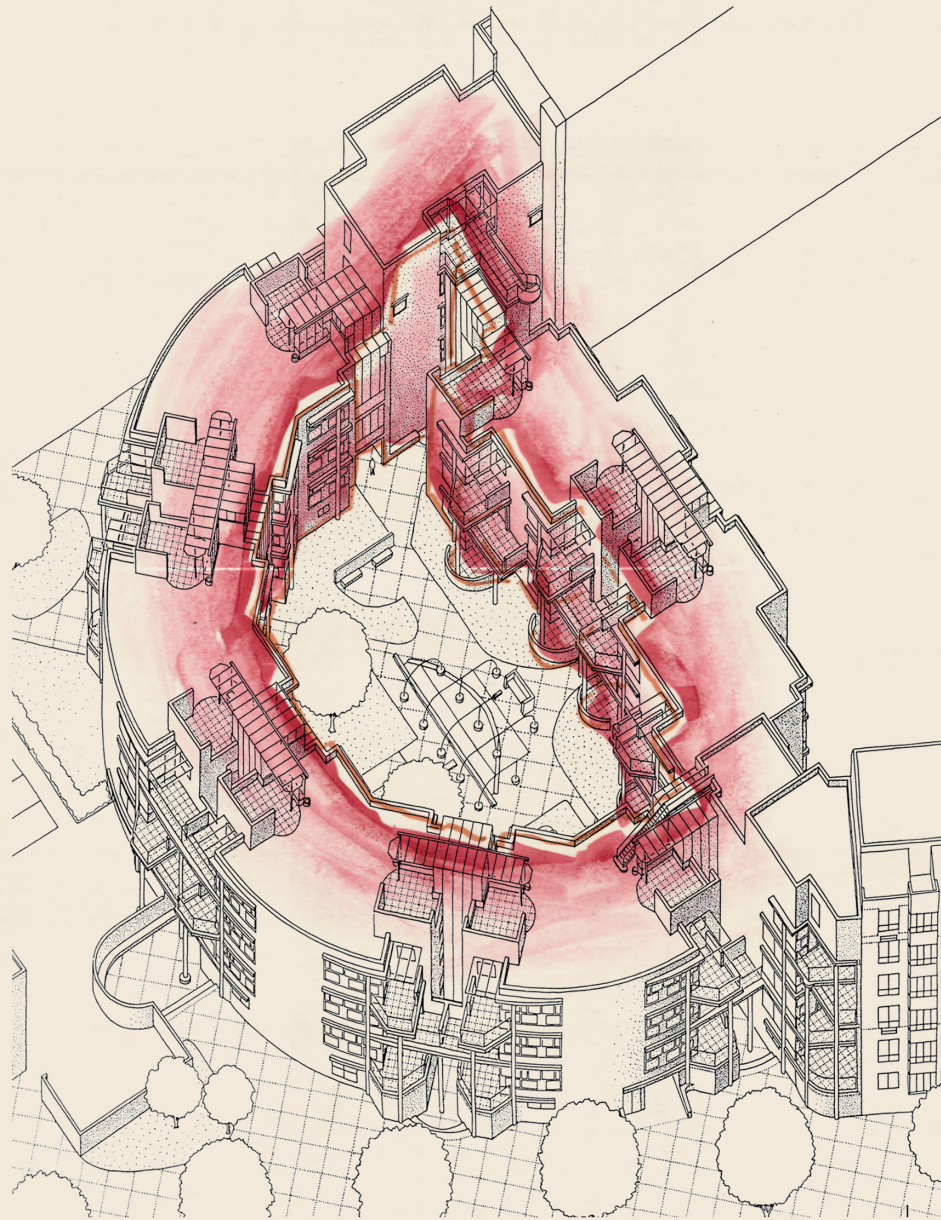
Hierarchy of entrances organized by surrounding needs for access to inner courtyard.

DESIGN PRINCIPLES

Public and commercial buildings fronting road for best access, semi-private courtyard offering residents outdoor space with neighbors but not the greater public

CASE STUDY 02: Lindenstrasse / Markgrafenstrasse Housing





AXONOMETRIE

Lindenstrasse / Markgrafenstrasse Housing

Berlin, Germany

Designed by Herman Hertzberger

48dph

FINDINGS

Three stories tall apartments that all face an inner courtyard.

The levels of balconies invite “eyes on the street” to the children’s play area below which allows for collective babysitting in a way.

Half walls delineate private and public on the ground floor.

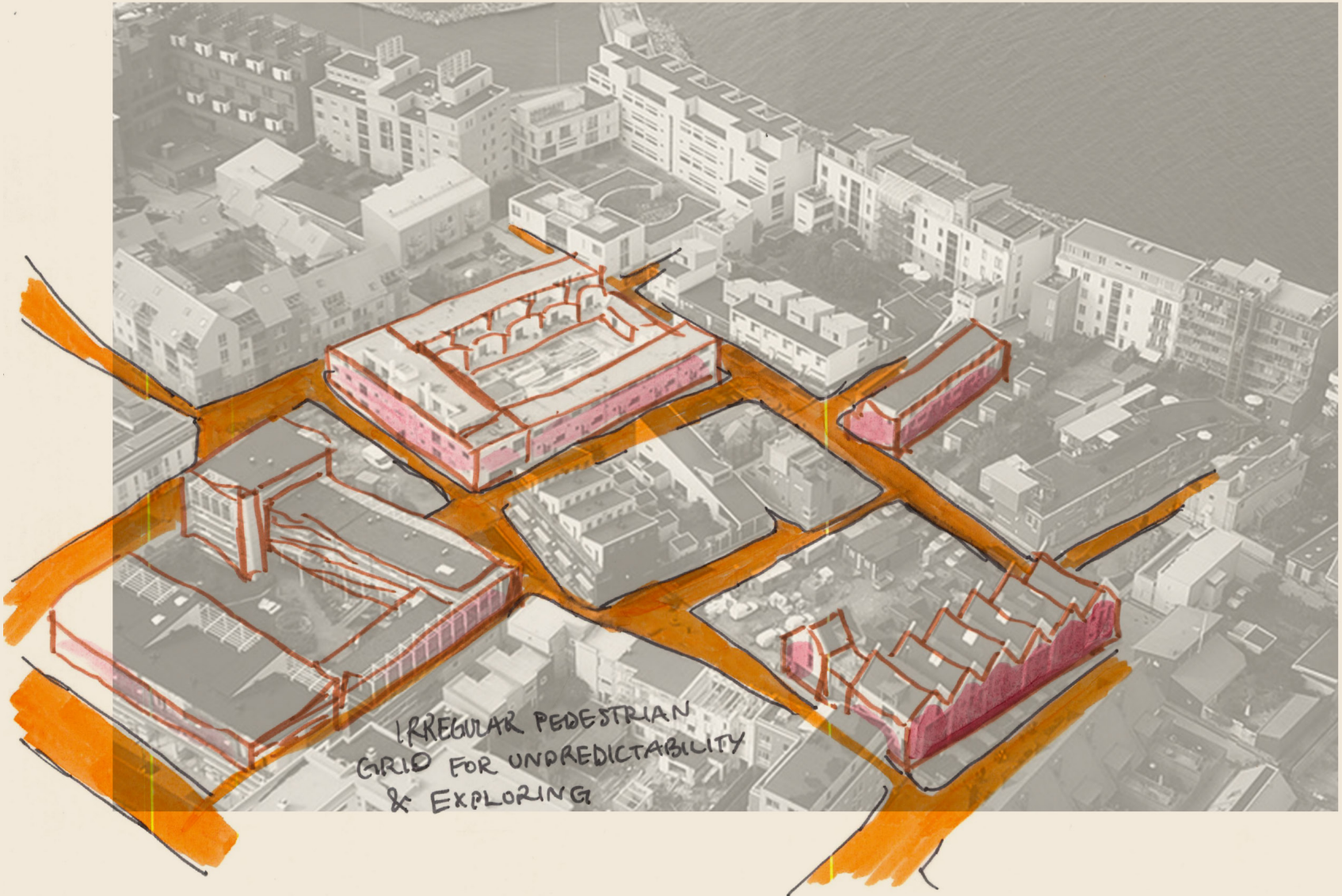
Residents are inconvenienced by traffic noise

Courtyard is proportional to the buildings for an intimate garden area and a safe children’s play area.

DESIGN PRINCIPLES

Intimate courtyard creates a mutual sense of security and safety with three levels of balconies watching down below

CASE STUDY 03: BO01





BO01

Malmö, Sweden

Designed by Klas Tham

65dph

FINDINGS

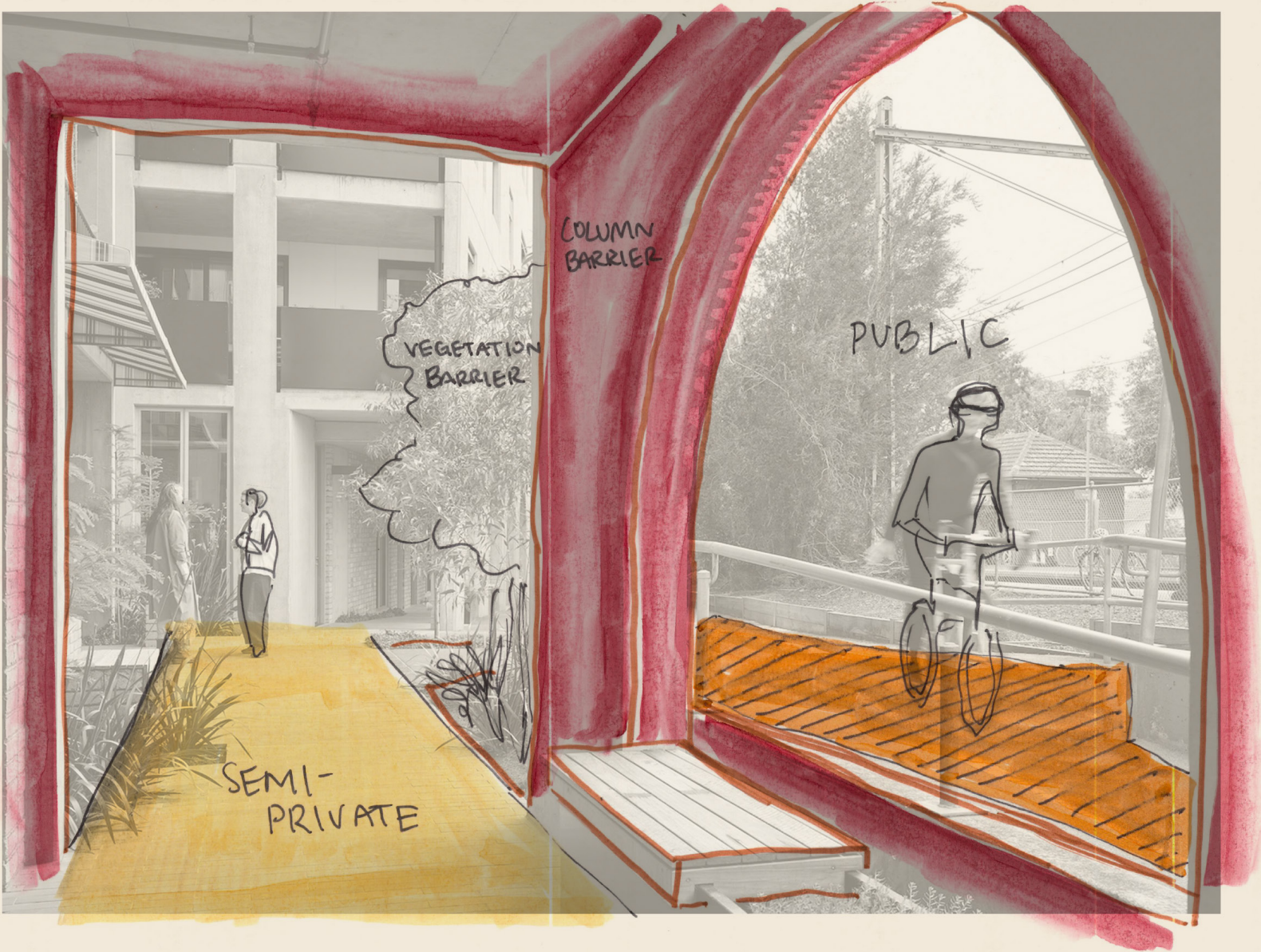
The housing is arranged with a tight network of streets, in character much like a medieval town.

Grouping of houses in pods creates courtyards and **personal backyards allows for individuality**. Clearly delineated space with the use of fences tells the public that they are not allowed in.

DESIGN PRINCIPLES

Sense of identity and control, clear public and private boundaries, set backs on buildings to increase public space

CASE STUDY 04: Nightingale Anstey - Station





NIGHTINGALE ANSTEY - STATION

Melbourne, Australia

Designed by Breathe Architecture

68dph

FINDINGS

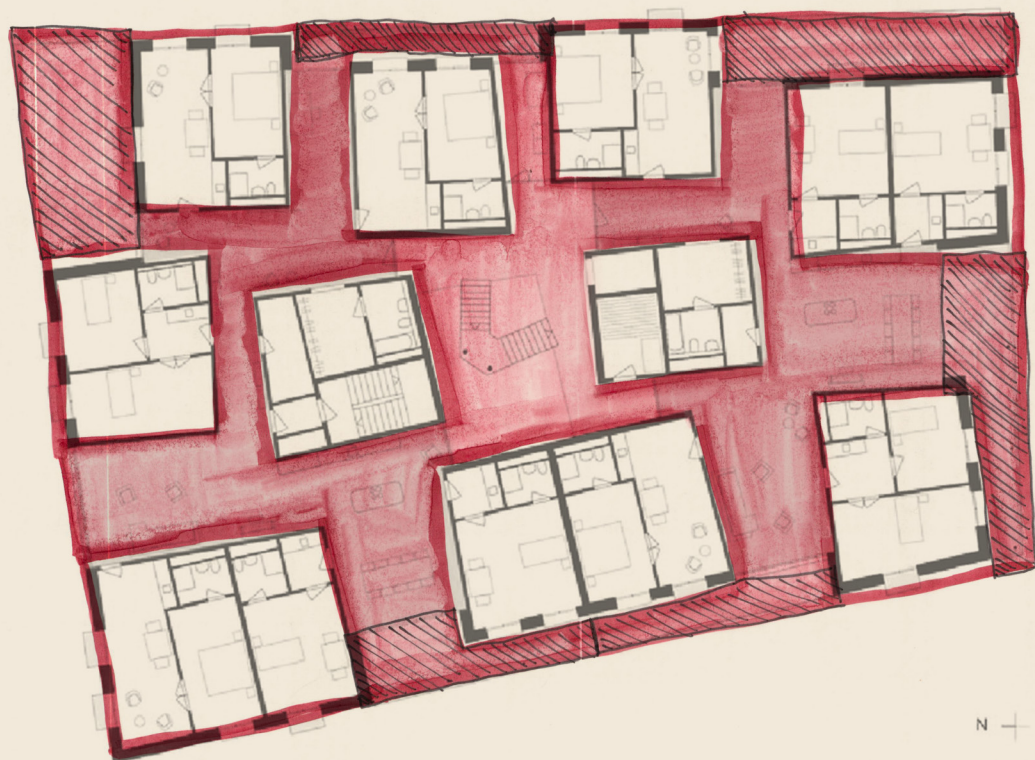
The building is set back off of the street to widen the bike path. Public access on ground floor of building. Residents above. Clear separation between semi-private and public outdoor space with a roof over semi-private that cascades down in an arch, similar to a window without glass. Soft edges for private and semi-private outdoor space. Buffers and privacy gradients

DESIGN PRINCIPLES

Safety and security, privacy, commercial/ public on ground floor

CASE STUDY 05: Mehr Als Wohnen





Mehr Als Wohnen

Zurich, Switzerland

Designed by Futurafrosch, Duplex Architekten, Müller

Sigrist, Miroslav Šik, Pool Architekten, Müller Illien

Landscape Architects

40dph

FINDINGS

The design is a modern interpretation of communal living, achieved by arranging smaller, self-contained private units around generously sized common spaces.

This organization provides residents with varying degrees of privacy and autonomy, and the potential for socialization or retreat.

Buildings are linked through green spaces, walkways, and public areas.

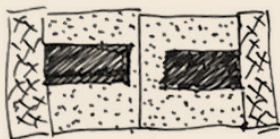
DESIGN PRINCIPLES

Open space is proportional to building height, ground floor seating off of restaurant for social interactions. Public plaza surrounded by residents invites the public in with the outdoor space and commercial on ground floor

CLEAR DEMARCATION BETWEEN PUBLIC & PRIVATE

FENCES

PUBLIC FRONTS, PRIVATE BACKS
FRONTS FACE FRONTS, BACKS FACE BACKS



PUBLIC FRONT PRIVATE BACKS PUBLIC FRONT

SECURITY

THE EXPERIENCE OF GETTING FROM THE STREET TO FRONT DOOR PLACES ARE WELL CONNECTED TO THEIR SURROUNDINGS WITH ACTIVE STREETS & BUSY PUBLIC SPACES



"I CAN STAY HERE LONGER BECAUSE MY WALK HOME IS BRIGHT, LIVELY, & SAFE"

LANDSCAPING THAT ALLOWS VIEWS ONTO THE STREET, LOW HEDGES FOR SCREENING & PRIVACY

LIVING STREETS

HIGHLY CONNECTED STREET NETWORK THAT AVOIDS U-DE SACS
STREET TREES
FOOTPATHS
ATTRACTIVE STREET LIGHTING
ON-STREET PARKING
PUBLIC OPEN SPACE SHOULD HAVE HOUSES FRONTING ONTO IT



HOUSES FACE PARK

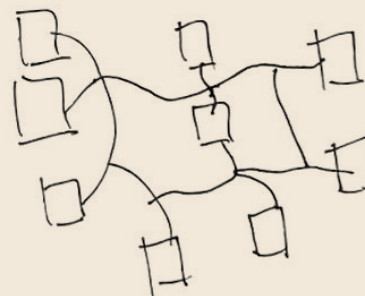
BACK YARDS DO NOT FACE PARK THEY FACE OTHER BACKYARDS OR BUFFERS



"ALWAYS EXPLORING, NEVER ENDING, NO DEAD ENDS"

WALKABILITY

EASY ACCESSIBILITY & CONNECTEDNESS

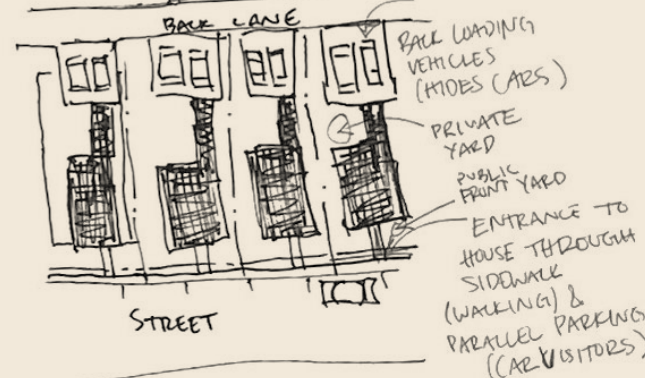


"THESE ARE REASONABLE WALKING DISTANCES AWAY"

SOUTH FACING HOUSES



"MORE SUNLIGHT IN THE LIVING ROOM"



STREET

BACK LANE

BACK LOADING VEHICLES (HIDES CARS)

PRIVATE YARD

PUBLIC FRONT YARD

ENTRANCE TO HOUSE THROUGH SIDEWALK (WALKING) & PARALLEL PARKING (CAR VISITORS)

SENSE OF CONTROL & IDENTITY

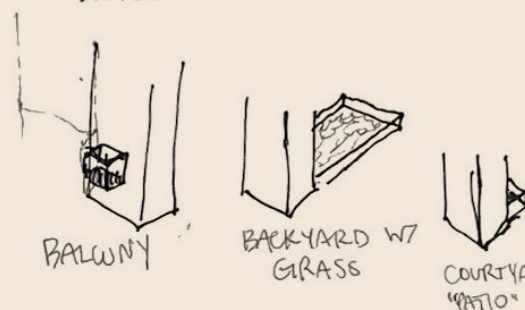
INDIVIDUALS & GROUPS HAVE CONTROL OVER THE SPACES AROUND THEM
AID ORIENTATION & NAVIGATION IN PRIVATE OUTDOOR SPACE & PUBLIC SPACE

HTA HTA HTA

movable tables & chairs

"I CAN MOVE THIS CHAIR TO MAKE IT MOVE"

PRIVATE OUTDOOR SPACE CAN LOOK LIKE MANY DIFFERENT THINGS



BALCONY

BACKYARD W/ GRASS

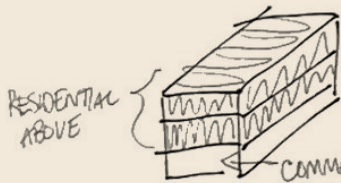
COURTYARD "PATIO"

DIVERSITY OF BUILT FORM

DWELLING, WORKING, LEARNING & RECREATING IN PROXIMITY ALLOWS US TO LIVE LOCALLY



"I CAN WALK TO THE GROCERY STORE... OR BIKE... OR BIKE TO WORK"



COMMERCIAL/OFFICE/SHOP BOTTOM FLOOR
NOT NOISY OR SMELLY

HUMAN SCALE

DIMENSIONS ROOTED IN HUMAN SENSES & BEHAVIORS
SMALLER BUILT COMPONENTS & LOWER HEIGHTS
EXPERIENCE AT EYE LEVEL



1:1 RATIO (HEIGHT TO WIDTH)
"I AM NOT BEING TOWERED OVER BY BUILDINGS"



SUNKEN ROAD

GARAGES & VEHICLE MOVEMENT

HOUSES W/ FRONT ENTRY VEHICLES NEED LOT DEPTHS OF AT LEAST 65'
HOUSES W/ VEHICLE ACCESS FROM A BACK LANE NEED LOT DEPTHS OF AT LEAST 100'

GARAGES SHOULDN'T DOMINATE VISUALLY

NARROW BOTTLENECK DRIVEWAY HIDES VISUAL IMPACT OF CARS & PAVEMENT



BACK LANE

The combination of design principles from David Sim, Jane Jacobs, Oliver Syme, and case studies is interpreted in the design work. The design follows the ideas of enclosure for privacy, openness with multiple access points for public spaces, and designing semi-private zones as transition spaces between public and private.

The design is keeping in mind the social implications of these zones. Public spaces are meant to be located and designed for engagement with others.

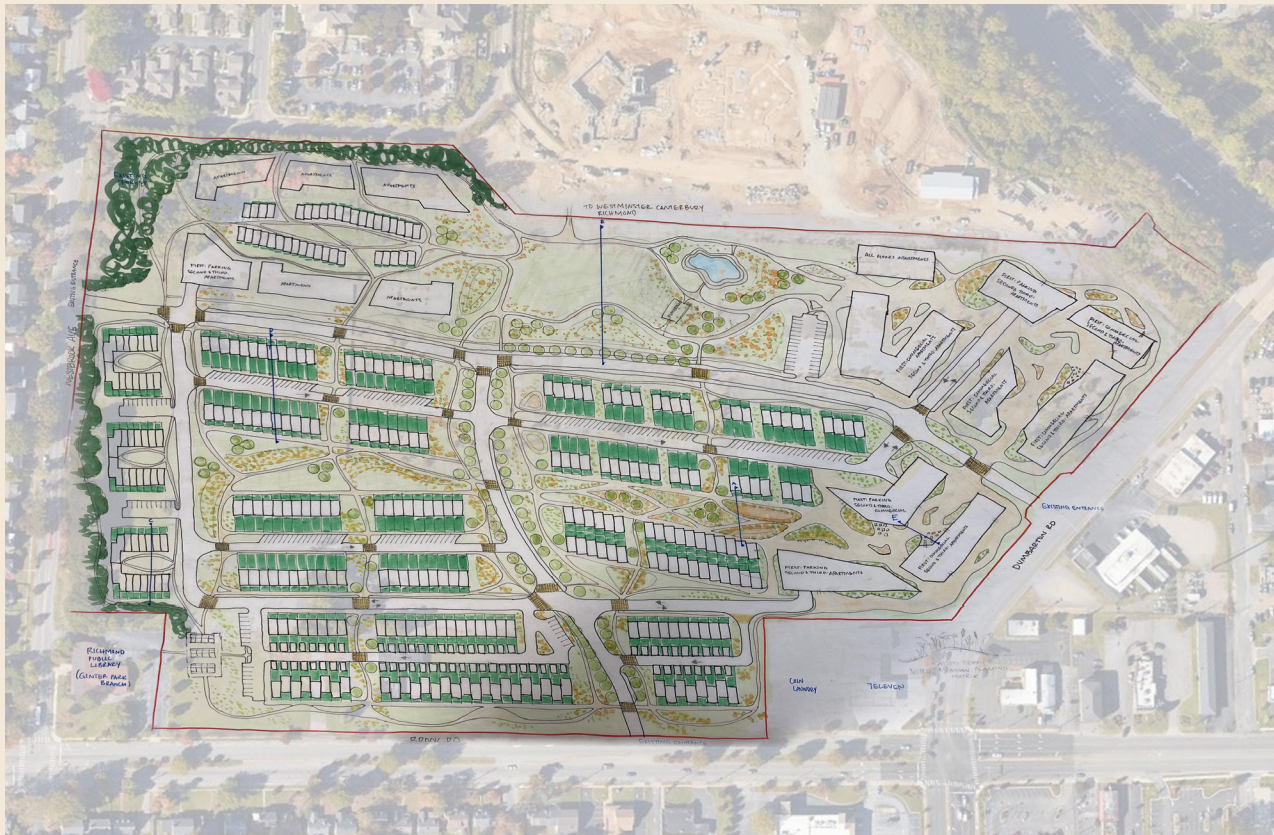
Private spaces, typically personal backyards or patios, are for personal use or invited guest use.

This project began with a dive into household demographics, housing market, and their changes. With the shrinking household size, social dynamics change as well. This project aims to address the social changes, household changes, and market changes simultaneously with a socially diverse, smaller unit, attainable housing project.

PROCESS & ITERATIONS

This project involved iterations of masterplan work that ultimately led to the final design. Ideas of circulation, flow, and placemaking all made its way into the design at some point.



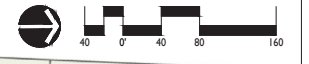


MASTERPLAN



PROGRAMMING KEY

- ① 8' Multimodal Trail
- ② Playground
- ③ Tennis & Pickleball Courts
- ④ Multi-Sport Field
- ⑤ Basketball Court
- ⑥ Volleyball Court
- ⑦ Pavilion
- ⑧ Bus Stop
- ⑨ Community Garden
- ⑩ Pond
- ⑪ BBQ Patio



This masterplan takes the research of building and landscape formation evoking feelings of safety, privacy, or exposure and combines it with the site and context analysis. The result is strategically placed buildings, amenities, and landscapes designed to provide a range of public, private, and semi-private outdoor spaces.

The neighborhood design is a mixed-use medium density housing development with multiple types of housing proposed to maximize the housing which maximizes resident diversity

The programming has been arranged to encourage walking, chance social encounters, and engagement with the larger Ginter Park Neighborhood.

TOWNHOUSES TOTAL:	250
with garages:	67
courtyard:	21
with large yard and alley parking:	124
with small yard and no parking:	38

APARTMENTS TOTAL:	406
apartment building:	300
mixed-use building:	106

COMMERCIAL TOTAL:	81,120 sq ft
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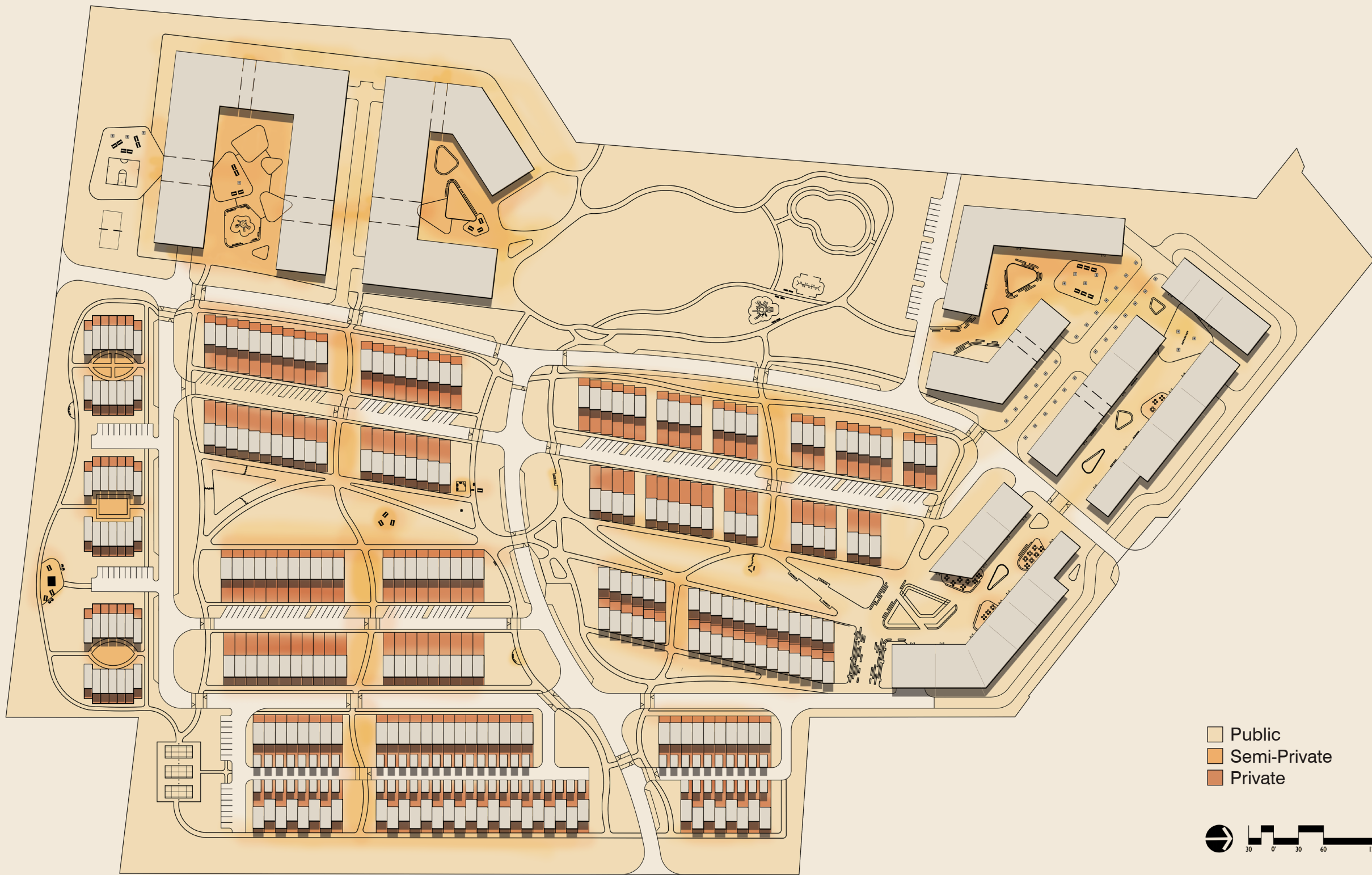
DWELLINGS TOTAL:	656
HECTARES TOTAL:	19.4

DWELLINGS PER HECTARE:	33.8
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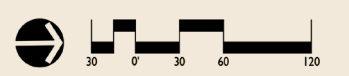
*19.6% of site is building footprints
80.4% is open space, roads, parking*

PUBLIC, SEMI-PRIVATE, PRIVATE

This diagram shows the distribution of public, private, and semi-private outdoor zones. The public areas are resident, guest, and visitor accessible. The semi-private zones are typically for a moment of transition between public and private, like residents are welcome, but only residents of a specific area. For example, the courtyard townhouse lawns are meant for those residents only, making it a semi-private area. The private locations are front and back yards, areas only for given residents to trespass in.

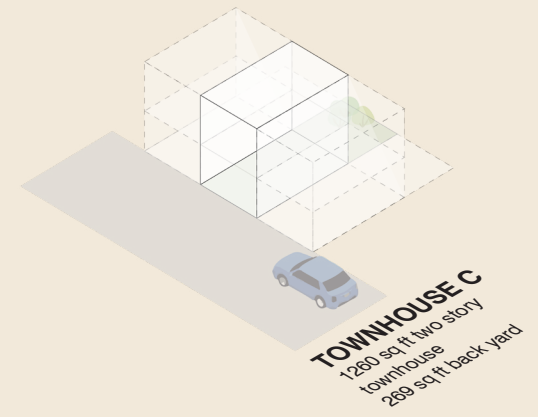
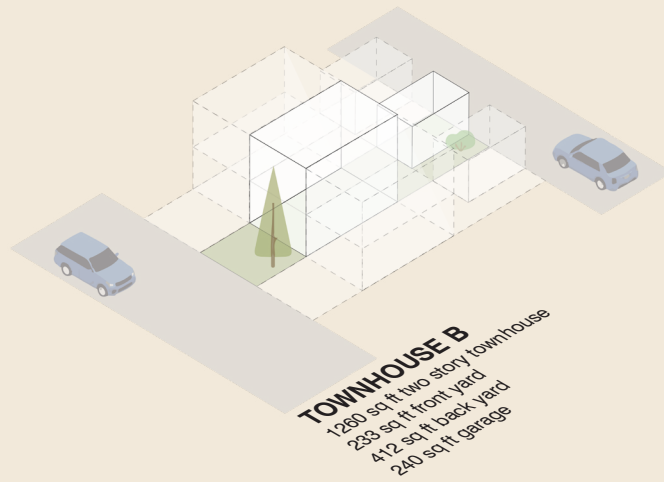
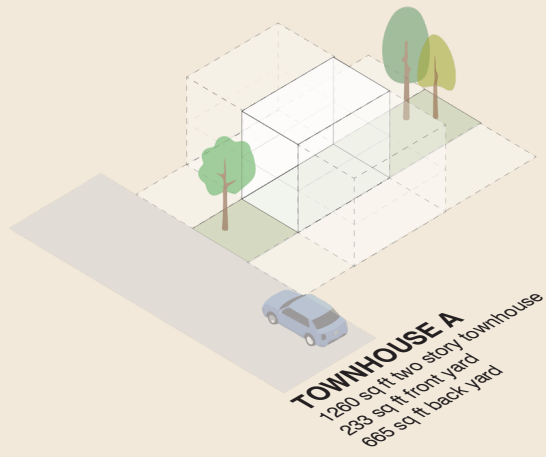
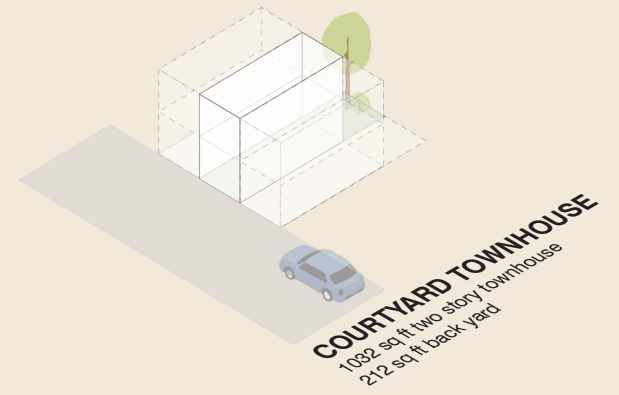
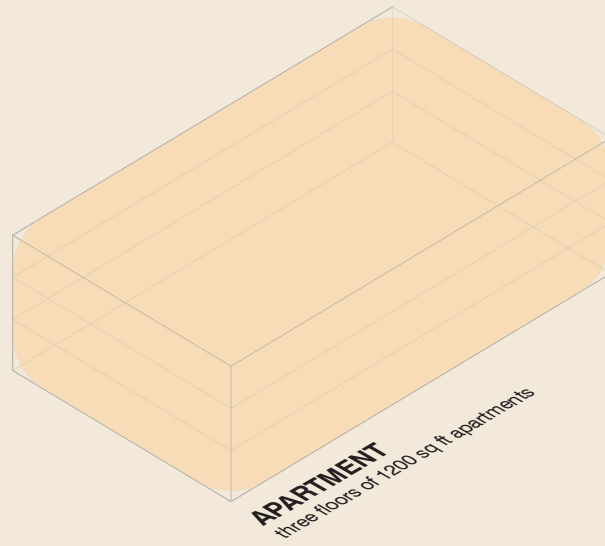
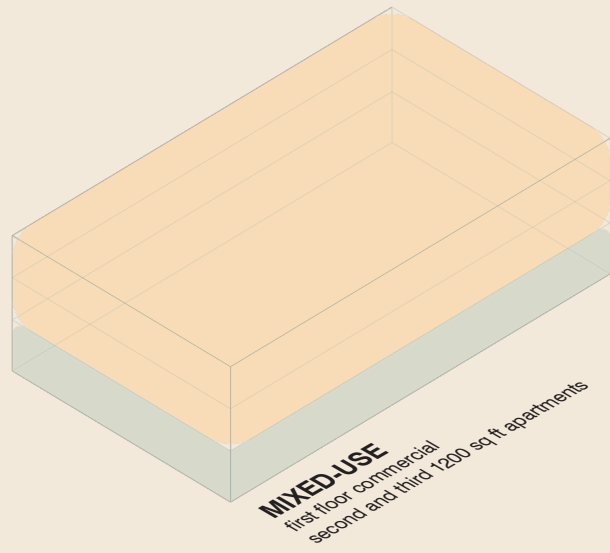


- Public
- Semi-Private
- Private



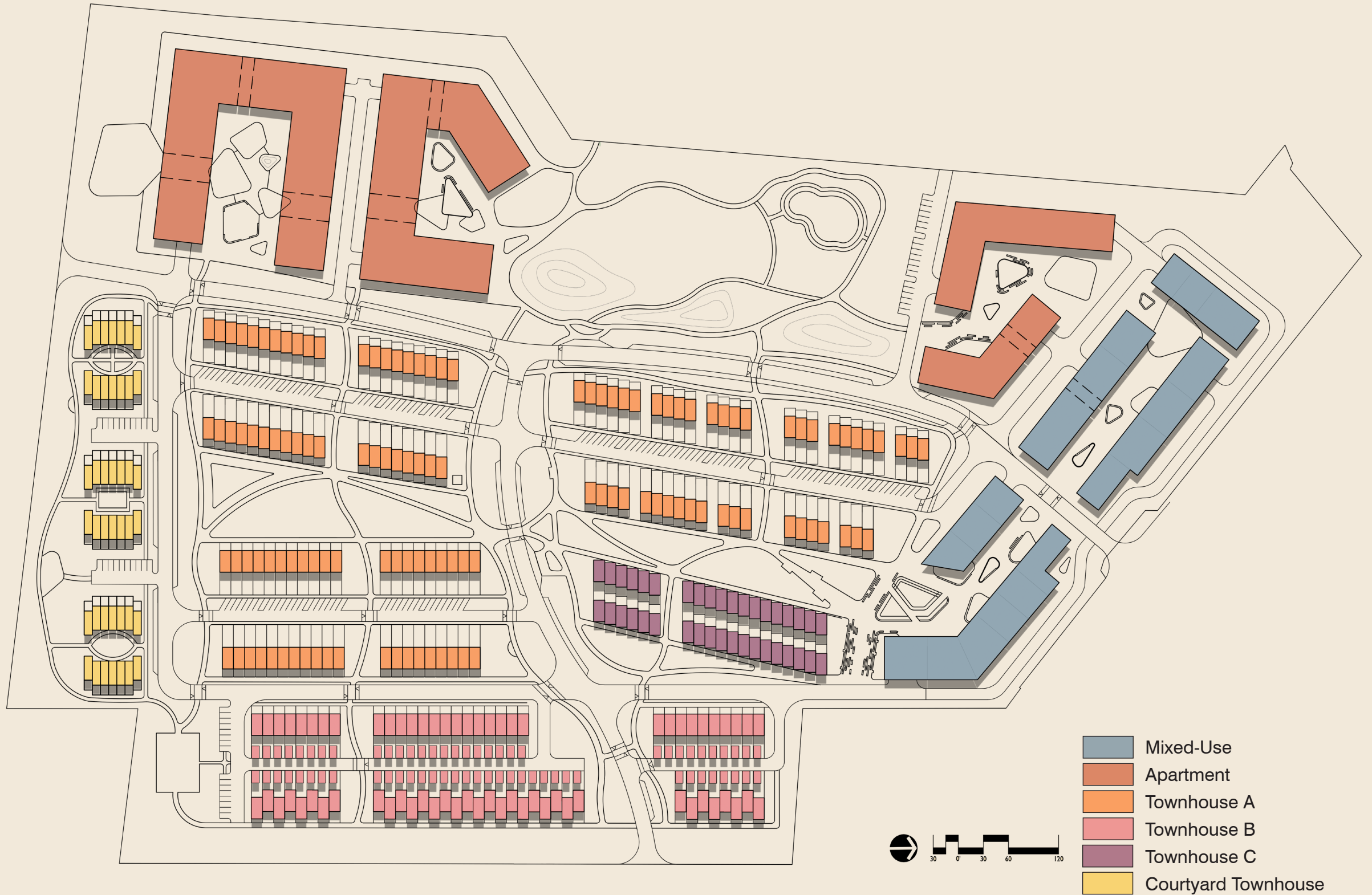
PROPOSED BUILDING TYPES

These diagrams show the six proposed building types in the neighborhood.



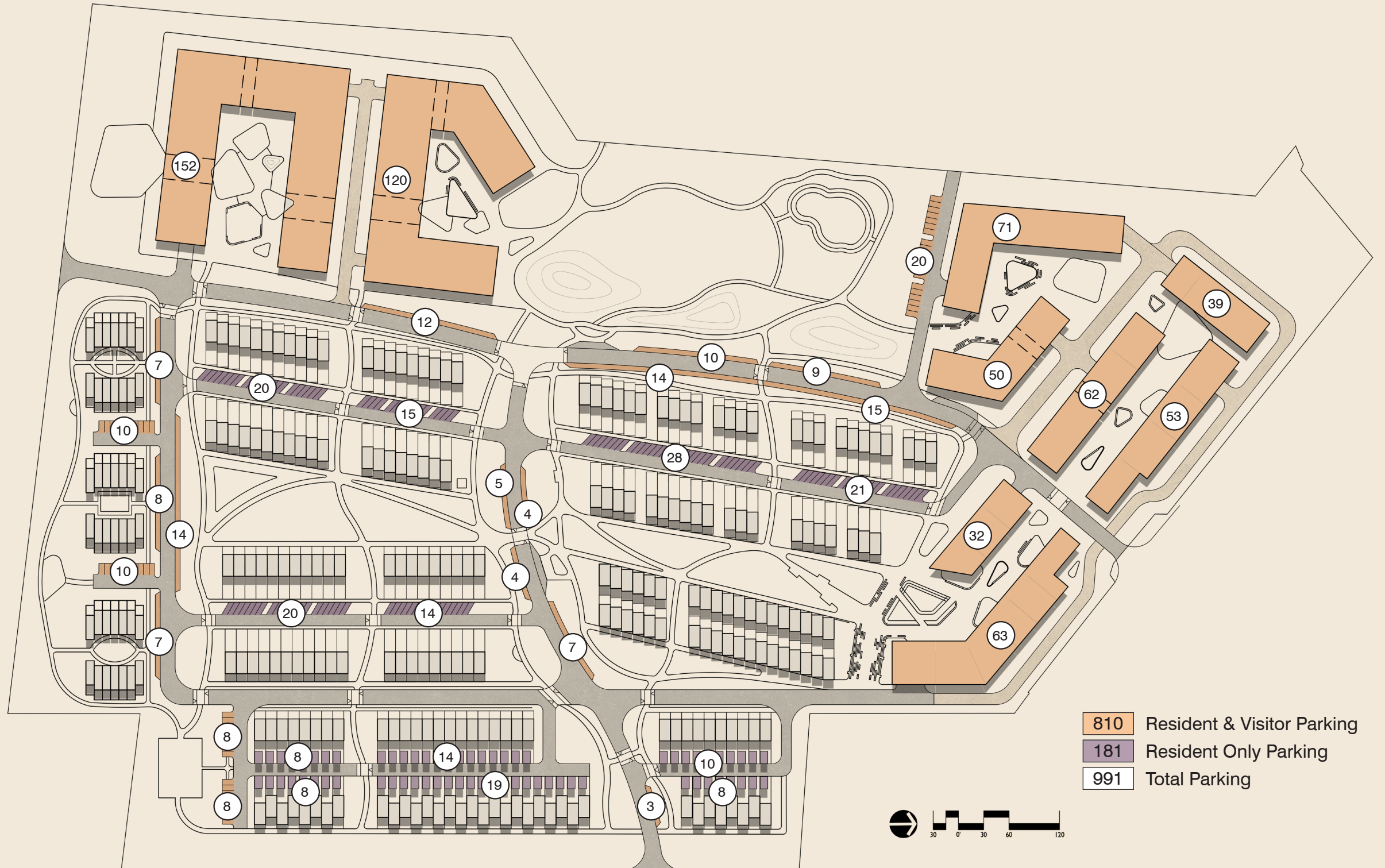
BUILDING ARRANGEMENT

This diagram shows the location of each proposed building type.



PARKING

This diagram shows the functionality of the neighborhood in relation to parking for residents, guests, and visitors. Each apartment and mixed-use building houses indoor parking at the basement level.



VEHICULAR & PEDESTRIAN CIRCULATION

This diagram shows the breakdown of user groups for each paved portion of the site.



WHO IS THE NEIGHBORHOOD FOR?

This neighborhood masterplan falls within a medium dwellings per hectare density range and is intended for small household sizes, whether that's a young mother and children, aging in place seniors, or a young couple. The proposed outdoor programming and amenity spaces are designed to encourage social interactions outside of the home. The proposed amenities include active and passive recreation for young and old. The connection to Westminster Canterbury Senior Living is to create a symbiotic relationship between the two developments. The centrally located neighborhood park is to encourage visitors from all surrounding areas in the Ginter Park neighborhood. All people of all ages can enjoy the neighborhood.



Scenario A: Parent and Children





1. mom leaves her house with children for a walk through the neighborhood



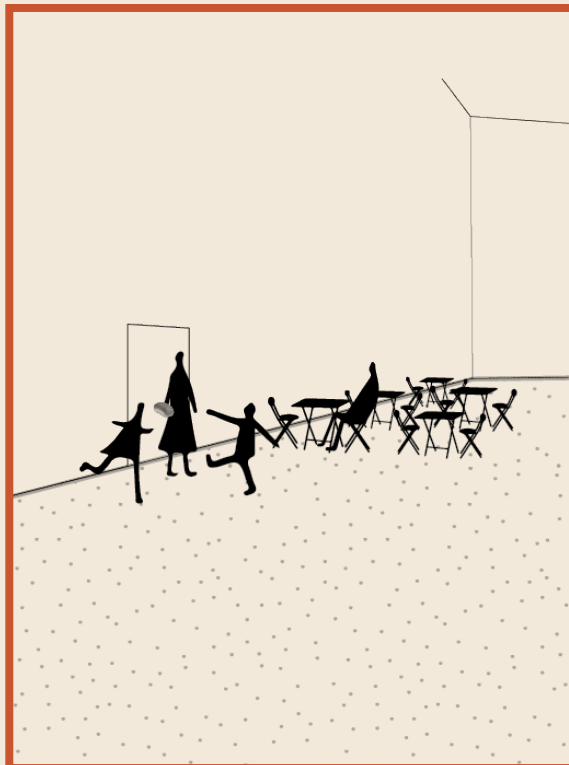
2. along the walk the group stops at the playground for a few minutes



3. they do a loop around the pond to see what little animals they can find



4. after the pond they walk through some apartments and say hi to the neighbors



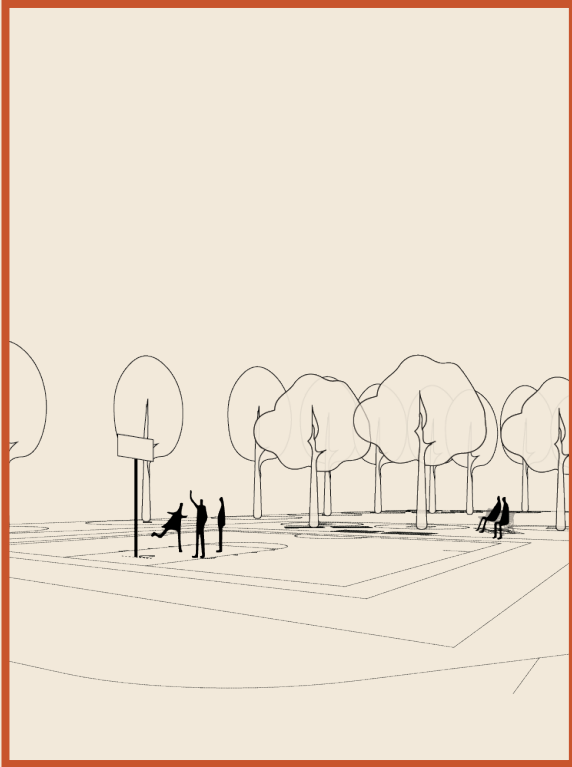
5. mom remembers they're low on bread, so she stops in the store



6. the children play while mom chats with a friend she bumped into

Scenario B: Teenagers





1. teenagers play basketball



2. on their way home from basketball they run into friends and tag along with their plans to play tennis



3. they pick up another friend along the way to the tennis courts



4. teenagers play tennis

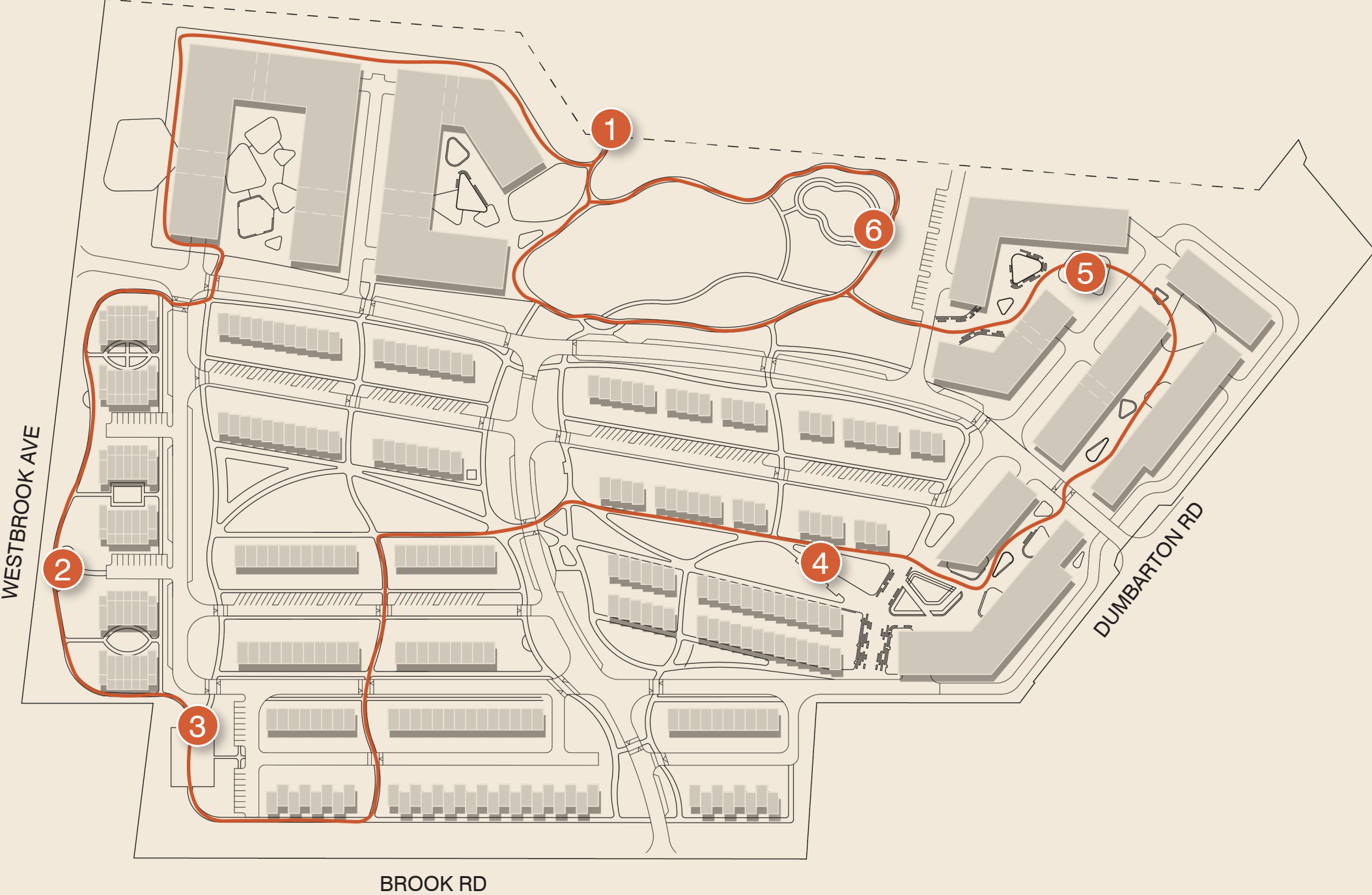


5. after tennis they get hungry, and on their way to food they bump into another friend



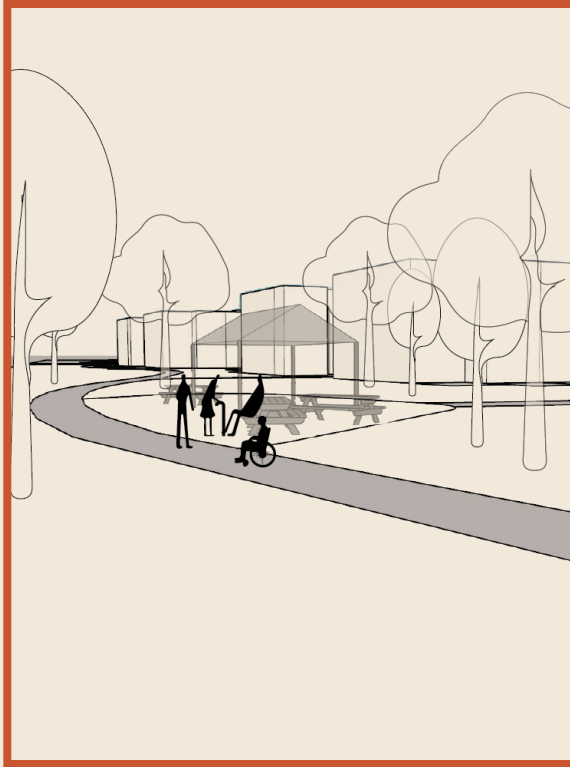
6. teenagers eat after lots of recreation

Scenario C: Westminster Canterbury Senior Residents





1. westminster canterbury senior residents enter the neighborhood to go on a walk



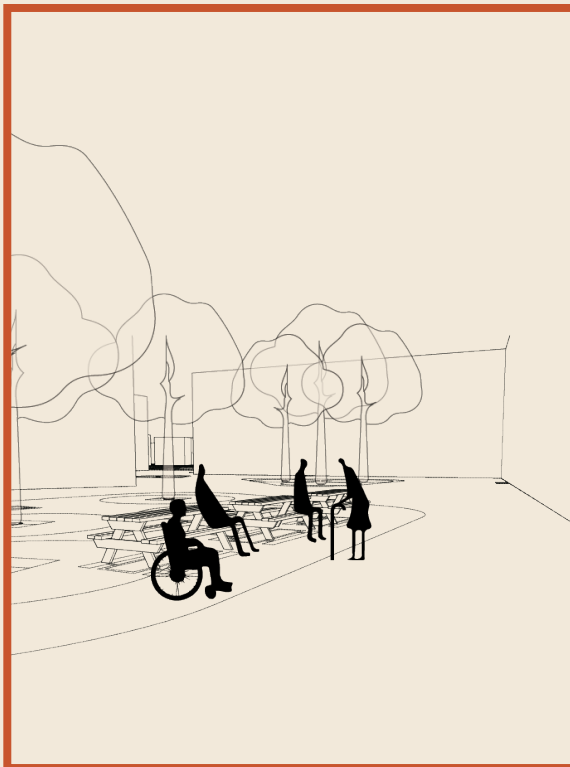
2. the elderly stroll along the paths and stop at a picnic area



3. the senior residents stop and watch a tennis game



4. the elderly stop at sit on a bench



5. the couple stops to grab a coffee



6. before heading back to westminster canterbury, the seniors stop at the pond

NEIGHBORHOOD PARK



Figure 1.



Figure 2.



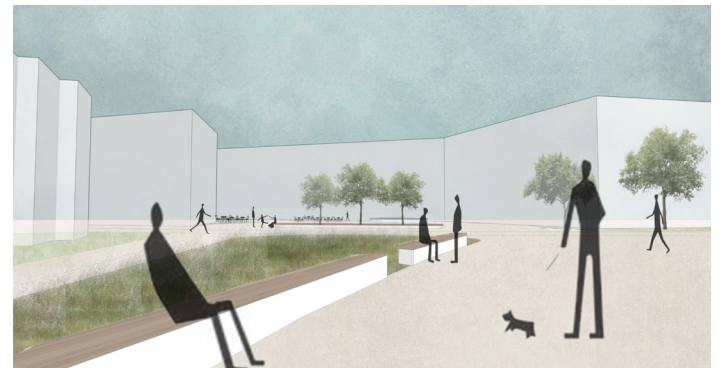
MIXED-USE PLAZA



Figure 3.



Figure 4.



COURTYARD HOMES, WALKING TRAILS, COMMUNITY GARDEN

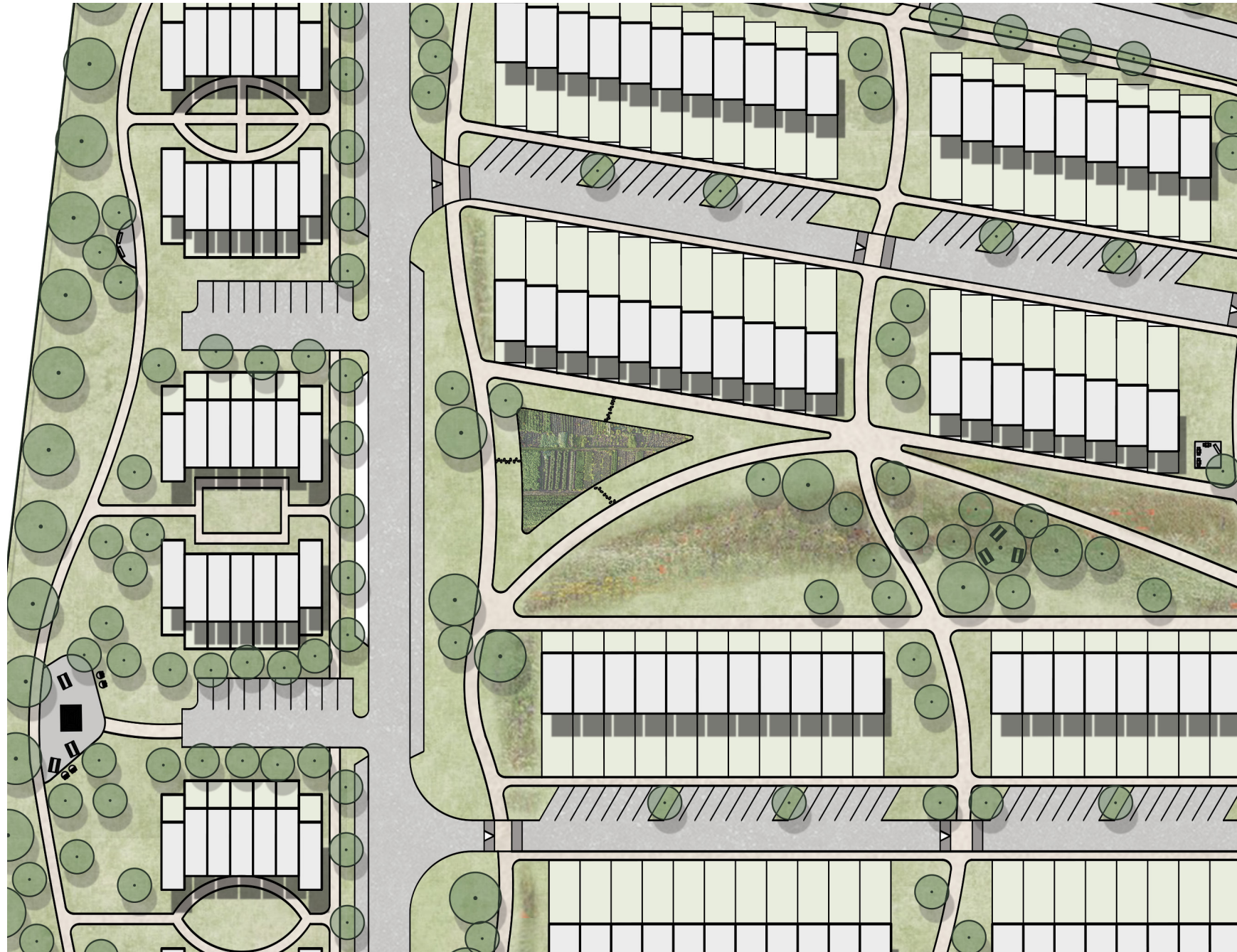


Figure 5.



COURTYARD APARTMENTS

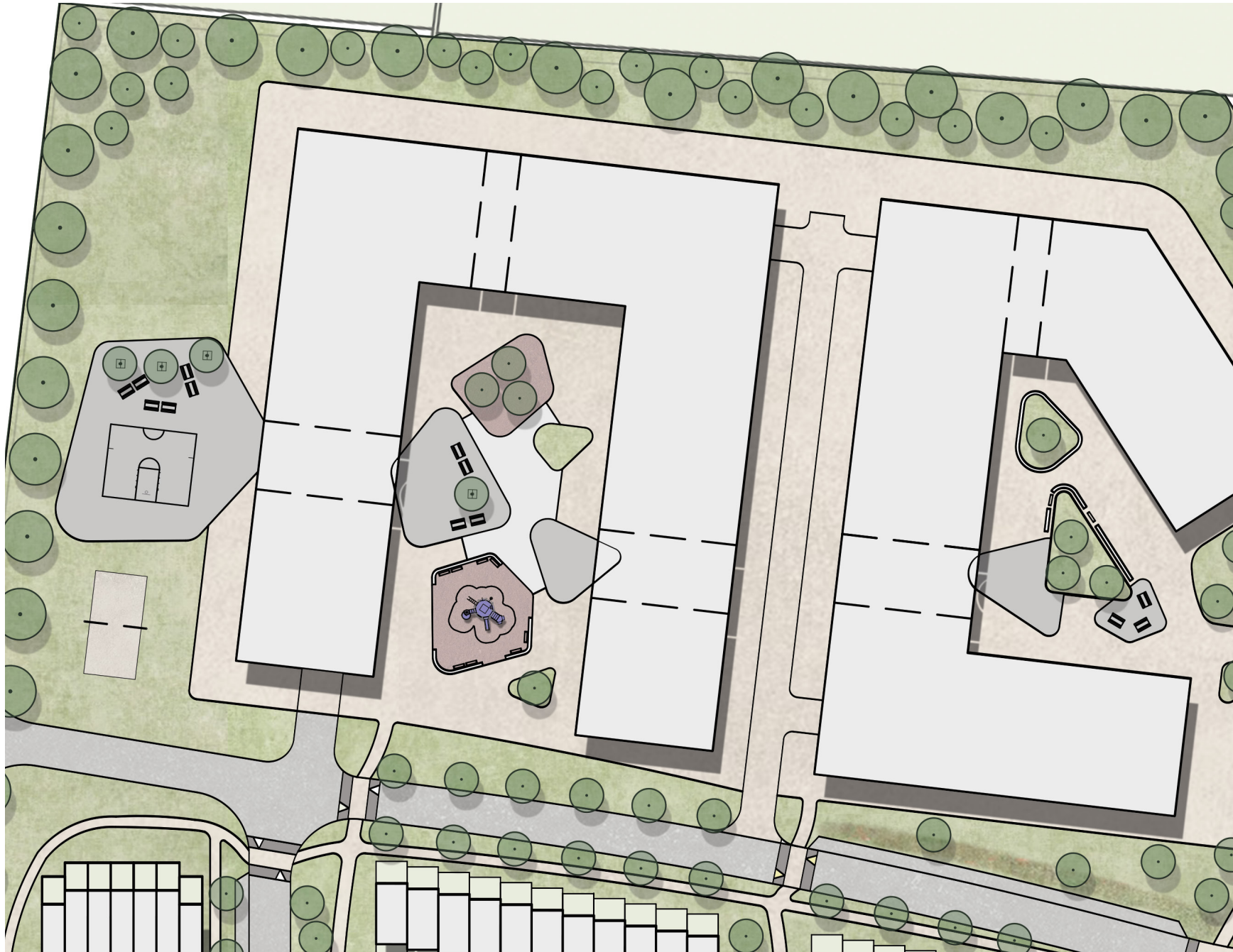


Figure 6

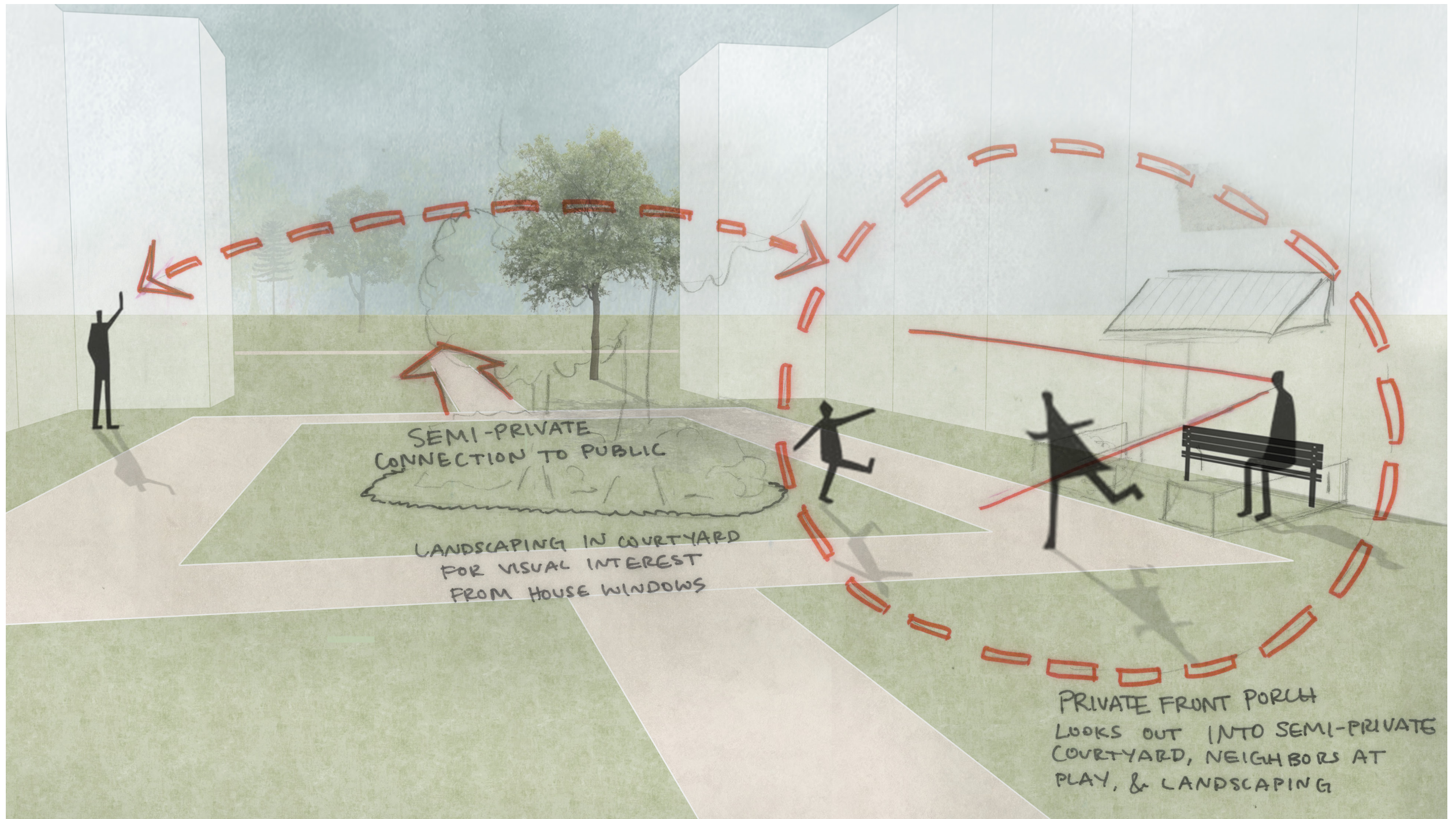


Figure 7.



Figure 8.

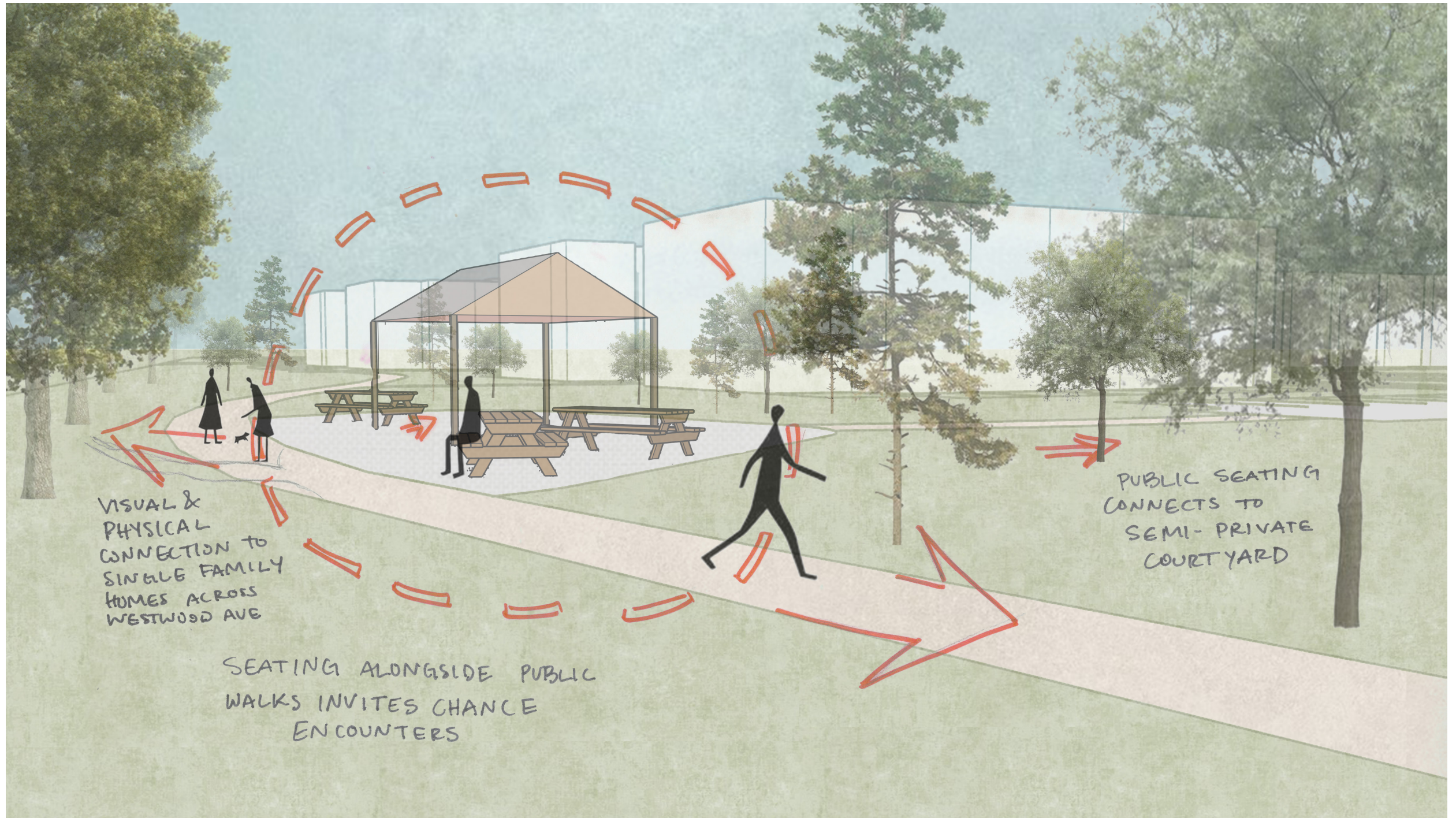
COURTYARD SPATIAL & SOCIAL ANALYSIS



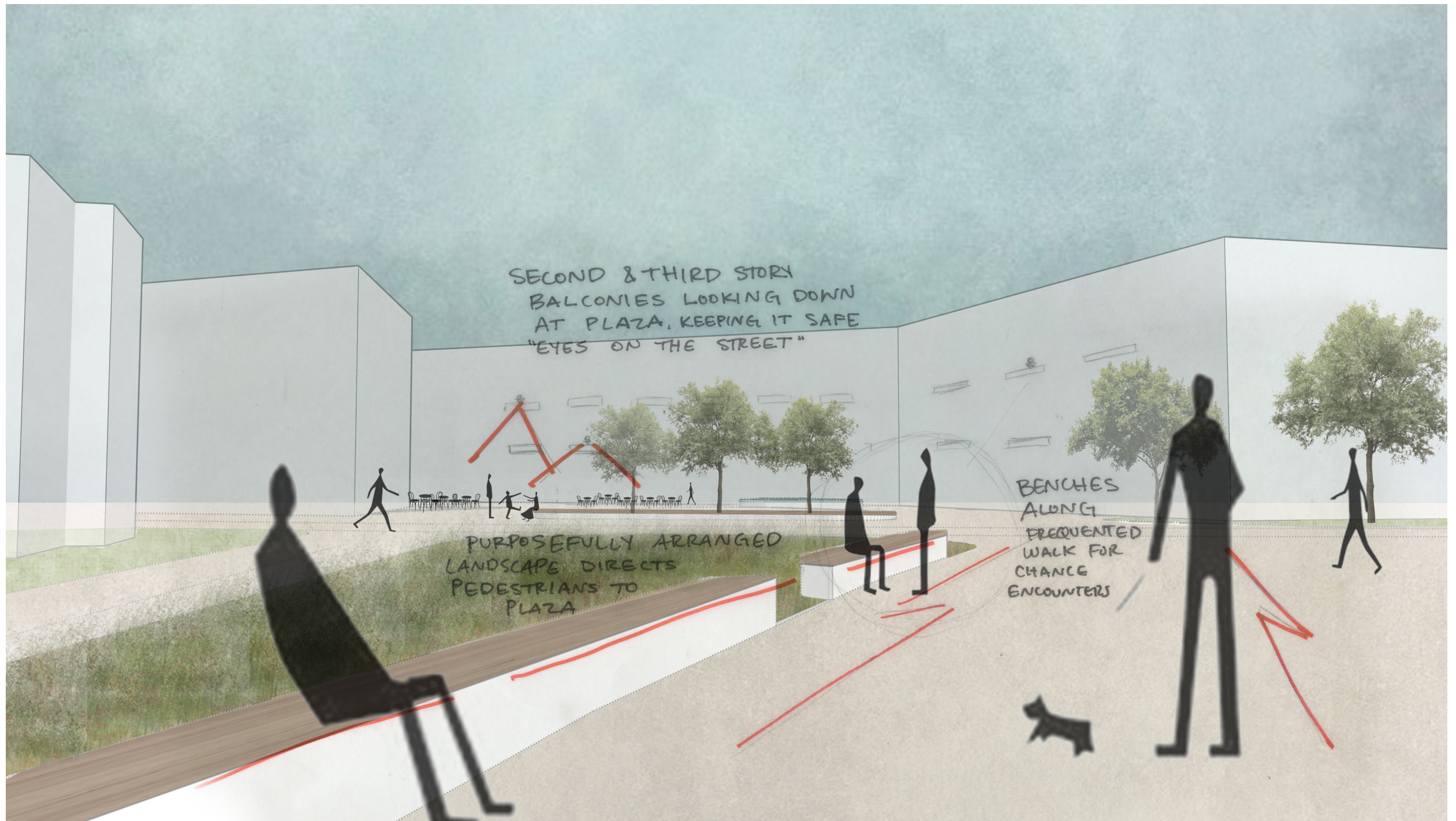
FRONT PORCH SPATIAL & SOCIAL ANALYSIS



WALKING PATHS & PAVILION SPATIAL & SOCIAL ANALYSIS



LINEAR PARK TRANSITION TO MIXED-USE PLAZA SPATIAL & SOCIAL ANALYSIS







VARIETY OF EXPERIENCES THROUGHOUT SITE

INTIMATE PATH
CONNECTION TO PARK

HOUSES FACE PUBLIC
LINEAR PARK = VIEW

VISUALLY OPEN & PUBLIC
PATH CONNECTING SITE

PRIVACY
INCREASED
BY VEGETATION

DISTANCE BETWEEN
PATHS CREATES
SEMI-PRIVATE
MOMENTS

OPPORTUNITY FOR SOCIAL
ENGAGEMENT RIGHT
OUTSIDE FRONT
DOOR

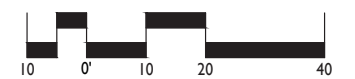
8' sidewalk

flexible open lawn space

permeable paving path
stormwater retention planter beds with seat walls

connection path to townhouses and park

permeable paving mixed-use plaza
stormwater retention planter beds



PROJECT CONCLUSION

The final design for Footpaths and Front Porches accurately meets the goals for density while preserving social outdoor spaces. The neighborhood offers a range in amenities and programming for a diversity of user groups, both residents and visitors. Six building typologies are proposed to meet the needs of more age groups and stages of life. Additionally, the smaller unit square footage allows for attainably priced rents. The trail network that circumnavigates the homes creates a variety of walking experiences and routes throughout the site. Even with the abundant neighborhood programming, privacy and semi-private spaces are still preserved through personal yards, patios, and courtyards.

I believe this type of project is needed in Richmond, and the old Azalea Mall site would be an ideal location for medium-density housing. Its accessibility to downtown and the highway makes it a great location. The Azalea Mall site needs new life, and this is the solution.

If you are a developer and are interested in making this project a reality, please let me know.

Thank you.

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IMAGE REFERENCES

All images by author except as noted.

Figure 1. Rathkopf, J. (n.d.). Prospect Park. Prospect Park Alliance. photograph. Retrieved 2024, from <https://www.prospectpark.org/learn-more/what-we-do/sustaining-the-environment/be-a-park-champion/>.

Figure 2. Jeegin Colley, E. (n.d.). A Lively Prospect Park. 6sqft New York City. photograph. Retrieved 2024, from <https://www.6sqft.com/10-things-you-never-knew-about-prospect-park/>.

Figures 3 & 8. Vermeyleen, E. (n.d.). Rainbow Square, Waregem. photograph, Landezine. Retrieved 2024, from <https://landezine.com/rainbow-square-waregem-by-sweco-belgium/>.

Figure 4. Hobhouse, J. (n.d.). Lady Sitting on Bench. Glassfields by BD Landscape Architects. photograph, Landezine . Retrieved 2024, from <https://landezine.com/glassfields-by-bd-landscape-architects/>.

Figure 5. Hobhouse, J. (n.d.). Ladies Sitting at Table. Glassfields by BD Landscape Architects. photograph, Landezine . Retrieved 2024, from <https://landezine.com/glassfields-by-bd-landscape-architects/>.

Figure 6. Bobert, A. (n.d.). Kungsängen Square. photograph, White. Retrieved 2024, from <https://whitearkitekter.com/project/kungsangen-square/>.

Figure 7. VEGA landskab. (n.d.). Courtyard. Nørrebrohus. photograph, Landezine. Retrieved 2024, from <https://landezine.com/norrebrohus-by-vega-landskab/>.