

CPLN 7200: URBAN DESIGN STUDIO | SPRING 2021 | MLK CORRIDOR URBAN DESIGN CONCEPT PLAN, AUBURN, AL

Assignment 4: Draft Proposal | Instructor: Binita Mahato | Project Facilitator: Auburn Corridor Initiative Group | Student Name: Derrick Peevy, Jr.

Case Study

Chapter Eight - Birmingham Comprehensive Plan - Community Renewal

Plans: Arts and culture as a revitalization strategy, Develop and implement neighborhood-based green systems interventions to transform vacant land into community assets, Amend regulations to provide for the creation of cottage neighborhoods.

Visions: Neighborhoods that are sustained by proper grocery stores and parks and entertainment;...no more vacant buildings.”
“Birmingham will be a ‘city of neighborhoods’ that is a healthy and vibrant place to live, work and play.”

- Goals
- Strategic and comprehensive redevelopment with critical mass creates visible, self- sustaining communities and neighborhoods of choice.
 - Objectives: Identify opportunities for vacant land greening first in Strategic Opportunity Neighborhoods as an example and incorporate them into the implementation of plans for these neighborhoods.
 - Provide for permanent neighborhood community garden spaces
 - Amend regulations to provide for the creation of cottage neighborhoods.

Nashville Next: Comprehensive Metro Government of Nashville and Davidson County, Tennessee - Volume III - NORTH NAHSVILLE COMMUNITY PLAN

- Visions: The Guiding Principles present the long-term view of what Nashvillians want for their future. The Guiding Principles are to
- Ensure opportunity for all
 - Expand accessibility
 - Create economic prosperity
 - Foster strong neighborhoods
 - Advance education
 - Champion the environment
 - Be Nashville

- Goals
- Protect sensitive environmental features;
 - Build a complete transit network;
 - Maintain household affordability across income levels;
 - Create “activity centers” (Urban Neighborhood Centers) — areas of employment, residences, services, civic uses, retail, and restaurants — throughout most parts of Davidson County;
 - Protect and enhance the character of different parts of Davidson County; and
 - Allow for strategic infill that supports transit lines and activity centers

Concept Plan

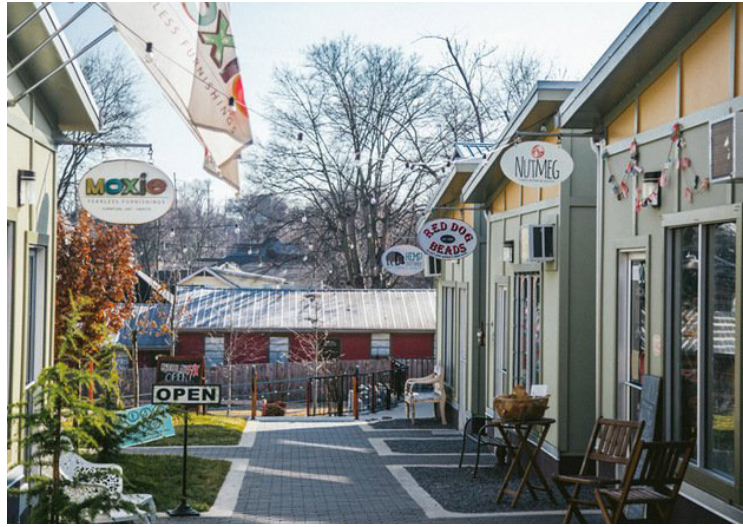
Economic Opprotunities

The proposed development is intended to provide economic opprotunities to the immediate surrounding area by providing employment opprotunities.By providing opprotunities for employment, employee earnings will increase which will lead to an increase in consumer spending. An increase in consumer spending will prositivley benefit the both the City of Auburn and the Northwest Auburn Community. By providing high quality affordable hosuing units in the area, we will be able to improve housing for low income families and to help beautify the community simutanioiusly. By providing a grocery store in the area, we wil be able to provide nutrtional support to those in the neighborhood who may not be fornutae enough to have adequate transportation to a grocery store across town.

TAKEAWAYS FROM THE CASE STUDIES

Chapter Eight - Community Renewal - Birmingham Comprehensive Plan - Birmingham, AL and The Cottage Company

- The Cottage Company - Seattle Washington
- Utilizes innovative land use codes to demonstrate new approcahes to single family housing infill development.
- Sustainable Pocket Neighborhods can be used for affordable housing.
- Currently there is a surge in interest aroundb the country in Pocket Neighborhoods.
- Takeaway is that infill development's like Pocket Nieghborhoods can breathe life into communities while preserving the single family atmosphere. (Example: Left Picture - A Pocket Neighborhood in Portland, Oregon)



Nashville Next 2040 : Comprehensive Metro Government of Nashville and Davidson County, Tennessee - Community Charachter Manual - Urban Neighborhood Center

- Services to meet the daily needs of residents within a five to ten minute walk
- High levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit leading to surrounding neighborhoods and open space; and
- Parking behind or beside the buildings and generally accessed by side streets or alleys
- Takeaway is that the characheristics listed above can help to create a project that will serve as a neighborhood center that will provide services and cater to the needs of the people in the area. (Example :Middle Picture- A Neighborhood Center in Nahsville, Tennessee/ Right - Example of a Mural in Birmingham, Alabama)

Landscaping

Landscaping will be prominent through the development and greenspace. The new park, build in conjuntion will the City of Auburn, will become a focal point in Northwest Auburn. It will be a place to come relax and recharge. The park will have amenities such has exercise equipment placed sporatically whithn the park to encourage healthy living, a small amitheater and a refelction pool/ splash pad for children to cool down in on hot summer days. Native trees and flower beds will be included in the greenspace, along the corrdior and around retail/ resturant establishments. The street will also be a green street/ complete street wich will help to beautify the area and increase mobility on the MLK corridor.



Mixed Uses

Multiple Plots of land will be used for different purposes along the corridor. At the corner of Jordan Street and MLK Drive, the plot of land has been designated for a 12,000 Sqft. grocery store to serve the community. Between the greenspace and Jones Street, plots of land have been designated for 6,700 sqft. of retail and commercial space, rooftop space can be add in the event a resturant leases out the space below. Bayer Properties will be a steakholder in this projectm they will help to lease the avaiable space. Lastly, the plots of land between Boykin Street and MLK Drive will be used as an infill development. This dewvelopment will be used a an affordable housing pocket neighborhood. There will be a shared greenspace for residents facing MLK Drive.

Project Details

- Grocery Store - 1.52 Acres - 12,000 Sqft. - Located at the corner of Jordan Street and MLK Drive - 60 Parking Spaces
- Signature Green Space - 2.61 Acres - Located at the corner of Byrd Street and MLK Dr. - Will be beautifully landscaped, will feature a small ampitheater and water feature/ splash pad. Constructed by the city of Auburn.
- Commercial and Restauraunt Space - 2.66 Acres - 6700 Sqft of leasable space - Located East of the Green Space - Neighborhood/Activity Center 6,700 Sqft of leasable space - Area will feature rooftop bars, parking, and retail and restaurant space. Will serve as the anchor of Northwest Auburn and the development. - 70 Parking Spaces
- Historic Memorial Dual Plazas 0.37 - Located at the corner of Jones Street and MLK Drive - Will serve as a historical marker in the area to preserve the history of Northwest Auburn.
- Retail Space (Prefably Walgreens) - 0.64 Acres - Located at the corner of Foster Street and MLK Drive - 50 Parking Spaces
- Pocket Neighborhood - 2.06 Acres - 10 Affordable Cottages managed and built by the Cottage Comapny and the City of Auburn, will be no larger than 1,200 Sqft. Greenspce will be shared with a lawn facing MLK Drive. - 20 Parking Spaces

Stakeholders

