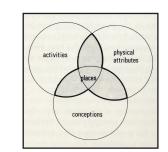


My research indicates that the most vibrant plazas exhibit Evolution of Place, Civility, and Topophilia, yet these qualitites seem to be absent from many of Atlanta's public spaces. By looking to the Medieval City as a model for urbanization, designers can emphasize pedestrian activity, sensory awareness, and incrementalism in the redevelopment of transit-adjacent greyfields.

IDENTIFYING ATTRACTIVE PLACES : THE SITUATIONIST DERIVE

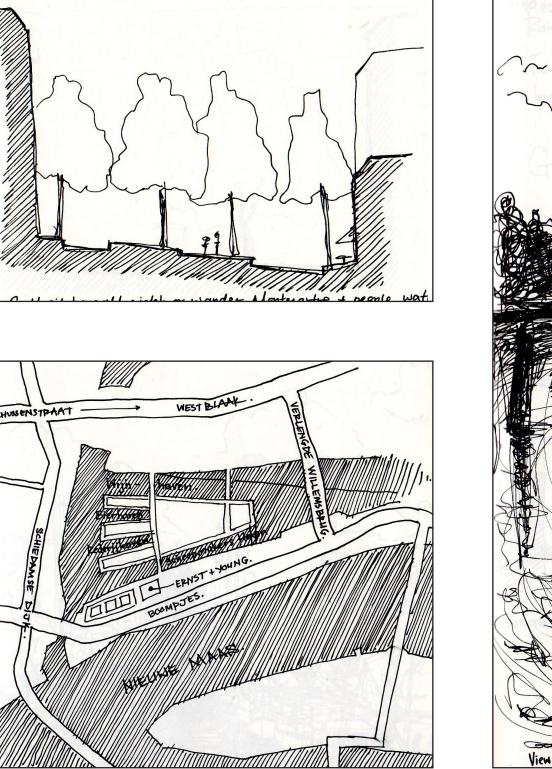
GUY DEBORD AND THE PSYCHOGEOGRAPHY OF CITIES:

"In a derive one or more persons... let themselves be drawn by the attractions of the terrain and the encounters they find there." - Guy Debord

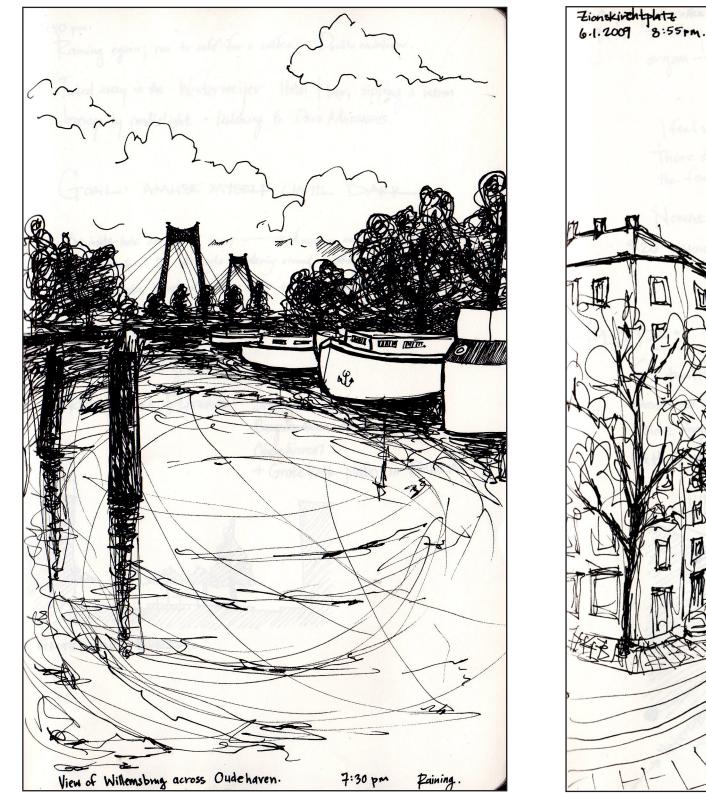


PLAZA RESEARCH : IDENTIFYING THE CHARACTERISTICS OF ATTRACTIVE PLACES

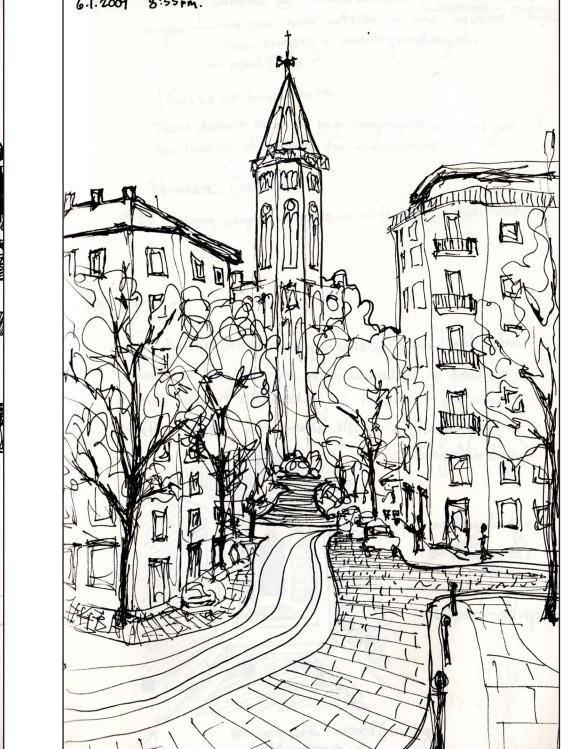
In order to better understand the sorts of places which tend to attract me, I decided to study a series of public plazas. In the spirit of the Situationists, I went on "derives" in a number of cities, wandering on foot until I encountered a Place that caught my attention. I then documented that Place over the course of several days in order to identify and dissect the attributes which I found to be attractive, with a focus on David Canter's three components of Place : Activities, Physical Attributes, and Conceptions.

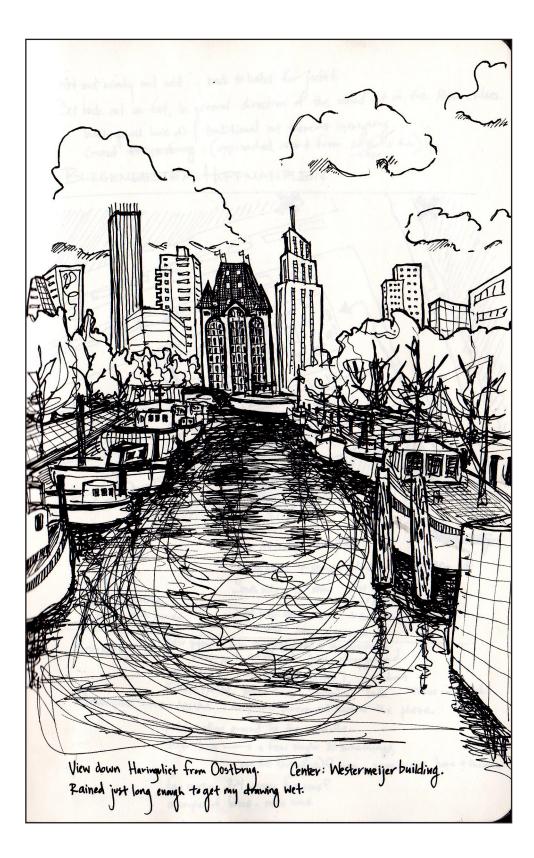


Sketches from Plaza Research









CHARACTERISTICS OF ATTRACTIVE PLACES:







INCREMENTAL REDEVELOPMENT

Places have a sense of evolution when TRACES OF PREVIOUS ERAS are apparent as a result of small scale, INCREMENTAL REDEVELOPMENT.

INCREMENTALISM has been lost from much of today's suburban development as a result of the large-scale property subdivision, and the "instant urbanism" model of development.



CIVILITY: CHANCE ENCOUNTERS WITH THE OTHER

PEDESTRIAN ENVIRONMENTS

Civility is defined by Richard Sennet in The Fall of Public Man as social interaction in the form of chance encounters with the Other. Civility is distinct from Community interaction, which occurs both by choice and with people similar to oneself.

CIVILITY HAS BEEN LOST from much of today's public realm as a re-

CHANCE ENCOUNTERS WITH THE OTHER : Place de la Contrescarpe, Paris.

sult of the segregation of uses and people, as well as the transformation to an automobile-centric society.



AWARENESS OF AND ATTACHMENT TO PLACE : Van Der Helst Plein, Amsterdam.

TOPOPHILIA: AWARENESS OF AND ATTACHMENT TO PLACE

HEIGHTENED SENSORY AWARENESS IN PEDES-TRIAN-ORIENTED ENVIRONMENTS

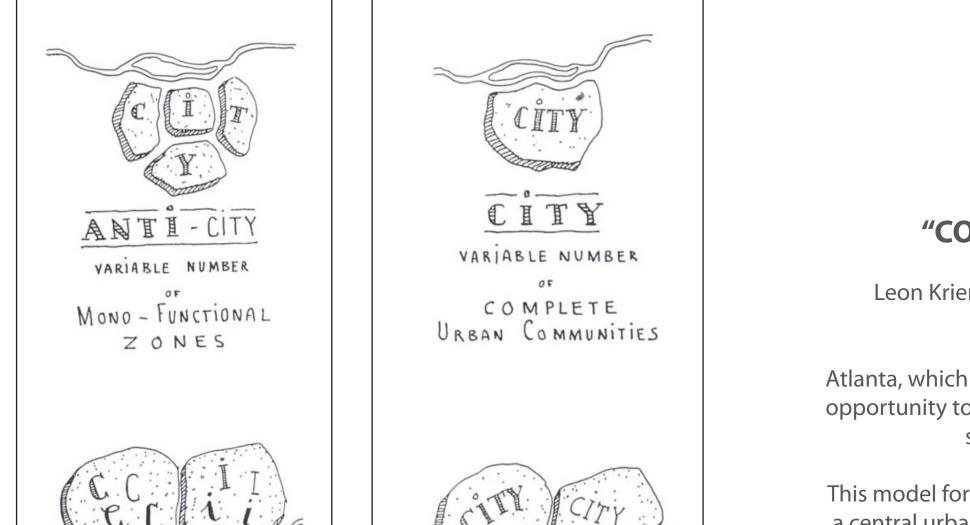
Yi Fu Tuan defines Topophilia as the "BOND BETWEEN PEOPLE AND PLACE."

Topophilia has been lost from much of today's public realm as a result of auto-centricity.

An emphasis on the pedestrian, and the activation of the senses can revive place attachment.

OPPORTUNITY FOR REDEVELOPMENT: A Transit-Adjacent Greyfield in Sandy Springs, Georgia

ATLANTA'S OUTLYING TRANSIT STATIONS : REDEVELOPMENT CAN CREATE COMPLETE URBAN COMMUNITIES

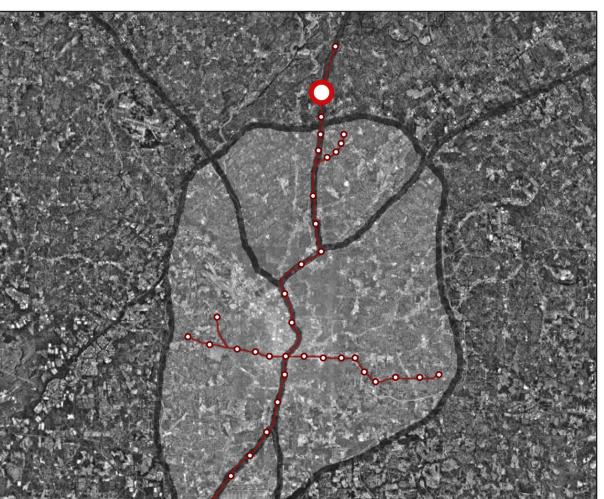


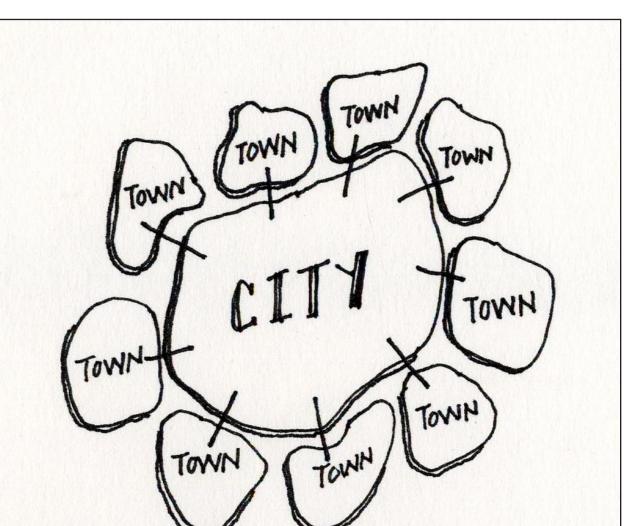


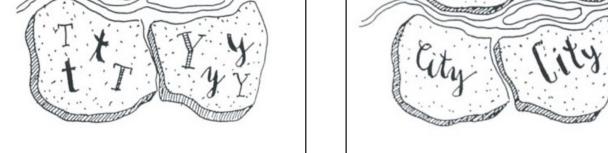
Leon Krier defines the city as a "complete urban community." (see diagrams to the left)

Atlanta, which is connected by means of publc transportation, has the opportunity to develop "Complete Urban Communities" in the form of small towns at its outlying transit stations.

This model for urban growth (diagram to the far right) is comprised of a central urban core, "CITY," with surrounding communities, "TOWNS," connected to the urban core by transit.









Sandy Springs, Georgia, one of Atlanta's outlying transit stations.

Diagram of urban growth for Atlanta, based on Leon Krier's diagram of "Complete Urban Communities."

Leon Krier's "Mono-Functional Zones"

Leon Krier's "Complete Urban Communities"

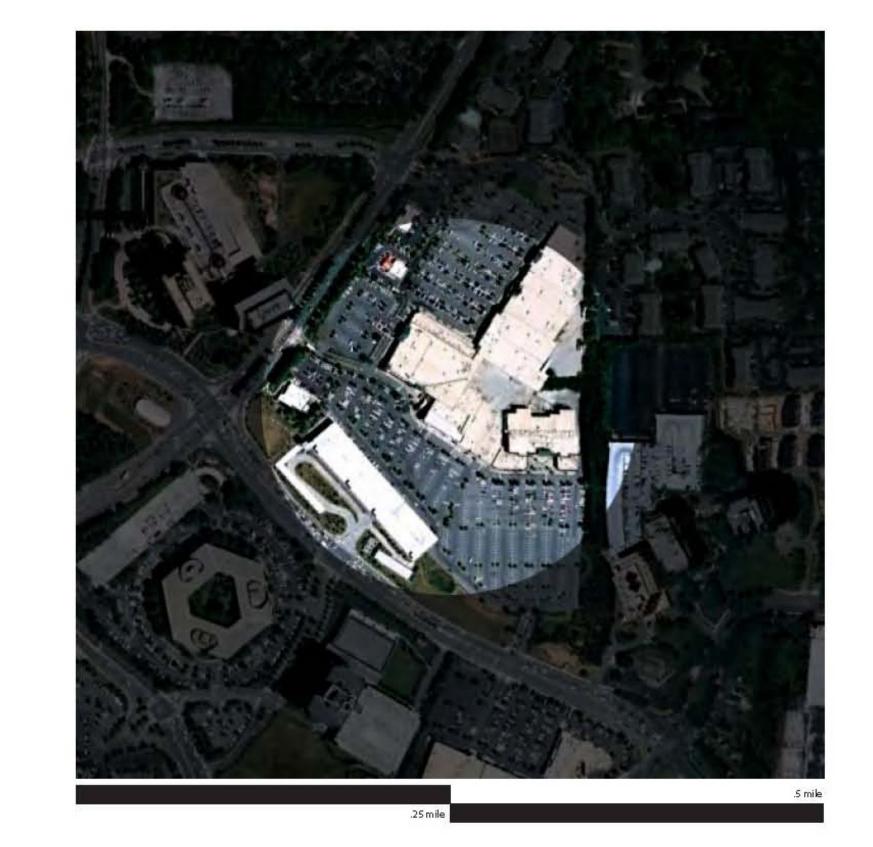
REDEVELOPING TRANSIT-ADJACENT GREYFIELDS: LEARNING FROM THE MEDIEVAL CITY



HIGHLY RETROFITTABLE

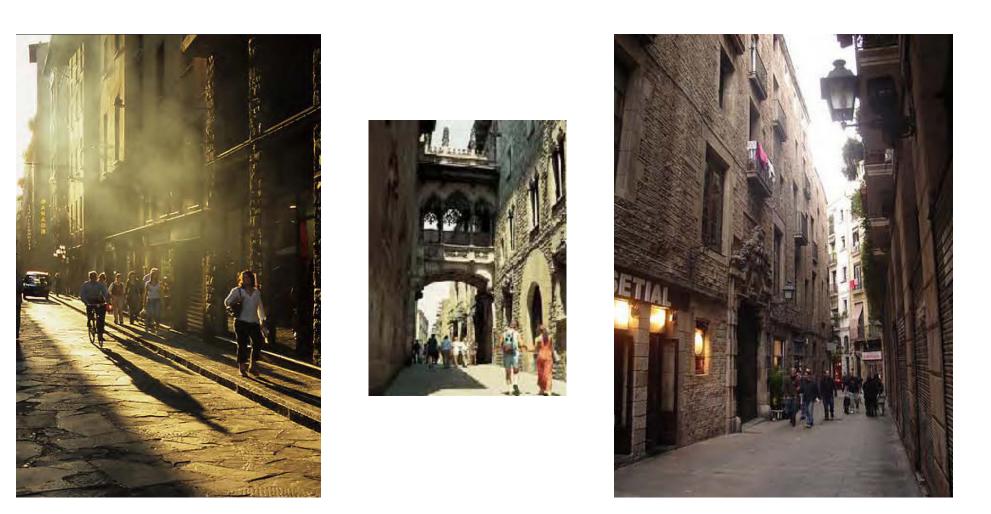
SANDY SPRINGS, GEORGIA : STRIP MALL + PARKING LOT

Brenda Case Scheer describes three types of urban fabric : STATIC, ELASTIC, and CAMPUS tissues. This 36-acre "CAMPUS" parcel adjacent to the Sandy Springs MARTA station is highly retrofittable, due to its size and single ownership.





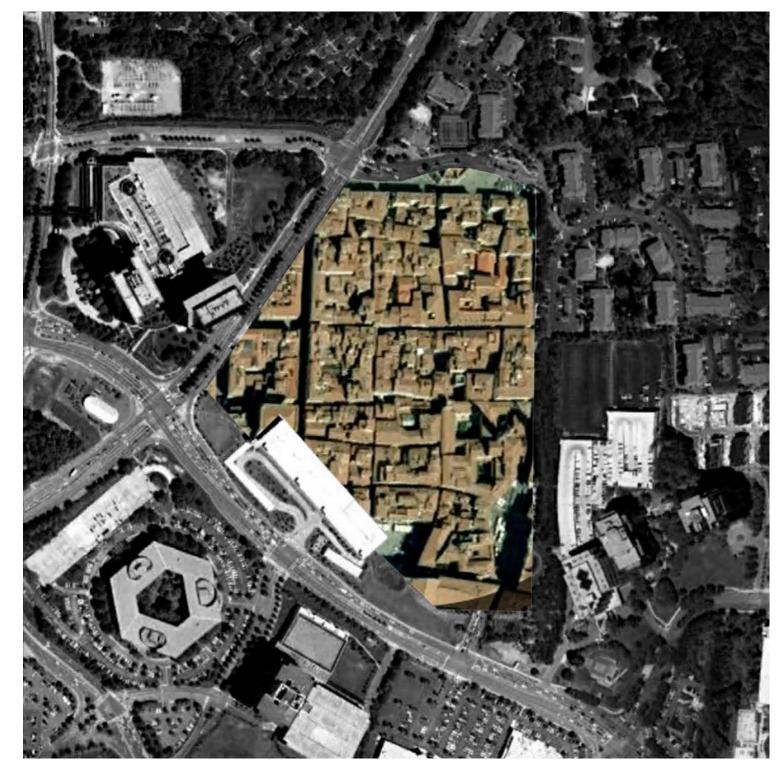




MODEL FOR REDEVELOPMENT

HISTORIC CITIES : INCREMENTAL DEVELOPMENT, PEDESTRIAN-ORIENTATION, AND SENSORY AWARENESS

Cities like Florence, Italy can serve as models for redevelopment of the suburbs. Through incremental development, pedestrian-orientation, and heightened sensory awareness, many historic cities exhibit a successful public realm.







EVOLUTION OF PLACE, CIVILITY, AND TOPOPHILIA

URBAN AND ARCHITECTURAL DESIGN ORIENTED TO PLACEMAKING

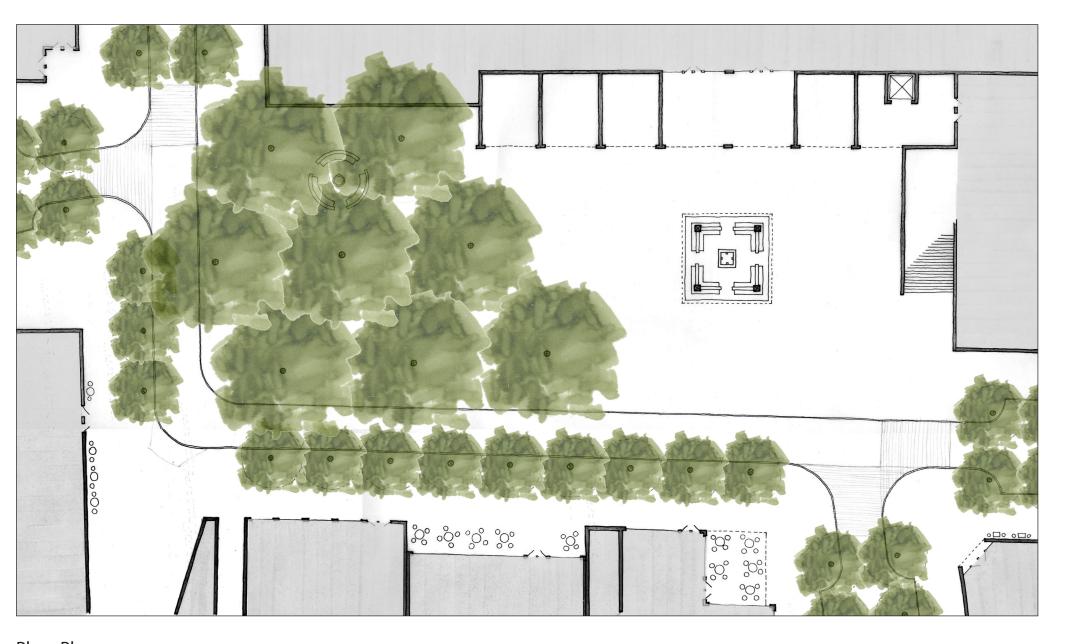
When redeveloping parcels like Perimeter Pointe Shopping Center in Sandy Springs, designers can incorporate qualities of the Medieval city in order to produce successful places.



AN URBAN FRAMEWORK AND PLAZA DESIGN ORIENTED TO SUCCESSFUL PLACEMAKING

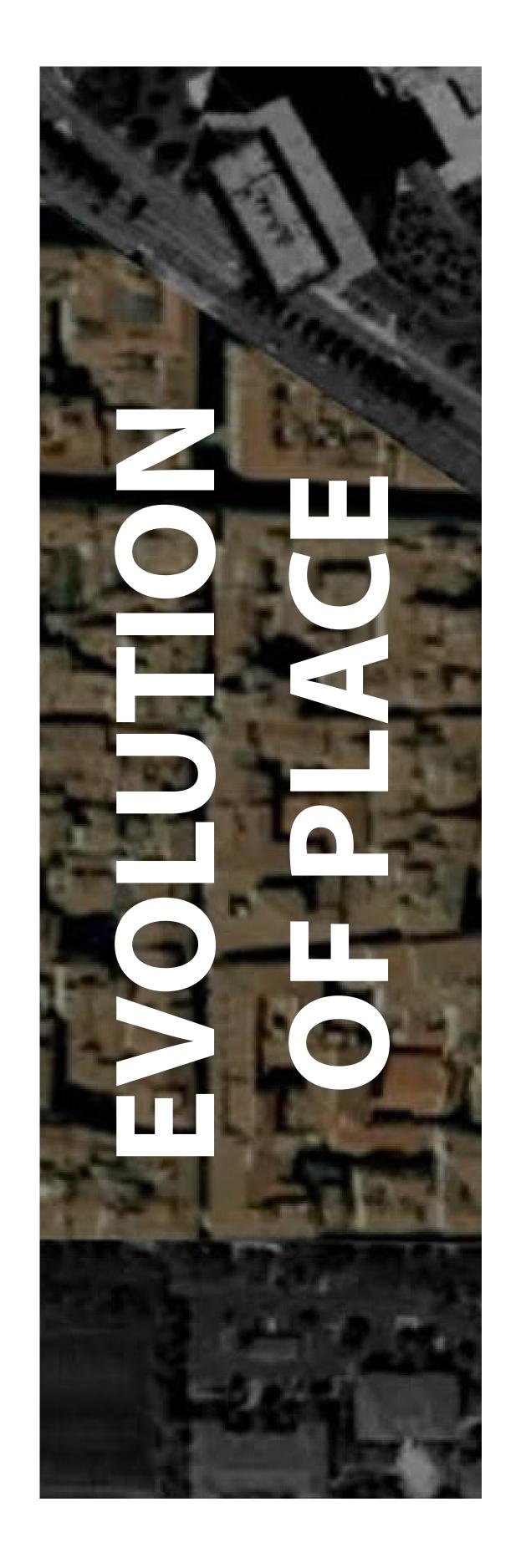
"It hardly needs saying that the visibility of a modern city suffers from the lack of public occasions to which the people are drawn and for which the halls and streets function as supportive stage."

- Yi Fu Tuan



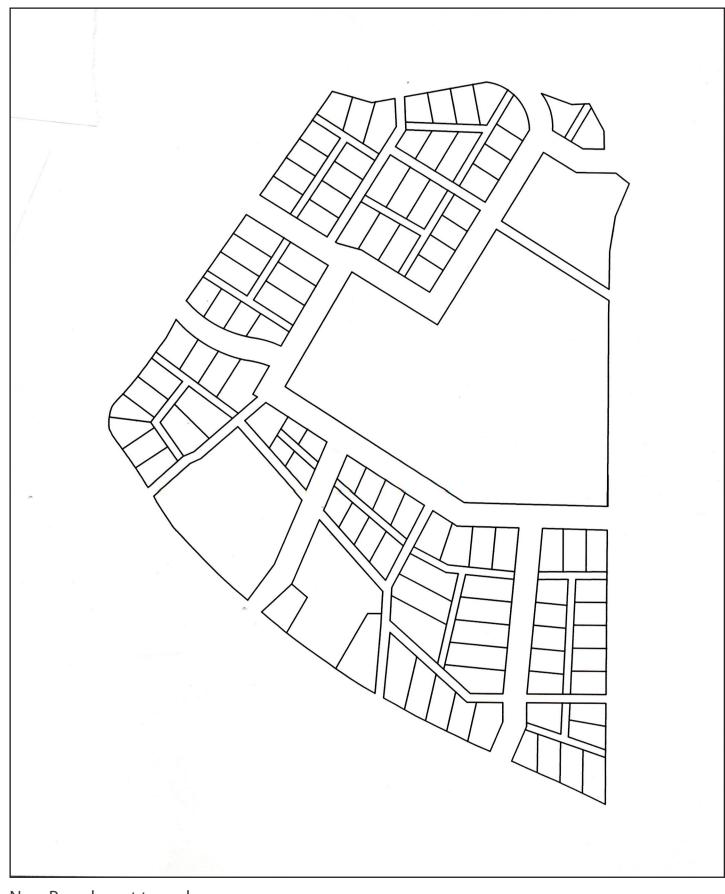
Regulating Plan Scale : 1" = 200'

Plaza Plan Scale : 1/32" = 1'



INCREASING LIKELIHOOD OF INCREMENTAL REDEVELOPMENT : SUBDIVIDING INTO SMALLER PARCELS

TWO LOTS BECOME ONE HUNDRED AND ELEVEN



New Parcels, not to scale

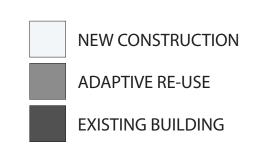
" Small lots will support resilience because they allow many people to attend directly to their needs by designing, building, and maintaining their own environment. By ensuring that property remains in many hands, small lots bring important results : many people make many different decisions, thereby ensuring variety in the resulting environment. And many property owners slow down the rate of change by making large-scale real estate transactions difficult."

- Ann Vernez Moudon, Built for Change

URBAN MORPHOLOGY : ANTICIPATED EVOLUTION OF PLACE OVER 20 YEARS

INCREMENTALISM

Minimalizing demolition, reducing parcel size, and restricting ownership, will facilitate the incremental evolution of this strip mall's parking lot.





Site Plan : EXISTING, not to scale.



Transverse Section : EXISTING, not to scale.



Site Plan : PLUS 10 YEARS, not to scale.



Transverse section : PLUS 10 YEARS, not to scale.



Site Plan : PLUS 20 YEARS, not to scale.



Transverse section : PLUS 20 YEARS, not to scale.



ANTICIPATING ADAPTIVE RE-USE : USING CONSTRUCTION TYPE TO SLOW THE RATE OF CHANGE

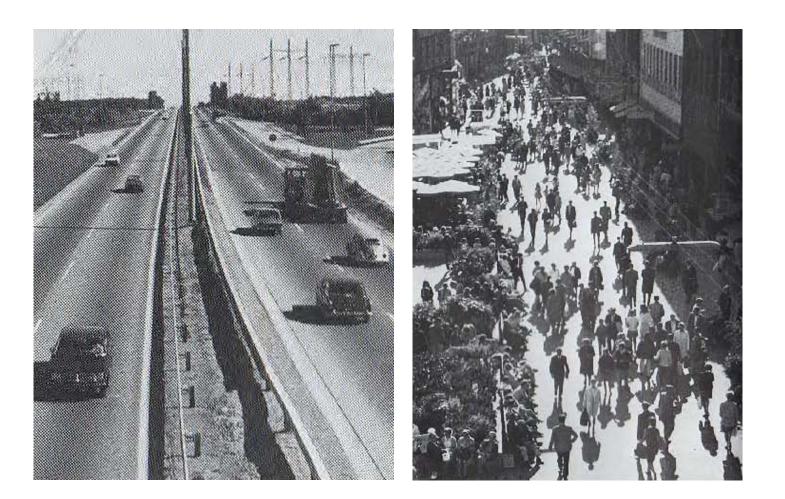
EXTERIOR LOAD-BEARING WALLS

In *On Weathering*, David Leatherbarrow compares modern construction techniques with traditional ones. Whereas a modern curtain wall system is separate from a building's structure, and can therefore be easily removed, traditional construction techniques merge skin and structure into one system. An exterior load-bearing wall is likely to change more slowly over time than a curtain wall system, and therefore more likely to show its age and adaptations.

This new construction on the South side of the Plaza uses exterior load-bearing brick walls, in anticipation of future re-use, and in order to encourage a patina on the surfaces framing the public space.



CHANCE ENCOUNTERS : PEDESTRIAN - ORIENTED ENVIRONMENTS

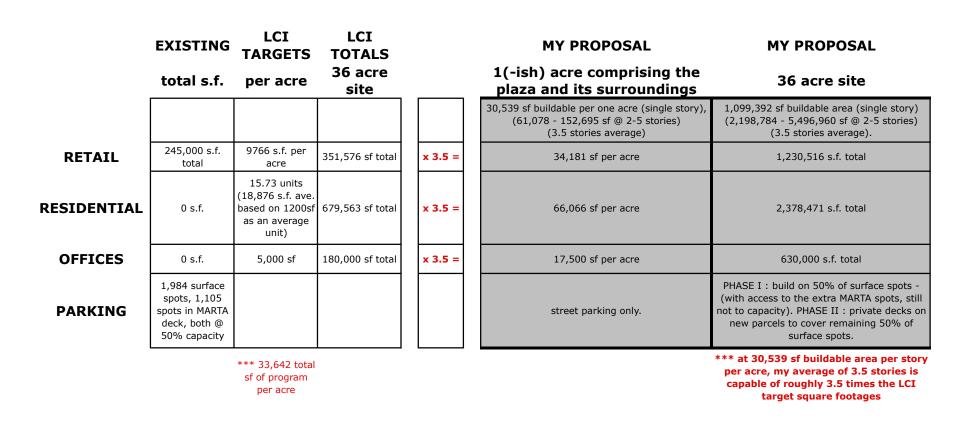


" Slow traffic means lively cities."

- Jan Gehl, Life Between Buildings.

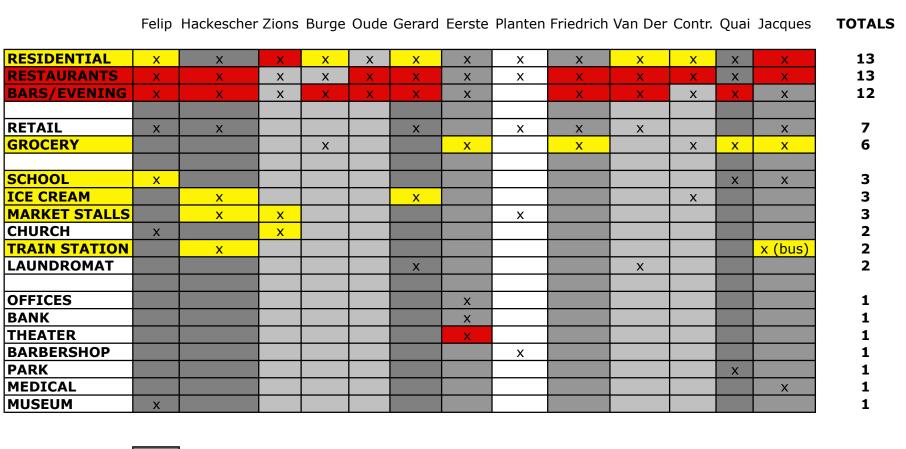
CREATING PEDESTRIAN ENVIRONMENTS: SMALL - TOWN PROGRAM WITHIN A QUARTER MILE OF TRANSIT

PROGRAM PROPOSAL



PROGRAMMING TO ACTIVATE PUBLIC SPACE

PLAZA PROGRAM ANALYSIS



HIGHLY ACTIVE SOMEWHAT ACTI NOT ACTIVE

significant contribution to **NIGHTTIME** activity in plaza significant contribution to **DAYTIME** activity in plaza.

PAST OBSERVED NARRATIVES | PART I : EVIDENCE FROM EUROPEAN DERIVES

CHARACTERS PLACA DE SANT FELIP NERI BARCELONA - school children wearing smocks + teachers + residents + a cat + fountain repair workers + hotel visitors + restaurant-goers + tourists - - - HACKESCHER MARKT BERLIN - tourists + restaurant-goers + shoppers + children + adults + a general mix of people + street musicians + a homeless man + two hookers - - - ZIONSKIRCHPLATZ BERLIN - church-goers + market-goers + cafe-goers + residents + a small group of 20 - somethings - - - - GERARD DOUPLEIN AMSTERDAM - cafe-goers + residents + passers-by + egrets - - - - VAN DER HELST PLEIN AMSTERDAM - cafe-goers + passers-by + commuters + school children - - - PLACE DE LA CONTRESCARPE PARIS - cafe-goers + residents + other people just hanging out + mostly younger, 20 and 30-somethings + tourists + 2 homeless men - - - QUAI DE VALMY PARIS - visitors to the canal + passers-by - - - PLACE JACQUES FROMENT - residents + cafegoers + **supermaket patrons** + pharmacy patrons

SCENE PLACA DE SANT FELIP NERI BARCELONA - church + grade school + neri h&r hotel & restaurant + museo de calcat + soap shop + apartments + located in gothic quarter + isolated + difficult to find + enclosed - - - HACKESCHER MARKT BERLIN - pub + chinese restaurant + ice cream shop + trattoria + retail shops + offices + book store + train station + other restaurants and bars tucked into the arches beneath the train tracks - - - ZIONSKIRCHPLATZ BERLIN - zionskirch + temporary market stalls every thursday + 9 cafes + apartments - - - GERARD DOUPLEIN AMSTERDAM - 5 cafes + wine bar + art supply store + laundromat + ice cream + retail shop + apartments - - - VAN DER HELST PLEIN AMSTERDAM - 5 cafes + 2 pizzerias + one coffee shop + laundromat + guitar shop + residences - - - - PLACE DE LA CONTRESCARPE PARIS - 13 cafes + 1 haagen daas + 1 gelateria + supermarket + charchuterie + patisserie + residences - - - QUAI DE VALMY PARIS - grocery + cafe + professional school + park+ canal ---- PLACE JACQUES FROMENT - two cafes + automobile school + patisserie + small supermarket + hospital + pharmacy + residences

PROPS PLACA DE SANT FELIP NERI BARCELONA - central fountain + fence surrounding fountain during repair work + shade from trees + loud children + loud stone chiseling + two balconies + damage on church facade from shots fired during civil war + large glass windows of hotel restaurant + wall-mounted lamps + several candles mounted to church wall + plants growing out of cracks in church walls + wooden platform stage + toys + stone paving + metal grates on museum windows [perhaps to protect from stray soccer balls?] + wooden doors and frames set into stone facades - - - HACKESCHER MARKT BERLIN - temporary market stalls every thursday + reclaimed metro seats + stone paving with benches surrounding planted areas + linear walkway adjacent to triangular restaurant seating + lots of restaurant tables and umbrellas + mostly white noise but with an occasional outburst - - - ZIONSKIRCHPLATZ BERLIN - wooded + shady + cool + quiet on the interior pedestrian path around the church + noisier on the exterior circle of streets with the cafes + isolated pockets of space amongst the trees + park benches line the inner walkway + organ music and singing from insid the church + creaking wooden benches + stone walls + street lamps - - - - GERARD DOUPLEIN AMSTERDAM - adjacent to albert cuyp markt + triangular + three sculptures + a clock + bicycle parking + outdoor cafe seating with large umbrel las + circular bench wrapped around a tree + brick paving + half open to the sun, half shaded by scattered trees - - - VAN DER HELST PLEIN AMSTERDAM - shady + cool + breezy + quiet + separated from car traffic by two rows of trees + park benches + small round lights embedded in paving + strand of flashing lights in guitar shop window + music and voices from cafes and coffee shop, but muted + can hear wind in trees + raucous laughter from inside a bar - - - - - PLACE DE LA CONTRESCARPE PARIS - octagonal fountain contained by two fences and a string of box hedges + four trees + shady + noisy from all the outdoor cafe seating + sunny + warm + bustling + dishes clinking + blasting music from car driving by + clicking bike lock + taxi honk - - - QUAI DE VALMY PARIS - stretch of wide sidewalk along the canal + footbridge + tree-lined + busy + noisy with celebratory weekend crowd + white noise from street traffic + bicycle bell dings + rustling of packaged picnic food + crowded with people - - - PLACE JACQUES FROMENT - surrounded on all sides by typical 6.5-story french apartment buildings + pale stone walls + grey shingled roofs + julliet balconies + roof terraces + stone paving + bicycle and scooter parking +bus stop shelter + street lamps + three trees, all in a row + fruit stand outside grocery + outdoor cafe seating beneath awnings + loud from all the traffic + acoustics amplify all sounds + can hear plaza sounds when inside + can hear apartment sounds when outside + birds chirping + water drips from plants on balconies down onto sidewalk + windows covered by metal shades in the daytime + wispy cloth curtains blowing in the breeze

CA DE SANT FELIP NERI BARCELONA - soccer and other games + ballet + shouting and other general scolding + cigarette breaks + repair work, but only between the hours of 10-11am and 2-4pm + spewing of chiseled stone dust into the childrens' soccer game + consultation of maps + fine dining - - - - HACKESCHER MARKT BERLIN - dining + drinking + ice cream eating + waiting for friends + shopping + singing + dancing + musical performances + drunken revelry + shouting + begging for money + soliciting of customers + waiting for the street light to change + hustling across the street + dancing with the pigeons - - - ZIONSKIRCHPLATZ BERLIN - worship + singing + practicing on the organ + reading on park benches + walking dogs + parallel parking on the street + romantic, candle-lit picnic on a park bench + relaxing with friends on a park bench + dining + drinking + drunken revelry + throwing a glass bottle into the street and shout ing - - - - GERARD DOUPLEIN AMSTERDAM - eating + drinking + chatting with friends + sitting in a windowsill looking out into the plaza + scrounging for scraps from daily market nearby - - - VAN DER HELST PLEIN AMSTERDAM - cafe lounging + sitting on park bench, observing the scene + dog walking + traveling through plaza to some other destination + man spitting on sidewalk - - - - - PLACE DE LA CONTRESCARPE PARIS - dog walking + visiting restaurants + lifting dog over fence to sniff in bushes + sniffing endlessly, yet somehow not noticing the mice crawling around in the bushes + relaxing with friends + patting pockets, looking for a light + bumming a light for a cigarette + lighting cigarette + dog sitting patiently at the fence, waiting to be lifted out of the bushes + cracking open a beer + leaning on the fence + climbing over the fence + lots of people climbing over the fence + sitting around the fountain + waiting for friends + eating a sandwich + eating ing ice cream + cigarette break in the supermarket doorway + getting into a cab + running past, laughing + shouting in a sing-song voice while riding past on a bicycle + taking photographs of a friend who has passed out on the sidewalk ---- QUAI DE VALMY PARIS - picnicking + chatting with friends + passing through + sitting in the cafe + grocery shopping + sharing cork screws + jumping off the bridge + celebrating a birthday + cheering + jumping in the canal + swimming all the way across and back + more cheering + standing on the bridge, hesitant to jump off + chanting + still standing on the bridge, hesitant to jump off + more chanting + stepping back from the edge + smoking cigarettes + listening to a radio + dancing to the radio + singing along with the radio + jogging - - - - PLACE JACQUES FROMENT - walking to school + walking to work + grocery shopping + stopping in the patisserie for the daily baguette + walking home from work with said baguette + sitting in a cafe + passing through + partying in a seventh floor apartment inside the mansard roof + waiting at a stoplight + shouting over the sound of a scooter's motor + waiting for the bus + unlocking a door + trimming plants + dropping flower trimmings down onto the sidewalk + walking by late at night, singing very soulfully + standing up from a cafe table to dance in the sidewalk + children running in circles while parents dine at cafe tables

Many vibrant public spaces seem to have similar programming ir their surrounding buildings. The consistent feature seems to be a mix of uses, which activate the space throughout the day and into the evening.

The buildings surrounding this plaza have been programmed according to the results of this research, and in order to facilitate the sorts of narratives that have been observed in other successful public spaces.



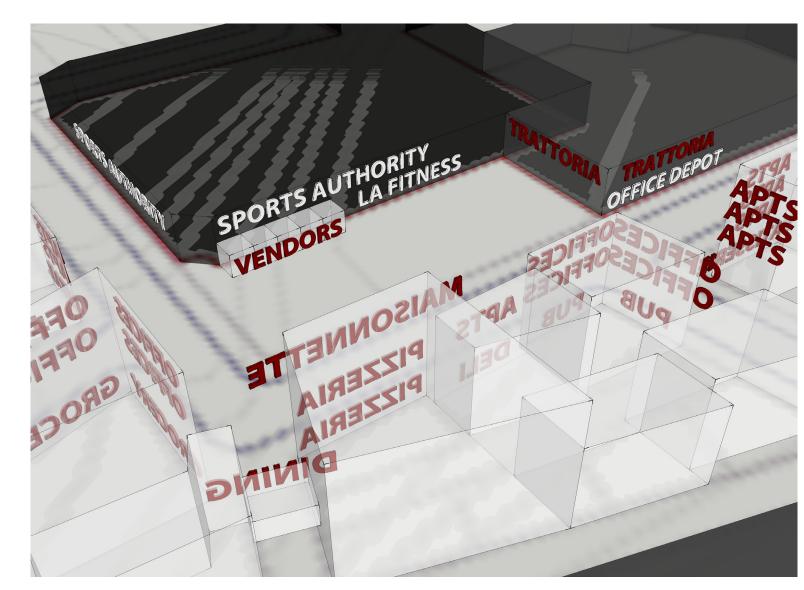
Plaza Programming, as seen from eye level when approaching the plaza.

PLAZA PROGRAMMING

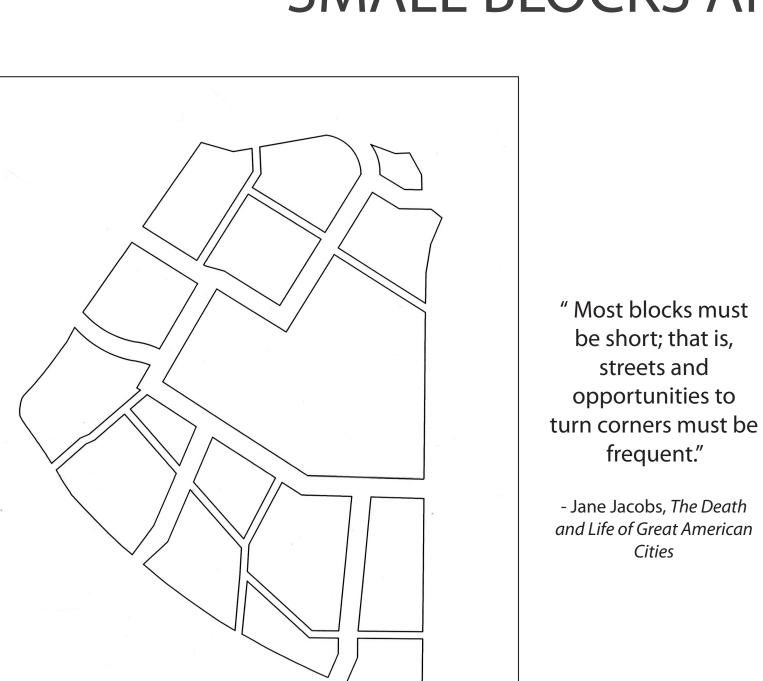
Plaza Programming, facing southwest

" ... must serve more than one primary function; preferably more thar two. These must insure the presence of people who go outdoors on different schedules and are in the place for different purposes..."

- Jane Jacobs, The Death and Life of Great American Cities, p 198.



Plaza Programming, facing northeast.





Street Heirarchy

PEDESTRIAN - ORIENTED STREETS : SMALL BLOCKS AND SHARED SPACE.

SHARED SPACE

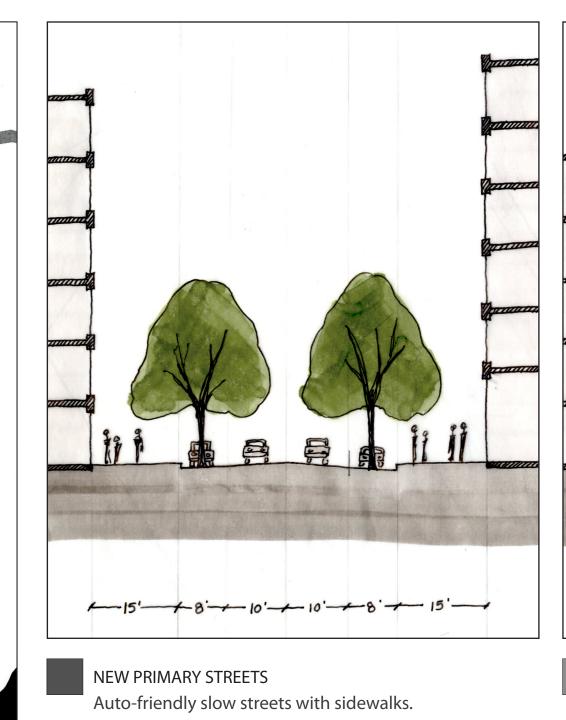
Shared space streets do not designate separate spaces for cars, bikes, and people. This street type is pedestrian-friendly, because cars that enter the space are forced to use caution when navigating.

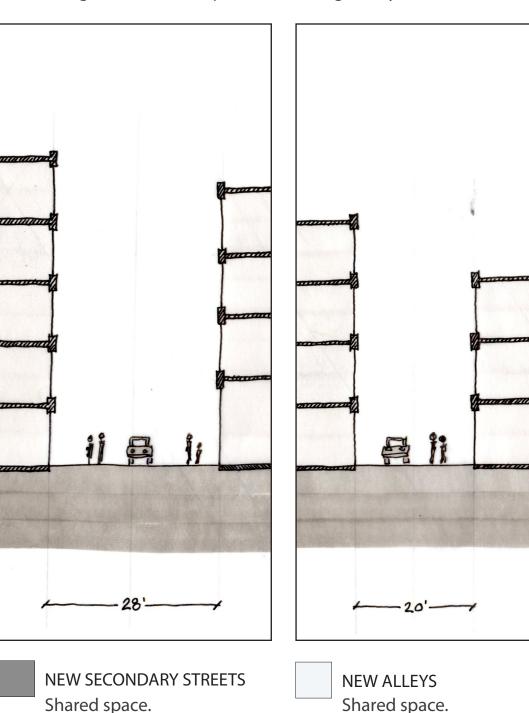
This street type exists in the Medieval quarters of many cities, due to narrow street widths.

While the Primary Streets are car-friendly, the Secondary Streets and Alleys in this urban scheme are designated as shared space.



Photographs of New Road in Brighton, a shared-space street designed by Gehl Architects

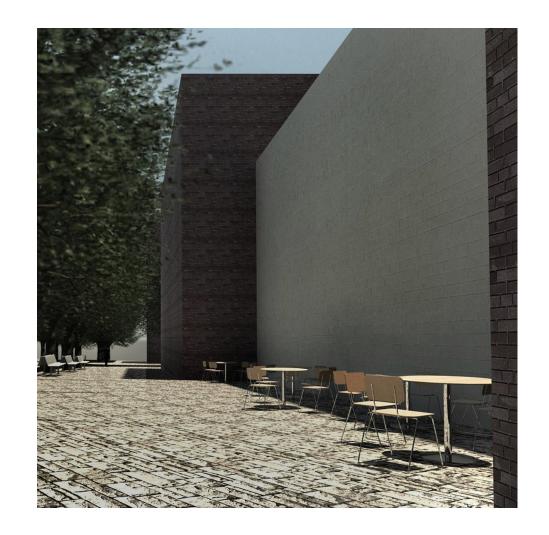






OPERABLE BOLLARDS

Operable bollards allow the plaza space to become pedestrian-only.



SIDEWALK ACTIVITY

A 0-10' front setback allows businesses to occupy the sidewalk space.



HEIGHTENING SENSORY AWARENESS OF PLACE: TEXTURE, RESPONSIVENESS TO SUN + WIND

TEXTURED GROUND PLANE

Cobblestone paving in the plaza heightens awareness of place by attracting attention to the ground plane.

RESPONSIVENESS TO SUN AND WIND

A cluster of Oak trees in the plaza heighten sensory awareness by responding to the sun and the wind.



Longitudinal Section of Plaza, facing north.



Cluster of Oak trees in the plaza.



SENSORY AWARENESS : RAIN PAVILION

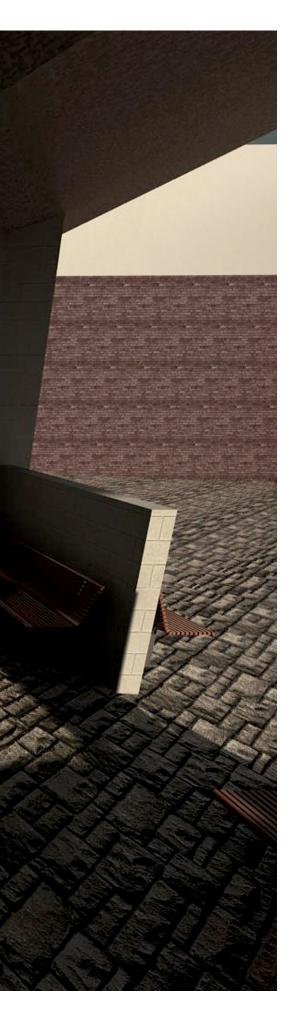
RESPONSIVENESS TO WATER

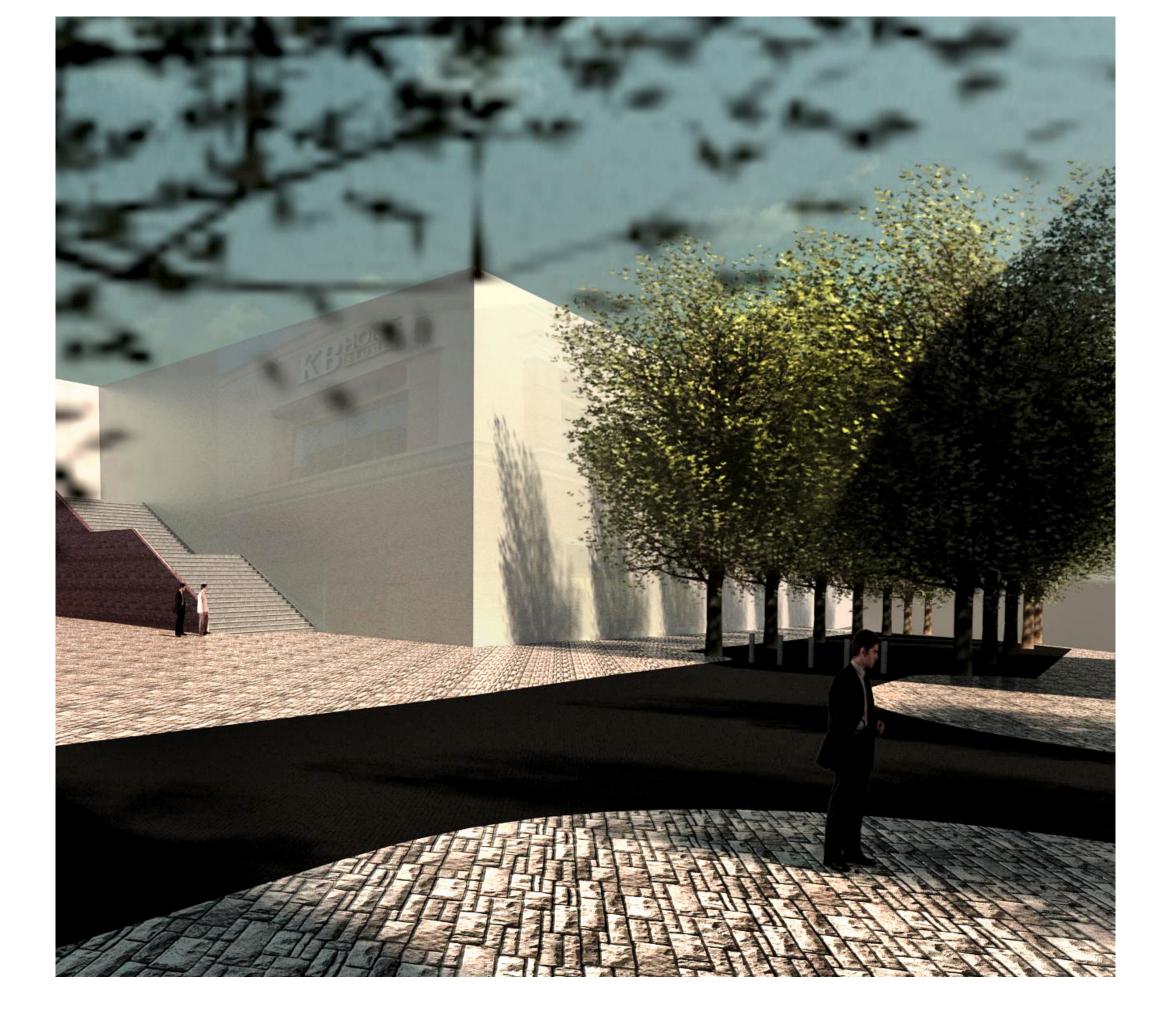
The Rain Pavilion in the plaza heightens both auditory and visual senses. The fountain at the center runs constantly, but the experience changes when it begins to rain. The line of chains running down from the oculus in the roof direct runoff into the fountain.

SENSORY AWARENESS: SEATING BENEATH CLUSTER **OF OAK TREES**

CURVED STONE BENCHES AROUND A FIRE PIT

Seating beneath the oak trees provides opportunity to pause and experience the Place.





SENSORY AWARENESS: KINETIC BUILDING SKIN

RESPONSIVENESS TO WIND

A new skin on one of the existing buildings heightens sensory awareness by responding to wind. Inspired by kinetic artists like Tim Prentice, this skin moves with even a slight breeze.