

LA490 Comp Prep
Mid-term Project Report - Fall 2003
Jerry Diethelm

Project Title: **Shute Road Site Special Industrial District – the application of desire vs. economics**

By: J R

J:

Your title is a good indicator of where you are with this project; caught between the direction you know the city of Hillsboro is going – they believe they need more high-tech light industrial property – and your desire to explore an alternative land use for the site. Hillsboro might not like it, but I think your desire and need to explore other possibilities would make a good experiment, a useful test case, and that you should give yourself permission to move forward.

My advise is to actively pursue a mixed-use program, such as you've begun to describe for the 200 acres, but to also add in some light industrial into the mix – really mix it up so to speak – and try to build a better model of live-work-shop/eat etc. than the current land use pattern provides. The principle motivation behind the light industrial zoning is employment, and the potential for living closer to where you work cuts down on trips, transportation and other costs.

So I'm saying you need to make this decision now, not at the end of the term, so that you can build a useful program for the commercial, residential and industrial components of your program. Turning intentional means making a commitment to a direction, and doing it now allows you to get better prepared. I think you've really already made it, just want to be sure it's OK. It's OK.

You talk about low and moderate income housing being included – affordable housing, and I would target a good share, perhaps 2/3, to being affordable to the people who would work nearby, in order to support the possibility of building a new live-work village. You need to estimate the number of people who will live here and the housing types and sizes you'll try to site. You need to estimate the amount of commercial space and uses that will make sense for this population and those around you who will use it. Check out the nodal development and TOD literature for models and build yourself a program. Nodal development is typically around 200 acres, and the commercial component is usually around 10 acres in largely residential nodes. It might be larger in an employment node and offer additional daytime services, such as restaurants, to a larger daytime population. For the industrial part of your program, build the program by borrowing from what's around you. Use existing development to size things and create a site program that supports the needs of the living-working mix.

Your idea of comparing this Julie-created world with what is projected for the site is probably a good one. I don't think I'd design it twice though. Once will be sufficient, and plenty of work for comp. But I would photograph and compare and contrast the surrounding light industrial development to the proposals you make. They are already designed and present, and you can show how you've tried to make things better.

So, get off the fence and get on with this now, so the Shute Road Employment Village (or whatever you call it) can realize its full potential, and so you can contribute something important and personally satisfying to the landscape where you live. Don't worry about your images being in the back right now. Mid-term is meant to work out some of the kinks before the term gets old. Do put location and orientation images up with the narrative, so the reader can quickly see what you're talking about, in your final report. Do project some land use diagrams for your site and have enough program to make conceptual schematics of each part as they relate to circulation and the landscape framework of the place.

Lots to do I know, but you can do it.

Thanks,

Jerry

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Project Title: **Bohemia Park**
By: A R

A:
I agree that this is going to be an exciting project to work on and I also think you need to get on with all the items on your list. The projects goals and the ones you'll emphasize are very clear. The part that needs work as you're well aware is the Major Site Program Elements.

One you don't list here, but do question, is the relationship of the park to the town. An important site element will be the entrance to the park, the experience of arrival, parking and entering the main building and the systems of site circulation by foot and train. I'd expect there to be a system of outdoor display areas related to this circulation, and it makes sense to wrap at least a portion of this around the ponds.

So you're right, the list needs to be developed and made as tangible as possible. An idealized relational diagram would be very helpful in moving toward a schematic plan. That probably means making some choices of program right now that your "client" has not quite gotten around to. That means deciding now whether to put in (or not) the mountain, demonstration area, steam donkey etc. Personally, I'd try to include them all in order to make the experience as rich as possible, and you can make adjustments later if its really important. As a school project, your work doesn't have to be quite so closely tied to the actual ongoing planning, a time-frame which might not unfold fast enough for you to do your comp this year. So you make your choices and assumptions and move on, willing to take on a little design leadership. What often happens is that your work, which is a little ahead of things, will stimulate your client and influence what ultimately gets built.

Since a major part of the site will house displays, it might be a good idea to begin to mentally separate them into categories, such as: indoor-outdoor, permanent-temporary, and thematic - or some such - and provide areas for the named and more permanent installations and a framework of venues for those that come and go. You also have an event program you need to make places for, which will need to accommodate groups of different sizes at different times. You'll probably need to program for a range of space sizes and types to accommodate your events and occasions program.

Looking ahead, I think I'd try to portray (rehearse the experience for others) the new park as it would be like on a normal visiting day for a vsitor – an afternoon in the life of... – and also as it bursts into life and fill up with people and activity during the Bohemia Days celebration, the proof of the pudding, so to speak.

You've got a good grasp on all this, are proceeding just fine, seem to know what you're doing, have been doing excellent work in class and just need some time to polish this and push it along. In your next round, cut some diagrams and photos into your descriptions so that it's easier to see what you'er talking about, and give yourself time to do a little editing. I've got a lot of confidence that you'll make Bohemia Park into something special, A, if fact I'm counting on it.

Thanks,

Jerry

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Project Title: **Planning a watershed: Developing a regional vision for restoring lost connections to the waters at Crystal Springs**

By: A S

A:

Your report is pleasant to look at and read and I think I know what you're doing, primarily from our talk, because the report left me wanting a clearer and more direct exposition. Don't get me wrong. The project seems fine and important. I'm confident that it will work out well, but I'd still like to see if I could influence the way it sits in your mind.

You've been "standing" at watershed scale mentally, e.g. "Planning a watershed," and "developing a regional vision" and working your way down the ladder of abstraction to the "neighborhood scale framework" to "restoring the lost connections to the waters at Crystal Springs." I'd suggest turning this around. If you did, the title might read: Crystal Springs, Restoring Lost Connections. I like your "lost connections" concept because it sets you up to talk about and design connections in many ways and at many scales. It will probably be important to set out what is lost or becoming lost in the urban context of your work, places like Crystal Springs for example, neighborhood watershed awareness, Johnson Creek citizenship etc. and what you're proposing to do about it. "Dig a hole and fill it." Who said that?

So I think your project is the preservation and enhancement of the Crystal Springs corridor at 45th and Harney in Southeast Portland, a framework plan for its neighborhood watershed context, and more generally, a prototype urban example of Johnson Creek citizenship. The plan is to legally designate and develop the springs corridor as a special water place and public park, connect it to an existing park nearby and link it to the Johnson Creek Trail System. The goal of the neighborhood framework plan is to protect the creek's urban watershed, improve water quality and build watershed awareness.

I'm advising that you try to reorganize and rewrite your project, saying things more directly, and substituting more specific statements for the abstract value categories of social, ecological, political, psychological... Try to put all the "what" together as an abstract up front as I asked. "Reason" doesn't quite do it, and I discovered after I started reading that you had reversed your first two headings. But, never mind, the point here is to sort this all out now so that you're feeling in command of what should be an excellent comp project. You're getting closer. You're getting warmer, warmer... My advice: go stand in the springs and look around you. Be cool. Get hot!

Thanks,

Jerry

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Project Title: **“The Back Nine”**
By: A V & C M

A & C:

Nothing ambiguous about your project. You're creating a master park plan for the "back nine" area of the Laurelwood Golf Course property, which will feature an enhanced Frisbee golf course, an ecologically based landscape management plan, area trail development, and restroom and parking facilities for visitors. You are fortunate to be dealing with Carolyn and Robin – I remember their comp projects – and should try to use them both as much as possible for "client" crits and guidance. They are very smart, terrific people, typical of the group at parks right now. It usually takes longer than two years for a project like this to get off the ground, so you shouldn't be discouraged. An excellent way to improve its chances is to do a great project that gets everyone excited about it. A lot of comps get built! I like your willingness to start sketching the project and the many modes of representation you've begun.

The site description and evaluation is well done and very helpful. You describe the areas ecologically and list the issues in each zone. Then you list the things that need doing. Good, and I now understand what you said after my goal array talk, since this all fits right in. I'd still sort and array your material into categories and into levels a bit though. At least give it a try. You have two main goals, one involving the ecological health of the park and the other related to the Frisbee and other human park uses, and perhaps a higher level one that integrates the two. When I look at your lists, they are full of good material to organize under this conceptual structure for the park.

I'd add more off-site relationships to your analysis. You're aware of this and mention it generally, but I know the neighborhood and know it will be an important local, social design issue. The oak savannah, for example, between Central and Arline Way has an important residential edge and is the entrance into an area of very expensive homes. These people successfully fought the past plan to expand the 9 hole course. Then of course there is the park to existing golf course edge and etc. Access from 30th to parking looks like a no-brainer, but to the extent that it looks like it might foreshadow the possibility of a Central to 30th connection, you will find the neighborhood adamantly opposed to opening the area up to through traffic.

I'd suggest changing the order of the sections in your report that focuses more directly on the project and adding a map up front that names and locates the "back nine" area as a part of Laurelwood. Project on a Page, which reads well, probably needs a better name. It means something to us in the class, but... I'd put A Walk in the Park further back and identify what it was supposed to be doing, since not everyone will be ware that you're in visionary mode.. The description/evaluation of the site and its bigger picture needs to be more the focus of the work. The background and history can be more in the role of supportive material. You need a better map of the existing Frisbee Golf Course.

But, I'm impressed. You are doing a great job of setting your project in motion. I can already hear the shattering sound of the chains as you toss a basket in one.

Thanks,

Jerry

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Project Title: **“The Biological Cleaning Machine”**
By: A W

A:
Your project is well conceived and a pleasure to read. The Living Water Garden on the Fu River is an inspiring precedent, and I agree that the riverfront park site in the River District appears to be an ideal site to build your “biological cleaning machine.” I like the title of your project too, which bridges between mechanical and ecological thinking. So how best to proceed further into setting things up for studio work?

The images you include are very clear and graphically effective for showing where the project is located and how it might fit very generally in the present conceptual park plan, but they are too small to be very useful for a more specific design proposal, such as the one that Betsy Damon did. For this level of work, you’ll need to get or make a base site plan for your proposals at a larger scale. Does something exist that you can use or enlarge?

Since one of your goals is to integrate the “machine” and water processing into the larger park program and design for the riverfront, you’ll need to evaluate the present conceptual plan from your point of view. It will be easier to do this if you can make your machine program more tangible. It would be helpful to try to name and size (estimate) all the stages of the treatment process you intend to include so that you can evaluate the various possibilities for the location of each stage of treatment and its compatibility with other park activities. How much space will your filtering ponds need, for example, for the amount of water you intend to process? If you don’t know, guess, or use Betsy’s proportions as a model until you find better information. You realize that you are asked to do a schematic site plan for our last class project, so this will set you up to make that first proposal, which is intended to get you off to a fast start in comp studio.

So more detailed work on the machine and its parts and more on the relationship of the process to the existing park plan and you will be well poised to realize your long held hopes and dreams. This is a terrific opportunity to make the biological process interesting and beautiful as you point out. Art makes special, and I’m sure you will.

Excellent project A. Very impressive. Time to take the next step.

Thanks,

Jerry

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Project Title: **Healing Landscapes: Administering Nature at Sacred Heart Medical Center at RiverBend**

By: B S

B:

Very well written and conceived B, and you are already prepared with earlier reading (Clair cooper-Marcus etc.), previous writing, and have collected some useful precedents and precedent experience.

So I understand your project to be a landscape development of RiverBend at two physical scales, an overall landscape plan and a collection of the special places that reduce stress and promote healing for the wide range of users you've identified. The issues you list are all at the community and landscape scale right now, which mainly reflects on the lack of availability of a more detailed plan of the hospital. I know you're aware of this. It's hard to be more focused and specific when you don't have the information you need for that closer look.

In order to comment on flood plain, run off and restoration issues, you'll need to get a hold of the studies that have been made of the site. Phillip Farrington – or perhaps Springfield - can probably get you a copy. You won't have to reproduce this work, rather it will be enough to evaluate it, validate the parts that make sense, and make you own recommendations. The site is vast, and you could spend all your time at landscape scale if that was the central focus of your interest. Well, I know it's one of them, but unless I'm mistaken, you're wanting you spend more time on the more intimate gardens of people's healing lives.

That's a terrific list of places (and places of passage) that you made, and it reveals – as did your vivid presence– a concern and empathy for all the people who will be here, healers, caregivers, visitors and patients. Yes, I think you should pick one or two to try to do in more detail. But I also think you should do them all! Just not all at the same level of development. The point is that they make up a set, a typology of the kinds of "healing places" needed at RiverBend, and that's an important insight and useful concept. Conceiving of a system of places and developing some needed program for each will help you to evaluate the hospital plan and locate and name these gardens.

It won't be a good idea to wait to build a program for this system and these smaller places (and path places) until later. If you do, you'll never get through the front end of the larger site planning issues that are real here. You won't be able to cover everything comprehensively, so the trick will be to hold some aspects of the project at a conceptual level and move on, allowing you to make your contribution to the RiverBend healing environment where your heart is. You need a healing strategy for your project that helps remove some of the stress, a dose of your own medicine, so to speak.

This is a very fine project, B. You're well into it and just need to get in a little closer now to realize this terrific start. Good luck,

Jerry

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Project Title: **Lahainaluna High School Athletic complex**
By: C S

C:
So as I understand it, your project is to propose some overall site improvements to Lahainaluna High School – its entrances and the southwestern end of the campus – and then focus on the needed development of its athletic complex, and especially its ball fields, spectator seating and visitor parking. Because of existing topography, siting the larger playing fields will require special attention to site grading and drainage, and there is also a concern for the preservation of existing valuable agricultural land.

Knowing the above, I start to look for things that are needed to help you do this work. You have an existing site plan, but you don't interpret it. I can't tell for example where the agriculture fields are or how much of the site you are considering for athletic development. I can't tell where the entrances are or which ones are best related to coming to campus for football games or how much parking is presently available. And as we've already discussed, the present '95 plan doesn't show the topography. It will be impossible to site and grade (and drain and light and plant and connect) the new fields without a topo of the campus. Whatever firm did the campus in the first place might have the topo you need. Perhaps the principal could help you track it down, since the school will benefit from the proposals you will make on their behalf. You can promise them a report and a presentation in return.

It would be useful to have before photos of the entrances and areas you plan to enhance, so you can do some before and after plans and sketches.

It will be important, as I've tried to convey in class, to evaluate the present condition of things, say what's not working or inadequate or missing or needed at the entrances for example, so you can tell people what needs to be done and why. Can you evaluate the parking situation right now, say how much they have and how much they'll need, and whether it is in the right place or needs to be somewhere else? Can you designate the agricultural areas that are off limits to your project? The areas and edges that need better edges or boundaries or screening? Can you show the paths of movement on campus for cars and people and say what is needed?

So, I'm trying to do with your written project what I'm telling you to do with your site, comparing what's there with what I think needs to be done.

It will also help you to get very specific as quickly as possible. Say what fields are needed and how big they are. Say which of the existing fields and facilities are to be kept and which have to be moved or replaced. Say how many people you plan to seat in the grandstand and how big it needs to be. Explore where on the site the new fields could go and what the pros and cons of placing them are. Show how the various parts of the athletic complex would ideally relate and how the actual site will influence that arrangement. This is the quantitative program in the making. What about the qualitative part?

Most of what you gave me is about Hawaii, Maui and Lahiana, with very little about the project. You can use some of this material as context, and it is important, but the report is primarily about the High School athletic complex, so this should be more up front. You also didn't follow my handout and give me a project abstract – I tried to write one in the first paragraph - or table of contents or speculate about the products of your work.

I know you're information poor at this point, but see how much of this you can do anyway. Given what you've been able to do so far, I'd seriously suggest you plan to do your studio work in the spring.

Thanks and good luck with this,

Jerry

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Project Title: **Oregon Horse Center: A comprehensive Plan for an Equestrian Landscape**
By: D S

D:
This is very well written and conceived, usefully illustrated to complement your narrative - although some of the images are a little small and hard to read - has a good site evaluation, says what needs doing, and has a clear set of intentions for the comprehensive landscape plan you intend to produce. You've even been willing to speculate about the products of your comp and they sound about right. I'm very impressed.

In your project abstract, I think I'd make the last paragraph more intentional instead of the relatively passive, "are all possible through landscape planning and design." For example, "I will be proposing a comprehensive landscape plan to guide the overall development of the Oregon Horse Center, one that is intended to set a new standard for sustainable equestrian facilities in the Pacific Northwest."

Intentional mode is about what you intend to do: e.g. improve the overall quality of the landscape experience; reorganize and better define the entry and parking areas of the site; add areas for outdoor events, vendor villages and picnics; improve riding trails, stormwater systems and wildlife habitat; provide proper pasture and manure management, etc. This then serves as a set up for the elaboration of these intentions, which you are doing with your objectives and goals later on. You do objectives and goals. I do goals and objectives. Do I care? Not really. The point here is to organize your intentions into useful levels, which you are doing very well.

If you take each element of your program, for example vendor areas, and give it greater specificity, you will be able to locate the scaled area on your site proposal. So create more program for each part now, so that you can make a schematic proposal to scale by term's end. This is where you need to concentrate. List each element of your program them and break them down a little more, so you have enough direction to size, locate and relate them. Diagram an ideal drainage system for the site, a better manure system, some preliminary ideas about planting that would help structure the site. You get the idea.

A terrific project, D. Now, once more around the track. I know. I know. Is that man never satisfied?

Thanks,

Jerry

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Project Title: **Children's Safari**
By: E B

E:

This is a good start E. Children's Safari is a catchy title, holding out the promise of the kind of animal adventure and experience you are proposing. I know from your descriptions and maps that you'll be remodeling part of the Temperate Forest Zone in the northwest area of the zoo and consolidating some of the nearby children's exhibits into the remodeled area. The new area will be relatively large in comparison to the overall size of the zoo property, but moving exhibits frees up new space in adjoining areas for redevelopment.

I like the series of maps you are including, but think you could do more with them. It's hard, for example, to tell very clearly which area is being designated the Children's Safari area. It's also not clear to me which of the nearby areas and activities are being considered for incorporation. How about some simple graphic overlays that spell this out?

I think you need another section to your report that **lists the elements** that are being included in the safari area and describes their individual programs. I know for example that a tree house, an amphitheater, and an enhanced marsh experience are included. Some other things are to be moved. What are they? What else? I know you'll be redoing some of the circulation system and planting. How about doing a simple diagrammatic plan of your program to scale to illustrate some of the systems and conceptual relationships of your program. You'll need to do this to be able to create the schematic proposal I'm asking for as the last of our class exercises anyway. A good test of whether you have enough program for your project is whether you can generate a schematic proposal.

Remember, you'll be wanting to develop each of the new exhibits in more detail, some more than others of course, so it will be important to take each one and give yourself the kind of programmatic specifications you'll be designing for. You begin to do this a little with the tree house. So move into a closer scale of program for each of your key parts in order to get better prepared for a more refined stage of designing.

You really do need to create a base site drawing of your own (remodels one of theirs?) for your project that removes the things like the old primate house and keeps the things that will become pieces of the framework of your proposed safari plan. Be sure to include a little of the surrounding area so you can show important relationships. You'll be able to use this base then for such things as diagramming and for making a schematic proposal. You can continue to use existing maps the way you're already doing for more general things that describe the zoo and your project's relationship to the rest of it.

So you're on track but need more specific program for the Children's Safari. Expand the vision into a more tangible program; yes, even give materials and numbers where possible and describe the kind of experience in more detail, so you have the information and guidance you need to do your work. You've written convincingly of the need for this new children's area. Now it time for you to go deeper into the jungles of building the safari.

Thanks,

Jerry

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Project Title: **A Downtown Gateway Neighborhood for Juneau, Alaska**
By: E H

E:

Yes, this is a fairly large project, but I think you've got a good start on it and I want to suggest a way to handle its large scope. From your report I understand the site, the role it plays on the waterfront, its connection to downtown, its gateway potential, its waterfront views and waterfront living potential, and the linear park system and boardwalk that extends from this site through the Gold Creek Protection Zone to the downtown waterfront. Good work.

From your design vision I could imagine a land use and circulation diagram of the site with ease. Why not draw it too and do it now? I think it might help you get a handle on the relative size of things. 120,000 sq. ft. is, after all, less than three acres. If this is the right amount, it's not a lot of space for all the items you describe. About half the present use appears to be parking for the government offices on the site. For the mixed-use neighborhood you propose, some of this office use may have to be moved elsewhere. It looks to me as though its time to be more specific about what you mean by mixed-use, list its components and estimate how many sq. ft. of each you'll have. You could start by estimating the present amounts on site, and then reallocating the space. Taller buildings will, of course, give you more space. Are there height restrictions or considerations regarding this site? You could also do a quick land use diagram and measure the pattern you've already projected to get a handle on some general numbers. The object here is to construct a general quantitative program and not spend too much time doing it.

As you can see, I don't think it's too early to talk about project products, because I think one of the organizing products for your work will be a conceptual land use and circulation plan for your site and a larger scale diagrammatic version, showing how this place relates to the Juneau waterfront, the entrance feature etc. If you do this now and keep it simple and conceptual, it can provide the overall framework you need to get to things that are closer to the heart of your interests, which I think has to do with the waterfront park and board walk and all the wonderful expressions of water you'd like to create here. Am I wrong?

Assuming I've heard you correctly, I'd recommend placing the principal focus of your project on the public framework of the site and especially the waterfront places, and not at the larger neighborhood scale. That would mean keeping your goal 2 work more general, as I've tried to suggest above, so you can spend the majority of your time doing 3., 4., and 5. It also means you have to do a little more programmatic development for the Aquarium and Learning Park, the New Park and Gateway Feature and the Artistic Stormwater Treatment. You've made a good start on all of these. See if you can expand them a bit and diagram them along the waterfront. If you change your scalar emphasis, you might want to re-title the project: A Gateway Park Plan for the Juneau Waterfront? Or something that catches the heart of your work.

For your schematic proposal at the end of this term, if you followed this strategy, you'd need a conceptual schematic site plan, and a waterfront park and open space schematic, showing the key places and elements of an enhanced waterfront park and open space program.

Each scale of your project has the potential to be a world, and of course they all need to be present to some degree. I think you need to decide which world you want to spend the majority of your time in and keep the others more conceptual. The idea is to hold down the "goodly some of work" to what's really useful and necessary. For you, I think that's probably less neighborhood and more park and water art. Terrific project, E, full of potential and exciting design opportunities.

Thanks,

Jerry

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Project Title: **Restoring The Site: a Conservation Subdivision**
By: I H

I:
I'm glad you've gotten *A Conservation Subdivision* and are finding it useful. It should provide a useful framework for your project. I assume from your narrative that the development of the property is meant to create retirement income for your parents and become ultimately a part of your, and your brothers', inheritance.

To begin, the plan, as I understand it, is to subdivide the property, build a road, provide services and sell 6 lots. I'd be interested in knowing whether your current design team has considered developing the property as a PUD. It's easy to imagine a clustering strategy on this site that would reduce the impact of development, the length of roads required and the impact of increased density on your parent's home. In a PUD, the wetland would most likely become part of a homeowner's association. In any case the object of conservation subdivisions and PUDs is to get away from the need to subdivide the property into 7, large one-acre parcels. You need to find out what the planning rules (allowable density, PUDs...) and requirements are that affect the site. Ask Graham, or ask your parents, and/or contact the city. After 6 expensive years, I'll bet your parents have a big file. Put this information in your prep.

You don't include any of the current design team's program or progress or have anything to say about it. It will be very important for you to know more about their work and evaluate it, especially if you hope to influence what gets done. You can also use some of their base drawings, reports and studies in your comp work. Borrow as much as you can, so you don't have to draw things that are already drawn. Rod Graham must at least have a good site drawing if he's been working on the project for a year. Is he working with variable lot sizes as you describe?

I really miss a good overall site drawing in your report, showing where everything is that you're talking about as you describe the place. I want to see where the Storrs House and the park and the roads around the site are as well as the firs, the stream and all the other elements you write about. You showed an overall plan in class, as I recall. Improve it and put it in your report.

More importantly, you need a good, inclusive base drawing you can use for the site planning of your property. Once you've made one, you can use small versions to make your points in your comp prep and for drawing different thematic overlays (circulation, wetland, services, planting, lighting...) of your work. You can use it to show existing conditions and to make proposals, including the schematic plan that is due at the end of the term.

You have some good ideas about the road and the wetland. Make each of these key elements a section in your report and develop your program about them. You've made a good start. Try to add some more information and detail that will help guide your design. Second stage your goals as I talked about in class. How big will the road need to be? Public or private? What would the key ingredients be to a wetland restoration plan?

A good goal for your proposal would be to have the Storrs so pleased with your work that they renew their earlier, long-standing friendship.

Good luck with this.

Jerry

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Project Title: **Ecotourism: Creating Relationships that Benefit People and Place**
By: J D

J:
This is a fine project J, and you've come a long way in your connections between the subject of ecotourism and the project that can make in tangible, useful and real on the coast. The title of the project, your abstract and the fact that you think that the front half of the project is the subject of ecotourism, however, I still find a little worrisome and I want to chew on this a bit more to see if I can't shift your mental angle if only another degree or two.

First of all it should now be obvious that the title is a subject and this comp project is not a thesis; it's a planning and design project. Your abstract barely mentions the new program and place at Five Mile Creek and what will take place there.

I'd still advise that you try to turn this around and say that the project is the development of an ecotourism program at Five Mile Creek in the Takenitch Siltcoos Coastal Lakes Watershed that demonstrates the principles and the promise of ecotourism in the Siuslaw National Forest. The disadvantage of too much of a very general front end is that you never get to the project itself, and I think you'll be much better off using the project and its program, and other precedent programs, as vehicles for explaining ecotourism. If this were a graduate thesis on ecotourism, I'd probably advise just the opposite. I've heard enough comp presentations, I guess, that have a hard time getting to their actual proposals.

OK, you've heard my advice enough times now that you mentally stand on the site and look out at the larger subject rather than standing in the larger subject and looking in to the site. Enough.

With respect to the place and the program itself, you're making good progress. The images and maps are very helpful in explaining the place, its location, forest structure and present settlement patterns. You've identified the facilities you'll need and some of the site development required for your proposed program. You've thought about the character and quality of the place you're trying to establish and the kind of changes you hope to induce in the people who take part here. The test now is whether you've generated enough site program to generate a useful site schematic proposal, which is our last exercise of the term. I'd advise you to make a list of each of the elements you've identified and write the program for each that you'd like to design from. I'd pull them out of the narrative and make a list. You need enough programmatic direction to be able to size, locate and relate the elements to one another on the site. Try doing an idealized to scale diagram of your program and check out how it might begin to relate to the actual site. More work at this scale will pay off the most at this time.

I think you write very well and have an excellent grasp of your subject. I like the diagram of the way you're conceiving the integration of tourist's needs with site design. I admire the thought and care you put into your work. Good luck with this.

Thanks,

Jerry

LA490 Comp Prep
Mid-term Project Report - Fall 2003
Jerry Diethelm

Project Title: **Kennecott Mines Aerial Tramway: Interpreting a Trail Through Time**
By: J W

J:
I enjoyed reading about Kennecott. You write clearly and well and the illustrations convey some of the special qualities you describe. I agree that getting to the trail, up the Copper River, by bus on gravel road or by train or plane is a part of the trail experience. Your drawings and watercolors are wonderful.

The part I am having trouble with is locating the things you are talking about, i.e. creating a visual mental map of where Tower 18 and 19, the boardwalk and the waterfall etc are located with respect to one another and where the proposed trail begins and goes. I like the qualitative program and experience you are suggesting, but I think you'll need a better site location and system map to ground these key places and orient the people you'll be presenting to and those you'll be offering to guide through the site. I wonder also whether the trail is a loop or whether you intend to have people come back the way they came.

I wonder if you're planning for a series of trail length experiences, providing for different levels of stamina and enthusiasm and who the people are you are setting this up for. Will they all be 25, strong of bones wind and heart, and going to live forever?

So I imagine some of the work that needs doing including:

1. a macro-scale proposal about the experience of getting there, including some background explanation about the place. This is where you get to recommend about paved and gravel roads, trains and the general visitor program you think best fits the place and some overall recommendations about vegetation removal and management, about leaving some things and repairing others.
2. An interpretative tramway trail experience, with supportive visitor facilities, and an information system scheme with a few examples. Perhaps this takes the form of an interpretative map and illustrated brochure?
3. Some more site specific design proposals for key places along the trail, some more conceptual than others, with some before and after watercolors.
4. A presentation of what it's like to come and use the trail, what the trail experience would be like.

I like your central concern about what's appropriate here and its reflection in your concerns about light and gravel roads. If you alter the qualities too much that make this place so special, then you probably degrade its authenticity and ultimately the pleasure of making its acquaintance. I can imagine some of the main events of your trail, the tower look out, the restored boardwalk etc. Are there some other key beads on your string that make up the whole experience.

Terrific project, requiring you to hear and bring out its special resonance for others.

Good luck with this. I'm sure it will be a winner.

Jerry

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Jerry Diethelm

Project Title: **Apple Orchard: a community called home**
By: L C

L:
Your report is clear, to the point, reads well and is graphically beautiful.

I understand that you will be doing a site plan for seven affordable houses, parking, a common area and some age-appropriate play spaces along with an overall planting plan for Metro, who administers the affordable housing program. I also know that S&S has already laid this out, but I'm assuming you'll want to revisit the overall housing layout, since you'll be trying to develop your own program of outdoor spaces and uses. From your earlier comments in class I also know that you'd like to keep some of the project's namesake trees and history as a part of the design and site experience.

Your discussion of the surrounding conditions is very good, although the diagram leaves me guessing about some of the uses, since you don't label them or provide a key. I assume the red overlay is schools and the orange is commercial. Access to food shopping is very convenient and access to schools no so good, especially for younger children.

So what do I think needs doing?

You need to deepen the program everywhere. You say, "develop a central community space..." but don't say much about it, how big it needs to be, what it's for, what will happen there, what furnishings and facilities it will have, where it might be located (other than central). You need to expand similarly on the play spaces, give more program for places beyond their titles, both quantitatively, which is a place to start, but also about their qualities that all finally add up to what you're calling "home."

Since low maintenance plantings are important to the scheme, it's not too soon to begin putting together a palette and collecting good examples to show. Do you have some planting goals and objectives beyond low maintenance?

Do S&S have house plans you can use? Does their existing site plan show them or just lots? Is this a subdivision or PUD? Will the houses have private courts or gardens? Will you do lighting and sprinkling plans, choose paving materials for the project? Do you need new fences or screens from the commercial edge? How many guest parking places will you need to provide? What about site runoff and drainage? Will you have common mailboxes, or other common services that help to build community?

As you can see, I'm just trying to push you further so you can be in a good position to do a schematic layout of all the parts of your program by term's end. It's hard to do a good site diagram without knowing what the key parts are, how many and how big they are and what they're supposed to be like. It would be useful to cut out the houses to scale right now and try some site layouts that preserve trees, build a central space in the right place and give you some idea of what options that match your goals the site will allow.

An excellent start.

Thanks and good luck with this,

Jerry

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Jerry Diethelm

Project Title: **The Riverfront Research Park: Opportunities of Integration**
By: M A

M:
I've been curious to find out what you were going to do with the research park, and the title still left me wondering. Integrating what? But then I read further and you are proposing a remodeling of the plan that holds building back behind a 150' setback, freeing up more of the riverfront for riverine and public use. Holding the buildings back along the road, creates the opportunity for developing an expanded riverfront and riparian protection zone.

As I understand it, you would be improving habitat conditions in the 150' setback area and developing a conceptual storm runoff system for the RRP area. The possibility of roof top gardens could extend habitat areas into the more urban, building zone.

You've identified some of the habitat zones and opportunities, but haven't said anything about their present condition or the work that needs to be done to protect, enhance or improve them (site evaluation from your point of view). You've assessed the built part of the program and found that it would need to be reduced by ----% in order to accomplish your remodeling strategy.

The Pease Plan moved the buildings back behind the railroad in the area east of the Millrace outfall, and I think I remember that it still accommodated the same building program. Mike Pease lives in town and would probably be willing to talk to you about this if you gave him a call, said I suggested it, and said you were looking for a copy of his plan. It would be useful to compare the three plans. Your proposal would compromise between the Pease proposal and the existing plan and might end up being something that town and gown could agree about??? Wouldn't it be wonderful to move the plan for this area in a healthier direction? Some of the displaced building in your plan might get reallocated back behind the railroad along the Millrace as in the Pease Plan too, if maintaining the current square footage is economically critical, which I suspect it is.

So I like your proposed experiment. What would happen to the RFRP plan if we held it back behind a 150' setback, at least in the part east of the outfall, and included a stronger emphasis on habitat protection and development along the river? You don't say whether you'd also be willing to include public or university recreation in this area. Of course there is already the soccer field, and because the university is rapidly filling in open space on campus they are desperate to find more recreational space. Could some of this setback area be used for recreation and sports? Habitat for another species of ducks?

So, a more specific assessment of the state of the area and more about what you'd like to do with each part should allow you to do a good schematic plan by the end of term. I agree that the university needs to set a precedent for the use of riverfront land in our community. To date they haven't done so, but it's far from too late. You could help set this on a better track. The work Bart did on the riverfront part of the Courthouse Neighborhood Plan should be very useful to you. Talk to him about your work and your ideas as soon as possible. Very interesting project, Michelle. Very good use of maps and diagrams to set it on course. It could be written up a little more thoroughly, but I'm confident that that will come in the next round as you add more detail to the proposal.

Thanks,

Jerry

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Jerry Diethelm

Project Title: **Palisade Winery**
By: M C & J F

M & J:

Palisade Winery is a nice title - short, vivid, tied to the place. I know from your report that this is to be a fully functioning winery and the specific elements and principal activities you are planning for the winery site. Good going. Put some more numbers with your list of items so that you can site, relate and place everything in a schematic proposal by term's end. Make an early attempt at this to see if you have enough information to do it. Make each of the items on your list a separate heading and say more about it. Under guest cottages, for example, describe and show some examples. Cut them out to scale and put them on the site.

I'd still like you to put a paragraph or two project abstract up front in your report that provides an overall summary of the project and the things you'll produce. There's method in my madness. If you do this, I'll think you'll discover that it's quite natural then to go right on to the idea of the your winery and describe its program, and then include some more background to the place, region, winemaking, precedents etc. The present order, which is very pleasant to read but more term paper-like, tells me first about the region, winemaking and then finally arrives at the project. Let's cut to the chase and get more directly to the project and in the telling fold in the contexts. If necessary, you can put additional information in an appendix.

I like your description of the way the site is used in the tour and wished for a large site plan to refer to when I was reading it. You show a small air photo of the site, but don't do anything with it (Issues in Places?). Why not blow it up a bit and diagram over it to illustrate some of your areas, points, ideas and program. Show the area of peaches and the 20 acres of vineyard running east and west, the entry road etc. You could also do a site-less, more abstract but scaled diagram of the elements and relationships of the winery to help develop the site planning conceptually. Eventually, of course, the idea has to adjust to the place.

You have some good precedent and resource material, and a strong point of view about making a sustainable winery. I liked your statement about the netting being functional and also having sculptural potential. You bring a necessary qualitative programmatic sense to the project quite naturally. It will matter here how things look and feel to its various users. A tour, a stay, a wine-tasting, a larger group event or celebration: you have some excellent occasions to use to convey the life and spirit of the place and some good beginning ideas about how to do it.

An excellent start. Your project's well conceived and placed with some big ideas and enough smaller one to make it both important and tangible. I'm looking forward to the first taste of Palisade 2004, a Zin I think would be especially fine.

Thanks,

Jerry

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Jerry Diethelm

Project Title: **Original Sin: An exploration of pleasure in the garden**
By: M J B

MJ:

I understand your project to be the remodeling of the "Hot Body" strip club at 2165 W. 11th into "Original Sin," a new or expanded "gentleman's" club which highlights sensual experience and pleasure for all its participants. You will be reworking the entire site, opening up the club and connecting it to the garden or gardens you will be adding, redesigning the entrance experience and parking off of W. 11th, proposing a new layout of interior rooms, stages and services, and in general using this new club to express your interests in "pleasure in the garden."

Having said that, I wonder if you've noticed that your title is more like a term paper or thesis than a place? How about an emphasis on the product or proposal, "Original Sin, A Pleasure Garden on W. 11th?" I don't really care, ultimately, what you name the project. I just want to point out that mentally you seem to be still more into the topic than the place.

So what needs doing? You list a number of important things for your program generally, and I would just encourage you to make these things more explicit. Give each element of your program a name and size. Parking for how many on the site? Stages: how many and what kind? What kind of entrance experience? Garden and garden rooms: All covered over? Some? Since this is Eugene, I know much of the place will need to be covered and indoors, with an opportunity to expand outside during the warmer months. How much? How should it relate to a remodeled interior? You need to be willing to play architect and interior designer in this project to create the environment of your heart's desire.

So what needs doing in your project? You still need to draw an existing site plan showing what's there, probably with the roofs off the buildings, at a scale that lets you see how all the spaces of the site presently relate to one another. You need to give yourself an explicit program to work with that says that they now have three stage areas and will need six or... and will need a main garden area with ten adjoining private garden rooms and a hot tub emporium or whatever. You'll have a hard time making a schematic site plan, our last project of the term, without an explicit program, and you won't be able to develop your work without making some intentional decisions and commitments right now – not sometime later in studio, when you realize finally that you do have to have a more explicit program in order to get anywhere.

You have a clear idea about the purpose of your project and the qualities you are looking for. Now if I can just get you to create a more specific quantitative program for the club site, you'll be on your way. You don't have a specific client for the project, someone telling you what to do, so you have to project – estimate, guess, measure other places – your program and improve it as you can as you go.

Finally, I like your beginning collection of images that portray some of the qualities you want in your place of pleasure and would just encourage you to expand it. I'd also begin to plan now about how you intend to develop and convey the club experience. Strategically, I think (if this were my project) I'd treat it like "a movie set design" and plan to build a model I could use to design and then show off the interior and exterior environment. If you made the model large enough you could furnish it, paint the walls, plant the gardens, shine light into it and photograph it... If you left off all the roofs, it would be clear that the whole place had become a series of gardens and pleasures and pleasure garden rooms. Spring seems just right for this project, a place and time for love and bloom.

Always a pleasure.

Jerry

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Jerry Diethelm

Project Title: **Wayfinding at Lane Community College**
By: M R

M:
Well, I expected a thorough discussion of the LCC campus environment and the many issues that animate your interests and I wasn't disappointed. You write well, have a clear mind and a big appetite, a combination that is always a pleasure to encounter. You have high aspirations for the improvement of "your" campus, which is admirable, but of course not really achievable in just this one project. The college and its variety of users would be well served by an application of the kind of Lynch – Mazlow perspective you describe. My task as I see it is to appreciate the comprehensiveness and quality of your interests while helping you to shape a coherent project out of them, one that is slightly smaller in scope than the curing all the major diseases of LCC by the end of spring term. How about a good first step, a demonstration that wins the hearts of the administration, doesn't break Mary's bank, and leads to many future projects that they pay you for?

Are you aware that the principle paragraphs up front in your writing are all about the aesthetics of LCC? Yes "education is sensitive to ambience" we learn much later (page 15). My point, however is that the emphasis is not on wayfinding, the title of your project and the principal lense through which you need to organize your work.

If I had to say what your project was as simply as possible, I would explain it like this:
As a long-time teacher at LCC, you have become acutely aware of how disorienting the complex campus can be, and especially for visitors and those that are spatially and visually challenged. In addition, the hard, harsh visual environment has far less ambience that is desirable for a supportive learning environment. Your project seeks to improve the legibility of the campus by creating a wayfinding system, an enhanced structure of key centers (nodes) and the five (or four or...) principal corridor linkages that tie the campus together. The enhanced "main entrance to campus center and Bookstore wayfinding corridor" (or whatever it's called) is proposed as a prototype for the larger system. An analysis of the wayfinding deficiencies of this key passage is used to generate a plan of proposed incremental changes to the legibility and quality of the campus environment.

Or something like that... Then I'd call up all the other background information, history and theory as supportive players and work them in order to deepen and explain the project and the place. Information in service to your idea.

Your image maps are quite good. You convey the larger structure of the campus and its orientation to the landscape. You almost diagram a wayfinding system of centers and corridors. And then you focus on the entrance "center" rather than the place of passage (a system of centers and their links) that is at the conceptual heart of your main idea. But, you're almost there and merely need to remember that the essence of your project is the getting (and the quality of the getting) from here to there (and that such connections are importantly connected to the educational mission of LCC).

Anyway, that's my take on it M. I hope it helps.

Thanks,

Jerry

LA490 Comp Prep
Mid-term Project Report - Fall 2003
Jerry Diethelm

Project Title: **The Hawaiian Culture Center Project**
By: T M D

T:

In a word, WOW! I would have to say that Vivid Presence really works for you. Your rewritten piece gave me a very clear understanding of your interests and the work you hope to do "did" at the Center. Now the trick is to take each of the areas and things you've "seen", from the entrance drive and entrance experience to the courtyards, gardens, moss rock terraces, water channel and waterfall, and dense plantings that screen the parking area from the center... and turn them into a more list oriented program, writing some design programmatic material for each sub-part of the center. It's not so hard, just make a list and expand it, giving quantitative and qualitative requirements you'd like to design from.

I'd also use this envisioned project program more directly in your project abstract, which is more about the Center itself than your work. I think I'd call it, "A landscape Plan for The Hawaiian Culture Center in Honolulu, Hawaii."

If someone were to ask me to abstract your project, I say that you were doing a revised landscape plan for the proposed Hawaiian Culture Center on the Kamehameha Schools campus in Honolulu. That you were intending to reinforce the Center's connection to the campus, improve the entrance experience (under the Rainbow Shower trees) and parking area, reconsider the siting of the group lodging building and develop the progression of spaces, terraces and gardens of the Center to express Hawaiian culture. That you were going to do an overall revised site plan and planting plan, a new proposal for the garden between the Heritage Center and the Reception Hall, a new entrance plan... etc. You get the idea, I'm sure.

I liked your analysis of the entrance area and what needs to be done and your awareness that the storm runoff channel had more potential than was being recognized for capturing the spirit of the place. You need to focus in on each of these and other areas you intend to work on and do the same kind of evaluation. It can be brief. Name these sub-parts and build some program for each. Your overall aesthetic goals are fine and can all be brought down in scale to become more specific. Setting out a plant palette for the planting plans you'll do is a good way of making things more tangible. The same goes for a materials palette for the hardscape.

I enjoyed reading the front end of your report and agree that it's important. It's well written and it sets out the significance of the project to you and to the Hawaiian culture. But I found myself getting anxious to get to the project description itself. When you wrote about the site, I wanted to see a map that allowed me to better follow your description. Why not use your campus map to show where the site is and the path one would take to the new Center? You need to blow up the INK site plan and get closer and into it. I think I'd advise writing about the project first, show where it is and what you intend to do, and then back that up with the material you think provides the necessary context and meaning for the work.

Terrific project, full of meaning and challenge for you, very deserving of the close attention and energy you are obviously putting into it. I'm impressed.

Thanks,

Jerry