

Zussman Park



Zussman Park

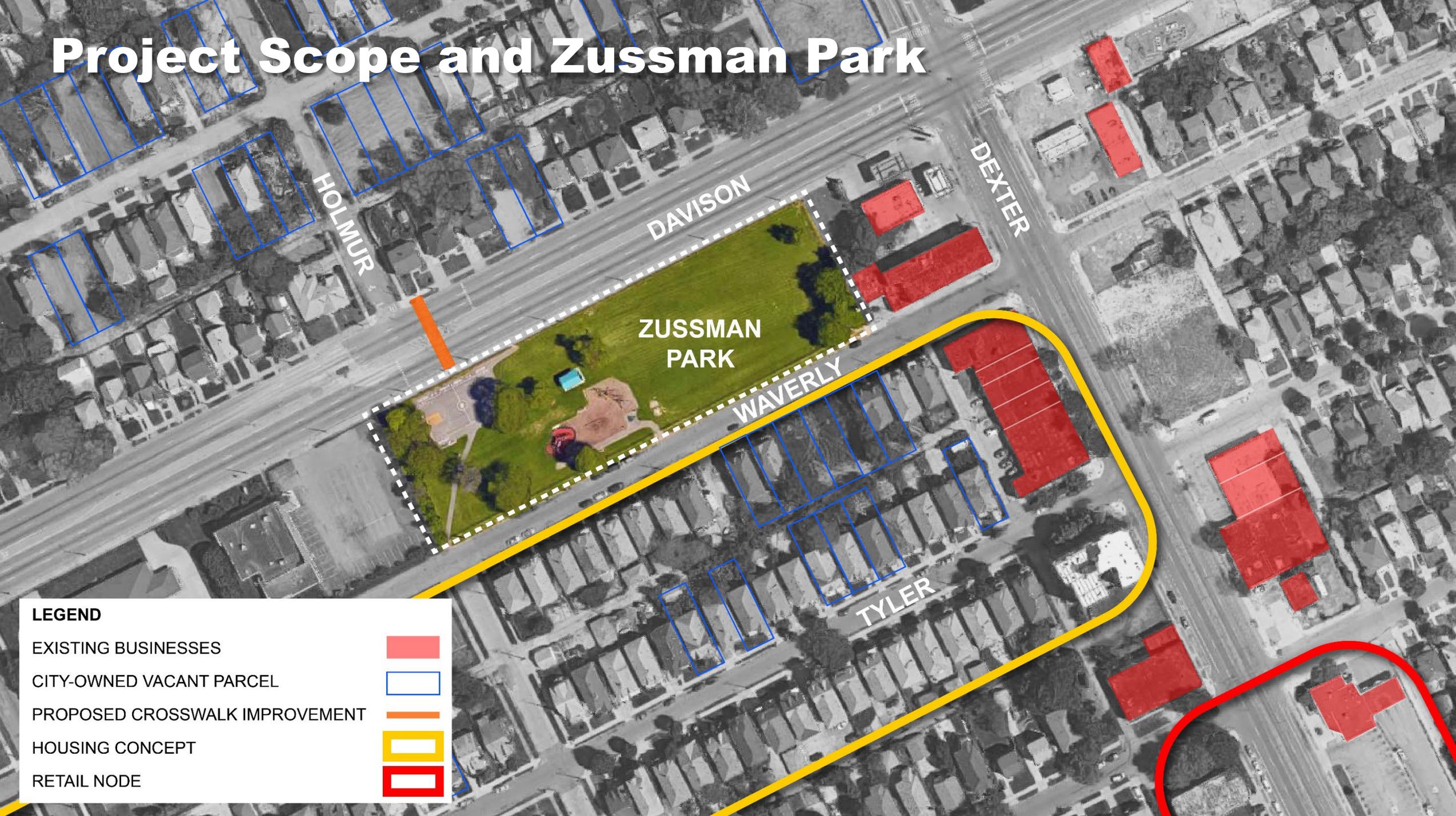
In April,
community
meeting
participants
described
safety
concerns as
a major issue

PARKS + OPEN SPACE WHAT WE HEARD

- **INCREASE
BEAUTIFICATION OF
OPEN SPACES**
- **ENCOURAGE ACTIVE
PLAY**



Project Scope and Zussman Park



LEGEND

EXISTING BUSINESSES



CITY-OWNED VACANT PARCEL



PROPOSED CROSSWALK IMPROVEMENT



HOUSING CONCEPT

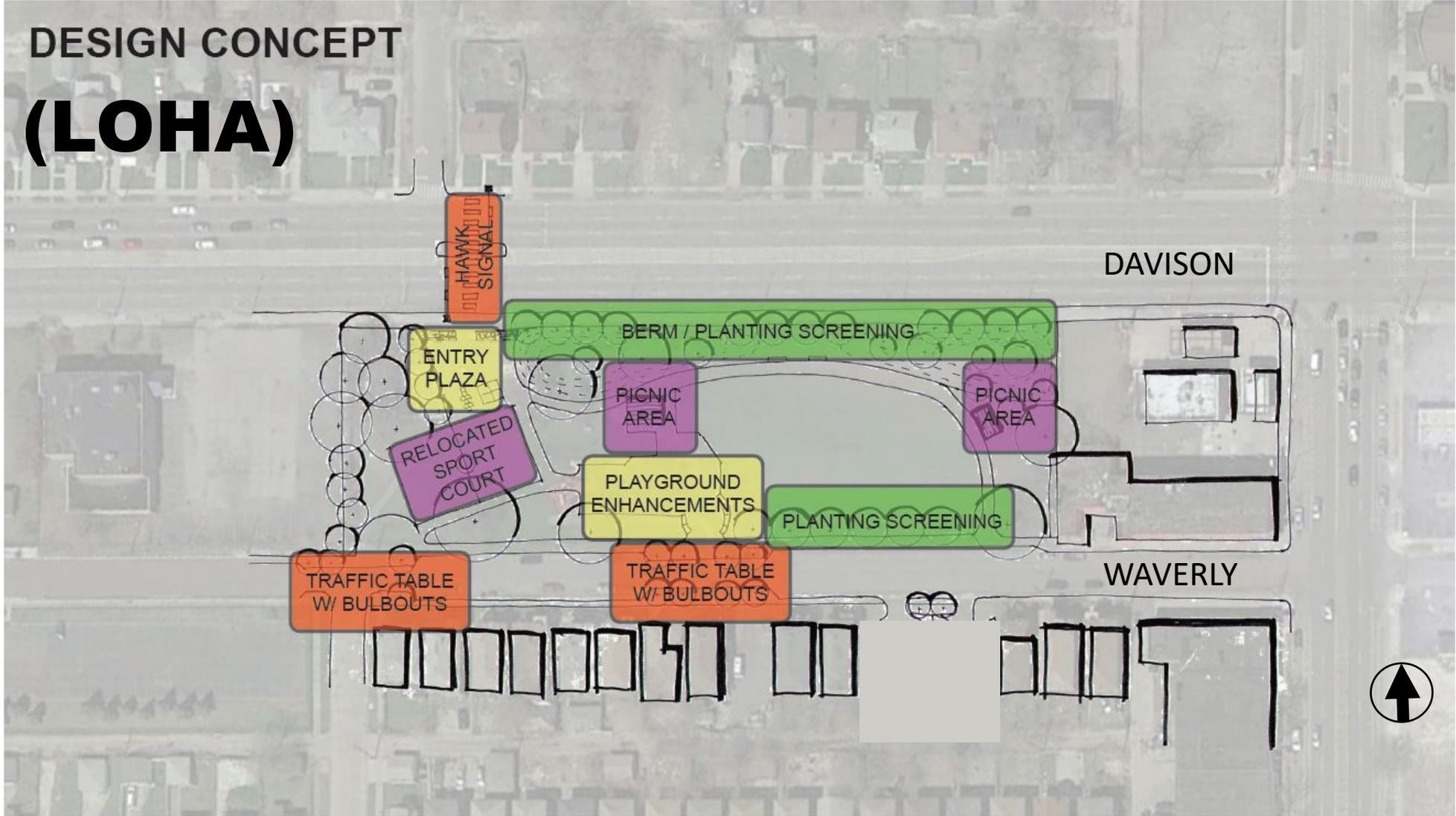


RETAIL NODE



ZUSSMAN PARK OPTION 1

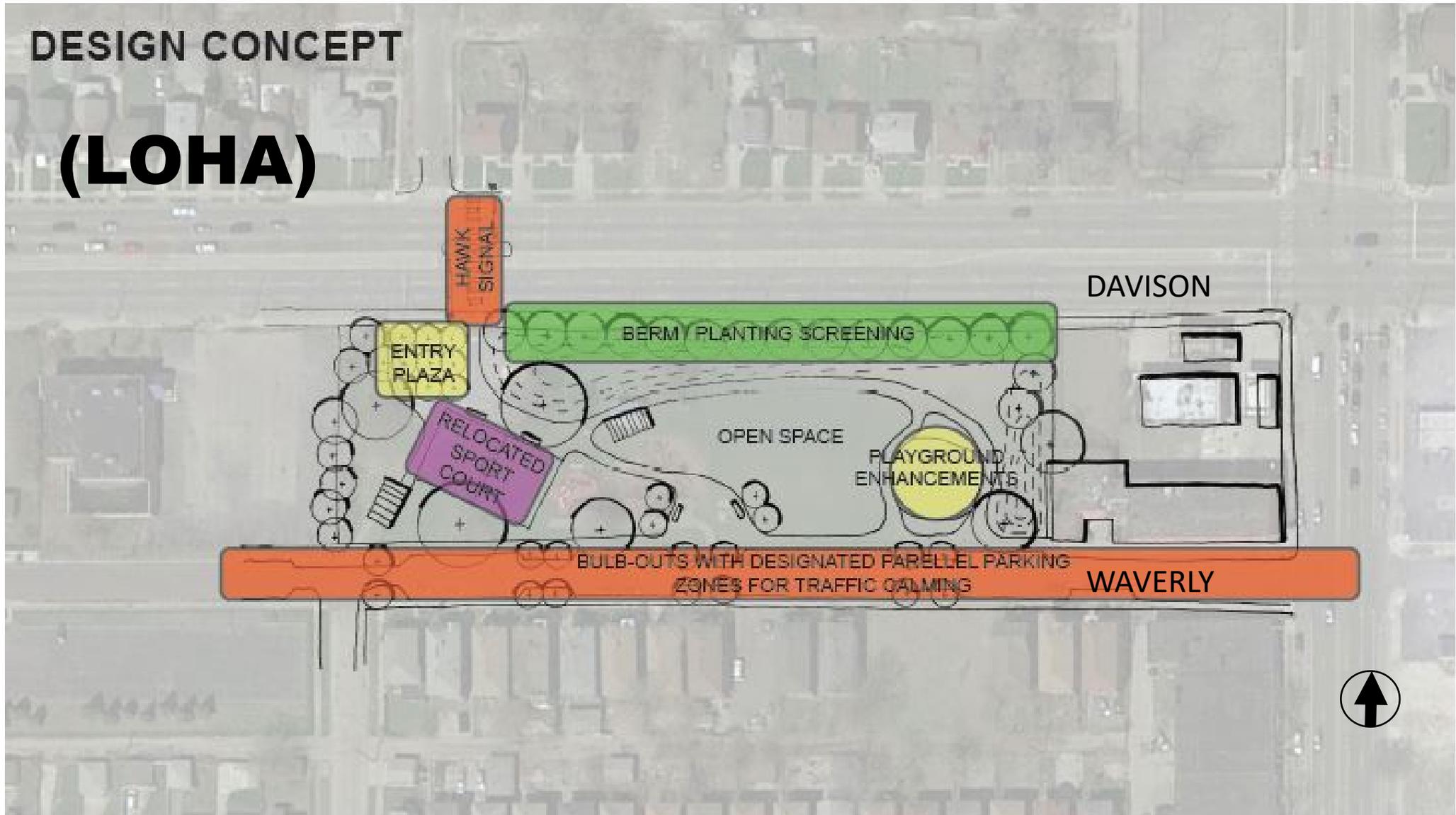
DESIGN CONCEPT
(LOHA)



ZUSSMAN PARK OPTION 2

DESIGN CONCEPT

(LOHA)



**HOW DO YOU FEEL ABOUT THE CONCEPTS
FOR ZUSSMAN PARK SO FAR?**



OPEN SPACE

OPEN SPACE WHAT WE HEARD

- **INCREASE
BEAUTIFICATION OF
OPEN SPACES**
- **REPURPOSE VACANT /
UNDERUTILIZED LAND**



OPEN SPACE CONCEPT

Connect open spaces to activities and owners that will enhance maintenance and stewardship

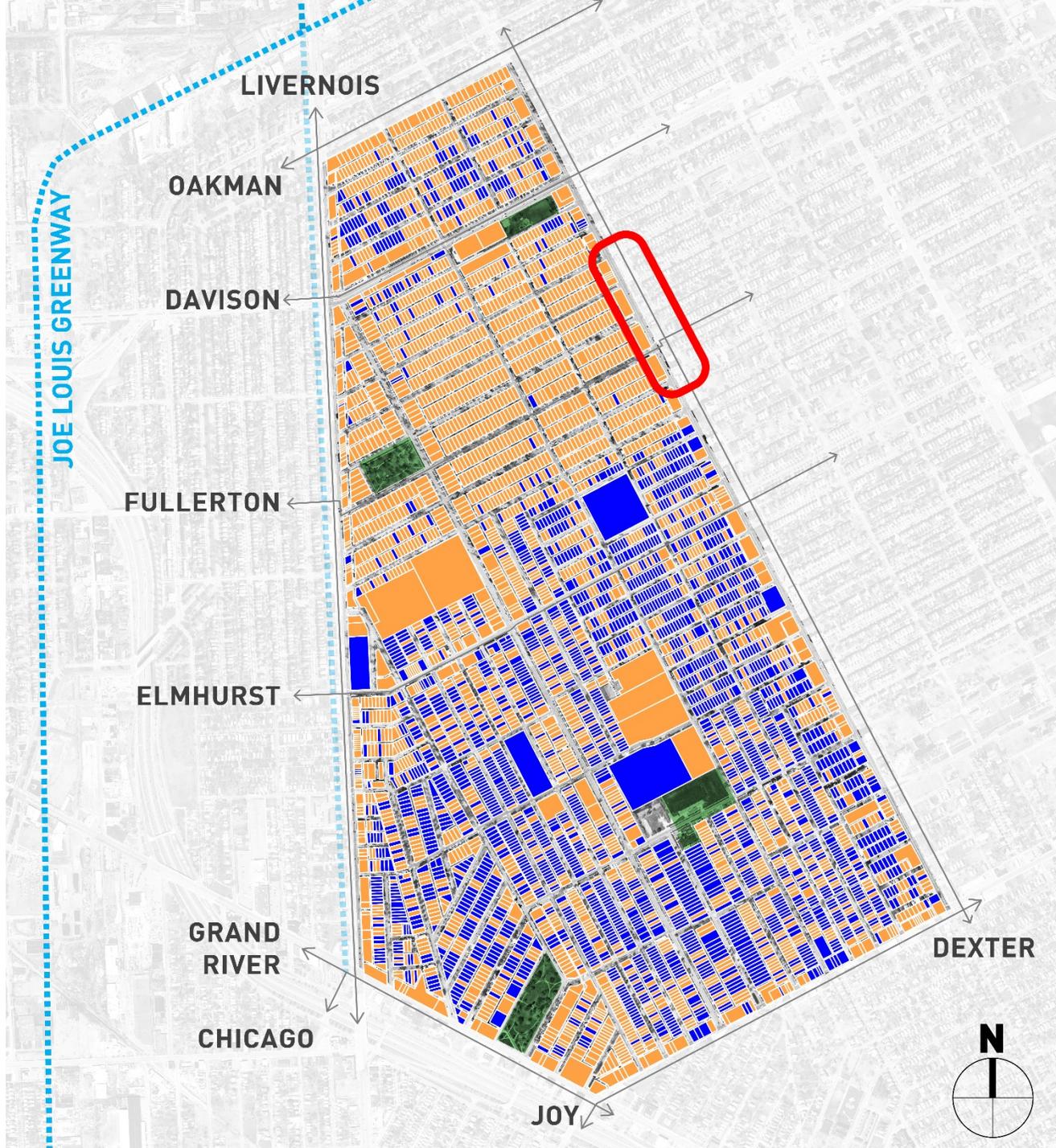
Focus Group members would like vacant lots to be mowed to **increase visibility + safety**



OWNERSHIP

 **56%**
Private

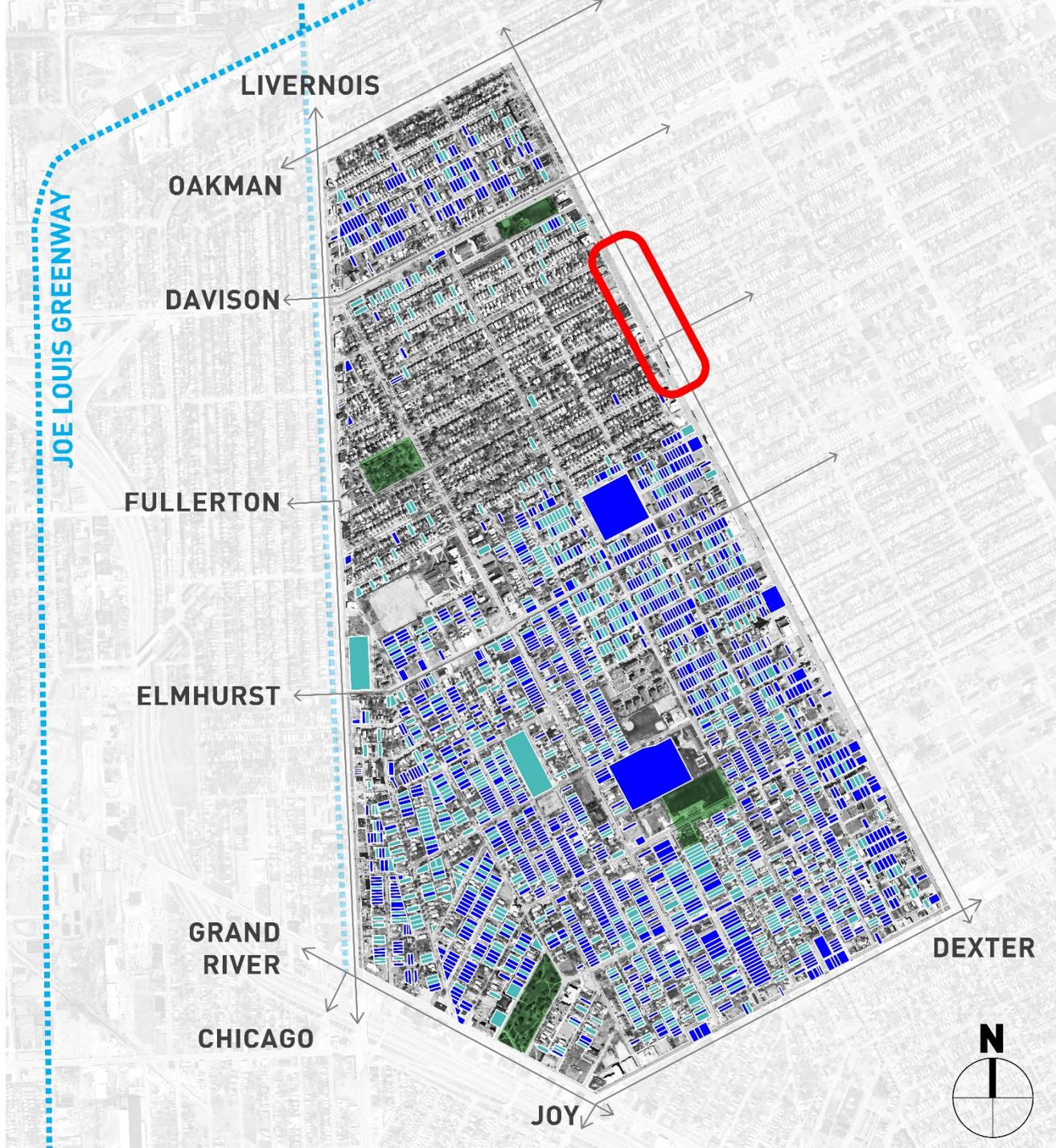
 **44%**
Public



PUBLIC OWNERSHIP

 **1424**
Lots

 **774**
Buildings



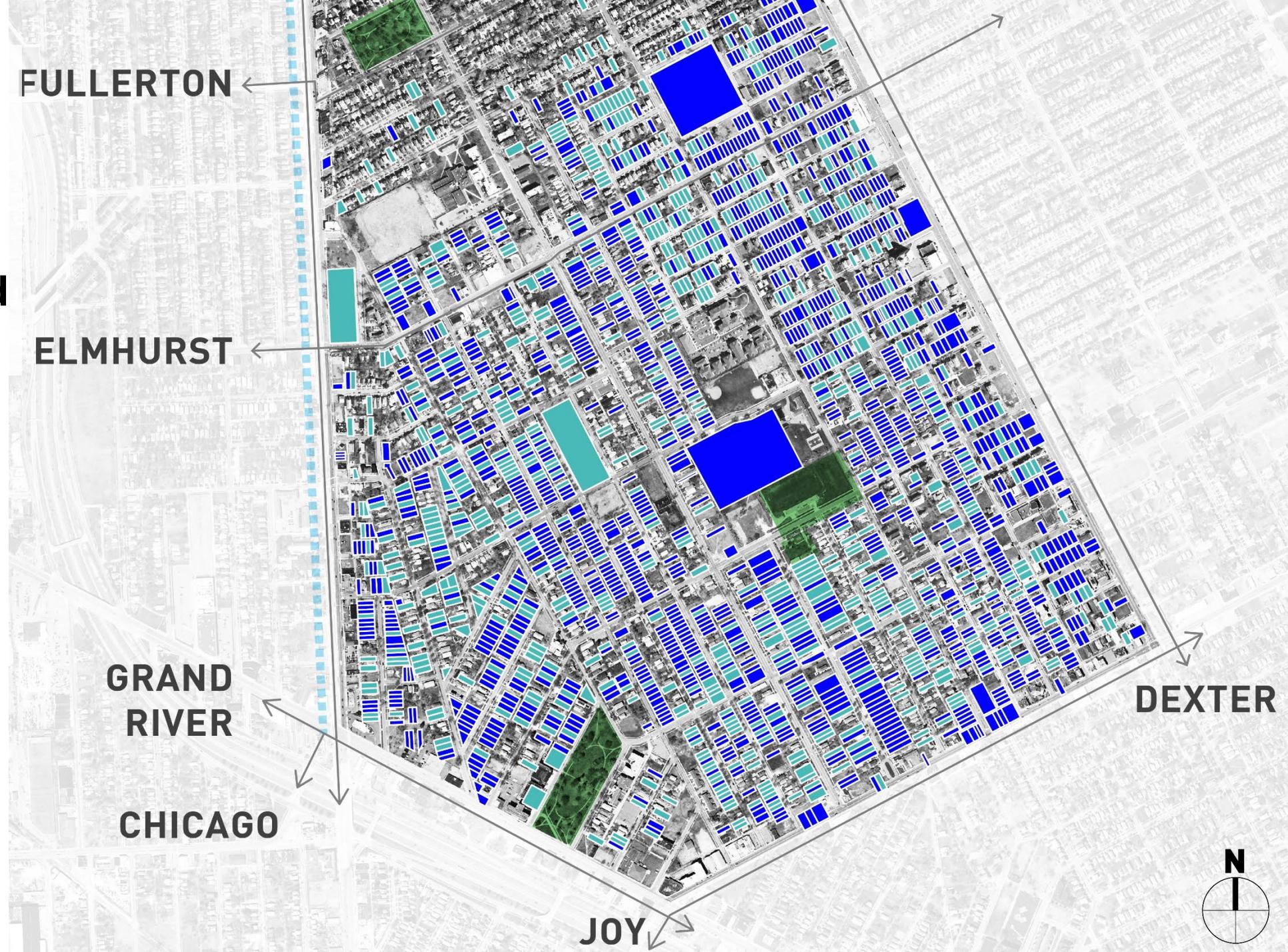
Nardin Park

≥ 65%

of publicly-owned property are lots

1308
Lots

699
Buildings



WHAT IS LAND STEWARDSHIP?

People and activities that care for the land in a neighborhood.

Examples: keeping it safe, clean and tidy



WHAT WE HEARD COMMUNITY MEETING #2 PART II

**Identified existing groups,
block clubs,
organizations, interested
in small- scale land
stewardship.**

**People want to preserve
spaces in the
neighborhood for
community gathering.**



WHAT WE HEARD COMMUNITY MEETING #2 PART II

**USES PEOPLE WANT TO
KNOW MORE ABOUT AS NEW
NEIGHBORS IN THE
NEIGHBORHOOD:**

- **CUT FLOWERS**
- **URBAN AGRICULTURE**
- **HOOP HOUSES**
- **ORCHARDS**
- **SOLAR**
- **ETC.**

my neighbor
my block
my neighborhood
Appropriate Here



Urban Agriculture



Cut Flowers



Bees / Honey Production



Plant Nursery

WHAT WE HEARD COMMUNITY MEETING #2 PART II

- **CUT FLOWERS**



WHAT WE HEARD COMMUNITY MEETING #2 PART II

- **URBAN
AGRICULTURE**



WHAT WE HEARD COMMUNITY MEETING #2 PART II

Cut Flowers

Benefits:

- **Promotes economic mobility**
- **Provides job training opportunities**
- **Promotes land stewardship and beautification**
- **Improves neighborhood safety**



WHAT WE HEARD COMMUNITY MEETING #2 PART II

Outdoor Classroom Benefits:

- **Connect youth to the community**
- **Provides after-school programming for youth**
- **Promotes land stewardship and beautification**
- **Improves neighborhood safety**



OPEN SPACE

LAND STEWARDSHIP

IDENTIFYING

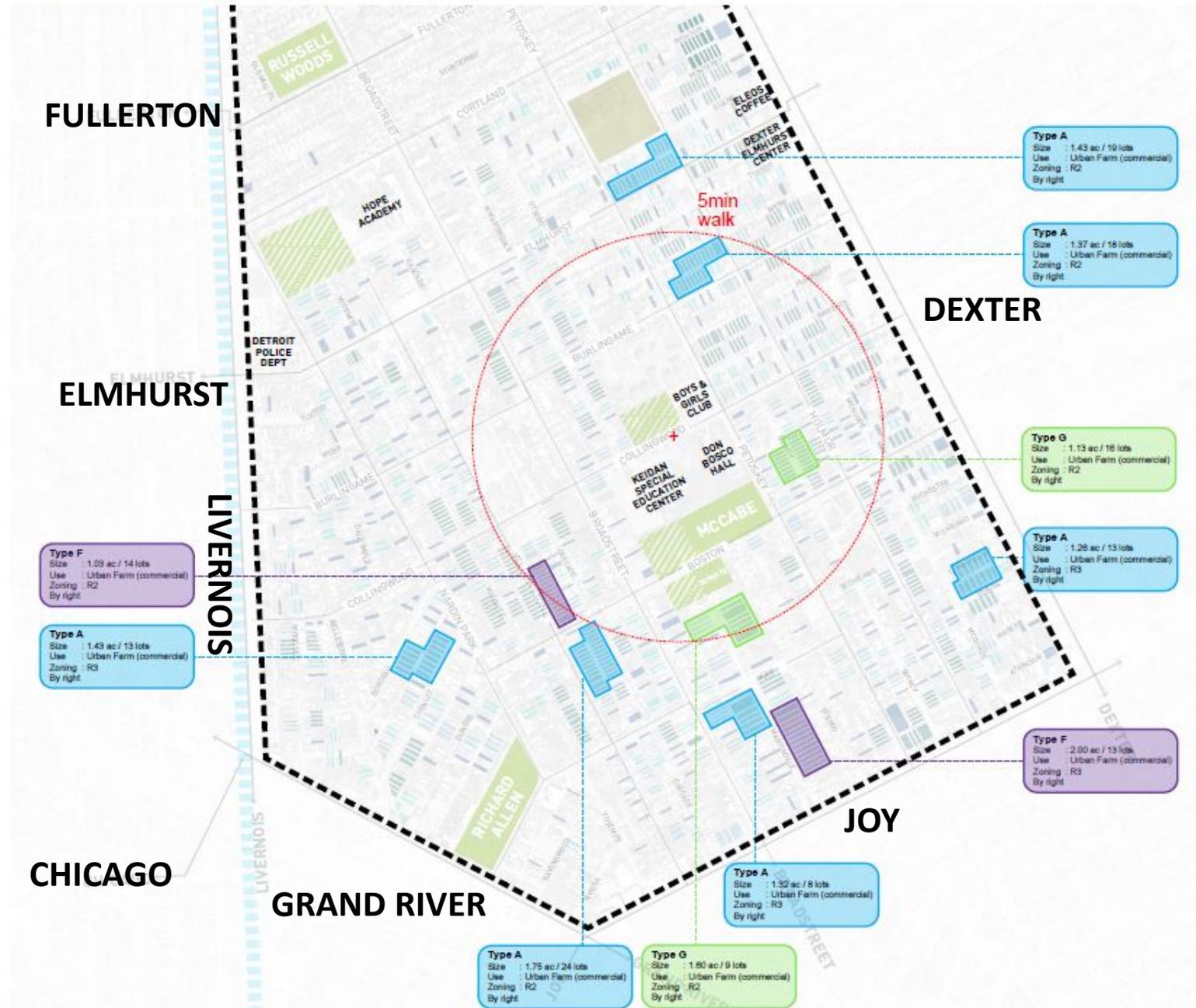
BEST

LOCATIONS FOR

LAND BASED

VENTURES

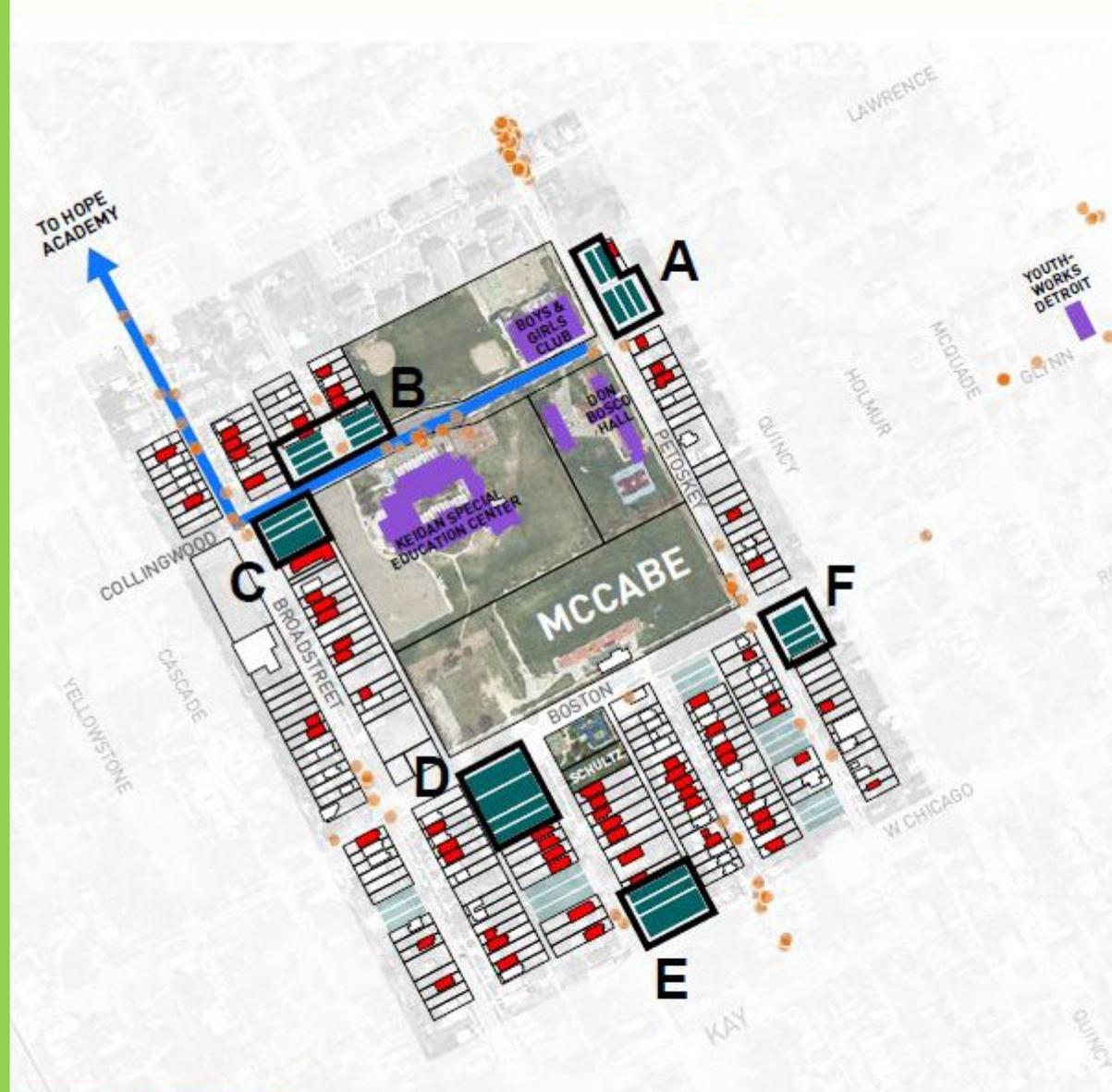
POTENTIAL LOCATIONS



OPEN SPACE

LAND BASED VENTURES

LOCATION 1: YOUTH BASED CORE



Goals

- Improve visibility & safety around schools
- Stabilize youth-based core
- Connect institutions to create a campus-like space
- Promote land stewardship

We recommend the following locations:

- A** 5 Lots
Size: 16,407 SF
Zone: R2
- B** 6 Lots
Size: 19,468 SF
Zone: R2
- C** 3 Lots
Size: 17,710 SF
Zone: R2
- D** 4 Lots
Size: 36,823 SF
Zone: R2
- E** 3 Lots
Size: 25,644 SF
Zone: R3
- F** 3 Lots
Size: 12,347 SF
Zone: R2

53%
BUILDINGS
UNOCCUPIED
(69/129)

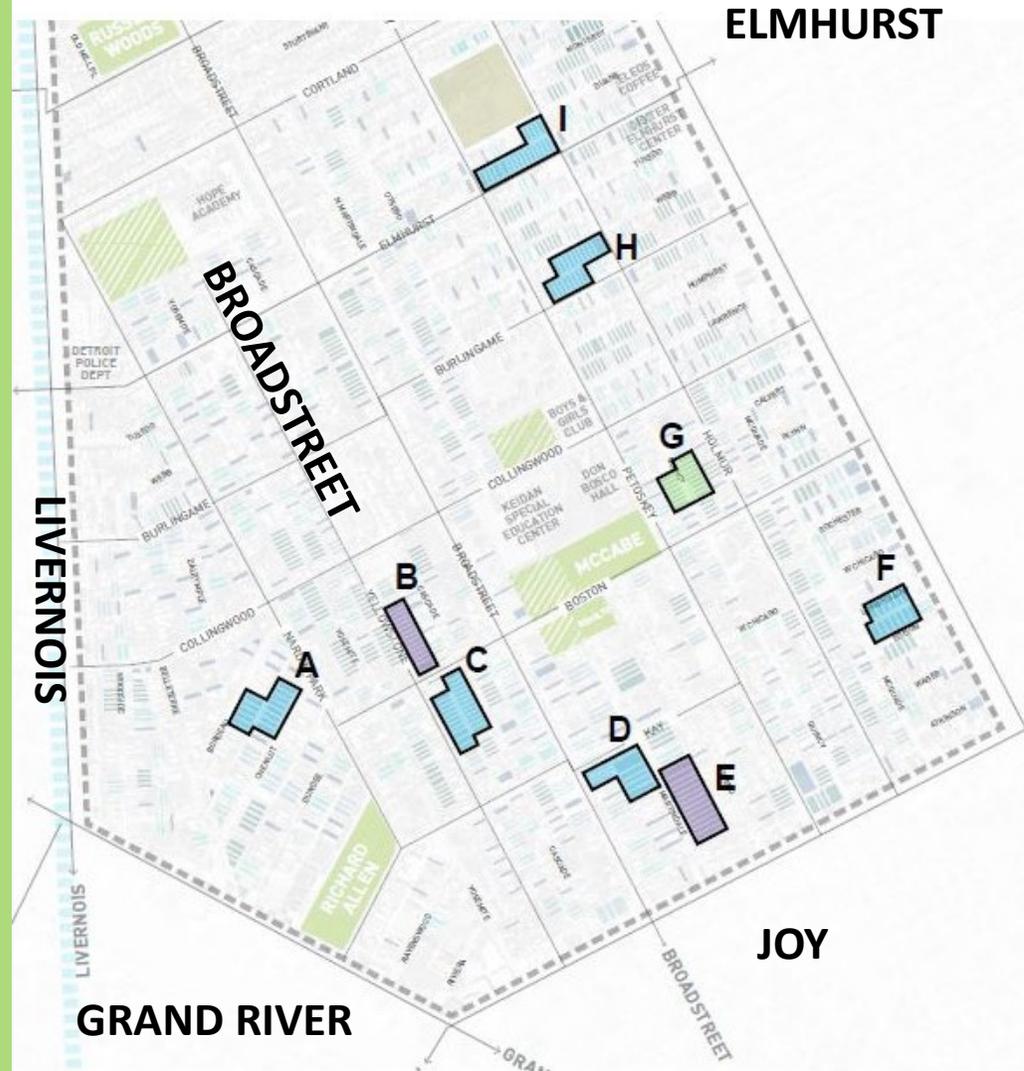
55%
PUBLICLY-
OWNED
(127/232)

● Crime Incidents since 2016

WHAT WE HEARD COMMUNITY MEETING #2 PART II

Commercial Urban Farm Benefits:

- Access to fresh produce
- Improves urban food security & nutrition
- Provides local job opportunities
- Educational opportunities for youth



We recommend the following locations:

- | | |
|---|--------------------------------------|
| A | 13 Lots
Size: 1.48 ac
Zone: R3 |
| B | 14 Lots
Size: 1.03 ac
Zone: R2 |
| C | 24 Lots
Size: 1.75 ac
Zone: R2 |
| D | 8 Lots
Size: 1.32 ac
Zone: R3 |
| E | 13 Lots
Size: 2.00 ac
Zone: R3 |
| F | 13 Lots
Size: 1.26 ac
Zone: R3 |
| G | 16 Lots
Size: 1.13 ac
Zone: R2 |
| H | 18 Lots
Size: 1.37 ac
Zone: R2 |
| I | 19 Lots
Size: 1.43 ac
Zone: R2 |

OPEN SPACE **HOME** **STEADING** **CONCEPT**



WHAT WE HEARD

Focus group members were interested in starting home-based businesses

Interest in small ground floor businesses through sectional zoning in residential areas

OPEN SPACE

HOMESTEADING CONCEPT 1

OPTION 1 - SMALL LOCAL BUSINESS

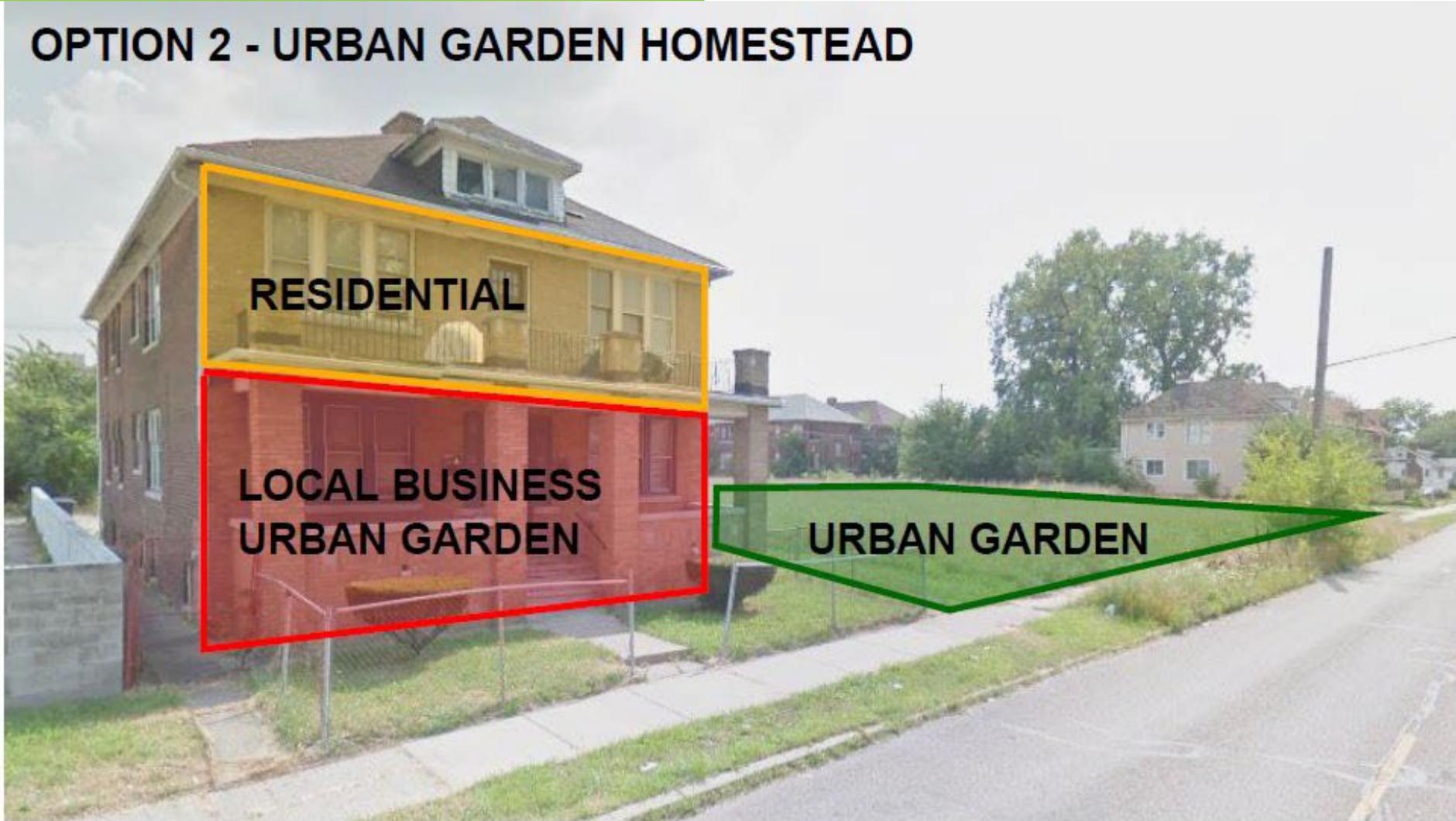


FIRST FLOOR PLAN

OPEN SPACE

HOMESTEADING CONCEPT 2

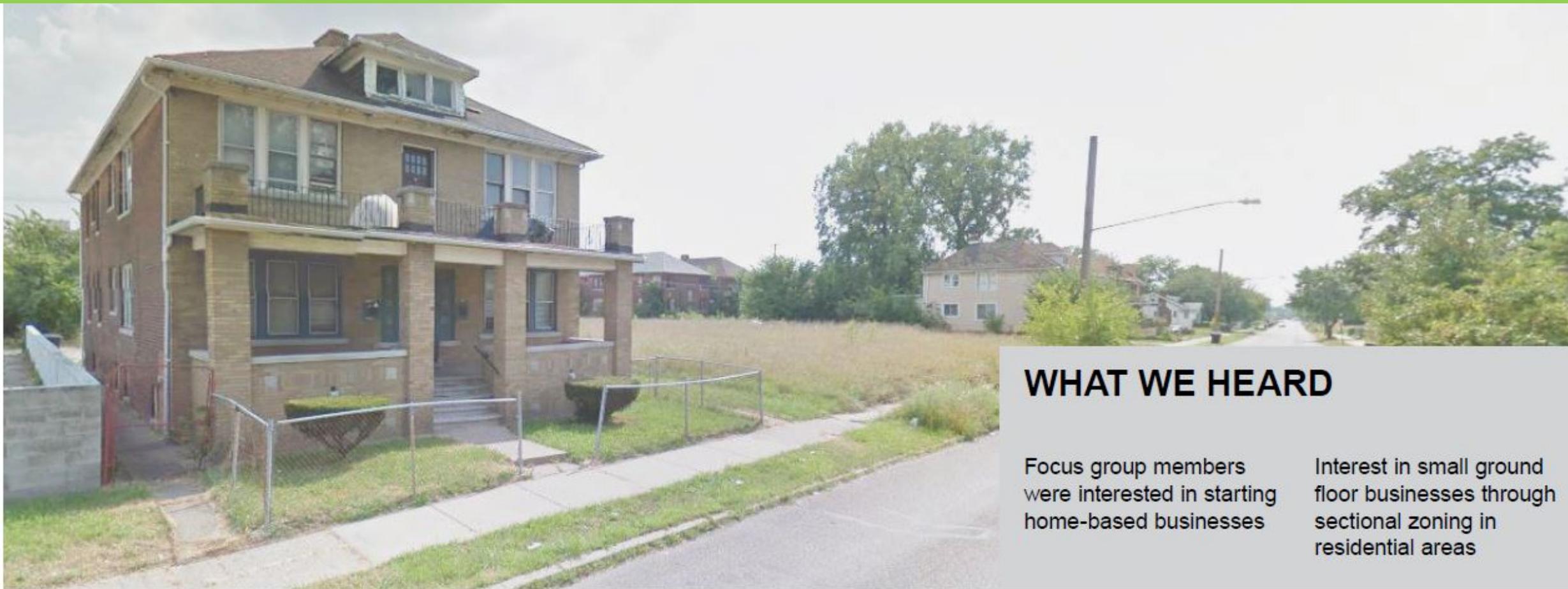
OPTION 2 - URBAN GARDEN HOMESTEAD



FIRST FLOOR PLAN

OPEN SPACE

HOW DO YOU FEEL ABOUT THE HOMESTEADING CONCEPT?



WHAT WE HEARD

Focus group members were interested in starting home-based businesses

Interest in small ground floor businesses through sectional zoning in residential areas

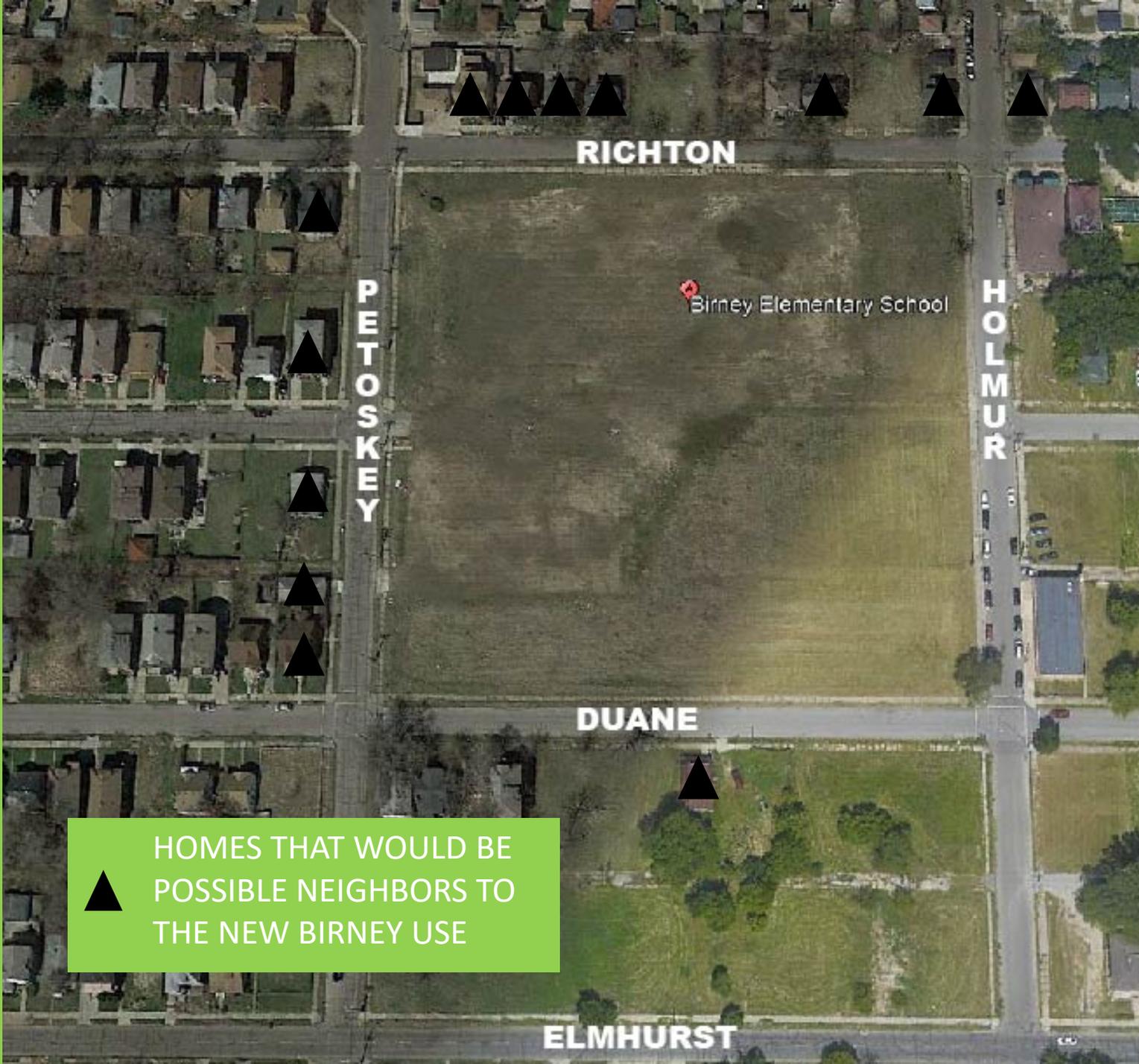
OPEN SPACE

**THE
BIRNEY
SITE**



OPEN SPACE

**THE
BIRNEY
SITE**



▲ HOMES THAT WOULD BE
POSSIBLE NEIGHBORS TO
THE NEW BIRNEY USE

OPEN SPACE

THE BIRNEY SITE

OPTION 1 URBAN FARM

▲ HOMES THAT
WOULD BE
POSSIBLE
NEIGHBORS
TO THE NEW
BIRNEY USE

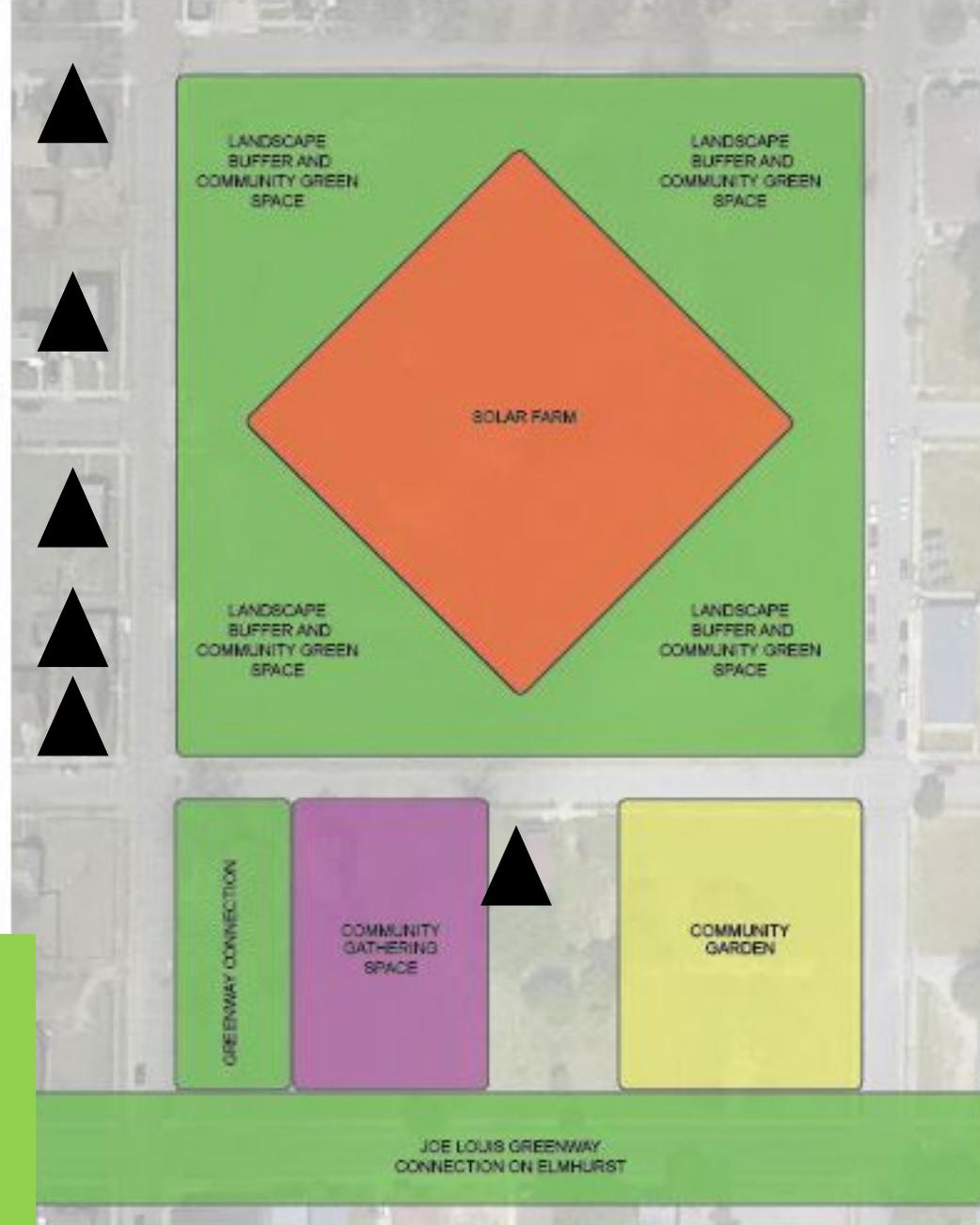


OPEN SPACE

THE BIRNEY SITE

OPTION 2 SOLAR

▲ HOMES THAT
WOULD BE
POSSIBLE
NEIGHBORS
TO THE NEW
BIRNEY USE



DESIGN CONCEPT



OPEN SPACE NOVEMBER 2018 FOCUS GROUP FEEDBACK

Parks:

- **For the Park Options: Could there be two entry plazas? One on the Davison side and one on the Waverly side.**

Open Space:

- **Open Space and Land Stewardship**
- **Residents voiced concerns about the process not being easy to buy a lot adjacent to them though they have been maintaining it for several years**
- **Residents would like to see clearly defined key areas in the neighborhood for each land stewardship scale discussed (small, medium, large, extra-large)**
- **In terms of solar residents want to know benefits to the community?**
 - **We discussed potential benefits:**
 - **Charging stations**
 - **Solar powered Car charging areas**
 - **Community gathering spaces with lights powered by solar**
 - **Community wifi areas?**