Fall 2023 **LARC 8230/Advanced Community Design Studio**

PROBLEM STATEMENT IA: Reviewing and Comparing Three Model Design Standards

INTRODUCTION AND PURPOSE: Land use or subdivision design standards – or ordinances - are common to communities across the country and mandated by law. The purpose of this problem is to introduce you to three models for such standards – as follows – and to have you review, analyze, compare, and present a summarization of them.

https://www.oregon.gov/lcd/TGM/Pages/Model-Code.aspx
Article 3/Chapter 3 Community Design Standards
http://www.pvpc.org/sites/default/files/PVPC%20Model%20Subdivision%20Regulations.pdf
Section 5-1 to 5-8 Design Standards
https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf
pp117-124 Model Cluster Development Ord.
pp125-134 Model Ordinance to Create Physically Active Community
pp147-152 Model Street Connectivity Ordinance

In addition, find and review two local subdivision ordinances to compare with the models – from the cities of Anderson, Seneca, or Clemson.

PROJECT APPROACH:

1. Read the pertinent content of the various standards contained in the preceding URLs. Remember that we are interested specifically in design content and not "boiler plate" information that does not cover the standards to be met for physical planning and design.
2. In digesting the reading content keep in mind that you are required to be analytical and ultimately comparative in – ultimately - presenting your work.
3. Make a reasonable effort to find imagery that illustrates each of the standards in your final presentation. (See below under "Presentation.")
4. After completion of the assigned reading and review, on Wednesday the October, 27 we will determine whether or not this is a group project or one to be completed individually.

PRESENTATION: Your work should summarize the review and analysis you have made of the three sets of design standards as presented in a matrix along with those the two sourced locally. (See a general example of matrix formatting and content that accompanies this statement.)

On the left-hand side of the matrix create five rows that identify the sources of the standards.

On the top of the matrix set up a column for each of the basic and main standard typologies that are discussed in the three model design standard sets. There should be several columns given the number of standards that are referenced in the assigned review and reading.

Your matrix can be presented electronically, but its layout should fit on either a 24"x36" print-out, or – perhaps likely - a standard larger size as needed if it becomes necessary to make hardcopy.

Don't forget a standard title block as described in the course syllabus.

EVALUATION: Each solution will be evaluated in terms of graphic quality, including formatting/packaging, overall content, thoroughness, and accuracy as well as research effort, and oral presentations.

SCHEDULE AND DUE DATES:
Project IA introduced: "Model Subdivision Ordinances" **October 18**
October 18 through October 25 – studio time devoted to working on this project
Project IA due and presented: Matrix of "Model Subdivision Ordinances" **TBD**

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PROBLEM STATEMENT IB: Subdivision Design Standards to Subdivision Layouts

INTRODUCTION AND PURPOSE: As a follow-up to Problem IA in which you compared subdivision design standards, this problem requires you to apply them to subdivision layouts. Therefore, the purpose of this project is to give you practical experience in subdivision planning, design, and the expertise that landscape architecture can apply towards realizing quality of life in a subdivision community.

Your site for this problem is a small parcel of land on the eastern edge of historic Pendleton in Anderson County that adjoins historic but fallow farmland. It's within walking distance of the town green in Pendleton, and has the potential therefore, to offer a "town and country" character.

Your solutions must be threefold. First, apply a local subdivision ordinance (Anderson County would be ideal) to a layout of SFRs. Second, develop plan for SFRs inclusive of ADUs with influences from what you learned from the model subdivision ordinances. Third, create a plan that applies townhouses or some combination of SFRs and townhouses.

Other parameters of this project should include the following.

1. Give careful attention to our first week of discussing the meaning of "community" and the tangible and intangible qualities and characteristics that define it.
2. Include a concentration of geothermal energy that will heat and cool your housing units.
3. Include PVs that will convert solar energy into power for your housing.
4. Design your solutions to maintain or enhance biodiversity including ecosystem services.

PROJECT APPROACH: Background and Analysis – Team Effort

1. Locate the site and conduct a cursory analysis of it through Google Earth.
2. Articulate the various steps and content of a design and planning process and determine what facets of the inventory and analysis that need to be applied for this project.
3. Review the Anderson County Subdivision Ordinance (attached) and compare it to content of the matrix you created in Problem IA.
4. Your site analysis should be mapped as a "composite" of information comprised of one or two documents. Importance must be given to site surroundings and general environs. Don't overlook demographics and market.

PROJECT APPROACH: Design Development – Individual Effort

1. To reiterate, this design problem requires development of three subdivision alternatives for the site. First, one that applies Anderson County's (recommended) requirements inclusive of individual lots for a SFR "zero lot-line" development. Second, one that reflects content of the three model ordinances reviewed in Problem IA. And, third, a cluster development that includes amenities in the second subdivision and optionally applies SFRs or townhouses.
2. Design development should follow the design process discussed in class and reflect an evolution from bubble diagrams, to conceptual design, and followed by preliminary and final design. You should have a design program and design criteria, that, in addition to what we have studied to date, give attention to energy and ecosystem services.
3. In developing your design, here are resources that you should probably apply.
    a. Getting to Smart Growth: 100 Policies for Implementation Note: while this work is for highly urbanized areas for the most part, it's worth considering to some extent https://climatechange.lta.org/smart-growth-100-policies/
    b. Eventually, make a selection for SFRs and/or townhouses from the following resource (Allison Ramsey Architects), knowing that Pendleton in on the Historic Register https://www.allisonramseyarchitect.com/

PROJECT APPROACH: Presentation – Team and Individual Effort

Your work should initially consist of a "package" of drawings as follows. Sheet size and scale to be determined.

- A "comprehensive" site analysis sheet – plan and elevation views with graphics, labels and notes
- Conceptual plans using diagrammatic graphic, labels and notes
- A final presentation comprising the usual graphic and verbal documentation
- Don't forget a standard title block as described in the course syllabus.

EVALUATION: Each solution will be evaluated in terms of graphic quality, including formatting/packaging, overall thoroughness and accuracy as well as research effort, and oral presentations.

SCHEDULE AND DUE DATES: TBD

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PROBLEM STATEMENT II: Planning a Community Center for the Historic Jenkins Property

INTRODUCTION AND PURPOSE: A historic site comprising a residence dating to 1837 and a nine-acre land area is in a key location of historically and culturally significant Pendleton, South Carolina and has the potential to serve as a multi-faceted community center. Such a center can be significant at various levels, e.g., local, regional, and statewide.

Your site for this problem – the Jenkins house and property – is the focus of a master and site planning effort. In developing this project, give careful attention to our first week of discussing the meaning of "community" and the tangible and intangible qualities and characteristics that define it. Additionally, you must apply elements of regulations that come into play for a historic property.

Significantly, this is an undertaking intended specifically and broadly benefitting graduate student education within a nationally accredited landscape architecture program.

PROJECT APPROACH: Background and Analysis – Team Effort

1. Initially, locate and visit the site (accessible from Cherry Rd. across from the Pendleton fire station and EMT sites) and conduct a cursory analysis of it through Google Earth. A cursory site reconnaissance will follow.
2. Articulate the various steps and content of a design and planning process and determine what facets of an inventory and analysis to apply for this project site and its environs. (Wednesday, Aug.30)
3. Develop and present a site analysis comprising "composite" mapping and data. Importance must be given to historic context, site surroundings and general environs. Don't overlook stakeholders, prospective user groups and related market, and significance to the Pendleton Historic Foundation as the project client.

PROJECT APPROACH: Design Development – Individual Effort

1. This design problem requires application of a design development process stemming from site analysis, regulatory requirements, client needs, and program development inspirations arising from your efforts. Working through conventional approaches to design development, your work will include presentation to and review by the client group and faculty.
2. Design development should follow the design process discussed in class and reflect an evolution from bubble diagrams, to conceptual design, followed by preliminary, and, subsequently, final design. You should have a design program and design criteria, that, in addition to what you have studied to date and emanate from project development, give attention to energy and ecosystem services.
3. In keeping with environmental concerns significant to landscape architecture, make every reasonable effort to include the following within your planning and design programs.

Overall Ecosystem Water Capture Habitat Food Eco-Tourism

PROJECT APPROACH: Presentation – Team and Individual Effort

Your work should initially consist of a "package" of drawings as follows. Sheet size and scale to be determined.

- A "comprehensive" site analysis – plan and elevation views with graphics, labels, and notes
- Conceptual plans using diagrammatic graphic, labels and notes
- A final presentation comprising the usual graphic and verbal documentation
- Don't forget a standard title block as described in the course syllabus.

EVALUATION: Each solution will be evaluated in terms of graphic quality, including formatting/packaging, overall thoroughness, and accuracy as well as research effort, and oral presentations.

SCHEDULE AND DUE DATES: TBD