

Lockefield Gardens Renovation

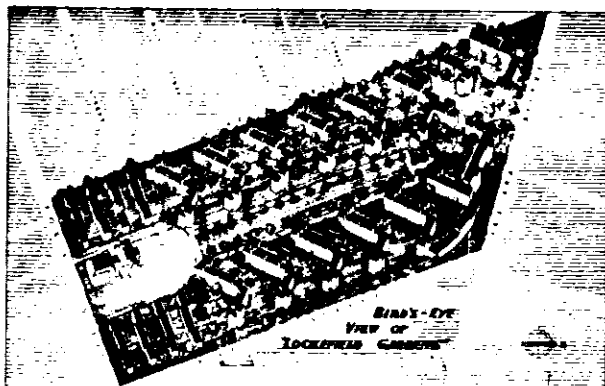
A THESIS PROPOSAL FOR THE REVITALIZATION
OF AN ABANDONED HOUSING PROJECT

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FOR: The College of Architecture and Planning
Ball State University

Muncie, Indiana

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Thesis
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ACKNOWLEDGEMENTS

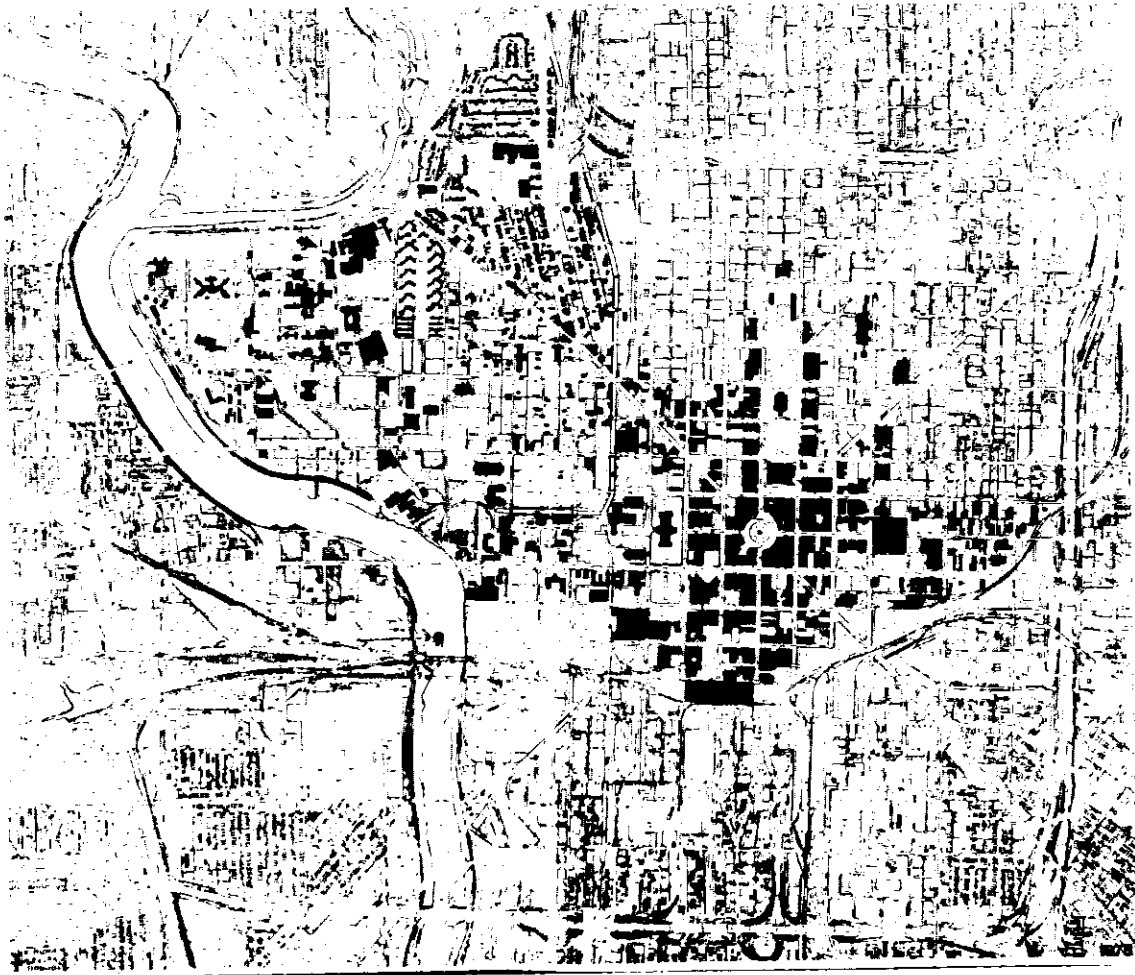
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HISTORY

The Lockefield Carden Apartments were built in the period between 1936-1938 as housing for black families. Originally housing 748 families on 23 acres. The project is located in the Midtown area of Indianapolis. Lockefield was an important part of the black Midtown community until the higher-income families began to move out during the 1960's.

The exodus occurred for a variety of reasons:

- 1) The deterioration of the plumbing and heating systems.
- 2) Change to a low-rent housing designation.
- 3) Civil rights legislation that allowed blacks to move into areas from which they were barred previously.

In 1973 families began to be relocated out of Lockefield Gardens in anticipation of renovation of the project using H.U.D. funding. This process of relocation was completed by 1976. However, renovation never occurred, because of a district court ruling prohibiting the construction or renovation of low-income housing until the Indianapolis Public Schools were desegregated. As a result, Lockefield Gardens is presently vacant and deteriorating, (the units have not been boarded up and are open to the elements).

PROBLEM DESCRIPTION

Lockefield Gardens is located about one mile from Monument Circle, and between the Indiana University-Purdue University in Indianapolis (I.U.P.U.I.) campus and the Midtown community (Fig.1). Because of its location, Lockefield Gardens' vitality (or lack of vitality) will have an effect on the environment of downtown Indianapolis. It will also be an important part of the interface (a plane forming a common boundary between two areas) between I.U.P.U.I. and Midtown.

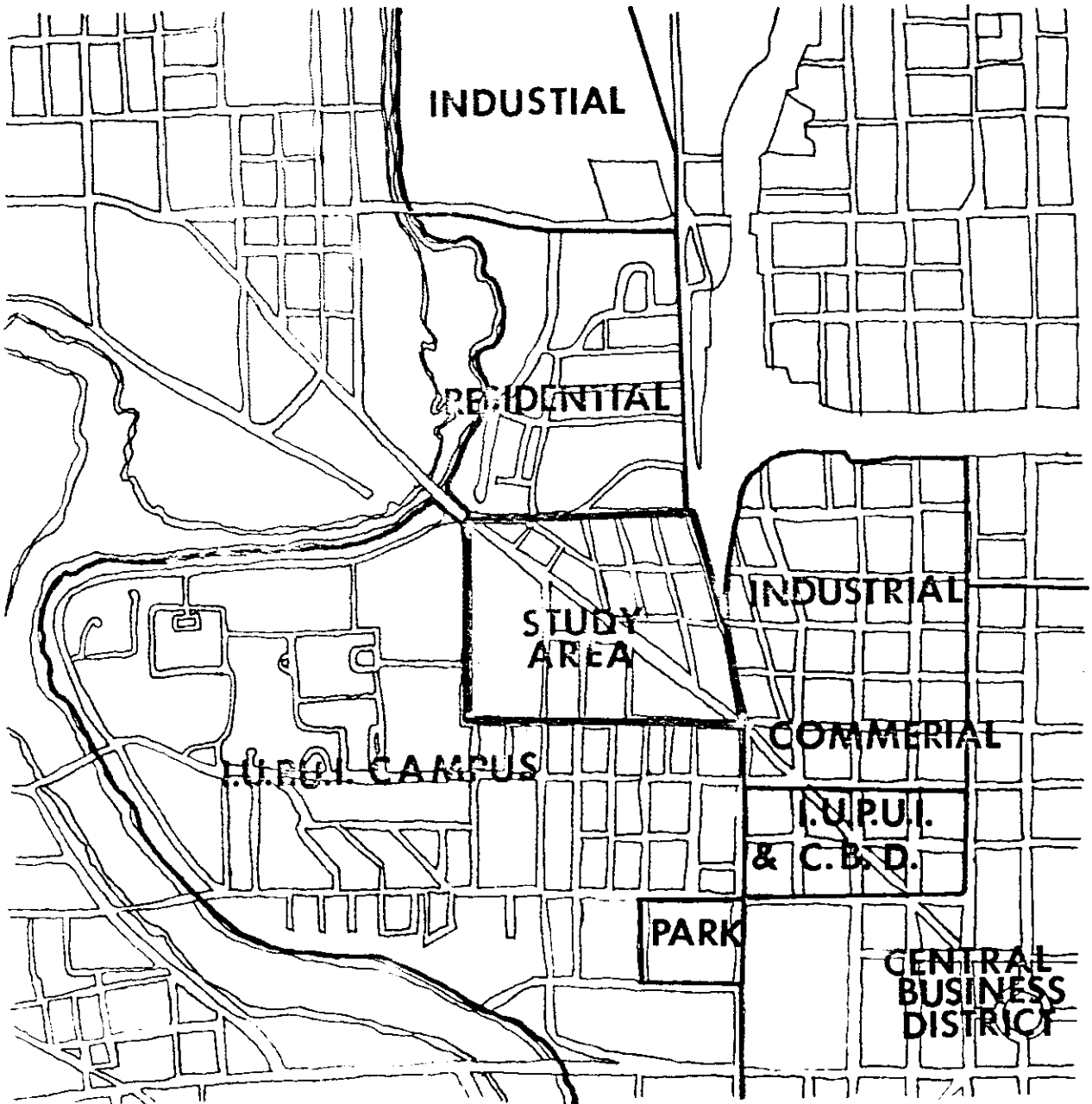
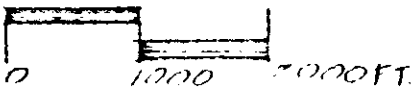


Figure 1

Adjacent Areas



At the present, this interface is very poor due to the lack of identifiable boundaries between I.U.P.U.I. and Midtown (row of trees, wall, change in elevation, line of buildings, etc.). This is the result of the rapid expansion of the University and poor planning. Another problem is scale; the buildings in Midtown are mostly two story, wood frame, single family detached housing, while the University consists of classrooms and hospital buildings, some over ten stories in height. Finally, the interface is poor because there is no shared space where the two groups can come together to participate in an activity (shopping, recreation, classrooms, etc.).

Crime is a significant problem in the area, especially at the interface between the University and Midtown area.

Other issues to be addressed in the project include: The lack of hierarchy of public, semi-public, semi-private, and private spaces between the existing Lockefield Garden Apartments, the lack of off-street parking (presently there are only thirty-six parking spaces, where a demand exists for about 370 more) and the need for sensitivity in relating any new construction with the existing buildings in scale, architectural style, and in use of materials.

USER DESCRIPTION

The Lockefield Gardens renovation project will include four groups of users: 1) Elderly 2) I.U.P.U.I. hospital professionals and graduate students. 3) I.U.P.U.I. faculty and staff. 4) I.U.P.U.I. undergraduate students.

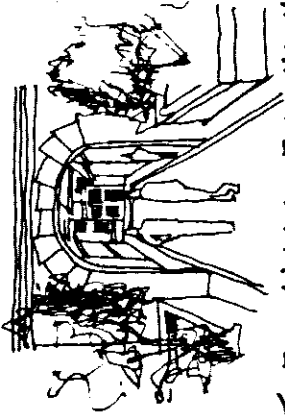
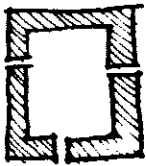
Because of conflicts that occur between some social-economic groups (i.e. crime, because of an inability to recognize who belongs¹), they will be assimilated together in a public and controlled environment.

¹Newman, Oscar, Design Guidelines for Creating Defensible Space, 1975, pp.74.

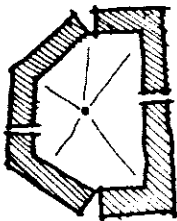
SENSE OF COMMUNITY

* THE SHARING OF SPACE, OBJECTS, OR BUILDINGS THAT ARE IN THE TERRITORY CONTROLLED BY THE GROUP

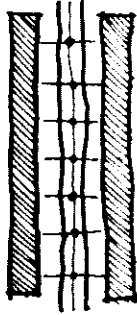
- WELL-DEFINED TERRITORY IS IMPORTANT IN FOSTERING A SENSE OF COMMUNITY



- THE SPACE MUST BE USED BY MEMBERS OF THE GROUP EQUALLY

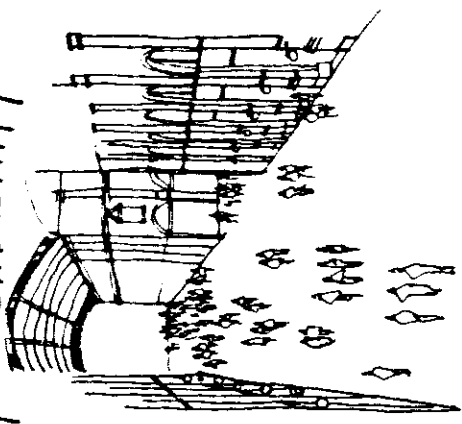
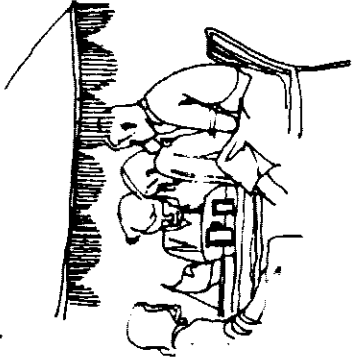


FOCAL POINT



COMMON STREET

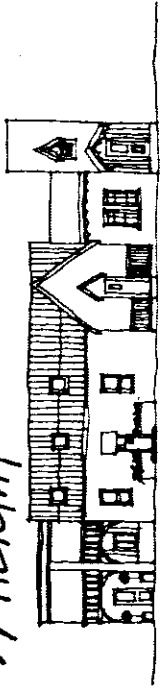
- SPACE THAT ENCOURAGES THE INTERACTION BETWEEN PEOPLE & GROUPS OF PEOPLE IS IMPORTANT TO A SENSE OF COMMUNITY



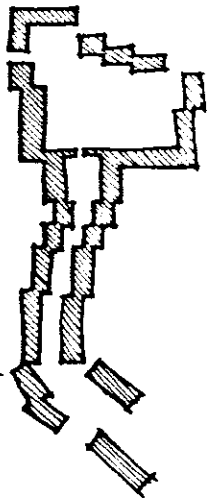
SENSE OF IDENTITY

* THE EXPRESSION OF ONE'S ENVIRONMENT THAT DISTINGUISHES IT FROM OTHER PEOPLE'S

- DIVERSE & DISTINCTIVE ELEMENTS:
 - DOORS, WINDOWS, ARCHITECTURAL ELEMENTS, HEIGHT



- BUILDING MATERIALS, COLORS, LANDSCAPING, PAVEMENT, TERRACES
- CONTRASTING SPACES & BUILDING ORIENTATION



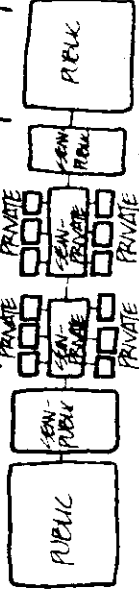
DEFENSIBLE SPACE

* SELF-HELP CRIME PREVENTION BY ALLOWING PEOPLE TO CLAIM TERRITORY AND ESTABLISH SURVEILLANCE OVER IT

- CAR PARKED IN FRONT OF THE UNIT
- UNITS FACE PLAY AREAS
- MINIMIZE # UNITS SERVED BY EACH ENTRY
- AS MUCH OF THE GROUNDS AS POSSIBLE ASSIGNED TO SPECIFIC UNITS TO BE CARETAKER
- GROUP UNITS INTO SMALL CLUSTERS
- SIMILARITY OF USERS FOR SCREENING

HIERARCHY OF SPACES

* SEQUENCE OF PUBLIC, SEMI-PUBLIC, SEMI-PRIVATE & PRIVATE SPACES



- PUBLIC - SPACE THAT IS OPEN TO ANYONE, THAT IS NOT UNDER THE CONTROL OF THE RESIDENT
- SEMI-PUBLIC - SPACE OPEN TO ANYONE, BUT UNDER THE RESIDENTS CONTROL
- SEMI-PRIVATE - SPACE THAT IS RESTRICTED TO RESIDENTS ACCESS ONLY
- PRIVATE - SPACE THAT IS RESTRICTED TO UNIT RESIDENTS ACCESS ONLY

• SPACES W/ ACTIVITIES THAT PEOPLE CAN PARTICIPATE IN TOGETHER (SITTING, SHOPPING, SKATING, HANGING CLOTHES, ETC.)

• SPACES W/ THINGS TO WATCH (PEOPLE, SPORTING EVENTS, CONCERTS, ANIMALS, TRAFFIC, ETC.)

• PEDESTRIAN SPACES

• SPACES THAT ARE INTERESTING & THAT HAVE DIVERSITY

VISUAL SURVEILLANCE

* CONTROL OVER AN AREA BY VISUAL SUPERVISION



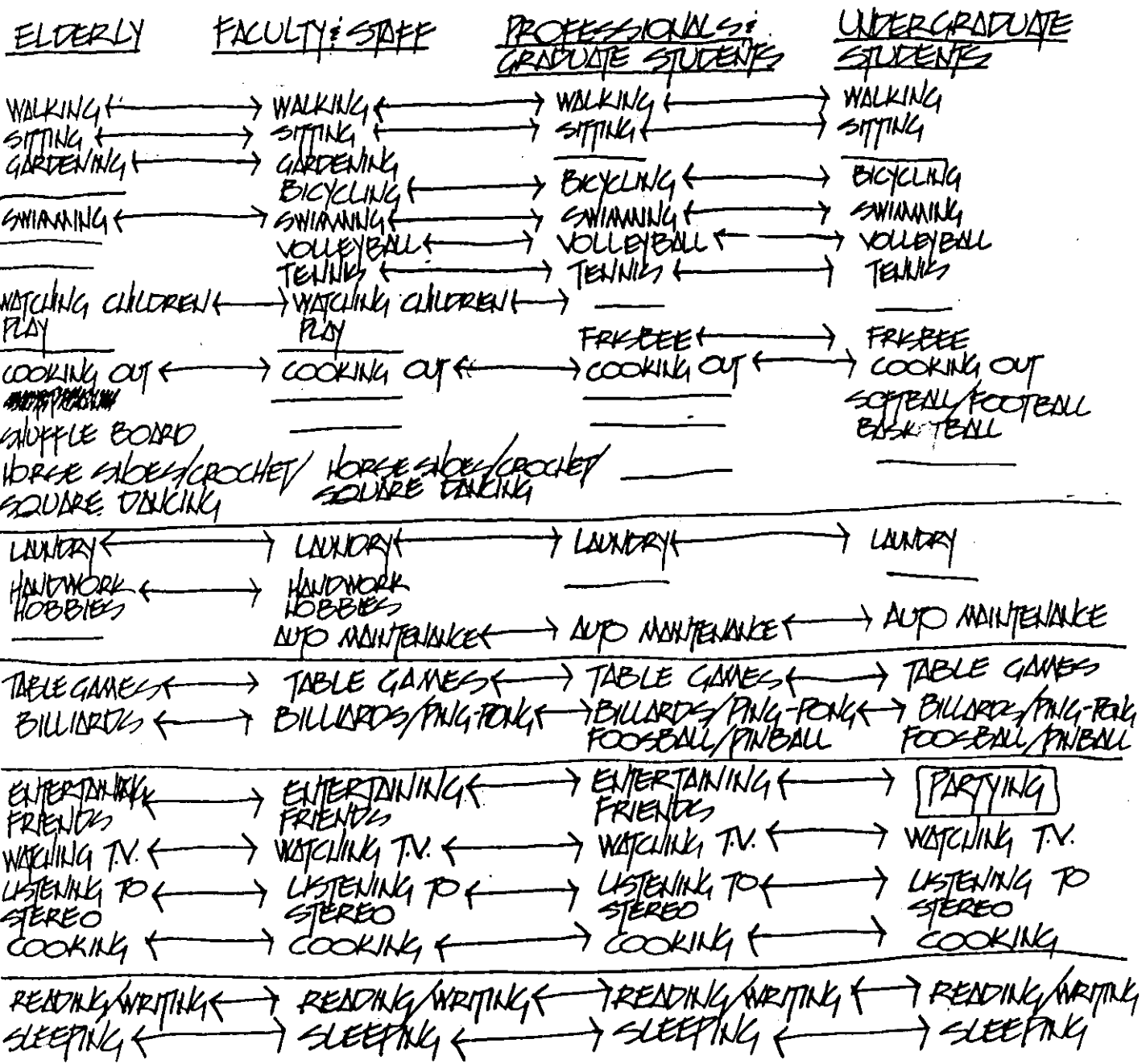
USER	AGE	MARITAL STATUS	PERSONS	HOUSEHOLD INCOMES	TYPE OF UNIT PREFERRED
ELDERLY	60 & older	older couples & singles	1-2	74% below \$5,000	
PROFESSIONALS & GRADUATE STUDENTS	22-29	young marrieds & singles	1-2	44% below \$8,000/yr. 16% over \$18,000/yr.	43% townhouse 38% single family
FACULTY & STAFF	22-29	young marrieds, small families	1-4	19% under \$8,000/yr. 35%-\$8,000-\$12,000/yr.	46% single family 37% townhouse
UNDERGRADUATE STUDENTS	18-25	single males & females	1-2	25% over \$18,000/yr. 35% below \$8,000/yr.	36% townhouse 23% single family 19% student housing

USER NO of BEDROOMS AMENITIES DESIRED

ELDERLY		
PROFESSIONALS & GRADUATE STUDENTS	58%--2 BRM	washer/dryer swimming pool
	19%-3 or more 14%-1 BRM	tennis courts
FACULTY & STAFF	50%-2 BRM 16%-1 BRM	washer/dryer swimming pool
	30%-3 or more	tennis courts
UNDERGRADUATE STUDENTS	39%-2 BRM 30%-1 BRM	washer/dryer swimming pool
	15%-3 or more	tennis courts

² Source (except elderly): Midtown Market Study, Hammer, Siller, George Assoc., 1977

Elderly Source: 197 Census



PLANNING BY RELATED ORGANIZATIONS

The I.U.P.U.I. Planning department is presently considering locating housing for students and professionals in an area bounded by Indiana Avenue, Blake and Michigan Streets. Classrooms and academic buildings may be located south of Michigan Street, and a commercial development is planned for an area just south of Lockefield Gardens. A Parking garage is being built east of the location of the proposed commercial development (figure 2).

The City of Indianapolis has preliminary plans for promoting commercial development along the White River Canal. Also, an office building is being erected at New York Street on Indiana Avenue, which is hoped to provide the initial impetus for a revitalization effort for Indiana Avenue (figure 2).

Since 1973 the fate of Lockefield Gardens has been uncertain. The Midtown residents and I.U.P.U.I. administrators have had conflicting ideas about how it should be used. Meanwhile, a number of studies have been done assessing the benefits of rehabilitation versus demolition; most notable of which is the Whitley/Whitley, Inc., study that rates the option of renovating 500 units as the most beneficial.

To date the future of Lockefield Gardens is undecided. I believe as many of the units as possible should be saved for the following reasons:

- 1) As one of the first public housing projects in the United States, Lockefield Gardens is an important historic site, and it should be preserved as much as possible.
- 2) The investment of energy and materials in the existing structures is enormous and we cannot afford to waste

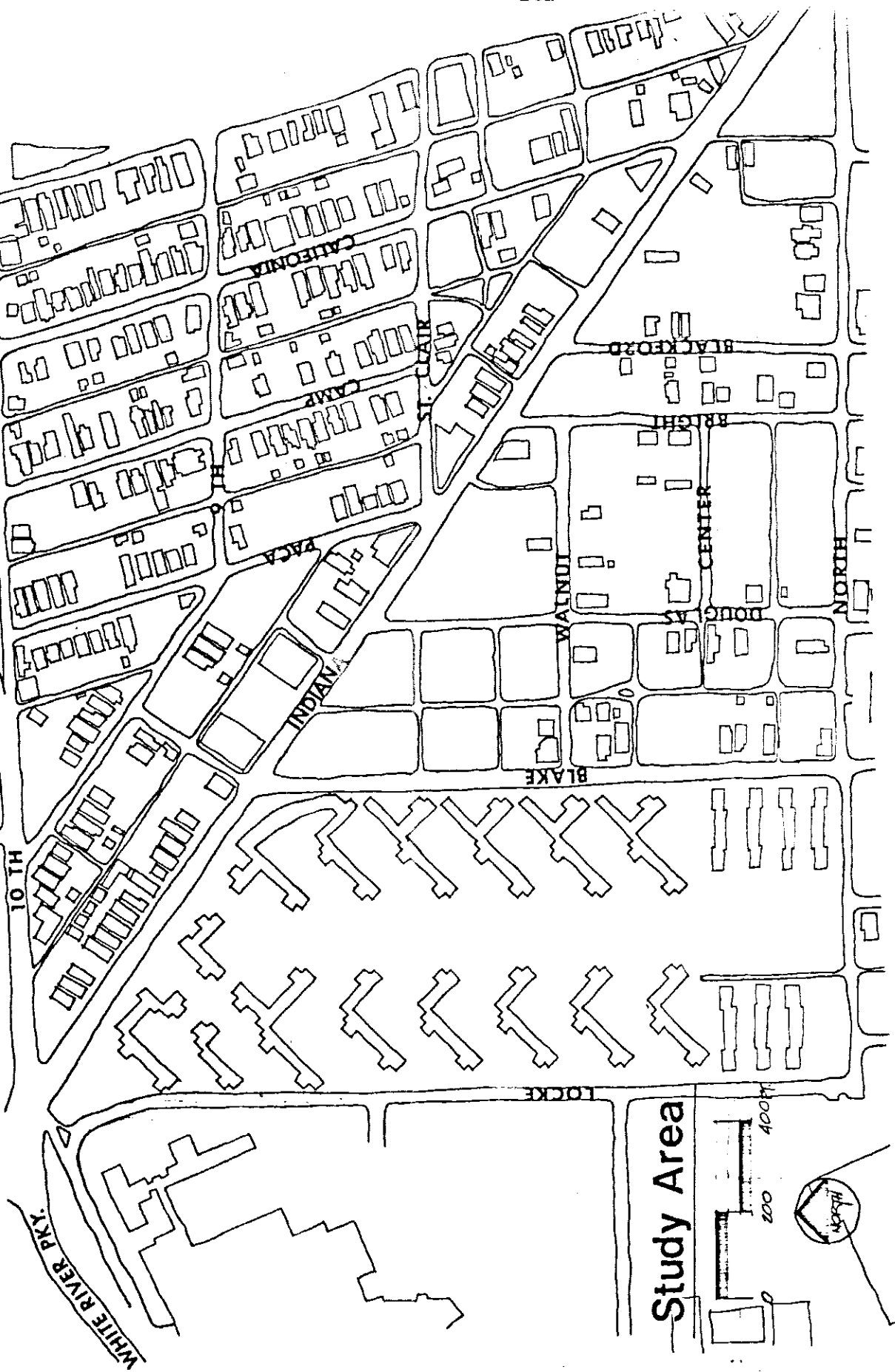


Figure 2

them (4.5 million gallons of gasoline are already invested; enough to "have a net advantage over an equivalent new complex for more than 50 years"³)

- 3) Lockefield Gardens has been an important part of the Midtown community for years. As such, it would be impossible to replace and to demolish it would be to destroy part of a community.

FUNCTIONS

Total Living Units _____ 570

Rehabilitated Units _____ 550

(50% of 732 existing units are expanded so that 2 units are combined to make one--366 units made into 183 units; 50% of the existing units are unchanged in size--367 units)

Demolished Units _____ 16

Newly Constructed Units _____ 20

Elderly Housing Units _____ 143

(Ground level apartments, unless elevators are used)

Efficiencies _____ 50

1 Bedroom Units _____ 72

2 Bedroom Units _____ 21

One-third (47) of the elderly units will be in the same building. This building will have nursing care and elevators. The remaining two-thirds will be free to live in any apartment, (two-thirds of the elderly are shown to be healthy by survey).

The nursing care building will have a reception lounge, dining room, and kitchen. Also, each floor will have a lounge and a

³ Energy: Preservation is most efficient, study proves, Knight, Carleton III, Preservation News, Jan. 1979.

laundry. Medical and inpatient care is available from the I.U.P.U.I. Medical Center.

Neighborhood shopping is within 1/4 mile; (Food market, bakery shop, drugstore, stationary store, restaurant, barber shop, beauty parlor, laundry and dry cleaning, hard-ware, service station, etc.)

Public Transit Facilities: At least one bus stop every four blocks.

Out and In-Patient Medical Facilities: 1 bed for every 10 residents.

Parks: Neighborhood park, (2 acres/1000 residents)⁴

Hospital Professionals and Graduate Students: Garden Apartments

and New Townhouses	_____	178 Units
1 Bedroom	_____	32 Units
2 Bedroom	_____	108 Units
3 Bedroom	_____	38 Units

Faculty and Staff: Garden Apartments and New Townhouses: 178 Units.

1 Bedroom	_____	28 Units
2 Bedroom	_____	89 Units
3 Bedroom	_____	53 Units
4 Bedroom	_____	8 Units

Undergraduate students: Townhouse Apartments: 71 Units

Efficiencies	_____	10 Units
1 Bedroom	_____	22 Units
2 Bedroom	_____	28 Units
3 Bedroom	_____	11 Units

⁴ McKeever, J. Ross (editor), The Community Builders Handbook, Urban Land Institute, Washington, D.C., 1968, 166.

Resident's Parking (off-street) _____ 342 spaces
 Visitor's Parking (on-street) _____ 48 spaces

Density

Existing _____ 28.8 units/acre
 Proposed _____ 22 units/acre

Community Building

Multipurpose Room _____ 3,000 sq.ft.
 (Social Activities, Game Room, Crafts, Teen Activities)
 Kitchen _____ 300 sq. ft.
 Storage _____ 165 sq. ft.
 Total _____ 3,465 sq. ft.

Service Buildings (Laundry, 8) _____ 280 sq. ft.

Recreation Space

Child-use Space _____ 6,840 sq. ft.
 (324 Children x 20 sq. ft./child--Tot Lots)
 Mixed-use Space _____ 34,900 sq. ft.
 (1396 People x 25 sq. ft./person)
 (Tennis courts, volleyball, basketball courts, etc.)
 Adult-use Space _____ 105,400 sq. ft.
 (1054 Adults x 100 sq. ft./adult)
 (Gardens, terraces, laundromats, etc.)

Unit Sizes

Efficiencies

(Non-expanded in townhouses) _____ 603 sq.ft.
 (Non-expanded in garden apartments) _____ 532 sq. ft.
 One Bedroom (non-expanded garden Apts.) - 509-606 sq. ft.
 (Expanded Garden Apts) _____ 775-930 sq. ft.
 (_____
 Two Bedroom
 (Non-expanded garden apartments) _____ 608-652 sq. ft.
 (Expanded garden Apartments) _____ 1018-1212 sq. ft.
 (New Units) _____ 1160 sq. ft.
 Three Bedroom (expanded garden apts.) _____ 1328-1381 sq. ft.
 Four Bedroom (expanded garden apts.) _____ 2424 sq.ft.

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- 1) Becker, Franklin D., Design For Living, Center for Urban Development Research, Ithaca, N.Y.
- 2) Jacobs, Jane, The Death and Life of Great American Cities, Random House, New York, 1961.
- 3) McClain, Jan, Housing the Elderly, Canadian Council on Social Development, Ottawa, Ontario.
- 4) Newman, Oscar, Design Guidelines for Creating Dedensible Spaces, National Institute of Law Enforcement and H.U.D.
- 5) An Introduction to Housing Layout, Greater London Council, Dept. Of Architecture and Civic Design, Nichols Publishing Company, New York, N.Y.
- 6) "Lockefield Gardens, A Study For Its Reuse", Whitney/Whitney, Inc., Architects/Planners, Shaker Heights, Ohio. March, 1979
- 7) "Indiana Avenue, Midtown Neighborhood Plan," Indianapolis Dept. Of Metropolitan Development, Indianapolis, IN., April, 1973
- 8) McKeever, J. Ross, (editor), The Community Builders Handbook, Urban Land Institute, Washington, D.C., 1968.

Building Type Analysis



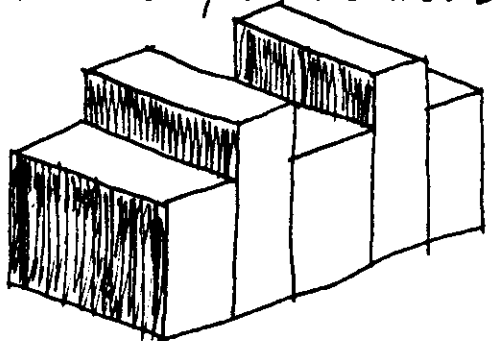
HARMONY HOUSE

40 LOW-MODERATE UNITS
DENSITY - 40 UNITS/ACRE
LOCATION: NEW HAVEN, CONN.
ARCHITECT: LOUIS SAUER
NO COMMERCIAL

HARMONY HOUSE IS AN ATTEMPT TO RESPOND TO THE NEEDS OF THE RESIDENTS, BY ALLOWING THEM TO SHOW THEIR PREFERENCES IN A QUESTIONNAIRE. THE RESPONSES GREATLY INFLUENCED THE LAYOUT OF THE UNITS (THE LOCATION OF THE LIVING AREA AND THE PARKING FOR EXAMPLE). THE PROJECT ALSO MAKES USE OF LATENT URBAN SPACE.

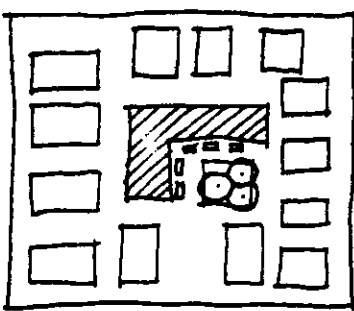
CONCEPT/PARTI

THESE UNITS FORM A SERIES OF BOXES, SIDE BY SIDE, IN A KIND OF FRAGMENTED WALL, WITH ALTERNATE BOXES AT DIFFERENT LEVELS.

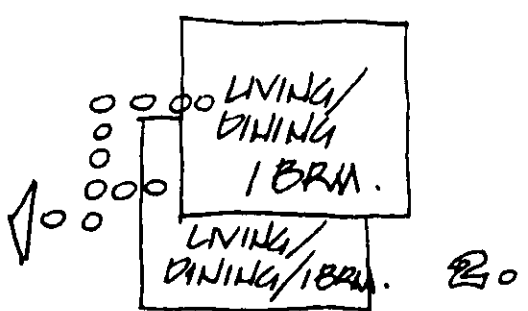
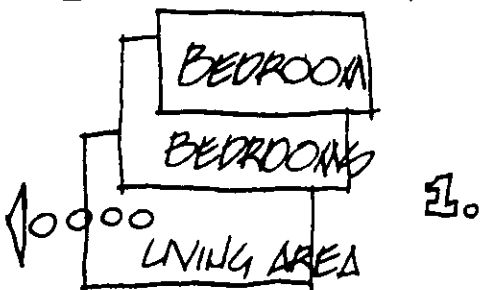


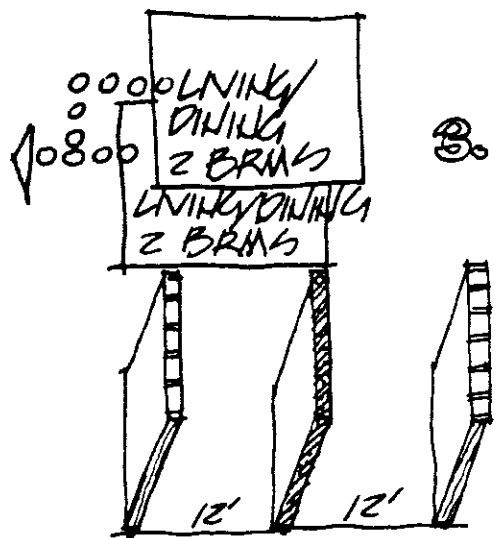
CORRELATION/CIRCULATION

SITE: THE SITE IS LOCATED AT THE CENTER OF A CITY BLOCK WITH EXISTING HOUSING ON THE PERIMETER. THE UNITS FORM AN L-SHAPE AROUND A SMALL LANDSCAPED COURTYARD. PARKING IS DIRECTLY IN FRONT OF THE UNITS AND AROUND THE COURTYARD.



UNITS: THE UNITS INTERLOCK AND THERE ARE THREE TYPES OF UNITS. IN THE FIRST TYPE THE ENTRY IS AT THE GROUND LEVEL AND THE LIVING AREA IS DIRECTLY OFF THE ENTRY. THERE ARE THREE BEDROOMS ON THE SECOND LEVEL AND ONE ON THE THIRD. THE SECOND TYPE OF UNIT IS ENTERED FROM THE GROUND LEVEL INTO A LIVING-DINING AREA WITH ONE BEDROOM AT THE SAME LEVEL. THE THIRD TYPE ALSO ENTERS IN A LIVING-LIVING AREA, HOWEVER, IT HAS TWO BEDROOMS. ENTRIES FROM TYPES 2 AND 3 ARE FROM BOTH THE FIRST AND SECOND LEVELS.

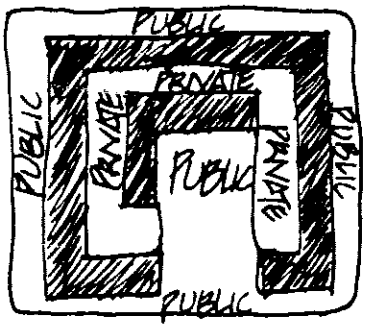




STRUCTURE
 WOOD FRAME WITH CONCRETE
 BLOCK FIRE SEPARATION WALLS
 ARE USED. THE BAYS ARE A
 REGULAR 12 FEET AND THE
 EXTERIOR IS COVERED WITH
 TEXTURED CEDAR PLYWOOD.

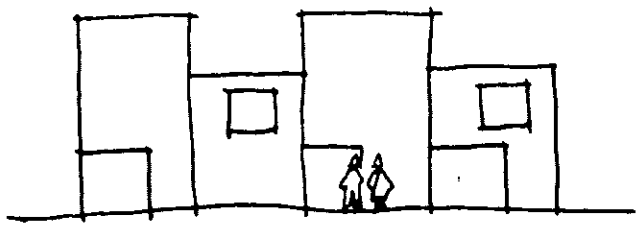
UNIQUE FEATURES

THIS PROJECT CREATES A
 KIND OF SECONDARY STREET
 IN THE CENTER OF EXISTING
 STREETS ON WHICH THE UNITS
 FACE. ITS RELATIONSHIP TO THE
 EXISTING UNITS IS GOOD IN TERMS
 OF SCALE, USE OF MATERIAL AND
 IN RELATIONSHIP OF PUBLIC AND
 PRIVATE SPACES. THERE IS NO
 FRONT YARD OR SHARED PUBLIC
 SPACE EXCEPT THE PLAYGROUND
 COURTYARD.



FACADES

THE UNITS PROJECT AN IMAGE
 OF A SERIES OF INDIVIDUAL
 LIVING UNITS BY THEIR SCALE
 AND VARIETY IN HEIGHT. HOWEVER,
 THE ENTRIES, ROOFLINE AND
 WINDOWS GIVE THE UNITS A
 STERILE QUALITY.



CHURCH STREET SOUTH

400 LOW-MODERATE / 309 ELDERLY UNITS

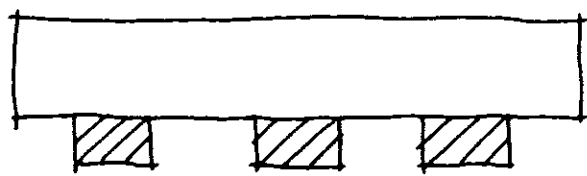
LOCATION: NEW HAVEN, CONN. C.B.D. AREA

ARCHITECT: CHARLES MOORE

COMMERCIAL BUSINESSES: A SUPERMARKET, A LAUNDROMAT, A HEADSTART CENTER AND SMALL OFFICES

CONCEPT / PARTI

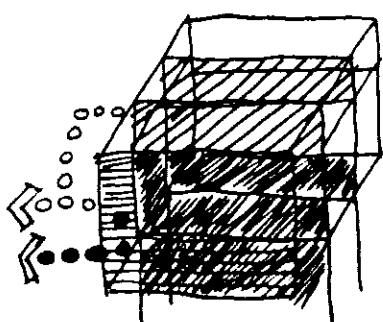
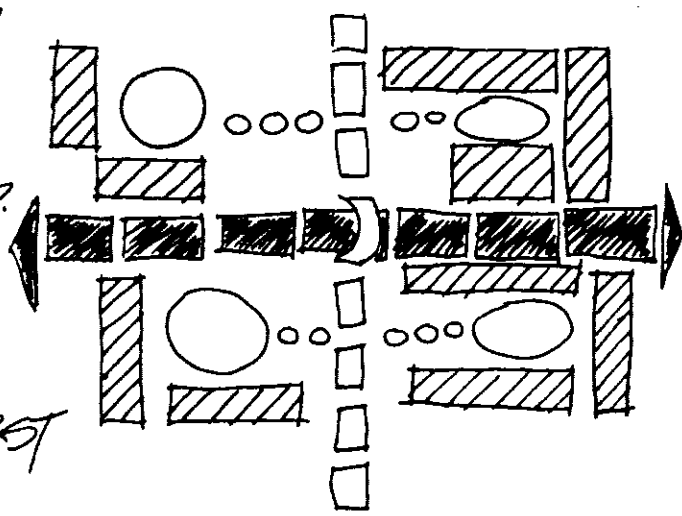
THE FORM OF THE BUILDINGS ARE RECTANGULAR WITH ADDED ON BALCONIES AND ENTRYWAYS A WALL AND OBJECT PARTI.



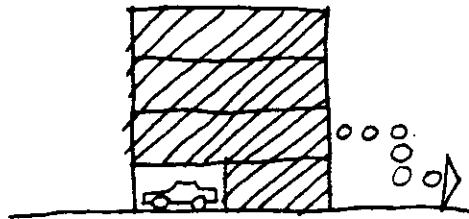
CORRELATION / CIRCULATION

SITE: A PEDESTRIAN STREET RUNS THROUGH THE CENTER OF THE SITE AND SECONDARY PEDESTRIAN STREETS CONNECTING THIS CENTRAL AXIS WITH PUBLIC OPEN SPACES. THE PUBLIC SPACES ARE ENCLOSED BY HOUSING. ALSO, A MAJOR STREET BISECTS THE SITE AND A PEDESTRIAN BRIDGE HAS BEEN PROPOSED TO CROSS IT.

UNITS: THERE ARE THREE AND FOUR LEVEL UNITS. THE THREE LEVEL UNITS HAVE A THREE BEDROOM UNIT ON THE FIRST LEVEL AND 2 AND 3 BEDROOM DUPLEX ON THE SECOND AND THIRD LEVELS. THE FIRST FLOOR UNITS SHARE AN ENTRY WITH ONE OF THE SECOND FLOOR UNITS, AND THE ODD UNIT SHARES AN ENTRY WITH THE ODD UNIT NEXT TO IT. THE FOUR LEVEL UNITS ARE THE SAME AS THE THREE LEVEL UNITS EXCEPT ACCESS TO THE UNITS IS GAINED FROM THE SECOND LEVEL AND TWO BEDROOMS

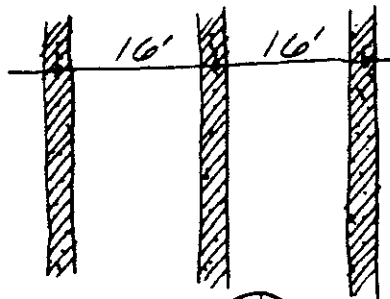


AND PARKING IS ADDED TO THE FIRST LEVEL. THIS ARRANGEMENT ALLOWS THE UNITS TO HAVE DIRECT ACCESS TO THE GROUND. THE THREE LEVEL UNITS HAVE SEPARATE PARKING.



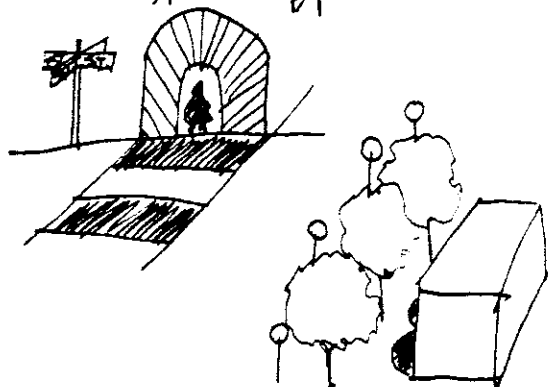
STRUCTURE

THE WALLS WERE DESIGNED TO BE LOAD-BEARING PRE-CAST CONCRETE, BUT BECAUSE OF COST CONCRETE BLOCKS WERE USED. A REGULAR 16' MODULE IS USED.



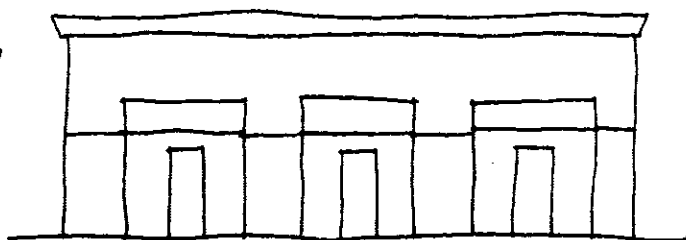
UNIQUE FEATURES

PEDESTRIAN STREET WITH: ROAD SIGNS TO GIVE IDENTITY, PATTERNED PAVEMENT, ARCHES, FORUMS AND COURTS, AND TURNS. THE UNITS ARE LINED WITH TREES AND LIGHTS. ALSO THEY ARE BRIGHTLY COLORED AND THE PAVEMENT CHANGES AT THE ENTRY AND CURB GIVE IDENTITY.



FACADES

THE UNITS ARE FLAT AND UNIFORM EXCEPT FOR THE STRONG ELEMENTS ADDED AT THE ENTRY. ALSO THE SECOND LEVELS ARE CANTILEVERED AND RUSTICATED. THE ENTRIES ARE PAINTED BRIGHT COLORS. THE ENTRY AND SCALE SAY THIS IS A PLACE FOR LIVING, THE MATERIALS SAY IT IS A PLACE OF WORK AND THE COLORS SAY IT IS A PLACE TO HAVE FUN.



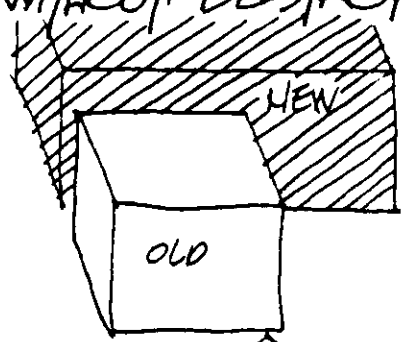
THE GOAL OF THE CHURCH STREET SOUTH PROJECT WAS TO MAKE CONNECTIONS WITH IMPORTANT NEARBY URBAN SPACES AND TO CREATE A PLACE WITH IDENTITY. THIS WAS ACHIEVED WITH A PEDESTRIAN STREET.

PARK-DANFORTH HOME FOR THE ELDERLY

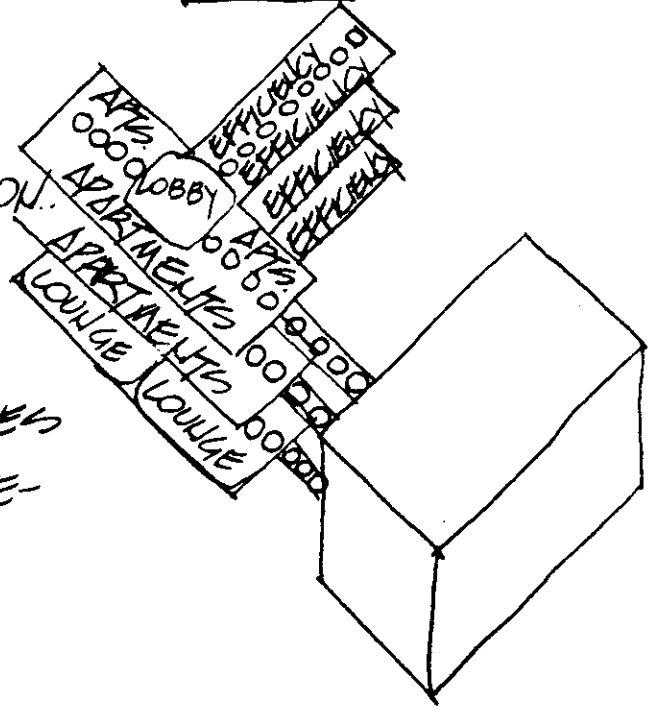
85 ELDERLY UNITS
DENSITY -
LOCATION - PORTLAND MN.
ARCHITECT - BRUCE FORSTER ARNEILL
NO COMMERCIAL

THE GOAL OF THE PARK-DANFORTH HOME WAS TO ADD 85 UNITS TO A SITE WITH AN EXISTING BUILDING, GREATLY INCREASING THE DENSITY WITHOUT DESTROYING THE EXISTING CHARACTER.

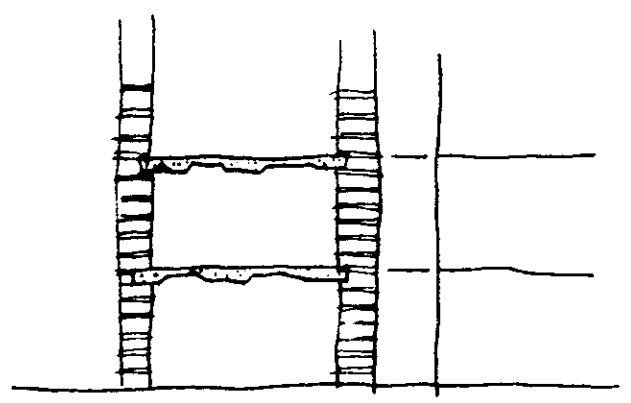
CONCEPT/PARTI
THE PROJECT HAS THE FORM OF A SERIES OF WALLS THAT ENCLOSE SPACE BETWEEN THEM. BOTH THE NEW AND OLD BUILDINGS ARE WALLS AND THE HEIGHTS ARE THE SAME.



CORRELATION/CIRCULATION
THE MAIN ENTRY IS THE SPACE BETWEEN THE NEW AND OLD BUILDINGS. THE NEW BUILDING IS Laid OUT IN A T-SHAPED PLAN WITH THE LOBBY AT THE INTERSECTION. THERE ARE LOBBIES ON EITHER SIDE OF THE LOBBY ON THE FIRST LEVEL, AND EFFICIENCIES IN ONE SECTION. THE OTHER LEVELS HAVE APARTMENTS ON EITHER SIDE OF THE LOBBIES AND EFFICIENCIES IN THE REMAINING SECTION OF THE "T". THE BUILDING HAS DOUBLE-LOADED CORRIDORS AND A CORRIDOR CONNECTING EACH LEVEL OF THE OLD BUILDING WITH THE NEW ONE.

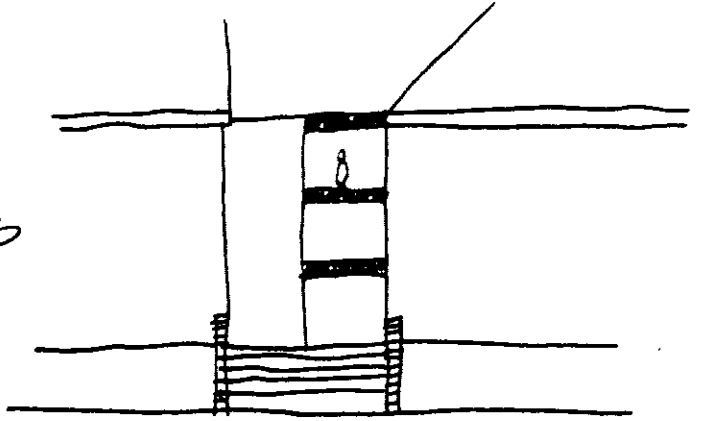


STRUCTURE
BRICK BEARING WALLS ARE USED WITH CONCRETE PLANK FLOORS. THIS SYSTEM ALLOWS THE FLOOR LINES OF THE NEW BUILDING TO BE THE SAME AS THE OLD BUILDING.



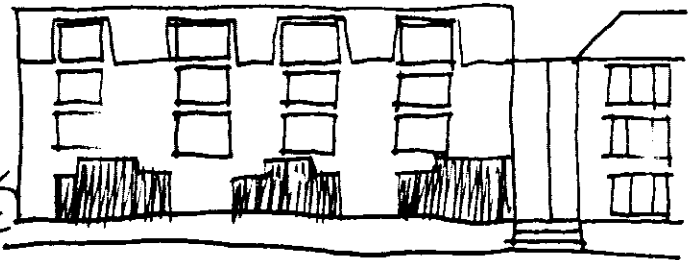
UNIQUE FEATURES

THE BUILDING RELATES WELL TO A MUCH SMALLER OLDER BUILDING AND CREATES A NICE INTERFACE BETWEEN THE TWO AND CREATES NICE OUTDOOR SPACES.

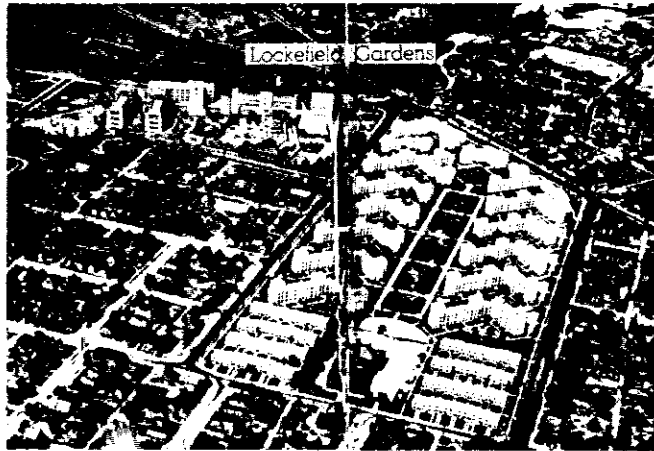


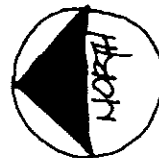
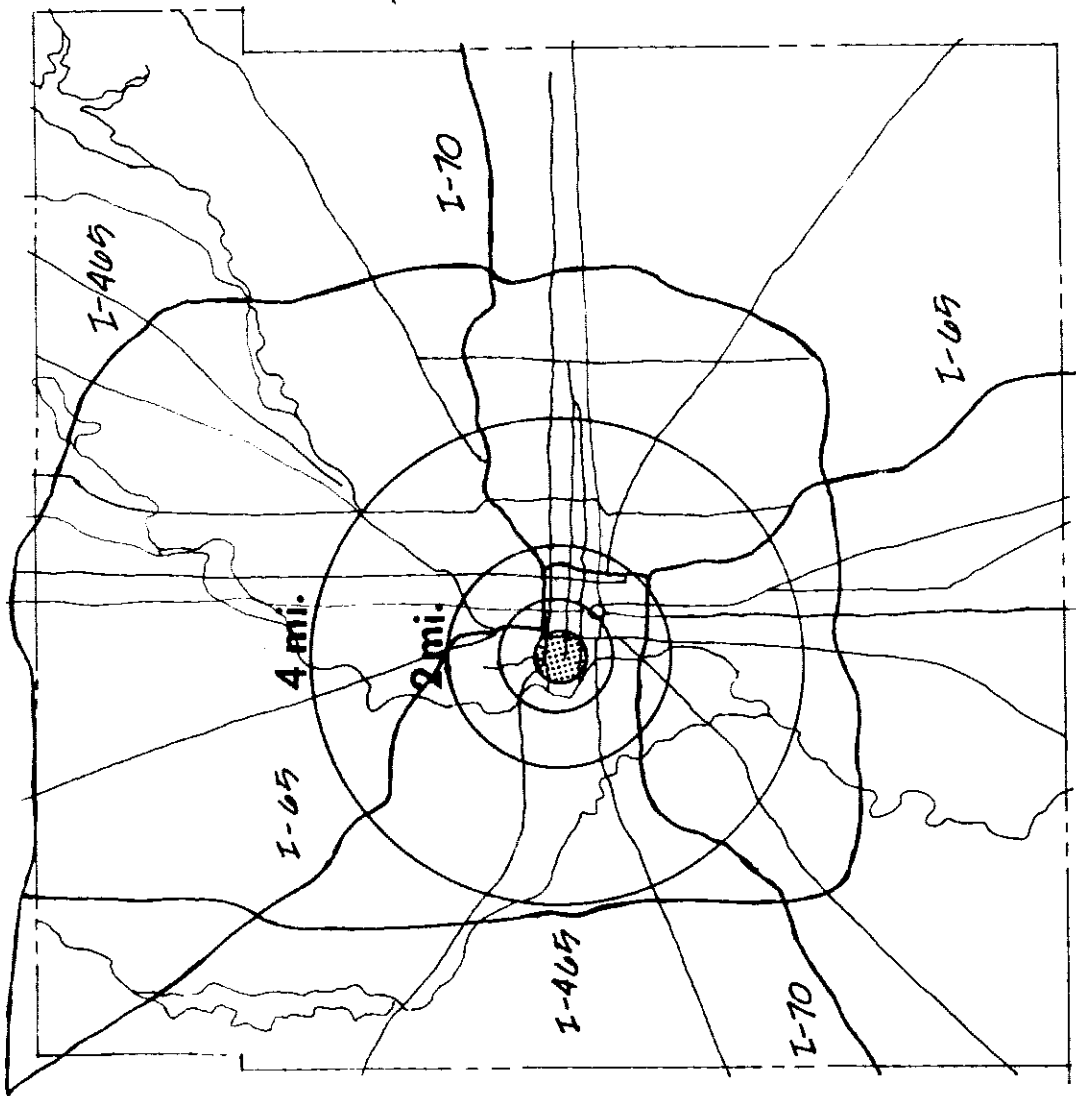
FACADE

THE NEW BUILDING RELATES WITH THE OLD IN HEIGHT INSIDE OF HAVING ONE MORE FLOOR BY USING A MANSARD ROOF. THE WINDOWS ARE ALSO THE SAME SIZE (INCLUDING THE SHUTTERS OF THE OLD BUILDING) AND THE OLD BRICK IS MATCHED AS CLOSELY AS POSSIBLE. ALSO THE CUT-OUT SECTIONS OF THE NEW BUILDING MAKE IT APPEAR LIGHTER AND HELP BREAK UP THE MASS. THE ONLY CONNECTION BETWEEN THE OLD AND NEW BUILDINGS IS MOSTLY GLASS. THE BUILDING APPEARS LIKE A PLACE FOR LIVING AND APPEARS INVITING.



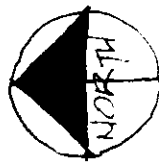
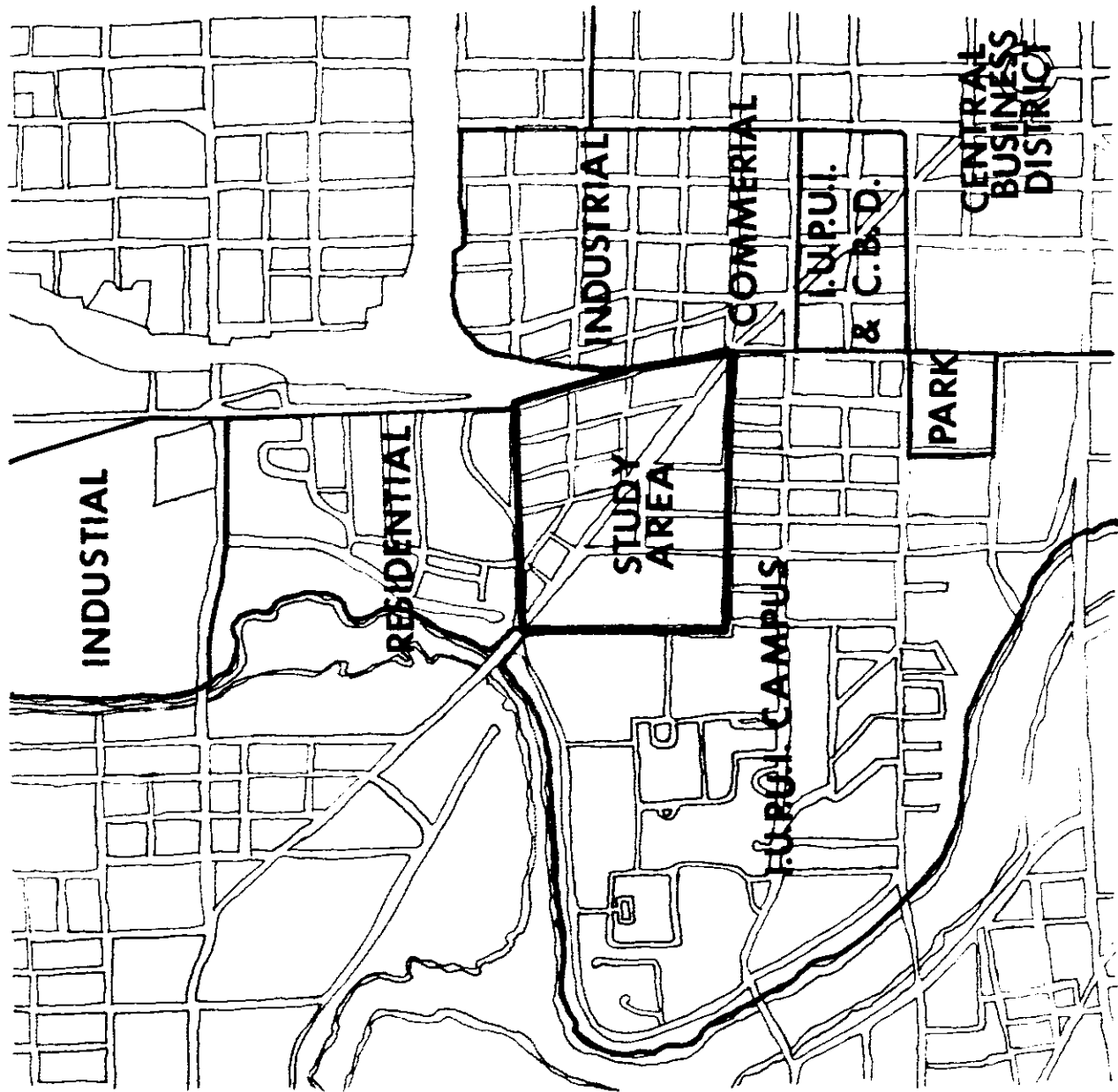
Site Analysis



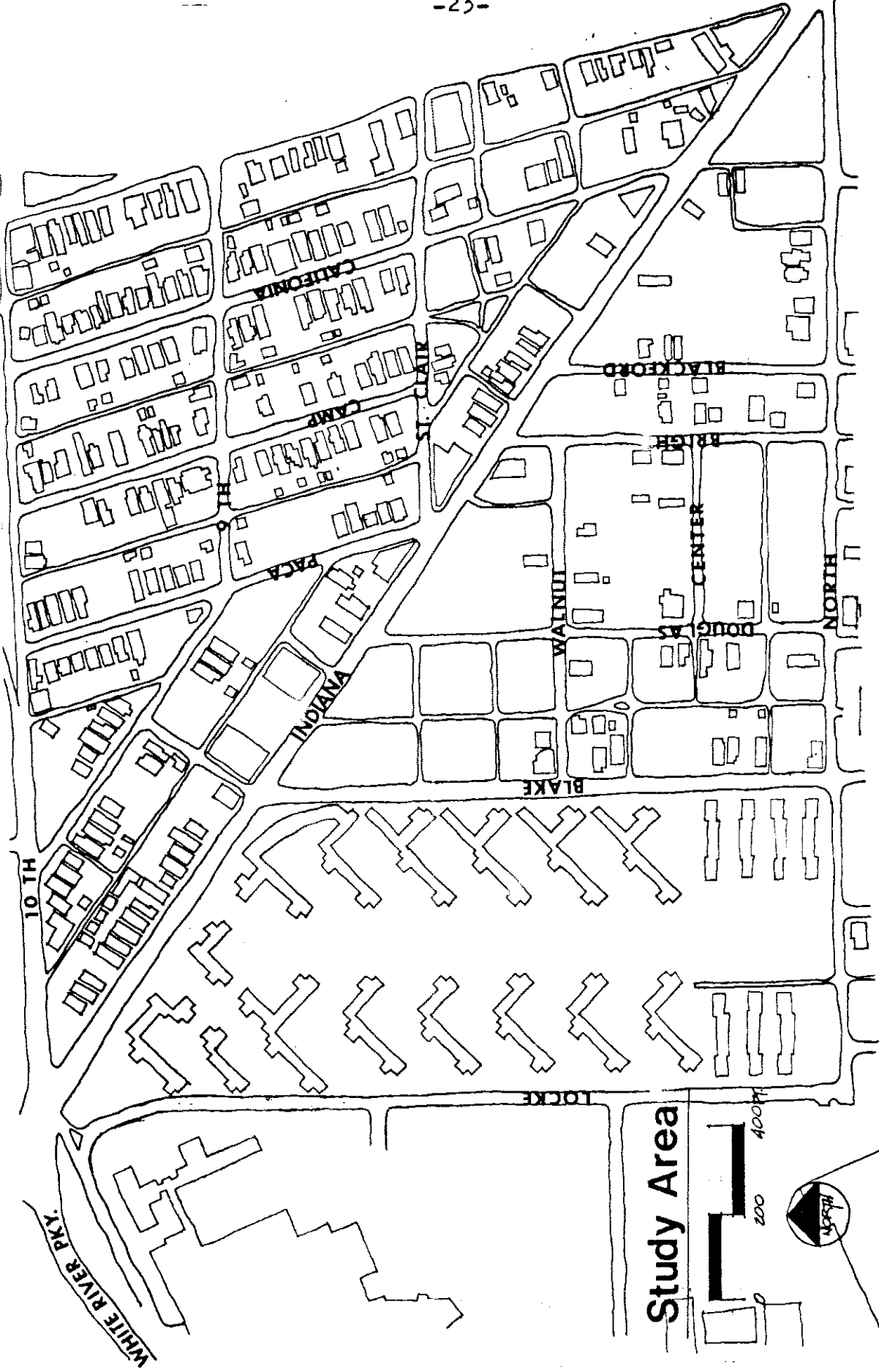


Metropolitan Setting

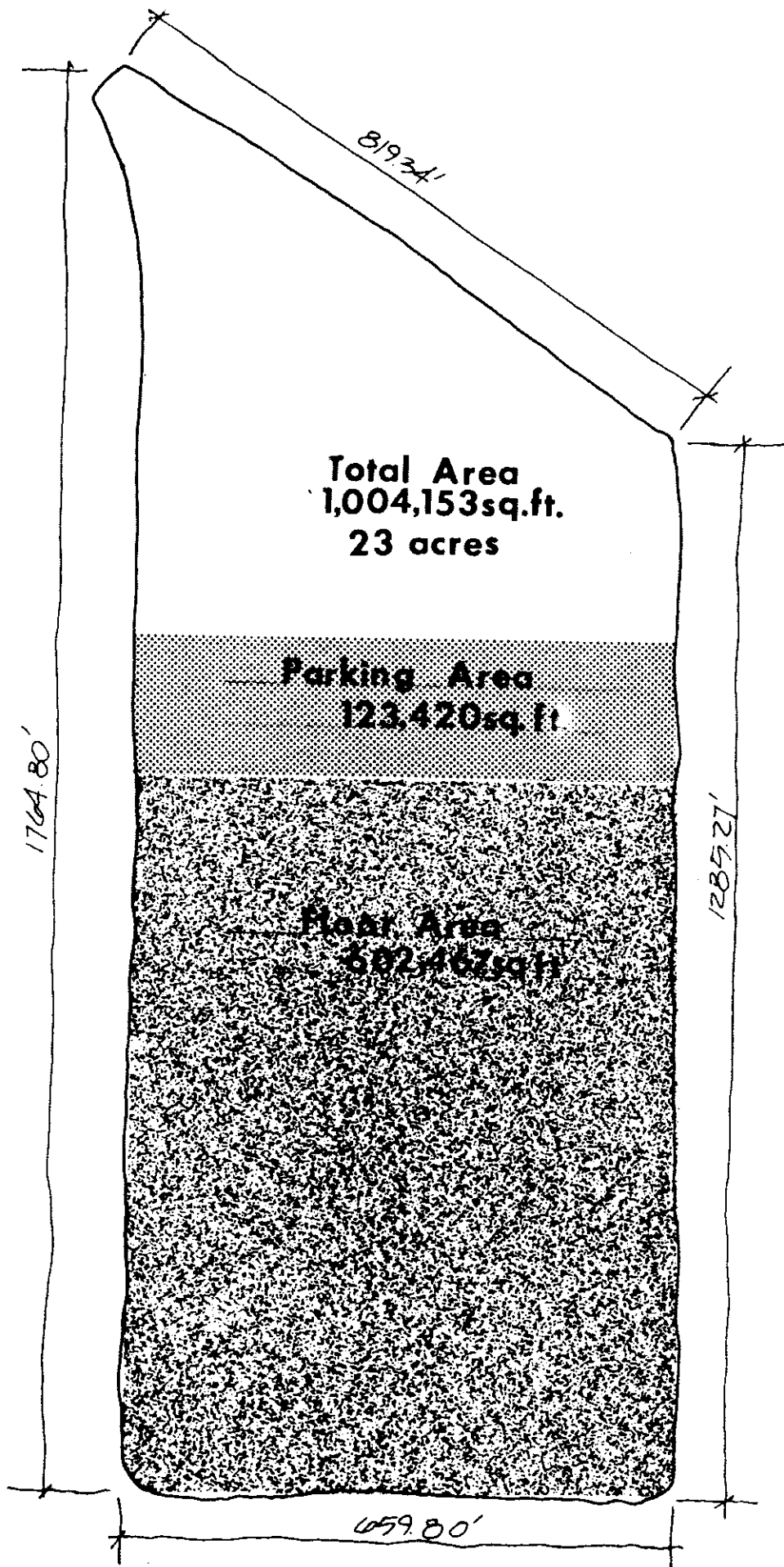


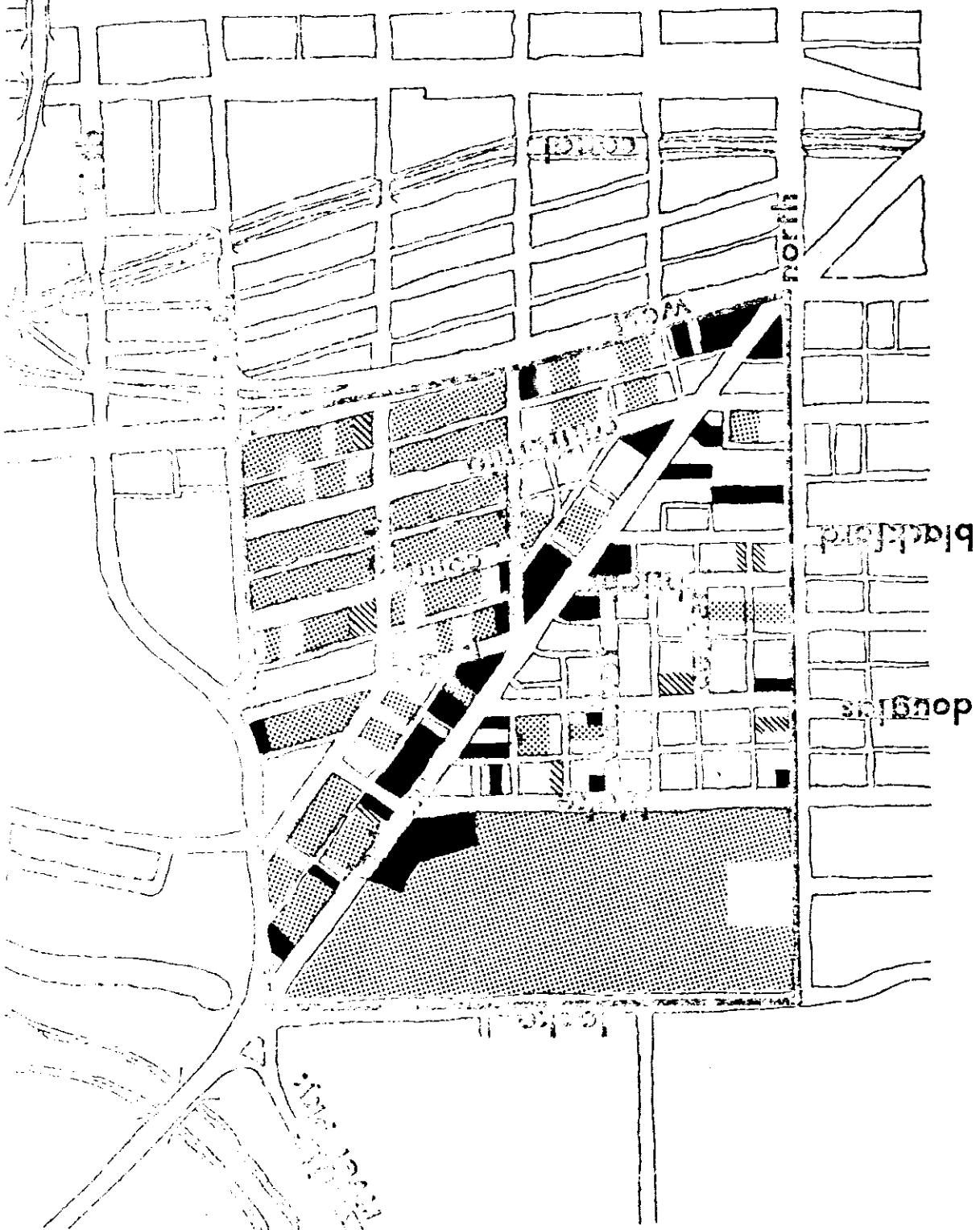





Adjacent Areas



Study Area



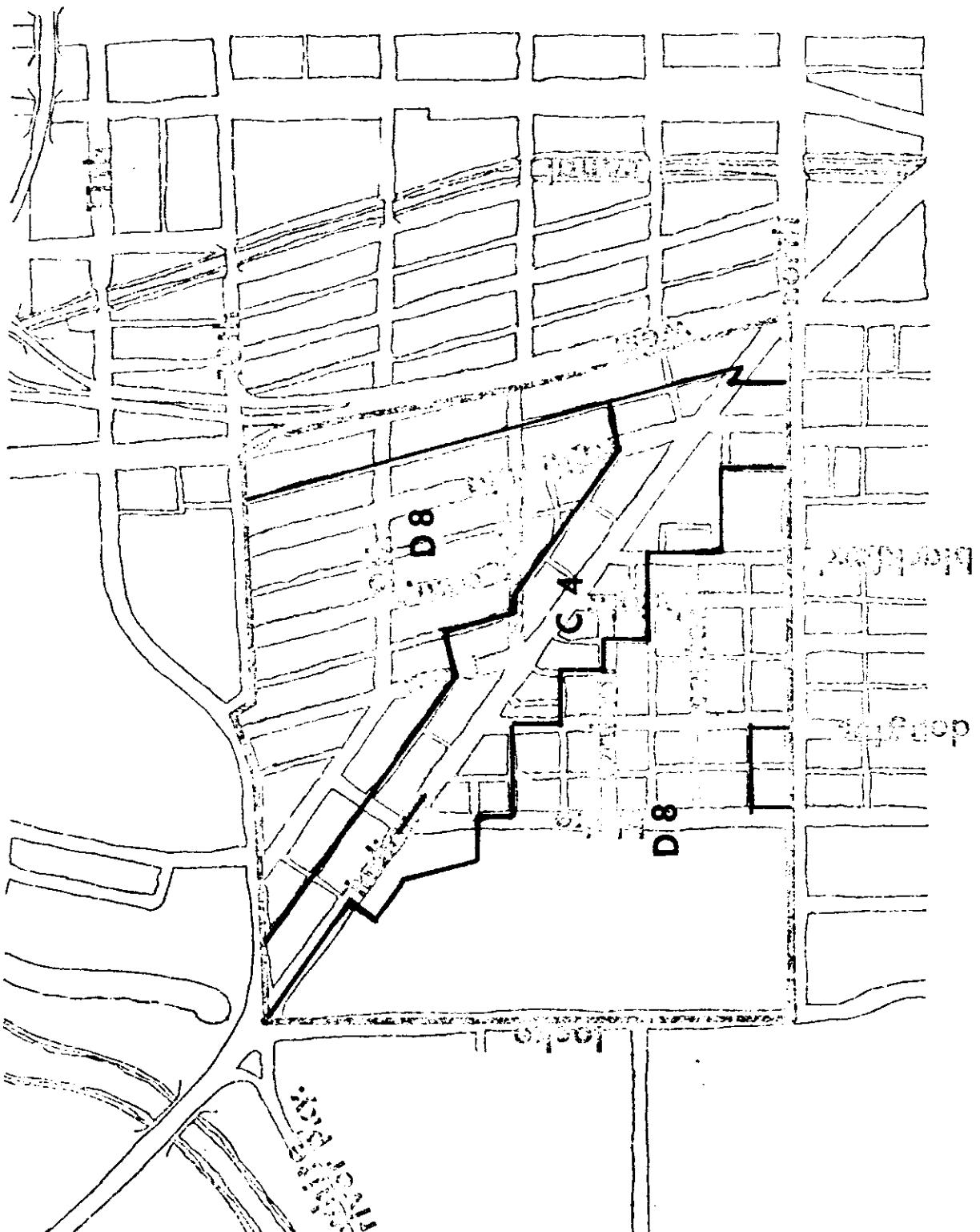


 RESIDENTIAL
 COMMERCIAL
 PUBLIC

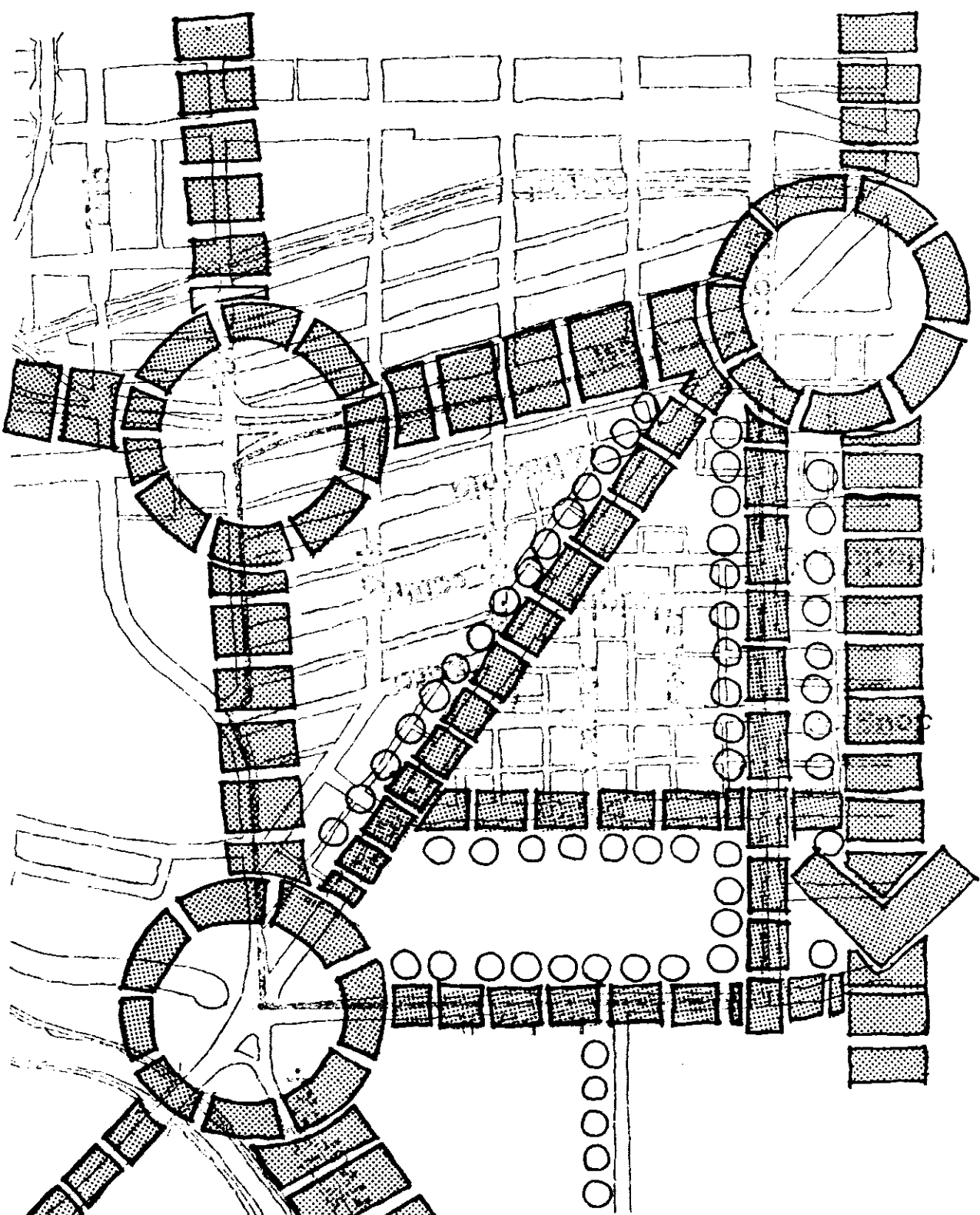
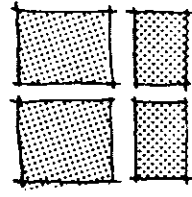


Land Use





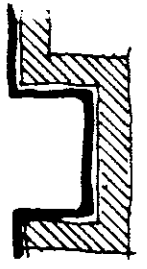
Existing Zoning



20,000 CARS/DAY
10,000 CARS/DAY



Circulation



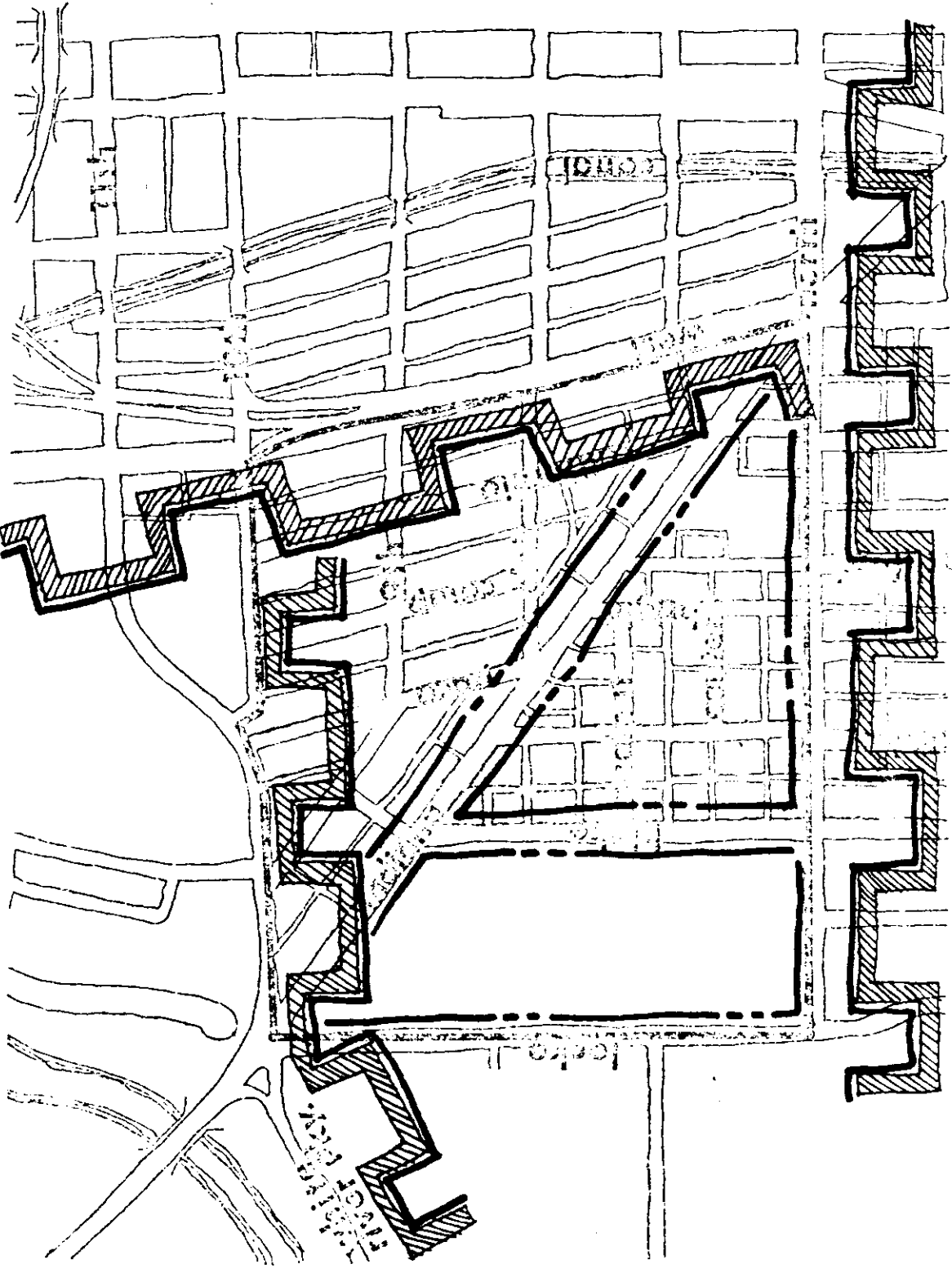
MAJOR BARRIER

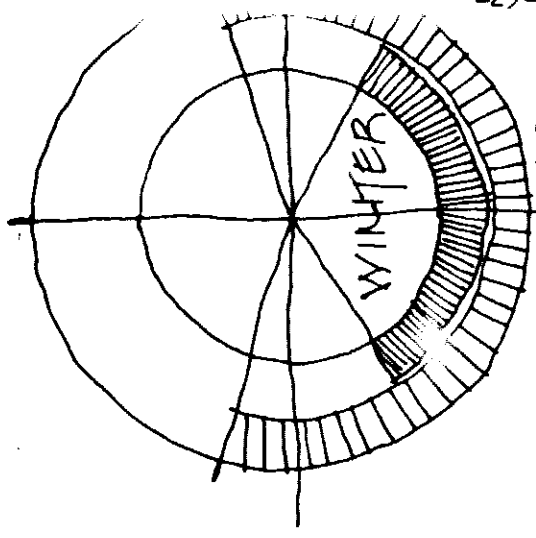


MINOR BARRIER

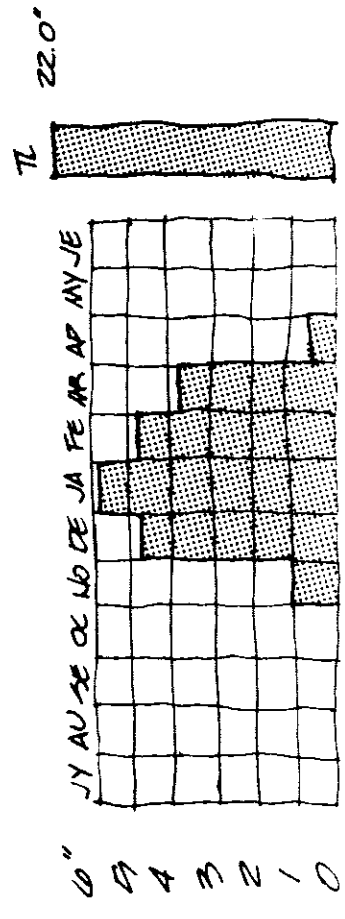
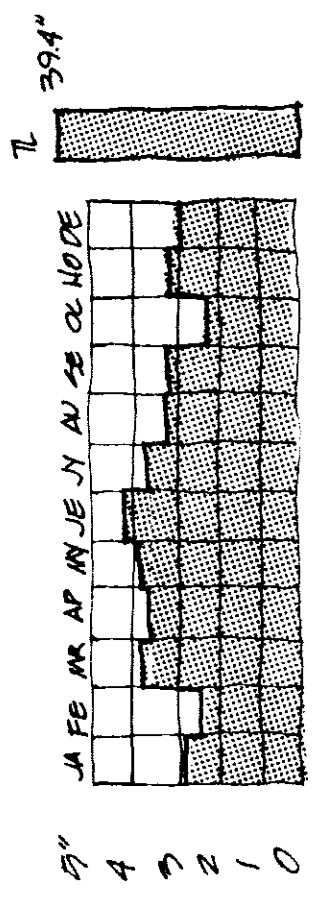
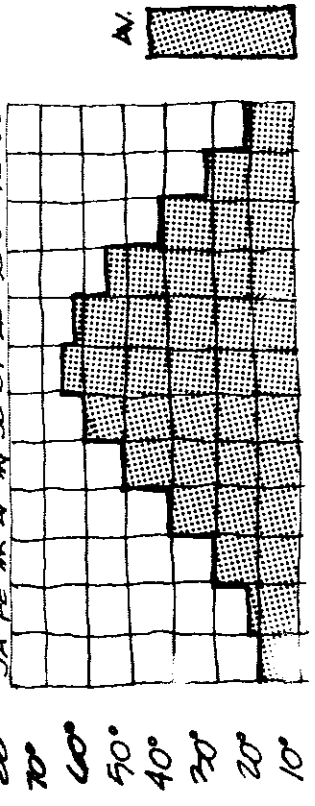


Vehicular Barriers





INDIANAPOLIS
 39° 40' N LATIT.
 EXTREME ALTI.
 DECEMBER 21 -
 JUNE 21 -



TOTAL HEATING DEGREE DAYS — 6110 (77-78)
 TOTAL COOLING DEGREE DAYS — 1300 (78)
 PREVALENT WIND DIRECTION — SW w/ EXCEPTION OF
 JE, FE, MR - N, WNW

Design



DESIGN

A primary design consideration for the Lockefield Gardens project was that it should become a vital part of an integrated urban pattern, and contribute to the revitalization of the area. Therefore, I tried to locate the predominant urban patterns in the area and bring them together into a unified design.

This proved to be an involved and difficult task. The existing patterns were disassociated and it became apparent that a more intensive urban design study was needed for the area. As a result I chose to only deal with the immediate context of my site and leave the urban design of the remaining area unresolved.

One of the issues I addressed in dealing with the site context was to develop pedestrian circulation patterning that integrate the Lockefield site with surrounding areas. Especially, patterns from the east side of the site, (Midtown and the area where student housing is proposed) to the west side (the I.U.P.U.I. campus and medical center) are needed.

Another issue was to establish patterns of ownership around the perimeter of the site, an important part of the defensible space philosophy.

Some of the solutions I looked at included demolishing buildings and developing various combinations of vehicular and pedestrian thoroughfares, across the site, in a number of different places. I also considered a street for buses and pedestrians with a bus stop and shelter on the site.

I looked at a number of ways of locating new townhouses between the existing buildings at the perimeter of the site to establish ownership. None of these showed much promise because of a lack of adequate space. To resolve the problem I decided to propose the construction of new townhouses along the east and west streets that border the site. This allows for the development of a neighborhood

patterns along the perimeter of the site and creates a context that is compatible with Lockefield Gardens.

Pedestrian circulation across the site was accomplished by the development of public circulation spaces across the site.

I feel that the design at the site plan scale is most critical to the success of the project. As a result, I concentrated on that scale of design.

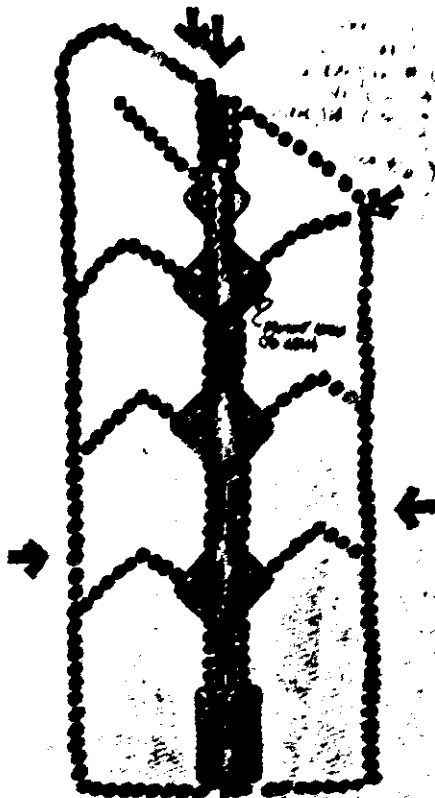
The issues of defensible space, a sense of community, visual surveillance, hierarchy of spaces, and a sense of identity, are all important in making Lockefield Gardens a comfortable place to live, and all are missing, in some degree, in the existing site plan.

There were two basic kinds of circulation patterns that I examined in developing a site design. The first was to use the central mall as a kind of interior street. The thinking was to use the street as an activity generator. The other circulation pattern restricts the central mall to pedestrian traffic and disperses vehicular access to the outer edges of the site.

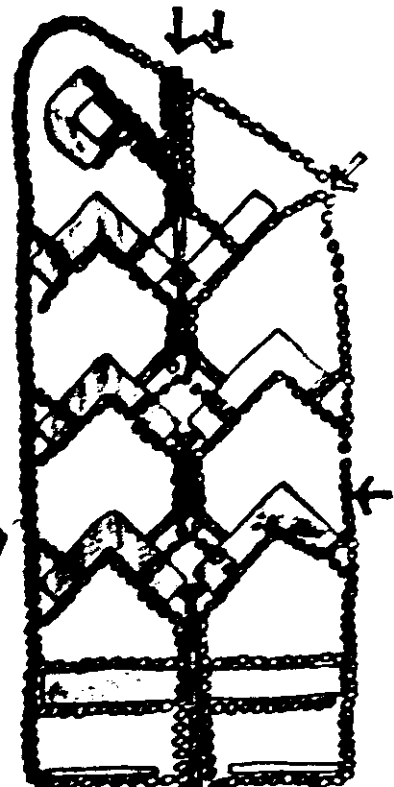
The second pattern with dispersed vehicular access seems more appropriate for Lockefield Gardens because it enhances pedestrian circulation across the site while the interior street pattern tends to restrict it.

There is virtually no hierarchy of spaces in Lockefield Gardens as it exists. The buildings are in a repetitive pattern across the site with all the entries on the south side, and the spaces between the buildings are ambiguous in their use and lack territoriality.

In order to develop a spatial hierarchy, I planned for the space between some of the buildings to be used as semi-public spaces and



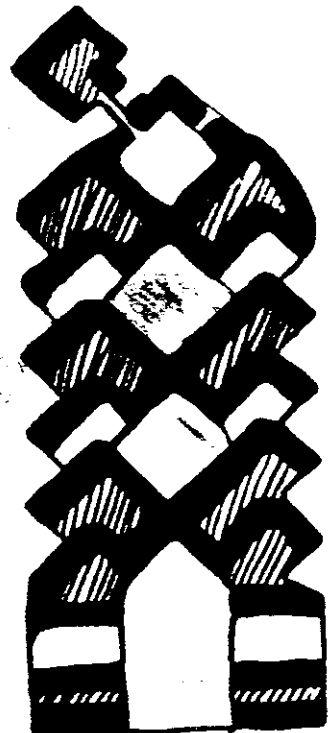
CIRCULATION #1



CIRCULATION #2

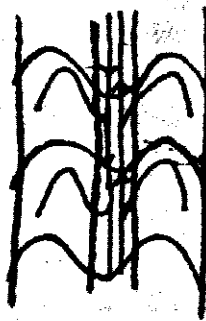
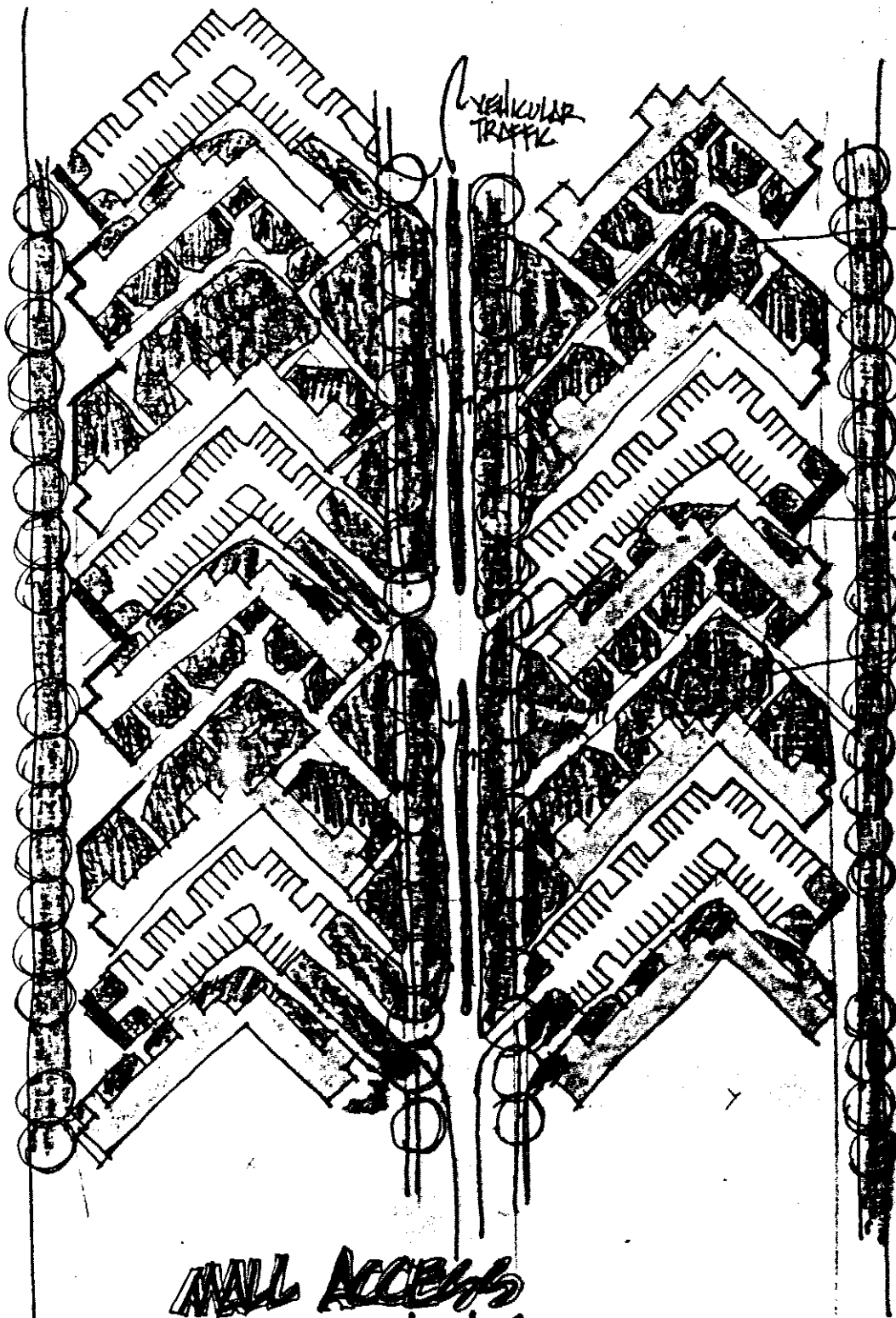


CORRELATION #1

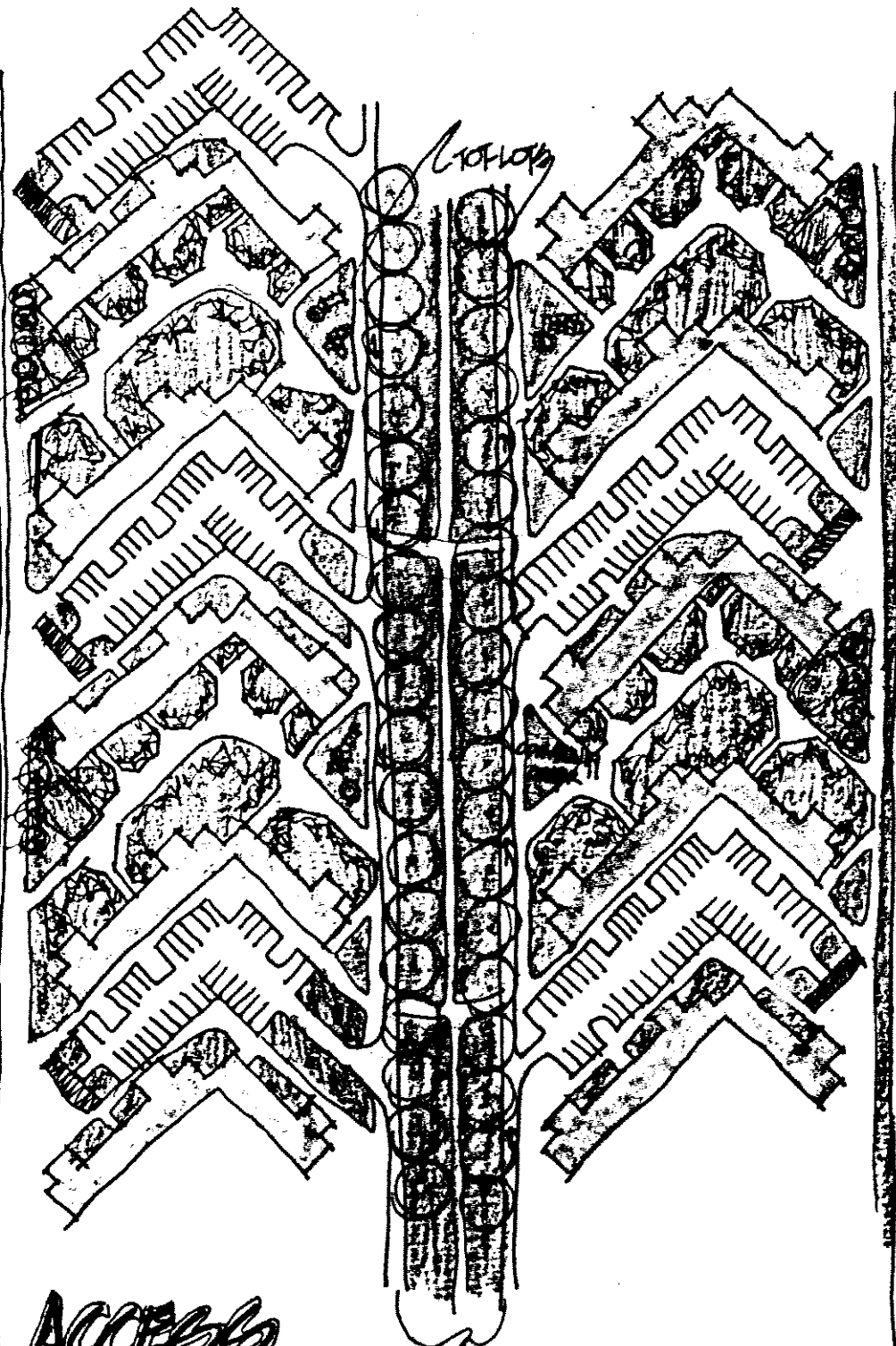


CORRELATION #2

PLAN
SECTION
ELEVATION



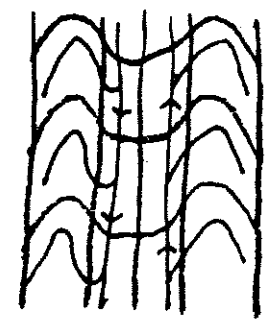
WALL ACCESS
OPTION # 1

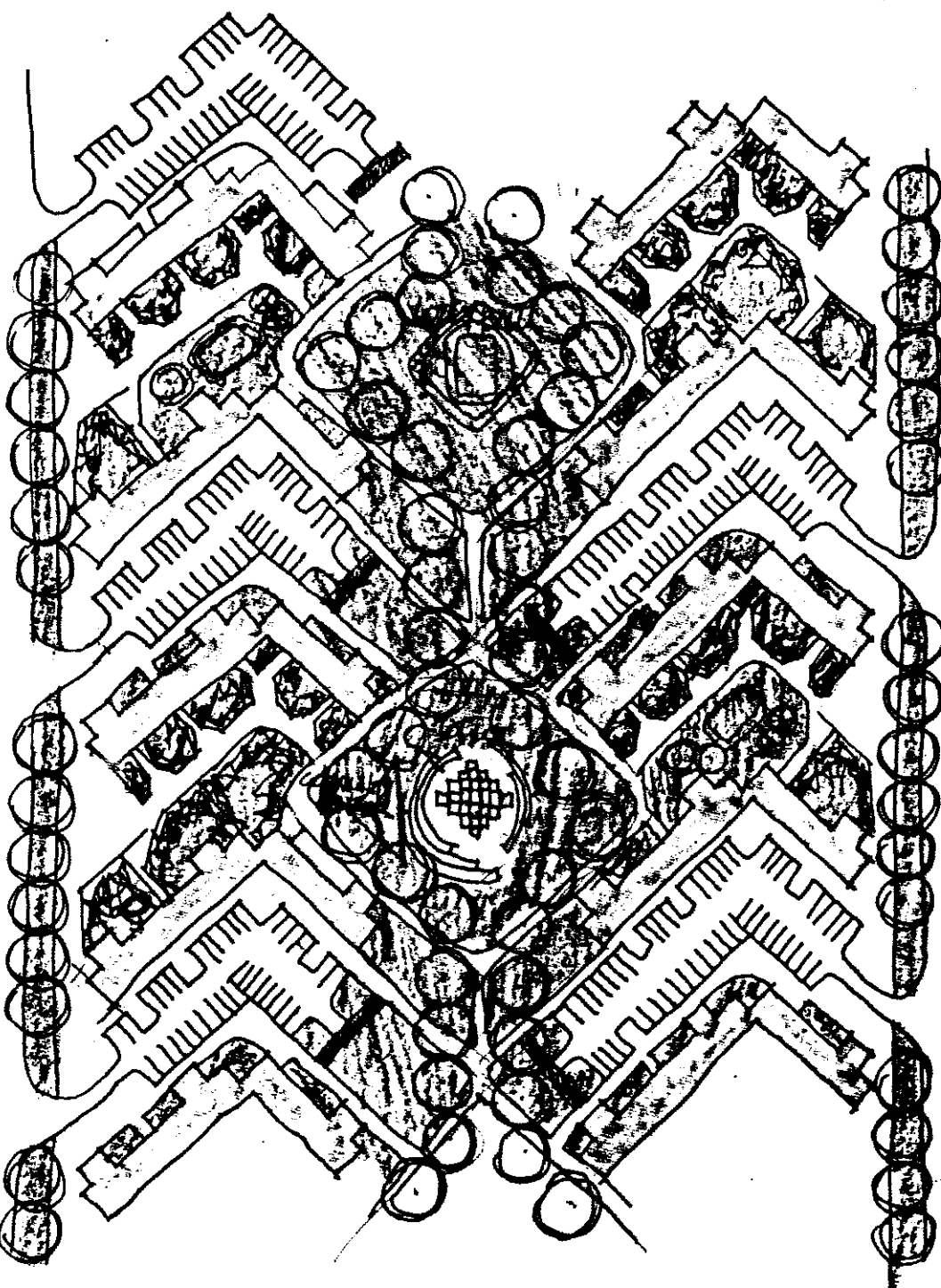


LOT 10/10/10

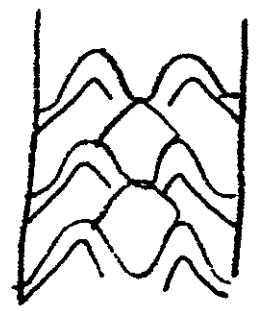
VEHICULAR TRAFFIC

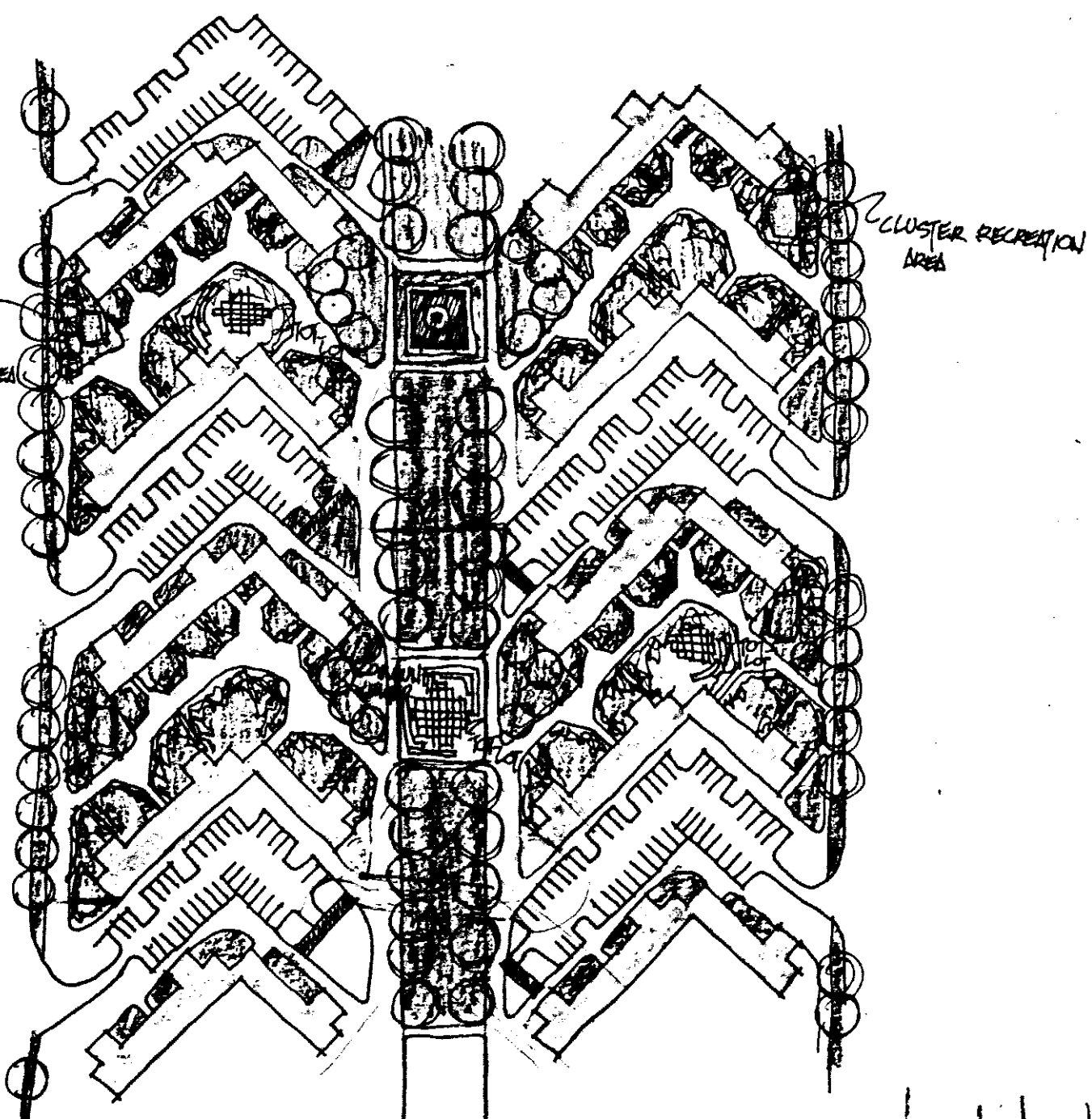
ACCESS
TION # 2



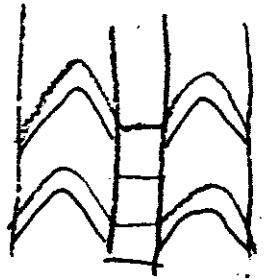


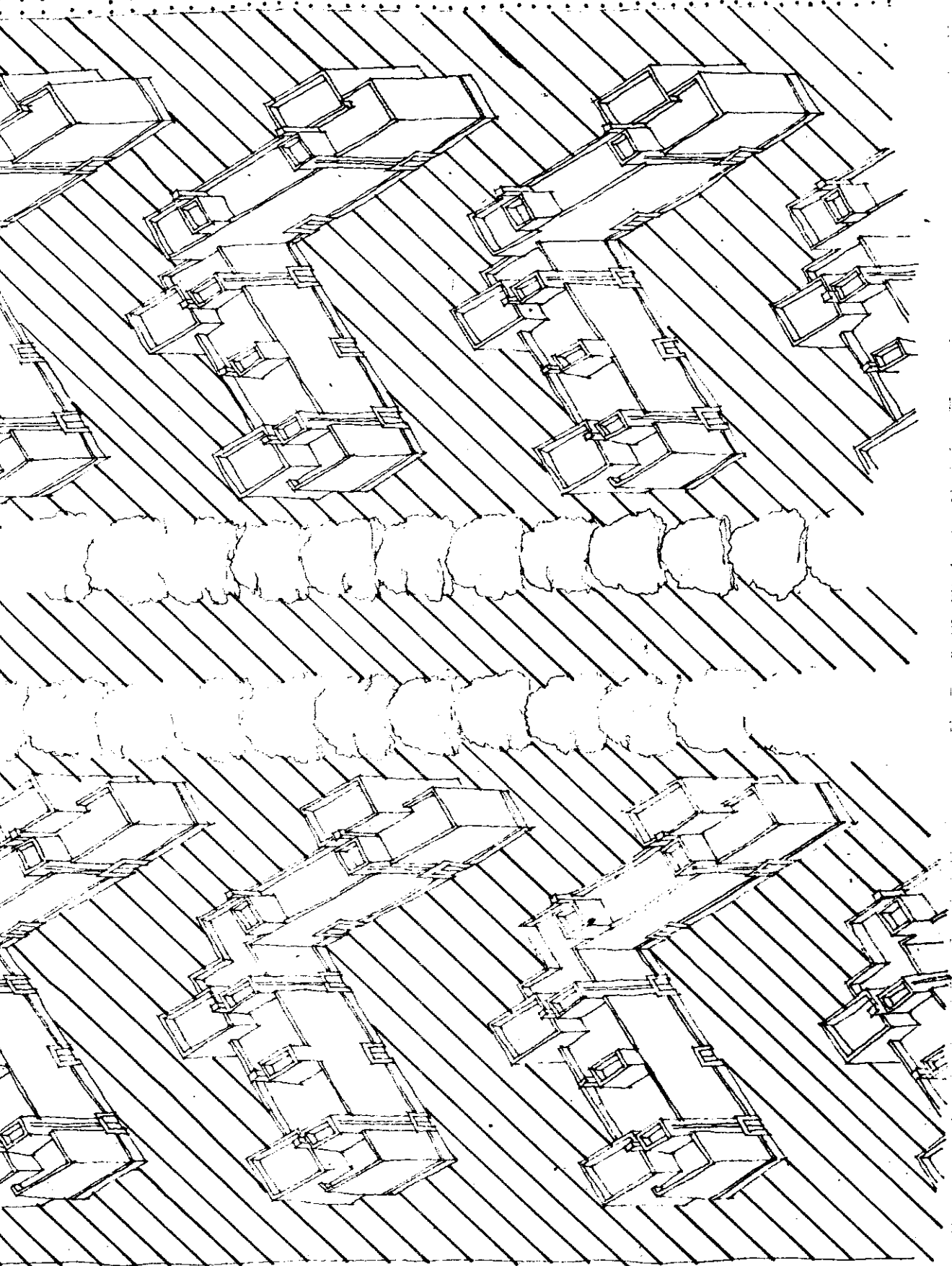
STREET ACCESS
OPTION # 3





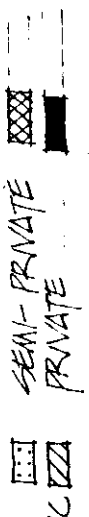
**STREET ACCESS
OPTION # 4**







PUBLIC
SEMI-PUBLIC
SEMI-PRIVATE
PRIVATE



others to be used as semi-private spaces. To allow all of the buildings to be entered from the semi-public spaces some north side entries are needed.

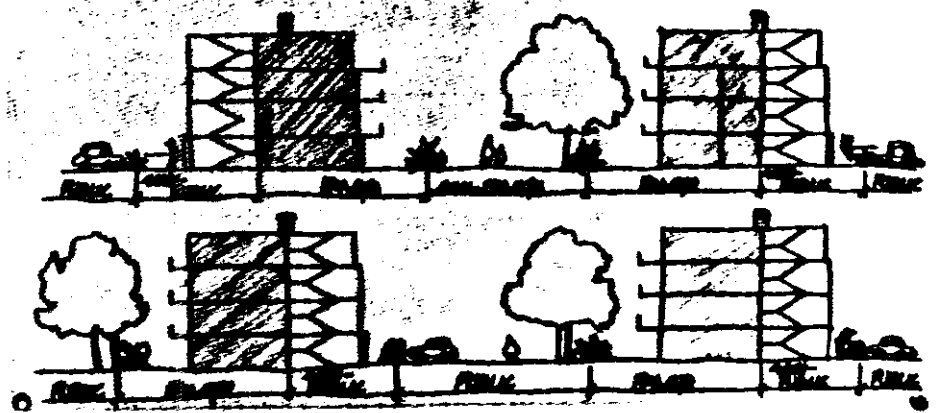
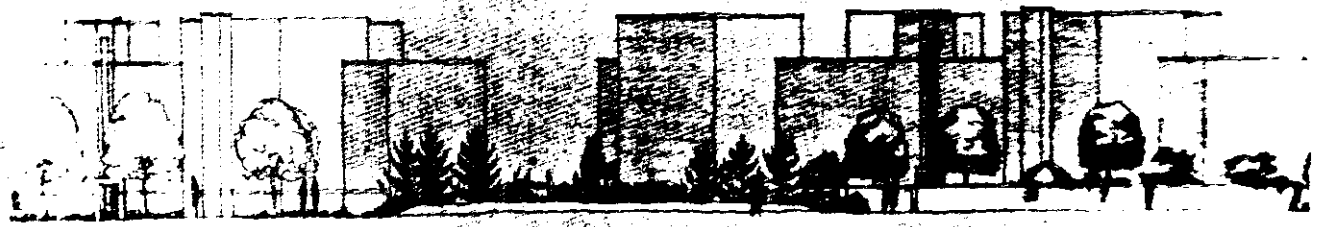
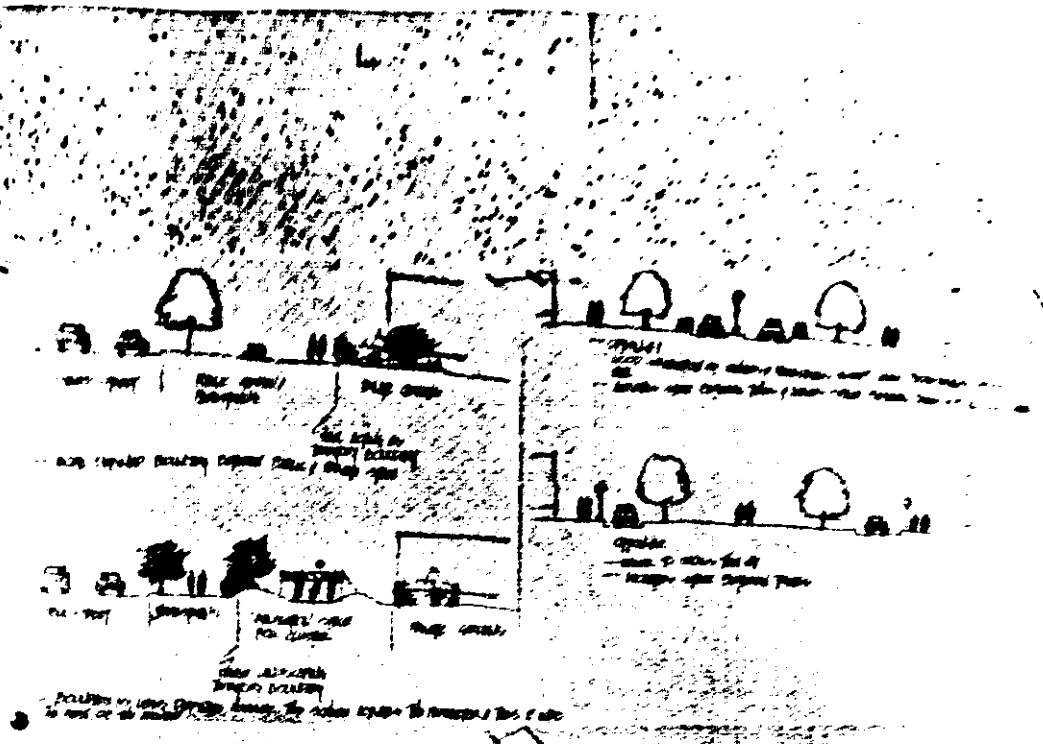
Boundary markers are needed to enclose and to define the edge of the spaces. The semi-public spaces require less strong boundary markers than do the semi-private spaces. So, while trees can be used to define the edge of a semi-public space, a wall or building is needed for a semi-private space.

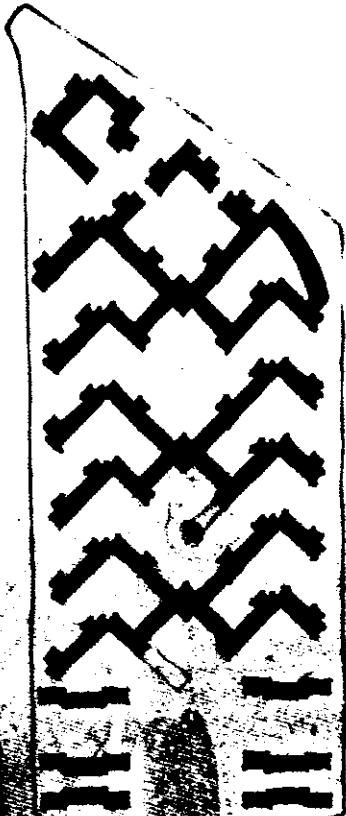
I located new buildings on the site because I felt that that kind of a strong boundary marker was needed on at least one side of the semi-private space to enclose it. Also, I felt it was important to establish ownership on the end of the semi-private space.

I investigated a number of ways of using new buildings to enclose space on the site, and decided to use a design that divides the central mall into smaller spaces, that I feel create a greater sense of community. This is because the spaces are enclosed by clusters of apartments that are brought together into a unified pattern, while reinforcing the existing axis of the central mall that runs the length of the site. The design also strengthens the pedestrian circulation patterns that cross the site.

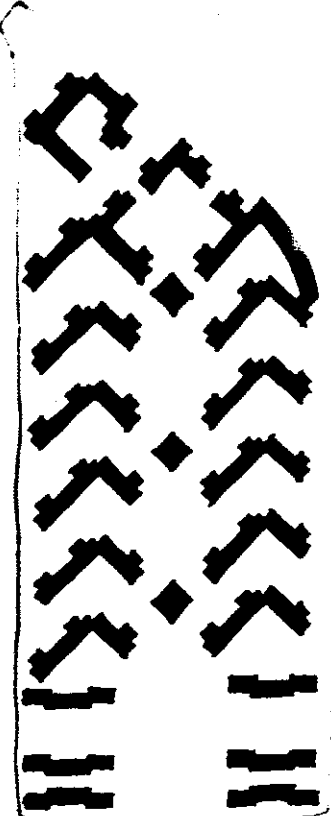
Off-street parking is located in the semi-public spaces between the buildings it services. This allows residents to have easy access to their cars and promotes visual surveillance.

The site is zoned into three areas: 1) The north part of the site is to be occupied by elderly people and older married couples without children. 2) The center of the site will have families with children located there. 3) The south part of the site will have single people and younger married couples without children. In this way I feel I can make a stronger connection with the Midtown community. Locating the elderly close to the center





FOOTPRINT #1



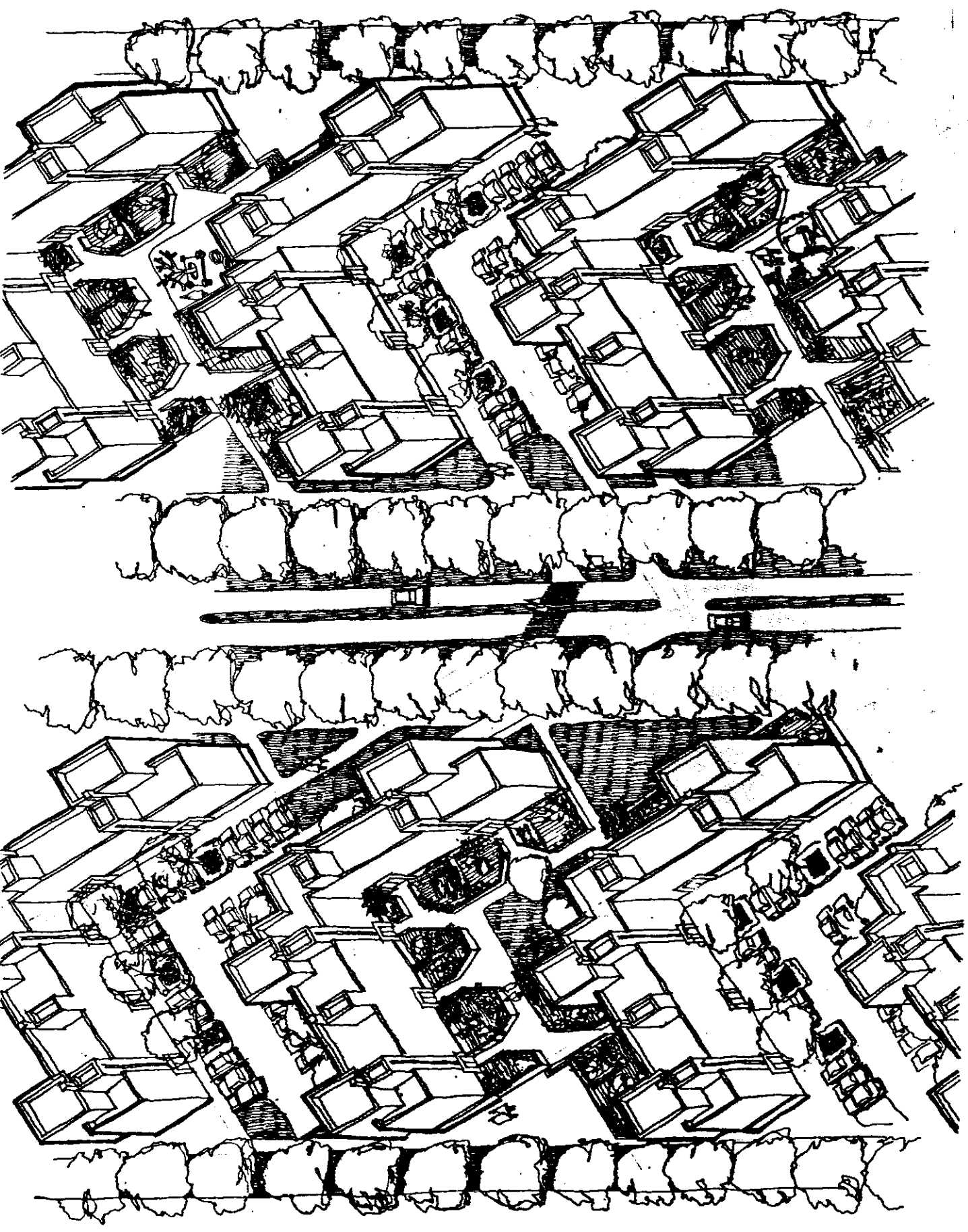
FOOTPRINT #2

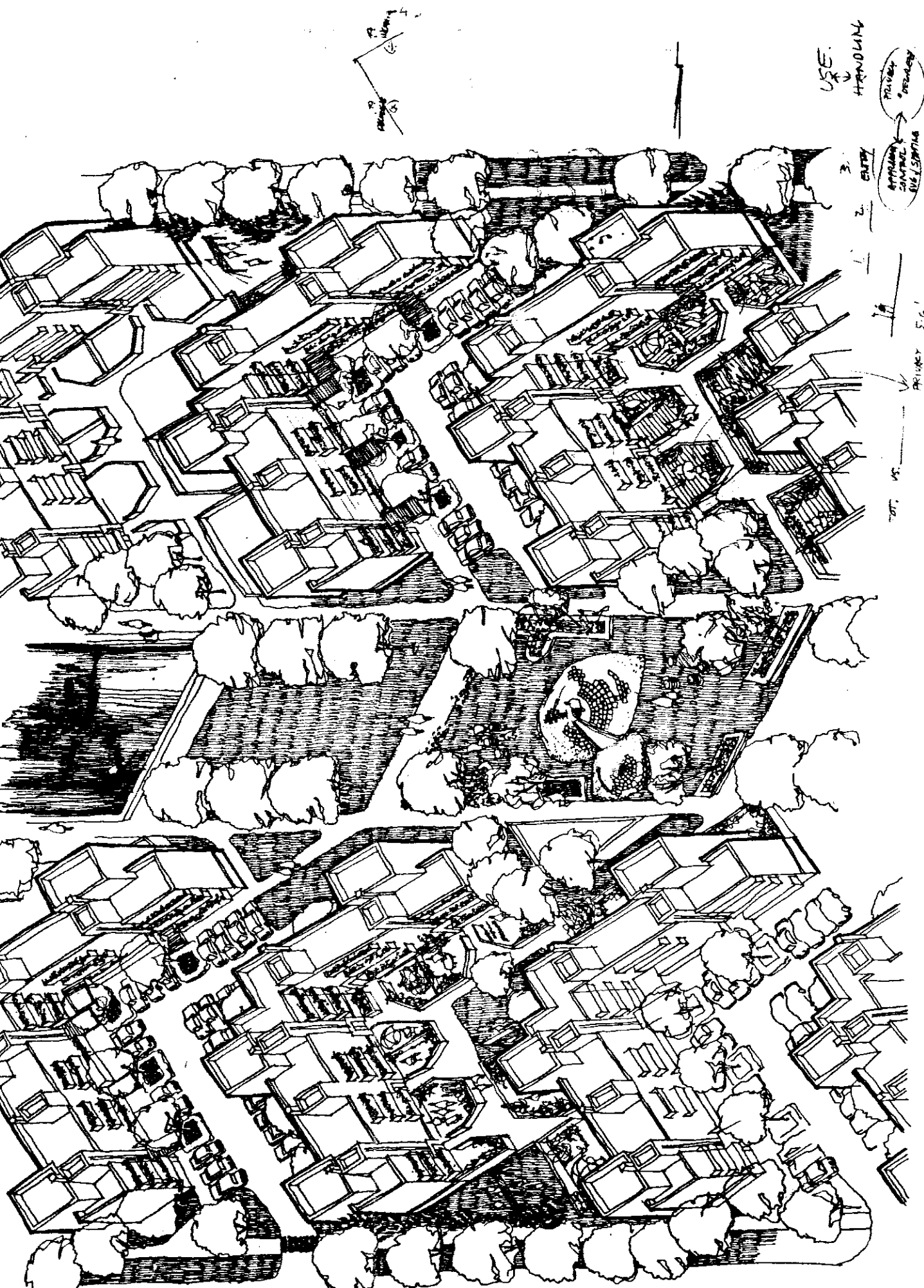


FOOTPRINT #3



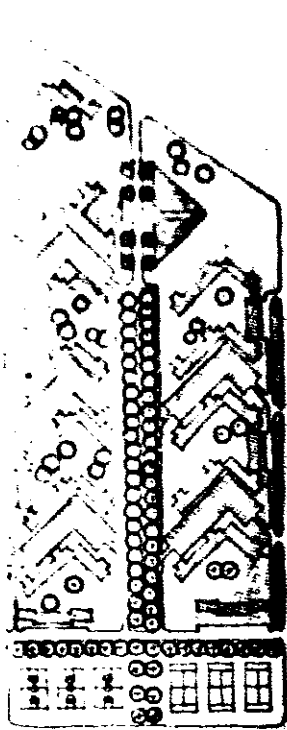
FOOTPRINT #5



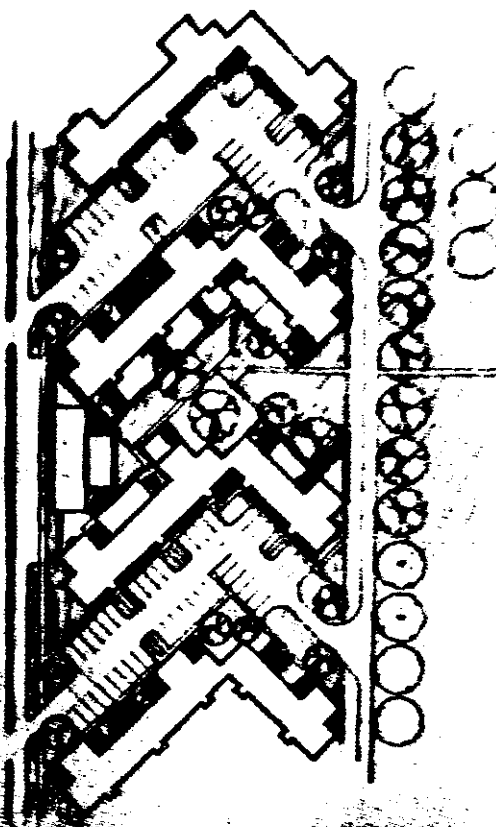


USE
HANDLING
PRIVACY
BOUNDARY

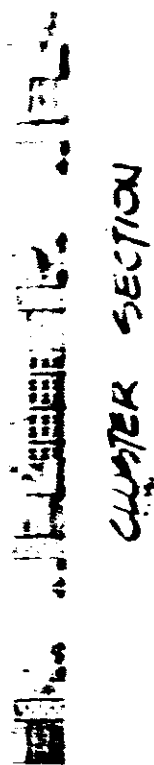
1
2
3
ENTRY
APPROXIMATE
COURTNEY
VIEW SPACING
PRIVACY 5.6



SITE PLAN



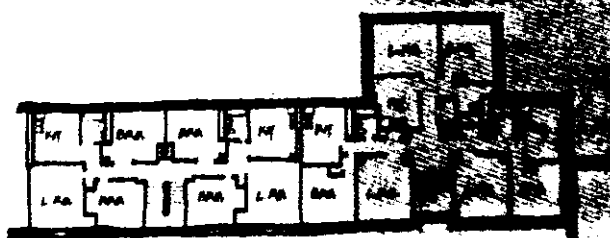
CLUSTER PLAN



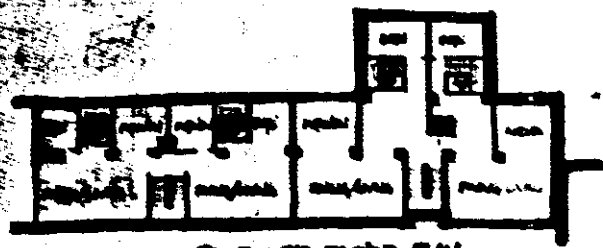
CLUSTER SECTION



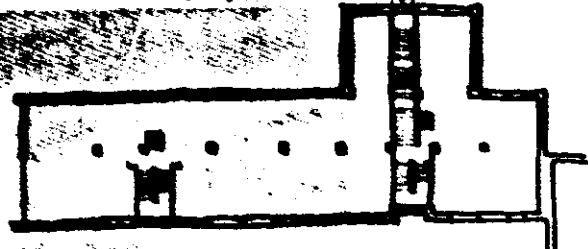
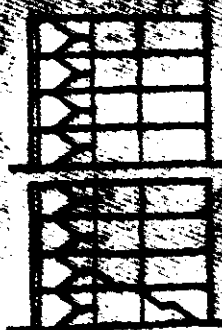
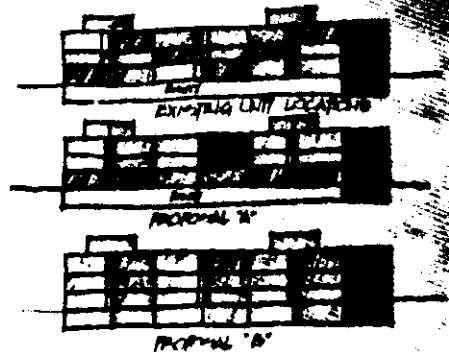
SECTION

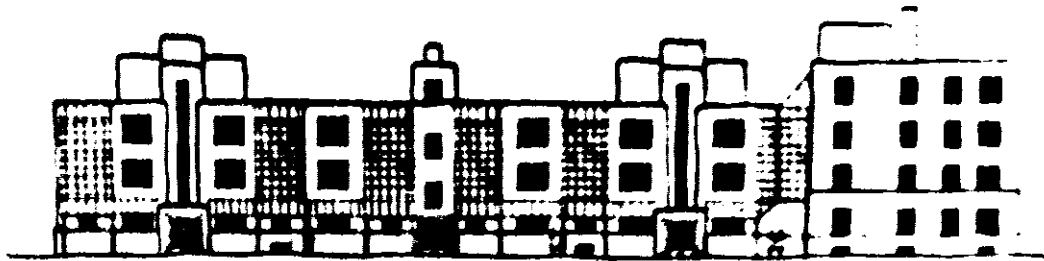


EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



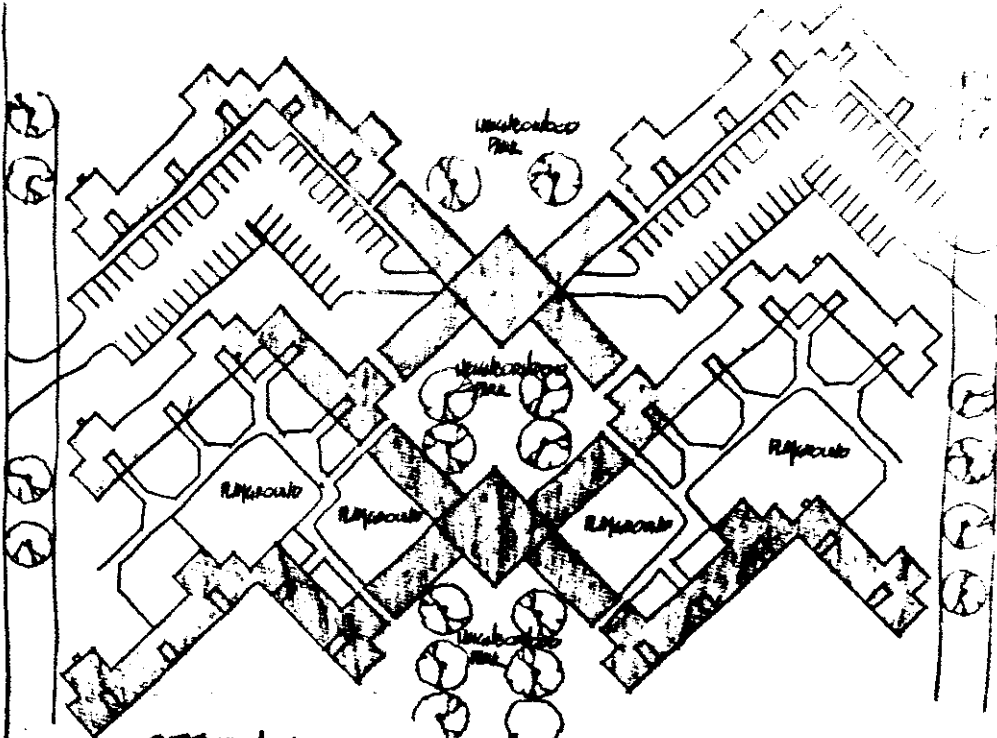


SOUTH EAST ELEVATION
(SEE PAGE 100)



SOUTH EAST ELEVATION
(SEE PAGE 100)





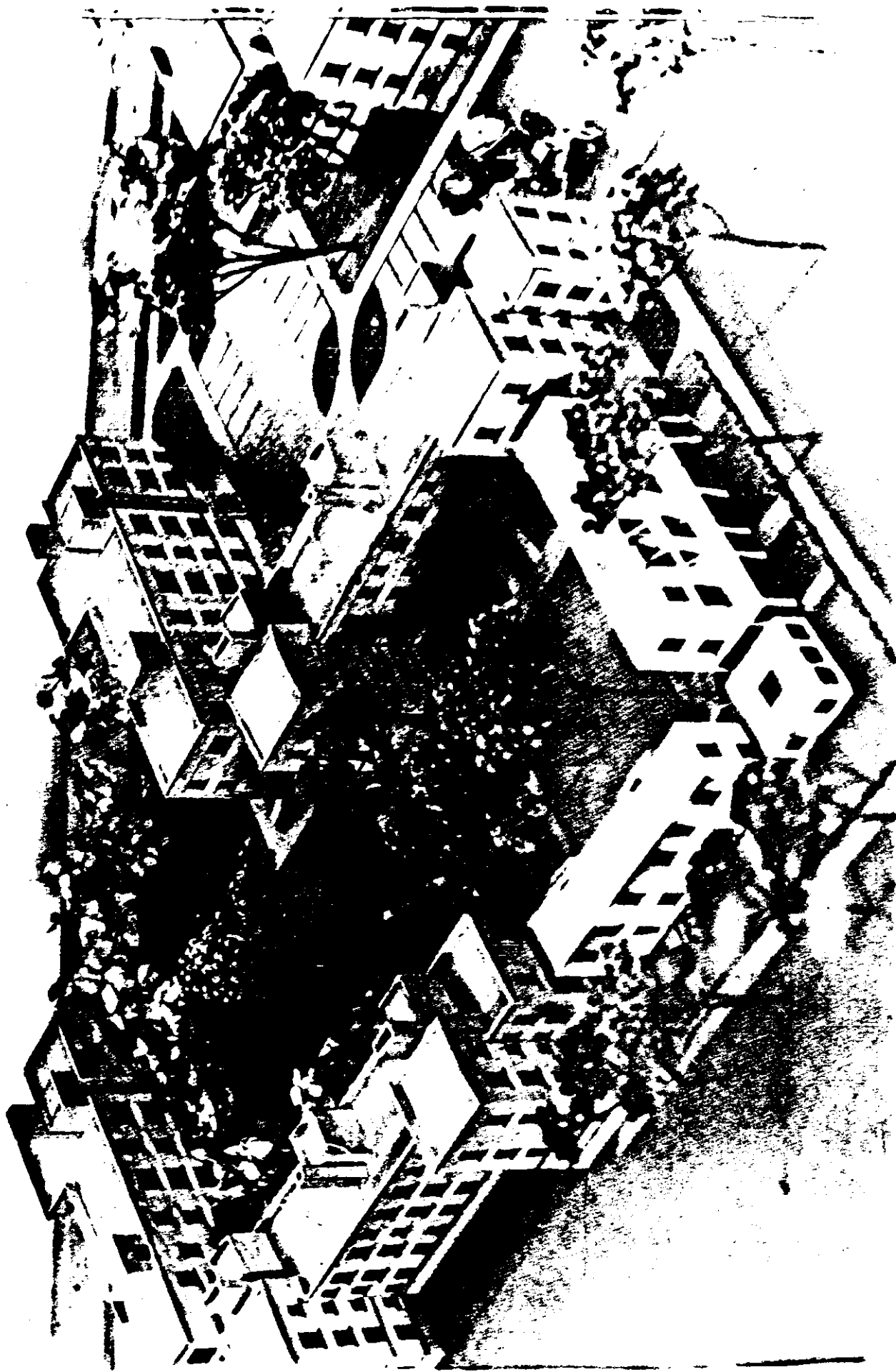
OPTION #3 NEW HOUSING



the most likely group to have formerly lived in Midtown) nearest to it. Similarly, I feel I can make a stronger connection with the University by locating the group most likely to be students nearest to the academic buildings on campus. Also, the middle of the site has the best outside spaces and is exposed to less traffic than are the ends of the site, making it the best location for families with children.

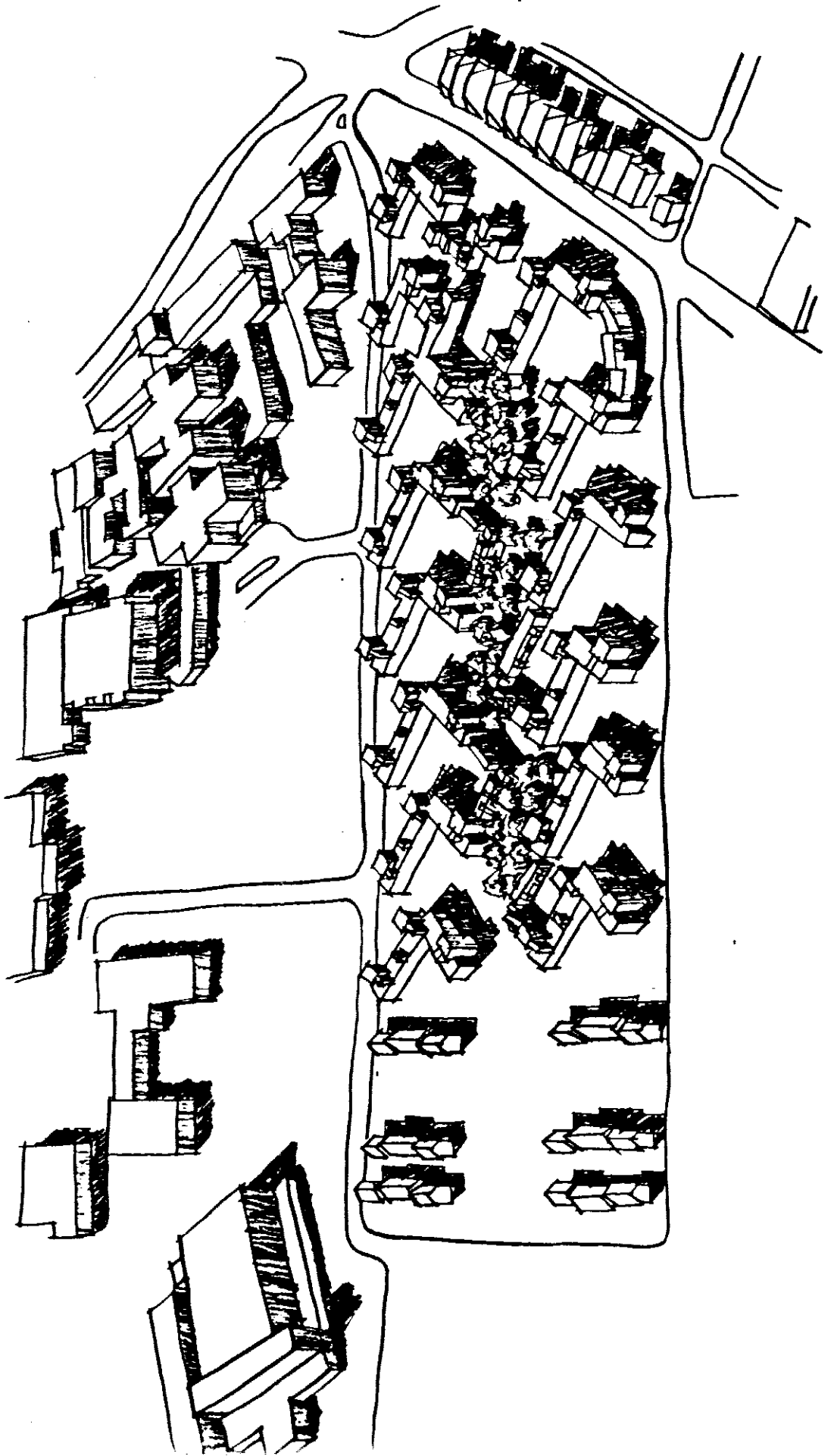
A community building with inside recreation is located at the center of the site and service buildings with laundry are located in each cluster (the aggregate of apartments around a semi-private space).

Also, each cluster encloses a space that can be used as a tot-lot for families with children, or for outdoor recreational use. The spaces adjacent to the building are used as private gardens by the occupants of the first story apartments.



Final Drawings



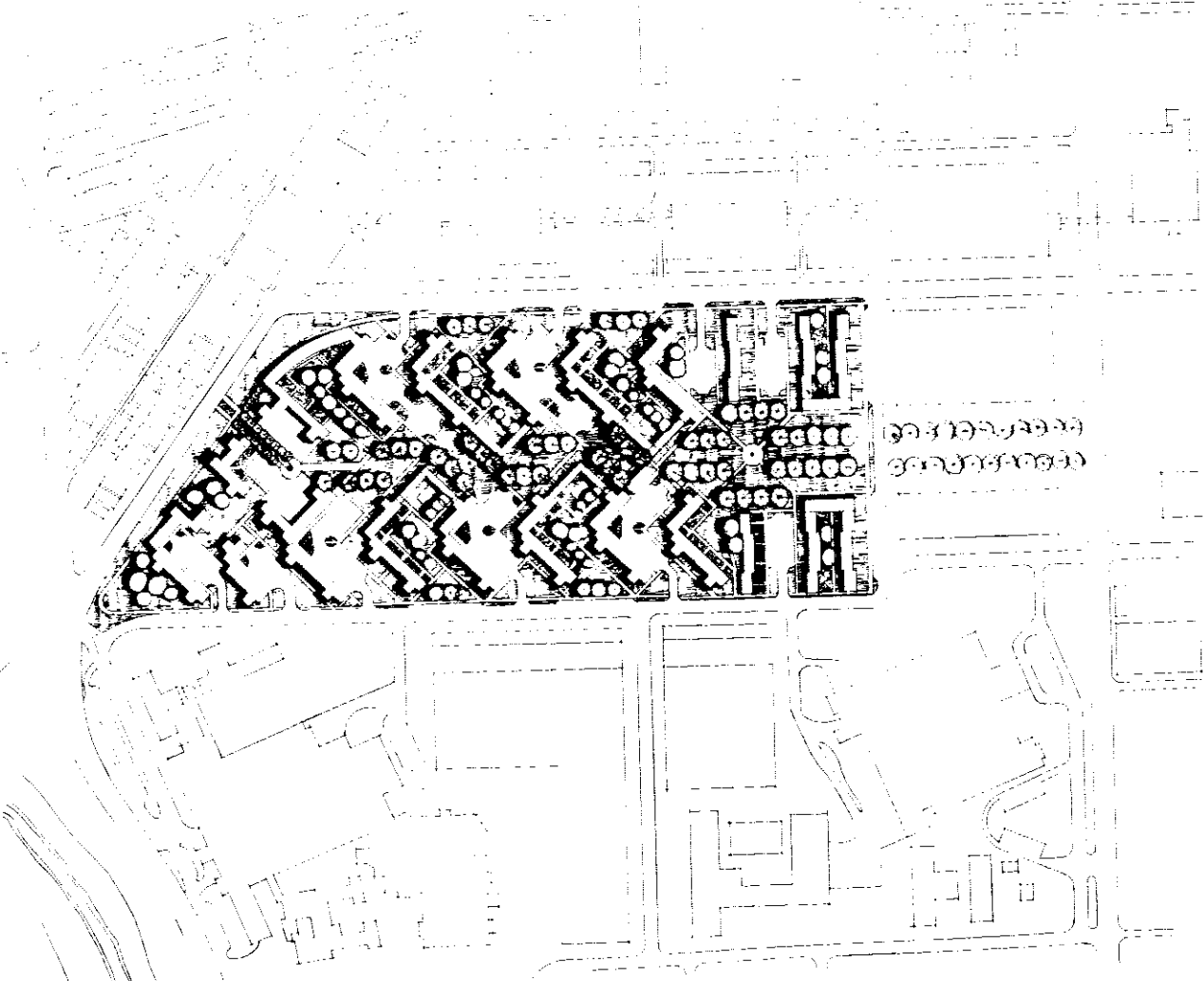




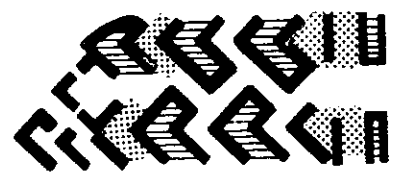
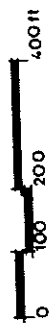
North Site Entrance

hospital addition townhouse lockefield gardens townhouse mid-rise

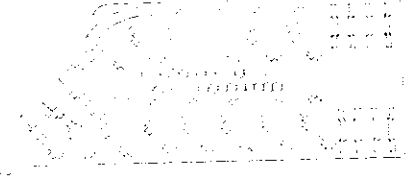
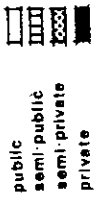
Site & Context Section



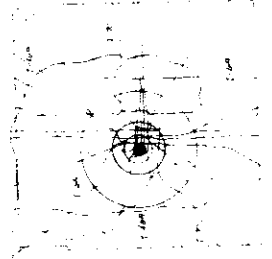
Site & Context Plan



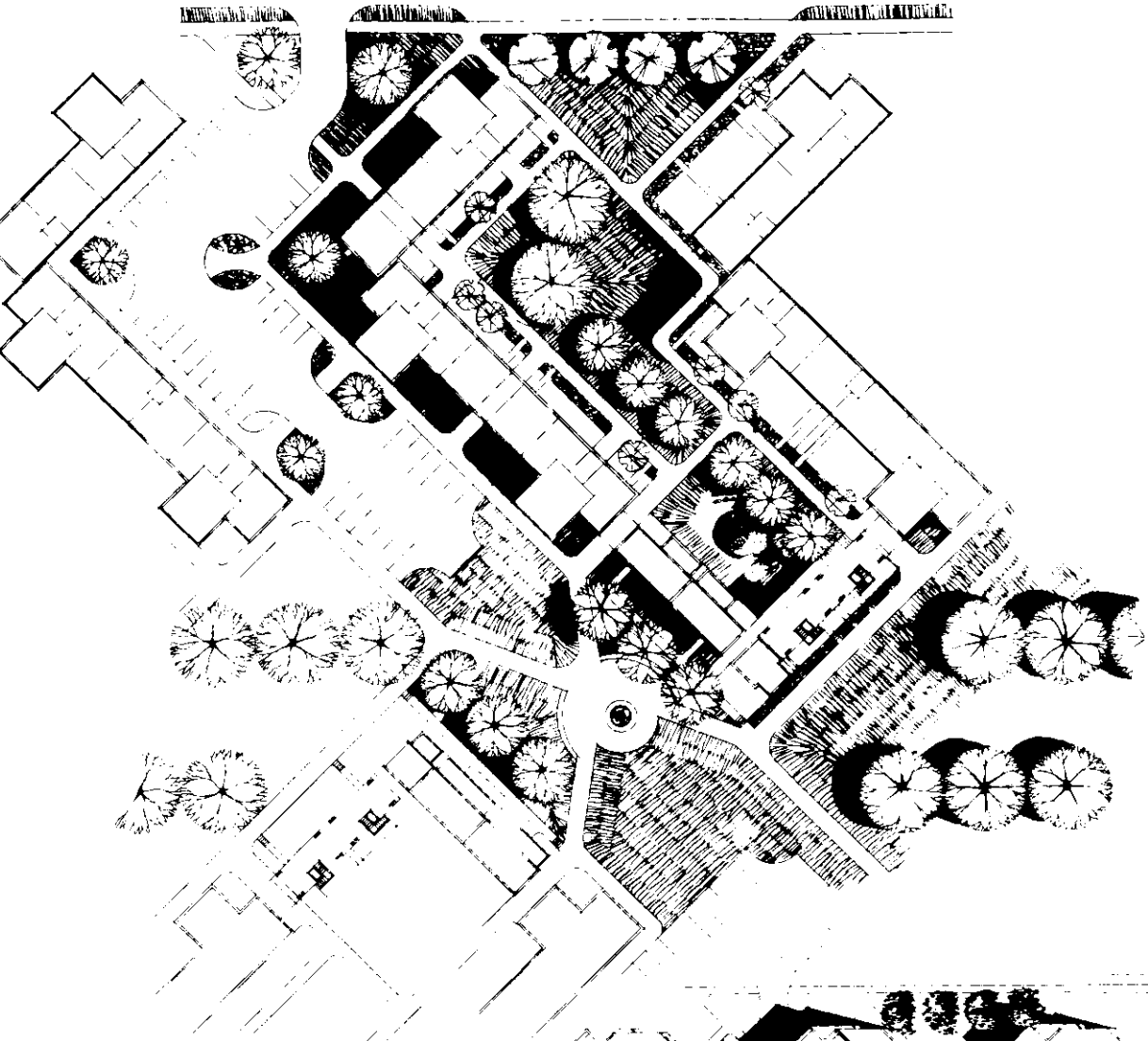
SPATIAL HIERARCHY



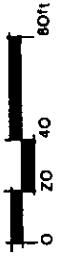
EXISTING SITE PLAN



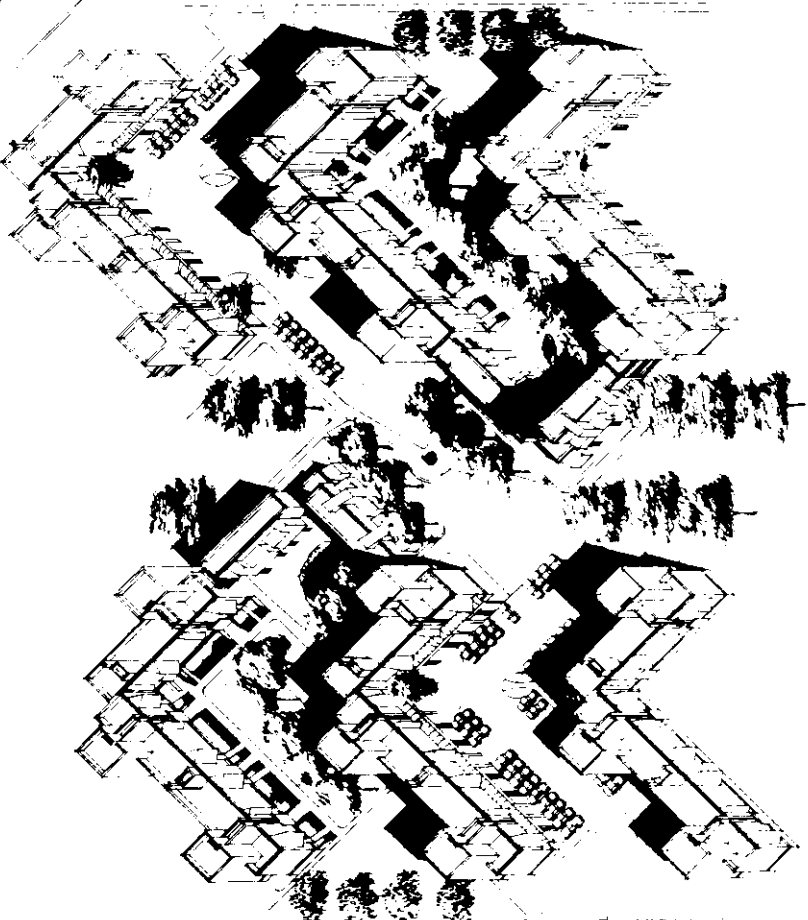
METROPOLITAN CONTEXT



Cluster Plan

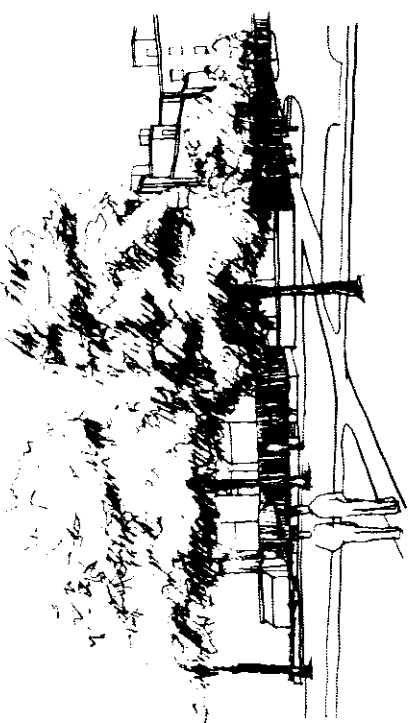


Cluster Section

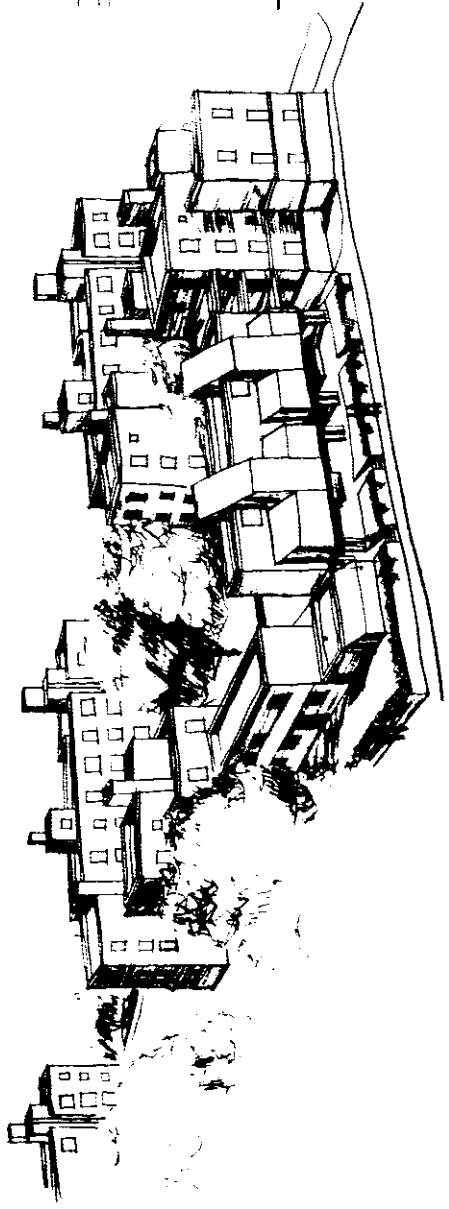


Axonometric

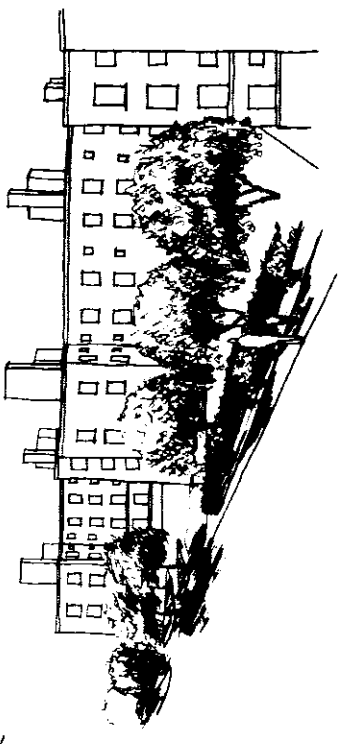




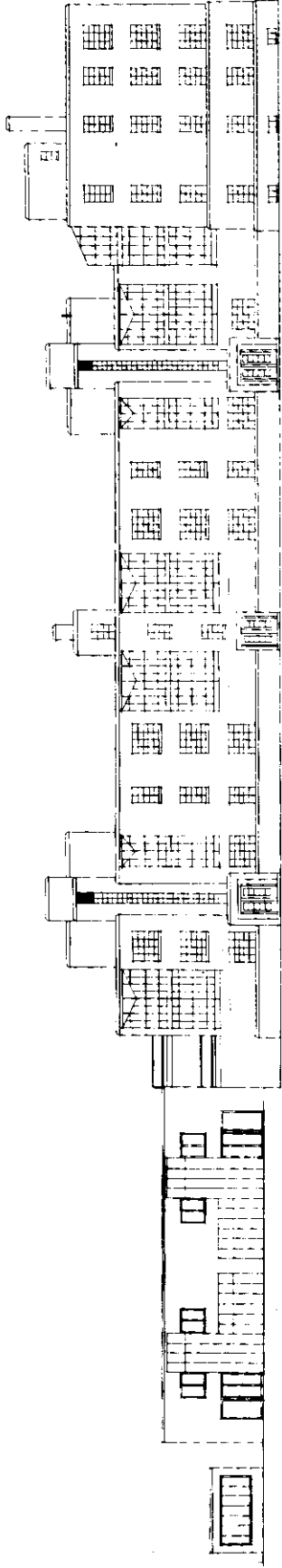
View From The Mall



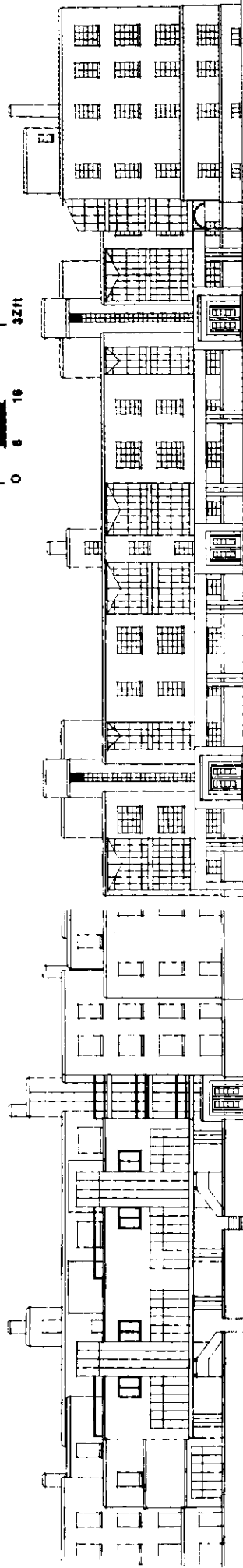
Aerial Perspective



View From The Street



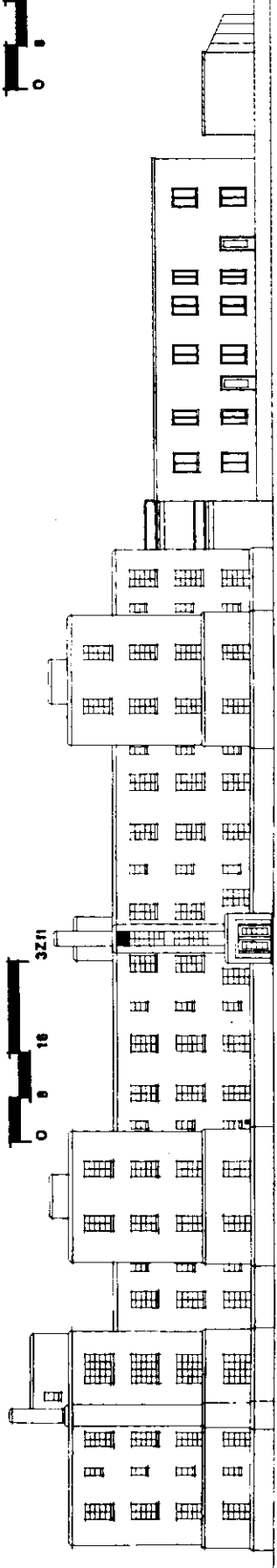
South East Elevation (Semi-Private)



South West Elevation

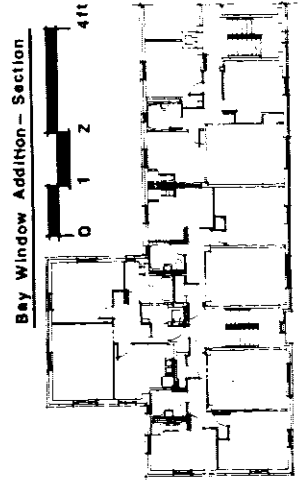
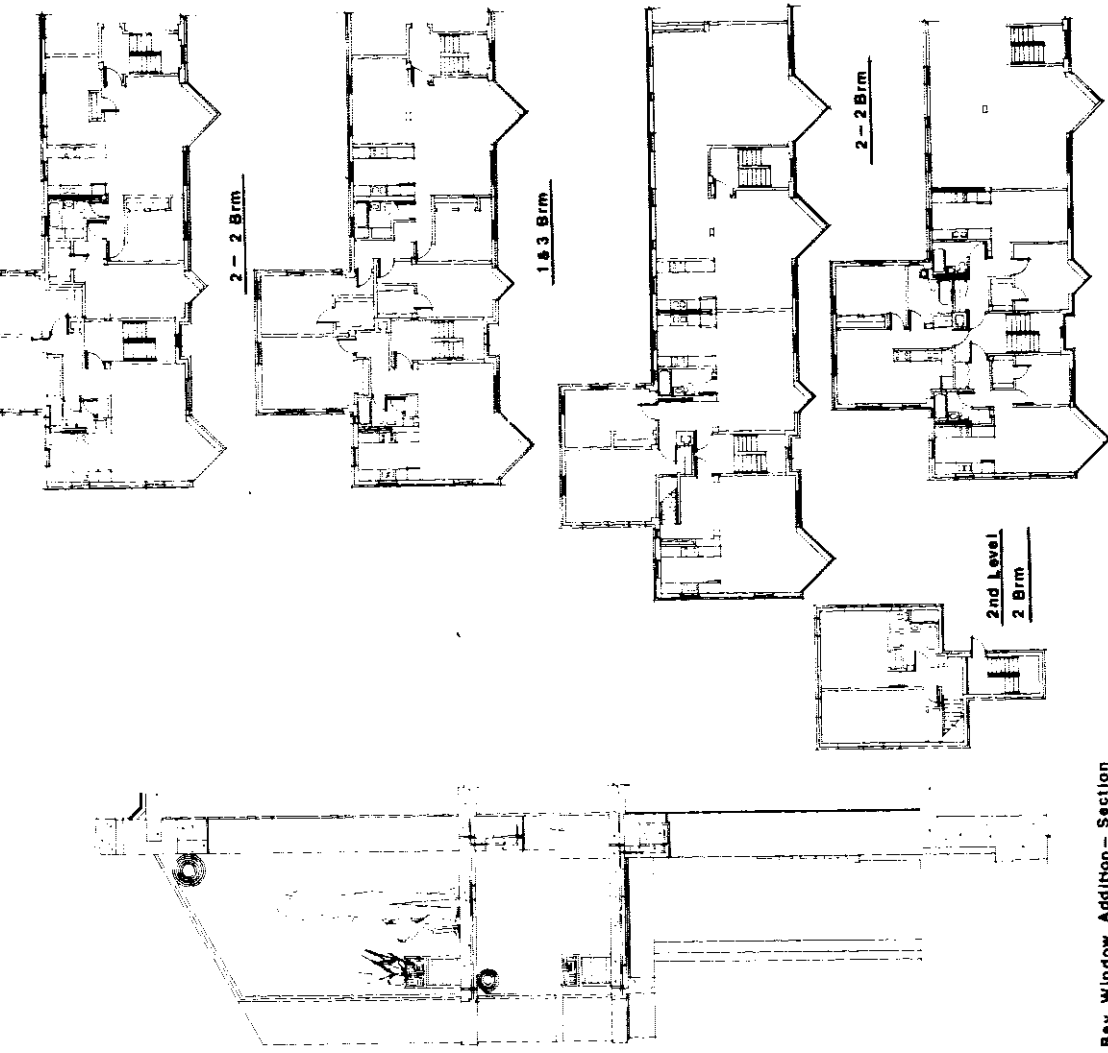
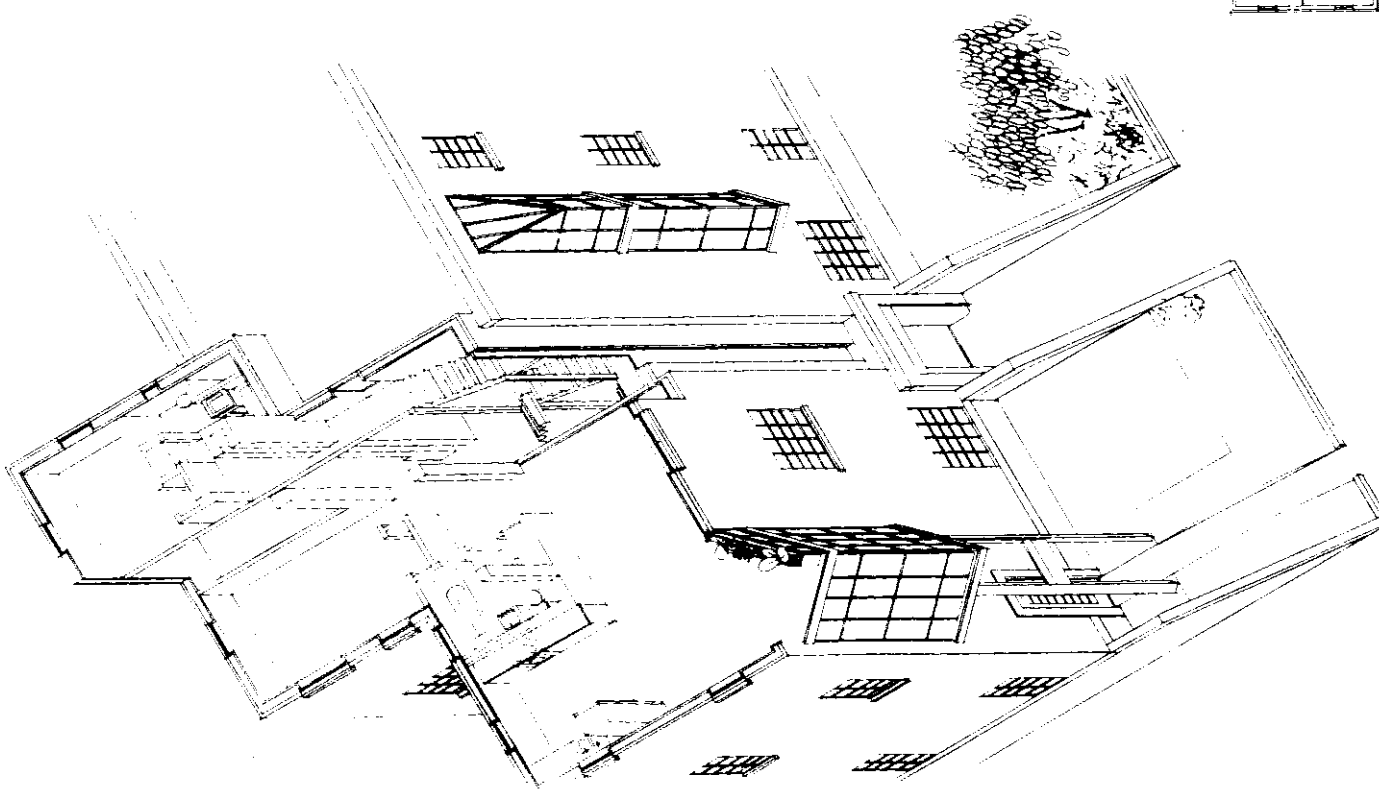


South East Elevation (Semi-Public)



North West Elevation (Semi-Public)





Garden Apts. - Axonometric

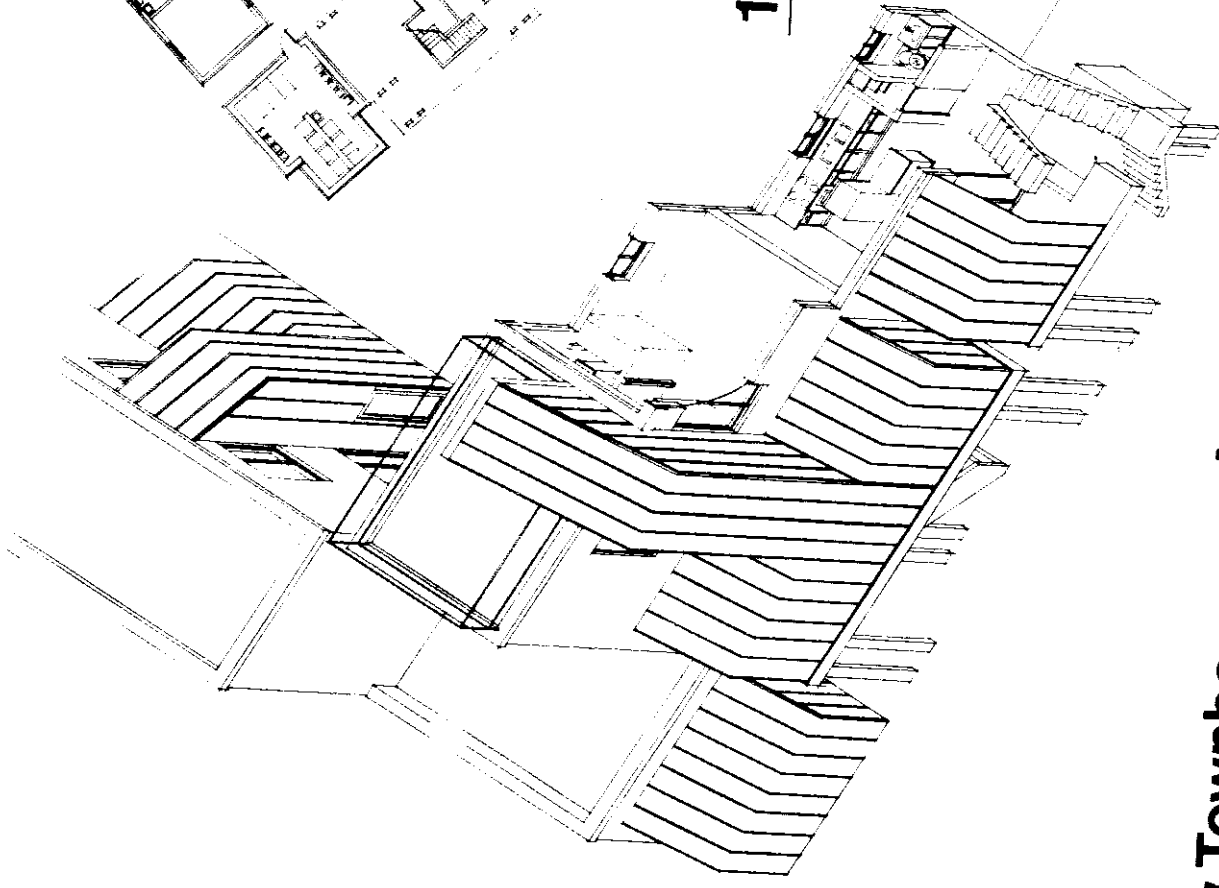
Existing Floor Plan

Bay Window Addition - Section



1st Level Floor Plan

2nd Level Floor Plan



New Townhouses—Axonometric

