



### Project Overview:

Over the last five weeks, UDream, technical partner of Hill CDC, has begun to research, identify, analyze and envision diverse project scenarios (see below) along the corridor. Each project scenario will explore its urban design feasibility within the existing context and in alignment with tenets of the Greater Hill District Master Plan. Project scenarios were chosen because of a realized need within the Hill District and market trends.





## **Stop & Stay Spaces**

### Project Scope:

The project team will explore the strengths, weaknesses, opportunities and connections (SWOC) for existing and new recreational and leisure experiences along the corridor; and the potential of connecting the recreational book-ends at Chauncey Street steps and the Herron Avenue gateway.

### Analysis/Findings:

Though, the project scope runs along Centre Ave from Soho Street to Herron Avenue, the project team has extended analysis to the Kirkpatrick Street intersection, thus building consensus from the Kirkpatrick Street recreational corridor. The project team has identified several nodes, points of active and passive concentration, along the corridor that would inspire gathering. Further, the nodes consist of both outdoor spaces (e.g., plazas) and indoor spaces (abandoned properties repurposed as active hubs). Begin to articulate the spaces in-between with higher concentrations of residential uses; and highlight the book-ends as the initial investment for development.

### Next Steps:

To optimize "stop & stay" spaces, one must understand the implications of direction and movement – way-finding. Communities understand why they should gather, but not often how? Explore way-finding as an essential tool of place-making towards spaces for gathering.

## **DREAM Units**

### Project Scope:

The project team will explore SWOC for live/work space along the corridor. There is an uprising of demand for office space within the Hill District and many home-based businesses could benefit from dedicated, functional space and amenities that support these business ventures.



#### Analysis/Findings:

After researching the urban design measures needed to sustain live/work space, the project team identified several existing structures and vacant parcels that would support this type of development. In addition, resource-oriented amenities supporting a live/work environment have been identified as well as placement. Consider the scale of business-amenities that support possible use and align with the existing context.

#### Next Steps:

A concentration of scalable live-work space within the Hill District begins to define itself. Explore the possibilities of an incubator row, i.e., the identity of this pocket community, where economic dreams are lived out: what does that look like? How does it respond to existing needs along the corridor?

## **Artist Housing**

#### Project Scope:

The project team will explore SWOC for artist space along the corridor. With the Hill District Arts Plan formally established within the master plan, the project team will explore its integration along the Hill District's primary corridor.

#### Analysis/Findings:

In conjunction with the Hill District Arts Plan, the project team has explored spaces and structures accommodating all types of art expression; and, have identified what sites, along the corridor, will have the highest impact for artist space and branding, e.g., the Herron Avenue gateway. In addition, the project team has identified diverse ways existing residents can capitalize on a development of artist expression. Articulate how initial investment and implementation can be realized with existing resources and amenities; and what external resources can become programmatic partners within the Hill District.

#### Next Steps:

Similar, to live-work space, a concentration of static and dynamic artist space within the Hill District begins to define itself. Explore the possibilities of an artist block where

existing context is celebrated and innovative notions are crafted: what does that look like? How does it respond to existing needs along the corridor?

## **Authentic Replication**

### Project Scope:

The project team will explore SWOC with translating the character of the Hill District among diverse uses and spaces. The master plan expresses the cultural legacy of the Hill District, and the project team will explore how to convey the spatial character along the primary corridor.

### Analysis/Findings:

Through analysis of the master plan, HDCG identity workshops, and site analysis, the project team has ascertained that the character of the Hill District is best understood through experiences. Though there are tangible characteristics to identify, much of the Hill's character is an experience. Thus, the project team has explored how the site, the Hill District's primary corridor, can be useful in telling the story of this living history. Articulate an existing business's programmatic needs, in order, to design spatial and programmatic elements that will sustain the Hill District.

### Next Steps:

Understanding the catalyst of culture and community is imperative. Before development comes social stability. Explore the social fabric of the Hill District; and how a viable social network and a continuum of programming along the corridor, extending beyond the structural spaces and flowing out into vacant lots, activate the character of place long before development.

## **Pocket Housing and Micro-Units**

### Project Scope:

The project team will explore SWOC of targeting diverse users – empty nesters seeking to downsize, families with limited income, or young professionals with urban lifestyles – as well as multi-generational living. Many families and individuals within the Hill District could benefit from urban design measures that primarily consider use versus primarily considering income.

### Analysis/Findings:

The project team has begun exploring communities and dwellings with shared-

amenities for more functional living, which will allow for a smaller footprint, thus lower living cost. In addition, the project team is exploring outdoor living space, e.g., pocket parks or shared yards, to balance a smaller indoor footprint. Further, interspersing pocket housing (SF housing) with micro-units (MF housing) creates more of a community dynamic while considering diverse family-types.

Next Steps:

The Hill District's topography presents diverse challenges along Centre Avenue between Soho Street and Herron Avenue, so further analysis on engaging the street will be explored as well as access.