

Design Ideas to Increase the Sense of Community and Resiliency in Coffey Park

Increase neighborliness and add value.



'Eyes-On'



Real 'Neighborhood Watch':
Designing houses so that neighborhoods are even
safer and more resilient than before

Game



- 1 and 3's: You are a residence
- 2's: You are a public street, public park or creek

10:45 am

Back to Public Realm



Side to public realm



Front to Public Realm



Defensible Spaces: Key concepts



Key Concepts for Creating a Strong & Connected Neighborhood:

- Front of buildings face public realm (street)
- 'Eyes-on' the street
- Ownership of all areas behind sidewalk is clear
- Windows face street



Windows Face Street



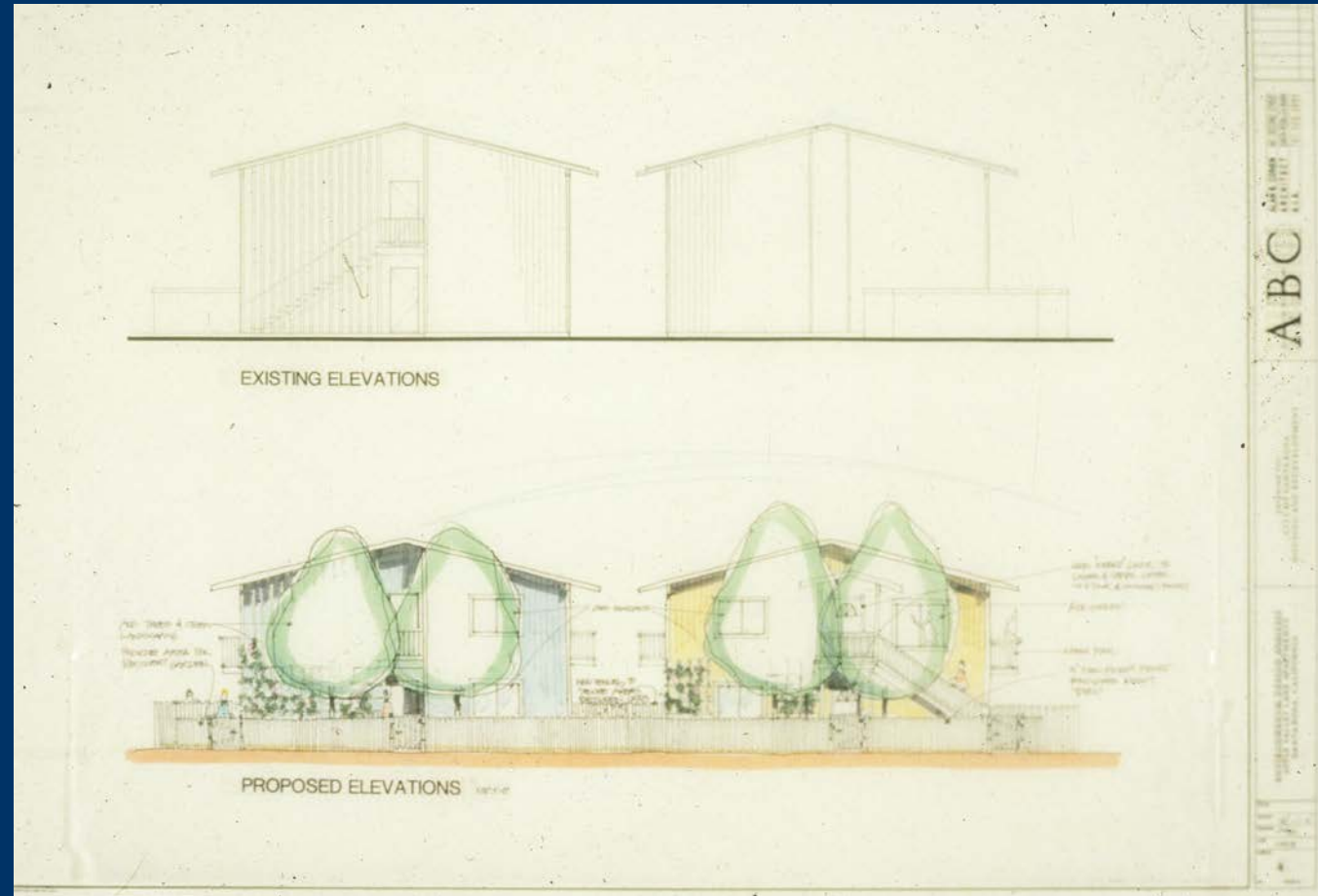
Sense of Community Increases Safety

"The Sparta led 'Crime Prevention Through Environmental Design (CPTED) projects showed statistical reductions in self reported FBI UCR Part I crimes of between 17% to 76% depending on the basket of CPTED measures employed in specific high crime, low income settings in the United States."

1994 through 2002, Sparta Consulting Corporation



Windows Face Street



Certainty Of Being Intercepted Is The Main Deterrence



Before



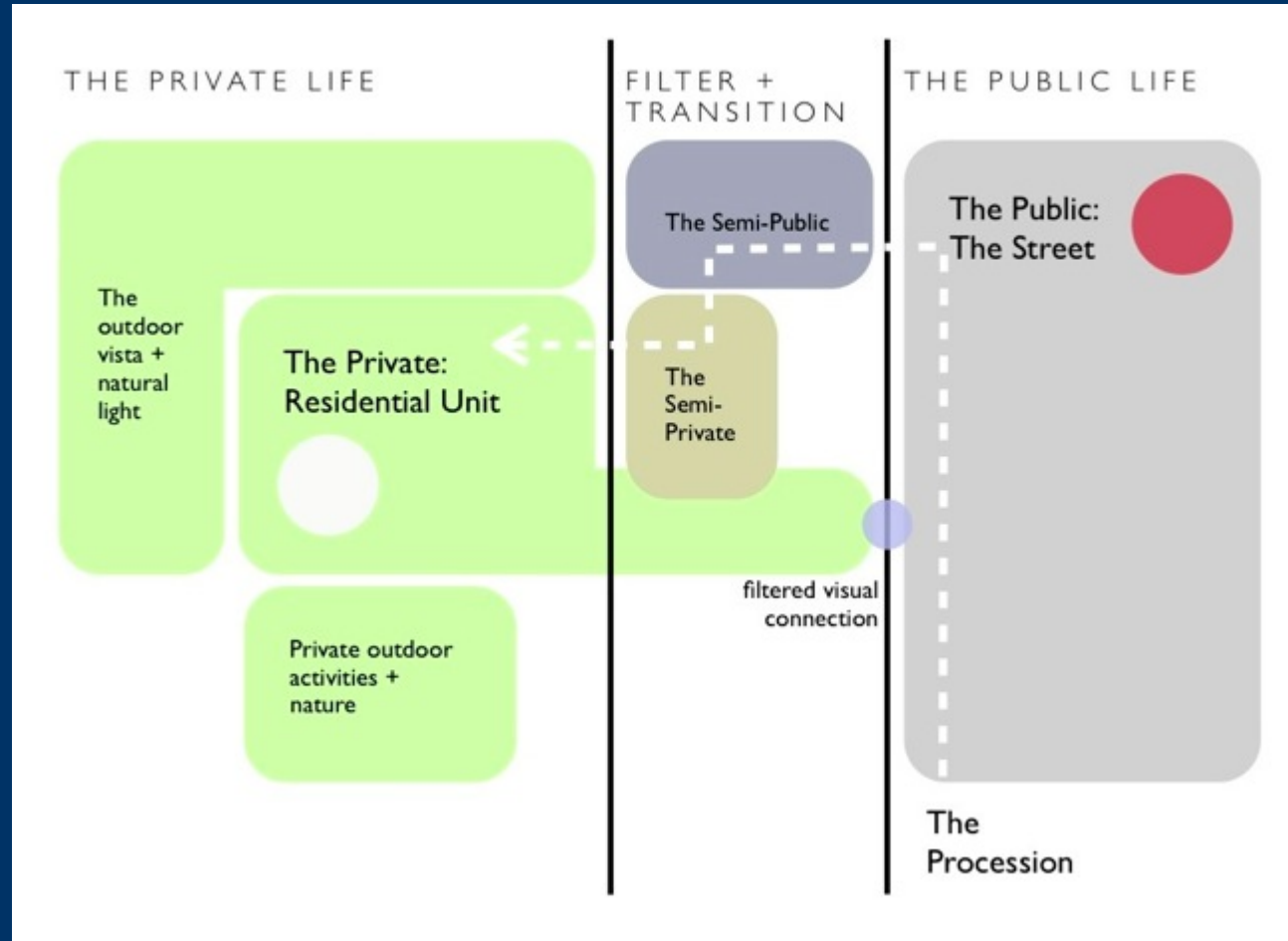
After

'Eyes-On' and Neighborliness: Add large porch and place it closer to the sidewalk than the garage





Create a Transition from Public Realm to Private Realm: Public - Semi Public - Semi Private - Private



Create a Transition from Public Realm to Private Realm: Public - Semi Public - Semi Private - Private



Define Edge of Front Yard



Define Edge of Front Yard and Raise Porch



Do Not Select Tall Shrubs that will Block Windows



Install Matching Street Trees on Each Street Detach Sidewalks to Protect Pedestrians from Cars



Sidewalks are a Big Factor in Street Tree Success-A 5' Wide Planter Strip is Wide Enough for Many Trees



Create 'Triangulation' -Excuses for Neighbors to Meet and Talk



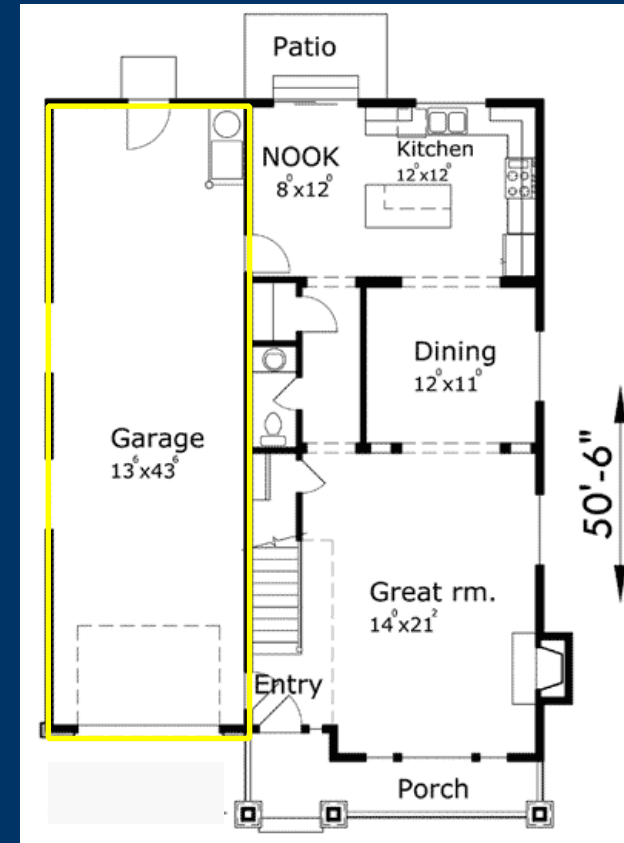
Create 'Triangulation' -Excuses for Neighbors to Meet and Talk



Create 'Triangulation' -Excuses for Strangers to Talk



Tandem garage to make porch bigger, increase 'eyes on' / neighborhood connection places



Accessory Dwelling Units-Help with Mortgage/Provide Housing





Hopper Road Diet-Adds bike lanes/On Street Parking, Calms Traffic



Hopper Road Diet-Adds bike/parking lanes, Calms Traffic

Concept Sketches

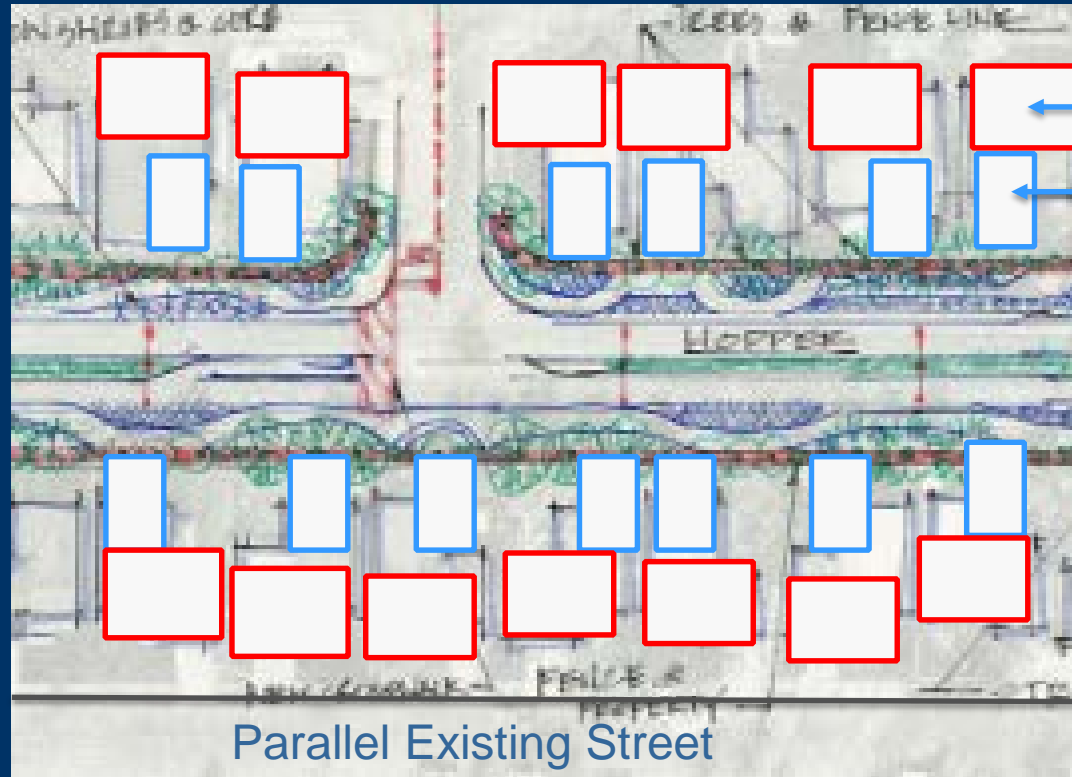
- * Reduce lanes from 5 to two with center median and turn lanes,
- * Add path, landscape, bus shelters, and crosswalks



Coffey Park Rebuild
Hopper pedestrian park
C. SANGER • ARCHITECT

Design by Chuck Sanger

Hopper Road Diet-Remove Wall, Face Accessory Dwelling Units to Hopper



New main house faces interior street

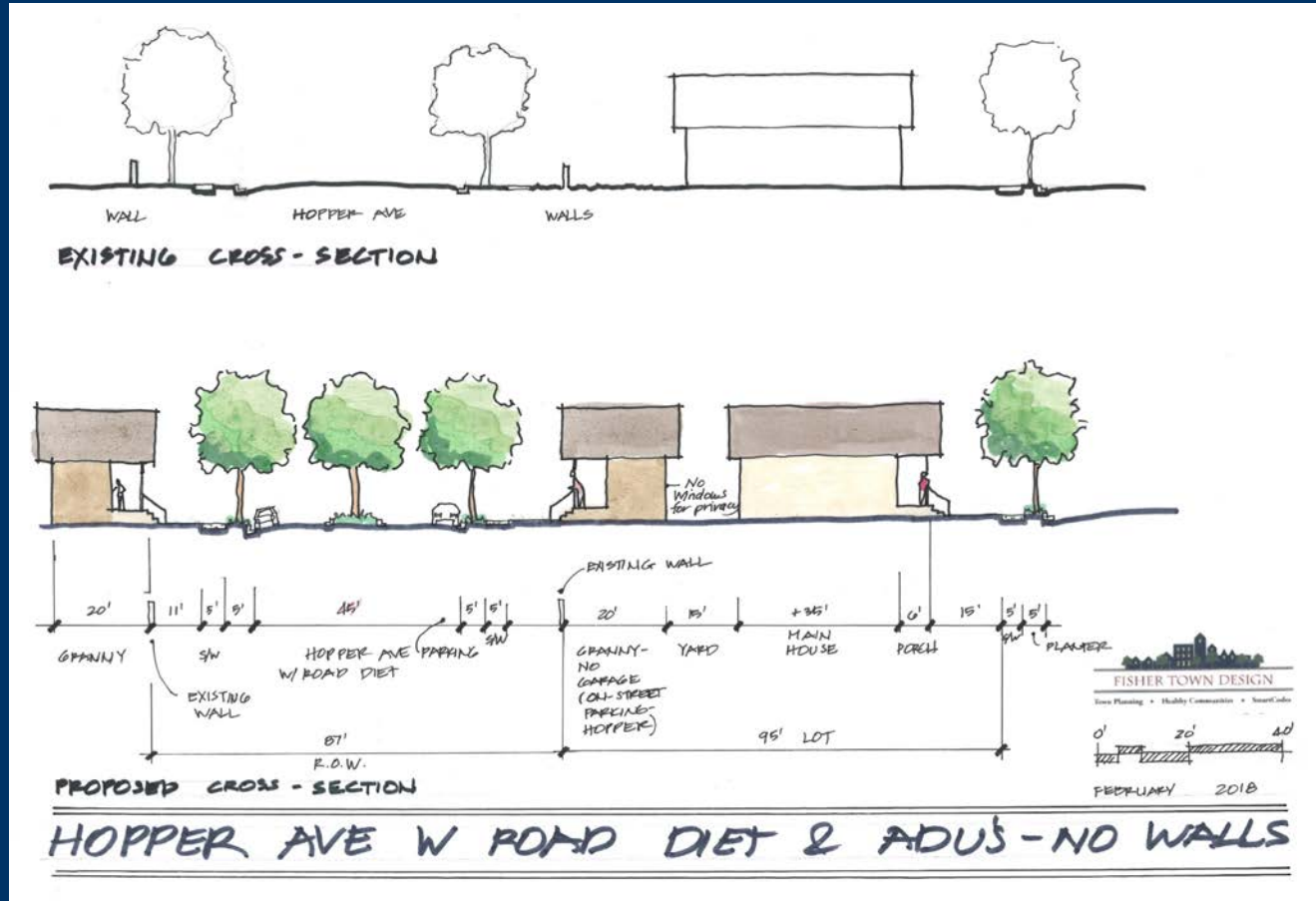
New ADU faces Hopper Ave. On-street parking on Hopper eliminates need for garages for ADU's.

Road Diet Designed by Chuck Sanger

Hopper Road Diet-Remove Wall, Face Accessory Dwelling Units to Hopper

New ADU's face Hopper Ave.
On-street parking
on Hopper eliminates need for
garages for ADU's.

New main house faces
interior street



Accessory Dwelling Units on Hopper- No Garages



Ways to Densify Single Family Homes if Desired



7-6. The existing condition is an excessive front setback dominated by a driveway and a parking garage



7-7. The existing garage is converted into additional living space as a two-story structure built over the existing driveway



7-8. A new wing is added, creating an entry courtyard and preventing the garage and driveway from dominating the street view



7-9. A detached outbuilding is built in the front yard, creating a private interior courtyard and preventing the garage and driveway from dominating the street view

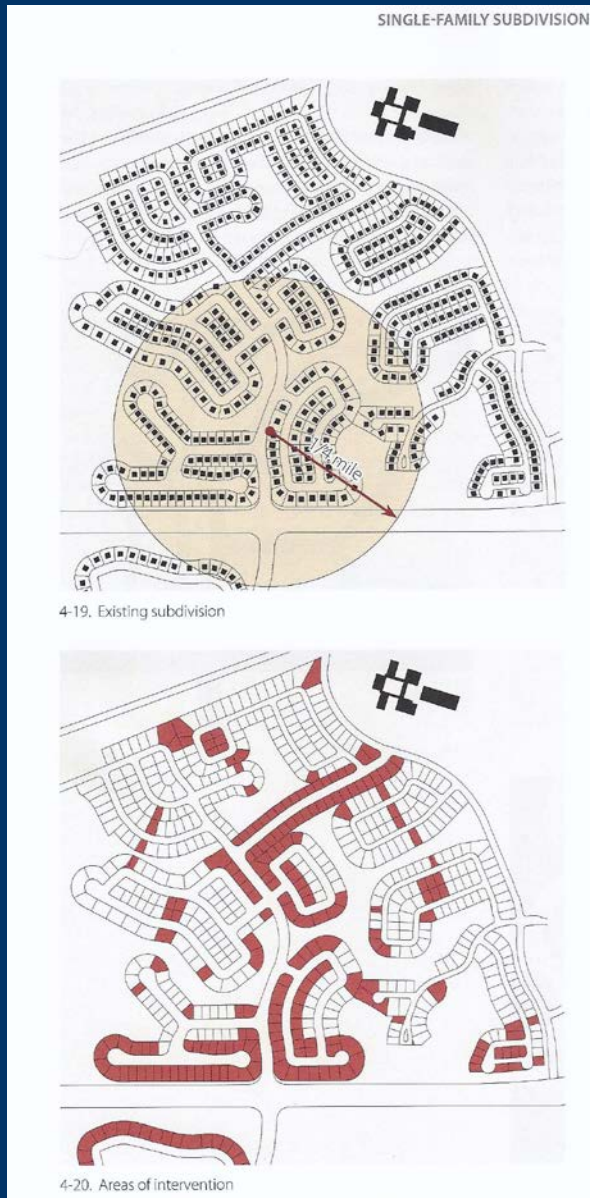


7-10. The garage is removed altogether. In its place sits a one-story addition delineating the street. A garden is in the backyard

Community Level: Designs in the Street crosswalks



Sprawl Repair in Coffey Park



All Sprawl Repair Images by Galina Tachieva

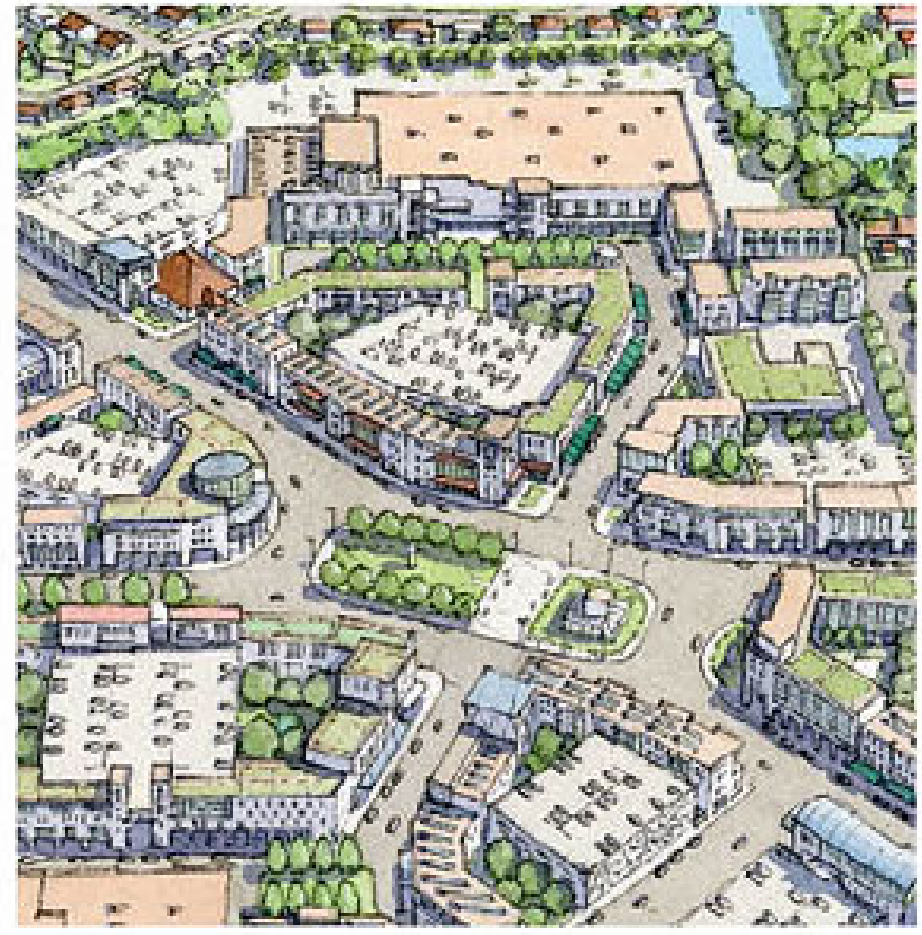
Sprawl Repair in Coffey Park



Community Level: Kmart Site



Walkable, Connected Neighborhood



No more walls in Coffey Park



No more walls in Coffey Park



No more walls in Coffey Park



Wrap Around Porch at Corners: 'Eyes-on' Both Streets- Residents Connected to Neighbors on Both Streets



Pocket Parks in Key Places in Coffey Park



FISHER TOWN DESIGN

Town Planning • Healthy Communities • SmartCodes



A street that is safe for walking improves health outcomes and increases community cohesion (connectedness) for residents.

Neighborhoods with strong social ties, mutual assistance and non-profits can increase life expectancy by 5 years and reduce fatality rates by a factor of 10 during disasters.

~ from Eric Klineberg "Adaption, how can cities be climate-proofed?"

Designing for Community in Coffey Park

Homeowner Ideas:

- Put porch closer to sidewalk than garage
- Install matching street trees
- Install veggie garden in front of house
- Book lending library
- Use a tandem garage to make porch bigger, increase 'eyes on'
- Add Accessory Dwelling Units
- 'Art' in the street crosswalks

Big picture Ideas:

- Provide detached sidewalks to get Street Trees in a planter strip
- Sprawl repair-Redesign Kmart Site
- Road diet for Hopper Ave
- No more walls in Coffey Park!
- Add Accessory Dwelling Units to face Hopper Ave.
- Pocket/Children's park within 3 minute walk of each house

