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

Increase neighborliness and add value.
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
Side to public realm
Front to Public Realm
Defensible Spaces: Key concepts

- Large windows promote casual supervision of sidewalk.
- Porches and sidewalk encourage interaction between neighbors.
- Paving and architectural treatments define public and private zones.
- Good pedestrian-scaled lighting on street.
- Low landscaping and fences define property lines without creating hiding places.
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
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
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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

- Install veggie garden in front of house
- Book lending library
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
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.

Parallel Existing Street

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 dotting 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

4-27. Conventional single-use zoning
- Open Space
- R1 - Single-family Residential
- Existing buildings

4-28. Transect-based zoning
- T1 - Natural zone
- T3 - Sub-Urban zone
- T4 - General Urban zone
- T5 - Urban Center zone
- CS - Civic Space
- CB - Civic Building
- Existing and proposed buildings
Community Level: Kmart Site
Walkable, Connected Neighborhood
No more walls in Coffey Park
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Wrap Around Porch at Corners: ‘Eyes-on’ Both Streets-
Residents Connected to Neighbors on Both Streets
Pocket Parks in Key Places in Coffey Park
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