

Re-envisioning College Park: connecting city and university

PALS Program



ARCH403 SPRING 2015



acknowledgements:

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The theme for the Spring 2015 semester was College Town. Students were tasked with design at multiple scales, offering opportunities to investigate how a college can enhance the urban life of a town, and how a town can enhance the experience of a college. Students investigated this relationship through urban analysis and design, as well as by envisioning architecture within this urban fabric.

Through the students exploration and analysis, considering the relationship of college to town, architecture to landscape, and history and typologies of urban form, they proposed several new urban designs to enhance the relationship between the University of Maryland to the City of College Park, specifically in the downtown Baltimore Avenue area.

What types of buildings does a college town need? Housing for students, faculty, staff, alumni, other residents who enjoy living in a college town. Public institutions and amenities, such as City Hall, outdoor public spaces, commercial spaces for shopping, dining, and entertainment, recreational facilities, and cultural institutions.

How might redevelopment of College Park in partnership with the University of Maryland revitalize the local economy, reduce or eliminate carbon emissions, restore local agriculture, food supply, and forestry, and create a new, sustainable base for economic and community development? How might the city of College Park participate in the University's commitment to sustainability?

Historically, the relationship to the natural

environment has been a driving force in the design and development of campuses, as well as towns and cities. Students were asked to consider the role of the environment in relation to the campus and the city, from both a practical-sustainable perspective and a social perspective. How might the natural environment be seen as a social and psychological asset to the campus and the city? Most cities and many towns have great landscape parks that vary in character from town squares through city parks to extensive natural landscape features. What are the key features of the College Park environment? Students were asked to consider how climate, topography, hydrology, and vegetation will influence the future development of College Park and can become thematic in its development.



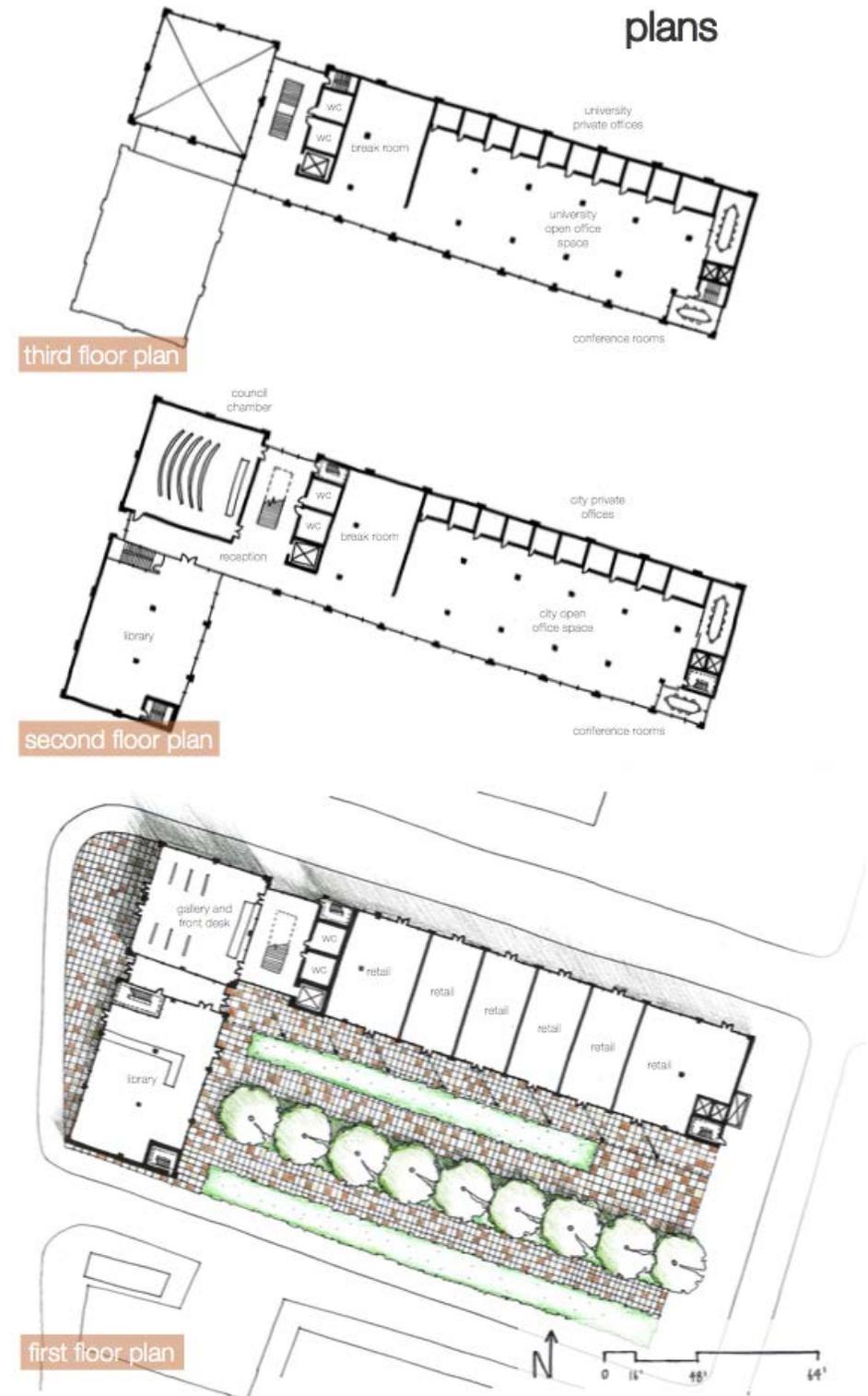
The delineation of university and town has long created a disconnect between students and community members. The concept of a college town is suggested, but not fulfilled as a seamless experience. Rather than being a college town, College Park is a town with a university. The integration of experiences not only enriches the town, but the university as well. By allowing for academia to permeate through the town, as well as residential and commercial activity to integrate with the university, the edge of campus is broken down.

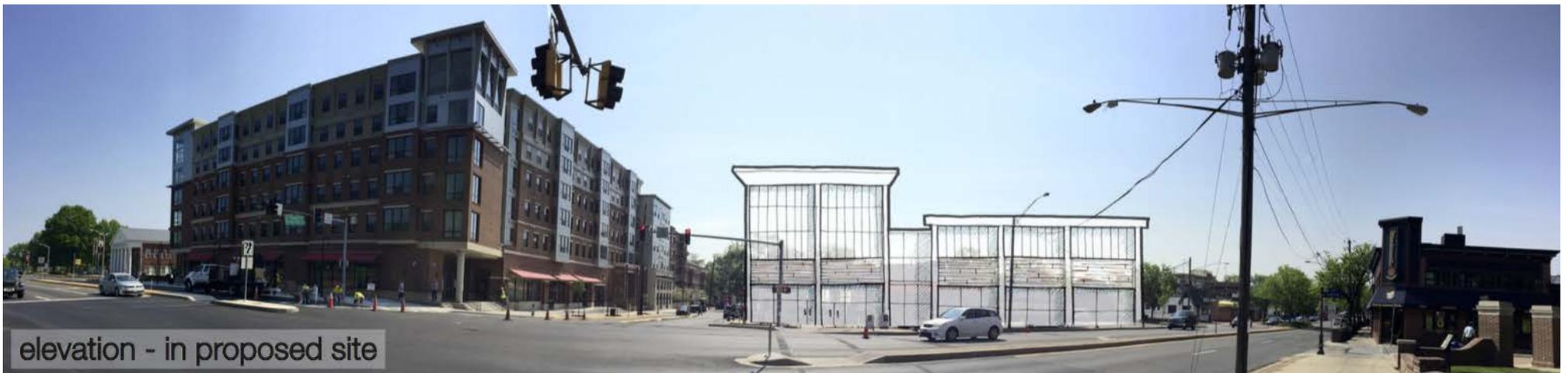
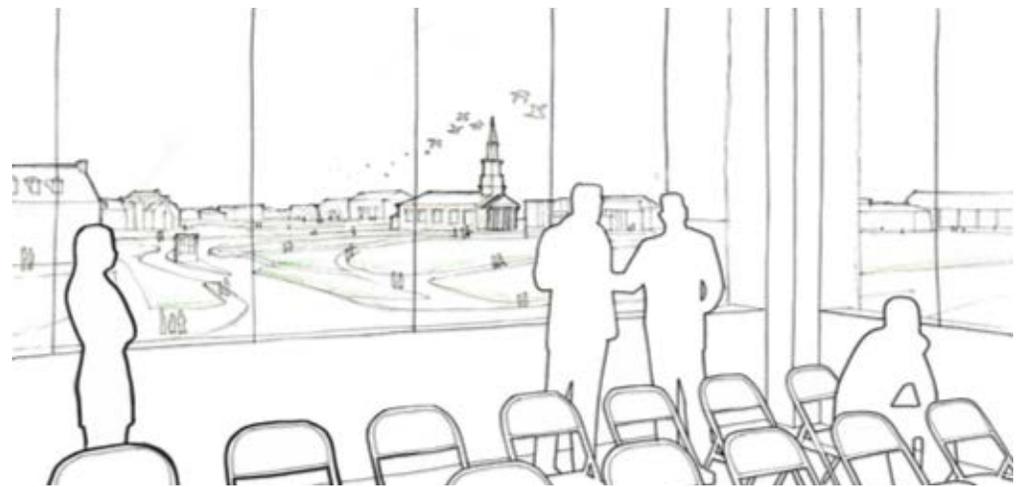
College Park has outgrown its existing City Hall and parking lot. The students proposed a new City-University Hall and associated public park, which has the potential to serve as an institution that strengthens the bond between college and town, offering indoor spaces where University of Maryland students can observe and learn about government, and outdoor spaces where students and community members can gather for civic events, performances, farmers markets, and festivals.

Linking Town and Gown

student: Catherine Cheng

approach: An urban oasis is concealed behind a strong urban edge, promoting engagement between residents and students. A library adds amenity for the community and provides an indoor gathering space.



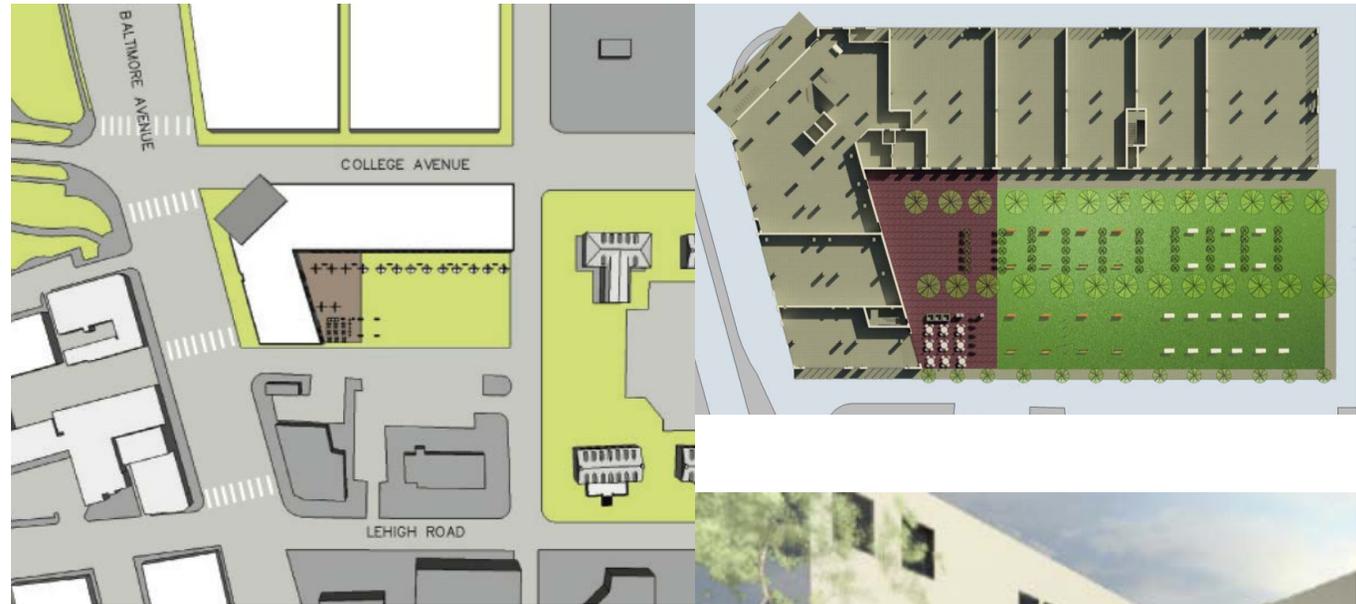


elevation - in proposed site

Linking Town and Gown

student: Diana Lopez

approach: A courtyard is concealed behind an urban street edge, providing a public space for engagement between residents and students. While the building maintains the city street edge, the entrance and conference room above are oriented towards campus views, promoting the concept that this building is designed to link town and gown.





Linking Town and Gown

student: Erin Barkman

approach: Creating a sculptural, figural piece connecting town and gown at the most frequented student gate, encouraging collaboration and interaction.



Currently, the City of College park does not have places for people to gather, or to go. The main hub of activity occurs at the intersection of campus and town, Baltimore Avenue. During busy evening and weekend hours, the area becomes inundated with people, mostly students. To counterbalance this, there need to be places within downtown College Park to draw people away from Baltimore Avenue. By shifting the focus of activity from a busy highway to a mixed-use district, the amenity is placed not only closer to where people actually live, but it moves people away from Baltimore Avenue, spreading out the thousands of people that spend their evenings in the area, making it quieter, safer, and more engaged with the community.

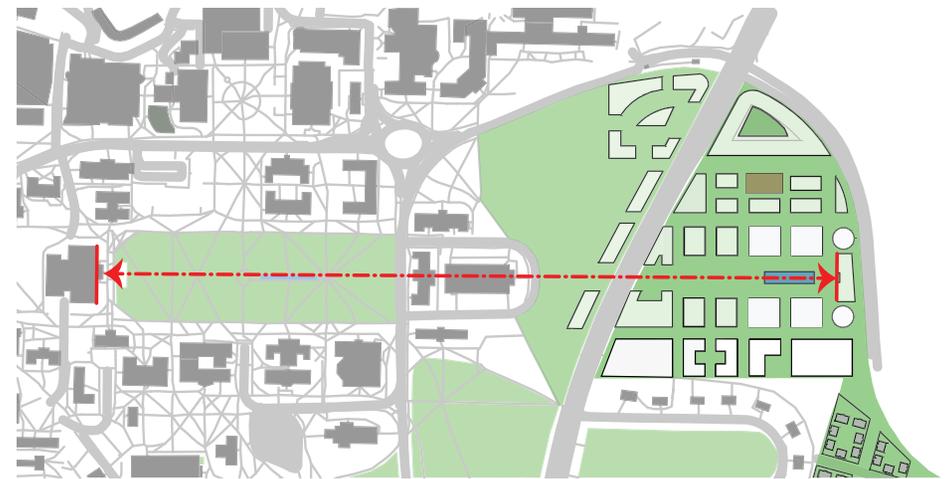
The students focused on creating these new places, as well as new identities in the town itself as a means of spreading academic thought and activity throughout the community to create a genuine college town ambience.

Extending the Mall

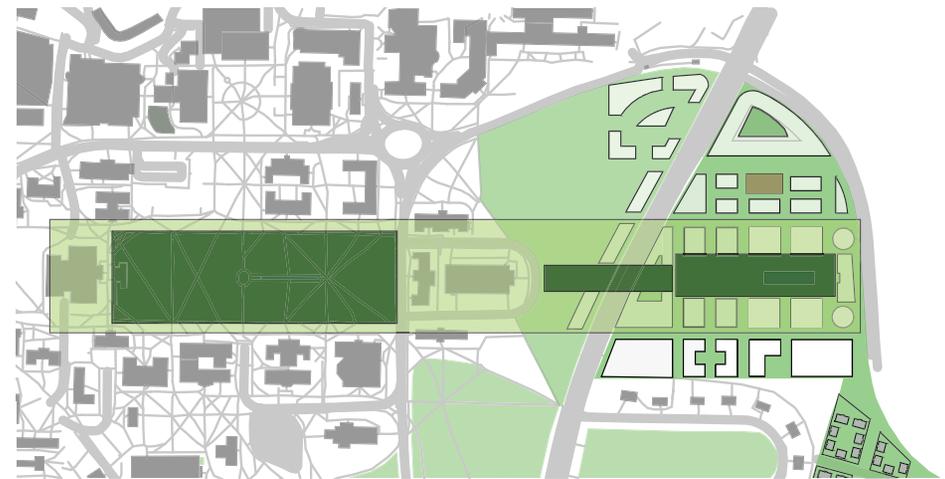
team:

- Azadeh Babei
- Brittany Hassan
- Kar Ma
- Gabriela Ochoa

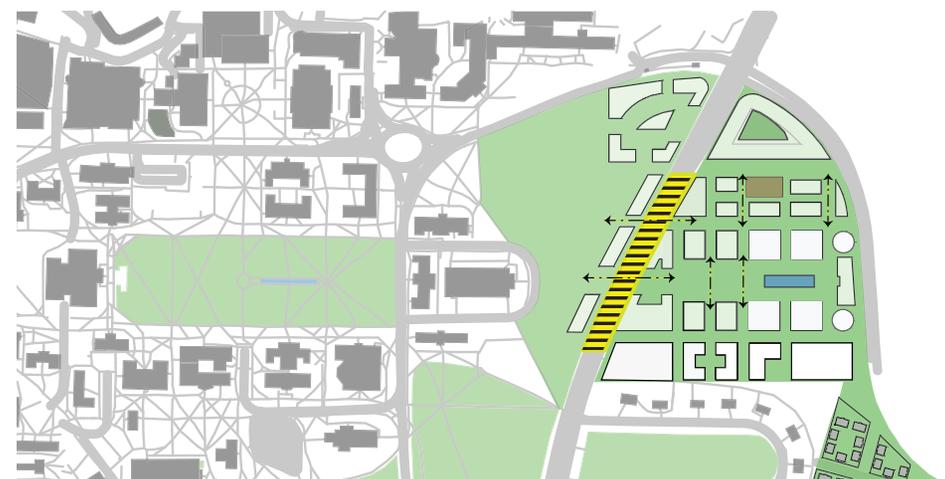
approach: By extending the Mall across Baltimore Avenue, new development in the innovation district can architecturally bridge the gap that Baltimore Avenue currently creates.



Axis



Green Spaces



Walkability



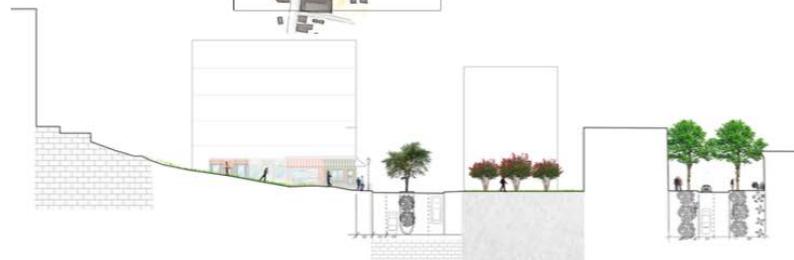
Plan of Innovation District

Developing Route 1

team:

Erika Laux
Erin Barkman
Nancy Kelleher

approach: Creating a strong and vibrant urban edge will create urban vitality all along Baltimore Avenue, linking current activity zones with continuous development. This will make Baltimore Avenue safer, and encourage community to flourish throughout College Park.





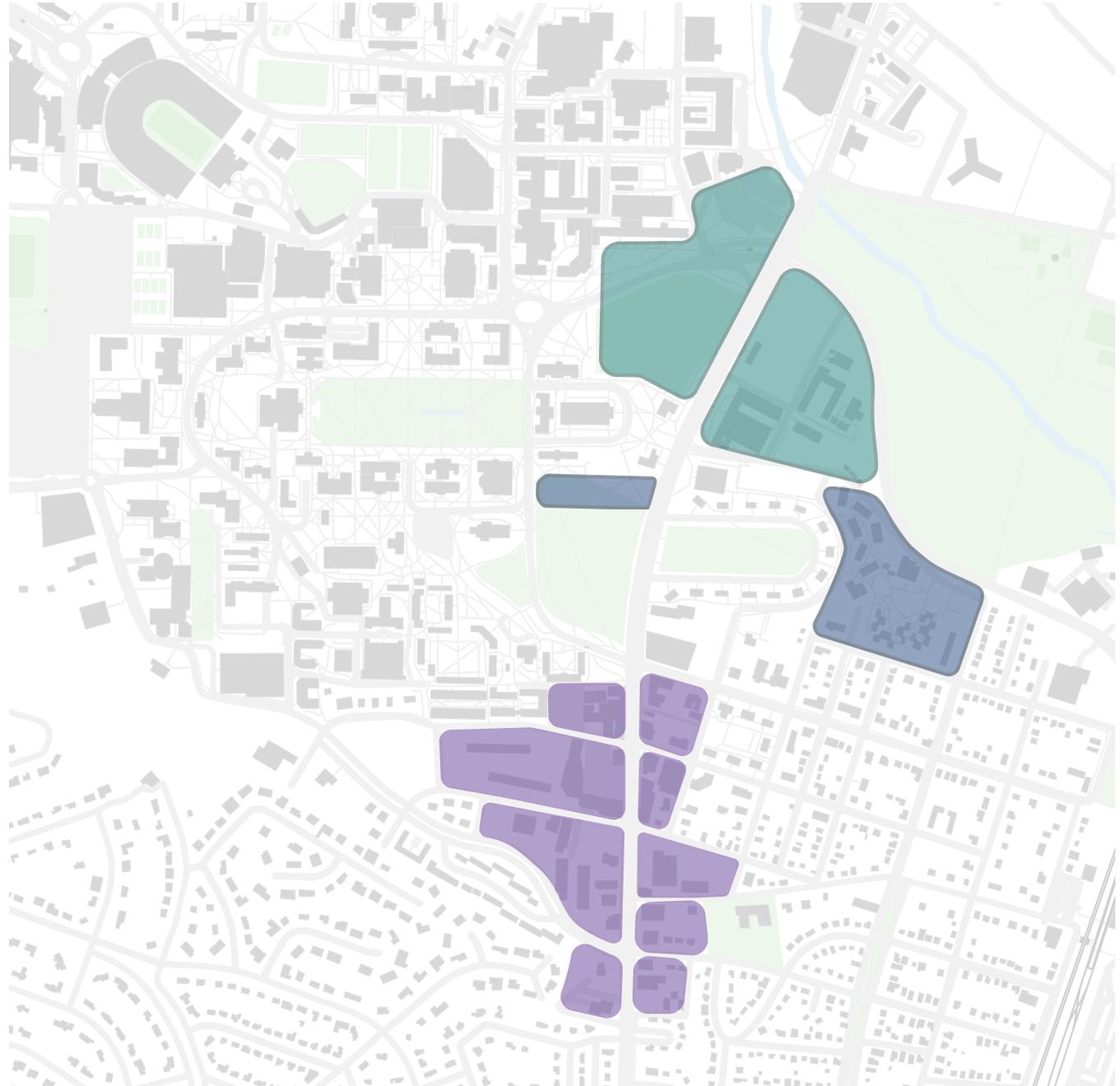
Shortening the Gap along Baltimore Avenue

team:

Jonathan Margulis
Stephen Pasquerello
Yuchen Li

approach:

Creating a strong urban edge in the Innovation District, as well as near the main gate shortens the disconnect between North and South districts along Route 1, develops the campus edge, and emphasizes the campus gateway.





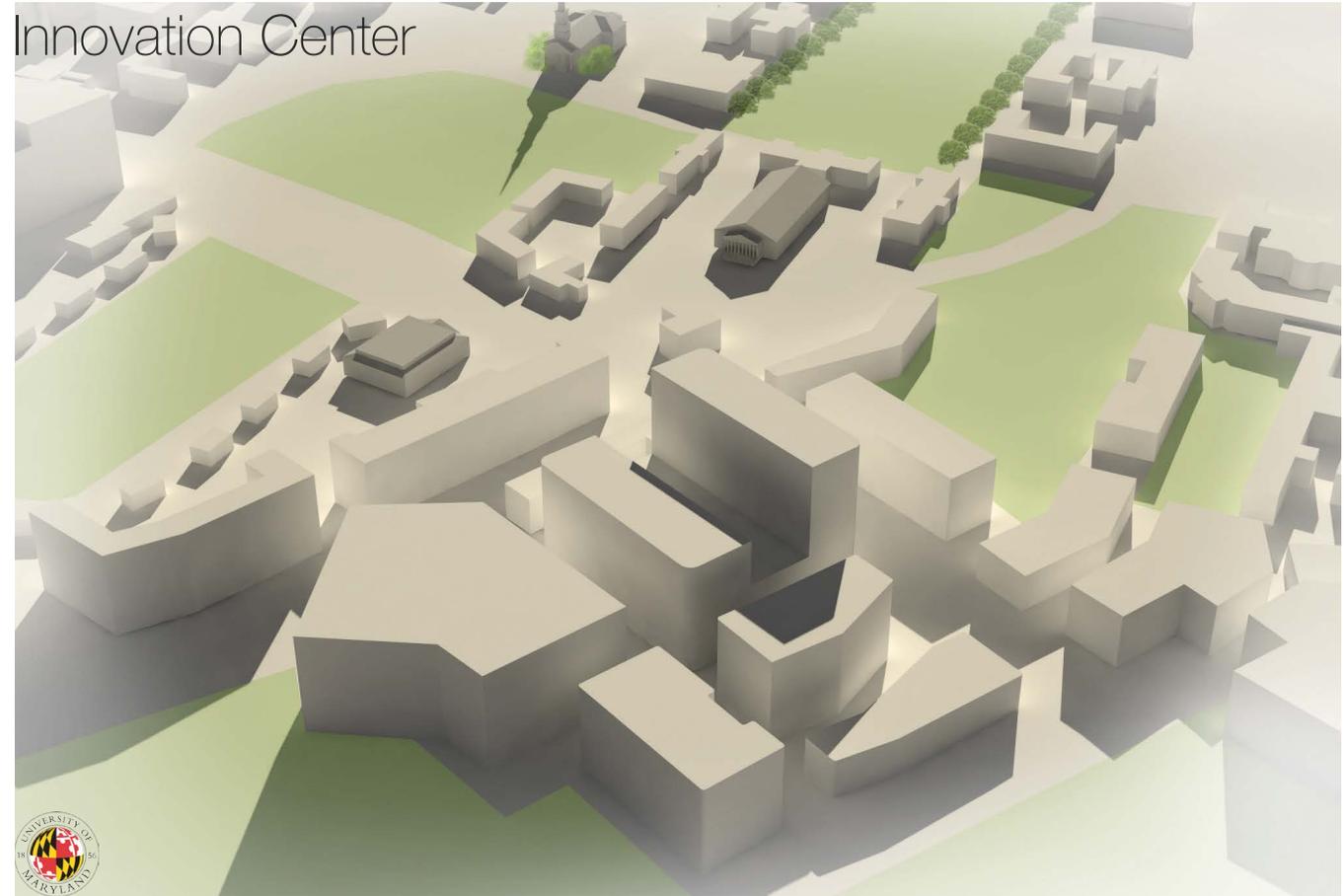
Densifying the Innovation District

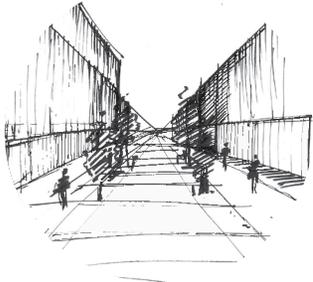
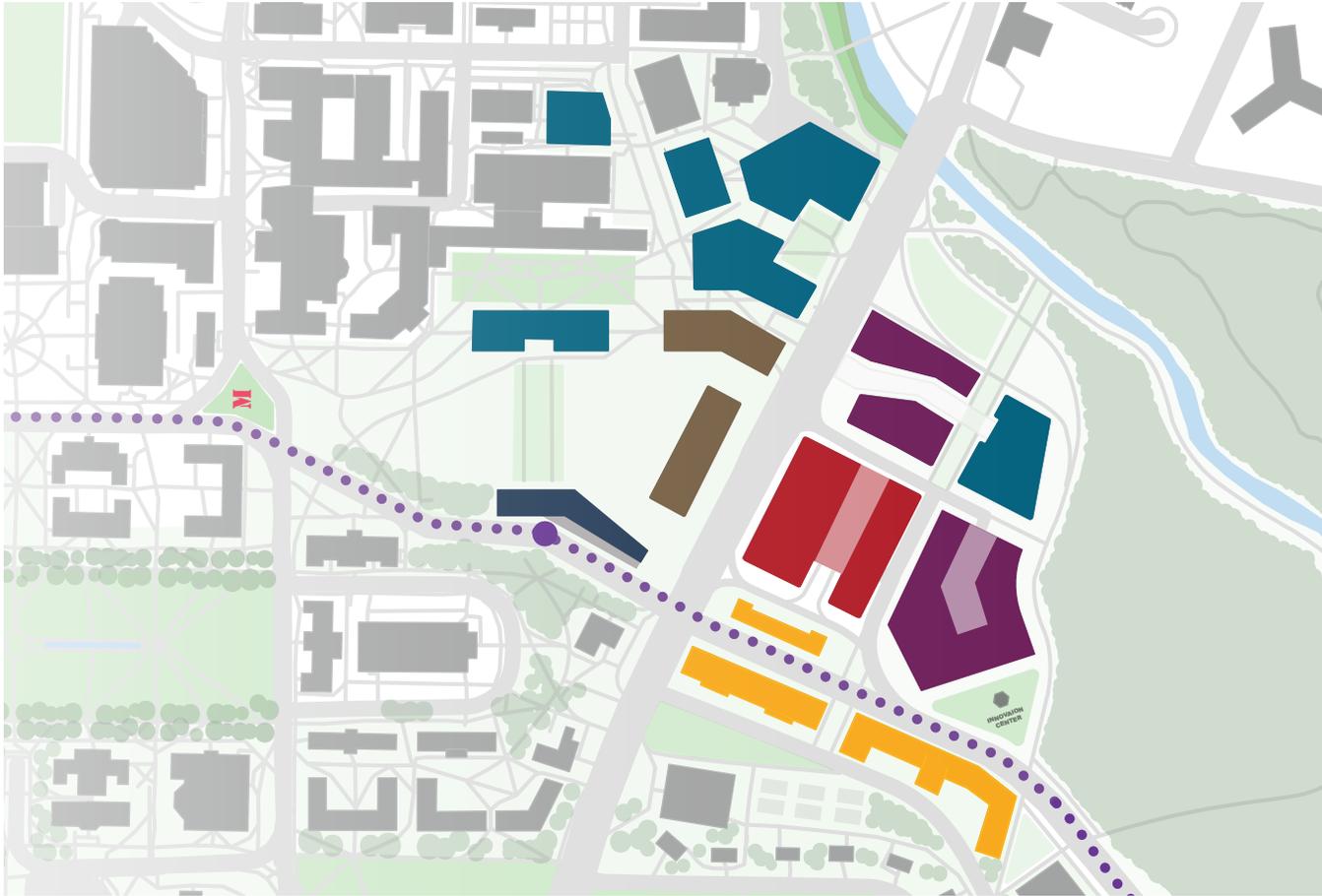
team:

Jonathan Margulis
Stephen Pasquerello
Yuchen Li

approach:

Creating a dense community bordering Paint Branch Park and the Campus offers equal access to amenities. Access to nature provides serenity and relaxation, while access to Campus, as well as retail and restaurants, combine to make a desirable community.





Extending the Chapel Axis

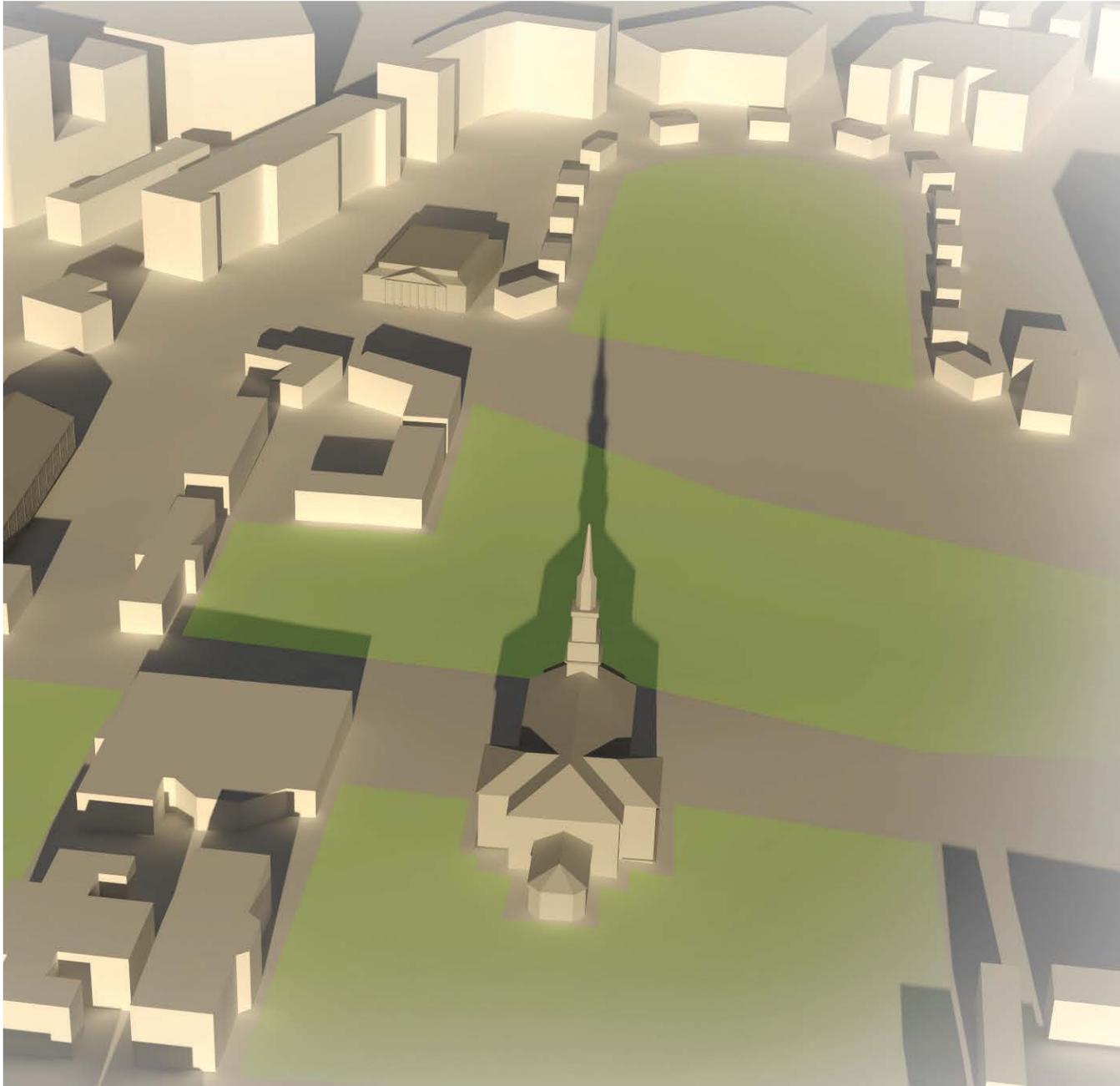
team:

Jonathan Margulis
Stephen Pasquerello
Yuchen Li

approach:

Creating a public zone in Leonardtown where one can both arrive and depart from the Purple line, the Metro Bus, as well as Paint Branch Park offers a point of access for the community and students.





Densifying Downtown Baltimore Avenue

team:

Jonathan Margulis
Stephen Pasquerello
Yuchen Li

approach:

Populating the currently under developed lots in downtown College Park makes the area far more vibrant, creating a dense and populated urban for both students and community residents.



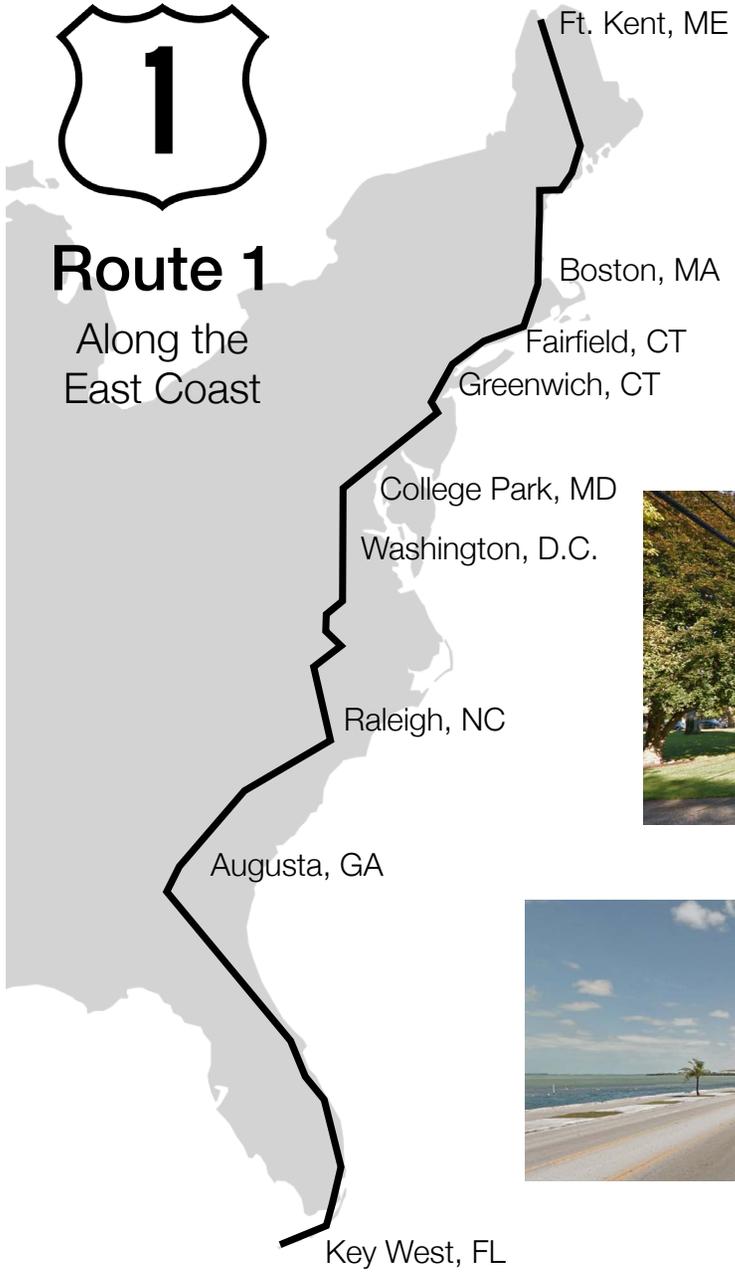


The current gateway to the University of Maryland, the triumphant arrival to campus from Baltimore Avenue, is disconnected from campus activity. Rather than a great announcement of stepping onto the grounds of the University of Maryland, it becomes merely a sign for entering campus. Developing the area around campus not only raises the importance of the place, but makes it busier and more active. Heightening activity and creating public space clearly demarcates where campus and town meet. Rather than proposing a gateway that separates town and gown, these designs offer a great place to gather. The development of this gateway district clearly creates a relationship between university and town.



Route 1

Along the East Coast



Fairfield, Connecticut



Rye, New York



Greenwich, Connecticut



Key West, Florida



Greenwich, Connecticut

Relocating the Gateway

team:

Maggie Kleinman
Adrian Bradshaw
Leslie Infanger

approach:

Relocating the currently underwhelming Campus Gateway to a more accessible location transforms it into an important moment in the transition from City to Campus. This also allows for the further development of Baltimore avenue to shorten the gap in development at the campus edge.





The current relationship between Town and University does not provide adequate access to nature. Lake Artemesia, the area's most notable piece of green serenity is pushed off to the corner, unknown to most students. The creation of green havens throughout the urban fabric of College Park acts not only as a means of relaxation and gathering for residents and students, but also begins to create a sense of cohesiveness throughout the Town and University. This allows for the Town and University to blend together, to read as one whole made of two parts. Access to nature will not only make College Park a more inviting and relaxing community of University and Town, but will make a healthier, more cohesive community.





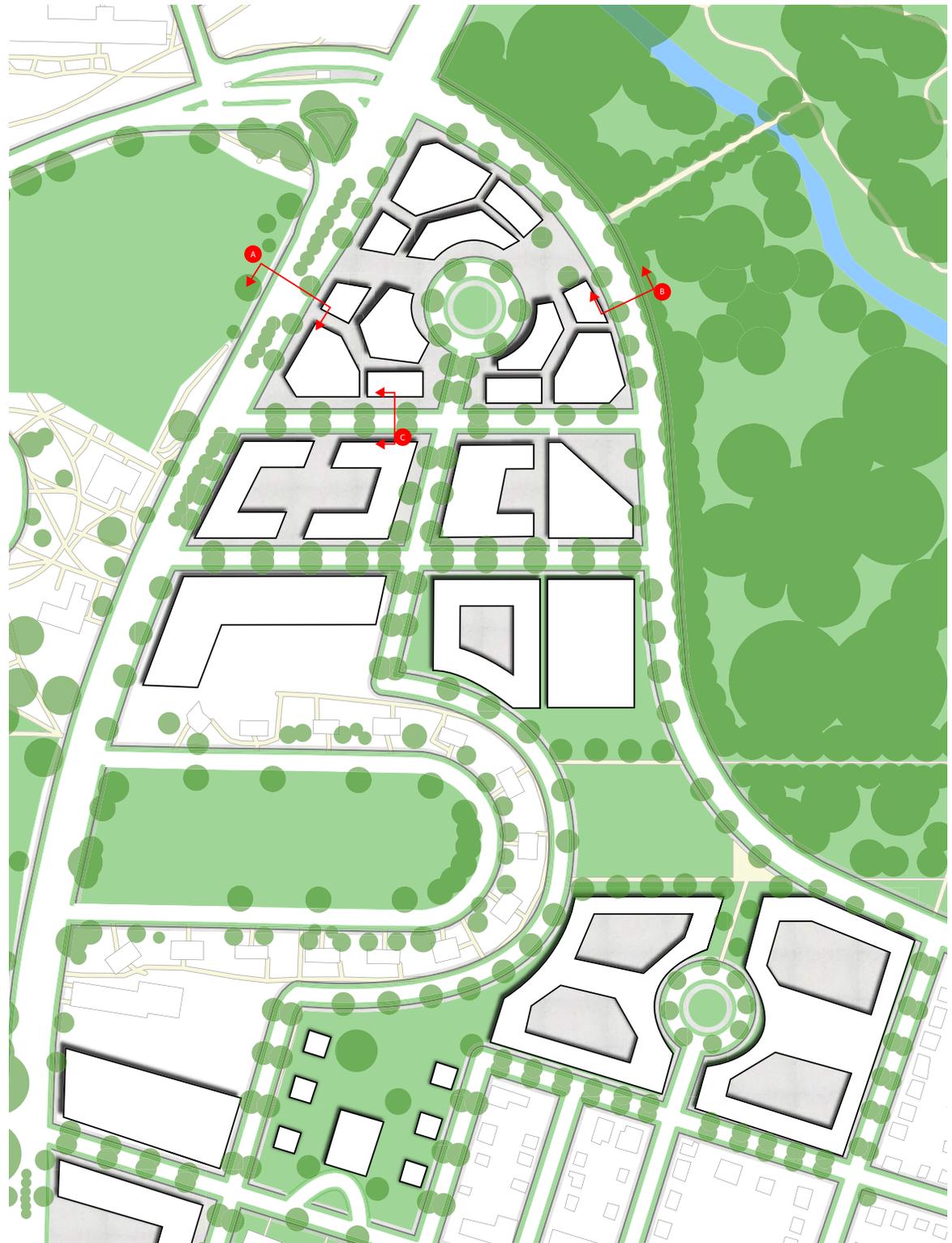
Creating a strong corridor behind Baltimore Avenue

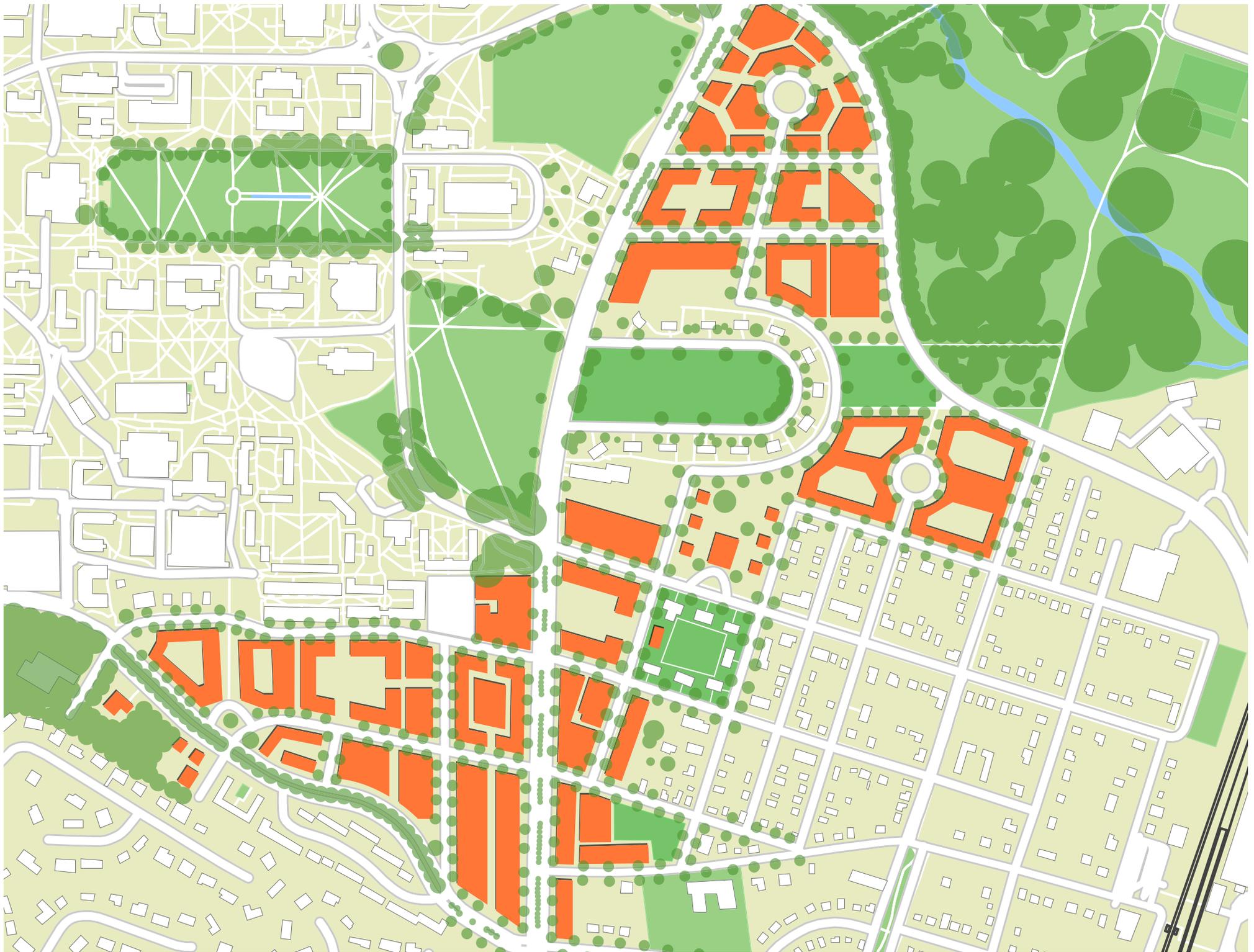
team:

Emily Latham
Emily Pensyl
Chris Reyes

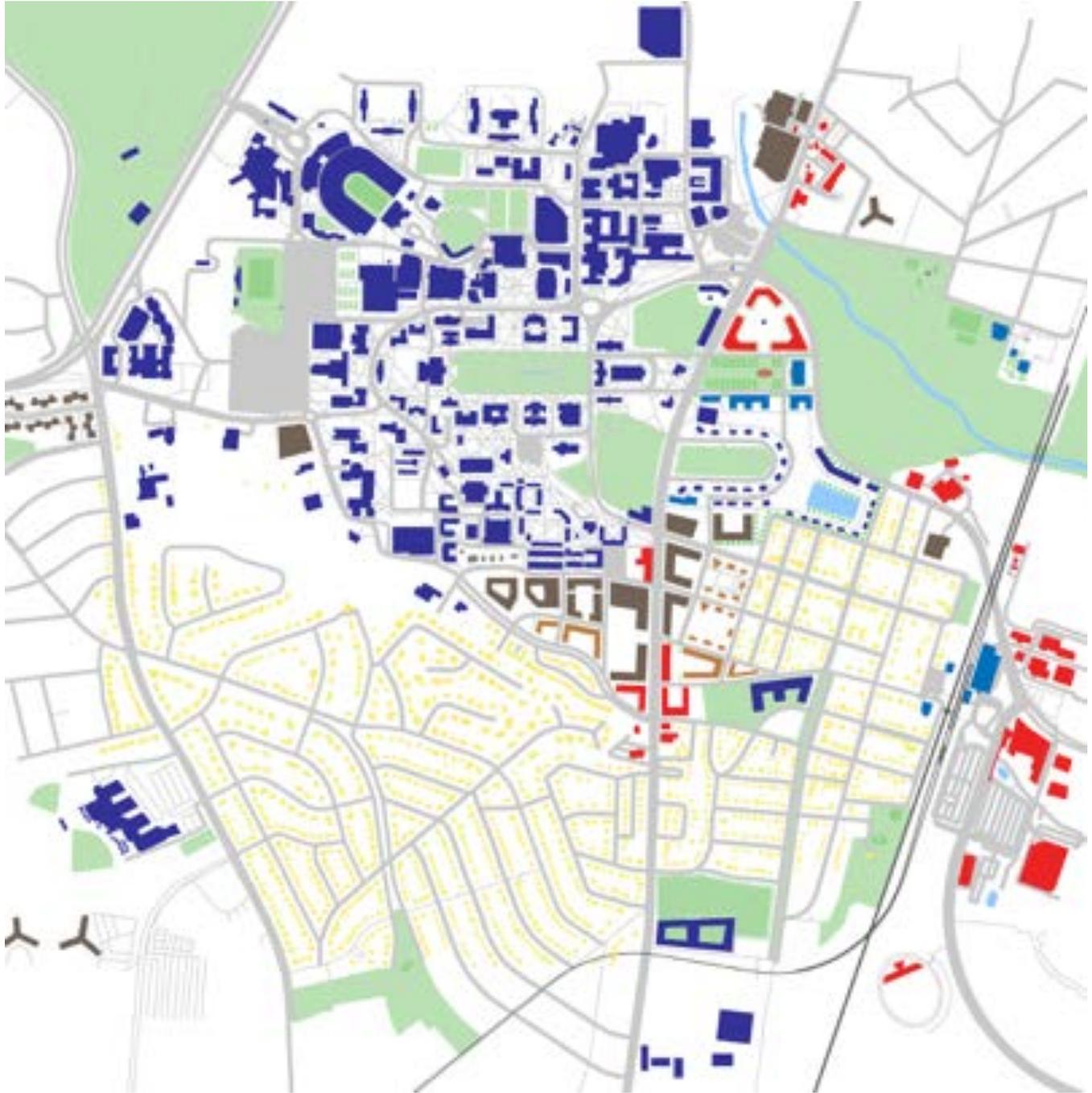
approach:

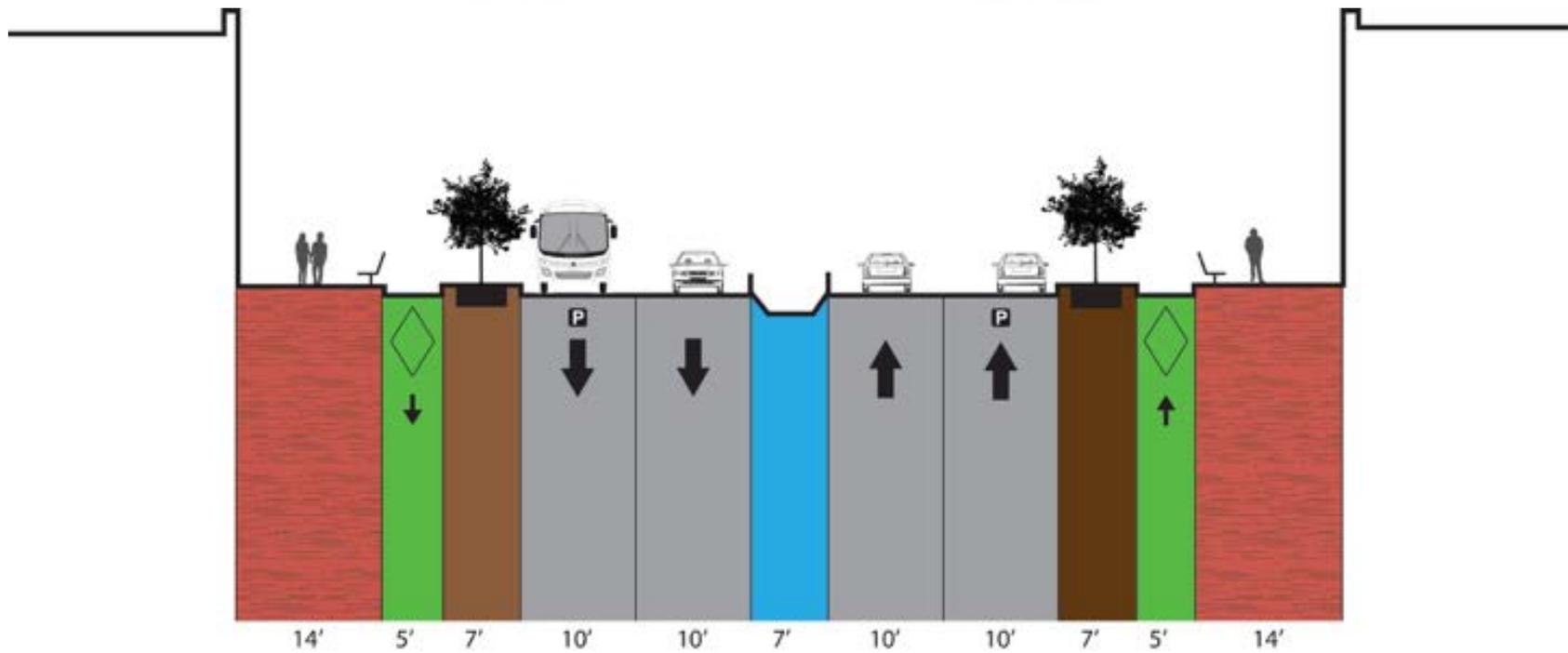
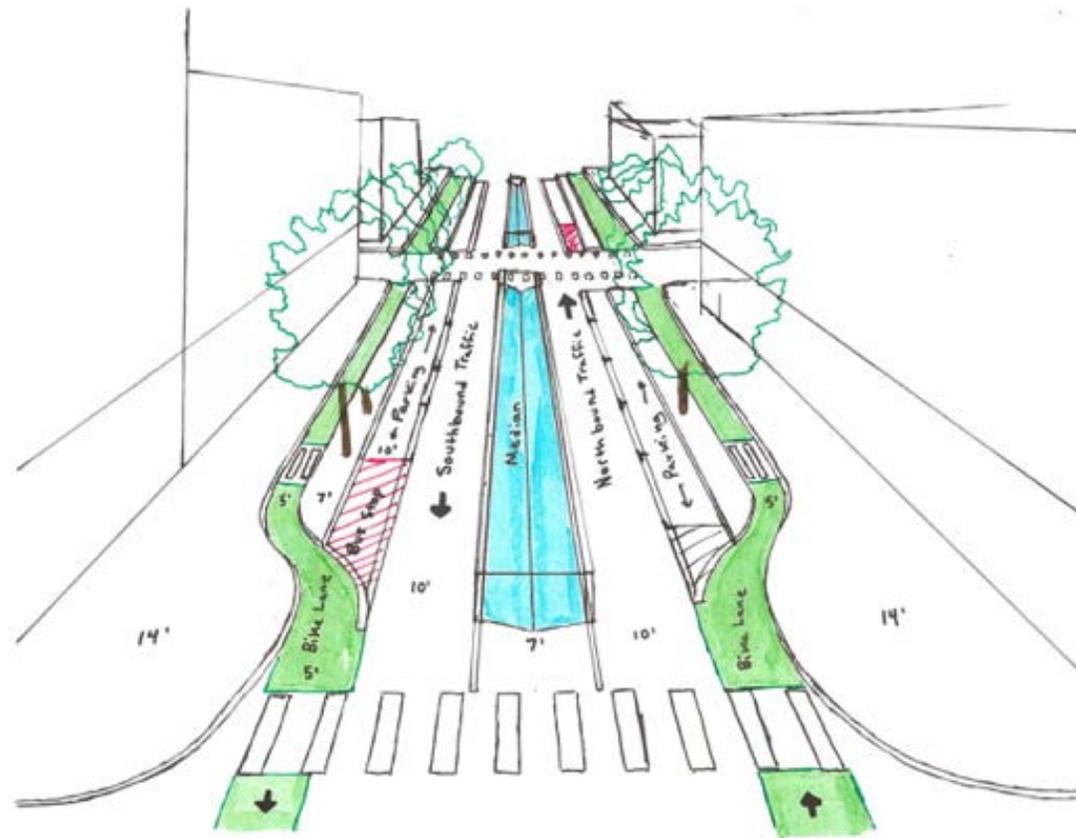
Creating a corridor away from Baltimore Avenue with connections to green space enables ease of access for residents and students alike, decongesting Route 1, and providing the opportunity to identify a strong new image for the Innovation District and Old Town College Park.





While College Park is bustling with activity on Baltimore Avenue, there are many areas devoid of inviting activity. Pushing development to the very limits of the streets, overcrowding retail, and giving priority to the car has made College Park an un-walkable community. Walkable communities tend to be more inviting and more engaging. However, this overly dense area along the highway is not the only issue. People are pushed from Route One after they have gotten what they came for, not invited to stay and relax. They are pushed into the residential districts, which currently do not offer amenities for anyone except for those that live there. Creating streets where people feel comfortable and can gather safely can achieve a true college town ambience.





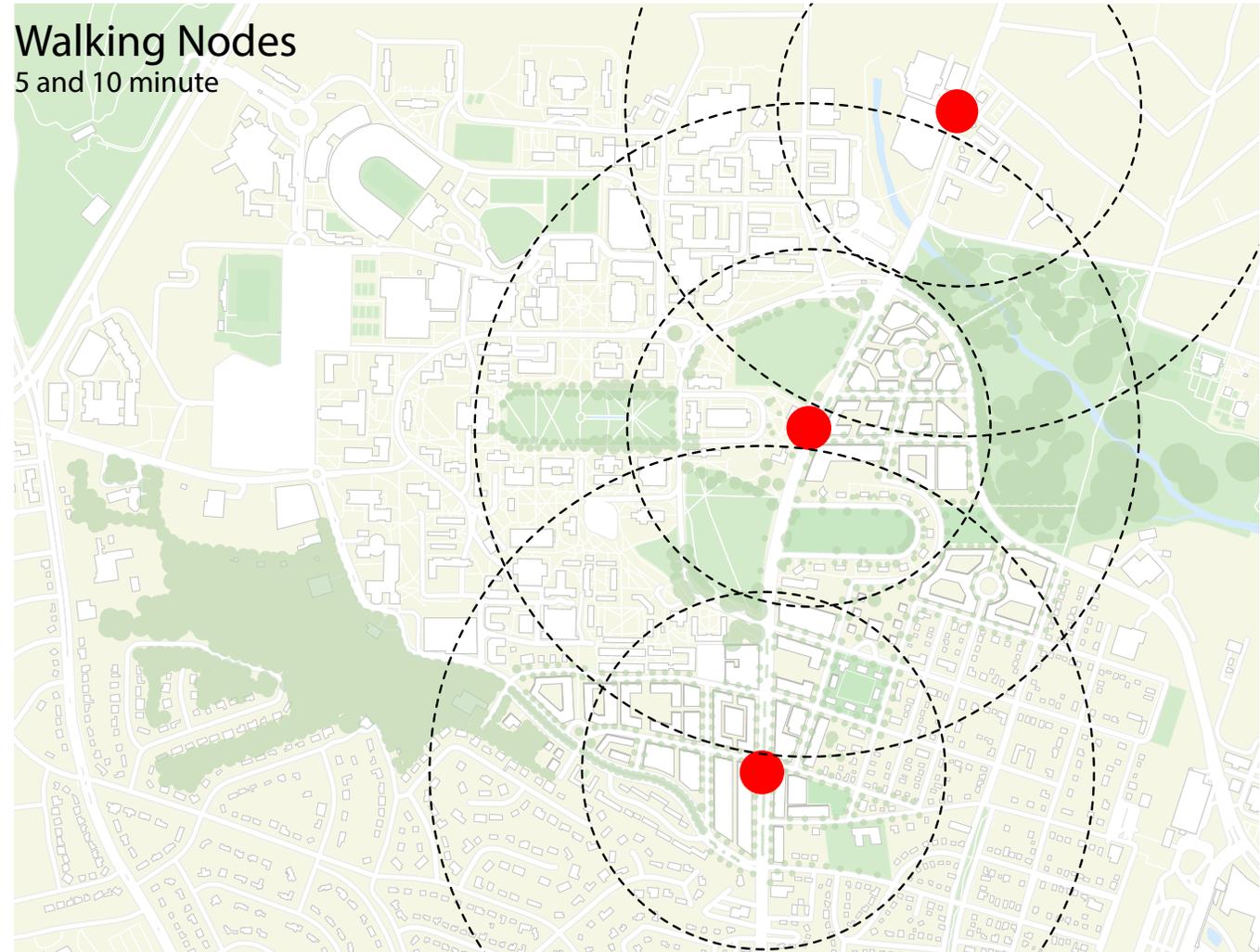
Tying nodes together in College Park

team:

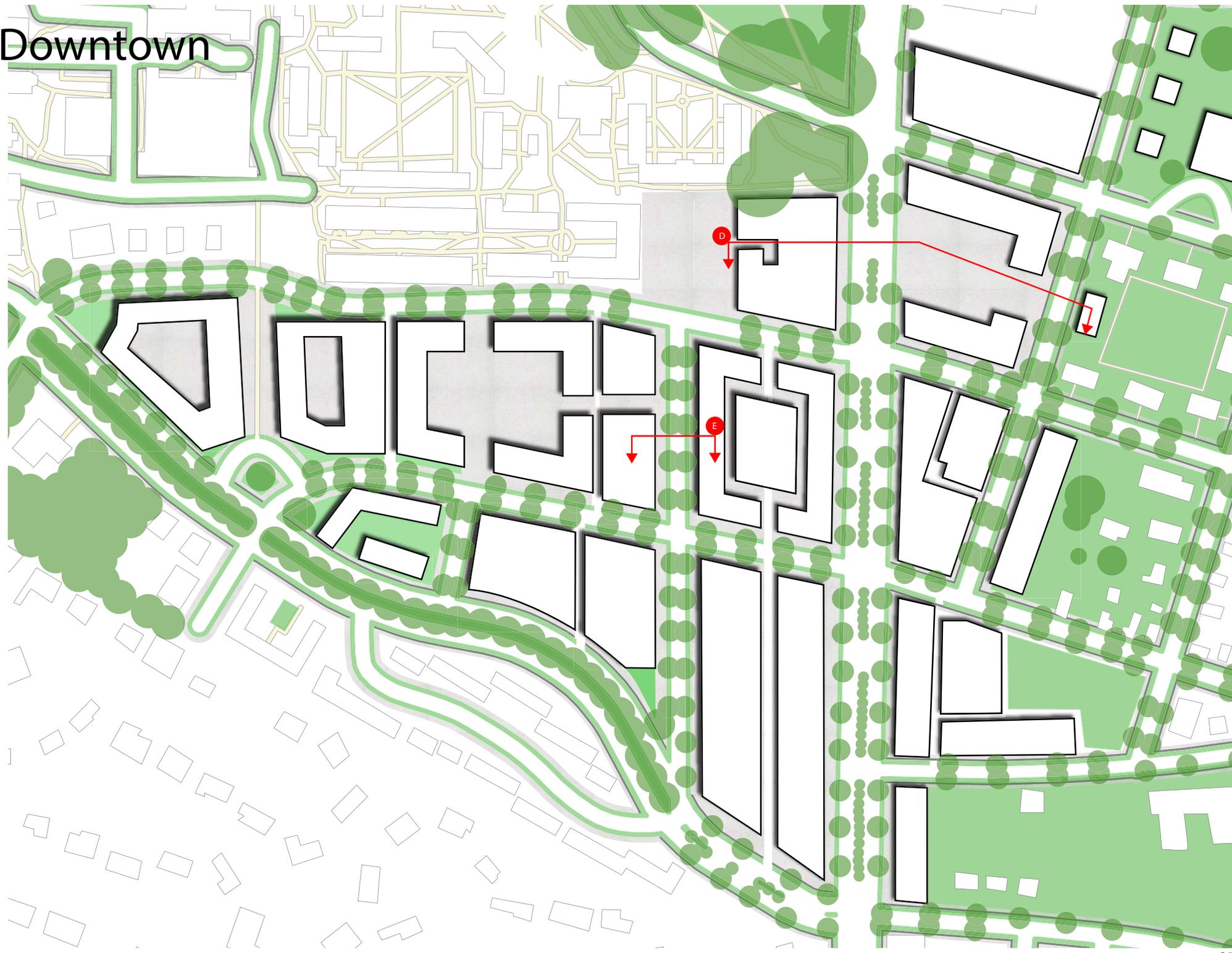
Emily Latham
Emily Pensyl
Chris Reyes

approach:

Providing several complete streets throughout the town of college park with nodes of activity, enables walkability, creating a more vibrant environment for all to partake in.



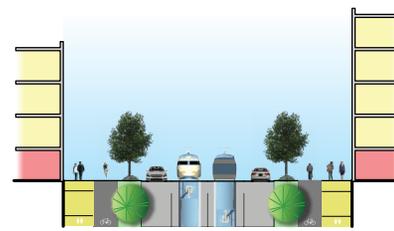
Downtown



Sections



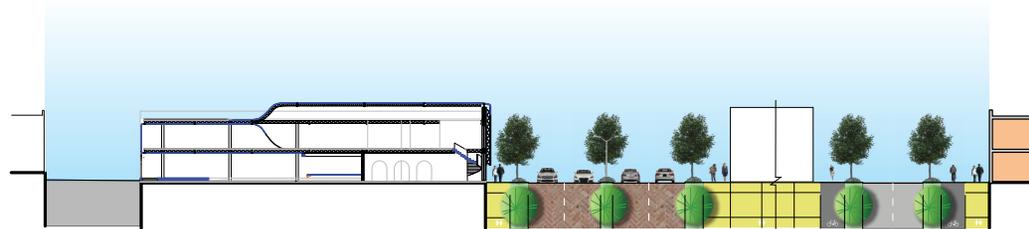
1 Typical Route 1 Street Section



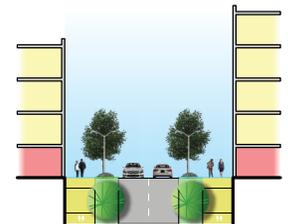
2 Typical Innovation Drive Street Section



3 Typical Paint Branch Street Section



4 City Hall Plaza Street Section



5 Terrapin Road Street Section

Innovation District



Downtown



City Hall



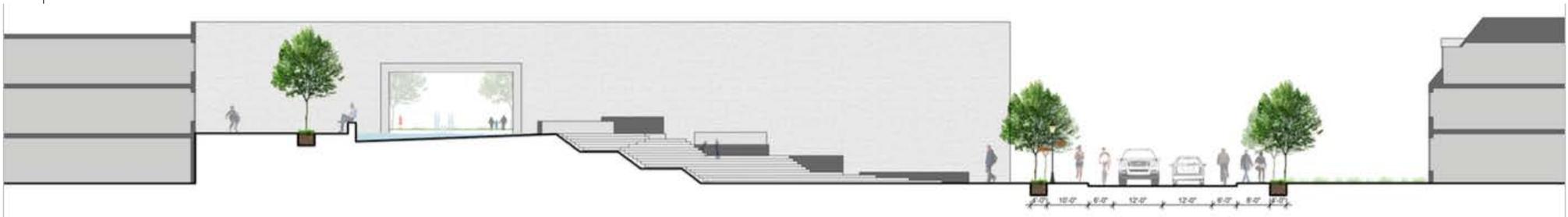
Making Complete Streets

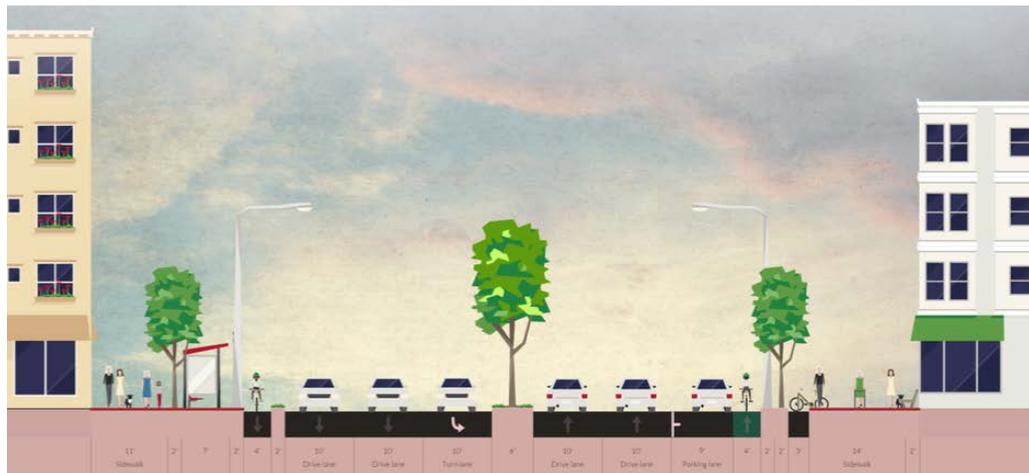
team:

Brian Hunt
Melina Misri
Flo Sahaniuk

approach:

Complete Streets allow pedestrians, cyclists, and motorists to share the road, creating a safe and lively community for all.





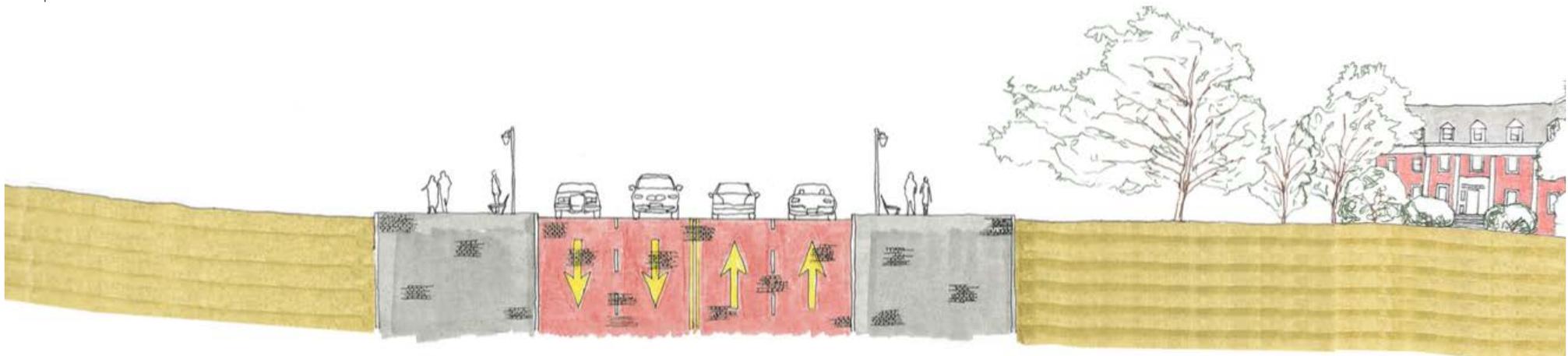
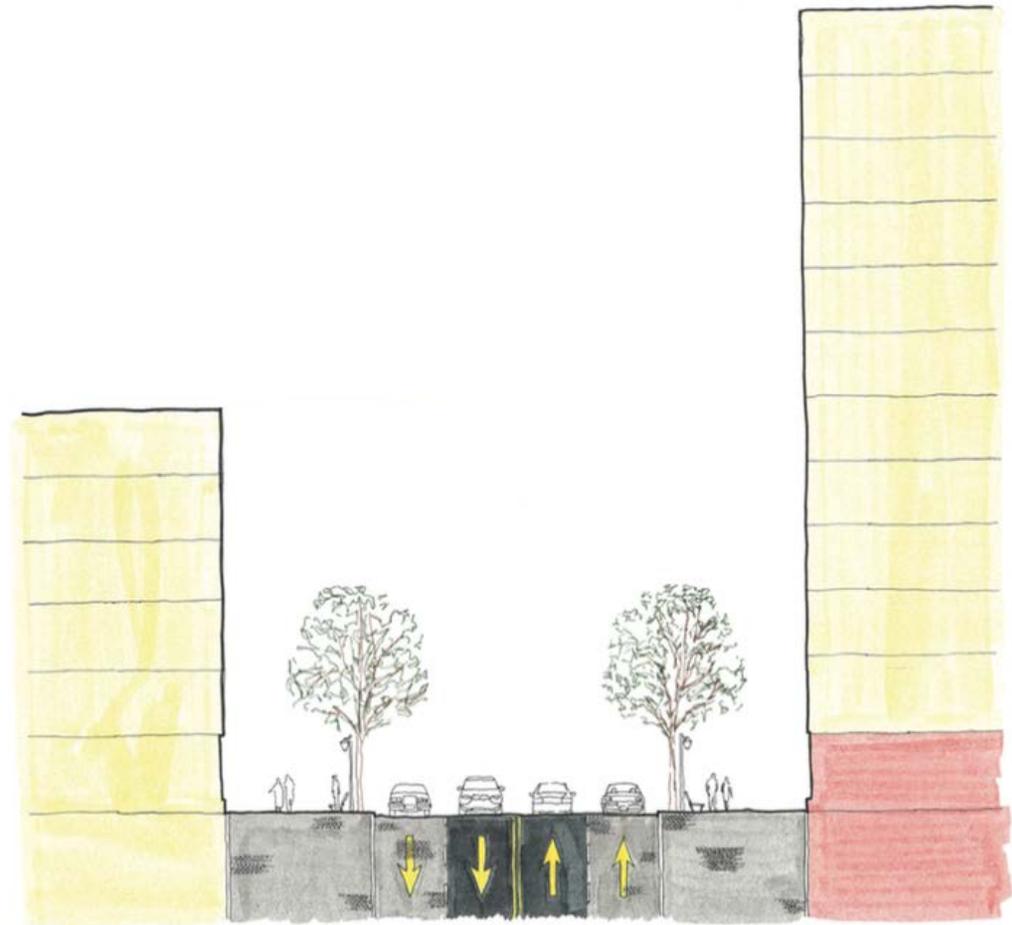
Prioritizing Pedestrians

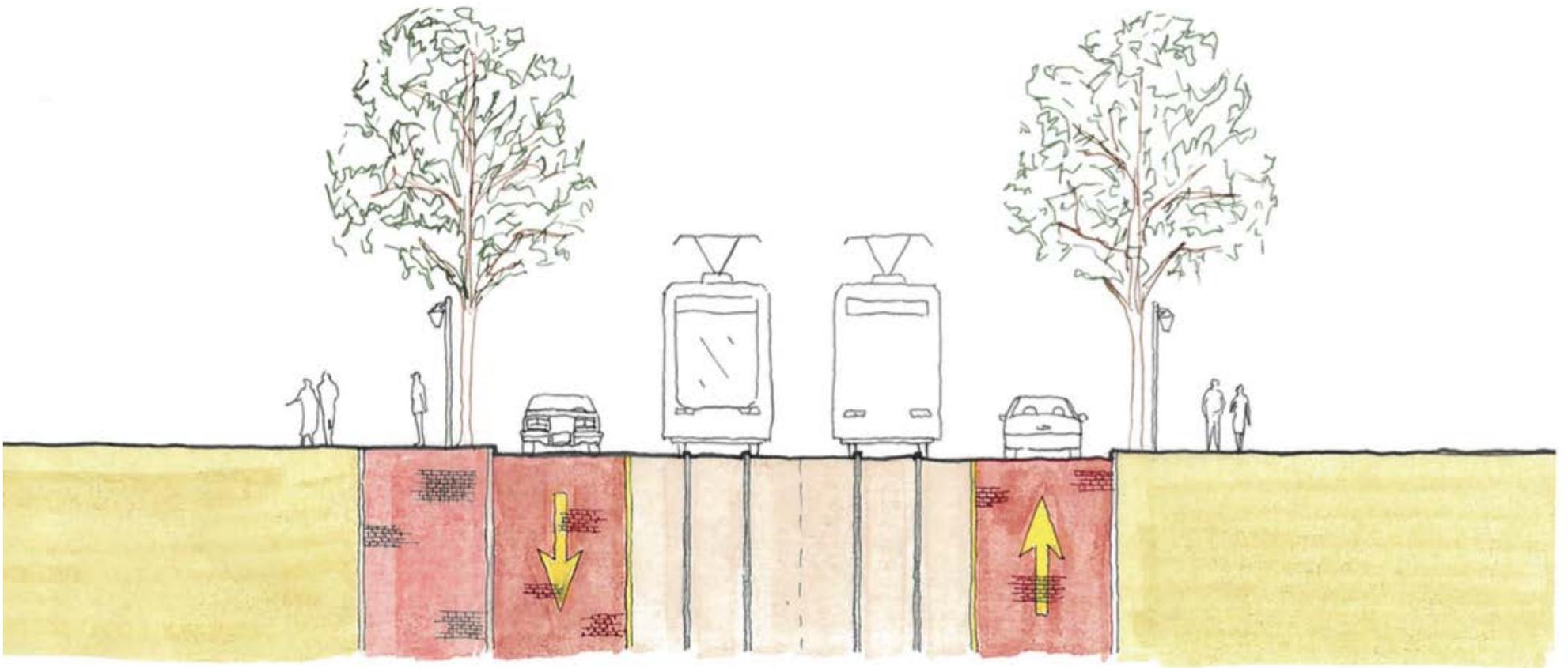
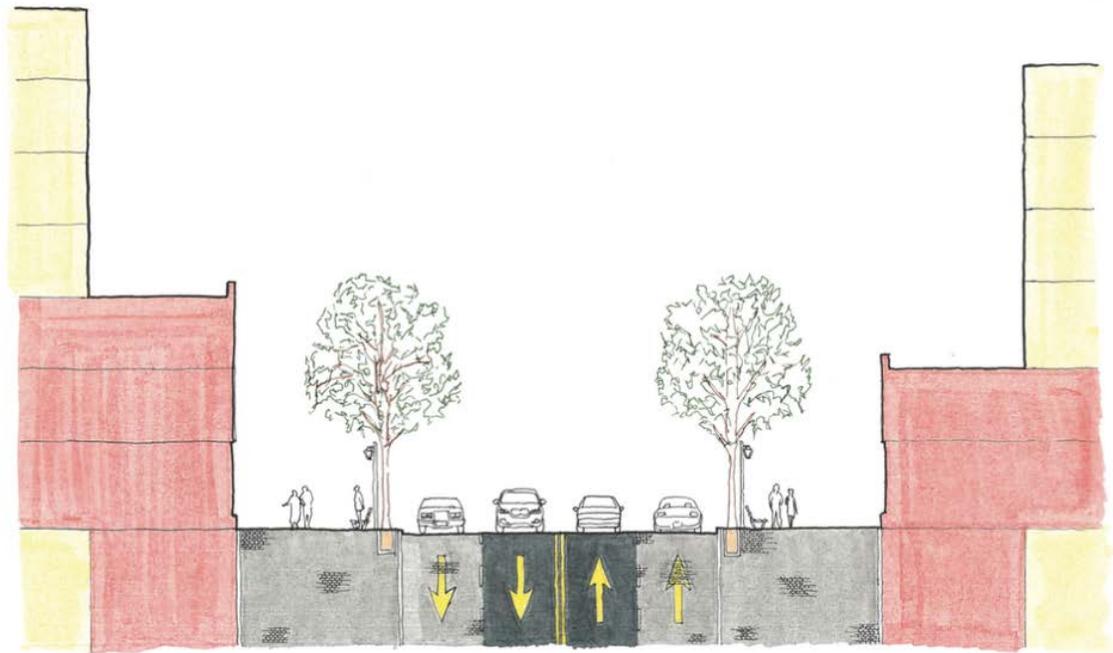
team:

Maggie Kleinman
Adrian Bradshaw
Leslie Infanger

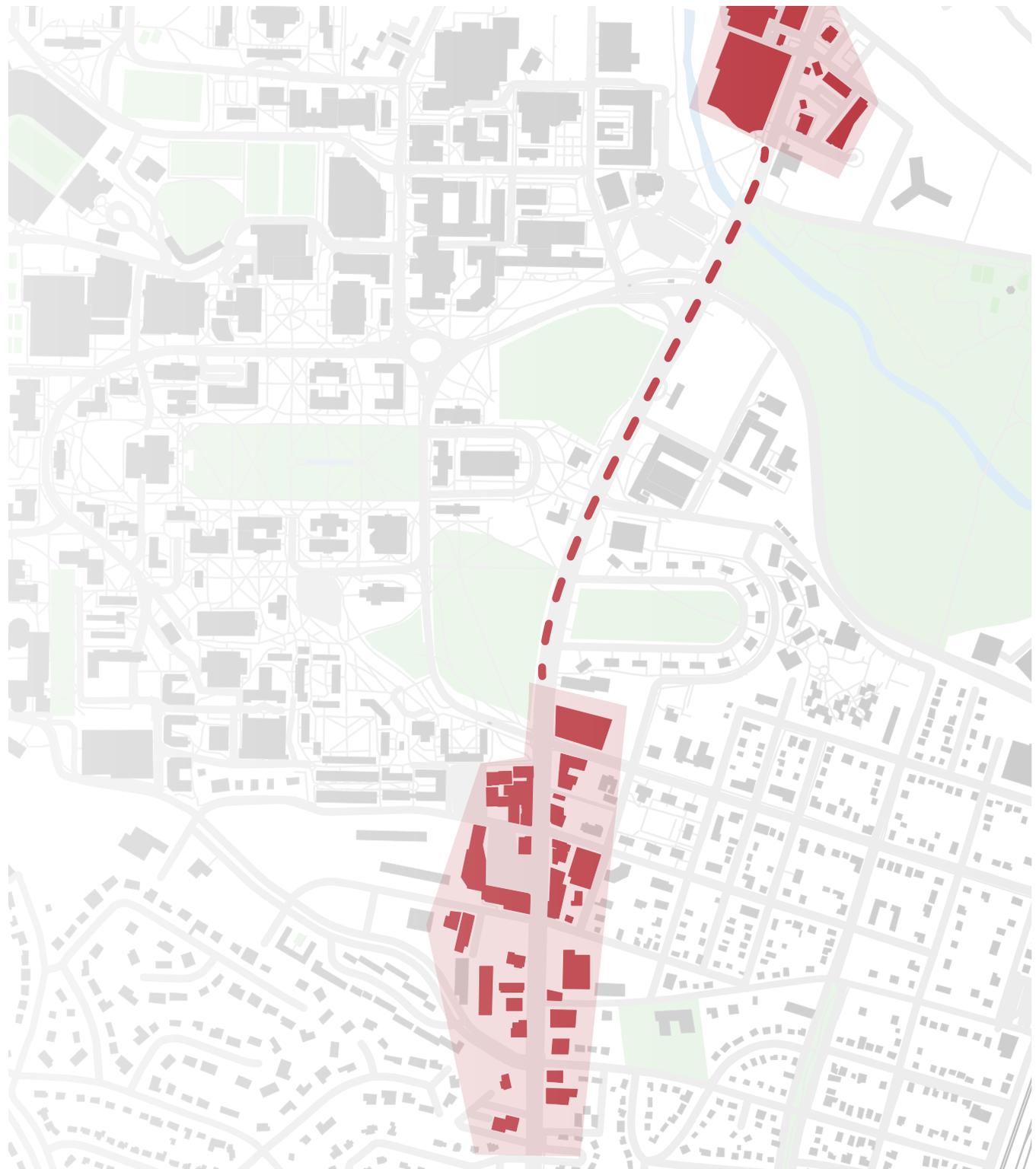
approach:

Bringing natural, human scaled materials such as brick through from sidewalk to street, replacing asphalt, makes the street like the sidewalk, emphasizing walkability rather than promoting the vehicle.





The Route One corridor is generally bustling with activity, creating a vibrant environment for people to travel through. Unfortunately, development has pushed directly up to the street, discouraging walkability in downtown College Park. And there is a large gap in development right at the intersection of campus and town. From the main gateway to College Avenue, the only activity is students crossing the street. Developing the campus edge would allow urban College park to extend continuously all the way along Baltimore Avenue. This continuous town would create a large number of opportunities to engage the campus, providing places for interaction between residents and students. The development of Baltimore Avenue would allow the University to maintain its architectural character, while taking advantage of neglected urban opportunities.



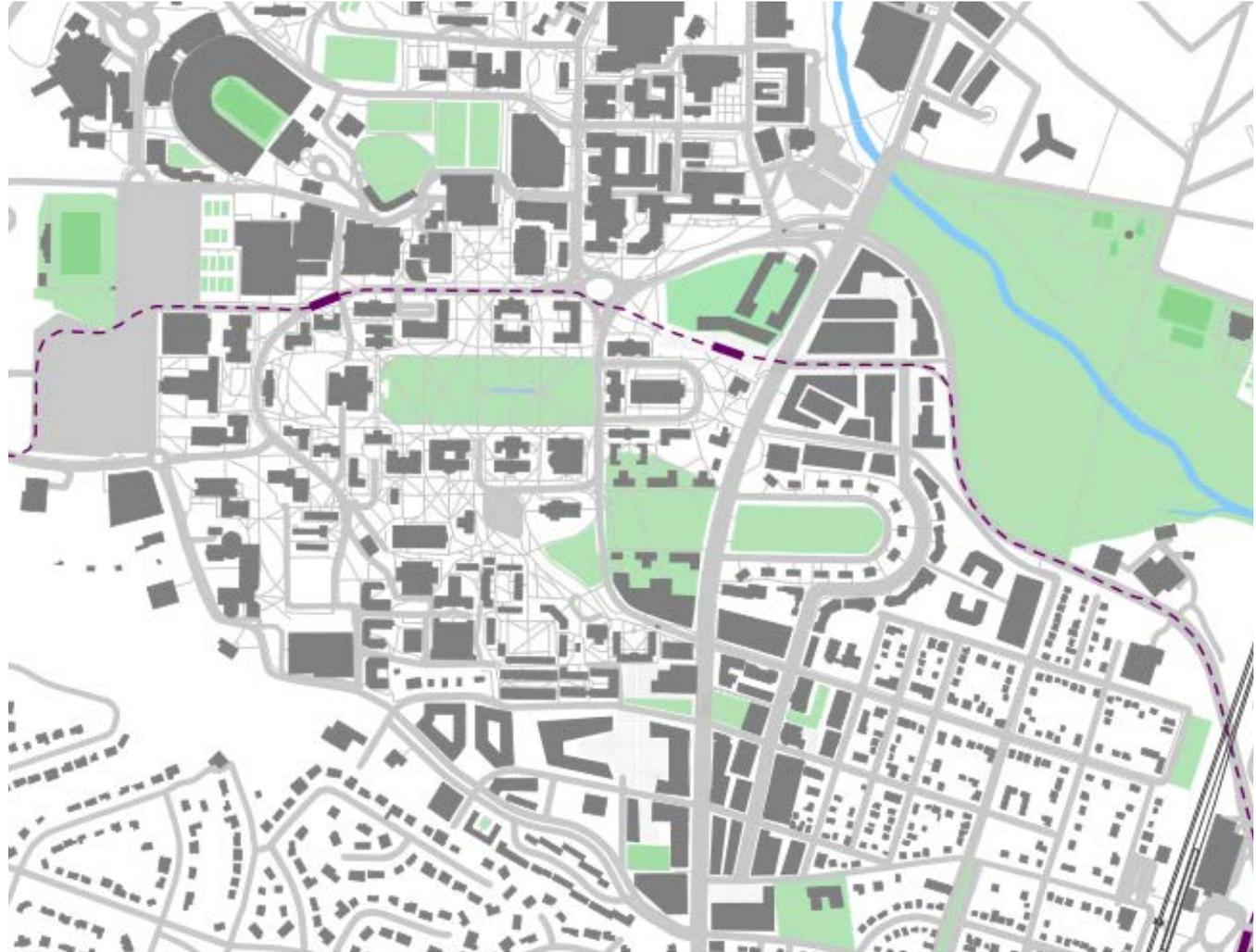
Closing the Gap with Development

team:

Erika Laux
Erin Barkman
Nancy Kelleher

approach:

Proposed development along Baltimore Avenue between the campus gates closes the gap between north and south areas of development, extending a vibrant urban district along the campus edge.

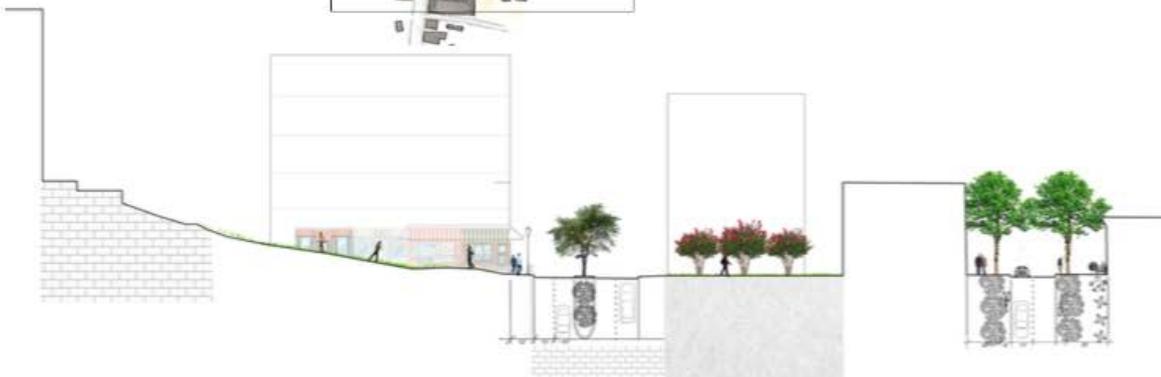




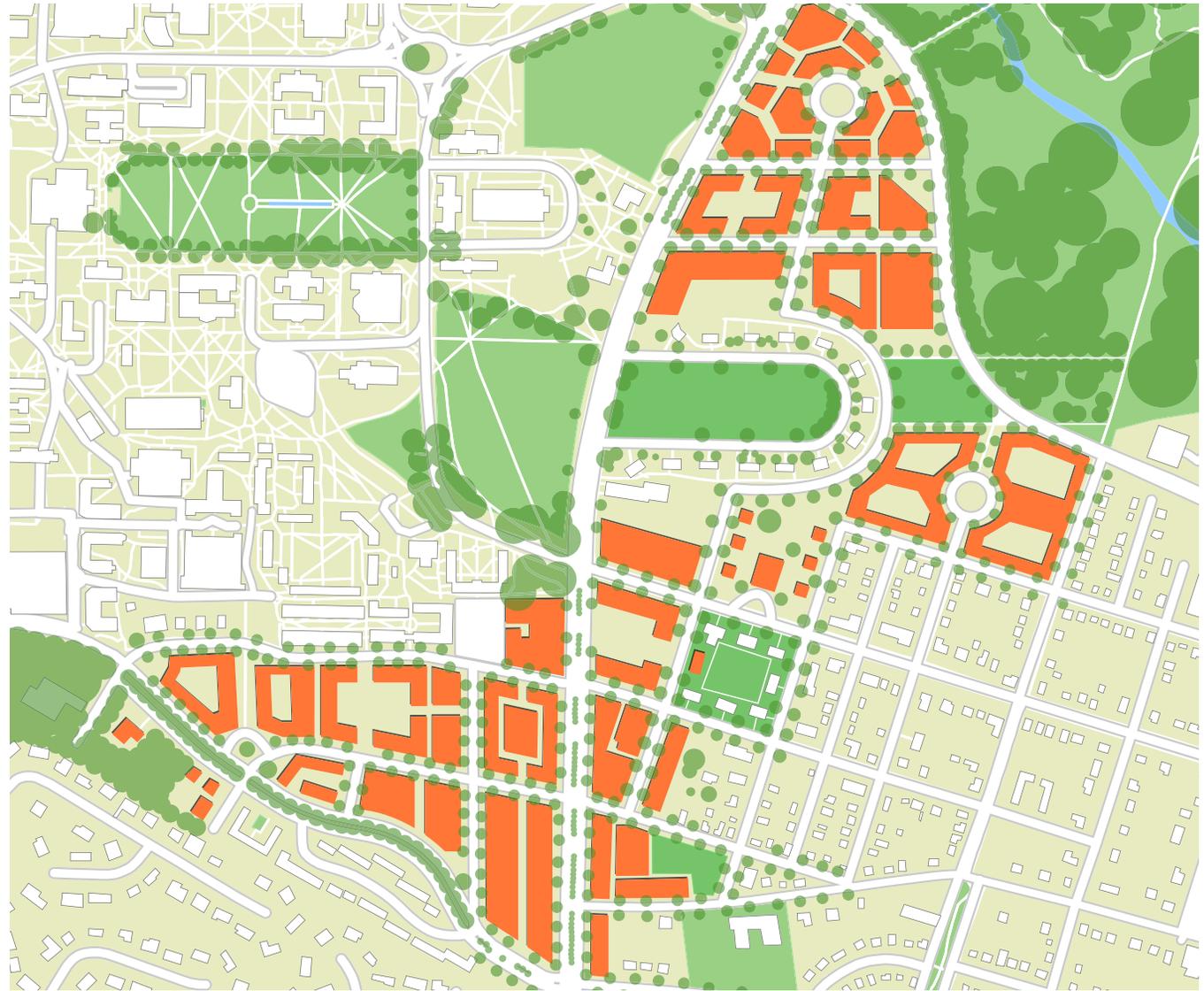
INNOVATION DISTRICT



DOWNTOWN



Downtown College park consists of scattered commercial and residential developments with no iconic, clear downtown. A successful college town needs a clear connection between the city and the university, often at the intersection, which makes up downtown. Through the creation of a central point of gathering, and the development of a clear language in the city, downtown College Park is given a new, fresh identity that will entice students and residents to live, work, and shop in this central hub.





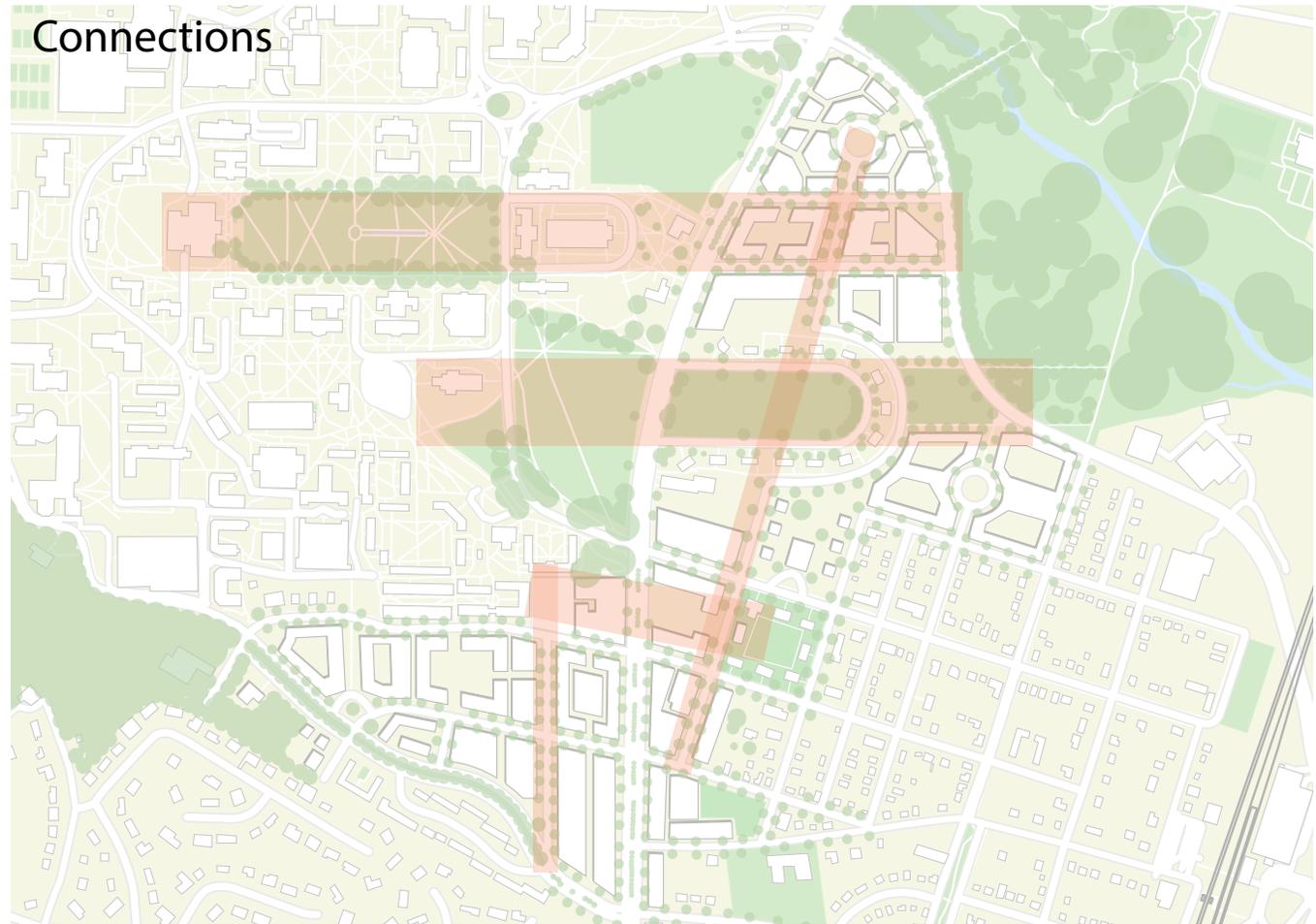
Making Connections

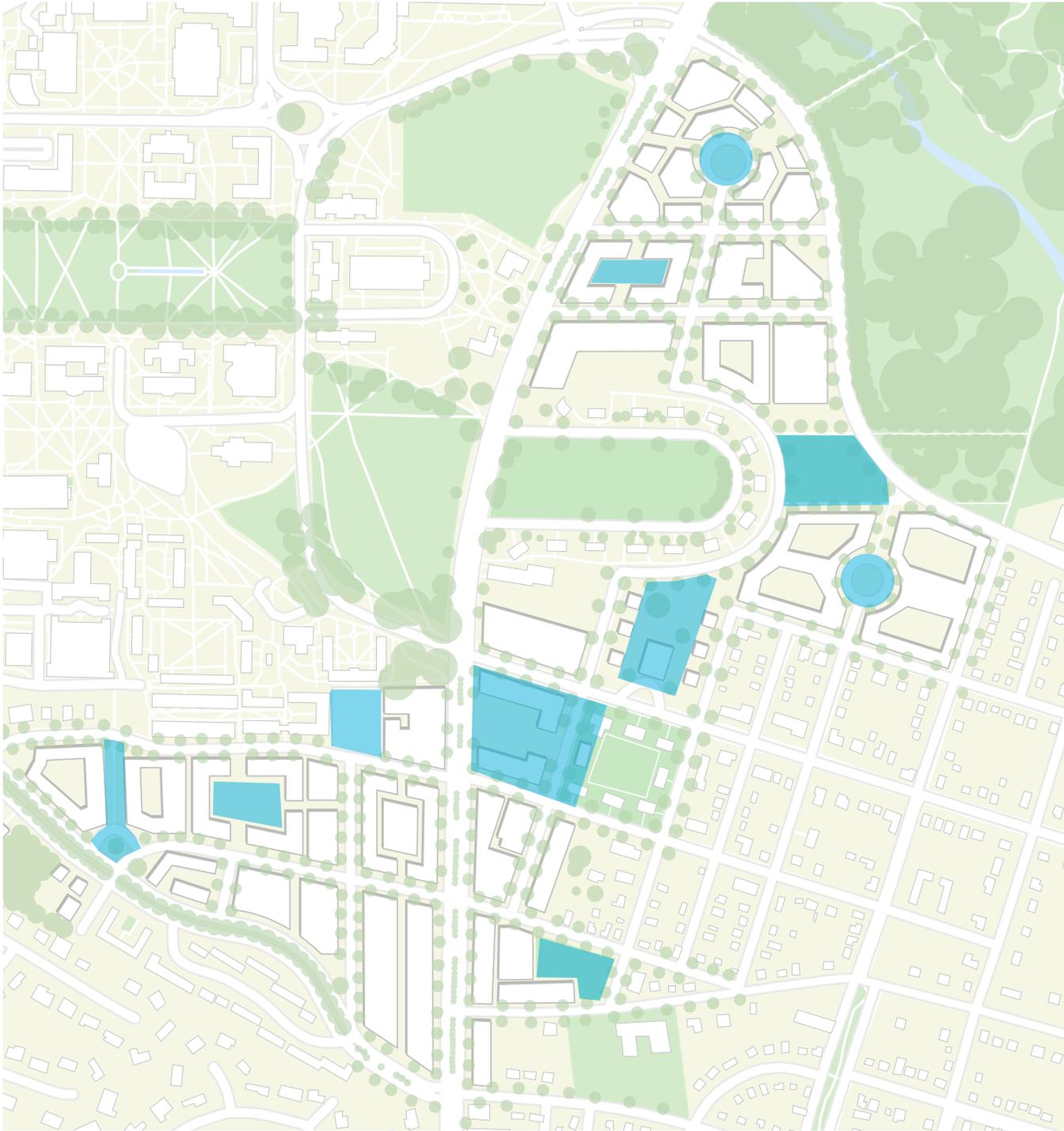
team:

Emily Latham
Emily Pensyl
Chris Reyes

approach:

Using the existing campus geometries to inform connections throughout the City of College Park generates a series of civic spaces for gathering and interacting.





Developing beyond Baltimore Avenue

team:

Jess Kent
Jenny Lee
Sandy Wan

approach:

Densifying downtown blocks to the east and west of Baltimore Avenue creates a vibrant urban environment both on and off the main street.





College Park is an incredibly busy area at certain times of the week. Far too many people crowd into the streets, creating hazardous situations for pedestrians and motorists. The intersection between Campus and Town should not be compressed into a two block portion of a highway. Creating development both parallel and perpendicular to Route 1 spreads activity throughout the town, thus reducing the concentration of pedestrian crowds. This allows for those in cars to drive safely and easily through College Park, and creates a broader hub of activity for students and residents. Creating several different zones of gathering, retail, and living, and dispersing them throughout the town and campus, promotes a true college town experience.

Developing Districts

team:

Harold Webb
Hannah Bacon
Jose Delcid
Adan Ramos

approach:

Three distinct districts, Innovation District, Chapel Hill, and Downtown District, provide density and character.





MCKELDIN_MALL



CHAPEL_HILL



INNOVATION



MUSEUMS



US_ROUTE1



TOWN_HALL



ART_HOUSE



DC_METRO







Urban Thoroughfares

team:

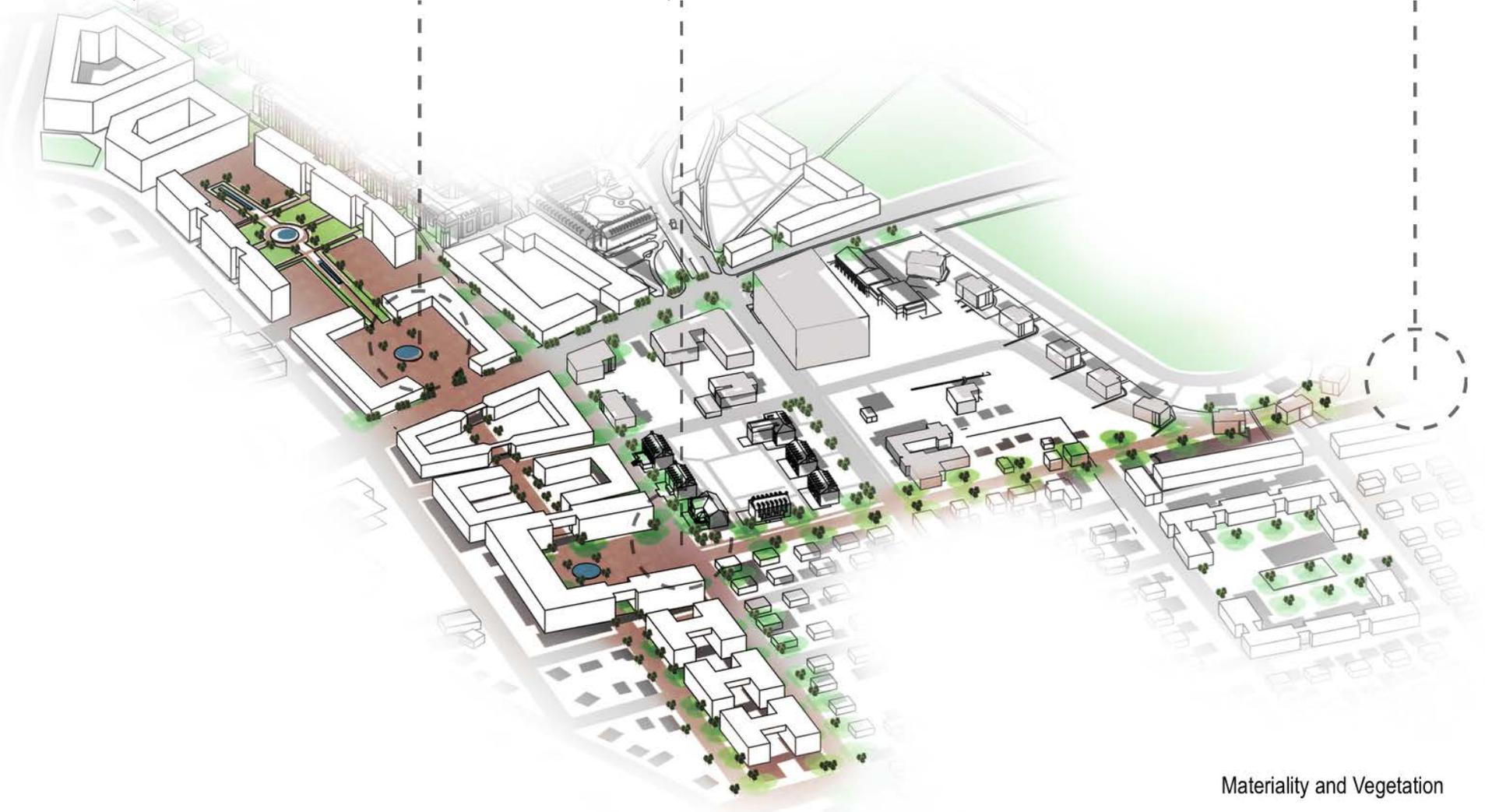
Melina Misri

Florencia Sahaniuk

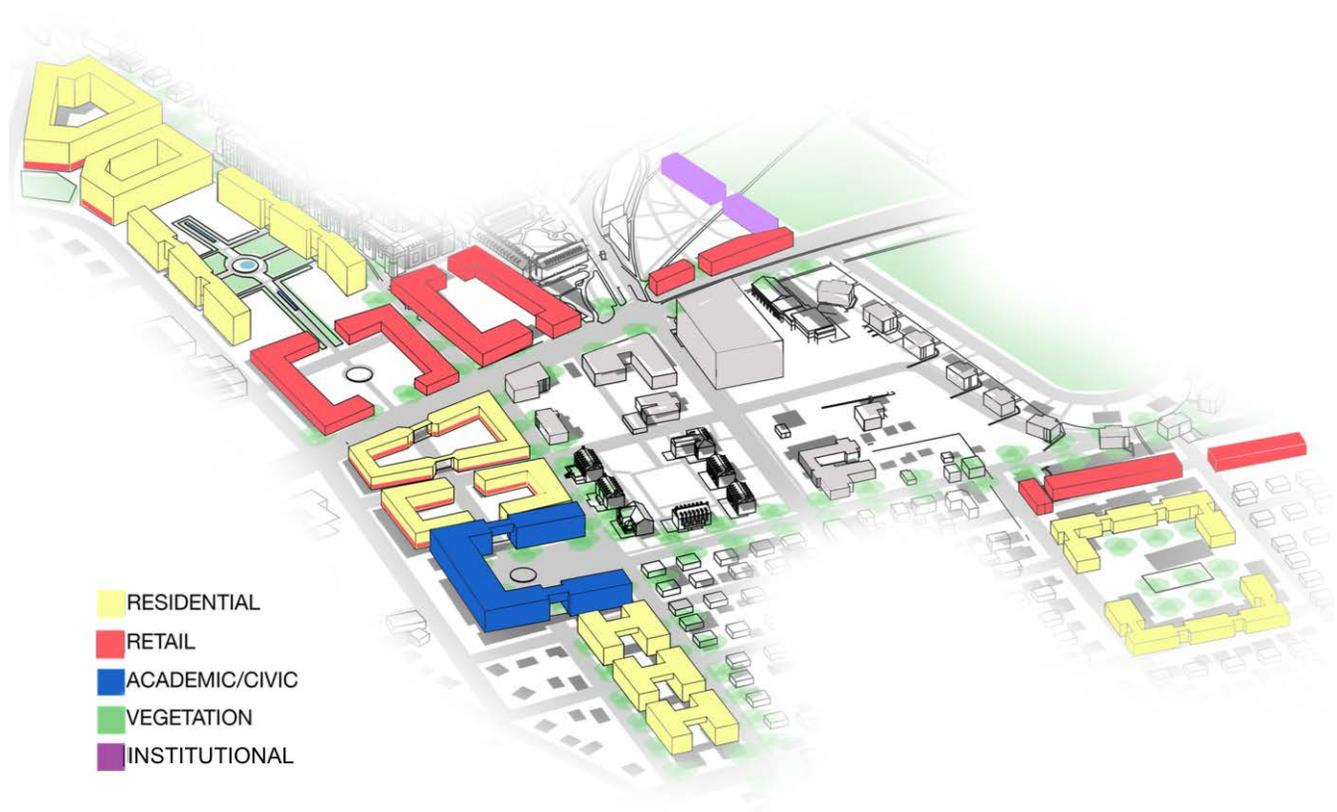
Brian Hunt

approach:

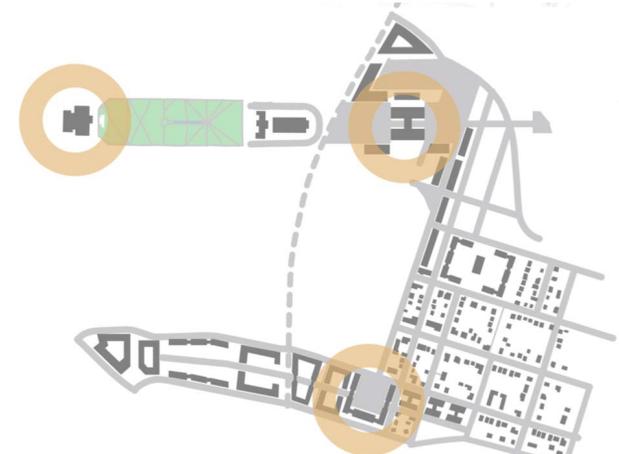
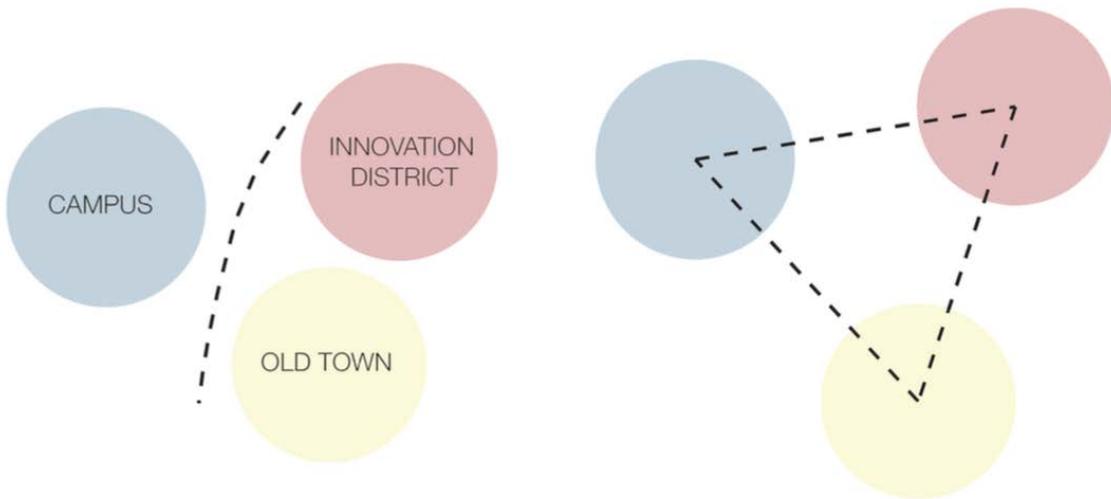
A series of courtyards extends development into the blocks to the east and west of Baltimore Avenue.



Materiality and Vegetation



- RESIDENTIAL
- RETAIL
- ACADEMIC/CIVIC
- VEGETATION
- INSTITUTIONAL



CAMPUS

INNOVATION
DISTRICT

OLD TOWN

The City and University's relationship does not currently provide mutual grounds for gathering. There are few open areas in College Park where people can relax, spend time with friends, or study. There is a dearth of space for students and residents in the downtown area, which often overcrowd, and where pedestrians overflow into Baltimore Avenue. This is dangerous. Without spaces for people to gather, there cannot be communication or collaboration. The University of Maryland campus is characterized by a series of green spaces. Creating a series of open spaces throughout the town allows the urban fabric of University and College Parkown to be melded together.

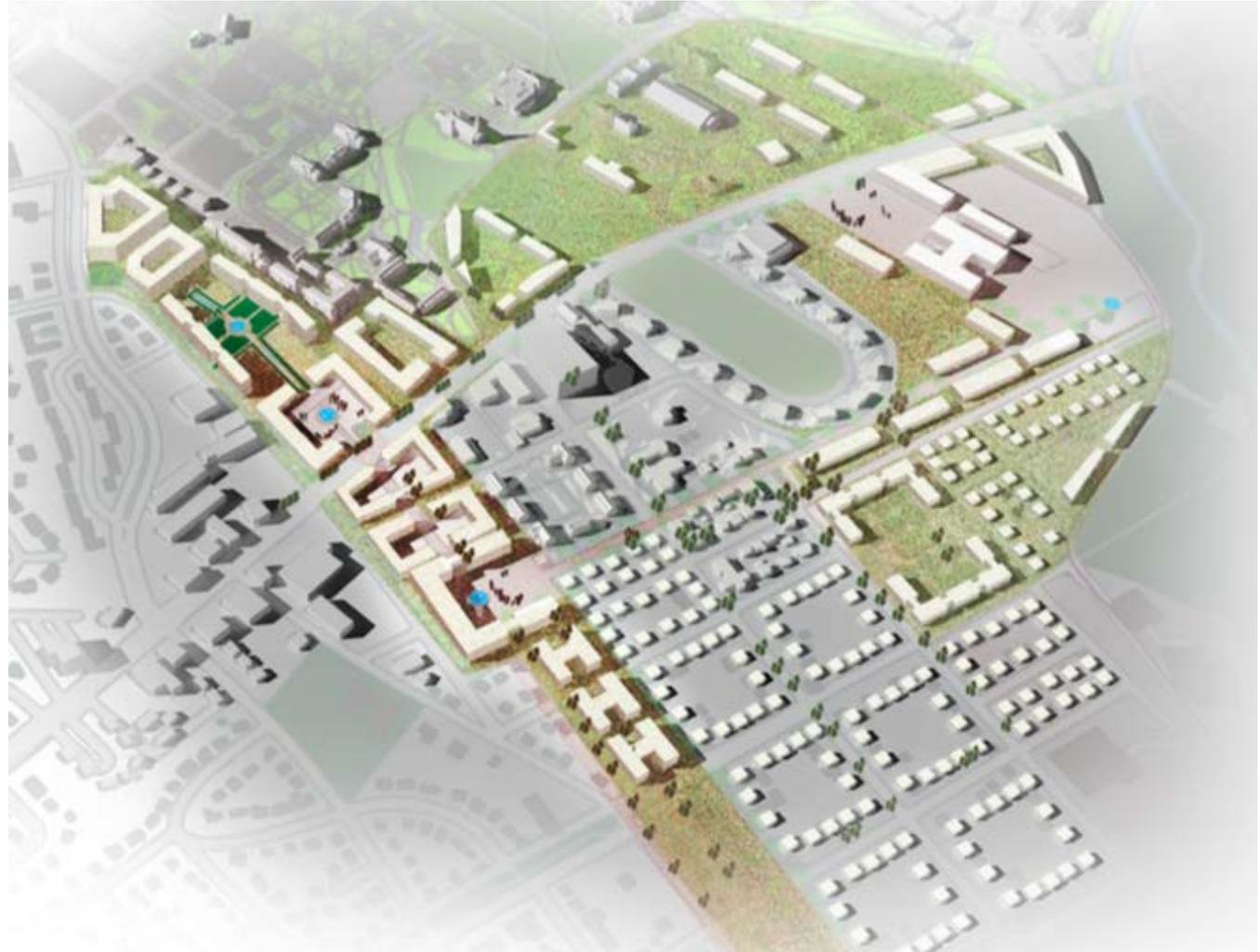
Organizing around Open Spaces

team:

- Kristin Gatzendorfer
- Josh Nelson
- Anni Shi
- Chris Courtney

approach:

The plan proposes a series of public open spaces to unify the city of College Park and the University of Maryland campus.





Creating a Civic District

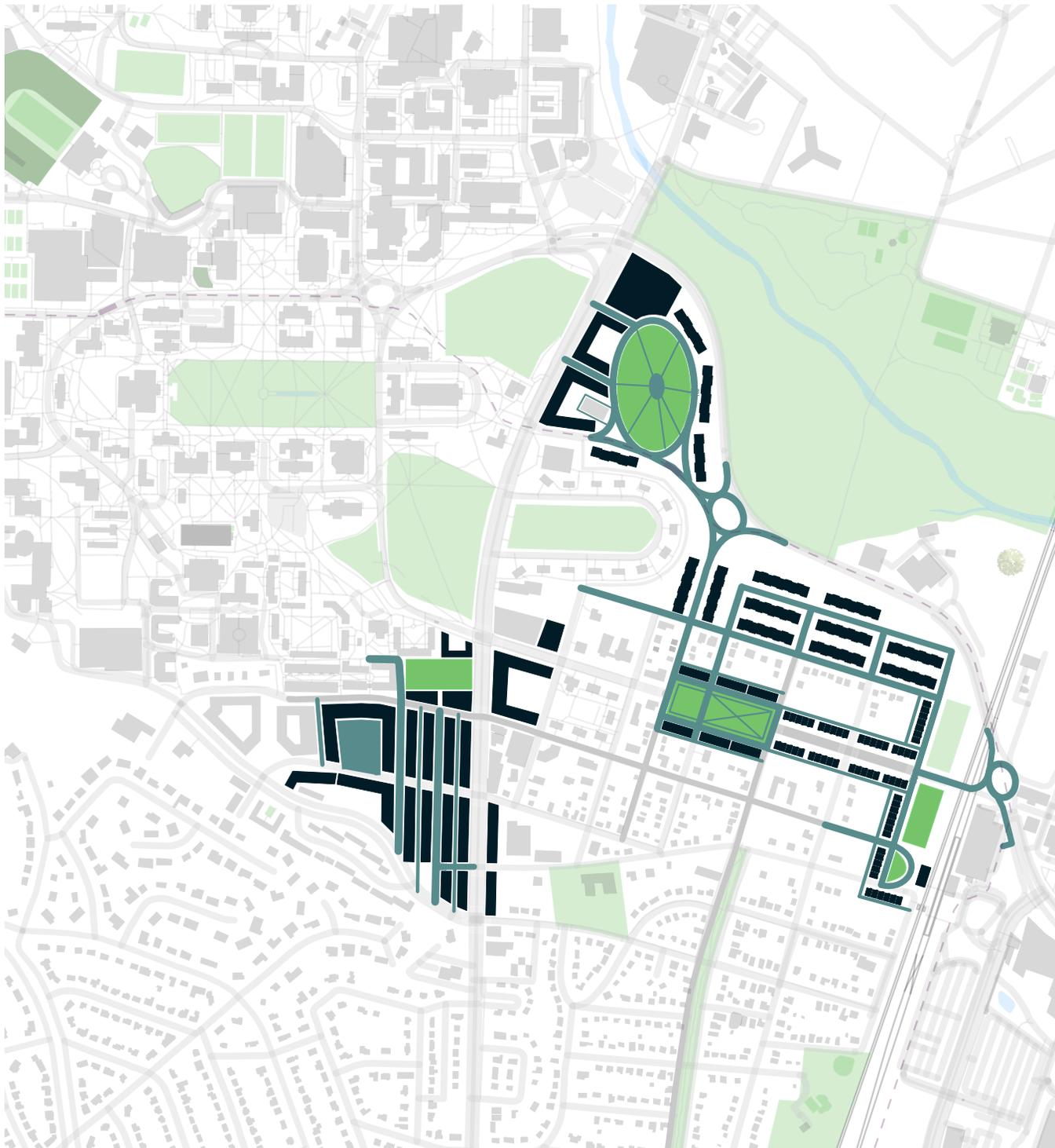
team:

Christina August
Catherine Cheng
Diana Lopez

approach:

A new civic district, organized around a town green, adds mixed uses to a residential neighborhood, creating continuous urban development along the path from campus to the College Park Metro Station.





Enlivening Open Spaces

team:

Harold Webb
Hannah Bacon
Jose Delcid
Adan Ramos

approach:

The downtown district is enlivened with a series of open spaces where community residents and students can mingle and enjoy the vibrant life of a college town.

