

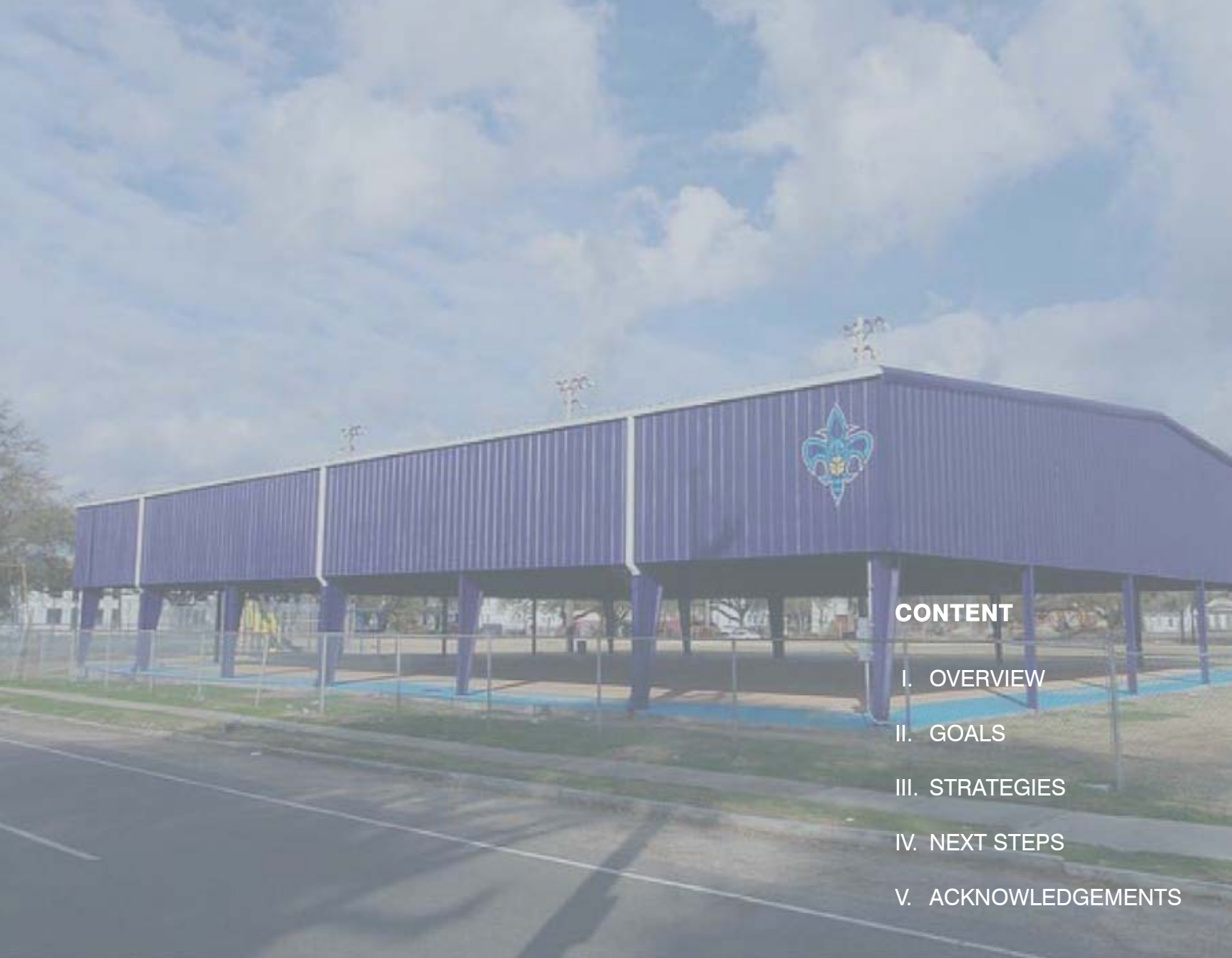


A.L. DAVIS

VISIONING STUDY

PARK

a project of
THE TULANE CITY CENTER
and
NEW ORLEANS NEIGHBORHOOD DEVELOPMENT COLLABORATIVE
URBAN STRATEGIES, INC



CONTENT

I. OVERVIEW

II. GOALS

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IV. NEXT STEPS

V. ACKNOWLEDGEMENTS

O V E R V I E W

A.L. Davis Park, formerly know as Shakespeare Park, is located at the corner of Washington Avenue and LaSalle Street in Central City, New Orleans. Directly across the street from the former Magnolia/C.J. Peete Public Housing Development, the park holds extensive historical and cultural significance within the context of the neighborhood and the city, but in recent years has lost value as a community amenity due to the lack of funding, maintenance and an associated growth in violent crime.

The Magnolia Projects, officially the C.J. Peete Housing Development, was among the largest Public Housing Developments of New Orleans and the first all-black public housing development federally funded in the United States (after the construction of the all-white St. Thomas). It housed approximately 2,100 people in 1,400 units distributed over 41.5 acres and was completed in two phases (1940-41 and 1954-55). With the erosion of federal funding to sufficiently maintain public housing, the condition of the facility worsened and the violent-crime rates grew. After its demolition in 2008 redevelopment began as part of the Housing Authority of New Orleans Revitalization Plan in an effort to replace the original development with Garden- and Townhouse-style units and apartments. In addition to the physical rehabilitation of the site, the focus now is to provide and coordinate essential programs and services for former and new residents.

Located on the edge of the site, A.L. Davis Park is viewed as a critical component of the successful redevelopment of the area. Since Katrina authorities involved in the park's future have taken measures towards recovery, such as basketball and tennis court restoration, but the majority of the park is still in great need of definition and improvement. The park has the capacity to offer recreational and educational programs that would contribute to a safer, more sustainable environment and to enhance the currently limited opportunities many young people in the area have to engage in. Furthermore A.L Davis park can serve as an important example for the great potential of the New Orleans Recreation Department (NORD) and become a model for many neighborhoods in the city currently striving to improve their physical landscapes and the programs available to their residents.



FUTURE
WOODSON
SCHOOL

WASHINGTON AVE

HARMONY
OAKS

LA SALLE ST



The current A.L. Davis Park covers an area of roughly 5 acres in Central City. The adjacent former CJ Peete Public Housing Development, now under construction as a mixed income apartment complex called Harmony Oaks, is nearly complete with many families already occupying the finished units. Altogether the development will include 460 units and the project is scheduled to conclude in Spring 2011. As the apartments begin to fill, it is increasingly important for the nearby green space to become available to the people in the vicinity. A design plan for the new Woodson Elementary has recently been finalized, and construction on the new building began in the Fall of 2010.

A.L. Davis Park is critically located to provide amenity value - specifically as a playground, sports, recreation and cultural hub - to both the growing residential community and teachers and students at the new school. In its current state the majority of the park is underutilized and unable to meet the demands of the residents nearby. However, with careful planning and design considerations, A.L. Davis Park can capitalize on its location between important residential and educational complexes and become the resource that is so urgently needed in the area.



SHAKESPEARE PARK CA 1933



SHAKESPEARE PARK CA 1976

S I T E

N O N D C

The New Orleans Neighborhood Development Collaborative (NONDC) is a non-profit community organizing, community planning and development organization focused on revitalizing the Central City neighborhood. For the last ten years, NONDC has concentrated on increasing the production of quality affordable housing and asset building for low-income families through homeownership. The group's cluster development activities in Central City are aimed at restoring desolate blocks and turning them into lively areas with new levels of commitment and investment.

NONDC serves as the community partner on the redevelopment of the former CJ Peete public housing complex. With 460 mixed-income rental units, the Harmony Oaks Apartments represent a substantial investment in the neighborhood. However, as a community partner, it is NONDC's responsibility to make sure that Harmony Oaks does not stand alone in the effort to revitalize the neighborhood. In a comprehensive approach to neighborhood development, one must look beyond housing. Commercial resources, schools and space to play become critical when looking at the neighborhood as a whole.

NONDC partners closely with the Harmony Oaks Neighborhood Association and other established resident groups in the area. As construction progresses on the new school and more families move in to Harmony Oaks, it becomes essential to address the current condition of A.L. Davis Park. Subsequently, it seems natural for NONDC to tap into its existing network of neighbors and local resources to jumpstart a community-led design process for a successful transformation of this critical community asset.

A.L. Davis Park

Design Follow Up Meeting



Come check out the ideas that community members and architects have come up with!

**Thursday October 28th
6pm**

**Mount Zion United Methodist Church
2722 Louisiana Ave.**



SITE BOUNDARY GENERAL



INFRASTRUCTURE

EXISTING



VEGETATION



SITE BOUNDARY SPECIFIC

LANDSCAPE

ACTIVITIES



WALKING



TENNIS



RUNNING



FOOTBALL



BASKETBALL



VOLLEYBALL



SOCCER



SWIMMING



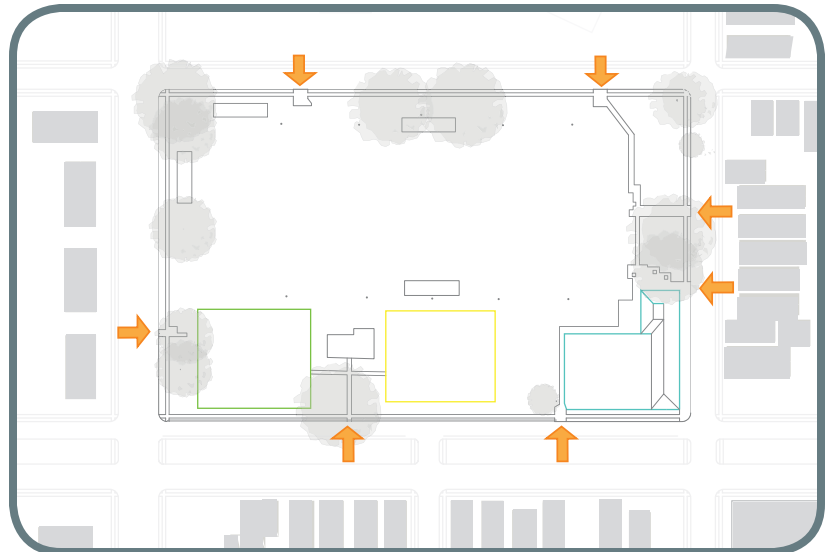
BASEBALL



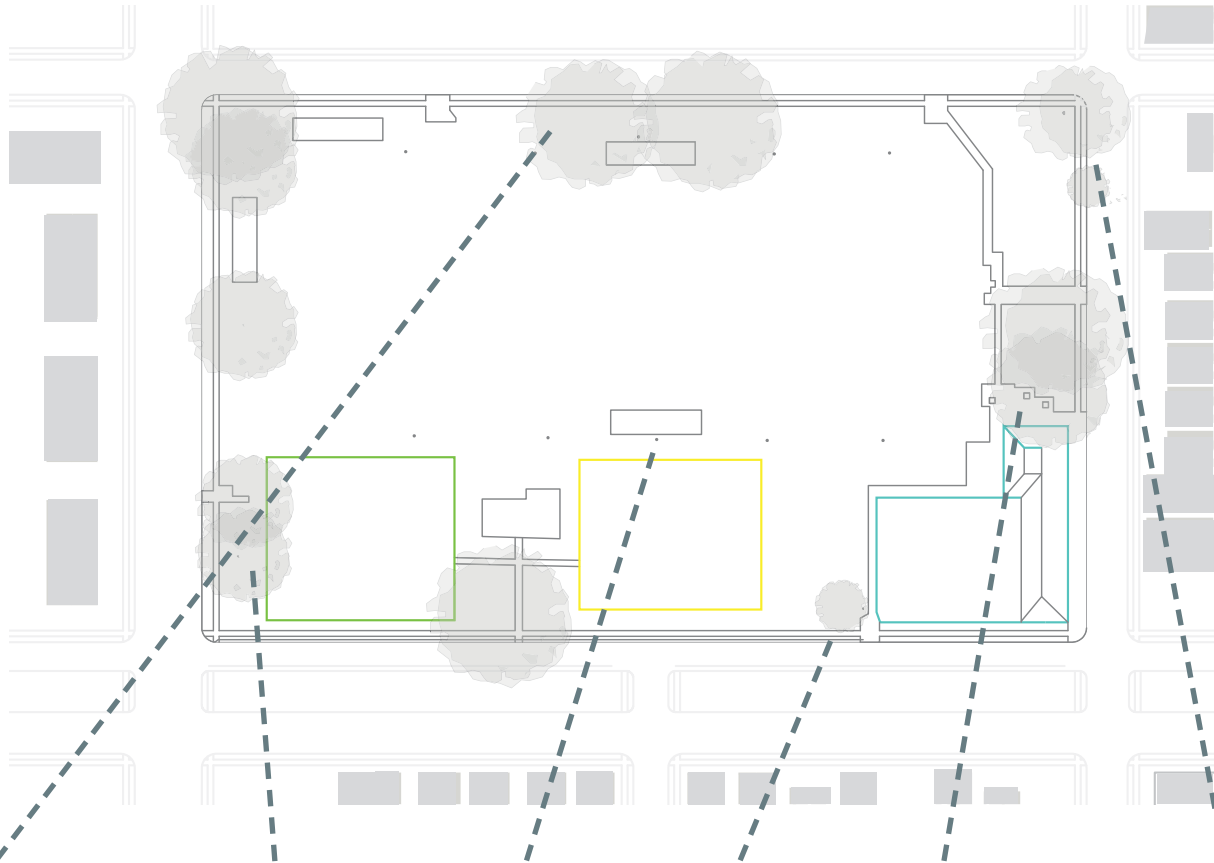
CURRENT CONCERNS

- A. existing infrastructure
- A.a tennis courts:
surfacing, perimeter definition, location
- A.b basketball courts: roof structure
- B. lack of or unattractive perimeter definition
(chain link fence)
- C. large grass area undefined - lack of
designated play fields, seating, shade
- D. running/walking
- E. pool not in use
- F. chess tables unusable
- G. kids play area location
- H. lack of signage
- I. entrance scenario unclear
- J. trash cans?
- K. storage?
- L. park manager facility?
- M. seating?
- N. security?
- O. landscaping?

↑ existing points of access



OBJECTS



OAK TREE



FOUNTAIN



LIGHTS



TREE

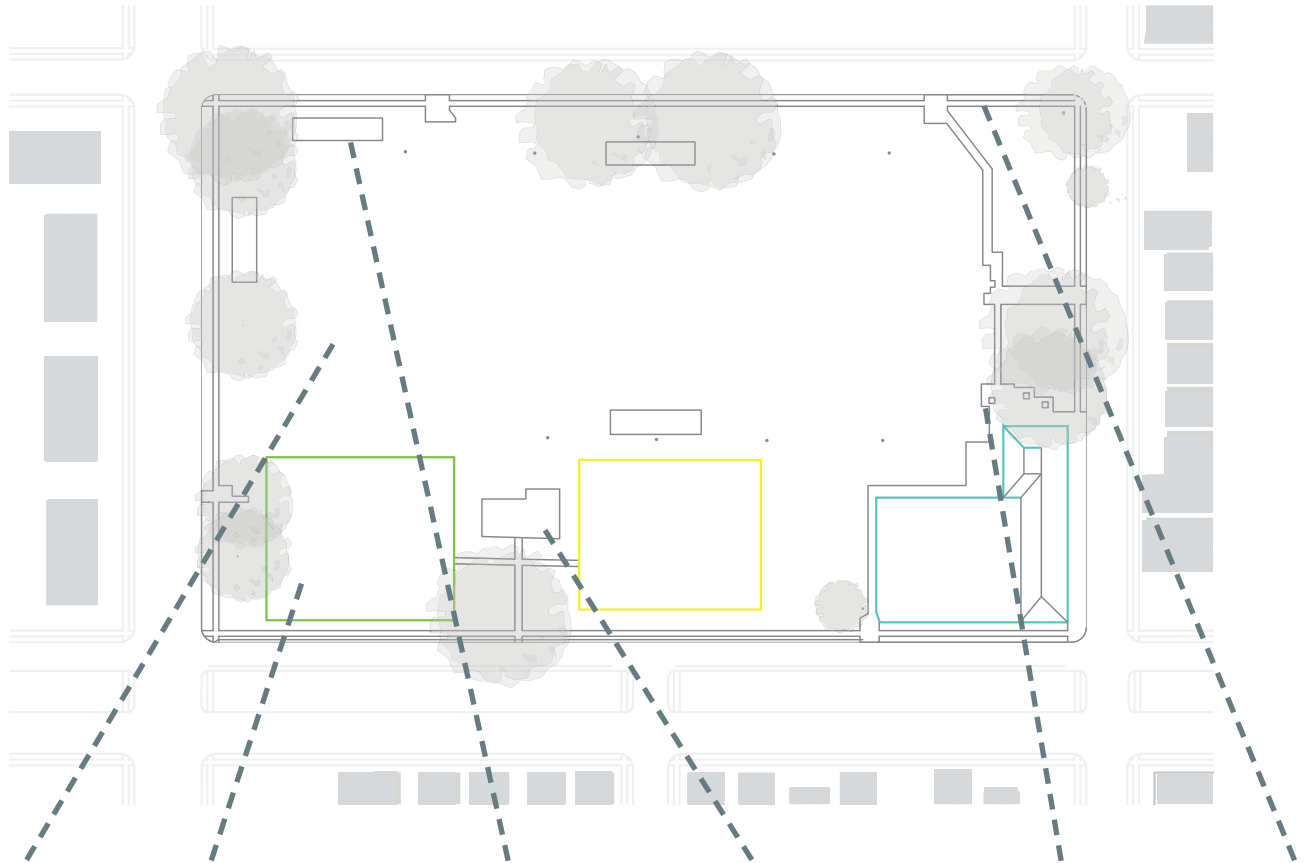


TABLES



TREE

SURFACES



GRASS



CONCRETE



ASPHALT



RUBBER



CONCRETE



FENCE

G O A L S

The majority of the current A.L. Davis Park is an unprogrammed open grass field. Lacking maintenance, the park is often littered and generally uninviting with no specific playfields, seating, shade or amenities other than the existing basketball and tennis courts. In order to support the comprehensive neighborhood development surrounding the park it is important to develop an infrastructure that allows for and invites specific recreational and civic functions. The goal is to make the park user-friendly, accessible to the surrounding community and aesthetically pleasing in order to divert crime and violence. The hope is to replace current negative associations of A.L. Davis Park with positive experiences that build on its important history in the neighborhood.



make it **safe**



make it **active**



make it **a destination**



make it **accessible**



make it **flexible**



make it **sustainable**



make it **fun**

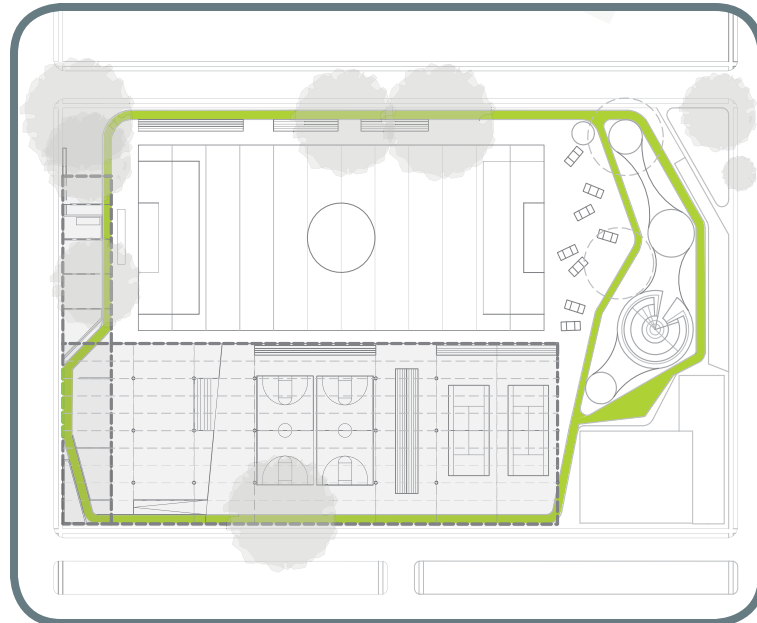
DESIGN PROCESS

STRATEGIES

**How do you bring a diverse
community together?**

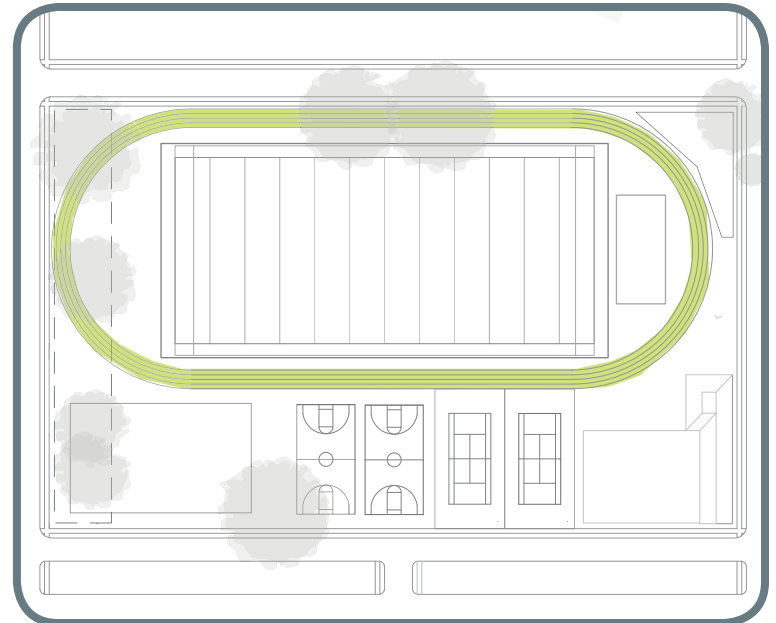
OPTION 1: PARK

LARGE RELAXATION AREA
MULTI-USE FACILITY ALONG WASH AVE
MULTI-USE SPORTS FIELD
SHADED SEATING/GATHERING AREA
CLUSTERED BALL COURTS
WALKING/RUNNING PATH AS BOUNDARY
CORNER MONUMENT
SEATING
DRAINAGE
SWIM



OPTION 2: TRACK/FIELD

4-LANE RUNNING TRACK
SHADED SEATING/GATHERING AREA
MULTI-USE SPORTS FIELD
CLUSTERED BALL COURTS
CORNER MONUMENT
SWIM



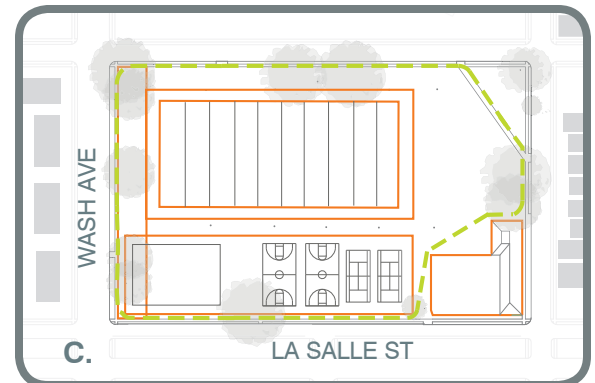
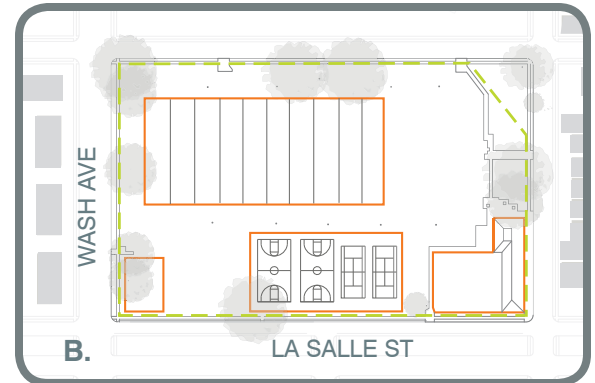
OPTION 1:



PARK

DECISION-MAKING PROCESS

- A. MULTI-USE SPORTS FIELD CENTERED
- B. SHIFTS TO WASHINGTON AVE TO FREE UP SPACE FOR RECREATION
- C. UNIFY BALL COURTS (ROOF)
CREATE NODE AT CORNER WASHINGTON AVE/LASALLE ST
LOOP AS BOUNDARY
STRUCTURE ALONG WASHINGTON AVE AS THRESHOLD
MULTIPLE ACCESS POINTS
LIMIT FRERET STREET TRAFFIC
PAVILION





FUTURE SCHOOL

entrance

walking

play
relax

bleachers

football

running

SOCCER

bleachers

splash

swim

restrooms

safety

storage

MG Indians

basketball

volleyball

safety

pavilion

checker/chess

history

concessions

tennis

picnic

entrance

monument



ACTIVITIES



PLAY



MARKET



PERFORMANCE



MUSIC



PARADE



PUBLIC ART

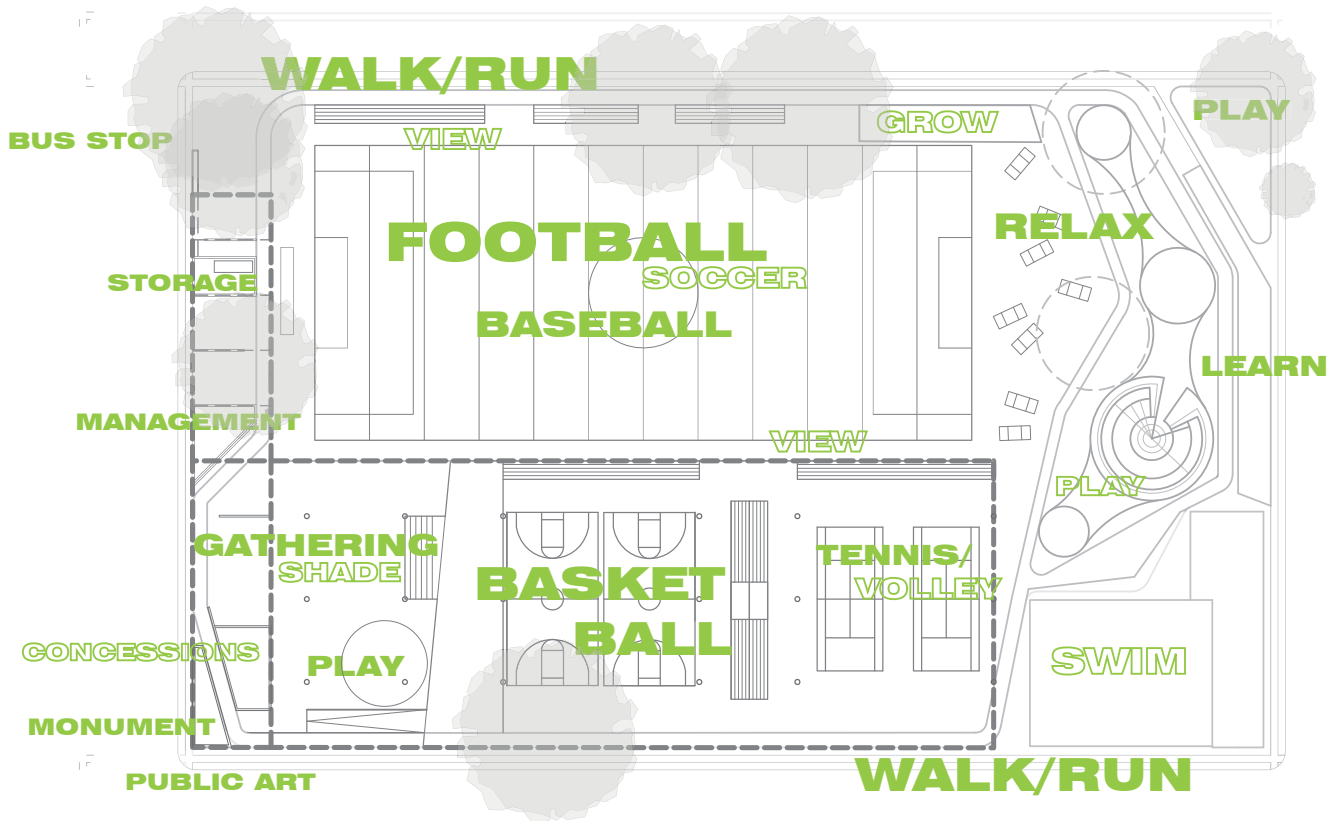


SPLASH

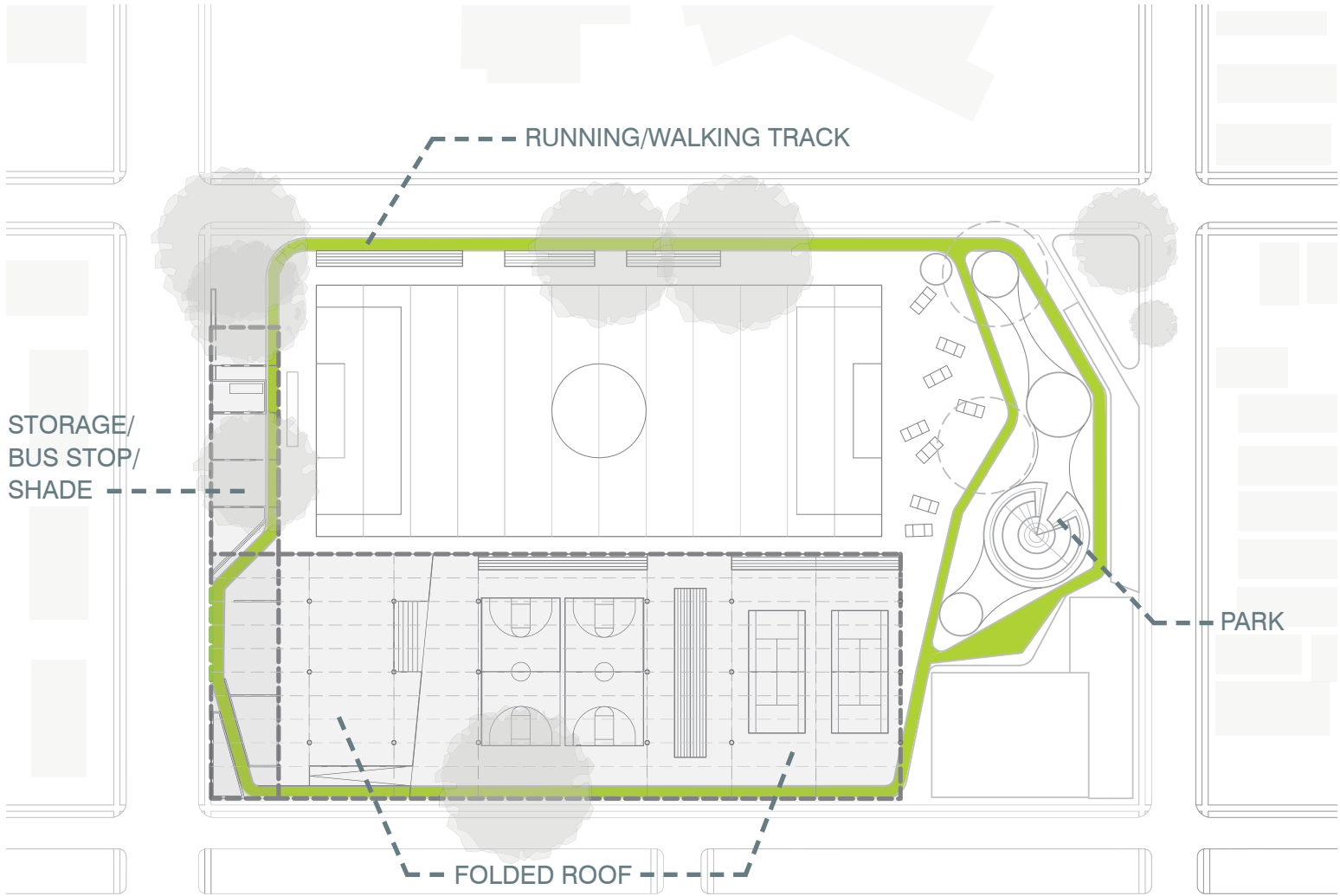


RELAX





THE PROGRAM DISTRIBUTION TRIES TO INCORPORATE MANY REQUESTS AND SUGGESTIONS BY THE COMMUNITY IN REGARDS TO ACTIVITIES AND INFRASTRUCTURE FOR THE PARK. IN ORDER TO PROVIDE AN INTERACTIVE AND FLEXIBLE ENVIRONMENT AS WELL AS UTILIZE SPACE EFFICIENTLY, SEVERAL PROGRAMMATIC ACTIVITIES ARE INTENDED TO OPERATE SIMULTANEOUSLY OR SHARE THE SAME SPACE.

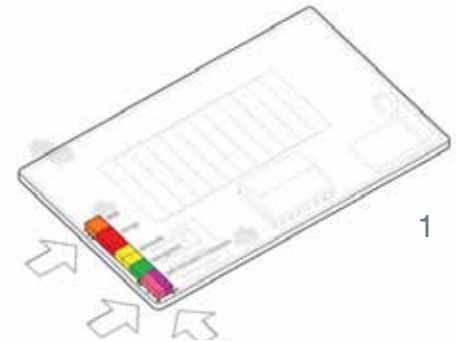


SITEPLAN



PHASE ONE

ESTABLISH THRESHOLD STRUCTURE
ALONG WASHINGTON AVENUE



1

STRETCH STRUCTURE OVER LENGTH OF
STREET EDGE AS MUCH AS POSSIBLE



2

INSERT PROGRAM ALONG WASHINGTON AVENUE
BALLFIELD STORAGE
PARK MANAGER FACILITY
BUS STOP
BATHROOMS
CONCESSIONS
CORNER MONUMENT/PUBLIC ART



3

ENABLE VISIBILITY INTO THE PARK

THRESHOLD



PHASE TWO

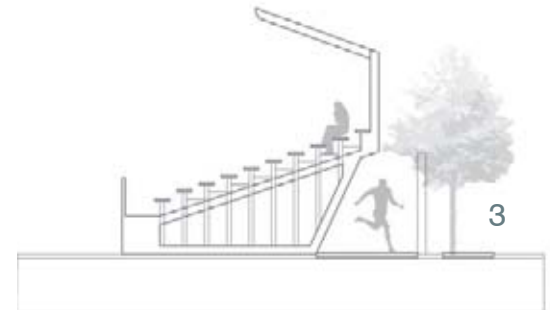
LATERAL LOOP AS BOUNDARY
AROUND SITE - RUNNING/WALKING PATH



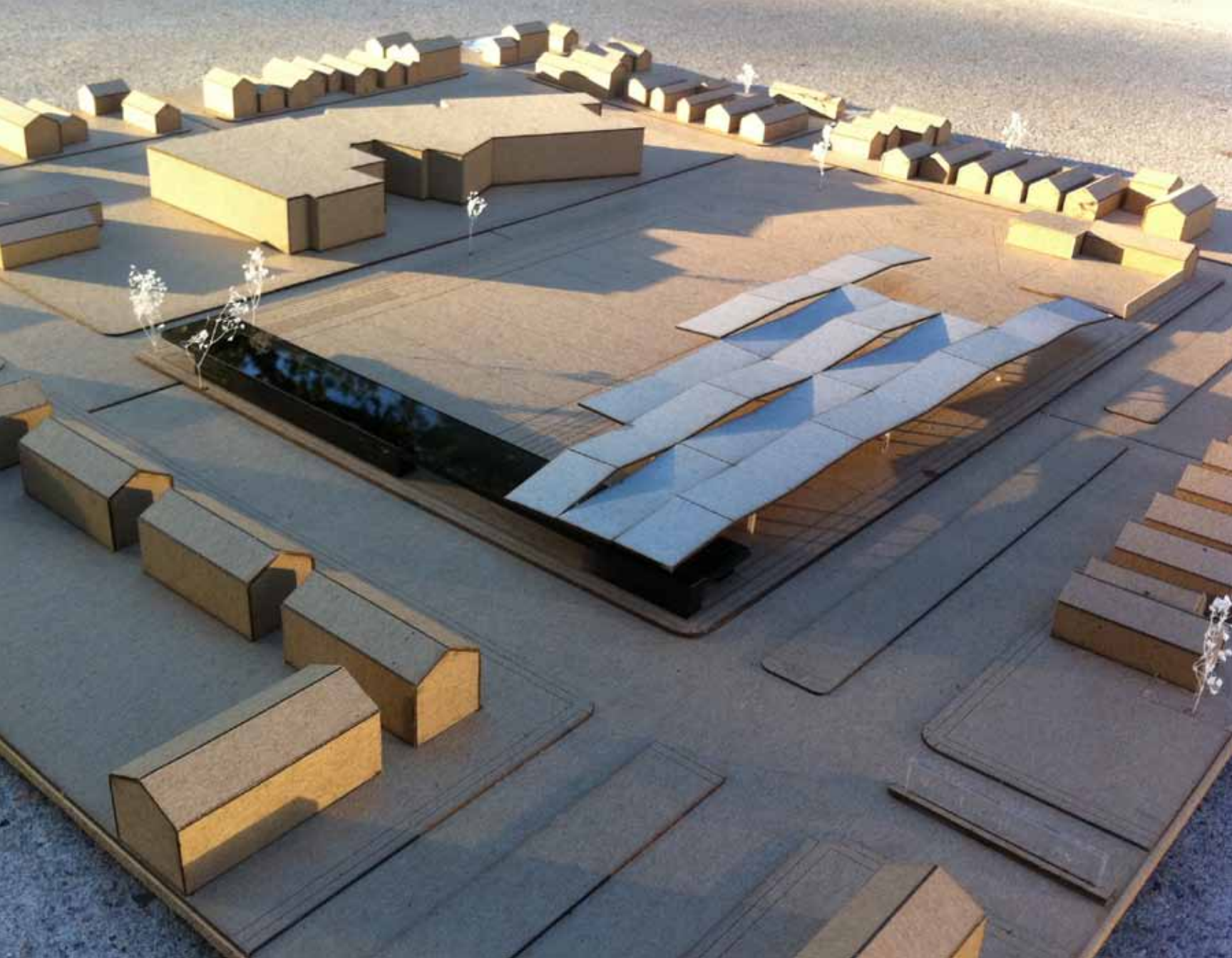
ALTER LOOP TO ALLOW FOR FLEXIBLE
CONDITIONS - BIOSWALE, INTERSECTION
WITH THRESHOLD BUILDING, BOUNDARY
AT COVERED BALL COURTS



SECTIONAL OPPORTUNITIES



LOOP

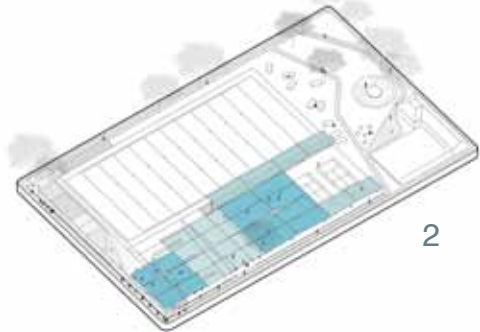


PHASE THREE

MODULAR ROOF STRUCTURE TO COVER GATHERING AREA, BALL COURTS



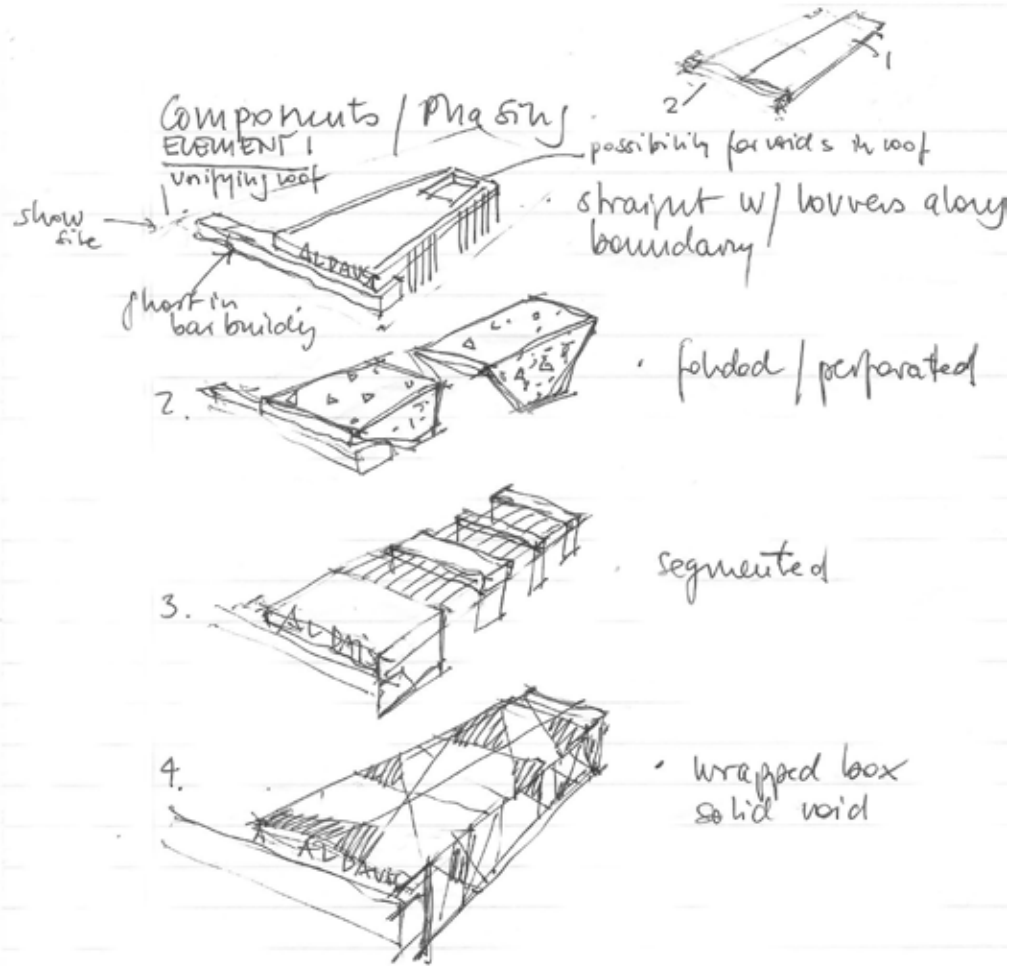
POROUS ROOF PANELS TO ALLOW FOR LIGHT AND VENTILATION



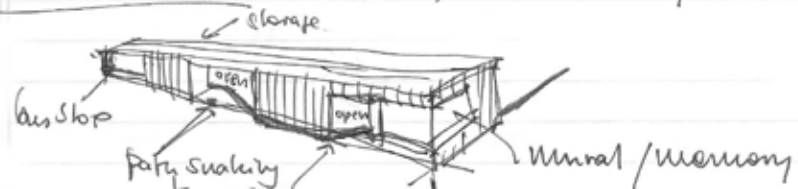
FOLDED ROOF PANELS TO ALLOW FOR LIGHT AND VENTILATION

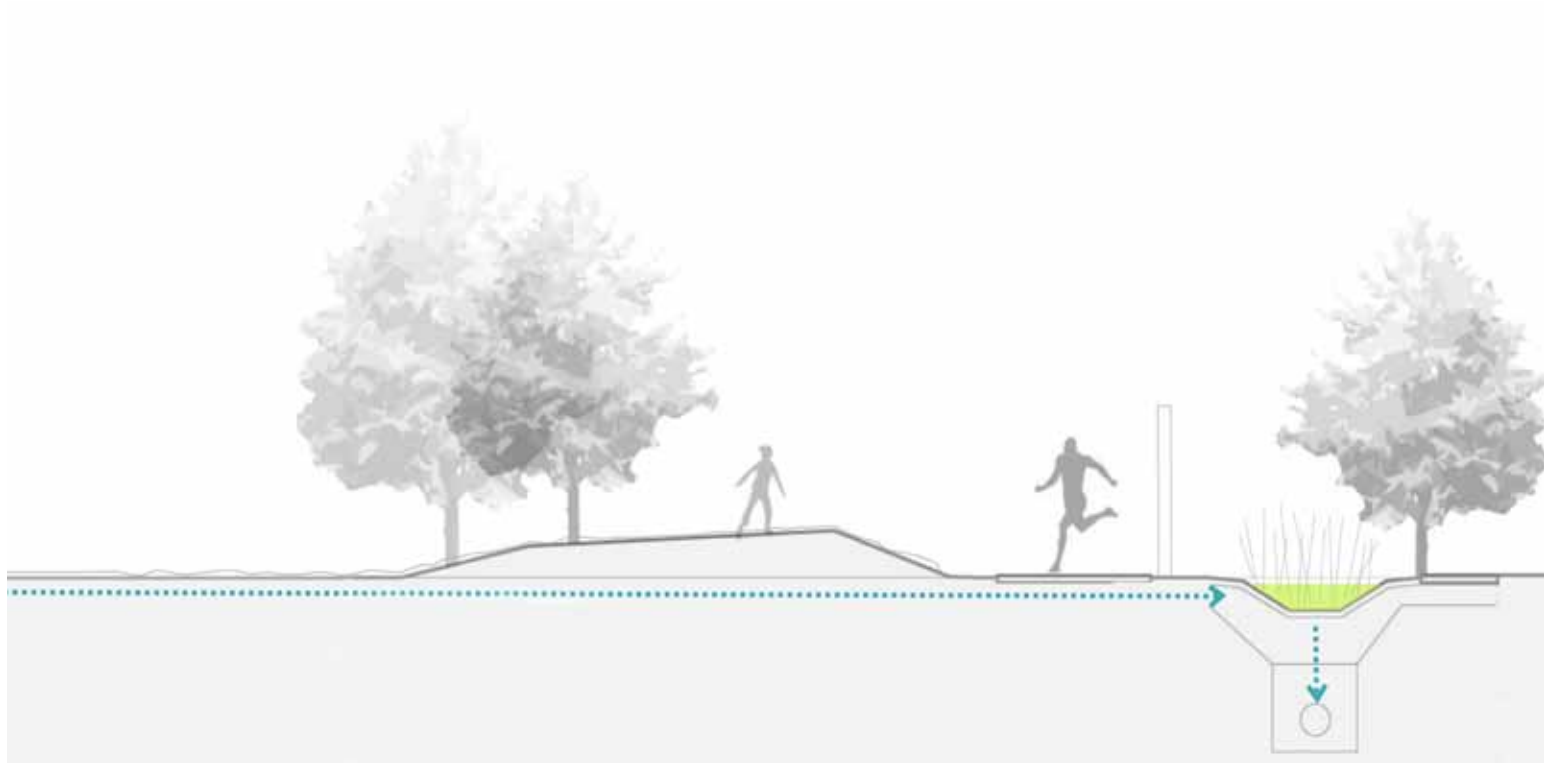


COVER

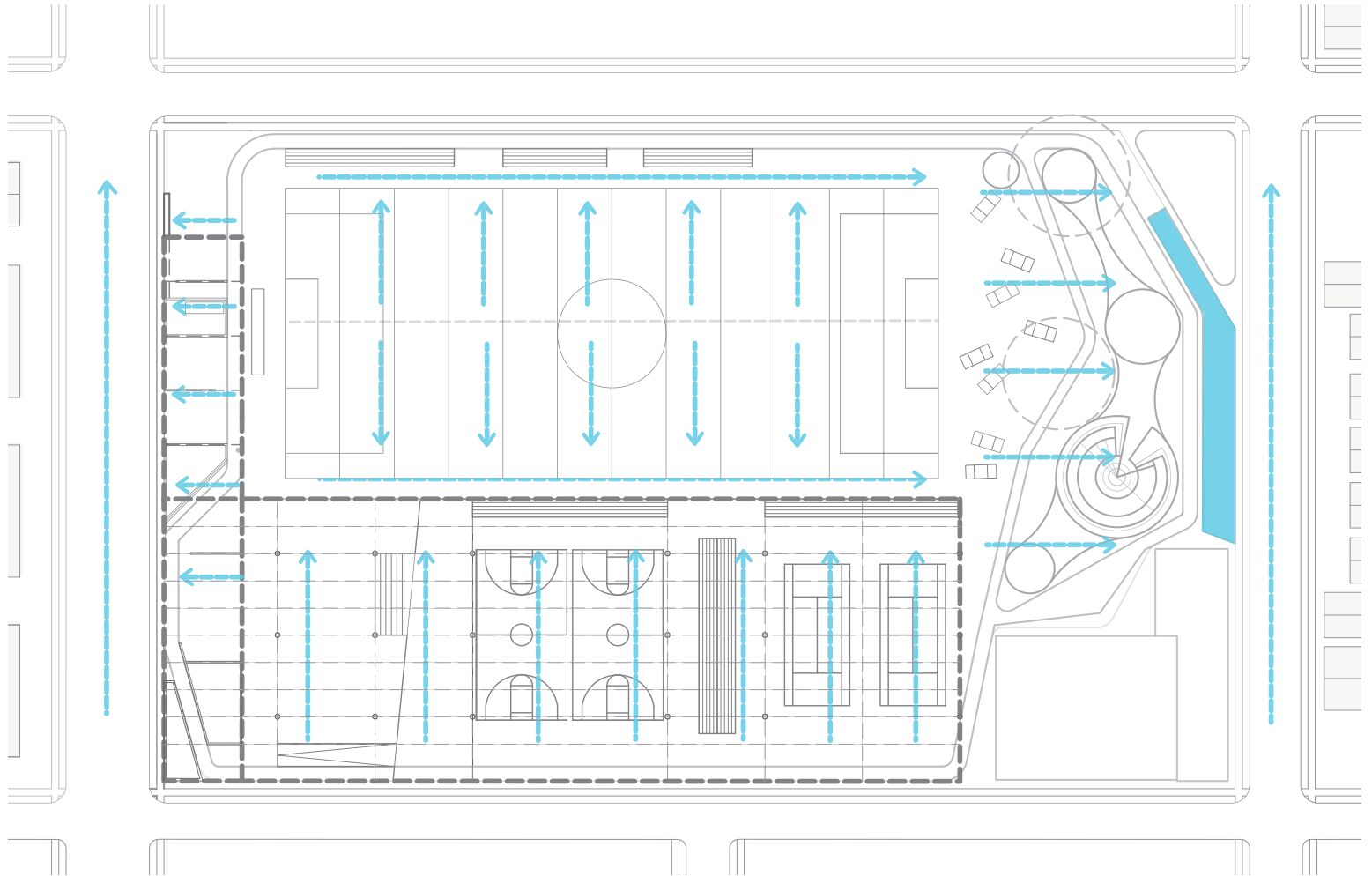


ELEMENT 2. - building as boundary





THE DRAINAGE CONCEPT INCLUDES SUB-SURFACING THE FOOTBALL FIELD WITH A DRAINAGE SYSTEM THAT ALLOWS FOR EFFICIENT FLOW OF WATER FROM THE FIELD INTO COLLECTOR PIPES THAT AGAIN DIRECT THE WATER TOWARDS FIELD AND SITE BOUNDARIES. ON ONE SIDE OF THE PROPERTY A VEGETATED DRAINAGE SWALE FILTERS THE RUN-OFF WATER THROUGH TRAPPING POLLUTANTS LIKE FERTILIZER AS WELL AS SILT BEFORE IT ENTERS THE CITY'S CANALIZATION SYSTEM.



DRAINAGE

OPTION 2:



TRACK/FIELD

COMPARISON



A.L. DAVIS PARK



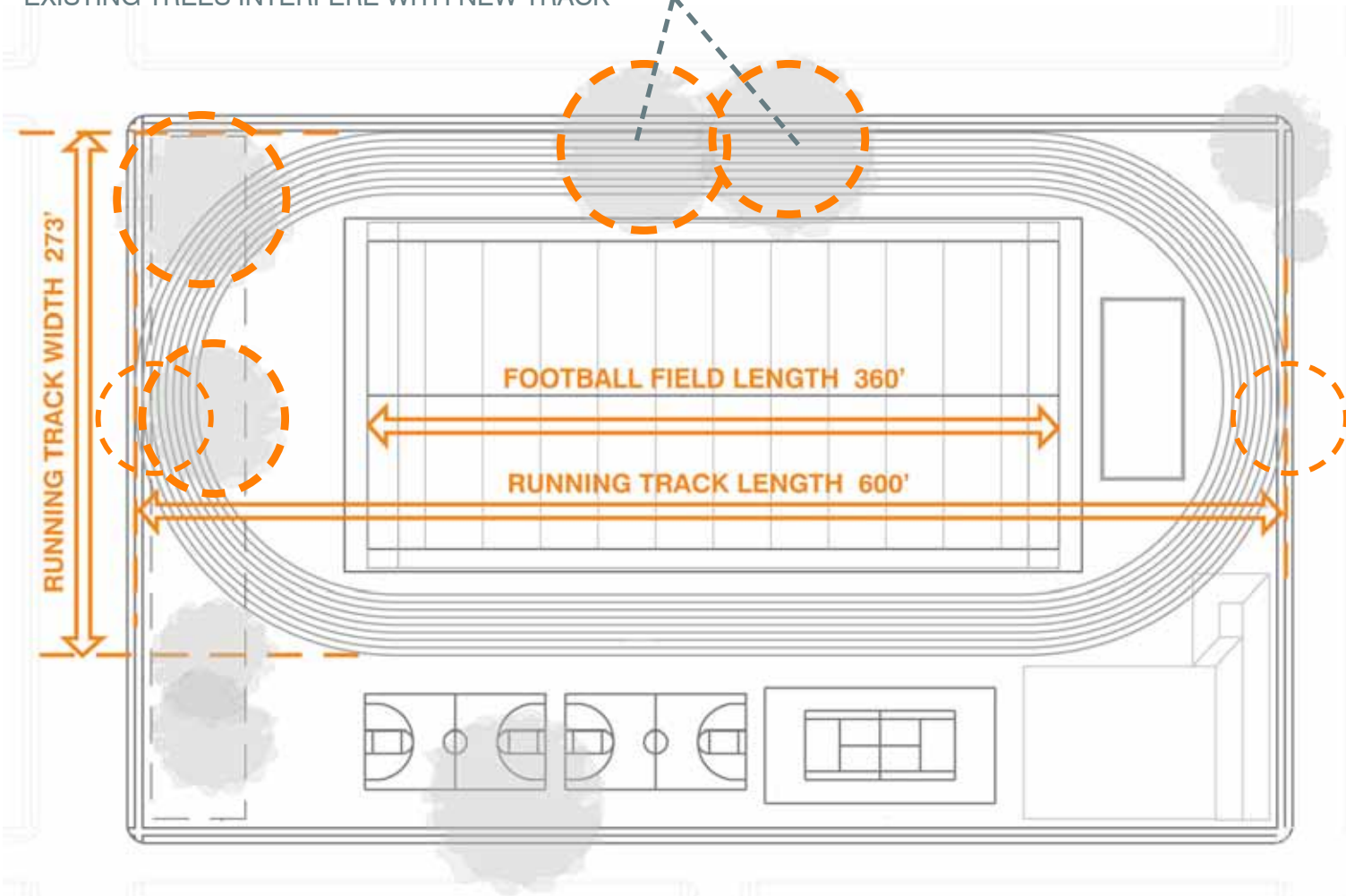
HARRELL PARK

EXISTING SPORTS FIELD IN NEW ORLEANS

SITE PROPORTION ADEQUATE FOR 8-LANE TRACK

OLYMPIC RUNNING TRACK PLUS
SUPPORTING AMENITIES

EXISTING TREES INTERFERE WITH NEW TRACK



8 - L A N E T R A C K

PROS

8-LANE OLYMPIC SIZED TRACK FOR ADJACENT SCHOOL, NEIGHBORHOOD RESIDENTS AND EXTENDED COMMUNITY

GOOD LOCATION FOR SPORTING EVENTS

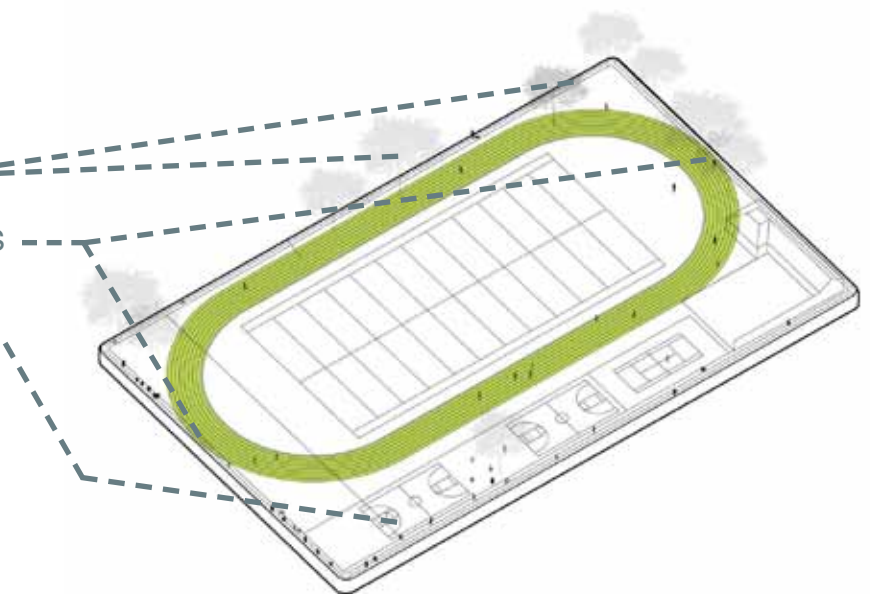


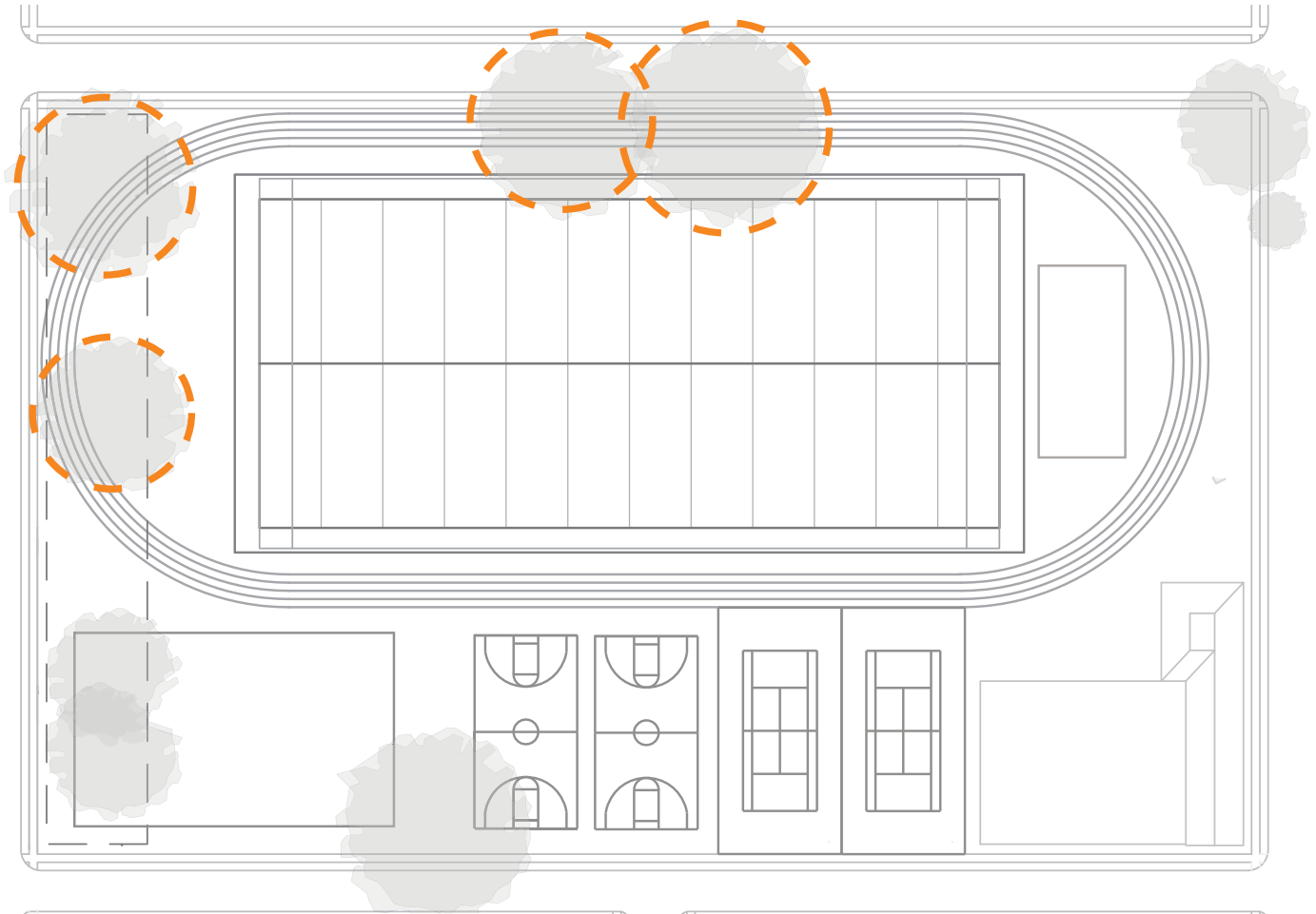
CONS

EXISTING TREES INTERFERE WITH NEW TRACK

PROBLEMATIC FIT LENGTHWISE MAKES 8 LANES IMPROBABLE

LIMITED SPACE FOR BALL COURTS ALONG SIDE





4-LANE TRACK

PROS

4-LANE TRAINING TRACK FOR ADJACENT SCHOOL,
NEIGHBORHOOD RESIDENTS AND EXTENDED COMMUNITY
SITE PRECEDENT (FORMERLY EXISTING) - - - - -

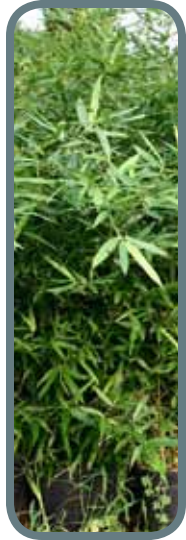


CONS

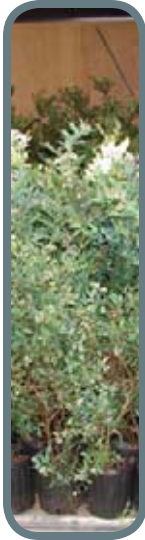
LIMITED SPACE FOR 'PARK' AREA (SEE OPTION 1) - - - - -
REDUCED AREA FOR STORAGE AND SHADED GATHERING - - - - -

VARIETY OF UTILIZATION LIMITED

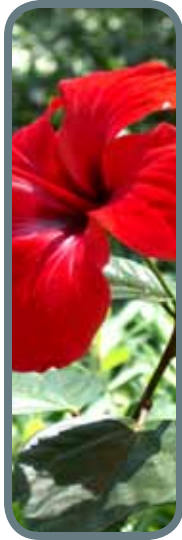




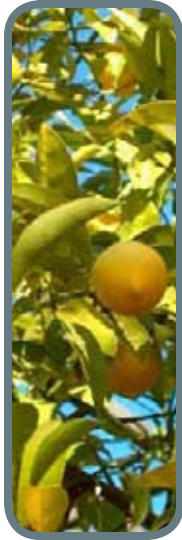
Bamboo



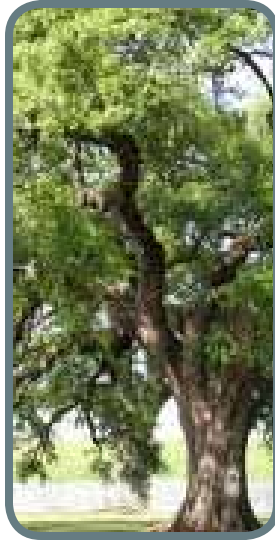
Blueberry



Hibiscus



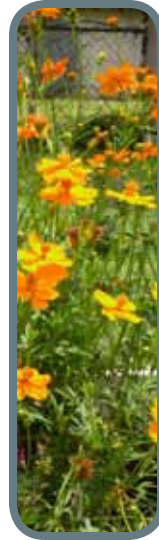
Lemon



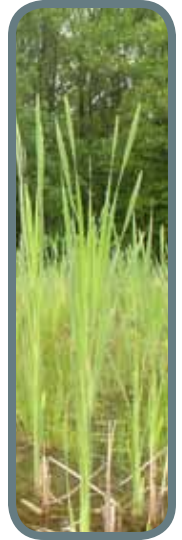
Oak



Iris



Wildflower



Wetlands

VEGETATION



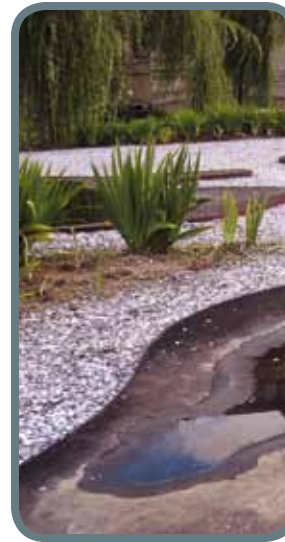
Fredericksberg
City Center,
Denmark



Old Hahn
Printing Press
Hanover, Germany



Playscapes
Riehm, Germany



Urban Garden
Norresundby,
Denmark



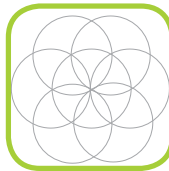
Barrel
Warehouse Park
Waterloo, Canada

SURFACES

NEXT STEPS

The investigation will further explore the following areas:

- **structure**
- **surfaces**
- **material designations**
- **boundary**
- **vegetation**
- **drainage**

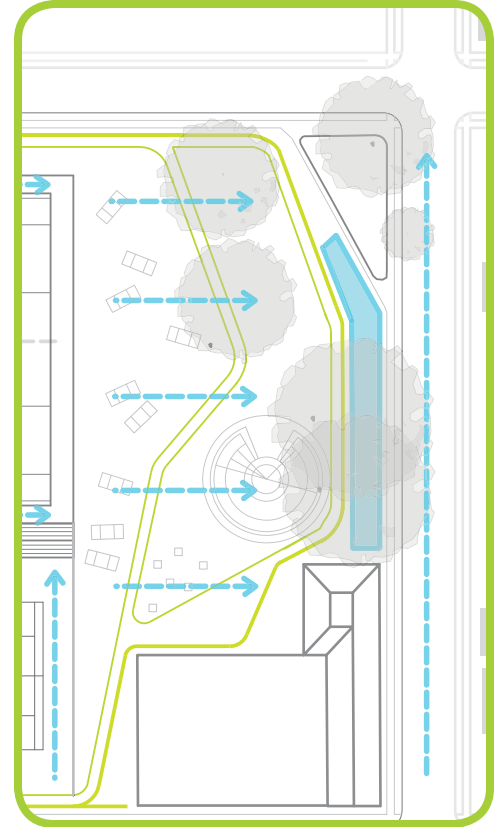


structure

landscape/surface

material

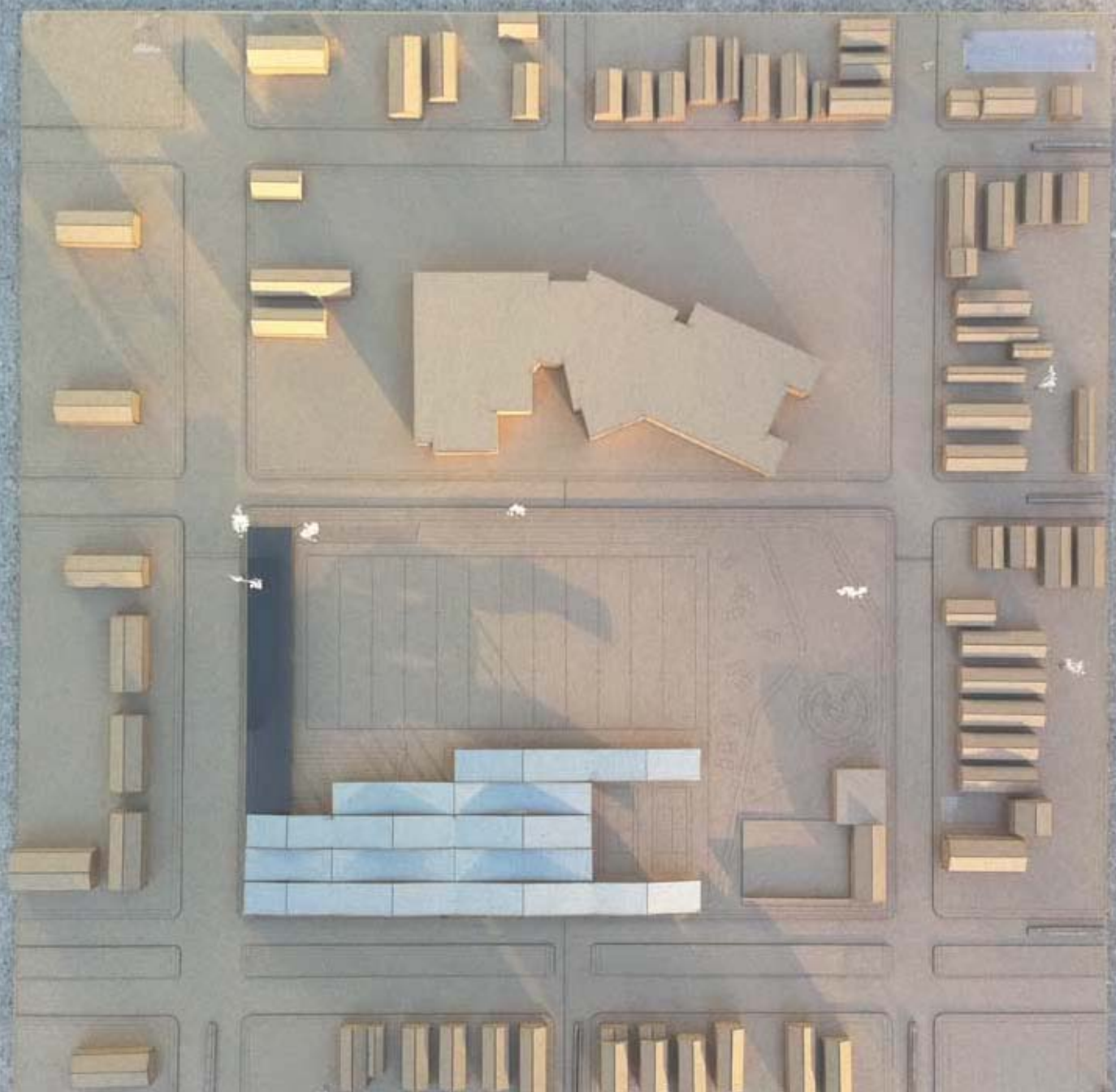




boundary

vegetation

drainage



ACKNOWLEDGEMENTS

PROJECT PARTNERS

TULANE CITY CENTER | www.tulanecitycenter.edu

NEW ORLEANS NEIGHBORHOOD DEVELOPMENT COLLABORATIVE (NONDC) | www.nondc.org

URBAN STRATEGIES, INC | www.urbanstrategiesinc.org

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STRATEGIES



NEW ORLEANS NEIGHBORHOOD
DEVELOPMENT COLLABORATIVE