

# Village Park: activate and connect City of Avondale Estates



**3**  
**Patio Overlook**

- Directly fronting and overlooking the park are several restaurants with seating on the patio. Prime viewing area of the activities in the park. Kids can run around in the grass while parents have a relaxing dinner.
- Yoga/fitness center also fronts the park with optional outdoor workouts.



**7**  
**Pathways**

- The park is as much a destination as it is a connection to different destinations within the City of Avondale.
- The Pedestrian Street and the diagonal NE-SW path each have a 1:20 slope, and, therefore, are Accessible but do not require handrails and landings.
- The third path has a cascade of steps from the Patio Overlook and is then fairly flat across the park.



**2**  
**Mid-Block Promenade**

- Current 360' block is too long. Portland Oregon's 200' block is often cited as ideal dimension for pedestrians.
- Brings southern exposure into the site and connects Village Park with N. Avondale Rd.
- Adds activity on N. Avondale Rd to draw people in.



**8**  
**English Tudor Garden**

- Reinforce Avondale Estate's Tudor Village character with a planted area within the park inspired by traditional English gardens.
- Avondale Estates is a garden-focused community with two garden clubs, awards for best yards, a beautifully landscaped lake and the hedge and trees along N. Avondale Rd. Let this wonderful existing character shape the park's identity.



**5**  
**Pedestrian Street**

- Franklin Street is turned into a pedestrian street for mid-park circulation connecting Tudor Village with the Rail Arts District.
- 1:20 slope along its length (no handrails required)
- Pop-up art galleries along this street during Art Walks through Tudor Village and the Rail Arts District.



**6**  
**Food Trucks & Farmers Market**

- Sunday farmers market - tents can line each side of the Pedestrian Street.
- Food Trucks can drive onto the Pedestrian Street on a designated day or evening of the week.



**14**  
**Play Structure**

- Inspiration: Oakhurst sculpture in the center of town - kids love to climb it.

**15/19**  
**Ground Floor Gallery/2nd Story Incubator**

- Activates eastern edge of park day and night.
- Begins to in-fill the blocks between Tudor Village and Village Park.
- Replace side yard parking lot with a similar sized building once an off-site parking garage is in place.



**1**  
**Two-Story Mixed Use**

- Continues pedestrian friendly Tudor Village-coded development to the west along N. Avondale Rd.
- Ground Level: retail, restaurants, coffee shop, yoga/fitness studio, ceramics studio
- Level 2: office or residential
- Tenant spaces face N. Avondale Rd and/or Village Park.
- Wide sidewalk for outdoor dining along N. Avondale Rd.



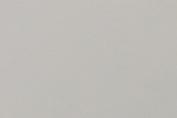
**10**  
**Terraced Lawn**

- Transform the sloping site into a well organized green space with opportunities for seating and kid's play. Perfect built-in seating for festivals and performances.



**13**  
**Slide Hill**

- Build long slides into the grassy hillside!



**21**  
**New Street**

- Encourage the developer of the Mill District to continue Washington Street on the north side of the park, adding this new street per the Master Plan guide.



**22**  
**Street Parking**

- 42 spaces. Sufficient for now, build a garage on nearby property in the future.



**20**  
**Loading Zone / Dumpsters**

- Waste corridor within each building for services, collection.

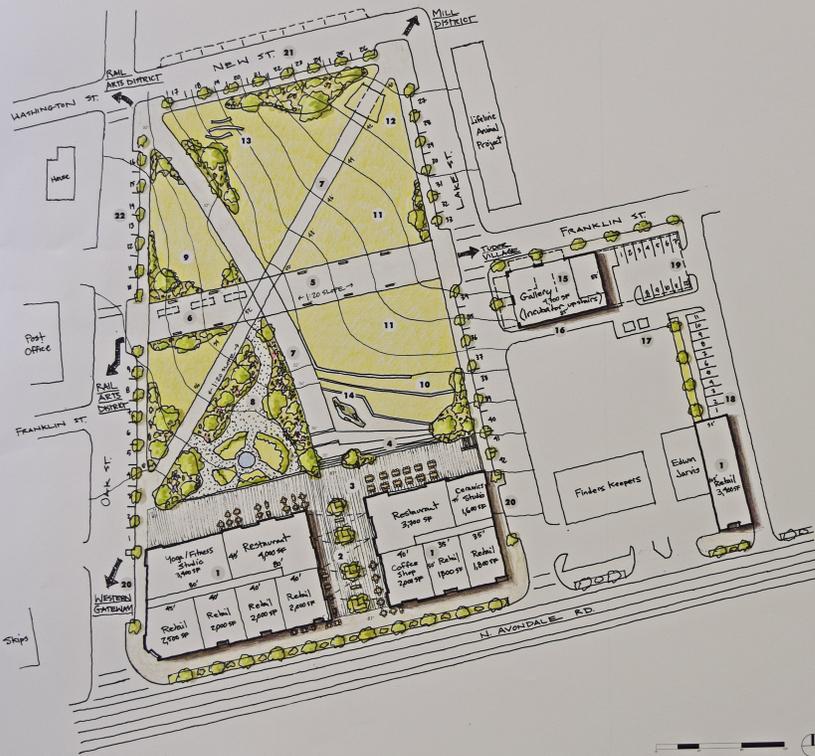


**12**  
**Pavilion**

- Performances: music, dance, theater
- Hang out, play structure, event space

# Village Park: activate and connect

City of Avondale Estates



## Site Plan

1. Two-Story Mixed Use
2. Mid-Block Promenade
3. Patio Overlook
4. Steps Down to Park
5. Pedestrian Street
6. Food Trucks (and Farmers Market)
7. Pathways
8. English Tudor Garden
9. Dog Park
10. Terraced Lawn
11. Lawn
12. Pavilion
13. Slide Hill
14. Play Structure
15. Gallery / Incubator
16. Service Drive
17. Dumpsters
18. Parking
19. Parking/Future Building
20. Loading Zone
21. New Street
22. Street Parking

# Design Narrative

SOC-9

## **1. What are the challenges that you see in developing the City-owned four acres and how does your concept address those issues?**

Challenges include the expense associated with any new development, the sloping site, and coaxing people out of their cars while providing easy parking for those in vehicles. These challenges are all solvable with thoughtful use of the site suited to people that have chosen to live in-town, along with well-planned, appropriately scaled design. Village Park, my concept for Avondale's 'Call for Ideas', has three two-story mixed-use buildings along N. Avondale Rd. and one at the corner of Lake and Franklin with a two-acre park specifically designed for the sloping site. As a whole, the proposal is a fairly modest development, pedestrian friendly and site and neighborhood specific.

## **2. Explain how your concept for the City-owned four acres fits into a larger vision and plan for future development in the area bounded by North Avondale Road to the south, the railroad tracks to the north, Sam's Crossing on the west, and North Clarendon Road on the east.**

Village Park recognizes that this land is in the middle of City of Avondale's sparse, fragmented (yet, ripe with potential) commercial core that can and should be connected together. We all know Avondale's CBD needs a critical mass of destinations and activities to attract more people. Furthermore, it needs to feel like a cohesive whole and have an urban fabric that is inviting for people to stop, stroll around and explore. My proposal addresses these goals by creating a destination park with attractive, highly visible and unique tenant spaces along its edge sitting on a Patio Overlook to the park. These tenant spaces occur within buildings that continue the pedestrian friendly Tudor Village-scaled development to the west along N. Avondale Road. The design includes a mid-block promenade to break down the scale of the 370' long block between Lake and Oak, which is too long for pedestrian-scaled streets. With three paths crisscrossing the park, it serves as a pedestrian and cyclist connector to and from Tudor Village, the Rail Arts District, the future Mill District, Avondale North and the Western Gate.

Within the park, an 'English Tudor Garden' builds on the established character of Avondale Estates, namely its active gardening community, its historic planned town, its beautifully landscaped lake and the hedge and street trees along N. Avondale Road. Let this wonderful existing character shape the new park and CBD's identity.

## **3. Explain how your concept for the City-owned four acres would be economically viable and create additional activity in downtown Avondale Estates before the surrounding properties are redeveloped.**

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Village Park is economically viable because its 2-acres park works is designed with the existing terrain and has modestly-sized new two-story buildings for a catalyst of incremental growth. It includes enough on-street and off-street parking to support the development today without dedicating precious land and resources upfront, with the idea that, as it becomes a busier area, the City can take on adding a parking garage, if parking garages are still the mainstream (given that self-driving and the Uber model might change that norm). The park itself has been designed to attract all ages to come and spend time there. The Mid-Block Promenade and Patio Overlook will bring shoppers and diners with the synergy of park+shopping+food/drink. The Patio Overlook features park-side tenant space for restaurants, retail, and ideally a fitness or yoga studio. The patio is in a key location as it is the upper terrace of the park with sweeping views of the 2-acres. On the second floor is residential or office space. A residential component put in now, would do a great deal of good to make the area feel safe because it would have "eyes on the street" at all hours of the day as Jane Jacobs has famously defined.

**4. Describe your plan for public space(s) to be developed on the City-owned four acres and how these space(s) will be activated at various days and times and by what uses.**

The public space in this proposal includes the park itself along with the creation of a pedestrian street, two additional pathways, a mid-block promenade, a masterplan initiative to continue Washington Street directly north of the park, and, lastly, street parking for 42 cars on three sides of the park. The Pedestrian Street provides a location for Food Trucks, the Farmers Market and pop-up art galleries during an Art Walk through Tudor Village and the Rail Arts District. The park itself has a large play structure for kids to climb on, Slide Hill –slides built into the grassy hillside, a pavilion for performances and festivals and a terraced lawn and garden for people to hang out in nature or stroll through it. The park is across the street from a two story new building housing a gallery and incubator on the City-owned land to the east. The incubator would be used day and night. The gallery would have a very open and strong connection to the park and street with large roll up doors or walls that fly open to invite passersby to see what's inside.

**5. What commercial uses would your plan envision on the City-owned four acres?**

Several individual restaurants or a larger beer garden, coffee shop, yoga / fitness studio, ceramics studio, retail, residential, office, art gallery; incubator space, food trucks, farmers market. The second story could either be office or residential space.

Thank you very much for this opportunity to present my ideas.

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