

# CEBOLLA-A MODERN CLASSIC

PROPOSED MIXED-USE-DEVELOPMENT OF THE EXISTING CARRIAGE HILLS SHOPPING CENTER

# THE CARRIAGE HILLS TOWN SQUARE



KARA BECK

MICHIGAN STATE UNIVERSITY LANDSCAPE ARCHITECTURE

# TABLE OF CONTENTS

PROBLEM STATEMENT	1-2
SITE LOCATION	3
INVENTORY	4
PROGRAM AND DESIGN ELEMENTS	5-6
BACKGROUND RESEARCH	7-9
CONCEPT	10
PROCESS GRAPHICS	11
MASTER PLAN IN EXISTING CONDITIONS	12
SITE MASTER PLAN	13
MASTER PLAN SECTIONS	14-16
50 YEAR CORE SITE MASTER PLAN	17
50 YEAR CORE SITE SPECIFICS	18-19
5 YEAR CORE SITE PROCESS GRAPHICS	20
5 YEAR CORE SITE MASTER PLAN	21
5 YEAR CORE SITE SPECIFICS	22
5 YEAR CORE SITE SECTIONS AND DETAILS	23-27
REFERENCES	28

# CEBOLLA-A MODERN CLASSIC

## PROBLEM STATEMENT

THE CARRIAGE HILLS SHOPPING CENTER WAS ONCE A THRIVING STRIP MALL. THIS PARTICULAR DESIGN OF RETAIL IS NOT UNCOMMON IN OUR SOCIETY. STRIP MALLS WERE DESIGNED WITH EASE OF ACCESS TO MAJOR ROADS, LARGE PARKING AREAS, AND PROVIDED MINIMAL AMOUNTS OF PEDESTRIAN CIRCULATION. THIS HAS CATERED TO THE DOMINATE AUTOMOBILE THAT HAS SHAPED THE WAY WE DESIGN IN OUR SOCIETY. THE AUTOMOBILE HAS CREATED MULTIPLE PROBLEMS FOR DESIGNERS TODAY. PLANNERS BEGAN TO DESIGN BUILDINGS TO BE PLACED FARTHER APART AND ONLY ACCESSIBLE BY THE AUTOMOBILE.

## HISTORY

THE CARRIAGE HILLS SHOPPING CENTER WAS ONCE A THRIVING, LOCAL COMMERCIAL RETAIL CENTER THAT SUPPORTED THE LOCAL NEIGHBORHOODS AND COMMUNITY. AFTER THE RECESSION IN 2008, THE ECONOMY WAS NO LONGER ABLE TO SUPPORT THE COMMERCIAL RETAIL CENTER. REGIONALLY, LARGER CHAIN STORES HAVE TAKEN BUSINESS FROM THE SMALLER SHOPPING CENTERS.

## GOAL

IN ORDER TO CREATE A COMMUNITY THAT IS ABLE TO SUSTAIN ITSELF, THE PROPOSED DESIGN HAS TO BE A WORLD CLASS BUILT ENVIRONMENT. CURRENTLY, THE RESIDENTS AND NEARBY NEIGHBORHOODS ARE NO LONGER ABLE TO SUPPORT THE CARRIAGE HILLS SHOPPING CENTER DUE TO THE LACK OF DIVERSE AND AFFORDABLE RETAIL WITHIN THE SITE. LARGER CHAIN STORES WITHIN THE COMMUNITY DRAW POTENTIAL CONSUMERS AWAY FROM THE CARRIAGE HILLS SHOPPING CENTER BECAUSE OF THE LARGE AND AFFORDABLE VARIETY OF PRODUCTS. IN ORDER TO BRING A SECURE CUSTOMER BASE BACK TO CARRIAGE HILLS,

THIS PROBLEM IS KNOWN AS URBAN SPRAWL, WHICH HAS BEEN A KEY ELEMENT TO MANY COMMUNITIES FAILING ECONOMICALLY THROUGHOUT THE UNITED STATES. AS A CORE ELEMENT, THE CARRIAGE HILLS SHOPPING CENTER MUST BE REDESIGNED TO CREATE A THRIVING, SUSTAINABLE SHOPPING CENTER. A NEW THEORY OF WORLD CLASS DESIGN WHICH INCORPORATES USING A MULTI-USE DEVELOPMENT CAN IMPROVE HOW THE CARRIAGE HILLS SHOPPING CENTER CAN IMPROVE ITS ECONOMIC GROWTH AND DIVERSITY. A MULTI-USE DEVELOPMENT WILL INCORPORATE RETAIL, OFFICE, CIVIC, AND RESIDENTIAL SPACE TO PROVIDE A VARIOUS USER GROUPS THROUGHOUT THE SITE.

IN ORDER FOR THE CARRIAGE HILLS SHOPPING CENTER TO SUSTAIN ITSELF ECONOMICALLY A VIABLE, NEW DESIGN IS REQUIRED. IMPLEMENTING THESE IDEAS PROPOSED IN THE DESIGN BOOKLET WILL HELP RESTORE AND IMPROVE THE ECONOMIC GROWTH OF THE CARRIAGE HILLS SHOPPING CENTER.

THE SURROUNDING RESIDENTS MUST BE DRAWN TO THE SHOPPING CENTER, NOT ELSEWHERE IN THE COMMUNITY. THE PROPOSED DESIGN WILL INCORPORATE MIXED-USE HOUSING AND RETAIL THROUGHOUT THE SITE. BESIDES THE ADDITION OF MORE RETAIL AND HOUSING THERE ARE OTHER PROPOSED DESIGN ELEMENTS OF A WORLD CLASS BUILT ENVIRONMENT. A WORLD CLASS BUILT ENVIRONMENT IS COMPOSED OF MANY UNIQUE ELEMENTS THAT WILL CREATE A COMMUNITY THAT HAS A SENSE OF PLACE AND CHARACTER. THE PROPOSED DESIGN WILL FEATURE THESE UNIQUE ELEMENTS THROUGHOUT THE SITE. THE ELEMENTS OF A WORLD CLASS BUILT ENVIRONMENT FEATURED IN THE SITE INCLUDE:

# CEBOLLA-A MODERN CLASSIC

## PROBLEM STATEMENT

### GOAL

- A FUNCTIONAL ATTRACTIVE PLACE THAT INCLUDES THE RIGHT BLEND OF MODERNITY AND HISTORIC TONES. THIS IS FEATURED IN THE PROPOSED DESIGN BY CREATING SMALL COMMUNITIES AROUND PUBLIC MEETING SPACES WITHIN A LARGER COMMUNITY. EACH SMALL COMMUNITY WILL HAVE ITS OWN THEME AND CHARACTERISTICS THAT WILL GIVE EACH COMMUNITY A SENSE OF PLACE AND CHARACTER.
- A COMBINATION OF PUBLIC AND PRIVATE PARTNERSHIPS THROUGHOUT THE MIXED-USE DEVELOPMENT. EACH PRIVATE COMMUNITY COMPOSED OF RETAIL, OFFICE, AND RESIDENTIAL SPACE WILL FEATURE A PUBLIC PARK OR RECREATION AREA FOR THE COMMUNITY MEMBERS TO OCCUPY AND USE.
- THE CREATION OF A COMPACT, CONNECTED, AND HUMAN ORIENTED DOWNTOWN. THE PROPOSED DESIGN WILL CREATE PEDESTRIAN DOMINATED NEIGHBORHOODS BY DESIGNING INTIMATE STREETS CAPES AND DEFERRING MAJOR VEHICULAR CIRCULATION TO THE OUTSIDE OF THE SITE.
- THE PROPOSED DESIGN WILL CREATE LIVABLE NEIGHBORHOODS BY PROVIDING GREEN SPACE THROUGHOUT THE SITE, COMMUNITY GARDENS/FARMERS MARKET, BUS CONNECTIONS, AND CONNECTIONS TO ALL MAJOR NECESSITIES WITHIN THE SITE.

### OBJECTIVE

COMMUNITIES THAT ARE SUSTAINABLE BY PROVIDE A MIXED VARIETY OF USES THAT ALLOW THE PEOPLE OF THE COMMUNITY TO LIVE, WORK, AND PLAY IN THE SAME AREA. A SUSTAINABLE DESIGN CONSISTS OF A MIXTURE OF RETAIL, OFFICE, CIVIC, AND RESIDENTIAL SPACE. PROVIDING A MULTIPLE USES THROUGH THE DESIGN WILL CREATE A COMMUNITY THAT CAN SUSTAIN ITSELF ON AN ECONOMIC AND SOCIAL LEVEL. THE PROPOSED DESIGN WILL INCORPORATE THE AREAS EXISTING NEIGHBORHOOD APARTMENTS BY PLACING THEM ABOVE THE MIXED-USE BUILDINGS THAT INCLUDE PARKING, RETAIL, AND OFFICE SPACE. THERE ARE MULTIPLE RETAIL STORES THAT HAVE BEEN SUCCESSFUL AT THE EXISTING CARRIAGE HILLS SHOPPING CENTER AND WILL BE INCORPORATED BACK INTO THE DESIGN ALONG WITH A NEW ADDITION OF RETAIL, OFFICE, RESIDENTIAL SPACE THAT WILL ENHANCE THE EXISTING STORES AND PROVIDE A FRESH ADDITION TO THE SITE.



DOWNTOWN ST. JOSEPH, MICHIGAN (1)



THE HAMPTON'S EAST LANSING, MICHIGAN 2

# CEBOLLA-A MODERN CLASSIC

## SITE LOCATION

THE SITE IS LOCATED NORTH OF LAKE LANSING ROAD AND WEST OF HAGADORN ROAD IN MERIDIAN TOWNSHIP OF INGHAM COUNTY. THE 85.8 ACRE SITE IS CURRENTLY COMPOSED OF APARTMENTS, CONDOMINIUMS, SINGLE FAMILY HOUSING, AND RETAIL CENTERS. THE PROPOSED DESIGN AREA WILL INCORPORATE ALL OF THESE ELEMENTS INTO A NEW DESIGN. THE 15 ACRE CORE SITE IS DIRECTLY NORTH OF LAKE LANSING ROAD WITH HAGADORN ROAD BORDERING THE EAST EDGE OF THE SITE BOUNDARIES. THE RETAIL CENTERS WILL BE REARRANGED TO BE SITUATED WITHIN THE RESIDENTIAL COMMUNITIES. THIS WILL THEN CREATE A MIXED-USE-DEVELOPMENT THAT WILL BE ABLE TO SUPPORT ITSELF IN THIS COMMUNITY.



CORE SITE: 15.79 ACRES



SHADED: INGHAM COUNTY



OVERALL SITE: 85.8 ACRES

SITE INVENTORY



THE SITE INVENTORY DISPLAYS WHAT IS EXISTS ON THE OVERALL 85.8 ACRE SITE, THE 15.79 ACRE CORE SITE, AND THE SURROUNDING AREA. THE STUDY OF THE EXISTING ADJACENT LAND USES CONTRIBUTE TO MAKING A SEAMLESS TRANSITION BETWEEN THE EXISTING COMMUNITY AND THE PROPOSED DESIGN. STUDYING HOW THE SITE CURRENTLY FUNCTIONS CONTRIBUTES TO A BETTER UNDERSTANDING OF HOW TO DESIGN THE FUTURE SITE OF THE CARRIAGE HILLS SHOPPING CENTER AND ITS SURROUNDING AREA.

LEGEND

- DEVELOPMENT AREA
- MEDIUM-SIZED HOMES
- LARGE-SIZED HOMES
- RECREATION AREA
- SMALL SIZED/STARTER HOMES
- HARDWOOD FOREST
- EDGEWOOD APARTMENTS
- CASTLE POINTS APARTMENTS
- PUBLIC SCHOOLS
- CARRIAGE HILLS APARTMENTS
- EAST GLEN APARTMENTS
- FARMLAND
- PEDESTRIAN SIDEWALKS
- BUS 24 ROUTE



NORTH

# CEBOLLA-A MODERN CLASSIC

## PROGRAM ELEMENTS

- TO CREATE A SENSE OF PLACE AND CHARACTER THROUGHOUT THE WHOLE SITE.
- THE DESIGN OF A SUSTAINABLE COMMUNITY WITHIN A FIVE MILE RADIUS OF THE SITE IN ORDER TO DRAW EXISTING RESIDENTS TO LIVE, WORK, AND PLAY WITHIN THEIR COMMUNITY BUT ALSO TO DRAW POTENTIAL CONSUMERS FROM OTHER SURROUNDING NEIGHBORHOODS.
- TO CREATE A RETAIL AREA THAT WILL DRAW POTENTIAL CUSTOMERS FROM OTHER NEIGHBORHOODS BY PROVIDING UNIQUE STORES AND A PEDESTRIAN ORIENTED DEVELOPMENT THAT CREATES A USER FRIENDLY SHOPPING DISTRICT.
- THE DESIGN OF A FOCAL POINT THAT WILL GIVE THE COMMUNITY A GATHERING PLACE.
- TO DESIGN THE SITE ELEMENTS TO HAVE A REOCCURRING THEME THROUGHOUT THE SITE TO HELP UNIFY THE CONCEPT AND PROVIDE A SENSE OF PLACE AND CHARACTER.
- THE ADDITION OF BIKE LANES, PEDESTRIAN WALKWAYS, BUS STOPS, AND OTHER NON-VEHICULAR ROUTES TO MAKE THE SITE HAVE A PERSONAL, SMALL-SCALE IMPRESSION.
- TO MINIMIZE VEHICULAR CIRCULATION THROUGHOUT THE SITE.

## DESIGN ELEMENTS

### OVERALL SITE (85.8 ACRE SITE)

- LIVABLE COMMUNITIES THAT INCORPORATE PUBLIC SPACES THAT FEATURE A FARMER'S MARKET, AMPHITHEATER, PLAYGROUNDS, AND PARK SPACE.
- THE DESIGN OF PEDESTRIAN CONNECTIONS THROUGHOUT THE WHOLE SITE VIA DESIGNED STREETSCAPES THAT INCLUDE BIKE LANES, SIDEWALKS, SITE AMENITIES, AND PUBLIC SPACES FOR COMMUNITY ENHANCEMENT.
- PARKING THAT DOES NOT CONFLICT WITH PEDESTRIAN TRANSIT-NODES.
- THE CREATION OF FUNCTIONAL, ATTRACTIVE PLACES BY DESIGNING APARTMENTS AND CONDOMINIUMS THAT WILL INCORPORATE VARIED STYLE, SIZE, AND DIVERSE AFFORDABLE HOUSING CHOICES.
- COMMUNITY GARDENS AND GREEN SPACE FOR RESIDENTS OF ALL APARTMENTS, CONDOMINIUMS, DUPLEXES, AND SINGLE FAMILY HOUSING CHOICES.
- LINKAGES AND NODES TO UNIFY SITE PLAN CONCEPT. AND/OR CONDOMINIUMS.
- REOCCURRING SITE FEATURES THROUGHOUT THE SITE TO PROVIDE UNITY BETWEEN RETAIL AND RESIDENTIAL DEVELOPMENT.

# CEBOLLA-A MODERN CLASSIC

---

## DESIGN ELEMENTS

### CORE SITE (15.79 ACRE SITE)

- INCORPORATE EXISTING RETAIL INTO THE PROPOSED DESIGN WHICH INCLUDES: BUDDIES PUB AND GRILL, WOK N' ROLL, MARATHON GAS STATION, TIM HORTON'S CAFÉ AND BAKE SHOP, HONG'S CAFÉ, FRAMES UNLIMITED, GOODWILL, SUNSHINE AUTO WASH, OPTION ONE CREDIT UNION, A FITNESS CENTER, BEAUTY SALON, OPTIC CENTER, AND A CHIROPRACTIC OFFICE.



STARBUCKS COFFEE SHOP (2)

- SUGGESTED NEW RETAIL TO BE INCORPORATED INTO THE DESIGN WILL INCLUDE A BANK, HAIR SALON, CAFÉ/COFFEE SHOP/ BOOKSTORE, SPECIALTY GROCERY STORE, MOVIE THEATRE, BAR/PUB, ICE CREAM SHOP, YOGA/FITNESS STUDIO, ART GALLERY, DRY CLEANERS/LAUNDRY MAT, AND A HARDWARE STORE.

### EXISTING BUSINESSES AT CARRIAGE HILLS



### CATA BUS IN EAST LANSING, MI (3)



- PROVIDE BUS STOPS, BIKE RACKS, AND PEDESTRIAN WALKWAYS TO PROVIDE A WALKABLE COMMUNITY.
- TO MINIMIZE THE AMOUNT OF SURFACE PARKING THROUGHOUT THE SITE



BIKE RACKS IN EAST LANSING, MI

# CEBOLLA-A MODERN CLASSIC

## BACKGROUND RESEARCH

### COMMUNITY

ON JANUARY 20TH, 2014 OUR TEAM OF STUDENTS, LED BY PROFESSOR RUSSCHER, PREPARED AN INVENTORY OF THE CORE SITE, THE 80-90 ACRE EXPANSION, AND THE SURROUNDING ADJACENT PROPERTIES. AFTER MEETING WITH COMMUNITY MEMBERS AND DTN, THE CURRENT DEVELOPER, THERE WAS SUGGESTED VALID INFORMATION AND REQUIREMENTS THAT NEED TO BE TAKEN INTO ACCOUNT WHEN DESIGNING THE NEW COMMUNITY. THE EXISTING COMPOSITION OF THE COMMUNITY INCLUDES:

- PEOPLE BETWEEN THE AGES OF SIXTY AND NINETY
  - APPROXIMATELY TWENTY SCHOOL CHILDREN IN THE AREA
  - EIGHT TO TEN BLIND COMMUNITY MEMBERS ALONG WITH OTHER DISABILITIES
- RETAIL STORES THE COMMUNITY MEMBERS WOULD LIKE TO SEE DESIGNED INTO THE AREA FROM REQUESTS AND RECOMMENDATIONS INCLUDE:
- SPECIALTY GROCERY STORE
  - COFFEE SHOP
  - RESTAURANT THAT SPECIALIZES IN BREAKFAST
  - OFFICE SPACE
  - HAIR SALON
  - DAYCARE CENTER
  - FARMER'S MARKET
  - TRAILS
  - TRACK FOR WALKING

AFTER THE INITIAL INVENTORY, A CONCLUSION CAN BE OBTAINED OF WHAT THE CARRIAGE HILLS SHOPPING CENTER WILL NEED IN ORDER TO SUPPORT ITSELF. A MIXED VARIETY OF RETAIL, OFFICE SPACE, AND DIVERSE HOUSING IS WHAT WILL NEED TO BE INCORPORATED INTO THE PROPOSED DESIGN FOR THE CARRIAGE HILLS SHOPPING CENTER.



FARMER'S MARKET EAST LANSING, MICHIGAN (4)



WALKING TRAILS EAST LANSING, MICHIGAN (5) 7

# CEBOLLA-A MODERN CLASSIC

## BACKGROUND RESEARCH

### MIXED-USE-DEVELOPMENTS

MIXED-USE DEVELOPMENTS AREA COMBINATION OF RETAIL, OFFICE, CIVIC, AND RESIDENTIAL SPACE. THIS TYPE OF DEVELOPMENT IS PROVED TO BE A VERY SUCCESSFUL DEVELOPMENT. MIXED-USE DEVELOPMENTS ARE SUCCESSFUL DUE TO MULTIPLE FACTORS. FACTORS INCLUDED ARE THE CREATION OF A STRONGER COMMUNITY, EASIER ACCESS TO HEALTHY FOODS, GREATER HOUSING VARIETIES, THE CREATION OF PEDESTRIAN FRIENDLY NEIGHBORHOODS, AND THE ABILITY TO “LIVE, WORK, AND PLAY” IN ONE PLACE. ALL OF THESE FACTORS COME TOGETHER TO CREATE A MIXED-USE DEVELOPMENT THAT IS ABLE TO SUPPORT ITSELF. THERE ARE MULTIPLE GUIDELINES TO CONSIDER WHEN DESIGNING A SUCCESSFUL MIXED-USE DEVELOPMENT.



PRECEDENT IMAGE:  
MIXED-USE-DEVELOPMENT (6)

1. ONE IS TO DESIGN WITH VERTICAL STACKING OR PLACE RETAIL ON THE FIRST FLOOR, OFFICE SPACE ON THE NEXT LEVEL, AND RESIDENTIAL ON THE TOP FLOORS.



PRECEDENT IMAGE:  
MIXED-USE-DEVELOPMENT (7)

2. ANOTHER IS TO DESIGN PLACES HOW THEY WILL BE USED NOT JUST HOW YOU WOULD LIKE THEM TO BE DESIGNED.

3. A THIRD GUIDELINE TO CONSIDER IS TO ONLY DESIGN WHAT CAN ACTUALLY BE BUILT. IF ITEMS ARE PROPOSED THAT ARE UNREALISTIC TO COMPLETE, CLIENTS WILL FEEL CHEATED OUT OF A QUALITY PRODUCT.

OTHER NOTABLE ASPECTS TO CREATING A SUCCESSFUL MIXED-USE DEVELOPMENT IT HAS TO HAVE THE FEATURES OF A WORLD CLASS BUILT ENVIRONMENT. KEY FEATURES INCLUDED IN A WORLD CLASS BUILT ENVIRONMENT INCLUDE:

- TRANSIT ORIENTED
- THE ESSENCE OF ART AND CULTURE
- EMPLOYMENT IS A NECESSITY
- THE CONCEPT OF “LIVE, WORK, PLAY”

A MIXED-USE DEVELOPMENT IS HOW COMMUNITIES WERE NATURALLY DESIGNED BEFORE THE AUTOMOBILE WAS INTRODUCED INTO SOCIETY. IF THE PRINCIPLES FROM HOW COMMUNITIES WERE BUILT BEFORE THE AUTOMOBILE ARE APPLIED TO PRESENT DESIGNS, A SENSE OF PLACE AND CHARACTER WILL BE RESTORED.

## CEBOLLA-A MODERN CLASSIC

# BACKGROUND RESEARCH

## TOWN SQUARES

TRADITIONAL TOWN SQUARES HAVE BEEN A STAPLE TO COMMUNITIES FOR CENTURIES. BEGINNING IN THE 20TH CENTURY THEY BEGAN TO DISAPPEAR IN THE UNITED STATES DUE TO URBAN SPRAWL. COMMUNITIES ARE A NOW BEGINNING TO REALIZE THE EFFECT IT IS HAVING ON COMMUNITIES TO NOT HAVE A TOWN SQUARE OR A CENTERPIECE TO THEIR COMMUNITY. THEY CAN CREATE A PLACE WHERE COMMUNITY MEMBERS CAN BEGIN TO RECOGNIZE AND CONVERSE WITH ONE ANOTHER. THIS ELEMENT COINCIDES WITH GUIDELINES OF CREATING A WORLD CLASS BUILT ENVIRONMENT. TOWN SQUARES CREATE LIVABLE NEIGHBORHOODS WITHIN A LARGER COMMUNITY. THEY CREATE A GREEN SPACE THAT CAN BEGIN TO BECOME A FARMERS MARKET, A PARK, COMMUNITY GARDEN, OR ANY OTHER SPACE TO DRAW AND BRING THE COMMUNITY TOGETHER.



## BRUGGE, BELGIUM

BRUGGE, BELGIUM DISPLAYS AN IDEAL TOWN SQUARE. IT REPRESENTS A PLACE OF GATHERING AND WHERE CELEBRATIONS CAN OCCUR. (8)



## DETROIT, MI

ICE SKATING IN DOWNTOWN DETROIT. (9)

## GRAND RAPIDS, MI

ROSA PARKS CIRCLE IN GRAND RAPIDS, MI IS AN EXAMPLE OF A CENTRAL GATHERING SPACE EXISTING LOCALLY. (10)



THIS THEN CREATES LIVABLE NEIGHBORHOODS WITHIN A COMMUNITY. TOWN SQUARES ALSO CREATE FUNCTIONAL, ATTRACTIVE PLACES THAT CAN BECOME A SOCIAL ATTRACTION FOR COMMUNITY MEMBERS AND THE SURROUNDING NEIGHBORHOODS. THEY MAY INCLUDE SPECIAL FEATURES SUCH AS A WATER FOUNTAIN, SCULPTURE, OR ANY OTHER ARTISTIC CENTERPIECE TO DRAW USERS TO THE SITE. PEOPLE ARE BEGINNING TO REALIZE THAT THEY WOULD LIKE TO BE ABLE TO SHOP WHERE THEY LIVE AND BE ABLE TO CREATE A SMALL TOWN COMMUNITY. RETAILERS ARE BEGINNING TO WANT TO BE PART OF A SHOPPING CENTER AND NOT JUST A STANDALONE STORE. ANOTHER HISTORIC PRECEDENT WAS CREATING SITE LINES THROUGHOUT THE CITY. PARIS, FRANCE IS AN IDEAL EXAMPLE OF THIS. THE DESIGN OF PARIS INCLUDES STRAIGHT CORRIDORS SO YOU CAN SEE LONG DISTANCES THROUGHOUT THE CITY. THIS CAN CREATE A UNIQUE FEELING THAT BEGINS TO CONNECT PEDESTRIANS THROUGHOUT THE WHOLE CITY RATHER THAN BEING CONFINED TO A SMALL NEIGHBORHOOD OF AN ENTIRE CITY.

# CEBOLLA-A MODERN CLASSIC

---

## CONCEPT

THE CONCEPT FOR THE DESIGN IS BASED AN AN ONION. AS YOU PEEL OFF THE LAYERS IN AN ONION THE MIDDLE BECOMES MORE COMPACT. THE DESIGN WILL REPLICATE AN ONION BUT WITH DIFFERENT HOUSING STYLES. THE MIXED-USE, TOWN HOMES, DUPLEXES, AND SINGLE FAMILY HOMES PEEL OFF INTO LESS DENSITY. THE CENTER OF THE DESIGN WILL HOUSE THE MOST RESIDENTS IN MIXED USE APARTMENT COMPLEXES AND THE OUTER RING WILL BE FOR RESIDENTS WITH LARGER LOTS AND EXCESSIVE GREEN SPACE.



### PARIS, FRANCE

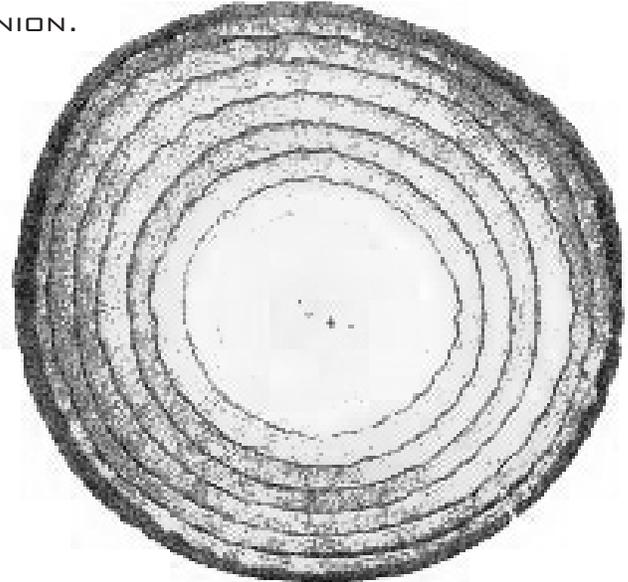
THE ARC DE TRIOMPHE IN PARIS, FRANCE IS A CENTERPIECE IN PARIS. THE CITY IS BUILT IN LAYERS AROUND THE ARC DE TRIOMPHE.



### DETROIT, MICHIGAN

AN AERIAL VIEW OF DETROIT, MICHIGAN SHOWS HOW THE CITY WAS PLANNED IN A SYSTEM OF LAYERS.

PRECEDENT IMAGE: SECTION CUT THROUGH ONION.



THE THEME THROUGHOUT THE MIXED USE DEVELOPMENT IS MODERN CLASSIC. THE IDEA OF MODERN CLASSIC IS TO DESIGN A “MODERN” DEVELOPMENT BUT WITH “CLASSIC” PRINCIPLES. THE CLASSIC PRINCIPLE OF THIS DESIGN WILL INCLUDE THE AGE OLD TOWN SQUARE. ALSO KNOWN PIAZZA, PLAZA, CIVIC CENTER, MARKET SQUARE, ETC. THE TOWN SQUARE WILL BE THE FOCAL POINT OF THE DESIGN WITH RESIDENTIAL AND RETAIL SPACE SURROUNDING THE TOWN SQUARE. THE TOWN SQUARE WILL BECOME A GREEN SPACE FOR THE COMMUNITY TO BE ABLE TO HOST EVENTS, BUY AND SELL PRODUCE, AND CONVERSE WITH NEIGHBORS.



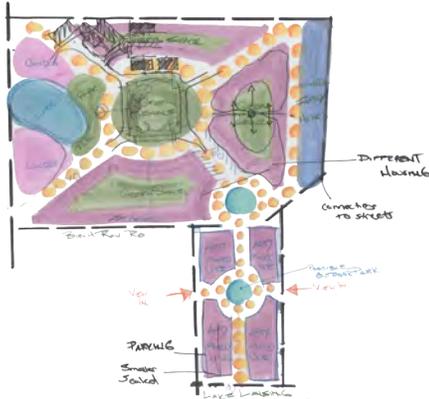
### ROME, ITALY

THE COLOSSEUM IN ROME IS ONE OF THE CENTERPIECES IN ROME. ALTHOUGH THE LAYERS ARE NOT AS APPARENT AS IN PARIS, FRANCE, THERE IS STILL A CIRCULAR CITY THAT IS BUILT AROUND THE COLOSSEUM.

# CEBOLLA-A MODERN CLASSIC

---

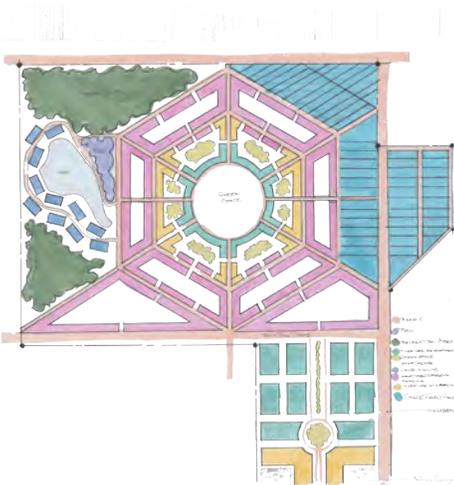
## PROCESS GRAPHICS



### FUNCTIONAL USE DIAGRAM

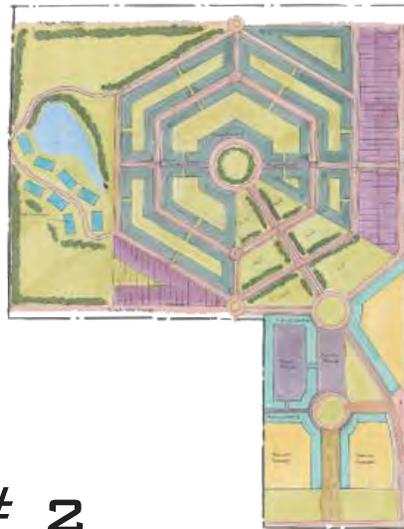
THE PROPOSED REDESIGN FOR THE CARRIAGE HILLS SHOPPING CENTER WENT THROUGH A SERIES OF DESIGNS BEFORE THE MASTER PLAN WAS FINALIZED. FIRST, A FUNCTIONAL USE DIAGRAM WAS DESIGNED TO DETERMINE THE NECESSITIES OF THE SITE AND UNDERSTAND BASIC FUNCTIONS OF THE SITE.

## PROCESS GRAPHICS



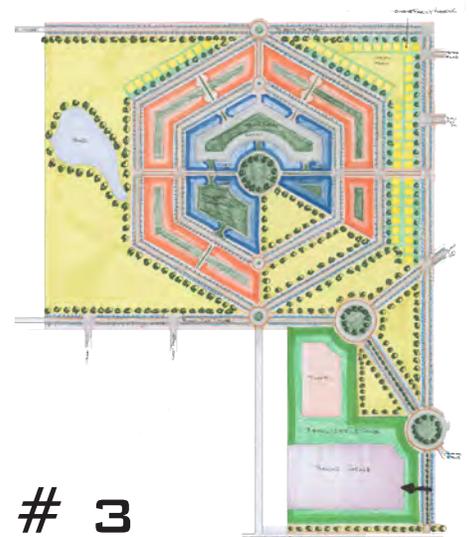
# 1

THE MASTER PLAN WAS THEN REDESIGNED THREE TIMES WITH DIFFERENT CHANGES, AND MORE DETAILS ADDED ON EACH REDESIGN. THE FIRST PROCESS GRAPHIC BEGINS TO DISPLAY THE BASIC ROAD NETWORK OF HOW THE SITE WILL BE DESIGNED WITH THE BEGINNING OF BUILDING PLACEMENT.



# 2

THE SECOND PROCESS GRAPHIC BEGINS TO DEVELOP MORE SPACES WITHING THE BUILDINGS ALONG WITH MINOR DETAILS. MINOR DETAILS THAT BEGIN TO BE DISPLAYED INCLUDE SIDEWALKS, PARKING, AND THE LOCATION OF GREEN SPACE.



# 3

THE THIRD PROCESS GRAPHIC FINALIZES THE STRUCTURE AND DETAILS OF THE PLAN. STREET TREES, PARKING, SIDEWALKS AND THE ROAD NETWORKS, AND BUILDINGS ARE BEGIN TO TAKE THEIR FINAL SHAPE. AFTER THE PROCESS GRAPHICS WERE FINISHED, THE FINAL MASTER PLAN WAS DESIGNED.

# CEBOLLA-A MODERN CLASSIC

## MASTER PLAN

### MASTER PLAN-EXISTING SITE RELATIONSHIP



EXISTING ENTRANCE STORES AT CARRIAGE HILLS SHOPPING CENTER



PRECEDENT IMAGE: GREEN BUFFER THAT COULD BE USED TO SCREEN RETAIL STORES FROM SINGLE FAMILY HOUSING. (11)

THE PROPOSED DESIGN RELATES TO THE EXISTING SITE AND INCORPORATES ITSELF INTO COMMUNITY FLAWLESSLY. THE PROPOSED HOUSING IN THE DESIGN PROVIDES EXCEPTIONAL TRANSITIONS INTO THE EXISTING NEIGHBORHOOD HOUSING. THE TRANSITION IS PROVIDED BY PLACING SINGLE FAMILY HOUSING ON THE BORDER OF THE PROPOSED DESIGN. THIS THEN CREATES A COMFORTABLE LIVING EXPERIENCE FOR THE EXISTING SINGLE FAMILY HOUSING OUTSIDE OF THE SITE BOUNDARIES AND WITHIN THE PROPOSED DESIGN.

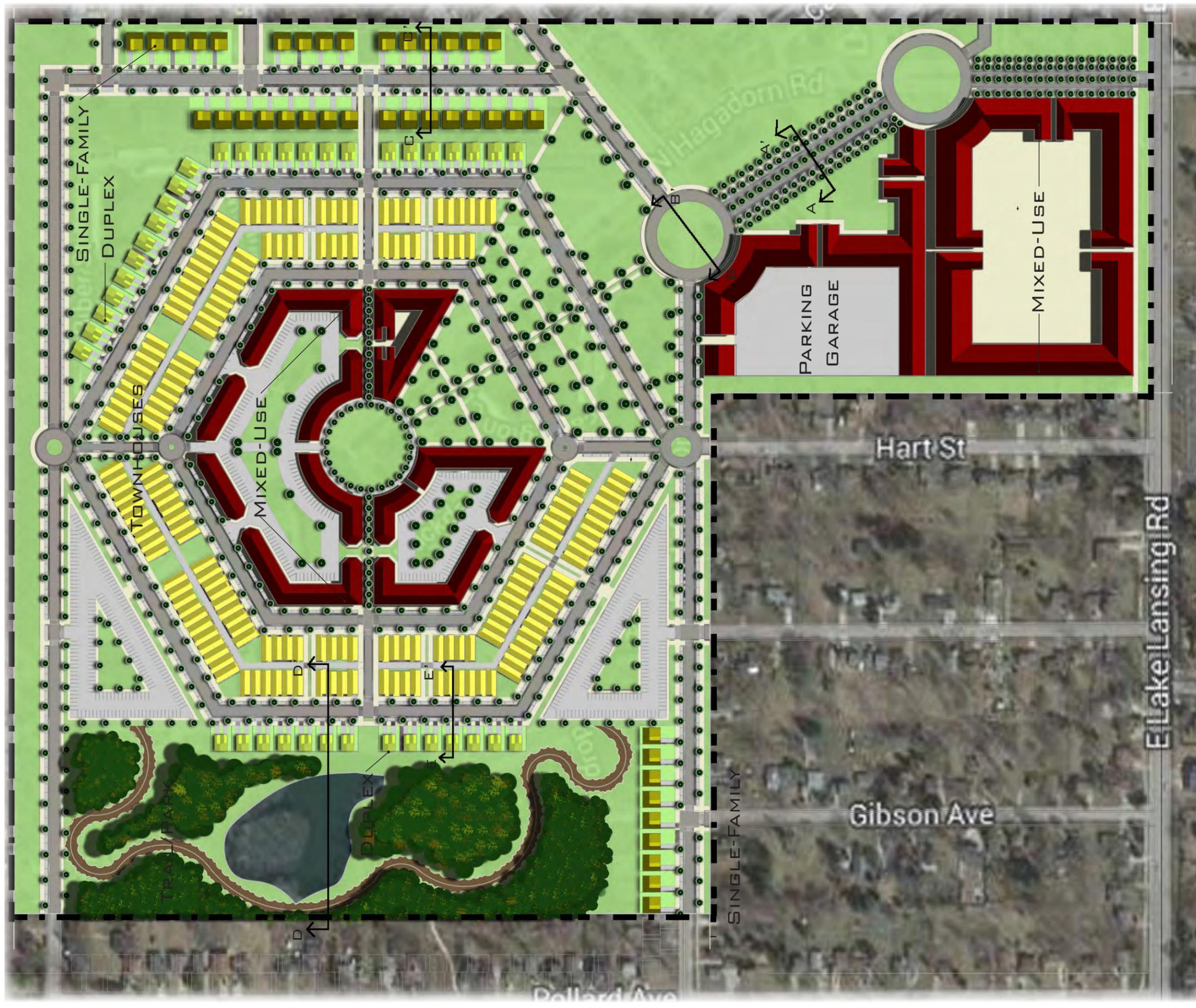
ALONG WITH PROVIDING SINGLE FAMILY HOUSING AS A TRANSITION ON THE SITE BOUNDARY THERE IS ALSO A TRANSITION BETWEEN THE RETAIL CORE AND THE EXISTING SINGLE FAMILY HOUSING. THE RETAIL WILL BE REDESIGNED WHERE IT CURRENTLY EXISTS. TRANSITIONS THAT WILL BE USED TO BORDER THE RETAIL IS GREEN SPACE. THE GREEN SPACE WILL PROVIDE A BUFFER BETWEEN THE SINGLE FAMILY HOUSING AND THE RETAIL. THE BUFFER WILL PROVIDE VIEWS TO THE HOMES AND SERVE AS A NOISE BARRIER TO THE RETAIL CORE.



PRECEDENT IMAGE: SINGLE FAMILY HOUSING THAT WOULD TRANSITION INTO THE EXISTING SITE. (12)

# LEGEND

- GREEN SPACE
- ROAD NETWORK
- SIDEWALK NETWORK
- NATIVE FOREST RESTORATION



# CEBOLLA-A MODERN CLASSIC MASTER PLAN

# CEBOLLA-A MODERN CLASSIC

## SECTIONS

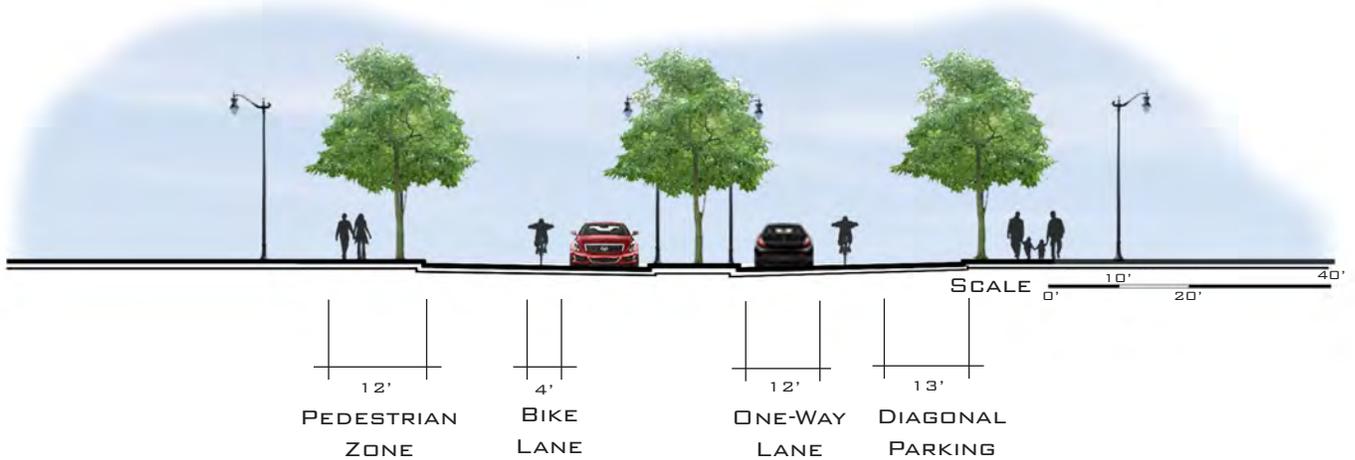
### SECTION A-A'

#### PRIMARY STREET SECTION

THIS SECTION DISPLAYS THE RELATIONSHIP BETWEEN ALL OF THE ELEMENTS IN THE PRIMARY STREETScape THAT LEADS INTO THE HILLS SHOPPING CENTER.

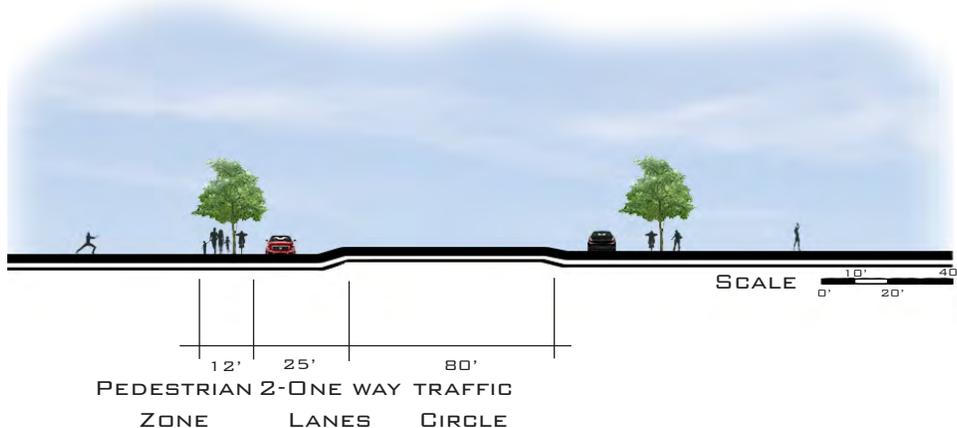
THE ENTRANCE TO NEW PROPOSED CARRIAGE HILLS SHOPPING CENTER MUST BECOME A CELEBRATED ENTRANCE. ONE WAY TO CREATE A SIGNIFICANT ENTRANCE IS TO DESIGN AN EXTRAVAGANT STREETScape.

THE STREETScape INCORPORATES BIKE LANES, A CENTER MEDIAN WITH TREE PLANTINGS, AND SIDEWALKS WITH ALL STREET AMENITIES.



### SECTION B-B'

#### TRAFFIC CIRCLE SECTION



THIS SECTION SHOWS HOW THE PRIMARY STREET TRAFFIC CIRCLE WOULD FUNCTION. THERE ARE EXTENSIVE STREETS CAPES WITH STREET TREES AND ALL STREET AMENITIES.

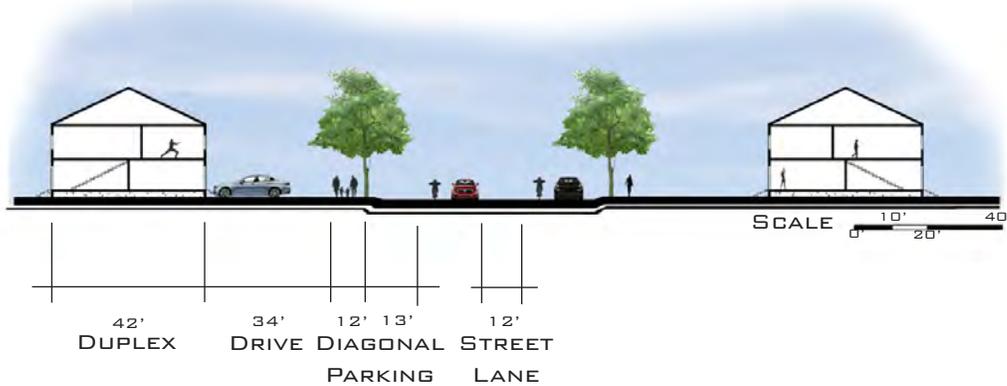
GREEN SPACE IS SHOWN ON BOTH SIDES OF THE TRAFFIC CIRCLE ALONG WITH A VIEW OF THE GREEN SPACE TO THE NORTH WEST THAT LEADS INTO THE CENTER OF THE APARTMENT COMPLEXES.

# CEBOLLA-A MODERN CLASSIC

## SECTIONS

### SECTION C-C'

#### SINGLE FAMILY HOUSING SECTION

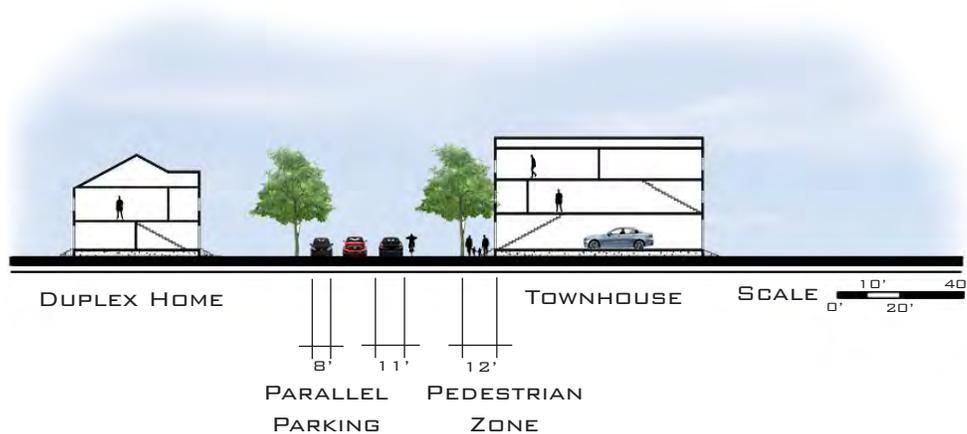


SINGLE FAMILY HOUSING IS ESSENTIAL TO THE PROPOSED DESIGN OF THE CARRIAGE HILLS SHOPPING CENTER. SINGLE FAMILY HOUSING CURRENTLY EXISTS AROUND THE BORDERS OF THE PROPOSED 85 ACRE REDEVELOPED SITE. IN ORDER TO TRANSITION FROM DENSE APARTMENT COMPLEXES AND TOWN HOMES, SINGLE FAMILY HOUSING IS PROPOSED NEAR THE BORDER OF THE 85 ACRE SITE.

THIS THEN CREATES A SMOOTH TRANSITION FOR THE SINGLE FAMILY HOMES THAT ALREADY EXIST AROUND THE SITE. THE SECTION SHOWS THE RELATIONSHIP BETWEEN THE SINGLE FAMILY HOMES AND THE PROPOSED STREETScape. THE STREETScape INCLUDES PARALLEL PARKING, SIDEWALKS WITH STREET AMENITIES, AND BIKE LANES.

### SECTION D-D'

#### DUPLEX-TOWNHOUSE SECTION



THIS SECTION SHOWS THE TRANSITION BETWEEN DUPLEX HOUSING AND THE TOWNHOMES WITHIN THE SITE. THE THREE STORY TOWNHOMES ARE ABLE TO MEND THE DRAMATIC TRANSITION BETWEEN APARTMENT COMPLEXES IN THE CENTER OF THE SITE AND SINGLE FAMILY HOUSING THAT IS ALONG THE BORDER OF THE SITE.

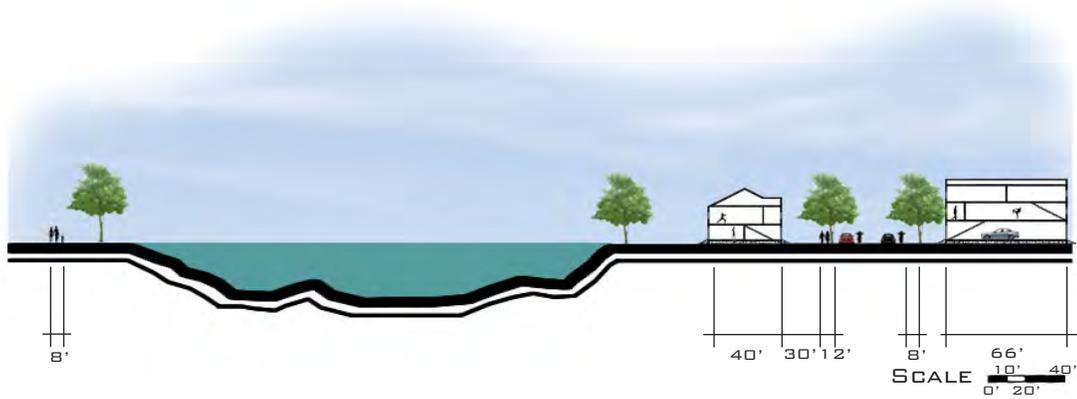
THE PROPOSED STREETScape CREATES AN INTIMATE, RESIDENTIAL SETTING BETWEEN THE DUPLEX HOMES AND THE TOWNHOMES. THE STREETScape INCLUDES PARALLEL PARKING, SIDEWALKS WITH STREET AMENITIES, AND BIKE LANES

# CEBOLLA-A MODERN CLASSIC

## SECTIONS

### SECTION E-E'

#### TRAIL-DUPLEX-TOWNHOUSE SECTION

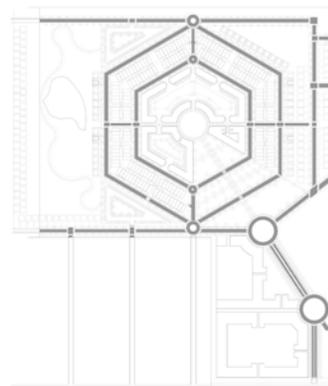
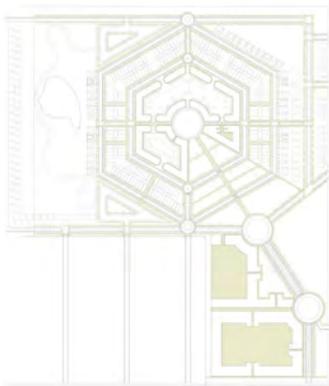


WITHIN THE PROPOSED 85 ACRE REDESIGNED SITE THERE IS AN EXISTING POND. IN ORDER TO PROVIDE GREEN SPACE TO THE RESIDENTS, THE POND WILL BE RESTORED AND PLACED BACK INTO A PARK SETTING INSTEAD OF BEING SURROUNDING BY APARTMENTS AND HOUSING.

THE PARK WILL RESTORE A NATIVE FOREST AND FEATURE A BIKE/WALKING TRAIL. DUPLEX HOMES WILL BE PLACED ALONG THE EDGE OF THE PARK IN ORDER TO PROVIDE GREEN SPACE VIEWS FOR THE RESIDENTS WITHOUT HAVING TO OWN THE LAND.

## NETWORKS

AFTER COMPLETING THE MASTER PLAN YOU ARE ABLE TO DEPICT THE DIFFERENT NETWORKS THAT ARE APPARENT. SHOW BELOW IS THE DIFFERENT NETWORKS/CONNECTIONS WITHIN THE MASTER PLAN.



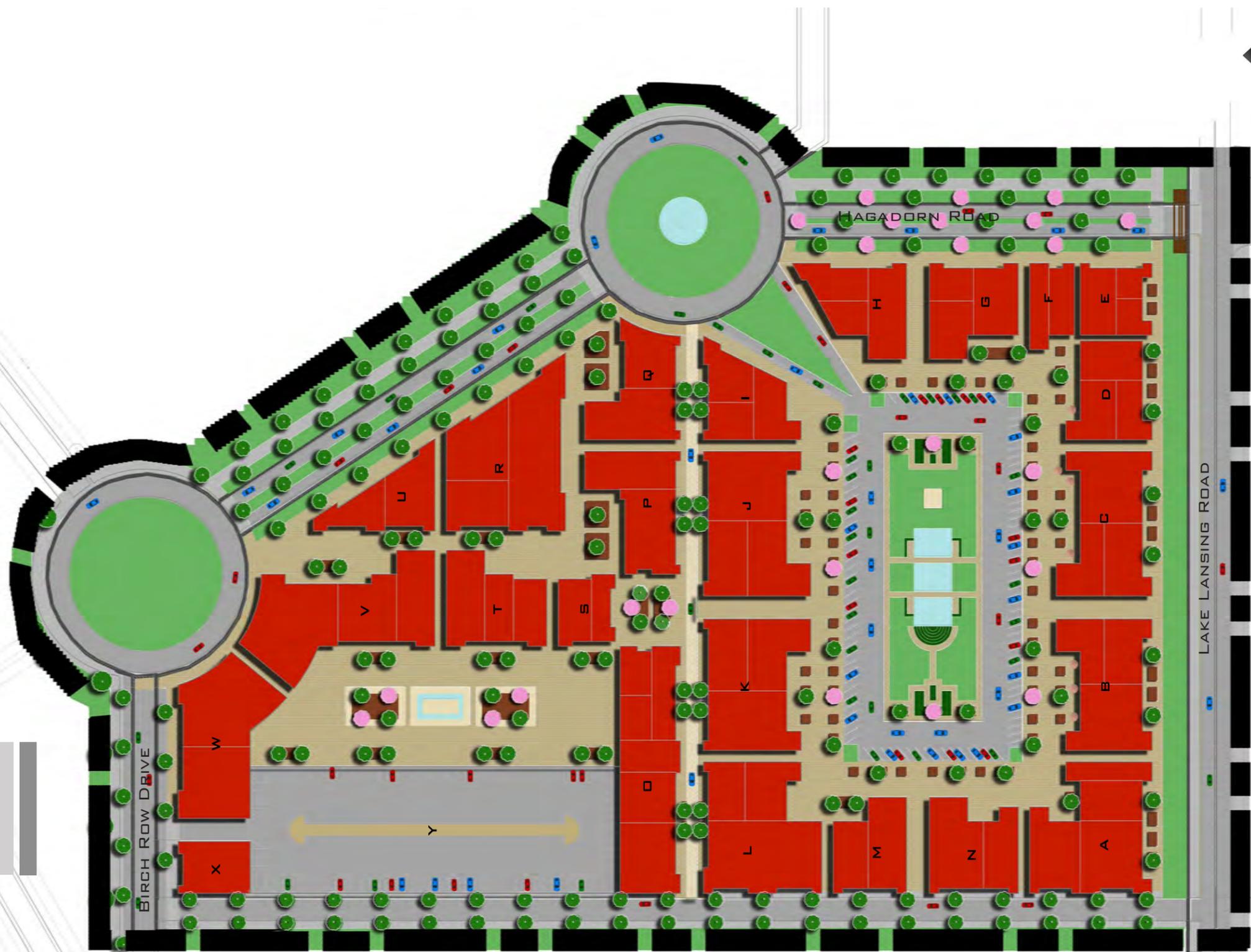
SIDEWALKS GREEN SPACE

ROADS

BUILDINGS

# LEGEND

- GREEN SPACE
- PROPOSED BUILDINGS
- ROADS
- PLAZA SPACE
- SIDEWALKS
- BIKE LANES



SCALE 0' 50' 100' 200'

## CEBOLLA-A MODERN CLASSIC MASTER PLAN-50 YEAR CORE SITE

# CEBOLLA-A MODERN CLASSIC

## MASTER PLAN

### A

13465.23 SQUARE FOOT RETAIL BUILDING  
SPORTING GOODS STORE  
WOK N' ROLL  
ICE CREAM SHOP  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
13 UNITS PER FLOOR

### B

10447.49 SQUARE FOOT RETAIL BUILDING  
RESTAURANT  
WOMAN'S CLOTHING STORE  
SPECIALTY MEAT STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
10 UNITS PER FLOOR

### C

11350.98 SQUARE FOOT RETAIL BUILDING  
MEN'S CLOTHING STORE  
RESTAURANT  
COFFEE SHOP  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
11 UNITS PER FLOOR

### D

7193.99 SQUARE FOOT RETAIL BUILDING  
MATERNITY STORE  
ICE CREAM PARLOR  
RESTAURANT  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
7 UNITS PER FLOOR

### E

4900 SQUARE FOOT RETAIL BUILDING  
TIM HORTON'S CAFÉ AND BAKE SHOP  
CLOTHING STORE  
SHOE STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
4 UNITS PER FLOOR

### F

3734.09 SQUARE FOOT RETAIL BUILDING  
YANKEE CANDLE  
RESTAURANT  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
3 UNITS PER FLOOR

### G

7645.44 SQUARE FOOT RETAIL BUILDING  
ACCESSORY STORE  
JEWELRY STORE  
ANTIQUÉ STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOORS  
7 UNITS PER FLOOR

### H

7756.60 SQUARE FOOT RETAIL BUILDING  
BARBER SHOP  
RESTAURANT  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOORS  
7 UNITS PER FLOOR

### I

7122.31 SQUARE FOOT RETAIL BUILDING  
BAKERY  
HOUSING OFFICE  
CHILDREN'S CLOTHING STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
7 UNITS PER FLOOR

### J

13639.32 SQUARE FOOT RETAIL BUILDING  
HONG'S CAFÉ  
WILLIAM'S SONOMA  
CONVENIENCE STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
13 UNITS PER FLOOR

### K

12474.52 SQUARE FOOT RETAIL BUILDING  
BEAUTY/MAKEUP STORE  
LIQUOR STORE  
CLOTHING STORE  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
12 UNITS PER FLOOR

### L

14080.99 SQUARE FOOT RETAIL BUILDING  
MOVIE THEATER  
SHOE STORE  
RESTAURANT  
OFFICE SECOND FLOOR  
RESIDENTIAL THIRD FLOOR  
14 UNITS PER FLOOR

# MASTER PLAN

M	RESIDENTIAL THIRD FLOOR	6457.05 SQUARE FOOT RETAIL BUILDING
		FUDGE SHOP
		TATTOO/PIERCING PARLOR
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD AND FOURTH FLOOR	RESIDENTIAL THIRD AND FOURTH FLOOR
	6 UNITS PER FLOOR	6 UNITS PER FLOOR
N		7892.75 SQUARE FOOT RETAIL BUILDING
		BUDDIES PUB N' GRILL
		FRAME'S UNLIMITED
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD AND FOURTH FLOOR	RESIDENTIAL THIRD AND FOURTH FLOOR
	7 UNITS PER FLOOR	7 UNITS PER FLOOR
O		15221.41 SQUARE FOOT RETAIL BUILDING
		SPA
		HAIR SALON
		CAFE
		OPTIC CENTER
		DENTIST OFFICE
		WOMEN'S CLOTHING STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD AND FLOOR	RESIDENTIAL THIRD AND FLOOR
	15 UNITS PER FLOOR	15 UNITS PER FLOOR
P		8545.89 SQUARE FOOT RETAIL BUILDING
		GOODWILL SHOPPING CENTER
		TOY STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD AND FOURTH FLOOR	RESIDENTIAL THIRD AND FOURTH FLOOR
	8 UNITS PER FLOOR	8 UNITS PER FLOOR
Q		8229.07 SQUARE FOOT RETAIL BUILDING
		RESTAURANT
		CLOTHING STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD AND FOURTH FLOOR	RESIDENTIAL THIRD AND FOURTH FLOOR
	8 UNITS PER FLOOR	8 UNITS PER FLOOR
R		16759.25 SQUARE FOOT RETAIL BUILDING
		CHUCK E' CHEESE
		HOBBY LOBBY
		CAFE
		OFFICE SECOND FLOOR
S	RESIDENTIAL THIRD FLOOR	3879.29 SQUARE FOOT RETAIL BUILDING
	16 UNITS PER FLOOR	16 UNITS PER FLOOR
		WELL-BEING STORE (GNC)
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD FLOOR	RESIDENTIAL THIRD FLOOR
	3 UNITS PER FLOOR	3 UNITS PER FLOOR
T		8354.29 SQUARE FOOT RETAIL BUILDING
		CHIROPRACTIC OFFICE
		DOCTOR'S OFFICE
		SMOOTHIE STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD FLOOR	RESIDENTIAL THIRD FLOOR
	8 UNITS PER FLOOR	8 UNITS PER FLOOR
U		6050.07 SQUARE FOOT RETAIL BUILDING
		JEWELRY STORE
		RESTAURANT
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD FLOOR	RESIDENTIAL THIRD FLOOR
	6 UNITS PER FLOOR	6 UNITS PER FLOOR
V		15967.23 SQUARE FOOT RETAIL BUILDING
		FITNESS CENTER
		CLOTHING STORE
		GROCERY STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD FLOOR	RESIDENTIAL THIRD FLOOR
	15 UNITS PER FLOOR	15 UNITS PER FLOOR
W		12713.02 SQUARE FOOT RETAIL BUILDING
		RESTAURANT
		CLOTHING STORE
	OFFICE SECOND FLOOR	OFFICE SECOND FLOOR
	RESIDENTIAL THIRD FLOOR	RESIDENTIAL THIRD FLOOR
	12 UNITS PER FLOOR	12 UNITS PER FLOOR
X		3884.25 SQUARE FOOT RETAIL BUILDING
		BANK
Y		PARKING GARAGE

# CEBOLLA-A MODERN CLASSIC

## PROCESS GRAPHICS

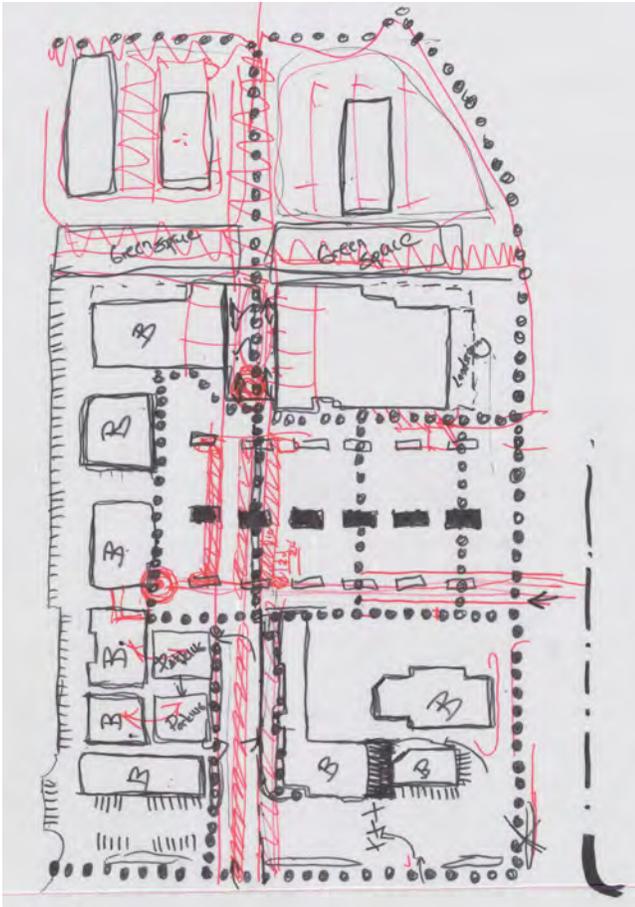
### 5 YEAR CORE SITE MASTER PLAN

# 1

# 2

THE FIVE YEAR CORE MASTER PLAN IS PART OF THE 15 ACRE RETAIL SITE THAT IS BEING REDEVELOPED. FOR THE FIRST PROCESS GRAPHIC IT BEGINS TO DEVELOP WHICH BUILDINGS ARE GOING TO STAY THE SAME AND WHERE POSSIBLE BUILDINGS COULD BE ADDED. WHERE THE MAIN ENTRANCES AND ROADS WILL BE PLACED BEGINS TO DEVELOP.

THE NEXT PROCESS GRAPHIC FOR THE FIVE YEAR CORE MASTER PLAN HAS THE ROADS AND BUILDINGS IN THEIR FINAL PLACE. WHERE GREEN SPACE, SIDEWALKS, PEDESTRIAN CROSSINGS, PLAZA SPACE, AND PARKING COUNTS ARE DEVELOPED IN THIS PROCESS GRAPHIC.



# 3

THE DETAILS FOR THE 5 YEAR CORE SITE MASTER PLAN WERE CONSTRUCTED IN GOOGLE SKETCHUP, THEREFORE DO NOT HAVE ANY PROCESS GRAPHICS. A FEW OF THE DETAILS WERE CONSTRUCTED FROM PRECEDENT IMAGES.

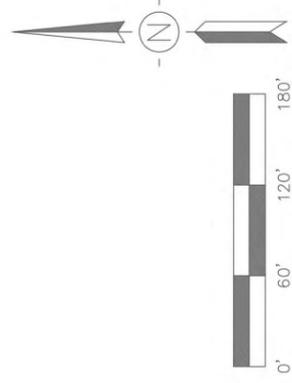


PRECEDENT IMAGE: PERGOLA STRUCTURE (13) 20



**LEGEND**

- GREEN SPACE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- ROADS
- PLAZA SPACE
- SIDEWALKS
- TREE GRATES



**CEBOLLA-A MODERN CLASSIC  
MASTER PLAN-5 YEAR CORE SITE**

# CEBOLLA-A MODERN CLASSIC

## MASTER PLAN-5 YEAR CORE SITE

### KEY

**TOTAL RETAIL: 61,297 SQUARE FEET  
(245 SPACES NEEDED)**

**TOTAL OFFICE: 29,753 SQUARE  
FEET**

**(118 SPACES NEEDED)**

**TOTAL RESIDENTIAL: 44,628  
SQUARE FEET**

**(89 SPACES NEEDED)**

**TOTAL PARKING SPACES: 417**

**VAN ACCESSIBLE BARRIER FREE**

**PARKING SPACES: 40**

**A: GOODWILL SHOPPING CENTER**

12,827 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR RESIDENTIAL

**B: EXISTING EMPTY BUILDING**

31,801 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR RESIDENTIAL

**C: PROPOSED DEVELOPMENT**

5,304 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**D: BUDDIES PUB N' GRILL**

5,312 SQUARE FEET

1ST FLOOR RETAIL

**E: PROPOSED DEVELOPMENT**

6,682 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**F: PROPOSED DEVELOPMENT**

3,747 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**G: MARIAN FITNESS CENTER**

3,782 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**H: EXISTING EMPTY BUILDING**

2,383 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**I: EXISTING EMPTY BUILDING**

3,631 SQUARE FEET

1ST FLOOR RETAIL

**J: WOK N' ROLLS, CHIROPRACTIC**

**OFFICE**

6,875 SQUARE FEET

1ST FLOOR RETAIL

**K: MARATHON GAS STATION**

3,825 SQUARE FEET

1ST FLOOR RETAIL

**L: OPTION ONE CREDIT UNION**

9,836 SQUARE FEET

1ST FLOOR RETAIL

**M: PROPOSED DEVELOPMENT**

2,113 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR OFFICE

**N: PROPOSED DEVELOPMENT**

2,113 SQUARE FEET PER FLOOR

1ST FLOOR RETAIL

2ND FLOOR RETAIL

**O: EXISTING CONDOMINIUMS**

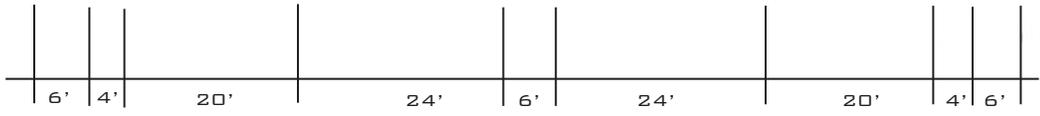
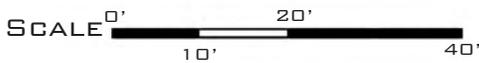
# CEBOLLA-A MODERN CLASSIC

## SECTIONS

### SECTION A-A'

#### PRIMARY STREET SECTION

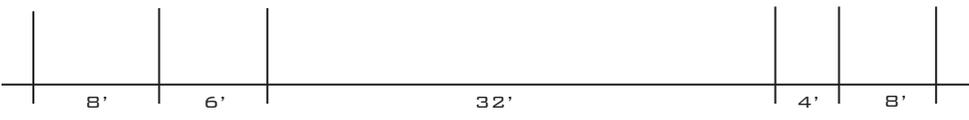
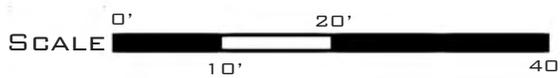
THE PRIMARY STREET SECTION SHOWS THE RELATIONSHIP OF PARKING, TRAFFIC LANES, SIDEWALKS, AND GREEN SPACE OF THE MAIN ENTRANCE INTO CARRIAGE HILLS TOWN SQUARE.



### SECTION B-B'

#### SECONDARY STREET SECTION

THE SECONDARY STREETS SECTION SHOWS THE RELATIONSHIP BETWEEN TRAFFIC AND PEDESTRIAN LANES, GREEN SPACE, AND THE BUILDINGS.



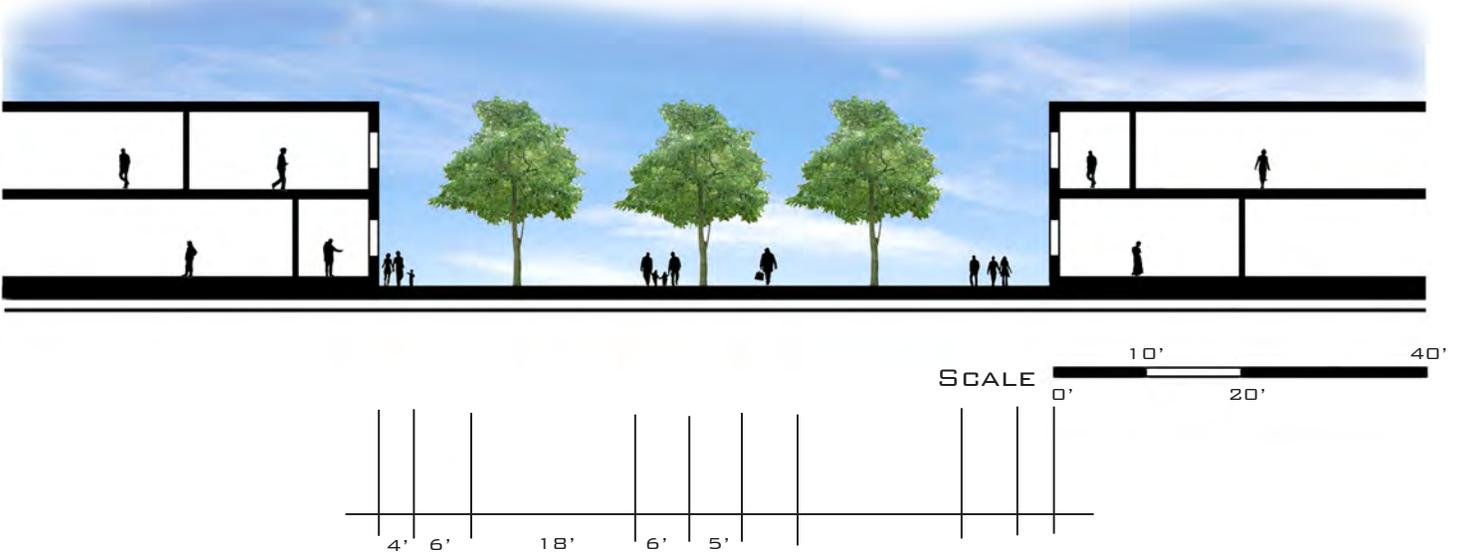
# CEBOLLA-A MODERN CLASSIC

## DETAILS

### SECTION C-C'

#### PEDESTRIAN CORRIDOR SECTION

THE PEDESTRIAN CORRIDOR IS THE MAIN CONNECTION BETWEEN THE RETAIL CENTER AND THE NEIGHBORHOODS TO THE NORTH. THE SECTION SHOWS THE RELATIONSHIP BETWEEN THE SIDEWALKS, GREEN SPACE, AND BUILDINGS.



### DETAIL A

#### COURTYARD FOUNTAIN PERSPECTIVE

THIS PERSPECTIVE SHOWS THE RELATIONSHIP OF THE FOUNTAIN WITHIN THE COURTYARD. IT IS CONSTRUCTED WITH BRICK AND BLACK MARBLE IS THE CAPSTONE.



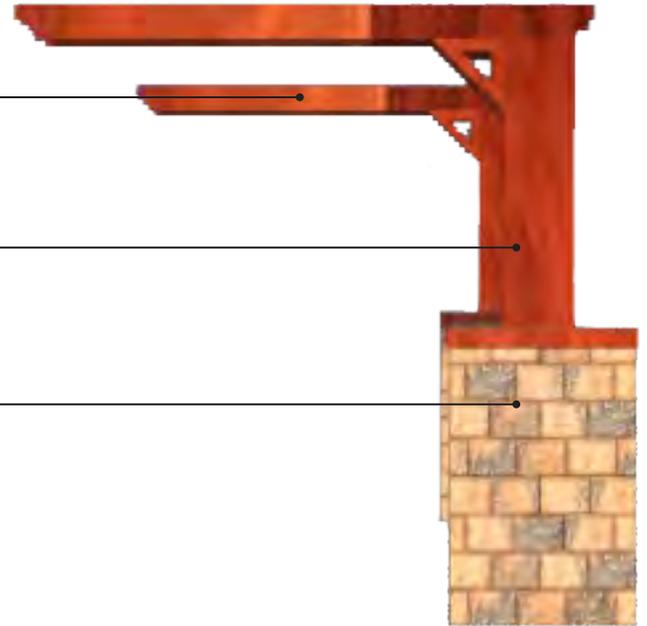
# CEBOLLA-A MODERN CLASSIC

## DETAILS

2" x 6" WOOD PLANK

1'-0" x 1'-0" WOOD POST

2'-6" x 2'-6" PISA 2 UNILOCK BRICKS



## DETAIL B

### COURTYARD PERGOLA PERSPECTIVE



THIS PERSPECTIVE SHOWS THE HUMAN RELATIONSHIP WALKING THROUGH THE PERGOLAS. THE PERGOLAS WILL CONNECT TO THE BUILDINGS AND PROVIDE SHADE FOR PEDESTRIANS PASSING THROUGH. THE PERGOLA IS CONSTRUCTED WITH WOOD AND BRICK.

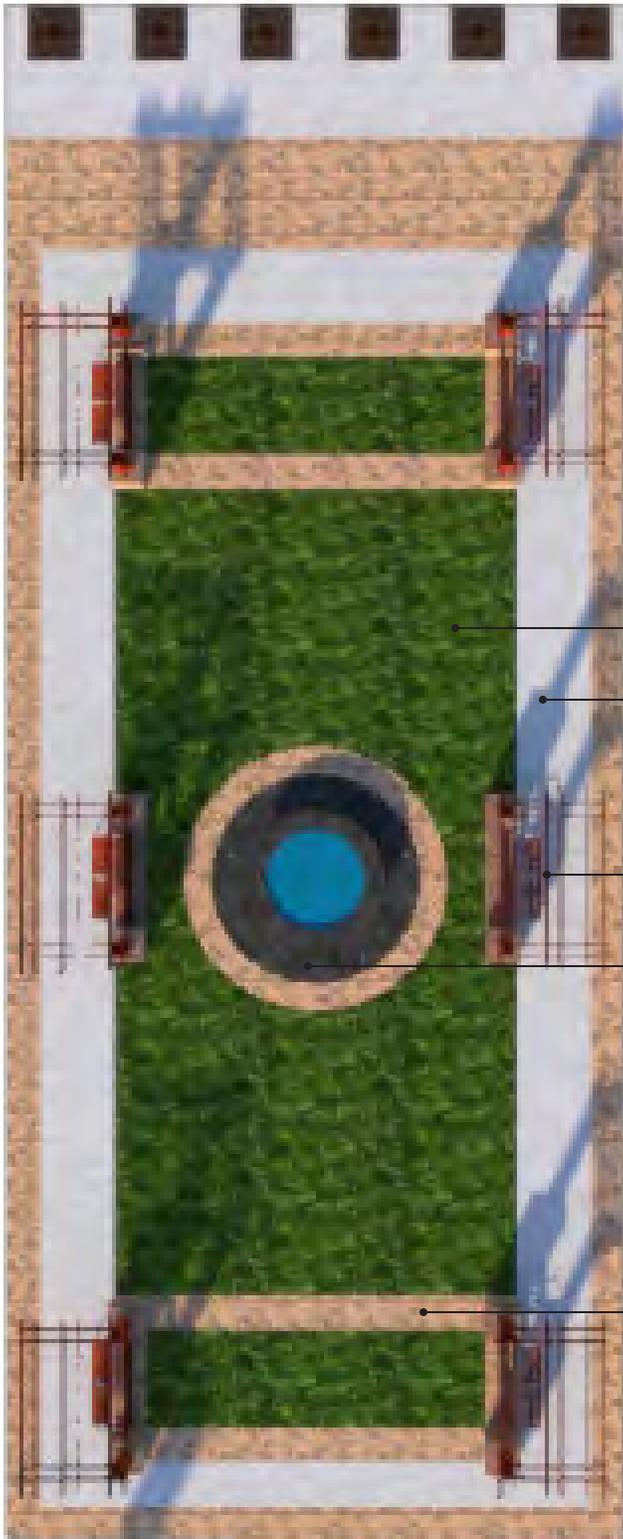
# CEBOLLA-A MODERN CLASSIC

## DETAILS

### DETAIL C

#### COURTYARD PLAN VIEW

THE PLAN VIEW OF COURTYARD DEPICTS HOW THIS INTIMATE SPACE WOULD BE DESIGNED. THE COURTYARD LIES BETWEEN BUDDIES PUB N' GRILL AND A PROPOSED RESTAURANT WITH OFFICE SPACE ON THE SECOND FLOOR. THE PLAN VIEW ALSO SHOWS HOW THE PERGOLAS AND THE FOUNTAIN RELATE TO ONE ANOTHER IN THE SPACE.



TURF GRASS

5'-6" BRUSHED CONCRETE

WOODEN PERGOLA STRUCTURE

BLACK MARBLE SEAT LEDGE

3'-6" PISA 2 UNILOCK BRICK STRIP

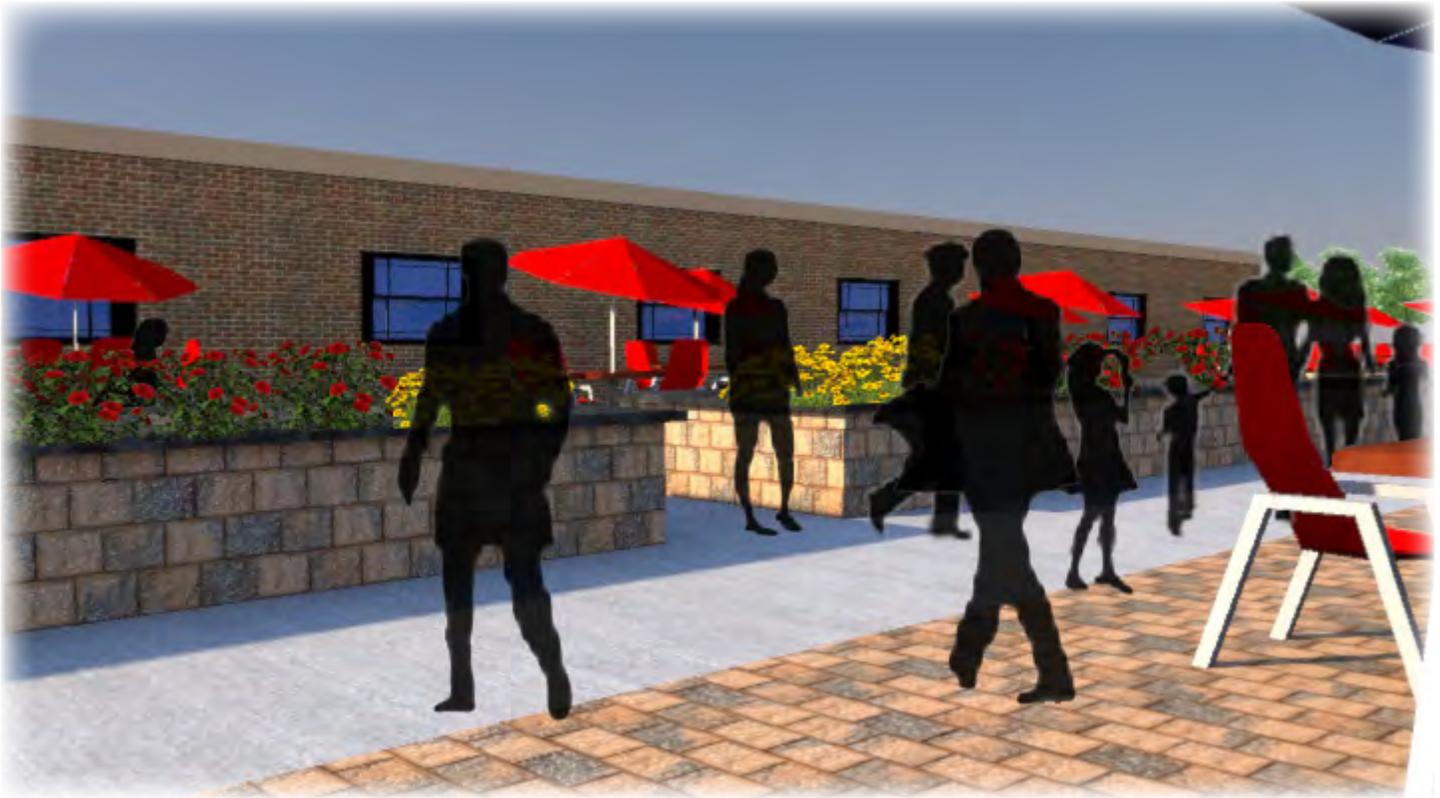


BLACK MARBLE CAP

2' HIGH PISA 2 UNILOCK BRICKS

# CEBOLLA-A MODERN CLASSIC

## DETAILS



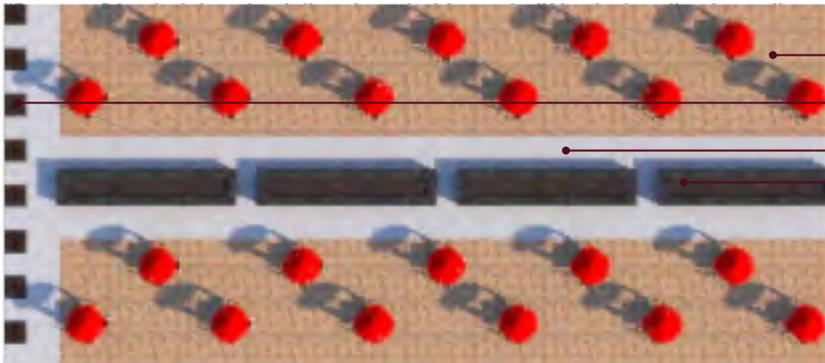
### DETAIL D

#### PLAZA SPACE PERSPECTIVE

THIS PERSPECTIVE SHOWS THE RELATIONSHIP BETWEEN THE DINING AREAS AND THE SEAT PLANTERS. THE PLAZA SPACE IS DESIGNED TO BE CHAOTIC AND LIVELY WITH PEOPLE PASSING THROUGH AND ALSO RESTING THERE.

### DETAIL E

#### PLAZA SPACE PLAN VIEW



- PISA 2 UNILOCK BRICKS PLAZA SPACE
- 4' X 4' BLACK TREE GRATES
- 6' BRUSHED CONCRETE STRIP
- SEAT PLANTER



- BLACK MARBLE SEAT LEGE
- 2' HIGH PISA 2 UNILOCK BRICKS

# A MODERN CLASSIC

## REFERENCES

### CITATIONS

DE CASTELLA, TOM. "5 STEPS TO... ..A SUCCESSFUL MIXED-USE MASTERPLAN." REGENERATION & RENEWAL MAR 03 2006: 24. PROQUEST. WEB. 2 FEB. 2014.

ANDERS, MARK. "UNDERSTANDING AND BALANCING MIXED-USE SCHEMES: THE KEY TO CREATING SUCCESSFUL COMMUNITIES." JOURNAL OF RETAIL & LEISURE PROPERTY 3.4 (2004): 353-64. PROQUEST. WEB. 2 FEB. 2014.

KEMME, STEVE. "TOWN SQUARES KEY TO GIVING SUBURBAN AREAS AN IDENTITY." CINCINNATI ENQUIRER JUN 04 2006. PROQUEST. WEB. 2 FEB. 2014 .

### PICTURE CITATIONS

(1) [HTTP://COURTNEYWALSH.TYPEPAD.COM/.A/6A00D8341C1A6753EF015390ED-EC5F970B-500WI](http://COURTNEYWALSH.TYPEPAD.COM/.A/6A00D8341C1A6753EF015390ED-EC5F970B-500WI)

(2) [HTTP://MEDIA.TSN.S3.AMAZONAWS.COM/51687\\_GMZ\\_NEW\\_CATA01\\_082812F.JPG](http://MEDIA.TSN.S3.AMAZONAWS.COM/51687_GMZ_NEW_CATA01_082812F.JPG)

(3) [HTTP://IML.JOU.UFL.EDU/PROJECTS/FALLO7/MARTINEZ/IMAGES/STARBUCKS.JPG](http://IML.JOU.UFL.EDU/PROJECTS/FALLO7/MARTINEZ/IMAGES/STARBUCKS.JPG)

(4) [HTTP://REF.MICHIGAN.ORG/ATTACHMENTS/B16559/FARMER\\_S\\_MARKET\\_\\_PURE\\_MI.JPG](http://REF.MICHIGAN.ORG/ATTACHMENTS/B16559/FARMER_S_MARKET__PURE_MI.JPG)

(5) [HTTP://RHPCTBIKECLUB.ZPINADDICT.COM/GALLERYNEW/INTERNATIONAL/MSU02.JPG](http://RHPCTBIKECLUB.ZPINADDICT.COM/GALLERYNEW/INTERNATIONAL/MSU02.JPG)

(6) [HTTP://WWW.RESILIENTREGION.ORG/CMS/IMG/REMODELEDMIXEDUSEDEVELOPMENTBRAIN-ERDCROWWINGCOUNTY.JPG.JPG](http://WWW.RESILIENTREGION.ORG/CMS/IMG/REMODELEDMIXEDUSEDEVELOPMENTBRAIN-ERDCROWWINGCOUNTY.JPG.JPG)

(7) [HTTP://WWW.WASHINGTONCITYPAPER.COM/BLOGS/HOUSINGCOMPLEX/FILES/2010/05/4454087705\\_2327E4DB24.JPG](http://WWW.WASHINGTONCITYPAPER.COM/BLOGS/HOUSINGCOMPLEX/FILES/2010/05/4454087705_2327E4DB24.JPG)

(8) [HTTP://MICHAELDANIELHO.COM/BRUGGE2.JPG](http://MICHAELDANIELHO.COM/BRUGGE2.JPG)

(9) [HTTP://CBSDETROIT.FILES.WORDPRESS.COM/2013/11/RINK.JPG?W=300&H=220](http://CBSDETROIT.FILES.WORDPRESS.COM/2013/11/RINK.JPG?W=300&H=220)

(10) [HTTP://BLOG.MLIVE.COM/GRPRESS/NEWS\\_IMPACT/2009/04/LARGE\\_ROSA-PARKS-CIRCLE.JPG](http://BLOG.MLIVE.COM/GRPRESS/NEWS_IMPACT/2009/04/LARGE_ROSA-PARKS-CIRCLE.JPG)

(11) [HTTP://WWW.NURSERYMEN.COM/TREES/WINDBREAKS/TREE-PRIVACY-SCREEN-01.JPG](http://WWW.NURSERYMEN.COM/TREES/WINDBREAKS/TREE-PRIVACY-SCREEN-01.JPG)

(12) [HTTP://THUMBS.TRULIA-CDN.COM/PICTURES/THUMBS\\_6/PS.60/E/A/E/B/PICTURE-UH=-DADBB394EF5EBFF1F15FE9EDDCB5C9DB-PS=EAEB5947721D822995930D21039FF46-SINGLE-FAMILY-HOME-MASON-MI-48854.JPG](http://THUMBS.TRULIA-CDN.COM/PICTURES/THUMBS_6/PS.60/E/A/E/B/PICTURE-UH=-DADBB394EF5EBFF1F15FE9EDDCB5C9DB-PS=EAEB5947721D822995930D21039FF46-SINGLE-FAMILY-HOME-MASON-MI-48854.JPG)

(13) [HTTP://WWW.TRELLISSTRUCTURES.COM/PERGOLAS/IMAGES/CP01A-CLASSIC-COLUMN-PERGOLA.JPG](http://WWW.TRELLISSTRUCTURES.COM/PERGOLAS/IMAGES/CP01A-CLASSIC-COLUMN-PERGOLA.JPG)