



Santa Clara Design Studio Report and Findings

Winter 2020
LTD

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LA 439 Design and Process

Winter 2020

LTD

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COLLEGE OF DESIGN

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This report represents original student work and recommendations prepared by students in the University of Oregon's Sustainable City Year Program for Lane Transit District. Text and images contained in this report may not be used without permission from the University of Oregon.

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About SCI

The Sustainable Cities Institute (SCI) is an applied think tank focusing on sustainability and cities through applied research, teaching, and community partnerships. We work across disciplines that match the complexity of cities to address sustainability challenges, from regional planning to building design and from enhancing engagement of diverse communities to understanding the impacts on municipal budgets from disruptive technologies and many issues in between.

SCI focuses on sustainability-based research and teaching opportunities through two primary efforts:

1. Our Sustainable City Year Program (SCYP), a massively scaled university-community partnership program that matches the resources of the University with one Oregon community each year to help advance that community's sustainability goals; and

2. Our Urbanism Next Center, which focuses on how autonomous vehicles, e-commerce, and the sharing economy will impact the form and function of cities.

In all cases, we share our expertise and experiences with scholars, policymakers, community leaders, and project partners. We further extend our impact via an annual Expert-in-Residence Program, SCI China visiting scholars program, study abroad course on redesigning cities for people on bicycle, and through our co-leadership of the Educational Partnerships for Innovation in Communities Network (EPIC-N), which is transferring SCYP to universities and communities across the globe. Our work connects student passion, faculty experience, and community needs to produce innovative, tangible solutions for the creation of a sustainable society.

About SCYP

The Sustainable City Year Program (SCYP) is a year-long partnership between SCI and a partner in Oregon, in which students and faculty in courses from across the university collaborate with a public entity on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner agency through a variety of studio projects and service-

learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations that result in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

About Lane Transit District

LTD provides more than 10 million trips per year on its buses and EmX Bus Rapid Transit line in Lane County, Oregon. Encompassing the Eugene-Springfield metro area, LTD is a special district of the state of Oregon and led by a seven-member board of directors appointed by Oregon's Governor.

LTD also operates RideSource, a paratransit service for people with disabilities, and numerous transportation options programs to promote sustainable travel county wide, and Point2Point, an initiative

that provides community members with the necessary information and resources to assist them in identifying opportunities to drive less by discovering transportation choices that meet their individual lifestyles.

Course Participants

TOM FIORELLI, Landscape Architecture, PhD Candidate

EMMA FRAZIER, Landscape Architecture, Undergraduate Student

SHARON FU, Landscape Architecture, Undergraduate Student

SYDNEY GASTMAN, Landscape Architecture, Undergraduate Student

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Executive Summary

This report provides student designs neighboring LTD's station at the intersection of Hunsaker Lane and River Road. After gathering information from the community and hosting many meetings and workshops, the City of Eugene and LTD established their goals for the site. The results of a 2019 survey reported that most requested uses from area residents included sustainable development, a farmers market, a public library, affordable housing, a public plaza, neighborhood commercial buildings, a variety of housing types, and allowing taller buildings if amenities are included within them. These survey results established LTD's initial design goals, which the class refined and employed.

Students in Rob Ribe's Landscape Architecture class worked with LTD to create concept designs of the site and report on major findings found from these designs. Professor Ribe instructed students to include all but the public library in their designs. He also required that substantial high density, residential buildings be included. Smaller design goals supplemented LTD's overarching design goals. Students recommend four main findings to be included in

any future site designs. The site is intended to create an identity for the Santa Clara community. The site can serve as a unified gathering space and central hub for the Santa Clara community. Additionally, the site can create engaging spaces through the use of site programming. Finally, the site can create an anchor commercial and market space that promotes use of LTD's station.

Introduction

LTD worked with landscape architecture students at the University of Oregon to submit designs for new buildings to accompany its station at River Road and Hunsaker Lane. LTD hopes to develop the site to cater to both local residents and travelers utilizing the transit station. Throughout the term LTD gave students a total of three design briefs that helped structure and manage students' timelines.

Student proposals will be considered as part of a larger design consisting of a new transit station on the vacant parcel's southern half while student proposals address the northern half. Student proposals followed the same requirements, including minimum low-income housing units, parking requirements, and business to provide for local residents. These and additional requirements create a space that engages both residents and travelers at the planned bus stop. Following the

first design brief, students split into two groups, with one designing a building with exclusively low-income housing and the other including both low income and market rate housing.

Students presented their initial findings to LTD and received feedback. For the second design brief, LTD asked students to design spaces between and around the buildings, ensuring the space aimed to represent the Santa Clara neighborhood's identity. Students presented their accompanying designs to both LTD and the general public and received further feedback that helped guide final designs. For the third and final design brief, LTD asked students to incorporate programmatic elements into the site. The final designs, summarized below, can help LTD and the city plan the development of the site adjacent its transit station in concert with developers.

Student Designs

Students included four common recommendations in their designs. Firstly, the site can be associated with the Santa Clara community's identity. Secondly, the site can act as a central gathering place for the community and its visitors. Third, the site can include strong programmable elements that will engage the community year-round. Finally, the site can serve as a neighborhood anchor space that

promotes increased transit station use by enabling people to live, shop, attend events, and socialize nearby. Student designs illustrate these findings. PhD candidate Tom Fiorelli assisted students during the design process by providing information on spaces around the site and issues facing the surrounding Santa Clara community. This information can be found in Appendix A.

Community Identity

AUSTIN MAHAR: THE SANTA CLARA GROVE



FIG. 1
Illustrative Plan

The Santa Clara Grove is a mixed-use site that offers low income housing as well as a wide variety of unique, engaging elements. This design focuses on fostering the surrounding community by building an identifiable space while ensuring the space is engaging throughout the whole year. Five primary site features help the site achieve this goal: social blocks (Figure 2), the outdoor theatre (Figure 3), the splash zone (Figure 4), the outdoor pavilion, and the southern entry point from the LTD transit station (Figure 5).



FIG. 2
Social Blocks

The social blocks supply power for those who need to charge their phones and laptops, giving local workers, commuters, and residents an outdoor work setting. The blocks are situated in a partially shaded area along the main plaza’s edge, allowing people to easily enjoy the plaza and its activities or work in an outdoor setting away from the site’s most activated zones.



FIG. 3
Night outdoor movie theatre perspective

The outdoor theatre is the site’s secondary attraction. The theatre helps add evening activities including summer movie nights or live performances from local musicians, offering a new and unique neighborhood experience.

FIG. 4
Cycling splash zone
image



The cycling splash zone is in the main plaza and acts as the site's main attraction. Here, people of all ages can enjoy an interactive splash zone and cool off during warm summer days.

FIG. 5
Southern entry point



The southern entry point serves as the site's main entrance for people arriving from the LTD transit station. The entry point frames the main plaza through a row of trees and a pergola to help create a friendly and exciting entrance.

MICHAEL SOTO AND DANIEL RAMIREZ: SANTA CLARA RIVER BEND MARKET



FIG. 6
Illustrative Plan

The Santa Clara River Bend Market combines low income and market rate housing. The site's primary design focus creates a unified central hub as a symbol of Santa Clara's identity. Students paid close attention to the spatial composition of the site's buildings and vegetation placement to fully achieve the primary goal. The site features a sunken courtyard and main plaza (Figure 7), market street (Figure 8), and strolling garden (Figure 9) that borders the southern entrance.



FIG. 7
The Sunken Courtyard
and Main Plaza

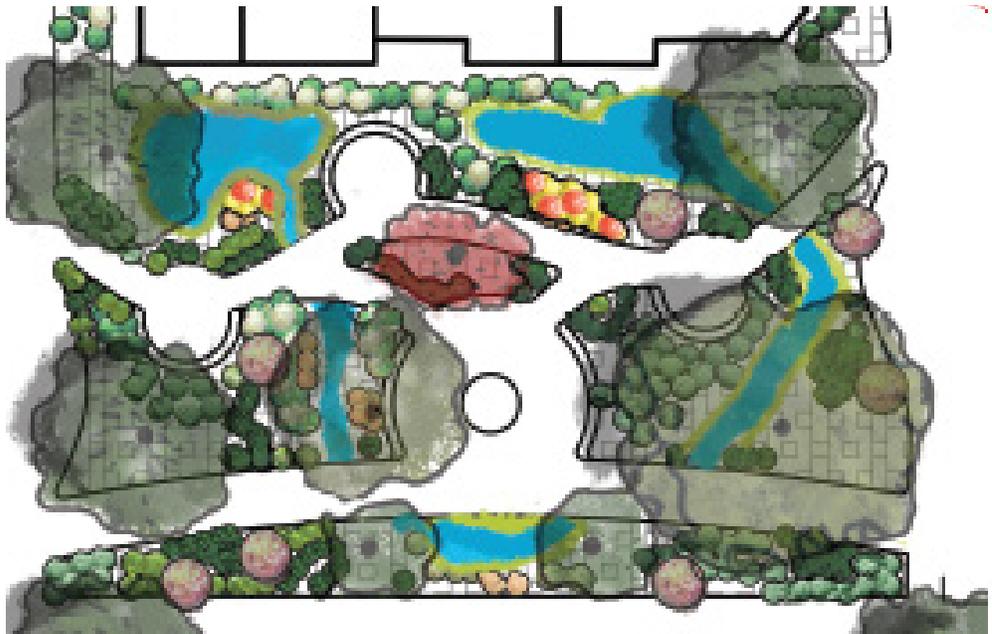
The sunken courtyard includes terraced style seating along its southern and eastern edges with southeastern and northeastern viewing platforms. The main plaza to the south can host events. The design embedded within the plaza represents the Willamette River and symbolizes the Santa Clara community.

FIG. 8
Market Street



Market street is a unique element within the site. Students split the required pavilion in half, activating the space between the Sitka and Chapel buildings. Residents and visitors could use the outdoor seating and visit pop up vendors, which could encompass a number of local businesses.

FIG. 9
Strolling Garden



The Strolling Garden’s provides a calm and relaxing area for people coming from and going to the transit station or moving from the public area of the market street towards their residences. The space also serves as a community area for residents who want to enjoy the site without entering a fully public setting.

VANESSA TAYLOR: PRESERVING SANTA CLARA’S ROOTS

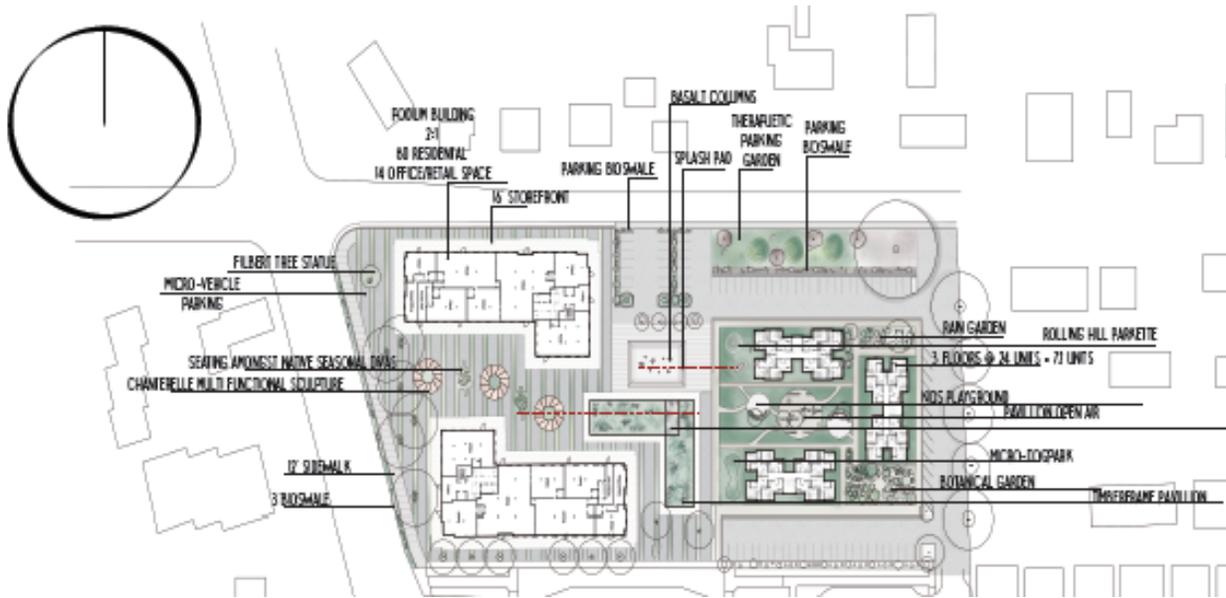


FIG. 10
Illustrative Plan

This design helps create a sense of identity and pride for the Santa Clara community, attracting locals to public transportation and pedestrian-friendly shopping. This is illustrated through the central plaza (Figure 11), the sunken splash pad (Figure 12), and the engaging shopping portion of the site (Figure 13)



FIG. 11
The Sunken Courtyard and Main Plaza

The central plaza is designed in the spirit of the Willamette Valley through the installation of multifunctional chanterelle mushroom structures that are useful year-round as shade and rain covers. These structures offer a view of the pavilion, framing a location to host events such as small concerts, farmer’s markets, and festivals.



FIG. 12

Designed as a fun and engaging space to cool off during the summer, the sunken splash pad features 360-degree steps into a three-foot-deep area. The steps are large enough to act as seating while interactive basalt sculptures within the splash pad shoot our water. The splash pad also acts as a sound buffer due to its change in elevation.



FIG. 13

The shopping portion of the site functions as a welcoming view for visitors approaching from the west. A birch wood facade shade frames the shopping area, inviting people into the site.

Gathering Space and Central Hub

SYDNEY CASTMAN AND BROOKE RIDGEWAY: STARLIGHT PLAZA



FIG. 14
Illustrative Plan

The Starlight Plaza’s unique design attracts locals and distant visitors alike. The site’s design incorporates a celestial theme. Its main attractions are the central plaza itself (Figure 15), the market pavilion and play structure (Figure 16), and the planetary kinetic sculptures (Figure 17). The site holds both low income and market rate housing options to generate revenue.



FIG. 15
The Main Plaza

The main plaza is the site's primary anchor point. It contains a replica of the solar system, programmable kinetic planetary sculptures, and tree plantings to help enrich the space with greenery.

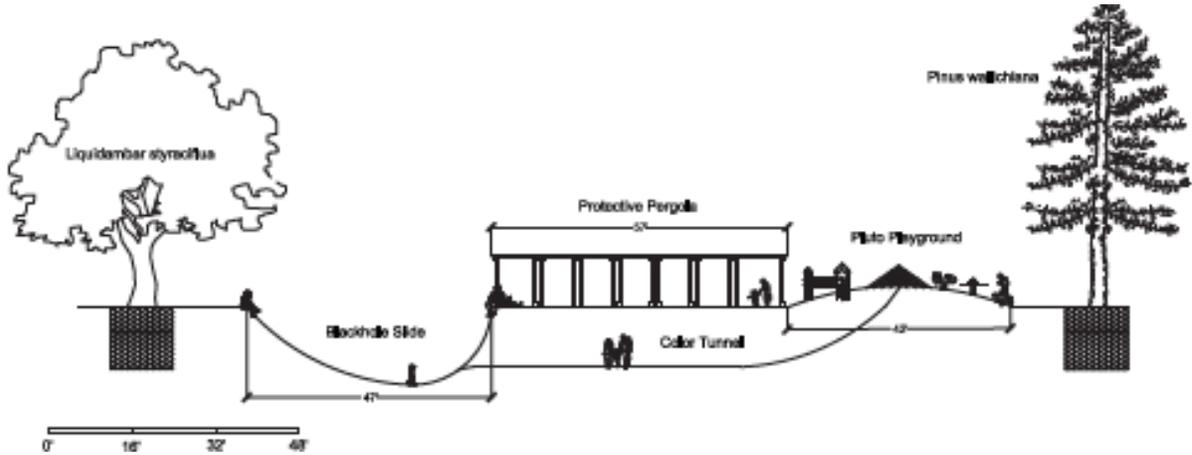


FIG. 16
The Market Pavilion and Play Structure

The play structure frames the market pavilion. The play structure holds two sunken areas connected by a shaded structure and an underground passageway. This area creates a comfortable setting where children can play and parents can shop.



FIG. 17
Planetary Kinetic Sculptures

The planetary kinetic sculptures are interactive and visually pleasing. The sun sculpture in the center of the courtyard's fountain acts as the site's anchor. Interactive planetary monuments around the fountain, including tetherball courts, splash fountains, and water misters, activate the main courtyard further and create an "out of this world" environment. Crescent moon seating around each planet help reinforce the site's overall theme.

SHARON FU AND THOMAS PAN: FLOWING WATER



FIG. 18
Illustrative Plan

This design focuses on the relationship between nature and people, creating a central gathering space that unifies Santa Clara. This is illustrated through the overall design (Figure 19) and a variety of seating areas that frame specific programs within the site (Figures 20-23)



FIG. 19
Overall Design

A calm and quiet space in the site's western portion holds a flowing blue pathway, representing the flow of water.

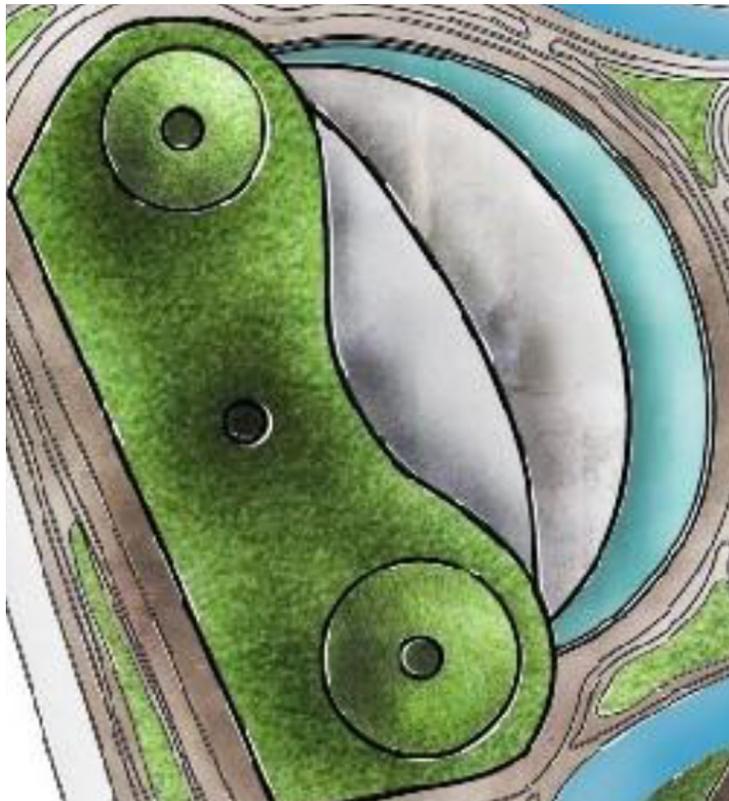
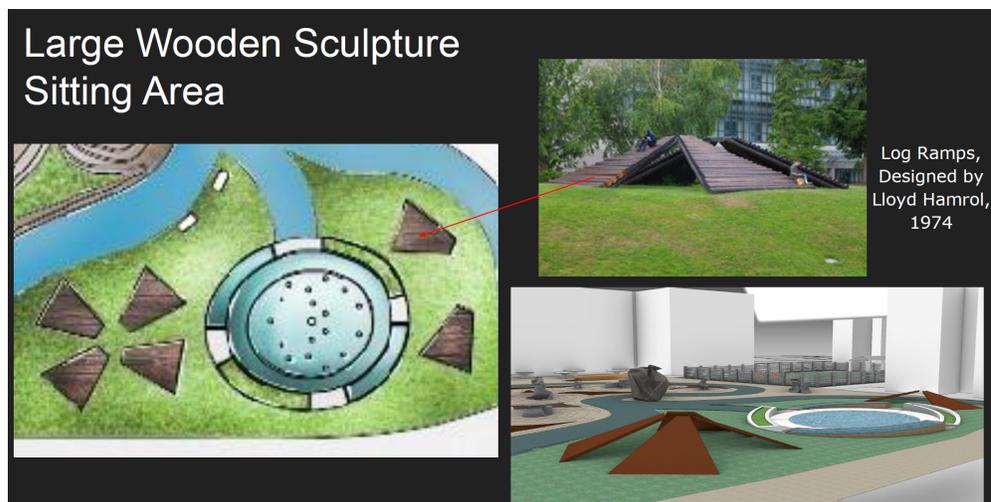


FIG. 20
The Main Pavilion

The main pavilion acts as the main focal point within the site. The pavilion can host events and hold outdoor dining seating. The immediate surrounding area includes a natural seating design that represents a Chinese rock garden.

FIG. 21
Children's Play Area



The children's area includes a small splash pad flanked by log ramps, activating the area through height, texture, and water. Water can be turned off during winter to keep the area engaging.

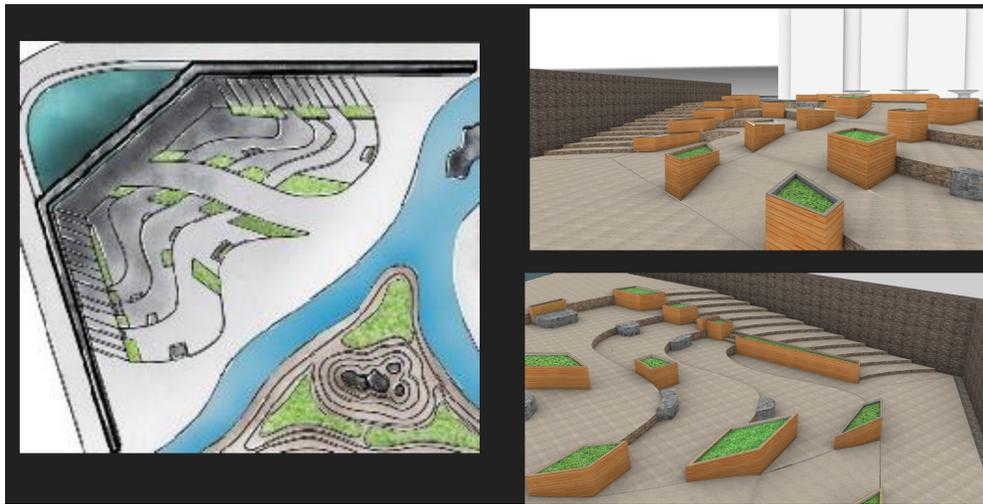


FIG. 22
Quiet outdoor seating
portion

The quiet area of the site consists of amphitheater style seating that represents a river's curves and bends. It directs user attention to the sculpture at the far end through a gradual grade elevation change. Planter boxes flank the seating area's walkways, drawing on nature's calming effects.



FIG. 23
Outdoor dining area

The main seating along the Sitka building gives users a full view of the site's semi-public areas. The seating is carefully placed so users feel they are viewing the space rather than included in it. This helps users feel connected to the Sitka building rather than feeling exposed in the open areas.

MIKAH WALHSTROM AND JOHN TROMLEY: SANTA CLARA GROVE

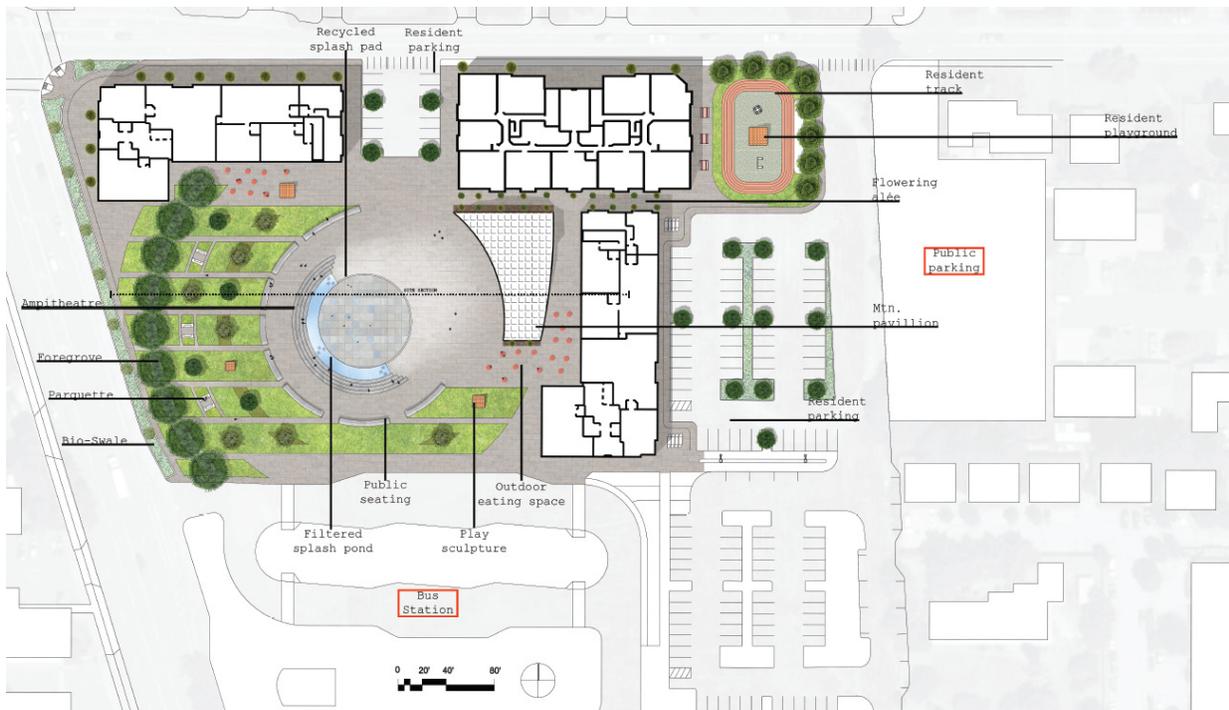
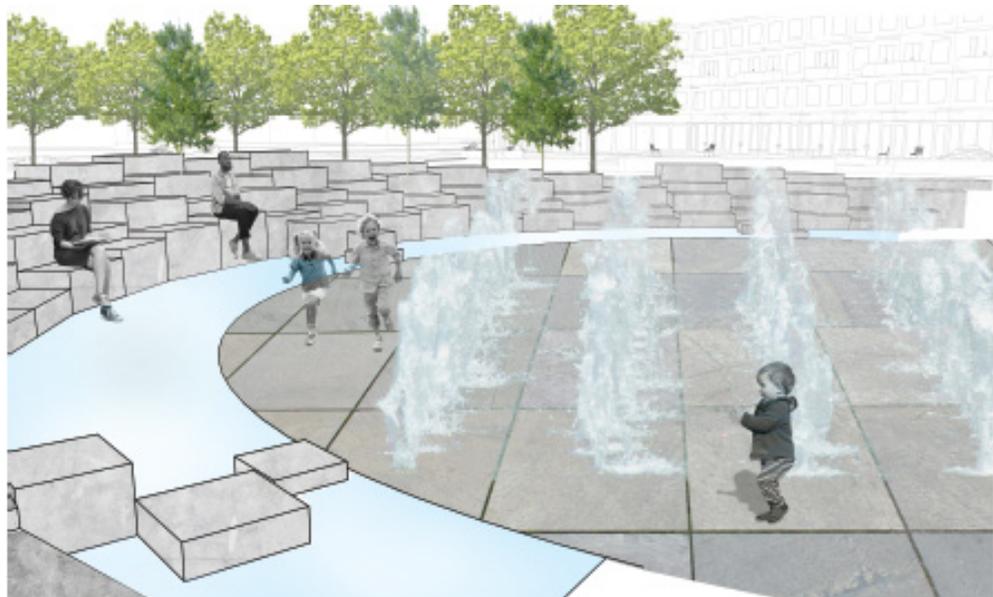


FIG. 24
Illustrative Plan

This design focused on creating a space enabling easy arrival to and departure from the LTD bus station (Figure 25). The design creates an active space for food, shopping, and socializing (Figure 26). Additionally, the design uses iconic landmarks, natural stimulation, and art integration to stimulate community engagement (Figure 27).

FIG. 25
Water Feature



The main plaza includes a splash zone where users can enjoy either a water feature during hot summer days or the warm sun in the winter when the water feature is deactivated. This area acts as the central anchor point within the site where users can easily move to and from the LTD station.

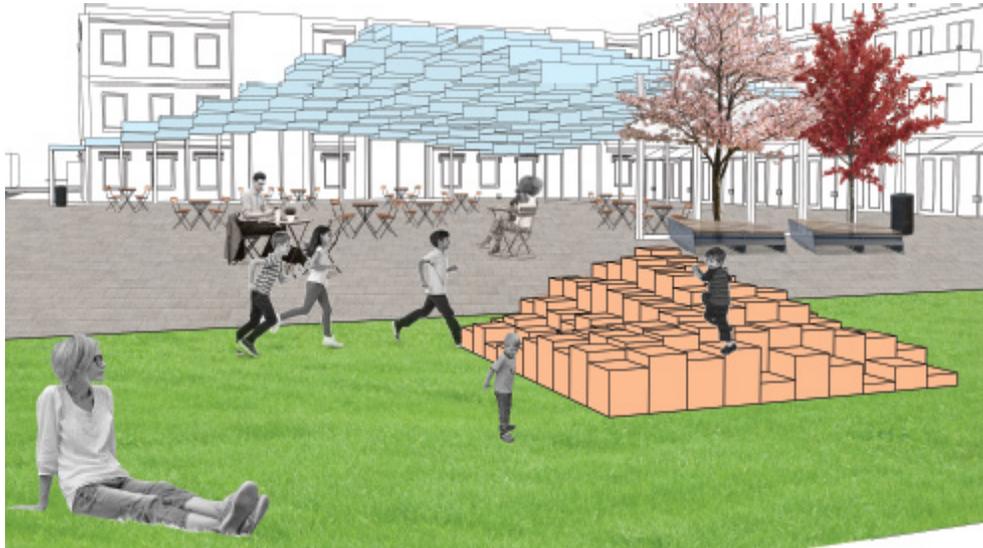


FIG. 26
Outdoor Dining Area

The outdoor dining area helps users enjoy food, shopping, and socializing while enjoying a view towards the southern end of the site. The area features comfortable outdoor seating with a unique shade cover. The space also allows users to keep an eye on their children who can play on interactive art fixtures or the lawn.

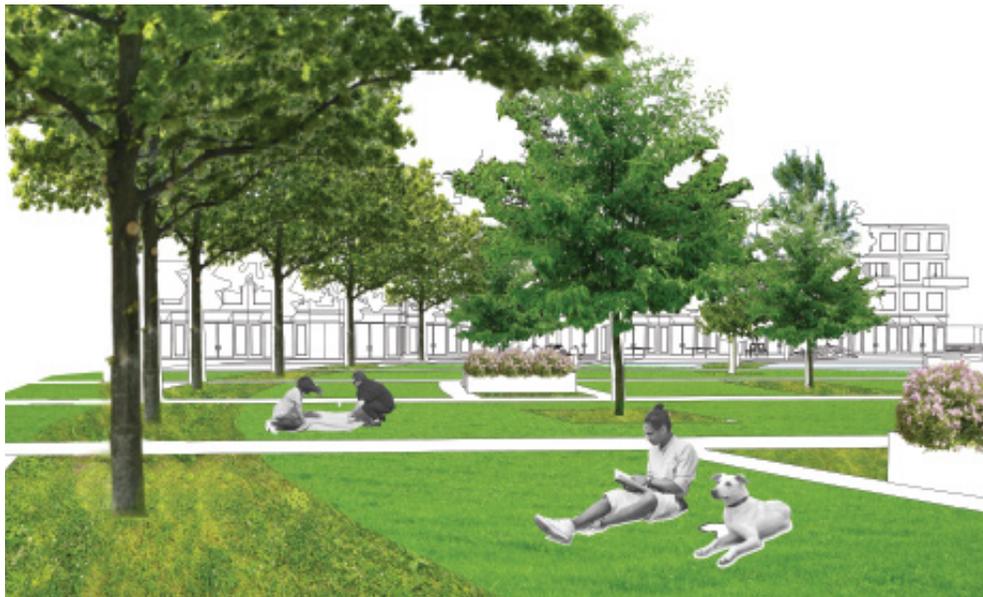


FIG. 27
Segmented lawns

Segmented lawns and crescent tree plantings integrate nature into the site and help create a more calm and relaxed area compared to the more active eastern half of the main plaza.

Engaging Spaces and Site Programming

EMMA FRAZIER: OAK LEAF PLAZA

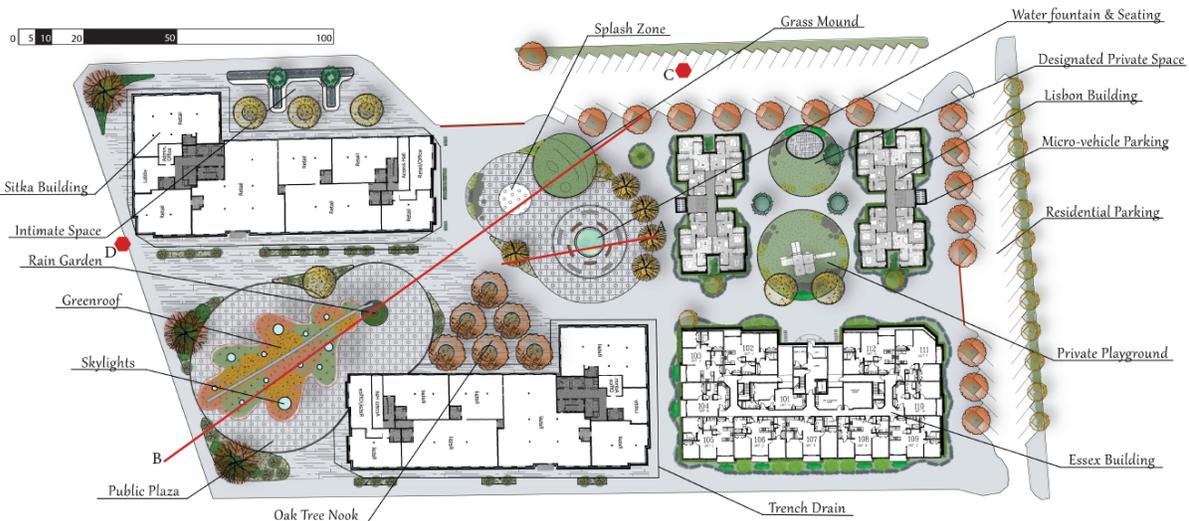


FIG. 28
Illustrative Plan

This design offers a safe and comfortable gathering space designed to host large scale events (Figures 29 and 30) and a quieter residential space designed for leisurely use (Figure 31).

FIG. 29
Main Plaza



The main plaza provides a safe and engaging space for the public. The plaza offers three main features, each containing its own unique features and programmable uses. The oak leaf-shaped pavilion cover is the primary space for large scale outdoor events such as farmers markets, dance events, shelter from rain, and food truck parking.



FIG. 30
Public Playground

The public playground contains grassy mounds for playing and relaxation. People can cool off in the splash zone on warm days and enjoy the central fountain as a place to eat, read, and socialize. The intimate seating area away from the main plaza acts as a quiet space with built-in tables for multiple uses.



FIG. 31
Residential Perspective

The overall layout for the residential space of the site overlook two features within the site. The barbecue and picnic area offers sheltered picnic spaces to relax and enjoy the outdoors. The playground includes an open grass space and bouldering rocks to play and interact with.

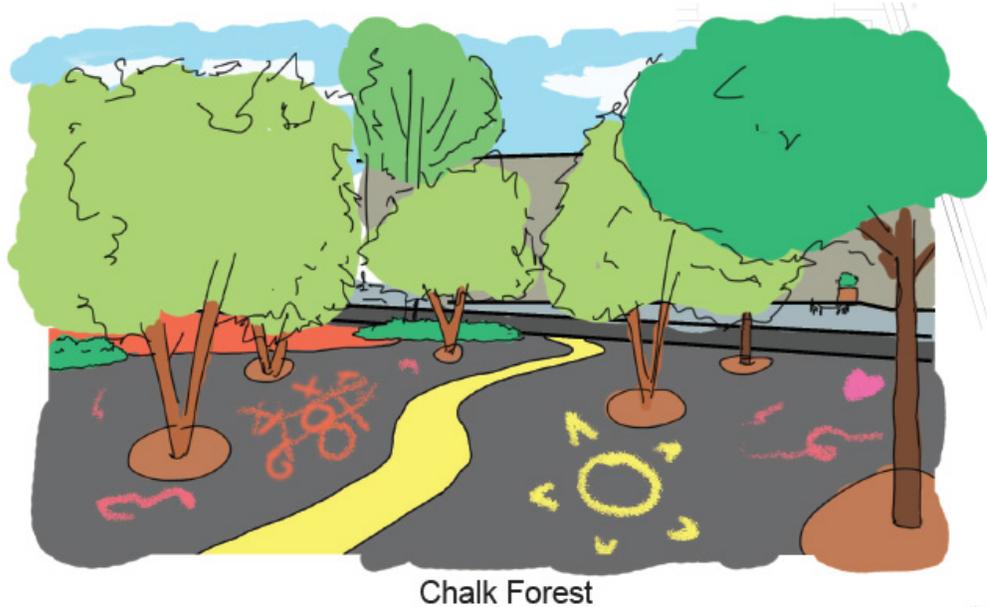
JOSH HUBBARD: SANTA CLARA FIELDS



FIG. 32
Illustrative Plan

This design creates an inclusive gathering space that considers both present and future communities. The plaza (Figure 33) is designed to have a wide and engaging variety of programs (Figures 34 and 35). The design also includes artistic seating for children to play around, a red bricked patio containing seasonal art pieces, and a pavilion space with movable seating. By creating multiple spaces with specific programming, the public space can be broken up to hold many uses and create different atmospheres unique to each area.

FIG. 33
Chalk Forest



The chalk forest creates a fun space where people of all ages can enjoy expressing their own personal art styles or simply walk through the grove of trees viewing others' artwork.

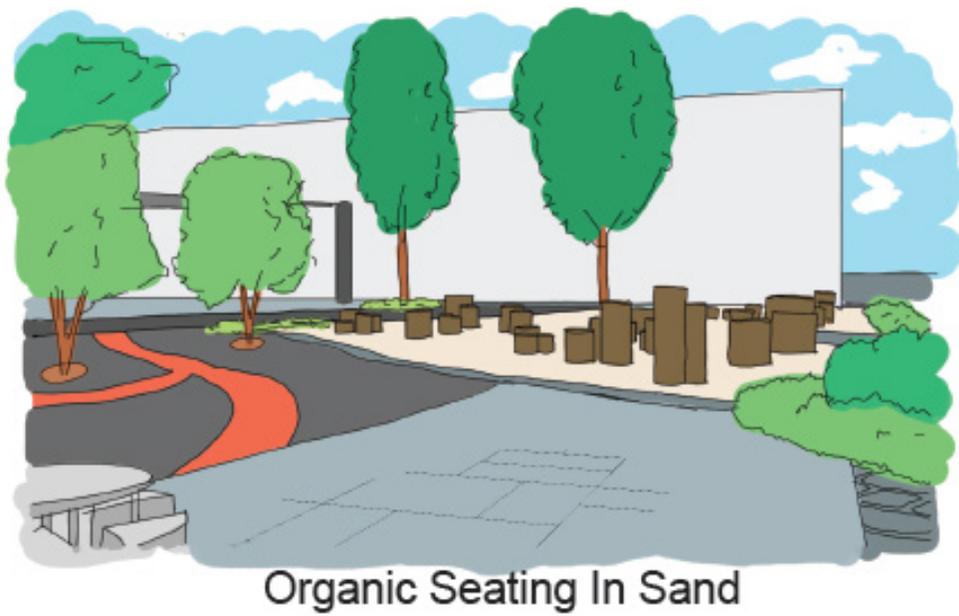


FIG. 34
Organic Seating View

The carefully designed organic seating creates a unique setting that can be dedicated to both relaxation and play. The seating allows users to view the chalk forest or interact with one another, regardless of group size. The spacing between the seats creates natural groupings, ensuring users are not forced to interact with others if they do not want to do so.

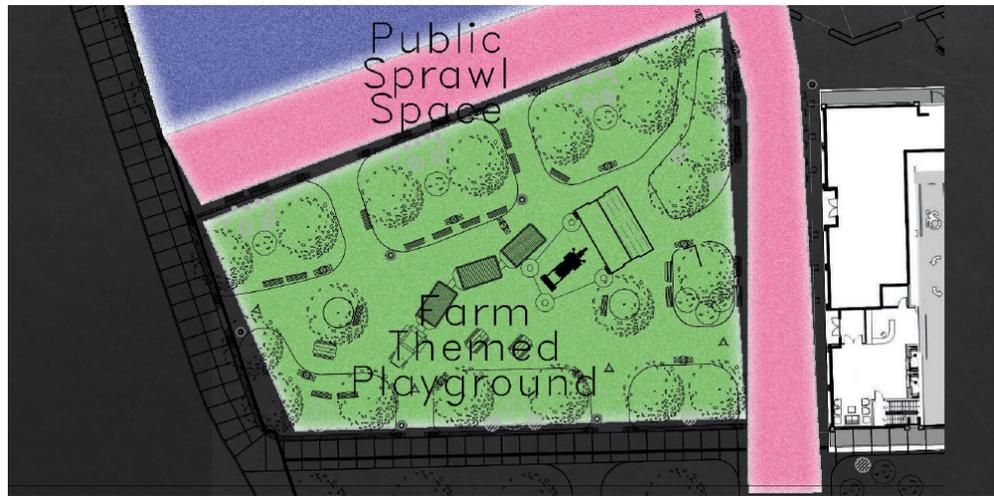
HUNTER WILLIAMS: SANTA CLARA FARMERS PLAZA



FIG. 35
Illustrative Plan

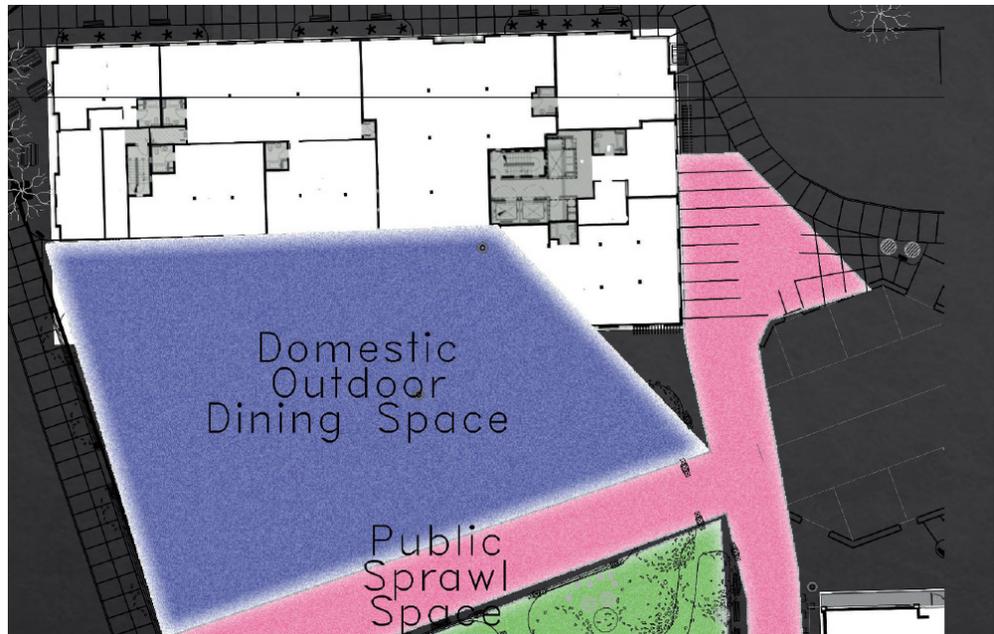
This design creates a unique setting that contains significant cultural and historical value through the farm-themed playground and splash area (Figure 36). The site is easily accessible to all (Figure 37) and brings interest to all who interact with the space (Figure 38).

FIG. 36
Plan of Playground and
Splash Pad



The farm-themed playground pairs with a petting zoo splash pad. The splash pad contains a spraying water feature and kinetic sculptures of farm animals. The playground holds a hay bale-themed play structure as well as picnic areas and an open lawn space for relaxation and lawn games.

FIG. 37
Outdoor Dining Area



The dining and retail space creates a relaxing setting that always has something for visitors to enjoy. Key features include outdoor seating for the cafe and restaurants, a fire pit for visitors to gather around, beer and wine tasting booths, and an area for food truck parking. These help bring unique dining experiences and rotating food options.



FIG. 38
Plan of residential space

The semi-private residential space serves as a quieter setting where residents can enjoy an outdoor picnic lawn and other activities. An axial path divides the space into more intimate rooms so it can accommodate multiple groups. The round barn-themed pavilion nearby invites local residents to enjoy the site's public space.

Anchor Space for Transit

CHASE MATTHEWS AND ISABELA OSPINA: SANTA CLARA METRO VILLAGE



FIG. 39
Illustrative Plan

Santa Clara Metro Village unites the Santa Clara community and surrounding Eugene area by creating a low income, multi-use housing complex and plaza that helps promote transit (Figure 40). The site features multiple spaces radiating outwards, allowing for fluid movement and connections between users. This design mirrors how LTD stations create connections between communities (Figure 41).



FIG. 40
Gazebo Feature

A gazebo between the two low-income housing Lisbon buildings serves as the site’s central feature. The multi-use play court, playground, and community garden radiate off of the main ride-sharing lane. This lane allows quick and easy access to the site’s amenities.

FIG. 41
Main Plaza



The main plaza within the site holds five main functions, all centered on the concept of spaces radiating from the centralized areas. The micro dog park, play area, and fenced skate park offer unique programming within the site that represent Santa Clara's various communities and their overlap across similar paths.

Conclusion

Student designs emphasize four common recommendations for LTD's development of the Santa Clara site. Firstly, the site can be associated with the Santa Clara community identity. Secondly, the site can serve as a central gathering place for the community and its visitors. Third, the site can include strong programmable elements that will engage the community year-round. Finally, the site can serve as a neighborhood anchor space that promotes increased transit use by enabling people to live, shop, attend events, and socialize nearby.

The work of Austin Mahar, Daniel Ramirez, Michael Soto and Vanessa Taylor best demonstrates an identity for the Santa Clara community through design. These designs give the community something to associate with their identity. The work of Sydney Gastman, Brooke Ridgeway, Sharon Fu, Thomas Pan, Mikah Walkstrom and John Tromley best illustrates a site that creates a unified gathering space and central hub for the Santa Clara Community. The work of Emma Frazier,

Josh Hubbard, and Hunter Williams depicts a site that creates engaging spaces through site programming. Finally, the work of Chase Matthews and Isabela Ospina illustrates the importance of the site as an anchor space that promotes transit through the LTD bus station. LTD and the city can take inspiration from these student designs when planning the development of the Santa Clara station area.

References

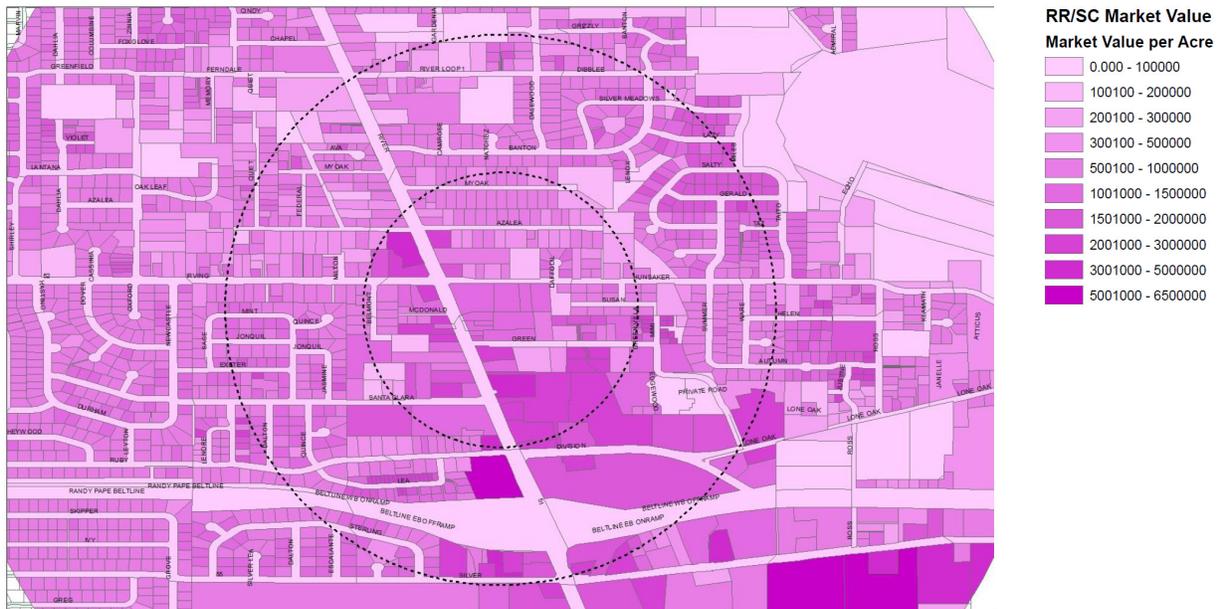
<https://santaclaracommunity.org/scco/lets-talk-land-proposed-zoning-changes-at-our-monthly-scco-meeting/>

Appendix A

Fiorelli Context Planning Information

Santa Clara Neighborhood Market Values per Acre

Value Per Acre



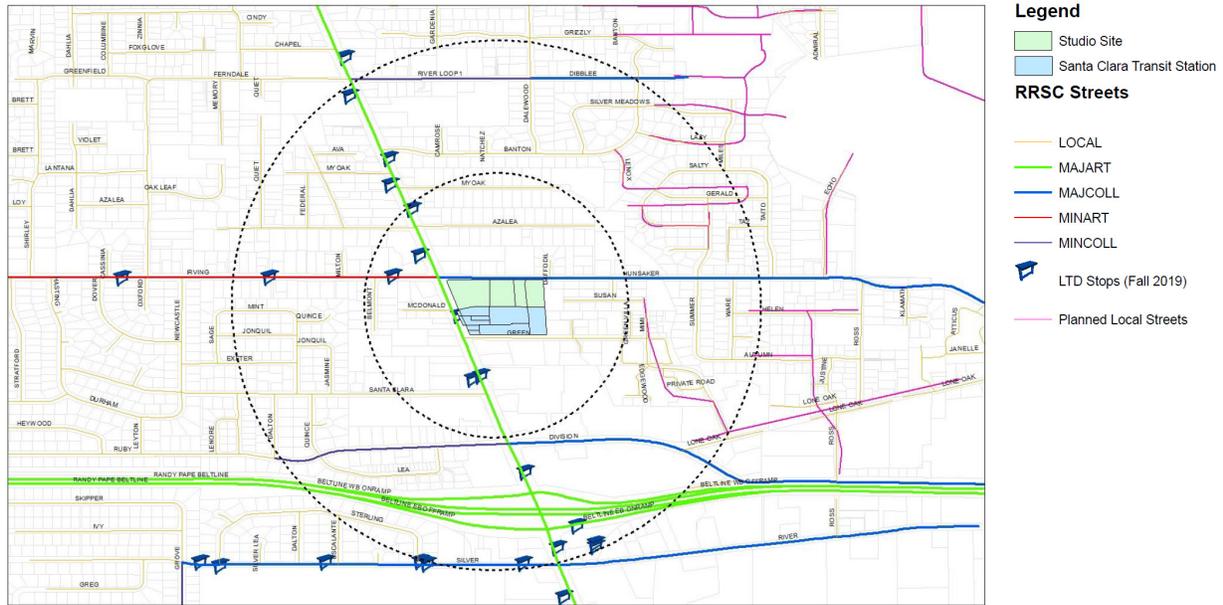
Santa Clara Neighborhood Buildable Land Inventory

Buildable Land Inventory (2012 – 2032)

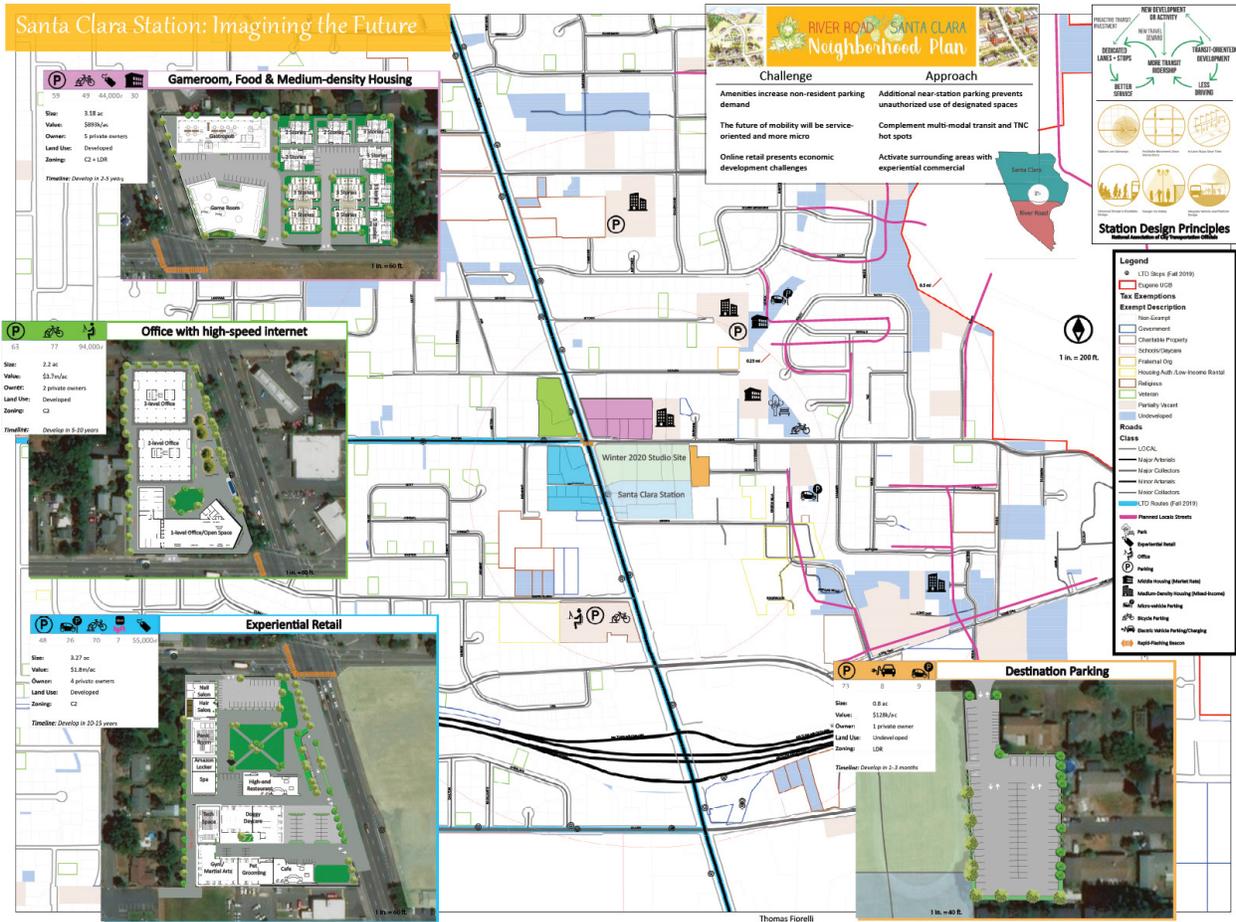


Santa Clara Neighborhood Transportation Profile

Vehicular Transportation



Potential building types adjacent to LTD plot



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Nico Larco	SCI Co-Director, and Professor of Architecture, University of Oregon
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