



Eat, Play, Shop: Downtown Albany Re-Imagined

Fall 2016 • Architecture

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About SCI

The Sustainable Cities Initiative (SCI) is a cross-disciplinary organization at the University of Oregon that promotes education, service, public outreach, and research on the design and development of sustainable cities. We are redefining higher education for the public good and catalyzing community change toward sustainability. Our work addresses sustainability at multiple scales and emerges from the conviction that creating the sustainable city cannot happen within any single discipline. SCI is grounded in cross-disciplinary engagement as the key strategy for improving community sustainability. Our work connects student energy, 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 one city in Oregon, in which students and faculty in courses from across the university collaborate with the partner city on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner city 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 resulting in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

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About Albany, Oregon

The city now known as Albany has an established history as a central hub in the Willamette valley. Founded in 1848 and incorporated in 1864 the city has served as the Linn County seat since 1851. Albany's unique place in Oregon's history is exemplified in its dedication to historical preservation. Albany is often noted to have the most varied collection of historic buildings in Oregon. Its "four historic districts are listed in the National Register of Historic Places by the United States Department of the Interior." This downtown core has served as the center of revitalization efforts since 2001.

Located on the Willamette and Calapooia rivers Albany spans both Linn and Benton counties. With a population of 51,720 people, Albany is Oregon's 11th largest city and the second largest city in Benton County. Albany is administered under a home rule charter, adopted in 1957 establishing a Council and City Manager model. The city's vision, to be a "vital and diverse community that promotes a high quality of life, great neighborhoods, balanced economic growth and quality public services," is exemplified by its administration and government. Albany has a very active civic community with nearly 100 citizens serving on advisory commissions and committees dedicated to municipal issues.

Historically, Albany's economy has relied on natural resources. As the self-styled "rare metals capital of the world," Albany produces zirconium, hafnium and titanium. Major employment sectors include "wood products, food processing, and manufactured homes." Because of its short, dry temperate growing season Albany farmers excel in producing specialized crops like grass flower and vegetable seeds, "tree fruits, nursery stock, nuts, berries, mint and grains." Albany and the surrounding (Linn and Benton) counties are so agriculturally productive it is often called "The Grass Seed Capital of the World."

Albany's central location and mild climate has made it a popular destination for a variety of outdoor and leisure activities. Located in the heart of Oregon's most populous region with the Pacific coast to the west and the Cascade range to its east, Albany is connected to the wider state by Interstate 5, Oregon Routes 99E and 34, and US Route 20. The city is also served by Amtrak, a municipal airport, and a local and regional bus network.

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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 the City of Albany. Text and images contained in this report may not be used without permission from the University of Oregon.

Executive Summary

This report summarizes the student design proposals for redeveloping three sites in downtown Albany, Oregon. University of Oregon Architecture students were tasked with identifying options to increase activity within the respective sites in the downtown region.

The projects were divided into three separate proposals; these three integrated architectural components consisting of the categories “eat, shop, and play” worked together to increase downtown activity.

Students conducted site analyses for the respective project locations, developing design proposals with assistance from city officials, and architectural and business professionals. Students presented to the City of Albany staff and elected officials during both beginning and final phases of their design concepts.

Introduction

Summary

Architecture students at the University of Oregon completed design proposals for redeveloping the City of Albany's downtown. The class, led by architectural professional and adjunct professor Joseph Moore, articulate solutions that increase activity and vitality in downtown Albany.



Ellsworth Street Bridge Albany, Oregon

Working within the goals of the Albany Retail Refinement Plan, students approached downtown revitalization through the lens of equity. Three sites identified for redevelopment cover three unique programs that focus around the concepts of food equity, economic equity, and social equity. Each student designed for one of these three sites. This report is a summary of students' work and recommendations.

Existing Conditions and Programs

Eat (Food Equity)

This project focus designed a Farmers Market, with eating, drinking, education, and commercial kitchen aspects. This site is approximately 268' by 100' and currently used as an at-grade parking lot.

Shop (Economic Equity)

Designs illustrate office, education, retail, and hotel sites. This site is approximately 100' by 100' and is currently occupied entirely by existing buildings. Half of the site is identified for renovation and the other half will include facade preservation with adjoining new construction.

Play (Social Equity)

Students illustrate play as designs including family-oriented performance, play, art, education, parking, and transit. This site is approximately 268' by 220' and currently used as a post office with an at-grade parking lot. While adaptive reuse is not required, it will be considered during program development.

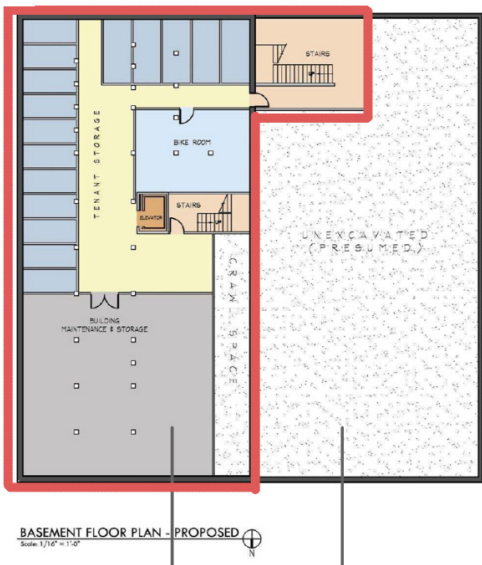
Site Analysis

Site Analysis — Shop

The selected site is situated on the existing Historic St. Francis Hotel and E.H. Rhodes Block. Its location within the historic downtown area of Albany demands additional considerations towards preservation and context. The site is 100 feet by 100 feet. The St. Francis Hotel is four stories tall and includes a basement. The E.H. Rhodes Block is two stories tall. The two buildings are connected internally on the first and second floors.

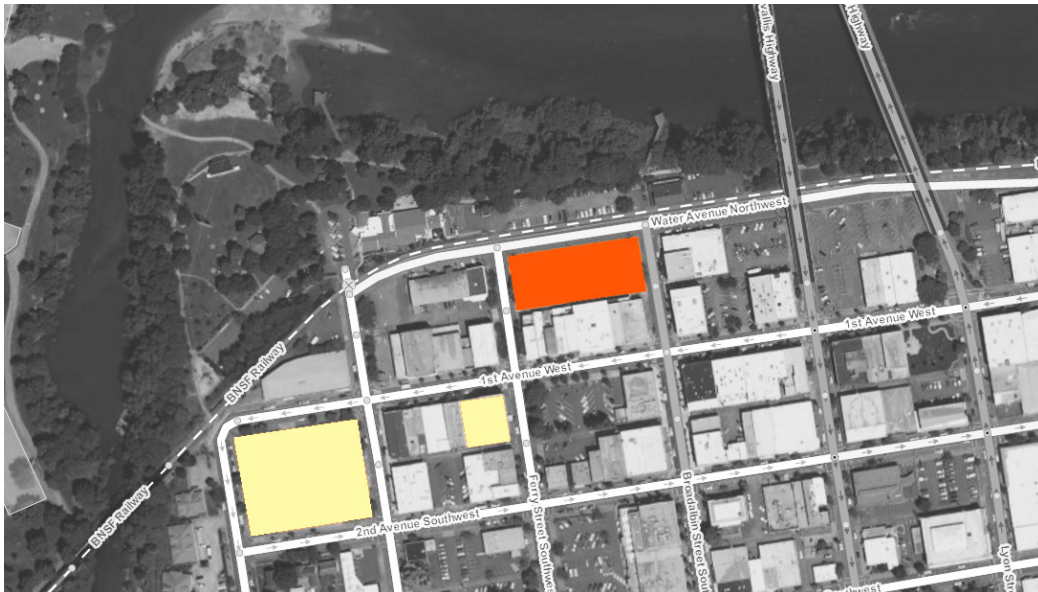


Shop Project Site

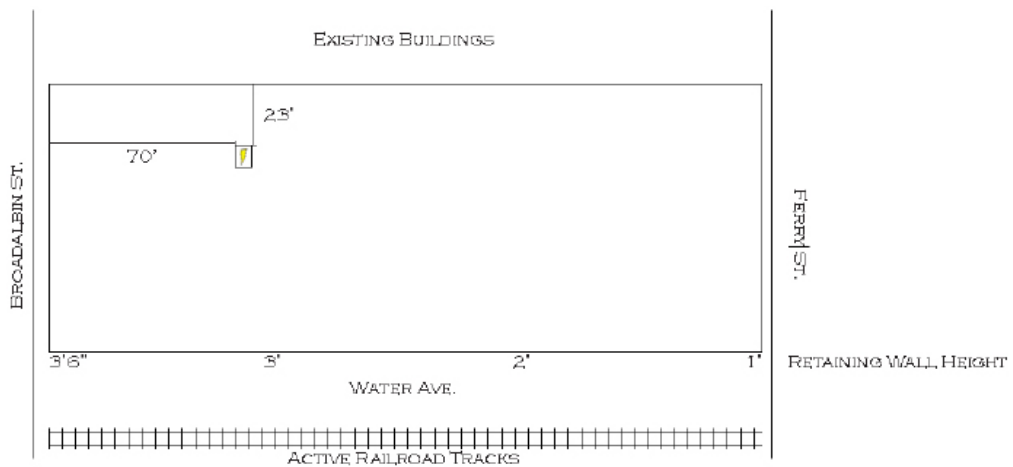


Site Analysis — Eat

The selected site is the vacant parking lot behind the historic JC Penney Building. The project proposes the design of a Farmers Market and commercial kitchen on this spot. The site currently functions as additional parking for downtown Albany. Most of the parking stalls require a permit. The site is approximately 100' by 300'. The site includes several trees and a transformer box.

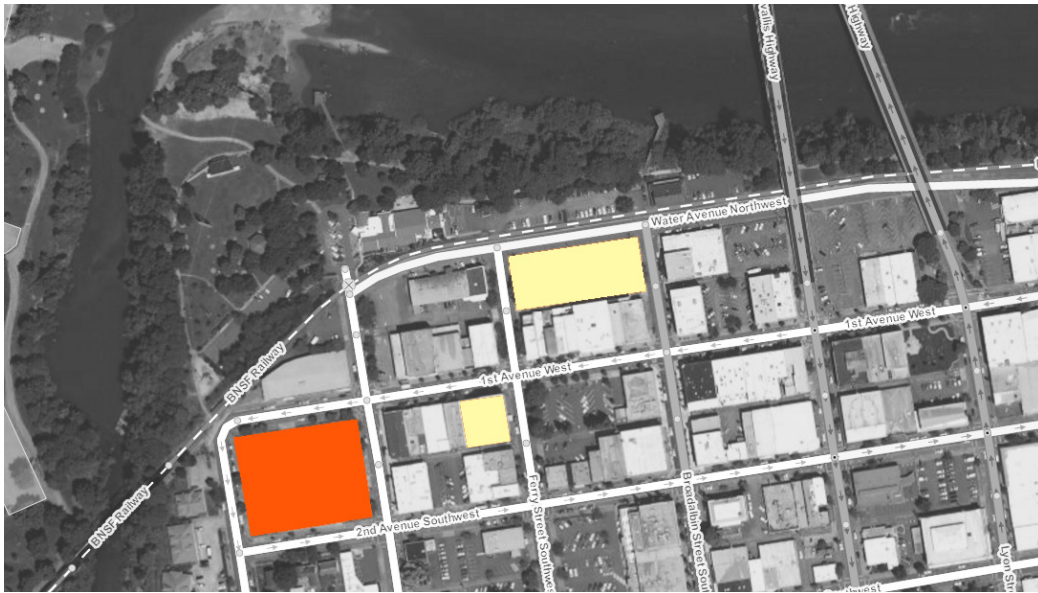


Eat Project Site



Site Analysis — Play

The selected site is situated on the existing post office lot. The lot sits across the future carousel museum and railroad tracks run along one side. The site is approximately 100' by 100' and slopes downward towards the middle region. The site is between residential and commercial zones.



Play Project Site



Future Albany Carousel Museum

Site Analysis — Municipal Requirements/Limitations

- HD – Historic Downtown. The HD district is intended primarily for a dense mixture of uses with an emphasis on: entertainment, theaters, restaurants, night life, and specialty shops. High density residential infill on upper floors is encouraged, as is the continued presence of the government center and supporting uses.
- Loading Standards. Loading spaces for all uses except office and residential uses shall be off-street. Loading spaces shall be provided in addition to the required vehicle parking spaces in the following amounts: 250 square feet for buildings of 5,000 to 20,000 square feet of gross floor area. The required loading area shall not be less than 10' wide by 25' long and shall have an unobstructed height of 14'.
- (Site Plan Review required) 0' setback 85' height.

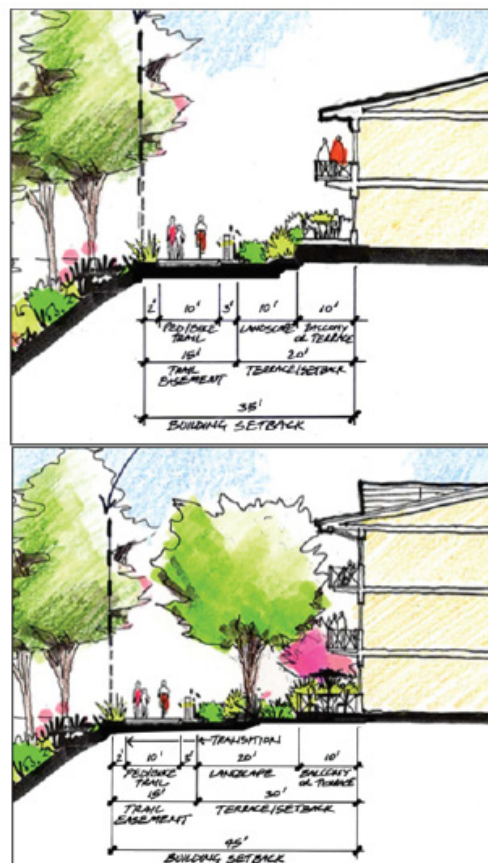


FIGURE 5-1. Minimum building setback requirements inside the Willamette River Waterfront Zone.

Site Analysis — Municipal Requirements/Limitations

STANDARD	MUC	WF	HD
Minimum Lot Size (sq.ft.) (3)			
Single-family	None	None	N/A
Attached single-family, Per lot	None	1,600	None
Two-family	None	3,600	None
3 or more 1-bedroom	None	1,600/u	None
3 or more 2+bedroom	None	1,800/u	None
All other uses	6,000	10,000	2,000
Maximum Building Size (sq. ft.)(16)			
Non-grocery (16)	20,000	None	None
Grocery-anchored	80,000 (13)	None	None
Maximum Business Footprint (sq. ft.)(16)(17)			
Non-grocery (16)	20,000	None	None
Grocery-anchored	80,000 (13)	None	None
Lot Width, minimum	None	None	20'
Lot Depth, minimum	None	None	50'
Landscaped Area (2)	100%	100%	100%
Minimum Open Space	(12)	(12)	None
Maximum Front Setbacks: (10)	10' (15)	20' (11)	0'
Minimum Setbacks:			
Front (5) (14)	5'	5'	0'
Interior (5) (14)	(1)(4)	5' (1)(4)	(4)
Garage Entrance (9)	20' (8)	20' (8)	20'
Height, maximum	50'	50'	85'
Lot Coverage, maximum (6)	80%	80%	100%

Table 1. Mixed-Use Village Center code requirements for all sites

Site Analysis — Views/Adjacencies



Site map



Views looking North across 1st Street



Views looking South across 1st street

Site Analysis — Views/Adjacencies

Adjacencies Downtown Albany, OR

Key

Restaurants (potential assets)

1. Sybans Bistro
2. Ivy Garden Tea Room
3. Vault 244 Bistro/Lounge
4. Cellar Cat
5. First Burger
6. Sweet Red
7. Navak's Hungarian Restaurant
8. Calapoois Brewing

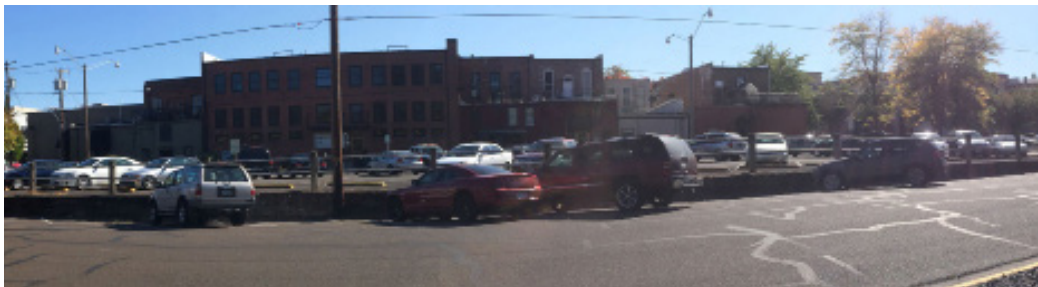
Historic Buildings

9. Albany Custom Mill
10. Flinn Block

Other Important Landmarks

11. Monteith Riverpark
12. Historic Carousel & Museum
13. City of Albany Building
14. Linn County Circuit Court

- = Site
- = Green Space
- = Parking Lot
- = Building



View looking South from river side of Water Avenue



Transformer box on site

Level change on site

Site Analysis — Views/Adjacencies



- SITE BORDER
- ADJACENT EDGES

Site map



Albany Carousel Museum



Ellsworth Bridge



Retirement home



Motheith Riverpark paths



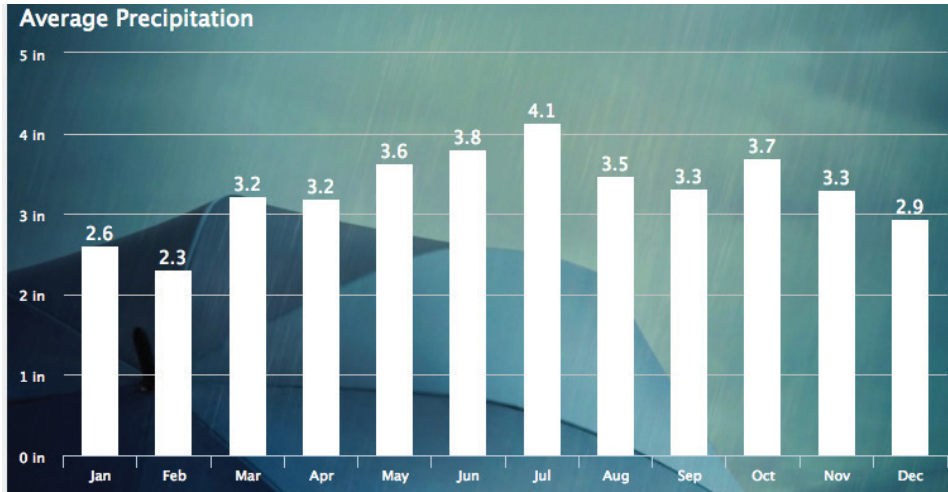
Post office



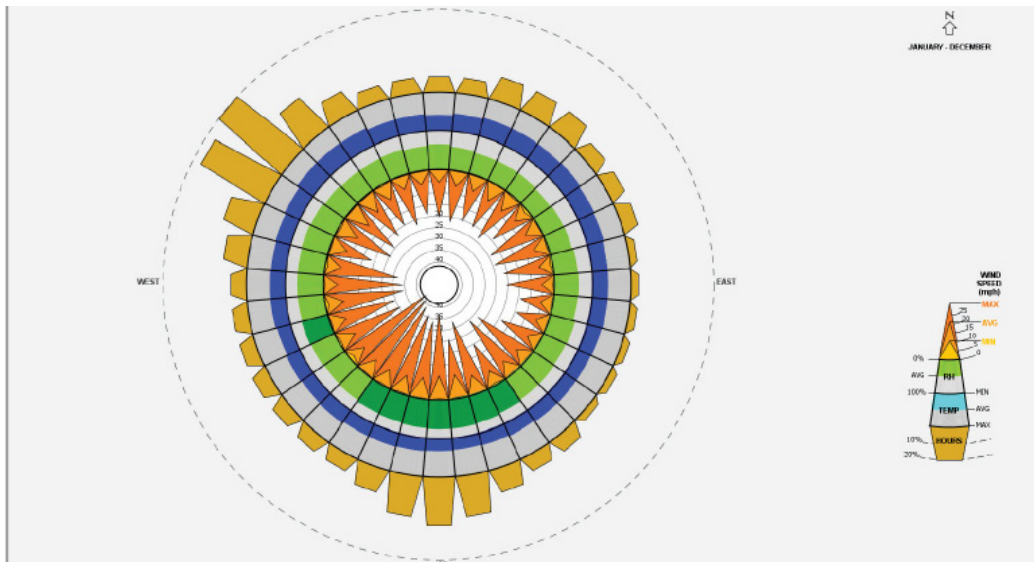
Monteith House Museum

Site Analysis — Climate Analysis

Students used tools such as Climate Consultant and conducted a climate analysis for Albany. The monthly precipitation in recent years ranged in a high of 4.1 inches and a low of 2.3 inches. The longest duration wind was northwestern, while the strongest velocity wind was southwestern. Solar shading was required for 712 hours annually. Monthly temperature averages ranged from a high of 80° F and a low of 18° F.

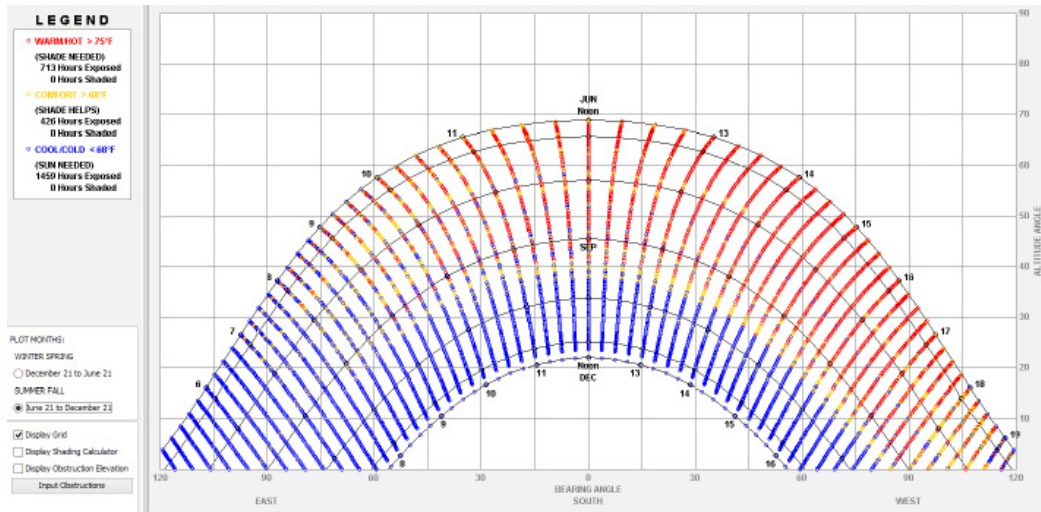


Average Precipitation

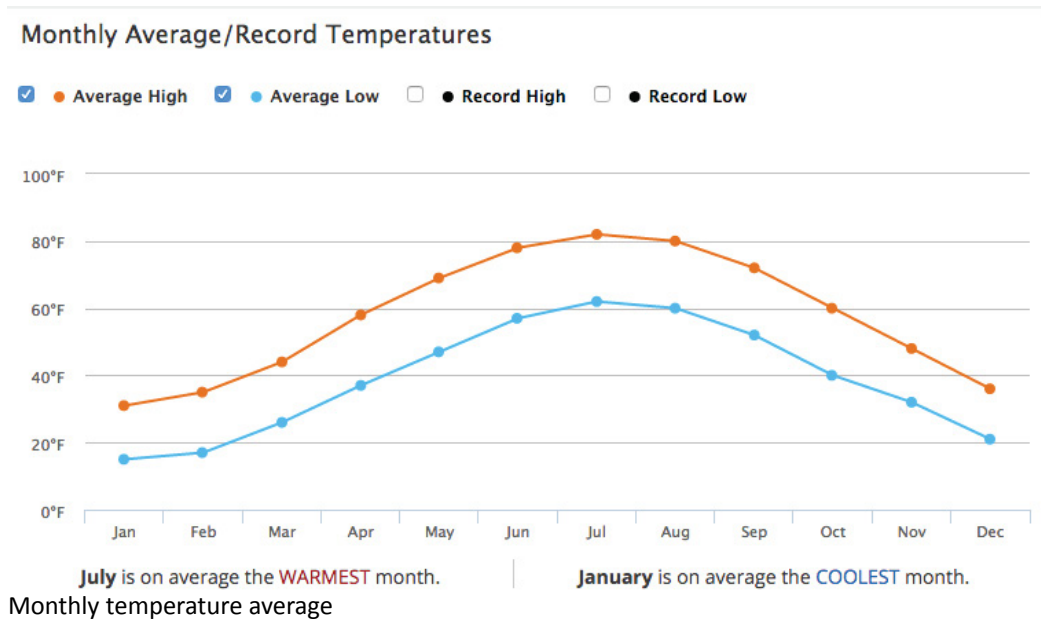


Wind rose

Site Analysis — Climate Analysis



Solar radiation map



Historical Revival — Economical Equity

Introduction of “Shop”

The driving force behind developing this mixed-use downtown building is reestablishing a historic foothold within the City of Albany. The location for the proposed building is on the same site as the existing St. Francis Hotel. Design proposals all retained the outer historic shell of the building. Proposed changes only affect the interior or add to the existing building. Students independently interpreted and determined solutions for specific concerns. The primary goal of this project was to revive the historic hotel, restoring both its function and iconic identity.

The demand for downtown visitor accommodations is likely justified by the separation between existing hotels built adjacent to the freeway and downtown Albany. In addition, there are limited downtown residential units available. Student proposals address the need for living units for both permanent residents and visitors.

The last component of this proposal reacts to the existing pattern of commercial fronts and corners, adding to the unique collection of shops and restaurants. Commercial spaces primarily target residents, providing revenue and amenities for downtown Albany.



St. Francis Hotel and E.H. Rhodes Block

Precedent Studies — Harbour Rocks Hotel

Architect: SBJ Architect

Location: Sydney, Australia

Set amid the pubs and craft shops of The Rocks district, this industrial-chic hotel from 1887 is a five minute walk from Circular Quay train station and a 15-minute walk from both the Sydney Opera House and Sydney Harbour Bridge. Featuring bold fabrics, the chic rooms and suites have free Wi-Fi, flat-screens, mini-bars, room service, and tea and coffee makers. Upgraded rooms include iPod docks, seating areas, and/or sofa beds, while some suites offer harbor views. There is a hip bar/restaurant featuring exposed stonewalls, as well as a trendy lobby lounge with a library. Other amenities include a plant-filled terrace and a fitness center.

This study provided methods for converting a historic building through amenities and a mixed-use program.



Harbour Rocks Hotel exterior



Hotel interior cafe



Hotel common spaces

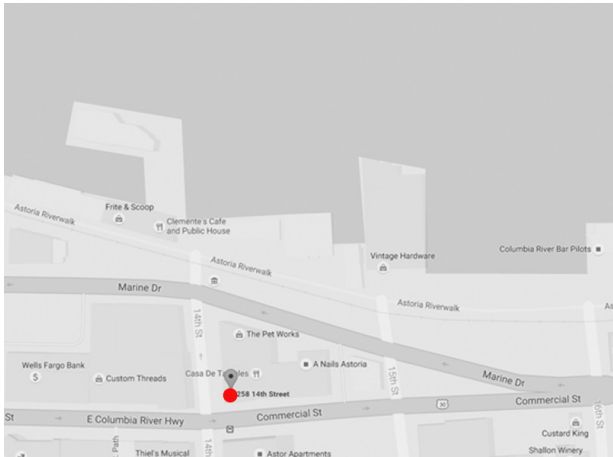
Precedent Studies — Astoria Commodore Hotel

Architect: Unknown

Location: Astoria, Oregon

Astoria was the first American settlement on the Pacific Coast. Its past is thick with gamblers, bootleggers, knife-fighting fur traders, temperance crusaders, socialist dockworkers, the lost, the crazed, the KKK, and much more. After a fire destroyed much of the city in 1922, the downtown section of Astoria was completely rebuilt and remains much of how it looked in 1926. The Astoria Commadore Hotel today serves as a boutique hotel, offering upgraded furnishings and a cafe on the lower level.

This study provided methods for converting a historic building through amenities and a mixed-use program.



Site map



Commodore Hotel



Commodore Hotel cafe

Precedent Studies — Asheville Elks Hotel

Architect: Smith and Carrier Architects

Location: Astoria, Oregon

Asheville Elks Lodge #608, now known as the Asheville Hotel Building, opened their new home on June 14, 1915, Flag Day, with great fanfare and attention. Located at the corner of Haywood and Walnut Streets and designed by Smith and Carrier Architects, the building was one of the most modern Elks Lodges. A balcony on the second floor extending over the Haywood Street sidewalk is a well-admired architectural feature of the building. The building included two elevators: One for passengers and one for freight. The task-specific rooms included: retiring rooms, club rooms, office of secretary, visitor's room, porter's room, Janitor's room, private dining room, kitchen and kitchenette, main dining room, pool room, card room, reading room, conference room, and a lodge room with a stage. In addition, there were 19 bedrooms with communal bathrooms at the end of each hall on the third and fourth floors for visiting lodge members. A dumb waiter serviced all floors including the roof top garden and an early 20th century phone system connected all rooms of the building. The building underwent several incarnations through the end of the 20th century. In 1931, the building was remodeled and renamed the Asheville Hotel and was highly regarded for its attractive lobby with handsome finishes. In 1957, the building was converted to a downtown department store. In the mid-1990s, the building was renovated again to house retail establishments on the Haywood Street level and a restaurant on the Walnut Street level. The upper floors were converted into private condominiums.

This study provided methods for converting a historic hotel into retail and residential units.



Asheville Hotel postcard



Asheville Hotel

Precedent Studies — Kurve 7

Architect: *STU/D/O*

Location: *Bangkok, Thailand*

The architecture firm Stu/D/O designed a community mall located within a dense residential district in the eastern part of Bangkok, Krungthep Kreetha. Using a series of soft curvature strategies to define, frame, lead, and connect, Stu/D/O realized their goal of creating a new neighborhood commercial space, linked together by a series of open air gardens and public space, rather than creating a large enclosed community mall. Due to zoning restrictions, the massing is divided into nine separated blocks, with the commercial area no larger than 300 square meters each. The small commercial blocks are organized into two longitudinal groups, opening up a curved promenade that elongates the corridor space while providing new visual interests. In order to visually link the separated programmatic massing together, a continuous curved roof is used to architecturally connect the blocks. The center of this exposed concrete roof is lifted up 1.5 meters in its vertical axis, creating a sloped roof line that defines the main entrance. The ground plane at the entry sequence is then lifted up in a similar manner to create a gently sloping ramp, connecting the furthest boundary to the center. Together with the curving plan that pulls in the entry way, these three curves define the main approach, and create an intimate space that becomes an open air amphitheater and garden for the public.

This study provided methods for implementing public green spaces and commercial units within residential housing.



Kurve 7 exterior

Precedent Studies — Nanjing Confucius Temple

Architect: DC Alliance

Location: Nanjing, China

The buildings along the pedestrian streets of Nanjing Confucius Temple were built in 1980s in the style of Ming and Qing dynasties. The conditions of the facades were very poor, and the building also didn't fit its modern functions. The complex relationship between leasehold and ownership increased the difficulty of renovation. The design gives consideration to both commercial plans and upgradable business models. Innovation and tradition are equally valued to enhance the cultural significance as well as the commercial atmosphere of the area. The renovation of the facade and the redesign of the landscape, lighting, shop signs, tourism signs, and indicator system are based on the business planning and adjustment of commercial formats. While renovating the facades, both modern and traditional languages are applied according to different functions, and the charm of the traditional architecture is reinterpreted by contemporary materials. This enables the renovated Confucius Temple to be presented as integration of new and old. Meanwhile the separation of “building element” and “shop element” is formulated carefully to ensure the diversity of the commerce as well as the quality of architecture.

This study provided methods for renovating a historic building that integrates both old and new elements.



Nanjing Confucius Temple entry

Facade and shops

Precedent Studies — Union at Carrollton Square

Architect: JHP Architects

Location: Carrollton, TX

- The site is situated to optimize connections with the surrounding community.
- Retail and residential programs are combined into one building.
- Levels of privacy for residents is maintained through thresholds and window fixtures.
- There is easy access to public transportation.
- “Live, Work, Play” is integrated at building and neighborhood scales.



Union at Carrollton Square

Program Proposal — Restaurant and Lobby

The hotel lobby serves as a reception area and gathering space. It is one of the most important and prestigious areas of a hotel. Initial contact is made in this public space and impacts the guests' connections to home. Similar to a restaurant or bar, the lobby serves as a double function: It offers relaxation and communication.

Restaurant - A restaurant not less than 2,500 square feet of gross floor area shall be provided with the facility.

Conference Rooms - There shall be a minimum 2,500 square feet of interior floor area at 20 square feet per guest room ratio, devoted for conference and meeting rooms. The minimum ceiling height for such areas shall be 12 feet.

Laundry Room - Laundry room facility shall include one washer and one dryer for each 30 units or fractions thereof.

Kitchen - Each guest room shall have a kitchen. Such kitchen shall include: A kitchen sink with disposal, cooking appliances, refrigeration facilities, dry food and utensil storage, and a food preparation area having a clear working space of not less than 30 inches (762 mm). Light and ventilation conforming to the Uniform Building Code shall be provided.

Lobby - A minimum of 500 square feet of interior floor area shall be devoted for the lobby. At least 50 percent of the lobby area is required to have a ceiling height of 12 feet.

Space Allocation:

- 10-20% Public Facility (Kitchen, Dining Room, Swimming)
- 10-15% Support Facility (Kitchen, Stewarding, Laundry)
- 1-2% Hotel Administration

Program Proposal — Hotel

Height Restriction of 85 feet on Historical Buildings in Oregon (7 to 8 stories):

3 (up to 6) stories of hotel space

15,000 square feet - 30,000 square feet

5,000 square feet of hotel space per floor.

60% to living (rooms) 3,000 square feet

20% to circulation space 1,000 square feet

10% to support rooms (laundry, mech., etc.) 1,000 square feet

Dividing Up Rooms (per level):

1 Person:	20%	600 square feet
2 Persons:	40%	1,200 square feet
4 Persons:	30%	900 square feet
4+ Persons:	10%	300 square feet



Sample hotel floor plan

Program Proposal — Commercial Space

Location: E.H. Rhodes block

Total space: 5,000 square feet/floor x 3 floors = 15,000 square feet

First floor:

65% shops	3,250 square feet
20% circulation & support program (Public bathroom and M.E.)	1,000 square feet
15% entrance/lobby	750 square feet

Second and third floor (per floor):

80% offices	4,000 square feet
20% circulation & support program (Public bathroom and M.E.)	1,000 square feet



Sample layout for commercial and living units

Program Proposal — Apartments

Apartments will have a height limit of 85 feet. It is enough space to add features, but it will block light from entering the west face.

At third level, building up two (partial or full) = 5,000 to 10,000 square feet

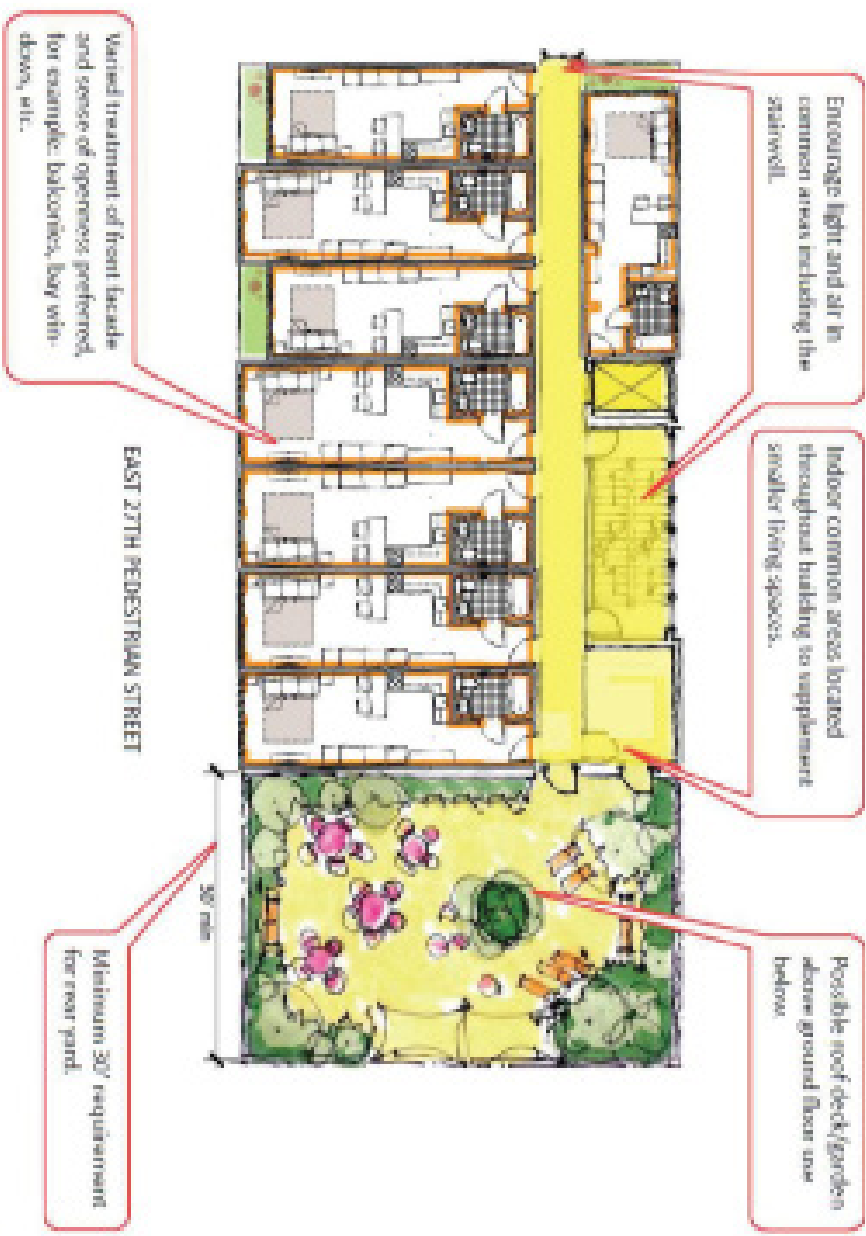
5,000 square feet max per level ~3,000 square feet for units ~1,000 square feet for circulation ~1,000 servant space

All studios ~400 square feet each = 10 units per level all 2 bedroom units ~750 square feet each = 5 per level combination ~4 studios and three 2 bedroom per level

Apartment type options:

1. Lower end of the income spectrum are in desperate need of affordable housing.
2. Requires much less space than typical units.
3. Allows for more units and higher density (as encouraged in the historical district).
4. Design model in big cities, different environment.
5. Mixture of micro units and common units.

MT. CARMEL PLACE



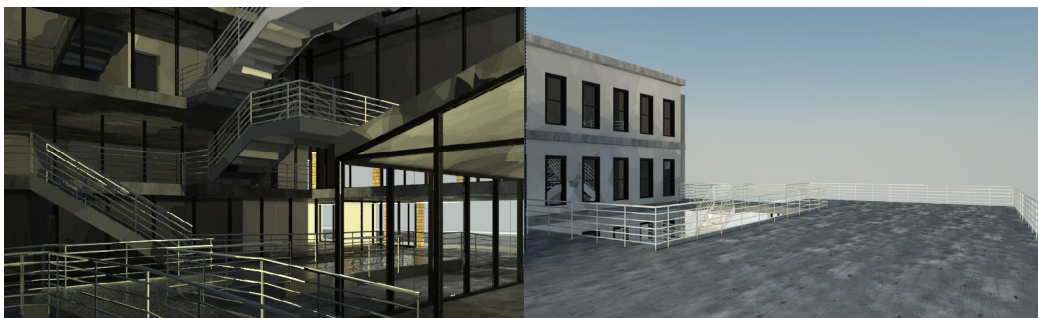
Sample layout for residential units



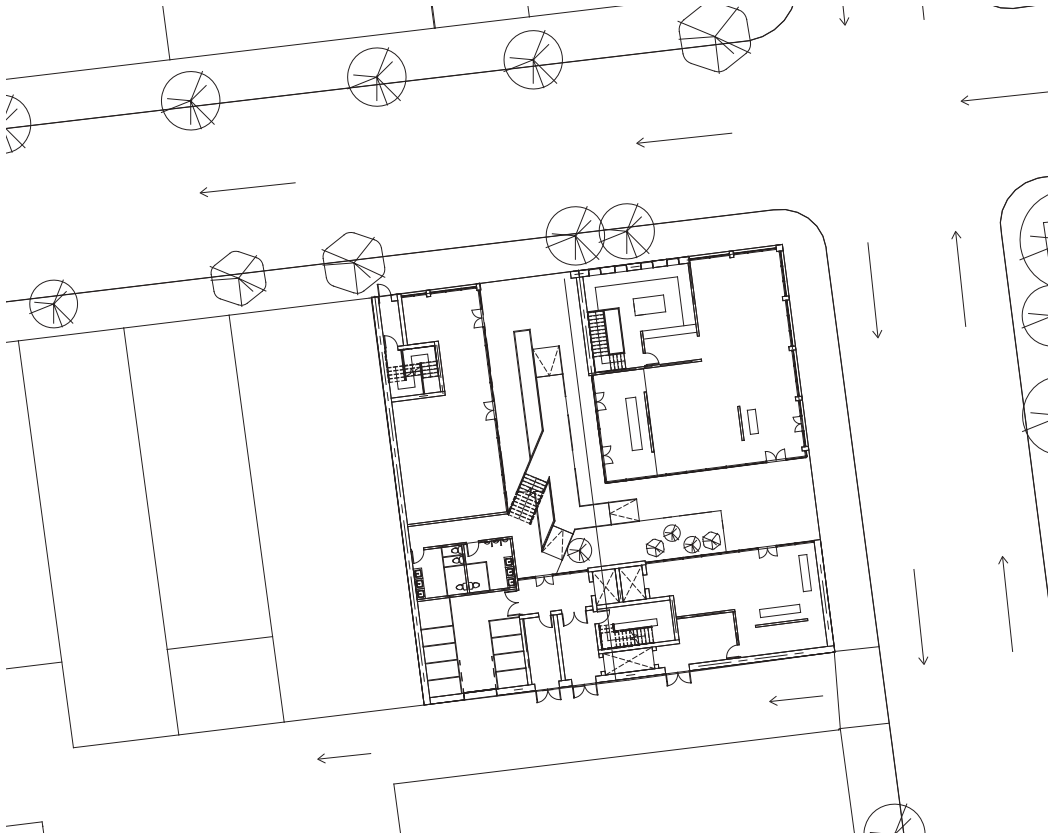
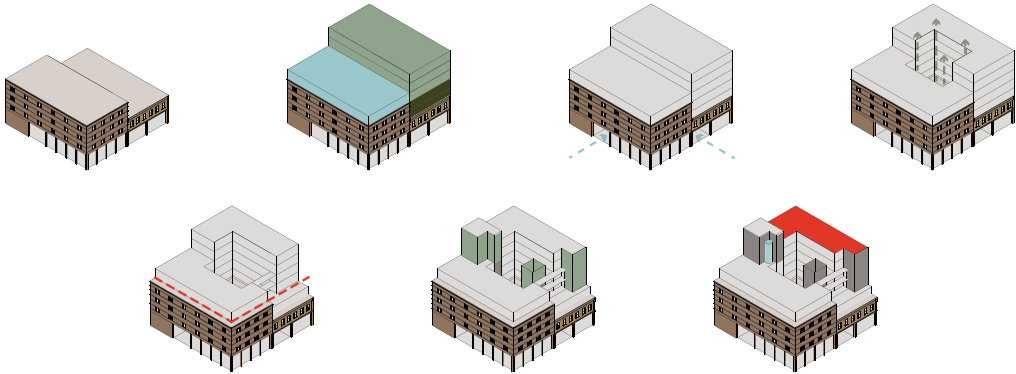
Student Work — Allen Suwardi



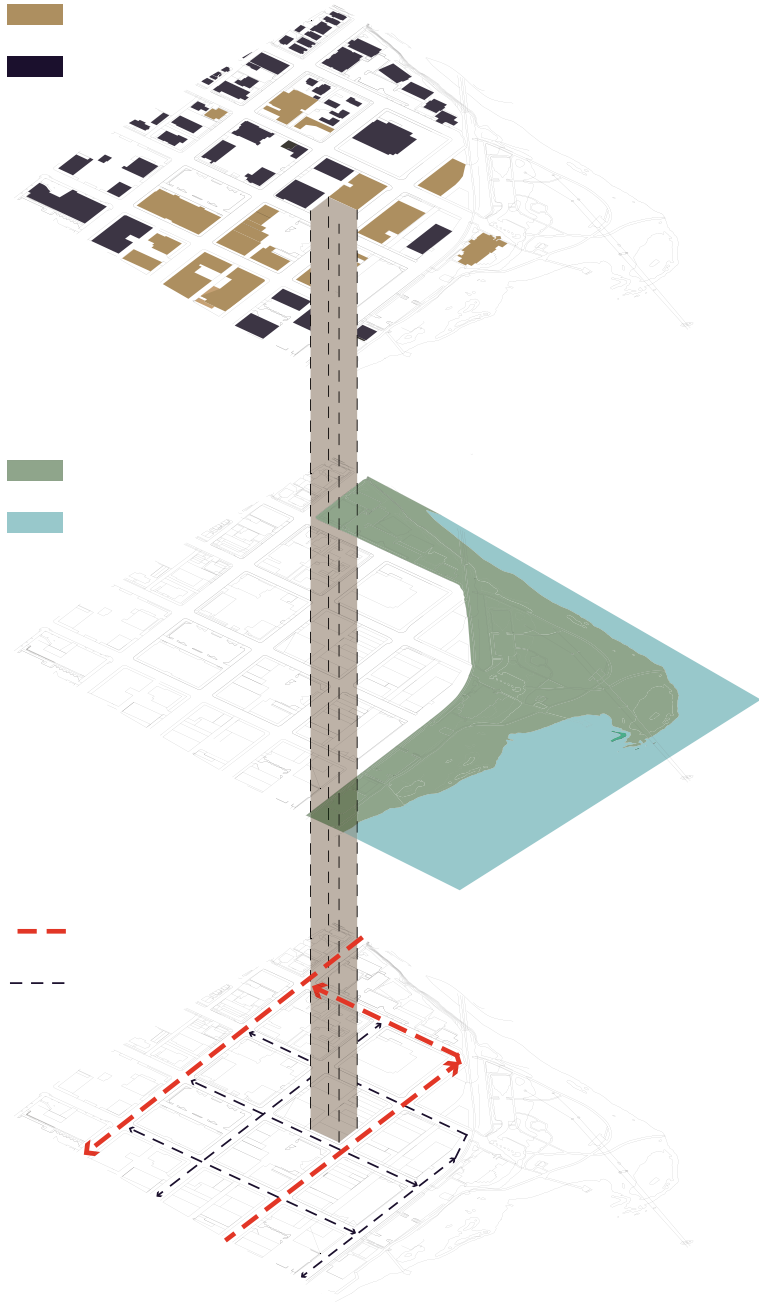
This project reintroduces the original hotel, but in response to desires to cultivate a growing economy, it also adds additional shops, restaurants, and high-end housing. The building opens up to the public, providing easy access to shops and restaurant on the two main floors, as well as the hotel entry. The building interior is connected by a large open atrium to connect different floors and allows both daylight and natural ventilation. This large void also allows various vegetation to grow within the interior area, creating an extruded green space within the downtown area. Moreover, additional floors were added on both existing building to accommodate housings, ranging from studios to penthouse units with magnificent views of the city and the river. Another main concept was to push back the addition, making it invisible in respect of the historic facade.



Student Work — Allen Suwardi



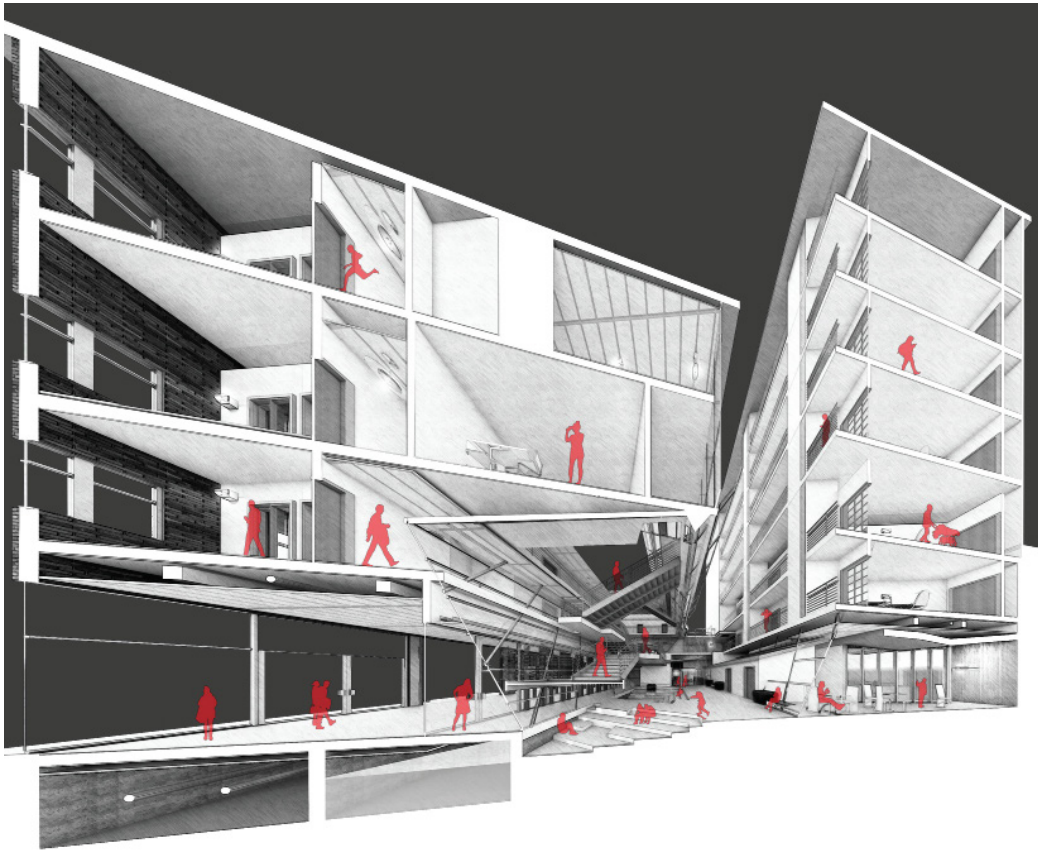
Student Work — Allen Suwardi



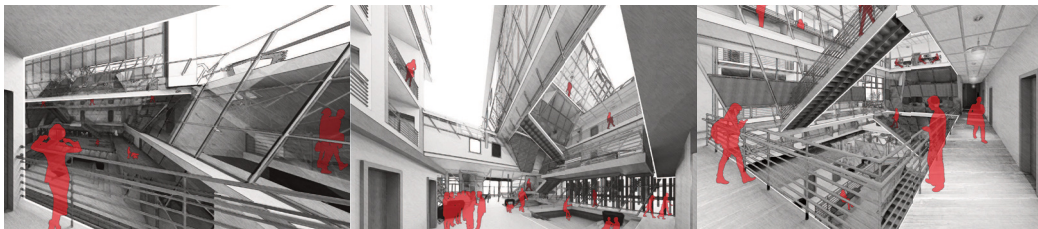
Student Work — Allen Suwardi



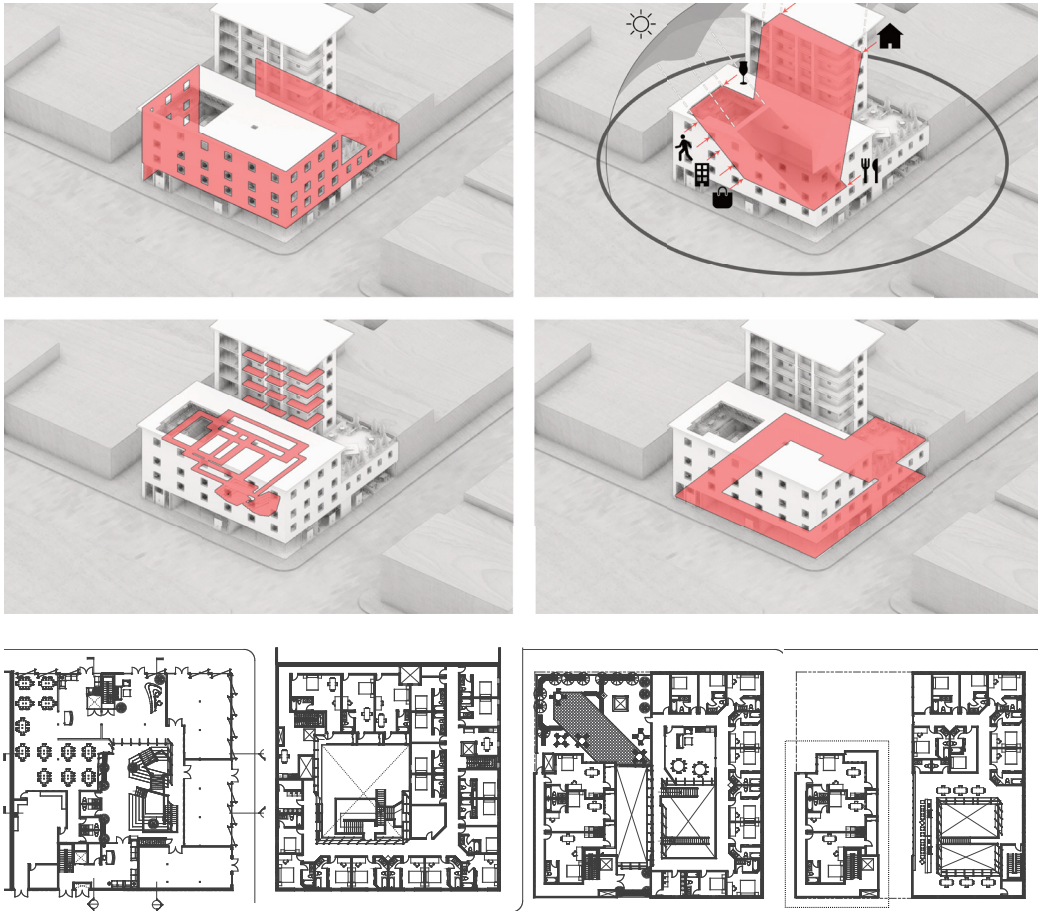
Student Work — Kevin So



This project proposes a multi-use center featuring remodeled hotel units, retail spaces, a restaurant, apartment units, and public/private social spaces. A large V-shaped void cuts through the center of the building to provide light for interior units and allow individuals to perceive the different elements the building offers. A successful core sparks urban renewal throughout the City of Albany.



Student Work — Kevin So

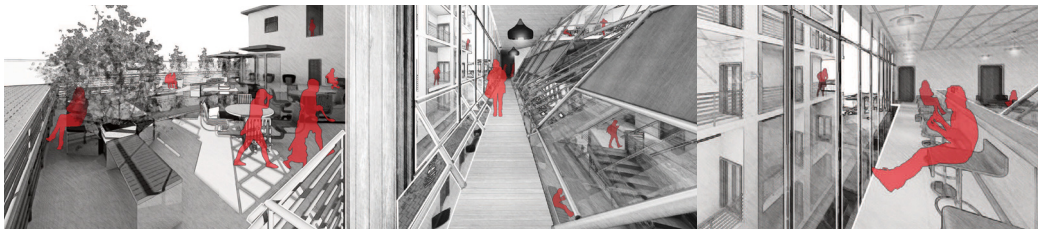


The following are dimensions for different spaces within the multi-use center.

Restaurant: Dining 2,530 square feet, Kitchen 945 square feet, Storage 300 square feet, Restrooms 100 square feet

Hotel: Rooms 3,690 square feet, Circulation 1,475 square feet, Service 360 square feet, Lobby 800 square feet

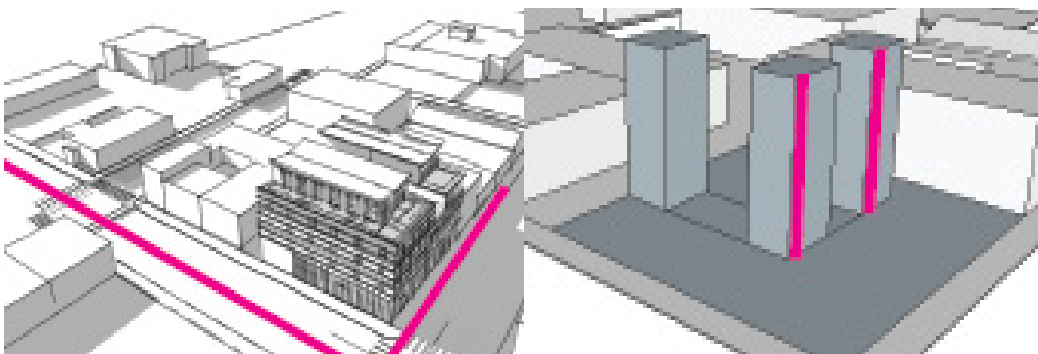
Apartment: 580 square feet, Rooms 1,830 square feet, Circulation 650 square feet, Service 500 square feet



Student Work — Sharon Letaa



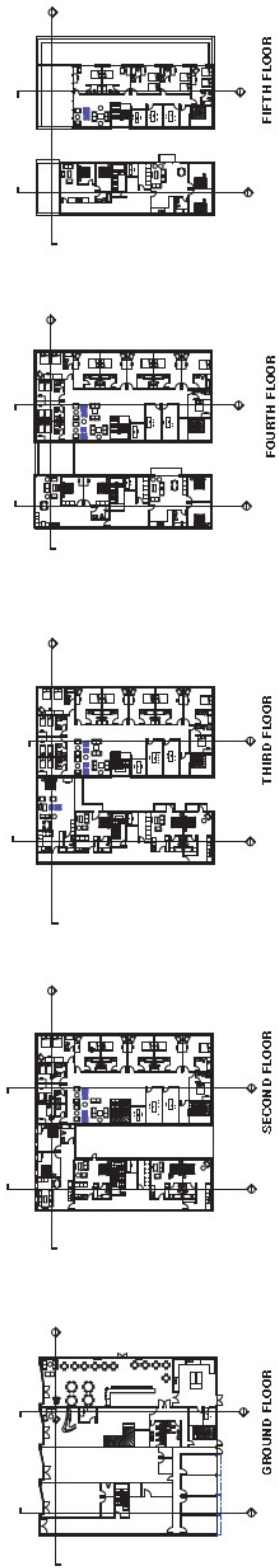
This project considers: Housing, hospitality, retail, and commercial spaces as the primary uses based on the location and current needs of downtown Albany. The intent for this project is to revitalize the St. Francis Hotel and E.H. Rhodes Block, while maintaining a connection to both historic context and envisioned development of "Eat, Shop, and Play." The project also considers sustainable ways to approach design issues such as sun, wind, and light.



Student Work — Sharon Letaa



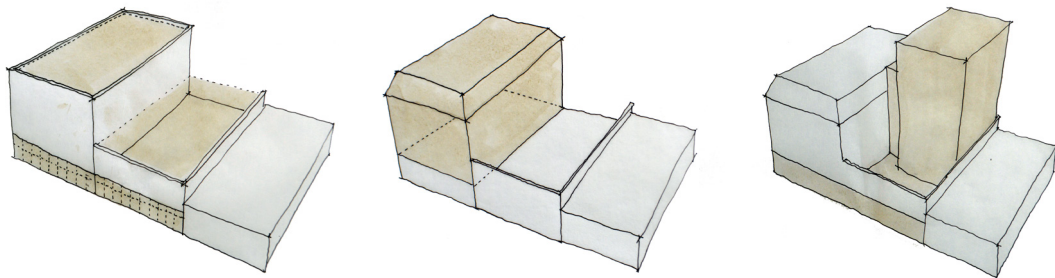
Student Work — Sharon Letaa



Student Work — Shirley Huang



This project proposes retaining the existing historic shell while also renovating its interior to strengthen the building physically and iconically. An attic level is added to the St. Francis Hotel side to enhance the facade. The E.H. Rhodes side has an additional apartment tower. Spaces in both buildings are linked through buffer regions and removable partition walls that allow for greater flexibility. These buffer spaces can serve as a private balcony that link the rooms of one single-family apartment; the interior partitions will be removed. This project's focus on flexibility anticipates the growing, changing needs for Albany.



Student Work — Shirley Huang

Program Summary:

Retail: 6,000 square feet

Hotel Rooms: St. Francis: 40 Addition:
42

Boutique Unit: 200-370 square feet
New Unit: 300 square feet

Maximum Hotel room: 82

Maximum one bedroom: 32

Maximum family unit: 24

Maximum live-work unit: 8

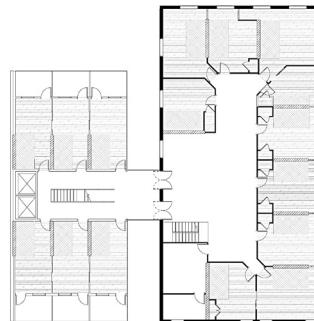
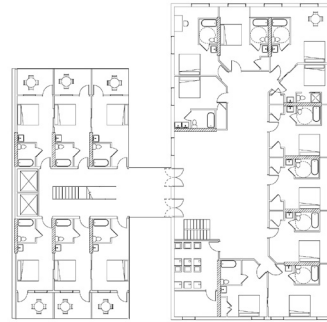
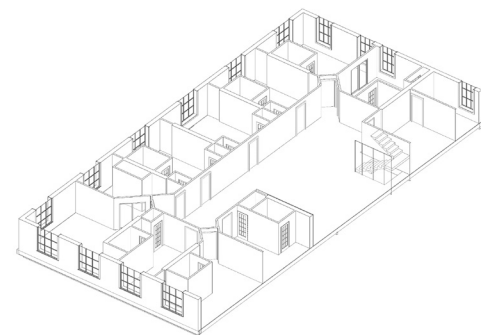
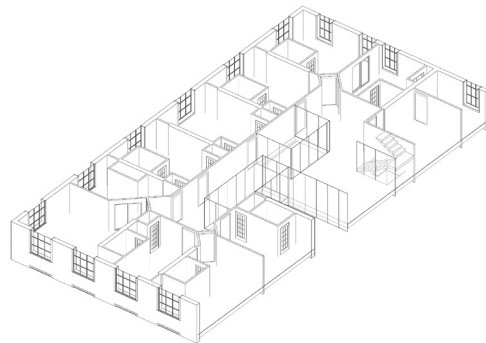
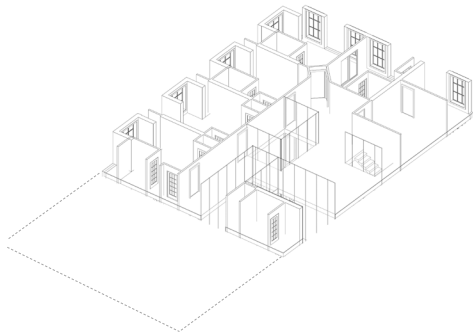
Elevator: 2

Stair: 2

On site laundry and storage

On site Parking: 2 ADA parking

Off-site Parking: 27 within 150 feet



Supporting Community — Food Equity

Introduction of "Eat"

The driving force behind the "Eat" component comes from the existing food culture within the City of Albany. "Eat" targets supporting Albany's local food system with physical space for food-related ventures, as well as enhancing human activity and interaction. The project proposes a permanent location for the Albany Farmers Market, in addition to incubator spaces for business start-ups. Students studied existing food markets and commercial kitchen spaces, while determining their individual design concept and goals. The over-arching objective is to support both current and future food enterprises within the City of Albany.



Indoor Farmers Market Seoul, Korea



Outdoor Farmers Market

Precedent Studies — Uncommon Ground Roof Top Garden

Architect: Unknown

Location: Chicago, IL

Uncommon ground is a small restaurant located in Chicago, Illinois that operates in two locations. They were the first certified organic roof top farm in the United States. The farm is able to produce enough fruits, vegetables, and herbs to supply both restaurants. The farm layout and planter boxes are designed to expand in response to the seasons and harvest times. The large 10'x 4' planter boxes have been built at a variety of different heights to allow the greatest amount of flexibility and gardening capability. All planter boxes are connected to a programmable drip line to help reduce water waste.



Uncommon Ground roof top garden



Garden planters

Precedent Studies — Sprout! Regional Food Hub

Architect: *Arbor South Architecture*

Location: *Springfield, OR*

Located in the former First Christian Church in Springfield, Oregon, Sprout! Regional Food Hub strives to make localization of food systems easy, accessible, and community-driven. Sprout! attracts local farmers and vendors for both its year-round indoor market and seasonal outdoor market, encouraging a close relationship with producer and consumer. A network of chefs and bakers also provide educational workshops and demonstrations in the public-facing kitchen and bar. Furthermore, Sprout! acts as an incubator for local small business owners, providing a cooking facility, business guidance, and the opportunity to build their brand within the community.

This model's multi-faceted neighborhood involvement is a great example for our program to catalyze growth in downtown Albany and keep people coming back to eat, learn, or network. This study provided methods for designing an indoor market and incubator spaces.



Sprout! exterior



Sprout! interior



Incubator kitchen spaces

Precedent Studies — Mercat De Santa Caterina

Architect: *Enric Miralles and Benedetta Tagliabue*

Location: *Barcelona, Spain*

The Mercat De Santa Caterina was designed by Enric Miralles and Benedetta Tagliabue. The dramatic cover colorful mosaic designed by artist Toni Comella. The market is part of the rehabilitation package undertaken by the Institute for Market in Barcelona, under the town hall. This was the first covered market in the city, opening in 1848. The story begins with the demolition of the convent of Santa Caterina, whose land was granted to the city council to lift the market. The building is located in the Ciutat Vella District on Avenida Francesc Cambó.

This study provided methods for designing a public market in an urban center.



Mercat De Santa Caterina roof



Market shops



Market interior



Roof vaulted space

Precedent Studies — Bar Agricole

Architect: *Aidlin Daring Design*

Location: *San Francisco, CA*

Located in San Francisco, Bar Agricole is relevant to our program through its incorporation of environmental design, use of materials, and lighting to create an inviting atmosphere. Using local, recycled and/or reused materials, as well as employing local craftsmen to design the benches, Bar Agricole is able to support local businesses. When designing the eating center for Albany, our goal would be to find local craftsmen, materials or industries near Albany, and incorporate them in the construction and interior design of the building to celebrate the local culture and industry. Bar Agricole also has a small on-site garden used for herbs and vegetables to supplement the restaurant.

This study provided methods for supporting local materials and businesses.



Cafe Agricole interior



Cafe exterior

Program Proposal — Restaurant & Lobby

Farmers Market (10,000 square feet)

- Areas to sit and eat
- Performance space

Commercial Kitchen (3,000 square feet)

- Cooking stations
- Prep Stations
- Industrial appliances

- Office Space (200 square feet)

- Storage

Urban Farm (2,500 square feet)

- Planting Beds
- Tool storage

4 Rotational Restaurant Space (1,000 square feet each)

Redesign of street parking on Water Avenue with addition of sidewalk

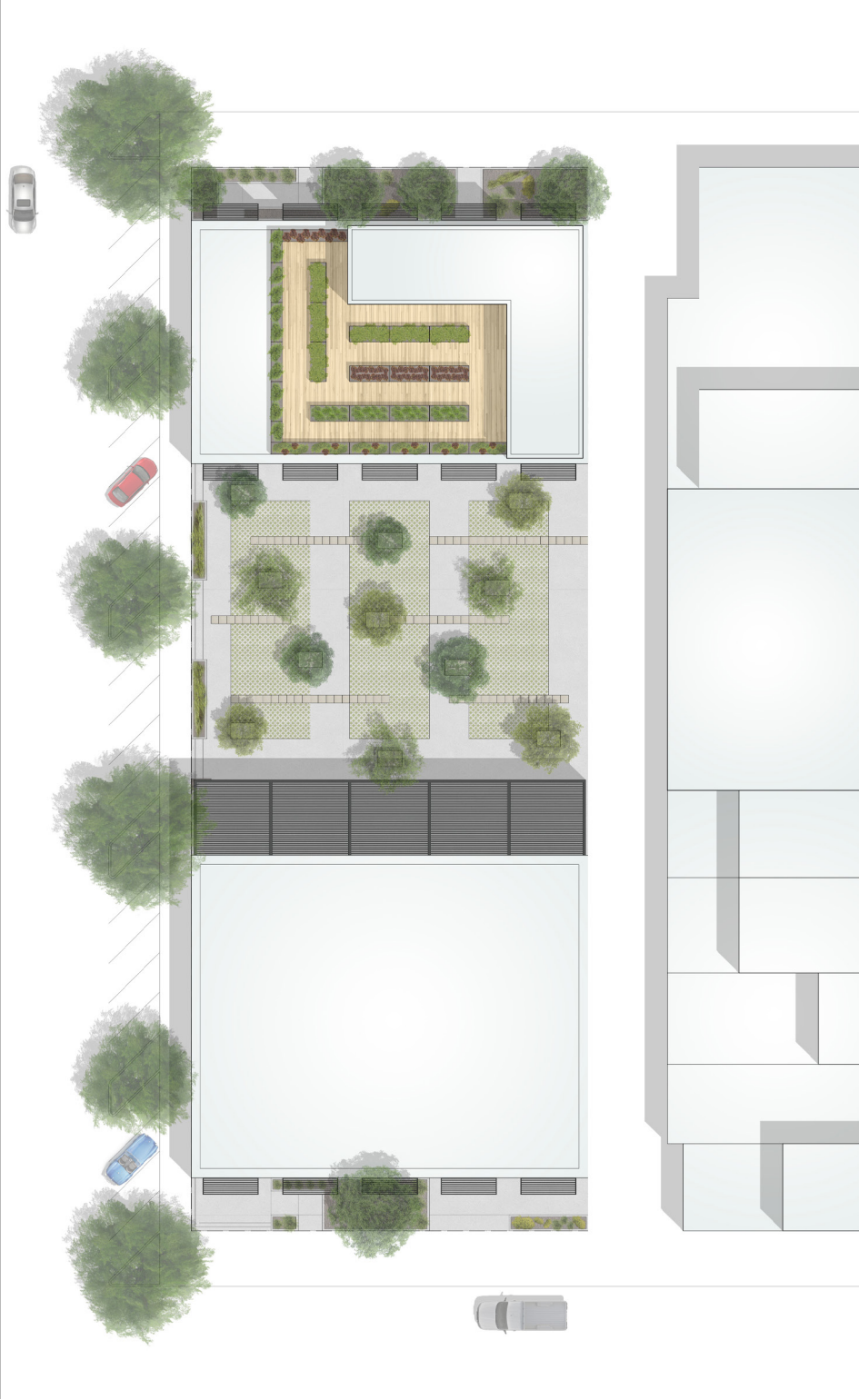
Student Work — Camden Santo



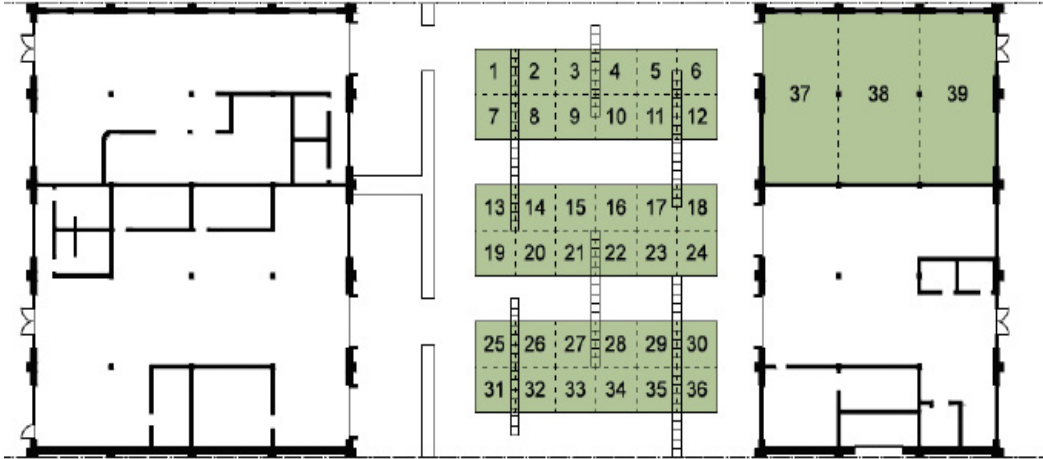
This project's main focus is to help build food culture by providing opportunities for individuals to grow their own food-based businesses and connecting residents and visitors to locally grown food. One drawback to this location, is its location on the edge of downtown in an area that is currently industrial. This leads the site and surrounding area to have light foot traffic. In order to address this problem, my main design concept for this project is to create strong connections. Connections between the different project elements on the site create a strong hub of activity, giving the site life and allowing it to remain active all day. Connections back to the immediate context and the downtown as a whole draw people into the site and help the project fit into the historic urban fabric of the downtown and the City of Albany. However, as Albany grows and the downtown becomes more populated and developed, this site is going to become very desirable real estate, which means that it might not always be a Farmers Market and regional food hub. My design is composed of two shell-like buildings that are flexible and can adapt to any potential tenant that might take over this location in the future.



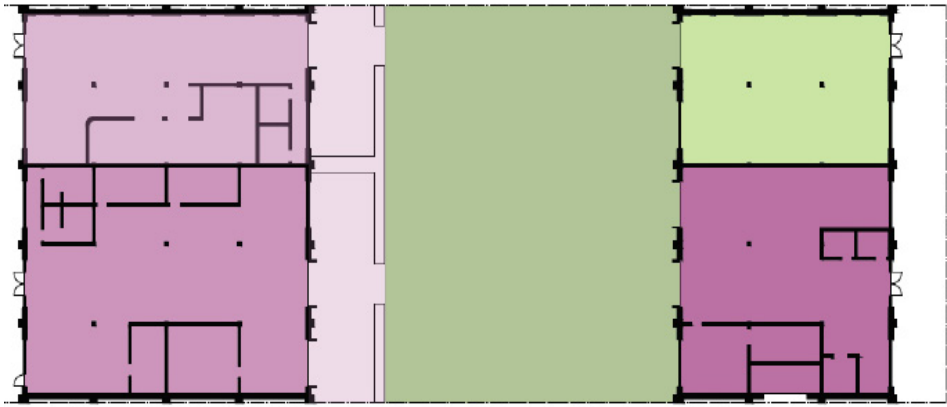
Student Work — Camden Santo



Student Work — Camden Santo

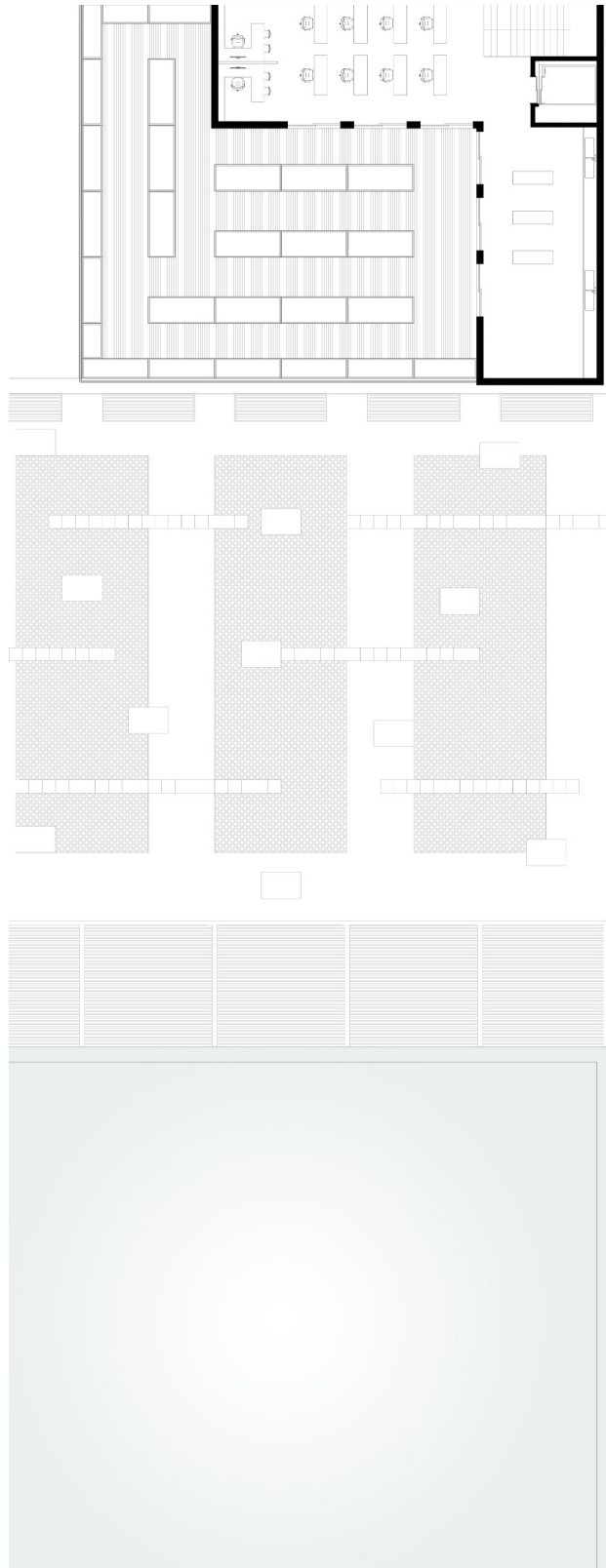


10' x 10' BOOTH

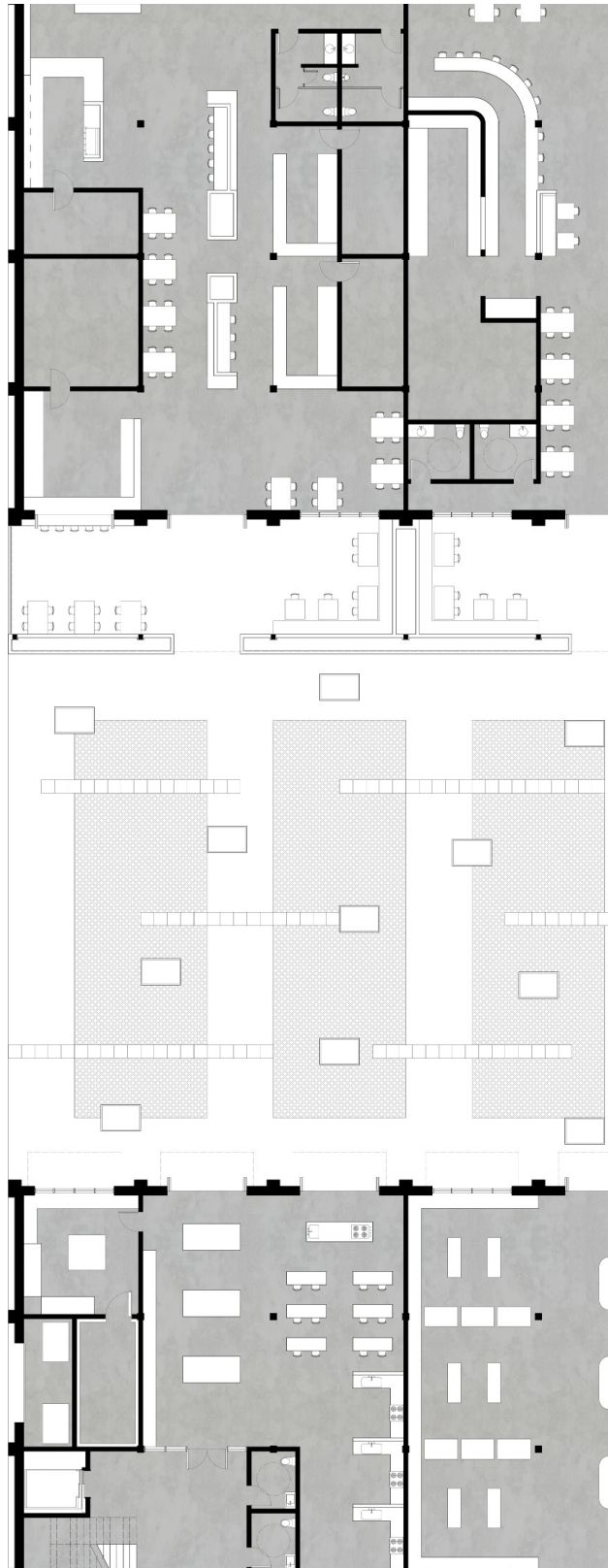


- URBAN FARM
- PERMANENT MARKET
- COMMERCIAL KITCHEN
- INCUBATOR KITCHEN & CAF
- RESTAURANT
- OUTDOOR SEATING

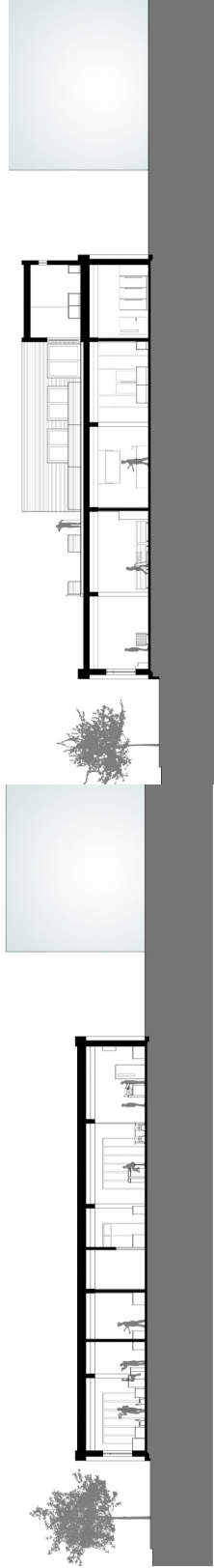
Student Work — Camden Santo



Student Work — Camden Santo



Student Work — Camden Santo

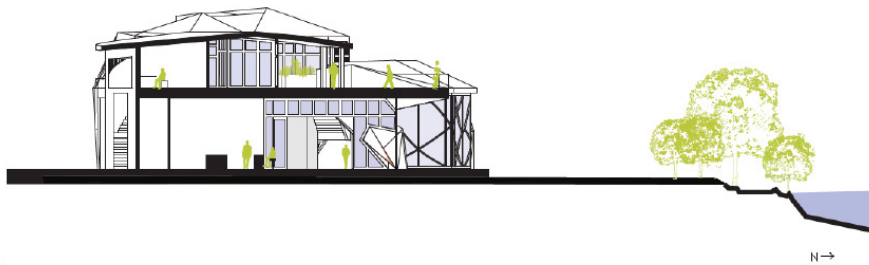
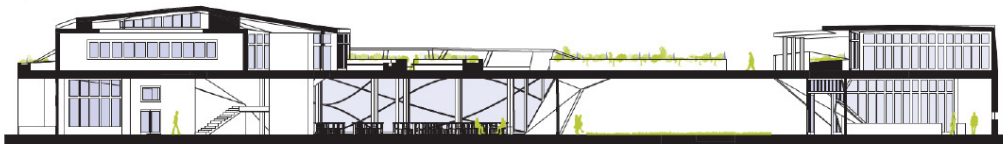
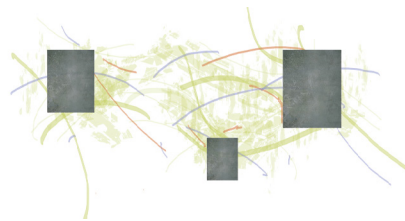
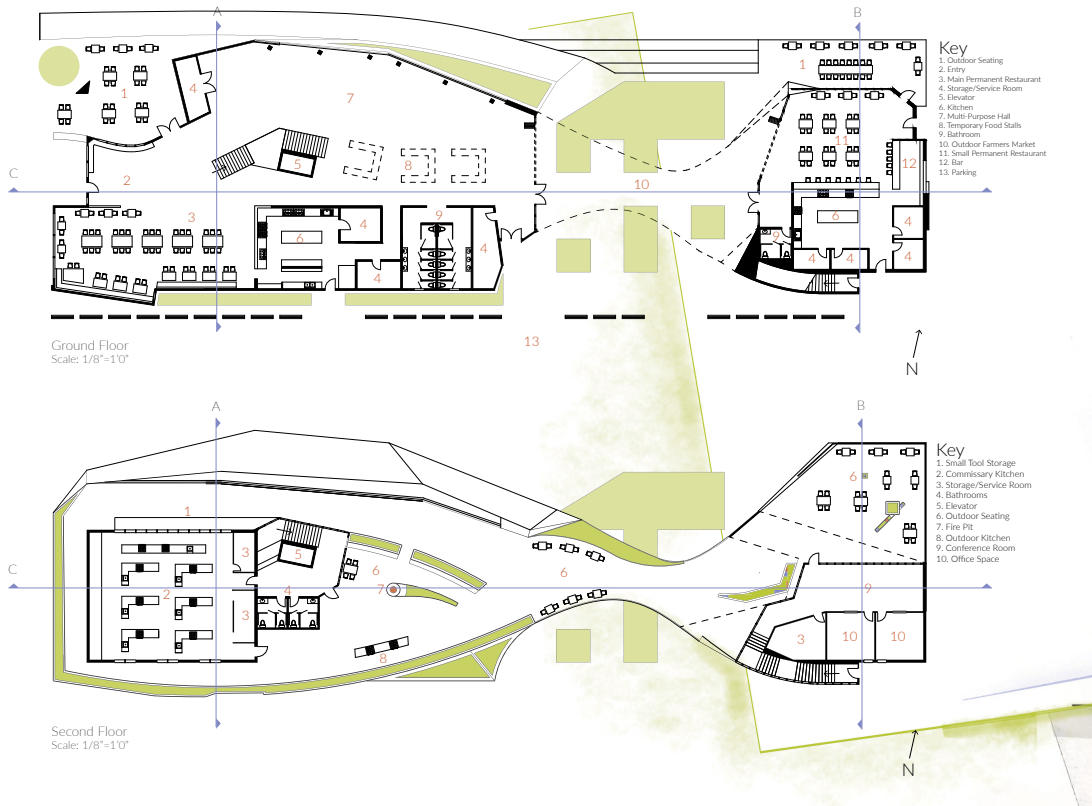


Student Work — Luke Janzen

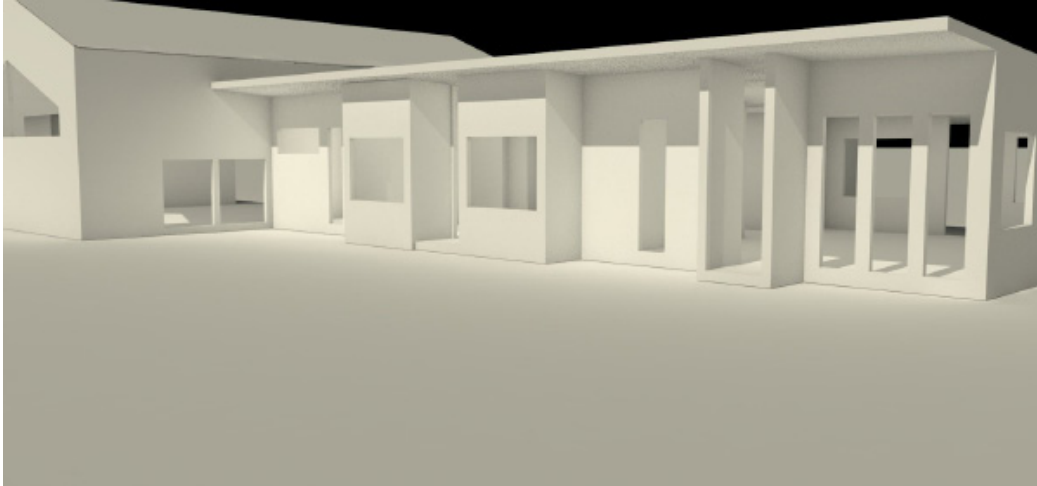


This project celebrates the dynamic nature of food to create an exciting new building that will attract people from Albany, and the rest of Oregon as well. By considering all of the underlying aspects of food—social, culture, artistic, nourishment and economics—this attempts to consider all of those aspects when defining spaces that fit the changing needs of Albany as it progresses towards the future. By breaking down the normal shell building archetype found in Albany, the building's main architectural qualities blend two interweaving shell forms. A simple rectangular shell that is a literal interpretation of Albany's context holds the permanent functional aspects. The other represents the dynamic visual and social energy associated with food, wrapping around the service areas to create flexible, free form spaces that can be adapted for many uses. Each form element represents a particular architectural ingredient, whether it be curved or angled, that acts on its own accord, still unified in the plan's overall organization. The project is also meant to instigate discussion on what it means to be functional, and how a building should relate to its context. This resulted in an extreme and conceptual approach, probing questions and discussions for both architecture and food.

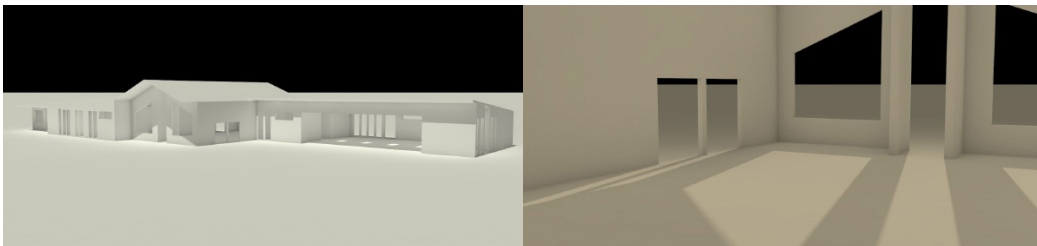
Student Work — Luke Janzen



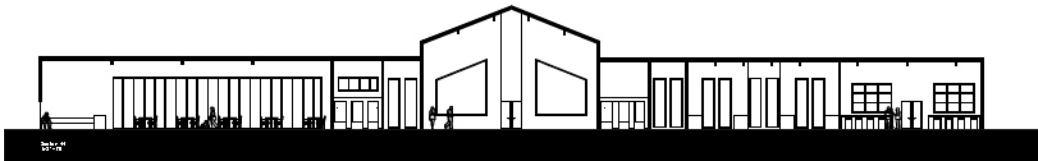
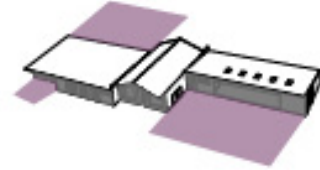
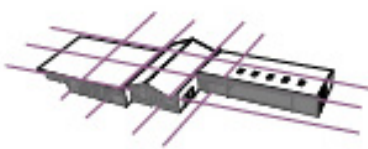
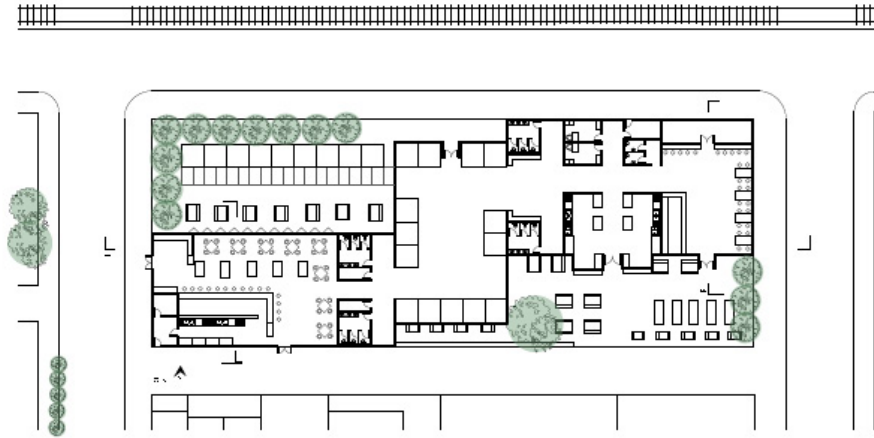
Student Work — Mia Ashley



This project proposes creating a space that attracts community members and visitors alike within an under-utilized site. The overall goal of this project envisions providing a downtown destination restaurant that also gives residents—interested in opening their own businesses—the ability through providing incubator restaurants spaces. These all come together in the commercial kitchen, the incubator restaurants can be used during business hours. When they are closed, the space can also be used for: cooking classes and educational purposes for the rest of the community. The permanent: tasting room, restaurant, and covered Farmers Market space consistently draw people to the site everyday and throughout the year.



Student Work — Mia Ashley



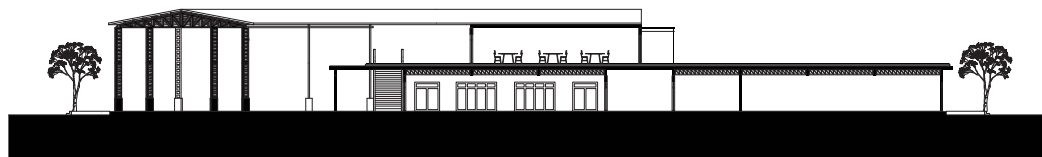
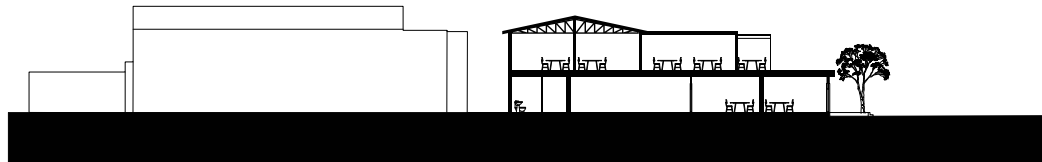
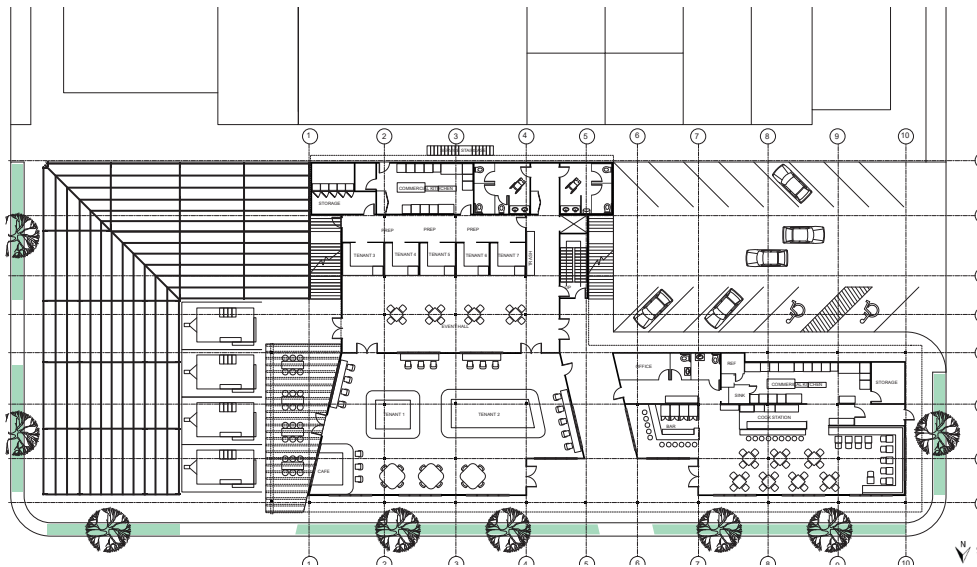
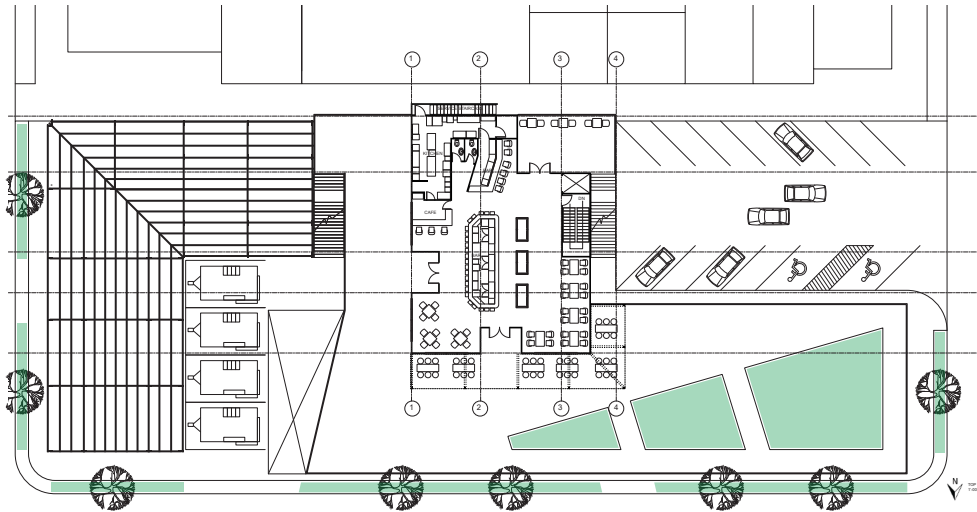
Student Work — Steven Liang



The most important part of this Eat program is the commercial kitchen. Its design and use are created in accordance with the Farmers Market and restaurants. This commercial kitchen will be part of the community of creative chefs and bakers working hard to provide local and healthy food for people. The purpose of this project is to encourage residents to create interesting and successful businesses in Albany. The commercial kitchen will support innovative and creative food professionals and will incorporate cooking stations and appropriate equipment to operate the stations. The type of ingredients offered by local farms, as well as the philosophy and preparation techniques of chefs and bakers, determine the focus and the number of the stations in this commercial kitchen. This commercial kitchen will host workshops and demonstrations to help residents connect with people who make healthy, local food. The kitchen layout will provide efficient movement patterns that allow a free flow of traffic. It will be an affordable, certified, and fully-equipped commercial kitchen that helps small food businesses test and prepare their products for the market. This place will act as an incubator for local people to start with small business ideas and empower local business owners.



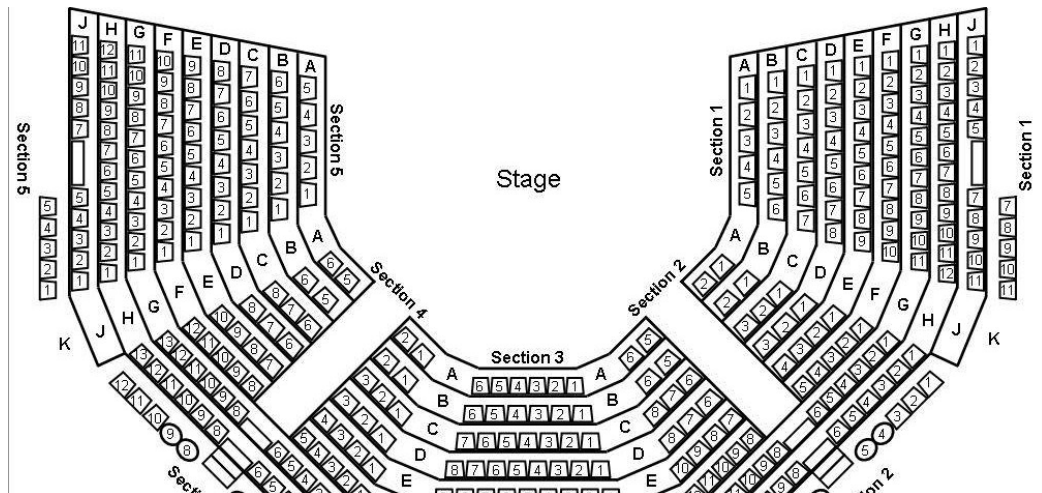
Student Work — Steven Liang



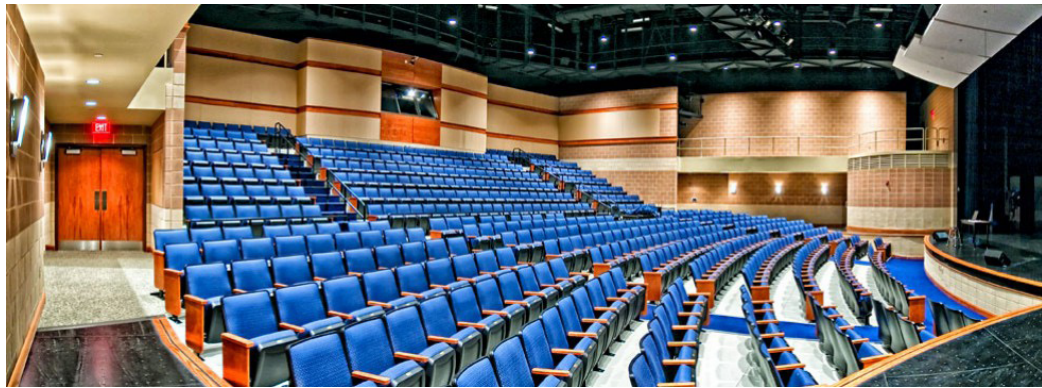
New Experiences — Social Equity

Introduction of “Play”

The driving force behind the "Play" component is creating an entertainment space for various users to eat, relax, and enjoy shows and concerts within the City of Albany. The proposed location sits next to the future Carousel Museum; the two entertainment—focused buildings are at one end of Albany's downtown. Proposals include: Indoor and outdoor theater considerations, classrooms within the building to promote theatric arts education, and flexible space for recital/practices. The theater space itself can also be flexible to facilitate a wide range of performances and functions. These features, working in concert with the new Carousel Museum, attract people of all ages to the Albany downtown.



Sample theater layout



Theater interior

Precedent Studies — Athenaeum/Rathskeller

Architect: German Immigrants

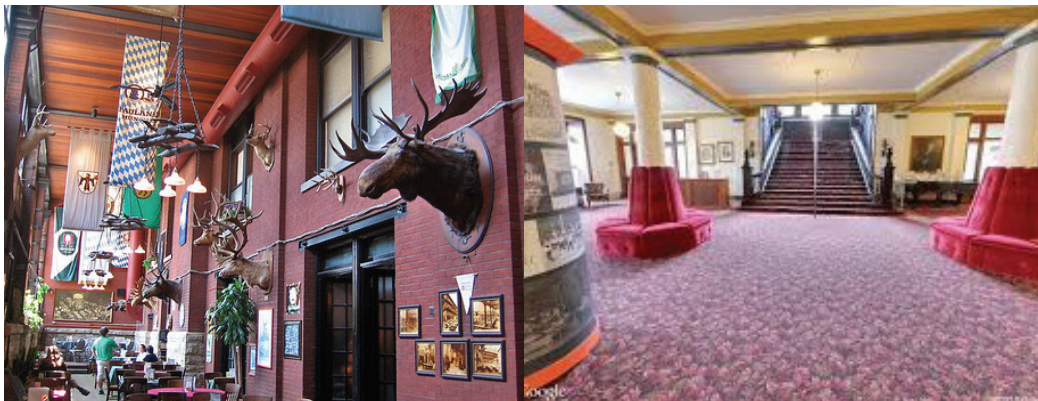
Location: Indianapolis, IN

This study provided methods for developing flexible entertainment spaces.

- Easily adaptable to fit any type of program
- Restaurant/bar attached as a retrofit
- Beer garden in the back to house, additional live bands
- Non-traditional seating arrangements help to adapt to shows
- Dancefloor in front of stage
- Side balcony seating/standing room



Theater interior



Exterior and entry

Entry and lobby space

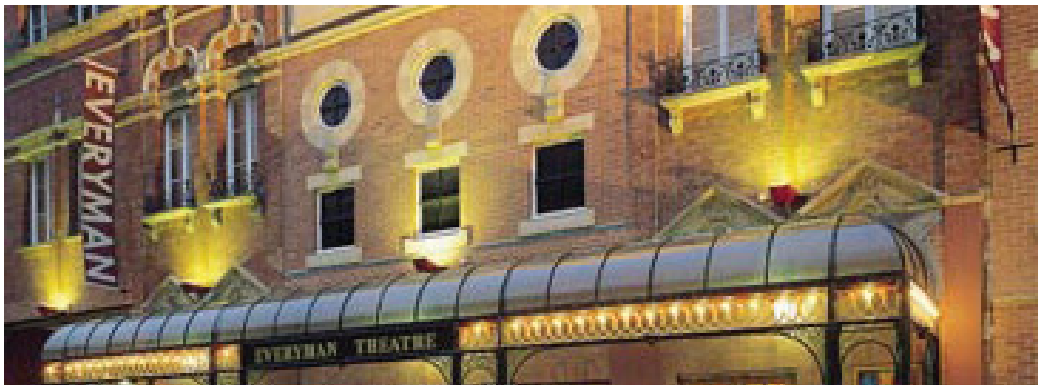
Precedent Studies — Everyman Gloucestershire’s Theatre

Architect: Unknown

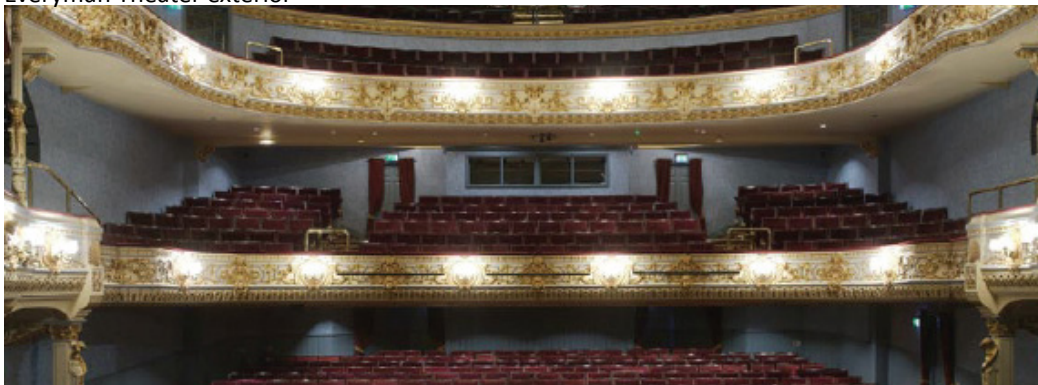
Location: Cheltenham

The Everyman Theatre is a refurbishment project that included the renovation and complete remodeling of the main auditorium. The requirement was for a simple and cost effective control system that could switch between low energy daytime settings and more elaborate lighting during performance times, with the ability to turn all lights off from one position when the building is vacated at night. The scheme ensures that theatre management can set appropriate light levels and scenes to fit with the variety of events taking place at the venue. Applications covered auditorium, corridor, bar, cafe, reception, stairs, and toilets. There are two stages in the building, one that seats 694 and a 60-seat studio theatre.

This study provided methods for renovating an auditorium and applying energy efficient installations.



Everyman Theater exterior



Theater interior

Precedent Studies — Municipal Theater of Zafra

Architect: Enrique Krahe

Location: Zafra, Spain

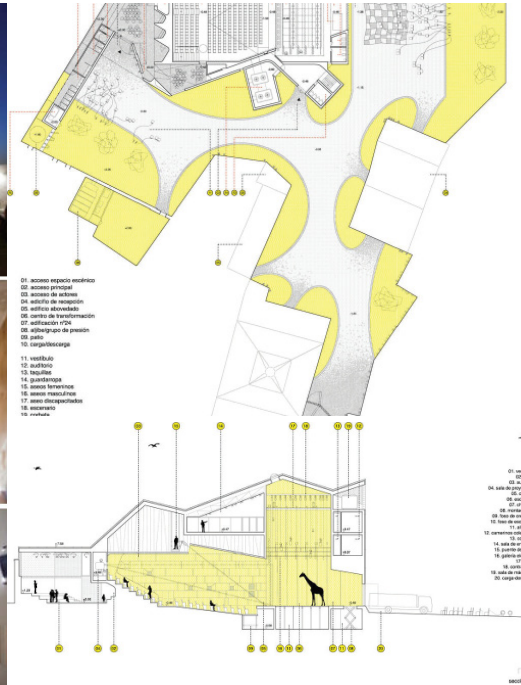
In a downtown area with irregular property boundaries, the site and building “absorb” the abnormal shapes present. The design creates a unique program separation inside, with minimalist landscaping to create natural boundaries.

- Efficient separation of programs
- Simple way-finding
- Gentle slope for visitors with disabilities
- Intimate and close to stage
- Underground pit orchestra and storage
- Upper level room for small performances

This study provided methods for effective site response and program separation.



Zafra Theater exterior and interior



Floor plan and section

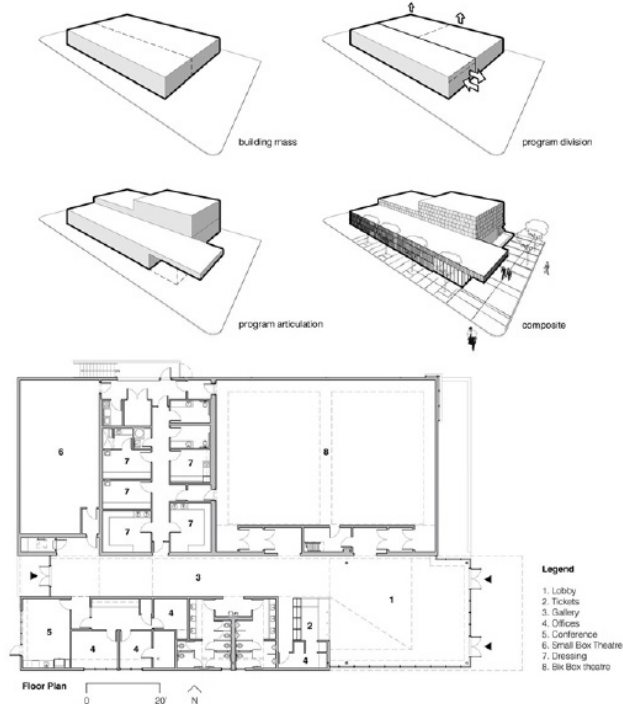
Precedent Studies — Hattiloo Theatre

Architect: Archi Mania

Location: Memphis, TN

The new theatre had a modest budget for a modern day theatre based on other precedents and case studies. The design defines components that were permanent and components that could be added over time based on continued fund-raising and profit. The theater had a simplistic design to lower cost.

This study provided methods for developing low-cost entertainment spaces with the ability to grow over time.



Program Proposal — Restaurant & Lobby

Primary program:

Performing auditorium/theater: seat 500-600 people

4,900 - 5,880 square feet, not including stairs between rows for access.

More for handicap access.

Multi-purpose, in order to best serve the community of Albany

Secondary program:

Lobby: approximately 1,000 square feet

Classrooms (1-3): 800 square feet per classroom

Outdoor public space

Cafe / restaurant: approximately 1,500 square feet

Ticket booth (exterior)

Administrative offices (3-5)

Bathrooms

Maintenance room (heating/cooling)

Mechanical room

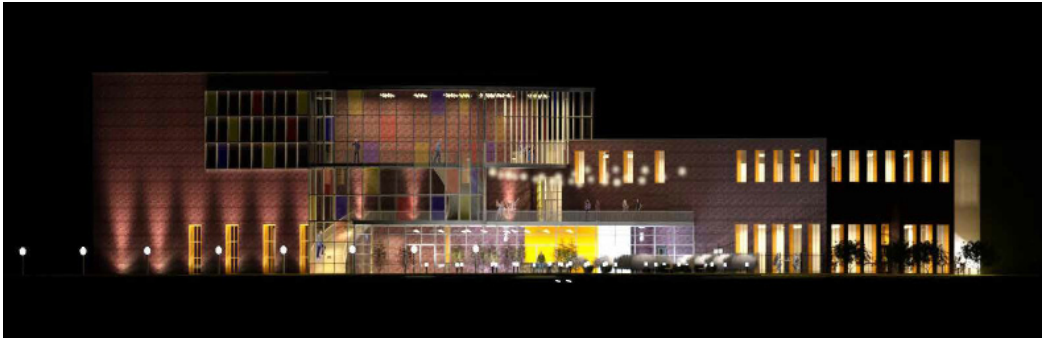
Marketing areas

Other:

Storage space (30-35% of storage space as portion of the stage)

Parking (minimum of 1 spot per 4 theater seats) off-site or underground parking negotiable

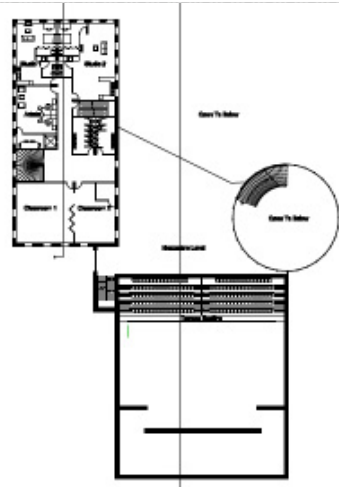
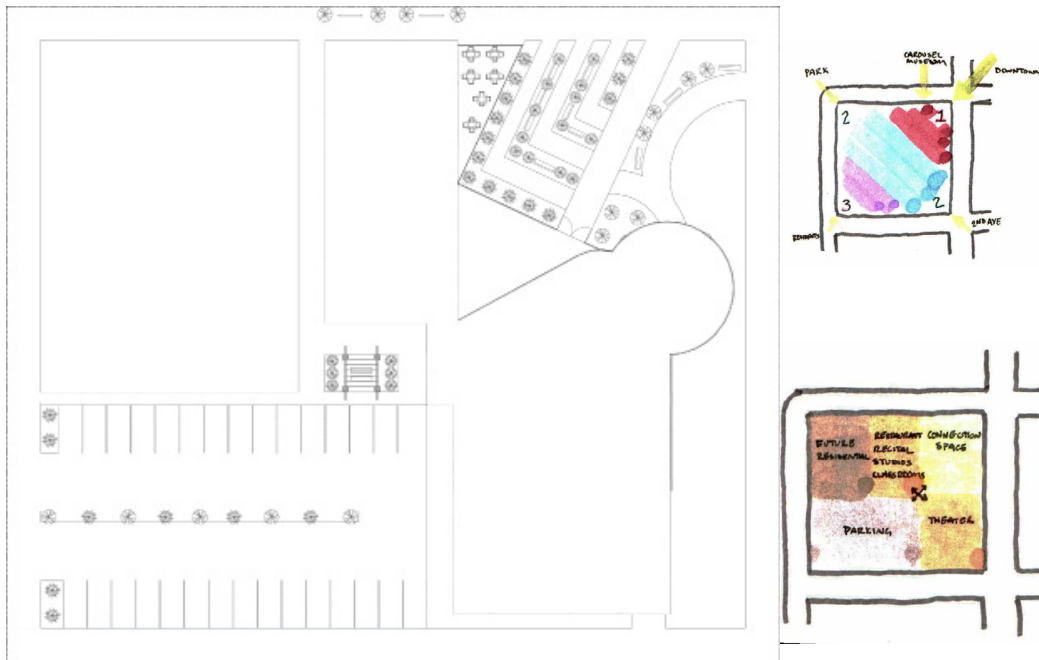
Student Work — Daniel Purtha



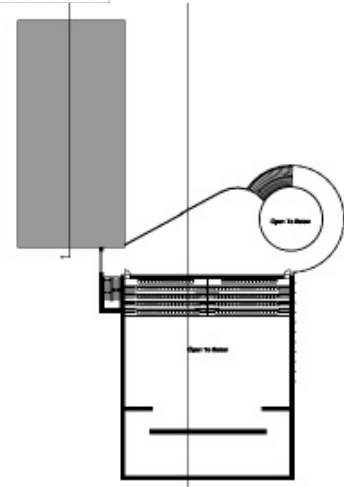
This project proposes creating a space where the City of Albany's residents and visitors can enjoy the arts, establish community, and learn. The spaces provided are: Main theater, recital hall, restaurant, flexible classrooms, two live-in artist studios, as well as a reflection garden area. The proposed theater will restore and sustain the social economy and draw people to experience both art and downtown Albany.



Student Work — Daniel Purtha



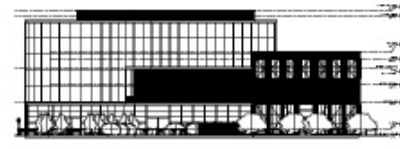
SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"



MARLINGTON
SCALE 1/32" = 1'-0"



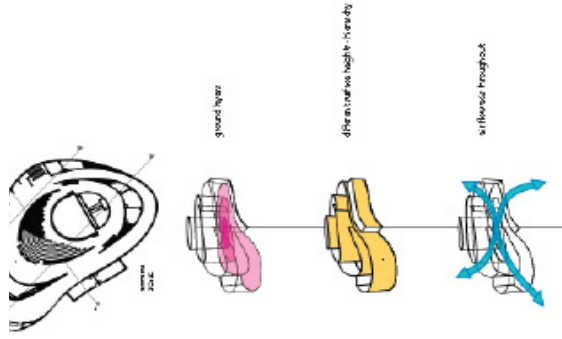
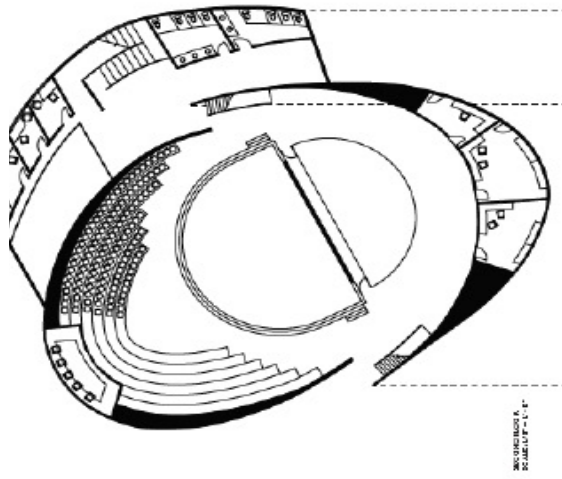
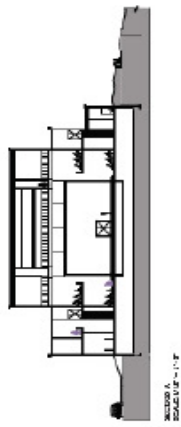
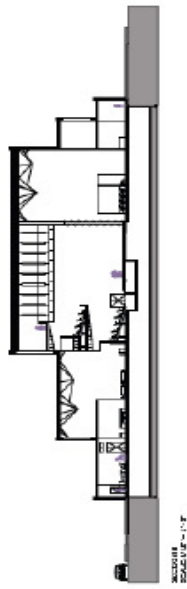
NORTH FACE
SCALE 1/32" = 1'-0"

Student Work — Karin Ziv

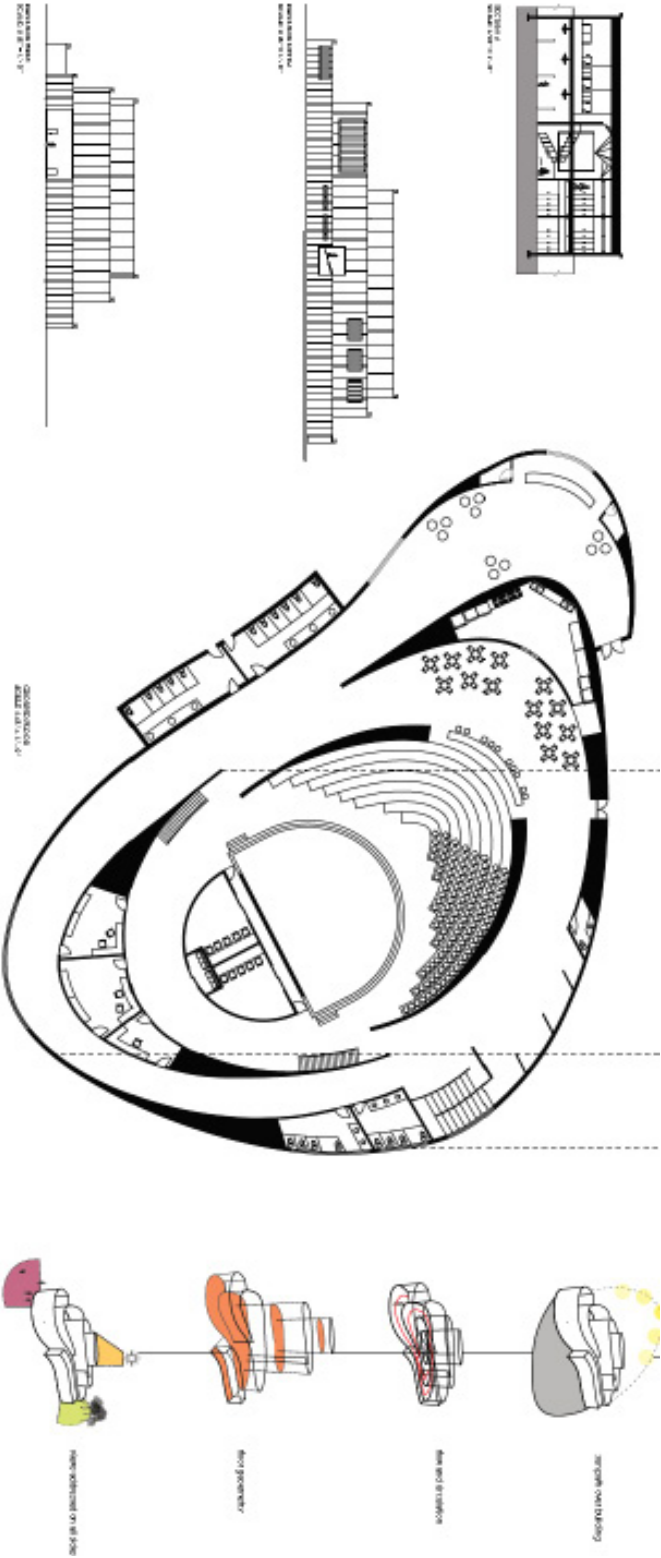


This project proposes creating an entertainment space for users in Albany to: Come, eat, drink, sit, and enjoy various forms of theater/concerts. The theater promotes education of the “arts” in Albany by providing classrooms/studios for students to come together and be innovative. Flexible theater spaces accommodate different performances' needs. The design acts as a gateway from both downtown Albany and the adjacent river. Green space extends from across the river and wraps around the building. The building's form is generated from analyzing these environmental forces.

Student Work — Karin Ziv



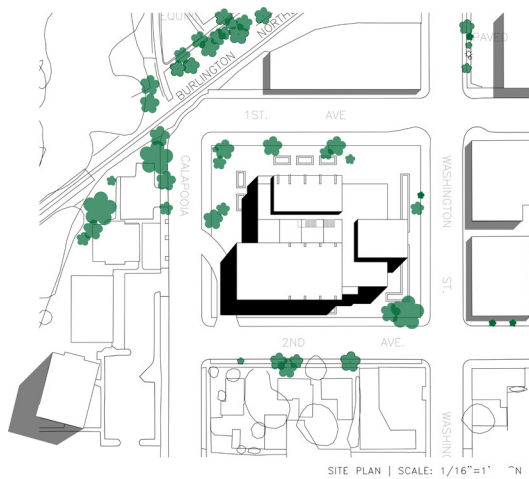
Student Work — Karin Ziv



Student Work — Lewis Case



This project proposes creating a ballroom and community center situated in downtown Albany that responds to the needs of the growing city. The building design offers flexible, efficient spaces that can be used for a variety of activities. This building functions as a destination; a reward for those visiting the downtown area. The project creates stimulating spaces vertically, horizontally, internally, and externally. The community center will not only revitalize Albany's downtown, but introduce a modern spark that continues to attract visitors.



Student Work — Lewis Case



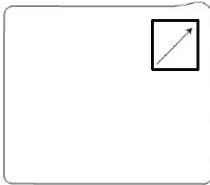
Student Work — Patrick Taylor



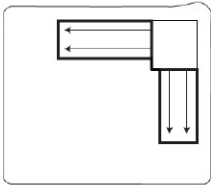
This project proposes building a theater that offers education of the arts while simultaneously offering an experience of art. The Albany Lecture Theater mixes the future and the past together through the use of materiality and spatiality. The North Wing expresses itself as prospective with its floor to ceiling curtain wall glazing windows. These inviting windows represent a transparency of the building that brings to light the openness and availability that comes with the quest for knowledge through creativity; conversely, the East Wing represents the past by being a controlled, well-grounded environment. The Albany Lecture Hall is designed around two main concepts: Experiencing the arts and the education of the arts.

During the day, the Lecture Theater will offer a variety of classes that range from art studios, graphic design courses, to dance classes inside the accordingly stocked classroom. At night, you will be submerged into an experience of tangible imagination through live theatrical plays and performances inside of Albany Lecture Theater's 280-seat community theater hall.

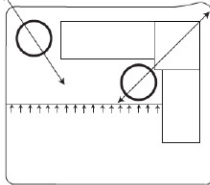
Student Work — Patrick Taylor



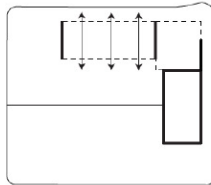
Occupy the NE corner of the site to respond to the heavy flow of pedestrian and car traffic



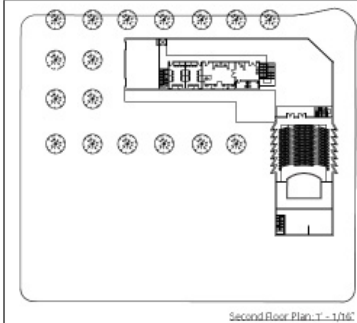
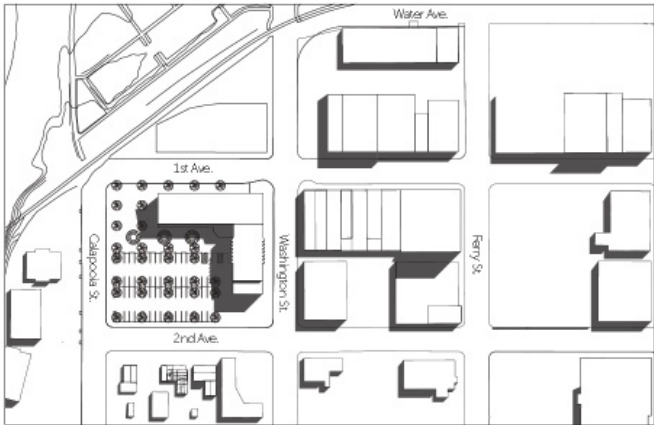
Extend out from NE Corner to follow the urban context of Downtown Albany



Keep NW corner open to connect to the river, keep NE transparent to allow connection between downtown and site



Have connection through Lecture side and keep the Theater a controlled environment



Second Floor Plan T - 1/16"



North Elevation T - 1/16"



North Section T - 1/16"



West Elevation T - 1/16"



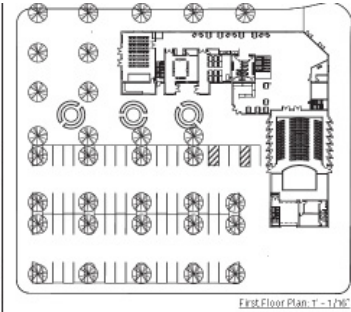
West Section #1 T - 1/16"



West Section #2 T - 1/16"



South Elevation T - 1/16"



First Floor Plan T - 1/16"

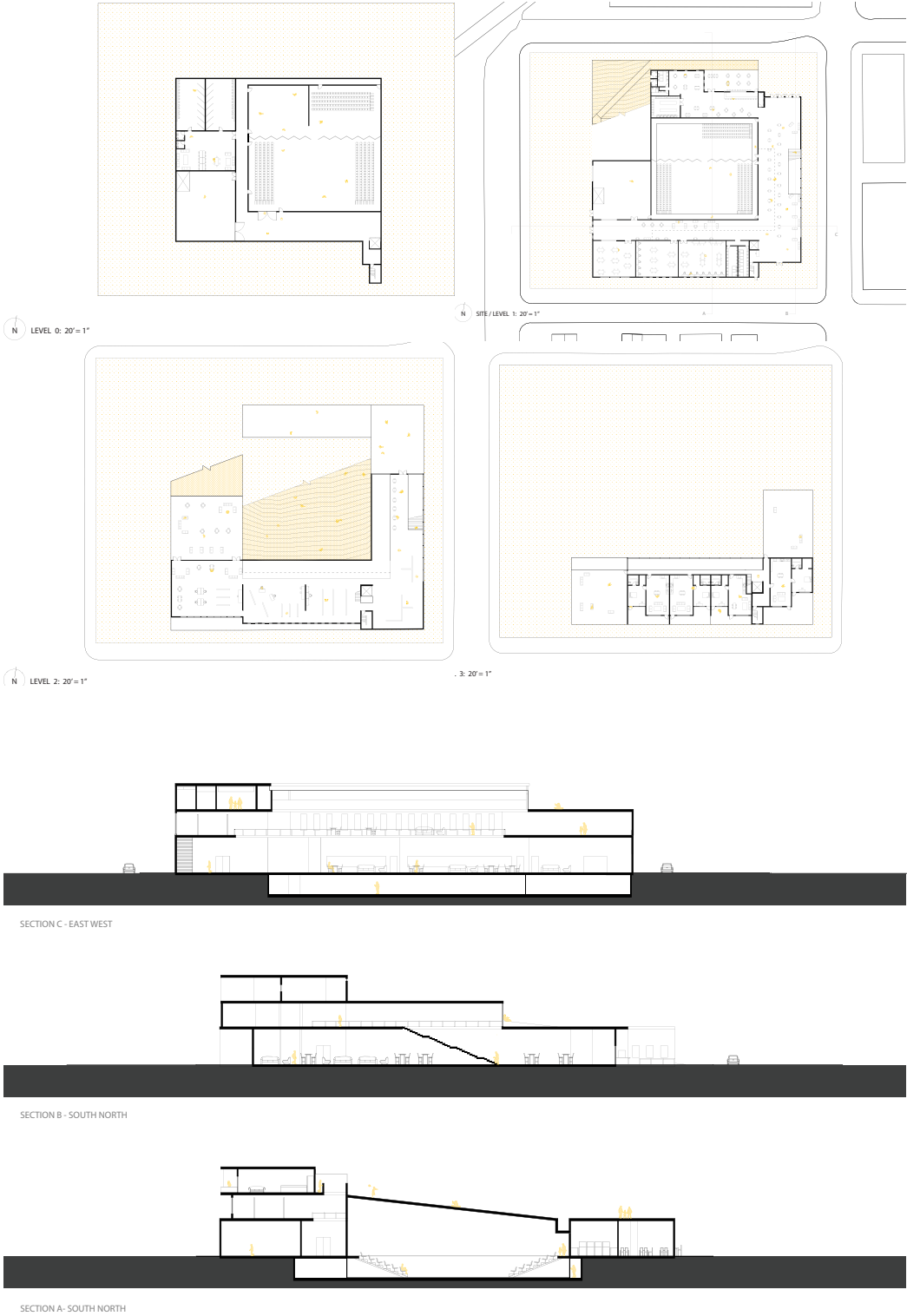
Student Work — Serena Abouchar



As downtown Albany grows it has the opportunity to design its future. The goal of this building is to unite the city through the arts by creating a community and performing arts center. This site is uniquely located on the edge of the downtown area with visual connections to the waterfront park. This relationship pushes for the opportunity to implement ecological measures as part of the urban fabric. In an attempt to create flexibility, shared retractable or curtain walls allow spaces to expand or contract in response to the necessity of the user. The design gives visitors the opportunity to access the outdoor spaces as well as the indoor spaces throughout the building.



Student Work — Serena Abouchar



Conclusion

The proposed projects illustrate potential solutions to specific issues within the City of Albany. Students conducted site analyses and research for their respective sites to better understand the underlying problems and considerations the designs should cover. Main themes throughout the student proposals include: Historic revival, community support, and providing new experiences. Together, these ideas help envision urban renewal for the City of Albany.

Project proposals focused on reinstating the St. Francis Hotel functionally and symbolically. Students redesigned the hotel's interior based on: Day-lighting, spatial quality, and cost, while preserving the historic facade. Projects utilized and expanded the existing light-well to bring light into hotel spaces. Students proposed creating a "boutique" hotel that showcases Albany's unique character and history. In response to the city's demand for increased urban housing, proposals also included various forms of residential units: Apartments, social housing, and high-end lofts. To support these two living spaces and further enhance downtown Albany, students proposed restaurants and shops that occupy the ground level.

Project proposals focused on creating adaptive accommodations for Albany's Farmers Market and starting businesses. The selected site acts as the threshold between the river and downtown Albany. Therefore, circulation and access became important aspects. Projects included: Parking considerations, urban farms, flexible interior and exterior spaces for housing the Farmers Market and events, classrooms, and incubator spaces.

Project proposals focused on establishing a space that fosters social activities and learning. The project site sits across from the future Albany Carousel Museum, working together as one endpoint of downtown Albany. Project proposals considered: Historic elements adjoining modern ones, flexible theater space to facilitate various performances, non-traditional learning environments for teaching art and theatrical content, and interior and exterior public space where individuals can come and interact.