

RESEARCH

MAKING PLACE : TAKOMA LANGLEY CROSSROADS GREEN ISLES

Final Report | Spring 2025



Prepared by UMD CRPM Architecture studio (ARCH408)

ACKNOWLEDGEMENTS

Thank you to our studio faculty, **Rayya Newman and Ronit Eisenbach**, and our Teaching Assistant, **Carlos Montes**.

We are grateful to our partners and their leaders:

Javier Rivas, **The Takoma Langley Crossroads Development Authority (TLCDA)**, Kim Fisher, **Partnership for Action Learning in Sustainability (PALS)**, The NCSG Creative Placemaking Collective, and Sheila Somashekhar, **The Purple Line Corridor Coalition**.

As well as:

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Thank you to the students of the **Spring 2025 UMD CRPM Architecture studio (ARCH408)**:

Jaden Adjei, Connell Brandner, Matthew Cienfuegos, Daniel Cosby, Michelle De Jacolyn Seneviratne, Bawi Za Hei, Matthew John Kilby, Haruna Maeyama, Abigail Smith, Ozkar Monzalvo, Christine Tan, and Seta Whitney.

The **Spring 2025 UMD CRPM Architecture studio (ARCH408)** and **Art studio (ARTT427)** worked in partnership with TLCDA to engage with participating businesses in order to hear their stories and share their vision for the future of the Takoma Langley Crossroads.

01 | PROJECT DESCRIPTION

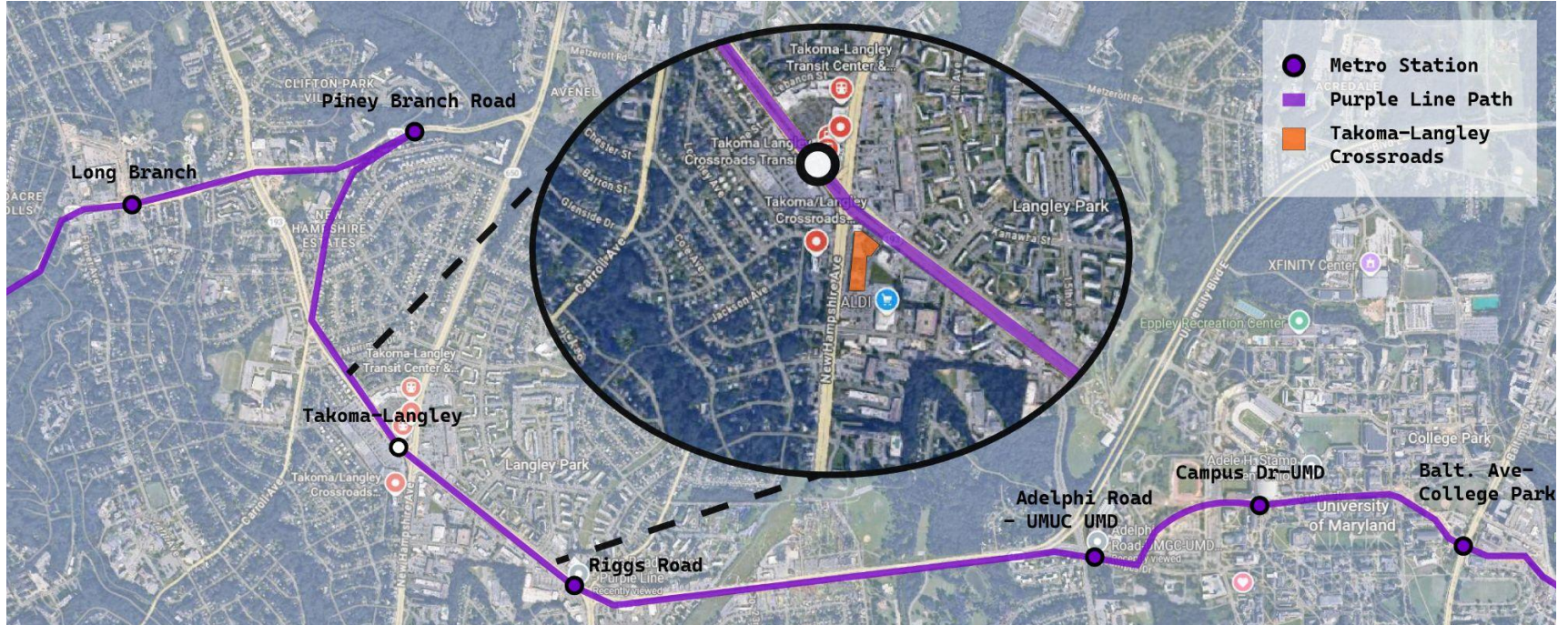
The Purple Line light rail construction is currently disrupting commerce in the Takoma Langley Crossroads, adversely affecting its many small businesses and contributing to a sense of uncertainty and vulnerability. While the hope is that the new light rail and subsequent development will eventually contribute to the Purple Line Corridor Coalition's (PLCC) Goal 4 — the “creation of vibrant and sustainable communities that enhance health, culture, and a sense of place,” it is difficult to envision this future right now.

However, Creative Placemaking (CRPM) can play a vital role in shaping and imaging that future, helping the surrounding communities navigate change. Since its founding in 2013, PLCC has been working with CRPM to advance PLCC's Goal 4 through CRPM studios. This year's effort focused on Takoma Langley Crossroads. The team envisioned a culminating festival that involved both CRPM studios and local artists. UMD staff, faculty and students in The Purple Line Corridor Coalition, the UMD Creative Placemaking (CRPM) minor studios, and PALS worked with the Takoma Langley Crossroads Development Authority (TLCDA) to create this spark focusing on animating a block of businesses.

The **Spring 2025 UMD CRPM Architecture studio (ARCH408)** and **CRPM Art studio (ARTT427)** worked in partnership with TLCDA to activate the area and learn from local businesses, to hear their owners stories and spark a conversation about the future. This presentation includes student research as well as final work from both classes. Research included precedent studies, site analysis and documentation, a movement workshop and a business engagement plan to learn from visits to the shops and learn their stories. This initial work informed the design of the art students' mosaic covered planters and the architecture students' seating/planter prototype, as well as the spatial and activity planning of the Block Party and the design of strategies for people to learn about the businesses and imagine other futures at the event.

PROJECT DESCRIPTION

Making Place : Takoma Langley Crossroads Green Isles



Zoom out: The Metro Purple Line and its relation to Takoma Langley Crossroads Shopping Center.

PROJECT DESCRIPTION

Making Place : Takoma Langley Crossroads Green Isles

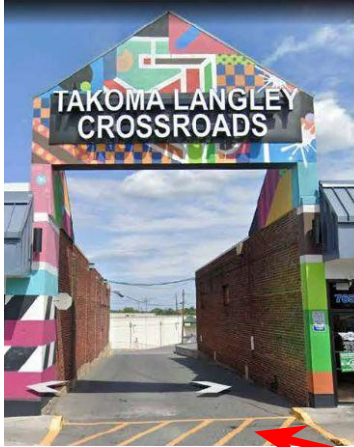


As mentioned, this project employs temporary Creative Placemaking to advance the long term goals of “improving walkability, sustainability, celebrating the local culture, strengthening and deepening overall community engagement, and supporting local businesses along New Hampshire Avenue.” Currently, Takoma Langley Crossroads has little greenery or areas of rest on site, so the intention was to incorporate seating prototypes and planters within the stripmall along New Hampshire Ave. temporarily as a first step in developing permanent improvements in community engagement, seating, and greenery in the future.

To support the local businesses, The City of Takoma Park granted TLCDA funds to increase greenery, lighting, and business support, allowing UMD Creative Placemaking to partner with them to develop a masterplan to implement these changes . By further developing the area the the Purple Line light rail passes through, the the stripmall will hopefully regain foot traffic and offset business decline during the construction.

PROJECT DESCRIPTION

Making Place : Takoma Langley Crossroads Green Isles



First, UMD's ARCH408 class would meet with TLCDA and businesses within the mall to gauge the owners' concerns and priorities as students brainstormed ways to improve the space. After speaking with business owners, envisioning a future where people walked and biked to the businesses from the Purple Line and the neighborhoods, the studio would then develop a series of oases, places for people to stop and play, relax, or dine. These delightful "green isles" would include new planters and furniture to support gathering and activate the area currently reserved for cars.

These green isles would then be put on display in the culminating festival that would excite the community and suggest ways to incorporate the tiled planters created by Prof. Brandon Donahue-Shipp's Paint on Site Studio as a first step in developing long term methods to celebrating the area and attracting customers to the local businesses.



PROJECT DESCRIPTION

Who is T. L. C. D. A. ?

The Takoma Langley Crossroads Development Authority is a key partner in this project, representing the interests of business and property owners in the Crossroads. By collaborating with their organization, we were given the opportunity to engage with and work alongside business owners to develop events and solutions to community concerns while also keeping PLCC's Goal 4 in mind.

“Our mission is to support and enhance the vitality of the Takoma/Langley Crossroads commercial district through strategic marketing, safety initiatives and collaborative efforts for a welcoming and prosperous business community.

Our vision is to foster a thriving multicultural commercial district developments, cultural vibrancy and community well-being.

Our core values are inclusivity, innovation, stewardship, and community empowerment.”

<https://takomalangle.org/about/>



SITE ANALYSIS: THROUGH ONE LENS

Lens: (noun) something that facilitates and influences perception, comprehension, or evaluation

-Merriam-Webster Dictionary online

Each studio member as invited to select a “lens” in which to analyze the site. These lenses were - sound, sunlight, greenery, signage, accessibility, kid/family-friendly, walkability, transportation, history, facades, building uses, and traffic. Each page reflects one “lens” analysis from a student.



Walkability

Abby Smith



TAKOMA
LANGLEY
CROSSROADS



Zooming Out

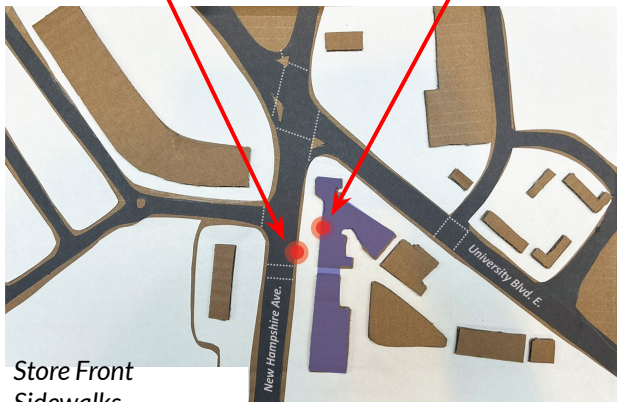
Destinations within walking distance of Takoma Langley

Crossroads:

- Commercial District (part of TLCDA)
- Langley Park plaza (shopping mall)
- Transit Bus Center
- Residential Housing
- Parks/ walking trails



Zooming In



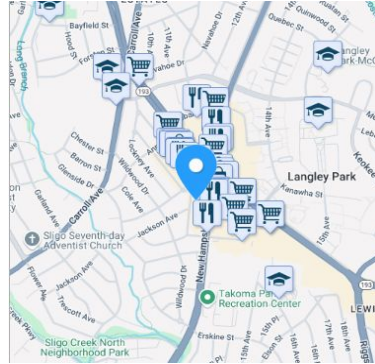
Research & Data

Walk
Score

84

Very Walkable

Most errands can be accomplished on foot



90-100 Walker's Paradise

Daily errands do not require a car

70-89 Very Walkable

Most errands can be accomplished on foot

50-69 Somewhat Walkable

Some errands can be accomplished on foot

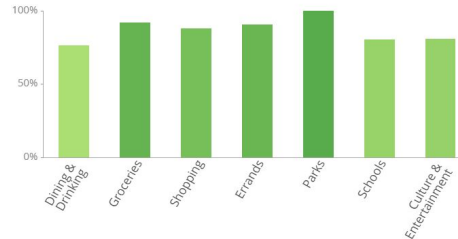
25-49 Car-Dependent

Most errands require a car

0-24 Car-Dependent

Almost all errands require a car

The Walk Score for this location is based on the following categories.



Pedestrian Safety

- Takoma Langley Crossroads is one of the **most dangerous** intersections in Maryland
- **11 pedestrian fatalities** since 2008 & more injuries
- **Wide lanes, distant crossing,** and faded/no crosswalk signals

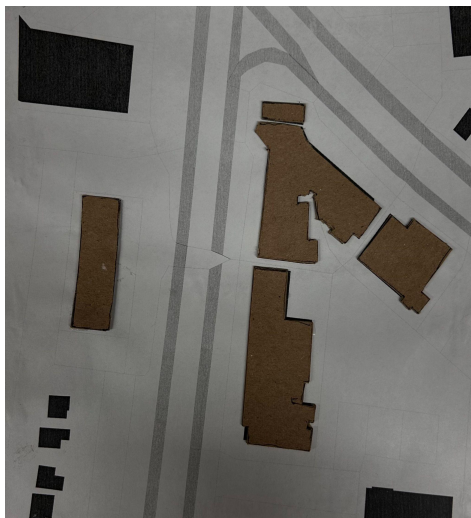


Sunlight

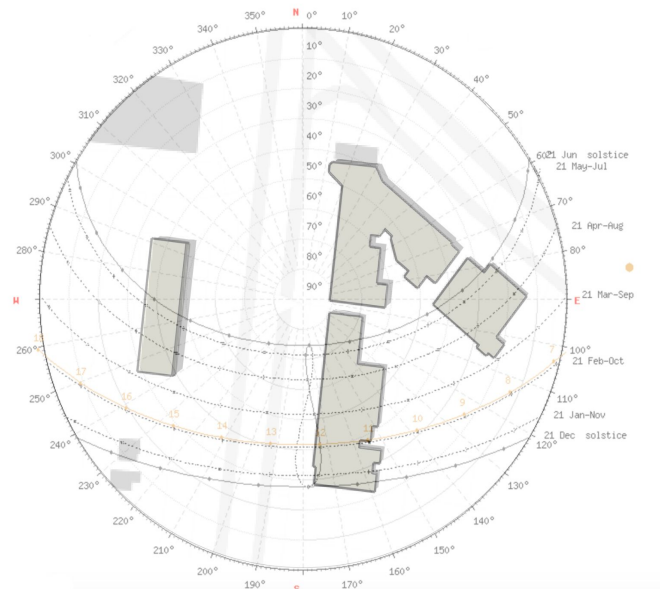


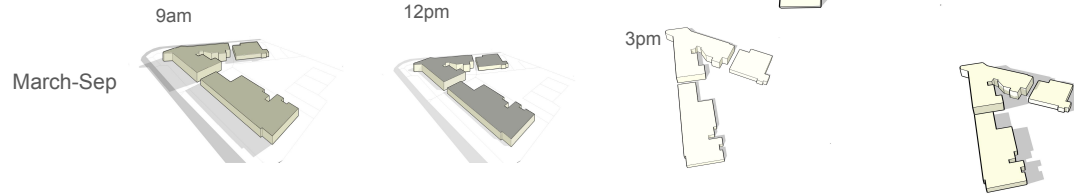
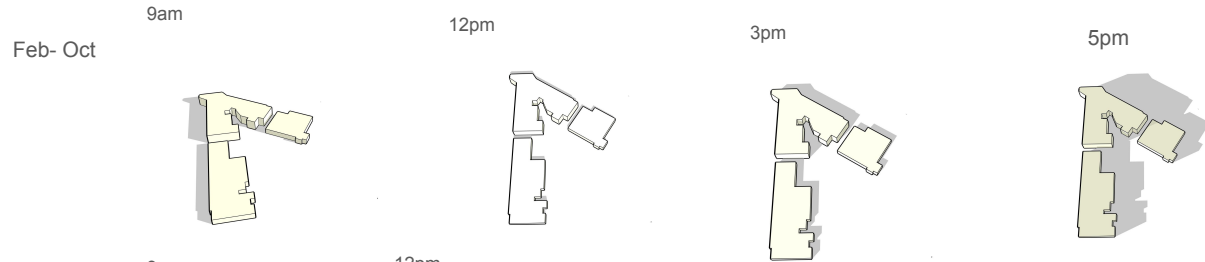
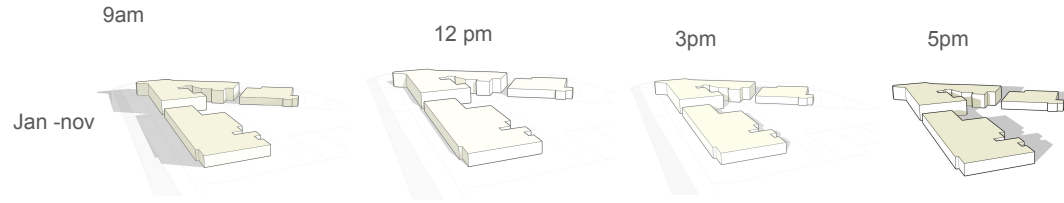
Takoma Langley Corridor Development
Authority





- Great location
- Receives a lot of sunlight
 - Summer and winter
- Perfect for plants and seating areas
 - Winterberry
 - Coneflower
 - American holly
- Concrete
 - withstand snow, UV rays
 - Does not rust
 - Does not warp
- Wooden bench
 - Natural aesthetic, can be aesthetically pleasing, potentially sustainable depending on



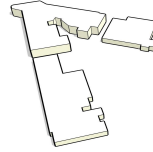


April-Aug

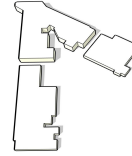
9am



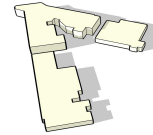
12pm



3pm

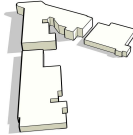


6pm

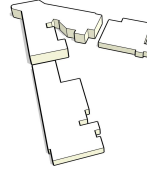


may-Jul

9am



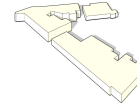
12pm



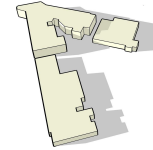
3pm



5pm

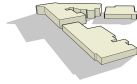


7pm



June

7am



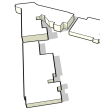
12pm



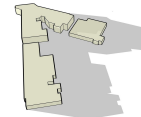
3pm



5pm



8pm



Dec

9am



12pm



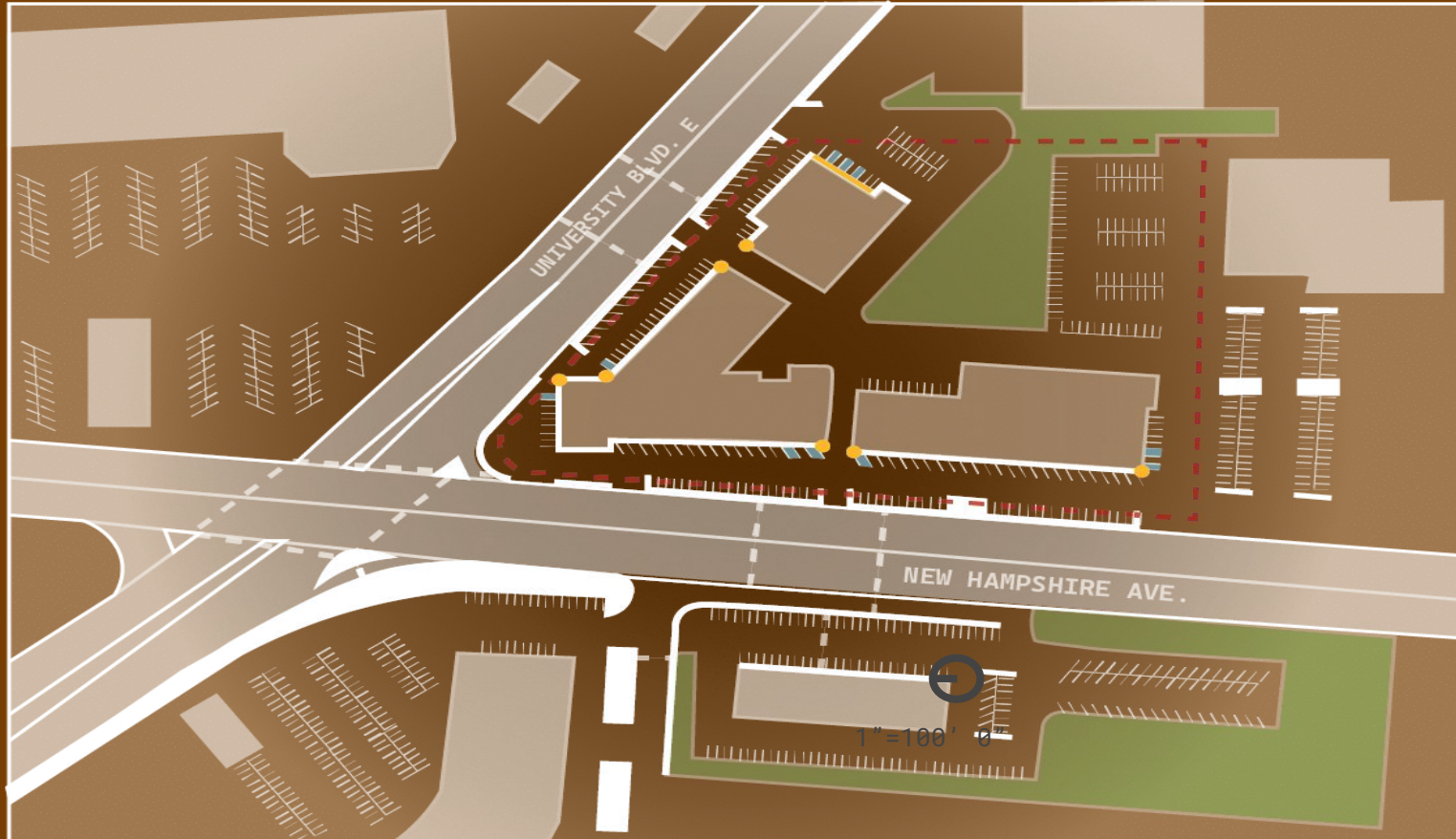
3pm



4:30pm



Accessibility



Site Plan

● RAMPs

■ HANDICAP SPACES

There are ~300 parking spaces with our site, yet only 10 handicapped parking spaces are provided.

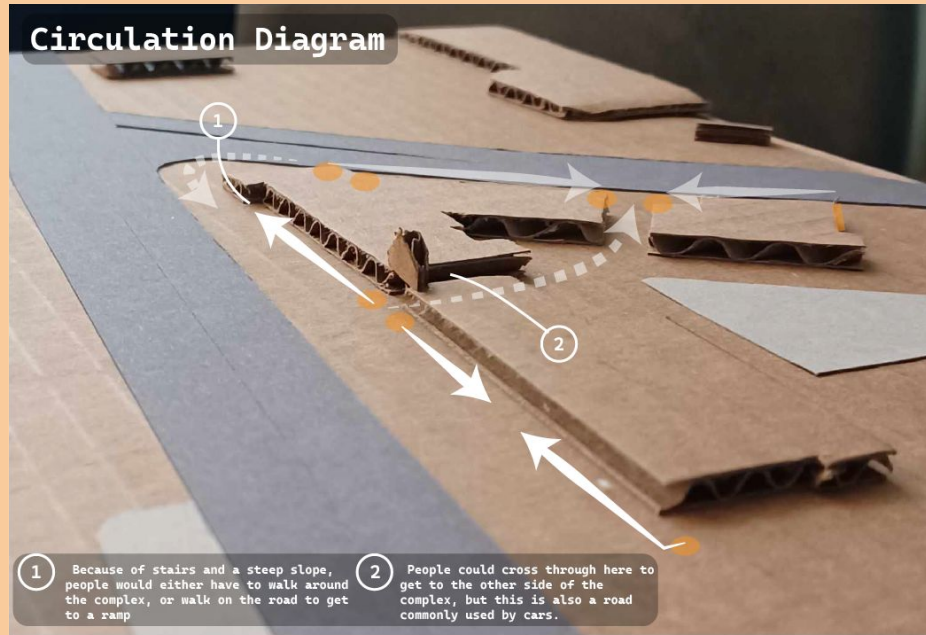
The site is accessible for the parking lots of other businesses across University Blvd. and New Hampshire Ave.



Most ramps and handicapped parking are found at the corners or sidewalks. Although ramps are provided, they are often positioned in a way where you can't immediately move onto the sidewalk.

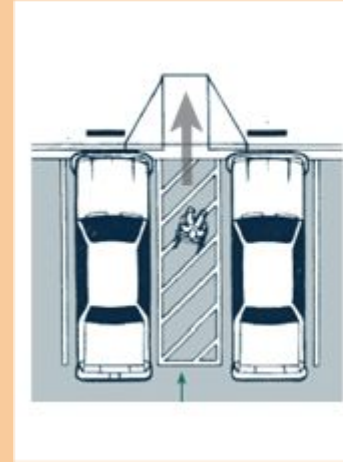
Most doorways are open and have an entry threshold to stop in front of and distinguish from the open sidewalk. Door handles are easy to push or grab. There are not ADA Door buttons though.

From the sidewalk, people are able to roll strollers or wheelchairs up to the doorways with the built in slope on the sidewalk. With it built in, that also means there are no trip hazards to those who are visually impaired.

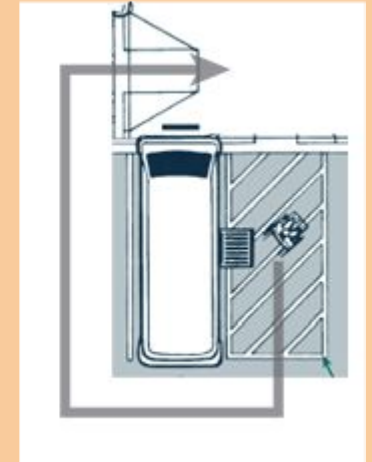


The max slope for ramps is 1/12 or 4.75°. This side walk is 5°, which is slightly higher, but still safe for usage.

Ideal situation:



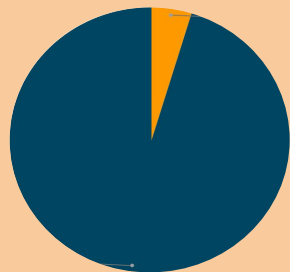
Current situation:



Based on the parking situation and current paths of circulation, **the conditions for wheelchair accessibility are risky** based on the fact that people have to **walk on the road** to get the ramps or to take the fastest way around the complex.

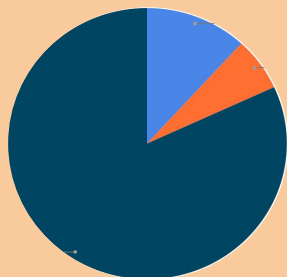
There are also **only a few small ramps** on the ends of sidewalks, making the journeys to different stores less efficient if your destination is in the middle.

Those with Disabilities:



- Disabled under 65 y.o. (4.8%)
- Without disabilities/Disable over 65 y.o.

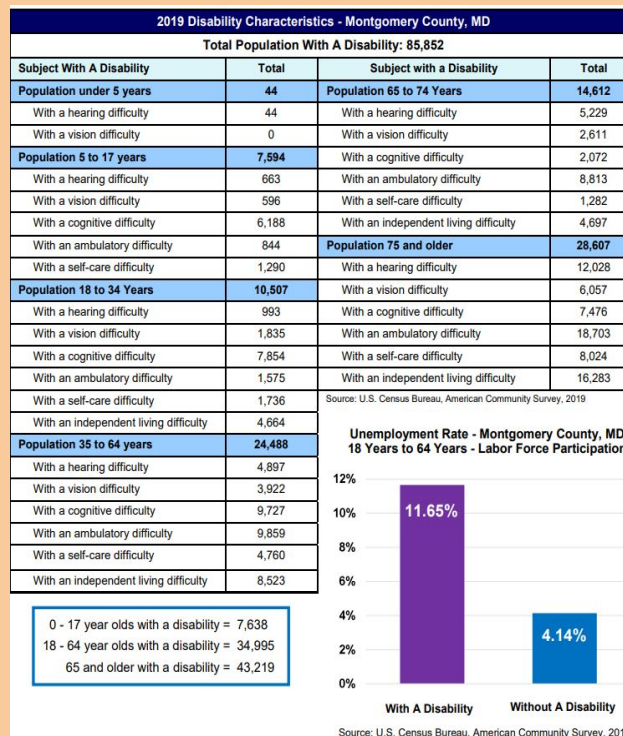
Age Distribution:



- Over the age of 65 y.o.
- Under the age of 5 y.o.
- Between 5 to 65 y.o.

4.8% of the population is considered disabled in Takoma Park, in comparison to the 25% of people across the US.

<https://www.census.gov/quickfacts/fact/table/takomaparkcitymaryland/PST045223#PST045223>



However, due to construction and loud surroundings, auditory and visual systems are either not implemented or hard to implement in an outdoor space. Although the store fronts do have distinguishable entry ways, the space may be hard to maneuver or uncomfortable to stay in.

"Sensory Reach refers to the interconnected systems of perception (hearing, seeing, smelling, feeling) that individuals use to understand and orient themselves in space. For deaf individuals, extending Sensory Reach involves utilizing visual, vibratory, tactile, and social cues to achieve comprehensive spatial awareness." Similarly, vibrations and auditory systems can be used to signal people who are visually impaired to changes in their environment. In public spaces, these provide a subtle clue of approaching people as a means to mitigate abrupt interruptions.

<https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/A%26D%20Docs/CPWD/CPWD2021AnnualReport.pdf>

<https://www.archdaily.com/984721/school-for-blind-and-visually-impaired-children-sealab>



Takoma Langley Crossroads: Traffic

Daniel Cosby



Site Plan



1"=100'



Diagrams

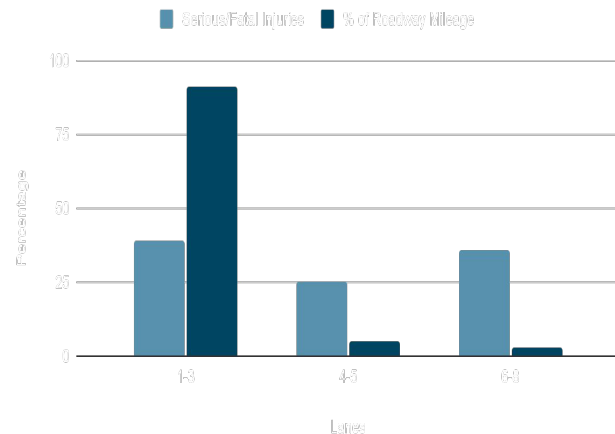


Montgomery County Traffic Research

- MD 193 receives a daily traffic volume of about 40,000 vehicles
- Despite only accounting for 4% of the total crashes, pedestrian-related accidents accounted for 26% of severe and fatal injuries from 2015-2022
- Traffic-related congestion is estimated to have cost drivers \$342 million in 2022
- Compared to state averages, injury-causing crashes are 64% higher, property-damaging crashes are 26% higher, and fatalities are 33% higher along University Boulevard
- Intersections account for the majority of collisions affecting drivers and pedestrians in Montgomery County

Collision Type	% of Single or Vehicle-to-Vehicle Collisions	
	Serious	Fatal
 Single Vehicle	26%	40%
 Straight Movement Angle	21%	18%
 Left Turn	18%	17%
 Same Direction Rear End	18%	7%
 Head On	7%	14%
 Other	5%	4%
 Sideswipe	3%	0%
 Right Turn	1%	0%
Unknown N/A	<1%	0%

Serious and Fatal Collisions by Number of Lanes - Montgomery County 2015-2019



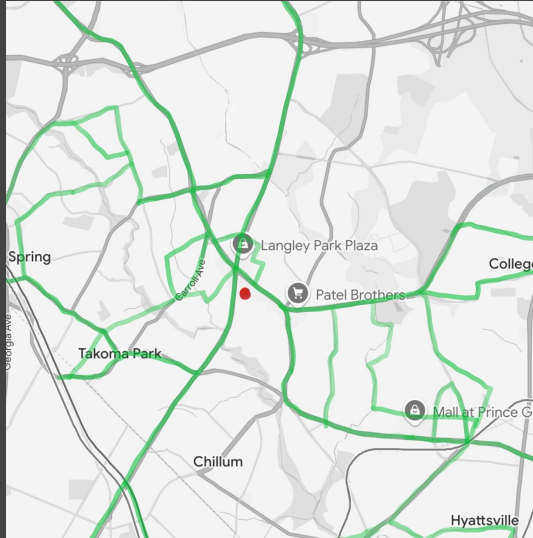
Lens: Transportation

Purple Line
Metro Station

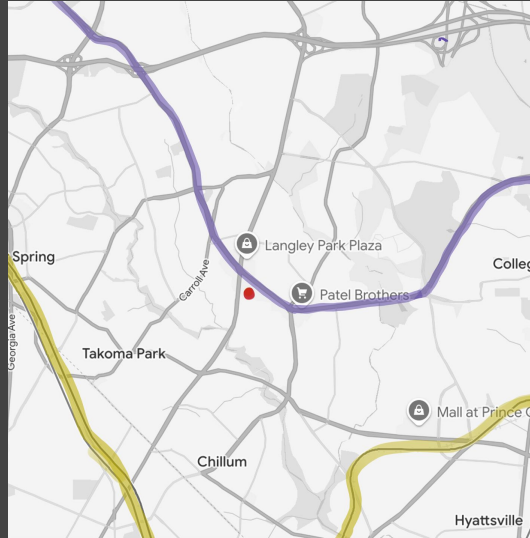
Takoma Langley Crossroads
Transit Center



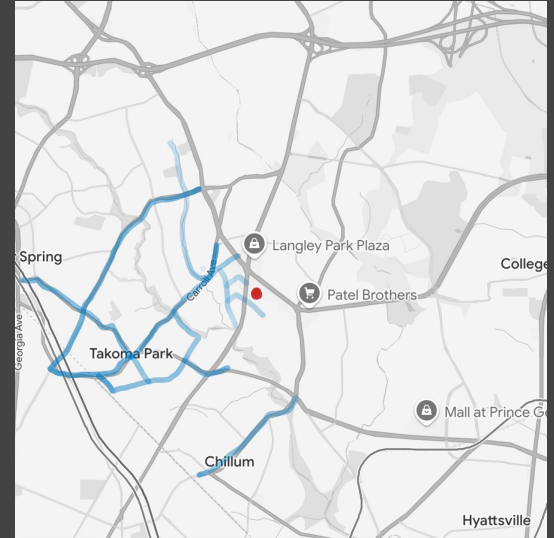
Zoom Out (15 Minutes Drive)



Bus routes

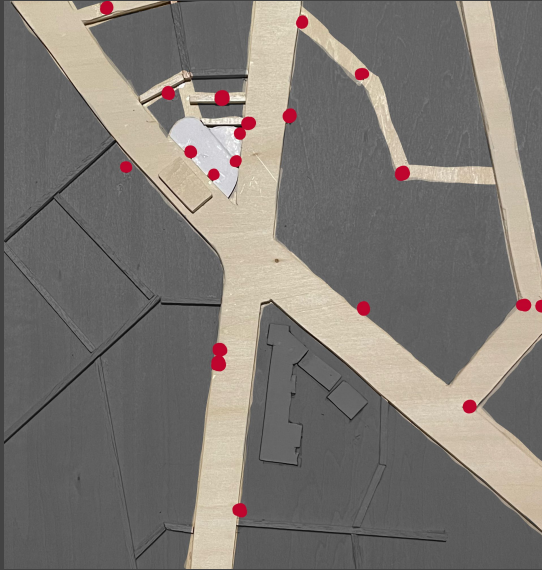


Metro
purple, green,
and yellow lines



Bike Lane

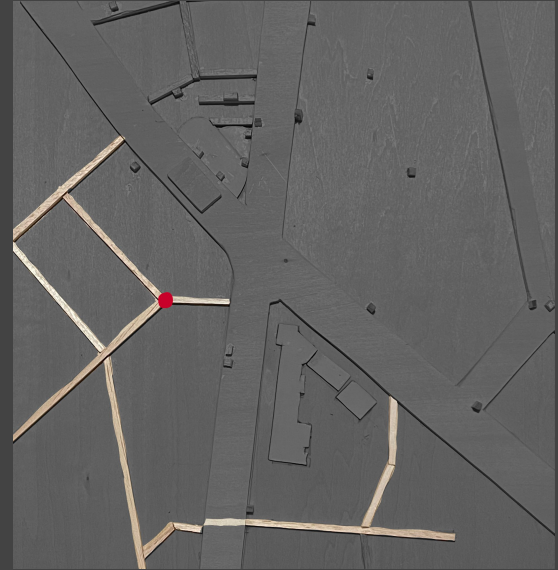
Zoom In (10 Minutes Walk)



Bus routes



Metro
purple, green,
and yellow lines



Bike Lane

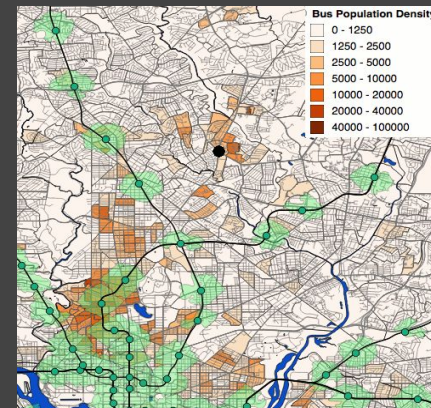
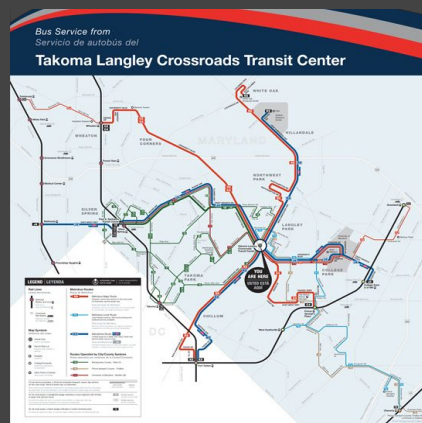
From Where?

Buses

- 20+ bus routes, 17 destinations
- Bus schedule: range of 5 to 45 minutes
- Population density: range of 2500 to 20000
- Comes from: Wheaton, Bethesda, Silver Spring, Takoma Station, Fort Totten, Cheverly, Prince George, College Park, Greenbelt, White Oak

Bikes

- Takoma Park's commercial districts and farmers markets are all accessible by bike
- Capital BikeShare is available in 9 locations
- Considering adding bike storage near bus stops to expand transit access in the future



Resources

- [Takoma Langley Crossroads Transit Center | WMATA](#)
- [Langley Park's new transit center opened on Thursday!](#)
- [Bus Stop Improvements | Takoma Park, MD](#)
- https://documents.takomaparkmd.gov/initiatives/Bikeways/Bike%20Map%20Final%20Pamphlet_May%202019%20%281%29.pdf
- [Langley Park Neighborways | Kittelson & Associates, Inc.](#)
- <https://www.wmata.com/service/bus/upload/takoma-langley-brochure.pdf>



Site Analysis: Through One Lens: History

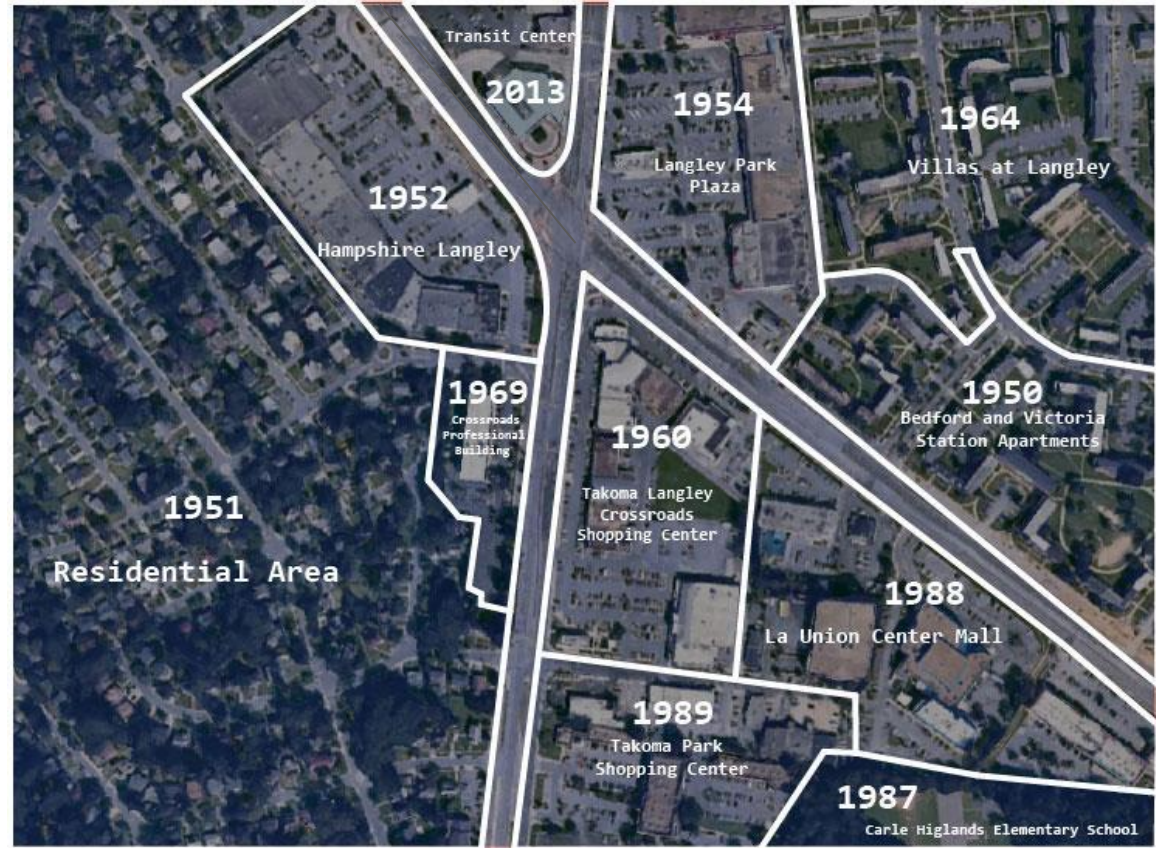
By Jaden Adjei



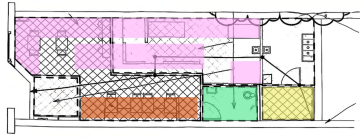
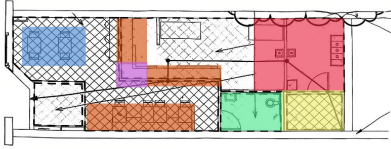
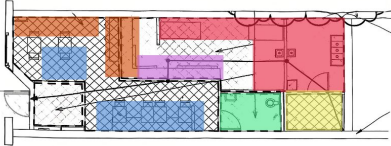
Timeline

- 1949** The property is first developed
- 1950** Construction begins on Mall
- 1951** Residential Areas are built
- 1965** Majority of building constructions are completed
- 1985** New areas are added and developed to area
- 1996** Sections of site are redeveloped
- 2007** Transit Center is added to site
- 2013**
- 2017** Purple Line Construction begins
- 2021** Takoma Langley Crossroads Shopping center is redeveloped

History of Takoma Langley Crossroads Site



Zoom in: History of 7639 New Hampshire Ave, Takoma Park, MD

Name of Business	Exterior Photo	Building Use Diagram
Afrikanan Outlet 1990s - ?		
Brazilian Bakery 2019-2021		
Baleadas Express 2023-Present		

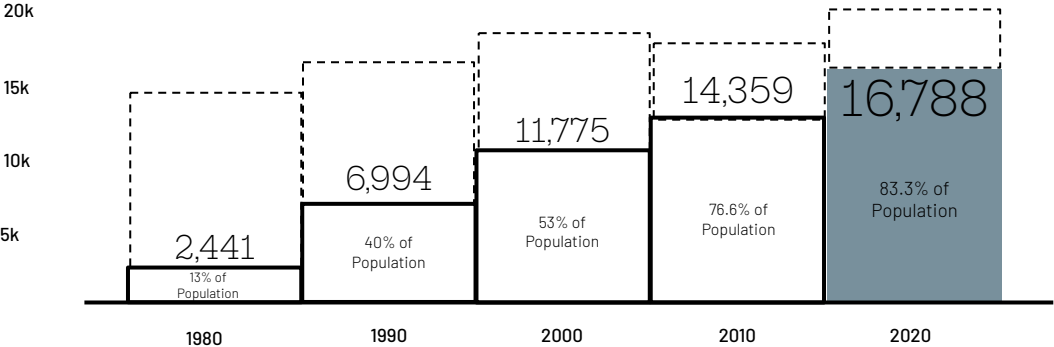
Legend

- Kitchen
- Concession
- Office
- Bathroom
- Seating
- Service Desk
- Retail

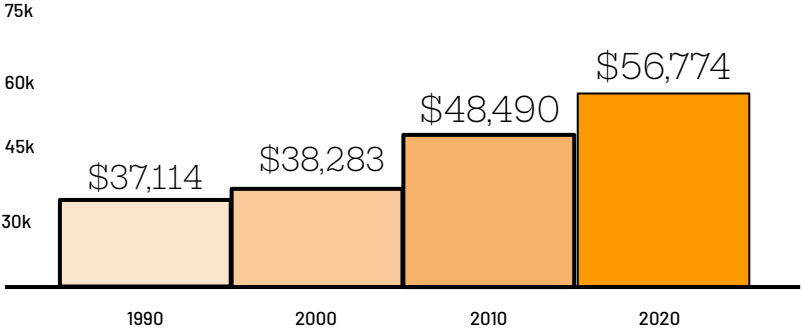
Site Model



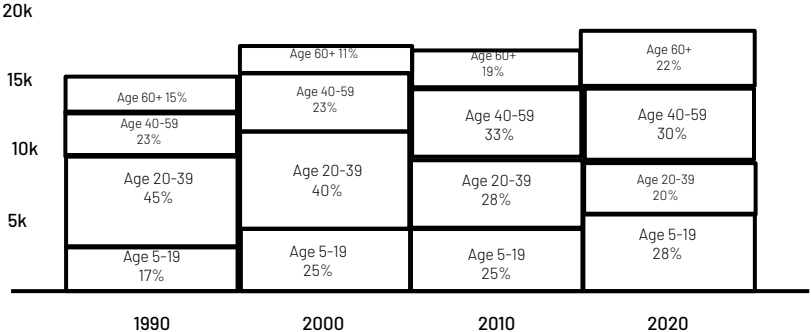
HISPANIC POPULATION IN LANGLEY PARK GROWTH CHART



ECONOMIC GROWTH CHART

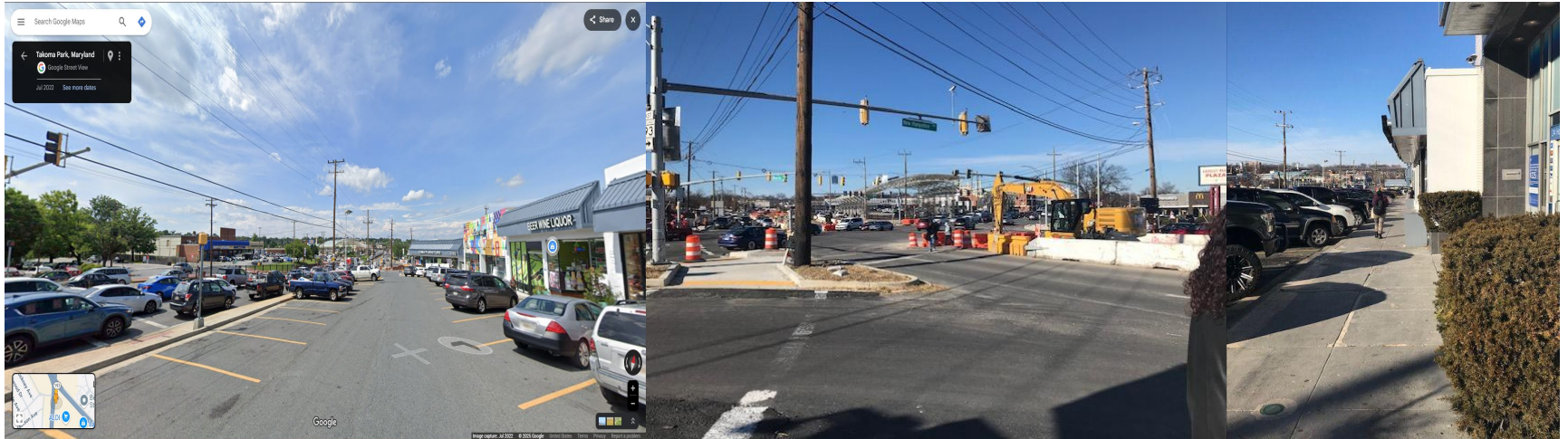


AGE DATA CHART



Matthew Cienfuegos

Sound Analysis of Takoma Langley Crossroads





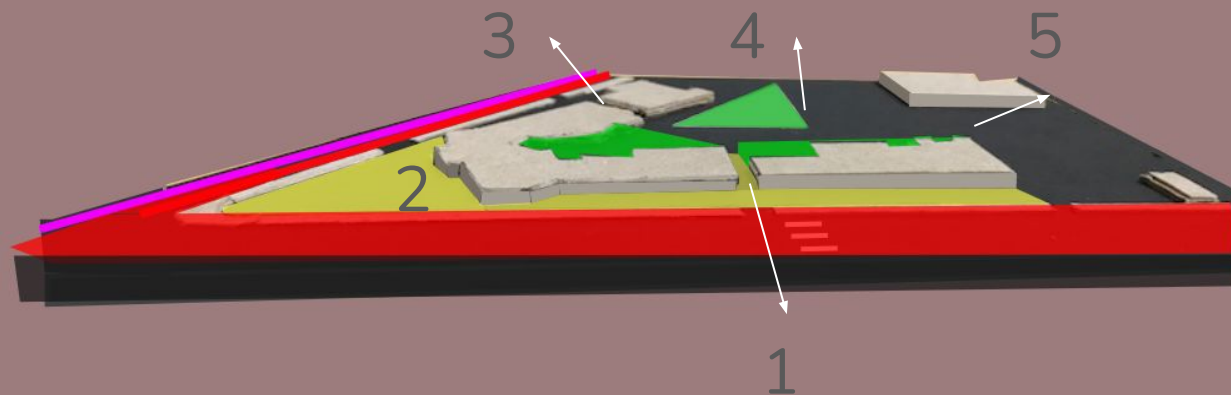
Zone Diagram

Stress level based
on sound:

Red -High

Yellow - Medium

Green- Low



Average noise level for a normal conversation is 60 decibels.

What are the noise levels that Purple Line construction cannot exceed?

Times	Weekday Residential Zone	Weekday Non-Residential Zone	Weekends Residential Zone	Weekends Non-Residential Zone
7:00 a.m. to 9:00 a.m.	85	85	55	62
9:00 a.m. to 7:00 p.m.	85	85	65	67
7:00 p.m. to 10:00 p.m.	65	67	65	67
10:00 p.m. to 7:00 a.m.	55	62	55	62

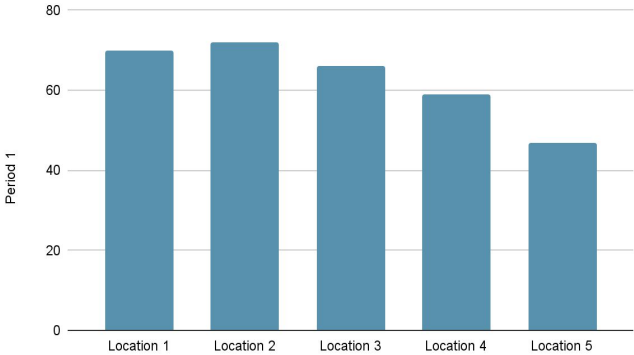
What are the noise thresholds that Purple Line trains must operate within?

The average noise levels emanating from the Purple Line light rail vehicle (LRV) shall not exceed the levels indicated below for non-corrugated, tangent track with all auxiliary equipment operating simultaneously. Special wheel profiles, wheel dampers, and/or other noise mitigation measures shall be provided on LRVs to ensure that wheel squeal in curves does not exceed 78 decibels. Noticeable pure tones are not permitted. The table below details the noise limit of the LRV.

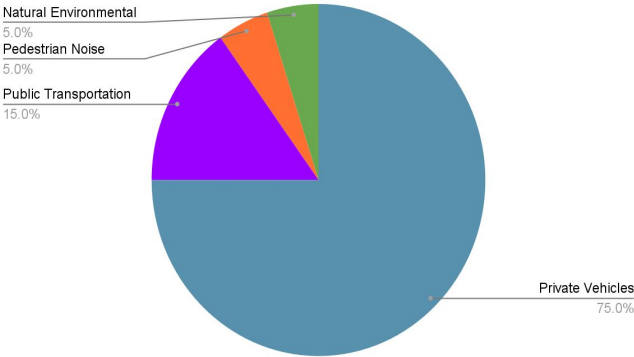
Exterior Noise Limits

Condition	Noise Limit
LRV Stationary, Full HVAC	68 dBA
LRV Moving, Empty, Full HVAC on Horizontal Tangent Track at 40 mph [65 km/h] 9:00 am to 7:00 pm	75 dBA
In Maximum Dynamic Braking or Maximum Friction Braking from 40 mph [65 km/h] with New Wheels	75 dBA

Avg decibel per location



Approximate Area Noise Indicator

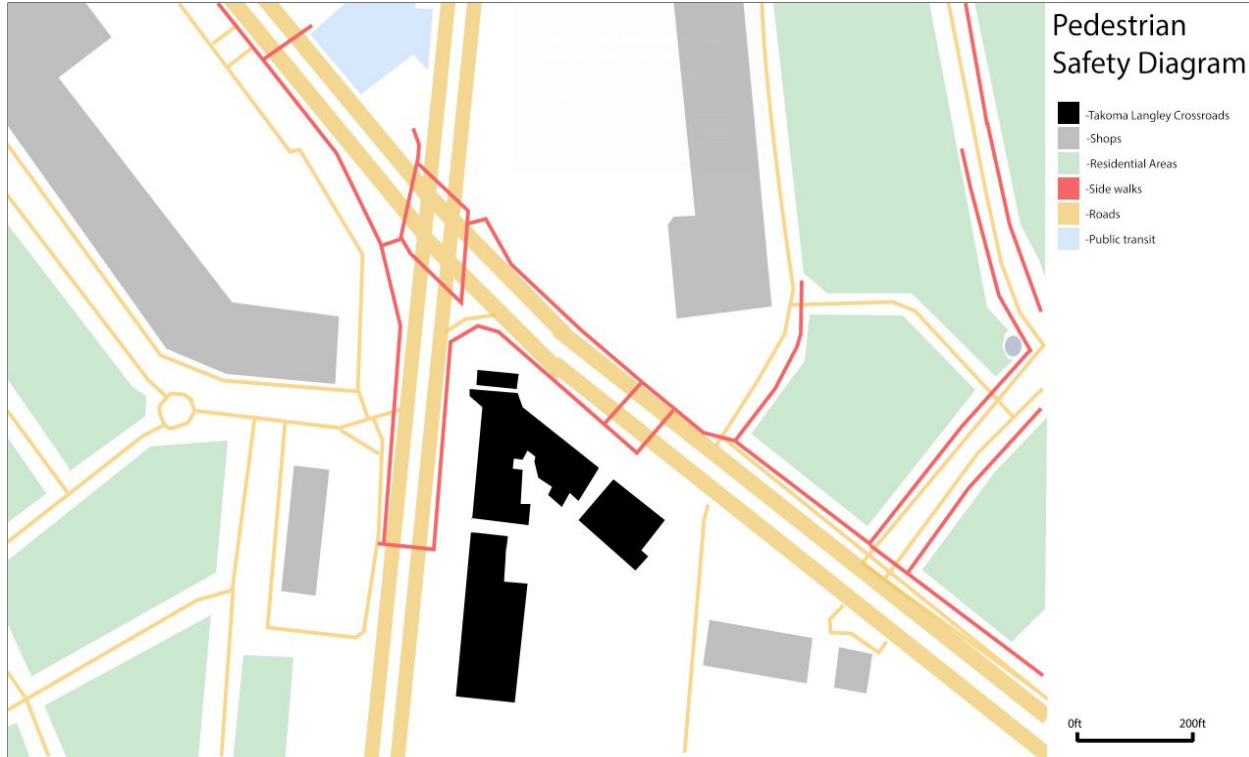


Takoma Langley Crossroads Lens: Family Friendly

By Matthew Kilby



Site Plan



Analysis

- Lots of local residential area
- 2 main roads crossing
- Metro stop
- Construction
- No bike lanes
- Good walkability

Feeling

- Stressed
- Chaotic
- Loud

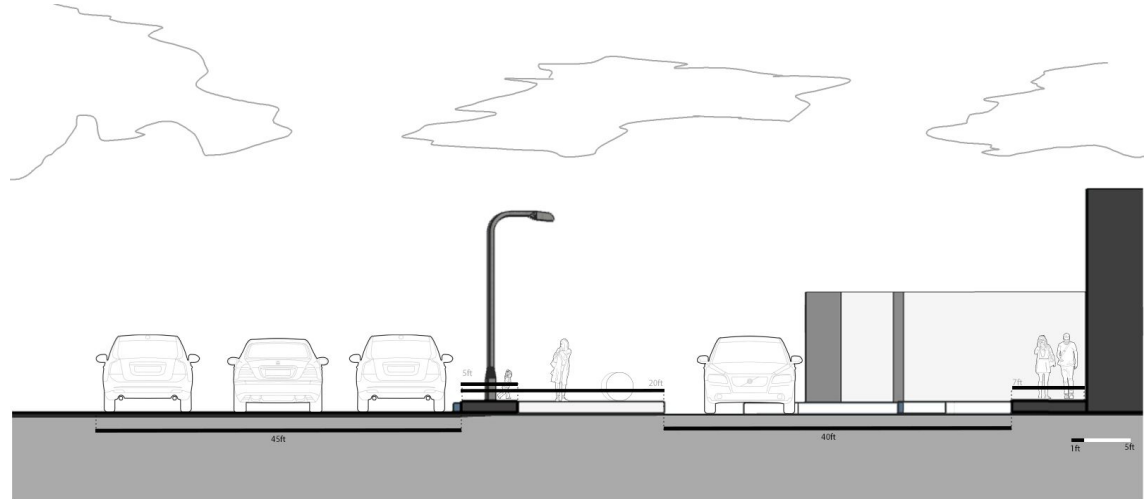
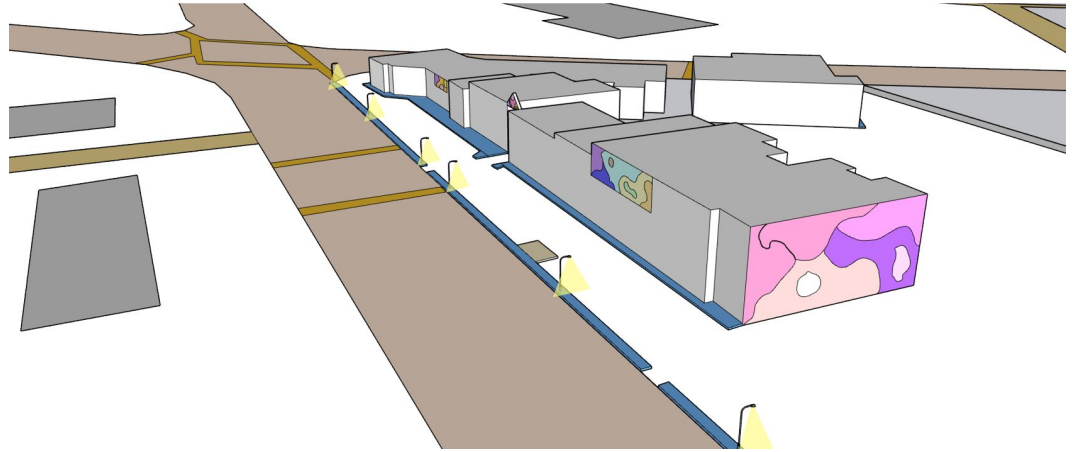
Pedestrians

Family Safety

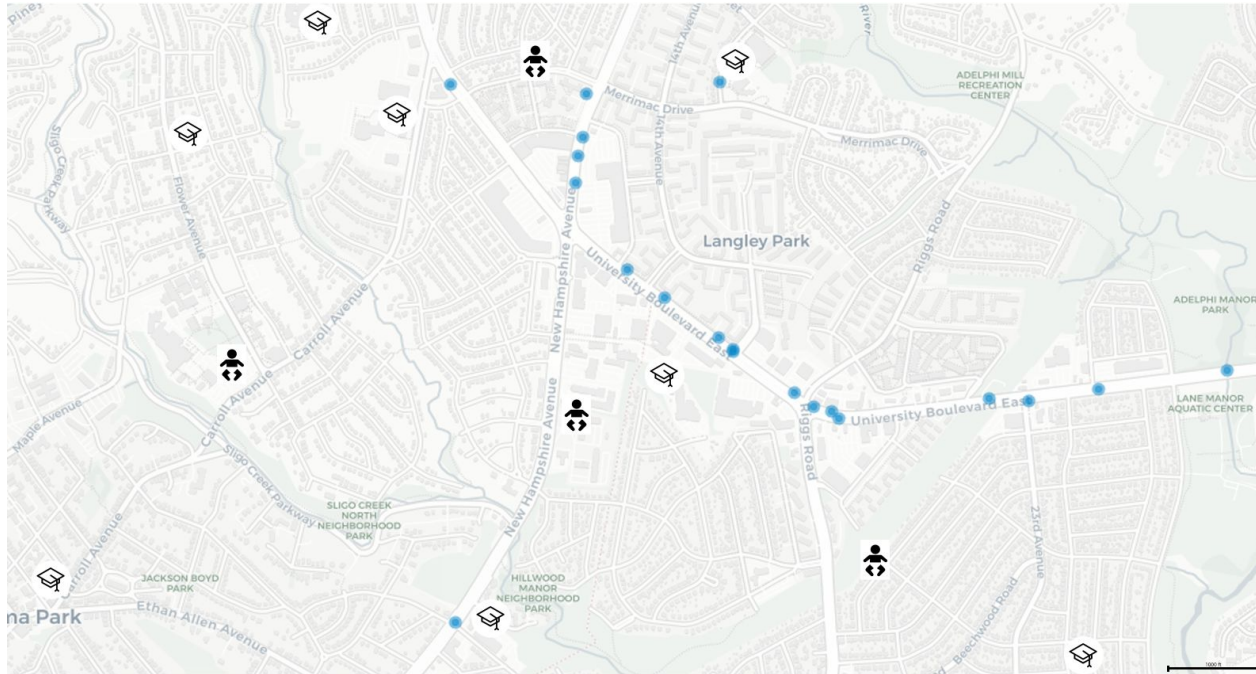
- Good Lighting
- 1 Gathering Space
- Sidewalks
- Crosswalks
- No Bike Lanes
- More Vibrant

Section

- Main road (90ft)
- Gathering Space (20ft)
- Main road Sidewalk (5ft)
- Shop sidewalk (7ft)
- Parking lot (55ft)



Family Friendly Community Hubs



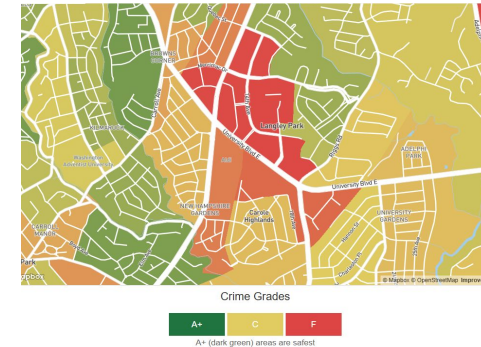
<https://smartgrowthamerica.org/dangerous-by-design/dbd-interactive-map/>

Communities

- 7 Schools
- 4 daycares
- 4 parks
- 3 community Centers

Safety

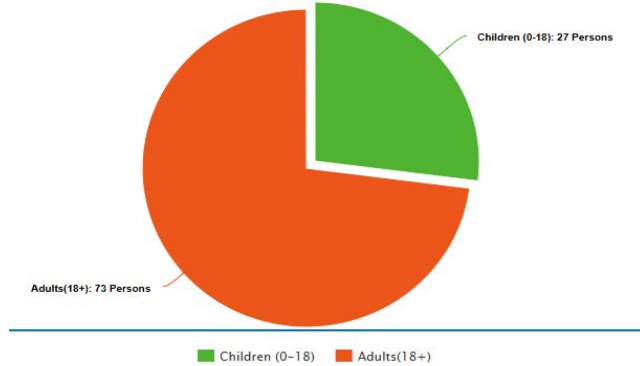
- 19 Pedestrians hit
- High Crime rate



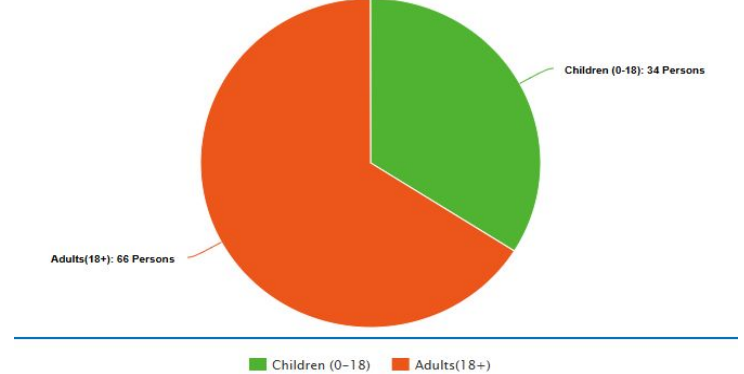
<https://crimegrade.org/>

Statistics

Takoma Park Age Chart



Langley Park Age Chart



Families & Living Arrangements

<i>i</i> Households, 2019-2023	5,503	6,791
<i>i</i> Persons per household, 2019-2023	4.00	2.54

[Census.gov](https://www.census.gov)

Total Crime by Year in Takoma Park

Year	Homicide	Rape	Robbery	Assault	Burglary	Larceny Theft from Auto	Auto Theft	Total Number of Crimes
2023	0	2	60	88	95	745	83	1073

- While the area has lots of families and children making up almost $\frac{1}{3}$ of the population.
- High rates of crime and the political climate has many families scared to go out and shop.

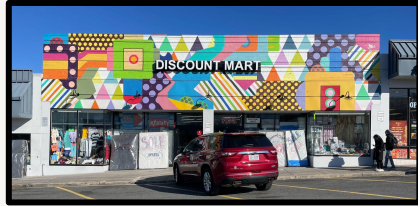


TAKOMA LANGLEY CROSSROADS: FACADES

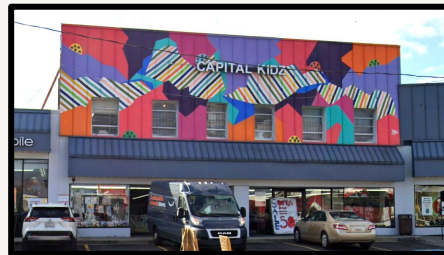
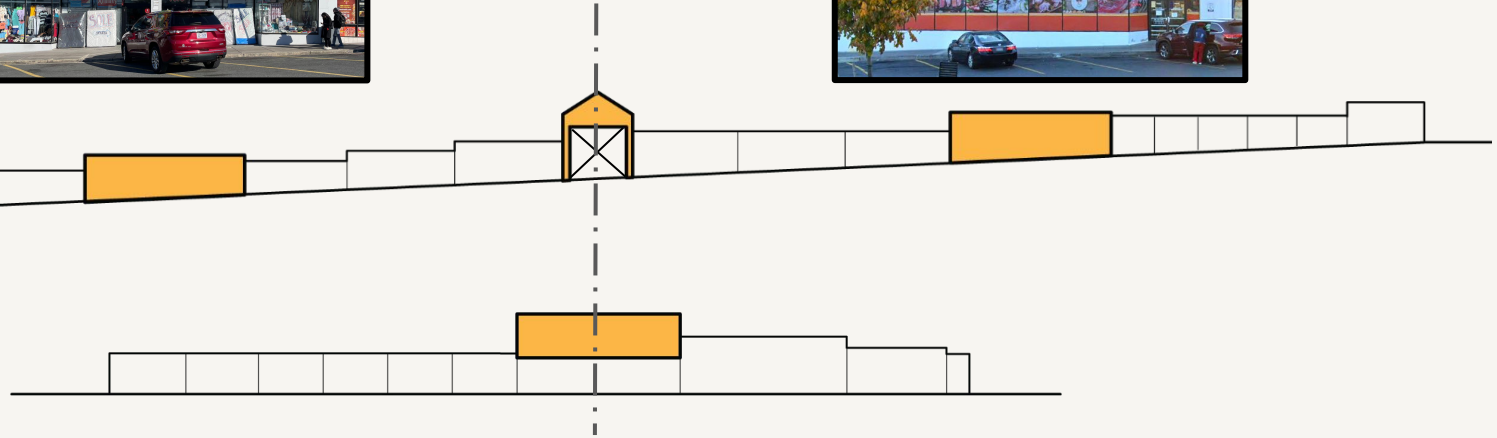
SETA WHITNEY



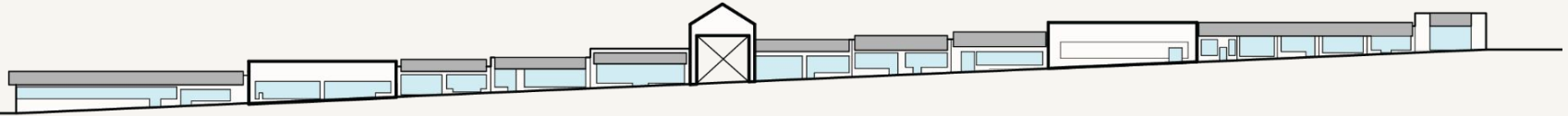
ELEVATION PART I



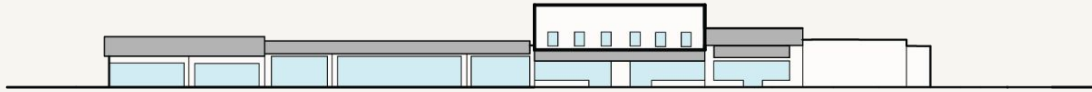
SCALE: 1" = 75'



MATERIALS

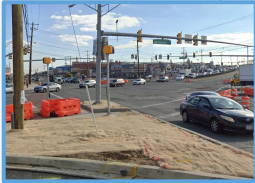
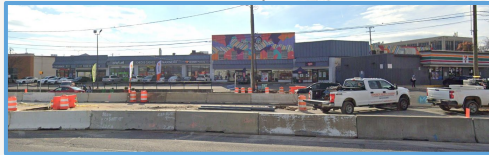


SCALE: 1" = 75'



-  = WINDOWS
-  = AWNINGS
-  = CONCRETE WALL

VISIBILITY



IMPACT OF MURALS ON BUSINESSES

82%

of business owners have seen a positive impact on their business

According to the American Alliance of Museums

Source:
<https://www.pandrdesignco.com/blog-entries/how-mural-can-grow-your-business#:~:text=According%20to%20study%20by%20the,mural%20strengthens%20their%20brand%20image>

Murals decrease vandalism by

95%

Source:
<https://www.forbes.com/sites/wendyaltschuler/2020/03/23/americas-mural-magic-how-street-art-can-transform-communities-and-help-businesses/?sh=600382581739>

77%

of business owners believe murals encourage repeat customers

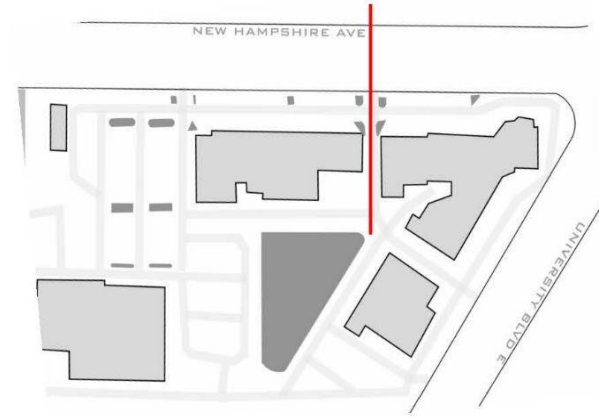
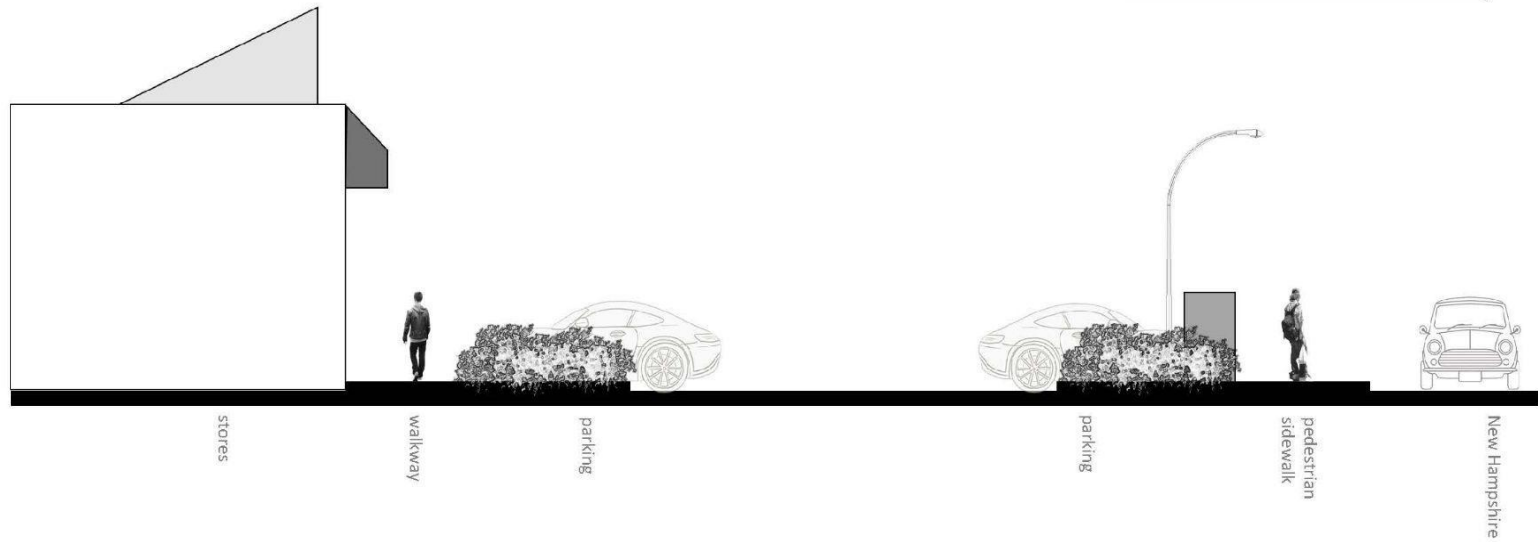
According to the American Alliance of Museums

Source:
<https://www.pandrdesignco.com/blog-entries/how-mural-can-grow-your-business#:~:text=According%20to%20study%20by%20the,mural%20strengthens%20their%20brand%20image>

GREENERY



Section D I A G R A M





GREENERY DIGRAM

Green Spaces



SCALE OF A PLANT DIAGRAM

Grass
Bush
Trees

Grass



E.g.: Low-growing native grasses

Bush

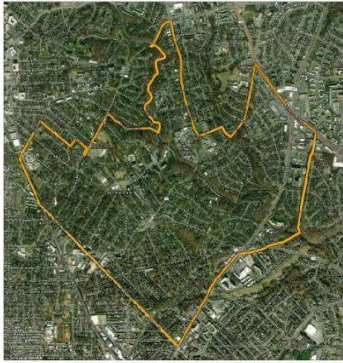


E.g.: barberry bushes

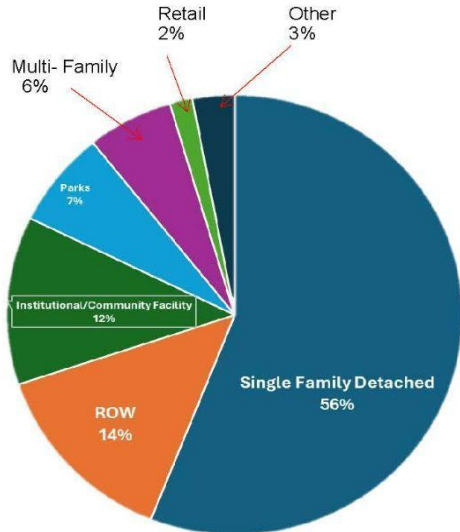
Tree



E.g.: rowan tree



Percentage by Land Use



Takoma Park is actively working to reduce greenhouse gas (GHG) emissions as part of its broader commitment to climate action. The city has set an ambitious target to achieve net-zero emissions by 2035, which aligns with Montgomery County's goal of a 100% reduction in GHG emissions by the same year. Key sources of emissions in Takoma Park include transportation, building energy use, and waste. The city is addressing these through policies and initiatives to reduce reliance on fossil fuels and promote cleaner energy alternatives. Transportation is one of the largest contributors to GHG emissions in Takoma Park, with efforts underway to transition to an all-electric city fleet by 2035 and phase out fossil fuel vehicles by 2028. The city is also expanding electric vehicle (EV) infrastructure, including curbside charging and grants for EV adoption, to reduce emissions from personal vehicles. Buildings are another significant source of emissions, and Takoma Park is focusing on improving energy efficiency through Building Energy Performance Standards (BEPS) for large structures. These standards require buildings to reduce energy use, with incentives and programs promoting the installation of solar energy systems and energy-efficient technologies. In addition to these efforts, Takoma Park is promoting renewable energy use through programs like the Montgomery County Community Choice Energy (CCE) pilot, which aims to provide 100% renewable electricity to residents. The city is also investing in green infrastructure projects to help manage stormwater and improve urban greenery, which aids in carbon sequestration. Together, these initiatives aim to reduce Takoma Park's overall carbon footprint, increase climate resilience, and position the city as a leader in sustainable urban living.

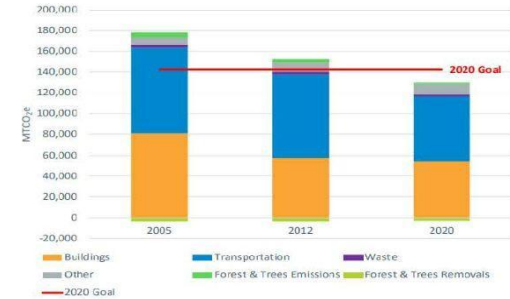
[Friends of Native Trees in Takoma \(FONTT\): Biodiversity and Climate Change in Takoma Park, Maryland](#)

[Environment | Montgomery Planning](#)

<http://takomaparkmd.gov/309/Sustainability>

GREENHOUSE GAS TRENDS CHART - TAKOMA PARK

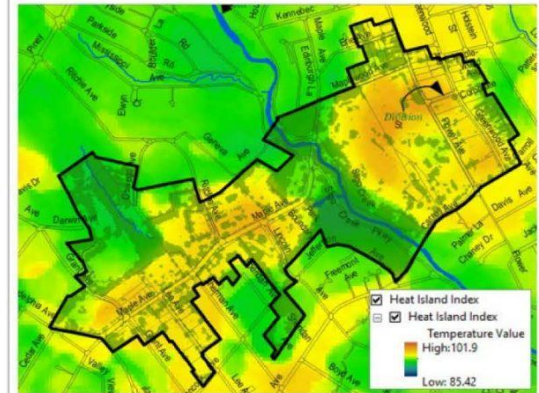
Takoma Park greenhouse gas emissions decreased by **27%** from 2005 - 2020.



Emission Reductions have decreased by 27% since 2005

Takoma Park Heat Island

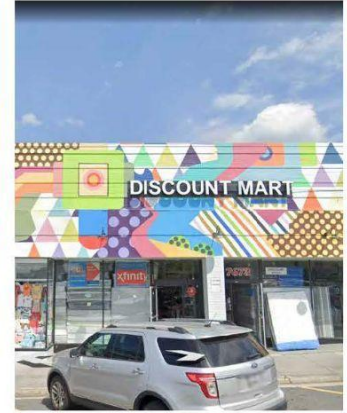
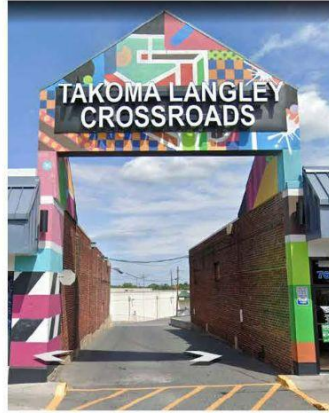
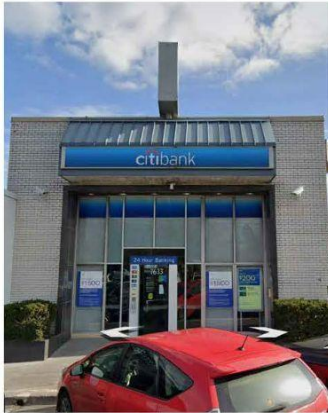
Heat Islands do not represent the actual "feels like" temperature at 3.5-feet above the surface

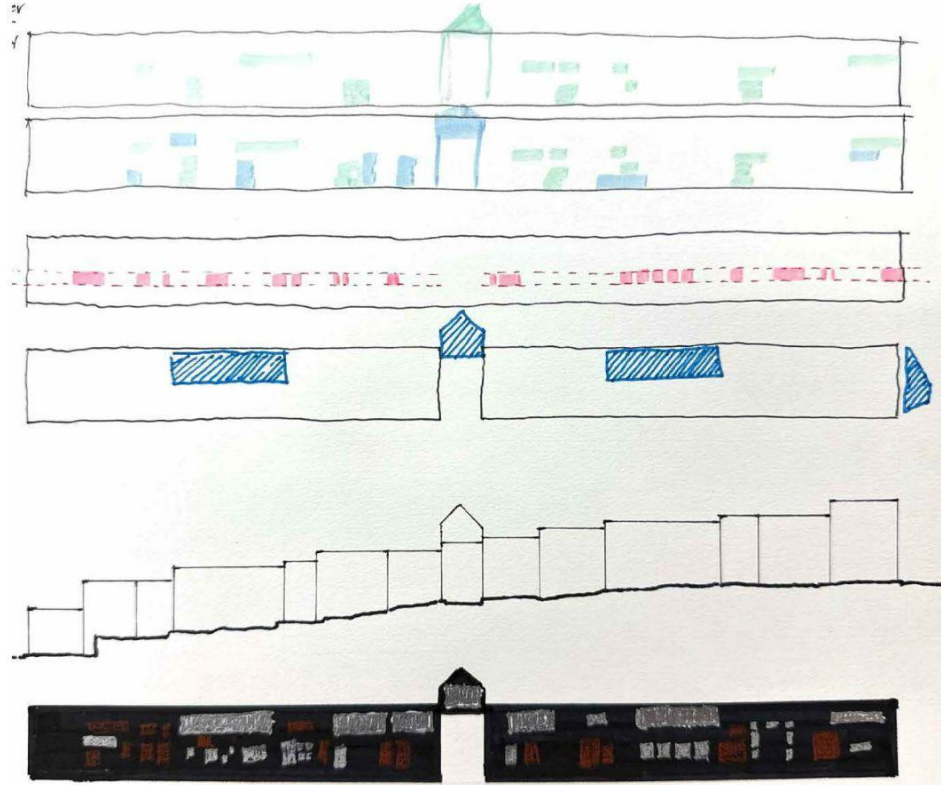


2018 Satellite imagery: National Oceanic and Atmospheric Administration

Takoma Langley : SINAGE

BY: OZKAR MONZALVO





BEFORE AND AFTER



EYE LEVEL SIGNAGE



MURAL ARTWORK



SINGS WITH LIGHT



BEFORE AND AFTER (2019 / 2024) + LIGHT UP WORDS

NEON OPEN SIGN



MANNEQUINS AS SIGNAGE



POSTER SIGN



DECAL SIGN



Effective signage is essential for businesses to promote their products and services. More importantly, signage plays a crucial role in enhancing the user experience by aiding navigation and guiding individuals to their destinations. In an article published in the Interdisciplinary Journal of Signage & Wayfinding (Vol. 3, No. 2, 2019), Professor Dawn E. Jourdan, Esq., Ph.D., emphasizes the fundamental role of signage in helping users determine their direction. Dawn states that the “most fundamental in this equation is the sign users, those who see the sign, interpret its meaning, and utilize it as a wayfinding or decision-making aid” (1). Additionally, key authors in the same article discuss how signs can be reused and repurposed to maximize their utility.

For this presentation, I found two examples of signage that was reused. The first is an 18x24 white foam board sign that reads “Follow us on Instagram.” The second is a plastic bag placed on a bed, featuring the Spanish inscription “Fourth of July Deals.” This sign was intended to help sell leftover mattresses.

Reusing signage offers multiple benefits. In the same article, author Kelly C. Porter highlights the importance of repurposing resources, advocating for a significant shift toward the use of non-traditional materials in signage. This approach not only promotes sustainability but also encourages innovative and cost-effective solutions for businesses.

<http://journals.shareok.org/ijsw/ojs/ijsw/issue/view/6>



Takoma Langley Building Uses

By: Conell Brandner



Looking Small

Looking at the site itself we see a majority of the building being used for retail and food service with few businesses offering other services.

Legend

Accountants & Insurance
Banks & Check Cashing
Beauty Salon & Barber
Beer & Wine
Groceries & Convenience
Phone Service
Medical
Retail
Restaurants



Looking Big

When look out at the surrounding area it has many other business centers around a transit stop with residential homes surrounding the area in varying

Legend

Single Family Detached



Multifamily



Local Transit-Oriented - Core



Local Transit-Oriented - Edge



Purple Line (Stop)



Montgomery county



Retail Commercial



Office Commercial



Service Commercial



Institutional



Research & Data

Out of the 28 businesses in the center the majority of building uses are for retail products with the second being food.



With a market analysis of the area the planners point out no major employer but many local businesses and that the one story commercial buildings are not being used to full potential due to proposed mixed-use development after the purple line is built.



<http://map.viewprogis.com/ecp/pgc-md?widget=812765f-5176-430e-bdeb-b8f09f3bd49f>

http://www.montgomeryplanning.org/community/takoma_langleys_crossroads/documents/TLCPlan_webcopy.pdf

BUSINESS ENGAGEMENT: ASKING WHY?

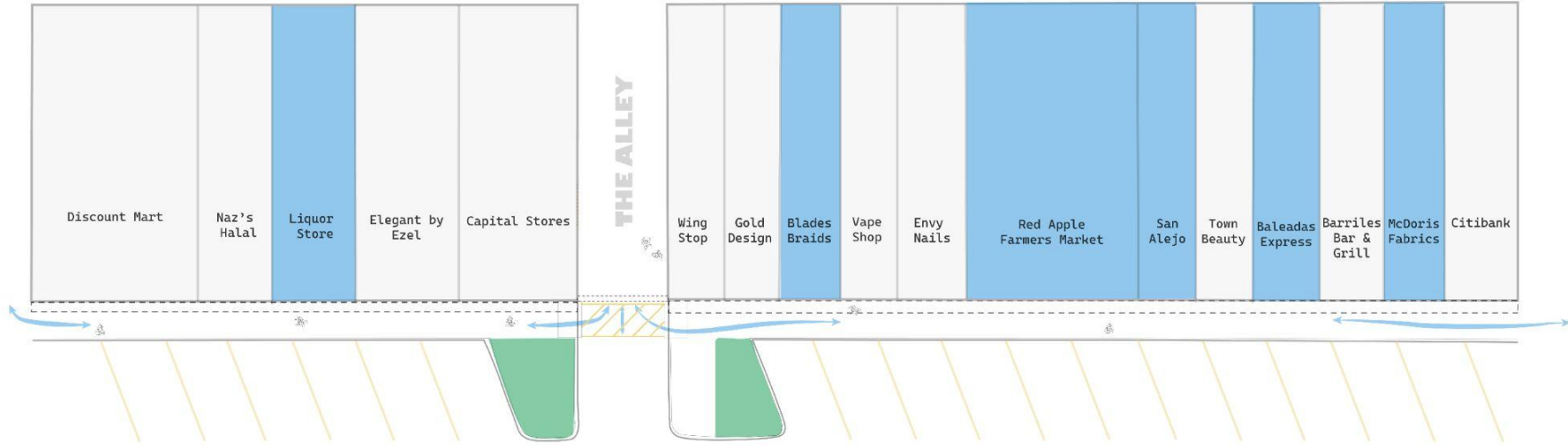
“Participatory design is not a hippie, romantic, let’s-all-dream-together-about-the-future-of-the-city kind of thing. It is actually, not even...trying to find the right answer. It is mainly trying to identify, with precision, what is the right question.”

– Alejandro Aravena, 2016 Pritzker Prize winning architect, curator, 2016 Venice Architecture Biennale,
Reporting From the Front

The studio developed a Business Engagement Plan, together as a class. Using their plan, they visited 6 different businesses, selected by our partner TLCDA, interviewed business owners and then “walked in the shoes of a customer” in order to create a customer experience map.

Here is their Business Engagement Plan, documentation from their interviews and tours, and customer experience maps.

INTERVIEWED BUSINESSES



Zoom in: Takoma Langley businesses along New Hampshire Ave. Interviewed businesses are denoted in blue.

Students interviewed:

TJ Beer Wine and Liquor

AD Blades & Braids

Red Apple Market

San Alejo

Baleadas Express

McDoris Fabrics

BUSINESS ENGAGEMENT PLAN

Introduction & Expectations - 5 Min

Hi! (Introduce yourselves!) Today we are here as part of the University of Maryland's Creative Placemaking Architecture Studio. We are here on behalf of TLCDA to help enhance the local businesses. We are going to ask a series of questions to help get a better understanding of you and your business. We will use this information to develop a design for an outdoor planter. This will take 30-45 mins!

Stakeholders - 10 Min

(Paper & Pen for Org Chart)

- What has changed here over the years? How do you feel about the changes?
- Who are the stakeholders in your business? (customers, employees, business owners, building owner, maintenance, community members, etc)
- Can you help us to draw a diagram of your organization's staff structure starting with the business owner at the top? (Org Chart - Draw)
- What do you sell? Who do you serve? What makes your business unique?

Strengths and Weaknesses - 5 Min

(Green & Pink Post-its & Pen)

- Write 5 Strengths and 5 Weaknesses that your building has. Can you explain why these are strengths or weaknesses?

Transportation - 5 Min

- How did you get here? How about your customers? Employees? Vendors/distributors?
- How might this change with the Purple Line?

Location - 5 Min

- What do you wish this location had?
- Do you feel safe arriving/leaving your shop? How do you deal with security?
- Would outdoor seating, plants, or lighting enhance or hinder the experience at your business?

Experience Map - 10 Min

- Who do you want to attract to your business?
- Pretend I am a customer and walk me through the experience starting from the parking lot/sidewalk. (Experience Map)



TJ Beer Wine & Liquor

kjkim1987@gmail.com



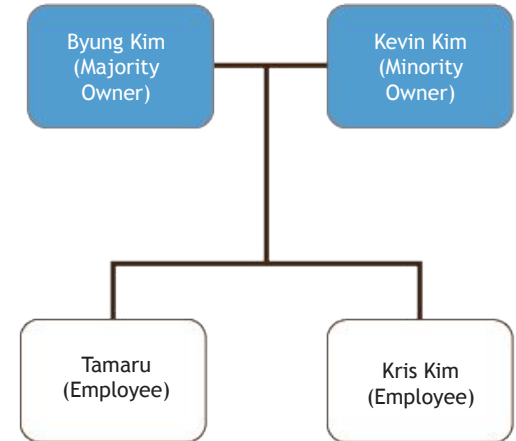
About

Stakeholders:

- Family Owned business: Byung Kim (Majority Owner), Kevin Kim (Minority Owner), Employees Tamaru and Kris Kim
- Enjoys the freedom of running the place, likes to meet new people, and is open to drinking his product on occasion.
- Sells beer, wine, liquors, lottery tickets, and tobacco products

Transportation:

- Arrives by car
- 70% of customers drive, 30% walk, majority are return customers
- People and employees both enter thru the front door, and with shipments and restocks
- Busiest on holidays
- Is mostly secure in the location



Strengths and Challenges

Strengths:

- Expressed that his store is more versatile than his competitors(Wine) and that his customers main concern was the pricing.
- Diverse people to talk to, Trying new foods
- Freedom to manage store



Challenges:

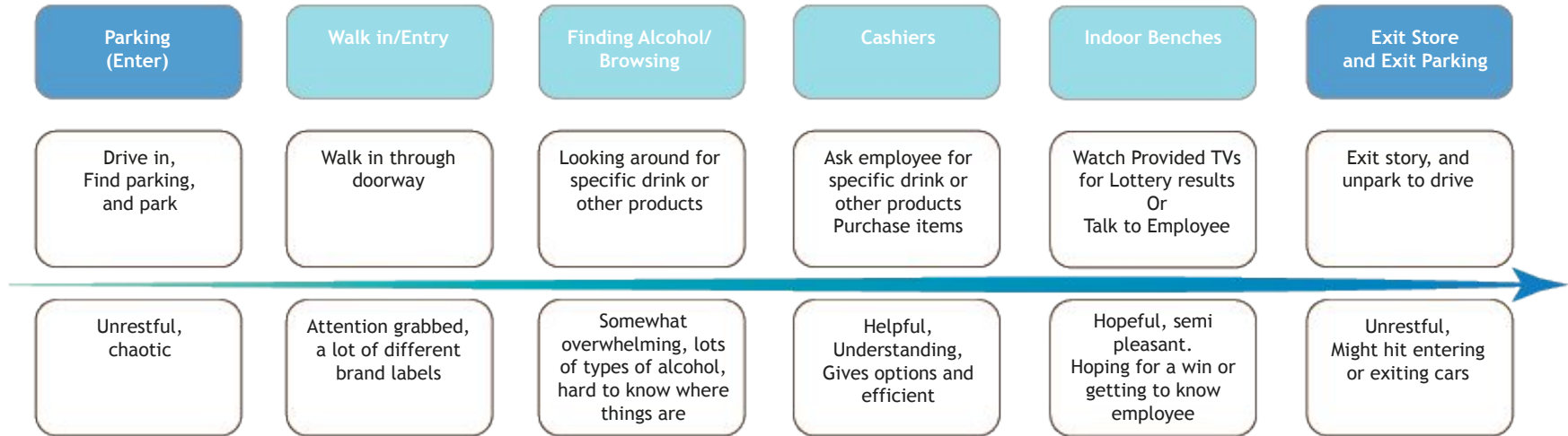
- Homeless problem (loitering)
 - Parking irregularities (customers/other businesses)
 - Purple line construction has negatively affected customer turnout; Slowed down egress and creates chaotic environment
 - Drunk people management
 - Working on holidays
-
- Security is only an issue a few times a year, due to drunks or homeless people

Location Comments

- Space in front of the store must be left open for supply delivery
- Would like a rest area where people can drink/loiter away from the store
- Commented that murals did not attract more customers.
- Regulars live nearby, and walk to location
- Benches would be nice, but also homeless issue
- He's optimistic but skeptical about how much will change with the Metro



Experience Map



TJ Beer Wine & Liquor

AD Blades and Braids

7655 New Hampshire Ave

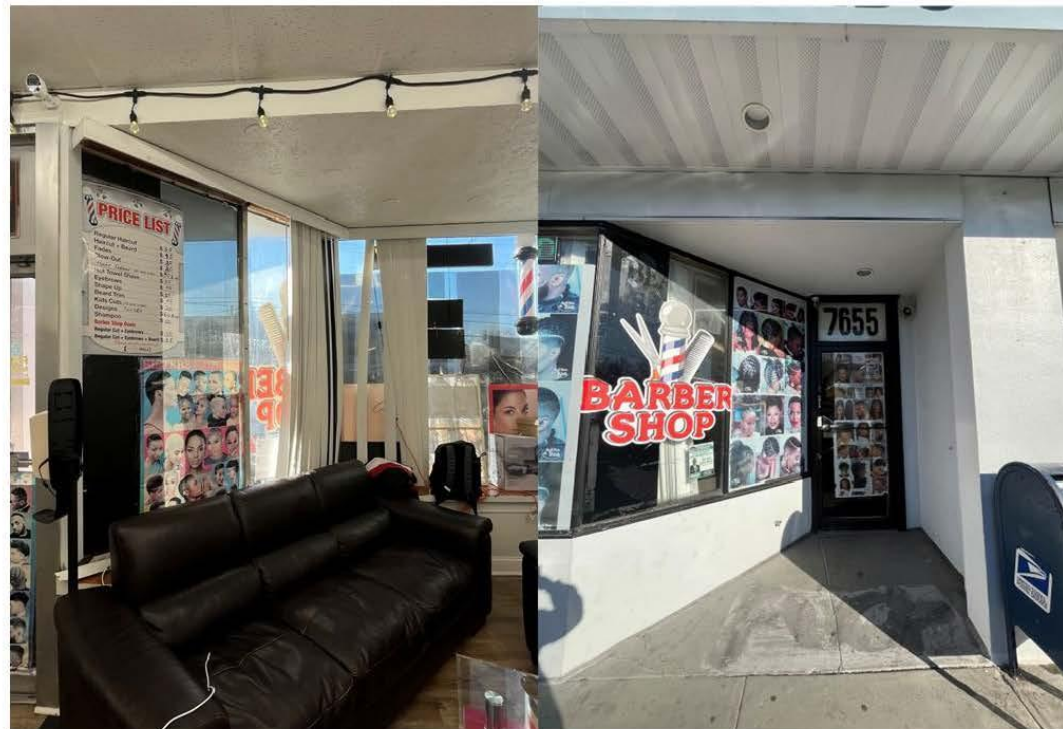
Offering expert braiding and precision barbering, the salon delivers exceptional, high-quality styling tailored to enhance your unique look.

Manager : Delphine Ntsang

Phone: (301)792-9622

Hours: Sun 9:00 AM–9:00 PM

Mon–Sat 12:00 PM–6:00 PM



AD BLADES AND BRAIDS

STRENGTHS

Prime Location – Conveniently situated in an accessible area, attracting a steady flow of customers.

Strong Security – Ensures a safe and comfortable environment for both clients and staff.

Clean and Well-Maintained Space – Provides a hygienic and welcoming atmosphere for customers.

Community Connection – Has strong ties with the local community, fostering trust and customer loyalty.

Easy Transportation Access – Well-connected by public transit and major roads, making it easy for clients to visit.

WEAKNESSES

Limited Green Spaces – The area lacks greenery, which could impact the overall ambiance and curb appeal.

Parking Challenges – Limited or inconvenient parking may make it difficult for customers to access the business.

Purple Line Construction Impact – Ongoing or future construction may cause disruptions, affecting accessibility and customer traffic.

For example: Customers are late for their appointment.



Transportation

- Bus
 - Bus stops in the area
- Car
 - Majority of the customers
- Walk
 - Local customers
- Plane



STAKEHOLDERS (AD Blades & Braids)

The key stakeholders in the business are the customers, employees, and vendors. Employees include barbers and braiders, and the business owners, a husband-and-wife team. The primary customer base consists of Black Americans and Africans. AD Blades and Braids also have employees who provide hair services like cutting and braiding, coloring, relaxing, and other hair treatments. The business does not sell hair styling products but rather provides hair services, and if needed, they sell the hair products to the customers. The owner mentioned that when they first started, business was a bit slow due to construction and economic factors in the area. However, over the past two years, they've seen some changes in the area, slowly growing local customers and even some from far away. What makes this business unique is their approach to braiding hair is different; the owner stated that "when I braid, customers say that it feels like I'm giving them a massage.". In fact, one loyal customer travels from Florida to get their hair braided using this special technique because they find it more comfortable and relaxing compared to other hair salons. The owner is considering opening another location, which could help grow the business. In the meantime, the owner would like to see more outdoor seating, plants, and lighting during nighttime. Adding these elements to the exterior could improve the curb appeal and customer experience.



Delphine (co owner)



The interior features an entrance with a cozy sofa seating area for customers and families to relax while waiting.



Exterior of Store



Exterior of Store



Barbers and braiders at work



Soda and sardines are available for customers to purchase

EXPERIENCE MAP:AD BLADES & BRAIDS



Park

Find Parking



Entry

Walk through the door and sit



Shop

Sit and get hair cut or braided 4-5 hours



Purchase

Pay for services



Exit

Leave to Car

Feelings

- Hectic
- Chaotic

- Cozy
- Cramped

- Calm
- Excited

- Happy
- Tired

- Happy
- Tired

Red Apple Farmers Market

7655 New Hampshire Ave

Strip-mall grocer stocking unique international items from Africa, Latin America & the Caribbean.

Manager : Clifton Song / Yannick Cahoud

Phone: (301) 434-1810

Hours: Sun 8:00 AM–7:00 PM

Mon–Sat 8:00 AM–9:00 PM



RED APPLE FARMERS MARKET

STRENGTHS

Prime Location – Red Apple Farmers Market is situated in a convenient and accessible area, attracting high foot traffic and visibility.

Ample Parking Spaces – The market provides plenty of parking, making it easy for customers to visit without hassle.

Rich History – With a longstanding presence in the community, the market has built trust and loyalty among local shoppers.

Clean and Well-Maintained Environment – The community is consistently kept clean and organized, ensuring a pleasant shopping experience.

Strong Community Ties – Red Apple Farmers Market serves as a vital part of the Takoma Park community, offering fresh produce and diverse goods.

Proximity to the Purple Line – The upcoming Purple Line will enhance accessibility, making the market even more convenient for customers from surrounding areas.

WEAKNESSES

Limited Office Space – The market has restricted office space, which may affect administrative efficiency and employee workflow.

Lower Ceilings – The low ceiling height could create a cramped shopping atmosphere and limit display or storage options.



Transportation

- Bus
 - Bus stops in the area
- Car
 - Majority of the customers
- Walk
 - Local customers



STAKEHOLDERS (Red Apple Farmers Market)

Red Apple Farmers Market carries a diverse range of products that cater to the African and Caribbean communities in the area. Many of the items sold here are not commonly found in regular grocery stores. Red Apple has been serving the local community for over 30 years and has built a strong reputation, with people even in Africa knowing about the "Red Apple" store. The key stakeholders are Cliff (the owner of the business who took over from his uncle 4.5 years ago) and Yannick, the general manager. Cliff and Yannick have developed a deep understanding of the items they sell and can provide knowledgeable recommendations to customers. The business is very unique in its product selection, the staff's expertise, the business's long history, and the emphasis on customer service make this grocery store stand out in the local market.



Cosmetics, lotions, and soaps, including popular turmeric-based products



The business has to order these barrels twice a week to keep up with the demand, as many customers use them to ship goods back to their home countries or locations.



Spices, seasonings, sauces, many imported from Africa and the Caribbean



Halal meat and seafood, including smoked fish, mackerel, and other specialty items make the store very unique.

EXPERIENCE MAP:RED APPLE



Park

Find Parking



Entry

Walk through the door
and grab shopping cart



Shop

Walk through aisle and
grab items to buy



Purchase

Pay for items



Exit

Walk out and take
items to car

Feelings

- Hectic
- Chaotic

- Overwhelmed
- Cramped

- Fascinated
- Calm

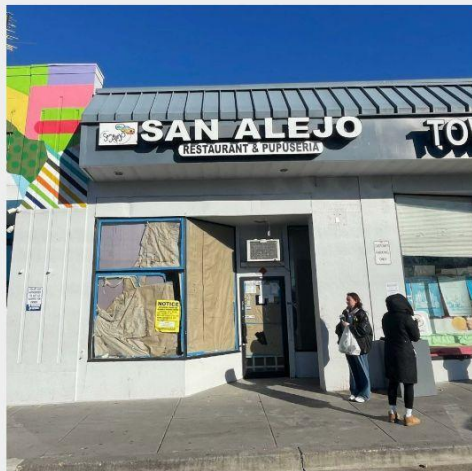
- Happy
- Excited

- Stressed
- Excited

San Alejo

Restaurant & Pupuseria

7639 New Hampshire Ave, Takoma Park, MD 20912



About

Carlos & Mario (co-owners)

Opening in 2 weeks

What has Changed?

- Traffic used to be more fluid (easier to get around)
"Past ok" → "Now Crazy" → "Future Good"
- Used to be more crime - more police response

Mission:

"Be open to everybody" & "Include everyone"

- Bilingual Staff
- Salvadorian Journey → *"Bringing a piece of salvador to your table"*
- Unique by emphasizing education of the food & where it comes from



San Alejo
Restaurant & Pupuseria

Strengths & Challenges

Perceived Strengths:

- “Already have one location in Hyattsville”
- “Reputation”

Perceived Challenges:

- “Construction - hard for people to get to the new location”
- “Competing against other restaurants in the area”

Strengths:

- Traffic on New Hampshire
- Good location - can be seen
- Community is so big
- Traditional cuisine



Challenges:

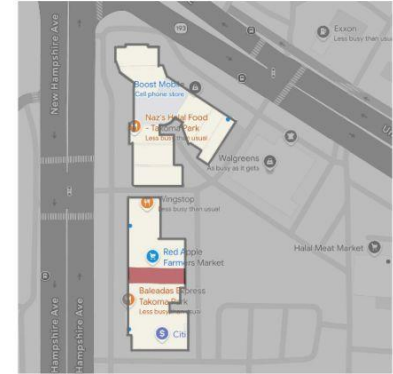
- Red Apple Farmers Market has a lot of customers (use a lot of parking spots)

Location

Modes of Transportation: Cars (eventually foot traffic from purple line)

What would you like to see?

- Outdoor green space
- Benches (communal tables) - somewhere to eat lunch
- A place to eat food & bring pets
- A place to relax, sit, chill



San Alejo
Restaurant & Pupuseria

Customer Experience



Action →

I enter after I park



The space is small but the vibe is cozy and active



The food is made in front of your eyes so you feel when you order you can see it be made



I order a dish and sit down and eat



I leave through the parking lot

Feeling →

The parking is cluttered and the traffic was overwhelming

Feel very small but feel cozy with the environment.

The activity in the kitchen makes the place feel like things are happening but also a little chaotic.

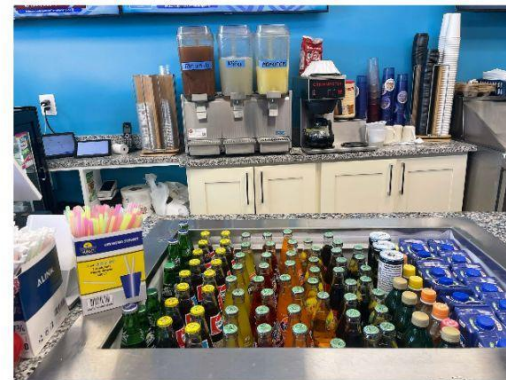
The food is great and the service is easy as they speak english and spanish.

The parking lot is still full of cars and the traffic is stressing.

San Alejo
Restaurant & Pupuseria

BALEADAS *Express*

7639 New Hampshire Ave, Takoma Park, MD 20912



About

Joseph (owner)

Opened 6 months ago

What has changed?

"5 years ago to now everything is changing"

New Construction , Busy traffic, Congestion

Mission:

- Baleadas is **unique** by bringing authentic Honduran food to the community
 - Including imported Honduran Snacks
- Honduran Community = 2nd largest latino population in the DMV area
- Don't see a lot of Honduran restaurants (a lot of Salvadoran)



BALEADAS Express

Location

Modes of Transportation: car, bus, metro

Customers:

"A lot of different people come to eat here."

- West Virginia, Baltimore, Ocean city, virginia, DC

"A family from DC is coming every sunday to eat here!"

What would you like to see?

- Green Space
- Lighting at Night - missing something that highlights the shopping center & the store
- A place for Christian Music



BALEADAS *Express*

Strengths & Challenges

Perceived Strengths:

- *"Local customer's"*
- *"Vibrant signage on windows"*

Perceived Challenges:

- *"Construction & Busy Traffic- difficult drive"*
- *"Safety at night"*

Strengths:

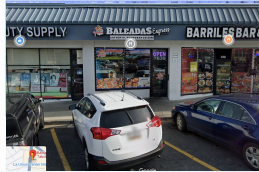
- Traditional Honduran food (authentic)
- Cold doesn't affect business (active in all seasons)
- New Construction & Busy Traffic
- Good advertisement on Social Media/Meta



Challenges:

- Lack of green space & seating
- Limited space for storing products

Customer Experience



Action →

I enter after I park

The space is small but the vibe is cozy and active

The food is made in front of your eyes so you feel when you order you can see it be made

I order a dish and sit down and eat

I leave through the parking lot

Feeling →

The parking is cluttered and the traffic was overwhelming

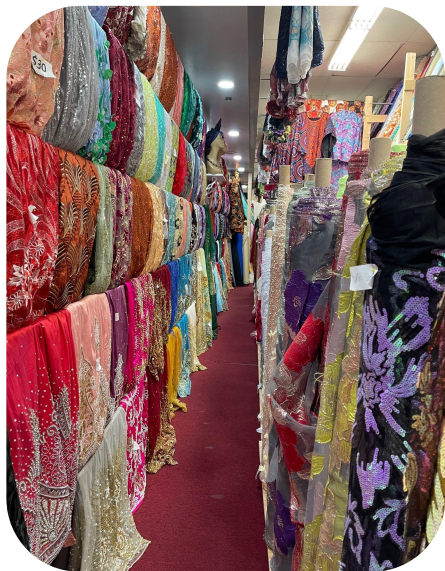
Feel very small but feel cozy with the environment.

The activity in the kitchen makes the place feel like things are happening but also a little chaotic.

The food is great and the service is easy as they speak english and spanish.

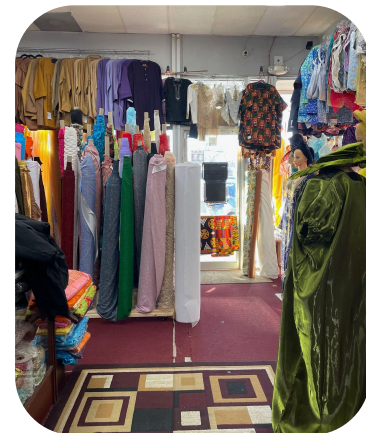
The parking lot is still full of cars and the traffic is stressing.

BALEADAS Express



McDoris Fabrics

(240) 940-9615
7635 New Hampshire Ave



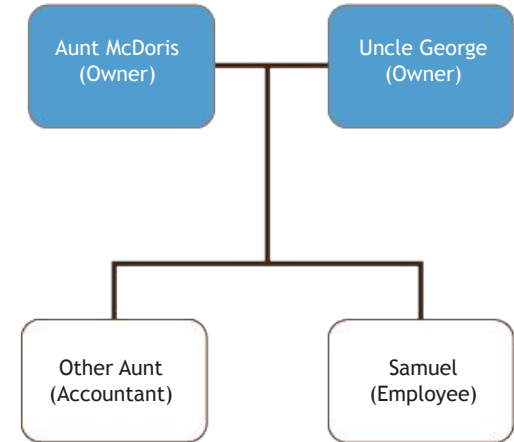
About

Stakeholders:

- Family owned business: Aunt McDoris and Uncle George (Owner), other Aunt(finances), Samuel (employee)
- 8-10 years selling fashion, fabrics, and accessories from many different african and muslim cultures

Transportation:

- Takes local customers, and people who travel far for large orders
- Things come in from the back and the front



Strengths and Weaknesses

Strengths:

- Very welcoming and passionate about his heritage and history and open to sharing it with others
- Unique and loyal customer base.(people come from all over the world)
- Sells to diverse clients(African, Indian, Hijab), helps people connect to their culture
- Good location, close to popular stores
- They update what's in stock based on demand



Weaknesses:

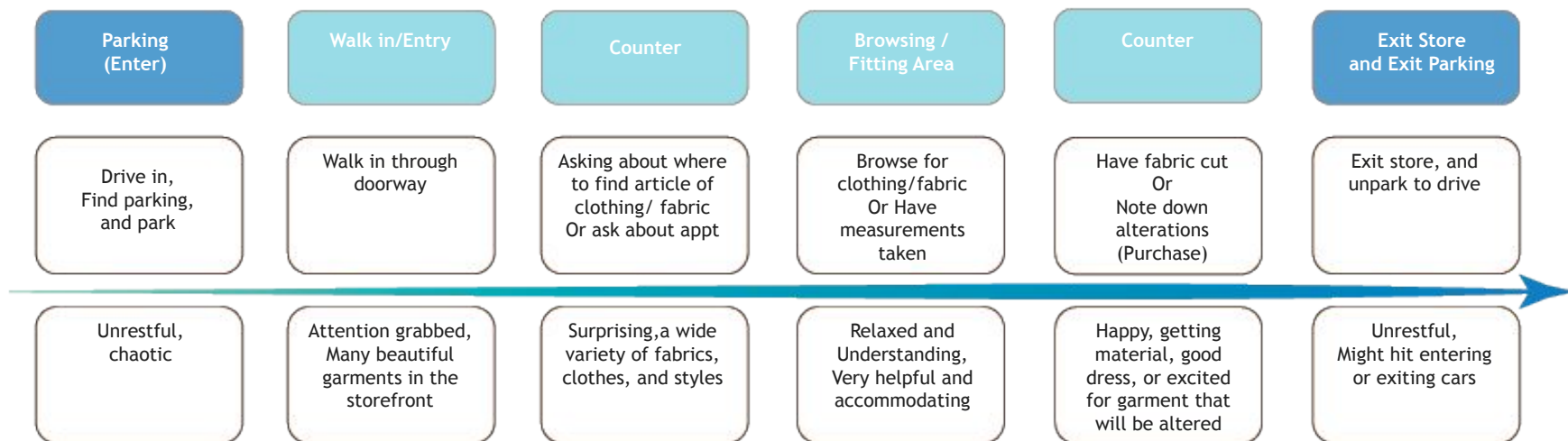
- Can't always accommodate customers
- Products can be delayed due to customs
- Not much parking for those that travel in, and possible car collisions
- Security when low on staff allows for unwanted guests or drunks, just redirect them
- There was a barricade situation in the restaurant next door, but pretty rare
- People with baggy clothes have to be watched more carefully

Location Comments

- People from the Purple Line can come and stick around once construction is done
- They don't really need the outdoor space, but it would be nice to have a place for people to rest
- People or employees can't come on time due to construction traffic
- Debris can affect wheels and cars, causing crowding



Experience Map



McDorls
Fabrics

Photos of ARCH408 students
engaging with the Takoma Langley
Crossroads business owners.

- AD Blades & Braids
- Baleadas Express
- Red Apple Market



Photos of ARCH408 students
engaging with the Takoma Langley
Crossroads business owners.

- McDoris Fabrics
- TJ Beer Wine & Liquor
- San Alejo



STUDENT REFLECTIONS

“Local business owners like [Jose](#) and Danny are the heart of the community, passionately sharing their culture and supporting its growth.”

-Polly Nguyen , ARTT 427

“My favorite experience in Takoma Langley was at the [Honduran bakery](#). Jose, the man working there, was so welcoming and eager to share his culture with us. He happily answered our questions and encouraged us to try the food. When we asked him what he would like to see in new art, he said he wanted his culture to be represented. This really stuck with me and make me think about these planters can reflect and honor the people and stories of Takoma Langley.”

-Callie Magee , ARTT427

“At the [barber shop](#), the owner talked about the hard work that goes into starting a business. I found her story really inspiring. She discussed how business has dropped slightly since the construction of the purple line.”

-Lilli Irvin , ARTT427

STUDENT REFLECTION

“Danny, the owner (of Discount Mart), has run his store for ten years and has witnessed many positive changes in the area, especially in terms of diversity in retail. Most of his customers at the Discount Mart are families, When it comes to design, he envisions a gray-and-white color scheme to enhance the beauty of the building. He also wants to incorporate Hispanic art, a red apple symbolizing dedication, and elements representing African American culture - most importantly, a design that reflects the ric diversity of the community.”

-Teetuch Chumjit , ARTT427

“When we asked the owner what he would like to see in new art, he said he wanted his culture to be represented. This really stuck with me and made me think about these planters can reflect and honor the people and stories of Takoma Langley.”

-Callie Magee , ARTT427

“There is a clear desire for more greenery in the space, especially as it is overtaken by construction and manmade structures that deplete the life from the area.”

-Danika Perez , ARTT427

CASE STUDIES:TRANSFORMING SPACE

“Against scarcity: inventiveness. Against abundance: pertinence.” - Alejandro Aravena, 2016 Pritzker Prize winning architect, who curated the 2016 Venice Architecture Biennale, Reporting From the Front

The studio examined work from other public interest designers and creative placemakers to learn how they transformed spaces in order to address the spatial social, economic, and environmental needs of a community, how inventiveness and pertinence in their practice led to multilayered impacts, and how that impact was measured. Their research on these precedents is documented here.

Precedents:

[L'Avenue Du MONT—ROYAL](#)

[Copenhagen Islands by Mast](#)

[IRRIGATE by Springboard for the Arts](#)

[Lentspace by Interboro Partners](#)

[Fleeting Forest in King's Crossing](#)

[Shifting Urban Diets/ Foodscapes Pilot by Gohl](#)

L'Avenue Du MONT—ROYAL

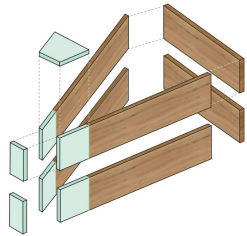


Conell Brandner & Abby Smith

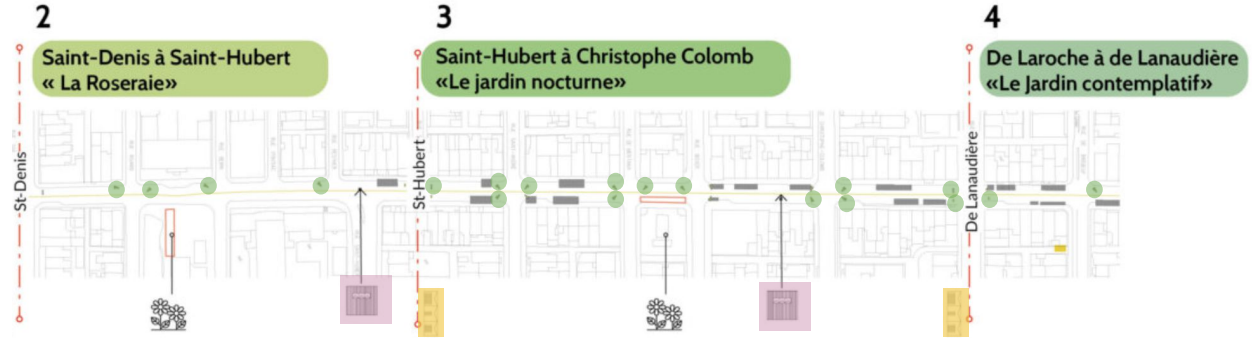
L'Avenue Du Mont-Royal is an avenue in Montreal, Canada where Castor et pollux worked with the city to create urban decorations to change the road into a place.

Looking Small

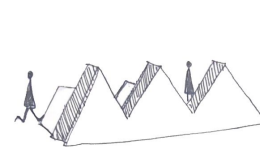
1. **Entrance - Willow**
Bins: Pedestrians are given the priority with these “green signals”
2. **On the Street - Podiums:** Identify pedestrian street from main intersections (creation of slow zones)
3. **On the Street- Docks:** For seating & children to play on



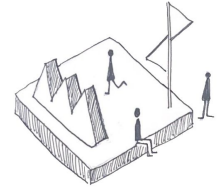
Construction Detail - Willow Bin Planter



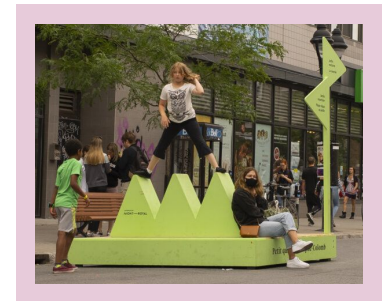
1. Willow Bins



2. Big Podium

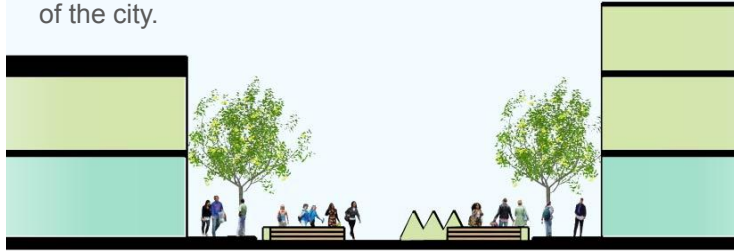


3. The Small Dock



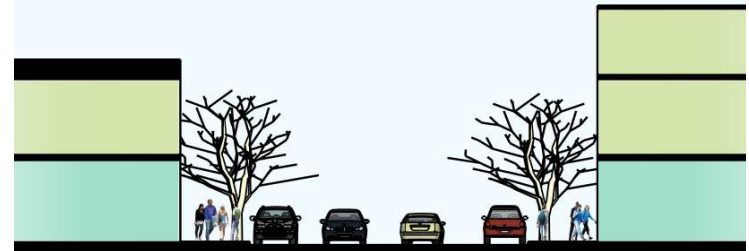
Summer

During the summer the Ave is turn into a pedestrian walkway with through traffic being blocked to allow people to occupy the street. During the summer where it is warmer helps allow residents to stretch and be a part of the city.



Winter

During the winter the Ave is taken back by the cars as traffic is allowed through the site. This is good during the winter as it allows traffic access and also makes clearing snow easier.



Legend

- Parks
- Residential
- Civic Buildings
- Commercial
- Industrial

Looking Bigger

Events/ Engagement

Trade Fair - Events/ SDAMR Odace events

Over 475 businesses formed a SDC managing events and promotions of the ave

- Closes the street for people over the summer
- Plans to have the ave close all year
- Events are planned (Trade



Outcomes

Lively & Green Street that allows sharing of spaces & artistic interventions

- Promotes gentle & Active mobility (free play)
- Supports local economy
- Revitalize a vital part of the district in the context of a pandemic



Reflection

How does this relate to our project?

- Introduces examples of installations that are multipurpose (planter, seating, catalyst for play)
- Has similar site conditions and street context, so seasonal protocol in this project could apply to ours
- Sets a precedent for outdoor furnishings that not only take back the streetscape for pedestrians, but creates a safe and vibrant place that people enjoy staying in.

<https://docs.google.com/document/d/1sOzOtuY2Zi3ftLsMFteVuUJquEcoh30xeEWhxZM00tw/edit?usp=sharing>



A photograph of a man sitting on a floating wooden island in a body of water. The island is a hexagonal platform made of light-colored wood, with a single tree growing from its center. A small, white, wooden boat is moored next to the island. In the background, a row of modern, multi-story apartment buildings with large windows and balconies lines the shore. The sky is filled with large, white clouds. The overall scene is a blend of nature and urban architecture.

Copenhagen Islands by Mast

Bawi & Matt

FOCUS IN

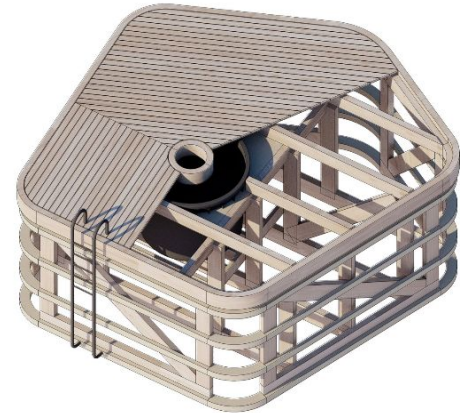
Traditional Boat Building Techniques

- MAST Architects collaborated with skilled boat builders and naval engineers to craft KBHØ1.
- Bending wood techniques from boat building were used to create the platform's soft curve with Oak wood.
- Naval engineers ensured the platform's structural integrity and stability in a floating environment. The collaboration ensured the platform is both durable and aesthetically harmonious.



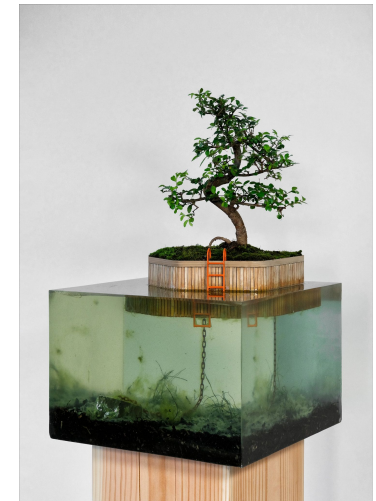
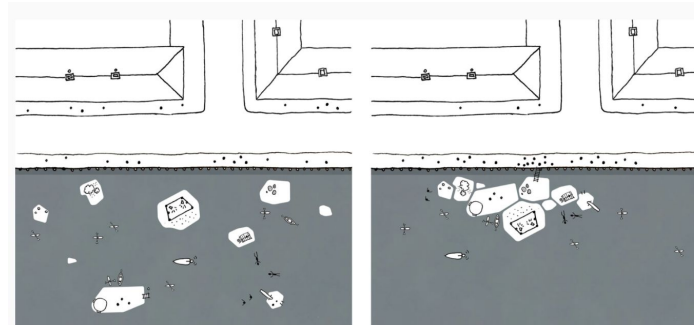
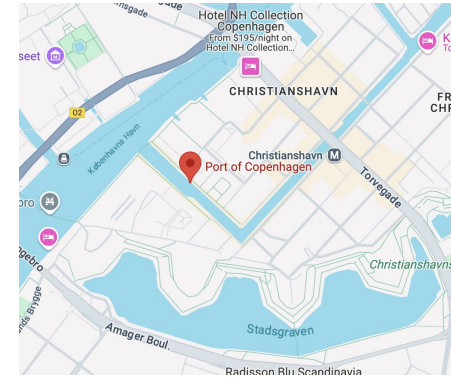
The Use of Wood Bending

- Steaming and soaking wood allowed it to bend into organic, flowing shapes.
- The technique creates strong, graceful curves that are both functional and aesthetically pleasing.
- Reflects a blend of traditional craftsmanship with modern innovation in architectural design.



Zoom Out

- Located in Copenhagen, Denmark's Harbor
- Design by Marshall, who is an Australian architect
- Goals
 - Create a green space that constantly change
 - Introduce new type of urbanism that is resilient to climate change
 - Use sustainable and recycle materials
- Activities
 - Swimming
 - Fishing
 - Mussel farming
 - Bbq



Events and Outcomes

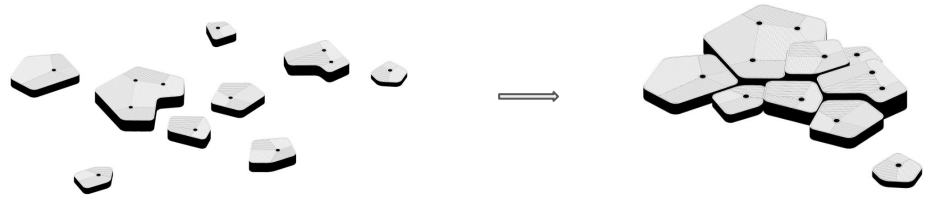
Events & Celebrations:

- KBHØ1 was unveiled in Copenhagen with a public event.
- City officials, environmental organizations, and the public attended.
- The event included guided tours, presentations by the design team, and discussions on sustainable urban living.

Outcomes & Impact:

- Raised awareness about urban resilience and adaptability.
- Featured in architectural and environmental publications.
- Inspired further research into floating urbanism.
- Influenced policy discussions on sustainable waterfront development.
- Served as a catalyst for innovative city planning solutions.

Sources



Reflection

How does this relate to our project:

- Inspires students to not restrict ideas just because they are fantastical or beyond the usual
- Shows that when accurately designed and built, we have the potential to improve and change the use of our environments
- Shows the process and idea of making a prototype:
 - Prototyping helps create a proof of concept for a larger application of the idea later on
 - Creates an environment for creators to learn what can work material wise but functionally and aesthetically
- Introduces material techniques that could be used in our project



Sources

<https://mast.dk/copenhagen-islands>

<https://www.archpaper.com/2020/04/copenhagen-islands-harbor-park/>

<https://www.dezeen.com/2020/04/15/marshall-blecher-studio-fokstrot-floating-copenhagen-islands/>

<https://www.designboom.com/tag/mast/>



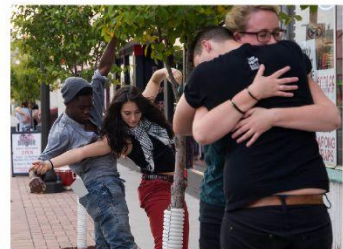
IRRIGATE

**In the City of St. Paul,
Minnesota**

By "Springboard for the Arts"

Irrigate is a community development strategy that mobilizes the skills and creativity of local artists to create innovative, meaningful, authentic solutions to local challenges.

In response to disruptive construction of a light rail line through the urban core, the city collaborated with the non-profit organization, "Springboard for the Arts" to create an initiative whose goal is to create moments of surprise and joy that reveal what's possible and provides an outlet for positive and productive action in their community.



Case Study by Seta Whitney and Christine Tan

Zoom in: Sculptural Mobile Units

- Connects students' art to the Avalon School garden and farmer's markets along the light rail
- Engages students with hands-on learning and practice of new skills (welding, mosaic, etc.)
- Promotes school, student work, and sale of plants with their eye-catching mobile display

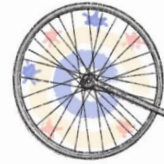


Dimensions: 10' x 4' x 4'
(WxHxD)

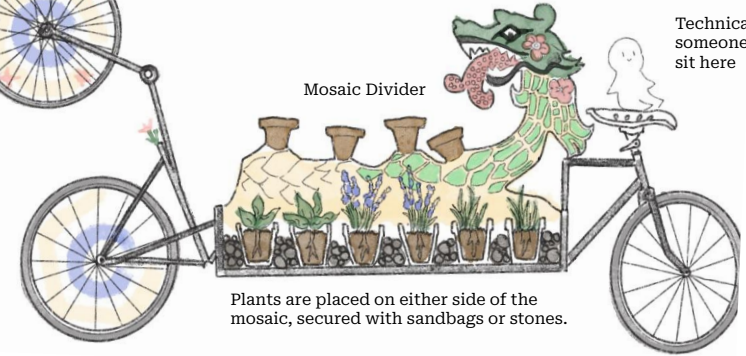
Purpose: to carry the
school garden produce



"Whirlygig"
Decorative wheel



Mosaic Divider

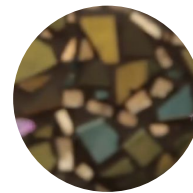


Technically,
someone can
sit here

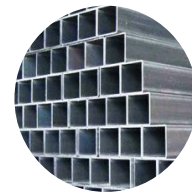
Plants are placed on either side of the
mosaic, secured with sandbags or stones.



Decorative
Streamers



Handcrafted
Mosaic



Welded
steel bars

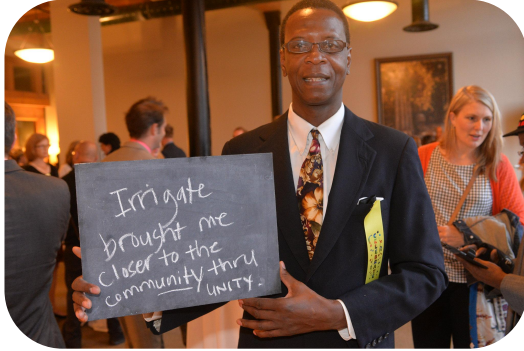


Recycled
Bicycles

Zoom out:



Events and Outcomes



The community was brought together

30
million

positive media impressions were generated
(Tunheim)



Local artists and smaller businesses were supported



Positively shifted the way people saw and interacted with the green line construction

Reflection:

How does this relate to our project?

- Great precedent for making functional art pieces that mix mediums(steel, paper, plants, ceramics, recycled materials, etc.)
- Show multiple applications and examples of “Creating Place” such as community events, renovations to increase vibrancy, or exhibits that add whimsy to a person’s day
- Shows that our projects product does not have to be fully flexible or permanent, it depends on the medium and restrictions of the site



Website: <https://springboardforthearts.org/programs/irrigate/>

Documentary Playlist:

https://www.youtube.com/playlist?list=PL3H1nLc5p042lZP_PCFXBhLN5n81DRvnd

Project Photos: <https://www.flickr.com/photos/irrigatearts/albums/with/72157633343018185>

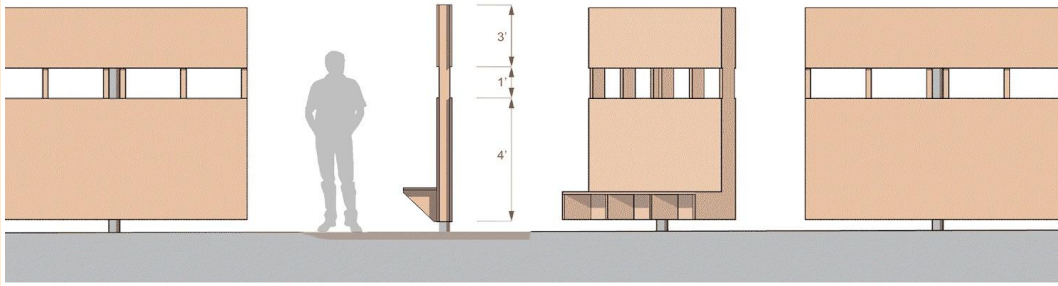
LENTSPACE



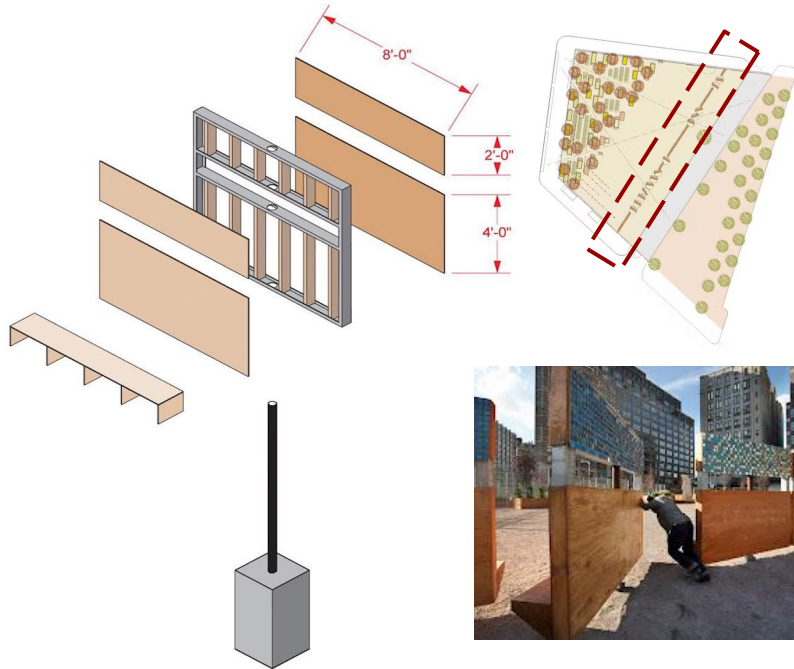
- **Designer**
 - Interboro Partners
- **Location**
 - Hudson Square, Lower Manhattan, New York City

Overview

LentSpace is a privately-owned 0.5 acre development site that is temporarily being made open to the public. Occupying an entire city block, LentSpace acts as a platform for rotating exhibitions of contemporary art complemented by various public programs. The Site offers interesting features such as a tree nursery that provides foliage and shade. It also has an operable fence that can serve as both an enclosure/ entrance and furniture for nearby pedestrians.



Rotating Fences



Pictures



Zoom In

- 215 foot, 26 fences made of flagpoles, concrete, steel, covered with plywood panels
- Attached benches for seating
- Small silver and blue aluminum discs allow people to see them from miles away
- A tree nursery project- after LentSpace closed, plants and trees grown on the site were all transferred and became street trees

A Tree Nursery

Before:



After:



Zoom Out

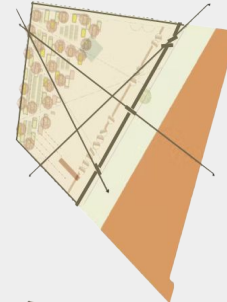


Scale: 1/16"=1'0"

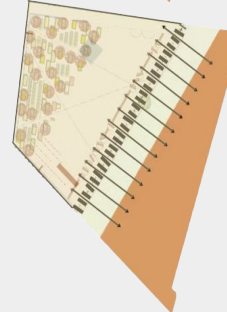
Open vs Closed Diagrams



Closed



Semi- Open



Open

Events, Outcomes, Impacts

Events:

- September 2009 to January 2010, open daily from 7:00 am to sunset
- Exhibit seven sculptural pieces of public art

Outcomes:

Public Space Activation

- 2010: reality TV show for artists
- 2012: food trucks event, musical performances

Sustainability and Design Innovation

- Movable outdoor furniture
- Flexible event spaces

Impacts:

- Urban greening and adaptive reuse
- Provided opportunities for artists
- Activated and revitalized its neighborhood, leading to the center of a new Business Improvement District





How does it relate to our project?

- Shows example of how our planters and installations can not only frame a space, but create paths that can lead to important site locations in an accessible manner
- Another interpretation of how planters can be used for seating in the urban landscape
- Shows how existing projects are taking back urban spaces to become vegetated areas that can be used as a platform for art exhibits

Sources:

https://docs.google.com/document/d/1OKKSG6WVoIM86-Gp3JPT52h5BZVFGPJiQNV_Ms5PGRo/edit



The Fleeting Forest

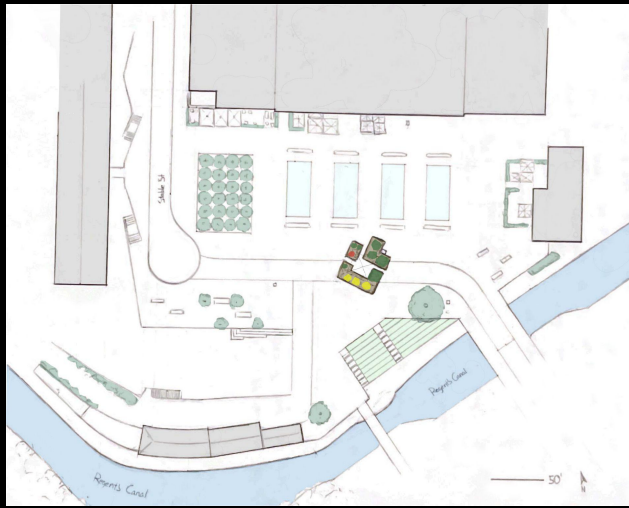
Granary Square, Kings Cross, UK

Matthew Cienfuegos, Daniel
Cosby

Designers:

Assemble Studio, Local Works Studio, Rebecca Heald, Webb Yates, Studio Dekka, Aswarm, Cameron Bray, Argent, CSM Architecture, Gavin Jones

Site Plan -
Granary Square



Landscape Plan



Granary Square,
London

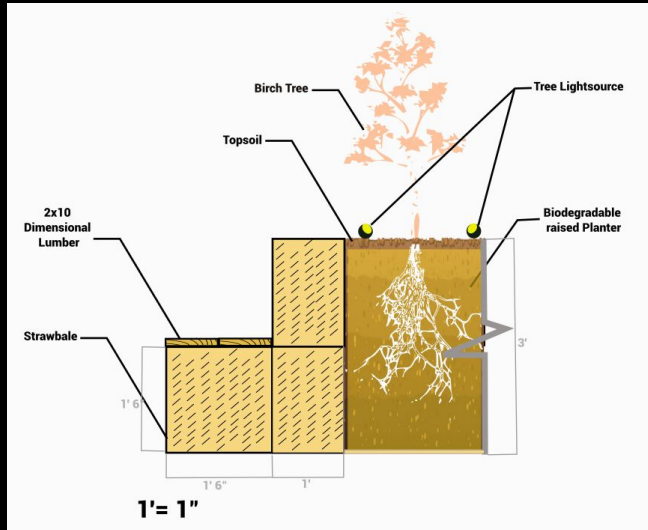


Ashdown
Forest, United
Kingdom



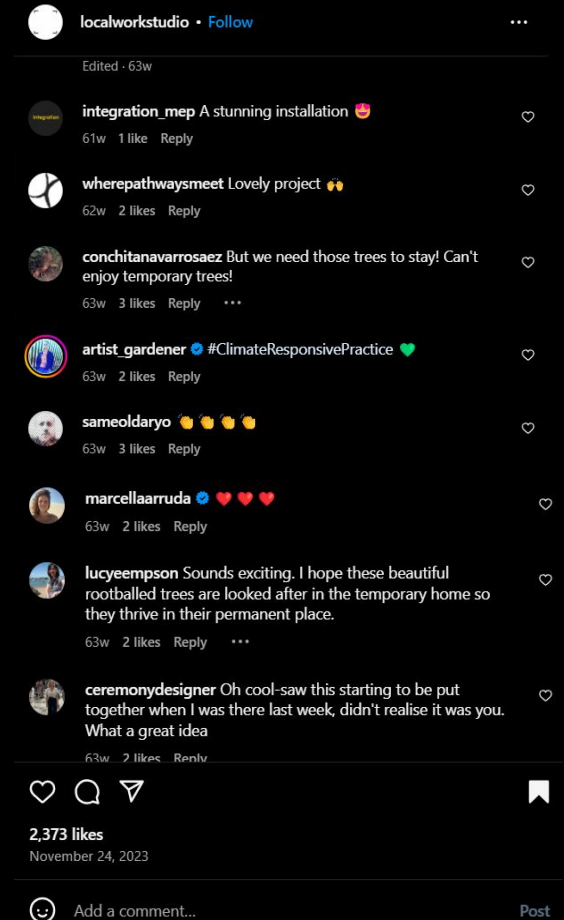


Strawbale Bench



Outcome

- The heart of the exhibition was to show how a temporary installation can positively affect both local communities and environments by bringing the authentic natural world to an urban environment.
- To embrace the seasonality of the natural native woodland instead of the artificial, clean cut replications of nature.
- The reaction from the community was mainly positive with some people wanting more, or even permanent installations within the urban landscape. Some also expressed relief that the trees and plants would be replanted in Bramcote park or dispersed throughout other areas with the local region.



Reflection

How does this relate to our project?

- This installation calls into question the idea of lighting and how we want our project to present itself at night
- Great example of a planter that is not permanent yet still equally meaningful due to its functionality
- Because it is temporary, it could be moved into different configurations or to different locations



The background image shows a city street scene. In the foreground, there are large, colorful, curved planters filled with green plants. A man in a red jacket and a woman in a beige jacket are walking towards a food truck on the right. The food truck has a sign that says "QUINUA". In the background, there are brick buildings, a "No Parking" sign, and a "P" sign. The overall scene is a vibrant, urban environment.

Gehl

Shifting Urban Diets - Foodscapes Pilot

Designer: Gehl
Project Location: Copenhagen, Denmark

Description:
This pilot project explores how urban food systems can align with planetary health goals. By reclaiming public spaces in Vesterbro, Copenhagen, the initiative introduced sustainable food choices and healthy eating habits among young people. Prototypes such as redesigned supermarket displays, a sustainable street food truck, and enhanced public seating demonstrated the role of urban design in influencing food behaviors and fostering community well-being.

LOOP FAMILY

Social seating and togetherness

Gehl

ARC, CORNER & LINE THE BUILDING SYSTEM

MODEL NUMBER: TPP29510

Designer and Manufacturer: In 2007 AART teamed up without-sider and designed LOOP.

Materials and Sustainability: 100% recyclable polyethylene.

Benefits:

- Maintenance-free
- Practical and cost-effective:
- Requires no maintenance and easy to clean
- Long lifespan (lifespan of up to 30 years)
- Recyclable PE can be ground and reused up to 7 times

Application: Child safe – no sharp edges, No maintenance – only cleaning

Colors Used:

Dimensions: Length: 4' 3" / Width: 6' 4" / Height: 1' 4"

Applications: The bench invites informal gatherings, relaxation, or movement for 4-6 persons.

Budget:

Arc: The curved shape. 3x Arc makes a circle Ø2.70m. 3 x Arc and 3 x Line make a triangle. Several Arcs make a snake.

Corner: The 90-degree corner shape. 4 modules make a square. Combine the Line with the Corner to make a large playfield.

Line: The straight shape. It can be combined with Arc and Corner.



ADAPTIVE DESIGN



GATHERING



CONNECTS TO FOODSCAPES

outsider
RETHINK URBAN SPACE

LAYOUT

A curved bench layout inspired organic, flowing shapes, modular arcs for flexibility, and integration with greenery. It might also reflect food systems through patterns like crop rows or circular nodes, emphasizing adaptability and community interaction.



HOPOP & UP BENCHES

MODEL NUMBER: TPP29610

Application: Child safe – No sharp edges, No maintenance, UV-resistant, excellent impact strength, and usable within a large temperature span. Textured through abrasive blasting.

Colors Used:

Dimensions: Length 1' 8" / width 1' 8" / height 1' 4"

Applications: Inviting to sit, rest, play, and jump! Use it for group gatherings and create a positive and dynamic environment.

Budget:

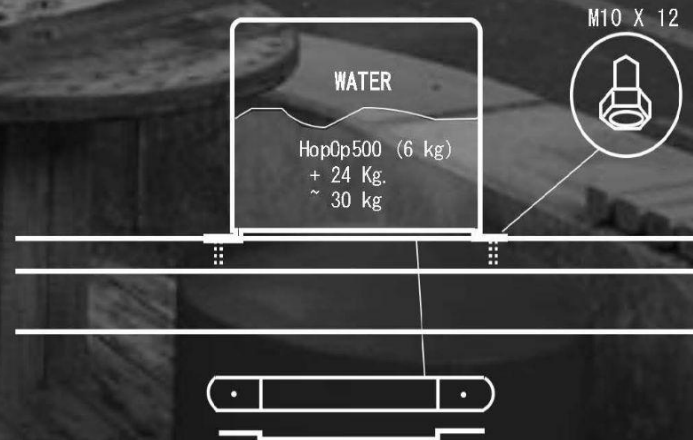
PICNIC TABLE

Material: Recycled wood from the site

Dimensions: Roughly Length 1' 8" / width 1' 8" / height 1' 4"

Applications: Rest, relaxation, Outdoor learning and workshops, Marketplace hub

HOPOP SECTION



THE CHALLENGE

SHIFTING YOUTH DIETS TO PROMOTE CLIMATE SUSTAINABILITY!



In Copenhagen's efforts to reach **climate neutrality** by 2025, attention has increasingly been put on the city's food system. Copenhageners are currently consuming 1.4 tons CO2 over what the EAT-Lancet Planetary Health Diet prescribes. The diet presents a **global planetary health diet that is healthy for both people and the planet**. It provides guidelines to ranges of different food groups that together constitute an optimal diet for human health and environmental sustainability. It aims at lowering overconsumption to prevent waste of food which in turn leads to both health and environmental costs. The diet emphasizes a plant-forward diet where whole grains, fruits, vegetables, nuts and legumes comprise a greater proportion of foods consumed. Meanwhile, meats and dairy constitute significantly smaller proportions.

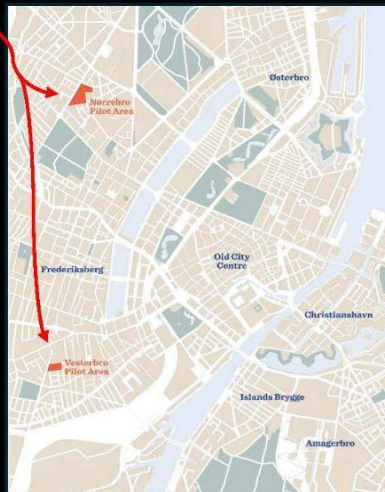
RESEARCH AND STUDY CONTEXT

Because the core goal of the project was to shift dietary behaviors, **youth were identified as the key target**, as the age group with the highest propensity to adopt change. Because of this, the team believed that teenagers could be nudged to adopt a Planetary Health Diet **through interventions in the public realm**. TWO pilots were placed in the neighborhoods of Vesterbro and Nørrebro, where **schools** are in close proximity to a supermarket and public space.



RESEARCH METHODOLOGY

The team used a range of qualitative and quantitative methodologies to uncover insights into youth behaviours and habits around food in the public realm. Primary amongst these was co-visioning sessions together with teens to inform the design of inviting and accessible places for youth to enjoy and share a healthy meal with friends.



EVENTS & OUTCOMES

WHAT DO TEENS WANT

- Teens want to have meals and **socialize in public spaces**.
- Teens described how they spent a lot of time during their school breaks in nearby supermarkets to kill time and buy cheap (and unhealthy) food.
- Teens wanted to **eat meals with their friends in other public spaces** in the city, presenting an opportunity to create a healthier food environment outside of supermarkets and fast food places.
- Students at a local school were asked to assess the space, and **30 of the 34 students said they felt welcome and that the space seemed as if it was designed for them**.



NEW MATRICES

DESIGNING FOR TEENS

- Public spaces are often designed by and for adults.
- Gehl explored youth reactions to public spaces in the city and identified public realm qualities that invite youth to spend time – or make them want to leave.
- Youth mentioned that factors like poor lighting, large empty spaces, places that are very loud or busy, and places lacking in safety and maintenance **deterred them from spending time to enjoy a meal near their schools**.

12 Quality Criteria

Food Places, Young People

LOCATION	Close proximity to where physical activity takes place 😊😊😊	Walking distance from home and/or school 😊😊😊	Accessible day and night 😊😊😊
ENVIRONMENT	Varied seating options for large and small groups 😊😊😊	Access to sheltered outdoor space 😊😊😊	Safe and secure (protected from noise, crime etc.) 😊😊😊
	Colourful and interesting aesthetics 😊😊😊	Ability to take ownership 😊😊😊	Ability to be spontaneous (short or long) 😊😊😊
OFFERING	Welcoming and accepting staff 😊😊😊	Affordable food options 😊😊😊	Varied options to stay (opportunity to bring own food, sit at table or take away, etc.) 😊😊😊

EVENTS & OUTCOMES

HOW IT THIS RELEVANT TO OUR PROJECT?

- Another example of planters and seating using mixed mediums
- In terms of design, this design allows for different seating configurations based on the users
- It also suggests an solution to keeping furniture from being easily moved or stolen (using sand/water as a weight inside furniture)
- Another project that has a seating installation with the intention of achieving a larger goal

<http://www.thrivingfoodscapes.com/case-studies/copenhagen>

<https://www.gehlpeople.com/projects/shifting-urban-diets-lessons-from-copenhagen/>

<https://out-sider.dk/en/references/gehl-pilot-project/>

