

# 2011

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## Niehoff Urban Studio Community Design Center

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**Annual Report**  
**SEP 2010 - DEC 2011**

### **Niehoff Urban Studio**

*Academic Applied Research and Design since 2002*

The Niehoff Urban Studio is a unique interdisciplinary initiative undertaken to address urban issues that challenge the quality of life in Cincinnati.

The Studio is a resource for the University led but community driven study and discussion of urban issues for the benefit of the city. It is a place where University and non-university participants can come to participate in educational classes, events, symposia, and exhibits that explore these urban issues. Work of the studio is intended to have a tangible impact on the urban problems under consideration and will contribute to the body of knowledge of research in this area.

The studio is administered by the Community Design Center and is located off-campus in Corryville and includes classroom, meeting, and exhibit areas.

### **Community Design Center**

*Technical Service since 1986*

The Community Design Center organizes collaborative interdisciplinary community university partnerships for the research and design of physical improvements which serve the University's urban area.

The Center provides assistance to community groups, non-profit organizations, and City departments that are representing underserved areas and underfunded projects within the area. The Center is administered by a registered Architect with assistance from co-op students and graduate assistants from a variety of disciplines.

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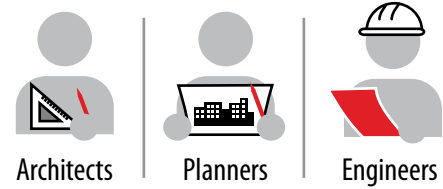
## **Events**

## **Credits**

## **Press**

# Impact

Students  
**158**



**INTERDISCIPLINARY**

**72** Projects

**8** Locations

Visitors  
**610**

Partnership  
**26**

Faculty/Staff  
**14**

**807** People  
TOTAL

19.6%

75.6%

3.1%

1.7%

DAYTON

MADISONVILLE

AVONDALE

OVER-THE-RHINE

PENDELTON

QUEENSGATE

NEWPORT

COVINGTON

## Niehoff Urban Studio

Work of the studio in this period concluded a multi-year thematic cycle, "Great Streets and Gateways" which had a geographic focus on important movement and development corridors such as Madison-MLK, I 71, I 75-Mill Creek in Cincinnati and Route 9-AA Highway-Licking River in Newport.

The Fall 2011 studio initiated the "Place Matters" thematic cycle which was based on the collaborative activity of a coalition of non-profits led by the United Way and its focus on comprehensive community development in three communities including Avondale and Covington. Throughout students had an opportunity to work with a variety of community partners ranging from institutional non-profits to municipal agencies and had the benefit of interacting with professional consultants as well as community civic leaders.

## Community Design Center

Technical services provided by the Community Design Center extended studio themes and project ideas to application. This included work at the base of the I 71 corridor around the Pendleton community and the Cincinnati Casino area. Avondale is a Place Matters neighborhood in which services were provided to bolster comprehensive community development aims. Research and service for food related uses carried on another thematic thread from the studios inaugural cycle in 2002. The CDC used lessons learned in the Niehoff Studio's Great Streets and Gateway program to provide assistance to the City of Dayton.

**12** Events

**12** Press



# Academic Applied Research and Design



## Niehoff Studio

### Great Streets and Gateways

Fall 2010  
Winter 2011  
Spring 2011

### Place Matters

Fall 2011

Food and Urban Quality of Life

Over-The-Rhine Project

Housing and Community Development

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

- 
- 
-



Fall 2010

Envisioning a Sustainable Future for the Cincinnati Museum Center and its District



During the Fall Quarter of 2010 fifty-five students of architecture, planning, and engineering participated in an effort led by the Cincinnati Museum Center to address sustainability issues within the historic Union terminal and surrounding Queensgate area. To open the quarter, students and faculty, including Professors Michael Zaretsky, Frank Russell, and Richard Miller, joined private consultants from Arup Engineers, Glaserworks Architects, Human Nature Landscape Architects, and Preservation Design Consultants in a three day workshop to define a broad variety of sustainability issues ranging from transportation practices to architectural energy systems.

District



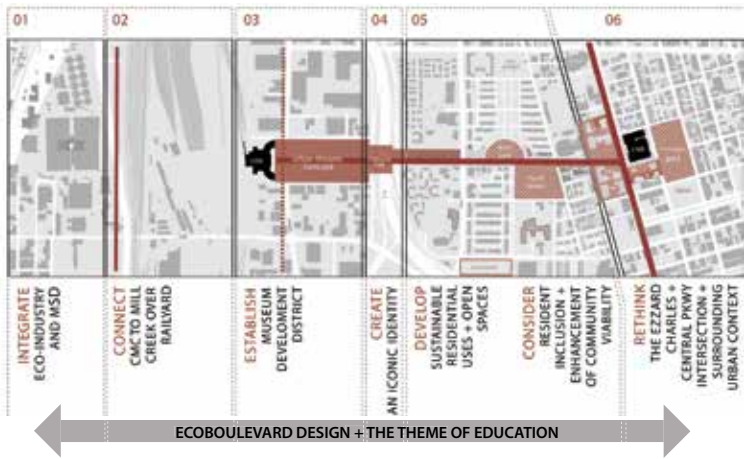
Mixed-use district



Educational District

At the scale of the district surrounding the museum complex, students rendered alternative scenarios for vibrant districts that would connect the museum to complementary uses and better integrate the currently isolated institutional complex into the city as a whole.

District Corridor



At the scale of the major roadway leading to the museum complex, students proposed an eco-boulevard with supporting ecological public spaces. This “complete street” corridor will connect the museum district back to the city core.

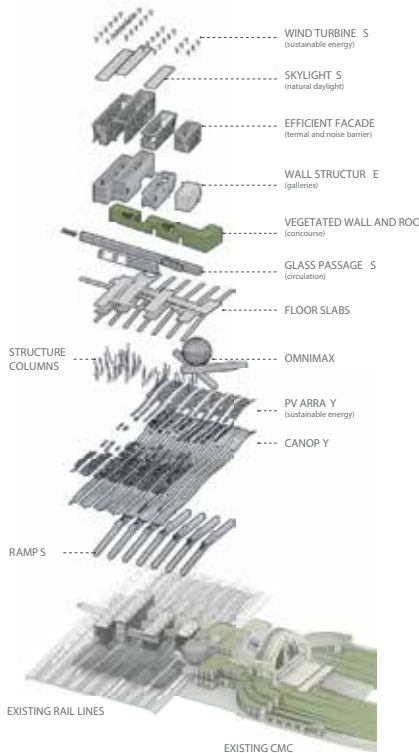
Landscape



At the scale of the building site, design concepts focused on themes of regenerative and restorative landscapes that support functional essentials but also environmental education, urban agriculture and entertainment programming.

Building

At the scale of the building design concepts included innovations in energy systems, daylighting, green roofs, personal transportation and programming efficiencies. Concepts were applied within the context of balancing the historic aspects of the building with necessary upgrades and enhancements.



Ecodistrict



At the largest scale, which took in nearly a square mile of the brown-field industrial valley, students proposed a major eco-industry hub, a rail education center, and a bio-energy generation plant at the current sewer district operations.



Winter 2011

# Envisioning a Sustainable Future for the Cincinnati Museum Center and its District

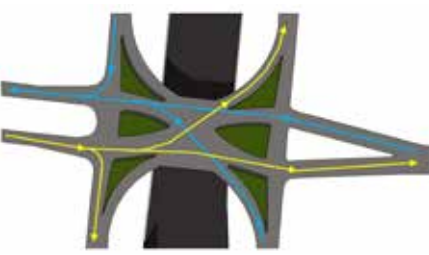
During the Winter quarter 2011 studio, six groups of engineering students developed a variety of proposals including traffic alternatives for the intersection of Ezzard Charles Dr, Western Ave and Winchell Ave; options for replacing the I-75 bridge at the Ezzard Charles intersection with a landmark structure in Cincinnati; a new exhibit area in the museum for educating youth about stormwater management and water efficient appliances; possible applications of geothermal energy and natural lighting into the Museum's existing structure that increase the use of renewable energy; replacing the CMC's surface parking area with an innovative parking structure and a green roof including gardens, an urban farm, and bioswales that slow stormwater runoff. This course was led by Dr. Richard Miller of the College of Engineering and Professor Frank Russell of the College of Design, Architecture, Art, and Planning.

## CMC Access Improvement

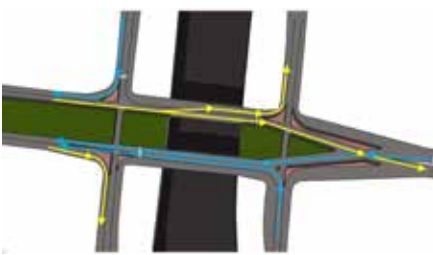
Alternative1  
Q-tip Roundabout



Alternative2  
Single-Point Urban Interchange



Alternative2  
Single-Point Urban Interchange



← Entering Route  
→ Exiting Route

## Stormwater runoff Reduction

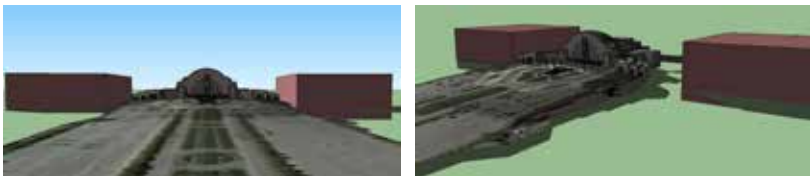


**The Problem:** For violations of the Clean Water Act, the United States Environmental Protection Agency (USEPA) is requiring Cincinnati's Metropolitan Sewer District (MSD) to spend up to \$1.5 billion to control our combined sewer overflows (CSO).

**The Solution:** Proposed here are unique and sustainable solutions to reduce stormwater runoff from the Cincinnati Museum Center (CMC) site, which in turn, help the MSD address its violations while providing financial support with an MSD subsidy.

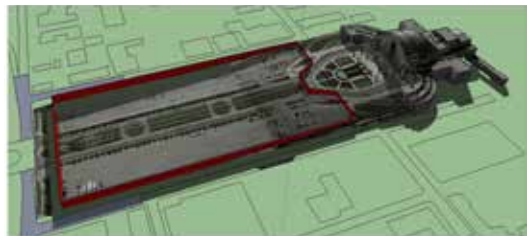
## Under Ground Parking Structure

Alternative Considered: Twin Flanking Garages



Instead of constructing two flanking garage structures, as shown above, which would interfere with two viable existing businesses at these sites, Engineering students proposed a one story parking structure in the existing CMC parking lots. This structure would be capped with a green roof and entry promenade to the CMC. The interior layout of the garage was carefully considered to improve the user experience through easy access and daylighting.

Proposed plan view



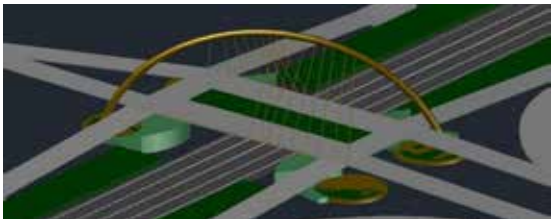
Green Roof and Stair light wells

## Ezzard Charles Bridge Replacement Project

Basic Design: Standard Prestressed I-Beam Girder Bridge



Value Added Design: Single Tubular Arch Spanning Diagonally



## Geothermal and Natural Lighting

Geothermal Application



(orange) will be integrated into the supports for the foundation.

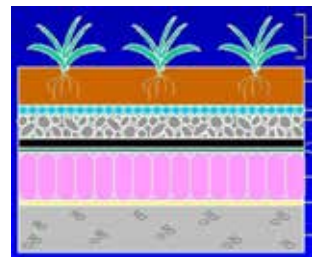
A proposed area for construction of a parking structure (green) for the Museum Center is shown above. Geothermal piles



Natural Lighting Application

The lighting plan for the building complex was evaluated. Rooftop collectors with fiber optic cables were proposed for parts of the building inaccessible to natural lighting.

## Environmental Education



A stormwater management exhibit was proposed for the CMC Museum of Natural History and was intended to educate visitors about the impacts of stormwater and best practice mitigation techniques.

Learning Innovation Technology Education(L.I.T.E.) Lab



Build your own basic water filter. Understanding solubility and density of edible liquids.

Prototype Exhibits





Winter 2011

Licking River Regional Study

At the invitation of Northern Kentucky Vision 2015 and Human Nature Landscape Architects, the Winter 2011 studio focused on the Route 9 and the proposed Licking River Greenway Plan in Newport and Northern Kentucky in consultation with Campbell County Planning. As an extension of the Greenway Plan, students created future narratives, designed, and visualized development scenarios for the Newport side of the river including the former Newport Steel site and other development areas that might result from the highway extension of KY Route 9 into the heart of the city.

Industrial Scenario



Character Sketch: Eva



“Living my entire life in the Wilder Eco-Industrial Community I feel proud to live in place with so many sustainable practices. I want to be a scientist when I grow up because I am so interested in how these techniques work like bioremediation, solar canopies and storm water runoff systems. It’s also great living so close to the drive in which my best friend and I go to often!”



Industrial Eco-Village  
Kalundborg, Denmark

Livable community with residential, commercial, and civic functions that thrive with the eco-industry.



Residential Eco-Village  
Ithaca, NY

Community with the shared goal of becoming economically, socially, and environmentally sustainable.



Drive-In/ Walk-In Theater  
Chicago, IL/ Grant Park

Central attraction along Route 9, with four screens and surrounding commercial.

Location of Licking River



Licking River

- Residential
- Transportation
- Recreation
- Environment
- Industrial
- Commercial

Recreation Scenario

Character Sketch: The McCoy Family



“The kids often have soccer tournaments at the renowned Wilder Soccer Complex. The entire family looks forward to our trips to Northern Kentucky. After the soccer tournaments we often go rowing, see a live bluegrass band or ride horses. We’ve had so many good memories here that we always cherish our time there.”

Character Sketch: Rose and Peter



“For our retirement we wanted to maintain an active lifestyle so we chose to live in the Newport mixed-use neighborhood to be within close proximity to the recreation facilities of Wilder. I’ve been riding horses for over thirty years and can finally have the opportunity to be a few minutes away from the stables with plenty of riding trails along the river. We’ve even discovered a new hobby, rowing, because the boat house is practically next door.”



Licking Boathouse District  
Oklahoma City, OK

Multiple facilities for rowing, fitness, and other water recreation in addition to several restaurants and bars for nightlife on the river.



Wilder Equestrian Community  
High Falls, NY

Suburban homes are integrated with equestrian recreation amenities such as stables, riding rings, trails, and open fields.



Festival Ground  
Stockbridge, VT

Hosts a variety of music, art and cultural festivals throughout the year while also serving as a camp site.



Wilder Athletic Campus  
Midlothian, VA

The campus is equipped with soccer fields, baseball diamonds, ice rinks, a paintball field and a driving range in addition to athletic retail, hotels, movie theaters, and other family entertainment options.





Spring 2011

Three Futures for our City and Suburbs

Engineering Sustainability for the Cincinnati Museum Center  
A Catalytic Project for the Future Downtown Casino District  
Research in Best Practices for Sustainable Communities

Engineering Sustainability for the Cincinnati Museum Center

The engineering class finalized and presented their proposals for making the Cincinnati Museum Center more sustainable in the areas of traffic and access improvements, replacement of the I-75 bridge at the Ezzard Charles intersection, environmental education, applications of renewable energy to the CMC building, parking structure with a green roof, and urban farm. This course was led by Dr. Richard Miller of the College of Engineering and Professor Frank Russell of the College of Design, Architecture, Art, and Planning.

A Catalytic Project for the Future Downtown Casino District

The Master of Community Planning capstone class advised by Professor Frank Russell proposed to use the casino development in downtown Cincinnati as a catalyst to improve Pendleton, an adjacent neighborhood. The key objectives of the project were to create a neighborhood of choice, form community partnerships, utilize a phased place making strategy, develop a diverse neighborhood center, and implement a retail and commercial development plan.

Pendleton Revitalization Strategy

The vision is achieved through the implementation strategies of community organizations, such as a Community Development Corporation (CDC) and a Special Improvement District (SID). The CDC manages development in the neighborhood within the context of a the neighborhood master plan. They also manage programs outlined in the community benefits agreement signed by the Horseshoe Casino such as workforce housing and job training. The special improvement district is responsible for neighborhood marketing, clean and safe programs and streetscape and façade improvements.



- |  |  |
|--|--|
| 1. Infill housing  | 7. Linear Park                                     |
| 2. Street vending & festival space at Reading & Broadway | 8. Entertainment at Short Reading                  |
| 3. Rehab of old SCPA-Woodward Lofts                      | 9. Grocery Store and new Housing at Sycamore Plaza |
| 4. Gateway at Liberty & Reading                          | 10. Cutter Field Park Improvements                 |
| 5. Retail arts corridor along Pendleton Street           | 11. Horseshoe Casino                               |
| 6. Neighborhood retail                                   |  |

Research in Best Practices for Sustainable Communities

The Honors Program Sustainable Urbanism Seminar class taught by Professor Frank Russell analyzed case studies of sustainable communities in the United States and in other countries focusing on how these communities apply theoretical approaches of sustainability and on place studies. Research included case studies and best practices.

NorthWest Crossing



Comparative Site Plan 1"=100'



Earth Advantage Homes



Sense of Community



Pathways and Circulation



Community Development Corporation

- Affordable Housing
- Workforce Development
- Retail Mixed Development

Community Benefits Agreement

- Workforce Housing
- Park Improvements
- Gateways
- Job Training

Special Improvement District

- Streetscapes
- Event Programming
- Clean & Safe
- Maintenance

Catalytic Development Plan

The development plan for Sycamore Plaza includes a mixture of restaurants and other compatible uses for casino goers along Short Reading. The surface lots between Sycamore Street and



Broadway will be developed to include a grocery store and residential units framed around the restored School of Creative and Performing Arts Building. Introducing these new structures can eliminate the edge along the west side of the neighborhood, strengthen the connection to Main Street and fill the neighborhood with a variety of new residential housing units. The introduction of high impact retail can draw people from Horseshoe Casino to the south and from Main Street to the West.





Fall 2011

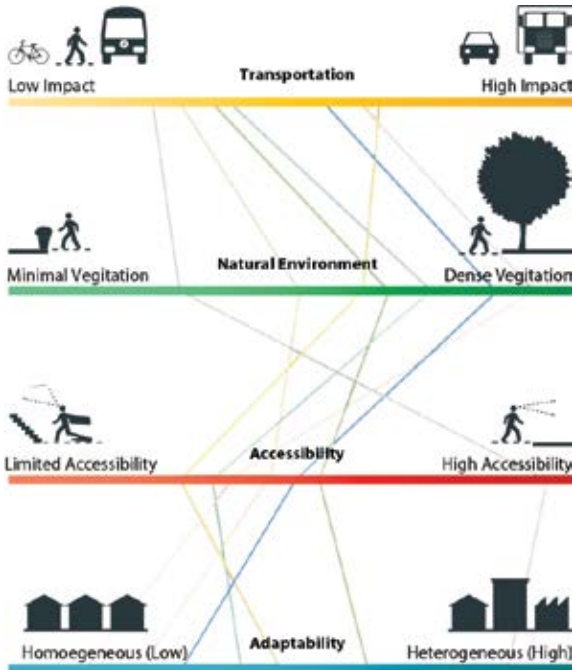
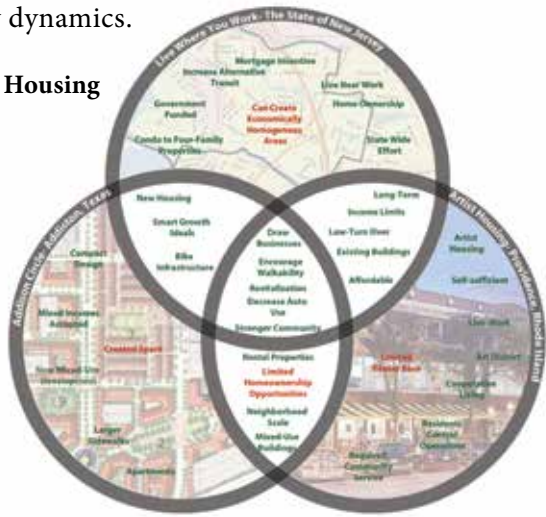
Covington Center City  
Action Plan

In the fall quarter of 2011, civil engineering students and urban planning students studied the center city of Covington as a part of the Place Matters program theme of comprehensive community development. Covington suffers from significant physical, social, and economic disadvantages but remain important strategically to the viability of our urban center. The studio was invited to participate in the Covington Center City Action Plan by the City of Covington and the Local Initiatives Support Corporation (LISC) and in the process to participate with national and local urban development consultants including Kinselman Kline Gossman and Denver based Progressive Urban Management Associates. This effort, funded in part thorough a HUD liveability grant, aims for a comprehensive and interdisciplinary approach to community development. The students analyzed the area and conducted case study research on which they based urban framework, urban design and programming proposals. The urban planning and design framework proposals focused on five themes, Complete streets/great streets, Connectivity, Housing, Economic development and Public space. This course was led by Dr. Richard Miller of the College of Engineering and Professor Frank Russell of the College of Design, Architecture, Art, and Planning.

Research and Reconnaissance

Students observed and analyzed aspects of Covington and the surrounding subregion. This work consisted of finite spatial analysis of natural and built form, social, cultural, economic, and other aspects of the city and surroundings. Individual neighborhoods within the study area were studied to understand community dynamics.

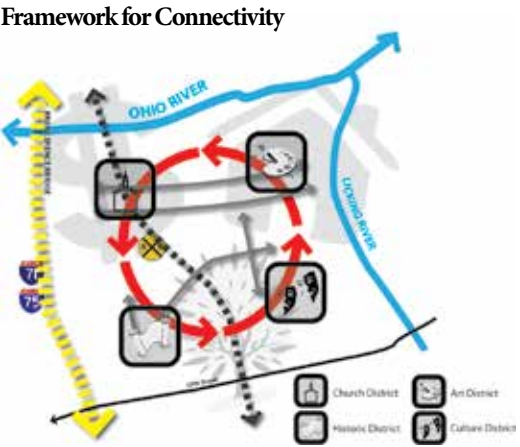
Research on Housing



**Characteristics of Typologies:** To evaluate district typology, common features and qualities can be used to assess how that typology relates to people, nature, the past, and the future. The following scales comprise Covington's typologies based on qualitative observations.

Urban Framework

Each team was assigned a specific research topic and sub-topics relating to the stated issues of the Covington stakeholder group and relative to subtopics of six HUD liveability principles. The research was developed using a case study method in which student teams identified and documented existing projects that illustrate an assigned sub-topic: transportation, economic development, housing, community services and public space. Students worked individually to conduct research activities to better understand the context of design problems under consideration by the studio.



Design Projects

The planning students and the engineering students worked as a group to develop the framework and urban design plan. Students were divided into 10 teams, and two teams each focused on the five different sub-topics.

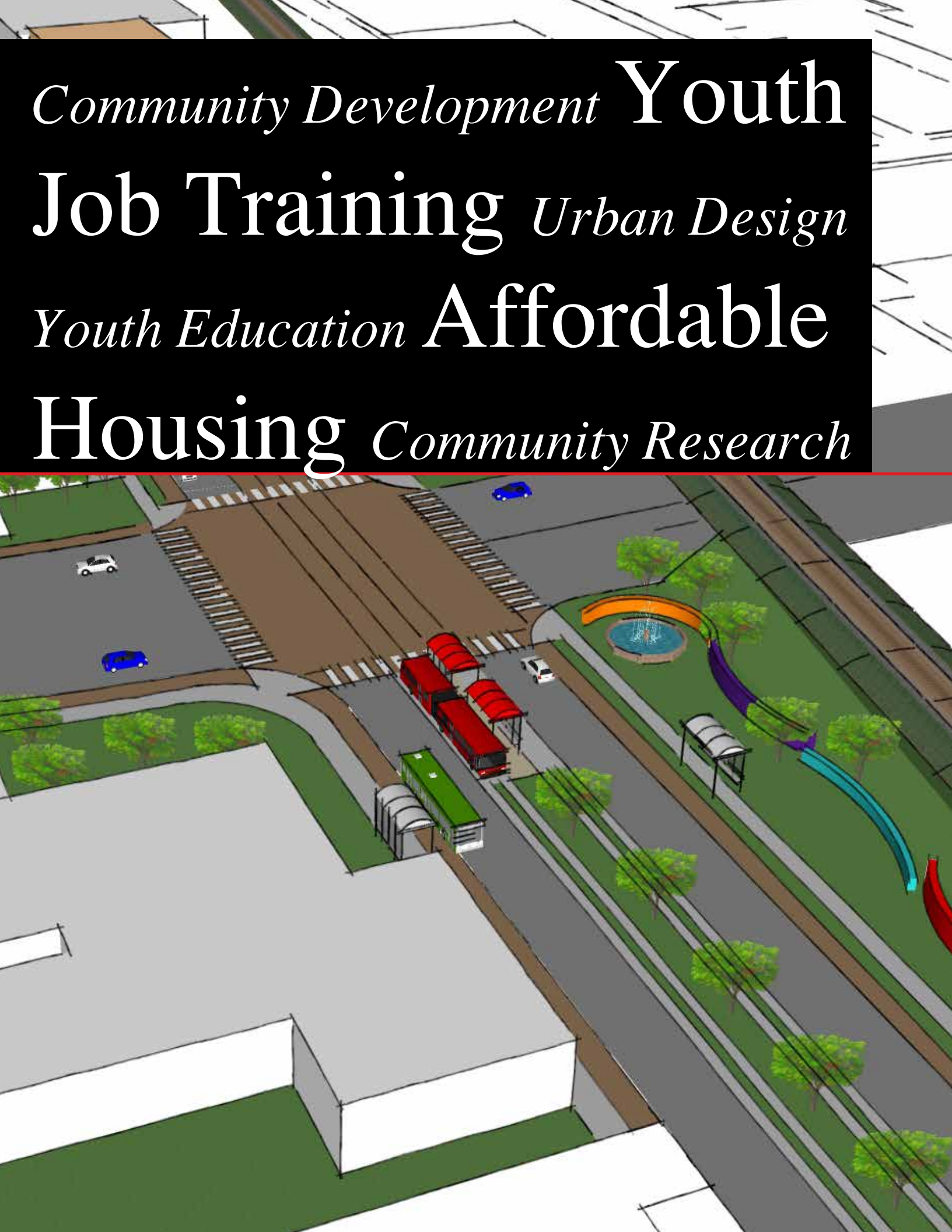
Complete Streets Great Streets



Cataytic/Economic Development







*Community Development* **Youth**  
**Job Training** *Urban Design*  
*Youth Education* **Affordable**  
**Housing** *Community Research*

# Technical Service

- |   |                  |
|---|------------------|
| <b>Broadway Commons District Study</b>                    | <i>2010-2011</i> |
| <b>Gabriel's Place Community Urban Agriculture Campus</b> | <i>2010-2011</i> |
| <b>Cultivating Healthy Entrepreneurs and Farmers</b>      | <i>2010-2011</i> |
| <b>East Third Dayton, Ohio Urban Design Charrette</b>     | <i>2011</i>      |
| <b>Vertical Integrated Urban Farm</b>                     | <i>2011</i>      |



2010 - 2011

Broadway Commons  
District Study

“How can the investment and energy of the casino development create a positive, synergistic relationship with the residential neighborhoods and business districts that surround it, promoting economic development, improving quality of life, and enhancing a sense of place?”

Focus

The Broadway Commons District Study was a one-year investigation into the above and related questions, focusing geographically on the impact areas that surround the casino site at Reading and Broadway, rather than the design of the casino site itself. The study identified Four Focus Areas—the Casino Fringe, Justice Zone, Main Street (OTR) and Pendleton—as areas most directly impacting and impacted by the casino development. The study also identifies key corridors that link the casino development to other downtown destinations and amenities.



Methodology

In collaboration with the Community Design Center, Bridging Broadway, a community advocacy group, served as the primary conduit for community engagement to collect and synthesize the concerns and aspirations of center city residents and stakeholders. This study summarized the outcomes from three Bridging Broadway Dialogues, conducted to engage the public in identifying concerns and opportunities (“Block Walk”), creating a vision plan for the area (“Visioning”), and developing strategies for implementation (“Implementation and Management”). Bridging Broadway also initiated the Pendleton Neighborhood Development Roundtable, to more directly engage the neighborhood’s key property owners and the Pendleton Neighborhood Council. The study also incorporates case studies from other US cities, and best practices in contemporary community development, urban design and public policy relative to urban casino development.

Urban Design Principles

Improve the public realm and promote synergistic infill development via:

- Streetscape improvements along key corridors
- Locating potential sites for expanding the supply of quality workforce housing
- Identifying new public open space including a pedestrian plaza
- Pinpointing sites for neighborhood- and region-serving services/ businesses
- Proposing a major gateway at Liberty and Reading, and a secondary gateway at Pendleton Street and Reading to adequately welcome visitors to the area and attract them to the Pendleton Arts Center

Five primary corridors identified to maximize multi-modal connectivity enhanced via:

- “Complete Street” design
- Public art
- Programming that activates street life

Complementary infill development to benefit existing uses, encourage mobility, and enhance the appeal of the new entertainment district via:

- Development sites for new casino work-force
- Retail space for complementary businesses

Capture critical mass of visitors at the south end of Casino via:

- Short Reading redesigned as a pedestrian plaza with existing uses converted to night time entertainment options
- The installation of a pocket park to the south-east
- New landscaped pathway between the County buildings
- Art screen for the jail to mobilize visitors, improve sightlines, and tighten the urban fabric



- |                          |  |   |
|--------------------------|--|---|
| 1. Regional Gateway      | 7. Apartments over 1st floor retail/grocery          | 11. Retail Development                            |
| 2. Neighborhood Gateway  | 8. Pedestrian Plaza with new nightlife entertainment | 12. Pocket Park                                   |
| 3. Festival/Market Place | 9. Landscape / Art Screen                            | 13. Boulevard                                     |
| 4. Primary Arteries      | 10. Green Connector                                  | 14. Multi-story parking with 1st floor commercial |
| 5. School or Residential |  | 15. Maintain contiguous street face               |
| 6. Townhouses            |  |   |



# 2010 - 2011

## Gabriel's Place Community Urban Agriculture Campus

The Community Design Center partnered with the Cincinnati Community Action Agency, Local Initiatives Support Corporation (LISC), Place Matters - Do Right, Avondale Community Council and the Episcopal Diocese of Southern Ohio for a community urban agriculture campus. Located at the site of the former St Michaels and All Angels Church on Reading Road in Avondale, the program consists of food production, distribution and education activities. This effort received a "Best collaborative effort" award from the Community Development Corporations Association of Greater Cincinnati.



### Overview

Gabriel's Place is open to the community seven days a week. Located on the grounds of a former Episcopal church, the main floor of the beautifully renovated Parish House features a fully operational commercial kitchen equipped to offer a variety of educational programs to the community. Meeting and classroom space provide a place for various agencies to meet with residents to address health, employment and legal issues. Next door, the restored worship space is set aside for activities to engage all residents, a gathering place for the community to share stories, coffee and friendship, building a stronger neighborhood for us all.

### Market Place

The vision for the Market Place is to create a lively and colorful community focal point where residents, regardless of income, can purchase affordable, culturally appropriate and freshly picked produce for themselves and their families. Non-food items may also be sold. The Market Place will allow organizations to share information about their programs and upcoming events.

### Kitchen Incubator and Classroom

Gabriel's Place provides home-cooked meals twice a week to members of the community. Over 700 Avondale residents are served on a yearly basis. Additionally, our kitchen functions as a place to educate families and individuals on preparing nutritious meals made from fresh, local ingredients year round and increasing their ability to access local foods. Gabriel's Place also offers kitchen space and professional ovens to caterers and others needing use of a professional kitchen. For those just starting out, food preparation, associated training and education is available to assist micro-businesses seeking to produce high quality, safe and marketable products.

### Community Meeting Space

Space is available at Gabriel's Place for non-profit organizations to offer outreach services to the community. Some organizations already utilizing this resource are the Community Action Agency, Greater Cincinnati Micro Initiative, The Ohio Benefit Bank, and Legal Aid. Space is also available for banquet rental, trainings, meetings and other programs.

### Community Garden

The objective of the community garden is to teach transferrable skills in the areas of composting, growing plants and food production to local residents. The Avondale Youth Council, along with other community organizations maintain 12 raised beds containing corn, peppers, broccoli, squash, carrots and tomatoes. The youth will sell some of the produce in the Market Place and use some to prepare healthy meals in the kitchen.

### Aquaponic Greenhouse

Located in the garden, a hoop house containing an aquaponic food production system will yield two products: fresh fish to be sold to local restaurants and the community as well as produce products such as watercress, basil, spinach, sprouts and greens.





2010 - 2011

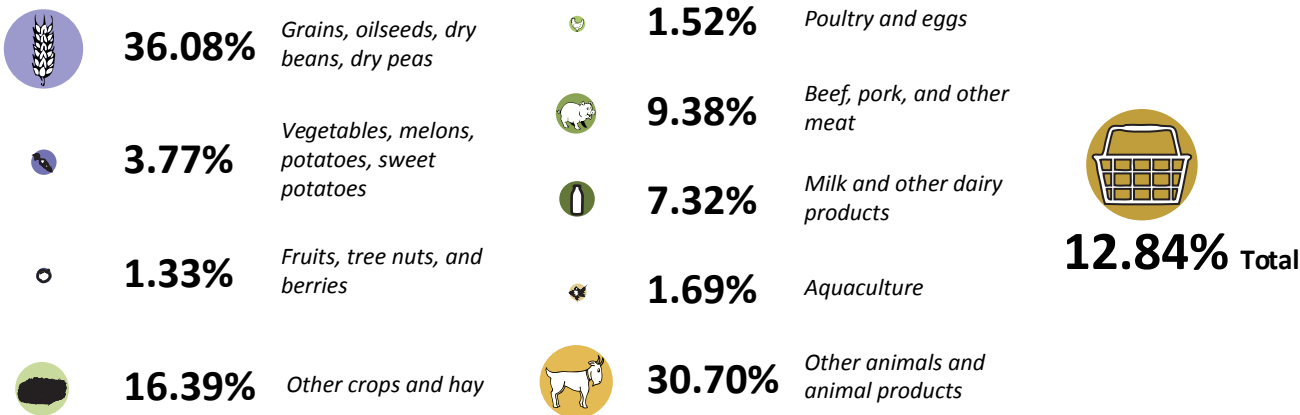
# Cultivating Healthy Entrepreneurs and Farmers

In 2009, the Corporation for Findlay Market (CFFM) received a two-year Community Food Projects Grant from the United States Department of Agriculture (USDA) to fund the Cultivating Healthy Entrepreneurs and Farmers (CHEF) project. According to the USDA, these competitive grants “are designed to increase food security in communities by bringing the whole food system together to assess strengths, establish linkages, and create systems that improve the self-reliance of community members over their food needs.” The CHEF project included a hands-on educational program, as well as research on the existing local food system and potential future improvements to it. In the educational part of the project, participants – ranging from youth in Over-the-Rhine, to recent immigrants –received agricultural training and business guidance. The participants were allowed to use plots of land to cultivate food crops, then sold their harvest at Findlay Market in Cincinnati. The University of Cincinnati Community Design Center (UC-CDC) assisted the CFFM on the research part of the project.

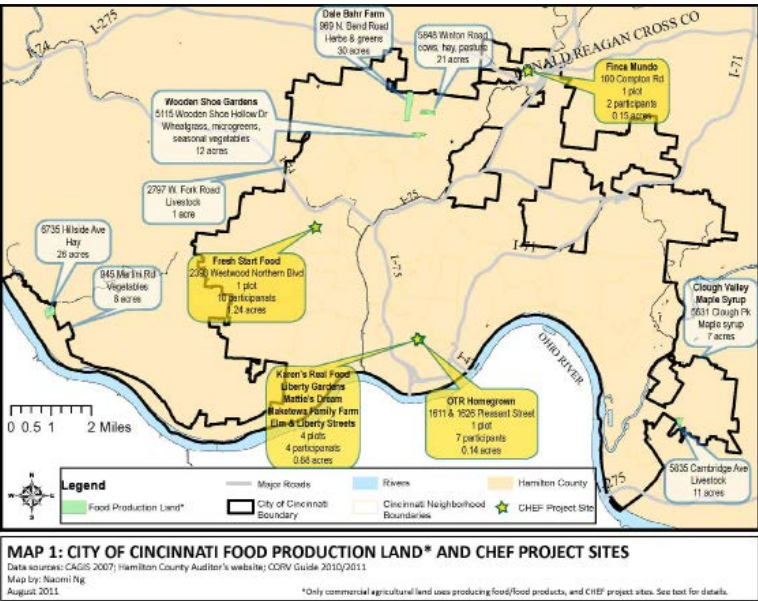
## Three main components

- 1. Quantifying and comparing local levels of food consumption and local levels of food production.
- 2. Locating current agricultural production in the Cincinnati area.
- 3. Assisting the CFFM in assessing interest in a produce auction.

## Cincinnati and Hamilton County self-sufficiency food systems



## CHEF program urban agriculture sites



To generate a spatial understanding of part of the Cincinnati food system, a map was created to parcels within the City of Cincinnati currently dedicated to food production, with points indicating the locations of the CHEF program urban agriculture sites. One of the many purposes of urban agriculture is to provide fresh vegetables and fruit to areas with low food access. The map showed that a very small amount of the City’s land is growing food, but the CHEF program sites served their purpose of making fresh vegetables more accessible to underserved areas.

## Produce Auction



The third part of the UC-CDC’s involvement in the CHEF project was to help the CFFM study produce auctions as a method to improve consumer access to locally grown produce while providing an alternative marketing opportunity for farmers. A produce auction differs from a farmers’ market in that farmers can generally move larger amounts of their product with less of a time investment. However, farms that are too small to sell to broadline-distributors can also participate in produce auctions because there is much flexibility in the size of the lots they can sell. Combined with other small- and medium-sized farms’ product, they can create the critical mass necessary to attract buyers. In turn, the buyers benefit because they can fill their entire order, look at the produce before buying, buy directly from farmers while still getting a competitive price, and satisfy the growing consumer demand for locally grown produce. The UC-CDC and CFFM made site visits to several existing produce auctions and talked to auction managers. CFFM mailed out written surveys of interest to Cincinnati area farmers and potential buyers (restaurants, grocery stores, and institutions). The survey return rate was very low. Although no conclusions could be drawn about whether or not a produce auction would be a feasible option in Cincinnati, it is just one of many alternative marketing options that could possibly facilitate the sale of local produce in the future.

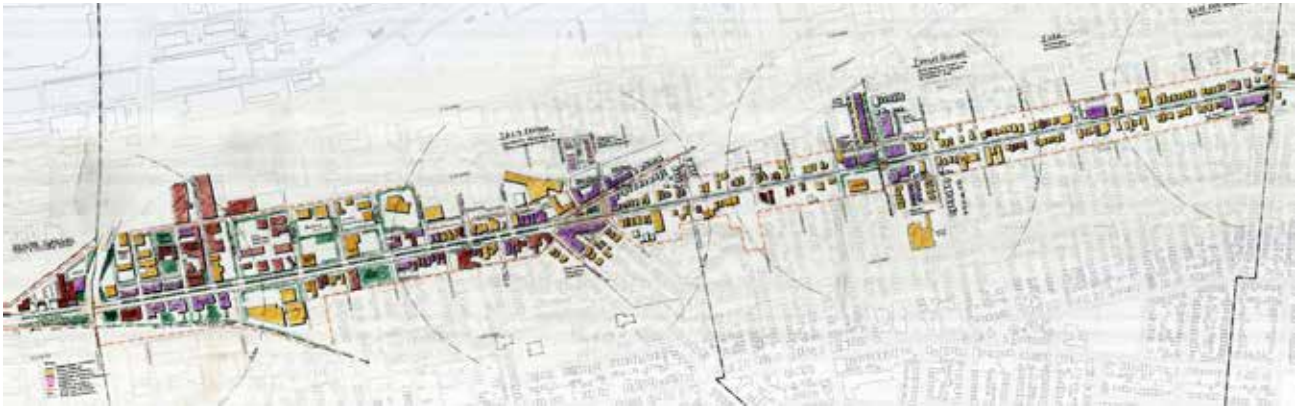


2011

## East Third Dayton, Ohio Urban Design Charrette

The Community Design Center worked with the Wright State University Economics Center, the City of Dayton, the UC Economic Center, and Professional Consultants to conduct a design charrette for the redevelopment of East Third St, a key east-west street in Dayton that connects major employment hubs to Downtown. The project is based on the existing Revitalization Plan of 1990 and three years of previous work developed by Weed and Seed in partnership with WSU. Preliminary recommendations of the visioning and design process call for a “Complete Streets” strategy for the corridor including a Bus Rapid Transit proposal designed to not only move people from to and from major employment centers, but to promote a concentration of new development around four hub locations.

### Overall East Third St Corridor Improvements



After extensive field visits, data collection, analysis and community input the diagram above illustrates the different enhancements proposed for the corridor. The color code on the buildings indicates the type of intervention proposed, varying from minor repairs to complete replacement of existing structures as well as infill development. Reference one quarter of a mile dashed radius marks the walking distance proximity to the designated nodes or transportation hubs. Four nodes are proposed which correspond to the BRT hubs, approximately one mile apart. (Local bus service is still provided at existing intervals). The BRT hubs are located at the intersection of Third and Keowee, Springfield, Findlay, and Sperling.

Hub location corresponds with existing commercial density, important north south city street connections, and development opportunities because of underutilization, vacancy, or blight. Development around these BRT hubs is an important benefit of the BRT concept for East Third St. Sometimes referred to as Transit Oriented Development (TOD), it will be aimed at medium density mixed-use opportunities.

### Keowee Gateway

A gateway of open landscaped space with signage and Sculpture Park is proposed. If the railway at the south edge of this area is opened as a bikeway under the ‘Rails to Trails’ program a significant amenity will be available to residents and it may prove to be real estate development opportunity with residential “urban loft” type housing with direct access to the bikeway and green corridor. A BRT hub at this location would precipitate multi-story higher density buildings similar to “The Cannery” which is nearby.

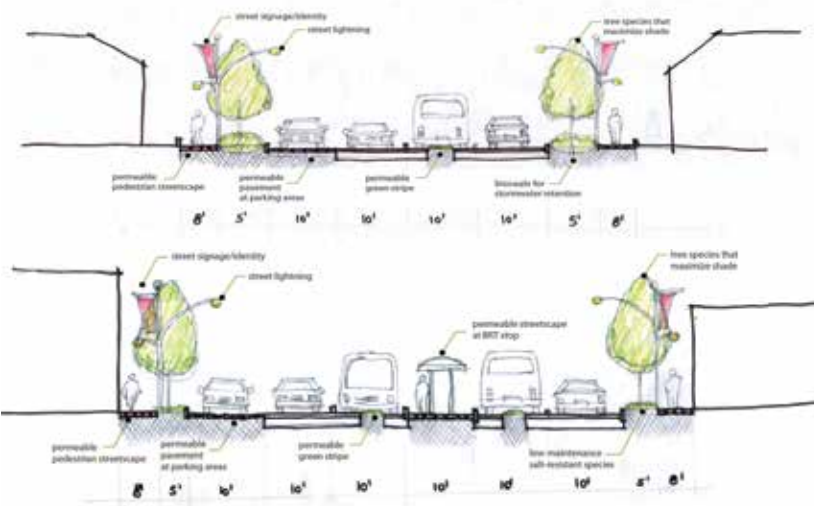


### T.A.L.S. [Linden/Springfield]

This is the proposed location for another transportation hub with a BRT stop. This area was designed to accommodate the community activities and gathering spaces that could center the corridor as a whole and could serve the adjacent historic district. The proposal includes the creation of a plaza and reuse of the existing building as a community facility. A new extension was proposed connecting Bell St. to York Ave. which defines the plaza space as a focal point and enhances North-South access. Infill development and mixed-use high density development were also proposed as part of the TOD.



### Green Infrastructure



Green infrastructure and a dedicated BRT lane can easily be accommodated in the 100 foot wide ROW west of the TALS corner. ROW east of the TALS corner, shown in profile above, is only 60 feet. To accommodate a dedicated BRT lane, parallel parking is lost in the westbound lanes. Pull outs for west bound local bus stops are provided at intervals. A special layout is illustrated in the lower profile at the BRT hub locations. Redevelopment was recommended around these proposed hub locations to address blight and underutilization. To accommodate the BRT hub stop and shelter as well as the passing of the inbound and outbound BRT line, the ROW was expanded 10 feet on both sides of the road into the proposed redevelopment areas.



2011

## Vertical Integrated Urban Farm

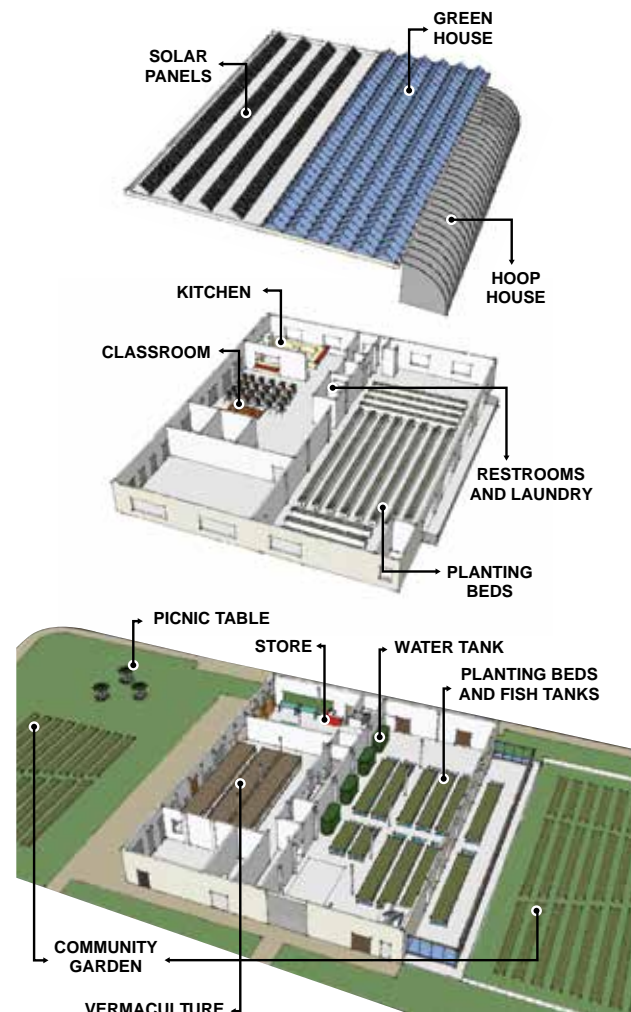
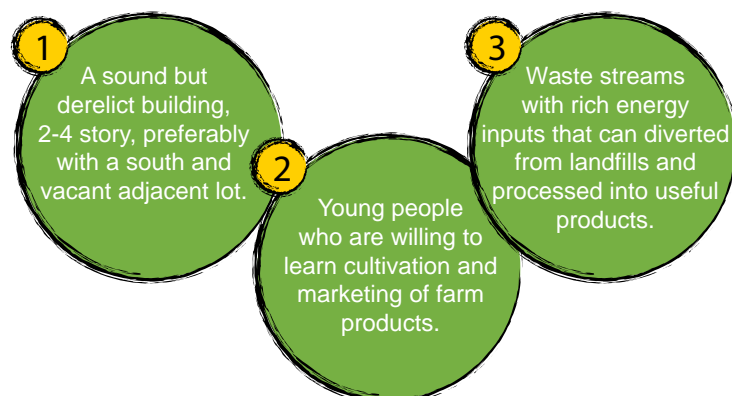
The CDC assisted an engineer of the Ohio Environmental Protections Agency to plan and visualThe Urban Farm is planned to be installed in a vacant industrial building at Whetsel Avenue in Madisonville, Cincinnati. The Urban Farm will process selected food waste through vermiculture, aquaculture, and chickens into salable compost products. Fish, eggs, chicken, vegetables, and starter plants are also by-products of the Urban Farm. In addition to closing the cycle of production and consumption by diverting waste and transforming it into useful products, the Urban Farm will also provide professional training on its production techniques to at-risk youth from the Lighthouse program.

### Vertical Integrated Urban Farm

Re-utilizing Brownfields, using waste as energy and involving at-risk local youth to make an urban farm that creates food, beauty, and education sustainably.

**The big idea:** using compost processes, vermiculture, aquaculture, plants, and chickens to process selected waste streams into usable and salable products. The farm would teach the at-risk youth the skills of working with plants, animals, other people, economic systems and the values of patience, nurturing, and ecology.

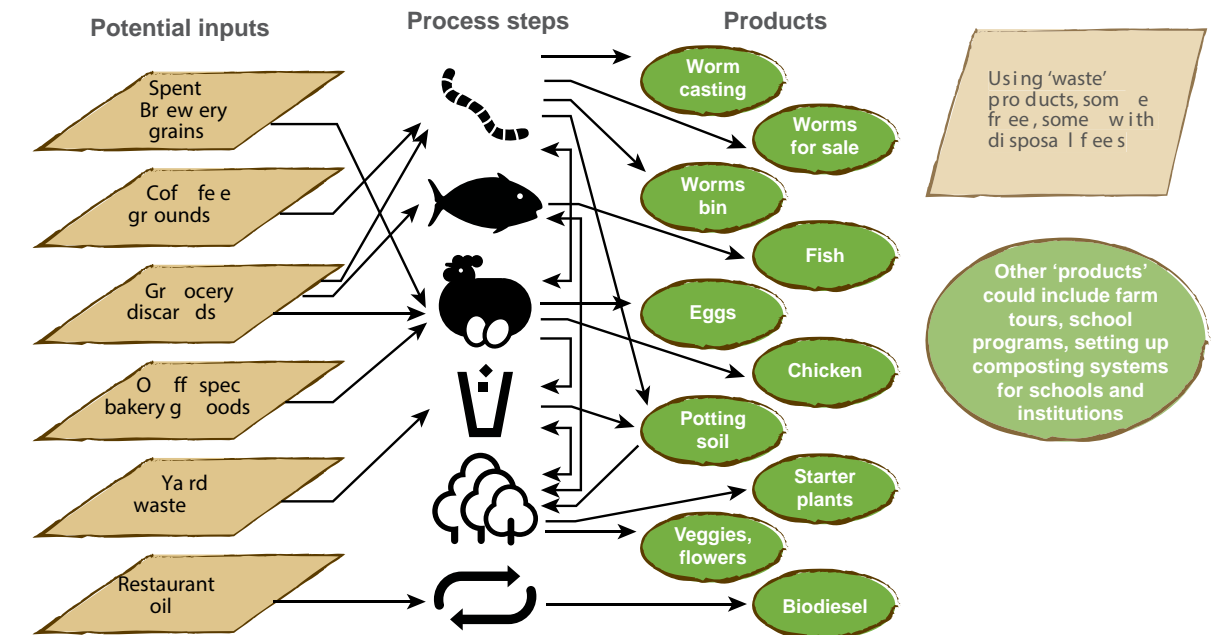
### Urban Farm Elements



### Various Benefits

The young trainees would get hands-on work experience, an understanding of nature and food production, teamwork, and insight into production and selling of goods.

- The Lighthouse would get a program for training youth unlike any other in the region.
- The Neighborhood would get new local products for sale and a showcase project.
- The City would get numerous tangible and intangible benefits- food waste diversion, job creation, Brownfield redevelopment, an Urban Eco-Lab demonstrating sustainable technologies.



### Principles

- Urban Agriculture should live off the unique aspects of the Urb, running on the detritus of the City, making value from discards, and stopping waste.
- Urban Agriculture best supplements, not replaces, conventional food supplies-there is a limited basket of products that are better grown in a city than on a rural farm. Fresh vegetables; specialty items and season stretchers. This is not intended to produce a complete diet.
- The business model should be open source and open book as much as possible. This project will track flows of energy, water, and carbon.
- Sustainability requires financial stability. The farm should become self-supporting from income as quickly as possible. Income streams should be managed to maximize support for the workers and farm systems. Workers should be justly compensated.
- Environmental Education is key. Information about contaminants is important to maintaining health and decreasing risk.
- An Urban Farm should be a good neighbor. Productive and non-productive areas should be pleasing to see. Public spaces to sit and linger will be constructed as part of the building and grounds.
- Labor that teaches should replace capital intensive automation when possible.
- The project is an eco-lab that tests and publishes the results of various techniques and technologies for conserving
  - Energy
  - Water, including capture and use of stormwater
  - Greenhouse gas generation reduction through diversion of food waste and local production of food.





# Events

**Into the Streets**

*Saturday, October 2nd, 2010*

**Our Region Is Not Stacking Up**

*Thursday, October 7th, 2010*

**Patrons of Urbanism**

*Wednesday, January 5th, 2011*

**Dream + Do**

*Thursday, January 20th, 2011*

**Winter 2011 Studio Open House**

*Wednesday, March 16th, 2011*

**Greater Cincinnati Regional Food Congress**

*Saturday, April 9th, 2011*

**DAAP Cares**

*Tuesday, April 19th, 2011*

**Spring 2011 Studio Open House**

*Monday, June 6th, 2011*

**Broadway Commons District Study Exhibit**

*September 14th -  
October 10th, 2011*

**Green Roof Symposium**

*Thursday, October 27th, 2011*

**Do It Yourself Urbanism**

*Tuesday, November 22nd, 2011*

**Fall 2011 Studio Presentations**

*Monday, December 5th, 2011*



*Saturday, October 2nd, 2010*

## Into the Streets



Keep Cincinnati Beautiful organized a cleanup drive for Short Vine in Corryville with University of Cincinnati Cincinnati volunteers on Saturday, the 2nd of October. The students were seen in their red volunteer t-shirts cleaning up the neighborhood around Short Vine and also spreading security awareness by surveying parked cars and leaving flyers with the cars that alerted owners of security hazards such as unlocked doors and valuables. The students gathered afterward with Linda Holterhoff of Keep Cincinnati Beautiful at the Niehoff Urban Studio for a short summary of what they had achieved in course of the morning and the significance of it. The event was immediately followed by the unveiling of the Eco-Art Walk on Short Vine organized by Future Blooms, also a Keep Cincinnati Beautiful enterprise.

*Thursday, October 7th, 2010*

## Our Region Is Not Stacking Up

Vision 2015 and Agenda 360, Greater Cincinnati and Northern Kentucky's strategic community plans to transform our region, unveiled a report at the Studio that reveals challenges for every part of our metropolitan area. This analysis is a fact-based, fact-driven comparison of our community against eleven other areas with which we compete for companies, jobs and residents. This report provides reliable information for all community leaders in Greater Cincinnati and Northern Kentucky that will allow us to make better policy decisions and chart regional progress over time.



*Wednesday, January 5th, 2011*

## Patrons of Urbanism



Cincinnati's private and corporate philanthropists have provided extensive benefits for the city's social, civic, economic, and physical infrastructure. The January 5th panel explored innovative ways of supporting urban projects and how to maintain and increase these investments. A crowd of nearly 200 heard invited speakers Dave Abbott (The Gund Foundation) Beth Gottfried (Fuel Cincinnati), H.C. Buck Niehoff (Harriet R. Williams Downey Fund), and Sean Parker (Ohio Government & Community Relations at P&G). Eric Avner of the Haile Foundation moderated the panel. Attendees of the event had the opportunity to submit a grant application of up to \$2500 offered by Fuel Cincinnati.

*Thursday, January 20th, 2011*

## Dream + Do

The AIA keynote lecture was given by Scott Bernhard, Director of the Tulane City Center at the Tulane University, Louisiana. The presentation exposed the impacts of Hurricane Katrina on New Orleans architecture and urbanism scene. Furthermore, Bernhard presented some projects by the Tulane City Center, a research and outreach program that intends to engage architecture students and community organizations in experimental architecture projects that serve as a showcase of new technologies and alternatives for revitalizing New Orleans.





Wednesday, March 16th, 2011

## Winter 2011 Studio Open House



The Winter quarter studio review took place on March 16th at the Niehoff Studio with six groups of engineering students presenting. In addition to instructors Dr. Richard Miller and Professor Frank Russell, participating UC faculty included Dr. Margaret Kupferle and Dr. Steven Buchberger (School of Energy, Environmental Biology and Medical Engineering), Dr. Herbert Bill, Dr. Heng Wei, and Dr. George Suckarieh (School of Advanced Structures). Cincinnati Museum Center staff Steve Terheiden, Sandy Shipley, and Regina

Hall also attended the presentation. Six student teams presented with proposals for traffic alternatives for the intersection of Ezzard Charles Dr, Western Ave and Winchell Ave; options for replacing the I-75 bridge at the Ezzard Charles intersection with a landmark structure in Cincinnati; a new exhibit area in the museum for educating youth about stormwater management and water efficient appliances; possible applications of geothermal energy and natural lighting into the Museum's existing structure that increases the use of renewable energy; replacing the CMC's surface parking area with an innovative parking structure and a green roof including gardens, an urban farm, and bioswales that slow stormwater runoff.

Saturday, April 9th, 2011

## Greater Cincinnati Regional Food Congress



The third annual Cincinnati Regional Food Congress was held at the Niehoff Urban Studio on Saturday, April 9, 2011. Food Congress 2011 convened over 100 food interested stakeholders to learn about the ongoing improvements to the Cincinnati food system and discuss the potential for change. Mari Gallagher, a food systems research analyst and consultant opened the event with a talk on food balance. Following Mari, Tiffany McDowell from The Center for Closing the Health Gap presented the Center's ongoing efforts to

alleviate and eliminate barriers to food access and security in the Avondale neighborhood and the Center's partnership with the Philadelphia Food Trust. The day also included a presentation by Larry Falkin, Director of the City's Office of Environmental Quality. The three speakers primed participants for the three focused panels on supporting local farms, local food distribution models, and capitalizing on food waste as an asset. Each of these panels also questioned the potential for job creation within the local food economy. Food Congress 2011 served to educate individuals on the various activities and organizations working to improve the local food system.

Tuesday, April 19th, 2011

## DAAP Cares



The Niehoff Studio hosted the DAAP Cares event in its space on Tuesday, April 19th, 2011. The goal of DAAP Cares is to display and recognize DAAP as a resource for research, innovation and development in terms of design, architecture, art, and planning locally, regionally, nationally and internationally. The exhibition included the projects:

*Art in the Market, Fair at Utopia, HIV/AIDS Prevention Curriculum in Southern Africa, Bike Share, Losantiville: A Design Community, One Bright Idea: Fire Fighting for Less than \$1, Sustainable Design: Temporary Shelters for the Homeless, UC Partnership Builds Health Center in Tanzania, Solving Haiti's Long-term Housing Problem, Avoiding Imposition through Methods of Making, Master International Peace Corps Program, Social Justice and the City, UC Students Hit the Streets to see What Residents Think About Public Transit and the Streetcar, Designing an Edible Education*

The exhibition also included Niehoff Studio and Community Design Center projects under the theme "eating," which included 17 food-oriented design and planning endeavors. This work has involved nearly fifty community-based organizations having directly impacted some of Cincinnati's most disadvantaged neighborhoods.

Monday, June 6th, 2011

## Spring 2011 Studio Open House

Students of the three courses that took place in the Spring Quarter of 2011 presented work under the following themes:

*Engineering Sustainability for the Cincinnati Museum Center, A Catalytic Project for the Future Downtown Casino District, Research in Best Practices for Sustainable Communities*

The open house event attendees included faculty from UC, members of the CMC, architecture and planning professionals, and community stakeholders.





September 14th - October 10th, 2011

## Broadway Commons District Study Exhibit



The Broadway Commons District Study exhibit summarized the one-year investigation focusing geographically on the impact areas that surround the Cincinnati casino site, rather than the design of the casino site itself. The Study identified four focus areas: the Casino Fringe, Justice Zone, Main Street (OTR), and Pendleton.

This was conducted by the partnership between Bridging Broadway and the University of Cincinnati Community Design Center, commissioned by the City of Cincinnati to

solve the question of how the investment and energy of the casino development can create a positive, synergistic relationship with the residential neighborhoods and business districts that surround it, promoting economic development, improving quality of life, and enhancing a sense of place.

The exhibition was held at the Architectural Foundation Cincinnati at 811 Race Street and was open from September 14th to October 10th.

Thursday, October 27th, 2011

## Green Roof Symposium



The Green Roof Policy and Research Symposium was held at the Niehoff Urban Studio. Organized by Landscape Architecture Professor Virginia Russell the symposium was focused on best practices in green roof design and visioning for a regional green infrastructure support system for progressive policy and action in this area. Peter Lowitt, AICP Administrator & Director of the Devens Enterprise Commission (DEC), was the keynote speaker and presented on Public Private Partnerships for Green Roof Implementation.

GRP Trainer and Associate Professor of Architecture of University of Cincinnati (UC), Virginia Russell discussed UC's proposed role as green roof policy and research coordinator and the development of a database for the region.

Other speakers included:

Gary Meisner, RLA, FASLA Principal, Gary Meisner and Associates/Land Vision, Inc.

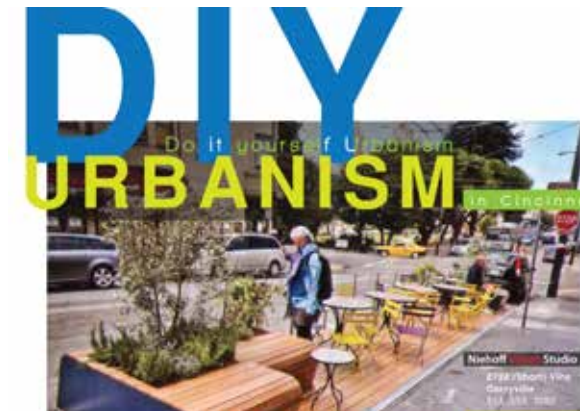
David Whittaker, RLA, ASLA Associate Principal, Human Nature, Inc.

David Hart, CSI, CDT Certified Technical Roof Consultant, Tremco

Dominic Boccelli, PhD Assistant Professor, College of Engineering and Applied Science

Tuesday, November 22nd, 2011

## Do It Yourself Urbanism



The Niehoff Urban Studio hosted a panel on Do-It-Yourself (DIY) Urbanism, on November 22nd, 2011. This program explored themes behind the conception and implementation of grass roots urban projects that are collaborative and improvisational. These sometimes guerilla projects bring new life to the city and influence how we use and perceive our urban environment. This event celebrated this work and seeks to promote future effort in this emerging genre.

The event included a hypothetical DIY urbanism design for a 9'x18' parking space, which allowed attendees to have a hands-on experience. Presenters included Cincinnati Yarn Bombers, ArtWorks, Future Blooms, parProject, and Pop-up Shops and was followed by a question and answer period by DAAP Architecture Professors Rebecca Williamson and Vincent Sansalone.

Monday, December 5th, 2011

## Fall 2011 Studio Presentations

Students of three courses that took place in the Fall Quarter of 2011 presented work under the Place Matters series of the studio focusing on the Covington Center City Action Plan. The students presented on Complete Streets/Great Streets, Catalytic/Economic Development, Connectivity, Public Spaces, and Housing.

The presentations were critiqued by professors and Covington's city representatives, Ms.Rebecca Volpe and Mr. Jeremy Wallace. Other attendees included students, faculty from UC, and others.





Staff

# Credits



Supporting Departments

**Office of the Senior Vice President and Provost** University of Cincinnati  
**Office of the Dean** College of Design, Architecture, Art, and Planning  
**School of Planning** College of Design, Architecture, Art, and Planning  
**School of Architecture and Interior Design** College of Design, Architecture, Art, and Planning  
**School of Advanced Structures** College of Engineering and Applied Science

**Frank Russell**, AIA Director and Adjunct Assistant Professor

Graduate Assistants, Coops and Student Helpers

**Clare Norwood** Food Congress Coordinator  
**Leila Loezer** Architectural Designer  
**Dugan Murphy** Planner  
**Aaron Olson** Planner  
**Adrian Vainisi** Planner  
**Dominique Delucia** Planner  
**Naomi Ng** Food Project Researcher  
**Yoonsun Chang** Graphic Designer

Graduate Assistants, Coops and Student Helpers

Consultants

**Carolina Segura** Planner and Landscape Designer (East Third)  
**Juliana Silveira** Planner and Urban Designer (East Third)  
**Stephen Samuels** Planner and Facilitator (Casino District Study and East Third)

Consultants

Faculty

**Dr Richard Miller** Professor, Civil Engineering (all studios)  
**Frank Russell** Studio Coordinator, Adj. Assoc. Professor, Urban Planning (all studios, seminars)  
**Michael Zaretsky** Assistant Professor, Architecture (studio Fall 2010)  
**Terry Grundy** Resident Urbanist, Adj. Assoc. Professor, Urban Planning

Faculty

Community

Cincinnati Museum Center and prof. consultants  
Human Nature Inc. Landscape Architects  
Cincinnati Dept of Transportation and Engineering  
Northern Kentucky Vision 2015  
Campbell County Planning  
Bridging Broadway  
Pendleton Community Council  
City of Cincinnati Planning Department  
City of Covington and consultants

LISC of Greater Cincinnati and Northern Kentucky  
Kinselman Kline Gossman Urban Design  
Wright State University Ctr for Urban and Public Affairs  
Dayton CountyCorp  
City of Dayton Planning and Community Development  
Corporation for Findlay Market  
Soapbox Cincinnati  
Cincinnati American Institute of Architects  
Cincinnati Regional Food Policy Council

Episcopal Diocese of Southwest Ohio  
Cincinnati-Hamilton Co Community Action Agency  
Nutrition Council of Greater Cincinnati  
Architectural Foundation of Cincinnati  
US Environmental Protection Agency  
UC Economics Center  
Place Matters - Do Right  
Avondale Community Council





Students

Planners

Tiago Batistone De Lima  
Samantha Brockfield  
Talita Cassimiro Da Silva  
Erin Duffee  
Mark McEwan  
Craig Moyer  
John Peet  
Joseph Wagner  
Nathan Wessel  
Ryan Williams  
John Wischmeyer  
Donald Zellefrow  
Nathan Ziegler  
Jonas Claeys  
Durgen Vandewalle

Alison Taylor  
Adrian Vainisi  
Alexandra Vaughn  
Dominic Wolf  
Ashleigh Baggett  
Yoonsun Chang  
Krista Frank  
Venkata Matturi  
Joshua Olhava  
Michael Rottenbiller  
Casey Salsinger  
Thomas De Clercq  
Elizabeth Hauserman  
Emily Johnson

Architects

Aaron Olson  
Andrew Oehlerking  
Ken Odea  
Kevin Wright  
Sean Holden  
Nathaniel Allen  
Serena Barker  
Alexander Betsch  
Ian Bulling  
Frank Busofsky  
Jordan Furlong  
Graham Gilmer  
Kathryn Haire  
Thomas McIntyre  
Kirk Ridder  
Joseph Sandmann  
Naeem Shahrestani  
Ahram Song  
Zachary Sunderland

Ryan Ball  
Trevor Jordan  
Laurie Karsten  
Pavlo Kryvozub  
Luke Laverty  
Sarah Major  
David Mierke  
Meghan Plichta  
Erica Stauffer  
Althea Warren  
Gary Williams  
Andrew Maragos  
Christine Carlo  
Eric Schweinhart  
Jennifer Colley  
Joe Depauw  
Matthew Stall  
Nathaniel Hammitt  
Megan Rieger

Engineers

Aaron Klingshirn  
Aaron Schmitt  
Alissa ODonnell  
Allen Teklitz  
Amy Still  
Andrew Hansel  
Anna Damcevski  
Anthony Morris  
Brian Crone  
Christopher Orr  
Curtis Hubbard  
Daniel Kaseman  
Daniel McCurry  
Derek Vogel  
Donald Morehead  
James Haines  
Joseph Walker  
Julie Rolsten  
Lindsey Cope  
Lucas Braun  
Megan Plassman  
Mehmet Yuksel  
Michael Freshwater  
Michael Reed  
Randy Acklin  
Richard Miller  
Robert Lupidi  
Robert Pukay-Martin  
Ryan Hood  
Samuel Siferd  
Sean Davis  
Stephanie Otten  
William Carnahan  
Kory Anstead  
Jamie Blair  
Bryan Bosch  
Ryan Burgei

Matthew Burt  
Anthony Carlisle  
Bryce Carlson  
Brian Carrick  
Steven Carter  
Zachary Clark  
Christopher Crumley  
Whitney Davis  
Laura Eaton  
Adam Frimel  
Joel Glazer  
Marc Gloyeske  
Alisha Hammond  
Cheyenne Harden  
Megan Hathaway  
Bryan Hayes  
Robert Hesler  
Peter Johnson  
Edward Kohinke  
Jamie Langos  
Matthew LeSaint  
Michael Linger  
Daniel Macauley  
Julie Clouse  
Kyle Miller  
Noah Monhemius  
Michael Mosko  
Frank Novak  
James Payne  
Nicholas Percel  
Josh Pray  
Kevin Scheck  
Daniel Smolilo  
Adam Sprague  
John Vance  
Juan Vargas  
Roberto Vela

Tyler Waddle  
Jordan Weber  
Nathan Wilhelm  
Andrew Zwolinski  
Kehinde Adeoye  
Jason Japikse  
Daniel Kamento  
James Topmiller  
Mark Westermann

Others

English  
Kendall Knoke  
Luke Fraley  
  
Philosophy  
Adam Shantz

Press

12.7.2011	<i>Ohio Planner's News, Making the Most of a Downtown Casino</i> / Ohio Planner's News
11.21.2011	<i>Community Design Center-assisted playscape being implemented at UC Arlitt Center</i> / UC News
11.18.2011	<i>Discussion of the Community Design Center's East Third Street Dayton urban design charrette</i> / Dayton Daily News
11.13.2011	<i>Community Design Center quoted in this article about food deserts in Cincinnati</i> / Cincinnati Enquirer
10.27.2011	<i>Planning Process for downtown casino aided by technical service from the UC Community Design Center</i> / Atlantic Monthly
3.22.2011	<i>CDC director Frank Russell quoted as source on redevelopment in Uptown</i> / Soapbox Cincinnati
3.8.2011	<i>CDC director Frank Russell quoted as source on Cincinnati regional food issues</i> / Cincinnati Enquirer
2.22.2011	<i>Reimagining the Urban Grocery</i> / Soapbox Cincinnati
2.8.2011	<i>Madisonville Coffee House blends history, revitalization</i> / Soapbox Cincinnati
1.24.2011	<i>Designers envision sustainable future for Cincinnati icon</i> / Building Cincinnati
12.14.2010	<i>Designers envision sustainable future for Cincinnati icon</i> / Soapbox Cincinnati
10.24.2010	<i>Study to reveal casino opportunities</i> / Cincinnati Enquirer

Steering Committee

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**Gisela Escoe**, Vice Provost Undergraduate Affairs  
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**David Syzmanski**, Dean, College of Business  
**Steve Wilson**, Interim President, University of Cincinnati Foundation



# 2011

SEPTEMBER 2010 - DECEMBER 2011

## Annual Report

Niehoff Urban Studio







# Niehoff **Urban** Studio

College of Design, Architecture, Art and Planning  
University of Cincinnati

2728 (Short) Vine Street | Cincinnati, Ohio 45219

(513) 556-3282 | [design.center@uc.edu](mailto:design.center@uc.edu) | [www.uc.edu/cdc](http://www.uc.edu/cdc)



*This academic outreach partnership is sponsored by Mr. and Mrs. H.C. Buck Niehoff, the Harriet R. Williams Downey Fund, the Tilda Fund, the Fabe Family Fund, and the University of Cincinnati and is administered by the Community Design Center of the College of Design, Art, Architecture and Planning.*