Market Park

**Designing space for Farmers Markets & Events in Public Space as a
community building method.**

Table of Contents

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Site Introduction

Site Location

Analysis - Concept Development - Design - Design Analysis

Project Statement:
Open air markets and central gathering places amplify community. Their success leads to thriving surrounding neighborhoods. By focusing on the needs of open air markets throughout park design, the community receives a space that serves as a linchpin to creating *stronger community*.
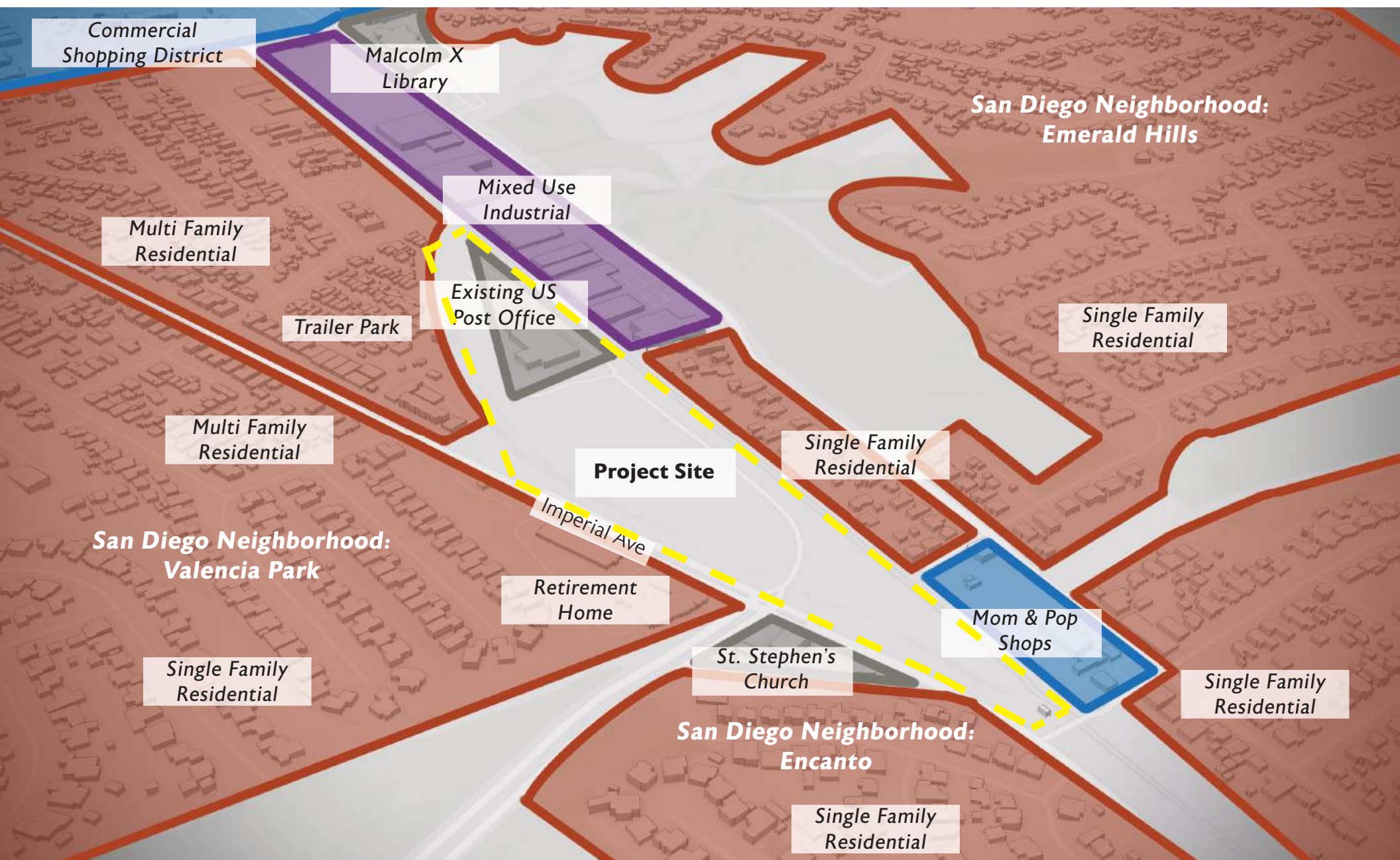

North County
San Diego

Pacific
Ocean

163

Downtown
San Diego

Project Site

San Diego
River

San Diego
Bay

Tijuana
River

South East
San Diego

Promise Zone

Downtown
San Diego

San Diego Promise Zone:

The SDPZ is characterized by high unemployment, poverty, low educational attainment, and the least affordable housing in the country.

Project Site

Surrounding Land Uses

Analysis - Concept Development - Design - Design Analysis

Commercial Shopping District

Malcolm X Library

San Diego Neighborhood: Emerald Hills

Multi Family Residential

Mixed Use Industrial

Trailer Park

Existing US Post Office

Single Family Residential

Multi Family Residential

Project Site

Single Family Residential

San Diego Neighborhood: Valencia Park

Imperial Ave

Retirement Home

Mom & Pop Shops

Single Family Residential

St. Stephen's Church

Single Family Residential

San Diego Neighborhood: Encanto

Single Family Residential

- ● Residential
- ● Commercial
- ● Mixed Use
- ● Civic

Parcel Information

Analysis - Concept Development - Design - Design Analysis

Parcel Owner & Relevant Information
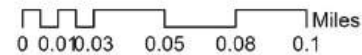
Parcel Acerages Total: 8.14
Total Site Acerages: 18.11

Managed by City of San Diego & its agencies (Fire Authority, Police etc...)

The Post Office Building on this site was Built in 2003 and is still operating and in use as such. It's the only part of the Park that is currently in use, and the road into and out of the site is well traffiked by speeding motorists.

While the site is within San Diego Proper, it is bounded by the disadvantaged communities of Lemon Grove, National City & Unincorporated South San Diego County.

The Valencia Business Park Site sits along a portion of the Chollas Creek, a part of the San Diego Bay Watershed.

Chollas Creek

Site Location

Trolley Tracks

Imperial Ave

Imperial Ave

Civic Use Areas

Analysis – Concept Development – Design – Design Analysis

Malcomn X Library

US Post Office

Imperial Ave

Church

ST. STEPHEN'S CATHEDRAL
CHURCH OF GOD IN CHRIST
BISHOP GEORGE D. McKINNEY PASTOR

5825
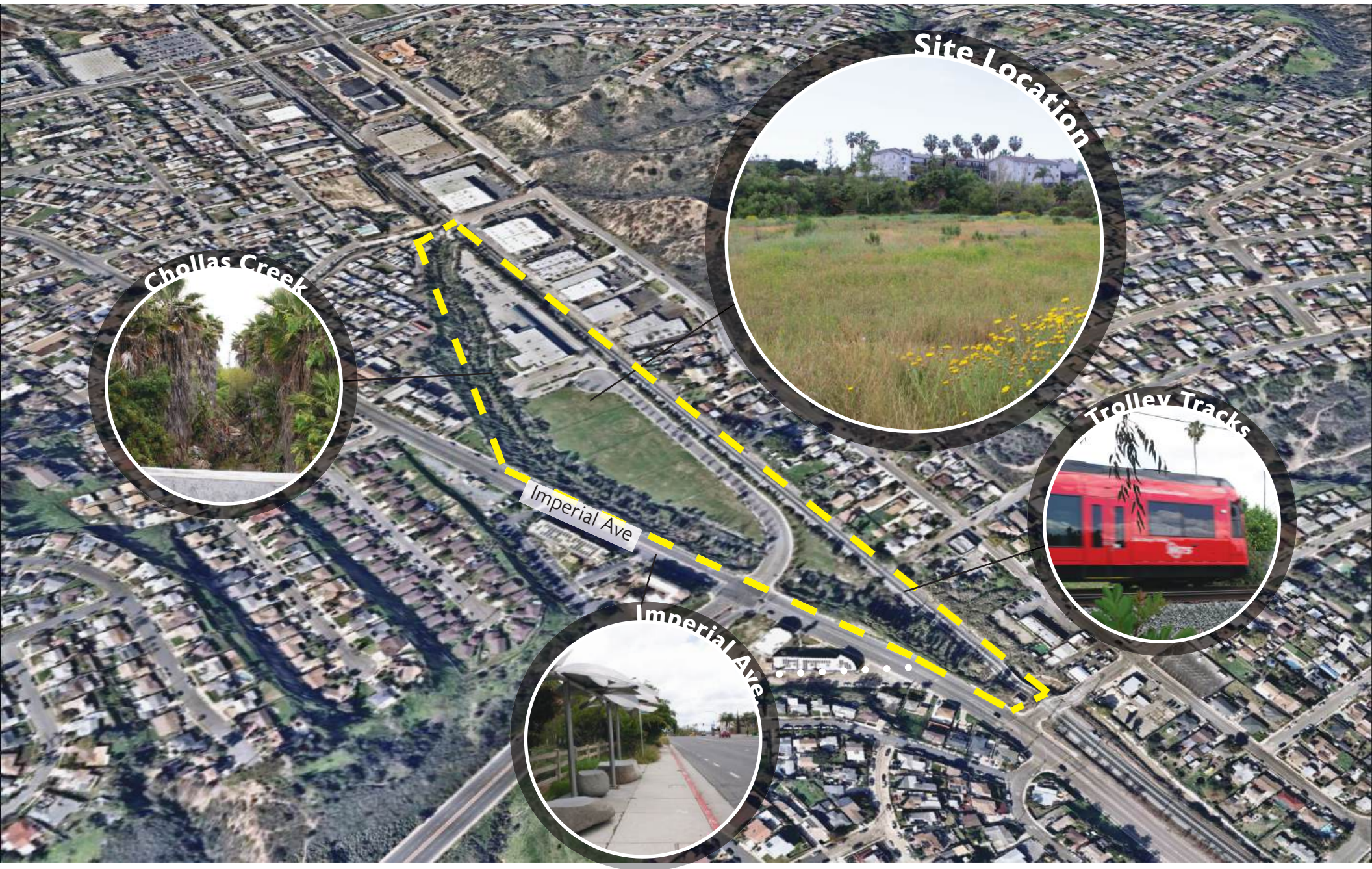
Site History & Context

Analysis - Concept Development - Design - Design Analysis

10,000 - Present Day

Ancestral Cumeyaay Land

60,000 People before contact with the Spanish. 4,500 people today

Agricultural Land Rush

Thousands of Americans buy land on the cheap in San Diego for agricultural uses.
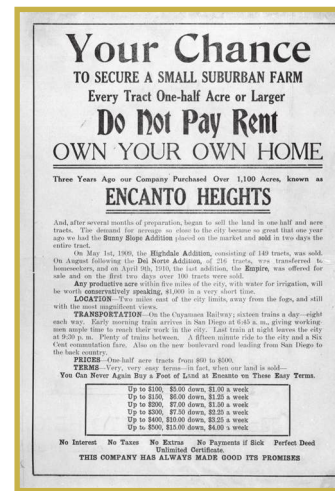
Late 1800's - WWII

Disjointed move from large agricultural lots to city infill with mixed uses

Small time farmers gradually sell their land as it becomes more valuable. Single family houses, multi-plexes, and commericial areas emerge with **poor connections**. The area becomes highly **car-centric**.

Post WWII - Early 2000's

Present Day

The **three neighborhoods** of Encanto, Valencia Park and Emerald Hills sit side by side with **poor connections**.

Early 2000's - Today

Project Justification

Analysis - Concept Development - Design - Design Analysis

Market Park is symptomatic of the lack of programmed parks in Southern San Diego

1. Barred from too many positions of power until the 1970's, the City of San Diego must make improvements to the disadvantaged communities south of the San Diego River - Valencia Business Park, bordered by Encanto, Emerald Hills and Valencia Park.

2. Markets and Outdoor Events provide opportunities for strengthening community ties while providing a place for local small businesses to get a foot hold in the community. The connections formed in this context can in turn strengthen the community as a whole.

3. The History's agricultural roots laid the groundwork for modern day zoning practices that don't include enough programmed open space. Families have pushed for parks where the city resisted, leading to less than ideal conditions in many of them, including Chicano Park. Families need more programmed, culturally appealing, safe & maintained spaces.


Chicano Park, South San Diego

A park on land reclaimed by the neighborhood of Barrio Logan due to the lack of local park space. Despite attempts to shutter the park and turn it into a California Highway Patrol Station, the site is now a National Historic Landmark. South San Diegans shouldn't have to resort to reclaiming park space. San Diego should take the initiative to develop public space it's citizens need from the beginning.

Community Assessment: Green Space

Analysis - Concept Development - Design - Design Analysis
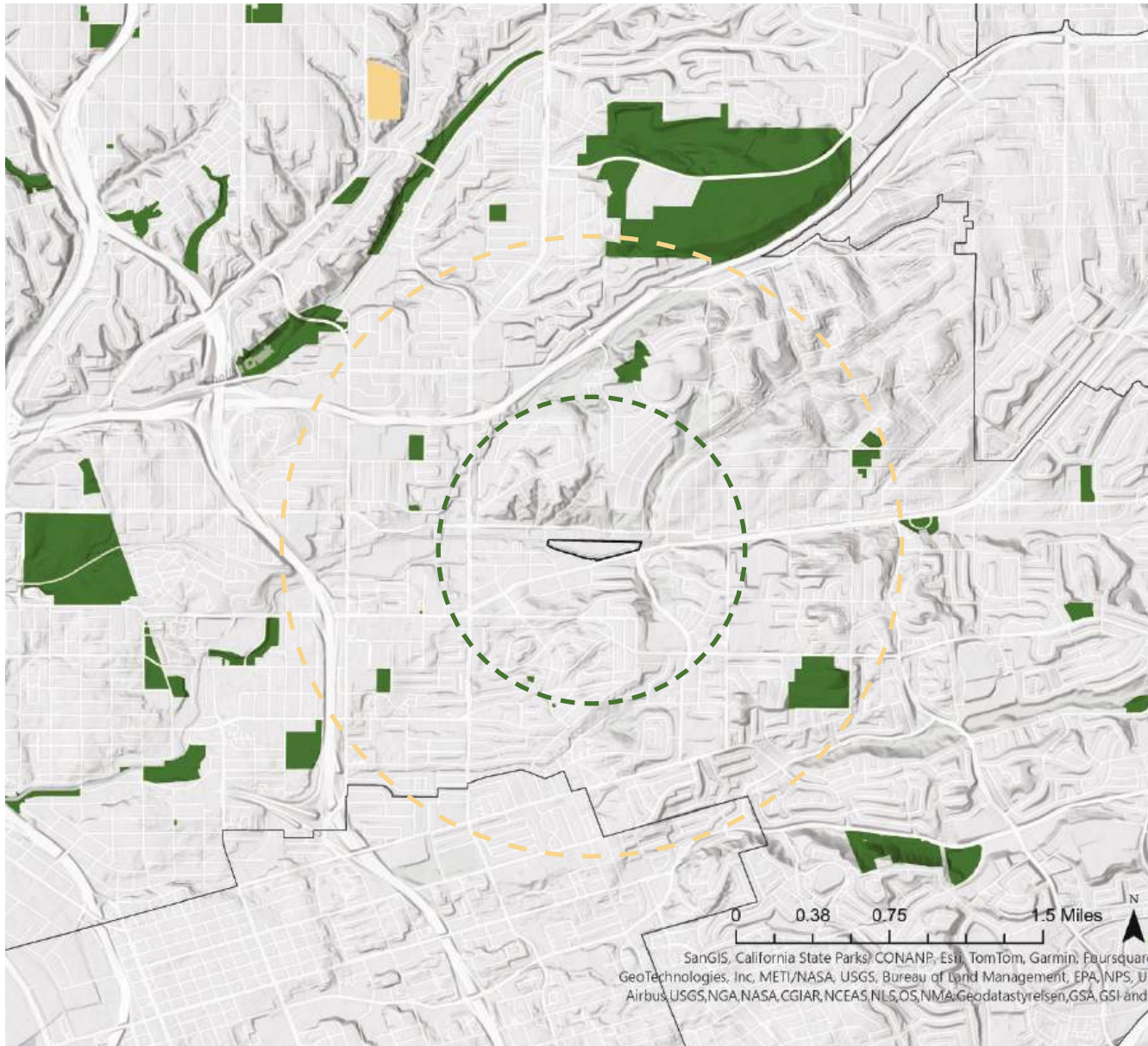
Valencia Business Park

Local Parkland

Historic Town Center

Within a simple .75 mile radius of the site, there is only a single small park - La Paz Mini Park.

LA PAZ MINI PARK

Plan Source: KTUA

Historically, there were no 'downtown districts' within 1.5 miles of the site. About two miles away however is a historic neighborhood which dates back to the early 1900's.

Why This Site

Analysis - Concept Development - Design - Design Analysis

      Economic opportunity starts small. It isn't big, it isn't permanent and it works best at your doorstep. Creating a space for small businesses to thrive would need to be both near where vendors live, and in a densely populated enough area that consistent
economic activity could become a reality. Prices for starting physical businesses in San Diego have gone through the roof, with the cost of starting a restaurant being $200K-$300K. Many of types of establishments have a hard time getting going. Not only do
businesses not qualify for loans until they've existed for at least two years, but many banks don't want to take a gamble on small businesses. However, where there is opportunity, small businesses excel. Take for example the San Diego Little Italy Farmers Market, started during the '08 recession in the middle of the street. It has since grown to be the largest year round Farmers Market in the US. The residents of other parts of San Diego deserve a park that can double as a location for events, farmers markets and even just weekday street vending.

      After reaching out to the San Diego Department of Small Business about finding a location in South San Diego that could serve both as a park for local residents, and double as a place that routinely hosted Farmers Markets & Events, the Economic Development Team sent me a list of locations throughout San Diego that they were trying to develop. The Valencia Business Park was near the top of the list as its most recent plans had been upended by a new 'Protected Watershed' designation. This site would need to become
something much closer to a park and avoid the originally planned industrial buildings.

Example of High Commercial Rental Prices

Photo Source: Loopnet.com

Photo Source: Loopnet.com

Photo Source: Loopnet.com

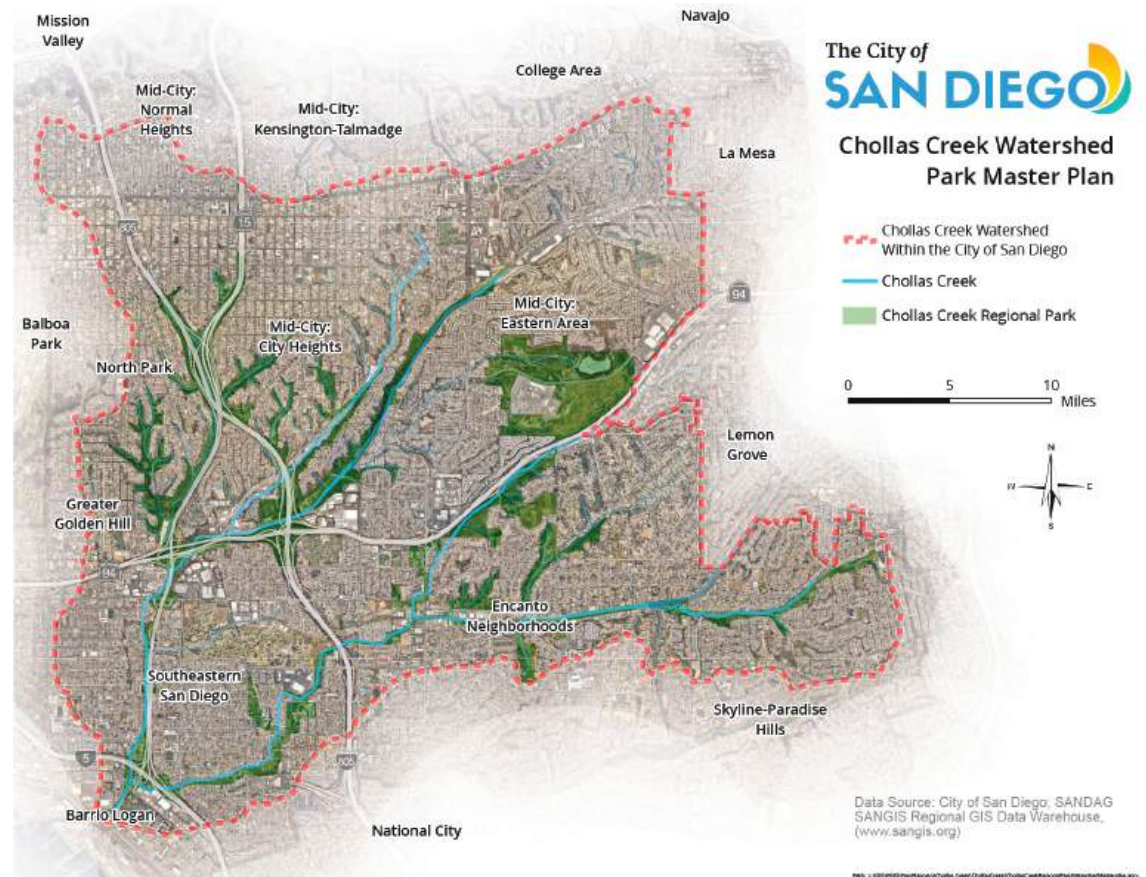|		
Location: Little Italy, San Diego	Location: Normal Heights, San Diego	Location: Loma Vista, San Diego
Desirability: !!!!!	Desirability: !!!	Desirability: !
Use: Retail	Use: Restaurant	Use: Retail or Office
Size: 2,500 SF	Size: 3,637 SF	Size: 1,945 SF
Cost Per Square Foot Per Year: $60/SF/YR	Cost Per Square Foot Per Year: $34.60+/SF/YR	Cost Per Square Foot Per Year: $24/SF/YR
Likely Base Rent Per Month: $12,500+	Base Rent Per Month: $10,489.11+NNN	Likely Base Rent Per Month: $3,890+

Chollas Creek Regional Watershed Map

Analysis - Concept Development - Design - Design Analysis

Chollas Creek provides the opportunity to connect the site not just to the surrounding physical buildings, but to the further community within South San Diego.

The Chollas Creek Watershed has 4 main tributaries, and with The Valencia Business Park sitting in about the middle of the Southern Most Tributary, it has the unique opportunity of being a way station in between the surrounding communities.

Those same communities have many of the same demographics, meaning that The Valencia Business Park has the capacity to serve not just the surrounding properties, but the surrounding communities.

Project Goals & Justification

Project Goals

Analysis - Concept Development - Design - Design Analysis

Habitat Restoration

Increased Neighborhood Access

Amplified Civic Use

Open Air Market Space

Stronger Community

Open Air Market Space
Multiuse area for Markets, Events, Music Festivals and weekly social activities

Amplified Civic Use
Sitting at the crossroads between multiple Public goods, this park can connect them and add to the public use

Increased Neighborhood Access
Connect the neighborhoods of Emerald Hills with Encanto and Valencia Park

Habitat Restoration
Rehabilitate the creek with native flora and fauna while increasing water infiltration

Stronger Community
Rehabilitate the creek with native flora and fauna while increasing water infiltration

The Local User

$55,265 Median HH Income
32.6 y.o. Median Age
26.1% Under 18 y.o.
54.6% of locals own their condo or home
Many own dogs
52.6% work in sectors with long hours
Most own cars
More than 75% of locals commute longer than 15 min
All live in a 'Promise Zone'

Retirees with Security Concerns-
All Day Use Needs
2 Parks and no playgrounds within 15 min walk

Site Photos

Undeveloped Central Area

Existing Post Office

Chollas Creek

Stevens Rd. through Site

Post Office Parking Lot
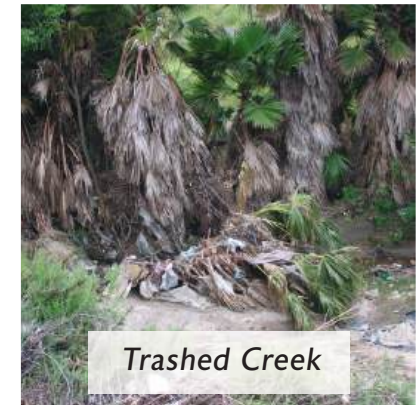
Trashed Creek

Site Photos Cont.

Analysis - Concept Development - Design - Design Analysis

Trolley Line North of Site

Site Edge Not in Use

Creek Access Road

Nearby Trolley Crossing

View Across Trolley Tracks

Trashed Creek

Site Photos in Context
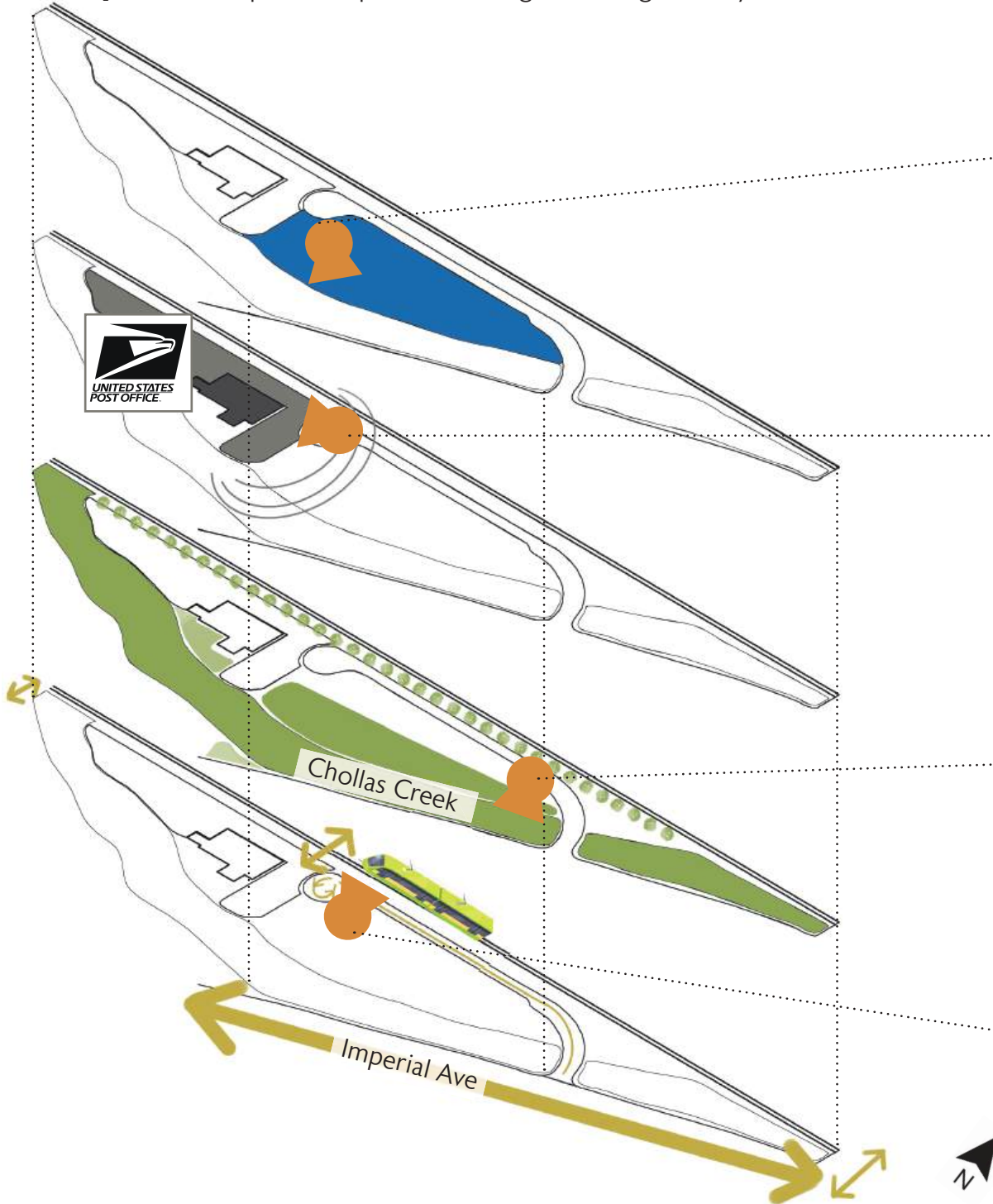
Open Air Market Space

Amplified Civic Use

Habitat Restoration

Neighborhood Access

Chollas Creek

Imperial Ave

UNITED STATES POST OFFICE.

Current Site Sections

Analysis - Concept Development - Design - Design Analysis

B 1

Existing Post Office

Stephens Ave

Existing Row of Sycamores

Existing Culvert

B2

A 2

B 1

B2

A 1

A 1

Imperial Ave.

Chollas Creek with Invasive Palms

Paved Access Road

(Fill Dirt) Area with strongest amount of development potential

Stevens Road Existing Road to Post Office

San Diego Trolley

A 2
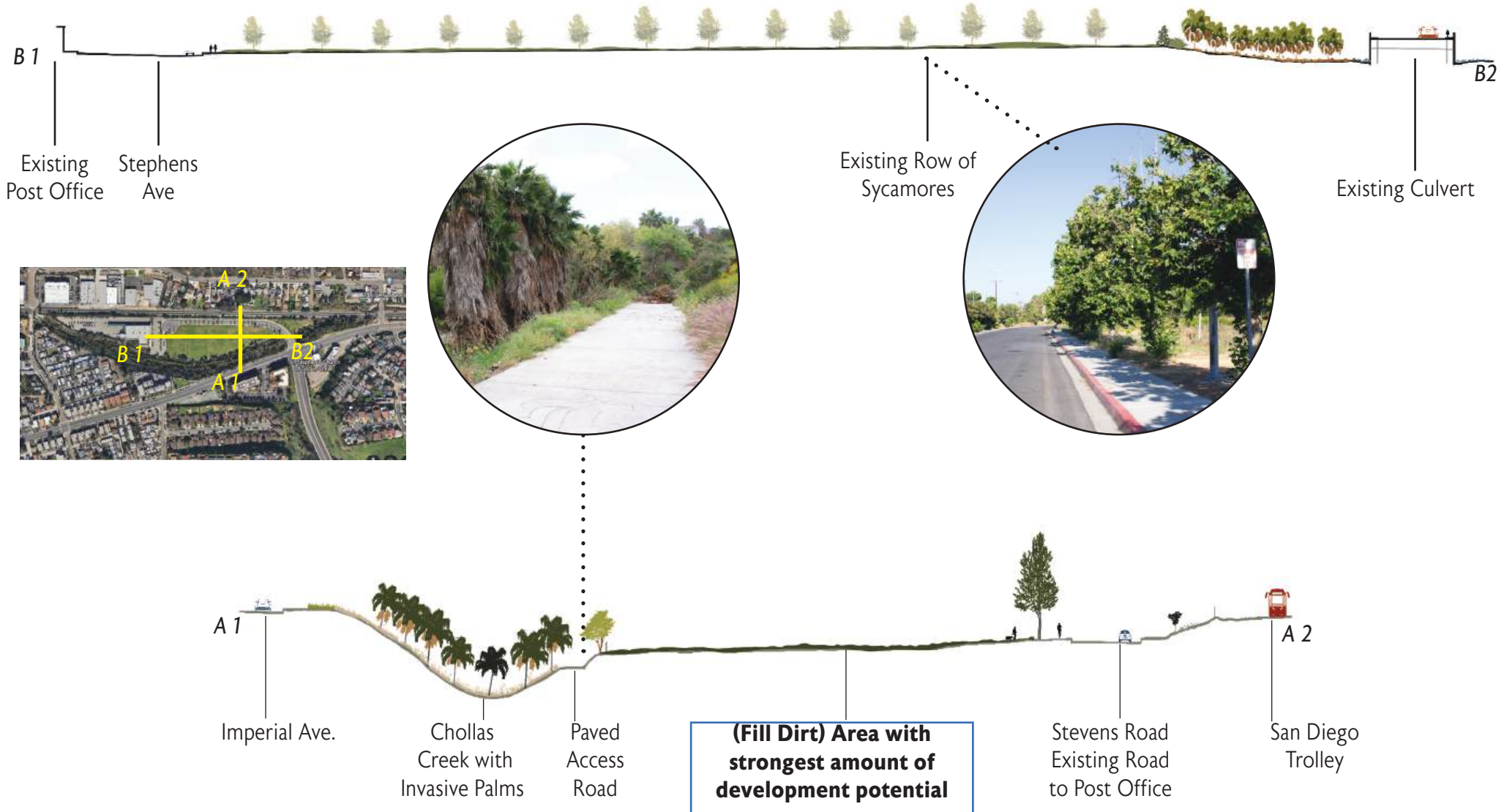
Existing Site Conditions

Analysis - Concept Development - Design - Design Analysis

Chollas Creek

Imperial Ave
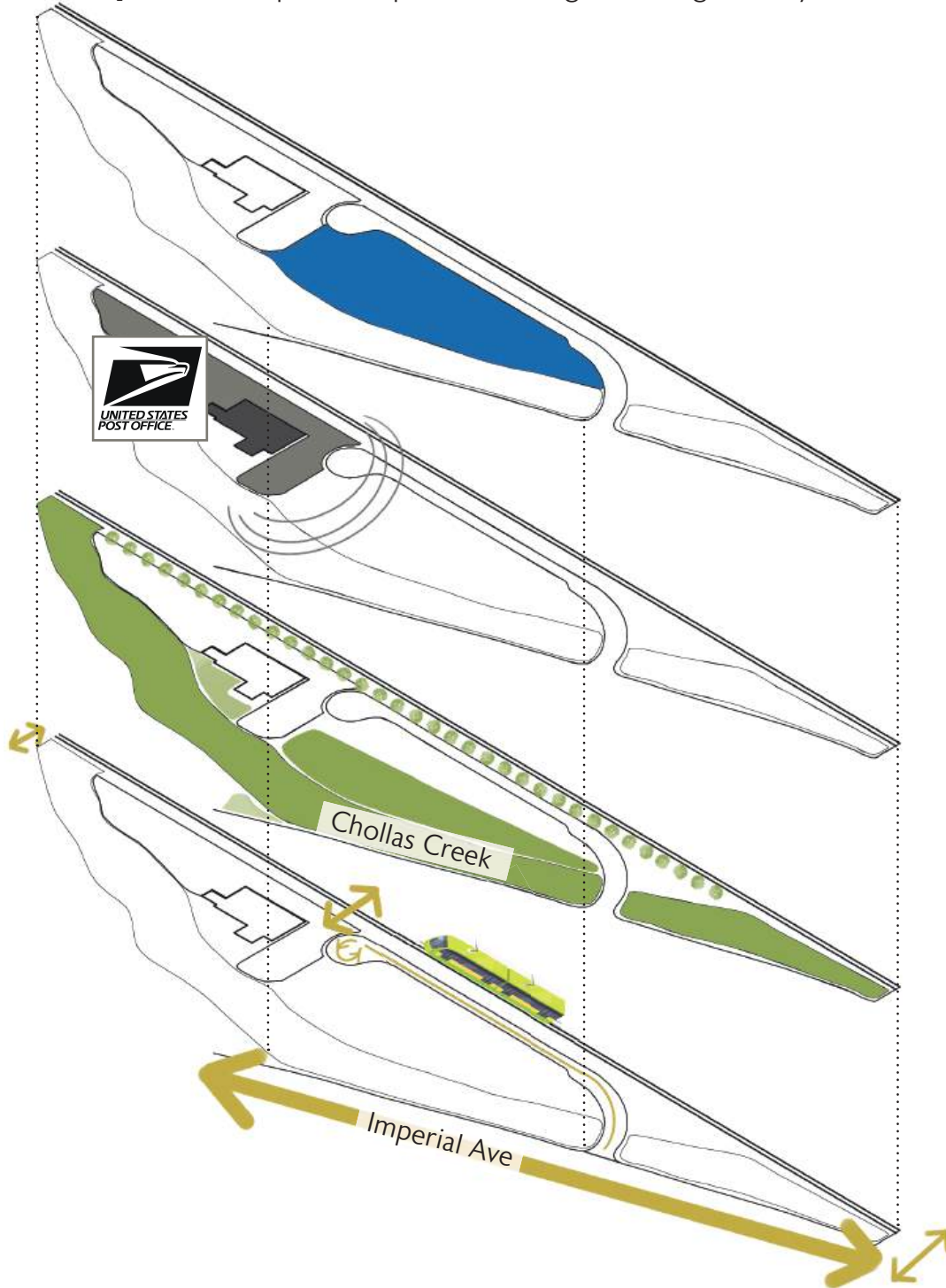
Open Air Market Space

The Great Lawn
Leveled Fill
Not currently Programmed
Graded with slight elevation change
Drains into the creek

Amplified Civic Use

The Post Office
Post Office Built in 2003
Expansive Parking lot with Heat Island Effect

Habitat Restoration

Chollas Creek
Degraded Site
Unhoused Population
Protected Watershed
Only Natural Bottom Portion of Creek for Miles

Neighborhood Access

Neighborhood Access
Bounded by fast moving trolley, road, trailer park and creek
Bounded by Imperial Ave
Insufficient Crosswalks

Site Programing Needs

Analysis - Concept Development - Design - Design Analysis

Chollas Creek

Imperial Ave
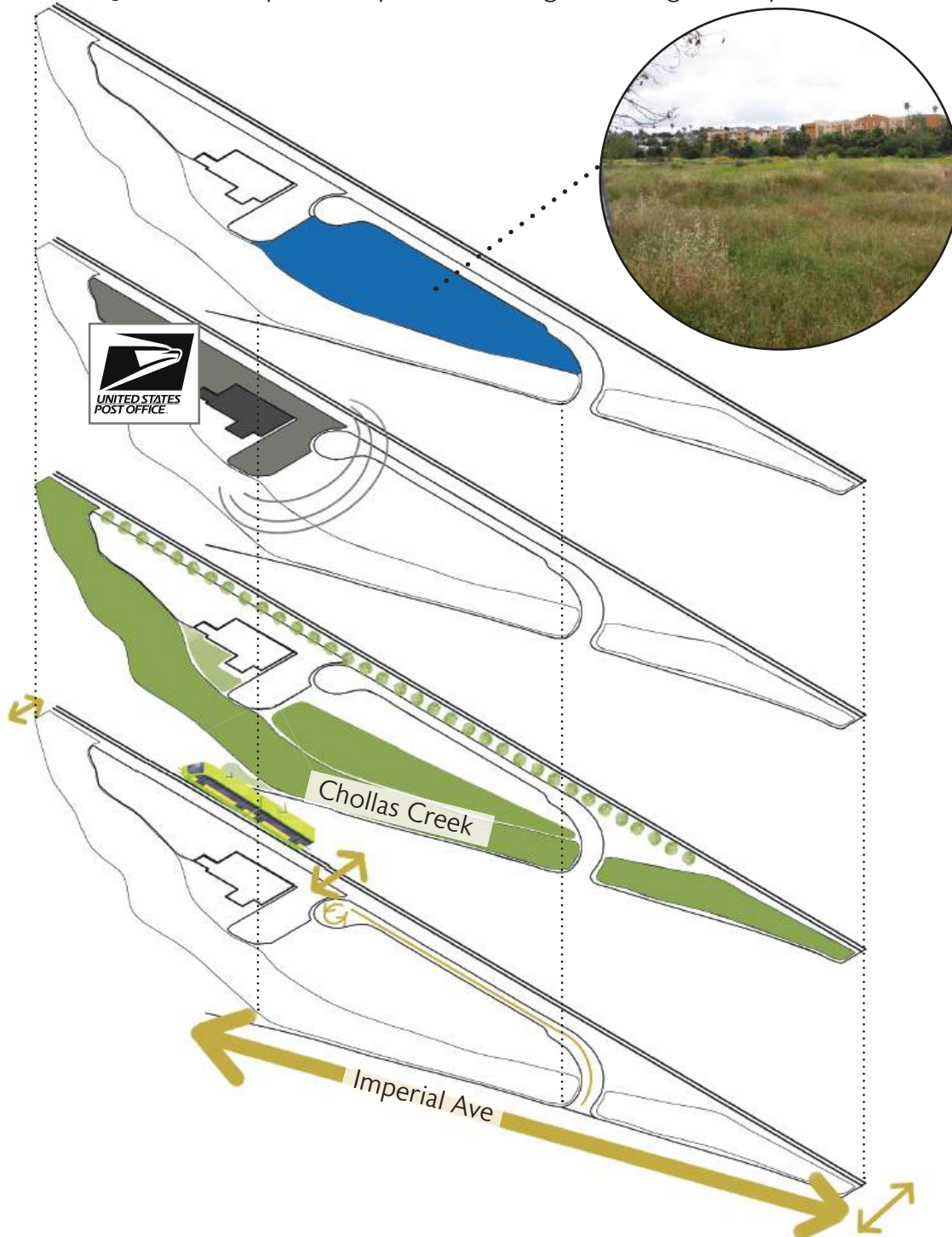
Open Air Market Space

Main Site Location
Park Programming
Central Use Areas
Parking for visitors
Shade for Activities
Diverse Uses

Amplified Civic Use

Connect Local Civic Uses
Existing Post Office
Maintain Access
Increase Visibility

Habitat Restoration

Habitat Restoration
Increased Water Infiltration
Connect with other Parks in Chollas Creek Watershed
Educational Programming
Trash Removal

Neighborhood Access

Trolley Crossing
Traffic Calming
Increased Parking
Pedestrian Bridge
Concerted Connections

Access & Circulation

Analysis - Concept Development - Design - Design Analysis

Creek
- No Through
Access

Dangerous
Rail Crossing

Imperial Ave

Creek
- No Through
Access

Dangerous
Rail Crossing
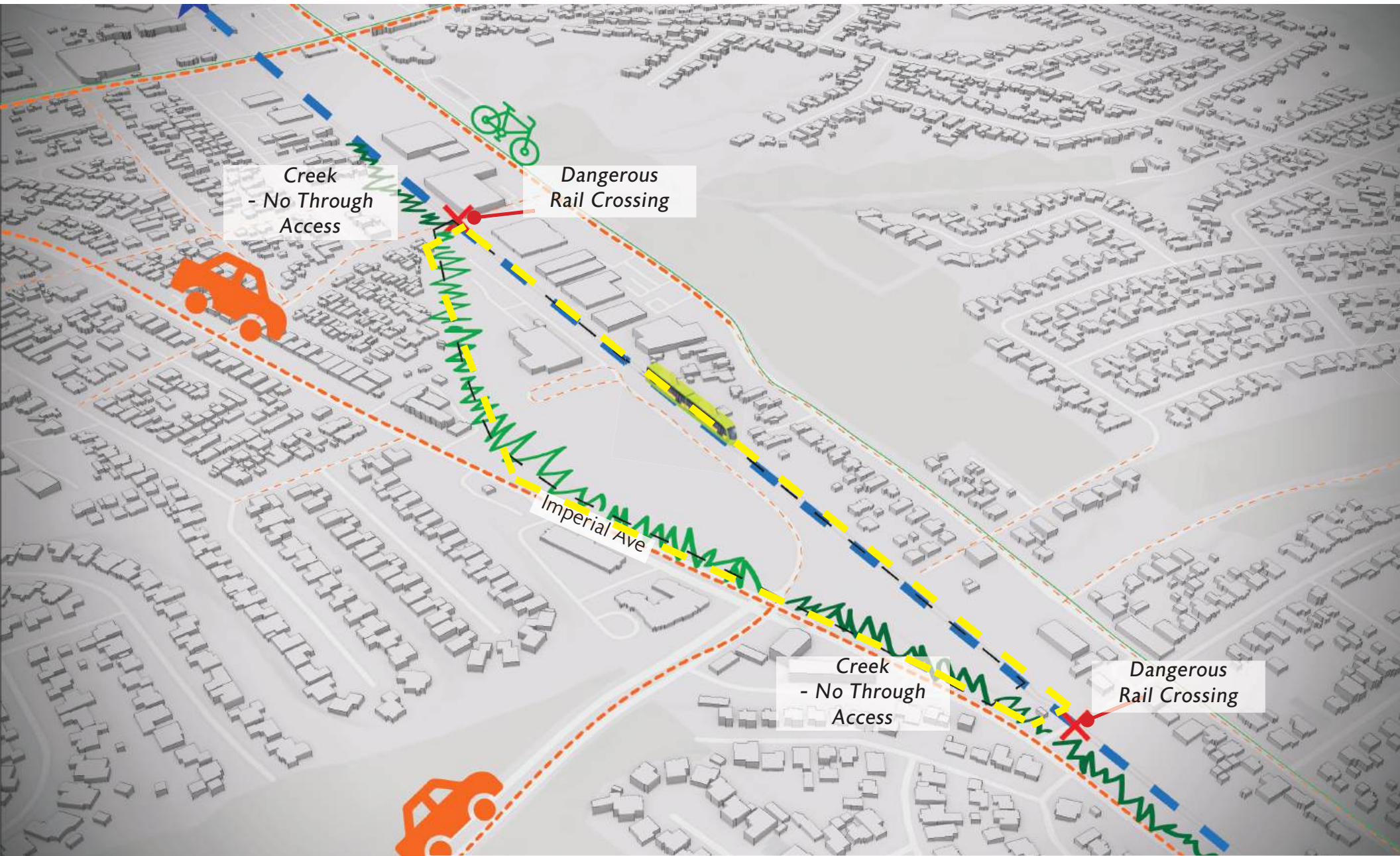
> 40 m.p.h. Road

Site Boundaries

Chollas Creek

Trolley Track

Existing Bike Lane

Site Analysis

Chollas Creek

Imperial Ave
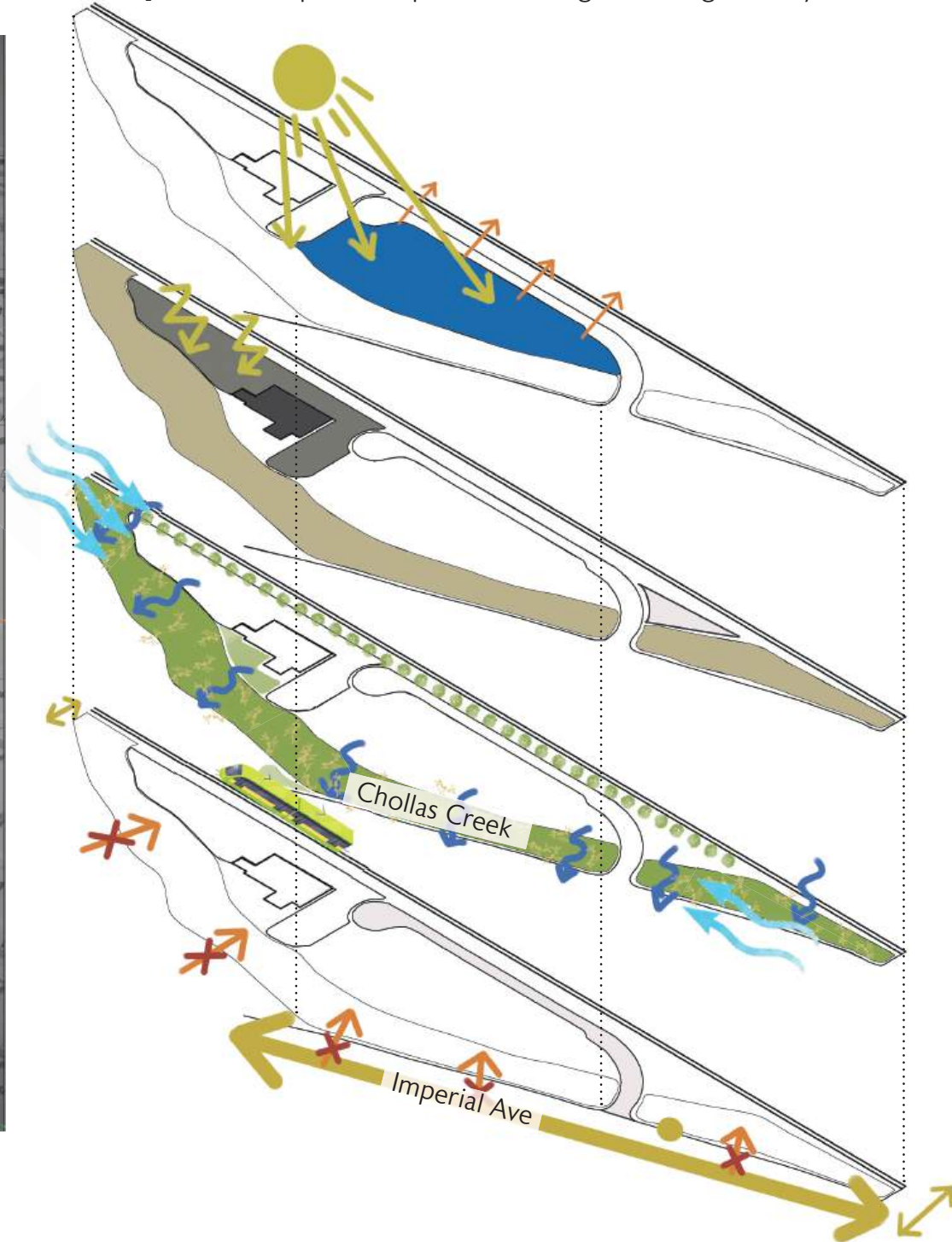
Open Air Market Space

All Day Sun Exposure
Unsightly Views to Trolley Tracks
Flat Usable Area

Amplified Civic Use

Heat Island Effect on Parking Lot
Homeless in the Creek
Additional Parking Space

Habitat Restoration

Cozy Private Feel due to Invasive Mexican Palm Trees
Soft Bottom Creek Bed
Dramatic Need for Rehabilitation

Neighborhood Access

No Current Views into Site
Fast Moving Imperial Ave to the South
Impassable Trolley Tracks to the North
Ringed by Creek with Homeless Problem
Bus Stop near entrance

Opportunities & Constraints

Analysis - Concept Development - Design - Design Analysis

Chollas Creek
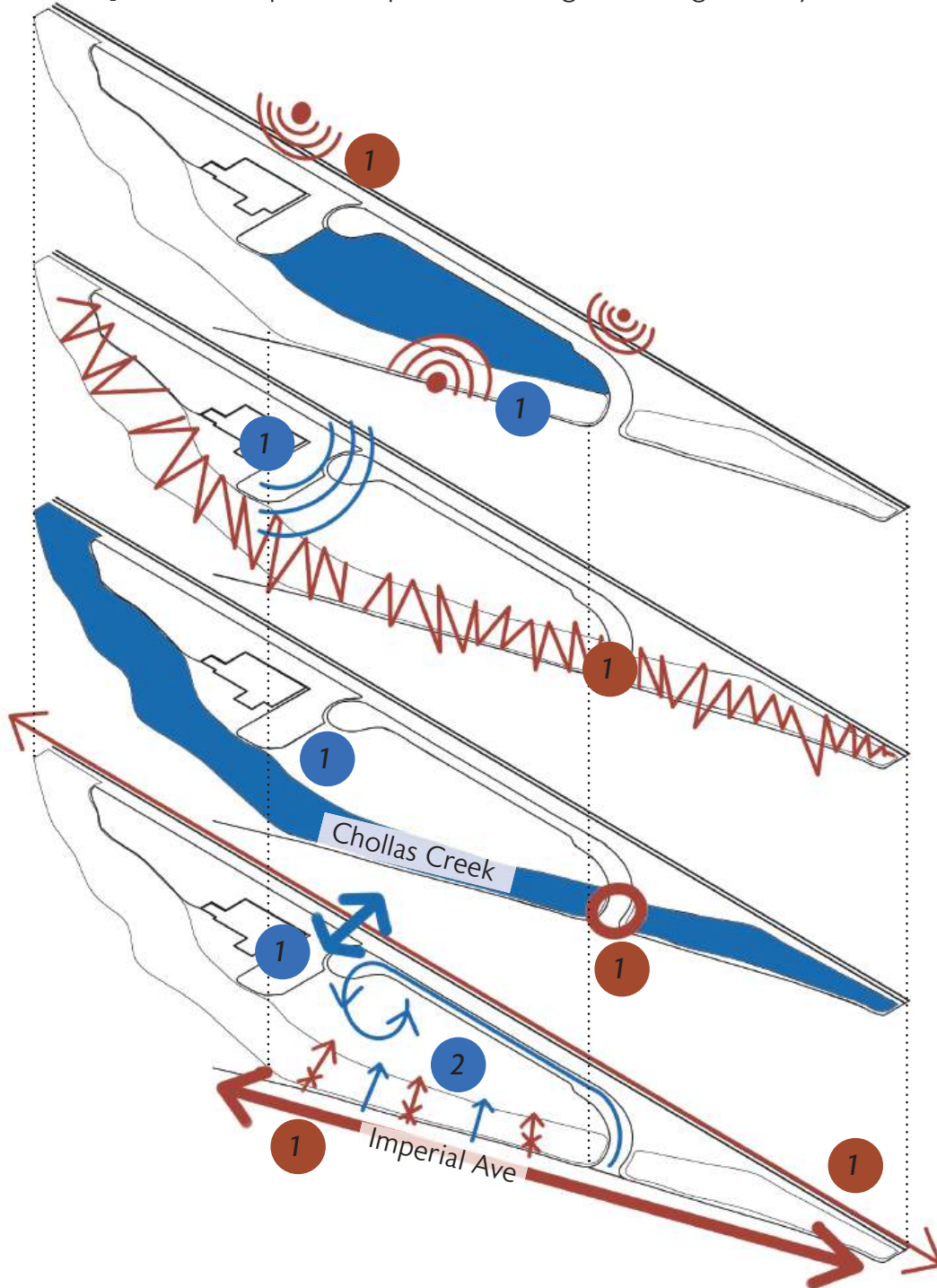
Imperial Ave

Open Air Market Space

Opp: 3.5 Acres of Large Flat Space; great for Programming

Const: Noise from Imperial Ave & Trolley Tracks make the site uncomfortable for use

Amplified Civic Use

Opp: Add to the Use of the Post Office that adds considerable foot traffic to the site

Const: Homeless Population in Creek which makes rehabilitation harder

Habitat Restoration

Opp: Rehabilitate Chollas Creek & help infiltrate water into the water table

Const: Existing Culvert & Vehicular Bridge into site making the entry point immovable during design

Neighborhood Access

Opp: 1) Connect Emerald HIlls on one side of the Trolley Tracks with Encanto & Valencia Park on the other

Opp: 2) Increase views into site & invite people in

Const: Dangerous fast moving Imperial Ave & Trolley Tracks

Market Design

Typical Farmers Market Failings - Vendor

Analysis - Concept Development - Design - Design Analysis

Poor Context
Was this market really supposed to be here?

Wastewater
from next door businesses, rain, or other sources

500 lbs Equipment
set-up neccesitates vehicular/road access

Theft
can be easier with big crowds and temporary set-ups

Excessive Heat
impacts everyone

Cars
whether illegally parked or driving near by impact safety

Assault
by people or unhoused frustrated by adjacent issues

Typical Farmers Market Failings - User

Analysis - **Concept Development** - Design - Design Analysis
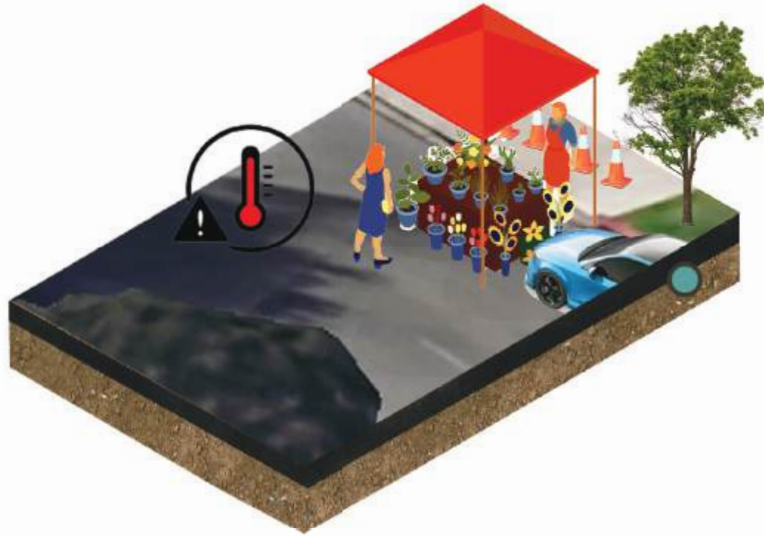
Shade
is necessary for comfortable activities and socializing past the early morning

Seating
is desired for social gatherings lasting longer than a few minutes

Safety
is key to any sustained activity

Children
need space to engage, play and rest in cooler temperatures

Pets
need cool sidewalk to walk on and ample permeable soil for waste

Elderly
need shade, ample seating along paths and relaxed all day programming

Market Design Principles

1. Make the Market Site a journey, a short & stimulating one

2. Light it up at night to ensure evening activities thrive

3. Ensure Controlled Vehicular Access

4. Connect it to areas programmed for local users

5. Ensure it adds to the neighborhoods connectivity

Central Vending Area Development

Shade Trees must be on the South and or West Side of a 'Main Drag' to most benefit the Market.

Most businesses fit within a 10x10 'Spot'

A 20' Walkway is needed per fire code to allow for a firetruck.

The Main Drag of any Farmers is a lively place. However, it's shape isn't any coincidence. Designed to be a part of the path of travel, those farmers markets that are 'on the way to another place' tend to be most popular. While many require that roads close down in order to host them, farmers markets in central plazas or areas where cars do not usually go are optimal for worker safety, and the potential for shade on hot summer days when vending sales usually being to fall. As shade canopies are considered obstructions, trees on the south side of the main drag should be purposely planned for. **The optimal farmers market 'Drag' is over 40' wide for vendors and the fire line to comfortably operate, and exists on the north side of established shade trees.**

Methodology: Jane Jacobs

Analysis - **Concept Development** - Design - Design Analysis
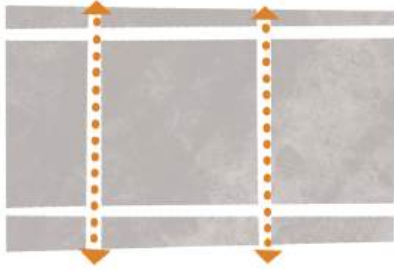
Long blocks tend almost always to be physically self-isolating. Distinctly separate street neighborhoods are nothing to aim for; they are generally a characteristic of Failure.
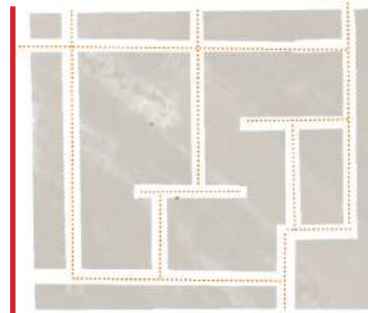
Where our city streets do have sufficient frequency of commerce, general liveliness, use and interest, to cultivate continuities of public street life, we Americans do prove fairly capable at Street Self-Government.

Case Study: Carnegie Hill Neighborhood

Location: New York City
Size: 40 Square Block
Characteristic of Note: Streets as Neighborhoods

Relevance to this Project: Organizing around a Character location

The local neighborhood exists both in physical form, and in a community sense. This neighborhood shows that programing, a sense of ownership over a space, the development of small spaces, and a central location that an identity forms around are all crucial to success.
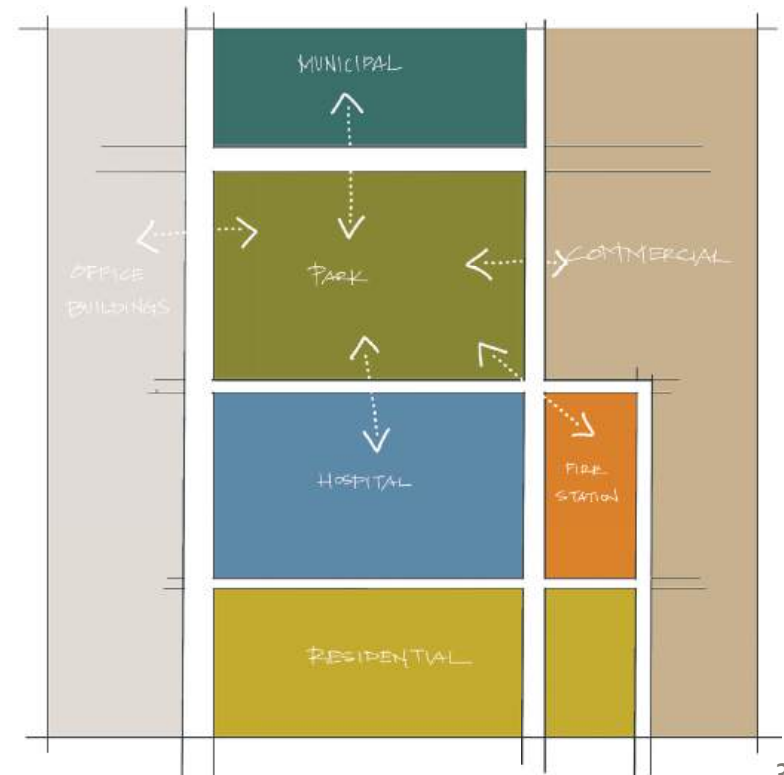
Methodology: Timothy D. Crowe

Analysis - **Concept Development** - Design - Design Analysis

Crime Prevention Through Environmental Design can be distilled down to:

'Do things you already have to do, just do them a little better'.

Strategies

1. Relocating gathering areas to locations with natural surveillance and access control, or to locations away from the view of the would be offenders.

2. Placing safe activities in unsafe locations to bring along the natural surveillance of these activities to increase the perception of safety for normal users and risk for offenders.

3. Placing unsafe activities in safe spots to overcome the vulnerability of these activities with the natural surveillance and access control of the safe area.

4. Redesigning space to increase the perception or reality of natural surveillance.
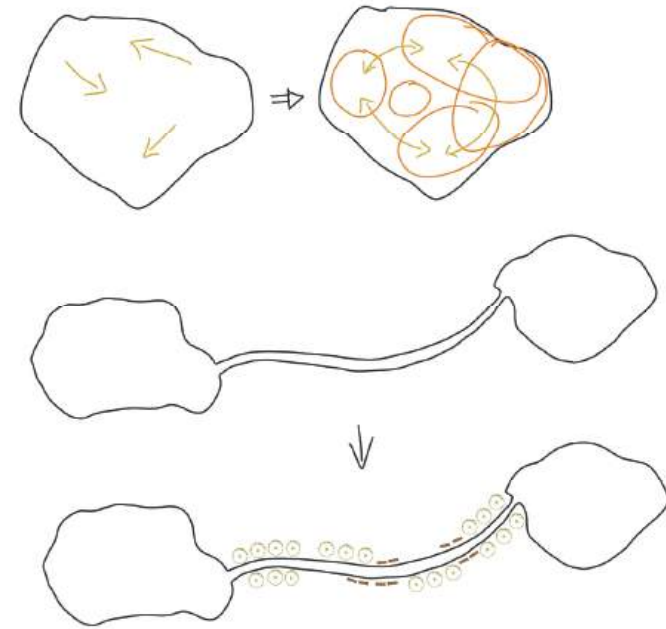
Case Study: Oak Cliff, Dallas - A Tightnit Latino Neighborhood

Location: Oak Cliff, Dallas ('The Brooklyn of Texas')
Characteristic of Note: Eyes All Day

Situated in an area with a young median age, this site connects multiple uses at multiple times a day to multiple people. A concerted effort to create community and all day uses brings the neighborhood together and makes it safe for a diverse set of uses.

'Once an independent city just across the Trinity River and southwest of downtown, much of the city's southern sector has come to be known by the name "Oak Cliff." Within this zone sit a diverse array of neighborhoods—some more troubled than others, some too-long ignored by City Hall, others among the trendiest in Dallas and attracting residents committed to making them even better.' - Dallas Neighborhood Guide

Methodology: Activity Nodes
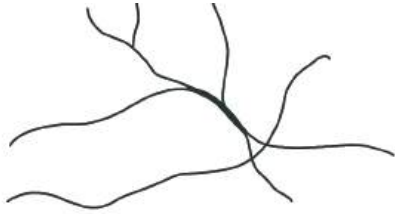
1. Draw together the main paths in the surrounding community. Thus forging new connections is vital.

Key takeaways:
While fast traffic and a checkerboard of growth define this neighborhood, the park poses potential as a point of connection. It is able to redirect non-vehicular traffic through it, inviting people to slow down, enjoy themselves and connect.
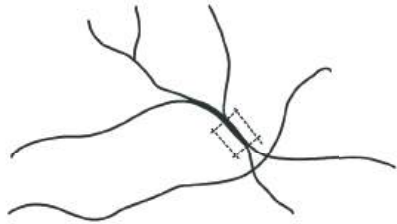
2. To keep the activity concentrated, it is essential to make the squares rather small, smaller than one might imagine.

The disjointedness of the surrounding community, initially a contraint, becomes an opportunity once the vision of connectivity is placed onto the project. It itself becomes a metaphor for what the neighborhood needs. A place in which to connect.
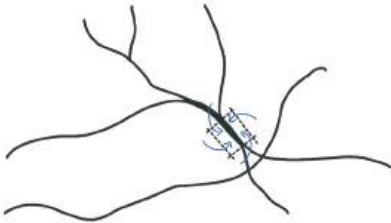
3. The facilities grouped around any one node must be chosed for their symbiotic relationships... and must attract the same kinds of people, at the same times of day.

The mere creation of the boundary areas, according to this pattern, will begin to give life to the subcultures between the boundaries, by giving them a chance to be themselves.

A neighborhood can only have a strong identity if it is protected from heavy traffic.
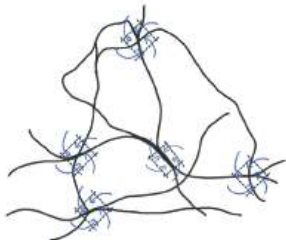
4. These activity nodes should be rather evenly distributed across the community, so that no house or workplace is more than a few hundred yards from one.

Solutions

Analysis – Concept Development – Design – Design Analysis

Section B-B

**Nature Play - Identity Markers -
Paths among Nature -
Shaded Gathering Spots -
Communal Cooking -
All Age Play - Controlled Access**

Daily Programming
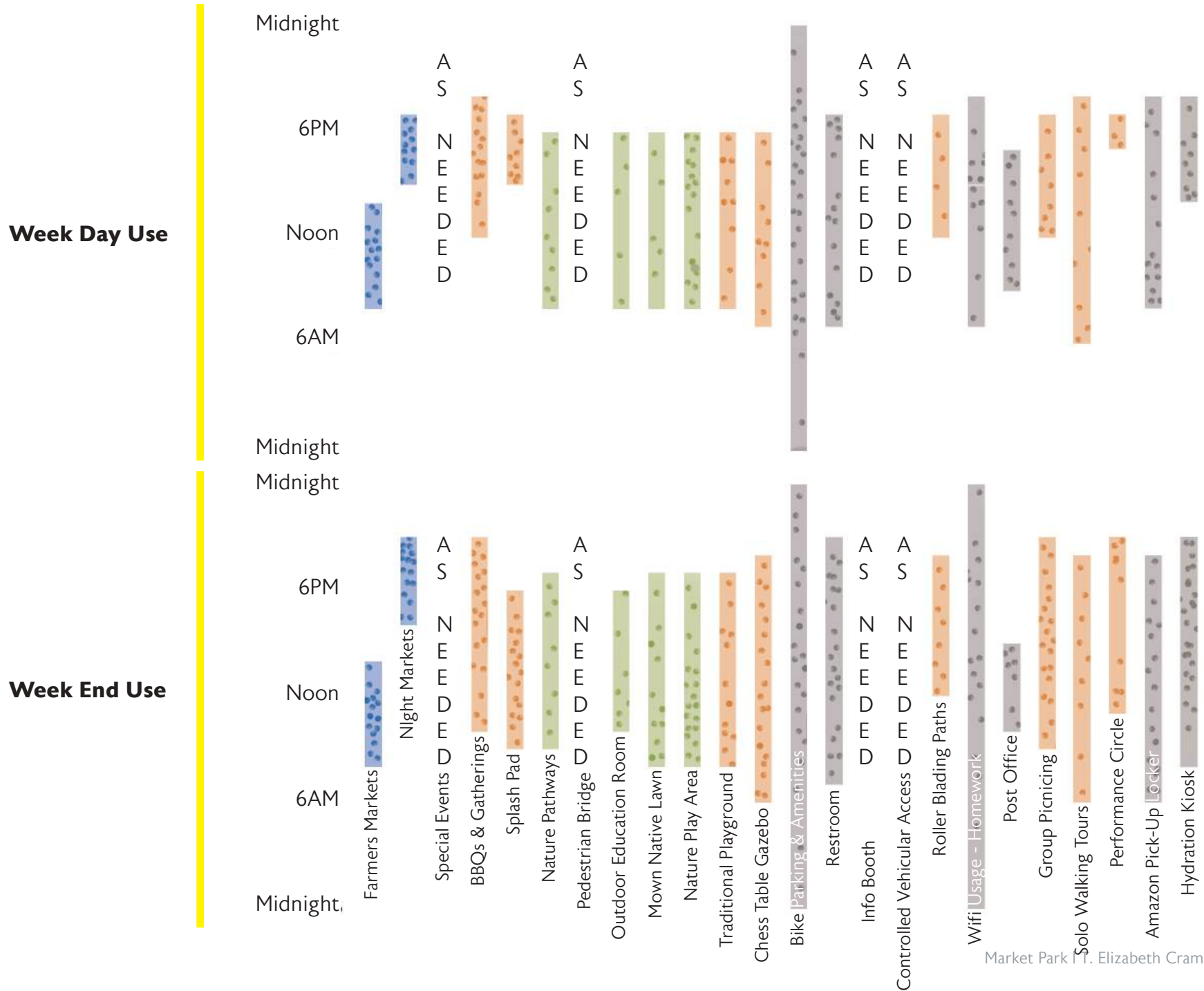
Week Day Use

Week End Use

Midnight
6PM
Noon
6AM
Midnight

AS NEEDED

Farmers Markets
Night Markets
Special Events
BBQs & Gatherings
Splash Pad
Nature Pathways
Pedestrian Bridge
Outdoor Education Room
Mown Native Lawn
Nature Play Area
Traditional Playground
Chess Table Gazebo
Bike Parking & Amenities
Restroom
Info Booth
Controlled Vehicular Access
Roller Blading Paths
Wifi Usage - Homework
Post Office
Group Picnicing
Solo Walking Tours
Performance Circle
Amazon Pick-Up Locker
Hydration Kiosk

Concept Development

Concept Metaphor

In the spirit of a creek, this design helps to bring about the many sources of people from the neighboring
 communities and industrial spaces. It brings them together to form something greater.
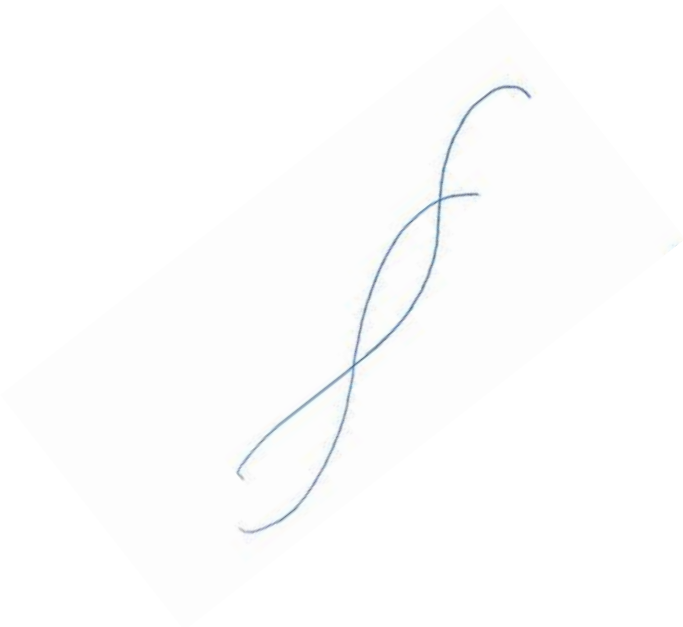
Initial Design Concepts

Analysis - **Concept Development** - Design - Design Analysis
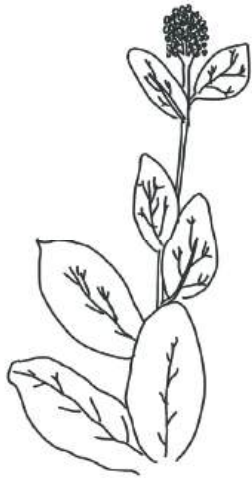
Rhus integrifolia
Connected through strength
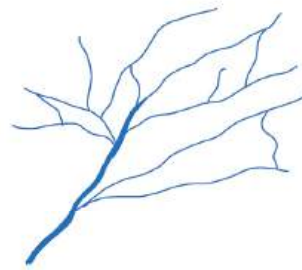
Fall Like Water
Come together like a creek
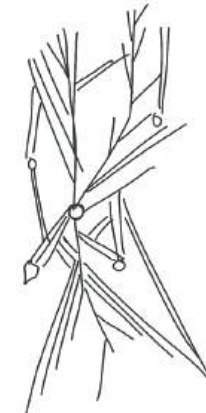
Shattered Glass
Breaking the Mold of the City

Programming along protected space invites people in, while respecting clearly defined borders.

In ground programming helps to define space and flow while maintaining sight lines for safety.
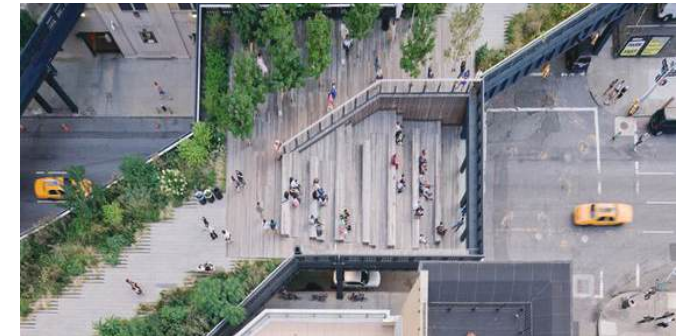
Activity nodes, spaced 150' feet apart help to draw the user along a path and make it a journey.

All design concepts focus on flow and connectivity with concentrated activity nodes.

While all concepts have a metaphor with which they can address the site, their functional form takes the form of a long and 'flowlike' design in some capacity or other. These design ideas concentrate on the fact that in order to make this long and poorly connected site useful to the surrounding communities, disparate uses and needs to end up flowing together, before again parting.

Bubble Diagram

Analysis - **Concept Development** - Design - Design Analysis

Parking Lot
64,715.4 ft²

Post Office & Parking
51,165.9 ft²

Existing Garden
14,533.1 ft²

The Great Lawn
157,985.5 ft²

Side Lawn
16,797.4 ft²

Degraded Creek
58,154.0 ft²

Degraded Creek
238,424.5 ft²

NTS

NTS

Legend:
Vend - Vending & Seating Mixed Space
Promenade - 'A Place to See & Be Seen'
Central Plaza - Mixed Use Dance Theater
S - Scattered Seating
P - Childrens Play Area
B - All day draw (bocce ball courts)
A - Amenities (Bathrooms, water fountains etc.)
Node - Area for seating/education
R - Restoration with programming
Yellow Dotted Lines - Emphasized connectivity paths
including pedestrian bridges

Use of the Site is greatly dependent upon Creek Restoration & the addition of pedestrian foot bridges along the periphery. This opens up views within the creek and helps to beckon people into the site.

A main vending area is in the north of the site, allowing passage of cars and firetrucks through the center of it in a road that is usually closed with motorized sinking bollards.

A Central Plaza can be used for dancing, roller skating an any number of other uses - flanked by in ground water features, this accept helps to define the area while providing cooling for the park.

A secondary programmed area is on the other side of the existing US Post Office, increasing connection and welcoming cross traffic.

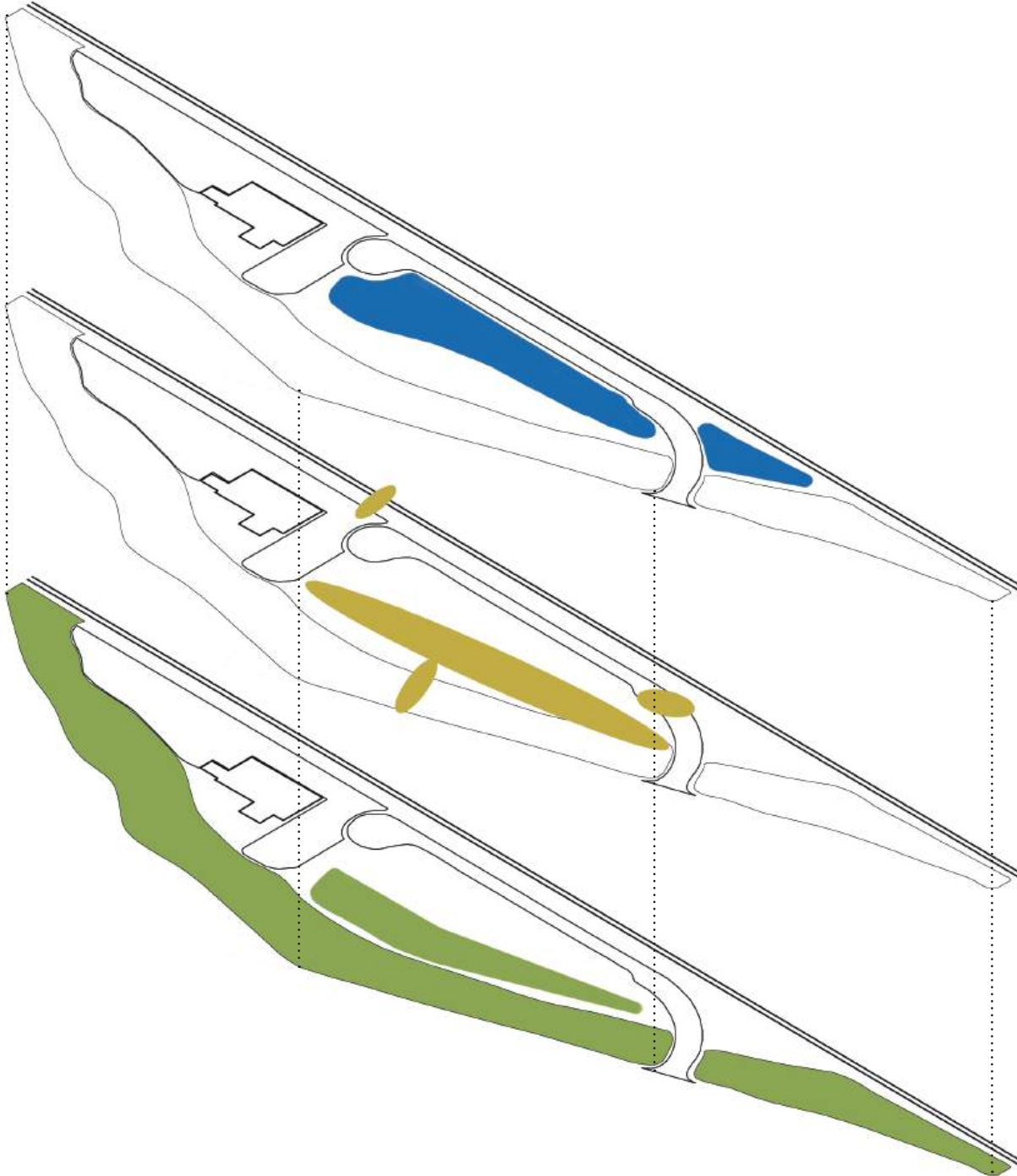# Concept Development
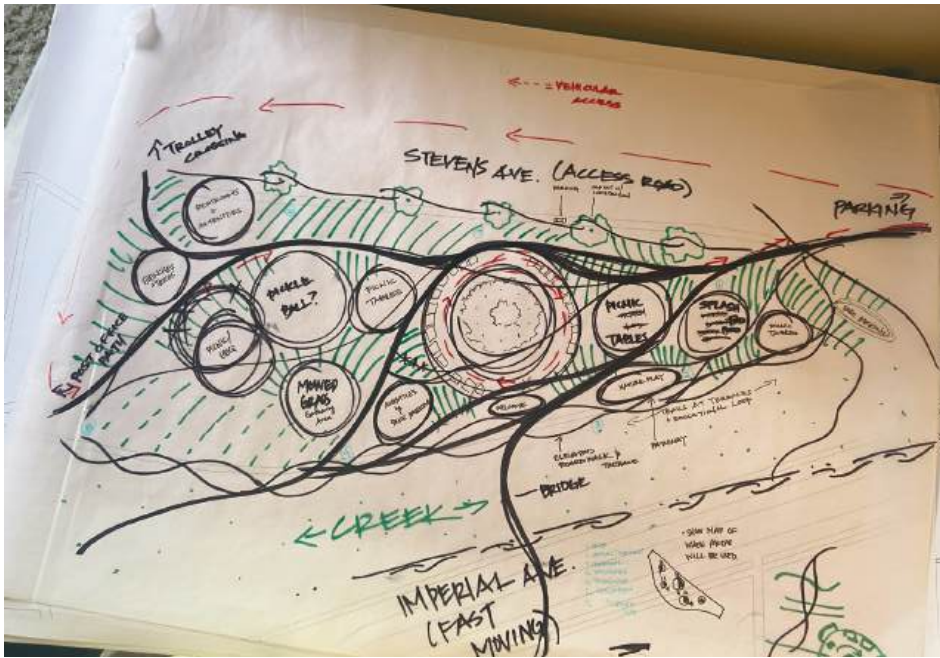
Make it flow
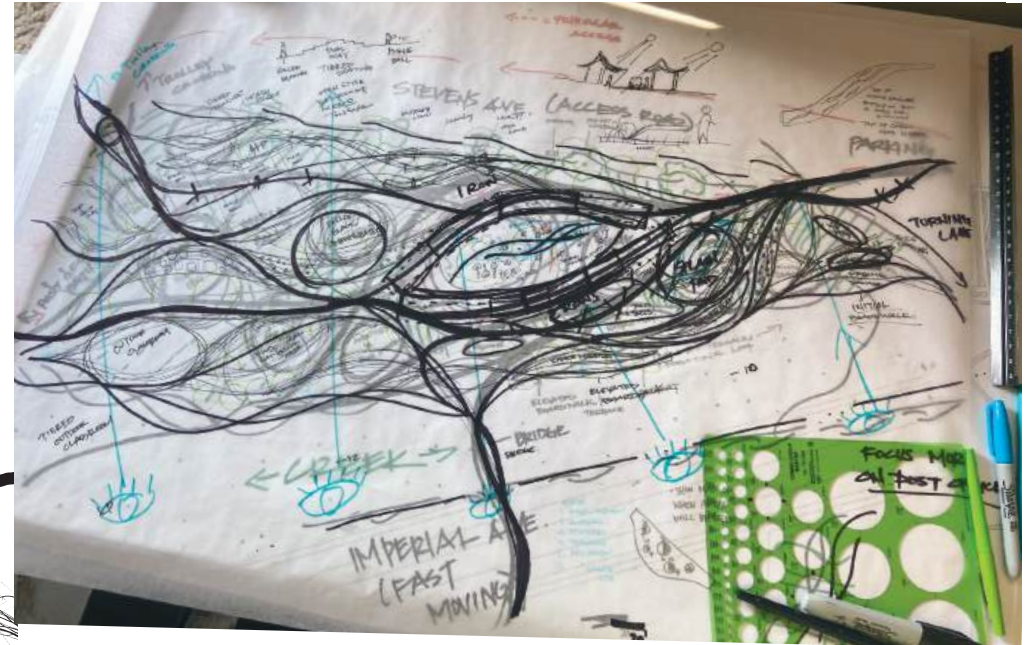
Create Interesting Spaces
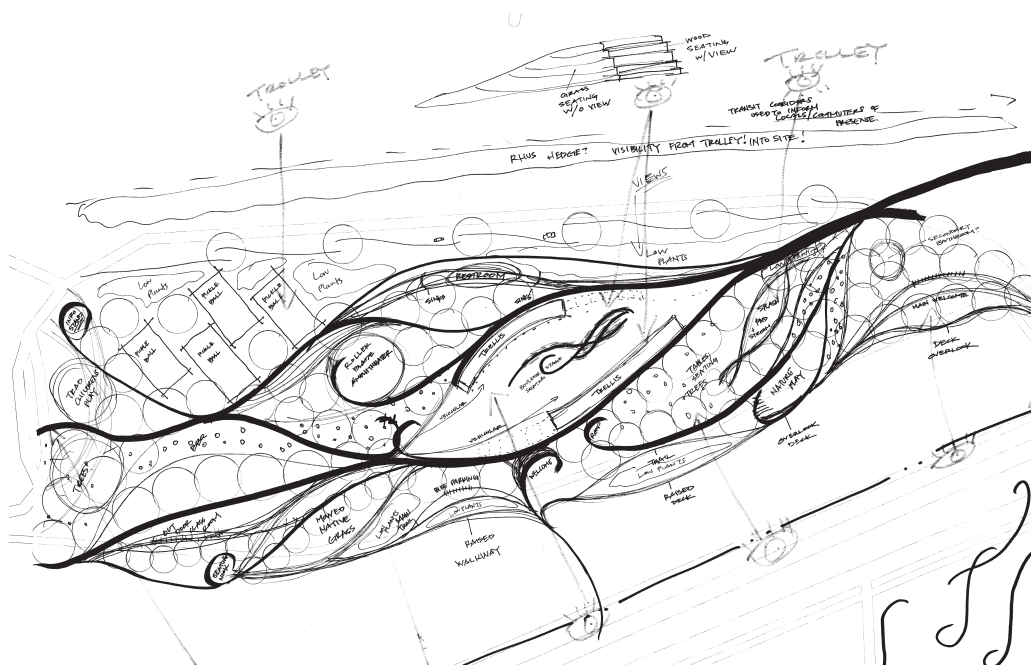
Add the necessary details

Conceptual Use Areas

Analysis - Concept Development - Design - **Design Analysis**

Open Air Market Space

High Use Area
Vending Space
Splash Pad & Fountain
Amphitheater w/ Skating
BBQ Area

Amplified Civic Use

Medium Use Area
Walkways & Decks
Mown Lawn
Overlooks
Pedestrian Bridge

Habitat Restoration

Low Use Area
A Rehabilitated Creek

Design

Master Plan

Existing Post Office

Stevens Ave

Imperial Ave

St. Stephen's Chu
of God in Chris

200'

1. Make the Market Site a journey, a short & stimulating one

2. Light it up at night to ensure evening activities thrive

3. Ensure Controlled Vehicular Access

4. Connect it to areas programmed for local users

5. Ensure it adds to the neighborhoods connectivity

Master Plan - Annotated

Analysis - Concept Development - **Design** - Design Analysis

1 Vending Area	6 Large Group BBQ Area	11 Creek Trail Start	16 Pedestrian Bridge
2 Fountain / Splash Pad	7 Amphitheater & Seating	12 Overlook	17 Trolley Bridge
3 Shade Structure	8 Nature Play	13 Outdoor Classroom	18 Entry Deck
4 Restroom 1	9 Picnic Seating	14 Rehabilitated Creek	19 New Parking
5 Restroom 2	10 Hydration Kiosks	15 Creek Trail End	20 Cut Out Parking

Enlargement Areas & Site Access

Analysis - Concept Development - **Design** - Design Analysis

Existing Post Office

Stevens Ave

Imperial Ave

St. Stephen's Church
of God in Christ

200'

1 Vending Area

2 BBQ to
   Amphitheater

3 Trolley Connection

——— Controlled Vehicular Access

● Retractable Bollard Location

Analysis - Concept Development - **Design** - Design Analysis

1. Vending Area
2. Fountain / Splash Pad
3. View Deck
4. Restrooms
5. Chollas Creek
6. Creek Trail

Key Map (NTS)
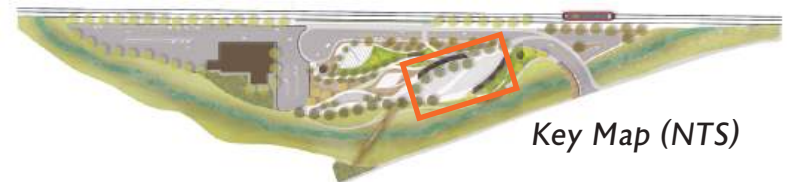
1. Make the Market Site a journey, a short & stimulating one

Enlargement Area 1 - Market Use

Analysis - Concept Development - **Design** - Design Analysis
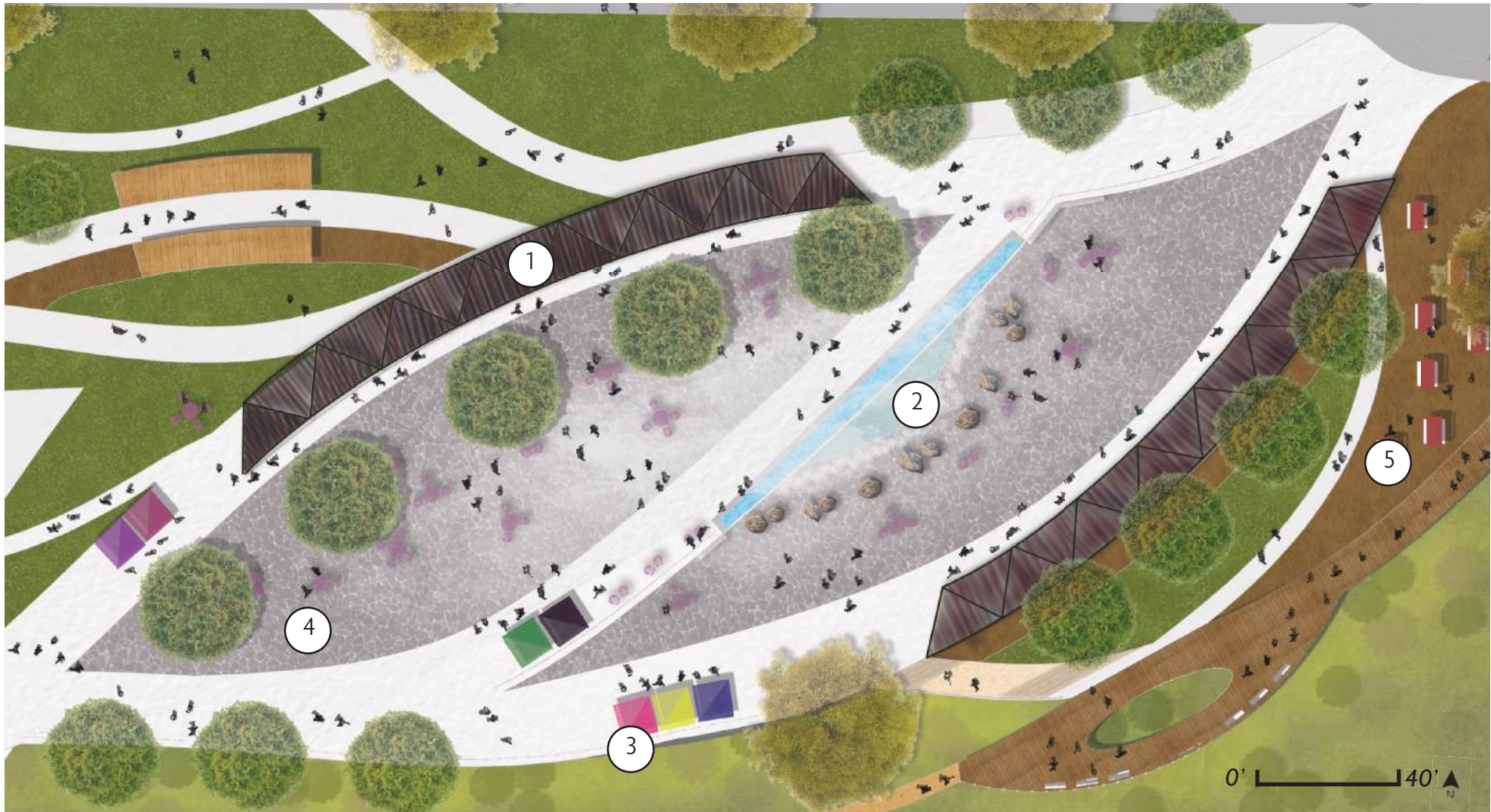
1. Vending Area
2. Fountain / Splash Pad
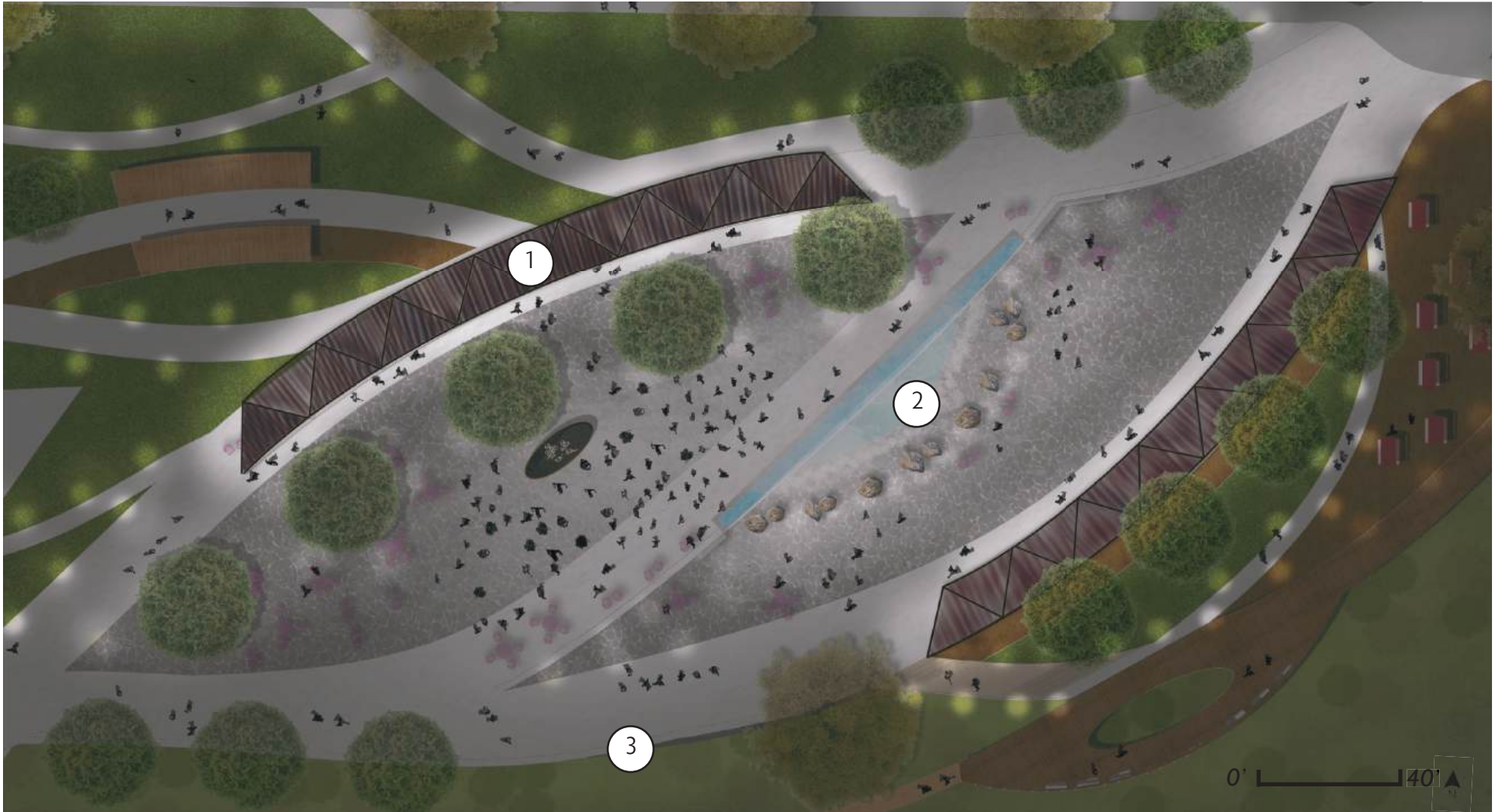3. Overflow Canopies
4. Movable Chairs
5. Picnic Tables
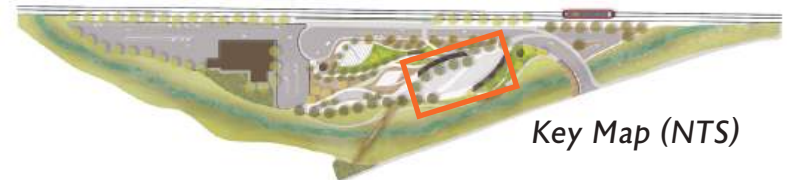
Key Map (NTS)

1. Make the Market Site a journey, a short & stimulating one

Weekend Farmers Market Scene

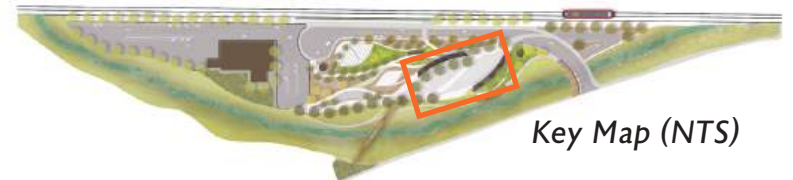Analysis – Concept Development – **Design** – Design Analysis

Key Map (NTS)

Enlargement Area 1 - Night Use

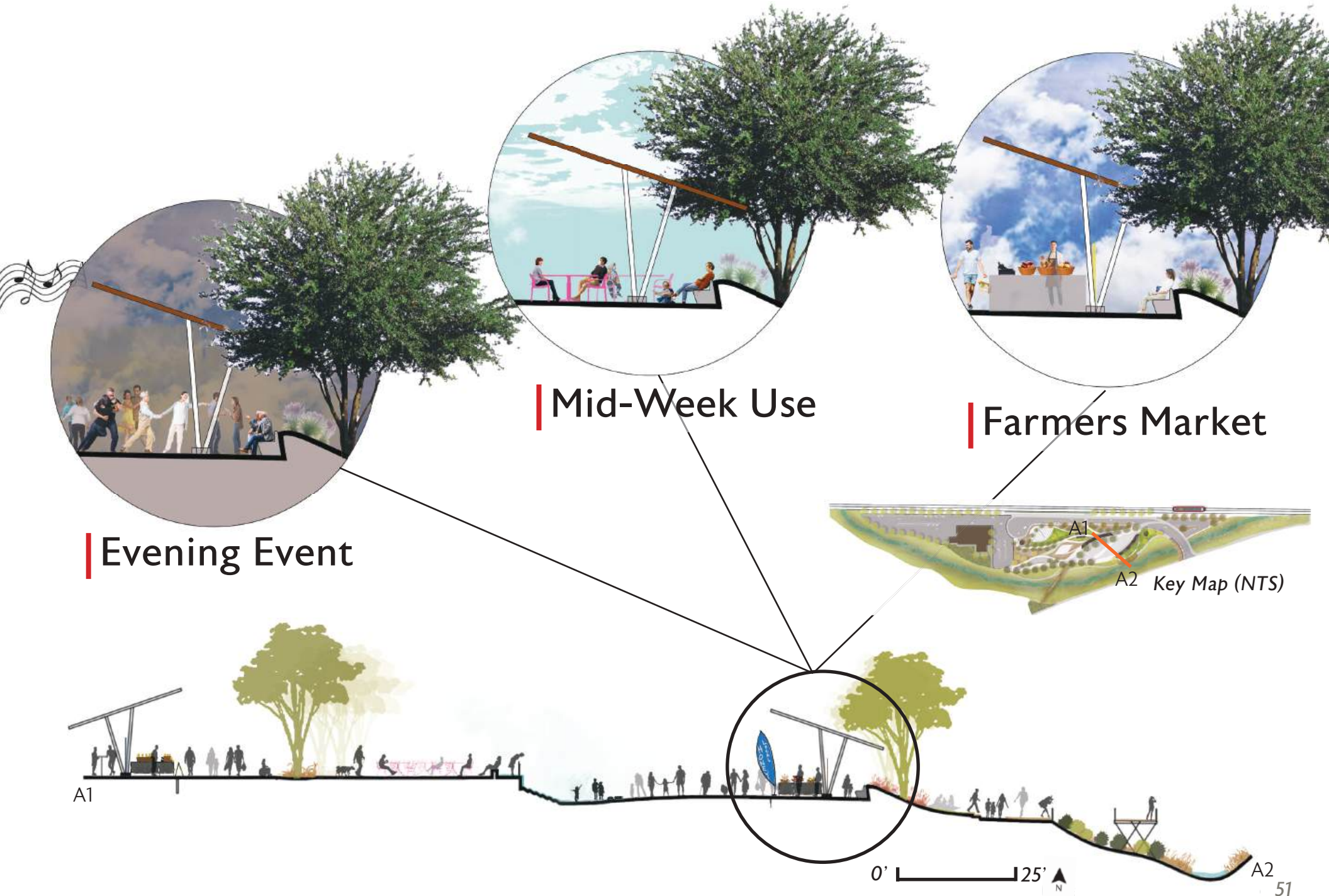1 Vending Area   3 Dance Area

2 Fountain / Splash Pad

Key Map (NTS)

2. Light it up at night to ensure evening activities thrive

Multi-Use Shade Structure

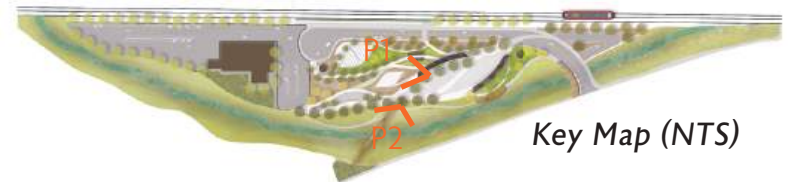Analysis - Concept Development - **Design** - Design Analysis

Evening Event

Mid-Week Use

Farmers Market

Key Map (NTS)

A1

A2

A1

A2

0' 25'

Market Perspectives

P1

P2

Key Map (NTS)

Multi-Use Shade Structure

P1

Key Map (NTS)

A1

A2

0' ⊢——————————⊣ 25' ▲N
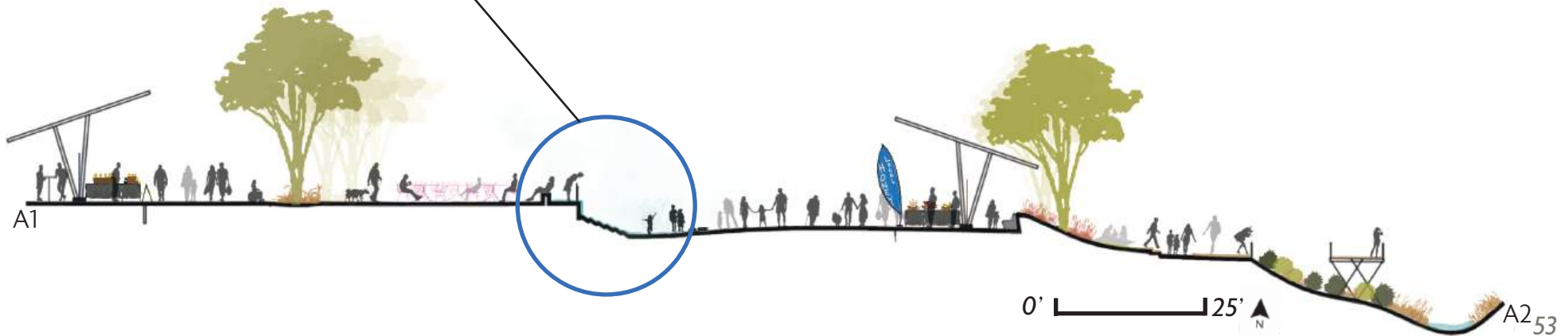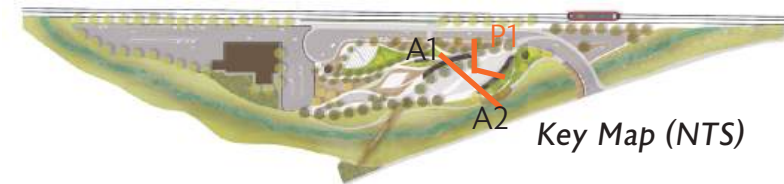
Creek to Market Transition

Analysis - Concept Development - **Design** - Design Analysis

P1
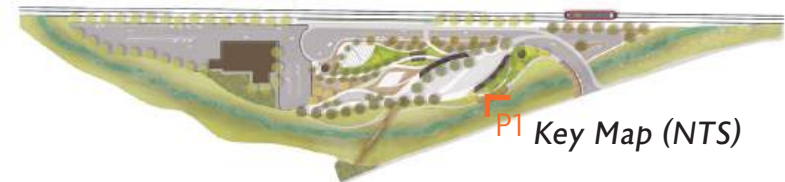
⌐P1 *Key Map (NTS)*

20' Clearance for Firetrucks

Additional Vehicular Clearance for Setup/ Breakdown of equipment

At least 45 10' by 10' Farmers Market Canopies can be set up comfortably

NTS
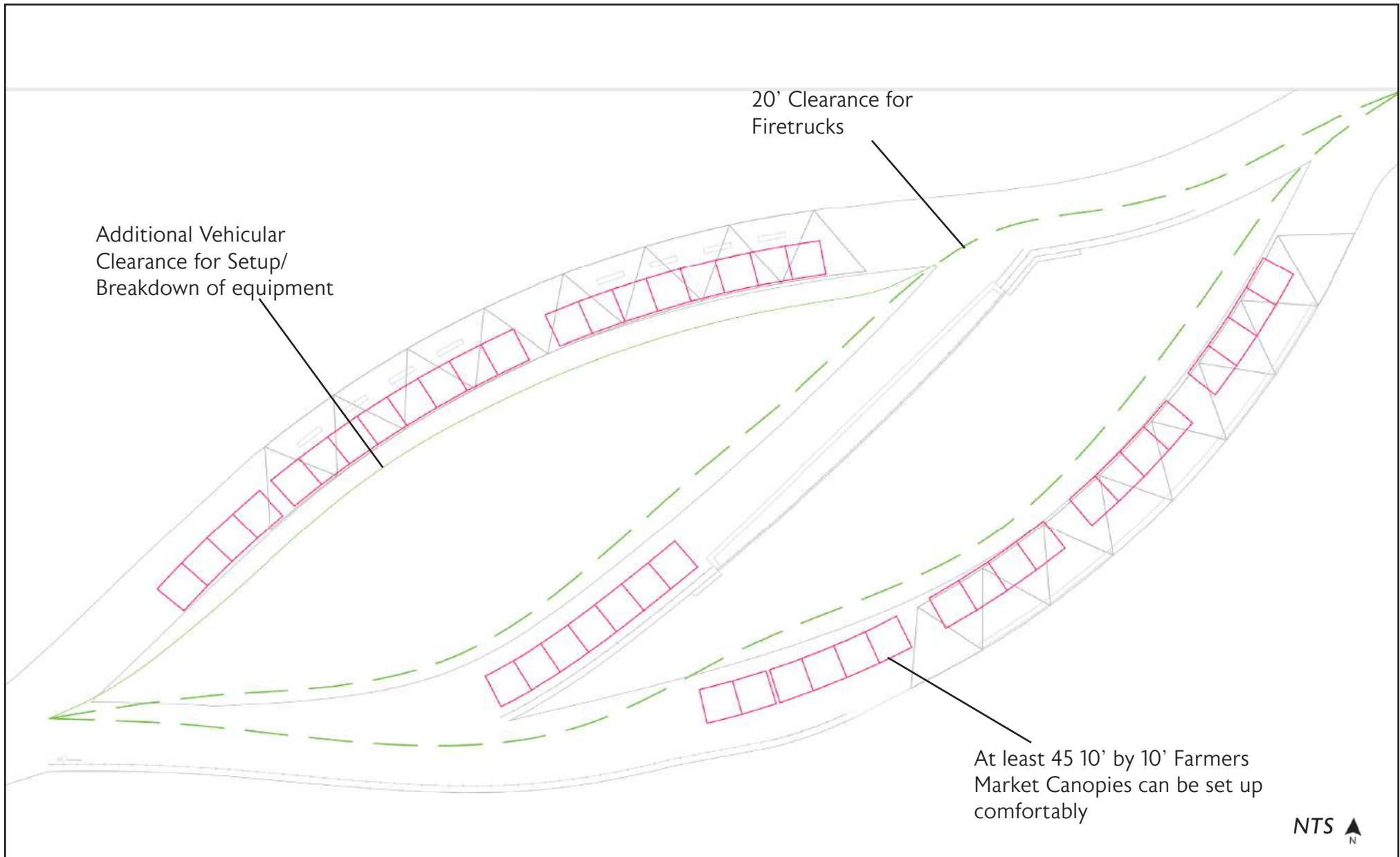
3. Ensure Controlled Vehicular Access

BBQ To Amphitheater

Analysis - Concept Development - **Design** - Design Analysis

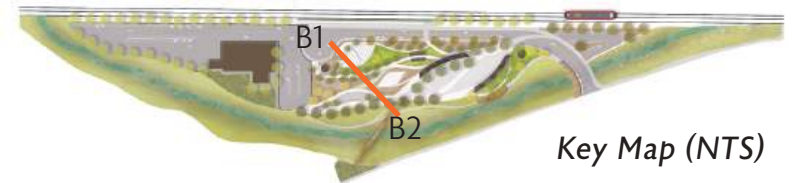|		
①Large Party BBQ Area	③Amphitheater Seating	⑤Picnic Lawn
②Hydration Kiosks	④Nature Play	

Key Map (NTS)

0' 25'

4. Connect it to areas programmed for local users

Large BBQ Hangout

Analysis - Concept Development - **Design** - Design Analysis

Key Map (NTS)

B1

B2

B1

B2

0'   30'
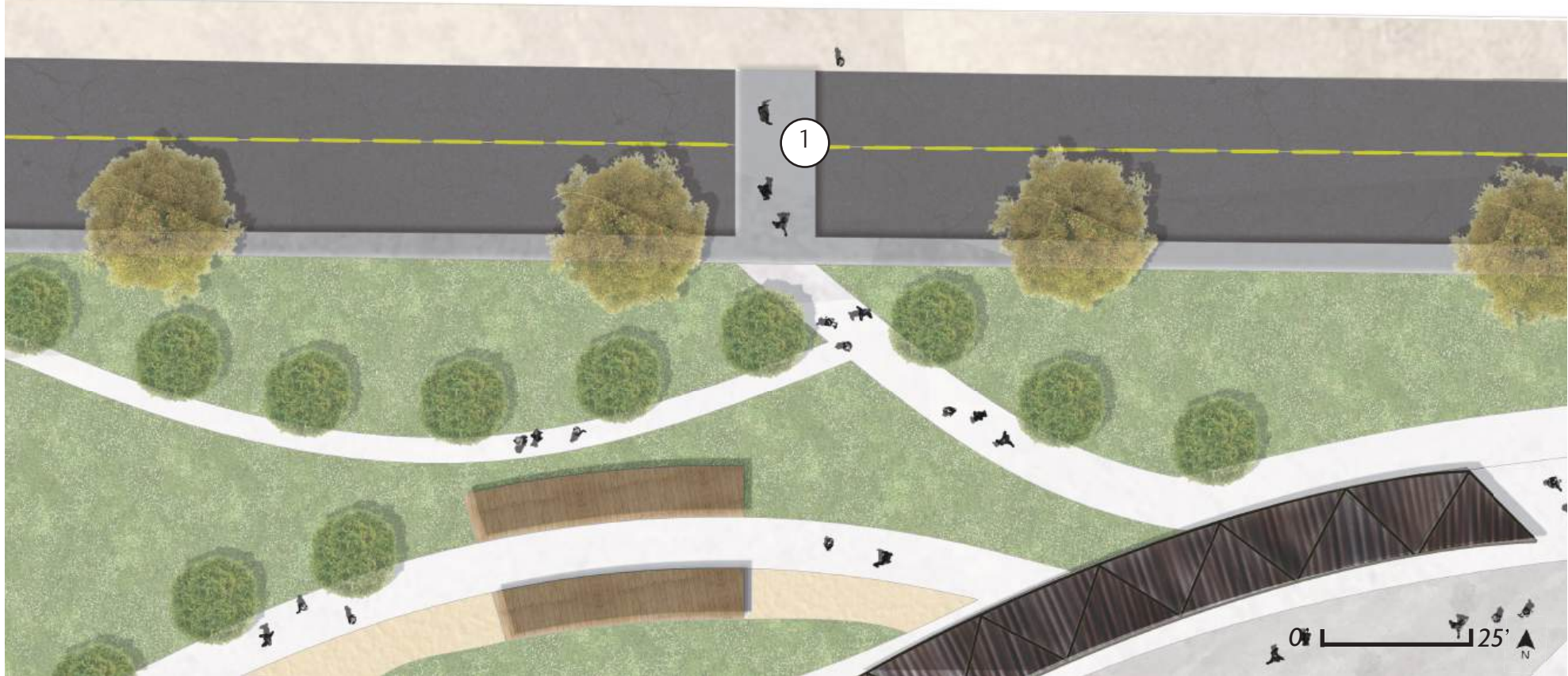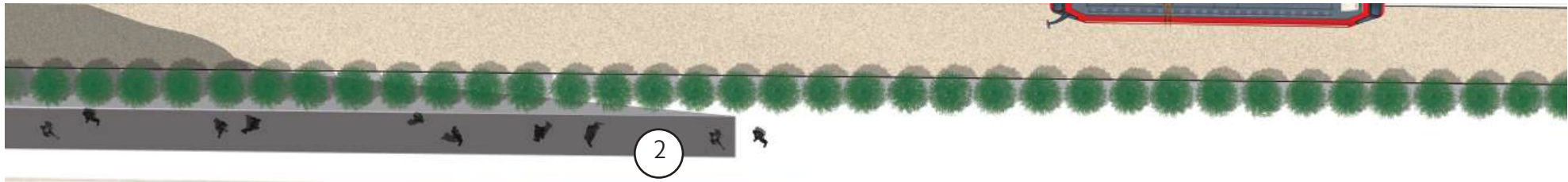
① Raised Crosswalk

② Ramp to Bridge

(NTS)

Key Map (NTS)
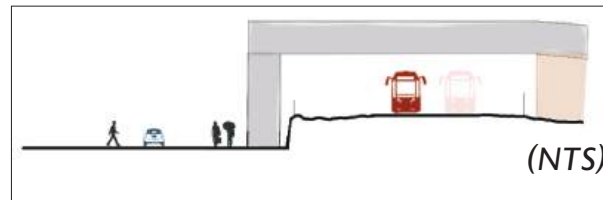
5. Ensure it adds to the neighborhoods connectivity

Stevens Ave to Imperial Ave

Analysis - Concept Development - **Design** - Design Analysis
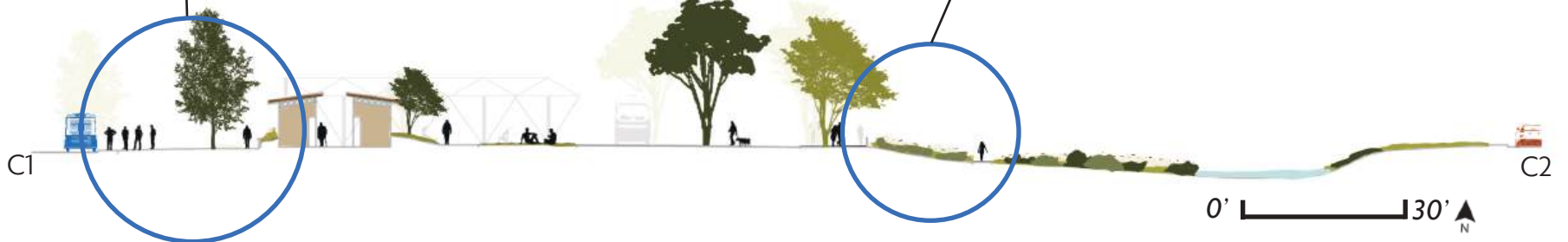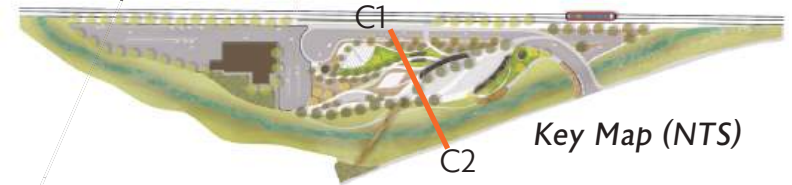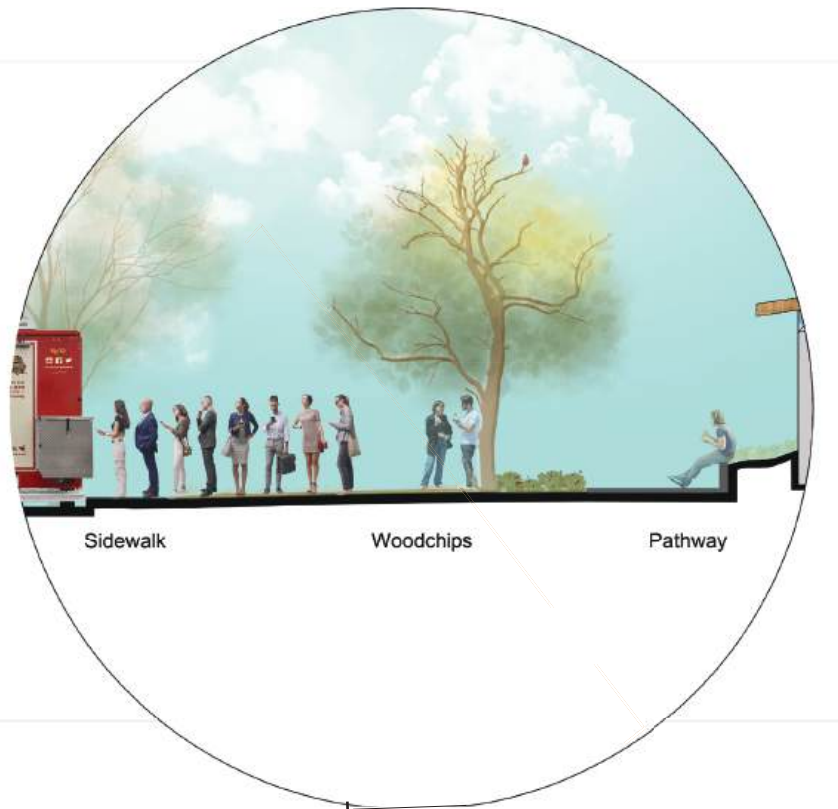
Sidewalk   Woodchips   Pathway

Key Map (NTS)

C1   C2

C1   C2

0'   30'

In Conclusion

1. Make the Market Site a journey, a short & stimulating one

2. Light it up at night to ensure evening activities thrive

3. Ensure Controlled Vehicular Access

4. Connect it to areas programmed for local users

5. Ensure it adds to the neighborhoods connectivity

Thank you.

Bibliography & Acknowledgements

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Page 4 Map
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Page 5 Map
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Page 6 Map (Via ArcGIS)
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Page 10
Source : Balboa Historical Society for top 5 photos (Purchased with Student Discount)
Self for current photos on bottom line

Pages 11
Source: Self Shot Photo

Pages 14
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Page 24 (Via ArcGIS)
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Terrain3D/ImageServer

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In Clockwise from Top Left
1)   https://www.archdaily.com/912100/xiafu-farmers-market-bengo-studio/5c729f2b284dd1facd00042b-xiafu-farmers-market-bengo-studio-section-bb
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