Temporary Urban Laboratory Infill Project

Urban Design Practice
Fall 2009

Professor Nan Ellin
Definition

Vacant land includes not only publicly-owned and privately-owned unused or abandoned land or land that once had structures on it, but also the land that supports structures that have been abandoned, derelict, boarded up, partially destroyed, or razed.

# Vacant Land in Cities

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Population</th>
<th>Vacant Land(acres)</th>
<th>Vacant Land to Total Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baltimore</td>
<td>MD</td>
<td>675,000</td>
<td>1,000</td>
<td>1.9%</td>
</tr>
<tr>
<td>Seattle</td>
<td>WA</td>
<td>536,000</td>
<td>2,000</td>
<td>3.7%</td>
</tr>
<tr>
<td>Kansas City</td>
<td>MO</td>
<td>442,300</td>
<td>12,800</td>
<td>6.3%</td>
</tr>
<tr>
<td>Tempe</td>
<td>AZ</td>
<td>158,315</td>
<td>1,950</td>
<td>7.6%</td>
</tr>
<tr>
<td>Providence</td>
<td>RI</td>
<td>160,000</td>
<td>1,776</td>
<td>15%</td>
</tr>
<tr>
<td>Orlando</td>
<td>FL</td>
<td>173,122</td>
<td>18,000</td>
<td>28.7%</td>
</tr>
<tr>
<td>Phoenix</td>
<td>AZ</td>
<td>1,220,000</td>
<td>128,000</td>
<td>42.6%</td>
</tr>
</tbody>
</table>

Vacant Parcels Map – Downtown Phoenix

- Publicly Owned Vacant Parcels
- Privately Owned Vacant Parcels

- Roosevelt St
- Fillmore St
- Van Buren St
- Washington St
- Lincoln St

- 7th Ave
- 3rd Ave
- Central Ave
- 3rd St
- 7th St
Vacant Parcels Map – Downtown Phoenix
Vacant Parcels Map – Downtown Phoenix
Temporary Infill Options

Arts & Culture

Farms and Trees

Parks & Recreation

Living Labs

Creative Entrepreneurs

Transportation and Connectivity
**Lentspace,**
New York City, NY
Lower Manhattan Cultural Council

**Temporary activity** for vacant site
Outdoor cultural open space
Role of **LMCC**
Temporary Contemporary
Los Angeles, CA

Accessible & Informal
Growing Power Farm
Milwaukee, WI

14 greenhouses on two urban acres
Growing food, education, training
Development of Community Food Centers
Naturehood
Cleveland, OH

Preservation of local biodiversity

Community Education
Environmental restoration of Brownfields

Production of sustainable fuels on vacant lots
ErsatzStadt
Berlin, Germany

Temporary public forum for:

Urban discussions
Exhibitions
reading room
cinema
info centre
spontaneous activities
Farmers World Cuisine Restaurant
The Netherlands

Mobile restaurant
Informal eating
Flexible design module
Community gathering place
Add On
Vienna, Austria

Art in public places
Accessible sculpture
Turn-key solutions
School Parasites
Rotterdam, The Netherlands

Temporary cost effective additions
Benefits

- Foster community pride
- Provide fun and safe gathering spots
- Display artistic and musical talents of our city
- Expand Educational opportunities
- Increase property values
- Attract economic development and tourism
- Enhance connectivity in the urban fabric
- Introduce shade through urban reforestation
- Offer fresh produce
- Beautify the city and enhance views from tall buildings
- Improve public health with recreational areas
- Showcase the leadership of the city
Benefits

- Community
- Public Health
- Public Safety
- Pride
- Education
- Produce
- Shade
- Connectivity
- Views
- Art & Music
- Property Values
- Economic Development
- Tourism
- Civic
- Leadership
- Public Health
- Public Safety
- Economic
- Gathering
TULIP Prototype Project

Collaborative Design

Essential Properties

portable

desert-adapted

recycled/reclaimed

co-built/maintained
How to TULIP

Contact
Pitch
Revise
Source
Present
Planter Box Prototype Project

Collaborative Design

Essential Properties

- portable
- desert-adapted
- recycled/reclaimed
- co-built/maintained
Planter Prototype
Portable Planter Boxes

are forklift-ready urban amenities that brighten neighborhood aesthetics, engage local schools, and build community through volunteerism. Portable Planter Boxes are an opportunity for the City of Phoenix to create a no-cost, no-maintenance downtown enhancement strategy that demonstrates how citizens, community groups, businesses, and city officials can work together to improve local business prospects, educate students, and make the city more beautiful.

Biodesign High School students and faculty are excited at the prospect of using these planter boxes to teach students about biodesignism and local ecosystems. Faculty supervised students will maintain the boxes, and Biodesign High School will assume liability for students working in the box.

The prototype planter box built at Concept Coffeehouse at the corner of Garfield & 9th Streets.

Phoenix Union School District students and community volunteers will build future boxes from reclaimed and donated materials. Water costs will be assumed by local businesses through a fund administered by a local non-profit. Construction and maintenance will thereby require no funding or liability coverage from the City of Phoenix.

Desert TULIP planter boxes for McKinley & 8th Streets, near a water meter. This location is zoned R-5 HRI, which does not mandate a use permit for such a project. Planter Boxes in this area could help to better connect downtown residents to Roosevelt Row businesses.
One to Many

Coalition’s Purpose:

assemble resources

design & plan

maintain & produce
Perceived Barriers to Temporary Urban Infill

Resources / Maintenance

Liability / Tax Structure

Use Permits / Zoning
Supporting Temporary Urban Infill

**Liability Insurance**

The ability of the City of Phoenix to extend existing coverage over new uses on city owned parcels is a significant opportunity.

**Idle Land Tax**

Higher tax rate applied to idle/vacant land that is suitable for immediate development but is being held for speculative appreciation could increase private sector participation.
Temporary Infill Ordinance

Purpose
To enhance the social, aesthetic and economic quality of neighborhoods, while providing an amenity for the entire city

Pieces of Legislation
Public/Private Temporary Infill Ordinance
Vacant Lot Registration Ordinance
Carrots and Sticks

Supply Resources  Impose fines

Create a process  Require temporary uses
Moving forward . . .

**Creative Coalition**
Existing organizations work with the City of Phoenix, ASU and stakeholders . . .

**Task Specific Entity**
A new organization (One Phoenix?) consolidates currently fragmented resources . . .

. . . to assume responsibility for temporary urban infill and related cultural events in downtown Phoenix.
Moving forward . . .

Digital Animation

Please visit:
http://geoplan.asu.edu/urbanism_workshop
Thank You - Desert TULIP Project Team
James Angel
Dizm Skate

Consultants:
Dan Klocke, Jeremy Legg, Patti Johnson, Norm Fox, Kimber Lanning, Mark Stapp, Phil Allsop, Steven Parsons, Rhonda Bannard, Jill Gering, and Larry Lazarus

Panelists:
Cindy Dach, Roosevelt Row
Don Keuth, President of Phoenix Community Alliance
Kimber Lanning, Director of Local First Arizona
Ed Zuercher, Assistant City Manager, City of Phoenix