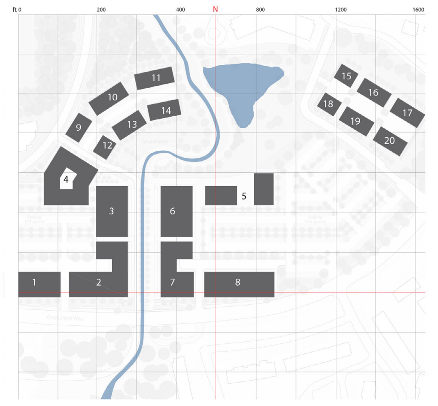
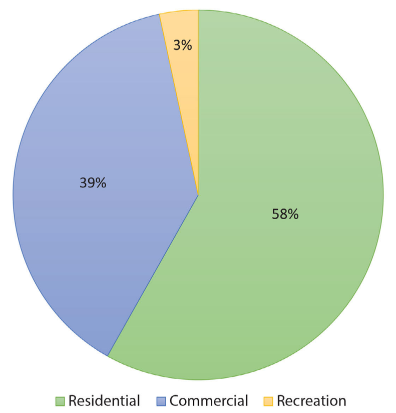
UMD Arch 407: Owen Brown Village Center

Purpose: Students in the Master of Architecture program worked with representatives from the Howard County Department of Planning, the Columbia Association, and the Owen Brown Village board to come up with redevelopment schemes for Owen Brown Village Center. The semester began with the production of a series of base maps, which analyzed demographics, issues hydrology and the historical vision of James Rouse for the city of Columbia. Students also researched a series of built case study projects from around the world that provided inspiration and metrics for their design proposals at Owen Brown. Finally, each design team worked closely with a student from the Real Estate Development Capstone course to come up with program, square footages, and adjacencies for their design schemes.

Elkhorn Promenade

This project proposes a method for bringing the nearby Lake Elkhorn, a significant recreational amenity in Columbia, into Owen Brown Village Center as a way of restructuring and organizing the central public plaza space. A set of mixed use residential/retail buildings line a newly created water-lined promenade and guide both pedestrian and auto traffic from Lake Elkhorn through to a newly designed Upper Park System that reconnects the existing library and school with a safe and lushly vegetated pathway system. The public plaza is capped by a grassy amphitheater and townhomes where public festivals and events can take place.

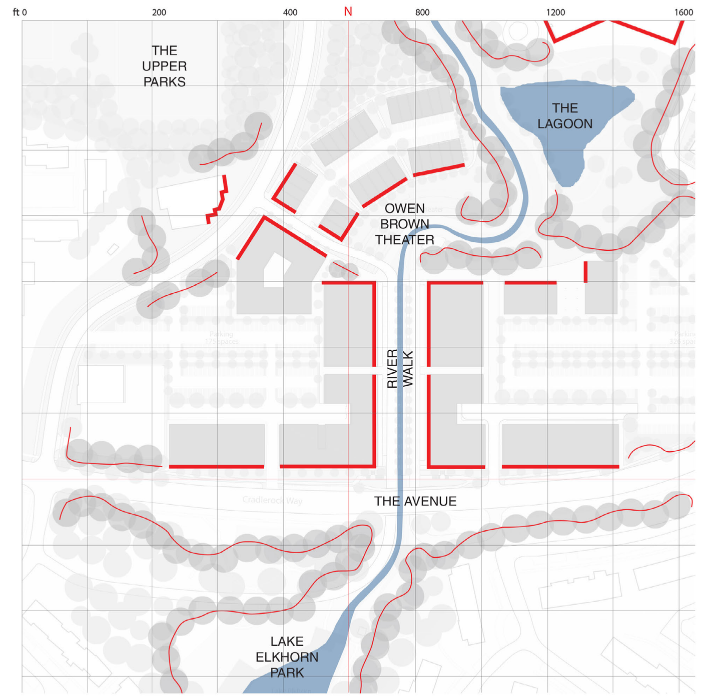




Building Number	Description	Use	Building Footprint Sqft	Total Sqft	(-) Circulation	Units	Required Parking
1	2 Story Retail / Office	Retail	15000	30000	25500		105
2	5 Story Mixed Use Retail / Residential	Retail Residential	22000	32300 75500	27455 64175	52	113 65
3	4 Story Mixed Use Retail / Residential	Retail Residential	16000	16000 48000	13600 40800	33	56 41
4	4 Story Residential	Residential	20300	81200	69020	56	70
5	1 Story Recreation	Recreation	15000	15000	12750		52
6	2 Story Retail / Brewery	Retail	16000	32000	27200		112
7	5 Story Mixed Use Retail / Residential	Retail Residential	15500	25800 54000	21930 45900	44	90 55
8	2 Story Retail / Office	Retail	35000	35000	29750		122
9 - 14	Residential Town Homes	Residentail	29000	58000	11000	29	58
15 - 20	Residential Town Homes	Residentail	26000	52000		26	52

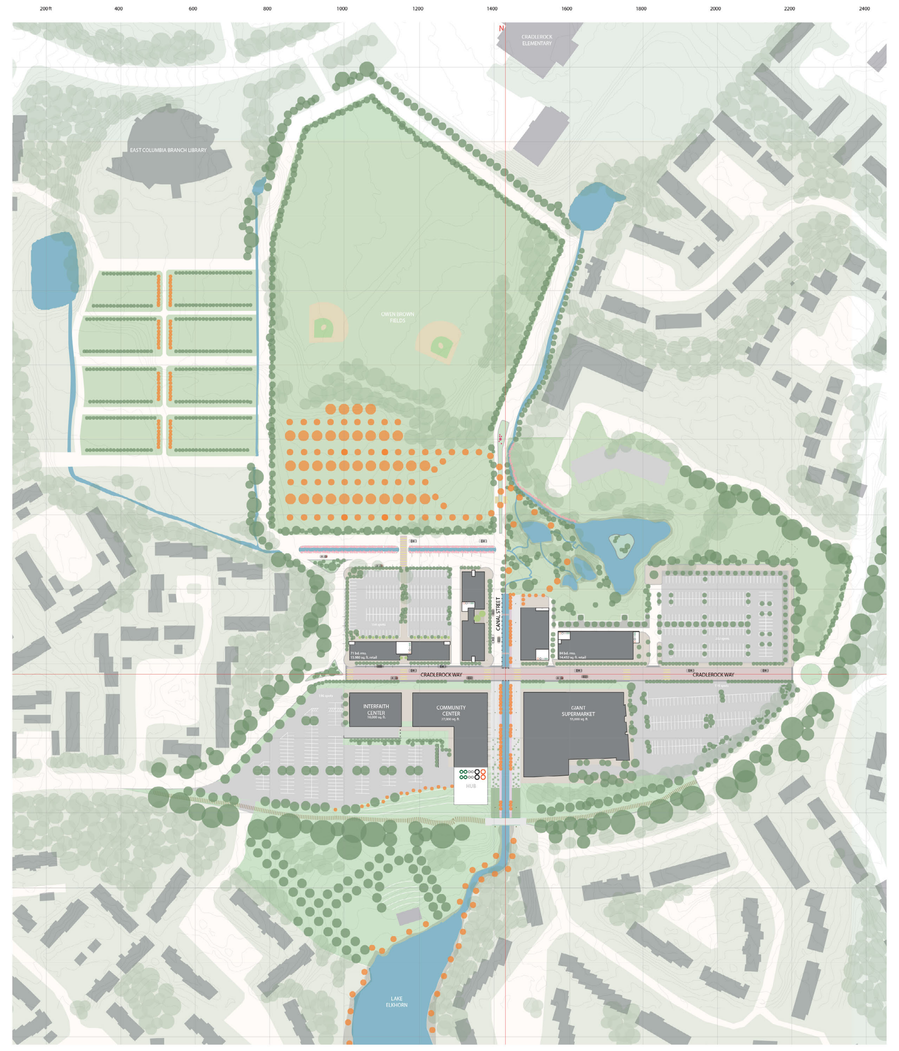
Uses	Sqft	Units	Parking Requirements	Parking Spaces	Parking Sqft
Residential	258700	240	1.25 per unit	232	62763
Commercial	171100		3.5 per 1000 sqft	598	161689
Recreation	15000		3.5 per 1000 sqft	52	14175
			Parking - Townhouses	110	
			Total	883	238628

EDGES: Building and tree lines that define public space

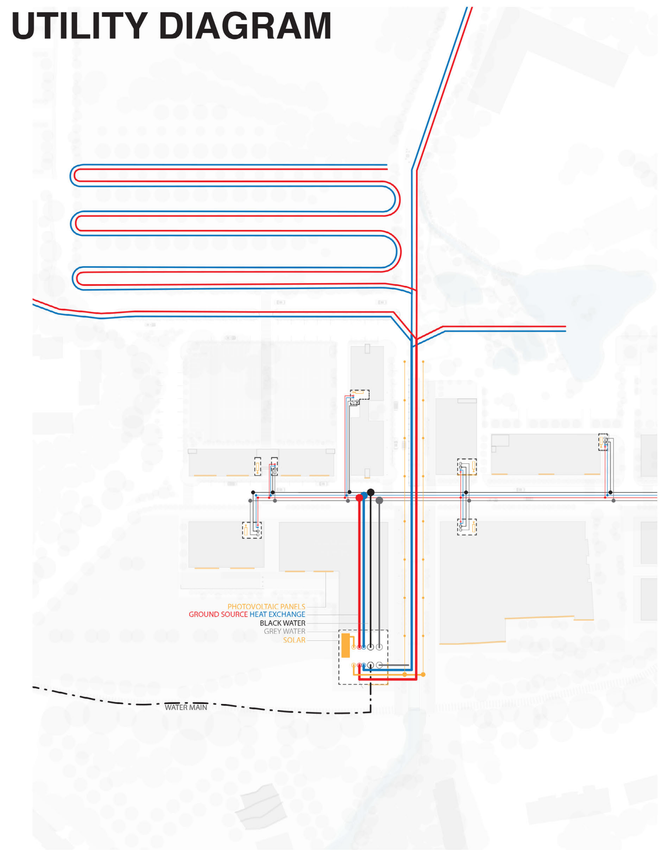


Generator: Re-charging Owen Brown

The Generator project suggests that Owen Brown Village Center can be a model for other village centers by rethinking sustainable development and celebrating energy, hydrological, technological, and vegetative infrastructure as something that can provide a unique character to public space. Stormwater processing in the form of a more formal canal and less formal bioswales and wetland retention ponds create new recreational opportunities and enliven the major retail streets. Fruit and nut producing trees offer shade and act a survey pegs for new development and visual markers of underground ground sourced heat exchange systems. Wireless networking enables the decorative display of real time data on energy and water use in coffee shops, the community centers and public lobbies spaces of mixed-use buildings.



UTILITY DIAGRAM

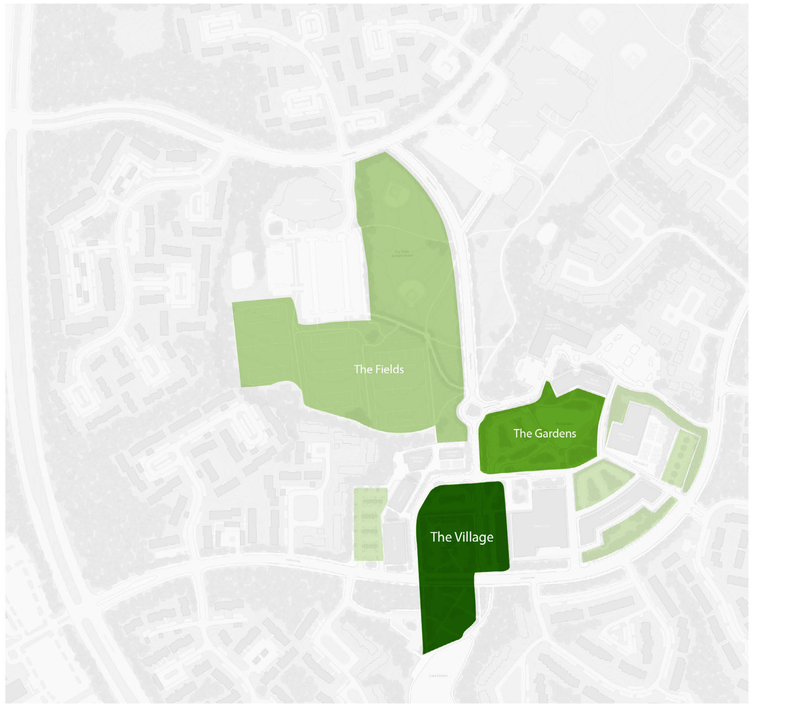


Village Park

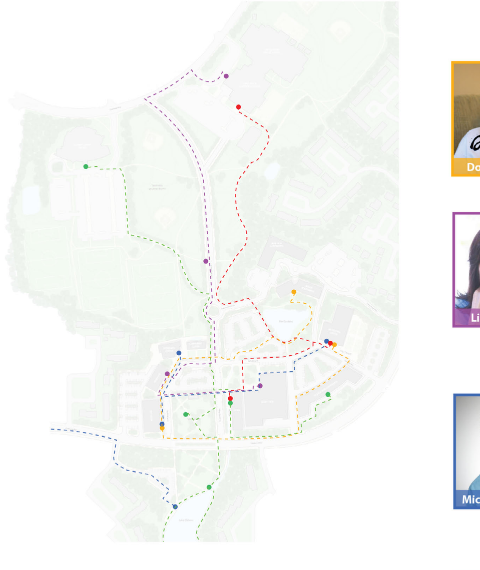
The Village Park reintroduces a green heart as the public center of Owen Brown Village and at the same time organizes pedestrian and automobile circulation. Mixed-use residential and retail buildings and a continuous loop with on-street parking line and give form to the Village Park. Traffic calming measures are implemented at the existing Cradlerock way in order to allow the Village Park to provide safe crossing for pedestrians between Owen Brown and Lake Elkhorn. The existing Giant Supermarket is retained and used as an anchor to provide a better connection between the library, school, and residential apartment buildings to the North of the site and Lake Elkhorn to the South. Surface parking lots are also treated as parks and are designed to maximize tree canopy, provide permeable ground surfaces, and link the existing hydrological system to a series of planted bioswale filters.

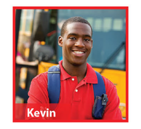
PUBLIC SPACES: The Gardens, Village, and Fields

One of our main guiding ideas was to create a central large green space within the Village Center. Ultimately, we designed three open spaces, each with a different park feel and experience. There are also a few smaller public spaces shown in light green. The Village , the main public space to this scheme, acts as the green space between the two retail areas, which then continues over Cradlerock to Lake Elkhorn. The Gardens, the secondary public space to the scheme, is a parking lot for the Giant but is heavily vegetated and can act as a park as well. The Fields is recreational park and services a lot of the middle school, high school, and community sports activities.

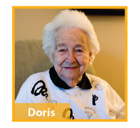


PHASE 3: The Village Park at Owen Brown
Arch 407 Urban and Architectural Design Studio
Professor VanderGoot
Aren Knudsen, Christiane Machado, Abby Winter





Occupation: Student
Typical Day: After he goes to school at Lake Elkhorn Middle school, Kevin likes to walk to the Village Park at Owen Brown to play basketball at The Courts with his friends. After he shoots some hoops he usually goes to the cafe next to the giant where he refuels with a sandwich while he works on his math homework before heading home.



Occupation: Retired
Typical Day: Doris starts her day by sitting on her balcony at the Owen Brown Place Apartments while she has a cup coffee and enjoys the beautiful view over the park. At noon she walks down to the restaurant on Dockside lane where she gets her favorite lunch, the turkey club sandwich. Later in the afternoon she meets her friends at the community center where she participates in neighborhood meetings.

Occupation: Part-time real estate agent, full-time soccer mom
Typical Day: Lisa starts her afternoons by picking up her son Timothy from Cradlerock Elementary and taking him to the soccer fields at Owen Brown for practice. While he kicks the ball around, Lisa gets her nails done on Dockside Lane before heading over to the Giant to grab fresh vegetables for dinner. When Timothy is finished with soccer practice he goes to the playground at the Community Center while he waits for his mom to finish her shopping.

Occupation: Bank Manager
Typical Day: On his way home from work, Michael stops by the Village Park at Owen brown to play racket ball at the Recreation Center. Afterwards he grabs a drink with his friends at the restaurant on Dockside Lane. On the weekends Michael takes his family to the Interfaith Center before they take a walk through the park and catch up in the pavilion. On nice days he likes to take his son out on the boat at Lake Elkhorn where they talk about life and do some fishing.

Occupation: College Student
Typical Day: Catherine is a political science major who commutes to UMBC from her studio at the Village Park Apartments. After she finishes her morning classes she grabs lunch from the Cafe on Owen Brown Parkway and then heads to the library to study for her exam. In the afternoons she likes to lay in the park and catch up on some reading while soaking up the sun. In the evenings she likes to go for a run using the great paths around Village Park and Lake Elkhorn.

SPRING 2016

PALS Uri Avin, PALS Director, Center of the National Center for Smart Growth
Gerrit Knapp, Executive Director, National Center for Smart Growth
Derek Lombardi, PALS coordinator

Faculty Advisors Jana Vandergoot

Students Peter Cunningham
Joshua K. Kilian
Aren Kurt Knudsen
Christiane Jones Machado
Joseph Stephen McKenley
Anil Moore
Sandra Oh Boun
Renata Southard
Arica L Thornton
John Calvin Vogtman
Abby Joy Winter

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