



NEXUS BEST PRACTICES

EXAMPLES OF SUCCESSFUL COMMUNITY- POWERED BUILDINGS

Tribune Building Project Community Meeting 1

concordia

MARKET CREEK PLAZA

San Diego, California

[Public Market]

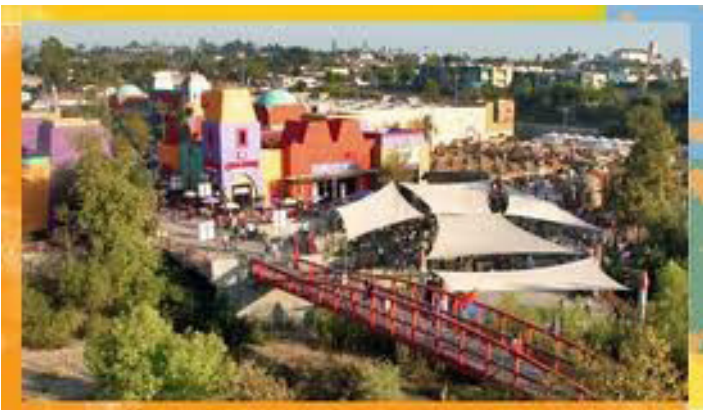


Market Creek Plaza was built on the former site of a 20-acre abandoned aerospace factory. The place was known then as “the four corners of death.” Today, it is a vibrant commercial and cultural hub for the community. The Plaza’s anchor tenant, a large Food 4 Less supermarket that opened in 2001, was the first major grocer to locate in the area in 30 years. The store draws over one million visitors per year to the Plaza. In addition to the food market, the Plaza has about 20,000 square feet of retail space, not all of which has been fully leased yet. More than 60 percent of the retail space has been leased to businesses owned and/or managed by local residents.



The Plaza’s architecture and bold colors combine shapes and styles from several cultures, and displays of public art including mosaic tapestries, totems, and murals portray community leaders. The back includes a restored creek and a grassy open air amphitheater and cultural plaza.

The Jacobs Center for Neighborhood Innovation has engaged and worked side by side with residents to design and build Market Creek Plaza. From the outset, the project was intended as a vehicle to build resident ownership of neighborhood change. Market Creek Plaza is the first commercial real estate project in the country to be designed, built, and ultimately owned—in the most literal, economic sense—by neighborhood residents. JCNI conceives of Market Creek Plaza as an opportunity to reinvest profits back into the neighborhood and build both individual and collective assets.



COVINGTON FARMERS MARKET

Covington, Virginia

[Public Market]



The Covington Farmers Market, located at 134 West Main Street in downtown Covington, strives to provide a venue for local vendors to promote the sale of local foods and products. The market is also a gathering place where community members can gather and interact in a safe, family friendly environment while building relationships with the farmers that grow their food.

The market owners also feel it is important to provide an educational forum for consumers and vendors, and to enhance the quality of life in the area by providing a community activity that fosters social gathering and networking. They host a variety of entertainment, educational programming, and children's activities in order to support local farmers and crafters, promote economic growth in the area, and to preserve the quality of life in their community.





MERCADO CENTER

Minneapolis, Minnesota

[Public Market]

The Mercado Central is a retail business cooperative that was developed by the Latino immigrant community in Minneapolis, Minnesota. The Mercado Central (Cooperative Mercado Central) is the result of the creativity and hard work of members of this community, who joined forces with a faith-based organizing group and numerous community organizations to build a traditional marketplace in their inner-city neighborhood. Currently home to 44 businesses, the Mercado Central has transformed the lives of people in this community by recognizing their capacity to build their own local economy in a manner that reflected their traditions.

The Mercado story begins with the community organizing efforts of Isaiah, a coalition of churches in the Minneapolis area committed to mobilizing congregations to social action. In Minneapolis, asset-based community development principles were merged with traditional community organizing in a process of connecting the talent and energy of the community around issues such as building a church and working on immigration issues. These organizing efforts resulted in a community ready for change, and the Mercado Central is the economic engine for change they decided to create. The Mercado Central represents unfaltering commitment to leadership development, as well as one about how the power of community can overcome individual limitations.



KAUFMANN PROGRAM CENTER

Pittsburgh, Pennsylvania

[Community Center]



Designed by Renaissance 3 Architects, the Kaufmann Program Center transforms a celebrated community landmark. This newly revamped community center is a model setting for musical, cultural, and arts performances as well as community events. The existing building, in dire need of renewal, acted as a community-gathering place for residents and civic organizations, and over the years has attracted notable musicians, authors, artists, and statesmen. As such, the project entailed an extensive gut of a dilapidated interior space and a comprehensive renovation for an auditorium, classrooms, café, and administration to reconnect the building to the community.

The addition encompasses an outdoor community courtyard and a glass-enclosed café where people can sit, eat, and watch performances in the courtyard. Meeting rooms on the second and third floors were established that provide excellent views of the courtyard. At night, colored, translucent resin panels lit by LED lights light up the public courtyard and façade.

The refurbished auditorium can hold 424 people, including 204 in the old wooden seats in the balcony. The balcony seats are original to the building and have been refinished and reupholstered in elegant red and gold fabric. Not only does this venue serve the community with its redesigned state-of-the-art performance space with improved acoustics and seating, it also allows the community to enjoy outdoor events through the amphitheater seating within the redesigned public courtyard.



BAKER RIPLEY NEIGHBORHOOD CENTER

Houston, Texas

[Community Center]

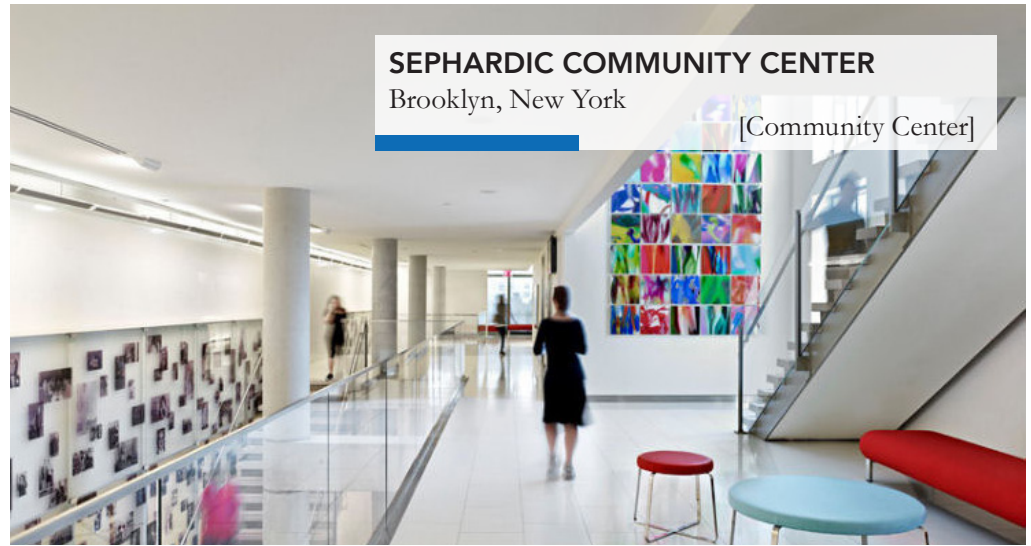


The campus of the Baker Ripley Neighborhood Center includes a K-5 elementary school, a public library, a business incubator, a community health center, an arts center, a farmers market, children’s water park, outdoor amphitheater and a public park that supports a large underserved and ethnically diverse population in the Gulfton/Sharpstown neighborhood in southwest Houston. The master planning component of this project included 6 months of intense community engagement with residents to identify site assets and future needs. The design features the visual language of Southwestern American art and architecture, including archways and mosaic tile murals, and multilingual signage.

The Center is also in the process of LEED certification. It has a number of sustainable features including rainwater cisterns for landscape irrigation, water efficient plumbing fixtures, rain chains for draining rooftop water, light paving to reduce heat island effect, and reserved parking spaces for fuel-efficient vehicles. The project preserves open green space and uses native landscaping to reduce irrigation needs and provide shade.



It is symbolic of the central role it now plays in the surrounding neighborhood as an inter-generational facility. It expands upon the first Center's stated mission to preserve and nurture the rich history and culture of the Sephardic Community, it offers coherence to the Center's ever-widening program of educational, athletic and social services, and above all it extends a legible, clear invitation to all for participation in community events.

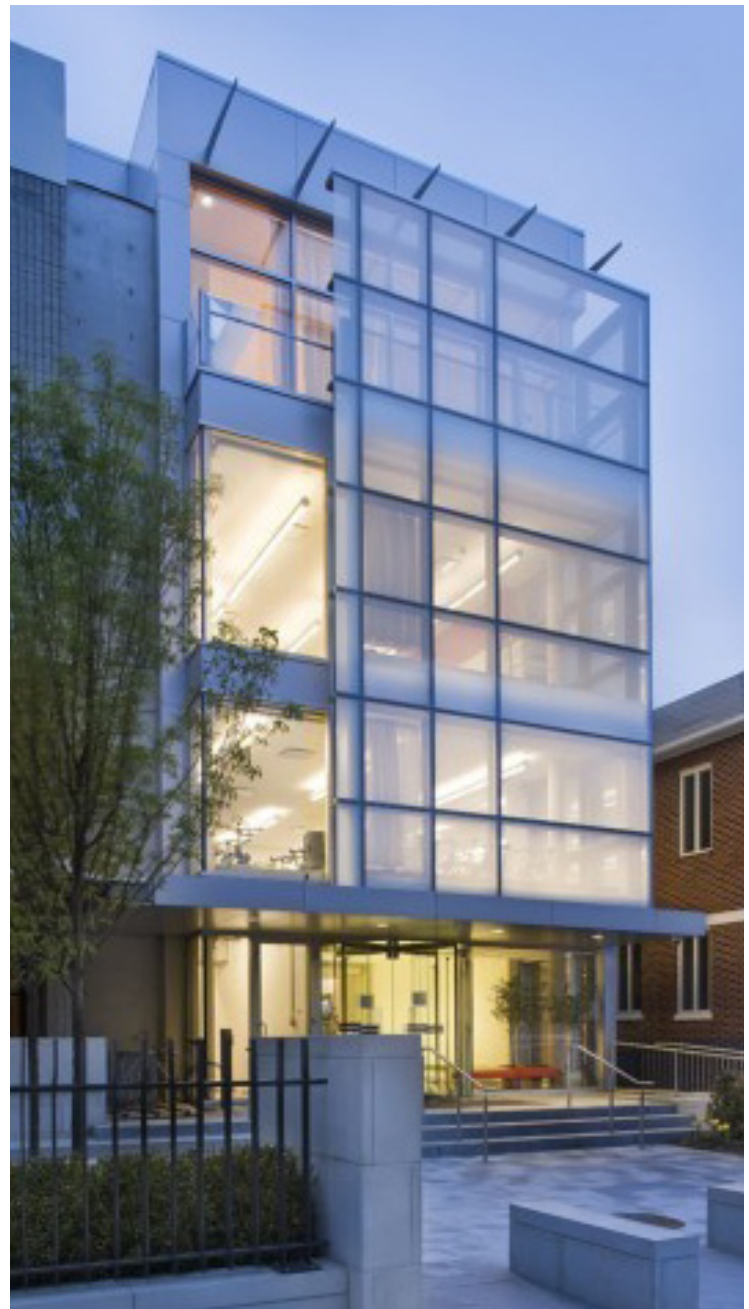
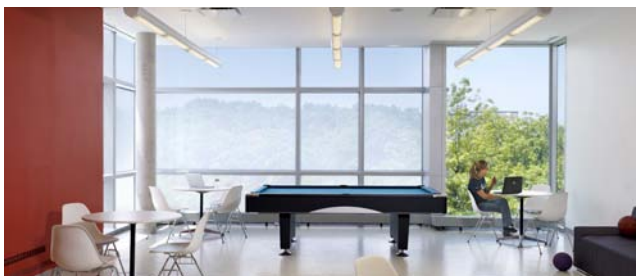


SEPHARDIC COMMUNITY CENTER

Brooklyn, New York

[Community Center]

The new complex now includes an additional street façade on a quieter residential street that further interprets the planar quality of the original building, and gracefully weaves an institutionally-scaled structure (gymnasium, preschool and community room) into the residential urban fabric. The deceptive simplicity of the exterior design only hints at the intricate programmatic puzzle of the interior. The Center hosts activities and programs for all ages, including a gym, pool and spa; a 170- student preschool center; meeting spaces for a wide range of social groups and gatherings; a performance space; extensive administrative offices; and a celebratory space as a repository of cultural memory. An emphasis on spatial legibility extends a sense of welcoming order to the multi-story Heritage Hall entry lobby, from which the full range of activities becomes evident. The community's shared lineage has become a true centerpiece of the lobby, with hundreds of ancestral images sandwiched between layers of glass.



CITRUS HEIGHTS COMMUNITY CENTER

Citrus Heights, California

[Community Center]



The Citrus Heights Community Center is a 30,000 square foot building with “a high tech Audio Visual system, a first class commercial catering kitchen as well as patio and barbecue areas. The Senior Center is a semi-self contained portion of the main building with its own indoor and outdoor fireplace and trellised patio area. The Teen Center is designed for the youth of our community - a safe place to “just hang out.”

The facility provides an inviting atmosphere for a wide range of community activities and is available to rent for private parties, weddings, birthdays, dances, banquets, business events, fundraisers, memorials, meetings and many other functions.



MIDTOWN GARDEN

Denver, Colorado

[Community Center]

Midtown’s defining focal point is a next-generation community garden. Site of an outdoor plaza and the future Garden Shed Community Center.” The site is also located adjacent to the Clear Creek Regional Trail which has access to natural parkland.

This is an example of centering a community around a community center, public space, and natural habitats can not only make people happy, but can be an attractor and economic engine for growth.



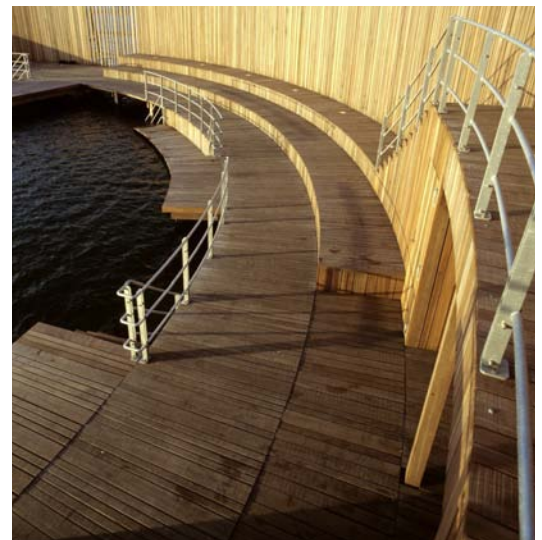
KASTRUP SEA BATH

Kastrup, Denmark

[Outdoor Gathering]



Kastrup Sea Bath is a public structure that reaches out into the sound between Denmark and Sweden. It provides a place for strolling, diving, swimming, and view gazing.



RIVERWALK

Bradenton, Florida

[Outdoor Gathering]



Well-designed public spaces that offer high-quality events promote quality of life and economic development. In addition to aesthetic and recreational benefits, parks also provide positive financial impact by enhancing property values, increasing municipal revenue, and attracting businesses, home buyers, visitors, and retirees.

For these reasons, the Downtown Development Authority and Realize Bradenton joined forces with many other partners to transform the shoreline of the Manatee River into today's spectacular Bradenton Riverwalk. The redeveloped park opened October 18, 2012.

As downtown Bradenton's new showpiece, the Riverwalk serves as an outdoor gathering place. The design was thoughtfully developed to provide spaces to reflect the community's interests and to host many diverse events and activities.



FREEDOM PARK

Pretoria, Gauteng, South Africa

[Outdoor Gathering]



Situated on a prominent “koppie” (hill) overlooking Tshwane, Freedom Park’s vision is to become “a leading national and international icon of humanity and freedom.” Its Mission is “to provide a pioneering and empowering heritage destination that challenges visitors to reflect upon our past, improve our present and build on our future as a united nation.”(1) At the core of this mission is reconciliation and nation building through the use of history, culture and spirituality. Indigenous Knowledge and Knowledge systems (IKS) are brought to bear on the project as a whole including guiding the architectural and landscape interventions.

The 52-hectare site lies immediately south of the city, comprising a natural quartzite ridge of significant ecological value and forms an important visual, natural and strategic gateway into the city.

The different elements are connected by a spiral path that forms a commemorative journey up the hill to the main space of dedication – the sanctuary – that houses the eternal flame. Phalaborwa quartz rock, mostly dry-packed is used as the unifying material that binds all architectural and landscape elements together and to the site.



THE PIER

Tallinn, Estonia

[Outdoor Gathering]

The Pier was part of the “lift 11” urban installations festival, its goal to encourage temporary uses and bring out hidden beauty of a decaying place. The Pier, an existing concrete dock, has fallen into disrepair and does not fit for landing boats any more. It is located on a peaceful inlet with views of the city and has potential to be a public gathering space. The installation covered the cracked, sinking pieces of concrete with light colored wood planks, making an old surface look new. The goal of The Pier is to attract people down to the water, and to repurpose an overlooked urban space.



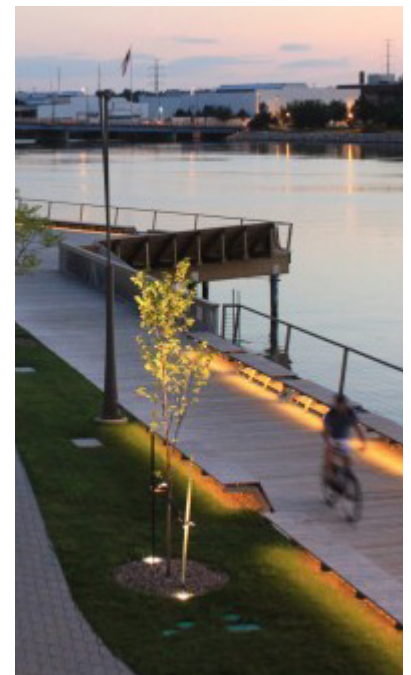
THE CITY DECK Green Bay, Wisconsin

[Outdoor Gathering]



The CityDeck extends four city blocks, approximately one-quarter mile, on Green Bay's east bank. The project is designed as an active urban boardwalk directly along the river's edge, with a series of boat landing, transient docks, fishing piers, and overlooks that offer direct physical and visual access to the river. These activities are reinforced by pedestrian pathways, a continuation of the Fox River Trail, lawns, groves, and gathering spaces on the upland. Shops and restaurants will be developed in the surrounding area, and areas of The CityDeck extend 50 feet over the water. The actual decking is built of a dense, heavy, durable wood and is resistant to rotting.

The CityDeck accommodates small concerts on piers, larger concerts with band on a barge, school performances, ski shows, kayak demonstrations, light shows, fishing competitions, boat shows, fishing equipment shows, and children's activities.



CHESAPEAKE CHILD DEVELOPMENT CENTER

Oklahoma City, Oklahoma

[Learning Center]



The Chesapeake Child Development Center is open to Chesapeake Energy Corporation employees and their families. Located at the company's Oklahoma City headquarters, the center is operated through a partnership with a child care company and has the capacity to accommodate approximately 275 to 300 children from ages 6 weeks to 5 years old. The Center's clean contemporary design also features playful colors and simple geometries, and provides a large outdoor recreation area for the children.



This project demonstrates efficient problem solving on behalf of the community, young and old. A school wanted to accommodate both ground level outdoor gathering space and an area for sports and activities in a dense urban site. The solution was to raise the sports court above the ground level, maximizing space. Framed by existing school buildings, the project had to be constructed in the summer before school began; the designers chose prefabricated concrete for quick assembly to meet the fast schedule. Two existing trees had to be cut down, so the new sports court features a thick mesh wall to both keep balls inside and to support the growth of vegetation. Eventually, the elevated sports court will look like a large tree house floating above the ground. The ground level hosts a garden-bench with an organic shape that includes different species of plants and allows the parents and the students to gather.

LASALLE FRANCISCANAS SCHOOL

Zaragoza, Spain

[Learning Center]





BARCLAY REC CENTER REUSE

Baltimore, Maryland

[Learning Center]

The City of Baltimore's Department of Recreation and Parks turned over an underutilized building facility to a public school next door to operate as a social and educational center in a public-private partnership with a non-profit organization, Greater Homewood Community Corp. Greater Homewood provides the programming, staffing and upkeep while the school provides the building. The school system would cover utilities and major capital costs, while the Barclay school and Greater Homewood would be responsible for maintenance. The center is expected to offer free and fee-based classes and services ranging from a dance camp to job skills training and computer instruction.

Liberty's Kitchen is an innovative, non-profit organization dedicated to transforming the lives of underserved youth by building self-sufficiency and independent living in a supportive community where they learn skills in a culinary setting. Liberty's Kitchen supports its programs with teaching-focused businesses: our working café and coffee house, catering business, and contract food services to a local charter school. These businesses are designed to give students practical experience while helping to sustain programs.



Liberty's Kitchen

New Orleans, Louisiana

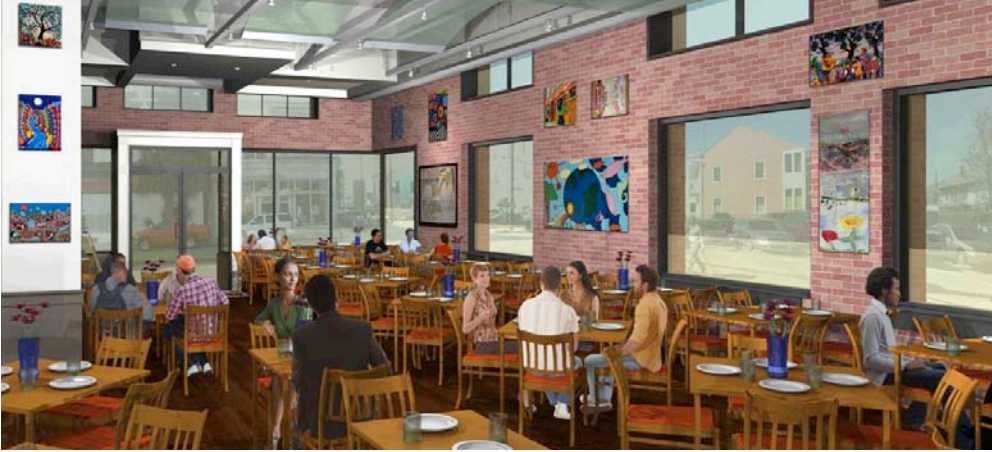
[Learning Center]



CAFE RECONCILE

New Orleans, Louisiana

[Learning Center]



Café Reconcile provides innovative life skills and job training program for young people (ages 16–22) from severely at-risk communities in New Orleans who desire to make a positive change in their lives. Café Reconcile transforms the lives of young adults and the community through the ministry of reconciliation by encouraging personal growth, providing workforce development and training, promoting entrepreneurship, and working with businesses, nonprofits and people of faith to support this transformation..



BARCLAY REC CENTER REUSE

Baltimore, Maryland

[Learning Center]

Manchester Craftsmans Guild's mission is "To educate and inspire urban youth through the arts." The Guild is a dedicated facility that provides free or reduced cost after school, summer, and adult art classes in design, ceramics, digital art, and photography. Located on a former brownfield site, the school has become a community hub for the city of Pittsburgh.

THE GLEN

Minneapolis, Minnesota

[Adaptive Reuse]



The Glen, a neglected commercial building from the 1960s - similar to the Tribune Building but smaller - was reinvented as a contemporary office space in Minneapolis. The plain brick facade and old windows were replaced with a new wood clad entrance volume and larger, energy-efficient windows. Simple landscaping draws attention to the new facade. The existing structure was kept intact and painted, with new interior spaces and finishes added that match the simple character of the original building. Creative reuse of an overlooked structure saved money and materials, and provides a unique environment for the workers and surrounding neighborhood.



The Goodman Community Center revitalized a vacant, century-old brick factory building located in a diverse urban neighborhood of Madison into a flexible shared activities complex. The existing building is a rare type of industrial structure and was placed on the National Register of Historic Places, which made the project eligible for historic tax credits. Renovation of the building celebrates the large, open spaces of the former factory and accommodated flexibility and variety with the new design.



GOODMAN COMMUNITY CENTER

Madison, Wisconsin

[Adaptive Reuse]

