Site Orientation

Houston

Sunnyside and South Park

• 16.3% vacancy rate
• Higher crime rate than Houston average (Sunnyside was the 2nd dangerous community in US)
• 2/3 flooding areas are outside the 100-year flood zone

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Design Strategy

VACANT LOT
- Scrub Space
- Woody Area
- Flood Potential
- Derelict
- Obsolete
- Underutilized

TYPOLOGY
- One Parcel
- Multiple Parcels

SIZE

LOCATION
- Near Residential
- Near Church
- Near Bus Route & Stop
- Near Health Facility
- Near Commercial
- Near Industrial

PROPOSED FUNCTION
- Community Garden
  - Community Farm
  - Farmer’s Market
  - Healing Garden
- Open Space
  - Neighborhood Park
  - Sport Field
  - Playground
- Infill
  - Retail & Grocery Store
  - Community Center
  - Restaurant
  - Library
  - Health Facility
  - New Residential
- Nature Re-management
  - Nature Park
  - Walking Trail
- Flood Treatment
  - Retention Pond
  - Detention Pond
  - Rain Garden

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Phasing Strategy

Phase 1: Developing Incubator (5 years)
- Regenerated Vacant Land: 20% (22 acres)
- Managed Abandonment: 23% (50 units)
- Jobs Produced: 487-641

Phase 2: Targeting Refurbishment (5-10 years)
- Regenerated Vacant Land: 37% (43 acres)
- Managed Abandonment: 45% (77 units)
- Jobs Produced: 173-259

Phase 3: Infilling Development (10-20 years)
- Regenerated Vacant Land: 28% (32 acres)
- Managed Abandonment: 12% (38 units)
- Jobs Produced: 14-21

Final Vision
- Regenerated Vacant Land: 85% (97 acres)
- Managed Abandonment: 90% (168 units)
- Jobs Produced: 674-921
Design Impact

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