RESILIENCE THROUGH REGENERATION

REDUCTION OF CRIME AND FLOOD VULNERABILITY THROUGH VACANT LAND REGENERATION

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RESILIENCE THROUGH REGENERATION

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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
Design Strategy

VACANT LOT

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

TYPOLGY

- 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% (108 acres)
- Jobs Produced: 674-921

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Design Impact

**EXISTING**

- **ARANDONMENT TREATMENT**
  - Heaped: 186 Units
  - Refurbished: 114 Acres

- **RIPROPOSED HIGH CRIME AREA**
  - 30 Crimes

- **LAND USE**
  - Mixed Use: 0.02% (0.0 Acres)
  - Commercial: 1.5% (6.5 Acres)
  - Residential: 1.5% (18 Acres)

- **GREEN SPACE CONNECTION**
  - Green Patch: 5% (13.5 Acres)
  - Green Street: 1.5% (13.5 Acres)

- **GREEN INFRASTRUCTURE**
  - Open Bight: 6 Acres
  - Culb Damping: 4.4 Acres

**PHASE 1**

- 0.06% (0.7 Acres)
- 2.1% (2 Acres)
- 11.5% (10 Acres)
- 1.3% (1.6 Acres)
- 3.7 Acres
- 1.3 Acres
- 1.3 Acres
- 0 Acres
- 0 Acres
- $1,100,226 (Captured Runoff: 25,306,195 ft³)

**PHASE 2**

- 0.06% (0.7 Acres)
- 2.1% (2 Acres)
- 14% (10 Acres)
- 1.8% (1.4 Acres)
- 0.3 Acres
- 0.3 Acres
- 0.3 Acres
- 0.3 Acres
- 0.3 Acres
- $7,060,991 (Captured Runoff: 46,908,874 ft³)

**PHASE 3**

- 0.06% (0.7 Acres)
- 2.1% (2 Acres)
- 18% (10 Acres)
- 2.1% (1.6 Acres)
- 0 Acres
- 0 Acres
- 0 Acres
- 0 Acres
- 0 Acres
- $2,606,415 (Captured Runoff: 63,607,253 ft³)

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