How Form and Function Create Community in the Middle Landscape

by

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Abstract

The middle landscape, more commonly referred to as Suburbia, has become spatially discontinuous, lacking the cohesive union, open spaces and city centers that once defined community. Presently, the middle landscape’s community spaces do not offer the opportunity for familiar and chance encounters or ritual activity. Large-scale housing development in Northern Virginia and in the mid-Atlantic region is continually segregating and ultimately destroying community and all links to the area’s history.

Located in Southern Fairfax County, the newly abandoned Lorton Central and Maximum Security Prison Facility provides an opportunity to serve as a catalyst for community in this area. This thesis investigates the historic precedence for creating successful community centers. The author’s personal investigation is focused upon using form and function to accomplish this vision. By adaptively reusing the existing architecture alongside new construction, the intent is to create a dense urban town center at the abandoned historic site.
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To my partner in crime... I love you.
Chapter 1: Introduction

Moving into the 21st century we have a need for community in the discontinuous middle landscape. Suburbia has become a discontinuous order of private spaces caused by the automobile, TV, Internet and telephone. Successful public spaces and encounters with the general population have become extraneous to the daily routine in the middle landscape. (Kostof, p.185)

This thesis investigates how form and function create community in the middle landscape. History and theory were applied to an adaptive re-use design of the Lorton Central and Maximum Security facilities. (Figs. 1.1 and 1.2) The adaptive re-use design incorporates much of the existing landscape and architecture into a new plan for a mixed-use town center geared to promote community in the middle landscape.

This thesis will first explain the historical theories and precedence supporting the statement. Second, the substantial historical findings which support the design will be presented. Lastly, the adaptive re-use design of the Lorton facility will be presented to illustrate how form and function can facilitate community in the middle landscape. (Fig. 1.3)

Throughout this process, literature, case studies and personal investigations were utilized to enhance and create a properly formed public space in suburbia to be used as a space of social change and community unification. A successful public space has the ideals and lessons of the past, while looking forward to the ever-changing future. To be effectively timeless, public spaces, must hold fast to the historic lessons and declarations that follow.
Chapter 2: The Public Realm

Public spaces are essential to the healthy interaction of the middle landscape. Throughout history we realize that whether they are geographically in the center of the city or in outlying areas, public spaces offer two important and distinct characteristics. (Kostof, p.123)

Serving as a truly complete and comprehensive medium, public spaces provide unique chance encounters. All citizens have equal privileges in a public space, making it an authentic representation of a community. (Figs. 2.3 and 2.4) This is the essence of democratic open space.

With increasing automobile use and lack of public spaces, these types of encounters are becoming extinct. Every new project is a potential opportunity to redesign public space to best serve its inhabitants. Remembering the words of Richard Sennett, a public space is “a human settlement in which strangers are likely to meet.” It is a “milieu of strangers whose lives touch.” (Garreau, p.282) This idea is rarely represented in the middle landscape.

The second reoccurring use of public space is ritual. Public places host both structured and impromptu events. (Fig. 2.2) In public space people attend festivals, celebrations, parades, riots and demonstrations. It is because of these ritual events that such places historically bear the evidence of a community’s record of existence and its ritual behavior. (Kostof, p.124) Pierre Deyon found that throughout history, rituals in public spaces became a way of expressing the public displeasure against the governing body through a “theatre of processions, feasts and masquerades.” (Kostof, p.124)

This raises one of the most important activities of a public space. The act of speaking without censure. (Fig 2.1) The Agora is an example of this concept. Jacob Burckhardt explains how the name Agora comes from the words to meet and to be in a marketplace and to speak. (Kostof p.154) He continues to explain that the gods of the agora are also protectors of the orator, proving that public space’s principal function is political and social. (Kostof, p.154) A major goal of public space must be to unite community and resolve social problems.
Chapter 3: Government Control

Throughout history, government has tried to dominate public space. Physically, the public space was furnished with symbols of the government, such as statues of leaders. (Kostof p.124) (Fig. 3.3) In addition, rulers often carried out judicial punishments and even executions in the public space to demonstrate their control of the space and the community alike. (Kostof, p.124)

In 21st Century America, government control is evident in and around the public open spaces. Throughout the United States there are often long lists of disallowed activities and at dusk the open spaces are likely to be restricted. (Figs. 3.1 and 3.2) A park in Sausalito, California is roped off hosting a sign that states; "This Park is for your viewing pleasure only. Do not enter." (Kostof, p.172) This type of control and censorship does not promote community or democracy. Citizens should encourage elected leaders to preserve public safety with the least restrictive possible guidelines.

Chapter 4: Conflict with private

In addition to the government, the public must protect its spaces from the control of private interest. This is an ever increasing concern as the government encourages privatization of public entities to minimize expenditure. The public’s claims to air and general recreation will always clash with private ownership. (Kostof, p.166) Many public spaces exist throughout the Islamic world. There are many private uses for the spaces but they are not allowed to be owned by private interests. Everyone has equal claim to the open space. “Whoever comes earliest to a public place has the right to make use of it through that day”. (Kostof, p.127) Compare this approach to Salt Lake City, Utah. In 1999 when the city government sold the town square to the Church of Latter Day Saints for 8.1 million dollars, the Mormons promptly outlawed protests, loitering and sunbathing. In cities, the government often allows buildings to have a larger Floor Area Ratio if they provide “public spaces”. The public spaces they provide are often small, discontinuous and do not contribute to the existing open space fabric. Rather these spaces represent the fiscal priorities of institutions building the space.
Chapter 5: Mixing Uses and Users

Spaces contribute more to the public realm when they promote mixed uses. Individuals flock into the public spaces for many different activities all of which promote the public interest. Public open spaces must be combined with residential and commercial uses. (Figs. 5.1 and 5.2) Jane Jacobs is well known for her comments on mixed-use and “un-zoning”. She feels that the urban center should have mixed uses to ensure that the people are there for a variety of reasons, at different times, but using many of the same facilities. (Hall, p.235) This is an ideal concept of a 24-hour district. People come to work at the district in the morning, shop in the afternoon, eat in the evenings and sleep at night. The district also hosts all special events of the community. As an American merchant stated in 1915, “the appearance of business being done is good and wide streets, unless well occupied, give the opposite impression.” (Kostof, p.207) A 24-hour mixed-use district will encourage community growth.

There are examples throughout history, where cities have found ways to mix uses to create better spaces for the public. In Pompeii, it was common to have the shops on the ground floor and the lodgings for the shopkeeper above. (Kostof, p.97) The Romans used to open up the facades of their buildings with large windows and balconies. (Kostof, p.198) This allowed light into the buildings and extended their tight quarters into and out over the public space. In order to blur the distinction between the public and private space, architects can use arcades, promenades or balconies. (Fig. 5.3) This allows commercial activity to spill out into the street and restaurants and cafes take up on the sidewalks. (Fig 5.4) An American example of blurring the public and private realm is the front porch. “The front porch is an American institution of high civic and moral value. It is a sign that the people who sit on it are ready and willing to share in community life with their neighbors.” (Kostof, p.218)
Chapter 6: Historical Context

A vital aspect of creating public space in suburbia is recognizing existing history. (Figs. 6.1, 6.2 and 6.3) Developers today do not address the existing social and or physical aspects of a place before construction. Le Corbusier said it best when discussing how to construct his theoretical plans; “WE MUST BUILD ON A CLEAR SITE!” (Hall, p.208) This inability to incorporate a design into existing historic framework and landscape is discouraging. We need to maintain contact with our historic past, especially in the middle landscape.

Edmund Burke established through his work that civilization has three relationships. Civilization has a relationship with the present, a relationship with the future, and a relationship with the past. (Garreau, p.342) He maintained that if the past feeds and sustains the present and the future, we have civilization. He goes on to state that it was only now, in the past hundred years, that we broke from the past and obliterated it’s meaning. (Garreau, p.342) Charles, The Prince of Wales, stated in his book, A Vision of Britain, “I believe that when a man loses contact with the past he loses his soul. Likewise, if we deny our architectural past and the lessons to be learned from our ancestors then our buildings also lose their souls.” (Garreau, p.328) It is a shame that this attitude has not permeated the American architectural community. The German conservationists believed that architecture is history, and destruction of any architecture constitutes a loss of history. It is the author’s opinion that our history is very important to our future. As William Faulkner said, “The past is never dead. It’s not even past.” (Garreau, p.343) Designers must find a common ground where new architecture respects history but history does not block the appropriate development of public space. Ideally we would incorporate the thinking of Jane Jacobs by mixing new and old development. Jacobs states that new development should mix building of different age and condition, including a significant share of old architecture. (Hall, p.235) (Fig. 6.4)
Chapter 7: The Middle Landscape

Communities in the middle landscape are in a state of disrepair. The dulling monotony of the surrounding landscape and architecture, combined with a lack of attention paid to the public realm and threats from privatization makes living in the middle landscape an overwhelming proposition. Herbert J. Gans states that, “suburbia was intellectually debilitating, culturally oppressive, and politically dangerous, breeding bland mass men without respect for the arts or democracy.” (Garreau, p.268)

Le Corbusier tried to create the perfect theoretical place to live. He felt the home should be a place to sleep and nothing more. He felt we must live in a “house machine”, which would be emotionally satisfying, practical and designed for many future tenants. (Hall, p.209) The “house machine” he described would have no individual character and would be successful for the general public. Compare this idea to Irvine, CA where owners of very expensive homes commonly pull into the wrong driveway because all their houses look identical. (Garreau, p.271)

American’s ideals about the home have changed drastically over time as the middle landscape has grown. American’s have become less emotionally attached to their homes and begun to buy and sell their home every three or four years in order to make a quick profit. The first tip in a book by Barbara Jane Hall, entitled 101 Easy Ways to Make Your Home Sell Faster, is to, “avoid eccentricities: your chances of selling quickly will be greatly improved if you can make your home appeal to a broad spectrum of buyers.” (Garreau, p.281) Those living in the middle landscape are not attached to their homes because their homes are not attached to the greater community. Suburbia has been described as “linear disposal area for surplus urban energies.” (Kostof, p.101) Proper design has the ability to disrupt this linear growth and unite a community around a public space.

The middle landscape lacks the cohesive union that gives a sense of community. The developers, which are providing the expansive growth into the outlying areas of our cities, are not heeding a sense of community in their plans. Tom Nielsen, a developer, states that community is nothing more that a marketing term when it comes to master-planned communities. (Garreau, p.301) Individuals must identify with the authenticity of the place they live before they become stakeholders in it, only then will they be willing to fight for it. Individuals must see the places they live as having an importance relative to their personal interests and the community’s interest.
Chapter 8: Site Location

Where to Locate a town center is a difficult decision. Town centers are not always located in the center of the district. Public places are located as often by accident as they are by planning. The Spanish Laws of the Indies, ordinance 112, from 1573, stated that, “the main plaza is to be the starting point of the town.” (Kostof, p.124)

An appropriate open space is much more difficult to site than architecture. With present day technology and reinforced concrete, buildings can be located just about anywhere. A public open space on the other hand, must pay attention to the lay of the land, the direction of the sun, the existence of forests. (Garreau, p.329) Although, we may plan for many years on the best location of a public space, things evolve. As the city continues to grow, the original distribution of the public spaces may not be clear. Boston Common for example is located in the center of Boston although, this is only due to the development of the western neighborhoods of Beacon Hill and Back Bay. Site location should be based on existing topography, site access and existing site history. (Figs. 8.1, 8.2 and 8.3) Using these criteria will allow the new construction to lay lightly on the land and allow interpretive use of previous historic chapters.

8.1 Proposed Lorton Land Uses

8.2 Proposed Lorton Land Uses

8.3 Proposed Lorton Land Uses and Public Transportation
Chapter 9: Traffic

The community should never be pushed to the side of public spaces in order to allow automobile traffic to flow unimpeded. W.A. Eden establishes that the current situation of traffic moving through our public open spaces has become, “the disintegration of the city as a society of men and buildings.” (Kostof, p.160) The creation of roads has a duel purpose. On one end of the spectrum they encourage people to come to the public space and engage community. On the other end of the spectrum roads create conflict between people and the community. Large roads can be impassible to pedestrians or create a deterrent to coming to the public space. Roads can create a sense a feeling of being on the “wrong side of the tracks” as with Canal Street in New Orleans. Canal Street is a wide boulevard that over time separated the Creoles of the French quarter and the Americans. The grass strip between the roads became know as “neutral ground”. (Kostof, p.105-106) These types of roads create barriers within communities and isolate neighborhoods. Effective roads must be kept narrow and easy for pedestrians to cross. The needs of the automobile must always come second to that of the pedestrian. (Fig 9.1)
Chapter 10: Civic Distribution

While planning for the location of public spaces, designers must consider the configuration of the civic, public and private buildings in and around the public space. (Fig 10.3) Two basic models exist to explain how civic building should be located around public space. The first model is of Paris or Rome where government buildings are scattered across the city. This is usually considered a missed opportunity for having a monumental core district. (Kostof, p.80) Although, dispersing the monumental architecture is excellent for traffic management and property values. The other model is locating all the civic and monumental buildings in the same area, usually surrounding the main public open space. John Nolen often commented on Washington, DC’s unification of public buildings. He stated that it is convenient and it created “an impression of dignity and appropriate beauty” for citizens and strangers; and formed “a rallying point for the city’s life. Here the best impulses may crystallize, inspired by the noble character of the edifice, into devoted action for the public good.” (Kostof, p.81) This monumental core of civic uses is also seen in New England towns where the town hall, fire department, police headquarters and public library are typically located in close proximity. Although both of these physical arrangements of civic building should be considered, we must keep a strong mix of uses in public space in order to increase community. (Figs. 10.1 and 10.2)
Chapter 11: Size and Density

After deciding where the public space is located, the next difficult decision is deciding on an appropriate size for the space. Throughout time there have been many discussions of the appropriate size. As with location, new towns are afforded additional room. In towns with a long history, the open spaces are likely to have been inherited from past historical uses. (Kostof, p.136) (Fig. 11.1) In the 18th century in new towns in Brazil, the public space was to be made large enough so that, “it will not suffer from the defect of being stunted, when the town has the growth that is expected.” (Kostof, p.136) Palladio said of the principal public space that it “ought to be made of such a size, as the multitude of citizens requires, that they may not be too small for their convenience and use, or that, though the small number of people, they may not seem uninhabited.” (Kostof, p.137)

There are also some definite measures throughout history. The Laws of the Indies set a minimum of size for their public spaces at 200 by 300 feet and a maximum of 532 by 800. They stated that it should also be a rectangular open space at least 1.5 times as long as it is wide. (Kostof, p.136) Alberti commented not only the size of the space but also the walls that contain the space. He stated that the size of the square and the architectural frame are strongly related. If the architectural frame surrounding the open space is too low, the open space will appear too large. He also stated that if the architectural frame were too high, the space would be restricted. Alberti established a formula for this relationship that stated that the “proper height for the buildings about a square is one third of the breadth of open area, or one sixth at the least”. (Kostof, p.137)

Public spaces need to be able to hold many ritual and activities and be flexible public needs. With this in mind, we cannot always scale the open space to the largest anticipated use. If an open space is scaled to its most space intensive activity, it will be too large for all other intimate activities. (Kostof, p137) As Jane Jacobs states, no matter what its size or scale, the open space must have a dense concentration of people, especially a dense concentration of residents. (Hall, p.235) This density and activity will promote community.
Squares have multiple uses and functions, which will ultimately change over time. (Figs. 12.1 and 12.2) Markets move to new locations, outdoor games are bought indoors, and military parade grounds often grow obsolete. The Roman Forum in its time was the religious and political center, a school, and a market. (Kostof, p.144) Designers must plan for today and for the future. If a design is specific to one purpose, it is locked into using the space for that one purpose. In the end, there are very few main or steady uses; the majority of uses are improvised or impromptu. It would be wasteful to design squares for incidental or occasional events. Today, Landscape designers are often over-designing public space. There is an overwhelming amount of designed open spaces that reject the role of neutral space for people and activities. (Kostof, p.181) Many designed open spaces must be admired from a distance. Sometimes this may be appropriate but, for the most part, these spaces do not promote community. The main issue of public spaces is versatility of use. (Kostof, p.144) The less specific the form and design of spaces, the more possible it is to include a mix of uses. As designers conceive new public space with visions of mixed-uses, a generalized design will almost always be successful. (Fig 12.3)
Chapter 13: The Lorton Town Center Site

The Lorton Central and Maximum Security Facilities were chosen for their historic links to the past and incredible opportunity for adaptive re-use. The Lorton Prison Facility is located in Southern Fairfax County and it sits as the gateway to Northern Virginia. (Fig. 13.4) The Lorton Prison facility is now empty and ownership has been transferred to the Fairfax County Park Authority. Its location in the middle landscape lends itself to a need for an identifiable urban-density town center. Once the site was established, the possible site functions were identified. The mixed-use urban town center will be lively at all times of the day, much like Jane Jacobs would imagine. The town center will have people passing time, shopping, playing, and conducting business. (Fig 13.3) This location has the opportunity to provide public open space that promotes chance and familiar encounters and rituals. This town center would bustle with activity while being a link to a former historic chapter. (Figs. 13.1 and 13.2) In addition to daily activities, the new town center will have weekend activities such as farmer’s markets and baseball games.
In order to understand successful open space forms, historic and present day examples of open spaces were studied. In the following study, New Urbanist ideals of open space were compared to the author’s personal form diagrams of the Lorton Prison Facility. These diagrams showed the importance of architectural enclosure and placed emphasis on versatile open space. (Fig. 13.5)
The author's explorations in form assisted in the understanding of how form can contribute to community in the middle landscape. The following diagrams show the evolution of forms through exploration. (Fig. 13.6)
In addition to form, historic and present day examples of successful functional relationships were studied. The author was able to study extensively in person several local examples. The visual inventory of two suburban Maryland town centers are on the following three pages. These examples emphasized public use and community interaction. (Figs. 13.7, 13.8 and 13.9)
BOWIE, MARYLAND
VISUAL INVENTORY

13.9 Bowie, MD: Visual Inventory
Next, specific functional needs of the town center were identified. The Town Center needs public and municipal functions, such as a post office, government offices, schools, a museum, and a baseball stadium. In addition, the Town Center needs retail locations that would provide services such as restaurants, a bank, a grocery store and convenience retail. Space must be allocated for commercial office space for large and small professional businesses. Lastly, the town center would need dense housing for a variety of diverse residents. (Figs. 13.10, 13.12 and 13.13)

In design, there is not a perfect formula for function locations however, the interrelationship of the functions is critical. For example, placing the elementary school in the vicinity of the senior center encourages a healthy community relationship. (Fig. 13.11) Likewise placing the restaurants in a relationship with the office component will increase convenience and community.
This mixed-use town center is designed to allow for a living population and day and weekend uses. The town has a 1/4 mile radius, which will promote walking and easy access within the site. The population density was designed to promote a 600-pupil elementary school in the Northeast end of the site. The size of this elementary school will allow for a design population of approximately 4,000 residents.
The open spaces were located first to establish a pattern of development. (Fig. 13.19) The central open spaces differed greatly from the site's prison history because prisons typically avoid central open spaces, minimizing riot potential. The newly formed open spaces must be linked to one another, providing safe and logical passage between the open spaces. The plan shows how a double row of trees was provided between all open spaces to provide pedestrians with safe connections. (Fig. 13.25)
The plan highlights a hierarchy of open spaces and streets based on size of spaces, road width, plantings and street lights. (Fig. 13.28) Ornamental street trees and street lights are used to highlight the major cross axis in the design. (Figs. 13.26 and 13.27) The plan also highlights a narrow street that will be the location for the primary retail or “Market Street” in the newly formed town center. (Figs. 13.29 and 13.30) The narrow street will increase the possibility of human interaction in the retail area.
Throughout the entire site, the plan promotes a mix of old and new architecture. (Figs. 13.31 and 13.32) The new development is constructed within the existing framework of the prison. The "Tower Plaza" provides for rich interaction between individuals in the town center and the site's previous history. An existing guard tower remains standing on a major axis, in the "Tower Plaza", to be a reminder of the past uses of the site. (Fig. 13.34)
As with any historic landscape, the Lorton site has substantial existing architecture to consider. In order to better understand the Lorton architecture, an architectural review of all existing buildings on-site was conducted. The author considered age, function, architectural significance and structural integrity. The following three pages contain the visual review of architecture. (Figs. 13.35, 13.36 and 13.37)
ARCHITECTURAL REVIEW OF CENTRAL FACILITY AT LORTON

R-53
DORM
COMMENTS:
44,052 SF
BUILT 1990

R-54
TOWER
COMMENTS:
1,440 SF
BUILT 1940

R-62
TOWER
COMMENTS:
457 SF
BUILT 1940

R-66
COMMISSARY & DINING: 3 FLOORS
BUILT 1939

R-67
ADMIN BLDG
FIRE IN 1980'S
BUILT 1952

R-69
STORAGE
COMMENTS:
6,000 SF
BUILT 1957

R-70
DORM
COMMENTS:
7,500 SF
BUILT 1938

R-71
DORM
COMMENTS:
7,500 SF
BUILT 1938

R-72
DORM
COMMENTS:
7,500 SF
BUILT 1938

R-73
DORM
COMMENTS:
7,500 SF
BUILT 1938

R-79
VOCATIONAL
SCHOOL
27,395 SF
BUILT 1987

R-80
AUTO BODY ED.
COMMENTS:
4,801 SF
BUILT 1987

R-81
ACADEMIC
COMMENTS:
8,831 SF
BUILT 1987

R-85
PAINT SHOP
COMMENTS:
1,050 SF
BUILT 1940

R-89
2 STORY BLDG
COMMENTS:
16,278 SF
BUILT 1987

R-90
DORM
COMMENTS:
5,280 SF
BUILT 1987

P-01A
ASSEMBLY RM.
COMMENTS:
10,000 SF
BUILT 1965

P-02
CELLBLOCK
COMMENTS:
12,138 SF
BUILT 1935

P-03
CELLBLOCK
COMMENTS:
14,574 SF
BUILT 1935

P-04
CELLBLOCK
COMMENTS:
14,700 SF
BUILT 1935
The plan encourages a rich interaction between internal and external site. Views to the distance are framed by landscape and architecture. (Figs. 13.40 and 13.41) As one enters the town center they must approach on one of three roads that orientate the visitor to the site itself and to its history. (Fig. 13.42) The three entrance roads arrive at architecture that strongly suggests the site's previous use.
The plan expresses a relationship of all development to the landscape. The slopes, waterways and buildable areas were utilized for their inherent properties. Unnecessary grading and earth work were avoided to maintain the historic landscape character.

Much consideration placed on how the town center lays on the land. As the plans for the town center developed, diagrams were continually taking shape to make sure the new construction was properly formed and that the forms were relating to each other and the landscape. As seen in the diagrams; architecture, open space, and functions were evaluated and made to relate to one another and to the land. (Fig. 13.47)
Multiple sketches of the open spaces, streets and amenity areas were drawn to more completely understand the spirit of the place. Such site-specific exercises highlighted my design decisions.

Market Street is a densely populated area of the town center. The street section is narrow and inherited from the site's previous architecture. The narrow street section will increase the dense urban activity on the street. On-street parking is provided to give quick access to retail stores and provide a safety buffer for pedestrians. Balconies over Market Street increase architectural interest and blur the distinction between public and private spaces. Retail uses inhabit the first floor, office uses on the second floor and residential living on the upper floors. This mixed-use arrangement will contribute to the 24-hour active district. The new buildings are located between the existing buildings on Market Street. This established a continuous street wall and shopping district. The new architecture is setback 10 feet from the building line of the original architecture in order to reinforce the difference between the new and old architecture. The form and functions of Market Street will provide individuals with the opportunity to shop, conduct business, live and interact with their community. (Fig. 13.48)
The Flexible Street allows for various uses and allows those uses to evolve over time. The Flexible Street concept is used on the site where existing architecture did not constrain the road width. This street plan provides room for the various retailers and tenants to decide how they would like to use the additional 16' in front of their business. Some businesses may feel they will benefit from extra on street parking while cafes and stores may choose to use their space to setup tables and chairs. This idea reinforces the concept that a good open space allows for a variety of uses that may change over time. The Flexible Street allows the community to democratically use their space as it sees fit. (Fig. 13.49)
In addition to various street sections, the author detailed the character of two of the town center’s open spaces. The Yard is located directly across from Market Street. This heavily utilized area will draw many people to the open space. This open space provides respite from the busy commercial area and cramped office spaces. Shoppers, sunbathers, those on their lunch break, and those recreating will use the Yard, which is approximately 50,000 square feet of open space. Its open space is partly shaded to provide some respite from the summer heat and still allow the warming sun to penetrate on cooler days. The architecture comfortably encloses the space but does not make the user feel trapped. The space is open enough to provide for any multitude of uses but it will not appear overly large to those looking to spend time quietly. The yard will act successfully as a canvas for human interaction, a place for individuals to meet and interact. (Fig. 13.50)
The Tower plaza, located across from the baseball stadium, will provide another community place. It is approximately 53,000 square feet, where people will gather on the plaza before and after baseball games. The baseball stadium will be an exciting venue for a minor league baseball team for Northern Virginia. The 5,000 seat stadium will bring excitement to the district in the evenings and on weekends. The Tower will be a great place to meet up with friends and view the historic architecture of the site. The tower is the highest point on the site and will serve as an identity for the Lorton Town Center. The tower will also be a great place at which individuals will be able to view the entire site. (Fig. 13.51)
The courtyard design adds livability to a functional space. The open space behind the mixed-use buildings allows for delivery of goods, parking and additional space for restaurants and retail-ers. Pedestrians will find respite from the busy roadways and sidewalks in the quite courtyards behind their homes. (Fig. 13.52)
A large part of the designed area is encompassed by bodies of water. These proposed bodies of water will engage the public in aesthetic ways and will also be a place where individuals can recreate while addressing concerns of water retention. (Fig. 13.53) In order to slow runoff and recharge the water table, the site has four watershed areas with their own water retention ponds. (Fig. 13.54) When properly designed these water retention areas will ecologically serve the greater community-at-large by conserving the town center’s runoff.
Historical research and design application have validated the possibility to create community in the middle landscape by focusing on form and function. (Fig. 13.56) Although the majority of the design decisions were site and landscape specific, many lessons can be learned from this exploration, which can be applied to other community development and adaptive re-use projects. The Lorton Central and Maximum Security Facility has been an exciting exercise in adaptive re-use design and has tremendous potential to become a gateway town center to Northern Virginia. Unique situations arise with each site plan. Using form and function as fundamental precursors will ensure success of middle landscape designs.
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9/00 – Present  LandDesign, Inc., Alexandria, VA
**Intern:** Work with client and project teams from design development to final stage construction documents. Incorporate design principles while drafting and rendering by both hand and computer. Understand overall office function and project management while completing daily administrative tasks.

5/00 – 9/00  Garden Wise, Inc., Washington, D.C.
**Project Assistant:** Assist in coordinating aspects of landscape design and installations. Conduct site surveys and site analysis. Design and maintain a computerized customer database. Assist in installation of landscape designs.

11/98 – 5/00  Environmental Data Resources, Southport, CT
**Account Executive:** Oversee the growth and development of sales and service to over 150 regional and national accounts. Responsible for the continuous prospecting of environmental, banking, legal and corporate clients. Have increased monthly sales budget from $35,000 to $85,000. Assist in the training and management of new account executives.

5/98 – 10/98  The Cairn Adventure Experiences Inc., St. Johnsbury, VT
**Senior Field Instructor:** Responsible for planning and executing wilderness backpacking expeditions for adjudicated youth of the Northeastern United States. Recognized for outstanding facilitation of daily group interactions.
**Business Assistant:** Assisted in marketing, coordinating and scheduling of weekly backpacking expeditions.

9/96 – 5/98  Miami University Outdoor Pursuit Center, Oxford, OH
**Trip Coordinator:** Responsible for research, marketing, logistics and execution of day, weekend and extended trips.
**Initiative Facilitator:** Facilitated group interaction and low rope courses with an emphasis upon leadership and teamwork.
**Workshop Instructor:** Taught skills of low impact camping, backpacking, sport climbing, traditional climbing, anchor building, snow travel, outdoor cooking, and boating.

Awards and Certifications:
Studio Award, 2002, Washington/Alexandria Architecture Center
National Outdoor Leadership School graduate: Wind River Mountaineering Course 1996
Eagle Scout, Boy Scouts of America, received in 1991
Software applications: MS Office, AutoCAD, Illustrator, PageMaker, Photoshop, InDesign