

FINAL REPORT

# GREENING THE GAP

A Community Vision for the Fort Washington Way Deck Covers



A Blueprint for America Project By  
**AIA CINCINNATI**



## **“Greening the Gap”**

*A Community Vision for the Fort Washington Way Deck Covers*

*An AIA 150 “Blueprint for America” Project*

*By AIA Cincinnati  
December 2007*

### ***Cincinnati AIA150 Committee***

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Event Chair: Andy Corn, AIA  
ABC Chair: Zoe Hardy, Assoc. AIA

Event Facilitator:  
John Boecker, 7Group, FAIA

Group Leaders:  
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Shawn Hesse, AIA  
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## Executive Summary

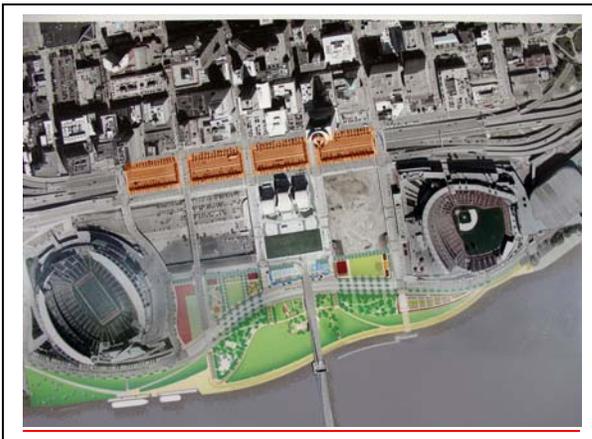
On August 4, 2007 AIA Cincinnati held a public design and envisioning workshop to explore the potential of covering Fort Washington Way with decks. This includes the four blocks bound by 3<sup>rd</sup> and 2<sup>nd</sup> Street from the North/South and Main and Elm Street from the East/West. The event titled “Greening the Gap” was part of a nationwide celebration of the founding of the American Institute of Architects 150 years ago.

Over eighty people participated in the session. The workshop revealed an overwhelming consensus on the importance of creating the deck covers and on establishing a strong link between the riverfront development and the existing downtown.

As specific designs were created, two development strategies emerged with an equal number of participants supporting each. One strategy developed a plan that contained mostly open, green space. The other strategy envisioned significant development on the majority of the blocks. The block directly north of the Freedom Center was conceived as mostly open space in both versions.

Sustainability was at the core of this exercise. A significant number of sustainability and green design strategies were prevalent through-out the projects and provided interesting design and educational opportunities while also conserving resources and lowering the environmental impacts of the future project.

The event concluded with the participants expressing strong support for reclaiming the area over the interstate in a way that enhances the connection between the existing downtown and the future riverfront development of “The Banks”.



## **Objectives of AIA150**

In 2007 the American Institute of Architects marked the 150<sup>th</sup> anniversary of its founding. In honor of this anniversary local AIA chapters created programs to engage citizens to share in creating a vision for their communities. Local chapters were asked to identify important civic issues that support these goals. The AIA celebration projects emphasized collaboration, service and lasting benefit to the community.

AIA Cincinnati incorporated an overall theme of sustainability into events throughout the year and hosted a public envisioning process for the Fort Washington Way deck covers. The deck covers over Fort Washington Way were identified as a project with high civic impact which could be advanced by the public visioning process.

## **Architecture By Children 2007 “Thinking Green”**

Prior to the public workshop, “Architecture By Children” (ABC) used the deck covers as the subject for their annual design program. This ongoing educational program of AIA Cincinnati pairs AIA architects with schools throughout the region. This year’s program titled “Thinking Green” called for sustainable designs for the deck covers. Over 2,000 Cincinnati area school children participated in designing the deck covers. The volunteer architects presented concepts of green design and visited the schools to provide ongoing support for the children’s design work. The final submissions were highly original and incorporated many concepts of green design. Models of the designs were judged and displayed at the Public Library of Cincinnati and Hamilton County. Winning entries were also on display at the workshop. Several of the students also participated in the charrette. More information on “Architecture By Children” can be viewed at: <http://www.aiacincinnati.org/Committees/ArchByChildren/2007thinkgreen/index.htm>

## **Public Design Charrette**

The “Greening the Gap” Charrette was held on August 4, 2007 and was highly successful. Over 80 people registered for some part of the day and over 60 stayed for the entire event.

AIA Cincinnati’s Committee on the Environment (COTE) carried out both pre-event planning and provided the leadership of the charrette itself. COTE members were at each table helping the groups to create designs based on the issues discussed in the larger group sessions. These designs were presented, discussed and developed thru several iterations. The dialogue and discussion by design professionals and members of the public was thoughtful, passionate and respectful.

### ***Public Leaders Comments***

The event opened with words of support and encouragement from both the Cincinnati Mayor Mark Mallory, and Hamilton County Commission President Todd Portune. Mayor Mallory noted that the deck covers are an important element in connecting the city to the riverfront and that he would like to assist in the follow-up to the charrette. He also outlined a number of “Green Initiatives” that the city administration is developing and that he is grateful for the participation of the public in the charrette. Commissioner President Portune also thanked the group for their commitment and reviewed the history of efforts to create the deck covers. Commissioner Portune stated that he looked forward to helping realize the designs that emerge from the charrette. Both civic leaders thanked AIA Cincinnati for its efforts to promote sustainable design in the region and for organizing the charrette on Fort Washington Way.

### ***Sustainable Design in Urban Setting***

The charrette began with an overview of sustainable design concepts by the charrette facilitator John Boecker, FAIA. His opening presentation on sustainable design effectively set a “green” context for the day. Mr. Boecker then facilitated a discussion of values and issues associated with the deck covers.

### ***Touchstone Values Identified***

A series of discussion sessions were utilized to establish touchstone values for the project. After these were identified the participants were asked to rank their importance. The results of the rankings are listed below.

<b><u># of votes</u></b>	<b><u>TOUCHSTONE VALUES</u></b>
48	CONNECTIVITY/INTEGRATION
38	REGENERATIVE DESIGN
34	ENERGY EFFICIENT/RENEWABLE ENERGY
25	YEAR ROUND/SEASONAL/DAY-NIGHT USE
23	PROMOTES DIVERSITY/INCLUSION
22	ECONOMICAL/VIABLE
19	AESTHETICALLY BEAUTIFUL
19	DESTINATION/RESTING PLACE
19	HISTORICALLY SIGNIFICANT
17	PEDESTRIAN/BIKE FRIENDLY
17	UNIQUE TO CINCINNATI
16	DEMONSTRATION/EDUCATION
15	REVITALIZE URBAN NEIGHBORHOOD
14	VIBRANT IDENTITY
11	ALTERNATIVE PUBLIC TRANSPORTATION
11	GENERATIVE / CATALYST FUTURE DEVELOPMENT
11	INTEGRATE WITH NATURE
11	PROMOTE/CONTRIBUTE TO COMMUNITY HEALTH
11	UTILIZED & LOVED BY PEOPLE
10	EASE OF MAINTENANCE
10	FUN
10	SAFETY/SECURITY
9	FEASIBLE/DOABLE
8	MIXED USE/FLEXIBLE
7	FAMILY FRIENDLY
7	TOURIST/RESIDENT ATTRACTION
6	GATEWAY/STREET & TRAFFIC
6	STORMWATER & WATER EFFICIENCY
5	AIR QUALITY IMPROVEMENT
5	UNIQUE NEIGHBORHOOD/PRIDE OF PLACE
4	WELCOMING
3	APPROPRIATE SPATIAL SCALE
3	NOISE REDUCTION
3	PET FRIENDLY
3	PHASEABLE
2	FLOOD CONTROL
2	NON LIGHT POLLUTING

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484	TOTAL NUMBER OF VOTES TABULATED
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### *Program Suggestions*

Mr. Boecker then facilitated a discussion to establish suggested uses for the deck covers. This list of uses would be drawn upon for the next sessions that would create viable schemes for the four blocks. The suggested programs were not ranked.

#### **SUGGESTED PROGRAMATIC FUNCTIONS FOR THE COVERS**

RESIDENTIAL HOUSING  
TOWNHOUSES  
COMMERCIAL BELOW/RESIDENTIAL ABOVE  
LIGHT COMMERCIAL/RETAIL  
SOME COMMERCIAL  
RESTAURANTS  
FOOD CONCESSIONS  
PUBLIC FACILITIES, RESTROOMS  
PUBLIC EVENT SPACE  
WATER FOUNTAINS/FEATURES  
RENTAL SPACE  
MUSICAL PERFORMANCE  
CULTURAL/ARTISITC AMENITIES  
PUBLIC ART  
PLAYGROUND  
WALKPATHS  
BIKE STORAGE  
BIKE RENTAL  
ROOM FOR UTILITES  
PARK/GREEN SPACE  
OPEN URBAN SPACE  
FREEDOM CENTER SQUARE  
FREEDOM CENTER PATHS OF REMEMBRANCE  
TRANSIT ACCESS  
PLANT CONSERVATORY  
GARDENS  
ZOO  
CINEMAS  
DANCE HALL  
FERRIS WHEEL  
SKY-RIDE  
WATERSLIDE  
SHADED SEATING  
WEATHER PROTECTION  
COMMUNITY CENTER  
ENVIRONMENTAL EDUCATIONAL CENTER  
FUN ZONE FOR KIDS  
RENEWABLE ENERGY PRODUCTION  
VENTILATION FOR HIGHWAY  
WI-FI ACCESS

## *Schemes – Round 1*

Once the educational sessions and the group discussions were completed, the group divided into smaller break-out groups. People were randomly assigned into groups averaging 10 people per group. Some groups offered more than one design. These groups consisted of varied disciplines and expertise, including the interested public, downtown stakeholders, community groups, city and county representatives, architects, planners, landscape architects, and engineers. Even the children who were present to receive their ABC awards took part in Round 1 and helped create two schemes.

The groups worked together to create twelve different programs and designs for the deck covers. The small groups drew from their varied interests and expertise to brainstorm ideas for approximately 1 1/2 hours on their schemes. After the session was complete, each group presented to the group at large. Each scheme was presented on the 24”x36” base drawing. Digital photographs were taken of all twelve Round 1 schemes and have been included in this report.

After much discussion, no one direction or program was agreed upon. But the following criteria were identified by the group at large after all twelve schemes were presented. This criteria would be used during Round 2 to produce more detailed schemes.

### What to Definitely Keep

- Urban central park, green space
- Water feature on site
- Integrated bike path
- View corridors into the site from North/South
- Connection to “Pathways of Remembrance”
- Defined space for public activities
- Integrate view from the FWW traffic at both ends
- Smaller scale, light commercial

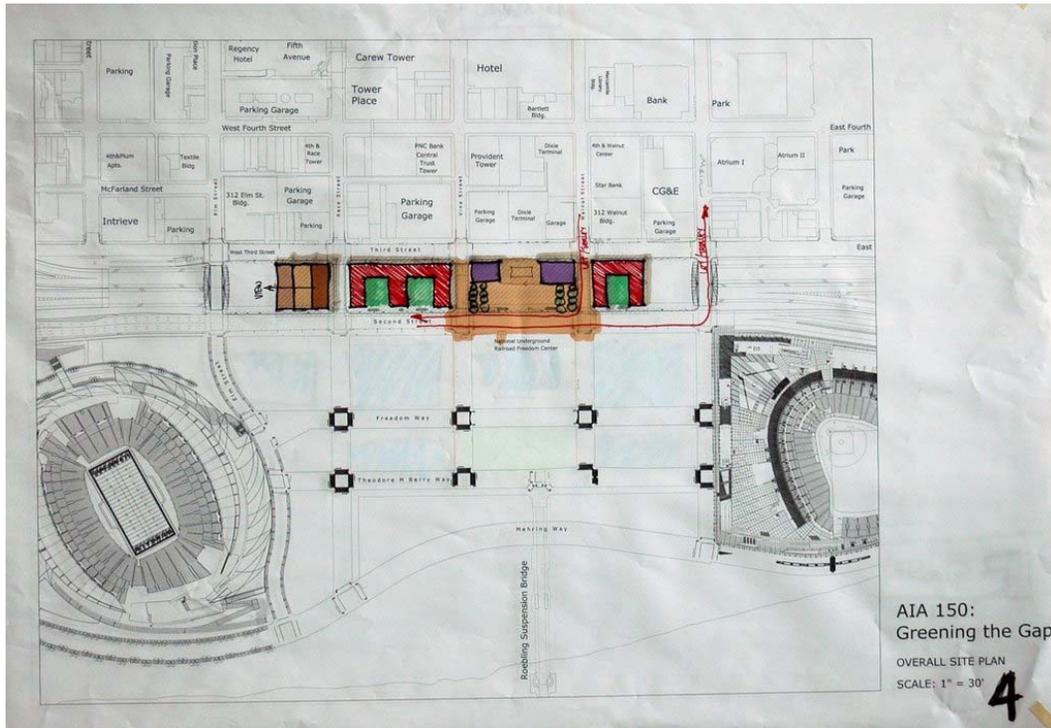
### What to Possibly Keep

- Sky-ride, going to Newport and Covington
- Commercial working greenhouse
- Mixed commercial/residential

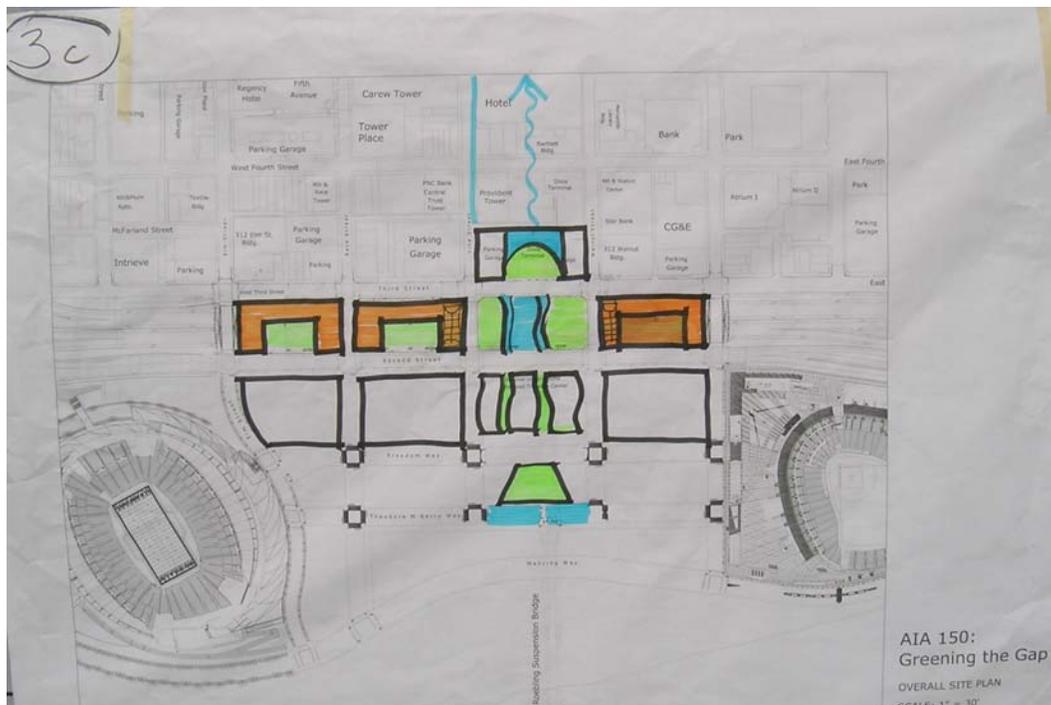
### What to Avoid

- Cutting off views to the river down the streets
- Ferris wheel
- Residential housing only
- Large scale commercial
- Cars or parking on the covers

# Round 1

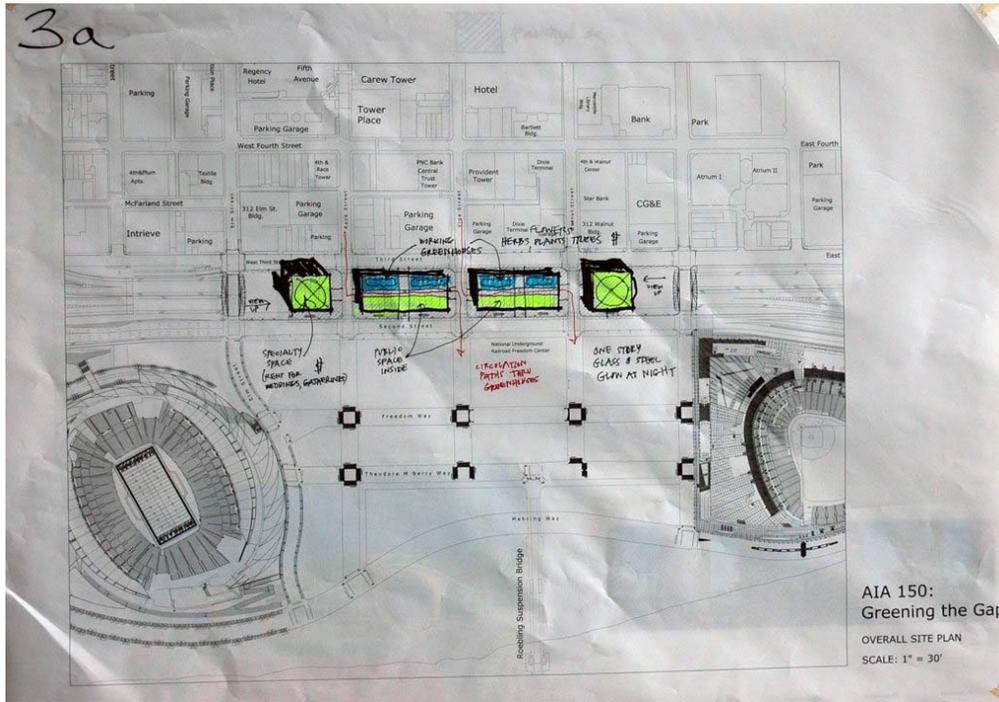


“Build, Build, Build”

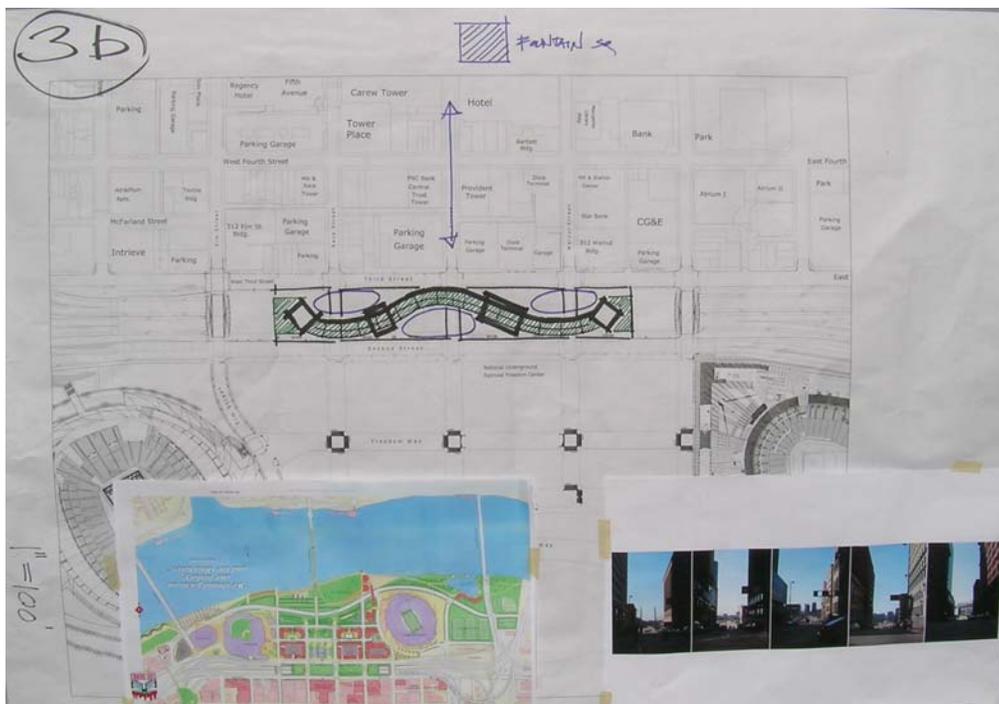


“Water Flow”

# Round 1



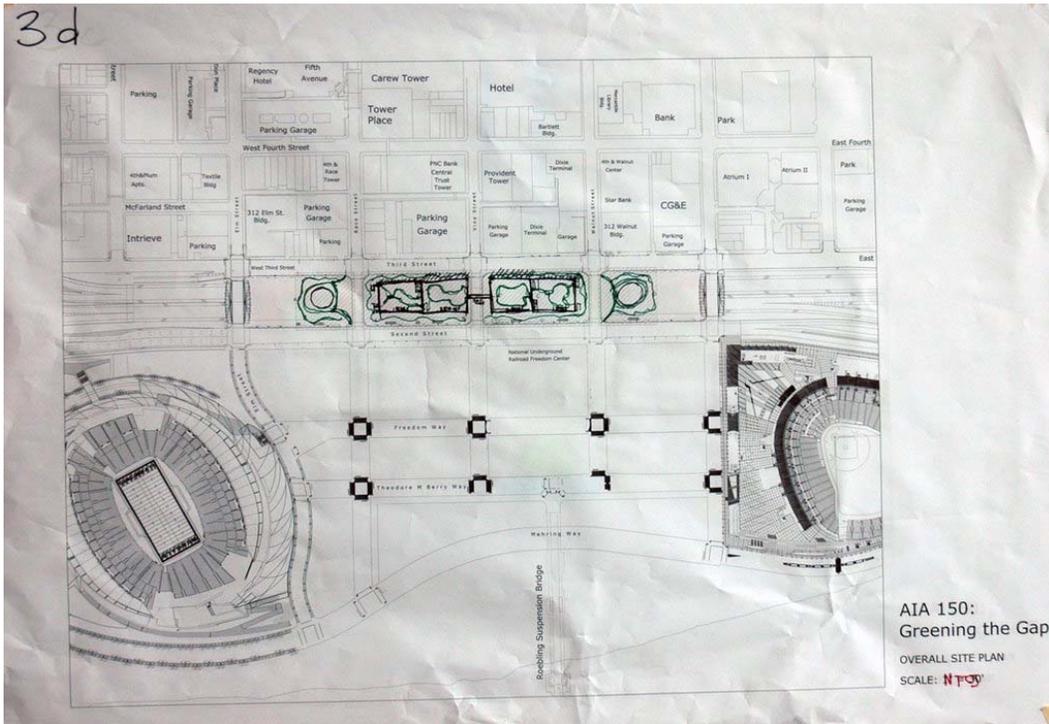
## “Green Houses”



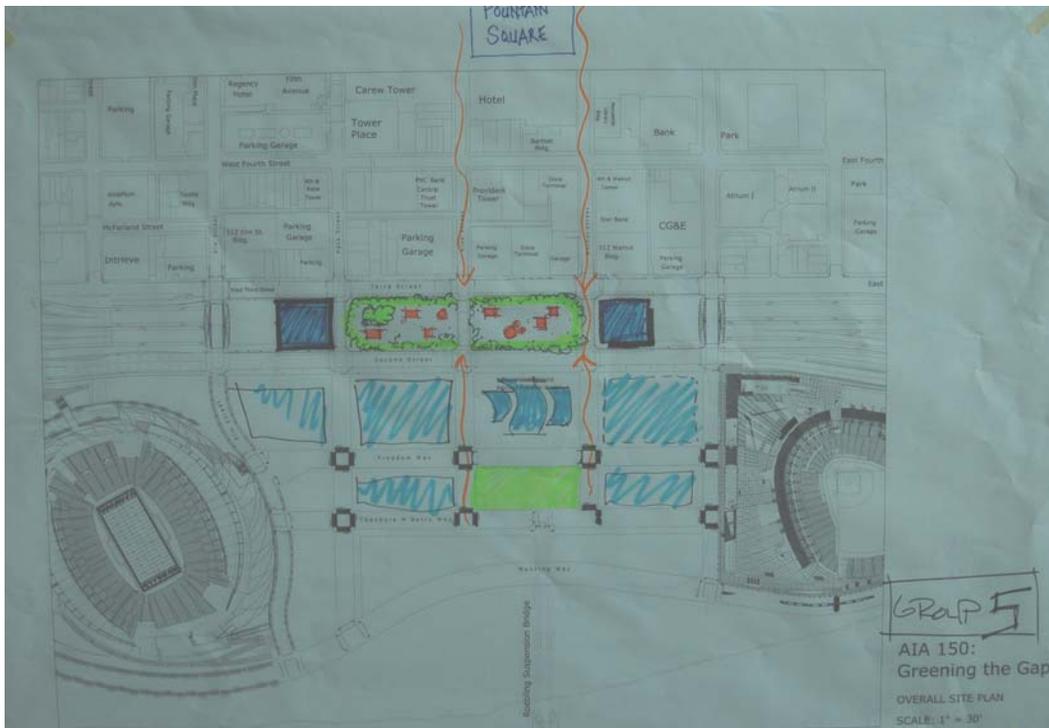
## “Raised Structures”

AIA Cincinnati, Longworth Hall, 700 W. Pete Rose Way, Cincinnati, OH 45203  
P: 513-421-4661; F: 513-421-4665; E: [aiacinti@fuse.net](mailto:aiacinti@fuse.net); W: [www.aiacincinnati.org](http://www.aiacincinnati.org)

# Round 1



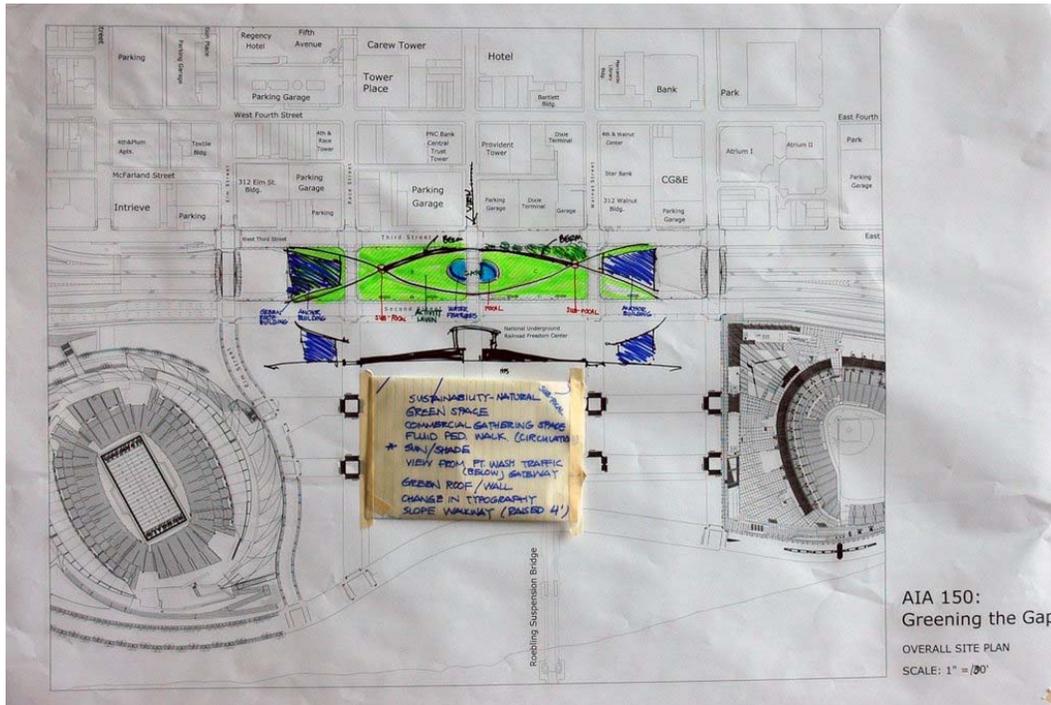
“Organic”



“Book Ends”



# Round 1

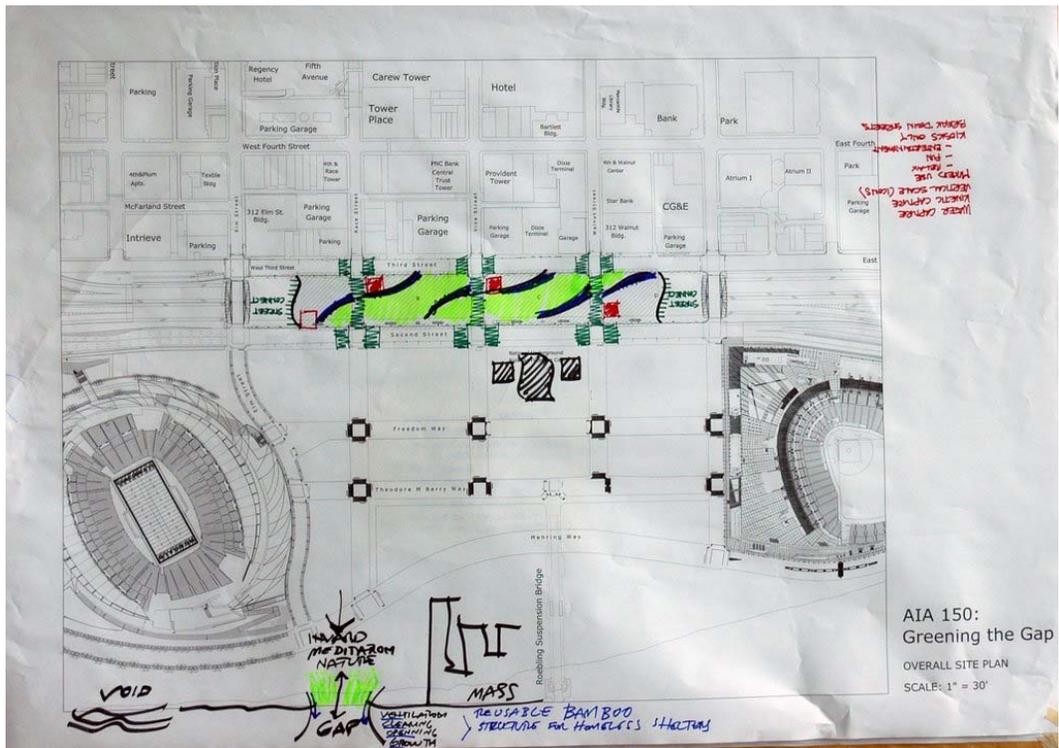


“Park”

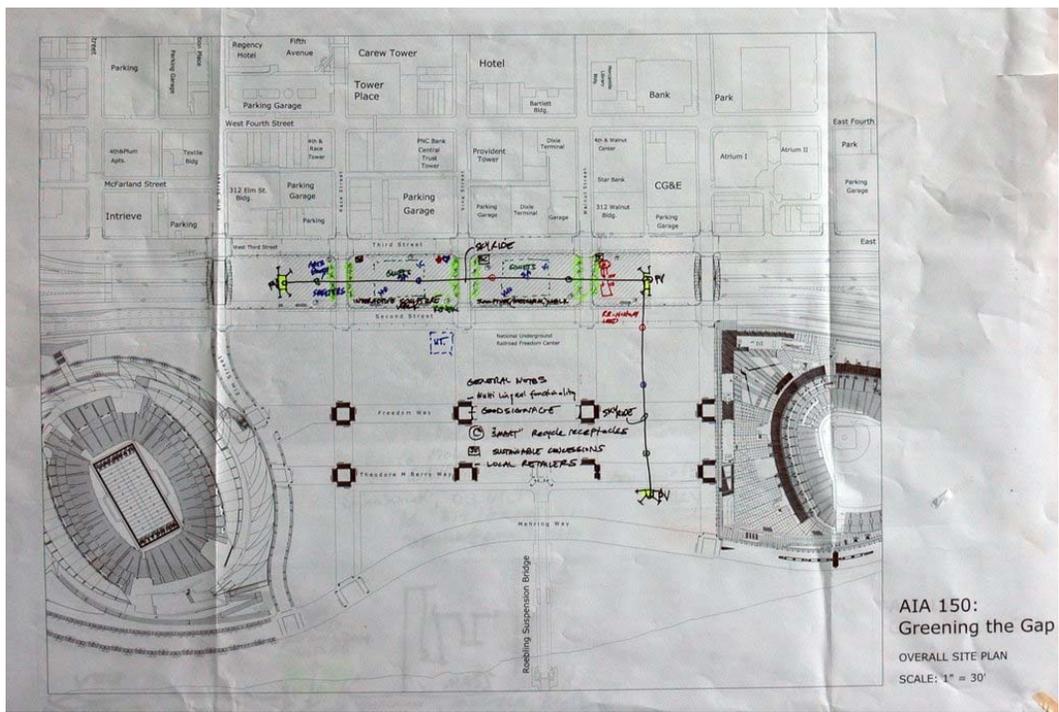


“Sky Garden”

# Round 1



“Nature”



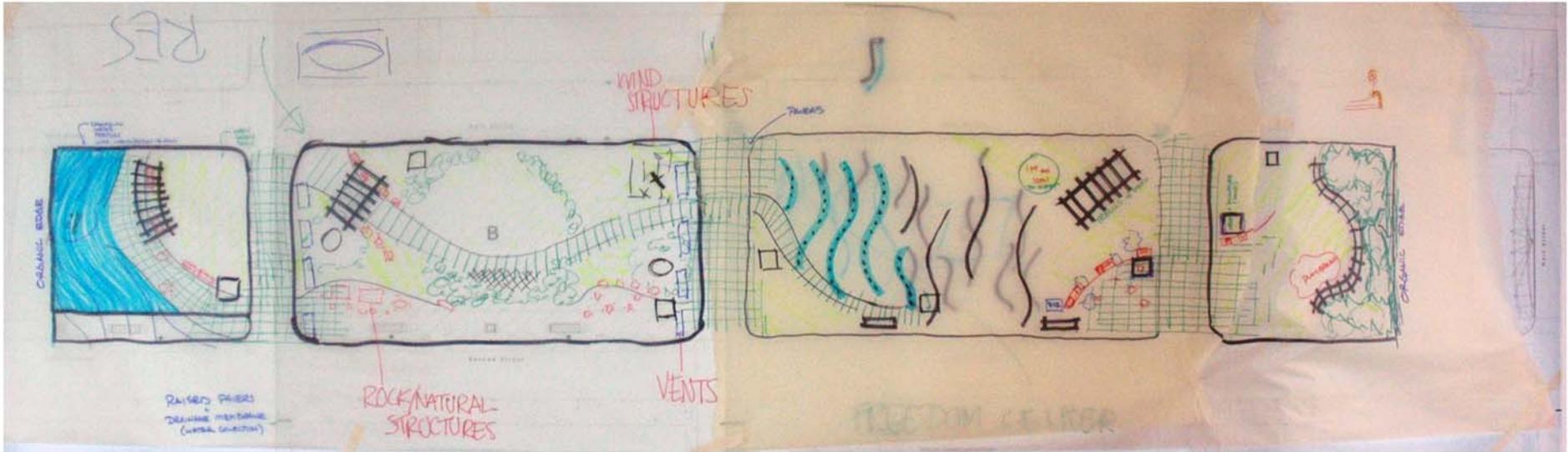
“Sky Ride”

## *Schemes – Round 2*

After Round 1, group leaders met to define the direction of the next round. It was clear that one scheme was not going to be produced. It was decided to explore 5 different schemes which varied by amount of built development. Schemes would range from minimal buildings with maximum open green space to schemes with a significant amount of buildings. Each person was able to decide which schemes they would help develop. Again, these groups were made up of varied disciplines, interests, and expertise.

These five groups worked for approximately 1 hour to develop their schemes. Each scheme was presented on trace paper overlay over a large scale drawing approximately 24"x120". Digital photographs were taken of all five Round 2 schemes.

After much discussion, no one direction or program was agreed upon. But the merits of each scheme were discussed by the group at large and the comments have been included in this report along with the photographs of each scheme. Comments of the participants are included in the "What to Keep" and "What to Avoid" notes. The specifics of each design may not be as significant as the consistent themes that are part of all the proposals.



## Key Features:

- Softer
- Not a lot of permanent structure
- Natural bookends, raised land
- Reclaim cross streets as pedestrian only
- Iconic art features
- Mechanical vents integrated as sculpture
- Photovoltaics, rainharvesting
- Moveable concessions spread throughout site

## What to Keep:

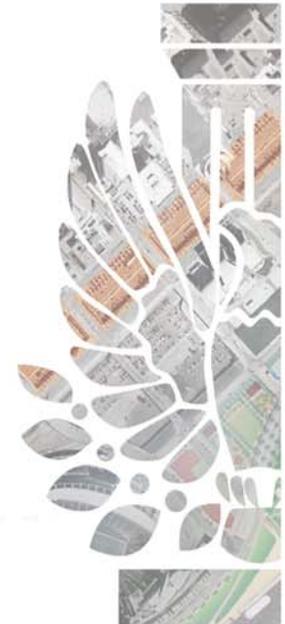
- Treatment of north/south roads
- Mechanical vent structures
- Softer edges
- Sculpture could be energy generating components

## What to Avoid:

- Nothing

# GREENING THE GAP

A Community Vision for the Fort Washington Way Decks



# ROUND 2 GROUP 2 “70% Commercial Density with Urban Park and N/S Connections”



## Key Features:

- Paths of Remembrance
- Four story building on other ends of park
- Retail at grade, housing/office above
- Courtyards face south
- Kiosk, bike rental schemes
- Connections to: Freedom Center, urban fabric patters like adjacent fabric
- Urban park, not suburban park
- Kinetic energy generated in tunnel

## What to Keep:

- Defined urban space
- Extending the urban fabric to connect city with the banks
- Revenue generating capability making it viable
- Contributes to the density of people downtown
- Paths of remembrance connections
- Suggestion of future development north of Freedom Center
- Kinetic energy generation in expressible manner
- Connectivity and linkages from downtown to the river

## What to Avoid:

- Ensure viability of retail space
- Demand on parking

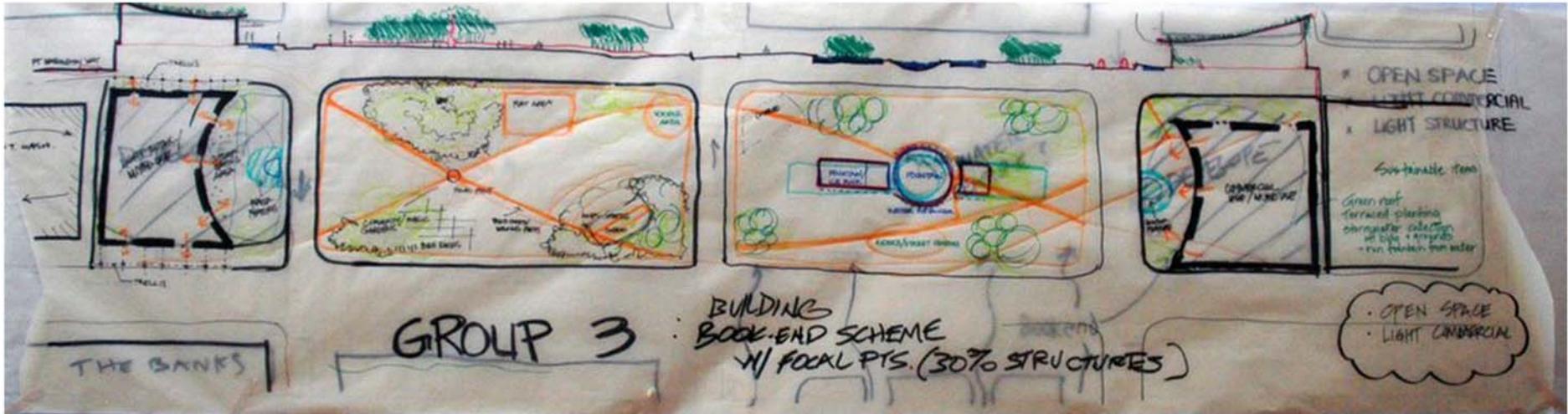
# GREENING THE GAP

A Community Vision for the Fort Washington Way Decks



# ROUND 2 GROUP 3

“The Bookend Scheme with 30% Development”



## Key Features:

- Mostly open space with light commercial
- Bookend building anchors with green roofs, cafe type programming
- Series of focal points scattered across all decks
- Public event spaces in center
- Water feature, water retention opportunity
- Blurring line between indoor/outdoor spaces, allowing bookends to spill
- Softens city scape
- Bike/walk paths

## What to Keep:

- Bookends, spatial definition of urban character
- Rainwater harvesting
- Shielding of park from traffic noise
- Smaller scale pedestrian scale focal point experience
- Native indigenous landscape
- Ability to grow and change

## What to Avoid:

- Avoid formal symmetry
- Suburban development/detailing

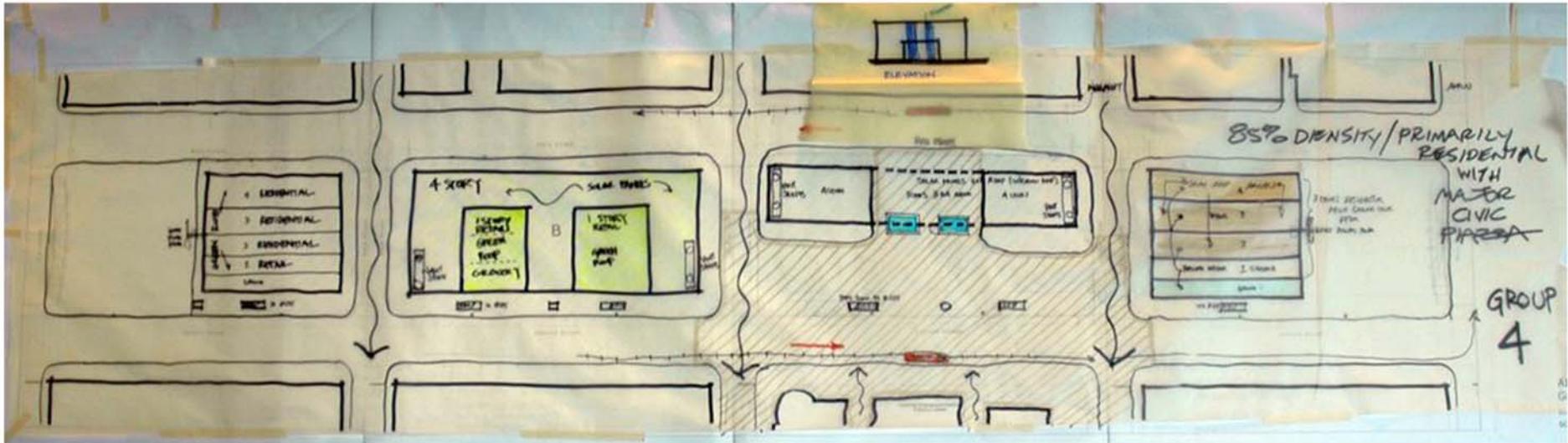
# GREENING THE GAP

A Community Vision for the Fort Washington Way Decks



# ROUND 2 GROUP 4

“85% Density Primarily Residential Piazza Scheme”



### Key Features:

- Stepped bookends with terraces- housing with retail on ground floor
- Civic Piazza across from Freedom Center with water connection- eliminated curb/gutter
- Ventilations incorporated into buildings
- Housing on block commercial
- Rainwater collection in piazza
- Trolley stops
- Bike paths incorporated into streets

### What to Keep:

- Public Transit focus- trolley stops
- Urban civic piazza
- Pedestrian treatment extension across 2nd street
- Massing gradation stepping north to south
- Green garden roofs
- Lack of redundancy of park space along the river

### What to Avoid:

- Redundancy of buildings- where are the less expensive options?

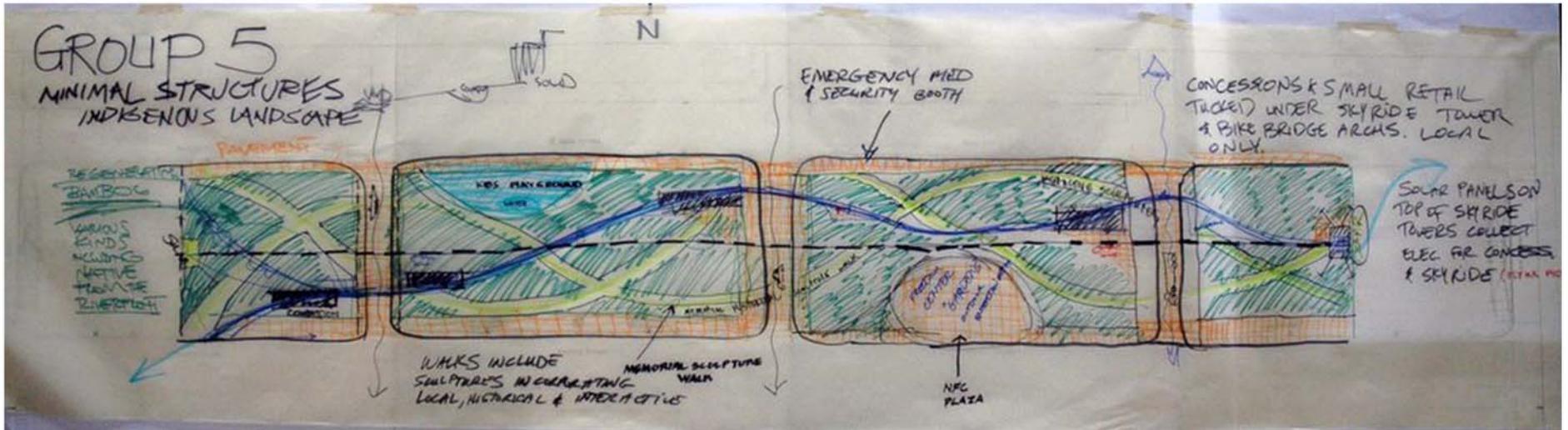


# GREENING THE GAP

A Community Vision for the Fort Washington Way Decks

# ROUND 2 GROUP 5

“Minimalist Structures Native Indigenous Lanscaping”



## Key Features:

- No real building construction
- Use of native plant species
- Uniform concept across each deck
- Elevated bike paths with functions tucked underneath
- Sky-ride down spine, solar on towers
- Scattered light commercial
- Pedestrian friendly corridors
- Continuation of Freedom Center Paths of Remembrance
- Water park

## What to Keep:

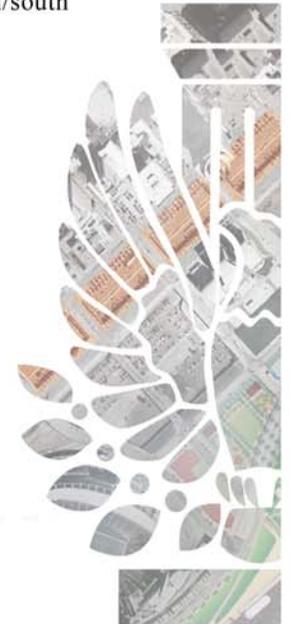
- Natural landscape in lieu of manicured landscape
- Open allee at city scale
- Local interactive pedestrian scale art experiences

## What to Avoid:

- Visual obstruction to the north/south view corridor
- Elevated bike path

# GREENING THE GAP

A Community Vision for the Fort Washington Way Decks



## *Issues Emerging from the Charrette*

The goal of the charrette was to uncover and report on the issues and opportunities for this project. The group did not reach consensus on the programmatic elements or propose one design for the site. What has been produced is a quality analysis of the site, core values, potential programmatic uses, and several schematic designs that can be used in the next step of the design process for the City and County.

**Density:** Through the five schemes, two development strategies emerged with an equal number of participants supporting each. One strategy developed a plan that contained mostly open, green space. The other strategy envisioned significant development on the majority of the blocks. The block directly north of the Freedom Center was conceived as mostly open space in both strategies.

**Connectivity to the Central Business Core and the Riverfront Development:** The group did reach a consensus that the decks should be built in one form or another. Fort Washington Way separates the central business core from “The Banks” development and the planned riverfront park. Development of the deck covers will help connect both districts and will contribute to the vitality of both.

**Sustainability:** All schemes explored the opportunities for environmental or “green” design features. There was a strong emphasis on such issues as solar orientation, shading, daylighting, prevailing winds, stormwater, energy efficiency, renewable energy production, density, greenspace, native plantings, public transit, light pollution, and heat island effect. Strategies exploring these issues were used as “form-givers” and laid a good foundation for the future project to limit its negative impact and be as restorative as possible.

**Synergy with other features, not competition:** The group consistently identified the need to avoid duplication of features that will be provided in the planned riverfront park and the need to focus on elements that support the Banks and downtown.

**Connectivity to the Region:** The larger opportunity for the Covers to provide connectivity between the river and communities of the entire region was identified by the children’s group. They presented a design of a park with bicycle stations throughout the city. This insightful opportunity incorporated “green” into the notion and connected communities within the city by providing “green powered” bike stations placed strategically throughout neighboring communities, thereby providing a means to connect the river to not just the downtown area. The presentation of this concept included a diagram of the region indicating the routes to the riverfront. This was a highlight of the charrette and the entire group was inspired by the fact that the “biggest picture” thinking came from the youngest participants who are quite possibly, future architects/urban designers.

## ***Consensus Recommendations***

The participants were actively engaged throughout the charrette in a lively exploration of the role the deck covers could have in supporting the downtown and the new riverfront developments. The discussion included both programmatic elements and issues of design character. The range and richness of the discussion is evident in the details of this report. It is important to note that while there was strong consensus on the value of creating the deck covers, the group split almost evenly on whether the urban design character should express a mostly open space solution or a more developed urban context. Hopefully the work of the charrette participants will serve as a starting point for the detailed development of the deck covers as the project moves forward. The following points received overwhelming support and represents the consensus recommendation of the Charrette:

- Connecting the riverfront to downtown is essential to the vitality of both.
- Current conditions constitute a major barrier (16 lanes of traffic).
- Foundations were put in place in anticipation of deck development.
- Replacing interstate with parks and development transforms the area.
- It is an opportunity to add three acres of urban space in a key location that should not be lost.

The results of the charrette will be presented to the City Planning Commission with the objective that the recommendations be incorporated into the Central Riverfront Urban Design Master Plan.

**END OF REPORT**

## Appendices

### ***Background on AIA Cincinnati's AIA 150 Project***

The most significant civic design issue currently facing the Cincinnati region is the development of the riverfront. AIA Cincinnati has committed to assist with an important aspect of the plan that is currently not under active development. The Chapter facilitated a public visioning process for deck covers over four blocks of the interstate. Based on the public vision, we have created a plan for adoption by public authorities. AIA Cincinnati members have provided leadership and assisted the community in forging a shared vision of this key link between the downtown core and new mixed-use neighborhood being developed on the Ohio River. The initiative has the potential to leave lasting legacy of the AIA150 celebration.

Background: Downtown Cincinnati is reconnecting the urban core to the City's riverfront. This initiative continues decades of urban design planning that has resulted in a major transformation of Cincinnati's riverfront. In the year 2000 a major interstate was reconstructed at a level below the street grid. This allowed the local street and sidewalk grid to be reconstructed and extend toward the Ohio River. While the project greatly improved the edge of downtown, the mid block area above the interstate remains open to the traffic below. Foundations for decking over the interstate were installed at the time of reconstruction and there are preliminary plans for a park on one block. This project would engage the community to create a shared vision for the 3.6 acre site in a series of public forums and design charrettes. This would serve as a catalyst to move the deck construction forward.

### ***Community Issues Addressed***

Downtown Cincinnati grew from the banks of the Ohio River. Like many American cities, in the 1960's interstate construction severed this connection. In the past ten years the city has invested nearly 800 million dollars in the redevelopment of the riverfront. The mid-block decks which are the subject of the public visioning process would provide a significant amount of public space and help reconnect the downtown to the river, a new 30 acre riverfront park, and a mixed-use development currently in the planning stage. The creation of 3.6 acres of new land in the heart of an established urban area is an appropriate issue for public participation.

The member architects of AIA Cincinnati have a long history of involvement with elected officials, public originations and the media. This project built upon this background and reinforced view of AIA architects as engaged, committed professionals.

The community will benefit not only from the public spaces that may result from the project, but also by helping to shape the character and quality of the space through innovation public sessions. The riverfront currently is the site of two new stadia (Reds & Bengals), The National Underground Railroad Freedom Center and will soon have a 30 acre park and a large mixed-use development. Most importantly, this initiative will advance a project of high significance to the region from "general concept" to a specific vision shaped by the community. Without the AIA150 initiative this important civic improvement would not have been considered for many years.

The visioning process at the core of this initiative was a continuation of previous work of our AIA chapter in collaboration with the University of Cincinnati, Ball State University, and Miami University. All were involved with a "mini-charrette" that AIA Cincinnati Committee on Design held in 1998 which focused on the "design of gateways" into the downtown and depressed expressway which was under construction at the time.

The project was highly aligned with the AIA Public Policies and Ten Principles of Livable Communities. The initiative provided the public opportunities to share their vision and needs as a community; promoted the integrated use of existing buildings and land usage; offered a more pedestrian-friendly and sustainable

environment; made use of existing streets and services; increased public space for activities; enhanced the city's inherent river resources; generated more usable green space; bring neighborhoods together creating civic pride; and conserved our riverfront landscape.

Economic success of the downtown is highly dependant on current riverfront developments. This project will help link the existing core to the new riverfront residential projects. Covering the interstate with pedestrian plazas and structures promotes environmental sustainability on number levels.

Collaboration with other organizations and institutions was a guiding principle. Groups that have been involved with the "Greening the Gap" project include Cincinnati Park Board, University of Cincinnati, The Port Authority of Greater Cincinnati, City of Cincinnati, Cincinnati Development Corporation, AIAS Cincinnati, and AIA Cincinnati's Architecture By Children program.

### ***About AIA150***

Celebrating 150 years, the AIA is the premier professional organization for America's architects. The AIA150 program, "Celebrating the Past, Designing the Future." honors architects for their dedication and commitment to excellence in design and livability in our nation's buildings and communities. The cornerstone program of AIA150, the Blueprint for America, serves as a nationwide platform to unite architects and citizens to collaborate on their communities' design priorities. For more information on other AIA150 news and events, including the Blueprint for America, visit [www.aia150.org](http://www.aia150.org). AIA150 is supported, in part, by Founders Circle and official media sponsor, McGraw-Hill Construction.

### ***About The American Institute of Architects***

For 150 years, members of the American Institute of Architects have worked with each other and their communities to create more valuable, healthy, secure, and sustainable buildings and cityscapes. AIA members have access to the right people, knowledge, and tools to create better design, and through such resources and access, they help clients and communities make their visions real. Go to [www.aia.org](http://www.aia.org).

**Greening the Gap Charrette**  
Cincinnati, OH  
August 4<sup>th</sup>, 2007

**Charrette Agenda**

- 7:00 Sign-in and breakfast
- 8:00 Introductions, instructions for the day - Paul Muller, AIA
- 8:15 Cincinnati Mayor Mark Mallory
- 8:30 Hamilton County Commissioner Todd Portune
- 8:45 Project site history, constraints, opportunities, connections - Paul Muller, AIA and Bob Richardson, AIA
- 9:00 Educational session on integrated design, sustainable strategies, project examples - John Boecker, FAIA
- Touchstones and core values exercise - John Boecker, FAIA
- 10:30 Break
- 10:45 Project Program discussion regarding potential functions/uses – John Boecker, FAIA
- 11:15 Small group work session 1: Initial design concepts and strategies
- 11:45 ABC winners presentation (projects on display throughout the day)
- 12:00 Lunch – working lunch at break out tables
- 1:00 Presentation of conceptual design ideas from small groups (10 min. each)
- 2:00 Group discussion of conceptual design ideas
- 2:30 Small group work session 2: more focused design concept solutions
- 3:15 Presentation of conceptual design solutions from small groups (10 min. each)
- 4:15 Group discussion of conceptual design solutions
- What to keep
  - What to avoid
- 5:00 Next Steps
- 5:15 Social and Adjourn

### Fort Washington Way Chronology

- 1788- mid 1950's- The City, including the streets and the buildings, extended all the way down to the river. Flooding, lack of insurance, railroads, and other pressures led to the demolition of some buildings south of Third Street.
- 1948 - The Third Street Distributor (Fort Washington Way) was planned in the 1948 Master Plan for Cincinnati.
- Early 1950's- Fort Washington Way planned to tie into I-75 & eventually I-71.
- 1956- Investigation into the possibility of decking over the highway as it was being planned and constructed.
- 1970- Riverfront Stadium completed with one skywalk connection mid block between Vine and Walnut Streets. A second skywalk was added between Main and Sycamore Streets in the early 1980's.
- 1981, 82- Cincinnati 2000 Plan called for a wide connection across Race Street to extend the retail, hotel, and housing core to the Central Riverfront.
- 1980's- early 1990's- Several Central Riverfront Plans were developed that showed various connections across Fort Washington Way, primarily at Race Street.
- 1995- Fort Washington Way Major Investment Study as part of the I-71 Corridor Study
- 1996- 2000- Joint City/County Central Riverfront Development Master Plan.
- 1999- ongoing- Riverfront Advisors Master Plan. (Port of Greater Cincinnati Development Authority).
- 1996-2000- Fort Washington Way Redesign and Implementation.
- 1997- ongoing- Cincinnati Parks Central Riverfront Park Master Plan.
  - 2000- Planning process and concepts for the Fort Washington Way Decks  
KZF Design/ George Hargreaves and Associates.
  - 2003- ongoing- Sasaki Associates Park Plan.
- 2001- Economic and Urban Design Study for the Decks: KZF Design; Economic Research Associates (ERA); Chan Krieger Associates.
- 2001-02-Decks- Engineering Study by Parsons Brinckerhoff.
- 2001-02- Piles installed for the eventual Fort Washington Way deck construction.  
(2 million – private contributions; 8 million – public.)
- 2003-ongoing- 3CDC, Port Authority, City, County- Revisions to Plan.
- 2005- ongoing- Joint Central Riverfront Committee (Banks Working Group): Preferred Developer: Carter, Dawson, Atlanta.
- August 2007- Preferred Developer Agreement for the Riverfront.
- August 4, 2007- AIA 150<sup>th</sup> Anniversary Charette- Fort Washington Way Deck Covers

## Small Group Work Session Instructions

### **Work Session – Round 1:**

Your task in this session is to create a conceptual site plan sketch depicting initial design ideas and strategies. Use the provided tracing paper as an overlay over the site plan to produce this sketch.

It will work best if someone from the group is selected to serve as the primary person “wielding the pens and markers” to draw the group’s solution(s), but everyone should be encouraged to pick up a marker and draw.

Usually this exercise will be comprised of a series of “overlay” sketches produced by members of the small group, culminating in a single consolidated sketch for presentation to the large group. Also, feel free to produce conceptual site sections.

Begin by addressing the Touchstones and potential program/use elements proposed in the prior large group sessions to establish an overall design idea, prior to resolving individual design components or details. In other words, strive initially to discover a set of overall cogent design concepts.

Issues to consider:

Site connections

Flows both into the site and out of the site: these can be thought of as “site forces” such as solar orientation, prevailing winds, pedestrian and/or vehicular circulation, stormwater, views, etc.

Contextual remedies

Functional and program components

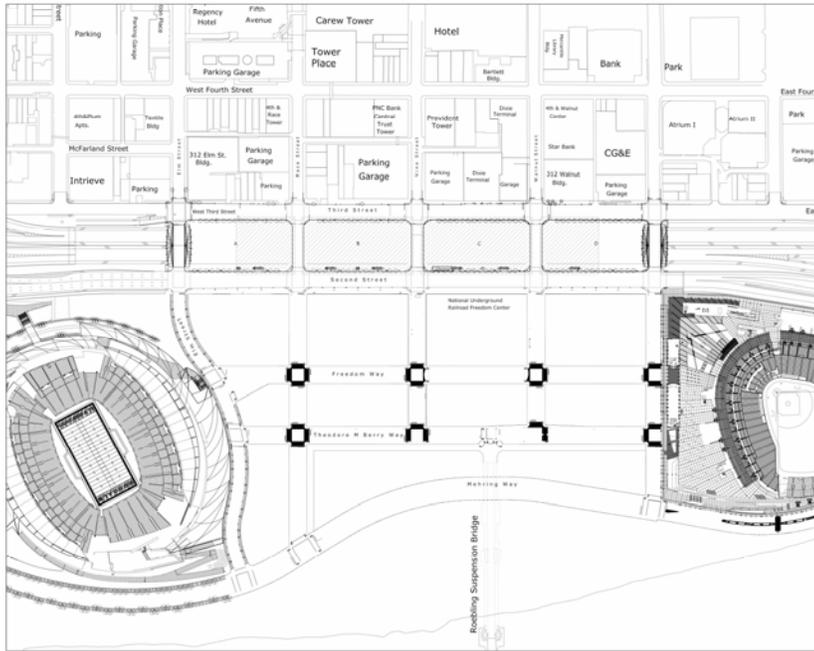
Image

Select a spokesperson to present your group’s ideas and strategies to the larger group.

### **Work Session – Round 2:**

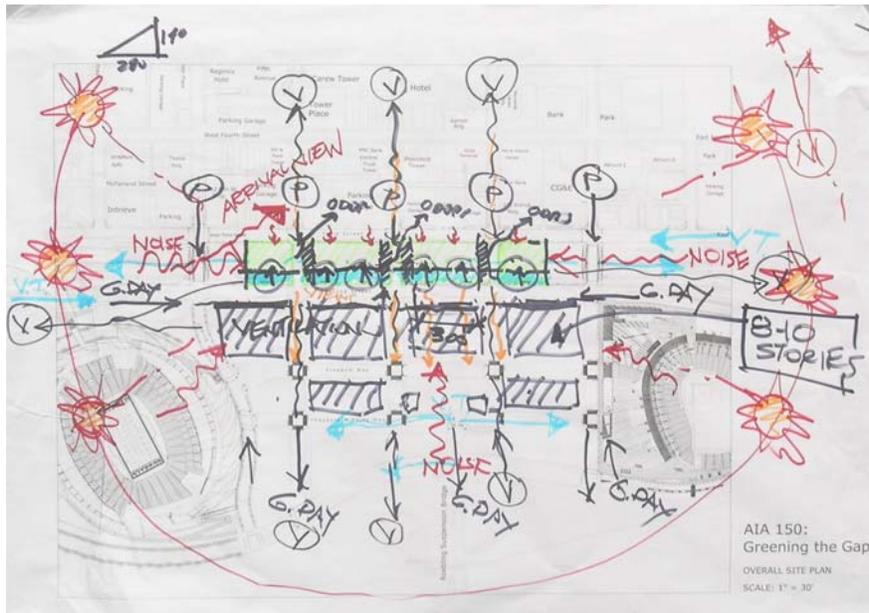
Your task in this session again is to create a conceptual large scale site plan sketch. It should incorporate and develop the best ideas that emerged from the Round 1 presentations and large group discussion.

The outcome of this session again should be a single consolidated sketch for presentation to the large group. This site plan sketch should clearly depict the overarching design idea (or “partie”) and identify all key strategies, solutions, and proposed program elements.



AIA 150:  
Greening the Gap  
OVERALL SITE PLAN  
SCALE: 1" = 30'

**Charrette Site Plan Base Drawing**



AIA 150:  
Greening the Gap  
OVERALL SITE PLAN  
SCALE: 1" = 30'

**Charrette Site Analysis Drawing**

### List of Registered Participants and Organizations

<b>Last Name</b>	<b>First</b>	<b>Designation</b>
Ardehali	Afsaneh	
Benken	Clete	
Bennett	Gordie	
Binford	Dan	
Boecker	John	FAIA
Boy	Serpil	
Bright	Chantel	
Burrill	Michael	RA
Cameron	Ross	
Coffman	Brian	
Corn	Andy	AIA
Corral	Randal	
Curtis	Kim	
Daugherty	Pat	
Daugherty	Bob	
Davis	Christopher	
Dellinger	Denny	
Druffel	Brandon	
Dyehouse	Tina	
Edwards	Chad	
Edwards	Tonia	AIA
Rach	Samantha	
Farbstein	Iris	
Georgescu	Cristiana	AIA
Gilliam	Marcheta	
Groszer	Bob	
Groszer	Mollie	
Hawse	Brad	
Hesse	Shawn	
Hunter	Isabel	
Jacquez	Beverly	
Jakucyk	Jeffrey	
Jaiswal	Tarun	
James	Monique	
Kamine	Alison	
Karadeniz	Duygu	
Kennedy	Tom	
Kerdolff	Barb	
Klepter	Tim	
Kinney	Marcie	AIA
Knoeringer	Shirley	
Liming	Lyn	
Mallory	Mark	Mayor
Martin	Mel	
Matemu	Estella	
Mauch	Mike	AIA
Miller	Richard	
Minter	Cindy	

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Molak	Vlasta	Dr.
Moran	Chris	
Muller	Paul	AIA
Myers	Dave	
Nienaber	Robert	AIA
Orth	Fred	
Patek	Christopher	AIA
Phillips	Greg	
Portune	Todd	
Pride-Wells	Michael	AIA
Qualls	Roxanne	
Rademacher	John	AIA
Rademacher	Olivia	
Rademacher	Andrew	
Richardson	Bob	AIA
Robinson	Helaine	
Schaub	Andrew	AIA
Schmidt	John	
Seidel	Peter	
Senhauser	John	FAIA
Shiller	Ginnell	
Shirley	Paul	Assoc. AIA
Schnorr	Teresa	
Stout	Joel	AIA
Tsevat	David	
Twitty	Amber	
Von Dienes	Zoltan	
Waddell	Joseph	
Walker	Shawn	
Warner, III	James	AIA
Wirth	Donna	
Zaretsky	Michael	
Wren	Cindia	AIA

**ABC List**

Auer	Mary Glen
Edwards	Briana
Edwards	Jesse
Edwards	Michelle
Heidenreich	Thomas
Heidenreich	Mr.
Heidenreich	Mrs.
Wean	Clarice
Wean	Mr. & Mrs.
McGraw	Tyler
McGraw	Mrs.
Spangler	Matt
Speth	Joe
Speth	Mrs.
Stamper	Caitlin
Stamper	Mrs.

### **Greening the Day - Making the Event as Green as Possible**

- All communications, flyers, RSVP's, and registration were done by electronic means, which saved paper.
- There were minimal poster-size prints with cycling PowerPoint presentation of historical photos.
- Paper handouts were double sided and printed on recycled paper.
- Parking tickets were printed on reused paper.
- China, glass and silverware were used rather than throw away paper and plastic utensils. No tablecloths.
- Trash was minimized with buffet style serving, bulk condiments, and pour pitchers.
- Food was as organic and local as possible.
- Containers were placed throughout the space for aluminum, plastic, and paper recycling.
- Leftover food was taken to a local food bank.
- All drawing supplies were recycled and given to the AIA Architecture by Children committee.