

# Mandrake to the Lake!

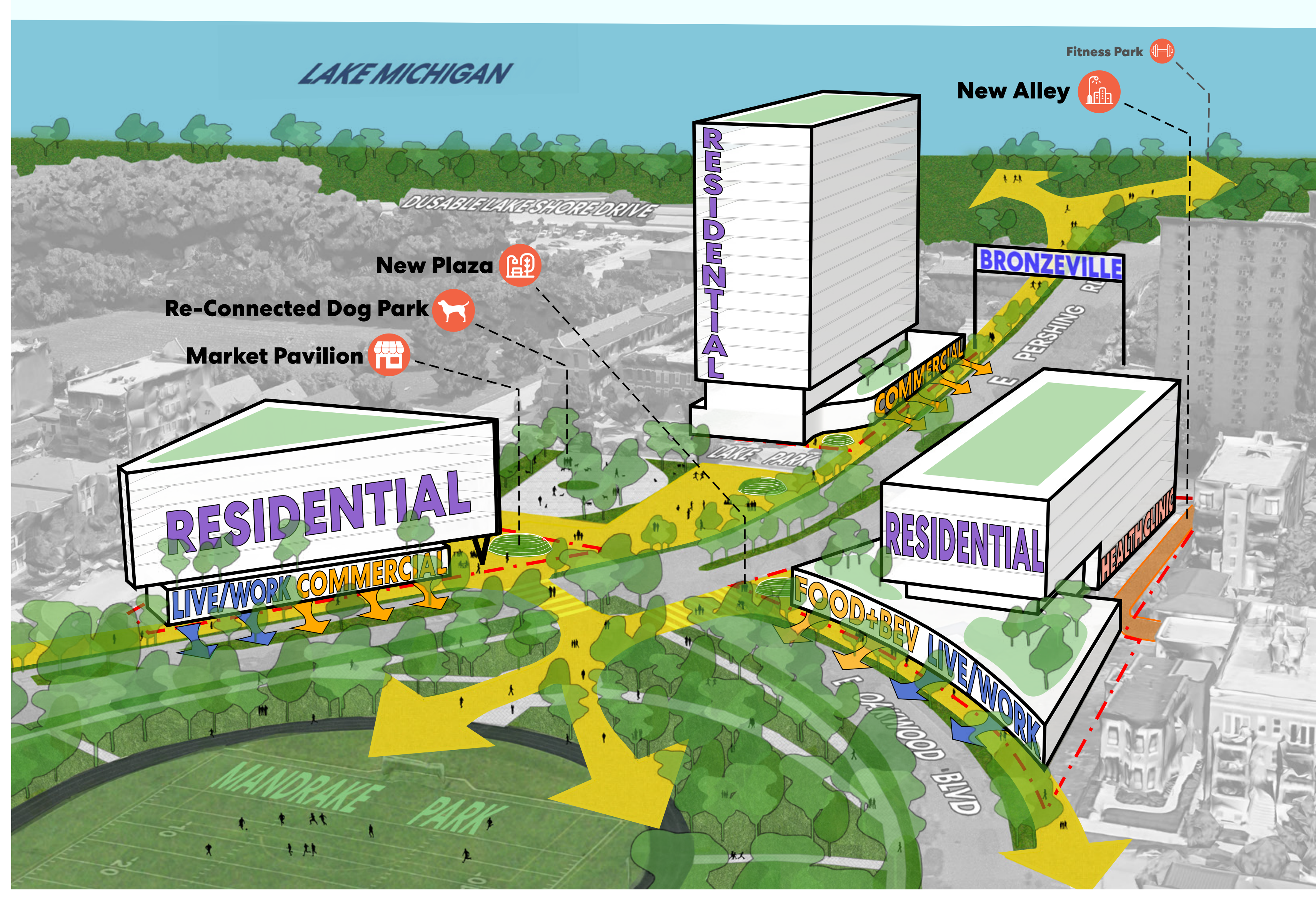
## A Visionary Public Realm

Successful neighborhood development formation builds on the strength of the people who are already there. It collates the **history** of the area, accounts for the incredible **local spirit**, and speaks directly to the people with bold community focused design – **that actually helps folks in a tangible way.**

**We think Mandrake Park and the lakefront are the community's strongest natural assets – and we plan to boldly link them to the neighborhood.**



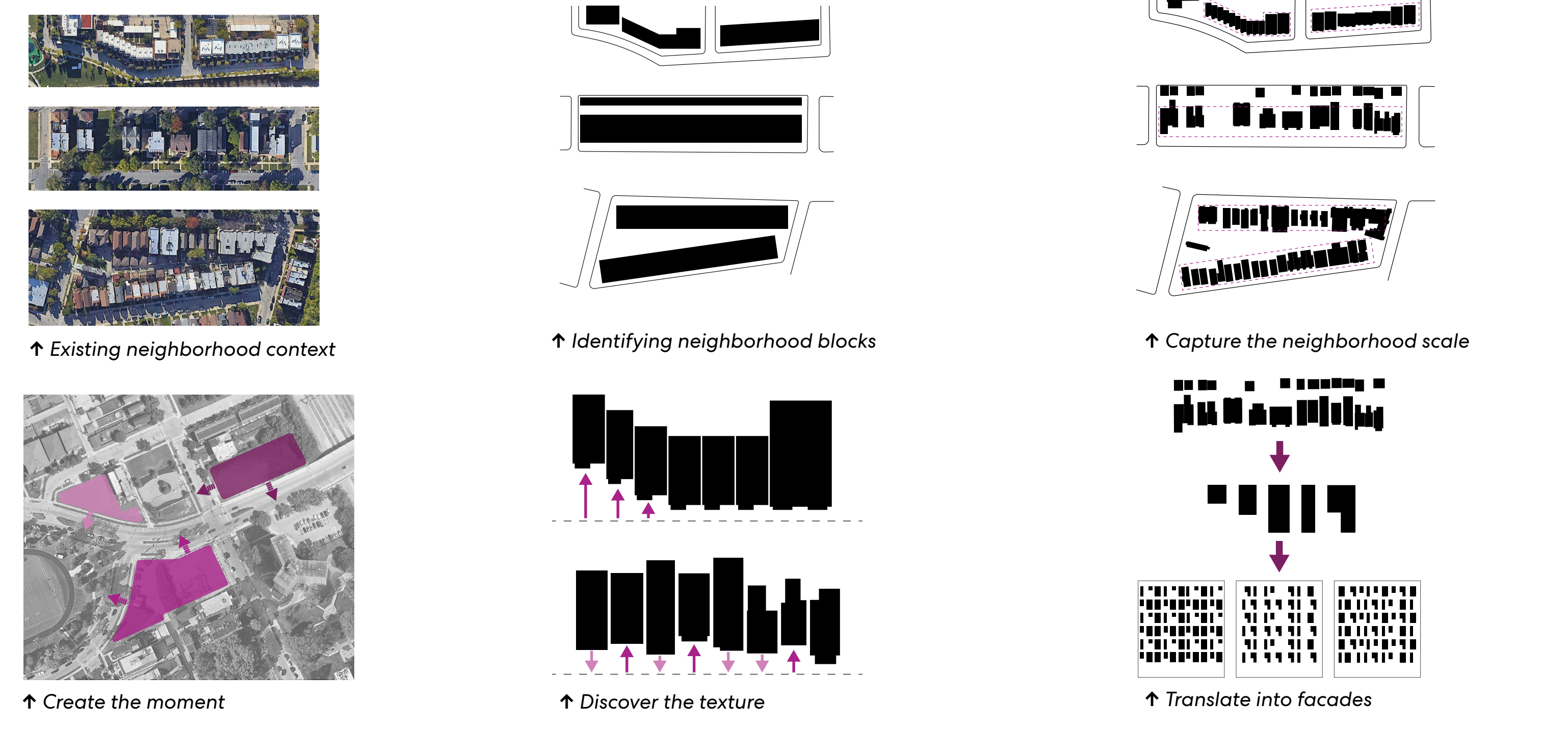
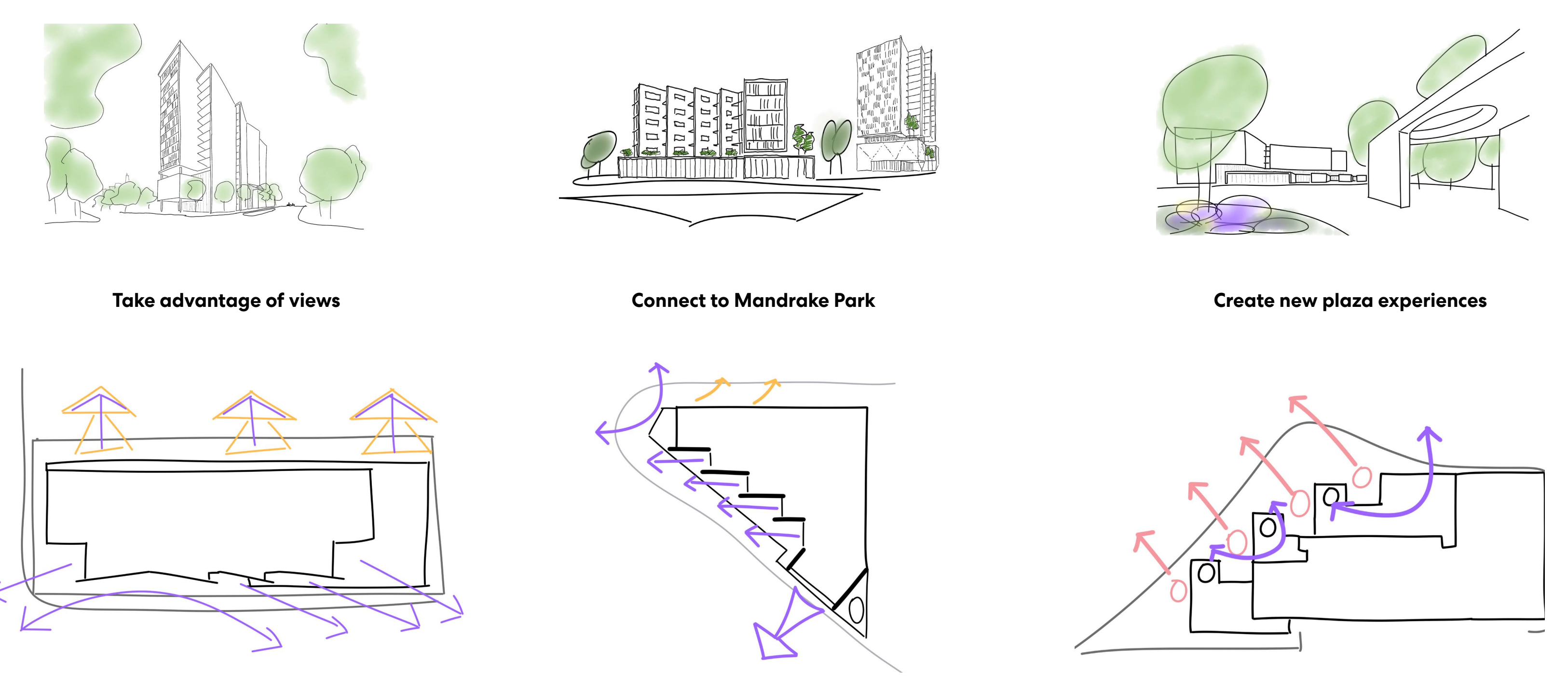
## Connections and Context



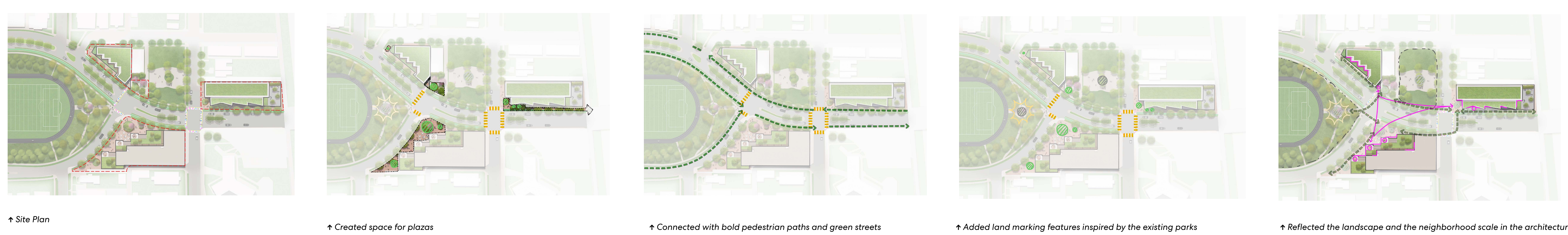
### History of Urbanism in Oakland / Bronzeville

Exploring social determinants and their community impact within the study area

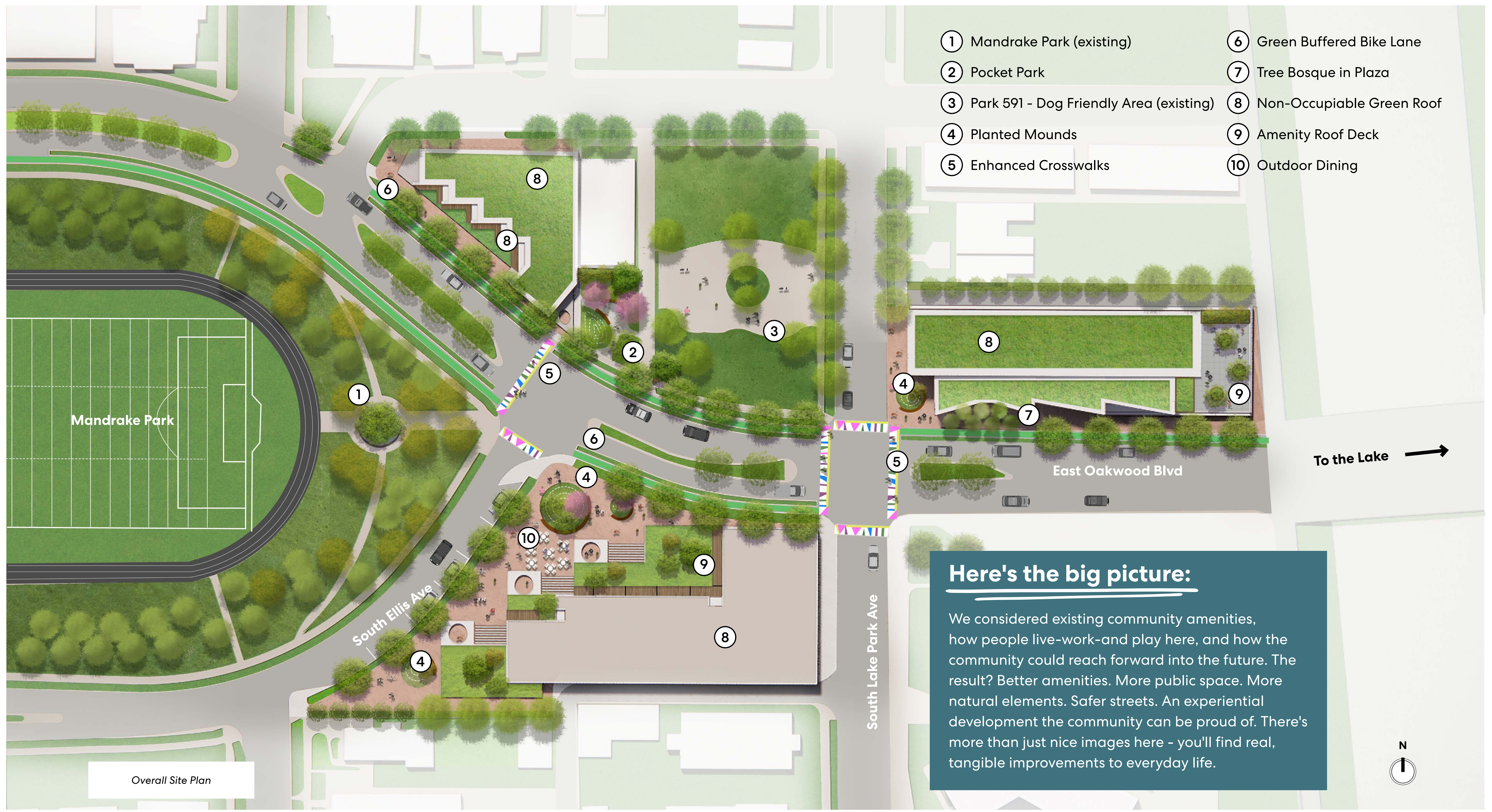
Urbanization	Urban Renewal	New Urbanism
<p><b>1933</b> The Duke Ellington Band performs at the Fourth Street Biltmore Theatre in Bronzeville.</p>	<p><b>1937</b> Cottage Grove Avenue featured a commercial strip with a diagonal line running along it. The Walgreens on the corner is visible. Landmark to the company's first store, which opened just south of this location in 1933.</p>	<p><b>2000</b> The 2000 HPRM VI Reevaluation plan for the Mackin Park, I-88, Wells, and Clarence Carver Homes public housing site covered 64 acres, aimed to create 3,000 mixed-income housing units.</p>
<p><b>1903</b> The Lead Workers Abolition Society Center (St. Paul Church) opens at the corner of Oakwood Blvd and Langley Ave.</p>	<p><b>1942</b> The I. B. Wells Homes were public housing projects consisting of rowhouses, mid-rises, and high-rises for low-income African American residents built on former Alabro Square.</p>	<p><b>2011</b> Some of the I. B. Wells rowhouses is slated for demolition following decades of abandonment.</p>
<p><b>1938</b> Alabro Square was a bustling and busy neighborhood in Bronzeville located at 37th Street and E. 11th St.</p>	<p><b>1978</b> The I. B. Wells Homes seen from the corner of Oakwood and Cottage Grove.</p>	<p><b>2022</b> Photo courtesy of what once stood on former Alabro Square now vacant land. Courtesy of Segregation by Design.</p>
<p><b>2016</b> Once a bustling commercial strip with a Shreveport Line, Cottage Grove Avenue is now largely vacant of retail or activity.</p>	<p><b>2021</b> The small Bud Billiken Parade returns to Bronzeville for its 90th running following its 100-year absence due to the COVID-19 pandemic.</p>	



# Amplifying Connections



↑ Site Plan      ↑ Created space for plazas      ↑ Connected with bold pedestrian paths and green streets      ↑ Added land marking features inspired by the existing parks      ↑ Reflected the landscape and the neighborhood scale in the architecture



- ① Mandrake Park (existing)
- ② Pocket Park
- ③ Park 591 - Dog Friendly Area (existing)
- ④ Planted Mounds
- ⑤ Enhanced Crosswalks
- ⑥ Green Buffered Bike Lane
- ⑦ Tree Bosque in Plaza
- ⑧ Non-Occupiable Green Roof
- ⑨ Amenity Roof Deck
- ⑩ Outdoor Dining

**Here's the big picture:**  
 We considered existing community amenities, how people live-work-and play here, and how the community could reach forward into the future. The result? Better amenities. More public space. More natural elements. Safer streets. An experiential development the community can be proud of. There's more than just nice images here - you'll find real, tangible improvements to everyday life.



# People-Centric Architecture

