The Rolling Greens Community

Planning for a Community with Ecological and Social Value

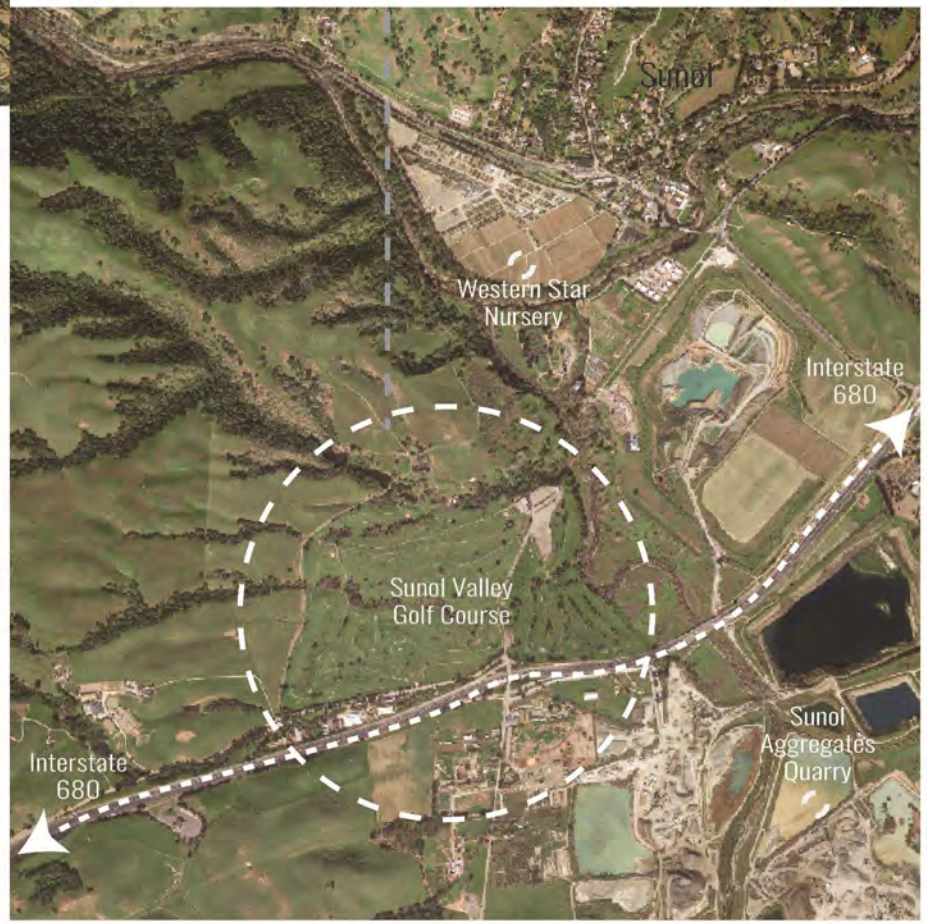
What is a feasible alternative use for permanently closed golf courses?

Why Permanently Closed Golf Courses?

Golf Course Closure Statistics

- According to the National Golf Foundation in 2019 the closures of golf courses peaked at 280 golf course.
- Although the number of courses closing has decreased substantially the county is still seeing around 100-150 courses closing the last 3 years.
- With inflation the cost of maintaining a golf course year-round in California is around 1.5 Million Dollars.
- Shift in interest from the younger demographics are causing a lack of attendance to courses.

Sunol Valley Golf Course

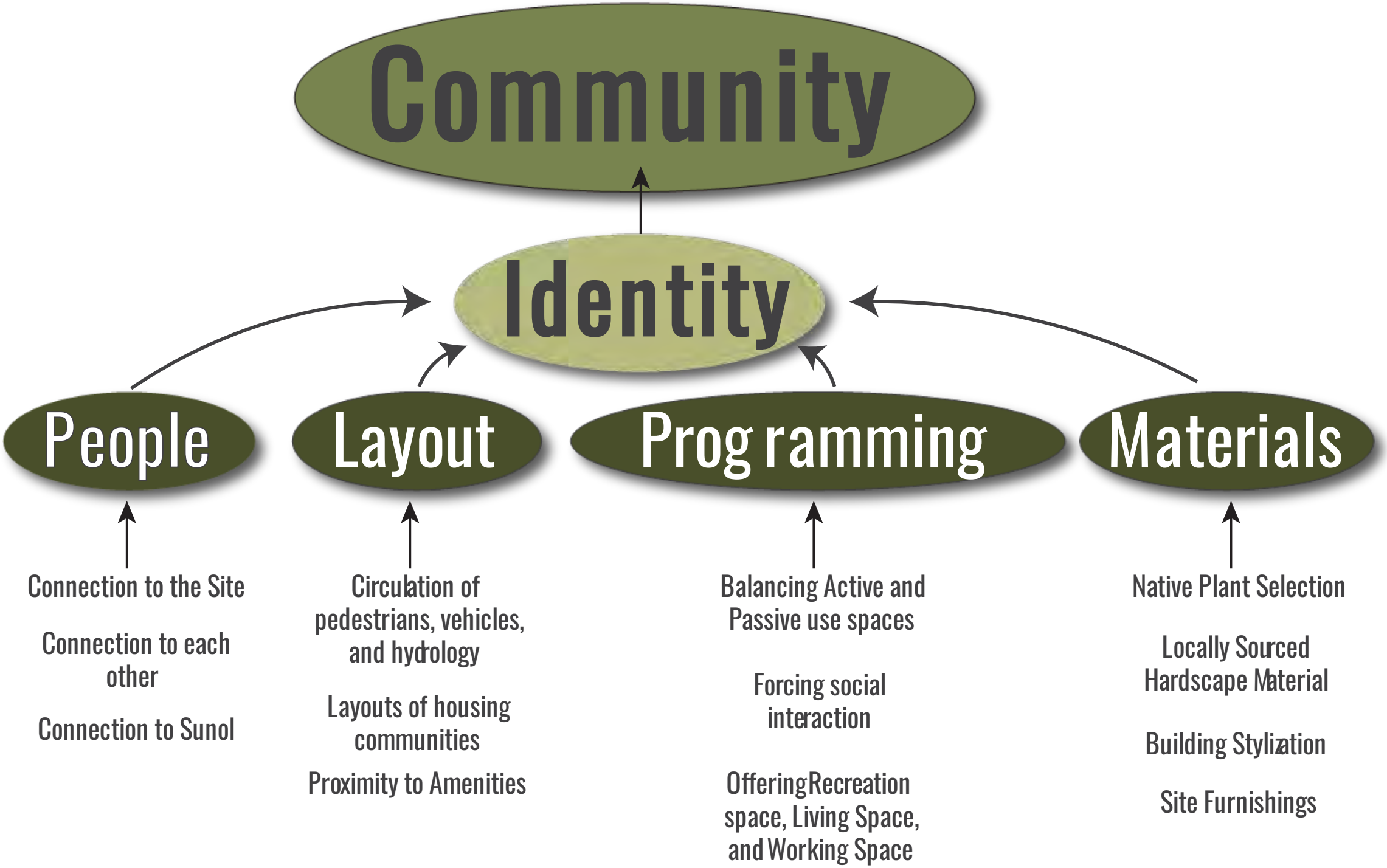


- Site Location: Mission Road, Sunol,
- Alameda County, California
- Site Size: 190 Acres
- Climate: Sunol has a Mediterranean like climate with warm to hot, dry summers and cool, wet winters.
- Surrounding Context: Sunol Aggregate Quarry,
- Sunol population: 835 People

(Alameda County has a total population of 1,628,997... 9.4%of which fall into the counties poverty rate.)

What goes in the golf course?

Through looking at the needs for the community, county, and the nation this solution looks to create a new community that offers mixed income housing and opportunities to help connect those people.


Community
Identity
People
Layout
Programming
Materials
Connection to the Site
Connection to each other
Connection to Sunol
Circulation of pedestrians, vehicles, and hydrology
Layouts of housing communities
Proximity to Amenities
Balancing Active and Passive use spaces
Forcing social interaction
Offering Recreation space, Living Space, and Working Space
Native Plant Selection
Locally Sourced Hardscape Material
Building Stylization
Site Furnishings

Community Planning and Design Goals

- Social Connectivity

- Creating an environment for the new community members and the existing community members to truly connect with one and other and become one whole.

- A focus of that being those who may have had a past of struggling with affordable housing and encouraging them to find support through community connections.

- Sustaining Ecological Systems

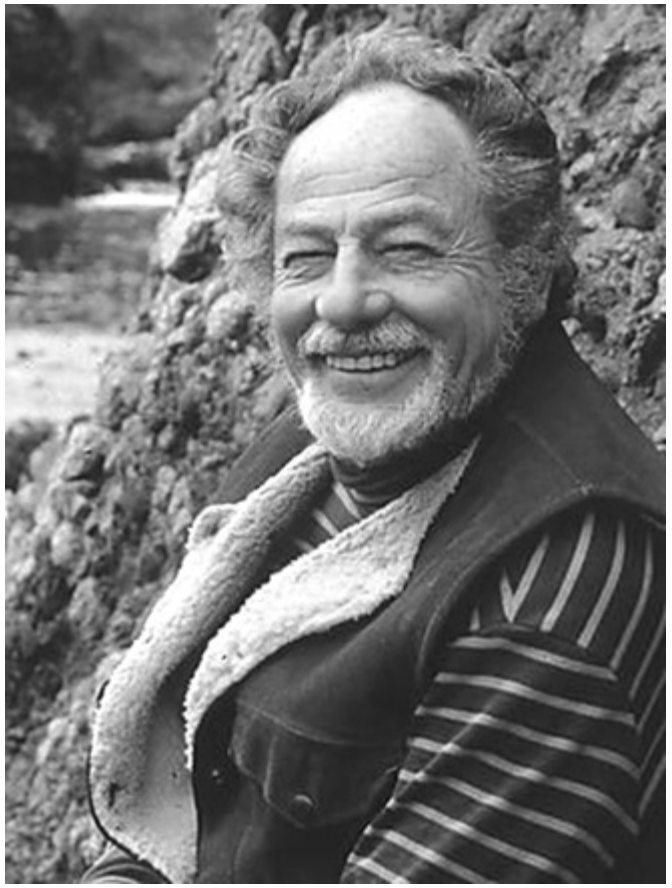
- Through the existing golf course there are a system of ecological factors that play into the design with those being.
    - Topography
    - Hydrology
    - Controlled Drainage
    - Existing Vegetation

- Utilizing Existing Golf Course Architecture

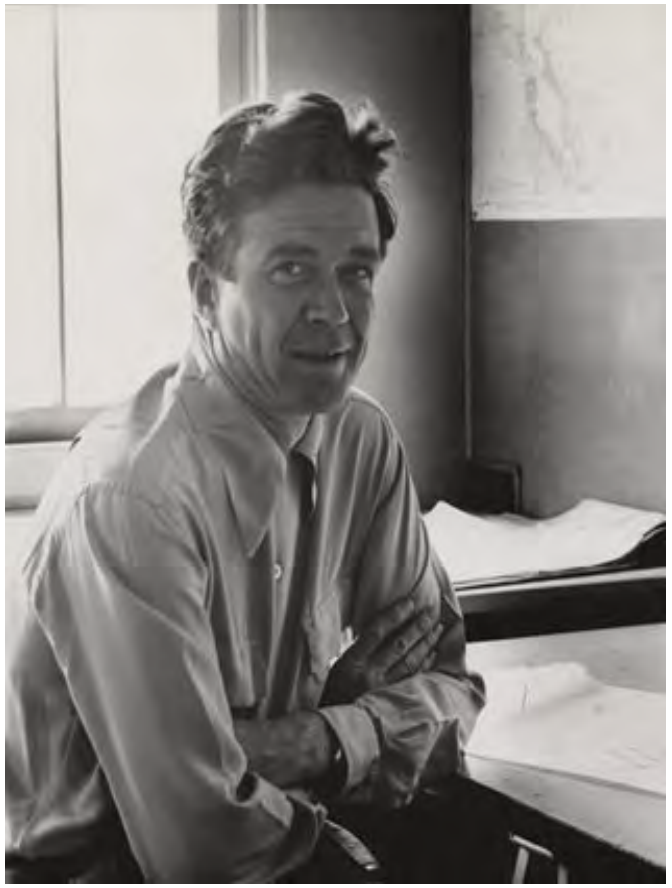
- Keeping the idea and the forms of the golf course around because the golf course provides a source of exercise and an opportunity for socialization in a community and brings a pedestrian flow of traffic through the site.

- These goals all lead to the design components that break down into a requirement for offering the specific Green-Space Typologies and Housing Typologies that are included in the overall Master Plan.

Landscape Architects that inspired the design



Lawrence Halprin

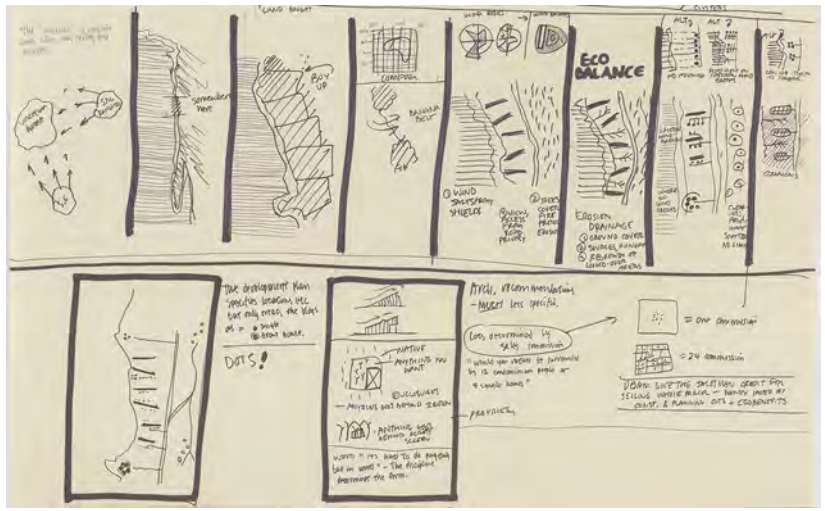


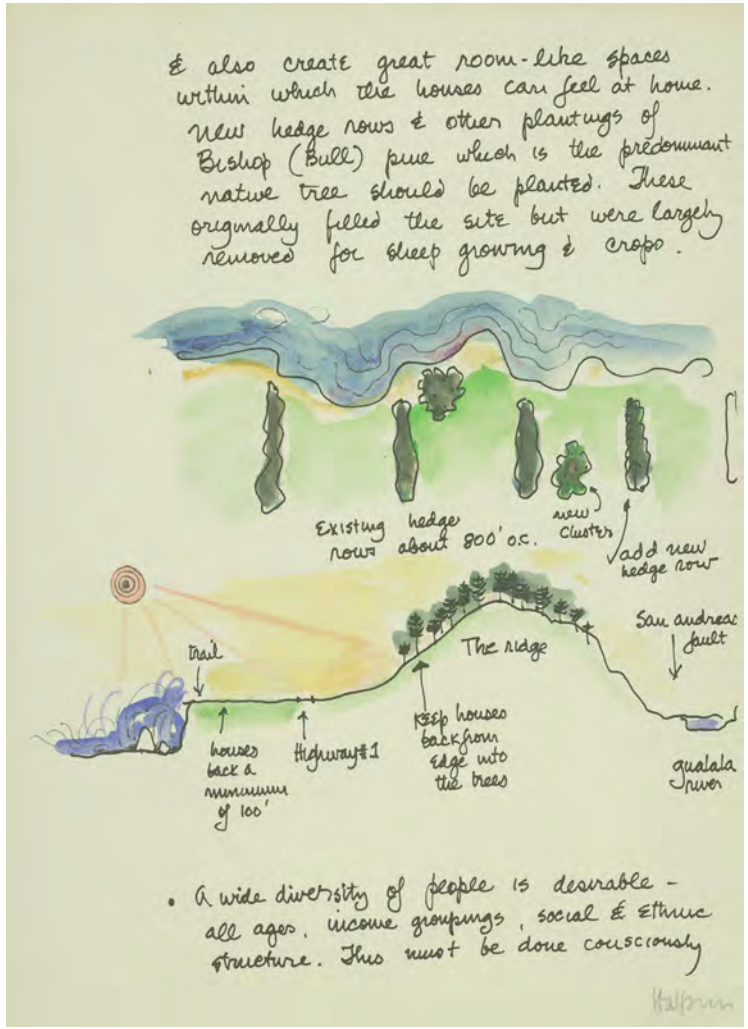
Garrett Eckbo

Lawrence Halprin’s Ideologies

- In depth site analysis for the pre-design stage.
- Working with the existing site in development.
- Creating a social community.

Sea Ranch Analysis

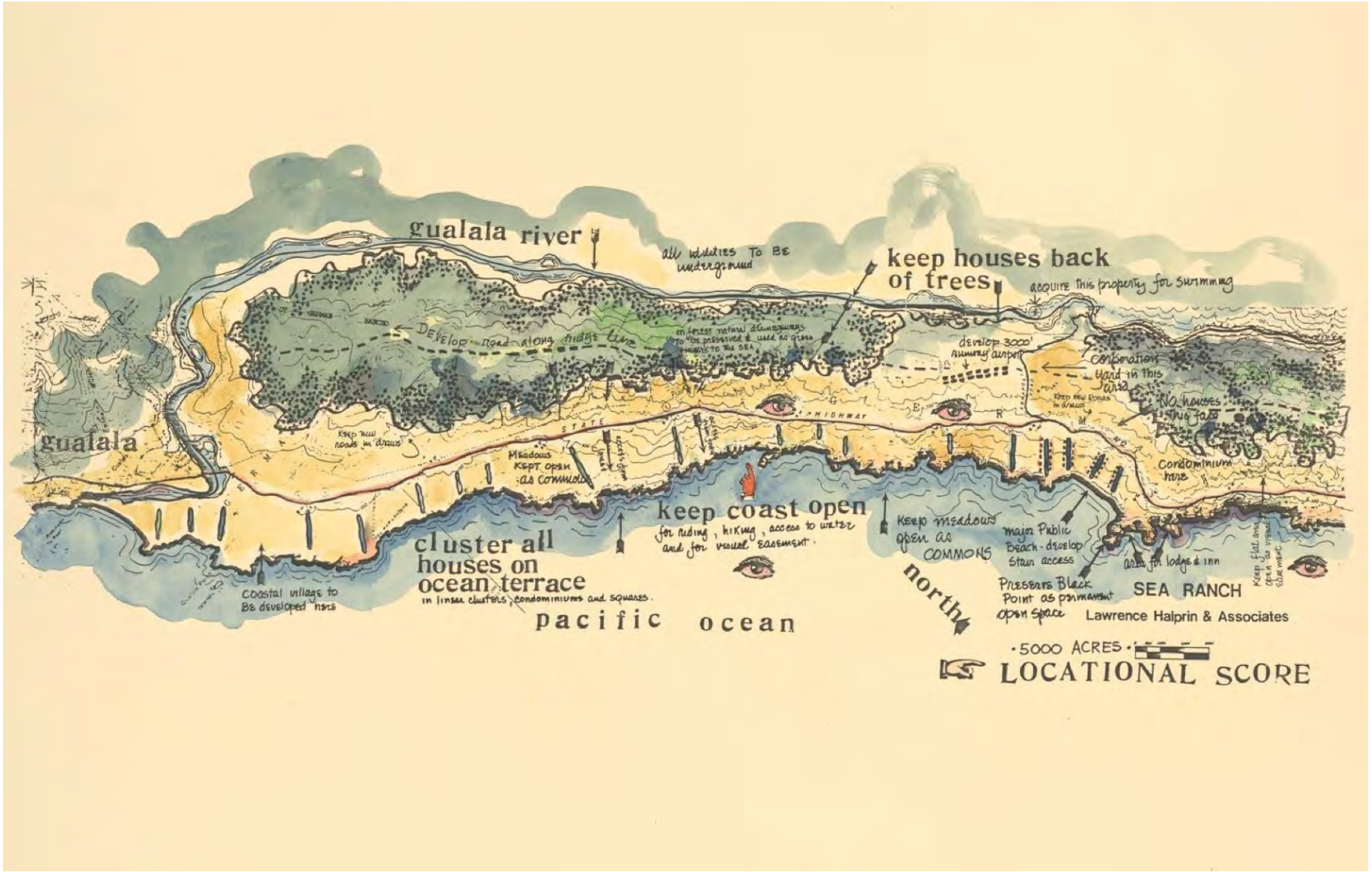




SEA RANCH PRINCIPLES

YES	NO
Nature predominates (rural matrix)	Vest pocket nature (as at Carmel or Bodega)
Rural	Suburbia
Community	Individual houses
Aesthetics (major overall concern for art, architecture, graphics, signs)	Aesthetics (up for grabs)
Design control (AIA etc. awards over the years)	No control (see the butcher of highway 1)
Diversity People income profession interests	Uniformity
Non-elitist	Elitist (Pebble Beach/Carmel)
Modesty of house size	Enormous houses
Reforestation	Individual planting
Maintain unique character (North coast)	Relinquish character (any other "2nd home community)
Native trees	Exotics
Preserve access (to coastline and views)	Relinquish access (Malibu type)
Common facilities trails recreation vigorous association playgrounds vegetable gardens activities	Individuals only
Simplicity	Flamboyance

Working with the existing site in development



"We are dealing with a living, changing, natural system. And we want to make our buildings and the spaces around them as much a part of that system as possible."

"We should not make a community on this land; we should make a community of this land."

"We are not coming in and stamping out the land. We are trying to take the character of the land and fit into it."

Utilizing the existing nature to set boundaries

"We should work within the patterns and structures of nature, not try to impose our own patterns."

Creating a social community

"We wanted to create a community where people could interact with each other and with the environment.“

"We wanted to create spaces that were both functional and aesthetically pleasing, spaces that would inspire people to come together and engage with each other.“

"Our design goal was to create a series of linked social spaces that would facilitate social interaction among residents."

Garrett Eckbo's Ideologies of social neighborhood design

- Introducing landscape with hierarchy of scale and experience.
- Making landscape accessible and inclusive to everyone.
- Making a priority to create a landscape that is sustainable and integrates the natural systems of the environment.

Scale of spaces

“Thus the relations between each private home and its neighborhood involve continuous choices between social and private living, sociability and privacy, community services and self-sufficient labor, what portions of life can best be handled individually and what portions can best be handled through some form of co-operation within the community .”

'The scale of a landscape can help to define the character and identity of a neighborhood or community and create a sense of place.“

'The scale of a neighborhood should be designed to encourage social interaction and community involvement, with spaces for people to gather and interact."

Inclusion of all

"public spaces should be accessible to everyone, regardless of age, sex, race, or economic status,“

"All people have the right to enjoy the benefits of a well-designed landscape, including access to nature, recreation, and community.“

"Inclusive landscape design recognizes and responds to the diverse needs and aspirations of all people."

"The design of a landscape should reflect and celebrate the diversity of the community it serves."

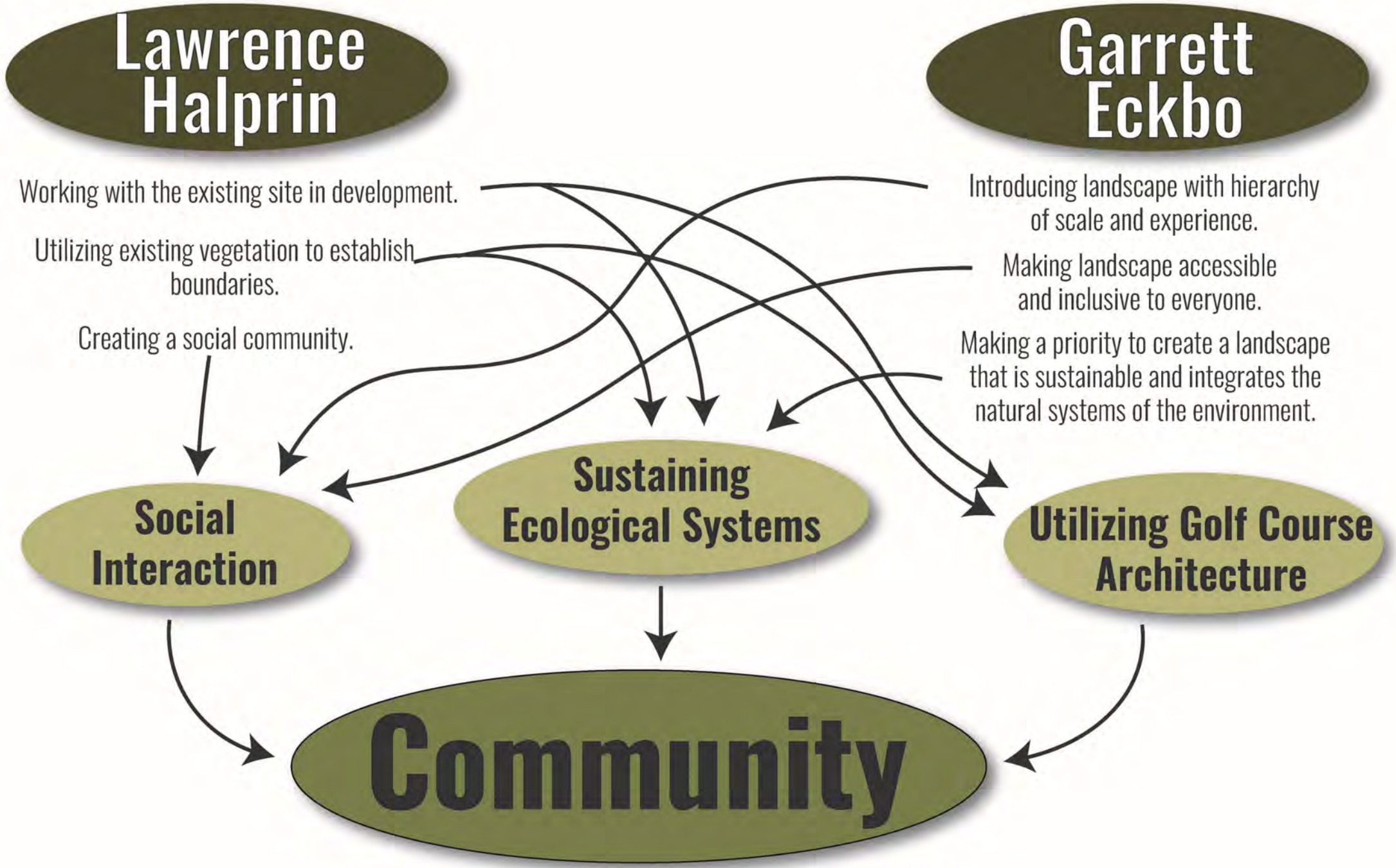
Targeting everyday interaction

"Everyday social interaction is essential for creating a sense of community and belonging in our neighborhoods and cities.“

"The design of a landscape should provide opportunities for both active and passive social interaction, depending on individual preferences and comfort levels.“

"Everyday social interaction is essential for creating a sense of community and belonging in our neighborhoods and cities.“

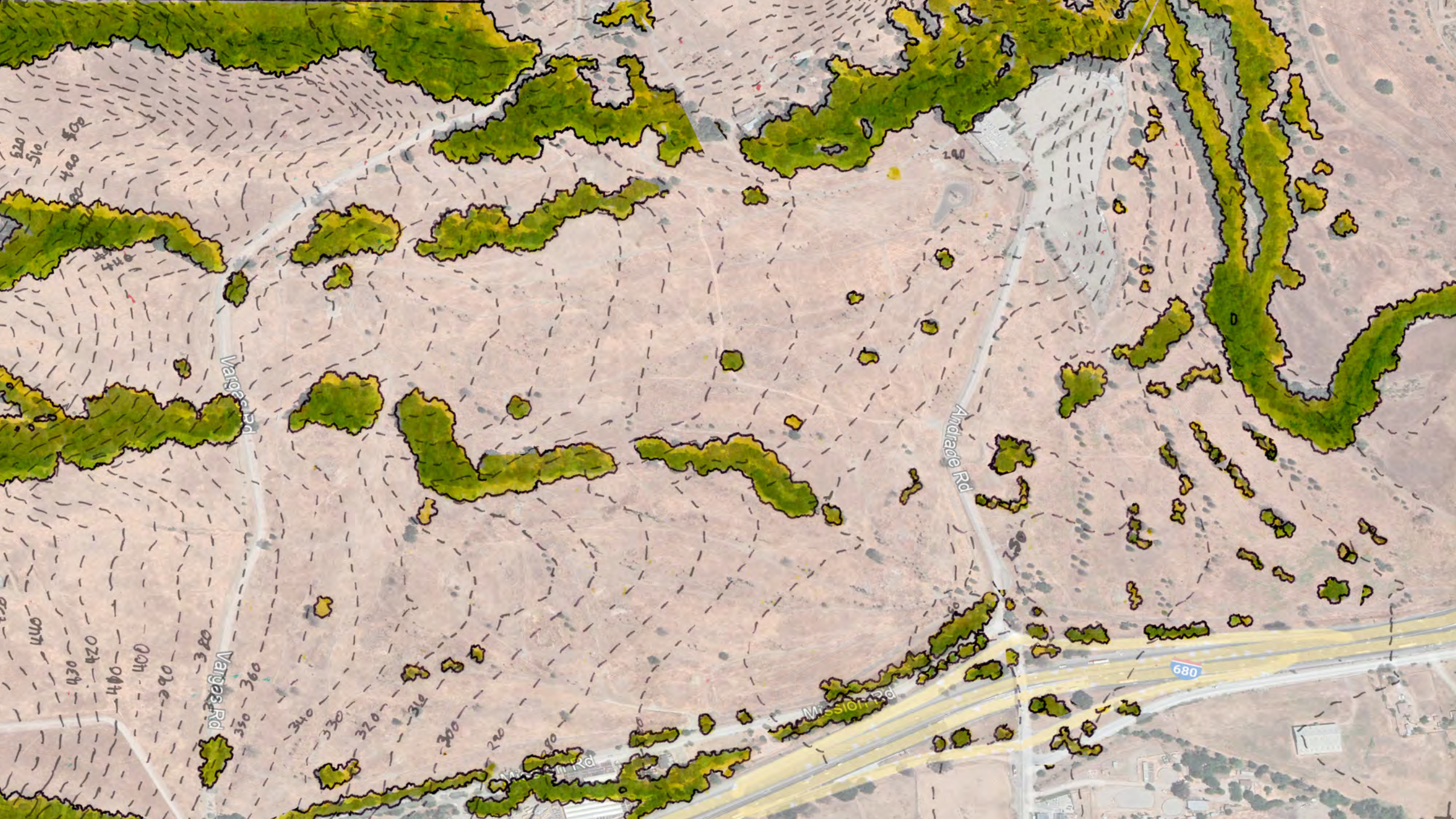
"The design of a landscape can encourage and facilitate social interaction, creating opportunities for people to connect and engage with each other on a daily basis."

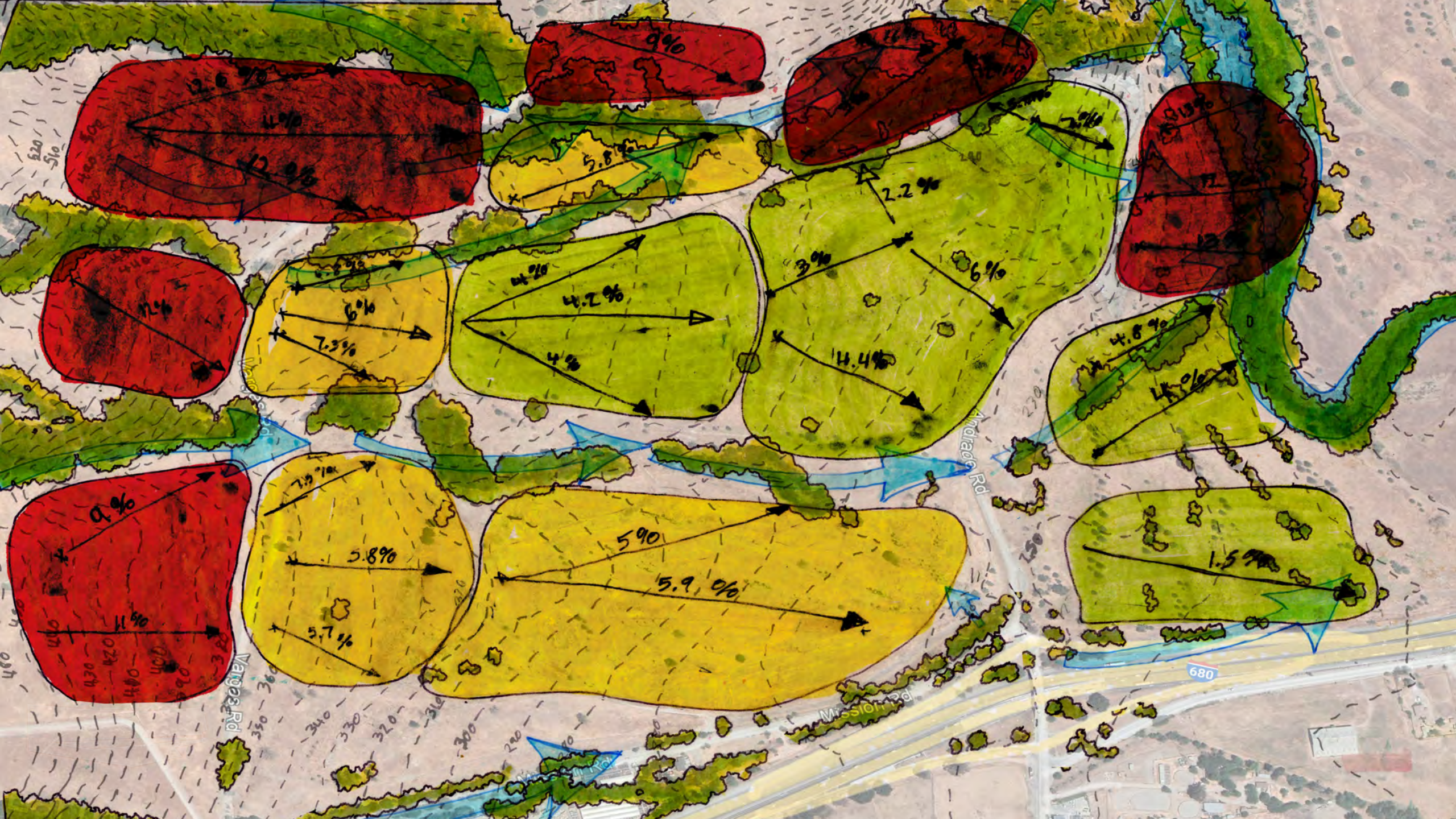

Lawrence Halprin
Garrett Eckbo
Working with the existing site in development.
Utilizing existing vegetation to establish boundaries.
Creating a social community.
Introducing landscape with hierarchy of scale and experience.
Making landscape accessible and inclusive to everyone.
Making a priority to create a landscape that is sustainable and integrates the natural systems of the environment.
Social Interaction
Sustaining Ecological Systems
Utilizing Golf Course Architecture
Community

Vargas Rd
Vargas Rd
Mission Rd
Mission Rd
Andrade Rd
680

9%
12.6%
4%
12.9%
5.8%
11%
6.8%
6%
7.3%
4%
4.2%
4%
2.2%
3%
6%
14.4%
13%
12%
13%
4.8%
4%
The spacial allocation / grading map solves spatial problems of initial design.
9%
11%
7.9%
5.8%
5.7%
5%
5.9%
1.5%
Vargas Rd
Andrade Rd
Mission Rd
Mission Rd
Analyzing the slope of each zone allows all to see where future elements should be placed to minimize where future grading would be needed.
In order to keep all ecological systems. grading of the site should be as minimal as possible.
Slope Zone Analysis
Average - 1-4% -
Average - 5-8% -
Average - 9+ -

Vargas Rd
Vargas Rd
Andrade Rd
Mission Rd
Mission Rd
680
Coyote Creek


Vargas Rd
Andrade Rd
Mission Rd
680



9%
5.8%
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11%
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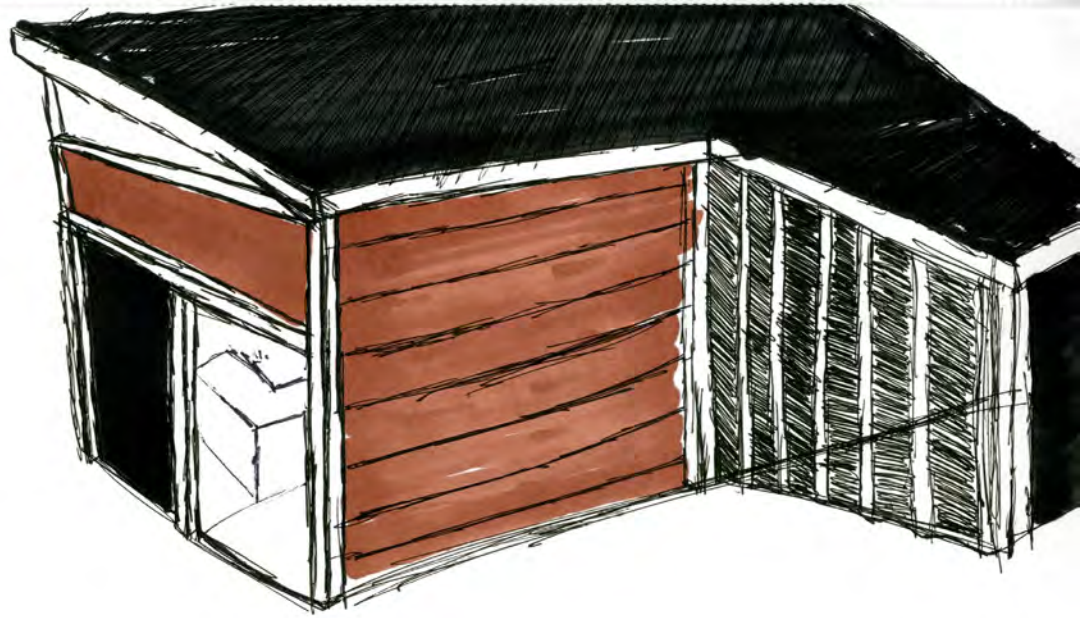
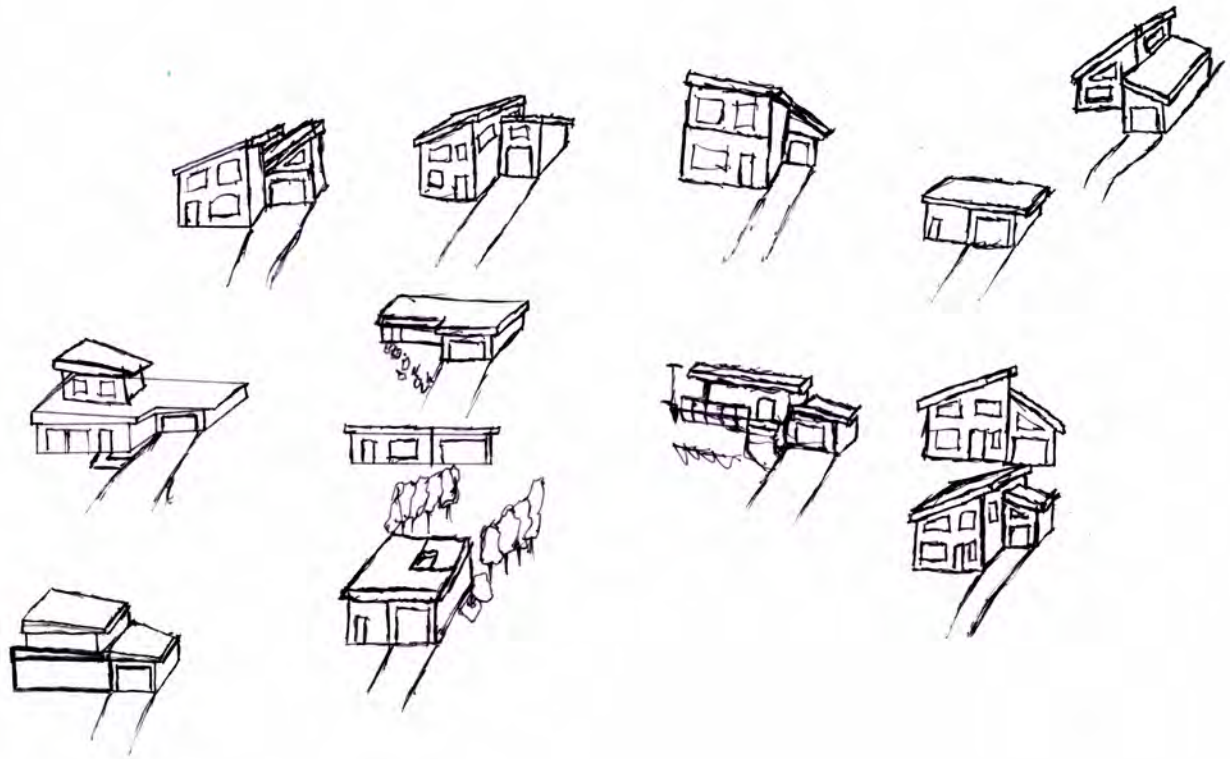
5%
5.9%
1.5%
Andrade Rd
Mission Rd
680

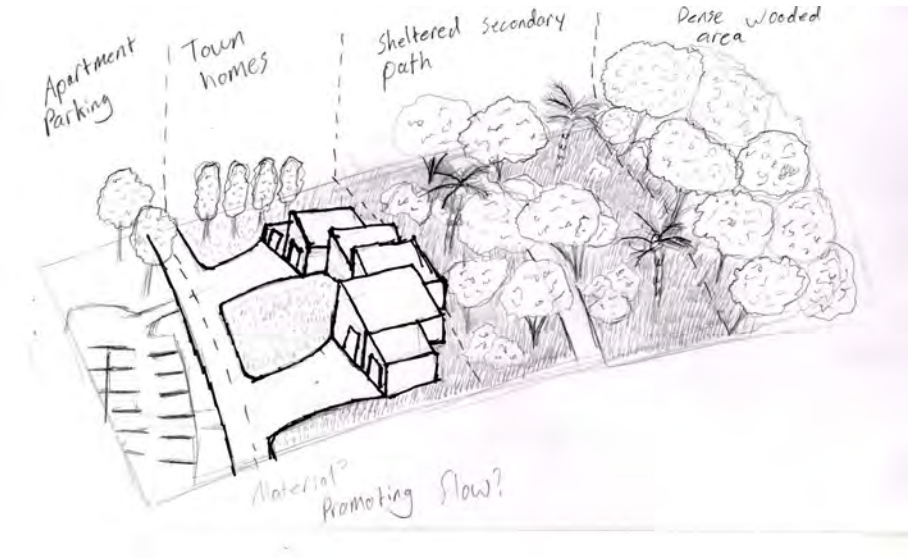
Creating Typologies

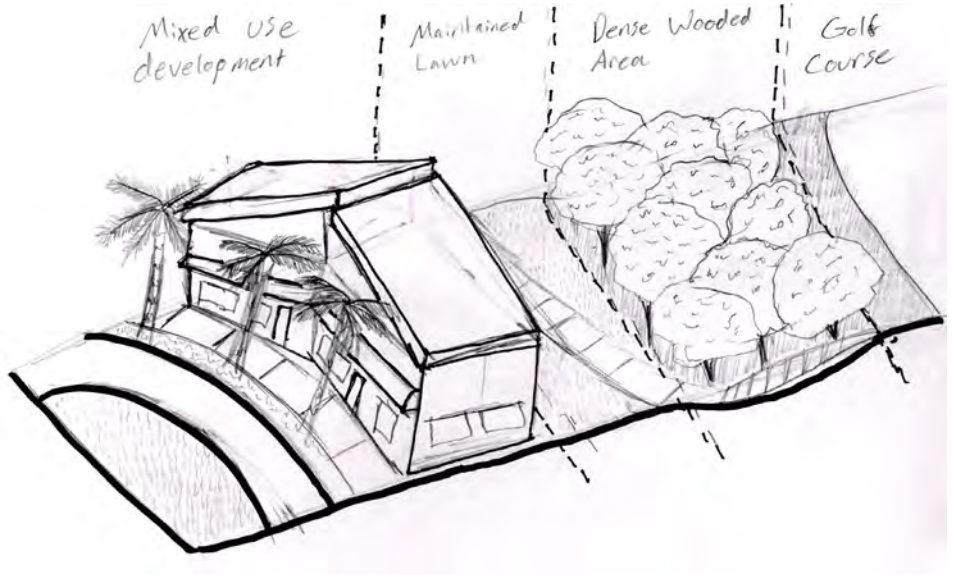
Creating Housing Typologies

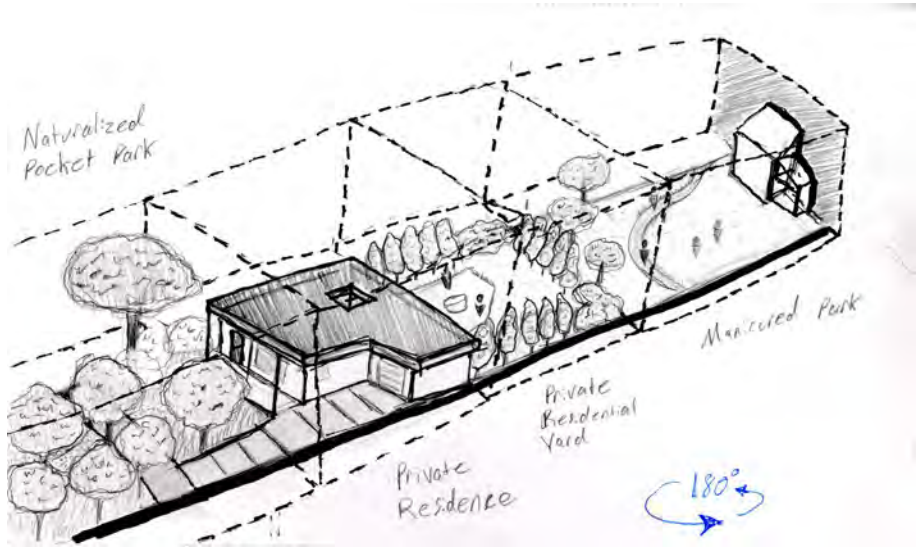


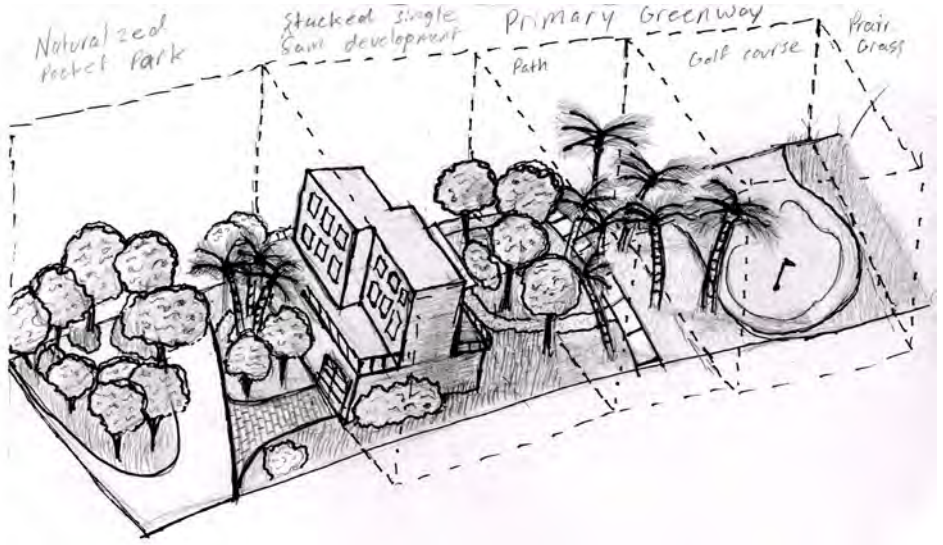


Creating Landscape Zone Typologies

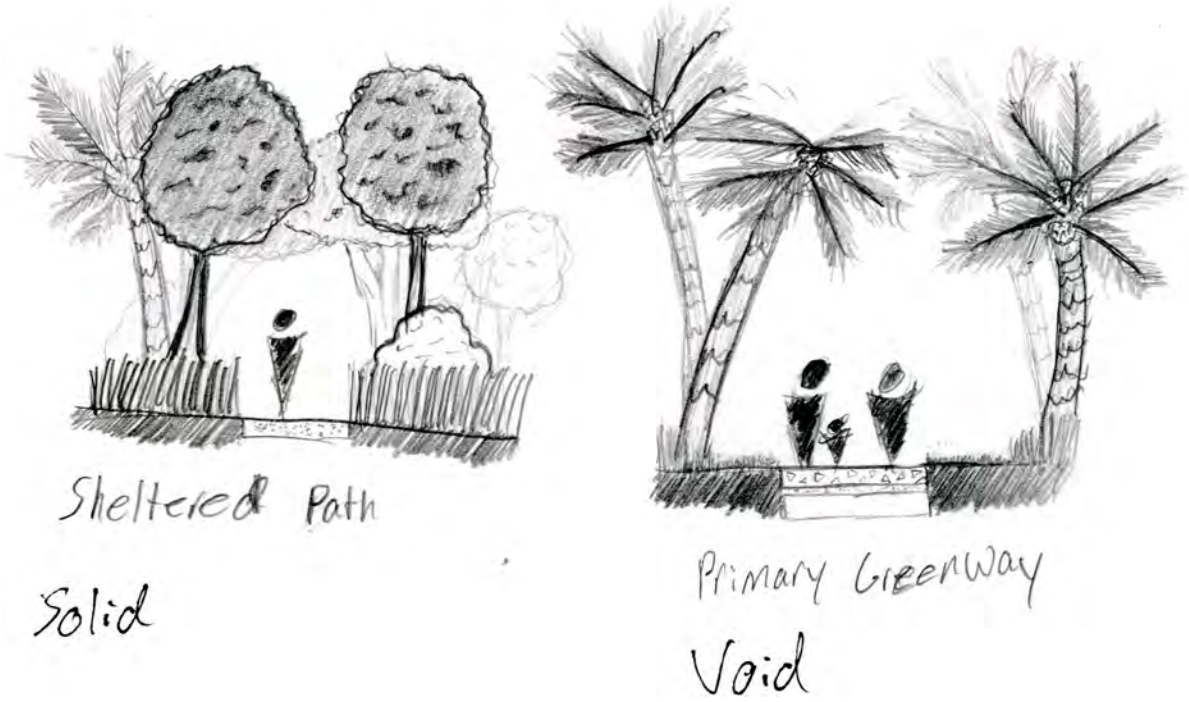








Concepting Path Typologies



Completing the community

Phase 1

Housing Status:	Single Family : 62 Town Homes : 4 Apartments : 4 Mixed Use : 3

Phase 2

Status:

Single Family : 55
Town Homes : 3
Apartments : 5
Mixed Use : 2

Phase 3

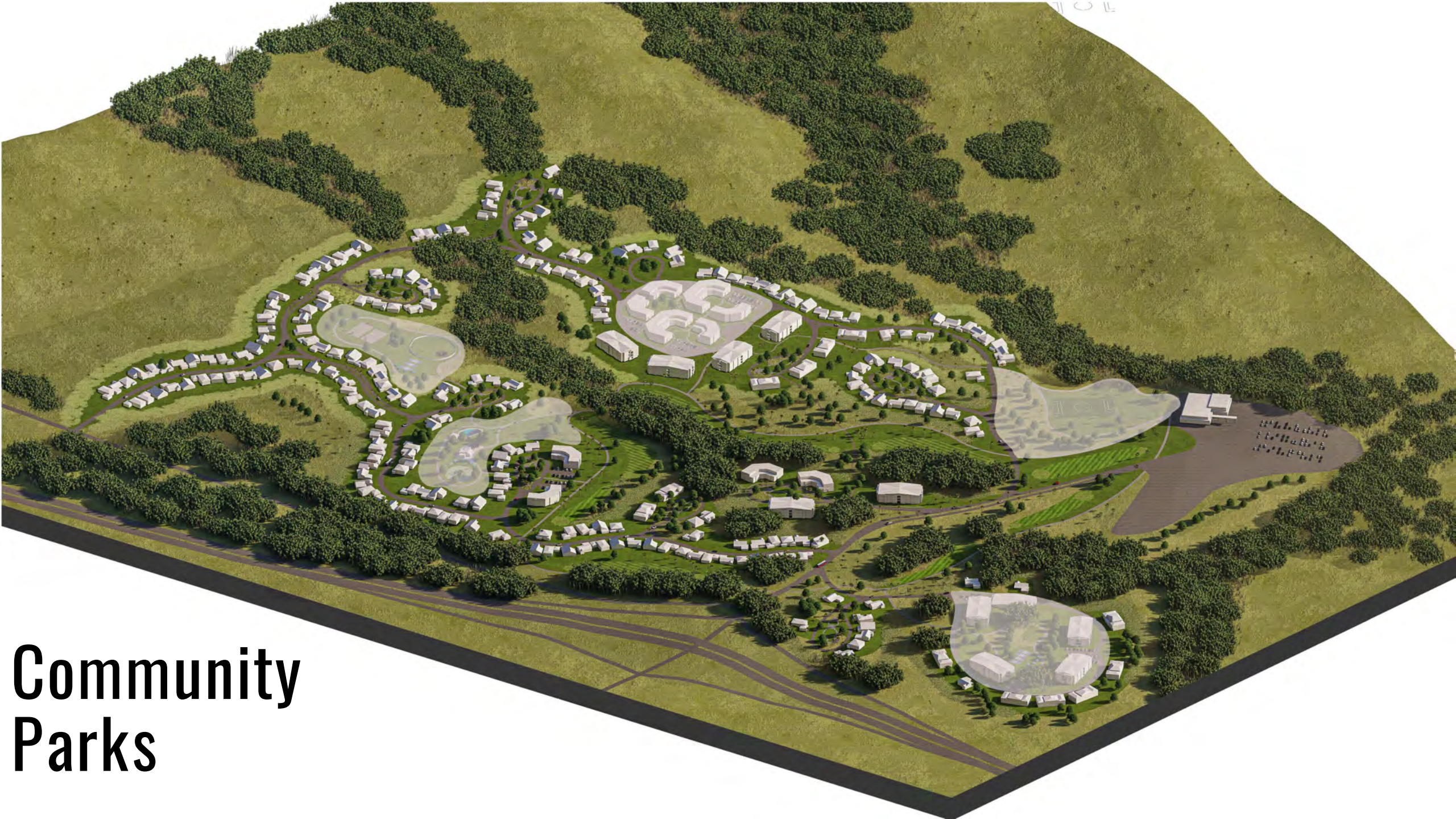
Status:

Single Family : 55
Town Homes : 5
Apartments : 4
Mixed Use : 0

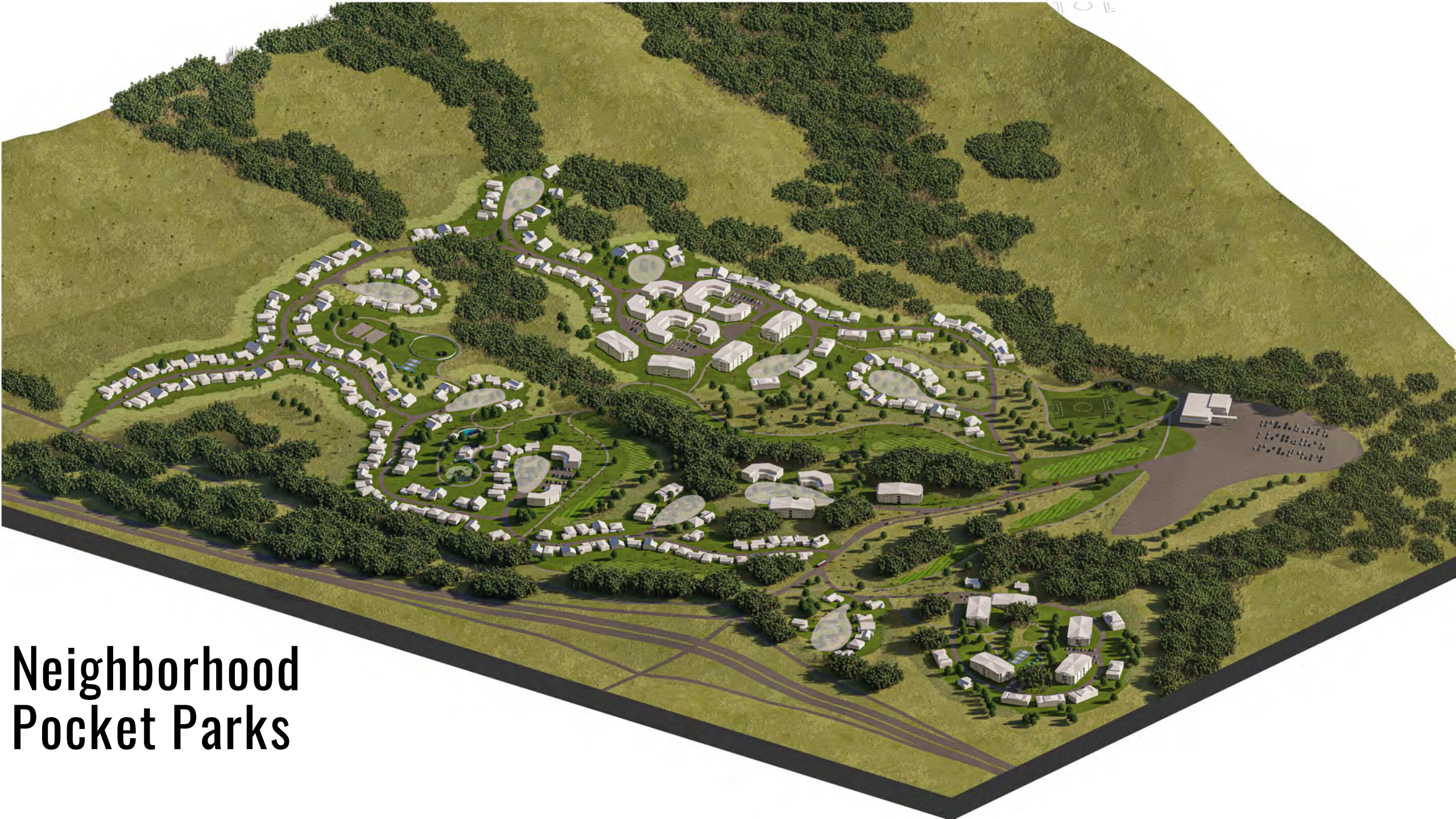
Phase 4

Status:

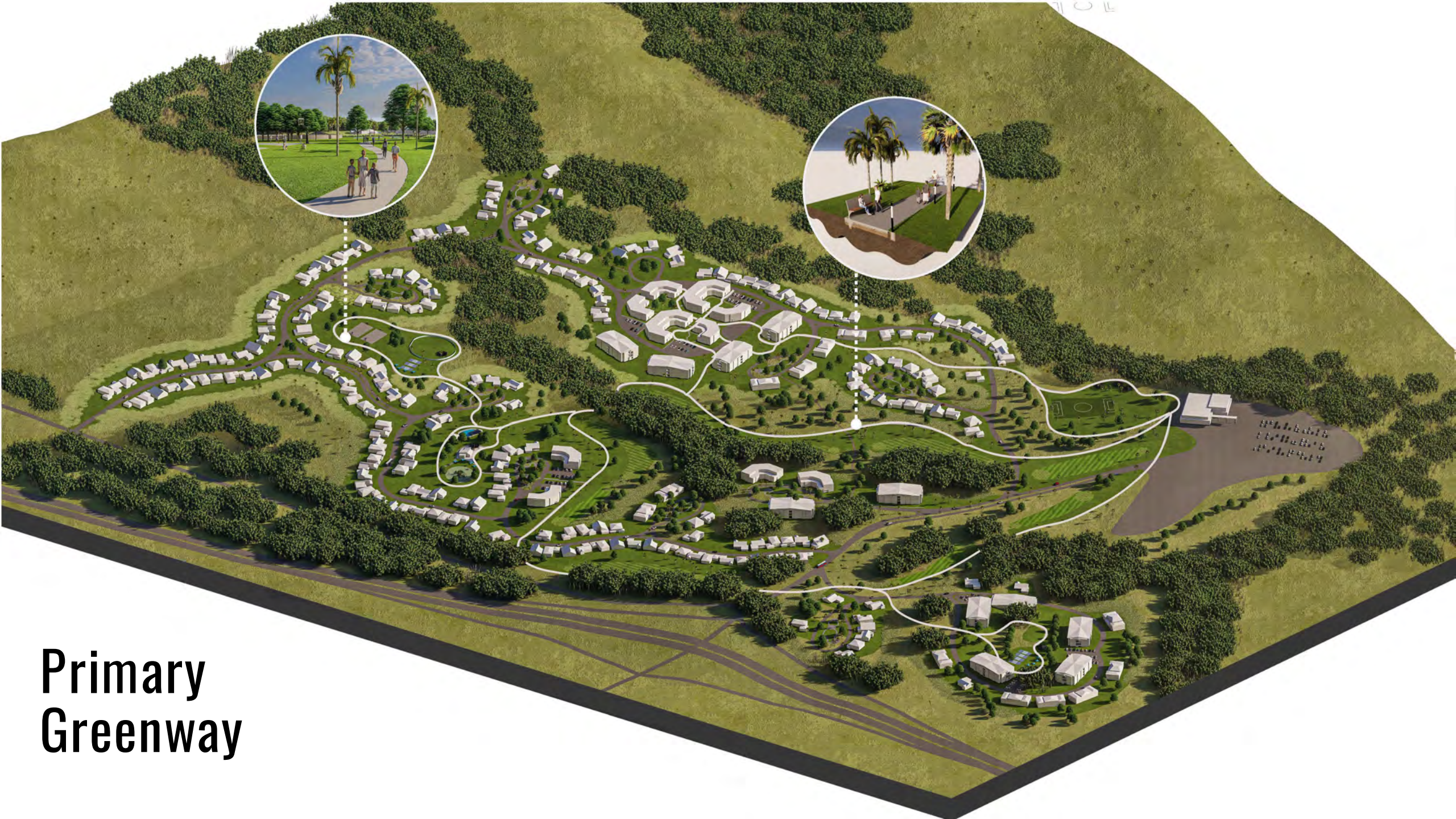
Single Family : 62
Town Homes : 4
Apartments : 0
Mixed Use : 0



Community Parks



Neighborhood Pocket Parks



Primary Greenway

Secondary Sheltered Path

Thank You