

# Sierra.2.Center



Revitalizing the Landscape of  
a Community Asset

*Mindy Joyce, Landscape Architecture Program, University of California, Davis 2008*

# Sierra.2.Center

## Rehabilitating the Landscape of a Community Asset

A Senior Project  
Presented to the Faculty of the  
Landscape Architecture Program  
University of California, Davis  
In Fulfillment of the Requirement for the Degree of  
Bachelors of Science of Landscape Architecture

ACCEPTED AND APPROVED BY:

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Committee Member, Gerrie Robinson

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Committee Member, Julie Adams-Gerth

By:  
Mindy Joyce  
June 13, 2007

# Acknowledgements

I would like to express my gratitude...

....to my son Michael for your love and encouragement and my family for their love and support throughout my academic journey.

....to the faculty and staff of the Landscape Architecture program at the University of California, Davis for all that they have taught me in the past three years.

....to the senior project committee members for their guidance and motivation:  
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It is great to have a friend whose sense of humor is as quirky as mine.

Thanks Arnold!

....to Daisy, my sidekick. She kept me on my toes.

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# Abstract

The project's aim is to produce a final landscape planting design that meets the needs of the client and includes the practical experience of being a project manager. The exploration of the project manager's role will include organizing and guiding a design team, working closely with the client and the principle in charge, and combining the site analysis and the design concepts created. Through this journey, a completed landscape planting design revitalizing the Sierra.2.Center will evolve.

# Statement of Purpose

In choosing Sierra.2.Center's revitalization landscape design I had two goals in mind. The first goal was the knowledge that this would be a project design that would be implemented, not just a theory on paper or an assignment in class. I was excited to know that my future return to the Curtis Park community center would exhibit a landscape that I was instrumental in producing.

The second goal was my desire to learn how to become a project manager. I was able to assist in an historical preservation class that offered an opportunity to create a "firm" type situation that helped me achieve this goal under the guidance of the instructor, Steve McNiel.

The class was the firm, the students were acting junior associates (Team Members - See Appendix A). The instructor was the Principle of the firm and I was the acting Project Manager. The Sierra.2.Center associates will be known as the Client.

The project examined the process of analyzing and redesigning an historical landscape with the added element of learning and understanding the design process as the Project Manager.



## Objectives

The objective of this project was to document the design process in the role of a Project Manager. The goal for this project was to create a useable design to revitalize the landscape surrounding Sierra.2.Center and to satisfy the needs of the client.

## Limitations

There were two limitations on this project that played an important role in the final landscape design for the Sierra.2.Center.

\* Budget: The Sierra.2.Center is a non-profit organization, it does have a limited budget for this revitalization project.

The Project Manager made recommendations for phasing the construction and finding contributors for implementing the landscape design.

\* Maintenance: The Sierra.2.Center depends on minimal landscape maintenance from a contractor and volunteers for the remaining landscape maintenance.

Designing a low maintenance landscape and upgrading the irrigation system would enable them to breach this limitation.



# Preface

Built in 1923, the Sierra School was a typical neighborhood elementary school designed by the local architect team Dean and Dean. The architecture of Sierra School was Spanish Eclectic, which was a popular style during that period.

The future of the Sierra School was jeopardized under The Field Act (earthquake safety standards) and the school was listed for demolition in the 1970's. Fortunately, the Curtis Park neighborhood organized the Sierra Curtis Neighborhood Association (SCNA) in order to save the school. So began the Sierra.2.Center, a non-profit organization, and another era of historical significance for the Sierra School.

Though this historic building no longer houses an elementary school, it continues to be an important structure within Curtis Park, serving as a community center. In June 2005, the Sierra School was designated a Sacramento Historic Landmark.

The City of Sacramento is the proud owner of the old school, the theater (designed by Dean and Dean in 1927), and the adjacent Sierra Green Park.

The Sierra.2.Center rents the buildings from the City of Sacramento for \$1.00 a year and houses a number of non-profit and for-profit tenants and services. Some of these services include: dance studios, yoga classes, Great Beginnings (a child development center), Sacramento Braille Transcribers, Inc., the Society for the Blind, Weight Watchers, a photographer's studio and several caterers.

The community center has a staff of 8, hosts a neighborhood dinner for 200 neighbors once a month and serves over 120,000 patrons a year.



The Sierra.2.Center is an example of a successful adaptive re-use project.

# The Beginning

- \* Client's Goals
- \* The Building's Historical Integrity

# The Beginning

The project started when the Sierra.2.Center's Executive Director, Julie Adams-Gerth, contacted Steve McNeil and expressed the need for the an improved landscape around the Curtis Park community center.

During the initial meeting between the Client, the Principle and the Project Manager, a site tour was conducted and the client expressed the goals for the community center's landscape renovations.



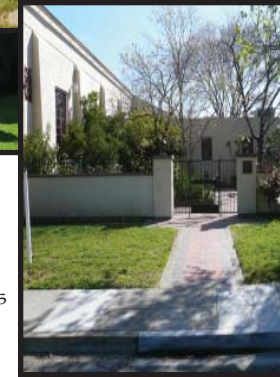
A new pathway by the Theater and the open space at the corner of Castro Way and 24th Street had potential for a patio within the improved landscape.



North Parking Lot needs shading/plants



Improve Signage



Improve plantings in Courtyard



Plantings in Rear Parking Lot

# Client's Goals

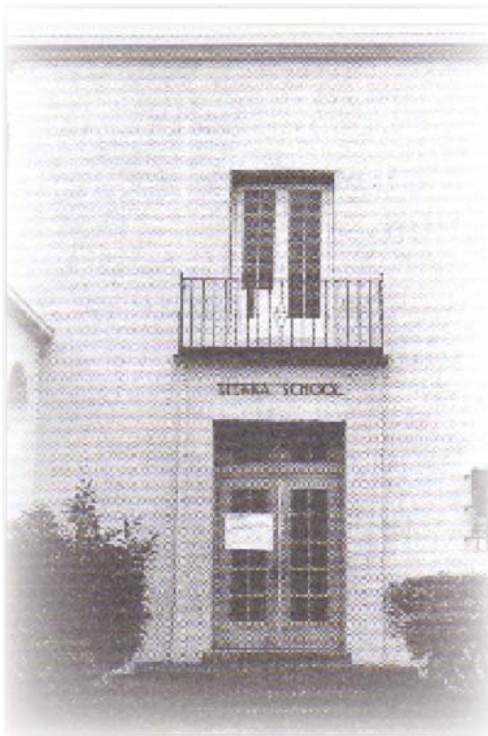
Revitalization of the Front Entrance's landscape



## The Building's Historical Integrity

The Project Manager assessed the historical integrity of the Sierra.2.Center as the first step in the project. This assessment was required on the exterior of the building in order to determine the accuracy of the historic style and features. The interior was not included in the project parameters.

For this assessment *A Field Guide to American Houses*, by Virginia and Lee McAlester, was used to determine the Sierra School architectural context.



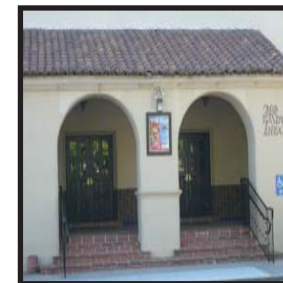
The conclusion of the assessment was that the Sierra School's style of architecture is Spanish Eclectic. It is a style that was popular in the 1920's and was most common in California, Texas, and Arizona.

The Sierra.2.Center has maintained its historical integrity according to the identified features of Spanish Eclectic architecture. This is shown in the original building's windows, stucco walls, arches, and iron railings around the balconies. The features include:

- \* Low-pitched roof with no-eave overhang



- \* Spanish tiled roof



\* Stucco walls



\* Tiled vents



\* Casement windows



\* Decorative tiles/lighting



\* Arches over breezeway/entryways



Noted changes can be seen with the upgraded ADA requirements which were implemented in 2007.



# Phase 1

## Project Introduction and Assignments

- \* Team Members Involvement
- \* Site Inventory and Analysis
- \* Thematic Groups Results
- \* Project Manager's Assessment

## Phase 1

### Initial Meeting with Project Team

The focus of the first meeting with the project team (Principle, Project Manager, and Team Members) was to familiarize them with the project. Team Members were given pertinent information which included site location and description of the Sierra.2.Center and their project assignments.

### Team Member Assignments

The Team Members were divided into thematic groups and each group given specific site inventory and analysis tasks. The assigned groups were as follows:

Natural Systems: Nathan Patterson, Dan Hui, Mark Morris, Hart Farrell Hedberg and Rachel Jacobson

Cultural Systems: Gwen Xu, Cecilia Tse, Venus Xiaoyun Yuan and Cristina Avramovici

History Systems: Carly Brennan, Carly Smith, Eric Yamasaki, Ryan Sandwick, Robbie Sims and Jessica Norling

Experiential Systems: Joshua Scherrette, Helen Chun, Keith Wright and Jordan Cabarrubias

Green Systems: Stephen Ramirez, Kim Chacon, Mike Riha and Forrest Luna

Maintenance Systems: Alicia Bramble

### Site Inventory and Analysis

The intent of the site inventory and analysis was to gain a better understanding of the context of the community center. This data assisted the Team Member in the design process with the knowledge of the site's opportunities and constraints.

The information gathered by the Team Members was transferred onto thematic maps produced for each site condition and was available for each member to utilize in the next phase. The tasks required on-site visits or off-site research through other available sources.

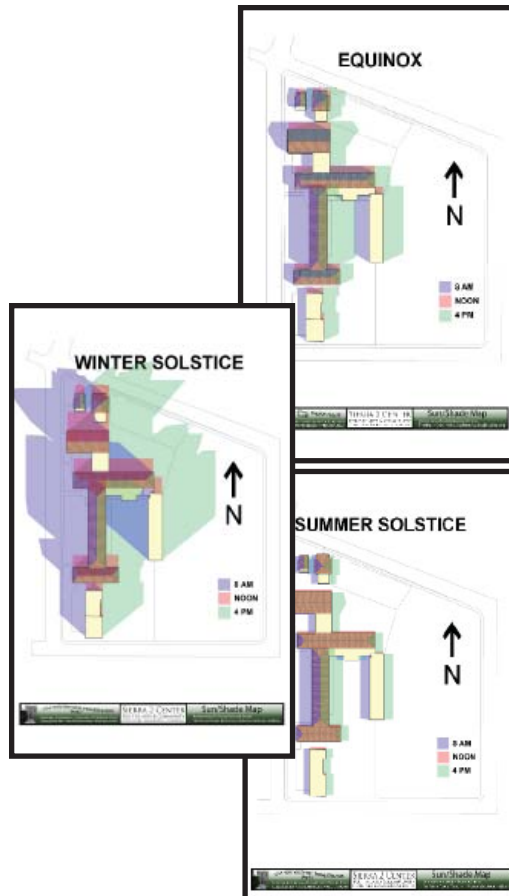
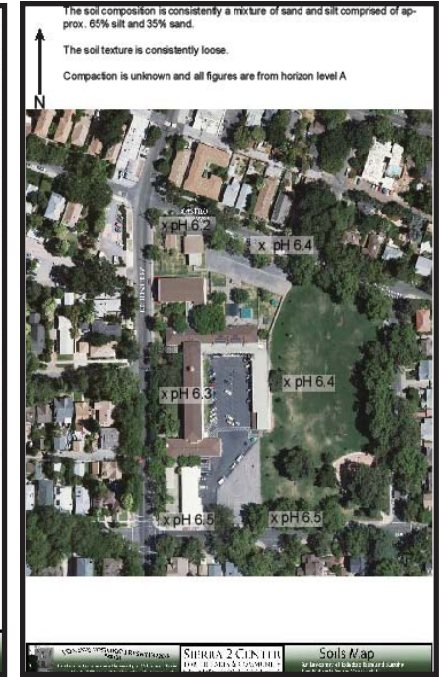
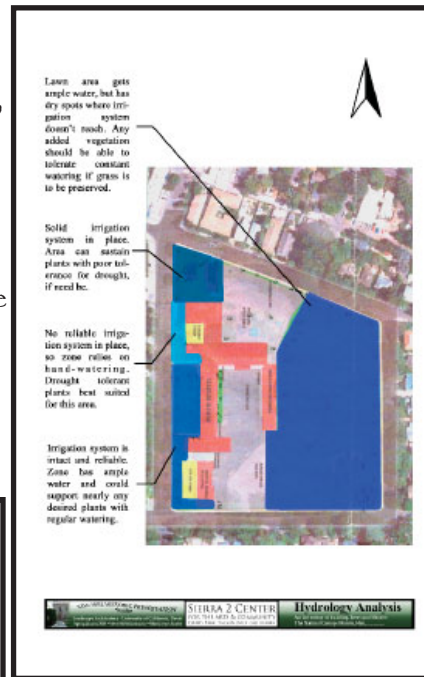
The Principle and Project Manager were available throughout the site analysis and inventory process to direct the Team Members and answer questions regarding the various systems being researched.

Due to time limitations the Project Manager performed the task of measuring the site and inputting the data into AutoCad to create a scaled base plan.

# Natural Systems

Team members were required to investigate soils, grading, vegetation, hydrology, sun/shade, and climate.

Following are the results of the Natural Systems site inventory and analysis.





# Cultural Systems

Team Members were required to investigate the demographics, circulation, transportation, and community concerns in the Sierra.2.Center neighborhood.

Following are the results of the Cultural Systems site inventory and analysis.

## SIERRA 2 CENTER - INVENTORY

### Zone of Use, Current Users and Transportation

270 240 Street, Sacramento, CA 95818

**Land Owner**

In the 1970's Carle Park residents banded together to save the Sierra Center from demolition. They now have the Sierra Center Neighborhood Association and a dynamic core center for cultural and educational activities. It gives the Sierra Center neighborhood a cohesive voice. Daily entertainment and a community center. This center works with Sacramento officials, neighborhood businesses and affected residents on common concerns.

**Current Users**

- Senior citizen facility
- Children: only children centered 10 years & playground
- Students: K-12 school, Yoga class & study class
- Disabilities: Society for the Blind
- Residents: classes for 200 people, once a month
- Athletes: physical tests & basketball
- Photographers: studio
- Dancers: dance & performances

**Zone of Use**

- Non-Profit & Profit Rental
- Stores for large meetings and classes, lectures, slide shows and performances
- Garden Room and Courtyard, near 50 yards and opens to a courtyard that runs another 50'
- Courts that will Courtyard location for wedding and reception, as well as seminars, meetings and other events
- Community Room, students and guests will enjoy the beauty character of the old city school room.
- Changing dance studio spaces
- Art studios for dance activities
- 246 Street Theater at Sierra 2, setting for large meetings, lectures, film screenings and performances, 200 capacity
- Recreational field for soccer, sporting
- Recreational equipment children's playground

**Transportation System**

- Convenient location in the Carle Park neighborhood on the 24th street
- Easy access from 80, 90 and C499 Bypasses
- Parking in the 1/2 square lot on site as well as plentiful street parking

**Number of Houses**

**Compare Garden and House Lot Size**

**Surrounding Areas**

- Blind of Society: Accessible to the disabled
- Auto repair provides auto service around the neighborhood
- Bus stop located on the 24th street services the neighborhood and provides transportation convenience

**Legend**

- Vegetation & Park
- Sierra 2 Center buildings
- Courtyard
- Parking lot
- Circulation
- Auto repair
- Bus stop
- Society of Blind
- Small houses
- Medium houses
- Large houses

LDA (HQ) Spring 2008, Xuan-Yuan Tran (Project) 04-19-2008

## SIERRA 2 CENTER - INVENTORY

### Circulation, Social and Cultural Taxes, Economics, Culture and Cultural Issues

**Income Characteristics**

Income Characteristics	Carle Park 2008	Oak Park 19817	Sacramento City
Median Income	\$22,000	\$22,000	\$22,000
Low Income	15%	15%	15%
High Income	5%	5%	5%

**Demographics**

Demographics	Carle Park 2008	Oak Park 19817	Sacramento City
Population	1,200	1,200	1,200
Age Group	25%	25%	25%
Ethnicity	10%	10%	10%

**Transportation**

Transportation	Carle Park 2008	Oak Park 19817	Sacramento City
Public Transit	10%	10%	10%
Private Vehicle	90%	90%	90%

**Human Values, User Desires, Economics, Budget**

Human Values: The values of the users of the Sierra 2 Center are diverse and reflect the diversity of the community. The values are centered around the community's needs and desires. The values are centered around the community's needs and desires.

User Desires: The users of the Sierra 2 Center have diverse desires. The desires are centered around the community's needs and desires. The desires are centered around the community's needs and desires.

Economics: The economics of the Sierra 2 Center are diverse and reflect the diversity of the community. The economics are centered around the community's needs and desires. The economics are centered around the community's needs and desires.

Budget: The budget of the Sierra 2 Center is diverse and reflects the diversity of the community. The budget is centered around the community's needs and desires. The budget is centered around the community's needs and desires.

## SIERRA 2 CENTER - INVENTORY

### Human Values, User Desires, Economics, Budget

**Concern: Indoor Activities**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**Concern: Outdoor gathering places**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**% of Students who go to Private Schools**

Grade	Carle Park	Oak Park	Land Park	California
Grade 1-4	15.0%	2.0%	0.0%	0.0%
Grades 5-12	20.0%	4.0%	0.7%	7.0%

**Concern: Safety**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**% of Residents who own more than 2 vehicles**

Area	Carle Park	Oak Park	Land Park
Carle Park	18.0%	14.0%	14.0%

**Types of Cars**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**Income Levels**

Income Level	Carle Park	Oak Park	Land Park	California
Income Level	15%	15%	15%	15%
Income Level	5%	5%	5%	5%

**Real Estate Median Prices**

Area	Carle Park	Oak Park	Land Park	California
Carle Park	\$150,000	\$150,000	\$150,000	\$150,000
Oak Park	20%	20%	20%	20%
Land Park	20%	20%	20%	20%

**USER DESIRE**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**HUMAN VALUES**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

**ECONOMICS**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

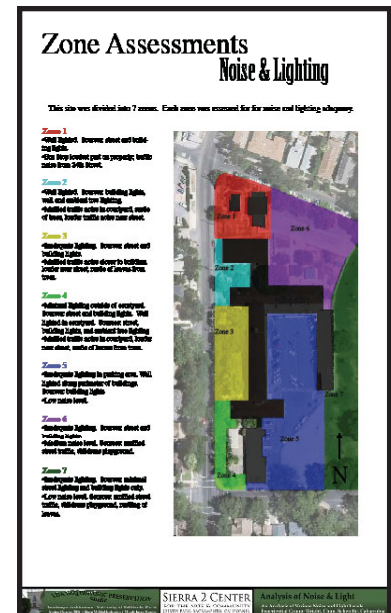
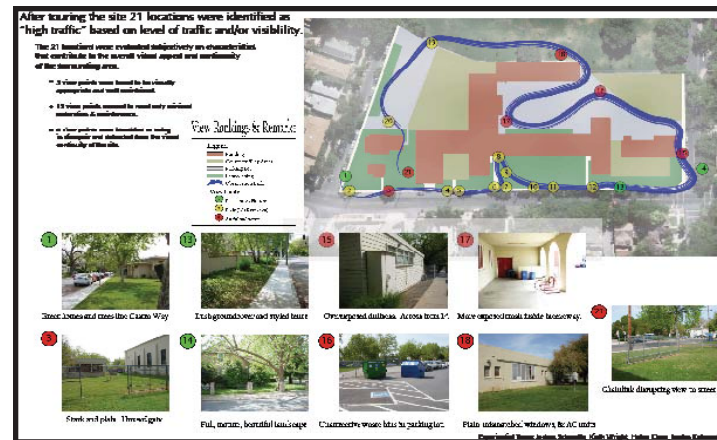
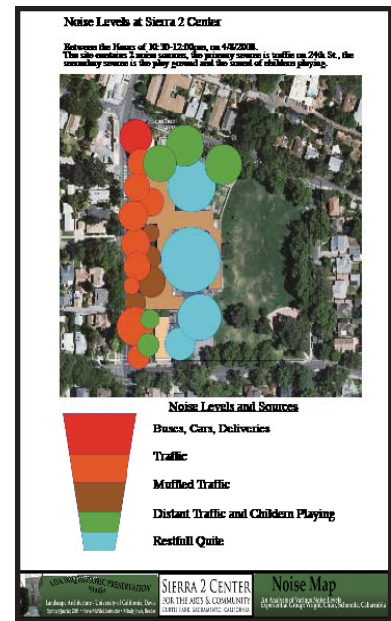
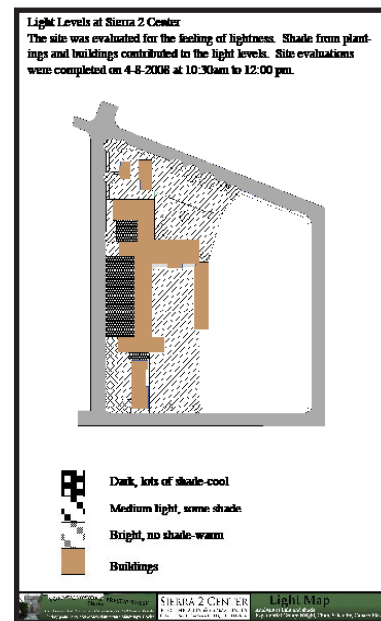
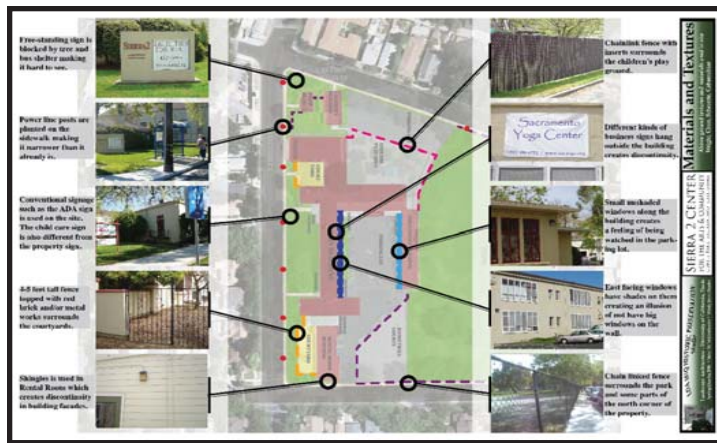
**BUDGET**

Users of the Sierra 2 Center are diverse and reflect the diversity of the community. The users are centered around the community's needs and desires. The users are centered around the community's needs and desires.

# Experiential Systems

Team Members were required to investigate noise, lighting, materials, and views.

Following are the results of the Experiential Systems site inventory and analysis.

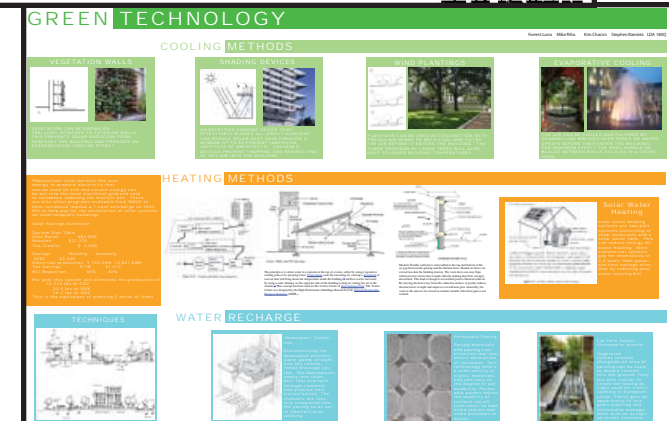
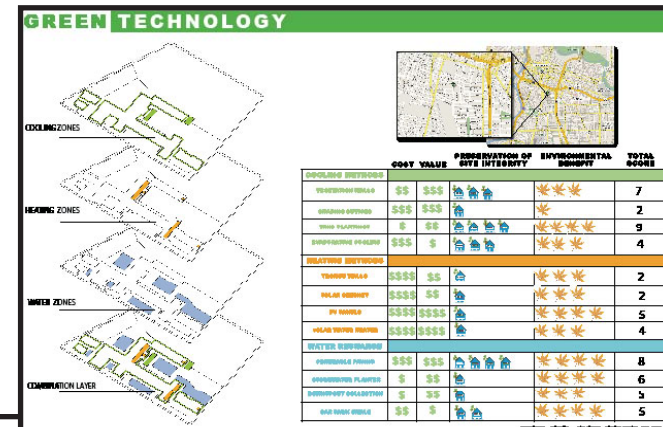
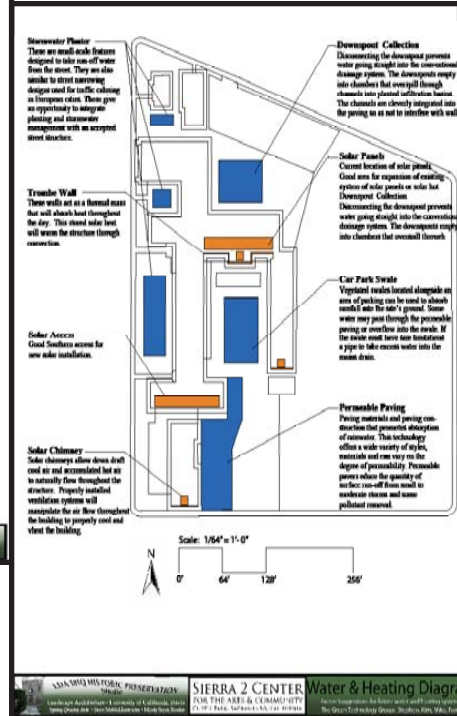
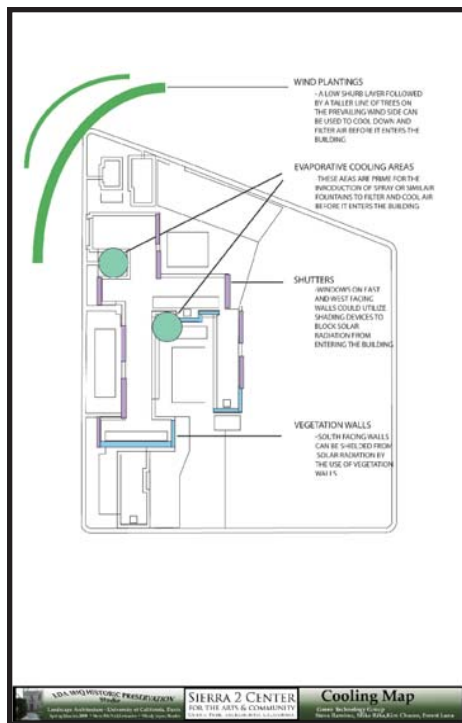




# Green Systems

Team Members were required to investigate the alternative cooling and heating systems, and waste water management potential resources.

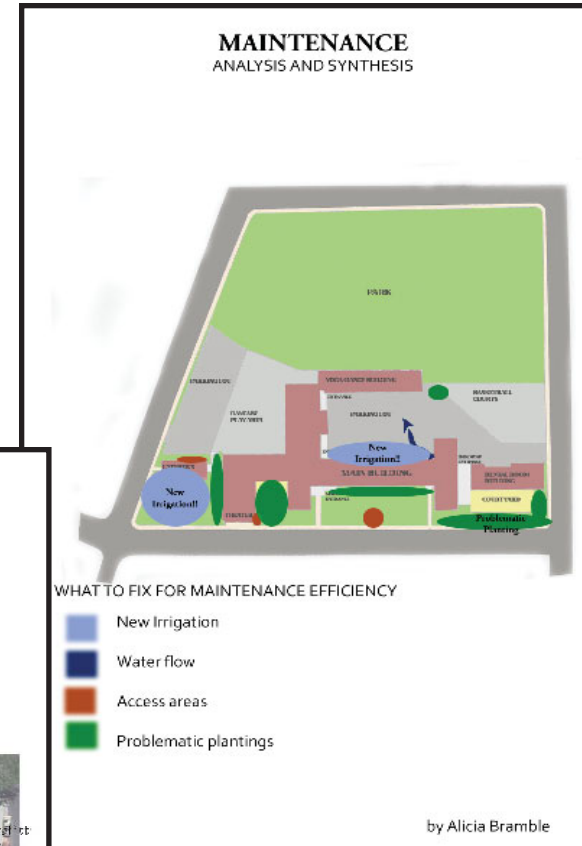
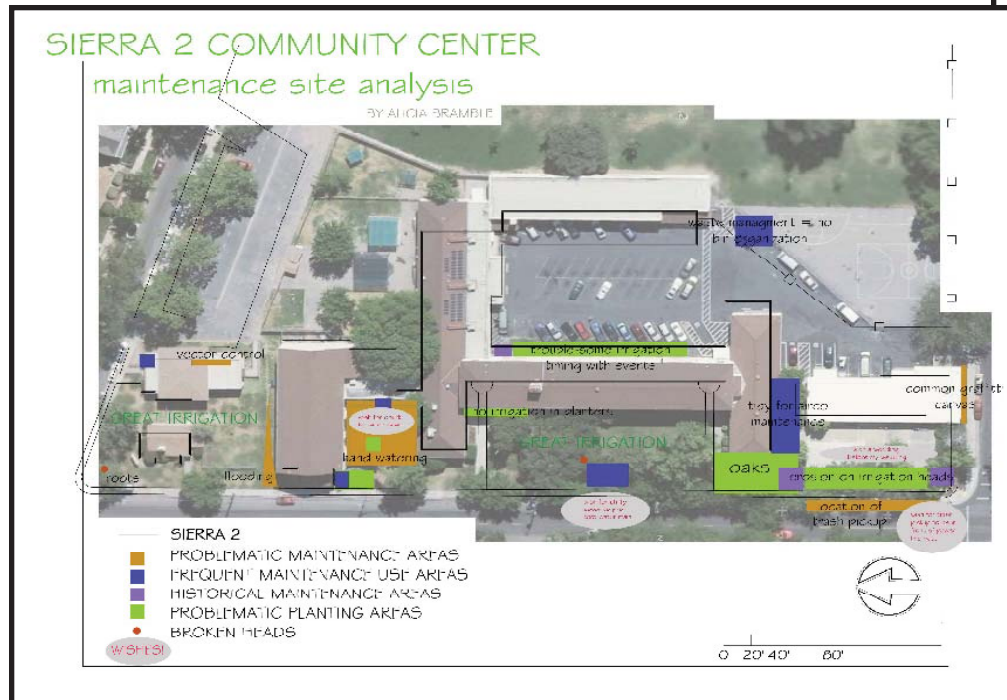
Following are the results of the Green Systems site inventory and analysis.



# Maintenance Systems

Team Members were required to investigate the existing maintenance practices, problem areas (flooding, poor irrigation), and existing plant conditions.

Following are the results of the Maintenance Systems site inventory and analysis.



## Project Manager's Assessment

Phase 1 included designating Team Members to thematic groups and assigning site inventory and analysis tasks. The groups worked well together. Although each thematic group divided the tasks of their assigned systems, then individually would gather the needed information, they would regroup and input the inventory and analysis into collaborated, published thematic maps.

It was noted that certain elements were missing in the results at the Phase 1 review session. This was a misstep on the Project Manager's part for not assigning and/or recognizing the task was not complete. To avoid this mishap in the future, perhaps a template could be developed for each thematic system. This check list template would ensure that the important data needed for a thorough site inventory and analysis would be collected and could be updated for specific site needs.



## Assessment of group's performance

- \* Natural Systems - Overall the Team Members did a great job on the data they collected. Maps were readable and had useful information. Information not obtained was climate.
- \* Cultural - The data collected by the Team Members was very thorough and informative in most aspects. The circulation analysis should have included pedestrian movement.
- \* Experiential - The Team Members did a great job on details and the information provided.
- \* Historical - Team Members provided very useful information, especially the data collected on Spanish Eclectic style and characteristics of Mediterranean architecture and landscape practices. The small map that analyzed the existing building and style elements was hard to read.
- \* Maintenance - The Team Member did a good job of addressing problem areas and did include some solutions. More detailed information explaining symbols/colors and maintenance practices would have been useful.
- \* Green Systems - The Team Members presentation was informative and well layed out; good graphics explaining details.

## Phase 2

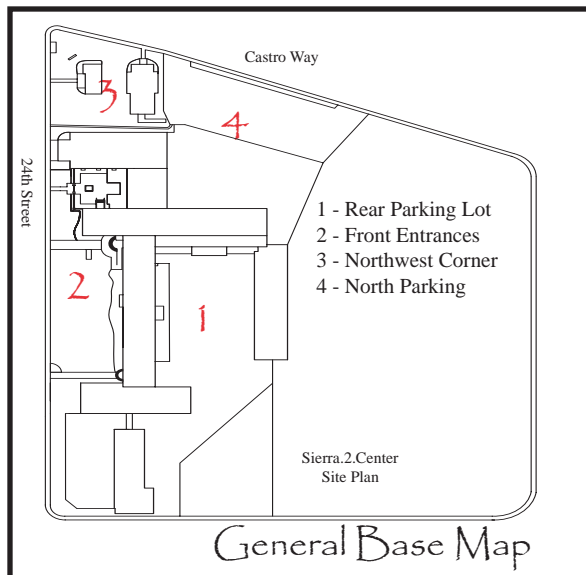
# Conceptual Designs

- \* Project Maps
- \* Examples of Conceptual Work
- \* Project Manager's Assessment

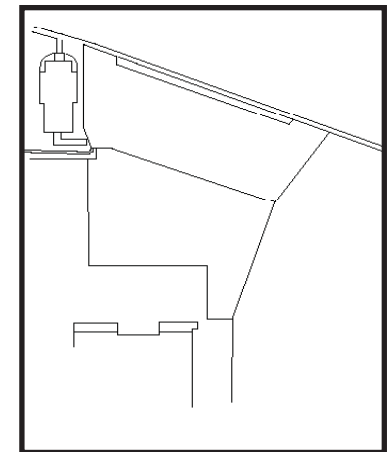
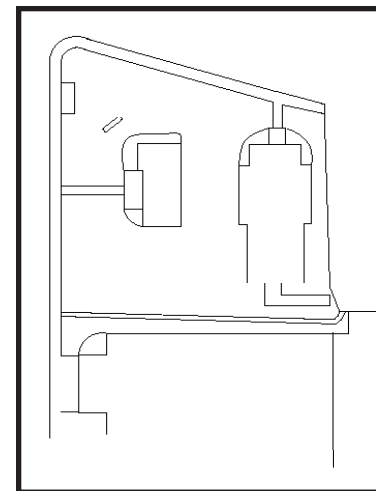
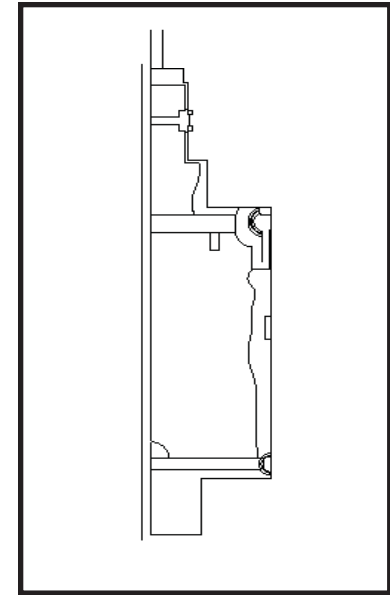
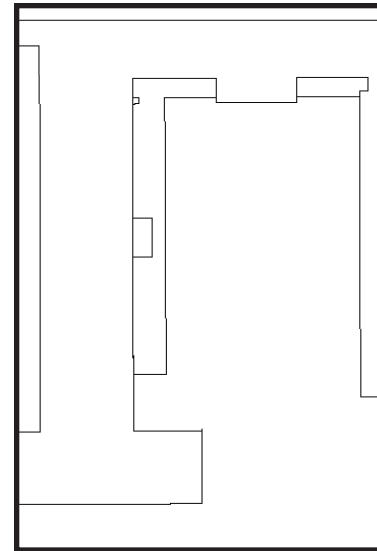
## Phase 2 Conceptual Designs

Throughout the remaining design phases the Team Members worked in individual capacities. For Phase 2 they were assigned four focus sites to apply their conceptual ideas. These four sites included: the Front Entrance (both door entries), the Rear Parking Lot, the Northwest Corner, and the North Parking Lot. Although the assignment was to focus on these four sites, the Principle encouraged the Team Members to reach beyond the suggested boundaries, thinking of the future of the Sierra.2.Center.

Following are the general base map and the four focus sites.



Four Focus Sites



The Principle and Project Manager were available throughout the conceptual design phase to direct Team Members and answer questions.

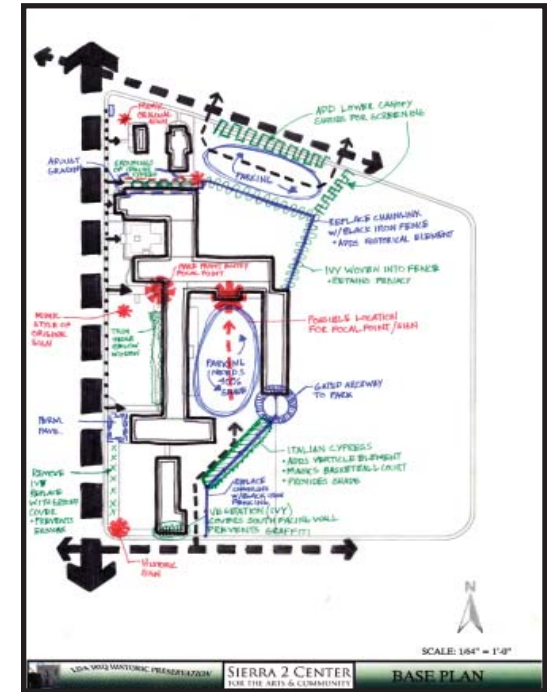
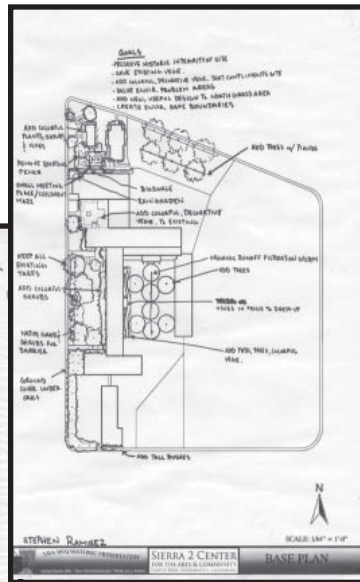
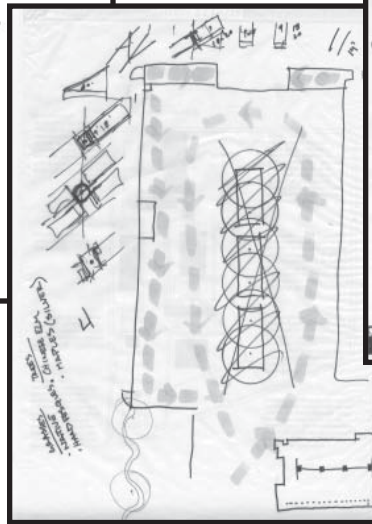


# Examples of Conceptual Drawings

As part of the design process the Team Members were asked to create conceptual drawings of the four focus sites using the maps and the data collected in Phase 1. The results were expected to be a comprehensive understanding of the opportunities and constraints for the site. This step of diagramming informs the Team Members about the site prior to the beginning of designing their master plan.



Stephen Ramirez



Joshua Scherrette

This is an excellent example of the designer graphically expressing site information. Symbols are used as representative graphics to explore functional relationships on the site.

The first two free hand drawings on the left are rough sketches of elements on the site. The middle sketch is an example of using symbols (arrows) to show circulation on the site. These two preliminary abstract sketches are the early steps in the process of designing the more detailed drawing on the right.

## Project Manager's Assessment

In this phase the Team Members needed to create conceptual drawings using the maps and data collected and to respond to the opportunities and constraints. The Principle expected their drawings to offer suggestions and plans for transforming the facility as a whole into a more efficient and supportive resource. They also needed to ask questions about the site's historic significance and how their proposal might impact the site's significance. This was a critical step in the design process because it gave the Team Member the opportunity to become connected with the site and create a good conceptual design.

During the consultation conducted with each Team Member, the Principle, and the Project Manager, it was noticed by the Project Manager that quite a few Team Members did not create the basic bubble/conceptual diagramming.

Also, it was observed that there were several incidences where the Team Member would have to be reminded of important site constraints and opportunities. This could be in correlation to the lack of creating good bubble/conceptual diagrams. However, the Team Members all provided good conceptual designs.



Team Members working on conceptual designs

# Phase 3

## Final Designs

- \* Master Plans
- \* Rear Parking Lot
- \* Front Entrances
- \* Northwest Corner
- \* North Parking Lot
- \* Planting Lists
- \* Project Manager's Assessment

## Phase 3 Team Members Master Plans

For this phase, the Principle expressed that the Team Members were required to develop final design graphics that would communicate their design suggestions clearly and in detail and be professional in appearance. In addition to a master plan, the graphics presented could take the form of sections, perspectives, and computer simulations, and include at least some eye level (5'6") views.

At least one of the four focus sites would include a detailed planting design. Each finalized plan would be labeled and annotated, include a white background, and use the class title block with their name. This needed to be done to provide a measure of conformity for the project.

The Principle and Project Manager were available throughout the final designing process for consultation.

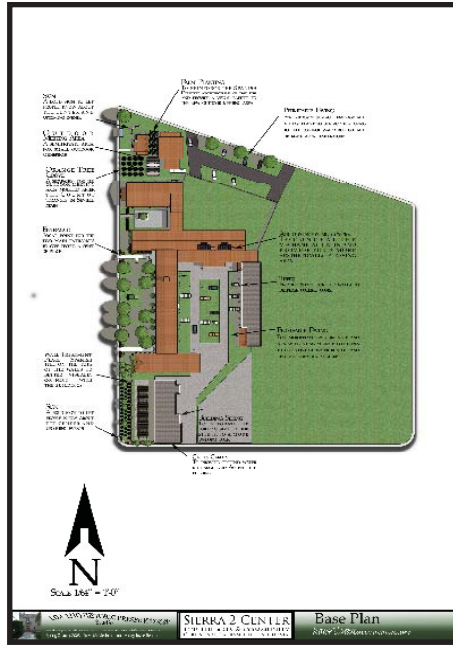
In the following sections a representation of various design styles submitted for this project are shown and each individual Team Member is represented.



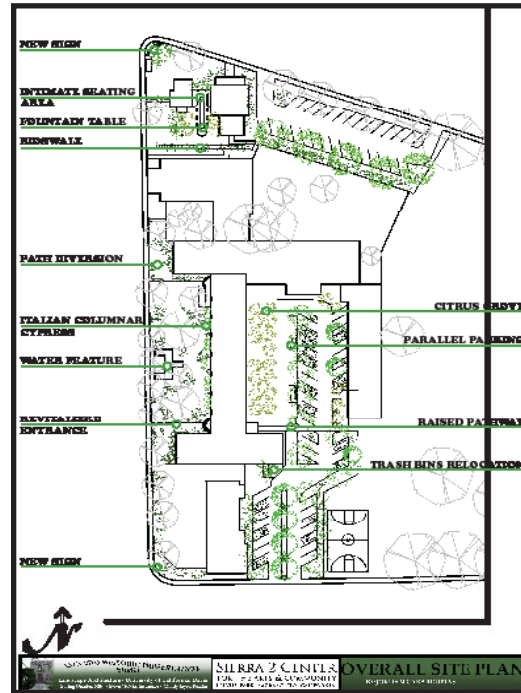
Team Members working on projects



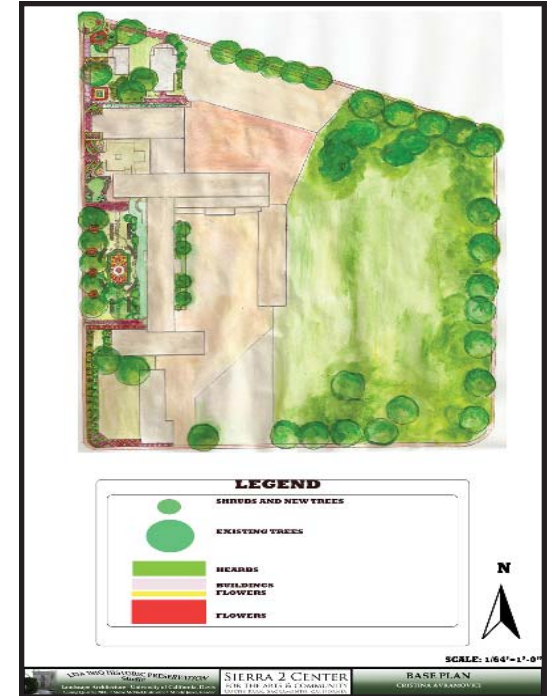
# Master Plans



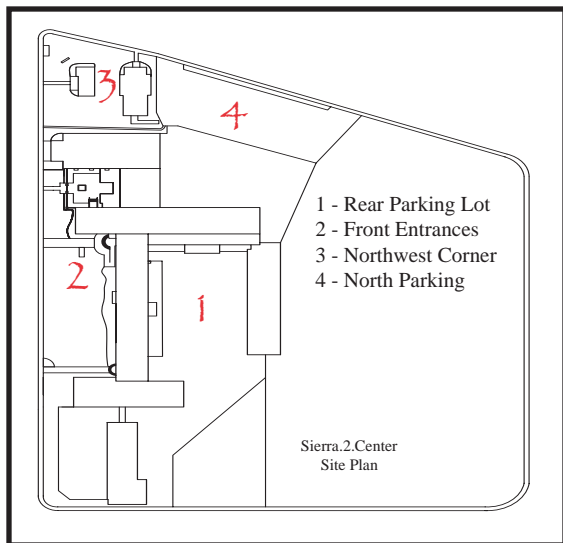
Forrest Luna



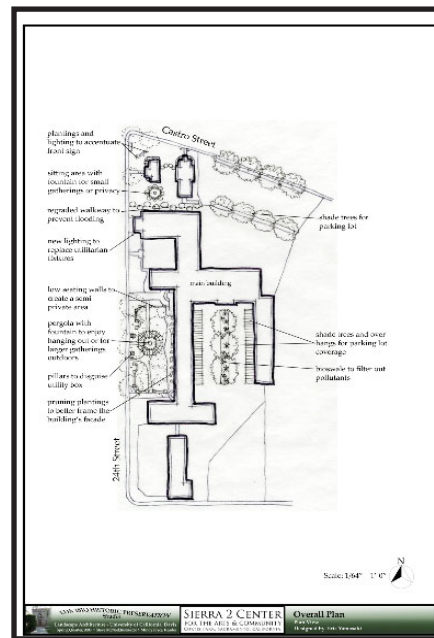
Jordan Cabarrubias



Cristina Avramovici



Eric Yamasaki

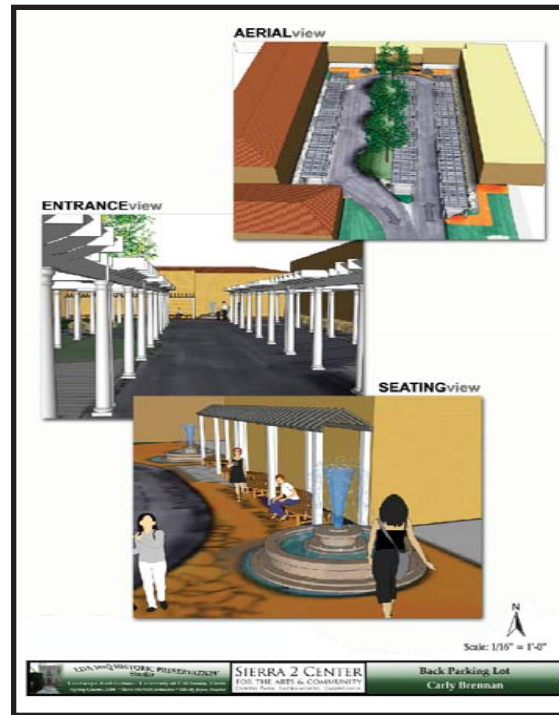


Robbie Sims

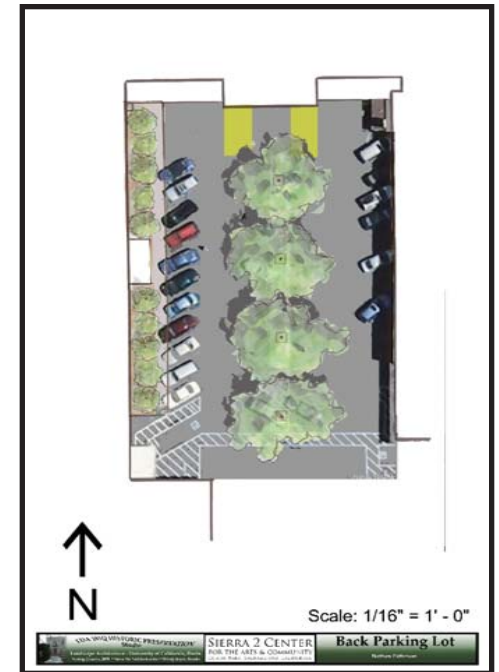
# Rear Parking Lot



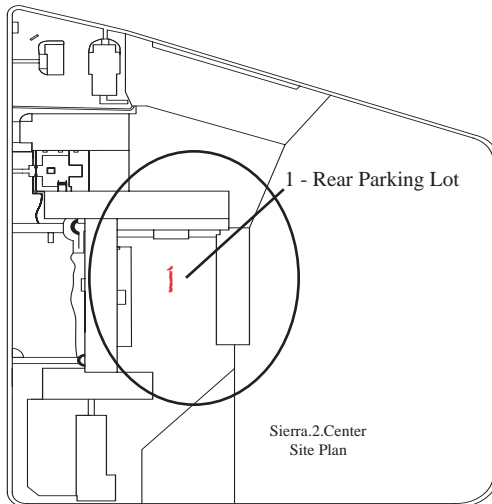
Stephen Ramirez



Carly Brennan



Nathan Patterson



Daniel Hui

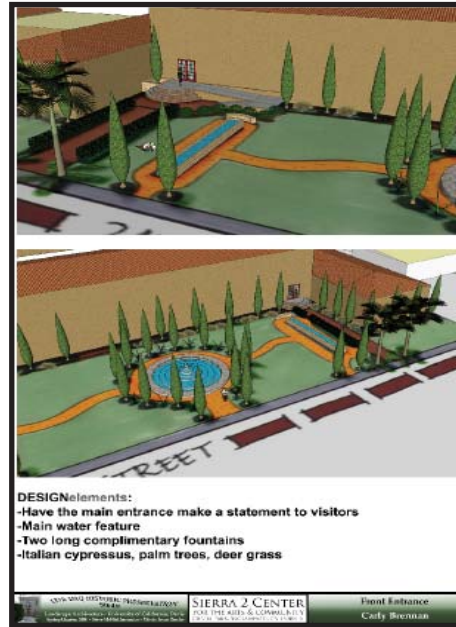


(Courtyard replaced relocated Parking Lot)  
Ryan Sandwick

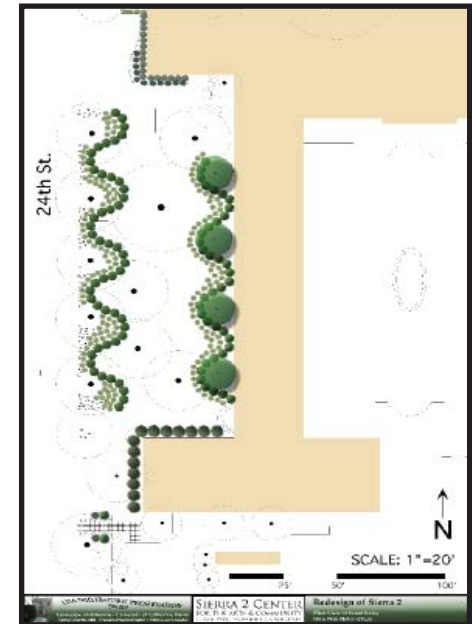
# Front Entrances



Mark Morris



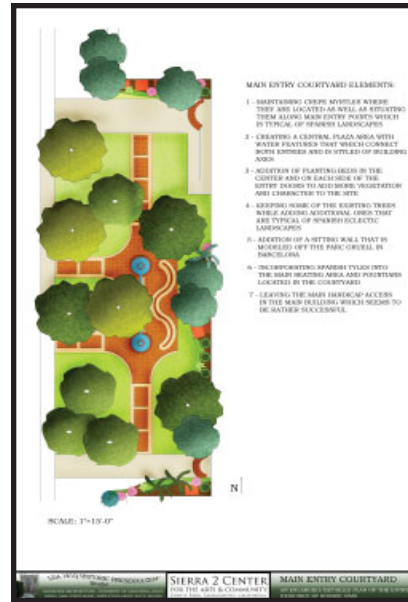
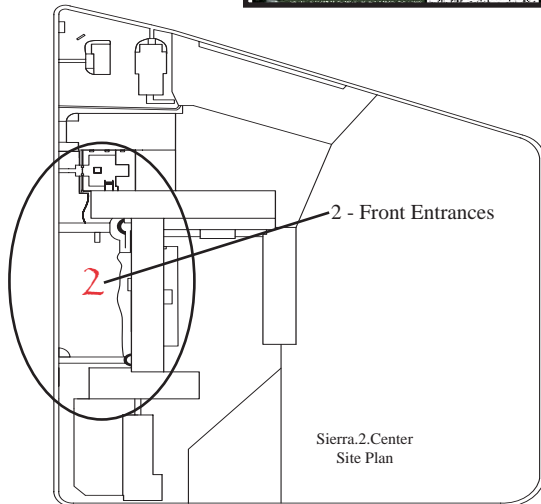
Carly Brennan



Wan Wan Helen Chun



Gwen Xu



Robbie Sims



Carly Smith

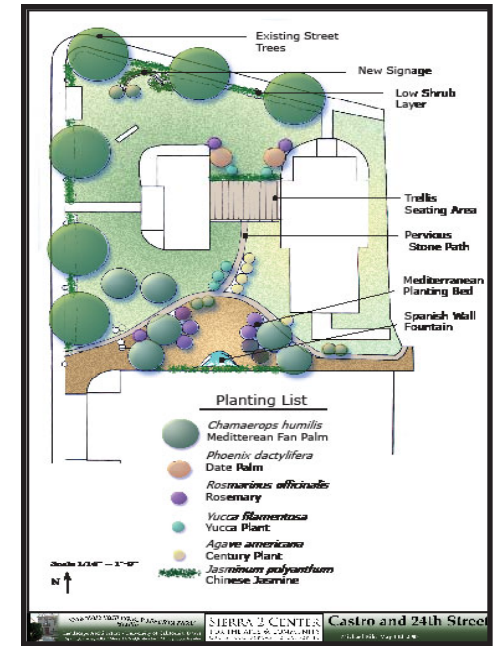
# Northwest Corner



Stephen Ramirez



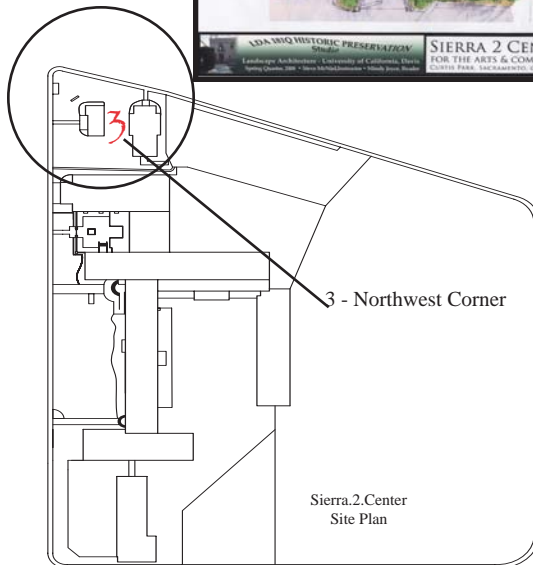
Venus Xiaoyun Yuan



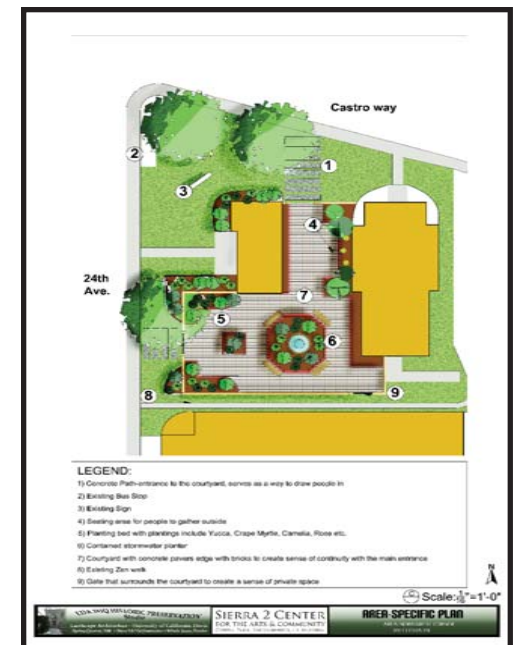
Mike Riha



Alicia Bramble



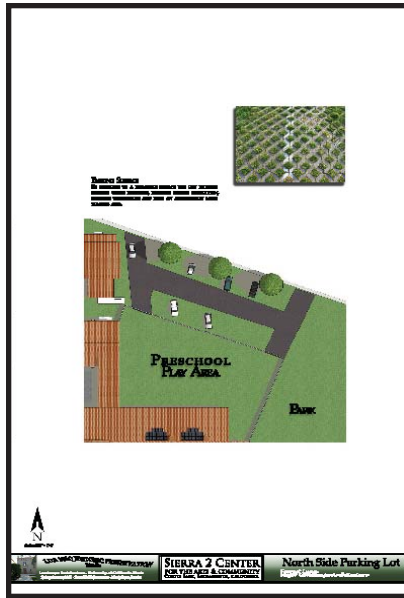
Jessica Norling



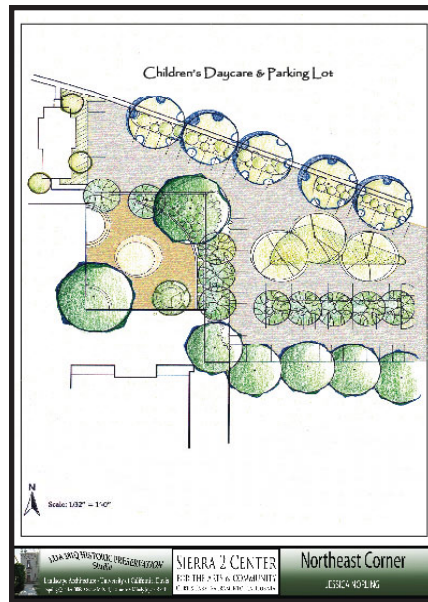
Cecilia Tse



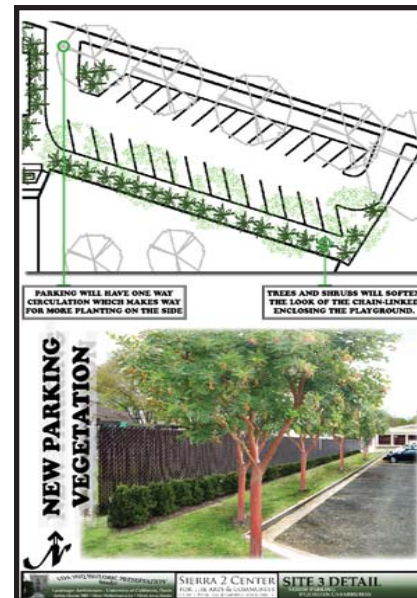
# North Parking Lot



Forrest Luna



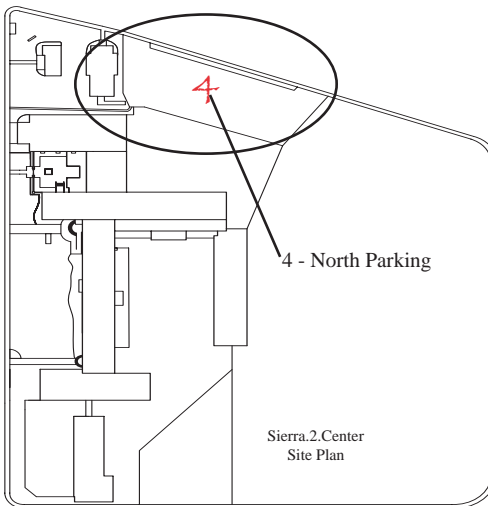
Jessica Norling



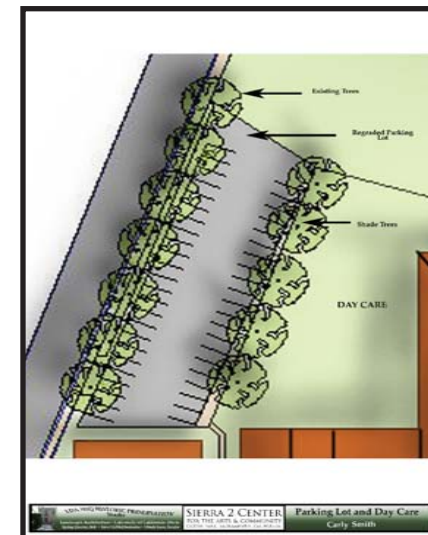
Jordan Cabarrubias



Carly Brennan



Rachel Jacobson



Carly Smith

# Planting Lists

**Plant List:**  
A (mostly) Mediterranean, Low Water Selection

**QUESTIONS:**  
The entire terrace area will be excavated down 2 feet to allow for a 6" deep water table.

**1. LONDON PLANE TREE**  
Larger than most trees on this list. It has broad, heart-shaped leaves and is very attractive in summer and fall. It is a good choice for a large area and will be a great focal point in the garden.

**2. SWEET GUM**  
This tree has a very distinctive, rounded canopy and is very attractive in summer and fall. It is a good choice for a large area and will be a great focal point in the garden.

**3. ITALIAN CYPRESS**  
This tree has a very distinctive, columnar form and is very attractive in summer and fall. It is a good choice for a large area and will be a great focal point in the garden.

**4. ROSEMARY**  
This herbaceous perennial is very attractive in summer and fall. It is a good choice for a large area and will be a great focal point in the garden.

**5. SAGO PALM**  
This palm tree has a very distinctive, rounded canopy and is very attractive in summer and fall. It is a good choice for a large area and will be a great focal point in the garden.

**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO PARK, SACRAMENTO, CALIFORNIA  
Landscape Architect: Mimi Bramble

Kim Chacon

**PLANT LIST**

1. LONDON PLANE TREE
2. SWEET GUM
3. ITALIAN CYPRESS
4. ROSEMARY
5. SAGO PALM

Scale: 1/16" = 1' - 0"

**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO & 24TH ST.  
Landscape Architect: Mimi Bramble

Nathan Patterson

**Planting Plan for Sierra II Entry - California Native Garden**

**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO & 24TH ST.  
Landscape Architect: Mimi Bramble

Jessica Norling

**Planting Plan**

**QUESTIONS:**  
The design of this entrance can be visually appealing and provide a sense of place. The design of this entrance can be visually appealing and provide a sense of place. The design of this entrance can be visually appealing and provide a sense of place.

**PLANTING PLAN**

**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO PARK, SACRAMENTO, CALIFORNIA  
Landscape Architect: Mimi Bramble

Alicia Bramble

**PLANT LIST**

- AFRICAN SIMSAC - RHUS LANCEA
- EUROPEAN OLIVE - OLEA EUROPA
- FLOWERING QUINCE - CHAENOMELES SPECIOSA
- BOUGAINVILLEA - BOUGAINVILLEA SP.
- ACACIA BEOLENSIS
- CANARY ISLAND DATE PALM - PHOENIX CANARIENSIS
- WILLARD'S ACACIA - ACACIA WILLARDIANA
- DESERT AGAVE - AGAVE DESERTI
- COW HORN AGAVE - AGAVE BOVICORNUTA
- WEeping ACACIA - ACACIA PINDICA
- McKELVEY'S CENTURY PLANT - AGAVE MCKELVEYANA
- UTAH AGAVE - AGAVE UTAHENSIS
- BEAVER TAIL CACTUS - OPUNTIA BASILARIS
- ORGAN PIPE CACTUS - STENOCCREBUS THURBERI
- MASSELLARIA ELONGATA CV
- MEXICAN LIME CACTUS - PERGOCACTUS PELDUSIS
- OCOTILLO - FOUQUERIA SPLENDENS
- CREOSOTE BUSH - LAUREA DIVARICATA
- SWEET ACACIA - ACACIA SMALLII

**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO & 24TH ST.  
Landscape Architect: Mimi Bramble

Hart Farrell Hedberg

**PLANT LIST**

- YUCCA
- VALENCIA ORANGE
- PALM TREES
- STRAWBERRY TREE
- ITALIAN COLUMNAR CYPRESS
- DUDLEYA
- ROSEMARY
- CEANOTHUS
- SAGE
- FESTUCA
- LAVENDER
- TWIN FLOWER

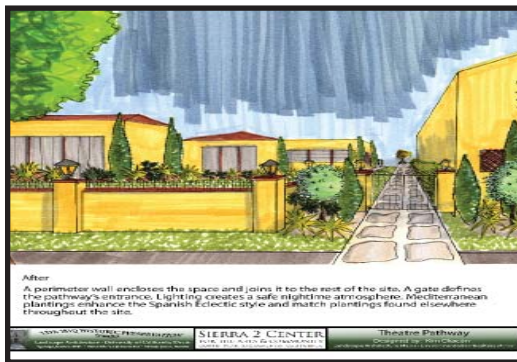
**SIERRA 2 CENTER**  
FOR THE ARTS & COMMUNITY  
CASTRO & 24TH ST.  
Landscape Architect: Mimi Bramble

Jordan Cabarrubias

## Project Manager's Assessment

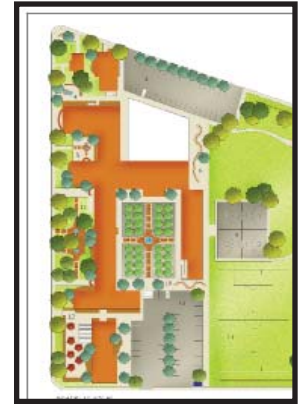
In general the Team Member's met the requirements of the project from the aspect that their final design graphics not only communicated their design suggestions clearly but were professional in appearance and provided a measure of conformity. Many designs also addressed the Client's goals: creating courtyards in the Northwest Corner, introducing walkways with trees and plantings in the Rear Parking Lot, and adding trees for shade in the North Parking Lot.

The majority of the designs stayed in the context of the building's historic integrity, not only by including Spanish Eclectic architectural elements but also by introducing Mediterranean plants in the revitalized landscape. Improved pedestrian circulation was addressed in many designs by adding a walkway and courtyard to the Front Entrance and renovating the hazardous walkway next to the Theater.



Kim Chacon

A few designs took the initiative to go beyond the suggested boundaries and introduced future implementations that could benefit the Center. This included the relocation and/or expansion of the Rear Parking Lot and replacing it with an enclosed courtyard or daycare center.

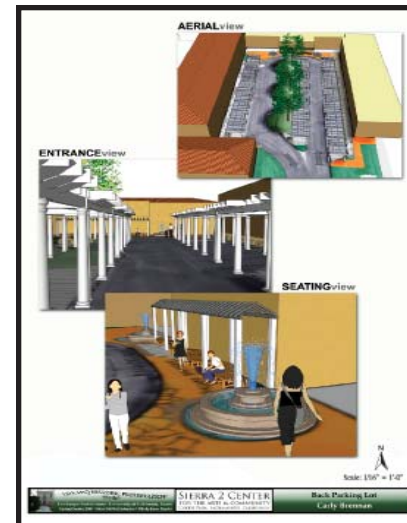


Robbie Sims

Several master plans referenced the sustainability aspect of the project by including swales in flood-prone areas or stormwater drainage systems in the Rear Parking Lot. The heat island effect of this lot was also taken into consideration with added plantings, water features, and increasing the shade ratio with shading features. Also included was the innovative design

to add permeable paving to the North Parking Lot.

The Team Members' master plans for the Sierra.2.Center revitalization were exceptional.



Carly Brennan

# Phase 4

## Community Design Forum

- \* Community Meeting
- \* Questionnaire Results
- \* Amenities Survey Results
- \* Project Manager's Assessment

## Community Meeting

The Client and the Project Manager met several times before the scheduled community meeting to collaborate the itinerary for the design forum. Arrangements for seating, a PA system, a projector and screen for the Principle and Project Manager's presentations, and the display areas for the Team Members' master plans were decided.

The community meeting was held on May 11, 2008 at Sierra 2 Center in the Curtis Park Room. Representatives from the community and the Executive Director and Board Members were in attendance.

The purpose of the community meeting was to display the Team Members' master plans and to give the Center's patrons and neighbors the opportunity to give their valuable input as to the amenities that they would prefer to see implemented into the final landscape planting design. A questionnaire (See Appendix B) was given to each community representative as they arrived, to be filled out during the presentation. Though the community would be able to express their desires for the Center's landscape needs, the Client would make the final decision for the design.



After the introductions, the meeting began with the Principle giving a brief presentation explaining the historical preservation process, the project, and the Firm's level of involvement. The Project Manager then followed with a powerpoint presentation displaying the project's four focus sites and the participants were asked to list on the questionnaire their concerns and primary goals for each site. During the presentation, the community members were encouraged to ask questions or voice their opinions.

When the presentation concluded the participants were invited to walk throughout the design displays and converse with the Team Members. The participants placed markers by the amenities they favored on the design sheets (See page 32).

# Community Interaction

Team Members presented their master plans to the community.



# Community Meeting Questionnaire Results

The objective of the questionnaire was to get feedback from the community regarding the four focus sites. The following responses could be used in the decision process for the final landscape planting design.

## Site Use:

The participants were asked how often they used specific sites.

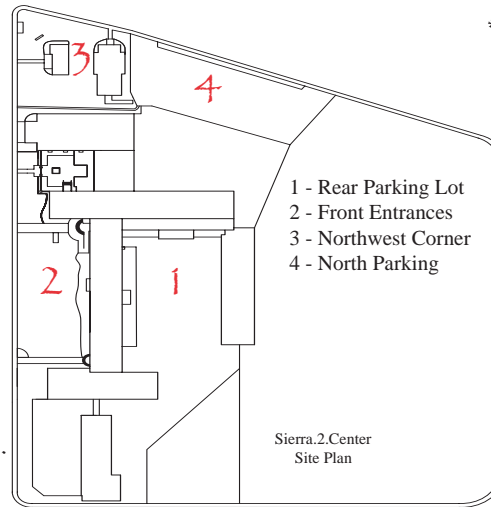
- \* Rear Parking Lot 90%
- \* Front Main door entrance 80%
- Second door 25%
- \* Northwest Corner 60%
- \* North Parking Lot 1%

## Participants Opinions:

The participants were asked open ended questions regarding each focus site. They were asked what they liked, didn't like, would like to see added, removed or improved, and if they had any additional suggestions about the sites.

### \*Rear Parking Lot

- \* more shade and plantings 90%
- \* barren and hot 75%
- \* liked the arches 31%



### \*Front Entrances

- \* need more plantings (flowers too), a pathway and seating between entrances 70%
- \* seldom used 2nd front entrance - not obvious entry needs signage or connection to main door 70%
- \* liked the architecture, inviting steps, shady and open 50%

### \*Northwest Corner (Castro Way & 24th Street)

- \* mainly use as a pass through and a new walkway with lighting, plantings, shade and seating (underutilized space) is needed to improve area 60%
- \* removal of chainlink fencing 45%

### \*North Parking Lot

- \* needs shade 90%
- \* dreary, drab and uncleaned 80%
- \* repavement of parking lot 20%

## Prioritizing Sites:

The participants were asked to prioritize the sites as to which order they would like to see the revitalization occur.

- \* 1 - Front Entrance
- \* 2 - Rear Parking Lot
- \* 3 - Northwest Corner
- \* 4 - North Parking Lot

## Planting Day Participation:

Seventy-five percent of the attendees responded on the questionnaire that they would be able to participate in the community planting days that Sierra.2.Center would coordinate for the implementation of the landscape planting design.

# Amenities Survey Results:

The following are the amenities that received more than four votes during the meeting. (There is no significance to the colors or shapes of the markers.)



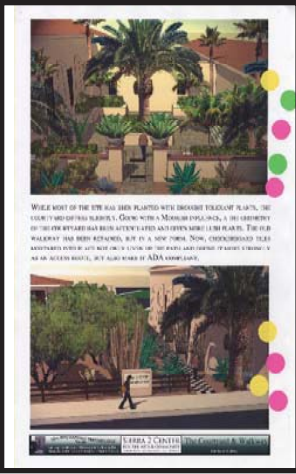
Palm Trees

Hart Farrell Hedberg



Joshua Scherrette

New planting design for Green Room Courtyard

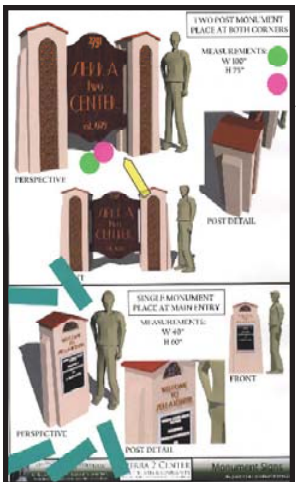


Hart Farrell Hedberg

Rear Parking Lot Walkway

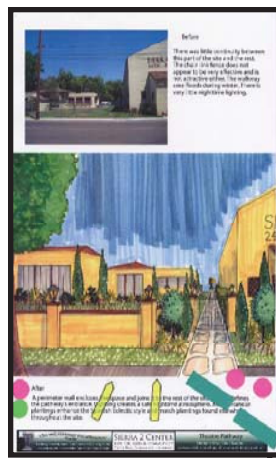


Stephen Ramirez



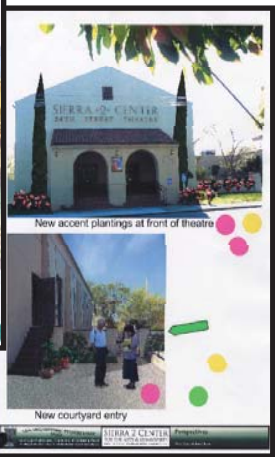
Signage upgrade

Joshua Scherrette



Stucco Wall/Gate

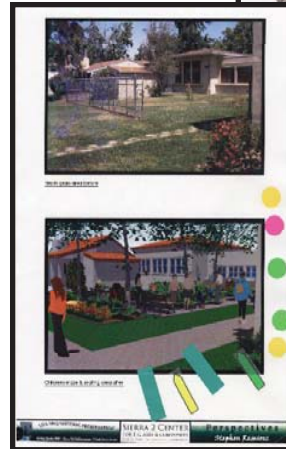
Kim Chacon



Wan Wan Helen Chun



Forrest Luna



Stephen Ramirez

Gathering nodes in underutilized open space



## Project Manager's Assessment

This phase was the exciting part of the project. For the Team Members to display their master plans and to interact with the Curtis Park community was the crowning point of the design process.

The Team Members were very professional; not only did they dress appropriately, they also conducted themselves in a professional manner when interacting with the community participants. One example was Stephen Ramirez's presentation. Knowing he was meeting the Client and would be "selling" his ideas for this project, Stephen dressed professionally and provided his own props to ensure his design was advantageously displayed. His sketchup rendering, exhibiting a birdseye view of the Sierra.2.Center, was a superb example of computer simulation.



The meeting flowed well, from the introductions through the presentations and questionnaire. Community members asked questions and volunteered their thoughts in regards to the four focus sites.

The only regrettable aspect to the design forum was the lack of participants from the community. Although the Sierra.2.Center had sent out 700 email notices and the design forum was announced in the Viewpoint, the publication of the Sierra Curtis Neighborhood Association (See Appendix C), the turnout at the community meeting was a disappointment. The number of community participants was small, 16 total.

Although limited in size, the participants that did attend responded well to the questionnaire and enthusiastically interacted with the Team Members, asking questions and raving over the designs.

# Phase 5

## Final Design

- \* Final Consultation with Client
- \* Final Landscape Planting Design
- \* Perspectives
- \* Recommendations
- \* Project Manager's Assessment

# Final Consultation with Client

Following the community design forum, the Project Manager gathered and analyzed the community meeting results, then met with the Client and several board members. The focus of the meeting was to establish the elements that the Client wanted in the final landscape planting design.

Following are the results for each focus site.



Alicia Bramble

## Northwest Corner

- \*Improve path next to Theater
- \*Swales by the pathway to aid drainage
- \*Directional signage
- \*Put evergreen/flowering vine on chainlink fence
- \*Benches/seating in enclosed area
- \*Trees in open space for shading
- \*Improve corner sign
- \*Add solar uplighting



Hart Farrell Hedberg



## North Parking Lot

- \*Trees added if possible next to daycare fence for shading (roots an issue)
- \*If available space add trees/plantings between Caterer's building and parking lot

Jordan Cabarrubias



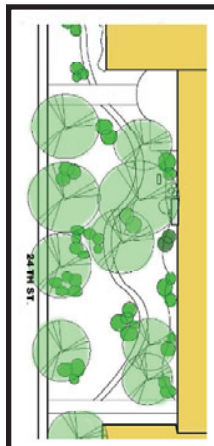
Alicia Bramble

## Rear Parking Lot

- \*A pathway with trees and plantings (replace grass patch on the west wall of the main building)
- \*A planter on the south end of the center car spaces (depends on emergency and utility vehicle access)



Stephen Ramirez

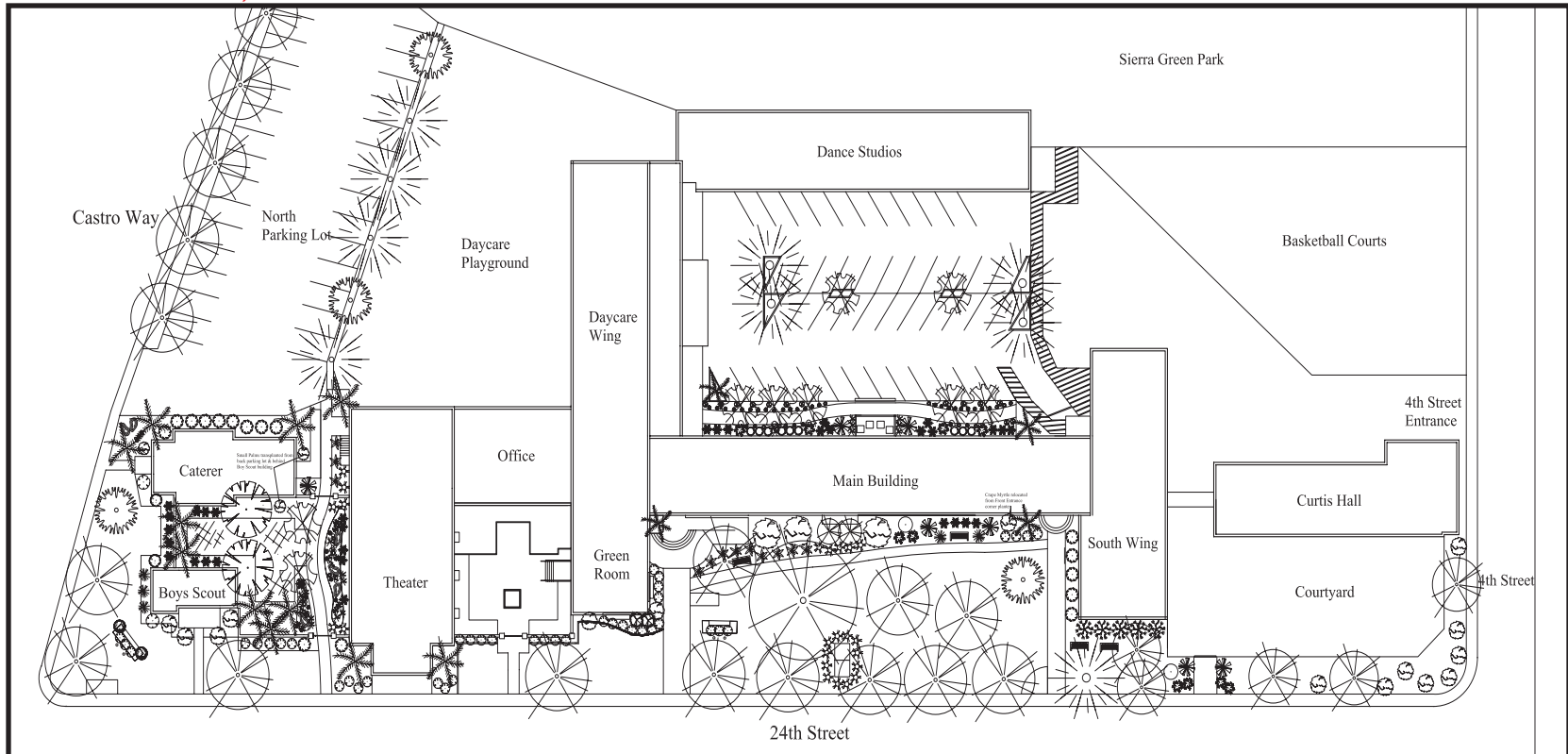


## Front Entrances

- \*A curvilinear path connecting both sidewalks
- \*Plantings/Shrubs to hide transformer
- \*Benches/seating along pathway

Gwen Xu

# Final Landscape Planting Design



## PLANTING LIST

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME
<b>TREES</b>			
	Aes car	Aesculus X carnea	Red Horsechestnut
	Eri jap	Eriobotrya japonica	Loquat
	Lag ind	Lagerstroemia indica	Crape Myrtle
	Pis chi	Pistacia chinensis	Chinese Pistache
	Tra for	Trachycarpus fortunei	Windmill Palm
	Ext tree	Existing tree	
<b>SHRUBS</b>			
	Abe gra	Abelia x grandiflora	Glossy Abelia
	Aga ori	Agapanthus orientalis	Lily of the Nile 'Midnight Blue'
	Arb une	Arbutus unedo 'Elfin King'	Strawberry Tree
	Car ela	Carex elata 'Aurea'	Bowles Golden Sedge
	Cea spp	Ceanothus 'Julia Phelps'	Wild Lilac
	Cot mic	Cotoneaster microphyllus	Rockspray Cotoneaster.
	Die iri	Diets iridioides	Fortnight Lily
	Eri kar	Erigeron karvinskianus	Santa Barbara Daisy
	Euo for	Euonymus fortunei	Euonymus 'Emerald Gaiety'
	Fes gla	Festuca glauca	Blue Fescue

## PLANTING LIST

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME
<b>SHRUBS continued</b>			
	Lav ang	Lavandula angustifolia	English Lavender
	Lor chi	Loropetalum chinense	Chinese Fringe Bush 'Plum Delight'
	Myr com	Myrtus communis	Myrtle
	Ner ole	Nerium oleander	Oleander 'Hawaii'
	Ole eur	Olea europaea	Olive 'Little Ollie'
	Pan vir	Panicum virgatum	Switch Grass 'Rotstrahlbusch'
	Pod mac	Podocarpus macrophyllus	Yew Pine
	Rho ind	Rhododendron indicum	Azalea 'Anchorite'/'Everest'
	Ros spp	Rosa 'Flower Carpet Red'	Red Carpet Rose
	Ext shr	Existing shrub	

# Perspectives



Rear Parking Lot  
Birdseye View



Rear Parking Lot



Northwest Corner Courtyard

## Recommendations

A successful landscape starts with a strong foundation.

To address the limitations of the project the Project Manager made the following recommendations for the design implementation:

- \* Phasing (noted in order of importance)
  - \* Prioritize design elements - implement as funds become available.
    - \* Irrigation system update and improvement - a strong foundation begins with a good irrigation system.
    - \* Removal of expendable plantings and amending the soil.
    - \* Plant trees first, then add understory plants as budget allows.
    - \* Stucco wall around Theater courtyard. The following are elements that can be implemented before wall is built:
      - \* Keep chainlink fence as a barrier and add an evergreen flowering vine.  
(*Pandorea jasminoides* 'Lady Di')
      - \* Benches can be included in this area for seating.
      - \* The trees can be planted (in the designated location) for shade.
  - \* Update Rear Parking Lot:
    - \* Tree additions will not displace any of the existing parking space.
    - \* Adds shading to avoid the heat island effect and beautifies a barren/hot site.
    - \* Tree planters are also used for stormwater runoff.

\* Budget/Help to free costs - Contacts

- \* SMUD - Sacramento free tree program
- \* Teichert Construction - concrete donations
- \* Neighborhood City Architect - Palm Trees
- \* Community Oriented Businesses - Target, Home Depot and Nursery's
  - \* Discounts/Donations
  - \* Project/informative classes
- \* Community Colleges - good resources for implementation of landscape design (Classes may use Sierra.2.Center as a training project for the following courses).
  - \* Landscape Maintenance Courses.
  - \* Pruning Courses.
  - \* Irrigation Courses.
  - \* Construction Courses.
  - \* Plant donations.
- \* Curtis Park Community Members
  - \* Donate time, labor and expertise.
  - \* Adopt a plant (new plant maintenance).

The Project Manager will be available to answer questions in regards to the final landscape planting design and recommendations.

## Project Manager's Assessment

The final phase of the planting design began developing as the Project Manager re-evaluated the Team Members' master plans, analyzed the thematic maps, took into consideration the Client's chosen design elements, and heeded the Principle's advice to look to the future of the community center. Through all of this, the final landscape planting design matured to a design that suits the Sierra.2.Center and can be accomplished in phases.

Many aspects of the final design were gleaned from the Team Members' work. When reassessing their plans, the Project Manager took into account the elements that maintained the integrity of the site, but also aided the site in sustainability and aesthetics. One of the design elements that was influential was the stucco wall design created by both Kim Chacon and Helen Chun. By incorporating this element into the final plan, it was the Project Manager's intent to create an inviting courtyard setting, but also to generate a connection from the North Parking Lot that would direct visitors to the Sierra.2.Center. This design element not only preserved the integrity of the site but would also add continuity by mirroring the stucco wall surrounding the courtyard

on the southwest end of the site.

Another element that was consequential to the final design was the Rear Parking Lot tree well/stormwater catch basin design created by both Mike Riha and Stephen Ramirez. The designs referenced the sustainability aspect of the site by addressing stormwater runoff and heat island effect. The Project Manager took into consideration the Client's concern regarding the loss of needed parking spaces but professionally knew the barren, hot parking lot needed trees for shade and a stormwater drainage system. After further site evaluation it was established there were appropriate spaces in the parking area where tree well/stormwater catch basins could be implemented without displacing parking spaces.

The Project Manager also felt it was necessary for recommendations to be made for the Sierra.2.Center in order to address the project's budget limitation. After talking to community members and others, the Project Manager was able to come up with suitable recommendations that would help the center expedite the implementation of the landscape revitalization.

## Conclusion

When I chose the Sierra.2.Center's revitalization landscape design as my senior project, my goal was not only to be a part of a team that was instrumental in producing a design that would be implemented, but also to gain the practical experience of being a Project Manager. This journey far exceeded my expectations.

I gained the experience of gathering a team, executing the project program with the guidance of an experienced instructor and achieving an end product for the Client. I also acquired the knowledge of orchestrating a design forum and the practice of collaborating with the Principle, Team Members, Client, and the community to create a successful community meeting. This will be invaluable in my future career.

I learned the importance of team work, using Team Members and the Principle for what they have to offer. Having the project be a landscape design was a coaction venture. It was a team working together to achieve an end result: a satisfied Client. This project was a collaborative effort by the Team Members, the Principle, the Project Manager, the Client and the community.

I learned that even though the project has limitations, it is responsibility of the professional to use their expertise and create a design that produces the best possible result for the Sierra.2.Center.

The Executive Director Julie Adams-Gerth expressed her desire to make the Sierra.2.Center landscape more inviting. I feel that the final landscape planting design is not only inviting and welcoming but, when implemented will make the Sierra.2.Center an outstanding valuable asset in Curtis Park and the surrounding areas.



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# Appendix A - "Firm's" Team Members



Cristina Avramovici



Alicia Bramble



Carly Brennan



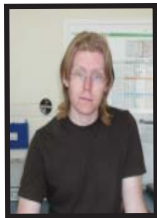
Jordan Cabarrubias



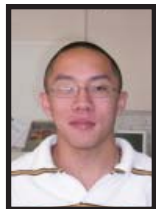
Kim Chacon



Wan Wan Helen Chun



Hart Farrell Hedberg



Daniel Hui



Forrest Luna



Rachel Jacobson



Mark Morris



Jessica Norling



Nathan Patterson



Stephen Ramirez



Mike Riha



Ryan Sandwick



Joshua Scherrette



Robbie Sims



Carly Smith



Sze Mei (Cecilia) Tse



Keith Wright



Xiaojun (Gwen) Xu



Eric Yamasaki



Venus Xiaoyun Yuan

# Appendix B - Community Meeting Questionnaire

COMMUNITY QUESTIONNAIRE

**Proposed Sites**  
To help gain better insight as to the community's perception of the existing landscape surrounding Sierra 2, we would appreciate your answers to the following questions about the proposed design sites. The slide presentation will show the four sites (both front entrances are divided into two separate sites) the students focused on for their conceptual designs.

**SITE 1 - FRONT MAIN ENTRANCE**  
How do you use this site?  
*USE FOR STUDENT TRAFFIC*

What do you like about this area?  
*LOOKS IMPROVED*

What don't you like about this area?  
*TOO MUCH TRAFFIC*

What would you like to see added, removed or improved to this area? Do you have additional suggestions?  
*NEW STONES - NEW PLANTS*

**SITE 2 - SECONDARY FRONT ENTRANCE**  
How do you use this site?  
*USE FOR STUDENT TRAFFIC*

What do you like about this area?  
*LOOKS IMPROVED*

What don't you like about this area?  
*NEEDS MORE PLANTS, LANDSCAPING*

What would you like to see added, removed or improved to this area? Do you have additional suggestions?  
*PLANTING TO DOOR, NEEDS IMPROVEMENT*

**SITE 3 - BACK PARKING LOT**  
How do you use this site?  
*USE FOR STUDENT TRAFFIC, DOUBLE USE*

What do you like about this area?  
*BUILDING*

What don't you like about this area?  
*BACKING LOT, NEEDS A LOT OF HELP*

What would you like to see added, removed or improved to this area? Do you have additional suggestions?  
*GRASS, MORE PLANTS*

**SITE 4 - NORTHWEST CORNER (24TH AND CASTRO)**  
How do you use this site?  
*USE FOR STUDENT TRAFFIC*

What do you like about this area?  
*LOOKS IMPROVED*

What don't you like about this area?  
*TOO MUCH TRAFFIC*

What would you like to see added, removed or improved to this area? Do you have additional suggestions?  
*PLANTING TO DOOR, NEEDS IMPROVEMENT*

**SITE 5 - SIDE PARKING LOT (CASTRO ENTRANCE)**  
How do you use this site?  
*USE FOR STUDENT TRAFFIC*

What do you like about this area?  
*LOOKS IMPROVED*

What don't you like about this area?  
*TOO MUCH TRAFFIC*

What would you like to see added, removed or improved to this area? Do you have additional suggestions?  
*PLANTING TO DOOR, NEEDS IMPROVEMENT*

After viewing the four proposed sites, please prioritize which site you think is the most important site that needs landscape attention. Number each site from 1 to 4 with 1 being the first and 4 being the last.

Site 1 and 2	Front Entrances	_____
Site 3	Back Parking Lot	_____
Site 4	Northwest corner	_____
Site 5	Side Parking Lot (Castro)	_____

UC DAVIS WOULD LIKE TO THANK YOU FOR YOUR PARTICIPATION IN THIS DESIGN PROJECT. YOUR COMMENTS ARE FOR ADVISORY PURPOSES AND THE INFORMATION WILL BE USED FOR RESEARCH PURPOSES IN THE FINAL PLANTING DESIGN FOR SIERRA 2 AND MINDY JOYCE'S SENIOR PROJECT. (CONTACT STEVE MCNIEL FOR QUESTIONS: 530-752-7209)

**COMMUNITY PARTICIPATION**

Sierra 2 is hoping to gain community participation in this landscape project and is planning a Community Planting Day in the future. The landscaping project will be done in phases and scheduled when funds and time allow.

Would you be willing to help on any future planting days?  
*YES*

If so, do you have any specialized skills or equipment that could be utilized for this project? (example: knowledge of irrigation installation, rototilling and possibly own a rototiller, knowledge of plant pruning, or just as an able body willing to help dig, weed and plant)  
*NO*

Would you be able to bring your own tools to use? (Shovels, picks, pruners)  
*NO*

Would you be interested in donating a tree or plants for this project?  
*NO*

If you are able to participate in any planting days or are willing to donate, please leave your information so Sierra 2 may contact you in the future.

Name: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Thank you for your participation! Any personal information is only for Sierra 2 use, UC Davis will not be using this information.

## UC Davis class designs new Sierra 2 landscape

By Susan MacCulloch  
Viewpoint Staff Writer

**T**alk about a "win-win" scenario: A UC Davis class studying landscape design in the context of historic preservation is developing a new landscape plan for Sierra 2. For free.

Credit this synergy to Sierra 2's Executive Director Julie Adams-Gerth. She "went right to the top" with a cold call to Steve McNiel, chair of the university's landscape architecture program. Julie's assertiveness paid off when McNiel, who teaches a class in historic preservation to upper division students, agreed to develop a landscape design for Sierra 2 as a class project.

The Sierra 2 project "provides an excellent design experience for students in the historic preservation design studio," McNiel said. His course introduces students to the range of projects common in historic preservation practice and addresses such topics as urban renewal, adaptive re-use and urban in-fill as cities and counties increasingly adopt smart growth principles. McNiel believes Sierra 2 represents an excep-

tional example of this process.

"Its emphasis on preserving the historical characteristics, while expanding the capabilities and sustainability of the Center's landscape, provides the students with an opportunity to see a positive example in action," McNiel said.

Students conduct research and design based on the National Register of Historic Places criteria and determination of the eligibility process. They work within the Secretary of the Interior's definition of standards for treatment of historic properties. In tandem, the class is also interested in sustainable, socially relevant and culturally sensitive design, according to McNiel. "They are likely to produce a wide range of interesting and aesthetically pleasing proposals," he said.

According to McNiel, the class will produce a variety of solutions, "and will undoubtedly run the gamut from pure preservation authenticity to less tame artistic expressions and interpretations." Plant materials always follow the functional requirements of supporting community needs and activities. Usually, designers can locate native, period or contemporary plants

to fulfill space-making requirements. And the client — in this case SCNA, representing the community — will have final input on plant selection.

McNiel's class began the design process with a site analysis. Working in teams, the students visited Sierra 2 and the neighborhood in early April. They took notes and photographs.

The class teaching assistant, Mindy Joyce, described the site visit as one where students "analyze everything: the existing landscape design, Sierra 2's history, its building architecture and that of surrounding homes, the environment, the soil and what grows there now."

Existing plantings and new plant suggestions are appropriate not only for today's energy conservation but also what's appropriate for our climate, in context with the surrounding architecture.

In another win-win development, Mindy has made Sierra 2 her senior project. She will produce more detailed drawings of the Sierra 2 landscape plan, integrating SCNA's wishes with her own design expertise, "all with the focus on community involvement and planting in the future," says

### Take a look on May 13

Landscape design students will present their plans for Sierra 2 at 7 p.m. May 13 in Curtis Hall. Neighbors can expect to meet the young designers, see their drawings and review a vintage plant list.



Julie Adams-Gerth, who will serve as one of Mindy's advisers.

SCNA has set aside funds from its fund-raising activities to implement the new landscape design. Once the plans are approved, preparation and planting will begin in phases, weather permitting.

### Correction:

In the Curtis Park Village project story last month, Elizabeth S. McDermott of The Interior Designer & Co. was incorrectly referred to as Elizabeth Montgomery. Our apologies for this mistake.