

DESIGN PORTFOLIO

Shamil Khedgikar



AAP
Cornell
Architecture
Art
Planning



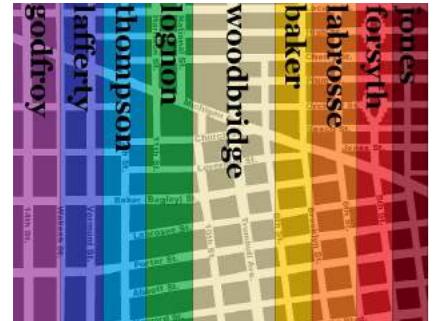
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Internship Work - Human Scale Studio (2016)

Neighborhood Overview

Historical Development



Seven Farm Strips which established the axial orientation of the neighborhood

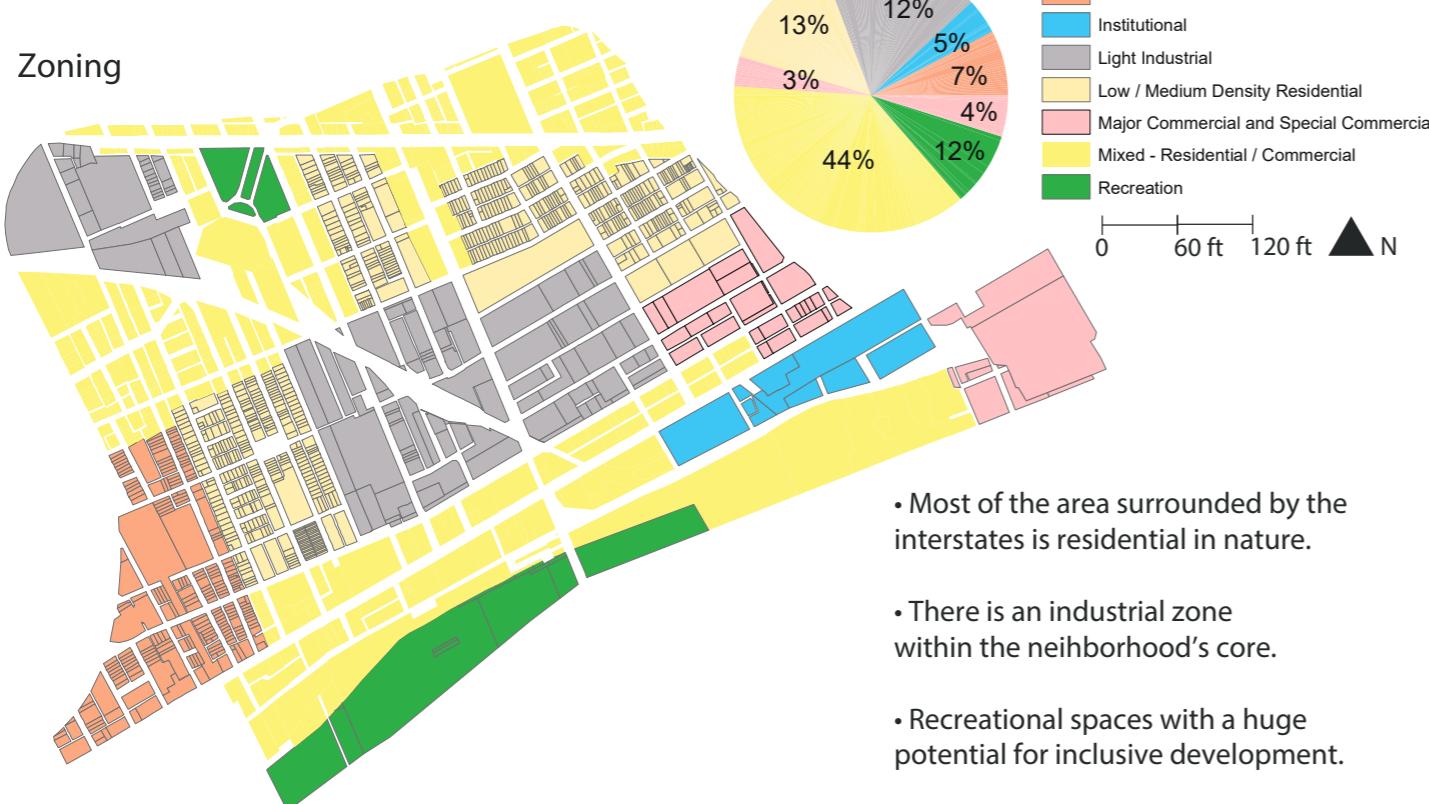


Further land divisions; 1835 to 1880



Systematic expansion of the neighborhood towards the West

Zoning

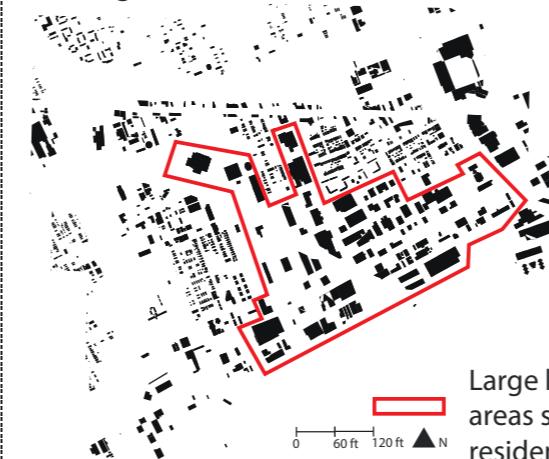


Detroit Future City - Proposed Land Use



Site Analysis

Massing



Large lots ; mostly industrial areas surrounded by residential homes.

Vacancy (2015)

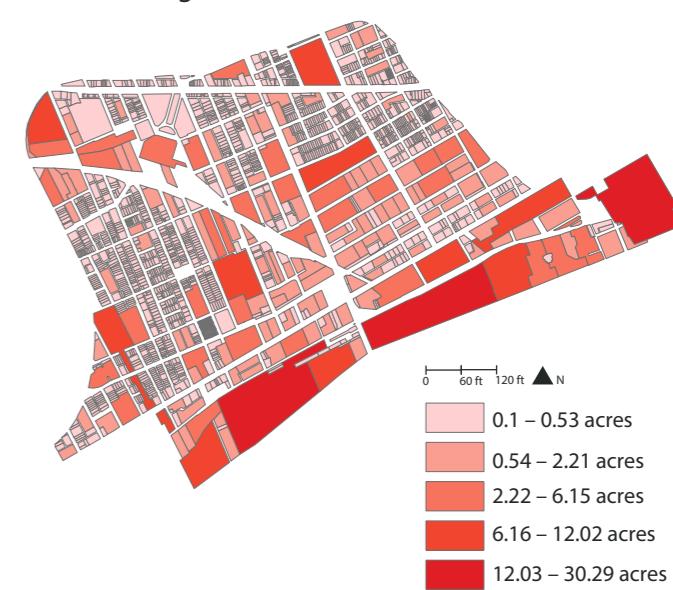


Transit and Major Nodes



Arterials Interstates Secondary Roads Major Nodes

Average Parcel Sizes

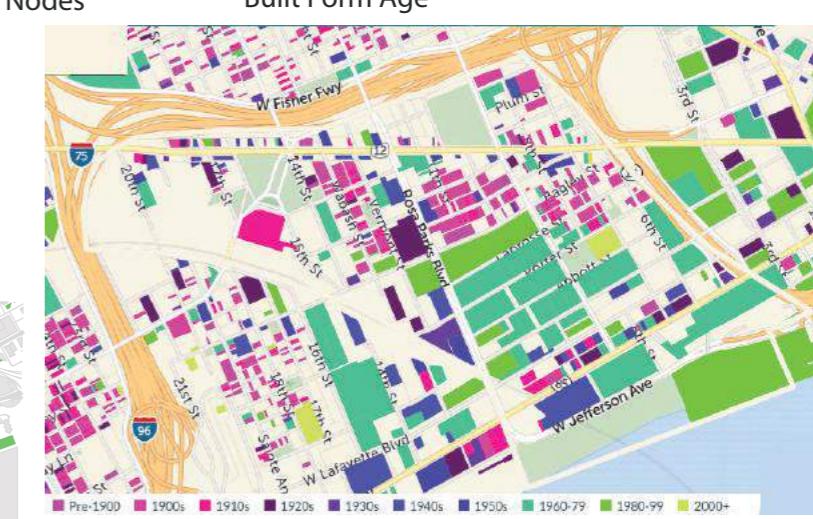


Green Spaces and Activity Zones



Green Spaces

Activity Zones



Historical Buildings are at the core of the neighborhood

Sources:

ArcGIS Open Repository

SEMCOG Survey 2015; 2014

www.makeloveland.com, www.google.com, www.truilla.com, www.zillow.com

Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO,

NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI

Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors

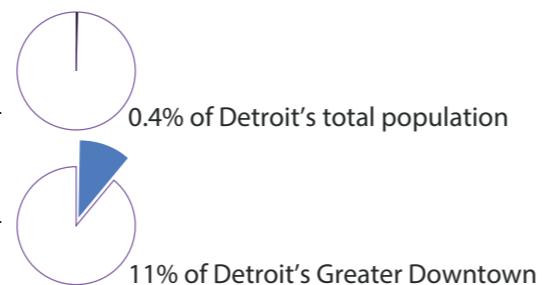
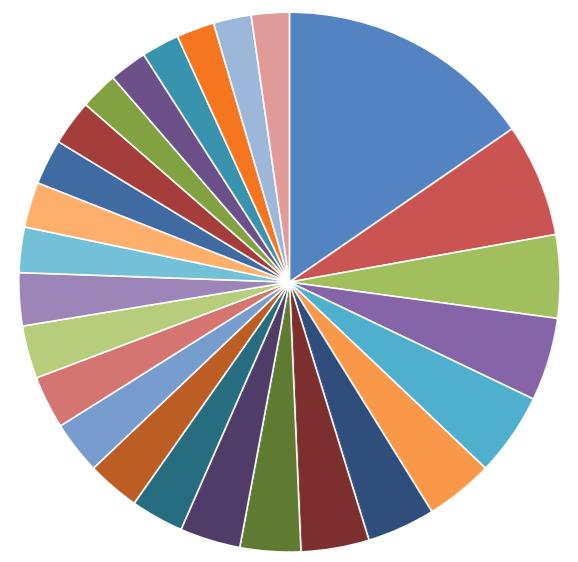
Statistical Overview

Population: 2834 People

Area: 0.81 Sq.miles ; 516 Acres

Housing Density: 831.5/sq.mile

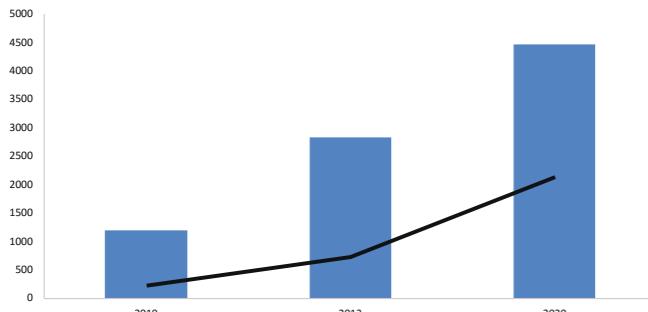
912 Properties ; 534 Different Owners



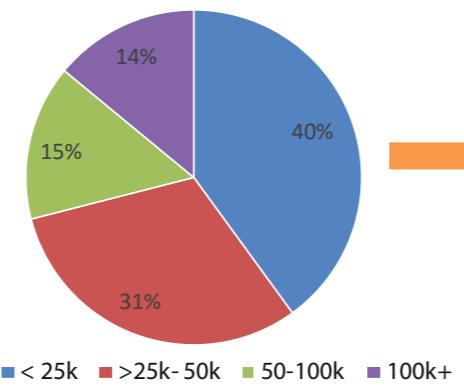
Major Property Owners

CITY OF DETROIT-P&DD	TRIDENT-CHECKER LLC
KHALIL BROTHERS INC	QUALITY PHEASANT, LLC
MUSCAT PROPERTIES LLC	STONE, HOWARD L
CDS PROPERTIES	JZ PROPERTIES INC
MIFSUD, JOSEPH	D P W - WESTERN YARD
A G J ENTERPRISES LLC	FORMOSA, FELIX
CORKTOWN DEVELOPMENT PROPERTIES, LL	BROOKS LUMBER CO
BFD CORKTOWN, LLC	MONIER KHALIL LIVING TRUST
2000 MICHIGAN AVENUE LLC	F F & B MANAGMENT INC
2051 ROSA PARKS LLC	NORTHERN BORDER TRANSIT LLC
DETROIT LAND BANK AUTHORITY	BAGLEY PROPERTIES LLC
1200 SIXTH STREET LLC	DIB LAND LLC

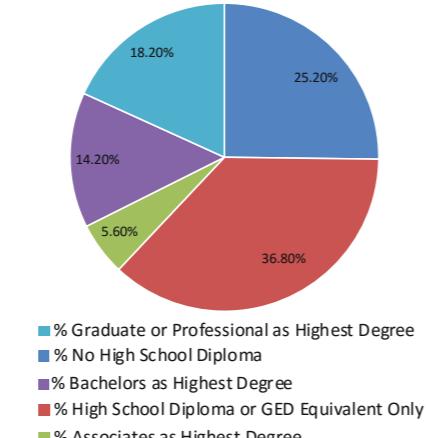
Population Growth



Income Level



Level of Education



Socio-Economic Analysis

Block Clubs for Corktown

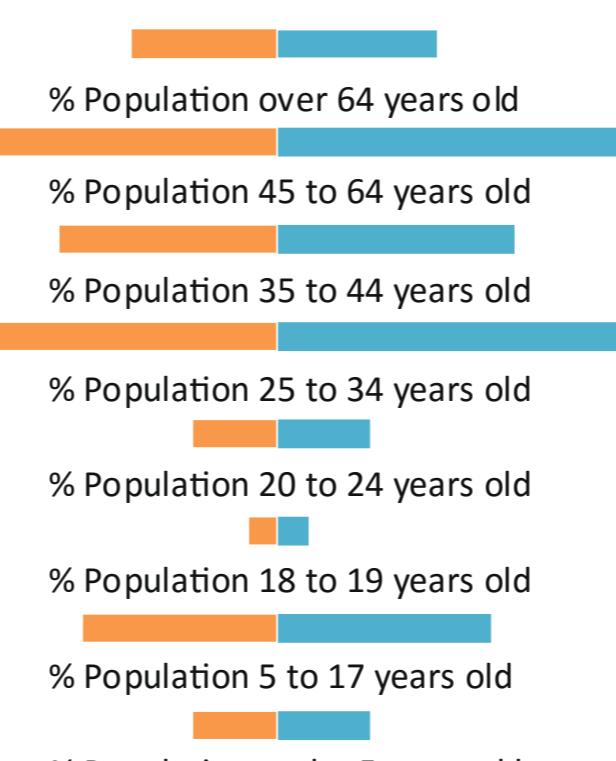


Block Clubs for Community Engagement Strategy

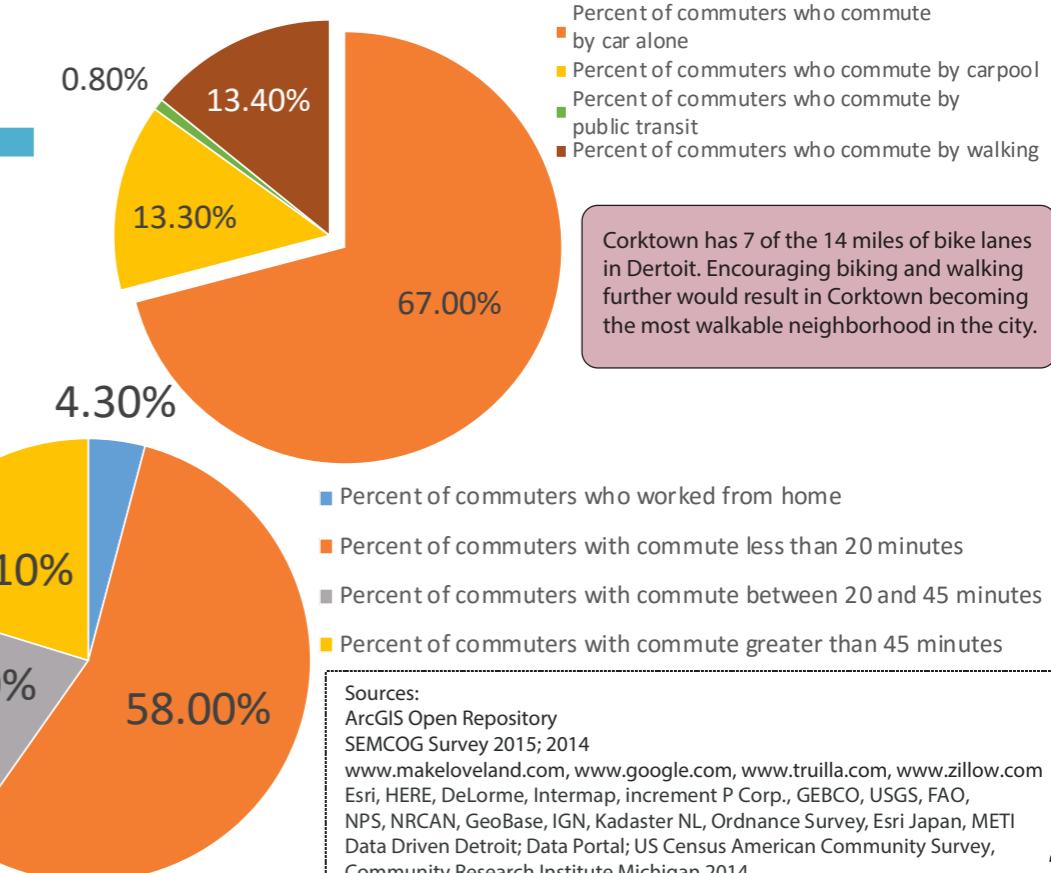
Crime Frequency and Locations



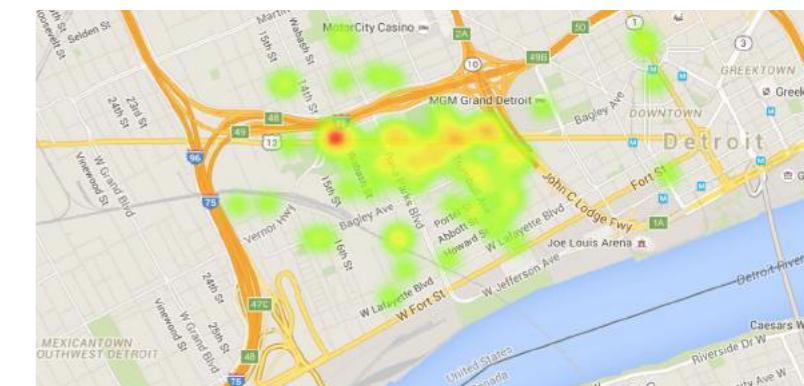
Age Distribution



Accessibility and Live-Work Relationship



Extent of Community Engagement

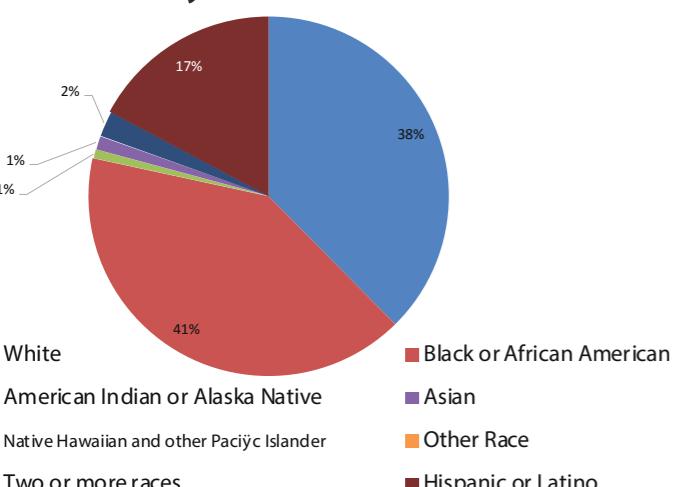


Heatmap representing the Geospatial Extent of Community Outreach through activities, parties, community meetings and events.

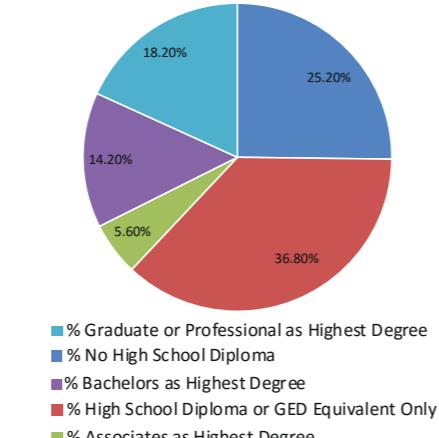
Transport Conditions and Quality of Life



Racial Profile



Level of Education



Sources:
ArcGIS Open Repository
SEMOG Survey 2015; 2014
www.makeloveland.com, www.google.com, www.trulia.com, www.zillow.com
Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO,
NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI
Data Driven Detroit; Data Portal; US Census American Community Survey,
Community Research Institute Michigan 2014

Methodology

What is a Place Plan?

Placemaking is a dynamic, strategic approach to community development and economic revitalization based on an individual community's strengths within core "quality of life" areas.

PlacePlans promotes a comprehensive understanding of a community's place-based assets, and provides the tools and strategies to best leverage them.

Methodology for the Corktown Place Plan

Literature Review:

Evaluating existing Place Plans to understand strategies for improving placemaking and community engagement

Data Analysis;

Collecting, Analyzing and creating visualizations of social, economic and geospatial data relevant to Corktown.

Primary Survey

On site surveying and photographic studies of Michigan Avenue, Roosevelt Park, Dean Savage Park, Riverfront Park Trumbull Avenue and Rosa Parks Boulevard.

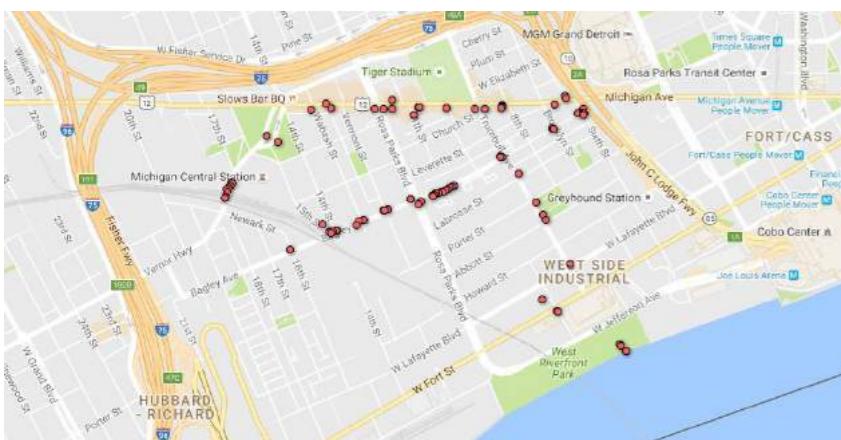
Community Review and Feedback

Presentation of analysis and proposed development strategies to the residents and business owners in Corktown. Gathering feedback and building consensus on issues that are a high priority to the community.

Revision and Final Publication

Based on the community inputs and feedback, revising the proposals and strategies for future action.

Survey Locations and Photographic Study



A database of existing issues related to street infrastructure such as lighting, sidewalk quality, lack of dustbins, maintenance issues pertaining to curb heights and lengths etc. has been created.

You can access the database and add issues within your neighborhood by simply adding pictures from your phone. Scan the QR Code below on your phone or use the link.



Topics for the Place Plan

Road Reconÿguration

Public Space, Identity and Wayÿnding

Inÿll Strategies along Michigan Avenue

Adjacencies to other Neighborhoods

Design Standards for Future Development

Priorities for the Place Plan

People - People are the ýrst priority of the plan. People deÿne a place and make it better.

Landmarks - Activating existing landmarks in the neighborhood helps economic development.

Activities - Interventions focussed on activities is the key to increasing in°ux of investment in the neighborhood.

Community - An engaged community would help accelerate development within Corktown.

Entrepreneurship - Encouraging new businesses in Corktown.

Community Feedback



https://cornell.qualtrics.com/SE/?SID=SV_cN5bV6jHvPvAer3



An online Community Survey has been created to help crowdsource feedback on issues faced by the members of the Corktown community. Responses will be analyzed and incorporated in the development of the Place Plan.

Existing Issues

- Strategic community parking plan i.e. community parking lot community parking structure, resident only parking on resident streets, activate unused parking lots into commercial or public spaces.
- Walkability and bike lanes i.e. protected bike lanes, safer crosswalks (6th street
- Community businesses i.e. pharmacy, grocery store, laundromat cheaper restaurants like pizza, Chinese
- Sidewalk maintenance
- Fix pothole
- Connection to Southwest, Riverfront, and Downtown
- Roosevelt Park and Dean Savage Park activation
- Vacant buildings on Michigan Ave ýlled in
- More benches for sitting around the neighborhood/on Michigan Av
- Affordable housing as new developments happen
- Cafe seating, late night businesses to encourage eyes on the street
- More lighting behind businesses on Michigan Ave

Orange Cone - Reporting Issues in your neighborhood



Download at
www.orangecone.org

OrangeCone gives you a Voice and Awareness in the Public Spaces you use for work, life, play, and travel.

Use OrangeCone to report Public Space issues affecting your Corktown business.

Voice your Public Space concerns with an Issue Report

New Issue

1. Add up to 3 photos
2. Include additional details
- Comments
- Is this issue dangerous?
-

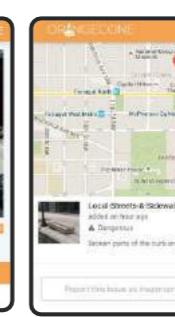
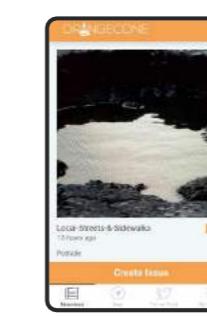
Local Streets & Sidewalks

- Metro, Rail, & Air Transport
- Quality of Life
- Environmental
- Electrical & Gas
- Weather & Water
- Local Business
- Commercial Building
- Other

Issue Reports are sent directly to Detroit officials.
Report a Public Space Problem by:

- From the News Feed, click the orange **Create Issue** button at the bottom
- Create an issue by clicking the **Add Photos** button, and select an Issue Type from the list, add Comments, and indicate if an issue may be dangerous

Gain Awareness of Neighborhood and Metro Public Space status with the OrangeCone News Feed, Map, and Twitter Features



- The News Feed and Map provide you Block-by-Block Awareness of current Issue Reports in Corktown and Detroit
- Integrated Twitter provides Metro-wide Awareness from Government officials and Public Institution Managers



Start a New Conversation with Government

Download the OrangeCone mobile app at www.orangecone.org, or search for OrangeCone on Google Play or Apple App Store.

iOS App: http://bit.ly/OC1_IOS
Android App: <http://bit.ly/OCdroid>

DEVELOPMENT PROPOSALS FOR NEIGHBORHOOD PARKS

ROOSEVELT PARK



DEAN SAVAGE PARK



RIVERFRONT PARK



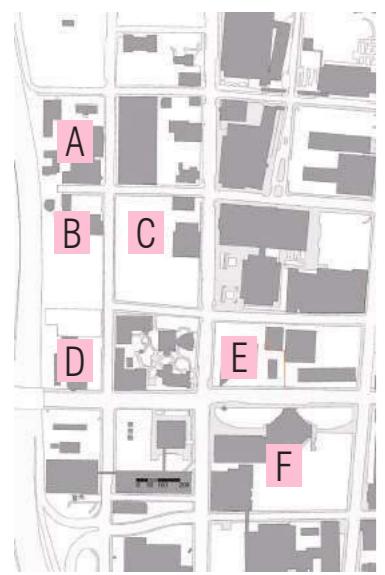
Proposals for Development
of Neighborhood Parks through
Infrastructure Improvements

GRADUATE DESIGN AND RESEARCH (2015-2016)

URBAN DESIGN AND REAL ESTATE : URBAN LAND INSTITUTE HINES COMPETITION 2016

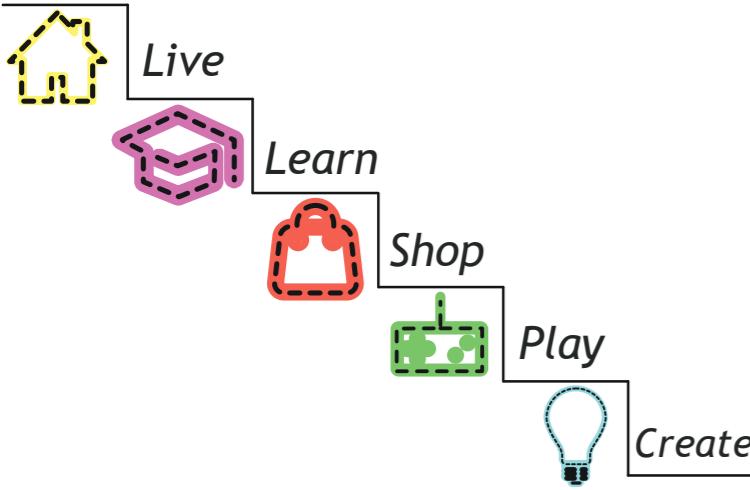
Competition entry for a cross-disciplinary annual design and real estate competition. Developed spatial analysis diagrams for the site in Atlanta and created potential design alternatives for maximizing the potential of site for mixed use development which was created to cater to the poor and young professional population in the city.

Competition Site



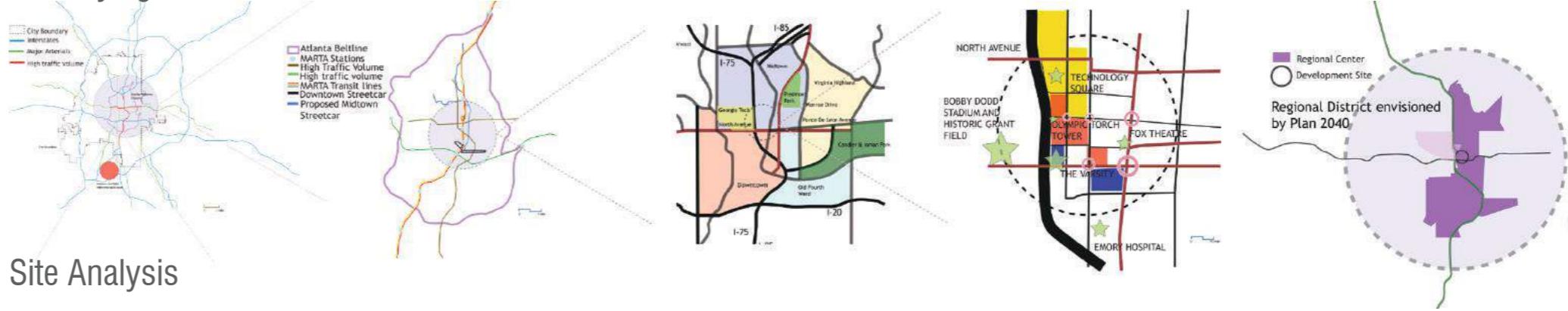
Design Concept: Focus on Urban Activities

MIDTOWN STEPS



Midtown Steps unites Atlanta's technology, academic and health sectors while promoting the city's creative economy, increasing diversity and providing services to some of Atlanta's poorest residents.

Identifying the Site in a broader context



Site Analysis

Recognizing Opportunity Existing Development Proximity to Landmarks Need for Green Space Transit Corridor

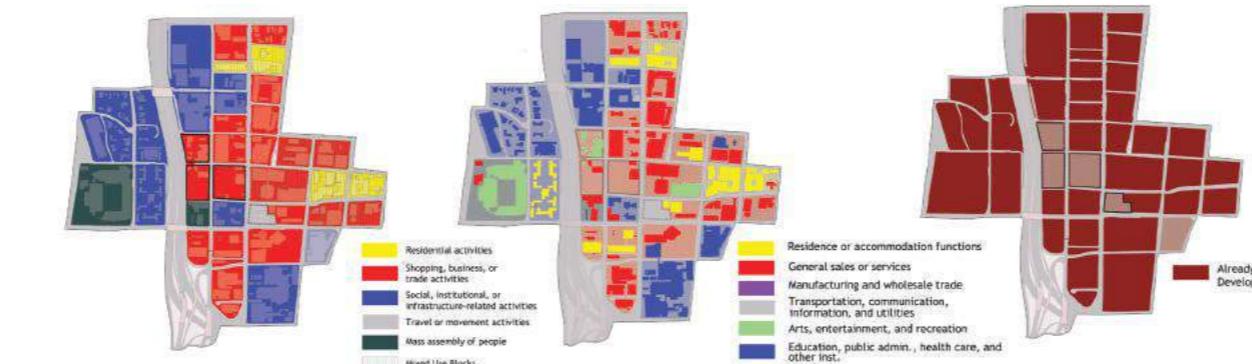


Land Use Analysis: LBCS Standard for classification

Predominant Block Level Activity

Building Functions

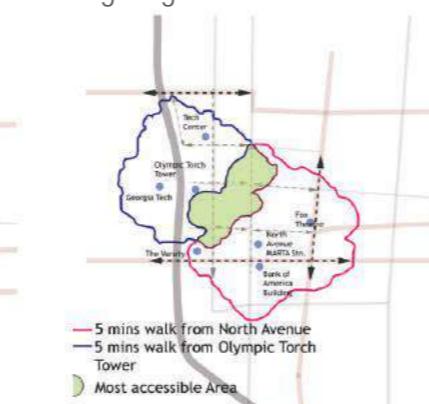
Nature of the Site



Design Concept
Recognizing Connections



Defining Target Area



Hierarchy of Connections

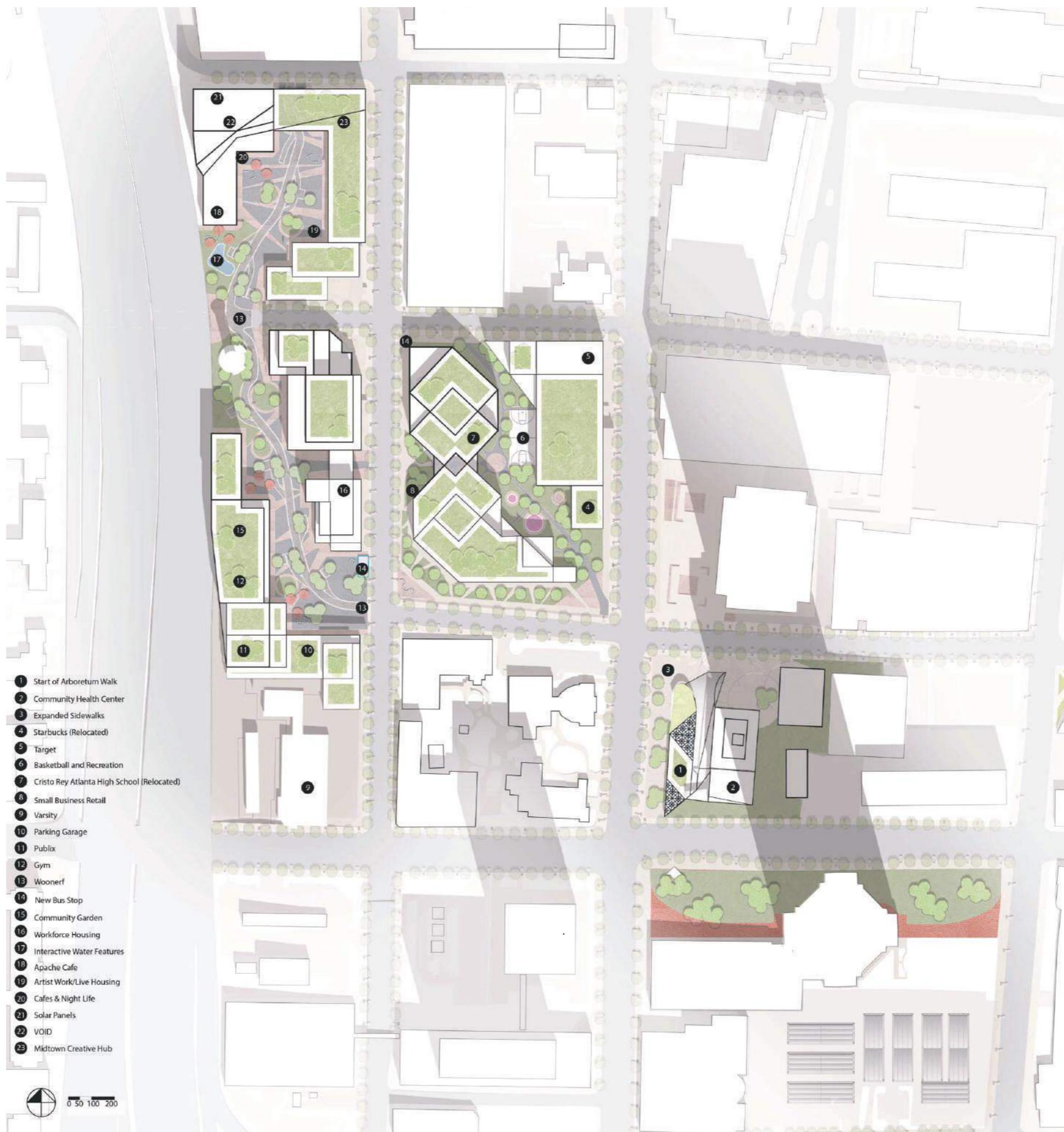


Balancing Built and Green Spaces



GRADUATE DESIGN AND RESEARCH (2015-2016)

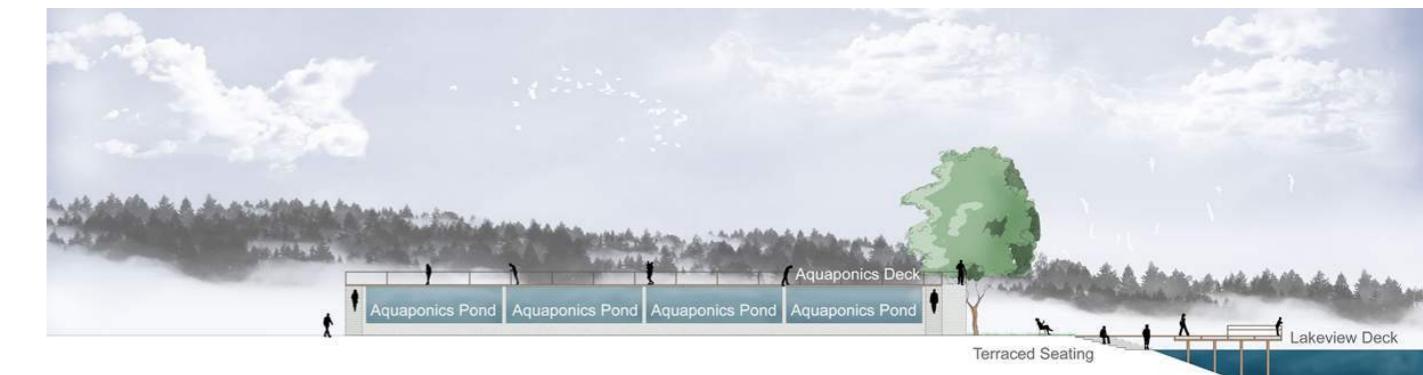
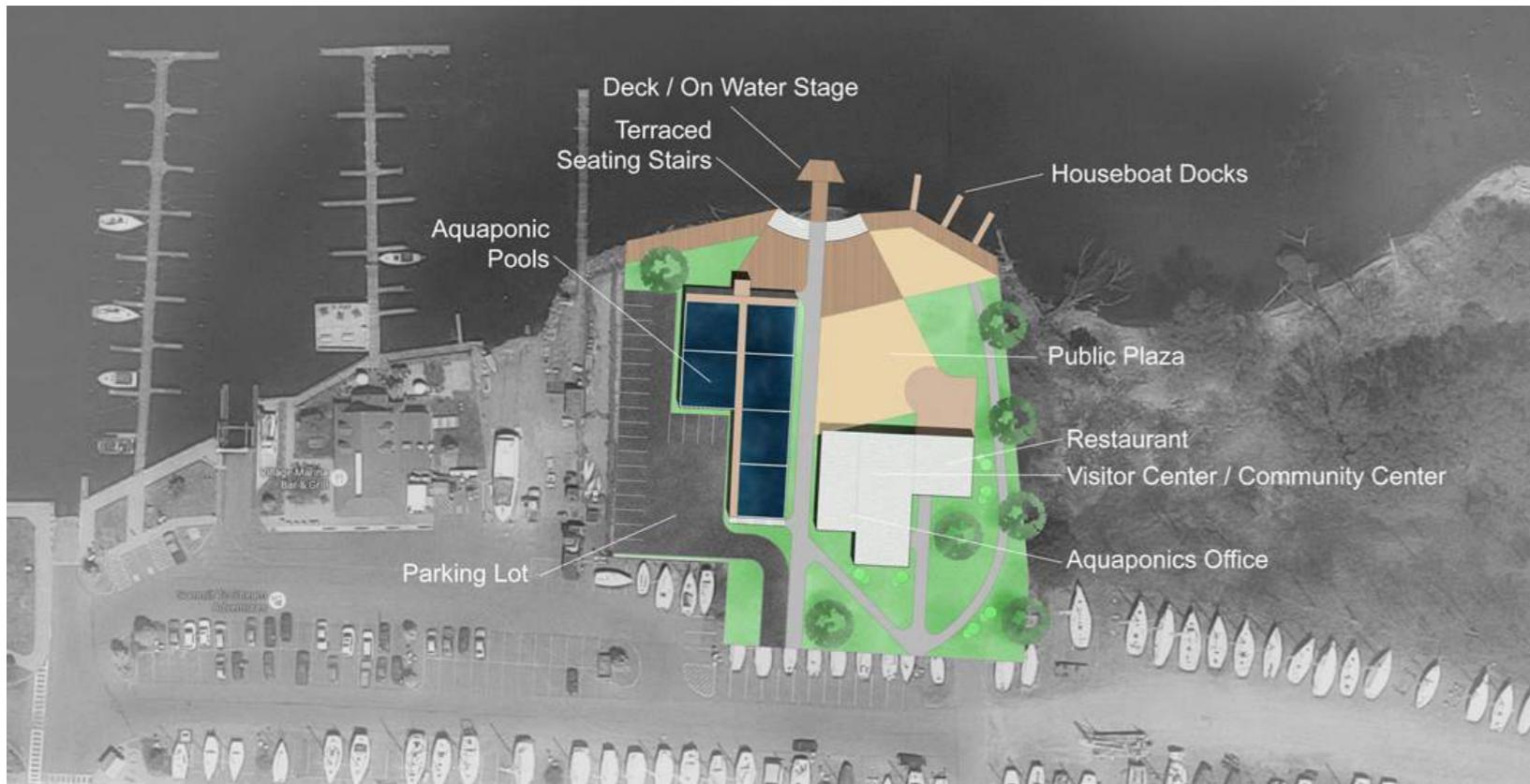
Final Site Plan for Development



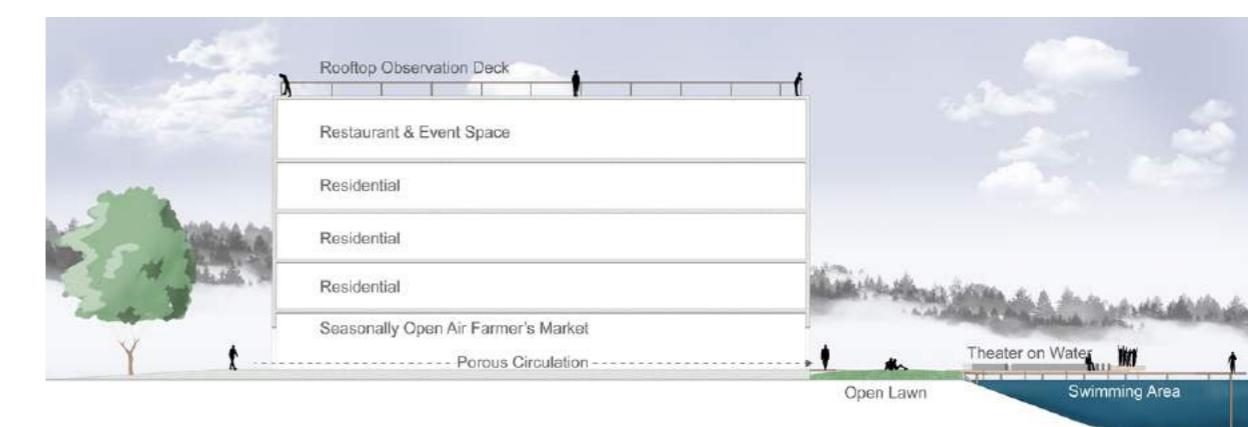
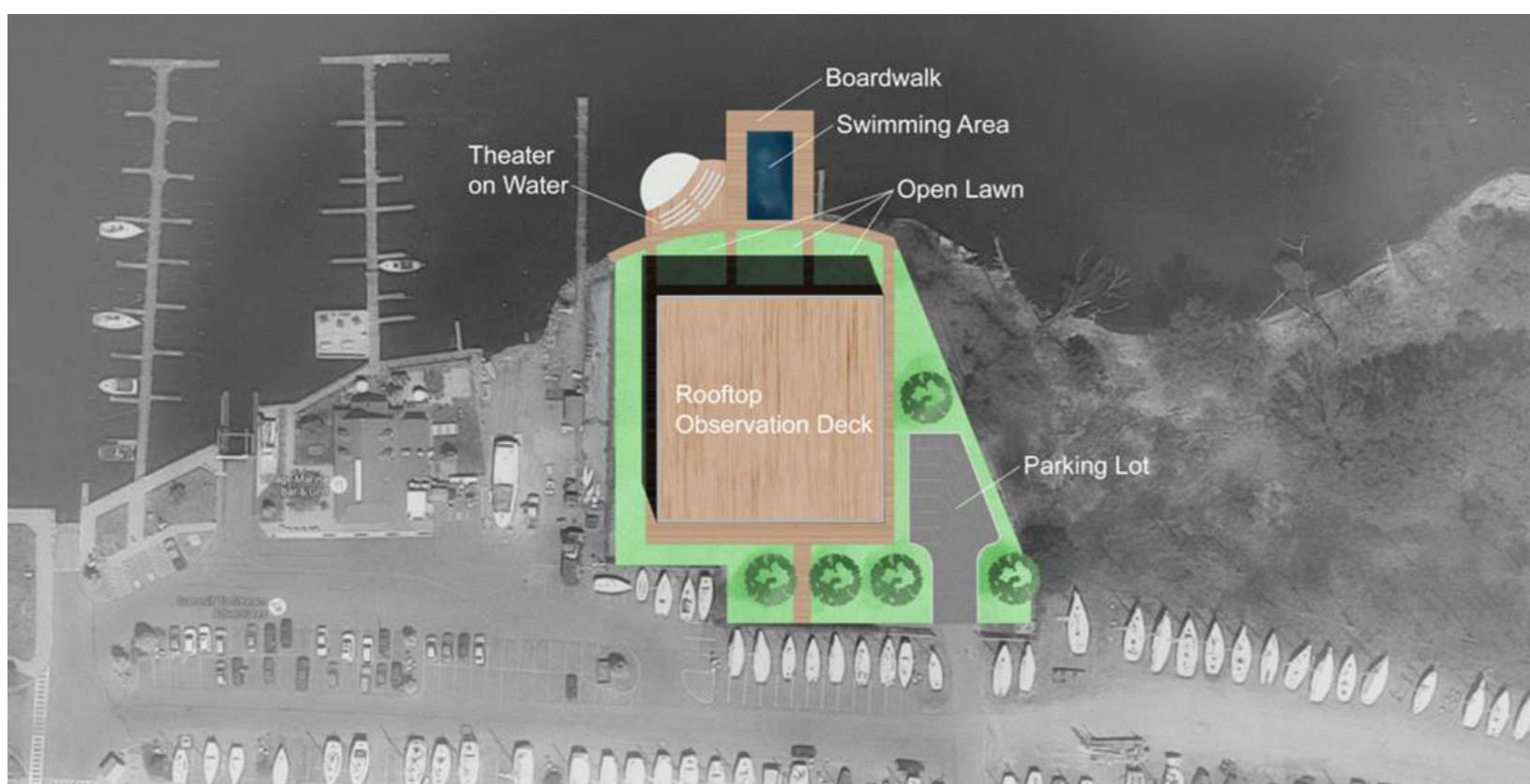
DESIGN CONNECT: WATKINS GLEN TREATMENT PLANT REDESIGN

Working with the Government of Watkins Glen and the Economic Development Council for Schuyler County for developing design strategies for adaptive reuse of a city water treatment plant.

Development Alternative 1 - Recreational Aquaponics Center and Public Plaza

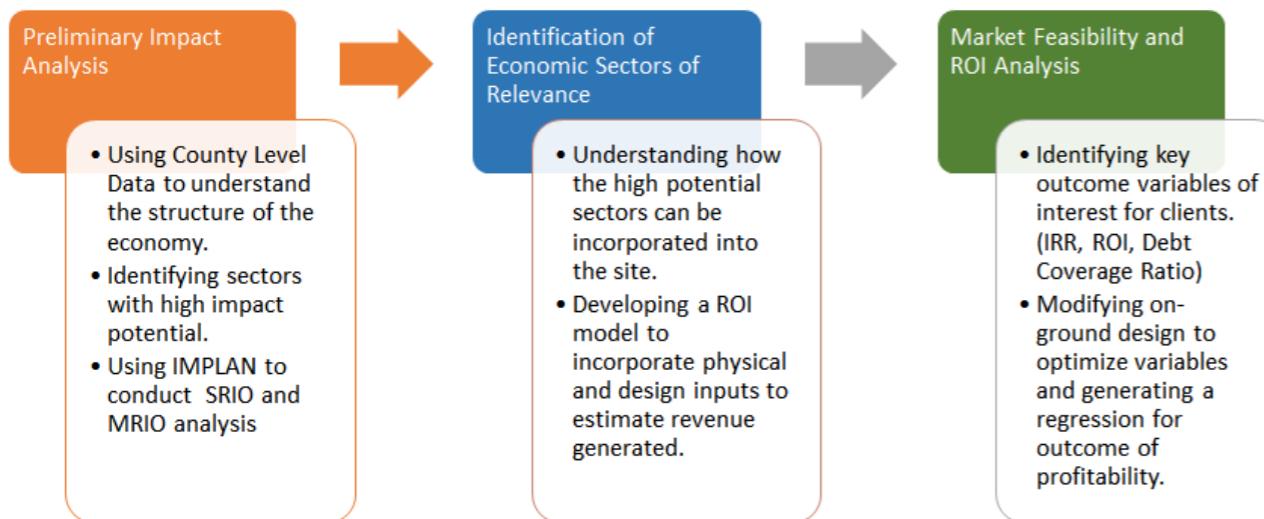


Development Alternative 2 - Mixed Use Development

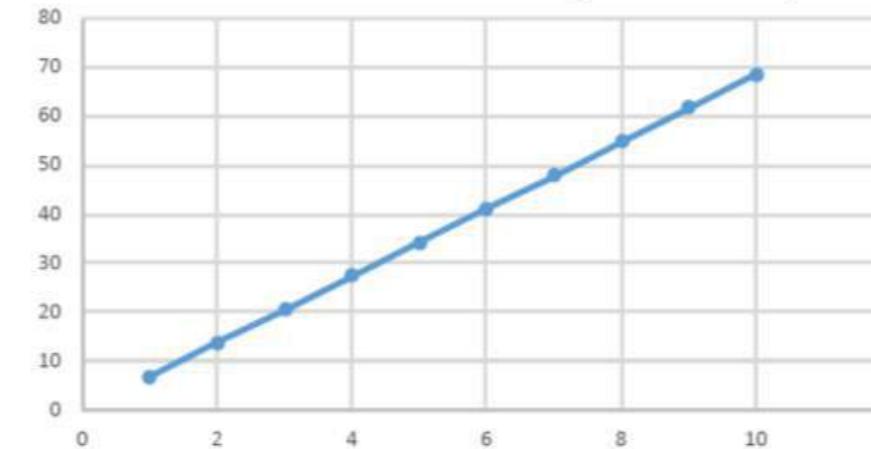


Economic and Market Analysis - Methodology

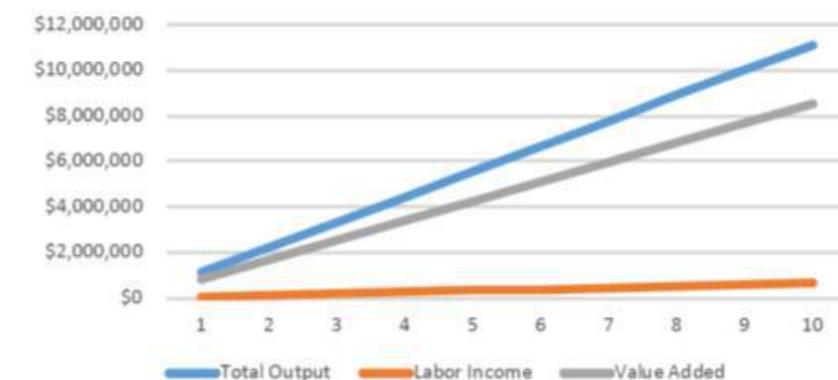
Net Economic Impact of Development



NET IMPACT ON EMPLOYMENT (PER SECTOR)



NET IMPACT ON OUTPUT, LABOR INCOME and VALUE ADDED (PER SECTOR)

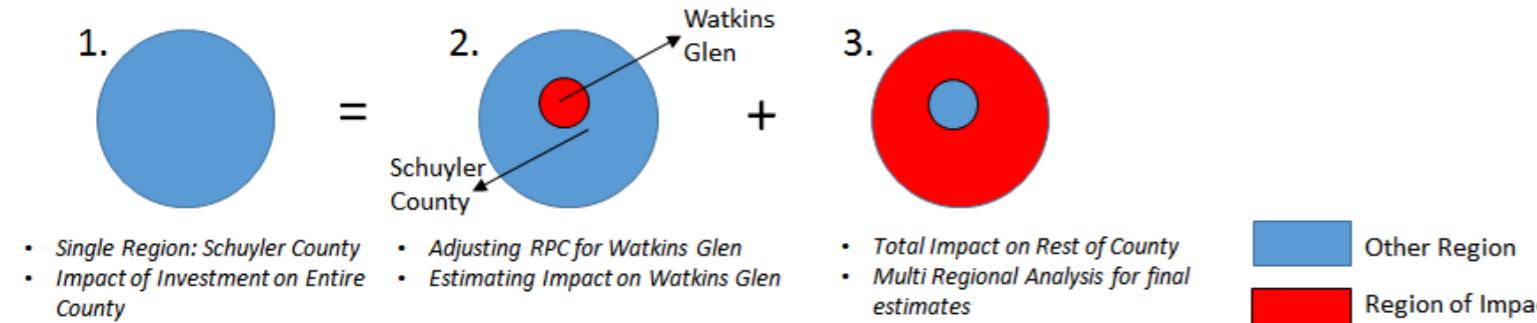


Benchmarks from Scenario Modeling - Envision Tomorrow

Sectors and Industries of Relevance for Watkins Glen

Rank	Employment	Labor Income	Value Added	Total Output
1	Real estate establishments	Real estate establishments	Real estate establishments	Real estate establishments
2	Services to buildings and dwellings	Maintenance and repair construction of nonresidential structures	Monetary authorities and depository credit intermediation activities	Waste management and remediation services
3	Maintenance and repair construction of nonresidential structures	Waste management and remediation services	Waste management and remediation services	Maintenance and repair construction of nonresidential structures
4	Food services and drinking places	Services to buildings and dwellings	Maintenance and repair construction of nonresidential structures	Monetary authorities and depository credit intermediation activities
5	Waste management and remediation services	Food services and drinking places	Imputed rental activity for owner-occupied dwellings	Services to buildings and dwellings

Methodology for Analysis using IMPLAN



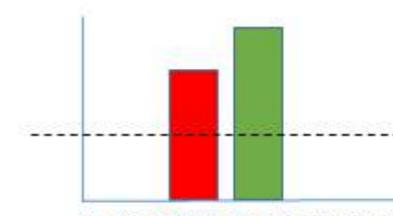
1. SIMPLE PAYBACK



2. EMPLOYMENT GENERATED

Alternative 1
Jobs Created: 59

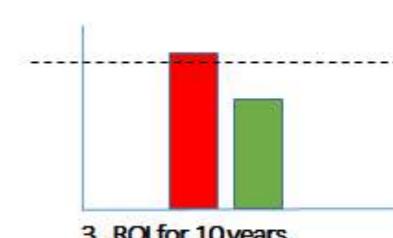
Alternative 2
Jobs Created: 65



2. ROI for 10 years

Alternative 1
ROI: 84%

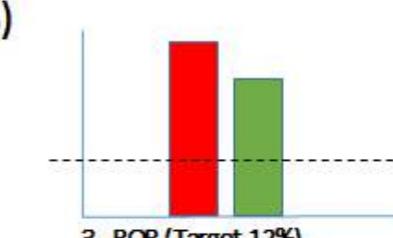
Alternative 2
ROI: 65%



3. Actual Rate of Return (Target: 12%)

Alternative 1
ROR: 18.2%

Alternative 2
ROI: 16.6%



UNDERGRADUATE STUDIO PROJECTS (2011-2015)

SITE PLANNING - DWARKA, DELHI

Developed a detailed site plan 10 Ha (~25 Acres) site in a Satellite Town of Delhi focussing on creating mixed use neighborhoods and maximizing economic potential of a 40 Ha (~98 Acres) neighborhood. Applied principles of urban design and landscape.

Concept Plan

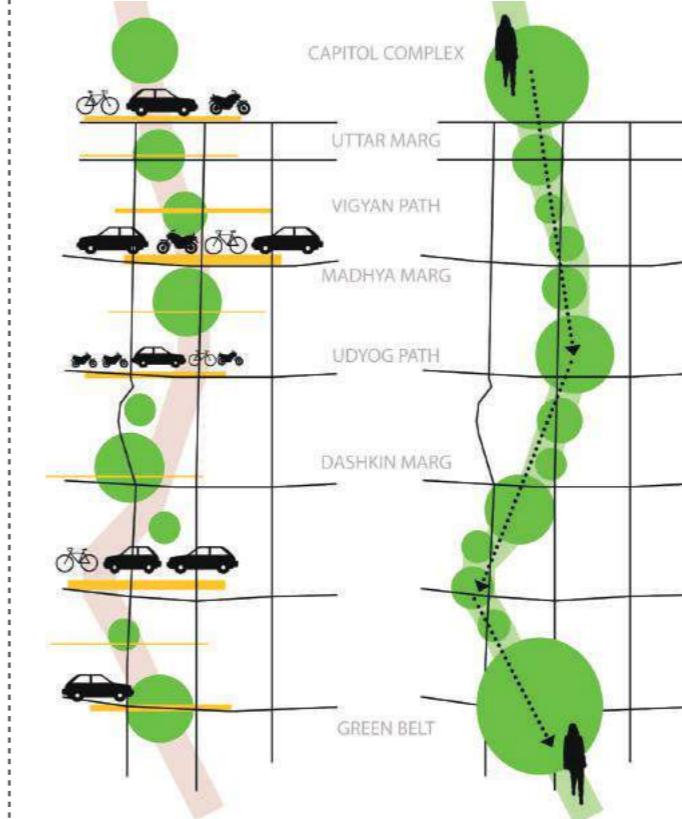


Typical Module: Elevation

3D Renderings: V-RAY



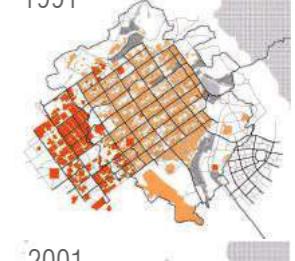
Existing Green Cover in the City



Accessibility through arterial streets

LANDSCAPE AND GROWTH ANALYSIS - CHANDIGARH

Reimagining the design concepts and growth of India's first modern planned city.

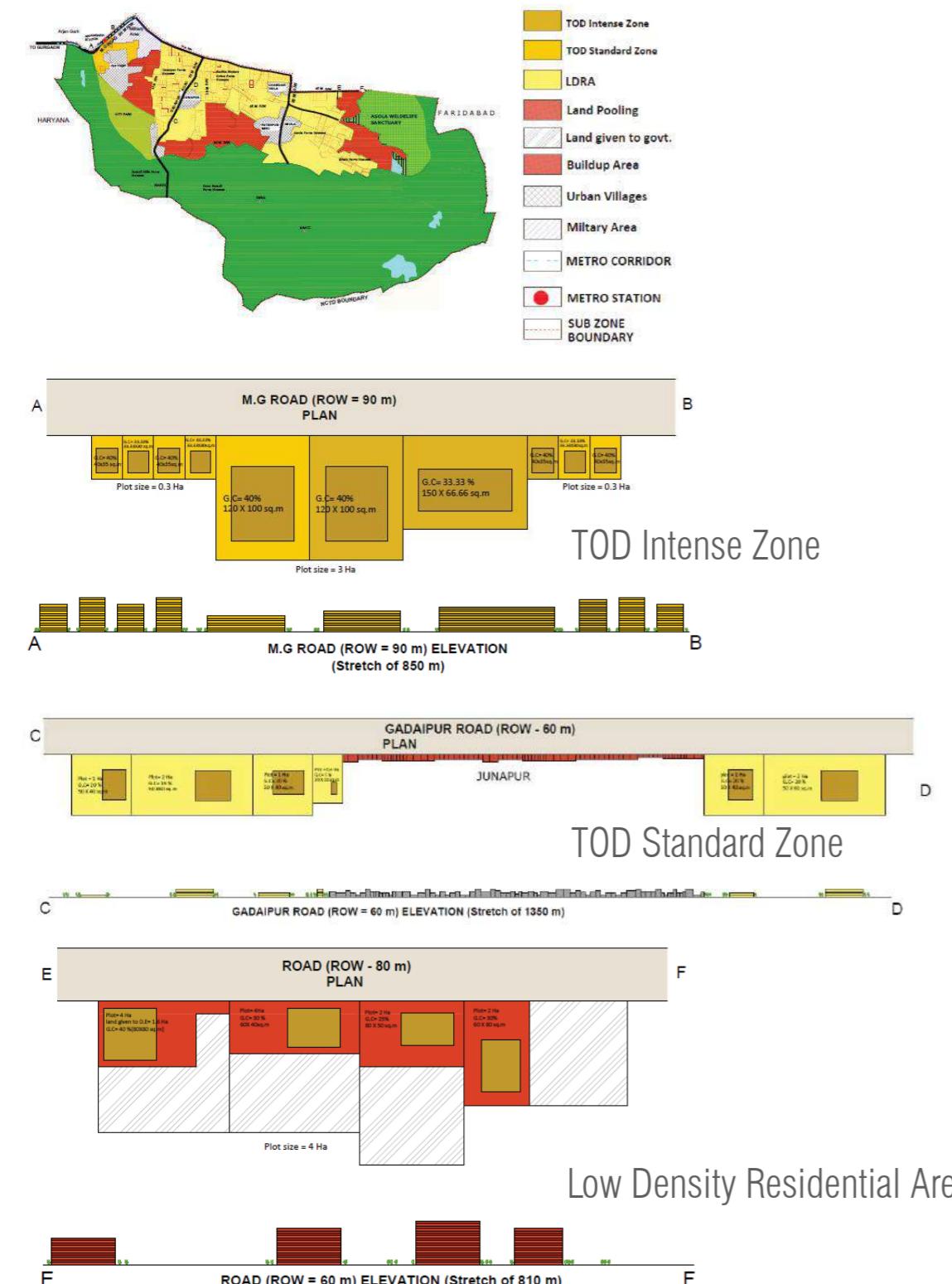


Spatial Growth Diagram

UNDERGRADUATE STUDIO PROJECTS (2011-2015)

ZONAL PLAN - TOD DEVELOPMENT IN ZONE J DELHI

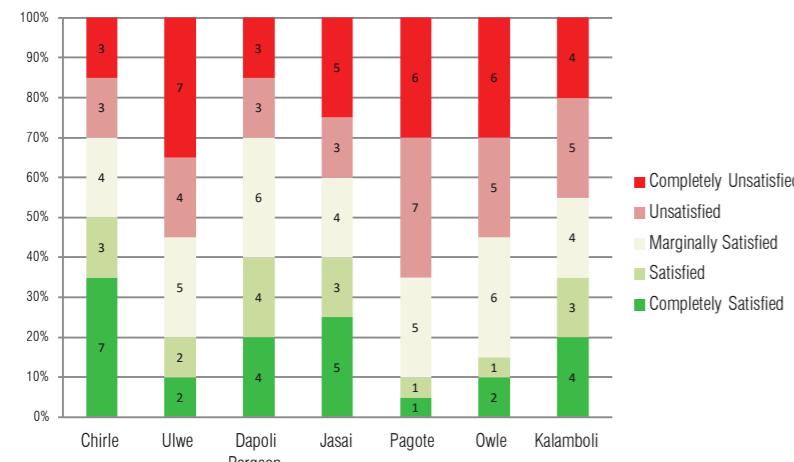
Developing Scenarios of Typical Street building typologies for different zoning regulations developed on the basis of different potentials for development.



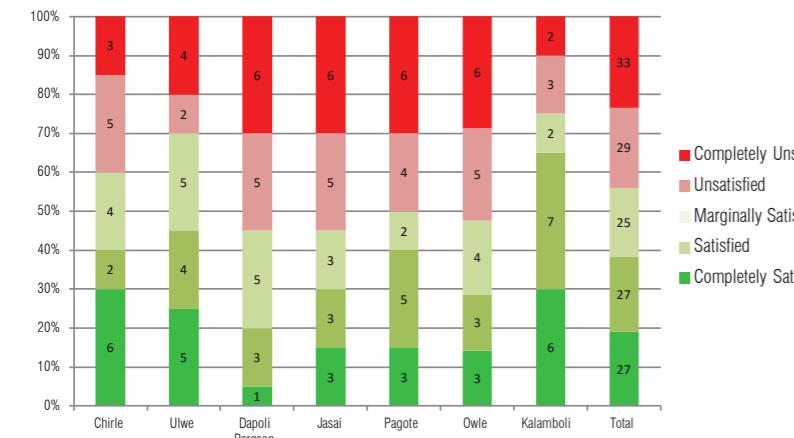
UNDERGRADUATE STUDIO PROJECTS (2011-2015)

UNDERGRADUATE THESIS: ANALYSIS

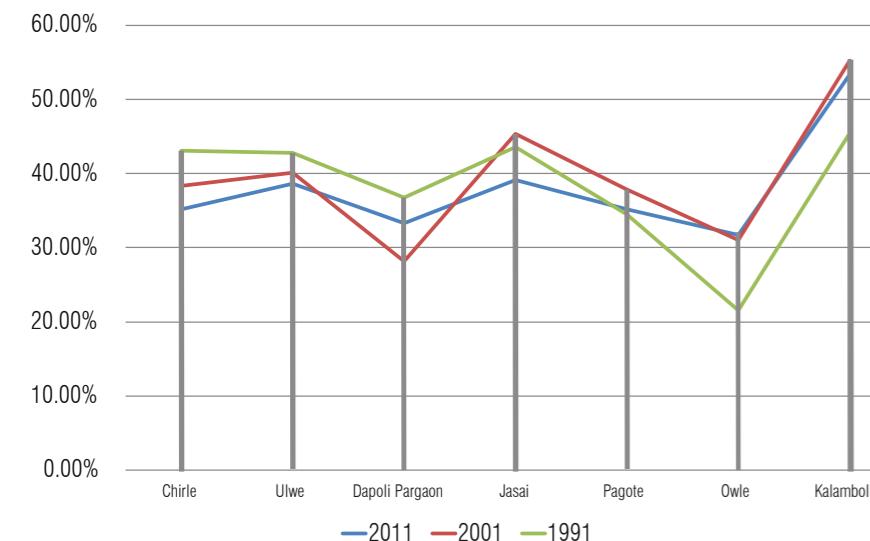
1. LOS - NMSEZ Project & Compensation



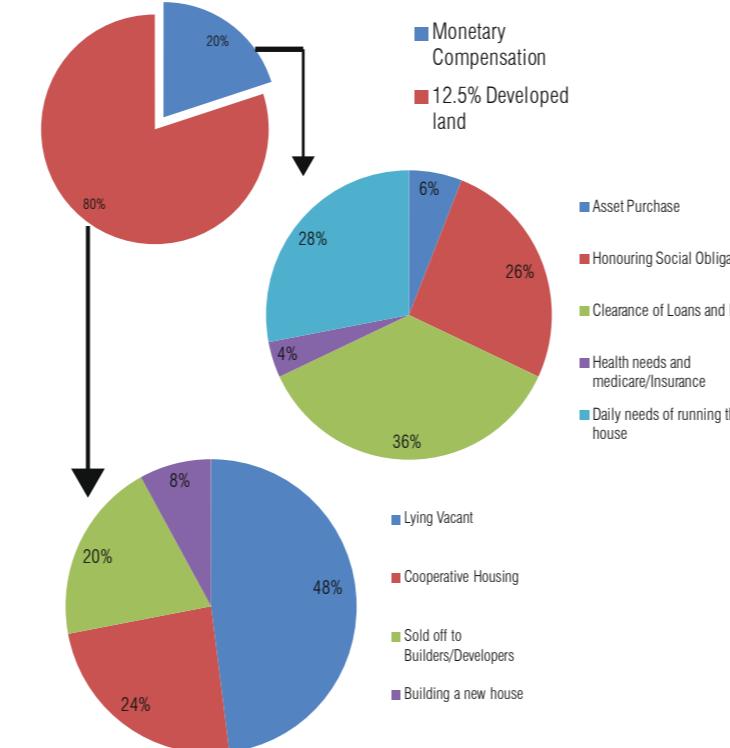
2. LOS - Social Infra. in SEZ & DTA



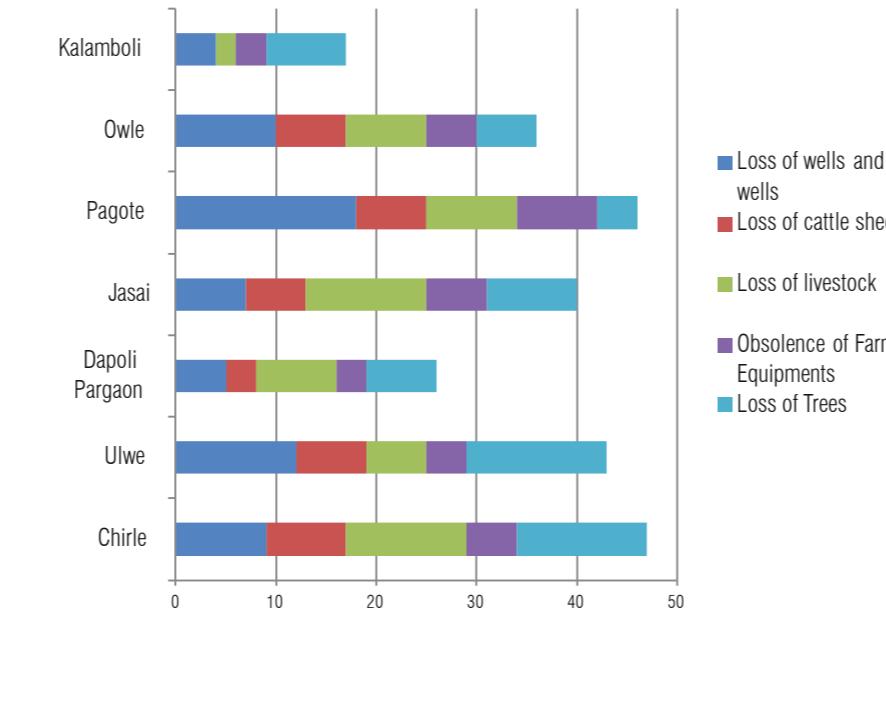
3. Work Force Participation



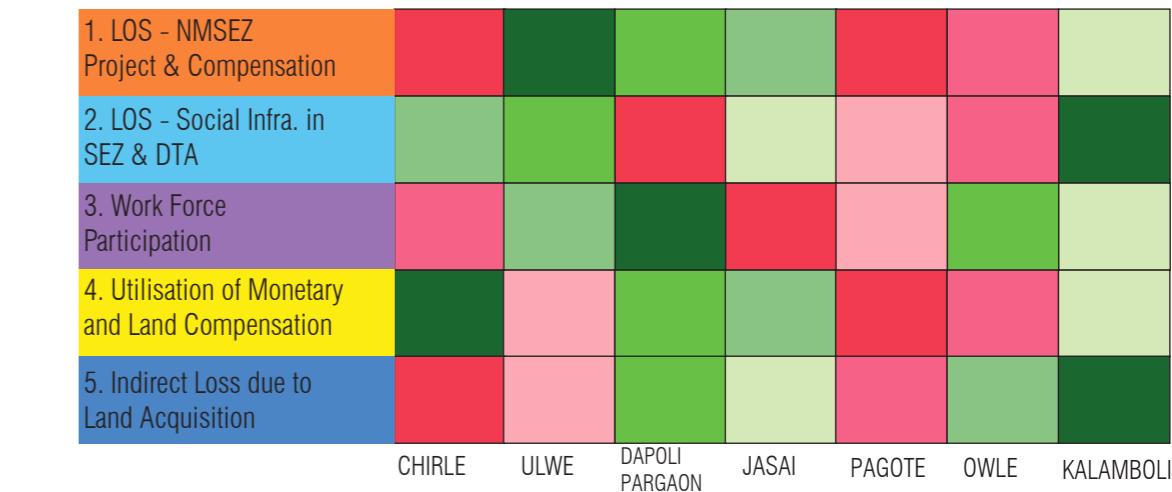
4. Utilisation of Monetary Compensation



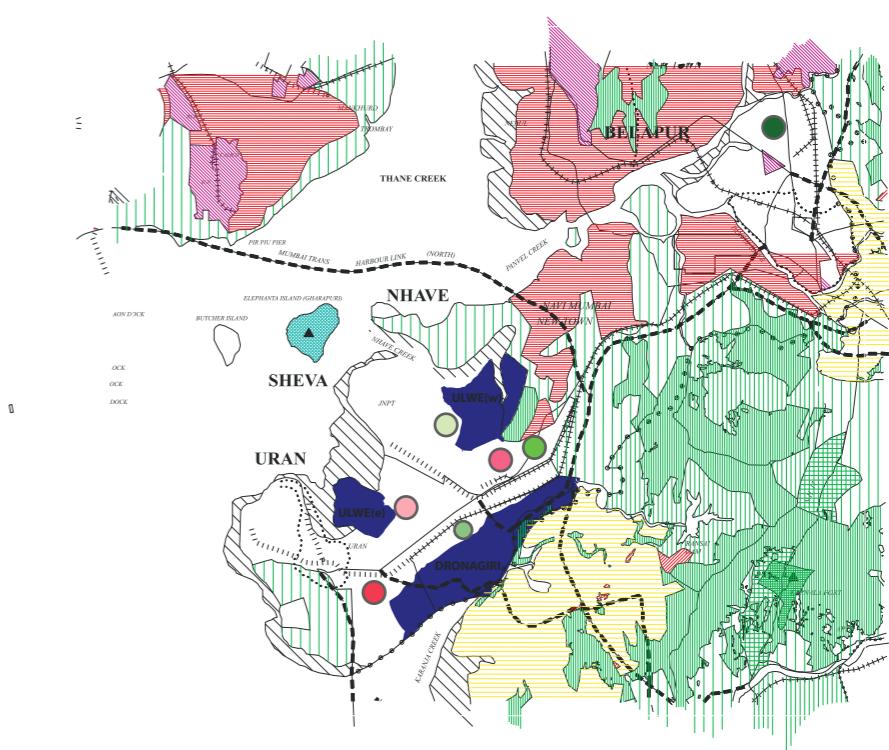
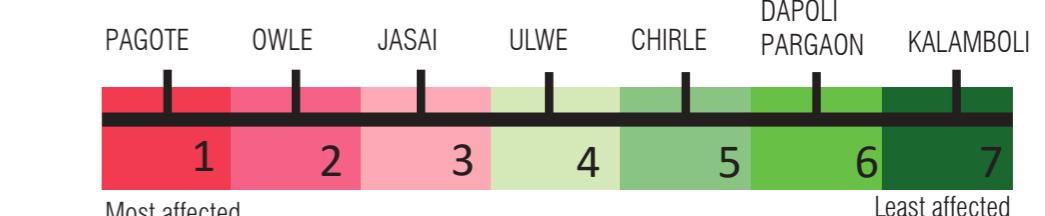
5. Indirect Loss due to Land Acquisition



Ranking based on weighted analysis

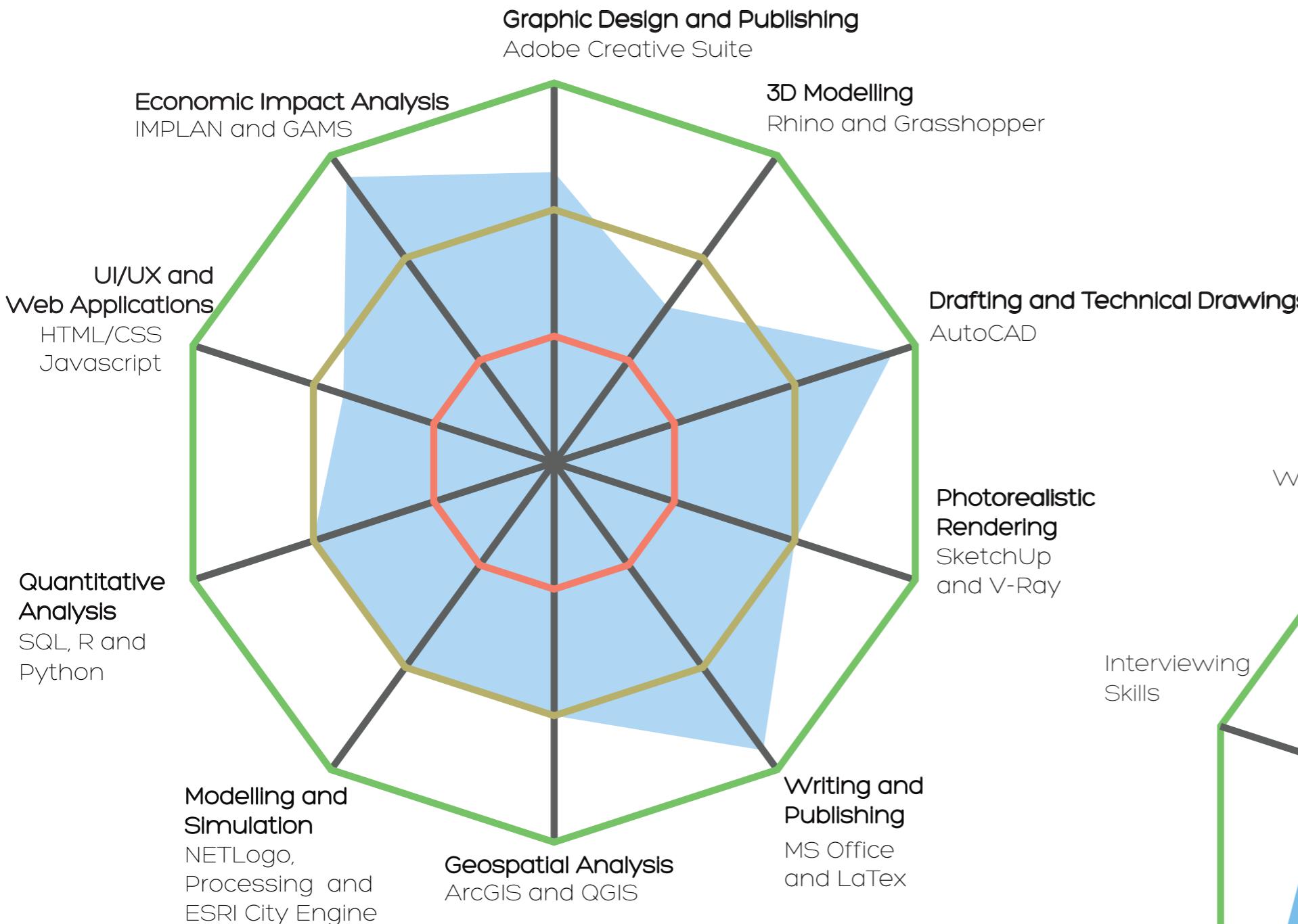


Overall Ranking and Spatial Representation

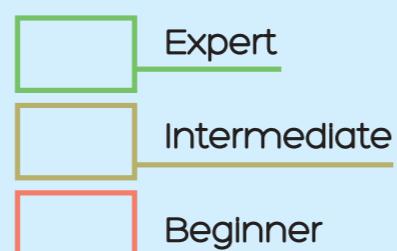


LEVELS OF COMPETENCY

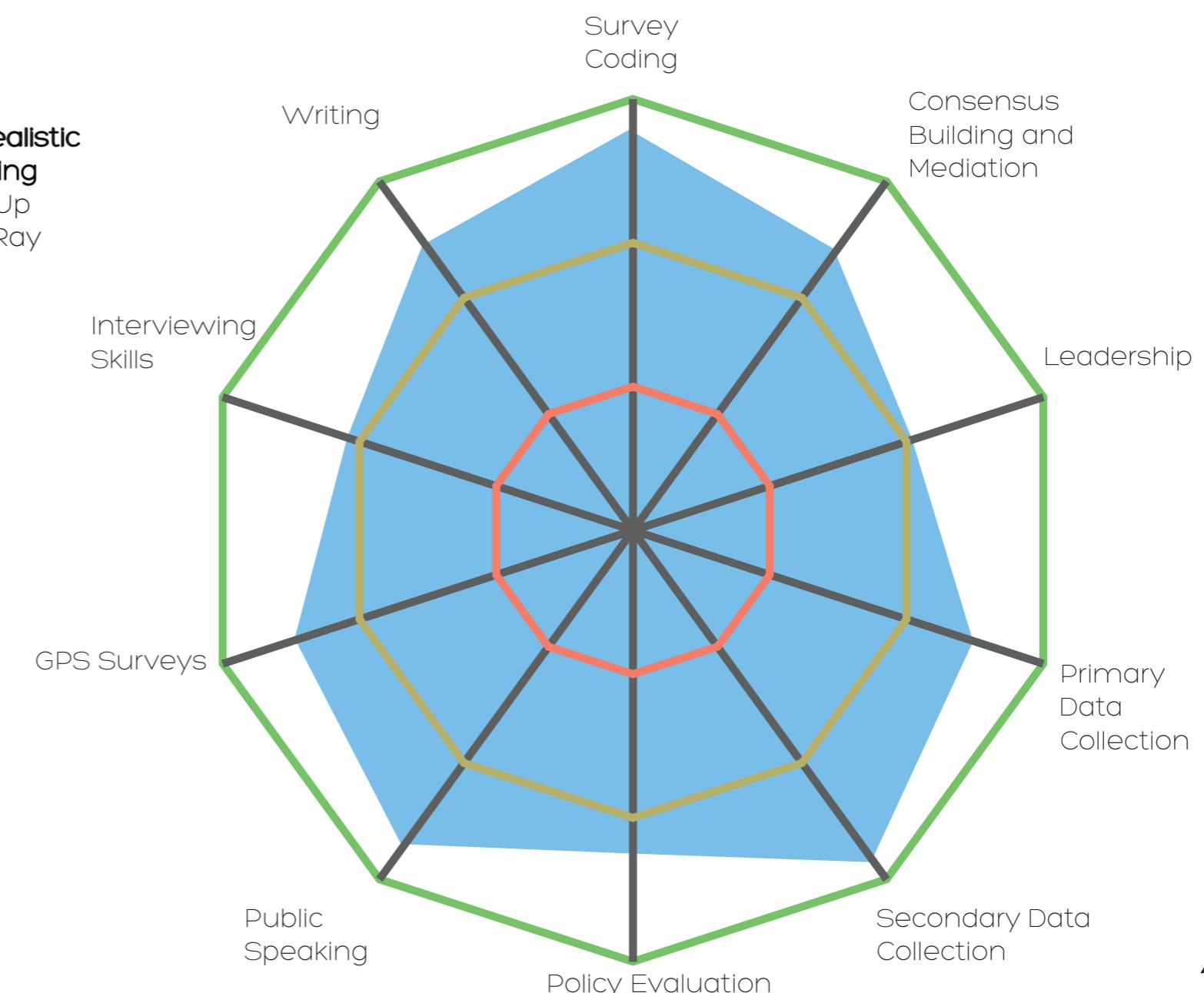
Software Skills



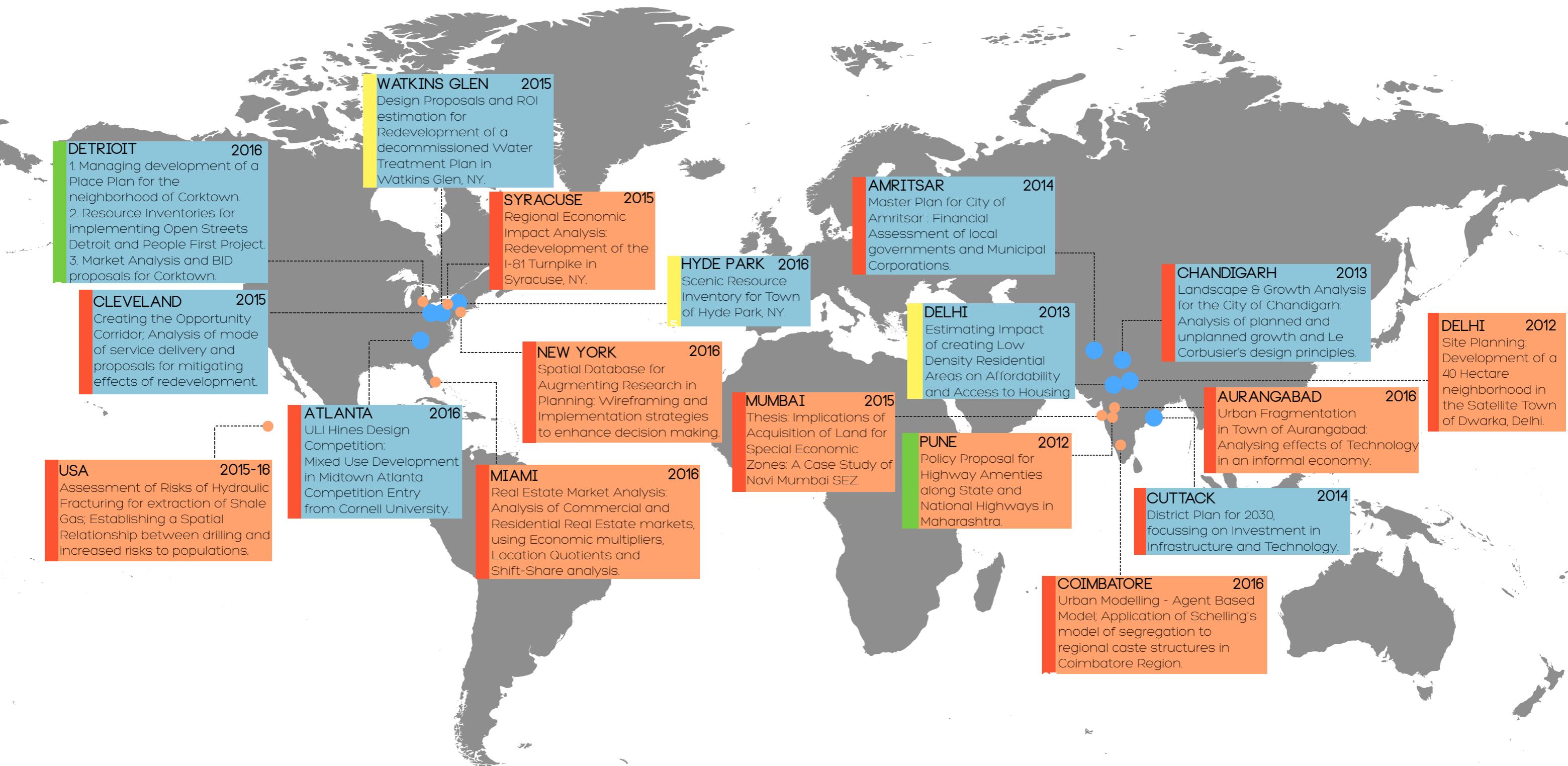
These spider diagrams have been developed to give an estimate of proficiencies and level of comfort when working with different software platforms, integrated development environments and proprietary software packages. The second diagram is the best approximation of other relevant skills that have been built through curricular, co-curricular and extracurricular activities.



Other Relevant Skills



COMPLETE WORKS AT A GLANCE



█ Academic Projects and Competitions
█ Internships
█ Client Projects

█ Group Projects
█ Individual Projects