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Excess Capacity: Shared Space Possibilities in an E-Commercial Suburbia

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EXCESS CAPACITY

SHARED SPACE POSSIBILITIES IN AN E-COMMERCIAL SUBURBIA

Christina Lulich | BArch | Self-Directed Project | Spring 2016

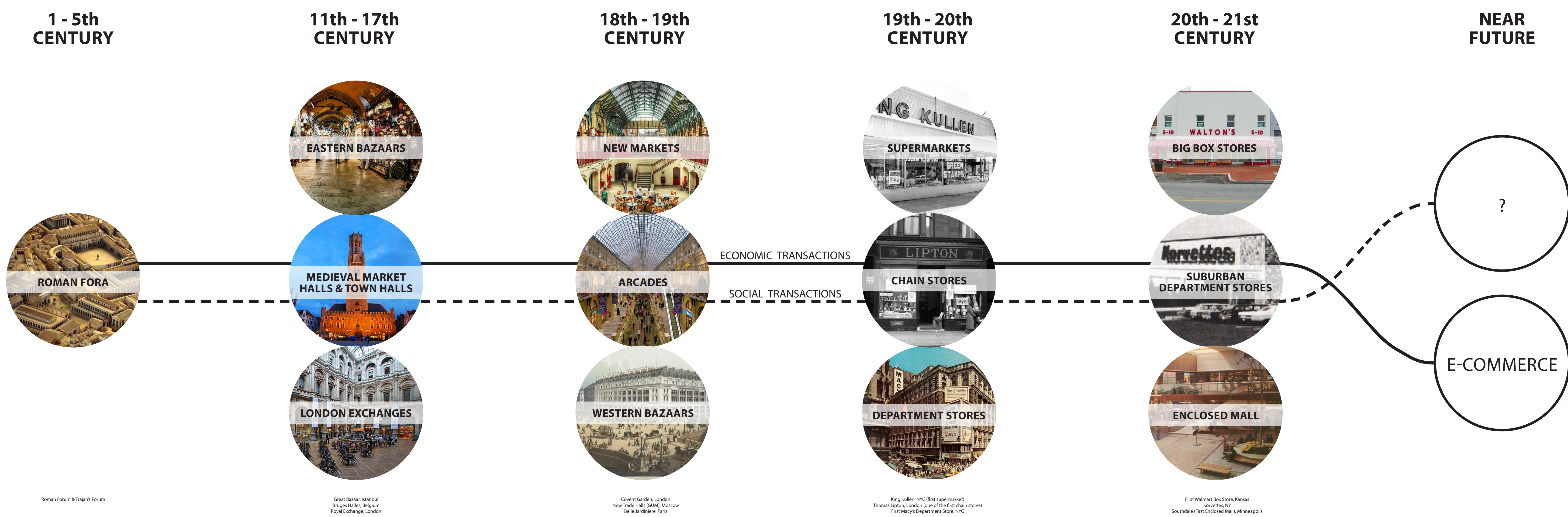
Excess capacity [n.] an economic term for a situation in which actual production is less than what is achievable or optimal for a firm. In architecture, having more spatial potential than is realized.

For all of documented history, commercial and social interactions have coincided in the same spaces, largely because commercial transactions have always required that people physically meet, verbally communicate, and exchange physical property. E-commerce is the first platform that allows commercial transactions to occur completely distinct from social, and this could significantly shape the future of suburban social spaces. As the shift continues away from the physical shopping experience and toward a completely digital one, my question is, what is the nature of the spaces in which we will find social fulfillment?

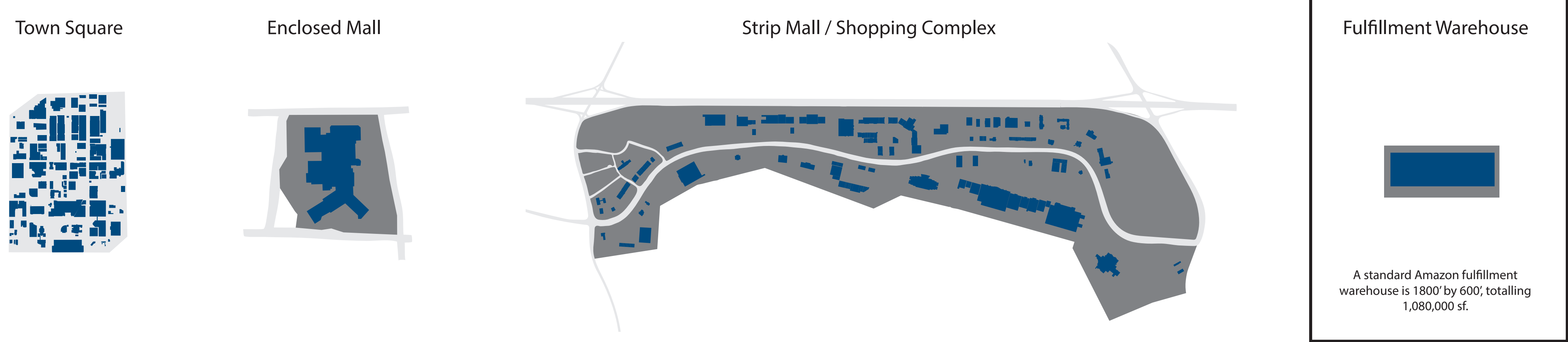
This project explores possibilities presented by these entities: food and entertainment, e-commercial, delivery, housing, and virtual reality entities. The exploration seeks to re-envision shared spaces and discover opportunities for new design typologies.

Through these explorations, an underlying agenda asserts that designers can shape an evolving typology through proactive design. This project is an anticipatory study of the possibilities designers can act upon as a counter-option to responsive design.

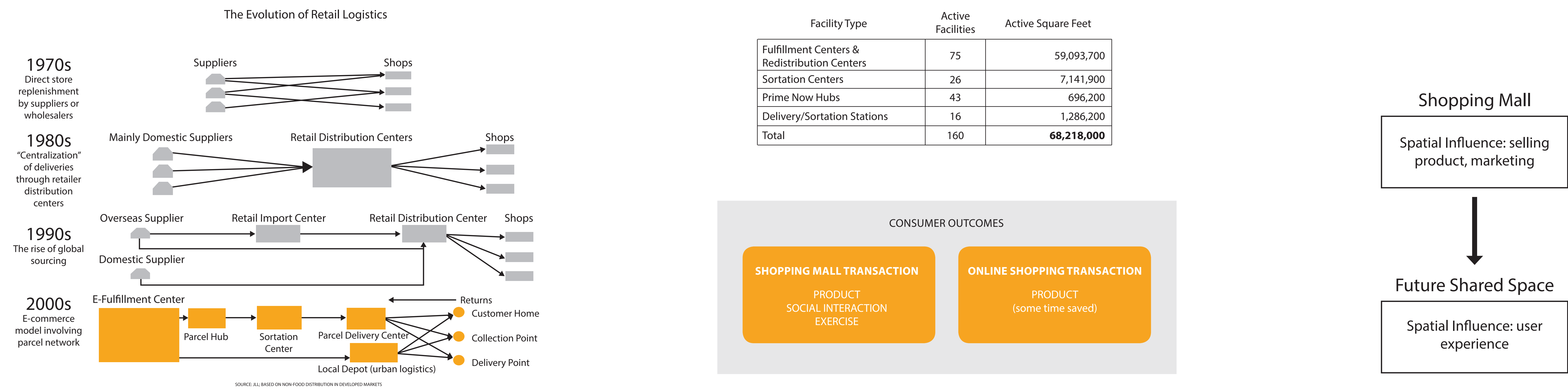
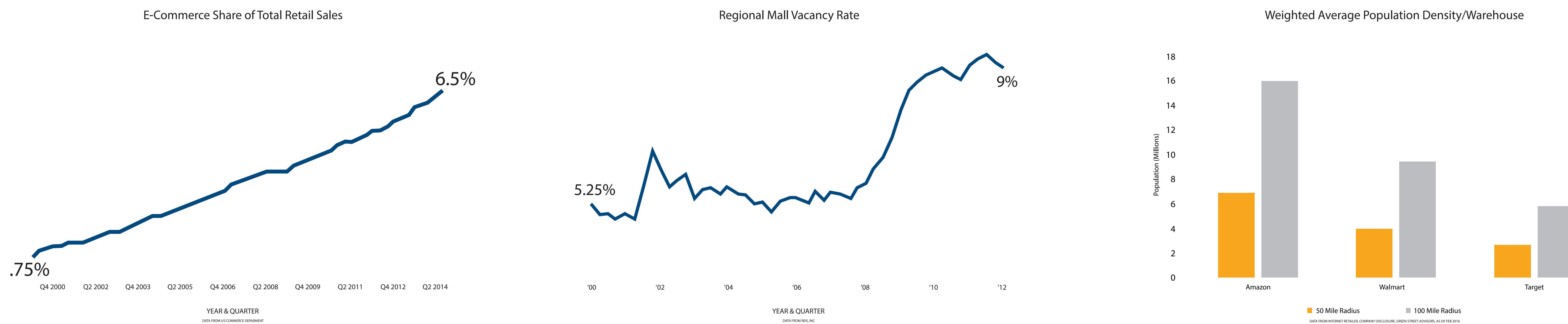
EVOLUTION OF COMMERCIAL SPACES

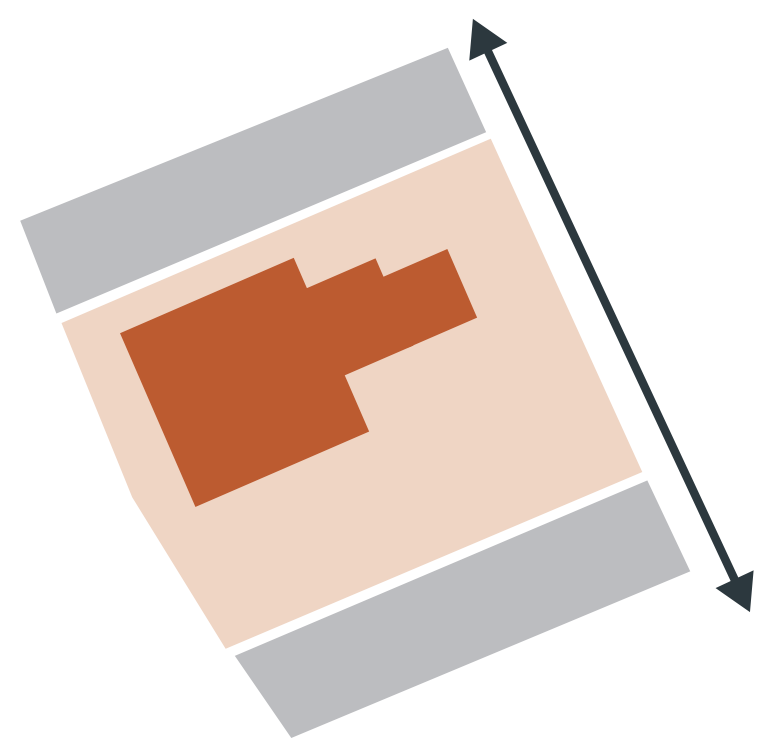


KNOX COUNTY CASE STUDY

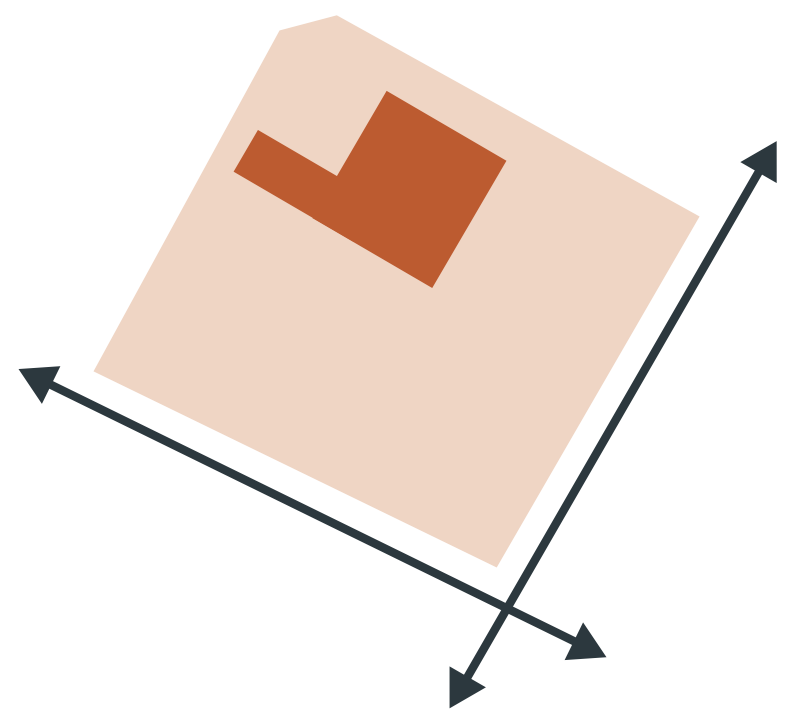


THE SHIFT AWAY FROM SOCIAL SHOPPING

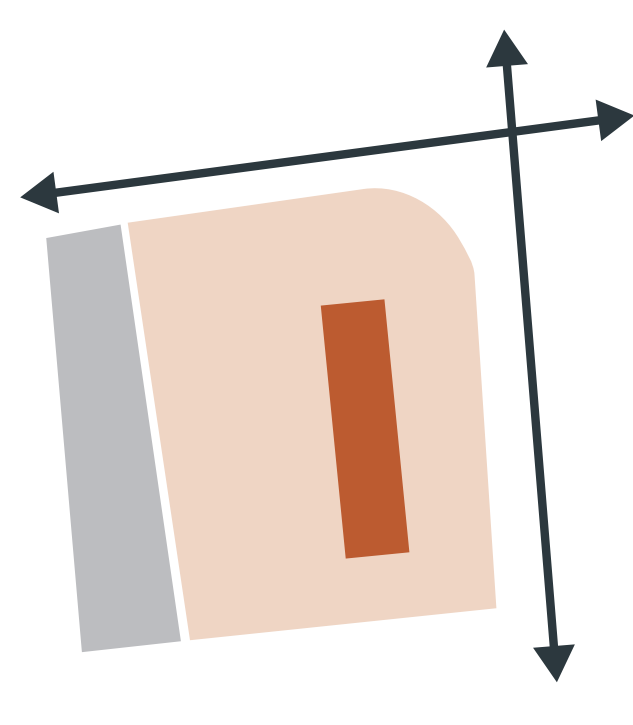




264 N Peters Road
single road access | multi tenant condition | developed surrounding



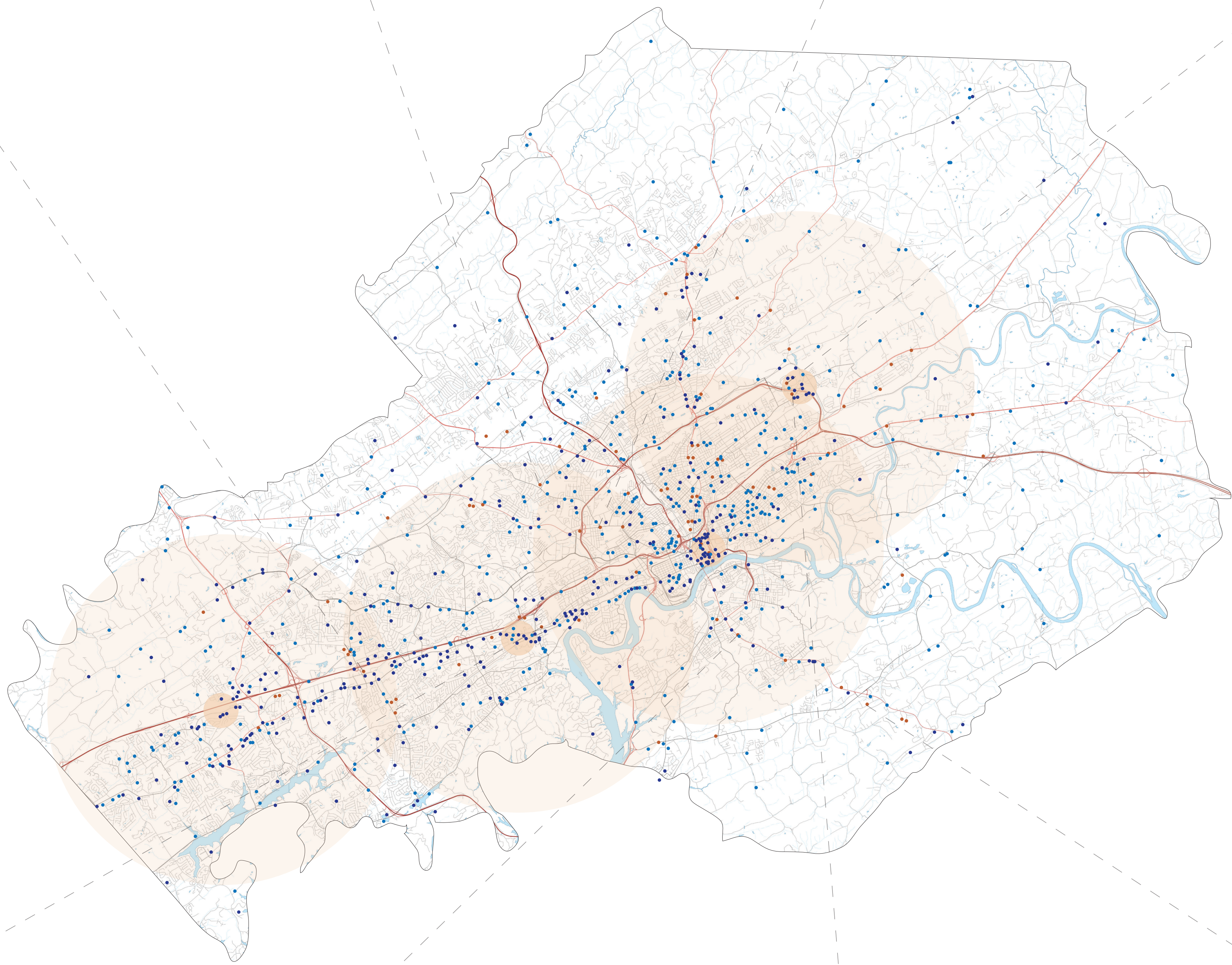
5412 Pleasant Ridge
multi road access | multi tenant condition | undeveloped surrounding



3500 Western Ave
corner lot | single tenant condition



7606 Mountain Grove Drive
parking lot access | multi tenant condition | developed surrounding



For-Lease Retail Site Conditions in Knox County
Local Conditions for (Food & Entertainment) Possibilities

- For-Lease Retail Properties
- Entertainment Venues (Ex: YMCA, Yoga Studio)
- Worship Venues

5 mi

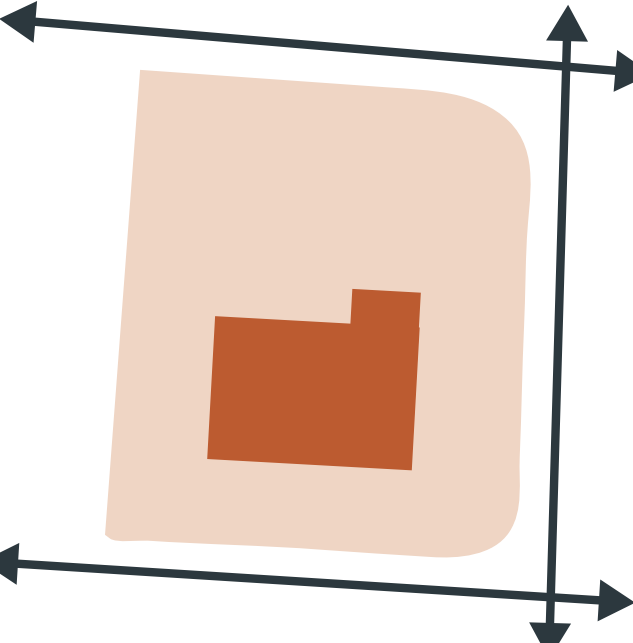
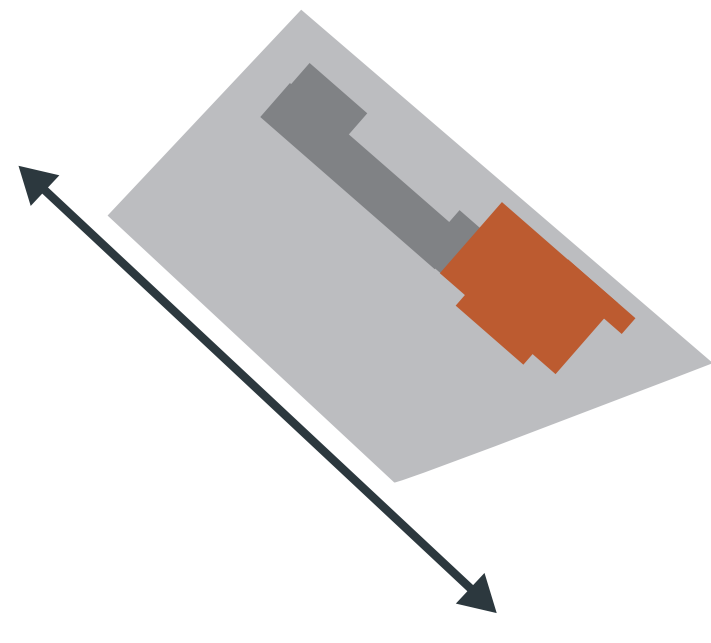
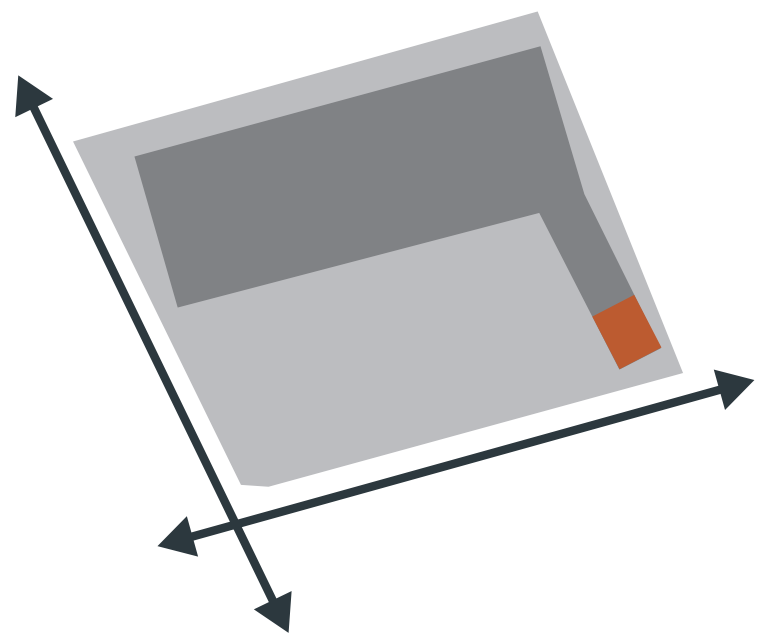
Four Major Social Centers
(Turkey Creek Shopping Center, West Town Mall, Market Square, Knoxville Center Mall)

5911 Kingston Pike
multi road access | multi tenant condition | developed surrounding

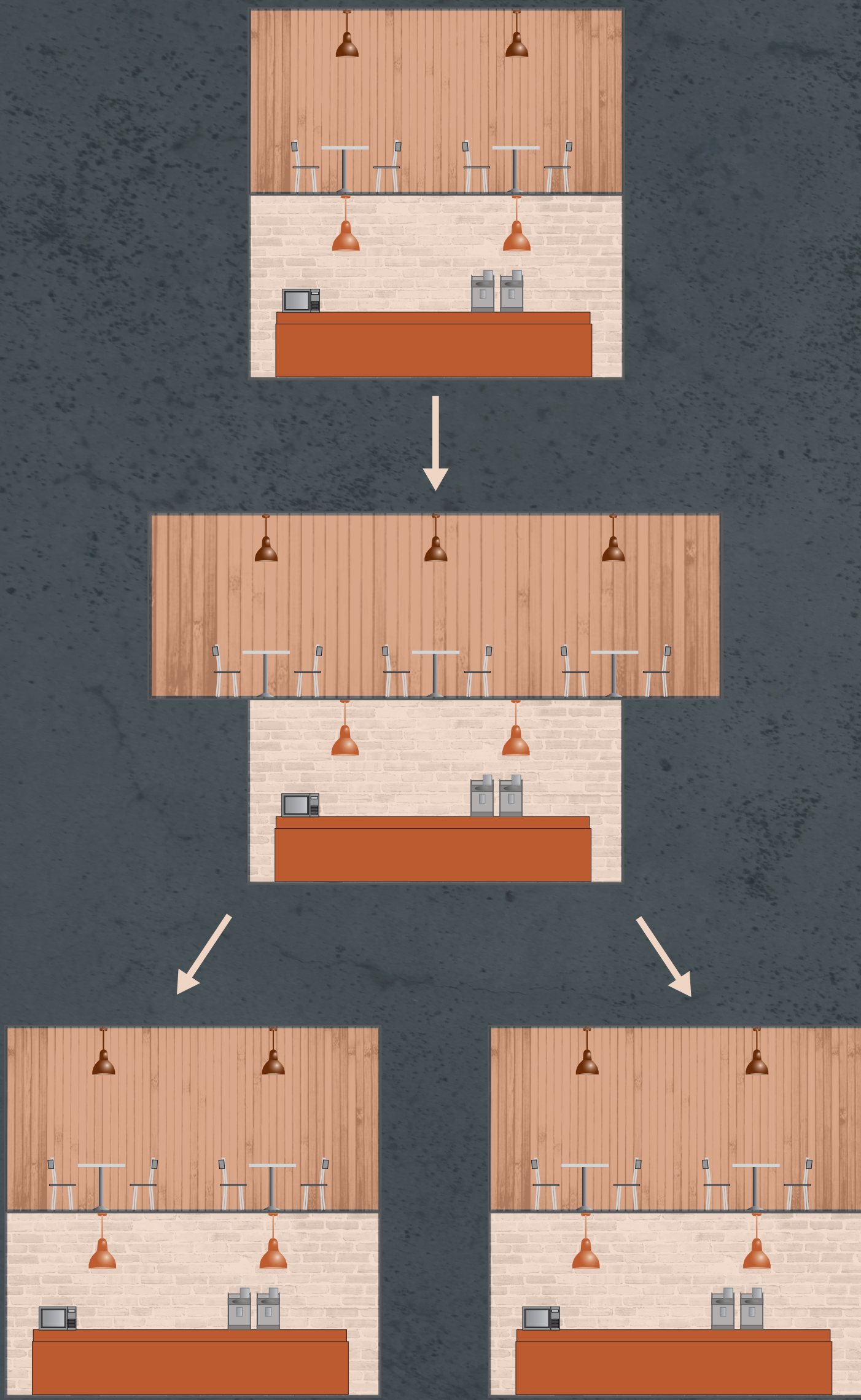
4512 Chapman Highway
single road access | multi tenant condition | developed surrounding

3010 S Mall Road
multi road access | single tenant condition | undeveloped surrounding

3001 Knoxville Center Drive
parking lot access | multi tenant condition | developed surrounding



FOOD & ENTERTAINMENT ENTITIES



COFFEE SHOP MITOSIS

Coffee shops commonly feature ample seating and lounge space, ideal for meeting with friends, working from a laptop, or reading a book. As social shopping decreases, the multi-purpose lounge areas in coffee shops and cafes could become more heavily demanded. The craft coffee becomes a day pass to use the space.



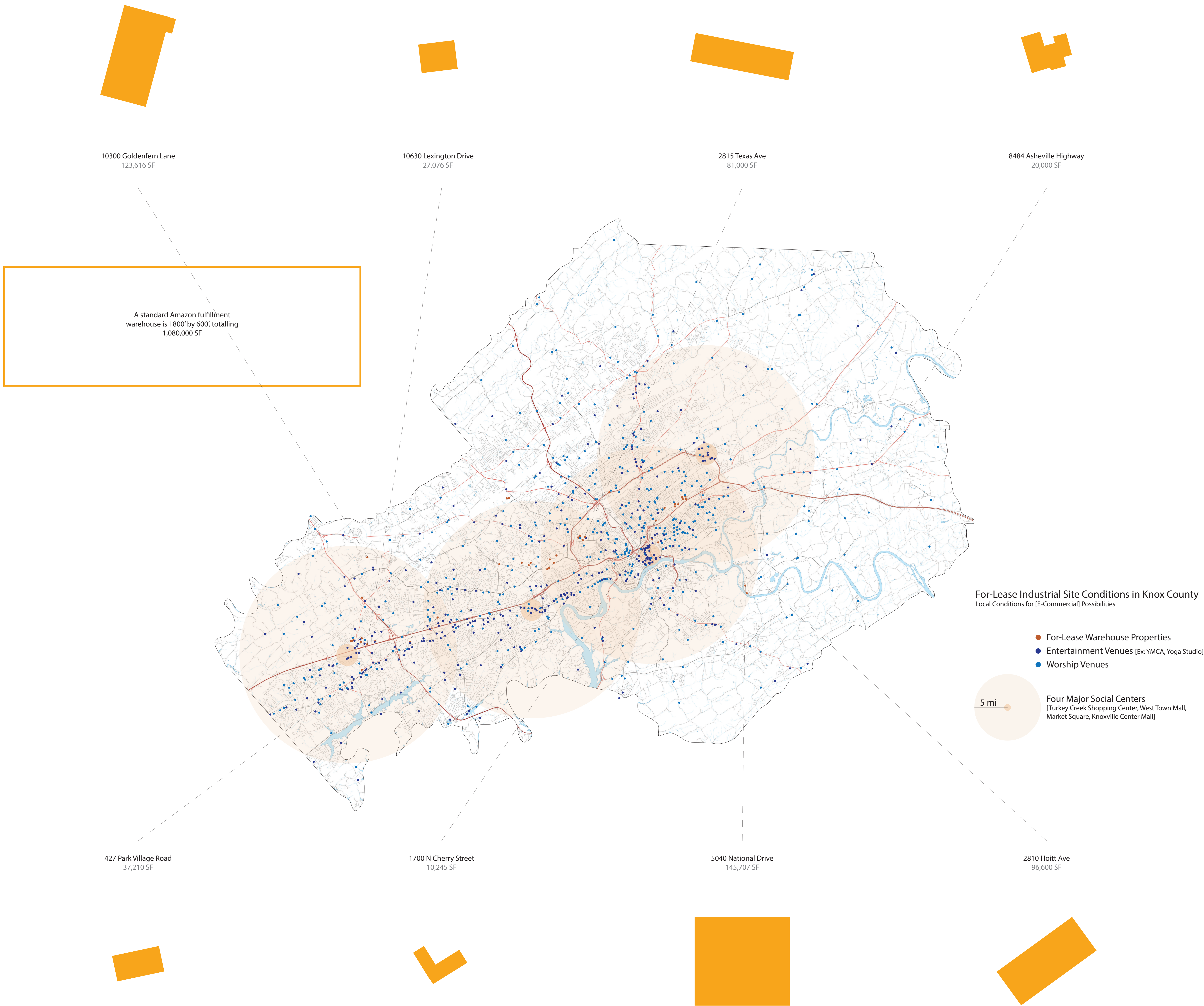
STRIP MALL REINTERPRETED

Structures formerly housing shopping and retail entities find new tenants seeking to meet evolving local demands. Dining, recreation, and performance venues provide services rooted in experience. The reinterpretation of existing conditions by shifting, subtracting, adding, and manipulating mall typologies presents unique and evolving opportunities for designers.



ENCLOSED MALL REINTERPRETED

Similar to the Strip Mall Reinterpreted, opportunities for new typologies exist in the formal manipulation of enclosed suburban malls. Former marketing-driven designs are less suitable for their new use as experience-focused shared space.



E-COMMERCIAL ENTITIES

BREAK ROOM FULFILLMENT

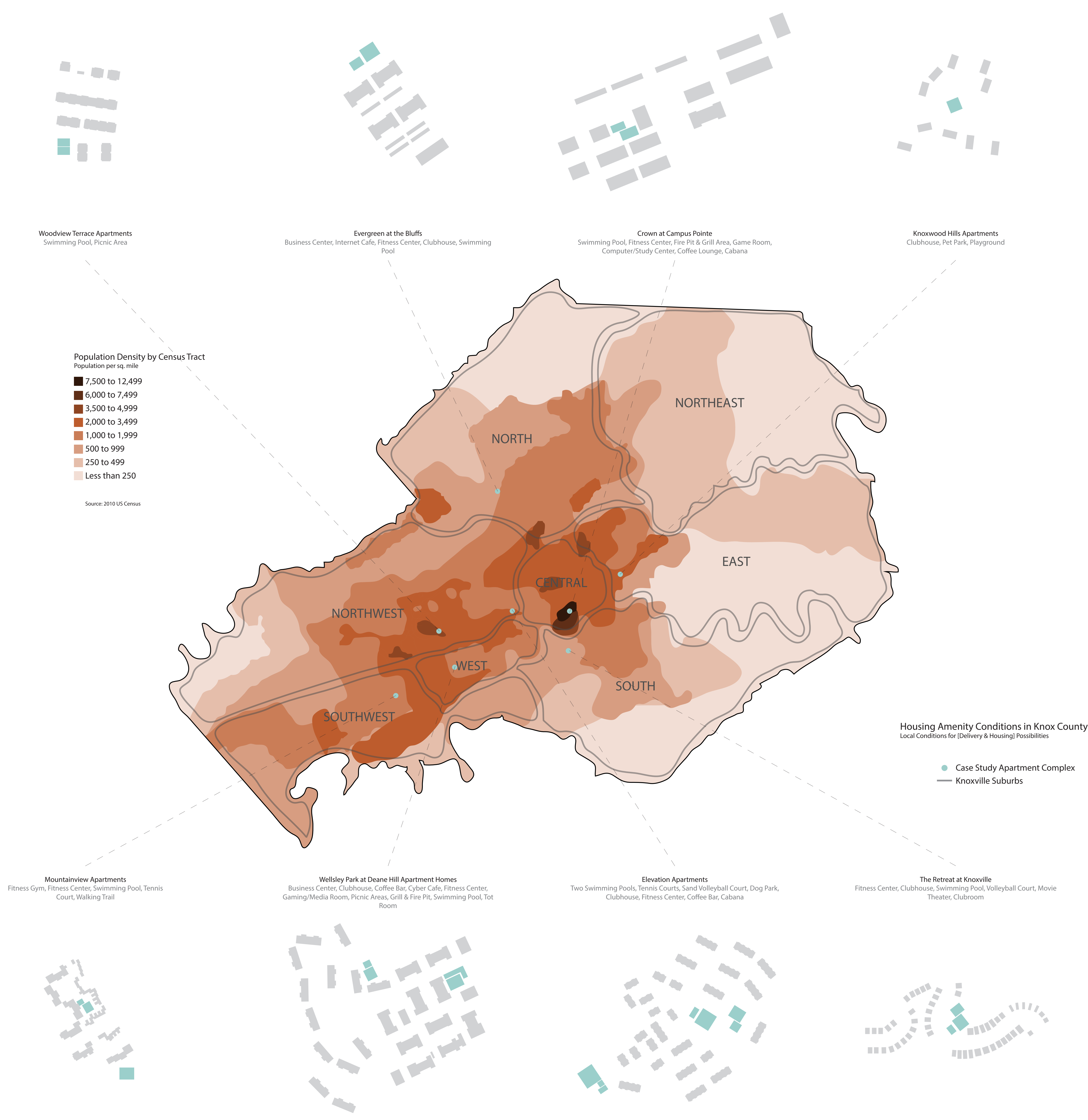
Where economic opportunity or governmental regulation apply, the portion of property providing new shared spaces could be the current location of break rooms which are distributed throughout the warehouse.

ROOFTOP FULFILLMENT

E-commerce displaces social activity but doesn't currently provide an alternative outlet. One possibility is that, whether by economic choice or government regulation, the fulfillment center could provide a percentage of its footprint or sections of underutilized rooftop space for public use.

OPTIMIZED FULFILLMENT

Opportunities for optimization and smaller footprint occur with density. A scenario of optimized fulfillment folds living, office, shared social, and manufacturing spaces into the existing fulfillment warehouse, now able to meet nearly every type of demand. Opportunities for a variety of new design typologies occur in this unprecedented condition.



DELIVERY, HOUSING, AND VIRTUAL REALITY ENTITIES

SHARED SPACE DELIVERY

The dependence on e-commerce inherently implies a dependence on the delivery of product to the consumer's doorstep. The decrease in consumer transit and expectation of instant gratification could create opportunities for designing deliverable spaces, which could be manifested in temporary structures, mobile units, and yet undefined typologies.

HOUSING + SHARED SPACE HYBRID

The decrease in consumer transit due to the convenience of delivery services could result in a dependence upon the home to provide shared space. The potential for densifying suburban housing presents new hybrid design opportunities.

VIRTUAL SHARED SPACE

Virtual spaces are shared through multiplayer servers and same network connection. People find social fulfillment digitally, negating the need for physical shared spaces. The opportunities for design are endless, yet never realized physically.