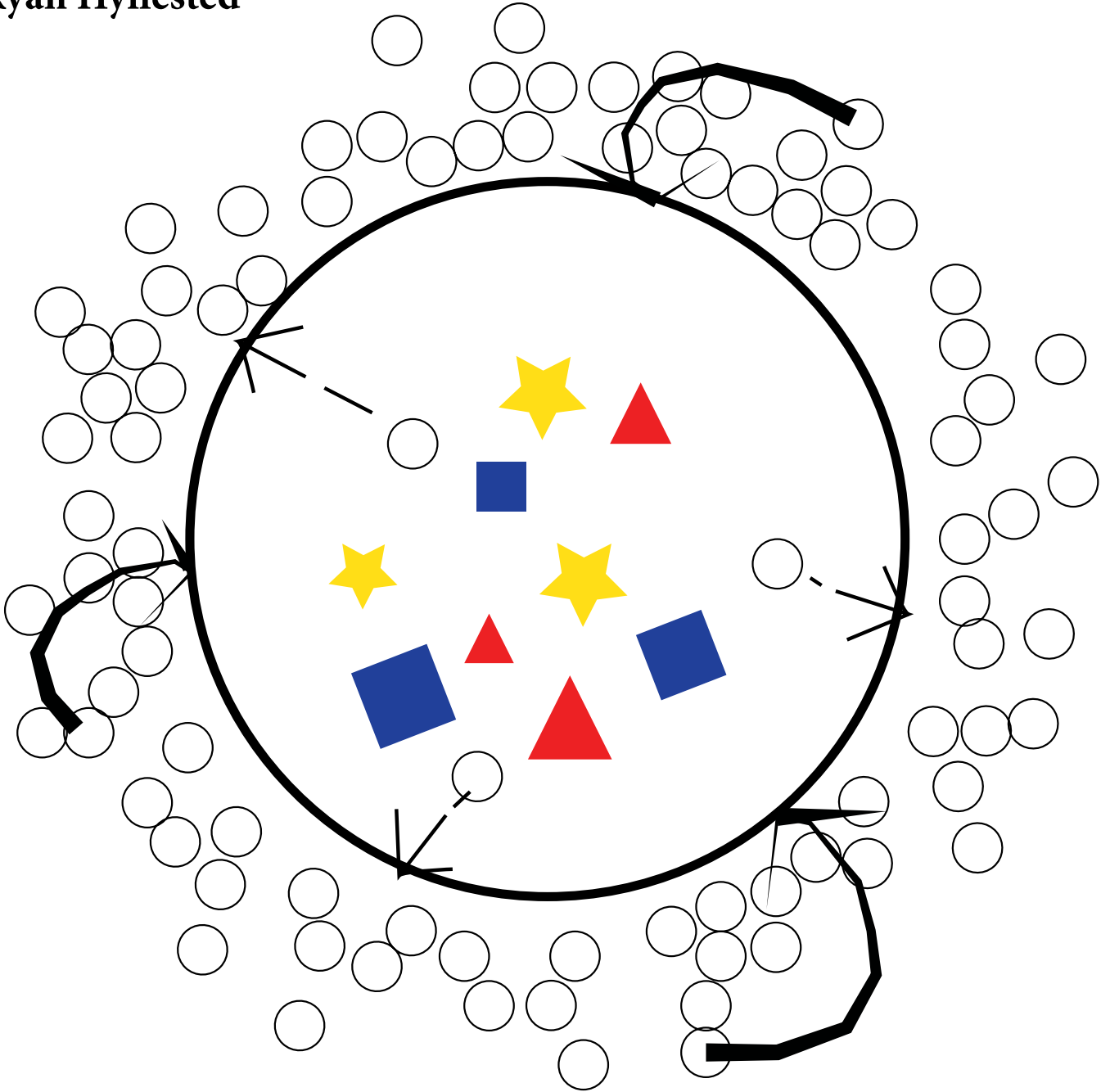


# Designed Desirable

Deteriorating Urban Communities Renewed

Ryan Hyllested



# Designed Desirable

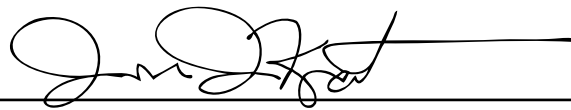
## Deteriorating Urban Communities Renewed

A Design Thesis Submitted to the  
Department of Architecture and  
Landscape Architecture  
of North Dakota State University

By

Ryan Hyllested

In Partial Fulfillment of the Requirements  
for the Degree of Bachelor of  
Landscape Architecture



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Primary Thesis Advisor



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Thesis Committee Chair

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# ABSTRACT

This thesis studies how designers and planners can create a desirable community in the deteriorating urban communities affected by urban sprawl. By its nature this project is a community planning effort. The results of this research are guided by the idea that society would benefit from transforming deteriorating urban neighborhood districts into desirable communities for a variety of people. Creating desirable urban communities will solve problems such as disparity between groups in the city and suburbs, pollution from fossil fuel, and reduction in the consumption of Greenfield sites. This project takes the principles and ideas of creating a desirable community and applies them to the Payne-Phalen neighborhood of St. Paul, Minnesota.

**Key Words** Community Redevelopment, Urban Communities, Social Disparity, Land Consumption, Payne-Phalen, St. Paul

# STATEMENT OF INTENT > STATEMENT OF INTENT

Problem Statement

Statement of Intent

# STATEMENT OF INTENT > PROBLEM STATEMENT

How do designers and planners create a desirable community in deteriorating urban neighborhoods in post-World War II American cities?

# STATEMENT OF INTENT > STATEMENT OF INTENT

## Typology

Community Planning

## Claim

Residents, designers, and planners can create desirable communities in deteriorating urban neighborhoods.

## Premises

Designers and planners can create desirable places. Creating communities where people want to live keep designers and planners in business.

Creating desirable communities in deteriorating urban neighborhoods will solve problems such as social disparity between city and suburban communities, pollution from fossil fuels, and consumption of Greenfield sites. By creating desirable urban communities for many different users, people who have left the city for the suburbs, mainly the white and older population, will have needs and desires met in the city that were not previously fulfilled. By fulfilling these needs and desires in the city, these populations will return and the disparity between the city and the suburbs will decrease. Pollution from fossil fuels are reduced in urban communities because they are compact. For example, groceries, workplaces, and entertainment are found in closer proximity to the residences in the city. The reuse of Brownfield sites will mean fewer Greenfield sites are built on. This implies that less habitat and agricultural land will be lost.

Improving the ravaged areas in American cities is the goal of creating desirable communities. Improving cities that are deteriorating because of planning mistakes such as poor placement of the interstate and redlining, to discriminate against in housing or insurance (red-line. (n.d.)), is an obligation of our society. We should rebuild deteriorating parts of the city so that we have complete cities, rather than the cities today that are missing groups (the older and white population) that make up the overall state.

## Theoretical Premise/Unifying Idea

Design and planning work creates spaces that are desirable to live in. Deteriorating urban communities would benefit society if they were made desirable through design and planning efforts.

## Project Justification

Creating desire to live in the city core is advantageous to society because it improves a variety of problems we are facing such as socioeconomic disparity, fossil fuel pollution, and land consumption. Other Americans are also observing problems with the suburban model of living and they are looking for solutions. Stephanie B. Kelly notes, "Due to rising costs of energy, traffic problems, air pollution, and the lack of affordable housing, Americans are beginning to question urban-sprawl development" (Kelly, 2004). This project looks to propose a different model of living in contrast to the typical suburban mode of living today.



# PROPOSAL > PROPOSAL

Narative

User/Client Description

Major Project Elements

Site Information

Project Emphasis

Plan for Proceeding

# PROPOSAL > Narrative

The disparity between Minnesota suburbs and the city population of St. Paul is continuing to grow. The suburbs have increased in size; for example, Woodbury grew by one-third to a population of 62,000, Lakeville grew by 30%, and Blaine grew by 27% from 2000 to 2010 (SMETANKA, 2011). On the other hand, St. Paul has lost 2,100 residents, while the overall state population increased by a total of 7.8 % (SMETANKA, 2011). In addition to the overall loss of the people that make up the city, the demographics of the city have also changed. With these changes in numbers and demographics, the city has deteriorated. I saw these changes happen, which is why I am pursuing the creation of desirable communities where there are now deteriorating urban districts, such as the Payne-Phalen neighborhood in St. Paul.

Growing up on the east side of St. Paul I have seen a dramatic change in the neighborhood I grew up in. People left the area because it did not support their needs or it was undesirable. When my family first moved into the neighborhood it was primarily composed of retired residents. These people moved away to retirement communities or apartments in the suburbs because their needs and desires were not met in our community. This is reflected in census data for the Payne-Phalen neighborhood as the number of older adults, age 65 years or older, decreased 21% during the 1990s (Wilder Research Center, 2004 ). Into their homes moved Hmong American families. From 1990 to 2000 the Asian population increased from 7% to 24% in the Payne-Phalen area (Wilder Research Center, 2004 ). The white middle class became the minority in the Payne-Phalen area during the 1990s. There were few families like mine, white and middle class, in the neighborhood. The white population decreased from 82% to 49% in the Payne-Phalen neighborhood during the 1990s (Wilder Research Center, 2004 ). The suburbs became very attractive to my family as they offered better schools and we would no longer be the minority in a suburban neighborhood.

My experiences growing up in a community where there were diverse race, ethnic, and age groups was beneficial to me because I had the opportunity to observe and learn from a variety of people. When I moved to the suburb of Blaine, life was much more homogenous as 93.5% of the population is white (“State & county,” 2011). Many of my fellow classmates’ world views were different than mine because they had grown up in a different culture, even though Blaine was only 20 minutes away from St. Paul. The culture in Saint Paul Public schools is made up of a diverse student body. Seventy-six percent of public school students in the Payne-Phalen neighborhood are students of color (Wilder Research Center, 2004 ). Students in the suburbs had not gone to school with children who had difficulties speaking English. In the Payne-Phalen neighborhood district, 51% of public school students did not speak English as the primary language in their home (Wilder Research Center, 2004 ). Many of my classmates in St. Paul were poor (78% of Payne-Phalen Students qualified for free or reduced-price school lunch, compared to 65% in St. Paul as a whole (Wilder Research Center, 2004 ). I am not saying that there are not students who are poor or speak English as a second language in the suburbs; however, students who are a minority, poor, or speak English as a second language are few and far between in the suburbs.

The disparity between the city and the suburbs are problems that can be solved by making deteriorating city communities desirable places to live. Deteriorating urban communities such as Payne-Phalen would benefit society if they were made desirable through design and planning efforts. Payne-Phalen as a desirable city community would further benefit society because city communities consume less land, lead the way in reducing sustainability issues such as pollution from fossil fuels, and they “whole” communities.

# PROPOSAL > Narrative

As our population increases we need to make the urban, dense city a place where people want to live, or the consumption of our cropland, ecological systems, and habitat will be ruined. In ruining these we will greatly hurt our society. If we do not protect ecological systems and habitat, our water, air, and soil quality will be adversely affected, and in turn these environmental impacts will hurt people's health and our society. Unintentionally destroying environmental resources on which we rely is known as ecological suicide or ecocide. Ecocide has ruined societies in the past, such as the Norse Greenland, as presented in Jared Diamond's book *Collapse: How Societies Choose to Fail or Succeed*. In creating denser cities that use less land we create a sustainable or resilient way of life. For example when people live in a denser area with a diversity of goods and services they use less fossil fuel because they use fossil burning transportation less, reducing pollution and our society's dependence on oil.

The definition of "whole communities" that I am using with means communities that are filled with a variety of different people; people of different age, ethnicities, and backgrounds. Creating whole communities is a positive thing for neighborhood districts because it produces people with a well-rounded world view who take into consideration the needs of different people. "It takes a village to raise a child," according to an African Proverb, but today many of our communities (modern day villages) are missing vital members. For example, the older people of the community have moved to retirement villages or the economically successful have moved to the suburbs or even further out to the country. I hope that in creating communities where both the majority and minority, the poor and the rich, the well educated and those seeking knowledge, can dwell together and that neighbors would help neighbors, the rich would help the poor, the wise would teach those that yearn for wisdom, and that the majority would take up the cause of the minority.

# PROPOSAL > User/Client Description

## Users > Existing Residents

Ensuring that current residents are happy, do not want to leave, and that they are not pushed out of their community is essential to creating a whole community. This project will serve to embrace the positive qualities and improve or remedy the negative aspects that existing residents identify in the community.

## Users > Targeted Potential Residents

The goal is to attract groups that have left the city, primarily the aging population and white people. In order to do this, the needs and desires of these people need to be considered to make the community desirable to them once again.

## Clients > Government and Developers

Through city and federal programs, money is available to redevelop foreclosed property that may otherwise become sites of abandonment and blight. Working together with the city and developers, this money and identified foreclosed sites in the Payne-Phalen area could become a way to implement design solutions for this project. The redesign of a community within the Payne-Phalen neighborhood district can become a paradigm that government agencies and development groups will use to make choices in planning and lawmaking.

# PROPOSAL > Major Project Elements

## Planning Scale

The planning scale provides a vision of what the community should be. This will include directives and constraints so that the vision is followed in the development of the community. Planning scale interventions would include zoning, code, community standards and regulations .

## Site Scale

Site scale will deal with details of the larger vision for the community. These include design interventions such as residential, public space, and streetscape design.

# PROPOSAL > Site Information

Region > Midwest

City > St. Paul, Minnesota

Site > Payne-Phalen Neighborhood District:  
Between Payne Avenue, Maryland Avenue,  
Arcade Street, and Phalen Boulevard

St. Paul, Minnesota is the focus of this research because the population has declined. St. Paul's population has dropped by almost 2,100 residents from 2000 to 2011 (SMETANKA , 2011), while the surrounding suburbs around the city have thrived. Woodbury grew the fastest from 2000 to 2010, increasing by one-third to a total of 62,000 people (SMETANKA , 2011)). Additionally, there is a trend of minority populations increasing in St. Paul. This gain includes an increase of 18% Asian, 28% Black, and 21% Hispanic people. Conversely, the white population in St. Paul is exiting to the surrounding suburbs. There has been a 7% loss in the white population in St. Paul. There is an exodus of white people to the suburbs while the city continues to attract minorities. This causes a disparity between St. Paul and its suburbs as it has in parts of the Payne-Phalen neighborhood.

I chose the Payne Phalen neighborhood, and specifically the area between Payne Avenue, Maryland Avenue, Arcade Street, and Phalen Boulevard, because the city has identified this area as clearly declining. In this area there is an above average concentration of foreclosure and abandonment of homes (Payne Phalen District Five Board of Directors, 2011), the poverty rate is high,\* but there are positive factors that are driving success of this area. There are active community groups (Payne Phalen District Five Planning Council involvement and the East Side Neighborhood Development Corporation(ESNDC)) as well as proximal transit corridors (Arcade, Maryland, and Payne).

\*The Payne-Phalen district poverty rate is at 19 percent compared to 16 percent city wide, based on year 2000 data (Wilder Research Center, 2004 ). It is 7.9 % statewide, and 3% when compared to a suburb such as Blaine, Minnesota, based on 1999 data (U.S. Census Bureau, 2011).

# Site Context

Payne-Phalen Neighborhood,  
St. Paul, Minnesota

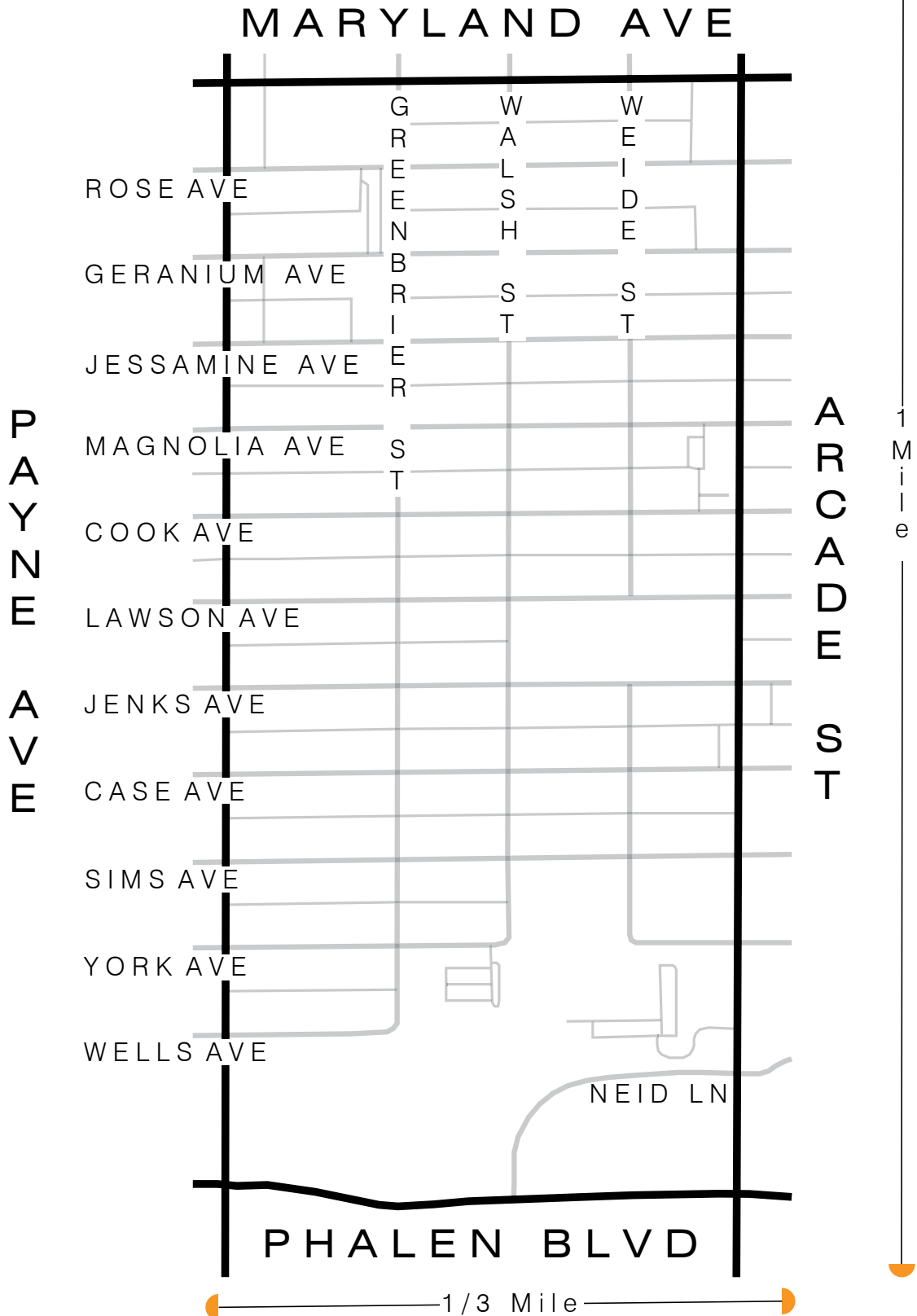


PROPOSAL > Site Information

# Site Context

Payne-Phalen Neighborhood,

St. Paul, Minnesota





# PROPOSAL > Project Emphasis

The emphasis of this project is to create an urban neighborhood that is desirable and meets the needs of many different people groups so that disparity between populations in the suburbs and the city shrink. To a lesser extent, this project aims to create environmentally resilient city communities.

# PROPOSAL > Plan for Proceeding

## Research Direction

### **Research will be done on:**

- Creating desirable city communities that meet the needs of multiple groups of people.
- Case studies in the area of community planning in the cities that have succeeded or failed at serving a diversity of people.
- The historical context of the site will be investigated in order to look for positive existing elements to build on and avoid the mistakes of the past in this community.
- Site analysis will be conducted in order to see the current weaknesses and strengths of the site in order to meet many different users desires and needs.
- Large scale and site specific interventions on city communities will be investigated.

## Design Methodology

A mixed method, quantitative qualitative approach will be used in the analysis of the information gathered during the research process. This means studying, prioritizing of data, and integrating of data will be based on using design and planning to create a desirable city neighborhood for many different users.

Graphic and digital means of analysis will be implemented to conduct this research. This will include things such as the use of geographic information systems, sketching, digital modeling, and other drawing methods to study this site and express the results and ideas that come out of this investigation.

Interviews will be used to gather vital information about the community, such as positive things to build on in the community and areas where community members see a need. Interviews will play a key role in the direction of this project. Interviews will include residents, business owners, city officials, and community group members.

Integration, analysis, and reporting of this data, based on its pertinence to creating an attractive city community that meets the desires of multiple people groups, will occur throughout the research and design of this project at various stages. The results of this study will be presented through graphics and text.

# PROPOSAL > Plan for Proceeding

## Qualitative Data

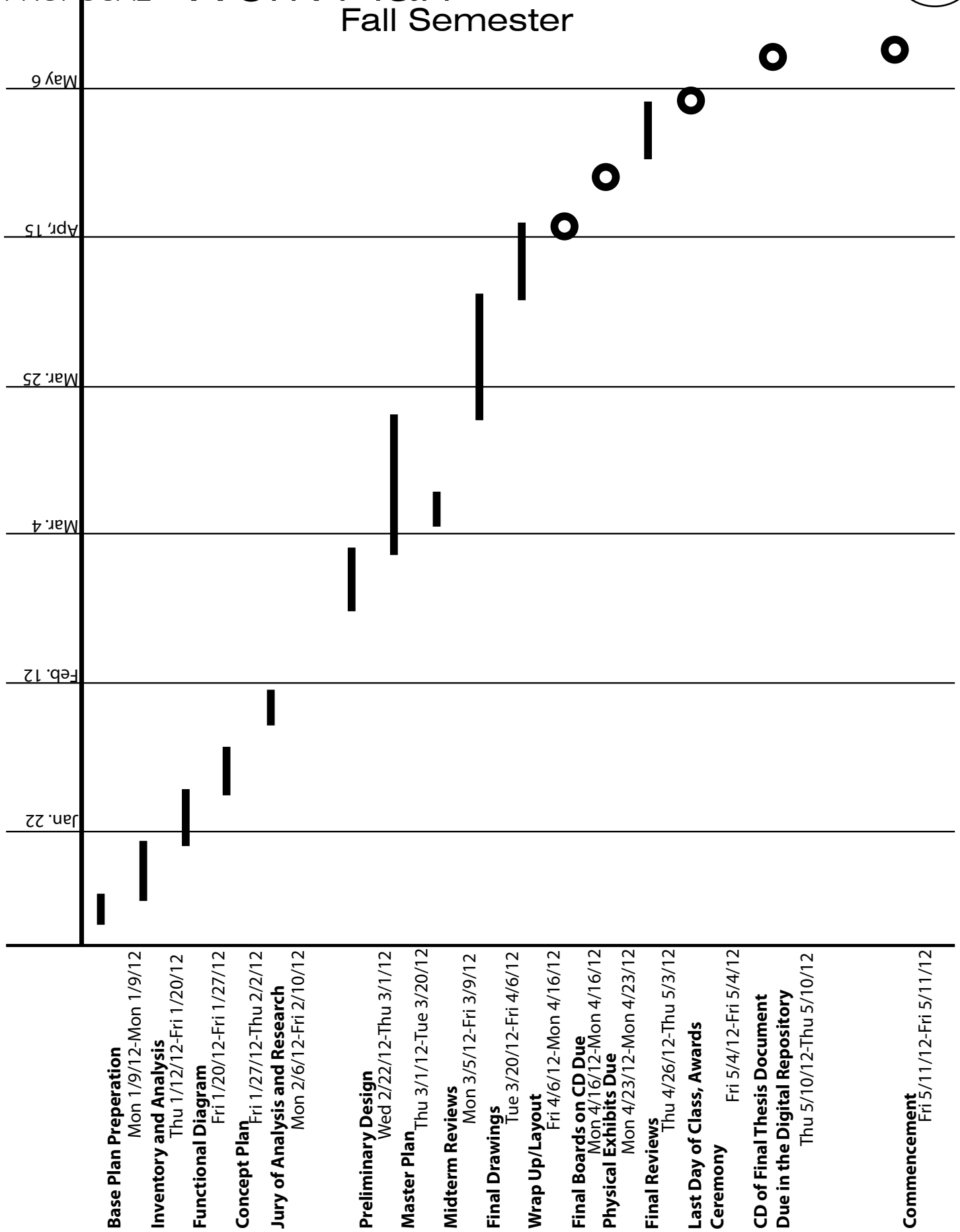
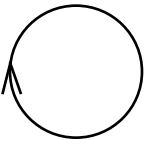
Statistical and scientific data along with qualitative data will be collected and used to create an effective design solution to deteriorating urban communities affected by urban sprawl.

## Plan for Documenting the Design Process

I intend to document this process in a book that will be preserved online by the NDSU Digital Repository, where it will be available to future scholars. The final conclusion of this thesis will culminate in a presentation of my findings at North Dakota State University through presentation boards and a presentation to an audience using digital media.

PROPOSAL > **Work Plan**  
Fall Semester

Rotate Page



PROPOSAL > **Work Plan**  
Spring Semester

<b>Task Name</b>	<b>Start</b>	<b>Finish</b>
Semester Introduction	Wed 1/11/12	Wed 1/11/12
<b>Design Methodology: Research/Analysis(25%)</b>	<b>Mon 1/16/12</b>	<b>Fri 1/20/12</b>
<b>Design Methodology: Research/Analysis(50%)</b>	<b>Mon 1/23/12</b>	<b>Fri 1/27/12</b>
<b>Design Methodology: Research/Analysis (75%)</b>	<b>Mon 1/30/12</b>	<b>Fri 2/3/12</b>
<b>Design Methodology: Research/Analysis(100%)</b>	<b>Tue 2/7/12</b>	<b>Thu 2/9/12</b>
Martin Luther King, Jr. Day	Mon 1/16/12	Mon 1/16/12
<b>Research/Analysis Presentations: Klai Hall Immersive Lab</b>	<b>Tue 2/7/12</b>	<b>Tue 2/7/12</b>
<b>Research/Analysis Presentations: Klai Hall Immersive Lab</b>	<b>Thu 2/9/12</b>	<b>Wed 4/11/12</b>
<b>Design Development I: Schematic Design(15%)</b>	<b>Mon 2/13/12</b>	<b>Fri 2/17/12</b>
<b>Design Development I: Schematic Design(30%)</b>	<b>Mon 2/20/12</b>	<b>Fri 2/24/12</b>
Presidents Day	Mon 2/20/12	Mon 2/20/12
<b>Design Development I: Master Planning (40%)</b>	<b>Mon 2/27/12</b>	<b>Fri 3/2/12</b>
<b>Thesis Document Due (For Editorial Review)</b>	<b>Fri 3/2/12</b>	<b>Fri 3/2/12</b>
<b>Design Development I: Master Planning (50%)</b>	<b>Mon 3/5/12</b>	<b>Thu 3/8/12</b>
<b>Design Development Presentations: Klai Hall Immersive Lab</b>	<b>Tue 3/6/12</b>	<b>Tue 3/6/12</b>
<b>Design Development Presentations: Klai Hall Immersive Lab</b>	<b>Thu 3/8/12</b>	<b>Thu 3/8/12</b>
Spring/Thesis Break	Mon 3/12/12	Fri 3/16/12
<b>Design Development II: Site Planning(60%)</b>	<b>Mon 3/19/12</b>	<b>Fri 3/23/12</b>
<b>Design Development II: Site Planning (60%)</b>	<b>Mon 3/19/12</b>	<b>Fri 3/23/12</b>
<b>Design Development II: Site Planning (70%)</b>	<b>Mon 3/26/12</b>	<b>Fri 3/30/12</b>
<b>Design Development II: Design Detailing (80%)</b>	<b>Mon 4/2/12</b>	<b>Fri 4/6/12</b>

PROPOSAL > **Work Plan**  
Spring Semester

<b>Task Name</b>	<b>Start</b>	<b>Finish</b>
Easter	Fri 4/6/12	Mon 4/9/12
<b>Design Development II: Design Detailing (90%)</b>	<b>Mon 4/9/12</b>	<b>Fri 4/13/12</b>
<b>Design Development II: Board Composition (100%)</b>	<b>Mon 4/16/12</b>	<b>Fri 4/20/12</b>
<b>Final Boards CD Due</b>	<b>Thu 4/19/12</b>	<b>Thu 4/19/12</b>
<b>Thesis Presentations: Boards/Formal Review</b>	<b>Mon 4/23/12</b>	<b>Fri 4/27/12</b>
<b>Final Boards Due/Displayed: Renaissance Hall 2nd Floor Exhibition Space</b>	<b>Mon 4/23/12</b>	<b>Mon 4/23/12</b>
	<b>Tue 4/24/12</b>	<b>Tue 4/24/12</b>
<b>Thesis Award Finalists Announced - Renaissance Hall: 5th Floor (502)</b>	<b>Thu 4/26/12</b>	<b>Thu 4/26/12</b>
<b>Final Presentations: Renaissance Hall 2nd Floor Breakout Room</b>	<b>Tue 5/1/12</b>	<b>Tue 5/1/12</b>
<b>Final Presentations: Renaissance Hall 2nd Floor Breakout Room</b>	<b>Thu 5/3/12</b>	<b>Thu 5/3/12</b>
<b>Final Presentations: Renaissance Hall 2nd Floor Breakout Room</b>	<b>Fri 5/4/12</b>	<b>Fri 5/4/12</b>
Thesis Award Presentation: Renaissance Hall 5th Floor	<b>Mon 5/7/12</b>	<b>Fri 5/11/12</b>
<b>Thesis Presentations: Documentation</b>	Mon 5/7/12	Fri 5/11/12
Thesis Award Project Finalists Displayed: Renaissance Hall Main Gallery Exhibit	<b>Wed 5/9/12</b>	<b>Wed 5/9/12</b>
<b>Final Thesis Document &amp; Project CD Due (Primary Advisor)</b>	<b>Thu 5/10/12</b>	<b>Thu 5/10/12</b>
<b>Final Thesis Document Due (Upload to Library Web)</b>	Sat 5/12/12	Sat 5/12/12
Spring 2012 Commencement	Sat 5/12/12	Sat 5/12/12
Thesis Award Project Finalists: Projects Removed From Gallery	Sat 5/12/12	Sat 5/12/12
A/LA Graduation Celebration, Jacket Ceremony & Social	Sat 5/12/12	Sat 5/12/12

PROPOSAL > Previous Studio Experience

## 2nd Year

**Fall Semester**

**Kathleen Pepple**

### Landscape Architecture I

Teahouse and Garden- Fargo, North Dakota  
Halverson Park- Battle Lake, Minnesota

**Spring Semester**

**Mark Lindquist**

### Landscape Architecture II

Cold Smoke: Shelter For Winter Smokers- Fargo, North Dakota  
William Marshall Park- Winnipeg, Manitoba  
NP Avenue Streetscape- Fargo, North Dakota  
Pedestrian Flow- Fargo North Dakota

## 3rd Year

**Fall Semester**

**Stevie Famulari**

### Site Planning and Design Studio

Defiant Gardens- Fargo, North Dakota  
Regent Environmental Art Installation Project and Masterplan - Regent, North Dakota  
Snow Sculpture Installation- Winnipeg, Manitoba

**Spring Semester**

**Kathleen Pepple/ Jay Kost**

### Community Planning and Design Studio

Roosevelt Neighborhood Masterplan- Fargo, North Dakota  
United Tribes Technical College Masterplan- Bismarck, North Dakota

## 4th Year

**Fall Semester**

**Jay Kost/Nikki Carlson**

### Urban Design Studio

Duluth Brownfield Master Plan and Form Based Code - Duluth, Minnesota

**Spring Semester**

**Stevie Famulari**

### Remediation and Planting Studio

Phytoremediation Project- Saint Paul, Minnesota  
Hesco Baskets: Alternative Uses- Fargo, North Dakota

## 5th Year

**Fall Semester**

**Catherine Wiley/Dominic Fischer**

### Environmental Planning Studio

Red River Valley Flood Mitigation- Minnesota, North Dakota, South Dakota

# PROGRAM > PROGRAM

Research Results and Goals

Case Study Research

Historical Context

Goals For This Thesis Project

Site Analysis

Programmatic Requirements



## Landscape of Tension

### Designing A Desirable Community

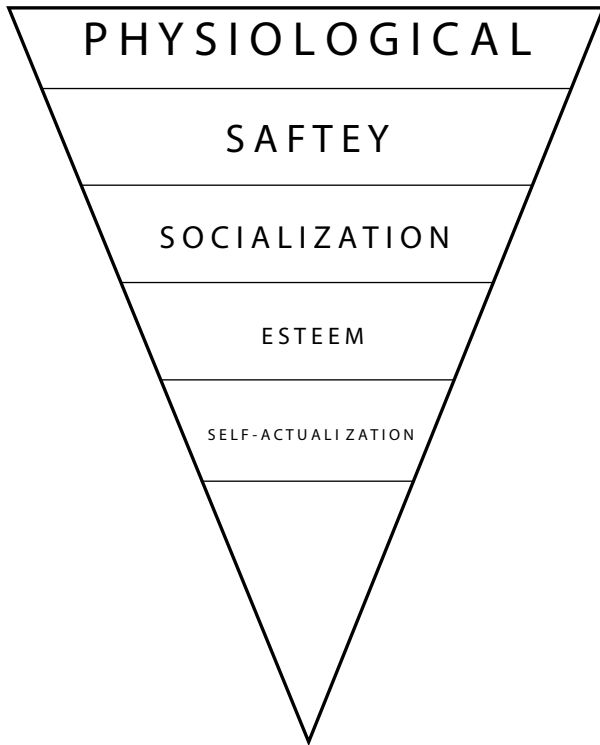
In studying what makes a desirable community, a landscape of opposites, in some manner, emerges. A place where people are either known or anonymous, a busy place or a slow place, country and city—both extremes are desirable. A community that is functional and serves the people, but is also form or beauty, in order to create a feeling of contentment; form and function united create a desirable community. This idea of a landscape of opposites is reminiscent of a balance, two different weights pulling at each other from the central point of the community. Perhaps this should be called a landscape of tension, one where two extremes are vying for design consideration, both very much desired by the people. So in the design of a desirable community, one should seek a landscape of tension.

David Sucher, in his book *City Comforts: How To Build An Urban Village*, calls this landscape of tension the urban village. As Sucher (2010) describes it, “The urban village — as a way of describing the mix of intimacy and anonymity that I believe most people desire and that is largely missing in our large urban settlements”.

Everybody wants what someone else has, and so an environment that provides multiple uses and variety of spaces is essential to draw people in and keep them there. Some traits clearly emerge as desirable, without as much confusion as a landscape of tension. These include a dense populace, meeting basic needs, and walkable communities. Some guiding principles for creating a desirable community include fostering uniqueness, comfort (social and physical), and creating opportunities for a variety of human interactions.

This paper just scratches the surface of some factors to consider when designing a desirable community. The guiding principal that unifies these ideas and creates a desirable community is simply this: does this design best serve the people living in this unique community today and tomorrow?

# PROGRAM > Research Results and Goals



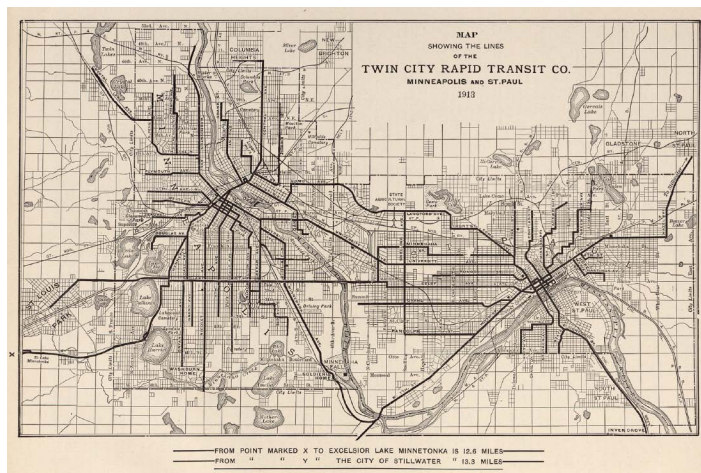
Maslow's Hierarchy of Needs

## Goals

In order to create a desirable community, basic needs of survival must be met according to Maslow's hierarchy of needs. Maslow's theory starts with the basic needs and moves toward other needs that are more complex. They are, in order: physiological, personal safety, social affiliation, self-esteem, and self-actualization (The Distance Education Instructional Designer Project).

Land planning must work with our natural systems in order to ensure that basic survival or physiological needs are met such as clean air, water, and soil. This can be done in thoughtful, environmentally sensitive planning in the areas of ecological systems, stormwater, and in addressing pollutants in our communities that degrade our soil, air, and water. If urban designers do not take this approach, cities will begin to destroy themselves (Murphy, 2008),

Contemporary cities function as parasites that, unlike their successful counterparts in nature, have not evolved mutually beneficial relationships with their life-support host organism (the landscape) that prevent its destruction and thereby themselves... While exhausting their landscape base through an increasing demand for resources, cities are simultaneously destroying the quality of the air, water, and soil by a mounting accumulation of wastes, hastening urban degeneration-particularly in non-industrial countries. (pg. 108)



St. Paul Electric Streetcar Line Line Map, 1913

Creating communities that encourage walking and public transportation is another means of protecting our environment by reducing pollution. Patrick Condon, in his book *Seven Rules for Sustainable Communities* suggests a return to the streetcar city, which is part of St. Paul's history, because they are virtually pollution free (Condon & Yaro, 2012).

Using open space and vegetation to attract, market, and create a desirable community is a proven tactic.

# PROGRAM > Research Results and Goals

People like vegetation even if they rarely use the park space (Marcus & Francis, 1998). In designing desirable open space we must plan it in ways that facilitate social interaction, as William H. Whyte pointed out in his book *The Social Life of Small Urban Spaces*. Open space should be intentionally designed to meet the needs of its users as well as assist in social interaction.

We should remind people of the value of open space. Public grounds provide a place for civic expression. Public open space, such as the National Mall, is where voices can be heard. Olin says there is a “joy in protest. It’s about community” (ASLADirt, 2011).

What you do not prescribe quite explicitly,  
you do not get.

William H. Whyte (1980, pg. 30)

Design ideas, guidelines, and code need be specific. To foster better public spaces, rather than mediocre guidelines, planners need to push higher standards for public spaces with clear guidelines and measurements for space. These standards need to be used and reevaluated as time passes. As Whyte (1980) says, “Lack of guidelines does not give builders and architects more freedom. It reinforces convention” (pg. 30).

Whyte (1980) gives us a good example of specificity in zoning. “New York’s new open space zoning has sharply stepped-up requirements: developers must provide a tree for every 25 feet of sidewalk. It must be at least 3.5 inches in diameter and planted flush with the ground. In plazas, trees must be provided in proportion to the space (for a plaza of 5,000 feet, a minimum of six trees)” (pg. 46).

The following will be a road map to a desirable community. This includes five sections: visual deterrents, vacant does not equal desirable, uniqueness, public investment, and maintain public space.

## **Visual Deterrents: Do not walk these streets**

When I entered the Payne-Phalen site on foot for the

# PROGRAM > Research Results and Goals

first time I did not feel comfortable or as if I belonged there. Cars rushing by on the street, drug solicitation, and loud rap music from passing by vehicles did not put me at ease. In order to create a desire for someone to live in a neighborhood they must first feel comfortable there. This section looks at ways to make a neighborhood comfortable.

Comfortable means contentment and security; it means without worry, doubt, or stress (Comfortable, n.d.). In creating a comfortable city, David Sucher in his book *City Comforts: How To Build An Urban Village*, presents three essentials: build to the sidewalk (i.e. property line), make the building front “permeable” (i.e. no blank walls), and prohibit parking in front of the building (2010).

A comfortable space is made for the human day-to-day scale. If the scale does not work at an individual day-to-day level, then who would want to live there? This community should make getting to work convenient, groceries should be close to home, quality schools should be within the neighborhood and good coffee shops should be five minutes or less away, for example. The small details of a city are important in creating a desirable urban village.

William Whyte, a famed scholar of human habitat and urbanologist, suggests that more than physical comfort, social comfort is of utmost importance. He suggests that providing seating up front, in the shade, in groups, and alone are ways to design socially comfortable sitting spaces (Whyte, 1980).

Water creates comfort. People like to live near bodies of water. The sound of water tunes out the city sounds, makes conversations private, and imparts peaceful, restful feelings (Whyte, 1980). When designing with water in a public space it is important to remember that people will want to interact with the water, so water features should be planned for public interaction.

A walkable community is one with a variety of uses and is highly connected so that walking is a viable and preferable method. If a community is designed to be walkable, it is very convenient and comfortable for its residents.

# PROGRAM > Research Results and Goals

Walkable communities have many desirable traits including: bigger economic output and higher earnings, higher levels of human capital, more connections in the creative class, a greater number of patented innovations and of high-tech industries and employees, and higher levels of happiness.

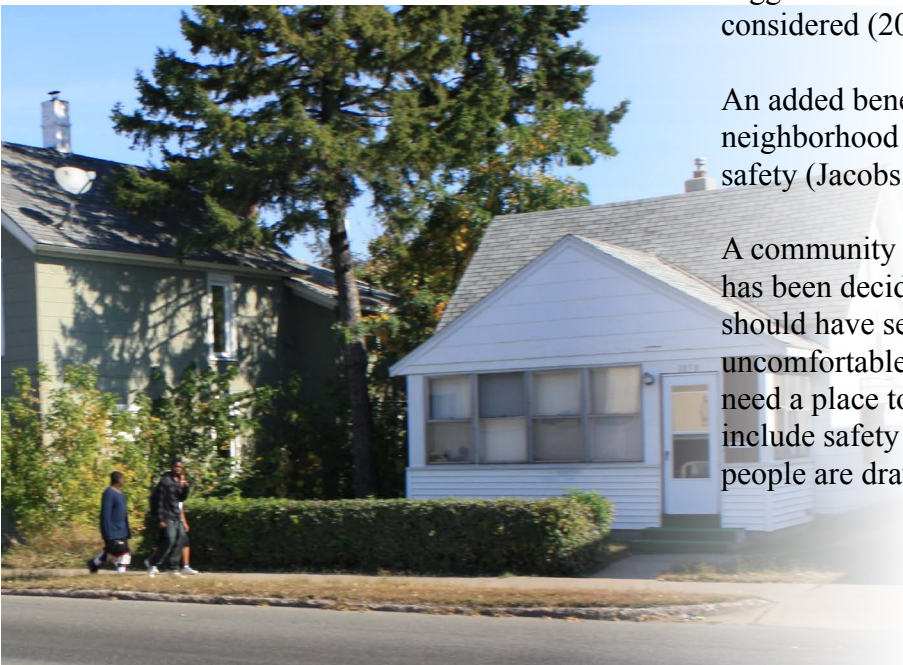
Dunham-Jones & Williamson (2011, Foreword, pg.4)

In addition to the convenience and comfort that a walkable community provides, walking is a tradition found around the world. This tradition has faded with the advent of the automobile but the innate desire to walk still exists. The walk or promenade, the *passaggiaeta* or *paseo*, in Italy and Spain, is more complex than one might think. Particular groups walk with each other and these groups interact differently on their walk. Teenagers may run, skip, jump, or flirt on their walk, while men typically walk in a steady, calm way, talking more quietly than the group of teenagers. Starts and stops along the walk are regular and are expected. The walk is a social exercise more than anything else, involving people-watching, observing the landscape and neighborhood, and enjoying one another's company.

In designing great space that suits a stroll, David Sucher, in *City Comforts: How To Build An Urban Village*, suggests that continuity, length, and width be carefully considered (2010).

An added benefit of people who regularly walk the neighborhood is eyes on the street, which enhances safety (Jacobs, 1961).

A community that is designed for walking, which has been decided as a desirable trait in a community, should have seats for people. Otherwise, people will be uncomfortable. People become tired from walking and need a place to sit. Some additional benefits of seating include safety and a more attractive community as people are drawn to other people.



Taking A Stroll Through the Payne Maryland Neighborhood

# PROGRAM > Research Results and Goals

People tend to sit most where there are places to sit.

William H. Whyte (1980, pg. 28)



**Comfortable Urban Seating?  
Payne Maryland Neighborhood**

If you want more people in a place, which is beneficial to a desirable community as people are attracted to other people, it is a good idea to provide seating and plenty of it. In *The Social Life of Small Urban Spaces*, Whyte shows a correlation between popular plazas having more seats than less favored plazas.

Choice or double purpose is an important design consideration. Public space features can be designed in such a way that they can double as a seating feature, giving people more options (Whyte, 1980). An example, making ledges and stairs large and comfortable enough to sit on. Creating inviting, sittable space often means valuing simplicity, bare of unnecessary railings, unjustified changes in elevation, or ornamentation that clutters (Whyte, 1980, pg. 29).

## **Vacant Does Not Equal Desirable**

More than 300 buildings lie vacant in the Payne-Phalen neighborhood (Havens, 2011). Visitor and potential homebuyers to this site are deterred by these vacancies. If others have left and are not investing in this place, why would new people come to this area? To prevent vacancies, designers can consider factors that people desire in a place so they will not want to leave. These include beauty, using the sun, being leery of the wind, effectively using the trees, considering people's needs, economics, and density.

Immanuel Kant, a German philosopher, said, "But the beautiful we think as having a necessary reference to satisfaction." In creating a desirable community we must consider beauty, as a characteristic that will draw people into this space, and encourage dense neighborhoods.

# PROGRAM > Research Results and Goals



Sun and Trees  
Payne Maryland Neighborhood

People will actively seek the sun and, given the right spots, they will sit in surprising numbers in quite cold weather. The more northern the latitude, the more ardently will they do so.  
William H. Whyte, (1980, pg. 44)

People like the sunshine and are drawn to it (Sucher, 2010). When designing desirable public spaces it is key to use the sun as an advantage, for example, try to avoid placing pocket parks on the north side of a building. When a design is oriented to southern exposure, there is an opportunity to create high quality experiences.

People do not want to sit in a shady spot in the winter, they want a place where the sun will warm their face and backs. In addition to embracing the sun's rays, relief from the sun should be provided on oppressively warm days.

What people seek are suntraps. And the absence of winds and drafts are as critical for these as sun.

William H. Whyte, (1980, pg. 44)

To create comfort for people in public space a designer should try to protect people from the wind. Practically, this could be accomplished by enclosing a park, either with trees or walls.

Of the spaces we have studied, by far the best liked are those affording a good look at the passing scene and the pleasure of being comfortably under a tree while doing so.

William H. Whyte, (1980, pg. 44)

In creating desirability, trees have many benefits that add to the allure of a community. Trees give comfort by providing shade, reducing wind, and have aesthetic benefits. The placement of trees should be carefully considered. Some consideration that should include; planting trees where they can provide a sense of enclosure for people sitting, placing trees where they provide shade for parked vehicles and black top,

# PROGRAM > Research Results and Goals

creating identity for a street through tree plantings, and planting trees in a group to provide a combination of shaded and dappled sunlight.

Nobody cared what we wanted when they built this place. They threw our houses down and pushed our friends somewhere else. We don't have a place around here to get a cup of coffee or a newspaper even, or borrow fifty cents. Nobody cared what we need. But the big men come and look at that grass and say, "Isn't it wonderful! Now the poor have everything!" The tenant was saying what moralists have said for thousands of years: handsome is as handsome does. All that glitters is not gold.

(Jacobs 1961, pg.15)

Ignoring the actual needs of the community and bandaging it with a beautiful landscape and new buildings does not fix problems in communities. It is a waste of money and creates bitterness in many cases, as evident in the tenant's statement above.

In *The Social Life of Small Urban Spaces*, Whyte (1980) reports that aesthetics do not play a role in the success or use of plaza space. He also says that design for the eye level of a person is important and asserts a hypothesis that a sense of enclosure leads to desirable public space. Like Whyte suggests, designers should not be presumptuous; they should carefully investigate how to create a practical, usable space before creating a beautiful space.

There is a concern that cities create attractive open spaces, such as the recent High Line project in New York or historically Central Park in New York City, solely to attract tourists. Laurie Olin, a renowned landscape architect, reminds us that, "People need to build cities for themselves. Paris was not built for tourists." He added though, that Americans need to learn to adapt to dense environments, because density is a key to attraction (ASLADirt, 2011).



# PROGRAM > Research Results and Goals

People tend to go where there are jobs and money, so creating a community that is economically desirable. Jane Jacobs, the writer of *The Death and Life of Great American Cities*, and Robert Lucas, a famous economist, have said that the grouping of people and economic activity is the basis of economic existence (Dunham-Jones & Williamson, 2011). This once again proves the idea that mixed use or diversity in a community is good and desirable (i.e. businesses and living spaces under one roof or next door to each other).

Low density does not produce a desirable urban community. Los Angeles is an example of a city where low density has not worked. With low density, high crime rates have followed in Los Angeles (Jacobs, 1961). Numbers of aggravated assault, forcible rape, and major crimes were all toward the top of America's figures when Jane Jacobs studied this area. While the issues of crime are complex, Jacobs points to a correlation between low density and crime. Thus, community designers should seek to create dense neighborhoods.

City areas that are vacant at night will be populated during that time by marginal elements of the population and by the underclass. This is a natural phenomenon, in which an urban void is filled by available people.

Nikos A. Salingaros (2005)

Encourage as many people as possible to be out and about at all hours. This increases safety through the notion that eyes on the street deter crime. Additionally, more people and greater density attracts more people, a positive effect for communities.

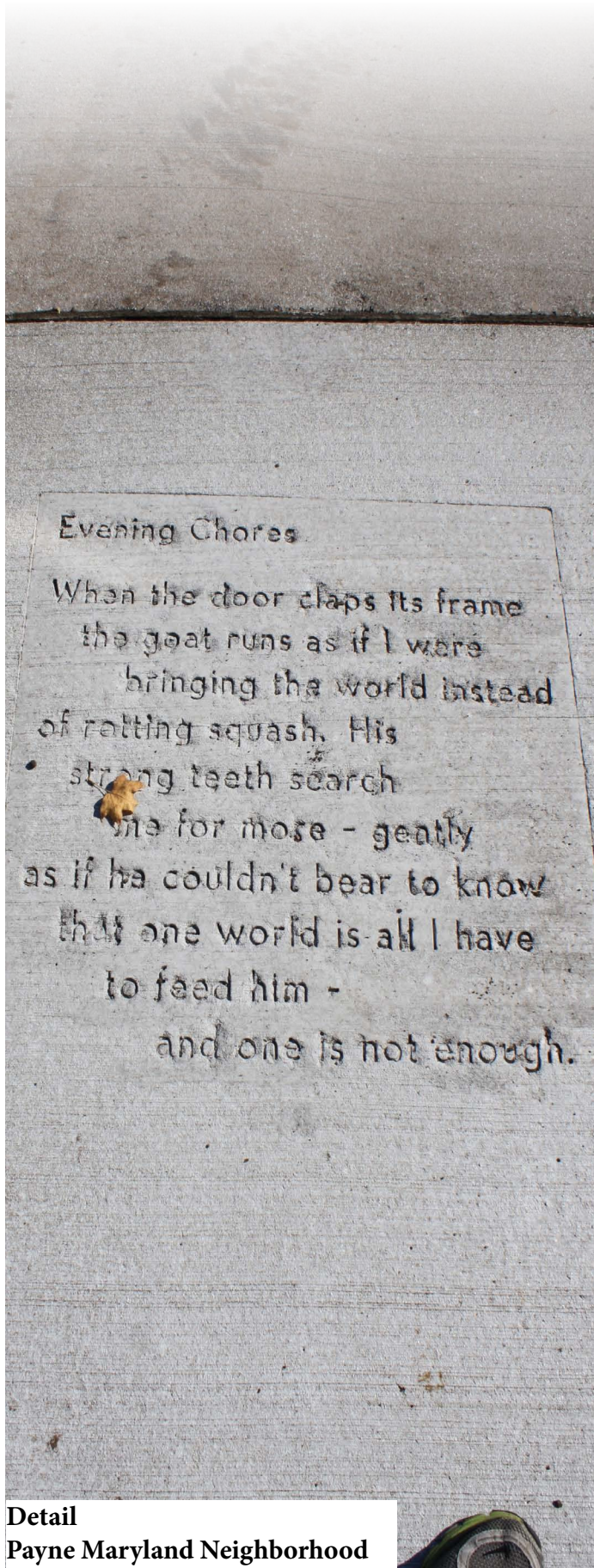
## Uniqueness

One of the key strengths of the Payne Maryland neighborhood is the range of unique elements throughout the community. The houses are not cookie cutter, but are unique and often feature distinct architectural details. Other details such as poems inscribed on a sidewalk panel or a painted design



Unique Groundplane  
Payne Maryland Neighborhood

# PROGRAM > Research Results and Goals



Detail  
Payne Maryland Neighborhood

on a street are factors that give this place its character. Unique homes sell and they are desirable. Certain unique spaces and elements are key principles that should be used in creating a desirable neighborhood. The following writing expands upon some ideas to encourage unique community development.

In a city, anonymity will always be a quality. What needs to be designed are places for human closeness, a desirable trait in the city. This is designing for a higher level of Maslow's hierarchy, social affiliation. Places where people can have chance encounters build this social affiliation. People like to run into friends or make new friends (Sucher, 2010).

Interesting neighborhoods evolve one building at a time, and largely by individuals.

David Sucher  
(2010, Not about government projects, pp.1 ).

Fostering individual growth in a neighborhood will create an interesting, intriguing, and diverse place. It is naive to think that a city will become interesting overnight with one community project. Interesting, intriguing, and diverse places will form over time through many different creative and thoughtful people working on many different projects to make a remarkable community. It may help to give these people a vision to unify and encourage their efforts, to, in a sense, make order out of chaos—to “stay inside the lines.” This effort will also be driven by emotional attachment and passion for a place, a thing that is difficult to design for but should be a goal.

Unique spaces where people meet are more frequently created by private individuals rather than the government. As this is the case, space should be designated and opportunities afforded for these types of spaces. Examples of public space set aside for such opportunities include a public market or garden. Individuals come into these types of spaces and bring their unique individual style to a garden plot for example.

# PROGRAM > Research Results and Goals

We speak constantly of neighborhoods and community. But without the third place — the commons outside the home and workplace, where people stumble into each other and where your name is known — we do not have a neighborhood but simply an area.

David Sucher  
(2010, Bumping into people, pp.10 )

Everyone wants to be known by somebody. This desire is one that can be met in a neighborhood. In building a neighborhood we must remember it is about the people, not the forms. We need to create places where neighbors can interact. The relationships between neighbors make a community unique. This relationship can be as simple as recognizing a familiar face.

Suburbs suffer from the effects isolation and a lack of social contact (Condon, Yaro, 2012, pg. 9). This occurs because the majority of suburbanites spend their day elsewhere, such as at work in another city. This leaves those who work or stay at home isolated, especially children and adolescents. Additionally disconnected street networks and neighborhoods that are far from main streetsacerbate this problem. It deters walking in suburban neighborhoods, which has already been stated as a way to meet or interact with others socially.

A desirable community must seek to be the polar opposite of these isolating environmental factors that are typical of suburban neighborhoods. Designers must have a motive to connect people.

Cultural space is composed of proxemic or distemic space. Proxemic space is used among people of the same culture where culturally-specific behavior is accepted. Distemic space is shared by all cultures. These types of spaces affect people's sense of comfort and behavior. In this discussion of proxemic and distemic environments, Barrie Greenbie, a member of the Department of Landscape Architecture and Regional Planning at the University of Massachusetts Amherst, "argues for a rich mosaic of proxemic environments, or diversity of neighborhoods, enfolded within a wider



**Proxemic Space**  
**Payne Maryland Neighborhood**

# PROGRAM > Research Results and Goals



**Farnsworth Magnet Elementary  
Payne Maryland Neighborhood**

realm of shared distemic space” (Thwaites, 2001, pg. 250).

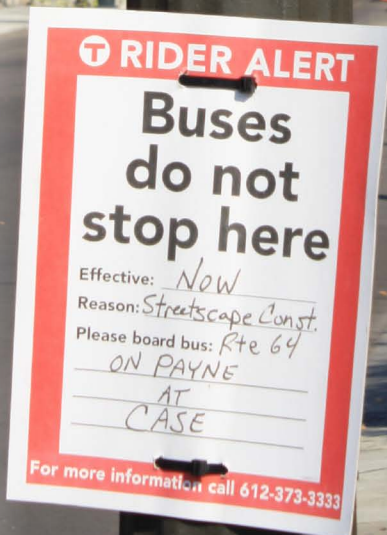
Small businesses such as coffee shops, newspaper stands, and flower stands in areas of high traffic create gathering places. They offer comfort and opportunities for people to bump into acquaintances. Places where small businesses could be implemented include transportation stations, busy parks, in front of grocery stores, and in other high traffic areas.

## **Public Investment**

Wise public investment of money can be very beneficial to a community and reward the city if it is successful (property tax dollars). There is a moral obligation to the citizens to invest this money in the best possible way. Right now the Payne Maryland neighborhood is planning to build a large complex that will house facilities for Arlington Hills Lutheran Church, Merrick Community Services, Bradshaw Funeral Homes, Saint Paul Public Libraries and Saint Paul Parks & Recreation. Although this new development will be beneficial it is disappointing that the city does not maintain past investments. The city should continue to invest in landscape maintenance in places like Arlington Recreation Center and Farnsworth Magnet School. The investment in the Payne-Phalen community in recent years seems to be on the outside edges of the neighborhood, dressing it up, while the interior of the neighborhood is neglected. For example, the new Eastside Heritage Park is on the south edge of the community, the Phalen Senior Lofts are on the southwest corner of the community, and the new pharmacies are on the northeast corner of the community. The following suggests some wise options for public investment.

One element a community is constantly fighting, especially in the history of the city, is population migration. People are always on the search for greater opportunities. Communities must be hungry to grab hold of desirable opportunities to attract and keep people. An instance of seizing such a prospect would include Shanghai, China hosting the Expo 2010. The Expo is a large public exhibition that attracts guests

# PROGRAM > Research Results and Goals



Expo is a large public exhibition that attracts guests from all over the world to see advances in technology, manufacturing, design, and art. This opportunity brought revitalization to the Pudong District of Sanlin in Shanghai, as development and interest in this area was sparked by the Expo. Opportunities like the Expo draw interest and create desire in a community.

Transportation has played a large role in community development throughout history. Communities throughout history often have transportation that drives economic growth, such as shipping and trains. One influence of transportation that affects many American cities today is the interstate system. With the interstate system, towns grew or developed along the interstate. Growth shifted to these towns or suburbs, while city growth plateaued or decayed.

It is important to remember the influence of transportation. With increased transportation there is growth and activity. New forms of transit have greater sustainability or resilience and bring people together. These new options of commuting, such as light rail systems, should be explored.

Transportation projects are effective at creating jobs as they provide construction jobs, and provide infrastructure for future growth and development (Smart Growth America, 2011). Learning from recent stimulus money, there are ways of investing in transportation that are more responsible and effective than others. Fixing existing transportation infrastructure is important. Transportation dollars spent on transit are very effective, “each dollar used on transit was 75 percent more effective at putting people to work than a dollar used for highway work” (Smart Growth America, 2011).

**Transit**  
Payne Maryland Neighborhood



### Final Thoughts

Creating a desirable community is important to this country largely because people are not content where they are living. A national survey done by the Pew Research Center's Social & Demographic Trends Project found that almost half of Americans would rather live in a different type of community than they are currently in. This is a trend that is even higher among urban dwellers, such as the residents in the Payne Phalen neighborhood. This discontent is observable walking through the Payne-Phalen community as over 300 buildings lie vacant (Havens, 2011). When people do not want to live in cities such as St. Paul, this creates larger problems such as pollution from a greater dependence on automobiles in suburban and rural communities, not to mention the destruction of farmable land that these communities take up. Creating desirable communities will solve larger problems that are facing our world. While the factors to consider when designing a desirable community extend far beyond the scope of this work, the guiding principle that unifies these ideas and creates a desirable community is simply this: does the design best serve the people living in this unique community today and tomorrow?

Resident  
Payne Maryland Neighborhood

# PROGRAM > Research Results Summary



**Residence**  
**Payne Maryland Neighborhood**

In researching what makes a desirable community, some overarching traits and guiding principles became apparent. Some traits that clearly emerge as desirable include meeting basic needs (physiological, personal safety, social affiliation, self-esteem, and self-actualization) and comfort (social and physical). A guiding principle for desirable community design should include designing for a variety of human interactions. The traits and principles found in thesis research will serve as a guide in the analysis and design of a desirable Payne Maryland neighborhood. The rest of this summary will list additional traits and principals of desirable communities.

A landscape of tension became quickly apparent. People are not content where they are, and they want extremes in many cases. For example, it is typical for someone in the city to dislike the busy pace and seek the slowness of the country, while a resident of the country may not like the slowness in his or her community; neither is content.

It is important to work with natural systems, to protect our land, water, and soil. Basic physiological needs are not met when these elements are polluted. Unproductive, polluted land is undesirable.

Creating comfort, both social and physical, is an important guiding principle in design. If people are not comfortable in the place they occupy, they are bound to move. A comfortable social space would include places people feel free to express themselves, a place where they share common behaviors with others. Physical comforts that could be provided include places to sit, get food, and are human-scaled.

Social affiliation is a key component to a desirable community. People crave human interaction and want to be known by others. Mixed use in a community provides different and more human interactions, which encourage social affiliation.

Uniqueness in a community creates emotional attachment; it is the strength of the city. Uniqueness breeds interest and intrigue, which are proponents of desire.

# PROGRAM > Research Results Summary

People tend to go where there is money and resources. It is important to seize opportunities that bring these into a community and to guard existing resources.

Open space is a tool of desirability and marketability. People like vegetation even if they rarely use park space (Marcus & Francis, 1998).

Voids, vacant space, and the low density that accompany them are not desirable. Low density has a correlation to crime, according to Jane Jacobs. With crime, the basic need of safety is not met in a community.

The traits and principles mentioned here do not form an exhaustive list, but rather serve as a guide that will produce desirable communities. The underlying motive in the creation of a desirable community should be to improve the quality of life for the people living there today.



**John A. Johnson Elementary**  
**Payne Maryland Neighborhood**



# PROGRAM > Case Study Research

Project > The Woodlands  
Designers > WMRT (Wallace, McHarg, Roberts, and Todd),  
Land Design Research, Turner Collie and  
Braden, Green Associates, Espey and Winslow  
Project Type > Ecological Planning  
Location > Outside Houston, Texas  
Size > 18,000 acres

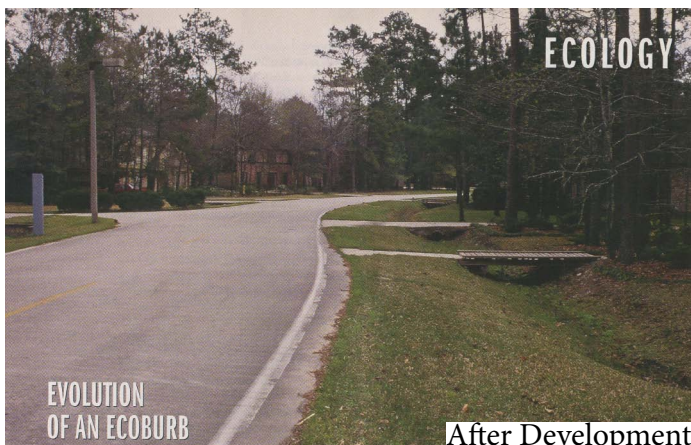


Before Development

The Woodlands is, in the words of project leader Ian McHarg, “The plan of a new city is based on a comprehensive ecological study: indeed, it is the first city plan produced by ecological planning.” The Woodlands was designed to use and protect the natural drainage system on site. It also used the existing woods as an aesthetic facade for the development.

The Woodlands first opened in October 1974. At the time it was built, the Woodlands was cutting edge, using smart growth and sustainable design techniques as an alternative to sprawl (Forsyth, 2005). The Woodlands has rapidly grown since 1974 and as of 2005 ranks in the top 10 developments for home sales in the country (Forsyth, 2005, pg. 60)

The creation of The Woodlands was made possible through a federal program called Title VII, which provided loan guarantees for new town development. Although this time period was marked by a downturn in real estate, The Woodland was one of only 13 projects in this program that did not default on its loan (Forsyth, 2005).

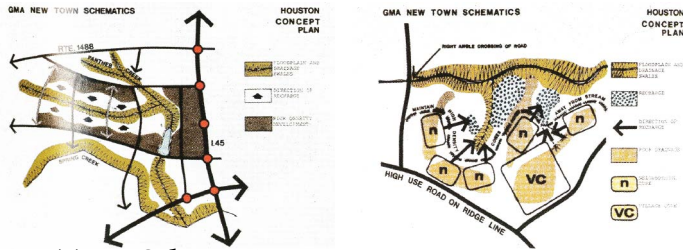


After Development

WMRT (Wallace, McHarg, Roberts, and Todd) produced the proposal for the Title VII program, which included ecological planning. Through the planning process (between 1971 and 1974) WMRT produced site plans, land plans, an ecological inventory, and a final ecological plan. The team recognized water as the highest priority in planning, as one-third of the site sits in a 100-year floodplain.

“In The Woodlands then, water became the integrating process that explained the nature of th site. Through the flow of water over the ground, the movement of

# PROGRAM > Case Study Research



**New Town Schematics**

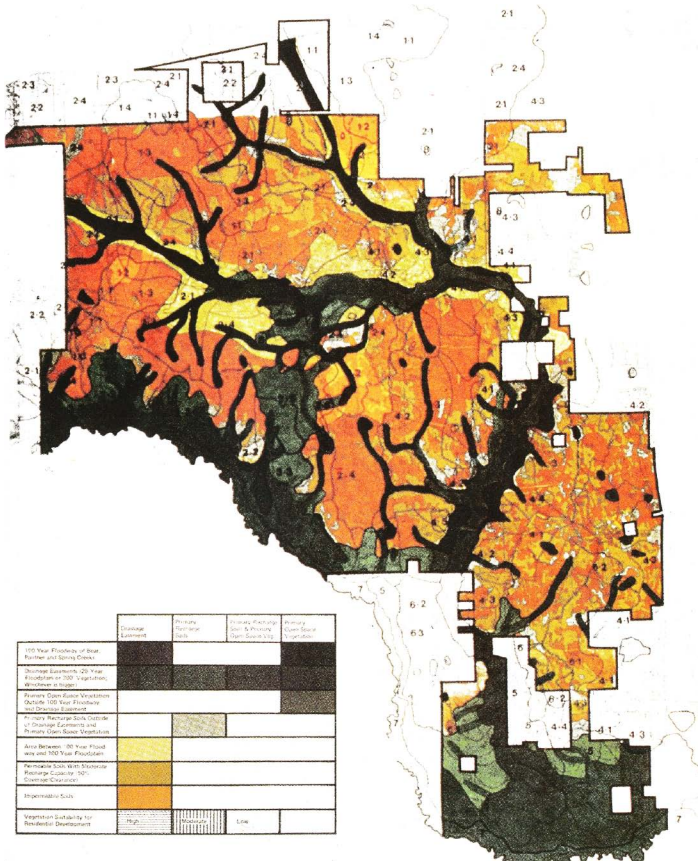
water on soil and vegetation, one can understand the interactions of nature and how to complement them.”  
 -WMRT Team, Woodlands New Community: An ecological inventory

The WMRT team identified spots for development outside of environmentally-sensitive zones such as recharge zones, the 100-year floodplain, slopes, wildlife areas, and erosion. In addition to this the team set aside areas for open space and recreation.

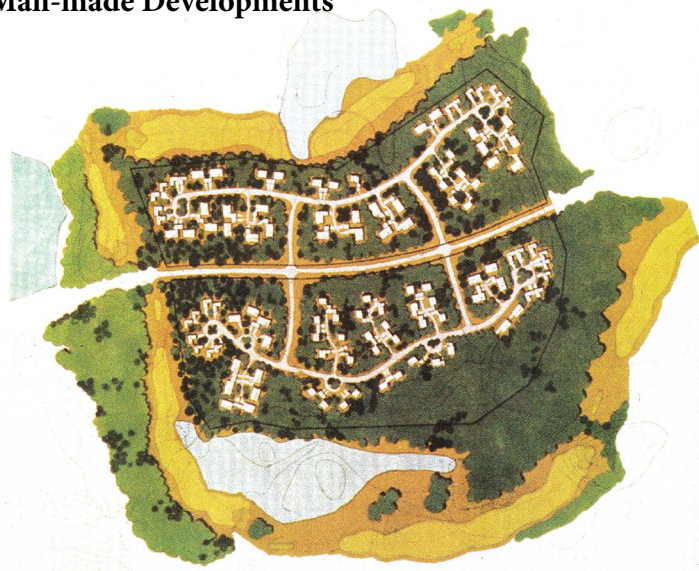
In addition to a design team, The Woodlands project featured people analyzing geology, hydrology, soils, plant ecology, wildlife, and climatology.

Through the years the design of the community may not be as “ecologically” pure as it was once planned. Standing water has been an issue for citizens, and to solve that there is a hybrid of the original open drain plan along with underground pipes. The intent of the design is still discussed today and used in planning, as is evident in architectural review meetings held in the community where regulations based on the concepts created by WMRT are used.

The analysis, planning, and design strategies done by the WMRT set a foundation for a desirable community. The way the team provided this framework for future planning was through a key method that includes showing specific site issues and then showing a design strategy to solve those issues, organizing ecological data, and outlining step-by-step procedures of applying the information to a site. Although there may be changes within the community, the overall motive to create an ecologically conscientious community has not been lost despite the years and changes in ownership of the community.



**Map of Landscape Tolerance for Man-made Developments**



**Original Site Plan Done By WMRT**  
 Image Source: (McHarg, I. & Sutton, J. 1975)

# PROGRAM> Case Study Research

Project> “Dancing Triangles”  
Designers> standard architecture  
Project Type> Public Open Space  
Location> Pudong District of Sanlin, Shanghai, China  
Size> Part of a 1.1 hectare development



**Response To Open Space In China:  
Open Space In Communities Is A New Notion  
For Chinese Planning- Its Affects On Community  
Desirability**

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## History of Open Space In China

### 1870s- 1940s

China's open spaces have changed through time, responding to the social and economic factors of the culture. From the 1870s to the 1940s the city had wide lanes and alleyway systems. *Lilong*, or community, during this time period was a sign of “Li” which means community and “Long” alley.

### 1950s-1970s

During the Maoist reign, open space was used as a political lever to promote socialist life. Open space was incorporated into the new public high rise residential communities, called “Xin-Cun,” or “New Village.”

### 1980s- 1990s

With economic changes came open space changes. A market economy along with housing privatization led to open space used as a marketing tool, or as a desirable commodity/community trait.

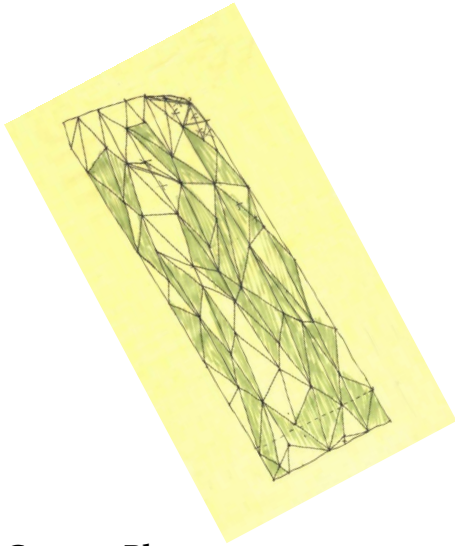
Strangely, these open spaces have very little public accessibility as they are in a gated community. So, residents are typically the only ones to benefit from the space.

### Recently

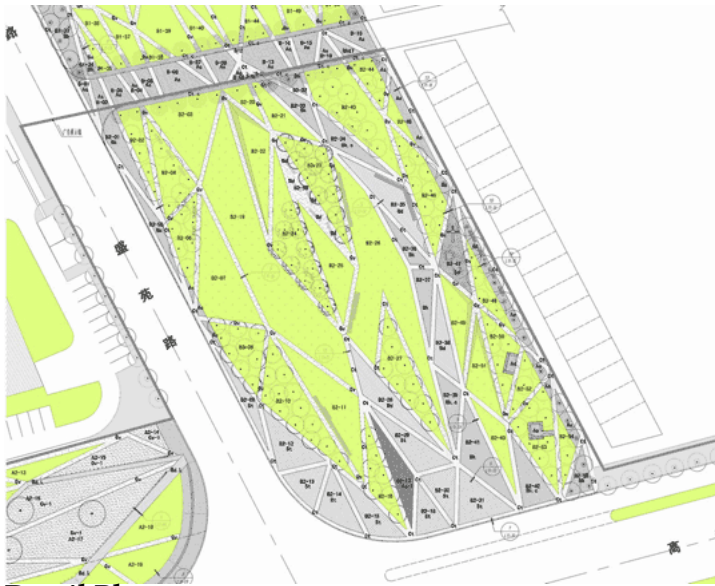
“Dancing Triangles” serves as an exemplary open space

# PROGRAM > Case Study Research

case study of China's recent past (2006).



**Concept Plan**



**Detail Plan**



**Site Plan**

Image Source: (standard architecture, 2006)

“Dancing Triangles” is an open space project in the middle of a large development by the Chinese Developer Vanke. It serves to connect the community through wide thoroughfares. The space consists of a public square, ephemeral landscape installation, and a showroom-forecourt.

The surrounding district has served as a relocation spot for people fleeing demolished urban areas that have been torn down for renewal. This area is diverse in its environment factories, old villages, markets, and new residential compounds. The prices in this area increased after the Expo 2010 was held nearby. Due to the desirability created by the Expo the area has experienced much change.

Unlike open spaces of the not so distant past in China, this municipality requires community facilities (i.e. public plaza, grocery store, school, etc.) to be accessible to the public. As a result, “Dancing Triangles” and other community facilities make up the center of this new development.

This mandatory regulation serves to benefit both the developer and the city. The space serves as a desirable symbol to potential clients for Vanke and as a new landmark and aesthetic improvement for the local community. The advertising benefits are clear but the actual benefits to the people are not as apparent.

The people of the development are changing as the young middle class are moving, yet there is still a strong population of migrant workers, semi-rural inhabitants, and those relocated from the inner city. The developers sadly expect that separation and homogenization will take place according to income.

“Dancing Triangles” is a great space but is not well used by surrounding residents. The residents in the community are in gated housing developments that have their own spaces much closer. Since there is little spare time in China, the closer space wins and the larger space does not look much better or unique than the closer smaller space. David Sucher’s ideas that public space created privately is the most desired space, is echoed here. The unplanned spaces in a community can become the most desired and comfortable spaces.

# PROGRAM > Case Study Research

## Project > Seattle Green Factor

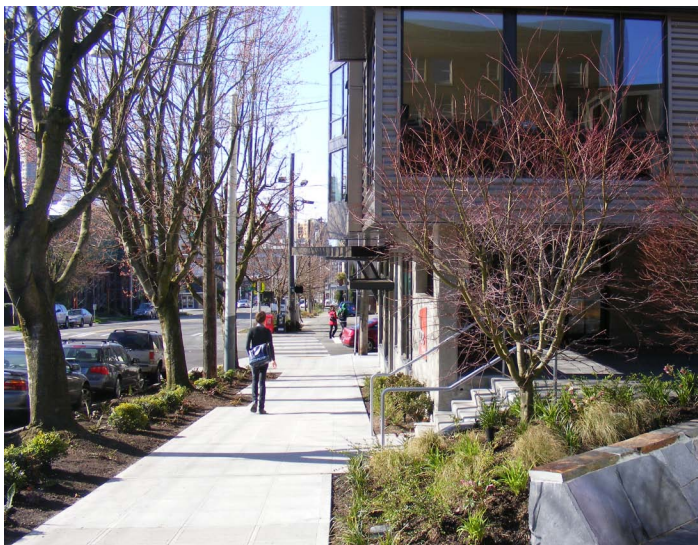
Designers > Hewitt, City of Seattle Department of Planning and Development, Gibson Economics, Dave LaClergue, Steve Moddemeyer, Karren Kiest Landscape Architects, Melissa Keeley, Magnusson Klemencic Associates, Collins

Woerman, SvR Design, The Berger Partnership, Mithun

## Project Type > Code

Location > Seattle, Washington

Size > Citywide



### Preserved Trees Through SGF



### Code Development Example Plan

Image Source: (Honor award: Seattle green factor, 2010)

### Seattle Green Factor

Seattle implemented a new development standard in 2006 called Seattle Green Factor (SGF) to create desirable city communities. This is a system of scoring the landscape. SGF is based on Berlin's Biotope Area Factor, created in the 1980's, which was the first landscape scoring program, and Malmö's Green Space Factor (2001). SGF promotes quality and quantity of landscape design, specific elements in the landscape such as green roofs and walls, tree preservation, and permeable pavement.

As Seattle was revising its code in 2006 to encourage business, foster walkability, and increase the residential area, there was concern about how to alleviate the negative effects of increased density. The SGF was created in response to these concerns.

The SGF was created with the help of landscape architects, engineers, and Seattle city staff. They developed a score sheet that takes environmental, regulatory, and social benefits into consideration while scoring urban landscape projects.

### Top Three Priorities

The SGF has three key priorities: livability, ecosystem services, and climate change adaptation. To create livability, aesthetically pleasing space that is human-scale is encouraged. To promote ecosystem services, landscape implementations that manage stormwater, clean the air, provide habitat, and decrease building energy use are given points. To build a city that is resilient to climate change, landscape elements that ease flooding and alleviate heat island effects are fostered by the SGF code.

# PROGRAM > Case Study Research

## How The Scoresheet Works

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project file:		enter sq ft of parcel	minimum score determined by zone
Parcel size (enter this value first):		14,000	SCORE: 0.316
		Totals from GF worksheet	Factor
<b>Landscape Elements**</b>			
<b>A. Landscaped areas (select one of the following for each area)</b>			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1
2	Landscaped areas with a soil depth of 24" or greater	4314	2,588.4
3	Bioretention facilities	160	160.0
<b>B. Plantings (credit for plants in landscaped areas from Section A)</b>			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	4314	431
2	Shrubs or perennials 2'- at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	4048	1,214
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	150	45
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	0	0
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 200 sq ft per tree	750	300.0
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 300 sq ft per tree	0	0
7	Tree canopy for preservation of large existing trees with trunks 6" in diameter - calculated at 15 sq ft per inch diameter	0	0
<b>C. Green roofs</b>			
1	Over at least 2' and less than 4" of growth medium	0	0
2	Over at least 4" of growth medium	1350	945.0
<b>D. Vegetated walls</b>			
1	Vegetated walls	2069	2,072.0
<b>E. Approved water features</b>			
<b>F. Permeable paving***</b>			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0
2	Permeable paving over at least 24" of soil or gravel	404	202.0
<b>G. Structural soil systems***</b>			
		enter sq ft	0.2
		18,450	
<b>H. Bonuses</b>			
sub-total of sq ft =		18,450	
1	Drought-tolerant or native plant species	2200	220.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	100	32.0
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	4,445	445
4	Landscaping in food cultivation	0	0
		Green Factor numerator =	6,890
		Green Factor denominator =	21,840
		Final Score =	0.316

The score sheet gives values of 0-1 to different landscape features based on their aesthetic and functional qualities. The quantity of these features are totaled and divided by the total size of the site to calculate a figure that reflects the approximate area and quality of the landscape.

To determine what score would create a better environment, conventional sites were measured in Seattle. Average landscapes typically received scores between 0.05 and .15. It was decided that a score of .3 would create enhanced landscapes and this is now the minimum standard for commercial zones under the SGF.

The SGF promotes plantings in right-of-ways, such as sidewalks and boulevards. This creates desirable looks and spaces that are unique and they give an area character.

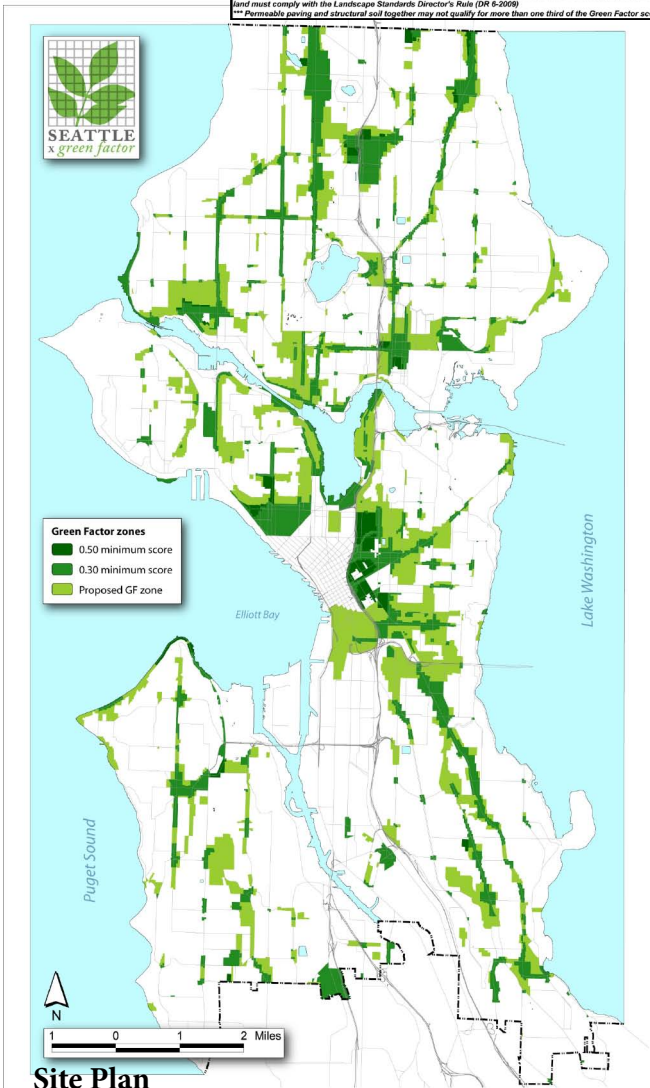
The results of SGF areas are attractive landscapes, better streetscapes, and the use of new design elements in landscape architecture. Attractive landscapes result because the SGF fosters increased and integrated site design, often addressed much earlier in a project than usual. SGF streets have more vegetation on and next to thoroughfares. SGF projects contain new major landscape design elements: three quarters of these projects feature green walls, half have permeable paving, half have green roofs, and all of these projects feature at least of these three elements.

This idea of scoring system is spreading in the United States. City planners in Seattle are helping cities such as Chicago, Portland, and Washington, D.C. The foundations laid in Washington will serve as an example of a system that has proven its effectiveness to improve the desirability of a city through an improved landscape.

## How This Applies To Creating Desirable Urban Communities

By creating integrated and aesthetic landscapes in our urban communities, we create a desire for that community. The SGF provides a means of creating this landscape. What's more, it does this without the government creating the landscape, which often leads to landscapes that are more creative, unique, or have more character in some instances.

## Score Card >

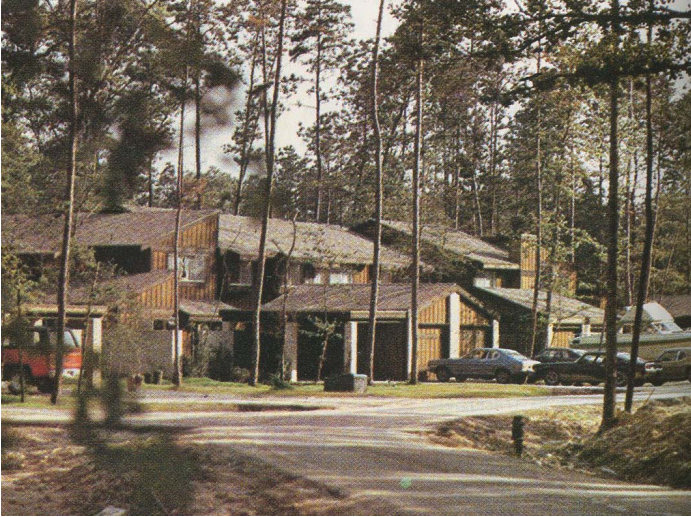


## Site Plan

Image Source: (Honor award: Seattle green factor, 2010)

## Case Study Summary

### Case Study Summary



Each of the case studies sought to create exemplary environments for people living there or soon to be living there, and each design creates desirable communities. The Woodlands sought to create a community based on ecological planning, which has resulted in a community that has been consistently desirable since its creation in 1974. The Woodlands as of 2005 ranked as one of the top 10 developments for home sales in the country (Forsyth, 2005). In studying the history of open space in China, and the specific example of “Dancing Triangles” by Standard Architecture, desirability or marketability is created through the use of professionally designed open space. Seattle’s Green Factor development standard improves the landscape and livability citywide, creating desirability by building an integrated and aesthetic landscape through its landscape scoring system.



Another common trait between The Woodlands and the Seattle Green Factor are specific, clear guidelines for the community they are designing for, which includes writing as well as visual examples for development standards. The clear plan for the Woodlands has led to its success and commitment to the vision set forth by Wallace, McHarg, Roberts, and Todd.

Although each approach is different, in the end each case study is a desirable community; each is successful and unique. The differences displayed in these case studies shows that there is more than one way to successfully foster the development of a desirable community. There is no prescribed method that is better than the other. Fostering successful development does not even take a novel idea. The Seattle Green Factor borrows its scoring system idea from Berlin’s Biotope Area Factor and Malmö’s Green Space Factor, and it has thus far proved a benefit to the city. One thing that each design has in common is that the ideas and implementations are site specific. The analysis and ideas are shaped by the distinctive characteristics

# PROGRAM > Case Study Research

## Case Study Summary Case Study Summary



of the land in each case study. For example, The Woodlands plans are tailored to the Texas coastal plan, more specifically the topography, soil, and stormwater issues found on the site. Dancing Triangles responds to the buildings and streets in the Pudong District of Sanlin in Shanghai, China. Finally, the Seattle Green Factor rewards developers for responding to the specific site, such as added points for keeping existing mature trees.



Image Source: (standard architecture, 2006)



## History Pertinent To-

# The Past and Future Development of the Payne Maryland Neighborhood in St. Paul, Minnesota

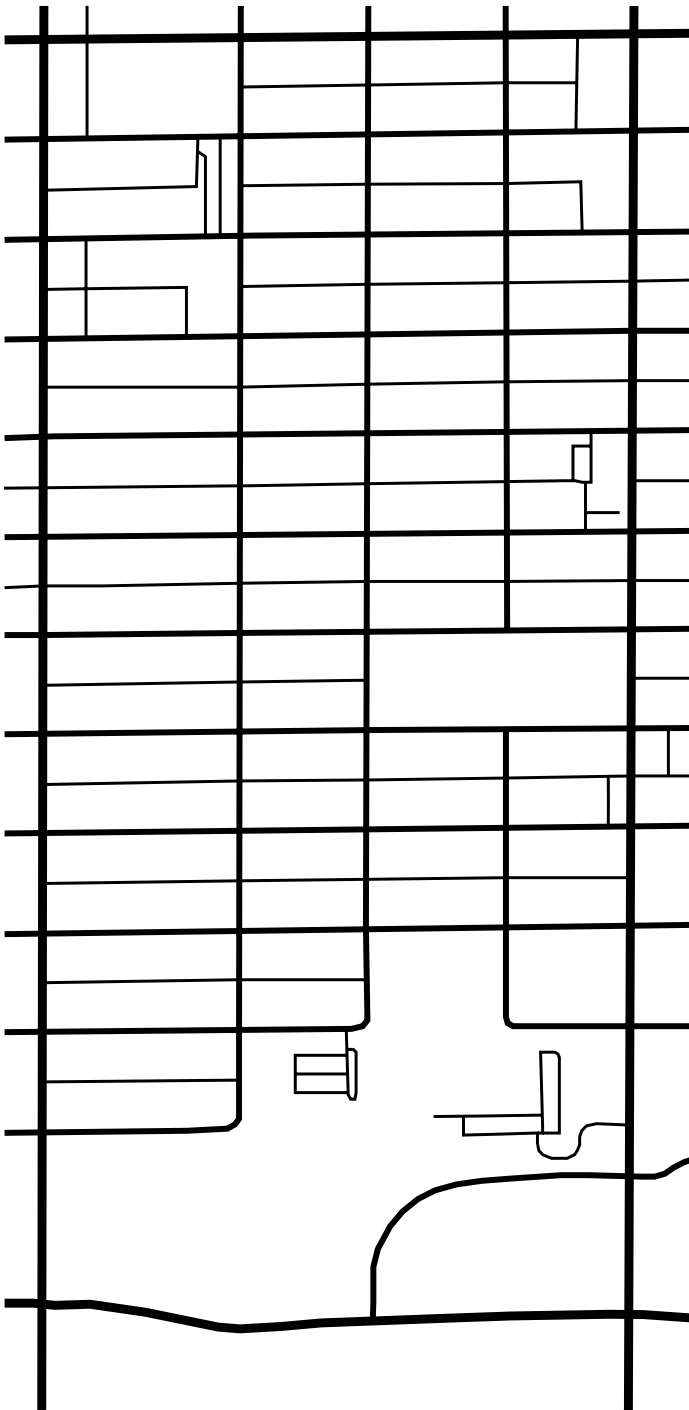
In designing future neighborhoods in America it is important to understand their origins and learn from their successes and failures so that resilient neighborhoods for the future are produced.

### The Grid

The grid's effect on the Payne-Phalen neighborhood is clear and it is common in most American cities. Thomas Jefferson championed the grid. The National Land Ordinance of 1811 made sure that grid pattern development would more often than not guide the city form. New York's Commissioners during this time stated that the grid was superior to plans that used circles and ovals because they were economical in construction and convenient to dwell in (Kostof, 1991). The origin of towns in America often had little thought behind them, as applying a grid does not require much skill. Lewis Mumford once said, "An office boy could figure out the number of square feet involved in a street opening or in a sale of land...With a T-Square and a triangle...the municipal engineer could without training, as either an architect or a sociologist, "plan" a metropolis."

In America we use an open grid system, meaning a grid system based on capitalism. In this system, land is viewed as a commodity, and there are no bounds on the grid, so it extends to wherever the potential for profit is. In this view public open space has often been seen as a waste, when that land could be sold for a profit.

Treating land as a commodity is apparent in the history of the east side of St. Paul. With the growth of the city, Phalen Creek (once running through the Payne-Phalen neighborhood) was diverted underground into a storm sewer, the trees were cut down, and the wetlands were filled. This was done so that railroad and industry could expand.



The Grid As Applied to the Payne Maryland Neighborhood

### **Why We Have Communities That Are Not Desirable In America Today**

The city situation we are in now is best looked at from a post-World War II and forward view. During this time a lot of change happened place in American cities.

After World War II the distribution of the American population shifted dramatically. Previously it was typical for the middle and working class as to live in walkable, transit-oriented neighborhoods. These families, after the war, left America's cities in droves for the car-designed suburbs. This was encouraged through by low interest GI loans, mortgage interest income deduction, confining new mortgagees through bank "red lining" of established residential areas, and the 1956 National Interstate and Defense Highways Act, which financed the construction of the interstate highways system (Condon, Yaro, 2012).

The switch from transit to car in America transformed the landscape. Because of the speed and the low price of fuel, people had little concern living 25 miles or more away from work. With this lack of concern came sprawl. For example, in the 1950s, Boston's urbanized area was 345 square miles, and by 2000 the urbanized area had sprawled over five times that size to a staggering 1,736 square miles (Condon, Yaro, 2012). Building away from the city was cheap, land prices in the rural areas were much cheaper than building in the city. The further away from the city, the cheaper the houses were, and until recently, the phrase "drive till you qualify" was often used to push home buyers further from the city. As Patrick Condon says in his book *Seven Rules for Sustainable Communities*, "With so much unprecedented freedom of movement in this new urban landscape, house price became much more important than location" (Condon, Yaro, 2012, pg. 3).

In addition to cheaper housing, new suburban communities also had newer school facilities. The new school facilities attracted families with economic means out of the city to give their children the best possible school.

Distinction between classes emerged in the suburbs. The rural towns that were becoming suburbanized



**Genesis of the Transformation of the American Landscape**

# PROGRAM > Historical Context

added zoning codes that affected the income range of the residents. Some towns allowed subdivisions; these attracted the middle class and the lower middle class, while towns that only allowed large lots of two or more acres attracted the upper class. Some of these communities do not allow commercial development so residents must drive to neighboring towns to meet their needs.

Even though our nation has problems with in our dependence on oil, as in the 1973 oil crisis, we continued to support an auto-oriented lifestyle. Transportation bills in the 1970s and 1980s increased the interstates and highway systems over transit infrastructure. During this time, Canada raised taxes on gas and was not required (like the U.S. government) to return tax money from gas to fund roads. Perhaps this is why cities such as Saskatoon and Regina, viewed as cities that exemplify the “doughnut hole effect” in Canada, show less of an effect than American cities that are known for such traits (i.e. St. Louis and Detroit). The Canadian census and the City of Saskatoon shows Saskatoon’s central city growing by 13.4% from 2001-2010 while St. Louis’s population decreased by 8.3% from 2000 to 2010, according to the U.S. Census Bureau. Many experts agree that growth away from central cities is, in part, due to the highway system in the United States (Condon, Yaro, 2012).

Today many would say that the suburbs are good places to live. They are affordable, people have their own yard where kids can play, and people can be in a place they choose to live. The problem with continuing to live this way is that we will have to continually throw taxpayer dollars at highway construction, empty our wallets at the gas pump, and continue to pollute our environment (Condon, Yaro, 2012).

During the 1980s and continuing into the 2000s, our transition to a suburban nation became complete. We went from a nation living in neighborhoods that were once walkable, streetcar neighborhoods, to neighborhoods dependent upon automobiles. In the Payne-Phalen neighborhood, families lived within walking distance of industrial jobs and had access to a streetcar transit system. The Eastside was known as an industrial center. Industry legends that once called the



Hamm's Brewery

# PROGRAM > Historical Context



**Canoeing on Phalen Creek in 1910**



**Phalen Creek Being Enclosed in 1936**

Eastside home included 3M, Whirlpool (once known as Seeger Refrigeration Company), and the Theodore Hamm Brewing Company. The Hamm's Bear and the phrase "Land of Sky Blue Waters" became symbols of Minnesota to the nation.

Other employers in this area included Northern Malleable Iron, which is in operation to this day and is now known as Northern Iron and Machine; Saint Paul Harvester Work, which became Griffin Wheel Company, and produced wheels for trains; and United States Gypsum Company, that became Globe Manufacturing, they produced roofing supplies. In addition to these larger employers, many small businesses sprang up to support these big businesses and to provide services to the people on the Eastside.

Today on the Eastside, manufacturing does not have a large presence as these companies have closed or relocated. The old factories and polluted sites in this area have in some cases become space for new business and with this, new jobs. An example of this includes Williams Hill. Situated on a formerly polluted site, Williams Hill is a business center that features manufacturers and assembly businesses, providing jobs for hundreds of people (Land Design Group). Additionally, there has been an effort on the Eastside to bring back the natural aesthetics of St. Paul, as evident in the creation of the Bruce Vento Nature Sanctuary—a piece of land that was once a dump, train yard, and brewery.

Another positive piece of recent history is the success of the Ames Lake Redevelopment Project. This was a blighted area composed of 38 different apartment buildings constructed in the 1960s. These buildings received little investment. This deteriorated area was the cause of many police calls and people felt unsafe in this area.

Funds from the Community Development Block Grant Program through the U.S. Department of Housing and Urban Development, as well as aid from Real Estate Equities, who will manage and own all of the units, acquired these buildings ("Ames lake redevelopment," 2011).

# PROGRAM > Historical Context

The Ames Lake Redevelopment Project is a four-phase project that provides larger, family-friendly units, townhomes, green space, and a community center. This project was just beginning its third phase of development in April 2011, but it has already had a tremendous social impact. Crime has been reduced and people are no longer afraid of this area.

Personally, the transformation of this area is clear and positive, as I grew up less than a mile away from the Ames Lake site. I would never have felt comfortable getting out of a vehicle in this area before this development. The people that I can remember passing through this area were usually young men who were often smoking. When I passed there after the development began, I saw family members walking through the area.

Although there are some improvements on the Eastside, the area is still marked as an undesirable place to live in the recent past. As Jim Bradshaw, a local business owner said, “The East Side needs a real shot in the arm.” Jobs have vanished, foreclosure has increased, and crime is an issue in this area. More than 300 buildings lie vacant in the Payne-Phalen neighborhood (Havens, 2011).

St. Paul mayor Chris Coleman best summarizes the undesirable recent past and gives his idea of how to improve the situation in this statement, “You can’t say ‘Buy a house’ in a neighborhood that has no services or prospects. So if you ask people to move in, you have to be able to show that the city is willing to invest in it.”

Despite the negatives, the not-so-distant past of some North American cities can give us hope and insight into the creation of great cities and desirable urban communities.

## **Recent History: Examples For Optimism**

Recently there has been a shift to city neighborhoods. The year 2000 showed, for the first time in 50 years, a move back to city neighborhoods, according to the U.S. Census Bureau. This shift is not a small sudden change, but has been building. The market is now looking for smaller homes and lots as well as walkable, transit-oriented neighborhoods (Condon, Yaro, 2012, pg. 12).

# PROGRAM > Historical Context

Vancouver is the best example of people returning to fill the city center. In Vancouver's downtown peninsula, the population increased from 40,000 to 80,000 people from 1990 to 2000 (Condon, Yaro, 2012). Portland is another example of a healthy city in which people desire to live. Some of the ways Portland has maintained a compact desirable city are through controlling suburban land availability and restricting freeway construction.

This history is important in order to design for the culture we live in today, a culture that is heavily influenced by the grid and the aftermath of the interstate system. It is important to the problems of today and identify where they came from in the past so informed solutions to these problems are found and similar mistakes are avoided. It is necessary to know this history in order to work effectively within the current infrastructure of American neighborhoods. It is important to know what once existed on the Payne Maryland site. In this neighborhood the natural systems, especially Phalen Creek, are important. In the future plans for this neighborhood it may be beneficial to resurrect the creek as a public amenity.

## **Where We Have Lived As A Nation From 1910-2000-Percentage Totals of the U.S. Population (U.S. Census Bureau, 2000)**

**1910-** 21% Central City, 7% Suburbs

**1910-1930-** Rapid increase in both central cities and suburbs.

**After 1940-** Suburbs account for more population growth than central cities.

**1960-** 32% Central Cities, 31% Suburbs

**1940-2000-** The proportion living in central cities is semi-stable at 30 to 32.8% while the suburbs continue to grow, attaining 50% in 2000.

# PROGRAM > Goals For This Thesis Project

## The Academic

In this thesis process I want to come away with a **deep knowledge of community development**. I want to know the history, theories, and form my own ideas and notions on how to create a better community.

I want to have a clear plan for the design portion of this project so that the final products (the drawings and writing) are of the highest quality and could be presented to the neighborhood and the city for consideration.

## The Professional

I want to take the principles that I learn about community design with me as I go into the world and use the principles as tools to better this world. I want to leave North Dakota State University with a knowledge and wisdom in the area of community development so I can help **design the best possible neighborhoods for people**.

I want to produce ideas, writing, and drawings that are respectable and professional. The drawings and boards should be clear, easy to read, and feature engaging graphics.

# PROGRAM > Goals For This Thesis Project

## **The Personal**

I want a knowledge of community design that enables me to speak concisely and share ideas with people so they may see the importance of good community design, see a need for investment in urban neighborhoods, and come away informed. I want to **produce ideas that could be implemented to improve the quality of life for people** on the Eastside of St. Paul, Minnesota.

I want to produce solutions that would serve the people, that would do more than look good if they were produced. These solutions to issues on the Eastside of St. Paul should be designed in ways that work with the ecology of Minnesota, and that are **sustainable and resilient solutions.**

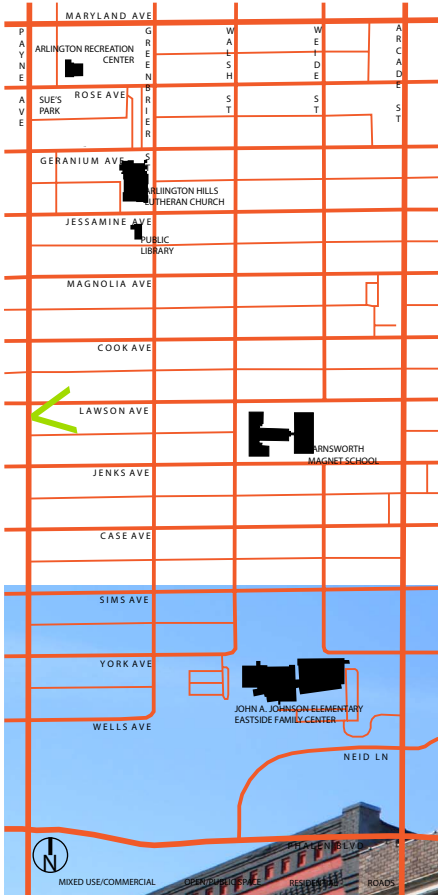
**Create a thesis of the highest quality possible.**



# PROGRAM > Site Analysis

## Narrative

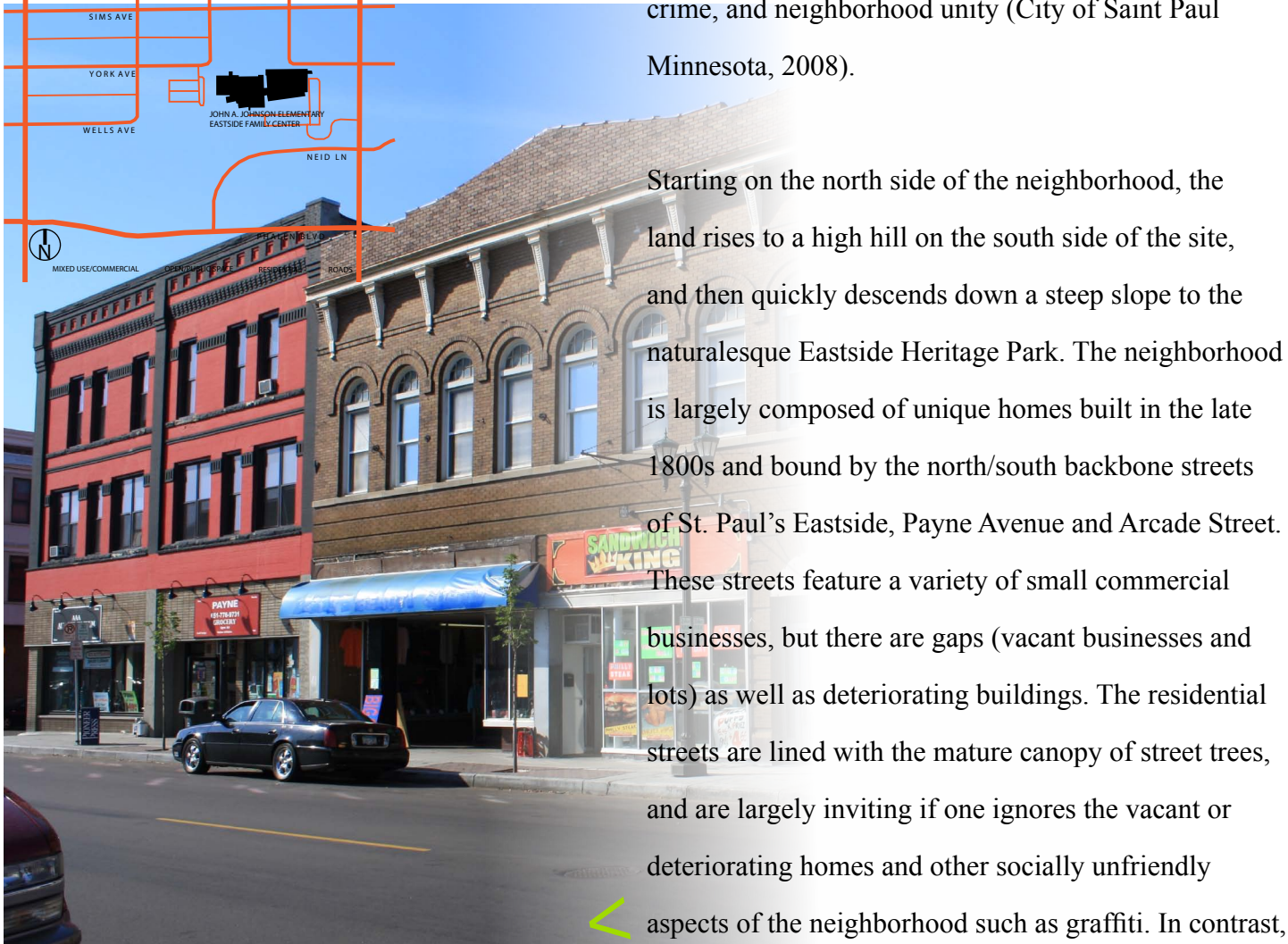
### Observations on the Payne Maryland Neighborhood



The Payne Maryland Neighborhood is a neighborhood on the east side of St. Paul, Minnesota. The neighborhood is part of the larger Payne-Phalen neighborhood district, largely known as a blue-collar immigrant district of the city. Immigrants to this neighborhood included Swedes in the 19th century and Somalis, Hmong, and Latinos today. In the Payne Maryland neighborhood's recent past a dramatic demographic shift has ushered in problems of poverty, crime, and neighborhood unity (City of Saint Paul Minnesota, 2008).

Starting on the north side of the neighborhood, the land rises to a high hill on the south side of the site, and then quickly descends down a steep slope to the naturalesque Eastside Heritage Park. The neighborhood is largely composed of unique homes built in the late 1800s and bound by the north/south backbone streets of St. Paul's Eastside, Payne Avenue and Arcade Street.

These streets feature a variety of small commercial businesses, but there are gaps (vacant businesses and lots) as well as deteriorating buildings. The residential streets are lined with the mature canopy of street trees, and are largely inviting if one ignores the vacant or deteriorating homes and other socially unfriendly aspects of the neighborhood such as graffiti. In contrast,



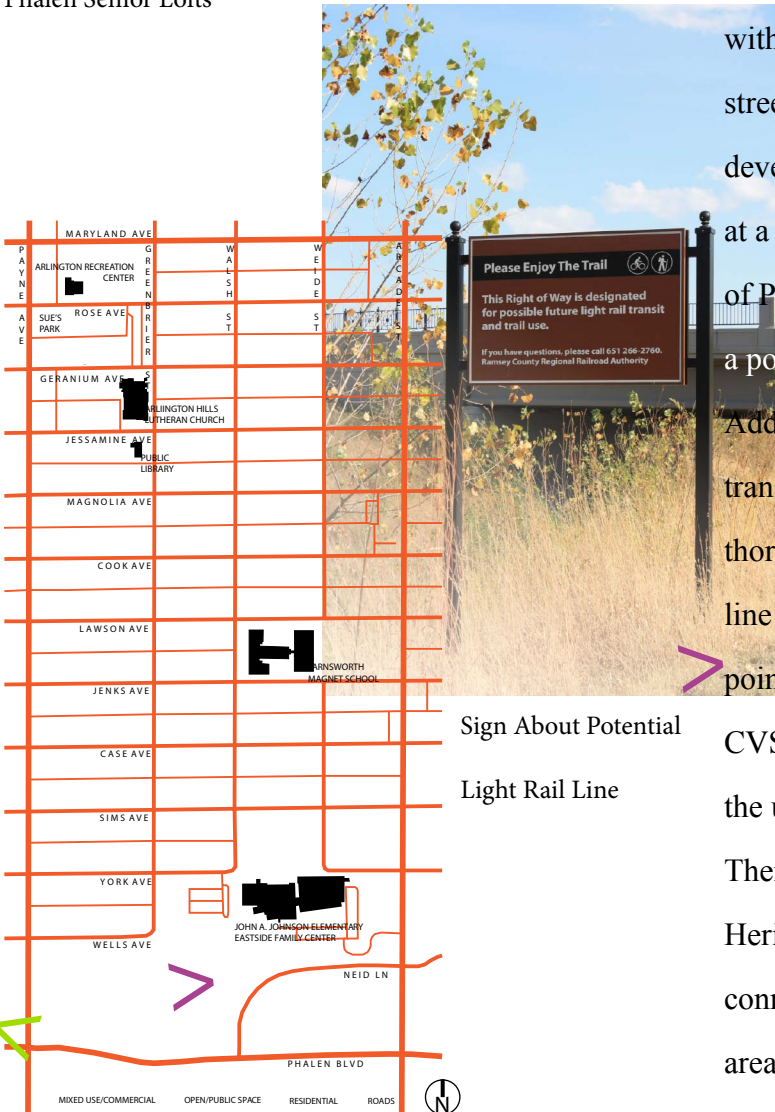
# PROGRAM > Site Analysis

Payne Avenue and Arcade Street are not as inviting; they are more like tunnels to pass through. They don't invite people to get out of their cars and experience the street.



Phalen Senior Lofts

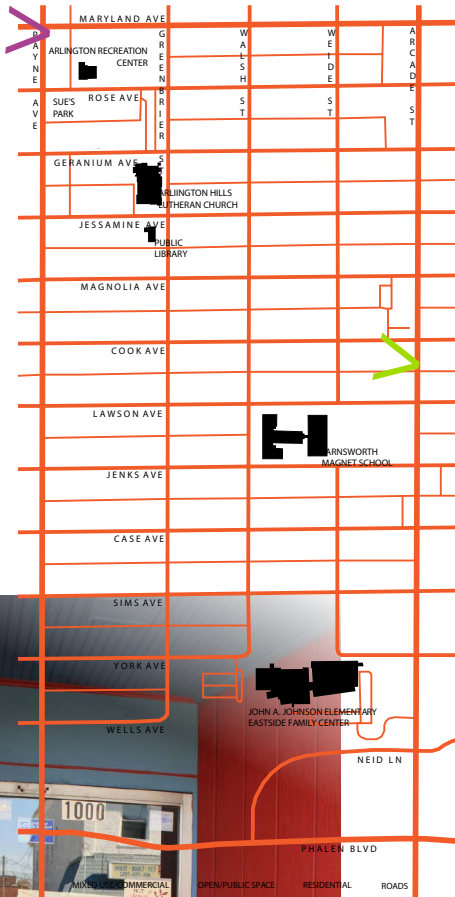
I grew up not far from this site, about a mile and a half away. Coming to the site I had some assumptions as to what some of the neighborhood issues are. One of these assumptions was a lack of housing for older adults. I was pleasantly surprised to find a recent senior housing development in a multipurpose building, with commercial space on the ground level facing the street and apartments filling the rest of the space. This development, called the Phalen Senior Lofts, is located at a key entry point for the neighborhood, on the corner of Payne Avenue and Phalen Boulevard. It serves as a positive neighborhood point of entry or landmark.



Sign About Potential Light Rail Line

Additionally, this development is working toward transit-oriented design. The lofts are along a major thoroughfare that the bus system uses and the light rail line is proposed to run through. Another major entry point features two new drugstores, a Walgreens and a CVS. The new drugstores are welcoming and feature the use of quality material: brick, glass, and stone. There is also a new park in the neighborhood, Eastside Heritage Park. This park features great bike trails that connect the city. There are signs in the park that the area has been selected for potential light rail transit use

# PROGRAM > Site Analysis



Kendall's Ace Hardware

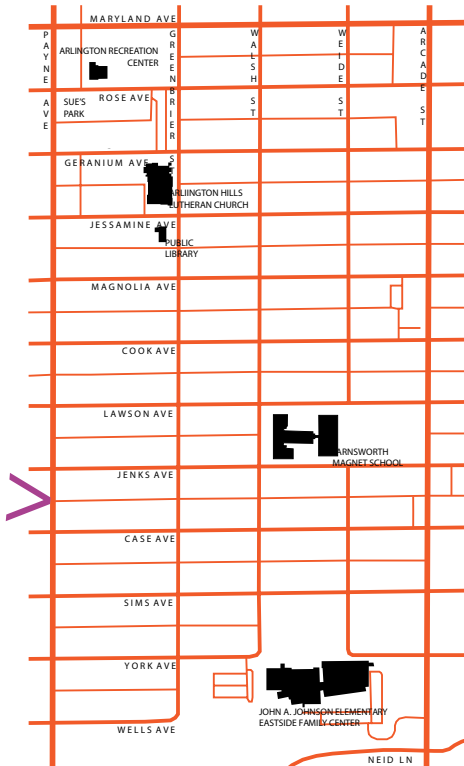
in the future.

I had a warm fuzzy feeling upon seeing Kendall's Ace Hardware. Kendall's is a long established family business that sits on the corner of two main roads. The store is very unique because there is so much stuff crammed into the little building. I can still remember going to the store with my father as a child, but, I do not remember our trips to big box hardware stores.

On the other hand, there are some obvious negatives in this urban neighborhood. I see why people would choose to live elsewhere. Traveling the major thoroughfares of the neighborhood, there are small businesses that are not inviting. One example of this is doorways set back in shadows. They seem to be designed for people leaving the bar to urinate on. They smelled of urine. One door had a written warning against urinating in the doorway and warned that there was a camera. Further uninviting examples include deteriorating buildings, obnoxious, brightly-painted buildings and signage, buildings with few windows, gaps in the urban fabric (vacated businesses, vacant lots), and cracked, uninviting sidewalks.

This neighborhood is socially uninviting. Many examples of this occurred in my short time on site. For instance, it is intimidating to someone from the suburbs

# PROGRAM > Site Analysis



Rims and Obnoxious Paint



when an older model car, that may feature tinted windows, ‘rims’ (custom rims for cars that are flashy and either over or undersized), loudly playing rap or hip-hop music with a heavy bass beat drives by. The first person I talked to on my site, Robert, asked me if I wanted to buy marijuana or crack from him. This concerned me greatly, and I was not sure I should continue walking through the neighborhood by myself. I felt out of place, and my safety felt violated. Robert barely held his eyes open and was obviously on drugs. For me it is rare to not feel safe in an environment, especially because I am a large guy. I do remember seeing a police officer very close to this time, but I was still shaken and did not feel secure. I thought, “There are cops here and yet things like drug solicitation happen? This would not happen in the suburbs, at least not out in the open.” However, the next guy I met, Kevin, was very nice and put me at greater ease. He noticed my camera and asked if I was “the photographer.” I was confused by this question and told him about my project. He expressed his pride in the neighborhood and his desire to see the best for the Eastside. Another thing I noticed while walking on the street on a Sunday were a couple of Hispanic men sitting outside a bar who had open containers of Modelo beer in their vehicle. Walking by and seeing these illegal events would deter me from visiting this community. One positive I saw while walking in this

# PROGRAM > Site Analysis



area was Vogel's Bar. There was a large group of people outside enjoying the day playing horseshoes. It was strange, however, that the people at Vogel's were white, while the people walking on the surrounding streets were African American, Hmong, or Latino. I was the only white man walking the neighborhood that I can remember during my time there. The white people in this area were either biking through Eastside Park and not stopping, walking to their cars, or within the confines of the Vogel "backyard."



One thing I found strange were the extremes between houses in the neighborhood. Some houses were very neat and kept up, while others, just a couple of houses down or across the street, were severely deteriorated and uninviting. For example, one house would look like the picturesque house used in the movie *The Goonies*. In contrast, down the street was a house that had a bulldog walking along the roof above the door, dirty siding, a man out front in a "beater" looking like the rapper Eminem pacing back and forth on the phone, while shy, afraid-looking children stood on the porch behind him. These conditions are not desirable to potential residents. Such conditions and sights produce negative assumptions.



The numerous buildings with vacant notices were off putting. If I were to consider moving to this area I

Residence

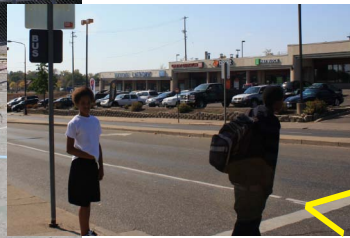
# PROGRAM > Site Analysis



Building With Vacant Notice



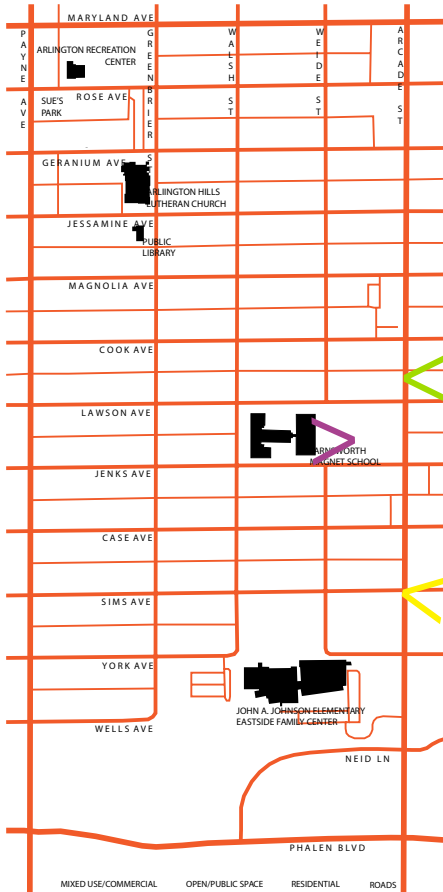
Deteriorating Public Grounds



Residents of care by the city sets an example for the surrounding neighborhood residents that maintaining their property does not matter.

would wonder why people left all these buildings.

Deteriorating public grounds in the interior of the neighborhood show a lack of investment or interest by the city. Yet the city is investing in new projects on the perimeters of the neighborhood, such as Eastside Heritage Park on the south edge of the site and Phalen Senior Lofts on the southwest corner of the site. The Farnsworth Magnet School grounds show a lack of care by the city. The site features a rusting, dilapidated basketball hoop missing the hoop, courts with weeds growing through cracks, and an outdated clay track. The city sets a poor paradigm for property upkeep. This lack

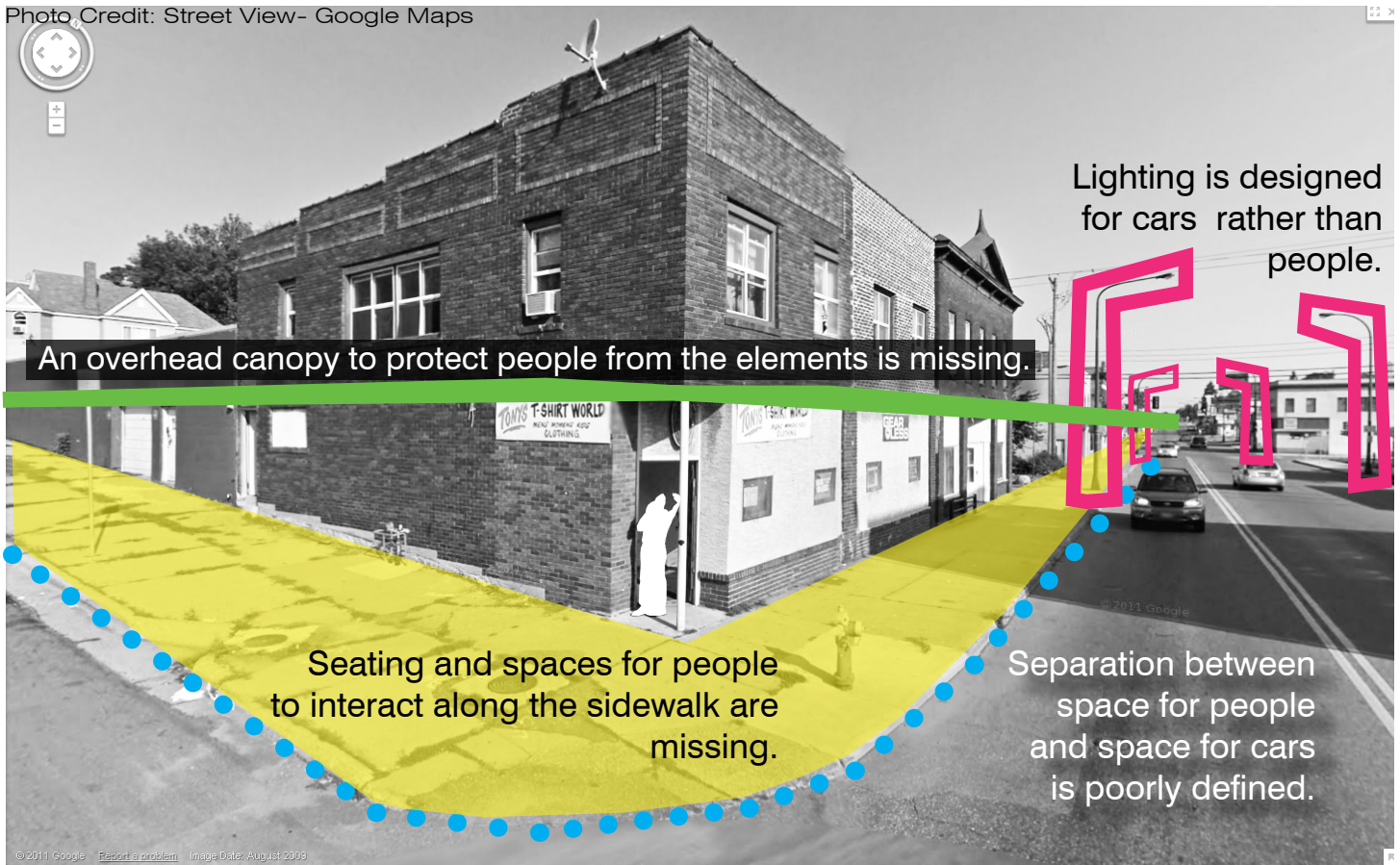


# PROGRAM > Site Analysis



# PROGRAM > Site Analysis

Photo Credit: Street View- Google Maps

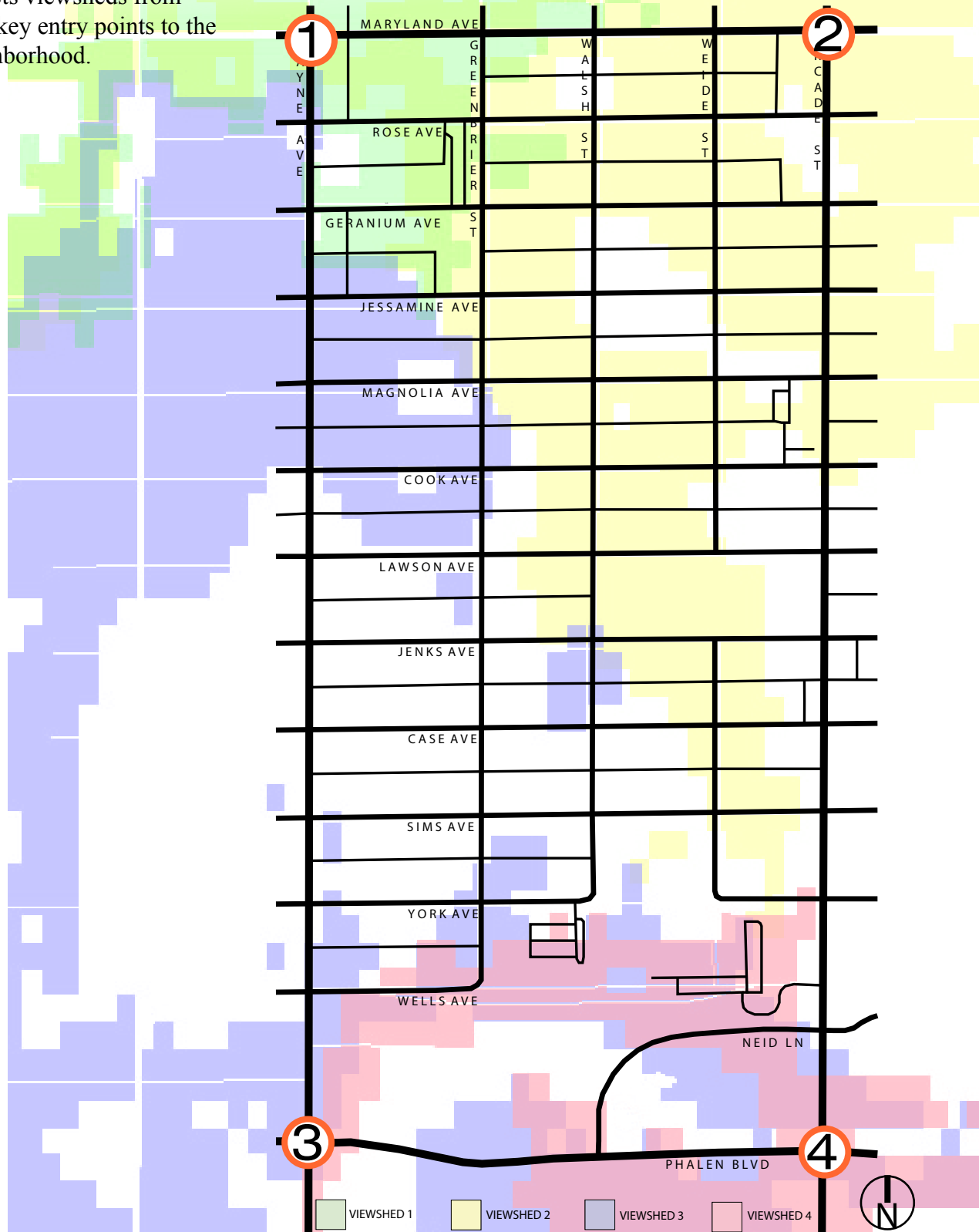




# Views

## Payne Maryland Neighborhood

This map, made using ArcGIS, depicts viewsheds from four key entry points to the neighborhood.



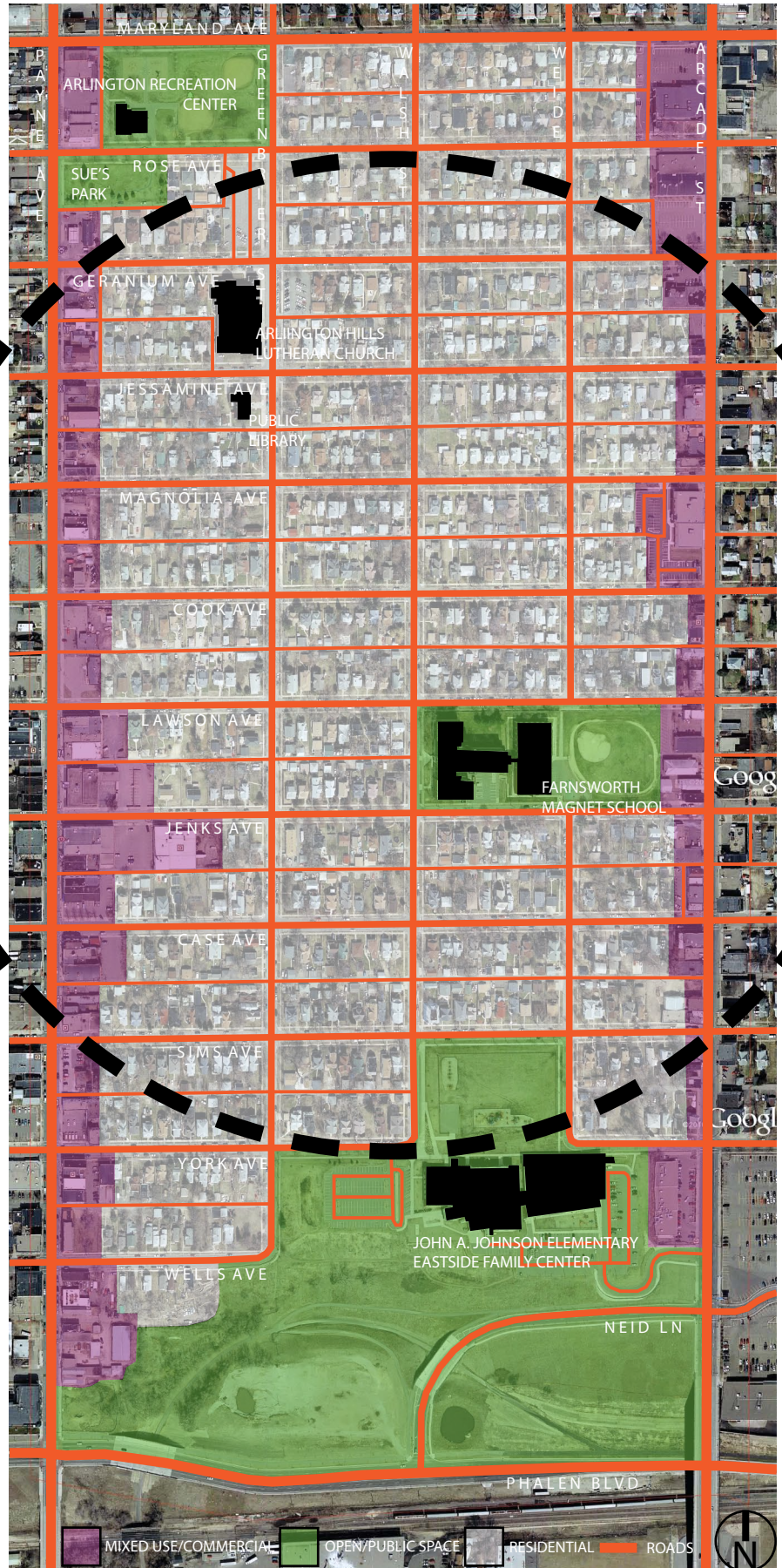
# PROGRAM > Site Analysis

## Built Features Eastside St. Paul, MN

[Maryland Ave-Phalen Blvd..  
Payne Ave.-Arcade St.]

Payne and Arcade Streets largely feature commercial buildings, but historically many of the buildings running along these streets were residential or residential with commercial building fronts ("The payne maryland," 2008). The rest of the neighborhood is primarily residential with public buildings to serve residents (schools, a recreation center, library, churches).

1/4 Mile Radius >



# PROGRAM > Site Analysis

## Light Quality

The light on the residential streets is dappled to shaded on most streets as there are mature street trees. The major thoroughfares feature abundant natural light and do not have many street trees. It would be ideal if shade was provided for pedestrians. Eastside Park offers a variety of light qualities from full shade to full sunlight.

St. Paul suffers from light pollution. The entire sky is grayish or brighter, meaning that stars may be missing and people rarely look up (Danko, 2010).

## Wind

The buildings along the major corridors serve to block and funnel wind. The residential area is sheltered from wind because of the mature trees and houses throughout the area that slow the wind. The windswept areas in this area include the open fields at Eastside Heritage Park, Arlington Recreation Center, John A. Johnson Elementary, and along the major streets that surround the site.



# PROGRAM > Site Analysis

## Human Characteristics

This neighborhood is primarily residential. It is bounded to the east and west by major thoroughfares that feature commercial buildings. Some of these buildings are multi-use commercial and residential use, such as the Phalen Senior Lofts.

## Distress

The primary distress on the site are vacant buildings. Over 300 buildings lie vacant in the Payne-Phalen neighborhood (Havens, 2011). Some of the residences and commercial building show distress, especially the vacant buildings.

Deteriorating Vacant Home >



Keep Out!

# PROGRAM > Site Analysis

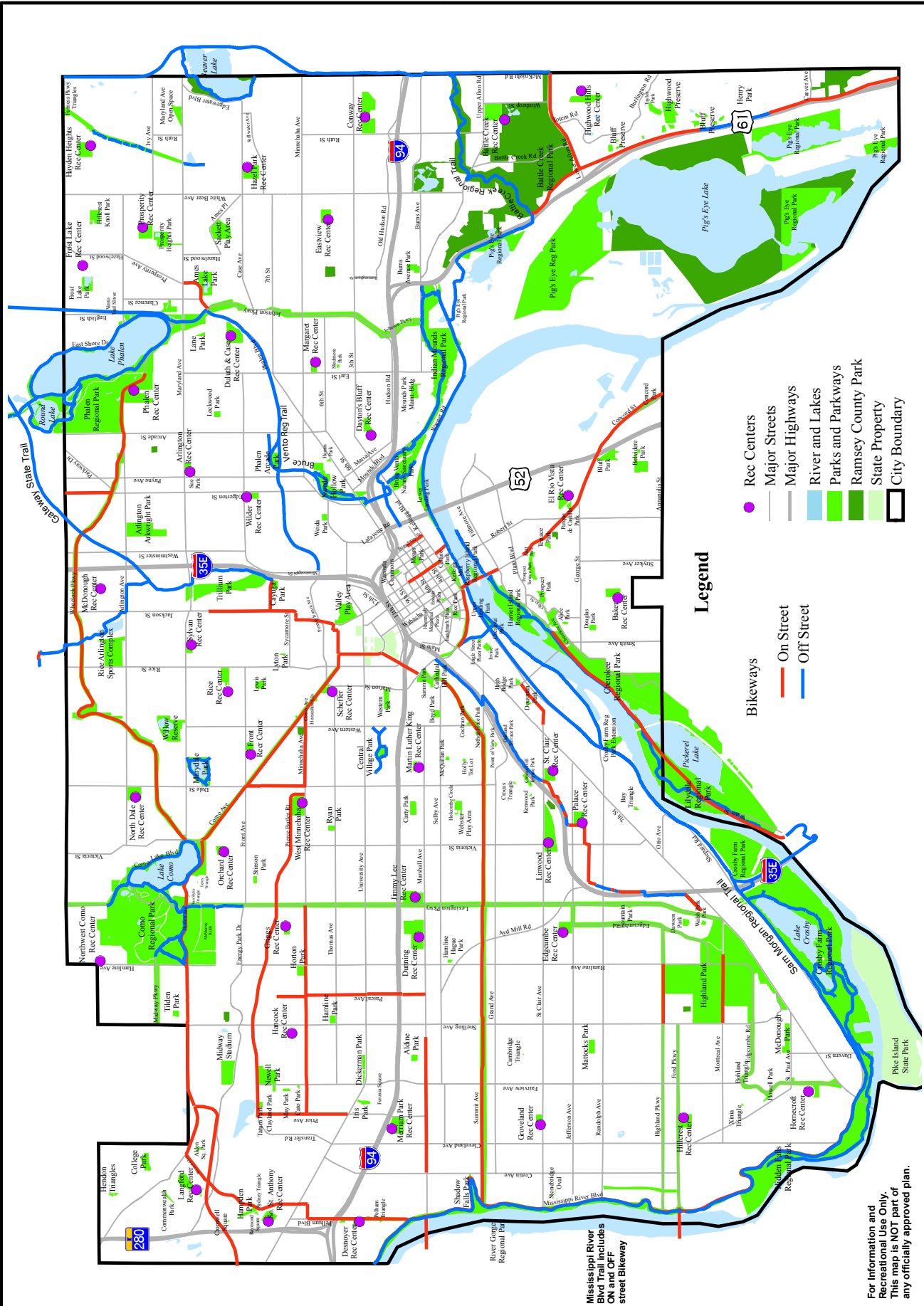
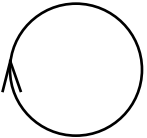
## Utilities

The Payne Phalen neighborhood is well connected to city utilities. As design work commences utilities will be investigated as needed.

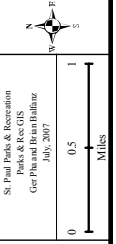
## Pedestrian Traffic

Pedestrian traffic will be studied in greater detail next semester.





- Legend**
- Rec Centers
  - Major Streets
  - Major Highways
  - River and Lakes
  - Parks and Parkways
  - Ramsey County Park
  - State Property
  - City Boundary
- Bikeways**
- On Street
  - Off Street



# City of St. Paul Bike Map

For information and Recreational Use Only. This map is NOT part of any officially approved plan.









Image Source: ("City of st.paul bike map (3273)")

PROGRAM > Site Analysis

# Soils

Payne-Phalen Neighborhood,  
St. Paul, Minnesota



- |   |  |
|---|--|
|  861C Urban land-Kingsley complex, 3 to 15 percent slopes  |  1039 Urban land  |
|  861D Urban land-Kingsley complex, 15 to 25 percent slopes |  858C Urban land-Chetek complex, 3 to 15 percent slopes |
|  1027 Udorthents, wet substratum                           |  155D Chetek sandy loam, 12 to 25 percent               |

# PROGRAM > Site Analysis

## TRAFFIC

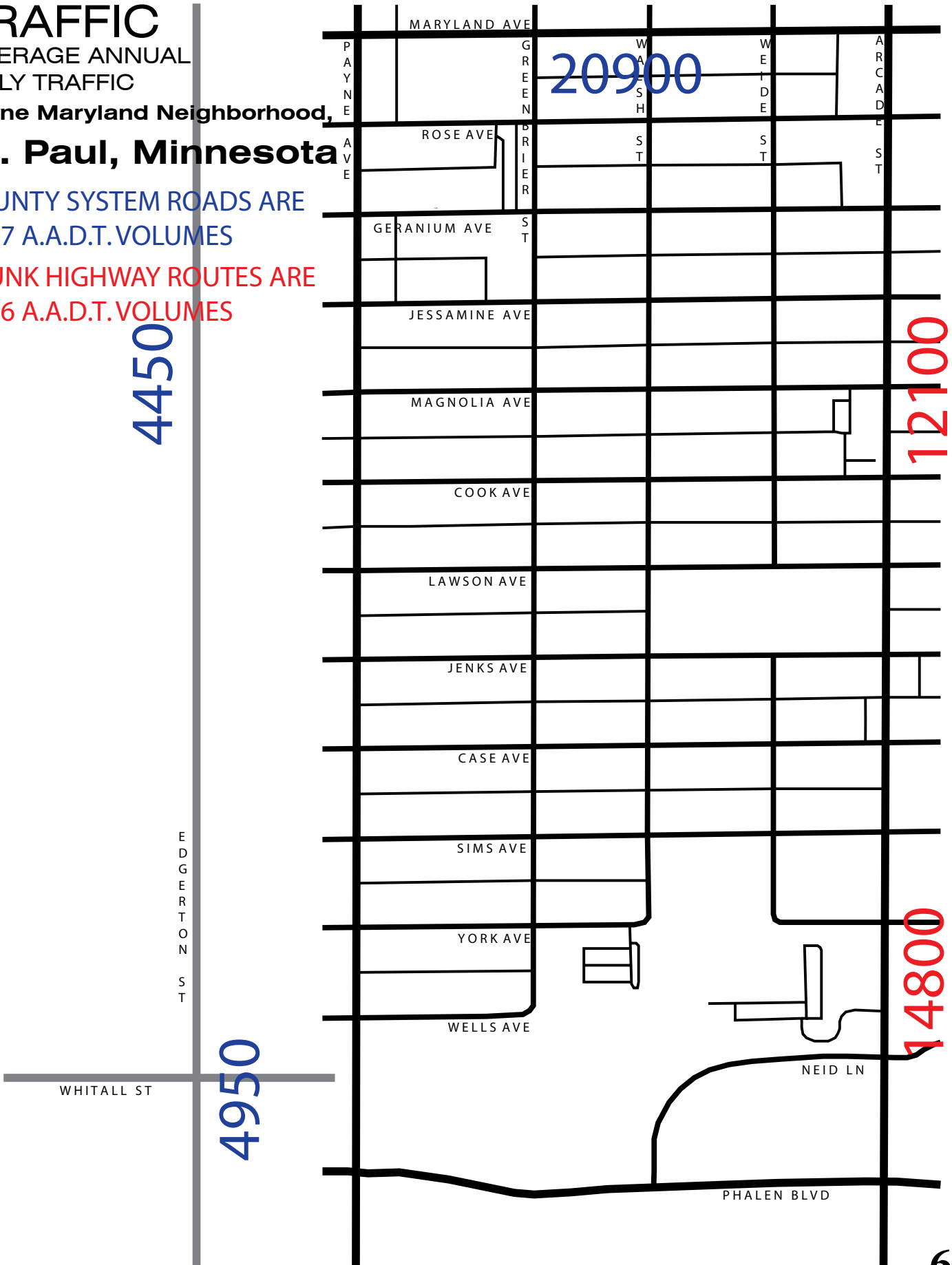
AVERAGE ANNUAL  
DAILY TRAFFIC

Payne Maryland Neighborhood,

St. Paul, Minnesota

COUNTY SYSTEM ROADS ARE  
2007 A.A.D.T. VOLUMES

TRUNK HIGHWAY ROUTES ARE  
2006 A.A.D.T. VOLUMES













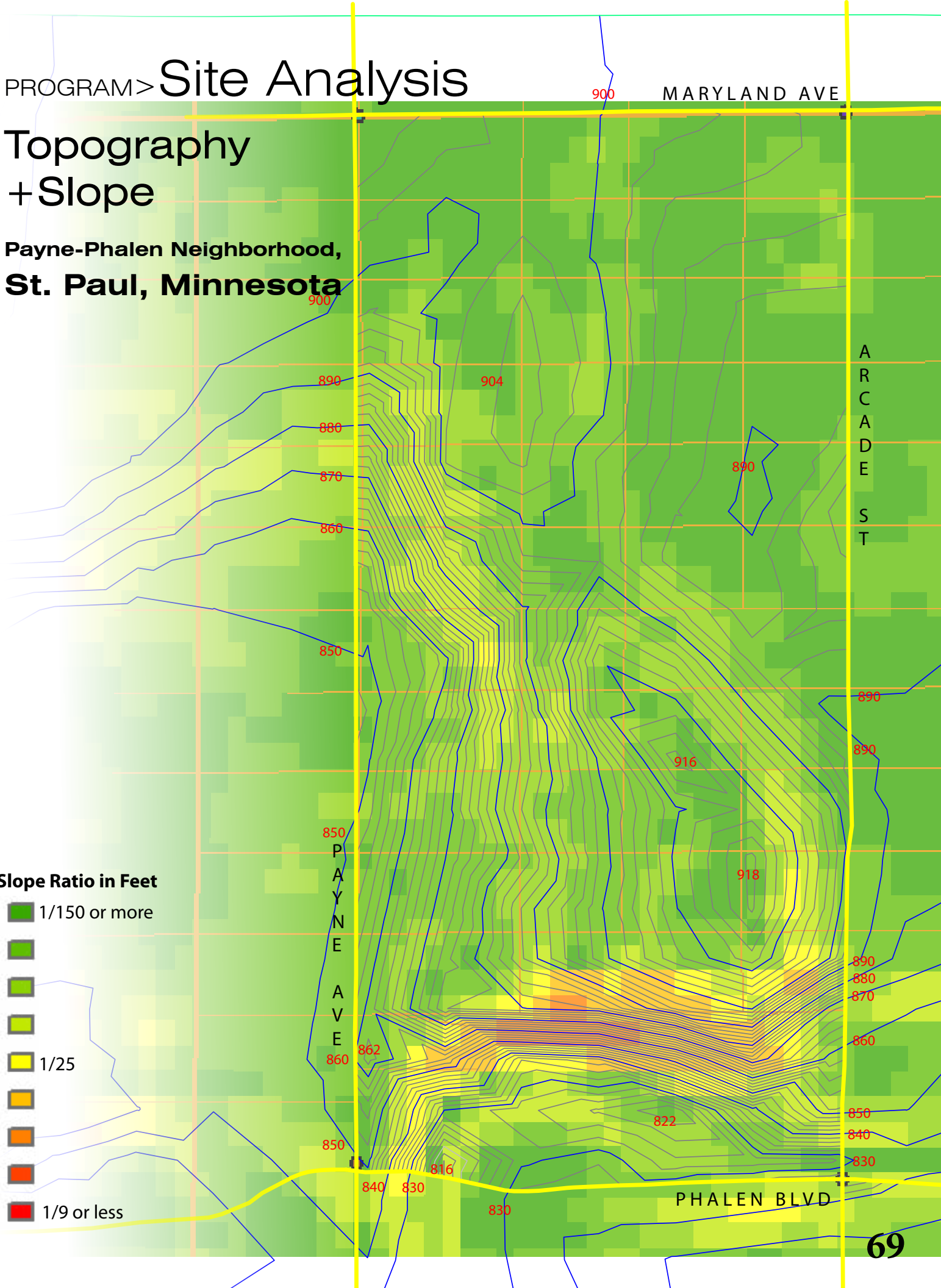
PROGRAM > **Site Analysis**

# Topography + Slope

**Payne-Phalen Neighborhood,  
St. Paul, Minnesota**

**Slope Ratio in Feet**

-  1/150 or more
-  1/100
-  1/75
-  1/50
-  1/25
-  1/20
-  1/15
-  1/9 or less



A  
R  
C  
A  
D  
E  
S  
T

850  
P  
A  
Y  
N  
E

A  
V  
E  
860

PHALEN BLVD

# PROGRAM > Site Analysis

## Vegetative Cover

Currently the primary vegetation on the site includes sod, street trees, and foundation shrub plantings. The trees in this area are typically mature and deciduous. Notable exceptions include a community garden, Eastside Heritage Park, which features a significant amount of tree cover and vegetative cover, and fields at the schools and recreation center.



**Green Pride Garden**



**Eastside Heriatge Park**



**Arlington Recreation Center**



**Residential**

## Zone Hardiness

St. Paul, Minnesota is a zone 3b-4a. This means choosing plants that can handle the extremes of winter temperatures that reach  $-35^{\circ}$  F.

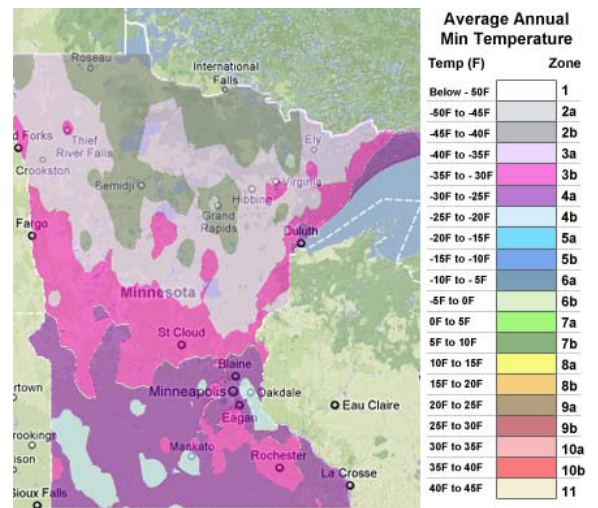
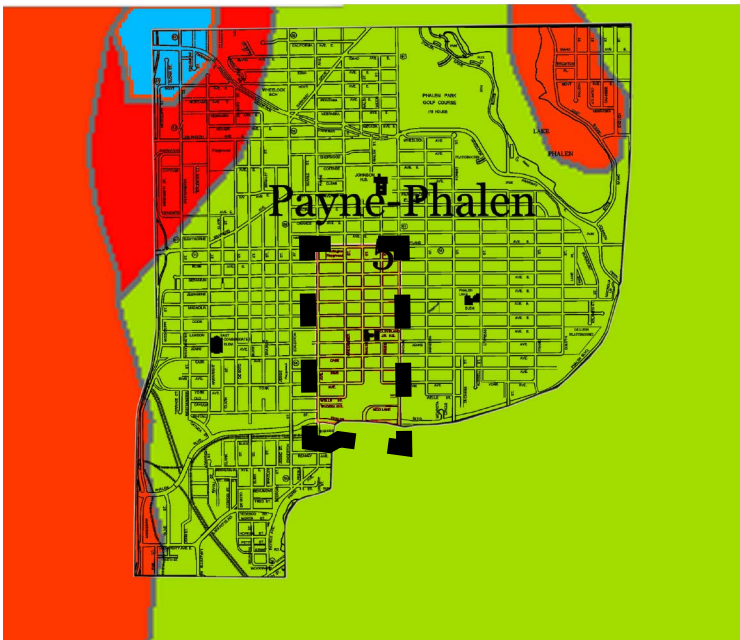


Image Source: [http://www.florida-palm-trees.com/wp-content/uploads/2011/07/minnesota\\_zones1.jpg](http://www.florida-palm-trees.com/wp-content/uploads/2011/07/minnesota_zones1.jpg)

# PROGRAM > Site Analysis

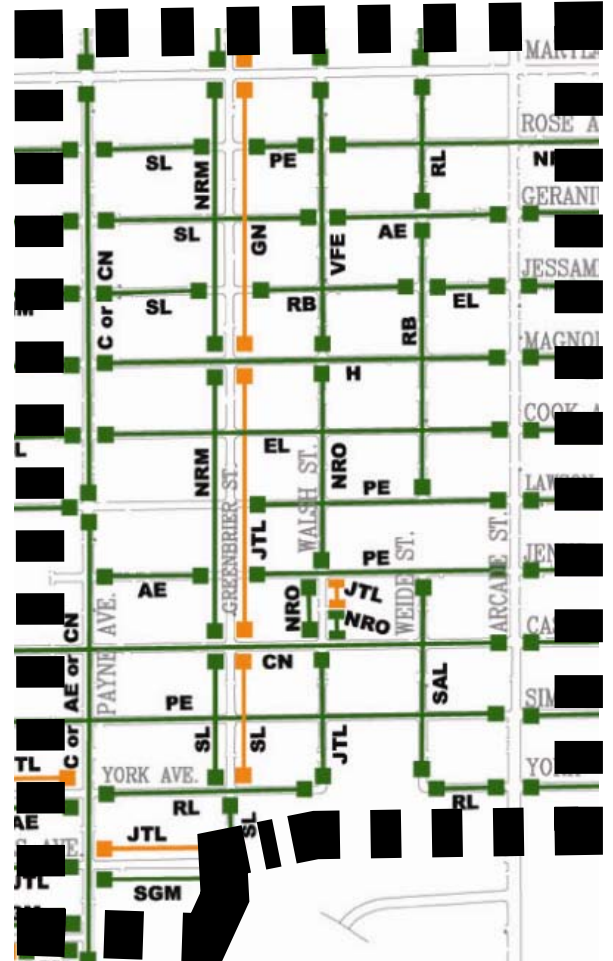
## Vegetative Cover

### Presettlement Vegetation



- Big Woods**  
Hardwoods (oaks, maple, basswood, hickory)
- Wet Prairie**
- Lake**  
Open Water

### Street Tree Inventory/ Master Plan



(City of Saint Paul Minnesota, 2010)

**Note**  
The symbols (AE, JTL, and H) correlate to the following tree list from the City of St. Paul.

# PROGRAM > Site Analysis

## Tree Species List

This is the current list of trees that the City of St. Paul uses when selecting trees for plantings.

### Tree List

Common Name	Scientific Name	Code	Height (feet)	Form
Balsam Fir	<i>Abies balsamea</i>	BF	60	Pyramidal
White Fir	<i>Abies concolor</i>	WF	60	Pyramidal
Korean Fir	<i>Abies koreana</i>	KF	20-25	Pyramidal
Siberian Fir	<i>Abies sibirica</i>	SF	40	Pyramidal
Veitch Fir	<i>Abies veitchii</i>	VF	50-75	Pyramidal
Sensation Boxelder	<i>Acer negundo</i> 'Sensation'	SBE	45	Irregular
*Cleveland Norway Maple	<i>Acer platanoides</i> 'Cleveland'	CN	60	Upright
*Columnar Norway Maple	<i>Acer platanoides</i> 'Columnar'	C	50	Columnar
Crimson King Norway Maple	<i>Acer platanoides</i> 'Crimson King'	CK	50	Rounded
Deborah Norway Maple	<i>Acer platanoides</i> 'Deborah'	DNM	50	Oval
*Emerald Lustre Norway Maple	<i>Acer platanoides</i> 'Emerald Lustre'	EL	50	Rounded
*Globe Norway Maple	<i>Acer platanoides</i> 'Globe'	GN	20-30	Rounded
Armstrong Red Maple	<i>Acer x freemanii</i> 'Armstrong'	ARM	55	Upright
Autumn Blaze Maple	<i>Acer x freemanii</i> 'Jeffersred'	ABM	55	Upright
*Sienna Glen Maple	<i>Acer x freemanii</i> 'Sienna'	SGM	60	Oval
Autumn Spire Maple	<i>Acer rubrum</i> 'Autumn Spire'	ARA	50	Upright
Burgundy Belle Maple	<i>Acer rubrum</i> 'Burgundy Belle'	BRM	45	Compact
*Northwood Red Maple	<i>Acer rubrum</i> 'Northwood'	NRM	50	Oval
October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'	ORM	50	Rounded
Fall Fiesta Sugar Maple	<i>Acer saccharum</i> 'Bailsta'	FFS	50-75	Oval
Flax Mill Majesty Sugar Maple	<i>Acer saccharum</i> 'Majesty'	FMMS	65	Oval
Green Mountain Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	GMS	75	Upright
Ohio Buckeye	<i>Aesculus glabra</i> OB 40			Rounded
Autumn Splendor Buckeye	<i>Aesculus sylvatica</i> 'Autumn Splendor'	ASB	20-40	Oval
Black Alder	<i>Alnus glutinosa</i> BA 45			Upright
Autumn Brilliance Service Berry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	ABSB	25	Upright
*River Birch	<i>Betula nigra</i>	RB	60	Pyramidal
Blue Beech	<i>Carpinus caroliniana</i>	BB	30	Spreading
Bitternut Hickory	<i>Carya cordiformis</i>	BH	50-70	Irregular
Catalpa	<i>Catalpa speciosa</i>	CS	60	Oval
*Hackberry	<i>Celtis occidentalis</i>	H	60	Spreading
Thornless Cockspur Hawthorne	<i>Crataegus crus-galli inermis</i>	TCH	15-18	Spreading
Sentry Ginkgo	<i>Ginkgo biloba</i> 'Sentry'	SG	60	Pyramidal
Imperial Honeylocust	<i>Gleditsia triacanthos inermis</i> 'Impcole'	IL	35	Spreading
Moraine Locust	<i>Gleditsia triacanthos inermis</i> 'Moraine'	ML	30-80	Rounded

# PROGRAM > Site Analysis

## Tree Species List

This is the current list of trees that the City of St. Paul uses when selecting trees for plantings.

### Tree List

Common Name	Scientific Name	Code	Height (feet)	Form
Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	SHL	40	Upright
★ Skyline Locust	Gleditsia triacanthos inermis 'Skycole'	SL	50	Pyramidal
Kentucky Coffeetree	Gymnocladus dioicus	KYC	60-75	Spreading
Butternut	Juglans cinerea	BN	50	Irregular
Black Walnut	Juglans nigra	BLW	60	Irregular
Eastern Red Cedar	Juniperus virginiana	ERC	30-45	Pyramidal
Larch/Tamarack	Larix laricina	TAM	50	Pyramidal
Adams Crab	Malus 'Adams'	AC	20-25	Rounded
Donald Wyman Flowering Crab	Malus 'Donald Wyman'	DWC	20	Rounded
Harvest Gold Flowering Crab	Malus 'Harvest Gold'	HG	20	Rounded
Madonna Flowering Crab	Malus 'Madonna'	MFC	18-20	Rounded
Pinkspire Flowering Crab	Malus 'Pinkspire'	PSC	20	Rounded
Prairie Rose Crab	Malus 'Prairie Rose'	PRF	20	Rounded
Prairiefire Flowering Crab	Malus 'Prairiefire'	PFC	15-20	Rounded
Purple Prince Flowering Crab	Malus 'Purple Prince'	PPC	17-20	Rounded
Red Baron Flowering Crab	Malus 'Red Baron'	RBC	20	Rounded
Red Jewel Flowering Crab	Malus 'Red Jewel'	RJC	15	Rounded
Snowdrift Flowering Crab	Malus 'Snowdrift'	SDC	20	Rounded
Spring Snow Flowering Crab	Malus 'Spring Snow'	SSC	25	Rounded
Thunderchild Flowering Crab	Malus 'Thunderchild'	TCC	20	Rounded
Velvet Pillar Flowering Crab	Malus 'Velvet Pillar'	VPC	20	Rounded
Norway Spruce	Picea abies	NS	60	Pyramidal
Black Hills Spruce	Picea glauca densata	BHS	40	Pyramidal
White Spruce	Picea glauca	WS	50	Pyramidal
Meyer Spruce	Picea meyeri	MS	40	Pyramidal
Colorado Green Spruce	Picea pungens	CGS	60	Pyramidal
Colorado Blue Spruce	Picea pungens var. glauca	CBS	60	Pyramidal
Austrian Pine	Pinus nigra	AP	40	Pyramidal
Ponderosa Pine	Pinus ponderosa var. scopulorum	PP	55	Pyramidal
Red Pine	Pinus resinosa	RP	60-80	Pyramidal
White Pine	Pinus strobus	WP	80	Pyramidal
Scotch Pine	Pinus sylvestris	SP	55	Pyramidal
Sycamore	Platanus occidentalis	SYC	80	Rounded
Silver Leafed Poplar	Populus alba	POP	70	Upright
Siouxland Poplar	Populus deltoides 'Siouxland'	SLP	90	Rounded
Cottonwood	Populus deltoides	COT	80	Upright

★ Notes a tree on the Street Tree Inventory/Master Plan

Information Source: ("Street and oark," 2010)

# PROGRAM > Site Analysis

## Tree Species List

This is the current list of trees that the City of St. Paul uses when selecting trees for plantings.

### Tree List

Common Name	Scientific Name	Code	Height (feet)	Form
Bigtooth Aspen	<i>Populus grandidentata</i>	BIA	65	Pyramidal
Trembling Aspen	<i>Populus tremuloides</i>	TA	60	Oval
Black Cherry	<i>Prunus serotina</i>	BC	60	Spreading
Douglas Fir	<i>Pseudotsuga menziesii</i>	DF	60	Pyramidal
White Oak	<i>Quercus alba</i>	WO	60-80	Rounded
Swamp White/ Bicolor Oak	<i>Quercus bicolor</i>	SWO	60	Columnar
Regal Prince Oak	<i>Quercus x warei</i> 'Long'	RPO	40-60	Upright
Northern Pin Oak	<i>Quercus ellipsoidalis</i>	NPO	50-60	Pyramidal
Bur Oak	<i>Quercus macrocarpa</i>	BO	60-80	Spreading
Fastigate English Oak	<i>Quercus robur</i> 'Fastigiata'	EO	40-60	Columnar
Red Oak	<i>Quercus rubra</i>	RO	80	Pyramidal
Weeping Willow	<i>Salix alba</i>	WW	50	Weeping
Korean Mountain Ash	<i>Sorbus alnifolia</i>		40	Rounded
Showy Mountain Ash	<i>Sorbus decora</i>	MTA	20-30	Rounded
Japanese Tree Lilac-Ivory Silk	<i>Syringa reticulata</i> 'Ivory Silk'	JTL-IS	20	Upright
★ Japanese Tree Lilac	<i>Syringa reticulata</i>	JTL	25	Oval
Arborvitae	<i>Thuja occidentalis</i>	ARB	40-50	Pyramidal
Arborvitae 'Smaragd'	<i>Thuja occidentalis</i> 'Smaragd'	SAR	15-20	Pyramidal
★ Sentry American Linden	<i>Tilia americana</i> 'McKSentry'	SAL	40-45	Pyramidal
Boulevard Linden	<i>Tilia americana</i> 'Boulevard'	BL	60	Pyramidal
Redmond Linden	<i>Tilia americana</i> 'Redmond'	RL	65-75	Pyramidal
★ Accolade Elm	<i>Ulmus</i> 'Accolade'	AE	75	Spreading
Cathedral Elm	<i>Ulmus x</i> 'Cathedral'	CE	50	Spreading
Discovery Elm	<i>Ulmus davidiana japonica</i>	DE	35-45	Spreading
Homestead Elm	<i>Ulmus carpinifolia</i> 'Homestead'	HE	55-60	Upright
New Horizon Elm	<i>Ulmus x</i> 'New Horizon'	NHE	50-60	Upright
★ Princeton Elm	<i>Ulmus americana</i> 'Princeton'	PE	60	Spreading
Red Elm	<i>Ulmus rubra</i>	RE	80	Spreading
Triumph Elm	<i>Ulmus</i> 'Morton Glossy'	TE	55	Upright
★ Valley Forge Elm	<i>Ulmus americana</i> 'Valley Forge'	VFE		Spreading

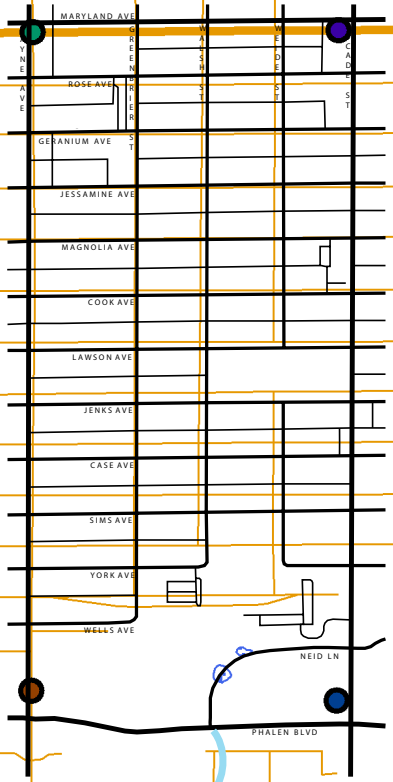
PROGRAM > Site Analysis

# WATER BODIES + WETLAND

Payne Maryland Neighborhood,  
**St. Paul, Minnesota**

WETLANDS —

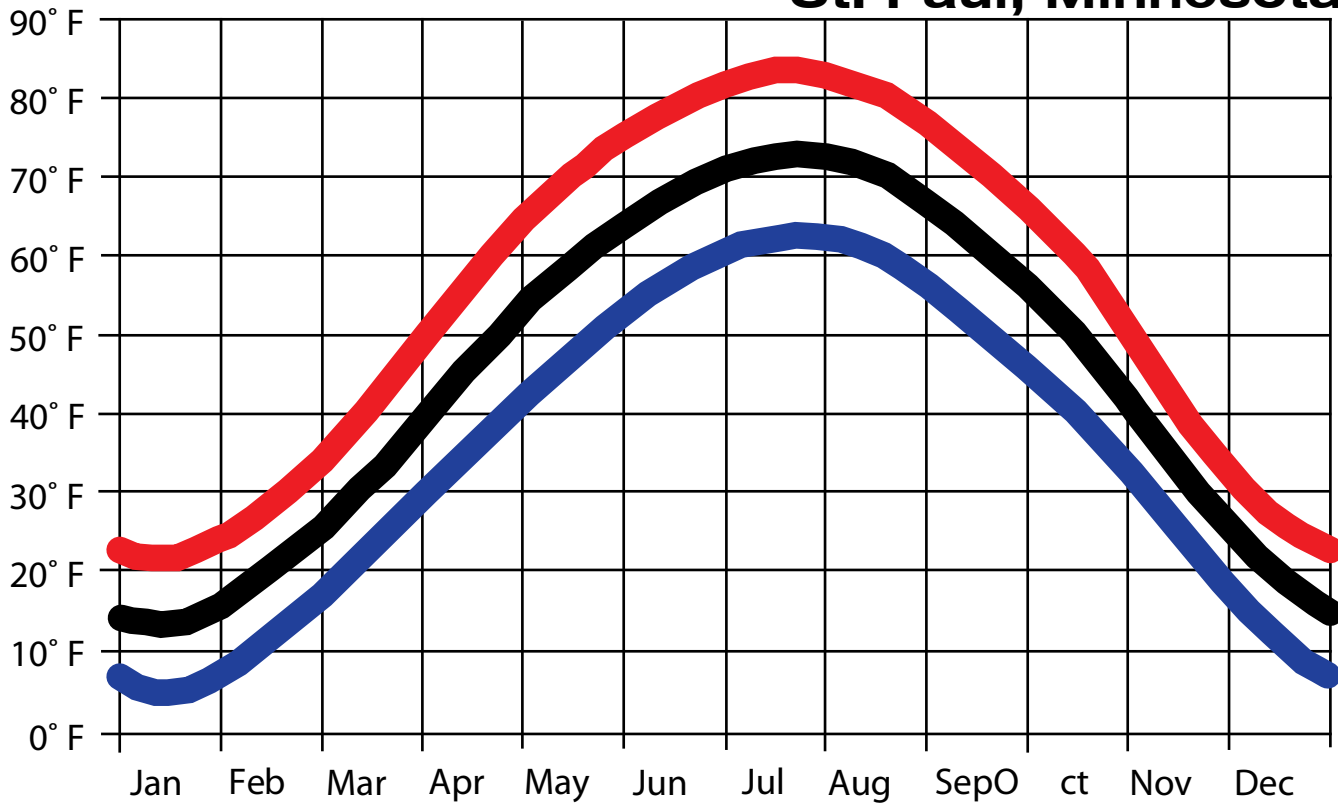
LAKE PHALEN



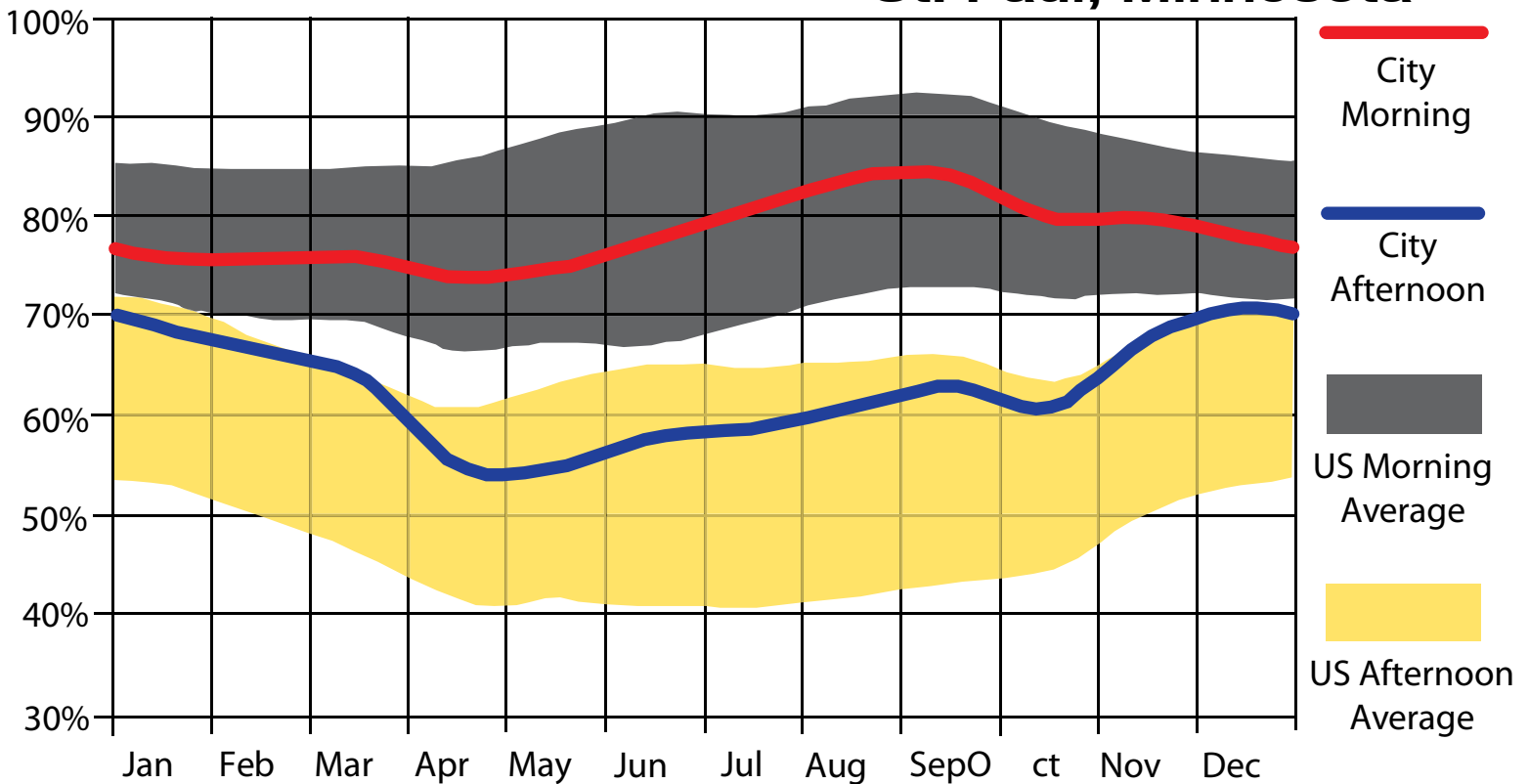
1.2 MILES TO THE MISSISSIPPI RIVER

PROGRAM > Site Analysis

# Average Temperatures St. Paul, Minnesota



# Humidity St. Paul, Minnesota



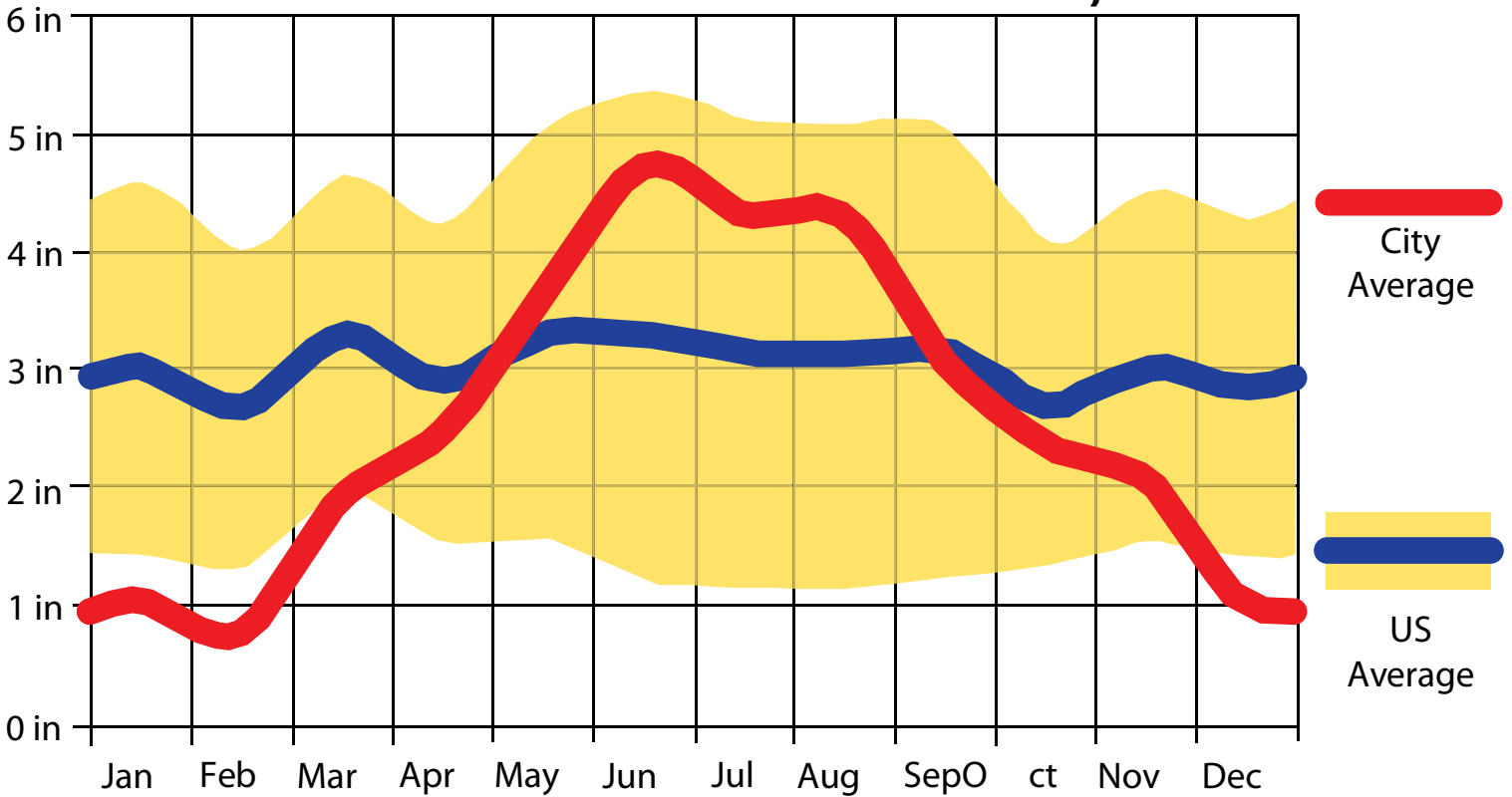
Data Source: St. Paul, Minnesota. (n.d.). Retrieved from <http://www.city-data.com/city/St.-Paul-Minnesota.html>



# PROGRAM > Site Analysis

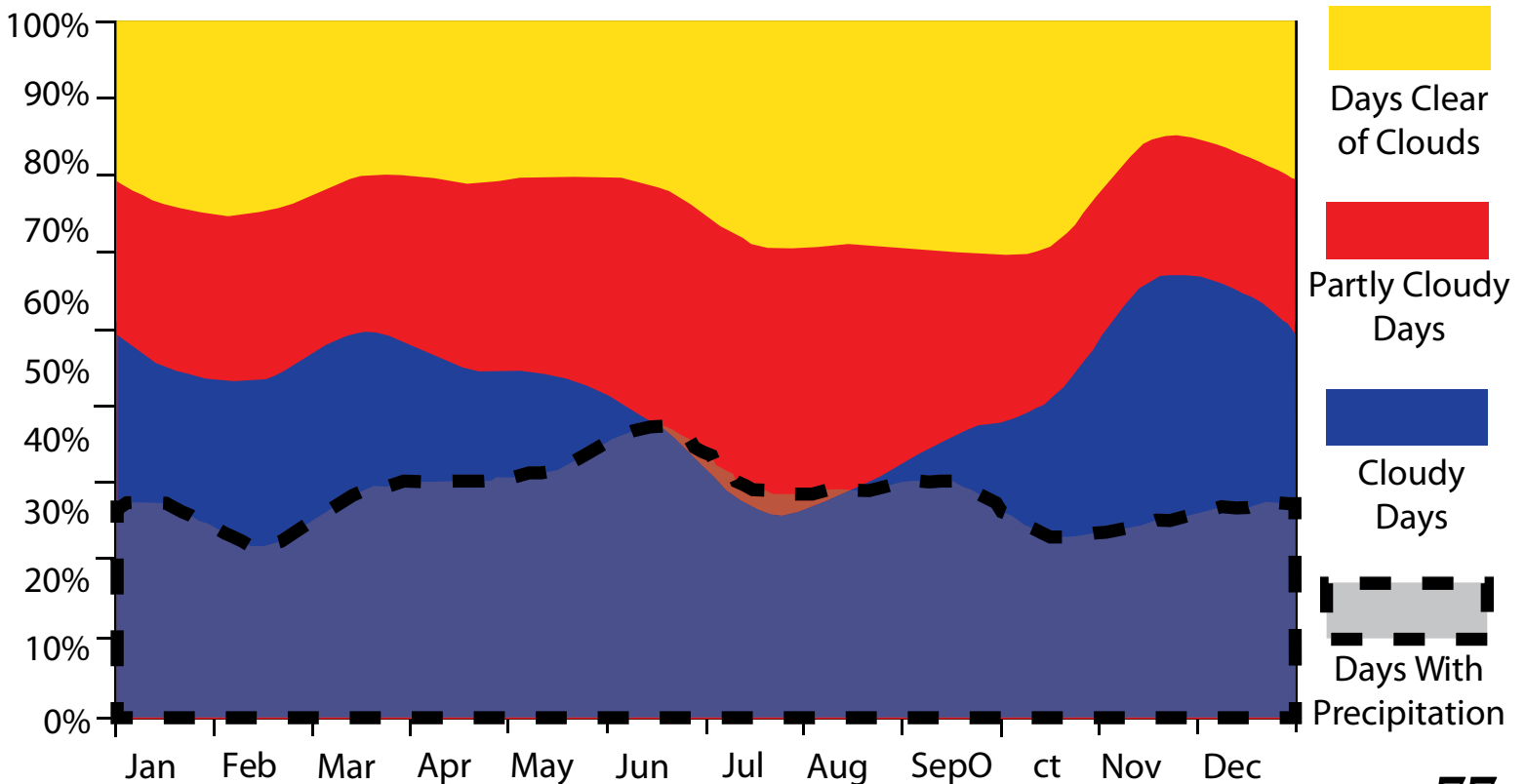
## Precipitation

### St. Paul, Minnesota



## Cloudy Days

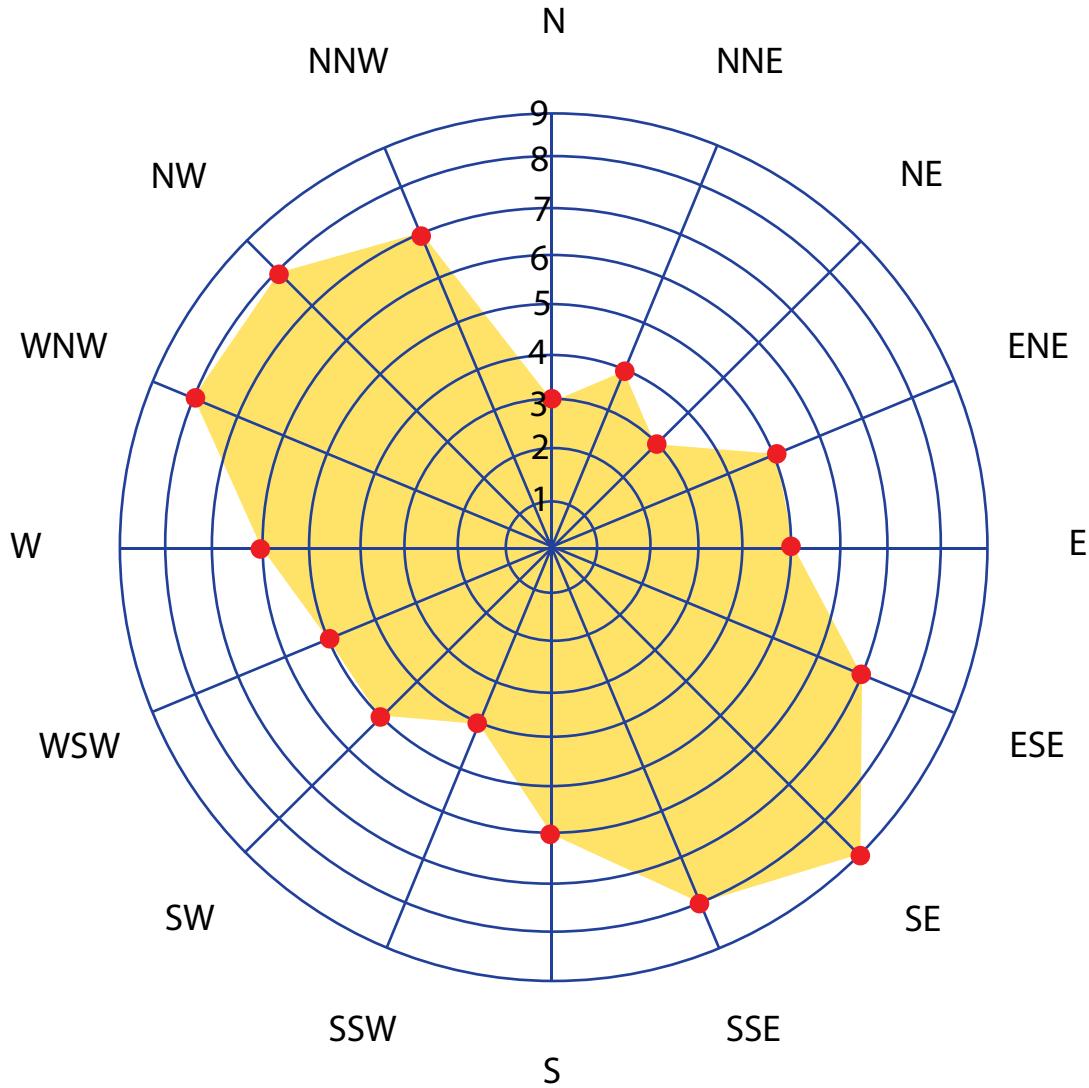
### St. Paul, Minnesota



# PROGRAM > Site Analysis

## Wind Data

### Minneapolis-St. Paul Airport



Dominant Win Dir.

Average  
Wind Speed  
(mph)

Average air temp. (°F)

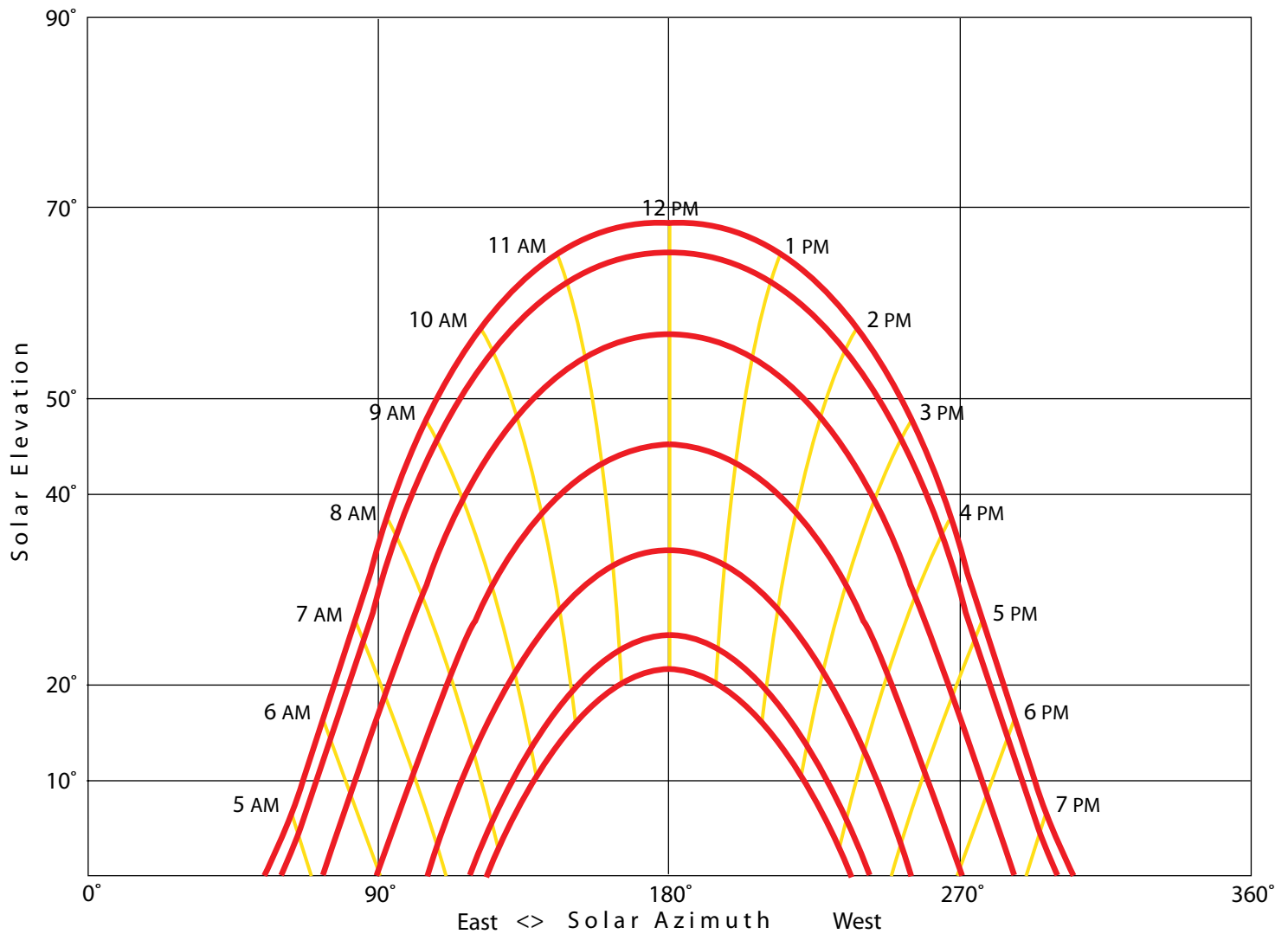
8	10	10	13	12	10	9	10	12	10	10	10	10
15	23	39	51	62	69	80	78	64	57	35	21	48
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	SUM

Data Source: Windfinder - wind & weather statistic minneapolis-st paul airport. (n.d.). Retrieved from [http://www.windfinder.com/windstats/windstatistic\\_minneapolis-st\\_paul\\_airport.htm](http://www.windfinder.com/windstats/windstatistic_minneapolis-st_paul_airport.htm)

# PROGRAM > Site Analysis

## Solar Azimuth

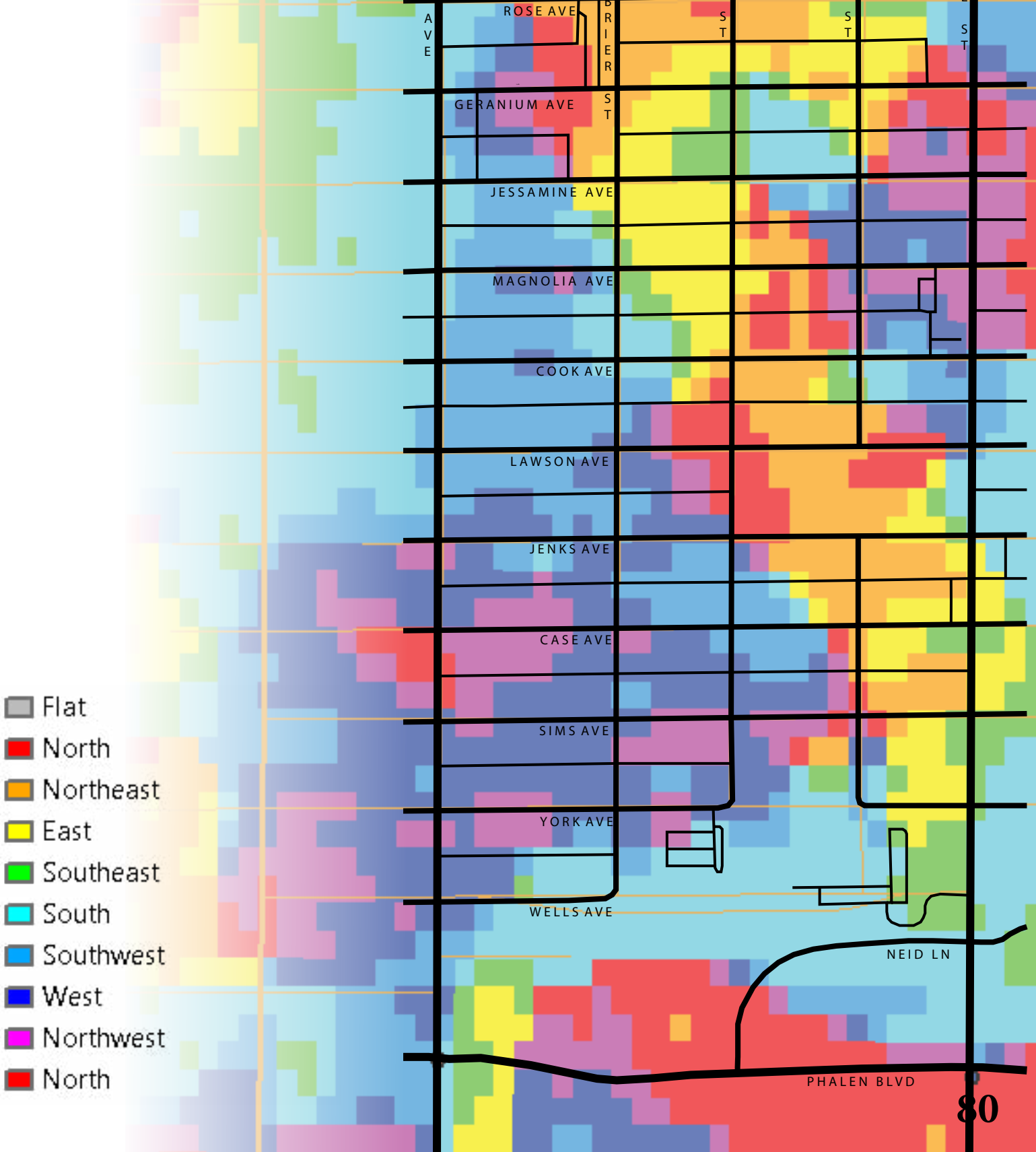
Payne Maryland Neighborhood,  
St. Paul, Minnesota



PROGRAM > Site Analysis

# Aspect

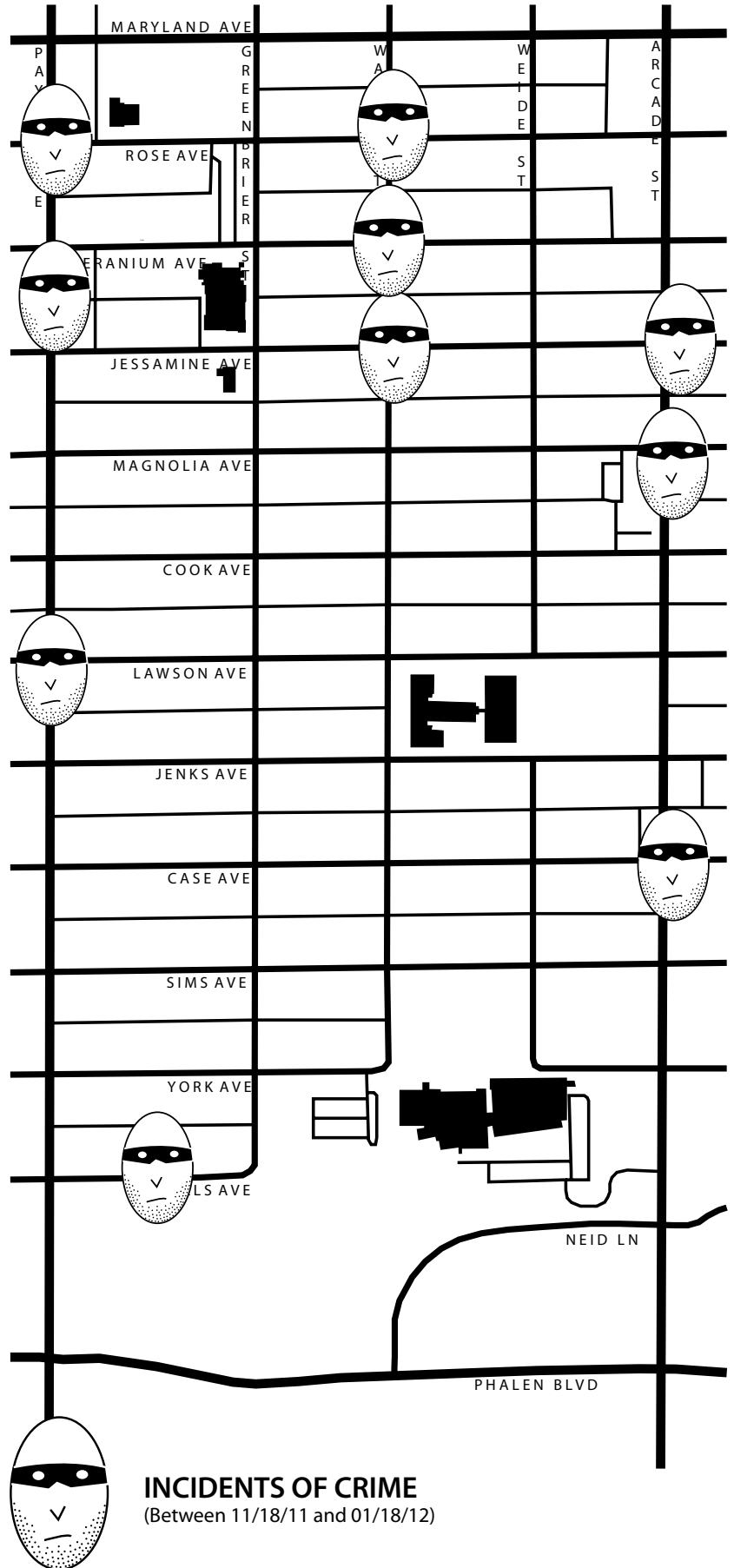
Payne Maryland Neighborhood,  
St. Paul, Minnesota



PROGRAM > Site Analysis

# Crime

Payne Maryland Neighborhood,  
St. Paul, Minnesota

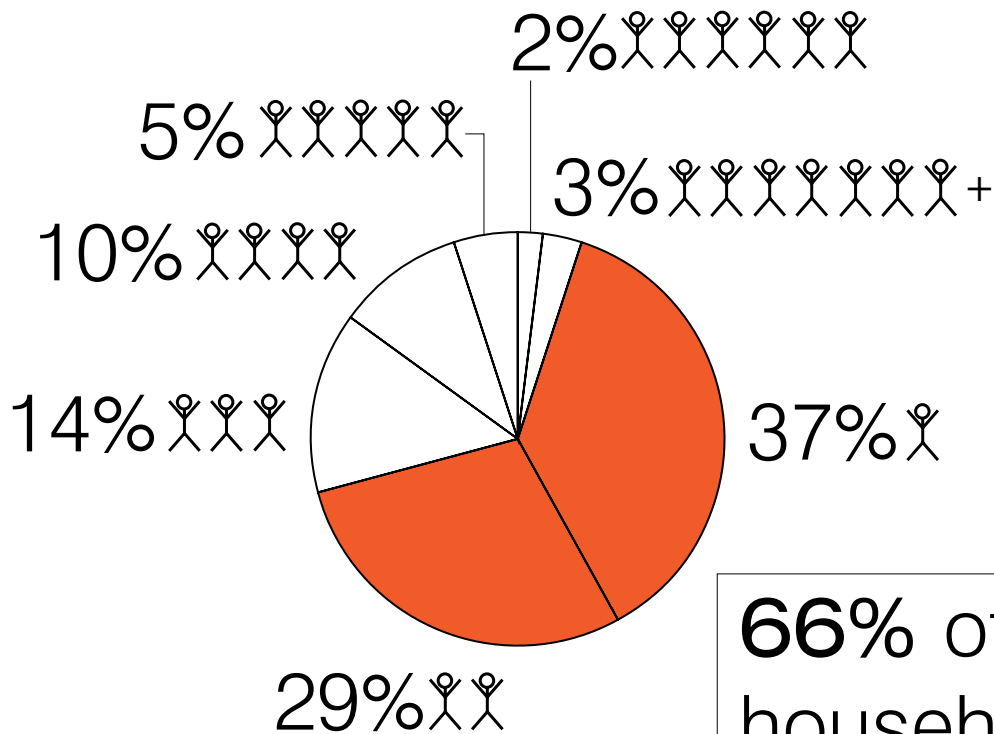


PROGRAM > **Site Analysis**

# Household Types, by # of 👤 (people)

**Payne Maryland Neighborhood,  
St. Paul, Minnesota**

👤👤👤👤+ **family households** makeup 10% of the population and create a unique design challenge.



**Small family households** (i.e. 👤👤, 👤👤👤, 👤👤👤👤) makeup a significant, stable part of the community.

**66%** of all households have either 👤 or 👤👤 people

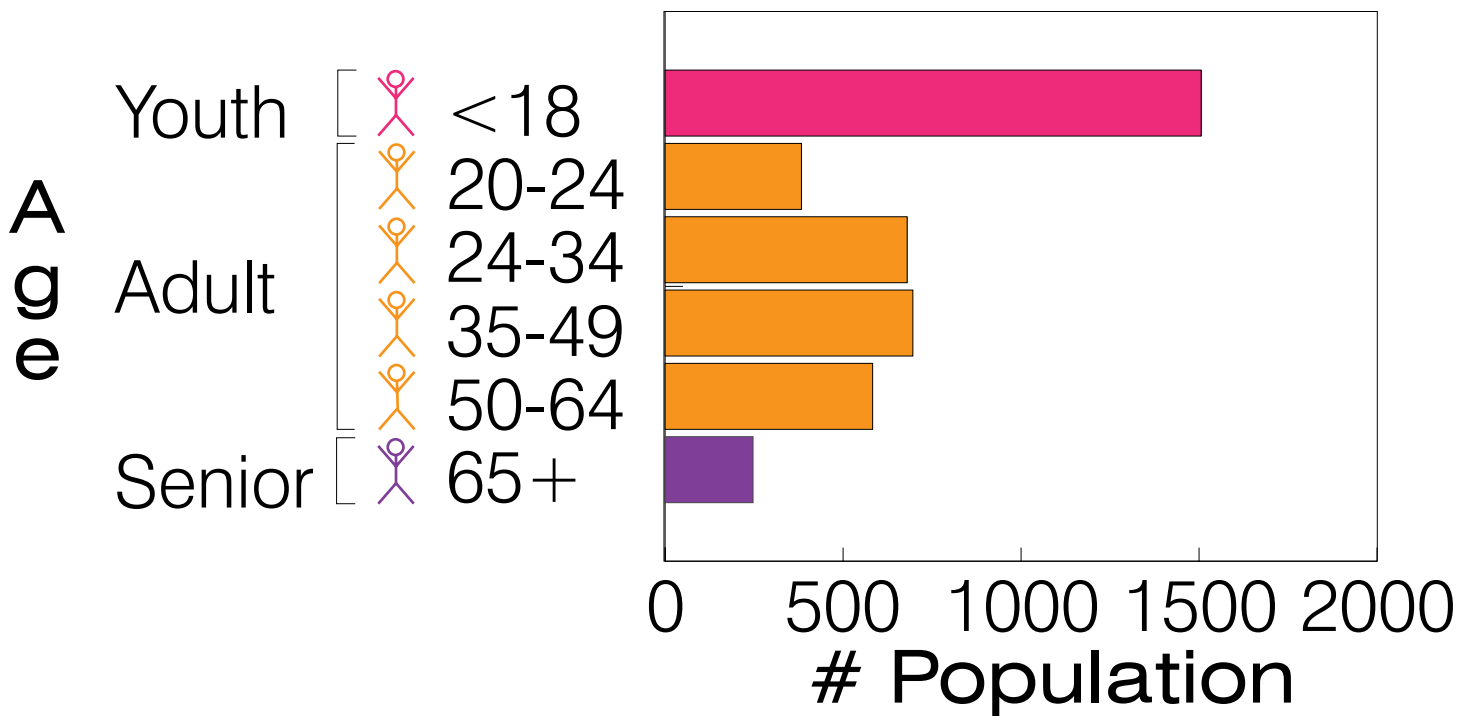
PROGRAM > Site Analysis

# Population

by age

Payne Maryland Neighborhood,

**St. Paul, Minnesota**



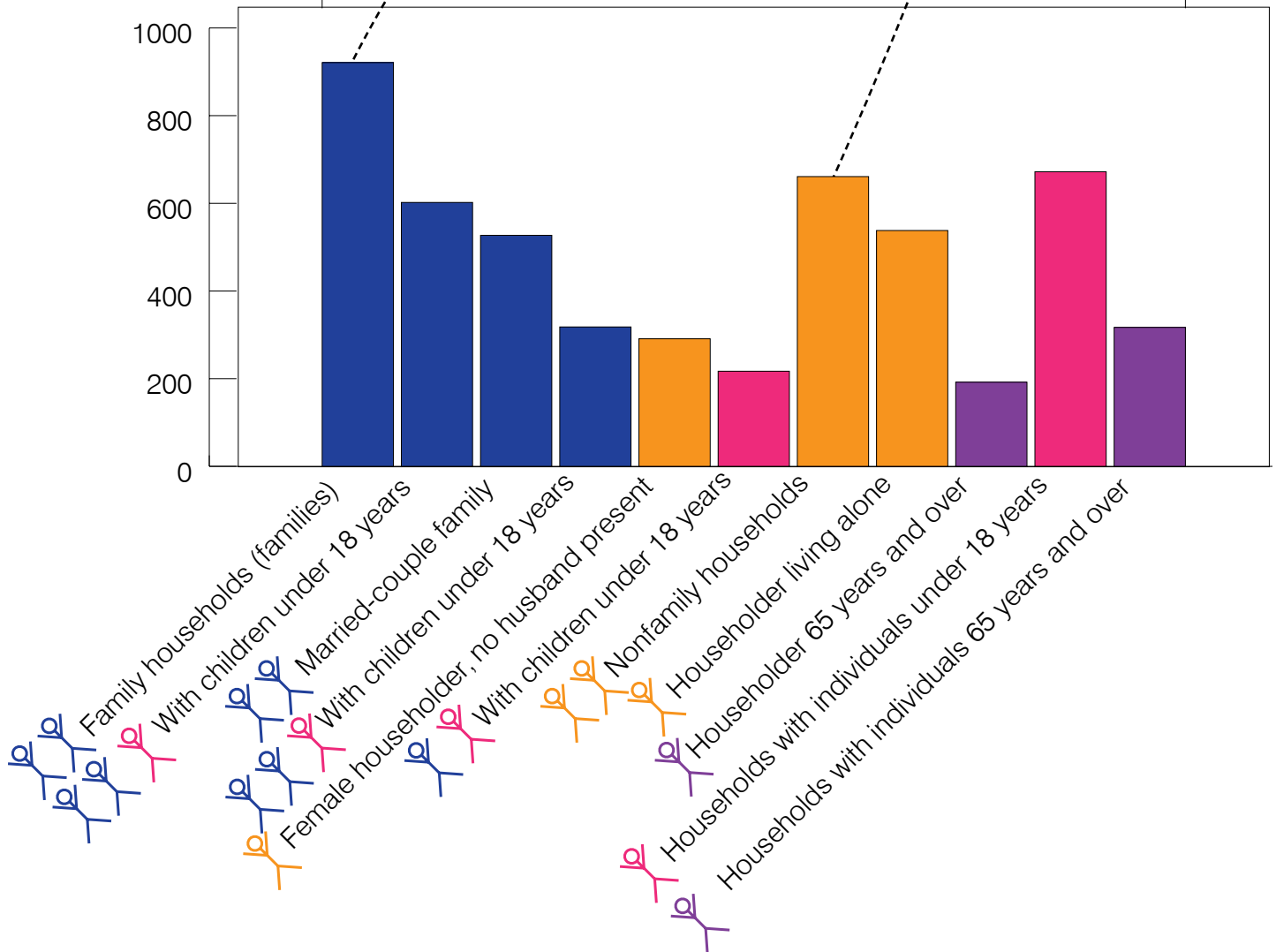
PROGRAM > **Site Analysis**

**Households**  
by type

**Payne Maryland Neighborhood,  
St. Paul, Minnesota**

According to the 2005 American Community Survey done by the U.S. Census, 48% of households were families (had a presence of children) with almost the same number of nonfamily households at 43%.

1,582 Total Households



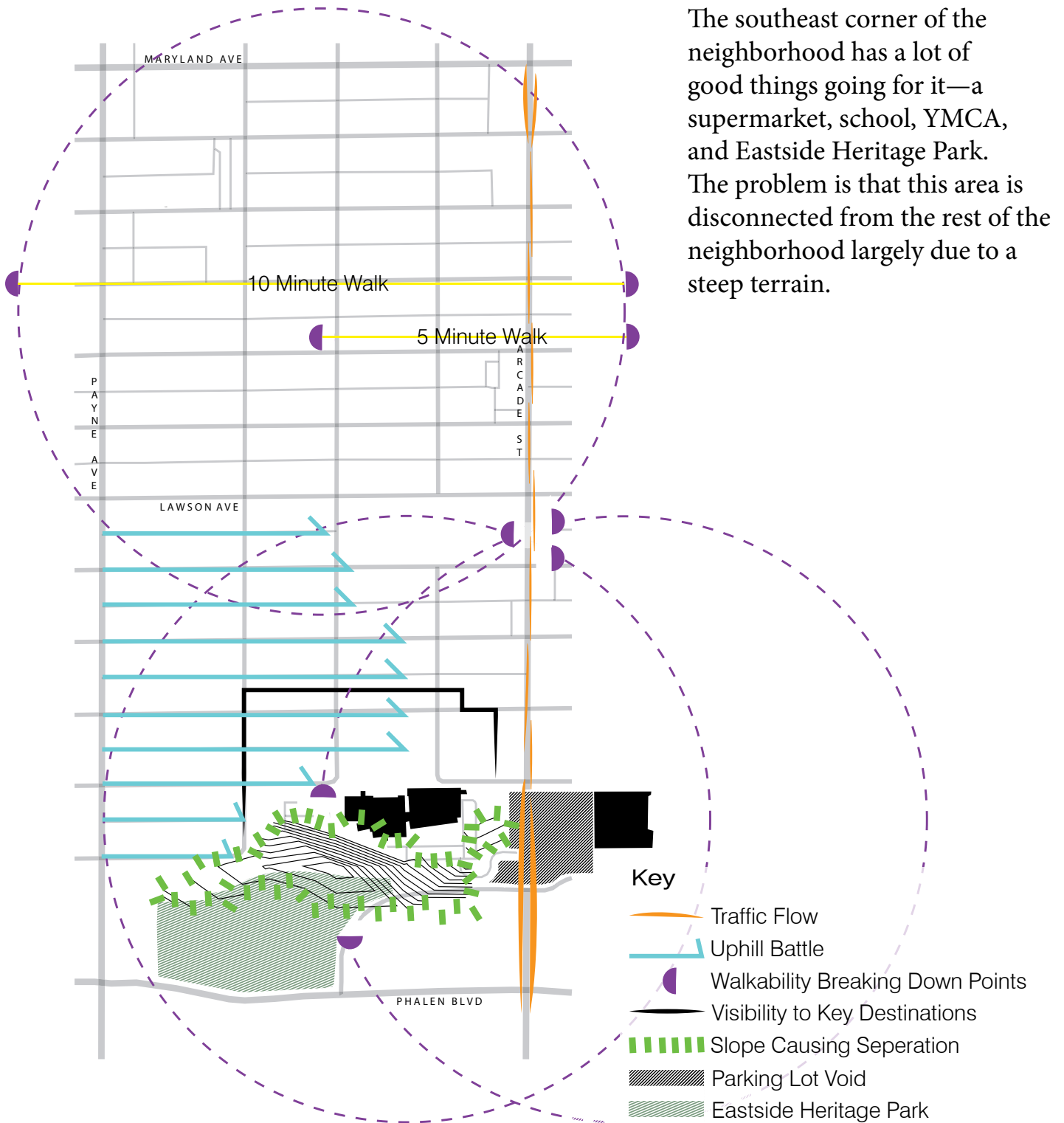


PROGRAM > **Site Analysis**

# Walkability

## Area of Disconnect

### Payne Maryland Neighborhood, St. Paul, Minnesota



The southeast corner of the neighborhood has a lot of good things going for it—a supermarket, school, YMCA, and Eastside Heritage Park. The problem is that this area is disconnected from the rest of the neighborhood largely due to a steep terrain.

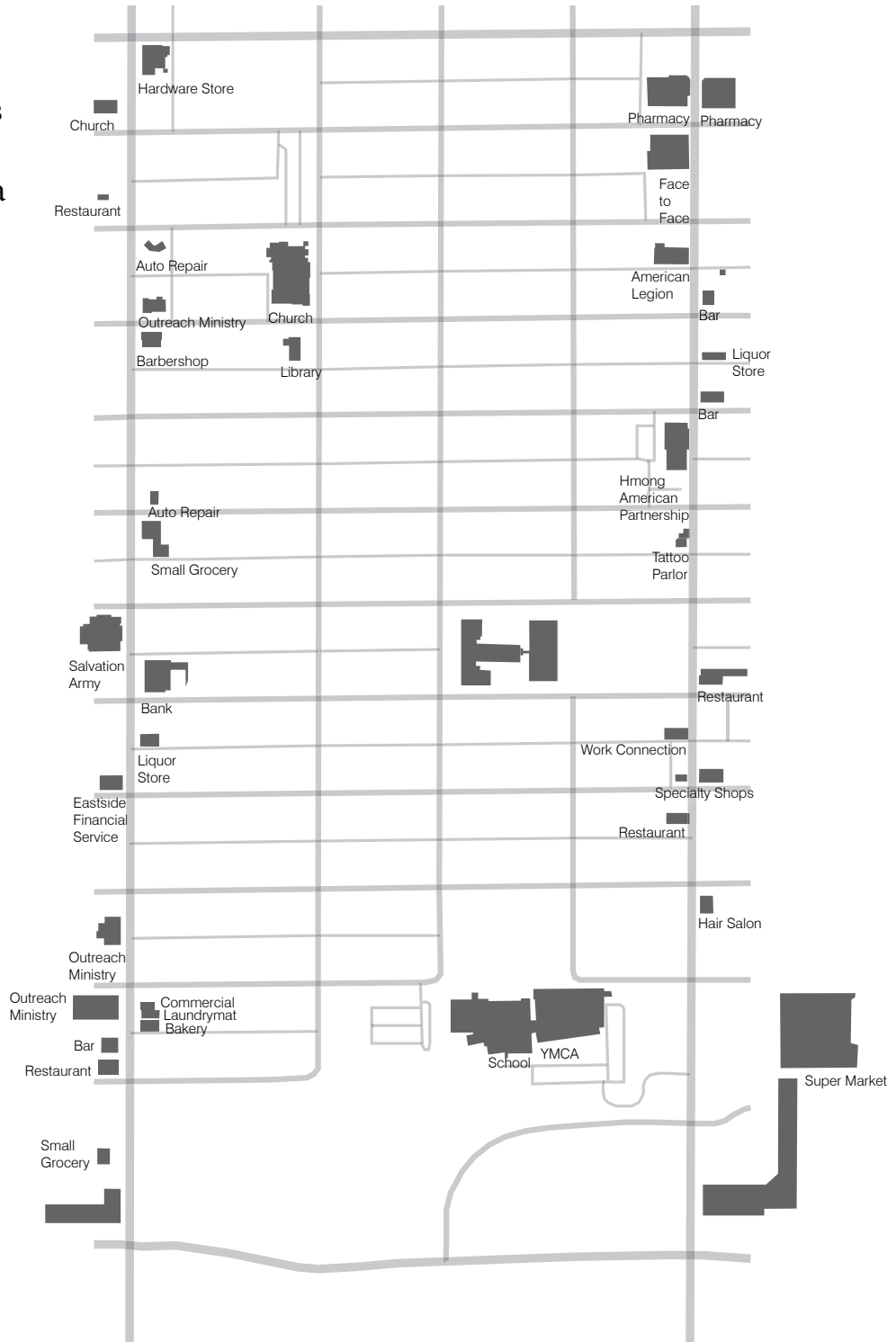
Data Source: 2010 US Census

PROGRAM > **Site Analysis**

**Social**  
mapping

**Payne Maryland Neighborhood,  
St. Paul, Minnesota**

This map shows the social gathering spaces and their specific uses. This map was used as a reference to create the next map.

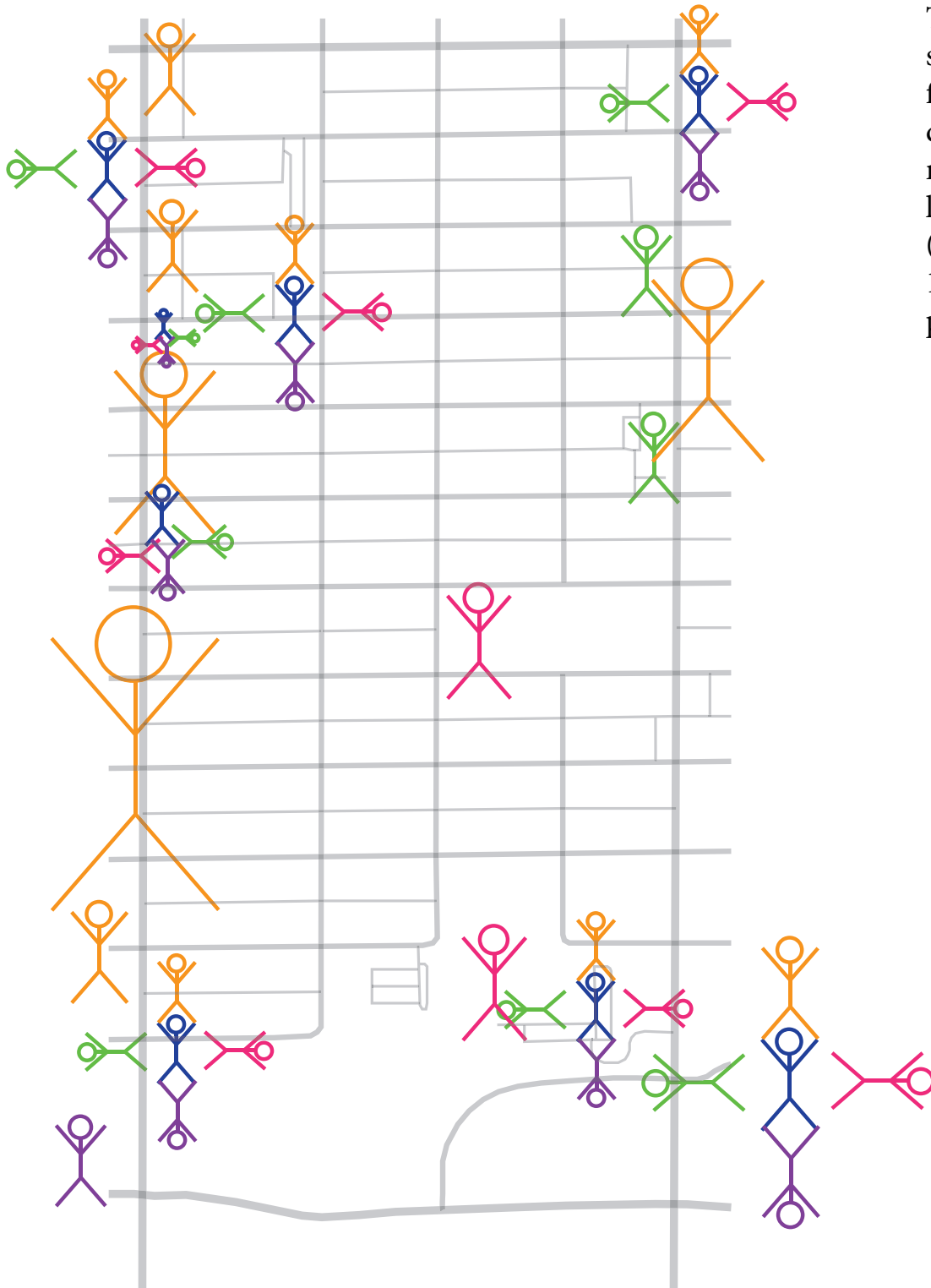


Data Source: 2010 US Census

PROGRAM > Site Analysis

# Social mapping

Payne Maryland Neighborhood,  
**St. Paul, Minnesota**



This neighborhood's social gathering spaces favor adults, but as the demographics of this neighborhood show a large number of youth (those under the age of 18) and a strong family presence.

Data Source: 2010 US Census

# PROGRAM > Site Analysis

## Housing Stock

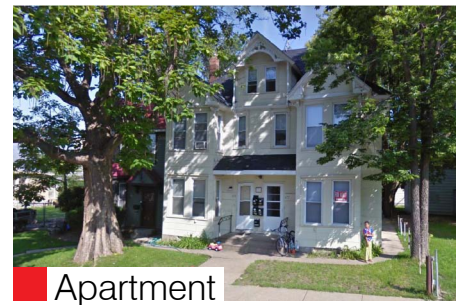
### mapping

Payne Maryland Neighborhood,  
**St. Paul, Minnesota**

This typical block contains **8** single family homes



Data Source: 2010 US Census



This map shows that the Payne-Phalen neighborhood is largely composed of single family homes. This lack of diversity in housing does not reflect the users or the projected users to come. There needs to be a greater variety of housing options for households of 1-2 people. In addition many of these houses are very large for most families (between 2 and 4 people).

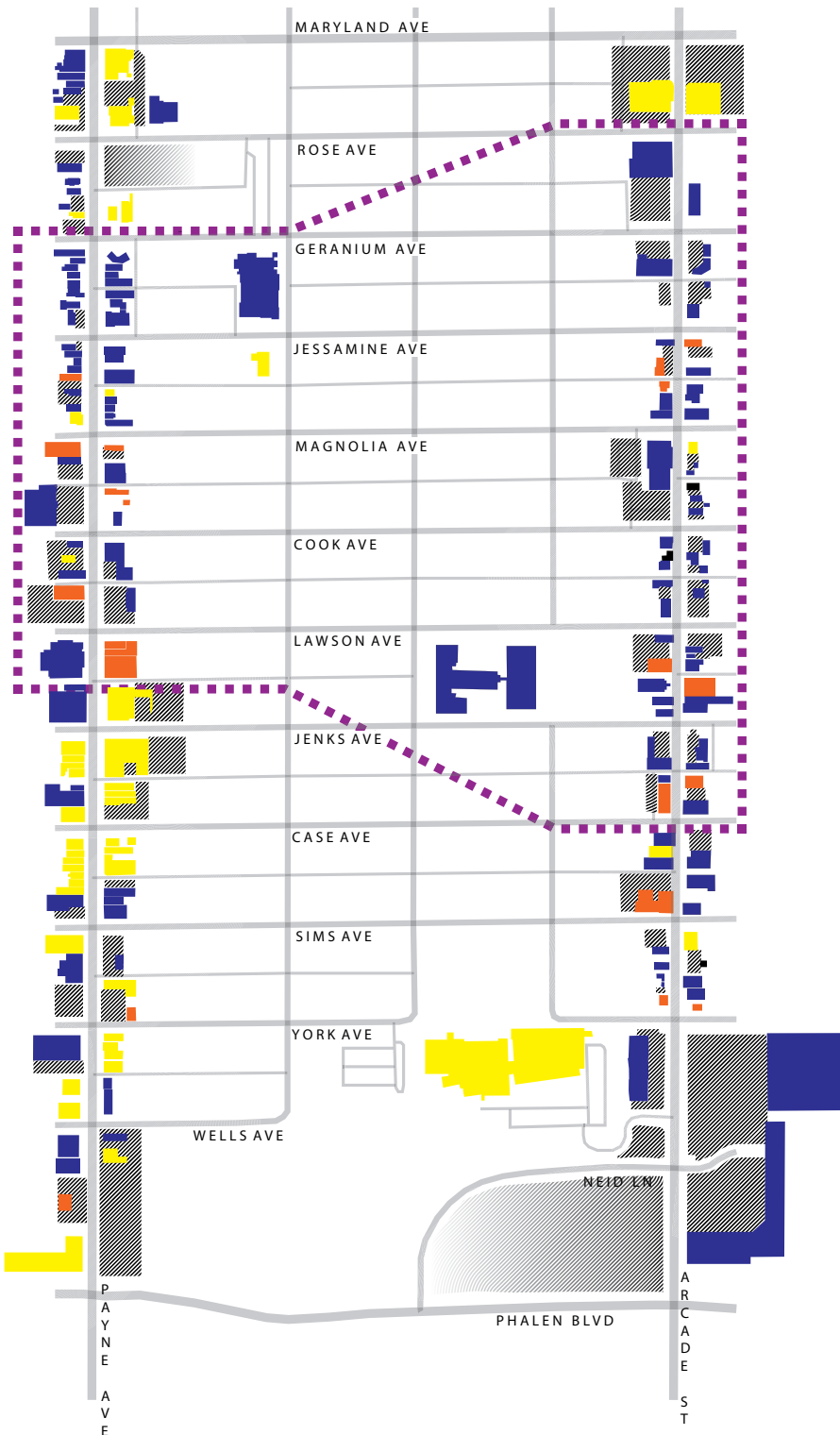
#### Key

- Multi-Use Building
- Single Family Homes
- Duplex
- Apartment

# PROGRAM > Site Analysis

## Building Condition mapping

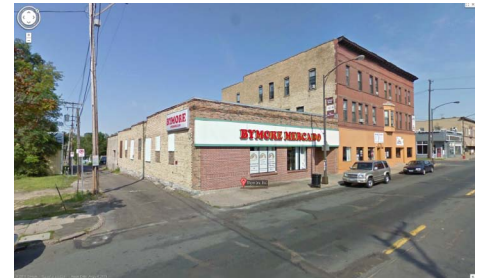
Payne Maryland Neighborhood,  
St. Paul, Minnesota



category 1  
+Permeable building front.  
+Well maintained property.  
+Popular business.



category 2  
+Semi-permeable building front.  
+Minimally maintained property.  
+Mediocre business.



category 3  
+Non-permeable building front.  
+Ignored landscape.  
+Not a popular business.



### Key

- Category 1 (Good)
- Category 2 (Mediocre)
- Category 3 (Poor)
- Void Along Payne/Arcade
- Concentration of Poor Condition

Photo Source: Google Maps, Aug. 2009

# PROGRAM > Site Analysis

## AREA INTEREST GROUPS/INVESTED INDIVIDUALS

Payne Maryland Neighborhood,

### Payne Phalen District Five Planning Council

#### Contact Info

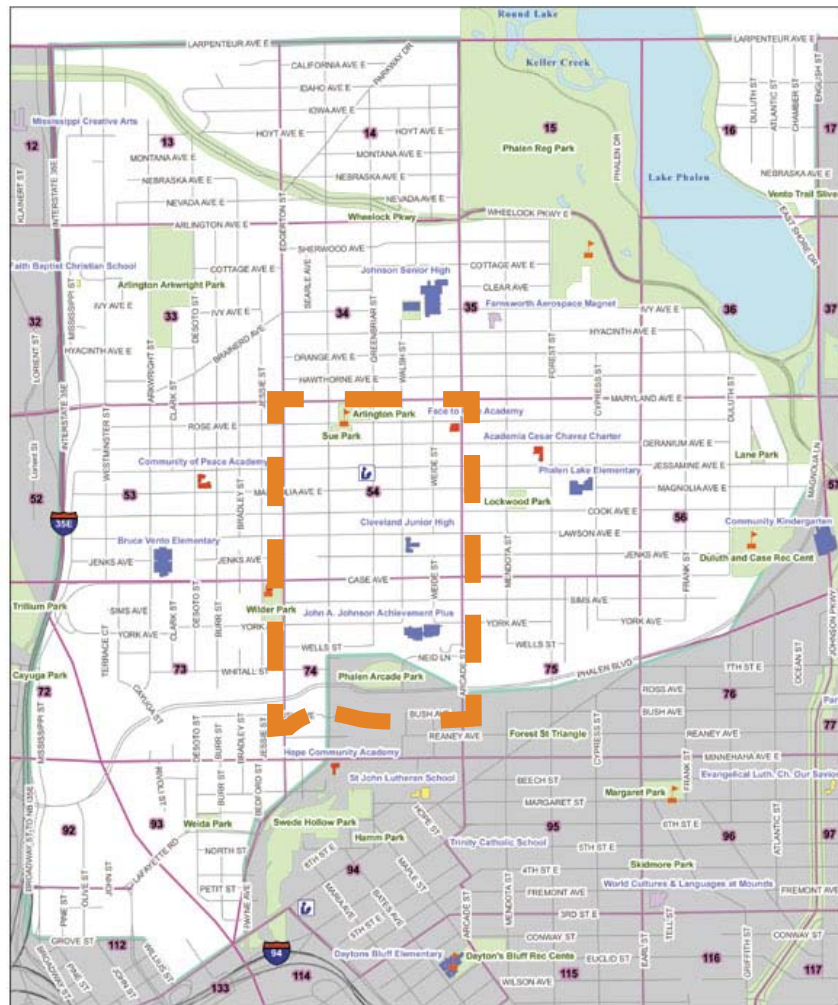
<http://www.paynephalen.org/>  
 506 Kenny Rd. Suite 130,  
 Saint Paul, MN 55130  
 651.774.5234  
 d5-director@paynephalen.org

#### Description

The Payne Phalen District Five Planning Council is a 20 member resident-elected Board that forms committees on issues such as planning, economic development, quality of life, and community issues.

#### Board Of Directors

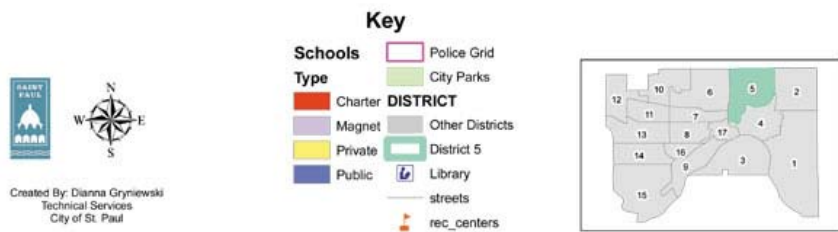
- Al Oertwig, President
- Kerry Stone, Vice President
- Virginia Rybin, Secretary
- Bill Zajicek, Treasurer
- Darlene Adams
- Roger Allmendinger
- Roy Evans, Sr.
- Antwan Flowers
- Suzan Forsberg
- Ted Hecht Sr.
- Janice Lafloe
- Tou Saiko Lee
- Kelley Riley
- Regina Rippel
- Patrick Ruble
- Sheldon Schwartz
- Jim Smith
- David Syers
- Laura Torres
- Daniel Garcia Velez
- Sharny Vue Yang



District 5 with Police Grids

#### Staff

- Leslie McMurray, Executive Director/Lead Organizer
- Haden Bowie, Outreach Coordinator/Administrative Assistant
- Patty Lammers, Neighborhood Safety Organizer
- Fathi Mahad, Office Program Assistant



#### Site Bounds

# PROGRAM > Site Analysis

## AREA INTEREST GROUPS/INVESTED INDIVIDUALS

### Payne Maryland Neighborhood, **WARD 6**

#### Contact Info

Dan Bostrom, Councilmember  
Scott Renstrom, Legislative Aide  
Carol Novak, Executive Assistant



#### Description

The Payne-Phalen neighborhood is within the Ward 6 political boundaries and is represented by councilmember Dan Bostrom.

<http://www.stpaul.gov/index.aspx?nid=2250>

<http://www.danbostrom.com/>  
320-B City Hall  
15 Kellogg Blvd., West  
Saint Paul, MN 55102  
(651) 266-8660  
ward6@ci.stpaul.mn.us

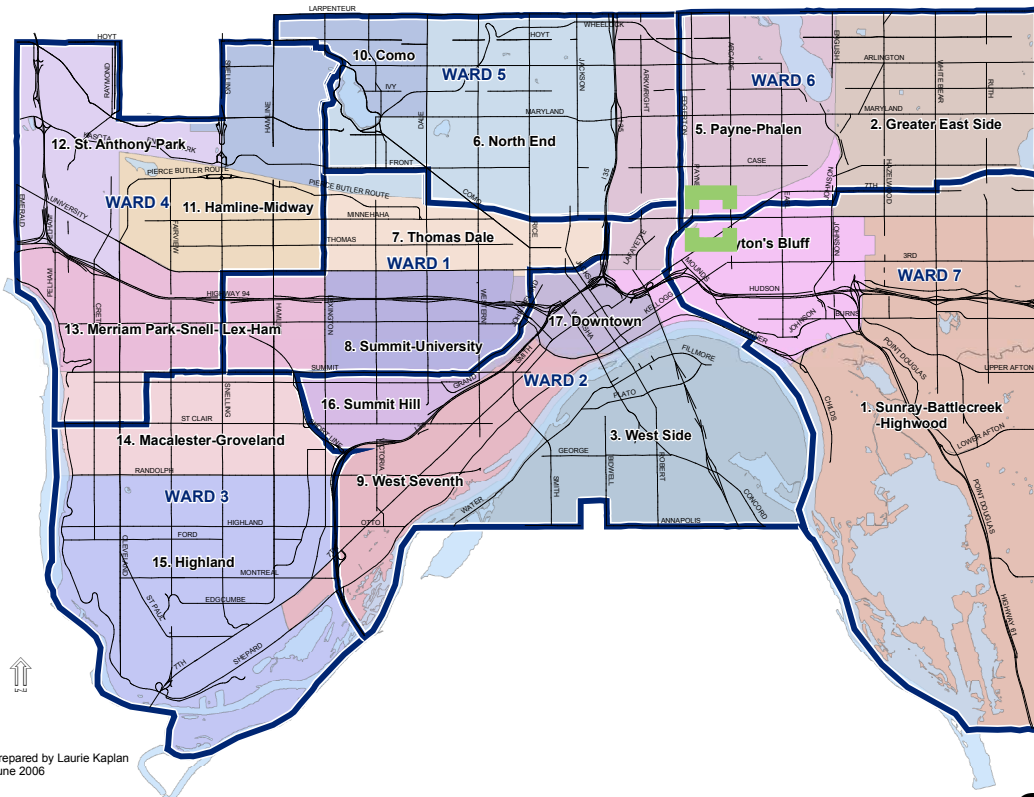
**Dan Bostrom**

Image Source: <http://www.stpaul.gov/index.aspx?NID=2250>

CITY OF SAINT PAUL  
COUNCIL WARDS & PLANNING DISTRICTS



Department of Planning  
and Economic Development



- PLANNING DISTRICTS**
- 1. Sunray-Battlecreek-Highwood
  - 2. Greater East Side
  - 3. West Side
  - 4. Dayton's Bluff
  - 5. Payne-Phalen
  - 6. North End
  - 7. Thomas Dale
  - 8. Summit-University
  - 9. West Seventh
  - 10. Como
  - 11. Hamline-Midway
  - 12. St. Anthony Park
  - 13. Merriam Park-Snell-Lex-Ham
  - 14. Macalester-Groveland
  - 15. Highland
  - 16. Summit Hill
  - 17. Downtown
- WARDS**

**Site Bounds**

Image Source: <http://www.stpaul.gov/DocumentView.aspx?DID=3348>

# Existing Zoning



- Zoning**
- RL - One-Family Large Lot
  - R1 - One-Family
  - R2 - One-Family
  - R3 - One-Family
  - R4 - One-Family
  - RT1 - Two-Family
  - RT2 - Townhouse
  - RM1 - Multiple-Family
  - RM2 - Multiple-Family
  - RM3 - Multiple-Family
  - T1 - Traditional Neighborhood
  - T2 - Traditional Neighborhood
  - T3 - Traditional Neighborhood
  - T3M - T3 with Master Plan
  - T4 - Traditional Neighborhood
  - OS - Office-Service
  - B1 - Local Business
  - BC - Community Business (conve)
  - B2 - Community Business
  - B3 - General Business
  - B4 - Central Business
  - B5 - Central Business Service
  - IR - Light Industrial Restrict
  - I1 - Light Industrial
  - I2 - General Industrial
  - I3 - Restricted Industrial
  - VP - Vehicular Parking
  - PD - Planned Development
  - CA - Capitol Area Jurisdiction

T1- Housing, mixed residential commercial use, service business, college

T3-All T1 uses, variety of commercial uses many needing a permit such as restaurant, grocery store, general retail liquor store, etc. Some uses that do not require a permit include: tobacco shop, tattoo shop, and funeral home.

Noteworthy:

Lots facing Arcade St are oriented such that the length of the lot(125' by 40-42') faces the street front.



# PROGRAM > Programmatic Requirements

## **Code/ Policy Development**

- Encourages unique character within the community.
- Creates walkable streets.
- Provides guidelines to develop a comfortable community.

## **New Approach To Vacancy**

- There should be a new use for vacant buildings in the city. Currently these vacant buildings are off-putting and encourage mischief.

## **Identify the best ways to invest public money.**

- As the city continues to invest money into this area, there is a moral imperative to spend the taxpayer's dollar in the most effective way.

## **Ecologic Planning**

- Identify an ecologically sensitive way of future community development.

## **Set a new paradigm for maintaining public space.**

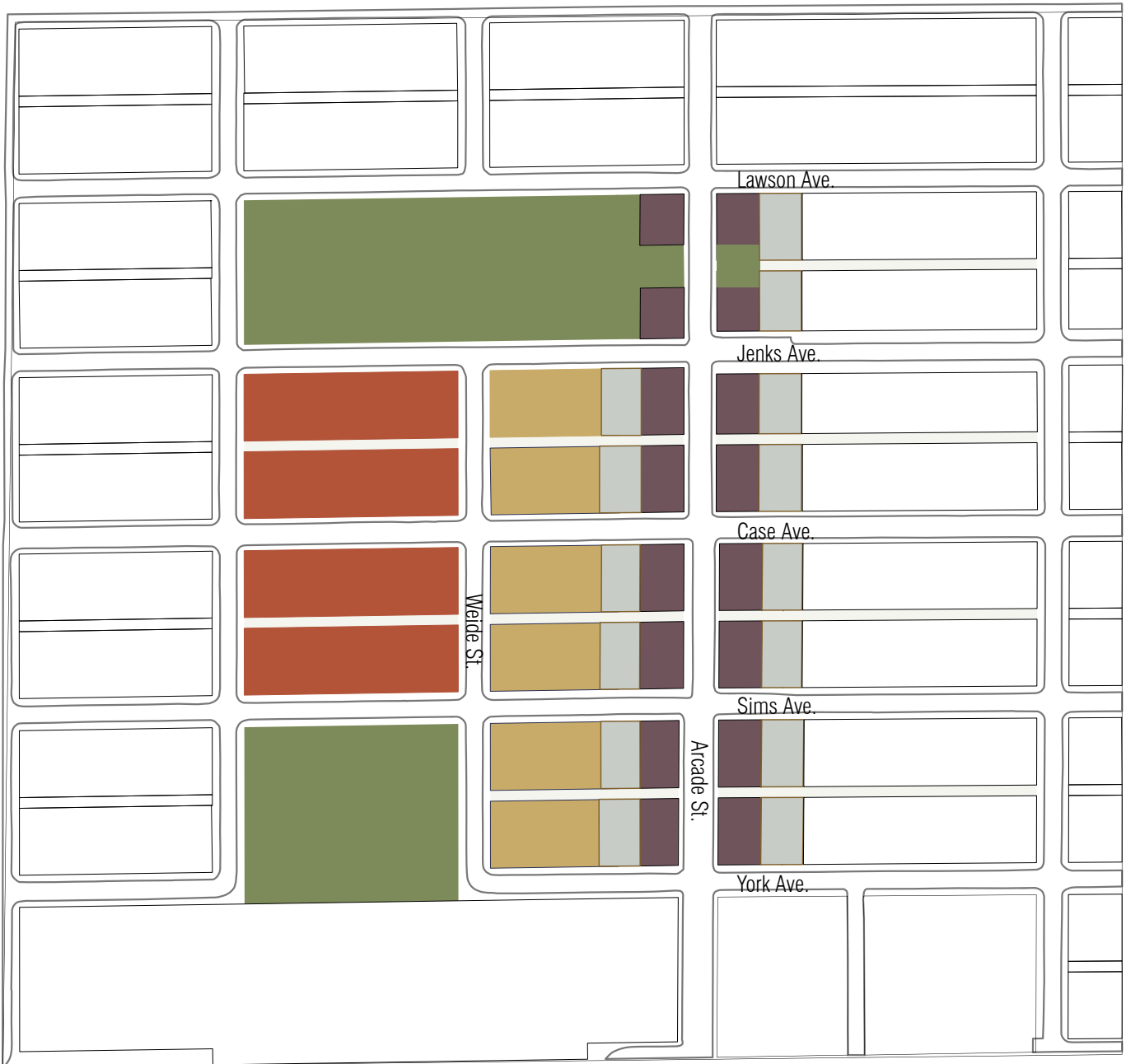
- The city should set an example for the neighborhood in how the landscape should be maintained.

Project Documentation > PROJECT DOCUMENTATION






Design Development

Presentation

# Regulating Plan

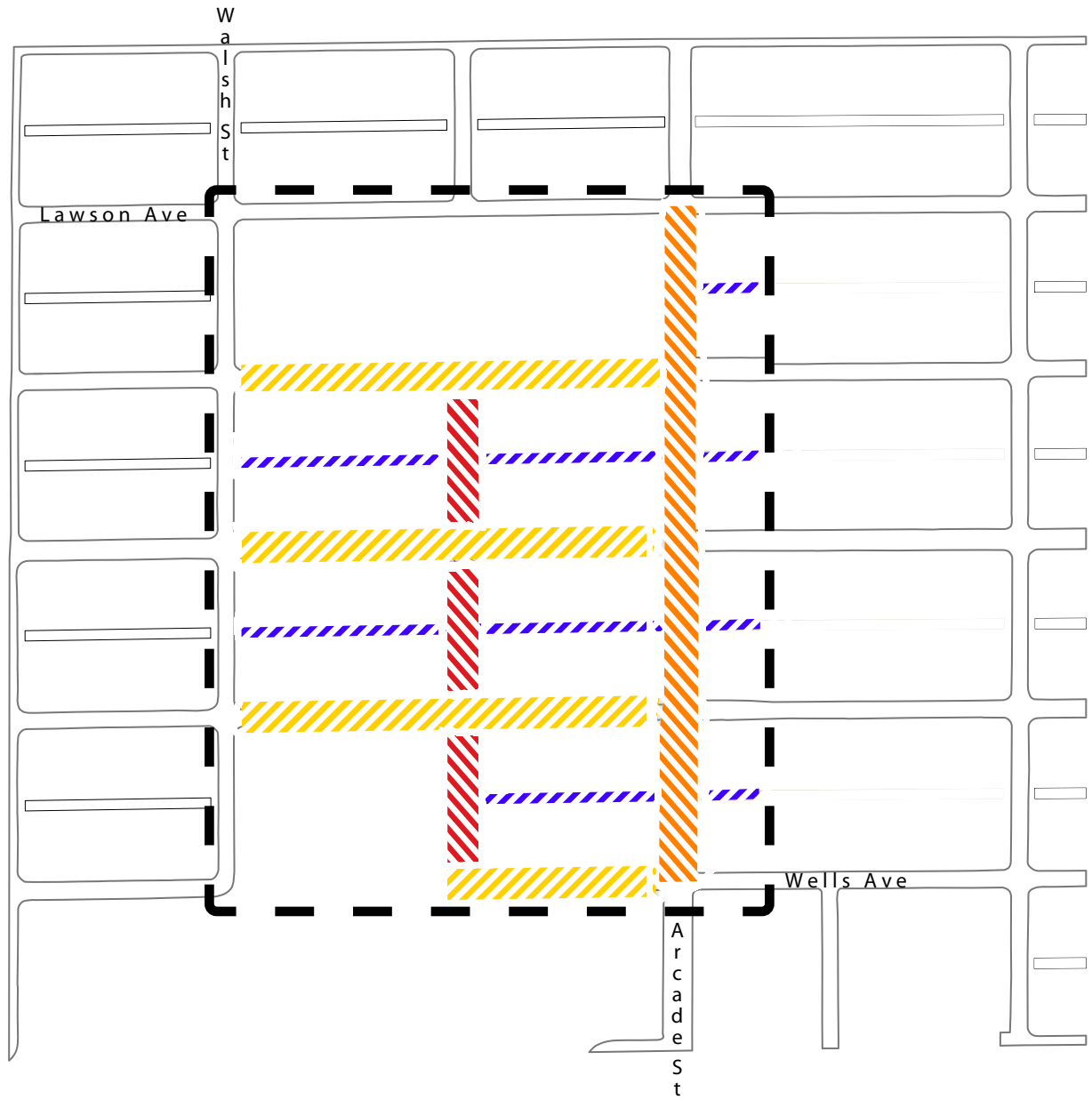


## Zoning

-  Open Space
-  Parking
-  Mixed Use/Apartments
-  Single Family
-  Large Family/Duplex



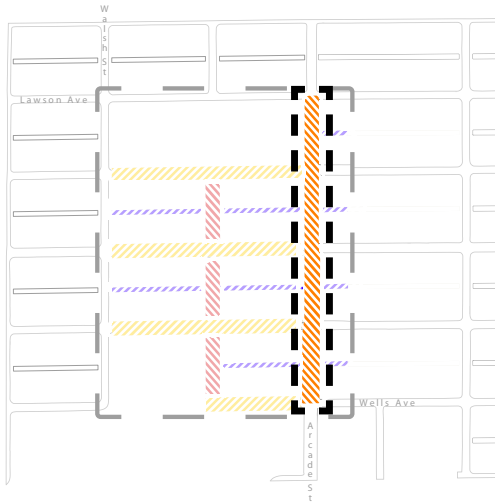
# Thoroughfare Zones



**Thoroughfare Standards**

-  Arcade Street
-  Alley
-  Residential Streets
-  Residential Avenue
-  Focus Area

# *proposed* Arcade St



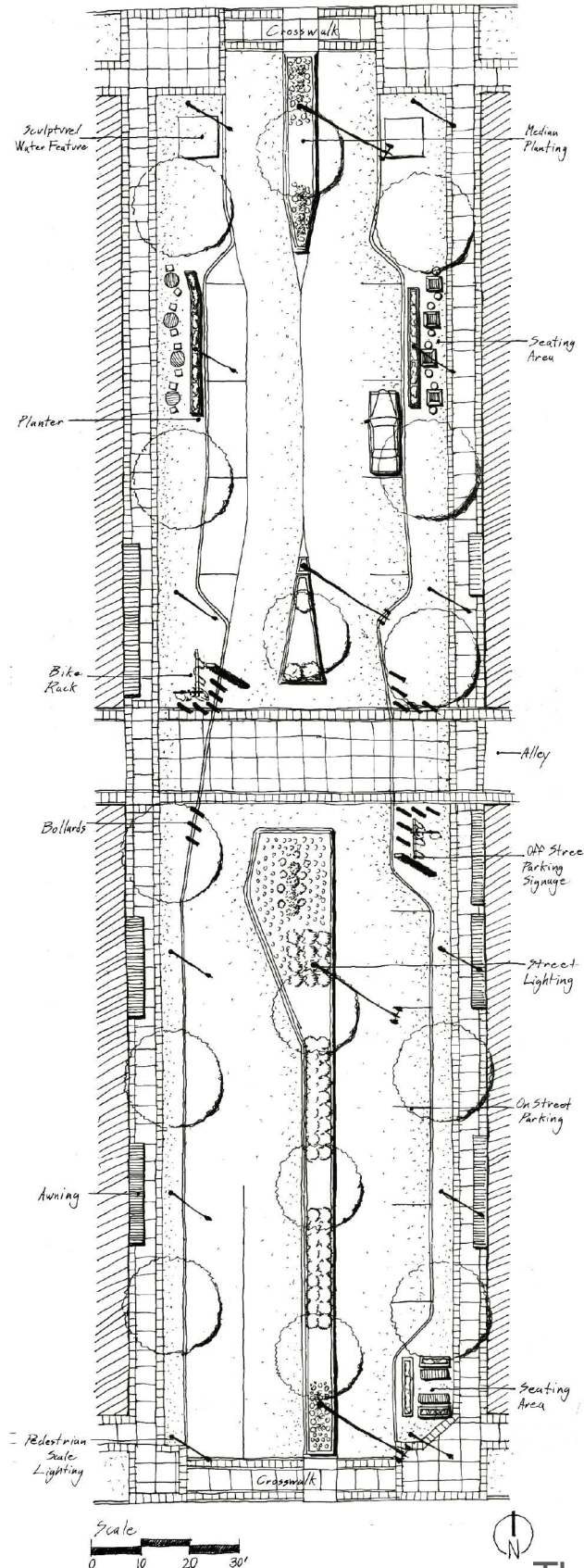
Designed to meet needs. Designed for safety.  
Designed for comfort. DESIGNED DISTINCTIVELY.

## Existing Conditions

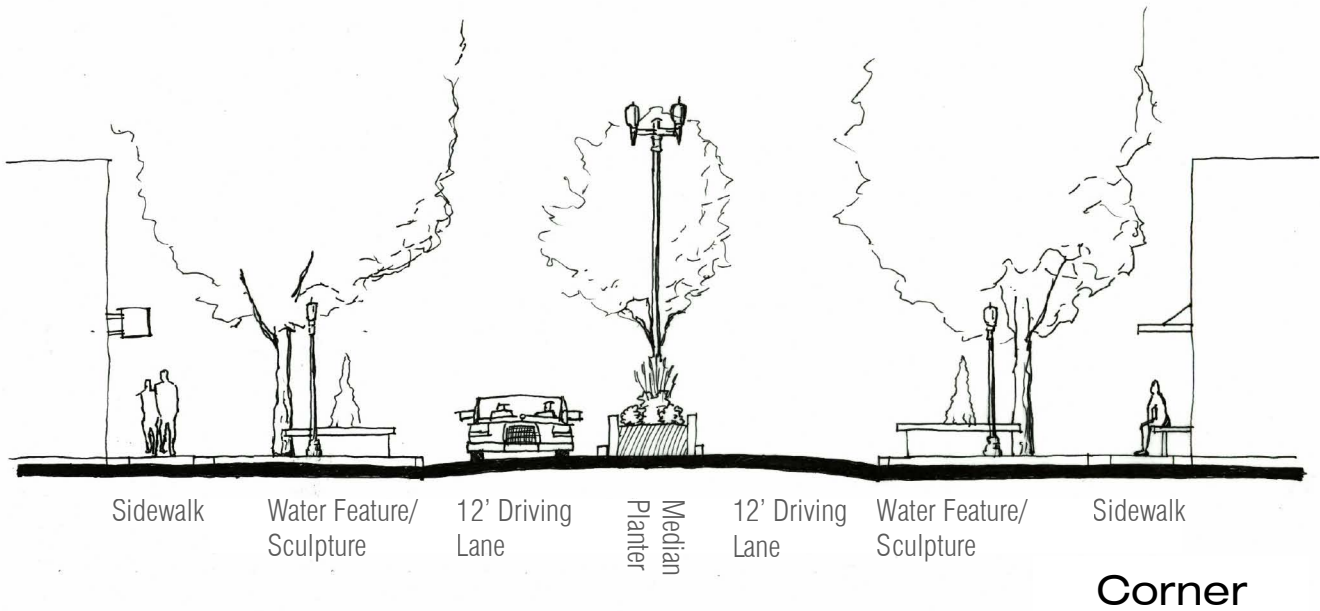
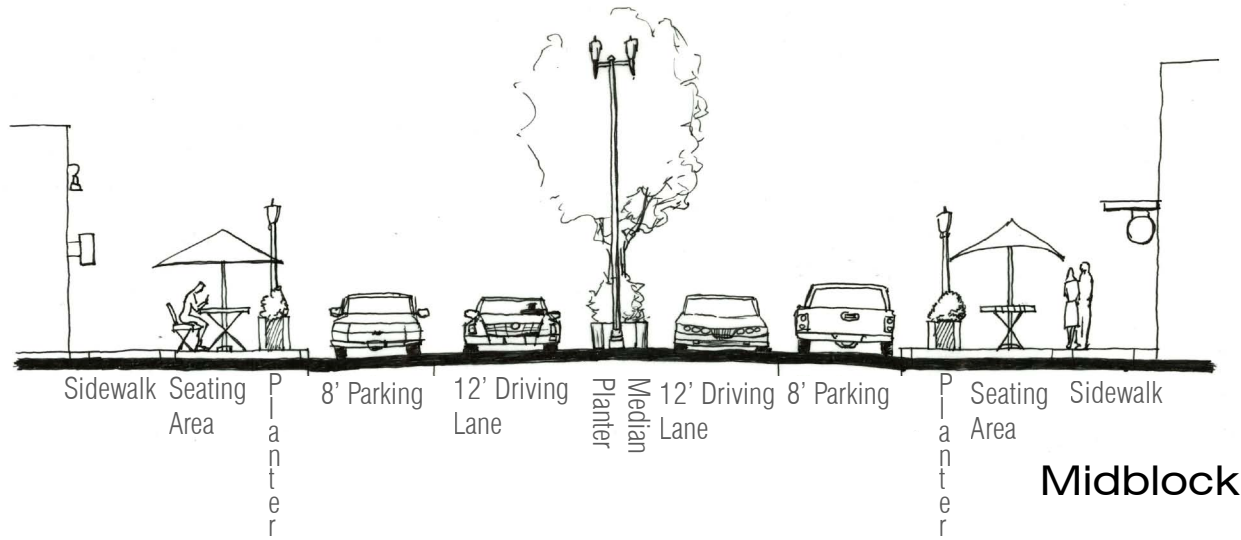


Thoroughfare Zones

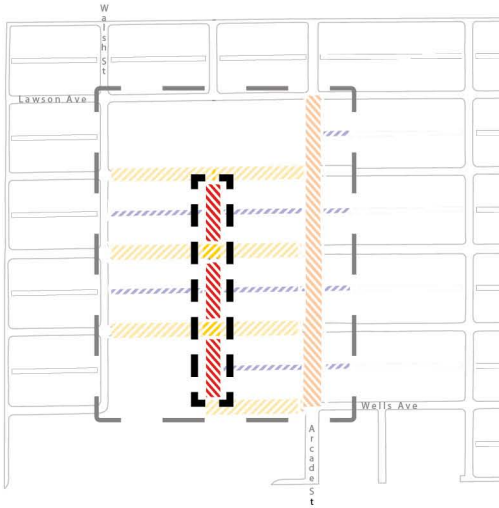
proposed **Arcade St**



*proposed* **Arcade St**



# *proposed* Residential St



Designed to create a PEDESTRIAN FRIENDLY CONNECTION between the north and south open spaces.

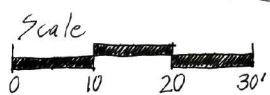
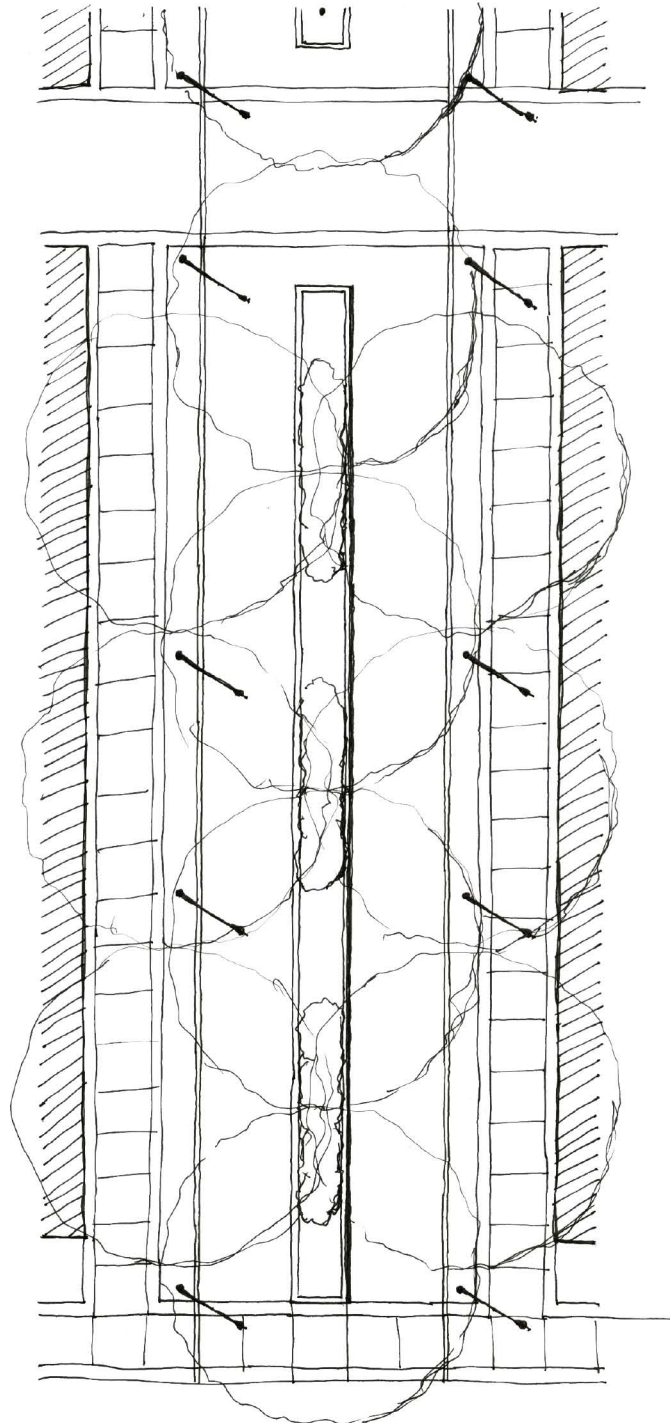
## Existing Conditions



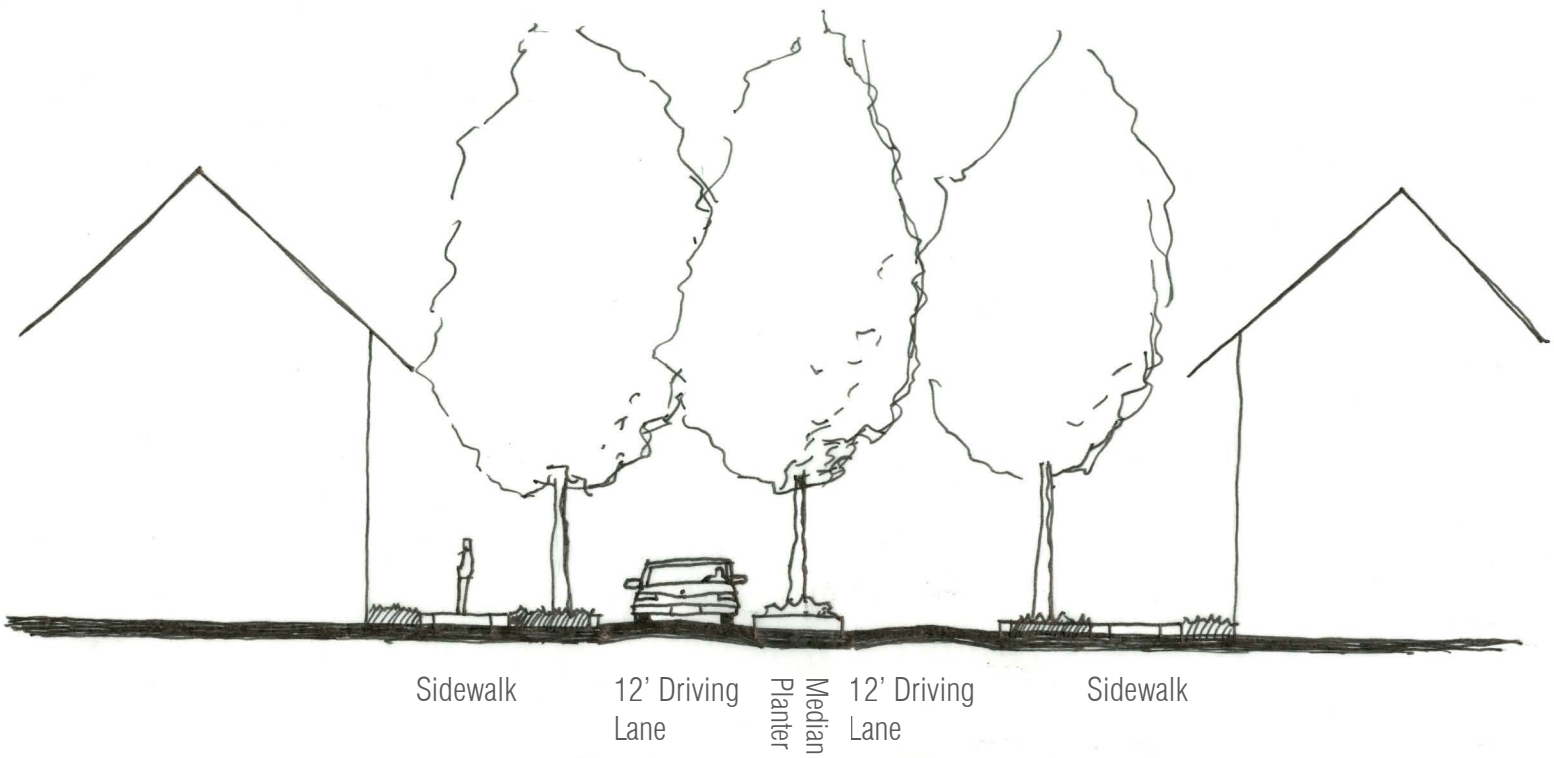
Photo Credit: <http://maps.google.com/>



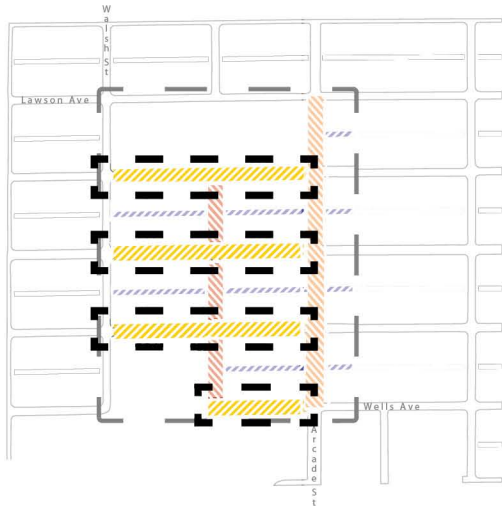
*proposed* Residential St



Project Documentation > Design Development  
*proposed* Residential St

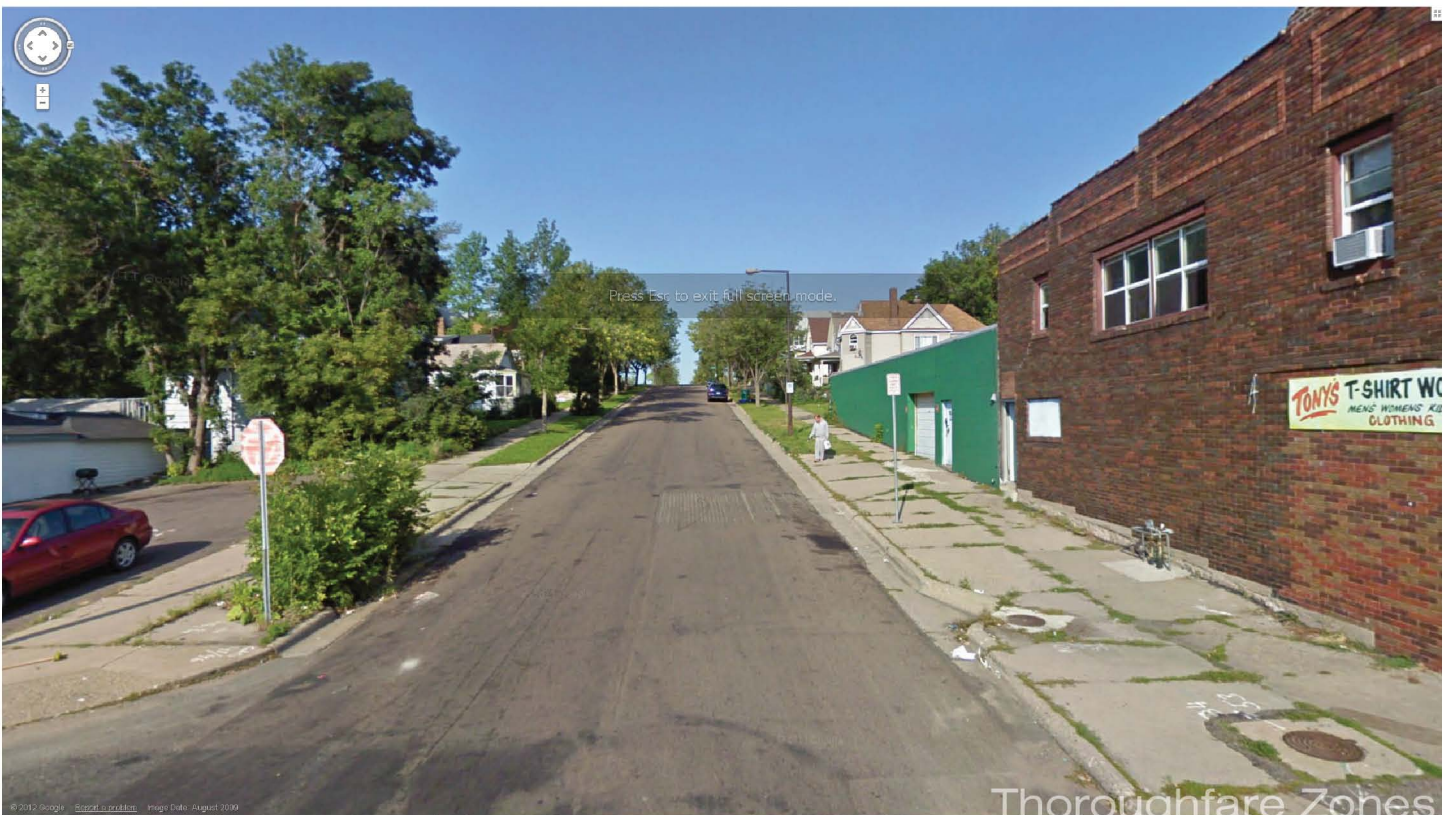


# *proposed* Residential Ave

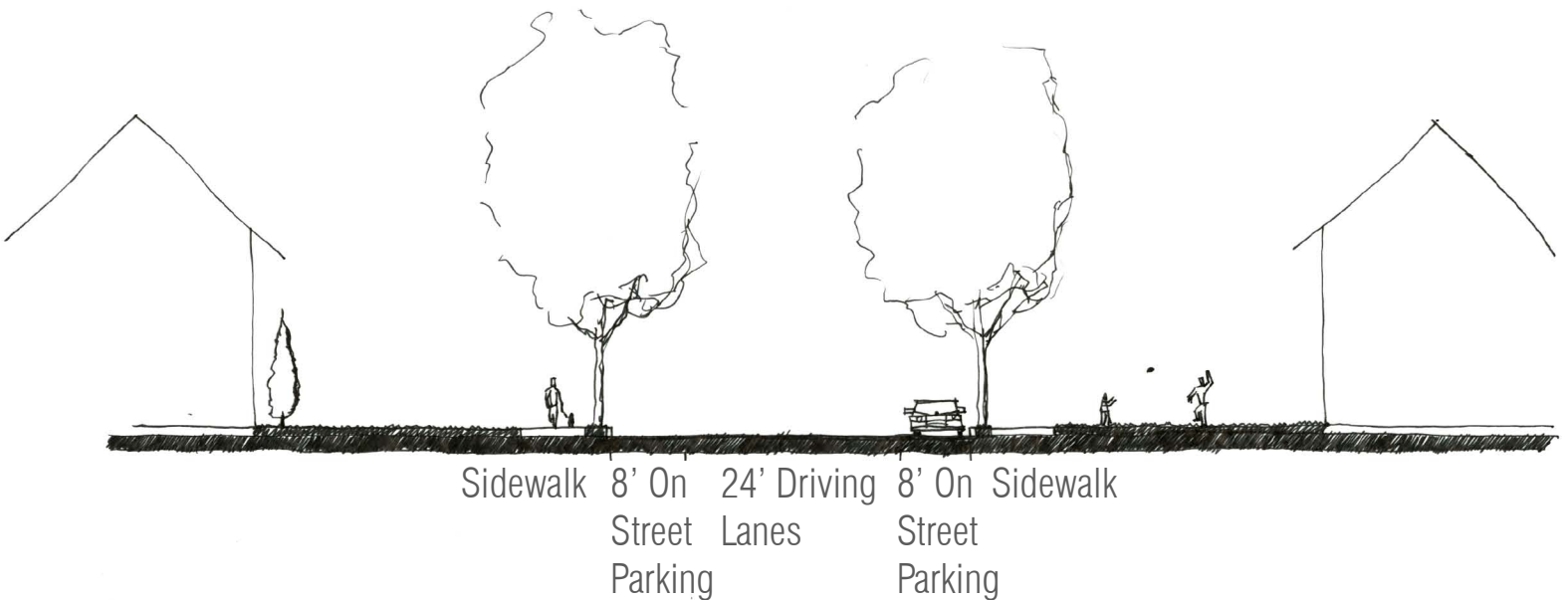
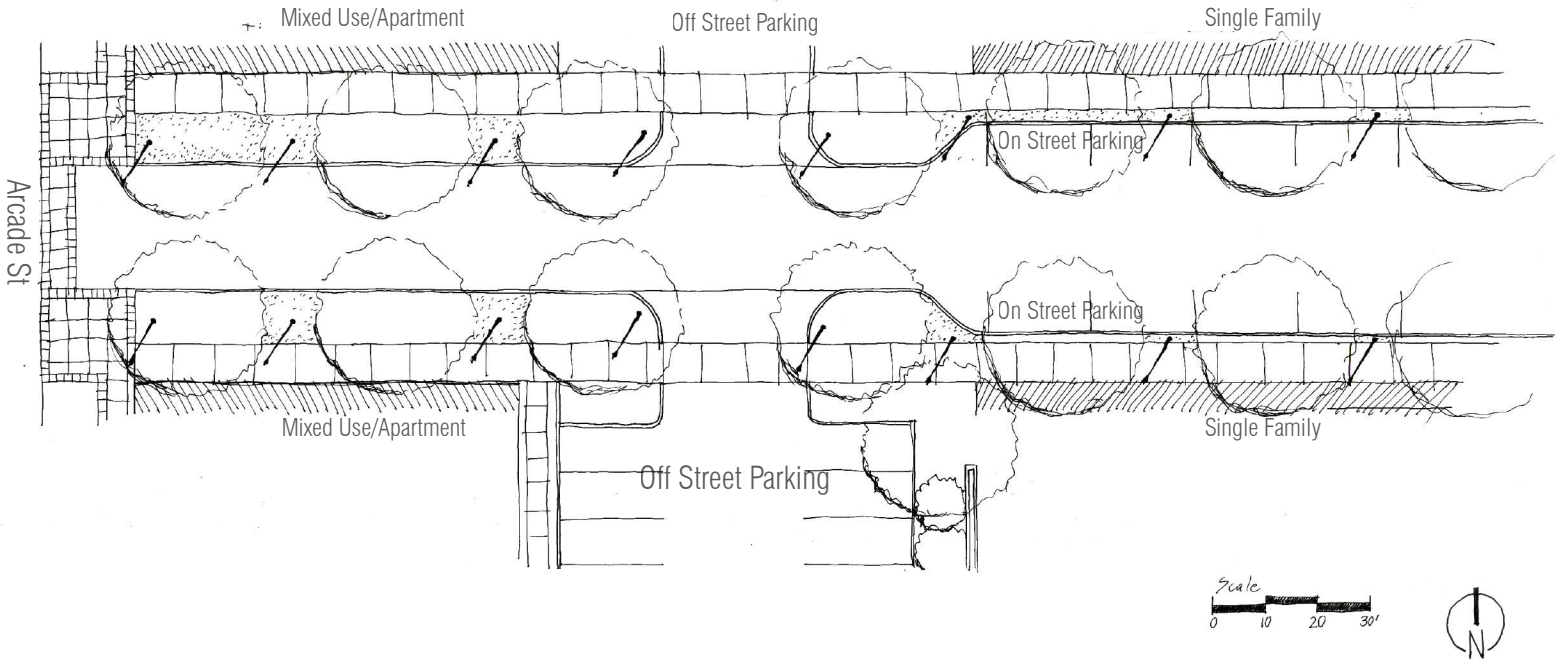


Designed to create enhance SAFETY AND COMFORT for the walker and clearly define on street parking.

## Existing Conditions



# Project Documentation > Design Development



# Mixed Use/Apartment:



Designed to create space for desirable BUSINESS to move in and provide HOUSING for 1-2 people households.

## Existing Conditions



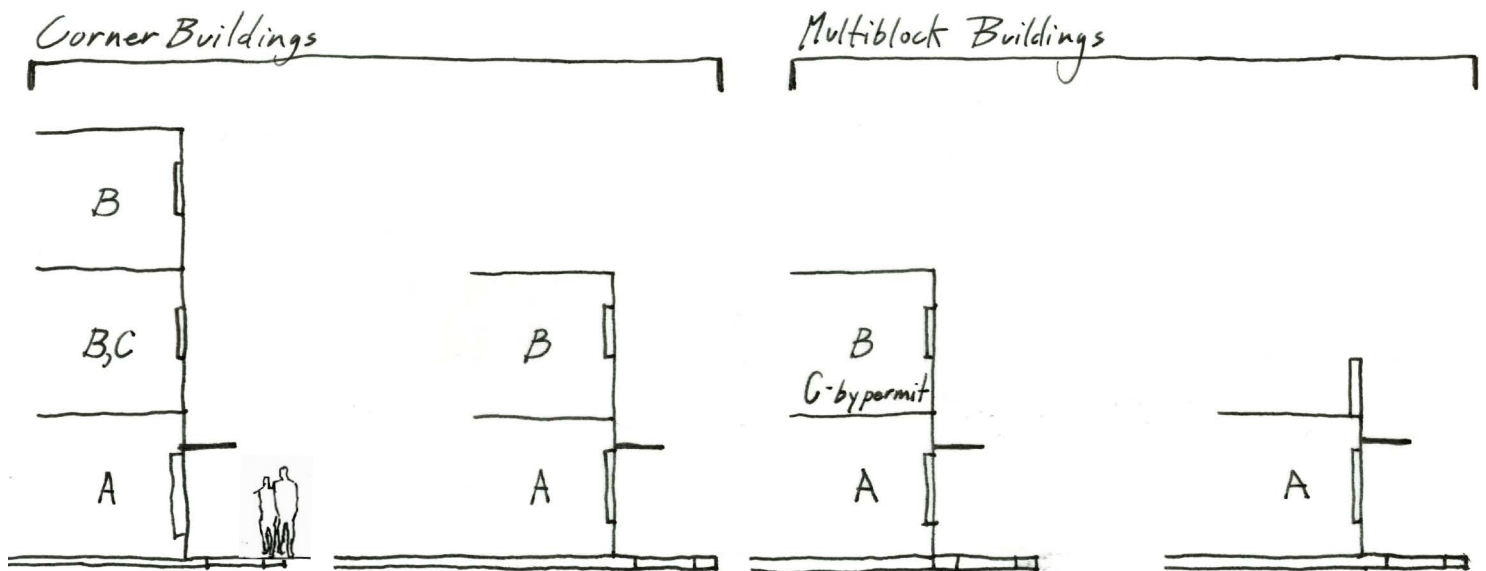
# Building Character/Use

## Building Use

**A-** Service, Retail, Recreation,  
Education, Public Assembly

**B-** Residential

**C-** Office

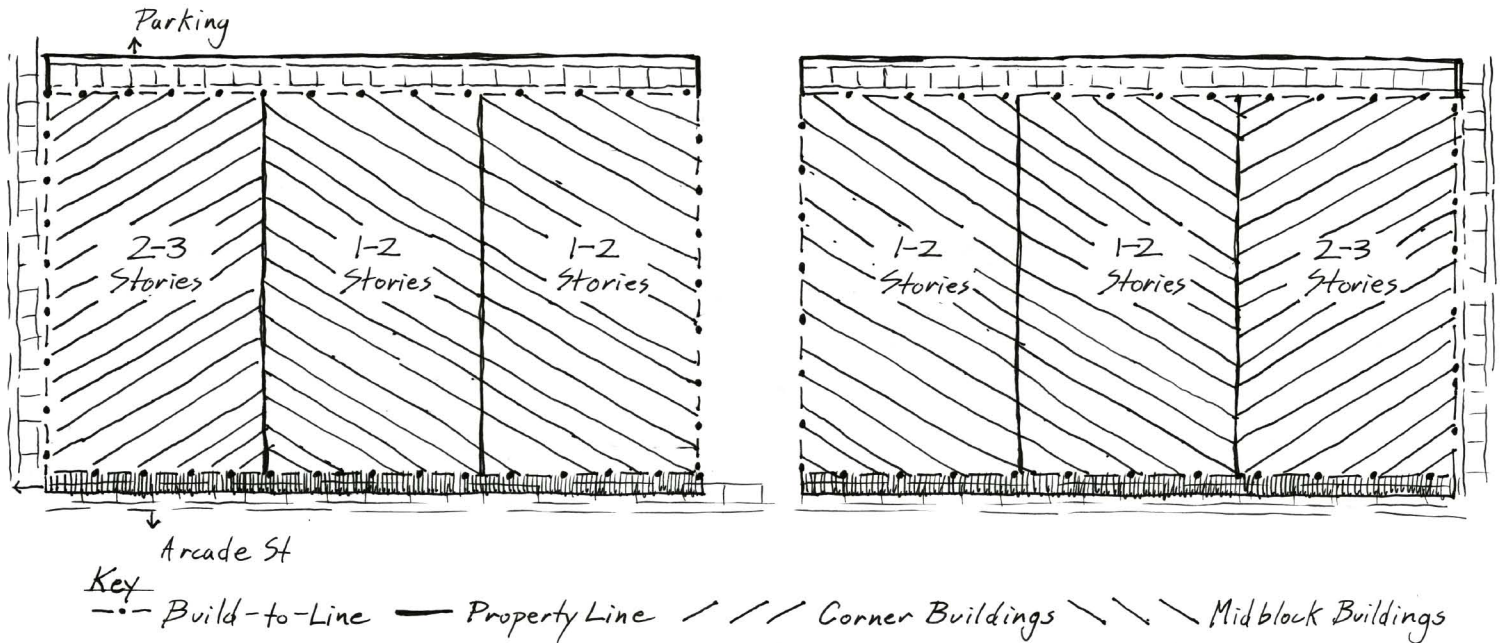


## Note

**Ground Level** - 50% Permeable building face.

**2-3 Story** - 30% Permeable building face.

# Regulating Plan



## Regulations

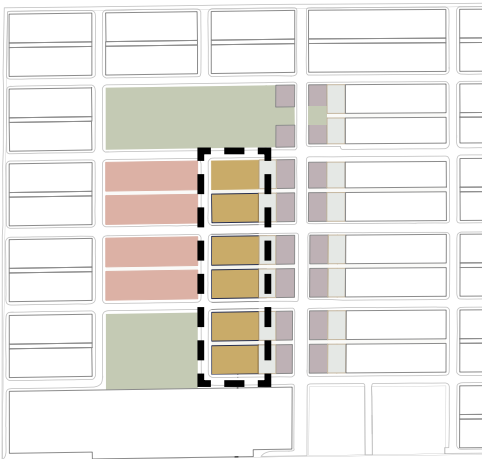
There shall not be building story differences greater than one story.

80% of building facade must be built to BTL (build-to-line).

## Note

Canopies, awnings and balconies may extend 3 1/2' over build-to-line.

# Single Family Block



Designed to PROVIDE A HOUSING NEED and create a shared space for youth to play.

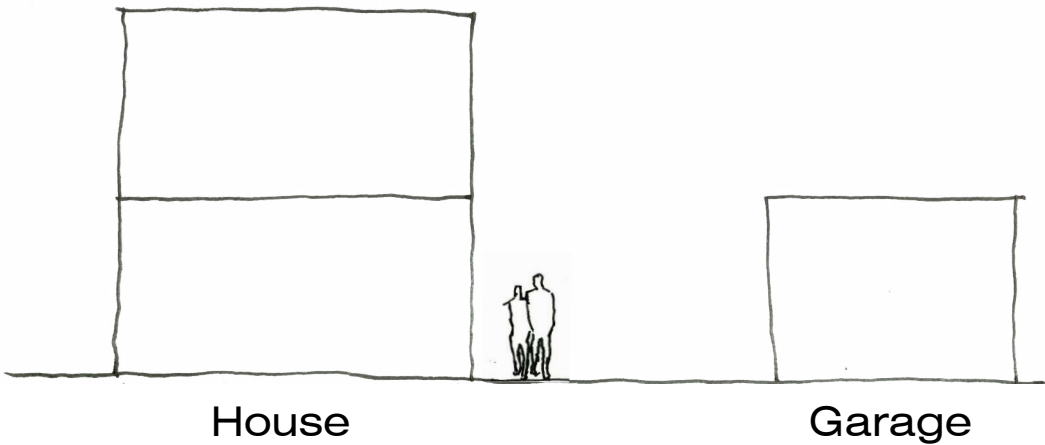
## Existing Conditions



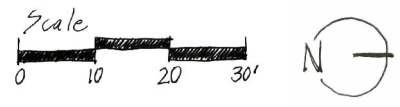
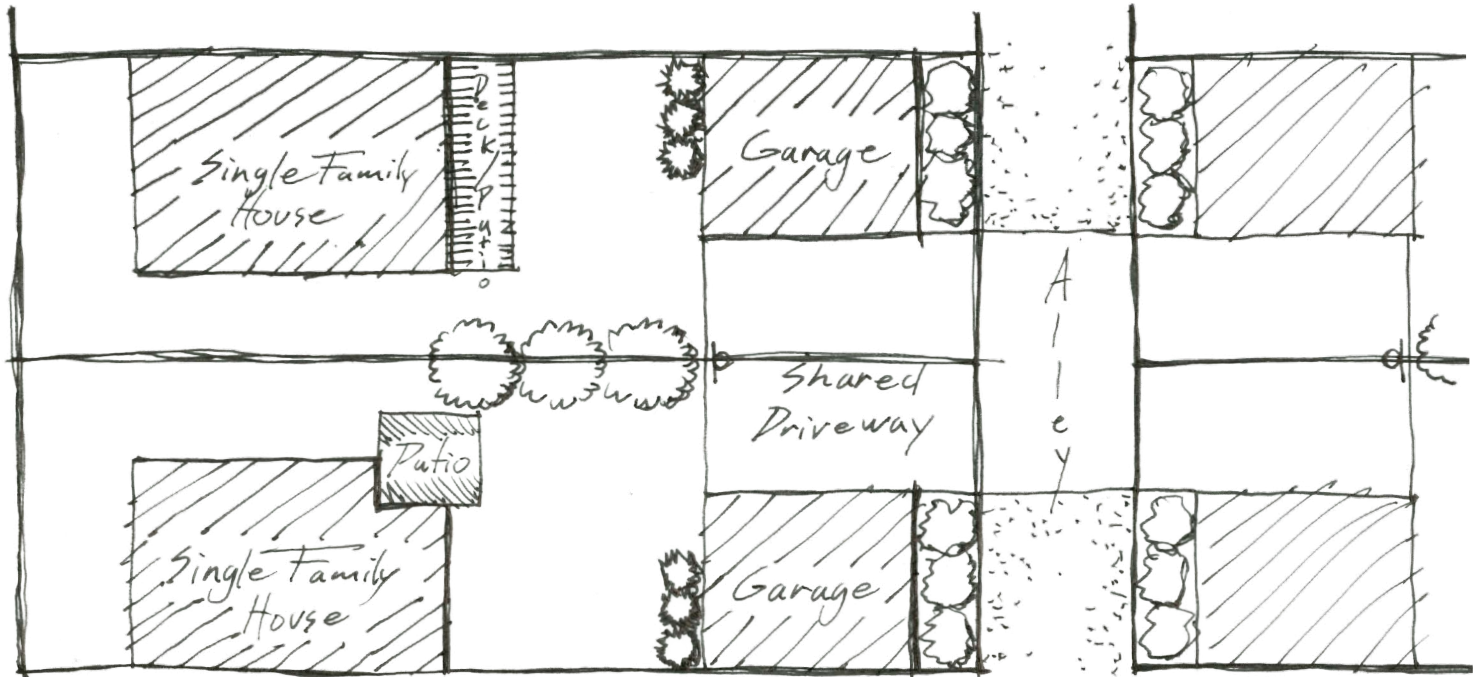
Photo Credit: <http://maps.google.com/>



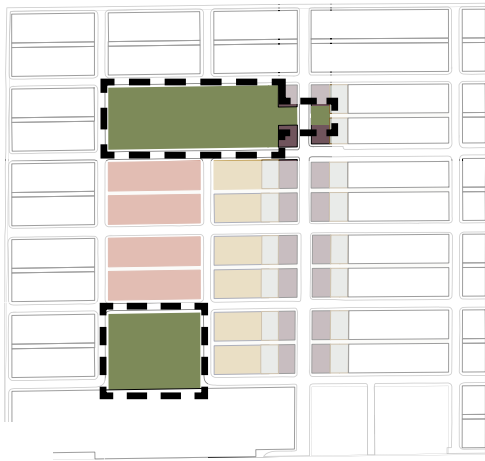
# Project Documentation > Design Development



**Building Height**



# Open Space: Intent/Standards



Designed TO CREATE SOCIAL SPACES that are missing or could be improved in the community.

## Existing Conditions



Photo Credit: <http://maps.google.com/>

# Intent/Standards

## **Playground/Recreation**

A space for youth recreation. This space should be near a school building and include playground equipment and pavement for activities such as four square and basketball.

## **Back To Nature**

A place for unstructured play that also serves to expand the diversity and richness of the outdoor environment.

To fight generational acceptance of the degraded state of the natural environment. (Idea from the book Outdoor Environments for Children.)

## **Community Gardens**

Garden plots for community members. An informal social meeting/gathering place.

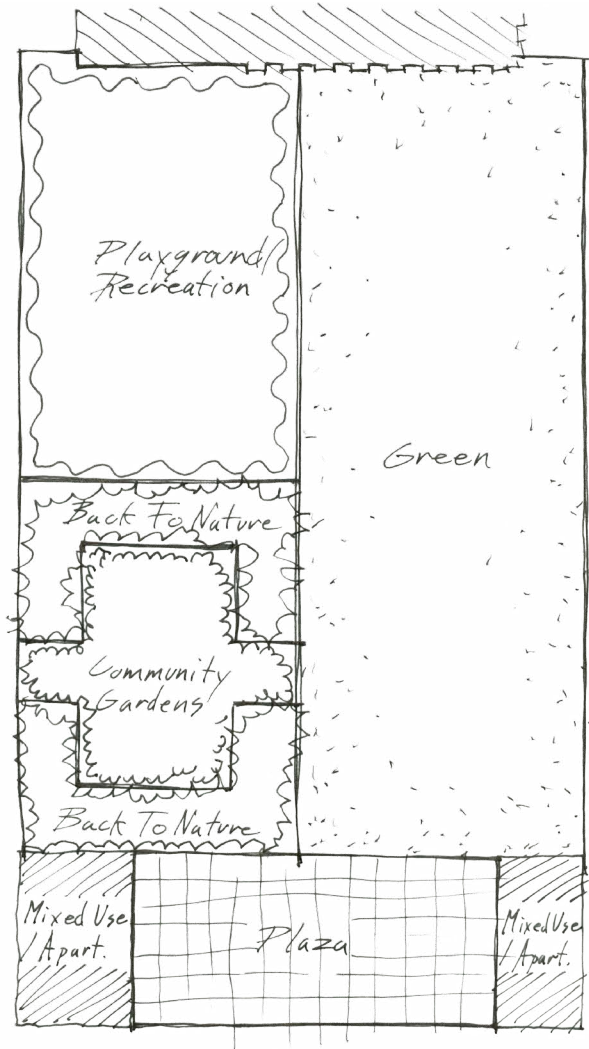
## **Green**

Large open space for unstructured recreation.

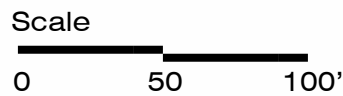
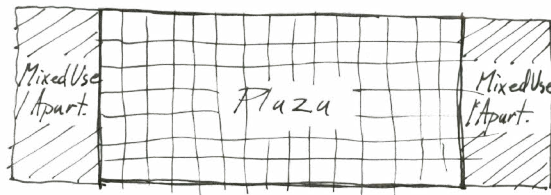
## **Plaza**

Open space for civic or commercial purpose. This space is defined by building frontages. Seating and water features are required elements of plazas.

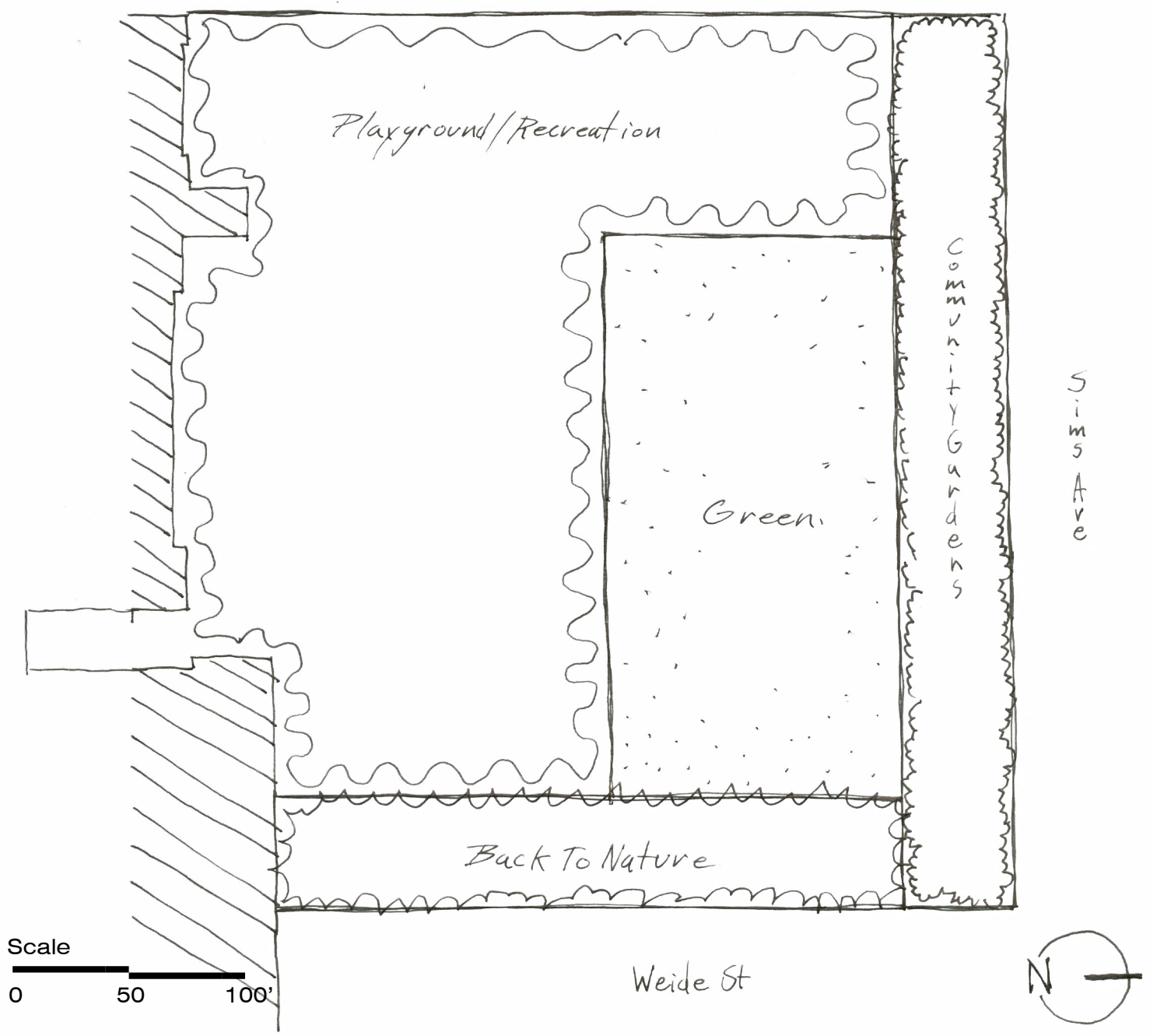
# North



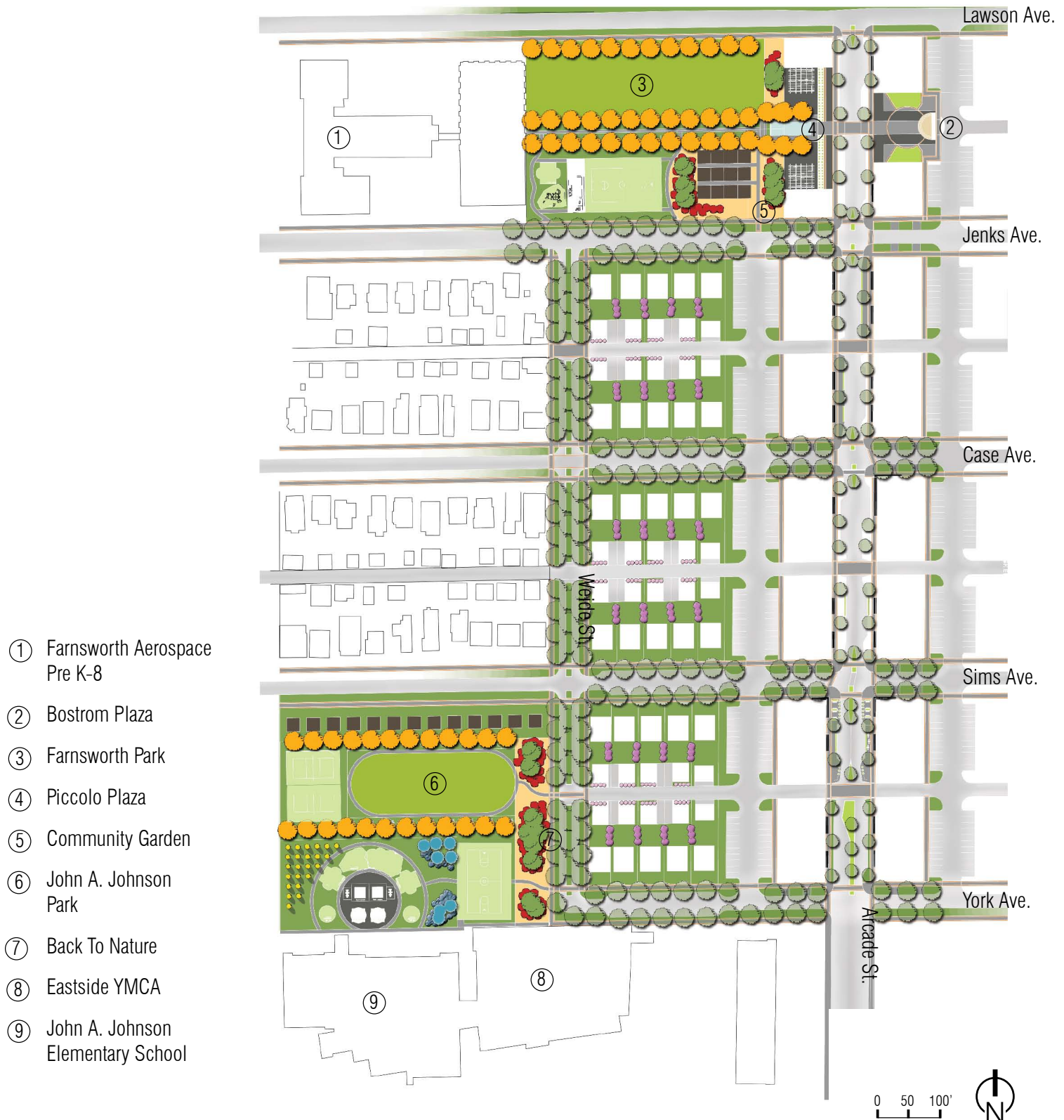
Arcade St



# South

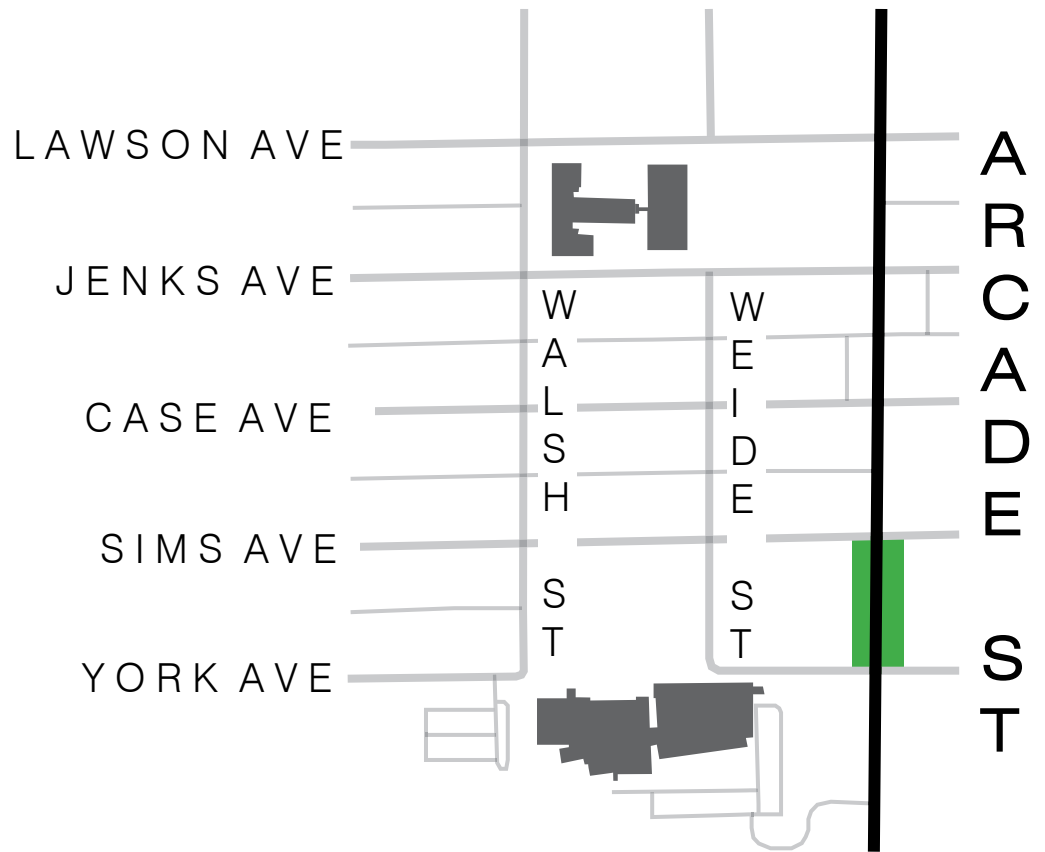


# Vision Plan



Thoroughfare Standards

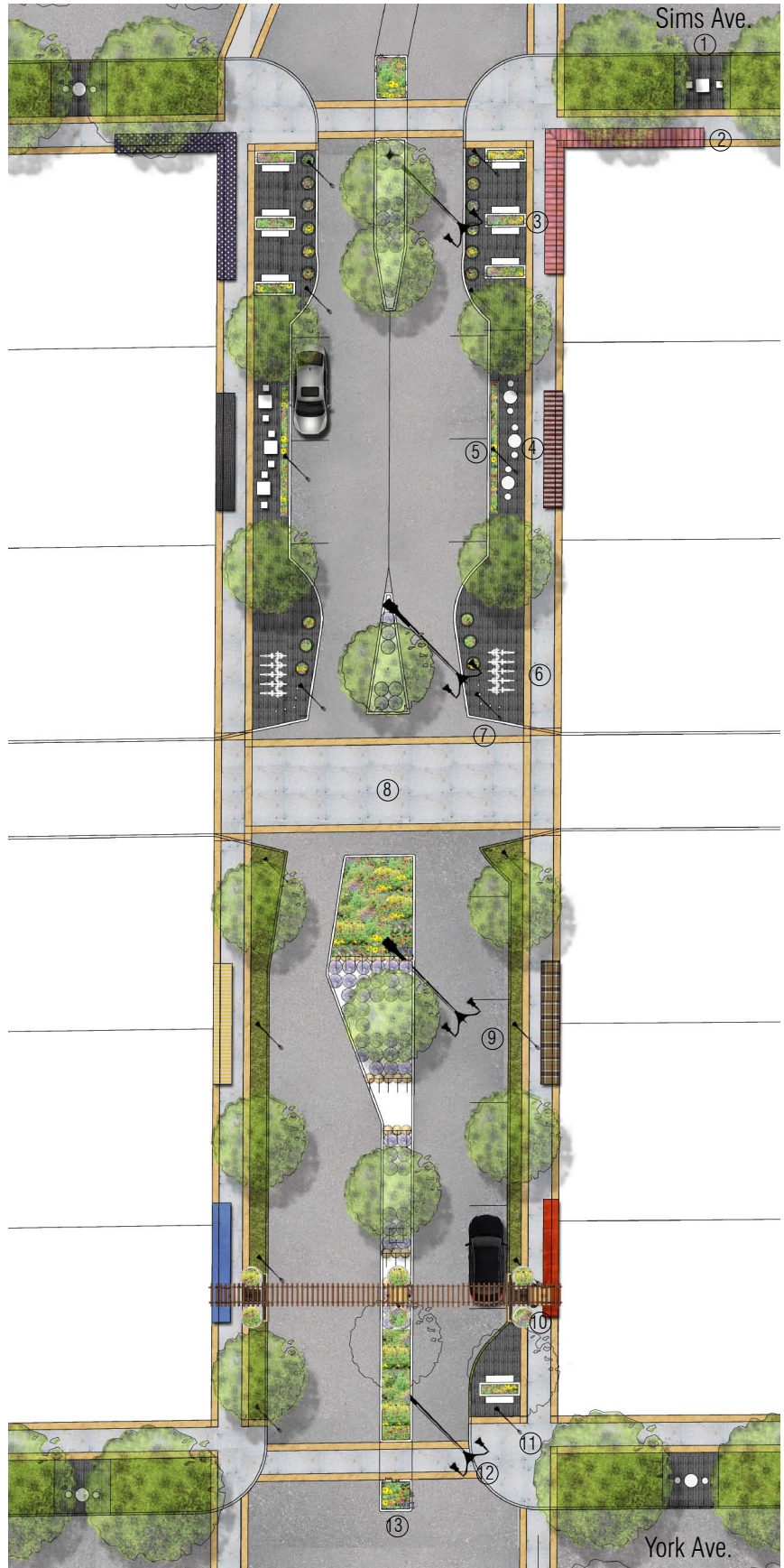
# Arcade St.



# Project Documentation > Presentation

Thoroughfare Standards

## Arcade St.



- ① Seating Area
- ② Awning
- ③ Benches/Planters
- ④ Seating Area
- ⑤ Planters
- ⑥ Bike Rack
- ⑦ Bollards
- ⑧ Mid-block Crossing/Alley
- ⑨ On Street Parking
- ⑩ Entrance Gate
- ⑪ Pedestrian Scale Lighting
- ⑫ Automobile Scale Lighting
- ⑬ Median Planting

0 25 50'

Plan **Arcade St.**





# Project Documentation > Presentation

Thoroughfare Standards

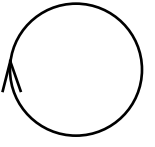
## Arcade St.



**Neighborhood Entrance on Arcade St.**

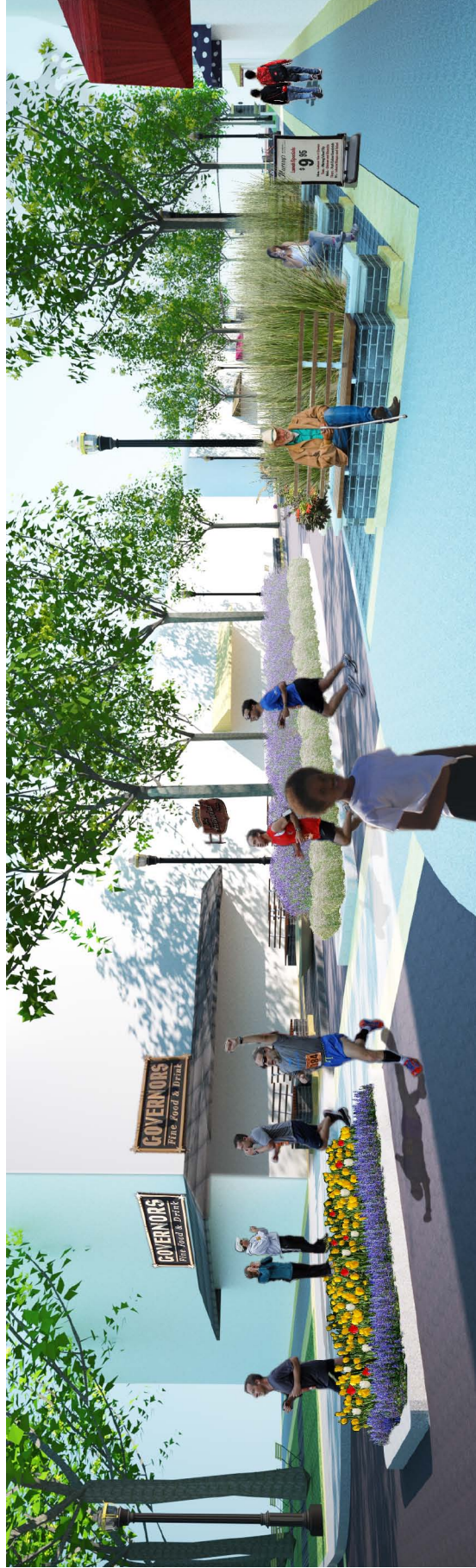


**Walking Along Arcade**



Thoroughfare Standards

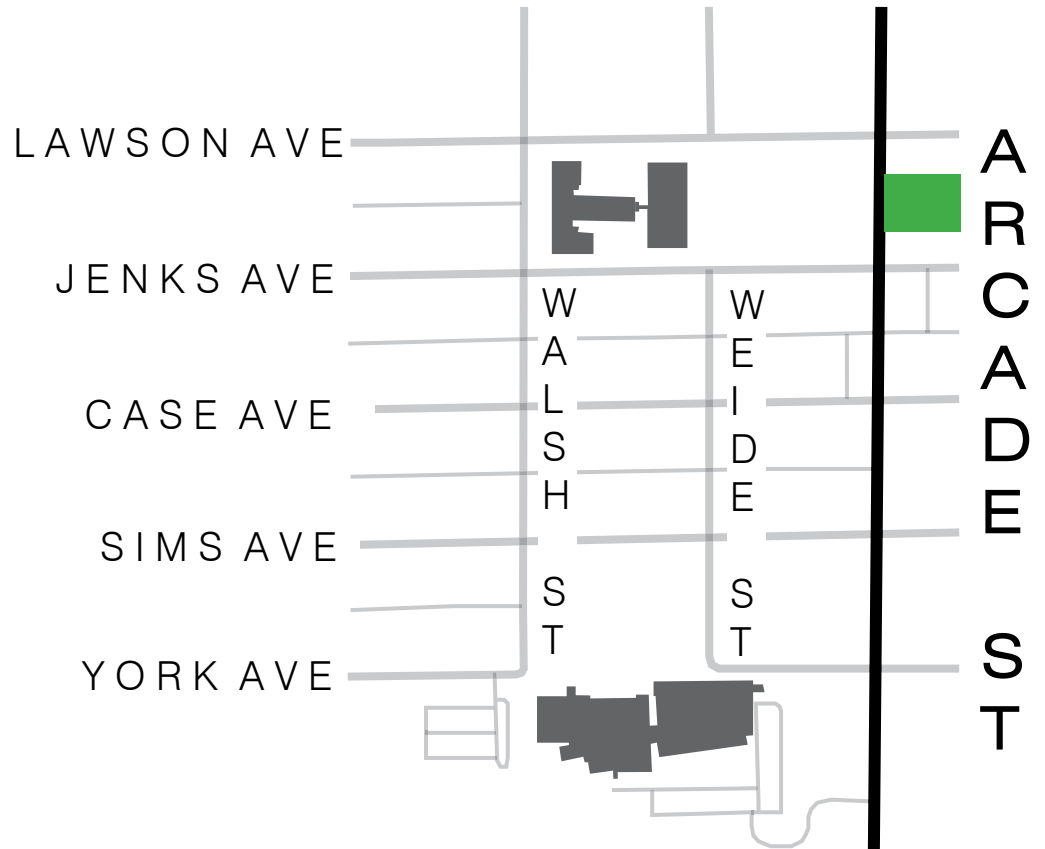
# Arcade St.



Looking South Standing on the Corner of Arcade and Sims

Open Space Standards

# Bostrom Plaza



Open Space Standards

# Bostrom Plaza

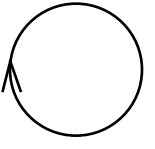
- ① Planting
- ② Seat Wall
- ③ Amphitheater
- ④ On Street Parking
- ⑤ Off Street Parking



Plan **Bostrom Plaza**

0 10 20'





Open Space Standards

# Bostrom Plaza



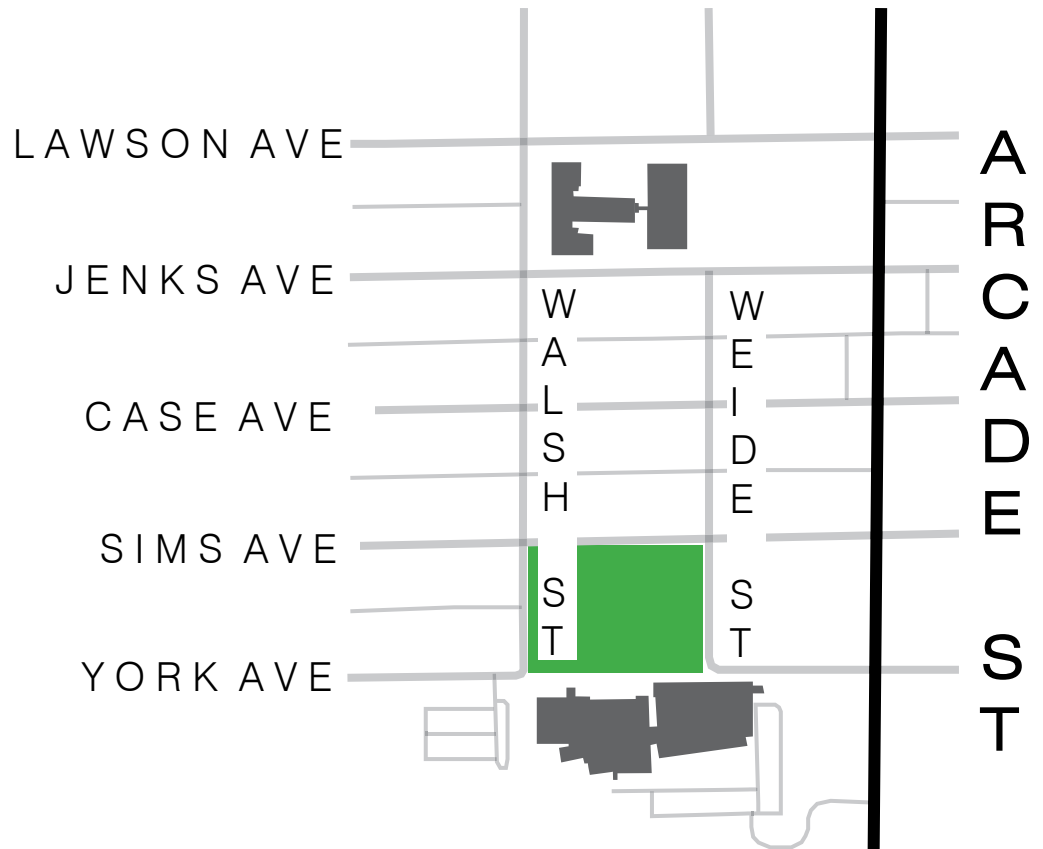
Looking West Farmers Market In The Plaza

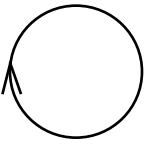


Looking East Concert In The Plaza

Open Space Standards

# John A. Johnson Park





Weide St.



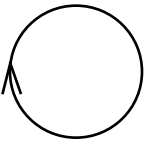
Open Space Standards

# John A. Johnson Park

Sims Ave.

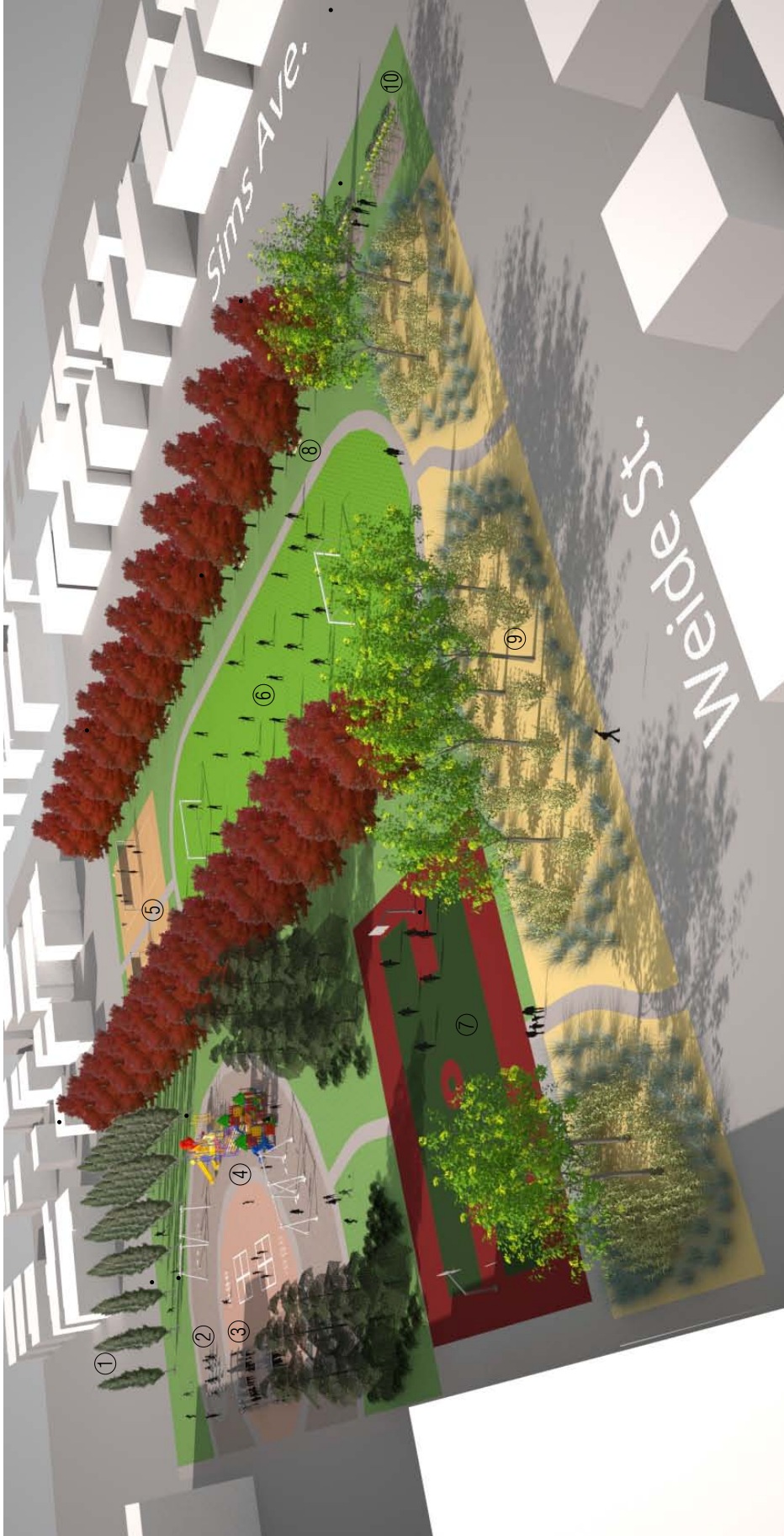


- ① The Jungle
- ② Outdoor Classroom
- ③ Shade Shelter
- ④ Playground
- ⑤ Volleyball Courts
- ⑥ Green
- ⑦ Basketball Court
- ⑧ Benches
- ⑨ Back To Nature
- ⑩ Community Gardens



Open Space Standards

# John A. Johnson Park



- ① The Jungle
- ② Outdoor Classroom
- ③ Shade Shelter
- ④ Playground
- ⑤ Volleyball Courts
- ⑥ Green
- ⑦ Basketball Court
- ⑧ Benches
- ⑨ Back To Nature
- ⑩ Community Gardens



# Conclusion

How do designers and planners create a desirable community in deteriorating urban neighborhoods in post World War II American cities?

Design to best serve the people living in the community.

Design spaces for a variety of demographics.

Design comfortable spaces in a site specific manner.

Meet pertinent needs of the community.

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# PERSONAL IDENTIFICATION

RYAN HYLLESTED

10568 MARMON ST. NE,  
CIRCLE PINES, MN 55014

612.578.2043

RYAN.HYLLESTED@MY.NDSU.EDU

HOMETOWN: CIRCLE PINES,  
MINNESOTA

“NDSU has been a positive community to  
learn, live, and grow with others.”



Photo Credit: Sarah Mauel