ABSTRACT

Title of Document:	CONNECTING COMMUNITY: CAPTURING AND PATTERNING ORPHAN SPACE
	Jessica Alexandra Pagan Aello Master of Architecture, 2011
Thesis Directed By:	Assistant Professor Julie Kim, AIA Architecture

Alleys and parking lots provide but a few examples of orphan or "in-between" space—of residual land spawned by 1960s urbanism. These unclaimed spaces have latent qualities, often only visible to a community's inhabitants. These spaces, like all spaces, morph to reflect cultural values and needs. Their difference lies in their residual nature. They allow the disenfranchised to learn, sell, and gather flexibly. They lie in between "valued" and "value-less" space. Modern urban theory fails to address these spaces, instead overlooking the micro-patterning of space. By incorporating these spaces into a careful study of pattern at the scale of the city, community, building, and individual, one can connect a once fragmented community. Langley Park provides the case study for addressing these issues of urbanism, orphan space, and connectivity--it provides an example of capturing, patterning, and connecting orphan space at all scales.

CONNECTING COMMUNITY:
CAPTURING AND PATTERNING ORPHAN SPACE IN LANGLEY PARK

By

Jessica Alexandra Pagan Aello

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Advisory Committee:
Assistant Professor Julie Kim, AIA, Chair
Dean and Professor David Cronrath, AIA, Committee member
Associate Professor Brian Kelly, AIA, Committee member

DEDICATION

Quisiera dedicar este documento a mi tia por todo su apoyo tras los años.

Espero que mi vision de Langley Park continua su mision de mejorar

las vidas de Salvadoreños. Que su espiritu viva siempre in esta tesis,

en mis visiones, y mis aspiraciones…

ACKNOWLEGEMENTS

TABLE OF CONTENTS

0_ INTRODUCTION

1_ DEFINITIONS AND APPROACH

2_URBANISM AND THEORY 8

LIST OF FIGURES

1_DEFINITIONS AND APPROACH

DEFINITIONS

ORPHAN SPACE

1960s and 1970s urbanism, along with changing American values, has led to suburban development— to cul-de-sacs, strip malls, and expanses of parking. This approach has resulted in car-dependent communities that are fragmented at multiple scales. Such suburban development has also produced an abundance of unclaimed ill-defined, orphan spaces.

Orphan spaces are residual and transitional, ambiguously defined and constantly evolving. These spaces exist in-between valued and valueless space, in between public and private domains, and often in between indoor and outdoor thresholds. Examples of these spaces include parking lots, large green medians, sidewalks, and unclaimed green space. What makes these spaces unique is how they morph and change to sponsor everyday activities especially in disenfranchised communities. The latent qualities that define and shape orphan space serve as the primary lens for understanding site and sponsoring larger spatial and cultural continuities. These seemingly mundane spaces also provide opportunities for understanding place and identity.

PLACE AND IDENTITY

Place and identity work simultaneously to evoke more than simply geographic name. While naming spaces separates them from their ill-defined, unclaimed counterparts; places must also have definition both culturally and architecturally. Without these elements and a defined threshold, placelessness occurs.

Placeless spaces occur anywhere and everywhere. Their ambiguity, ill-defined edges, and lack of manifested culture allow them to be transported in time and space, evoking confusion and few memories. These placeless spaces have no threshold, often characterized by sprawling suburban development. One could enter, pass through, and leave such spaces without hesitation or thought.

Sense of belonging and identity originates from a space's inhabitants. Place acts as the manifestation of this sense of culture and identity. Place illustrates space that articulates the sentiments, values, and culture of its people or peoples. This representation should also be self-evident to the visitor. It should be *imageable*, legible, understood, and highlighted. To define Langley Park as a place for both the resident and the visitor, the culture must be exposed and amplified. Its sense of place—a social phenomenon— must then translate into architecture, activity, and landscape.

INCREMENTALISM

Incrementalism, as a micro-focused urbanist approach focuses on uncovering moments, nodes, or movement systems inherent in the existing urban fabric. By discovering micro patterns, larger connections can be made. This theory focuses on strategic node development, activities, movement, and pattern which contrasts conventional master planning approaches that look at density, block development, and land use. Instead each string of moments forms a larger network that can be connected and intensified over time. Incrementalism can provide a frame of reference at the city and regional scales to uncover larger continuities. In applying and adapting this theory, incrementalism serves as a process for discovering potential connections, activity patterns and concentrations, and movement systems. The observations and discoveries generated help frame a lens for further exploration and spatial development at multiple scales.

DISCOVERING ORPHAN SPCE

Extensive site research, including onsite observations and mapping provide the primary means of site investigation to uncover important spaces, patterns, and habits of Langley Park residents. Overlapping and comparing site observations with larger landscape, urban, and architectural analysis results in the discovery of multiple opportunities, primarily at the scale of the building and community. Sporadically throughout Langley Park, certain parking lots, overgrown lawns, alley-like streets, and service areas appear rampantly used and adapted. These discoveries provide the foundation for spatial intervention.

SHAPING ORPHAN SPACE

Further site development requires spatial analysis, studies, and interventions. To restructure the existing fragmented landscape, to form continuities, to embrace pedestrian movement, and to break infrastructural barriers—such as University Boulevard—discovered orphans spaces must be captured, collected, and *reshaped.* This forming or reforming of existing spaces aspires to transform existing spatial readings to create new and inspiring spaces for potential program and landscape intervention. Edge conditions, thresholds, spatial overlap, and blurring of landscape and architecture serve as tools in reshaping and reconnecting these spaces.

CONNECTING ORPHAN SPACE

To form larger continuities, particularly regionally, orphan spaces must be collected and *connected* to form a larger network. To explore these connections, green space, pedestrian paths, and mass transit network diagrams supplement observational data**.** This site analysis, coupled with a marco application of incrementalism, brings to light the significance of three key nodes that could be connected to form a pedestrian and eco-friendly network, thereby unifying Langley Park at multiple scales.

CAPTURING ORPHAN SPACE

Discovered orphan spaces, such as the parking lot at The Crossroads, the residual unclaimed lawn nears Riggs Road, and the parking lot near McCormick Mansion, provide opportunities for program intervention. Existing activities and movement must be *captured* and incorporated and translated into architecture and landscape. These everyday spaces must also transform to amplify the existing identity while consciously responding to context and the social-cultural needs of the community.

PATTERNING ORPHAN SPACE

Pattern provides two lens for observing and shaping orphan space. Understanding and linking orphan spaces through pattern of movement and activity provides a macro approach to responding to context. More importantly, however, is the necessity to expose the rich cultural diversity and activity that defines Langley Park. *Patterning*, therefore, consists of a strategic approach to develop a kit of parts, or language, for materiality, texture, color, and expression. Façade openings, material reveals, railings, signage, lighting posts, vending kiosks, and paving respond and abstract existing patterns of expression evident within the community and/or representative of the residents' cultural roots. The tectonics respond to the needs and scale of the individual, while creating a sensory experience

SITE AND **APPROACH**

LANGLEY PARK

Langley Park's suburban character has led to the city's disconnection. Langley Park is essentially an orphan community within the greater Washington DC area. The community also consists of fragmented or orphan neighborhoods that, in turn, are replete with expanses of parking and other orphan spaces. This fragmented community demonstrates issues of orphan space and discontinuity at multiple scales.

Simultaneously, Langley Park is comprised of a culturally rich immigrant community of primarily Latino and Caribbean descent. The majority of Langley Park residents are poor, and suffer from many socioeconomic and language barriers. Their limited resources have resulted in many youth loitering streets, in high crime rates, and low graduation rates. Even with such strong barriers, the community makes use of what limited space it has to embrace a rich culture of gathering, performance, and vending. This latent identity remains disguised by an agitated and fragmented cultural and urban landscape.

PROCESS

Activities, demographics, and movement patterns, serve as primary mapping observations over

multiple sites within Langley Park, facilitating the exploration of orphan space. Layering of icons

and blocks of color illustrates the patterns in both plan and section. This analytical documentation

yields a dynamic program, one similar to a community center but broken down and adapted to

meet the flexible needs of the community. Spatially, the program reinforces existing activity

patterns while providing greater resource support and connectivity. To fight the socio-economic,

infrastructural, and topographical barriers that fragment the community—to connect Langley

Park—larger and bolder spatial moves have evolved. The ambiguity of orphan space or

"in-between space" has led to the redefinition of an urban landscape—of interventions that explore

the relationship of indoor and outdoor space, of spatial overlap, and of rhythm and pattern. The

transitional and palimpsest nature of unclaimed spaces has led to an evolving and reactive

process.

2_**URBANISM** AND THEORY

HISTORY OF **URBAN THEORY**

HISTORY AND SUMMARY

Throughout the centuries, cities have experienced periods of plight, sparking designers to react.

Renaissance architects relied on geometry and plaza-making to regularize the medieval city, while

Baroque designers and rulers emphasized lines of force to open up the urban fabric. In the 1920s,

community boards introduced similar park and zoning movements to "clean-up" the city. These

urban renewal responses also inspired the dangers of modernist theory. Numerous contemporary

urban designers have stressed the failures of Le Corbusier's Radiant City with its superblocks,

separated use, and towers in a park.[1] These modern approaches only produced greater isolation

and crime within poor urban zones, thus fragmenting the disenfranchised from the rest of society.

The flight to the suburbs and desolation of urban centers along with technological advances incited

designers to react.

Fig. 1 LE CORBUSIER_ Villa Radieuse Sketch
Source: Everyday Urbanism, 91

Fig. 2 MODEL_ Le Corbusier's Radiant City
Source: Everyday Urbanism, 92

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[1] Kaliski, John. "Present City and the Practice of Design,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 90.
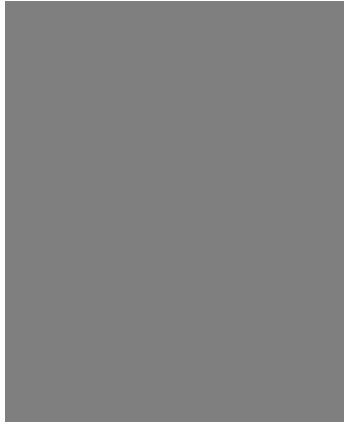
Fig.3 BACON_ Redevelopment of Philadelphia
Everyday Urbanism, 96

Fig. 4 BARNETT_Greenwich St. Special Zoning District *Source:*
Source: Everyday Urbanism, 96

In the 1960s, Victor Greun, for example, misguidedly proposed the first "mall," in his attempt to bring back the commercial streets and galleries of Europe.[2] While the idea of a collection of commercial activity along an interior street reflected pre-modernist principles, the execution only perpetuated suburban development. Others, such as Edmund Bacon and John Barnett, pushed for infill development in cities, shifting the role of the architect from simply a designer to also an urban policy maker. Although Edmund Bacon, John Barnett, and Christopher Alexander appropriately sought to redevelop urban centers, provide public space, and provide mixed uses; all three architects developed large master plans that used idealized typologies and design.[3] In other words, all three designers ignored context—particularly the small scale fabric—in favor of theory and precedent. John Kaliski, however, supported Kevin Lynch's approach—at least his theoretical framework which favors (1) vitality, (2) fit, (3) sense, (4) access, (5) control, (6) efficiency, and (7) justice as an urban strategy.[4] Unlike other designers, Lynch was not stylistically or ideologically exclusive. He favored capturing the *imagibility* and patterns of cities and spaces over test-fitting precedents.

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[2] Kaliski, John. "Present City and the Practice of Design,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 92.
[3] Ibid., 97.
[4] Ibid., 98.

Fig.5 NEW URBANISM_Shopping Center-Kings Farm

Source: CNU, online

Fig. 6 NEW URBANISM_Residential Street-Kings Farm

Source: CNU, online

His terms simply provided generic guidelines for urban design. Even Lynch, however ignores the everyday experience. Denise Scott Brown shares Kaliski's views on the failures of modern and post-modernist urban designers.[5] She insists that urban designers are dated in their theoretical frameworks, ignoring the importance of social and contextual approaches to design that embrace current social-cultural trends. She argues for the everyday experience that John Kaliski, John Chase, and Margaret Crawford advocate. Even with such support, however, the current urban design profession primarily consists of New Urbanists and/or Generic City supporters. New Urbanism builds on Lynch, Barnett, and Bacon, by providing more proscriptive design parameters focused on creating town centers, perimeter block development, mixed-use, and pedestrian experiences. New Urbanism, however, has been primarily limited to new suburban communities and has not been applied to existing urban centers. This limitation, coupled with prescriptive stylistic characteristics, continues to force a designer's ideology upon an existing place.

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[5] Kaliski, John. "Present City and the Practice of Design,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 99.

Fig. 7 KOOLHAAS_Generic City Model
Source: Ouroussoff/New York Times, 2008

Fig. 8 KOOLHAAS_Dubai Rendering/Generic City
Source: Ouroussoff/New York Times, 2008

Generic City supporters such as Rem Koolhaas, argue in favor of large mall-like structures that are futuristic in style. These urban designers support technology, diagram, and existing suburban trends above precedent. Both New Urbanisman and Generic City approaches fail to use site as the primary generator of urban response and instead have prescriptive style-focused approaches to urban design and character.[6] With socio-cultural sensitivity appearing in architecture, as evident by support in the areas of regionalism, sustainability, and architectural activism, architects should pioneer changes in the urban environment. Urban planners and designers should also prove willing to investigate the site first hand, without solely depending on pre-gathered data— data which could prove outdated or biased. An architect would never design a building in isolation; therefore, nor should an urban designer propose an intervention without understanding each component of the community.

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[6] Kaliski, John. "Present City and the Practice of Design,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 101-102.

TRANSURBANISM AND *MICRO-URBANISM*

Fig. 9 CHI-TI-NAN

Micro-Urbanism Layering
Diagram
Brussel's Core Area
Regeneration Project
Brussels, Belgium
2003

Source: Chi-ti-nan,

Micro-Urbanism

The complexity of the modern city has led to continual confusion about urban approaches to

improving city life. Fast investment, globalization, technology, and natural disasters have erased

past cultural traces and the value of gradual urban growth and evolution. As a result, only patches

or traces of important physical structures and socio-cultural institutions remain. These patches

make macro-intervention and master planning difficult, providing fuel for understanding the micro-

patterns and "internal realities" of a city.[7] This counters support of providing master plans,

guidelines, or macro-development as suggested in New Urbanism and/or Generic City design. As

the father of micro urbanism Chi Ti-nan has stressed:

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[7] Chi-ti-nan, "Urbanism," *Microurbanism*.2010. 21 October 2010. <http://www.microurbanism.net/english/projects.asp>

Fig. 10   CHI-TI-NAN _Micro-Urbanism Layering Diagram /Taian Micro-Zone Regeneration Project Taian, China
Source: Chi-ti-nan, Micro-Urbanism

> *Architects not only need to work within these inner systems but also to integrate in- situ strategies*
> *and tactics with micro-zones in order to propel the self-healing potential that has been forgotten*
> *and dumped in the cultural politics of design. The biosocial organism of complexity comprises not*
> *only repetitive routines or grass roots collective motivations, but also a steaming plasma of conflicts*
> *and re-actions, the everyday life that tests the limits of a densely populated environment. The plot*
> *in which people survive is not within a rational state but more in a kind of plasmodial living*
> *condition, as close observations generally have revealed.[8]*

Ti-nan provides an example of this emerging trend in urban thought that places emphasis on
smaller parts affecting the whole of a city.

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[8] Chi-ti-nan, "Urbanism," *Microurbanism*.2010. 21 October 2010. <http://www.microurbanism.net/english/projects.asp>

Fig. 11   CHI-TI-NAN _Micro-Urbanism Layering Diagram /Huashan District Renewal Project Taipei, Taiwan

Source: Chi-ti-nan, Micro-Urbanism

EVERYDAY URBANISM AND *THE EVERYDAY*

Much like Ti-Nan, Margaret Crawford and other designers have pioneered micro approaches to urbanism. Crawford defines the "everyday" as an "element of the ordinary human experience."[9] As French Theorist Lefebvre best describes:

> *…the everyday is fraught with contradictions and multiplicity. It is about the balance of both   the quotidian, the timeless, humble, repetitive natural rhythms of life; and the modern, the always new and constantly changing habits that are shaped by technology and worldliness[10].*

These simultaneous existences interact and influence one another similar to *dialogism*—the influence of words from varying languages by questioning definitions and changing usage.

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[9] Chase, John and Maragaret Crawford *compiled*. *Everyday Urbanism*. (The Monacelli Press, New York: 2008), 6.
[10] Ibid., 7.

Fig. 12 WALTER HOOD
Improvisation

Pattern of Activity Diagram

Source: Everyday Urbanism, 173

Individuals influence everyday spaces similarly. For example, a park bench that allows an elderly

woman to read may also serve as a bed for a homeless man. The remains left by the homeless

man will shape and change how children then interact with the play equipment and vice versa.

Each user's actions affect the use and image of the park. Everyday Urbanism, Crawford argues,

accepts and thrives on these interactions. As she describes, "[the] everyday is grounded in the

commonplace rather than in the canonical, in the many rather than a few, the repeated rather than

the unique."[11] But how does everyday theory translate into practice? Crawford and Chase stress

the importance of social mapping to understand demographics, needs, and activities

simultaneously. Her discussion of this process is abstract, rooted in theory and not in practice. How

can one apply this to the design process for an architectural, landscape, or urban intervention?

Walter Hood's urban diaries, provides an inspiring example. Hood analyzed numerous mini-parks

and streets within West Oakland through observing these parks a number of days.[12] Hood focused

on capturing different user groups at different times of day. He recorded his thoughts via a

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[11] Chase, John and Maragaret Crawford *compiled. Everyday Urbanism*. (The Monacelli Press, New York: 2008), 10.
[12] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 10.

sketchbook diary, his observations consisting of written anecdote and questions alongside sketch and collage responses.[13] Hood then proposed a design solution based on how that particular user group used the park. For example, if Hood saw a group of boys playing football in the street, he would propose a small lawn for sports activities. However, by this approach, one must account for all groups of people including the homeless, drug users, gang members, and prostitutes. While it is important to be inclusive in this social analysis, it is equally important to strategically design for the whole of the community regardless of Hood or Crawford's proposals.

Fig. 13 PHOTOGRAPH OF GARAGE SELL_ Mid-City Los Angeles
Source: Everyday Urbanism, 31

Fig. 14 PHOTOGRAPH OF COMMERCIAL DRIVEWAY East Los Angeles
Source: Everyday Urbanism, 33

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[13] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 11.

Other Everyday Urbanism attempts have appeared in Los Angeles, where the cultural ritual of selling and vending in driveways, frontyards, and streets has received both political backlash and community upheaval. To mitigate the aesthetic and order issues posed by zoning officials, architects, as part of the public architecture initiative, provided Central and East L.A. vendors with designs for both semi-permanent "carts" and more permanent "selling block" prototypes.[14] Attempts in recent years to make vending legal and accepted in L.A. have continued to face resistance by law enforcement officials (even with recent design and legislative support). However, in Paris, for example, numerous vendors along the Seine have permanent carts that lock up tightly at night but open up during the day as tourists excitably stroll along the river. Parisians have accepted this way of living as part of their culture; Americans can follow suit. This everyday approach calls for what Hood defines as "improvisation"—for the willingness to allow the experience of the context to be the catalyst for design.[15] All of Hood's solutions, along with numerous of Public Architecture's proposals, reflect both a careful analysis of the site and an openness to allow spaces and typologies to be reinterpreted and evolve. Architects often fixate on the complete control of the design and user. Designers discuss the desired promenade sequence, the desired image, and even desired means of interaction. So often designers seek to change how people interact or see the world. They aspire to create change without understanding the potential integrity of simply allowing current activities, social interactions, and imagery to continue to exist and/or evolve. They forget the importance of the "average" everyday experience.

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[14] Chase, John and Maragaret Crawford *compiled*. *Everyday Urbanism*. (The Monacelli Press, New York: 2008),144.
[15] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 3.

Fig. 15 RENDERING OF VENDING PROTOTYPES_Public Architecture

Source: Everyday Urbanism, 146

Fig. 16 PHOTOGRAPH OF PARKING LOT_South Central Los Angeles

Source: Everyday Urbanism, 86

EVERYDAY AND *ORPHAN SPACE*

Urban designers and planners continue to use stylistic ideology and precedent to solve urban

problems with little regard for the current use and character of space and streets. These "urbanists"

discuss the plight of American cities and the loss of "democratic public space" once evident in both

Europe and the Americas.[16] While the agora and forum may provide excellent examples of strong

public squares, Crawford and other everyday urbanists question their relevance. Most importantly,

she points out that architects and urban designers hold idealized perceptions of the agora and

forum as strong democratic and public space models. However, the agora, forum, and Italian

piazza demonstrate examples of spatial exclusion and not democracy. Slaves were not welcomed

in the agora, non-roman citizens in the forum, and commoners in most prominent Italian piazzas.

These great spaces ignored the disenfranchised and yet current urban designers continue to apply

them as precedents in poor urban zones. In fact, most city parks fail to attract lower middle class or

lower class users, countering accepted political thought.[17] Instead, the upper middle class, the

citizen's with the greatest private amenities, continue to flock to city parks, recreation centers, and

public gardens.

[16] Crawford, Margaret. "Blurring Boundaries: Public Space and Private Life,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 22.
[17] Goldsteen, Joel and Cecil Elliot. *Designing America: Creating Urban Identity*. (Van Nostrand Reinhold, New York: 1994), 15.

Fig. 17 PHOTOGRAPH OF SERVICE ALLEY
Linda Vista Elementary School

Source: Everyday Urbanism, 130

Fig. 18 NEIGHBORHOOD PROPOSAL_ Alley
Adjacent to Linda Vista Elementary School

Source: Everyday Urbanism, 131

However, urban sprawl and suburbs are replete with orphan spaces that can offer opportunity instead of liability. These often ignored spaces exist as parking lots, side lawns, enlarged sidewalks, or service areas. Crawford argues that designers need to accept and be more open to peoples' perception and use of space while transforming the current urban landscape.[18] Why should the park be designed for the doctor on the street and not for the homeless man pushing a cart? Similarly, why should more "trivial" spaces such as parking lots be ignored? Contextualism and understanding developed through observation and innovative design can produce powerful spaces that can shape and change lives. While it may prove difficult to design a street environment for both the teenage bicyclist and the prostitute, the designer should refrain from judgment and cleverly find common ground.

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[18] Crawford, Margaret. "Blurring Boundaries: Public Space and Private Life,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 28.

Since everyday space is defined as essentially every space that shapes or takes part in the ritual experience of a day, everything from a small parking spot to a front lawn could create social space that is integral in an individual's daily experience. Crawford highlights an example in Los Angeles of an auto-shop parking lot filled with broken down cars during the day. As evening sets in, the cars not returned to their owners are locked up, leaving the parking lot open for further use. Not surprisingly, a small vendor sets up a *carne asada* stand, cooking late into the night with both pedestrians and drivers stopping in for dinner or a snack.[19] As the night sets in, the vendor locks up the gate and travels home, leaving the lot for late night mischief. This parking lot, although seemingly mundane, becomes an outdoor café at night that enlivens the street and pedestrian experience.

By this broad and universally inclusive definition how does one propose any intervention because all spaces can be considered of cultural or social worth? One can assume it is up to the designer to judge the relevance of everyday activities and the need to balance needs, current use, and potential. It is up to the designer to propose a harmony between existing social rituals and future use. Los Angeles, especially West Hollywood, as a dense and car-dependent community, provides a case study for transforming orphan space. Designers, primarily from the public architecture initiative, have attempted to improve the pedestrian experience by creating micro-parks along or in front of retail businesses and in a few parking spaces. The idea of creating a small park within a few parking spaces has sprung up across the nation through the development in 2007 of "Park Day."[20] In L.A., Seattle, San Francisco, and other American cities, numerous downtown parking spaces were creatively converted into temporary parks, leisure spaces, and/or overflow spaces. As

[19] Crawford, Margaret. "Blurring Boundaries: Public Space and Private Life,"*Everyday Urbanism*. (The Monacelli Press, New York: 2008), 24.
[20] Chase, John and Maragaret Crawford *compiled*. *Everyday Urbanism*. (The Monacelli Press, New York: 2008), 198.

Chase and other designers have argued, if each person in the U.S. claims four parking spaces nationwide, why not re-event the parking space into a small unit of future change and opportunity. To enhance the nature of these parks and the pedestrian experience, many have vocalized a need for "common objects" such as bus shelters, drinking fountains, mailboxes, pay phones, newspaper vending machines, and dog-walking stations.[21] According to Chase, these micro-parks and common objects are important on big boulevards because they: (1) slow automobiles down; (2) require no fee; (3) are flexible and adaptable; (4) are low cost; (5)benefit everyone; (6) make residents more amenable to commercial development (in tight urban areas); (7) humanize The street; (8) involve private sector in public good; (9) provide equal opportunity aesthetics (10) encourage diverse social encounters and attracts tourism.[22]

By creating temporary and removable structures, similar to vending vans and carts in L.A., these parking spaces could be transformed to generate everyday social experiences that would support the current urban fabric. Storage would remain the one hindrance. Where would the café store its movable seats? In San Francisco, planners have proposed more permanent solution to combat this issue. They have proposed a series of sidewalk extensions that create micro-parks.[23]These "parks" are then gated and locked late at night and/or compressed. San Francisco has currently investigated creating these sidewalk extensions to create small gyms, cafes, and "living rooms" that encourage spontaneous social interaction, enhance the pedestrian experience, and slow down automobile traffic.

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[21] Chase, John and Maragaret Crawford *compiled. Everyday Urbanism.* (The Monacelli Press, New York: 2008), 111.
[22] Ibid., 118-119.
[23] Ibid., 196.

Fig. 19 RENDERING OF DOGWALKING STATION_Public Architecture for Parking Day Initiative

Source: Everyday Urbanism, 194

Fig. 20

GYM PROPOSAL_Micro Urban Park by Public Architecture

Source: Everyday Urbanism, 199

URBAN *ACUPUNCTURE*

Fig. 21 IMAGE_Illustrating Parallel between Acupuncture and Urban Theory   *Source:* Author

While Micro-Urbanism and Everyday Urbanism focus on the intimate micro experiences of urban

space, Urban Acupuncture provides a macro lens for applying micro studies. Urban Acupuncture

merges Chinese medical theory and urban ecology and environmentalism to develop a new

approach to city development and change. This approach focuses on uncovering the overlapping

layers of various "energy flows" in order to create a sustainable and human scaled urban

environment.[24] Masaro Casagrande and other acupuncturists believe in uncovering the latent

energies and orders of city as a vehicle for change. They value the human scale of space and the

connection of these spaces to generate order and influence at the urban scale.

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[24] World Architecture Community, "Urban Acupuncture" *World Architecture:* 2010. 7 October 2010.
< http://www.worldarchitecture.org/theory-issues/?position=articledetail &codde=2276&up=401&title=articles @ WA>

Fig. 22 DIAGRAM_ Urban Acupuncture Theory. The designer must first create pressure points in the targeted area. The concentration of pressure points, along with the understanding of energy flows and movement systems, helps relieve toxins from the urban part of the city thereby unifying spaces ad paths.

Source: "Urban Acupuncture at Parnell Square," The RIBA 2006

Brussels has drawn on Urban Acupuncture theory to develop an "organic matrix of democratic spaces."[25] These micro-scale spaces draw from a layering of human interaction that aspires to connect Brussels. To achieve this greater sense of community, designers and urban designers have drawn from four basic elements that reflect cultural values and programmatic needs. These elements include the lighthouse, bathhouse, firehouse, and greenhouse. The lighthouse serves thematically as a space for leisure, reflection, and education, primarily providing moments in the urban landscape for quiet reading. The bathhouse, conversely, draws from the need to recreate, from the value in pools, saunas, and hot baths. These spaces encourage recreation, meditation, and small group gathering. Similarly, the firehouse draws from the cultural value and reverence in the fireplace. These open-air spaces encourage gathering and performance. The greenhouse, conversely, provides a garden escape from people and the city. It creates a space for intimate reflection and discovery. These moments are then networked and overlapped depending on their needs, value, and scale for the city.

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[25] World Architecture Community, "Human Layer Brussels/ Casagrande and Rintala_Change Brussels Belgium" *World Architecture:* 2010. 20 October 2010. <http://www.worldarchitecture.org/links/?waurl=http://humanlayerbrussels.blogspot.com>
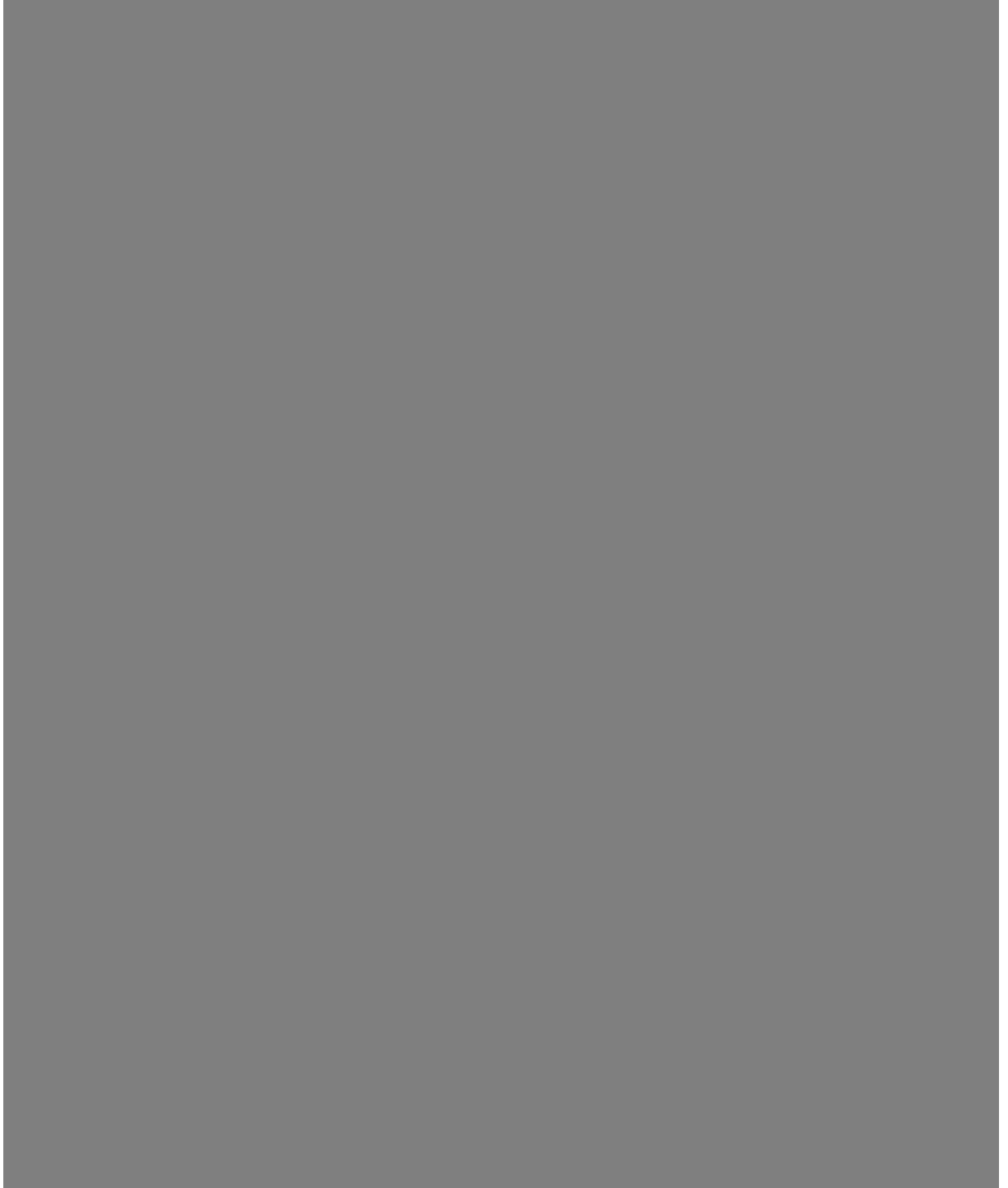
Fig. 23 LAYERING AND NETWORK_Themed Elements in Brussel's Urban Intervention / La Nuite de Livre, 2006
Source: World Architecture, Human Layer_Brussels/Urban Acupuncture

Fig. 24 PHOTO MONTAGE

Lighthouse

Source: World Architecture, Human Layer_Brussels/ Urban Acupuncture

Fig. 25 PHOTOGRAPH Bathhouse

Source: World Architecture, Human Layer Brussels/ Urban Acupuncture

Fig. 26
PHOTOGRAPH
Firehouse

Source: World
Architecture,
Human Layer

Brussels/
Urban
Acupuncture

Fig. 27
PHOTOGRAPH
Greenhouse

Source: World
Architecture,
Human Layer

Brussels/ Urban
Acupuncture

SUMMARY AND *CRITIQUE*

Everyday Urbanism, Micro-Urbanism, and Urban Acupuncture provide examples of incrementalism—of urban theory formed by a series or *patterning* of individual spatial interventions. Such an approach helps re-create natural aggregative city growth, responds more closely to contextual issues, and places value on everyday human experiences. Incrementalism's inherent weakness lies, however, in its piecemeal nature of urban design. By focusing solely on individual orphan spaces, one can lose sight of developing stronger connections or an overall vision for community improvement. In other words, individual spaces fail to form a cohesive approach to mitigating larger socio-cultural and infrastructure issues. This weakness provides the primary strength of the holism, categorized by master planning. New Urbanism, Generic City Urbanism, and other master planning approaches design for the entire community, with individual interventions supplemental to the primary ideological focus. While Everyday Urbanism's focus on orphan spaces could produce disparate urban interventions, one could categorize Langley Park as an orphan community outside of the Washington, D.C. area. As an ambiguously defined "leftover" place Langley Park seeks identity similar to its individual spaces. Adapting this seemingly micro theory to provide a macro lens will help transform Langley Park. This allows incrementalism to provide the primary lens for investigating Langley Park. Additional macro approaches to networking paths, materiality, and streetscape aspire to tie together all individual interventions. Program will be identified using a micro-focused approach but linked thematically similar to Brussel's recent Urban Acupuncture proposals. Phasing strategies will also be applied as a means of increasing the scope and reach of these smaller interventions.

PRECEDENT AND **METHODOLOGY**

COLLAGE_ SOCIAL MAPPING

Fig. 28 DAY 1: The
Garden_Hood's Collage
Responses

Source:
Urban Diaries, 20

Renowned for his studies in West Oakland, Hood merged sociology, landscape, and architecture to

propose unique and contextual interventions along the street and dilapidated "mini-parks" of West

Oakland. Durant Mini-Park provides a pivotal example of Hood's unique design process. This small

mini-park was wedged between an elementary school and duplex. The run-down park only

contained play equipment, a few benches, and a drinking fountain.[26] Hood decided to observe the

park over five days at varying times to identify different user groups, their needs, and

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[26] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 5.

Fig. 29 DAY 2: The Playhouse
Hood's Collage Responses

Source: Urban Diaries, 21

ultimately proposals that could enhance the park. On the first day, Hood noticed multiple jugs and

buckets filled with flowers and other small plants. In response, he proposed that the park have a

small community garden to encourage future land stewardship.[27] On the second day, he noticed

that the children played games without using the play equipment. Hood, therefore, suggested the

removal of the playground but the manipulation of landform to encourage creative play. On the

third day, he observed a small couple that sat on the bench and people watched, which lead to his

proposal for a "lover's perch"—for a more intimate covered seating area.

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[27] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 21.

Fig. 30 DAY 3: The Perch_ Hood's Collage Responses

Source: Urban Diaries, 22

On the fourth day, Hood noticed two men brought beer from the corner store, sat down, and leisurely shared stories. This observation led to his proposal for a covered picnic area. On the final and fifth day, Hood noticed multiple homeless men pushing carts into and out of the park. To provide them with cans and encourage sustainable practices, he proposed the design of recycling structure. His collaged designs directly correlated to the patterns of activities found within the space and the neighborhood.[28] He simply provided alternate design solutions to enhance existing activities.

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[28] Hood, Walter. *Urban Diaries*. (Spacemaker Press, Washington D.C. 1997), 25.

Fig. 31 DAY 4: The Beer Garden_Hood's Collage Responses

Source: Urban Diaries, 23

Fig. 32 DAY 5: The Recycling Bin_ Hood's Collage Responses

Source: Urban Diaries, 24

INCREMENTAL GROWTH_*KIT OF PARTS*

Fig. 33 PERSPECTIVE OF A SLIP_ along Kingston Road   *Source:* Lateral Architecture, Cliffside Slips

Fig. 34 ILLUSTRATIVE PLAN OF PATTERN INTERVENTION   *Source:* Lateral Architecture, Cliffside Slips

Toronto, Canada has faced the same issues of suburban development and sprawl as most

American cities. Big box retail development has created a series of holes in the urban landscape.

These neglected spaces have inspired the Toronto citywide "Orphan Space Initiative" that aspires

to creatively infill these breaks in the urban fabric.[29] Unlike most design teams, Lateral Architecture

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[29] "Cliffside Slips," *Lateral Architecture*. 2010. 5 September 2010. <http://www.lateralarch.com/master.html>

proposed a series of both built and landscaped public amenity interventions that could be derived

from a kit of parts. The proposal for activities, materiality, and built form was derived from a careful

analysis of Kingston Road that included observational studies, surveys, and demographic

research.[30] The designers' contextual approach aspired to uncover the latent qualities of the

spaces and communities, similarly to how Hood hoped to understand the users and activities of

West Oakland. Lateral Architecture drew from Everyday Urbanism and Urban Acupuncture to

develop a design strategy over a "master-planning approach." This design methodology advocated

incremental growth that would draw from a tool kit of crosswalks, slips, dockings, pocket parks, and

buildings that could be altered for site specific design.[31] The ambiguity of these orphan spaces,

along with the residual nature of their form and latent identity suggests new typologies and

intervention.

Fig. 35 KIT OF PARTS_ Thin "Slips"   *Source:* Lateral Architecture, Cliffside Slips

Fig. 36 KIT OF PARTS_ Wide "Slips"   *Source:* Lateral Architecture, Cliffside Slips

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[30] "Cliffside Slips," *Lateral Architecture*. 2010. 5 September 2010. <http://www.lateralarch.com/master.html>
[31] Ibid.,

Fig. 37 PHASING PLAN
Illustrating Incremental Growth
over 25 Years

Source: Lateral Architecture,
Cliffside Slips

Landscape provides the key to Lateral Architecture's approach, providing a transition that

embodies and draws from ambiguity to create a series of both programmed and un-programmed

spaces that can be reinterpreted more seamlessly than built form. As Lola Sheppard has

repeatedly emphasized, landscape generates a "soft catalyst" for change. The urban kit of parts for

these pocket parks (often combined with crosswalks to create slips) emphasizes singular use and

themes because of scale.[32] These individual spaces together form a patterned and layered urban

intervention that accepts the duality and symbiotic need of public and private partnerships to create

greater sense of ownership and community pride.

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[32] "Cliffside Slips," *Lateral Architecture*. 2010. 5 September 2010. <http://www.lateralarch.com/master.html>

Fig. 38 SITE PLAN_Highlighting Components of Intervention

Source: Pasajes Emergentes, Cuatro Parques y una Calle

Pasajes Emergentes, conversely, applies Urban Acupuncture theory to Barranquilla, Columbia. As a once prominent industrial port town, Barranquilla has many dilapidated neighborhoods in need of urban renewal.[33] Drawing on existing context, Pasajes Emergentes proposed four parks and a linear path. Each park, had a different focus with materiality (primarily in landscape material) tying the intervention together. The organic kit of parts and materials develops from a layering of built and landscape form—from a rhythmic *patterning* of color, graphics, and materiality along the paths that leads the user to the parks. Each park, while accommodating multiple activities has a themed focus. The large urban plaza that abuts the church acts as a large gathering and performance space, supported by expanses of paving, a stepped stone feature, and columnar-like trees at the fringes. The second park provides small gathering and informal leisure space along the edges with a larger paved gathering space for more informal gathering at the center. The seating and "dining tables" along the shaded edges also act as a planar reminder of the historic warehouses torn down

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[33] "Cuatro Parques y una Calle,"*Paisajes Emergentes*. 2010. 29 September 2010. <http://www.paisajesemergentes.com/>

for the project. The third primarily trellised space provides a community garden and market, with the frames drawing from the structure of the old buildings. The fourth and final park acts as an education space fraught with discovery and reflection. The designers used the remains of the facades as a graphic reminder for the historic nature of the port. Additionally, they proposed a large modern "arc" as a counterpoint to act as modern cultural landmark—as a reminder of Baranquilla's history.[34] Conversely, the path has a series of programmed spaces along the "street" with zones identified from reuse of facades and differentiation in color and/or plant material.

Fig. 39 AERIAL RENDERINGS_ Four Parks

Source: Pasajes Emergentes, Cuatro Parques y una Calle

[34] "Cuatro Parques y una Calle,"*Paisajes Emergentes*. 2010. 29 September 2010. <http://www.paisajesemergentes.com/>

Fig. 40 RENDERING OF PATH_Diagram of Patterning

Source: Pasajes Emergentes, Cuatro Parques y una Calle

Fig. 41 PLAN AND SECTION_ Patterned Kit of Parts and Zones Illustrating the Main Path

Source: Pasajes Emergentes, Cuatro Parques y una Calle

3_CONTEXT AND CULTURE

HISTORY AND **PEOPLE**

LOCATION AND *BOUNDARIES*
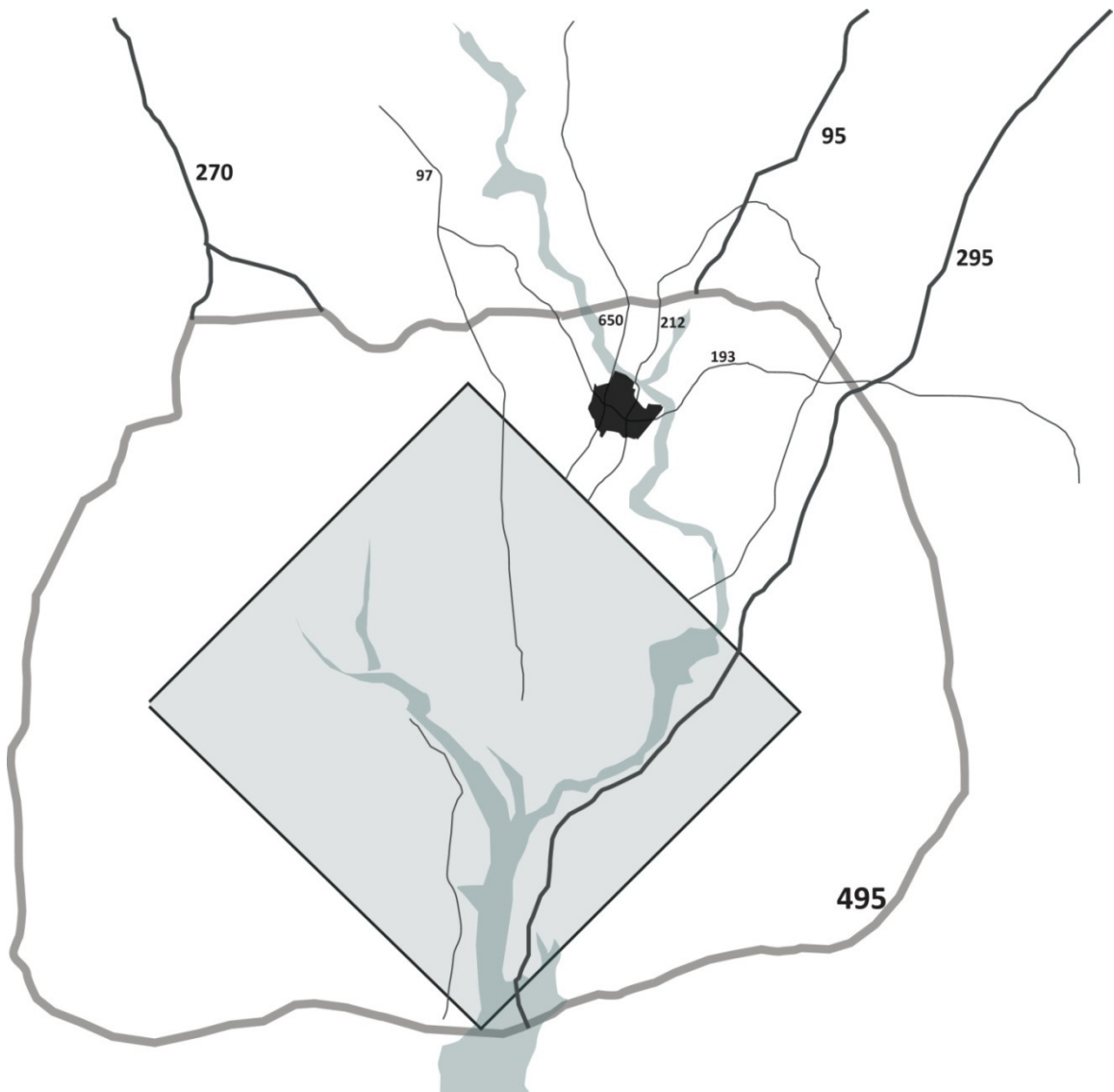
Fig. 42

GEOGRAPHIC LOCATION_ D.C/Metro Area

Source: Author

The Langley Park/Takoma Park Crossroads is located within five miles of the district. Its close

proximity to D.C. sparked its growth, transforming it into the densest Washington D.C. suburb.[35]

While population density and diverse demographics suggest distinct urban characteristics and

needs, the infrastructure and political boundaries fragment the community into two distinct zones

and five suburban neighborhoods as evidenced in figures 2 and 3.

Fig. 43

POLITICAL BOUNDARIES_ The Political Boundaries that Define and Divide Langley Park/Takoma Park

Source: Author

Fig.44

FRAGMENTATION_ The Fragmentation and Pockets of Neighborhoods that form Langley Park/Takoma Park

Source: Author

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[35] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 1.

The northern neighborhood consists of primarily working-class and some middle-class residents and has a diverse cultural mix. The middle neighborhood, on the other hand, consists of predominantly Latino and working class citizens.[36] The third neighborhood or commercial district within the Prince George's County border is isolated from the surrounding residences but integral to future development. Although demographically, socio-economically, and culturally a part of the social fabric, the fourth and fifth neighborhoods are located across the Montgomery County line, politically separated from Langley Park. Prince George's County originally contained the North Takoma Park area; however, in 1995, Montgomery County annexed the northern zone in hopes of unifying it with its historic center.[37] This process has only fueled further confusion and lack of identity within the Langley Park community, making University Boulevard and New Hampshire Avenue's true political, social, and physical barriers.

HISTORY AND *CULTURE*

Fig. 45

SECTOR PLAN_1963, Highlighting Willowbrook Seminary Estate

Source: Langley Park: A Case Study in Preservation, 17

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[36] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 9.
[37] "What is the History of Takoma Park," *The City of Takoma Park*. 2007. 30 September 2010.<http://www.takomaparkmd.gov/>

Fig. 46

1963 AERIAL
Willowbrook
Seminary before
Residential
Development

Source: Langley
Park: A Case
Study in
Preservation, 16

Langley Park once served as an elite summer estate, as a summer home away from D.C.

Frederick and Henrietta McCormick-Goodhart built their country house in the 1920, after acquiring

land from local families. [38] Henrietta McCormick-Goodhart then transferred the estate to her sons

Leander and Frederick Hamilton. The postwar-housing boom inspired Leander to parcel up the

land and sell the first area for the creation of garden apartments in the 1940s and for commercial

development along the southern edge in the 1950s.[39] In the late 1940s, the eastern edge was sold

to a different developer to create smaller apartment complexes and duplexes. In 1947, Leander

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[38] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 2-1.
[39] Ibid., 2-2.

43

then transferred the remaining 25-acre estate, including the mansion, to the Eudist Fathers of

Montreal whom transformed the site into "Willowbrook" Seminary as seen in figures 4 and 5.[40] The

demand in suburban housing following WWII, along with surrounding development, put financial

pressures on the estate, which forced the Eudist Fathers to sell the land in 1963. Jerry Wolman

and Associates developed high density apartment structures that ignored the historic and cultural

importance of the mansion, which soon fell in disrepair as seen in figure 6.[41]

Fig. 47   1980s PHOTOGRAPH_ McCormick-Goodhart Mansion Falling in Disrepair
         Notice boarded up windows and fence to minimize trespassing and further damage.

         Source: Langley Park: A Case Study in Preservation, 20.

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[40] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 2-2
[41] Ibid.,

Fig. 48

2010 OPENING
Multicultural
Center in
McCormick-
Goodhard
Mansion

Source: CASA
de Maryland,
web.

After WWII and the post-war housing boom, Langley Park became a starter community suburb for

working class and middle class white European-Americans and Jewish-Americans.[42] However,

desegregation in the 1970s brought violence and drugs to the neighborhood. The rise in crime,

compounded with racial tensions, led to most white families migrating to Howard County and the

northern edge of Montgomery County. In the 1980s, several civil wars in Central America, shifted

the area's demographics to a predominantly Latino population. Over 15,000 of the 20,000 current

residents are of Latin American descent with the majority from El Salvador and Guatemala.[43] The

large immigrant population had also experienced increased population influxes from Vietnam, Haiti,

and Jamaica. With over half of the Langley Park community foreign born, the residents have

struggled with language, education, and in having a political voice.

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[42] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 2-3.
[43] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 2.

The demographic shift changed the nature of commercial development along University Boulevard or what has become known as Maryland's "International Corridor." Within a mile of the corridor are 100,000 residents of a variety of cultures.[44] Few mainstream tenants remain, with the majority of spaces transformed to support local neighborhood economies and needs. Indian restaurants and Chinese grocery stores abut Pupuserias and Mexican restaurants.

Fig. 49

THE INTERNATIONAL CORRIDOR

Source: International Corridor 1996, 1

Fig.50

PHOTOGRAPH_Prominent International Corridor Business

Source: Langley Park: Developing Community and Reaching out to Young People, 32.

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[44] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 32

Fig. 51   DAY LABORERS ON SITE   *Source:* Langley Park: Needs and Assessment 1995, 2-2

The vast parking lots also provide a day labor market for the landscaping and construction

industries. Hundreds of recent immigrants, primarily of Latino descent, line the fences along

University Boulevard and New Hampshire Avenue, while others seek safety closer to CASA

Maryland's headquarters instead of the once prominent location in the 7-Eleven parking lot at the

corner of Piney Branch and University Boulevard.[45] As Montgomery County enforced labor laws

and banned vendor trucks in the mid 1990s, Prince George's County— most notably The

Crossroads—experienced increased pedestrian traffic. Merrimac Drive and 14th Avenue

transformed into lively 24-hour streets with the "pupusa ladies" flooding the sidewalks eager to feed

hungry men.

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[45] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 10-10.

Fig. 52

PHOTOGRAH
Pupusa Vendors
along 14th Avenue

Source: Maryland's
International
Corridor, 5

As the vendor count dramatically increased from 4 in the mid-1990s to over 40 on just 14th Avenue in 2002, Professor Hanna (in a personal interview) explained that Prince George's County officials felt compelled to address the "aesthetic and public space issues." Prince George's County forced the vendors to not only acquire public health department permits but also permission to use public space which the county would not grant. While vendors banded together to form an association and pleaded with the state, the county defended their position on the issue, arguing that vendors aided in criminal activity and thwarted law enforcement.[46] Instead, the removal of the vendors has been detrimental, resulting in the creation of creating empty, uninviting streets that encourage drug activity and crime. Vendor stands were an integral part of the Langley Park ritual of social gathering, work, and play. Their disappearance has removed protective eyes off the street which has only increased the fear and reputation of crime.

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[46] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 11-3

DEMOGRAPHICS AND *CRIME*

Demographics for the Langley Park and Takoma Park area prove inconsistent due to the division of political lines as well as the large number of undocumented aliens within the community. Langley Park as a part of the larger Hyattsville census tract has varying data. The 2000 census focused on Langley Park alone confirms The Langley Park Project's (LLP) rounded numbers with 63% of the 16,214 population considered Latino.[47] The slight discrepancies in numbers from the 63 to 70% suggested within LPP's literature can be explained by the inclusion of the Takoma Park area within the LPP's scope. The overall census tract counters both these numbers, suggesting only a 40% Latino population within the larger 43,380 population of Hyattsville. In both census profiles, however, the male population between 20 and 45 proves dominant, suggesting (as evident by onsite observations) a large "single" adult population that works to support families in their distant home countries. All these statistics counter Takoma Park City, with only 14.5% of its 17,299 residents considered of Latino ethnicity.[48] The Takoma Park area reflects a balanced mix of gender and race with 48% Caucasian, 34% African- American, 15% Latino, and 5% Asian.[49] A majority of the 15% Latino population continues to border University Boulevard and New Hampshire Avenue.

City/County	Population	Latino	African-American	Caucasian	Asian	Male	Female
Langley Park	16,214	63.50%	26.50%	6.60%	3.40%	55.90%	44.10%
Takoma Park	17,299	14.40%	44.00%	37.20%	4.40%	47.10%	52.90%
Hyattsville	43,380	40.60%	39.30%	16.50%	3.60%	52.00%	48.00%
PG County	801,515	7.10%	62.70%	26.30%	3.90%	47.80%	52.20%

Fig. 53 DEMOGRAPHICS (Race, Ethnicity and Gender) Compiled comparison of Langley Park, Takoma Park, Hyattsville, and Prince George's County. _*Statistics from U.S. Census Bureau*

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[47] *Table DP-1 Profile of General Demographic Characteristics*, 2000. US. Census Bureau, Census 2000.
[48] Ibid.,
[49] Ibid.,

City/County	Population	0-19	20-34	35-54	55 and over	Non-Family Household	Single Parent-Household	Couple- Household	Avg. Family Size
Langley Park	16,214	31.00%	36.30%	25.30%	7.40%	27.20%	18.10%	41.30%	3.7
Takoma Park	17,299	26.20%	22.50%	35.50%	15.80%	42.70%	14.20%	38.50%	3.13
Hyattsville	43,380	17.40%	32.92%	36.30%	13.40%	n/a	n/a	n/a	3.5
PG County	801,515	29.90%	23.00%	31.00%	16.10%	30.90%	19.60%	44.00%	3.25

Fig. 54   DEMOGRAPHICS (Age & Households). Compiled comparison of Langley Park, Takoma Park, Hyattsville, and Prince George's County_ *Statistics from U.S. Census Bureau*

The larger female and child populations create a larger percentage of family households within Takoma Park. In fact, 40% of the community consists of typical households in comparison to 28% within Langley Park.[50] While Langley Park certainly contains a larger population of working male adults, the families found within the community continue to grow from an average family size of 2.5 in the 1980s to 3.1 in the 1990s and 3.7 in 2000.[51] As household sizes have continued to increase, Langley Park residents barely make ends meet with a median income of $33,000 or two-thirds the national average with three-quarters of all students within Langley Park qualifying for subsidized or free lunches.[52] Low wages coupled with the collective hope of returning to their home countries has limited home ownership to 22.5% within the community.[53] Without family and financial support, students struggle with their studies and often have to work afterschool to support their families while trying to learn English. A majority of the students at McCormick Elementary School require English as a Second Language (ESL) courses, although the school cannot support the demand. These issues contribute to a large drop-out rate with an average of 50% of students not graduating within the community.[54] Thus, poverty and language barriers have isolated Langley Park residents from "mainstream" America.

[50] *Table DP-1 Profile of General Demographic Characteristics*, 2000. US. Census Bureau, Census 2000.
[51] Ibid.,
[52] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 8
[53] *Table DP-1 Profile of General Demographic Characteristics*, 2000. US. Census Bureau, Census 2000.
[54] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 11

Fig. 55

DEMOGRAPHIC SHIFT_ McCormick Elementary
School, (demostrating increase in Latino population)

Source: Langley Park: Needs and Assessment, 7-3

Fig. 56

RISE IN LIMITED LANGUAGE
PROFICIENCY_McCormick Elementary School

Source: Langley Park: Needs and Assessment, 6-2

Fig. 57

COMPARISON_Students Qualifying for Free School
Meals

Source: Langley Park: Needs and Assessment, 7-2

The instability within Central America, which has led to continual political unrest and guerrilla warfare, has drawn from American gang formation to create international crime rings, with MS-13 providing an unsettling example. MS-13, or Mala-Salvatrucha has drawn on the fragmentation and isolation of Latino teens, creating a sense of family and pride that these individuals currently lack. They offer opportunity, money, and support to troubled Latino youth that feel abandoned by their working parents and the educational system. This mainly Salvadoran Gang continues to recruit youth, preying on their fears and frustrations. This has led to Langley Park's dark reputation as a crack/cocaine center inundated with violent crimes that climbed in the early 2000s, then slowly stabilized in 2008, only to recently experience another significant spike.

Year	City	Population	Violent Crime	Murder and nonnegligent manslaughter	Forcible rape	Robbery	Aggravated assault	Property Crime	Burglary	Larceny-theft	Motor Vehicle Theft
2006	Hyattsville	16,723	145	0	6	111	28	1,061	119	766	176
	Takoma Park	18,591	124	4	2	89	29	670	115	424	131
	PG County		6892	117	255	3341	3179	38398	5729	21354	11315
	MO County		2155	15	141	1166	833	23157	3804	16860	2493
2007	Hyattsville	15,152	173	2	6	124	41	1721	146	1392	183
	Takoma Park	18,539	131	1	4	83	43	699	140	432	127
	PG County		6,134	123	226	3092	2693	35628	5940	19,745	9943
	MO County		2059	19	129	1096	815	23567	3550	17534	2483
2008	Hyattsville	15591	171	4	1	125	41	1670	203	1321	146
	Takoma Park	17493	120	0	4	79	37	617	135	383	99
	PG County		5966	102	215	2954	2695	34856	6636	20046	8174
	MO County		2087	21	131	1100	835	24888	3603	19027	2258
2009	Hyattsville	15346	126	0	0	86	40	15417	142	1249	126
	Takoma Park	17741	104	0	5	54	45	659	112	470	77
	PG County		5338	86	197	2634	2421	29647	6707	16894	6946
	MO County		2033	13	124	992	904	23099	3011	18356	1732

Fig. 58   CRIME STATISTICS _2006-2009. Compiled comparison of a variety of recorded crimes for Hyattsville, Takoma Park, Prince George's County, and Montgomery County.

Source: Author
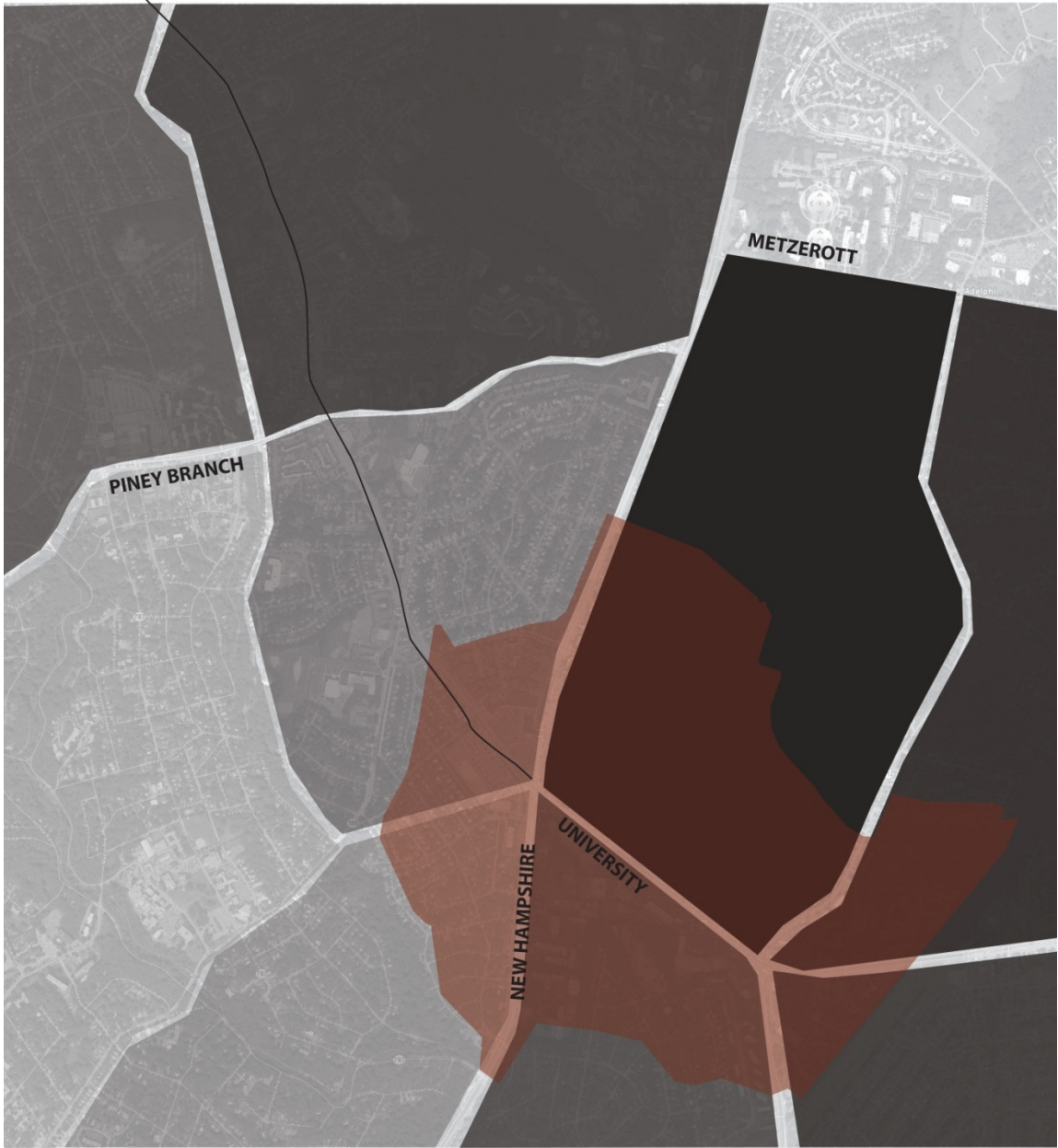
Fig. 59   CRIME DIAGRAM _Concentrations of Violent Crime by Geographic Location.

Source: Author

LAND USE AND **INFRASTRUCTURE**

LAND USE AND *ZONING*

As evidenced by the figure-ground below, Langley Park has lower-density suburban housing and commercial development. Large impassible roads that support strip-mall growth have spawned a sea of pavement and parking, perpetuated by zoning ordinances (see figures 18 and 19). The commercial strip is zoned primarily as C-S-C, or a shopping center district free from mixed-use or inclusion of office or residential units. The C-2 overlay, highlighted by the circle, suggests the potential for rezoning The Crossroads center to develop higher density retail and mixed use. This will depend on future transit oriented development (TODs) around potential Purple Line stops. (Please refer to 2008 Master Plan for further details).

Surrounding the linear commercial zoning is multifamily housing that fades out into single-family housing. However, the crowding of the single-family housing suggests multi-family density and the need to rezone those neighborhoods to provide safety for the residents. Office space appears only briefly at key intersections contrasting public buildings which hide in primarily residential zoning districts (refer to figure 21). Open space fails to exist, with zoning perpetuating its limited occurrence. In fact, within Langley Park's border, only land surrounding schools are protected as recreational or open space. However, Langley Park and Takoma Park have the benefit of the Northwest Branch Park, zoned and protected as a Recreation and Open Space District.

Fig.60

FIGURE GROUND
Langley Park/
Takoma Park and
Surrounding
Neighborhoods

Source: Author

Fig. 61

ZONING MAP
Langley   Park,
Takoma Park, and Adelphi.

Source: Langley
Park/Takoma
Park Zoning Sector Plan,
2008

Fig.62

EXISTING PAVEMENT
Parking Lots
Source: Author

Fig. 63

LAND USE

Notice
public
buildings at
outskirts

Source:
Author

LAND USE LEGEND

PUBLIC
RETAIL
OFFICE
SINGLE-FAMILY DETACHED
SINGLE-FAMILY ATTACHED
MULTI-FAMILY

TRANSPORTATION AND *CONNECTIVITY*

Langley Park lacks efficient public transportation and access. Currently three bus lines (262, 352, and 358) support Langley Park along University Boulevard, New Hampshire Avenue, and 14th Avenues. The potential for Purple Line light-rail access would connect Langley Park to D.C., Silver Spring and other surrounding cities. New Hampshire Avenue, along with University Boulevard, acts as cross-county thoroughfare jammed constantly with vehicular traffic, while Riggs Road provides a meandering secondary route that parallels Riggs Road. These three primary roads provide vehicular access to the residential neighborhoods. All tertiary and even most secondary streets reflect 1950s and 1960s favoritism in cul-de-sacs over connection. This appears most evident east of New Hampshire Avenue and north of University Boulevard. In other words, most residents must use the main thoroughfares to cross their neighborhoods, limiting connectivity and increasing unnecessary traffic.
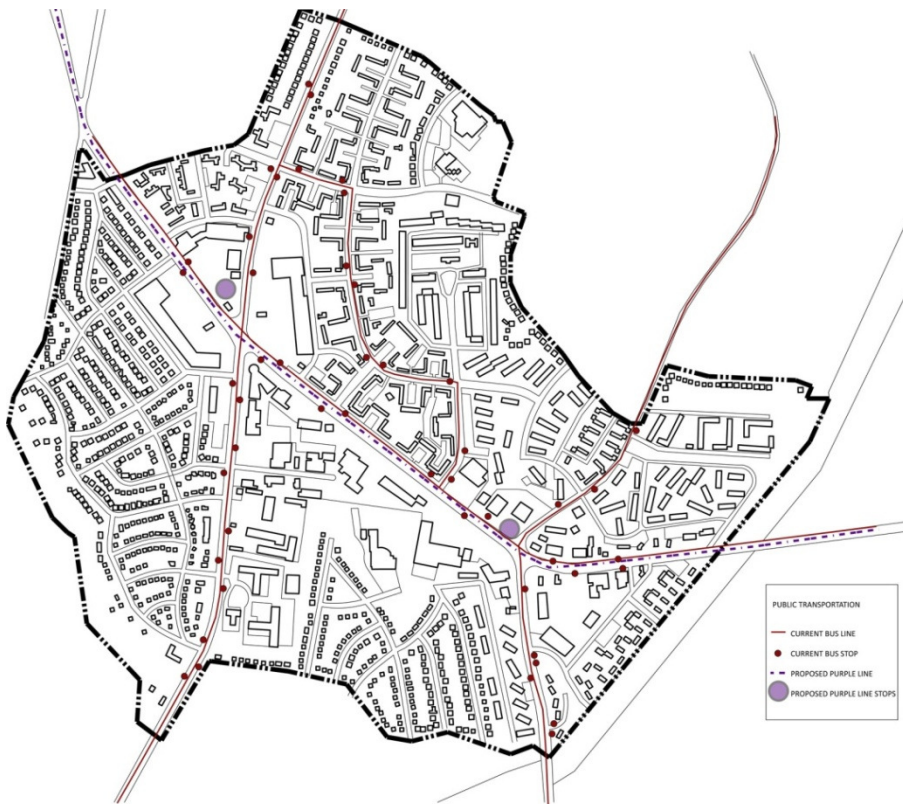
Fig. 64

PUBLIC TRANSPORTATION
Bus stops and bus lines highlighted in red.

Source: Author

Fig. 65

ROAD NETWORK _ Connectivity
(cul-de-sacs)

Source: Author

Fig. 66

STREET HIERACHY

New Hampshire and University
Boulevard are primary
connectors with Riggs Road
and Merrimac acting as
important Secondary streets.
14 th Avenue and 15th Avenue
are tertiary streets with
secondary volume and foot
traffic.

Source: Author

Fig. 67

PEDESTRIAN AND BICYCLE NETWORK

Solid paths represent the bike paths
with the dashed representing park trails

Source: Author

Because of the internationality and poverty of Langley Park, many residents chose pedestrian,

bicycle, or public transportation over vehicular transportation. The large number of "illegal"

pedestrian crossings across New Hampshire and University Boulevard has resulted in the creation

of steel fencing. This fence aspires to prevent further injuries and/or accidents but has only led to

residents crossing the street at their discretion and then following along the fence before continuing

across. Slowing down traffic, increasing pedestrian safety education, and landscaping could

influence the residents more positively. The only "safe" pedestrian paths and bicycle paths

currently exist at the edges of Langley Park. These paths follow the North Branch Park Trail that

encircles the community. However, bicycle and pedestrian safety become more apparent as one

crosses the border into Montgomery County.

PUBLIC BUILDINGS AND *SERVICES*

Langley Park suffers from limited public service support. The community does not contain its own library, recreation center, or police station. Elementary schools, most notably McCormick Elementary, sponsor community events and support programs. Only a few programs and community structures aid in community support. These institutions include: the Langley Park Senior Center, Boys and Girls Club, St. Camillus Church, and CASA Maryland.
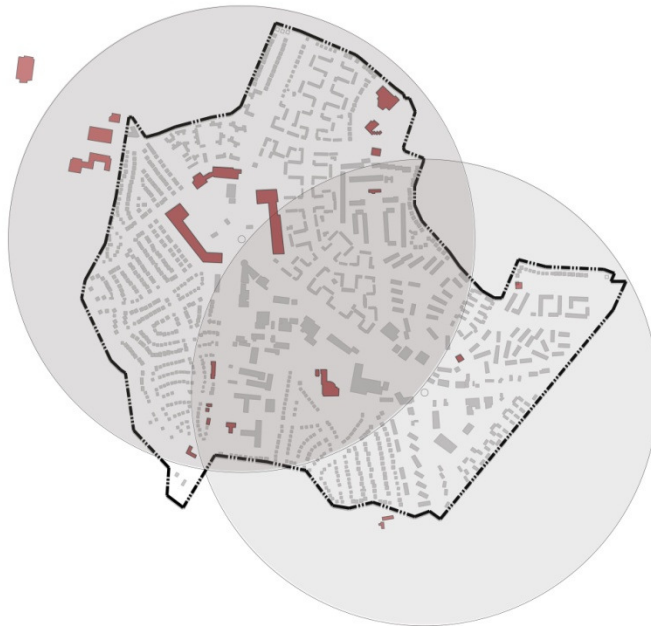
Fig. 68

10-MINUTE WALKING RADIUS
Around Commercial Center and
Public Buildings
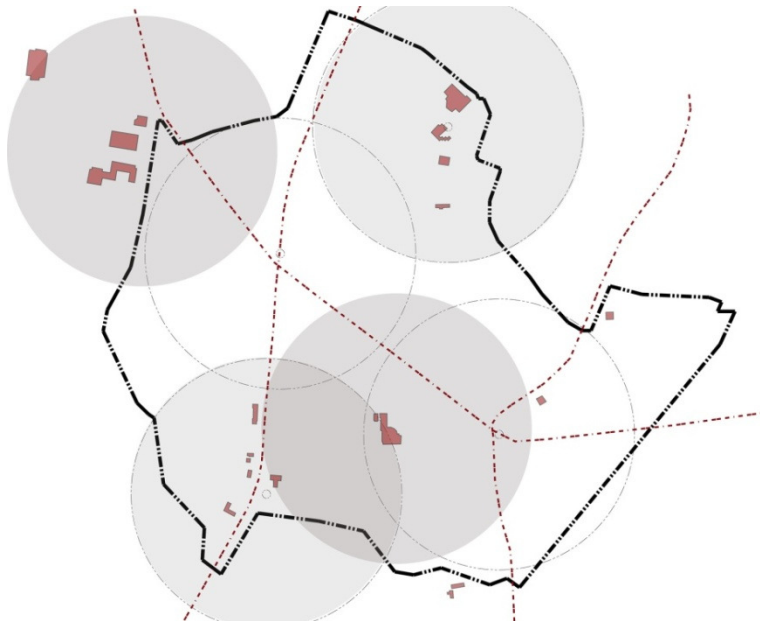
Source: Author

Fig. 69

5- MINUTE WALKING RADIUS
Around Public Buildings

Source: Author

Fig. 70   LANGLEY PARK SENIOR AND COMMUNITY CENTER   *Source:* Author

LANGLEY PARK SENIOR CENTER serves the elderly during day and weekend hours but also offers general support services in the evenings. Located adjacent to McCormick Elementary, the center occupies a former abandoned elementary school lot. The structure needs renovation and additional space, especially given the use of the center by Prince George's Parks and Recreation as office and storage. All services provided, including after-school tutoring, dance and music classes, and daycare require payment limiting their support to those outside of Langley Park.

THE BOY'S AND GIRL'S CLUB located across from the LPSC has limited funding and no national affiliation. As a result, its programs also attract those outside of Langley Park— Prince George's County residents that can afford to pay monthly for basketball camps or other recreational activities. The group continually fails to address the recreational needs of Langley Park's Latino residents, sponsoring basketball and football over soccer. Langley park youth, in fact, have no soccer field.[55]

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[55] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 13-10.

Fig. 71   ST. CAMILLUS CATHOLIC CHURCH   *Source:* Author

ST. CAMILLUS CATHOLIC CHURCH has developed a mission in Langley Park. While located in Silver Spring, the church provides language classes at the elementary school on weekends and holds the only catholic mass within the area at its church located south along New Hampshire. Recent changes in the Prince George's County Education Board and McCormick Administration has hampered the mission, limiting access to the school.

CASA DE MARYLAND recently moved its Silver Spring Headquarters to McCormick-Goodhart Mansion. Unlike the other organizations, CASA provides only for the Latin American (particularly the Central American) community within Langley Park. It has developed a strong administration and the ability for fundraising. As a result, the organization offers many services including language and citizen classes, computer and job training, day-labor networking, counseling, and legal aid.[56] CASA, however, as result of its political ties, has distanced itself from partnering with other organizations and from the residents and many of their causes. As a result, the organization has generated much distrust. CASA, does not provide much support for Langley Park youth and women.

[56] Hanna, Willliam. (*Maryland's International Corridor*. University of Maryland, College Park: 1996) 45-46.

LANDSCAPE

TOPOGRAPHY, HYDROLOGY, AND *OPEN SPACE*

In addition to social, economic, language, and infrastructure barriers, Langley Park's extreme

topography fragments the community further by separating the southern residential neighborhood.

There is a 100 ft. difference from the 220 ft. high point along University Boulevard to the low point

near the Pepco Lines. The extreme conditions have separated retailers, creating difficult pedestrian

conditions and increasing the amount of parking and pavement. Little landscape features exist

within the community, resulting in extreme run-off flooding into the North Branch Park stream

system surrounding the community. The minimal green space that exists neighbors public

buildings—most notably McCormick Elementary, Takoma Recreation Center, Carole Highlands

Elementary, McCormick-Goodhart Mansion, and the Boys and Girls Club. This green space,

however, fails to connect to the larger park network.

Fig. 72   CONTOURS_10' intervals. Northwest Park and river located in valleys. *Source:* Author

Fig. 73

PARK
SYSTEM_Green
Space.

Northwest Park
envelopes Site with
very few green fields
or parks within
community. Gray slip
refers to green space
below Pepco power
lines

Source: Author

old play equipment   lilttle to no use   lawn spaces for soccer   pinic areas only used for fesitvals and big events

sporadic play...open fields...stream valley/**public parks_recreation_nature**

Fig. 74   IMAGES OF EXISTING PARKS_Play Areas   *Source:* Author

large expanses of lawn or pavement   green hillside edges with landscape   use of fences and low walls to define edges and secure space

varies by building type...use of topography...more surrounding green/**public spaces_defined edges**

Fig. 75   IMAGES OF EXISTING PUBLIC GREENS_ Sidewalks, and Plazas   *Source:* Author

large expanses of pavement and asphalt   trees sporadic_ buffer against high traffic of street   minimal green cover

small scale trees...few liners...minimal shade and buffer/**commericial streets_ hard edges**

Fig. 76   IMAGES OF EXISTING COMMERCIAL STREETS_Curbs and Landscaping   *Source:* Author

Evergeens and other poor street trees fail to provide shade   placement fails to help pedestrian   sidewalks and streetscape bare

inconsistency in tree types...few liners...mainly ground cover/**residential streets_soft edges**

Fig. 77   IMAGES OF EXISTING RESIDENTIAL STREETS _Curbs and Landscaping   *Source:* Author

Fig. 78

HYDROLOGY
Water Network

Rivers and
Streams
primarily
located within
surrounding
park system

Source: Author

CURRENT PROPOSALS AND **CRITIQUE**

LANGLEY PARK PROJECT (LPP) *RECOMMENDATIONS*

Professor William Hanna, along with numerous planning studios, has developed a 15-year project

within Langley Park. The LPP's studies have focused on community and business partnerships,

pedestrian safety and bicycle paths, education and language barriers, and community and

recreation space.[57] Through their continual research, they have proposed stronger after-school

programs to strengthen language skills and study habits. Other suggestions include the

reestablishment of alternative schooling and afterschool programs that could help teach teens

trade skills to provide them with immediate job potential. Of greatest need, is a soccer field or other

green space for playing sports as a leisure alterative to loitering and criminal activity.

> *...Recreation has long been an avenue by which young people find positive role models,   spend leisure hours, learn new ideas and values, learn to respond and accept other cultures, racers, and nationalities etc., as well as address pertinent issues regarding their lives.[58]*

In addition to providing recreation space, pedestrian and bicycle paths should be redesigned to

increase safety. In Langley Park, the vehicle triumphs over the pedestrian. Minimal landscaping

and street lighting, coupled with tunnels and abandoned lots, increase criminal activity along the

streets and park trails. Fences along the main thoroughfares and Northwest Branch Park just lead

to increased trespassing and greater fear. The 1998 proposal suggests studying alternative

environmental design features but offers few suggestions. 14th Avenue and Merrimac Drive require

immediate studies, given their high foot traffic and proximity to public buildings. The planning

studio suggested the inclusion of a larger community space along the intersection of these roads,

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[57] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 10.
[58] Hultsan and Little, Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*.
    (University of Maryland, College Park: 1998), 25.

in conjunction with the Langley Park Community Center, Boys and Girls Club, and McCormick Elementary School. The students also emphasized the need for an urban plaza near the intersection of New Hampshire Avenue and University Boulevard, suggesting the use of the northeastern parking lot near the current furniture store. Such urban spaces are vital to creating a sense of place for the Langley Park community.

2008 MASTERPLAN

The work of Professor Hanna, planning students from the University of Maryland, and Langley Park/Takoma Park leaders has sparked change resulting in a recent master planning proposal by Prince George's County. The 2008 master plan focused on developing Transit Oriented Developments (TODS) in response to the Purple Line; place-making; and crime prevention through environmental design.[59] Designers and planners proposed high density development along University Boulevard and the TODS centers; mixed-use development especially surrounding the TODS, greater clarity of transportation; defined urban center(s); and increased pedestrian safety. Given the rise in gang violence and levels of poverty, the team also proposed greater territorial studies; eyes on the street and active streets (through mixed use); and greater maintenance of sidewalks, parking lots, and vacant lots.[60] The plan focused on developing two strong nodes for the community, to be strategically located at The Crossroads of University Boulevard and New Hampshire Avenue, as well as at the intersection of Riggs Road and University Boulevard. Greater density was suggested along University Boulevard to continue the commercial development, provide a stronger street edge, and screen parking (refer to figure 34). Transportation

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[59] The Maryland-National Capital Park and Planning Commission. Ed. Langley Park/Takoma Park Crossroads Master Plan/ Sector Plan. (Prince George's County Planning Department, College Upper Marlboro, 2008), 2
[60] Ibid., 3

improvements would dramatically alter the road network both in section and connectivity. University

Boulevard, for example would consist of three lanes on either side of the central light rail car, a

bicycle path, and pedestrian sidewalk with a 5 ft green buffer as seen in figure 35. This would

require a width of 120 ft which University Boulevard currently does not have (although the

suburban location of retail and parking would allow for expansion). Planners also located bicycle

hubs at metro and other important transit locations. Other key design changes include the creation

of a main pedestrian path that cuts through existing apartment complexes. While strengthening

connectivity would greatly benefit the community, the road network fails to take into account the

displacement of residents as a result of these interventions. This insensitivity coupled with the fear

of gentrification from Purple Line development has created uproar within the community

Fig. 79

PROPOSED STREET NETWORK

Source: Langley Park/Takoma Park Crossroads Master
Plan/ Sector Plan

Fig.80

PROPOSED DENSITY AND USE

Source: Langley Park/Takoma Park Crossroads Master
Plan/Sector Plan

Fig. 81

PROPOSED STREET
SECTION_Including
Purple Line Transit

Source: Langley
Park/Takoma Park
Crossroads Master
Plan/Sector Plan

Fig. 82

PROPOSED
PEDESTRAIN AND
BIKE PATHS

All Proposed
paths are dashed.

Source: Langley
Park/Takoma Park
Crossroads Master
Plan/Sector Plan

SUMMARY AND **CRITIQUE**

OPPORTUNITIES AND *CONSTRAINTS*

Lack of education and recreation facilities coupled with increased violence has especially taken its toll on Langley Park Youth. The school drop-out rate is as high as 50% with most youth failing school county assessments.[61] This has perpetuated the sense of isolation the residents feel. There is a rich culture of strong family ties, music, art, and food that remains hidden—masked by expanses of characterless suburban development. This vibrant culture adapts parking lots and sidewalks to sell, shop, dine, and gather because of limited defined community space and multiple physical barriers. In other words, while the suburb is densely populated, transforming single-family homes into multiple or extended family dwellings, the suburban character of the architecture and planning, has left Langley Park essentially characterless. There is no sense of place. In fact, when most residents have been asked where they live, they earnestly exclaim "East Silver Spring" or "Hyattsville."[62]To them there is no "Langley and Takoma Park." This vibrant community, full of hard-working lower-middle class citizens and undocumented aliens give life to the area through their impromptu soccer games, pupusarias, and Sunday Mass gatherings. Within the tensions and complexities of this disenfranchised community lies the opportunity to create a playfield, an urban market square, pedestrian and bicycle paths, and colorful and vibrant architecture to reestablish a sense of identity and place.

Fig. 83   2010
HISPANIC FESTIVAL

Source: Author

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[61] Hanna, Willliam. *Langley Park: Developing Community and Reaching out to Young People*. (University of Maryland, College Park: 1998), 11
[62] Hanna, William. *Langley Park: Needs and Assessment.* (University of Maryland, College Park: 1995), 1-6.

CRITIQUE OF *URBAN METHODOLOGY*

Langley Park's suburban nature, especially University Boulevard, parallel's Kingston Road in Toronto—the site of Lateral Architecture's Orphan Initiative. The seas of parking lots and latent activities present in Langley Park could be captured in a similar incremental approach. Lateral Architecture's creation of a kit of parts, both landscape and built, provides a strong precedent for developing a similar material language in Langley Park. The phased aggregate proposal could also be applied to urban interventions in the community. Langley Park's topography and scope, however, differ greatly from Kingston. Potential sites and program more greatly parallel Pasajes Emergente's proposal in Baranquilla. The sporadic nature of the sites and the inclusion of a main pedestrian pathway provide examples of how to unify various parks of multiple scales and programmatic use into one seamless intervention. While each park retains a unique purpose that responds to the existing context and activities, all spaces are unified by a catalog of landscape and by a similar application of graphic mosaic. What both Lateral Architecture and Pasajes Emergentes fail to provide, however, are built architectural interventions. Instead, both precedents rely on creating plazas, parks, and pavilions—on creating spaces over buildings. Neither of the precedents provides strong examples for supporting community program needs such as daycare, employment meeting space, or classrooms. The socio-cultural context of Baranquilla, however, provides suggestions for plaza-making that could be integral in transforming the working-class immigrant community of Langley Park.

4_ **PATTERN** AND MAPPING

DEFINITION

Throughout history architects have debated the value of ornament and pattern leading to redefinitions and values. Andrea Gleiniger, for example, has described the traditional approach to ornament as "the deliberate stylization that elevates a pattern to an independent art form whereas a pattern remains a form that serves the object." [63] This definition classifies pattern as a subcategory within the realm of ornament—a common thought among architects through the 19th and 20th century. Such thought continued in the modernist movement. The machinist age tied pattern to rational systemization and production while ornament retained a sensory meaning. [64] Technological advances simply transformed pattern into a standard, average, or normal occurrence. The development of the information age, however, linked parametric modeling and the patterning concept. Because of technological advances, pattern was no longer thought of as simply subordinate to ornament but a means in itself. Christopher Alexander and other architects have attributed the broadening value of pattern to computer science algorithms and scripting. In Alexander's exploration of digital and generative systems, he found opportunities to bridge technology and design. He argues that pattern oscillates between abstraction and reflection—that it could provide a framework and response simultaneously. [65]

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[63] Gleiniger, Andrea and Georg Vrachliotis. *Pattern: Ornament, Structure, and Behavior.* (Context Architecture: Boston: 2009), 2.
[64] Ibid., 12
[65] Ibid., 5

While pattern is multifaceted and complex in shaping lives, persons and space, it creates a vehicle for relating time, people, and place unparalleled with other theoretical approaches. It can go beyond classifying or recognizing certain phenomena to framing a design process. As Denise Scott Brown has repeatedly maintained, understanding and *patterning* cultural references and spaces can inform more enlightened design decisions.[66] While even Alexander expressed apprehension with computer technology, his "design patterning processes" illustrated the interwoven nature of design and production. Patterning can and has become a tool for bridging the gap between science and design—between concept and fabrication. It has the ability to tie urban, building, and expression together into one interwoven design problem and solution. As Alexander best expresses "each pattern describes a problem which occurs again in our environment…it becomes a formal abstraction of the design process."[67] Such methodology aids in a more thorough understanding of context and place.

Langley Park could benefit from this patterning approach, by creating a means of understanding movement, internal activities, and people. It creates a lens for understanding the complexities of space and mapping urban image and use. By applying both pattern mapping and Everyday Urbanism documentation approaches, a richer understanding of the community's values and needs will surface.

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[66] Gleiniger, Andrea and Georg Vrachliotis. *Pattern: Ornament, Structure, and Behavior.* (Context Architecture: Boston: 2009), 8.
[67] Ibid., 34

METHODOLOGY

OVERVIEW OF METHODOLOGY AND **APPROACH**

Fig. 84   CATALOG_Sites Observed.   All labeled zones incorporated in document for further study.
                   Source: Author

Langley Park's suburban nature has generated numerous orphan spaces within the community's

limits, requiring one to narrow potential intervention sites. Zones of interest were identified based

on *patterning* demographic data, land use, pedestrian and vehicular traffic, proximity to public

institutions, and availability of open space. After weekly site visits, paralleling Hood's observational

analysis, Sites "A," "B," "C," and "D"demonstrated little activity and were removed from further

study. Conversely, Site 6 originated out of spontaneous observations. To capture multiple user

groups and activities, times were strategically chosen to cover changes in daily routine. All

numbered sites were documented at 9:00 am, 1:00 pm, 6:00 pm, and 11:00 pm both on weekdays

and weekends.

ACTIVITY SYMBOLS

RECREATING   PERFORMING   DINING   WORKING   VENDING

LEARNING   GATHERING   LOUNGING/ PLAYING   LOITERING (CRIMINAL?)

ETHNICITY SYMBOLS (COLOR OUTLINE)

LATINO   CARRIBEAN   CAUCASIAN   ASIAN   AFRICAN-AMERICAN

AGE SYMBOLS (COLOR FILL)

SENIOR   ADULT   YOUNG ADULT   TEEN   CHILD

GENDER SYMBOLS   MEN   WOMEN   SAMPLE: (MALE, LATINO, 21)
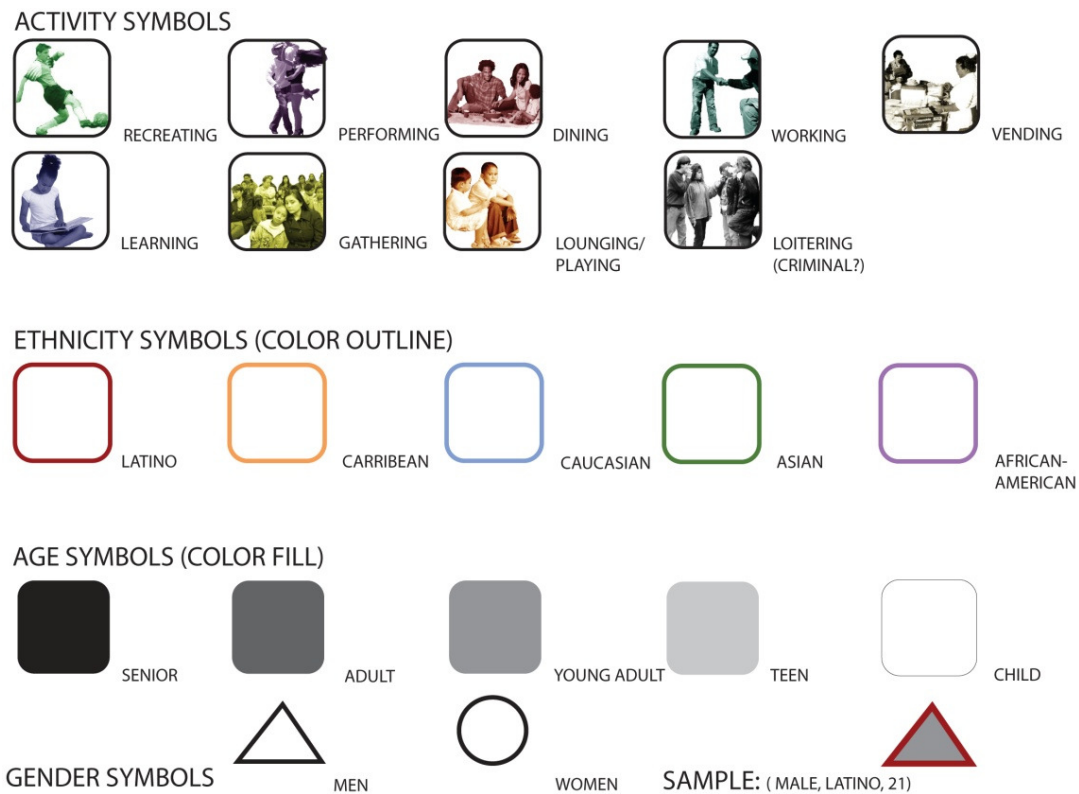
Fig. 85   GRAPHIC LEXICON_Developed for Mapping Study   *Source:* Author

A graphic lexicon was developed to represent ethnicity, age, gender, and activities. Each site was mapped with activities and movement separate from demographic data for greater graphic clarity as evidenced in figures 86 and 87. Identification of ethnicity was made on solely observational analysis based on best assumptions and reflects inherent inaccuracies. All markers represent a single individual approximating the scale of a person. Individuals were mapped in both plan and section to capture how individuals or groups use and move through the space. Additionally, sketches and narratives for various users were compiled to illustrate the daily routine of the single adult male, the mother, the child, the teen boy, and the elderly woman. The narratives paint a picture of the lives of Langley Park residents.

weekend_6:00pm

Fig. 86　　　　　EXAMPLE_Mapping of Demographics.　　　　Site 5 on Weekend at 6:00pm

Source: Author

= 1 person
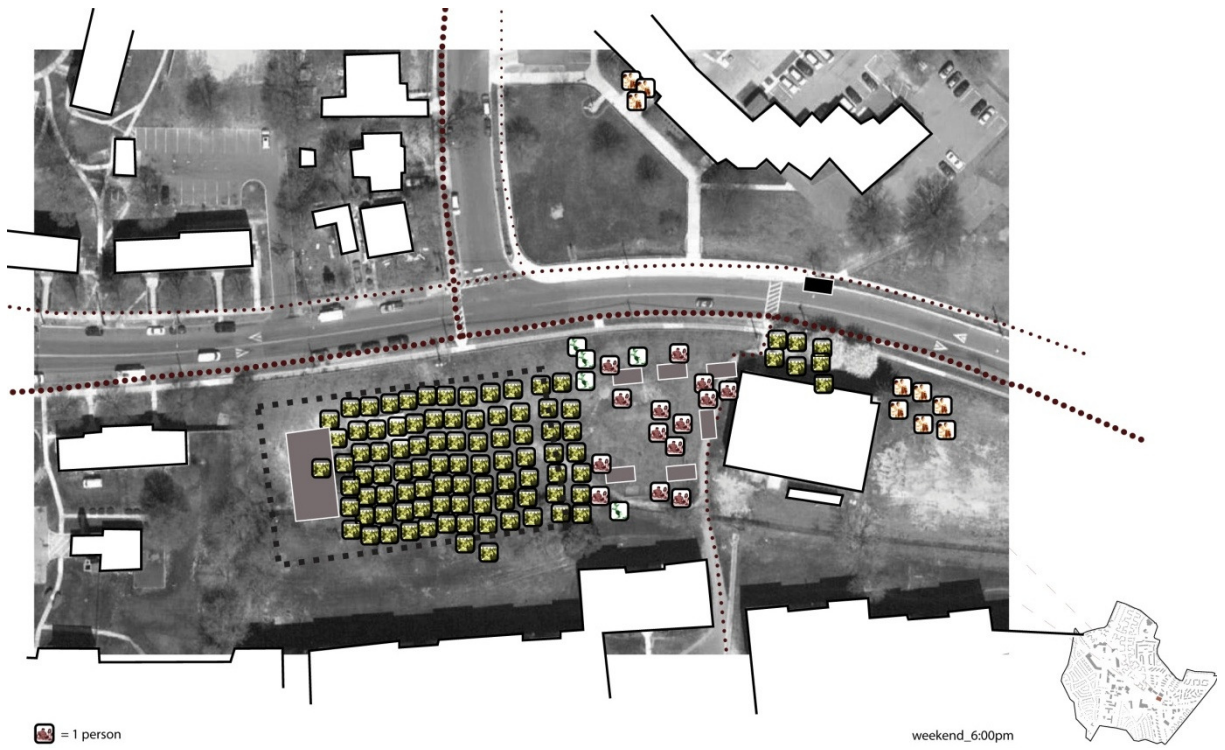
weekend_6:00pm

Fig. 87　　　　　EXAMPLE_Mapping of Activities　　　　Site 5 on Weekend at 6:00pm

Source: Author

MORNING_Seeking a day labor job at The Crossroads (site 2)

NOON_Cannot find a job; seeking shade and loitering in the parking lot (site 1 and site 2)

AFTERNOON_Walking along University Boulevard to run errands, fix cars, or sell items (vending street)

EVENING_Perhaps stopping at Tick-Tock to grab a beer or socialize (site 3)

NIGHT_Walk home alone along the green space

(site 6)

Fig, 88 NARRATIVE1_The Daily Routine of an Adult Male

Source: Author

MORNING_Running errands in nearby shopping centers (site 2)

NOON_Buying groceries from small stores

AFTERNOON_Shopping or returning home (site 1 and 2)

EVENING_Walking home from the bus-stop (site 2)

NIGHT_Picking up kids from school or bus-stop (site 4, 5, and 6)

Fig. 89 NARRATIVE 2_The Daily Routine of a Mother

Source: Author

MORNING_Walking to Carole Highlands or McCormick Elementary (site 4 and 5)

NOON_Playing or learning at school
(site 4 and 5)

AFTERNOON_Waiting for the bus to return home

EVENING_Playing in courtyard or other green spaces
(site 6)

NIGHT_Walking home for dinner and homework

THE CHILD

Fig.90 NARRATIVE3_The Daily Routine of a Child

Source: Author

SUMMARY OF **FINDINGS BY SITE**

GENERAL OBSERVATIONS AND *TRENDS*

While each site displayed unique idiosyncrasies, as a whole, all gathering and recreation activities occurred during weekday evenings or on weekends. Conversely, day labor agreements, car repair and other work-related activities occurred sporadically throughout the week, reflecting a more flexible Latino approach to errands and work. The observational analysis also highlighted a larger Latino population than recorded by the Census bureau. Discrepancies demonstrate two critical issues. On the one hand, most of the other ethnicities fail to shop, recreate, or linger in their community—particularly Asian Americans. On the other hand, it proved difficult to differentiate between Caribbean, Latino, and African-Americans. Best guesses based on clothing, and conversation was made to help differentiate. Most critically, women, children, and the elderly appeared to frequent spaces much less regularly than their male counterparts. Other than shopping for necessity, woman appeared missing from site documentation. While the male population accounts for 55% to 60% of Langley Park, woman and children should be present on these sites. Cultural issues and safety appear to account for this severe discrepancy. Site observation and cultural research suggest that Latino woman tend to stay home, and seek gathering and recreation in the privacy of their courtyard or nearby green spaces. They do venture out of the home more regularly on weekends, as a part of family ritual. Also, unlike the male population, the single woman that works typically finds employment opportunities in housekeeping, childcare, or seamstress positions located outside of community. This transfers most of their daily routine outside of Langley Park. New program and spaces need to capture this part of the population.

Site 1

Located just north of The Crossroads, this parking lot remains vacant most days and nights to vehicular traffic. Instead, groups of mainly adult male Latinos lounge under tree cover. Most interaction appears gang affiliated on weekdays and nights. During weekends, a few families and men use the landscaped zones as picnic areas. Most females and children simply move through the space, cutting through the middle to avoid the groups of single men located around the perimeter. While few activities take place in this orphan space, its proximity to both residential and commercial areas, and buffer from the busy intersection, suggest programmatic promise.

Fig. 91 SITE 1 COMPILED PLAN_All Days and Times   *Fig. 92* SITE 1 COMPILED SECTION_ All Days and Times

Source: Author
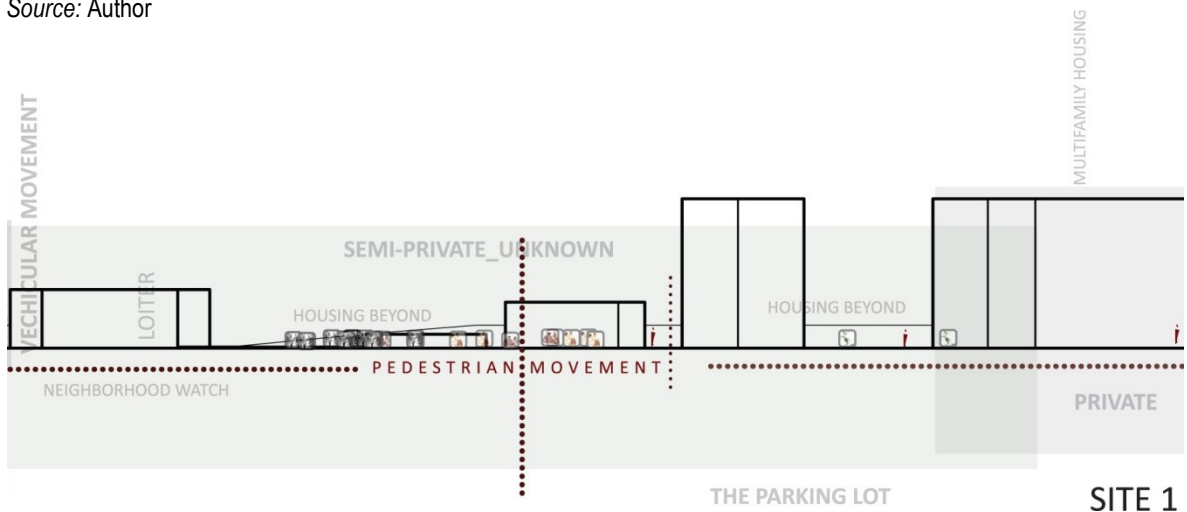
Site 2

Located at the intersection of New Hampshire and University, this parking lot bustles with pedestrian, bicycle, and vehicular traffic. Groups of mainly adult male Latinos line the metal fences on weekday mornings seeking day labor employment. As the sun rises, men unable to finding employment seek shade under a few scattered trees. In evenings and on weekends, illegal vendors join impromptu mechanics to create a lively work zone complete with salsa music blasting from their vehicles. Woman and children only come to the shopping center to pick up groceries or run other errands, typically cutting through the middle of the space. The commercial and work nature of the space suggests capturing the primary corner for greater use.

Fig.93   SITE 2 COMPILED PLAN_All Days and Times   *Fig. 94* SITE 2 COMPILED SECTION_ All Days and Times
Source: Author
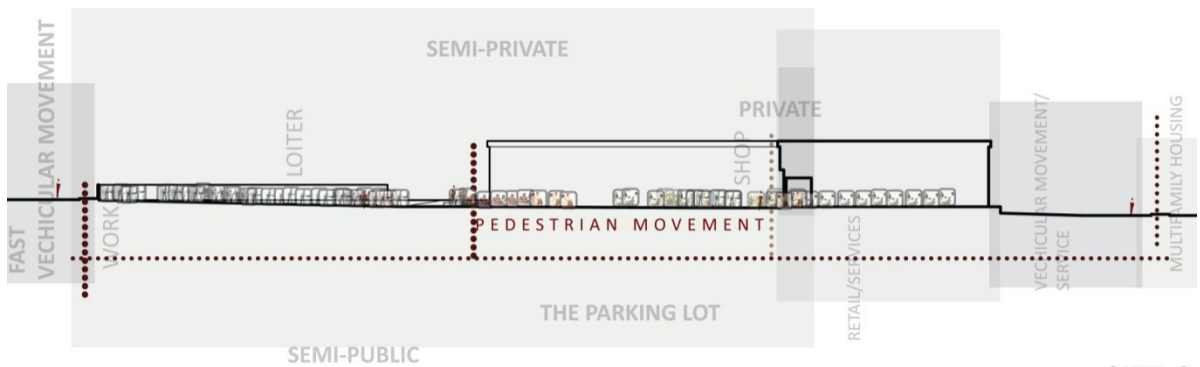
SITE 2

Site 3

Located along the corner of University Boulevard and Riggs, this parking lot remains vacant mornings and afternoons but flourishes on evenings and weekends. Most activity involves delinquent teens or adult males drinking or loitering near Tick-Tock Liquors, the northern border of the site. Occasionally, young woman join the men and drink and dine along the edges of the site. Nearby Pepco (along the western border) generates multiple self-made mechanics fixing their own cars in the parking lot. Hundreds cross through or along the pavement and continue to their homes along Riggs Road and directly behind the site.
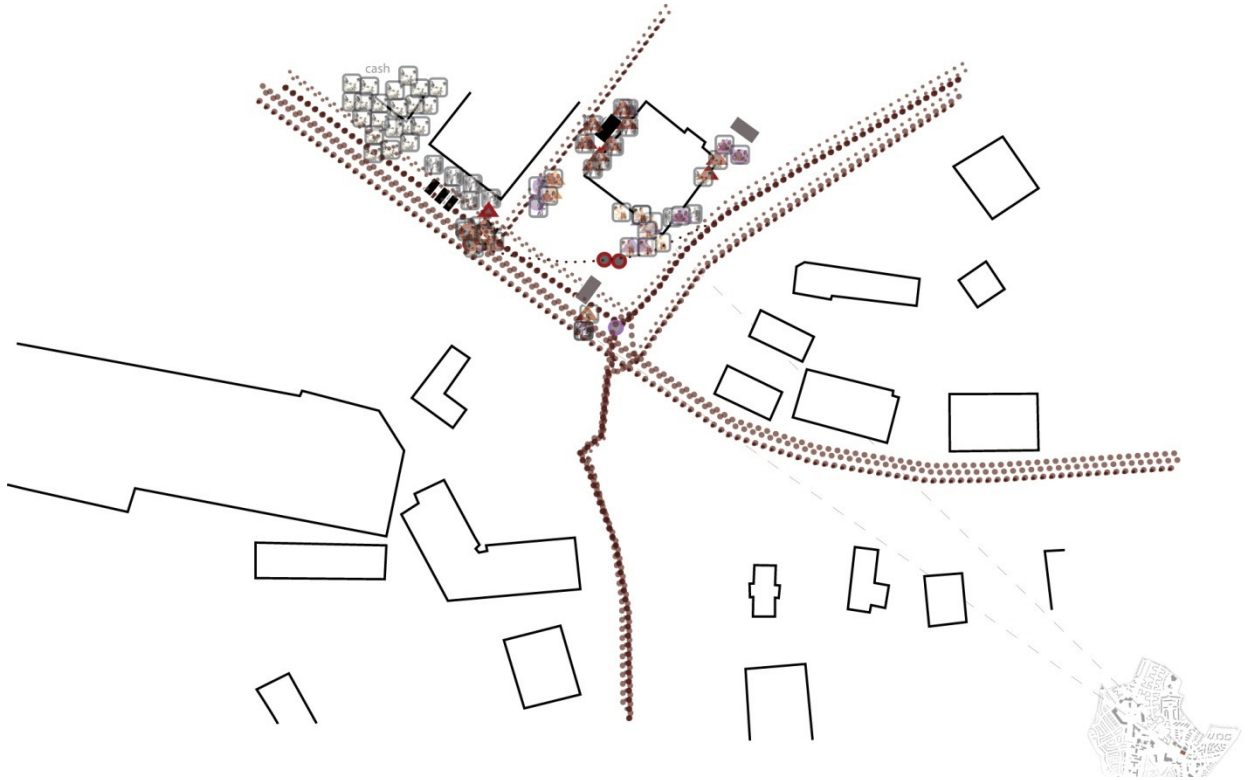
Fig.95 SITE 3 COMPILED PLAN_All Days and Times   *Fig. 96* SITE 3 COMPILED SECTION_ All Days and Times

Source: Author
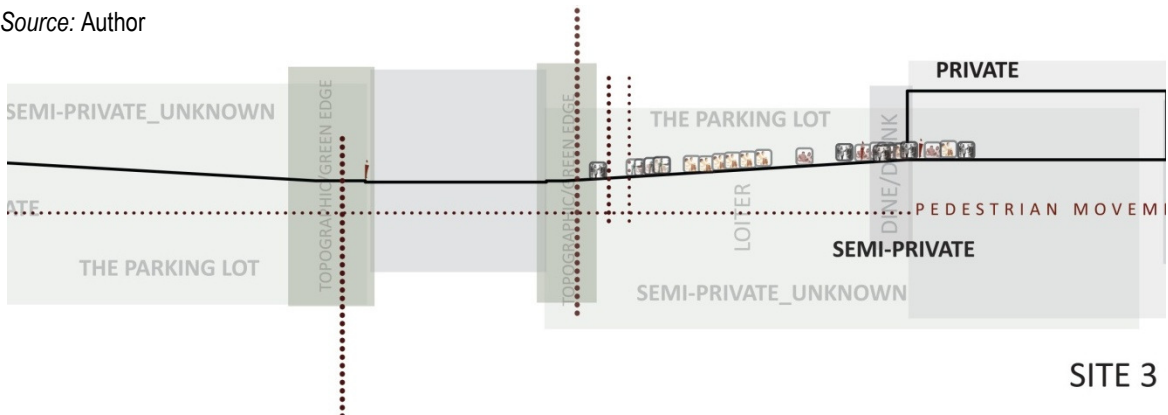
Site 4

Located on the hill behind Carole Highlands Elementary School, this poorly kept lawn, play area, and parking lot experiences large amounts of children during weekday hours. On afternoons and evenings, teens seek refuge between the trees and play quick games of soccer. The surrounding green buffer creates a quiet and safe zone away from the commercial vibrancy of University Boulevard. The site's proximity to the school and residential area suggests fostering child-friendly uses.

Fig.97   SITE 4 COMPILED PLAN_All Days and Times   *Fig. 98* SITE 4 COMPILED SECTION_ All Days and Times

Source: Author
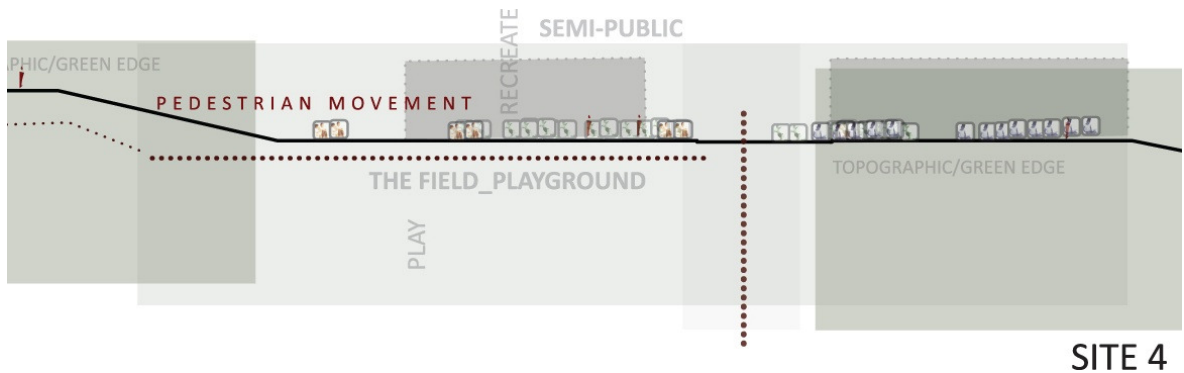
Site 5

Located just north of McCormick Mansion and adjacent to the Boys and Girls Club and Langley Park Senior Center, this site experiences large amounts of gathering. During morning hours only a few teen boys and girls loiter along the edges of the fence or Boys and Girls Club entrance, while the elderly keep their eye on them from benches overlooking the lawn. On weekday afternoons and evenings, children play games on the green spaces, with soccer more prevalent in the interior courtyard north of the site. Weekends experience an influx of families meeting for mass, community events, or even salsa parties in the Boys and Girls Club gym. Run-down housing currently blocks a direct vista from McCormick Mansion.
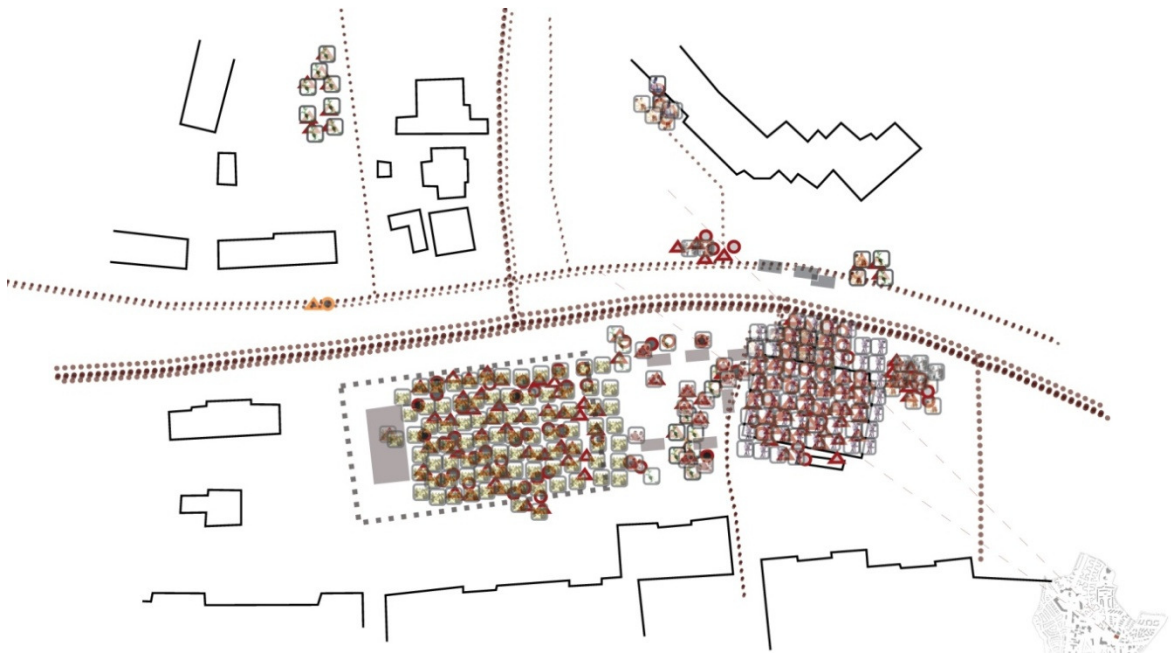
Fig.99 SITE 5 COMPILED PLAN_All Days and Times   *Fig. 100* SITE 5 COMPILED SECTION_ All Days and Times
Source: Author
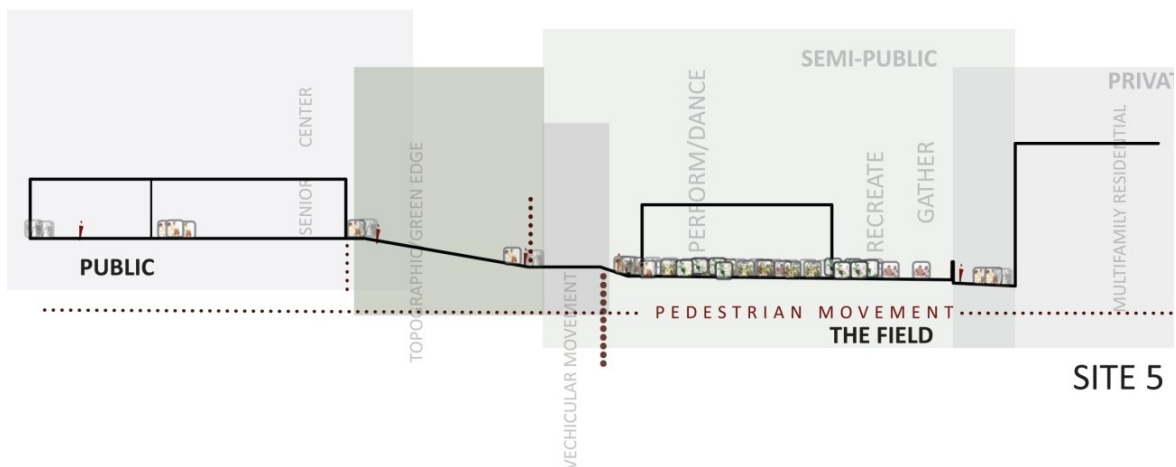
Site 6

Nestled in the residential area, behind site 3 and bordered by Merrimac Drive, this hidden green space captures large pedestrian traffic. Primarily women and children use the space. Children play soccer, football, and other games on the lawn while mothers watch them from their balconies. Large amounts of adult males walk along the edges on the way to work and back. The only downside to the site is its southern edge which suddenly terminates in a gate separating its public/private use from the commercial real-estate just beyond. It misses the opportunity to connect with the pedestrian and vehicular traffic of University Boulevard.

site 6

Fig.101   SITE 6 COMPILED PLAN_All Days and Times   *Fig.* SITE 6 COMPILED SECTION_ All Days and Times
Source: Author
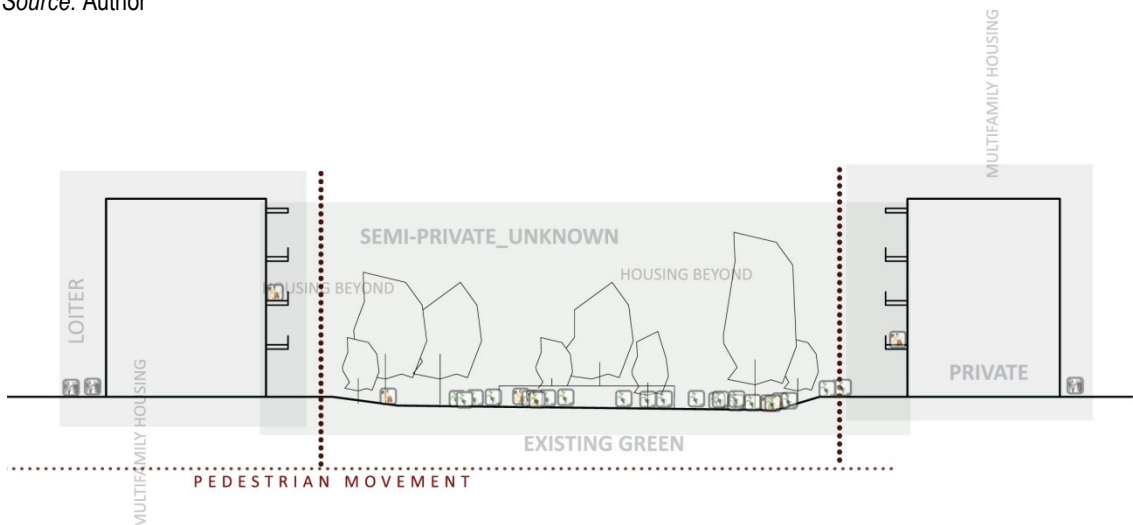
5_**PROGRAM** AND PREDEDENT

HISTORY AND **THEORY**

THE *COMMUNITY "CENTER"*

Following WWII, the United States shifted its focus to combat the plight of cities. With middle class families fleeing to the suburbs, most cities were left with greater socio-economic gaps and failing infrastructure. The combination led to the development of numerous town centers, community centers, recreation center and parks, and youth-focused centers. [68] Immediately following the war, buildings maintained elements of the universal style, with a clear machinist and functionalist approach. In the 1970s, however, municipal governments heightened their government responsibilities, resulting in the important rise of not only multi-use community facilities but also in the importance of context.[69] Sociologists sought ways to incorporate their user research to inform how a civic center could have a greater impact on its neighborhood and user group—with at risk youth and young adults of greatest concern.

With the increased cost of living and changing family values, youth face empty homes after school. Many individuals have wondered how to fill the gap not filled by the home, social agencies, or commercial structures. Most individuals, especially Americans, believe that the school is the solution.[70] However, the school is often not a place of safety, comfort, or interest to most at risk

[68] Hoyt, Charles King. *Public, Municipal and Community Buildings.* (McGraw Hill, New York, 198), *preface*.
[69] Ibid.,
[70] Sternberg, Eugene and Barabara Sterberg. *Community Center and Student Unions.* (Van Nostrand Reinhold, New York, 1971), 110

youth—to the large amount of uninvolved students. Architect and sociologist Eugene Sternberg

proposes that youth and community centers can and need to fill this void. But what program is ideal

for targeting youth in impoverished urban and sub-urban zones? According to Sternberg, the seven

most essential program components include: (1) pool hall, (2) free store, (3) shower, (4) hiring hall,

(5) lunch counter, (6) flexible room, and (7) barber shop.[71] While a designer cannot literally

translate that program into a community center today the idea of (1) a common recreation space,

(2) a small business, (3) a space for common ritual, (4) an employment center, (5) a vending or

food component, (6) a multipurpose meeting space, and (7) a small business for personal

expression or creativity can provide for an enriching experience. By incorporating such a diverse

program, a community center can "bridge" between non-working and leisure youth to those seeking

job training and support.

Sternberg also highlights a few different approaches found in Scandinavia and the U.K. In 1965,

Stockholm suffered from rowdy youth downtown.[72] To combat the graffiti and delinquency, the city

government opened up a youth center that would remain open seven days and nights a week. To

make sure the center attracted youth, government officials invested time in interviewing thousands

of young adults and teens. As a result, a more open space, with a stage, and game room were

developed. Also, to appease the foreign travelers, use of a "day" hostel was incorporated into the

program. Sternberg argues that interviews and strong investment in finishes contributed to the

success of the facility.

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[71] Sternberg, Eugene and Barabara Sterberg. *Community Center and Student Unions.* (Van Nostrand Reinhold, New York, 1971), 112.
[72] Ibid., 115

The U.K. has taken similar initiatives, especially in providing thorough research prior to developing youth and community programs. However, many of the community centers require a membership, cover, or entry fee.[73] Additionally, the rooms are not as open or flexibility designed in comparison to their Scandinavian counterparts. This has led to gender and ethnic separation with groups taking over "certain rooms."

Sternberg's analysis calls into question the idea of accountability. Who is responsible for educating and supporting youth? This fundamental issue plagues American politics and outreach programs. In the U.K. and Scandinavia—in socialist countries—the government and community take pride and ownership in raising future generations. In other words, the entire city is responsible for raising and supporting a child. This fundamental belief has led to more funding and high-end youth centers and programs. Scandinavian youth center spaces and furniture mirrors the quality of clubhouses with memberships in the U.S. Yet, Americans remain ambivalent on supporting such outreach programs. The U.S. spend countless dollars hoping schools will mediate the problems youth face, without realizing that the school system is unequal and incapable of raising a child alone. Similarly, until recent pedagogical changes, American architects have failed to increase the spatial experience of youth or others in need. Instead most community centers are modest in size, materials, and overall craft. Americans have chosen to spend more time incarcerating gang members and juveniles than rehabilitating them. Such policies only perpetuate violence, crime, and unemployment. Scandinavia's outreach programs demonstrate not only supportive government policies and financing but also creative program spawned by careful study of the internal complexities of space, experience, and people.

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[73] Sternberg, Eugene and Barabara Sterberg. *Community Center and Student Unions.* (Van Nostrand Reinhold, New York, 1971),117.

Translating such progressive thought into concrete programs proves more difficult within the U.S. Recent trends responding to gang and youth violence suggest changing pedagogical thought. Regardless of size or funding, all programs suggest a shift towards encouraging diversity and promoting social justice and development.[74] In other words, these community centers do not simply seek to treat at risk youth or adults through counseling and relief but instead hope to inspire, educate, and empower individuals to shape their community and ultimately their lives. Six measures provide a theoretical framework for this approach including: connection (through safety, support, and belonging); socialization (through providing norms, structure, autonomy); creativity; contribution (through service and involvement); competence; and change.[75] Other important characteristics include: encouraging the development of identity, promotion of critical thinking and setting of expectations and/or goals; encouraging interaction with community; and educating of social and environmental issues.[76]

The 21st century American community center must accept changing pedagogy and aim to inspire and empower their target groups. Smaller centers with more carefully crafted and diverse programs will prove more beneficial than the large antiquated YMCA prototype. Such holds true especially in disenfranchised immigrant populations such as Langley Park

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[74] Sutton, Sharon and Susan Kemp. *Urban Youth Programs in America*. (University of Washington, Seattle: 2006), 13
[75] Sutton, Sharon and Susan Kemp. *Urban Youth Programs in America*. (University of Washington, Seattle: 2006). 19
[76] Ibid.., Introduction, viii

After decades of violent drug-related crime, U.S. politicians have taken extreme measures to combat gang and other drug activity. California provides the most radical example, implementing the "3-Strike Law" in 2000 to keep repeat drug and assault offenders off the streets. While the effort has reduced some violent crime by incarcerating large numbers of criminals, the policy has failed to combat several issues surrounding gang activity. A gang, by the LA police bureau is defined as "a group of people who form an allegiance for a common purpose, and engage in acts injurious to public health and public morals, who pervert or obstruct, justice or the due administration of laws, or engage in (or have engaged), thereby abolishing the distinction between individual and collective criminal behavior." [77] But do gangs all have to be criminal and violent? Does the criminal or delinquent activity of individual members incriminate the whole group? The ambiguity surrounding gangs reflects Americans' ambivalence. American society stereotypes gangs as drug-focused blood thirsty criminals or portrays them as the romantic notion of strong-tied families or even playgroups. Both extremes ignore the complexity that surrounds gang behavior with the question of individual and collective behavior providing the best example. Most gangs, unlike popular belief, have very few members actively murdering or drug trafficking.[78] Is one guilty simply by association? Many sociologists argue that while the concept of collective behavior is central in law enforcement as a means to punish gangs as a whole, collective behavior has only perpetually forced stronger ties, camaraderie, and violence. Society often brands individual as guilty just because he/she befriends a murderer other criminal. In either case, as a gang member, the individual will go to prison. Once in prison, only further bonding and criminal activity will result. This

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[77] Cummings, Scott and Daniel Monti. *Gangs: The Origins and Impact of Contemporary You.* (State University of NY, Albany: 1993), 30
[78] Ibid., 38

cycle has only recently become evident in L.A. and yet little has been done to remedy it. More

programs and studies are necessary. For example, while many sociologists have noted that

physical boundaries such as highways, or water in LA have given rise to more "isolated"

communities and then gangs, little has been done to soften those edges and stitch the city back

together.[79] Such physical changes coupled with policy reform are necessary to alleviate America's

growing gang and crime problem. Similar social outreach and stitching could be applied to the

Langley Park Area which has experienced a similar influx in Latino gangs.

PRECEDENT

*HOMEBOY INDUSTRIES*_DETRIOT COLLOBORATIVE/L.A.

Jesuit Priest Gregory Boyle started "Jobs for the Future" (JFF) in the late 1980s in response to his

local parish suffering from gang violence. Soon word spread of Boyle's mission and generosity,

leading to phenomenal growth and the official creation of Homeboy Industries in 1992.[80] Boyle

thought that by buying small businesses such as a bakery, the staff could eventually be replaced

by former gang youth. In this way, members could experience job training and earn a small wage

to bring back to their homes. Not surprisingly, the program continued to grow. That growth, coupled

with a devastating fire in 1998, led Boyle to seek out a new facility. Boyle worked with Detroit

Collaborative to adaptively reuse an old bakery to make a 4,000 SF multipurpose structure.[81]

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[79] Cummings, Scott and Daniel Monti. *Gangs: The Origins and Impact of Contemporary You.* (State University of NY, Albany: 1993), 36
[80] Sinclair, Cameron. *Design Like You Give a Damn.* (Metropolis Books, New York, 2006), 208
[81] Ibid., 209

The infill site and modest budget forced designers to leave the majority of the structure and shell

intact. Still, designer sought a few modest interventions, such as a large central skylight over the

existing courtyard. This interior space was then converted to the main office and conference area.

Additionally, the designers and planners invested in bullet-proof glass instead of security gates and

bars. This security investment simultaneously provided transparency—an important goal of the

program.

The Homeboy Industries' building is located east of downtown L.A. in Boyle Heights. This now-

gang infested area was once a prominent LA "suburb" full of Victorian Era homes and middle class

and upper middle class families.[82] However, the introduction of the railroad dramatically changed

the demographics. By 1920, most middle class white residents had migrated west, creating to a

diverse mix of demographics including but not limited to Jewish-Americans, Japanese-Americans,

Mexican-Americans, Russian-Americans, and Yugoslavic populations that migrated following

WWII. With the Chicano population accounting for more than 94% of current residents, Chicano

Pride and Culture took over, as evident by Brooklyn Avenue being renamed Cesar E. Chavez

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[82] Boyle Heights History Society. *Boyle Heights History Blog.* November 2010. 2 September 2010

Avenue in 1994.[83] Since this demographic shift, gangs blossomed to over 1,100 in L.A. with an estimated 100,000 gang members city-wide.[84] These rough figures vary, but L.A. law enforcement claims that the east side of L.A. accounts for 75% of gang crime and activity. Homeboy Industries, and a few other programs, have had a great impact since the "decade of violence" in the 1980s, aspiring to minimize the impact of gangs on communities

The small program aimed to include as many small businesses as possible, resulting in smaller rooms fronting the street and alley with internal offices. To identify the nature of these businesses and other programs, Boyle and Detroit Collaborative hosted numerous workshops to interview the users, community, and other stakeholders. After research and some collaboration, Homeboy Industries added offices, counseling, a bakery, a silk-screening workshop, a café with a small commercial kitchen, and small education rooms to the program's list. Larger multipurpose spaces were also necessary for conference and/or job training.

Fig.104 HOMEBOY INDUSTRIES_ Plan and Diagram of Intervention   *Source:* Design You Give a Damn*, 209*

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83 Boyle Heights History Society. *Boyle Heights History Blog.* November 2010. 2 September 2010
84 "History," *HomeBoy Industries* 2008 3 September 2010 <http://www.homeboy-industries.org/>

Homeboy Industries Headquarters, while modest architecturally, has provided a safe and comforting space that has continued to inspire change. It is an example of everyday architecture that is integral to the community. It maintains a strong urban presence, by improving a run-down city block and by refusing to give in to security over aesthetics. Instead of gates, chains, and bars, Homeboy Industries embraces glassy expanses. This demonstrates to the community that Homeboy Industries will not perpetuate the cycle of fear. Instead, the building illustrates transparency, an element future youth centers and community centers should follow. Anyone in the community can watch former gang members coming together in the main conference room along the street face. The program aspires to provide hope through free services such as counseling, education, job training and placement, and even tattoo removal. The diverse programming of the building has proven most successful. Homeboy Industries has continued to grow, including a number of businesses such as the Homeboy Bakery, Homeboy Silkscreen, (which create logos and has embroidery services); Homeboy Maintenance, (which provides landscaping and maintenance services); Homeboy Merchandise (which sells a number of everyday items such as t-shirts and mugs with the Homeboy logo), Homegirl Café, and a Catering kitchen (that provides training primarily for woman for various jobs in the restaurant industry).[85] Homeboy Industries has revolutionized at risk youth programs by actively buying out and running these small businesses. This element and the tattoo removal have proven the most essential to providing hope and giving these youth a second chance. Homeboy industries developed a social approach to its design process and construction. From concept to tectonics, elaborate *emic* research was developed through Boyle's workshops and interviews. Even the construction of the structure included former gang members as a means to teach them valuable onsite job skills.

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[85] "History," *HomeBoy Industries* 2008 3 September 2010 <http://www.homeboy-industries.org/>

Fig.105

HOMEBOY INDUSTRIES
View of Lobby and Stair

Source: Design Like You
Give a Damn, 208

Ruiz construction agreed to have specialized labor watch and teach the young adults.[86] As a result,

the youth have a strong part and sense of ownership for the community center. There is a great

sense of pride that keeps Homeboy Industries free from graffiti and vandalism. Langley Park could

similarly benefit from "self-help" construction techniques. Prefabrication could aid in the quick

assembly and quality of construction while allotting opportunities for the community to take

ownership in the process. Boyle's program for the youth center also provides insight into possible

business ventures in Langley Park. The inclusion of small businesses such as a café, silk-

screening studio, and bakery could easily be applied in Langley Park where arts and cooking are

commonplace. A small pupusaria or pottery studio could be integrated with program to provide

youth with alternative skills and small funding for other after school programs. The investment in

bullet proof glass over fences, metal bars, and gates provide a strong alternative that still maintains

transparency and blends harmoniously with the aesthetics of the structure. This approach could aid

in transforming the identity of Langley Park.

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[86] Sinclair, Cameron. *Design Like You Give a Damn*. Metropolis Books, New York, 2006. (209)

*HUNTS POINT COMMUNITY CENTER*_HANRAHAN/BRONX

Fig.106   HUNTS POINT_ Exterior View   *Source:* Architecture Record

Hunts Point Recreation and Community Center softens the harsh South Bronx neighborhood. The structure stands out as a fluid sculptural piece in a run-down neighborhood of great need. Although described as a community center, Hunt Points' location, within the Julio Carballo fields is a block away from The Point Community Center, which has served the neighborhood for decades. Instead of competing or replacing The Point, the recreation center consists primarily of fitness, game, and performance elements—of spaces that supplement and enhance the Point's programs. Run by both the city and The Point, Hunts Point Recreation Center houses three main programs including youth development, arts and culture, and community development.[87].

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[87] The Point CDC. "Community: Local History," *The Point*. September 2010. 1 November 2010.<http://www.thepoint.org/>

The 18,000 sq. ft. plan consists of a central theater and gym area with small fitness and game rooms along the exterior for maximum daylight. While the City of New York wanted to limit the amount of glass, Hanrahan and Meyers fought to create longer glass expanses along the street and playing field elevations. By using airplane hangar doors, Hanrahan and Meyers could justify the use of glass which could then be protected at night.[88] To reduce the overall amount of fenestration, both for additional safety and reduction of solar gain, the designers created mostly solid walls along the south and west facades. Hunts Point Recreation and Community Center is located on the peninsula of South Bronx. The Bronx is a diverse immigrant community with the third lowest median income in the nation and a median household income of $17,000 with over 50% of children living below the poverty level.[89] The community, once a prominent African-American neighborhood, has undergone many demographic shifts. Currently about two-thirds of the residents are Latin American, primarily Dominican, Haitian, and/or Puerto Rican. Because of these diverse demographics and high poverty levels, sociologists have identified Hunts point as one of the locations for the highest at risk youth population. This has led to South Bronx producing the highest crime rate per capital in New York City.[90]

The complex structure includes a large gym with a large stage to the side, a large classroom with computers, a small fitness area, rest rooms and other service elements, indoor track, and small classrooms and offices. The majority of the program is located on the ground floor with the indoor track and smaller rooms placed along the edges of the second floor. The gym also serves as a theater space, acting as the heart of the center.

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[88] Pearson, Clifford. "Hunts Point Community Center:" *Architecture Record.* March 2002.
[89] The Point CDC. "Community: Local History," *The Point*. September 2010. 1 November 2010.<http://www.thepoint.org/>
[90] Ibid.,

Fig.107 HUNTS POINT_Second Floor Plan to Left , First Floor Plan to Right

Source: Architecture Record

ground floor   second floor   partial section
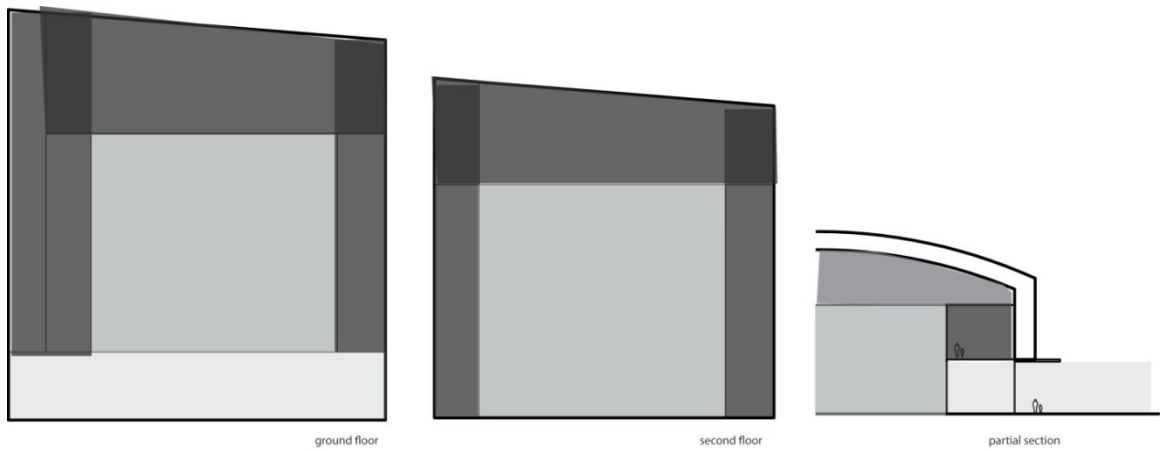
Fig.108 HUNTS POINT_Private vs. Public Zones

Source: Author

Fig.109   HUNTS POINT_Exterior View Facing Park   *Source:* Architecture Record

Both The Point Recreation Center and community center have contributed to the program's theory

of engagement through providing the population with safe places to gather, perform, and recreate.

The recreation center, along with the revitalized park, has given youth in the Bronx a place to learn,

gather, and play safely. These programs are transforming and offering residents a second chance.

The recreation center, especially, has helped empower youth. The designers chose to embrace

transparency and aesthetics. The center stands proud, giving hope and self-worth to High Point's

residents. Because of such an approach to design, little to no graffiti and/or vandalism has

occurred. Instead, High Point Recreation will continue to help and inspire youth.

*FAWOOD CHILDREN CENTER*_ALSOP/LONDON

Located in Harlesdon, Northwest London the Fawood Children Center has experienced similar

contextual issues. The inner-city suburb has often been described as "the west Bronx of London." It

is an extremely harsh neighborhood, with poverty, violence, and drugs all prevalent. Gun crime and

poor school exams describe it best. The amount of violent crime led Allen Alsop to develop what he

claimed was a protective "metal cage." [91]Therefore, while the undulating and colorful mesh walls

appear organic and playful, their layering and connections help screen the children, especially on

the ground level. Also, the center is located right next to Stonebridge Estate, a horrible concrete

structure that was recently demolished. In fact, Fawood Center will be at the heart of a new

proposed urban park also designed by Alsop. It is the start of a large revitalization project to create

open green space and quality affordable housing (in contrast to Stonebridge).[92] The park will

contain nature trails, outdoor adventure play areas similar to those created within the center, and

new housing and a health center along the edges.

'refab Architecture, 153

[91] Duran, Sergi Costa. *New Prefab Architecture*. (Equip Loft Publications, Barcelona. 2008), 150
[92] Ibid.,

Fawood Children Center originated out of The Housing Action Trust (HAT) needing to expand the existing Evan Davis Nursery. Alsop proposed the new construction of a completely prefabricated trapezoidal structure to fit the awkward block. Within this trapezoidal box, Alsop proposed the use of 20 shipping containers to create smaller rooms for service, office, and education.[93] In-between these shipping containers, primarily on the ground floor, are play areas for preschool children ages 3-5. Even the shipping containers in their irregular 3-story layout appear child-like and playful— resembling giant toy building blocks. Through the use of a partially translucent roof and metal mesh walls, the play area has a clear connection to the outdoors. In fact, the structure is an open-air metal tent with extensive roof cover. The nature and color of the nursery and community center has been described as a "giant circus tent." Only the interior rooms—the shipping containers—are air-conditioned and heated. This approach responds well to London's rainy climate. The structure also allows children to play year-round, protected by the roof from rain and snow and shielded from excessive sun by the mesh screen. To inspire and capture a child's imagination the metal mesh undulates along the side with a variety of acrylic panels placed in-between. The bright color acrylic panels and mesh create dynamic and colorful shadows within play areas. Alsop aspired to create a space where play, teaching, and service could harmoniously exist. The exterior shell acts as "play warehouse" that provides both enclosure and transparency.

Fig. 111 FAWOOD CHILDREN CENTER Exterior View at Night, Highlighting Beacon Quality

Source: New Prefab Architecture, 151

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[93] Duran, Sergi Costa. *New Prefab Architecture*. (Equip Loft Publications, Barcelona. 2008), 153.

The diverse program includes multiple play areas, a nursery, offices, meeting room, and classrooms. While the scale of the proposals differs greatly from the needs in Langley Park, the creative and playful use of color and space could greatly benefit younger youth. Of particular interest is the blurring of indoor and outdoor space that allows for greater security. The use of the mesh walls with acrylic panels creates a modern mosaic while protecting the kids from kidnapping or violence. While the children are chasing the colorful patterned shadows, parents are assured of their children's safety. One could imagine the community helping assemble this structure given the few components and assembly time required. The use of shipping containers being stacked irregularly to create intimate spaces is akin to modernizing the school trailer. By playfully arranging the containers and adding warm color accents the containers are transformed—perceived as child building blocks instead of industrial storage devices. Similar use of a steel frame coupled with murals, fabrics, or other color elements could give Langley Park a visible community identity.

Fig. 112 Building Section   *Source:* New Prefab Architecture, 156
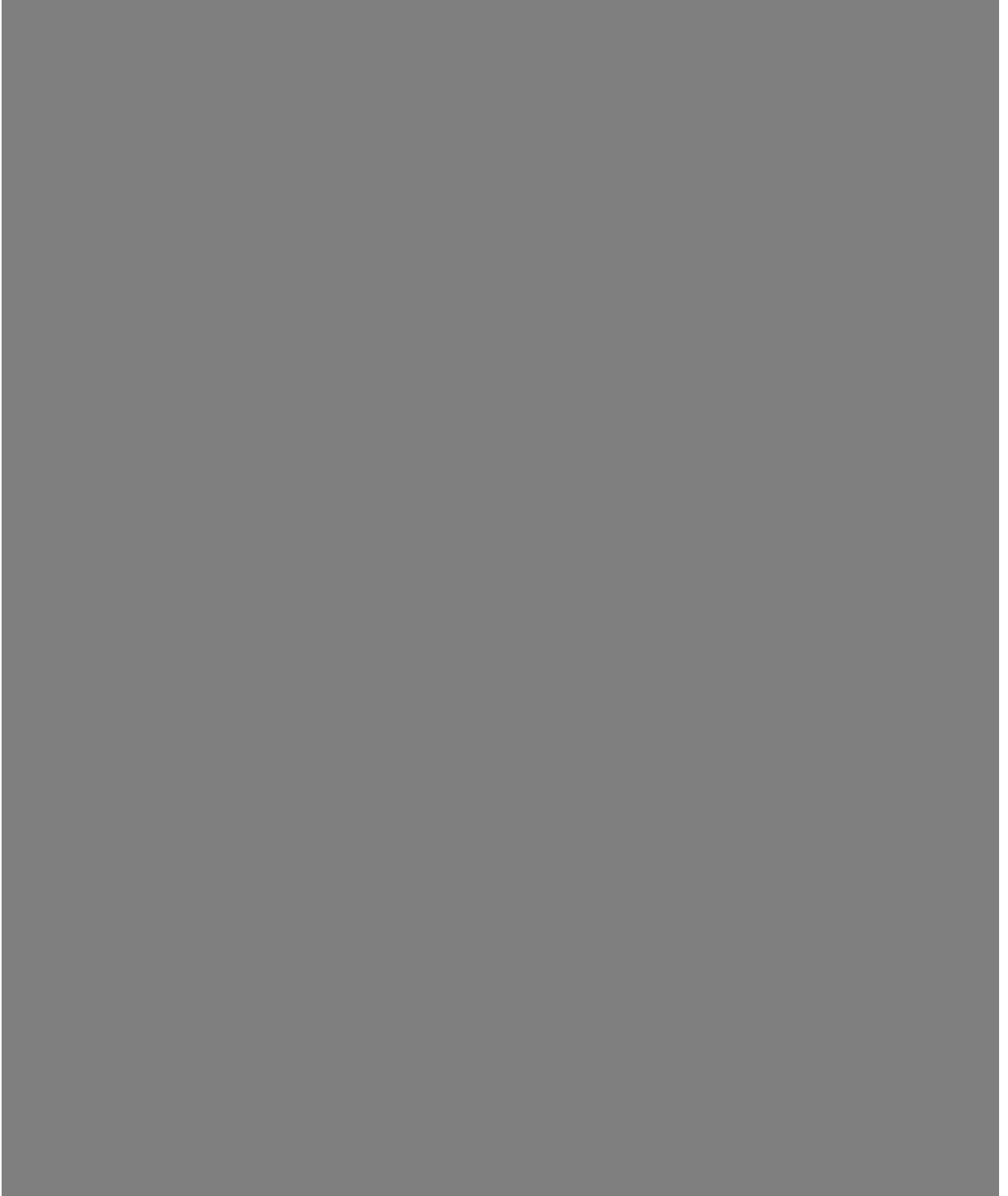
Fig. 113 FAWOOD CHILDREN CENTER _Third Floor Plan Top, Second Floor Plan Middle, Ground Floor Plan

Source: New Prefab Architecture, 155

public/"outdoor"

private

private/public

public/"indoor"

public vs. private

smaller scale

8' module

balcony

2-story

transformation
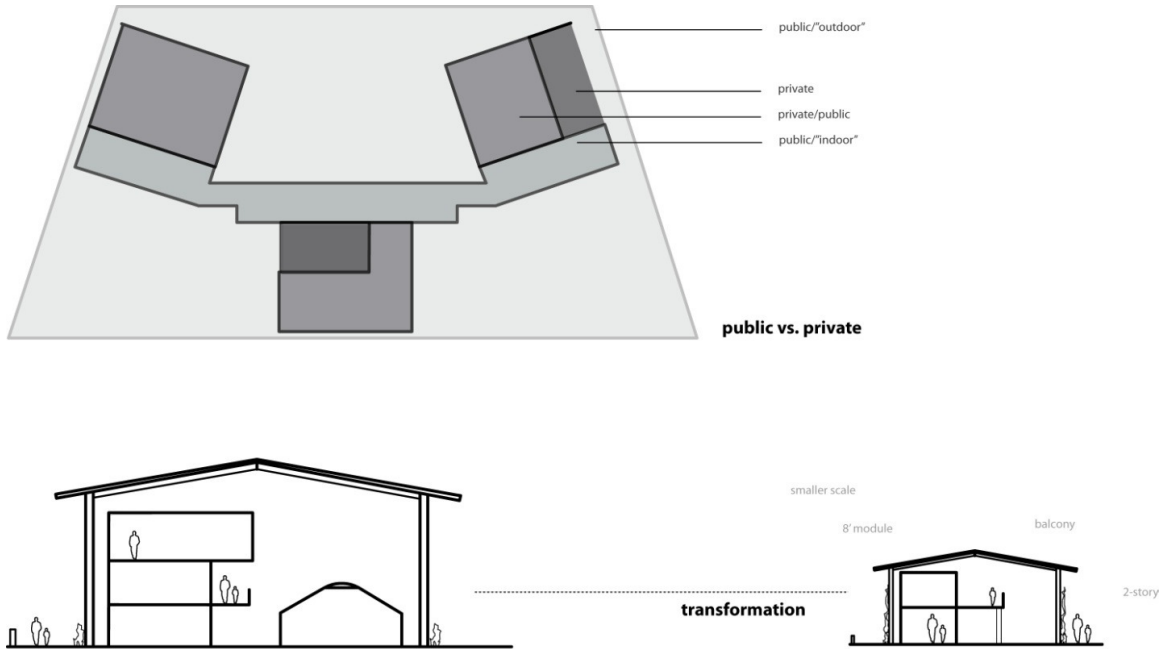
Fig. 114   FAWOOD CHILDREN CENTER _Study of Scale and Public vs. Private Zones

Source: Author

shop

kitchen_*storage*

yurt_*reading room*

reception

bathrooms

classrooms_*meeting*

office_*staff*

circulation

nursery

playroom

core

storage

kitchen

service

restrooms

staff room

reception

administration

office

nursery offices

tunnel

sandpit

magnolia

garden

games room

play

climbing wall

yurt

birch

stage

sectional overlap

sectional relationship

Fig. 115   FAWOOD CHILDREN CENTER _Program Analysis   *Source:* Author

*DAY LABORER'S STATION_*PUBLIC ARCHITECTURE/L.A.

The Day Labor Station prototype occurred as part of the Public Architecture initiative, with design parameters originating from a series of interviews with the Day Labor Association in Los Angeles.[94] The flexible structure aspires to fit on any informal day labor location, proving shelter for migrant and day labor workers. The structure supports classroom, employment, and meeting space, adapting to fit changing needs both daily and seasonally.

While a few official day labor centers have sprung up across the nation, the majority of day laborers occupy street corners, gas s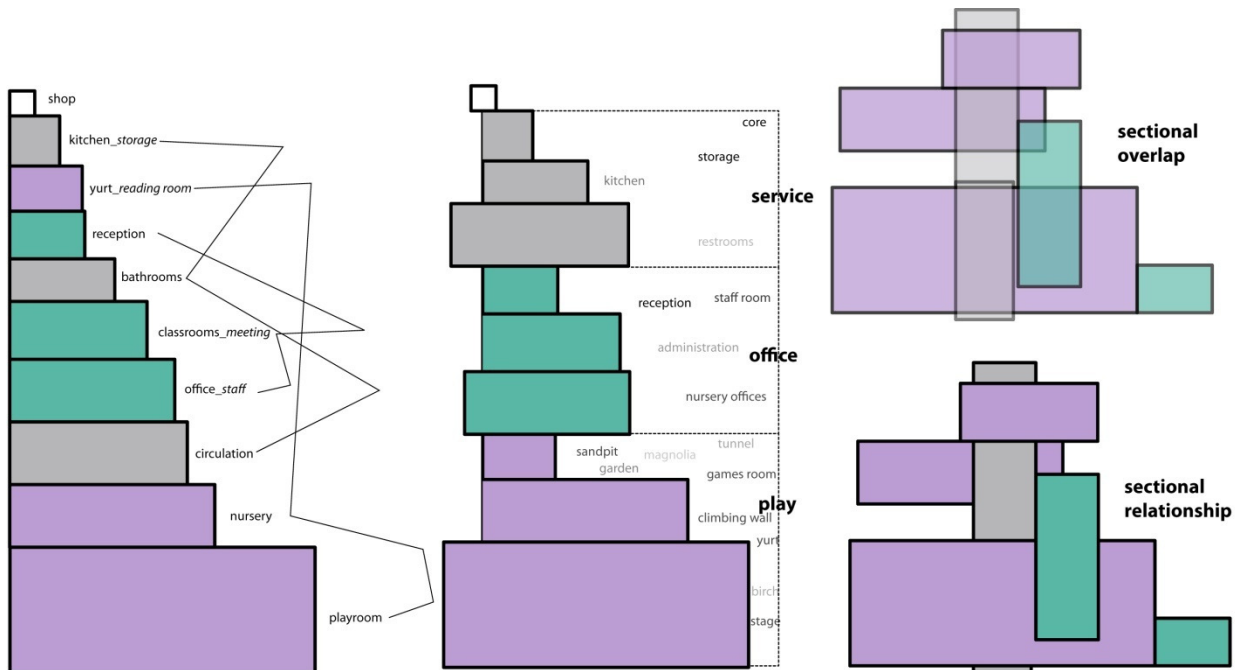tations, or store parking lots. These prototypes attempt to capture such orphan spaces and provide basic needs and identity for this labor force. While the day labor market proves controversial, day laborers fill a void in the construction industry not met by union forces. This structure attempts to give dignity and safety to the day labor experience without political judgment.

Fig. 116   RENDERING OF DAY LABOR STATION   *Source:* Public Architecture

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[94] Public Architecture. "Day Labor Station" *Public Architecture*. 2010. 10 October 2010. <http://www.daylaborstation.org/>

To minimize costs, the structure uses salvaged materials and prefabrication. Materials include stained lumber, steel, fiber cement panels, masonite with billboard vinyl for the exterior, solar modules, recycled PVC tiles and salvaged stainless steel.[95] In addition to the solar panels, other sustainable methods include a dry toilet, low-flow fixtures, and compact fluorescent lighting. Photovoltaic's supply most, if not all of the power requirements, creating a fully off-grid, prefabricated structure.

Fig.117   DAY LABOR STATION

Spatial Configurations

Source: Public Architecture

The Employment Center

 Expands under Canopy

 Faces out

The Classroom/Training Center

 Compresses under Canopy

 Faces in

The Meeting Space

 Can expand or Contract

 Faces in

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[95] Public Architecture. "Day Labor Station" *Public Architecture*. 2010. 10 October 2010. <http://www.daylaborstation.org/>

TECHNOLOGY ACCESS FOUNDATION (TAF)_MILLER HULL/SEATTLE

The TAF Community Learning Space will house TAF, a Seattle-area nonprofit organization who aspires to provide access to technology for disadvantaged youth primarily found in King's County. The 23,000 sq. ft. program accomodates training for technical and computer skills critical in the contemporary workplace.[96] The building will also act as a community center, providing outreach and other community service. To educate the users and maintain a Seattle green initiative, TAF will promote sustainable design with moments for educational experiences. The structure will incorporate salvaged materials from the site and community, merging both cultural and environmental sustainable principles.[97] The diverse program includes: a commercial kitchen, community room, computer workshop, rain garden, outdoor patio, classrooms, project rooms, conference rooms, office space, and board room. The dynamic steel and glass structure gently touches the landscape while allowing the community spaces to hover and glow. It stands as a colorful and collaged beacon at the corner of Lakewood Park.

Fig. 118   TAF_Exterior Night Rendering   *Source:* Miller Hull

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[96] Miller Hull Partnership. "Technology Access Foundation TAF," *Miller Hull*. 2010..<http://www.millerhull.com/html/home.htm>
[97] Public Architecture. "TAF Educational Space" *Public Architecture*. 2010. 5 November 2010. <http://www.daylaborstation.org/>

Fig.119   TAF_Ground Floor Plan   *Source:* Public Architecture

Fig.120   TAF _Second Floor Plan   *Source:* Public Architecture

ACTIVITY MAPPING SUMMARY

After individual site mapping and precedent research, it became vital to combine activity mapping

to understand trends and connections across the entire community. In addition to the surrounding

Northwest Branch Park, site 6's lawn space and the forested areas around site 4 provide potential

green fingers that connect through a green bridge across University Boulevard. Such an

intervention would help tie the fragmented neighborhoods together, increase pedestrian safety, and

unify the landscape. Additionally, a small one-way road parallel to University Boulevard could act

as a market street for vendors, tying together the working and vending nature of both sites 2 and 3,

while capturing high pedestrian traffic and activity. This small linear space currently experiences

car sells and other "garage sells" daily, having the potential to act as a true commercial and cultural

experience. Many paths occur through and around McCormick Mansion, The Boy's and Girl's Club

lawn, and near Langley Park Senior Center. Such pedestrian traffic coupled with multiple gathering

and recreational activities suggest the importance of creating an important socio-cultural node. The

area would benefit from a large public plaza or green space that could provide true public access

and open up the vista towards McCormick Mansion. Currently poor suburban housing surrounds

the important cultural landmark. Removal of a few of the residential structures, with redistribution of

housing near the commercial center could provide much needed green space around this historic

monument. Additional paths should be investigated internally to connect Northwest Branch Park

trails to existing green spaces and play areas. All paths and interventions need to combat issues

of security and safety, as evident by documentation of suspicious "loitering" activity on weekday

and weekend evenings, primarily near sites 1, 3, and 5.

work = service + day laborer

learning + playing = education

Google ©2010

langley park_*morning*/**WEEKDAY**

Fig. 121 COMPILED MAPPING _Weekday Morning *Source:* Author

relaxation=walking + *sitting* + small groups

playing + *sports* = recreation

Google ©2010

langley park_*afternoon*/**WEEKDAY**

Fig. 122 COMPILED MAPPING _Weekday Afternoon *Source:* Author

market=**vending** + *dining*

gathering + *religion* = community *gathering*

©2010 Google

langley park_*morning*/**WEEKEND**
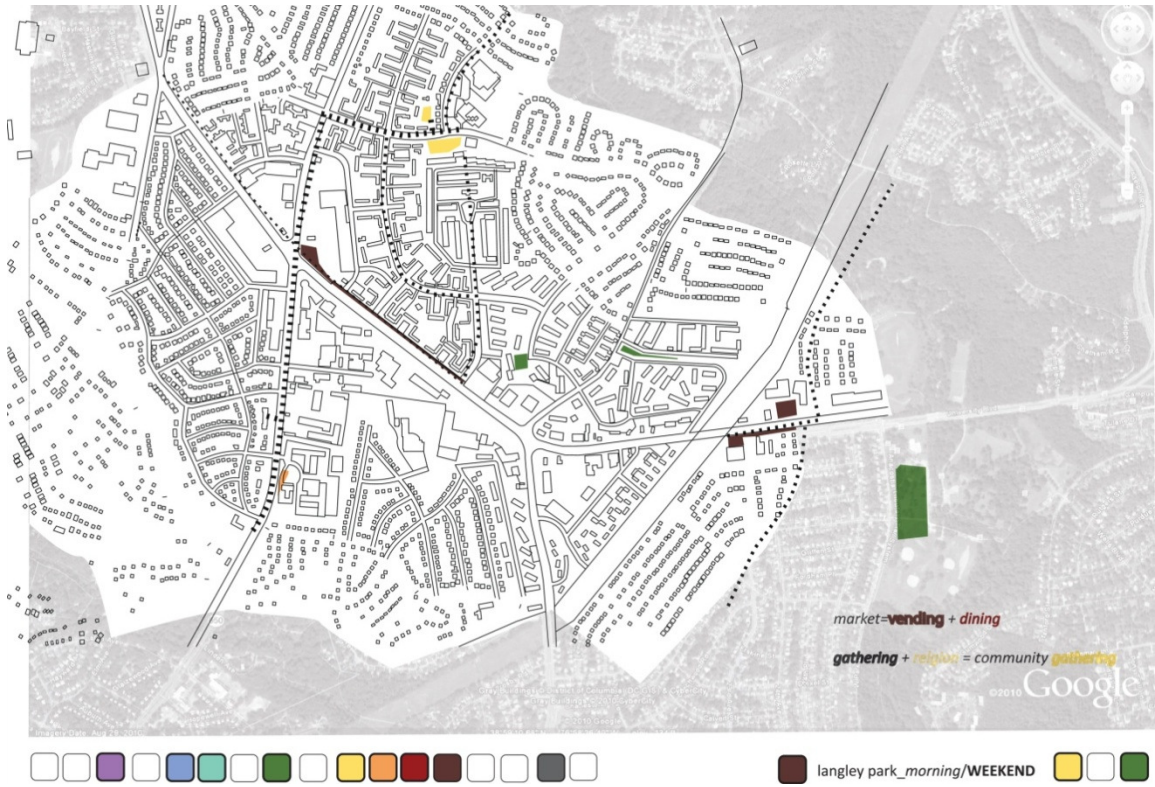
Fig.   123   COMPILED MAPPING _Weekend Morning   Source: Author

*recreation=**play*** + *futbol*

events + *dining* = community *gathering*

©2010 Google

langley park_*afternoon*/**WEEKEND**
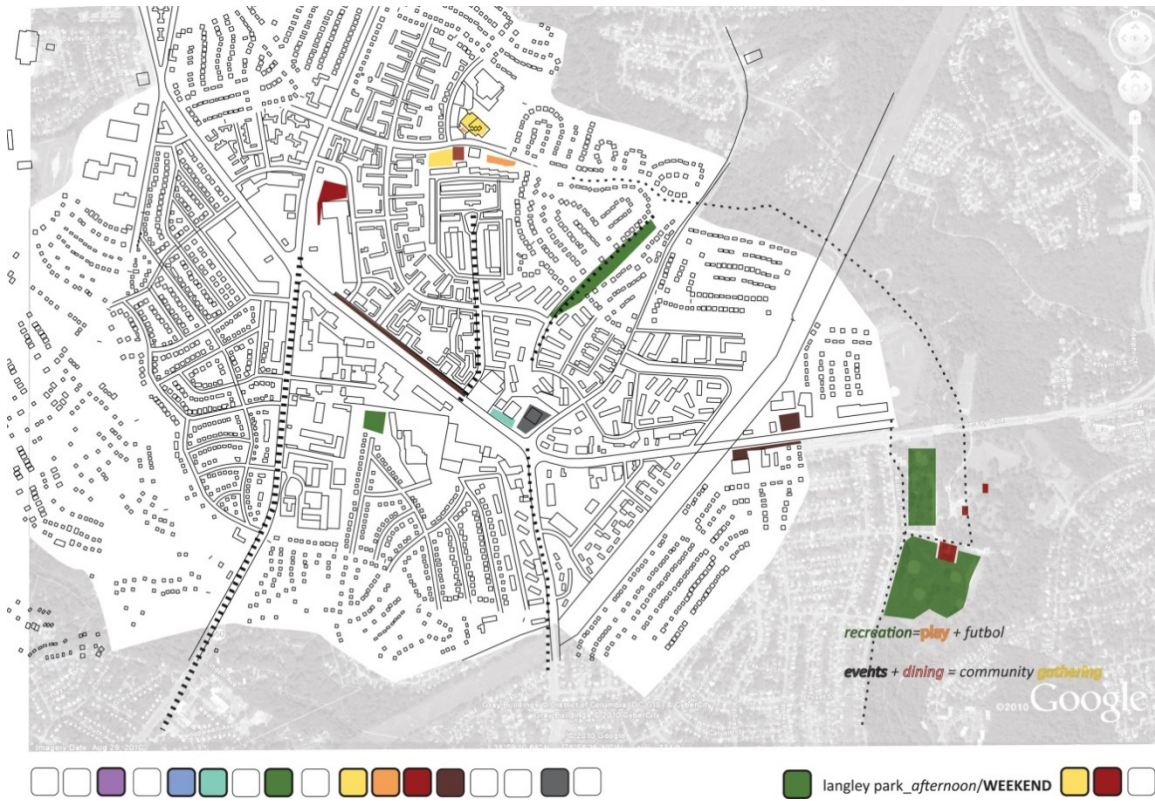
Fig.   124   COMPILED MAPPING _Weekend Afternoon   Source: Author

114

performance=*dancing* + music

loitering + *drinking* = criminal activity
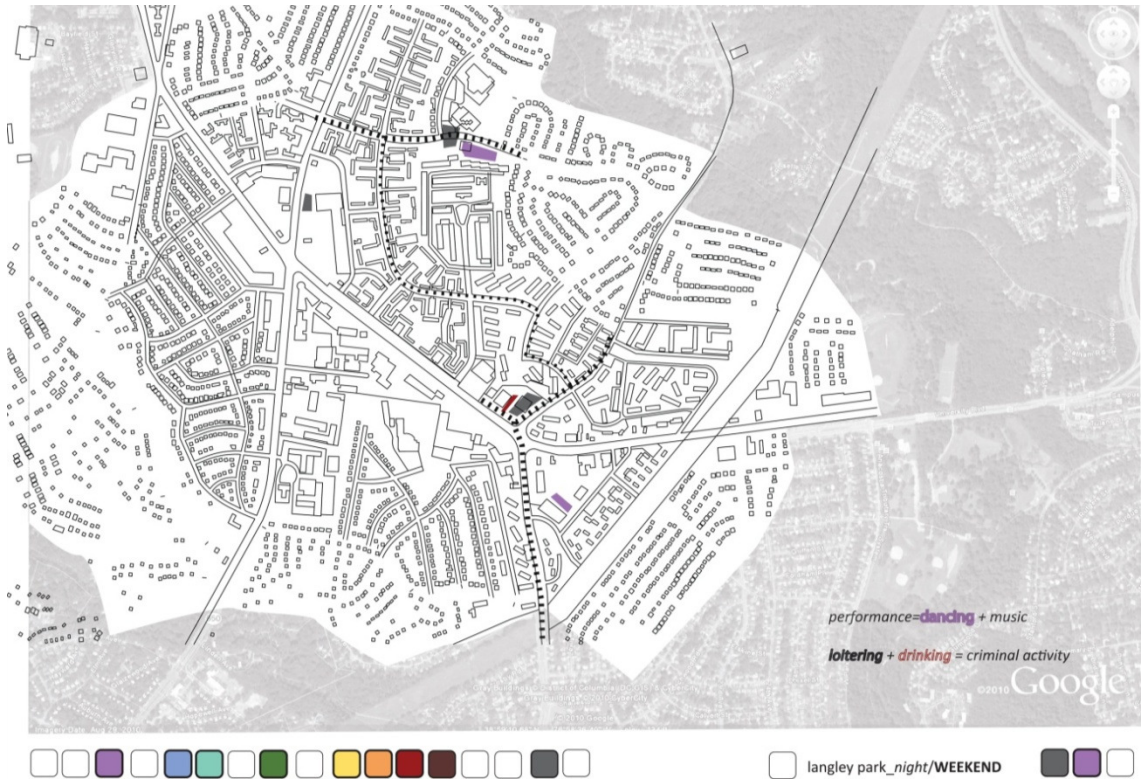
©2010 Google

langley park_*night*/**WEEKEND**

Fig. 125 COMPILED MAPPING _Weekend Evening *Source:* Author

Fig. 126 COMPILED MAPPING _Collasped_All Times *Source:* Author

PROGRAM **PROPOSAL**

GENERAL DESCRIPTION *49,500-55,000 q. ft.*

Building on incrementalism and other urban theory, the program will provide multiple community services throughout Langley Park. Instead of providing a concentration in the form of a "typical" community center, program will be strategically dispersed to respond to the pattern and mapping studies. Based on Langley Park's needs, gathering, learning, playing, working, recreating, and entertaining activities will provide the focus of study.

GATHERING *11,000 -12,000 sq. ft.*

General Description and Relationships

This part of the program aspires to capture gathering activities by creating a multipurpose space capable of accommodating 150 to 500 people. The large gathering space seeks to promote community meetings and events, to encourage impromptu performance and music culture, and to provide for religious services. To enhance the experience and to accommodate larger groups, it is essential that the interior space have direct connection with an outdoor lawn or amphitheater.

Multipurpose theater/gathering/community *3,500-4,000 sq. ft.*
Flat open space capable of accommodating 150 to 200
people, with possible partitions to house smaller events

Stage Area *500-600 sq. ft.*
2' elevated 20' x 30' stage capable of accommodating small
bands, dance troupes, small plays, and a speaker's podium.

Outdoor Amphitheater   *6,000-6,500 sq. ft.*

Terraced green space capable of accommodating 250 to

350 people, with connection to stage and theater for larger

performances and gatherings.

Service   *500 sq. ft.*

Storage for AV equipment and movable chairs; public restrooms,

and MEP

Reception   *200 sq. ft.*

Ticket office and break-out space

Offices   *300 sq. ft.*

Includes 2-3 administrative offices

*Square footages based on recommendations in Graphic Standards including: 20 sq. ft. per person for standing assembly and 30 sq. ft per person for sitting assembly. Outdoor Amphitheatre sizes based on comparisons with UMD Nyumburu Amphitheater (10,000 sq. ft with a 950 sq. ft stage ,holding ~1000- 1500 people) and Scott Swarthmore Outdoor Amphitheater (35,000 sq. ft. with a 2,500 sq. ft. stage, holding ~ 3500-5000 people)

LEARNING   *6,000-6,500 sq. ft.*

General Description and Relationships

The learning center program will provide a place for learning outside of school. The spaces seek

to provide language and other afterschool study programs; to promote reading, writing, and other

skills; and to provide small group meeting space for adults. The compact space will act as both a

classroom and library environment, providing an alternative for small group gathering and learning.

Stacks   *2,500-3,000 sq. ft.*

Primary location of books, small reference area with focus

on language tools and fiction reading

Reading Area   *1,000 sq. ft.*

Area for reading, storytelling, informal learning and study

Classroom/Small Group Study   *350 sq. ft.*

Private and quiet area for small group work or study

Computer Workshop   *350 sq. ft.*

A zone that can accommodate 10-15 computers or access

to laptops and internet

Individual Study Area   *200 sq. ft.*

Quiet area for individual study

Large Multipurpose Room   *500 sq. ft.*

Private area for group work, meeting, or afterschool programs

Offices   *300 sq. ft.*

Includes 2-3 offices for librarians and staff

Service   *300 sq. ft*

Reception   *100 sq. ft.*

Outdoor Reading/Patio   *300-500 sq. ft.*

Square footages based on comparisons of Branch libraries which range from 3,500 sq. ft. to 15,000 sq. ft. Bladensburg Library, within Prince George's County is 4,000 sf. ft. and serves a similar size community.

PLAYING   *4,250- 4,750 sq. ft.*

General Description and Relationships

Unlike the learning center, the play center seeks to provide local and safe childcare services while

promoting safe play space zones and promoting early childhood development. This service could

act as cooperative mission set up by mothers within the area. Supported by CASA and other non-

profits, the play center hopes to provide a safe place for children while allowing mothers to work.

The structure will accommodate 30 to 40 children.

Nursery   *1,500-2,000 sq. ft.*
A multipurpose space that can accommodate multiple activities
and learning modalities including: play and storytelling;
small group learning; project areas, large group learning

Offices   *250-500 sq. ft.*
Office for 2 attendants and a nurse

Service   *250 sq. ft.*
Storage for toys and small kitchen for meals

Sleep/Quiet   *250 sq. ft.*
Soft and quiet area for naptime

Outdoor Play   *2,000 sq. ft.*
Lawn and progressive playscape to encourage creativity, exercise, and learning

Factors based on Graphic Standards Guidelines at 35sf per child for indoor space and 75sf per child for outdoor space

WORKING   *7,500-9,500 sq. ft.*

General Description and Relationships

To supply the large single adult male population with employment opportunities, the working center aspires to train, educate, and shelter day laborers and other trades. The flexible classrooms can accommodate multiple activities and social services, while a small vendor and outdoor space activates the street. The center aims to serve 50-65 people based on current mapping findings. The program, in turn, suggests doubling or tripling the parameters set by the Public Architecture Day Labor Station that contains 400 sq. ft of interior space and 800 sq. ft. of exterior space, while also incorporating other social services.

Multipurpose Room   *2,000-2,500 sq. ft.*
Flexible space for training, employment and meeting
     (2) Classroom spaces (partitioned)   *1,250-1,500 sq. ft.*

Clinic/Social Service Space   *750-1,000 sq. ft.*
Private space for clinic services or social services and
legal aide

Indoor Workshop   *750-1000 sq. ft.*
Hardscape for fixing cars and building trades training

Outdoor Workshop   *1000-1500 sq. ft.*
Hardscape for fixing cars and building trades training

Outdoor Plaza	*1000-1500 sq. ft.*

Outdoor space for dining, gathering, and informal learning

Café/vendor	*500 sq. ft.*

Storage and small kitchen for vendor

Restroom	*500 sq. ft.*

Storage	*500 sq. ft.*

Storage for chairs and tools

VENDING	*5,000 - 6,000 sq. ft.*

General Description and Relationships

Unlike the other programmatic elements, the vending street and center consists of outdoor space and potential outdoor pavilion. The scope and size of the project require further study but aspires to promote business ventures; to provide alternative food sources; and to promote a cultural tradition.

Market Pavilion	*5,000-6,000 sq. ft.*
Large flexible pavilion + plaza space	5,000-6,000 sq. ft. +

Picnic area

Informal seating + built in seating and shade

Vendor zone-food

"Interior" Street, along University Boulevard between New Hampshire Av. and Riggs Rd.

Vendor zone-products

"Interior" Street, along University Boulevard between Riggs Road and NW Park

RECREATING *15,500-16,500 sq. ft. +*

General Description and Relationships

Similar to the vending center, recreational program consists of ambiguously defined outdoor

spaces. The recreation program aims to provide alternative recreation for youth; to promote healthy

practices; and to support cultural values. To provide year-long alternative recreation, a permanent

youth and recreation center offers spaces for indoor sports activities and leisure.

Gymnasium *8,000-8,500 sq. ft.*

Pool *3,500-4,000 sq. ft.*
25 ft x 75 pool and lounge area

Café *1000 sq. ft.*
Small food counter and dining space

Office *500 sq. ft.*
Reception and general office

Locker (2) *1500 sq. ft. (750)*
*Separate b*oys and girl's locker rooms

Storage *1000 sq. ft.*
General gym and pool storage

Sports Fields *Existing:* 2 adult size "soccer fields" at Northwest Branch
Boys and Girls club, Takoma Park Rec. Center
Proposed: 1-2 child Soccer fields

*Standard sizes for soccer fields include:100 x 130 yards (adult, 50 x 80 yards
(youth), 25 x 50 (child)

SUMMARY

The diverse program aspires to not only capture existing everyday activities but also transform

them into a series of reclaimed program spaces. These programmatic elements create a vehicle for

reclaiming orphan spaces for elevated uses. Pedestrian paths between the nodes and greening of

existing streets and sidewalks will aid in unifying these smaller interventions. While parts of the

program, most notably spaces that support vending and entertaining will help support larger urban

goals, built interventions will focus on supporting gathering, learning, working, and recreating

activities. Because of the integral nature of landscape, seasonality will also be investigated. All

programmed spaces seek ways to adapt to changing seasons and to provide supportive uses

regardless of weather or season. Threshold conditions aspire to explore the ambiguous nature of

orphan spaces and their transitional indoor and outdoor relationships. Alterations to existing festival

and public event schedules also afford opportunity for activating Langley Park throughout the

year—expressing a lively identity.
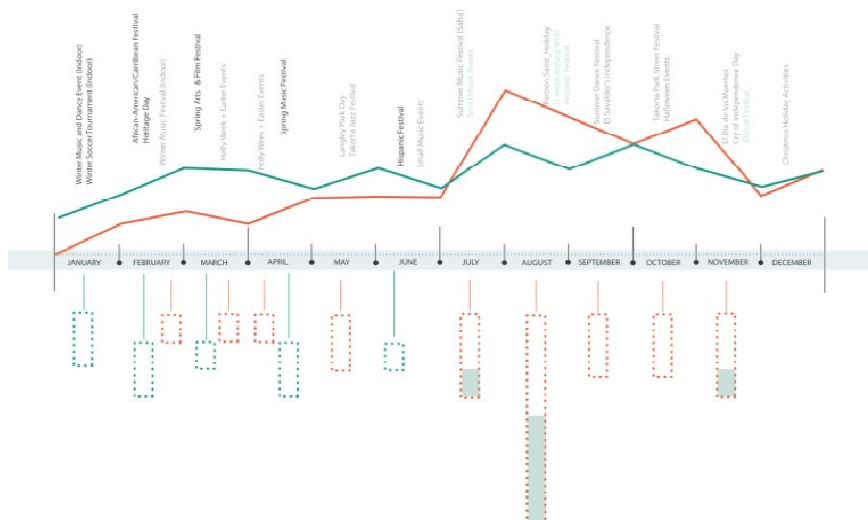
Fig.   127

DIAGRAM _ Existing vs. Proposed
Festivals, Public Events and
Holidays over the Year
Existing in Orange_Proposed in Teal

Source: Author

WORK + SOCIAL CLINIC
work.learn.create.help   SITE 1

VENDING ST + MARKET
vend.buy.dine   SITE 1.5

LEARNING LIBRARY
learn.gather.meet   SITE 2

REC. PAVILION
rec.play   SITE 2

CHILDREN PLAY CENTER
play.learn.perform   SITE 3

GATHERING + EXHIBITION HALL
gather.perform.exhibit   SITE 3

PERFORMANCE + PARADE LAWN
perform.parade.entertain   SITE 3
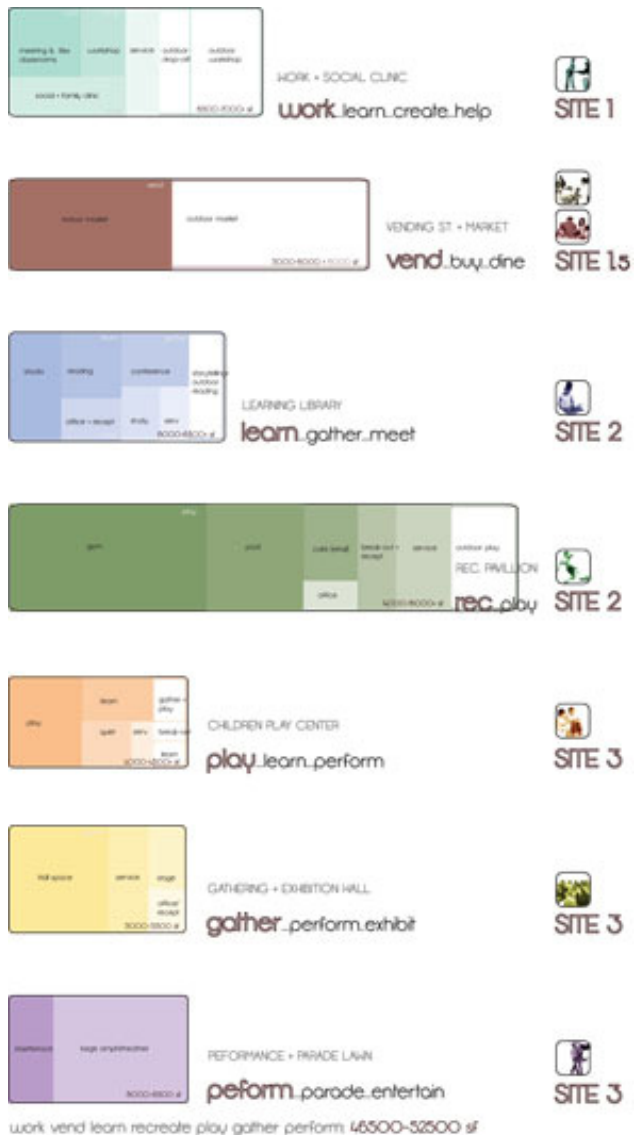
work vend learn recreate play gather perform: 46500-52500 sf

Fig. 128

PROGRAM ANALYSIS
Program identified by activity and site.
Work and social clinic - *site1*
Vending street and market pavilion-*site 1 and site 2*
Library- *site 2*
Recreation center - *site 2*
Performance and exhibition hall- *site 3*
Play center located at *site 3*

Source: Author

activities_program

9_CONNECTING ORPHAN SPACE AND DESIGN STRATEGIES

program

infrastructure

activated
context

pedestrian
path

vehicular
path

urban
landscape
connection

existing
green
network &
fabric

existing
urban
context
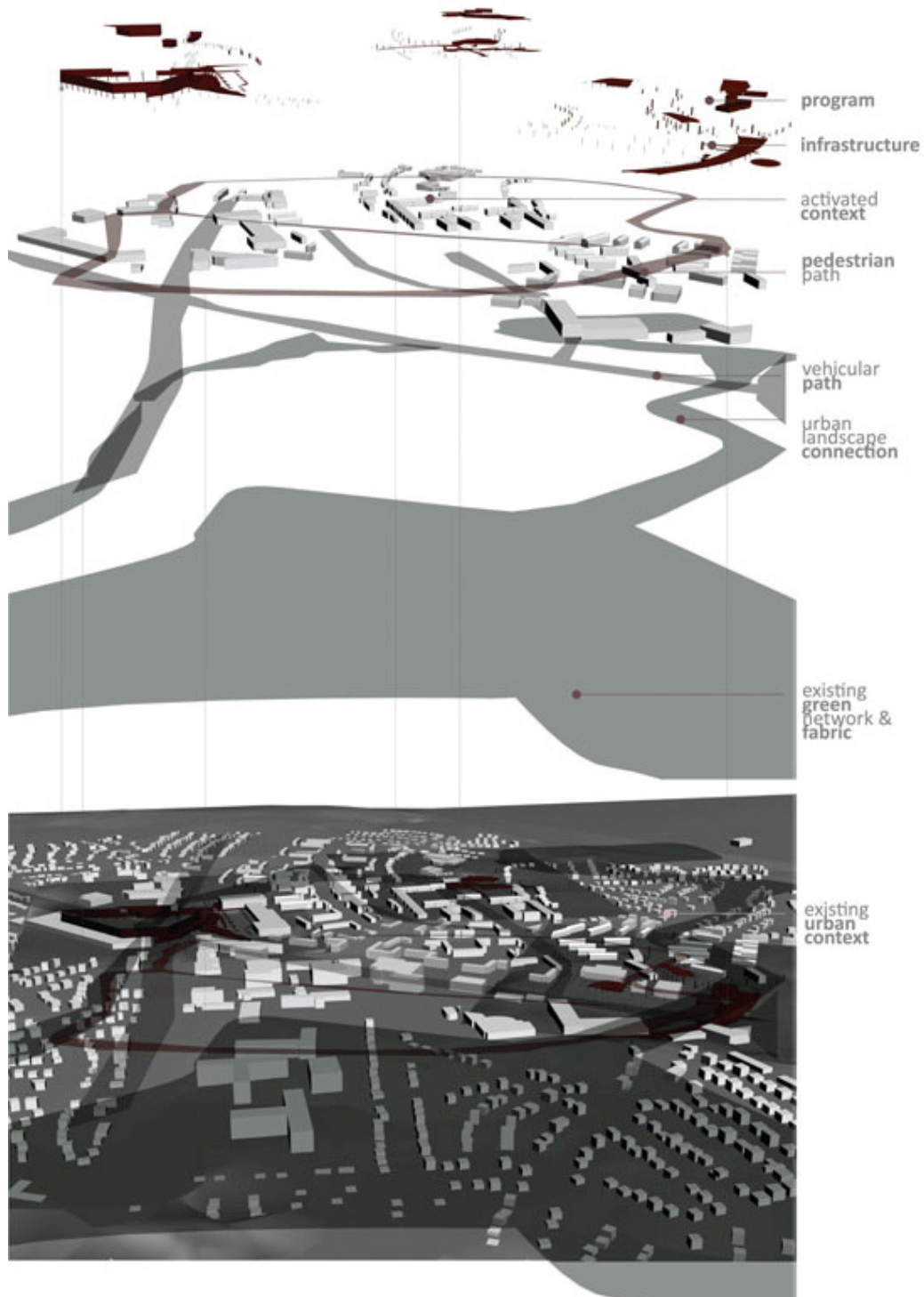
Fig. 129   CONNECTIONS
                   Diagram of Landscape, Urban, and Cultural Networks
Source: Author

APPROACH AND **DISCOVERIES**

Framing incrementalism within a larger regional lens brought to light three key opportunities for improving movement systems and landscape fabric. Multiple trails within the Northwest Branch Park network exist at the periphery of the community; however, pedestrian paths that cross through Langley Park fail to provide adequate pedestrian safety and streetscape. University Boulevard serves as the greatest barrier— as a true pedestrian obstacle. Because of pedestrian traffic along New Hampshire Avenue and along the interstitial green space adjacent to Riggs Road, important crossings could occur where these north-south movement paths cross University Boulevard. These important intersections also correlate to mass transit proposals for two Purple Line stops, one at the intersection of University Boulevard and New Hampshire and the other at the intersection of Riggs Road and University Boulevard. These proposals for Purple Line development offer great opportunities for future connections. Incorporating the light rail stops into future studies provides many possibilities for larger community development.

Similar connections appear with in the green fabric. Northwest Branch Park and Sligo Creek Park envelop Langley Park Green space primarily occurs around public institutions or at the periphery, mirroring pedestrian trails. The interstitial abandoned lawn in the residential zone parallel to Riggs Road only breaks at University Boulevard, demonstrating a truly fragmented ecological green space that should be reconnected. Similar opportunities occur near Takoma Park's low point along New Hampshire Avenue and near Langley Park McCormick Elementary School.

Fig. 130 PEDESTRIAN + BICYCLE PATHS
Existing in teal
Proposed in red
Solid lines- pedestrian
Dashed lines- bicycle

Source: Author

Fig. 131 TRANSPORTATION NETWORK
Existing bus lines in blue
Proposed bus lines in red
Proposed Purple Line in purple
With two main stops highlighted

Source: Author

Fig. 132: GREEN NETWORK
Surrounding park system and
green space network within the
Washington DC Region

Source: Author

Fig. 133: GREEN SPACE
Ex. Northwest Branch Park
Network and Proposed
Green connections within
Langley Park

Source: Author
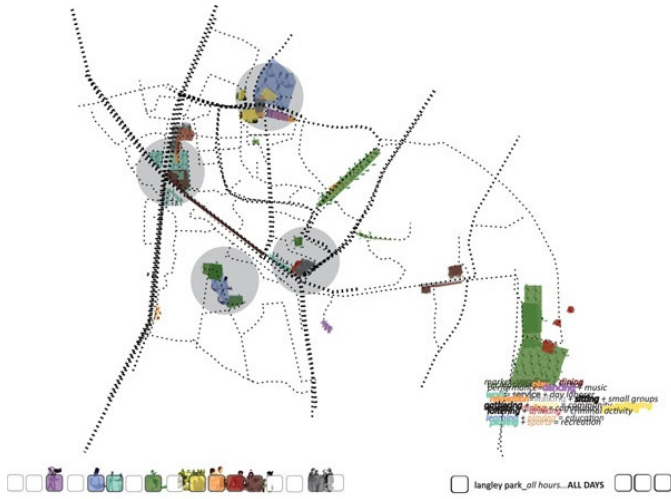
Fig. 134: NODES-ACTIVITY
      Collapsed Diagram

      Highlighting the density of activity
      and movement paths

      Source: Author
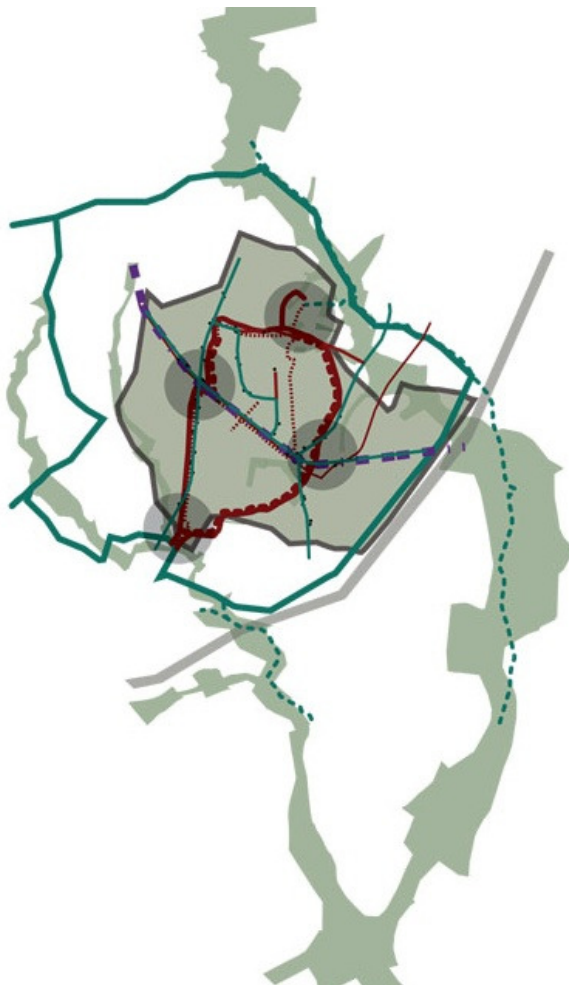
Fig. 135: NODES-CONNECTIONS
      Collapsed Diagram

      Highlighting where pedestrian
      paths, vehicular traffic, and green
      connections overlap

      Source: Author

SITE SELECTION-**NODES**

These opportunities and discoveries were overlapped and collapsed over earlier micro orphan space observations. Activity concentrations primarily were compared with larger transit and green space diagrams. The overlapping of this data led to the discovery of three key nodes:

1) Economic Node- Intersection of University Boulevard and New Hampshire Avenue

2) Ecological + Learning Node- Intersection of University Boulevard and Riggs Road

3) Socio-cultural Node- Along Merrimac Drive near McCormick Mansion

Fig. 136

NODE
CONNECTIONS

Plan Diagram of
Proposed Interventions

Source: Author
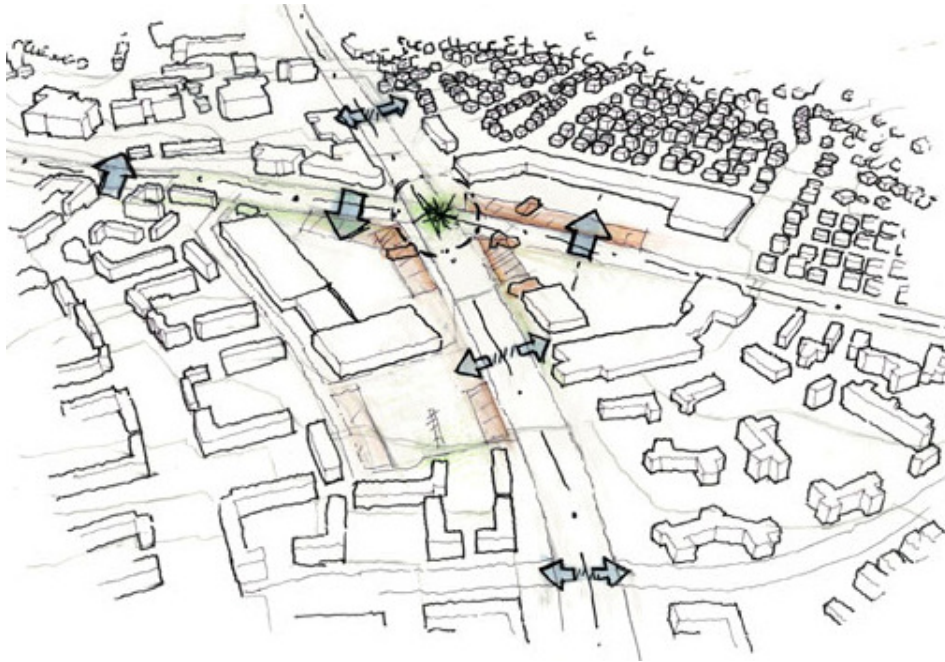
Fig. 137   SITE 1 DIAGRAM   Edge + Movement + Connections

Source: Author

Fig. 138   SITE 1 DIAGRAM   Existing Orphan Spaces + Connections

Source: Author

Fig. 139   SITE 2 DIAGRAM   Edge + Movement + Connections
Source: Author

Fig. 140   SITE 2 DIAGRAM   Existing Orphan Spaces + Connections
Source: Author
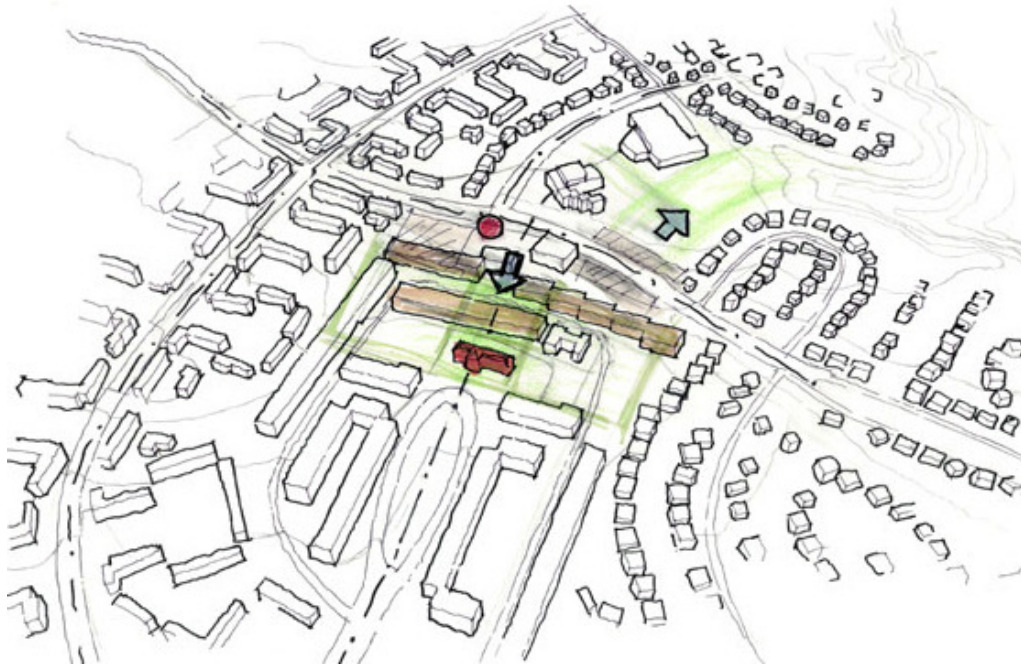
Fig. 141   SITE 3 DIAGRAM   Edge+ Movement + Connections
Source: Author
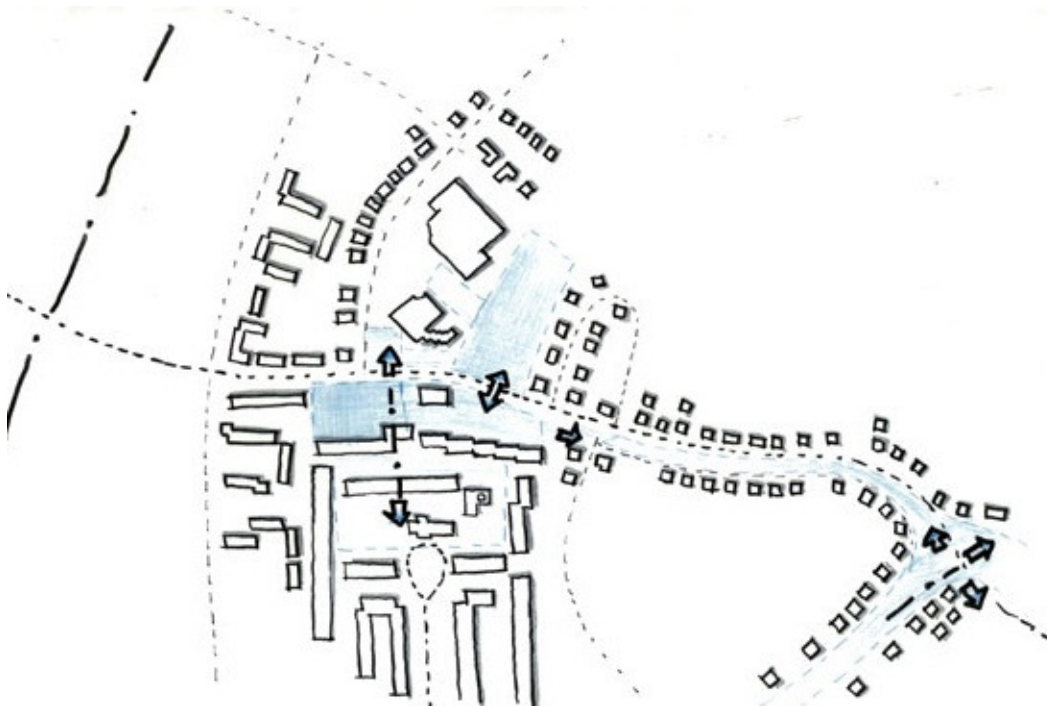
Fig. 142   SITE 3 DIAGRAM   Existing Orphan Spaces + Connections
Source: Author

DESIGN **PRINCIPLES**

Each of these nodes provides critical moments for transportation and/or greenscape connections while also demonstrating potential for 24-hour activity. Further schematic design proposals and development aspire to shape, capture, and pattern these spaces with the following principles providing a framework for the design.

1) To connect each node and site to the larger park and pedestrian network

2) To connect and improve mass transit both existing and future

3) To capture and support existing activities present at each site

4) To provide additional resources and support community needs through site specific program

5) To accommodate and shape both program and landscape to form larger spatial continuities.

6) To encourage both indoor and outdoor activity, blurring architecture and landscape

7) To expose and amplify the existing cultural identity

9_SHAPING ORPHAN SPACE – CRITICAL DESIGN PROCESS

After observing and analyzing Langley Park both from an anthropological observational frame and an urban macro lens, it became essential to explore ways to shape the collected orphan space. Extensive modeling and collaging provides the vehicle for the molding and reshaping of each site, allowing existing spatial parameters to be tested an broken and new spatial continuities to form. Such space definition evokes a reactive process, one where program adapts to site and site adapts to program based on contextual parameters. The palimpsest nature of the process, coupled with the need to redefine spaces, has led to the articulation of an architectural landscape. Landscape and architecture are purposely blurred, allowing for softer edges to mitigate the creation of new orphan spaces. Edge articulation manifests a layering of rhythm and transparency, with built structures strategically framing and defining larger spatial moves. All "architectural" buildings serve to reinforce larger landscape articulation, in contrast to the typical suburban character of architecture where buildings act as objects within the landscape. This reversal generates a purposeful ambiguity of building edge, allowing for a layering of threshold and spatial overlap. To reinforce this approach to architecture and landscape, the context retains a blank white paint both in contour and building. New proposals and reactions make use of cardboard and wood to differentiate between hardscape and softscape, allowing metal to abstractly represent canopies and rhythm both as trees and posts and signs. Strategic application of color alludes to nascent ideas of pattern and texture while highlighting important spaces.
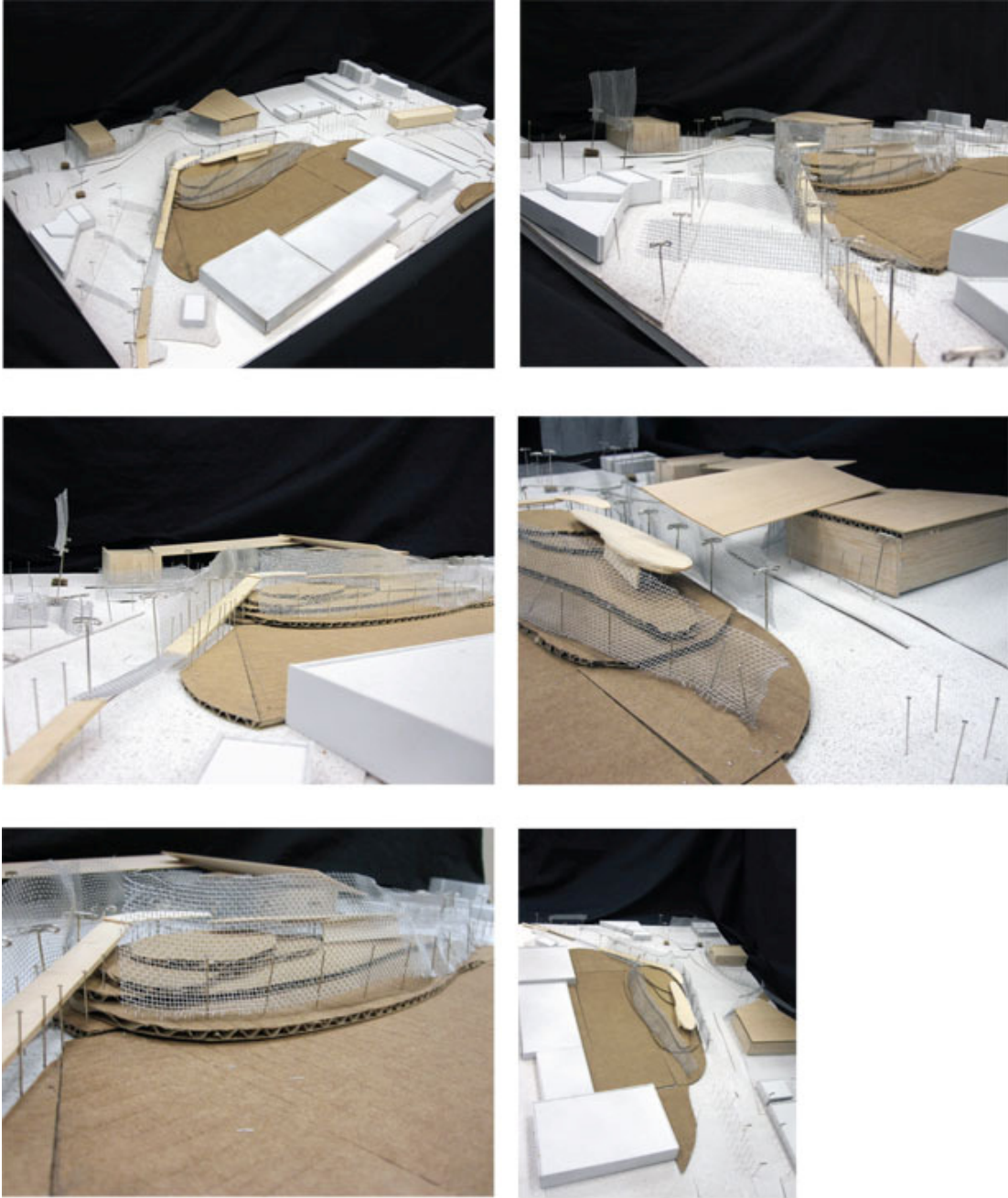
Fig. 143   SITE 1 MODEL STUDY_A   *Source:* Author

Initial reactions to site one led to the creation of buildings along University Boulevard along with an organic landscaped edge. The work center slips into the contours and in between the signage. An elevated vending and pedestrian street marches along University Boulevard and terminates at the work plaza that highlights the work center location. Repetitive signage and posts line University Boulevard, marking entries and *patterning* vehicular movement.
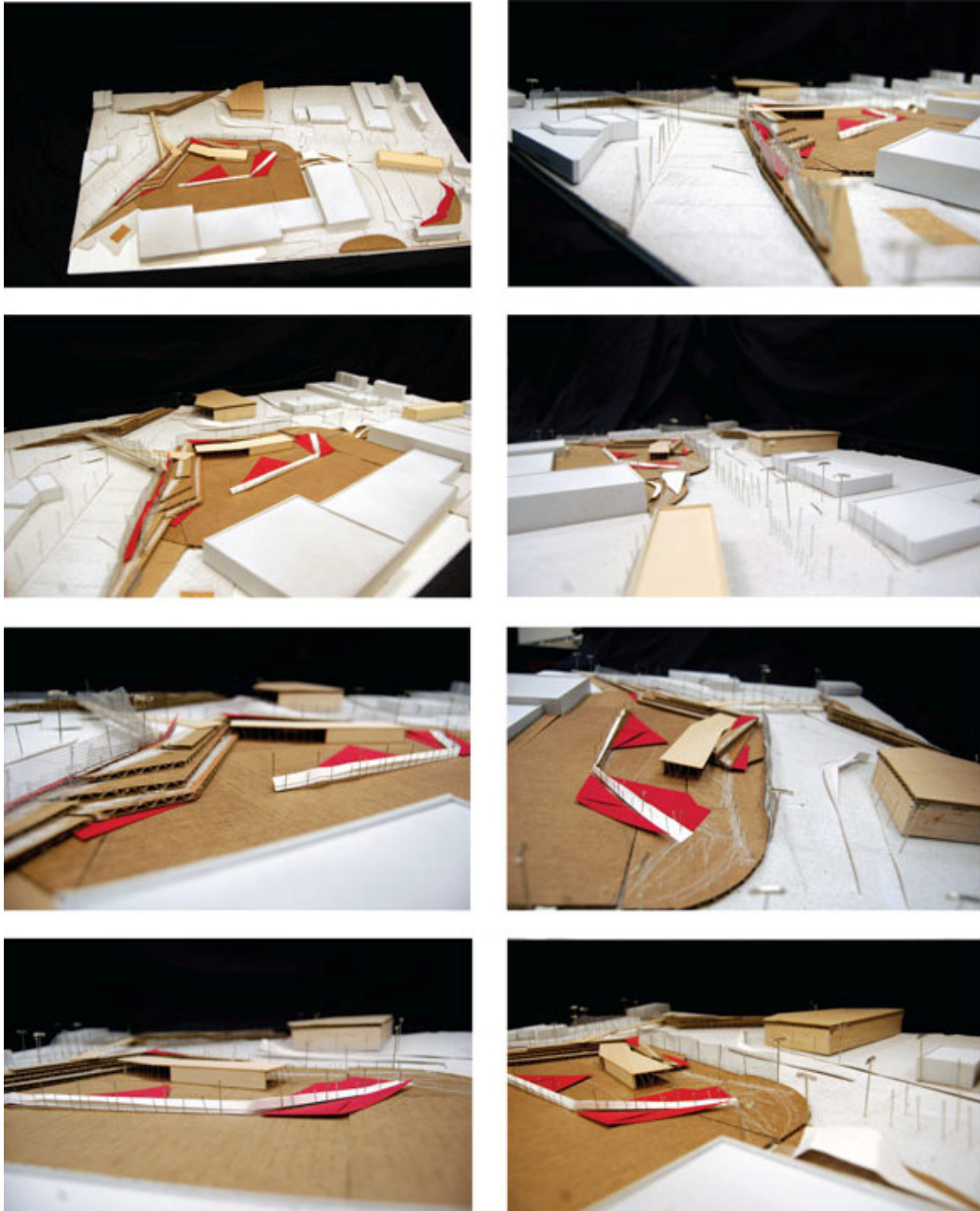
Fig. 144   SITE 1 MODEL STUDY_B   *Source:* Author

An angular approach to landscape helps to mitigate the harsh edges generated by the parameters of the site. The built up and terraced piece starts to incorporate vending program along University Boulevard, while allowing the work center to tuck into and hide from the chaos of the road. To more clearly define The Crossroads, additional landscape appears. A pedestrian bridge helps to create a threshold while also promoting pedestrian movement. A low wall and landscaped piece helps to frame the plaza generated by the work center.

_the crossroads
pedestrian vs. vehicular movement
texture, speed, and noise of road buffered by screen
layered screen for signage, graphics, and green
graphics give space identity
textures and materials crossing road
strong edge definition through regular rhythm
layered vertical tectonic element (different scales for
    different readings and strong edge

the plaza
the screen
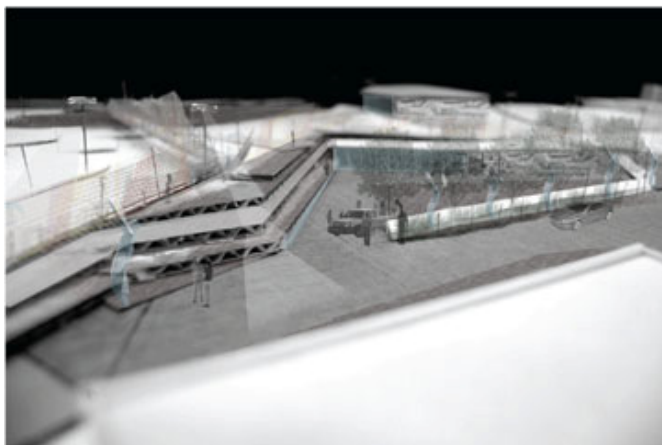
_the work center
geometric earthwork defines crossroads
vending street elevated and continued
small business built into landscape along University
graphic screen along street edge
smaller vertical rhythm for pathway and work center
work center tucked into landscaped edge
low walls, lightings, and other streetscape
differentiation in paving for varied activities
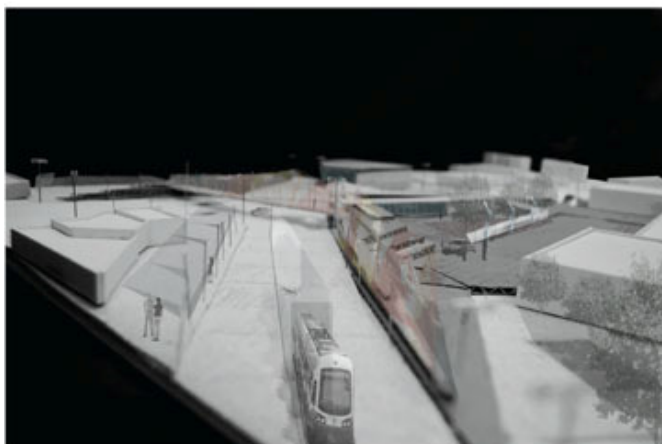
_university and the crossroads_*the bridge*
built landscape edge forms elevated pedestrian way
bridge crossing both New Hampshire and University
more porous edge along left of University + canopy
purple line stop incorporated just beyond bridge, with
    structure and change in rhythm and paving
crossing will create threshold, and can be viewed from
    multiple approaches
part of left of University captured for bus
    and metro traffic

Fig. 145   SITE 1 MODEL + COLLAGE STUDY   *Source:* Author

The high speed and noise of the edges surrounding site one generate harsh conditions. The incorporation of signage helps to buffer pedestrians from high speed vehicular traffic while simultaneously providing way finding devices, advertisement, and ways to promote culture and identity. A layered and regular vertical rhythm of posts and signage helps to mark and define important moments and movement while providing a much needed human scale.

138
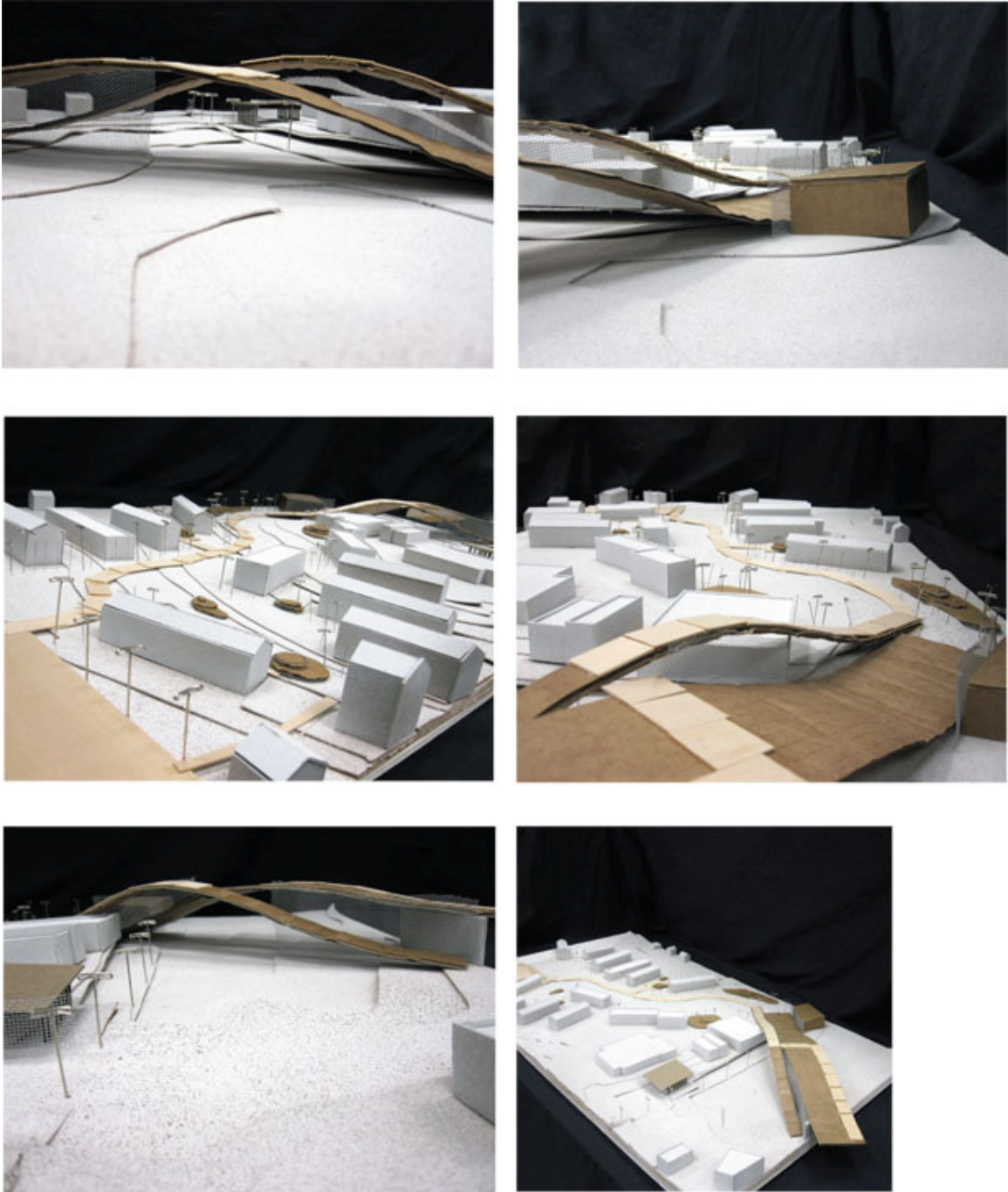
Fig. 146   SITE 2 MODEL STUDY_A.1   *Source:* Author

Initial reactions to site two spawned the creation of a large bridge piece across University Boulevard. Drawing on the existing contours, the bridge echoes the organic landscape through a slipping of ribbons that mirror the hillside. The smaller ribbon piece highlights pedestrian movement across the thoroughfare while the larger ribbom represents uninhabitable landscape, allowing built program to slip in between.
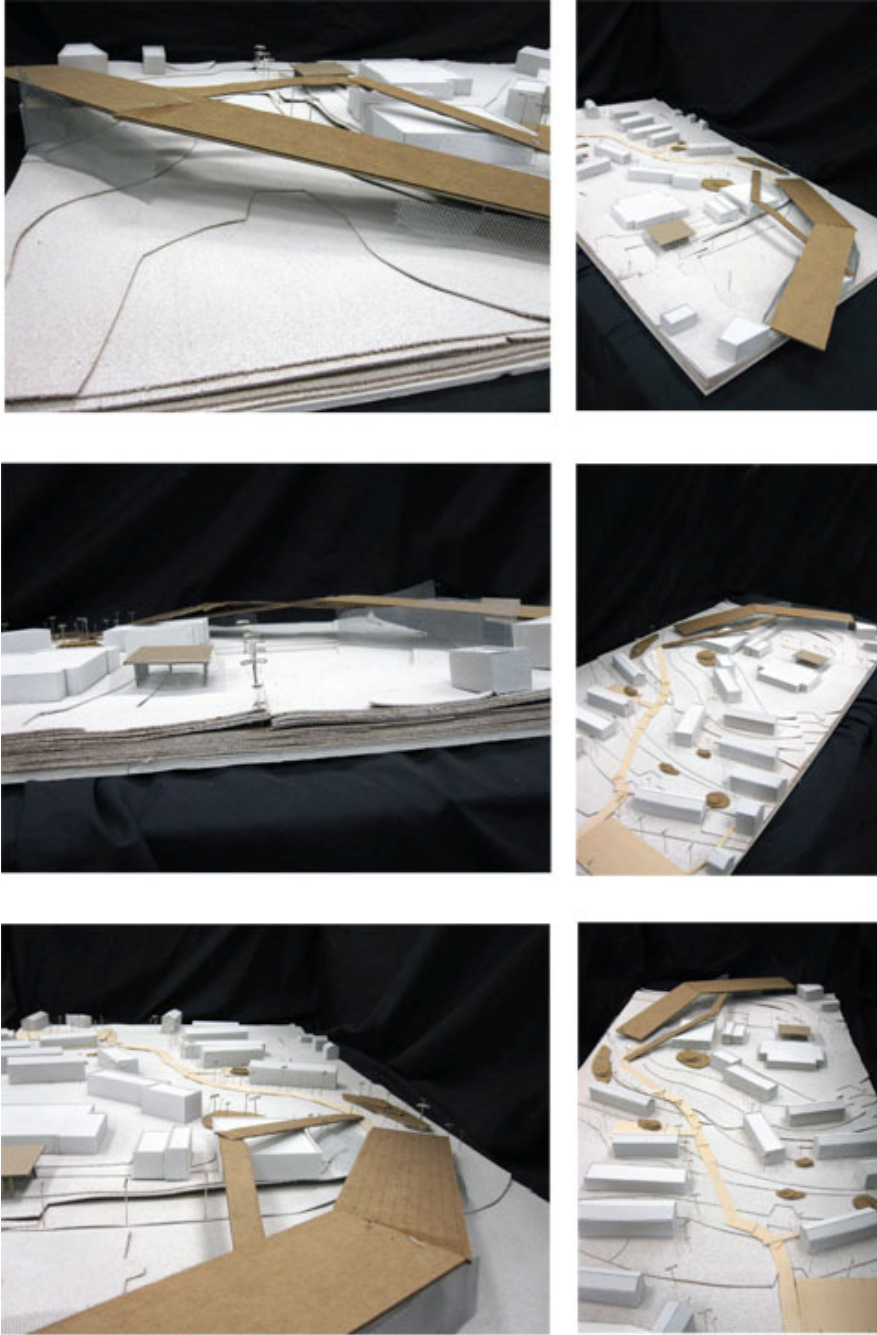
Fig. 147   SITE 2 MODEL STUDY_A.2   *Source:* Author

Unsure of the appropriate formal response for bridging University Boulevard, an angular approach was also explored. Here the smaller pedestrian piece overlaps and crosses the space generated by the uninhabitable ecological bridge. The form helps to break the space generated by University Boulevard while allowing for more light to pass through and down below. This slipping and overlapping of the forms also generates a unique pedestrian experience that contrasts the space felt by the passerby or the car.

Fig. 148　　　　SITE 2 MODEL STUDY_B.1　　　*Source:*　Author

Exploration of site two is expanded to include the entirety of the green space that defines it. Paths from the bridge, along with a proposal for two play areas and plazas, help to suggest potential development. The articulation of the vending street and market pavilion suggest ways to activate the pedestrian realm of University Boulevard. Additionally, slips in the bridge help to break down the mass of the form and provide more natural light.
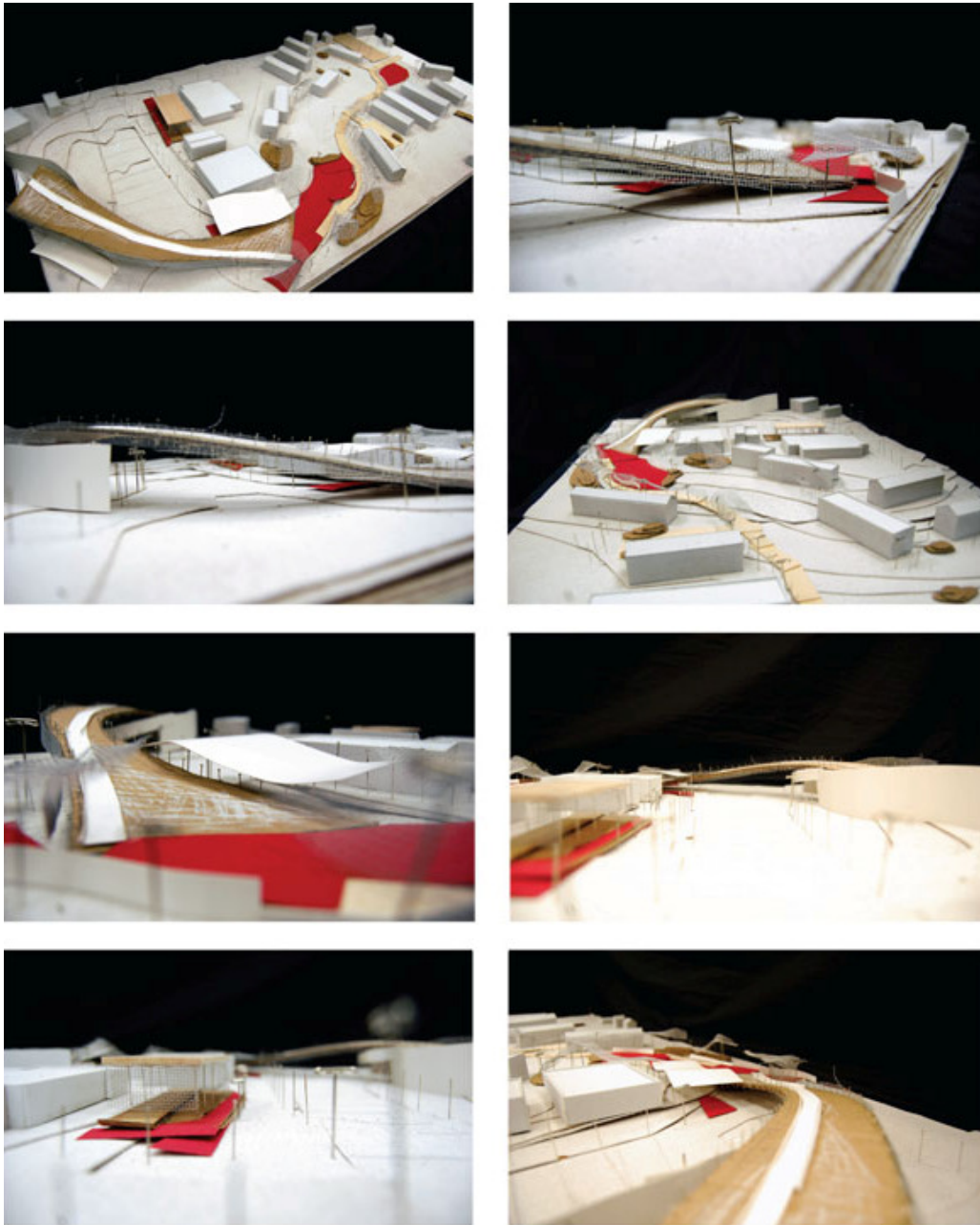
Fig. 149   SITE 2 MODEL STUDY_B.2   *Source:* Author

Exploration of site two continues to generate varied formal responses. Paths from the bridge, along with a proposal for two play areas and plazas, retain an organic and playful form reflective of the activities the site will support. The bridge form mimics an organic sweeping motion, but simplifies into one form that curves and pinches to a smaller point across University Boulevard to allow for more light. The path occurs along this piece, heightening the pedestrian experience.
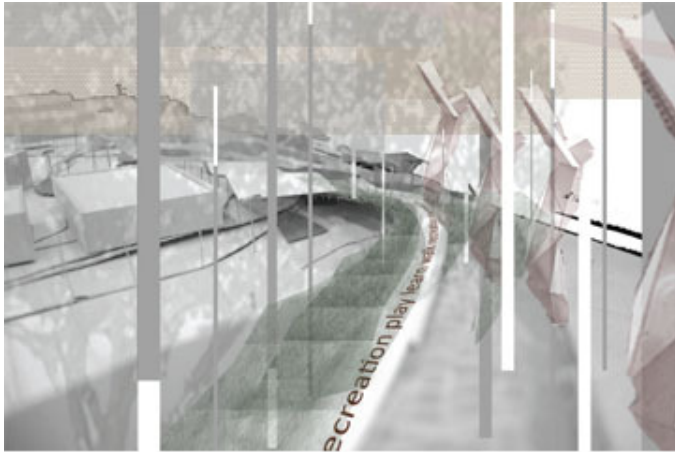
_ribbon of green
rolling landscape and swales to define spaces
variety of vertical elements
playful/irregular rythmn of elements
canopies (both built and landscape)
overlapping planes horizontally above
low walls and soft edges

the rolling green
the canopy/ the vertical forest

_the vending street and pavillion
distinct paving for street that leads to pavillion
indoor/outdoor market pavillion with connection
defined edge that safeguards the pedestrian
         to street and additional outdoor plaza space
built vertical elements that support vending
         activity, purple line and provide lighting
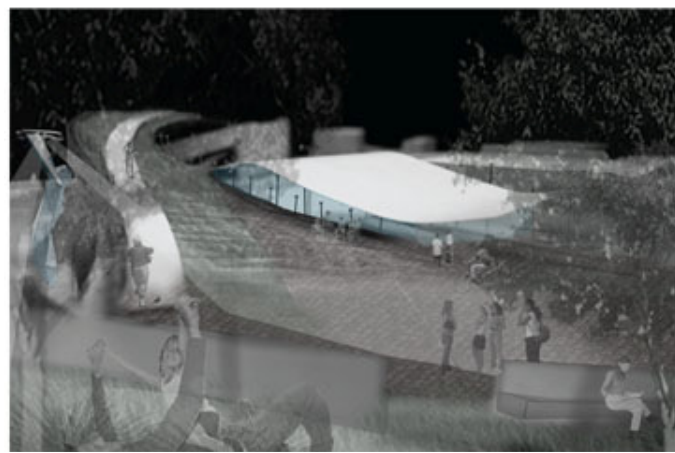
university and riggs
the bridge + recreation center
ribbons of materials and landscape
organic plaza that transition bridge and rolling green
recreation and learning center anchor bridge
low walls and landscape draw and lead people in
variety of vertical elements/treescape and plantings

Fig. 150   SITE 2 MODEL + COLLAGE STUDY   *Source:*   Author

The landscaped edges of the site and rolling green suggest a more playful articulation of edge and form. Learning and recreation program carefully slip into the landscape with edges reflecting a modulated irregular rhythm characteristic of nature. A variety of canopy elements, both built and natural, help to shade and define spaces.
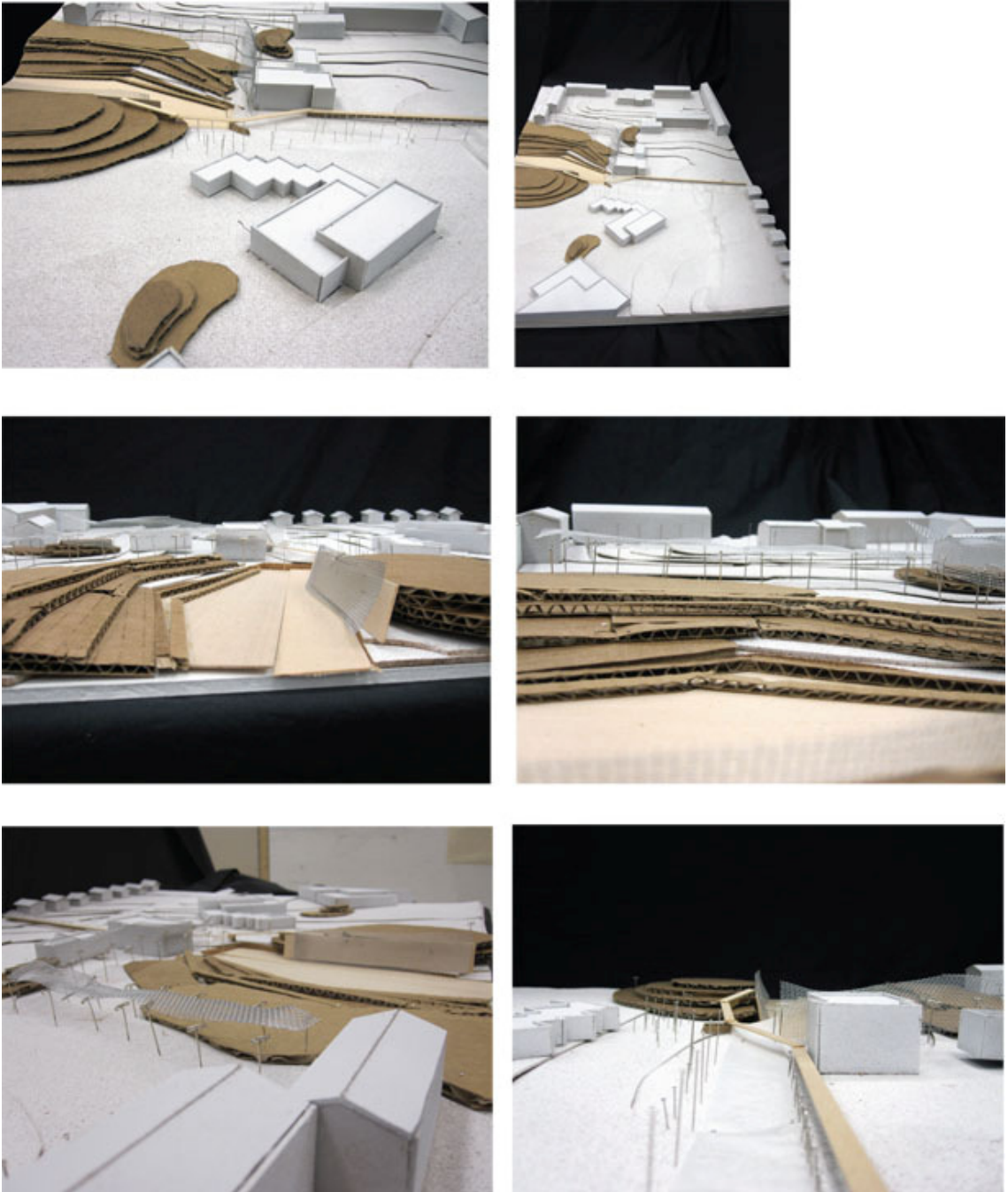
Fig. 151   SITE 3 MODEL STUDY_A   *Source:* Author

Initial reactions to site three sparked the development of outdoor amphitheater and exhibition hall that organically form and mold into the hillside. Both pieces are curvilinear reflecting the existing contours. A pedestrian path and bridge help to capture movement along and across Merrimac Drive.
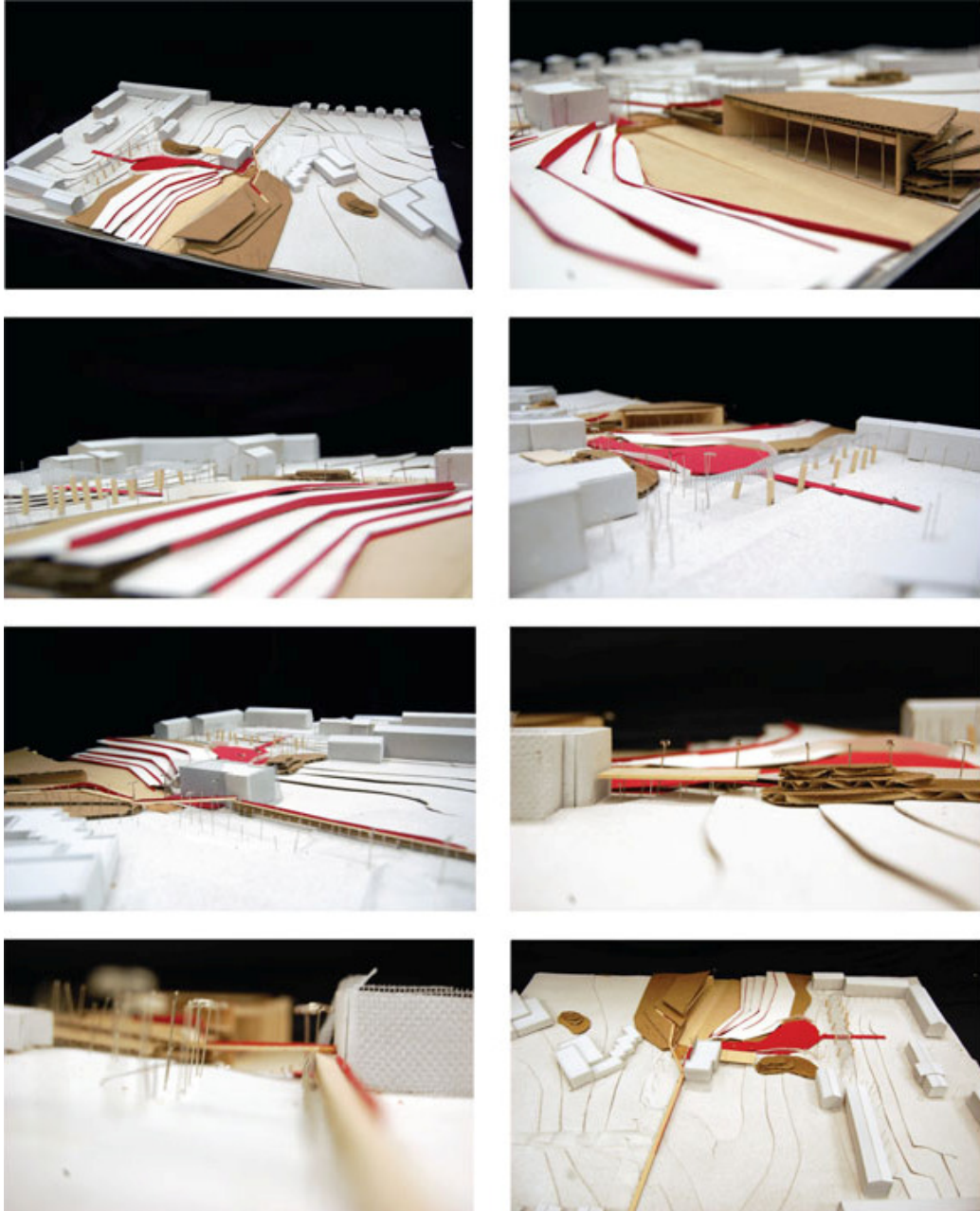
Fig. 152　　　　　SITE 3 MODEL STUDY_B　　　　*Source:* Author

Because of the formal character of historic McCormick Mansion and because of the angular form of the surrounding public institutions, the exhibition hall and amphitheater were manipulated to reflect a more segmented form. An additional path from the exhibition hall to the mansion appears, with a transitional viewing node and plaza located at the garden piece generated from the foundations of the removed apartment building.
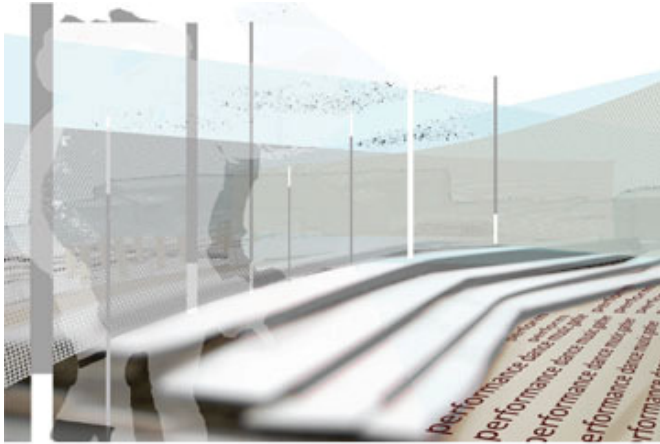
_performance lawn
overlapping space and planes
formal edge definition
geometric shapes
layered materiality
transparency vs. enclosure
prospect and refuge
varied height and scale for seating, enclosure,
        and edge definition

the lawn
the landscaped wall

_the lawn
rolling green lawn near McCormick Mansion
low walls defining informal transition space
swales/rolling hill seperating child play area
regular planting of trees along apart facades
clustering of plants to soften landscape transition
remains (foundation/structure) of existing
        apart. used to transition formal lawn to theater
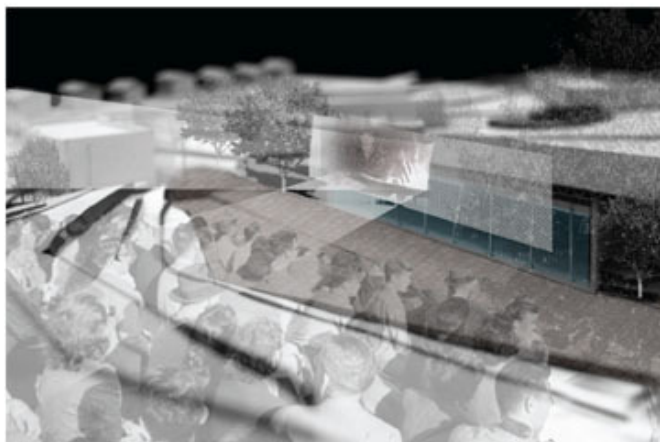
_the gathering center_*the stage*
paved "outdoor stage" as part of road
road to be part of space and closed off as needed
geometric amphitheather
mesh fabric screen for film or performance
varied lighting for security, aesthetics, and performance
gathering center (black box) part of landscape
        with land formed along built intervention
seating part of landscape

Fig. 153   SITE 3 MODEL+ COLLAGE STUDY   *Source:* Author

The dominance of green space creates a garden condition that gives prominence to the institutions located on site. Low walls, paving, and treescape provide tools for softer edge definition. Layered and overlapped strips of green and hardscape help to transition the formality of the McComick Mansion and the performance activities and needs of the McCormick Plaza.
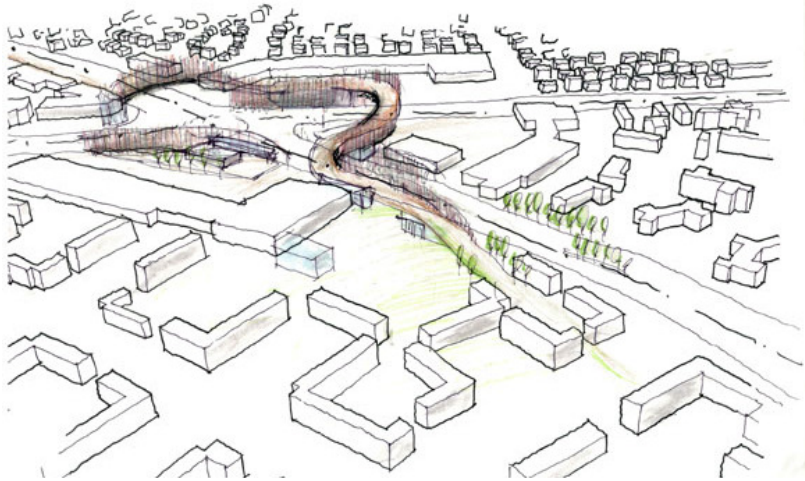
Fig. 154   SITE 1 DIAGRAM   Shaping Orphan Space_ Response

Source: Author

Fig. 155   SITE 2 DIAGRAM   Shaping Orphan Space _ Response

Source: Author

Fig. 156   SITE 3 DIAGRAM   Shaping Orphan Space_ Response

Source: Author

8_**CAPTURING ORPHAN SPACE**- FINAL DESIGN

Fig. 157   EXISTING AERIAL VIEW   S*ource:* Author

Fig. 158   PROPOSED AERIAL VIEW WITH OF ALL 3 SITES   S*ource:* Author

SITE 1-**LANGLEY CROSSROADS**

The Crossroads serves as the primary transportation and movement hub. Unused portions of parking lots provide opportunities for a flexible urban plaza, community garden, and work and social clinic. The work center supports current day labor activity found at the site while also providing job training, workshop space, and clinic and legal services. Rhythmic signage helps to unify the Takoma Park and Langley Park sides of the community. The use of the screen also enhances and orients the retail experience of The Crossroads by allowing for advertisement. Most significantly, the smaller 35 ft screen that slides in front of the work clinic serves as a means to display cultural events, initiatives, and issues. These LED and mesh screens not only provide a threshold that signifies arrival to Langley Park but also bring to light the cultural and social identify of the community. The metro station stop strategically located in the roundabout, re-centers the space while creating disorientation and intrigue for the vehicle. Metro riders can safely cross the street as they walk through and inhabit the signage. A retail component on the western edge helps frame the space while also providing a place for relocated retail tenants. A water element helps to reinforce figural and symbolic ties with the Takoma Park side, creating an implied connection across the ramped University Boulevard. The intervention provides a temporary solution for development as Langley Park incorporates the Purple Line. Overtime, site one could accommodate greater density, resulting in the removal of parts of the screen, or in the incorporation of the scrim as part of a built structure.

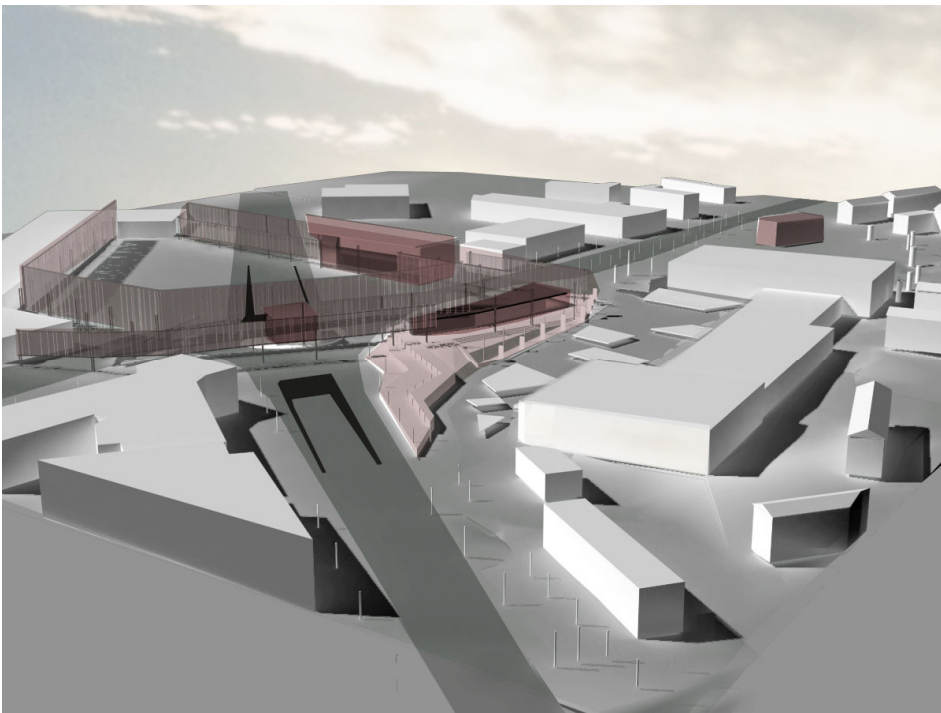*Fig.* 159   SITE 1_EXISTING AERIAL VIEW   S*ource:*   Author

Fig. 160   SITE 1_PROPOSED AERIAL VIEW   Intervention highlighted in red

S*ource:*   Author

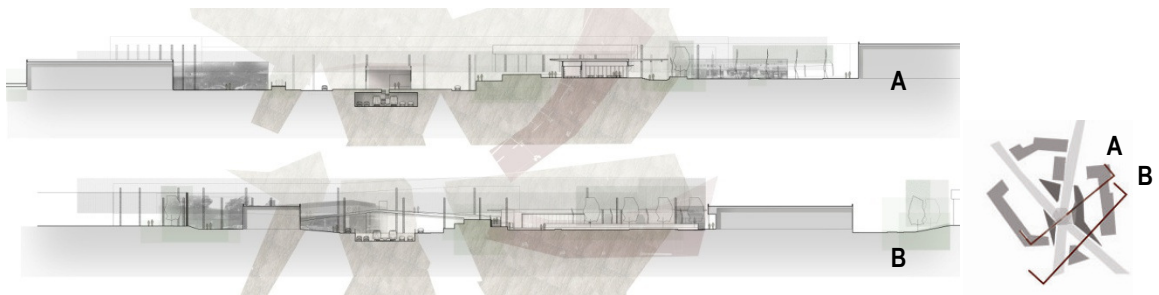*Fig.* 161   SITE 1_PLAN   S*ource:*   Author

Fig. 162   SITE 1_SECTIONS   S*ource:*   Author

Fig. 163   SITE 1 VIEW_DAWN   Approach from New Hampshire_ WORK   S*ource:* Author

As the daily rituals that shape the everyday begin, Langley Park residents arrive or approach Langley Crossroads along New Hampshire Avenue on their way to work or school. Residents can wait for the bus, take the Purple Line, or attend courses at the work and social clinic. The signage component diffuses early morning light while capturing the attention of vehicles on their route to the District.
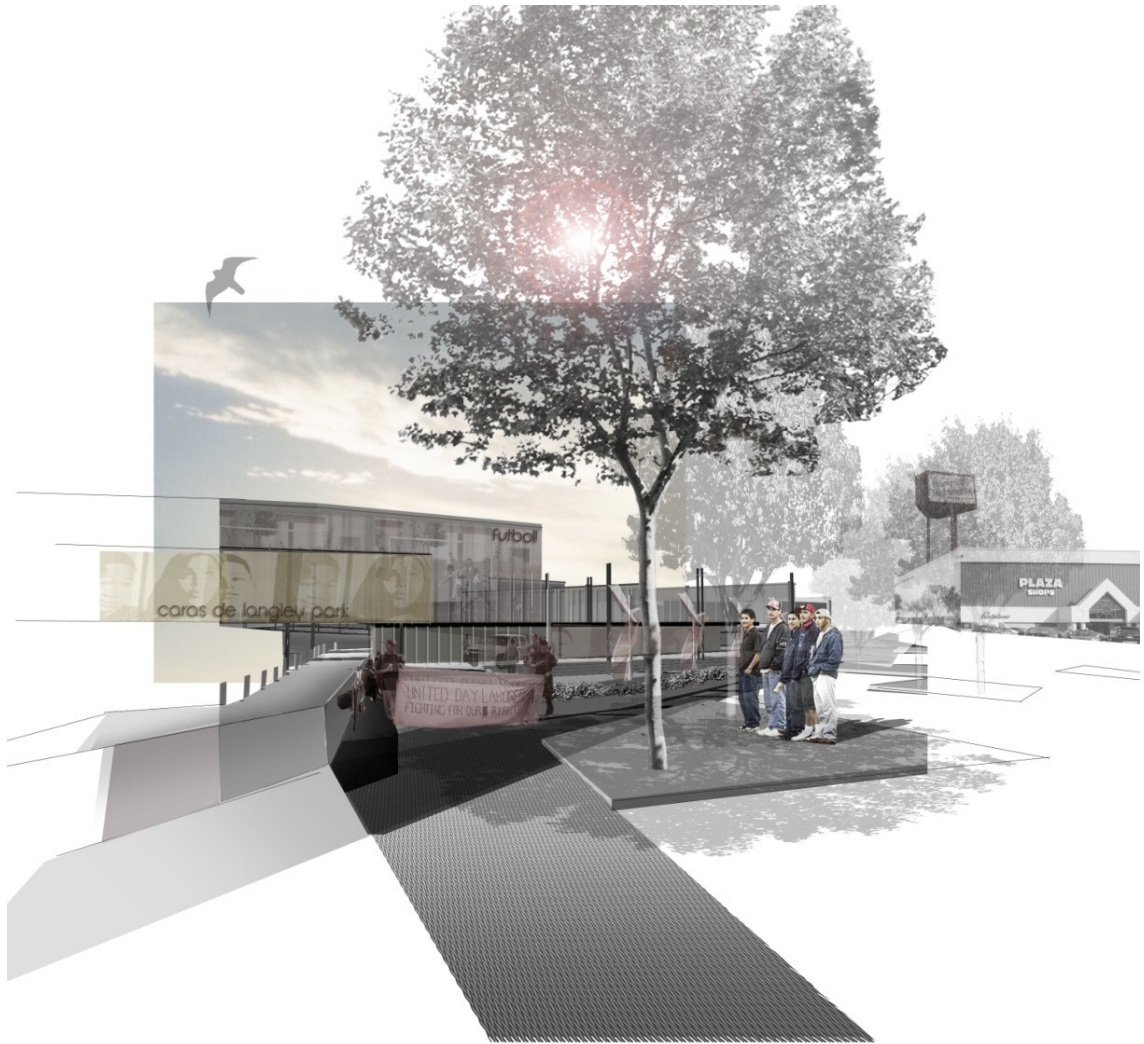
Fig. 164   SITE 1 VIEW_MORNING   Approach from University _ WORK   S*ource:* Author

As morning sets in and youth arrive at school, men and women acquire employment or other opportunities. The large day labor force can now seek shelter within the plaza or work and social clinic. If an individual cannot to secure employment, he/she can attend classes within the multipurpose rooms, learn trade skills in the workshop, or seek legal or clinic services.

Fig. 165   SITE 1.5 VIEW_NOON   Approach from University _VEND   *Source:* Author

As noon sets in, individuals can travel along the vending street parallel to University Boulevard. Residents or visitors can grab a bite to eat and/or run some errands before dinner as they travel towards the second Purple Line stop at the intersection of Riggs Road and University Boulevard. A market pavilion encourages and exposes the rich vending and food culture currently underground in Langley Park by opening its doors on weekends to the community.
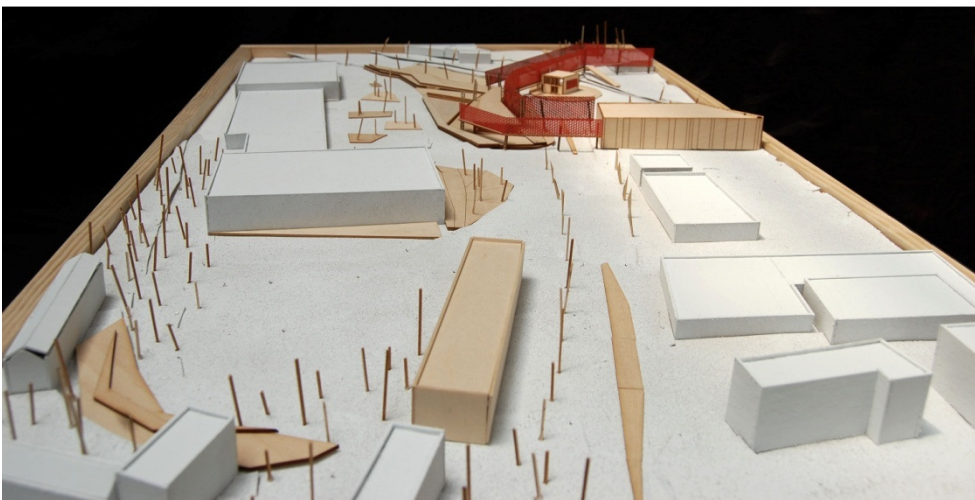
SITE 2- **RIGGS PARK**

The Park serves as the primary green connector across University Boulevard, enriching the pedestrian experience. The *bridge* also acts as an elevated park that uses the topographical change to connect the each high point across the thoroughfare. Unlike the Langley Crossroads (site one), Riggs Park focuses on learning and youth by providing outdoor fields and play, a recreation center, and branch library. The existing lawn continues to accommodate spontaneous outdoor activity while incorporating pockets of unused green space located laterally to create moments for families to play, work, learn, and dine. Both the recreation center and library sit at critical threshold conditions within Langley Park. The library and youth center also aspire to combat current loitering and criminal activity by providing youth and young adults with alternative recreation and program support. A retail plaza and stair act as a drop off for Purple Line riders while also providing a location for relocated retail tenants. This dynamic stair and plaza creates a lively café zone that sponsors everyday social gathering. Metro riders land on a platform that leads to a stair and elevator piece incorporated into the elevated park. The structure and rhythm of the bridge help to break down the scale while allowing its underside to sweep over and break the powerful space generated by University Boulevard. This dynamic piece acts as the secondary threshold that marks entry into the community and reorients the visitor and resident.

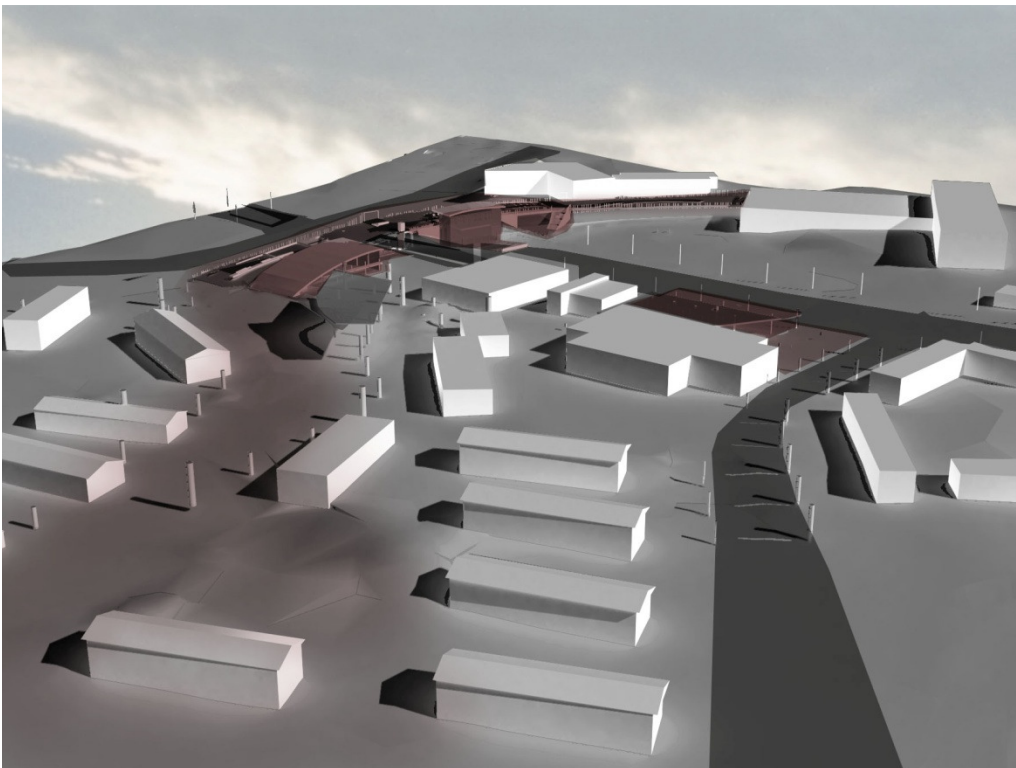*Fig.* 169   SITE 2_EXISTING AERIAL VIEW   S*ource:* Author

Fig. 170   SITE 2_PROPOSED AERIAL VIEW   Intervention highlighted in red

S*ource:* Author

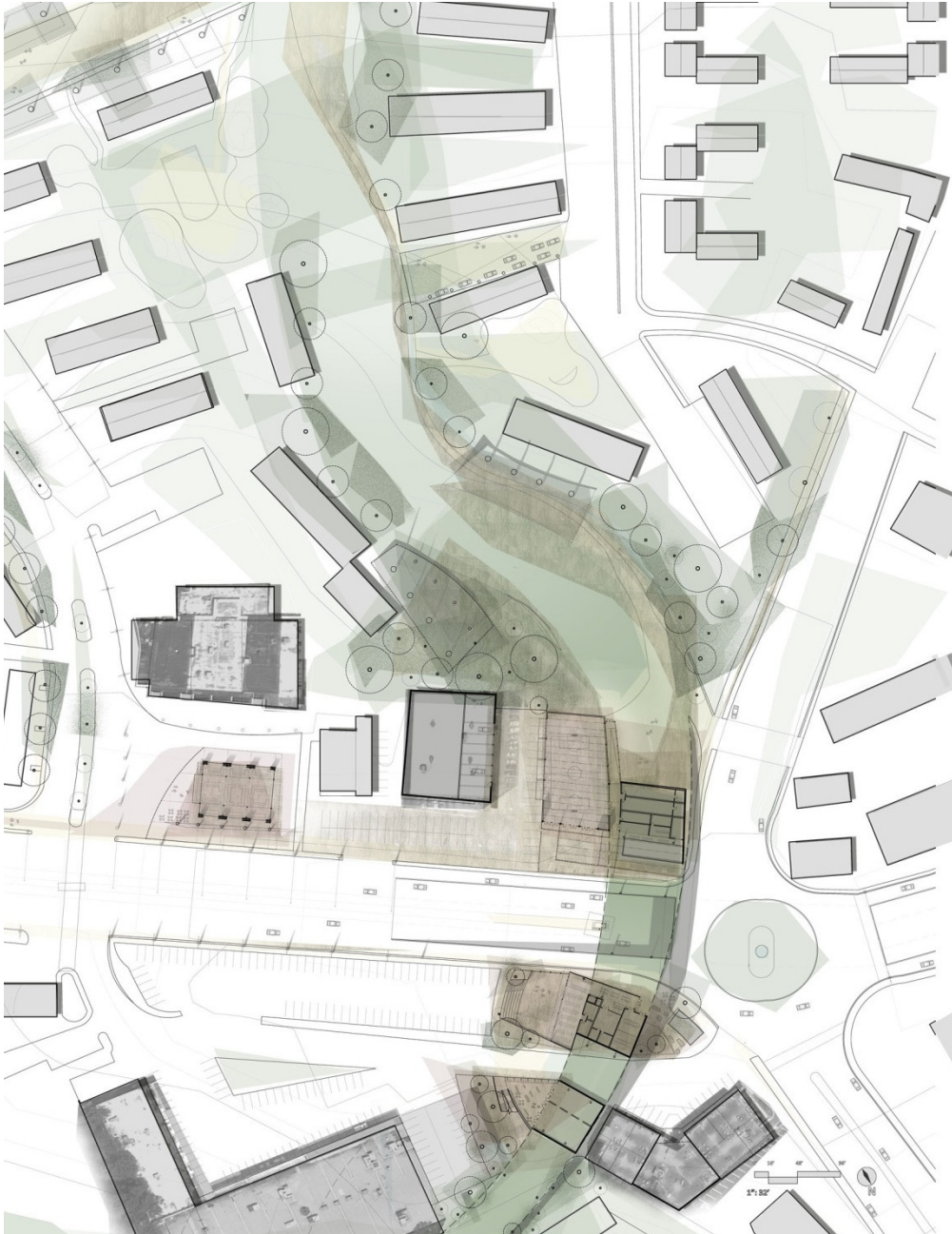*Fig.* 171   SITE 2_PLAN   S*ource:*   Author

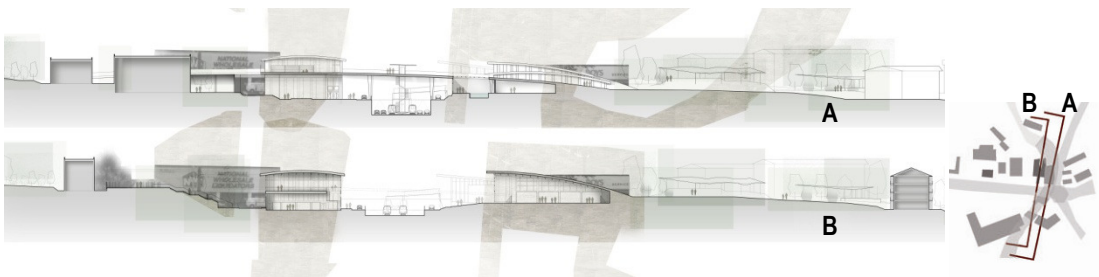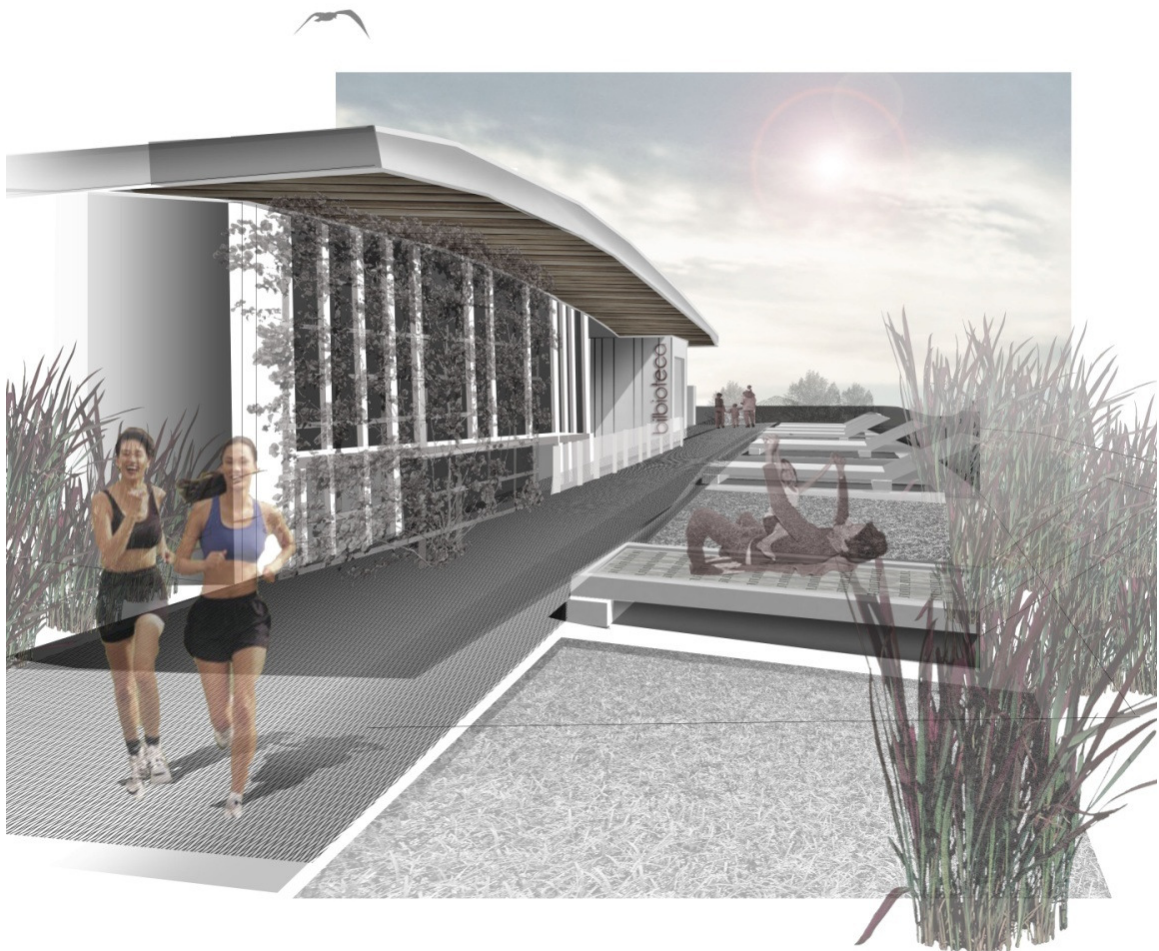*Fig.* 172   SITE 2_SECTION   S*ource:*   Author

Fig. 173   SITE 2 VIEW_AFTERNOON   Library_LEARN   S*ource:* Author

As afternoon arrives, students and young adults leave school while others pick up their siblings at Carole Highlands Elementary across University Boulevard. Students can stop at the library to attend afterschool programs or to study and finish homework. Others can choose to leisurely work and learn outside the library's doors in the reading garden.

Fig. 174   SITE 2 VIEW_EVENING   Recreation center_RECREATION   *Source:* Author

As evening sets in, youth and young adults can catch a game of soccer within the youth center walls or adjacent in the seating and exercise lawn. Others can play a quick game of basketball in the paved lot near Pep Boys or swim laps at the pool before arriving home for dinner. Friends can casually socialize and watch these games from the viewing lawn located on the elevated park.
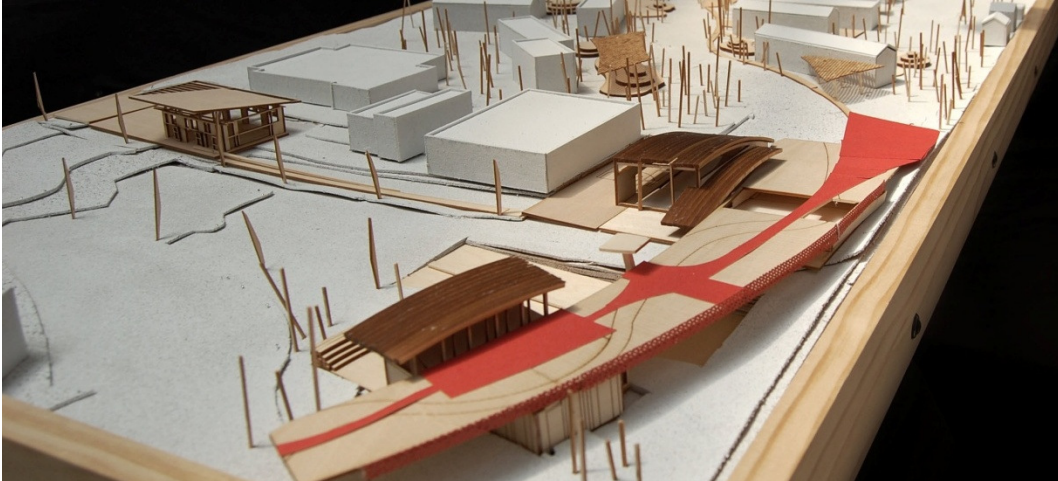
Fig. 175   SITE 2_FINAL MODEL VIEW A   S*ource:*   Author

Fig. 176   SITE 2_FINAL MODEL VIEW B   S*ource:*   Author

Fig. 177   SITE 2_FINAL MODEL VIEW C   S*ource:*   Author

SITE 3-**MCCORMICK PLAZA**

The main plaza appears seemingly tucked away from the noise and chaos of University Boulevard. While site three has the benefit of large expanses of green space and softer edges, it still demonstrates high pedestrian traffic and activity. Most importantly, the interstitial green spaces and parking lots currently present accommodate religious, performance, and political gathering. To enhance current gathering activities, the intervention focuses on creating an exhibition and performance hall with an outdoor amphitheater that can flexibly accommodate a variety of community activities and needs. Additionally, the lawn surrounding historic McCormick Mansion expands out to create a dialogue with the surrounding public institutions. This large lawn results from the removal of two apartment buildings, with the foundations of one serving as a trellis garden that transitions the formality of the lawn directly in front of McCormick Mansion. A prominent path connects the gathering hall and amphitheater to the formal lawn, with a viewing plaza acting as a node of rest in between each zoned green space. The exhibition hall and amphitheater draws from the existing topographical condition of Merrimac to minimize its impact and size on the surrounding context. The green lawn appears to sweep up and over the exhibition hall to provide much needed outdoor sports fields for Langley McCormick Elementary School. This green space continues, connecting back into the Northwest Branch Park system. A small childcare and play center attaches to the existing Boy's and Girl's Club to define and separate each large green space and provide necessary daycare services. A parade and "pilgrimage" route connects all program and moments, while highlighting existing celebratory rituals.

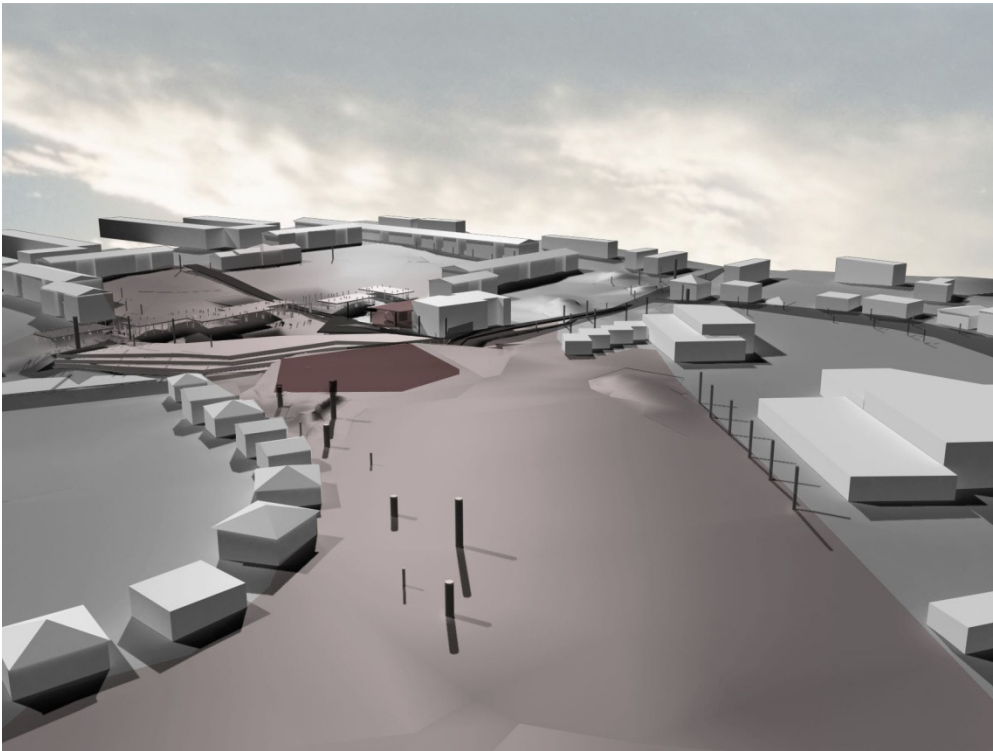*Fig.* 178   SITE 3_EXISTING AERIAL VIEW   S*ource:*   Author

Fig. 179   SITE 3_PROPOSED AERIAL VIEW   Intervention highlighted in red

S*ource:*   Author

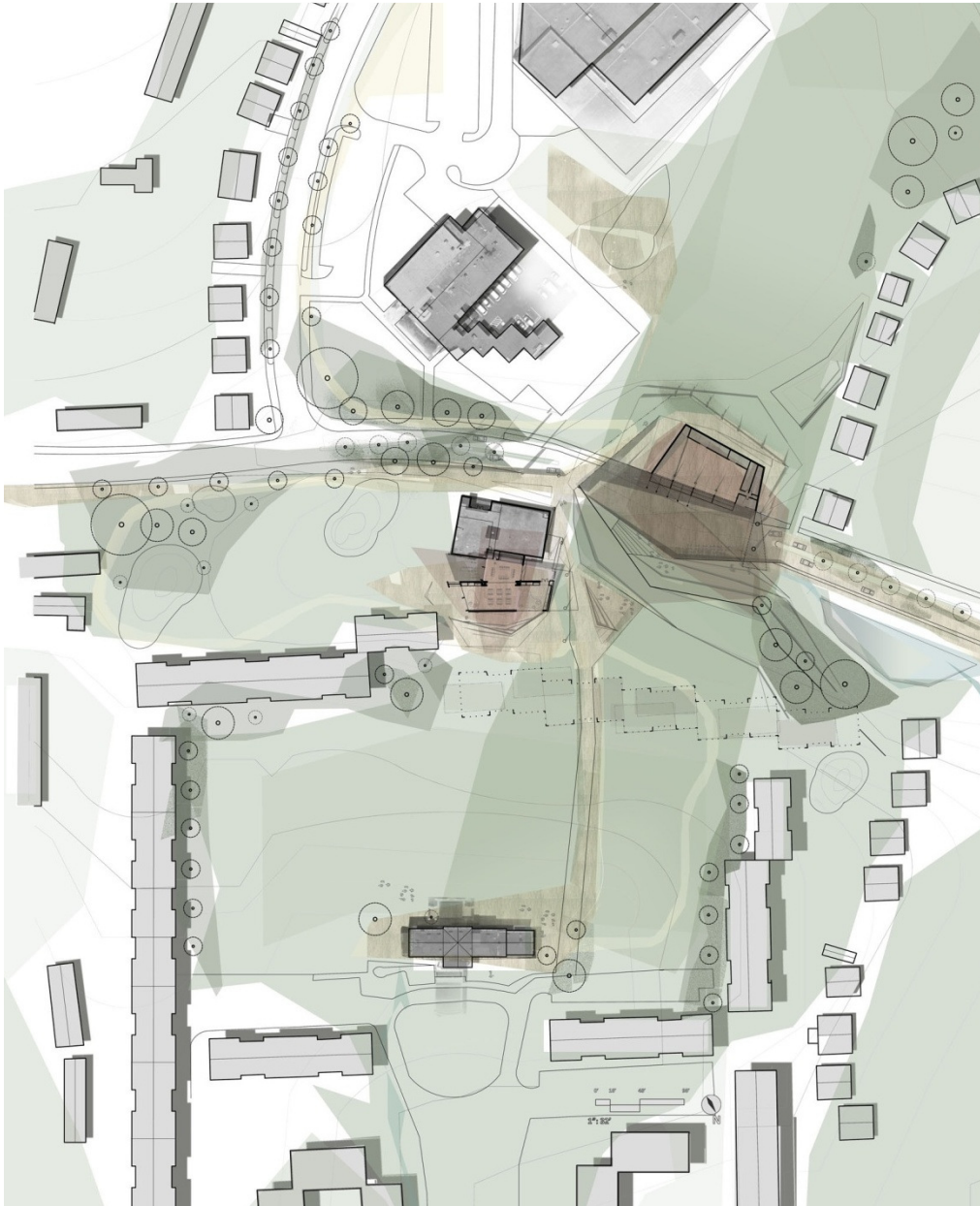*Fig.* 180   SITE 3_PLAN   S*ource:*   Author

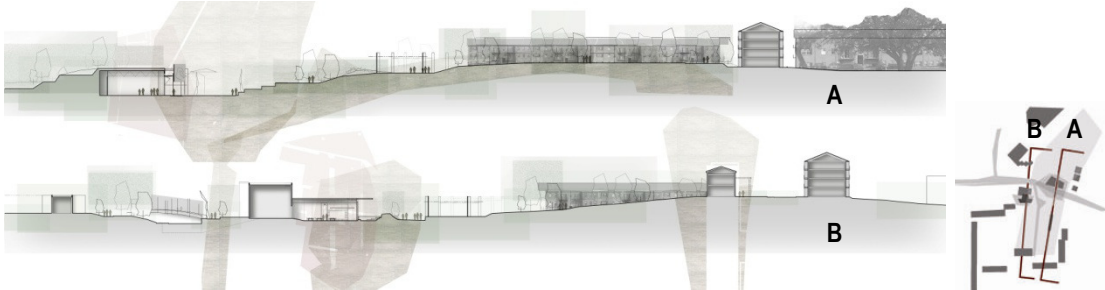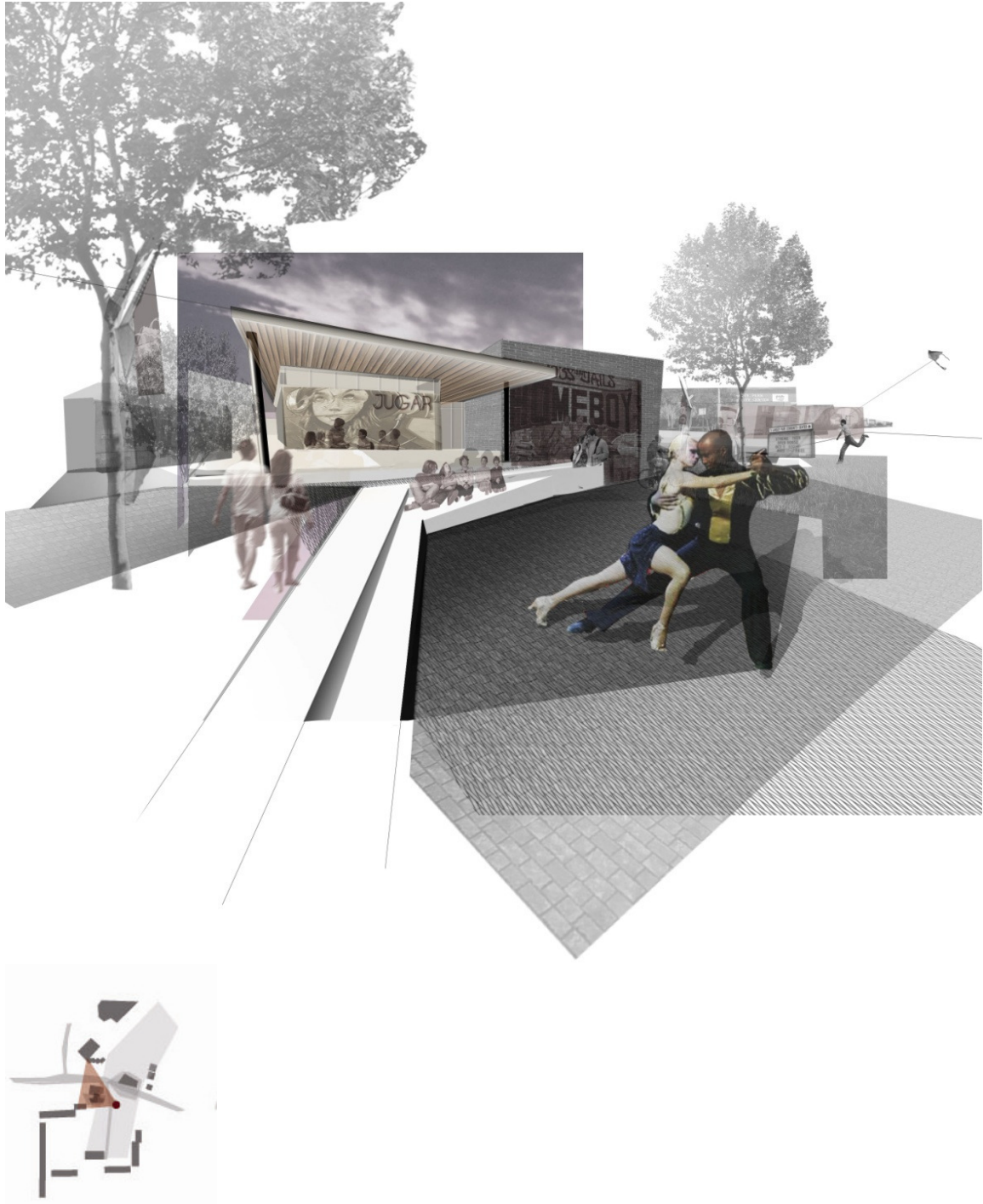
Fig. 181   SITE 3_SECTIONS   S*ource:*   Author

Fig. 182   SITE 3 VIEW_SUNSET   Play center_PLAY + PERFORM   *Source:* Author

As parents return home from work or daily errands, they can pick up their children from the childcare center. On this daily route, the family may encounter impromptu dance and music performances in the plaza or amphitheater. Other families and children may play on the lawn or surrounding sports fields as the sun sets.

Fig. 183   SITE 3 VIEW_TWILIGHT   Performance hall_PERFORM   *Source:* Author

As the moon rises and summer arrives, families, friends, and couples can catch films on the lawn or late night performances near the exhibition hall. Festivals, political gathering, and religious observances sporadically occur throughout the year, supported and sponsored by the surrounding public institutions.
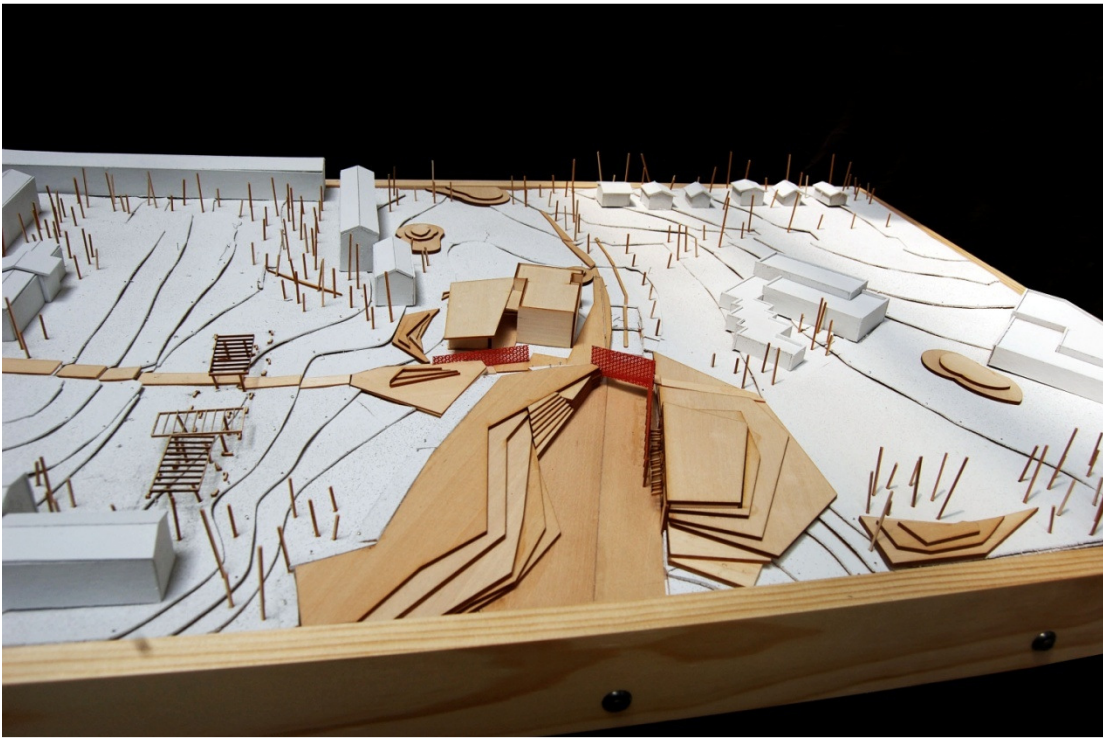
Fig. 184   SITE 3_FINAL MODEL VIEW A   S*ource:* Author

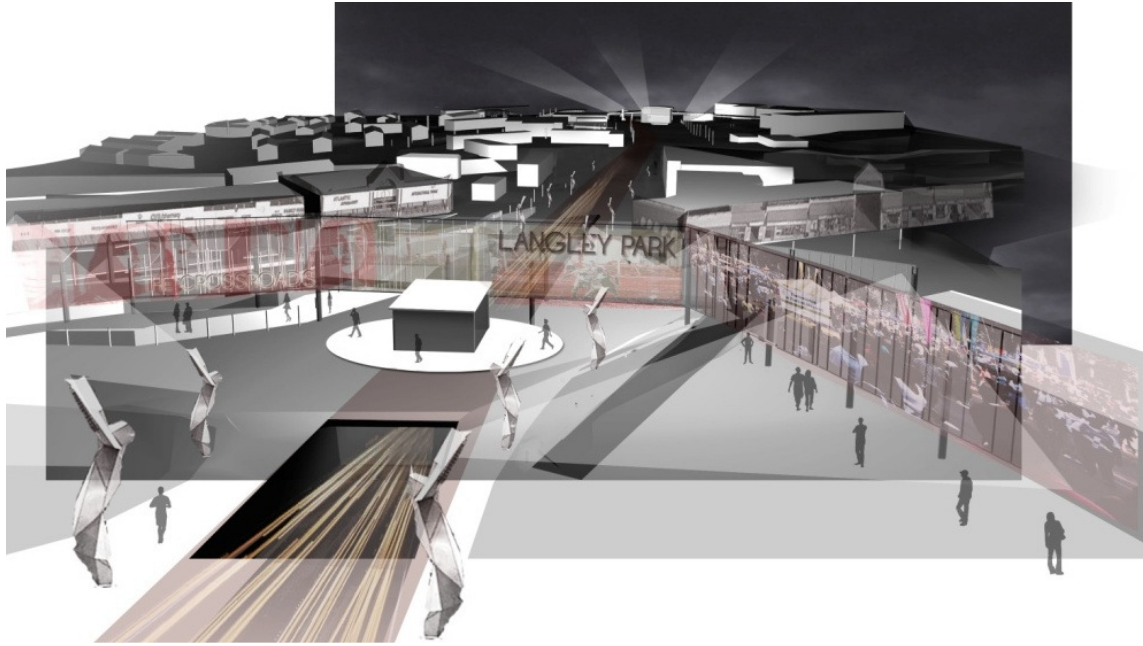*Fig.* 185   SITE 3_FINAL MODEL VIEW B   S*ource:* Author
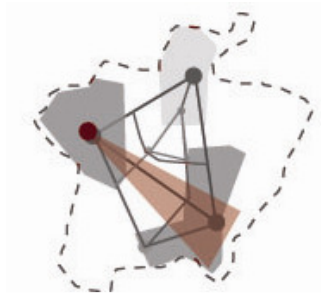
For the visitor that typically passes through Langley Park on the way to College Park or D.C., the metro stations and signage pieces hope to cause a moment of pause. Site one's screen and post structure provides opportunities for signage and advertisement while also exposing visitors to the culture that defines Langley Park. Events, festivals, and issues can be publically displayed and changed regularly. The roundabouts and tunneling mitigate current traffic conditions while accommodating the Purple Line. The scrim at site one serves as a counterpoint to Riggs Park and bridge at site tw0, creating visual thresholds that cross University and unite each side of the community. two

9_PATTERNING ORPHAN SPACE- FINAL DESIGN

Riggs Park provides the case study for further exploring the expression, pattern, and texture of these interventions. The formal geometries of the bridge, recreation center, and library respond to existing topographical and contextual parameters. The roofs mirror the existing landscape, slipping and sliding to open up views and bring in additional light. Given the need to minimize impact on the context, the bridge and its connections serve as the primary generator of form, with the recreation center and library responding and adjusting to the geometries of the bridge and its structure. Each program element engages the bridge with a majority of the program tucked under to minimize spans and prevent the creation of additional orphan spaces. Each program element creates a moment of rest and reflection on the elevated park, claiming that adjacent green space. The seating lawn and plaza near the recreation center supports additional sports activities and exercise, while also allowing families and friends to view potential games held within the gym. As one travels up the park and leaves the earth, a large glass roof highlights this transition, exposing the structure and bringing needed light to the pool below. Metro riders and other park goers can then encounter a framed view and rest area that highlights the water feature within the roundabout. The library has its own sunken garden with an adjacent higher lounge area open to the public. The elevated park transitions to terraferma at the large stair plaza with a framed view of the existing forest area. As one crosses over University Boulevard, the bridge and its landscape transforms—from lawn, to meadow, to garden, to forest—drawing from existing landscape conditions at each end to frame this evolving narrative. The playful rhythm of the railings, seats, and trellis carry through in the articulation of fiber cement panel reveals and glazing patterns, tying the architecture and landscape. This playful modulated rhythm also appears in the depiction of paving that orients the user and marks moments along the path.
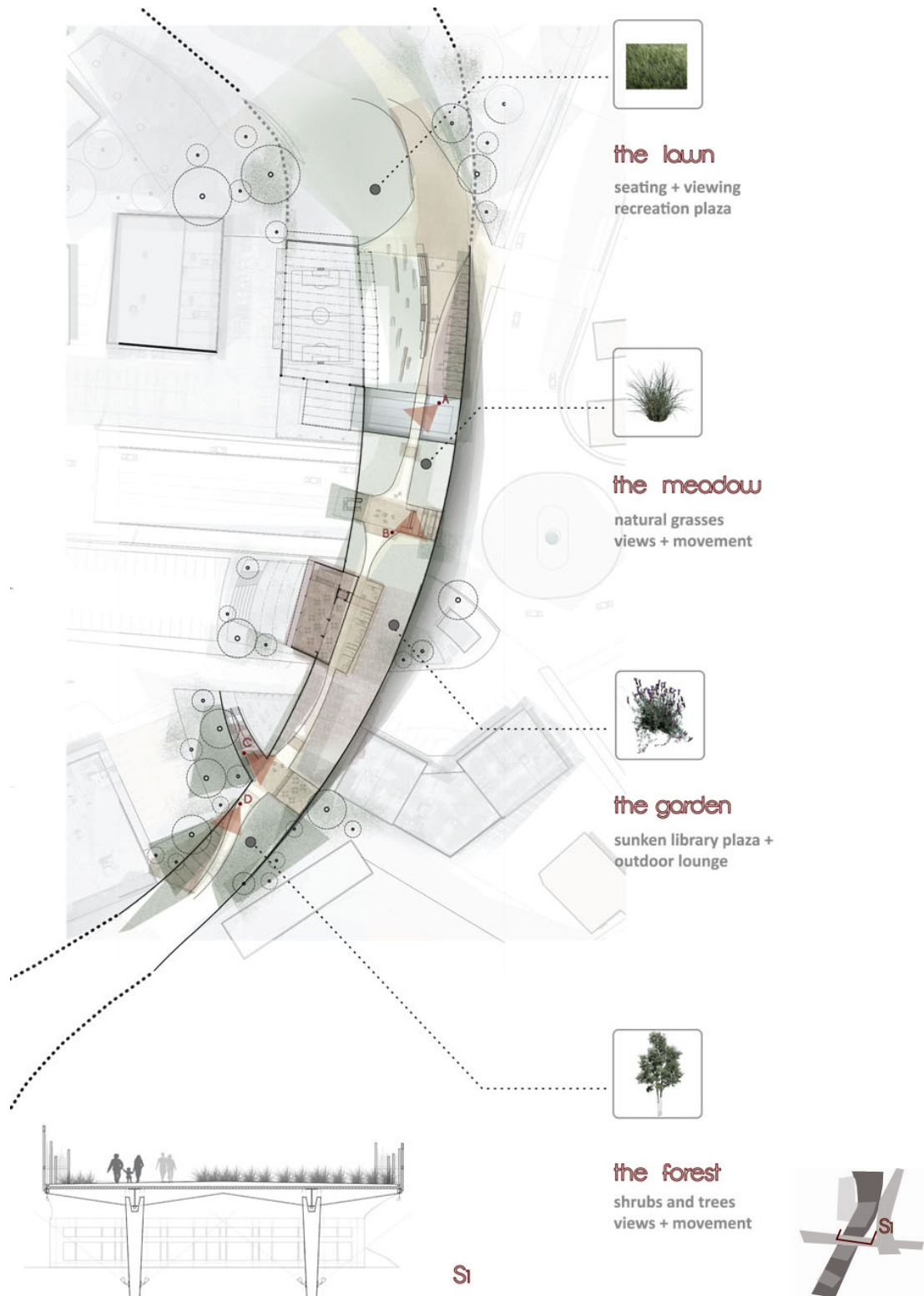
the lawn

seating + viewing
recreation plaza

the meadow

natural grasses
views + movement

the garden

sunken library plaza +
outdoor lounge

the forest

shrubs and trees
views + movement

S1

S1

Fig. 187   RIGGS PARK_PLAN + SECTION OF BRIDGE   *Source:* Author

nodes and views

structure

8'

48'

56'

64'

56'

56'

48'

48'

zones and circulation
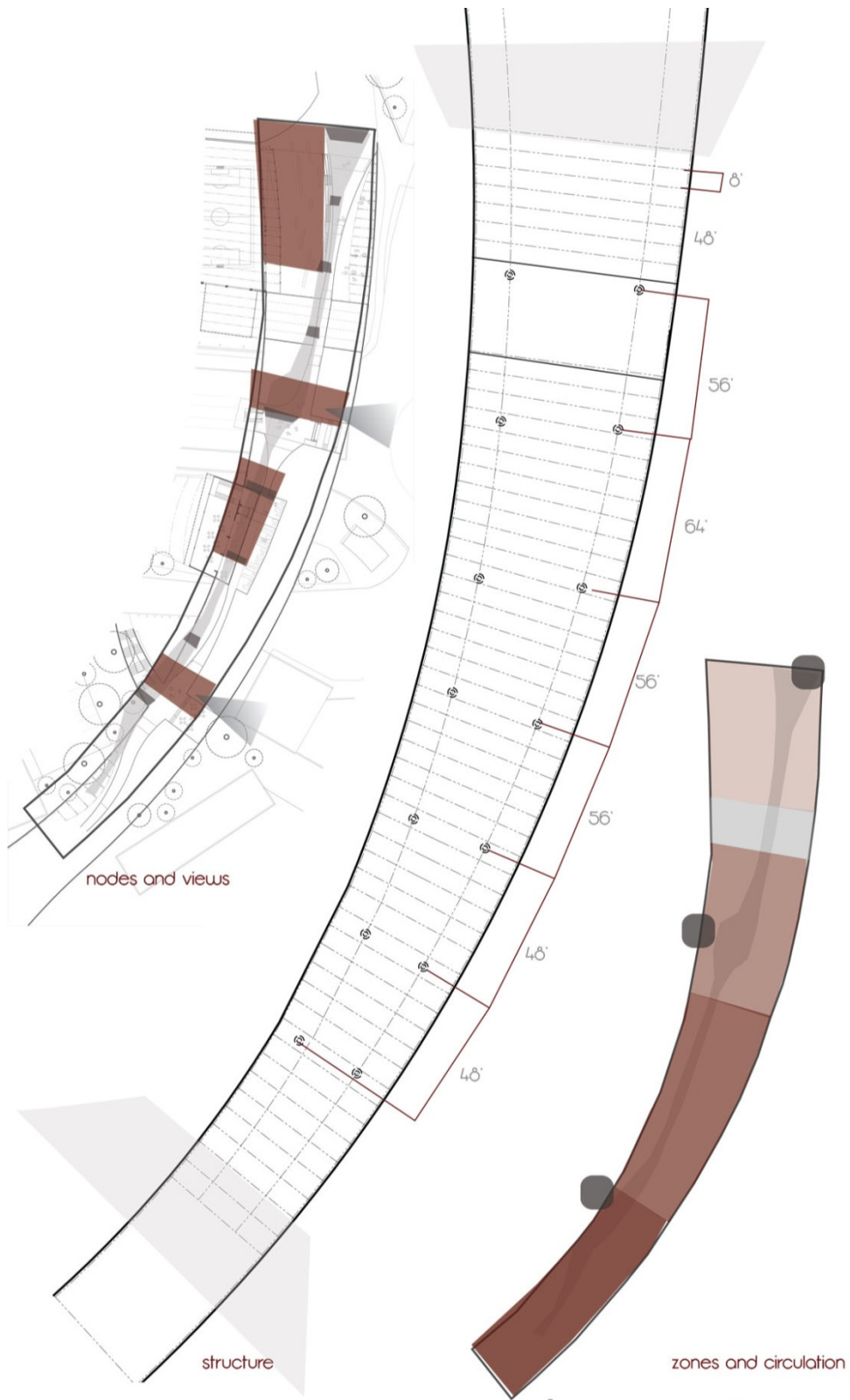
Fig. 188   RIGGS PARK_DIAGRAM AND STRUCTURE   S*ource:* Author
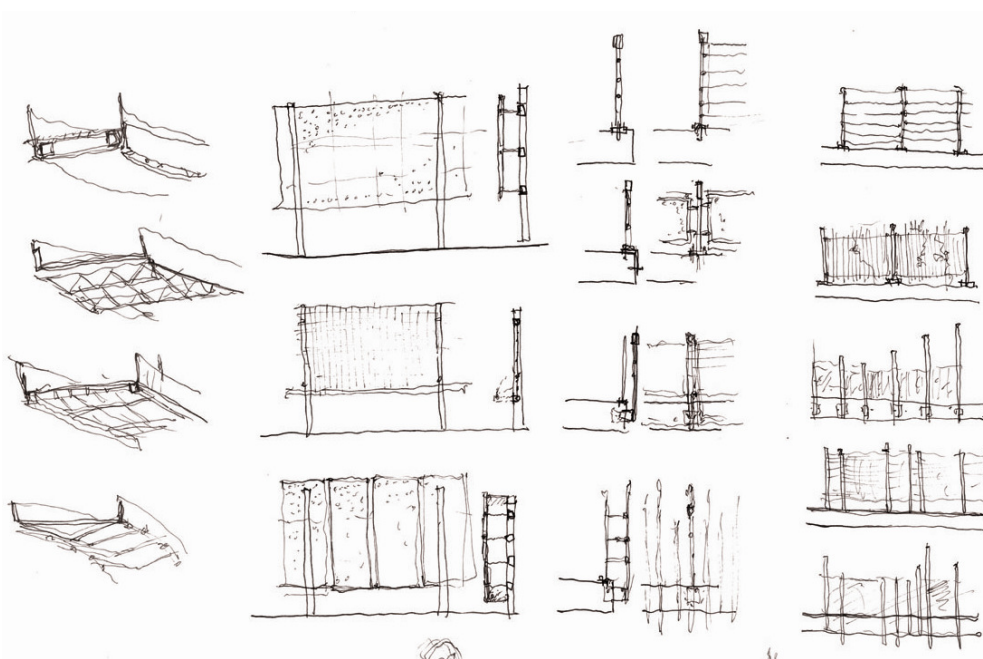
Fig. 189   RIGGS PARK_PATTERN SKETCH STUDIES   S*ource:* Author
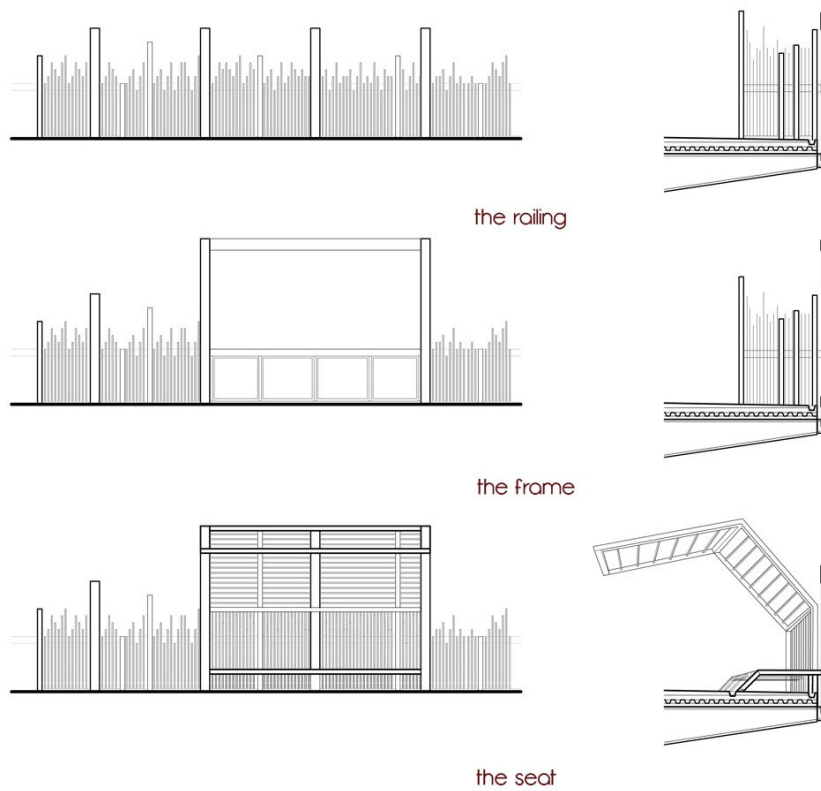

the railing

the frame

the seat

Fig. 190   RIGGS PARK_PATTERN STUDIES OF EDGE   S*ource:* Author
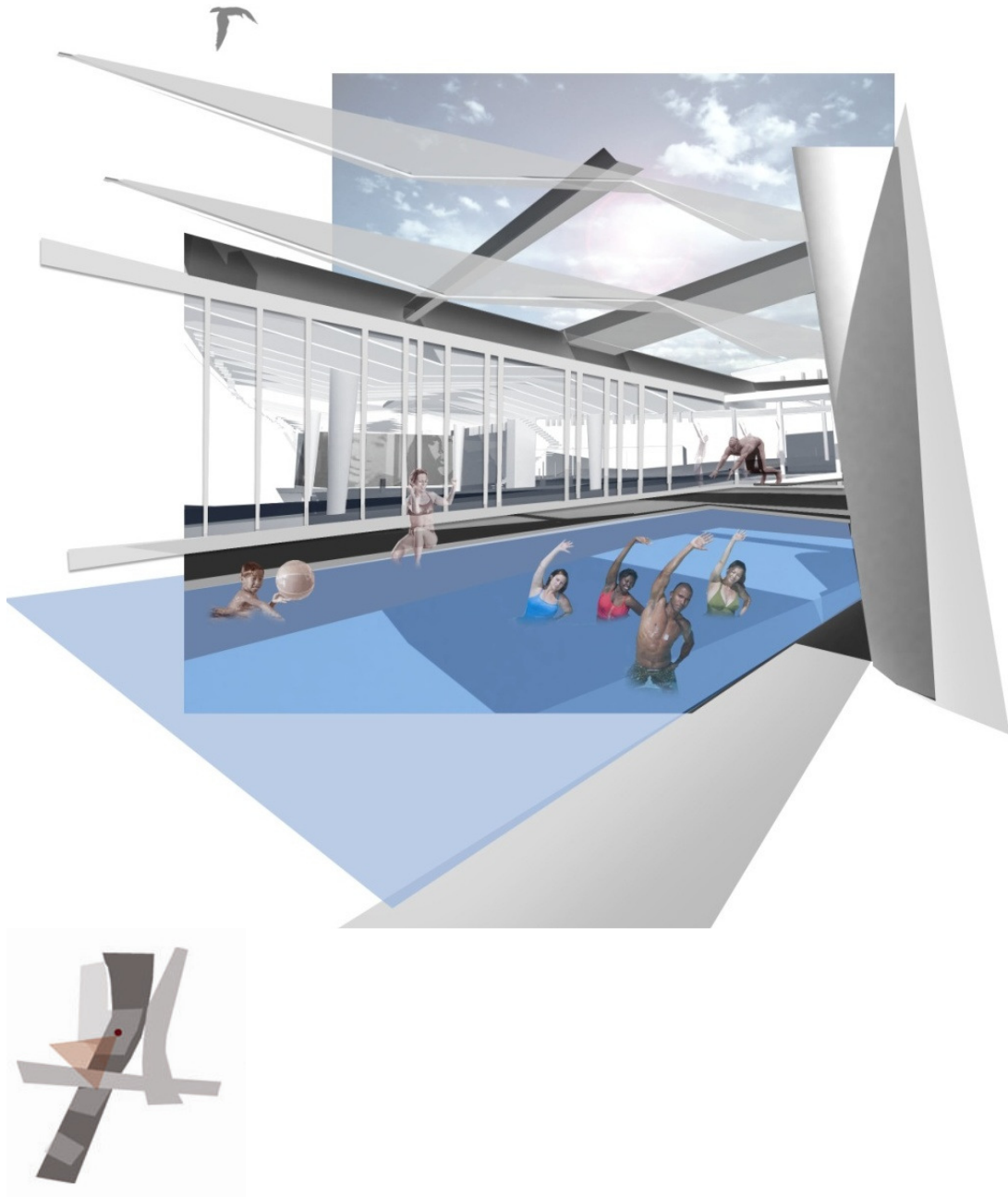
As the bridge transitions from earth to structure, a glass roof reveals this dynamic moment and threshold. The glass roof not only exposes the structure to park goers but also allows much needed light to filter down in the pool area. The full-sized pool provides alternative recreation activity and a safe space for social gathering. Given the Latino and Caribbean culture present within Langley Park, water plays an important role in the community. This suggests exposing the pool along University Boulevard and the plaza to activate the street and reveal the community to the passerby.

Fig. 192   RIGGS PARK VIEW   Purple line stop+ view_MEADOW   S*ource:*   Author

As the landscape transitions to natural meadow and tall grasses, residents and metro riders arrive at the metro node accessed from a stair and elevator tower off the metro platform. As individuals arrive to the space, a seating and viewing area provides a moment of pause and frames the view of the water fountain located within the roundabout below. The plaza also sponsors views down University Boulevard.
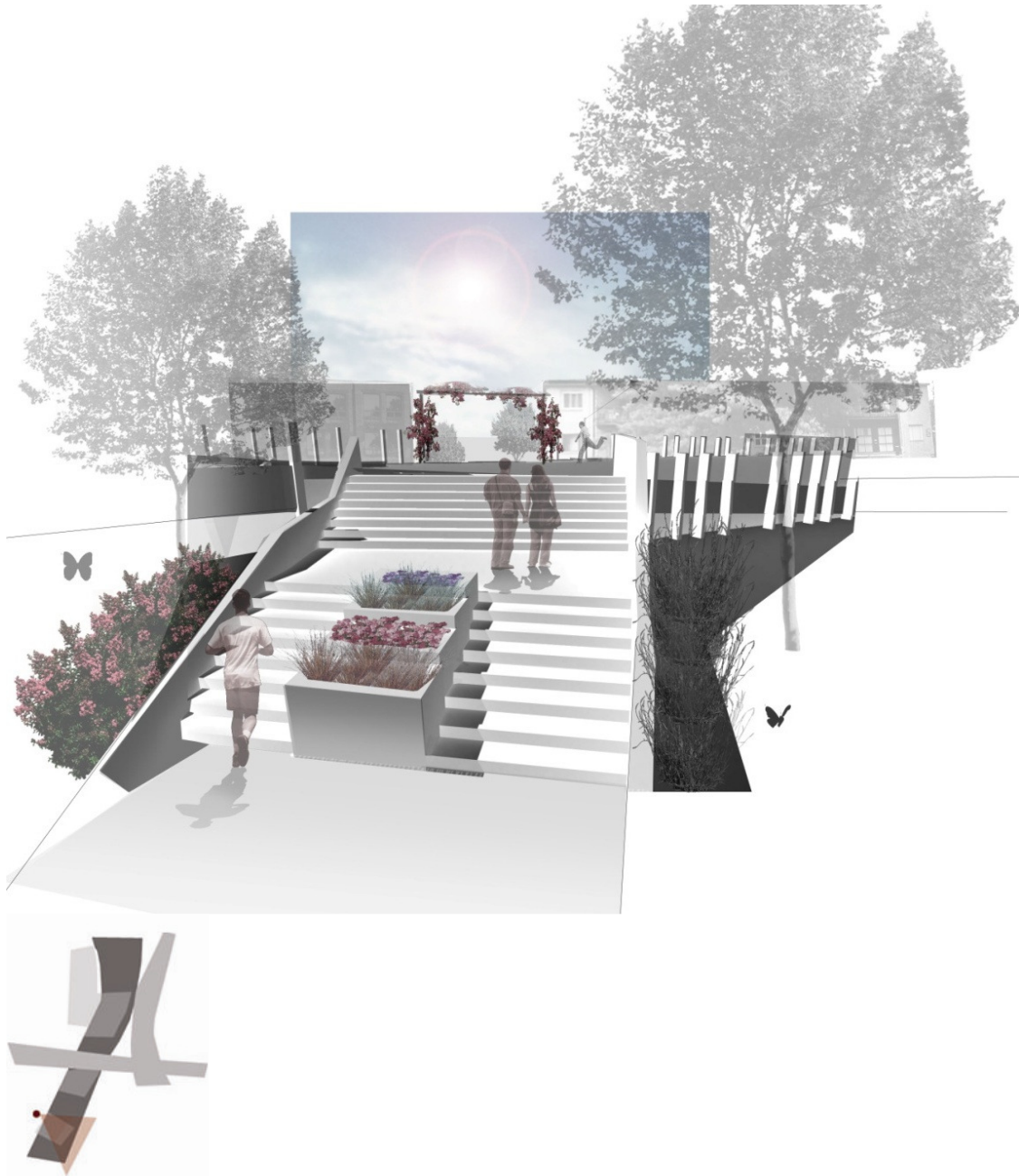
Fig. 193   RIGGS PARK VIEW   Retail plaza+ view_GARDEN   S*ource:*   Author

As the landscape transforms from meadow to garden near the library, a retail plaza and grand stair provides a prominent entrance to Riggs Park. This plaza and stair accommodates dropped off metro riders and students seeking to cross University Boulevard. A small café and retail component helps to activitate the plaza below while a framed view highlights the existing garden and forest space.
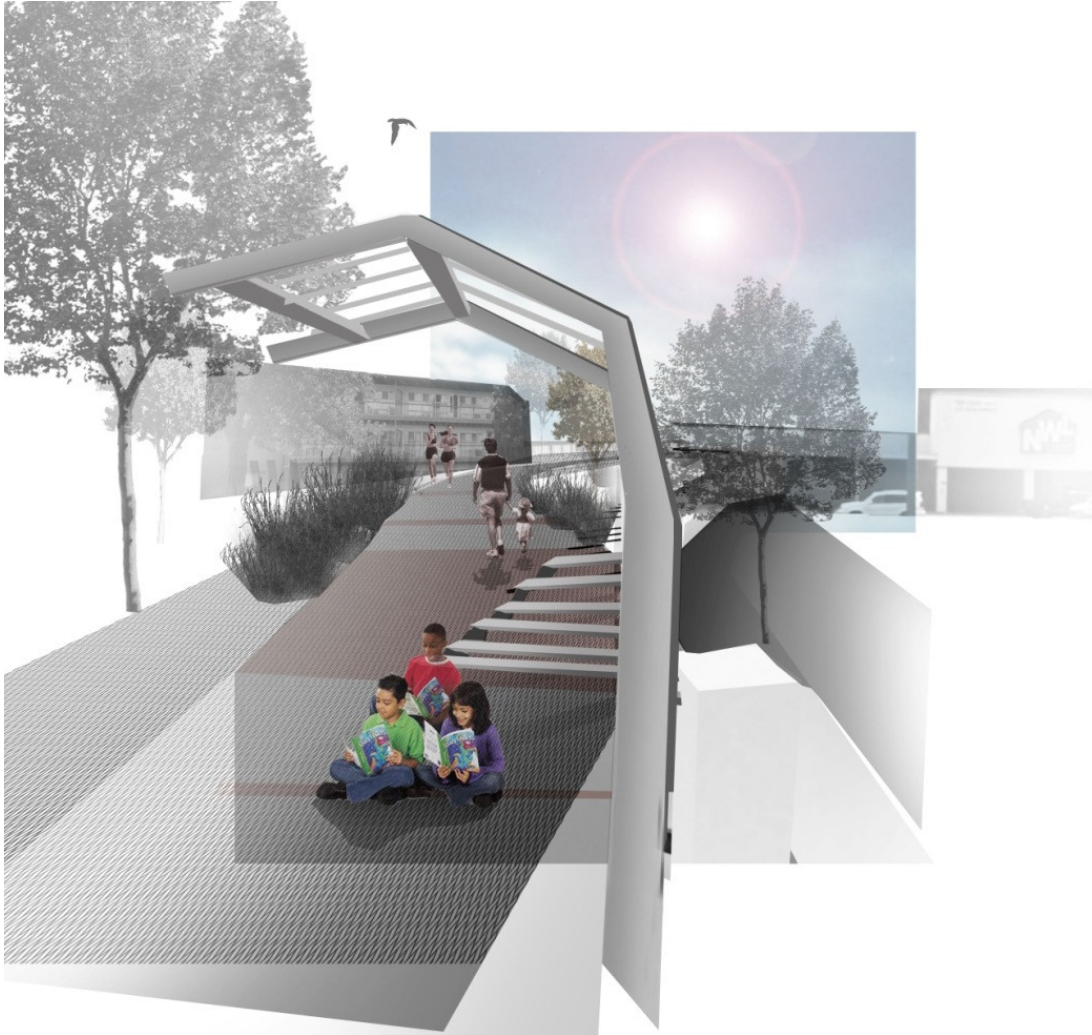
Fig. 194   RIGGS PARK VIEW   The path+ seating_FOREST   *Source:* Author

At the edge of the retail and stair plaza, the bridge once again becomes earth and transitions into existing forest. Trees playfully shade and frame views into the primarily residential area beyond. An organic trellis device provides additional shade and seating for those seeking moments of rest. Changes in paving break up the length of the bridge, providing necessary markers and way finding.
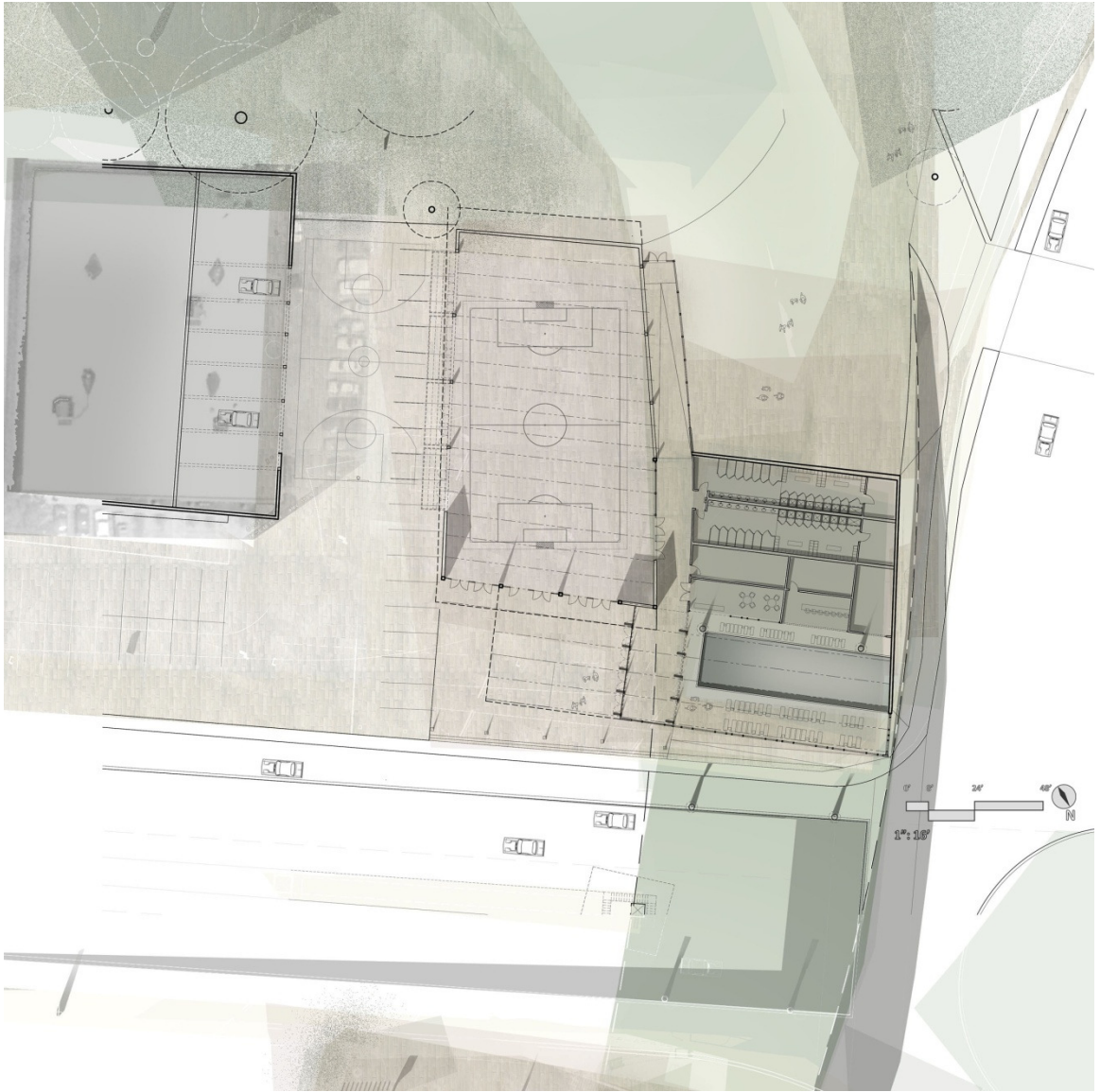
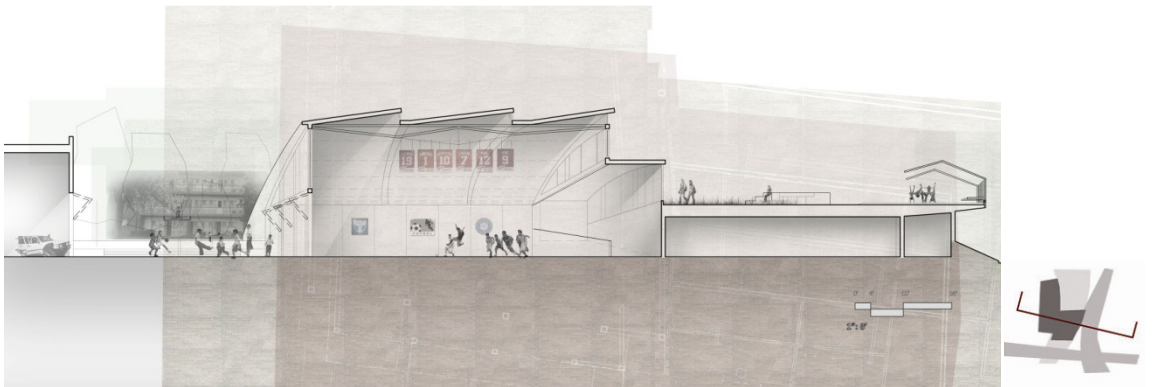*Fig.* 195   RIGGS PARK_RECREATION CENTER PLAN   S*ource:* Author

Fig. 196   RIGGS PARK_RECREATION CENTER SECTION   S*ource:* Author

Fig. 197   RIGGS PARK_LIBRARY PLAN   S*ource:* Author
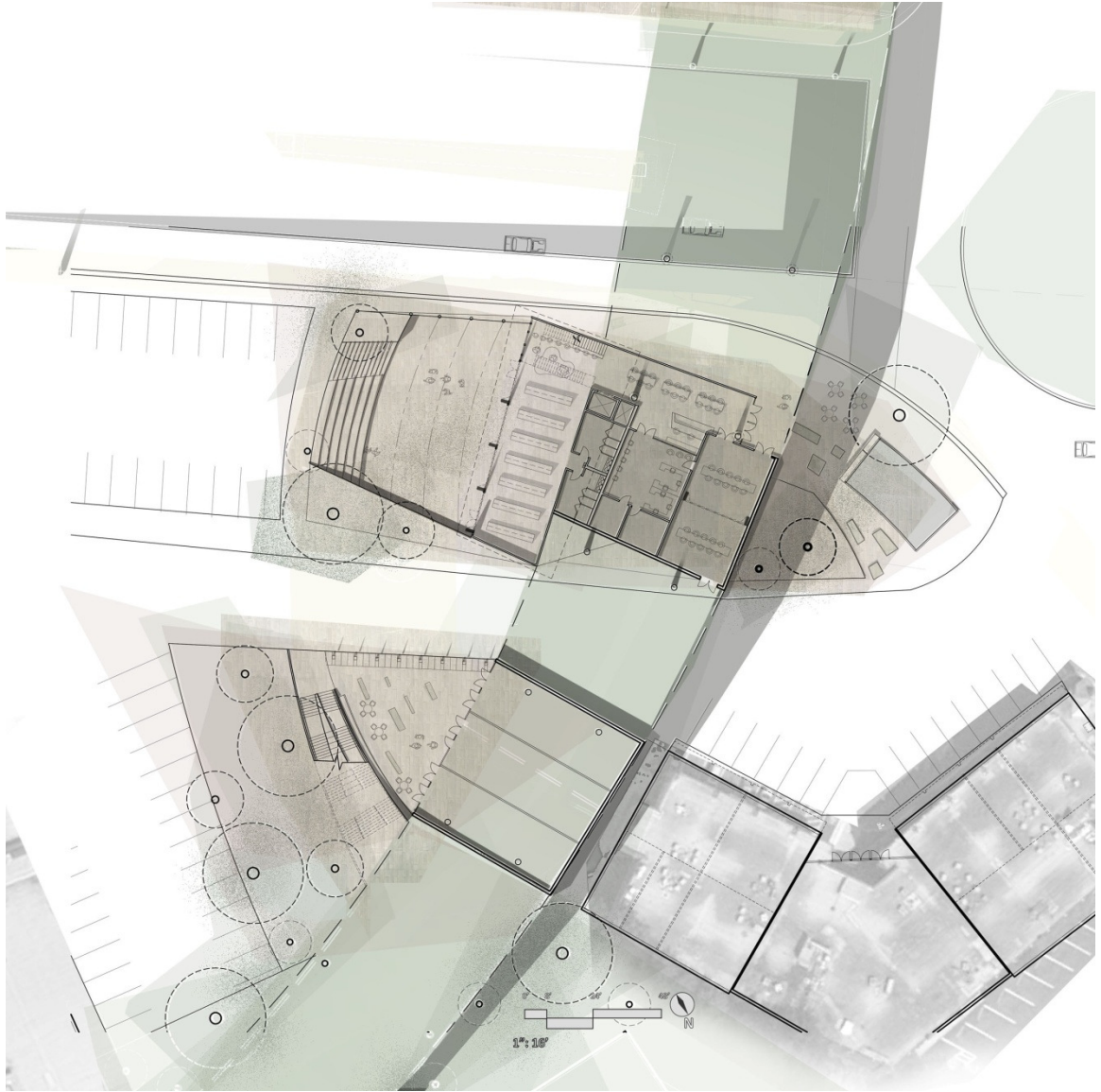

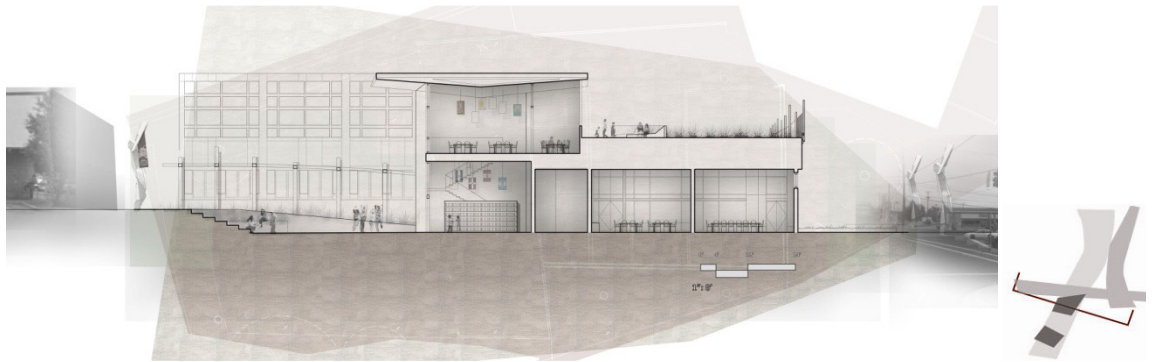*Fig.* 198   RIGGS PARK_LIBRARY SECTION   S*ource:* Author

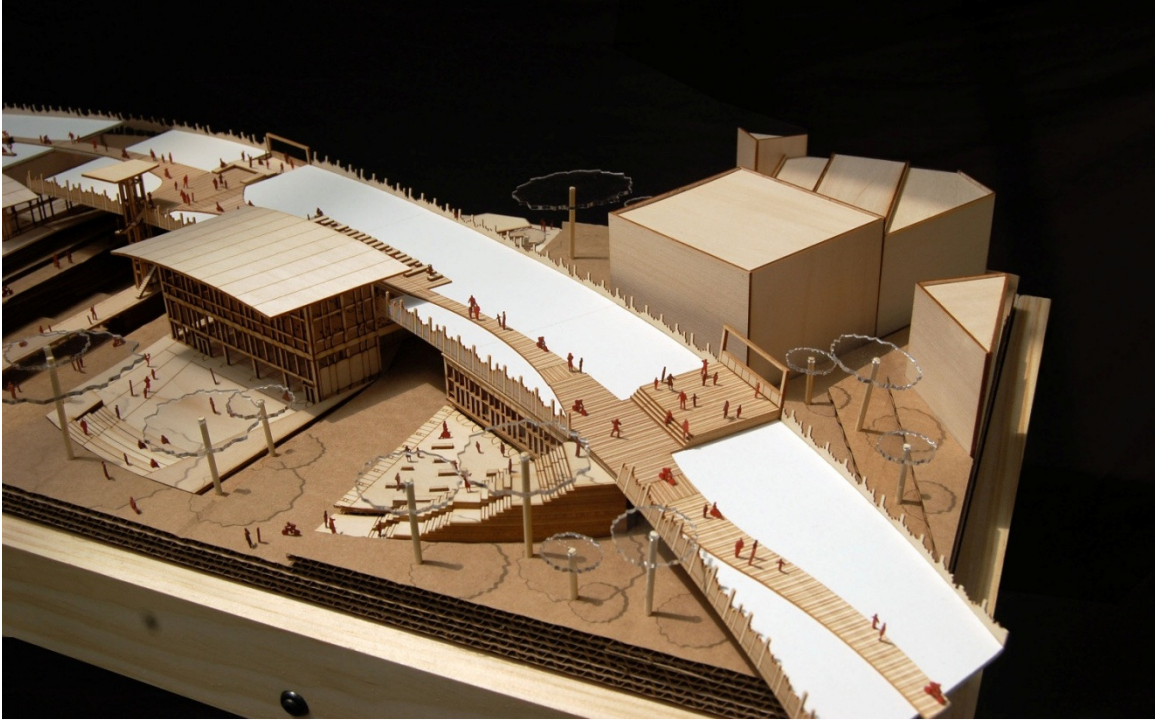*Fig.* 199   RIGGS PARK_FINAL MODEL 1   Aerial View of Bridge   S*ource:* Author

Fig. 200   RIGGS PARK_FINAL MODEL 2   View of Library   S*ource:* Author
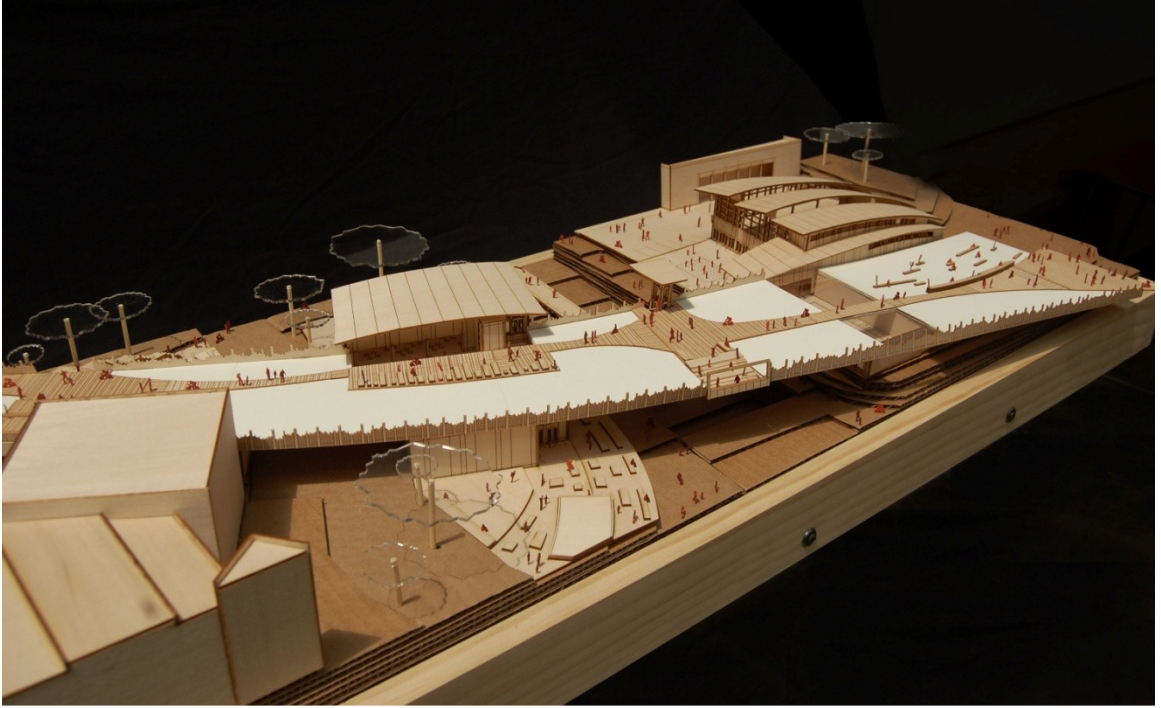
Fig. 201   RIGGS PARK_FINAL MODEL 3   Aerial View of Bridge   S*ource:*   Author
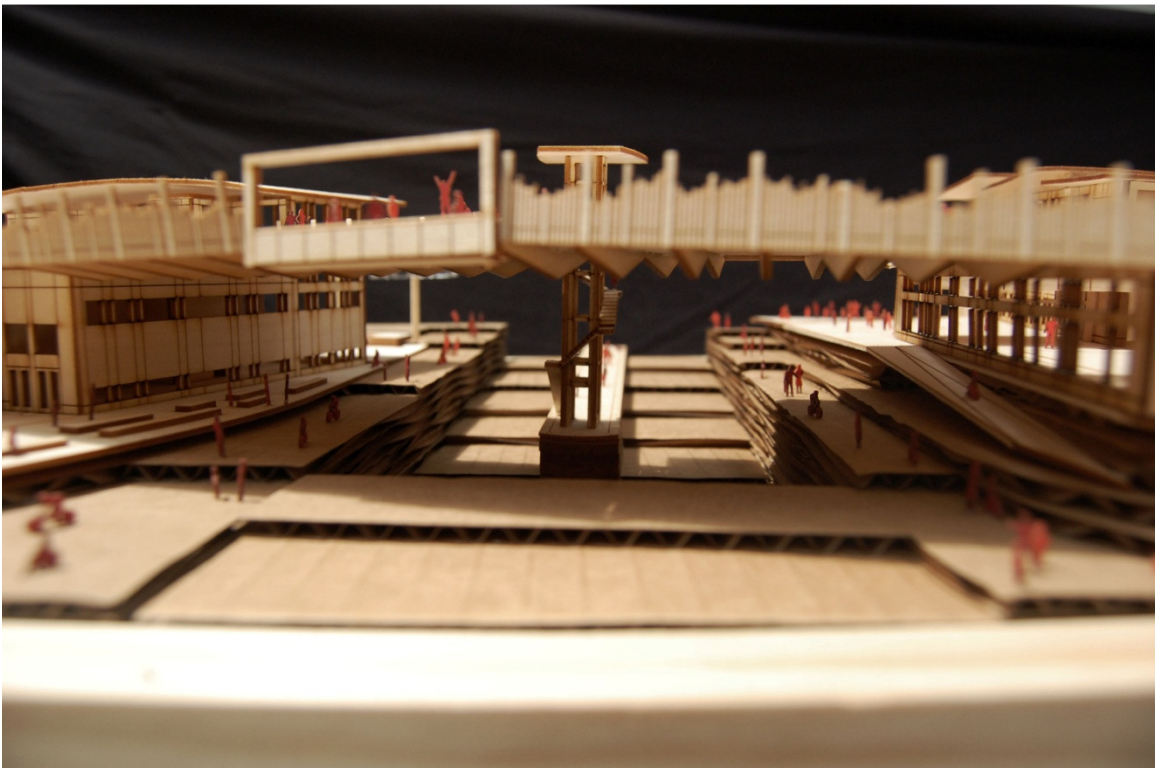
Fig. 202   RIGGS PARK_FINAL MODEL 4   View down University   S*ource:*   Author
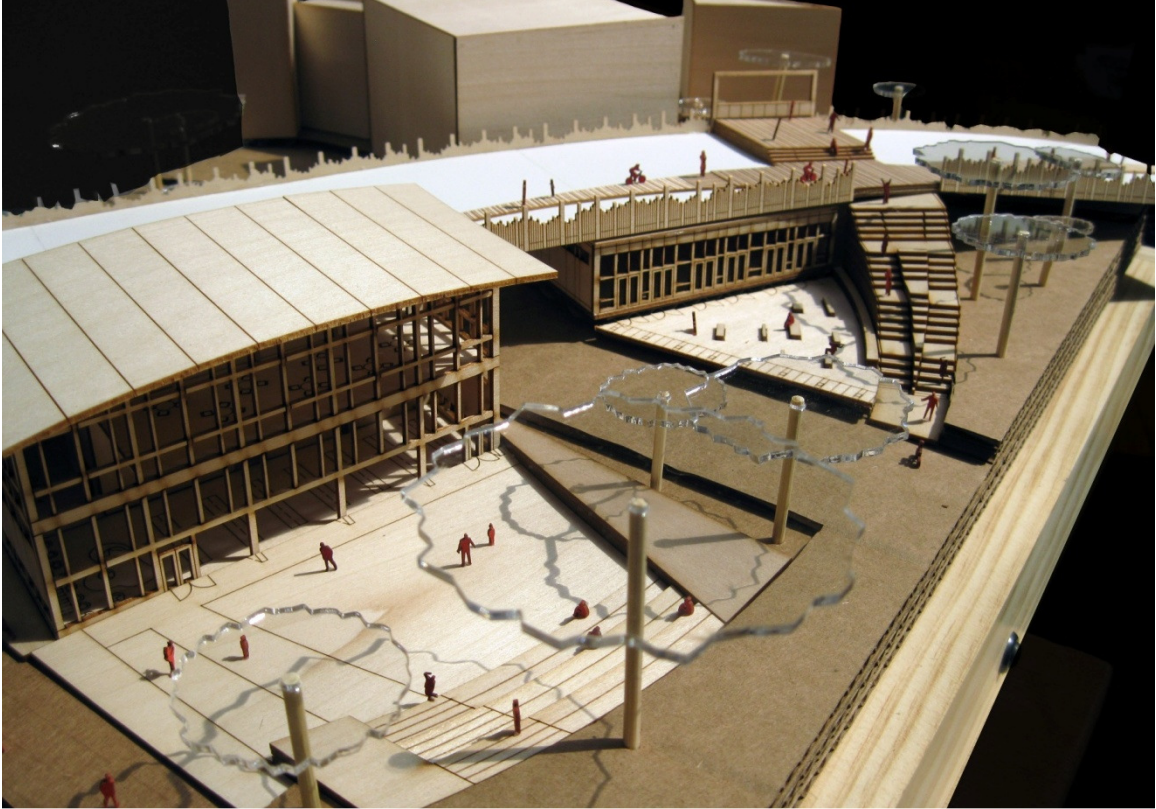
Fig. 203   RIGGS PARK_FINAL MODEL 5   View of Retail Plaza   S*ource:* Author

Fig. 204   RIGGS PARK_FINAL MODEL 6   View along University   S*ource:* Author

Fig. 205   RIGGS PARK_FINAL MODEL 7   View of Recreation Center   S*ource:* Author

Fig. 207   RIGGS PARK_FINAL MODEL 8   View near Pool   *Source:* Author

Fig. 206   RIGGS PARK_FINAL MODEL 9   View of Library Plaza   S*ource:*   Author

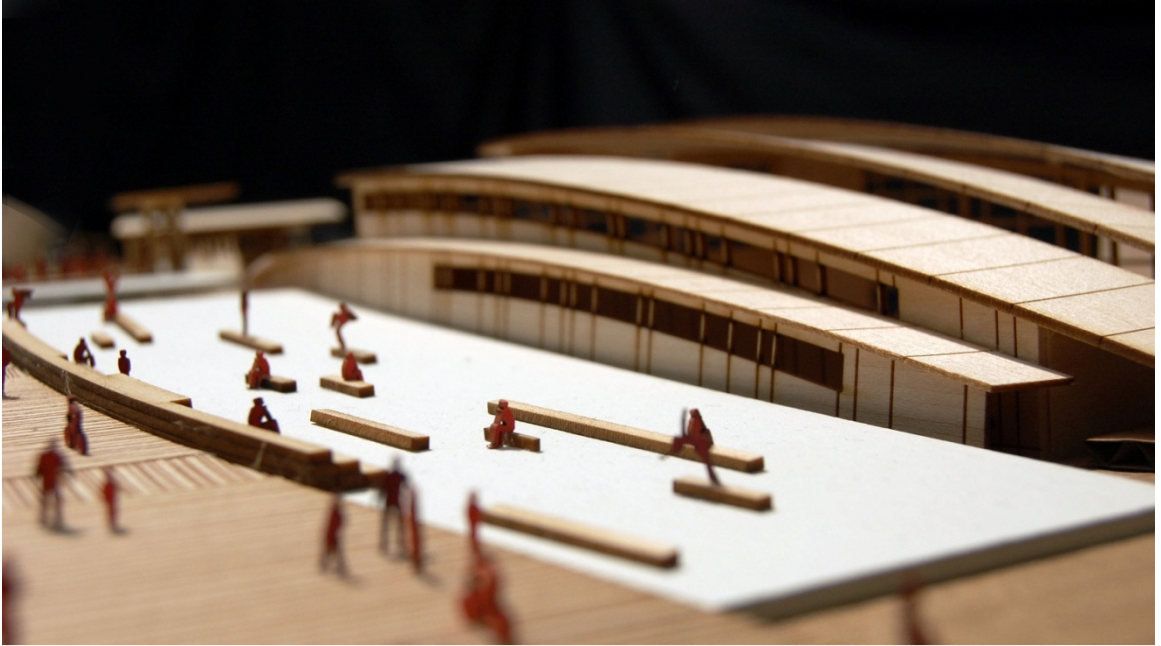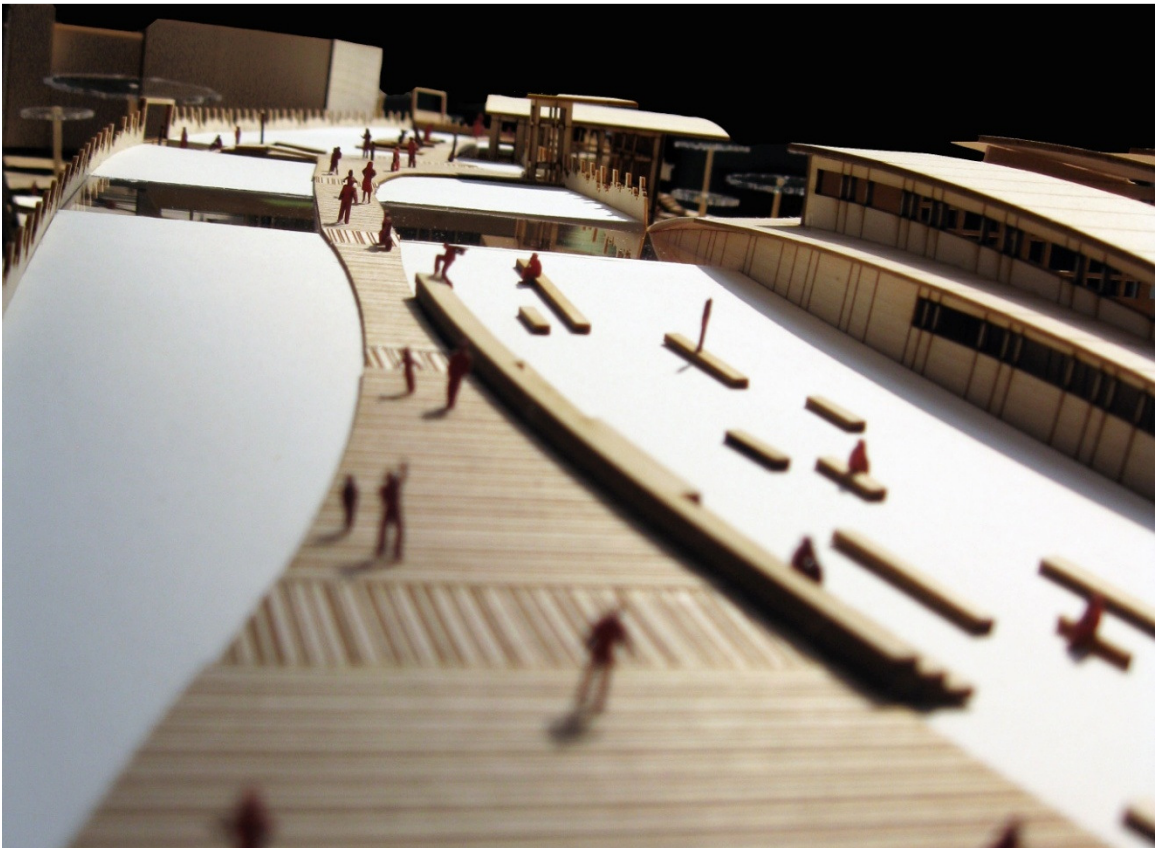*Fig.* 208   RIGGS PARK_FINAL MODEL 9   View of Seating Lawn   S*ource:*   Author

10_REFLECTIONS AND **CONCLUSIONS**

REFLECTIONS

While the biological metaphors of acupuncture and orphan space provided the initial lens for

exploring issues of connectivity and unclaimed space, both metaphors continue to be re-interpreted

and redefined as the process evolved. Incrementalism simply provided a foundation and initial lens

for exploration, allowing the scope and response to grow and contract as necessary. Initial

responses to Langley Park spawned truly small scale incrementalist interventions. These

proposals, however, suffered from creating conventional architectural moves that perpetuated

edges and existing suburban spatial arrangements. It became evident that connectivity could not

be achieved without redefining the application of incrementalism. Each site, in turn, sponsored a

new interpretation that drew from incrementalist principles while focusing on *capturing*, *connecting*,

and *patterning* orphan space. Site One- Langley Crossroads, promotes incrementalism by allowing

for future density, development, and change as evidenced in figures 209 and 212. The signage

piece provides an initial phase that creates an implied connection between each half of Langley

Park, unifying the arbitrarily politically separated sides. This temporary structure can slowly be

adapted to create an inhabitable screen for advertisement or incorporated into a façade as a

screening device, allowing new facilities to form a stronger spatial connection. Site Two-Riggs

Park, the boldest of the three interventions, is incremental from a regionalist lens as the node acts

as one of many critical moments along a larger developed green space network. Site Three-

McCormick Plaza, unlike the other two sites, holds truest to accepted incrementalist thought in

allowing the earthwork and buildings to be developed overtime. All three sites, similarly, vary on

their approach to *capturing* and *connecting* orphan space.

Fig. 209

DEFINITIONS-
INCREMENTALISM

Phased Plan

S*ource:* Author

1) Existing plan with landscape.

2) Complete design proposals for sites one and two + initial earthwork on site three.

3) Development on Takoma Park block in site one+ further development and connection of Riggs Park at site two + major buildings developed at site three.

4) Additional development across New Hampshire at site one + more green space connections on the Takoma Park side of Riggs Park + completion of site three.

5) Main plaza developed at site one + completion of entire green network. Streetscape proposals for 15th and 14th to transform internal movement paths.

1

2

3

4

5

Fig. 210   DEFINITIONS-ORPHAN SPACE _ Discovering and Connecting   *Source:* Author
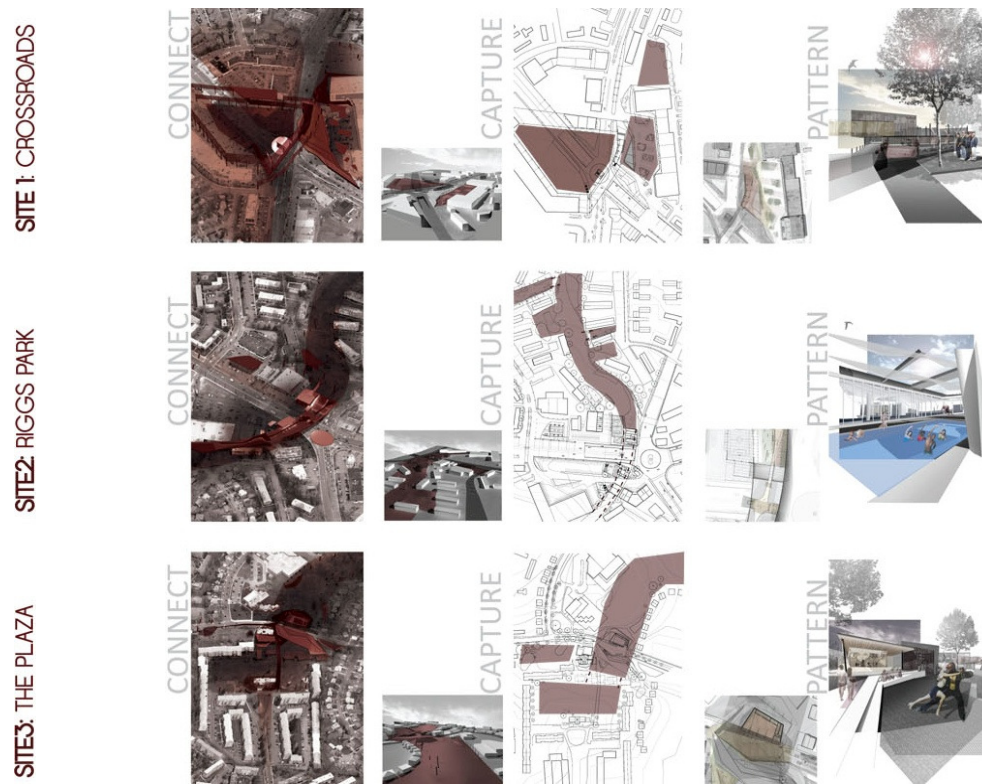

Fig. 211   DEFINITIONS-ORPHAN SPACE _ Capturing and Patterning   *Source:* Author

Each site demonstrates a site specific approach that responds to existing contextual constraints and opportunities while forming a larger network. Because of the varied character of orphan space, topography, expression, and pattern of activity evident across the sites, each site required a separate schematic response. Riggs Park, however, served as the primary study for *patterning* space. It became critical to use Riggs Park as a vehicle for exploring ideas of rhythm, texture, pattern, modularity, and tectonics that could act as a process or kit of parts for the other two sites. Because of the scale and scope of the thesis, Langley Crossroads and McCormick Plaza (sites one and three) remained schematic, missing the design refinement and texture evident at Riggs Park. Future studies could be explored to continue the development of sites one and three to generate a greater sense of permanence. Both sites one and three, however, demonstrate nascent *patterning* thoughts. The plaza in site one makes use of slips of green and paving that act as green fingers to organize the adjacent parking lot. The work center structure, form, and metal reveals reinforce these diagonal lines of force, drawing on the rhythm generated by the screen and metal structure. McCormick Plaza, in site three, uses overlapping paving patterns to zone spaces, and break down the scale of the plaza and amphitheater. These initial thoughts could be captured, modified, enhanced, and applied throughout sites one and three to shape the pedestrian experience and create a human scale. Further exploration of metro line access, drop-offs, and sequence could also enhance the feasibility of each intervention and future site development. All three sites, however, successfully rethink the development of architecture and landscape, where landscape acts as the primary community connector and catalyst while architecture serves to reinforce the landscape. This blurring of architecture and landscape reshapes the everyday experience of Langley Park residents, thereby bringing to light the community's latent identity.
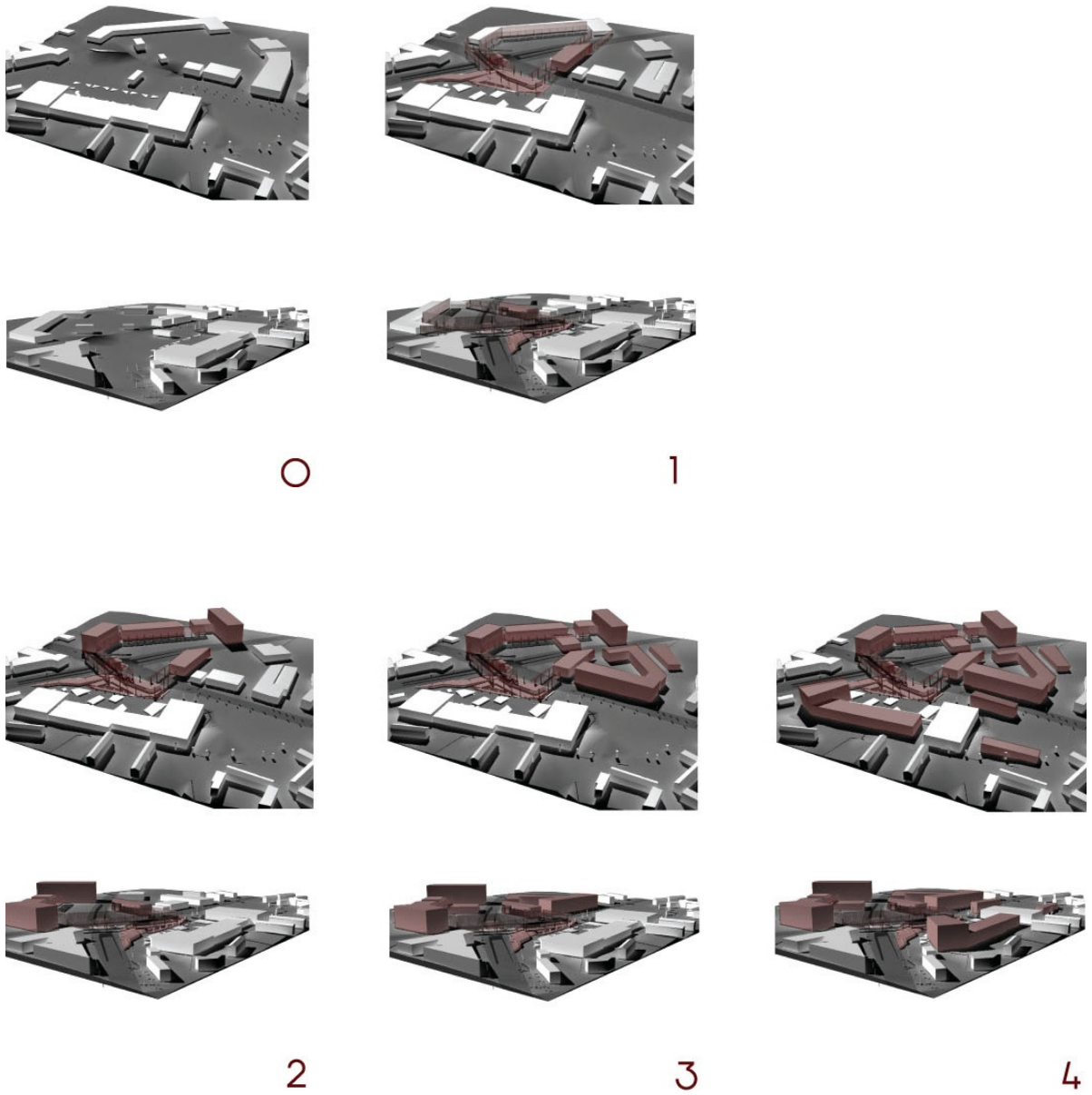
Fig. 212　　　　SITE 1 STUDY_ Accommodating Density and Development　　　　S*ource:* Author

In response to critique, this axon study looks at how to accommodate Purple Line development at site one. Strategically, the blocks that demonstrate least current use can be developed and phased first. Key tower elements and mixed-use help to frame in Langley Crossroads over time, allowing the scrim to be incorporated into the building facades. Social program can also be included along the bridge piece across University Boulevard, tying the work and social clinic to the other side of Langley Park.

CONCLUSIONS

The thesis began with an interest in *connecting* a fragmented and disenfranchised community. This lens continually evolved, narrowing and widening as approaches to connectivity, urbanism, and landscape changed. Small scale interventions became initial reactions to site, activities, and issues of orphan space. However, as incrementalism and orphan space became more clearly explored and defined, the interventions enlarged in scope and shape. Moves started to occur at the scale of not only the building but also at the scale of the site, community, and region. Widening the lens allowed for a macro approach that led to the discovery of larger connections and networks. It also allowed for a redefinition of architecture, landscape, and urbanism. This exploration and merging of architecture and landscape helped to shape discovered orphan spaces while simultaneously minimizing the creation of new orphan space. While the scale of the interventions grew, reciprocity was explored. Few buildings were removed, with context providing clues for the repurposing, *capturing*, and *patterning* of space. It led to the reshaping of once unclaimed spaces to unify an agitated cultural landscape.

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