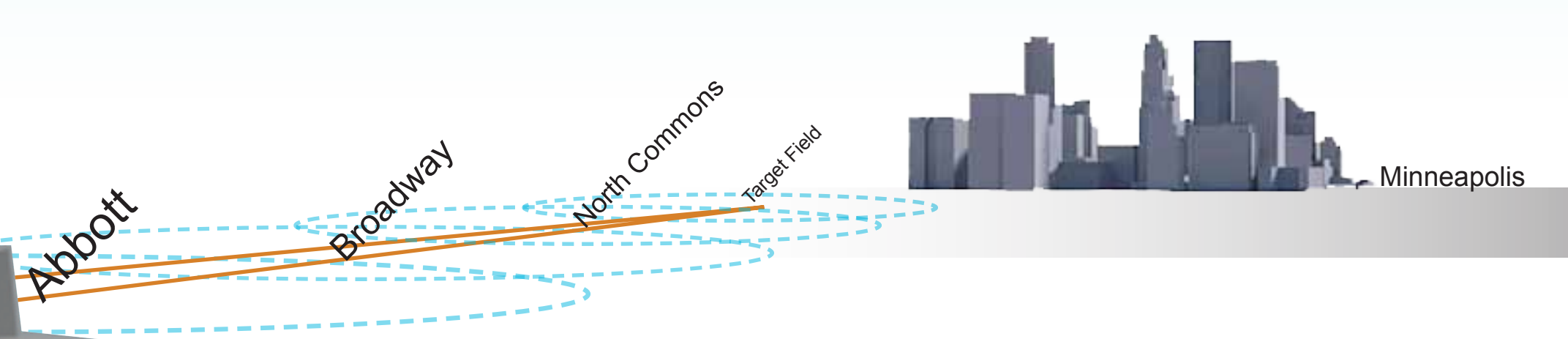


New Hope, Minnesota

The THIRD, can better educate the public by implementing higher density, linked by public transportation. A connection to the Minneapolis Light Rail Transit system, within a suburban transit hub, will create a new and distinct sense of place in retrofitted New Hope, Minnesota



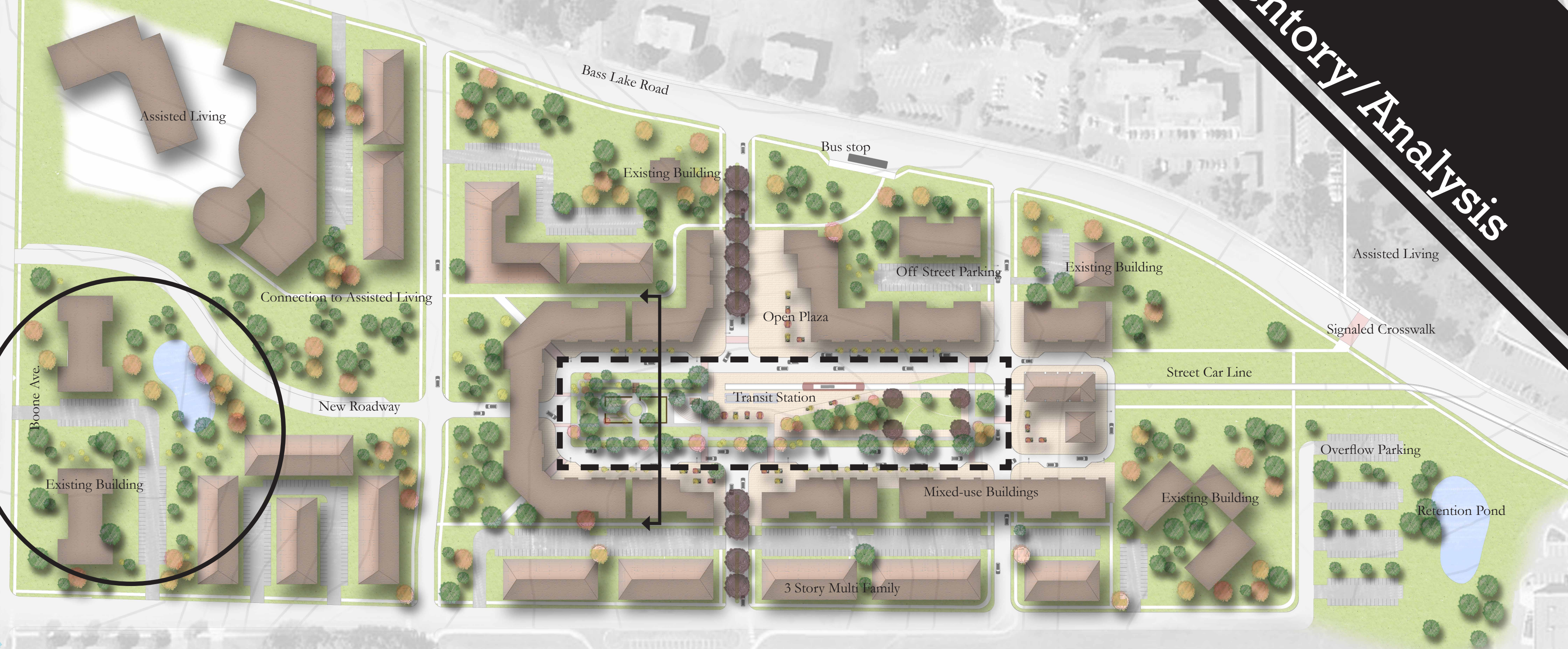
# the | THIRD |

*SPACE of PLACE in  
TRANSIT-ORIENTATED DEVELOPMENT*

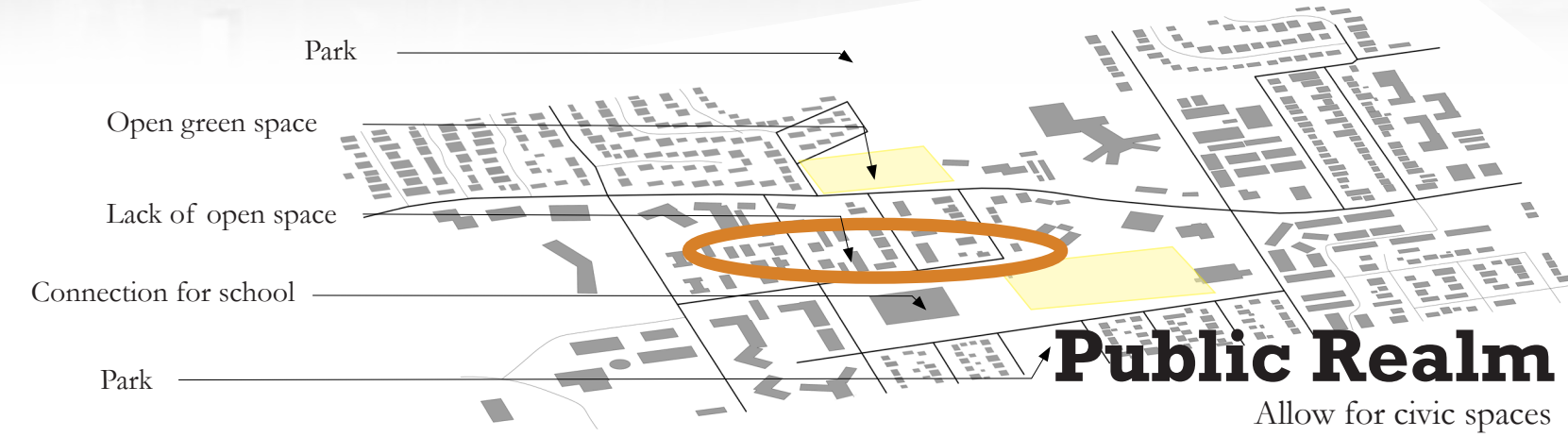
Alex Johnson | Design Thesis | LA 572 | Spring 2012 | Advisor Dominic Fischer | AutoCAD, InDesign, Photoshop, Sketchup, ArcMap 10

# Site Inventory / Analysis

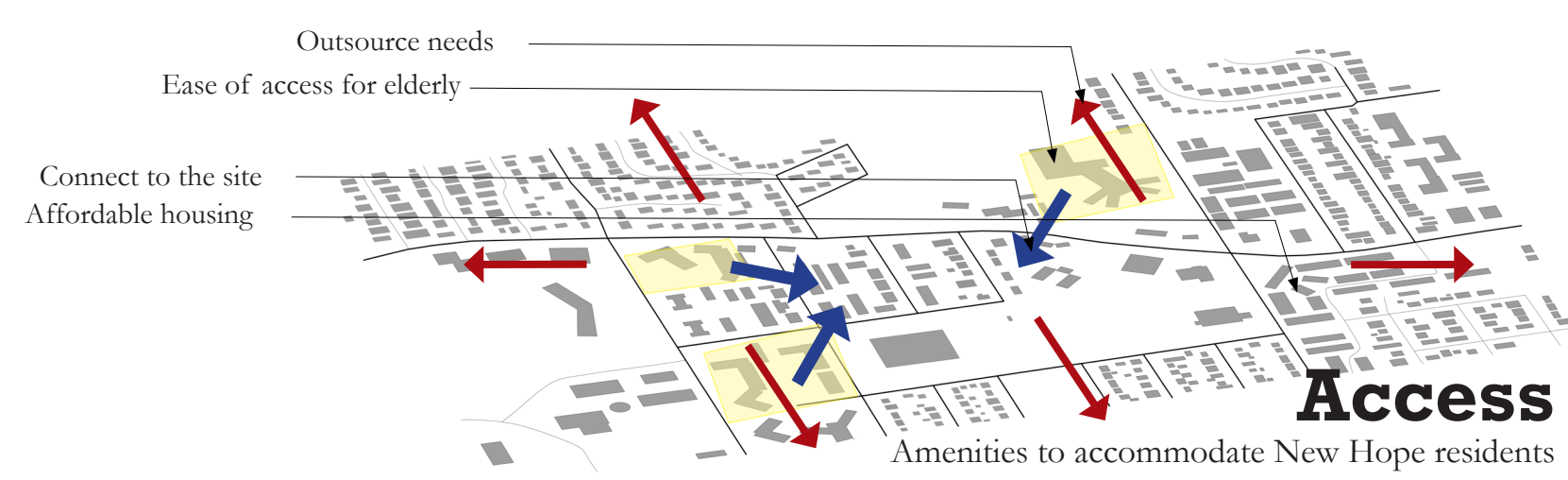
## Master Plan



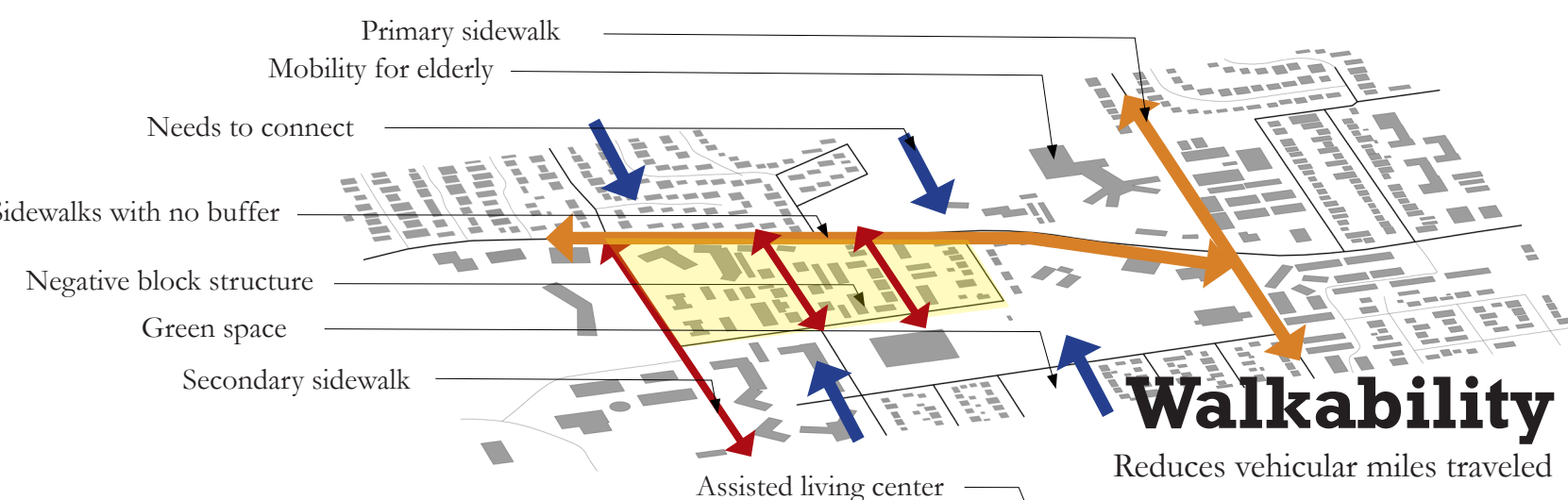
Open space can be found within the city limits, but the presence of civic space lacks in the city. Civic space gives the pedestrian the ability to interact with, be within and roam without the public's opinion trespassing. The site is zoned currently as high density, so the implementation of civic space into the area will help soften the appearance of the site.



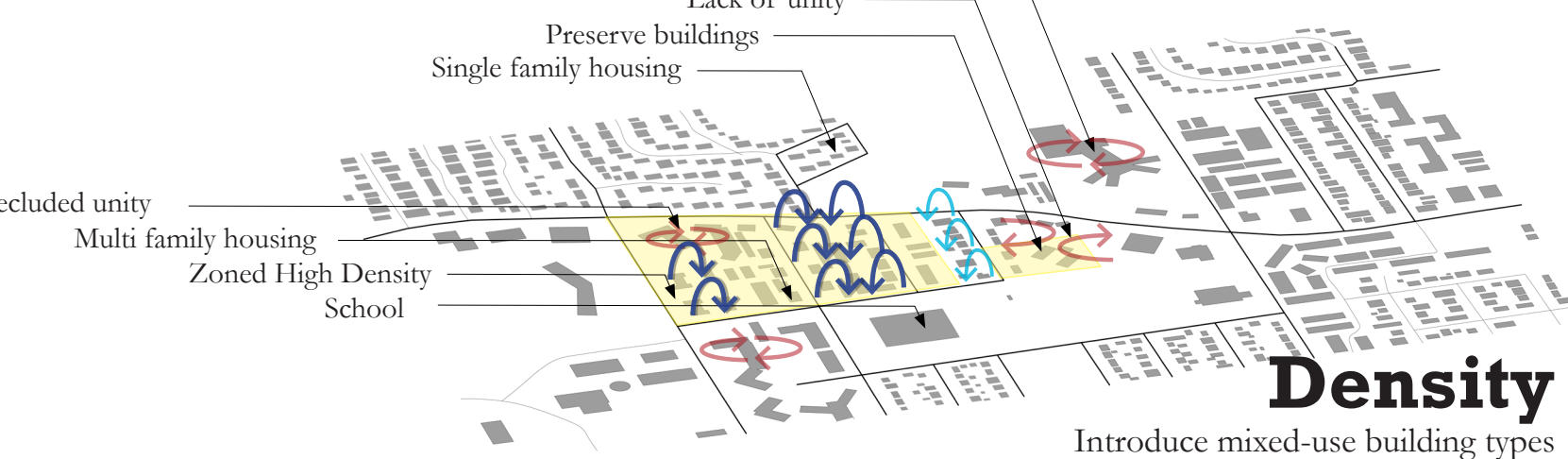
Availability is the driving force behind why the THIRD can be a successful new component into the City of New Hope. There is a lack of commercial, social and environmental amenities within a reasonable distances to the site location. There are three assisted living centers that surround the site; by increasing the function and availability of general needs, the easy of access for these pedestrians will increase.



Being in the fore front of our future designs, the City of New Hope has no destination point to walk to. In order to improve the walkability of the site, designing for the pedestrian and using different materials to enhance the pedestrians experience will better motivate the public to increase mobility. The connection to residents within a walkable distance, allows for the reduction of vehicular use and increase of public transportation.



The site has no variance of structure which distinct segregation of building types is noticeable. Three assisted living centers are located on the borders of the site, which have the highest density per complex near or on the site. With how the block structure is laid out, the arrangement lacks unity, with buildings that are not street orientated. Rationalizing structures present, allows for a retrofitted core to be developed.

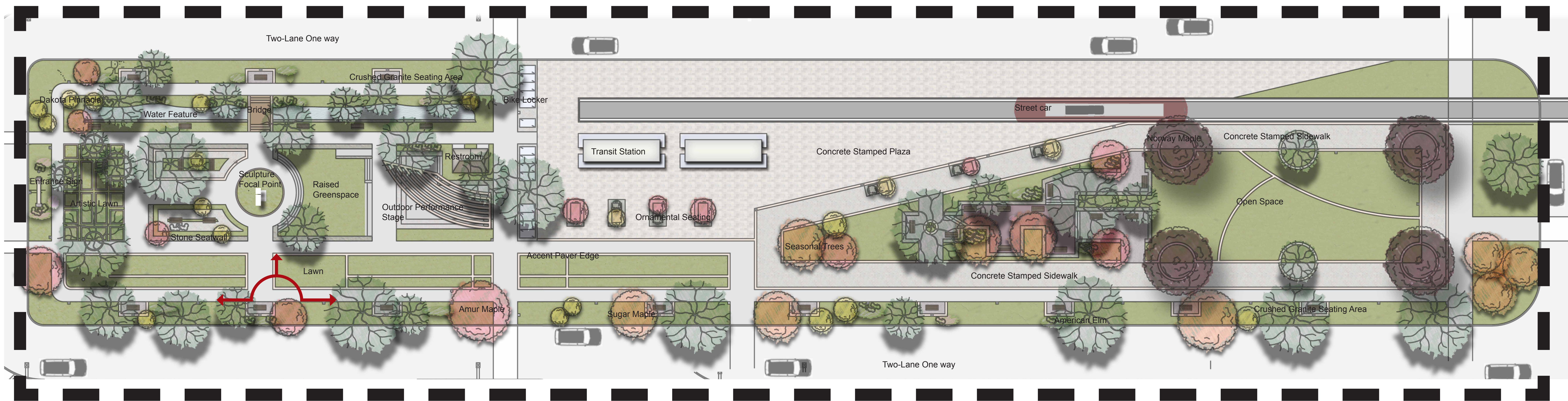
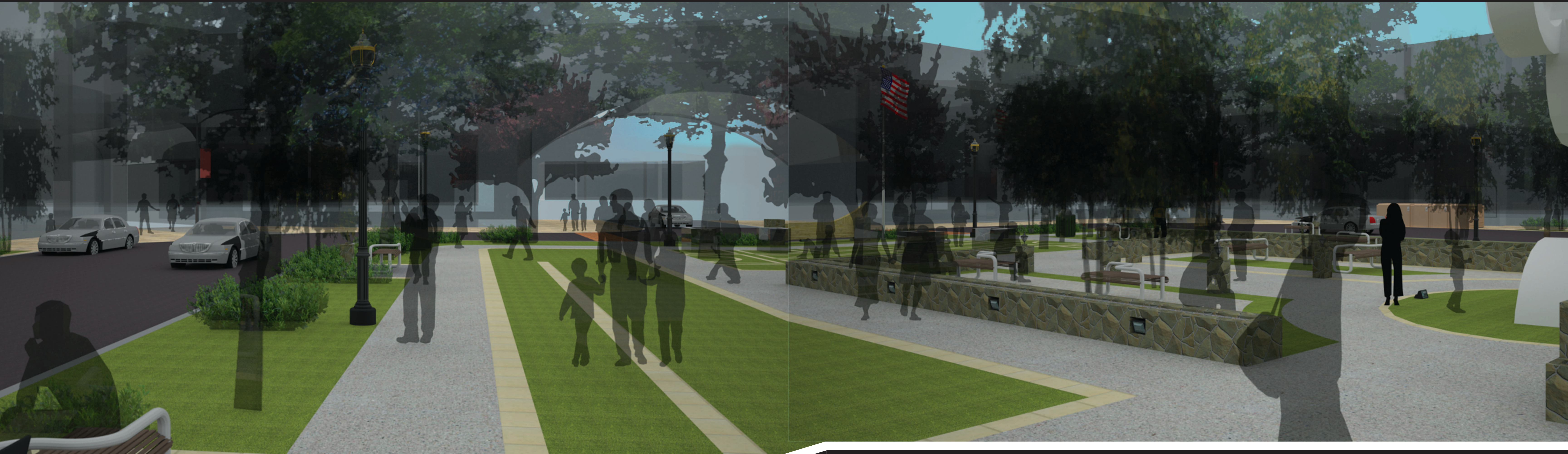


- 1 Crystal Airport
  - 2 Third Space
  - 3 Northport Elementary / Park
  - 4 Hennepin County Library
  - 5 Crystal Lake Cemetery
  - 6 New Hope Shopping Center
  - 7 Folwell Park
  - 8 Bassett Creek
  - 9 Broadway Pizza
  - 10 Theodore Wirth Golf / Park
  - 11 Regency Hospital
  - 12 Eloise Butler Wildflower Garden
- Proposed LRT  
 Proposed streetcar link  
 1 mi radius to stations

## Implement Throughout

Places where a streetcar link can be used to connect to the light rail

West



Detail Master Plan





- Shopping**  
Whether it is groceries, shoes or a new tie, mixed-use buildings provide the pedestrian with an array of personal needs
- Streets which steer around the Third**  
The newly added roadway creates a giant round about which has parking on one side. This is a two lane street
- District 281 elementary art fair**  
Support your children in the art show, where paintings and sculptures are put on display under the warm springs sun
- Read a book on a wall**  
Make sure its not Humphry Dumpty, enjoy the natural feel of the stone wall. A country side look in an urban setting
- Trees of the fall**  
As the summer draws to an end, the trees turn up their charm. Watch the leaves change all October
- BBQ for National Night Out**  
Hold in August, try and make New Hope the states top place to be that perfect summer night
- New Hope Theatre presents**  
A new location provides better viewing for the audience New Hope Theatre as fun for children and adults
- Bike to the station**  
Feel safe knowing that your bicycle is locked safely away while you take the streetcar to the light rail
- Lunch on the lawn**  
Lush manicured grass feels good on the bare feet. The pride of landscaping is shown with its consistency in appearance
- Wait in the sun**  
Great in the summer, but more satisfying in the winter, allow for the sun to bring a shine to your day
- Access the internet**  
Within the seating elements which line the pathways, house electrical plug-ins along with wireless signals
- Park at Third, streetcar to work**  
To reduce time of travel, ride the streetcar to the new light rail line located roughly a mile away. Quick and easy
- Hide in the rain**  
It is the Minnesota weather system that cannot be predicted. A space under large canopy trees provides shelter
- Throw the dog a stick**  
An open field provides the perfect amount of space for your lab to catch a stick thrown fifty feet across the park
- Thanksgiving Day football**  
That family tradition that ended last year due to a new shopping mall, can be found between the streets
- Family reunion**  
A get together reminds you why you do not like family reunions. Stay for the burgers, than roam the Third, peacefully
- Roller blader's obstacle course**  
With the variety of textures use on the site, be light on your feet is you choose wheels over shoes

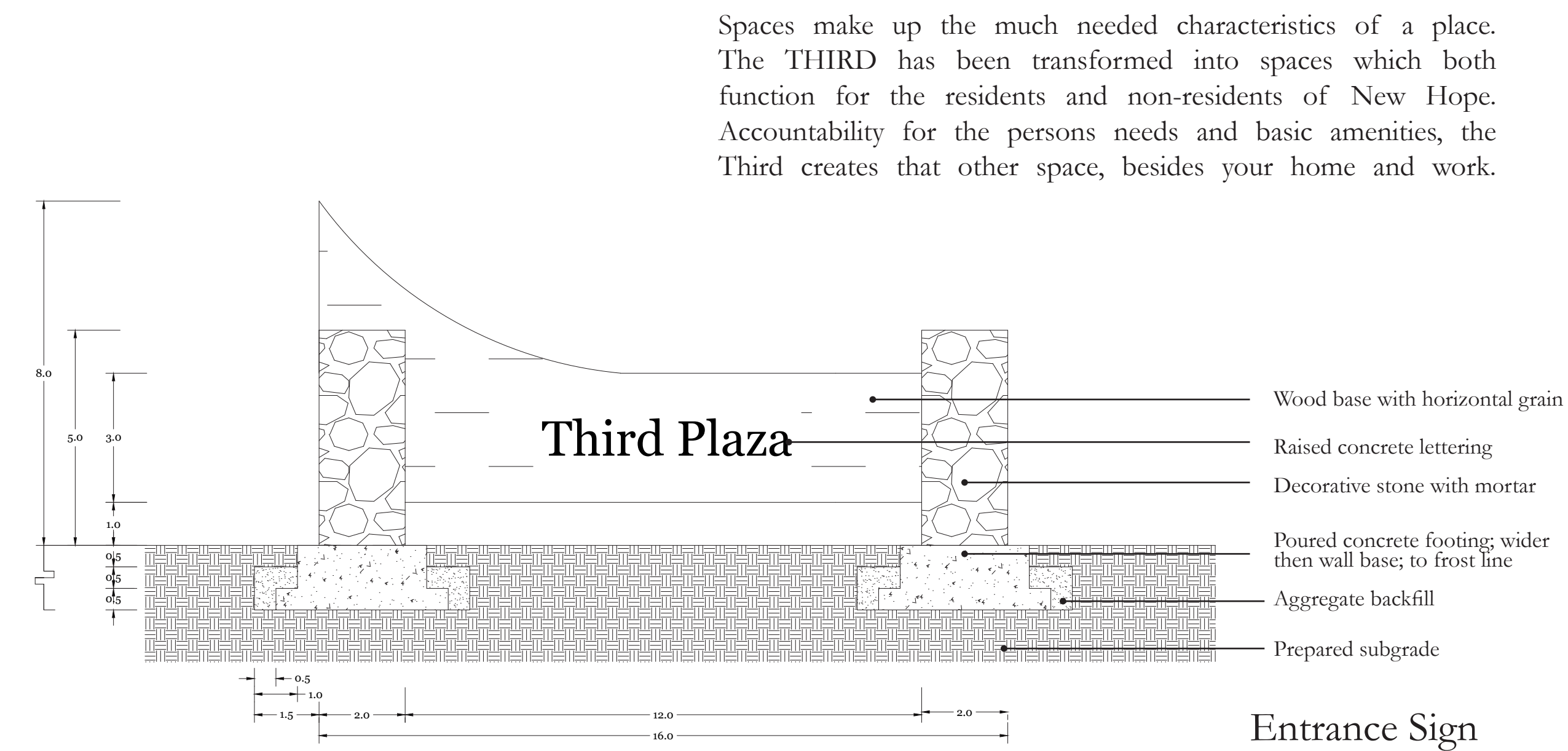




1. Entrance sign into the THIRD space

**restroom**  
**needs** **lawns**  
**gathering** **internet** **commercial**  
**art** **wireless** **park**  
**public** **civic** **seating** **availability**  
**outlets** **access** **open** **space**  
**shade** **trees** **manicured**  
**space**

**space**



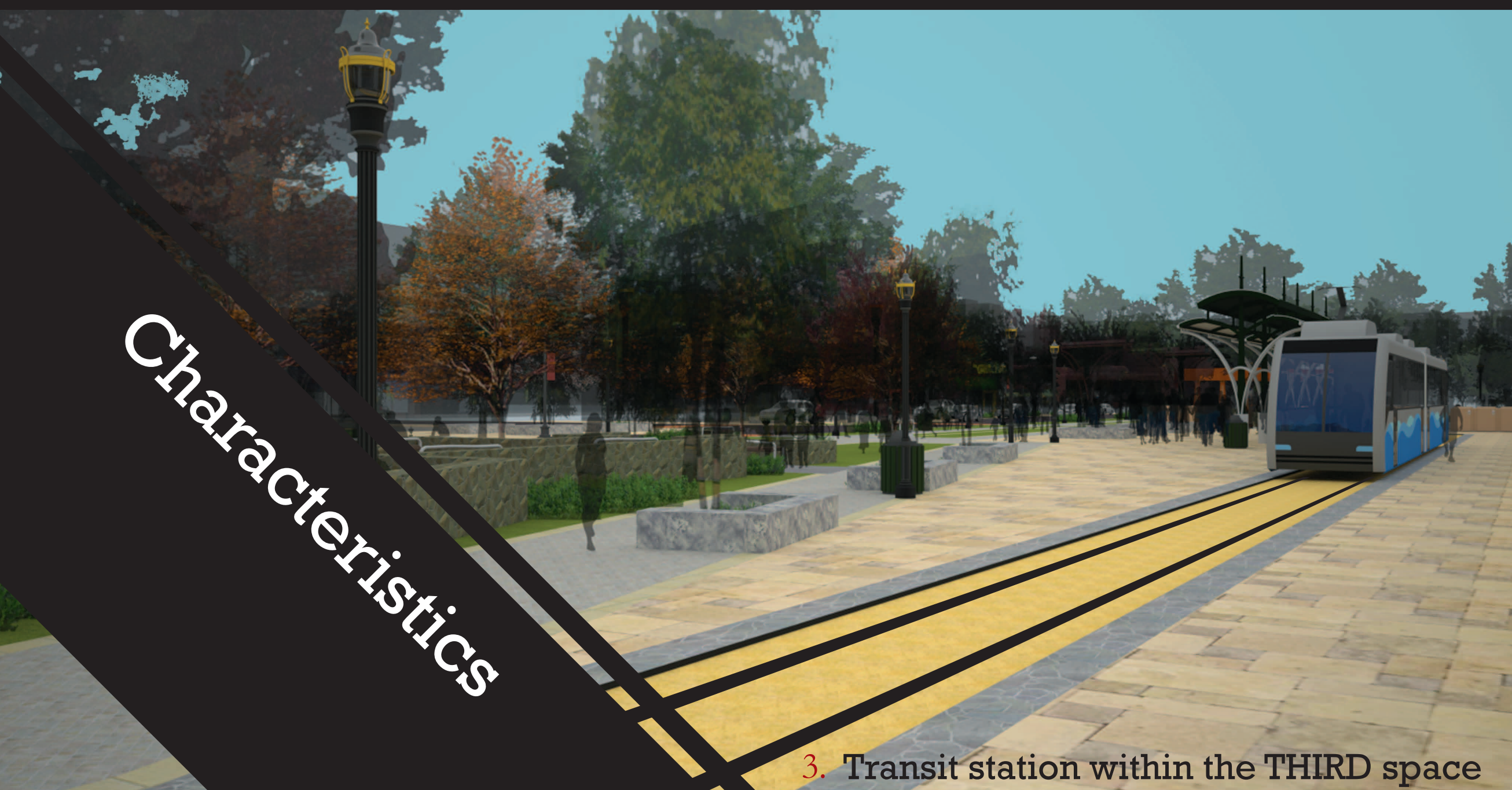
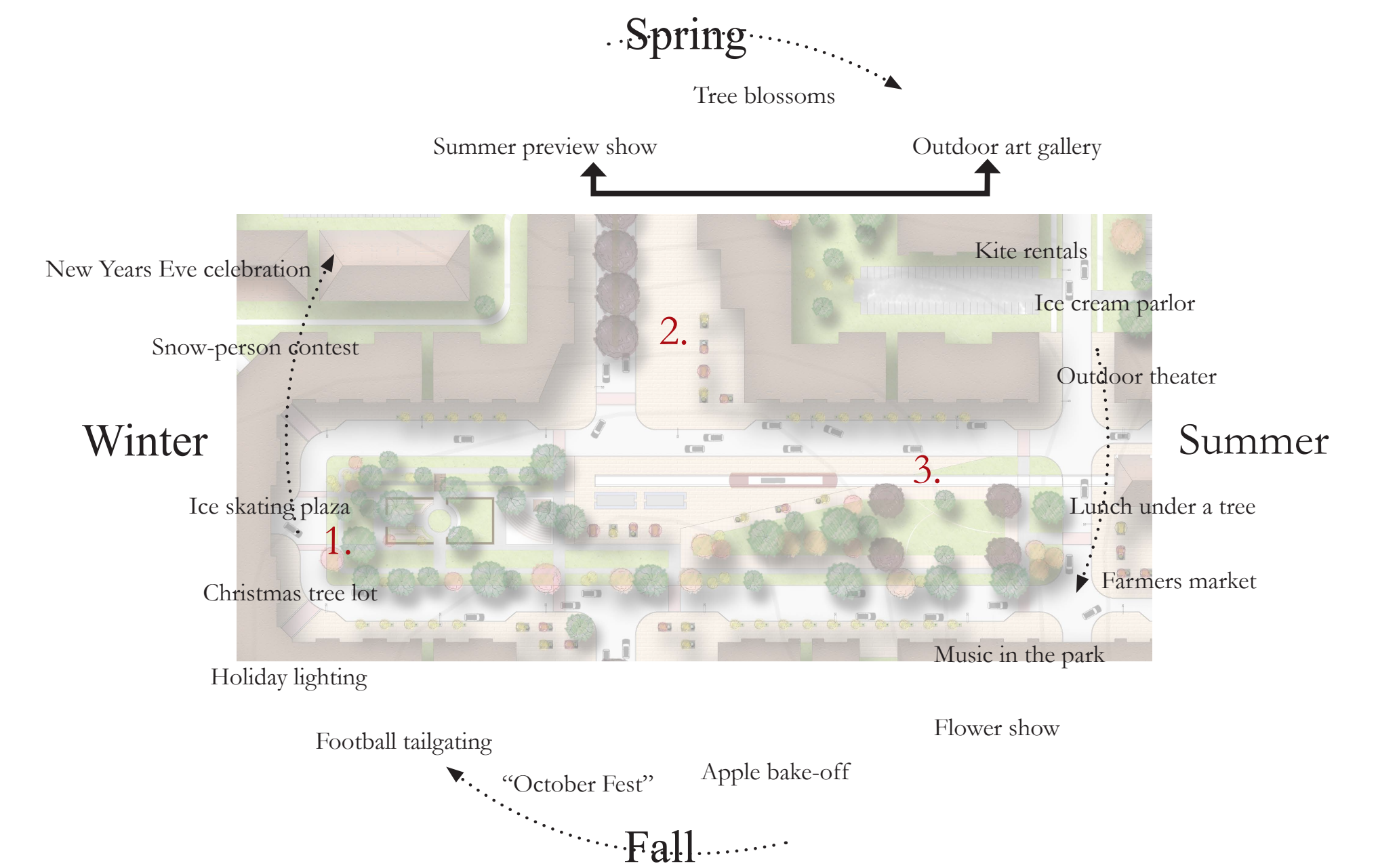
Spaces make up the much needed characteristics of a place. The THIRD has been transformed into spaces which both function for the residents and non-residents of New Hope. Accountability for the persons needs and basic amenities, the Third creates that other space, besides your home and work.



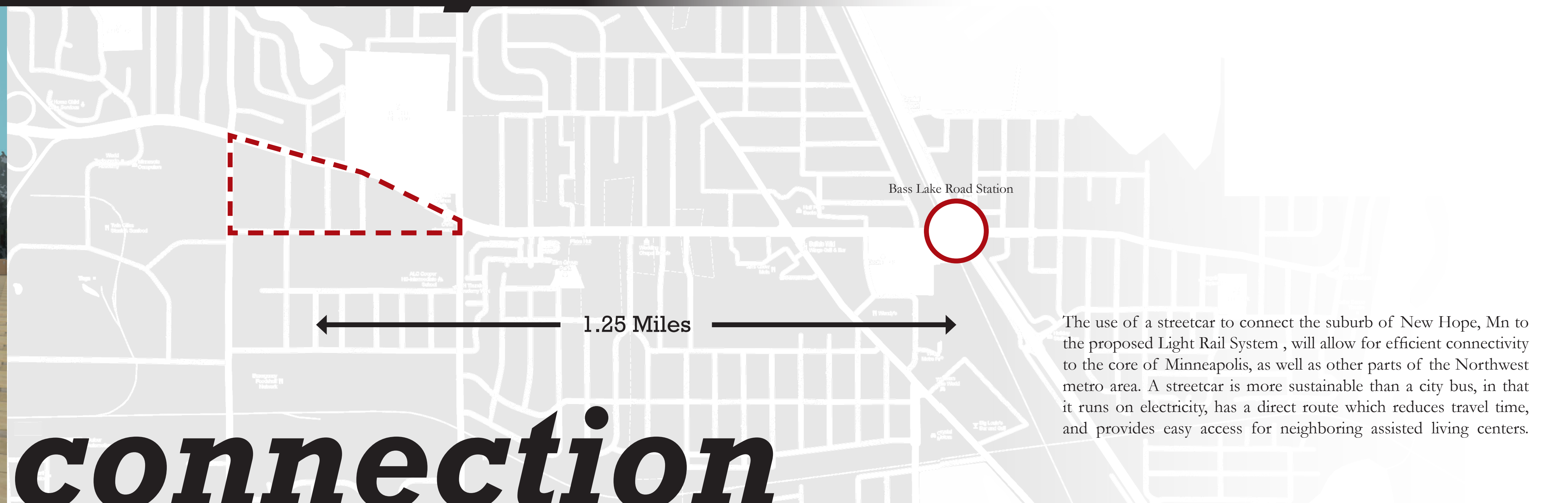
2. Seasonal Farmers Market on the open plaza

Actions of people are a response to the spaces created in THIRD. With seasonal events, activities can be seen throughout the year. What people choose to do in the space is what makes the THIRD. Permanent structure leaves the visitor to experience the site on their own terms, with little guidance to exploration. The image to the left illustrates the seasonal event that can be held at the open plaza space located just North of the transit station.

**activity**



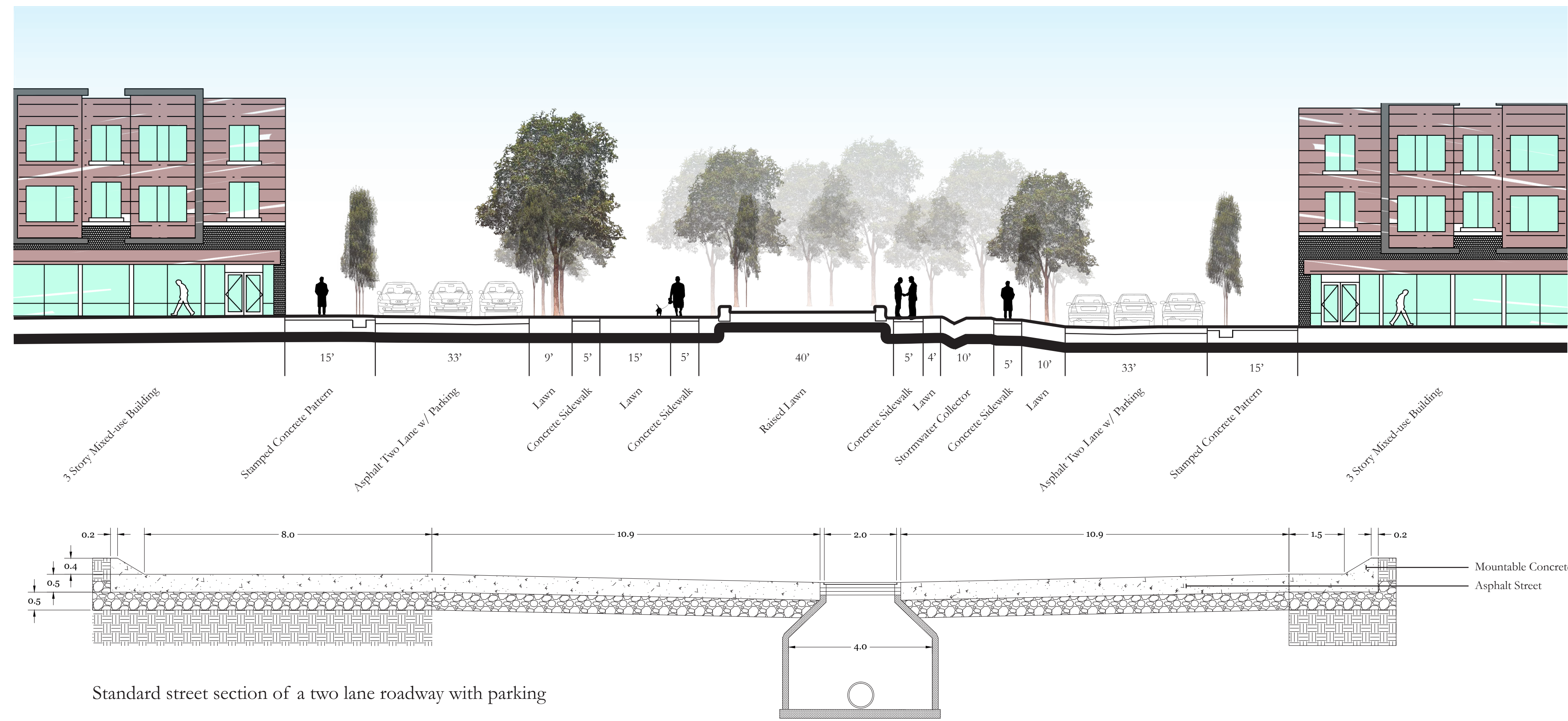
3. Transit station within the THIRD space



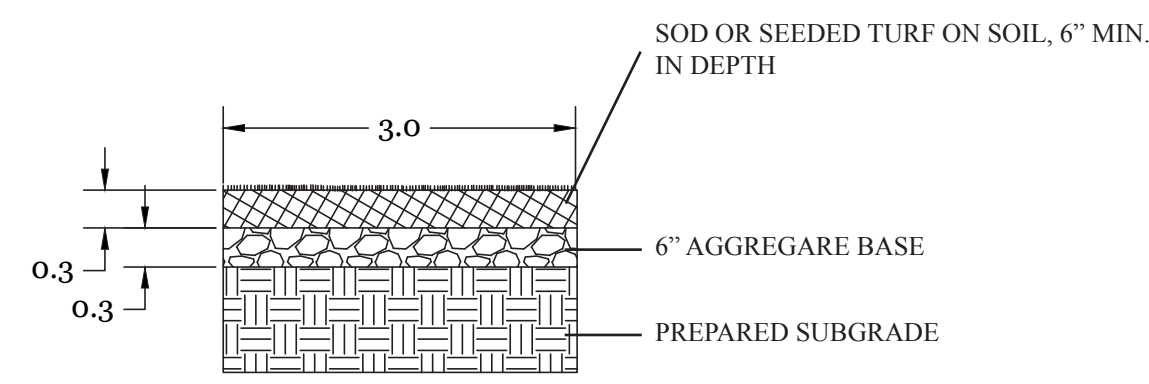
The use of a streetcar to connect the suburb of New Hope, Mn to the proposed Light Rail System, will allow for efficient connectivity to the core of Minneapolis, as well as other parts of the Northwest metro area. A streetcar is more sustainable than a city bus, in that it runs on electricity, has a direct route which reduces travel time, and provides easy access for neighboring assisted living centers.

**Characteristics**

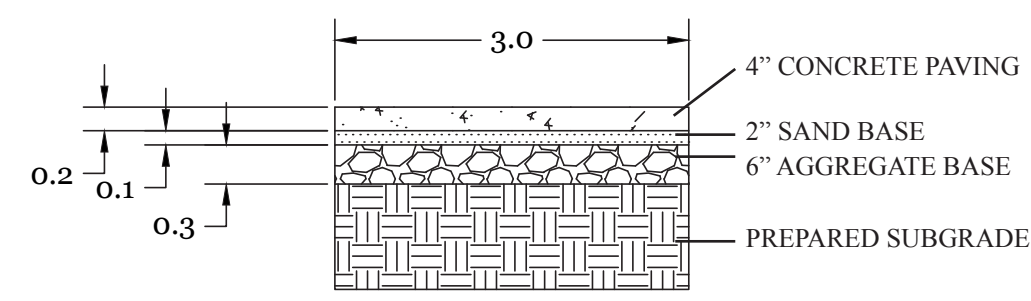
# THIRD Section



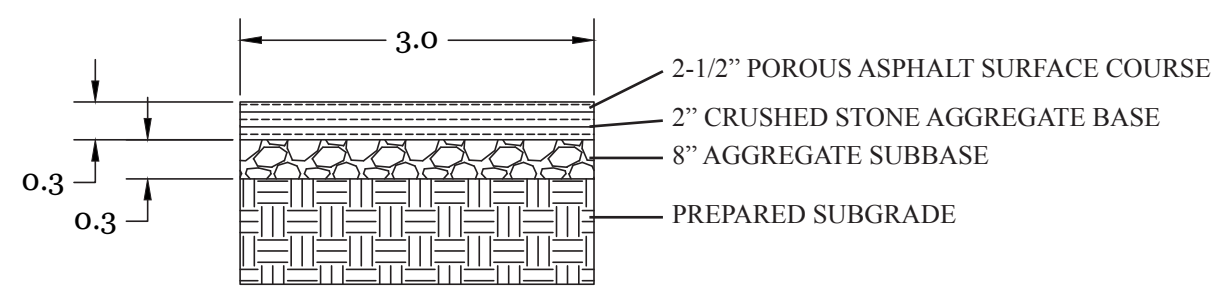
Standard street section of a two lane roadway with parking



Standard construction for grass surfaces



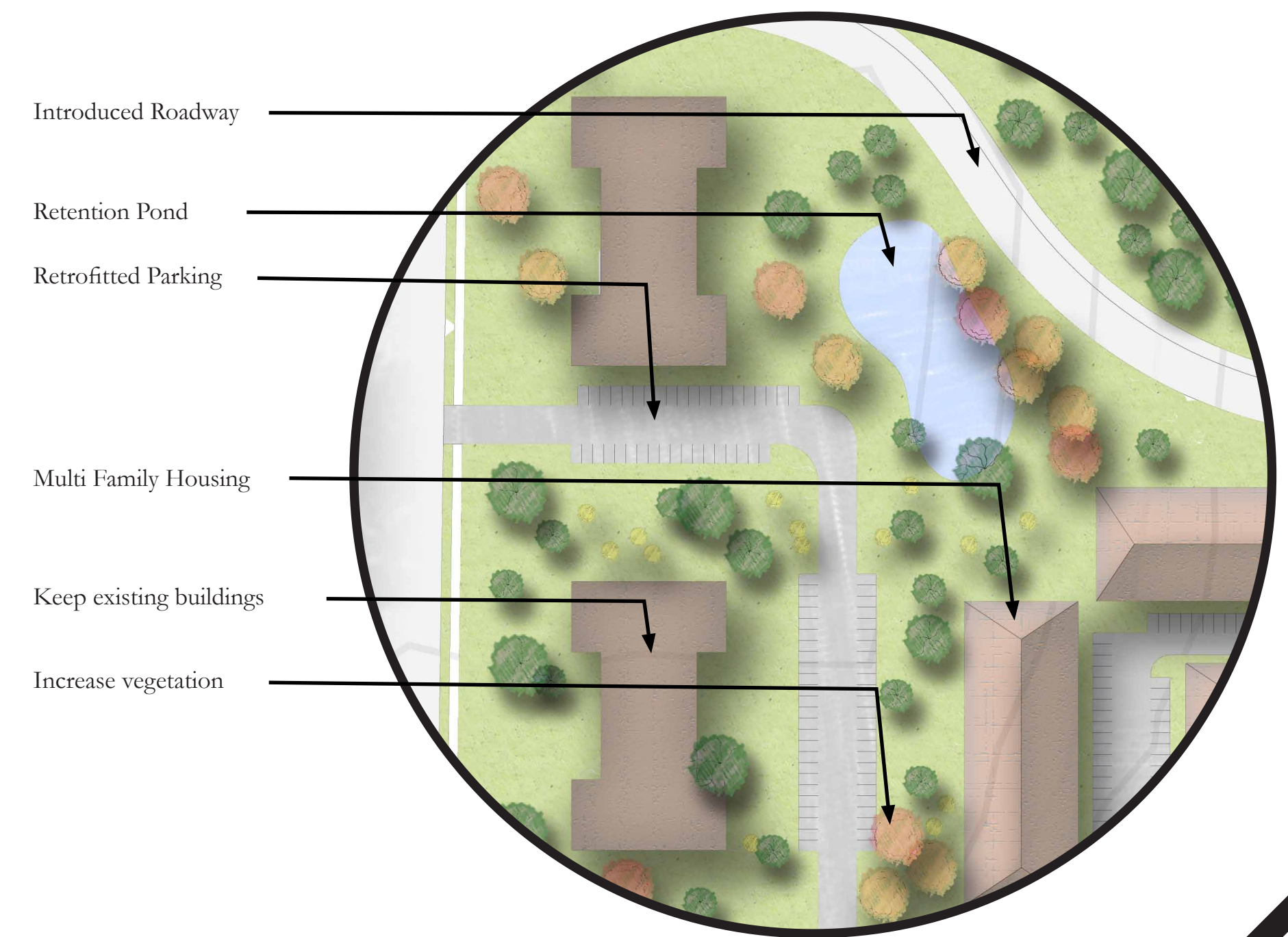
Standard concrete paving on aggregate base



Asphalt paving on aggregate base



## Phase 2 Plan

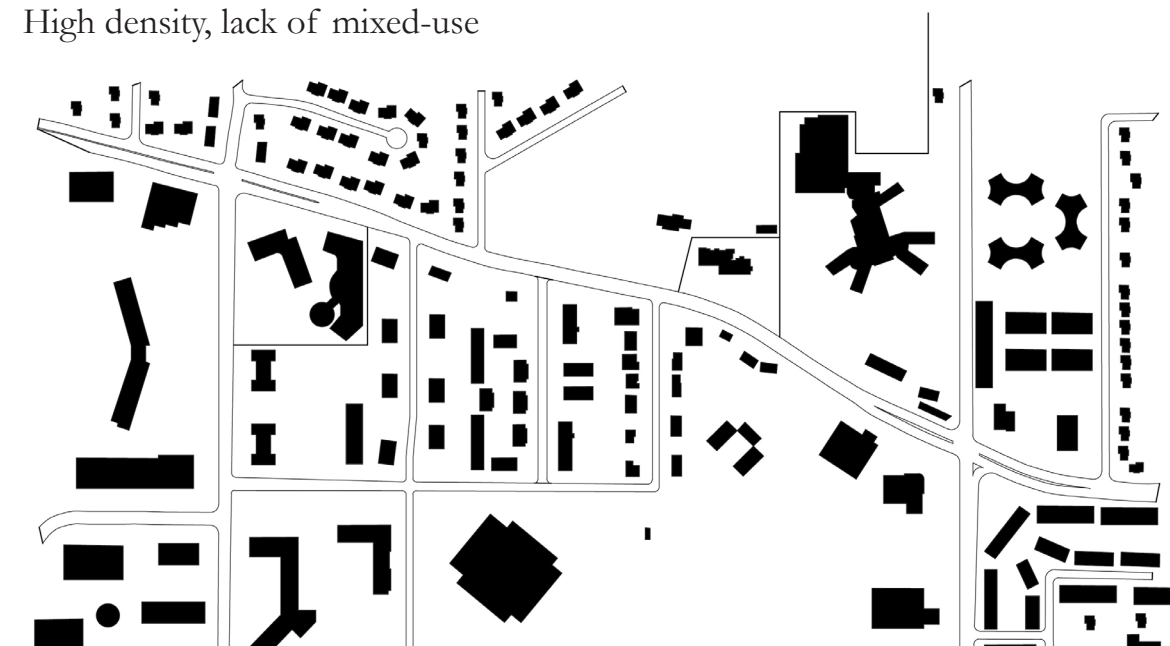


## Design Process

By creating a core area, it will increase the spaces function and amount of users.

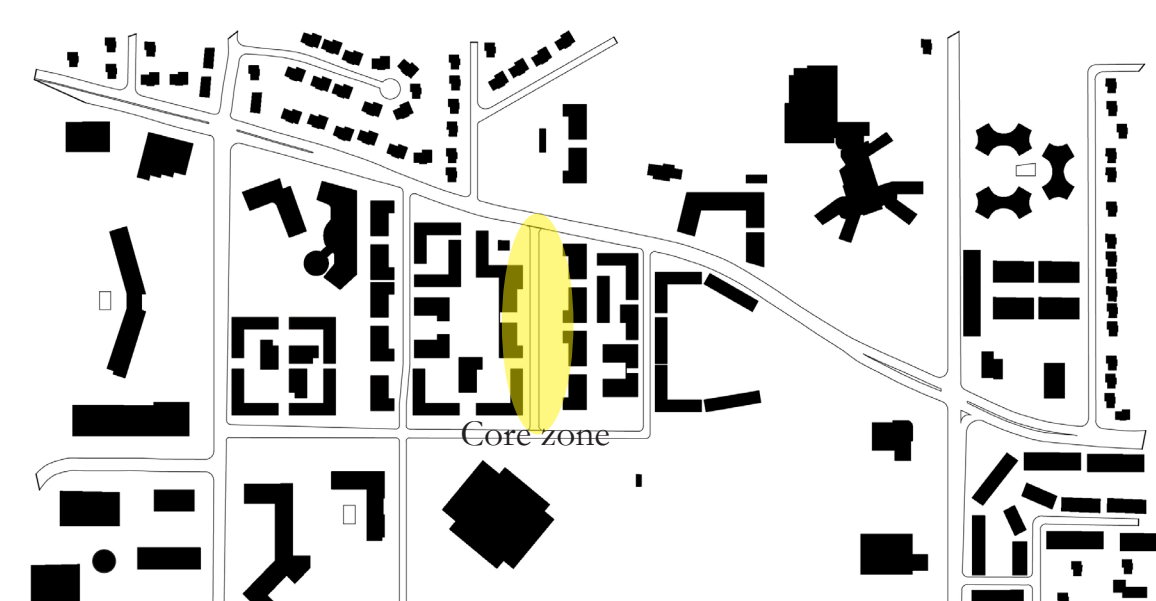
### Existing

High density, lack of mixed-use



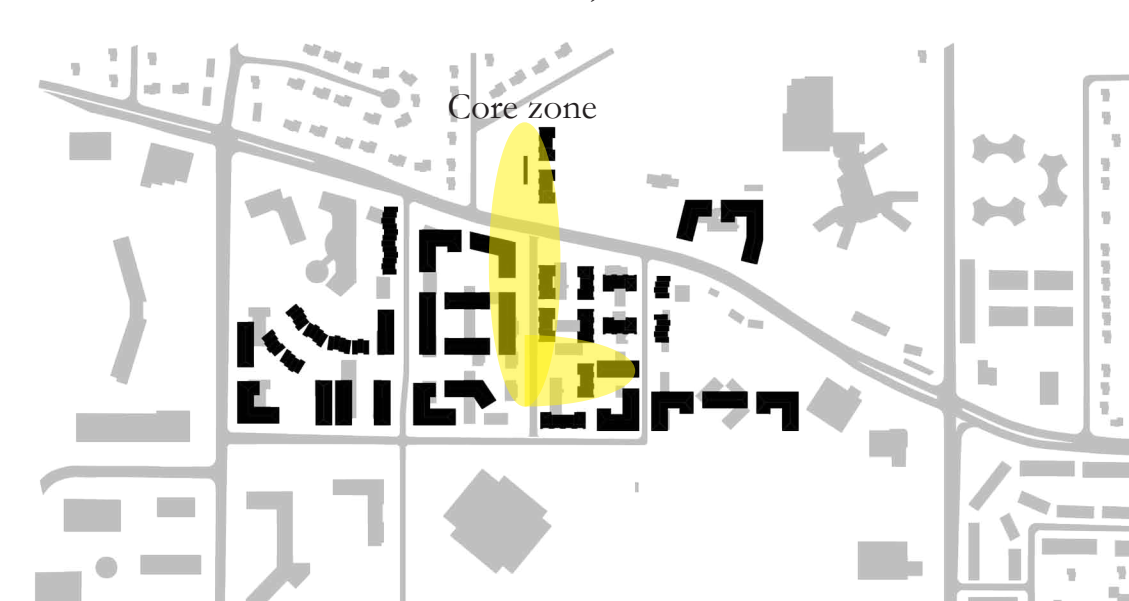
### Concept 1

North South core with mixed use; street adjacent



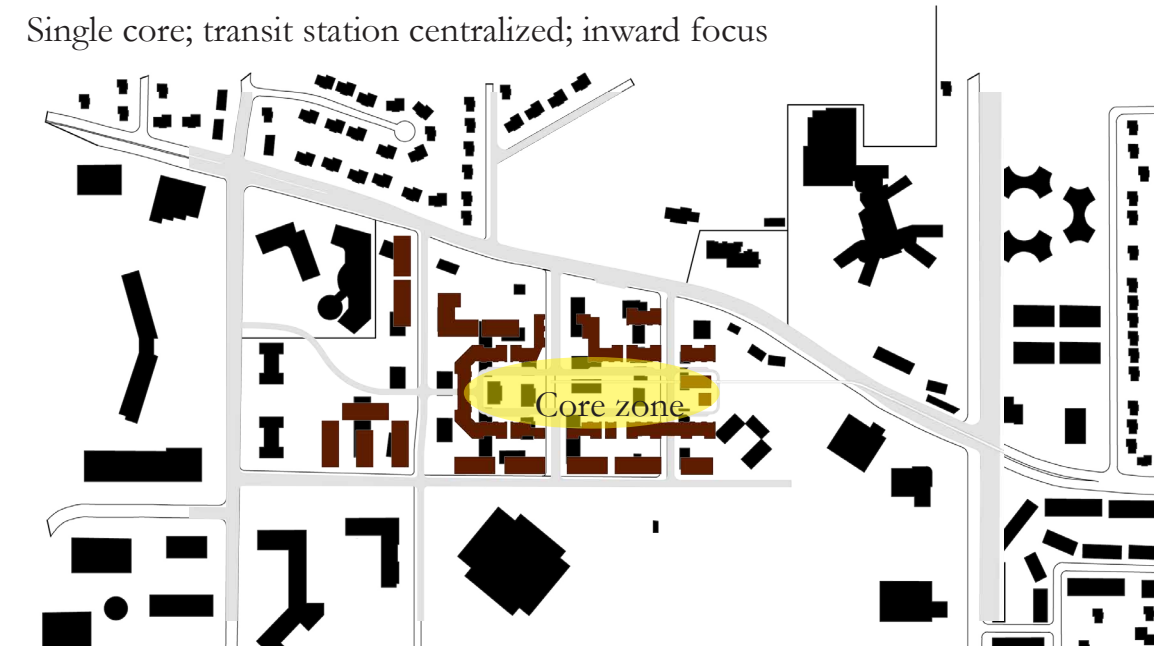
### Concept 2

North core and South core create zones; focus inward



### Solution

Single core; transit station centralized; inward focus



Creating the THIRD