+crime framework
designing for crime prevention

ashley.kaisershot

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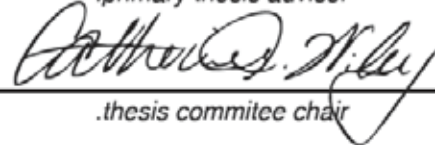
+crime framework in landscape architecture

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

.Ashley Kaisershot

In Partial Fulfillment of the Requirements for the
Bachelors of Science Degree of Landscape
Architecture

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.primary thesis advisor

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.thesis commitee chair

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5.10.2012
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.date

.contents

.abstract

Poor design in landscape architecture may lead to crime. Abrupt change transforms ones perception of space and the how visitors evaluate their role in the given condition. Crime can determine how first time visitors and the residents utilize public space.

.keywords:

community identity, social perception, landscape architecture, greenway.
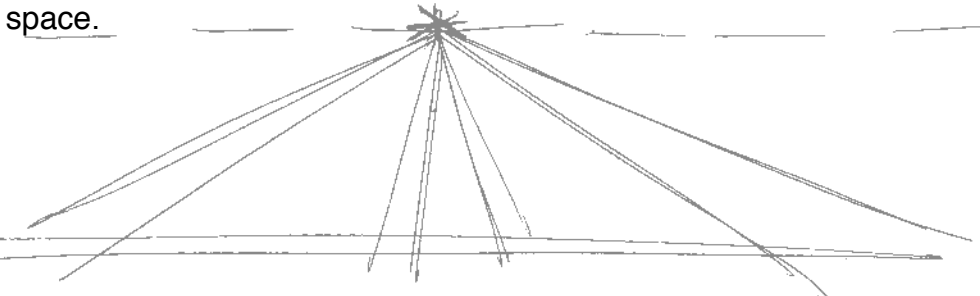
.statement of intent

.problem statement

How can the designer transform a public space the social perspective after crime has changed a familiar environment for the first time visitor and resident?

.typology

Design an interconnecting rooftop greenway system with twenty four hour accessibility in a low income housing area.

.claim

Abrupt change caused by crime in urban space can create an opportunity or constraint when creating a spirit of place and identity for residents, while also changing the social perspective amongst new visitors.

.premise

Public spaces can be designed with people in mind and the possibility of abrupt form and social justification.

Designing for change and adaptation can be more effective than creating a standard public space for people to *interact*. Crime is the abrupt change that can enable adaptation or falter the connection, interpretation, and interaction of a community and its open spaces.

The first opinion of first time visitor in a negative environment can be transformed when occupants and residents occupy the space are noticed. Through change, the community will adapt to the surroundings while visitors will experience the excitement, interaction, and knowledge of a new public space.

.actor

The urban designer, first time visitor, residents and occupants of the site.

.action

Creating adaptation by reestablishing the visitor and residents' sense of place

.theoretical premise

Change can enable adaptation of perception of space and how it is utilized by the public. New interest in transformed space can filter in new residents and rebuild the current residents' sense of place while establishing community identity.

.justification

Public space can be accommodating and inviting, even after unfortunate crime eliminates all visitors and occupants. A new form of community space will not only account for variable change (adaptation) but will benefit the residents and visitors of the previous space by creating a continued visitation pattern.

.narrative

Crime can alter the utilization, visitation, and circulation patterns of the returning visitor to an open space.Successful landscape architecture can make an open, or sometimes deserted space alive with color, activity and honor.

Negative social perspectives about crime can be transformed by involving, possible exposure and remembering the residents and the victims. Spirit of place can be born again if the crime location is transformed into a celebratory space to bring the community, neighborhood, and city together to remember and celebrate.

.user client description

.description

Both the first time visitors and returning users will converge in a site where spirit of place, landscape, and infrastructure unite, located in Alphabet City, Manhattan. The space will be designed for those individuals directly or indirectly affected by a crime that occurred in the neighborhood or specific location. The space will act as a gathering space for visitors and returning users affedcted by crime and the community as a whole. Varying types of users will access the space and be directly influenced both spiritually and emotionally. All visitors will be affected differently. The site will be designed to accommodate all types of visitors and their varying experience levels. The space will bring together residents of the neighborhood in a cohesive design that offers relief, remembrance, and involvement.

.user client description

.first time visitor

It is important for the first time visitor of a space to witness social interaction between other users at the site. Without social interaction, the site will become lifeless and the first time visitor may not return or will possibly find a new space to become a returning user of. The design will be directly focused on capturing the attention of the first time visitor to transform him or her into a returning user. A stranger of the site takes cues from the public behavior of the users and the activities observed at the street level.

The first time user could be a tourist visiting the site. He or she could be a resident of a different neighborhood or a resident of the neighborhood in which the park resides.

.returning user

The returning user is usually a resident of the neighborhood or a visitor of close proximity. The returning user is an important asset to creating a successful site. A spirit of place is created at a site when interaction is encouraged. When designed properly, it is important to encapsulate the attention and spirit of the user to keep the individual returning daily, weekly or monthly.

A returnng use could be an individual who passes through on their way to work, a maintenance personelle, a police officer, or oucld be the worker who spends his or her lunch break at the same park bench.

.apartment building residents

Subground, grade, and above level park systems can add interest and increase circulation to the designated neighorhood. Above level greenways can benefit the sustainable infrasture of the apartment building. Residents will be directly affected economically by the addition of open space to the neighborhood. Property values are likely to increase which can cause social change amongst the building type, facade, and resident.

.neighborhood & community

With the ever growing New York University Campus, NYU has found real estate opportunities to grow in the Alphabet City neighborhood. With the sprawl of the university, new residents and opportunities will be added to the community. Urban ammenties can change due to new culture and social changes. The neighborhood could benefit from this new change, which can bring more visitors to the location.

.city commissioners

Local municipalities are the clients that could liven the neighborhood of Alphabet City. Commissioners are the legislative body of the city and are individual assigned municipal affairs, and public works. These municipalities are in charge of future development in Alphabet City.

.major project elements

.scope

The design premise will be focused around the first time user and returning visitor and their knowledge or experience of crime(s) that occured in the selected area. An analysis will be conducted to determine crime locations and the directly affected users and residents of the area. The design will bring in the visitor, user and neighborhood residents to create a cohesive master plan that evokes interest, involvement and rememberence.

A memorial design approach will be applied to create a place for those directly affected by crime. This design approach will create an intriguing place that celebrates and remembers the spirit of place that was changed in the eyes of those affected. The design will please all users by creating a gathering space where the community can cohesively move through a site while bringing the neighborhood together as a whole. This will also benefit apartment residents by intruducing sustainable landscape architectural features.

.major project elements

.neighborhood **.connectivity**

Connections such as transportation and circulation patterns, like walking, bicycling and vehicular movement, will cohesively encapsulate the neighborhood connectivity. It is important for all commuter types to have equal access opportunities to the new green corridor. Parking and transit routes will be designed to give users more opportunities to access the site.

.open space **.rememberance**

Providing gathering spaces for the residents of the neighborhood, it encourages social interaction of the users, which can create a cohesive community. The open space will take a memorial design approach to provide a gathering space for the those affected or influenced by crime either in the neighborhood or surrounding communities. The space will give the user a place to remember the victims, celebrate low crime rates, and utilize new viewsheds of the cityscape.

.major project elements

.site location
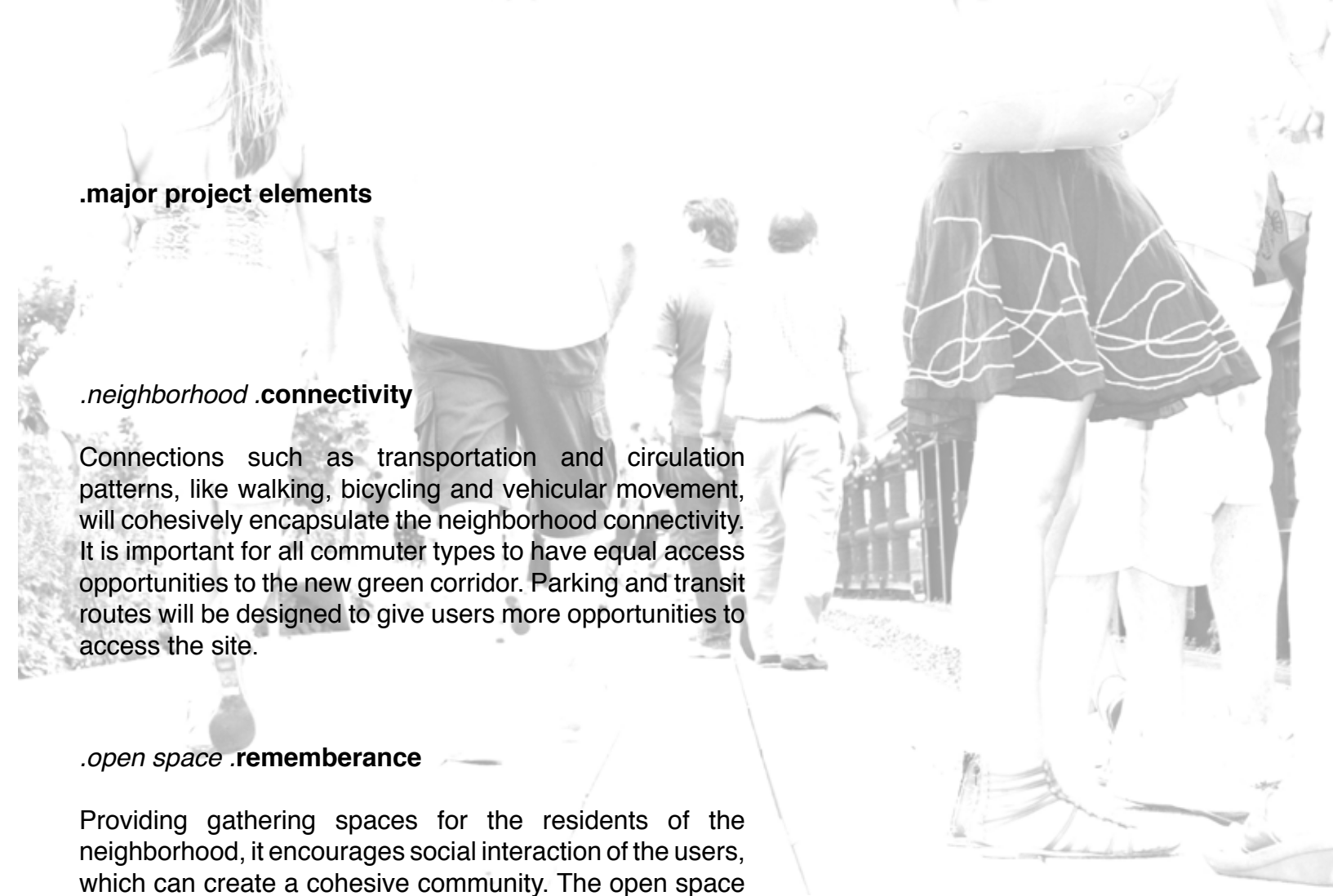
.rooftop **accessibility**

Accessibility is important to make the new greenway successful. Unique transportation designs will be implemented to lift residents from the ground level to the rooftop level to enjoy the space. This design attribute will spark interest in the new site which will bring social benefits. Apartment residents will have direct access to the above rooftop. This option can secure a feeling of ownership and community.

.real estate **New York University**

The new greenway will pave the way for increased property values and social benefits. New York University's comprehensive master plan has made room for the design and build of education and living centers in the Alphabet City neighborhood. The new urban greenway could bring in new culture and social status to the area which will be heavily influenced by the establishment of NYU in the neighborhood.

.Alphabet City **Manhatten**

Alphabet City is an up-and-coming community in the Lower East Side neighborhood of Manhattan. Crime rates are lower than expected from the researching standpoint. The area offers opportunity to create a particular design model influenced by crime and whom it affects. This neighborhood will economically benefit by the implementation of the new greenway. The growth of this neighborhood will evoke interest of potential residents, students, and visitors. The new greenway will create a destination for the potential users.

Images retreived from Google Earth Pro. Date accessed: 10/3/11

MANHATTAN

BRONX

QUEENS

BROOKLYN

01_

220th
dyckman
192nd
181st
155th
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135th
125th
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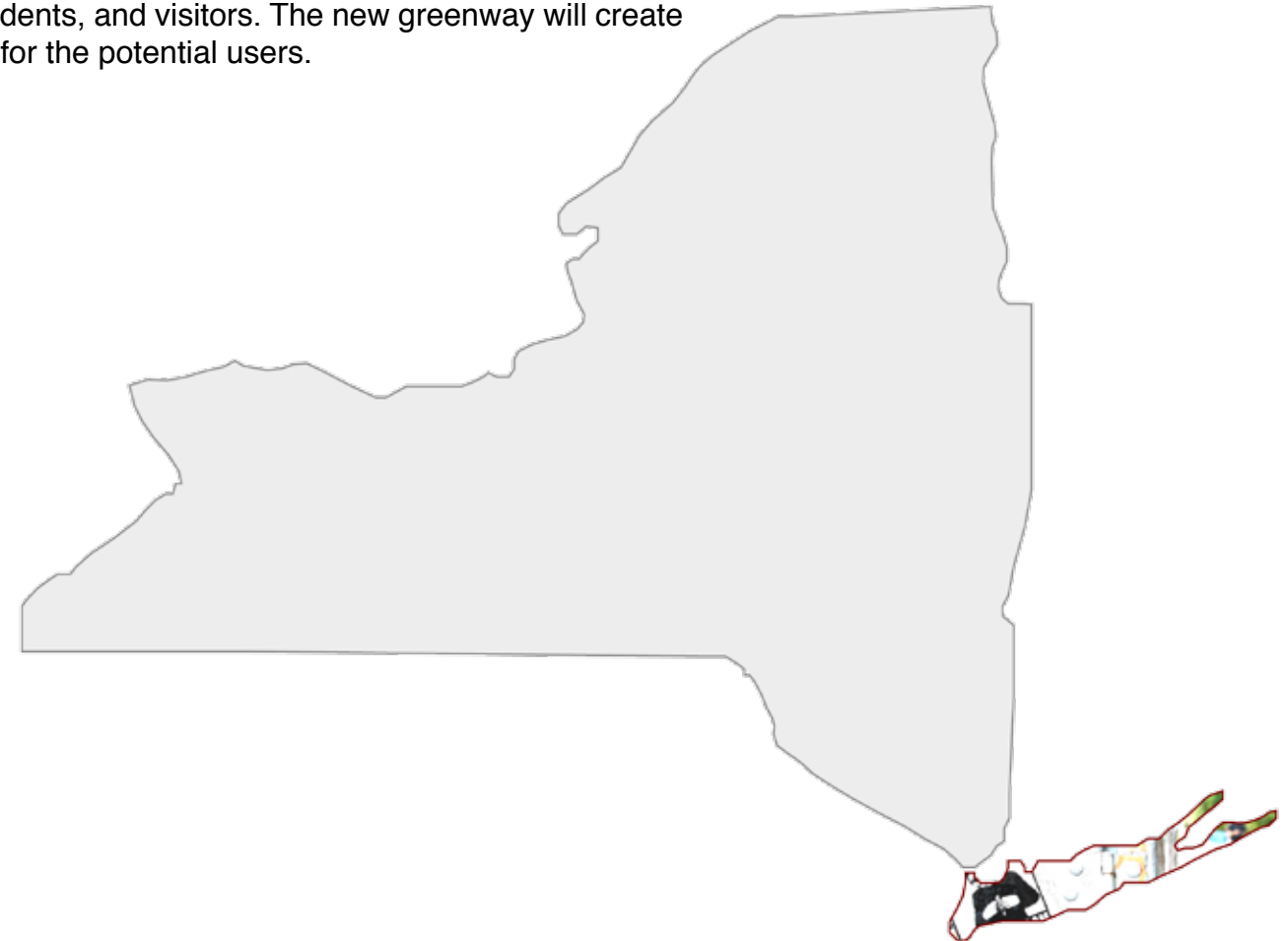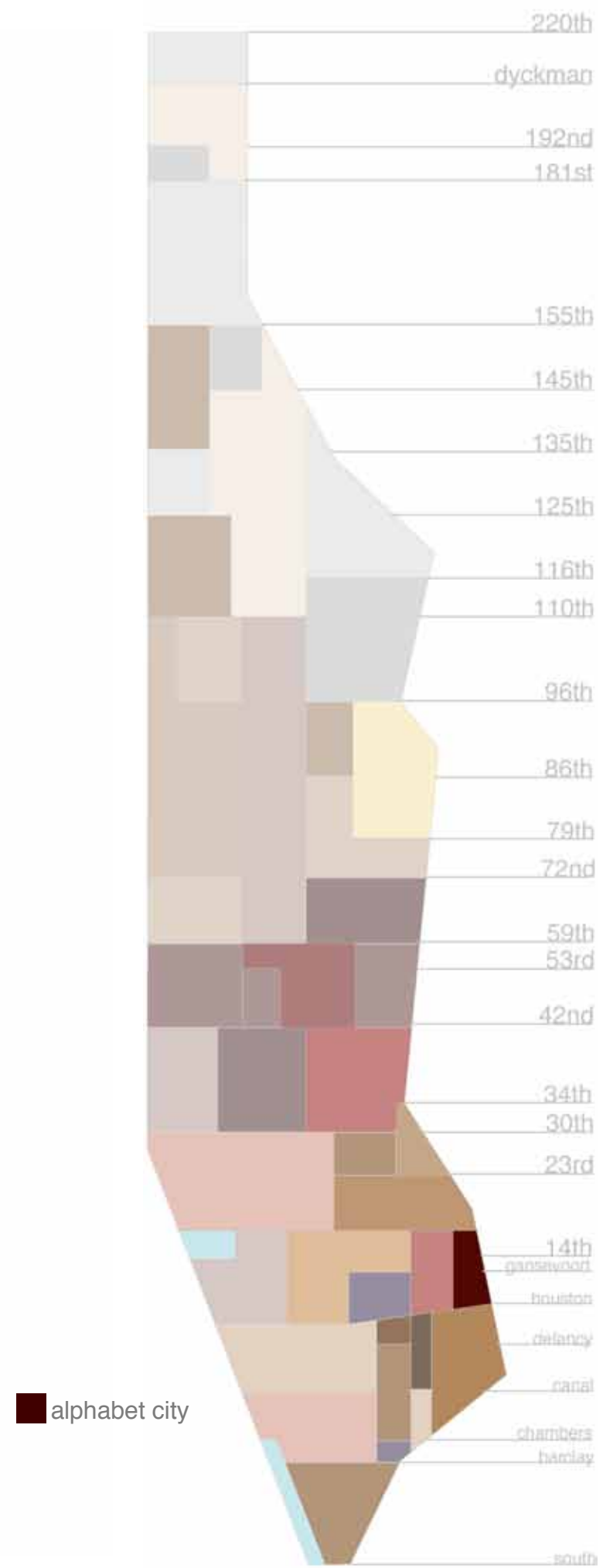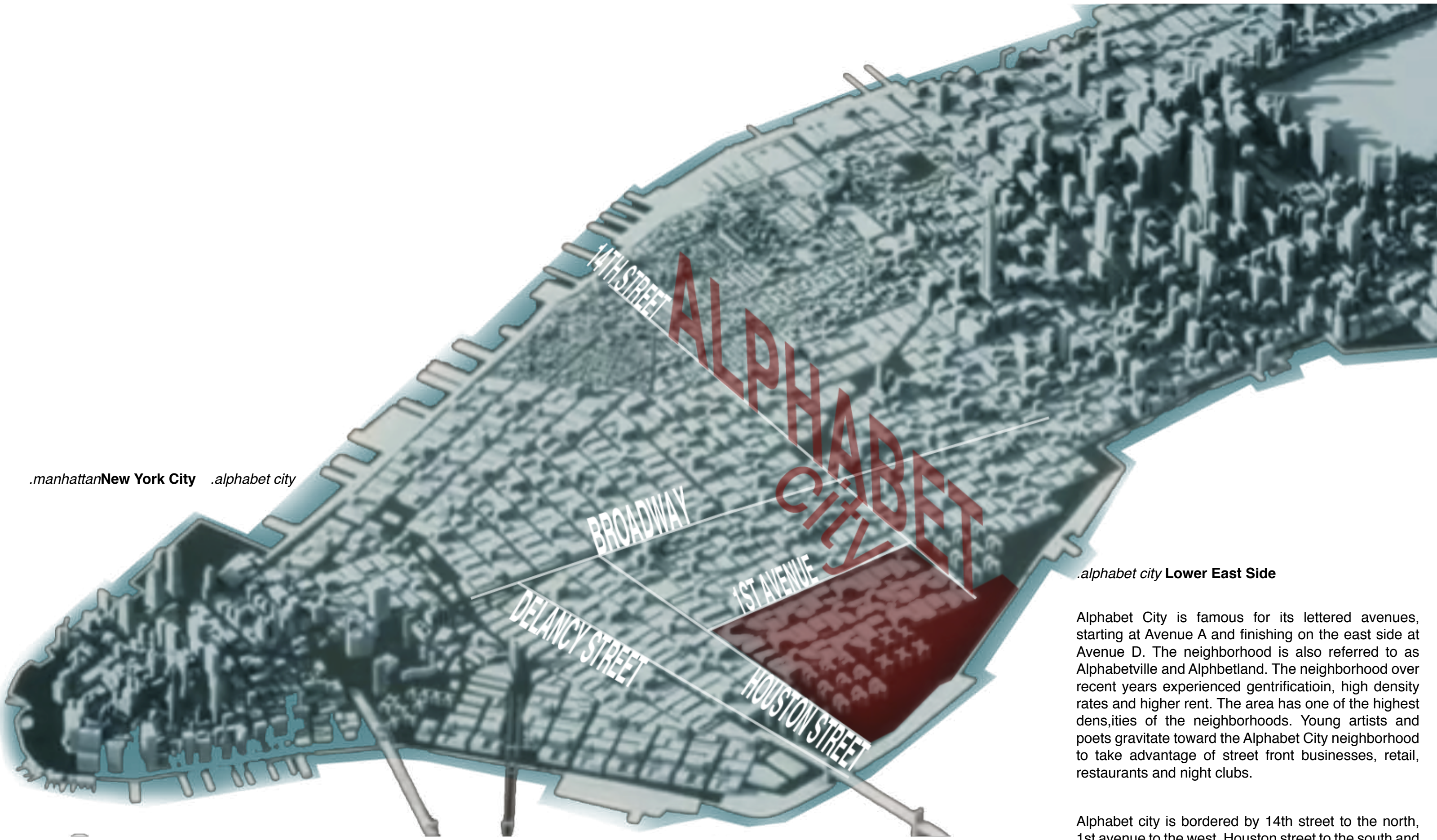
■ alphabet city

*.manhattan***New York City** *.alphabet city*

14TH STREET

ALPHABET CITY

BROADWAY

1ST AVENUE

DELANCY STREET

HOUSTON STREET

.alphabet city **Lower East Side**

Alphabet City is famous for its lettered avenues, starting at Avenue A and finishing on the east side at Avenue D. The neighborhood is also referred to as Alphabetville and Alphbetland. The neighborhood over recent years experienced gentrificatioin, high density rates and higher rent. The area has one of the highest dens,ities of the neighborhoods. Young artists and poets gravitate toward the Alphabet City neighborhood to take advantage of street front businesses, retail, restaurants and night clubs.

Alphabet city is bordered by 14th street to the north, 1st avenue to the west, Houston street to the south and the East River on the east. Alphabet City is located half way between major landmarks such as Time Square to the north and Wall Street avenues to the south.

.project emphasis

.theoretical premise

Change can enable adaptation of our perception of space and how it is utilized by the public. New interest in transformed space can filter in new residents and rebuild the current residents' sense of place while establishing community identity.

.typology

Design an interconnecting rooftop greenway system with twenty four hour accessibility in a low income housing area.

*.first time visitor vs.***returning user**

It is vital for the first time user of a space to witness other people utilizing the open space. The process of transforming the first time visitor into a returning visitor is the goal of this design process.

.crime and **social implications**

Crime can change ones perception of space and how people utiize it after a crime has occured in the given space. Differing crime types can alter how people utilize the space. It is imperative that the space is restored to keep returning users and entice new visitors to use the site.

.plan for procedure

.design methodology

Continuing and detailed research will be conducted throughout the design process. A quantitative and qualitative research approach will be followed to provide evidence that guided my theoretical premise and unifying idea. Information gathered will be communicated through text and graphics. Design analysis data will be generated by studies, archives, statistics, observatiosn, surveys, interviews and photography. The research data will all be derived from the theoretical premise.

The final design process will be documented and presented digitally through presenation boards, sketches, and three-dimensional renders of the specified site design. Each piece of information will be expressed in a graphic form that mimics a photograph.

.studio history

.2nd Year

Tea House - Kathleen Pepple
        Fargo, ND
Battle Lake - Kathleen Pepple
        Battle Lake, MN
Cold Smoke - Mark Lindquist
        Fargo, ND
Roberts Street Corridor - Mark Lindquist
        Fargo, ND

.3nd Year

ABC Park - Stevie Famulari
        Fargo, ND
Textured Walkways - Stevie Famulari
        Regent, ND
Curvular Perception - Stevie Famulari
        Theoretical Project
        Snow Symposium - Stevie Famulari
            Festival Du Voyageu, MB
Roosevelt Neighborhood - Kathleen Pepple
        Fargo, ND

.4nd Year

Bayfront Park - Jay Kost
        Duluth, MN
Air - Stevie Famulari
        35W Brige, Minneapolis, MN
        Minneapolis, MN

.5th Year

Red River Basin - Catherine Wiley
        + Fargo, ND

.20

02_

.research summary

Research has shown that social perception of crime can hinder the success of a neighborhood. Neighborhoods that lack character and identity are ideal places for urban decay to minimize the success of a neighborhood. Fear of crime will eliminate human activity on the street level which in turn influences urban decay. The disappearance of human activity from the street level will deter community awareness and crime prevention principles. Crime prevention principles such as social familiarity, foot patrol, non arrest approaches and citizen perception are the first line of defense against crime and its effects on the potential success of a neighborhood. When such approaches are applied by a team of police and citizens, crime and urban decay will slowly change our social perception of a neighborhood and crime.

Social and economic influences can cause crime to plummet, as it did in in the mid 1990's when something strange happened. The crime rate didn't just plummet, it tipped. A small number of people in a small number of situations began to act differently. Gradual improvements in the economy employed those whom may have been criminals. Social implications changed where crime happened. Contagious community anit-crime education was spread throughout neighborhoods, informing residents that they are the number one way to prevent crime in their neighborhood.

The fear of crime affects the quality of life and sense of community, which are the two key goals in design. Signs of urban deterioration such as deferred mainteance, litter, and graffiti in the physical environment have affected people and have made them afraid to walk home in the dark. When a broken window is left unrepaired, it sends the message that urban decay has infested the community and it is only time before another window is broken. Prospect/ refuge theory and the broken window principle can be applied to design. These principles and theories can change our perception on crime and bring people back to the streets.

The success of design can be traced back to a framework plan that can be altered to be appropriately applied to each site which will establish identiy and interest in the neighborhood. Foot patrol in the neighborhood would regulate drinking in public, drug use, and loitering. The presence of these officers have created an environment where residents feel more safe. Non-arrest approaches such as education, persuasion, counceling, and ordering will be applied when other approaches fail. Crime prevention is a collaborative effort between police and citizens. Officials rely on the best crime prevention strategy; social education. The communication between residents will helps spread the anit-crime virus to restablish peace and order in their communities.

A framework plan can be applied when trying to eliminate urban decay, reestablish the community, and create identity. Creating identity and community is possible by introducing unique streetscape elements by emphasizing architectural character. Amenities such as such as seating opportunities must be created for the residents to encourage community interaction. Improving pedestrian circulation routes will enable successful connectivity within the community.

Creating neighborhood identity creates a front against urban decay. By implementing transportation and identity elements, such as unique streetscapes and amenities, a cohesive community design can be applied to eliminate crime. When designing to restore community and eliminate urban decay, a framework plan can be applied in restoring order and involving the residents of the community to aid in its rebirth and design. Community involvement is essential to not only help eliminate crime, but to celebrate the sense of place and identity that is accomplished through the process.

The book, *Fixing Broken Windows; Restoring Order and Reducing Crime in Our Communities* begins to describe the broke window principle and how it can benefit community living spaces.

An article published in *Atlantic Monthly* titled *Broken Windows* uses the theory of a broken window to explain the correlation between disorder and crime. Social scientist James Wilson and George Kelling in 1982 emphasize that if a broken window is left unrepaired that a series of windows will then be broken. One unrepaired window gives the conception that no one cares so breaking the rest of the windows doesn't matter (Kelling & Coles,1997).

The Broken Window became a principle in 1980 and can be applied to most any circumstance that correlations with disorder and crime. People begin to fear the signs of deterioration and urban decay. If a piece of garbage is left on the sidewalk and not cleaned up, more garbage will accumulate. Garbage bags will soon be thrown on the sidewalk. If maintenance is not retained, crime and disorder will occur. These instances evolke fear into the residents, creating social change and interaction in the communities (Kelling & Coles,1997).

In the book, *The Tipping Point: How Little Things Can Make a Big Difference*, Gladwell (2002) studies how fast East New York transformed from a undesirable poor community into a neighborhood again.

Not too long ago, New York City neighborhoods such as Brownsville and East New York would turn into ghost towns at dusk. The neighborhood became so undesirable at night where, "Ordinary working people wouldn't walk on the sidewalks. Children wouldn't ride their bicycles on the streets. Old folks wouldn't site on stoops and park benches" (Gladwell, 2002, p.5). The drug trade and gang warfare became so intense that people would seek safety in their apartments. "In 1992, there were 2,154 murders in New York City and 626,182 serious crimes" (Gladwell, 2002, p. 5). Most of these crimes occured and effected places like Brownsville and East New York.

Something strange happened where crime rates abrubtly changed. "Within five years, murders had dropped 64.3 percent to 770 and total crimes had fallen by almost half to 355,893," (Gladwell, 2002, p. 6). Ordinary working people began to fill the streets. Children began to ride their bicycles and old folks began to sit on stoops and park beches.

Social and economic influences caused the crime rates to plummet. Gradual improvements to the economy employed those whom may have been criminals. *The Tipping Point (2002)* is an epidemic, "Ideas and products and messages and behaviors spread just like viruses do" (Gladwell, 2002, p. 7). A small number of people in a small number of situations began to behave differently. A large number of citizens in New York became infected with the anti-crime epidemic.

This turn around happened in a hurry; crime didn't slowly decrease, it halted. The reasons why crime violently decreased were, "One contagiousness; two, the fact that little causes can have big effects; and three, that change happens not gradually but at one dramatic moment" (Gladwell, 2005, p. 9).

Small amounts of people who start to behave differently is the reason why The Tipping Point principle can be applied to areas like East New York and Brownsville. Crime rates began to negatively affect the neighborhood in the 1980's. Murder and serious crime rates were so high that citizens began to take refuge in their apartments for safety after dusk. Suddenly, a tipping point occurred. Crime rates plummeted, and the street became alive again with people and activities. A crime-free epidemic swept through these communities causing a small amount of people to behave differently.

The book, *Fixing Broken Windows; Restoring Order and Reducing Crime in Our Communities* by Kelling and Coles (1992) define why civilians have a perceived disorder and fear when it comes to crime and its effects on our livable environment.

The citizens of our communities are affected when small crimes, usually misdemeanors, occur, such as panhandling, harassment, obstruction of public spaces and streets, public urination and defecation, unsolicited window washers (squeegeeing), poor street lighting and public intoxication (Kelling, Coles,1997). Albert Biderman (1992) explains the correlation between petty crime and a sense of community when he states, "The fear of crime was strongly related to the existance of disorderly conditions in neighborhoods and communities (Biderman, A., 11).

Skogan explains that crime occurs in an area where its identity is yet to be defined. When urban environment and social interaction converge is when more disorderly behavior and serious crime are most likely to occur (Skogan, 1992, p. 20). A set of standards are defined when drawing conclusions on how crime can be minimized in an urban community.

Social Familiartiy.
It is important for the neighborhood residents to not only be familiar with their living environment, but to be familiar with the type of people who utilize it. Kelling and Coles (1997) state, "Even the most seriously deranged individuals are known personally to those in the community: everyone knows how far they will go, so their behavior is predictable, even if deviant" (Kelling, Katherine, 1997, p. 15). Some residents are unwilling or are unable to oblige by such obligations (Kelling, Katherine, 2007, p. 15).

Foot Patrol
In Newark, Kelling (1992) and the Police Foundation implemented the Street Patrol Experiment in 1970. These officers implementd "rules of the street" (Kelling, Coles, 1992, p. 17). These informal rules covered drinking in public areas, drug use and loitering. Foot patrol did not reduce serious crime but, "Residents of foot-patrolled neighborhoods felt more secure than did those in other areas, believed crime to have been reduced, and appeard to take fewer measure to protect themselves from crime (such as staying home behind locked doors)" (Kelling, Coles, 1992, p. 17).The study shows that citizens were more aware of police presence which positively correlates with a sense of security.

Non Arrest Approaches
Crime prevention was focused on the collaboration of police and citizens to develop appropriate neighborhood standards. These neighborhood rules were enforced through, "non-arrest approaches--education, persuasion, conseling and ordering--so that arrest would ony be resorted to when other approaches failed" (Kelling, Coles, 1992, p. 23).

Citizen Perception
Ignoring crime disorder will ultimately lead to community decay. Local and federal officials rely on the best information that both neighborhood citizens and social science has to offer (Kelling, Coles, 1992, p. 26). If ignored, irreversible urban decay and severe decline can occur in larger cities. Kelling states, "Even though the incidence of serious crime may level off or decline, fear of crime will not abate and may even continue to rise where isorder is not addressed," (Kelling, Coles, 1992, p. 27).

Urban decay and decline can occur when crime disorders are unresolved and kept quiet. It is up to citizens and local police to work as a team to address crime issues that can ultimately defeat an urban area. Undefined areas set the scene for crime to occur, "The street was narrow, and from their perch the youths commanded a view of the comings and goings of the station, as well as of the area just inside the station doors" (Kelling, Coles, 1992, p. 237). Crime prevention principles such as social familiarity, foot patrol, non arrest approaches and citizen perception can be implemented to eliminate urban decay of a community.

The book *Security and Site Design,* writen by Hopper and Droge (2005), the approach to design implementation is focused on federal security and design features to secure the safety of the structure and its users.

According to Hopper and Droge (2005), "A good security design will be based on an accurate collection of data that is responsive to the unique situations of each site rather than a prescriptive, on-size-fits-all approach that attempts to impose a predetermined design solution," (Hopper, Droge, 2005, p. 3). A principle design approach cannot be taken when applying safety techniques to a unique space.

Crime Prevention Through Environmental Design (CPTED) focuses on design implememtations to reduce crime by using natural, procedural or mechanical systems. CPTED combines the physical, psychological and social needs of the user to incorporate desirable behavior and dis courage crimal acts, (Hopper, Droge, 2005, p. 23).

The successful design of a site can be traced back to a framework plan that is strategically altered to appropriately serve each unique site. These design implementations will establish a consistant design that recognizes the unique character and identity of a neighborhood.

Identity
By introducing unique streetscape elements to add characterter to a neighborhood, identity can be established. Negative social perception can be changed to positively affect the site. Reinforcing architectural character, predominatley on modern buildings, will create an individualized neighborhood. Streetscapes must create a successful transportation route in the community.

Amenity
By providing seating and other opportunities to amplify the pedestrian experience and by increasing the aesthetic quality of the area through implementation of boulevard trees, lighting, plantings and street furniture will create benefits for the area.

Transportation
Establishing a strong hierarchy among existing streets will allow for smooth transistions between locations. Reestablishing north-south connections throughout the site will allow for easy access while incorporating addition parking in close proximity to amenities. Improving pedestrian circulation routes will enable progressive connectivity.

Crime Prevention Through Environmental Design enforces individual design studies that follow a framework plan to establish a secure system through natural, mechanical, and procedural systems. By following the framework plan developed, unique communities are designed and planned with character. By implementing transportation, identity elements, such as unique streetscapes and amentities such as lighting and boulevard trees, these design principles create a cohesive community design.

Modern Park Design by Huet (1993) focuses on the development and organization of a city, but it stresses how design isn't individual. Successful design is a collaborative effort that takes years, or centuries, by hundreds of architects and landscape architectts.

Bernard Huet (1993) disects what design really is and how it applies to a city's development and growth. Huet, a european designer states, "They are considered perfect, in the Albertian meaning, but they have never been designed," (Huet, 1993, p. 21). Huet analyses the logic of design and how it is incorporated in history. Huet states, "They are not the product of a project but the product of a long process lead by hundreds of architects or designers down the centuries," (Huet, 1993, p. 21).

Cities are not constructed by one continuing large urban plan, but rather implementations of additions, parks, squares and structures; "Architecture by itself doesn't make the city, because designing a city is, in essence, a continuous process," (Huet, 1993, p. 33). All designs and implementations should fit the situation; only then is it possible to create a successful urban area.

The Philosophy of Sustainable Design written by McLennan (2004) introduces environmentally friendly techiniques that can coincide with the beauty aesthetics of sustainable design.

Can sustainable design be beautiful? Author Jason M. McLennan (2004) states, "If we want the sustainable design movement to be successful then we must accept that appearances do matter to people" (McLennan, 2004, p. 236). The aesthetics rather than the technology of the "new age of design" is what keeps users away from green buildings. McLennan begins to explain, "A result that is essential to the sustainable design philosophy that must teach people how to reconnect to their environment," (Mclennan, 2004, p. 237).

Attraction and aesthetics are what compel people to the buildings to learn more about the form and function of the structure. Studies have shown that there is a need for beauty in our lives. For example, "Neurological science is showing increasing evidence of the role beauty plays in stimulating the brain" (McLennan, 2004, p. 237). There is positive correlation between form, texture, and proportion that pleases our eye and affects our mental health.

McLennan (2004) writes, "Sustainable design, and the built-in care for the quality of the built and natural environment, is a movement that seeks to solve the impoverishment of the environment and the impoverishment of beauty" (McLennan, 2004, p. 237). Sustainable design neurologically benefits people, although, unfortunately, the *ugly* aesthetic of sustainable design deters users to the new structure. Now is the time to reconnect with the environment and sustainable design is paving the way.

Safescape: Creating Safe, more Livable Communities Through Planning and Design, written by Brennan and Zelinka (2001) introduces the prospect/refgue theory and connects the fear of crime with the physical environment and how the physical environmental evolkes fear into its residents after a sign of urban decay has occured.

Day (2001) states, "Fear of crime impairs both quality of life and sense of community--two key goals of design. Thus, the objective of design must also be to reduce unnecessary fear in urban environments" (Day, 2001, p. 7). Over the last few decades, fear has hindered residents' ability to be a part of a community. People have become afraid of walking home in the dark which can be directly correlated with macro and micro climate furnishings.

Signs of deterioration such as graffiti, deferred maintenance, and litter in the physical environment sends signals that a place is no longer maintained, causing urban decay. Fear has large social implications. Fear instills withdrawl that reduces quality life, one of the key roles to design.

The prospect/refuge theory explains, "why people fear other physical features such as bushes, low lighting, and dark tunnels" (Day, 2001, p. 7). Dense vegetation, low lighting and tall fences often limit prospects and the ability to see if someone is hiding. Dense shrubbery and deep doorways may also provide refuge or a hiding space for a criminal waiting to make an attack. Boundedness is created by narrowed dead end corridors that create a feeling of entrapment and limits ones ability to escape if danger occurs; according to the prospect/refuge theory, "feared places typically display some combination of low prospect, high refuge, and high boundedness" (Day, 2001, p. 7).

.case studies

.High Line **New York City, New York**

The High Line Park is a retrofitted elevated park system that was transformed from a retired elevated freight railroad spur. The retrofitted greenspace spans 1.5 miles through the Meatpacking District and Chelsea neighborhood in Manhattan. The design firm Diller Scofidio + Renfro located in New York City designed the site to include "varying microclimates which include wet, dry, sunny, shady, windy and sheltered spaces" (diller scofidio + renfro).

Essential access points are located along the retrofit and are strategically designed. These access points are designed to stretch the transition from the busy city streets below to the relaxing and revitalizing experience of the landscape above.

This elevated park systems creates interest and serves as a vital location for park seekers. High Line has created elevated park experiences that canot be matched at the ground level. Elevation allows for better viewing and photography opportunities. Directional elements such as old rail ties can be found left intact throughout the 1.5 miles of park system. These discarded rail ties are a successful implementation of history and are an educational component to the site.

Linear and organic forms are appropriately combined to create a cohesive raised walkway that meanders through the Meatpacking District and Chelsea communities.
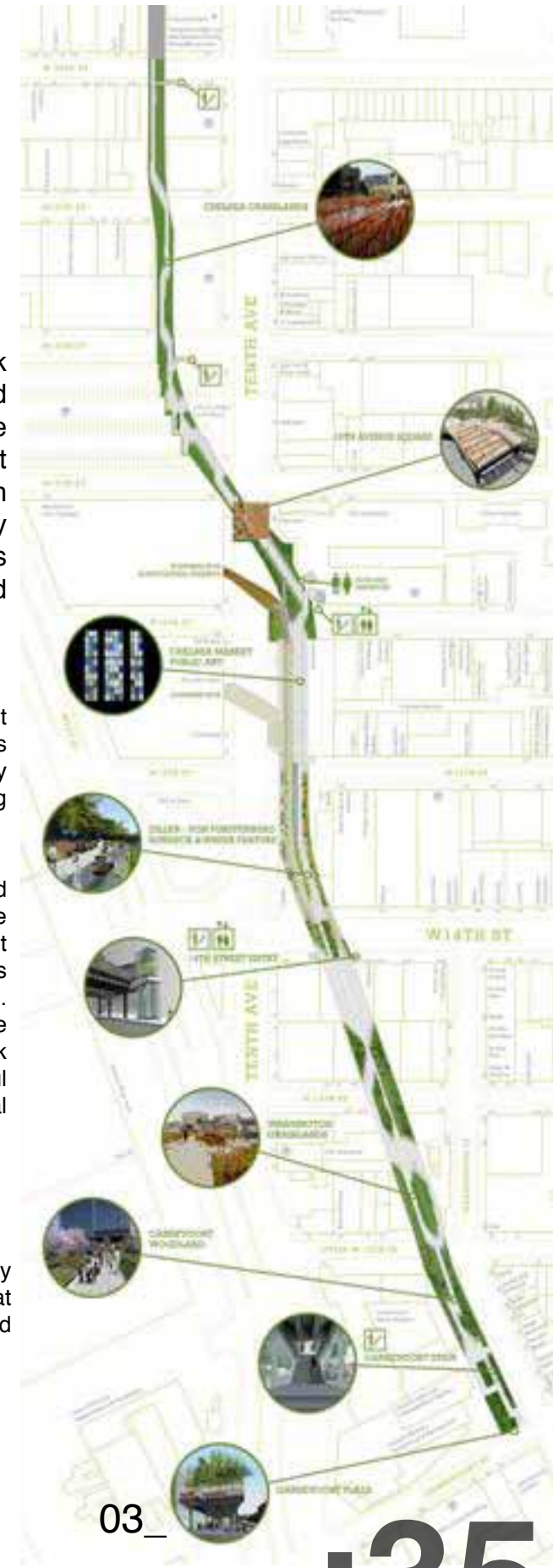
The recycling of the old railway into an urban park system has increased property value and real-estate development in the neighborhoods where the park systems run through (Wilson, 2011). The article *The Park Is Elevated, Its Crime Rate is Anything But*, states, "Or more accurately, the number is in: zero." "There has been no reports of a major crime--assault, larceny, robbery, worse--since its opening" (Wilson, 2011).

High Line accomodates intimate gathering spaces, the wild, the cultivated and social aspects into the design. The line appropriately incorporates rural and urban elements to one cohesive greenway. This greenway is highly visible from the ground level which attracts the pedestrian on the street level to travel up to the High Line and experience their circulation route in a totally different experience.

Scofidio + Renfo introduce "agri-tecture," part architecture and part agriculture. Strategically placed paving and plantings are assembed throughout the 1.5 miles of greenway. Concrete planks were designed with open joints to encourage plant growth through the cracks. These paving prototypes allow for planting beds to "comb" into the walking surface which creates a meandering "pathless" greenway (Scofidio + Renfo).

The elevated retrofit creates identity to neighborhoods such as the Meatpacking District and Chelsea. This elevated greenway contains directional elements such as concrete planks that allow for plant growth that "comb" together hard and soft scapes. Retired rail ties are left visible to the viewer to show evidence of the High Line's prior usage. Historical elements can be implemented in site design to serve as an educational component. Linear and meandering pathways are successfully achieved in a cohesive design that brings together the public, reduces crime, increases property values and encourages community growth.

05_
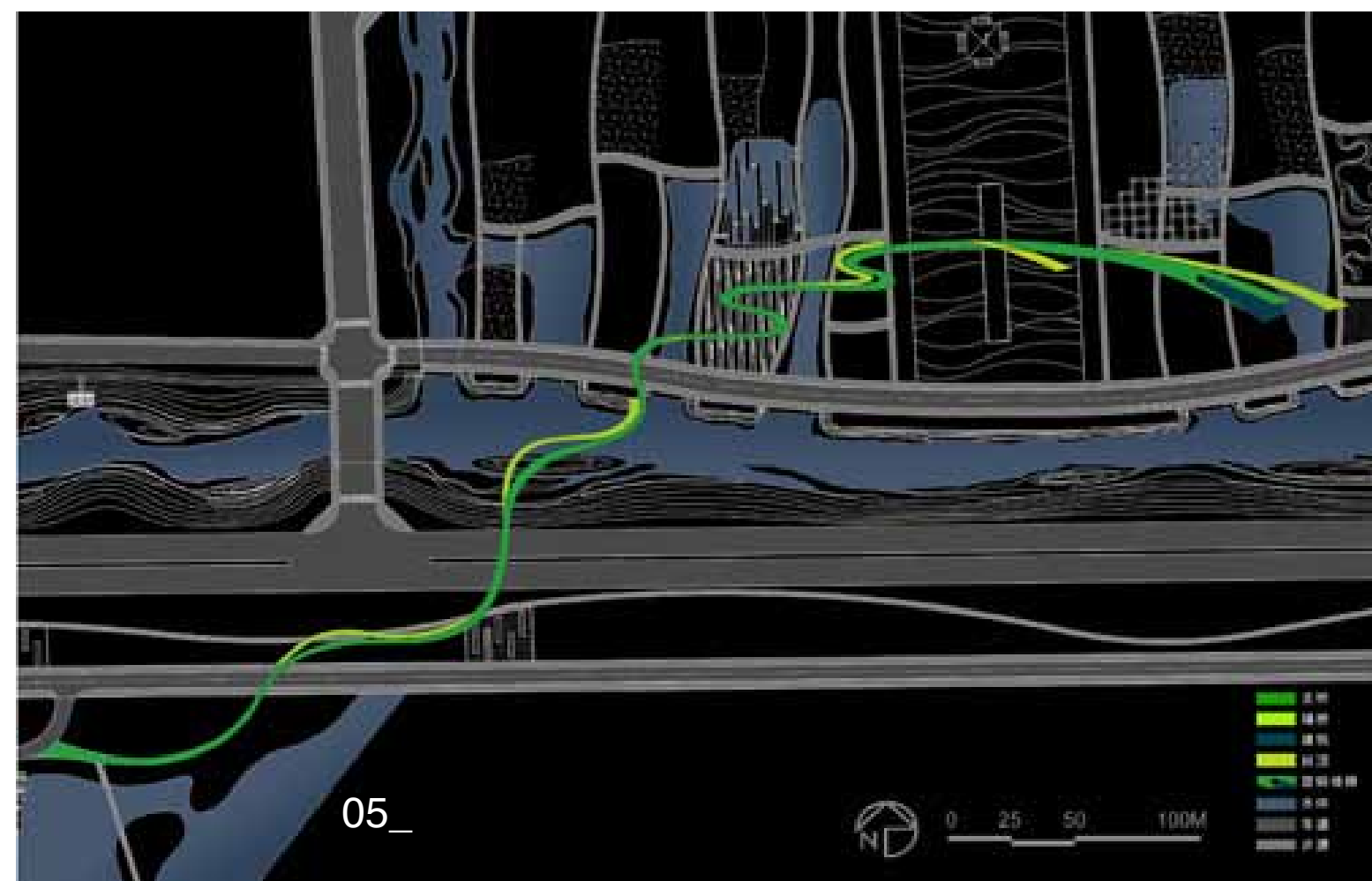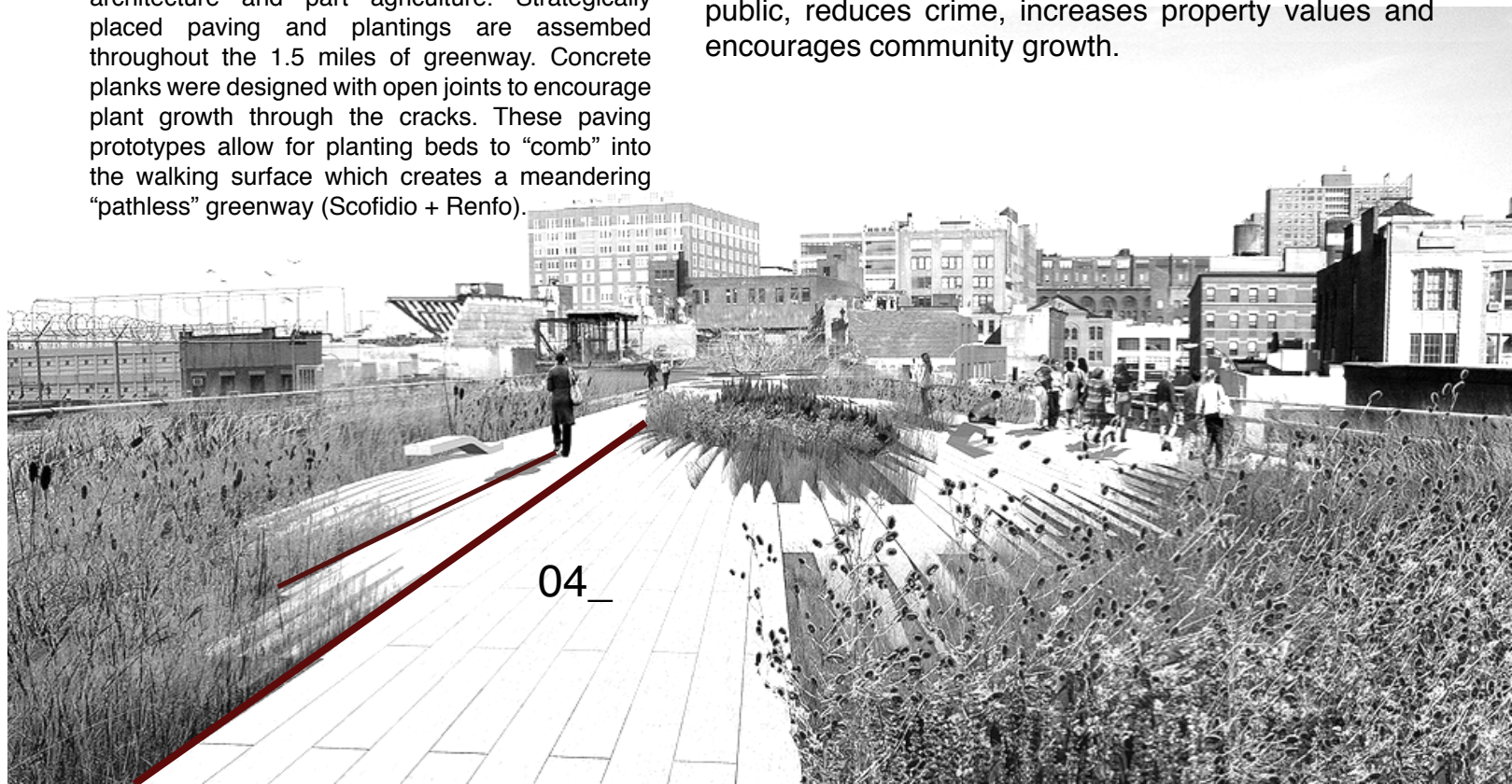
.Long Sleeve Skywalk **Xuzhou City, China**

Long Sleeve Skywalk is an elevated urban pedestrian walking bridge located in Xuzhou City, China. The skywalk is a simple and poetic unity of complex urban infrastructure and grace. The walkway spands several tributary systems and expressways. This three-quarter mile walking bridge serves as the conjunction and connection point between the focal points of the county, Harmony Square and Forest Plaza (Landzine, 2011).

The walkway includes the main bridge and four secondary bridges that contain viewing decks ranging from six to twenty feet across. "The walkway includes a varying of slope ranging from 0.4 to 12.6%" (Landzine, 2011). The bridge contains a dynamic and intricate lighting display that softly glows at night. The poetic and graceful design can be noticed predominately at nights as it meanders through waters and woodland, and city centers.

Since basic requirements were met, the project was taken to the next level as the design was inspired by the culture of China. The intricate fluidity of the walkway was inspired by the dancing shadows of a Chinese opera, more specifically, the Peking Opera. The design resembles the flowing long sleeves of the dancers in the musical piece.


04_

.37

The design of the bridge was to cohesively strengthen the connection between Harmony Square and Forest Plaza. A connection was needed to ensure safe pedestrian crossing over the expressway that is centralized between the two spaces. Pedestrian safety was ensured by separating and elevating the pedestrian circulation routes over the busy expressway.

The elevated park system not only serves a purpose as a safe pedestrian connection and crossing, but creates an interesting twist on a park system. The elevated system will bring more pedestrians to the area to take advantage of viewsheds and viewpoints. The poetic design creates a meandering walking opportunity that will increase user potential.

Elevation is one way to spark interest amongst the residents in the community. Elevation adds another element to design that traditional ground level prominades can't achieve. Varying slope changes and viewing decks provide opportunity for pedestrian interaction. These elements can also be desiged strategically to introduce a new twist on the standard viewshed.

By illuminating the walkway another element of interest and identity is added to the infrastructure. The soft glow of the walkway creates a memorable organic line that gracefully meanders through river systems, woodland, expressways, and civic centers where people will gather at dusk and watch the transition. Long Sleeve Skywalk is a modern example of how art can be integrated with the form and function of urban infrastructure (Landzine, 2011).

Long Sleeve Skywalk by Turenscape. (n.d.). Landezine LANDSCAPE ARCHITECTURE WORKS ! . Retrieved May 11, 2012, from www.landezine.com/index.php/2011/09/skywalk-landscape-architecture/

06_

07_
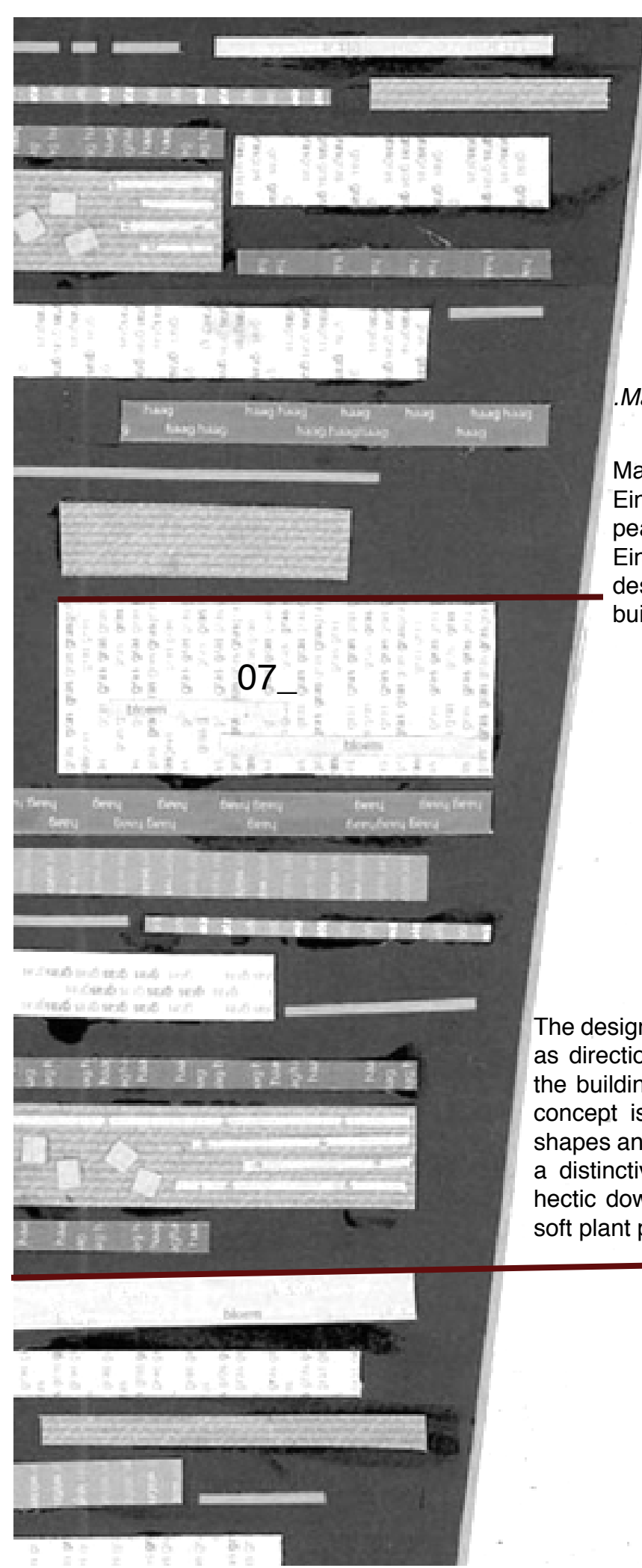
.*Mathildeplein* **Eindhoven, Netherlands**

Mathildeplein in an urban square located in Eindhoven, Netherlands. This green square offers peace and harmony in the busy city center of Eindhoven. Landscape architect Buro Lubbers designed the half-acre space to reestablish the building façades of the former Philips building.

The Philips building was renovated into a luxury residential and office tower. Landscape Architect Buro Lubbers transformed the space into a distinguishable and recognizable civic square that gives the striking Philips building its iconic identity that was stripped once the building was turned into luxury living quarters.

The semi-public space needed to serve multiple functions. The space required an entrance to the homes and business and a drive-in for the hotel. Most importantly, the space needed to become an attractive place for street users and residents.

The design concept focuses on rigid linear lines that serve as directional elements to lead the pedestrians towards the building. A human scale is created when the design concept is applied. Unity is achieved when consistent shapes and materials are applied. The linear forms create a distinctive identity by separating the space from the hectic downtown environment and adding a neutral and soft plant palette (Landzine, 2011).

08_

.Mathildeplein **Eindhoven, Netherlands**
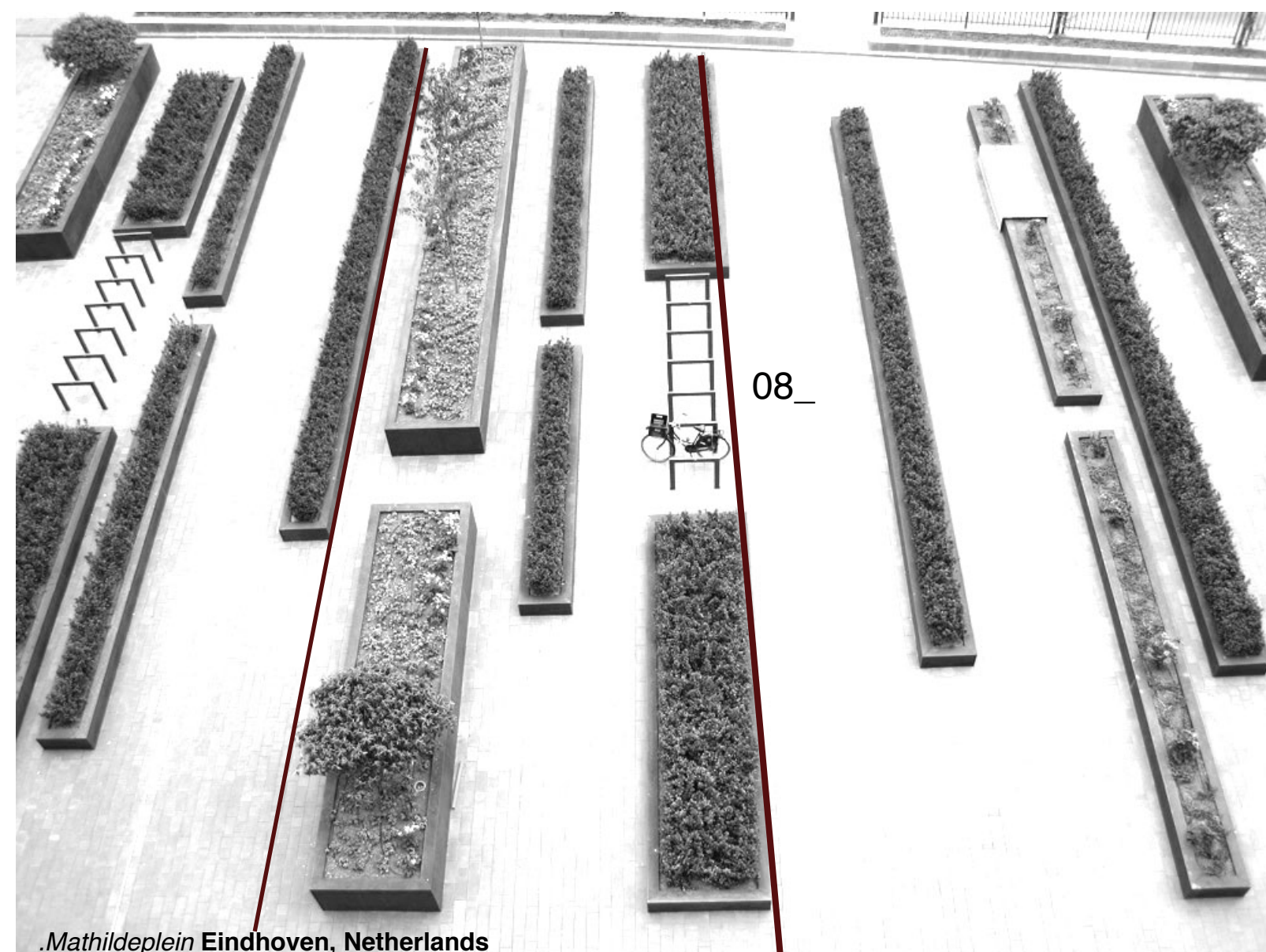
The linear planting boxes create alternating open and closed spaces. These undetermined spaces create opportunities for the social interaction to chose where they want to sit, depending on the openness or conformed space. The complex pattern of the linear planting boxes highlights the surrounding square from the structure and implies an appropriate entrance point and central focus to the main entrance of the tower.

Linear forms can be integrated and studied to add a directional element to show importance, introduce viewsheds, and serve as a guidance. These forms can also help create recognition and community identity to an up-and-coming neighborhood or help an established community stand out from the rest.

Mathilde Square is an urban integration of stormwater management. Rainwater is collected through lined gutters and is transported to municipal drainage. The rain water is not recycled to water the plants, but rather a strategic system of drip hoses is integrated into the planters.

The correct placement of these forms will give the user different choices as to where to sit. The varying options of confinement and openness will spark interest in passersby and the linear forms will help guide them in the site as a means of direction elements (Landzine, 2011).

The Forty Thieves, most likely named after Ali Baba, and the Forty Thieves were the first organized street gang in New York, emerging in the 1820's. The Forty Thieves mainly consisted of Irish immigrants that terrorized the Five Points intersection of New York City. The Five Points intersection includes Canal Street, the Bowery, Broadway, and Mulberry Streets, which are located in the central lower portion of Manhattan. This street gang wanted to create an identity by occupying vital crossroads such as The Five Points. The Five Points area was predominately slums and were infested with diseases and mosquitos. The Five Points became "America's Melting Pot," which was a place of extreme population density, unemployment, violent crime, and disease. These are all classic examples of urban decay. Because of urban decay, the population rebelled.

The Commissioners' Plan of 1811 was a planning design implemented in Manhattan which introduced a grid plan that defines, organizes and zones Manhattan still to this day. This plan is still referenced as the earliest revision of modern planning.

Since its beginning, the plan has been critized and critiqued as, "The worst planning mistake ever made by the city" says Christopher Gray in his article, *Are Manhattan's Right Angles Wrong?* Critics are now considering a reevaluation, "Several find sunshine in the borough's straight lines" (Gray, 2005). After all the development, in 1935, the New York population grew larger than Philidelphia, which had been the largest city in the United States.

Industrialization, population boom, and city growth has influenced crime due to urban density and large population growth. Riots in the 1850's occured, that spiraled out of control due to poor and disorganized measures of the state, city officials, and police force. New York City became the central hub for those seeking a fresh start from Europe. Due to close living quarters, areas such as Five Points seemed ideal for the transmission of infectious diseases due to overcrowding, poor sanitary conditions, and lack of health care (Gray, 2005).

The close living quarters birthed tensions between the African American and Irish immigrants and residents. Five Points, also known as "America's Melting Pot," was their first introduction to interraacial cohabitation. Five Points was dominated by rival gangs such as Forty Thieves, Bowery Boys and Dead Rabbits and their fight for identity. Close living quarters and increased urban density due to immigration lead to tension between interracial cohabitation, leading to gang violence and crime (Gray, 2005).

09_

During the later 19th century, New York City became home to riots and massacres. In 1863 the New York Defense Force was absent in the city because it was aiding to Union troops. Draft riots broke out, in whic people rebelled against new drafting laws during the American Civil War. The working class men were enraged because the draft unfairly affected the working class and their families rather than the higher social class. In 1870, the Orange Riots occured in Manhattan. The violent conflict involved Irish Protestants, known as the Orangemen, and Irish Catholics who fought side by side against the New York City Police Department and National Guard. A parade was held by Irish Protestants to celebrate the victory of the Battle of the Boyne which secured the Protestant supremacy in Ireland. A riot broke out as the Protestants harrassed the Catholics; mostly Irish were killed during the riot while police attempted to neutralize the riot (Johnson, 2003).

In 1874, at Tompkins Square Park, over 7,000 citizens in the working class gathered. This was the largest demonstration New York had ever seen (Foner, 1979). Police intervened by stating that the permit for the meeting had been revoked. Brutal force was used by police to clear and break up the crowd (Foner, 1979).

During the 1850's the city was transformed by immigration. Ellis Island was the gateway to America for millions of immigrants in the United States. Thirty-five years prior to the opening of Ellis Island, millions of immigrants entered the country in lower manhattan, just south across the bay. Ellis Island began to grow, as did Manhattan's population. The need for infill on Ellis Island became high priority and much of the fill came from the design-build of the subway systems. In the late nineteenth century, the City of Greater New York was formed with the collaboration of Kings, Richmond Counties, and parts of Queens and Brooklyn. The introduction of boroughs were applied to Manhattan, the Bronx, Brooklyn, Statan Island, and Queens. The five boroughs were established and formed new municipalities as a part of the Greater New York (Foner, 1979).

The 19th century can be analyzed as a "trial" period. Immigrants who circulated from Europe became residents in the Melting Pot of America: Manhattan. The coexistance of multiple races in an urban environment created conflict and turmoil as these races tried to obtain identity amongst the growing population. The draft of the Civil War became aggresive when the working class felt targeted while the upper class was not involved. Economic and political causes created riots and resistance against the New York City Police Force, National Guard, and government (Foner, 1979).

The convergence of counties and boroughs also created undesired conditions for the Irish, Germa,n and African Americans; this time period was the first time these races had intermingled. Urban density can begine to explain the riots and crime that occured in the late 19th century. The close living proximities lead to successful transportation options such as the introduction of the subway systems as the boroughs and counties began to converge (Johnson, 2003).

10_

M.C.F.P.
SPRINGFIELD,MO.

·44

11_

·45

The early 20th century was the birth date of numerous mafias and notorious mobsters. Investigative journalist Mario Machi states, "New York City is the place of origin for organized crime in the United States" (Machi). Notorious mobster Arnold Rothstein, also known as "The Brain," was a local New York buisnessman and gangster who was the head of the Jewish mafia. Arnold Rothstein transformed organized crime that derived from the lower class and petty theft to a crime corporation businessman Rothstein ran himself.

Rothstein changed the face of crime from the lower class dressings to upper class suit and tie. The Five Families is the original Italian-American Mafia crime family. The Five Families have dominated organized crime since 1931. The Five Families terrorized the five boroughs of New York City by designated families who occupied specific boroughs to retain control and territory.

Working class factories were a ffected by urban density when fires began to spread to these factories. Factory workers were killed due to large employment numbers and poor building codes. These fires lead to positive change and great advancements in city building, work place regulations and work rates.

The first New York City subway company began operation in 1904 and locations such as Grand Central Terminal and Pensylvania Station flourished with travelers going to new destinations. Crime and poverty decreased after World War I because of disrupted trading routes. As the population continued to grow and thrive, the Immigration Restriction Acts limited the number of additional immigrants that were granted access to the country. The great depression eleminated the need for additional labor, therefore limiting the number of immigrants that could enter the country due to density constraints.

Organized crime changed from petty theft into a corporation run by practiced businessmen. As the face of New York City began to change from the slums and poor living conditions to improved building codes and dramatic improvements to the transportation systems, so did organized crime. Family Mafias changed the face of crime from lower class petty theft to multi-million dollar corporations.

12_

NYC POLICE

72321

·46

13_

·47

Street gangs such as the Black Spades terrorized areas in the Bronx during the 1970's. The gang spread to local housing projects throughout the borough while creating up to fifty divisions throughout the state of New York. Local gang wars and race riots struck the city, as well as many major American cities, in the 1960's. Street organizations such as the Young Lords and the Black Panthers who were African American revoultionary organizations took urban density, cost of living and quality of life into their own hands. The groups organized garbage offensives and rent strikes demanding the city to accomodate for poor living conditions in poor areas.

Post World War II created an optimistic economy toward the service based industry. New York City remained the largest metropolitan city in the United States and the population ranked number one. The city also served as the largest commercial, cultural, and financial center of the United States.

The success of New York City can help people draw conclusions and constitute the reason why crime stayed relatively neutral then compared to current years. Living conditions in the lower class areas still remained poor, but through organized riots by the Young Lords and Black Panthers a message was sent to the government that attention must be paid to inappropriate living standards that were occuring throughout the boroughs.

14_

The murder rates hit its highest in 1990 with over 2,200 murders in the city. The crack epidemic contributed to the negative correlation between crime and cocain, more specifically violent crime caused by drug abuse. Crack can be contributed to the rise and fall of social status in the Latinos and African Americans between 1980 and 2000. The increase in crime can be linked to the fact that most crack distributions wer dispersed through inner city, low income areas. The "drug economy," was booming which allowed the lower class to rise in the social ladder in the drug market. According to Malcolm Gladwell in his book *The TIpping Point* he states, "it tipped" (Gladwell, 2002, p. 7). Gladwell states, "The drug trade and gang warfare became so intense that people would seek safety in their apartments. In 1992, there were 2,154 murders in New York City and 626,182 serious crimes" (Gladwell, 2002, p. 5). Social and economic influences caused the crime rates to plummet. Gradual improvements to the economy employed those whom may have been criminals. *The Tipping Point* states how social psychology spreads like a virsus, "Ideas and products and messages and behaviors spread just like viruses do," (Gladwell, 2002, p. 7).

During this time period, Wall Street was reborn and flourished with its investors paying low interest rates which helped fuel real estate market growth. The city reclaimed its identity as the center of the financial role. The city once again became the destination hub of incoming immigrants.

A set of standards are defined when drawing conclusions on how crime can be minimized in an urban community. It is important for the neighborhood residents to not only be familiar with their living environment, but to be familiar with the type of people who utilize it. Foot patrol did not reduce serious crime but, "residents of foot-patrolled neighborhoods felt more secure than did those in other areas, believed crime to have been reduced, and appeard to take fewer measure to protect thenselves from crime (Gladwell, 2002, p. 7).

Neighborhood rules were enforced through, "non-arrest approaches--education, persuasion, conseling and ordering--so that arrest would ony be resorted to when other approaches failed" (Gladwell, 2002, p. 7) Local and federal officials relied on the best information that both neighborhood citizens and social science has to offer (Gladwell, 2002). These standards when worked collaboratively, helped lower crime rates to place New York City, as the city with the lowest crime rates in America amongst the top ten largest cities.

.academic

Studying the balance between landscape psychology of crime and its affects on how the user utilizes the site will be the theoretical focus of the academic goal. The knowledge of landscape psychology theories and principles will further the success of site design when designing toward urban decay in communities with no identitifed character. Furthered education of current day landscape architectual practices and methods can be implicated in the design premise to create interest and entice residents to learn about modern day practices such as green roofs, green building processes, and greenways.

The academic goal will be achieved by combining a series of theoretical and practical data into one cohesive document that studies how to design in order to prevent crime and establish community identity. This collaborative document can be used in further research applications in the design typologies of community development, greenways and social perception in landscape archtiecture.

.professional

The focus of the professional thesis goal will be to create a cohesive, clear and unique document in a collaborative package. The cohesive document must be supported by credable research so that final product can be presented or recognized in other academic or professional levels outside of North Dakota State University.

The document will follow the Americans with Disabilities Act (ADA) as studied in landscape architecture over the five year landscape architecture program. The document will follow standard landscape architectural practices in the profession.
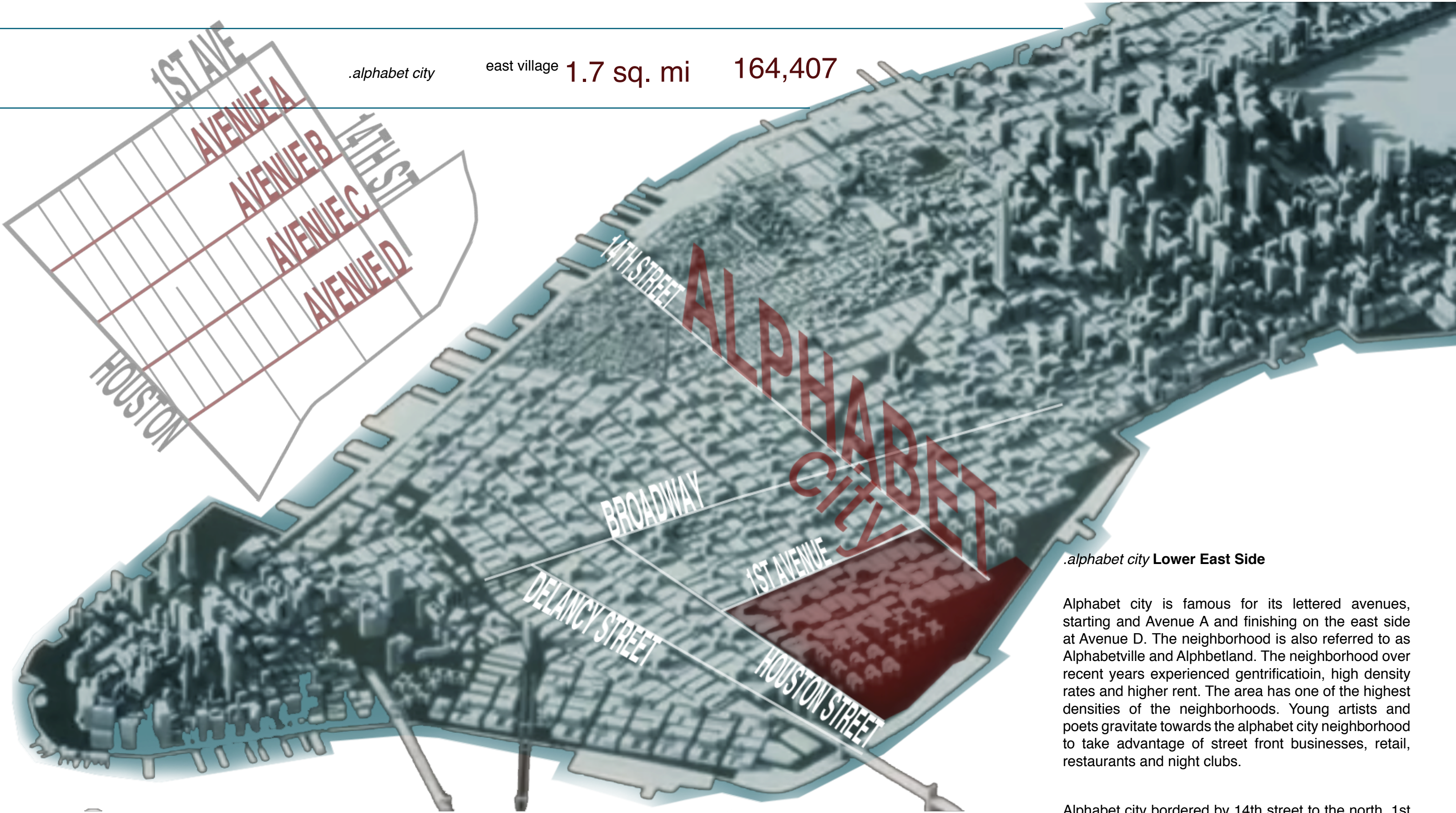
.personal

.rendering techniques

Utilizing previously studied design strategies and graphic comunication over five years of study will be visible in the final thesis document. Traditional computer and hand rendering techiniques will be applied and studied to achieve the highest quality of work. Traditional graphic design approaches will be studied and applied to the project. These traditional approaches studied in school will be pushed to their highest potential when communicating visual effects.

.interest topics

Personal interests in landscape architecture will be studied and applied in a cohesive design. Personal interest topics such as landscape psychology, retrofit, and greenway and elevated park systems will be studied and analyzed to better my understandings of landscape architecture. The studying of these theoretical topics will add a current design approach to my traditional and historical knowledge of landscape architecture.

.success

The purpose of this thesis is not only to fulfill necessary requirements for graduation but to academically challenge myself to present the best thesis study personally possible. This document will serve as a stepping stone for possible further education and will only improve my writing, communication skills, and credentials as a student.
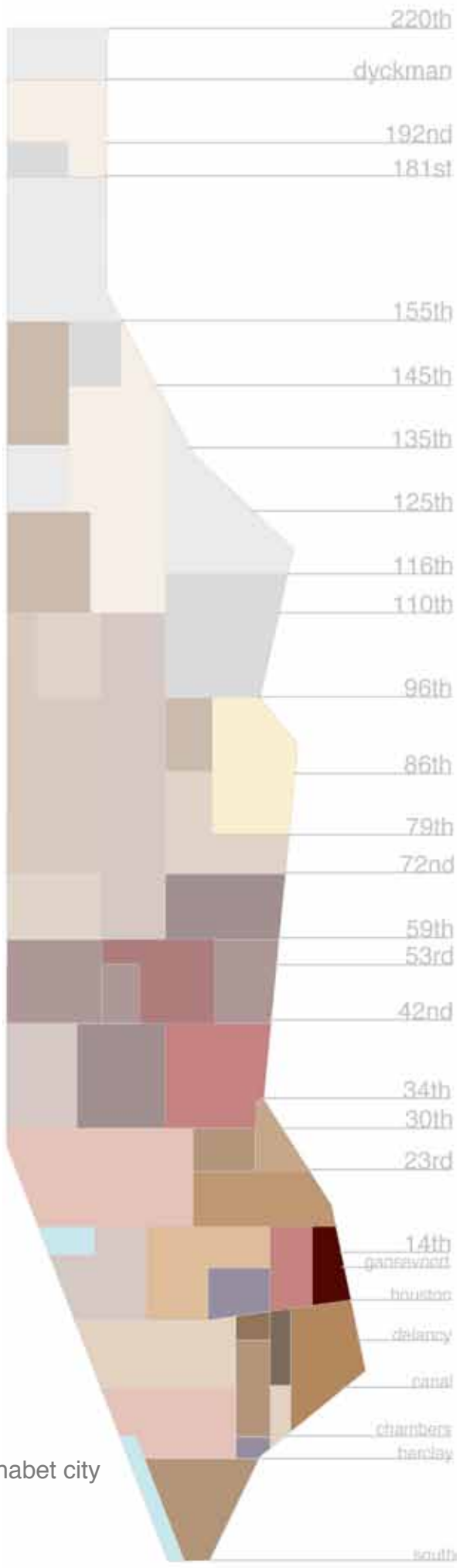
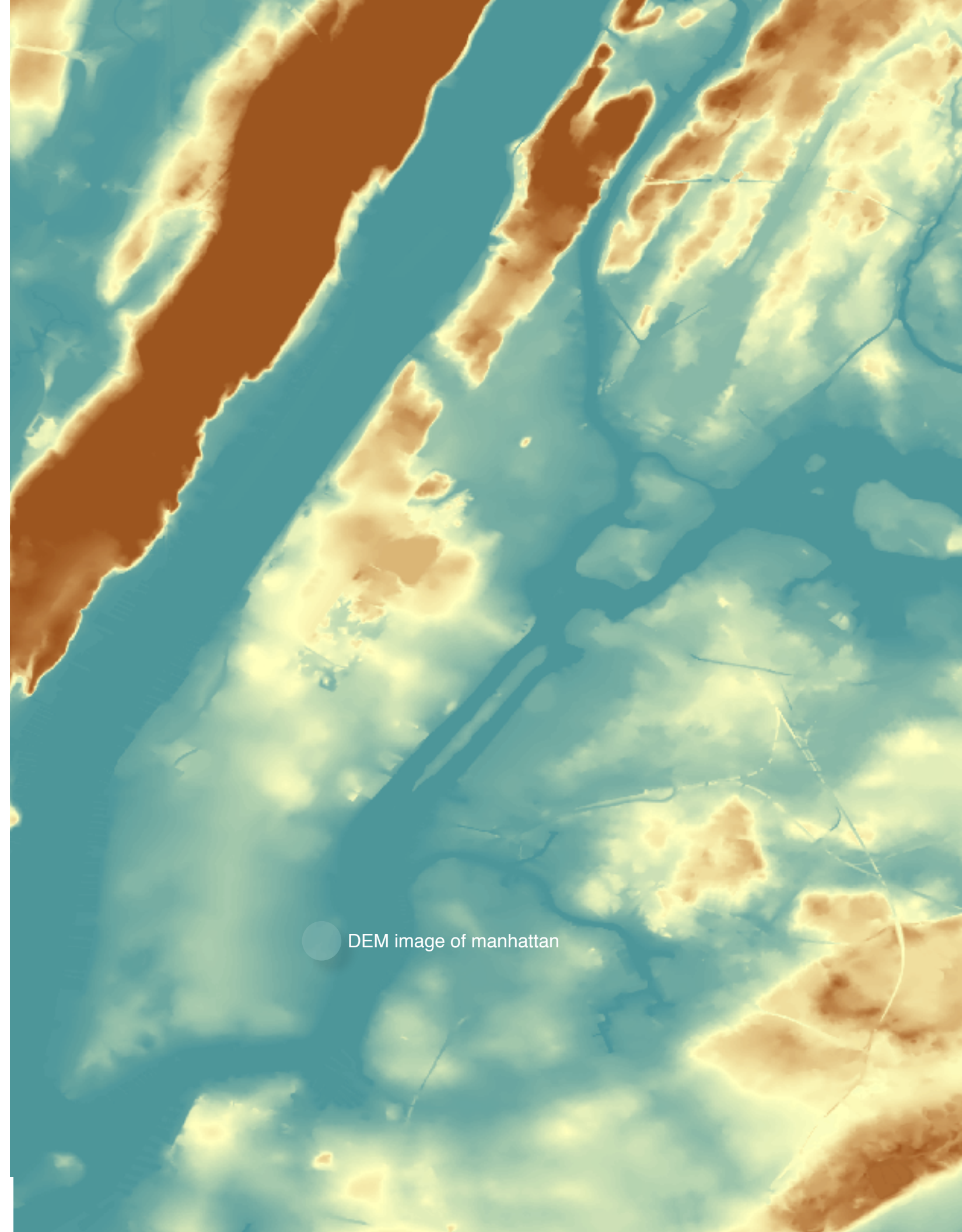.alphabet city   east village 1.7 sq. mi   164,407

1ST AVE

AVENUE A

AVENUE B

AVENUE C

AVENUE D

14TH ST

HOUSTON

14TH STREET

ALPHABET CITY

BROADWAY

1ST AVENUE

DELANCY STREET
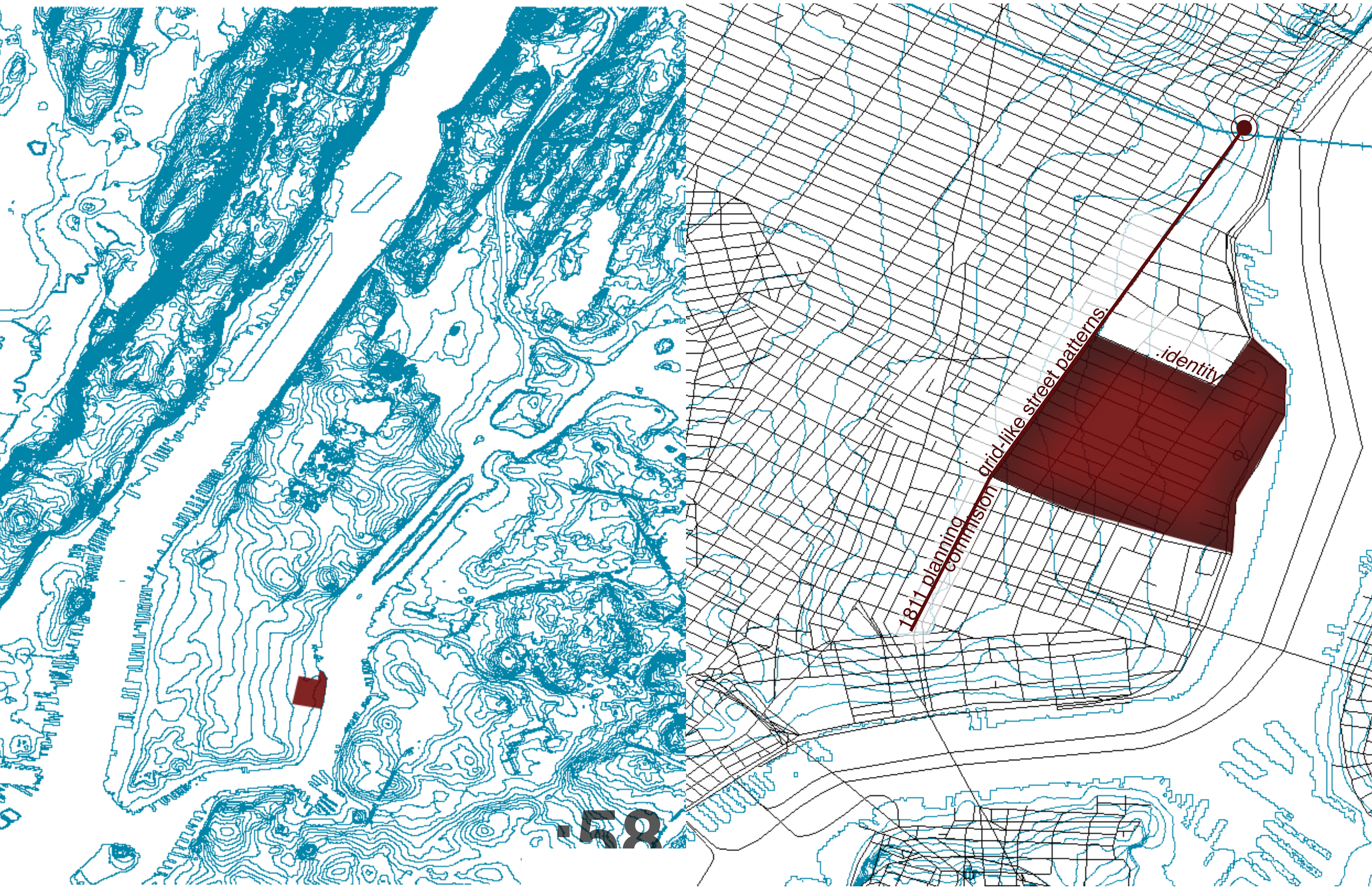
HOUSTON STREET

.alphabet city **Lower East Side**

Alphabet city is famous for its lettered avenues, starting and Avenue A and finishing on the east side at Avenue D. The neighborhood is also referred to as Alphabetville and Alphbetland. The neighborhood over recent years experienced gentrificatioin, high density rates and higher rent. The area has one of the highest densities of the neighborhoods. Young artists and poets gravitate towards the alphabet city neighborhood to take advantage of street front businesses, retail, restaurants and night clubs.

Alphabet city bordered by 14th street to the north, 1st avenue to the west, Houston street to the south and the East River on the east. Alphabet city is located half way between major landmarks such as time square to the north and wall street avenues to the south.

220th
dyckman

192nd
181st

155th

145th

135th

125th

116th
110th

96th

86th

79th
72nd

59th
53rd

42nd

34th
30th

23rd

14th
gansevoort

houston

delancy

canal

chambers
barclay

■ alphabet city

south

·56

DEM image of manhattan

1811 planning commission

grid-like street patterns.

.identity.
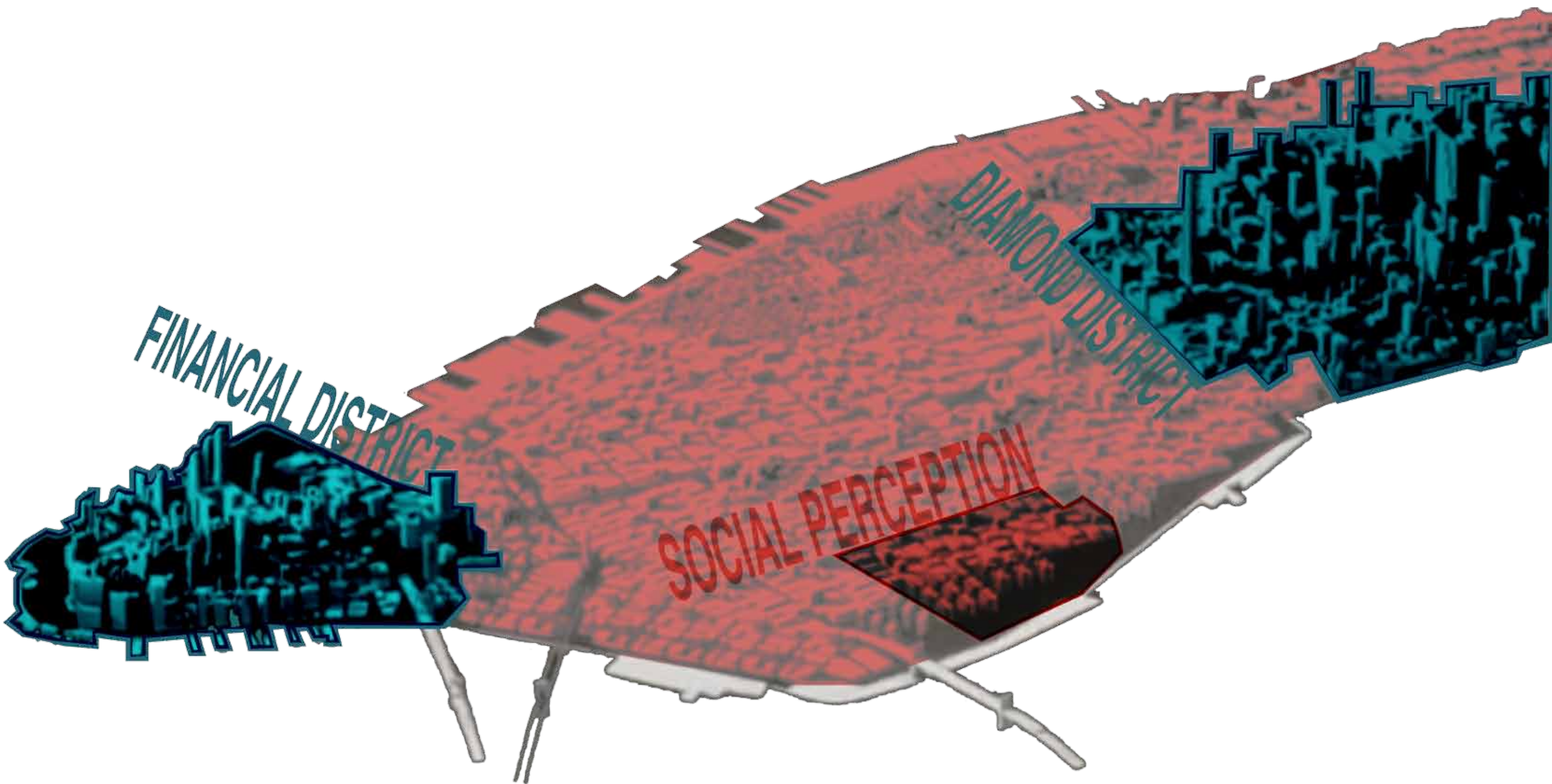
.alphabet city

diamond district
financial district

1.7 sq. mi

164,407
population

HUDSON RIVER

TIME SQ

WALL ST
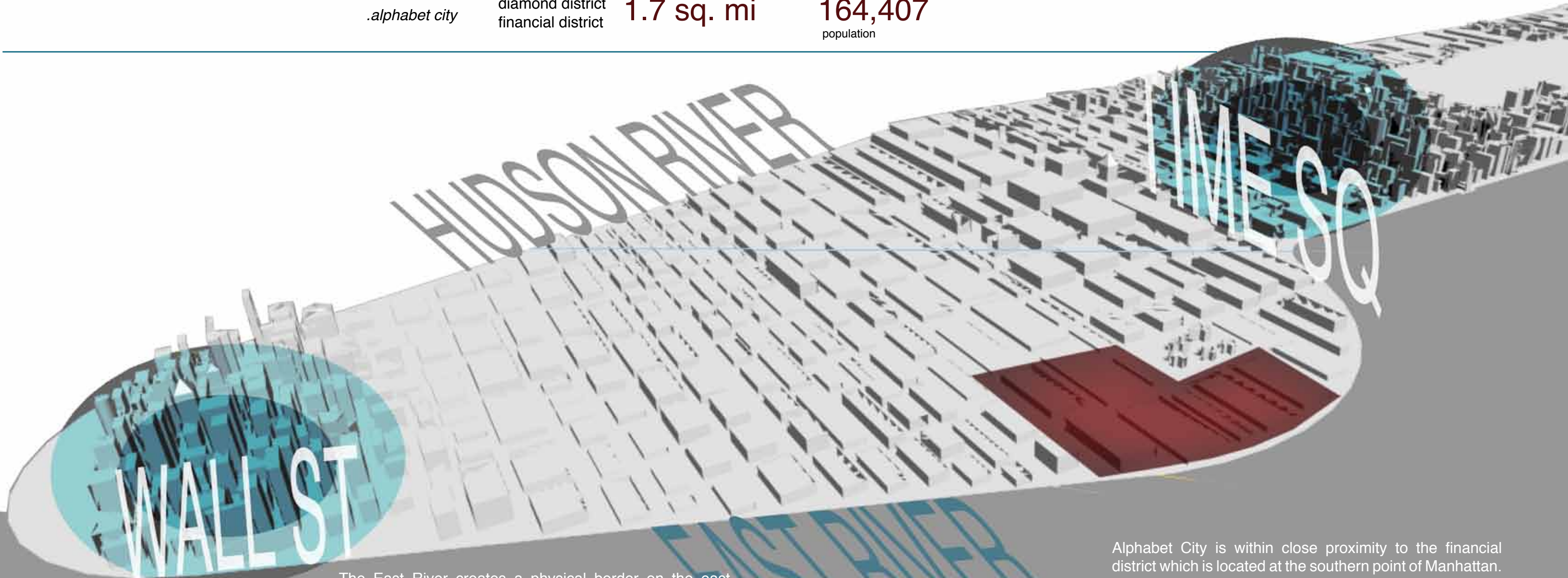
EAST RIVER

The East River creates a physical border on the east side of the Alphabet City neighborhood. Riverfront views are among high real-estate value. Views of Queens and Brooklyn can be viewed from the riverfront as well. Alphabet City is situated directly between two iconic zones in Manhattan: the Financial District and the Diamond District. The beautiful East River creates a third iconic viewshed. Alphabet City is located in a perfect locale to enjoy fantastic city scape views to the north, south and east.

Alphabet City is within close proximity to the financial district which is located at the southern point of Manhattan. This district contains iconic structures and areas: Wall Street, Merril Lynch and theWorld Trade Center Memorial. The southern cityscape creates an ideal viewshed for residents in Alphabet City. This view will offer breathtaking panorama will serve as an ideal real estate feature. Alphabet City is also located within close proximity to the Diamond District where Time Square, shops on Madison Avenue and Central Park are located. The view to the north offers just as many benefits as the view to the south.

FINANCIAL DISTRICT

DIAMOND DISTRICT

SOCIAL PERCEPTION

·62

.alphabet city

164,407
population

QUEENS

.east river

The East River is a tidal strait that separates the boroughs of New York City; Queens, Brooklyn and Manhattan. This tidal straight connects Long Island Sound to the south. The straight also connects the Upper New York Bay to the North. This tidal straight is wide with shallow banks and swift water movement. Casual swimming occurs in the strait but the banks offer few locations to climb out.

discretionary tax programs

coastal zone

alphabet city

BROOKLYN

.tax programs

Inclusionary housing ordinances are seeking exclusionary zoning, which exclude low-cost housing from a municipality through zoning codes. These discretionary tax programs create affordable housing to lower income households

EAST VILLAGE

LITTLE ITALY

LOWER EAST SIDE

CHINA TOWN

EAST RIVER

.64

locations of inclusionary housing

inclusionary housing

The Inclusionary Housing Designated Areas Program (IHP) was created in 2005 to, "Encourage the creation and preservation of affordable housing in medium and high-densisty neighborhoods being rezoned to create new housing opportunities" (NYC Planning Department).

IHP promotes integration for economic development in areas of the city that are undergoing significant new residential development by, "offering an optional floor area bonus in exchange for the creation or preservation of affordable housing...principally for low-income households" (NYC Planning Department).

66

Alphabet city includes numerous parks, playgrounds and community gardens. Numerous community gardens are scattered throughout the lettered avenues. The placement of these gardens offer a small green space on almost every street and avenue. These community gardens bring the community together to cultivate the neighborhood.

open road park
.83 acres

community garden Joseph C. Sauer Park
0.4 acres

community garden Campos Garden
0.12 acres

Thompkins Square Park
10.5 acres

La Plaza Cultural
0.64 acres

community garden 6th St and Ave B Community Garden
0.39 acres
McKinley Playground
0.56 acres

community garden 5th St Slope Garden
0.1 acre

El Jardin Del Paraiso Park
0.73 acres

Orchard Ally Garden
0.22 acre

Wald Playground
0.52

planting zones 6-7

Unfortunately, many community gardens are gated and can resemble a gated community. These gates are opened with a key that in most cases are passed down through time, either from apartment owner to apartment owner or through family and friends.The passing of the key establishes a sense of ritual and history. But to those whom aren't fortunate to own a key, there opportunity to enjoy these garden spaces is lost and can only be viewed from outside a fence. This seclusion takes away from the spirit of place that these gardens create to bring the community together.

.parks conservancy **East Village**

East Village Park Conservancy created a series of programs to teach and outreach the public about the benefits and awareness of Dutch Elm Disease (East Village Parks Conservancy). According to New Yorkers for Parks, "According to the Center for Disease Control, Americans living closer to parks are most likely to exercise regularly, leading to weight loss, increased energy and better overall health" (Cohen 2007).

alphabet city limits

bicycle path, class I

bicycle path, class II

bicycle path, class II & III

·70

.traffic conflict areas

11PM-5AM
23.64 MPH

11PM-5AM
1.64 HRS

5AM-6AM
20.42 MPH

5AM-6AM
1.99 HRS

6AM-9AM
7.03 MPH

6AM-9AM
3.66 HRS

9AM-10AM
9.06 MPH

9AM-10AM
3.14 HRS

10AM-2PM
11.63 MPH

10AM-2PM
2.77 HRS

2PM-8PM
6.78 MPH

2PM-8PM
4.03 HRS

8PM-11PM
13.37 MPH

8PM-11PM
2.67 HRS

.74

.vehicle distribution **by time of day**

CARS
11PM   12PM   10PM
681,852 cars/day

TAXIS
11PM   12PM   10PM
116,449 taxis/day

BUSES
11PM   12PM   10PM
2,000 buses/day

TRUCKS
11PM   12PM   10PM
70,000 trucks/day

SUBWAY
11PM   12PM   10PM
3,876,961 riders/day

·76

.subway system

the bronx

manhattan

queens

brooklyn

.78

10mm | | 60| 70| 80| 90| 100| 110| 120|

j
f
m
a
m
j
j
a
s
o
n
d

65% humidity

january
february
march
april
may
june
july
august
september
october
november
deccember
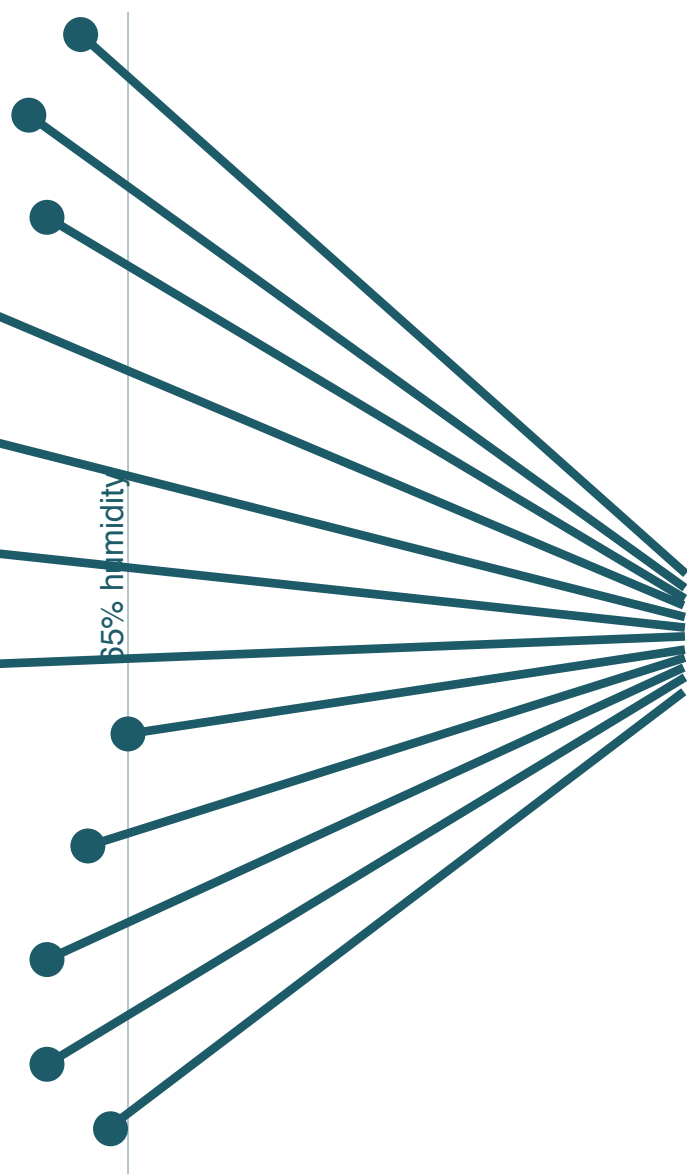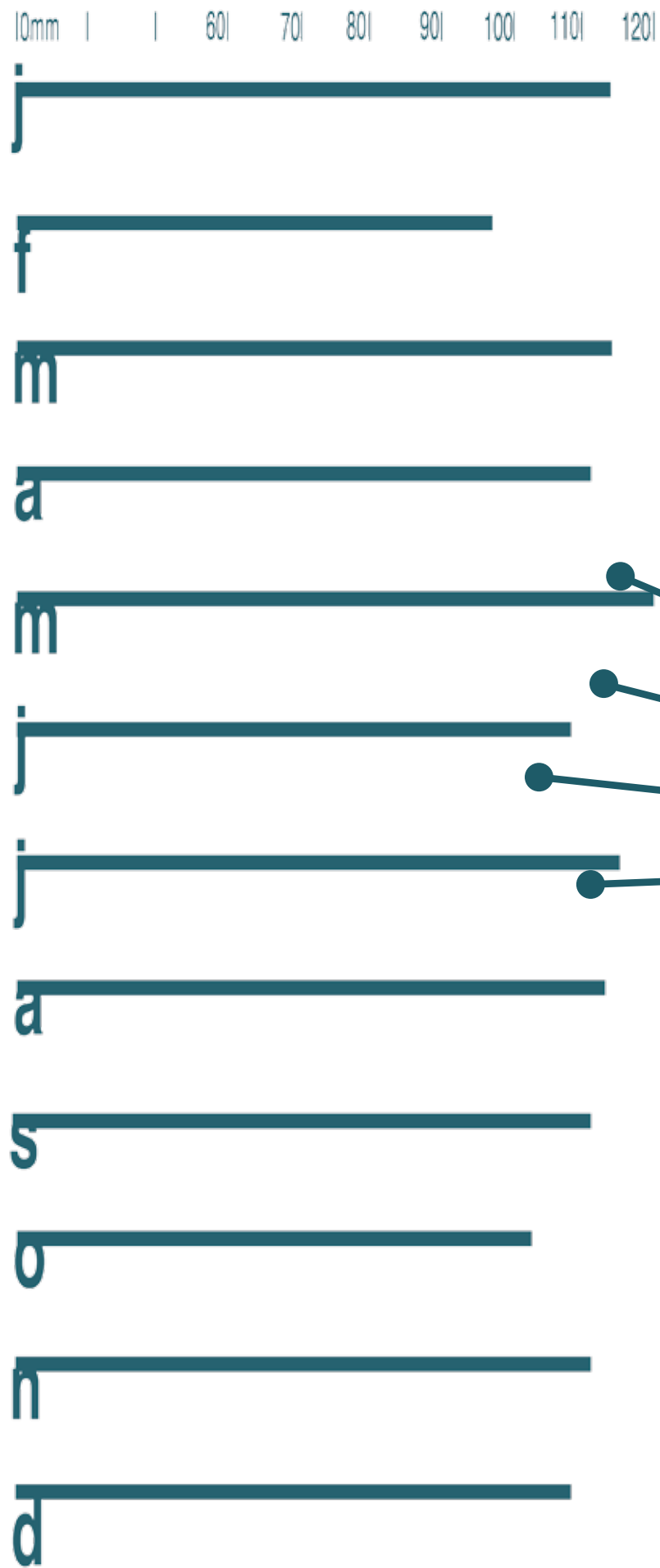
.wind tunnel effect

When strong winds blow through the urban canyons of New York City, a phenomenon called the wind-tunnel effect happens. Wind that is trapped between large urban structures is forced to accelerate. Several locations within the metropolitan area are notably famous for wind velocities. Most notably is the Flatiron Building that is located on 23rd and Fifth and Broadway; The Diamond District. According to Tynes (2009), "Near the tapered corner of this famous triangular architectural monument, skirts billow up, hats blow off heads, and it's hard to maintain an upright position" (Tynes, 2009).

highest point: *2,245*
1990

THE TIPPING POINT: how little things can make a big difference

MALCOLM GLADWELL

2000
1500
1000
500

1920 1930 1960 1970 1980 1990 2000 2010

·80
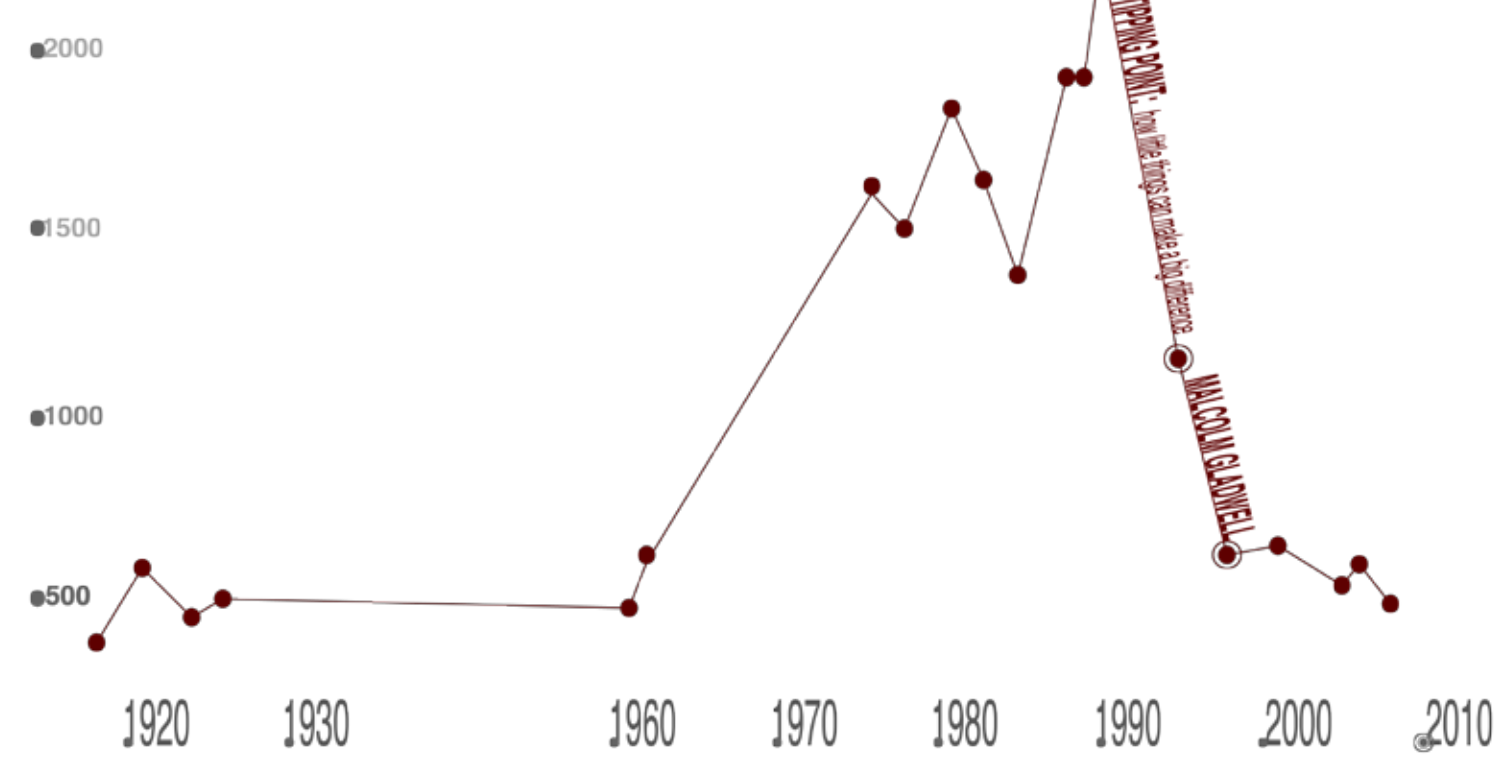
The USGBC offers green building incentives to reward developers and homeowners who choose to apply the effective build-method of constructing "green." The USGBC website states, "State and local governments across the country have found that one of the most effective strategies to encourage green building is through targeted financial and structural incentives" (USGBC). Green buildings have been found to deliver quantifiable energy, financial savings to the consumer, owner and governement and water savings.

The benefits go far beyond financial profits and building prints and dives deep into community development. Green buildings create jobs and sustain the local economy, they create a healthier outdoor and indoor environment while minimizing stress on public amenities and infrastructure. Most importantly, building green inspires new growth and innovation amongst building owners in the community. Local, state and the region are using effective incentives to encourage leaderships in design quality, construction processes and community development.

The utilization of financial incentives are an extremely successful way to encourage and promote green design to developers and owners to follow modern green building practices. Financial incentives usually focus on healthier and cleaner structures, USGBC states, "State and local governments are finding that these investments pay dividends to the community's Triple Bottom Line: ecology, economy, and equity" (USGBC).

.tax credits and abatements
Numerous manicupalities offer tax credits and abatements in conjunction with specific policies. Abatements exemplify the property owner from paying taxes for a specific period of time. Tax credits are applied by crediting the owners tax liabilities on their owned properties. Abatements and tax credits are being applied to developments and housing that qualify for the green building codes. This incentive has an upfront cost but will in time increase property value due to the structures energy-efficiency.

.fee reductions and wavers
Municipalities that charge fees or permits offer waivers and reductions towards developments who commit towards varifiable green building practices. This incentive can be tied with expedited permitting (structural incentives).
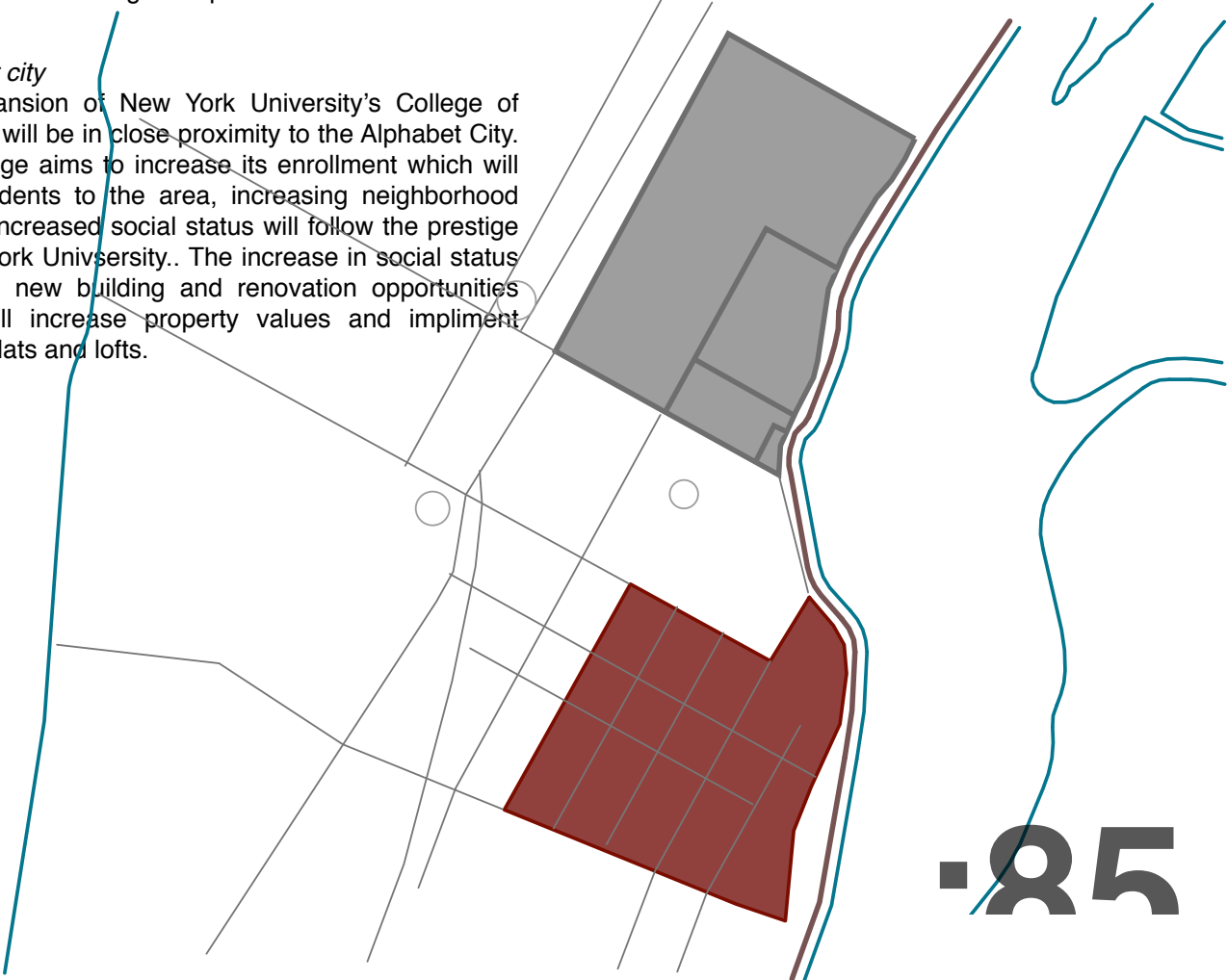
.grants
Grants are awarded to developers and homeowners to subsidize the design and constuction processes towards high-performance structrues. Grant processes require such developers and homeowners to submit a request for proposal for grant funding.

USBGC states, "State of New York: Governor Patterson signed A10684, authorizing the New York Star Energy Research and Development Authority (NYSERDA) to create and administer a green residential building grant program to encourage the construction of new homes and the renovation of existing homes that follow green building standards and criteria based on LEED for Homes" (USGBC).

.revolving loan funds
An upfront cost is required to design and build healthy, efficient structures. Low interest rates are applied to extensive loan funds for those seeking to renovate or build verifiable green building standards. These lowered interest rates result in major financial relief that will consistantly circulate funds and will continually provide additional loans to the community.

.LEED Existing Buildings: Operatioins & Maintenance

According to the USGBC, The Leadership in Energy and Environmental Design (LEED) for Existing Building Rating System aids building owners and its operators compute operations, maintenance and improvement consistently with an overall goal of minimizing environmental impacts and maximizing operation efficiency. LEED for Existing Buildings addressed entire building systems; cleaning and maintenance issues, recycling programs, systems upgrade and exterior maintenance programs.

.NYU 2031 Health Corridor

New York University's existance on the east side of Manhattan includes the health-related university programs. According to New York University, the University proposed the comprehensive future plan entitled, "NYU 2031: NYU in NYC." This comprehesive future plan proposes the Health Corridor. NYU Hospitals, NYU School of Medicine and the College of Dentisty exist along First Avenue between 23rd and 34th Streets. The collaborative of health-related programs on the east side of Manhattan represents a significant portion New York Univsersity. Opportunities have arised for the University and NYU states, Create a mixed-use NYU center and a sense of place" (NYU 2031).

.southern district
This academic district is research focused and is home to the College of Dentistry and two resident halls; 26th Street Residence and University Court. These dormitories house students from the health corridor and Washington Square.

.alphabet city
The expansion of New York University's College of Dentistry will be in close proximity to the Alphabet City. The college aims to increase its enrollment which will bring students to the area, increasing neighborhood density. Increased social status will follow the prestige of New York Univsersity.. The increase in social status will bring new building and renovation opportunities which will increase property values and impliment highrise flats and lofts.

New York University has defined a neighborhood boundary in the planning process. This boundary is within walking distance of Washington Square and the neighborhood will create a centralized core in the overall plan. The growth of the neighborhood is vital for the success of the strategized plan. The University will manage the growth potential, "Without overhwleming the neighborhood" (NYU 2031). Appropriate zoning is applied by prioritizing what ammenities need to be located in the core, proximity to the core and identifying areas of growth.

.alphabet city
The defined New York University's core neighborhood boundary ends on 1st Avenue, a shared corridor with the boundary of Alphabet City. The location of this neighborhood could bring a corridor-focus design where sense of place is located on street level. The street level could be a place where restaurants, shops and business are located which will bring revenue to the neighborhood.
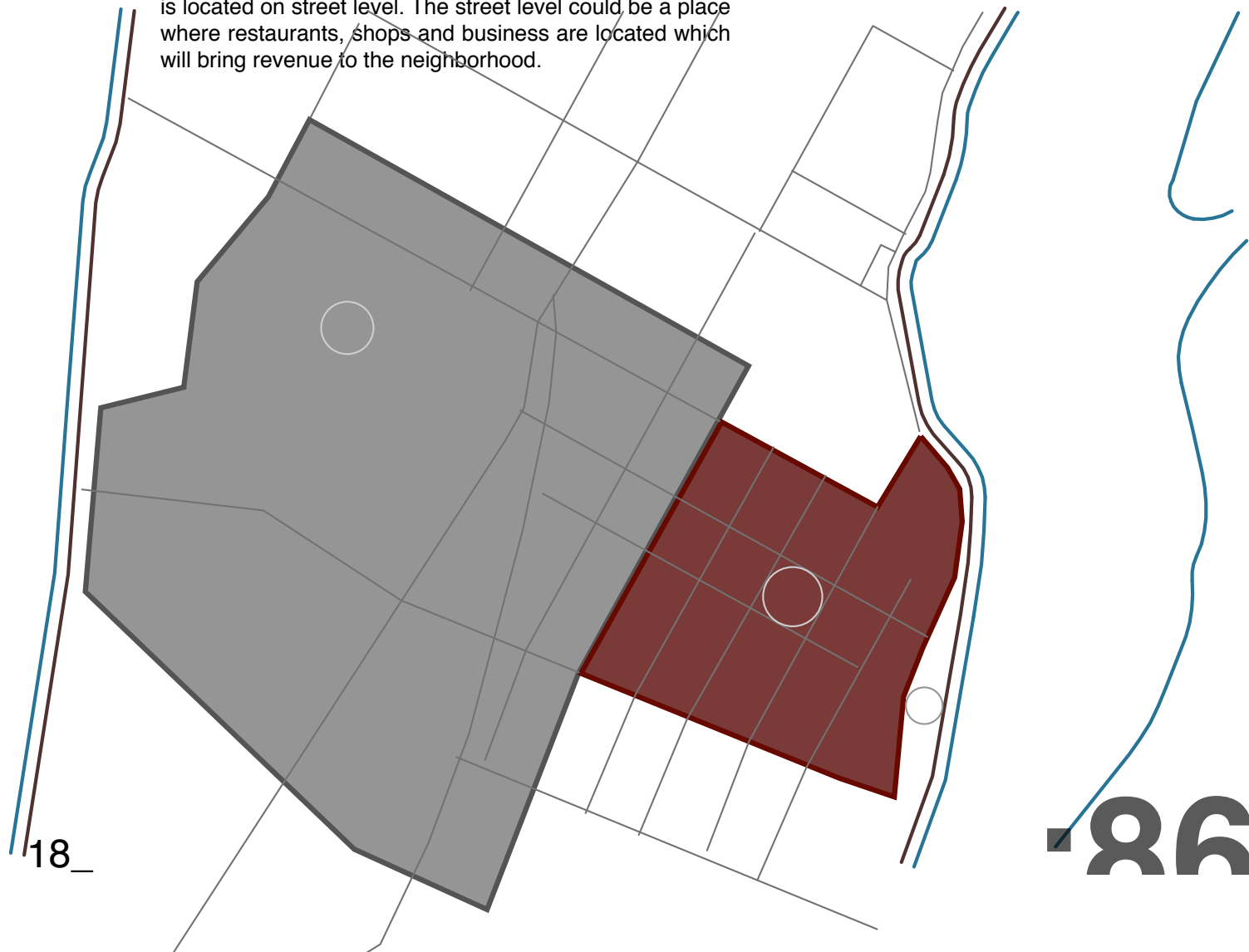
+crime framework
designing for crime prevention
inventory & analysis

manhattan

18_

86

>> crime

first time visitor

sustainability

university

community

returning user

crime changes the social perception of the first time visitor and returning user and their ability to adapt in a changing environment while establishing their role in a community that is currenlty influenced by inclusionary housing, univeristy prestige and quality of life.

>community
...Isn't just a place, a location or a desination. It's that sense of comfort. That sense of knowledge and attachment. Its where people call home.

.88

first time user

It is important for the first time visitor of a space to witness social interaction between other users at the site. Without social interaction, the site will become lifeless and the first time visitor may not return, or possibly find a new space to become a returning user of.

>>returning user

The returning user is usually a resident of the neighborhood or a visitor from close proximity or long distances. The returning user is an important asset to creating a successful site. A spirit of place is created at a site when interaction is acted upon by the returning user due to experience and comfort in the site.

The first time visitor and returning user deserve a sense of ownership in a community that is currently influenced by low income housing and pristine universities in alphabet city.

An urban rooftop greenway and elevated park systems will bring sustainability to the neighborhood while giving the community a place to celebrate minimal crime numbers in the area.
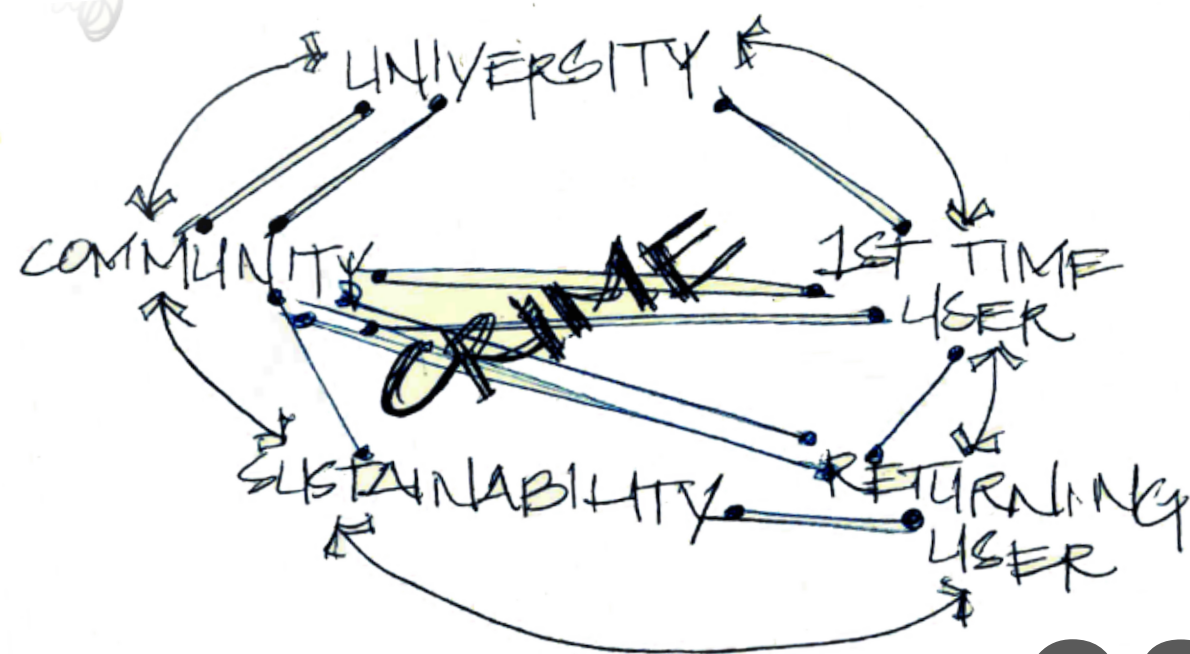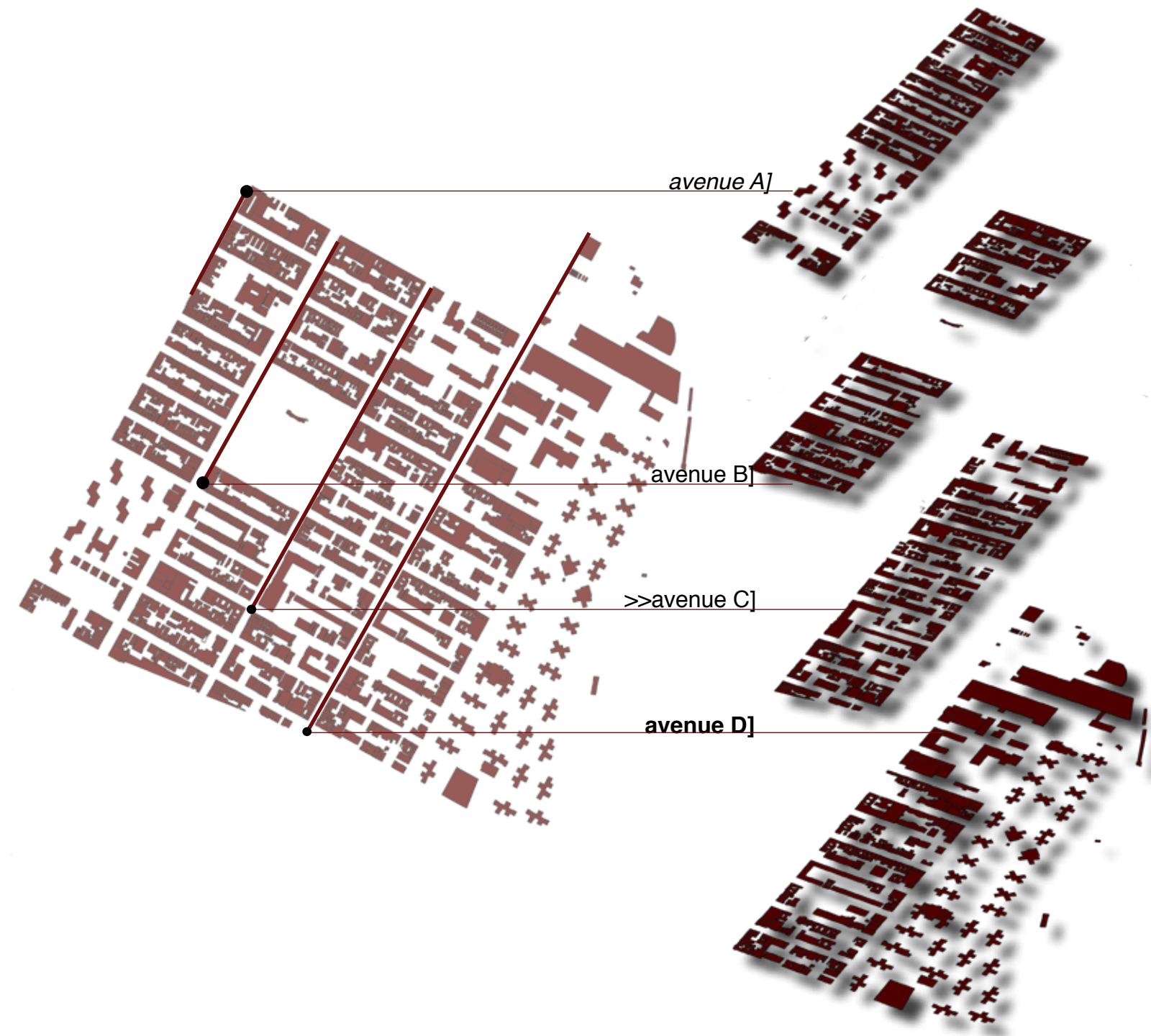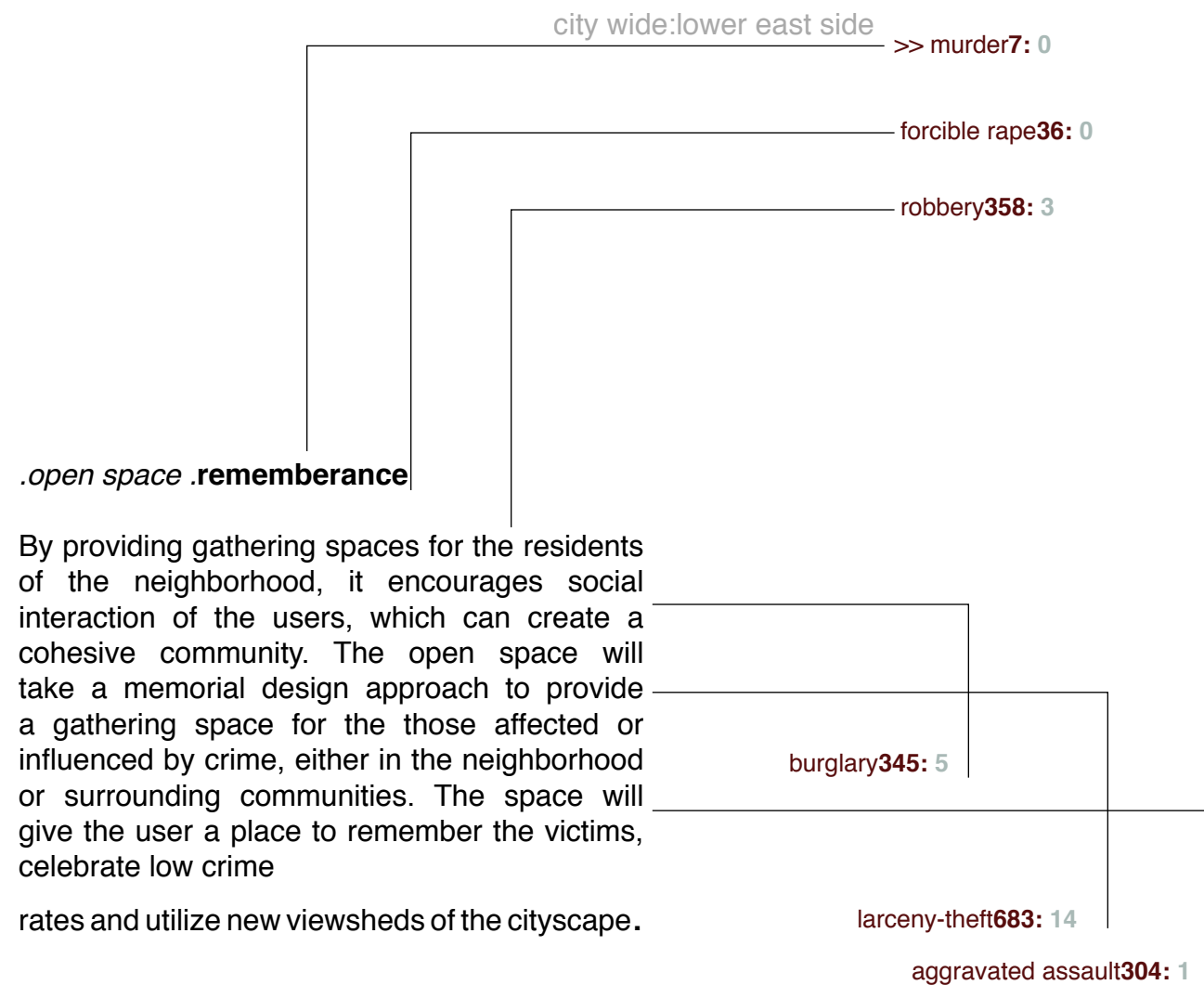
avenue A]

avenue B]

>>avenue C]

avenue D]

city wide:lower east side

>> murder**7:** 0

forcible rape**36:** 0

robbery**358:** 3

.open space .**rememberance**

By providing gathering spaces for the residents of the neighborhood, it encourages social interaction of the users, which can create a cohesive community. The open space will take a memorial design approach to provide a gathering space for the those affected or influenced by crime, either in the neighborhood or surrounding communities. The space will give the user a place to remember the victims, celebrate low crime

rates and utilize new viewsheds of the cityscape**.**

burglary**345:** 5

larceny-theft**683:** 14

aggravated assault**304:** 1

■2000

■1500

■1000

■500

1920   1930   1960   1970   1980   1990   2000   2010

THE TIPPING POINT: how little things can make a big difference

MALCOLM GLADWELL
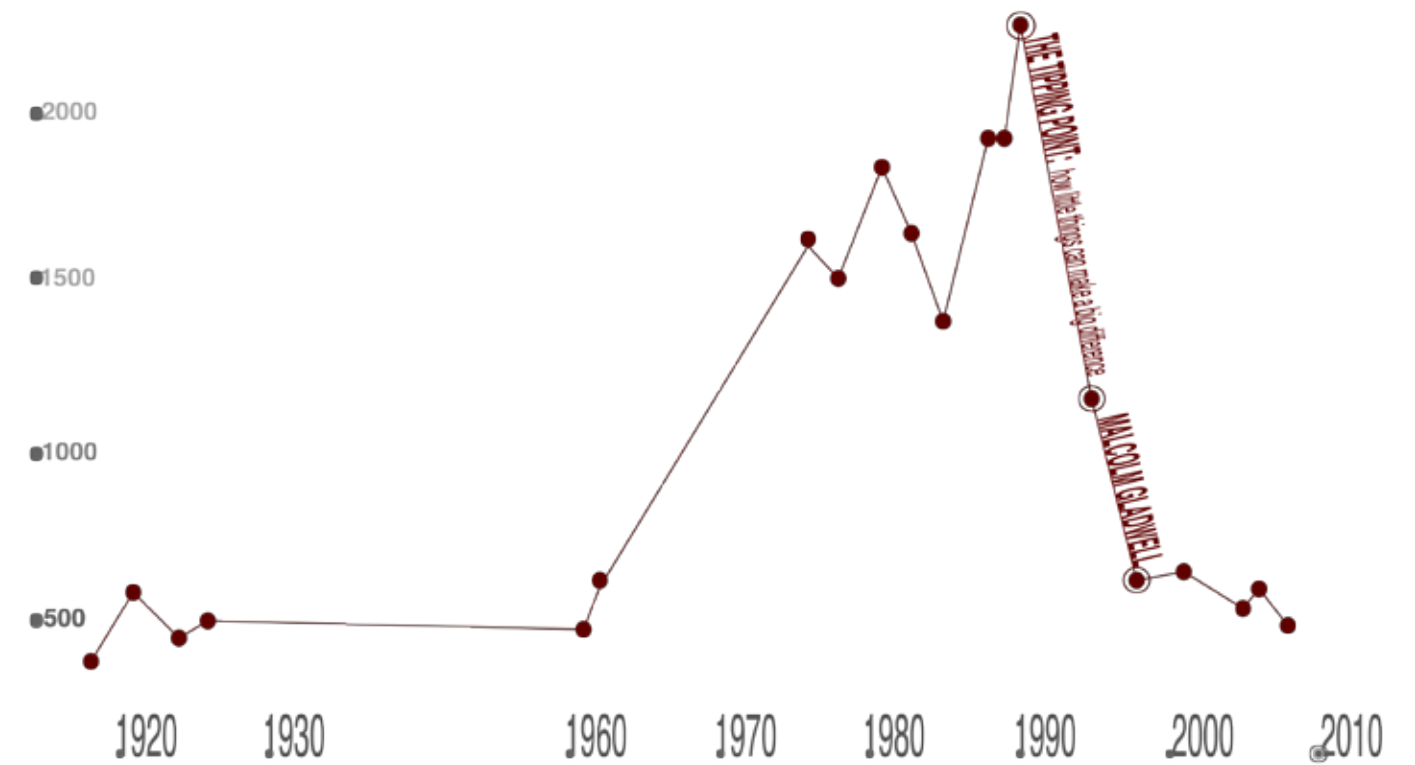
the fear of:**urban decay**

>>

Neighborhoods that lack character and identity are ideal places where urban decay will minimize the success of a neighborhood. Our own fear of crime will eliminate human activity on the street level which in turn influences urban decay.

The fear of crime effects our quality of life and our sense of community; which are the two key goals in design [1].

>>inclusionary housing

Inclusionary housing areas are designated by the City of New York and promote economic integration by giving out incentives to residential developers in the form of a floor area bonus. In return, developers are required to set aside a number of dwellings to be sold or rented at affordable rates [2].

+crime framework
designing for crime prevention
schematic design

manhattan
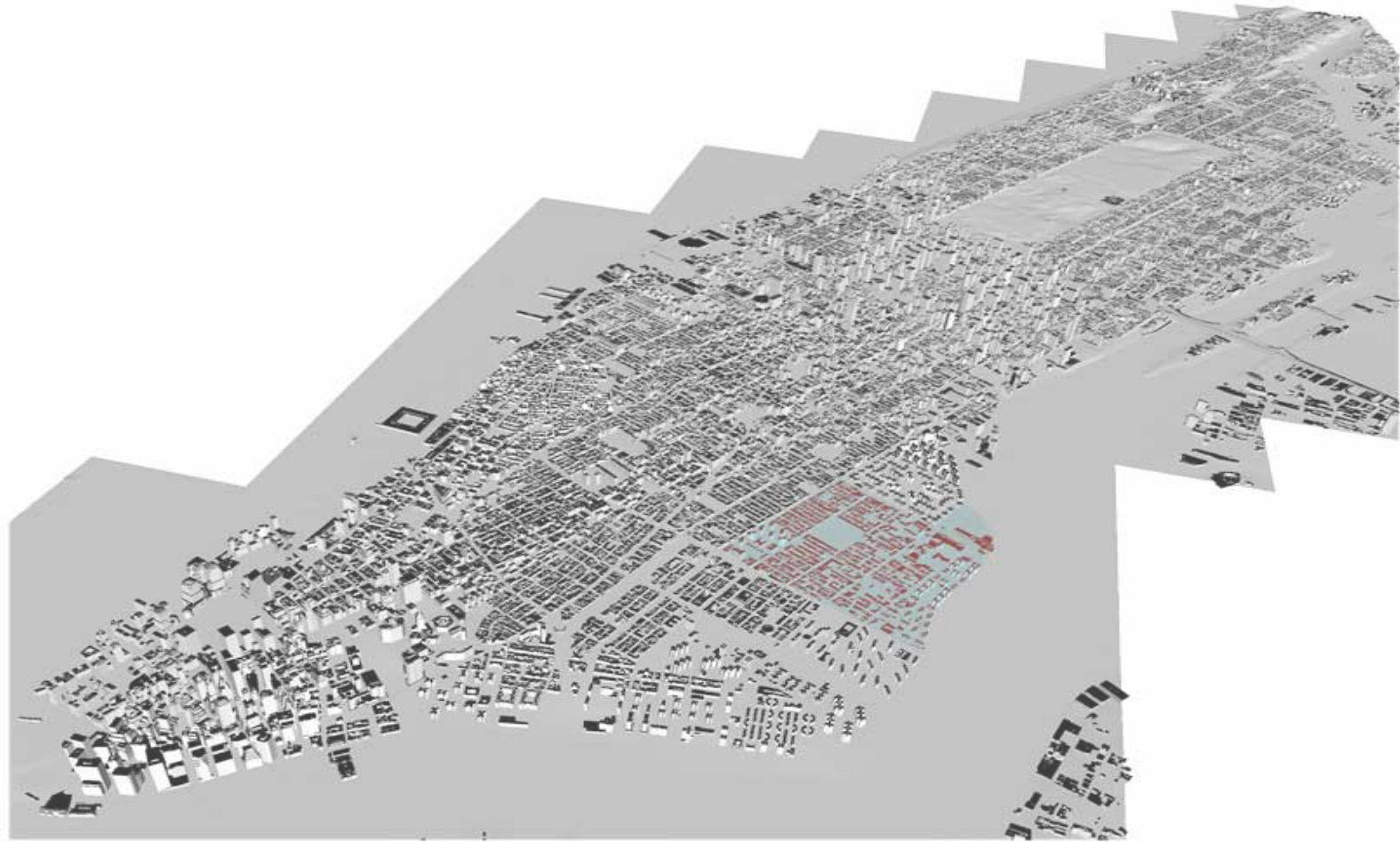
+crime framework
designing for crime prevention
how to design for crime prevention

avenue c

+ building heights
+ traffic numbers
+ overall zoning form
+ sun and shade patterns

☐ structure outline

🟧 low income housing

🟥 avenue c block

🟫 avenue d block

🟦 design intervention
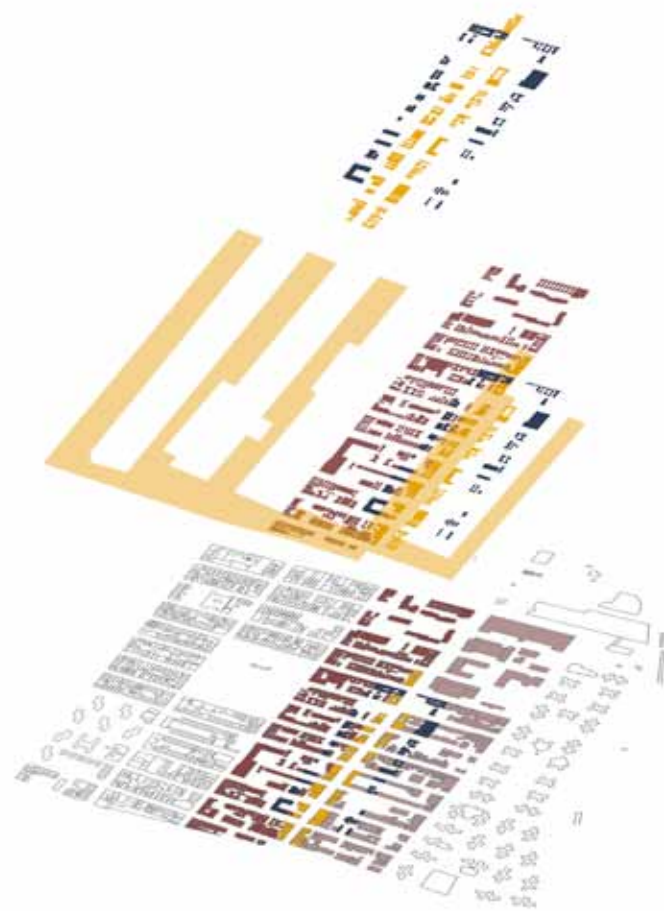
+ create gathering spaces for the first time visitor and returning user.

— educational component

— community gardens

— celebratory spaces

— smooth transition spaces
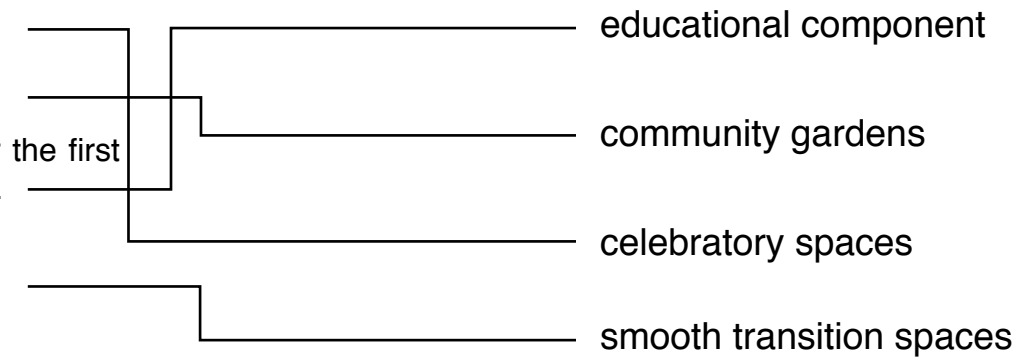
+ enhance the identity of alphabet city and establish character located throughout the neighborhood.

— utilize graffiti

— way-finding lighting

— modernize unique characteristics

— create artistic seating

green infrastructure

ownership

$+$ 4>>layers

user types

crime prevention

green infrastructure

current green infrastructure]

low income zoning]

14th st

ave c

■100
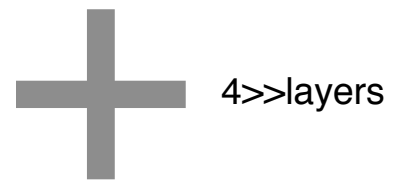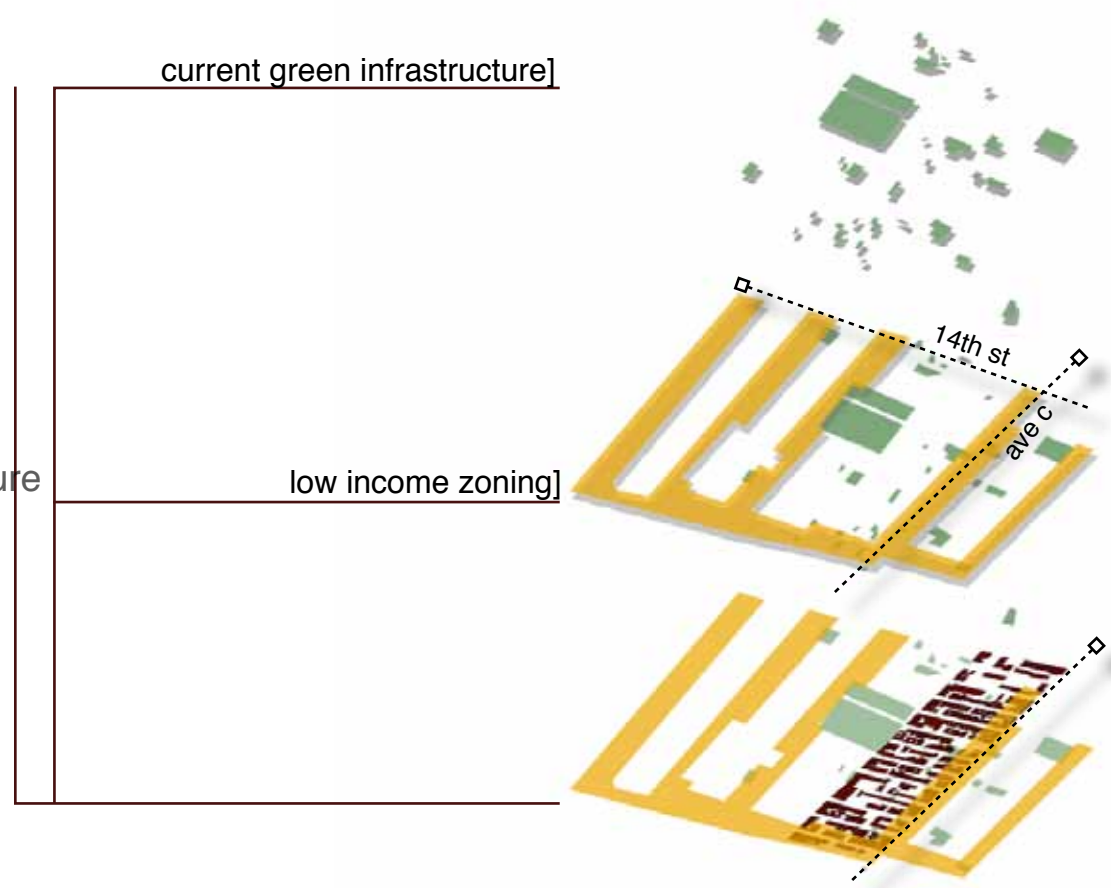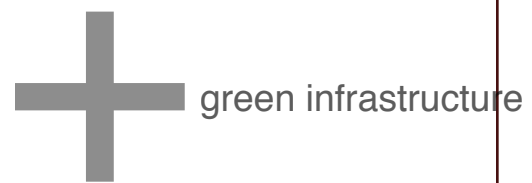
existing green space

low income housing

avenue c block

a. >network

b. >form

houston

avenue c

avenue d
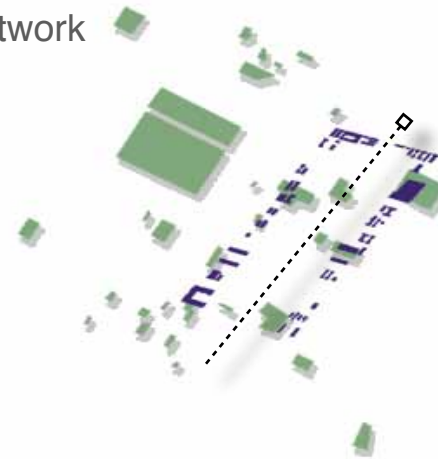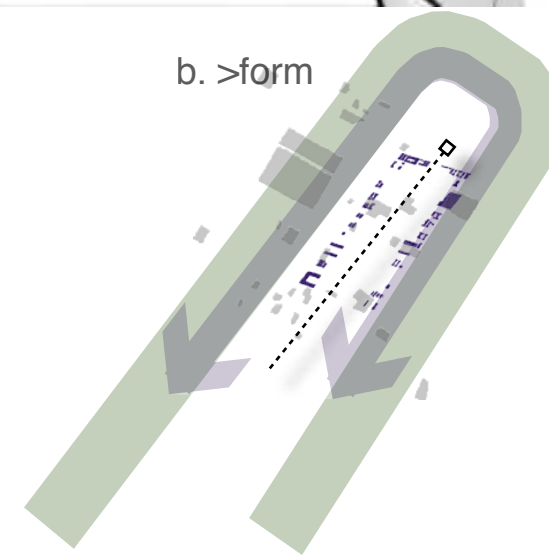
view>access

Successful views will frame the greenway and entice the residents to utilze the designed space. Appropriate spacing and close proximity to facilities will increase user numbers.

>5-story walk up
>elevators
>skywalks

ownership [low income]

[greenway location

avenue c

[approximate 2 block spacing
+ optimize viewing potential

[zoned low income housing
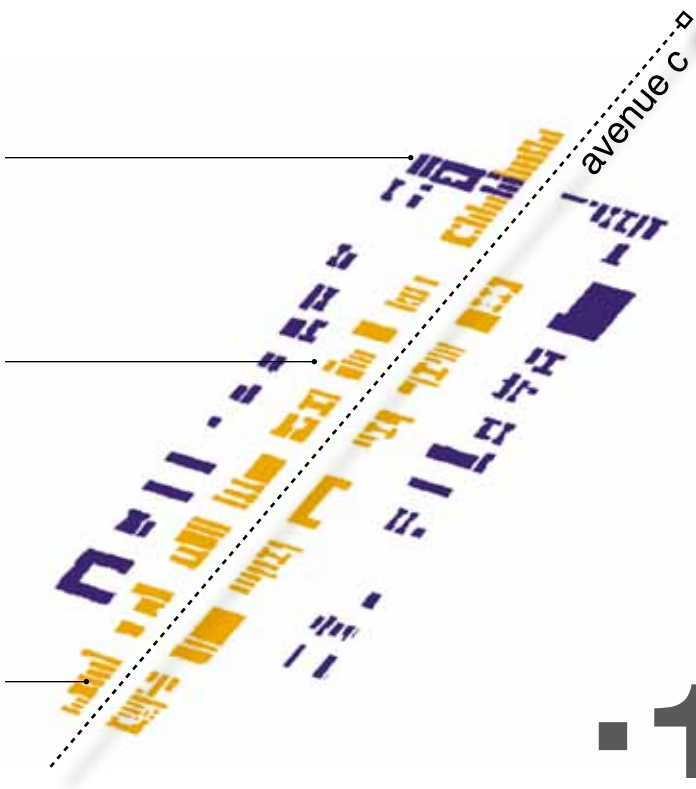
·102

designed strategically for
varying building heights

minimum distance of 2 blocks
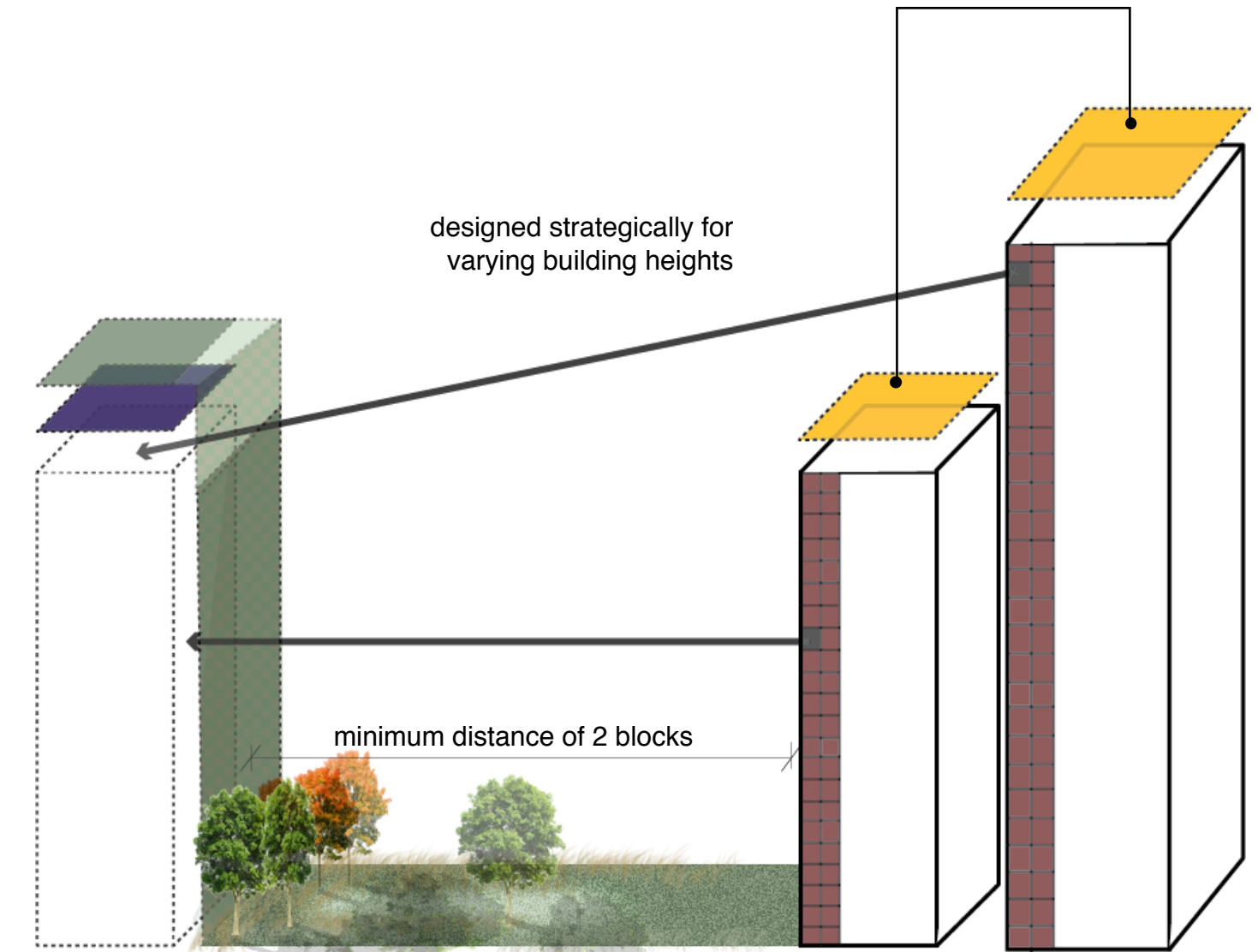
structure outline

low income housing

low income units

design intervention

greenway

+ user types

e 30th st
1st ave
e 14th st
broadway
e 5th st
3rd ave
e 7th st
e 8th st
e 8th st
1st ave
a
b
c
d
e houston st

stern school of business
tisch school of the arts
cooper union
nyu medical
proposed nyu neighborhood
subway access

1 community garden
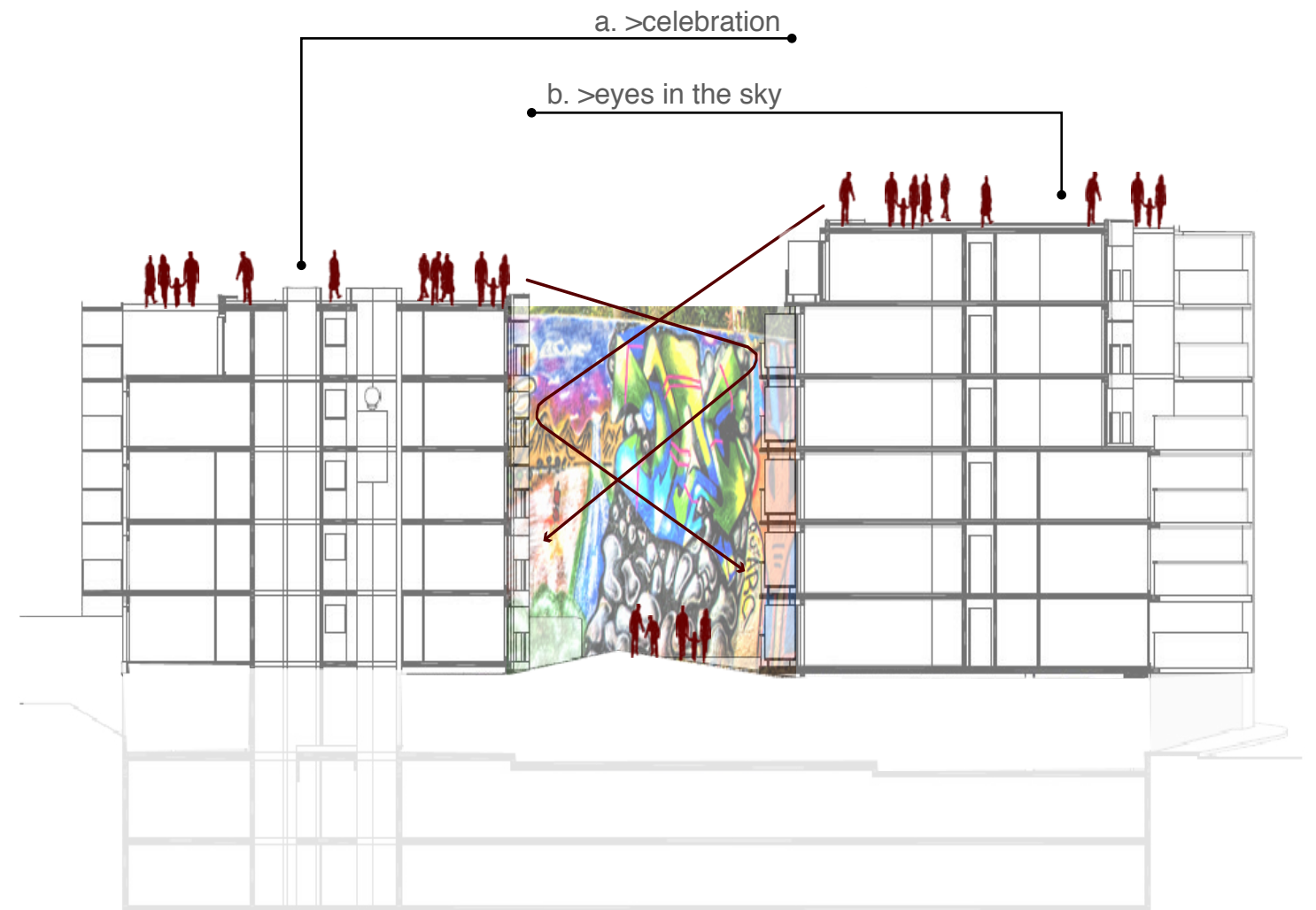2 community gardens
+2 community gardens
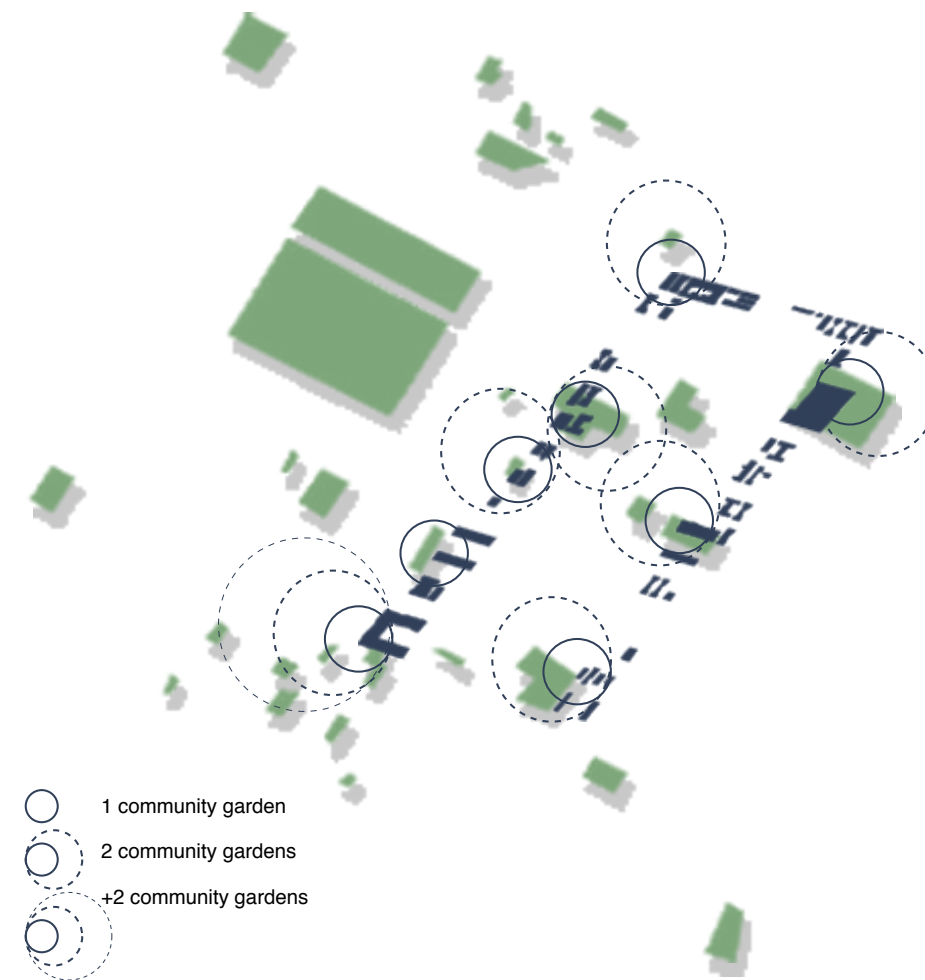
Ground plane, building façades and vertical plane will be design to create a cohesive unity of green space located in alphabet city. By designing the three different planes, all user types can utilize the greenway; whether it be the elevated, building façades or ground plane.

·104
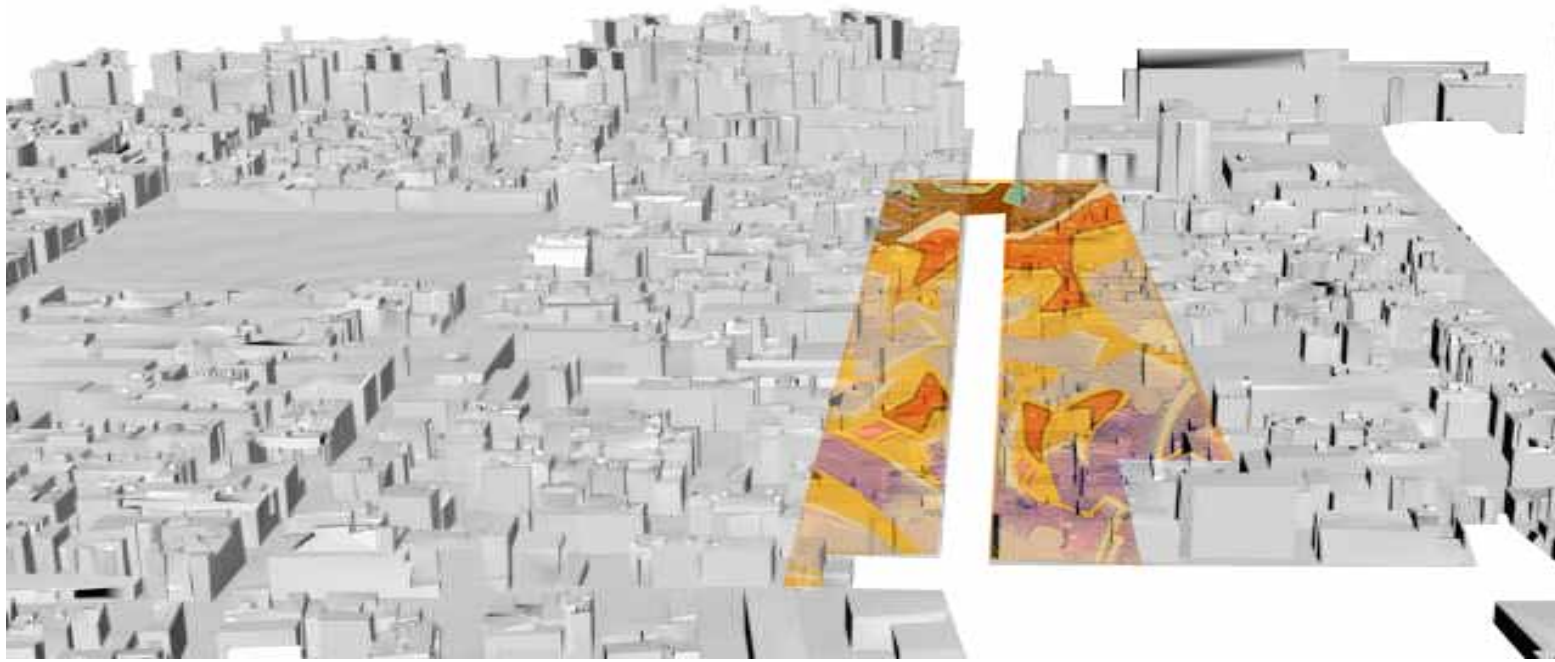
+ crime prevention

Graffiti will be transformed from a negative perception to a connective element that will create identity in Alphabet City and add character to the urban neighborhood.

This way-finding medium will be applied on the ground plane to encourage public art. Graffiti will add another layer towards way-finding.
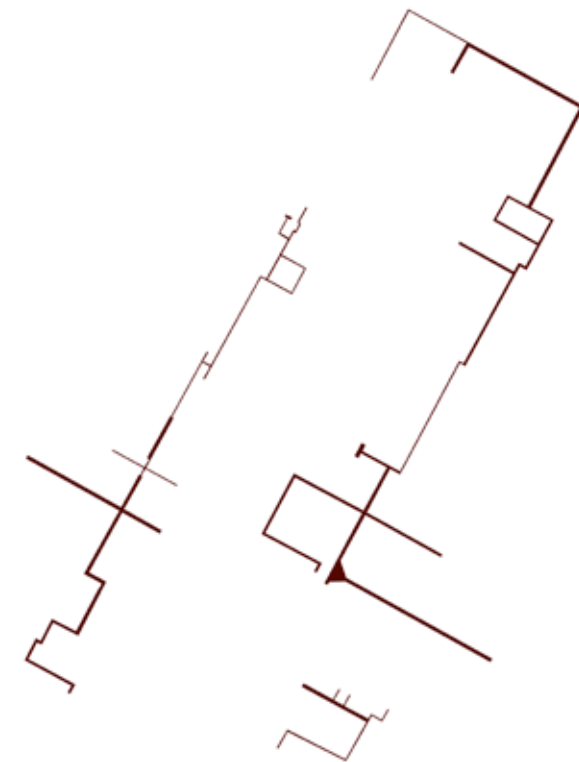

a. >celebration

b. >eyes in the sky

+crime framework
designing for crime prevention
final design solutions

manhattan

green connections

ownership

4>>layers ➕ community gardens
green infrastructure
structural connections

user types

crime prevention

.character

The intricate details found in the existing railings will be replicated in the new design. Modern fencing with distinctive features and glass types will be implemented throuhout the elevated walkway.

.way-finding

Graffiti will be transformed from a negative perception to a connective element that will create identity in Alphabet City and add character to the urban neighborhood.
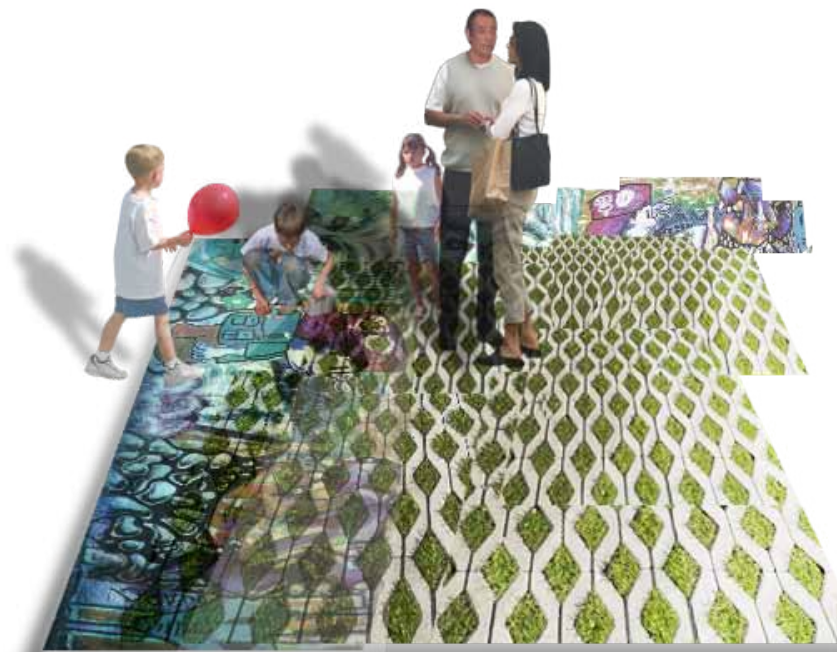
Ground lighting will be designed as a navigational component. Way finding elements will mimic my original social perception on crime data.

Turf pavers will be applied to allow for plantings on either side of the sidewalk to flow into the walkway. These pavers will too serve as a connective element.

.110

by incorporating intricate details and character into the elevated park system, distinctive areas such as community gardens, extensive rooftop systems and structural connections are therefor clearly defined. Celebratory spaces such as open lawns, community gardens and transitional green space add context to term "community spaces."
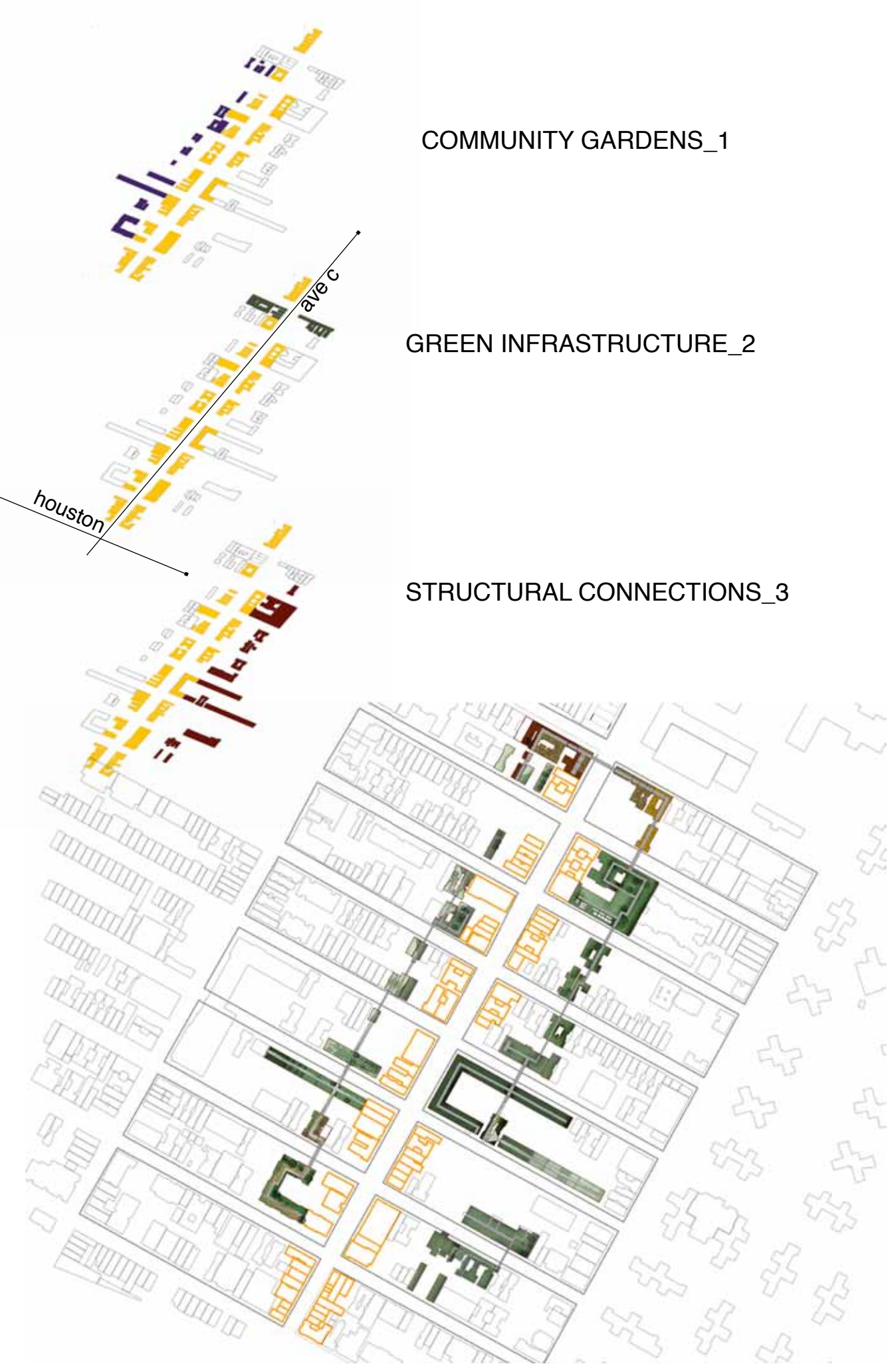
53 rooftops

.65 miles of
interconnected rooftops

green connections

ownership

4>>layers +

community gardens
green infrastructure
structural connections

user types
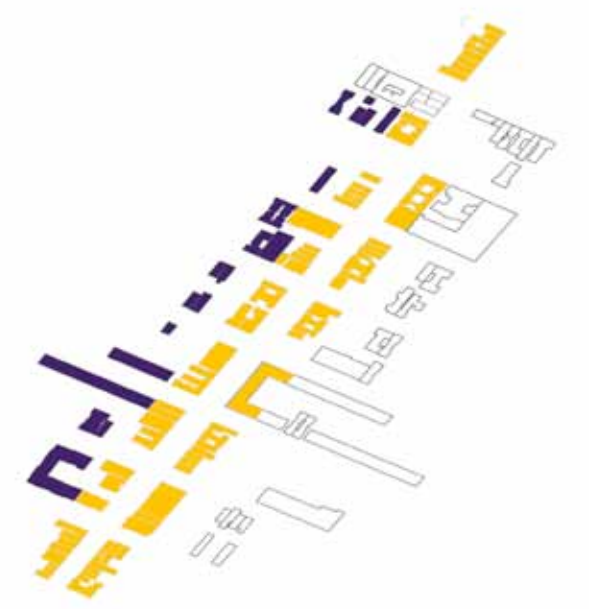
crime prevention
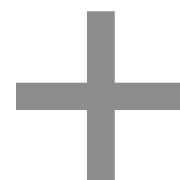
COMMUNITY GARDENS_1

GREEN INFRASTRUCTURE_2

STRUCTURAL CONNECTIONS_3

houston

ave c

·114

community gardens

the community garden section offers celebratory spaces that include open lawns, community garden plots; raised, verticle and ground plots. This area has defined views and has an "open" design approach to maximize full viewing potential. Flowering trees, wildflowers and flowering shrubs will be located throughout the area.

raised garden plots

celebratory space

open lawn

ground plots

crab apple variety _plum and pear

avenue b

east 6th street

avenue c

east 5th street

avenue c

east 4th street

east 3rd street

user types: the community garden spaces will attract both user types during the peak blooming and fruiting seasons. These seasonal changes will bring large amounts of people to these specific areas, only increase interaction and usage.
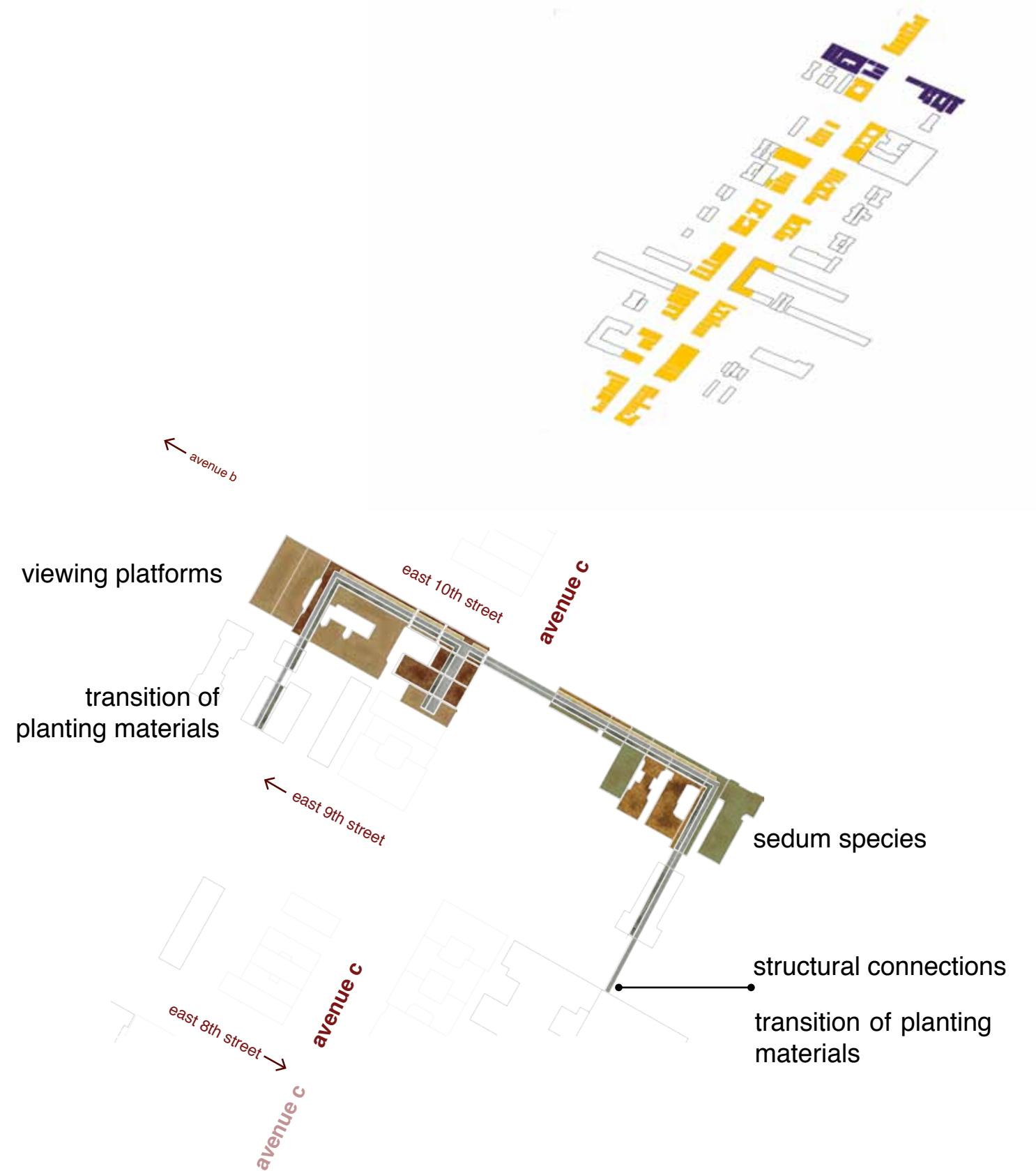
crime prevention: "The 5th Street Lawn" is an example of celebratory space for the users of the green way. This space can be used to celebrate the actual low crime numbers of alphabet city, manhattan as a whole. The space offers seating and extended views of the city scape.
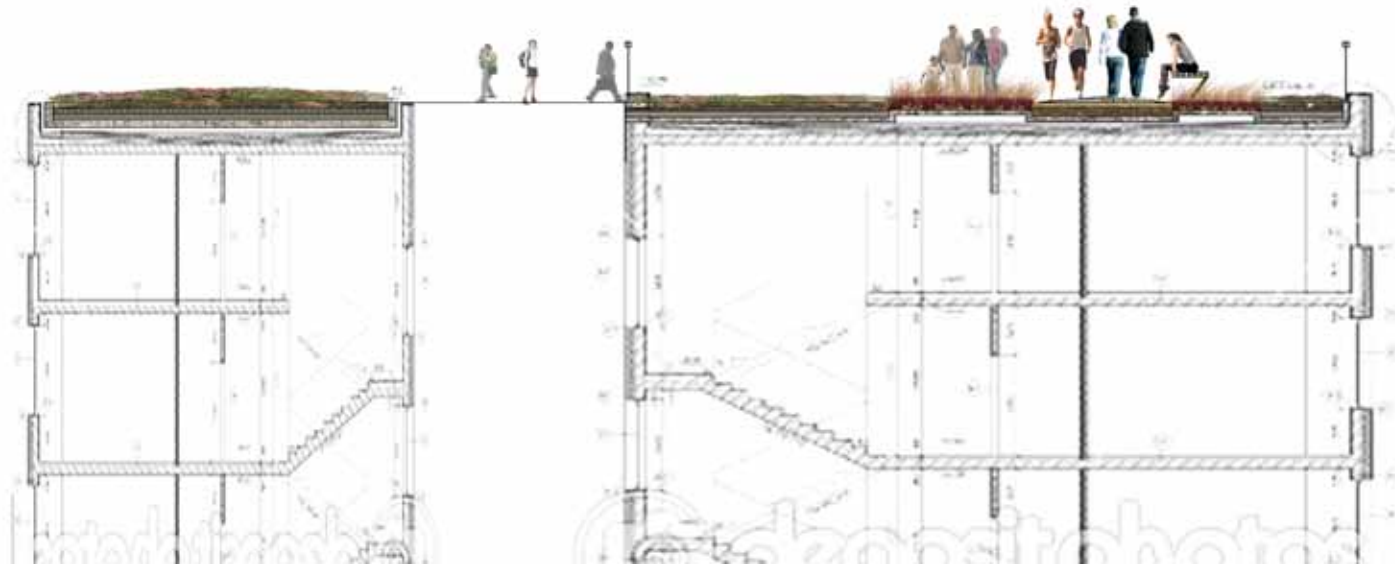
green infrastructure

an extensive roof system is applied to the top of the low income housing units. The system is placed here because of the layering of the low income zone and the design location. Sedum species will be used to utilize affective sustainability processes; perculation and grey water storage.

·120

viewing platforms

transition of planting materials

sedum species

structural connections

transition of planting materials

avenue b

east 10th street

avenue c

east 9th street

east 8th street

avenue c

avenue c

>>green infrastructure

green connections: installed turf pavers ensures
interwoven green space amoungst the spaces. Materials
such as gravel, concrete and turf pavers are woven
together to insure a material and plant connections.
the pervious materials allow for sustainability and
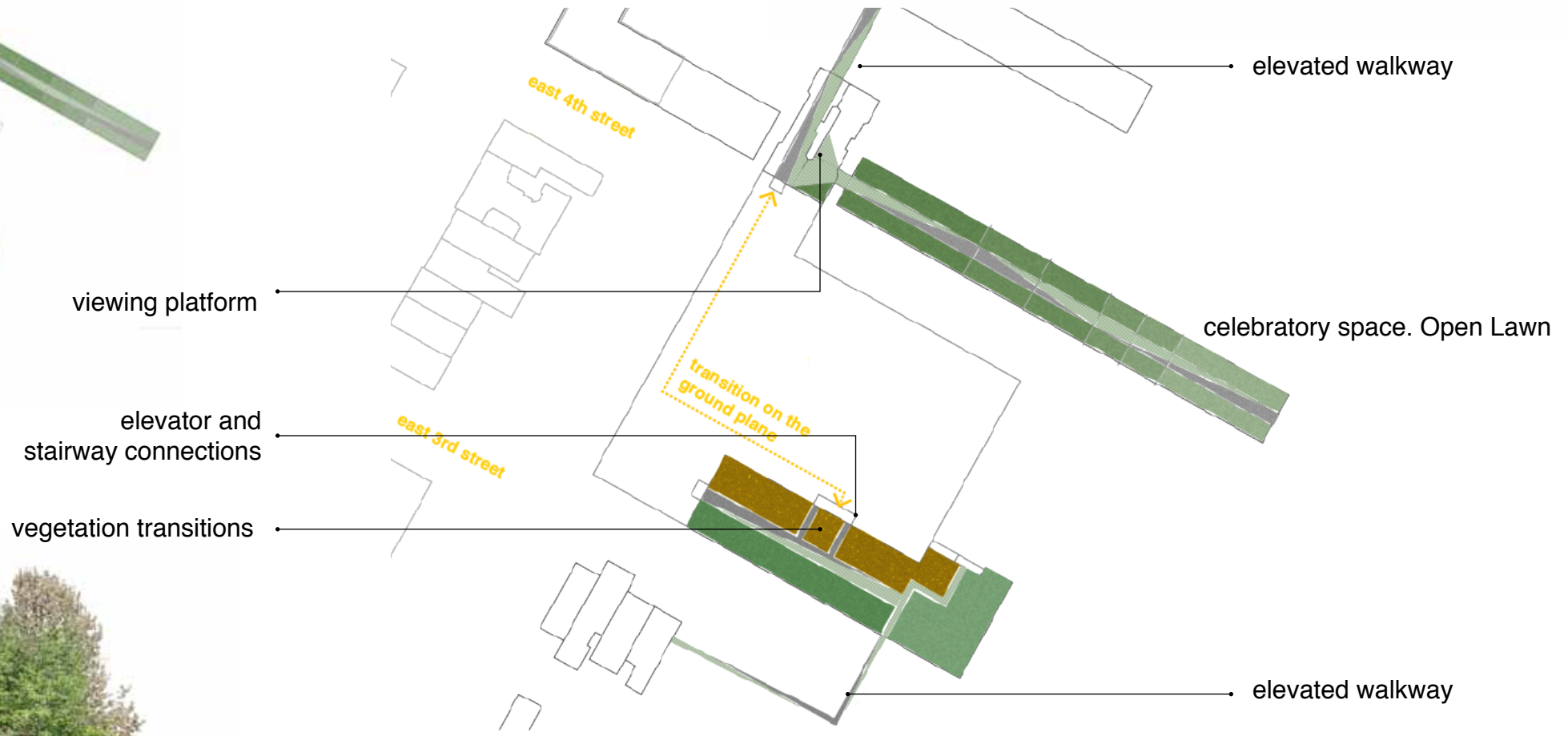water perculation.
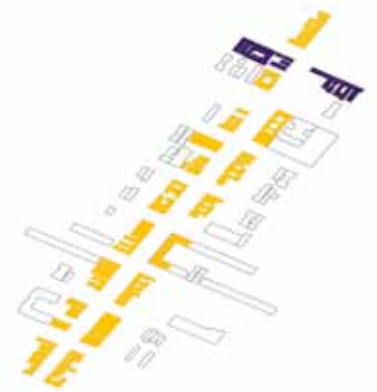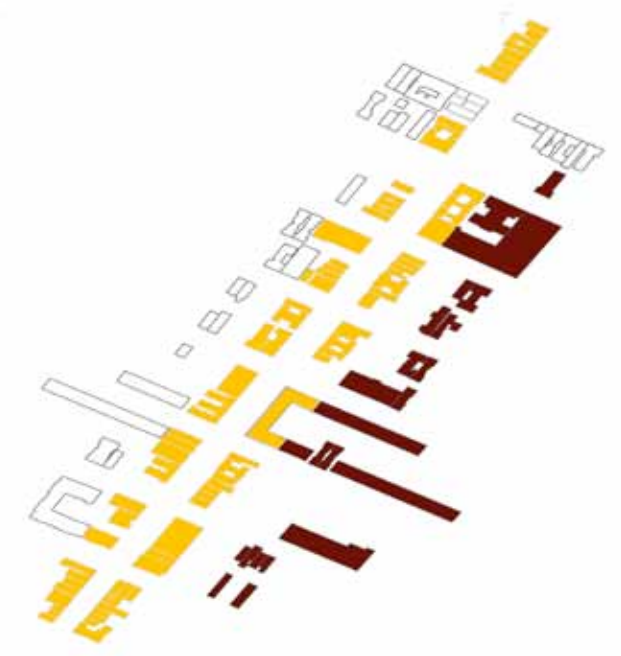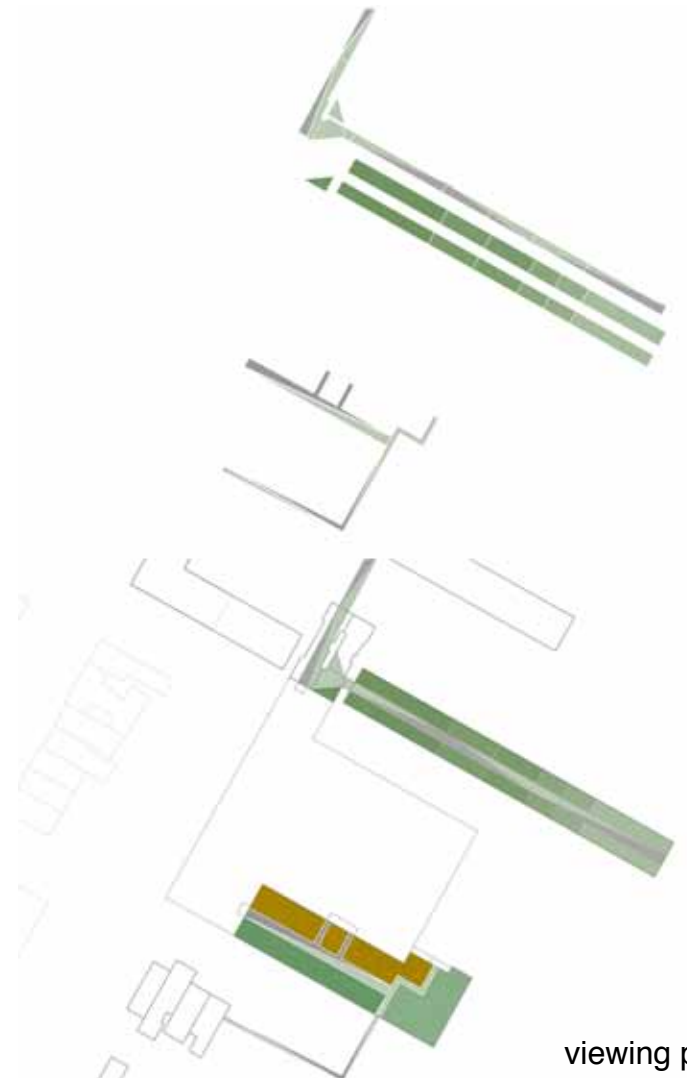
structural connections

the structural connection zone utilizes staircases, elevators and skywalks to keep the continuation of green space on the rooftop levels as much as possible. Compromises were made to keep a connection at the rooftop as much as the structure of the skywalks could allow.

elevated walkway

viewing platform

celebratory space. Open Lawn

east 4th street

east 3rd street

transition on the ground plane

elevator and stairway connections

vegetation transitions

elevated walkway

·124

CONNECTIONS_study

this study begins to depict how elevators, stairways and varying height levels can be utilized.

+pro: varying walkways can utilize successful viewsheds of the city scape.

+con: these walkways begin to compromise a sense of ownership for the occupants of the apartment complex. These stair cases block views for the residents.
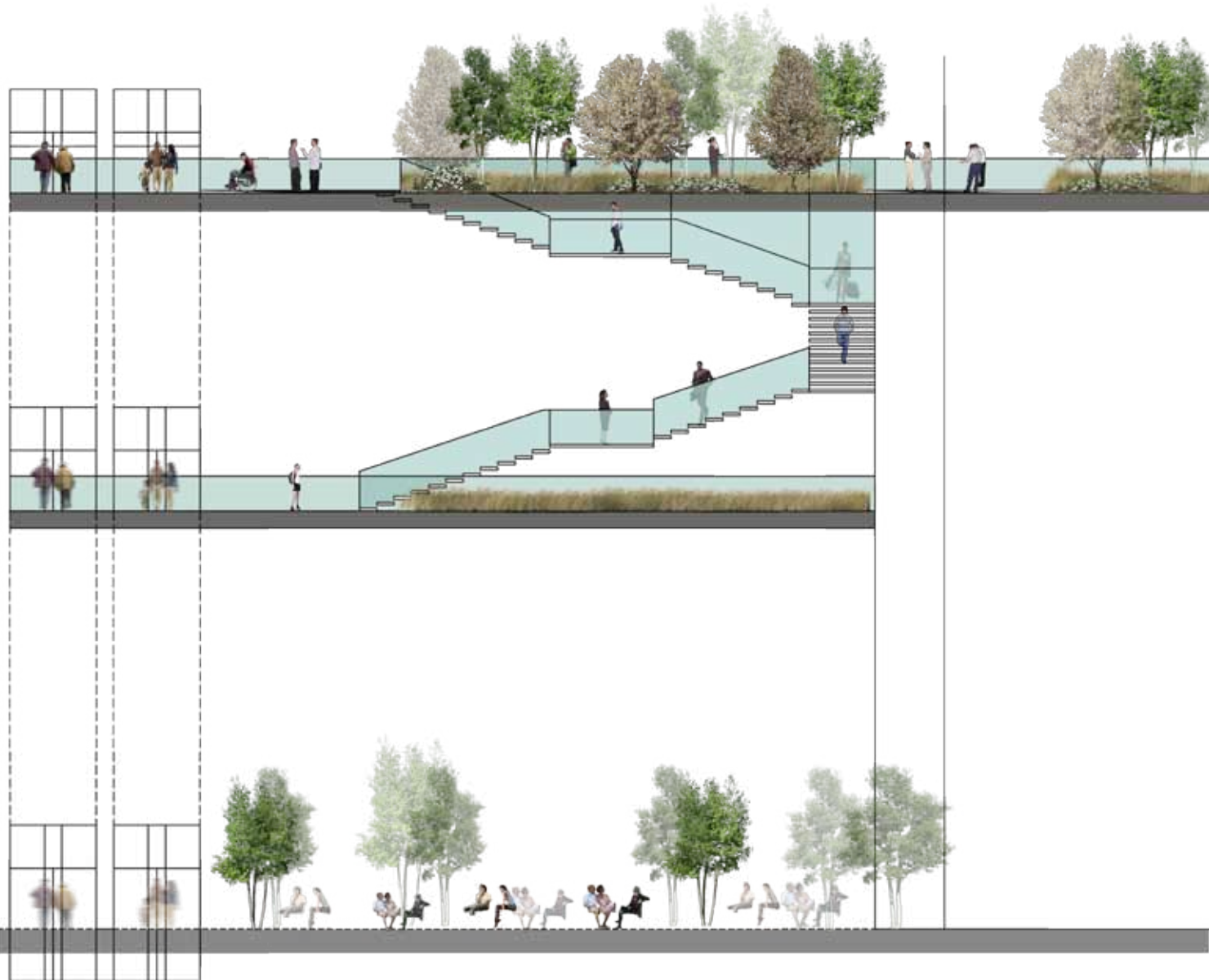
CONNECTIONS_final

this design choice is an appropriate compromise for the users of the space and the occupants of the apartment complex.

+ stacked stair cases and elevators offer differing structural connections that the user can utilize. The rooftop walkway is located on the half-levels of the complex, to ensure a sense of ownership for the residents of the building.
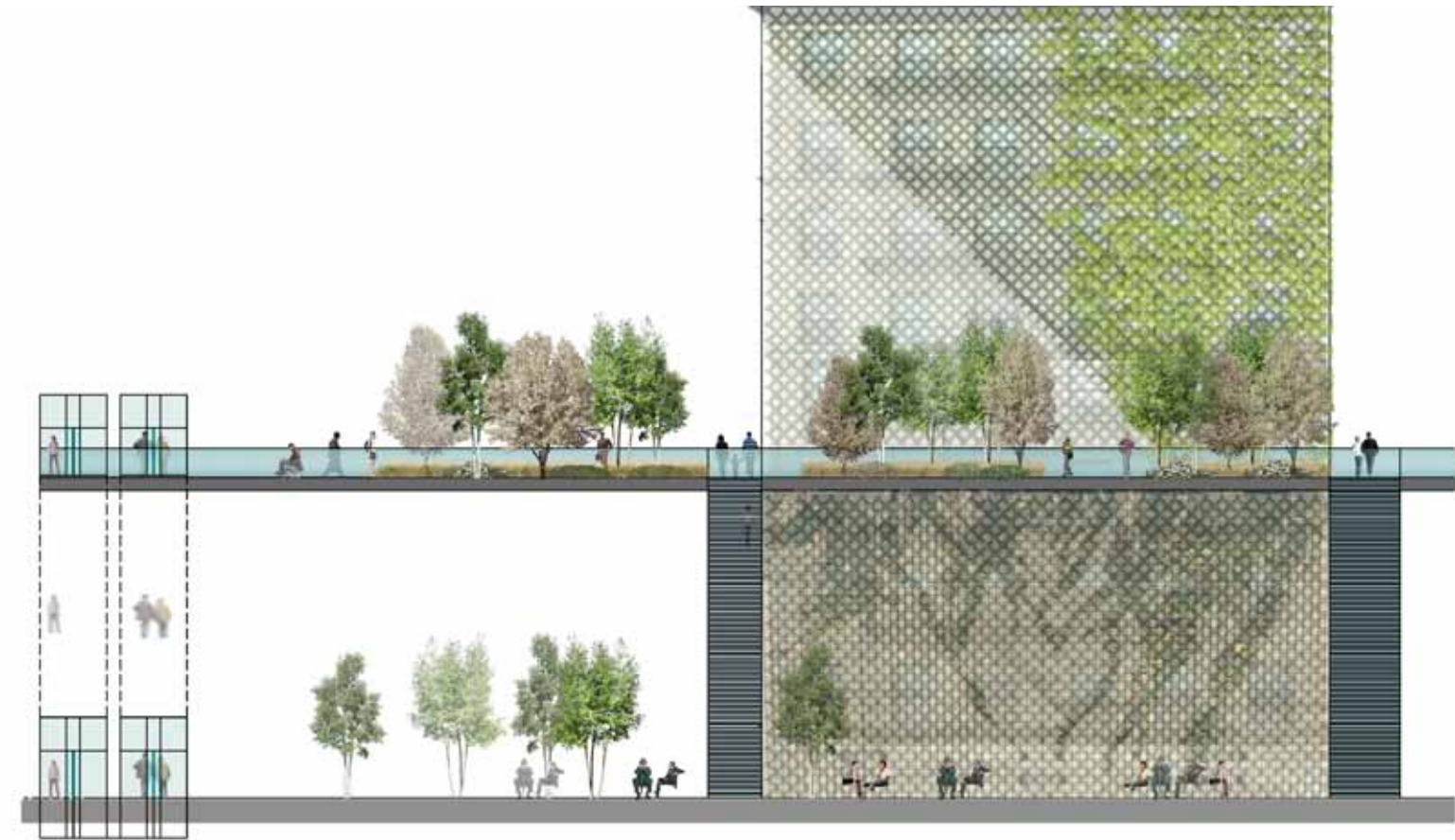
crime prevention: the theory of "eyes in the sky" can be applied to all structural connections. The theory can be applied here because user types can look on down the street level, which adds another level of safety to the design.
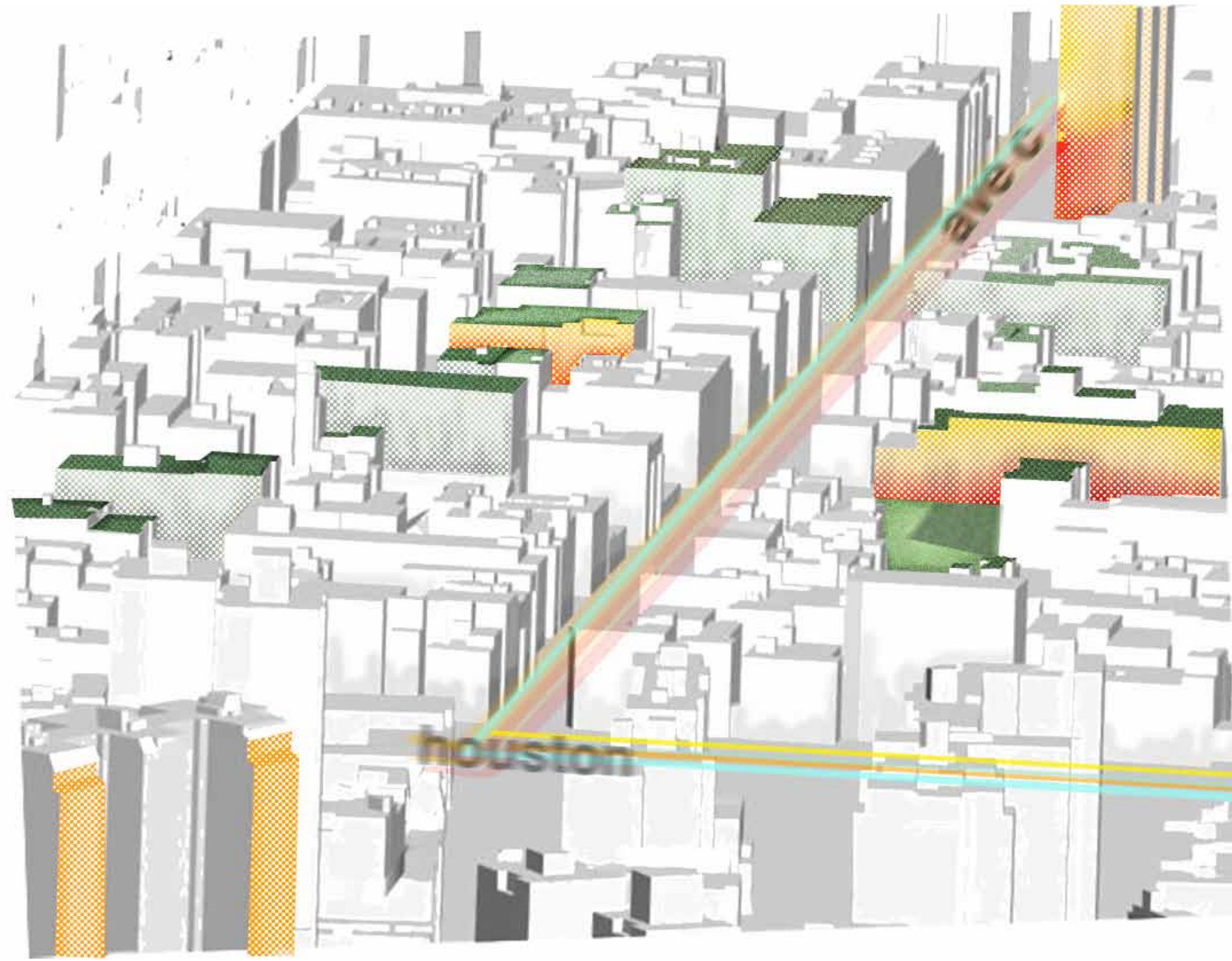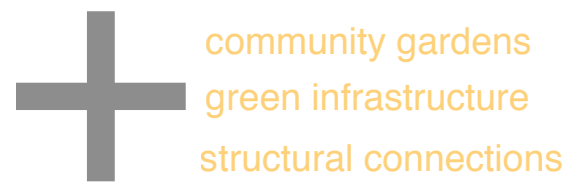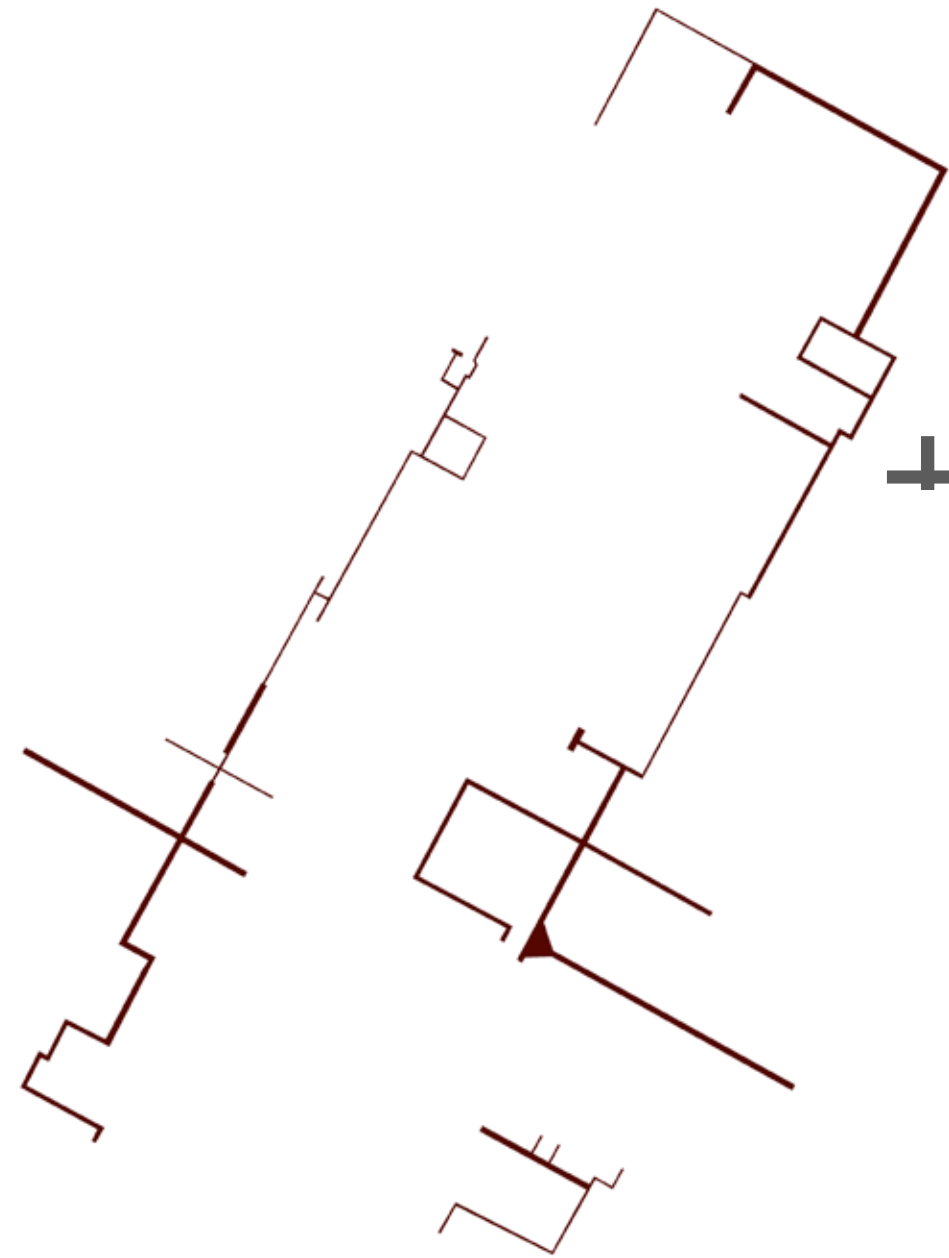
>>crime prevention

·128

celebratory spaces located throughout the .65 miles of the elevated greenway establish identity and character to a poorly defined neighborhood; which limits the potential for crime to occur. The elevated greenway is applied by using a strategical offset of 2 blocks from the low income housing zoning to create a halo-effect. This appropriate two block distance will create a "high social class" view for the low income housing units; enhancing their sense of ownership.

by incorporating intricate details and character into the elevated park system, distinctive areas such as community gardens, extensive rooftop systems and structural connections are therefor clearly defined. Celebratory spaces such as open lawns, community gardens and transitional green spaces add context to term "community spaces."

green connections
ownership

community gardens
4>>layers ➕ green infrastructure
structural connections

user types
crime prevention

+crime framework
designing for crime prevention

ashley.kaisershot

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FIGURE 01: p. 14
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FIGURE 02: p. 22
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FIGURE 03: p. 35
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FIGURE 04: p. 36
Design Slideshow 2008 | The High Line. *The High Line*. (2011, December 3). Re trieved from http://www.thehighline.org/galleries/images/design-slideshow

FIGURE 05: p. 37
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A quote that has transformed into my own words
in my sketcbook dating back to my first day of my
freshman year at North Dakota State University:

"Landscape architects not only design landscape
form and fuctions, they design our experience. They
design our vision. They design our movement. They
emphasize. They accentuate. They reveal."