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

Site Selection

I chose the Payne-Phalen Neighborhood of St. Paul, Minnesota, specifically the area between Payne Avenue, Maryland Avenue, Arcade Street, and Phalen Boulevard, because the city has identified this area as clearly declining. In this area there is an above average concentration of foreclosure and abandonment of homes (Payne Phalen District Five Board of Directors, 2011, p. 13), the poverty rate is high,* but there are positive factors that are pulling for the success of this area. There are active community groups (Payne Phalen District Five Planning Council involvement and the East Side Neighborhood Development Corporation) as well as proximal transit corridors (Arcade, Maryland, and Payne).

Site Narrative

*This community has been and is known as a working class community that contains a large population of immigrants/minorities.

*This community once had many manufacturing businesses that brought growth and development but that has faded. After the manufacturing jobs left in the 1980’s people moved with these manufacturing jobs to neighboring suburbs and there was a new wave of immigrants, largely Hmong.

Currently this community has a lot of housing vacancies and home owner turnover. This is largely due to subprime mortgage lending.

*The Eastside has historically been cut off from the rest of St. Paul by the railroad.

Issues

Before desirability, a community must first meet the needs of the people, then desire may be addressed. A desirable community should serve the people.
There is an abundance of youth in the Payne-Phalen neighborhood but a lack of spaces designed for youth. There is a lack of seniors in this neighborhood. Spaces that are desirable to this demographic should be produced in order to draw seniors back to the Payne-Phalen neighborhood, in order to create a whole community.

**Population by age**

<table>
<thead>
<tr>
<th>Age</th>
<th>&lt;18</th>
<th>20-24</th>
<th>24-34</th>
<th>35-49</th>
<th>50-64</th>
<th>65+</th>
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</thead>
<tbody>
<tr>
<td>Youth</td>
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<td>Adult</td>
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<tr>
<td>Senior</td>
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</tbody>
</table>

**Household Types, by # of people**

- Small family households (i.e. 1, 2, 3 people) make up a significant, stable part of the community.
- Family households (i.e. 4, 5, 6 people) make up 10% of the population and create a unique design challenge.

66% of all households have either 1 or 2 people.

**Social mapping**

- Lighting is designed for cars rather than people.
- An overhead canopy to protect people from the elements is missing.

**Gaps in the streetscape created by poorly planned off street parking.**

**Separation between space for people and space for cars is poorly defined.**

- Seating and spaces for people to interact along the sidewalk are missing.
- There is an abundance of youth in the Payne-Phalen neighborhood but a lack of spaces designed for youth. There is a lack of seniors in this neighborhood. Spaces that are desirable to this demographic should be produced in order to draw seniors back to the Payne-Phalen neighborhood, in order to create a whole community.