

# Payne-Phalen Neighborhood, St. Paul, MN **Designed Desirable**

## Question

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

## 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.

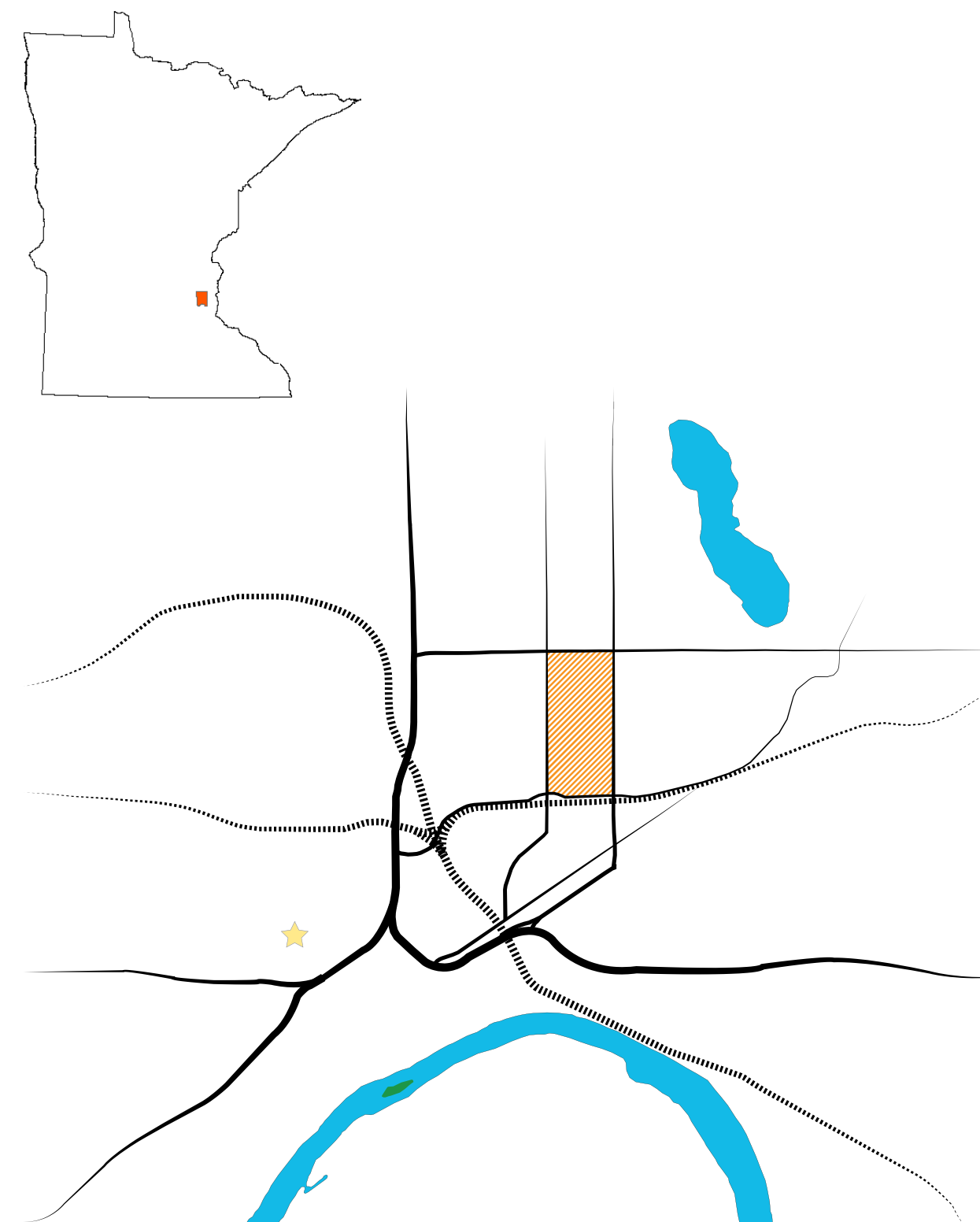
+The Eastside has historically been cut off from the rest of St. Paul by the railroad.

## Site Selection

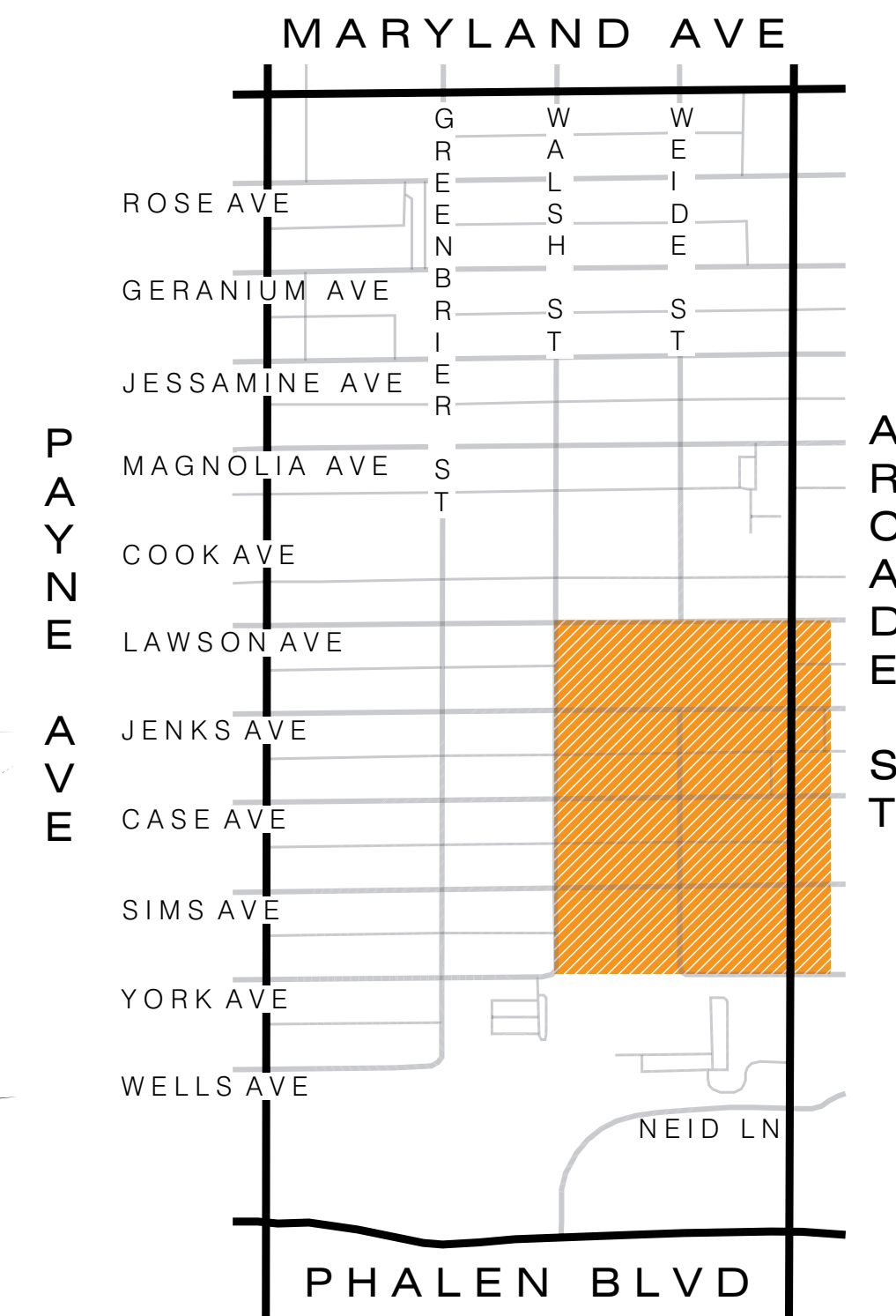
I chose the Payne-Phalen Neighborhood of St. Paul, Minnesota, specifically the area between Payne Avenue, Maryland Avenue, Arcade Street, and Phalen Boulevard, because the city has identified this area as clearly declining. In this area there is an above average concentration of foreclosure and abandonment 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).



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



Payne-Phalen Neighborhood



Payne-Phalen Neighborhood

Site

## Issues

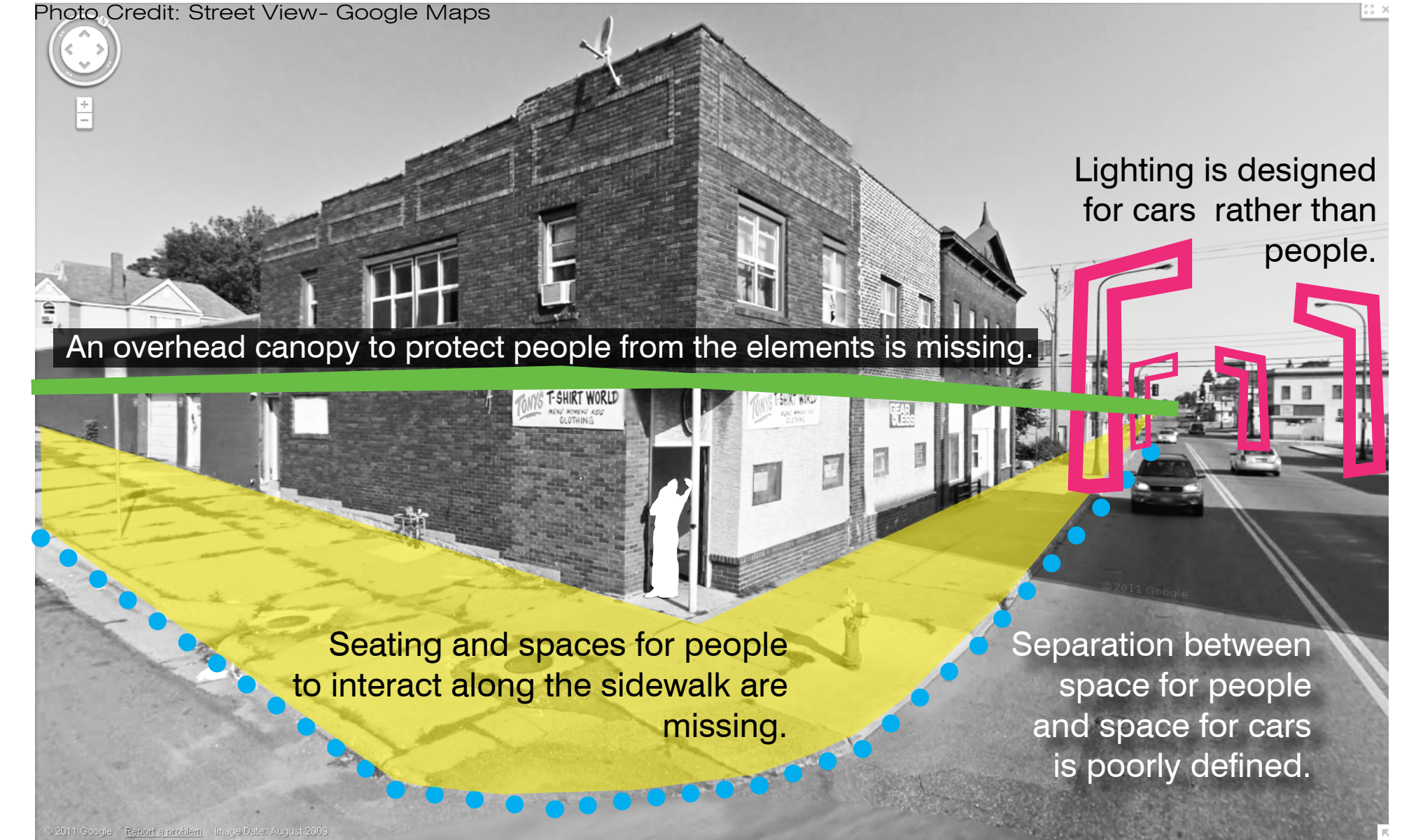
Before desirability, a community must **first meet the needs of the people**, then desire may be addressed. A desirable community should serve the people.



Comfortable urban seating?



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



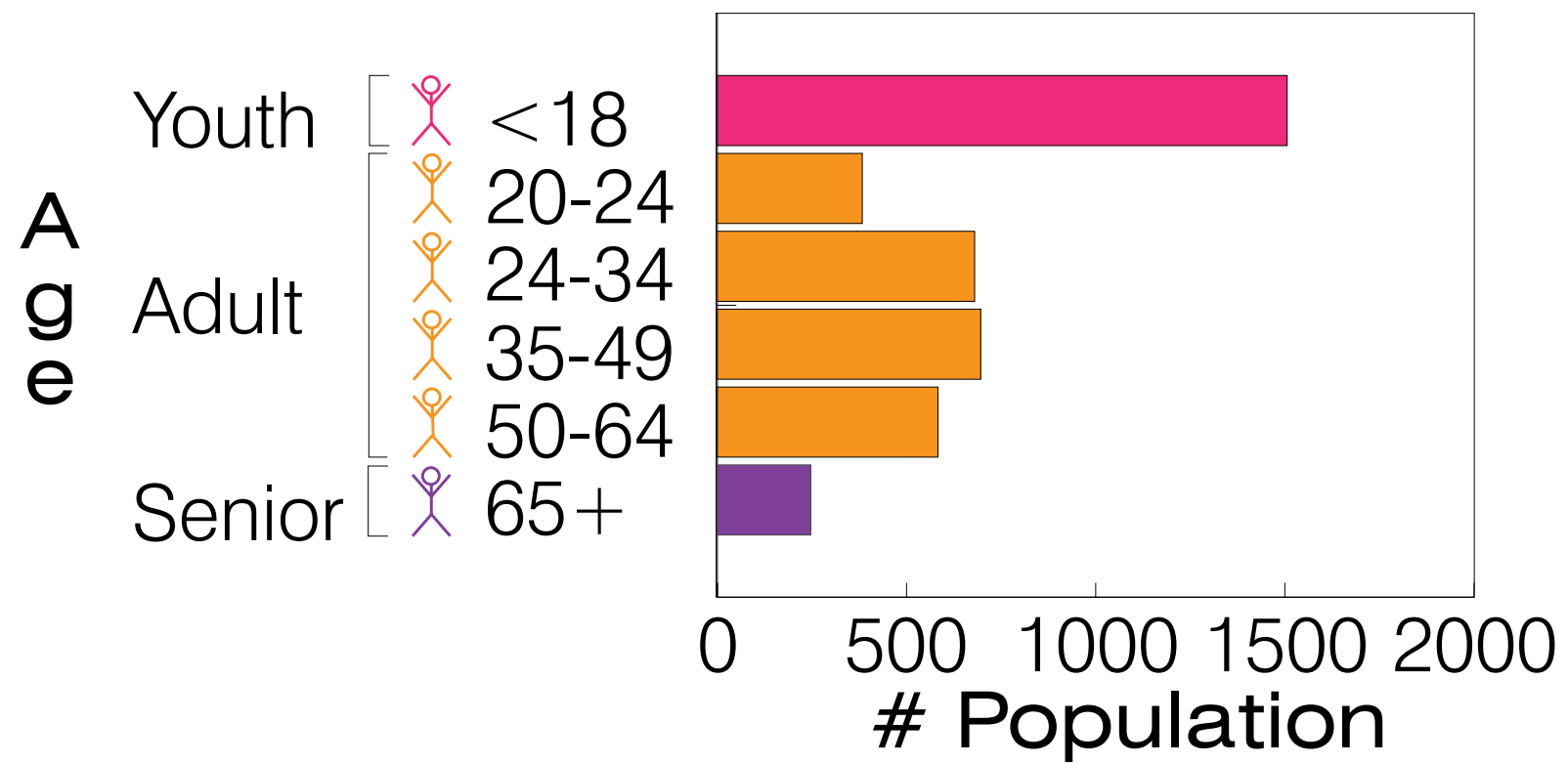
An overhead canopy to protect people from the elements is missing.

Seating and spaces for people to interact along the sidewalk are missing.

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

Lighting is designed for cars rather than 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.



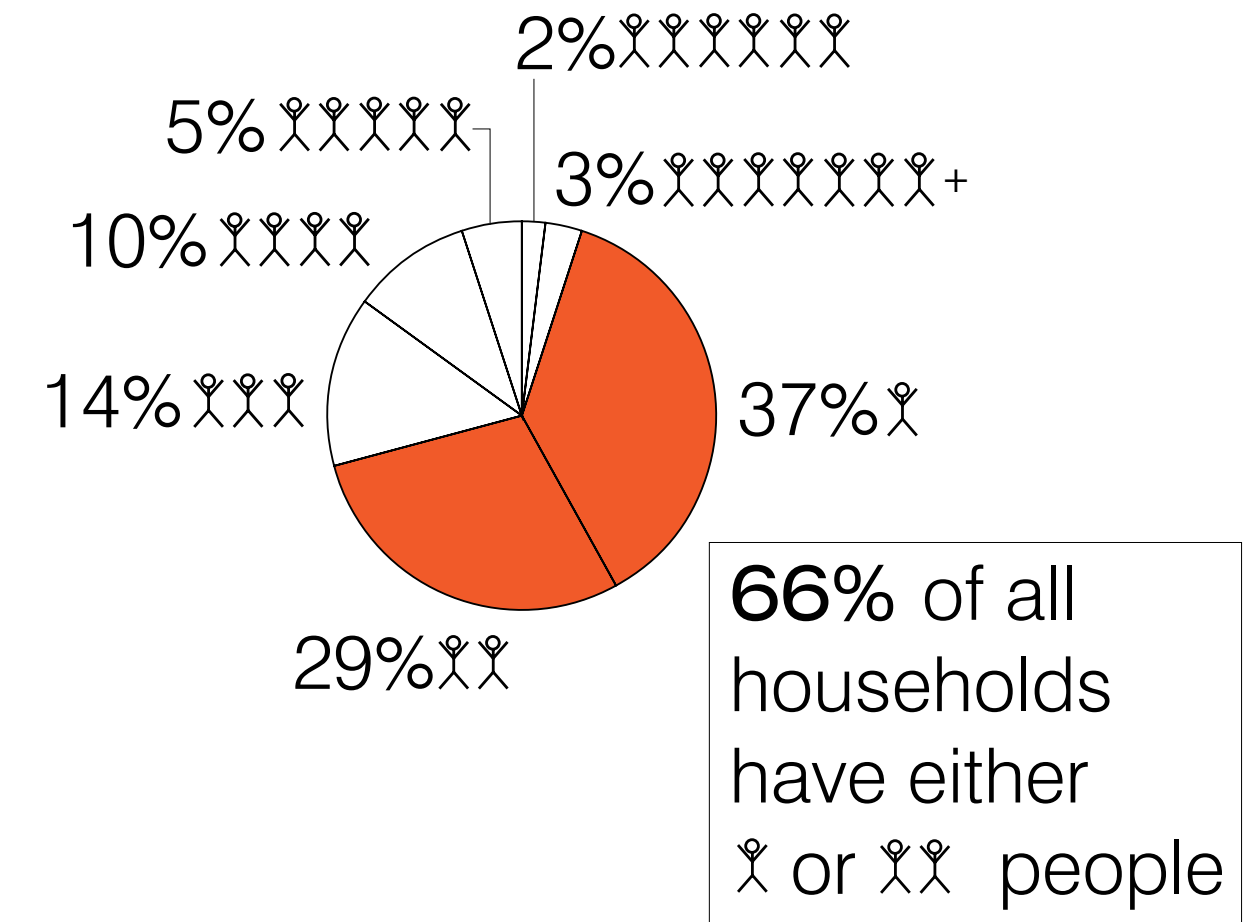
Population by age

Data Source: 2010 US Census

**Small family households** (i.e. 2, 3, 4) make up a significant, stable part of the community.

5+ family households make up 10% of the population and create a unique design challenge.

Household Types, by # of people



Data Source: 2005 American Community Survey Data, US Census

The Payne-Phalen neighborhood social gathering spaces favor adults where as the demographics of this neighborhood show large number of youth (those under the age of 18) and a strong family presence.

Social mapping

