

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?



# Question

## What is a desirable community?

- + Vegetation
- + Open Space
- + Sunshine
- + Water

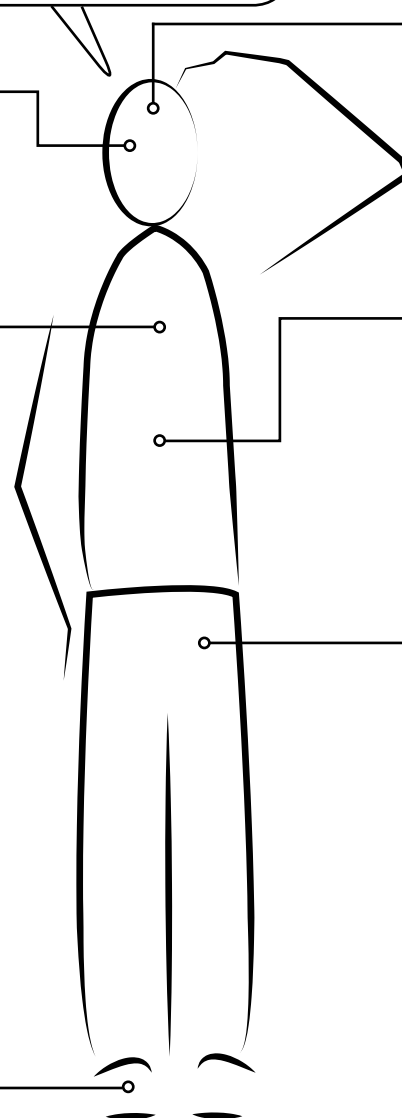
- + I want to work in the city but I would like to live in the country.
- + I want to work in a busy place but live in a slow placed environment.
- + I want to be known but it is nice to stay anonymous at times.
- + Social Comfort
- + Human Interaction
- + Chance Encounters With Friends

- + Walkable

- + Effective Transportation
- + Close Amenities(Gym, Schools)

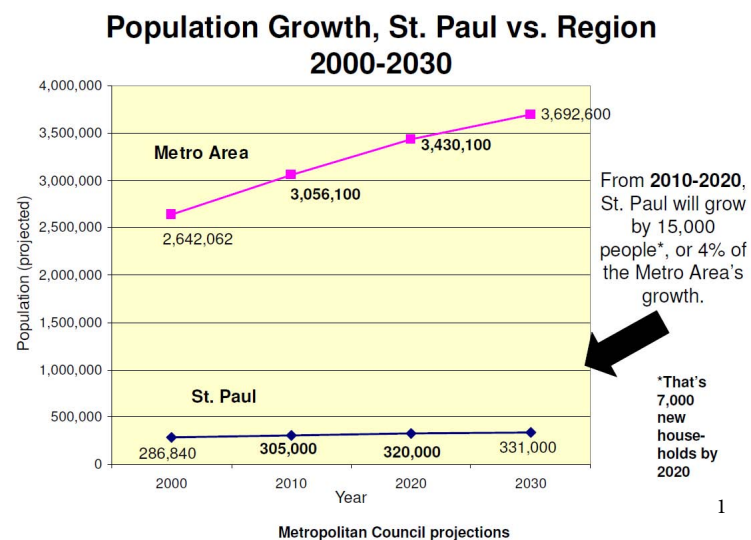
- + Nearby Groceries, Restaurants, Coffee Shops, Bars
- + Physical Comfort
- + Healthy Environment
- Protected/Safe

- + Low Energy Costs
- + Affordable Housing
- + Places To Sit

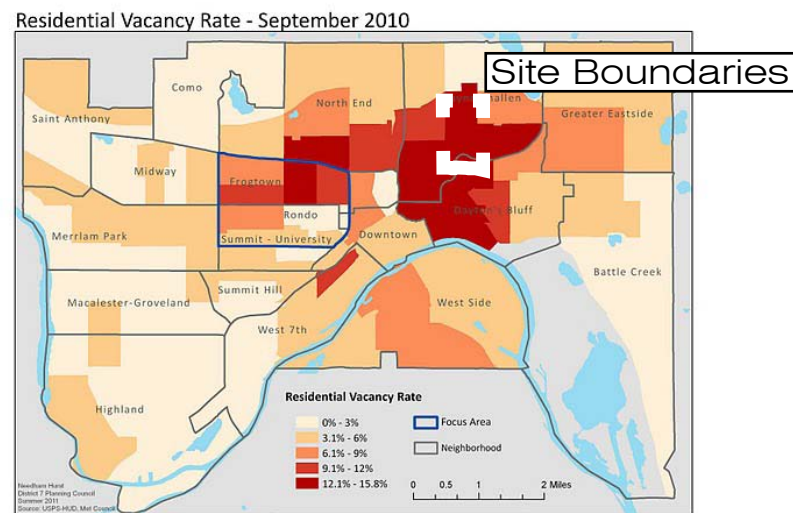


# Site Selection

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\*, and the area is projected to grow.

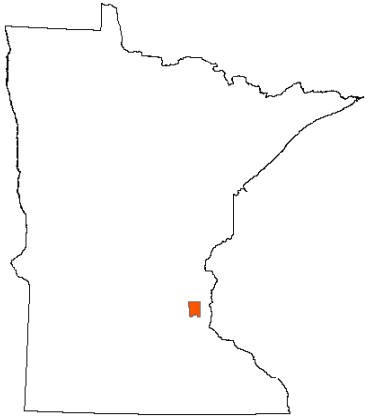


1



2

# Site and Context



 Payne-Phalen Neighborhood

 Site

# Site Narrative



Business of yesteryear and business today.



The family of yesteryear and the family today.



# Inventory



Comfortable urban seating?



# Inventory

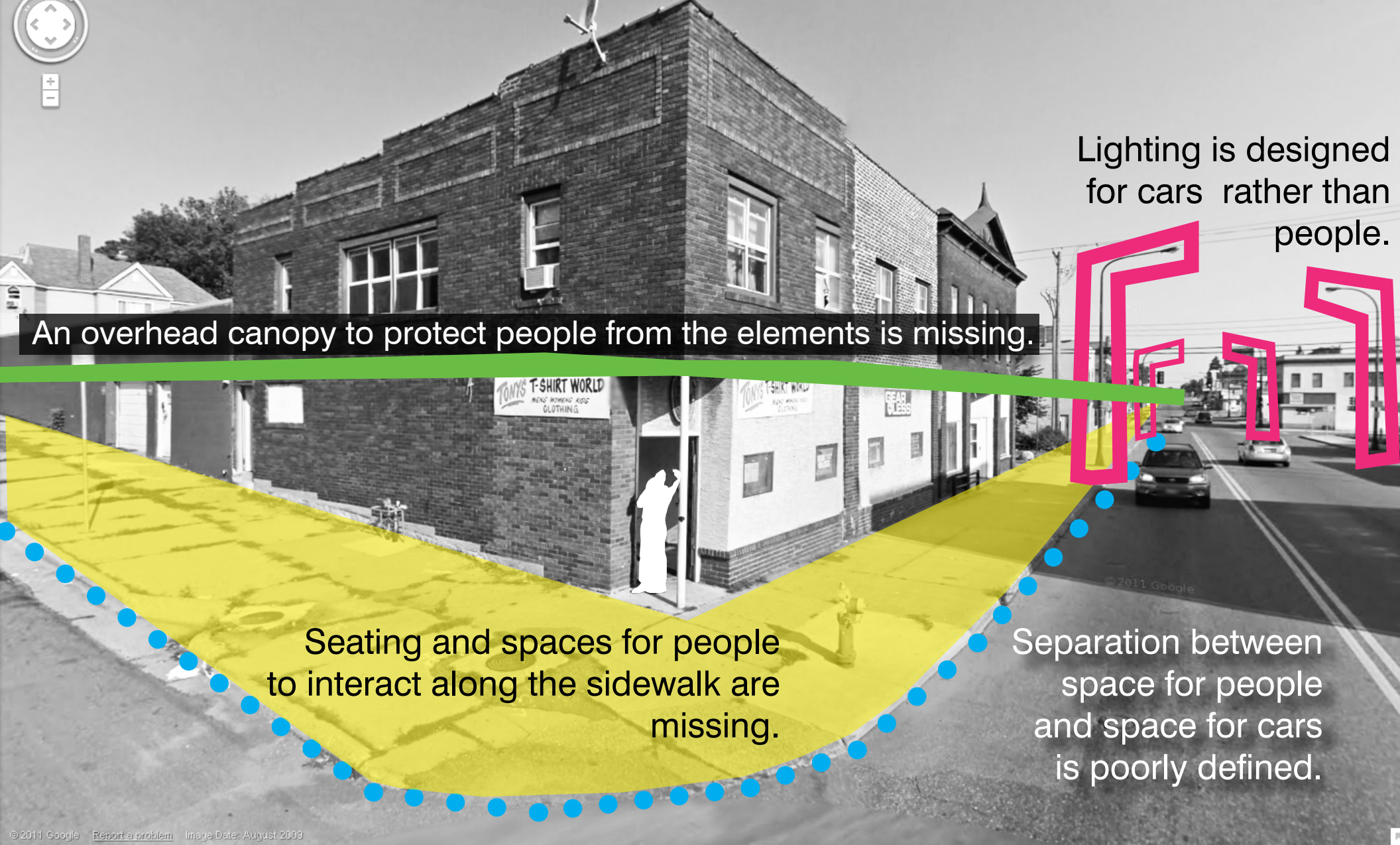
Photo Credit: Street View- Google Maps



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

# Inventory

Photo Credit: Street View- Google Maps



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

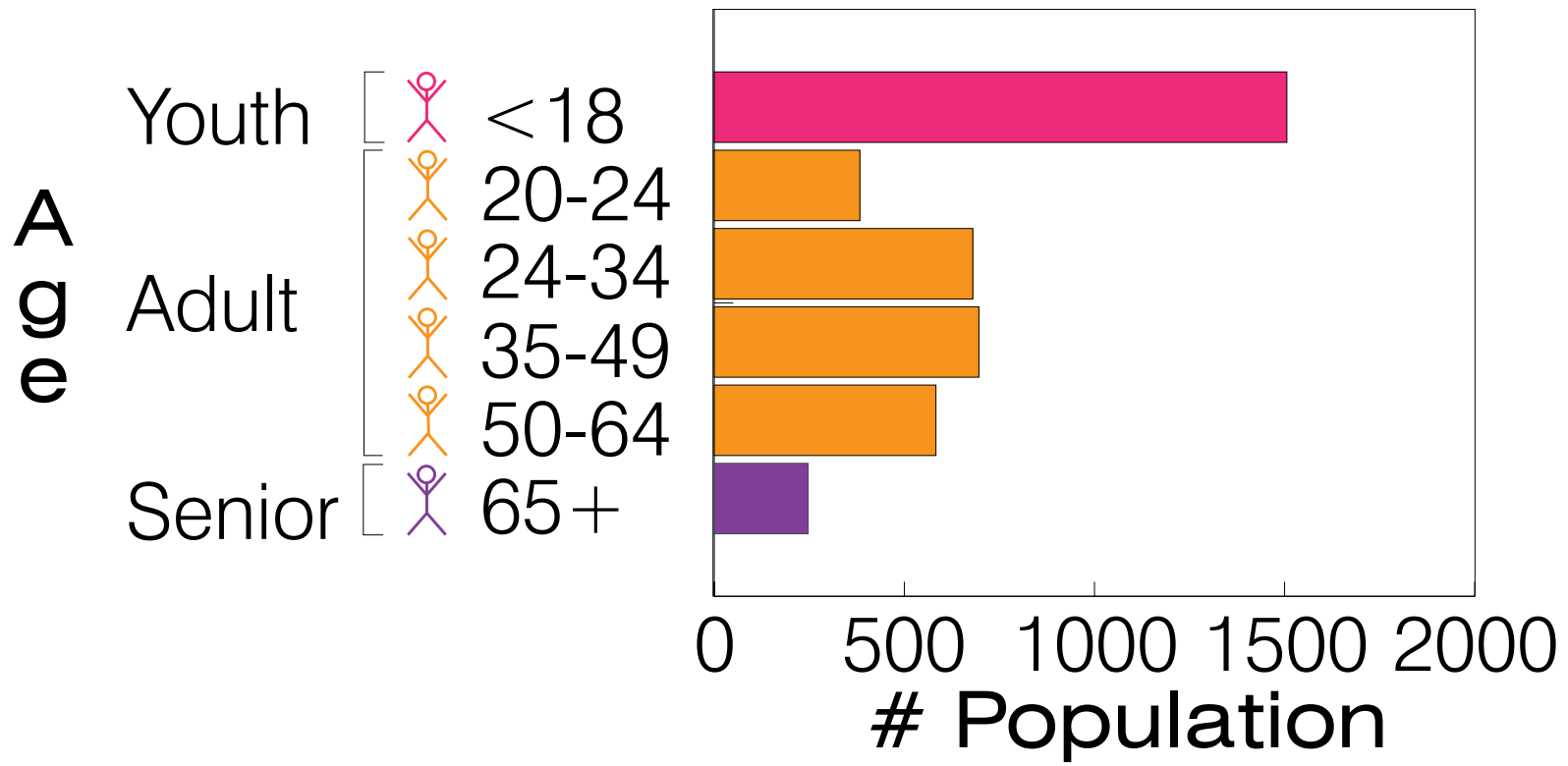
Lighting is designed for cars rather than people.

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

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

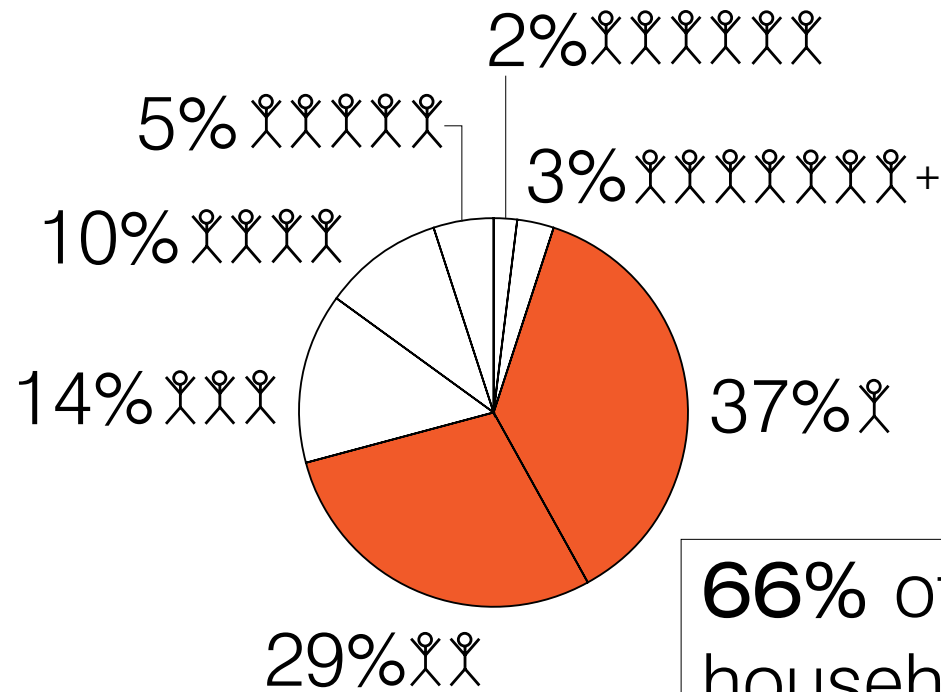
# Analysis

Population  
by age



# Analysis

Household Types,  
by # of 👤 (people)



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

# Vision

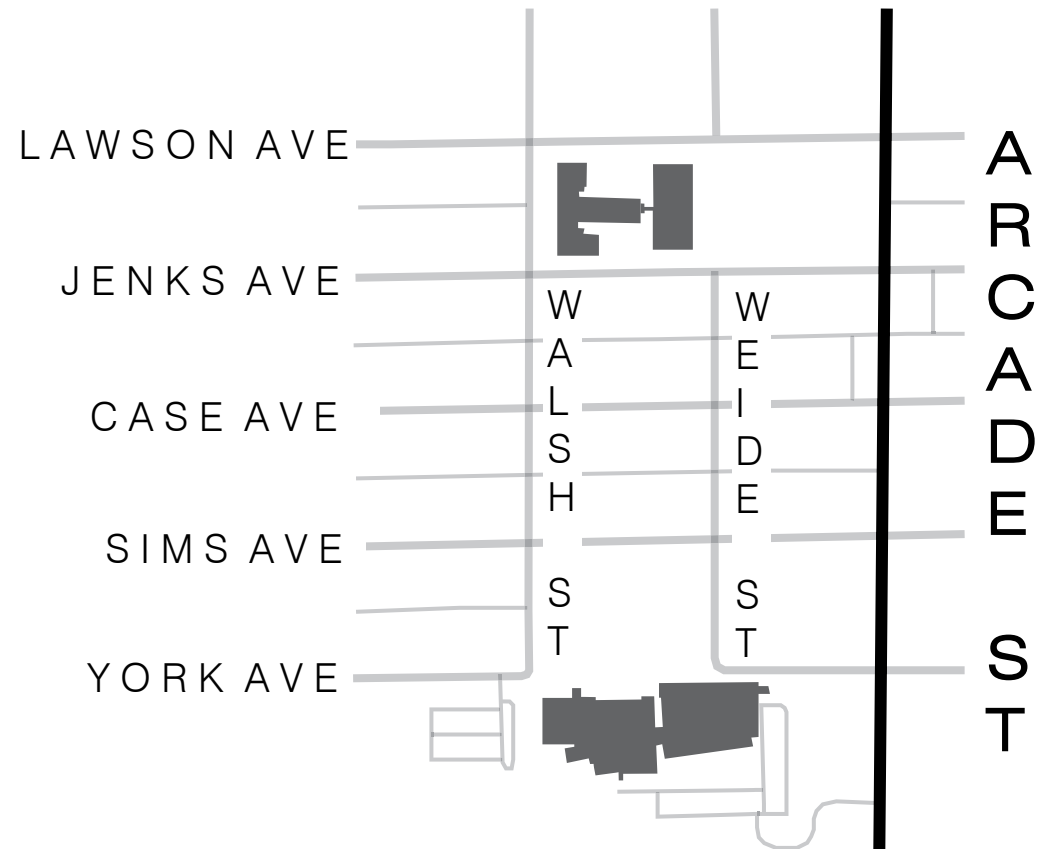
To layout guidelines and provide infrastructure to create a desirable community.

+ Create a strong streetfront and provide concealed off street parking to attract business and people.

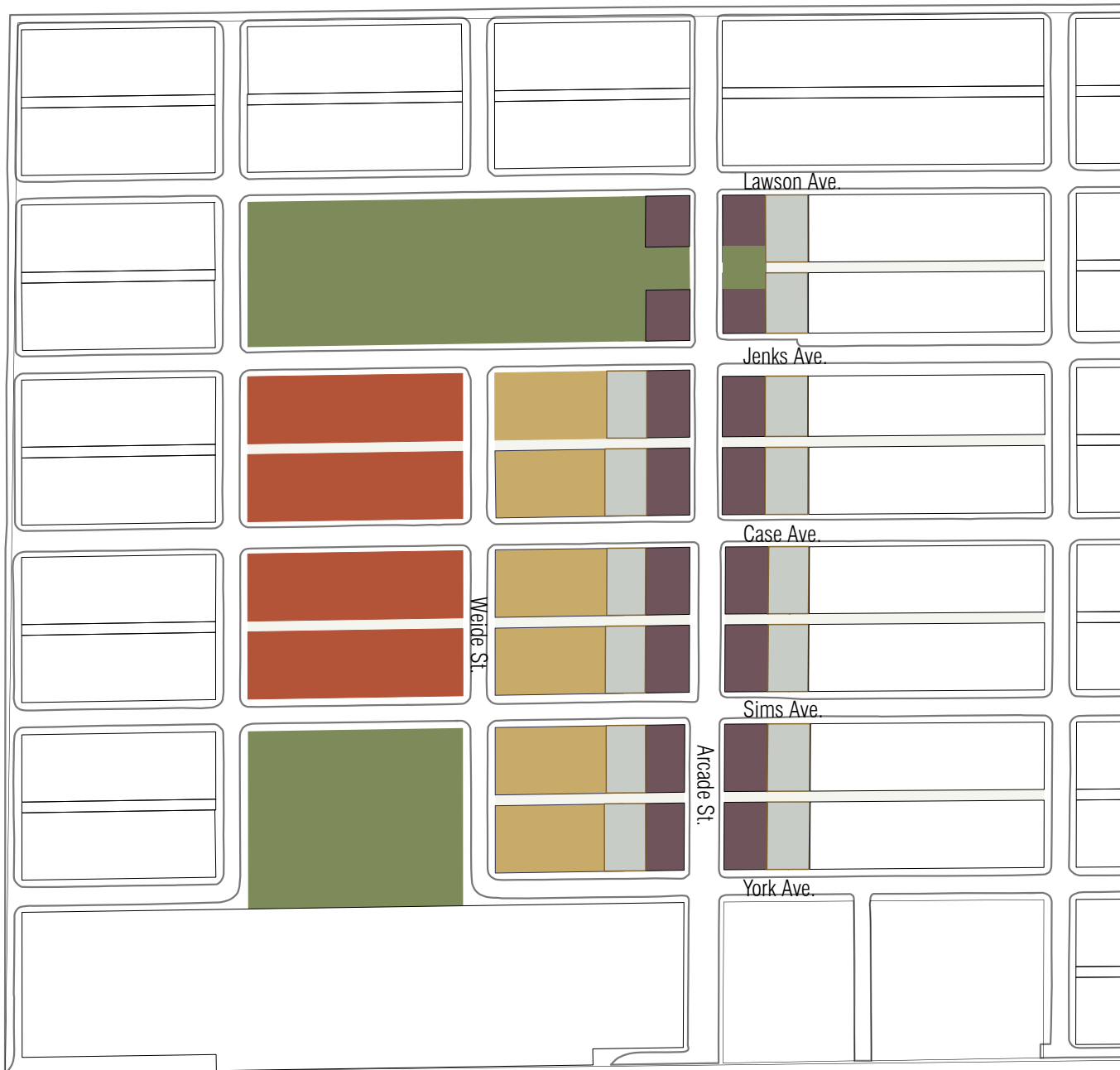
+ Provide social spaces programmed for a variety of demographics.

Planning






# Payne-Phalen Neighborhood



# Regulating Plan



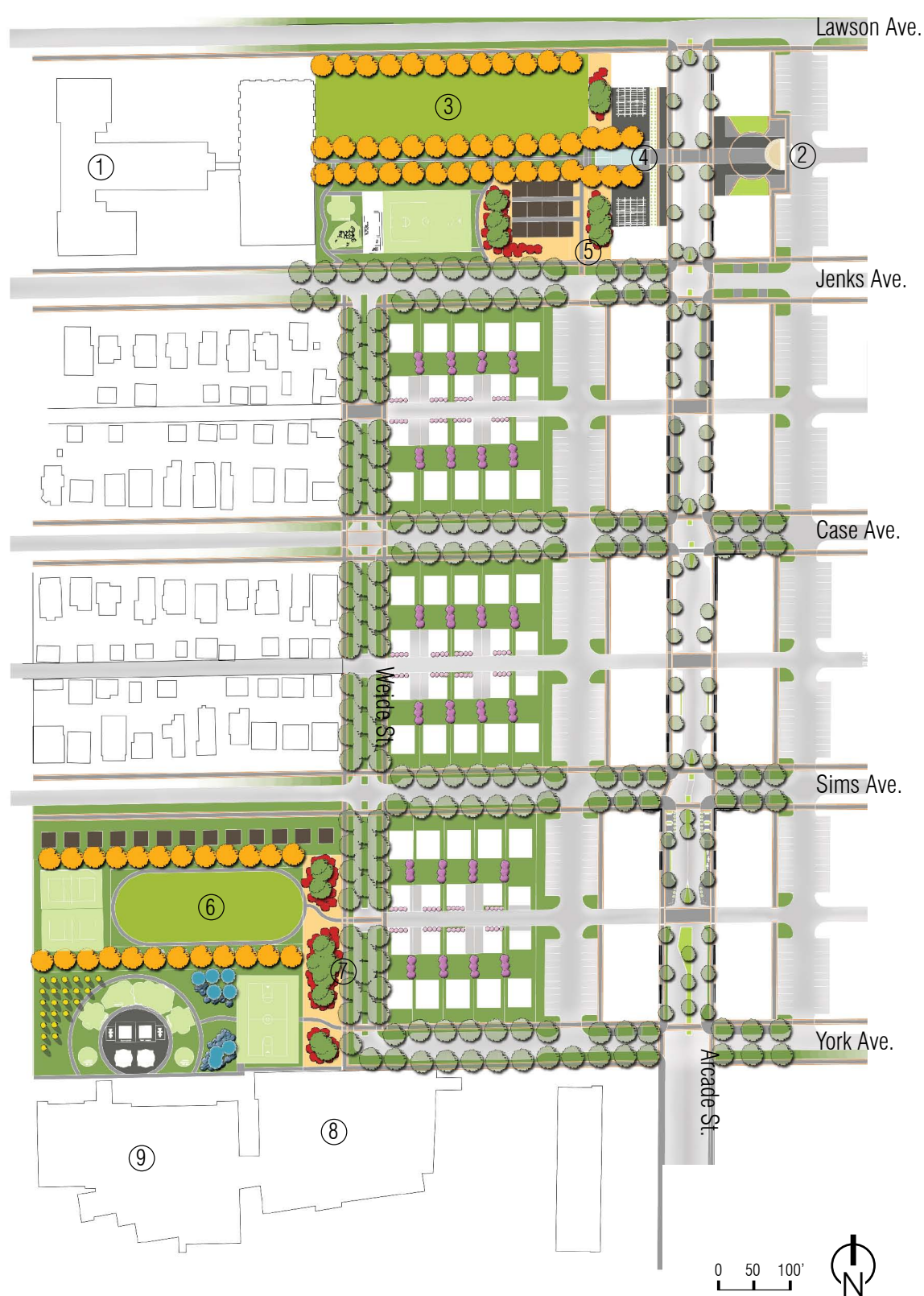
### Zoning

-  Open Space
-  Parking
-  Mixed Use/Apartments
-  Single Family
-  Large Family/Duplex



# Vision Plan

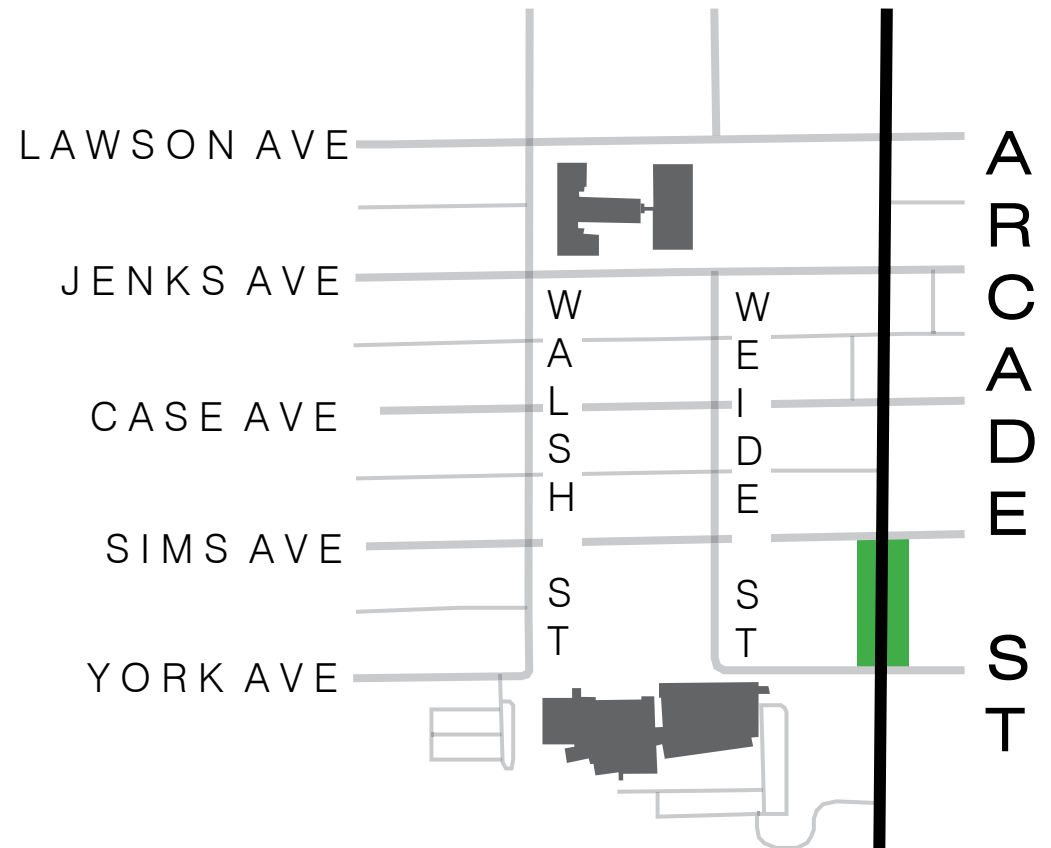
- ① Farnsworth Aerospace Pre K-8
- ② Bostrom Plaza
- ③ Farnsworth Park
- ④ Piccolo Plaza
- ⑤ Community Garden
- ⑥ John A. Johnson Park
- ⑦ Back To Nature
- ⑧ Eastside YMCA
- ⑨ John A. Johnson Elementary School





## Thoroughfare Standards

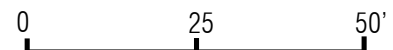
# Arcade St.



# Arcade St.



Existing



Thoroughfare Zones

# Arcade St.



**Neighborhood Entrance on Arcade St.**

Thoroughfare Zones

# Arcade St.



**Walking Along Arcade**

Thoroughfare Zones

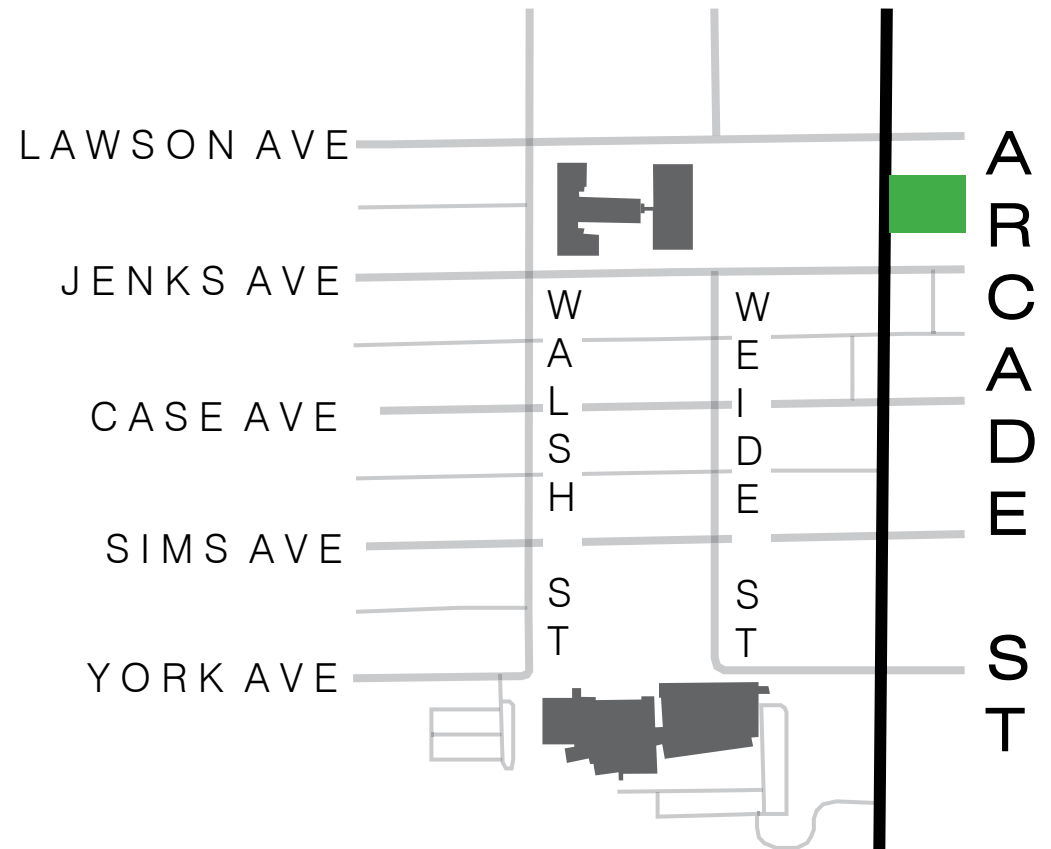
# Arcade St.



Looking south **Standing on the Corner of Arcade and Sims**

Open Space Standards

# Bostrom Plaza



# Bostrom Plaza

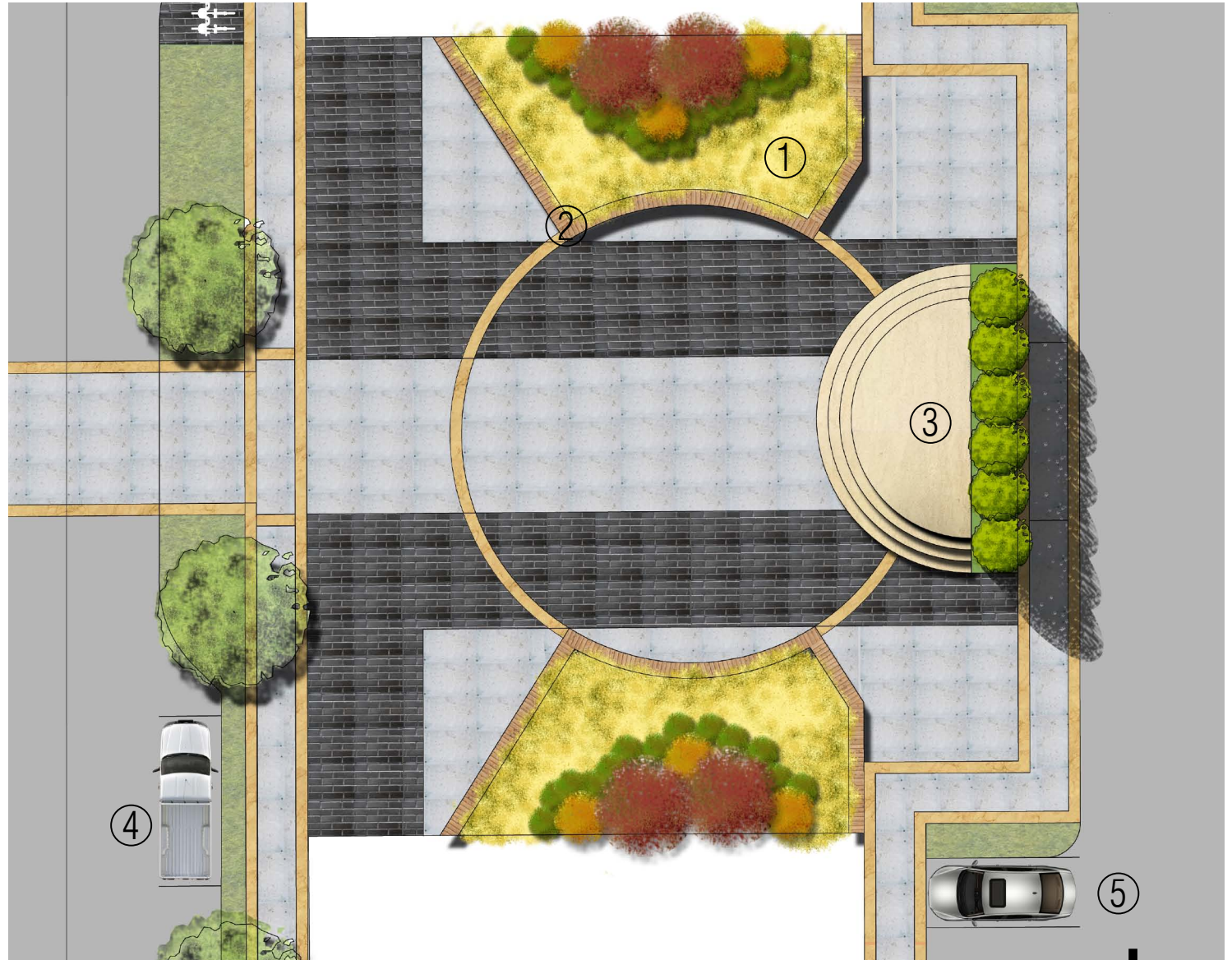
① Planting

② Seat Wall

③ Amphitheater

④ On Street Parking

⑤ Off Street Parking



Plan **Bostrom Plaza**

0 10 20'



Open Space Standards

# Bostrom Plaza



Looking East **Concert In The Plaza**



Open Space Standards

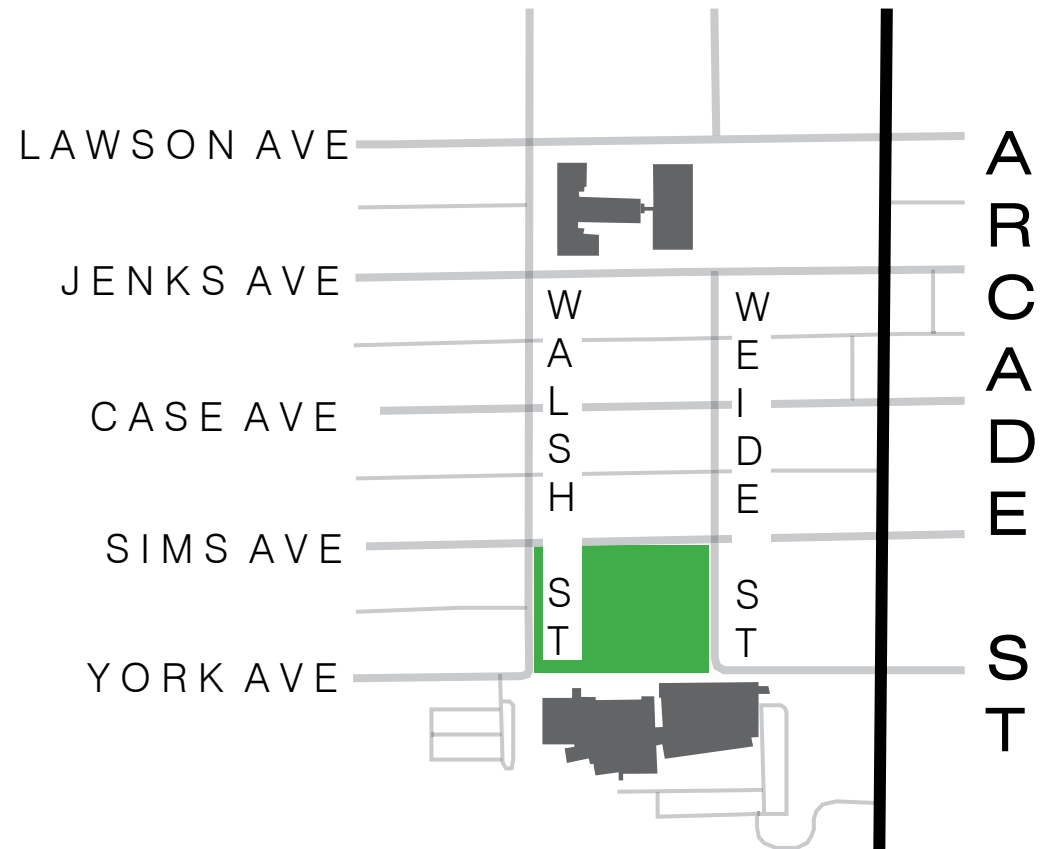
# Bostrom Plaza



Looking West **Farmers Market In The Plaza**

Open Space Standards

# John A. Johnson Park

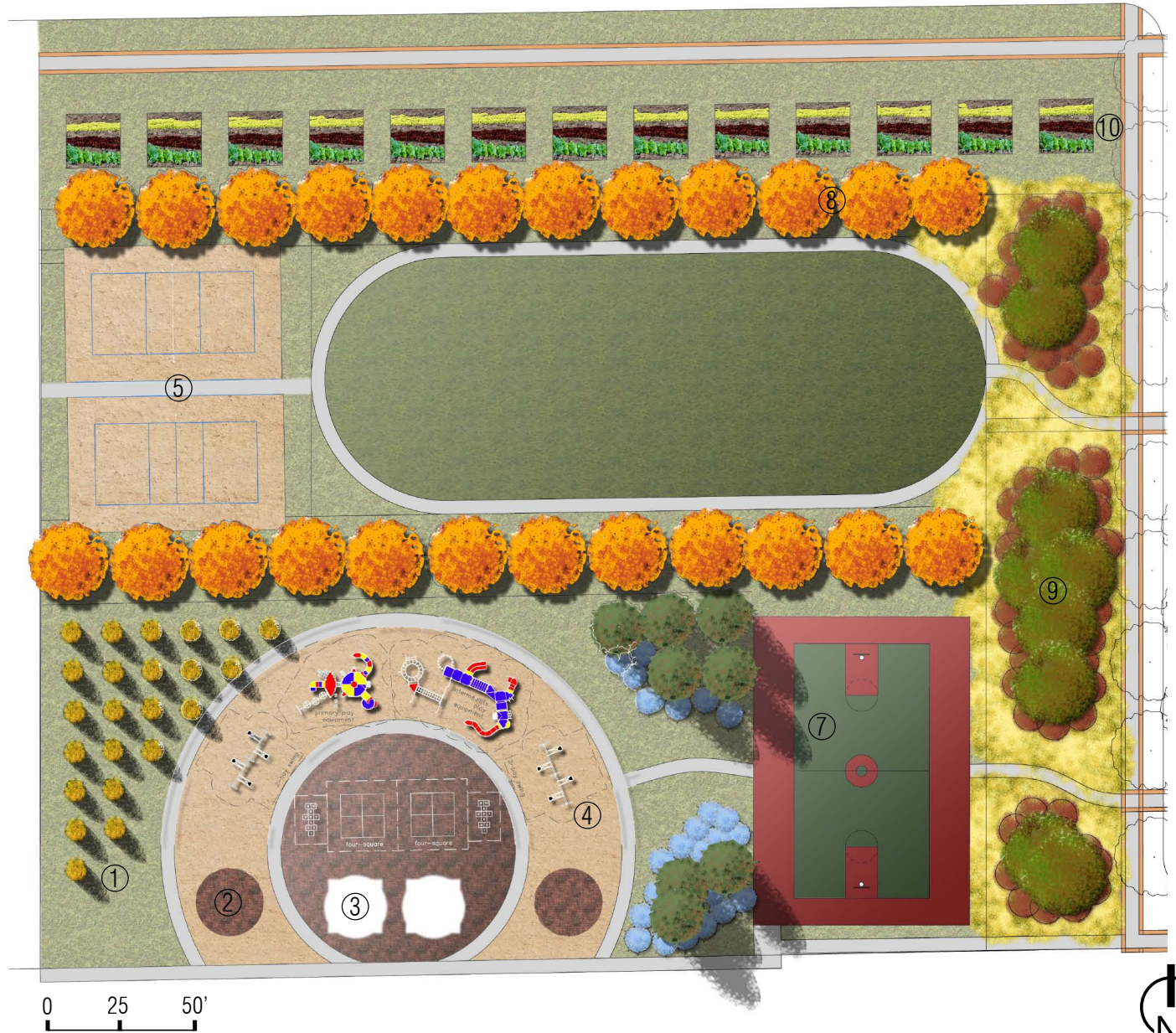


# John A. Johnson Park

Sims Ave.

Weide St.

- ① The Jungle
- ② Outdoor Classroom
- ③ Shade Shelter
- ④ Playground
- ⑤ Volleyball Courts
- ⑥ Green
- ⑦ Basketball Court
- ⑧ Benches
- ⑨ Back To Nature
- ⑩ Community Gardens



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⑧ Benches

# Conclusion

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

Design to best serve the people living in the community.

Design spaces for a variety of demographics.

Design comfortable spaces in a site specific manner.

Meet pertinent needs of the community.