Through the merging of foreclosed and underutilized single family homes into vibrant mix-use centers the suburban environment can become a walkable, multi-functioning community capable of a socially, fiscally, and environmentally sustainable future.

How can a nonviable suburban environment transform to become a feasible holistic community?

- The lack of social interaction due to an absence of communal entities and walkable environments creates a Monocultural environment isolating middle class families into a subdivision.
- The absence of income sources creates an environment that relies on the insertion of revenue from outside sources creating a financially unsustainable environment of consumption without production.
- Single family homes require a large amount of resources and land for construction and infrastructure. The separation of suburban typologies requires a large amount of automobile transportation which contributes to pollution.
- Diverse functions within a single entity coupled with public spaces allow for dynamic social interactions, introducing a variety of housing options allows for a diversity of age, income, and household type within the suburban framework.
- An insertion of income from retail, office, and rental spaces allow for a self-sustaining economy and benefits the entire community with increased tax revenues.
- The reuse of land, building materials, and infrastructure reduces the environmental impact of the project. Infusing multiple functions into a single element eliminates the requirement of the commute for work and daily needs.
Big box stores dilute the individuality of a community and outsource profits. Businesses owned by members of the community provide services that reflect the direct needs and desires of a specific community. A community market eliminates the need for a lengthy car ride to acquire daily essentials. A mix of retail types such as shops, restaurants, and cafés in a confined area allows for active pedestrian traffic and dynamic social interactions.

- Creates a hub of urban activity that fosters social interactions
- Provides jobs and income
- Supplies daily needs
- Represents community
- Capable of evolving with community

Goals
- Reconfigure existing materials and infrastructure to create a walkable neighborhood
- Create environments that allow for a socially diverse community
- Inject productivity into a nonexistent economy
- Provide a hub for dynamic social interactions
- Facilitate the evolving nature of communities

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Entrepreneurial market, restaurant, cafe, gym, daycare, office space, live/work, communal event space
The introduction of office space into the residentially dominated suburban fabric eliminates the need to commute. It has the ability to act as a satellite office or a permanent business. Collaborative office environments reduce overhead and allow for corporate interactions that benefit all parties and provide spaces for a variety of occupant sizes and functions. Paychecks are earned and spent in the same environment allowing for a fiscally sustainable economy.
The suburban environment consists of middle class single family households. The implementation of rental units into the subdivision provides an opportunity for a variety of ages, incomes, and household types into a monocultural environment allowing for an injection of diversity into a culturally stagnant suburban fabric. A successful, vibrant community relies on diversity to facilitate dynamic environments and create a socially sustainable culture. Shared communal spaces replace typical suburban redundancies such as formal living/dining rooms and spare bedrooms.
Department of Architecture and Landscape Architecture, NDSU
ARCH 772, Design Thesis, Spring 2013
Reinventing the American Dream, Mixed-Use, 48,000 sq ft
Michael Galloway
Ron Ramsay
software includes: Sketchup, Autocad, Photoshop, Illustrator, and Indesign