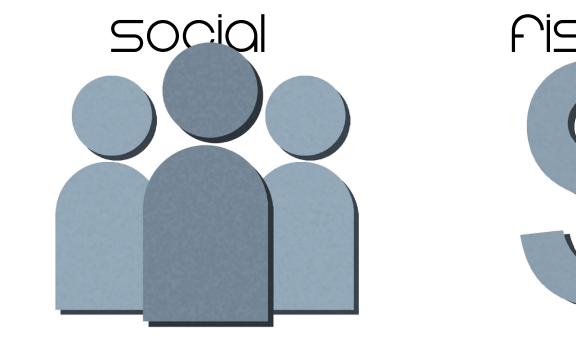


# how can a nonviable suburban environment transform to become a feasible holistic community?

through the menging 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.



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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.

diverse functions within a single entity coupled with public spaces allow office, and real for dynamic social interactions, introducing a variety of housing options the entire com 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.



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.

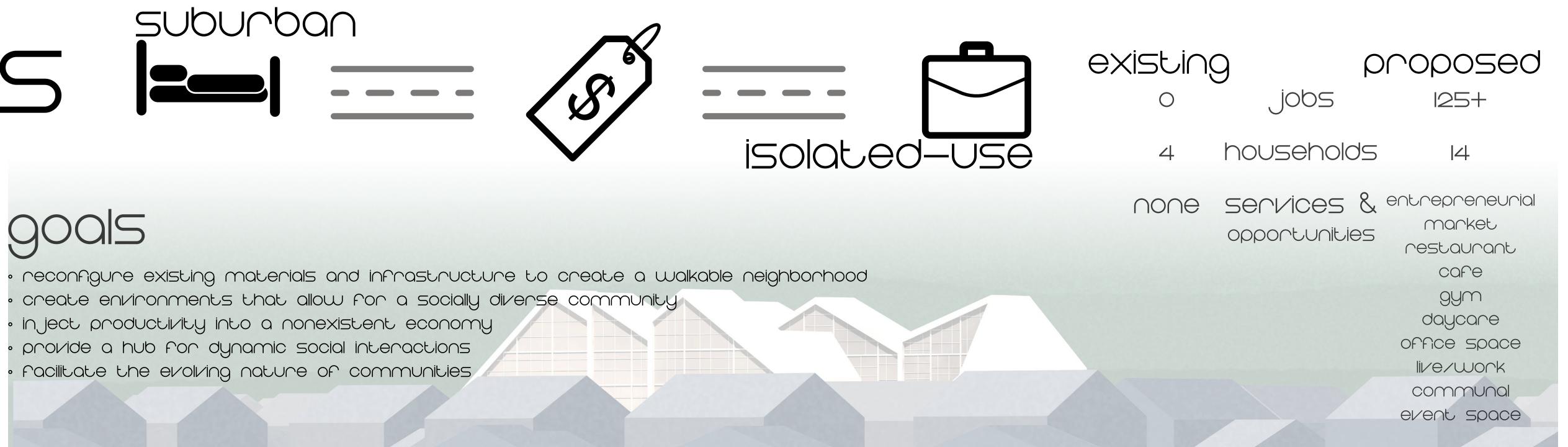
the reuse of land, building materials, and infrastructure reduces the environmental impact of the project. infusing multiple functions into a single element eliminates the requirement of the commute for work and daily needs. current value: \$215,000 last sale: \$306,000 (2006 depreciation: \$91,000





candinal drive







big box stores dilute the individuality of a community and outsource profits. busi- Services: nesses owned by members of the community provide services that reflect the direct needs and desines of a specific community. a community market eliminates the need for a lengthy can ride to acquine daily essentials. a mix of netail types such as shops, nestaurants, and cafés in a confined area allows for active pedestrian traffic and dynamic social interactions.

• market

area: 19,000 59 Ft retail spaces: II jobs: 50+

- · capable of evolving with communit
- represents community
- supplies daily needs
- provides jobs and income
- fosters social interactions

• restaurant

daycare

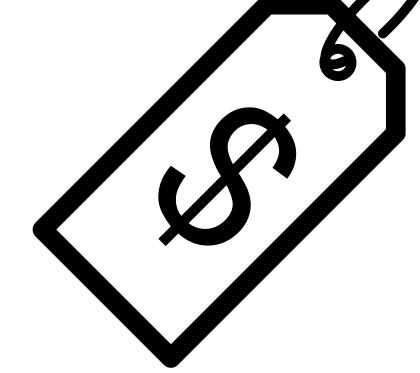
• CAFE

• gym

• retail

creates hub of urban activity that

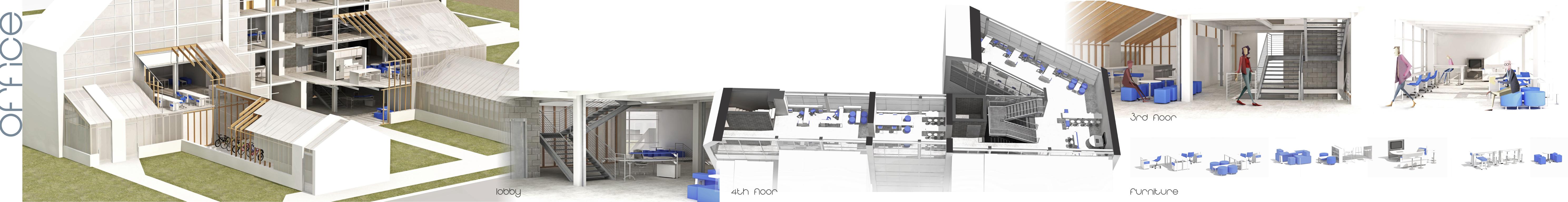




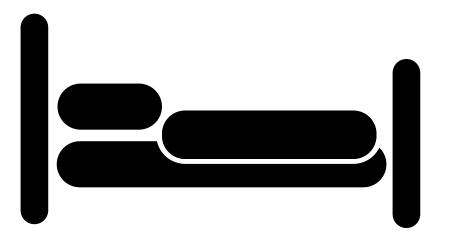


- eliminates commute
- cooperative office spaces provide complex business interactions
- low overhead for startups
- diversity of office settings create a active environment

the introduction of office space into the residentially dominated suburban Oreo: 14,000 SQ FLfabric eliminates the need to commute. it has the ability to act as a satellite office on a permanent business. col- Office Spaces: 75+ laborative office environments reduces overhead and allow for corporate interactions that benefit all parties and provides spaces for a variety of occupant sizes and functions. paychecks are earned and spent in the same envinonment allowing for a fiscally sustainable economy.







the suburban environment consists of middle class single family households. the implementation of rental units into Orea: 12,500 SQ Ft the subdivision provides an opportunity for a variety of ages, incomes, and household types into a monocultural UNIts: 14 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.

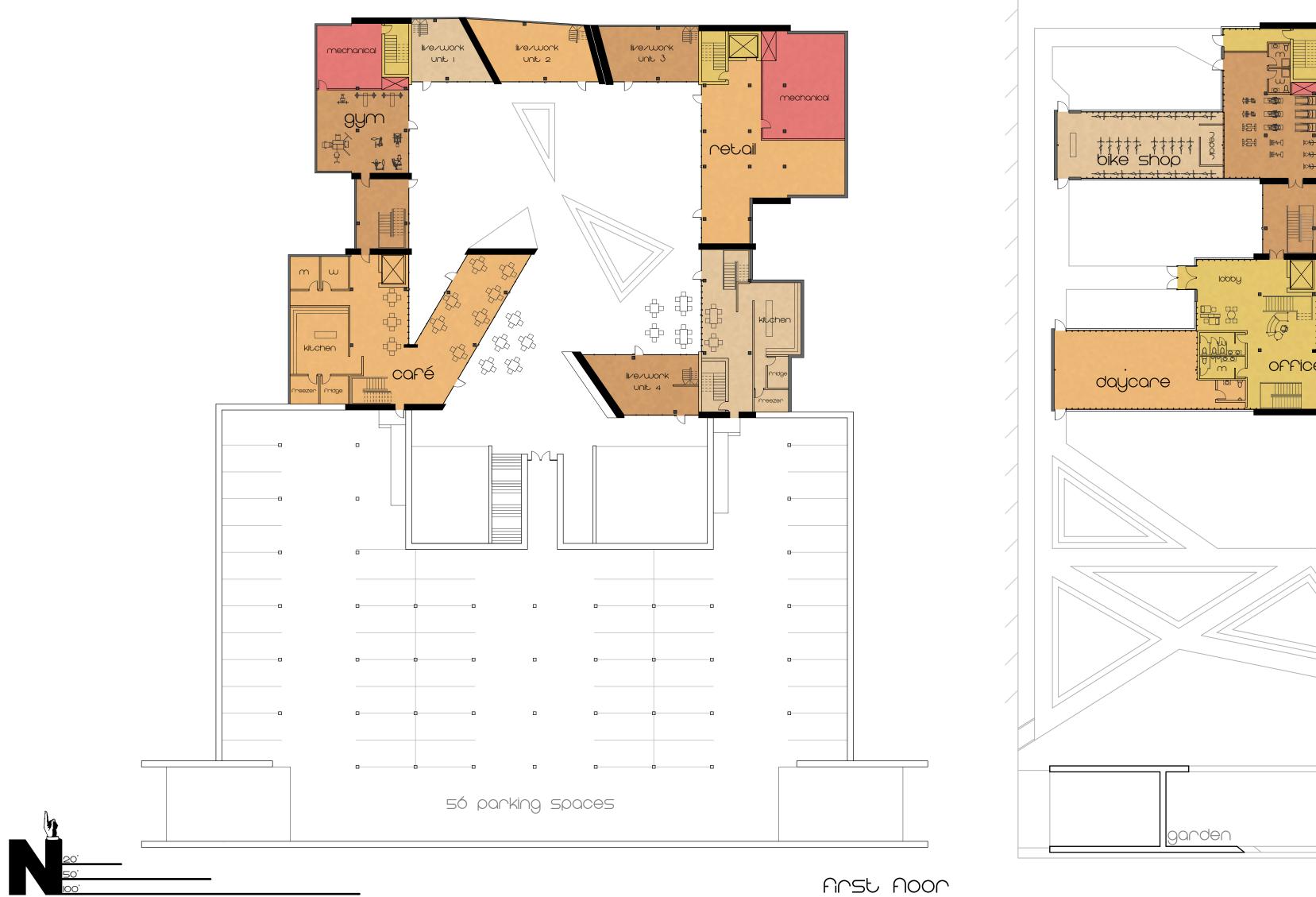
- allow for diversity
- eliminate excessive
- suburban rooms by adding shared communal spaces
- live/work units provide feasible small business opportunities

- |||/e/Work: 4
- Studio: 7
- 2 bed: 3

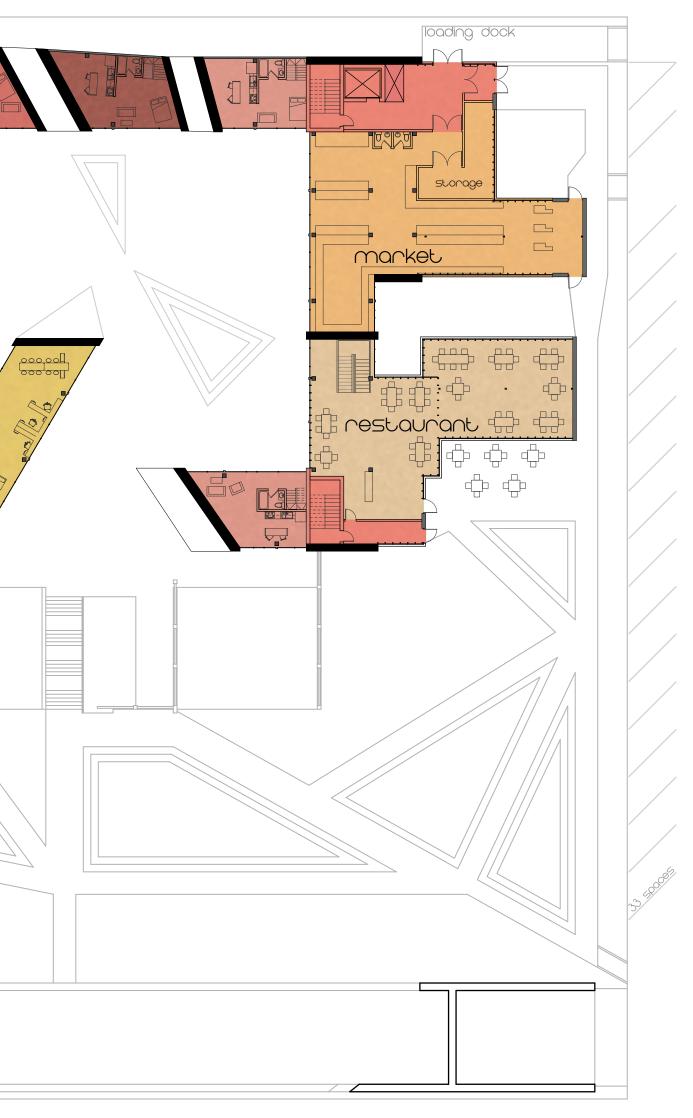








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