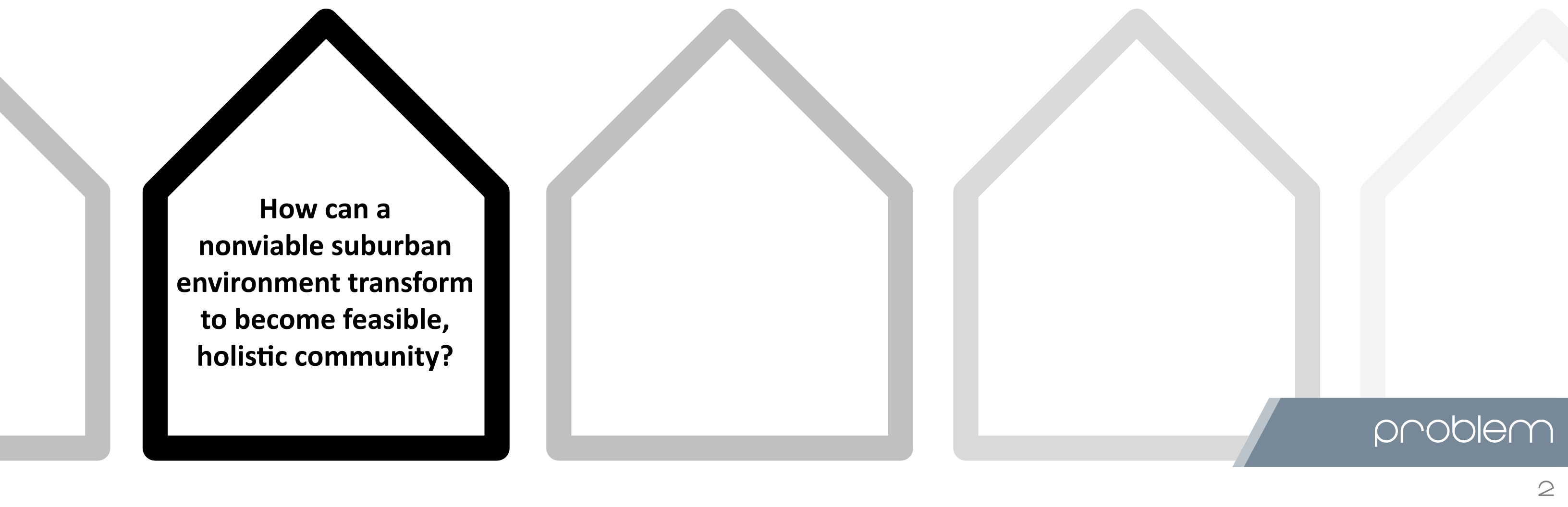
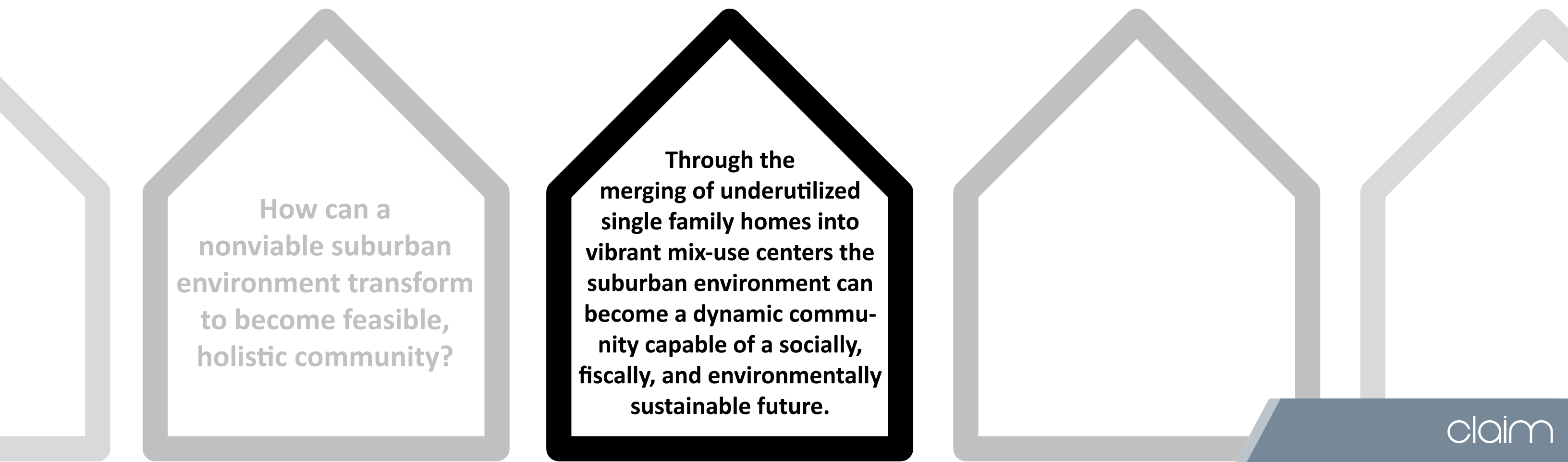


reinventing the
AMERICAN
DREAM
the city in the suburb



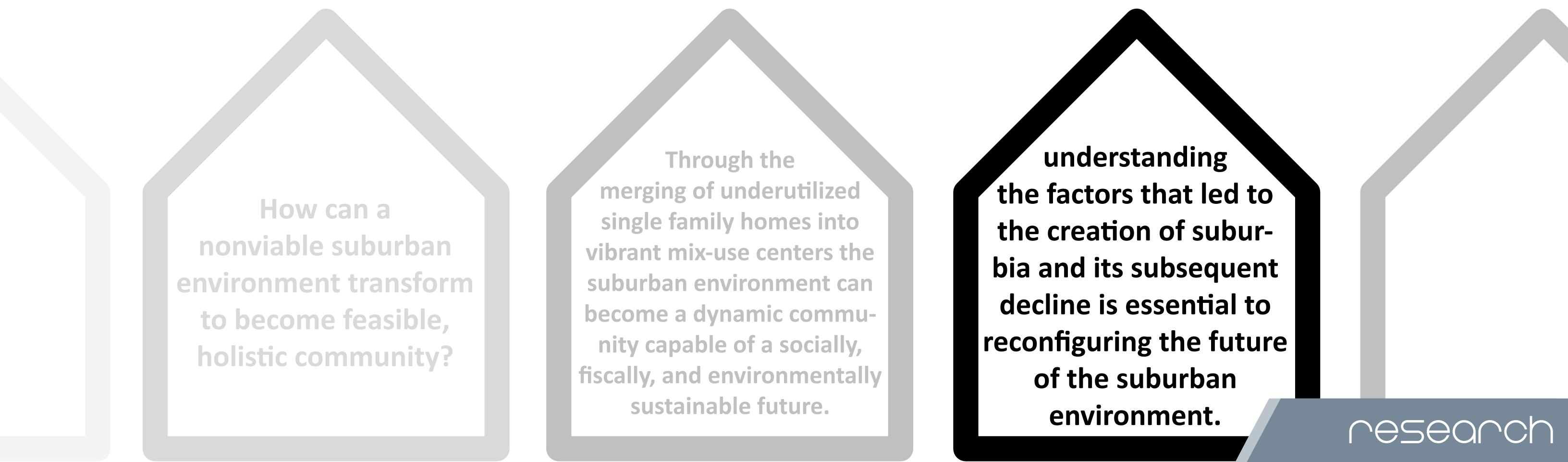
**How can a
nonviable suburban
environment transform
to become feasible,
holistic community?**

problem



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

Through the
merging of underutilized
single family homes into
vibrant mix-use centers the
suburban environment can
become a dynamic commu-
nity capable of a socially,
fiscally, and environmentally
sustainable future.



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

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

understanding the factors that led to the creation of suburbia and its subsequent decline is essential to reconfiguring the future of the suburban environment.

research

the modern suburban environment rose out of an unprecedented demand for a new way of life. the american dream was centered around motives of ownership and independence.

Fabricating the dream

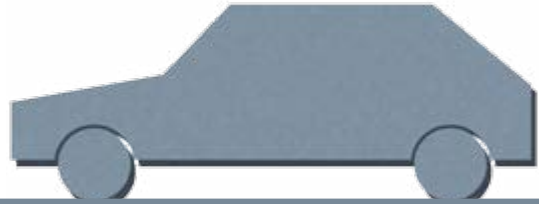
“In suburbia , organization man is trying, quite consciously, to develop a new kind of roots to replace what he has left behind.”

William H. Whyte, “The Organization Man (1956)”

- Following World War II America experience a severe housing shortage.
- GI Bill, National Housing Act of 1943, and the Interstate highway system encouraged suburban living.
- Changing mindset: consumerism spawned from new prosperity, corporate “mass media”, and a longing for the unknown.

Fabricating the dream

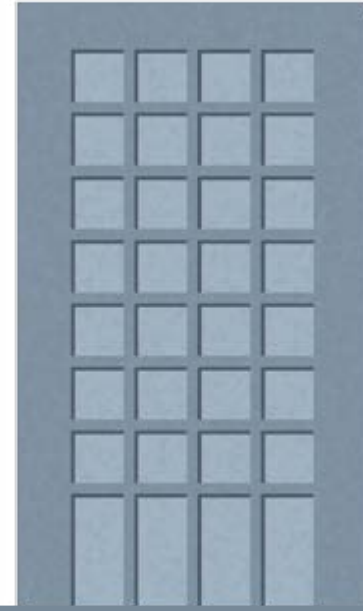
From this new mindset
new attitudes were born.



car provided
freedom



house symbolized
success



city was dirty
and hectic



solitude valued

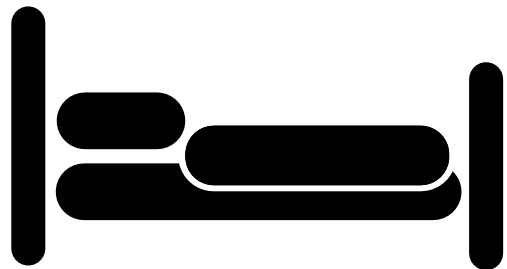
beginning

the suburban environment is largely an attempt
to create an orderly system for living.

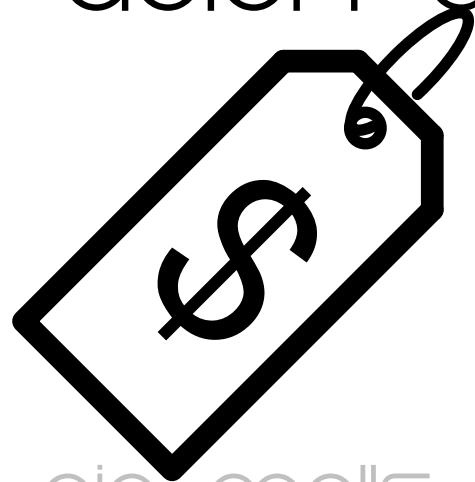
the suburb is simple.

it utilizes a small kit of parts.

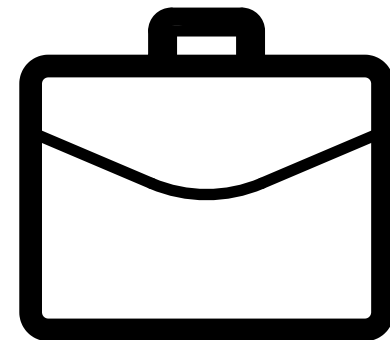
the problem is not the parts
but the separation of the parts



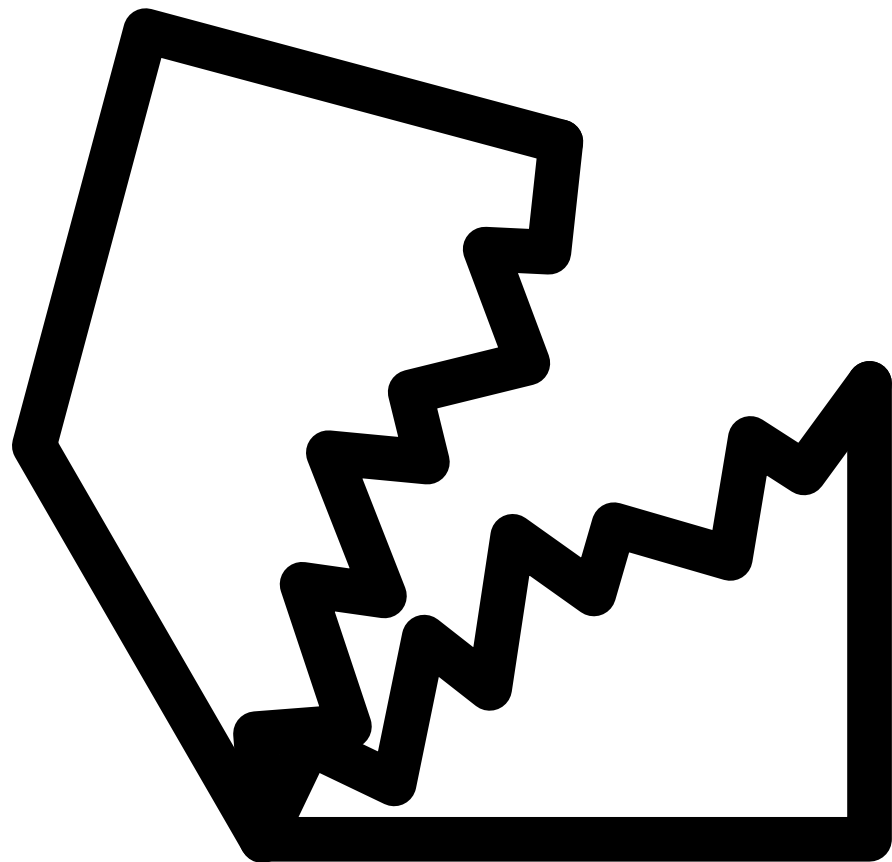
subdivisions



strip malls
shopping centers

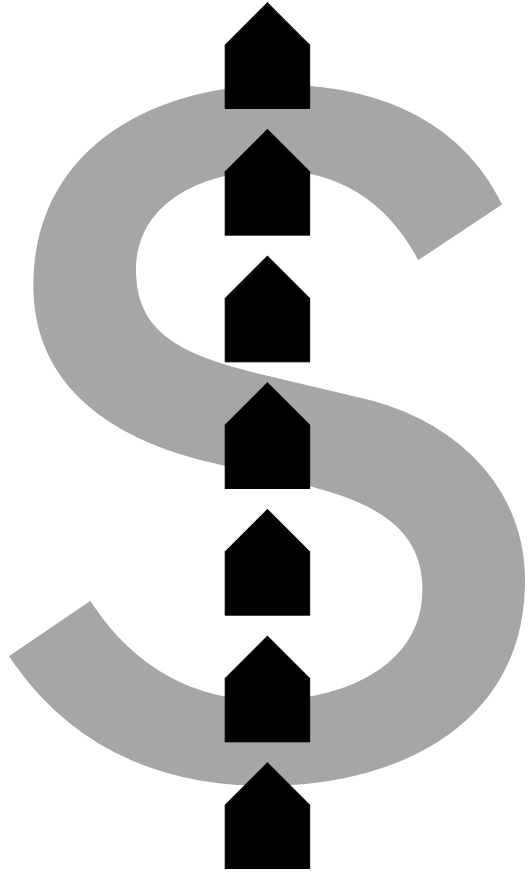


office parks
separation



This physical separation of parts creates detached environments that typically act in cohesion. In the suburban context this separation breaks the economic cycle of production and consumption. This leaves the housing aspect of suburbia, the subdivision, void of production. It is an environment dominated by consumption. It relies on the importing of capital from outside of the mono-functional community.

production

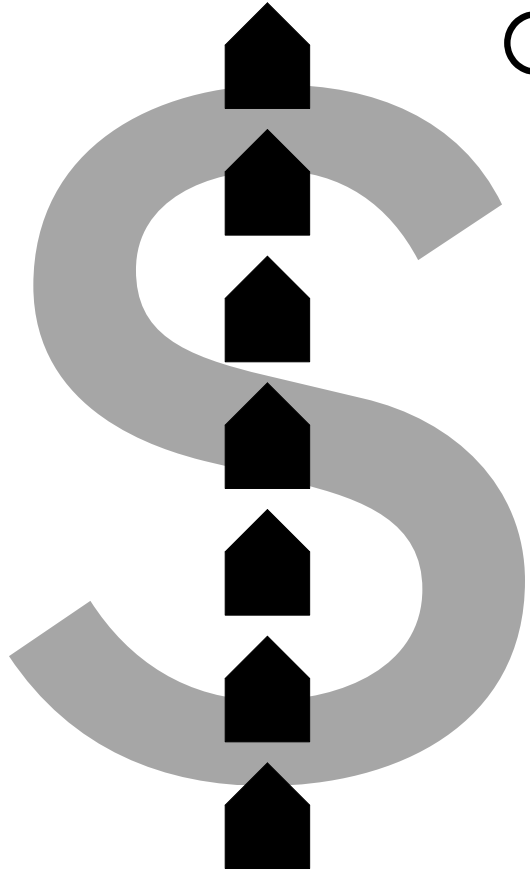


suburbia can only survive in times of excess capital

the economic downturn was brought on by predatory lending, foreclosures, consumer habits, fuel costs, and unemployment has contributed to a shrinking middle class and an inability to finance the continuation of suburban practices.

the middleclass dropped from 61% in 1971 to 51% in 2011.

economy



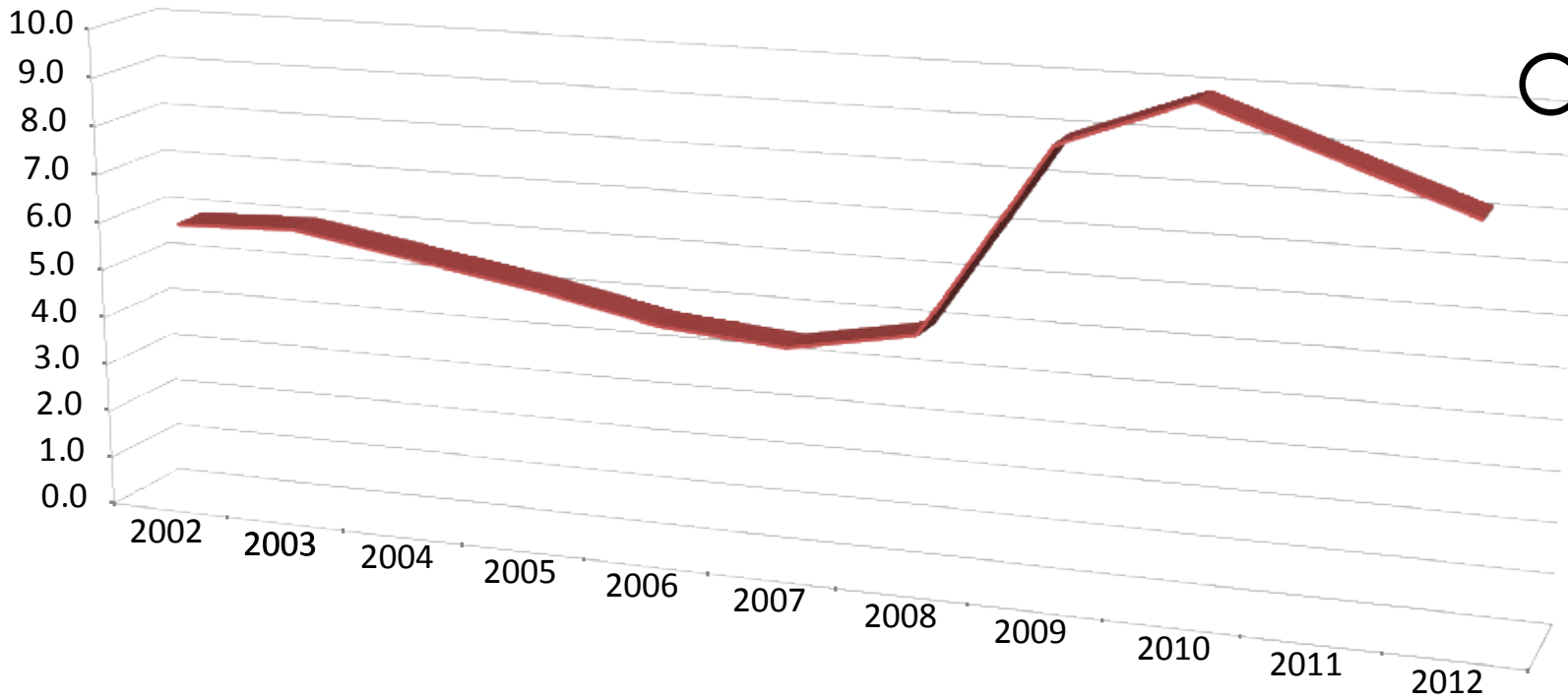
an attempt to live the american dream has created an economic nightmare

income levels have dropped substantially with the inflation adjusted median worker making \$32,000 in 2010, and \$33,000 in 1968. the average american today does not live as frugally as the 1968 counterpart. this decrease in capital clashes with an inverse increase in lifestyle expectations creates a disparity that produces a culture of living beyond one's means. as a nation, america is living beyond its means.

2011 household incomes were 8.1% lower than 2007

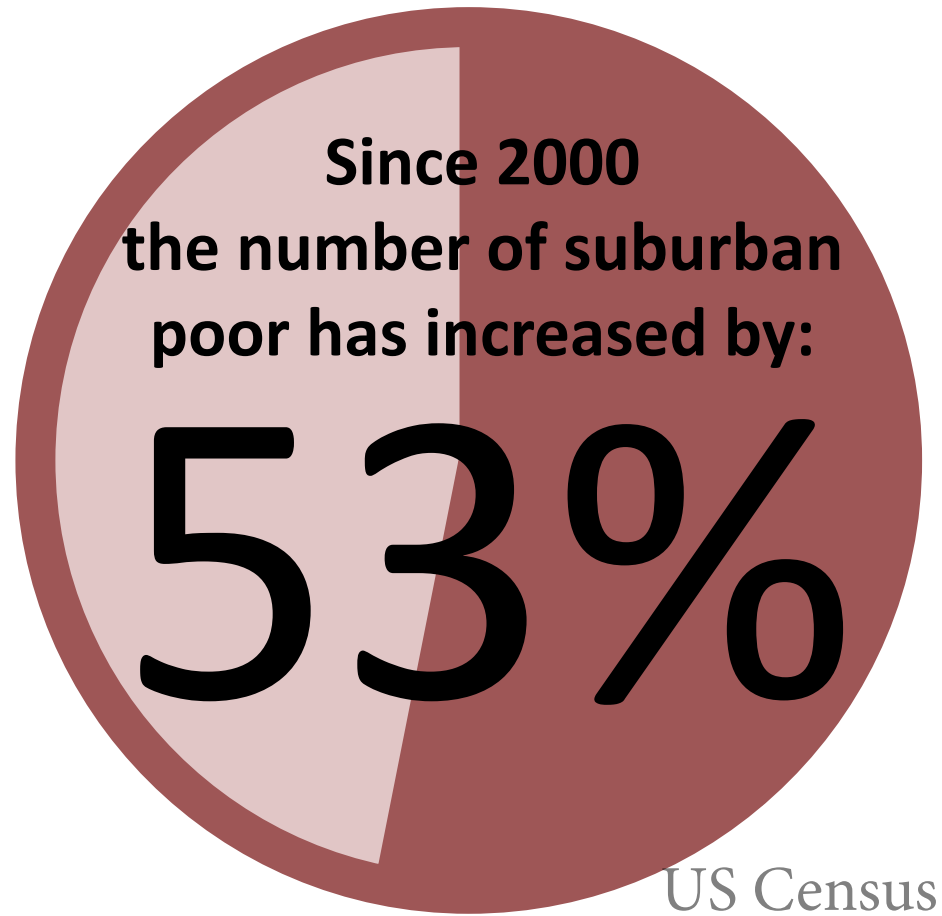
economy

annual unemployment percentage



the suburban environment cannot adapt to times of financial distress.

urban areas are more capable of "weathering the storm" due to their ability to evolve.



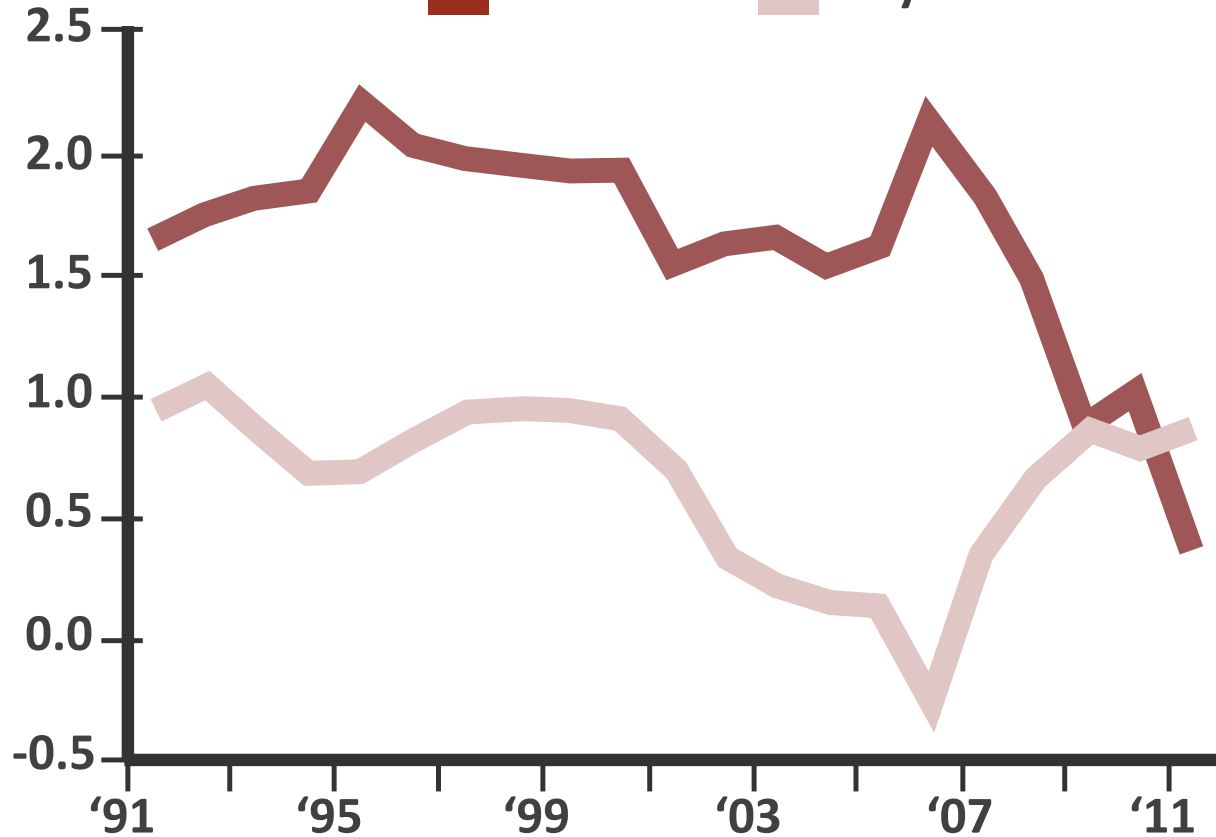
the suburbs are becoming what
they are trying to escape:

- poverty 55% of the america's poor live in the suburbs.
- danger higher suicide rates, more young drivers
- filth many foreclosed homes are left abandoned and become dilapidated

suburban hypocrisy

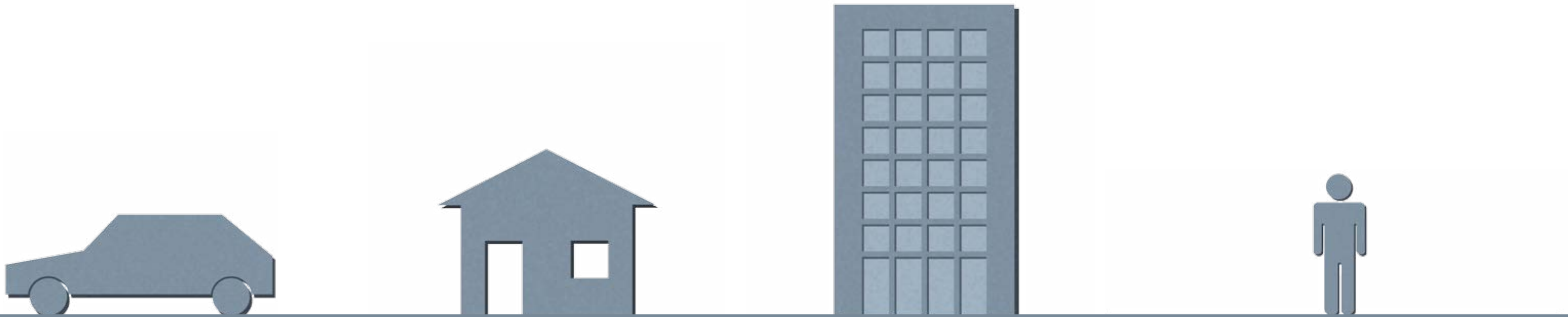
ANNUAL POPULATION CHANGE

suburb city



- young people don't want to live in the suburbs
- elderly people are not able to live in the suburbs
- families are finding that isolation is not the best way to raise a family

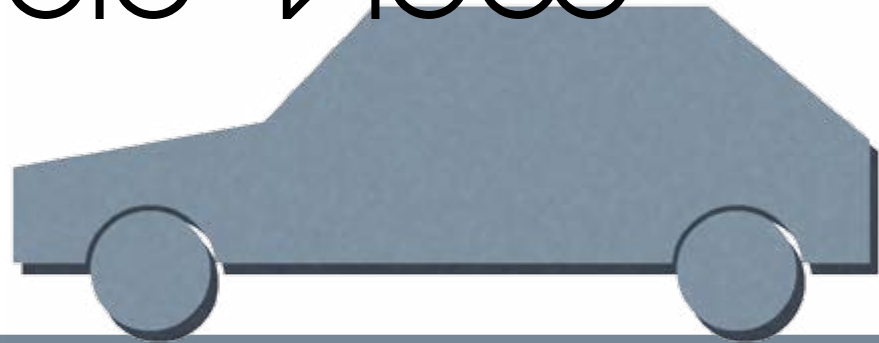
reverse migration



suburbia is not practical
and no longer is it desirable

changing mindsets

old view



freedom
independence

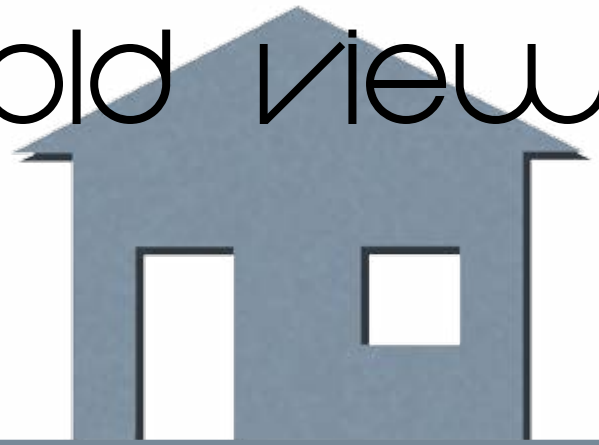
new view

hassle
burden

in 2004 the vehicle miles traveled per capita began to decrease for the first time since world war II and has continued to decrease every year.

car

old view



SUCCESS

Solitude

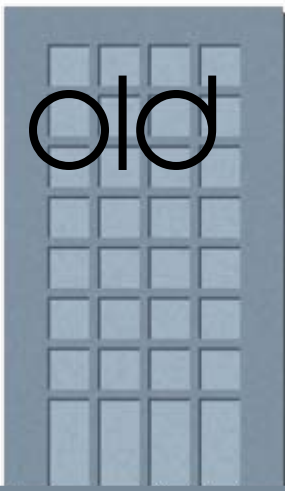
new view

the house is seen as an extension of the individual. it is seen as an indicator of success not a machine for living. the unnecessary dining rooms, sitting rooms, and extra bathrooms serve as symbols instead of functioning spaces. thus, the single family residence has become an empty shell that emphasizes status instead of practicality, efficiency, or effectiveness. it is an actualization of excess. when excess is removed so is the feasibility of the single family home.

monotony

antiquated

home ownership



old view

dirty
hectic

new view

exciting
active

the highest percentage of individuals who prefer to live in smart growth neighborhoods are those between the ages of 18–29 and 60+

city life

old view



private
peaceful

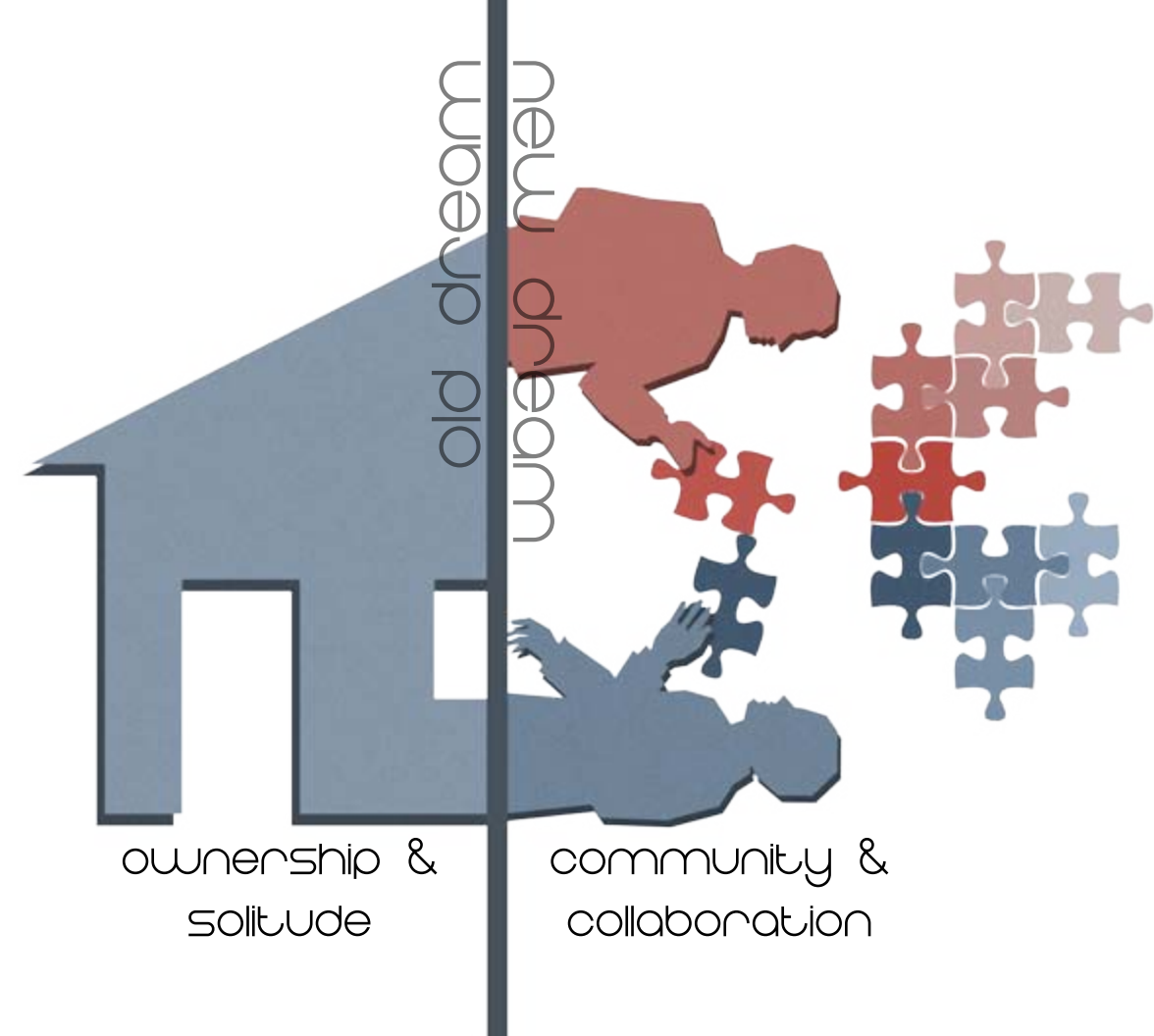
new view

the original inhabitants were starry-eyed explorers of a new land and a new way of life. today's suburbanites are stereotyped as soccer moms and weary commuters

dull
lonely

solitude

basically,
the dream
has changed.



old vs new



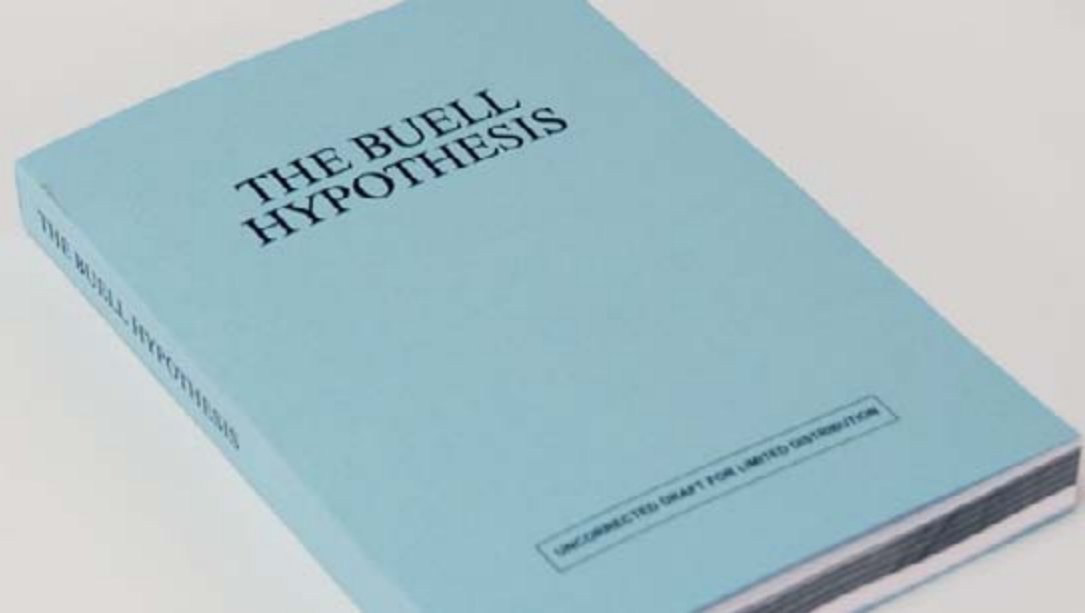
Reurbia Competition by Dwell Magazine



Suburbia has failed.

They have failed economically, socially, environmentally, politically, culturally, and architecturally. The question is, what is to be done with the unsuccessful suburban landscapes?

Are they to be abandoned, destroyed, or reclaimed?



buell hypothesis

– columbia university

in order to change the path of the suburban environment the "american dream" must be altered.

foreclosed: rehousing the american dream

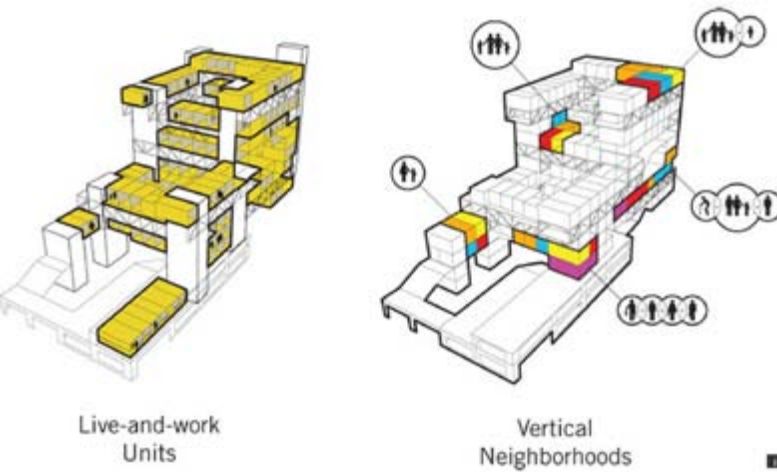
– museum of modern art

From the speculation of the buell hypothesis new york city's museum of modern art commissioned five design teams to create proposals for redesigning the future of housing in the midst of the foreclosure crisis. each team was assigned a specific site in an area with a high foreclosure rate and asked to imagine a future environment that would be socially, economically, and environmentally sustainable.



studio gang architects the garden in the machine cicero, il

This proposal creates a new housing type made of modular house elements that allows for the mixing of ages and family types. It is based on a limited equity cooperative concept where the community owns the land and amenities while the individual owns their home.



workac
nature-city
keizer, or



The design team created their version of a modern garden city that focuses on integrating nature into a sustainable mixed-use community that provides varied environments containing a diversity of scale and density.

case studies

"... no matter how much work and time we have spent, the people who live there can form the spirit and character we have sought for it. We all feel that unless the town-hall spirit in which park forest was created is captured and held by the people we will have failed. This is our gamble. We're betting on the people."

philip klutznick, park forest founder

"the goal is to provide a fully integrated and livable community. the aim is to capture all the advantages of country living in an urban atmosphere within the economic reach of those who will live in the town."

park forest preliminary prospectus

park forest

the difference between park Forrest and other large developments such as the Levittowns was that park Forest did not only provide housing it provided a whole system including jobs and retail along with the housing.

park Forest as example of developer lead suburban town. it is a town. not a development. it is led by capitalist intentions while realizing the complex economic cycle of the suburban environment and the need for complex social interactions in a successful community.

the suburb was really a social experiment. it was also a political and economic experiment.

communal capitalism

“Not only is a society healthier when its diverse members are in daily contact with one another, it is also more convenient.”

Duany, Plater-Zyberk, Speck “Suburban Nation (2010)”



celebration, florida

pros:

- proposes holistic sustainable communities
- creates density while allowing for individual ownership
- designed to create production and income

cons:

- does not facilitate the adaptation of existing suburban environments
- today's communities do not operate the same as in the past
- new communities must facilitate change

new urbanism

"each year we construct the equivalent of many cities, but the pieces don't add up to anything memorable or of lasting value. the result doesn't look like a place, it doesn't act like a place, and, perhaps most significant it doesn't feel like a place."

andres duany, elizabeth plater-zyberk, and jeff speck

"suburban nation"

conclusion

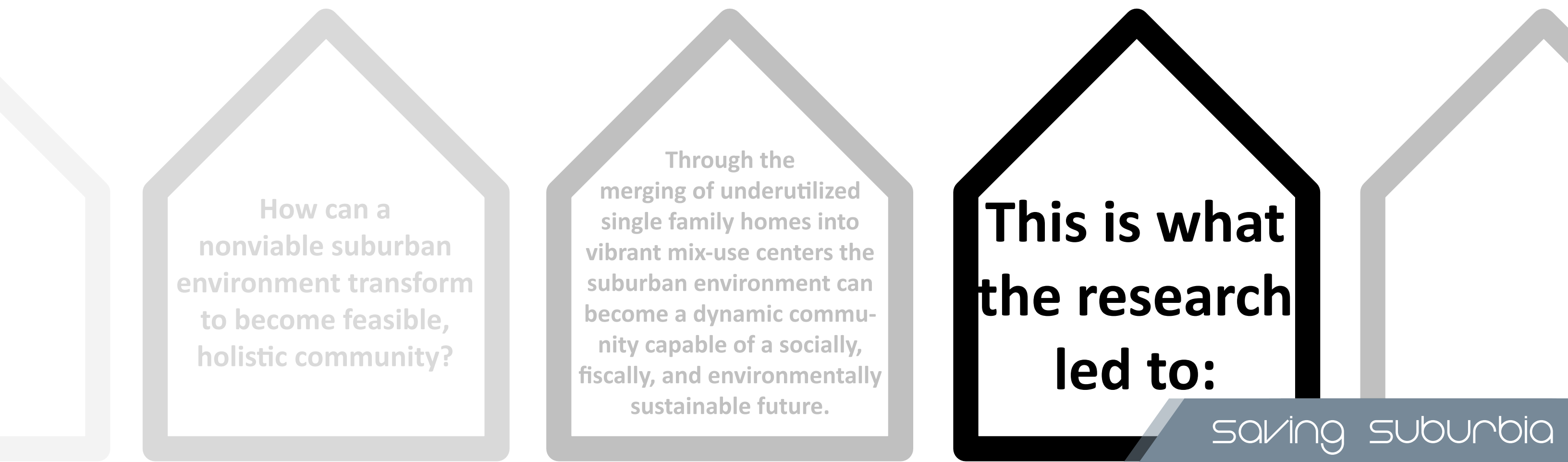
"each year we construct the equivalent of many cities, but the pieces don't add up to anything memorable or of lasting value. the result doesn't look like a place, it doesn't act like a place, and, perhaps most significant it doesn't feel like a place."

andres duany, elizabeth plater-zyberk, and jeff speck

"suburban nation"

we have an enormous investment in the suburban environment in terms of resources, land, infrastructure, and potential. there is a responsibility to adapt that investment into something effective.

conclusion

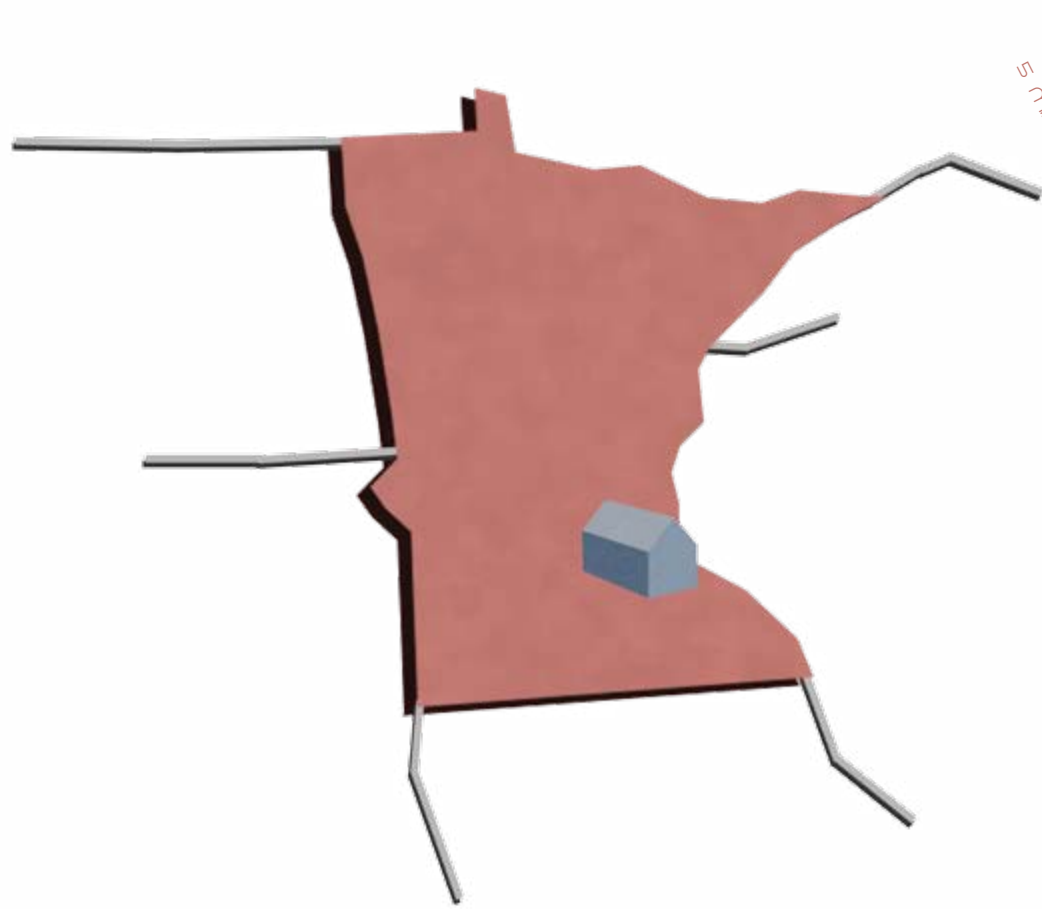


How can a nonviable suburban environment transform to become feasible, holistic community?

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

This is what the research led to:

saving suburbia



downtown Shakopee
5 miles

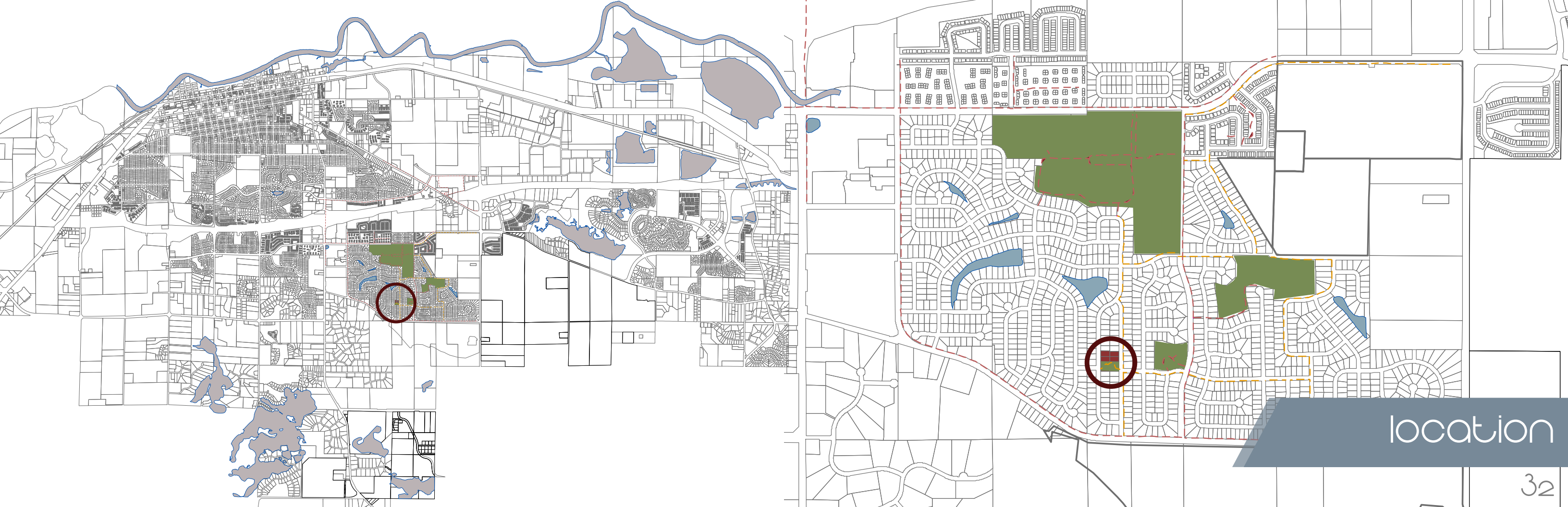


Minneapolis
25 miles

cardinal drive

williams street

location



location

Williams Street

2002

2054

current value: \$215,000
last sale: \$306,000 (2006)
depreciation: \$91,000



current value: \$270,000
last sale: \$281,000 (2002)
depreciation: \$11,000

current value: \$280,000
last sale: \$320,000 (2007)
depreciation: \$40,000



2001

cardinal drive

2053

current value: \$214,000
last sale: \$289,000 (2004)
depreciation: \$75,000

cardinal drive

Williams Street

site info







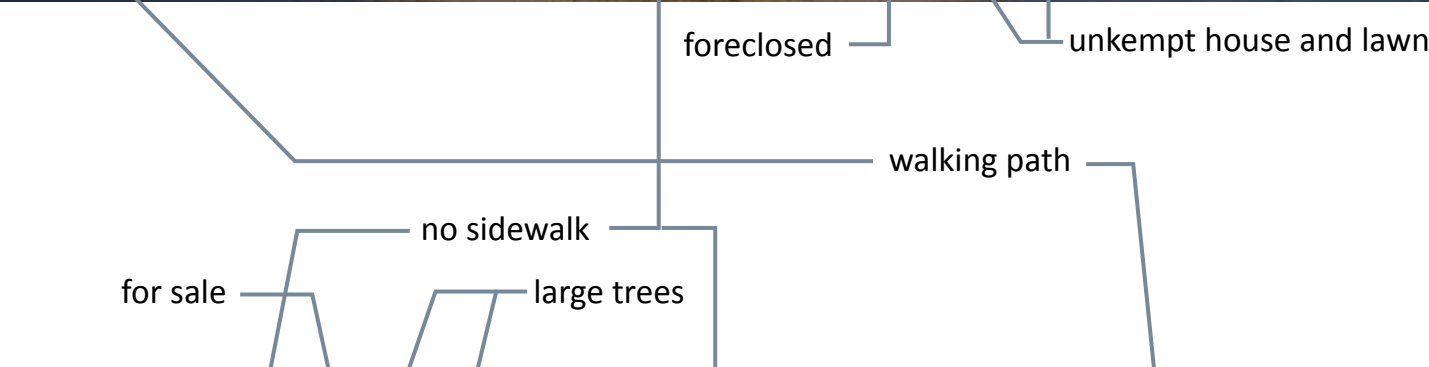
for sale

no sidewalk

large trees

foreclosed

unkempt house and lawn



walking path



neglected roofing

overgrown plantings

uncared for and weed ridden lawn in both park and yard



Williams Street



park



cardinal drive

site info



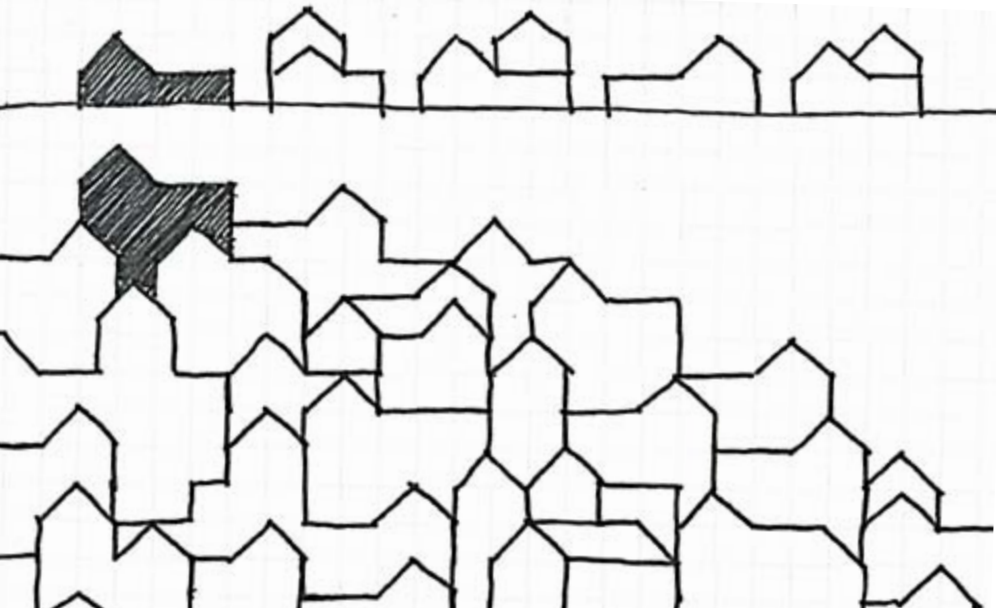
2062 Williams Street



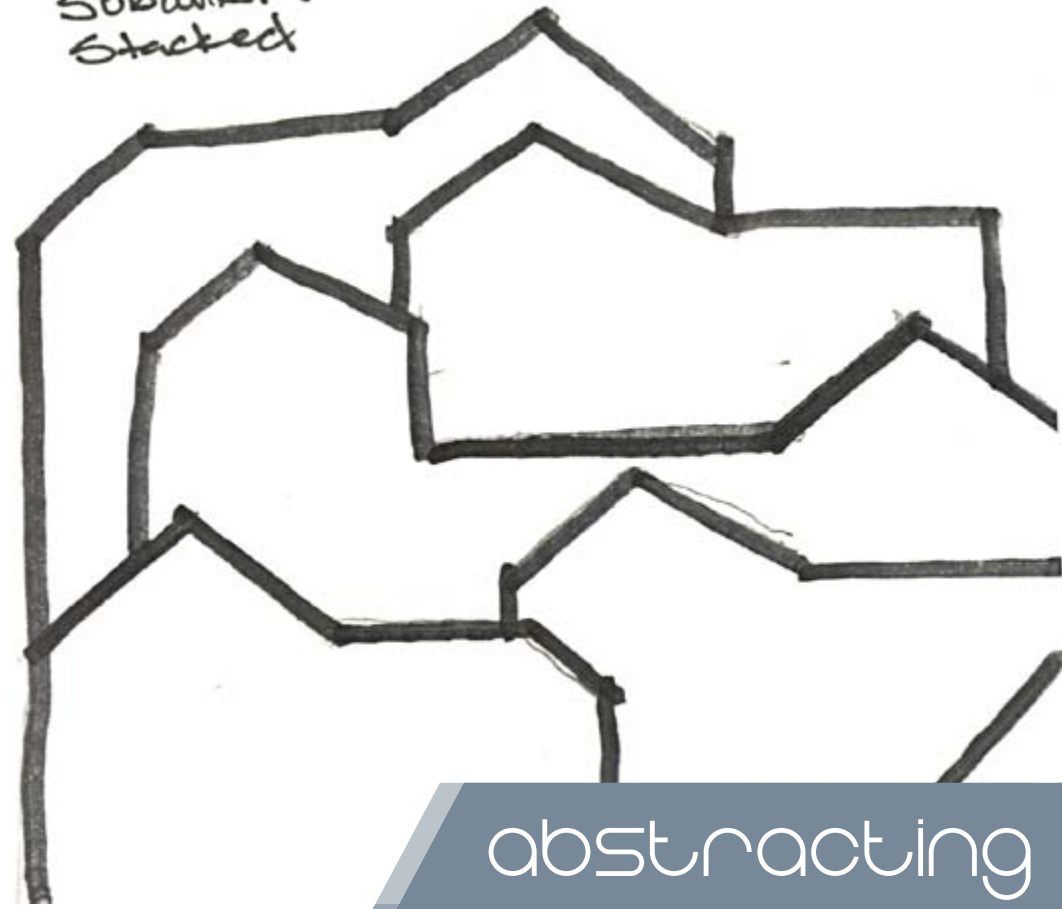
2061 Cardinal Drive



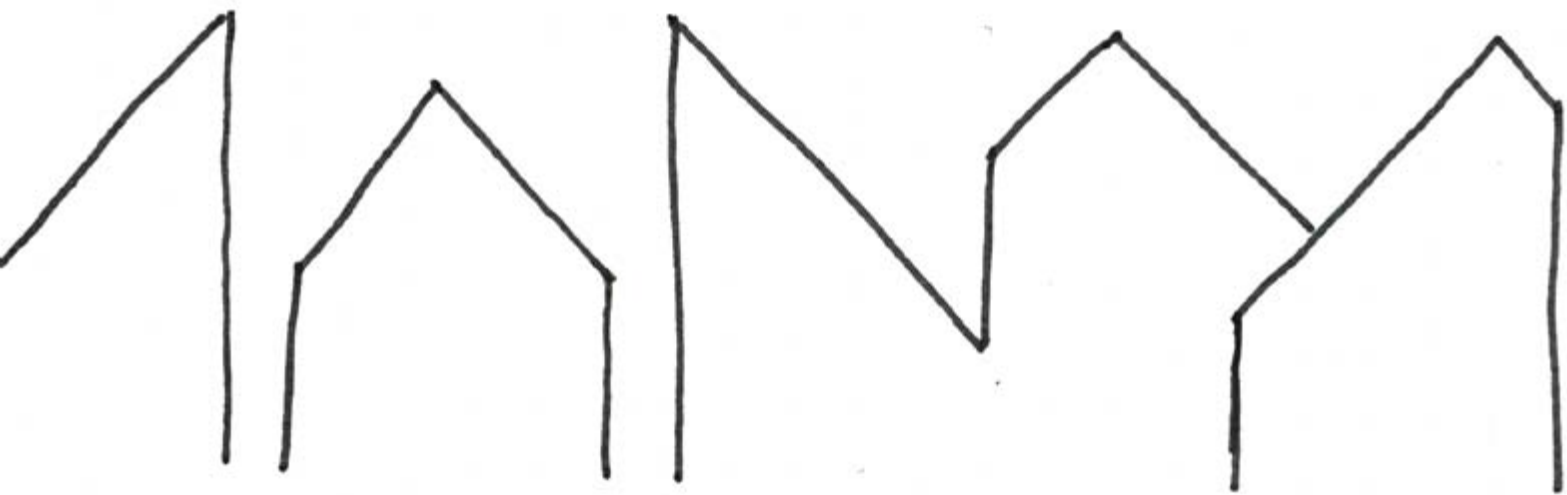
HOUSE ON A HILL (of houses)



Suburbia
Stacked



abstracting

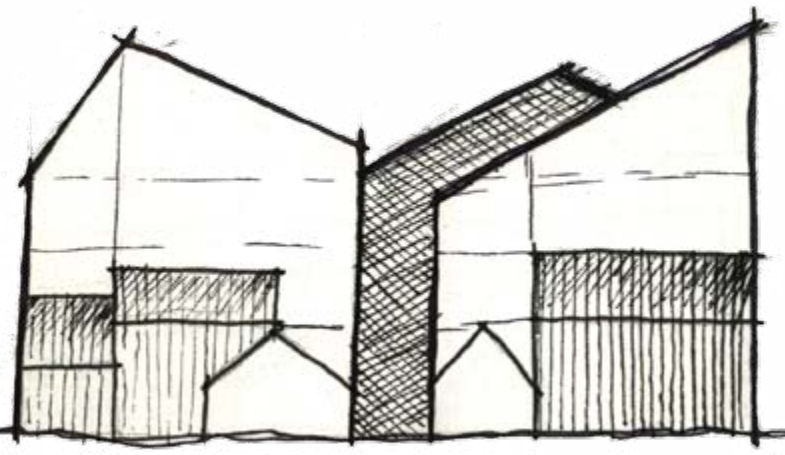
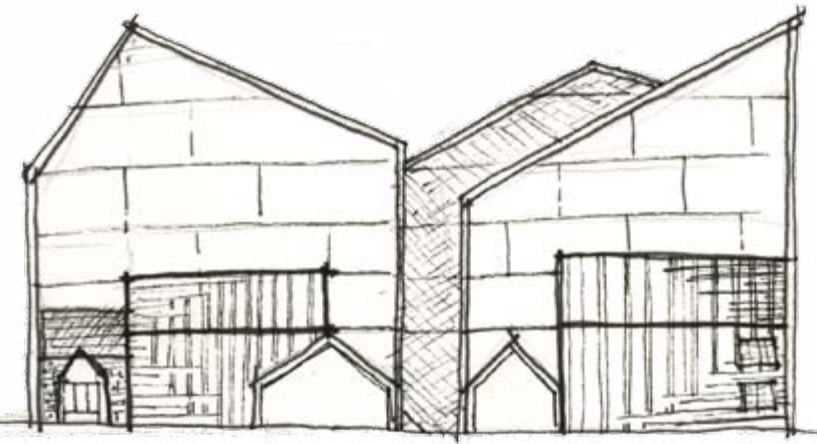


unabstracting



WILLIAMS STREET

MASSING
2.4.13



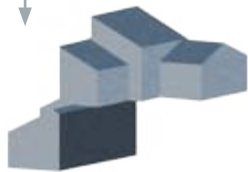
existing



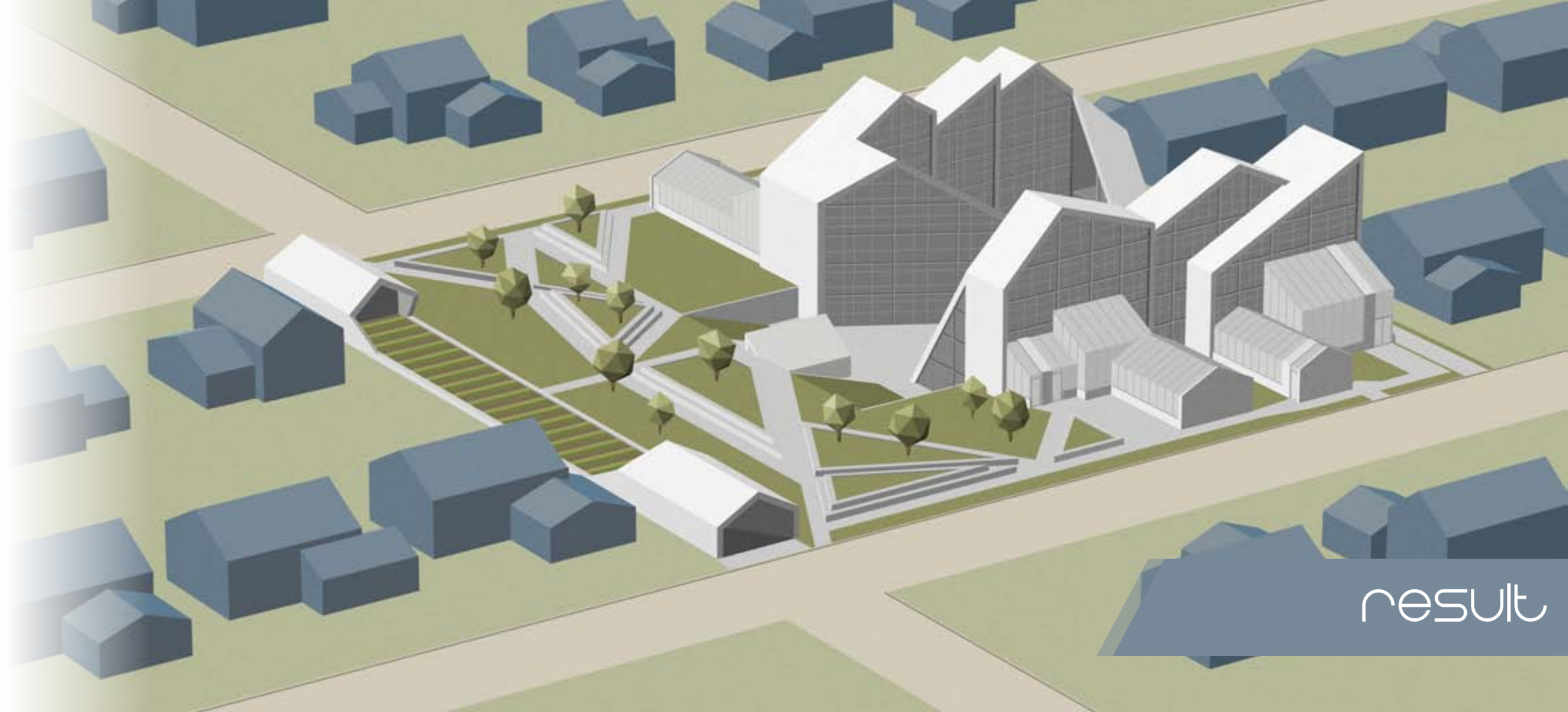
wrap in shell



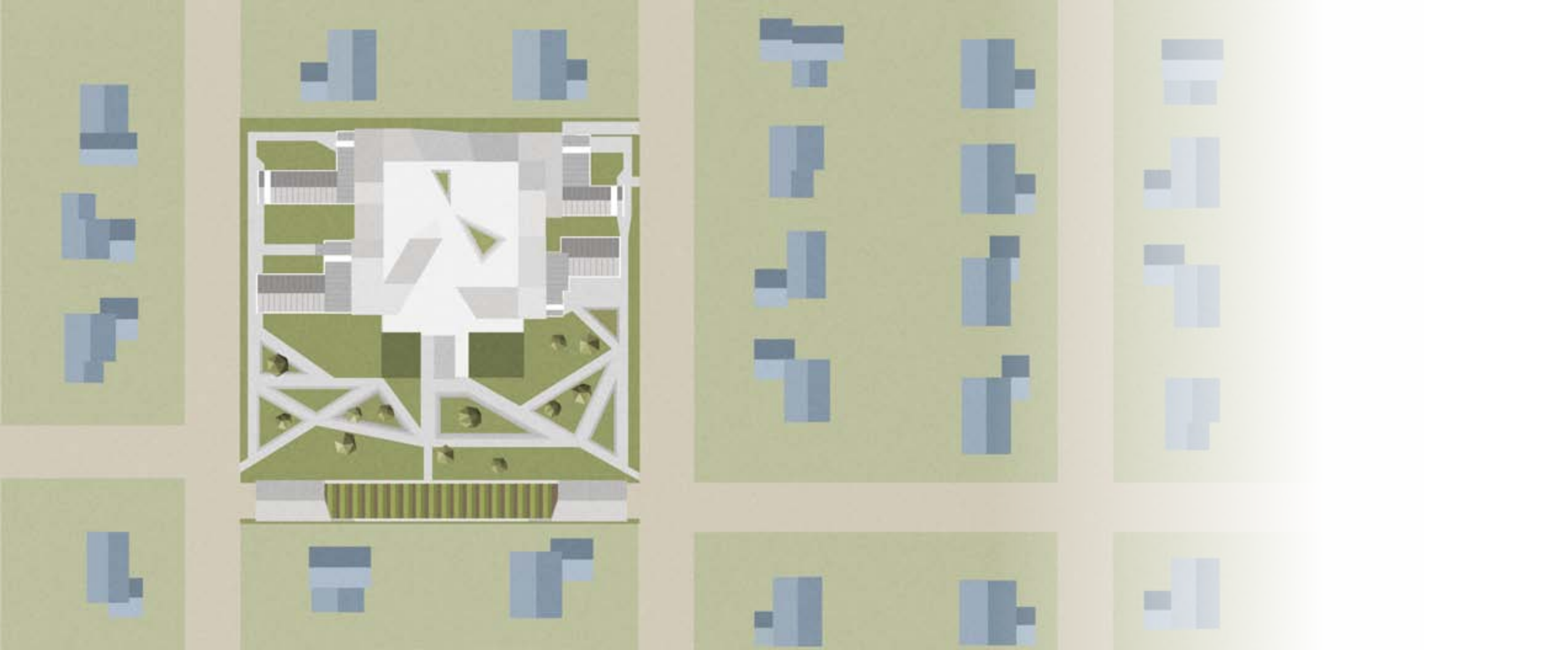
remove back of existing structure



inhabit



result



site plan



in not of



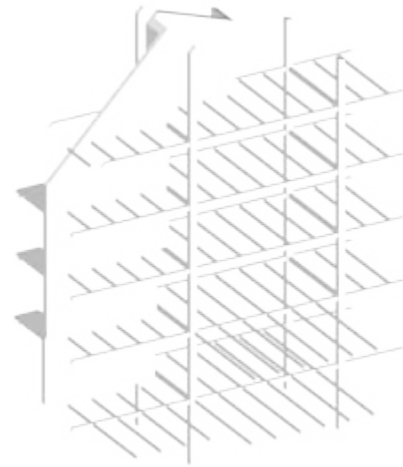
existing framing

+



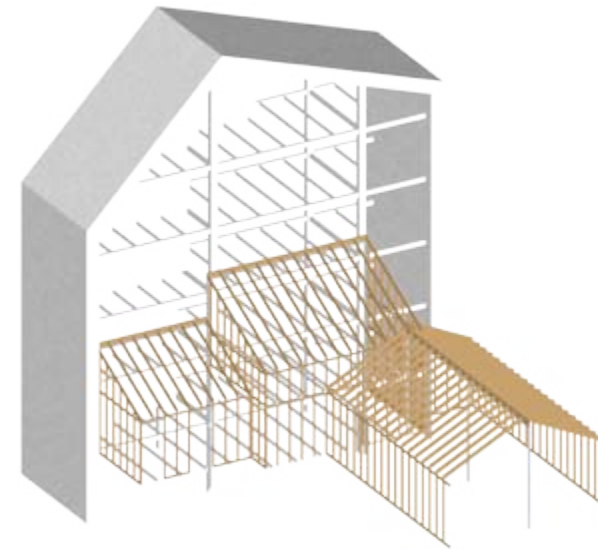
structural shell

+



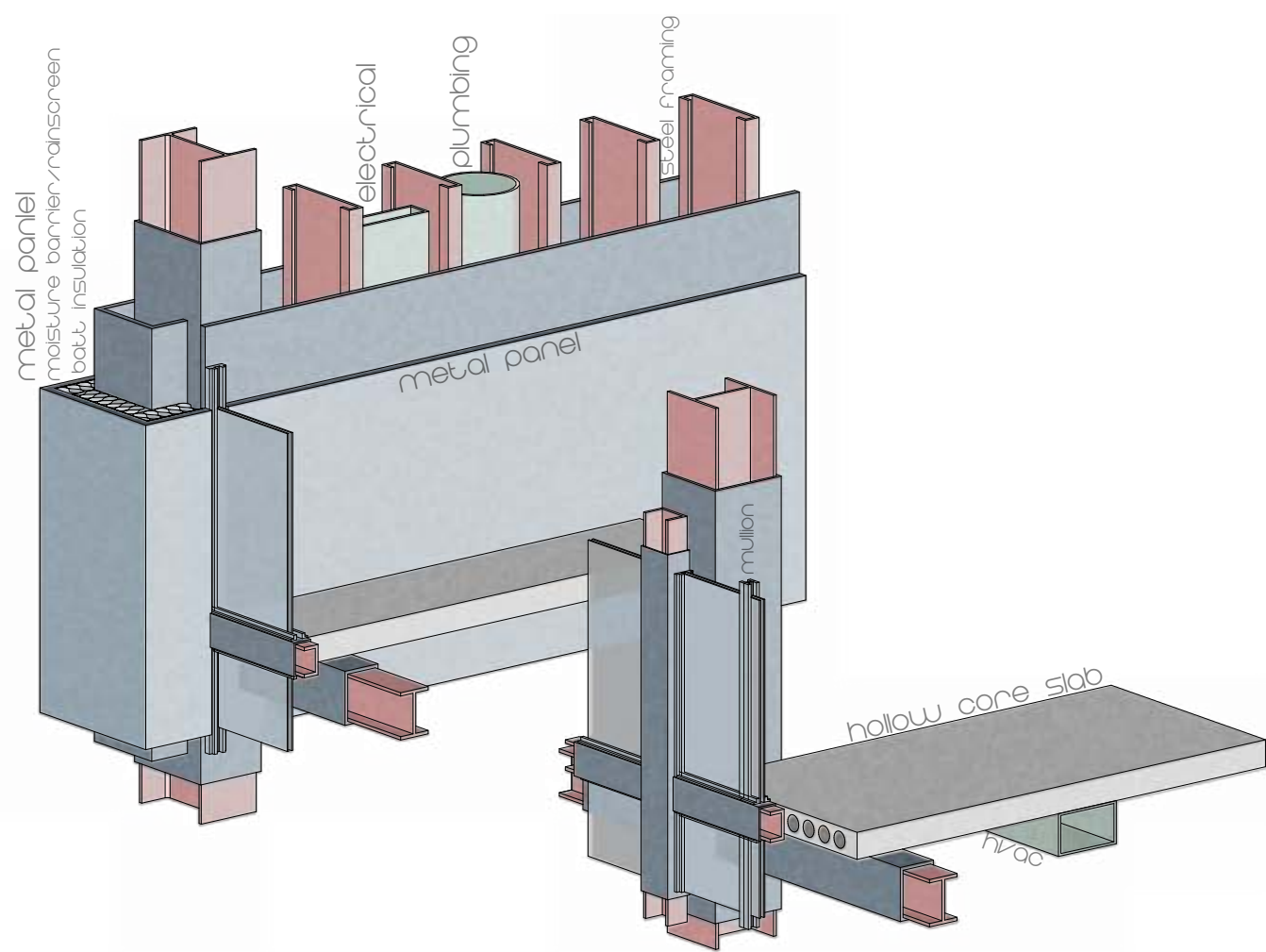
post & beam system

=

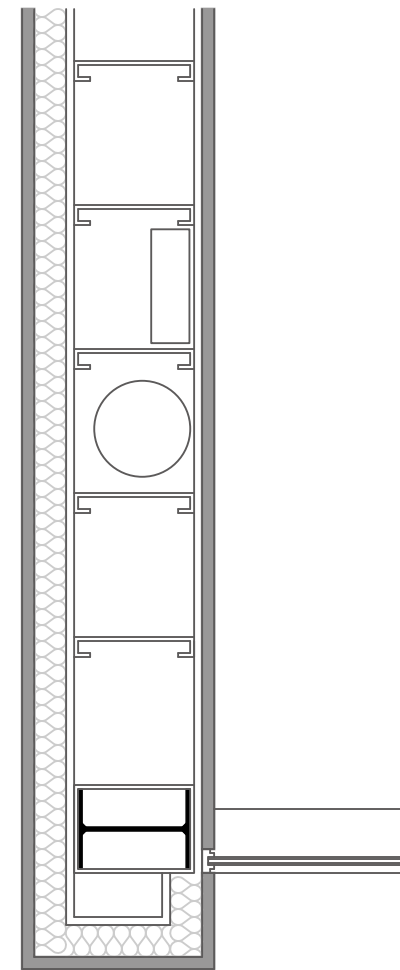


hybrid system

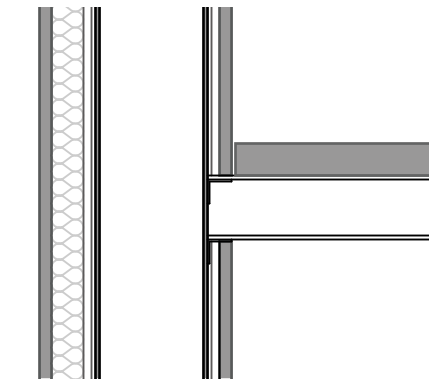
structure

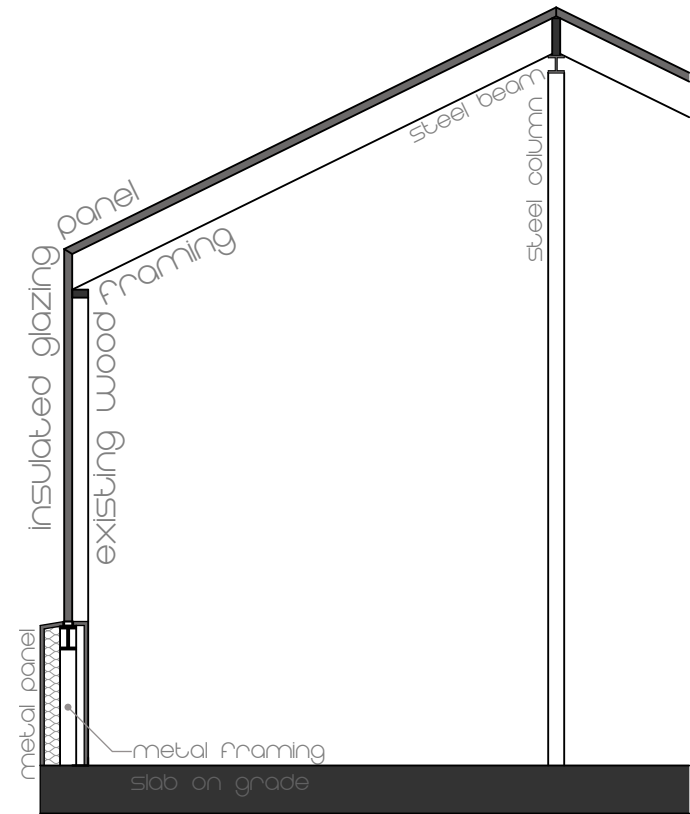
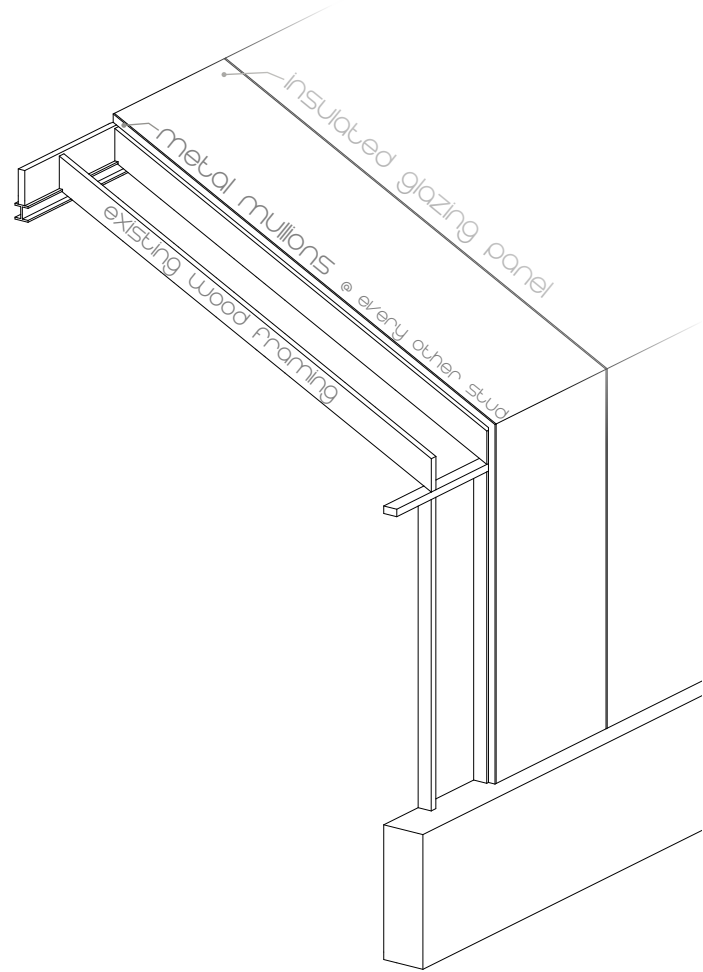


plan

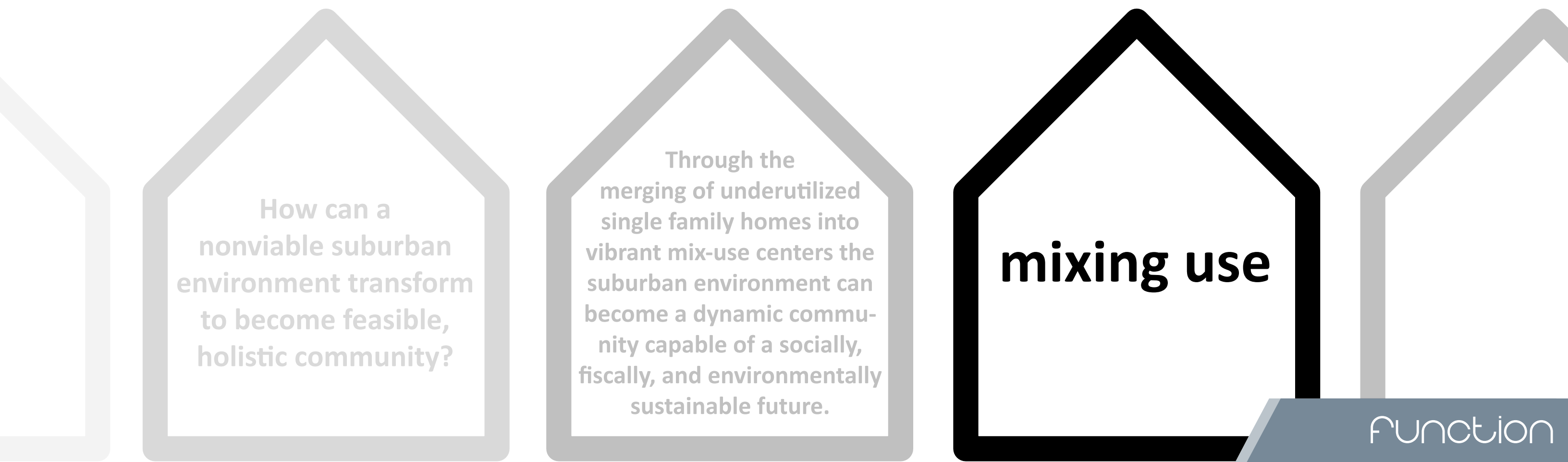


section





at existing

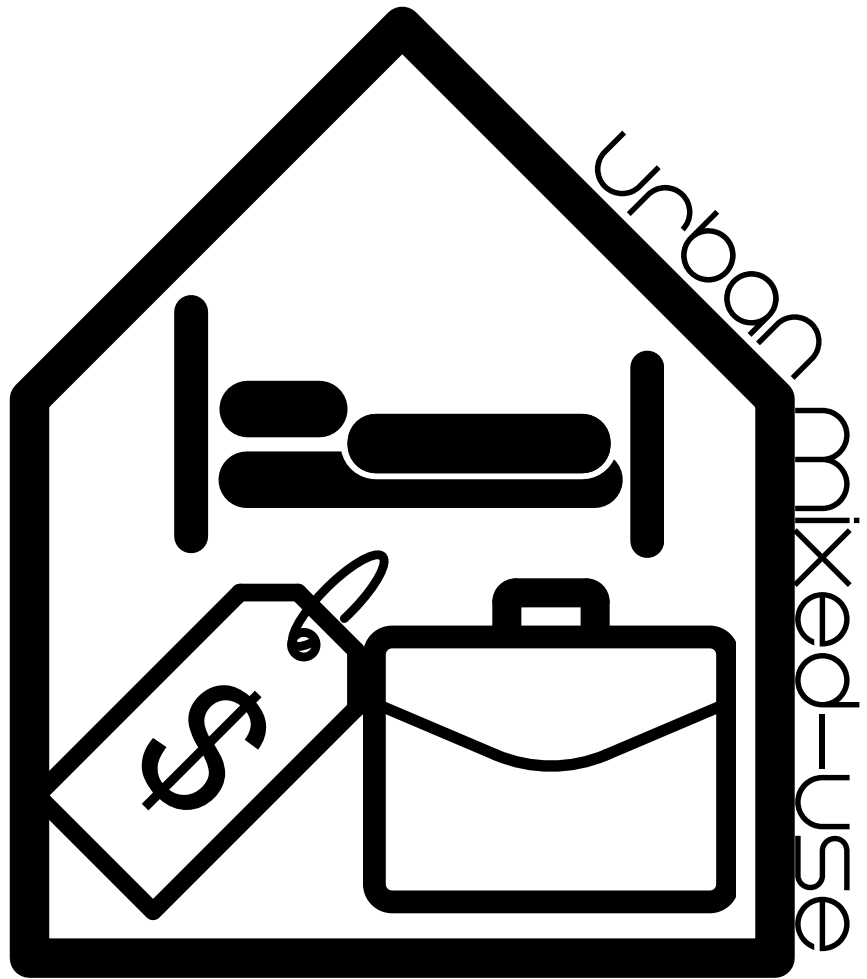


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Through the merging of underutilized single family homes into vibrant mix-use centers the suburban environment can become a dynamic community capable of a socially, fiscally, and environmentally sustainable future.

mixing use

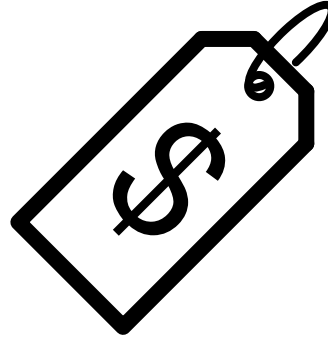
function



suburban

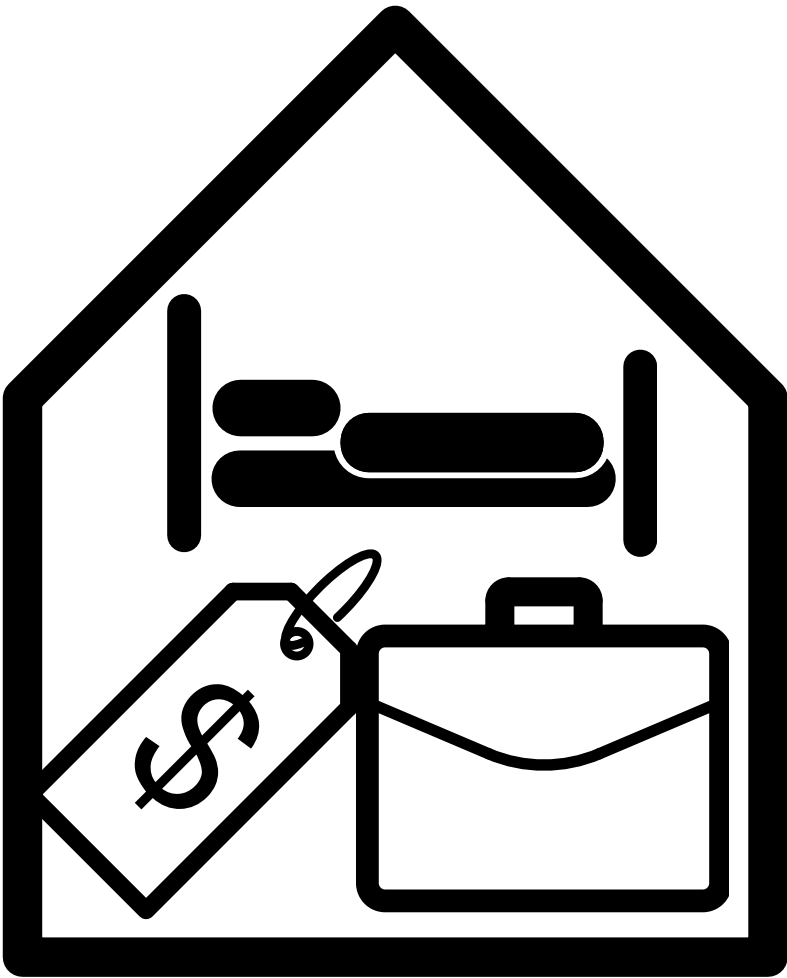


VS



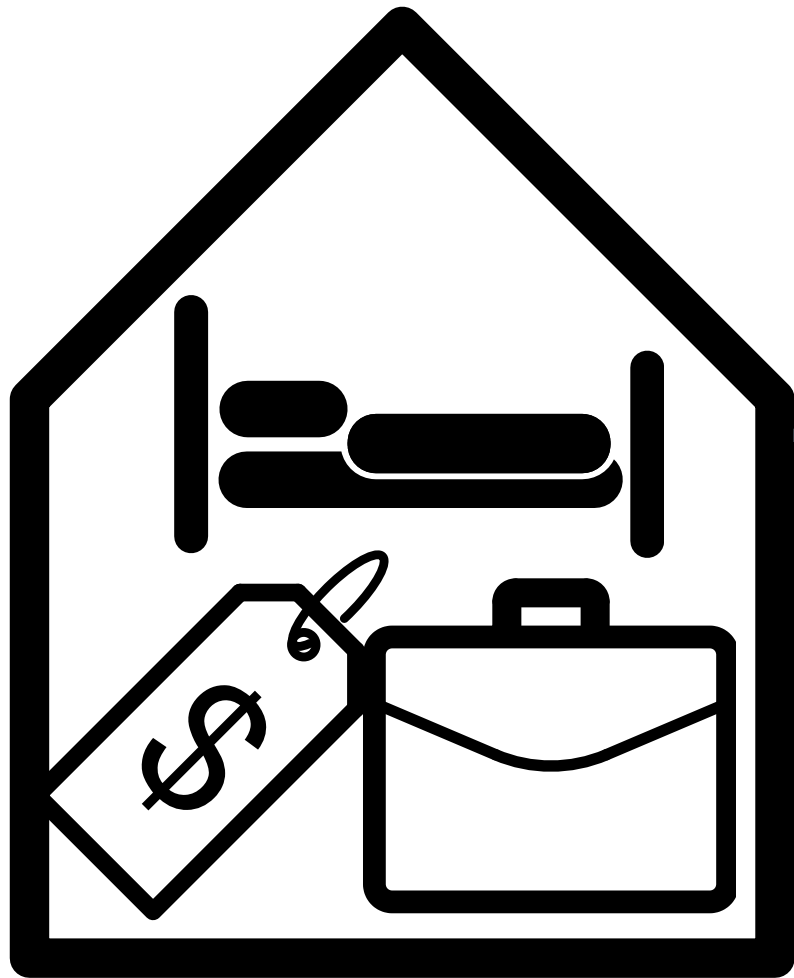
isolated-use

mixing use



goals

- reconfigure existing materials and infrastructure to create a walkable neighborhood
- create environments that allow for a socially diverse community
- inject productivity into a consumerist economy
- provide a hub for dynamic social interactions
- facilitate the evolving nature of communities



existing

0

jobs

4

households

none

services &
opportunities

proposed

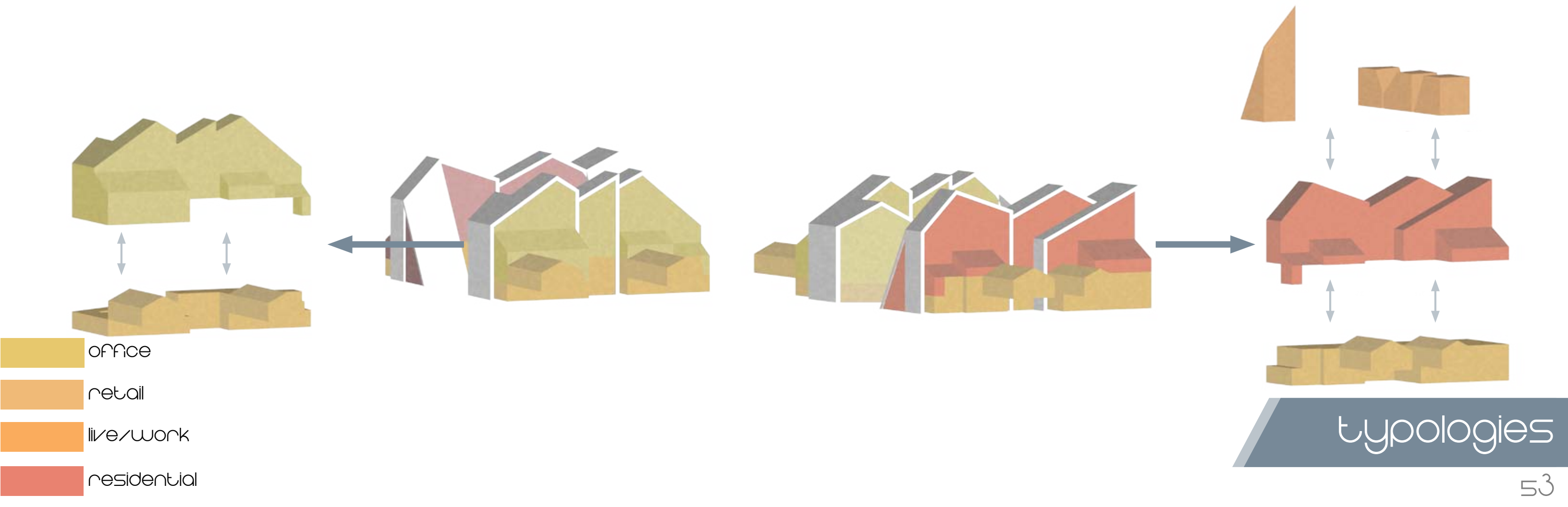
125+

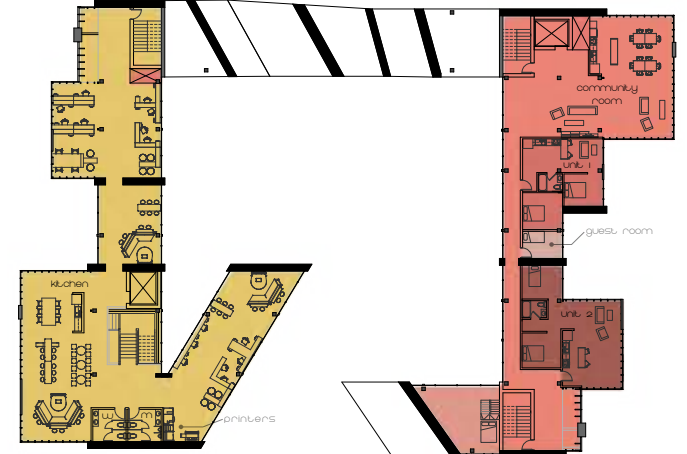
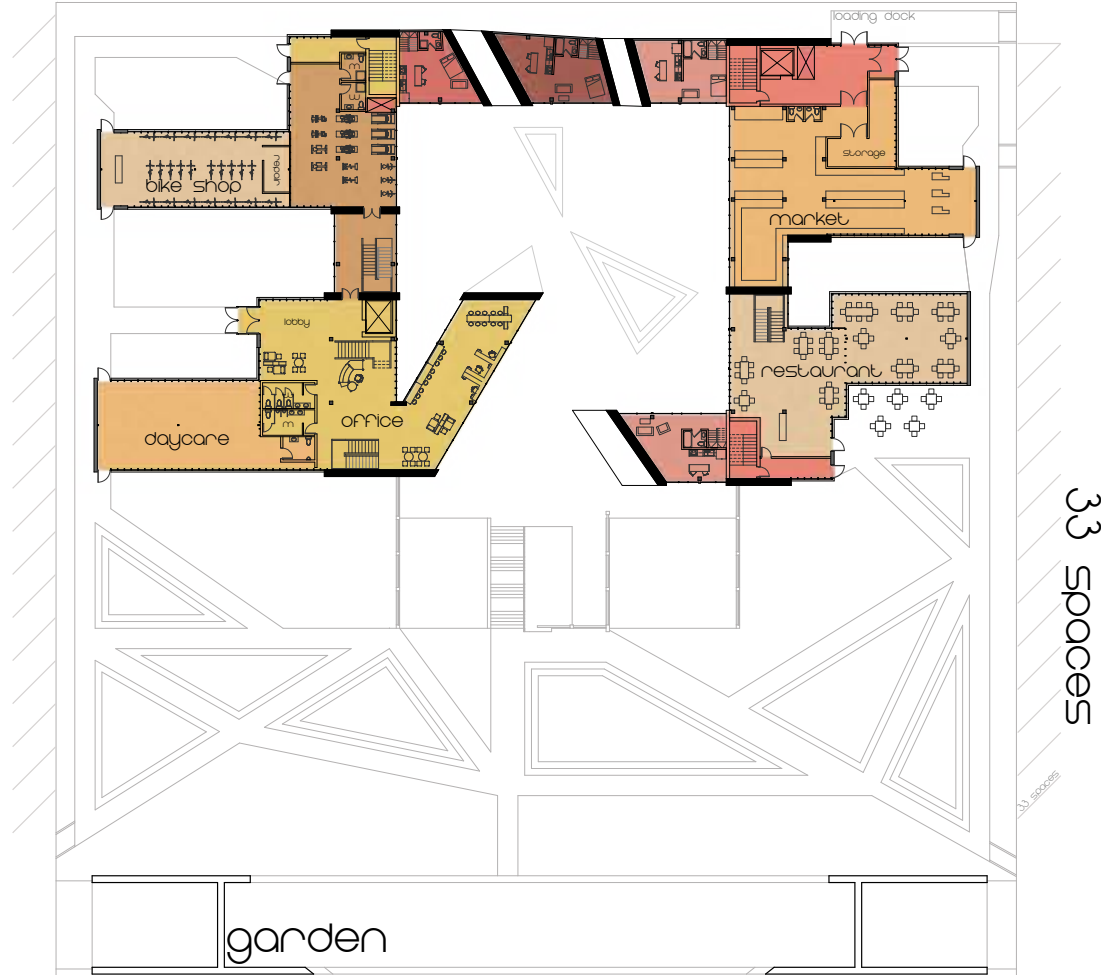
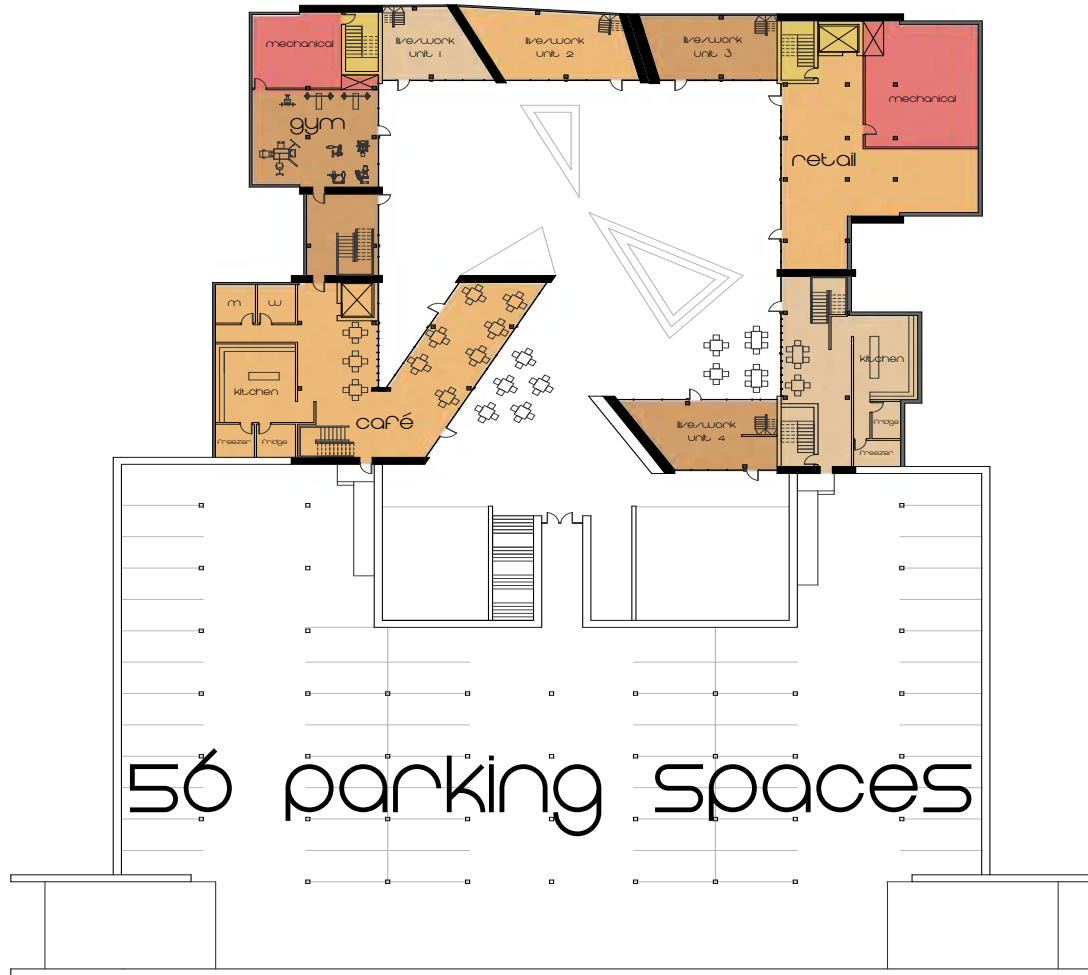
14

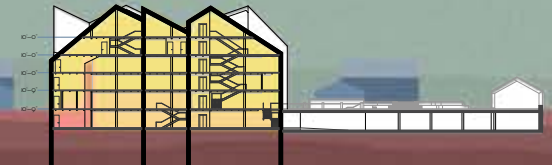
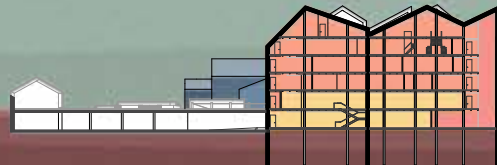
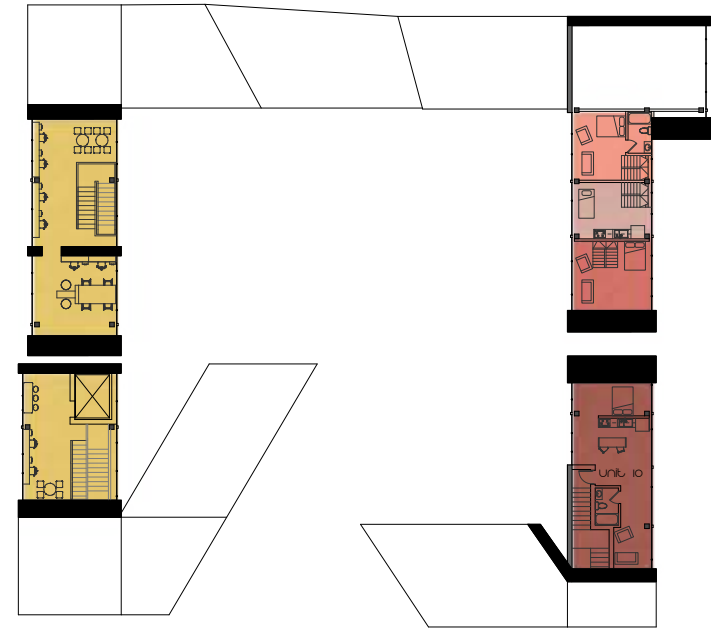
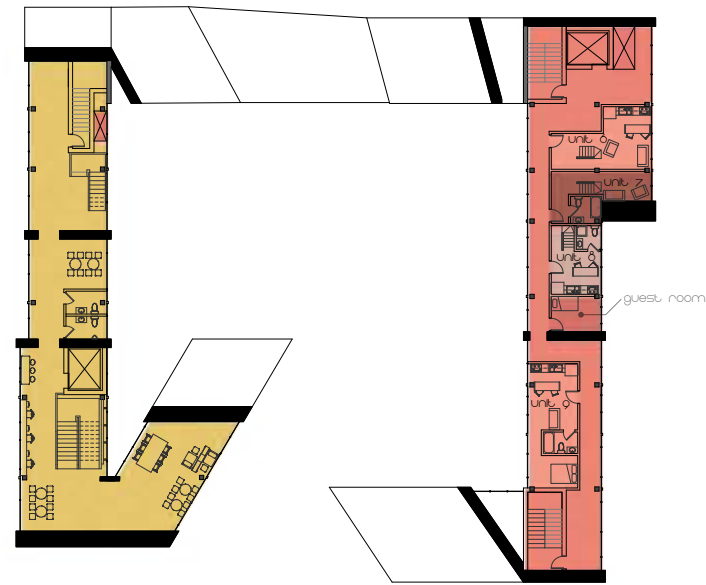
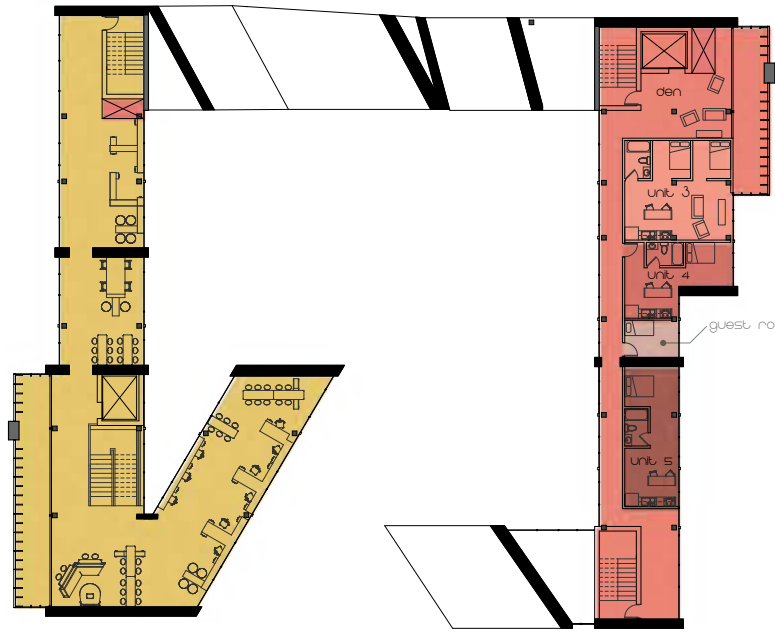
entrepreneurial, market, restaurant, cafe, gym, daycare, office space, live/work, communal, event space

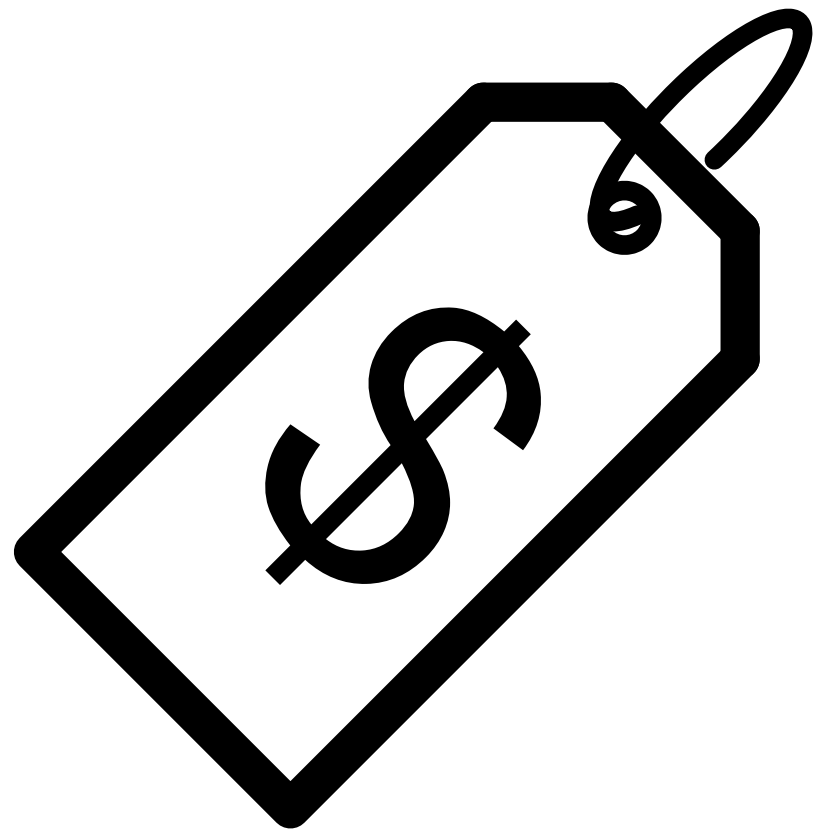
before & after











- creates hub of urban activity that fosters social interactions
- provides jobs and income
- supplies daily needs
- represents community
- capable of evolving to meet changing needs

area: 19,000 sq ft

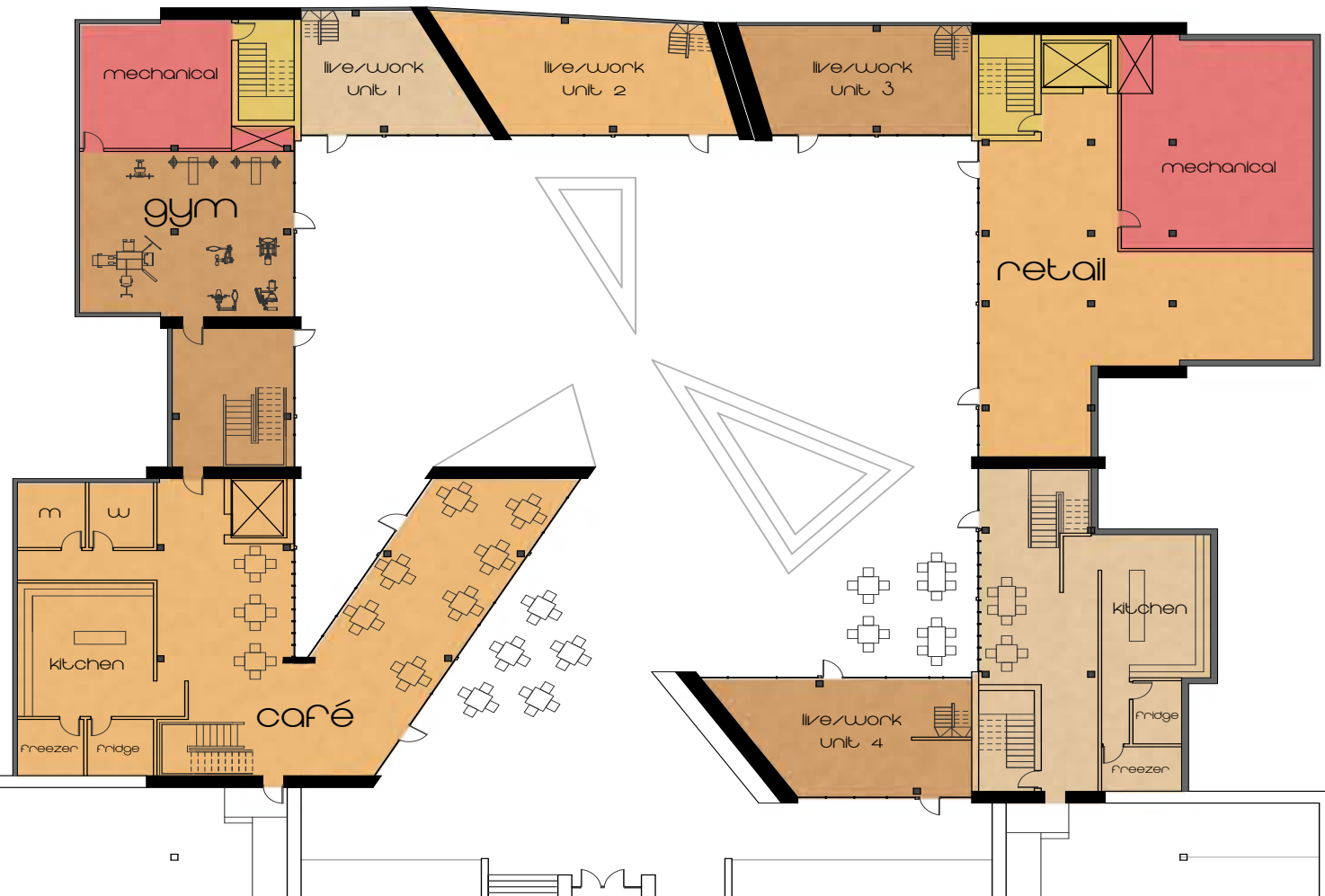
retail spaces: 11

jobs: 50+

services:

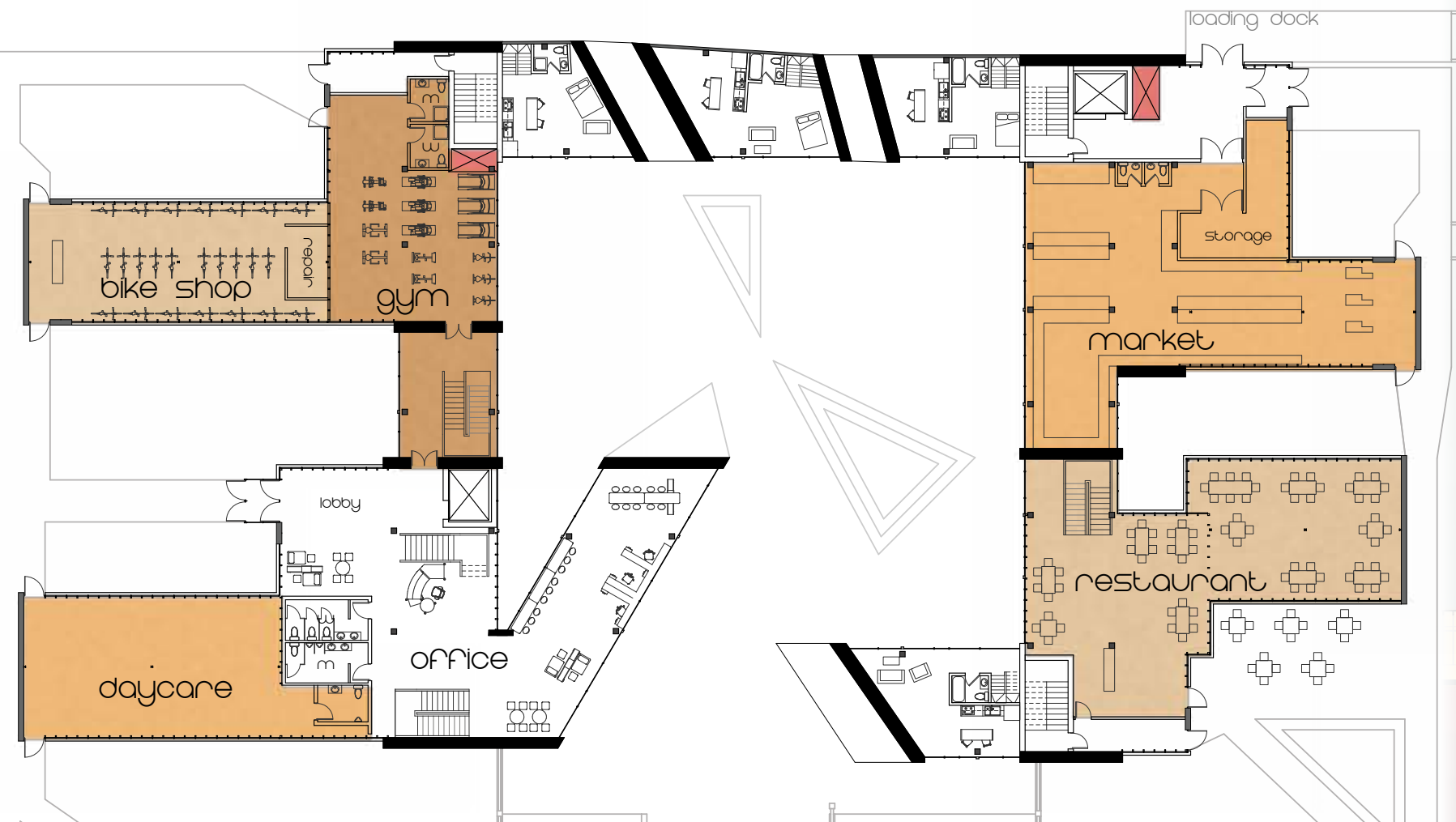
- market
- restaurant
- cafe
- daycare
- gym
- rental spaces



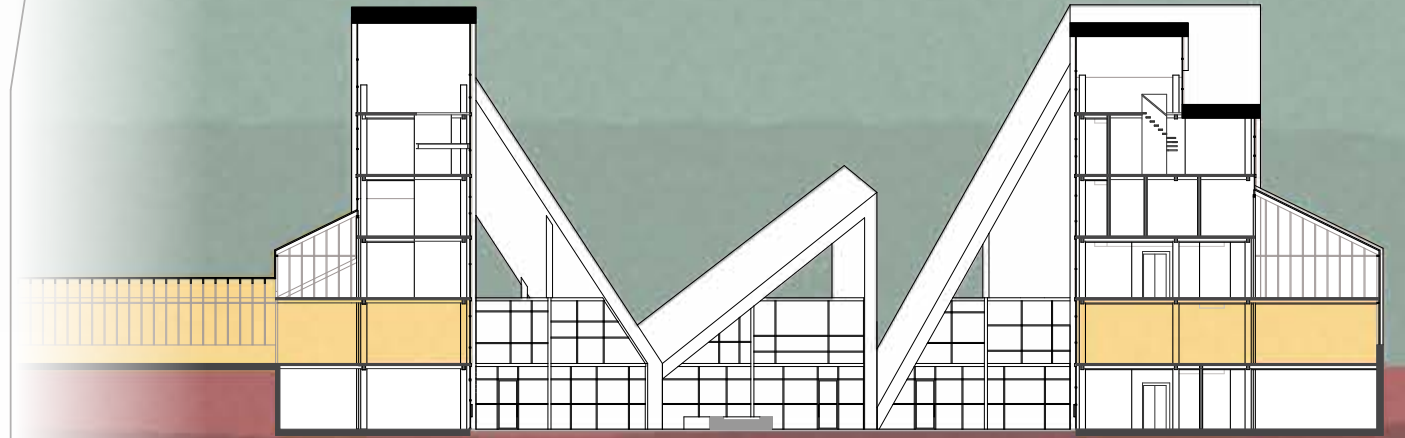


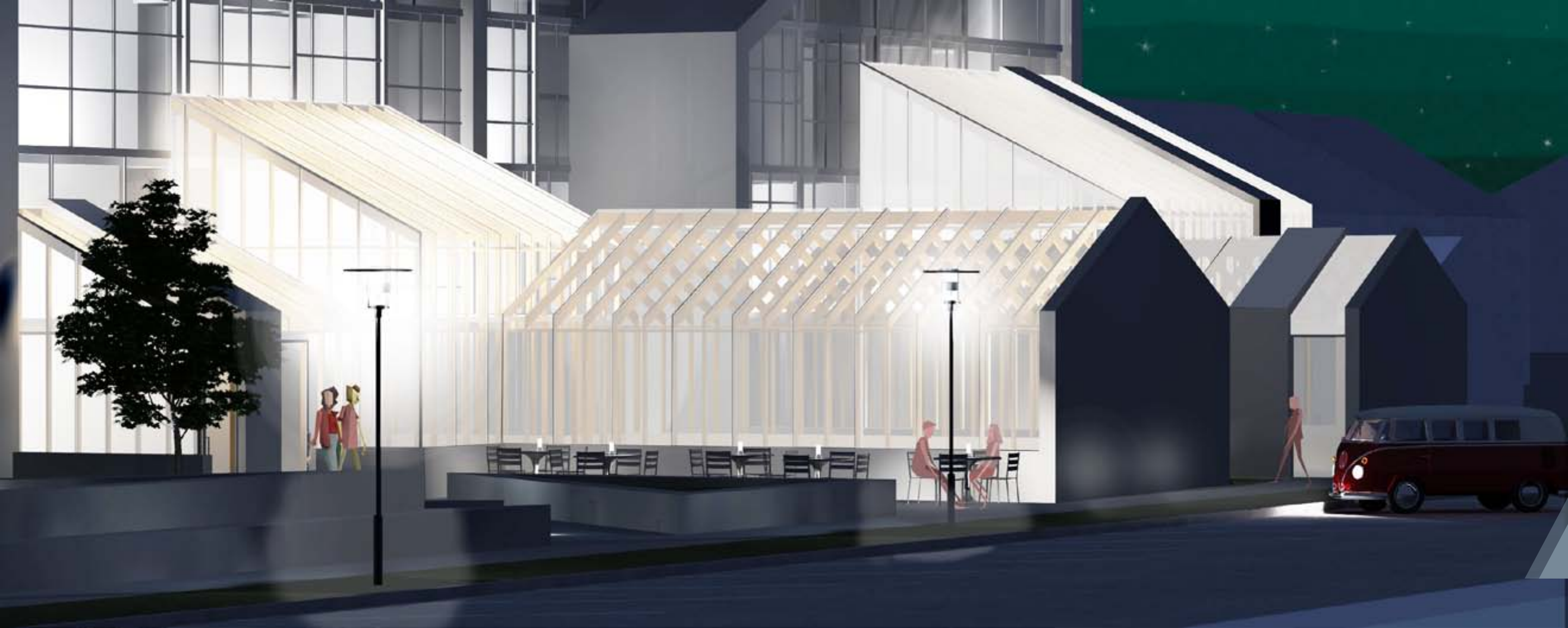
1st floor





2nd floor





restaurant



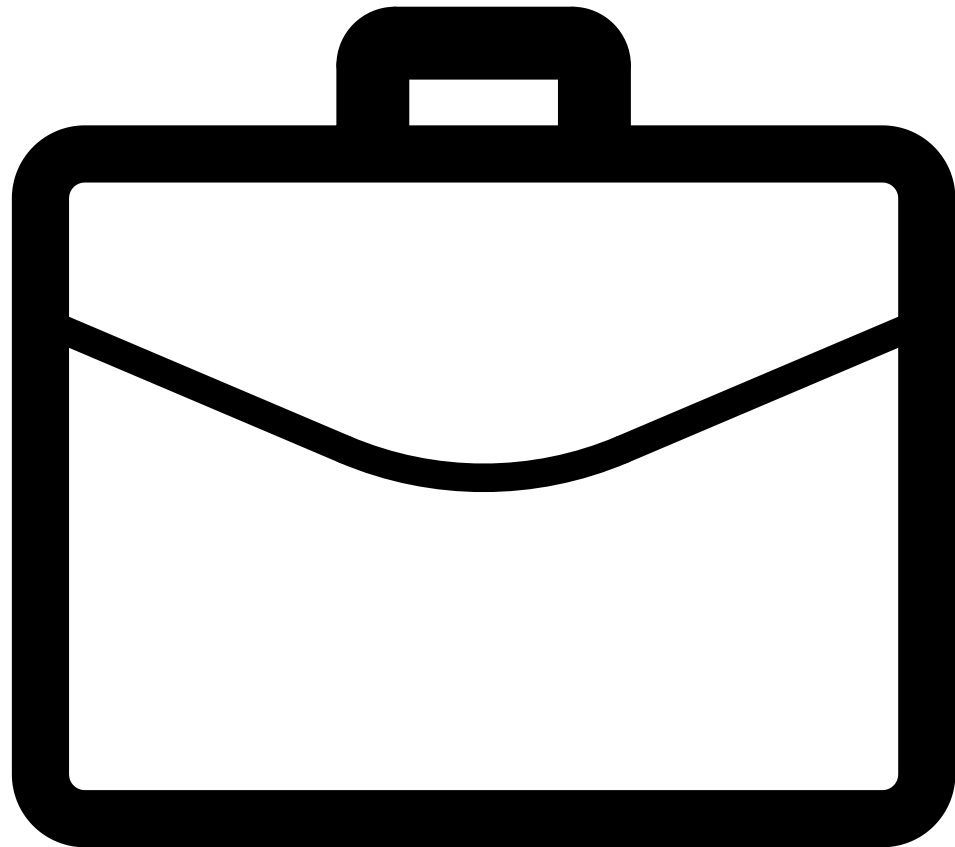
market



gym



live / work



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

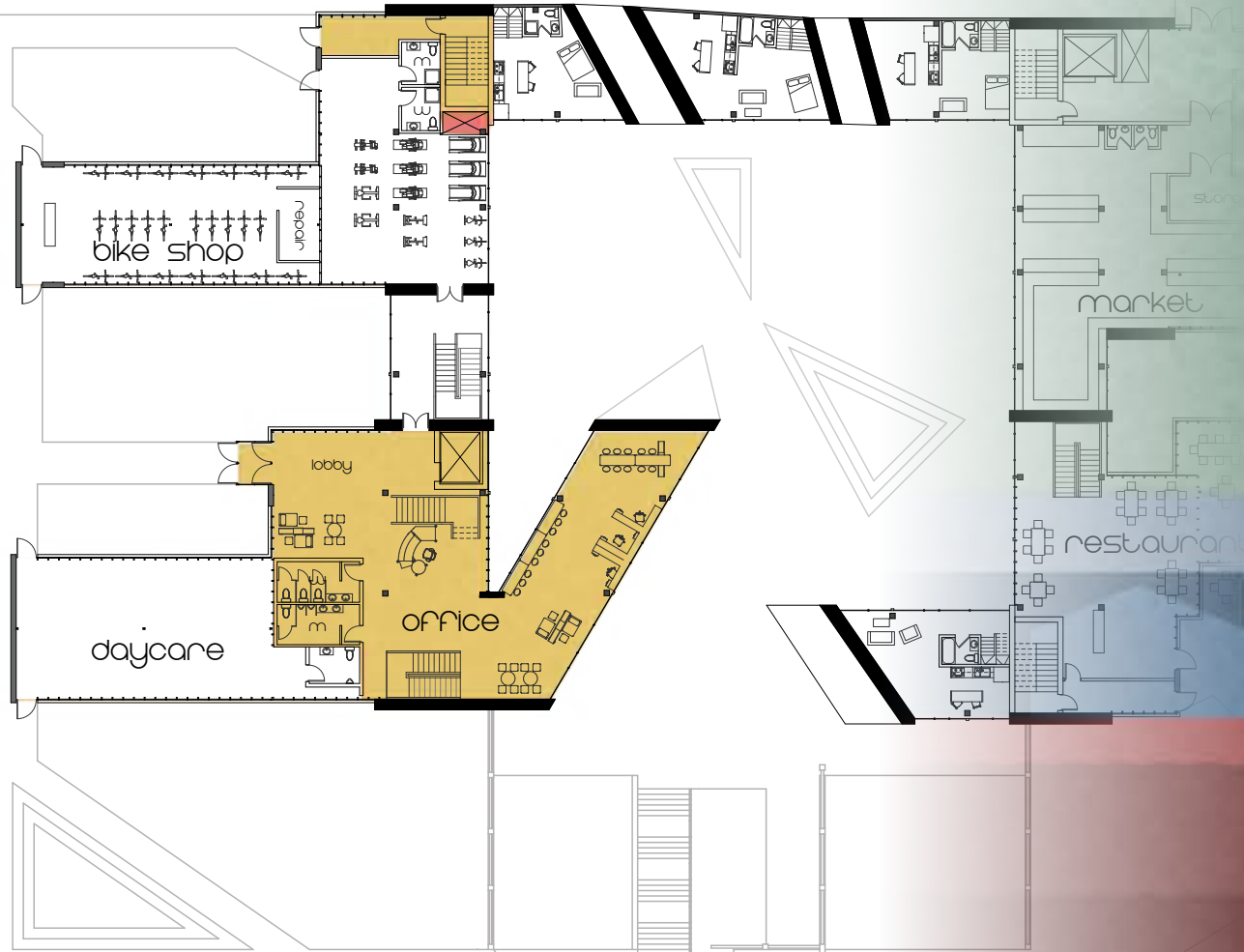
area:
14,000 sq ft

office spaces:
75+

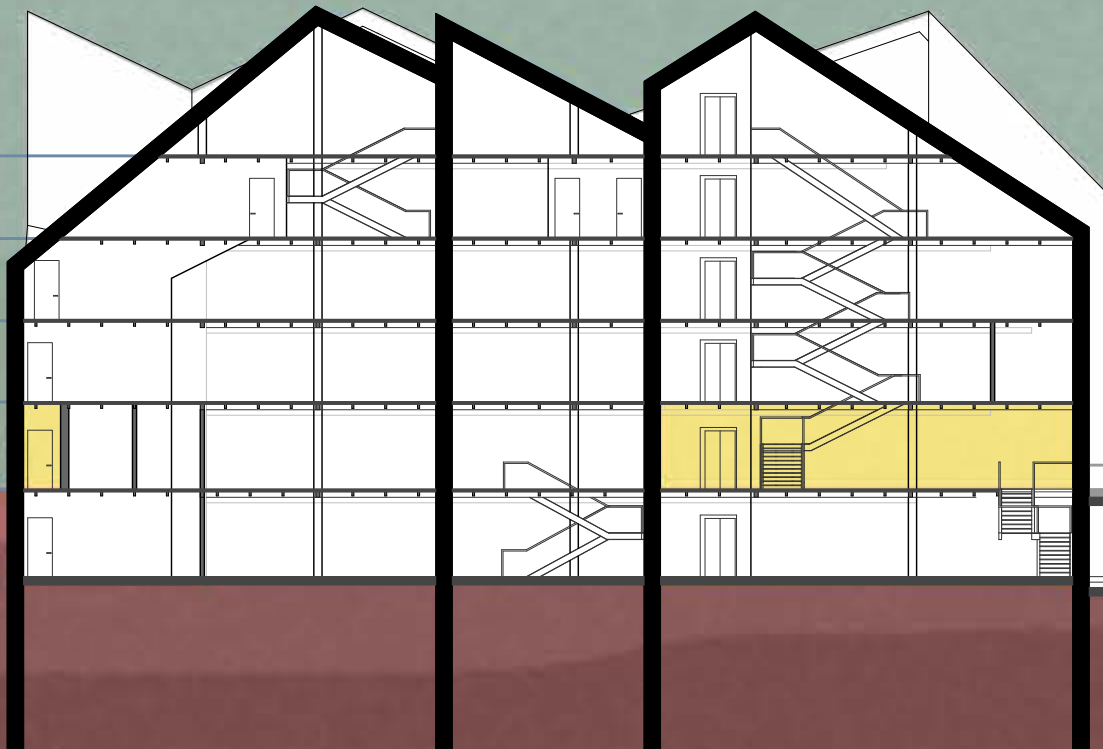


office

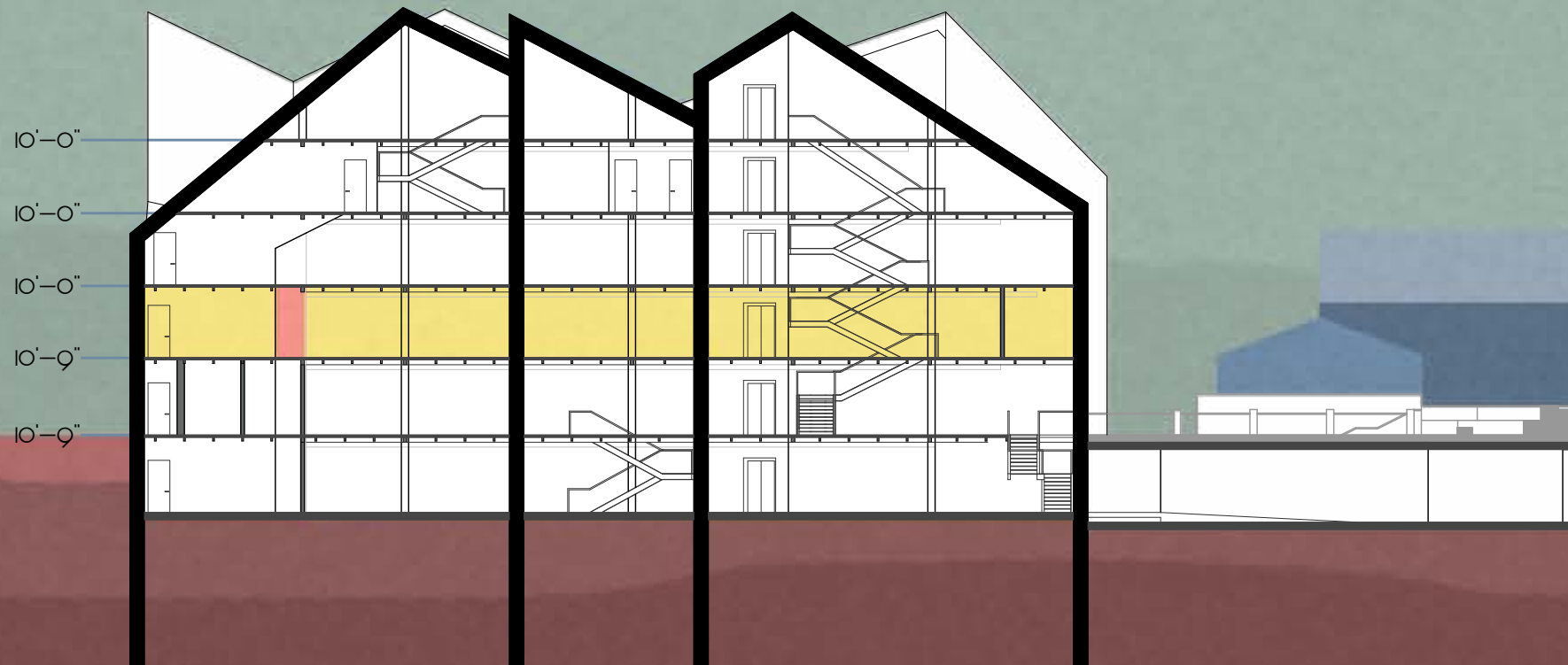
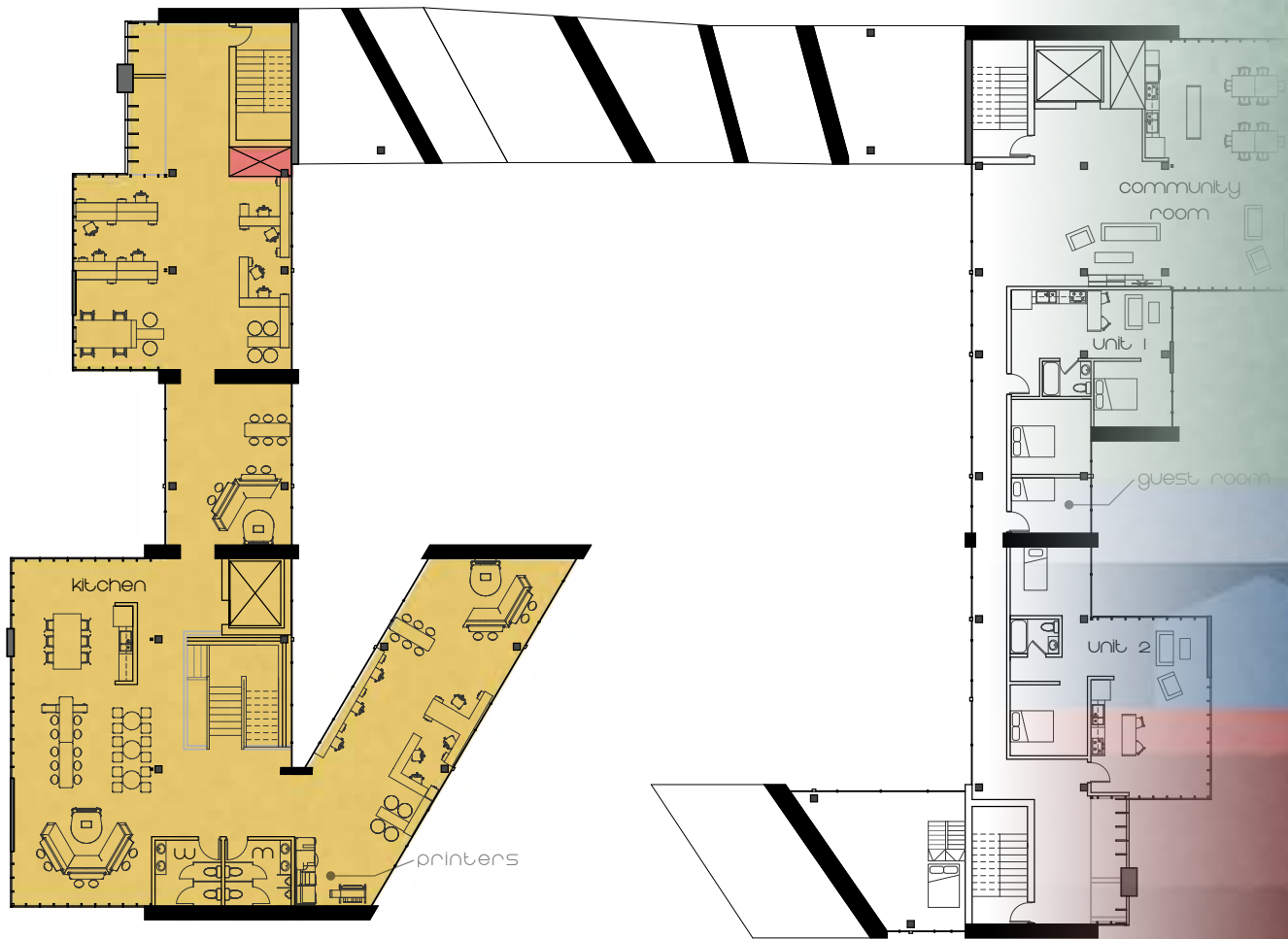
2nd floor



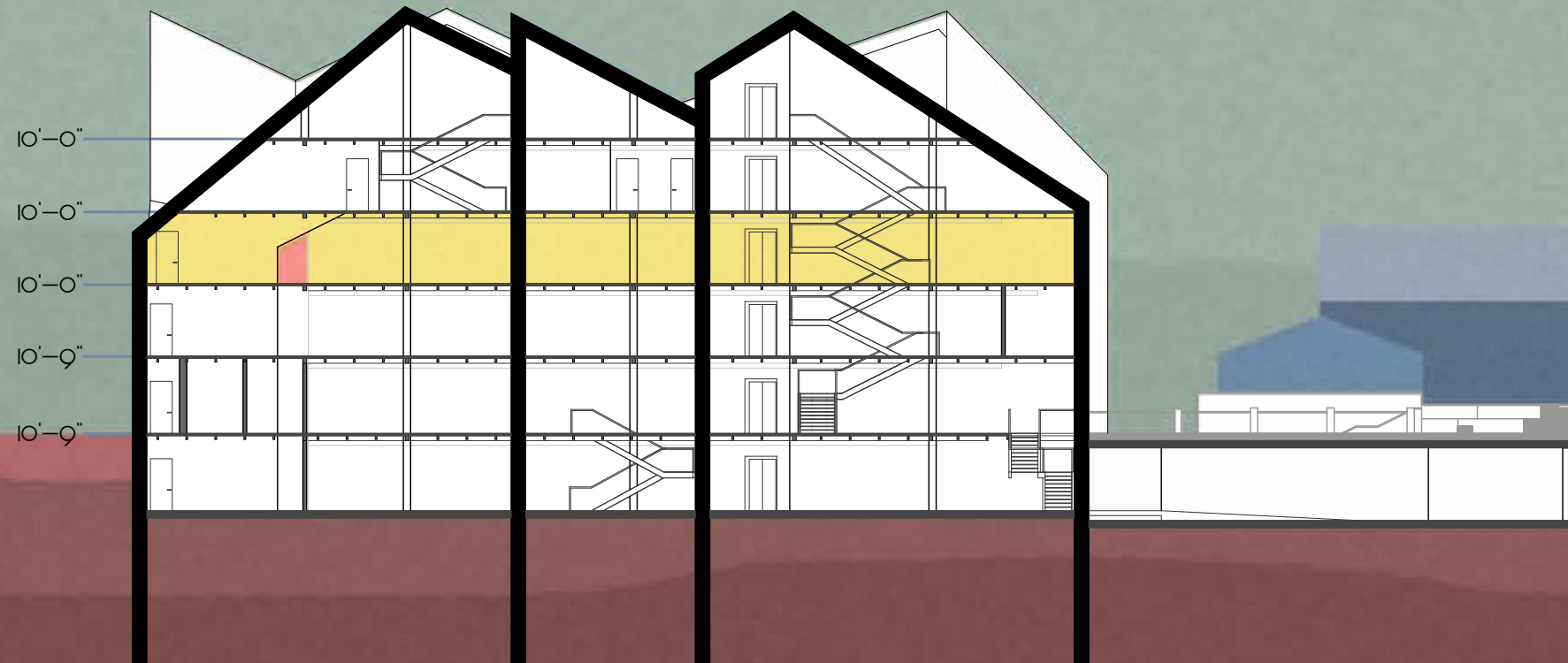
10'-0"
10'-0"
10'-0"
10'-9"
10'-9"



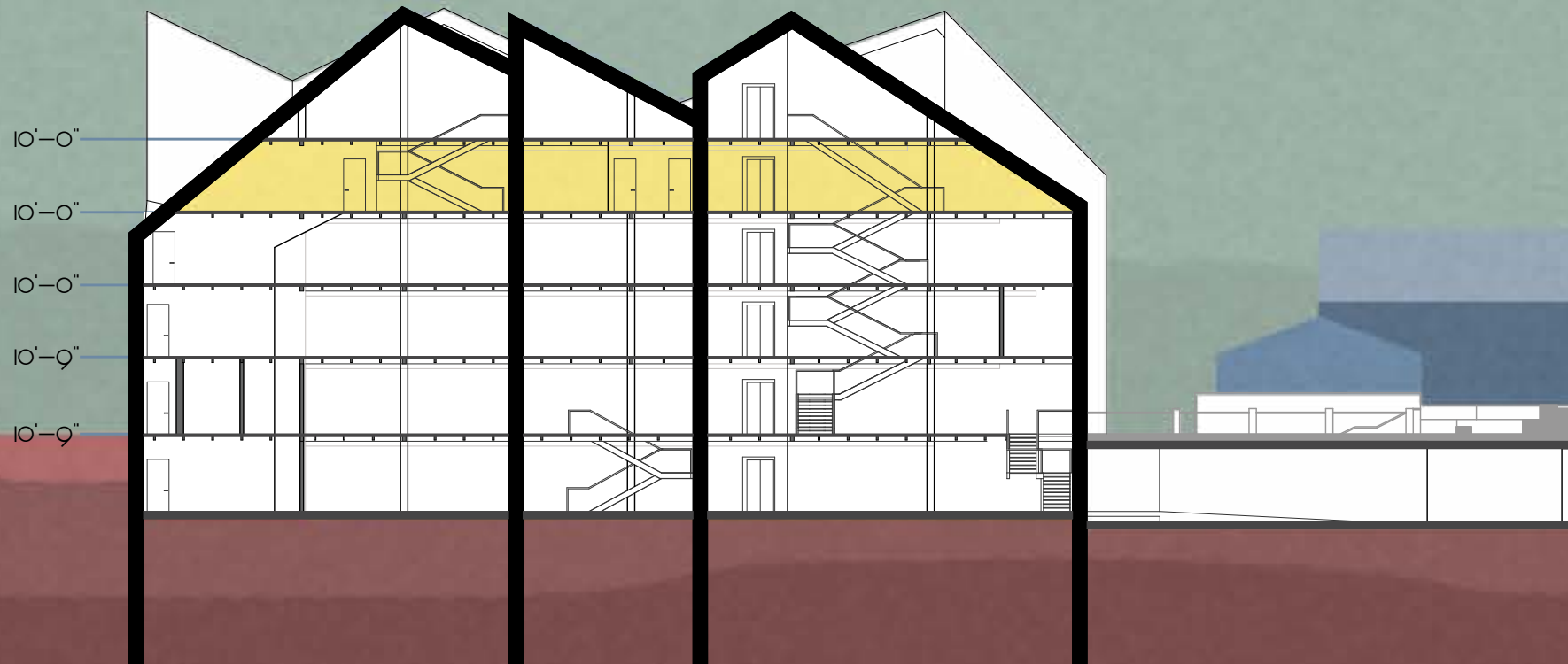
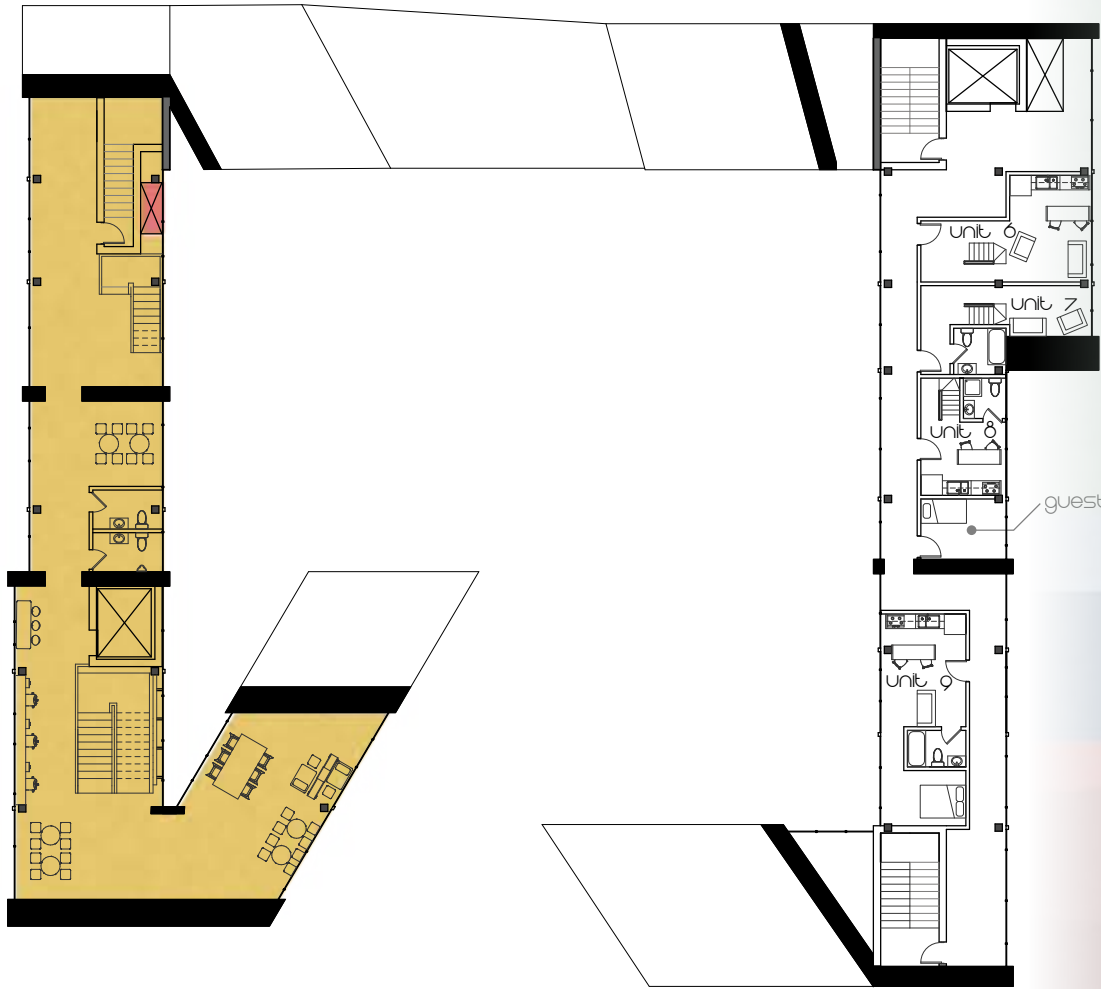
3rd floor

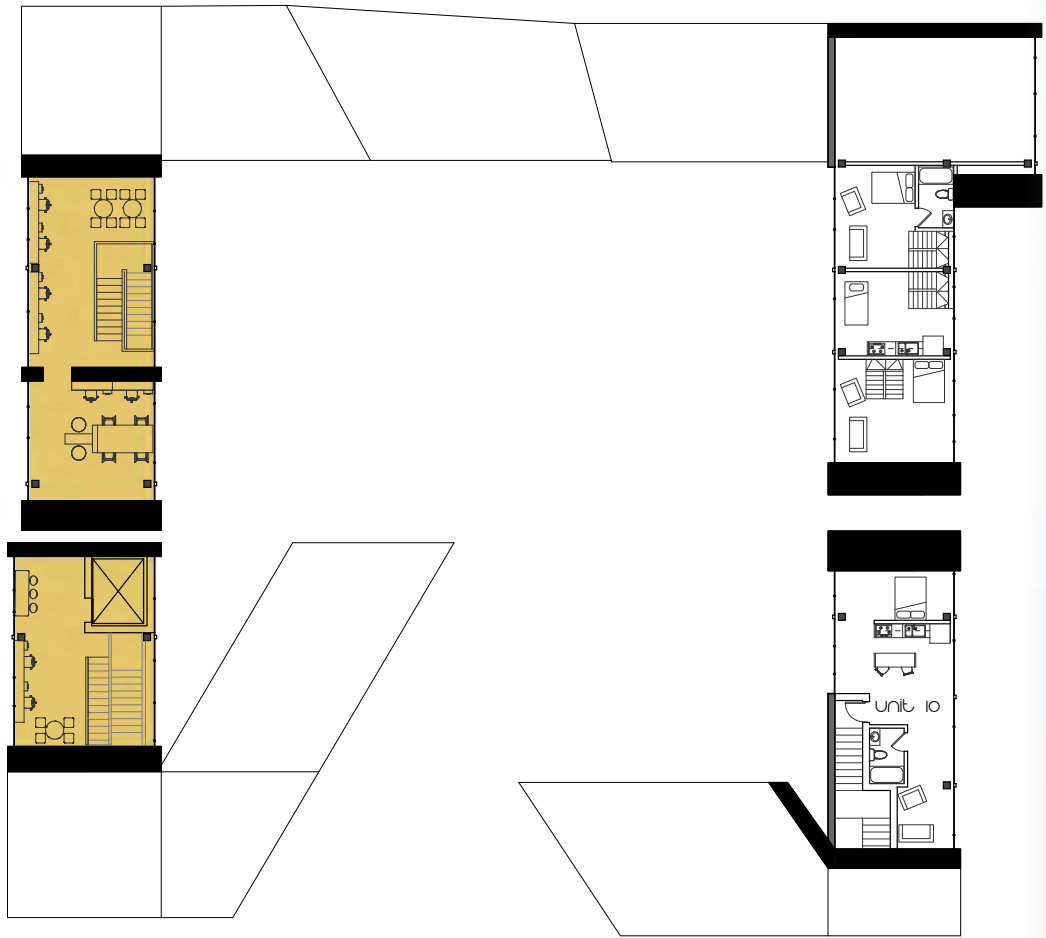


4th floor

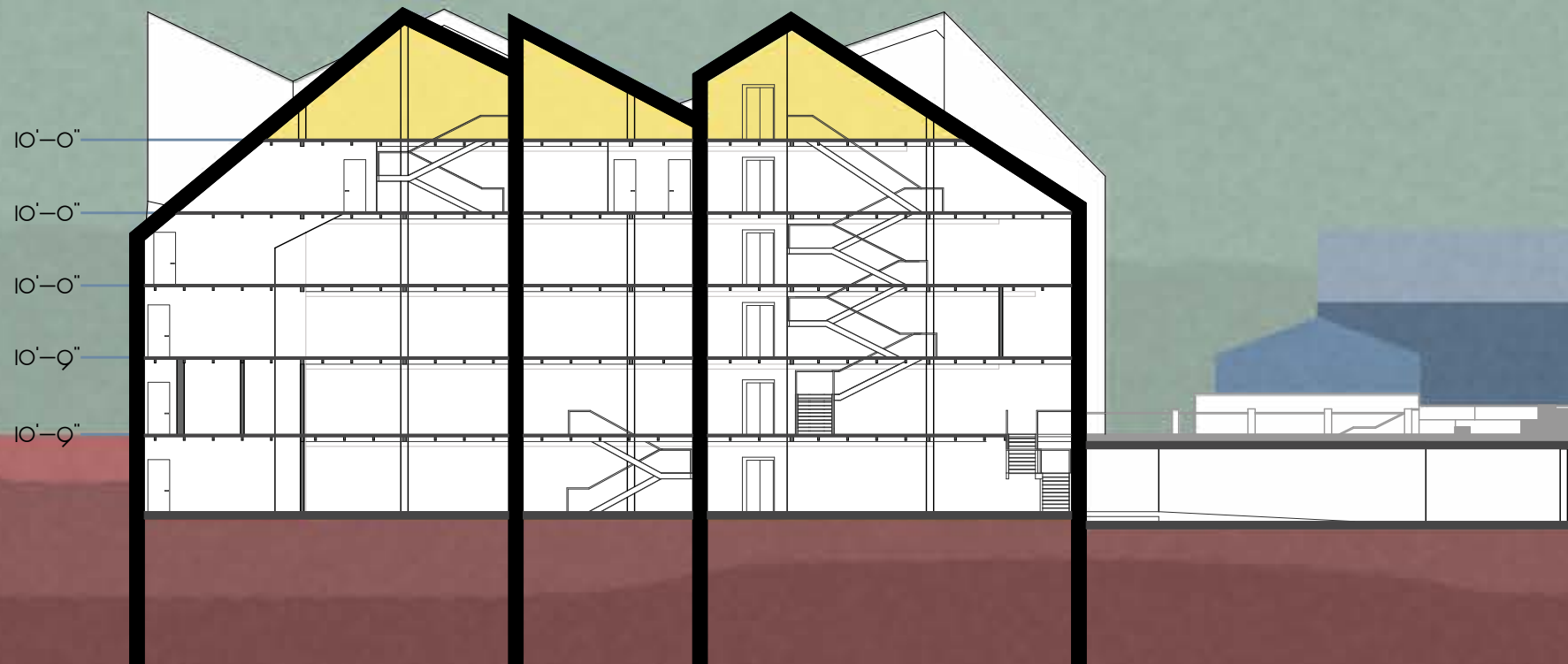


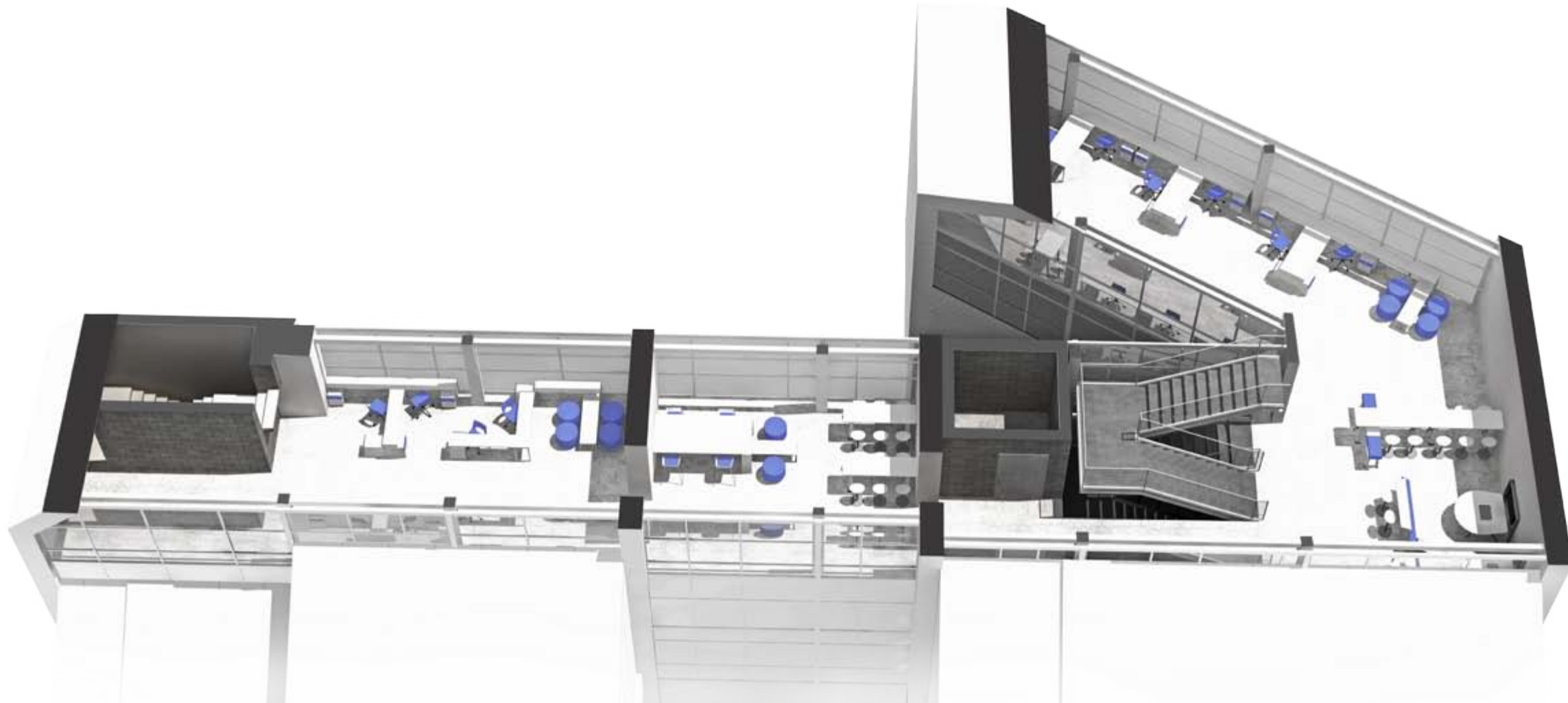
5th floor





6th floor





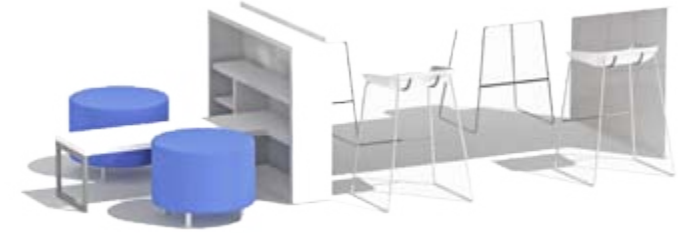
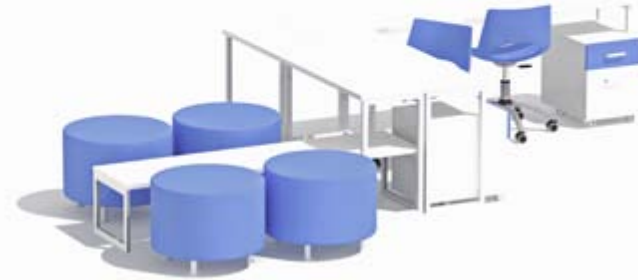
office layout



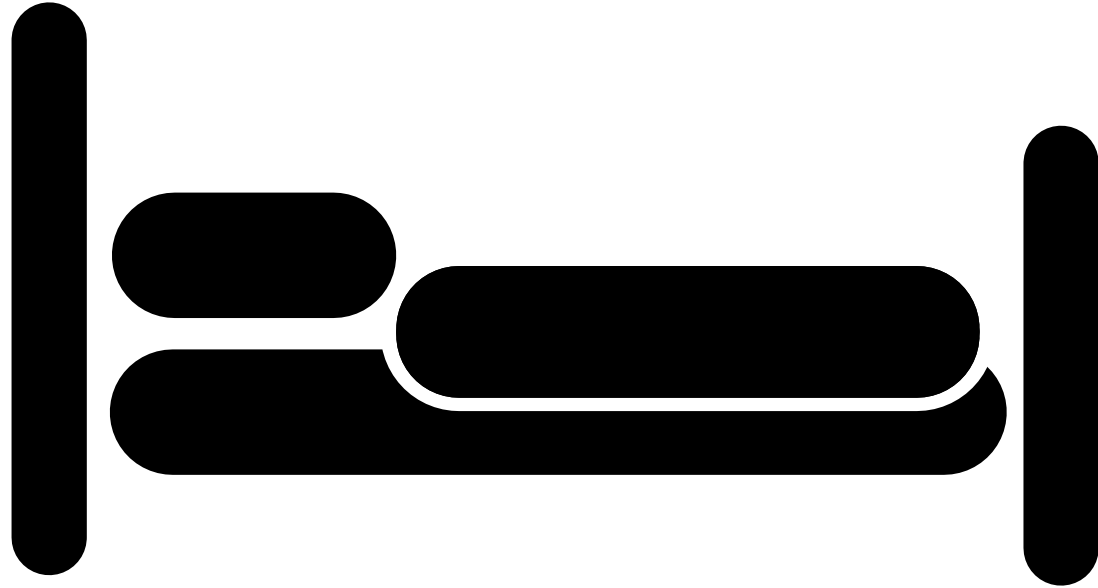
lobby



3rd floor



office furniture



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

area:

12,500 sq ft

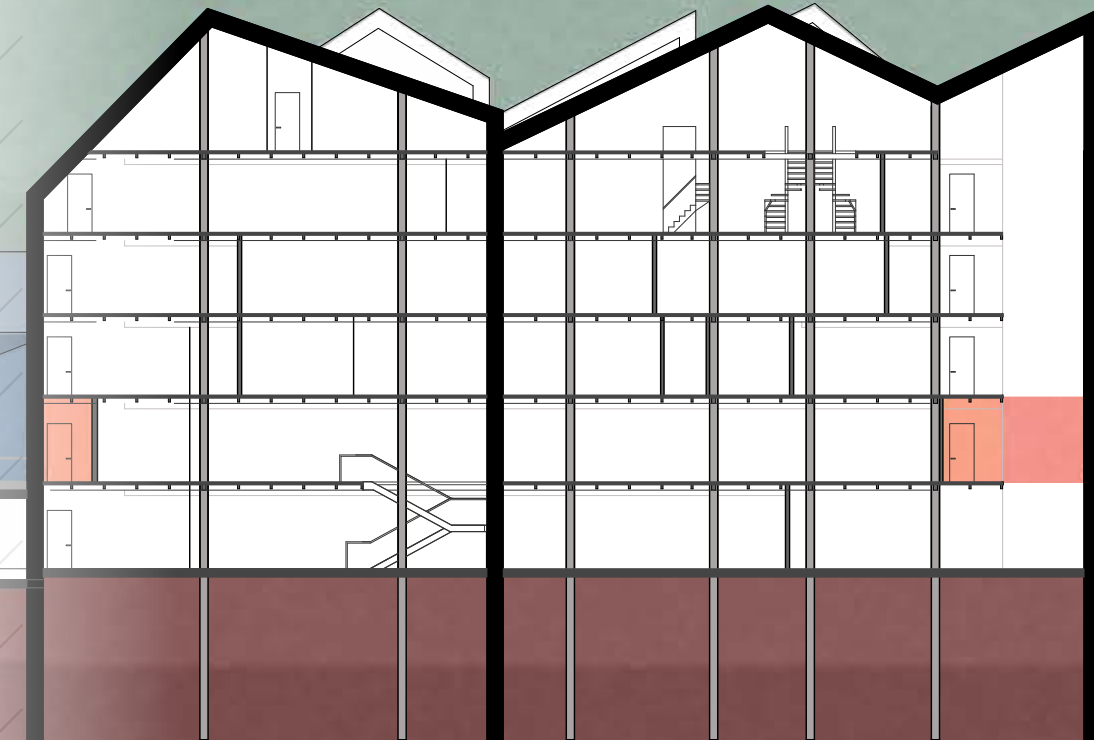
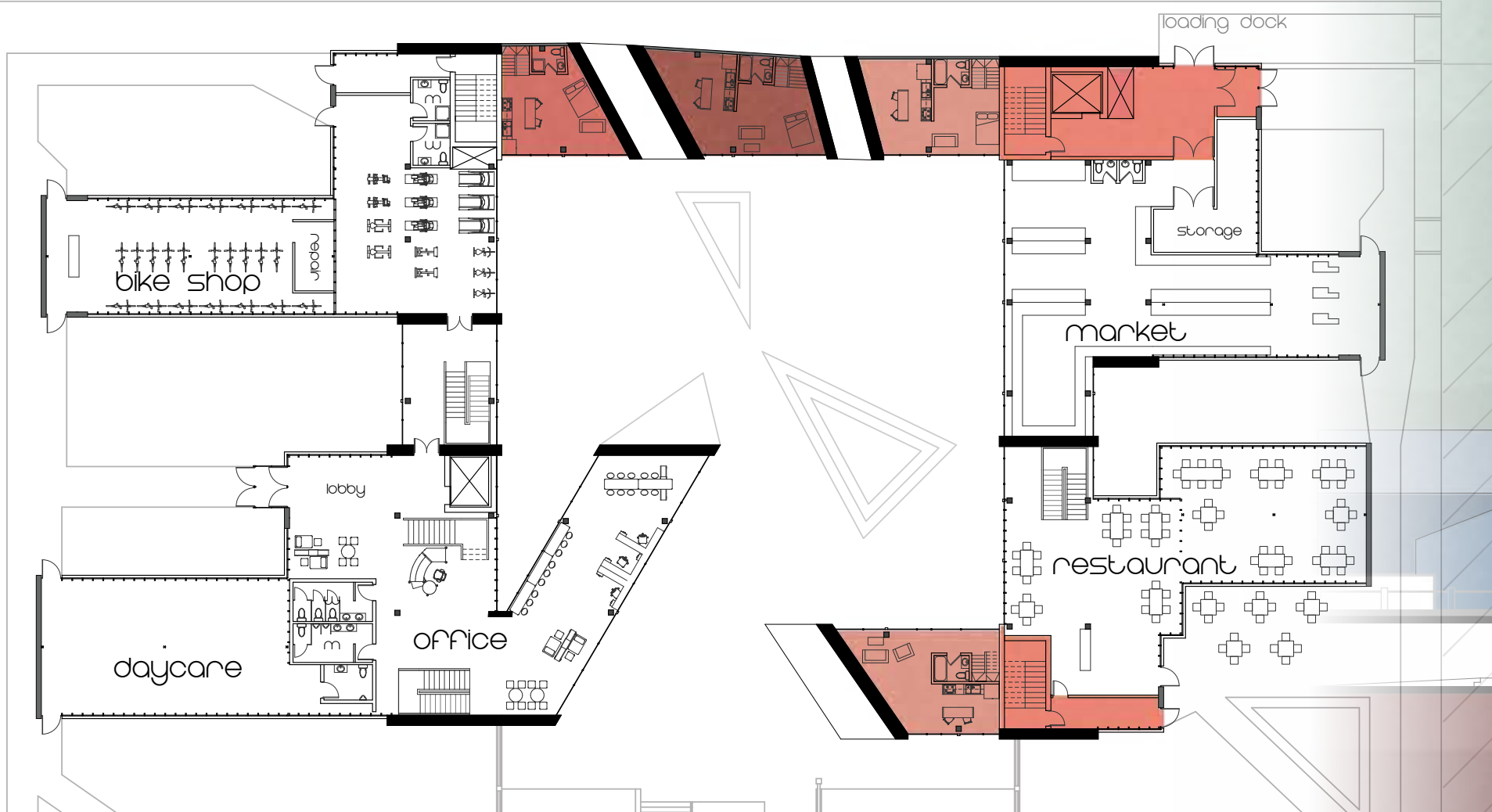
units: 14

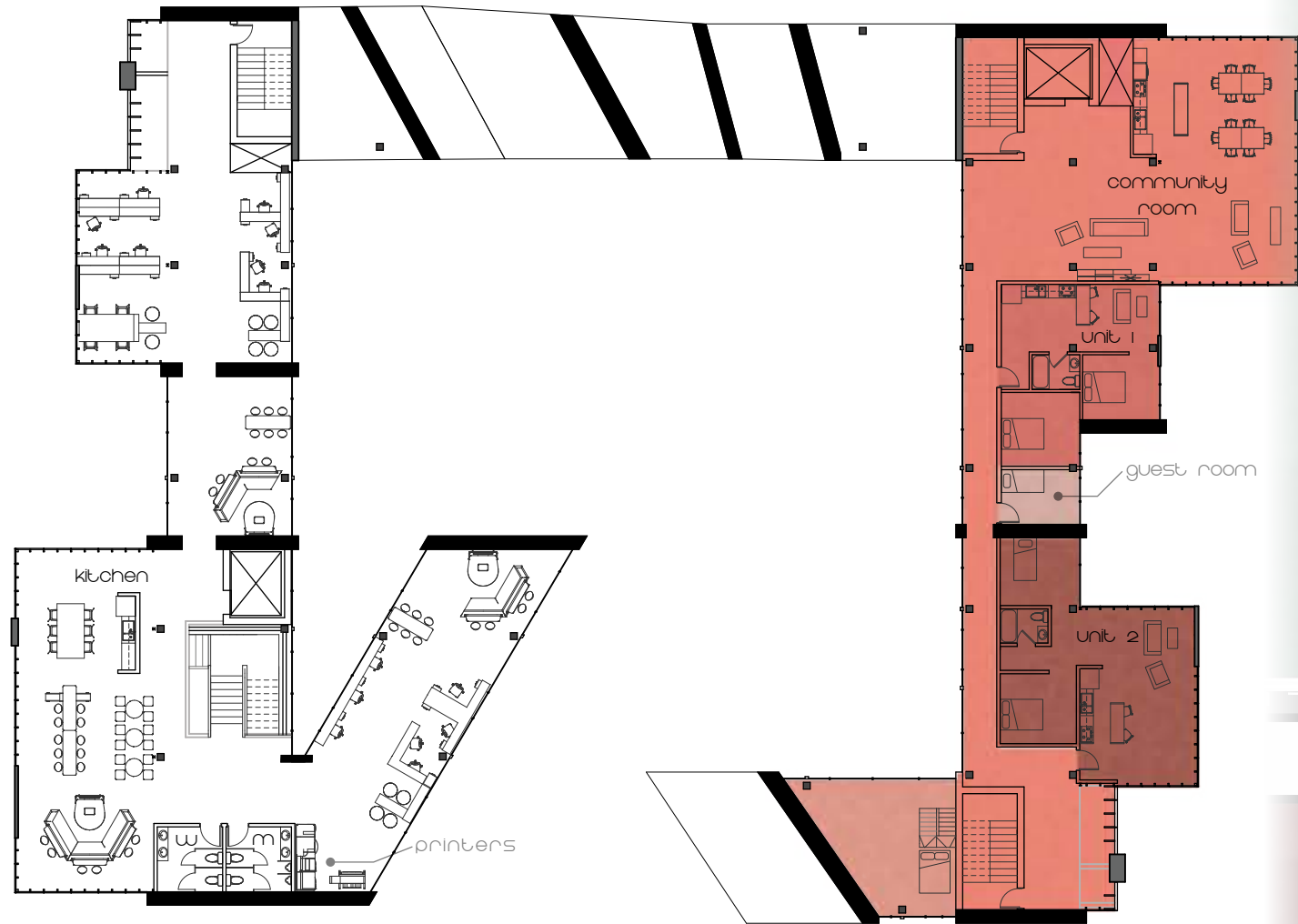
- live/work: 4
- studio: 7
- 2 bed: 3



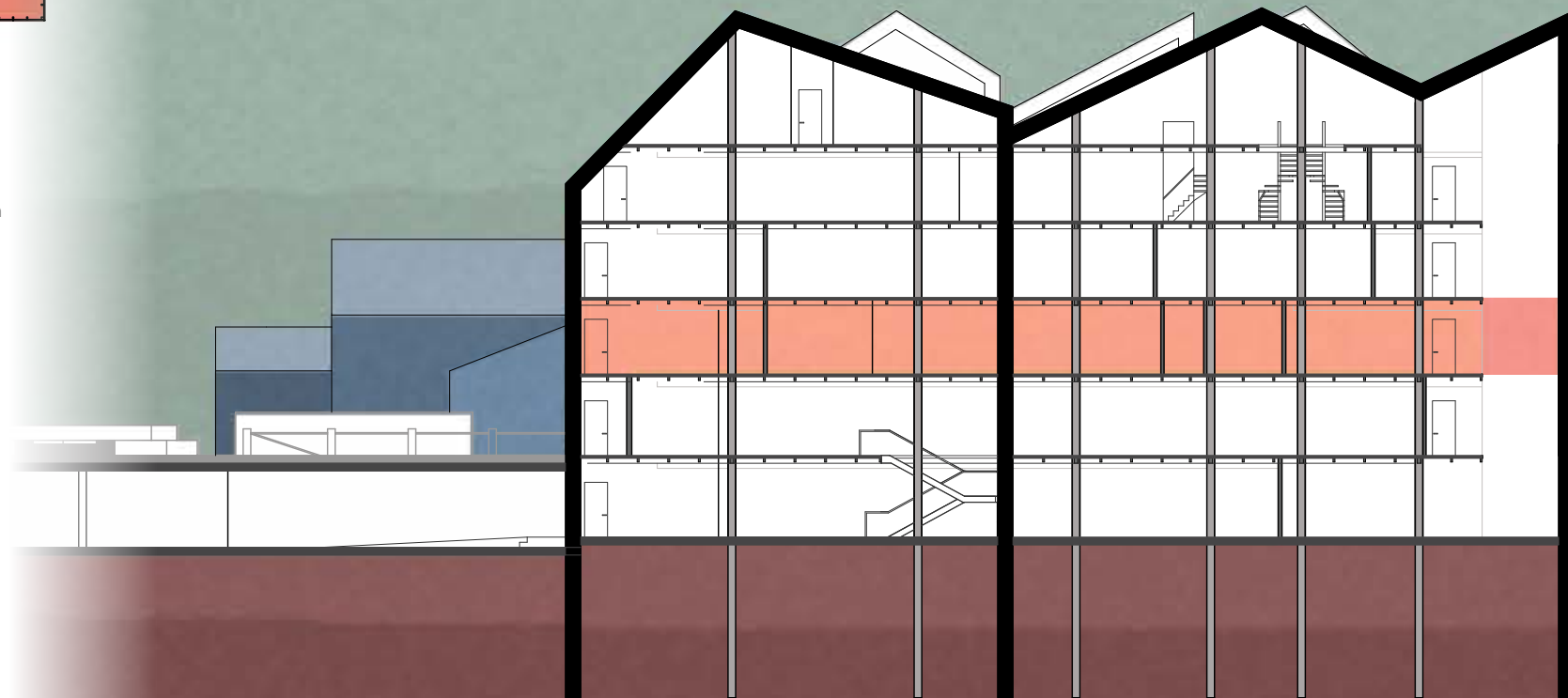
residential

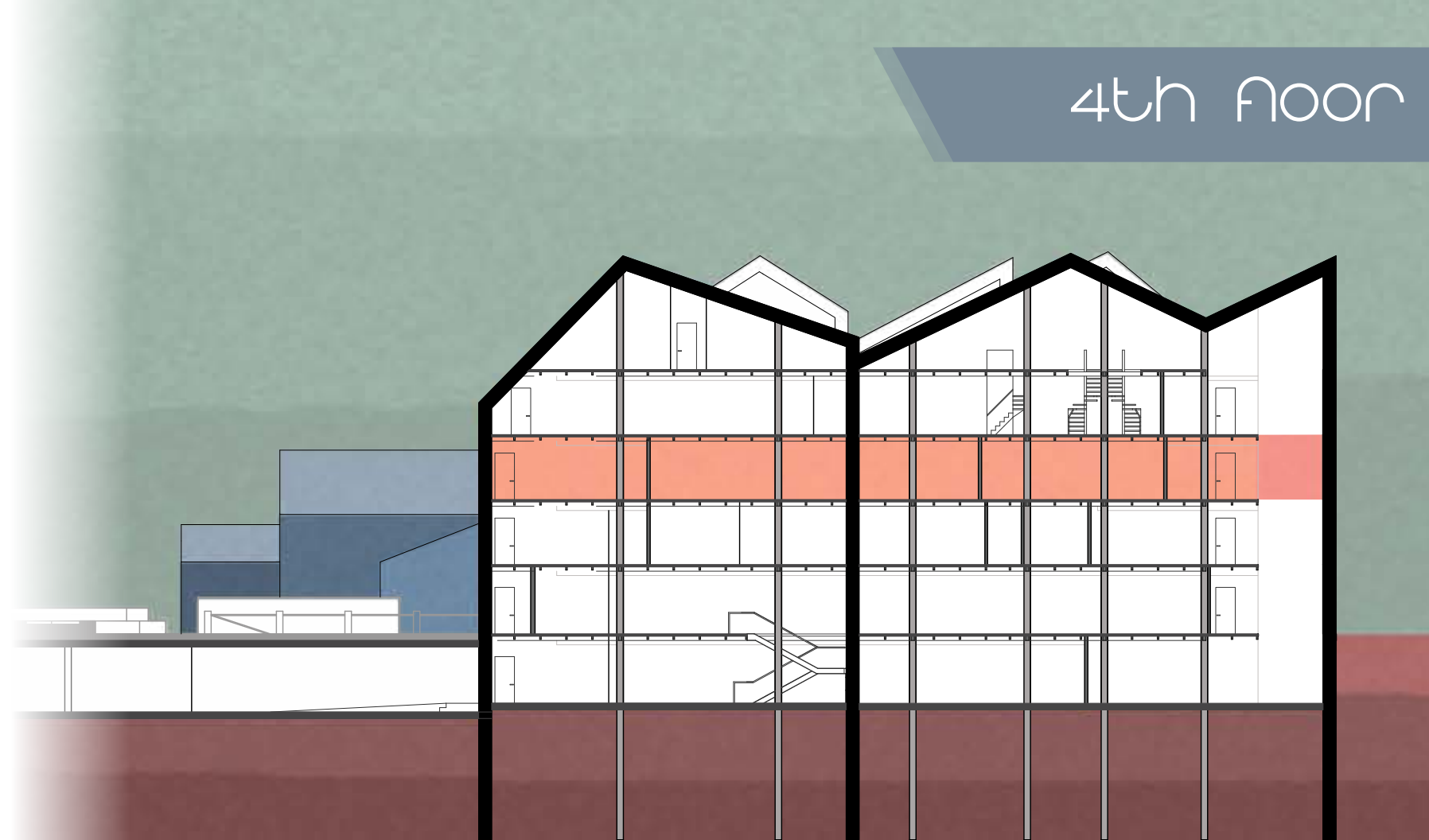
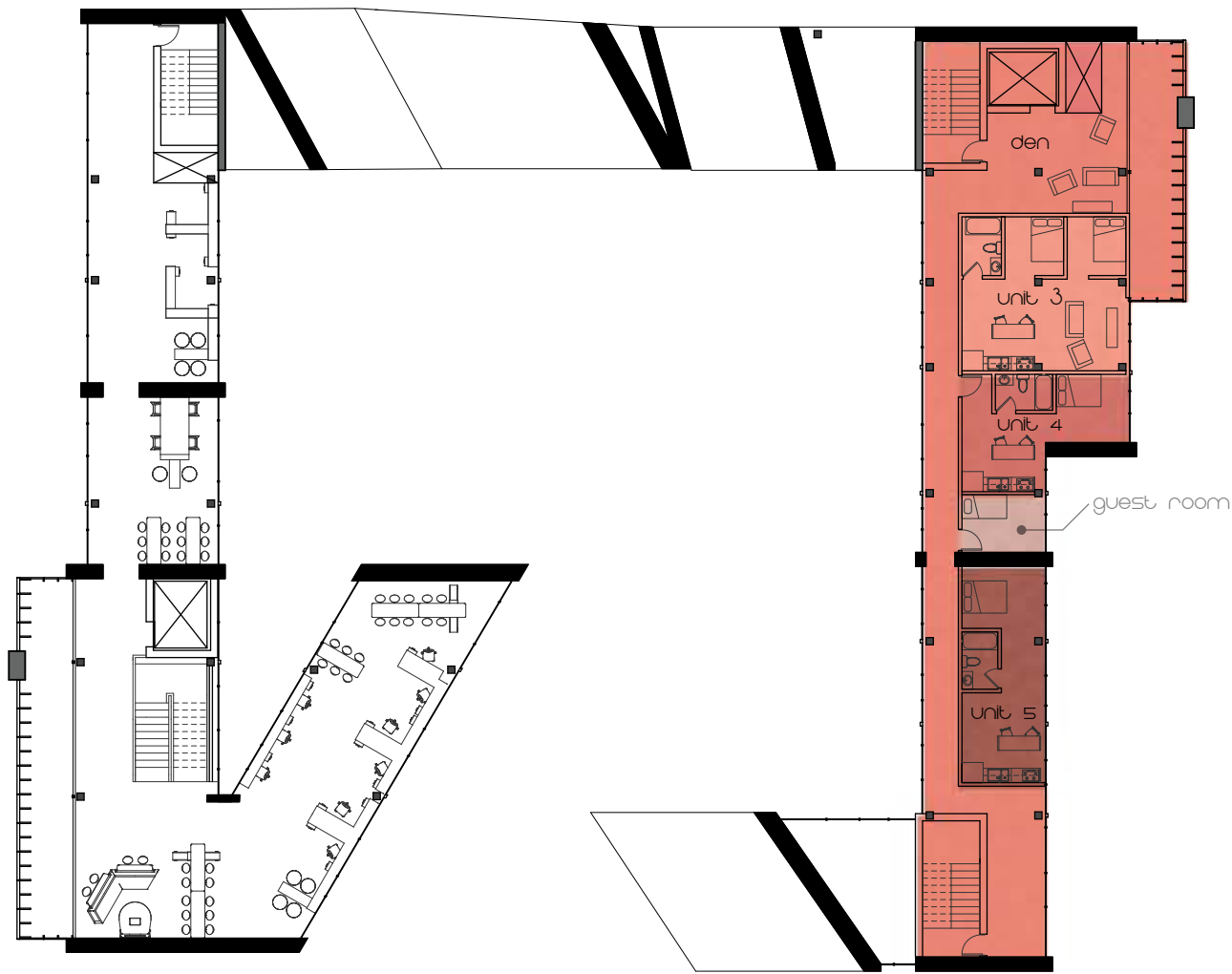
2nd floor

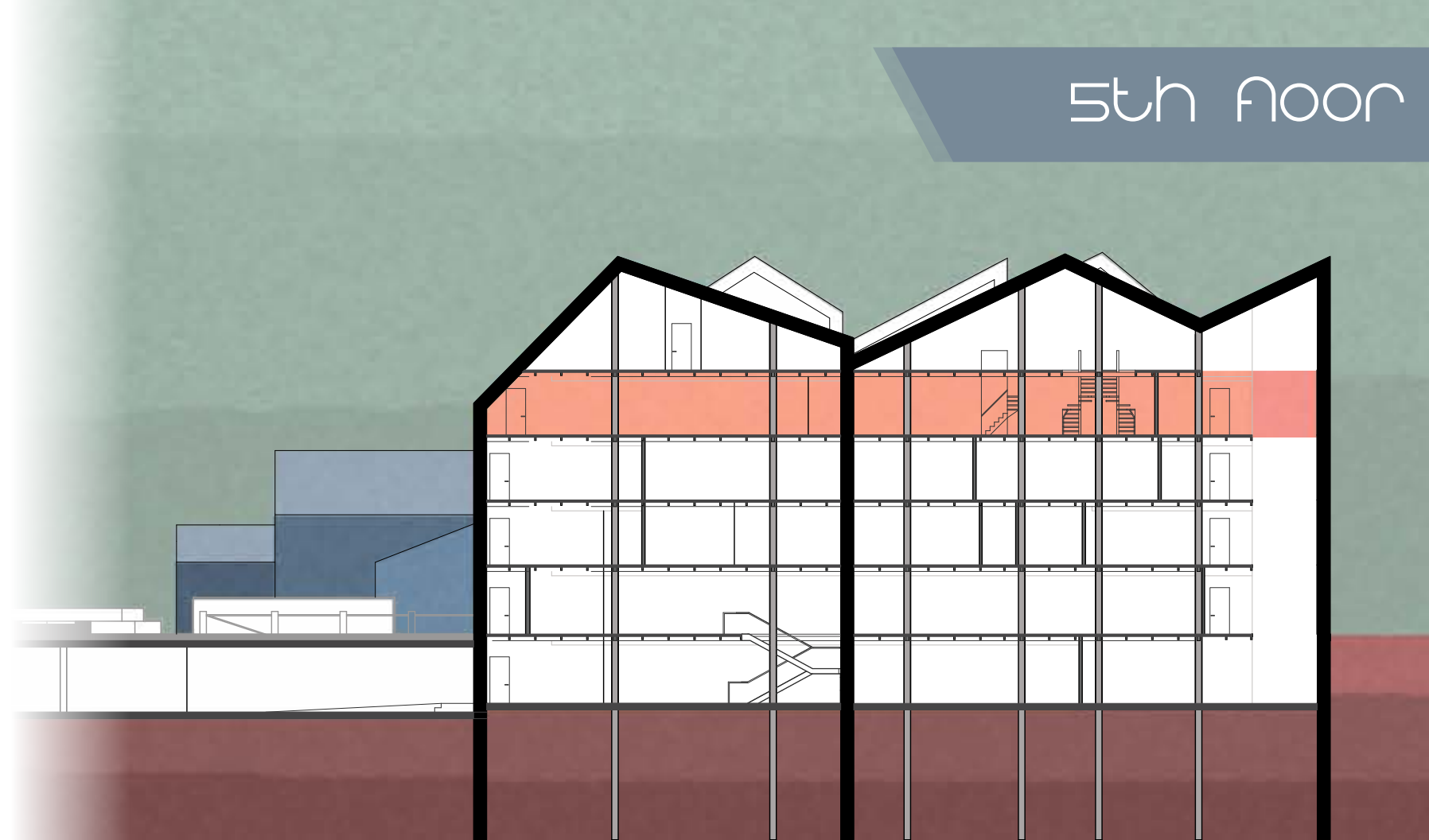
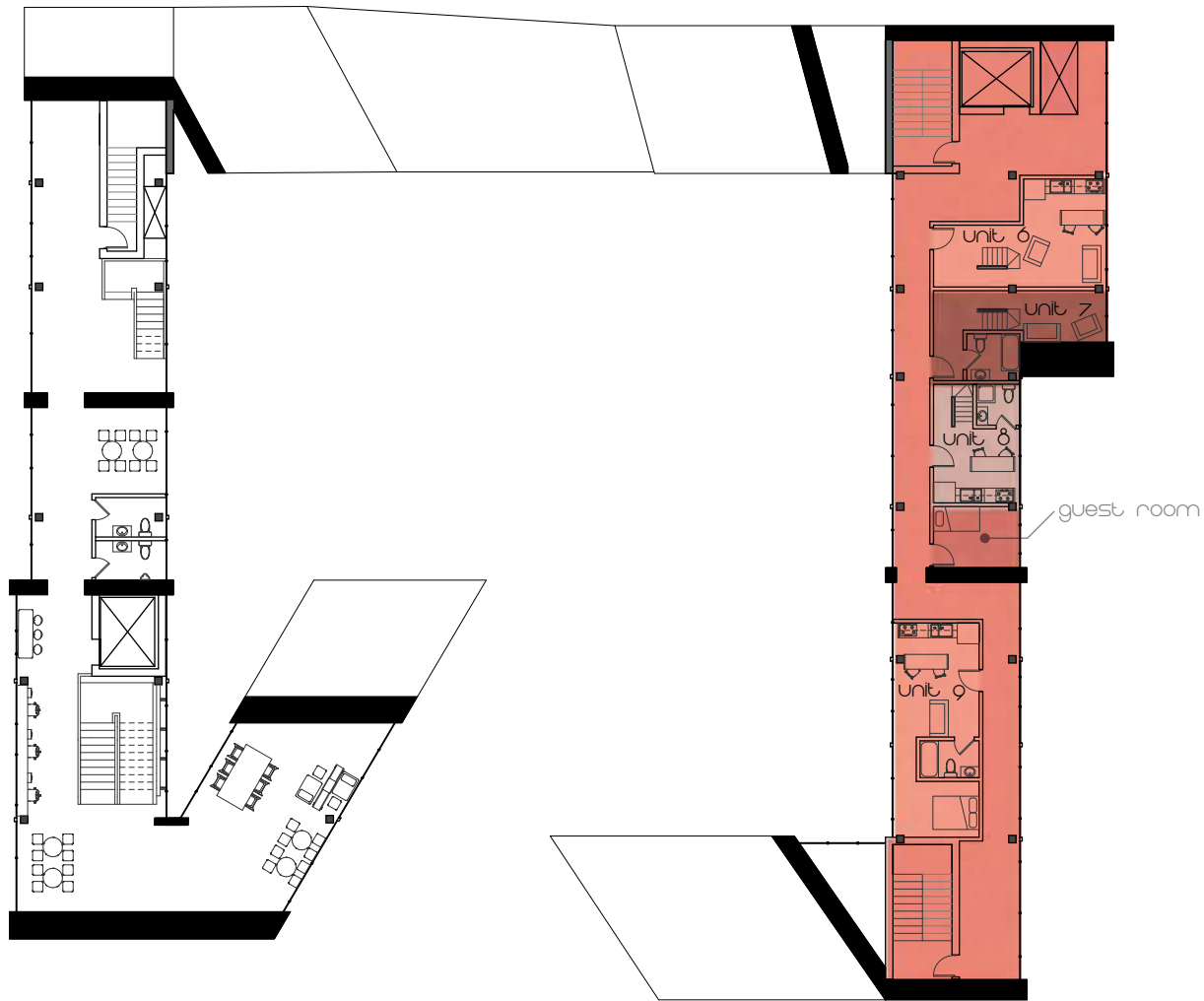


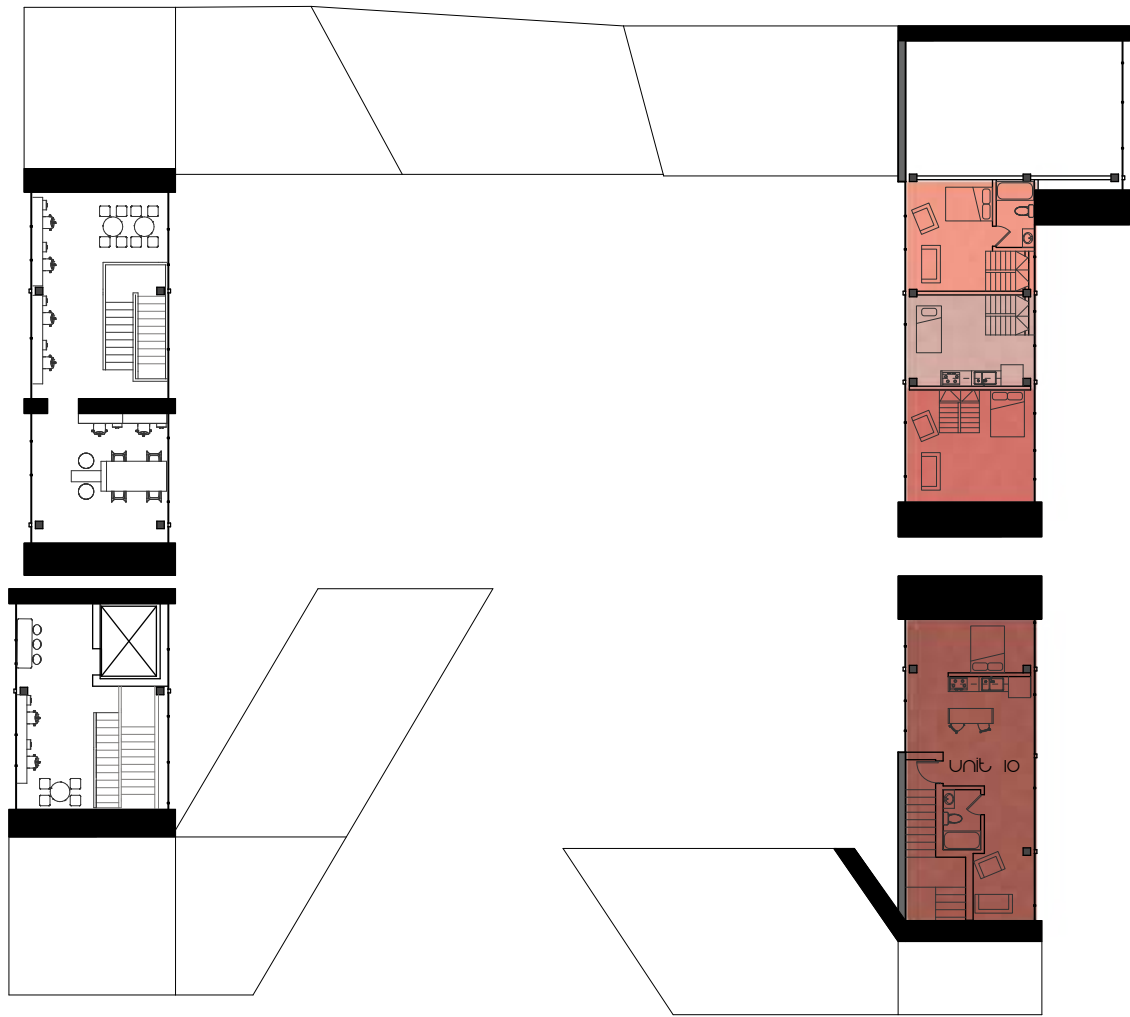


3rd floor











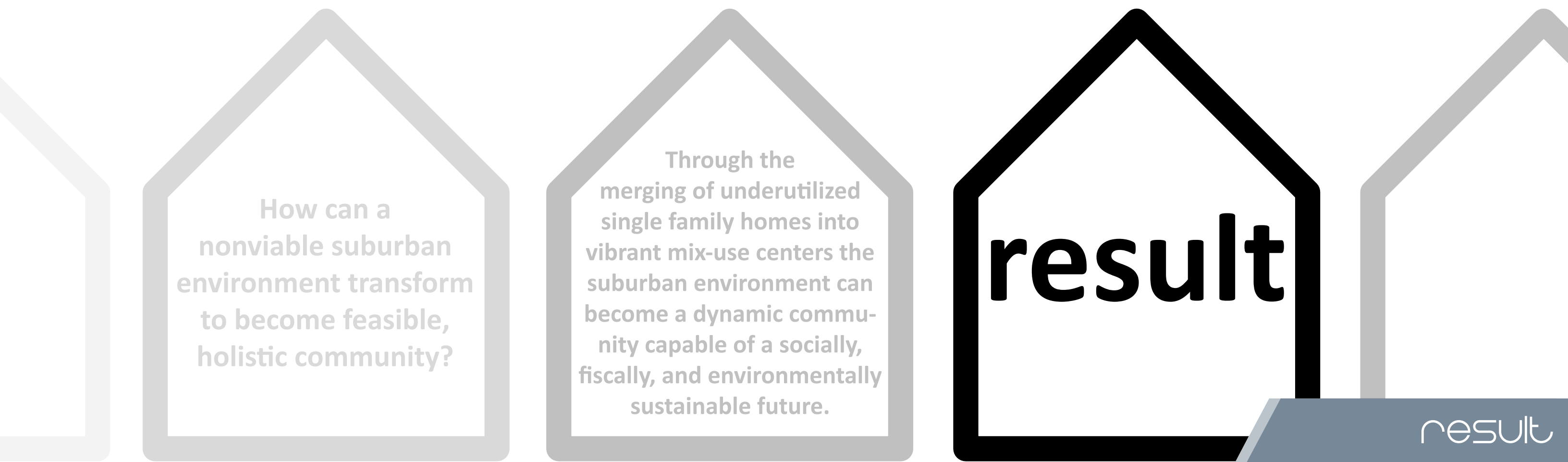
community





unit





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

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

result

result



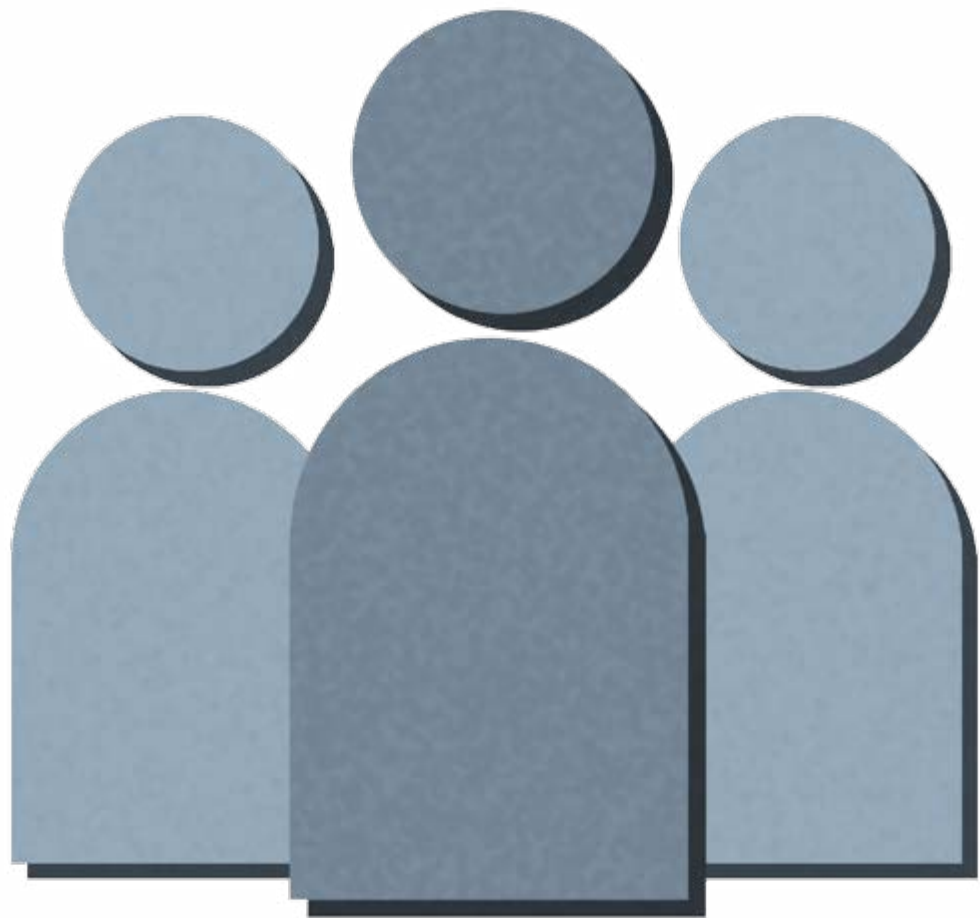
social



fiscal



environmental



before

inactive
monocultural
disconnected
isolated
dull

after

diverse
vibrant
interactive
productive
mobile



before

consumptive
dependant
declining

after

productive
sustainable
independent
adaptable



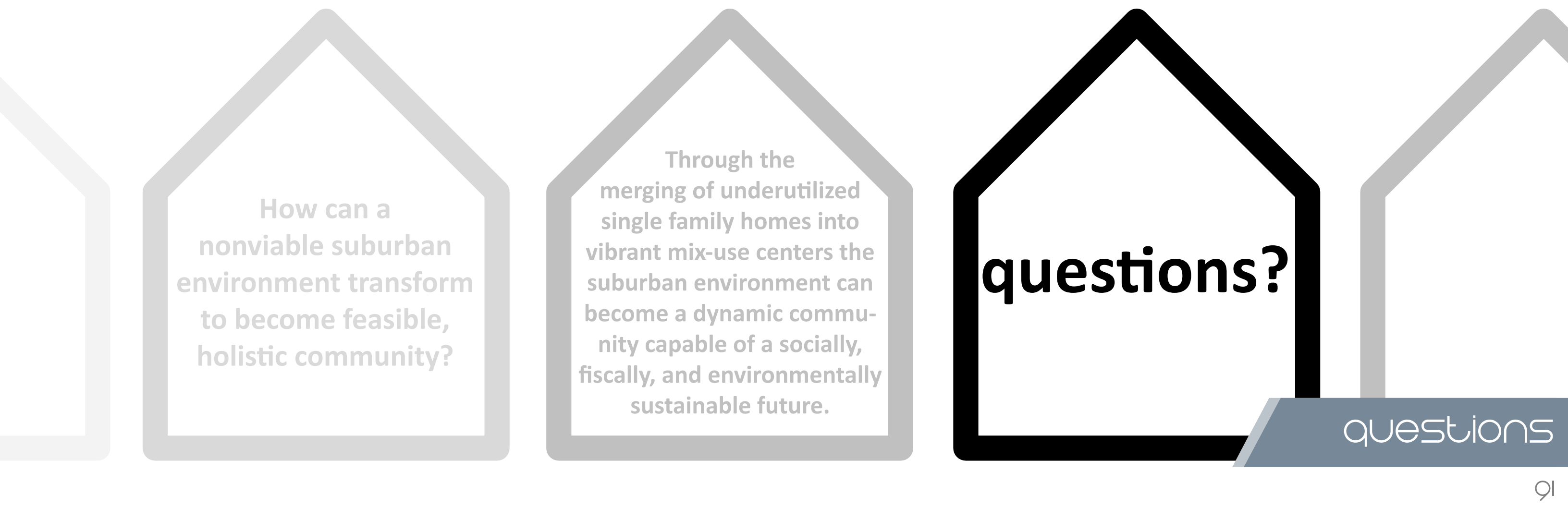
before

automobile reliant
sprawl

after

dense
reuse
walkable

environmental



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

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

questions?

questions