

The Space Between

Cute Apartments Central Core Corridor Civic Design Intervention High Density City Blocks Grid Built Environment Inhabitants Composition Breathing Center Communal Core Choke Point Inclusion Envelope Education External Boundary Plaza Insert/Insertion Vertical Placement Multi-Pod Truly Public Programmatic Change Green House Neat Yard Value Patterns Rules Permissible/Porous Programming Outside Vision
 College Community Foot Print Density Expansive Additions Commercial Bottle Neck Community Space Bleeding Interact Communal Core Demolition Community Use Function Industrial Node Mode Plaza Predominantly Vehicular Traffic Neighborhood Squat Park(s) Multi-Story Resident Streetscape
 Boundary Core Building Connections Area Invitation Larger Wholes Layering Stories and Symbols
 Single Family Space Engaged
 Residential Large Scale Opportunity Major Uses Evenly Spaced Open Space ROCO Parking Low Density Sited Intentional
 Redevelop Similar Uses Tailored Street Single Story Scale Space Social Sidewalk Volume
 Reprogramming Viable Style Single Use Through Scale Space Program Growth Warehouse Style Apartments
 Metro Line Mixed Use Slow/Slower Pocket Park Sidewalk Traffic Sidings Use Social Gathering Solar Access
 Privacy Railway Office Removal Sidewalk Ring of Growth

THE SPACE BETWEEN:

A MANIFESTO FOR DESIGNING
SOCIALLY ENGAGED COMMUNITIES

A Design Thesis Submitted to the
Department of Architecture and Landscape Architecture
of North Dakota State University

By

Alex J Malnaa

In Partial Fulfillment of the Requirements
for the Degree of
Master of Architecture

A handwritten signature in black ink, appearing to read "Malvin F. Johnson", written over a horizontal line.

Primary Thesis Advisor

A handwritten signature in black ink, appearing to read "Malvin F. Johnson", written over a horizontal line.

Thesis Committee Chair

May 2018
Fargo, North Dakota

Table of Contents

Project and Title Page	2
Table of Contents	3
Tables & Figures	4
Thesis Abstract	5
Narrative	6
Project Typology	7
User/Client	8
Demographic Research	9
Site	11
Moorhead Zoning	12
Site Isometric	13
Boundary Analysis	14
Climate Data	17
Case Studies	18
Neal's Yard	18
Moxie Java Plaza	19
Belmont Street	20
Grand Avenue	21
Project Emphasis	22
Goals of Thesis	23
Plan for Proceeding	24
Theoretical Premise Research	25
Income Inequality	25
Phases of Gentrification	27
Project Justification	28
Design Process	29
Artist Inspirations	30
Frank Stella	30
Yayoi Kusama	31
Gee's Bend Quilters	32
Serena Garcia Dalla Venezia	33
<i>The Art of Community: seven principles of belonging</i>	34
First Design Insertions	35
Core Analysis	41
Residential Core Analysis	42
Third Design Insertions	43
Word Analysis	48
<i>A New Theory of Urban Design</i>	49
Design Principles and Final Insertions	51
Vision	51
Symbols and Stories	54
Boundary	57
Invitation	60
Layering	63
Larger Wholes	66
Cores	69
Connection	72
Program Distribution Analysis	75
Final Display	76
Sources	77
Studio Experience	78
Bio and Contact Information	80

Tables & Figures

Map of Minnesota

<http://ontheworldmap.com/usa/state/minnesota/minnesota-highway-map.jpg>

Moorhead Zoning Map

<http://www.cityofmoorhead.com/home/showdocument?id=1938>

Downtown Moorhead Use Map

<http://www.cityofmoorhead.com/home/showdocument?id=1938>

Thesis Abstract

Suburbanization, low-density residential, commercial and civic zones with expansive, under-utilized parking lots have created physical and social distances between people. Each typological zone is segregated from the others with minimal overlap and potential for interplay between the inhabitants. How can architectural insertions inspire a culture to become inclusive and allow people to become more socially engaged as a community? My research of primary literary sources, *A New Theory of Urban Design* by Christopher Alexander and *The Art of Community: Seven Principles for Belonging* by Charles H. Vogl, winner of the Nautilus Silver Award in Business & Leadership, and design explorations based on my research are the foundations for my design manifesto. The principles generate forward-looking program typologies to increase density and program overlap which lead to a greater sense of community and communality within the various typological zones. By extrapolating Vogl's principles from social guidelines to design principles and including integral principles from Alexander, the built environment will create spaces and moments where social engagement and meaningful connections between inhabitants can occur.

Theoretical Aspect

Suburbanization, low-density residential, commercial and civic zones with expansive, under-utilized parking lots have created physical and social distances between people. Each typological zone is segregated from the others with minimal overlap and potential for interplay between the inhabitants. How can architectural insertions inspire a culture to become inclusive and allow people to become more socially engaged as a community? My research of primary literary sources, *A New Theory of Urban Design* by Christopher Alexander and *The Art of Community: Seven Principles for Belonging* by Charles H. Vogl, winner of the Nautilus Silver Award in Business & Leadership, and design explorations based on my research are the foundations for my design manifesto. The principles generate forward-looking program typologies to increase density and program overlap which lead to a greater sense of community and communality within the various typological zones. By extrapolating Vogl's principles from social guidelines to design principles and including integral principles from Alexander, the built environment will create spaces and moments where social engagement and meaningful connections between inhabitants can occur. Further, by analyzing the results of each design iteration, the next iteration of insertions can become informed of new trajectories for the community.

Project Typology

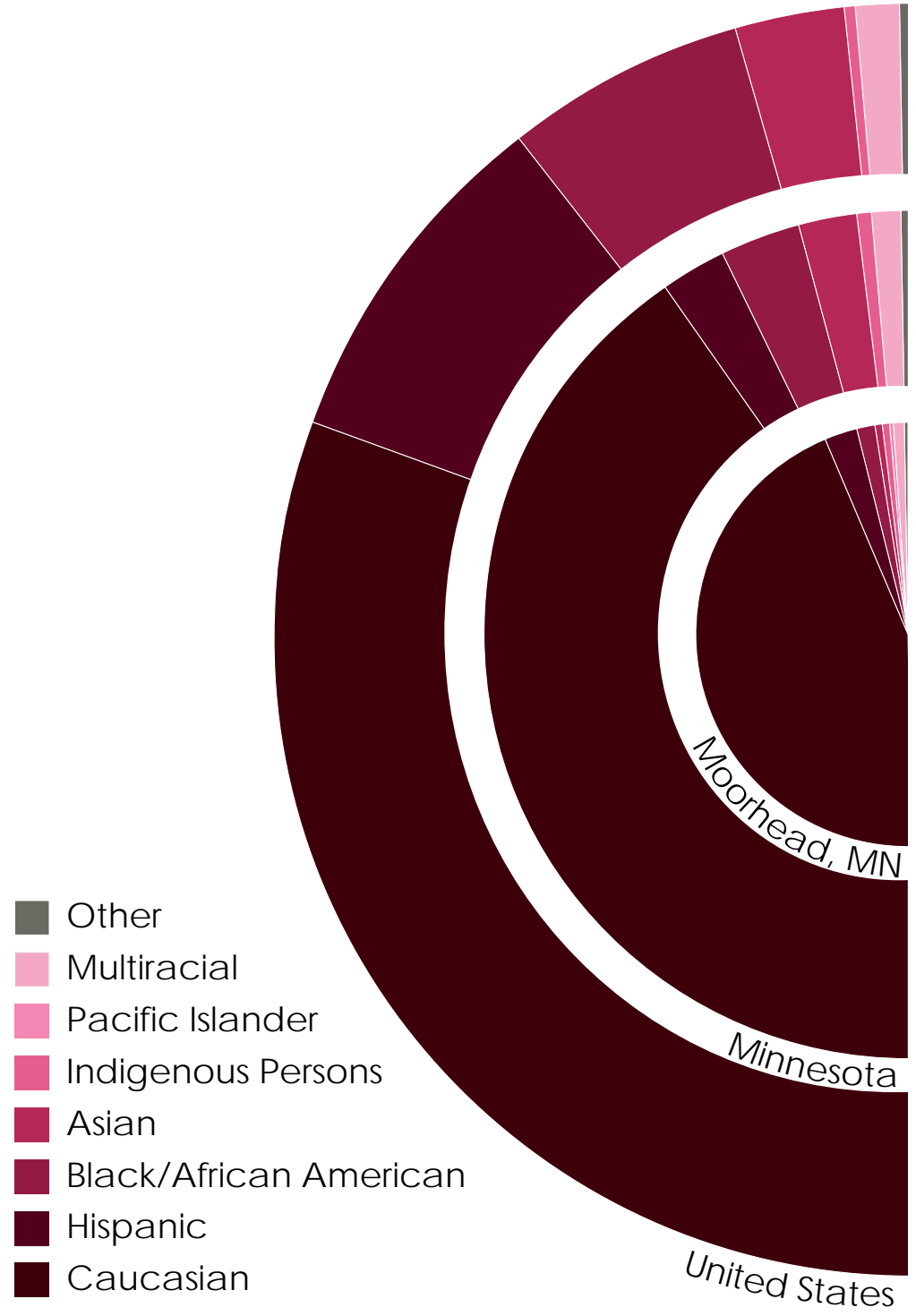
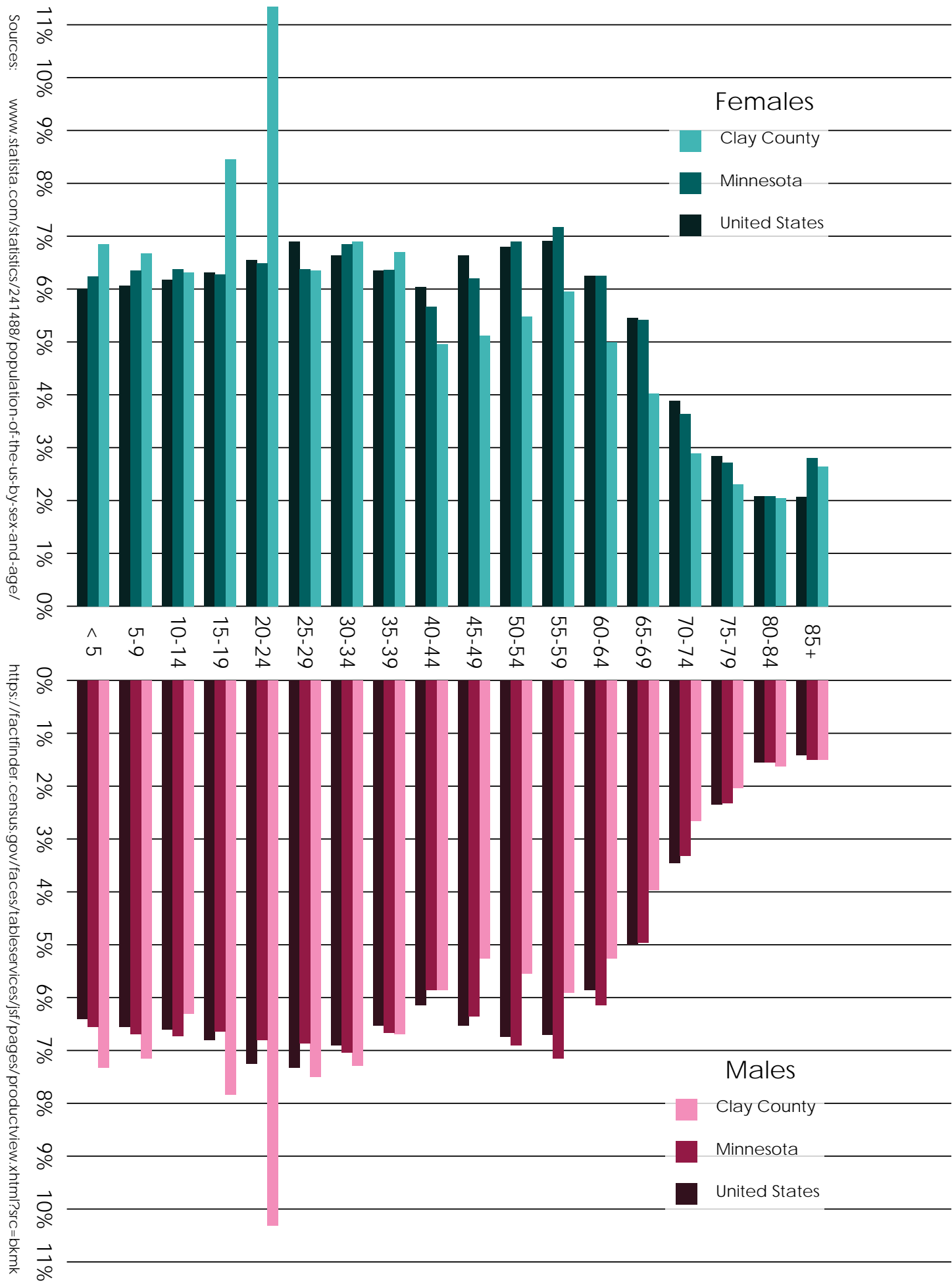
The typology of my thesis is set within the realm of Urban Design. The focus of the design work was within the design principles which are then expressed in the architectural insertions within the community. After analyzing the existing site, the typological structure of the community is a conglomerate of cores or nodes and connecting corridors. This led to the search for matching case studies of communities that exhibit similar traits.

User/Client Description

Citizens of Moorhead

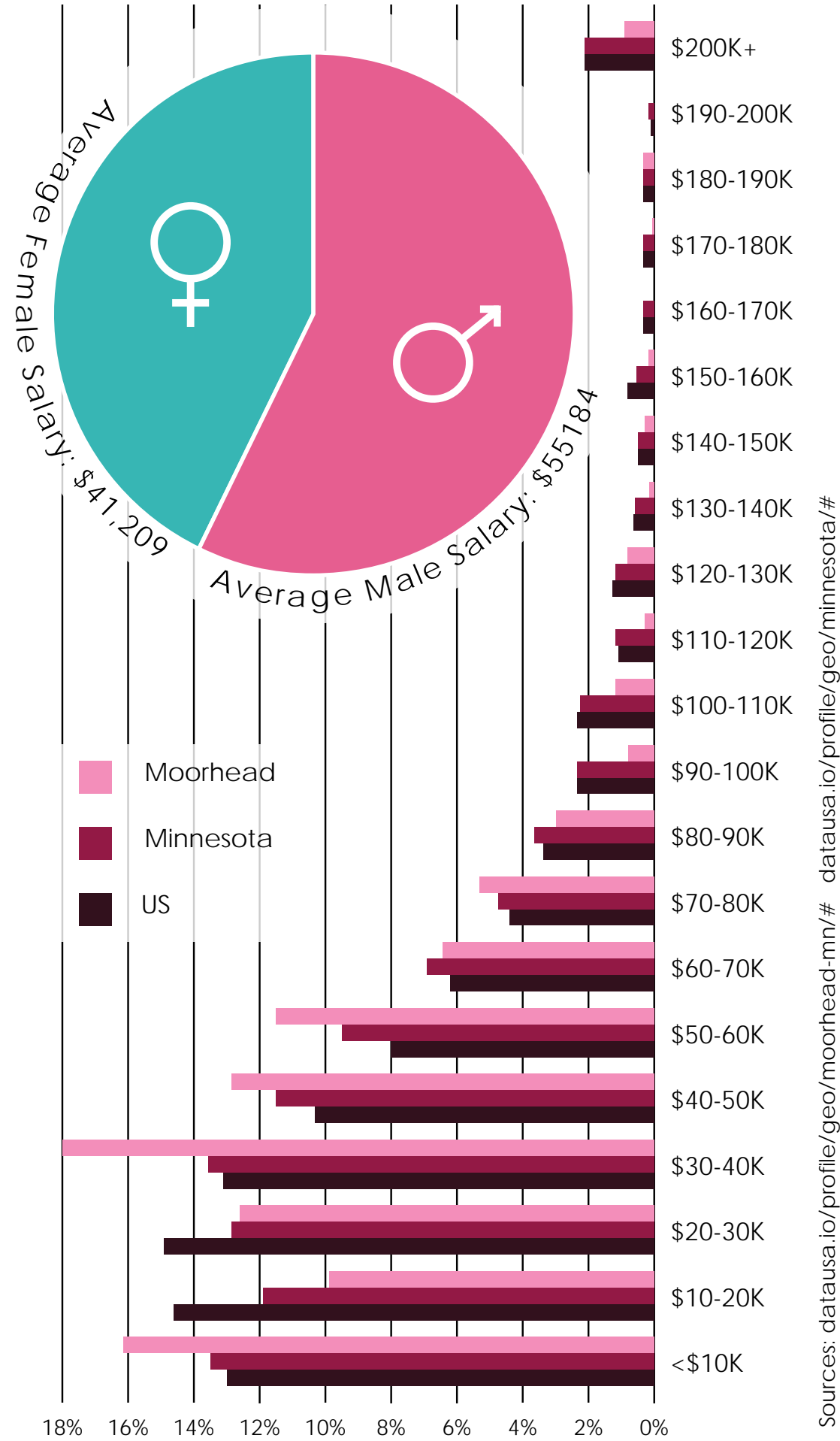
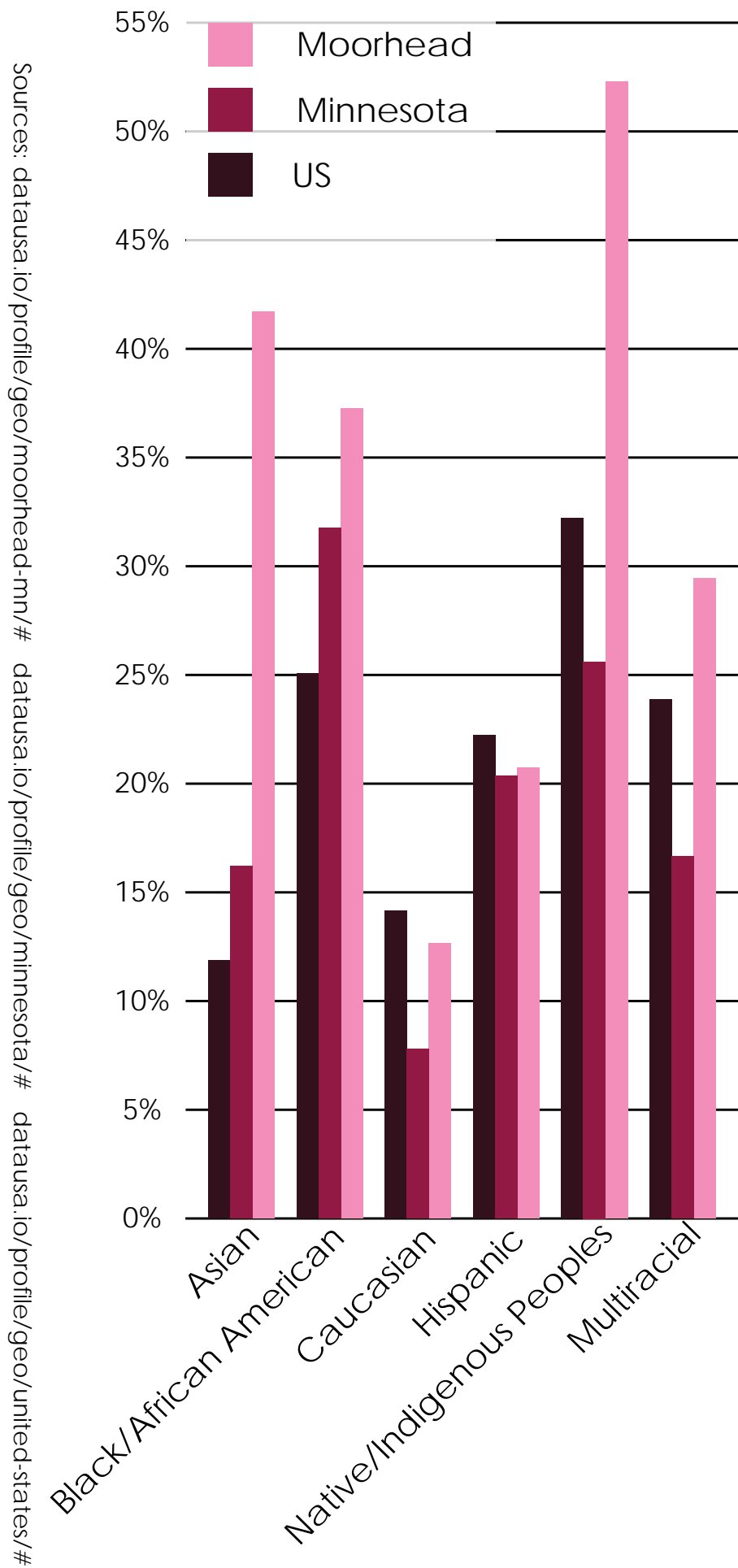
Because my thesis creates spaces within the urban fabric of Moorhead, the users will vary from residents and tenants to businesses and their customers. Ownership of the spaces designed will vary from public open space being deemed a public good and maintained by either the city for large scale projects or potentially the residents of the local area volunteering time and money. Residential spaces will have a focus on being owned by the resident but not focus on single family residence style housing.

Demographic Research



Sources: <https://datausa.io/profile/geo/moorhead-mn/#demographics> <https://datausa.io/profile/geo/minnesota/#demographics>
<https://datausa.io/profile/geo/united-states/#demographics> <https://datausa.io/profile/geo/minnesota/#demographics>

Demographic Research

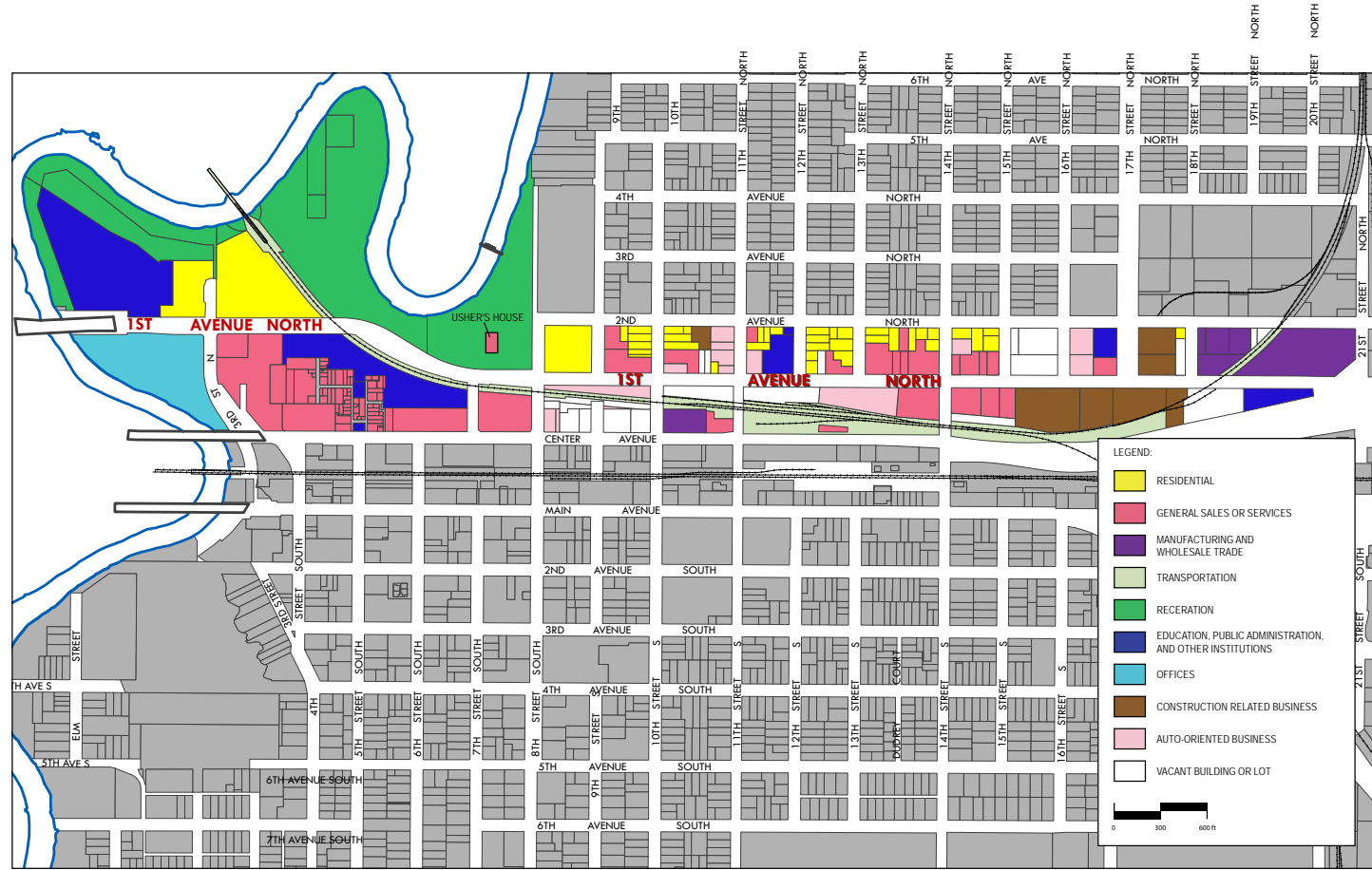


Site



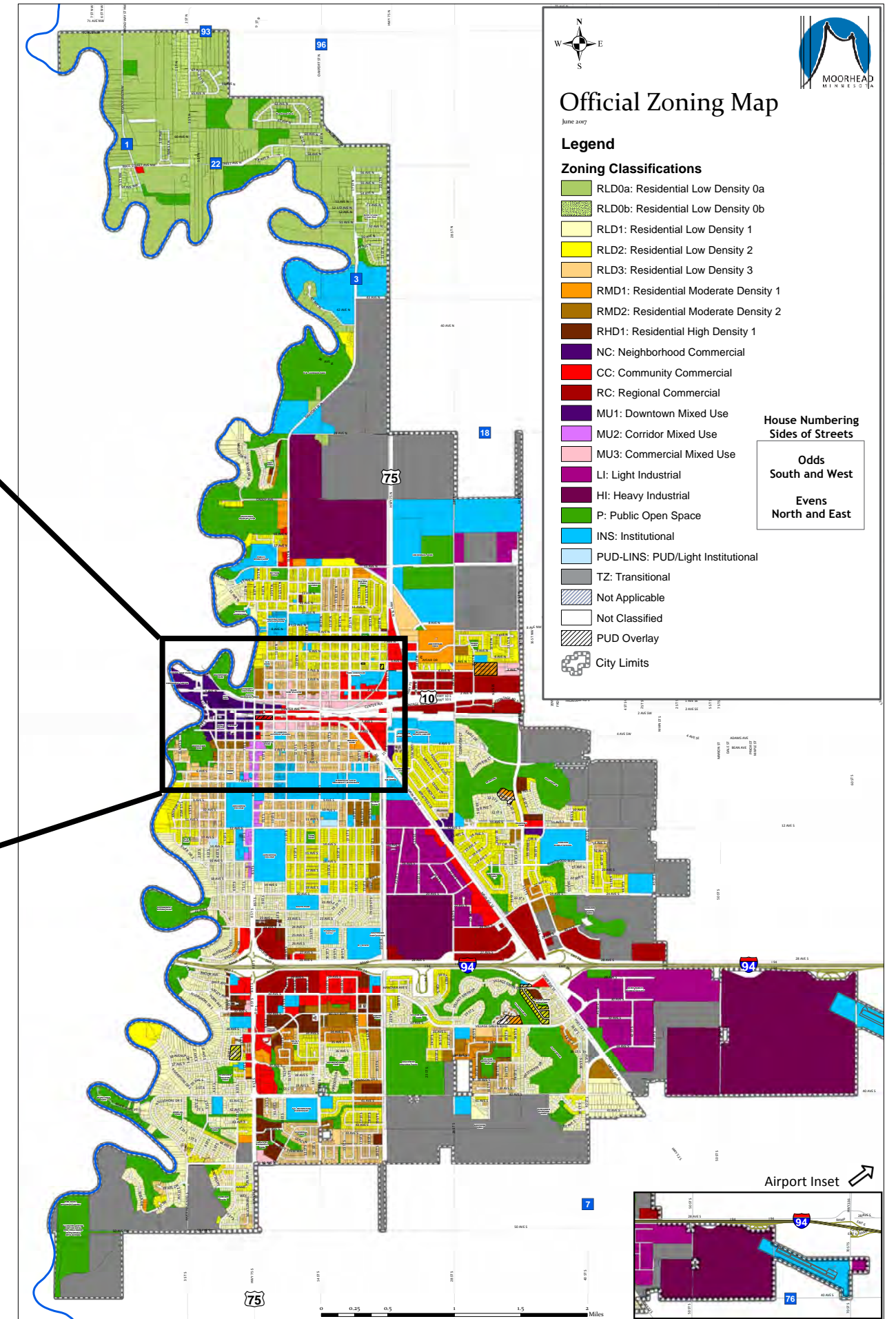
State of Minnesota

Site



SRE CURRENT LAND USE
1st Avenue North
City of Moorhead, Minnesota
Job #
Date

Figure 1

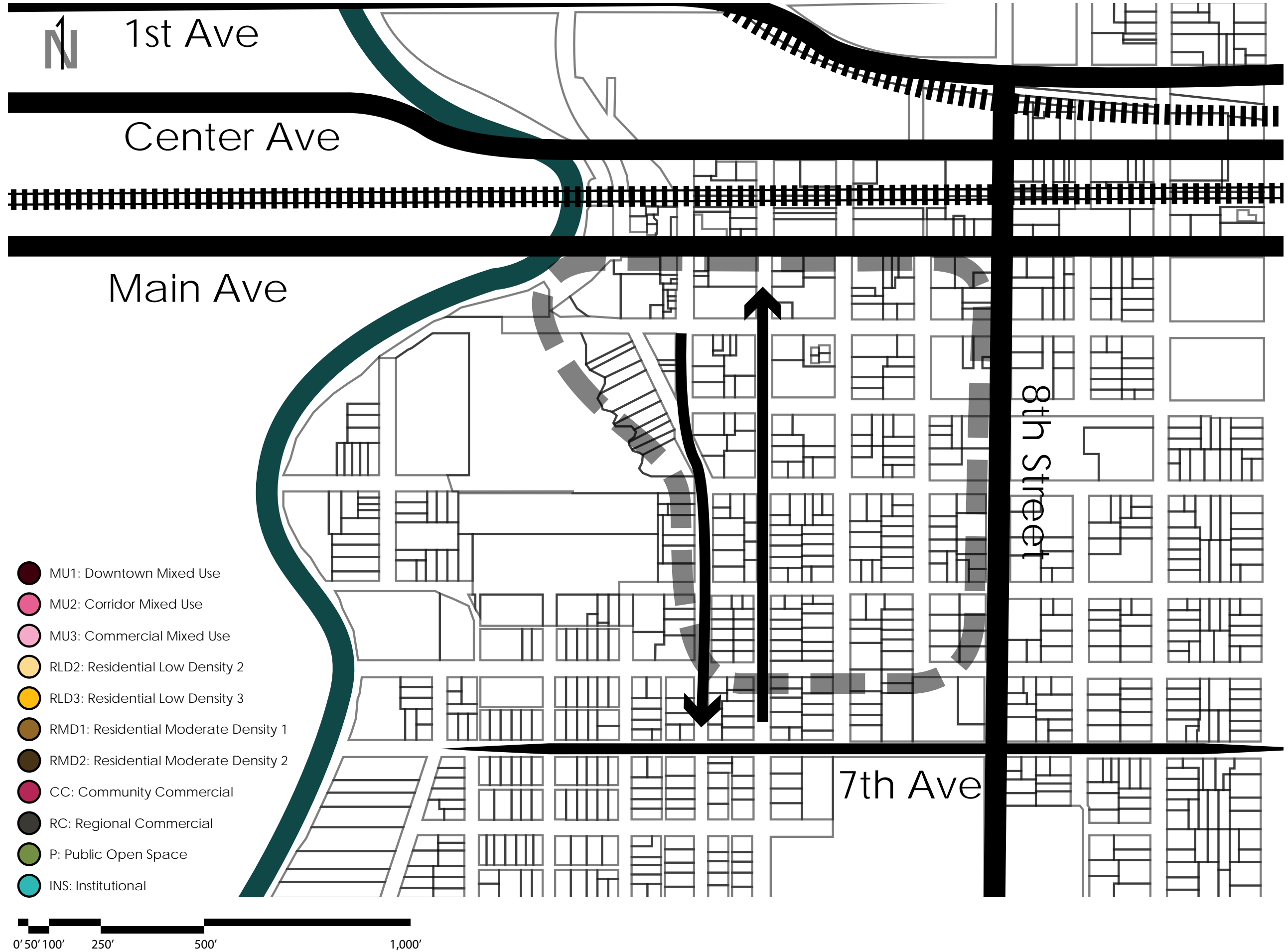


City of Moorhead: Downtown District

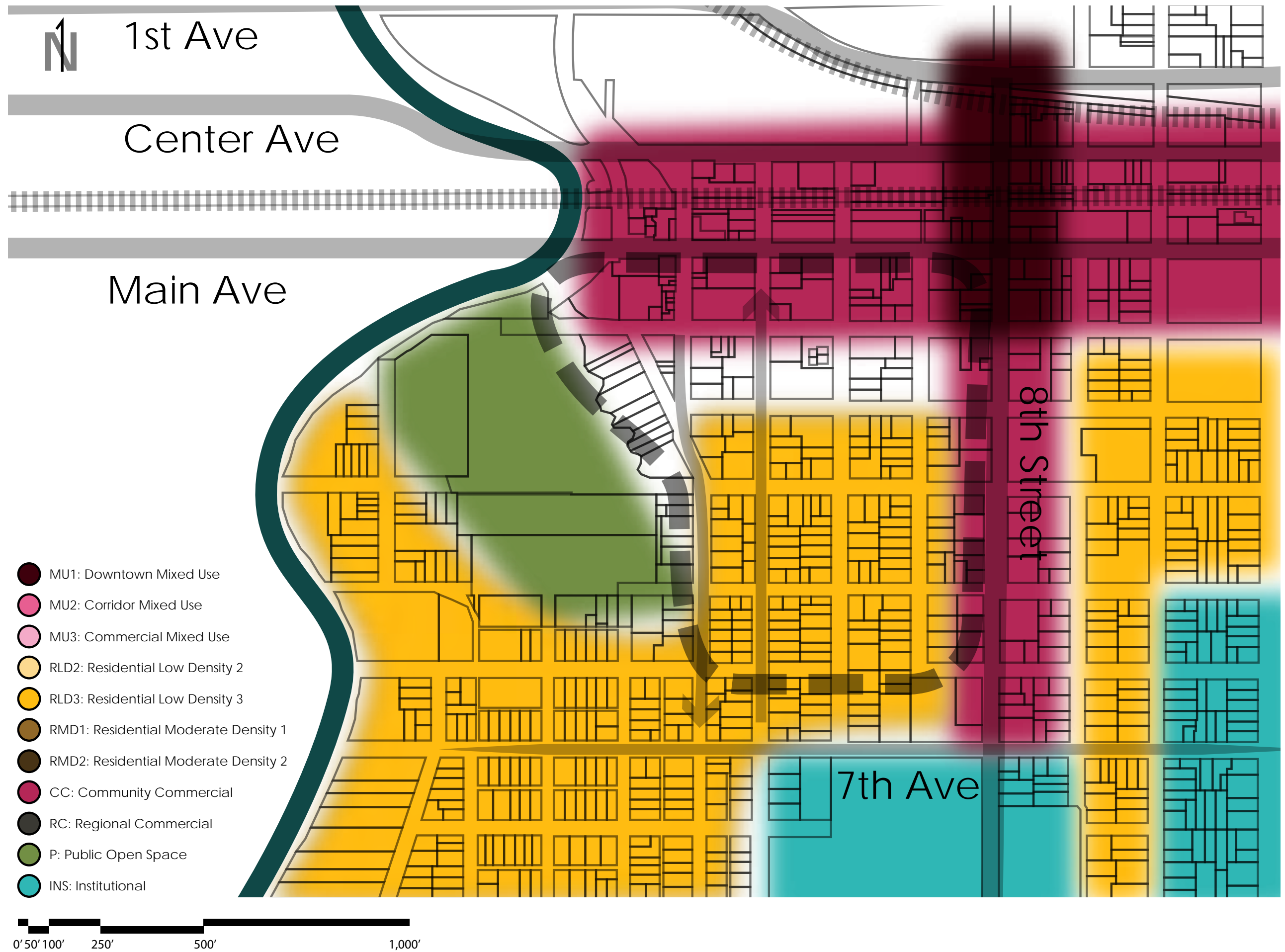
Site



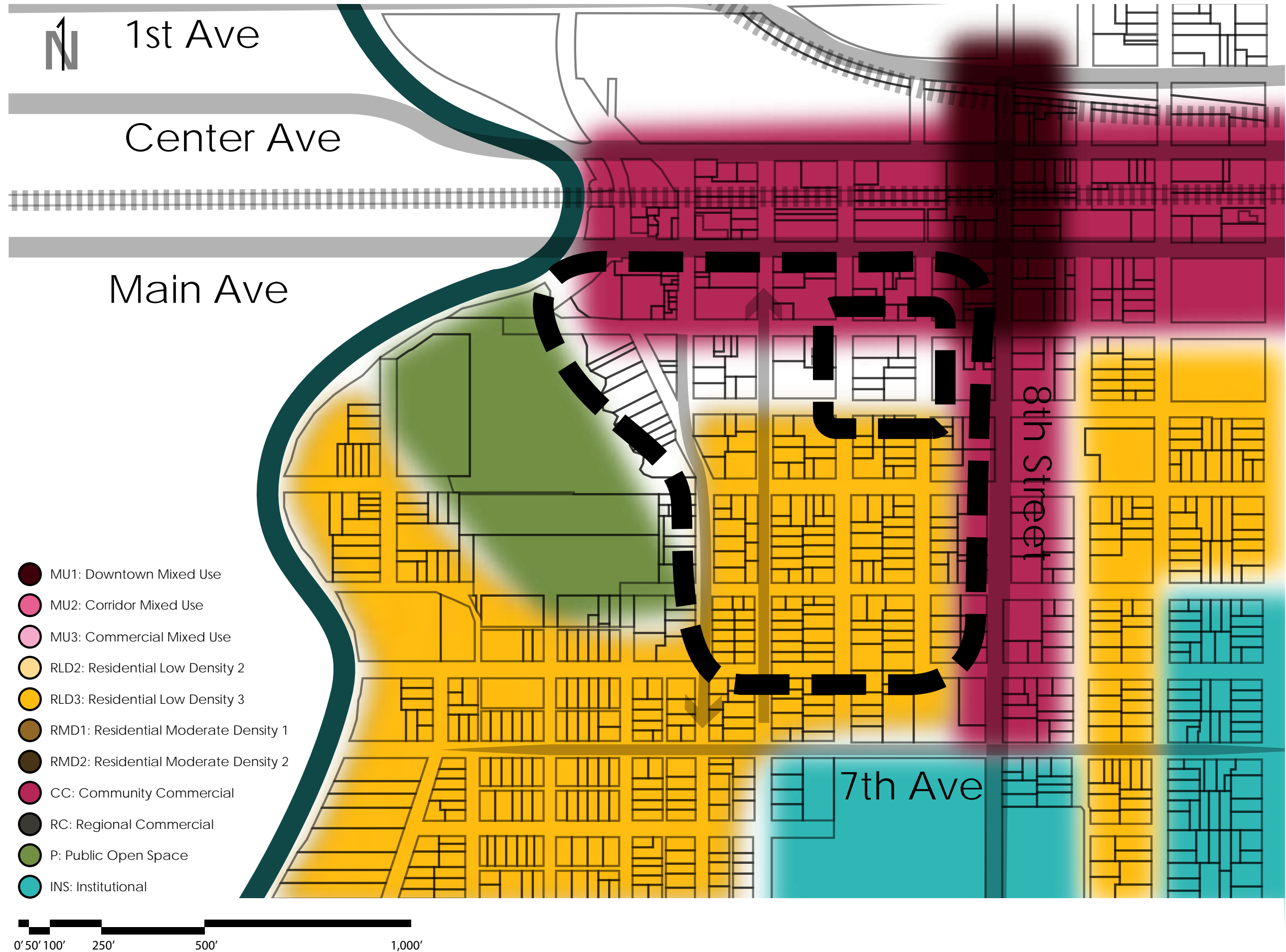
Boundary Analysis



Boundary Analysis



Boundary Analysis



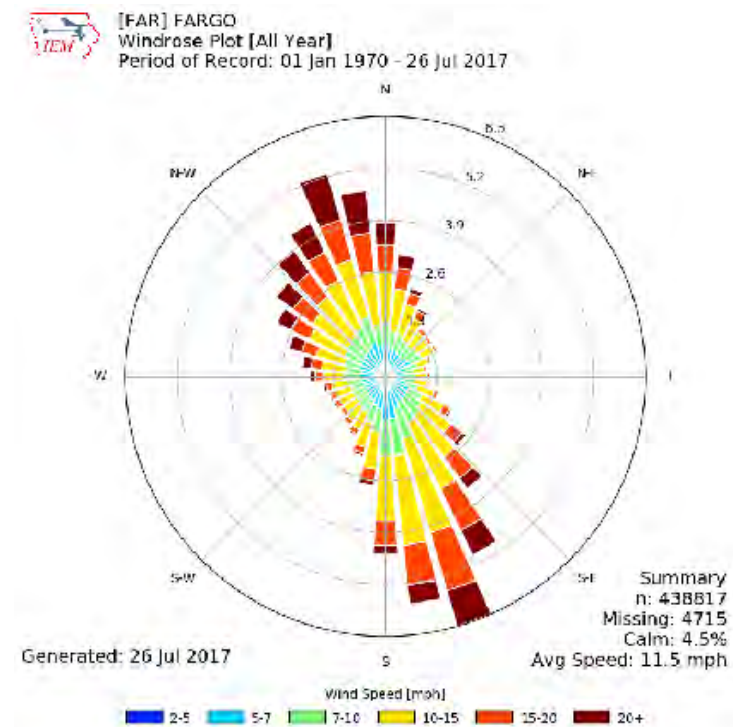
Climate Data

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	18	24	36	56	69	77
Average low in °F:	0	5	19	33	46	56
Av. precipitation in inch:	0.75	0.59	1.34	1.57	3.15	4.13
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-
Average snowfall in inch:	13	8	10	4	0	0

	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	82	81	71	56	37	22
Average low in °F:	61	59	49	35	21	6
Av. precipitation in inch:	3.23	2.68	2.95	2.6	1.14	0.87
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-
Average snowfall in inch:	0	0	0	1	10	12

Annual high temperature: 52.4°F
 Annual low temperature: 32.5°F
 Average temperature: 42.45°F
 Average annual precipitation - rainfall: 25 inch
 Days per year with precipitation - rainfall: -
 Annual hours of sunshine: -
 Av. annual snowfall: 58 inch

(US Climate Data)

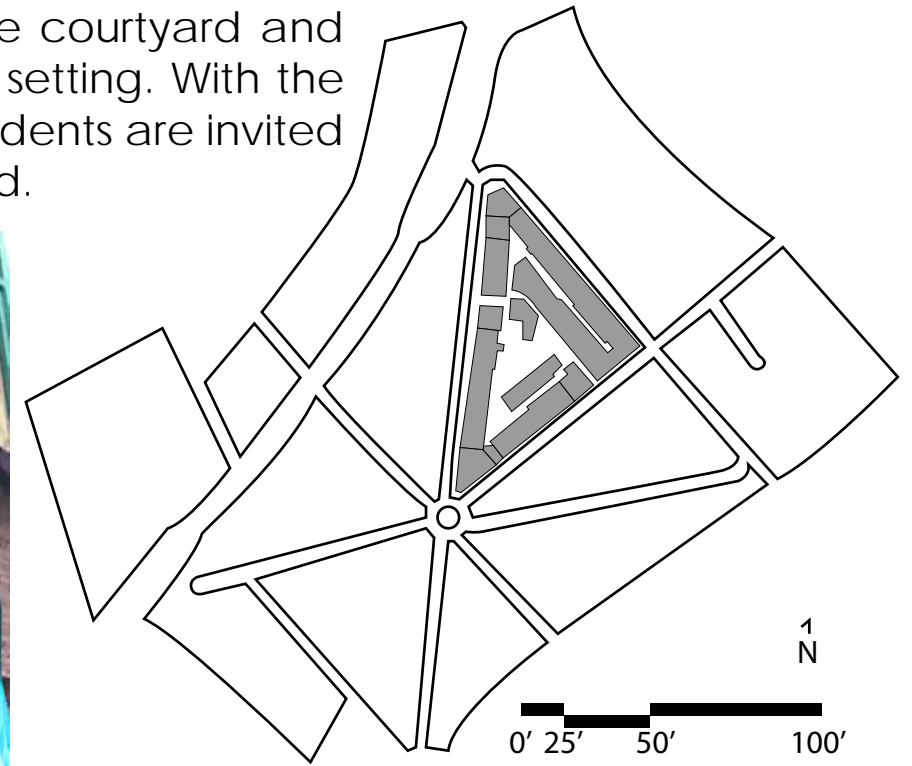


(Akrherz, D. H., 2017)

Case Study 1 - Neal's Yard



Neal's Yard was the first case study I addressed which elicited the emotions I was striving to create in my site. The colorful vibrance in the courtyard and human scale of the buildings made for a warm and intimate setting. With the small insertions of benches, chairs, potted trees and plants, residents are invited to use the space more than an empty courtyard.



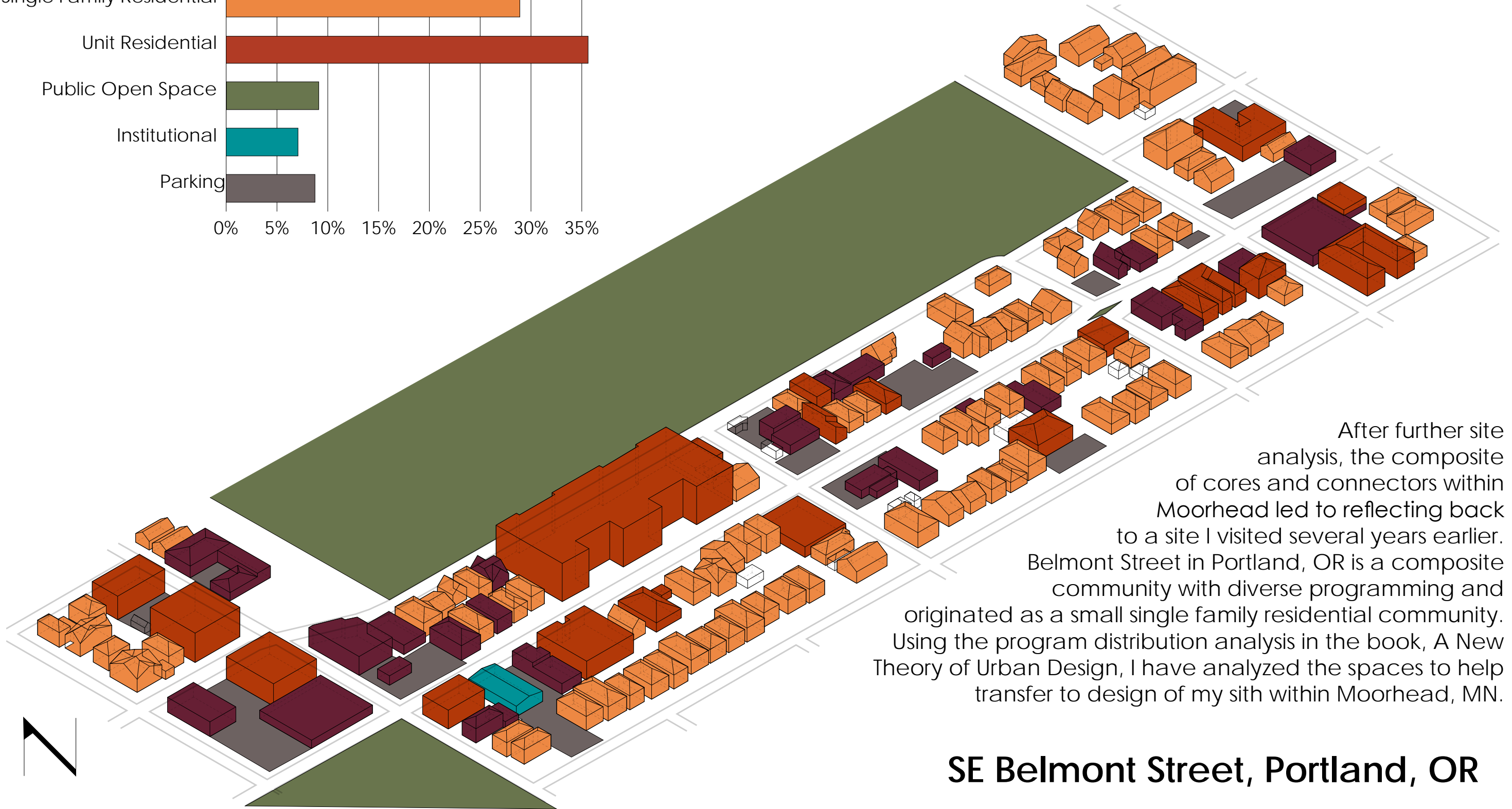
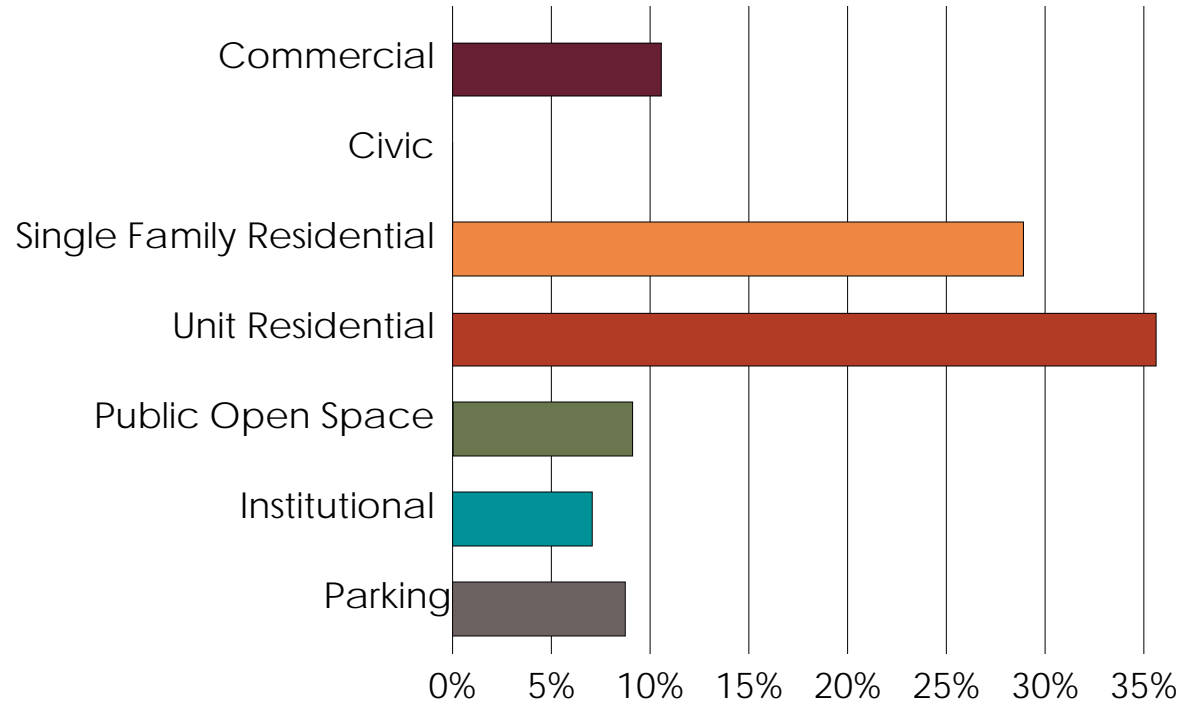
Case Study 2 - Moxie Java Plaza



Moxie Java Plaza is the only space in the Fargo-Moorhead area which expresses the sense of Neal's Yard with its intimate courtyard. The space was not activated by the adjoining businesses as well as it could have been. The pocket of space which creates the opportunity for activity is a catalyst for socializing. After coming to this case study, I chose my site being the Woodlawn Park neighborhood and went through further analysis of the site before addressing the next two case studies.



Case Study 3 - Belmont Street

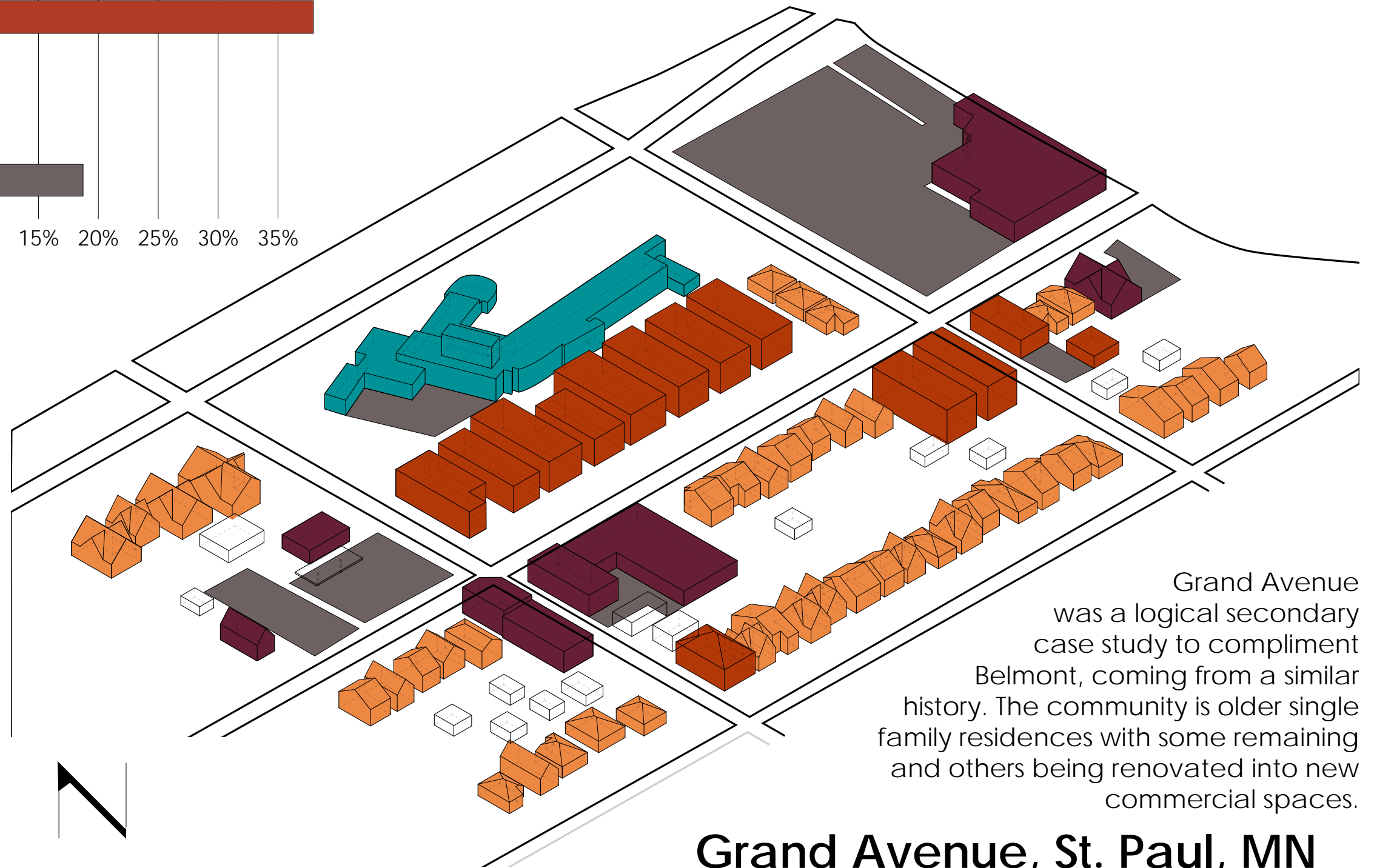
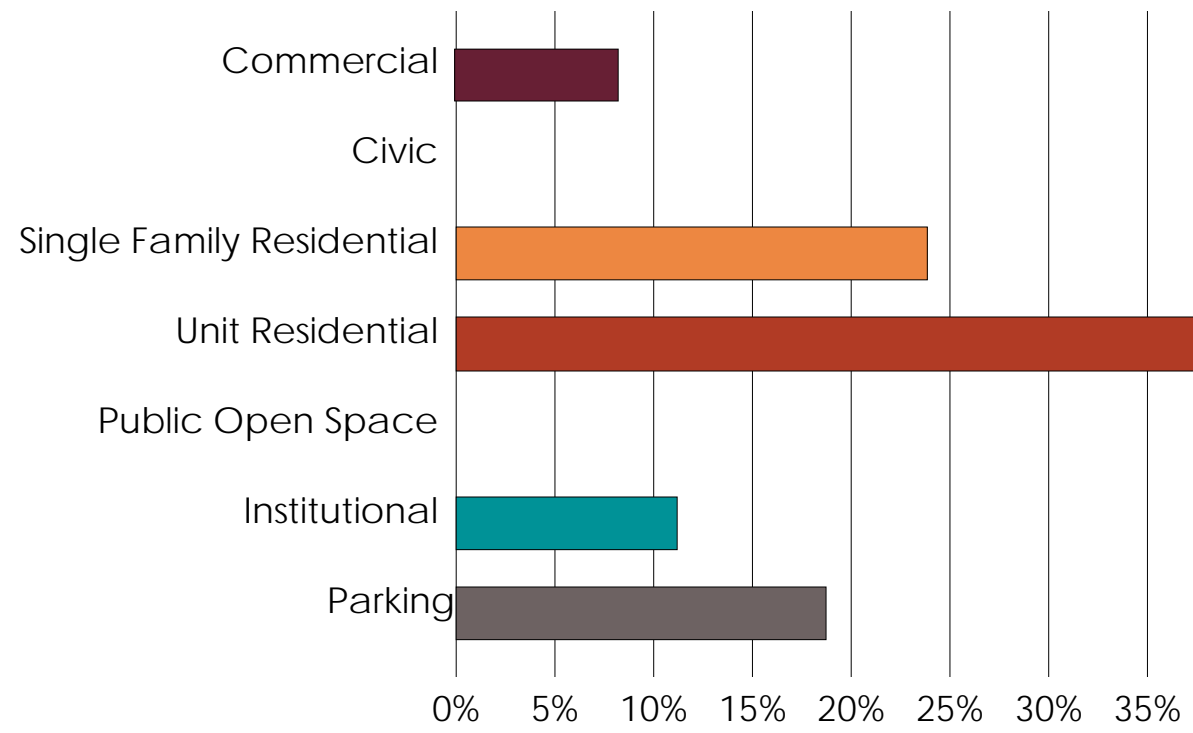


After further site analysis, the composite of cores and connectors within Moorhead led to reflecting back to a site I visited several years earlier. Belmont Street in Portland, OR is a composite community with diverse programming and originated as a small single family residential community. Using the program distribution analysis in the book, *A New Theory of Urban Design*, I have analyzed the spaces to help transfer to design of my sith within Moorhead, MN.

SE Belmont Street, Portland, OR



Case Study 4 - Grand Avenue



Project Emphasis

The project emphasis is twofold; aim to show that it is possible to design with the forethought to prevent gentrification and to show that such design work results in preferable outcomes. The overall Socioeconomic equality of a society is a good indicator for the quality of living and general happiness of individuals. Because city development is necessary for progress, yet regards to the affordability of high density urban developments for the lower classes, issues of gentrification arise and force this reversal of the middle class and upper class re-inhabiting the urban cores and lower classes to move out further with little capital to travel into the cores to provide needed services.

By developing with all types individuals in mind, the expected outcome is a more vibrant neighborhood. Because the master plan will play out over a minimum of 50 years, the success of the design will be measured in the theoretical evaluation of gentrification issues it causes and mitigates.

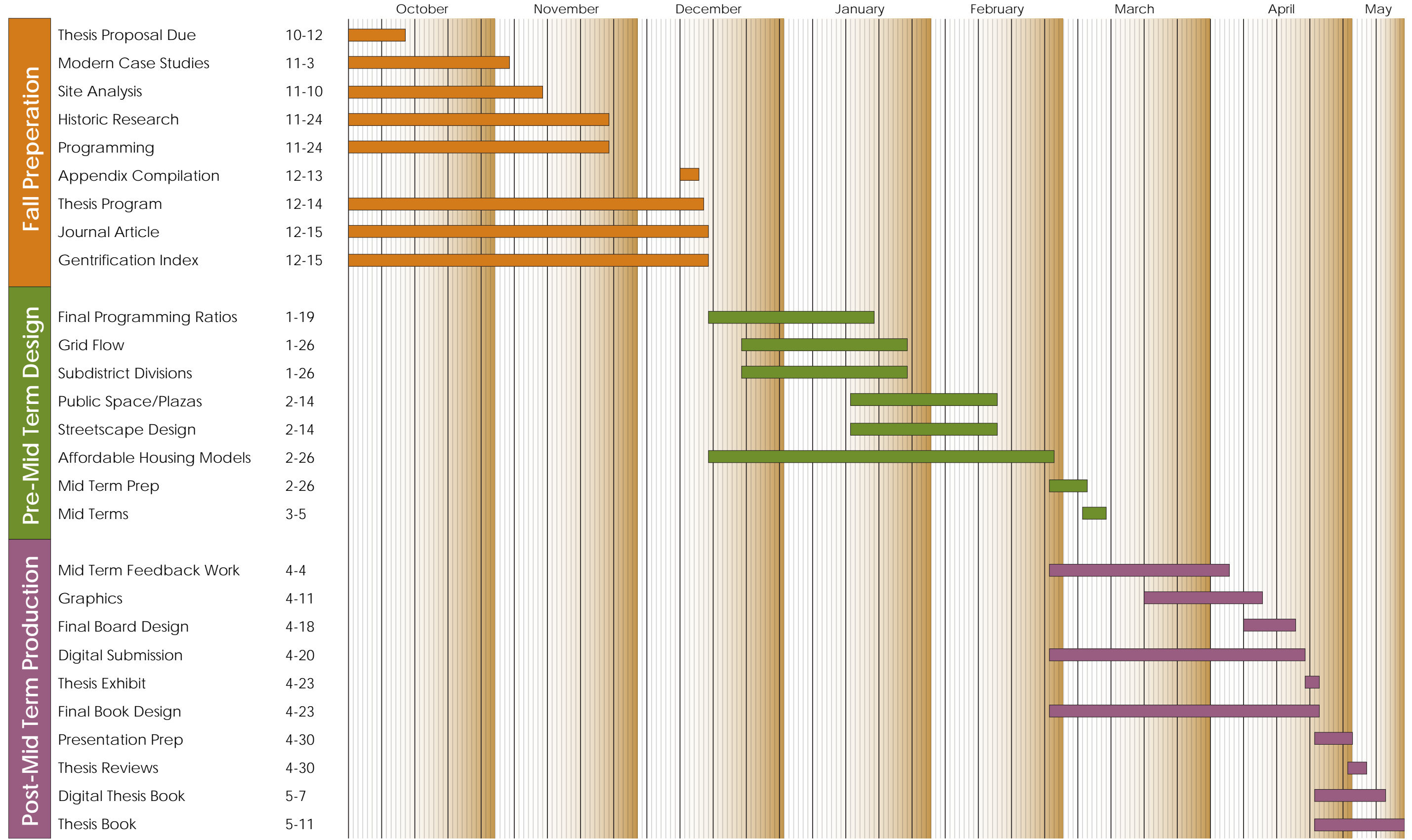
What later occurred was an emphasis on supporting a community and its desires. By designing completely around what the community needs to thrive, they will be uplifted and supported rather than have an abstract premise imposed upon them.

Thesis Goals

The original goal is to provide a master plan that spans, at the very least, 50 years into the future that addresses growth needs and mitigates gentrification issues caused by developing. Ways to mitigate gentrification will be a comprehensive plan on scheduling developments to slow the rate of growth and to require diverse designs to provide for the entire public, not just for specific socioeconomic brackets.

What actually occurred was planning into the primary steps for a paradigm shift into new developments. By carving out spaces to allow a community to become more socially engaged, the community sets new standards for future growth.

Plan for Proceeding



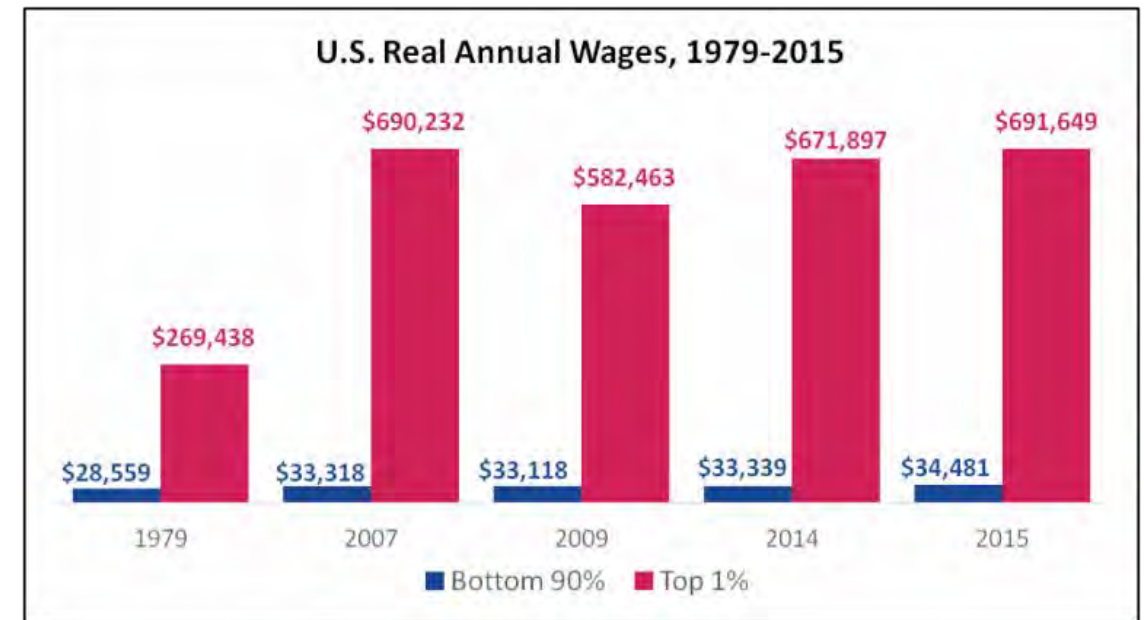
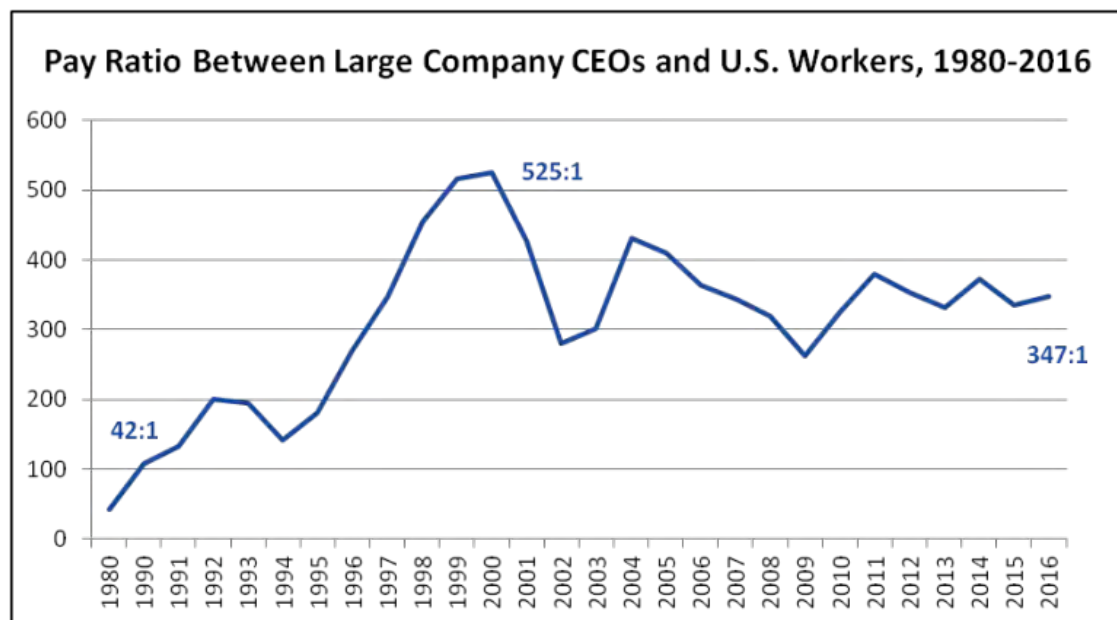
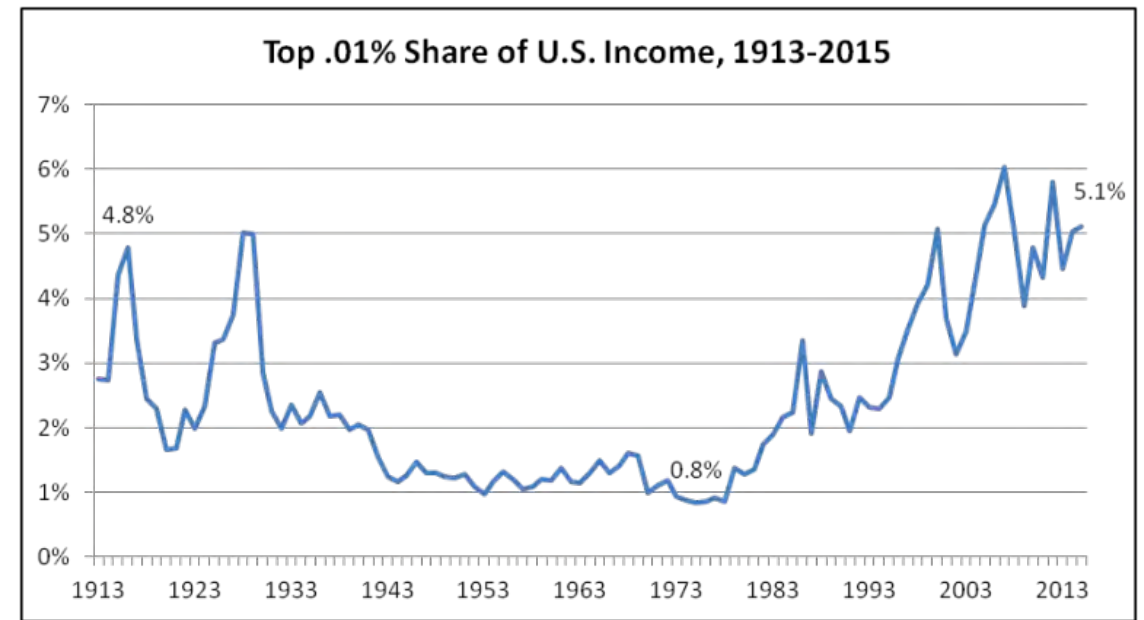
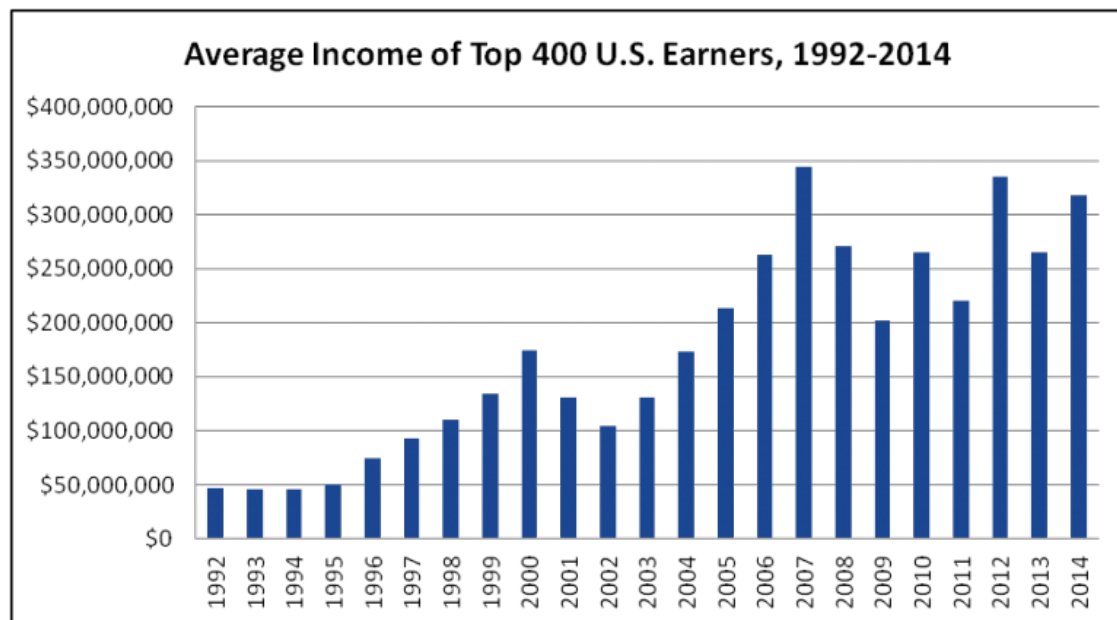
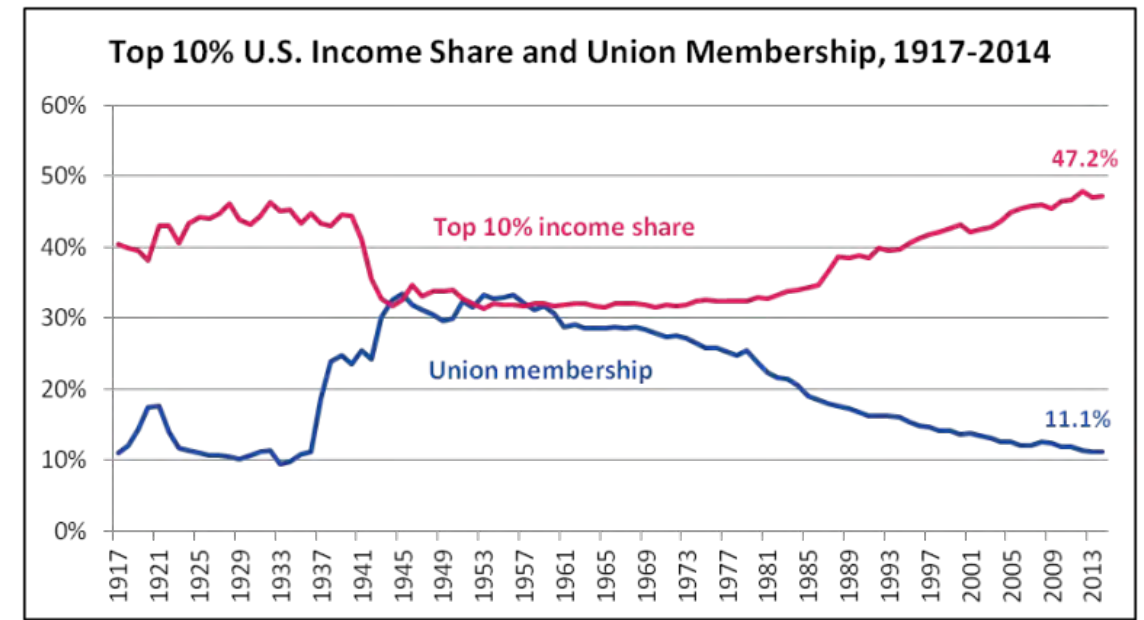
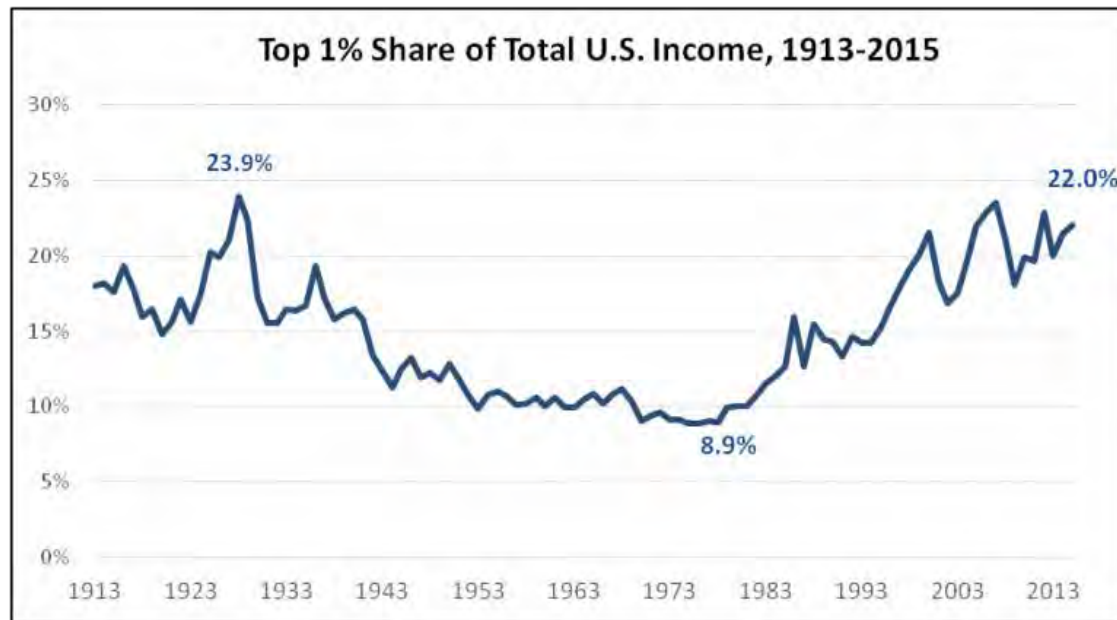
By investing in the lower classes and public goods and services which cater to them most, the effects of gentrification will be partially prevented. First, the definition of public goods and services needs to be altered slightly to include things such as access to affordable housing, transportation, amenities and free access to information, media and social gatherings. By altering the definition, we take back what was thought of as things citizens need to work for and make them things we have a right to access. No human deserves to be homeless, hungry, immobile or uneducated when we have corporate entities and individuals that make upwards of several billions of dollars. Society has a responsibility to care for everyone and allow everyone the opportunity of the American Dream.

Several authors have come forward with relatively common-sense solutions to the problem that underlines gentrification: lessen wealth inequality and more people will be able to afford to maintain properties, remain in their homes and stay competitive in the markets. (Florida, Moskowitz) Designing for socio-economic equality involves designing for those who have the least, not for the middle class and up. ADA requires buildings to be designed with individuals who are not physically capable to do everything the average individual can, redesigning neighborhoods to accommodate someone on a minimum wage budget is a moral equivalent.

As shown by the figures in the next page, wealth inequality has gotten worse since roughly the 1940's. As it grew larger, it reached a critical mass in the 1990's and the inner cities began to look enticing for companies to move back into. With the flow of capital back inward, the residential neighborhoods in the urban core became desirable again by more affluent individuals.

Due to the nature of design, my research was not done in a stagnant format, completed in the fall semester and never touched again in the future. Literature that was formative later on in the design process will be addressed as it came to me. By presenting it in this way, it is more authentic in the nature of how we actually do design with research. Please keep in mind the paradigm shift that occurs later, shifting away from gentrification and into creating socially engaged communities.

Theoretical Premise Research



Phases of Gentrification

In 1979, Phillip Clay of MIT proposed four distinct phases of gentrification; in his 2017 book, *How to Kill a City*, Peter Moskowitz updates the existing model by providing outlines for a primer phase and a final phase. (Moskowitz, 32-37)

1

The primer phase added by Moskowitz, City governments pave the way for urban redevelopment. This can be accomplished through a variety of policy changes, tax incentives, and mass changes in zoning and codes for a district. Moskowitz argues that such changes are made to unequally benefit large corporations, development companies and ultimately, the upper-class.

2

The second phase involves individuals come into a community with intentions on renovating spaces to improve their community. Throughout the 1960's to late 1990's, LGBTQ communities developed in urban cores as people fled to the suburbs. By putting forth the effort to maintain the neighborhoods, they retained a sense of community that was welcoming and enticing for people to move into.

3

Third, Clay argues now that the neighborhood has a desirable character, word of mouth and the media take hold and begin to advertise about the community developed. Moskowitz adds that many people come into the community with a benevolent mindset, hoping to take part of the new cultural phenomena occurring, while others are hoping to capitalize on it. Symptoms of Gentrification begin to show as vacancy rates plummet, rents escalate and new restaurants, bars, and boutiques begin to open at a faster rate.

4

Fourth, gentrifiers, both individuals and entities such as development companies, begin to hold more power in the district. Both by their mere presence and by holding a larger share of city government positions, planning committees, neighborhood housing associations, etc. they drive their goal forward. Key elements to this phase include a switch to more entity drivers than individuals, banks investing in previously disinvested areas and growing tensions between 'old' and 'new' district sides.

5

Fifth, with the gentrifiers in more positions of power and a larger influx of people, the neighborhood becomes wealthier; however, this is not an equal distribution. Those who invade the neighborhood bring the wealth in with them and increase affordability in the area. The main symptom of this phase is high end housing comprising a much larger share of developments than what demographics of the overall city predicts.

6

Lastly, the final phase proposed by Moskowitz, is the lack of concern for humans but rather using property to store capital. Major international hubs are seeing neighborhoods expressing this with high rises that are filled with owned multi-million homes, yet occupied less than 50 percent of the time. New York City, London, Tokyo, Los Angeles, etc. are all finding districts with vacant buildings, simply used as a bank account by individuals and entities, rather than providing space for humans to inhabit and utilize.

Project Justification

Growing up in Minot, ND, the ideas of Socio-Economic Justice were not common discussion points. Life moved slowly and people helped each other in times of need. I was told as a child about the importance of making sure people get fed, clothed, housed and cared for. It is not a complex idea to care about everyone in society, however the societal fabric began to tear when the Oil Boom of the late 2000's picked up. Soon enough, individuals with land right next to each other would fight for contracts with large oil conglomerates, children would fight over who gets to inherit their new-found wealth and others who had no ties to the boom watched their rent skyrocket, their towns degrade and people's smiles turn to scowls. Inequality poisoned my hometown and the surrounding area, forcing many to move away to find affordable housing.

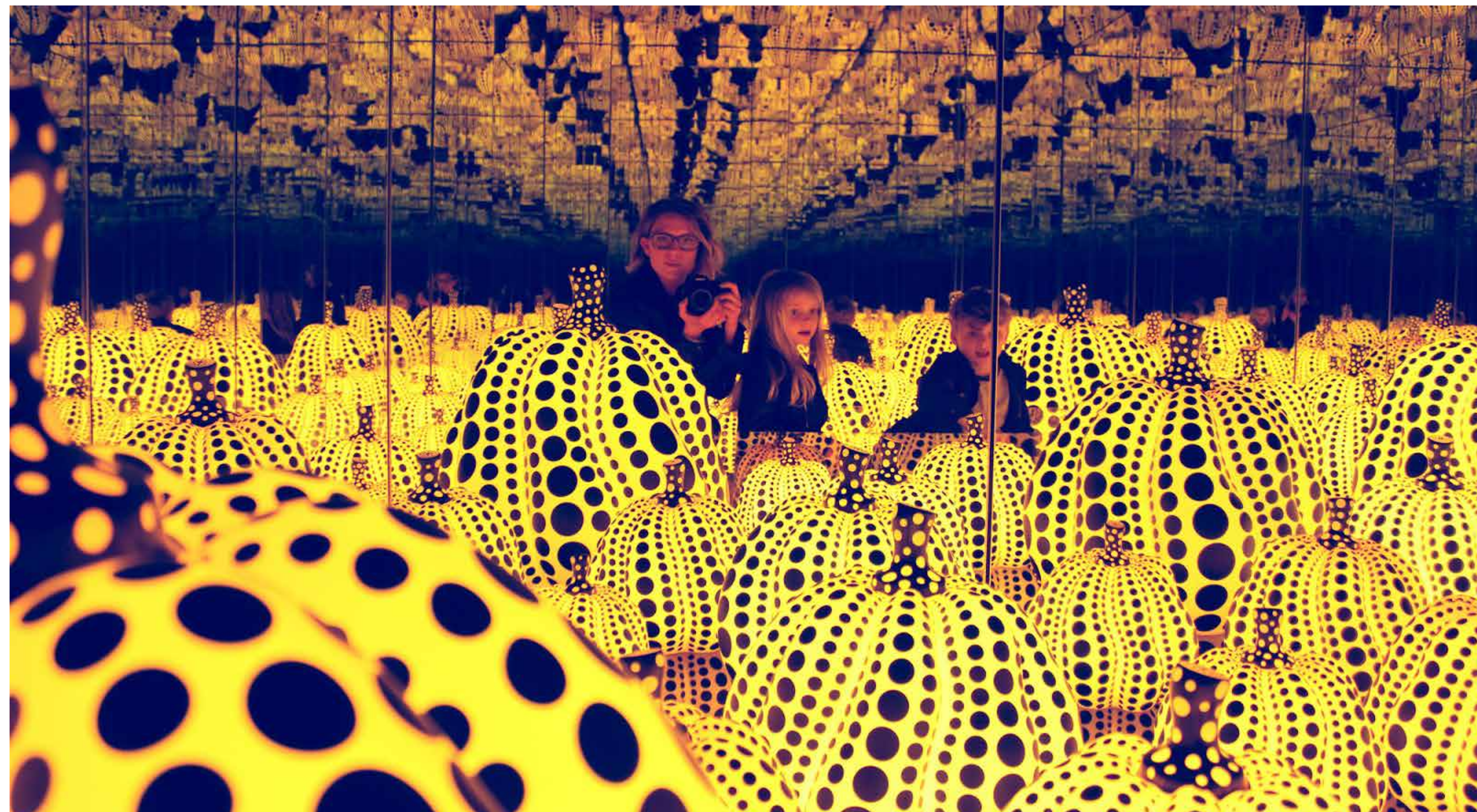
My thesis is not simply a guide to prevent gentrification; ultimately, it is to bring awareness to the facts of our society we live in and educate the upper class on what it means to try and survive on an hourly wage. The US, along with many other nations in the world, have a history of colonialism at the cost of the previous inhabitants; Native Americans were decimated all for the gathering of wealth, land and opportunities. Now that the world has found the borders of all the continents and has a booming population, it's no surprise the wealthiest find it easy to claim territory in yet another locale: inner urban cores.

The issue with allowing a process that constantly undercuts the poorest and benefits almost solely the wealthy is simple morality. If the wealthy deserve more, why do the poor deserve to lose what little they have? In the 1950's and 1960's, White Flight from the urban core of American cities shifted the demographics drastically, creating the slums and ghettos that were later 'cleaned up' by the returning gentry of affluent individuals, ultimately out-pricing the existing residents and causing them to have to move away or slip into poverty.

Artist Inspiration



Frank Stella - Protractor Series - Iterative and Additive



<http://notsosahm.blogspot.com/2017/03/yayoi-kusama-infinity-mirrors-at.html>

Yayoi Kusama - Infinity Mirrors - an array of smaller insertions



OKT P
http://www.gregkucera.com/_images/geesbend/bendo_m/bendo_m_getRe_web.jpg



http://1.bp.blogspot.com/-wt5pjodSA00/UXGd9zGFYWI/AAAAAAAAAJE/SMH2fl_57EE/s1600/Gee%27s+Bend+003.jpg



<https://static1.squarespace.com/static/55049651e4b077402a43653b/t/554fcd25e4b04c60281670fe/1431293267705/>



<http://paulsonfontaineppress.com/wp-content/uploads/Loretta-Pettway-Remember-Me.jpg>

Gee's Bend Quilters, Alabama
Pragmatic and Economical design



<https://www.creativeboom.com/inspiration/serena-garcia-dalla-venezia/>

Serena Garcia Dalla Venezia Fabric Puff Collages

The Art of Community: seven principles for belonging

C. Vogl, 2016

Boundary - Creating space for those who are and are not in the social group to interact

Initiation - Creating a moment that marks the initiation of the individual into the social group

Rituals - Holding sacred events that make special moments which will unify the members

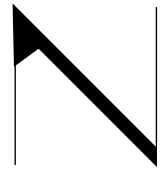
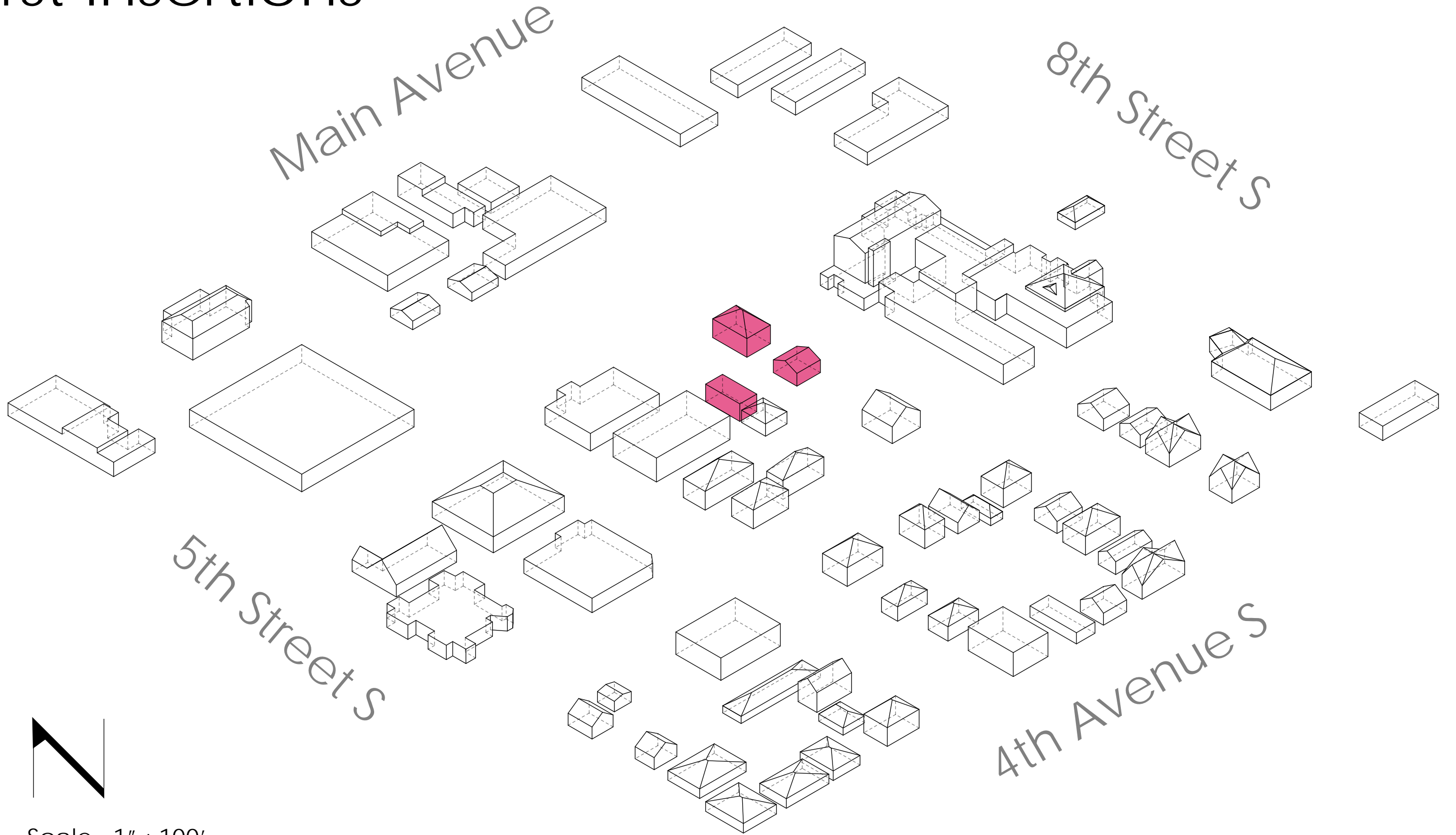
Temple - Maintaining a space dedicated for rituals and special events, giving added importance to the space

Stories - Allowing the time and space for self expression of members and sharing of ideas

Symbols - Unifying markers of a social group that members draw strength and significance from

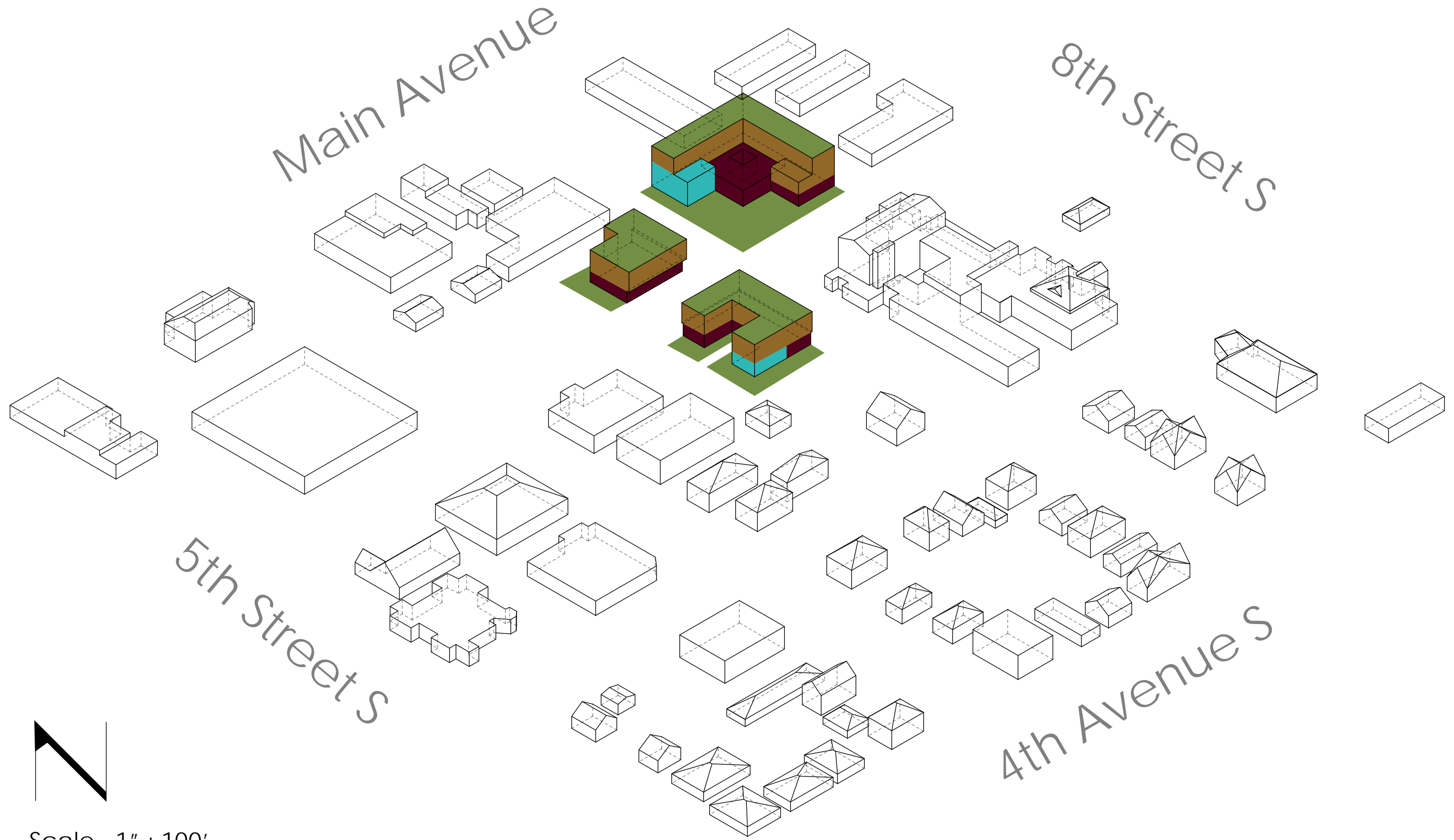
Inner Rings - An always more exclusive group deeper within a social group which comes with more responsibility

First Insertions



Scale 1" : 100'



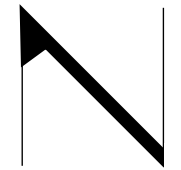


Main Avenue

8th Street S

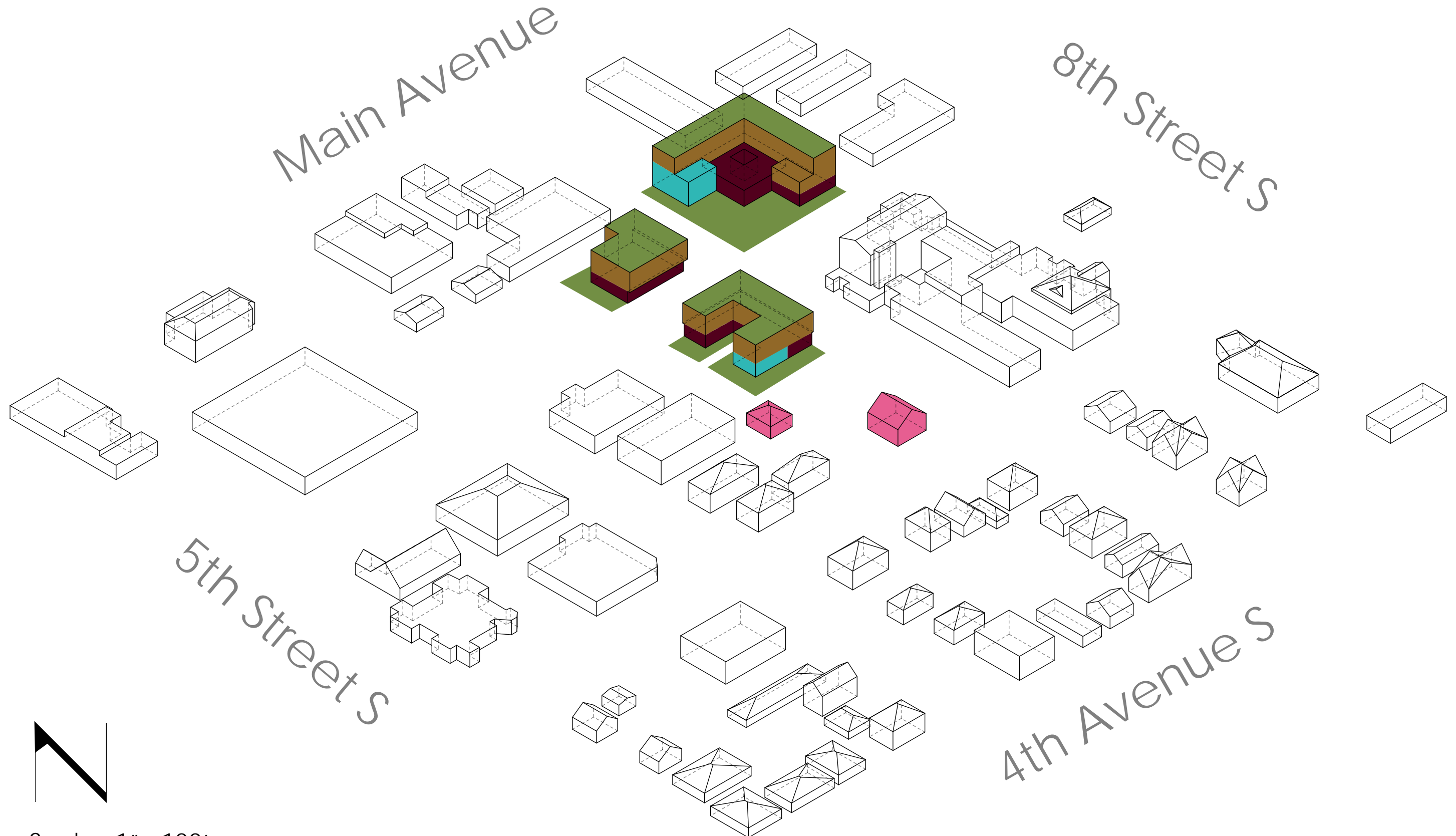
5th Street S

4th Avenue S



Scale 1" : 100'



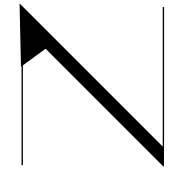


Main Avenue

8th Street S

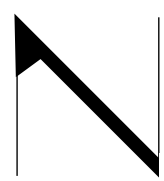
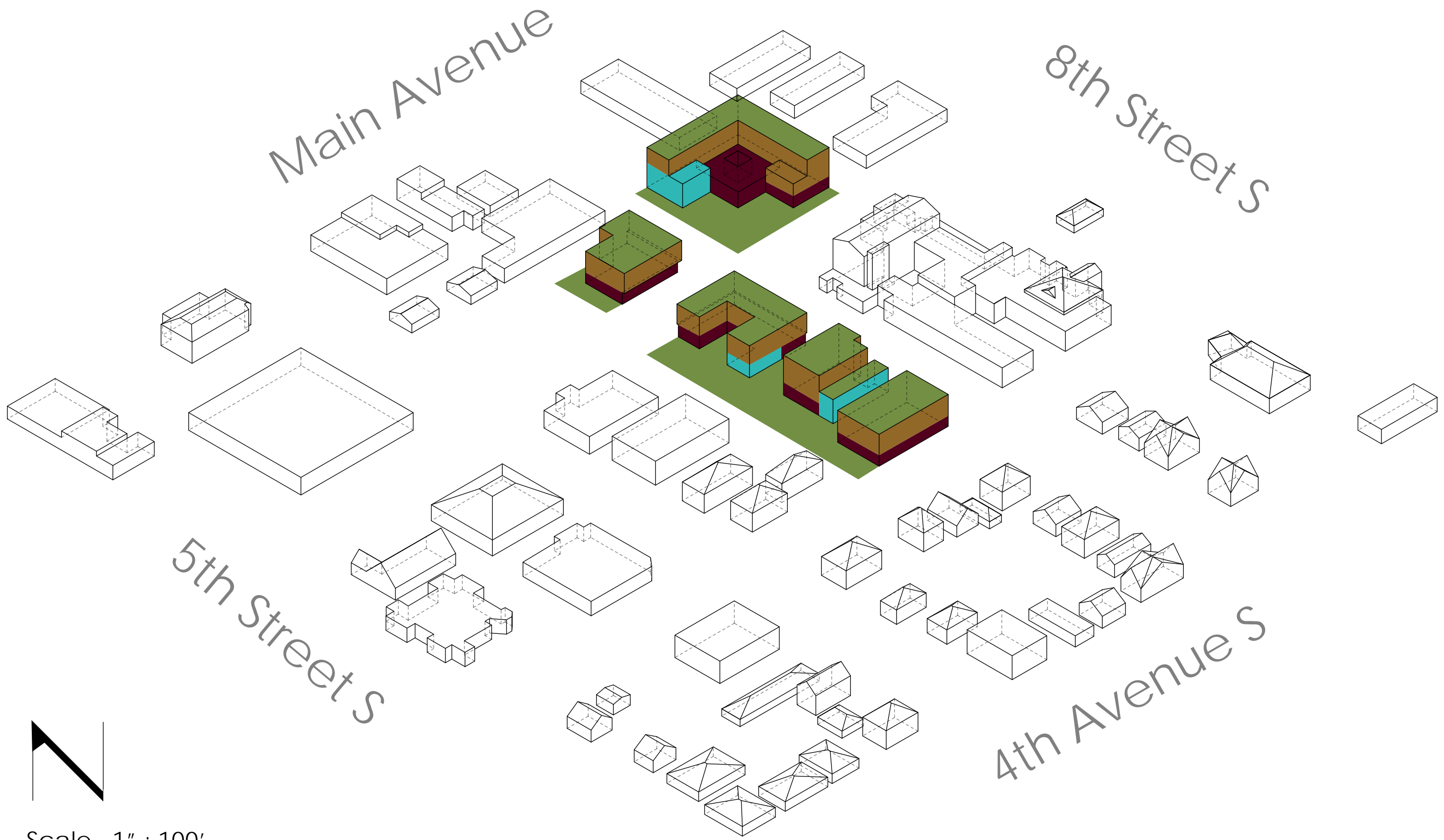
5th Street S

4th Avenue S



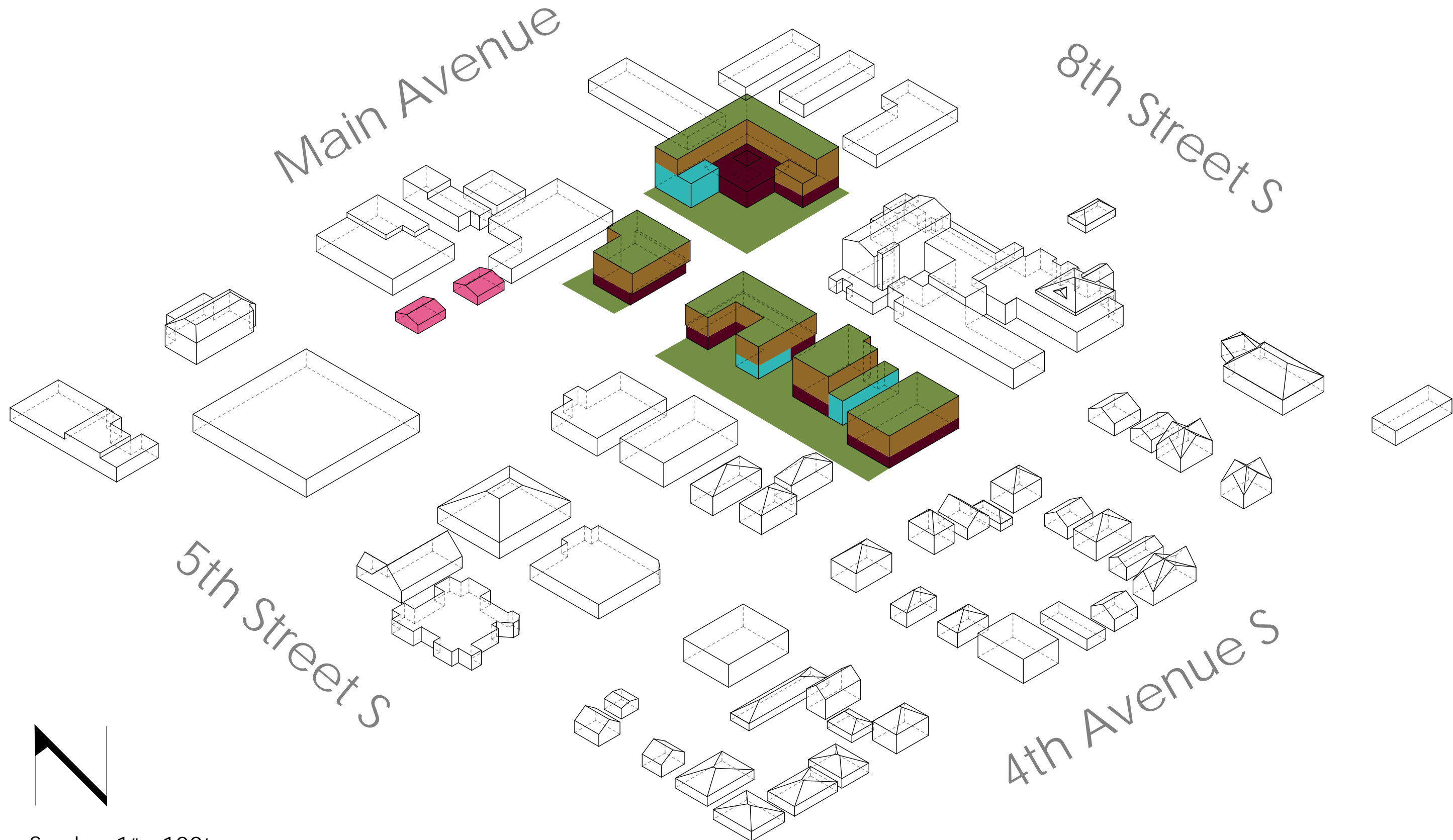
Scale 1" : 100'





Scale 1" : 100'



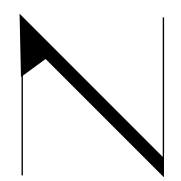


Main Avenue

8th Street S

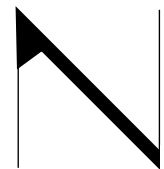
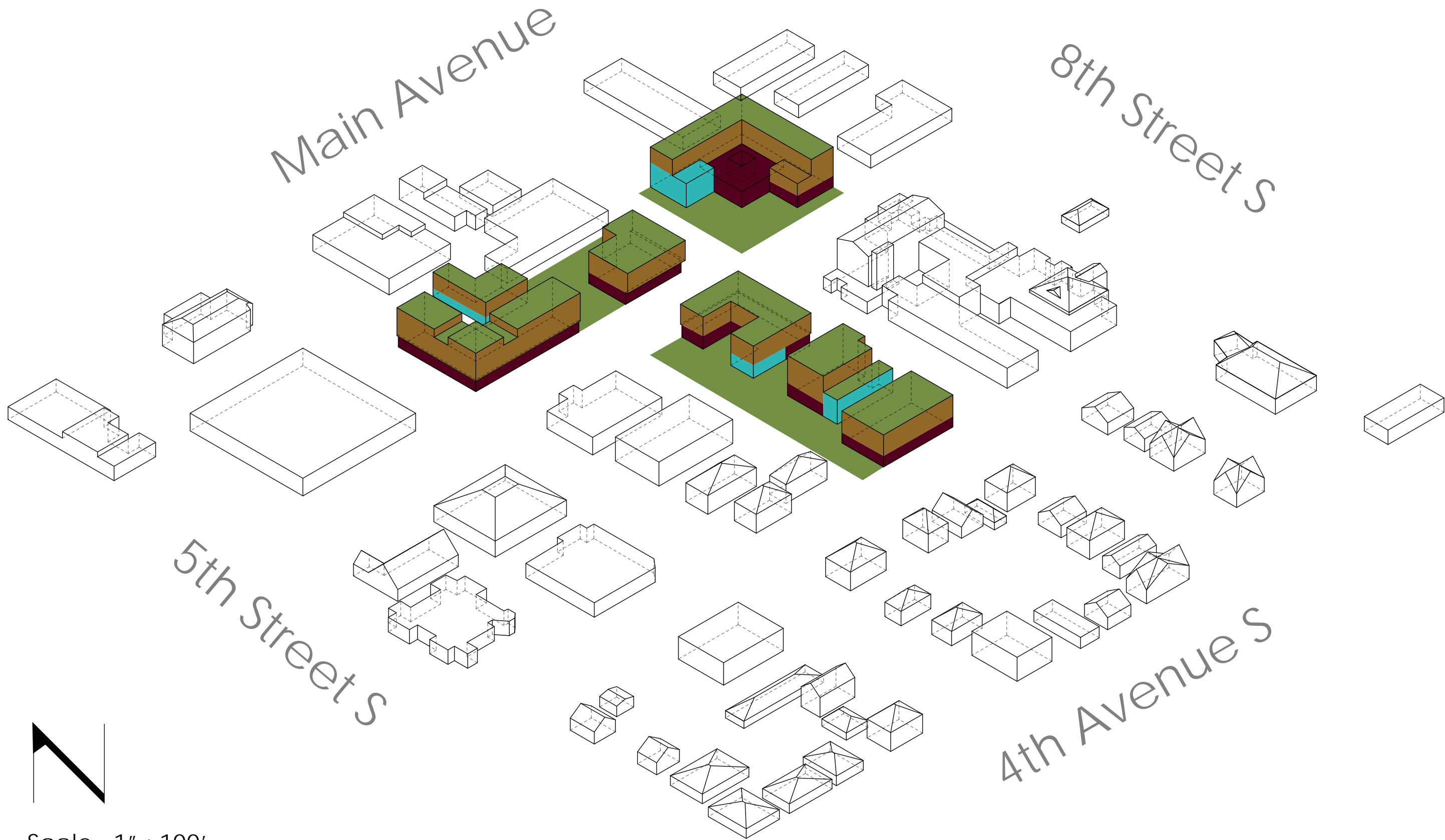
5th Street S

4th Avenue S



Scale 1" : 100'





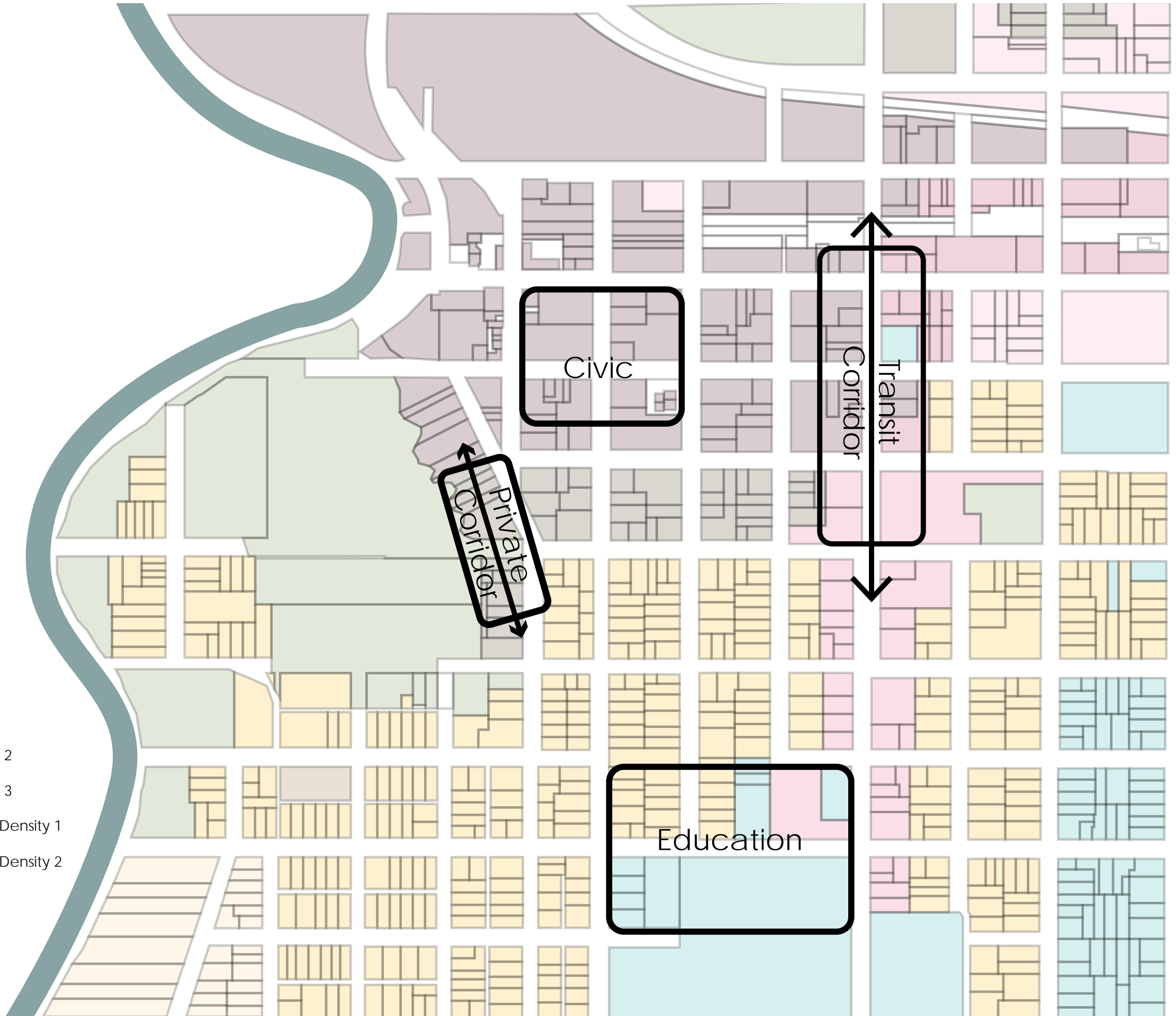
Scale 1" : 100'



Core Analysis



- MU1: Downtown Mixed Use
- MU2: Corridor Mixed Use
- MU3: Commercial Mixed Use
- RLD2: Residential Low Density 2
- RLD3: Residential Low Density 3
- RMD1: Residential Moderate Density 1
- RMD2: Residential Moderate Density 2
- CC: Community Commercial
- RC: Regional Commercial
- P: Public Open Space
- INS: Institutional



Core Analysis

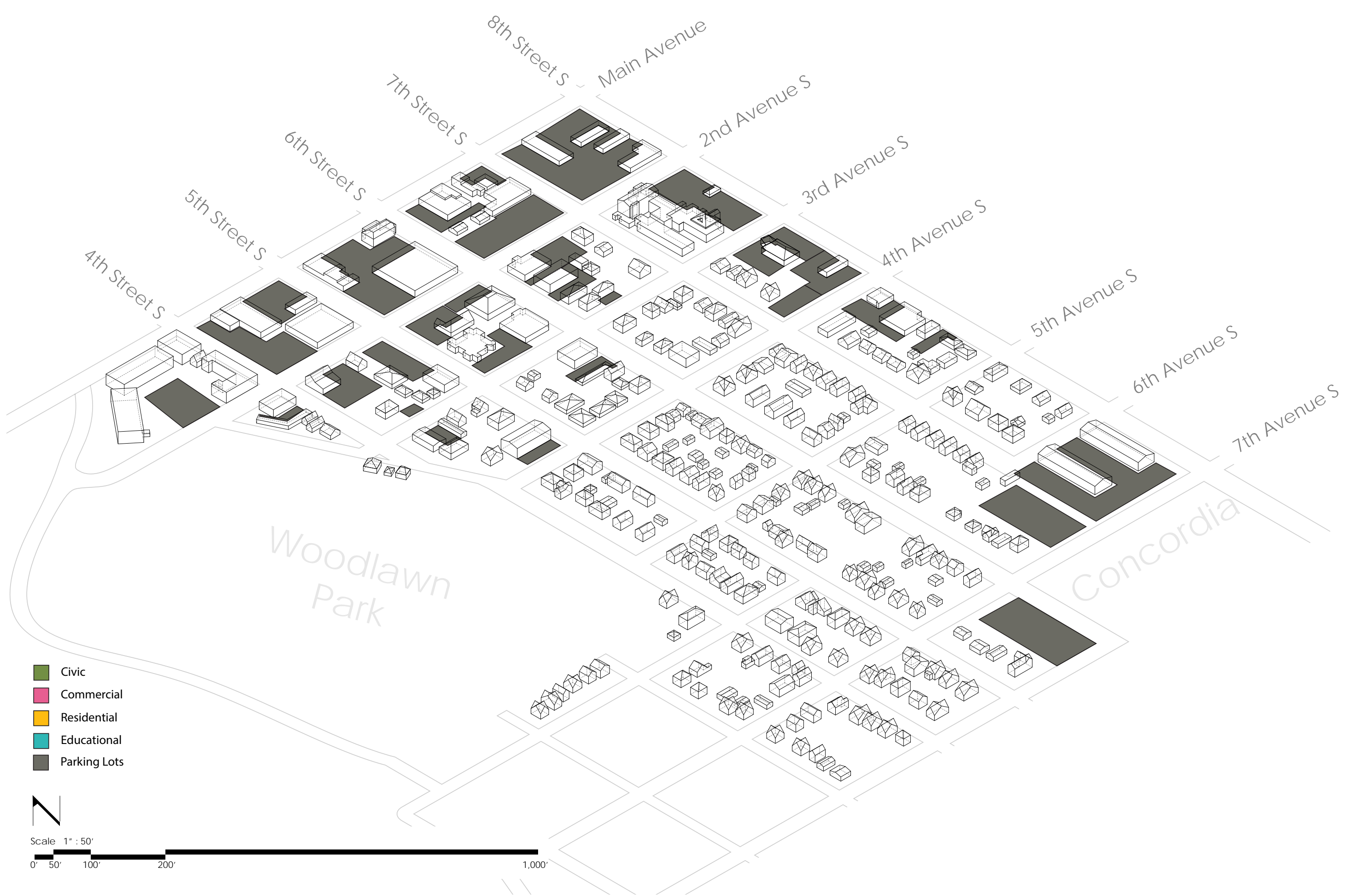


Third Insertions

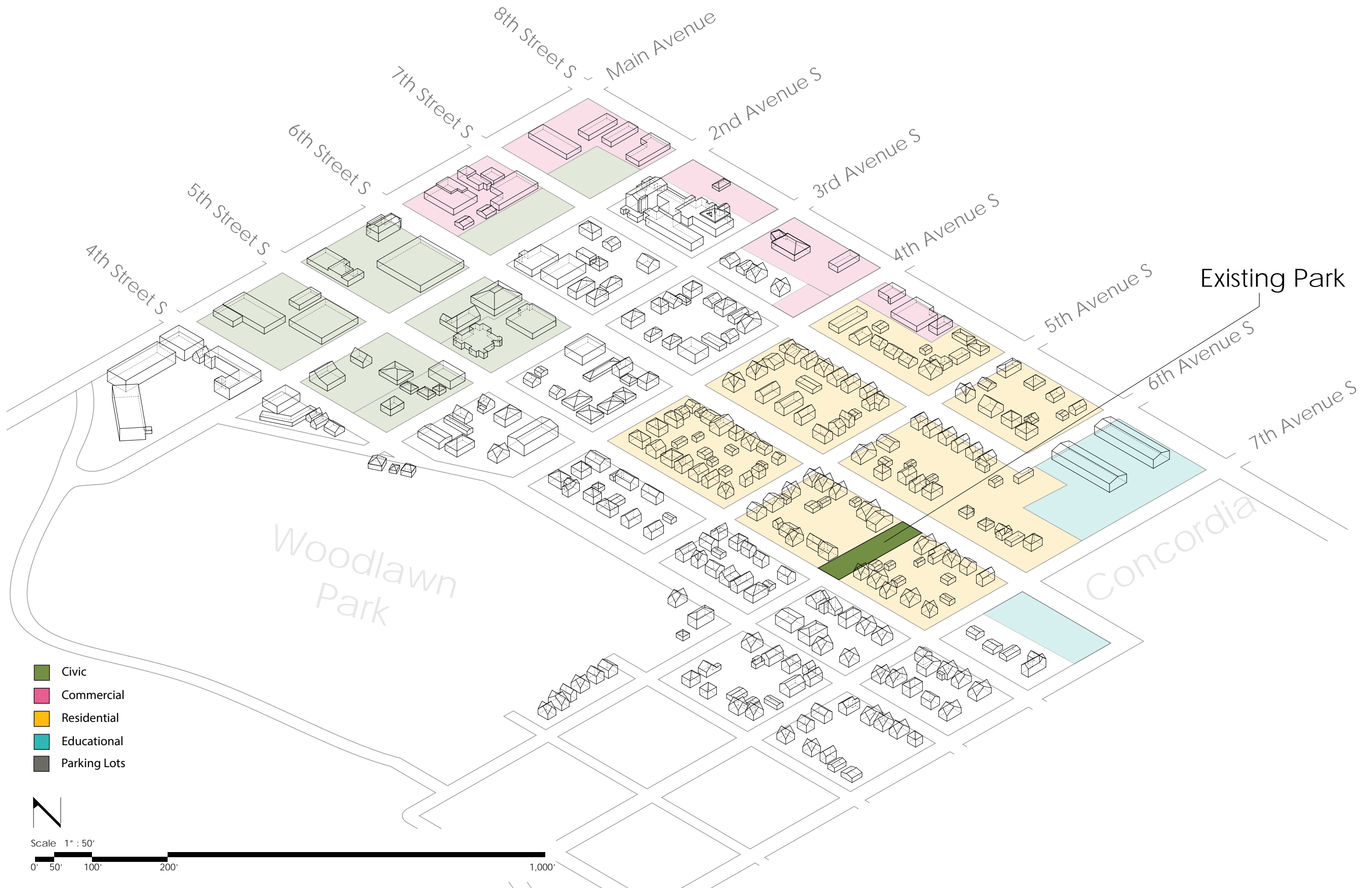


- Civic
- Commercial
- Residential
- Educational











- Civic
- Commercial
- Residential
- Educational
- Parking Lots



Multi-block
Private Civic Zone

Word Analysis

Final Terms	Frequency	Weight	TF	TF-IDF
Abstract Composition	1	1.000	1.000	1.000
Architectural Composition	1	1.000	1.000	1.000
Senses of Place	1	1.000	1.000	1.000
Design Intervention	1	1.000	1.000	1.000
Built Components	1	1.000	1.000	1.000
Programmatic Functions	1	1.000	1.000	1.000
Users	1	1.000	1.000	1.000
Case Studies	1	1.000	1.000	1.000

Final Terms	Frequency	Weight	TF	TF-IDF
Abstract Composition	1	1.000	1.000	1.000
Architectural Composition	1	1.000	1.000	1.000
Senses of Place	1	1.000	1.000	1.000
Design Intervention	1	1.000	1.000	1.000
Built Components	1	1.000	1.000	1.000
Programmatic Functions	1	1.000	1.000	1.000
Users	1	1.000	1.000	1.000
Case Studies	1	1.000	1.000	1.000

Final Terms	Frequency	Weight	TF	TF-IDF
Abstract Composition	1	1.000	1.000	1.000
Architectural Composition	1	1.000	1.000	1.000
Senses of Place	1	1.000	1.000	1.000
Design Intervention	1	1.000	1.000	1.000
Built Components	1	1.000	1.000	1.000
Programmatic Functions	1	1.000	1.000	1.000
Users	1	1.000	1.000	1.000
Case Studies	1	1.000	1.000	1.000

Final Terms rated >1 for TIW/R

Column1	Column2
Area	1.625
3 - Block	3.125
Bottle Neck	1.500
8 - Boundary	14.500
1 - Building	2.250
4 - Civic	4.250
5 - Collage	1.500
6 Community	9.375
2 - Core	6.125
Corridor	1.750
Density	2.167
Design Intervention	2.250
Development	1.625
Downtown	2.000
Engaged	22.000
Envelope	1.500
Expansive	2.000
Green House	2.000
High Density	3.667
9 - Inhabitants	4.750
18 - Insert/Insertion	5.875
Integration	1.125
Interact	2.500
Invitation	10.000
Large Scale	2.750
Layering	4.667
Mixed Use	2.750
Neal's Yard	1.500
Node	1.750
7 - Park/Open Space	7.750
Parking Lot	4.000
Pods	2.375
10 - Private	9.750
Private Civic Zone	6.000
11 - Program	10.125
19 - Public	3.750
Puff	1.750
Railway	1.500
Redevelop	1.500
Residential	2.625
Retail	1.875
Run	2.375
Scale	1.625
12 - Skirt	1.875
Single Family	9.000
Small Scale	5.625
13 - Social	2.750
Solar Access	2.750
Space	8.125
14 - Street	2.625
15 Traffic	3.750
16 - Volume	4.750

Engaged	22.000
8 - Boundary	14.500
11 - Program	10.125
Invitation	10.000
10 - Private	9.750
6 Community	9.375
Single Family	9.000
Space	8.125
7 - Park/Open Space	7.750
2 - Core	6.125
Private Civic Zone	6.000
18 - Insert/Insertion	5.875
Small Scale	5.625
9 - Inhabitants	4.750
16 - Volume	4.750
Layering	4.667
Parking Lot	4.000
19 - Public	3.750
15 Traffic	3.750
High Density	3.667
3 - Block	3.125
Solar Access	2.750
13 - Social	2.750
Mixed Use	2.750
Large Scale	2.750
Residential	2.625
14 - Street	2.625
Interact	2.500
Pods	2.375
Run	2.375
Design Intervention	2.250
1 - Building	2.250
Density	2.167
Green House	2.000
Expansive	2.000
Downtown	2.000
Area	1.625
5 - Collage	1.500
Envelope	1.500
Railway	1.500
Integration	1.125

Abstract Composition
Architectural Composition
Senses of Place
Design Intervention
Built Components
Programmatic Functions
Users
Case Studies

A New Theory of Urban Design

C. Alexander, H. Nies, A. Anninou, I. King, 1987

Piecemeal Growth - Wholeness is created by the piecing together of smaller insertions (Alexander et.al., 1987, p.32)

The Growth of Larger Wholes - Every insertion must go to create a larger whole (Alexander et.al., 1987, p.37)

Visions - Design based on human desires and childlike dreams, not purely theory or the abstract (Alexander et.al., 1987, p.50)

The Basic Rule of Positive Urban Growth - The space created by the buildings must be positive (Alexander et.al., 1987, p.63)

Layout of Large Buildings - Structural bays and entries must reflect the exterior environment's flow. (Alexander et.al., 1987, p.77)

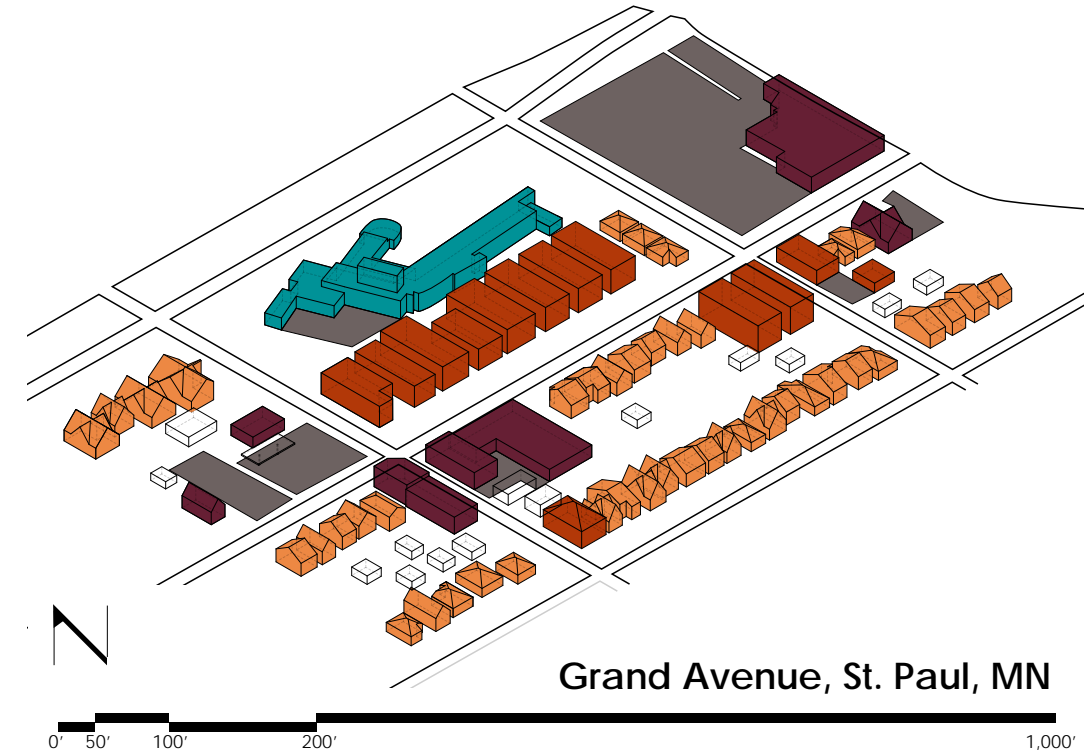
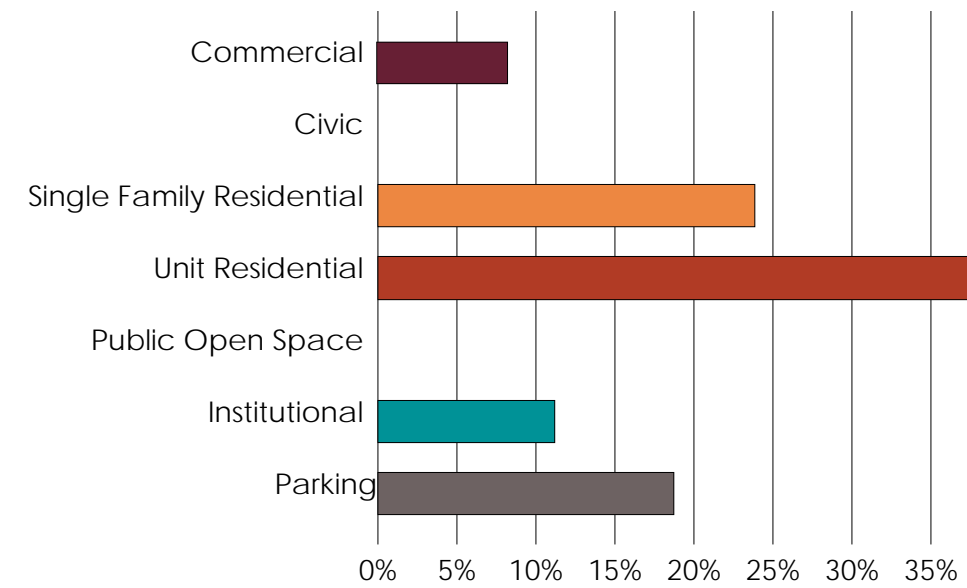
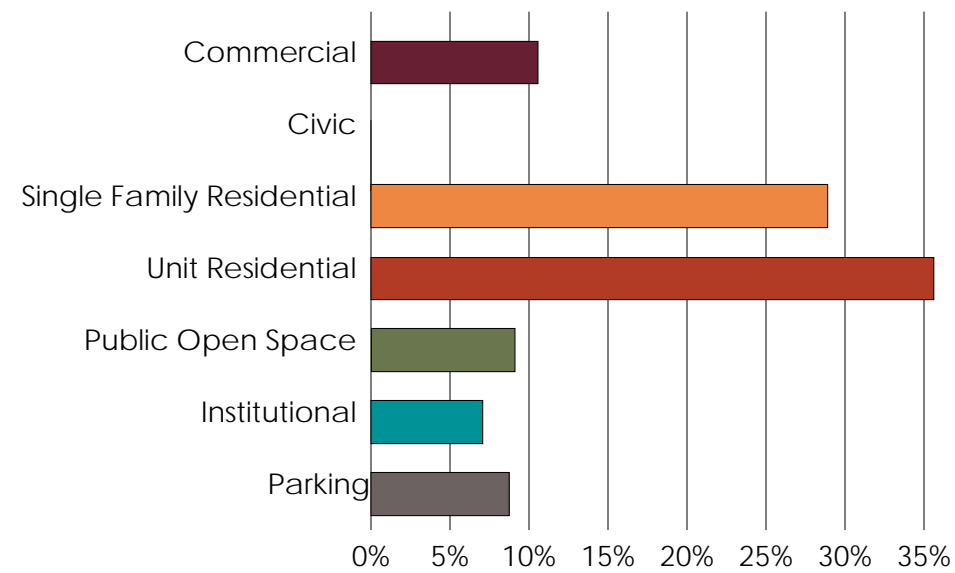
Construction - The structure of the buildings must reflect a larger whole in and of itself (Alexander et.al., 1987, p.84)

Formation of Centers - "A thing, not a point." A gathering space and node of activity (Alexander et.al., 1987, p.92)

A New Theory of Urban Design

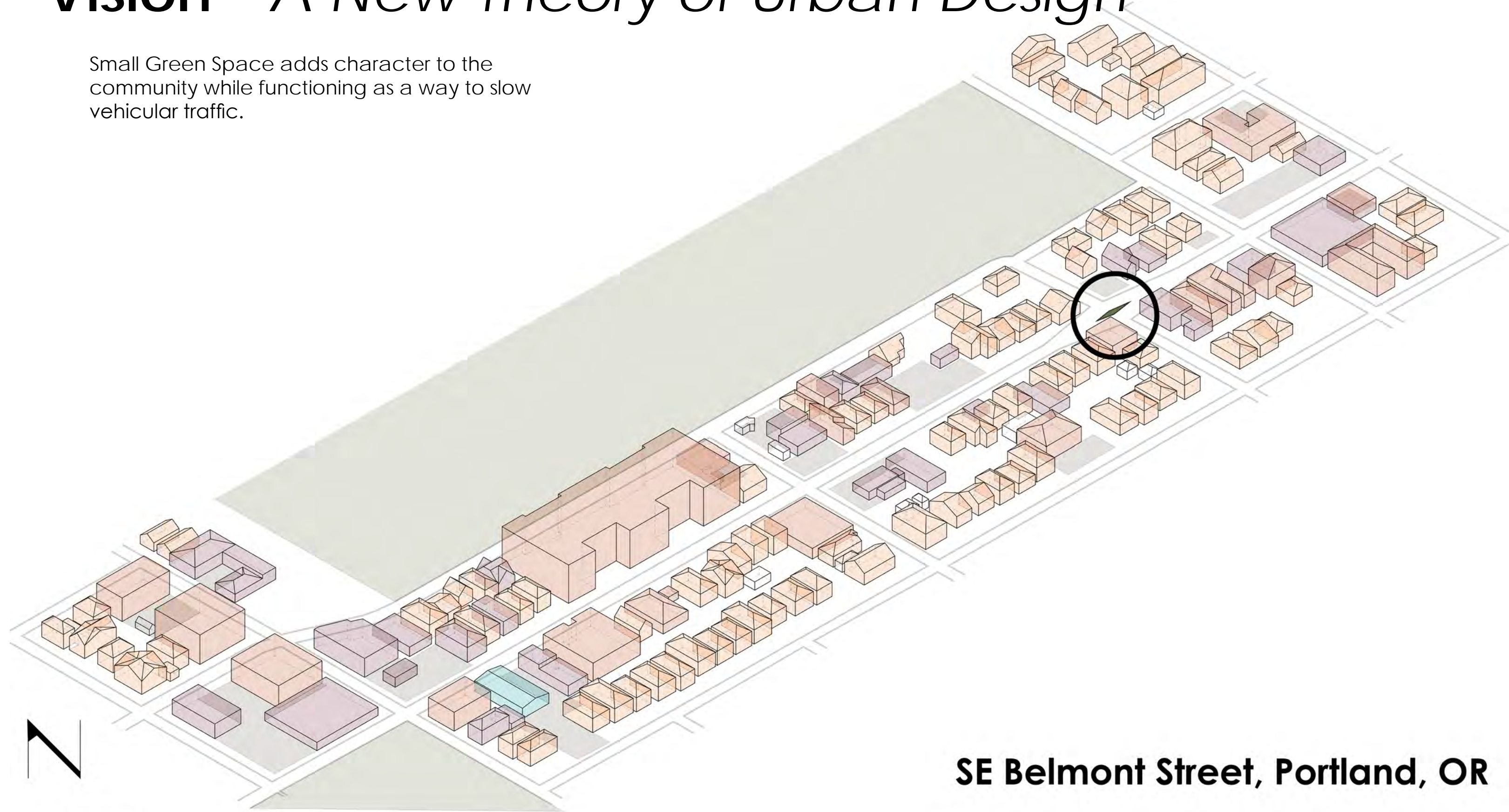
Distribution of Programs: (Alexander et.al., 1987, p.34)

For every insertion, the program distribution must be made more ideal and closer to equilibrium.



Vision - *A New Theory of Urban Design*

Small Green Space adds character to the community while functioning as a way to slow vehicular traffic.



SE Belmont Street, Portland, OR

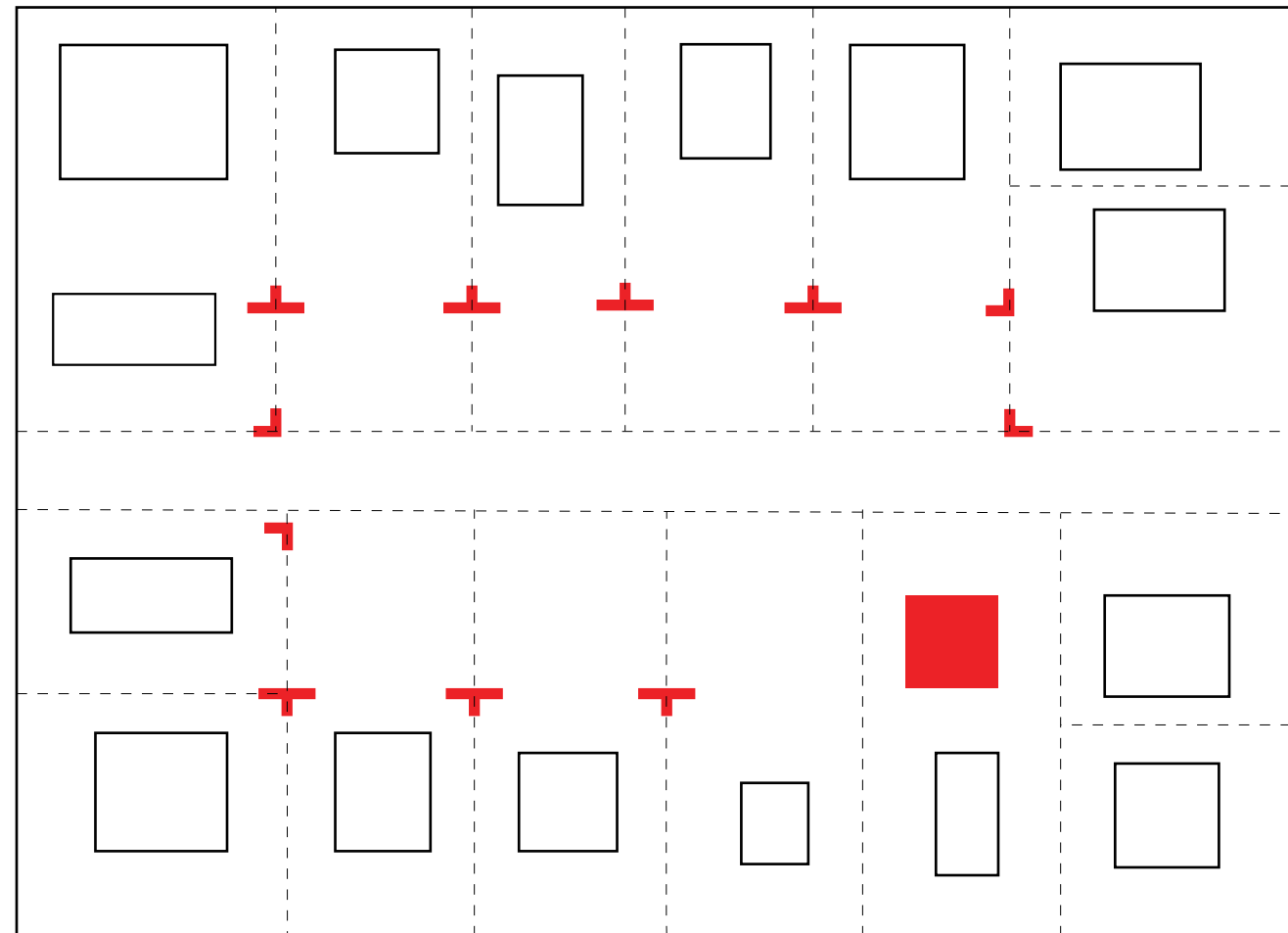


Vision - *A New Theory of Urban Design*

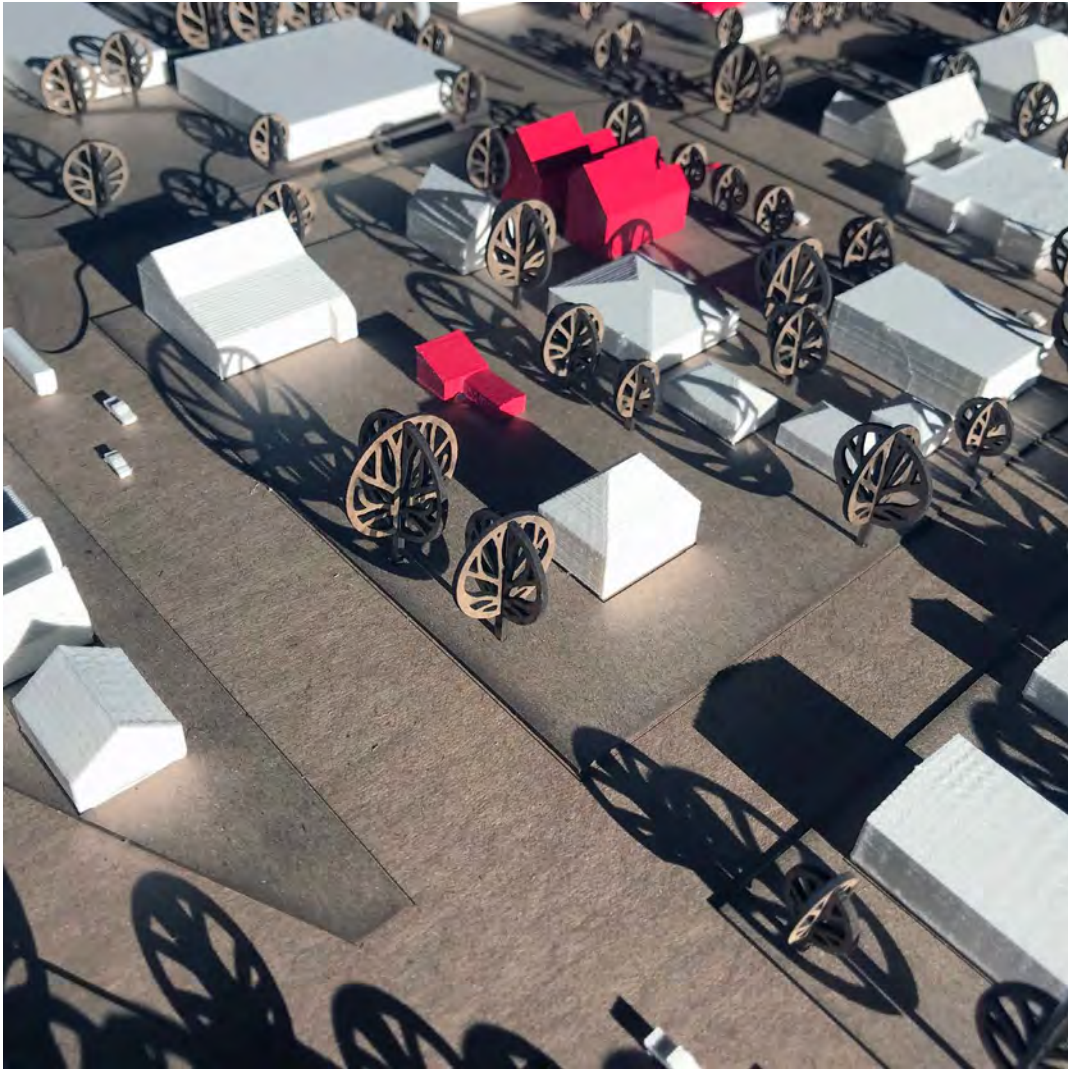
Driven by Human Need

True Human Desires

Childlike Dreams



Vision - A New Theory of Urban Design



Garden Shed Insertions
4th St S, 2nd and 3rd Ave S



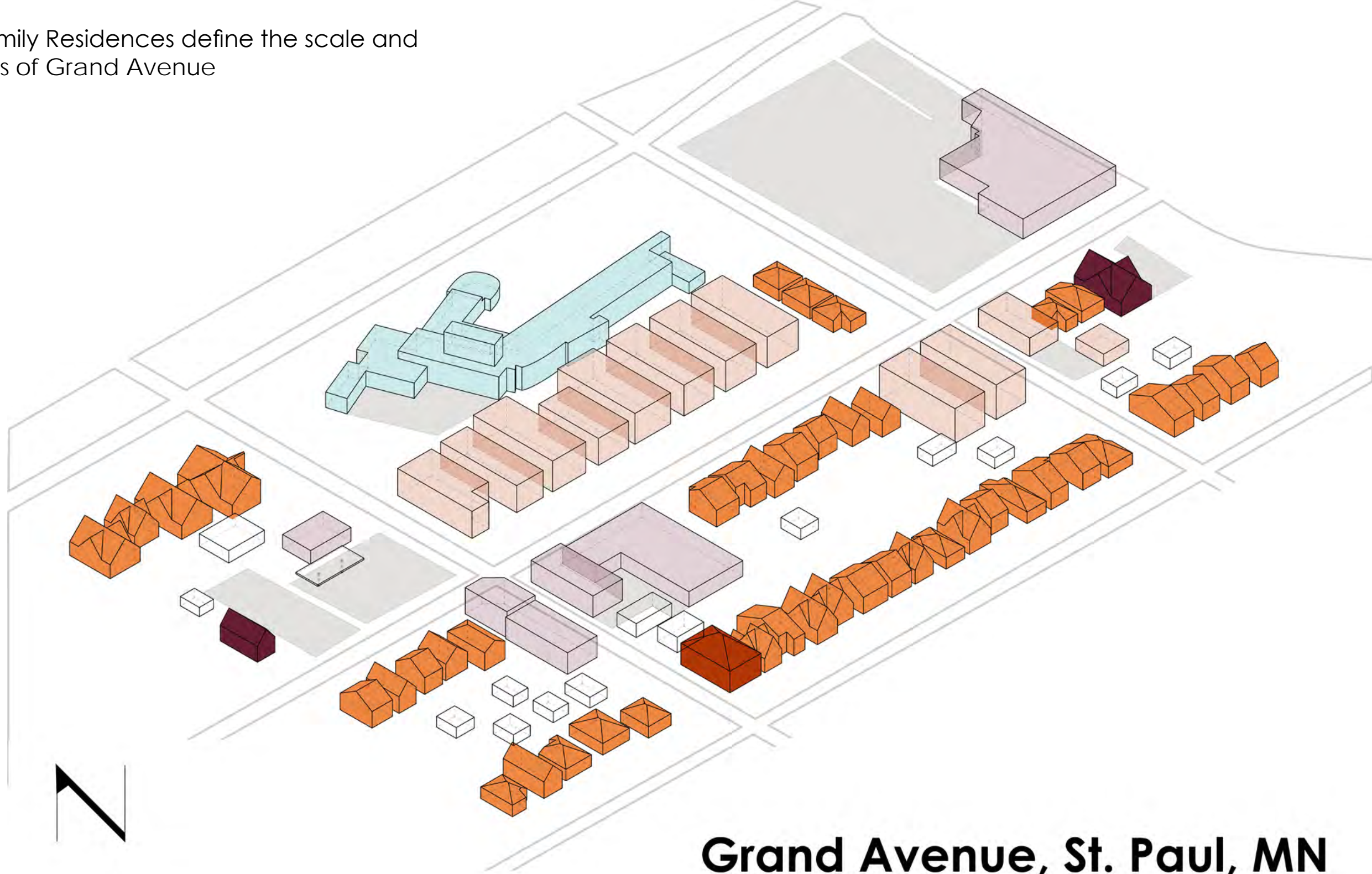
Community Public Open Space
8th St S, 3rd and 4th Ave S



Dense Row Homes
2nd St S, 7th and 8th Ave S

Symbols and Stories - *The Art of Community*

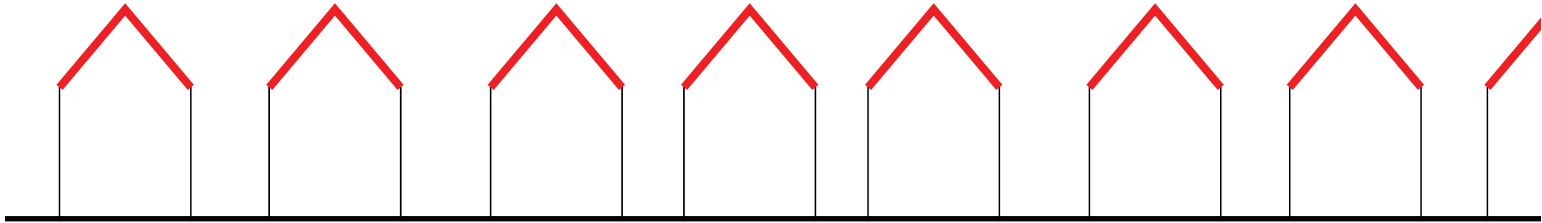
Single Family Residences define the scale and aesthetics of Grand Avenue



Grand Avenue, St. Paul, MN



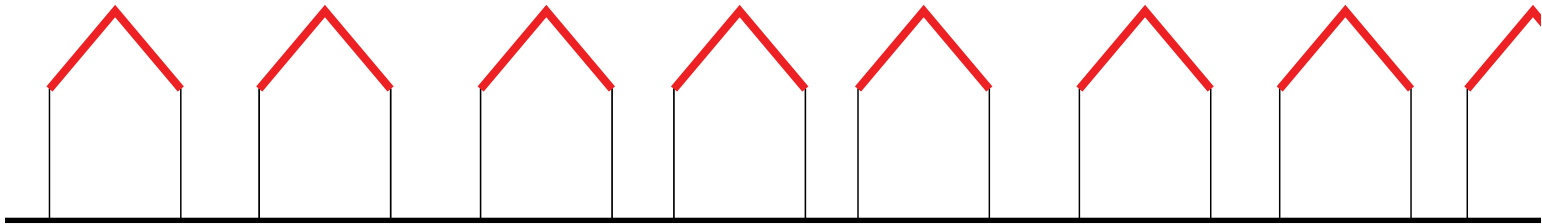
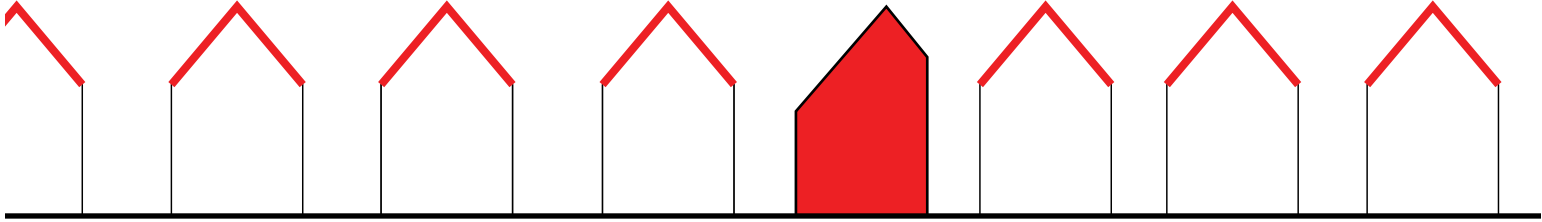
Symbols and Stories - *The Art of Community*



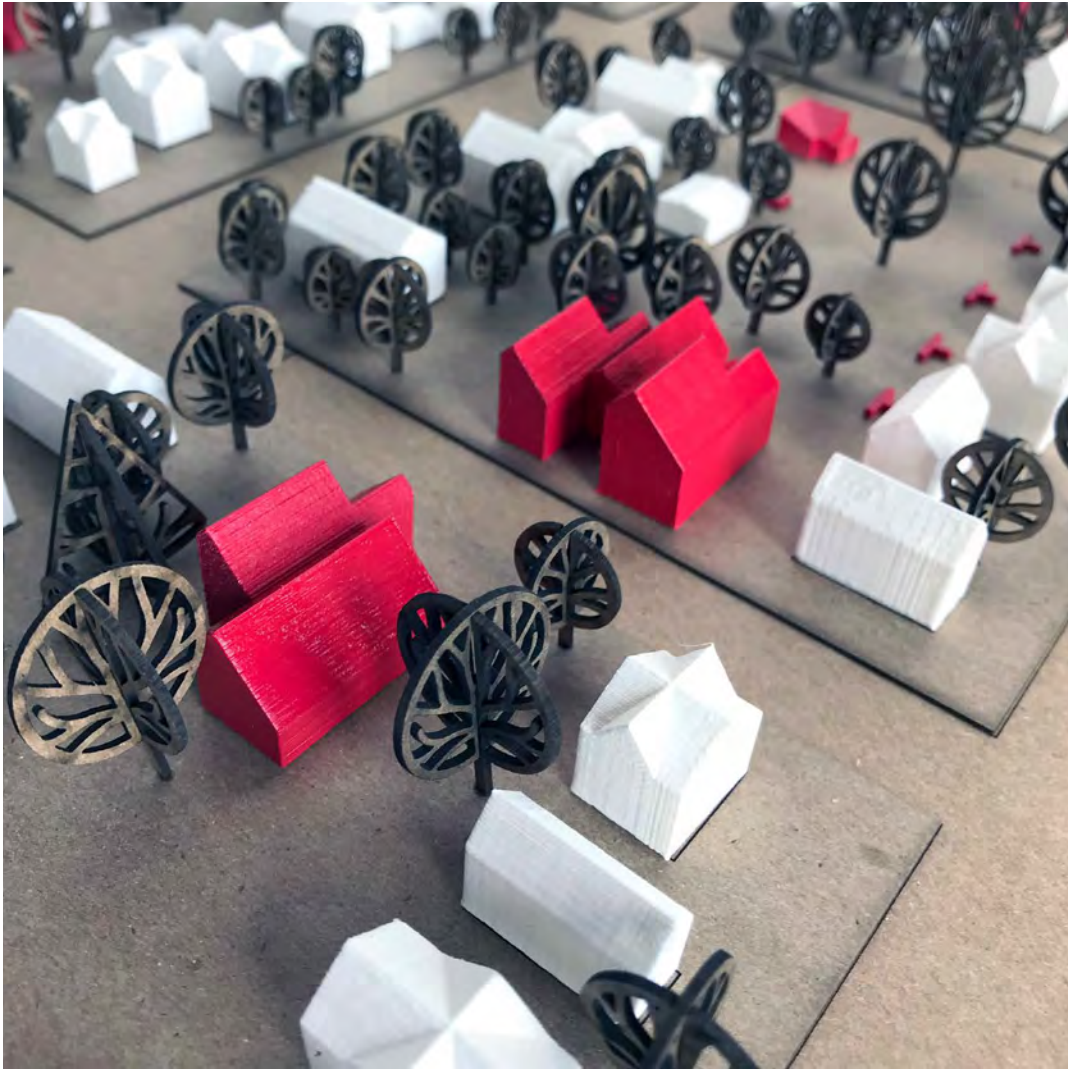
Community Values

Aesthetics and Construction Methods

Community Event Space for Expression



Symbols and Stories - *The Art of Community*



Dense Row Homes
2nd St S, 7th and 8th Ave S



Public Farmer's Market
6th and 7th St S, 2nd Ave S



Community Public Open Space
2nd and 4th St S, 7th and 8th Ave S

Boundary - *The Art of Community*

Large park space provides a buffer zone between communities

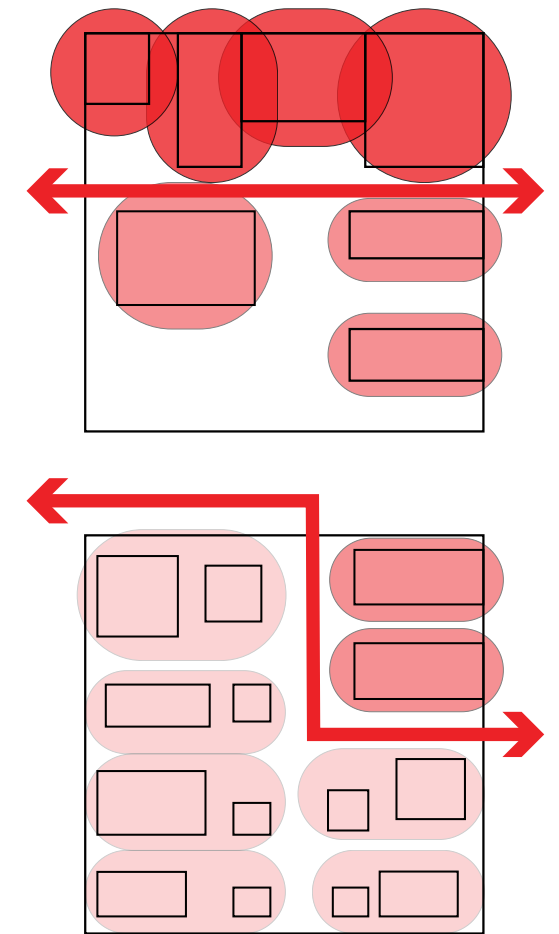
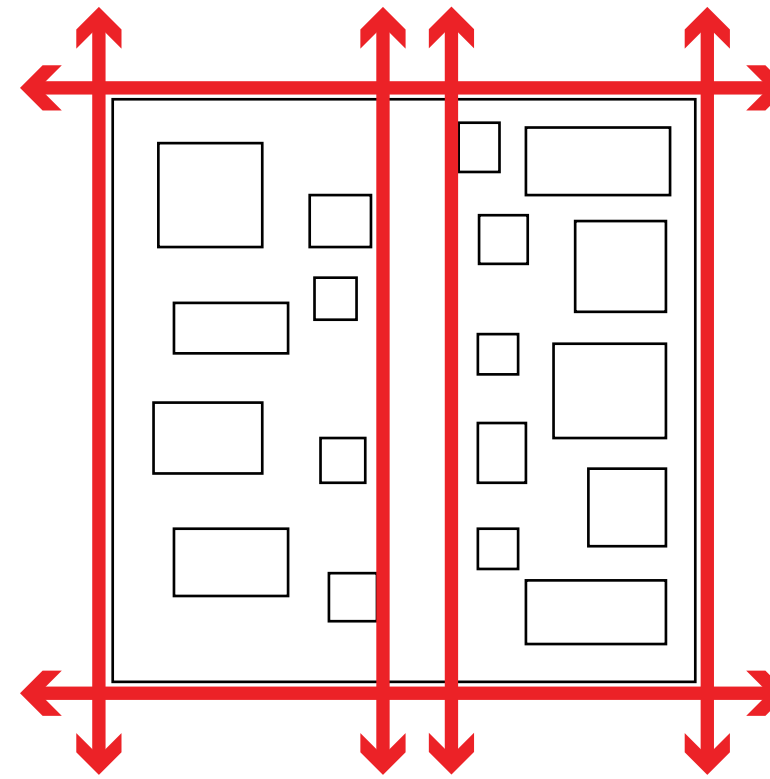


SE Belmont Street, Portland, OR



Boundary - *The Art of Community*

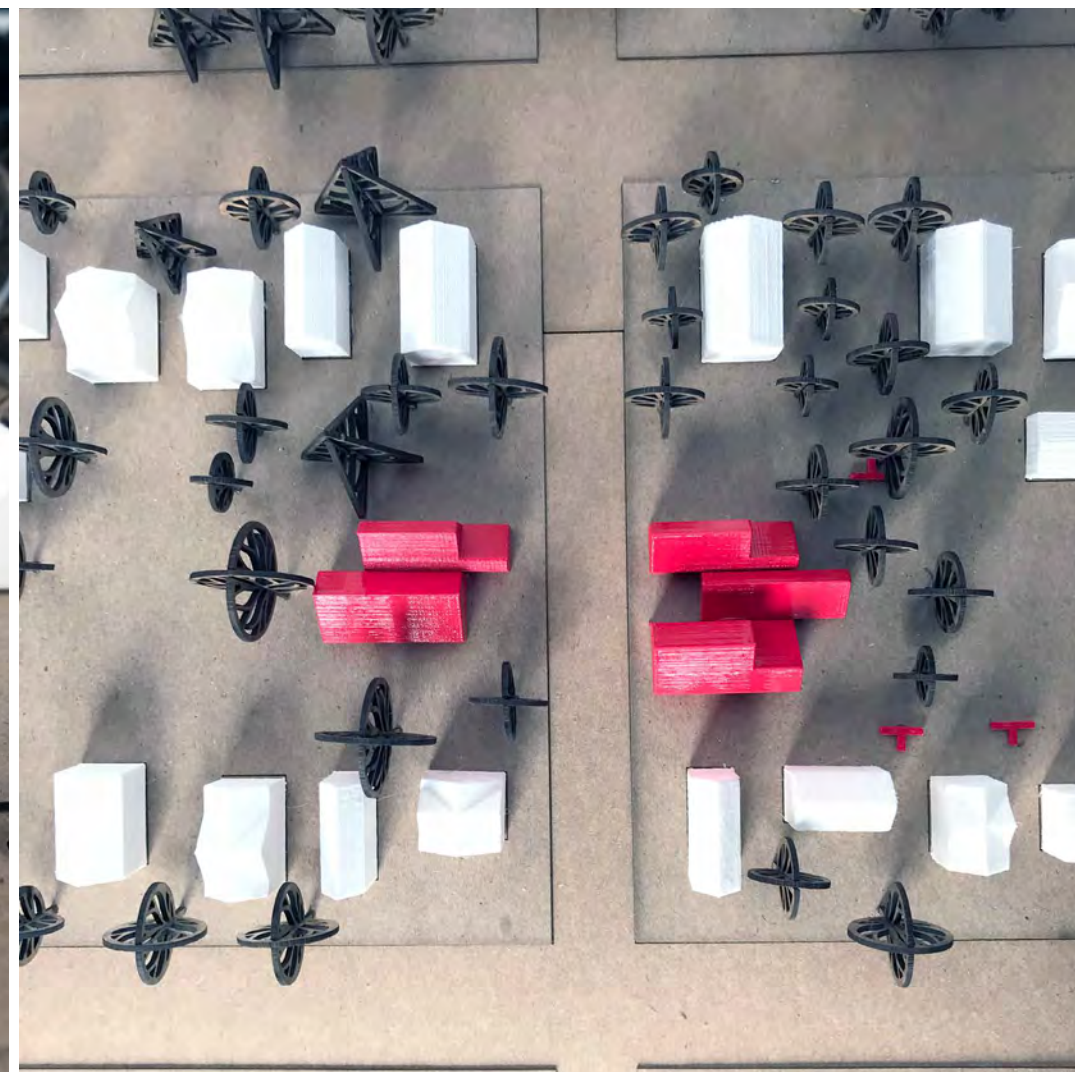
The Buffer Zone
Protects Private versus Public



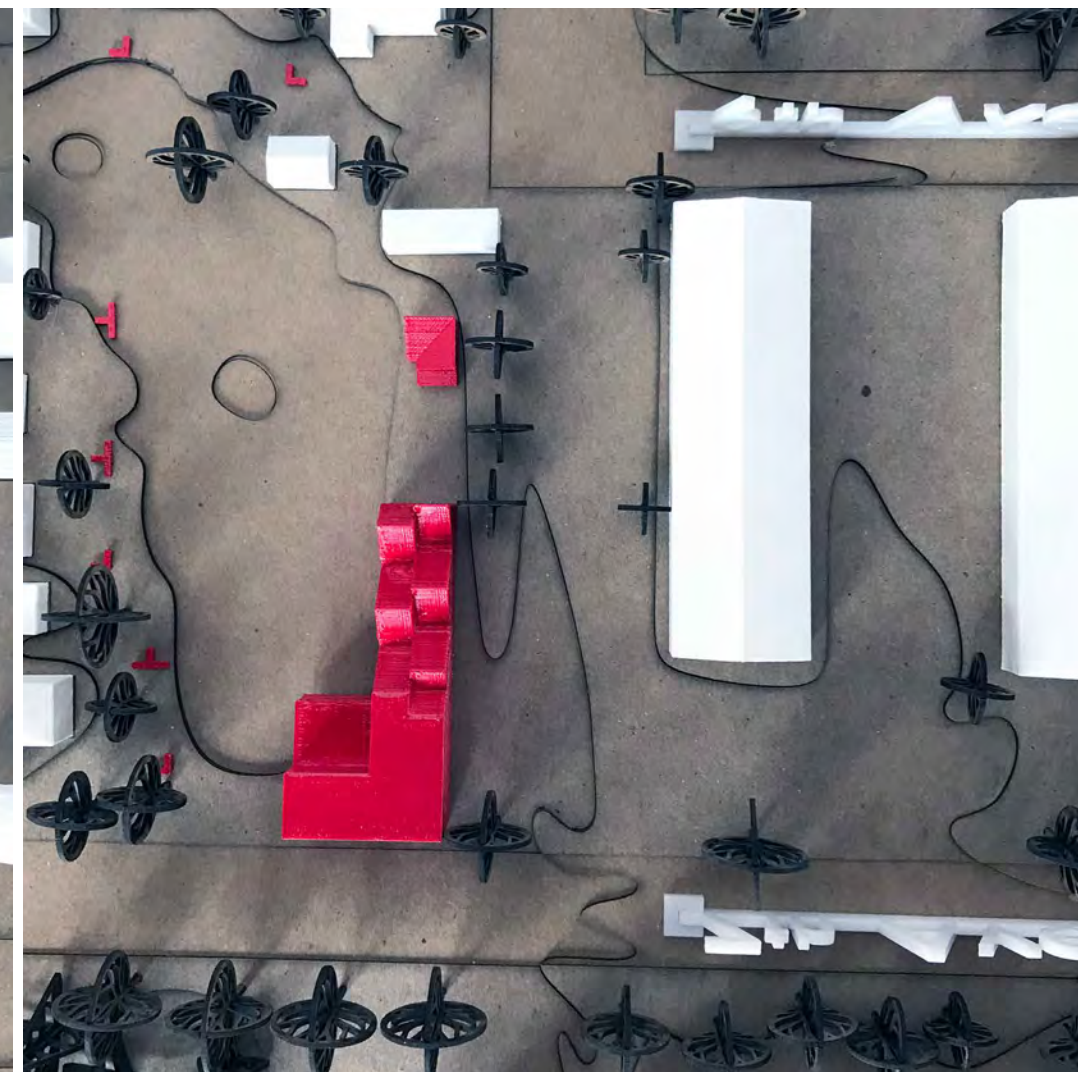
Boundary - *The Art of Community*



Private Boundary Markers
8th St S, 3rd and 4th Ave S



Dense Row Homes
2nd St S, 7th and 8th Ave S



Community Event Space
7th St S, 7th Ave S

Invitation - *The Art of Community*

Food truck locations dot the length of the
corrido and activate the space

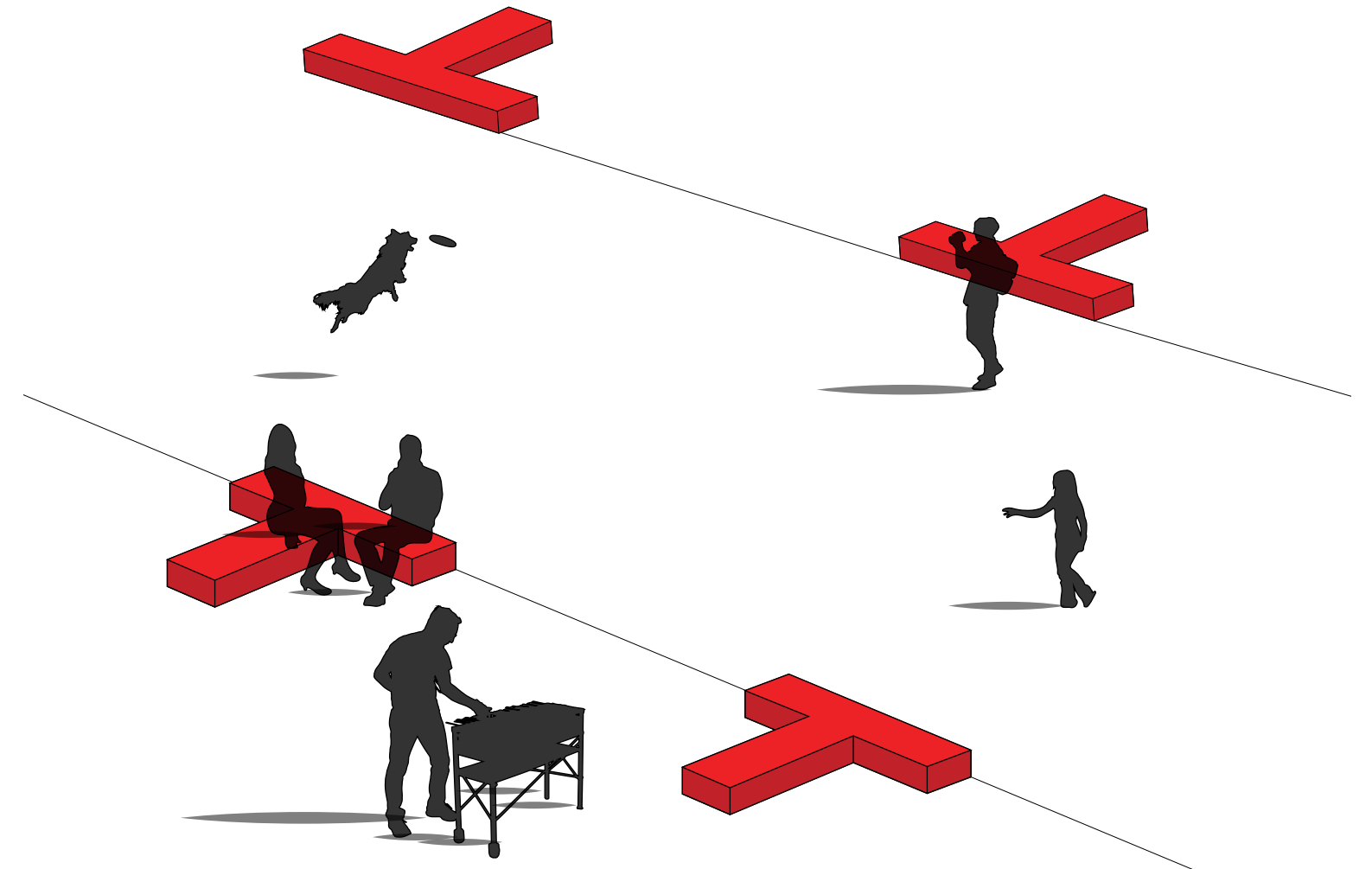


SE Belmont Street, Portland, OR

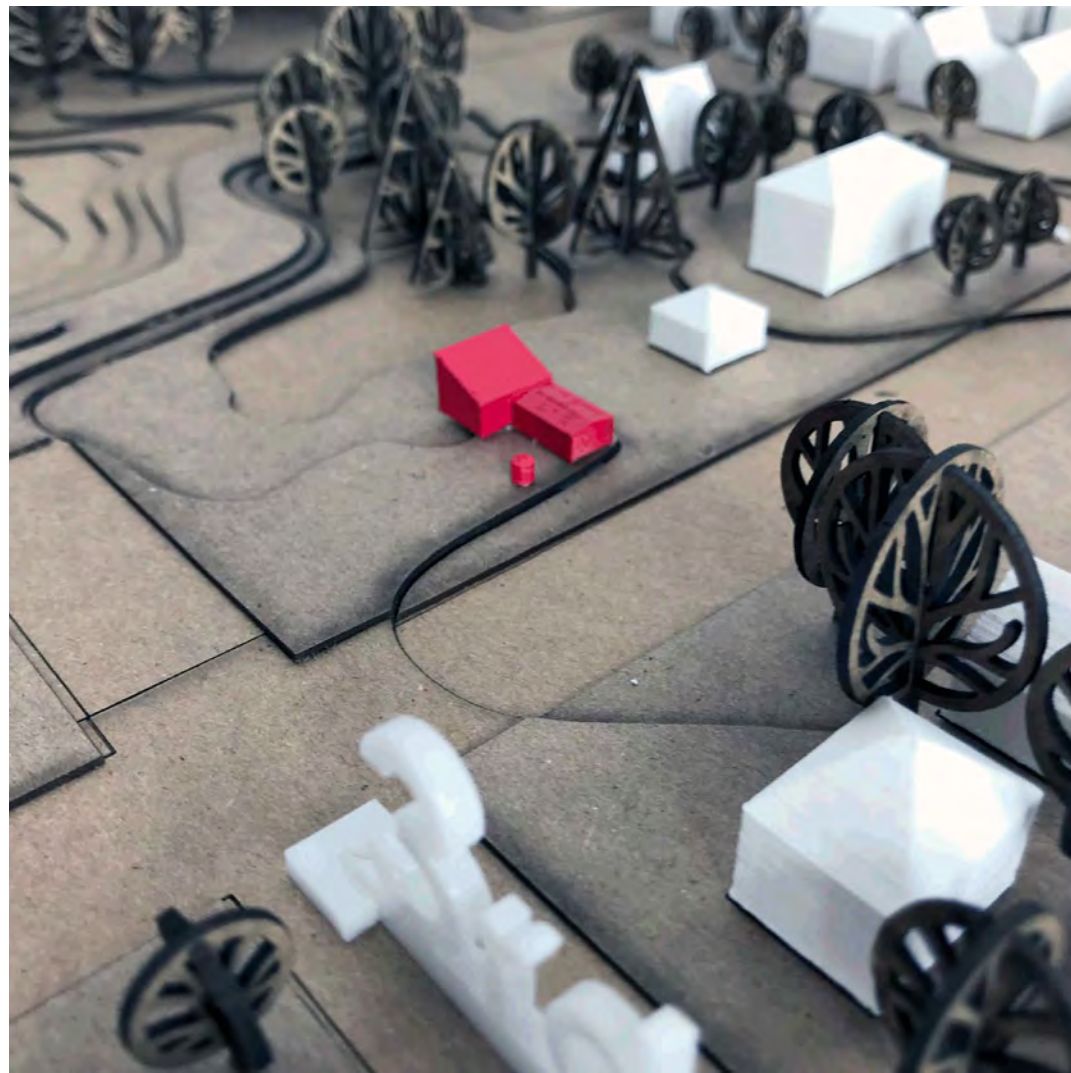


Invitation - *The Art of Community*

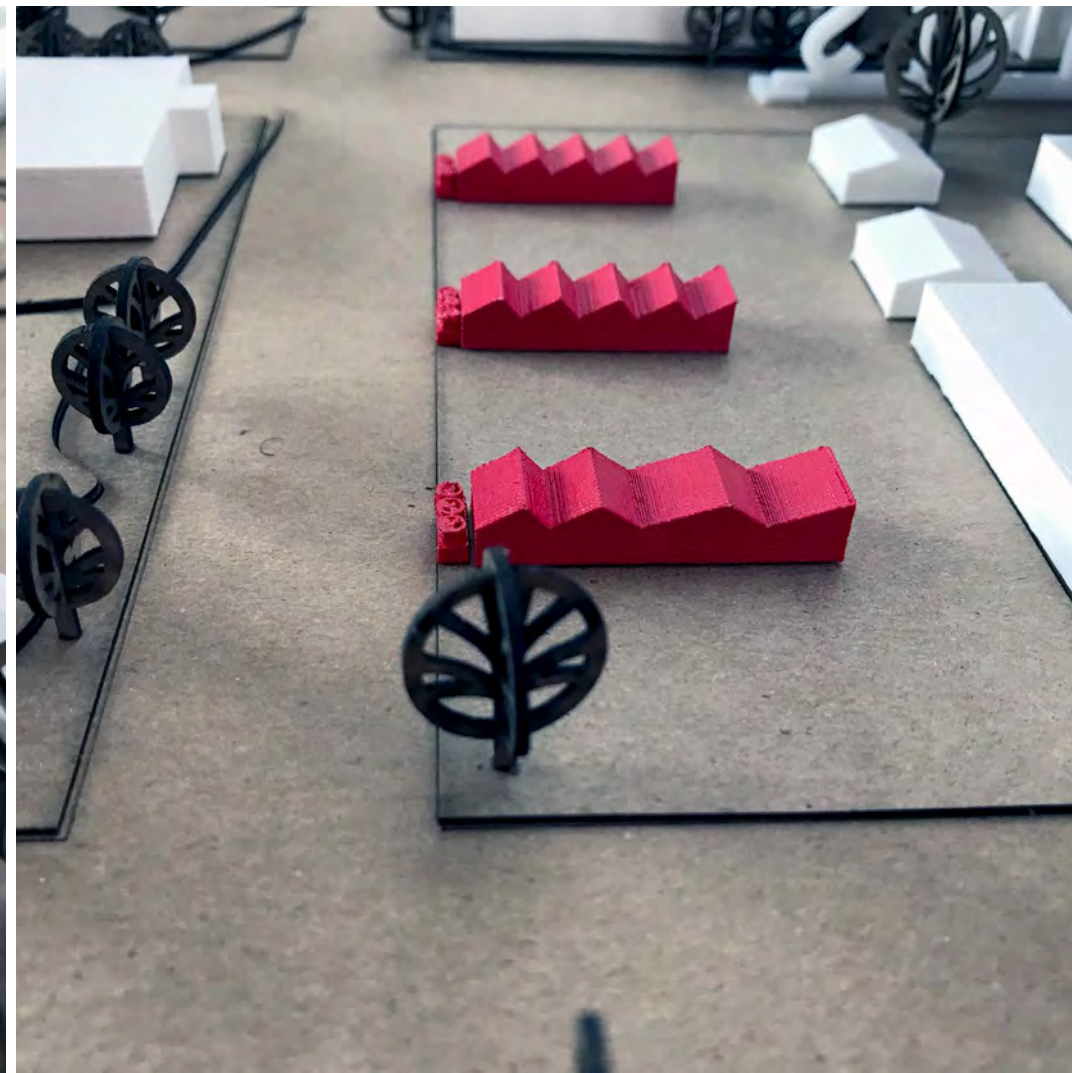
Activate Space
Accomodate the Public
Create Intimate Space



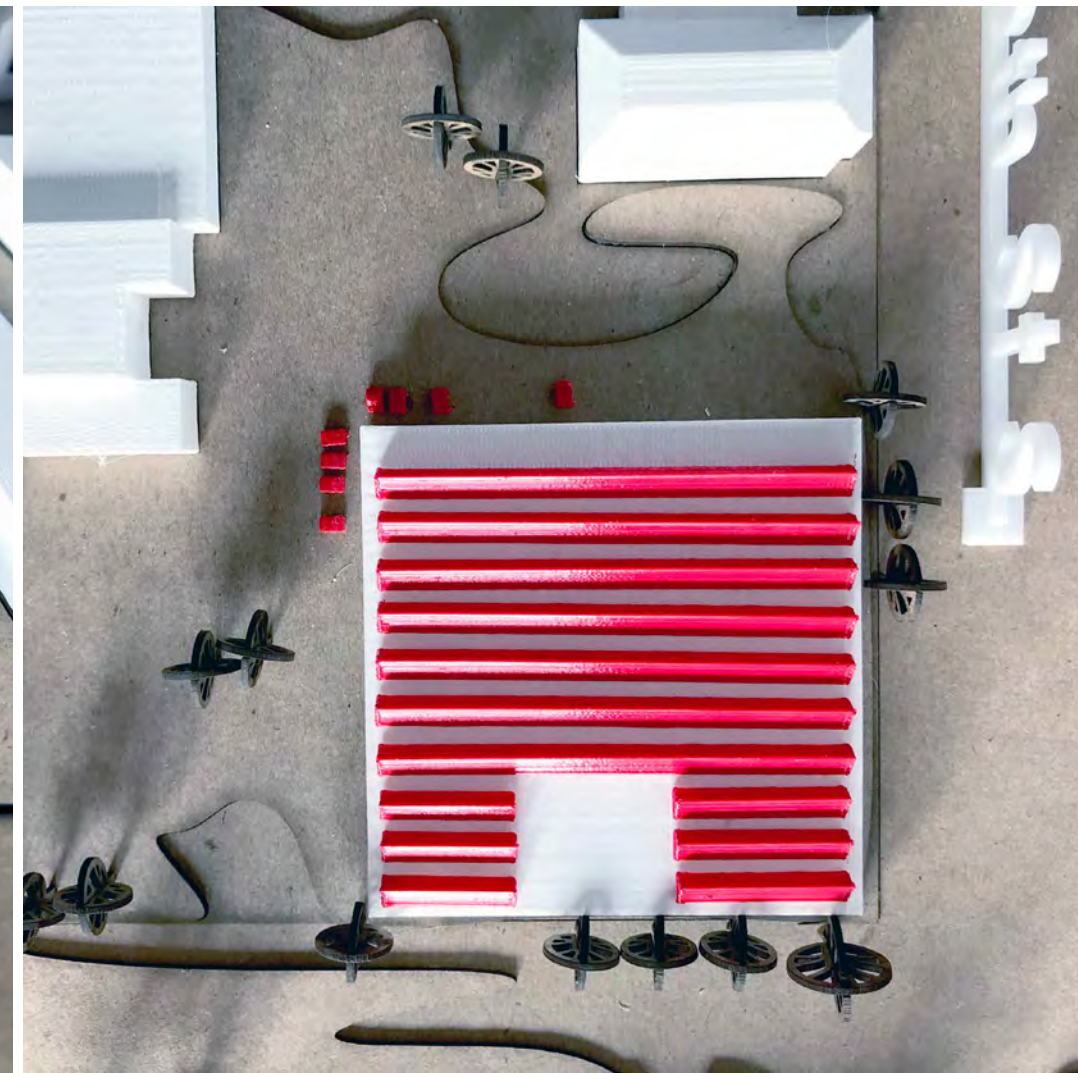
Invitation - *The Art of Community*



Community Garden Shed/kiosks
3rd St S, 6th Ave S



Public Farmer's Market
6th and 7th St S, 2nd Ave S



Library Car Share
6th St S, 2nd Ave S

Layering - Alex Malnaa

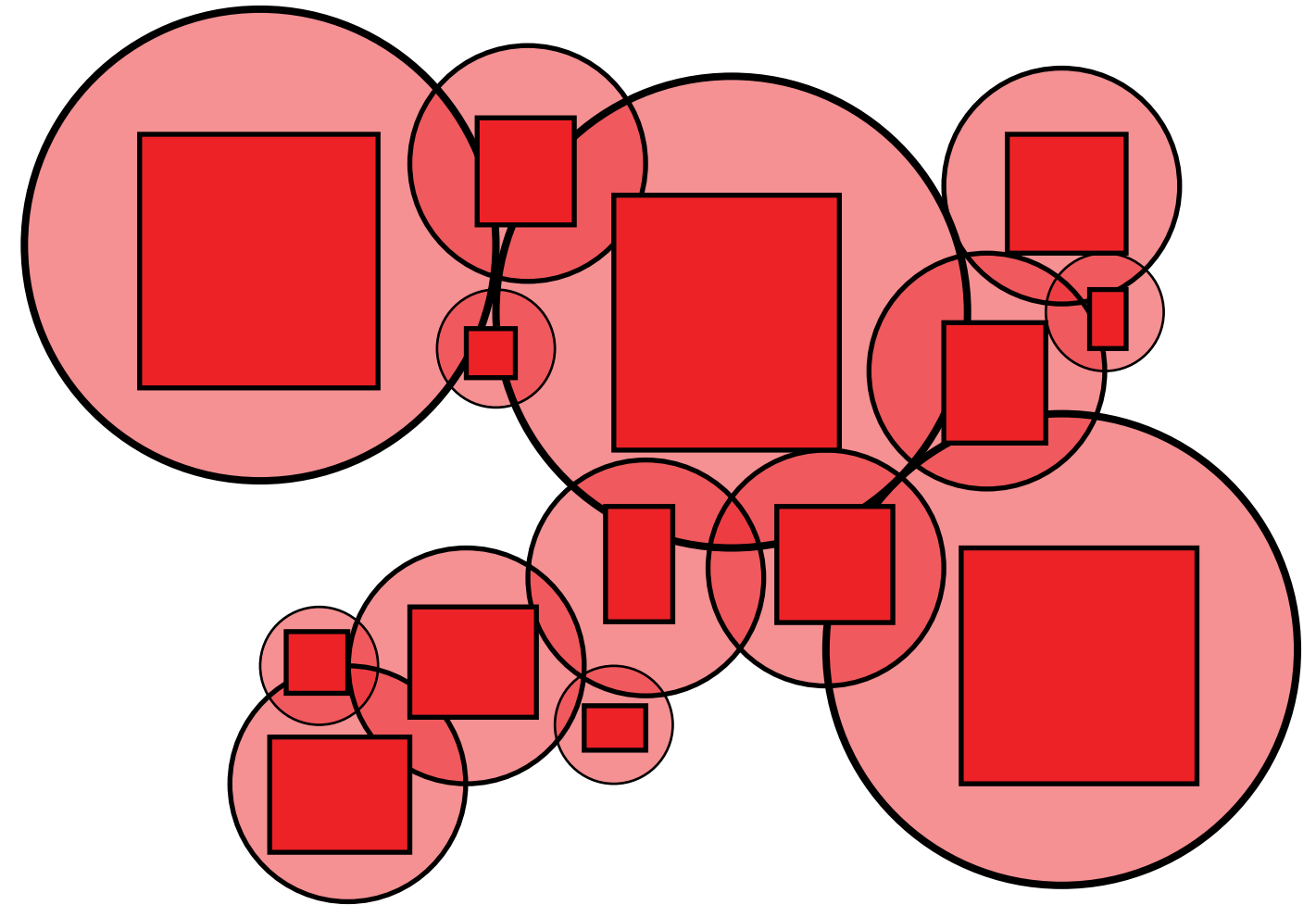
Four different program typologies exist in a one block length along the corridor.



SE Belmont Street, Portland, OR

Layering - Alex Malnaa

Placing Programs in close proximity
Creating the spaces for interaction



Layering - Alex Malnaa



Community Public Open Space
2nd and 3rd St S, 7th and 8th Ave S



Community Public Open Space
8th St S, 3rd and 4th Ave S



Garden Shed Insertions
4th St S, 2nd and 3rd Ave S

Larger Wholes - *A New Theory of Urban Design*

Commercial spaces have grown the use of the space while spreading down the length of the street.

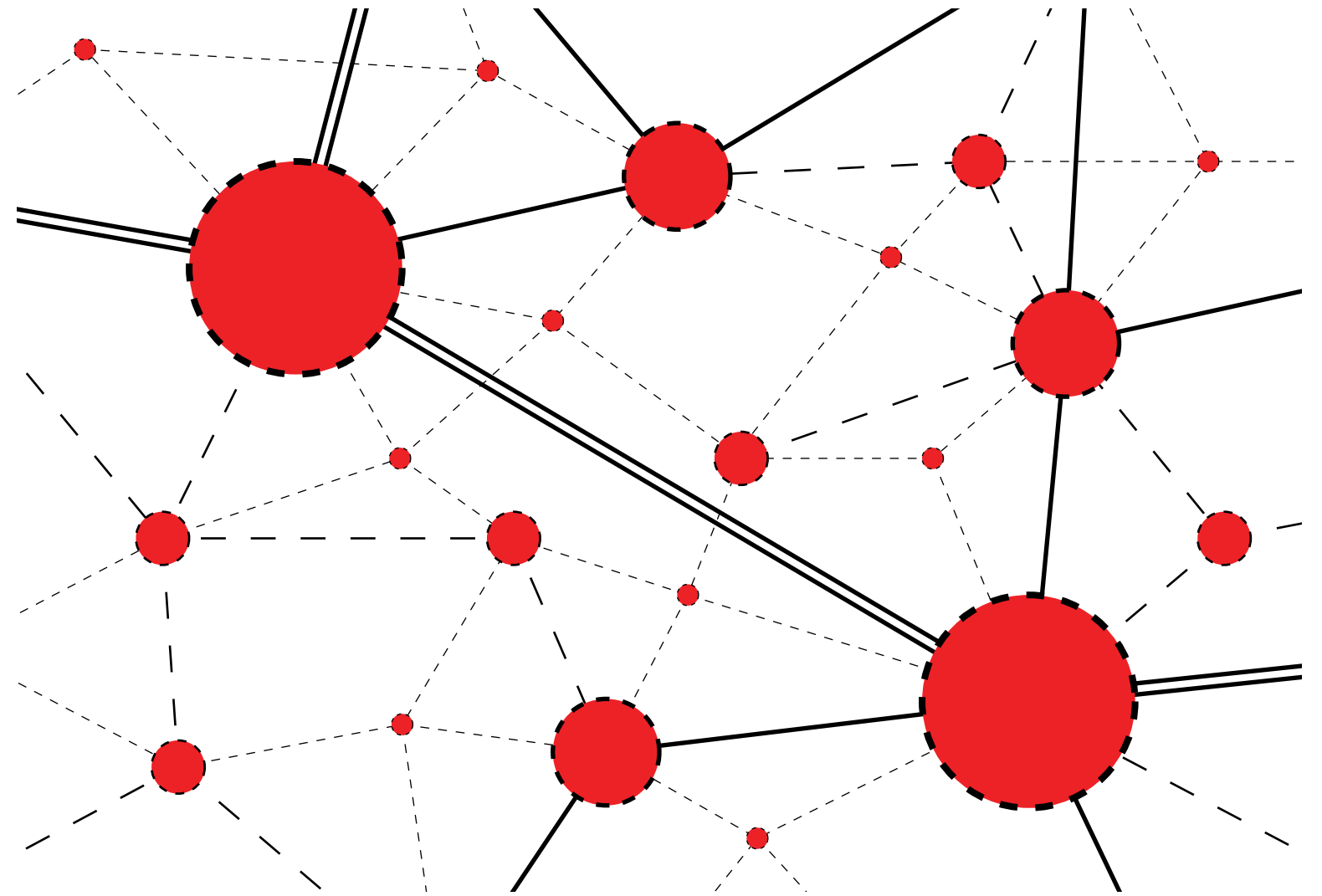


SE Belmont Street, Portland, OR



Larger Wholes - *A New Theory of Urban Design*

Support the larger system
Support the smaller systems
Integrate with other insertions



Larger Wholes - *A New Theory of Urban Design*



Community Car Shares
6th St S, 8th Ave S



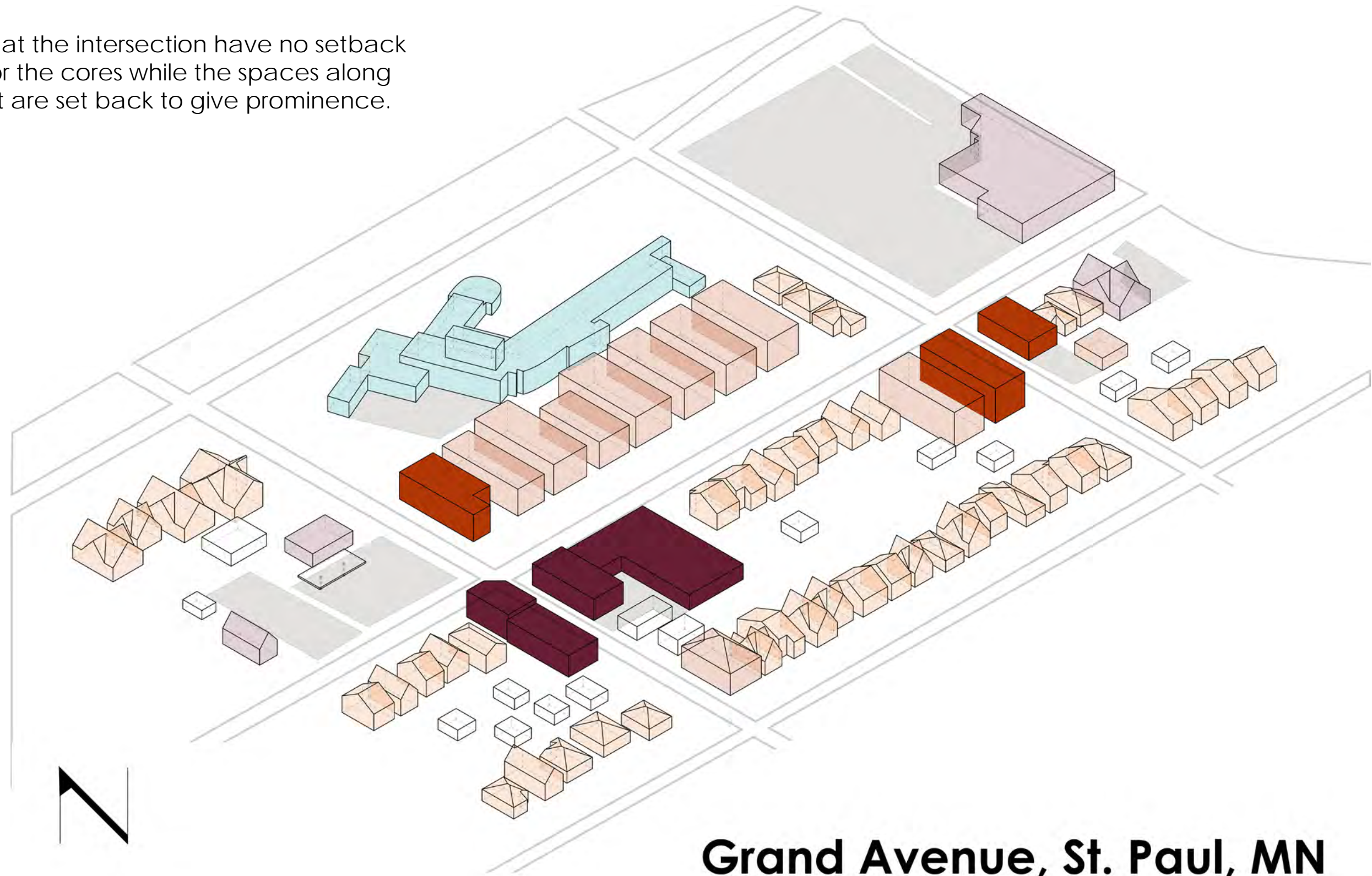
Garden Shed Insertions
Elm St S, 7th and 8th Ave S



Community Public Open Space
3rd and 6th St S, 5th and 8th Ave S

Cores - *A New Theory of Urban Design*

Buildings at the intersection have no setback to anchor the cores while the spaces along the street are set back to give prominence.



Grand Avenue, St. Paul, MN

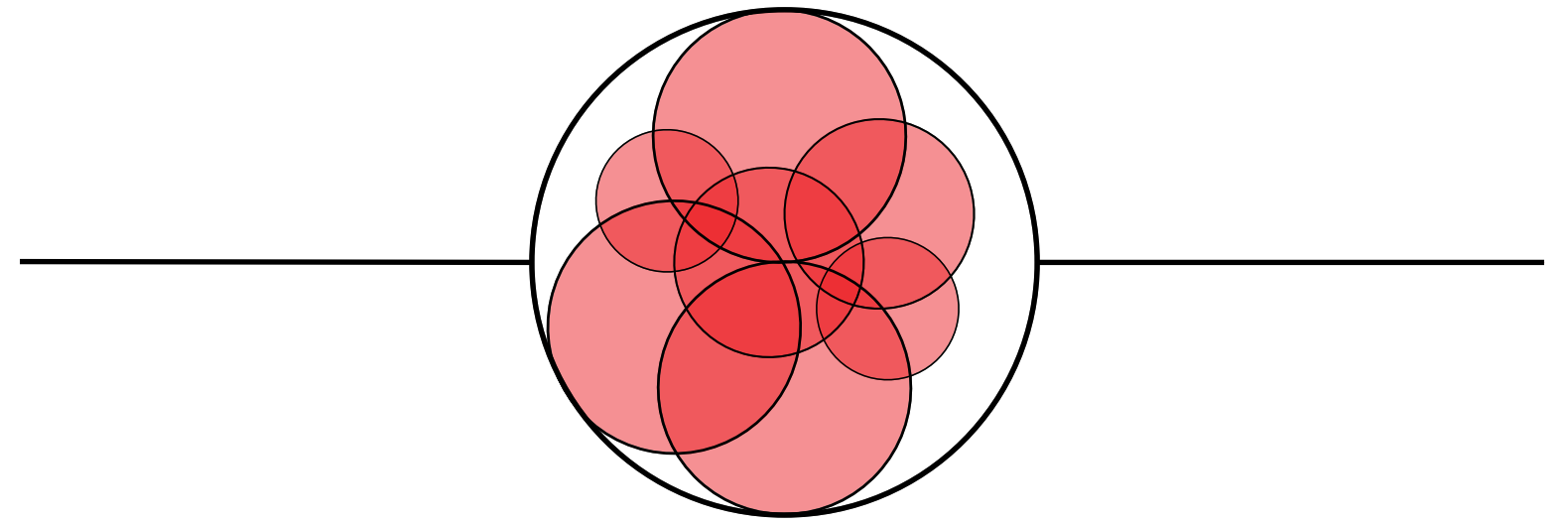


Cores - *A New Theory of Urban Design*

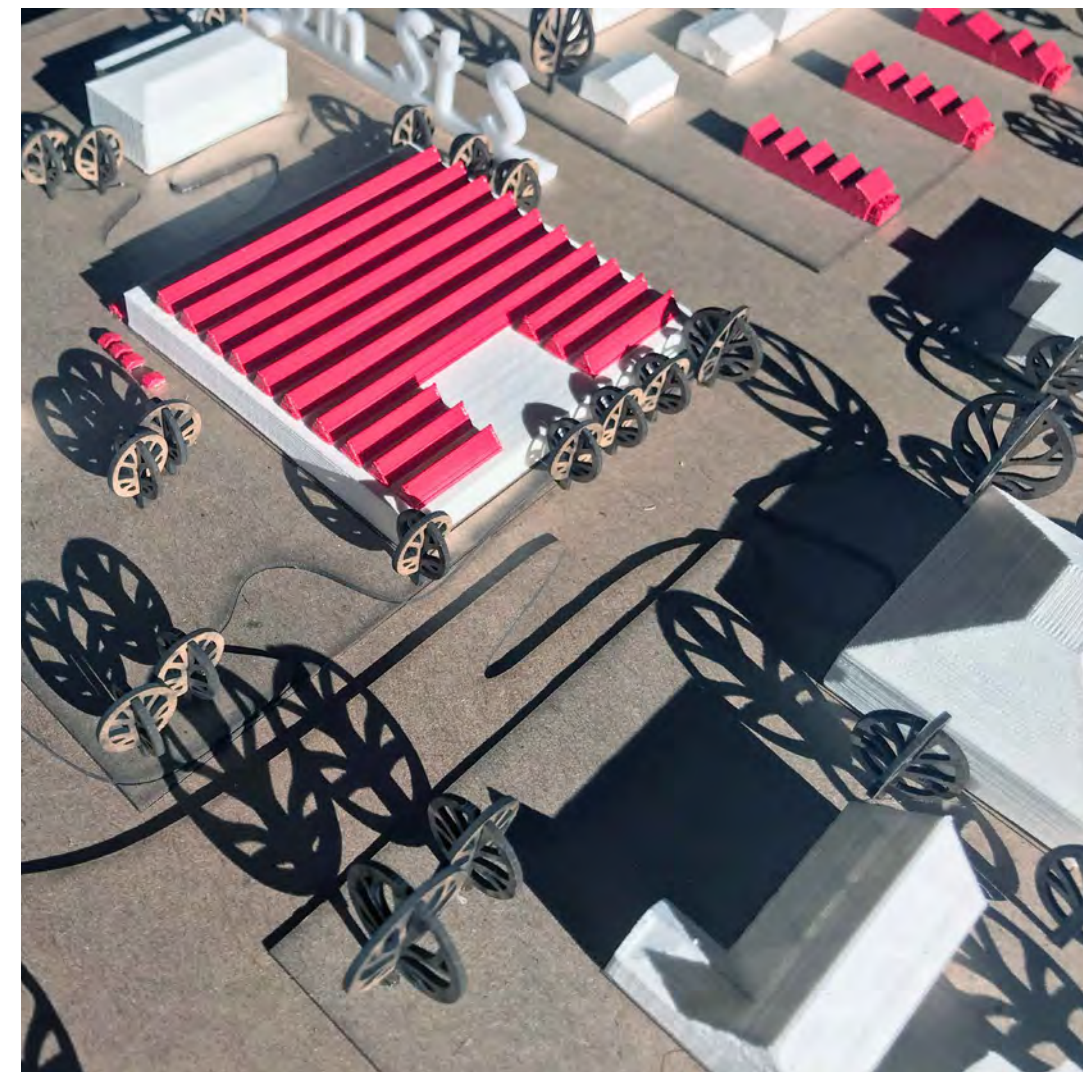
Cluster of activity

Gathering Space

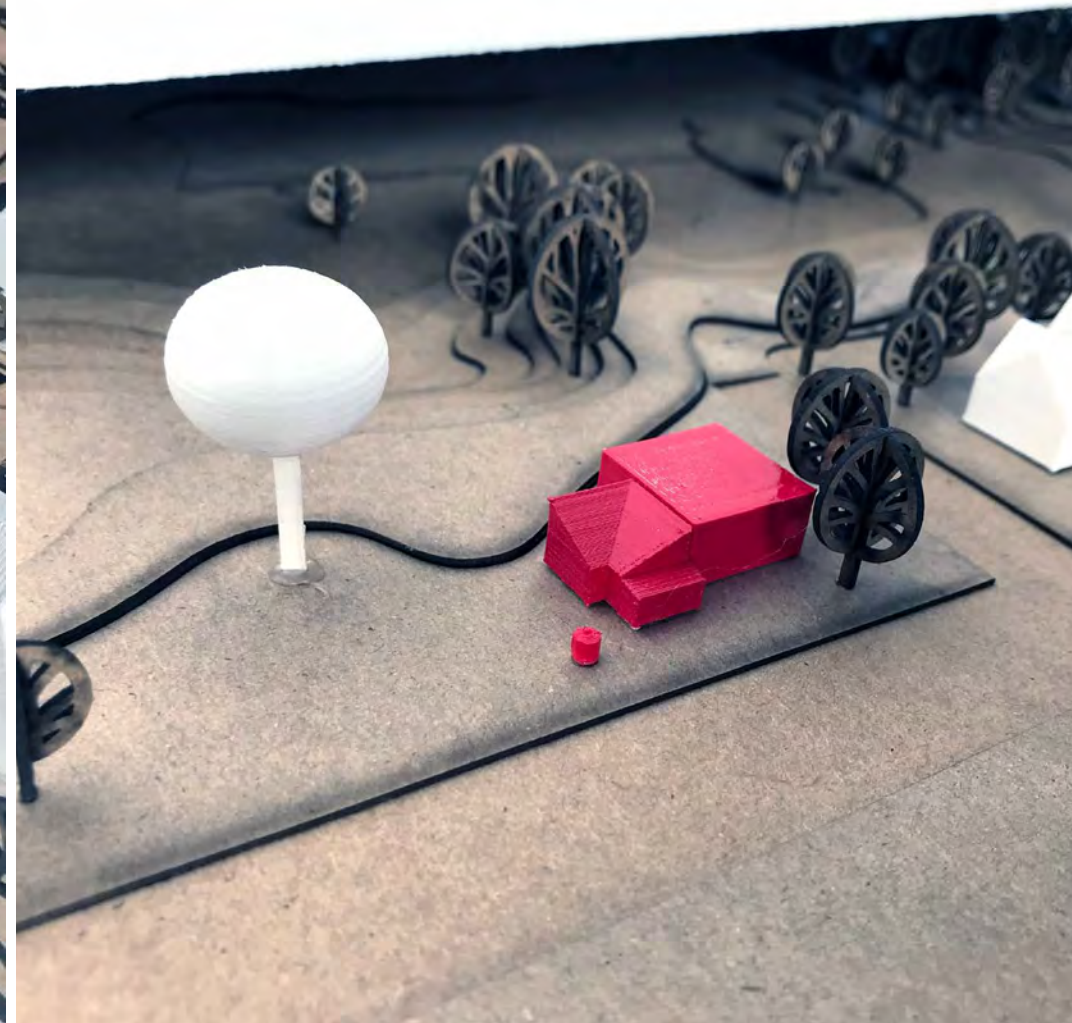
Can occur at different scales



Cores - *A New Theory of Urban Design*



Civic: Farmer's Market/Library
6th and 7th St S, 2nd Ave S



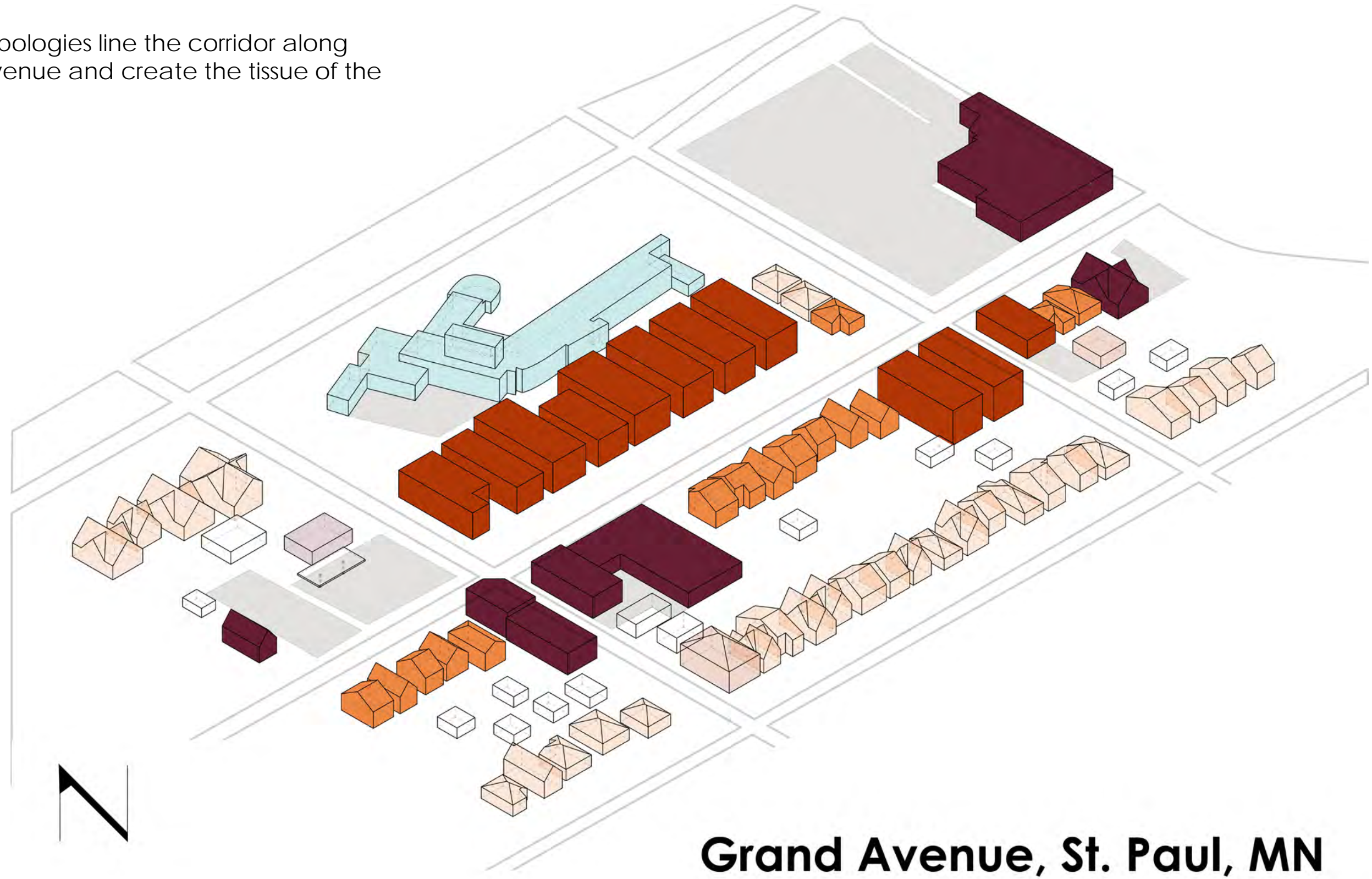
Community Garden Shed/Kiosks
2nd St S, 6th Ave S



Community Public Open Space
6th and 8th St S, 5th and 7th Ave S

Connection - Alex Malnaa

Similar typologies line the corridor along grand avenue and create the tissue of the city.

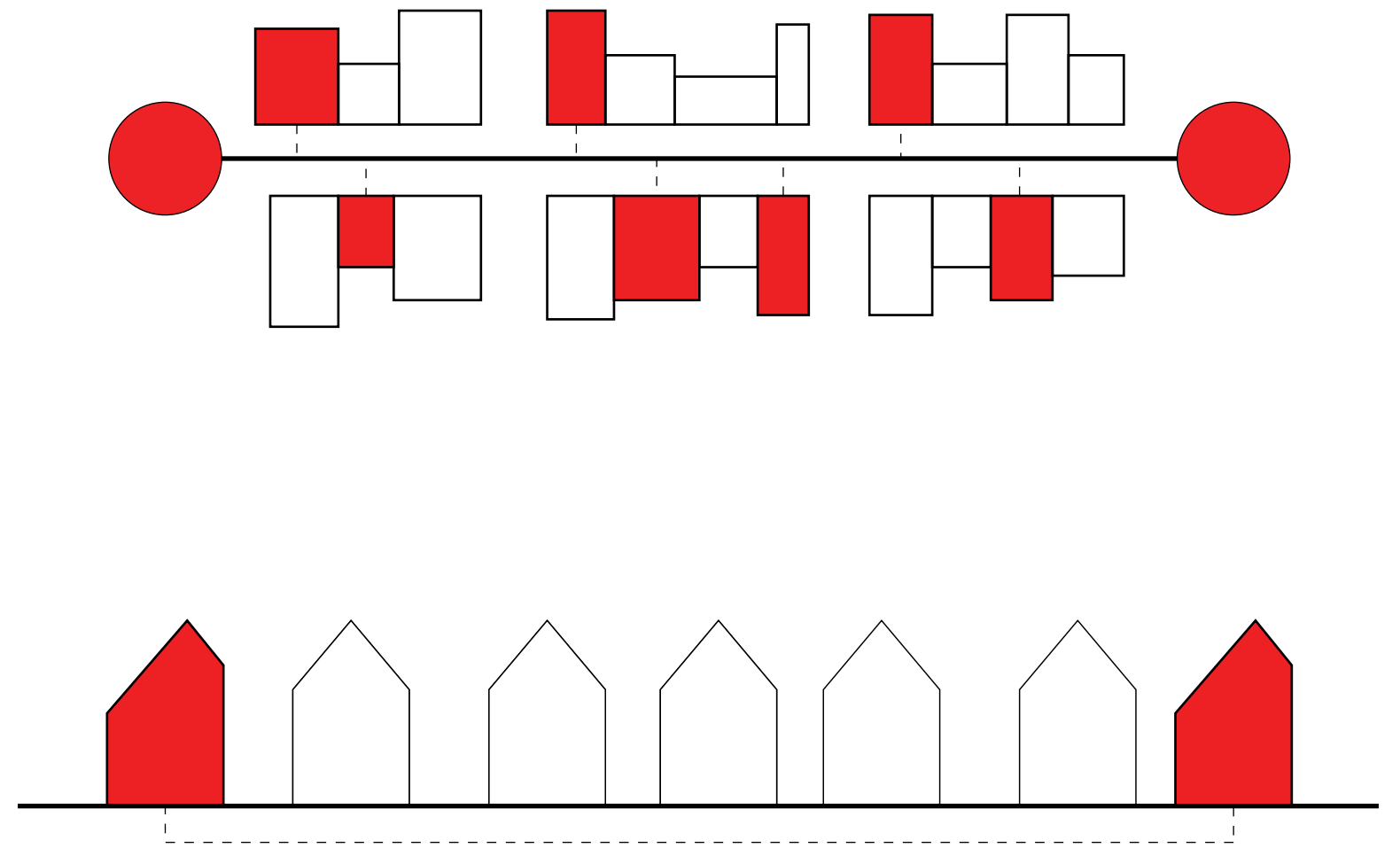


Grand Avenue, St. Paul, MN

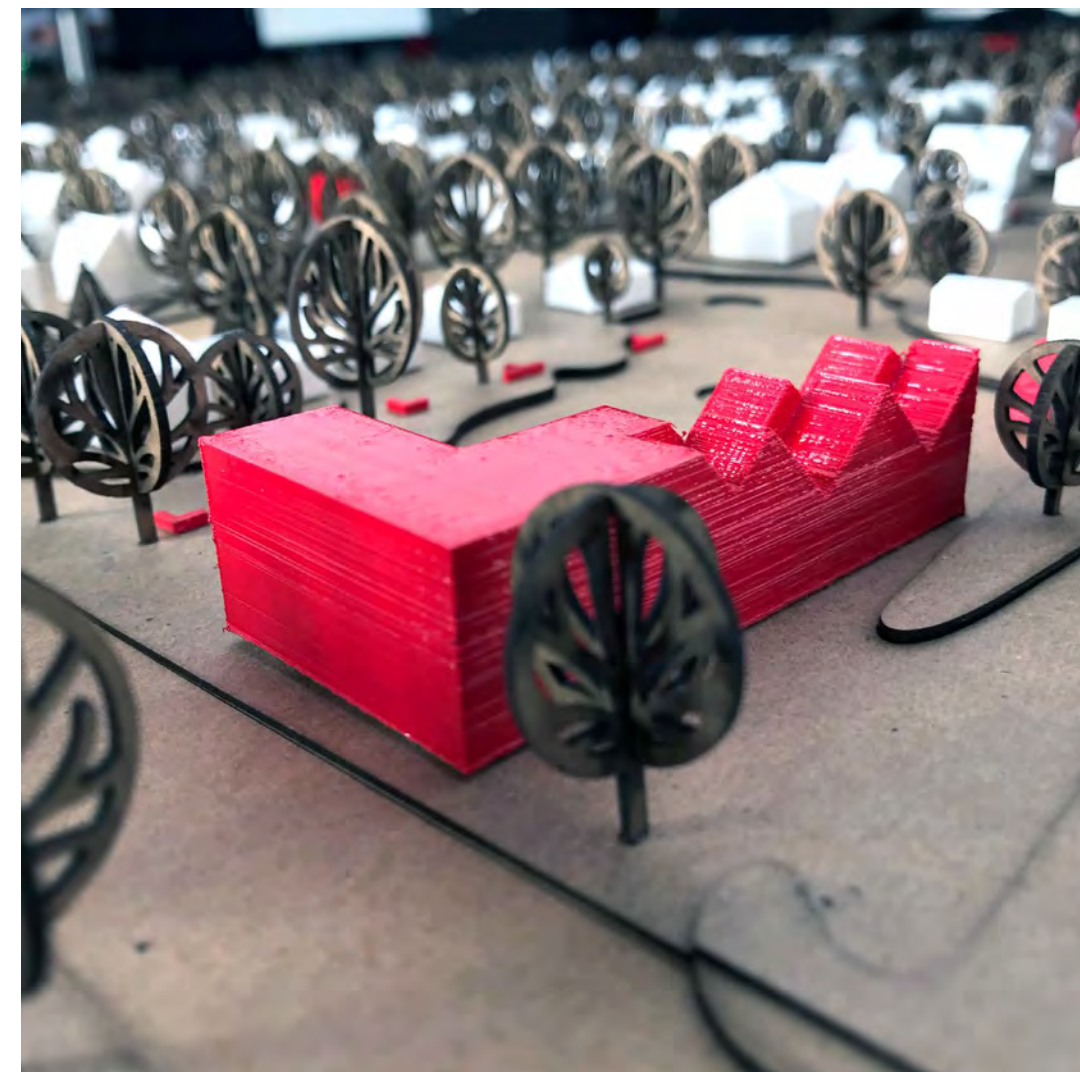


Connection - Alex Malnaa

The tissue of the city
Physical corridor OR
Aesthetic/functionality



Connection - Alex Malnaa



Community Event Space
7th St S, 7th Ave S



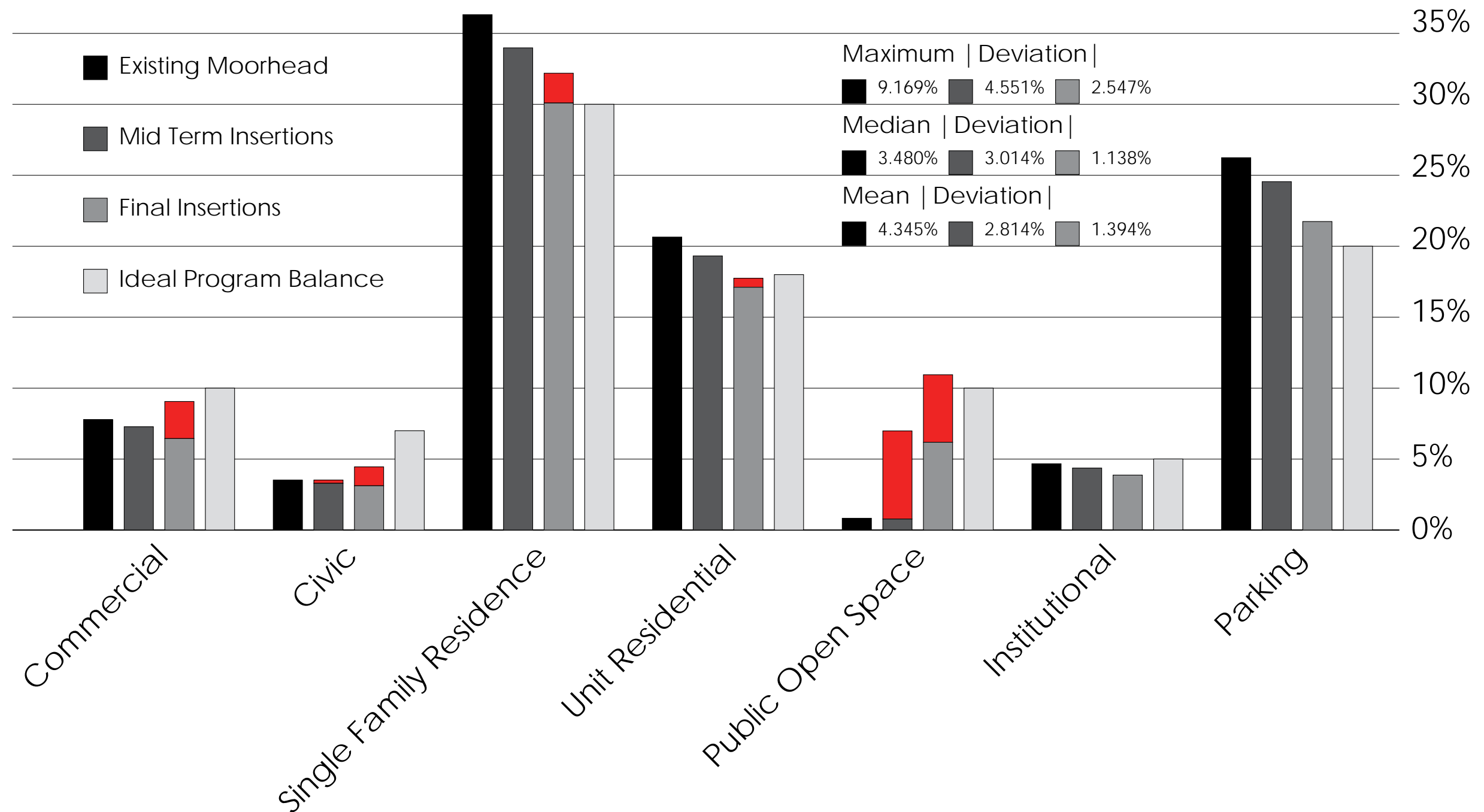
Dense Residential Insertions
6th St S



Community Public Open Space
2nd and 4th St S, 7th and 8th Ave S

Performance Criteria

After doing further research and shifting away from gentrification as the main focus to creating a socially engaged community, the criteria for success has changed as well. First, the program distribution seen in *A New Theory of Urban Design* was used based off the existing numbers of my third and fourth case studies. Further, the public open space distribution was elevated and geared toward small scale spaces which promote and foster socializing more than large scale parks. Below is the distribution along with the ideal.



Final Display



- Alexander, C. (1987). *A New Theory of Urban Design*. New York: Oxford University Press.
- AFL-CIO. (n.d.). Executive Paywatch. Retrieved October 31, 2017, from <https://aflcio.org/paywatch>
- Akrherz, D. H. (2017). Wind Roses: Hector International Airport. Retrieved October 10, 2017, from http://mesonet.agron.iastate.edu/sites/windrose.phtml?station=FAR&network=ND_ASOS
- Clay, P. L. (1979). *Neighborhood renewal: middle-class resettlement and incumbent upgrading in American neighborhoods*. Lexington, MA: D.C. Heath and Co.
- Datawheel, Deloitte, Macro Connections, & Visualizations. (n.d.). Minnesota. Retrieved December 14, 2017, from <https://datausa.io/profile/geo/minnesota/#>
- Datawheel, Deloitte, Macro Connections, & Visualizations. (n.d.). Minnesota. Retrieved December 14, 2017, from <https://datausa.io/profile/geo/moorhead-mn/#>
- Datawheel, Deloitte, Macro Connections, & Visualizations. (n.d.). Minnesota. Retrieved December 14, 2017, from <https://datausa.io/profile/geo/united-states/#>
- Denton, N. A., & Massey, D. S. (1995). *American apartheid*. Paris: Descartes & Cie.
- Florida, R. (2017). *The New Urban Crisis*. New York, NY: Basic Books.
- Florida, R. (2017, April 14). The Geography of the New Urban Crisis. Retrieved September 10, 2017, from <https://www.citylab.com/equity/2017/04/new-urban-crisis-index/521037/>
- Gee's Bend Quilters. (n.d.). Quilt [Quilt]. Smithsonian, Washington D.C., USA.
- Glass, R. (1965). *London Aspects of Change*. Place of publication not identified: MacGibbon & Kee
- Groat, L., & Wang, D. (2013). *Architectural Research Methods* (2nd ed.). Hoboken, NJ: Wiley.
- Jacobs, J. (1961). *The Death and Life of Great American Cities*. New York, NY: Random House.
- Kusama, Y. (1965-2018). *Infinity Mirrors* [Multimedia]. Collection of the artist.
- Lees, L., Slater, T., & Wyly, E. (2010). *The Gentrification Reader*. New York, NY: Routledge.
- Moskowitz, P. (2017). *How to Kill a City*. New York, NY: Nation Books.
- Stella, F. (1967-70). *Protractor Series* [Painting]. SFMOMA, San Francisco, CA, USA.
- Smith, N. (1979). Toward a Theory of Gentrification A Back to the City Movement by Capital, not People. *Journal of the American Planning Association*, 45(4), 538-548.
- US Census Bureau. (n.d.). Retrieved October 02, 2017, from <https://www.census.gov/en.html>
- US Climate Data. (2017). Climate: Moorhead, Minnesota. Retrieved October 10, 2017, from <https://www.usclimatedata.com/climate/moorhead/minnesota/united-states/usmn1489>
- Venezia, S. (2016). *Textile Sculptures* [Sculpture]. Collection of the artist.
- Vogl, C. (2016). *The Art of Community: seven principles for belonging*. Oakland, CA: Berrett-Koehler , a BK Currents Book.

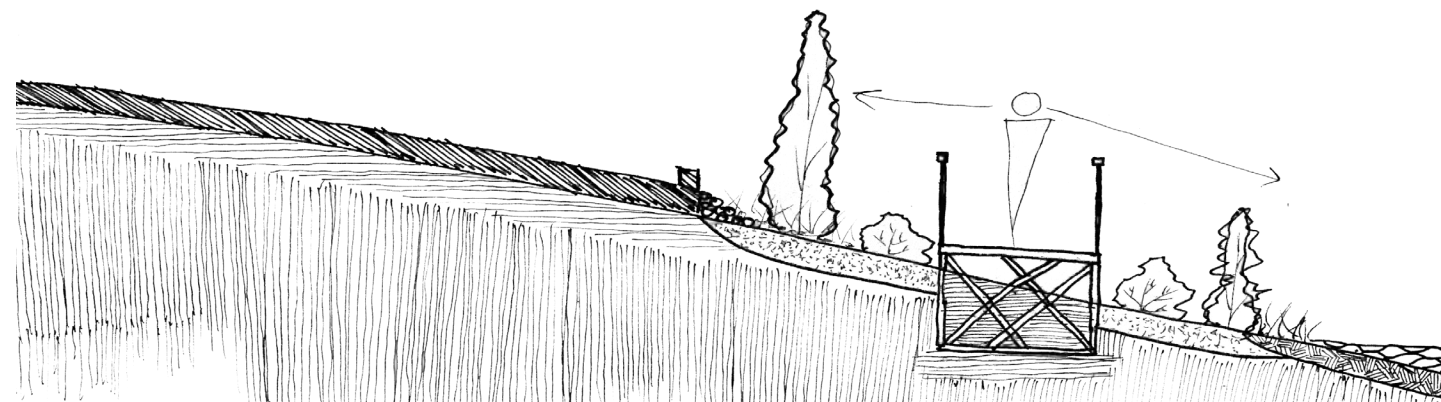
Previous Studio Experience

Second Year Fall 2014: Joan Vorderbrugen
-Tea House, Moorhead, MN
-Boat House, Minneapolis, MN

Second Year Spring 2015: Cindy Urness
-Montessori School, Fargo, ND
-Pritzker Prize Inspired Bird House
-Dwelling Cripple Creek, CO



Third Year Fall 2015: Ronald Ramsay
-Shaker Barn Concert Hall, NY
*Wood Structure
-Hindu Temple, Fargo, ND
*Masonry Structure



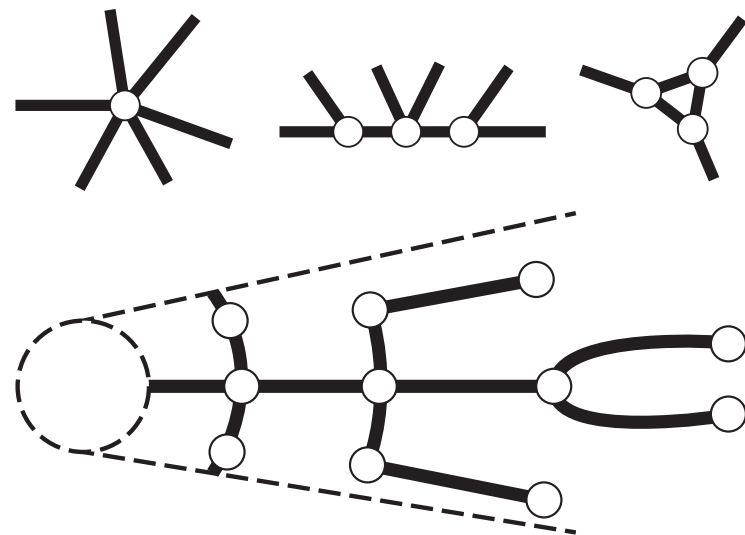
Third Year Spring 2016: Mark Barnhouse
 -Appareo System Factory, Fargo, ND
 *Steel Structure
 -Sanford Broadway Same Day Surgery Unit,
 Fargo, ND
 *Concrete Structure



Fourth Year Fall 2016: Don Faulkner
 -High Rise, San Francisco, CA



Fourth Year Spring Semester 2017: Paul Gleye
 -Urban Redevelopment:
 Industrial Park Canal, Brussels, Belgium
 - Public Transit Analysis



Biography

Alex J Malnaa

A: 37 7th St N Apt 204
Fargo, ND 58102
P: (701)509-4514
E: alex.j.malnaa@live.com

Hometown: Minot, ND



Growing up in a conservative state, I never realized that there would be a future for me; design has not only provided a much-needed outlet to deal with the struggles of living here, but it has done so much more. I have found my voice to design and advocate for those in the LGBTQ+ community, both with my work and my whole life of actions.