

# MIND THE GAP

**Bridging a Community Bisected by an Interstate**



**Why landscape architecture?**



# COMMUNITY DESIGN



Mixed Land  
Use



Connectivity



Public  
Spaces

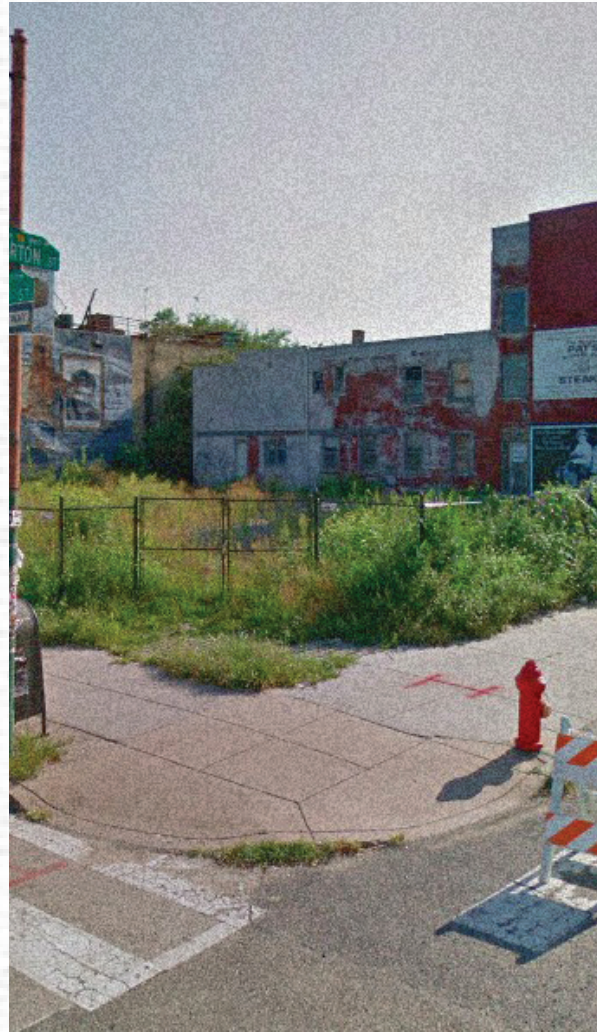


Green  
Spaces

# COMMUNITY DESIGN



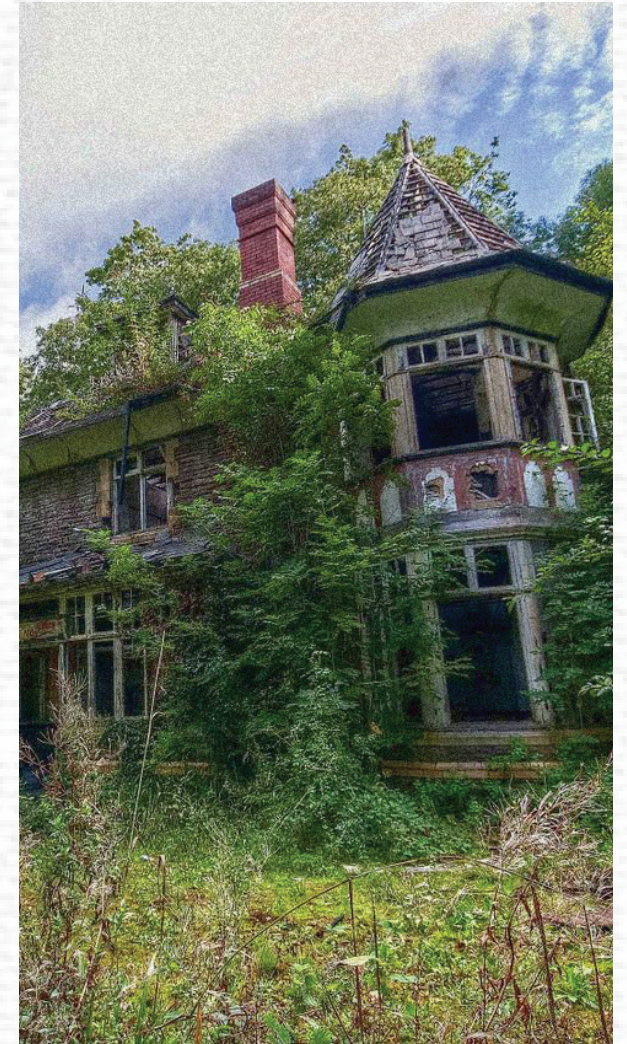
Poor  
Connectivity



Lack of  
Amenities



Lack of  
Greenery



Neglected  
Areas

COMMUNITY

**RESEARCH**

# What communities are under served

People of color (POC) communities are some of the most under served communities in the United States.

Areas like the Mississippi Delta, the Cotton Belt, Appalachia, Tribal Nation Lands, areas near the Texas-Mexico border, and the Rust-belt cities like Cleveland (OH), Detroit (MI), Flint (MI), Gary (IN) and Milwaukee (WI).

A common theme across these areas of disadvantage is a long history of racial and environmental exploitation; historical context is important.



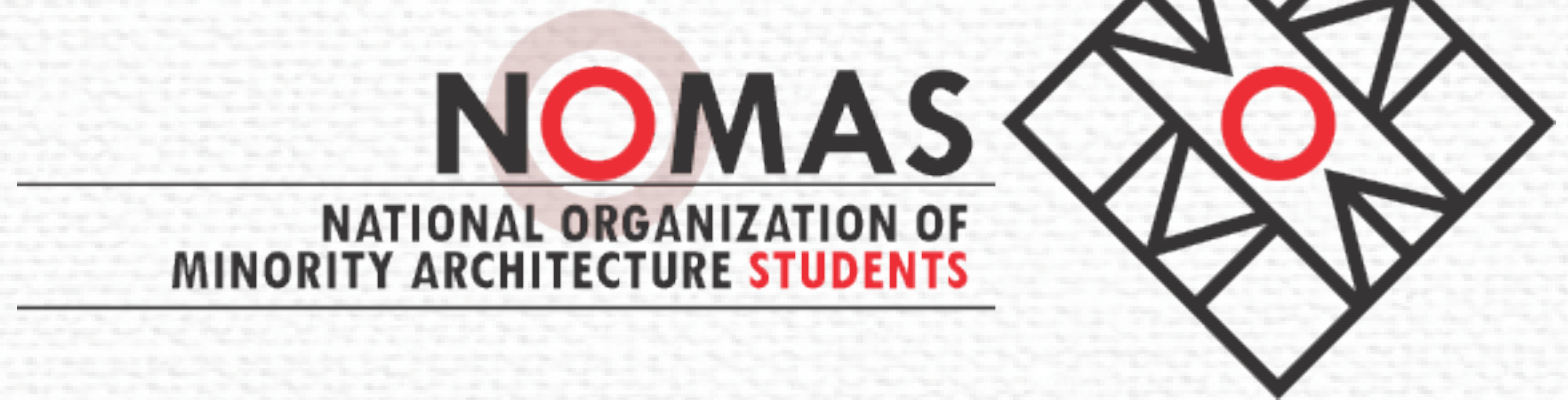
# BACKGROUND

How did I pick my topic?

Fall of 2022, NOMAS competition

Competition Outline:

The 2022 NOMA Barbara G. Laurie Student Design Competition, sponsored by SOM, was focused on a project that serves to address the gentrification and displacement of North Nashville community members as the result of the Dwight D. Eisenhower's Interstate Highway System in the 1960s. Specifically, show how design and architectural strategies can rebuild a community. Students were asked to envision a complex that serves as a cultural center to preserve the history of North Nashville and a new bridge to serve as a landmark and monument for the community.



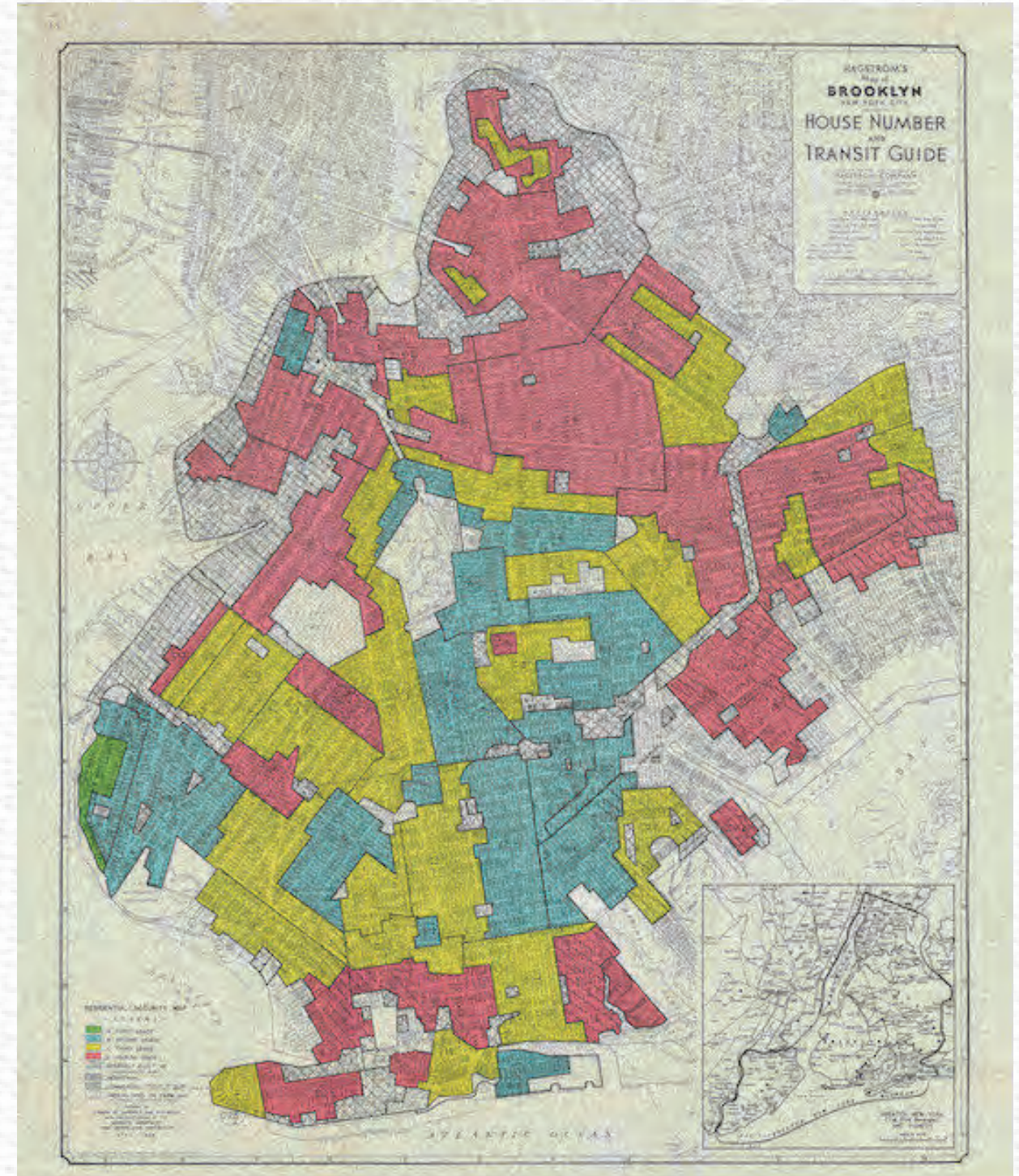


# Racism and its effects on urban development

**Redlining** - In the 1930s New Deal era, internal documents containing maps outlining property values were created. Areas ranked in red were considered “not worthy of inclusion in home ownership and lending programs” (Jackson. 2021).

Subsequently, many, if not all, of the neighborhoods were home to Black residents.

Jackson, Candace. “What Is Redlining?” The New York Times, The New York Times, 17 Aug. 2021, [www.nytimes.com/2021/08/17/realestate/what-is-redlining.html](http://www.nytimes.com/2021/08/17/realestate/what-is-redlining.html).



# Racism and its effects on urban development

Due to the aftermath of redlining and the disregard to Black communities, many were destroyed during the 1956 Federal Aid Highway Act.

## What It Looks Like to Reconnect Black Communities Torn Apart by Highways

By Rachael Dottle, Laura Bliss and Pablo Robles  
July 28, 2021

[f](#) [t](#) [in](#) [e](#) [Gift this article](#)

Take any major American city and you're likely to find a historically Black neighborhood demolished, gashed in two, or cut off from the rest of the city by a highway. This legacy of racist federal transportation policies continues to define the landscapes of urban spaces.

## Highways that destroyed Black neighborhoods are crumbling. Some want to undo that legacy

By Matt McFarland, CNN Business  
6 minute read · Updated 3:56 PM EST, Sat February 27, 2021

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Motorists drive their vehicles along Interstate 20 in Shreveport, Louisiana, in a file photo from 2007.

(CNN) — Njeri Camara, 61, can't visit the Shreveport, Louisiana home where she was born. Like many Black homes and neighborhoods across the country in the 1960s, it was bulldozed to clear space for highways.

## Harnessing The Memory Of Freeway Displacement In The Cream City

[TheMetropoleBlog](#) [Justice And The Interstates, Unique Content](#) [Highways, Milwaukee](#) [1 Comment](#)



**How can the establishment  
of a freeway cap park  
effectively restore and  
reconnect a community to  
its former vitality?**

# CASE STUDIES

# KLYDE WARREN PARK

Location: Dallas, TX (Highway 366)

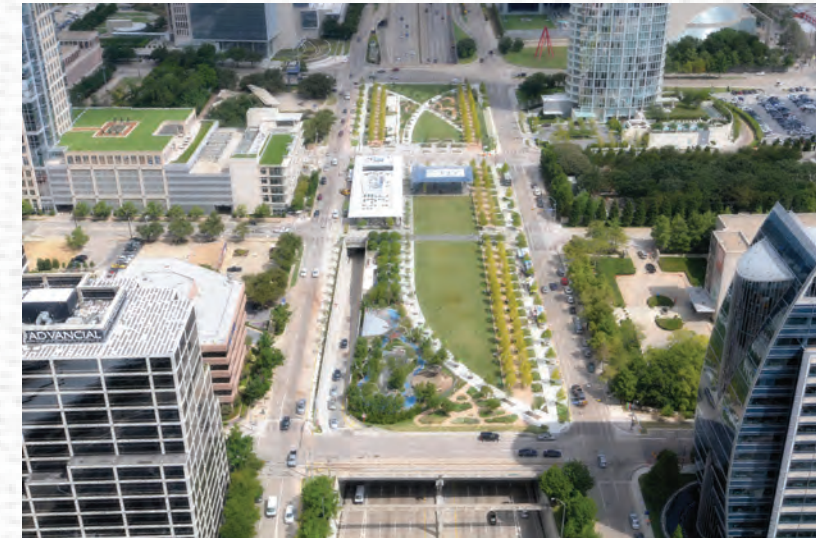
Size: 5.2 acres

Designers: Office of James Burnett  
Jacobs Engineering Group

Typology: Tunnel

## Benefits:

- Spurred in excess of \$1 billion in new development
- Reconnected districts
- Improved accessibility in/out of downtown CBD
- Air quality improvement through reduced traffic congestion
- Additional lids being proposed in other parts of Texas



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# JIM ELLIS FREEWAY PARK

**Location:** Seattle, WA (Interstate 5)

**Size:** 5.2 acres

**Designers:** Lawrence Halprin & Associates

**Typology:** Tunnel

## **Benefits:**

- Value addition for the residents and local businesses
- Municipal parking garage benefits
- Provision of a passive space for users while providing value to the Park Place building
- increase in property tax revenues
- First freeway cap in the United States



# THE STITCH

**Location:** Atlanta, GA (I-75/I-85 Downtown Connector)

**Size:** 35 acres (+/-) of re imagined downtown space

3 acre green

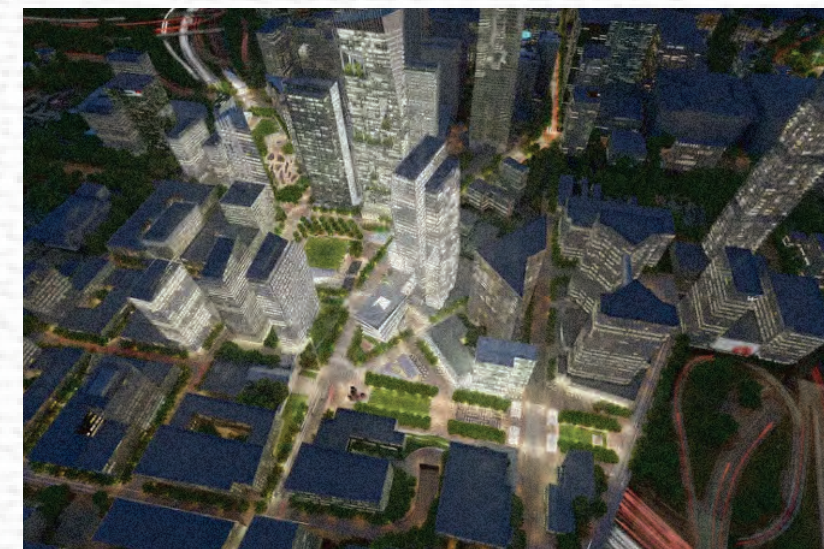
14 acres of new urban green space

**Designers:** Jacobs Engineering Group

**Typology:** Tunnel

## Benefits:

The aim of the Stitch is to advance the equitable revitalization of north Downtown through enhanced access to affordable housing, low-cost transportation, jobs, and community resources.



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# RECONNECT RONDO

Location: Saint Paul, MN (Interstate 94)

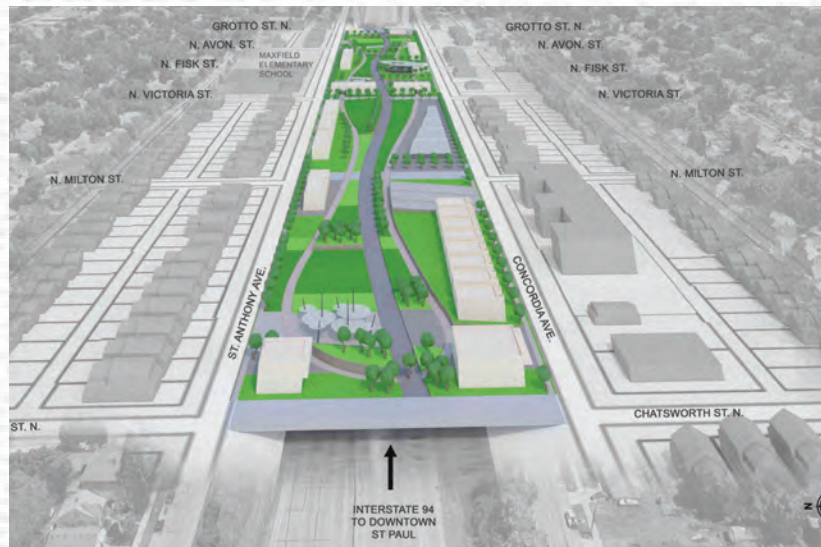
Size: 60 acres

Designers: TBD

Typology: Tunnel

Benefits:

- Neighborhood reconnection
- Affordable housing
- Equitable development
- Public health/Green space
- Community leadership





**SITE**

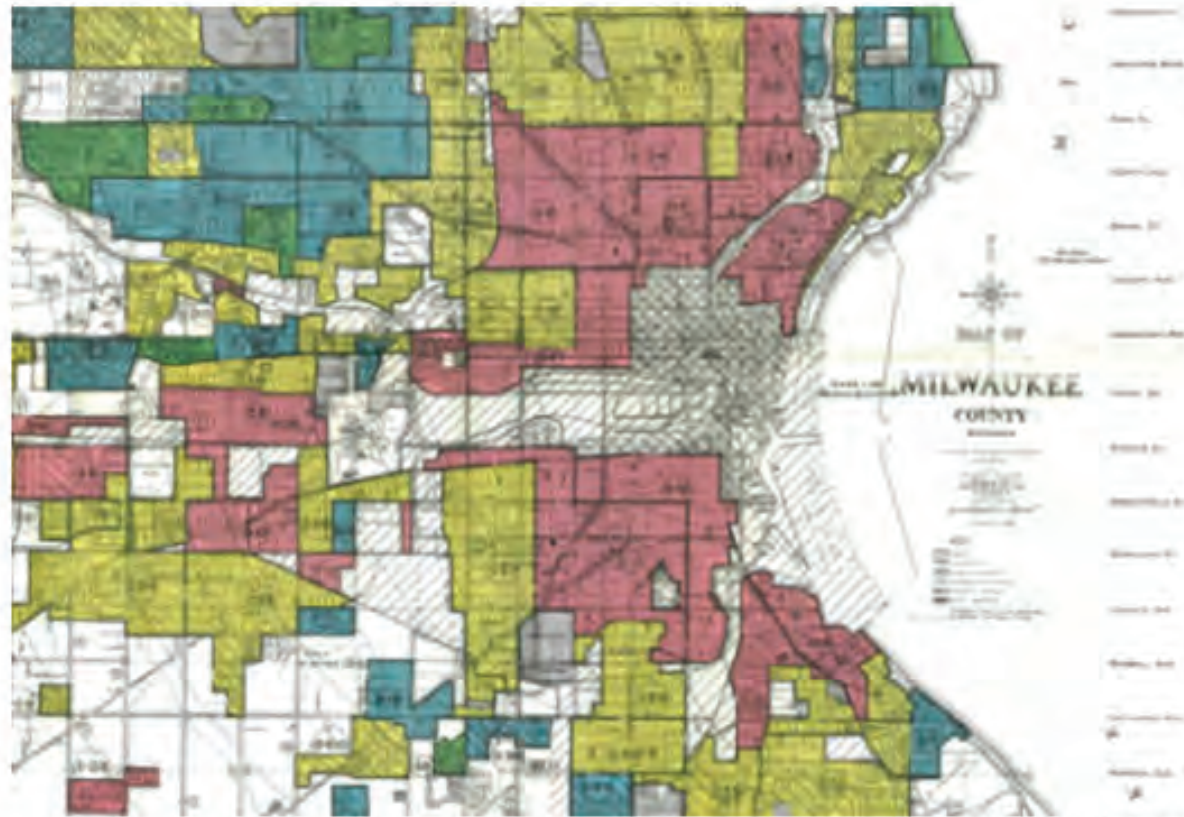
# How did I choose my site?

## How Did Metro Milwaukee Become So Segregated?

WUWM 89.7 FM | By Michelle Maternowski, Joy Powers  
Published March 3, 2017 at 5:00 PM CST



▶ LISTEN • 22:20



DWM Libraries American Geographical Society Library

Close-up of Milwaukee's residential security map from 1938.

MILWAUKEE

Eight-lane highway expansion could harm Black neighborhood, statewide environment, advocates say

By Gabriella Hartlaub - Dec 15, 2022



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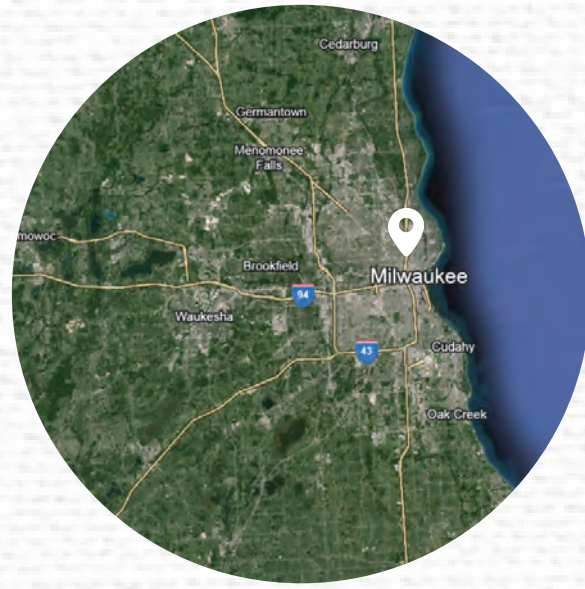
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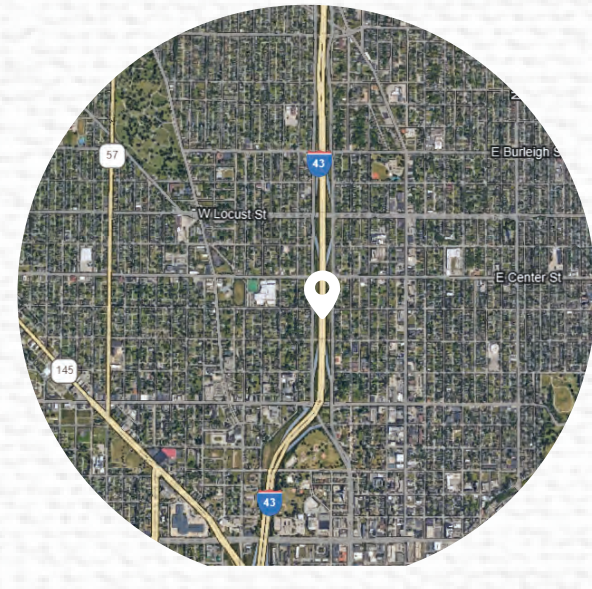
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COUNTRY LEVEL



CITY LEVEL



NEIGHBORHOOD LEVEL

SITE LOCATION : Milwaukee, WI

SITE AREA : 11 acres (481,000 sq ft)

ABOUT THE LOCATION:

The site is located above Interstate 43, in between West Center Street and West Wright Street. The site also includes N 8th St. and N 7th St.



# HISTORY

1  
9  
2  
0  
-  
1  
9  
6  
0



# PRESENT

2000 - 2017

# FUTURE ....



2023 -



# PAST

# SITE ANALYSIS

# OBJECTIVES

## OBJECTIVE I

Provide safe and clear pedestrian circulation over the interstate.



## OBJECTIVE II

Provide public amenities not found within the outerlying community.



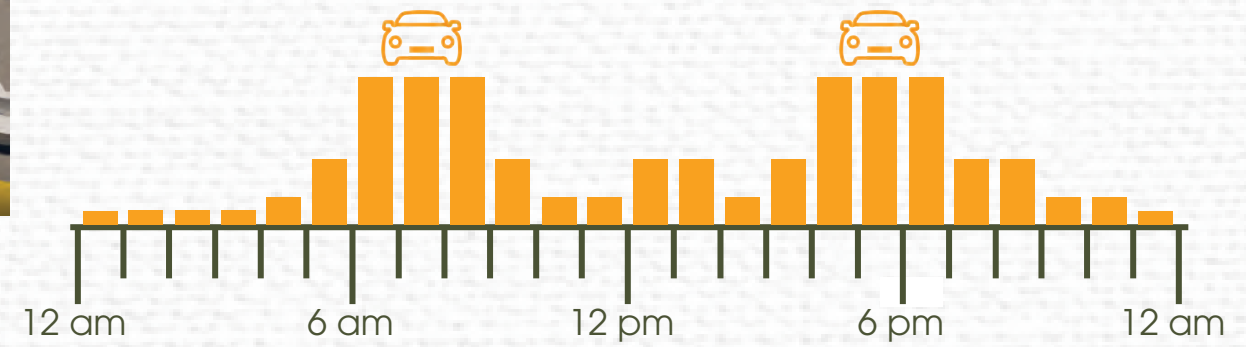
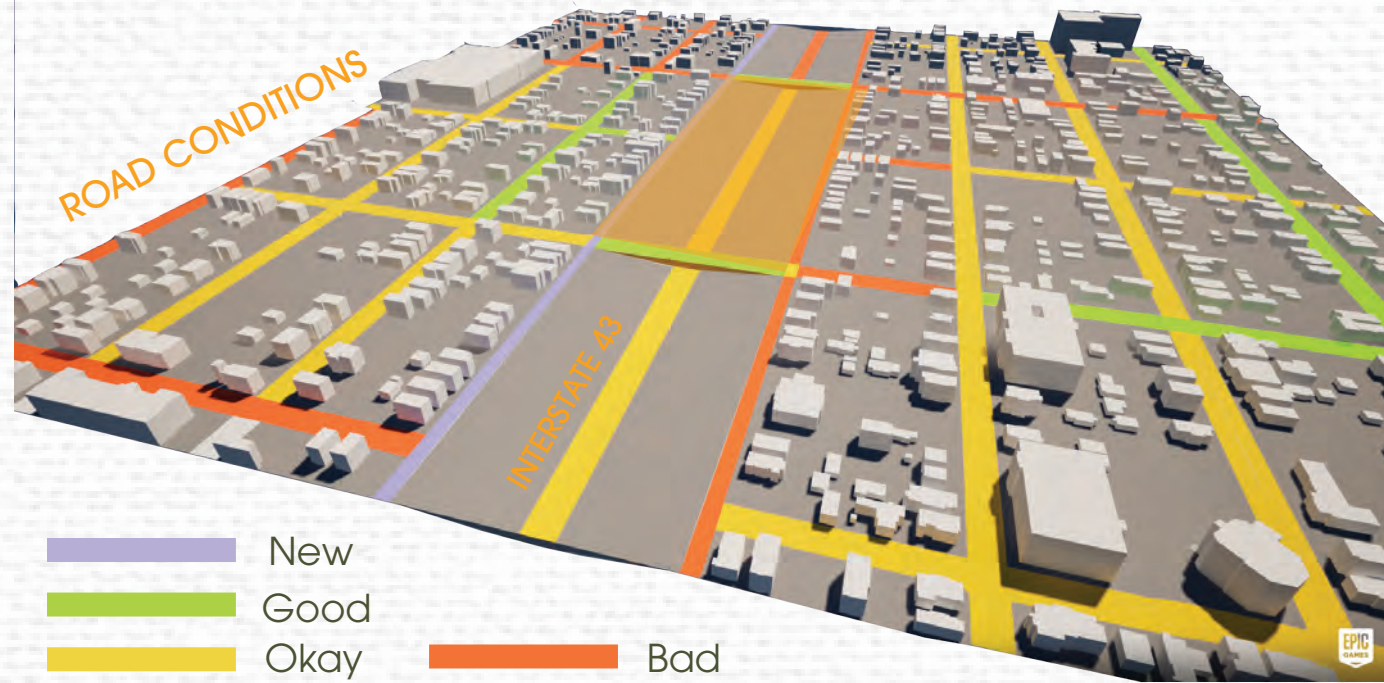
## OBJECTIVE III

Provide new housing to address housing shortages, improve living conditions and foster economic revitalization.



# ANALYSIS

## STREETS

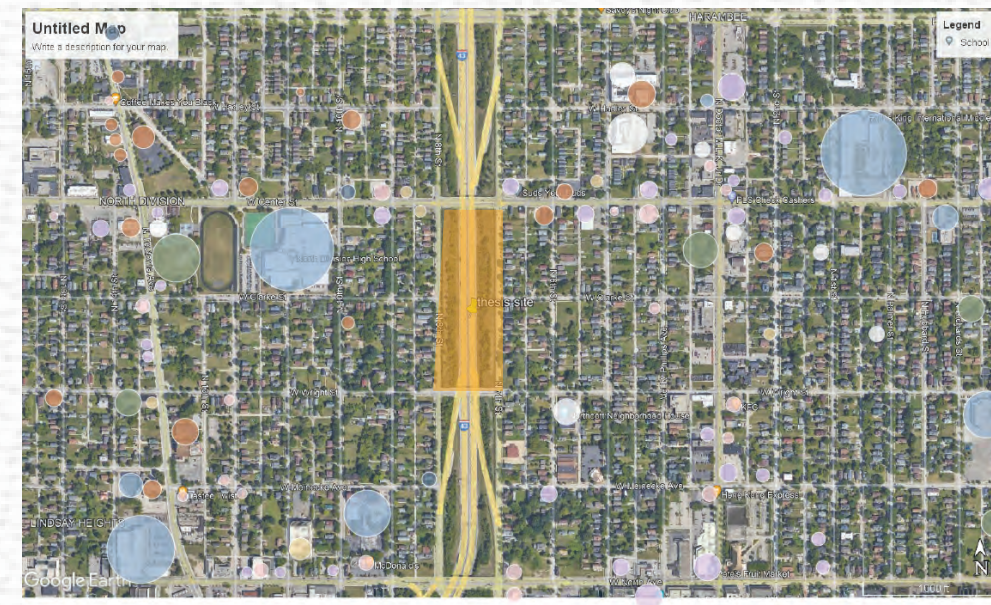


Overall, the streets are in poor conditions, with the exception of 8th St N, which has recently been repaved. The sidewalks are also in very poor conditions.

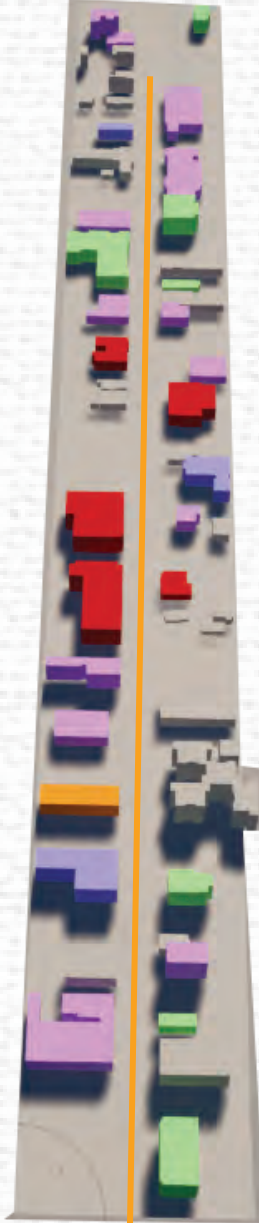


# ANALYSIS

## BUILDINGS



### MLK DRIVE



The site itself has a few amenities within a mile distance. However, a few streets over (10 min walk), on N Dr. M.L.K. Jr. Drive, there is a current economic boom with plenty of amenities.

### KEY

- Restaurants
- Civil
- School
- Religious
- Gas
- Services

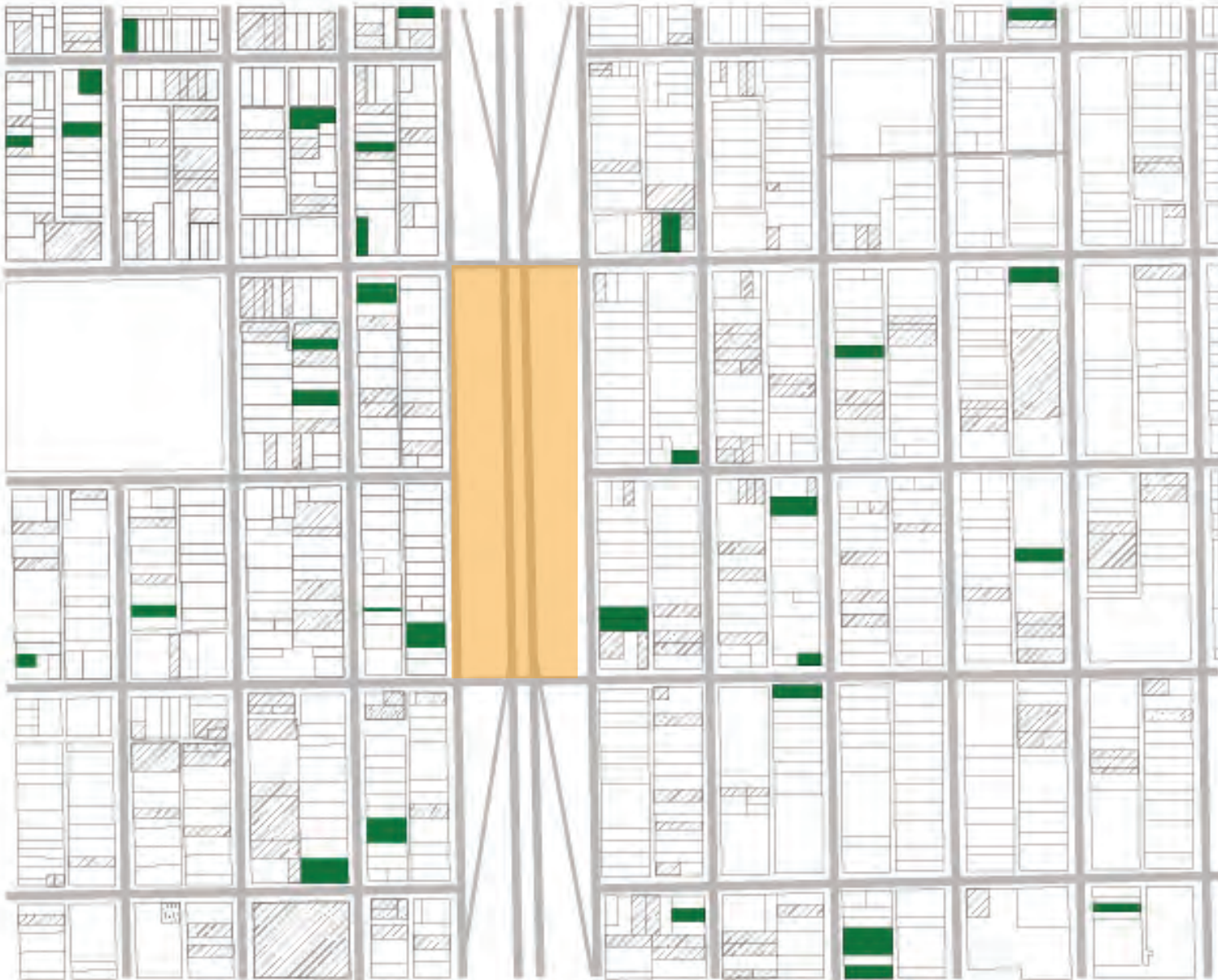




# ANALYSIS

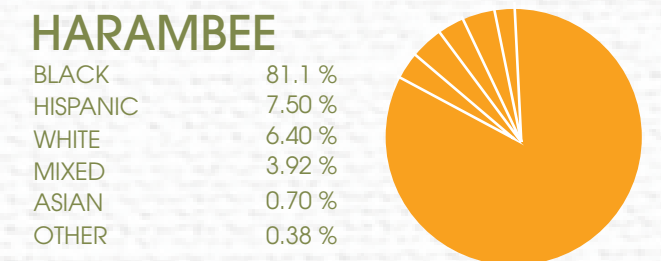
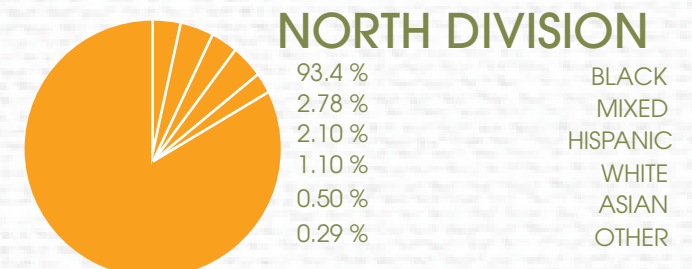
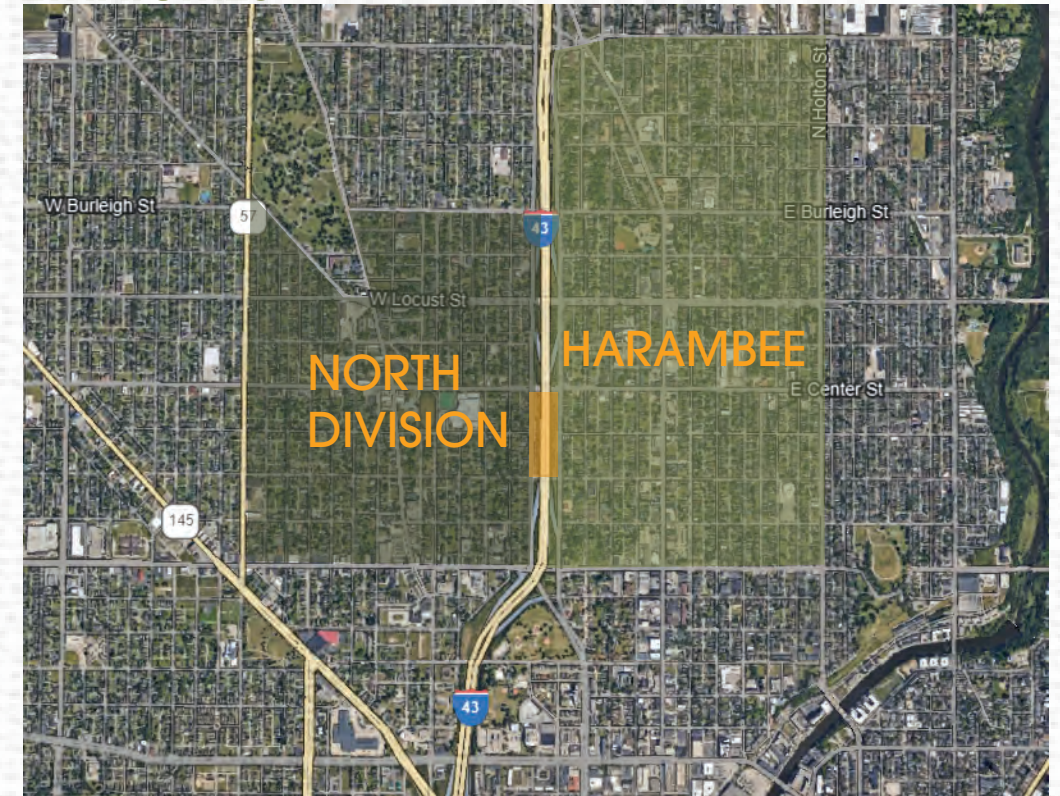
## NEIGHBORHOOD

 VACANT LOT       CITY OWNED LOT



OPEN  
LOTS

### ETHNICITIES



# ANALYSIS

## SUMMARY

### ANALYSIS I

#### Street Condition

- Road conditions were poor.
- Sidewalk conditions were poor to mid.
- Lack of safe crossings.
- Protected crossings were only found at the intersections near the bus stops.
- The area has a high concentration of people traveling via walking.

### ANALYSIS II

#### Public Amenities

- Most of the economic opportunities are located a few blocks away on N Doctor M.L.K. Jr Dr.
- There is an abundance of daycares in the area.
- A high school is located two blocks west of the site.
- Lack of easy accessible food

### ANALYSIS III

#### Neighborhood

- Many empty lots.
- Need for new housing.
- Need for housing restoration or demolition.
- Predominately black community.
- Walking community, fewer amenities than other parts of the city but everything is within a 20 min walk.
- Many of the houses are broken down into individual apartments. Multiple apartments in one small home.

# VISION



# MASTER PLAN

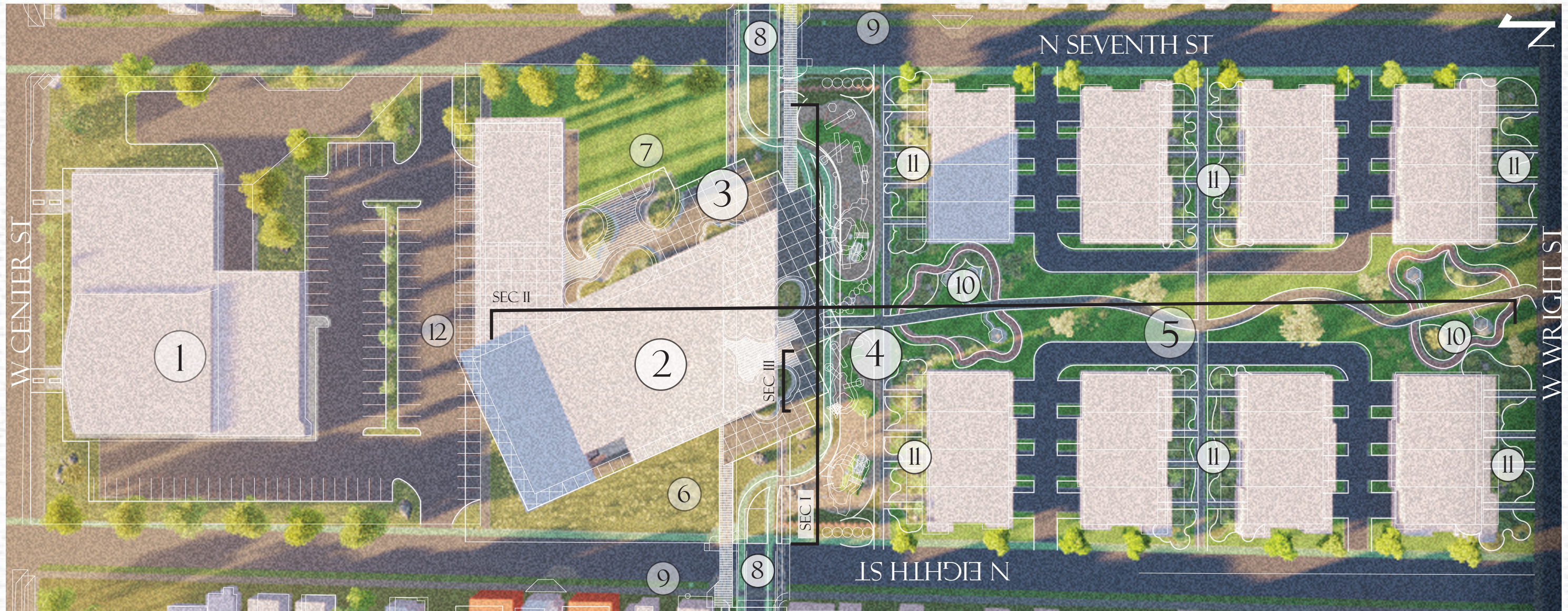
## MAJOR ELEMENTS

- ① GROCERY STORE
- ② LIBRARY + EXTENSION
- ③ LIBRARY PLAZA
- ④ NATURAL PLAYGROUND
- ⑤ TOWN HOME DEVELOPMENT

## MINOR ELEMENTS

- ⑥ WILD FLOWER GARDEN
- ⑦ LIBRARY LAWN
- ⑧ PEDESTRIAN CROSSING
- ⑨ BUS STOP
- ⑩ RESIDENTIAL WALKWAYS
- ⑪ RESIDENTIAL GARDENS
- ⑫ LIBRARY + GROCERY PARKING

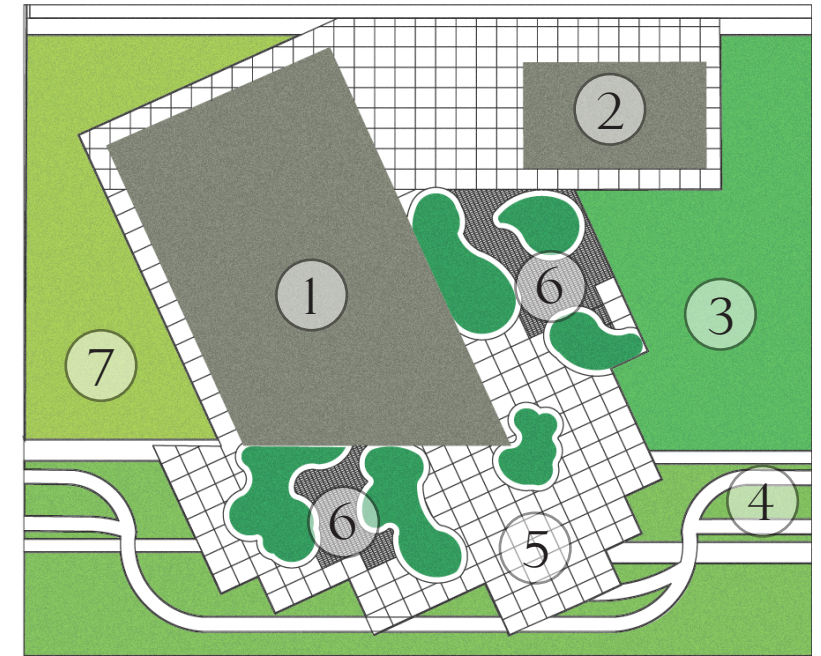
SCALE: 1:350



# SITE DETAILS

# ZONE ONE | LIBRARY + PLAZA

## AERIAL OVERVIEW I | LIBRARY



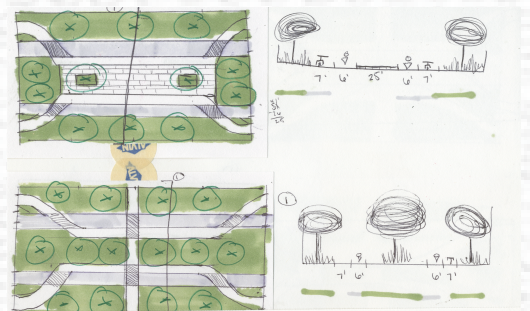
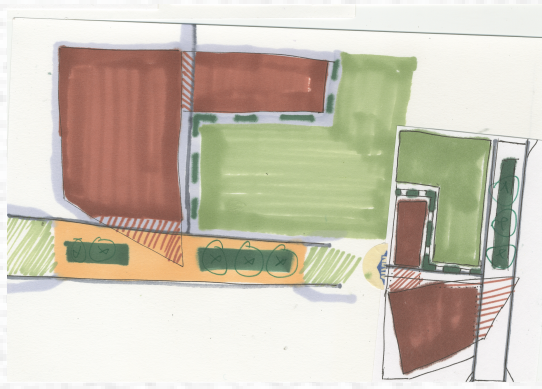
### LIBRARY DETAILS KEY

- ① MAIN LIBRARY
- ② LIBRARY EXTENSION
- ③ LIBRARY LAWN
- ④ BIKE PATHS
- ⑤ LIBRARY PLAZA
- ⑥ OUTDOOR READING AREA
- ⑦ WILDFLOWER GARDEN

# ZONE ONE | LIBRARY + PLAZA

## LIBRARY DETAILS KEY

- ① MAIN LIBRARY
- ② LIBRARY EXTENSION
- ③ LIBRARY LAWN
- ④ BIKE PATHS
- ⑤ LIBRARY PLAZA
- ⑥ OUTDOOR READING AREA
- ⑦ WILDFLOWER GARDEN



## SECTION I | LIBRARY

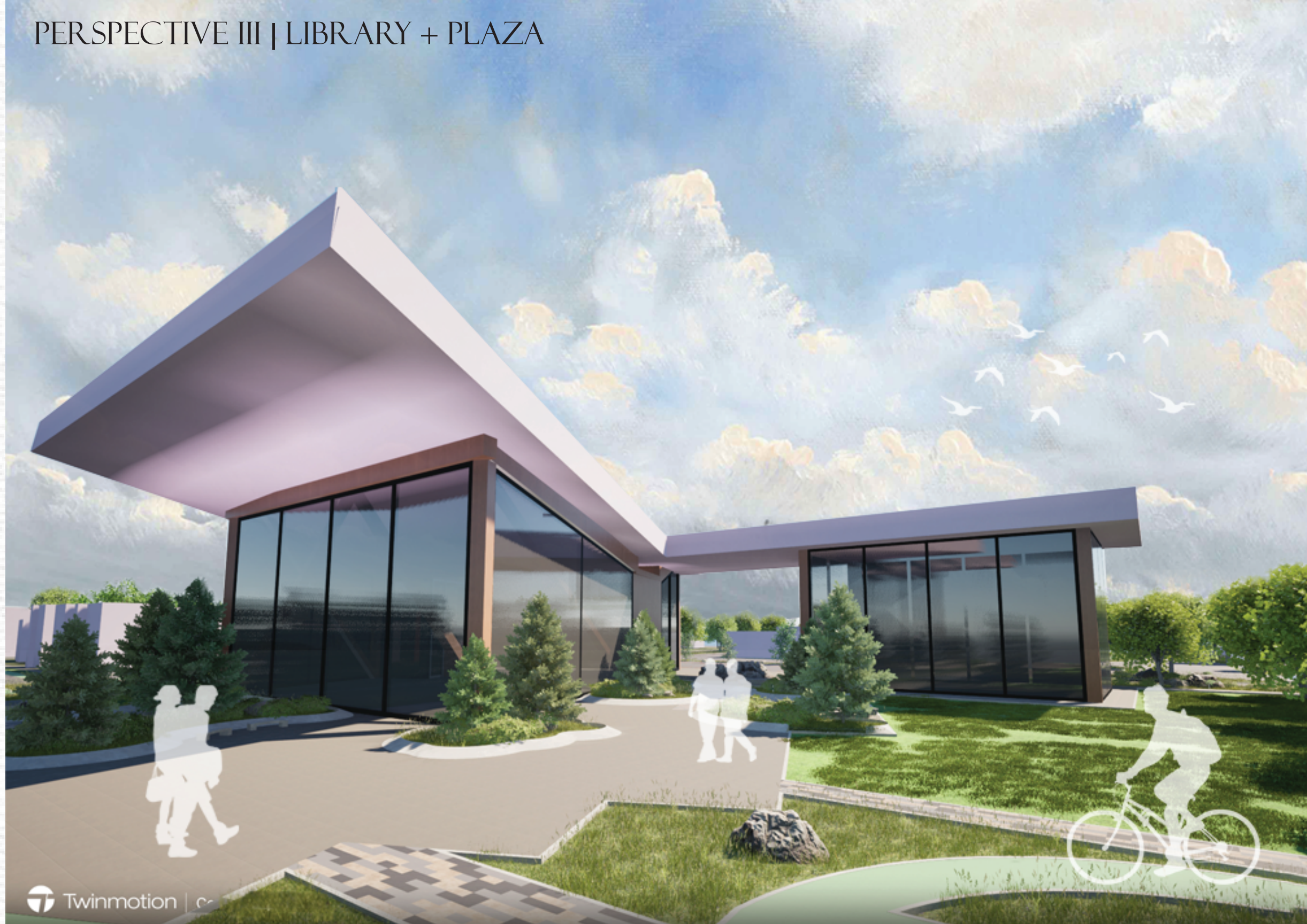


INTERSTATE 43 TUNNEL

I

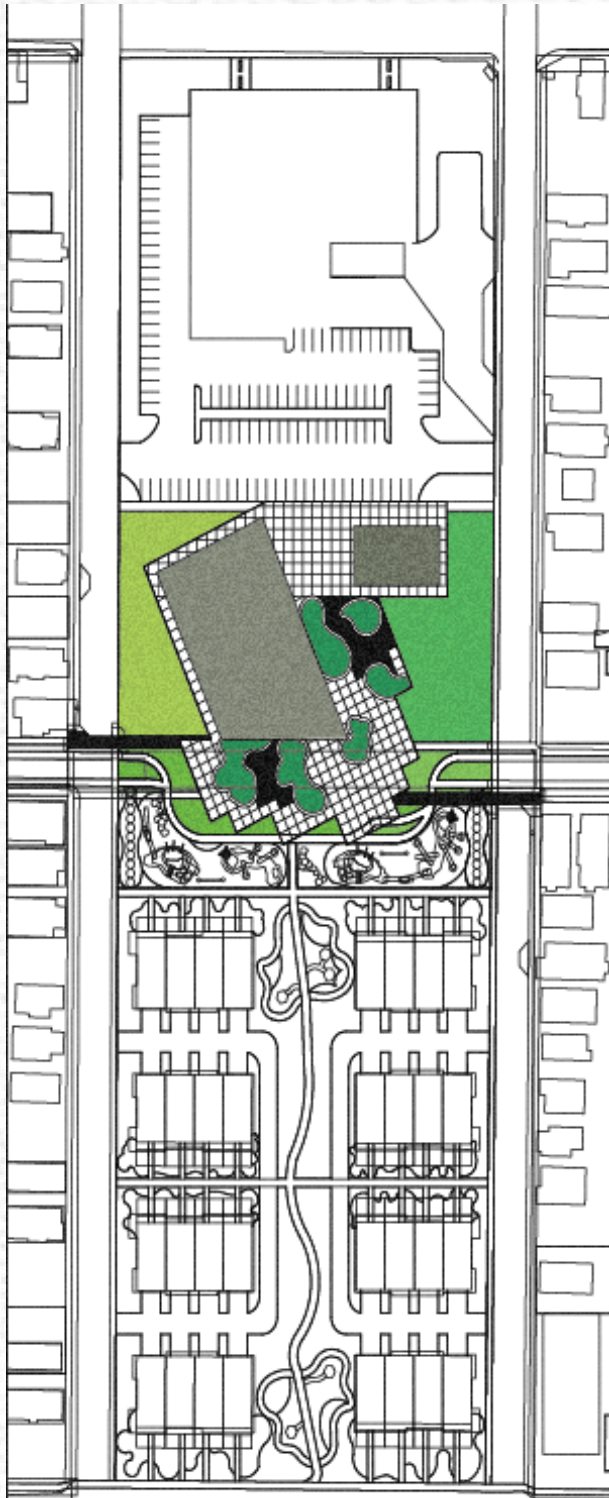
SCALE: 1:40

# ZONE ONE

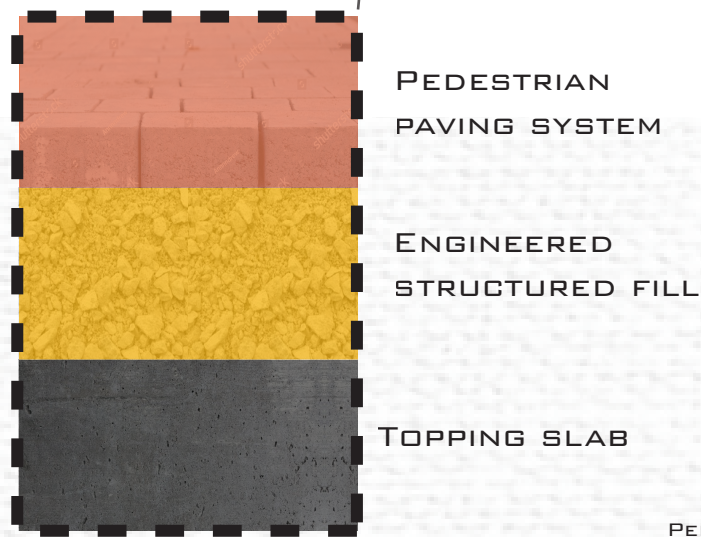
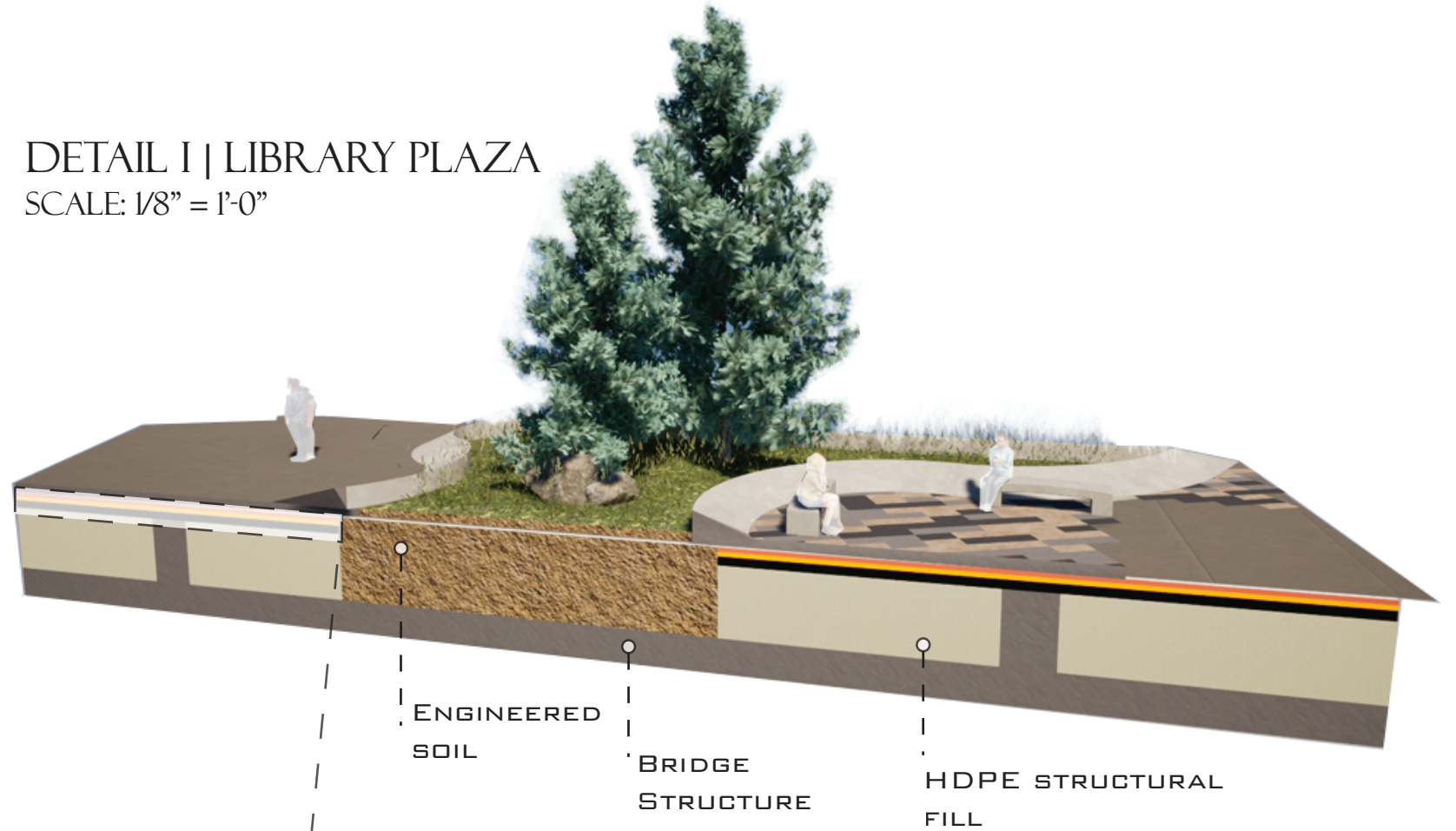




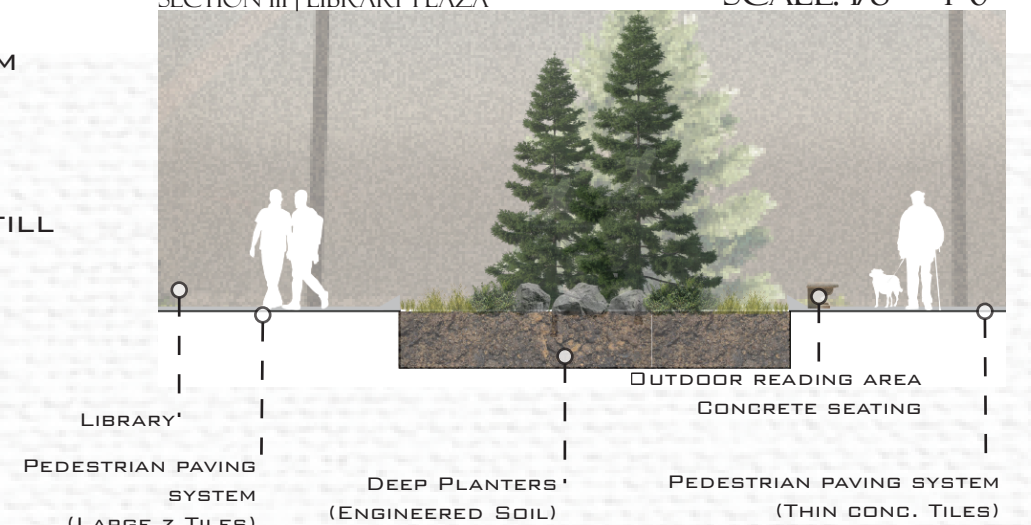
# ZONE ONE | LIBRARY + PLAZA



DETAIL I | LIBRARY PLAZA  
SCALE: 1/8" = 1'-0"



SECTION III | LIBRARY PLAZA  
SCALE: 1/8" = 1'-0"



# ZONE TWO | GROCERY STORE



Inspiration:



AERIAL OVERVIEW IV | GROCERY STORE

# ZONE THREE | TOWN HOMES + RESIDENTIAL CORRIDOR



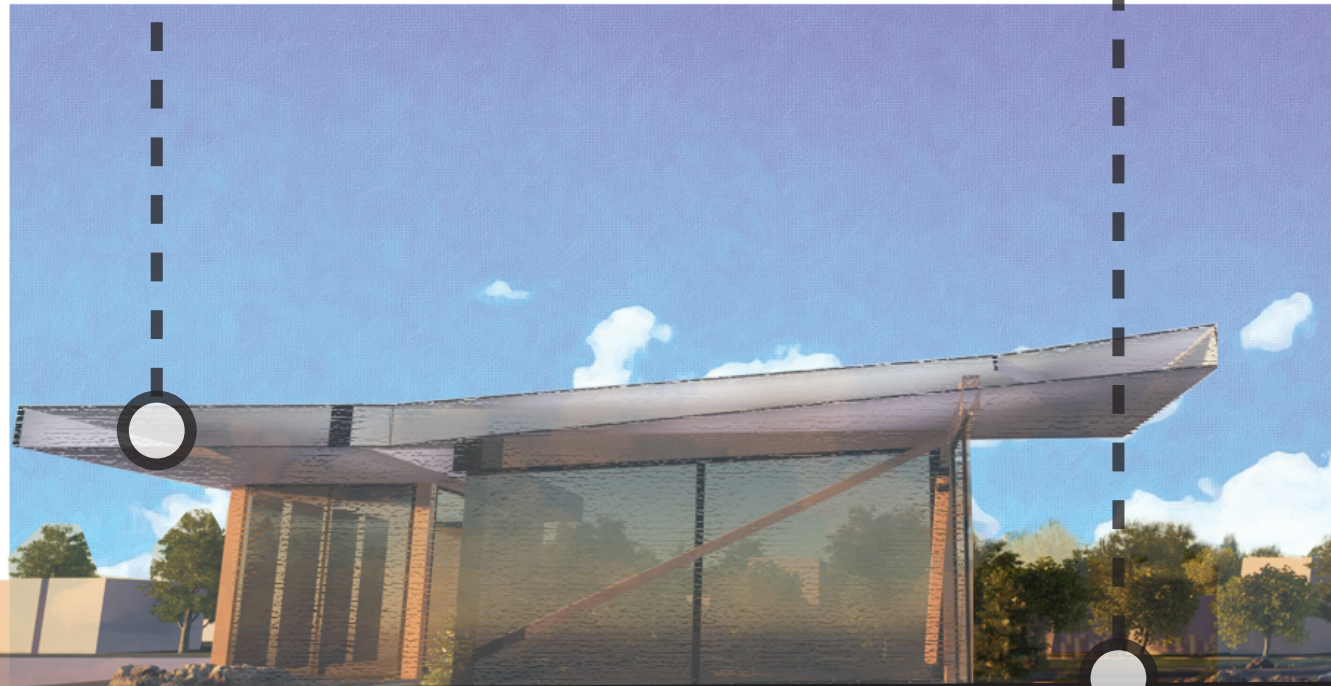
# ZONE THREE | TOWN HOMES + RESIDENTIAL CORRIDOR

SECTION II | LIBRARY + TOWN HOMES

SCALE: 1:20

LIBRARY

LIBRARY PLAZA

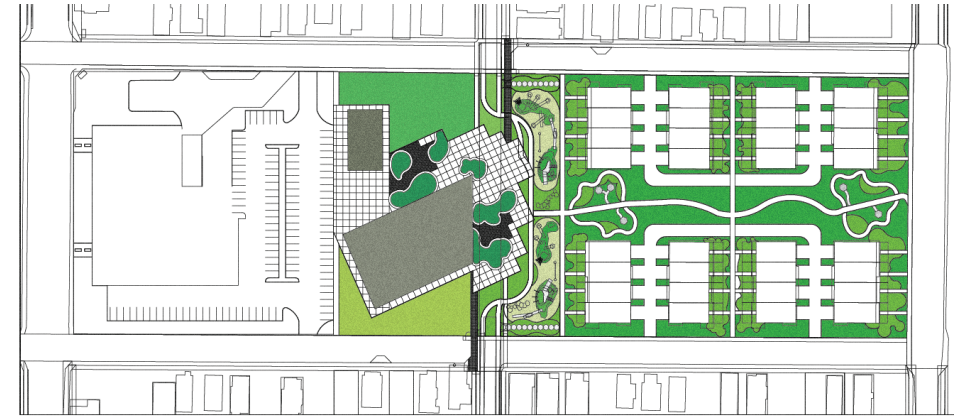


NATURAL PLAYGROUND

LOCAL ARTWORK

RESIDENTIAL WALKWAYS

TOWN HOMES



KEY MAP

INTERSTATE 43  
TUNNEL

INTERSTATE 43

BRONZEVILLE



SCALE :1:150

PERSPECTIVE I | NATURAL PLAYGROUND



ZONE THREE

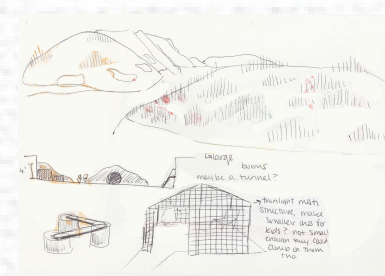
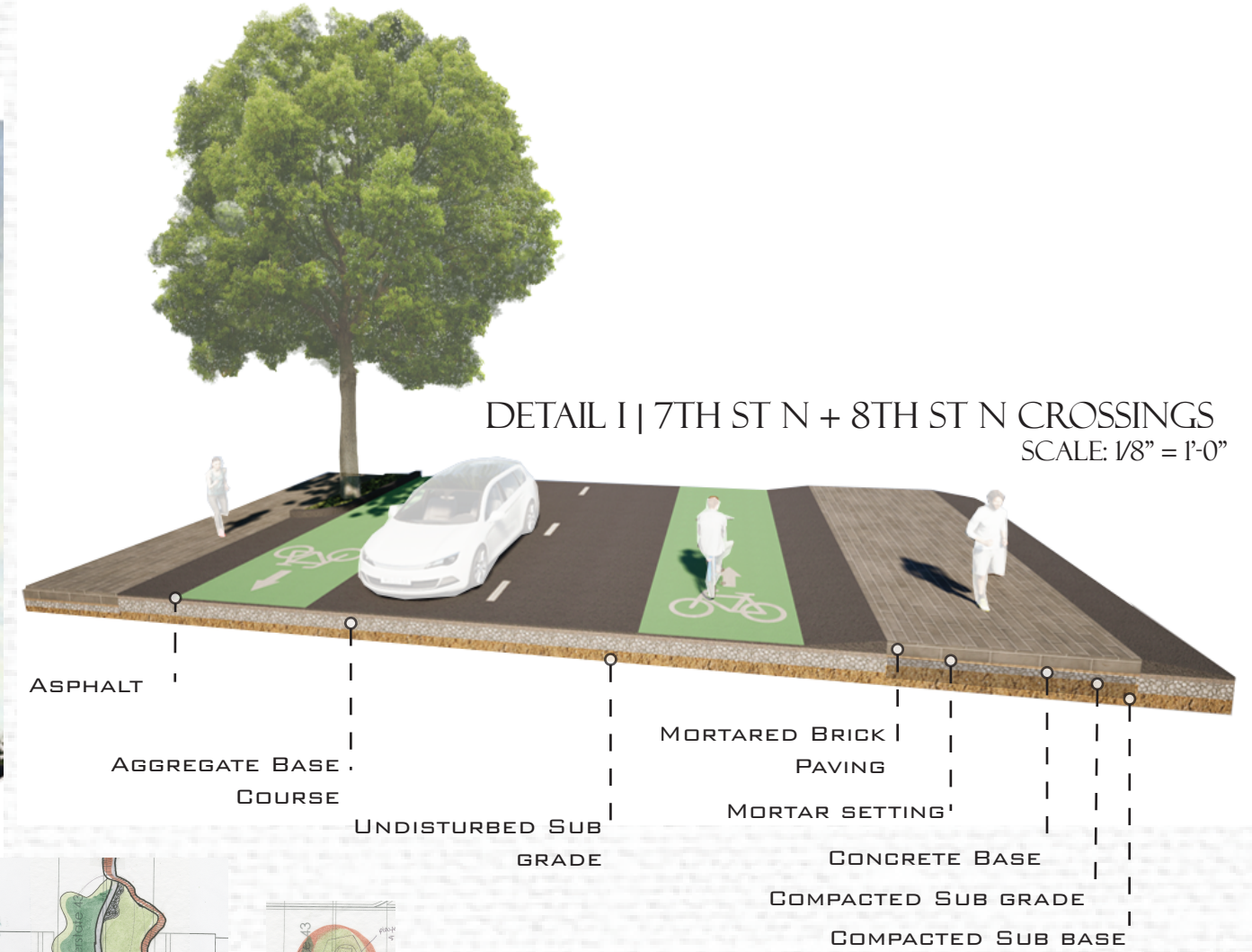
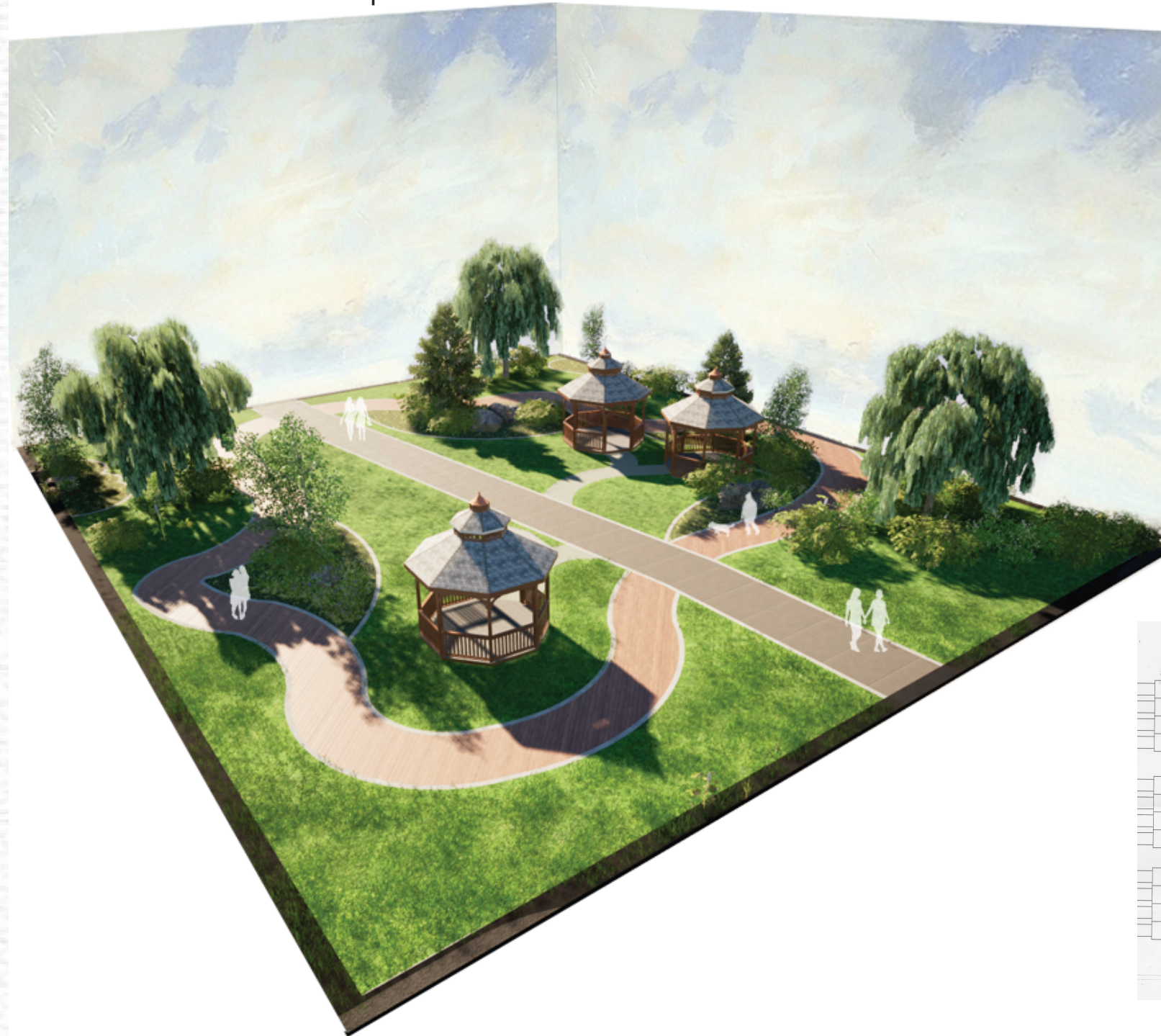
# ZONE THREE

## PERSPECTIVE II | TOWN HOME ENTRANCES



# ZONE THREE | TOWN HOMES + RESIDENTIAL CORRIDOR

## AERIAL OVERVIEW III | TOWN HOME WALKWAYS



**How can the establishment  
of a freeway cap park  
effectively restore and  
reconnect a community to  
its former vitality?**



# THANK YOU

*Any* **Questions?**

