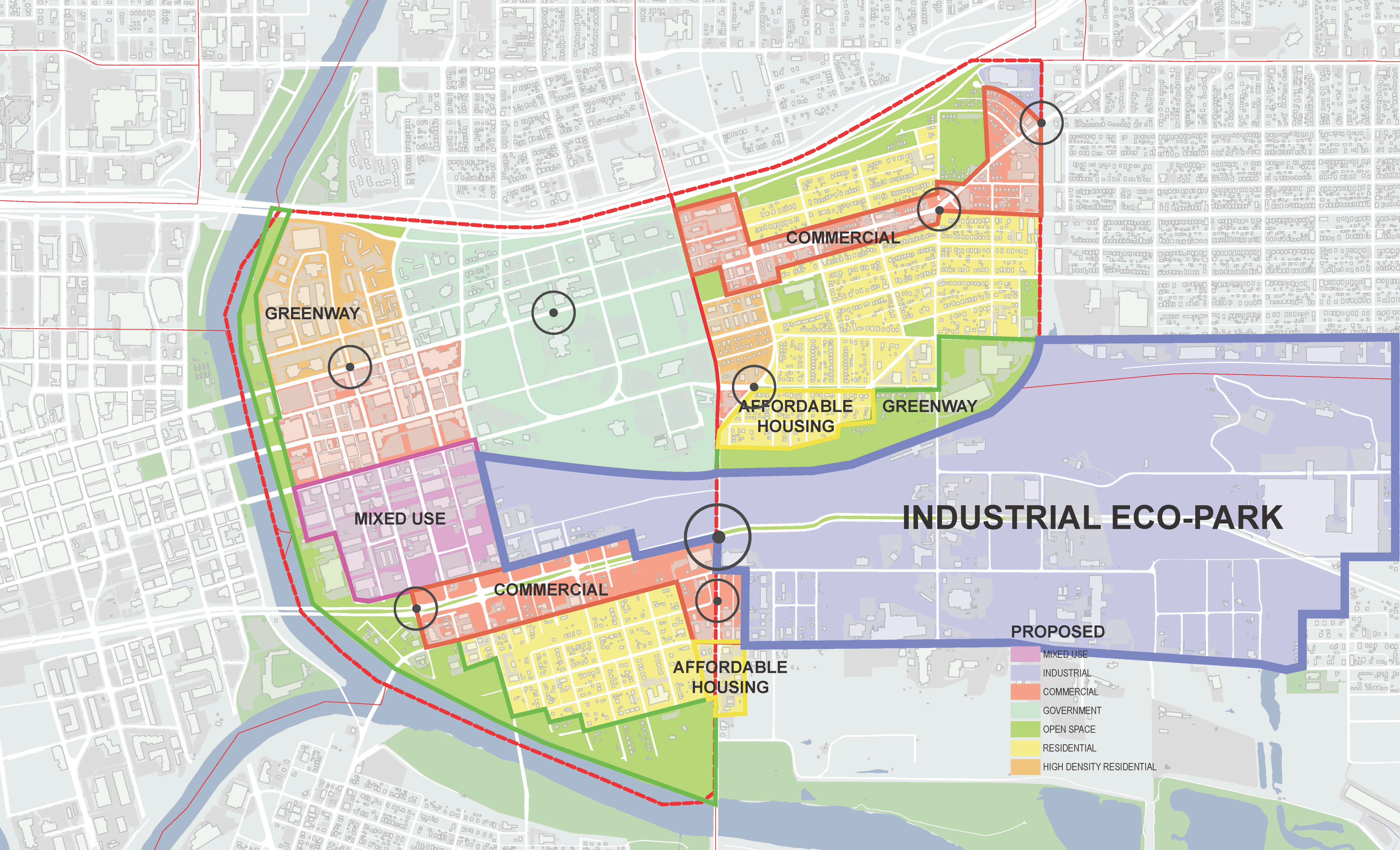


**STRONG, PRODUCTIVE
NEIGHBORHOODS**



GREENWAY

COMMERCIAL

**AFFORDABLE
HOUSING**

GREENWAY

MIXED USE

COMMERCIAL

INDUSTRIAL ECO-PARK

**AFFORDABLE
HOUSING**

PROPOSED

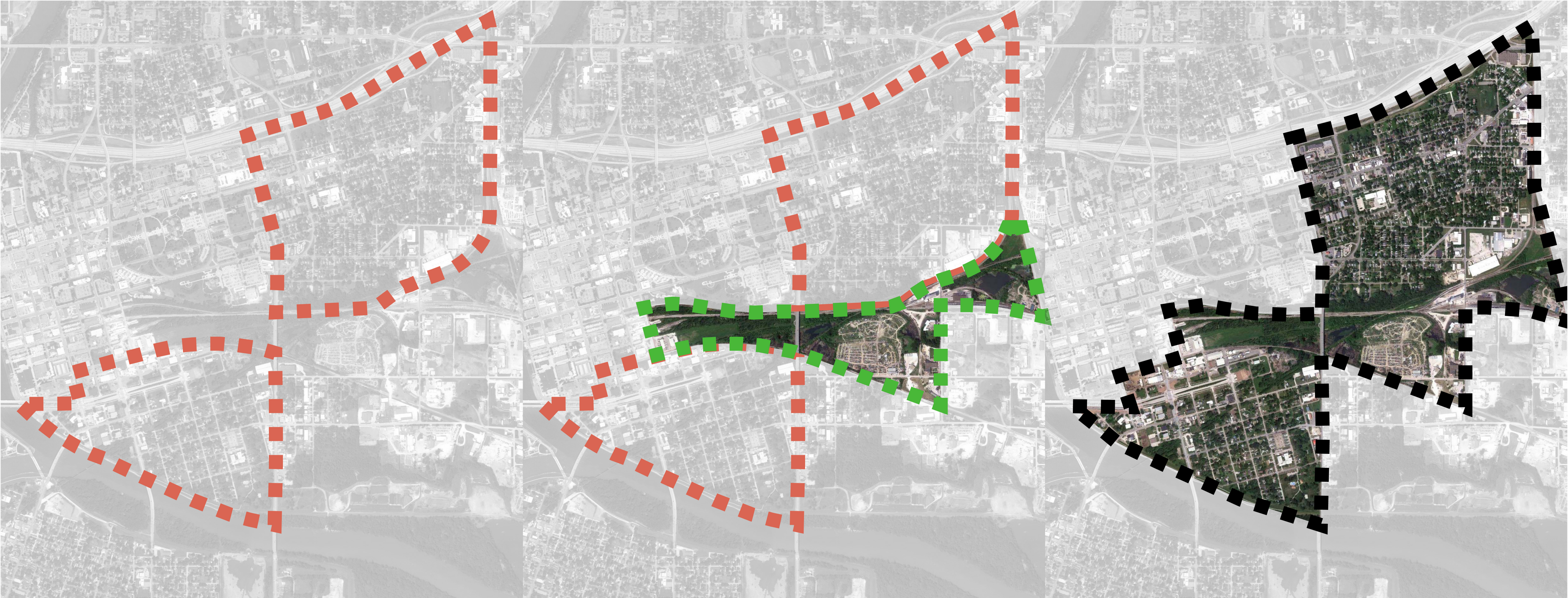
- MIXED USE
- INDUSTRIAL
- COMMERCIAL
- GOVERNMENT
- OPEN SPACE
- RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

URBAN FARM: THE STITCHING OF TWO NEIGHBORHOODS

NEIGHBORHOODS: capitol east, located just east of downtown Des Moines and the state capitol as well as capitol view south, located just to the southwest along the Des Moines river.

SITE LOCATION: the 168 acre site, immediately adjacent to the neighborhoods, will be reworked into an urban farm, complete with dairy cattle and a retail market.

ONE FUTURE: the farm will pull the neighborhoods together by letting residents work to provide much needed fresh produce, giving an underutilized site new purpose and life.



DES MOINES:analysis

research

neighborhoods

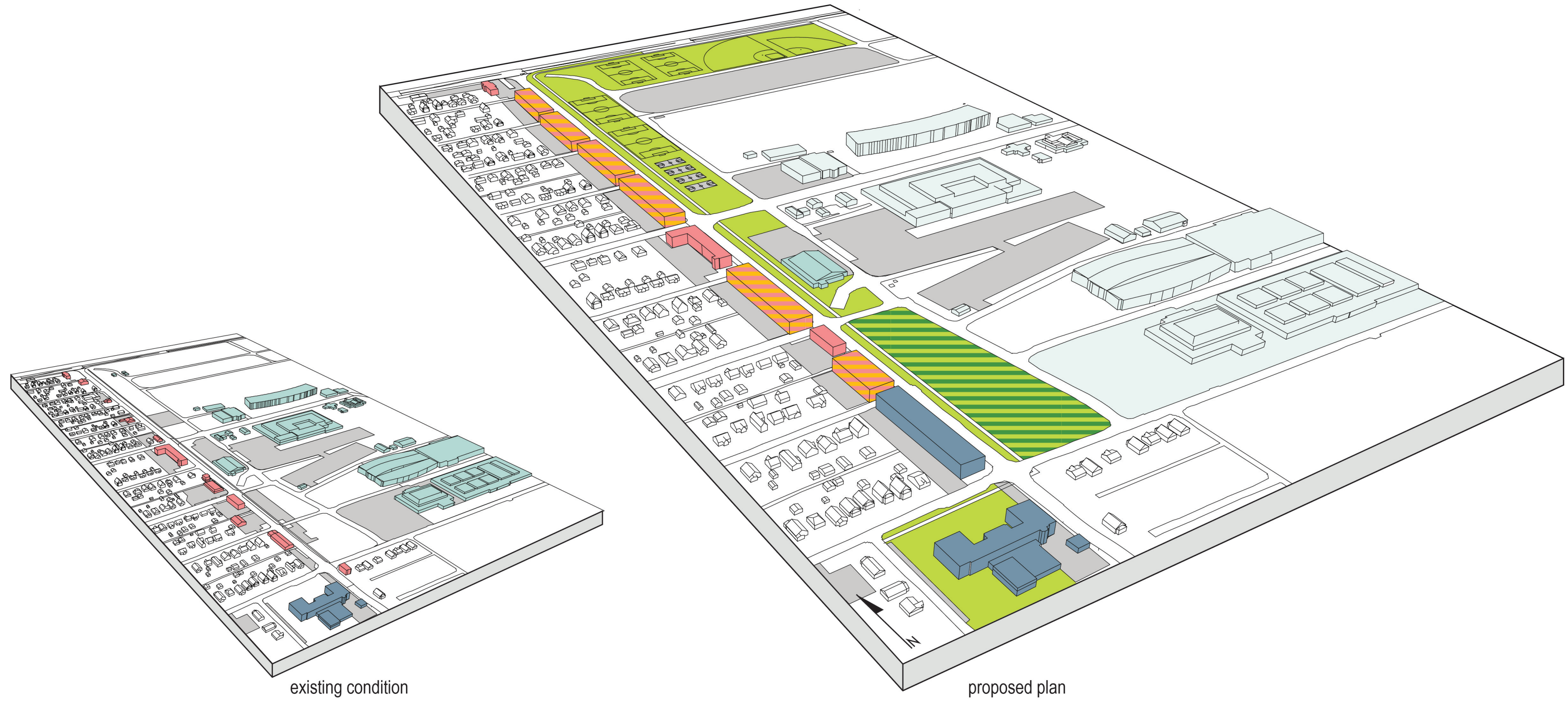
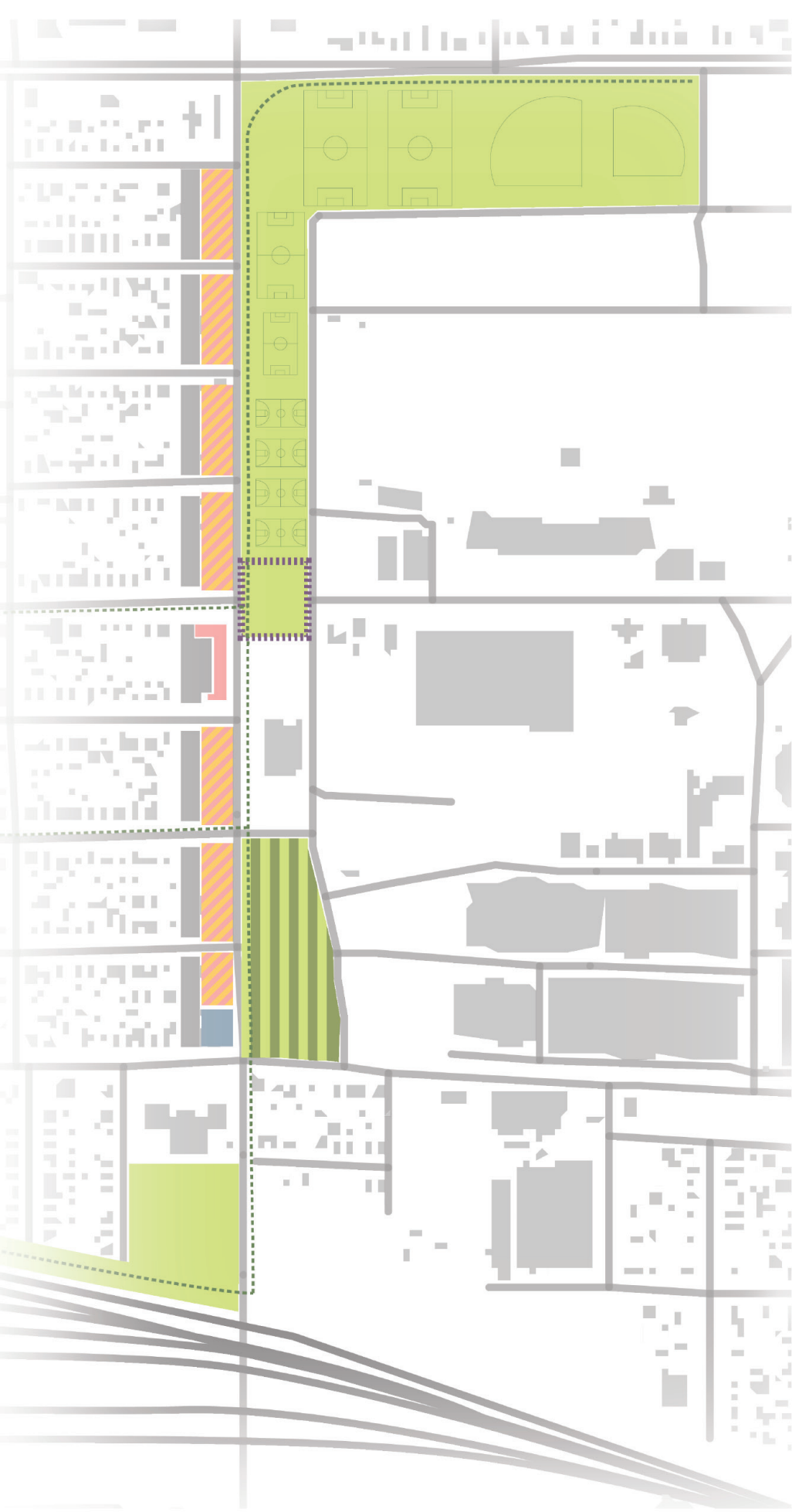
site

SYSTEM, STRATEGY, SITE: Des Moines

ARCH / LARC 411 spring 2012

professors David W. Karle & Visiting Hyde Chair Gina Ford

[food]
Adam Dailey , Kade Snyder

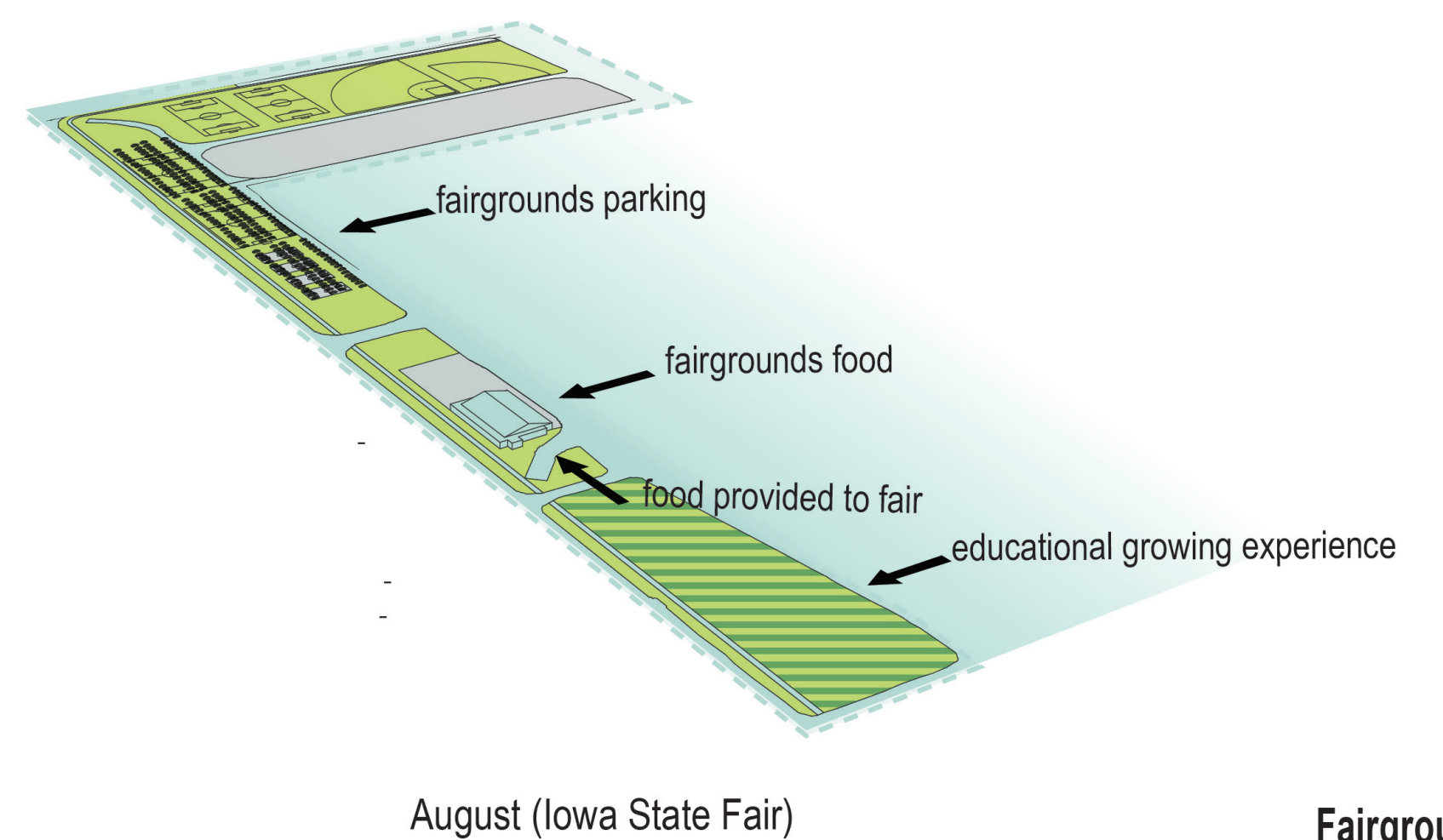
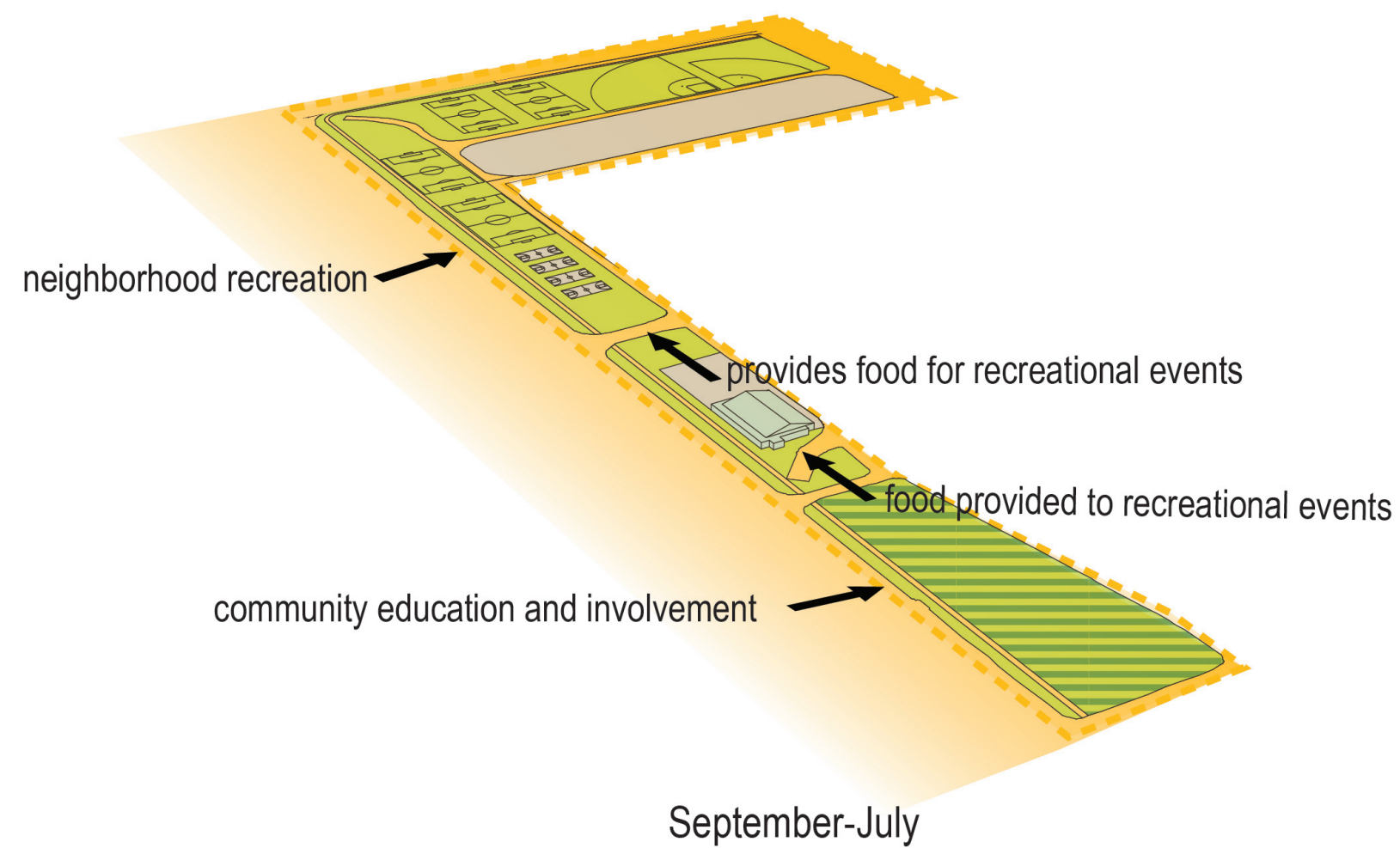


existing

The commercial corridor along the fairground edge contains several businesses; however, building quality is low and parking is often disproportionate to the use of the building. The area between the commercial buildings and fairgrounds is vacant and unprogrammed throughout most of the year. During the fair, the area is used for overflow parking.

proposal

The edge around the fairground is repurposed as a series of sports fields that address the lack of recreational space in the neighborhood. These spaces can still be used as parking during the fair. A community garden provides an educational program throughout the year. New mixed use buildings create additional businesses in the area and the proximity to the green space becomes an advantage to the residents of the multi-family units above the commercial programming.



DIVERSE, DOWNTOWN EXPERIENCE

CONSTRAINT

Although the movement systems overlap, they fail to interact and facilitate movement from one system to another.

OPPORTUNITIES

LIFT

Lifting movement systems will allow ground typologies to break out of their static nature and interact with elevated networks.

DESCEND

Descending movement systems establishes a conversation between elevated systems and ground systems.

EXPAND // OPEN UP

Strategically expanding certain areas of movement types creates more space for interaction. Opening up others erases their closed nature.

TERMINATE

Terminating systems includes eliminating excessive movement types. Termination can also create space at the termination point.

PROJECT

Systems can project over others to develop unique perspectives and dynamic views.

GO UNDER

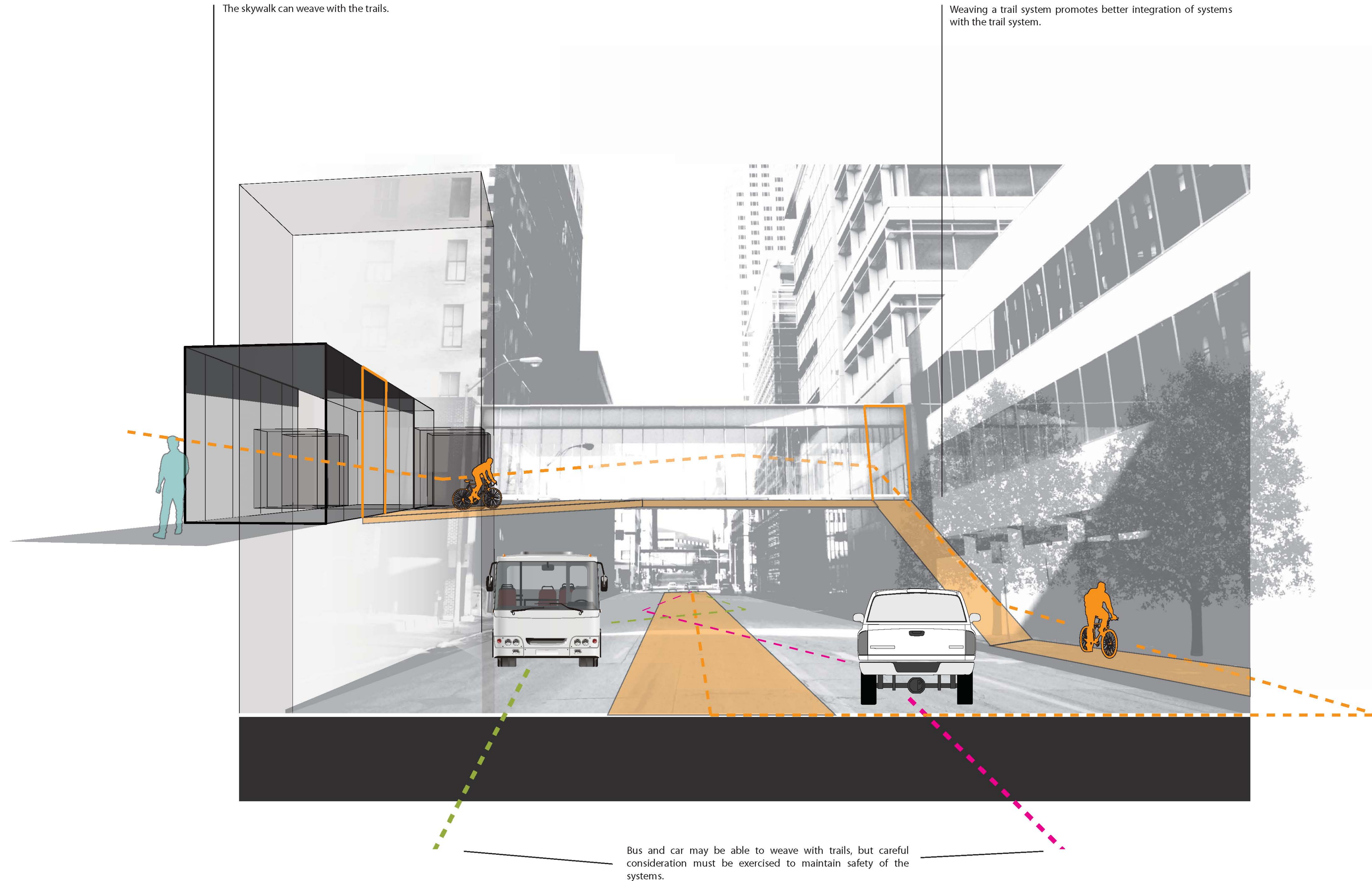
Going under has the potential for creation of new space and also reduces the load of the ground level.

PENETRATE

When systems penetrate others, it forces the systems to integrate. Penetration can also ease movement.

WEAVE

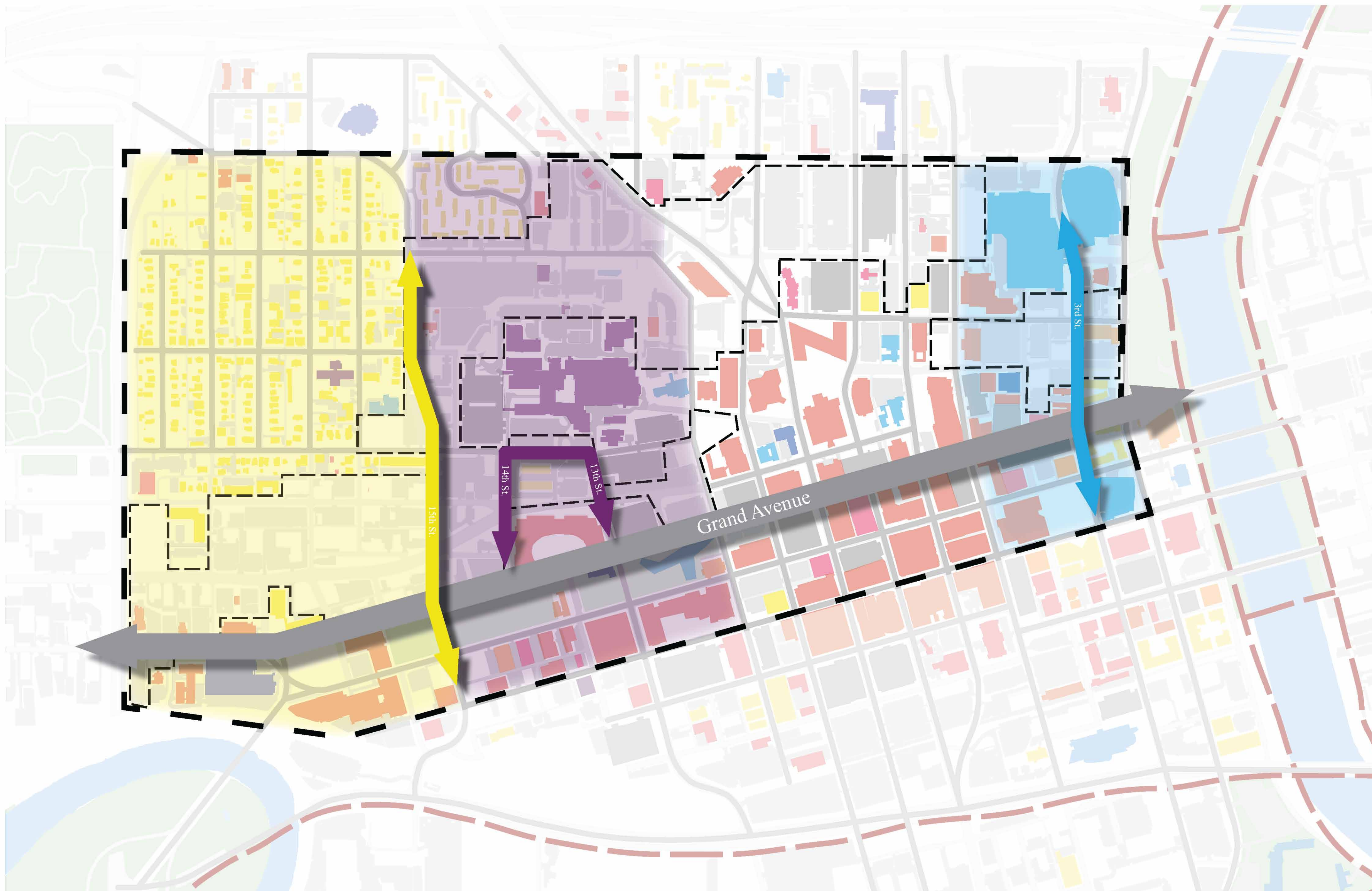
Weaving different movement typologies has the opportunity for the different systems to lose their isolation.



Opportunities: Weave

Movement

Brad Howe, Leisha Osterberg



- Primary Corridor
- Residential Connection to Corridor
- Medical Connection from Corridor
- Civic Connection from Corridor

Downtown Corridor Connection

Levels of Business Growth

- Tier 1: incubator
- Tier 2: own office space
- Tier 3: own building
- Tier 4: suburban park

A -ground level retail/restaurants
-housing
-integrated open space

B -ground level retail/restaurants
-housing
-integrated open space

C -incubator
-retail
-office space
-open space (green roof)
-residential

D -retail
-office space
-residential

E -grocery store
-cafe
-residential
-open space

F -matte building
-office space

Retail/Housing

(housing)
(open space)
(retail)

Tier 1 & 2

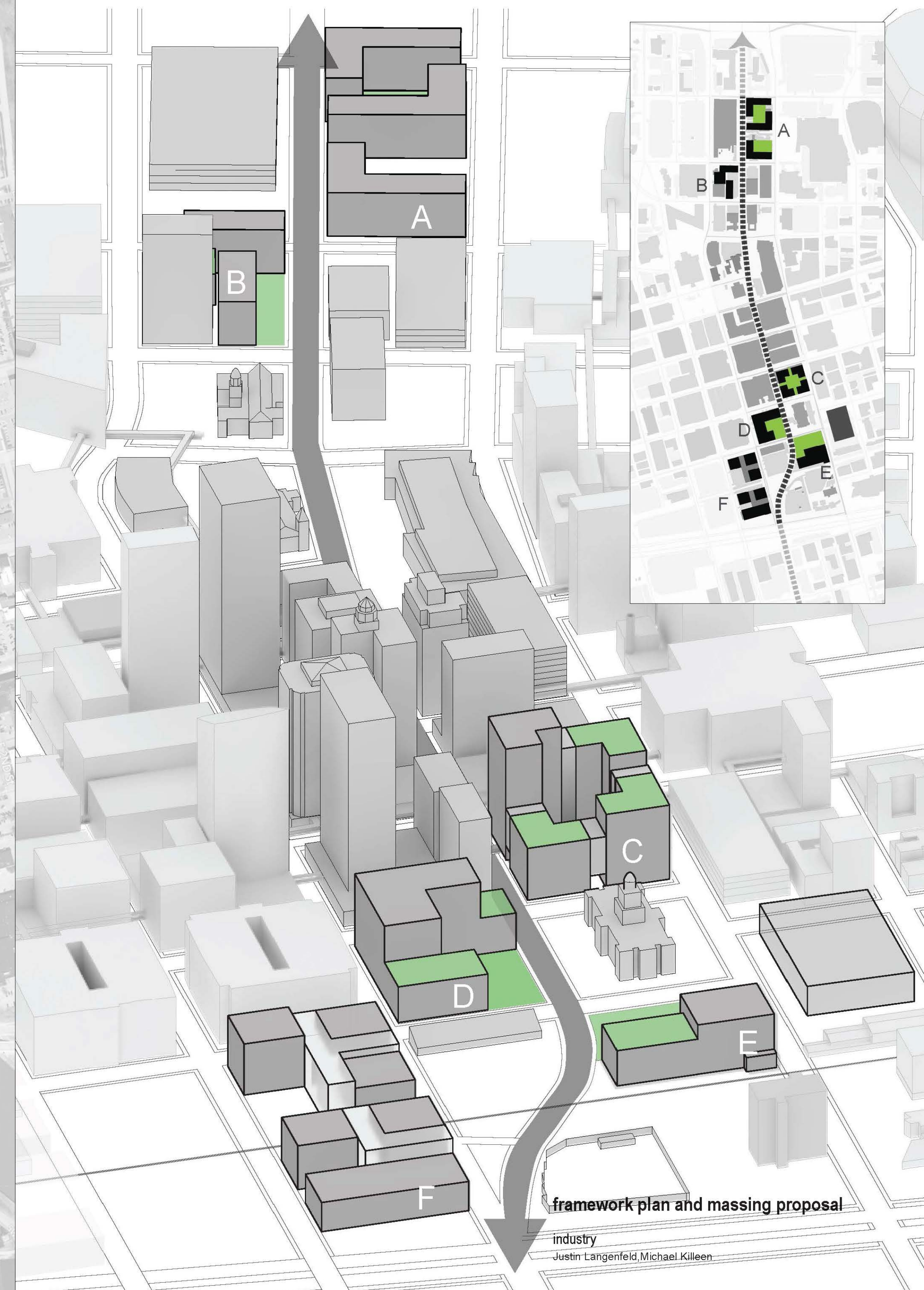
(incubator space)
(open space)

Tier 3

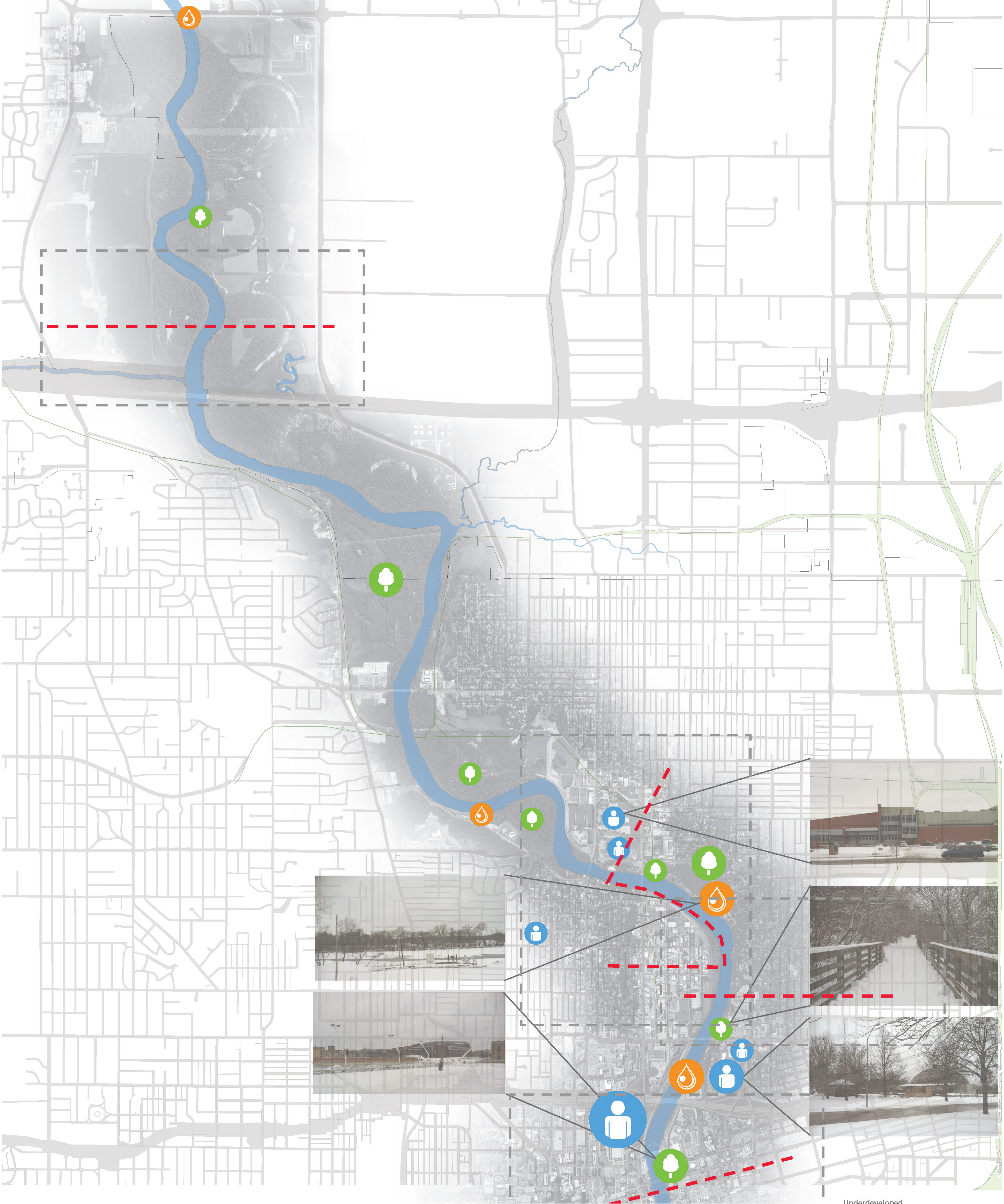
(retail/housing)
(open space)
(office/parking)

Tier 4

(future development)
(office/open space)



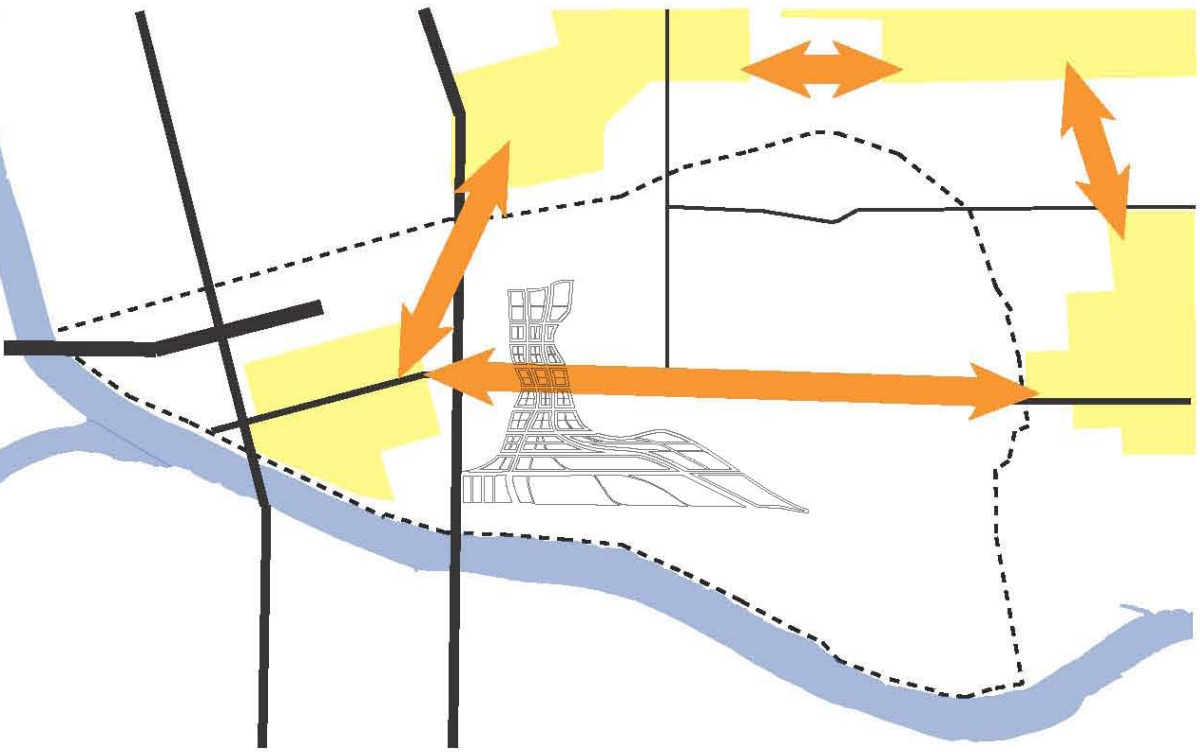
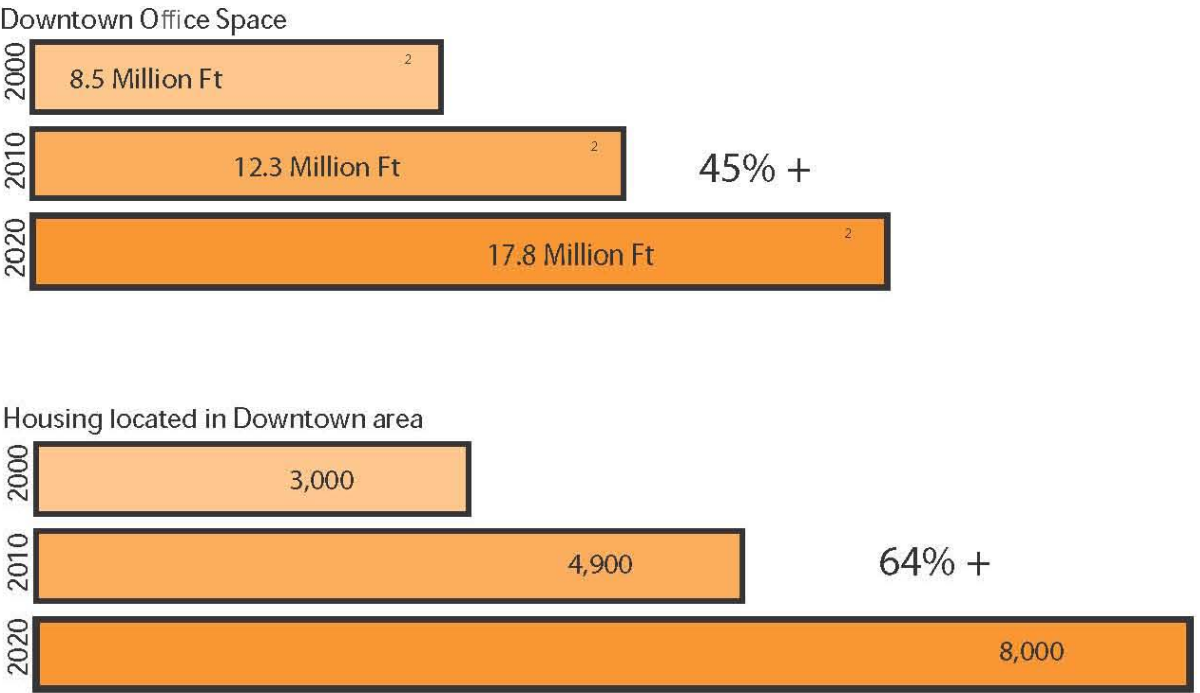
**A RIVER
EMBRACED**



Residential



As the city of Des Moines continues to flourish it is necessary for the downtown area to expand allow for this continued growth. The success of this expansion will be directly reflected in the city's ability to develop within the flood plain. There is a vast amount of unused land surrounding the downtown area that should be used to meet the needs of this expansion of downtown while being able to withstand the constant high water levels

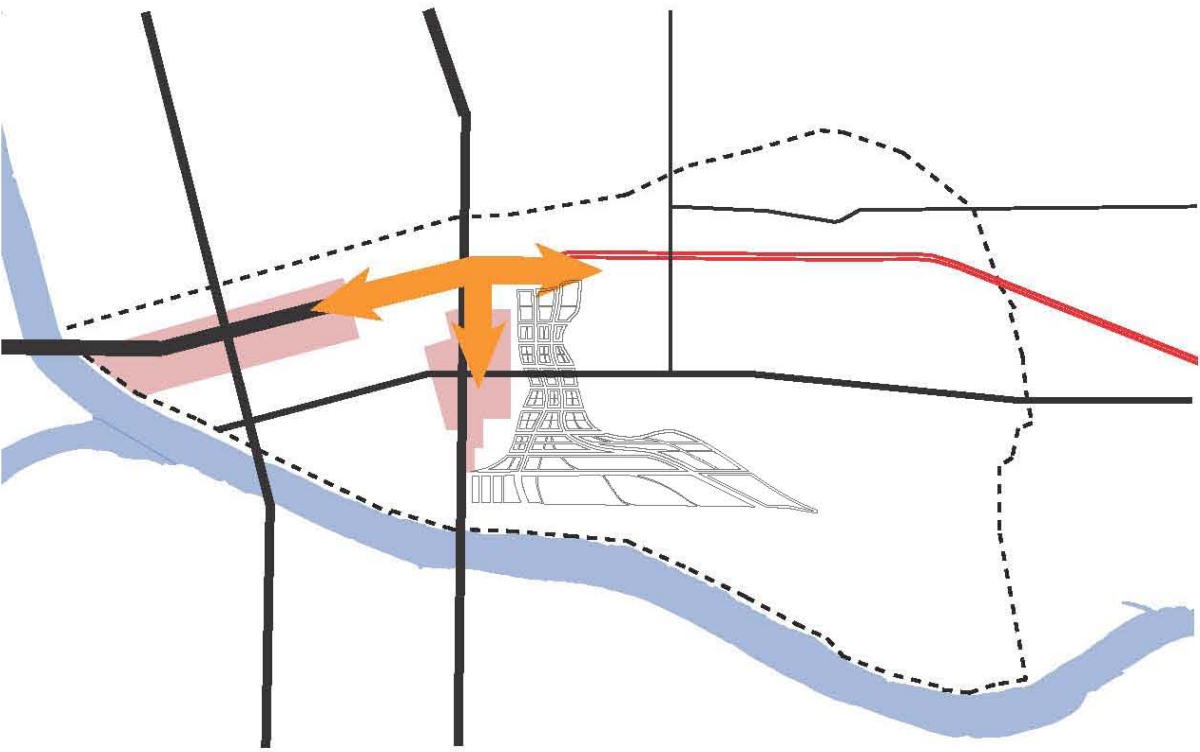
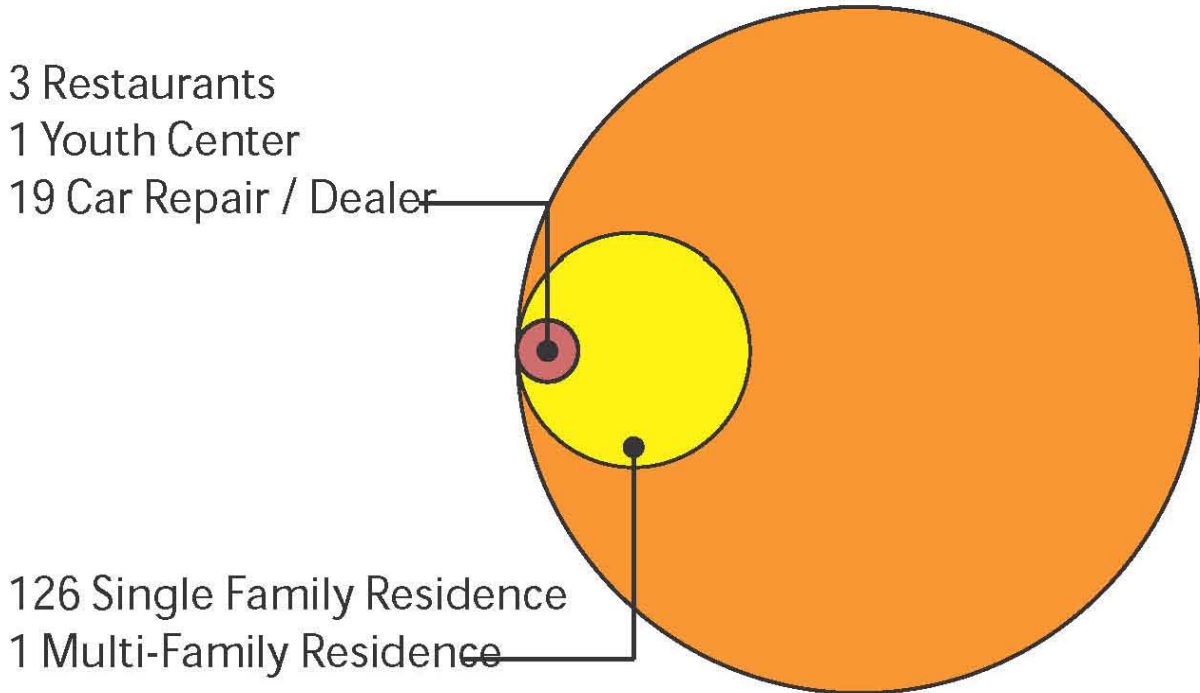


Within the site established, it is necessary to improve the sense of identity for the surrounding communities as well as allow for further growth to improve living of its residents.

Service



The site selected is currently occupied by one-hundred and twenty-six single family residences and one multi family residence. The amenities within the site are almost nonexistent, with there being only three restaurants and one youth center. The portion of car repair and dealer stores can be reappropriated self-sustaining community that will allow for future economic growth.

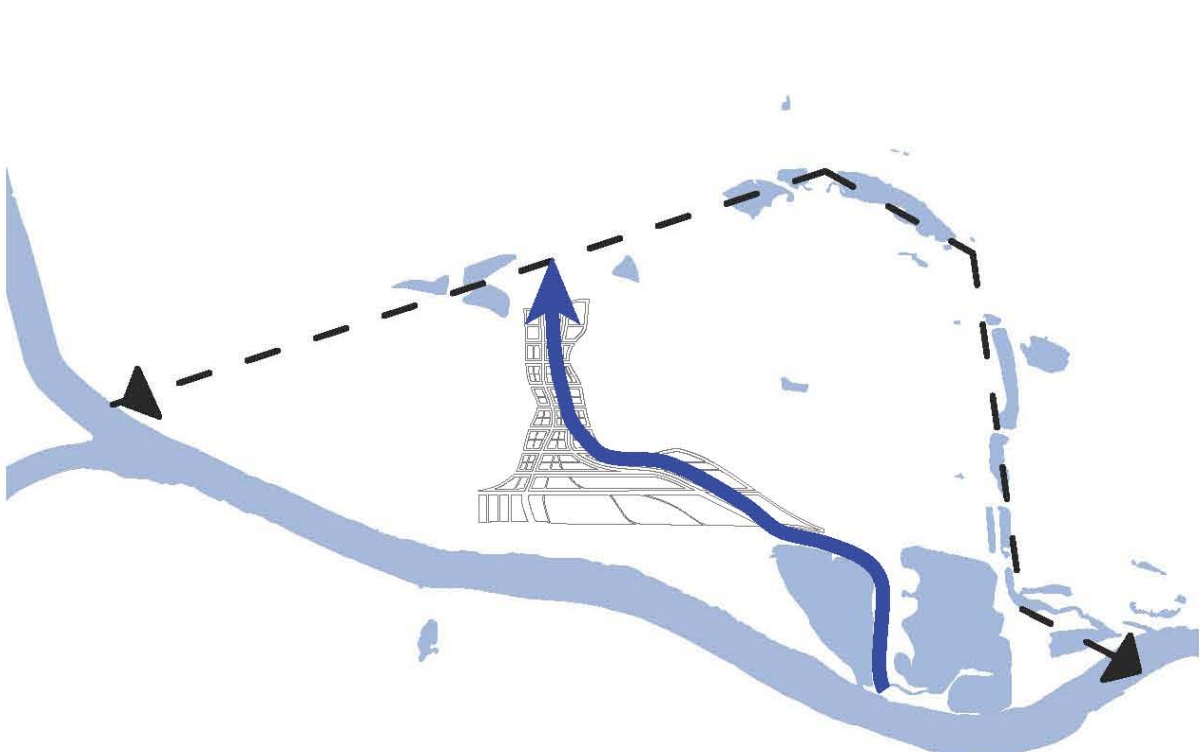


It will benefit the community if a corridor of services is established along the current and proposed Martin Luther King Jr. Parkway and S.E. 14th Street. This quality of life of residents by providing improved access to amenities.

Open Space



The site currently contains an unconnected network of woodlands, lakes, and openspaces. There is an opportunity to reconnect these landscape typologies while incorporating pedestrian circulation throughout the site.

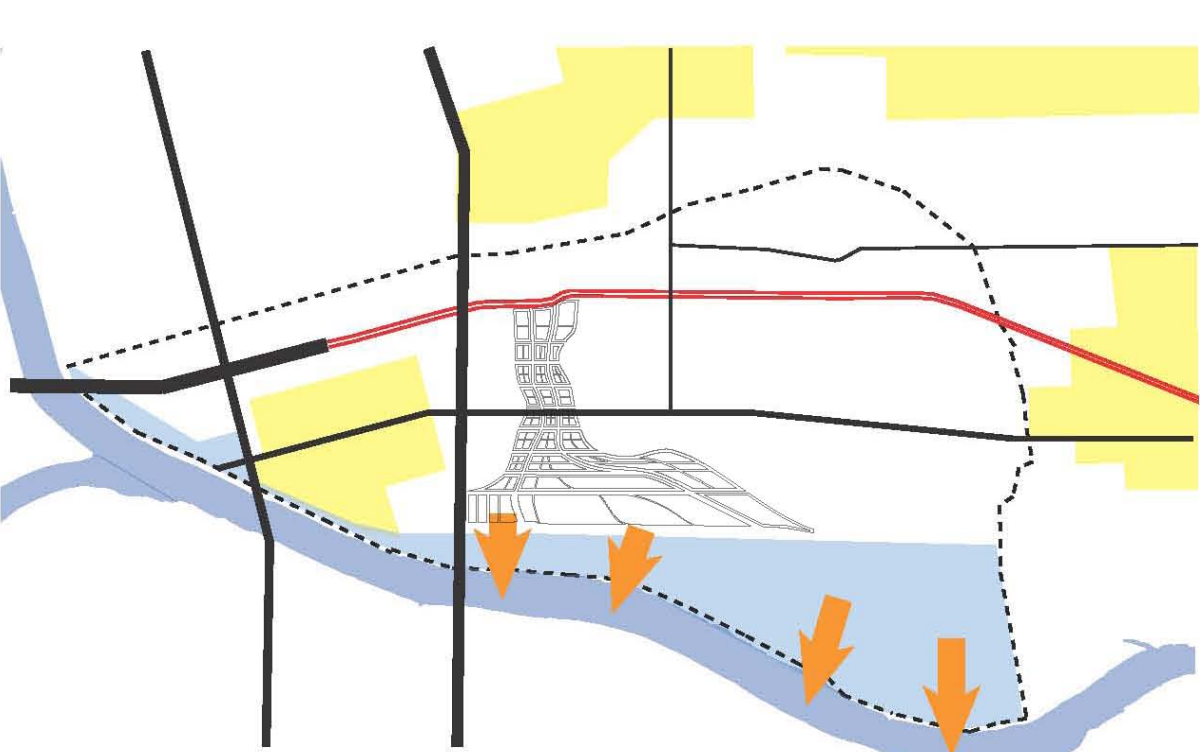
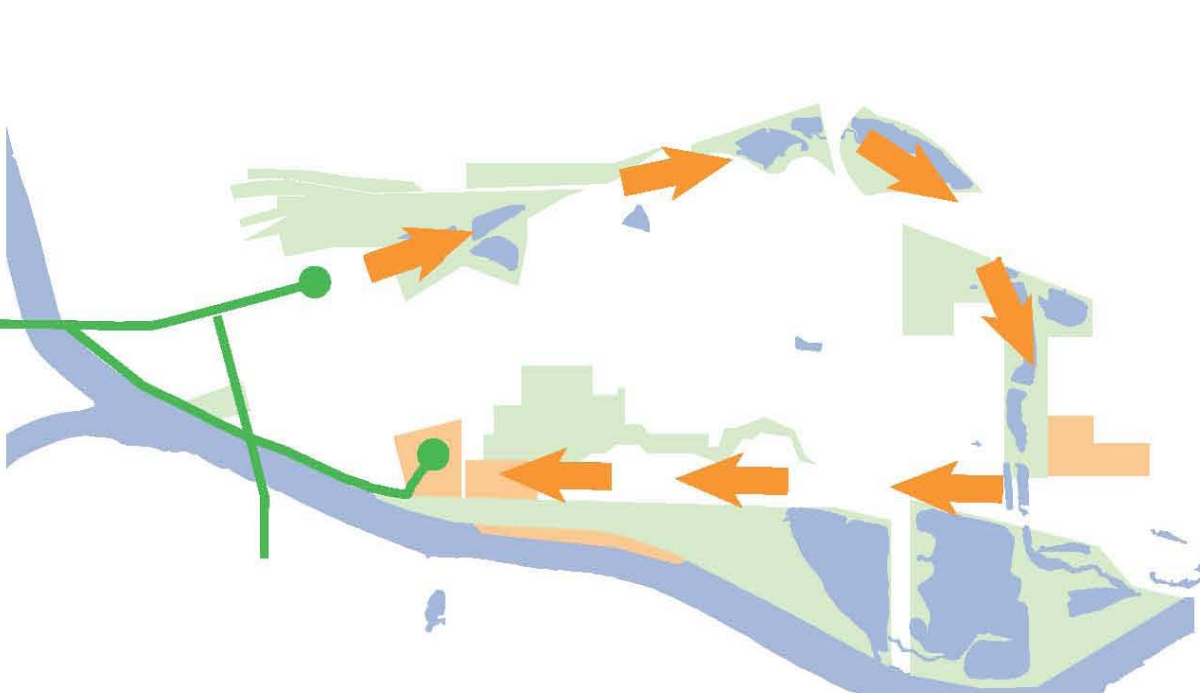


A series of lakes and streams found in the site offer an opportunity to establish pedestrian circulation while reconnecting residence with the Des Moines River.

Circulation



The site currently contains a series of fragmented sidewalks and one pedestrian path ending at Pete Crivaro Park. The community will benefit from a new series of pedestrian paths connecting the river, neighborhoods, and open space.



Little interaction with the riverfront denies the residents the opportunity to utilize the river that defines their community and must be strengthened.