Upcycling 2.0
Incremental Renewal + Improvisational Redevelopment + Vertical Integration + Land Use Diversity by Networks

Encouraging interaction and civic participation via new community associations that pool and manage funds for collectivized improvements and amenities.

Closing loops, whether that be economic, environmental, social via this new set of relationships between rental income profits, and association membership dues.

Increases awareness and participation because of the fact that you are paying money you can hold the association accountable. There is a direct correlation between your money and your immediate neighborhood.

Vertically Integrated Networked Neighborhoods

Bottom Up Development Approach

Pooled Income Stream for Public Benefit

New Elevated Agricultural Coordinator

Aquire properties piece by piece over time. Each New Typology works in isolation, with its value increasing as the new trends aggregate

Rental Income

Membership Dues

Rental Income
Vertically Integrated Networked Neighborhoods

Making your ecological footprint within walking distance.

Development Networks
- Long Island Rail Road
- Major Automobile Roads
- Transit Oriented Development Network
- Conservation / Antigrowth Zone
- Semi-Autonomous Cottage Industry Network
- EcoTourism Centered Economy
- Fishing / Preservation Economy
- Agriculture Centered Economy

Hicksville, Long Island
Paradigmatic T.O.D

Three Distinct Zones emerge over time:

1. The Agricultural Network that will follow major auto oriented area, which would redevelop strip malls, gas stations and the like.
2. The Transit Oriented Network which will follow the Station patterns and the regionally targeted parcels like the mall and big boxes.
3. The Leftover areas of residential, which focus on minimizing extra car trips for basics.

Zoning Swaps
Mandating a land use diversity and equity

"the union of global and local, denoting the territory of interactions, conflicts, and relations between the individual and the collectivized."
Preserving Suburban Myths

The notion of Privacy, nature, rural, agrarian, space. Playing into the notion of nostalgia, traditions, and primary appeal of suburban mythology/life while increasing density.

Preserving the access to a backyard, privacy, a sense of ones own space, ownership – Minimize shared walls, universal access to direct sunlight. Pulling together particular activities: getting the mail, taking out the compost, having a drink on the corner, the morning coffee next door, local fruits and vegetables from the ag trellis.

Development V. Planning
Parcelized Approach

Slowly Aquire Privately Owned Property or mandate all new construction should follow new more mixed-use zoning standards

Use infrastructural elements as an economic tax subsidy and to power / supply the buildings around it. Combine the positive innovations from both urban and suburban neighborhoods such as housing associations with vertically oriented mixed-use development centers, or a sense of privacy with access to walkable amenities, or a connection to nature with a connection to our neighbors.

Existing Structure Retrofitting

Neighborhood Enhancement:
- General Store / Cafe
- Seasonal Food Shack

Low Amount of Capital Investment
New Mixed Uses Help Subsidize Rents
High Amount of Community Benefit

New Double Structure Addition

Neighborhood Enhancement:
- General Store + Live/Work

High Potential Rental Income Stream
High Amount of Community Benefit

Map of Parcelized Approach
Neighborhood Feel

- Convert Parcel to Park
- Single Occupancy Cluster rental units
- Strategic Preservation + Conversion
- Mixed use Multifamily Rental
- Mixed use Multifamily Rental + SRO

Suburban Furniture

- PET HYDRATION STATION
- COMMUNITY WATER TOWER / LOUNGE
- COMMUNITY COOKING STATION
- IMPROMPTU PERFORMANCE SPACE
- EXCERCISE STATION / STOOP
- COLLECTIVE MAILBOXES
- COLLECTIVE COMPOSTING
- PORTABLE SEATING + PLAYING SURFACES

Pooled Income Stream for Public Benefit

% of Profits from Rental Income Streams Facilitate Rich Community Benefits

- Elected Board + Paid Staff
- Direct Funding to new amenities
- "Existing Homes say thanks to new Community Association"
Expanding Greenbelt + Stacked Mixed Use

- Single and Multi-Family Rental Units + Condos
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- The 40,000sf Office Floor Plate
- New Undulating Greenbelt Expands and conforms to site conditions
- Existing Parking

Strip Mall + SFH Cluster

- Single Family Houses
- Fences are walls with windows
- Individualized Backyards
- Existing Strip Center Retail
- New Parking Ramp as Privacy Buffer
- Greenway + Public Area
- New Bus Station

Big Box Retail + High School

- School Facilities
- Neighborhood Retail + Office
- Existing Big Box
- Park / Fields
- Preserve Existing Parking + New Support Structure

Train Station + Mixed Use Regional Center

- Multifamily Housing
- Greenbelt
- Regional Retail
- Existing Rail Right of Way
- Existing Parking