

# Manifest Occupied

My new status is Occupied<sup>^</sup>

We are the common architect.

We are the 99 percent.

We need to take our profession back from Wall Street.<sup>1</sup>

Malkit Shoshan

Occupied<sup>^</sup> is a project that aims to document and to suggest design alternatives to 'Wall Street architecture', and to generate spatial and visual instruments for this alternative, as part of the anticapitalism protests that are taking place around the world.

Occupy Wall Street, Occupy Rothschild Blvd and the other Occupy groups around the world, is the revolt of the middle class against speculative capitalism.

Architects, like the middle class in general, have been seriously duped by Wall Street. Although architects and architecture should have reacted before, and are to blame ourselves, we are feeling the pain.

The signature architects may not have suffered, but the average architect has: in our lost jobs; in our low income; in our difficulty to make ends meet; in the lack of possibilities for civic architecture.

Wall Street fragmented our profession into pieces now shared by private companies, consultants, and experts who lack the overview and the creativity of making good and livable environments. Together with our profession the sense of the public got lost; the places for the assembly have been privatized, owned by corporations that want us to consume or to scare us away with surveillance cameras, DNA sprays, and a heightened sense of fear and lack of safety. These fragments of privately owned spaces are the result of Wall Street. Wall Street cut our professions and our cities into pieces and put them on auction in the financial exchange.

Our homes are owned by the banks, our parks by private investors, our Dutch daycares by British companies, and our communal values are almost forgotten.

The street protests brought back the sense of the shared values, the public, and the community. They brought back the confidence to go out to the streets. When the homes are owned by the banks, the street is the alternative. People in sleeping bags or tents felt more safe and at home in the occupied public spaces than ever before. This is where we are coming from. This community of other people gives us confidence and a sense of safety.

Occupied<sup>^</sup> aims at visualizing the presence of Wall Street and its role in our daily environments; spaces that shape our community; and the relations between individuals, the public, and the government.

We can visualize the change.

More information: [www.occupyarchitecture.org](http://www.occupyarchitecture.org)

Diagrams: Malkit Shoshan with Laura van Santen and Arlene Lee

- 1 Wall Street represents the operation room of speculative capitalism, where 'real' things are transformed into financial products and are given a monetary value. By now, the world of Wall Street has taken over the world of Main Street. Value is determined not by its worth for society, but in the speculative world of finance. In this process, wealth has accumulated for the few (the one percent), while the rest have seen their assets – financial, material, labor – become worthless.

# OCCUPIED PARK

As states and local governments come under increasing budget pressures as a result of the financial crisis, i.e. 'the bubble', privatizing parks or their management can be a useful tool for municipalities and local government to keep them open to the public. However privatizing spaces that were once meant for public use can lead to several constraints in terms of their actual public use and it raises the following questions:

- + how free are we in these privately owned public spaces (POPS\*)?
- + what are the differences between public open spaces (POS\*) and privately owned public spaces (POPS\*) in terms of:
  - usage
  - zoning regulations
  - profit making
  - maintenance

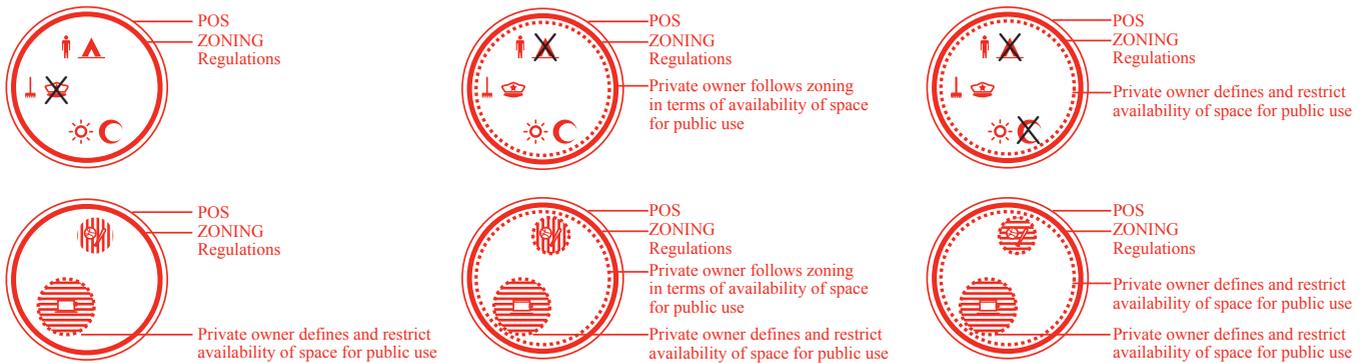
## Operational standards for public space

Usage:	PRESENCE	CAMP
Hours of access:	DAY	NIGHT
Facilities:	LEISURE	SPORT / PLAY
Services:	MAINTENANCE	SECURITY
Profit:	PROFIT	NON-PROFIT

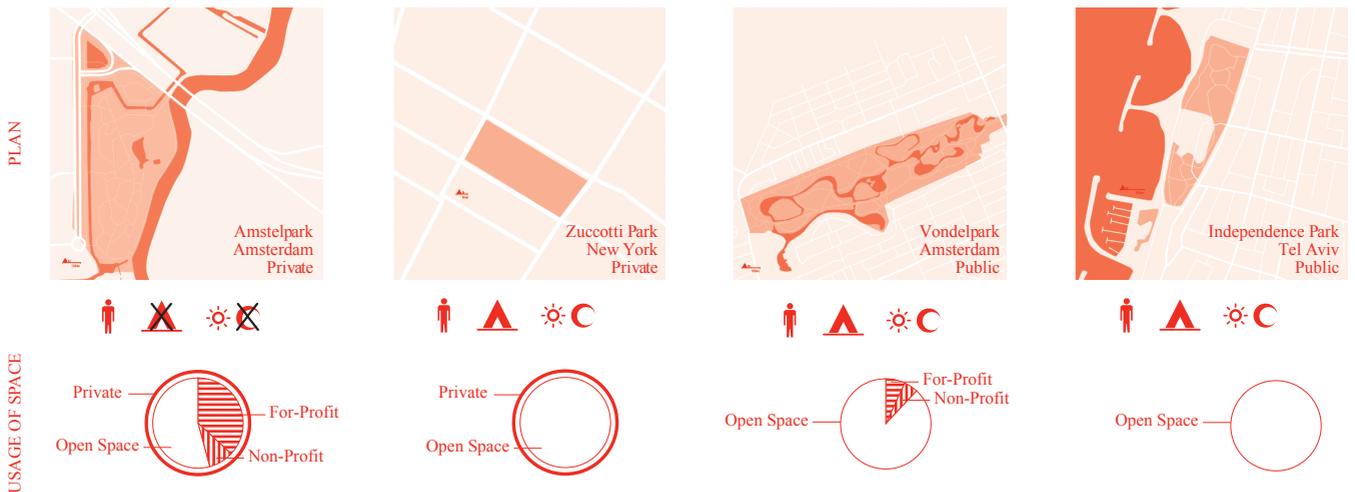
The usage and restrictions of public space can be described using a few factors. Owners of the public space can control the users and usage, i.e. program and hours of access. The space can contain public or privately owned facilities for leisure and sport/play. Public facilities are usually non-profitable, while for facilities that are privately owned it can be decided on whether these are profitable or non-profitable. In the latter case the private owner is more likely to follow the zoning regulations in terms of space for public use. Maintenance and security are often higher and controlled more frequently in privately owned public spaces than public open spaces.



## Public Open Space and Privately Owned Public Space Usages



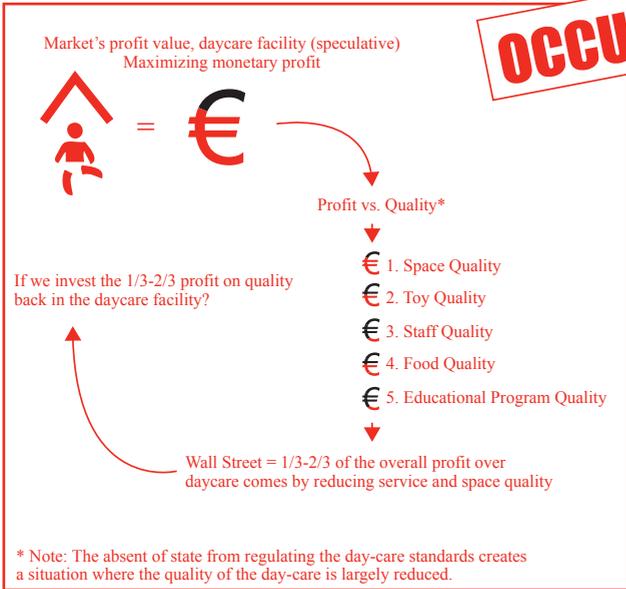
## Case Studies



## What does it mean for architecture?

Both government and private developers can provide public space. "Privately Owned' refers to the legal status of the land and/or building on or in which the public space is located. Owners would continue to control overall access and use of their private property and the public as a whole could not secure rights of access and use without the owner's express permission." (Kayden, 2000; p.21) However privatization of public spaces by the involvement of private developers may occur when guidelines or regulations are missing. Architects cannot influence operational standards, since these are regulated by the owners, but they can help to design standards for accessibility, visibility and usability of these spaces.

# OCCUPIED DAYCARE



**Daycare quality (general trends):**

	Public or community owned daycare	Privately owned daycare
○ Standard	Standard and above standard	Standard and below standard
* 1. Space Quality	Standard and above standard	Standard and below standard
* 2. Toy Quality	Standard and above standard	Standard and below standard
3. Staff Quality	Standard and above standard	Standard and below standard
4. Food Quality	Standard and above standard	Standard and below standard
* 5. Educational Program Quality	Standard and above standard	Standard and below standard

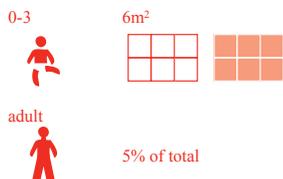
Researches show that in privately owned daycares staff salaries are lower than in not-for-profit or public ones, it affects directly on the quality of the education. Not-for-profit daycares are regulated by the public, state or by the community. Research shows that their overall quality is higher than the one in private daycares.

\* Architectural intervention can improve quality

**Main factors in defining a child-care system**

	Who is regulating the daycare standard?	Who is subsidizing the daycare?	Who is profiting (long term and short term)?	Quality below or above standards
(G) Government				
(M) Market	●	€	€	● ●
(F) Family / local community				
<b>The North European Model* (Sweden, Denmark)</b>	(G) ●	(G) €	(G) €	
*The highest quality daycare according to the Bernard van Leer Foundation	(M)	(M)	(M) €	● ●
	(F)	(F)	(F) €	
<b>The Anglo-Saxon Model</b> Minimal state involvement (basic regulations). Market is taking over the daycares with global private chains. The daycare seems to be more affordable. The quality (staff, program, space etc.) is strikingly reduced.	(G)	(G) €	(G)	
	(M) ●	(M)	(M) €	● ●
	(F)	(F) €	(F)	
<b>The Anglo-Saxon Model</b> Not-for-profit daycares organized by a local organization (a group of families or local communities)	(G)	(G) €	(G)	
	(M)	(M)	(M)	● ●
	(F) ●	(F) €	(F)	
<b>The Dutch Model</b>	(G)	(G) €	(G)	
	(M) ●	(M)	(M) €	● ●
	(F) ●	(F) €	(F)	

**Space standard according to ELCC (Early Learning and Child Care)**



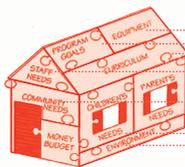
The minimal standard area for 0-3 age group daycare (8 kids, 2 adults)



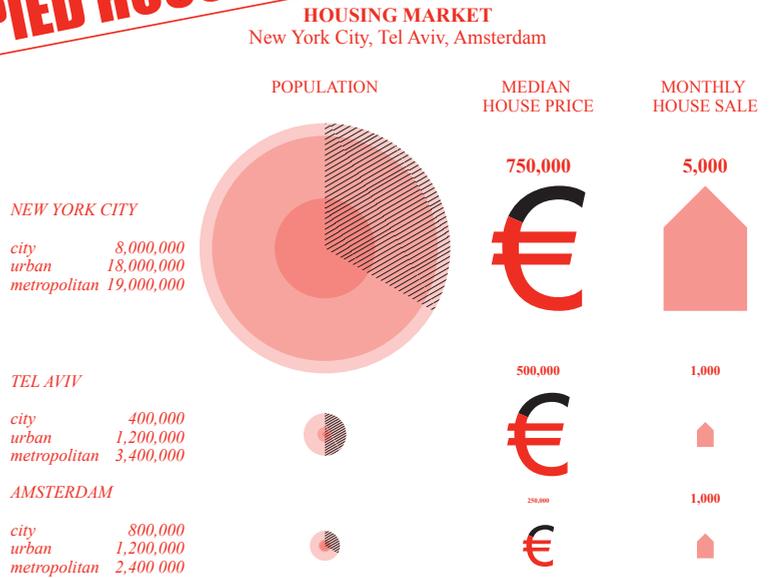
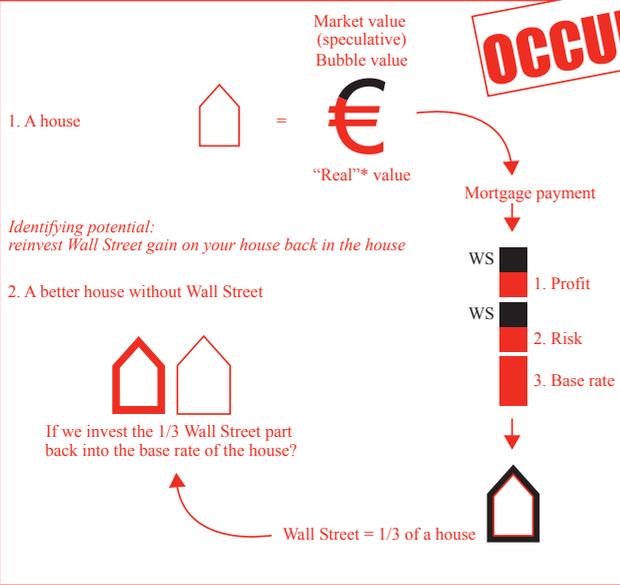
In an ideal system the education of our future generation should be a shared investment of all factors: Government (regulation and subsidy), Family (Investment that relates to income) and Market (Employers and private owners).

\* **What does it mean for architecture?**  
Better designed spaces can improve daycare facility in terms of size and use.

	Who is regulating the daycare standard?	Who is subsidizing the daycare?	Who is profiting (long term and short term)?	Quality below or above standards
(G)	●	€	€	
(M)	●	€	€	● ●
(F)	●	€	€	



# OCCUPIED HOUSING



\* The Dutch mortgage system is based on receiving a loan as a percentage of the 'liquidation value' of your house. The less income, the higher the risk, and the more likely the higher loan that will be taken, with inflation increasing over time.



If we estimate the yearly bubble value of housing sales in New York City, Tel Aviv and Amsterdam and transfer it into private expenditure (as bonuses on Wall Street) or to public value (invested back into the community) in spatial material terms:

