

urban impact + aftermath

detroit: viability through connection



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abstract

In exploring the phenomenon of a city, few choose to focus on those faced with blight, decay or abandonment. To choose to turn away from those cities in the most blatant need is to miss some of the richest opportunity for positive growth, adaptive redevelopment and innovation. A metropolis riddled with decades of economic decline or struck by natural disaster can breed a new urban area with a fresh identity linked to both the past and present.

Though seemingly daunting, the prospect of a neglected metropolis spawning a new, thriving reinterpretation of its former self is an opportunity to address the countless layers that comprise a city, whether they be physical, social, ethical, cultural, historical or otherwise. In delving into such a complex environment, one must devise a method by which they relate and clearly connect these aspects. Consider establishing a series of existing, thriving points of success in a city. Though disjointed, they shine as beacons of success, otherwise surrounded by decay. By creating a new system that serves to connect and network the points, a new place is inherently created. The new place, while rooted in mere connection, ultimately forges its own identity. The identity is initially a synthesis of the joined places, but with eventual habitation and implementation, the new place forms a completely unique and fresh character, while still retaining intrinsic qualities from each of the points.

These new, connective spaces relate the physical condition of a city to its cultural or social condition. They link historical context (physical or otherwise) to plausible future circumstances. The correlations addressed by the design are virtually endless, and a new place must be able to adapt to changing relationships between points. The fashion in which issues are dealt with and made cohesive is the essence of this design type. The project can range in scale and type, but regardless, clear parallels must be drawn between nodes. By drawing these parallels, awareness of the city is increased exponentially and the new place engages previously independent assets.

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project summary

In a city often recognized for its widespread blight, neglect and economic decline, an important tactic in revitalization is recognizing existing success. In Detroit, success can be found with relative ease, whether it be defined economically, socially, functionally, or otherwise. Urban revitalization efforts are most often realized when they are initiated with existing success in mind. In Detroit's case, success is isolated, and such instances share little or no connection. Consequently, these instances fail to realize their potential, and the areas between suffer tremendously.

To remedy the problem, the spaces between points of success must be redefined. Simple infill, in keeping with the existing urban vernacular serves only to exaggerate the problematic condition. A new architectural typology must be introduced to reinvigorate a place and incorporate characteristics of the areas being connected.

The project creates live/work units in an underutilized residential corridor, redefining the purpose of an entire neighborhood and providing a vital link between two disconnected resources. The units are designed according to their context in the existing neighborhood fabric and the type of work to be performed there. Much attention is paid to the relationships between living and working spaces, as well as shared outdoor spaces. Units directly address the street and encourage pedestrian traffic. Scale and material use in the existing neighborhood are carefully considered in the new design in order to weave the new with the old. These elements combined, a connection, and consequently, a new place will be forged.

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thesis paper

The premise of urban revitalization as the key to a successful city has been a concept pursued by Detroit for the past several decades. Efforts put forth include newly constructed sports venues, cultural district investment, downtown residential projects, playing host to nationally attended events, and riverfront redevelopment. While the aforementioned efforts have brought a limited degree of renewal to parts of the city, Detroit as a whole remains one of the most impoverished and under populated major cities in the nation.

“We often see our cities in terms of problems, and the city’s success or failure in coping with them. And American cities are far more successful than we sometimes realize.”
-Eric Monkkonen

It is within the framework of attempted revitalization and continued decline that one must question traditional revitalization efforts and begin to examine a new method of redevelopment that will introduce both population density and economic viability to the areas of Detroit in the most critical need. In examining recent efforts, one finds that investment and consequent development are often isolated incidents, without regard for the surrounding condition. Adjacent use and condition are critical factors to consider in decisions regarding redevelopment. Namely, efforts should take into account the existing success that lies throughout the city. Success can be defined any number of ways; it might be a densely populated neighborhood or a regularly implemented cultural venue. No matter the type of success, these instances should be identified and mapped throughout Detroit before embarking upon a new project.

In researching the copious points of success in the city, it is immediately apparent that these episodes bear little connection to one another. Whether recent or historical, the thriving regions of Detroit lie disconnected, unable to progress beyond their current state or effectively impact the city as a whole. In this stagnant state, decline is unavoidable. Revitalization efforts must begin to clearly and effectively link areas of success if Detroit hopes to realize truly positive growth and progress.

The proposed project is founded in this concept of connection. Capitalization upon the success of adjacent areas is essential in its implementation. Some of the city's most neglected areas lie between points of success. These areas lack clear definition or function, and without connection to surrounding incidents of success, are unable to flourish. They often remain merely transitional, creating an atmosphere of despair and often danger. The areas, lacking economic feasibility or population density lie at the root of Detroit's problems. Social strife, economic hardship, and inordinate levels of crime are born from the population that suffers as a result of living between the points. A comprehensive and specific program must be developed on a contextual basis for each struggling region to fend off further deterioration or, at worst, total abandonment.

Traditional efforts might recommend general infill developments for the areas suffering between instances of success. Typically, infill efforts insert new buildings of the same typology into a site. Though physically new, they lack the programmatic innovation necessary to revive the site. One must consider the notion that, for example, if a neighborhood of single family homes, located between points of success, is

experiencing a worsening condition, might it be a result of single family homes being ill-suited to the area? Perhaps, continuing with the example, the single family homes do not serve to connect elements of the successful adjacent districts. A lack of connection is often spawned by a lack of central or common interests and themes between areas. Why insert new single family homes when the existing, habitable ones are failing?

Development efforts must abandon the notion of a template as the blanket solution for urban blight and move towards situation-specific projects that address and incorporate positive existing regional facets.

Though Detroit's public image might be tarnished, it is within the decay and blight that the brightest opportunity for innovative design lies. With a considerable amount of acreage abandoned and often reclaimed by nature, land use is often loosely defined. There exists the prospect of breeding an entirely new urban typology or language. A new language is best realized when founded in the contextual assets of adjacent locality.

The contextual design process begins with the identification and selection of the points to be connected. As mentioned, success occurs in various manners, but in revitalization efforts, areas with rich and layered success take priority. For example, in Detroit especially, there are a number of existing residential districts with vivid, resonant histories, dense current populations, and varied cultural fabric. With a project rooted in this type of initial area, freedom regarding project type is inherently more diverse and success is more likely to be realized. Ideally, two such areas can be located in relative proximity to one another, allowing a definite site to be recognized. Next, distinguish common

characteristics between the areas. Whatever the shared quality is, whether demographic, cultural history, current use, or otherwise, it will serve to inform the program and general design of the project. An intrinsic link to both areas is fundamental in the success of new development.

Once successful points have been selected, one must closely examine the transitional area between. Extensive analysis investigating a site's past and current social condition, cultural fabric, economic state, designated use, and physical condition is a requisite task. Though a new identity will be forged, history and site vernacular should be respected. Consider integrating past uses and physical development with the new program in an effort to avoid alienating current residents. Also take into account a program that evolves from one part of the site to another. Tailor the project at its opposite ends according to the corresponding places being linked. In keeping with a contextual connection approach, designing in such a manner strengthens the connective quality of the project. The design will be allowed to weave itself with the urban fabric, whether it does so with population density or economic investment.

A connective design philosophy can be implemented with countless sites in virtually any city. However, the key to its success lies in using a specific approach, not a program or building type. Wayne Attoe and Donn Logan, when referring to design approach and subtlety explain,

” We refer to these implicit design suggestions as knobs, hooks, links, and footholds. Through them developments create linkages and continuity across streets and property lines. Although there is value in an urban collage of dissimilar developments, there is also value in linkages and continuity, something that the American landowning system discourages. But as the arcades of European cities demonstrate, it is possible for connections to create continuity even where uses and ownership change. Knobs, hooks, links, and footholds are subtle ways in which architecture can be catalytic. They are suggestive rather than legislated. The architects and urban designers planning them must talk with each other about the larger urban pattern and experience. These implicit architectural influences are the most time-honored way of establishing urban cohesiveness. They are basic to the very concept of urban catalysis; their power and potential should never be underestimated.”

They continue, saying,

“Even though American cities are ripe with opportunities and proven ingredients for revitalization abound, productive catalysis depends on another factor as well: control. On its own, the physical form of a building or urban development can influence the form of adjacent developments, but the chance of a positive catalytic impact is not sufficiently dependable to suffice as an urban design strategy.”

Attoe and Logan reinforce the notion that a site is heavily impacted by its surroundings. Adjacent regions shape the character of one another, and by introducing new elements into an area, the influence it has on its surroundings changes. As they point out, meek design efforts will not likely yield quantifiable results. Especially when faced with circumstances such as those in Detroit, it is crucial that design interventions are not only forthright, but carefully considered in accordance with their context.

One must also realize that, despite a focus on connecting points of success in the city, design issues within the site itself cannot be ignored. Even with an agenda focusing on the connection of two points, the success of the project relies on the project itself, within the site. The goal for the area should be clearly defined, whether its assimilation or total redefinition. Jon Lang clarifies,

“Urban design draws together the many strands of place-making, environmental responsibility, social equity, and economic viability; for example- into the creation of places of beauty and identity. Urban design is derived from but transcends related matters such as planning and transportation policy, architectural design, development economics, landscape and engineering. It draws these other strands together. In summary, urban design is about creating a vision for an area.”

Overall, a cohesive plan of action must be formulated and carried out in the development of a successful project. One must recognize that cities are dynamic and volatile environments in which to design. The project, regardless of type, must be appropriate to both the immediate locality as well as the larger context to which it is trying to connect. Only with these principles as a foundation can a project expect to create viability through connection.

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detroit: viability through connection



precedent analysis

guerro street mixed use

just green housing

18th + arkansas

cedarhurst housing

dudley street neighborhood

Located in the East New York section of Brooklyn, Della Valle Bernheimer collaborated with three other firms to develop a group of modern and affordable housing units. The development consists of five semi-detached two family homes. Each unit is configured with an owner inhabited duplex situated above a rental unit at the ground floor. The architects hoped that the Brooklyn neighborhood, though associated with crime and neglect, might become a viable option for families in less fortunate economic situations. The project innovatively combines owners and renters in a single building, an uncommon arrangement that creates interaction between individuals and families of varying income levels. The project also allows entrepreneurs to soundly invest in a neighborhood they might not otherwise consider.

The four firms limited themselves to a palette of sustainable materials, challenging themselves to create a vernacular that spoke to the historic surrounding homes while not overshadowing or impeding. The result is a group of structures that manage to create a new design language while accentuating the existing historical context. Despite the new material choices, basic elements in the designs echo the existing built environment without mimicking it. The subgrade garages and steps leading to an elevated porch clearly echo historic design while remaining obviously modern. The scale of the new residences remains in line with the existing homes, and the design manages to integrate and enliven the neighborhood.



just green housing



just green housing



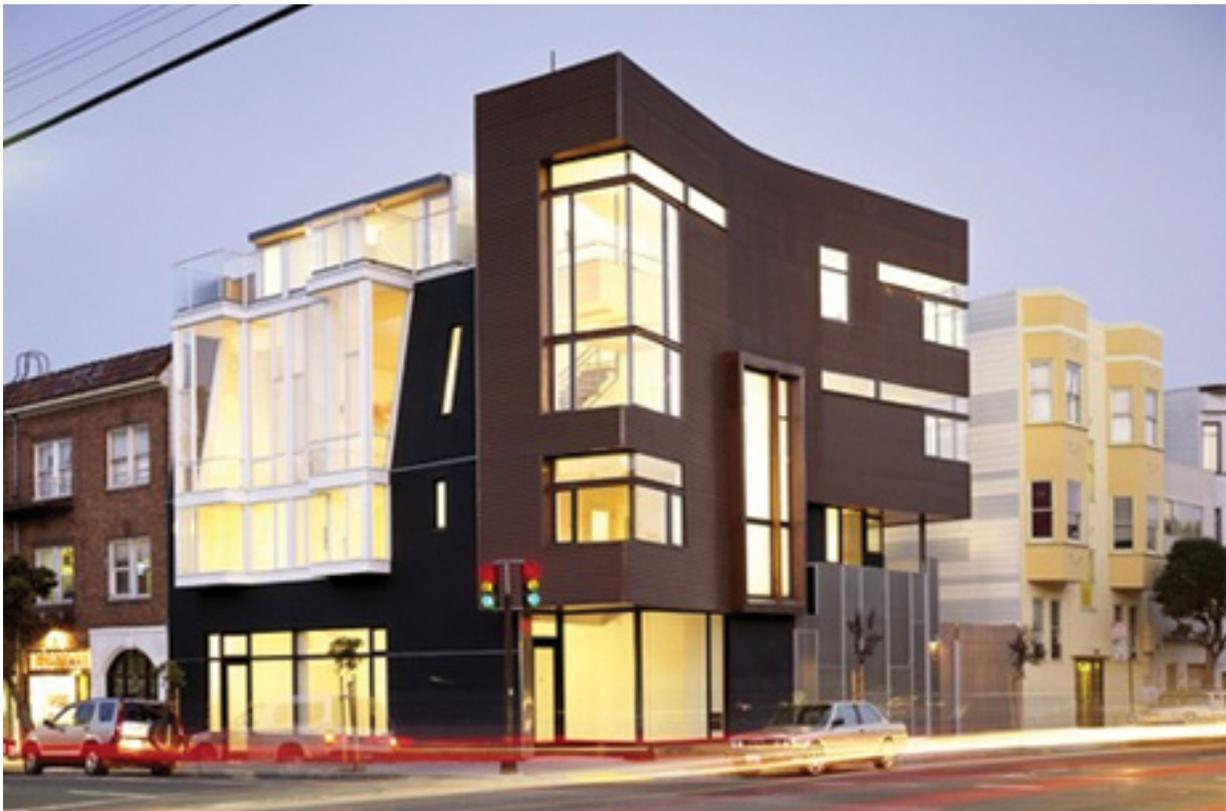
kennerly strong

Located in an area of San Francisco described as “transitional” by the architect, the Guerrero Street development sits at a busy, traffic laden intersection, in a district occupied by various commercial enterprises and inconsistent apartment development. The single building is comprised of three townhomes on the upper levels, with the street level shared by small retail development and parking for the townhomes.

The project attempts to break the commercial monotony with its small scale, glass faced storefront bordering the sidewalk. The project is especially important because, in the words of the architect, the townhomes attempt to “convey a sense of rhythm and scale sympathetic with the older urban fabric that surrounds them.”



guerro street mixed use



guerro street mixed use



The 18th & Arkansas development lies on a reclaimed former railroad site in an intermediary district of San Francisco. At one end of the project lies an area characterized by light industry, while the opposite end is characterized by a primarily residential neighborhood. According to the architect, “A spectrum of housing reflects this transition, combining a single-family home, a variety of flats, townhouses, artist lofts, and several flexible shared spaces.”

The relevance of the project lies in its ability to transition between two areas with drastically different programmatic designations. It is also successful in its ability to bring together a number of different city demographics in a collective atmosphere. The project program relates, in some cases, to proximity to the two different uses at either end. For example, live/work units, clad in industrial metal siding, are located near the industrial district in an attempt to blur the transition to strictly residential. Additionally, the project engages the street with a public, live-performance theatre forming the building edge.



18th & arkansas



18th & arkansas



A proposed 44 unit residential development lying southeast of Manhattan, the Cedarhurst Housing project is unique in its proposal to integrate multiple income groups into a single design. The existing demographic consists primarily of Jewish middle and upper income residents. However, while hoping to still cater to the existing population through excellent design, the building will also be marketed towards middle and lower income groups.

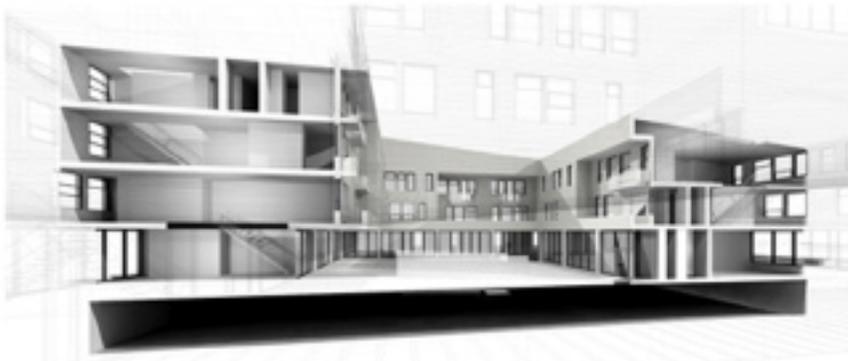
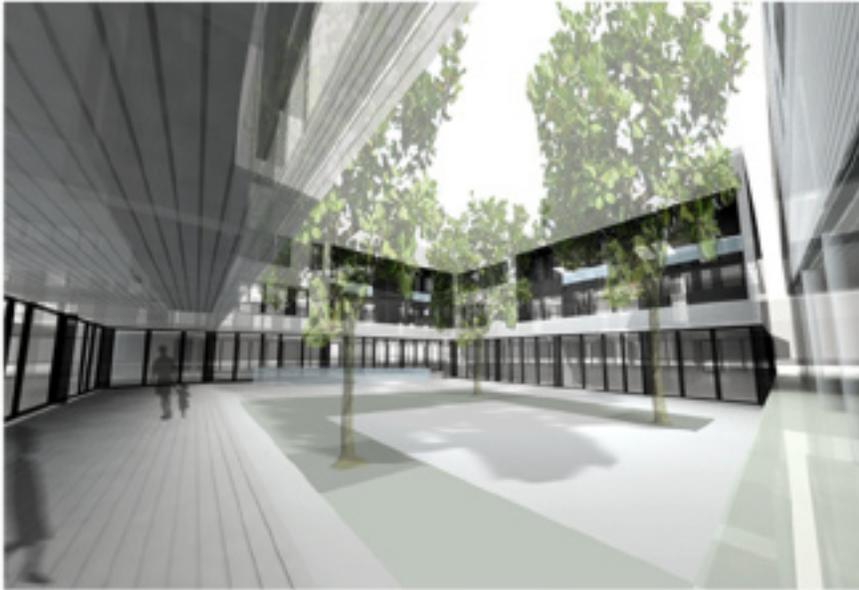
The project also serves to link two disconnected and unrelated areas of the city. At one end of the site lies the city's primary commercial strip, with the aforementioned Jewish neighborhood at the other end. Currently lying independent of one another, the Leven Betts Studio hopes that the social and economic integration will create a link between the two.



cedarhurst housing



cedarhurst housing



“Long Boston’s most impoverished area, the Dudley Street neighborhood is living an extraordinary story of community rebirth shaped by the dreams of ordinary people of different races and generations. This inner city neighborhood, like so many around the country, was treated like an outsider city--separate, unequal and disposable. The resident-led Dudley Street Neighborhood Initiative (DSNI) is rebuilding it with the power of pride, organizing and a unified vision of comprehensive community development.”

“For years, Dudley has looked as if an earthquake had struck, leveling whole sections. Streets criss-cross blocks of vacant lots where homes and shops used to be. In the summer, the lots bloom with violet wildflowers, nature’s gift to a community working to rebuild against great odds.”

“The earthquake that hit Dudley was neither natural nor sudden. Instead, in a pattern repeated nationally, a thriving urban community was trashed and burned. It was redlined by banks, government mortgage programs and insurance companies in a self-fulfilling prophecy of White flight, devaluation and decline. While tax money subsidized the building of segregated suburbia and upscale “urban renewal,” inner city neighborhoods like Dudley were stripped of jobs, homes and government services.”

“The distance between downtown Boston and down-trodden Dudley could not be measured by the less than two miles between them.”



The quotes on the preceding page are the strongest evidence of the Dudley Street Neighborhood's direct relevance to the project at hand. The project, which is a constantly evolving work in progress, is extremely multi-faceted. It involves not only the built environment, but also the social condition and public policy of the community.

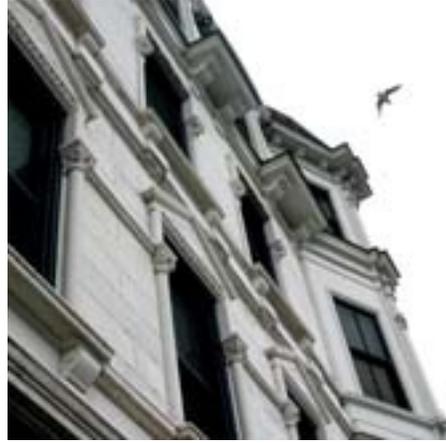
It best illustrates the coordination of organizations and services in a successful effort to revive a community- and not just any community, but one formerly in a state very similar to the project site in Detroit.

The DNSI was able to effectively organize a plan, coordinated among design professionals and community residents. They then used local and national funding sources (Gap financing, tax credits, etc.) to put their plan in motion.

Perhaps most importantly, they rebuilt the community in a manner sensitive to its residents and their lifestyles. Developing in such a way is essential to the viability of a project, regardless of scale or location.



dudley street neighborhood new/redeveloped housing



dudley street neighborhood public services/amenities



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site analysis

Site selection began by choosing two successful points in the city and analyzing the area between them. A stretch of Rosa Parks Boulevard, from I-75 (at the south) to Martin Luther King Jr. Boulevard, was selected as the project site.

At the northern tip of the site lies the Woodbridge Neighborhood. A long established and successful residential node, it is anchored by a thriving student, professor and artist population base. The creative community prevails, spurred by institutions such as The Contemporary Art Institute of Detroit, 555 Studio, and 4731 Gallery. Community support organizations and resident loyalty have allowed this neighborhood to weather some of Detroit's worst decline, and it remains a beacon of success.

Bordering the south end of the site is the historic Corktown District. An originally Irish neighborhood, the area boasts a quickly growing residential base with redevelopment and readaptation rampant. The area has been home to artists occupying industrial buildings as live/work spaces for many years as well, specifically along Brooklyn Street. The district enjoys a thriving nightlife, rooted in long established restaurants and bars, drawing local and non-local patrons alike.

However, between these points and despite their relative independent success, lies a desolate and blighted residential region. Specifically, Rosa Parks Boulevard, a thoroughfare with a rich history and a direct connection between the points, is the initial project site. As a one way street serving as a traffic transition between places, the site is a missed opportunity to link Woodbridge and Corktown while creating a new place, intrinsically linked to both. With abandonment prevailing and no programmatic designation, the boulevard is a prime site to initiate a connective, context driven revitalization effort.

site condition + historic climate

Historic Site Conditions: Historically, Rosa Parks Blvd., otherwise known as 12th Street before Coleman Young's 1977 renaming, is known as the location of the police raid that sparked the infamous 1967 12th Street Riots. As a defining event in Detroit's history, the riot is often cited as the force behind population flight and neglect. Though not in as critical a state of racial and political strife as it once was, the street has its share of issues. Once one of the most dense residential areas in the entire city (twice the city average), the boulevard now completely lacks a cohesive built environment, residential or otherwise. Decay abounds, with population and implementation lacking. Also, racial and economic tensions are not completely absent, as a number of different groups converge upon the boulevard from the surroundings areas.

Physical Site Conditions: The city has a temperate climate with warm humid summers and very cold winters. Temperatures range from well below freezing to ninety plus degrees. Precipitation, whether rain or snow is spread evenly through the year, with each month receiving two to three inches on average. The predominant vegetation on the site consists of oak, maple, and ash trees, as well as a number of different grass species. Most common among trees and shrubbery however is the *Ailanthus Altissima*, otherwise known as the "Ghetto Palm," notorious for its ability to grow in adverse conditions. Untamed vegetation is rampant along the boulevard, and nature has laid claim to a great deal of otherwise unoccupied land.



site + connection points

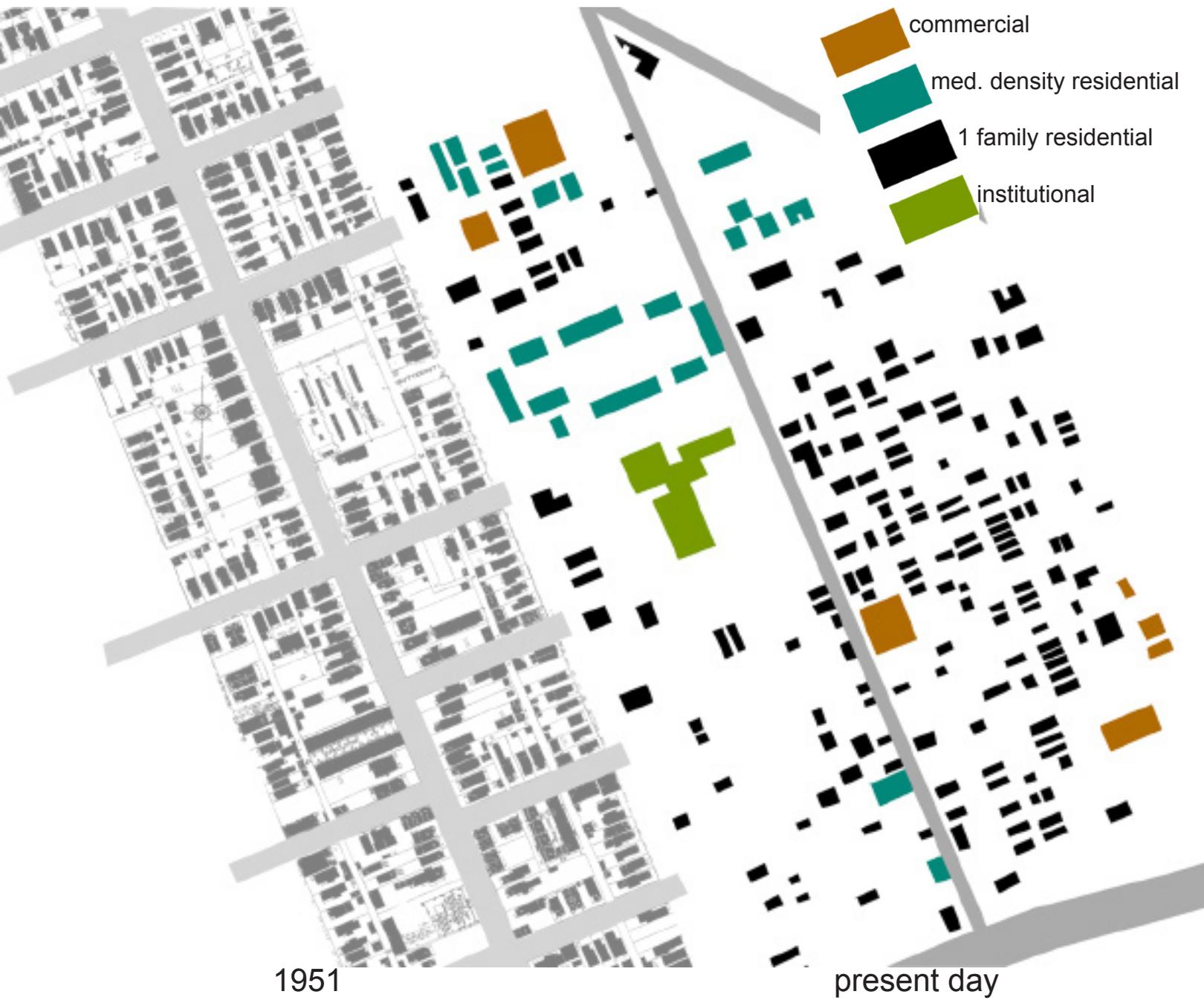


site + immediate context



figure ground: historic vs. modern

A clear graphic representation of the site's population density in 1951 as opposed to the present day.



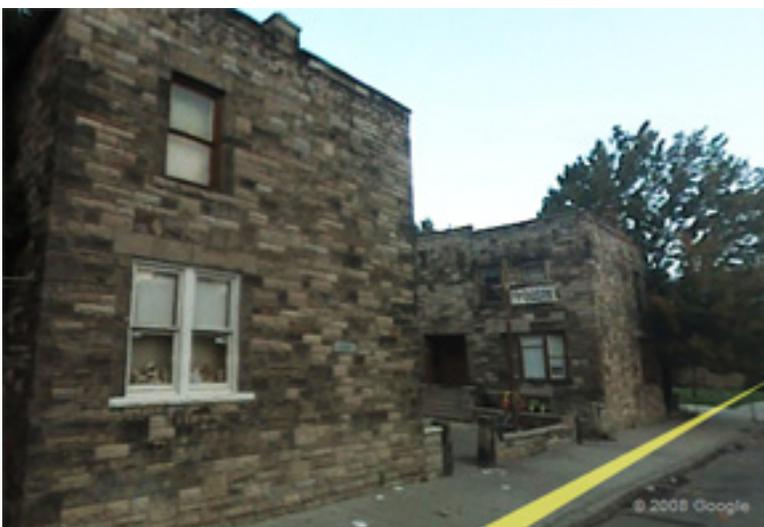
traffic patterns and flow



built environment: residential fabric (single family)



built environment: residential fabric (multi-family)



built environment: industry



abandonment



detroit: viability through connection



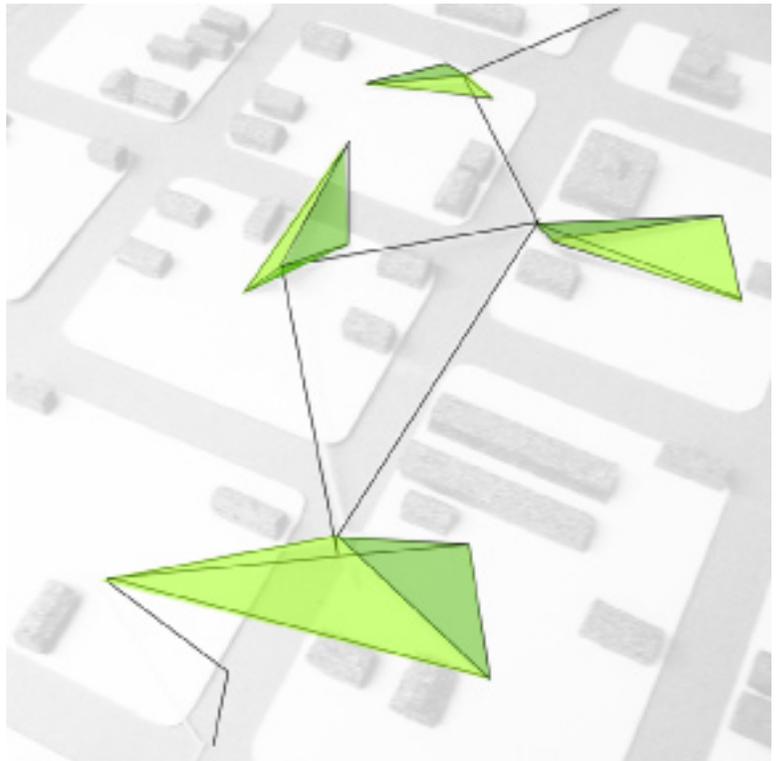
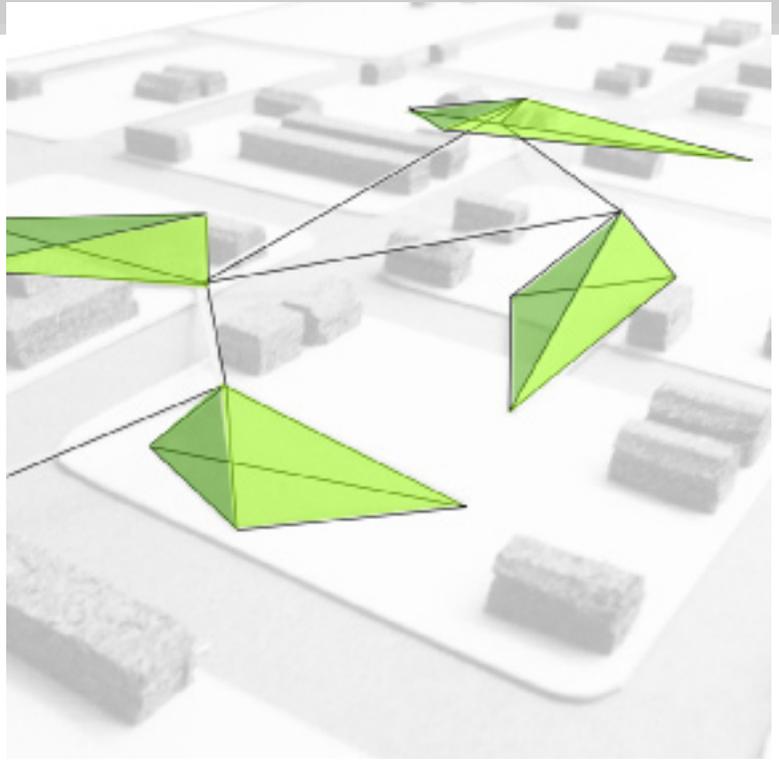
design process

design notes

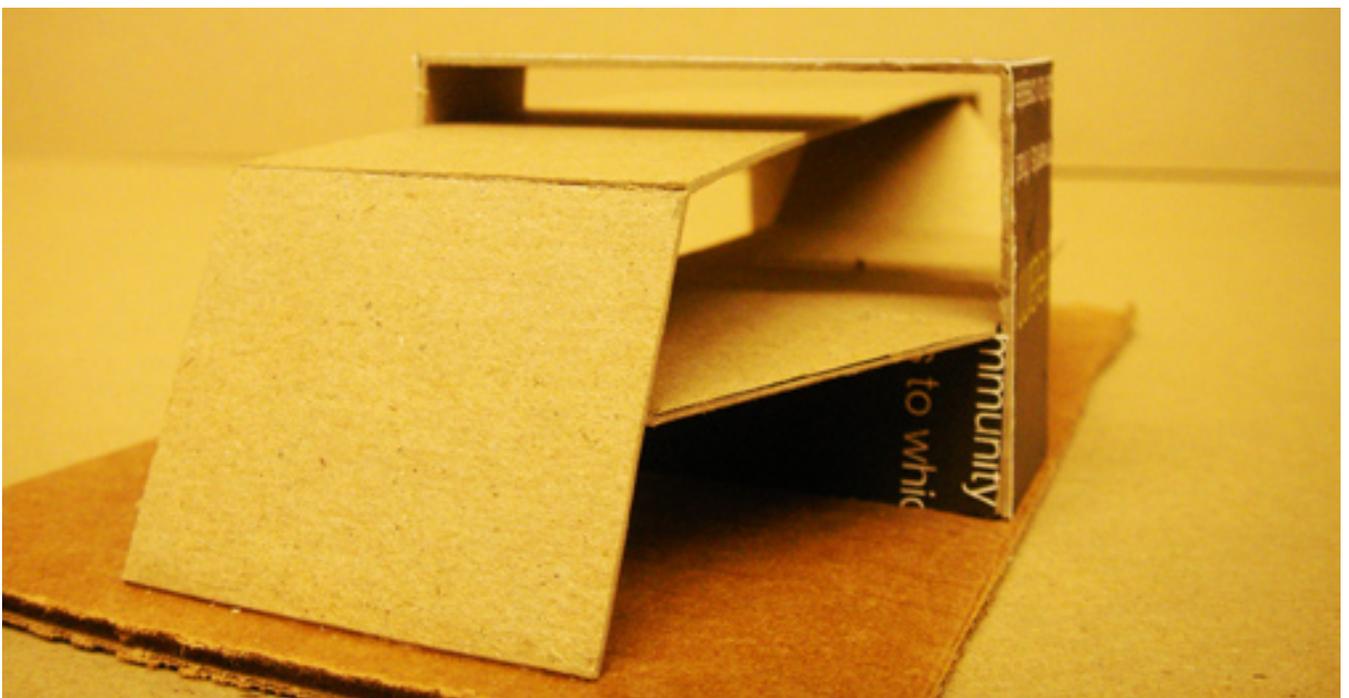
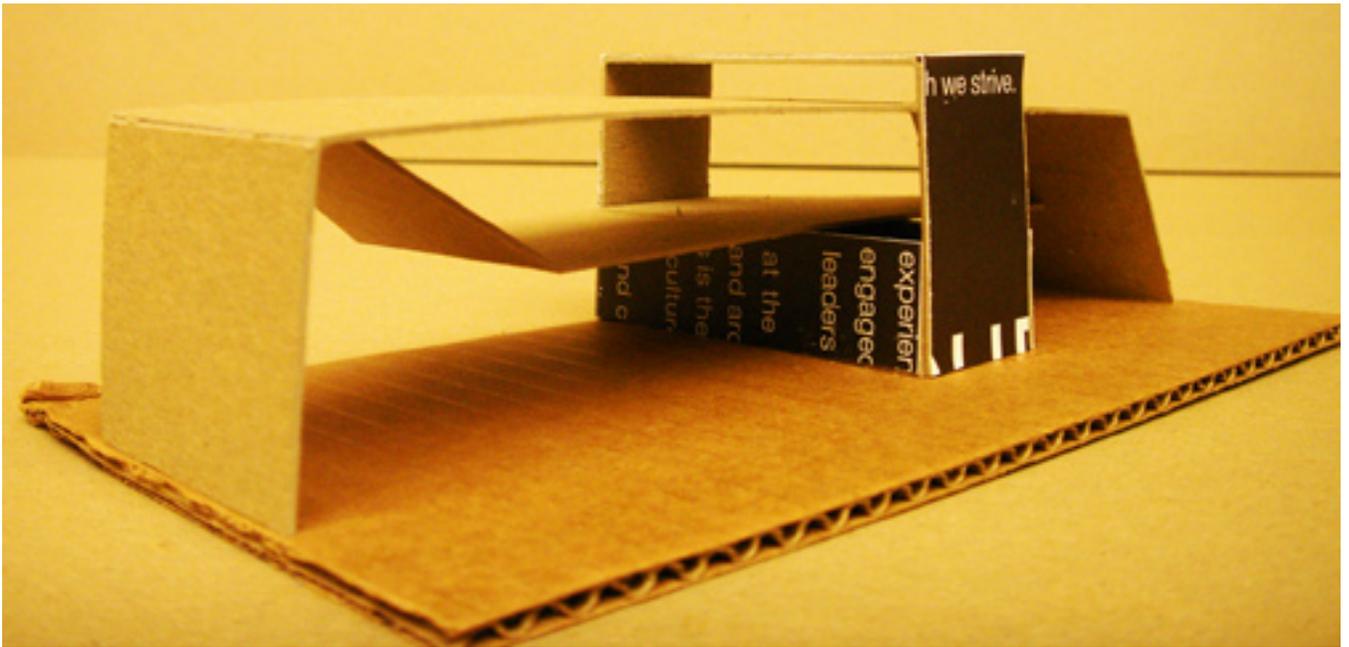
I had a number of concepts in mind as I approached the site, and eventually, the project itself. I began by considering the relation of vacancies to one another, and how they related to the existing built environment. Though few in number, the residents of the site had generally been there for long periods, and it was important that they be treated accordingly, with a design empathetic to the existing condition. Therefore, sensitivity to building placement and relations was of the utmost importance.

Initially, the project program was vaguely defined as live/work spaces. The intention was to redefine the corridor while maintaining its intrinsic character.

With a general idea of program, I began to design units to be inserted into the neighborhood, making efforts to use the language and vernacular already present in the neighborhood in harmony with modern design cues. The relation of spaces within the units was also of the utmost importance as the project program was developed and began to take physical form.



circulation/interior space studies

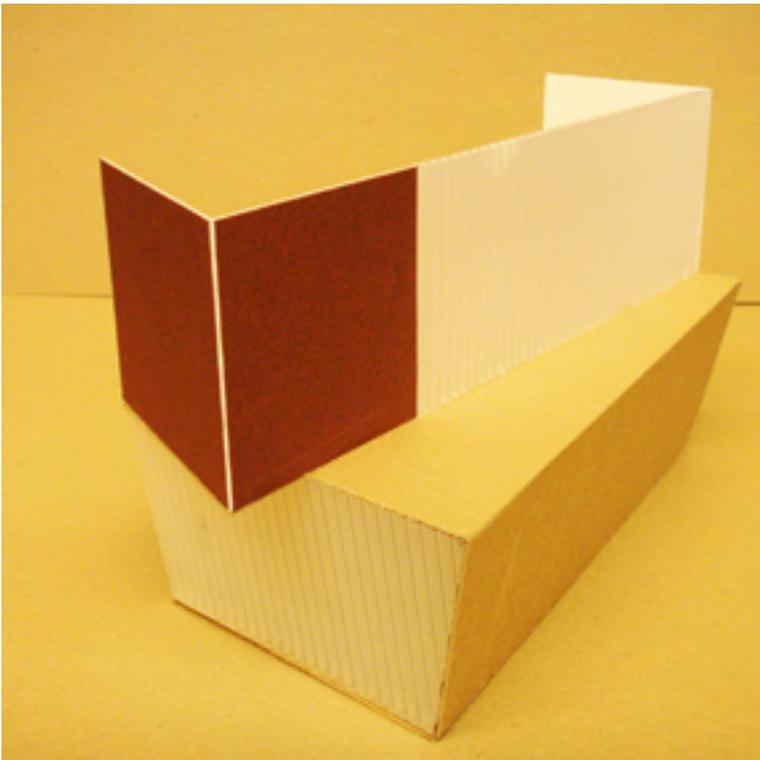


initial prototypes



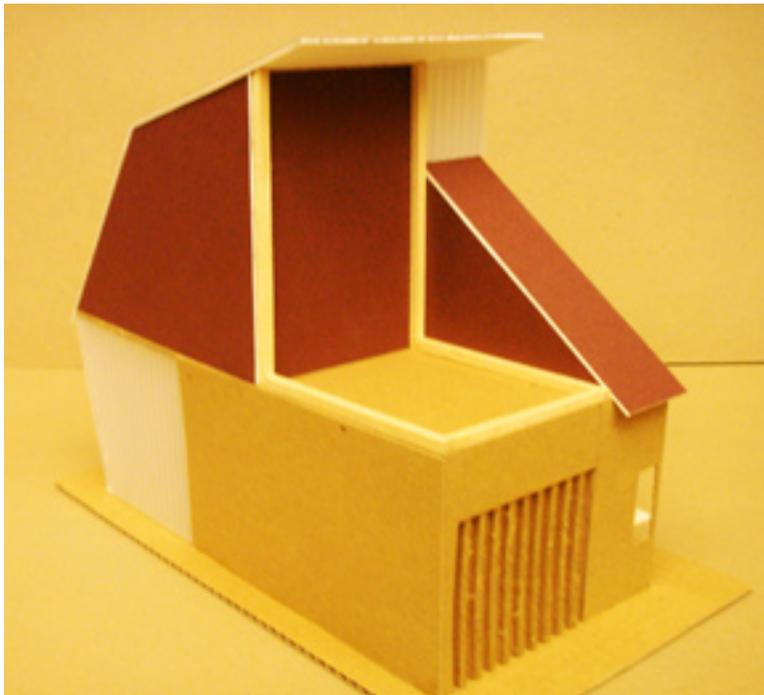
Two initial concepts of exterior form and interior layout, with close attention paid to

1. Exterior articulation and its relation to the existing neighborhood.
2. Relationship of living, working, and exterior spaces. Particular interest in progression from public to private.

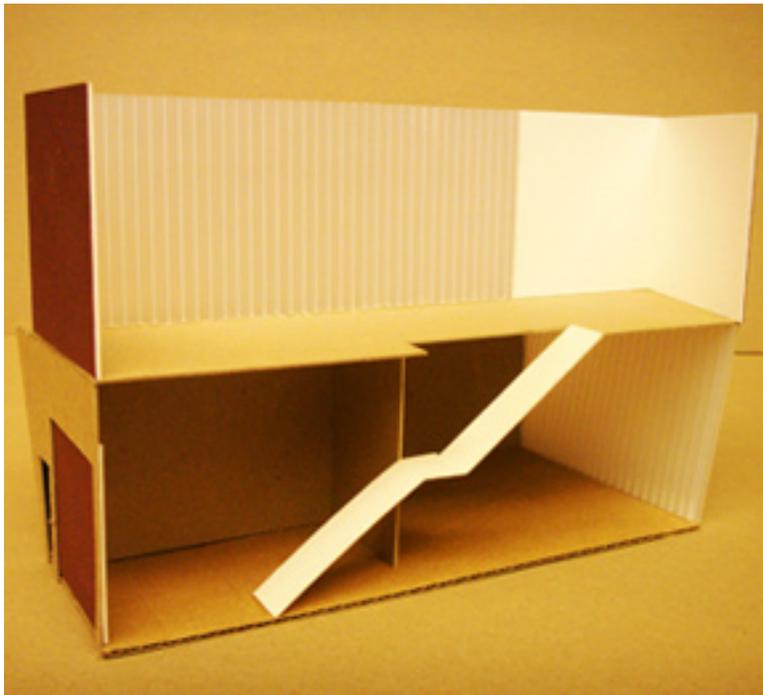
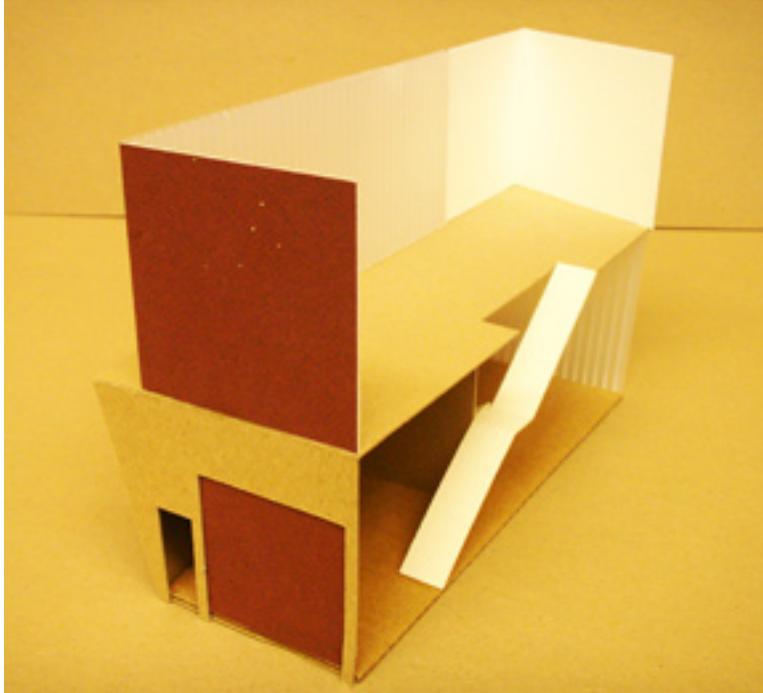


First concept (top image) uses more traditional design language, reinterpreted. Second concept strays further from typical styles found otherwise in the neighborhood.

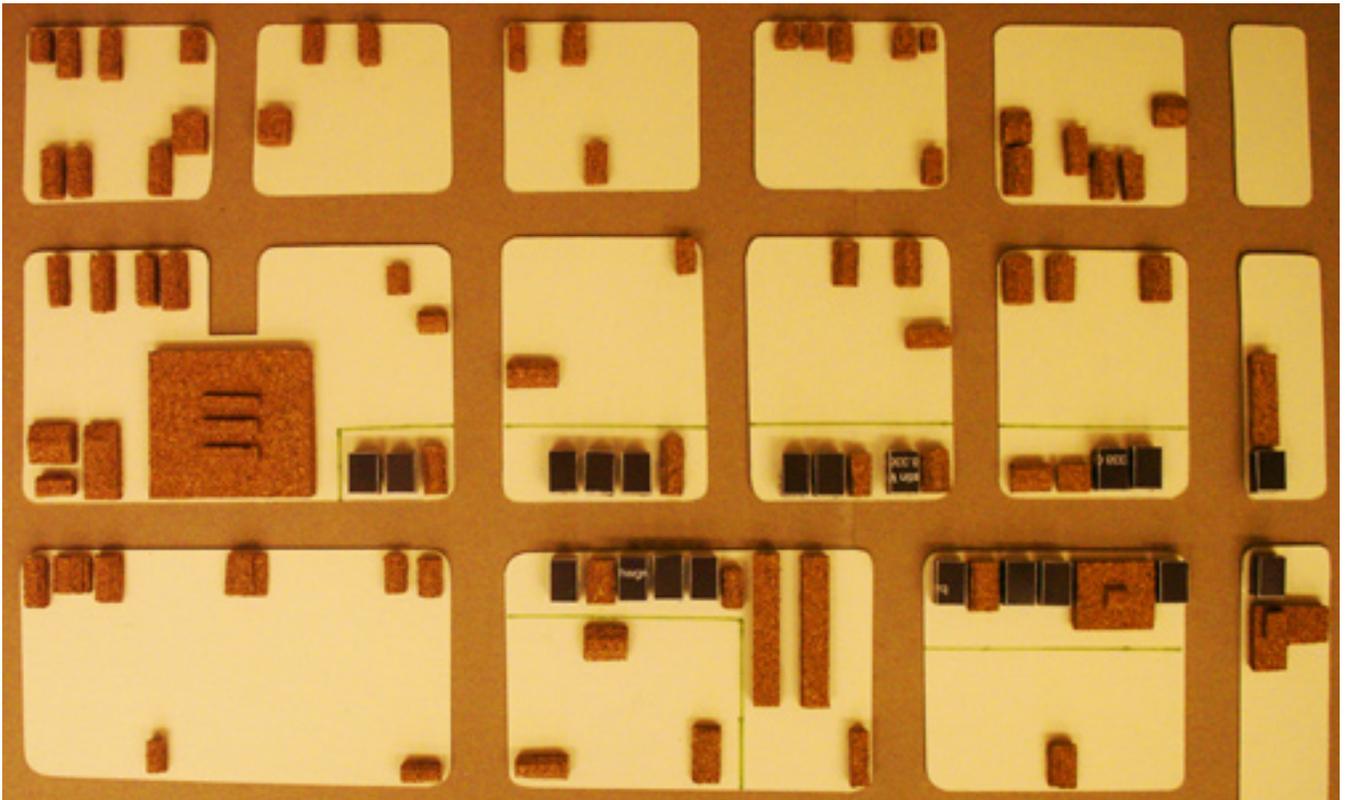
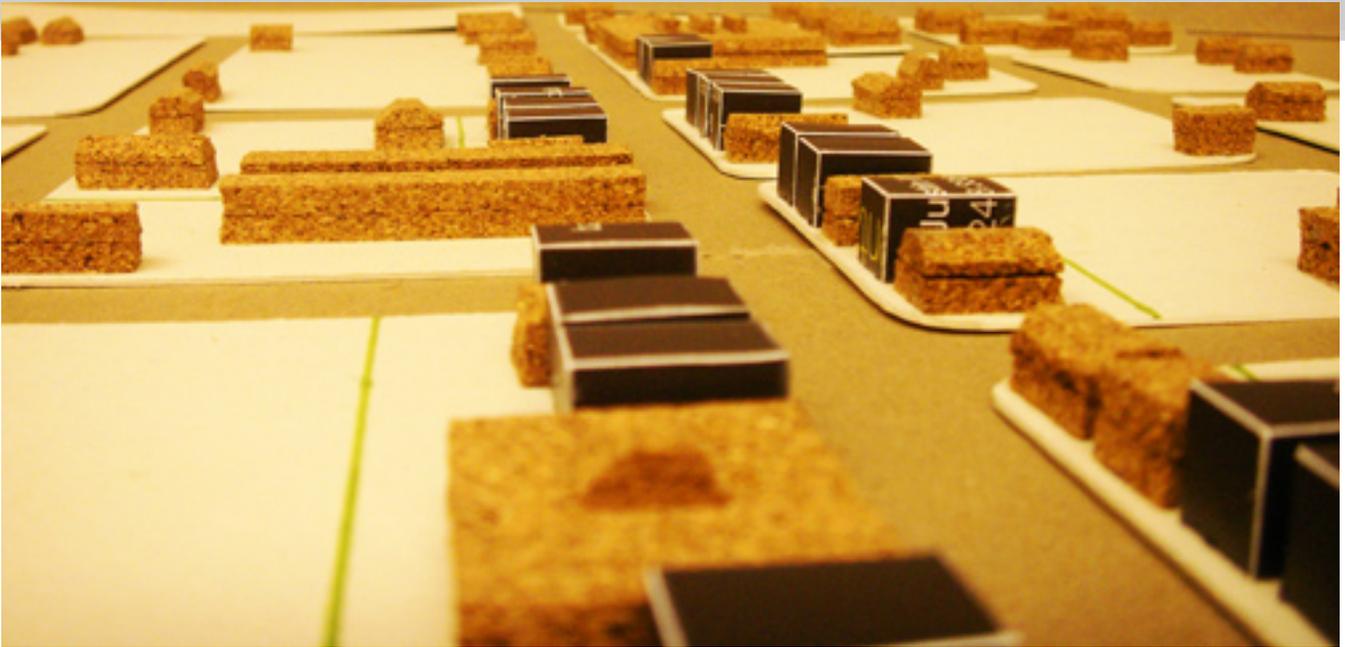
initial prototypes



initial prototypes

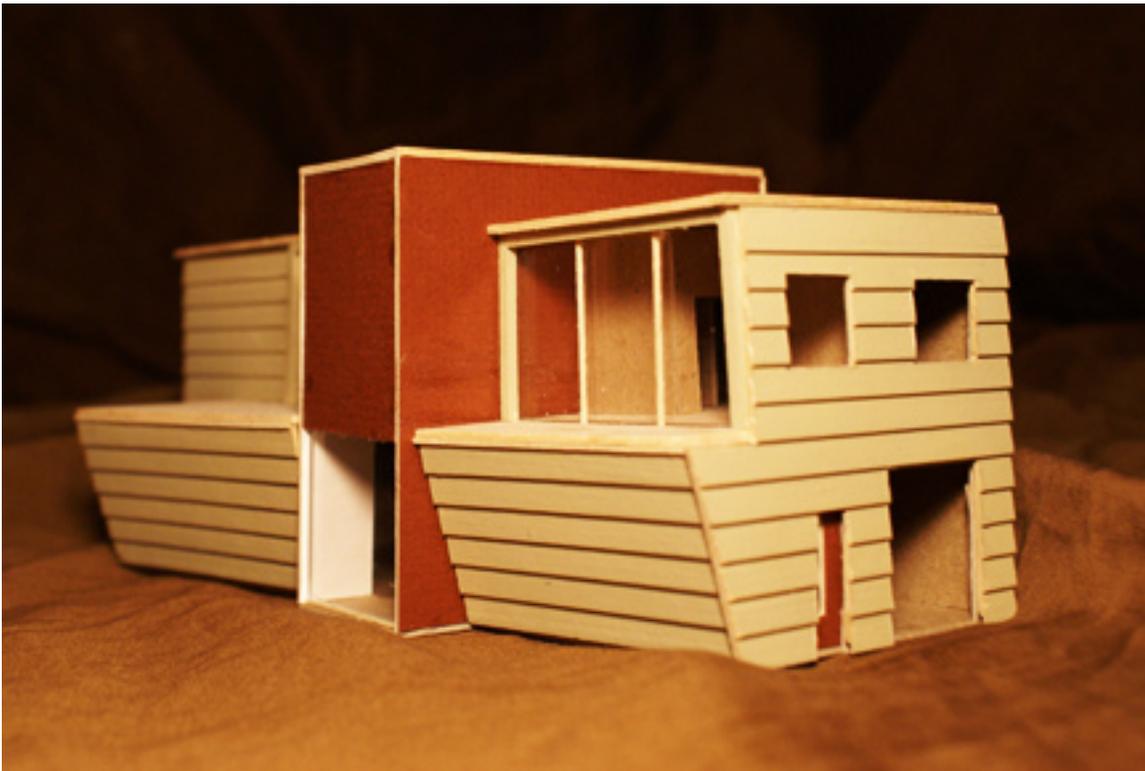


proposed unit placement

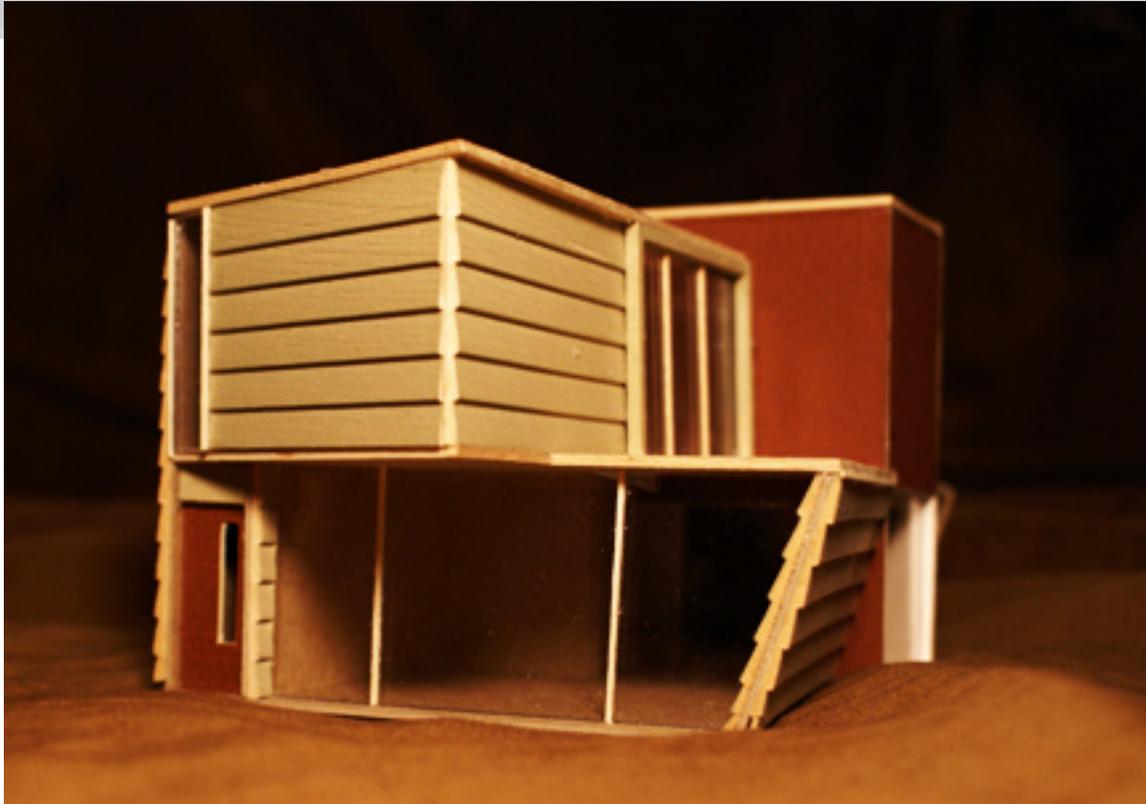


The placement of units was driven not only by vacancy, but also by sensitivity to surrounding context. Homes with clearly designated outdoor spaces were not encroached upon, and access to the new units was designed to create new shared outdoor spaces.

unit design a

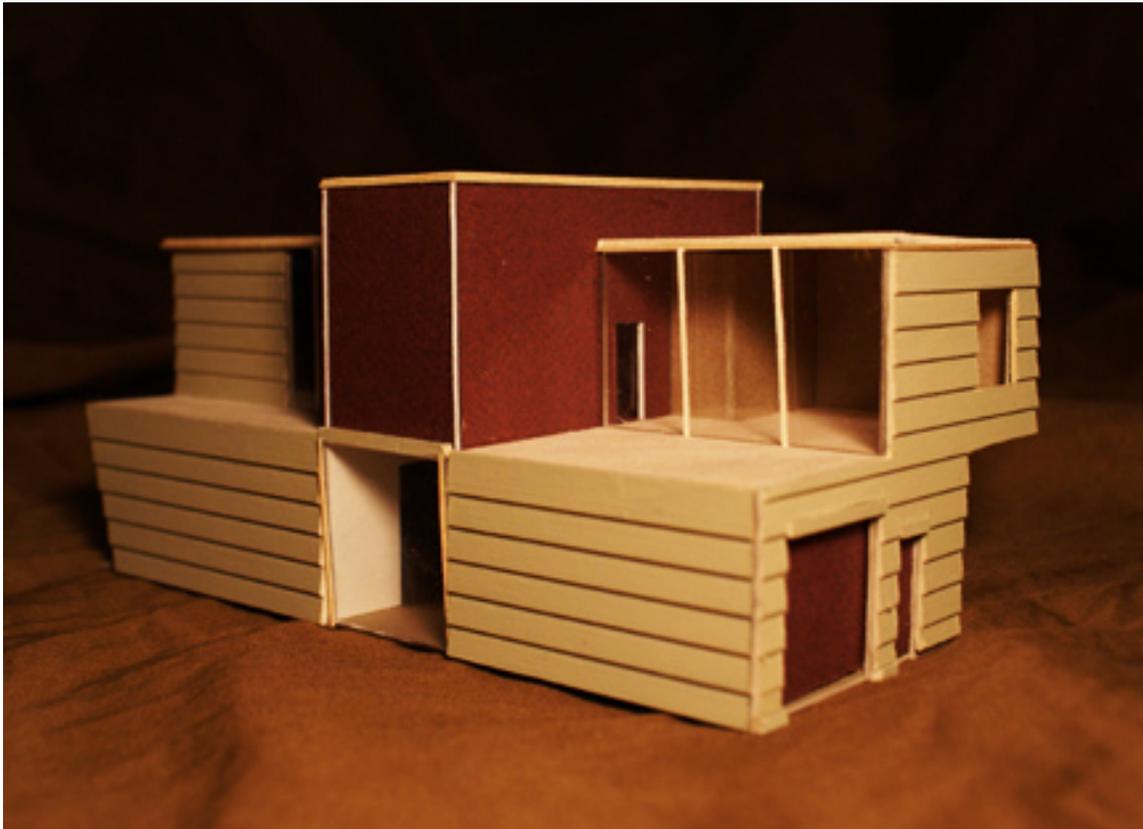


One of two initial unit designs. Intentions were modern forms paired with traditional materials. Center mass contains circulation and divides outdoor space.



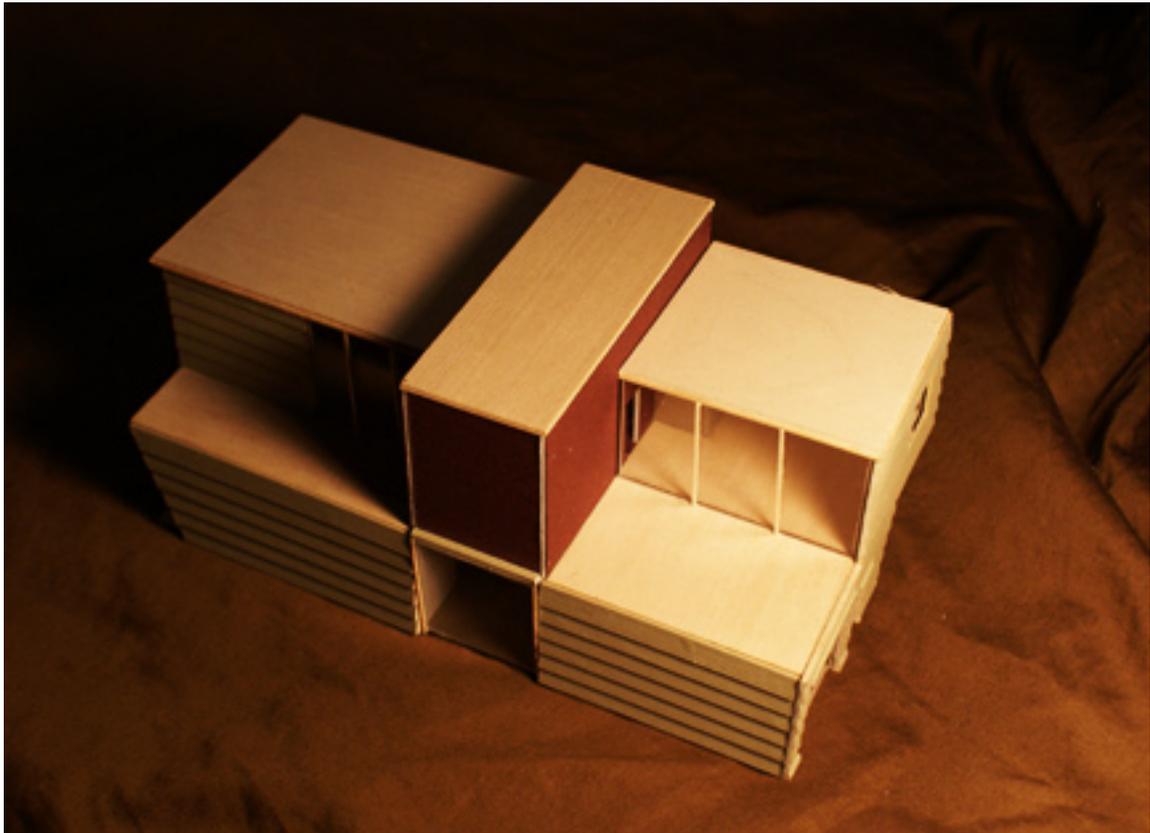
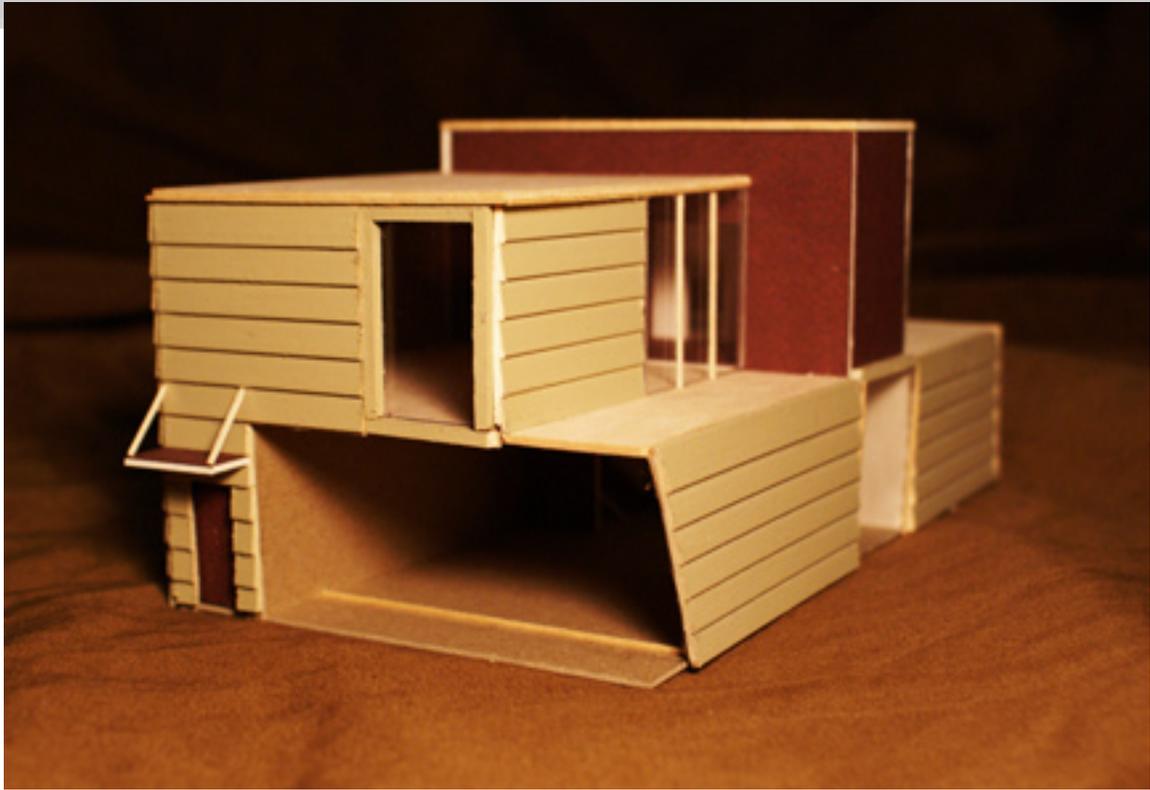
Glass street facade is to display an incorporated retail space.
(live/work/retail)

unit design b



Second of two designs. Less of a departure from neighborhood vernacular.

unit design b



From the design process and subsequent critiques, a number of issues arose that needed to be changed or resolved.

First, the site was extended north to Martin Luther King Jr. Boulevard, a major thoroughfare that serves as a natural boundary.

Next, the units themselves needed to be varied in order to accommodate different lifestyles and contextual site conditions. Single units, all with work and retail spaces were too general of a solution for the needs of the area. Building typologies and project program were altered to include multiple residence units and site specific orientations. A single residence was retained, however, as one of the typologies.

Lastly, the design language required subtle modifications in order to assimilate into the neighborhood. Fenestration, rooflines, and building scale are among the issues addressed.

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final design

final design notes

The designated site for the project is a neglected corridor serving as a traffic artery between two relatively successful points in the city. In this site, my project hopes to create a new place, forged by the connection of two other places. It hopes to transform the area into a district with a distinct identity, separate from the points it connects, but still retaining qualities intrinsic to them. The project aspires to be a cohesive, linear development with a distinct progression from one end to another. The project could plausibly be a single phase of many, branching in several directions to link points throughout the city.

These objectives are achieved with a series of live/work/retail units and an accompanying program underlying their design and arrangement. The building type was chosen in an effort to be contextually appropriate. The area has an inherently residential nature, but is also defined by an emerging artist and entrepreneur community. There are three different unit designs, tailored to the specific site. They include a three residence multi-lot unit, a three residence corner lot unit, and a single residence one lot unit. All units incorporate second level living spaces above separate work spaces and shared retail space that fronts the street. The three residence units include a living space that does not have a work space or retail space. Additionally, the single residence does not have a dedicated retail space.

final design notes

All units strive to incorporate into the existing neighborhood fabric while bringing in a new design language. They employ traditional material alongside modern ones. Select fenestration reinterprets the existing buildings in the area- for instance, the three windows in the work space echoing the three window pattern seen on bay windows throughout the area. Another example is the second level terrace on the units, reinterpreting the porches of the neighborhood through the way the massing and shading is articulated. And generally, the building forms reiterate neighborhood vernacular. For example, the units incorporate both peaked and flat roofs, reflecting the mixture of residential and light industrial uses in the neighborhood.

Additionally, the units are arranged programmatically and contextually. First, they are arranged according to physical condition; the size of the vacant lot(s) and its position relative to the street and other structures. Units are strategically placed, progressing from primarily single residence units at the north end of the site to a prevalence of three residence units at the south end. This is reflective of the types of buildings at either end of the site.

This also creates a transition of professions of residents. Professions at the north of the site are more small scale and service oriented, while at the south end they are larger in scale and of a craft-based character.

Site Program: Units will be placed contextually and where site conditions necessitate. At the north end of the site, the new built environment will consist primarily of single residence/single lot units. The unit types will become progressively more diverse with progression to the south end of the site. The south end of the site, unlike the north, will consist primarily of three residence/multiple lot units.

3 unit types:



unit a



unit b



unit c

- a** 3 residences
Multiple lots, linear arrangement
2 private work spaces
1 shared retail space
- b** 3 residences
Multiple lots, corner condition
2 private work spaces
1 shared retail space
- c** 1 residence
Single lot
1 workspace

unit a

Total Square Footage: 7780 Sq. Ft.

Bottom Level: 3680 Sq. Ft.

Work Space:	805 (x2)=1610 Sq. Ft.
Retail Space:	900 Sq. Ft.
Utility Space:	70 (x3)=210 Sq. Ft.
Bathroom:	70 (x2)=140 Sq. Ft.
Outdoor/Patio Space:	315 (x2)=630 Sq. Ft.

Upper Level: 4100 Sq. Ft.

Residence I/II: 1480 Sq. Ft.

Bedroom 1:	155 Sq. Ft.
Bedroom 2:	180 Sq. Ft.
Bathroom 1:	75 Sq. Ft.
Bathroom 2:	115 Sq. Ft.
Closet (Total):	65 Sq. Ft.
Kitchen:	165 Sq. Ft.
Living/Dining Space:	580 Sq. Ft.
Outdoor/Terrace Space:	230 Sq. Ft.

Note that this residence is mirrored on the opposite side of Unit A, effectively doubling the listed square footages.

Residence III: 1090 Sq. Ft.

Bedroom:	210 Sq. Ft.
Bathroom:	105 Sq. Ft.
Kitchen:	165 Sq. Ft.
Living/Dining Space:	480 Sq. Ft.
Outdoor Space (2 terraces):	465 Sq. Ft.

unit b

Total Square Footage: 6830 Sq. Ft.

Bottom Level: 3500 Sq. Ft.

Work Space:	655 (x2)=1310 Sq. Ft.
Retail Space:	836 Sq. Ft.
Utility Space:	65 (x3)=195 Sq. Ft.
Bathroom:	75 (x2)=150 Sq. Ft.

Upper Level: 3330 Sq. Ft.

Residence I/II: 1205 Sq. Ft.

Bedroom 1:	155 Sq. Ft.
Bedroom 2:	245 Sq. Ft.
Bathroom :	85 Sq. Ft.
Closet (Total):	30 Sq. Ft.
Kitchen:	165 Sq. Ft.
Living/Dining Space:	400 Sq. Ft.
Outdoor/Terrace Space:	220 Sq. Ft.

Note that this residence is mirrored on the opposite side of Unit B, effectively doubling the listed square footages.

Residence III: 900 Sq. Ft.

Bedroom 1:	135 Sq. Ft.
Bedroom 2:	130 Sq. Ft.
Bathroom:	80 Sq. Ft.
Kitchen:	165 Sq. Ft.
Living/Dining Space:	325 Sq. Ft.
Outdoor Space (2 terraces):	90 Sq. Ft.

unit c

Total Square Footage: 2570 Sq. Ft.

Bottom Level: 1090 Sq. Ft.

Work Space:	805 Sq. Ft.
Utility Space:	70 Sq. Ft.
Bathroom:	70 Sq. Ft.

Upper Level: 1480 Sq. Ft.

Bedroom 1:	155 Sq. Ft.
Bedroom 2:	180 Sq. Ft.
Bathroom 1:	75 Sq. Ft.
Bathroom 2:	115 Sq. Ft.
Closet (Total):	65 Sq. Ft.
Kitchen:	165 Sq. Ft.
Living/Dining Space:	580 Sq. Ft.
Outdoor/Terrace Space:	230 Sq. Ft.

*While Unit C does not have a labeled or delineated retail space, the work space can be adapted to accommodate a retail facility. Furthermore, Unit C is tailored for private service professions (lawyer, consultant, CDC, etc.) that don't typically require retail space.



unit a

Geared toward those in need of large work spaces paired with large display/retail spaces. Also houses resident(s) unrelated to work occurring at ground level. Type of work: Craft-based work; painters, sculptors, metal work, etc.



unit b

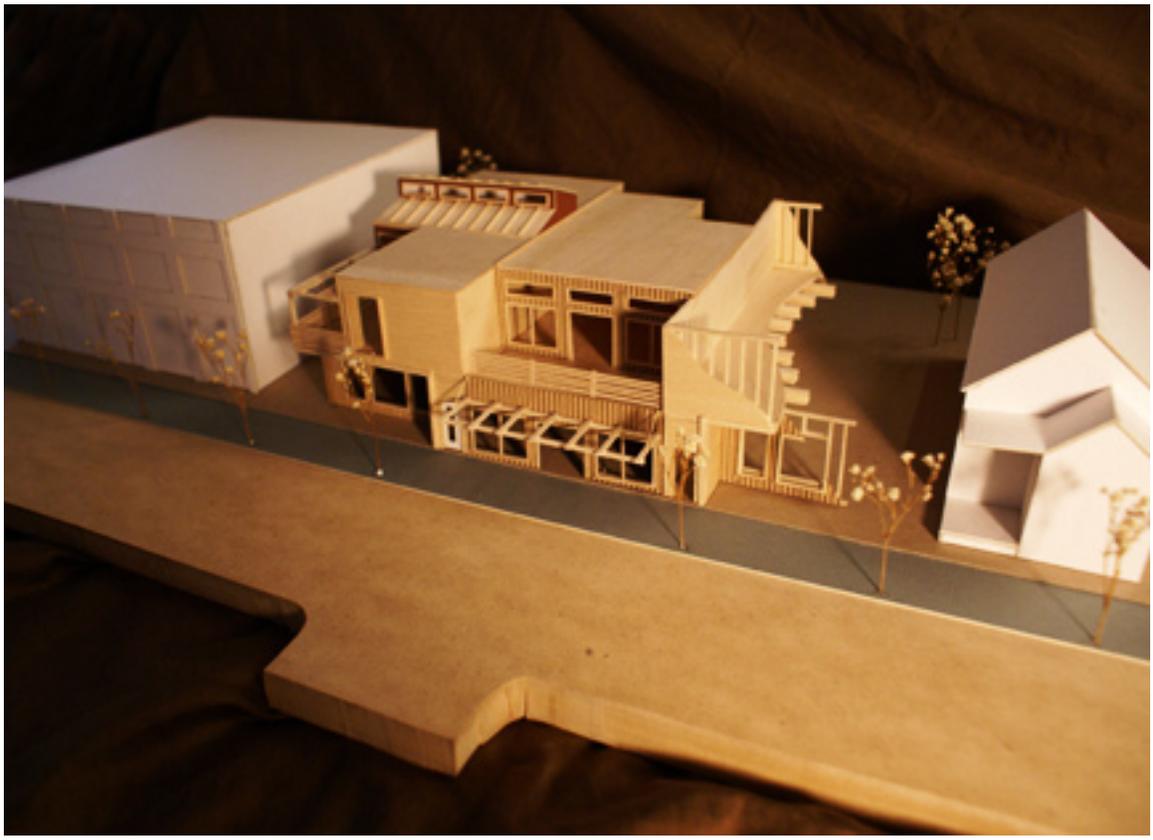
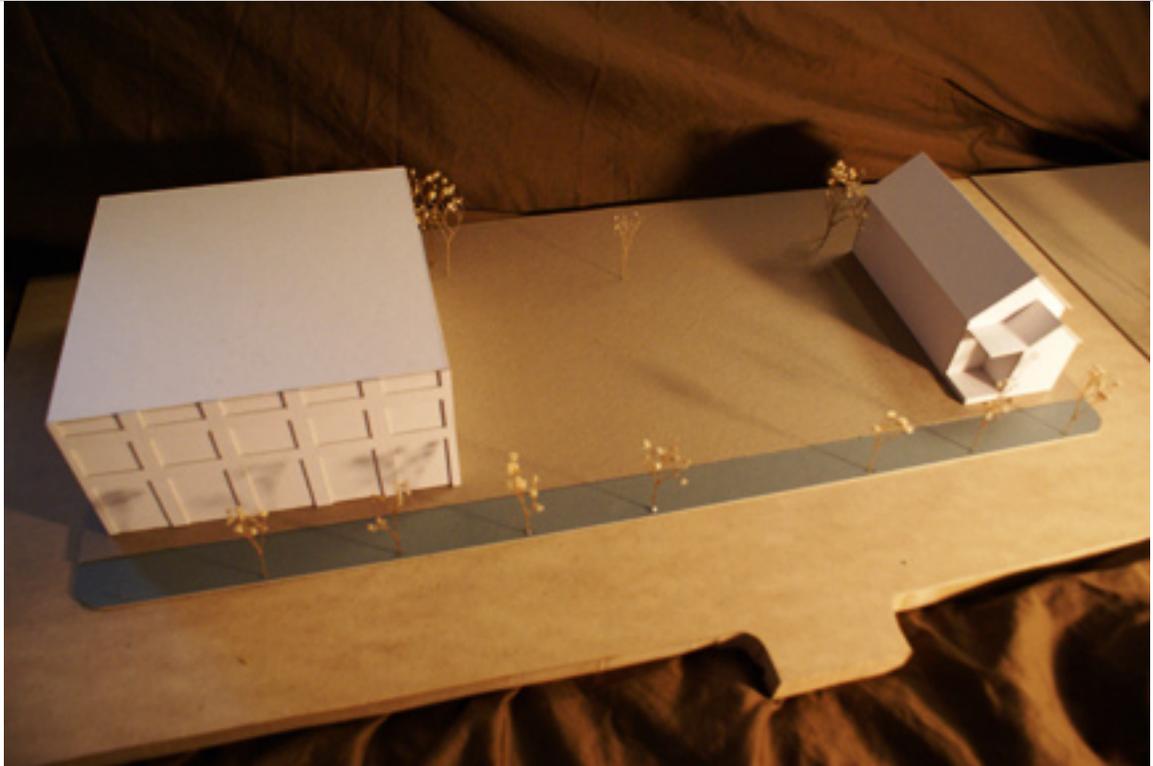
Identical in theory to Unit A, but configured differently due to site. Provides slightly more visible/prominent retail frontage. In addition to craft-based work, the space could be adapted to house a small office.



unit c

Just one residence paired with a work space. Unit C caters to service-based professions. Examples include community development corporations, consultants, and psychologists.

unit a physical model + context



unit a physical model + context



unit a physical model + context



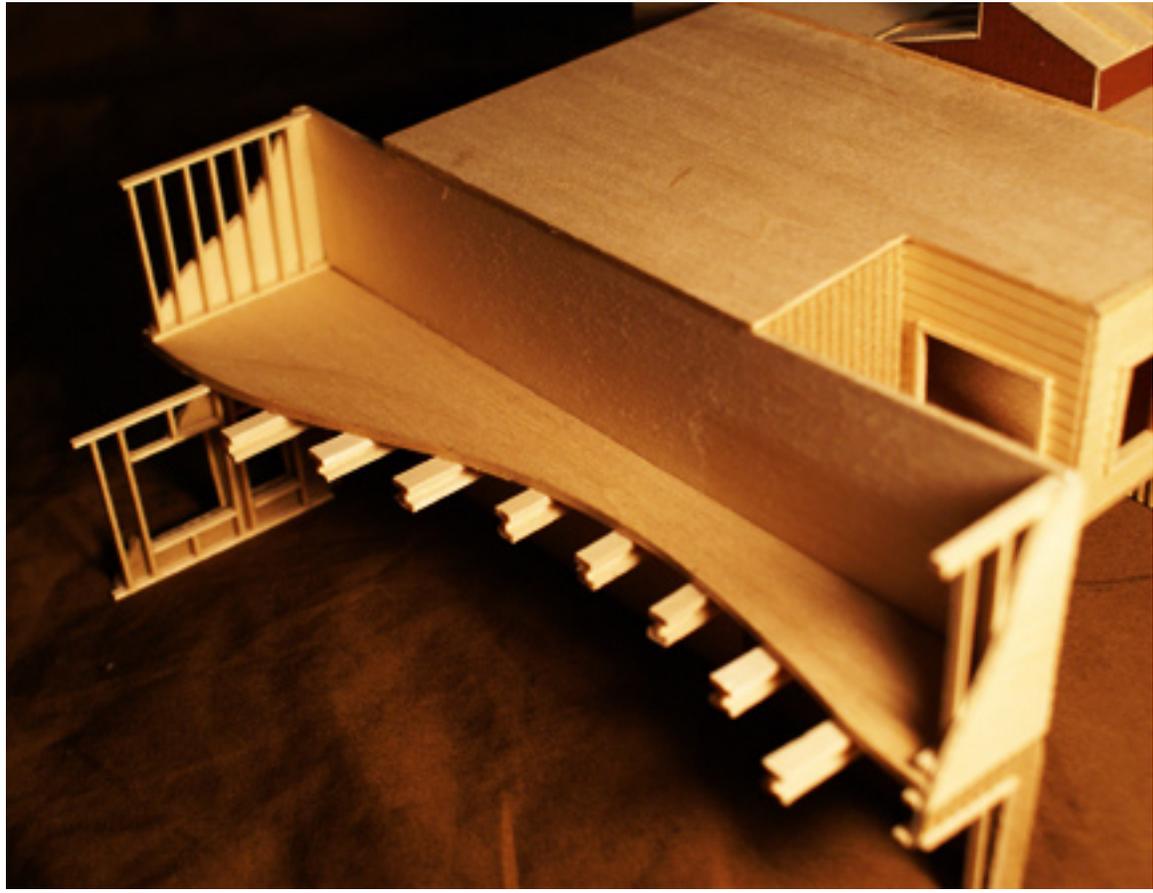
unit a physical model + context



unit a physical model + context



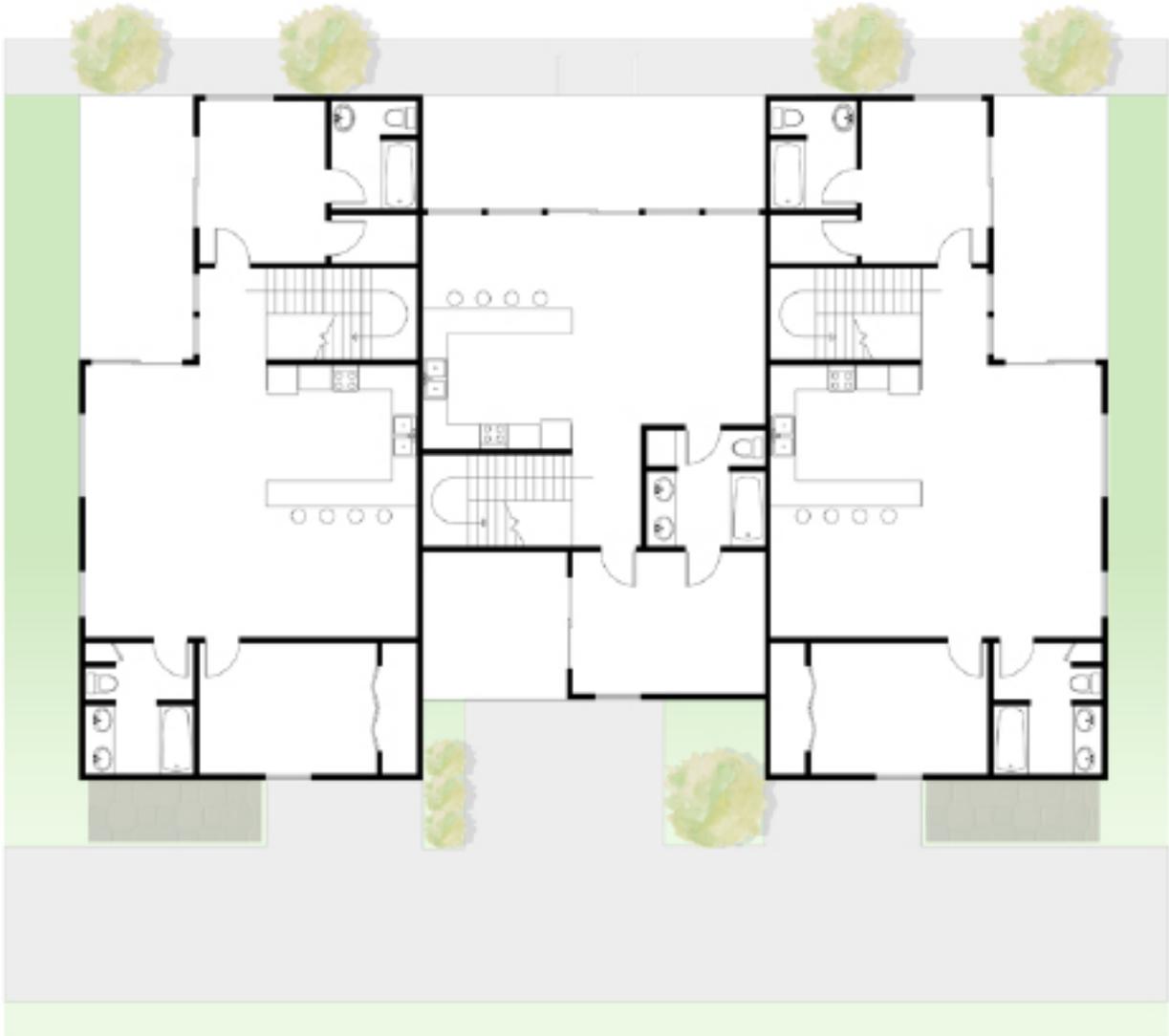
unit a physical model + context



floor plans: unit a first level



floor plans: unit a second level



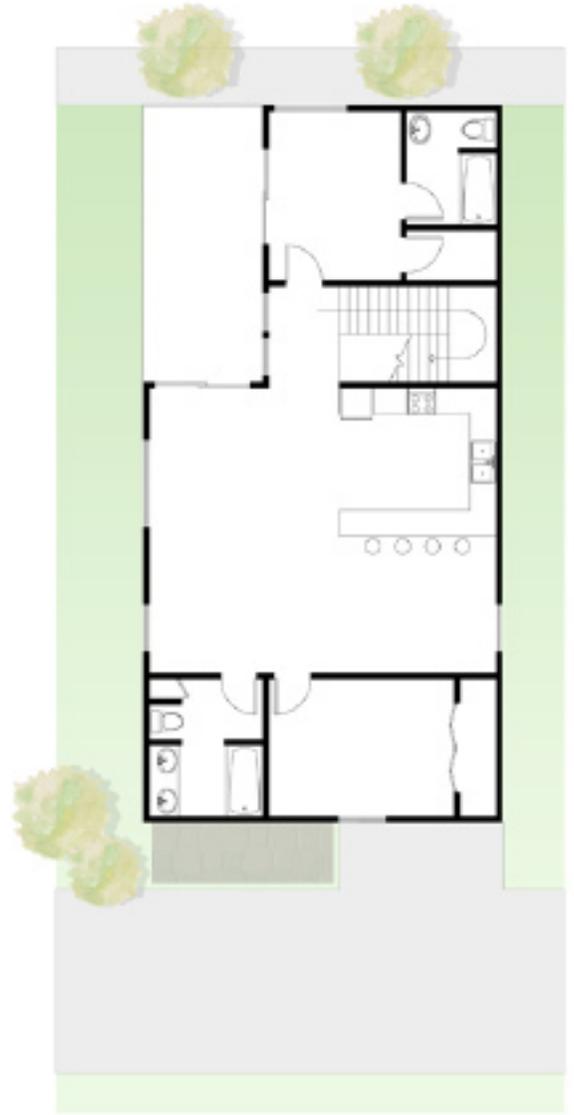
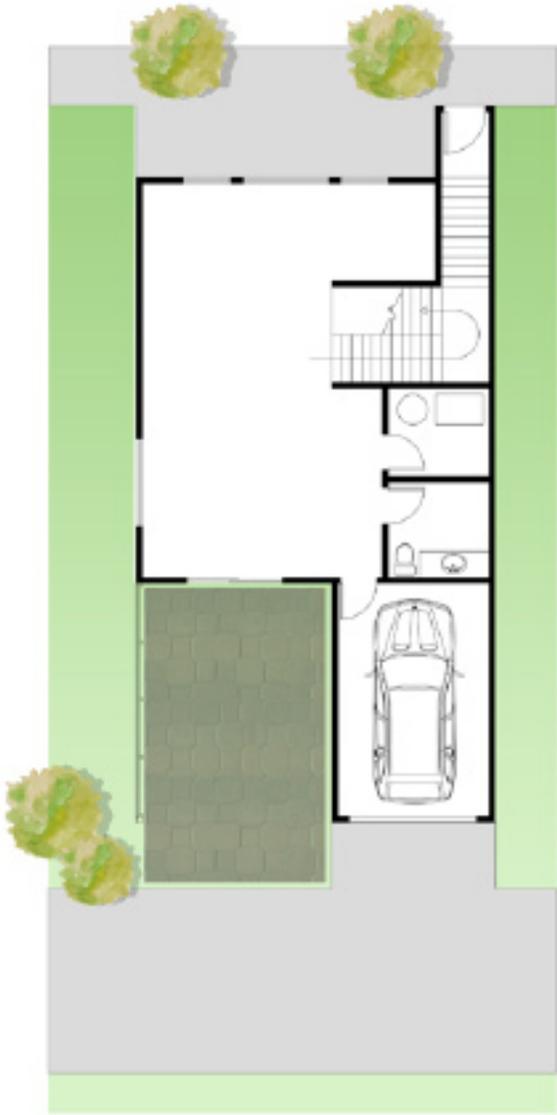
floor plans: unit b first level



floor plans: unit b second level



floor plans: unit c first + second level



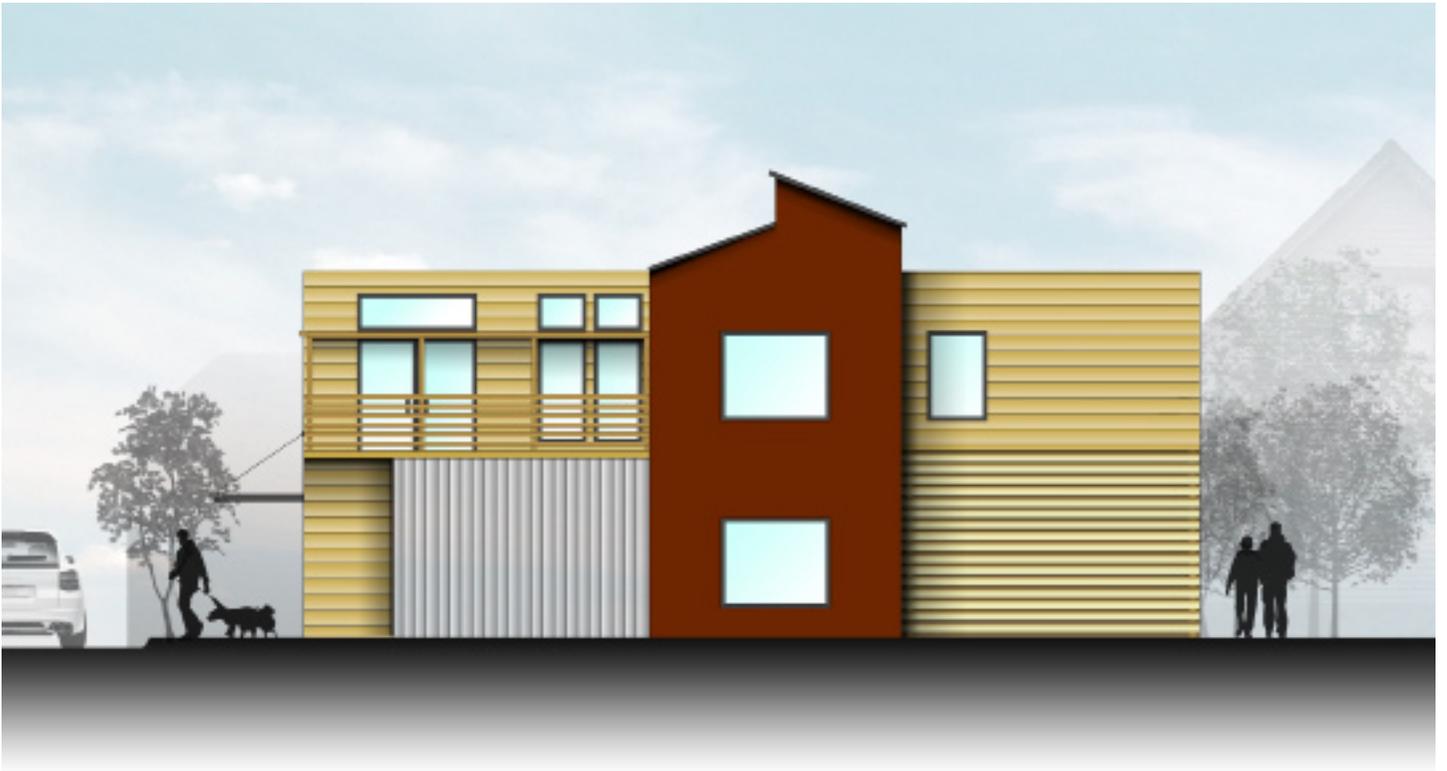
unit a street elevation



unit b street elevation



unit c side elevation



street facade/integration



street facade/integration



unit a section



unit a section



unit c section



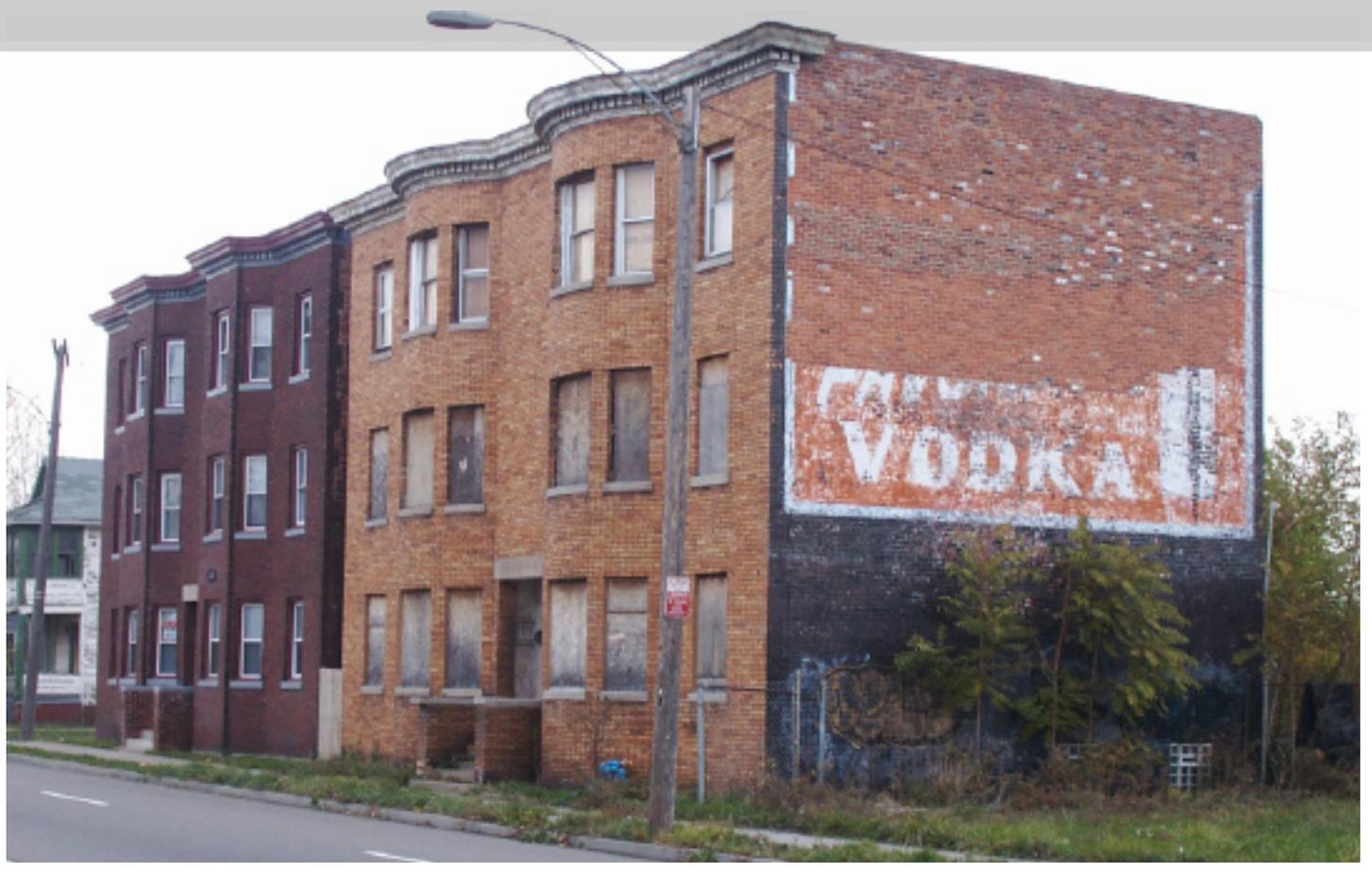
unit c section



proposed insertion illustration



proposed insertion illustration



site detail: shared spaces



shared spaces

An important feature in the project proposal is the space shared by both new units and existing homes. With automobile and primary residential access at the rear, the area risks becoming a paved dead zone, serving only as a parking lot and a transition between car and home. However, to prevent this from happening, the back side of the units will be as articulated and engaging as the front. This is achieved primarily through incorporating outdoor spaces at the rear of the units. All three units have either terrace or patio elements adjacent to vehicle parking and access. The environment is softened by the use of landscaping and materials such as wood and natural stone around the spaces. By making the rear of the units as engaging as the front, it creates a whole new “street” lining the private spaces of the neighborhood. Where the traditional street will become a major, public pedestrian thoroughfare, the back yard space remains exclusively for residents, where they have their own personal version of the street. Paving and landscaping elements will tie new development into the old. See the following pages for illustrations of outdoor spaces.

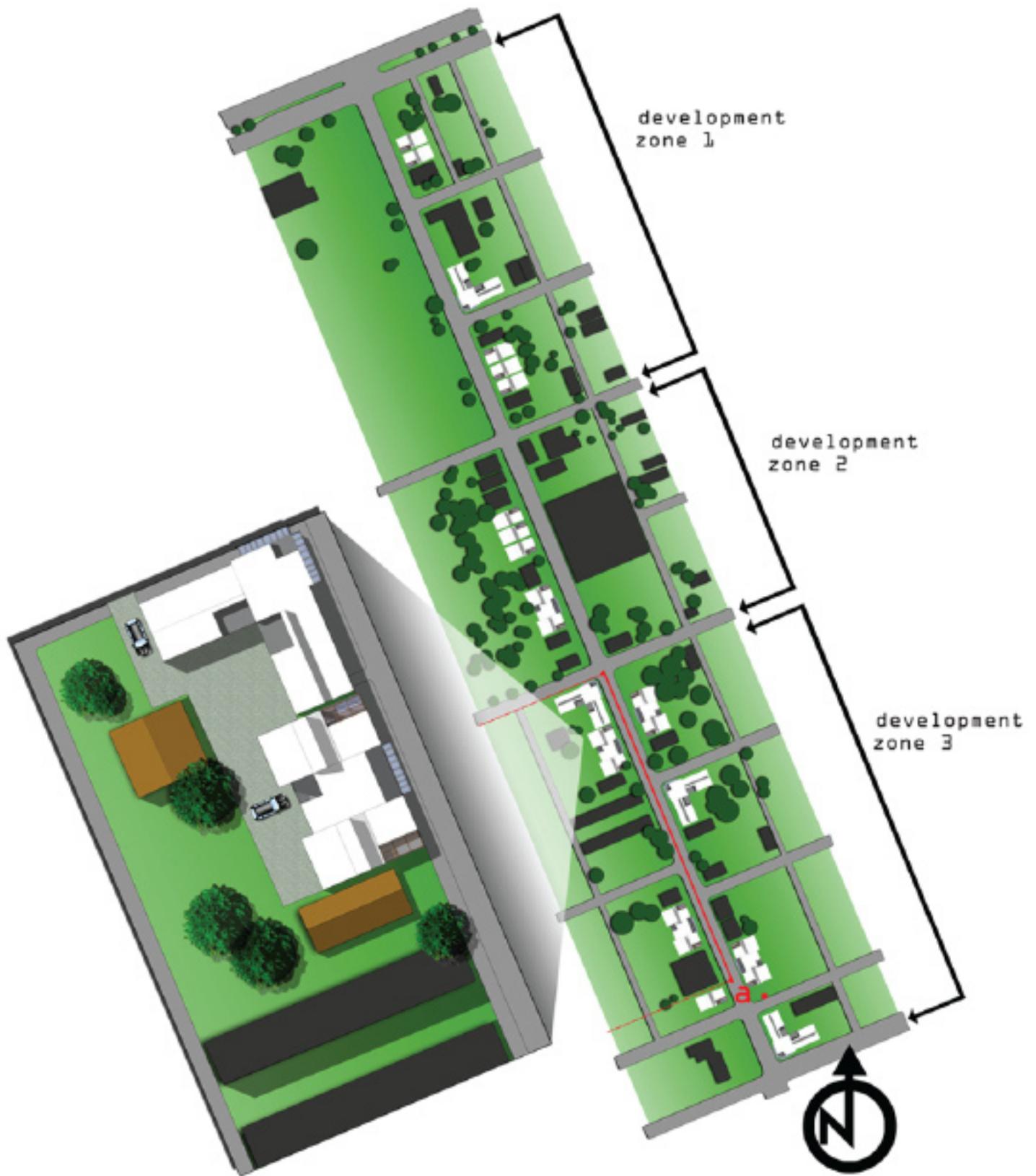
unit a rear view



unit a rear view



site plan



site notes

The preceding site plan demonstrates the placement of units along the length of the site. It shows the current state of abandonment (as some of the few remaining structures stand unoccupied) and how the units incorporate with what is already there. Also, more importantly, it makes the progression of unit types from north to south clear. The site is divided into zones based on primary unit type, with zone one, at the north of the site, being primarily single residence units, zone two as a transitional mixed zone, and zone three, at the south of the site, being primarily three residence units.



detroit: viability through connection



conclusions

As outlined in the initial written exploration of issues surrounding the project and its site, any proposed design necessitated a cohesive, multi-faceted approach. The project had to serve as a connective link between points of success while simultaneously developing its own healthy urban identity.

To a limited degree, the proposed project begins to achieve the objectives set forth. Its greatest weakness lies in its limited implementation. The site is limited in its ability to transform and redefine a district due to its size. To redevelop a single street over seven blocks is not a dramatic enough gesture to hope to truly transform a place's identity while also connecting two other places.

However, the project serves as an excellent small-scale template for larger endeavors. The motivation behind building typology, unit design, and programmatic arrangement could plausibly be applied to projects spanning much larger distances. It is within the theoretical foundation of the project that its greatest strengths lie.

Additionally, the urban environment is incredibly dynamic, constantly changing over time. To move the project a few streets over might render it completely ineffective. To some degree, it might be most effective to tackle only small sites, on a contextual basis to ensure that projects are tailored for their micro-environments. In the end, it is clear that a project of this nature must be thoroughly researched so that any design decisions are appropriate to both the immediate locality as well as the larger context.