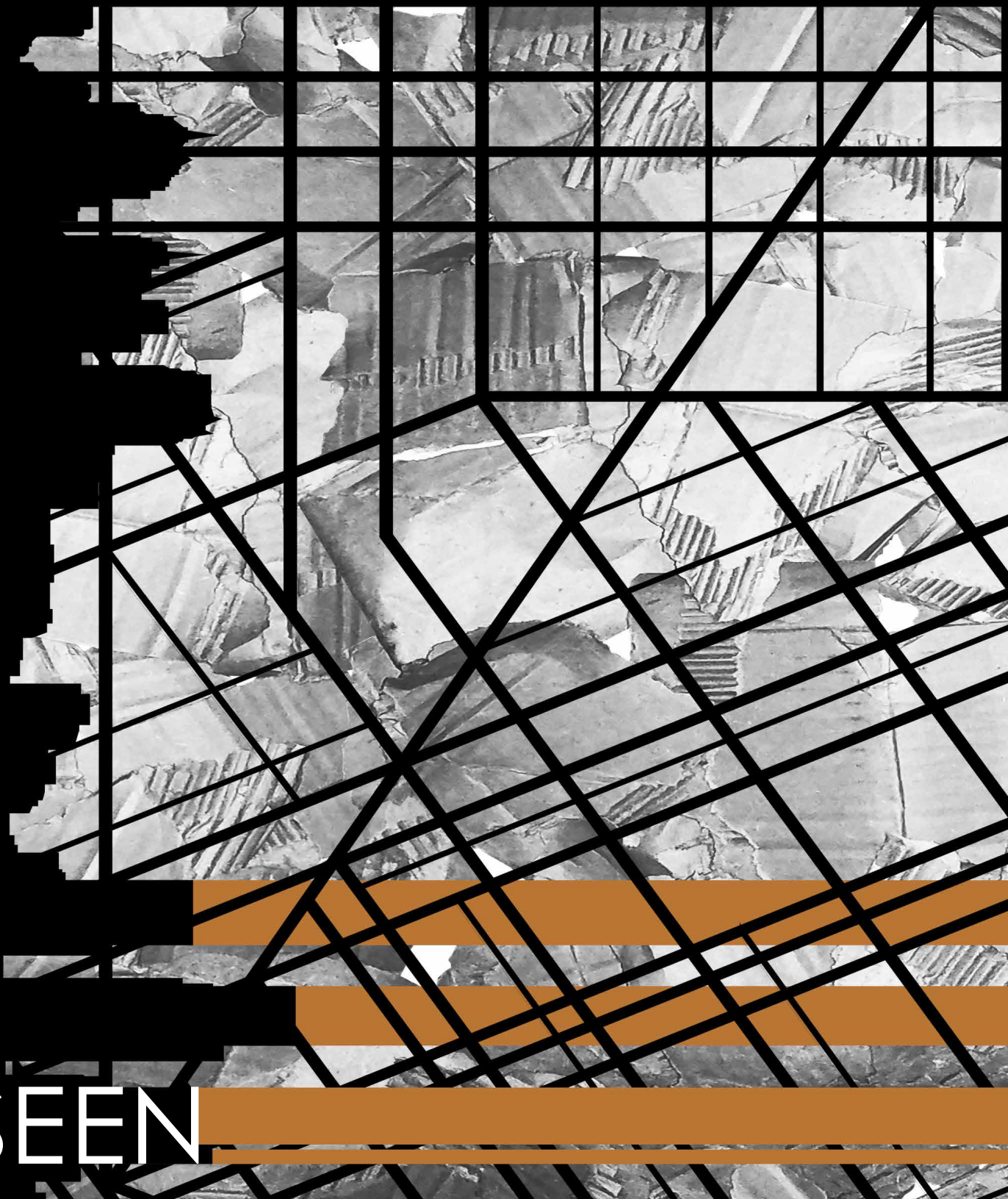


WILLIAMS

UNSEEN





MORGAN WILLIAMS
Master's Studio II
ARCH 5200.01
University of
Detroit Mercy
School of Architecture
Instructor: Wladyslaw Fuchs

UNSEEN

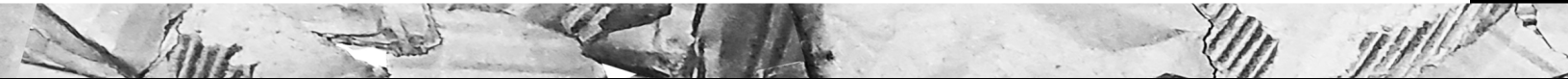
HOMELESSNESS IN DETROIT





“We think sometimes that poverty is only being hungry, naked and homeless. The poverty of being unwanted, unloved and uncared for is the greatest poverty. We must start in our own homes to remedy this kind of poverty.”

-Mother Teresa



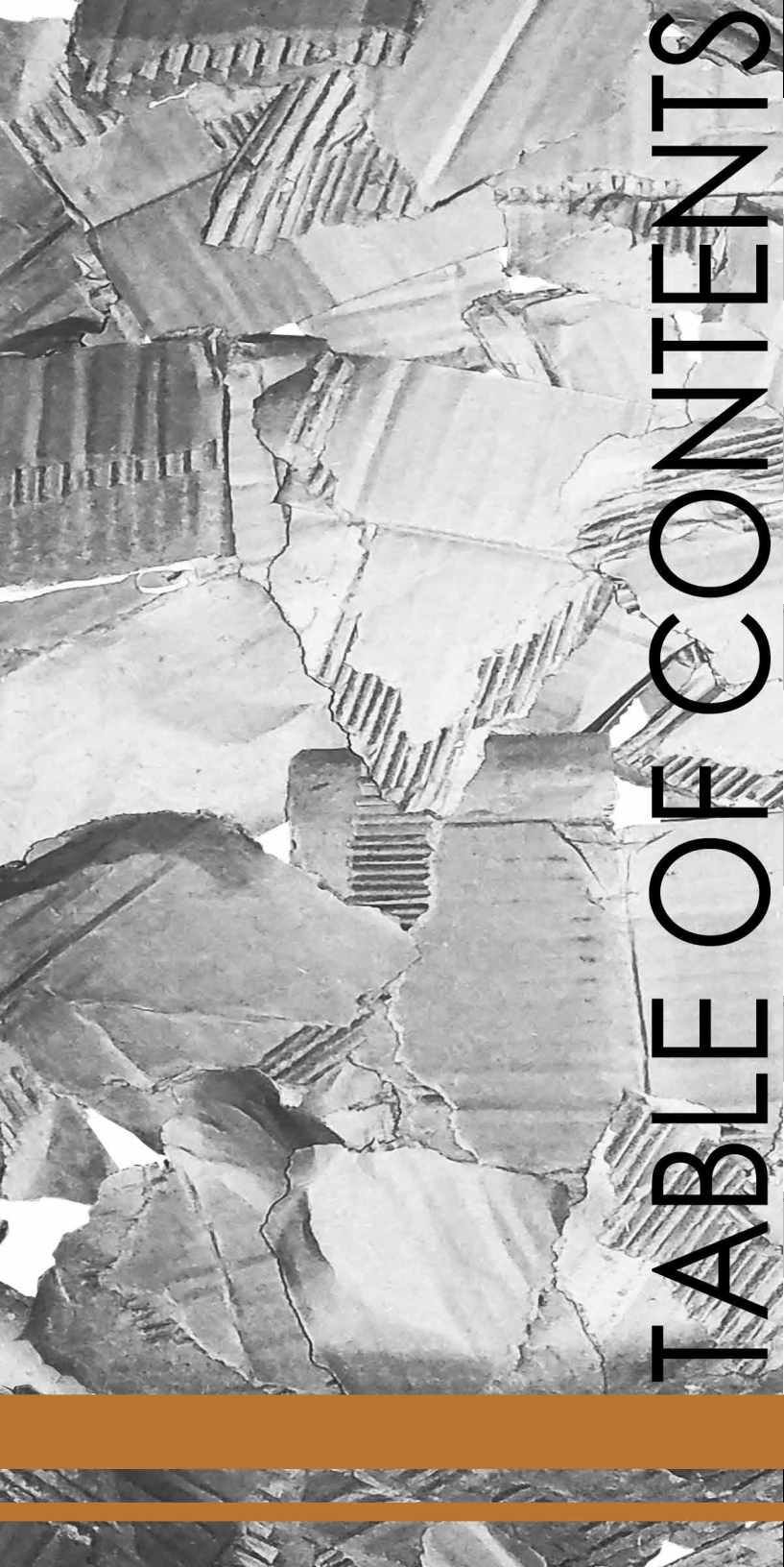


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The Design

Resources

Homelessness. The nameless, faceless and invisible. The unSEEN. The journey to understanding the life, the struggle, the fear and the despair of 30,000 Detroiters.

Factors that impact, not only the homeless population, but every resident of Detroit. The resources, and their availability that affect the future of our city.

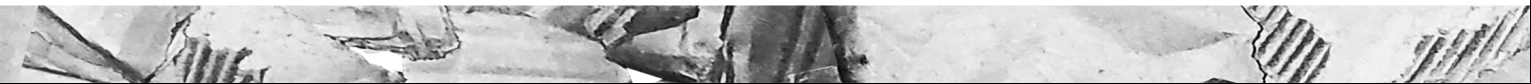
The identification and dissection of the problems, currently experienced by those suffering from homelessness. How do we begin to address those issues?

The need to avoid perpetuating the vicious cycle of homelessness, the location of the facilities is crucial to providing adequate resources for all of those in need.

Can design influence the experience of a space? Can we begin to improve the process by which people seek help by making help worth seeking?

PREFACE

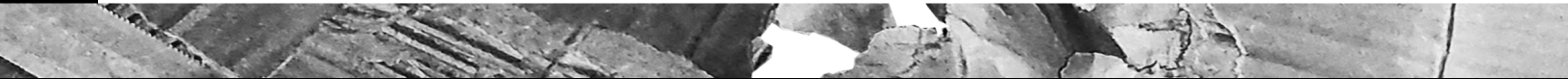




My journey begins at home. A true Texan at heart, born and raised in a city with millions of people and a neighborhood with a thousand problems. I love my home. Dallas is an amazing city, with limitless possibilities. Unfortunately, like every major city, it has its issues that society works exceptionally hard to keep swept under the rug and out of sight. My neighborhood experienced these same issues.

Texas, with its lax gun control laws allowed the criminal and gang violence to go unchecked. My evenings after school were simple. It was too dangerous to go outside and play, so I developed several hobbies. As the evening began to take over the afternoon, and night came, gunshots and sirens were the lullabies playing through my window as I went to sleep every night. You never knew if or when one of those fired bullets were going to ring too close to home, from whatever battle of stupidity surfaced throughout night.

School wasn't any more or less dangerous than it was on the sidewalk in front of my house. Starting in middle school, every morning started with the procession of students through the front door. Upon entering the building, every student was forced to empty their pockets, and walk through a metal detector, as well as have all their possessions searched by Dallas police officers. It



always seemed like there had to be something better they could be doing. If there were rumors of drugs in the school, the officers would bring the K-9 unit, and search every locker, every student and every classroom. I remember the frustrating mornings when that one person thought they could outsmart the Dallas police officers and sneak something inside, only to get caught and hold the rest of us up from simply trying to start our day. I was in college before I realized that my childhood experiences were the exception, not the rule.

It seemed that with every passing school year, the class sizes steadily decreased. Although attendance was mandatory by law, school was just too much of a hassle, and there were too many distractions outside of the classroom. Fortunately, because of my parent's involvement in my academics and in my life, they never let me slip through cracks like most of my friends. The gift of an education that my parents afforded me went unappreciated for so long. I have maintained contact with a few of my friends over the years, but some never made it to see their twenties. I look at all the different paths that have unfolded for that group of kids that met on that first day of school, at 12 years old, with endless dreams and limited opportunity. What affected



the outcome of our journeys? How were some able to hold on to that solitary thread that pulled us from the proverbial quick sand, while others continued to sink?

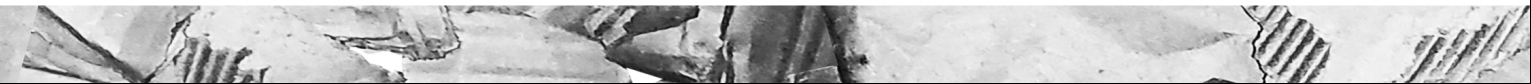
I know my family saved me from a fate that so many I grew up with met. Kids from my neighborhood were only expected to join gangs or a life of crime; if they made it through high school without becoming a teen parent or a criminal, a minimum wage job was all you should attempt to strive for. Without their unwavering faith in me, their love, their support, their ability to believe in me which taught me how to believe in myself, gave me the drive and ambition to achieve any and everything. But what happens to those young impressionable people, that don't have that type of support system? What happens to those who believe there is a limit to what they can achieve? How do they find the courage to be more? What does a child's future have in store when they lack a strong familial foundation and then their teachers, principals, counselors, advisors also fail them?

I want more for today's children, and tomorrow's children. I don't want them to be treated like criminals just to go to school. I want them to have access to every available opportunity, so that light in their eyes never gets



distinguished and the passion never burns out. I've seen what happens when that light fades. With no aspirations, becoming involved in crime, alcohol, drugs or gangs, is an effortless transition. Unchecked, those habits end in only a handful of ways, prison, homelessness, death or a combination of all three in no particular order. To avoid this downward spiral, a change needs to be made early in a child's development. No one has control on the family they are born into, when family fails the second most important influence comes from school. Our educational system CANNOT fail our kids. Our teachers need to be invested. Our school districts MUST provide the resources necessary to cultivate knowledge. Our government needs to prioritize education, for it is the only way to improve tomorrow.

Unfortunately, I alone can't fix the educational system of America. It will take time, and fortitude to get our entire country to a proper standard of education. Until then, how can I help those that have already fallen through the cracks? How can I prevent anyone else from losing friends and family to gang violence and substance abuse? I can't do much for those already in prison, and it's sadly to late for those who have left this world. Maybe I can find a way to help those that are lost, alone and struggling. Maybe I can find a way to help the homeless.



Three years ago, I relocated to Detroit. After living in multiple places all over the country, Detroit is the first city that feels like home. I couldn't quite figure it out when I first moved here, why this city resonated with me the way it did. It took time to understand it, but I saw my childhood neighborhood. I saw the crumbling house that was next door to mine. The same guys were standing under the tree, intimidating and suspicious. The same man was sleeping in the alleyway. I saw all the issues I experienced in my childhood, right here, in this new city. The same need, the same struggle, the same sadness was overwhelming as I drove through the city, familiarizing myself with my new home.

Unlike Dallas, my childhood home, I was too young and too unknowledgeable to help my city. Honestly, I was too naive to realize that there was a problem. Now, years later, new city, same tragedy, I not only want to help, I have to help. I must do something. Enrolled in school, for what could possibly be the last time in my academic career, I have the resources at my disposal to find a way to make a difference.

Detroit, as similar to other major cities as it seems, is only on the surface. Detroit is experiencing a very unique circumstance. Politically, the city has been in shambles for



decades. Racism and discrimination has left majority of the city's residences deserted. Misappropriation of funds has caused bankruptcy, and budget cuts that have devastated the city. One the largest budget cuts were to the education budget. Teachers were let go, causing class sizes to increase. Books and other resources were reduced to the bare minimum; some schools can't even afford a classroom set of books for some of their subjects. Test scores are at an all time low, and the drop out rate is one of the highest in the country. Over half of the residents in the city have barely been able to attain a high school diploma.

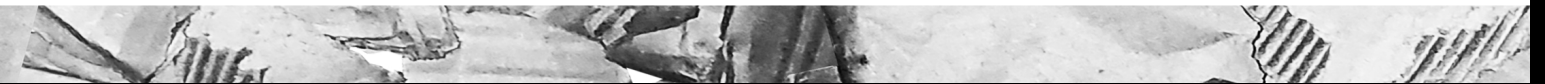
The tragedy lies in those who have control, the ability to make decisions, and choose not to. We, as a society, need to realize, that one must have an education to build a career. With the career, we can afford a home. With a home we can raise a family. With a family, we provide more people to society with minds that can grow and learn. Every success that is cultivated on an individual level, influences the people around. Those people are the neighbor. That neighborhood brings more knowledge and growth to the community. The community then has the information, support and network to impact the changes in the city. Now the city flourishes.

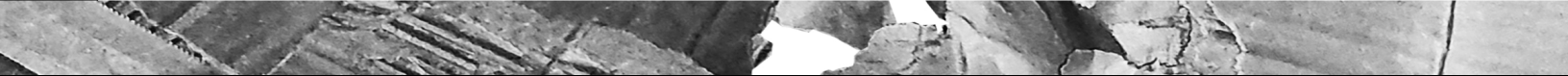


It seems simple, and I think it can be. For now, we are faced with a very different reality. The city of Detroit is failing in educating its children. If there is little to no education, how can we expect that individual to attain a job/career that will allow them to avoid a life in poverty? With no financial stability, maintaining safe and permanent housing is difficult to say the least, not withstanding the struggle to support a family. What happens when a person loses it all? What happens when a family has nothing, and nowhere to go? What are the options?

The questions are unanswered. Because of the perpetuating cycle that plagues our city, about 30,000 men, women and children experience homelessness in the city of Detroit. If we can't find a way to fix the system, then we need to help those suffering because of it.







PART I

The Unknown



Can architecture be a tool
used to alleviate the
epidemic of homelessness?



Architects have the privilege, the gift, the ability to define an experience for any given person. The spaces that are created influence perceptions, emotions and actions. Because of the affect personified by a designed structure, a well-planned design can provide a place that not only meets the needs of the transitioning homeless programmatically, but encourage the doubtful and the fearful, to begin their journey to a permanent and self-sufficient way of life.





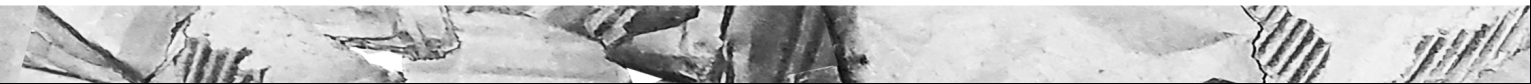
ARLEY

Chronically homeless for eight years. He is from a family of comfortable means, but fell into a vicious cycle of substance abuse. Embarrassment and shame prevented him from seeking the help he needed. The need to reconnect with his children was his motivation to begin the process of recovery.



COURTNEY

Losing her mother at the age of 12, Courtney FIRST experienced homelessness early in life. Due to her mother's death, she lost her childhood home to foreclosure. She made it through high school by moving from one abandoned house to another, some without electricity or heat.





DAMION

A veteran suffering from severe depression, unexpectedly loses his wife. Without help, his depression spirals further and even the simplest of tasks were unattainable. He lost everything, including the few family and friends he had left. Damion found himself homeless and alone, and even as a veteran, finding help was a struggle.



KIMBERLY

Great, stable job, nice home. The company she worked for went under, and she lost her savings and health insurance. Her car and home followed suit shortly after. Kimberly was penniless and homeless after a life of long term stability. Each night, she slept in whatever shelter had beds available.



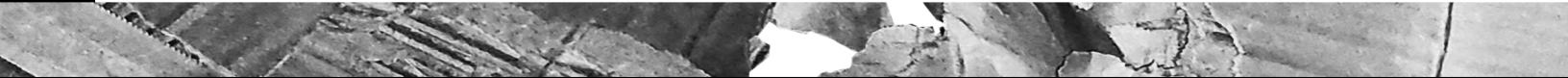


Wake up. Go to Work. Go home. Go to bed. Repeat. Day in and day out we go about our day in tunnel vision. Concerned only with the next meeting to rush to, or email that needs to be sent. Never glancing at the man sleeping in the abandoned doorway, or the woman and child huddled together on the bench trying to fight off the bitter winter cold.

Homelessness is an epidemic that plagues men, women and children all over the world. They are nameless, faceless and invisible. Most importantly, they are all in need of kindness and support. In Detroit, 30,000 people struggle to keep a roof over their heads, struggle to find enough food to eat, struggle to stay warm in the winter, struggle to live. We need to make a change. It's time to help. But how can we end the suffering of the people that are all around us, if we refuse to SEE.

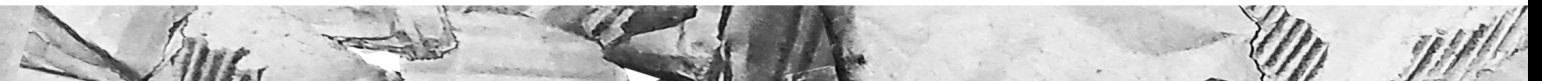
No two stories are alike. The path to homelessness starts differently for all those who suffer with it. The journey to recovery will also be an individually based experience.





PART II

The Reality





Population

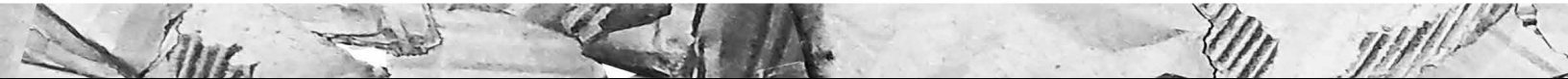


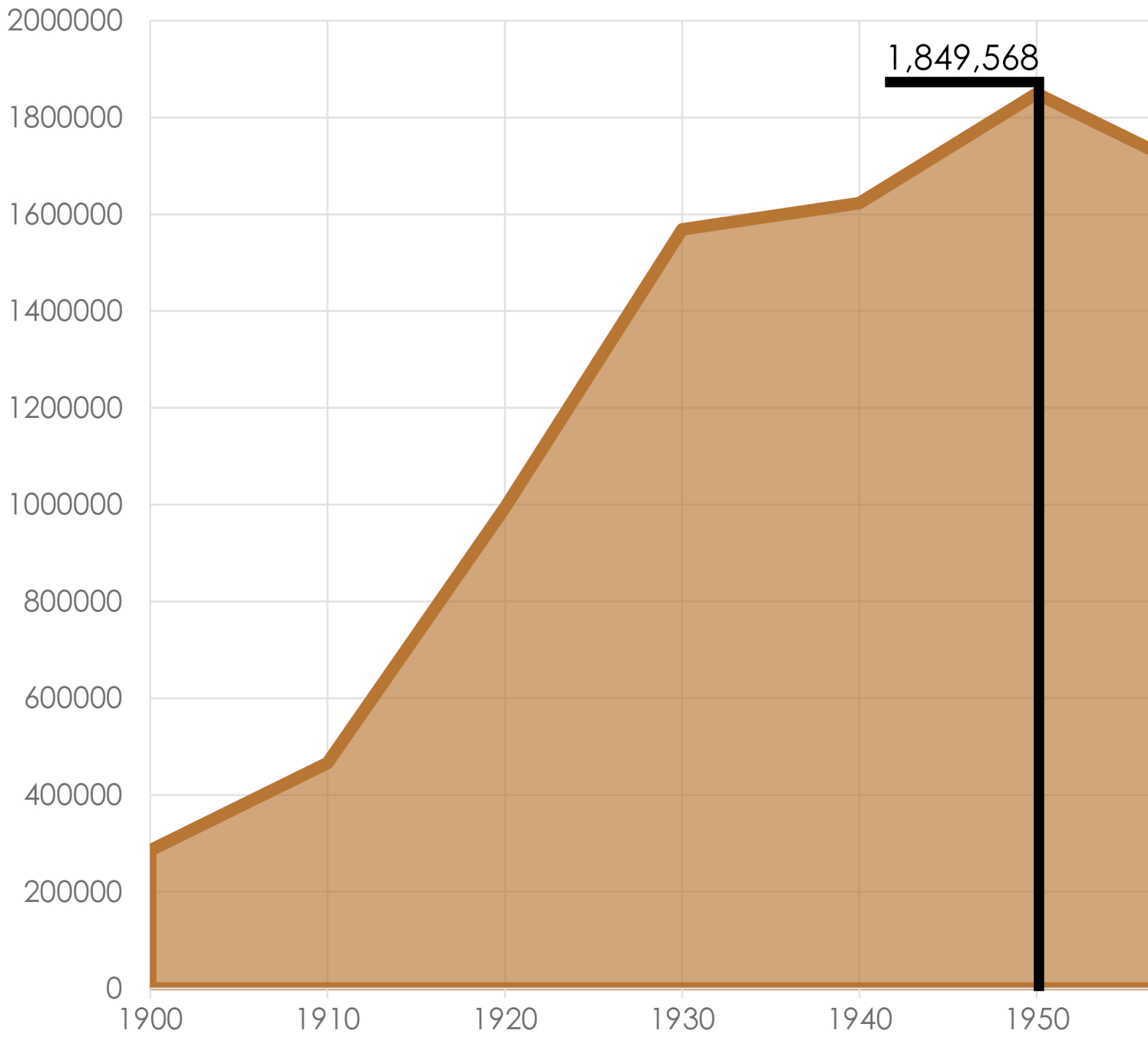


326,324,000

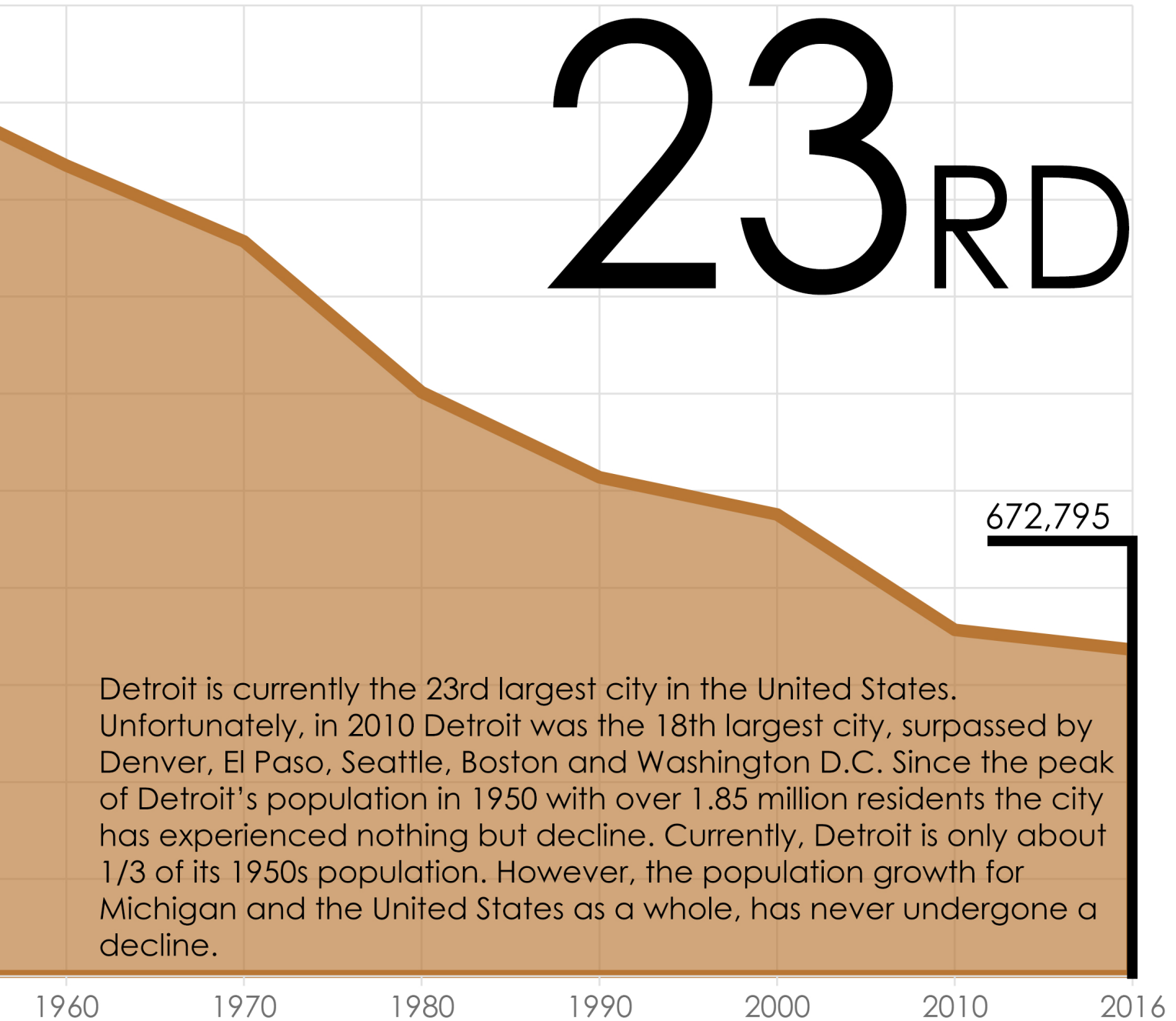
672,795 residents in the city of Detroit as of 2016.

9,928,300





23RD



672,795

Detroit is currently the 23rd largest city in the United States. Unfortunately, in 2010 Detroit was the 18th largest city, surpassed by Denver, El Paso, Seattle, Boston and Washington D.C. Since the peak of Detroit's population in 1950 with over 1.85 million residents the city has experienced nothing but decline. Currently, Detroit is only about 1/3 of its 1950s population. However, the population growth for Michigan and the United States as a whole, has never undergone a decline.

1960

1970

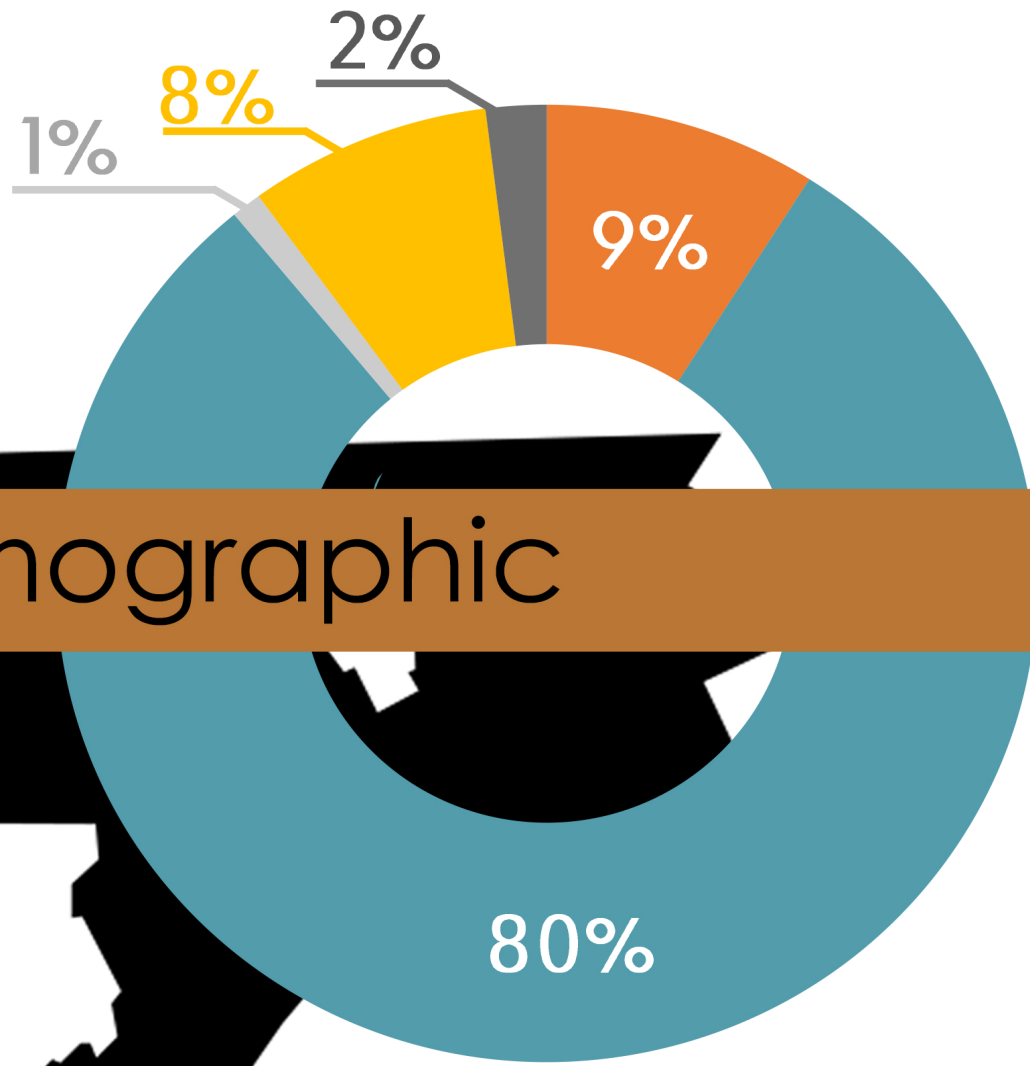
1980

1990

2000

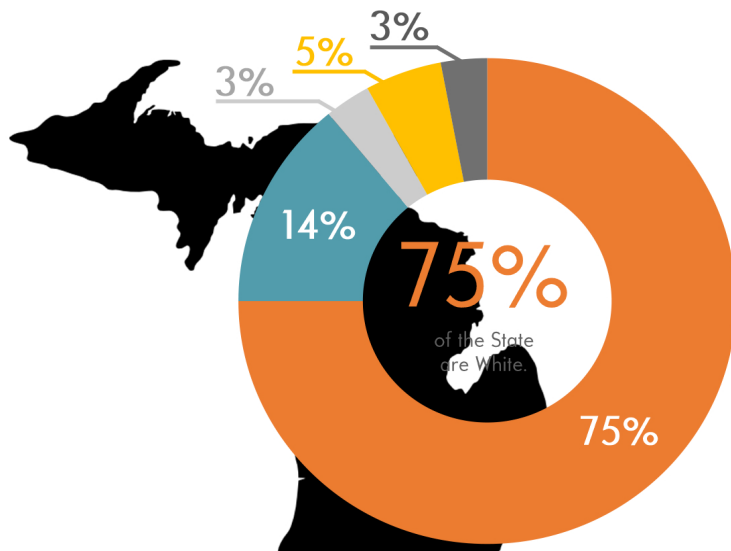
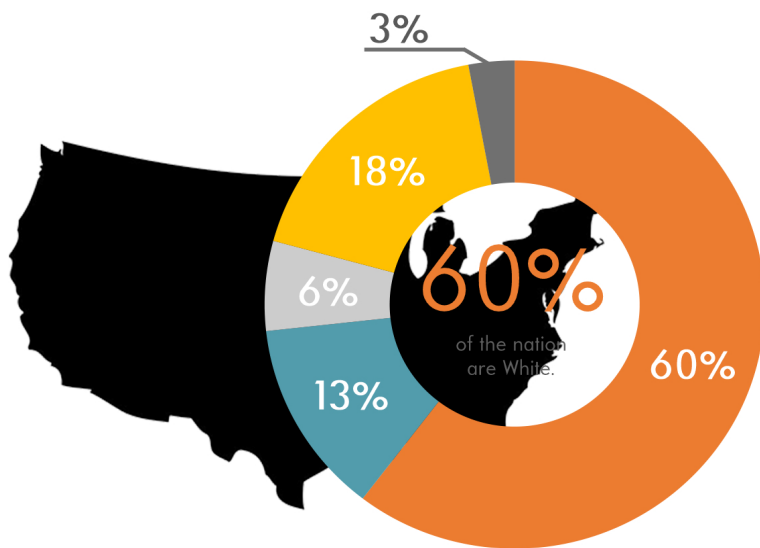
2010

2016



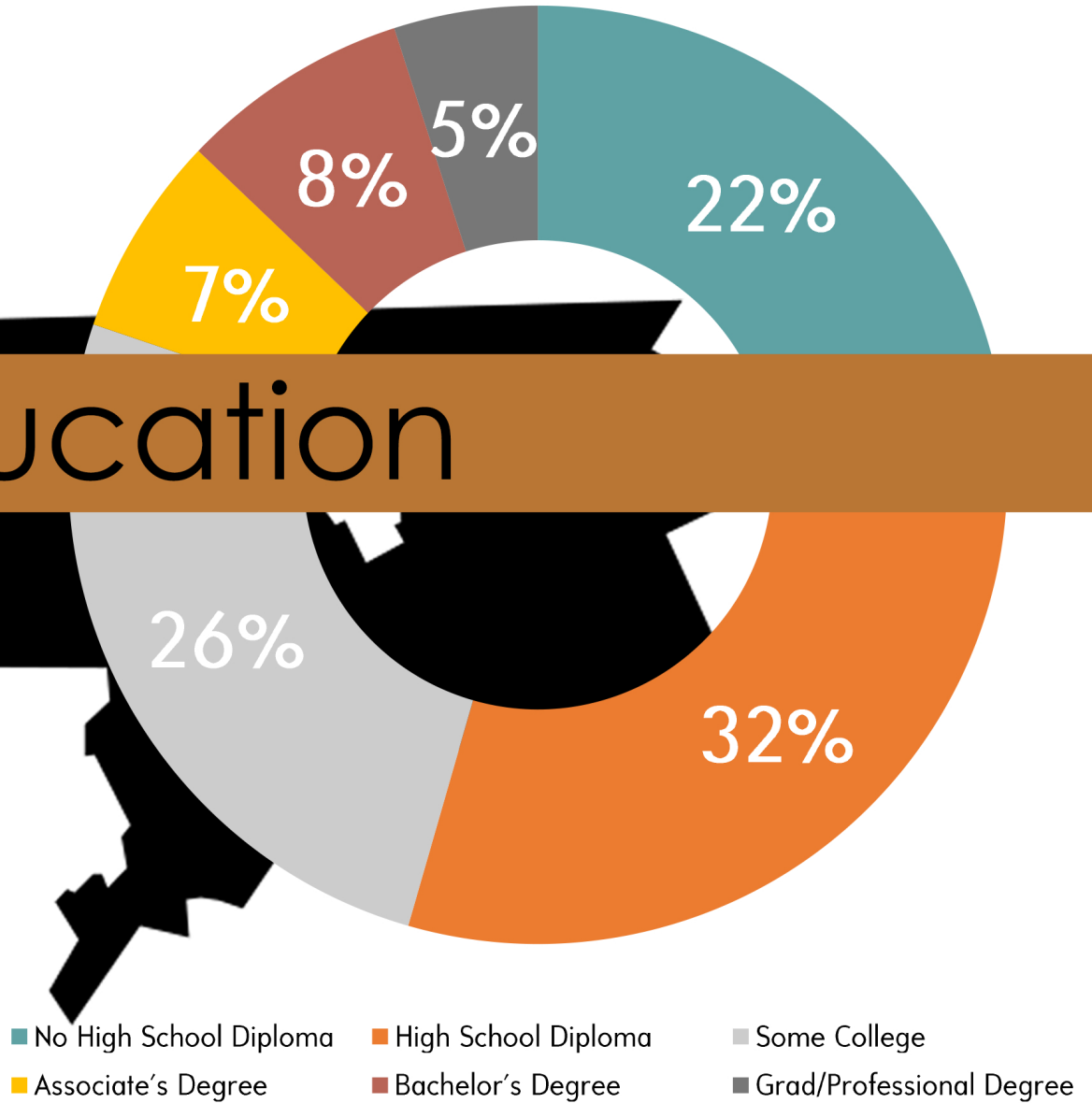
Demographic

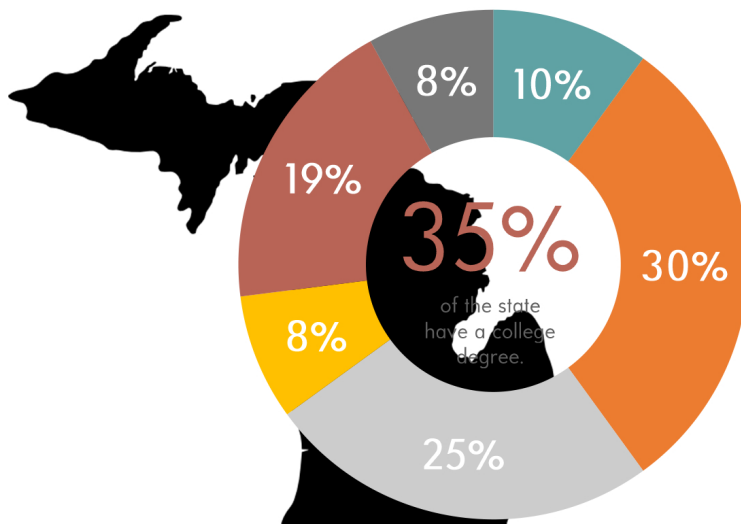
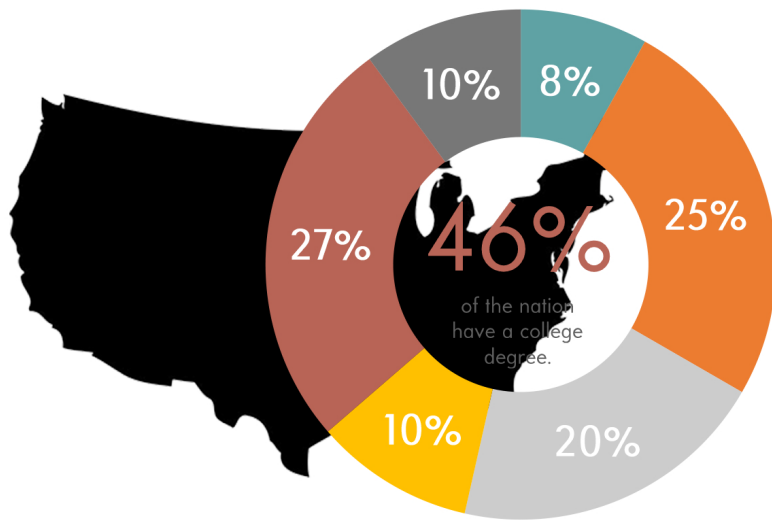
White Black Asian Hispanic Other



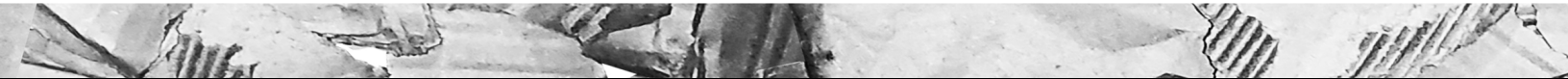
Detroit's black population make up 80%. A dramatic contrast to that of Michigan and the United States, ranging between 13% and 14%. Although there has been a steady decline in the overall population of the city, both the white and Hispanic residents have increased since 2010.

Education





Almost half of the adults, ages 24 and older have a college degree. Appallingly, over half of the city of Detroit, struggle to achieve the high school diploma. As in all states and local school districts, attending high school is mandatory by law. There is clearly some disconnect between the education system and those needing to be educated. It is vital that we improve the educational attainment of our youth. It is the only way to give them a fighting chance of a successful future.

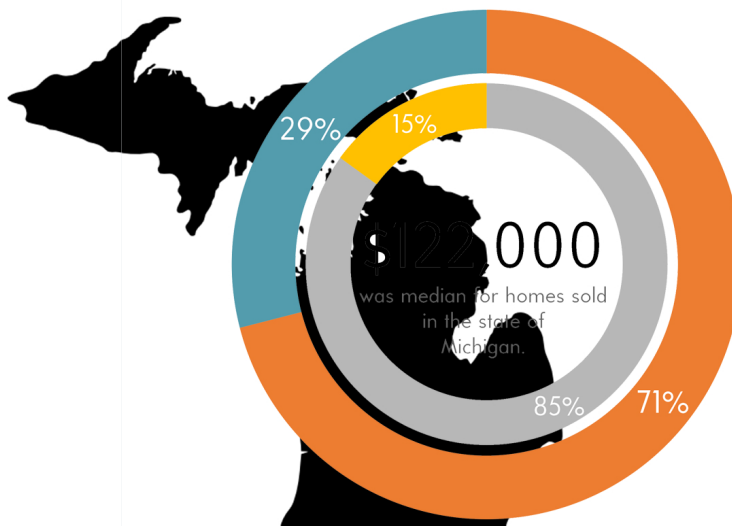
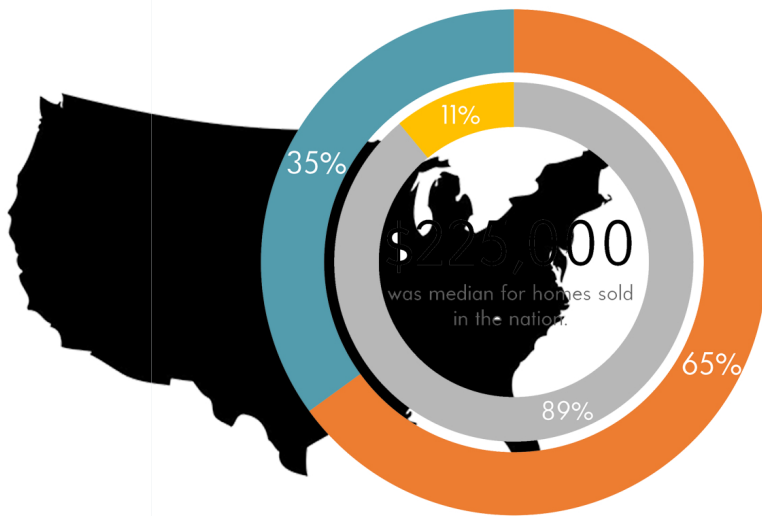


Housing



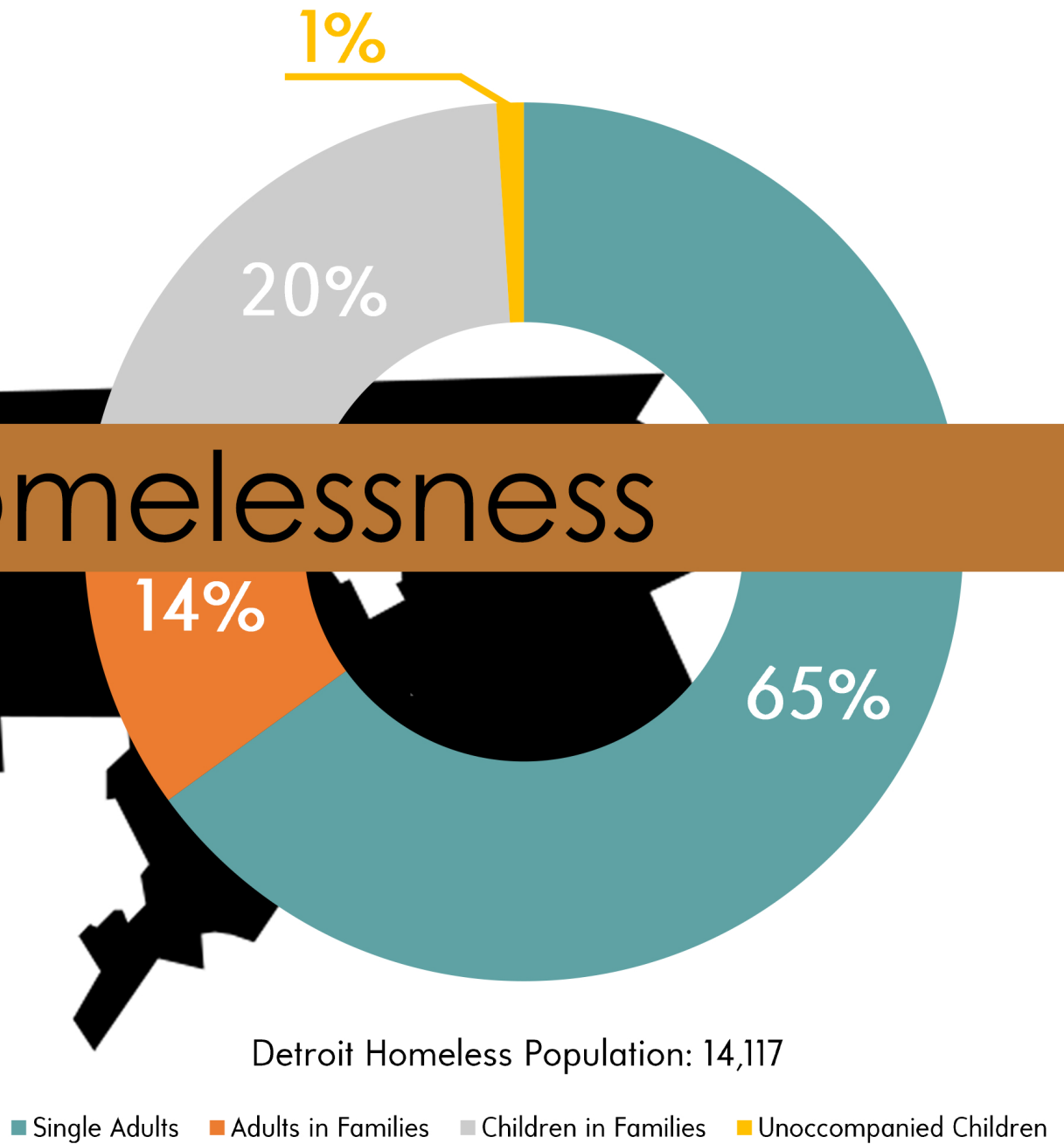
Detroit Housing Units: 365,500

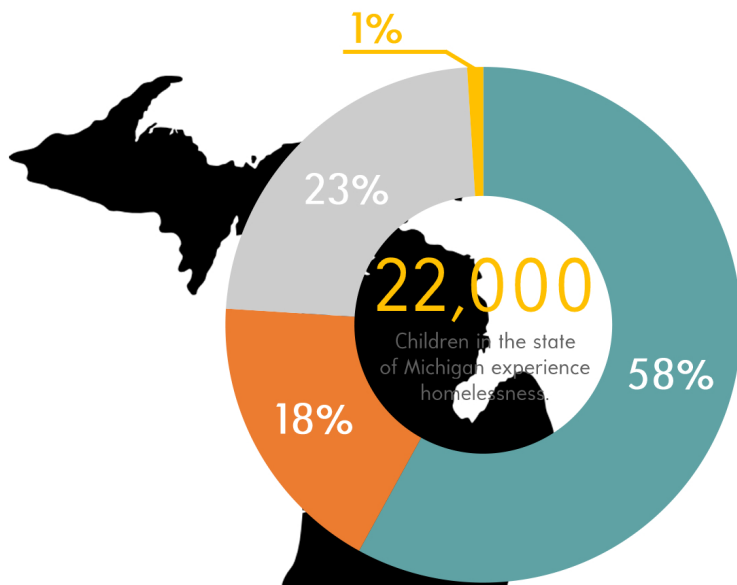
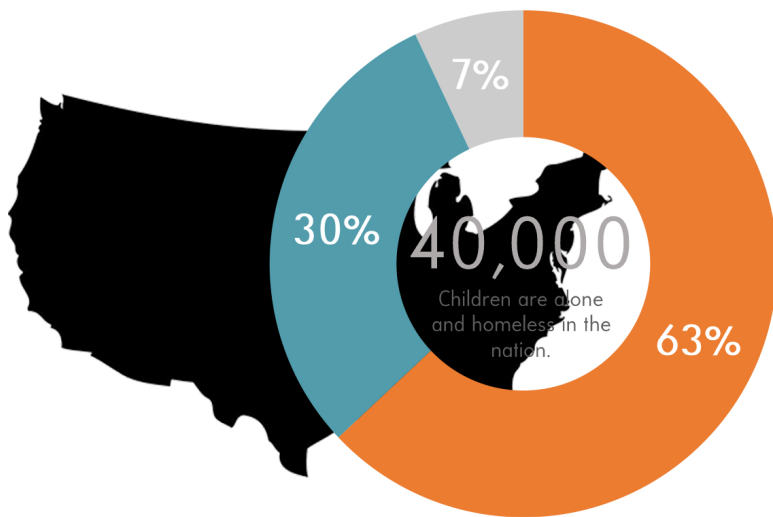
Owned Units Rented Units Occupied Units Unoccupied Units



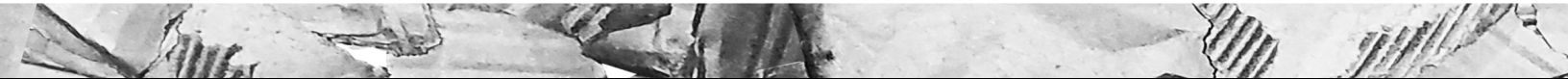
Of all the occupied residential units in Detroit, approximately half are owned, and half are rented. Out of the 365,528 units in the city, 30% are vacant. That is double the states vacancy rate and triple the national vacancy. In relation to the homeless population, there are enough vacant homes in Detroit for every homeless man, woman or child to have 3 homes. Another staggering statistic that devastates Detroit's housing market, is the value of the homes. The median home sale value in the city is \$19,000.00, as compared to the state that is \$122,400.00, or the national median home sale value of \$225,000.00.

Homelessness



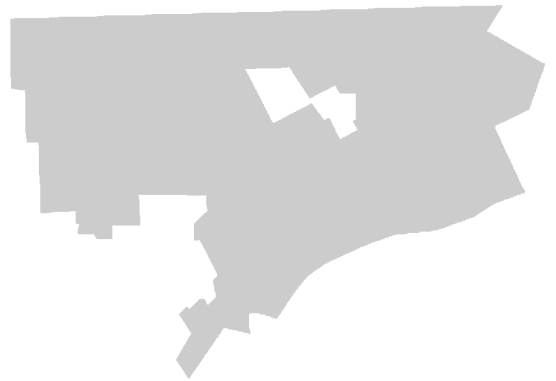


The largest population of homeless in Detroit are single black men. 14% of the adult homeless population have a family. There are about 6,000 children currently experiencing homelessness with their parent or guardian. There are also an additional 100+ children that are homeless and alone, with no one to care for them. The largest age group is 25-50 years old. The 18-24 age group is also the most difficult to track or monitor, but could potentially be the largest group. With the help of local, state and federally funded programs, Detroit is working on a 10 year plan to end homelessness.

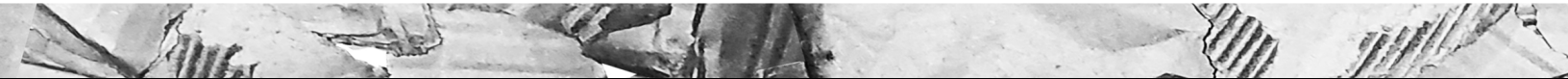
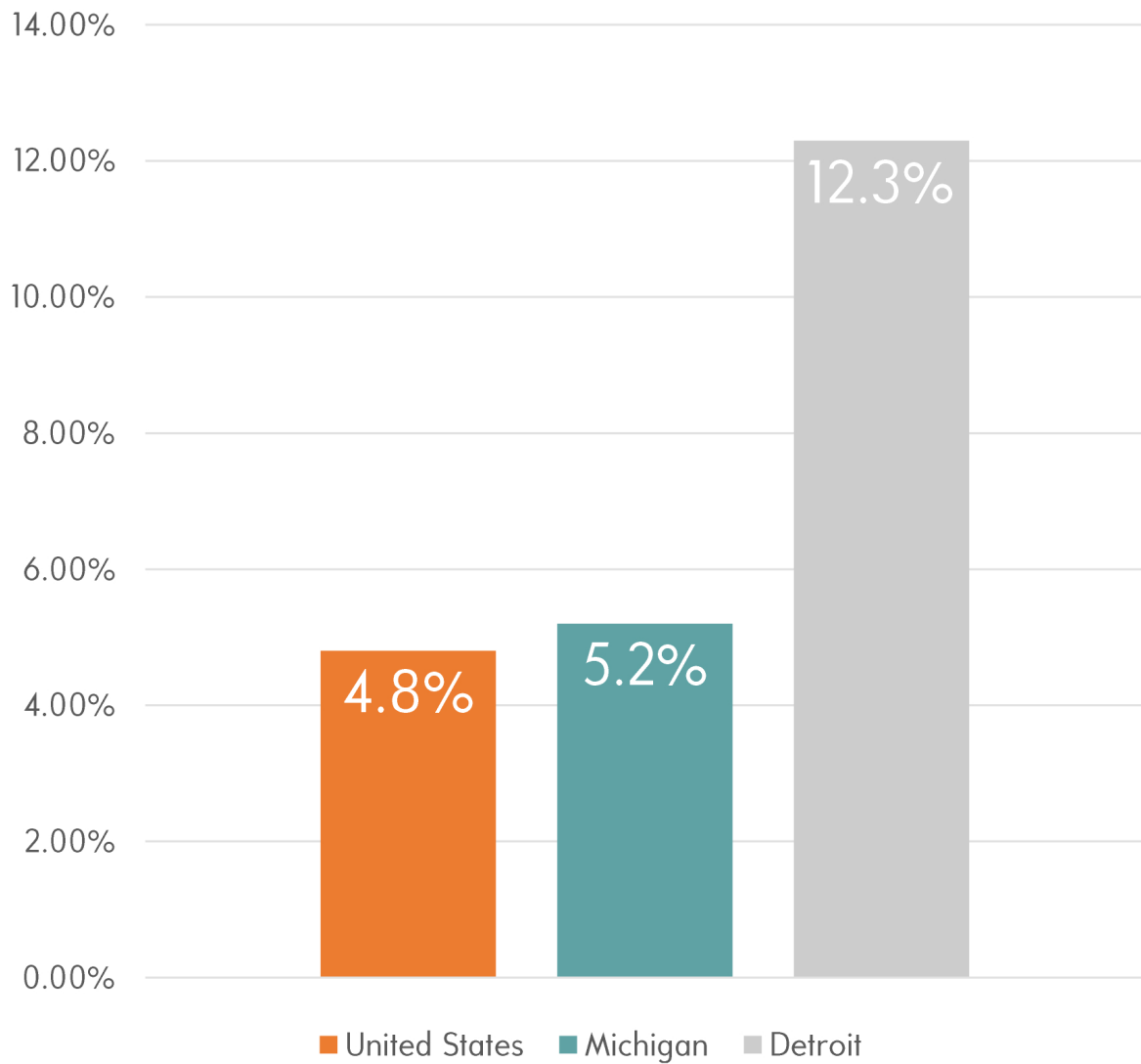




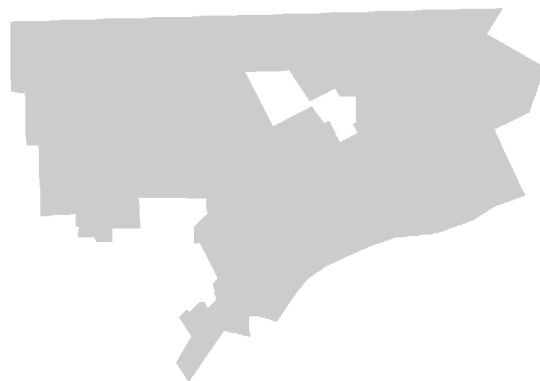
Unemployment



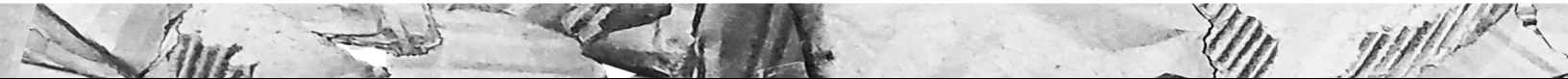
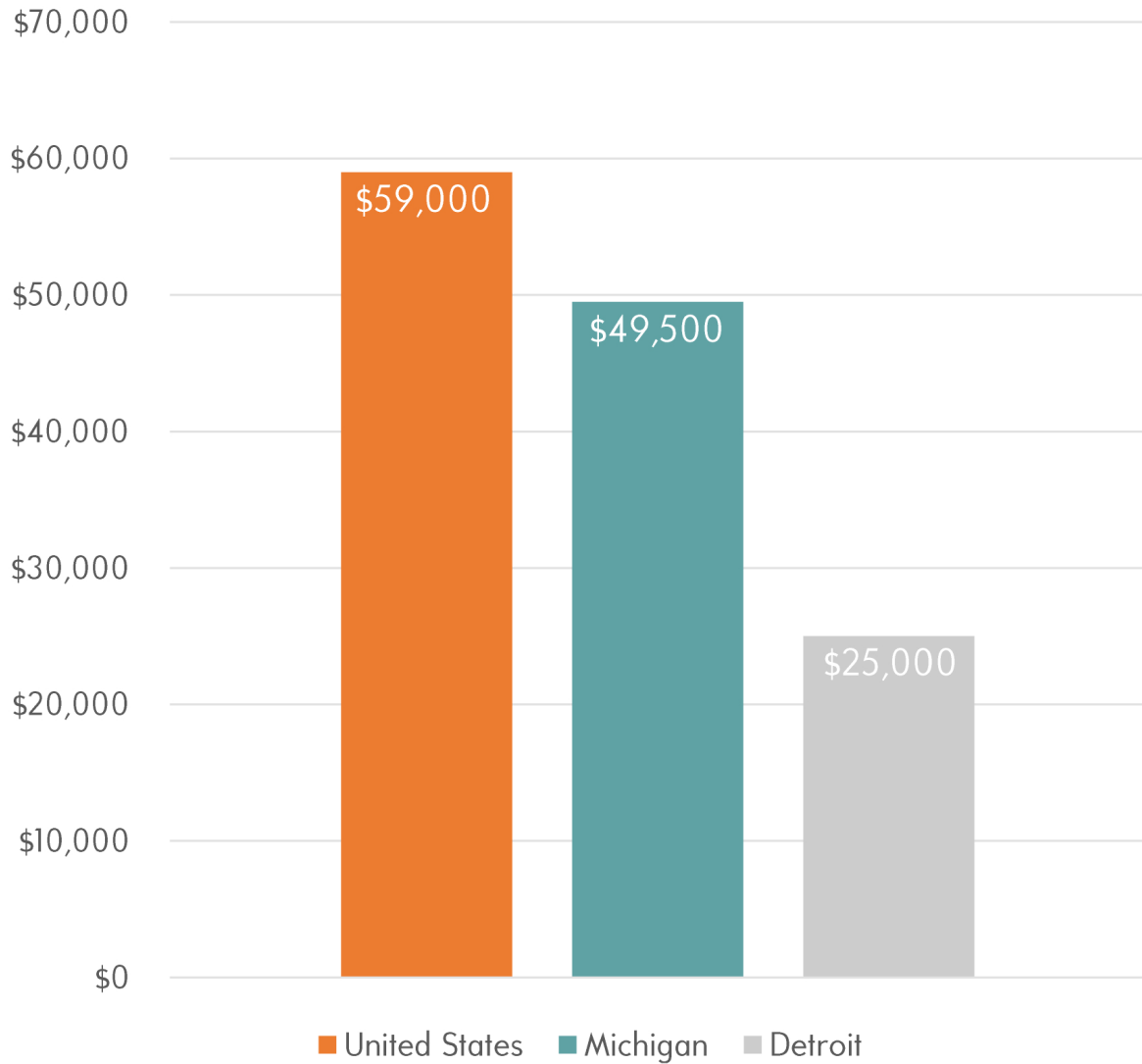
Unemployment Rate



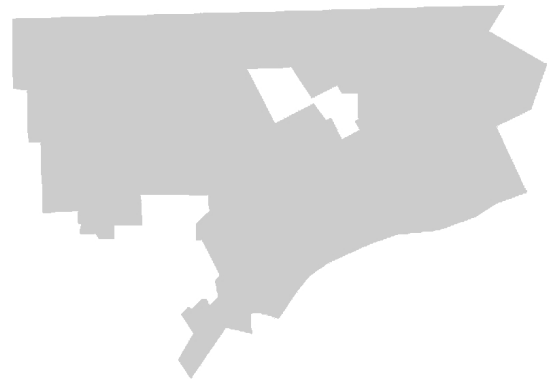
Income



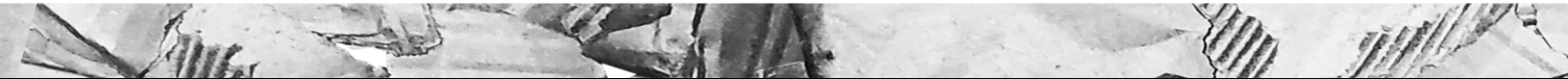
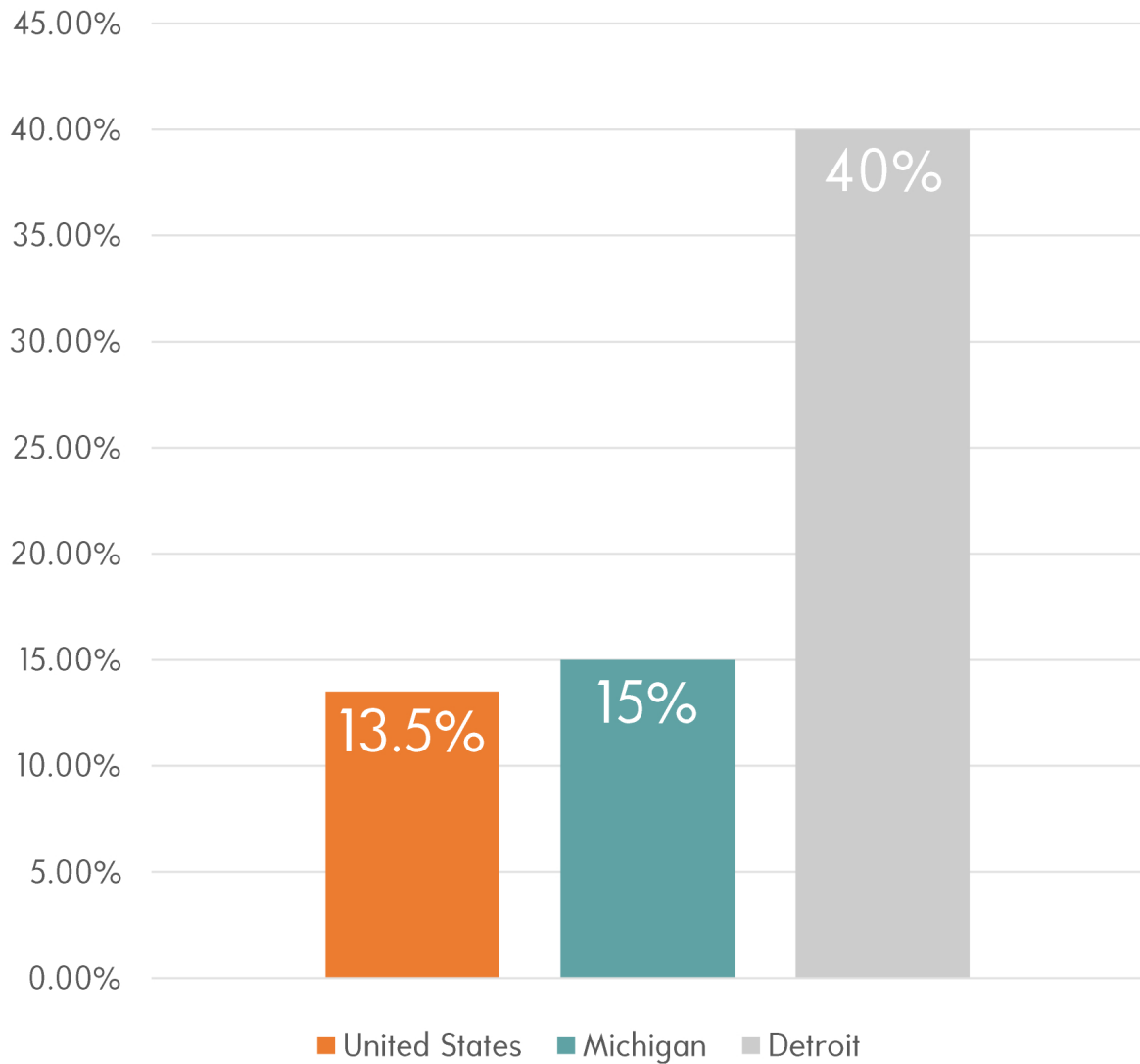
Median Household Income



Poverty



Population Living Below the Poverty Line



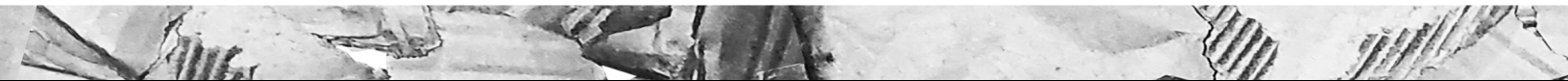
A black silhouette of the United States map is centered on the page. A horizontal brown band with the word "Programs" in a serif font is overlaid across the middle of the map. The background is white, and there is a black vertical bar on the left side and a grey textured bar at the bottom.

Programs



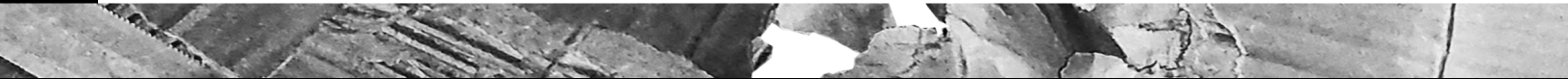
The Department of Urban Development (HUD)

- Responsible for the Annual Homeless Assessment Report (AHAR), which provides information of the current homeless population nationwide.
- In the 1990s, HUD implemented the Continuum of Care program designed to promote a nationwide commitment in the goal of ending homelessness.
- The mission is to improve the quality of life for all by strengthening the housing market, and creating sustainable, affordable housing for all.





Programs



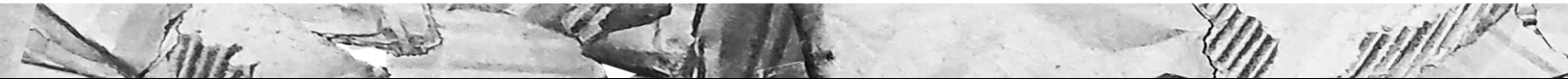
Michigan State Housing Development Authority (MSHDA)

- Seeks to build financial solvency to support future growth, and create more affordable housing.
- Provide permanent housing for all of Michigan's veterans suffering from homelessness.
- Improve the efficiency of the department in order to better serve the customers and their own staff.



Michigan Coalition Against Homelessness (MCAH)

- Statewide non-profit organization created to enhance the systems and services that could improve the lives of individuals and families affected by, or at risk of homelessness.





Programs



Homeless Action Network of Detroit (HAND)



- HAND serves as the lead organization for the cities of Detroit, Hamtramck, and Highland Park, advocating and implementing HUD's Continuum of Care program.
- Utilizing a multitude of resources, HAND strives to find solutions for homelessness, and has created a 10 year plan to end homelessness in the city.
- Oversees the Homeless Management Information System (HMIS), which maintains accurate information on those that are homeless to provide the most appropriate help needed.





Facilities

Available homeless facilities in the city of Detroit as of 2017.



MARINERS INN

445 Ledyard
Detroit, MI 48201

Type:

Transition

Services:

Men & Substance Abuse



COALITION OF TEMPORARY HOUSING SHELTER (COTS)

12 Peterboro St.
Detroit, MI 48201

Type:

Transition

Services:

Men, Women & Families





CASS COMMUNITY SOCIAL SERVICES

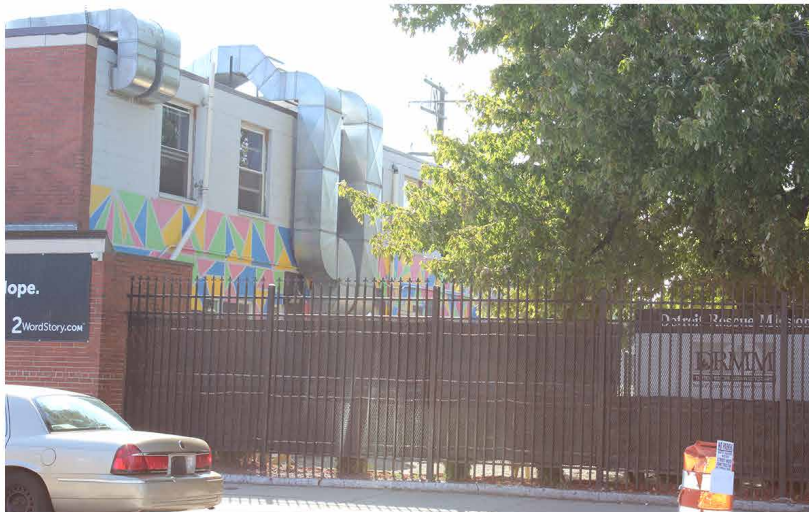
3901 Cass Ave.
Detroit MI, 48201

Type:

Emergency & Seasonal

Services:

Men, Women, Families &
Substance Abuse



DETROIT RESCUE MISSION

3535 Third St.
Detroit, MI 48231

Type:

Transition

Services:

Men & Substance Abuse

**NSO TUMAINI CENTER
(NEIGHBORHOOD
SERVICE ORGANIZATION)**

3430 Third St.
Detroit, MI 48201

Type:
Crisis

Services:
Men, Women, Families,
Medical Care, Mental Health
Care & Substance Abuse



COVENANT HOUSE

2959 Martin Luther
King Jr. Blvd.
Detroit, MI 48208

Type:
Emergency, Transition &
Permanent

Services:
Children & Young Adults





**MIGHTY VOICES OF HOPE
HOPE HOUSE**

7556 Wheeler St.
Detroit, MI 48210

Type:

Transition

Services:

Men, Women, Families



**JUDAH II TRANSITIONAL &
RECOVERY HOUSE**

5577 Vancouver St.
Detroit, MI 48204

Type:

Transition

Services:

Men & Substance Abuse

JUDAH I TRANSITIONAL & RECOVERY HOUSE

12126 Stoepel
Detroit, MI 48204

Type:

Transition

Services:

Men, Women, Medical &
Mental Health Care



CASS COMMUNITY SOCIAL SERVICES

11850 Woodrow Wilson St.
Detroit, MI 48206

Type:

Emergency, Transition &
Permanent

Services:

Men, Women, Families &
Substance Abuse





CASS COMMUNITY SOCIAL SERVICES

11745 Rosa Parks Blvd.
Detroit, MI 48206

Type:

Emergency, Transition &
Permanent

Services:

Woman & Children



DETROIT RESCUE MISSION MINISTRIES - OASIS

13220 Woodward Ave.
Highland Park, MI 48203

Type:

Transition & Permanent

Services:

Men, Veterans, Mental
Health Care & Substance
Abuse

**MATRIX
OFF THE STREETS**

680 Virginia Park St.
Detroit, MI 48202

Type:
Emergency & Transition
Services:
Children & Young Adults

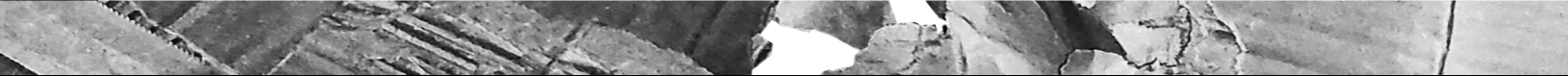


**OPEN DOOR
RESCUE MISSION**

3442 McDougall
Detroit, MI 48207

Type:
Transition
Services:
Women & Children





PART III

The Concern



Precedent Study

It is important to find and study as many examples as possible of completed projects that, in some way, address some of the many issues that a project of this scale. As seen in all the Detroit facilities previously listed, none of the buildings were built to facilitate their current use. All of the homeless services are being ran out of preexisting buildings that have been retrofitted. Not to say that a retrofitted building cannot be successful, but with such a large program as a homeless shelter, can these building provide all that is necessary to provide a safe, welcoming and helpful environment? If government entities



annually raise hundreds of millions of dollars to help those in need, there is no reason why new buildings shouldn't be erected for the sole purpose of improving the lives of the homeless community.

Due to the lack of new buildings, not only in Detroit, but nationwide, researching only homeless facilities would be inadequate. This led the research in the direction of taking a closer look at the qualities, or lack thereof, provided and needed in currently available facilities. With the assistance of James Carey, the director of the NSO Tumaini Crisis Center, along with his staff, and many others who volunteer their time to help the thousands in need, it became clear that the important qualities were simple, and basic aspects of life that the rest of "normal society" take for granted every day. Inviting, Green, Efficient, Community and Safety.

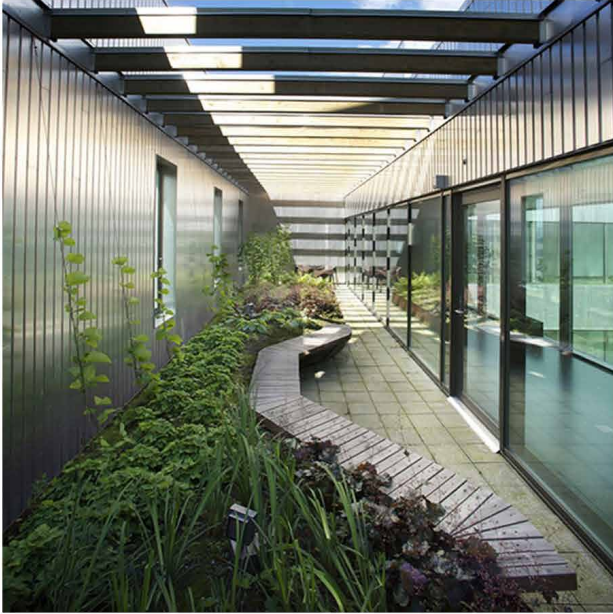
Part III will take look at a variety of programs that are different in many respects, but each approaches a unique perspective of one or more of those important qualities. Also, to begin composing a program for a new facility, a Sketch Problem was conducted. The intention of this Sketch Problem was to provide help to all those in need on a much smaller scale, that was easily accessible, as well as maintaining all the qualities that are to be implemented in the new facility.





Psychiatric Hospital





**KRONSTAD
PSYCHIATRIC HOSPITAL**
Norway 2013

This publically owned psychiatric hospital is located in a dense urban setting with easy access to public transit. The design concepts include inviting open spaces, simple floor plan layout of ease of circulation, and several interior green spaces for socialization and safety.



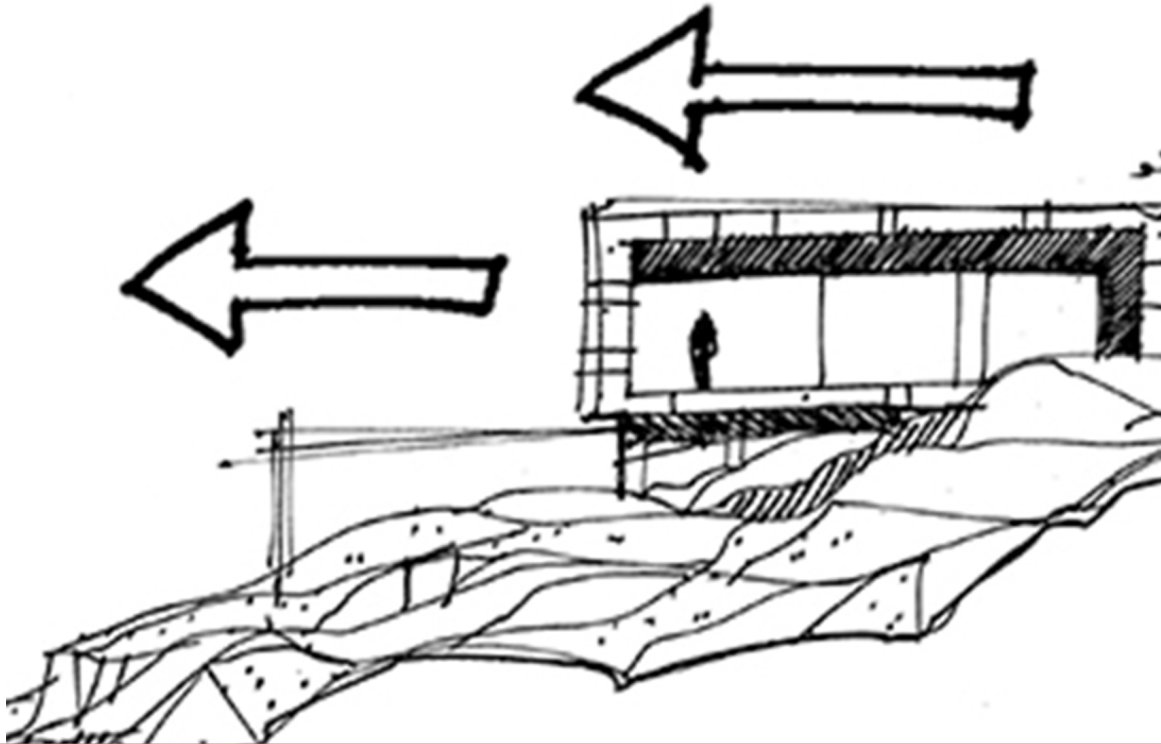
Friendship Center



FRIENDSHIP CENTER

Bangladesh 2011

This facility is an open air, subterranean, community center. It provides lodging for those in need, as well as recreation and conference spaces for the community. Its utilization of local building materials and subterranean features, provide natural cooling and ventilation creating an incredibly efficient structure.



Correctional Facility





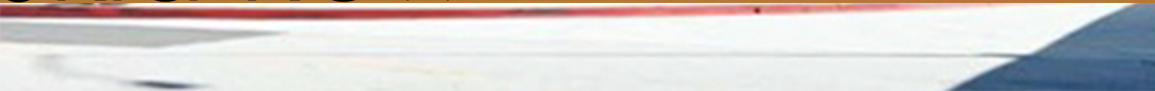
CORRECTIONAL FACILITY

Greenland (Under Construction)

The first correctional facility of the country, it consists of several stacked and rotated, rectangular structures, built into a mountain side. The prefabricated walls, making construction simple in such a harsh environment. By utilizing the landscape, the design allows for panoramic views, while also becoming the first level of safety.



Skid Row





SKID ROW

Las Angeles, CA 2009-2016

A series of buildings designed for transitional and mixed-use, government assisted housing. They all take advantage of prefabrication, and a bright, white, inviting exterior. They also provide office space for the housing department employees, as well as retail and recreation space for the community.



United States Embassey





UNITED STATES EMBASSEY

London 2017

This building is one of the most highly secured buildings in the world, but the design and landscape still allow for an open and inviting atmosphere for the public. Elevation changes in the landscape, and the use of water, provide enjoyable spaces to socialize, while subtly enhancing to the security of the building and the public.

Defining Qualities



Upon analyzing the precedent studies, a comparison to the current condition of the Detroit facilities was necessary to identify the positive and negative aspects of projects. In doing so, a further understanding of these defining qualities was revealed.

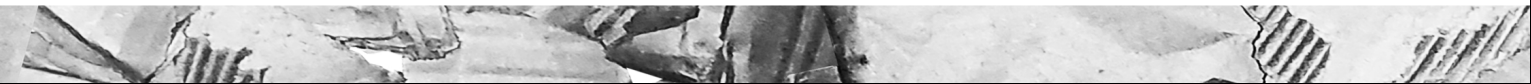




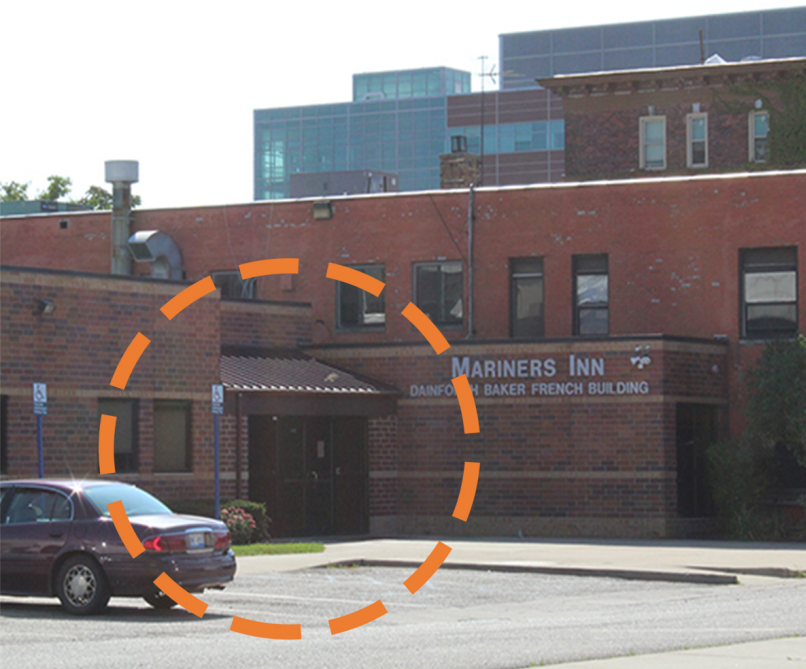
Gated and closed off from the community, several locations were and intimidating, unwelcoming, and some were just simply abandoned.

Inviting

Facilities should be embedded in the fabric of the community. Open and welcoming to promote a supportive network for those in need.



Although most facilities are located within an urban context, there were no exterior spaces that were safe and secure for anyone to enjoy.



Green

Comfortable outdoor spaces
can provide a stress free
environment for socialization
and reflection.





The facilities were not designed for their current program. They are buildings that have been reused and retrofitted to fulfill the basic needs of the center.

Efficient

A newly built structure can be simple and efficient in design while still providing all of the necessary spaces for its intended use.





With no relationship to the community, the shelters convey a sense of isolation and neglect.

Community

A multi-use building with shops, offices and recreational spaces can enhance community interaction and involvement in the center.

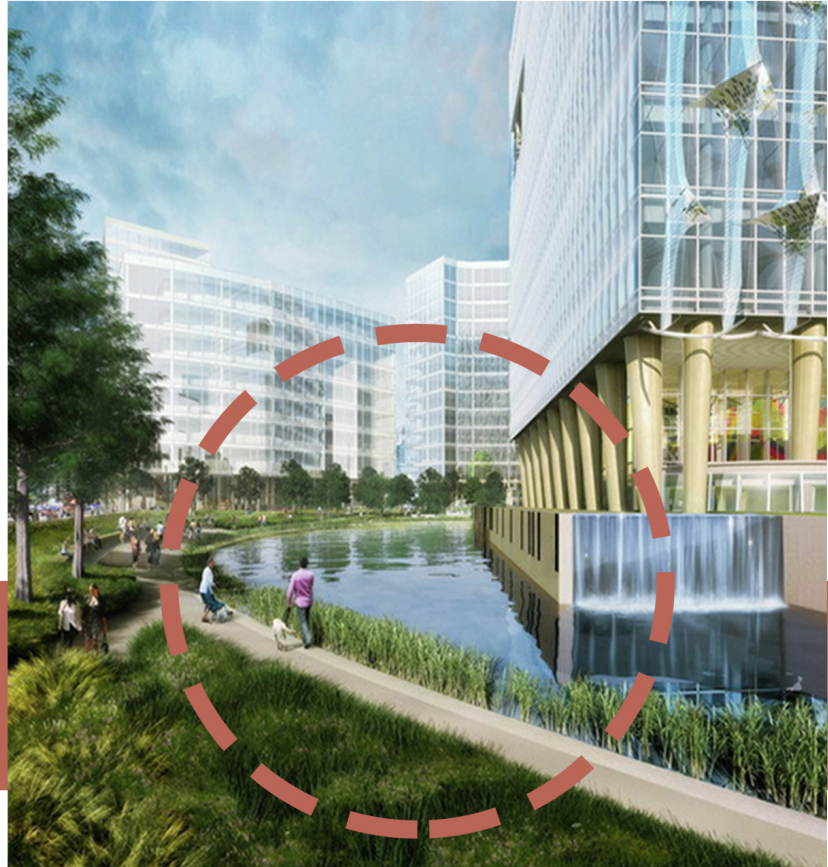




Gates and fences might not be the best solution for creating an safe environment. They are uninviting, and deter those who are seeking help.

Safety

The landscape design and building layout can ensure the safety of the occupants and community, while still being attractive and welcoming.



Sketch Problem



THE BUS STOP

If the solution is a bus stop, then would it be accessible outside of route hours? If so, then what would be the environment of the bus stop be at night? If the help center and bus stop concepts are separated, the dispensers could be located anywhere in the city where there is a need for them. Could this deter those suffering with homelessness from seeking the help they truly need from a shelter or program? Is it making it easier to stay homeless?



BUS STOP

Necessary for points of access for public transportation. Detroit currently has hundreds of bus stops. The size of each stop varies based on the daily demand of that particular location. Bus stops are open, visible and easily accessible. By redesigning the common bus stop, information and goods can be available in a safe and inviting space.

SEATING

Basic and necessary for all bus stops. The seating needs to be durable, low maintenance and comfortable. Molded fiberglass seating can be cleaned easily and is incredibly durable. Seats are also heated with heating element accessed in storage room.





CRITIQUE

- Does it have to be a bus stop? Can there be a way to provide access to information and goods completely separate from the public transit system?
- Will the increased homeless presence affect the perception of public transportation? Will that same presence deter people from utilizing public transportation?
- If the seating is too comfortable, will that entice people to loiter or sleep? This could then also impact the perception of the bus stop.



MONITORS

Displays a continuous loop of information on shelter locations, medical facilities, abuse centers, rehabilitation programs and employment opportunities.

DISPENSERS

Using assigned ID tag, user can access basic necessities such as, toothbrushes, socks, small blankets and simple individual non-perishable items. The ID tag can be administered upon registration at the community's local shelter. The tag will also limit the amount of goods withdrawn on a daily, weekly or monthly basis.





CRITIQUE

- Don't limit the information shown on the monitors. Some screens can show the news or weather for the commuters that are simply using the bus stop for its intended purpose.
- Why limit the access to the dispensers? Maybe the goods can be available for anyone.
- Will the procurement of the ID tags be too difficult? Will the necessary registration deter those in need which will then deny them access to items that could greatly improve their situation?

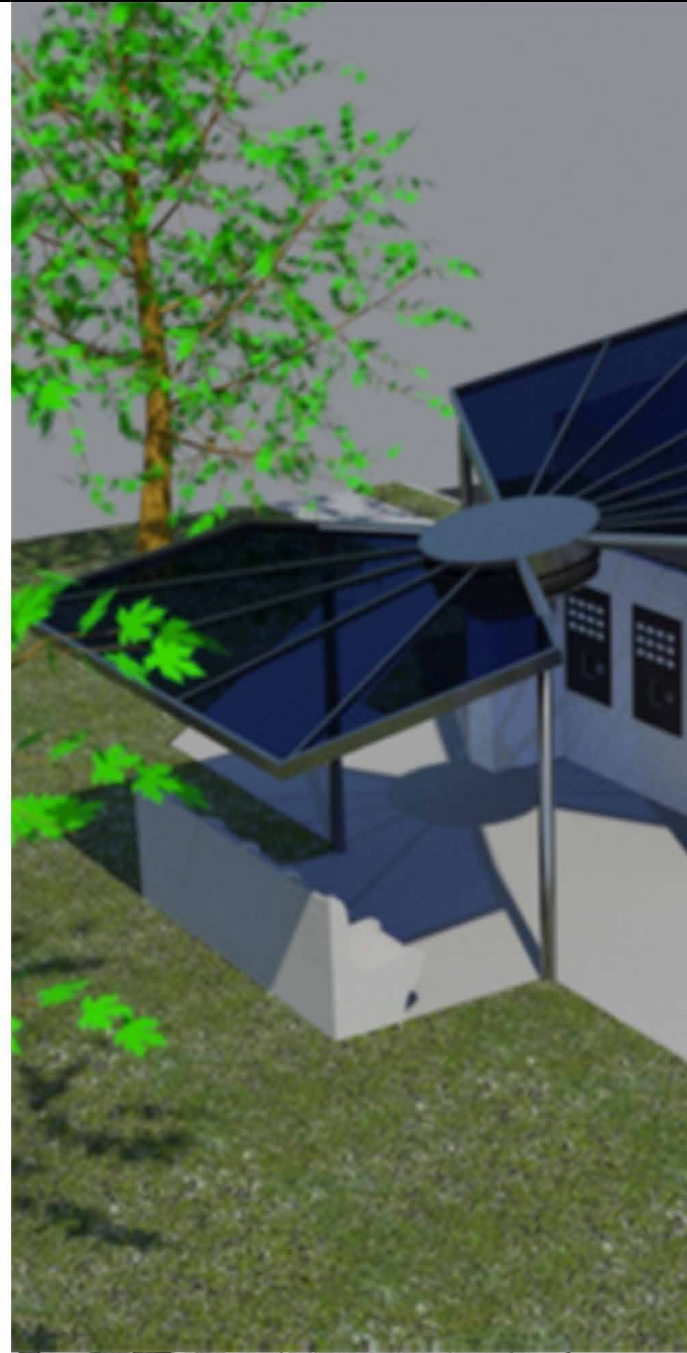


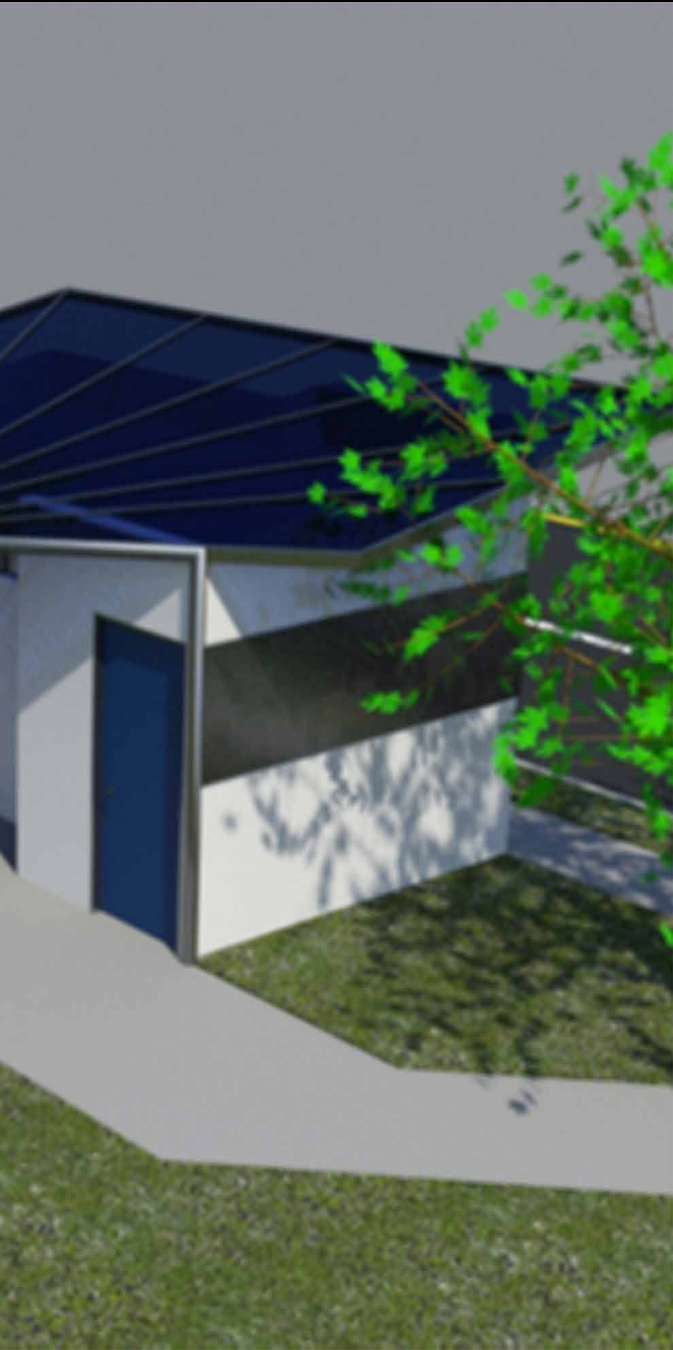
STORAGE

Storage for any extra supplies for dispensers. Provides access to restock the dispensers, as well as, ease of maintenance for the mechanical, electrical and heating elements for the seating.

CANOPY

Translucent photovoltaic panels to provide all electrical requirements, as well as provide protection from the elements. Large overhead heater for comfort in the winter months for those simply walking through or accessing the dispensers. Also, the canopy could potentially utilize rainwater collection, which would then be filtered for a water fountain or bottle filler.





CRITIQUE

- Could the expense of the bus stop simple make it an unfeasible project?
- Could the storage/maintenance room create an unsafe situation for those accessing the space? Should it be more visible from the street?
- Is the canopy and heater providing too much comfort? Could it potentially become a hub for criminal activity?

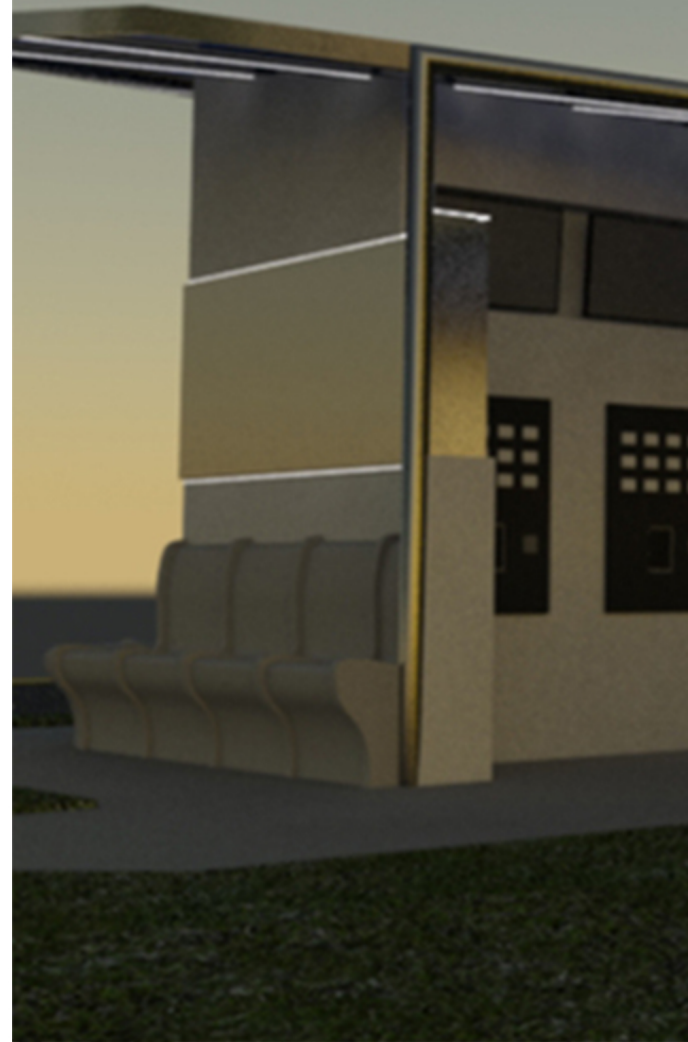


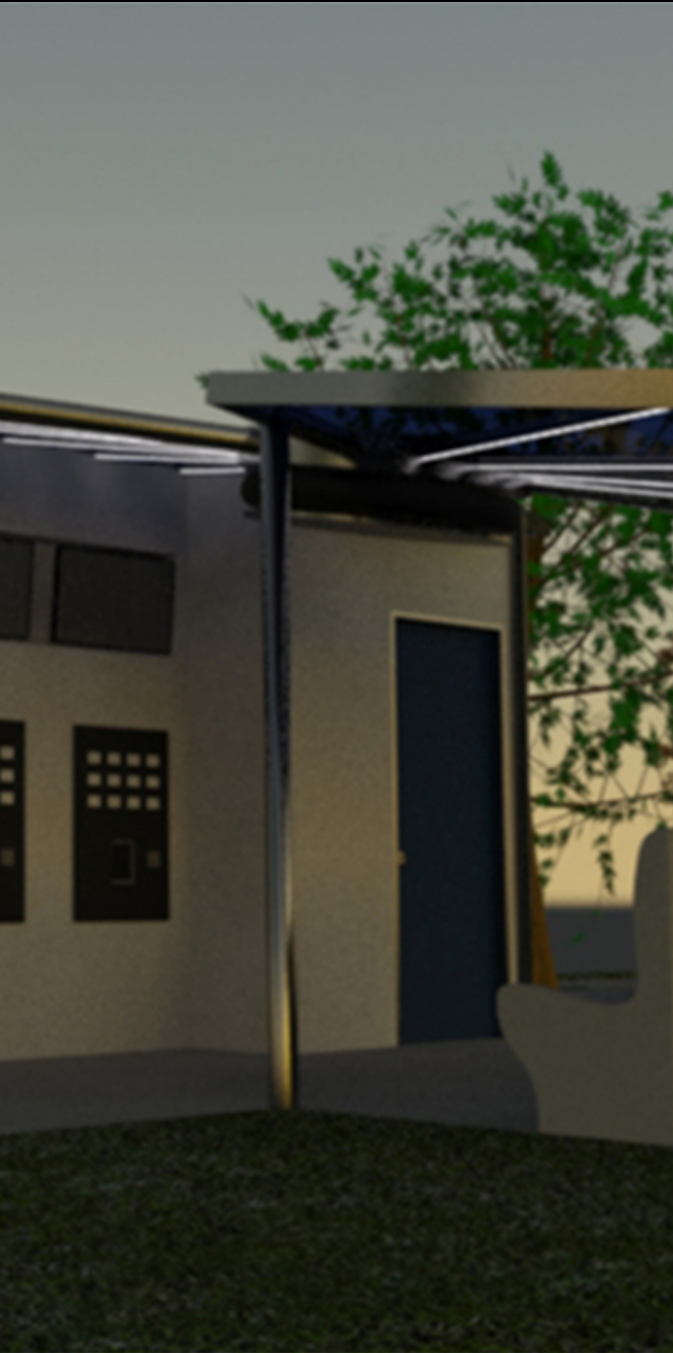
SIGNAGE

Continuous band wrapping around structure for rentable advertisement, and promotion space.

SAFETY

Attractive and comfortable to promote public transportation. A busy bus stop with a consistent, high volume, will deter unsavory activities from taking place. Open, visible and well lit, the bus stop will be safe environment the would allow all users to feel comfortable, and enjoy making it a part of their daily routine.

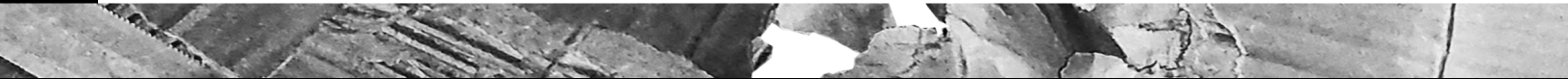




CRITIQUE

- With the bus stop being a part of a public entity, should the signage space be limited to those only approved by the city, or be available for anyone to advertise?
- Safety is the largest concern when involving multiple societal demographics. Mixing commuters with the homeless might not be the best way to provide help to those in need. Maybe a bus stop isn't the best solution.
- Would smaller, free standing kiosks, out in the open be a safer option for the community?





PART IV

The Location

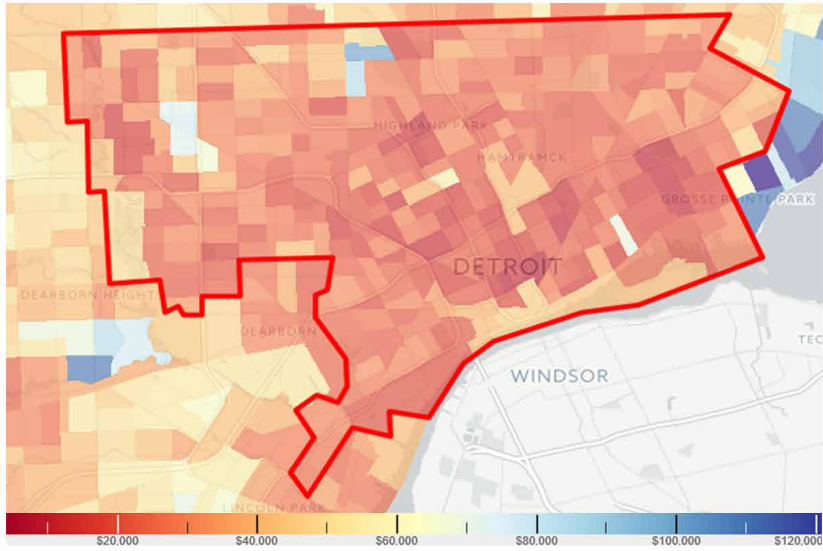


Detroit Districts

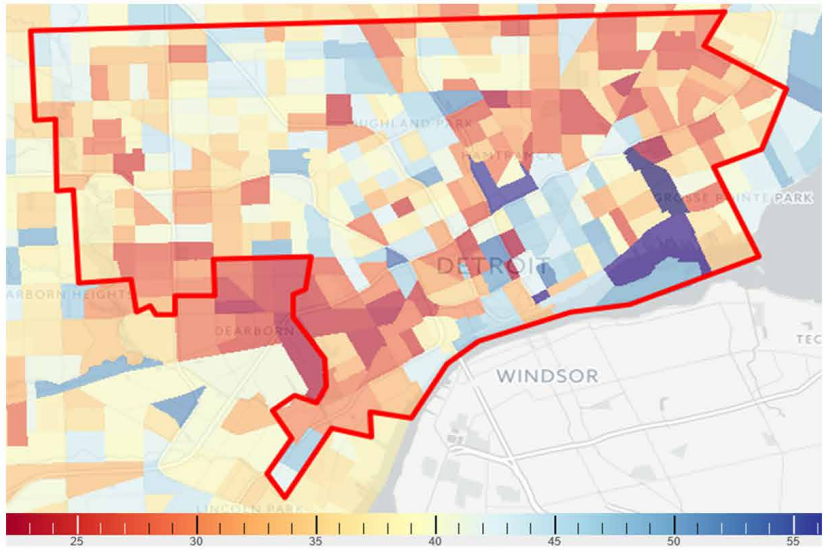


Challenges arise when site selection is decided by a non-native. A detailed study of Detroit was needed in order to make the most educated choice for locating this project. While the city, as a whole, has very distinct characteristics due to the city's sorted history, it is also divided into seven different municipal districts. This section will explore the overall city with an in depth look at the housing, unemployment and household income as it relates to the city geographically. Also, this section will explore what distinguishes the seven districts. Concludingly, site location and details are established, along with the proposed program for the site.



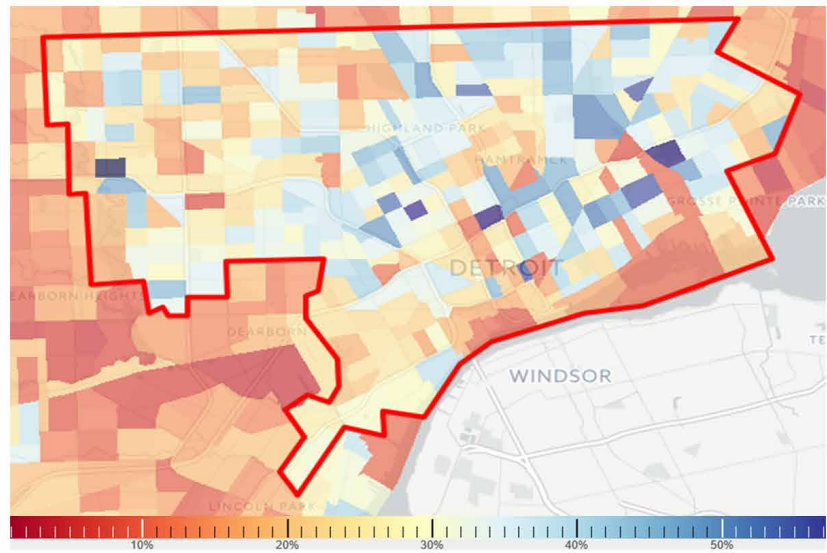


MEDIAN
HOUSEHOLD INCOME

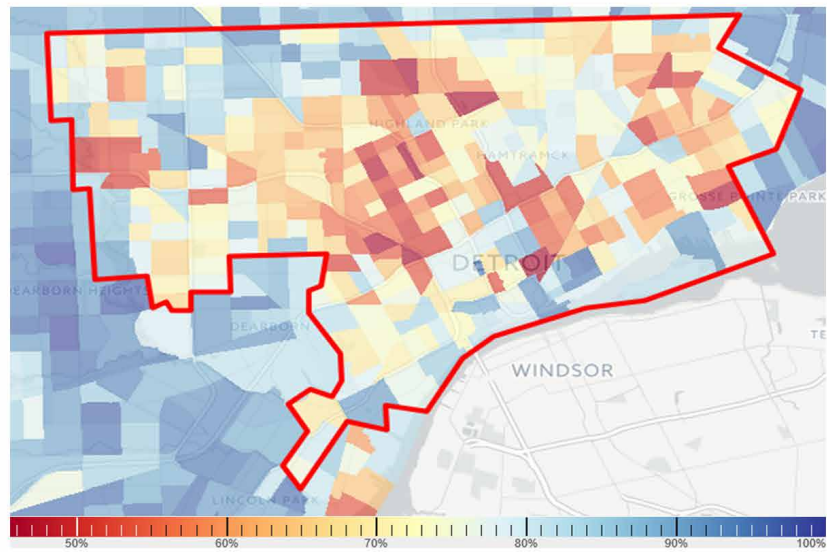


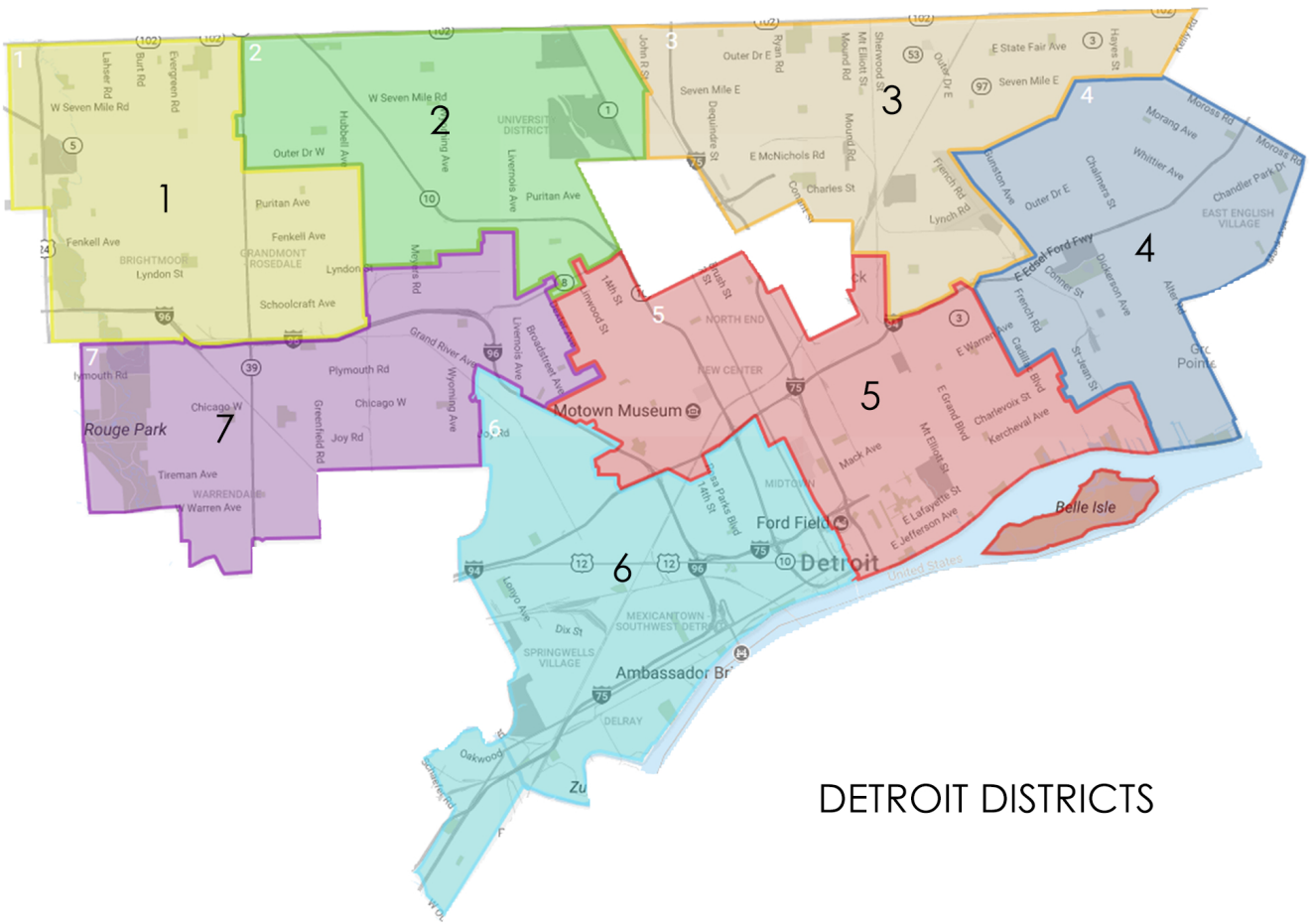
MEDIAN AGE

UNEMPLOYMENT



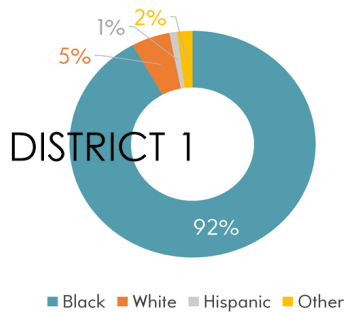
OCCUPIED HOUSING



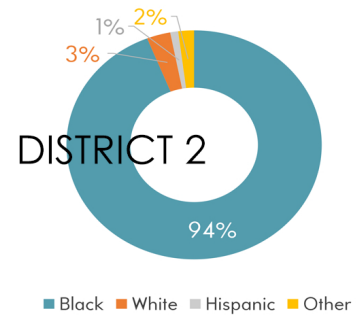


DETROIT DISTRICTS

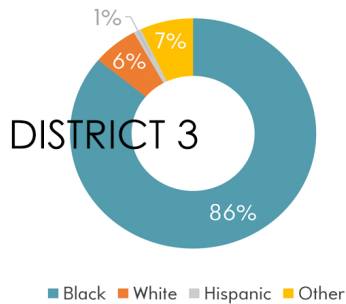
Population: 105,185
Population Under 18: 74%
Per Capita Income: \$17,606
Poverty: 26%



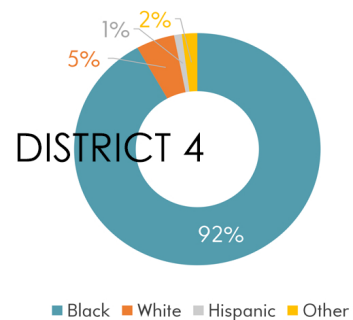
Population: 105,931
Population Under 18: 76%
Per Capita Income: \$18,292
Poverty: 25%

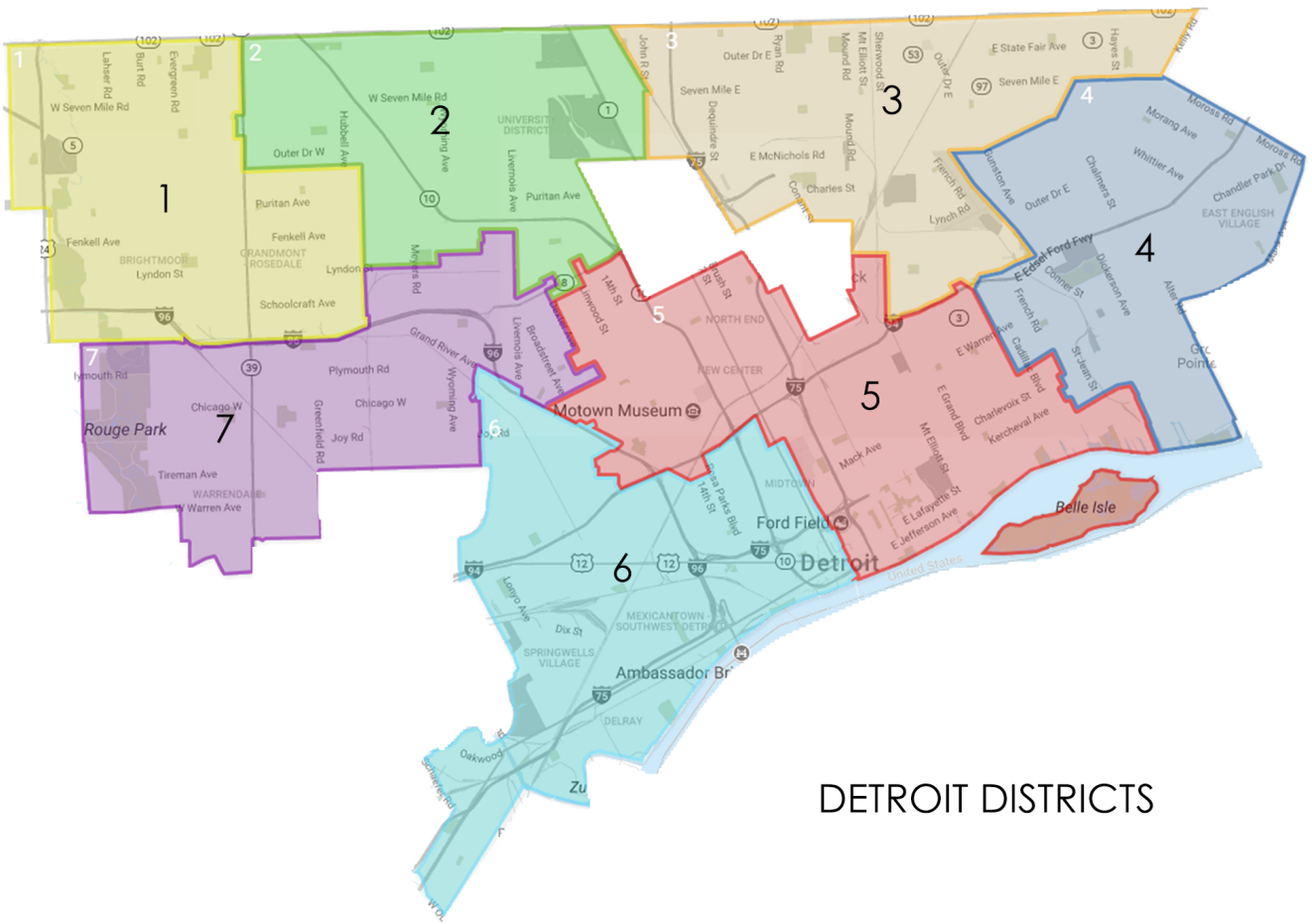


Population: 97,082
Population Under 18: 71%
Per Capita Income: \$12,561
Poverty: 36%



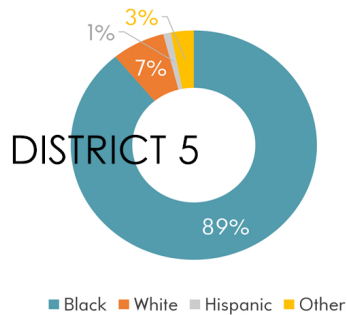
Population: 98,100
Population Under 18: 70%
Per Capita Income: \$13,786
Poverty: 35%



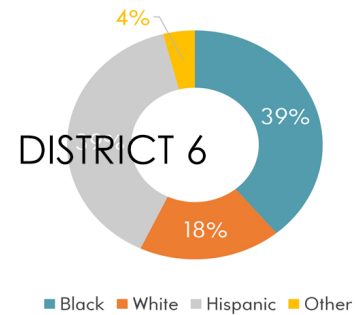


DETROIT DISTRICTS

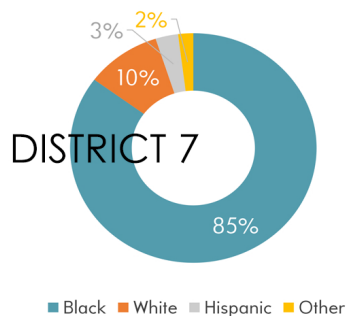
Population: 98,100
Population Under 18: 79%
Per Capita Income: \$16,613
Poverty: 36%



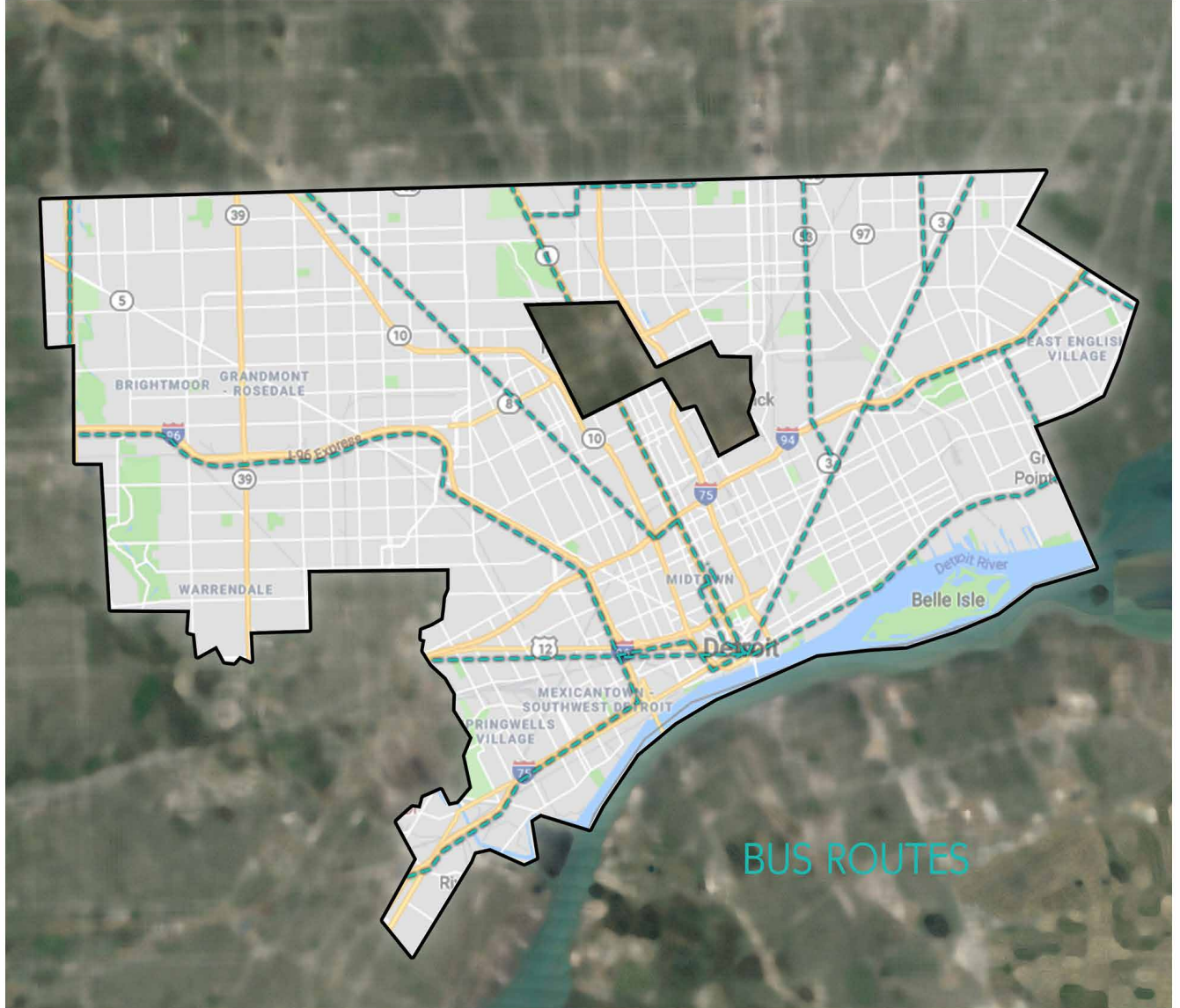
Population: 106,407
Population Under 18: 72%
Per Capita Income: \$13,114
Poverty: 38%

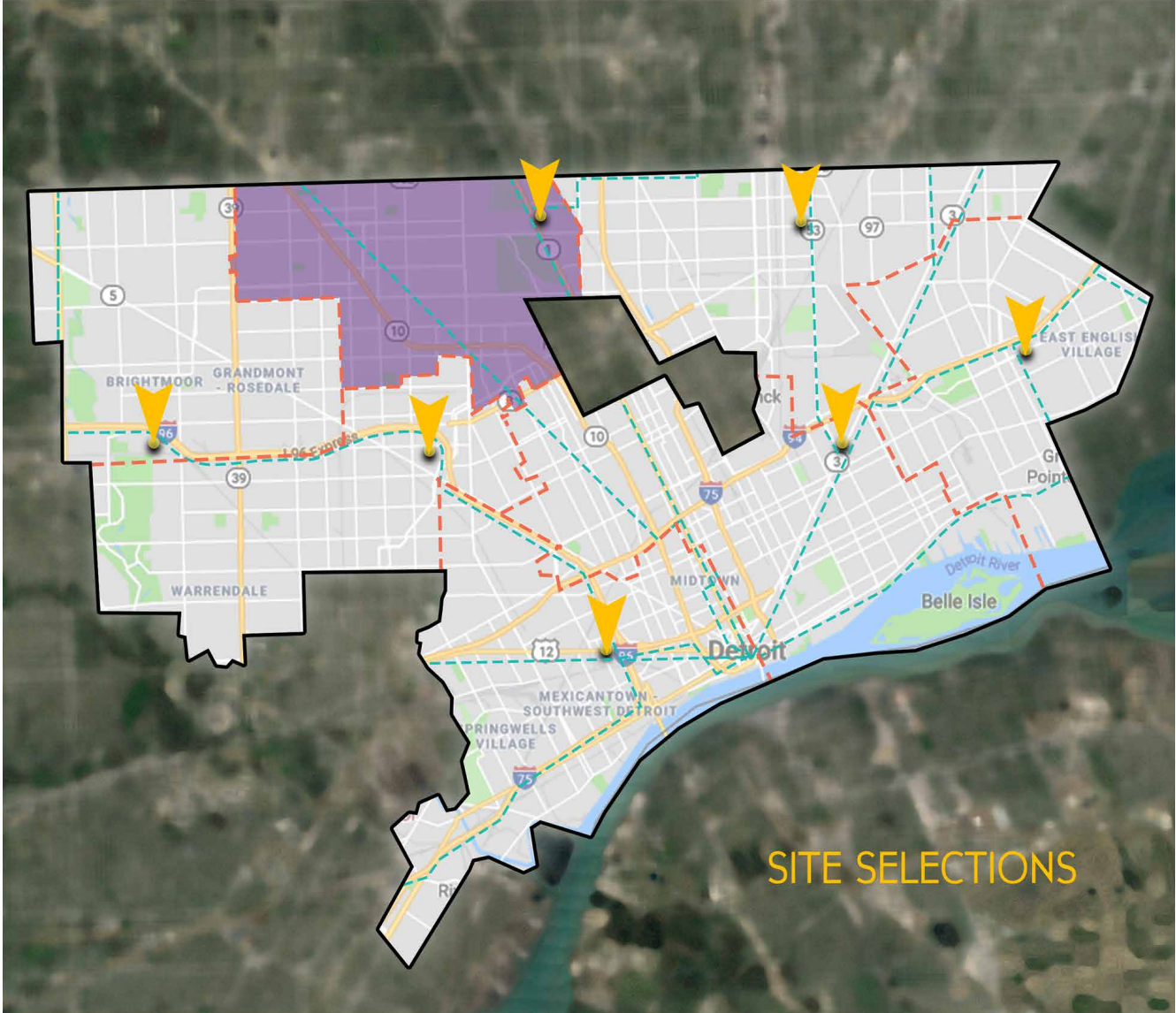


Population: 102,406
Population Under 18: 72%
Per Capita Income: \$14,409
Poverty: 32%

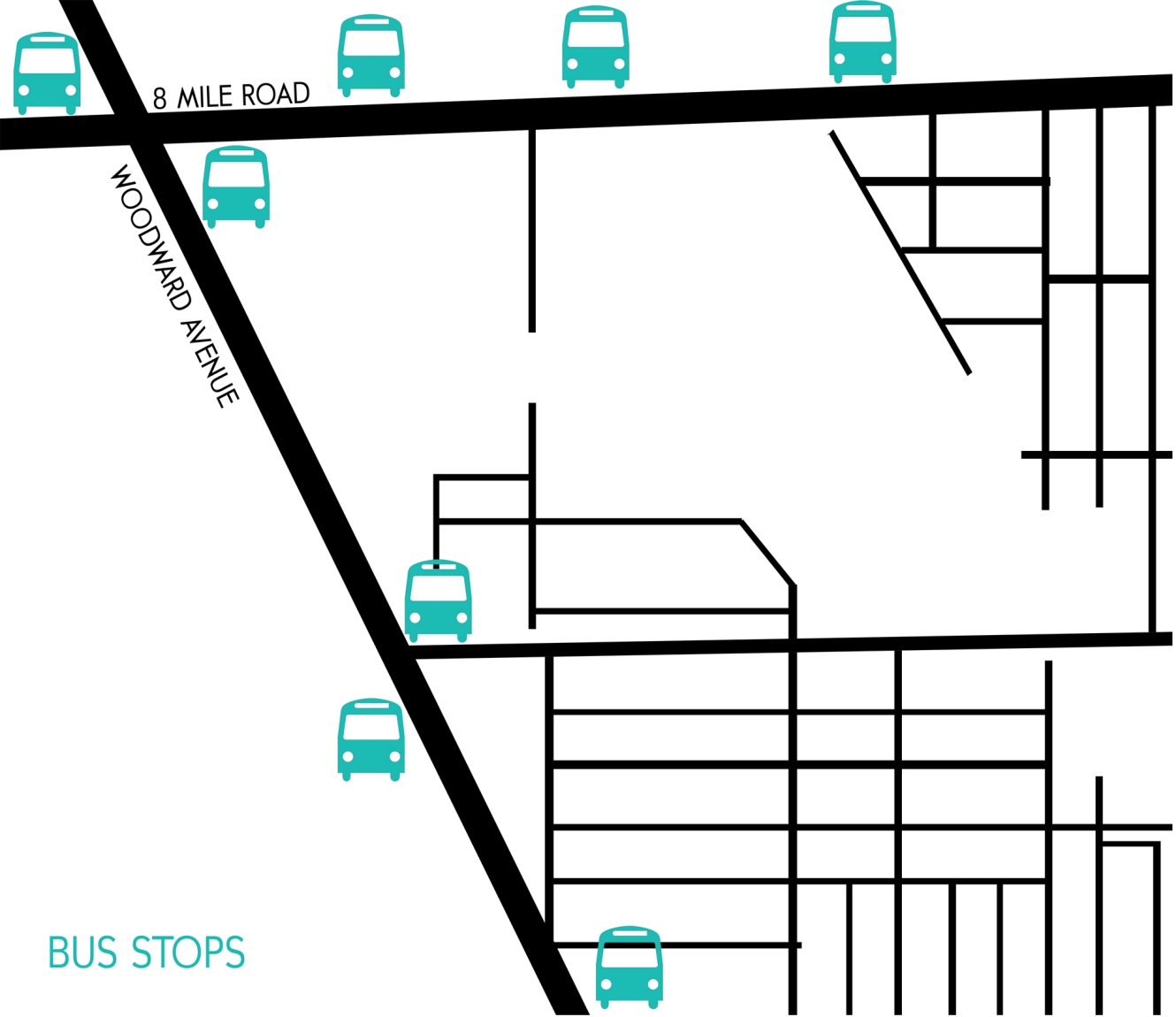


For simply convience, the district selected for the project site was district 2. The University of Detroit Mercy is also located in the same district. Therefore, any site selected in district 2 will be in close proximity to campus, allowing for quick and easy access at any time.





SITE SELECTIONS

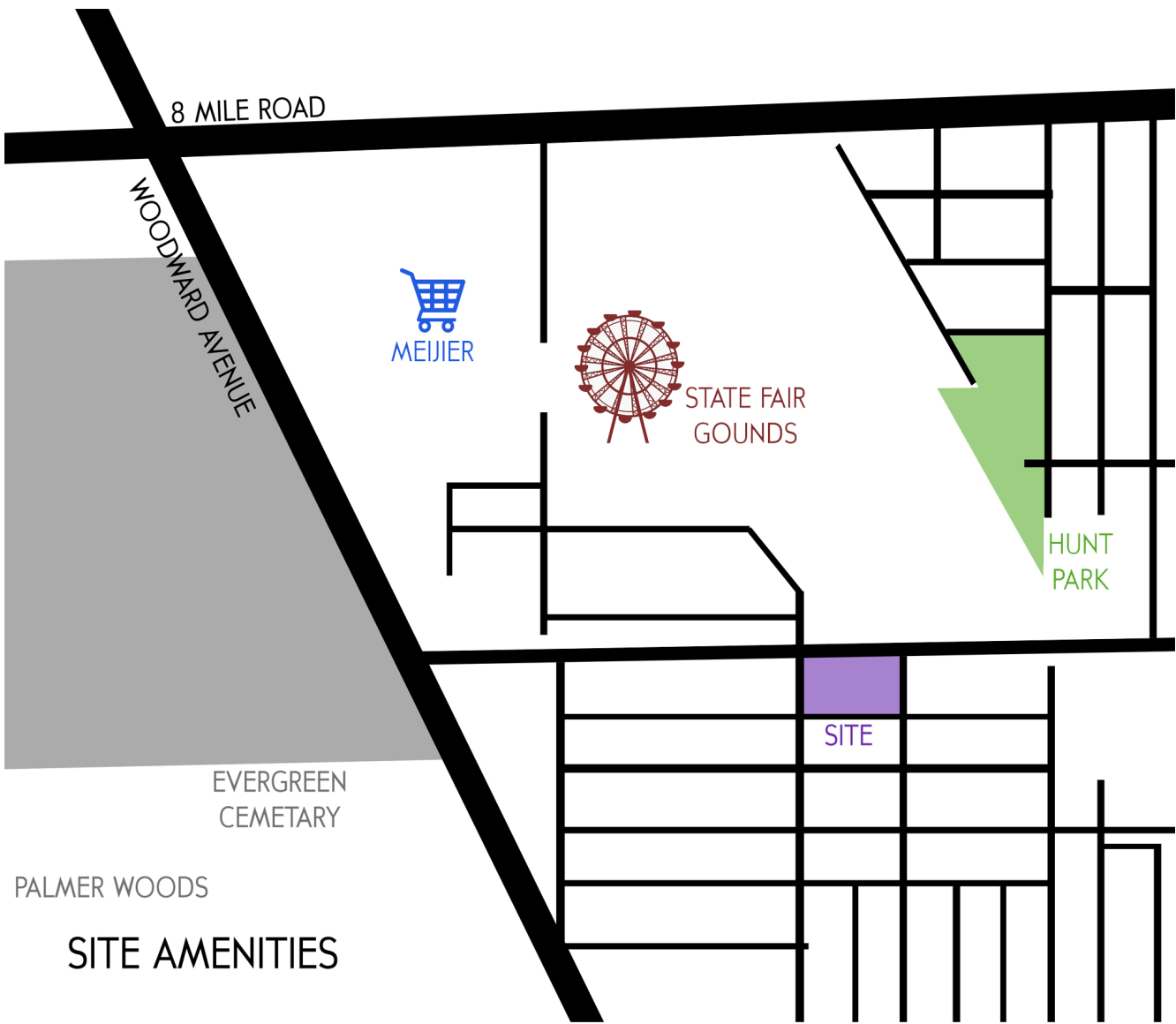


8 MILE ROAD

WOODWARD AVENUE

BUS STOPS





8 MILE ROAD

WOODWARD AVENUE



MEIJER



STATE FAIR
GOUNDS



HUNT
PARK

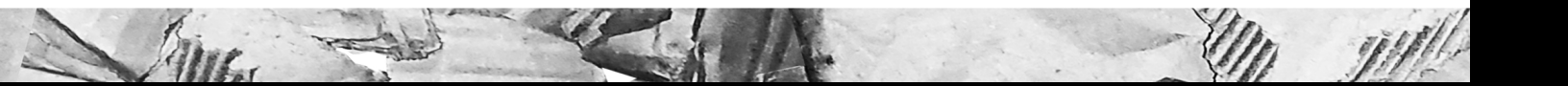


SITE

EVERGREEN
CEMETARY

PALMER WOODS

SITE AMENITIES



The selection of the project site hinged upon a multitude of self-directed requirements. Access being of the utmost importance. Over 40% of the Detroit population do not own a vehicle. Regardless of its nickname, the “Motor City” or the lack of public transportation, it is necessary to provide facilities that can be accessed by everyone. This narrowed location selections by analyzing areas with multiple bus routes, and major street intersections. Also, the location for those seeking help, needed to be an already well-established neighborhood with a strong existing community network. At the very least, the neighborhood needed to be on an upswing, or in the city’s urban renewal plans of the near future.

The Site is located at the corner of W. State Fair Avenue and Bauman Street, only a few blocks for the intersection of Woodward Avenue and 8 Mile Road. The site provides almost a dozen bus stops within walking distance, as well as access to a commercial corridor that can provide necessary provisions and employment opportunity. To the north, directly across the street, is the State Fair. Although the grounds are not much to look at now. Several public and private projects have been set in motion to rebuild the property, providing both commercial and entertainment venues.





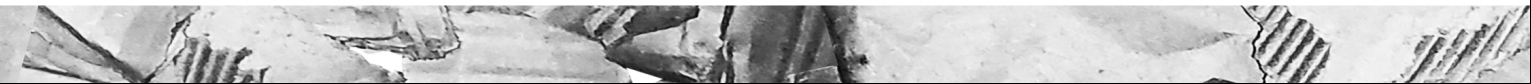


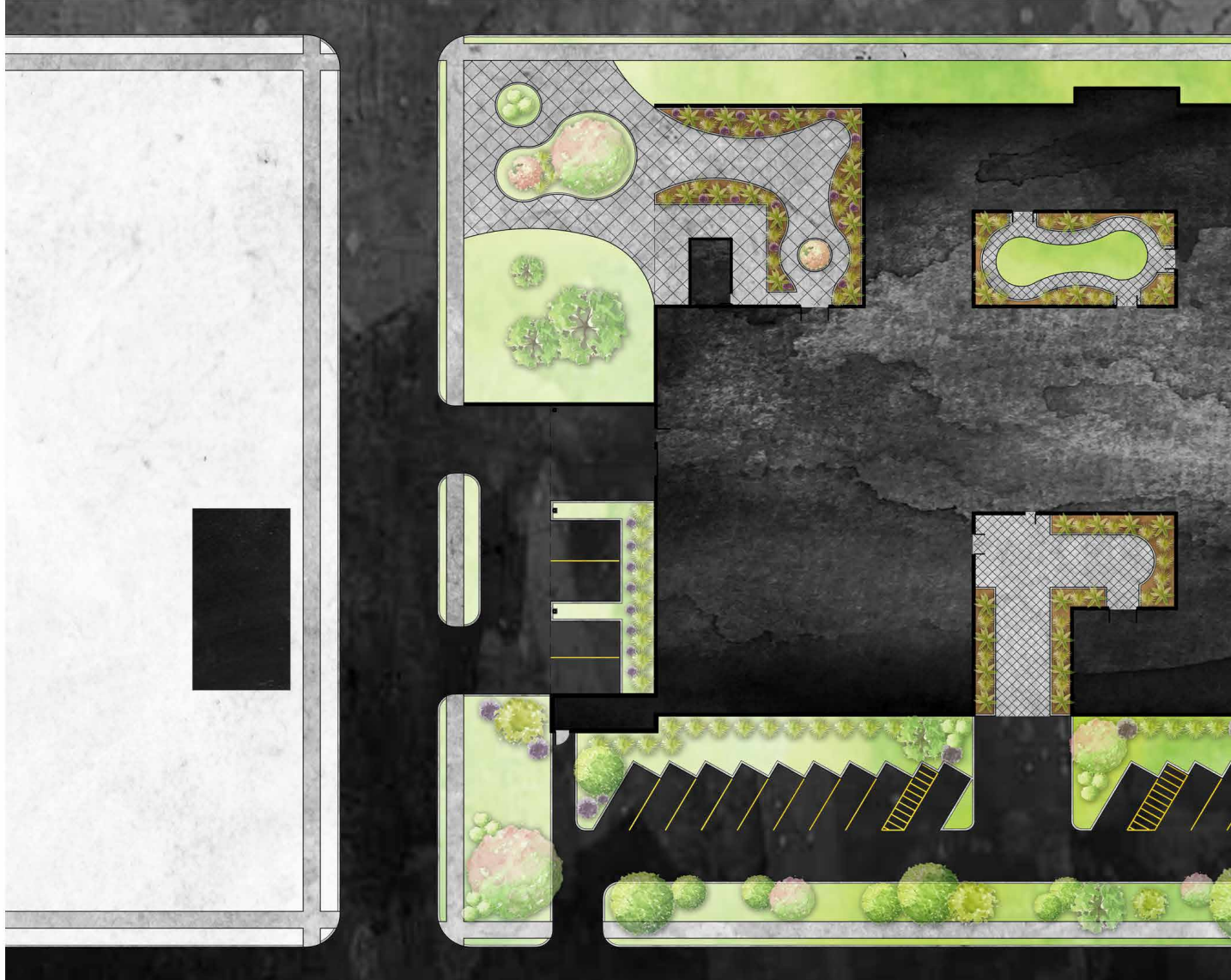




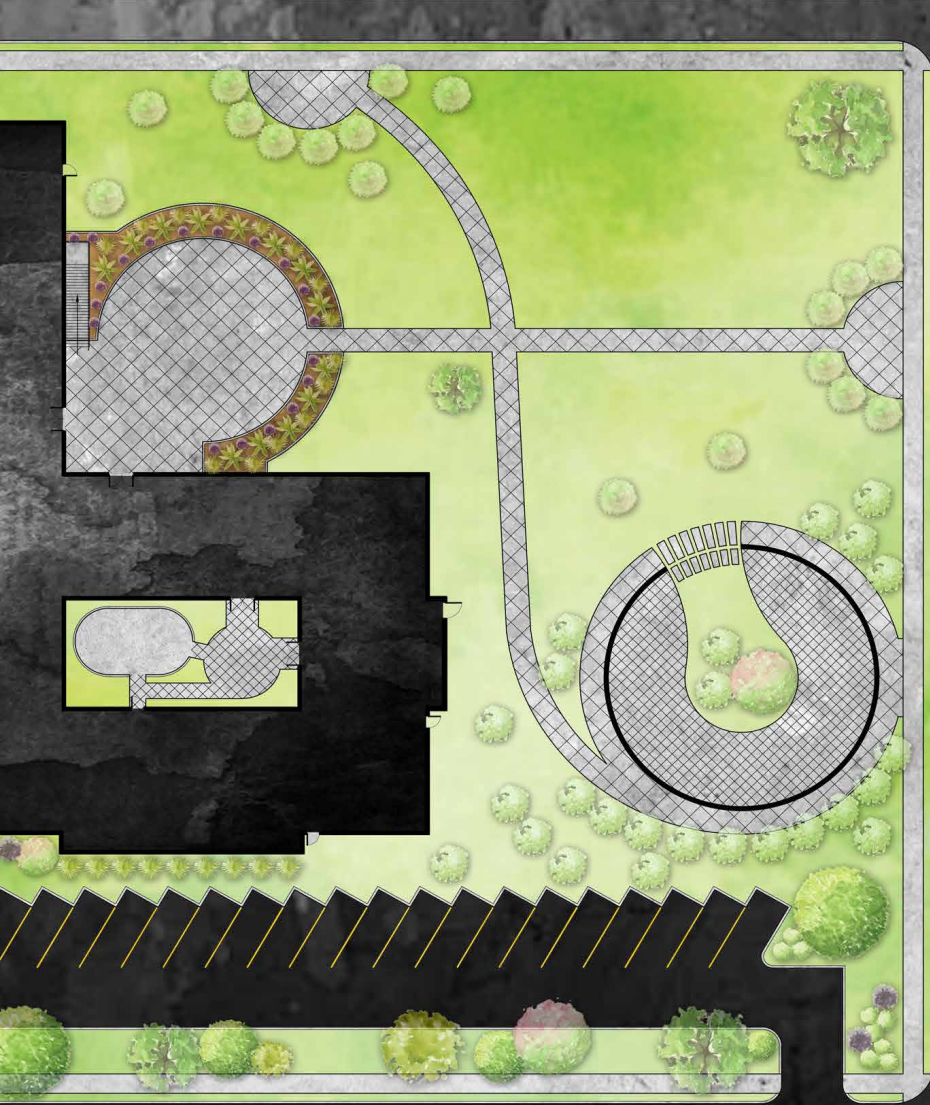
INITIAL PROGRAM REQUIREMENTS

| LOCATION | ROOM | QUANTITY | SIZE | TOTAL SQFT |
|------------------|------------------------|----------|-------|------------|
| Building 1 | Entrance | 1 | 10x15 | 150 |
| | Reception | 1 | 10x15 | 150 |
| | Administrative Offices | 2 | 8x10 | 160 |
| | Business Offices | 6 | 10x12 | 720 |
| | Conference | 1 | 25x15 | 375 |
| | Break Room | 1 | 20x15 | 300 |
| | Child Care | 1 | 40x60 | 2400 |
| | Social Space | 1 | 20x30 | 600 |
| | Kitchen | 4 | 15x20 | 1200 |
| | Dining Space | 4 | 25x20 | 2000 |
| | Short-Term Rooms | 40 | 12x18 | 8640 |
| | Mechanical | 4 | 10x10 | 400 |
| Total Building 1 | | | | 17,095 |
| Building 2 | Entrance | 1 | 15x20 | 300 |
| | Reception | 1 | 10x15 | 150 |
| | Administrative Office | 4 | 8x10 | 320 |
| | Business Office | 8 | 10x12 | 960 |
| | Executive Office | 2 | 12x16 | 384 |
| | Conference | 4 | 25x15 | 1500 |
| | Waiting | 1 | 20x25 | 500 |
| | Interview Rooms | 8 | 10x10 | 800 |
| | Break Room | 2 | 20x25 | 1000 |
| | Recreation | 1 | 25x40 | 1000 |
| | Social Space | 1 | 25x40 | 1000 |
| | Kitchen | 1 | 20x30 | 600 |
| | Dining Space | 1 | 25x40 | 1000 |
| | Child Care | 1 | 40x60 | 2400 |
| | Classrooms | 4 | 15x20 | 1200 |
| | Clinic | 1 | 40x60 | 2400 |
| | Sleep Rooms | 20 | 12x16 | 3840 |
| | Toilet Rooms | 9 | 20x25 | 4500 |
| | Shower Rooms | 6 | 15x30 | 2700 |
| | Loading/Delivery | 1 | 15x25 | 375 |
| Mechanical | 3 | 10x10 | 300 | |
| Lockers | | | | |
| Total Building 2 | | | | 27,229 |
| Total | | | | 126,720 |





FINAL SITE PLAN

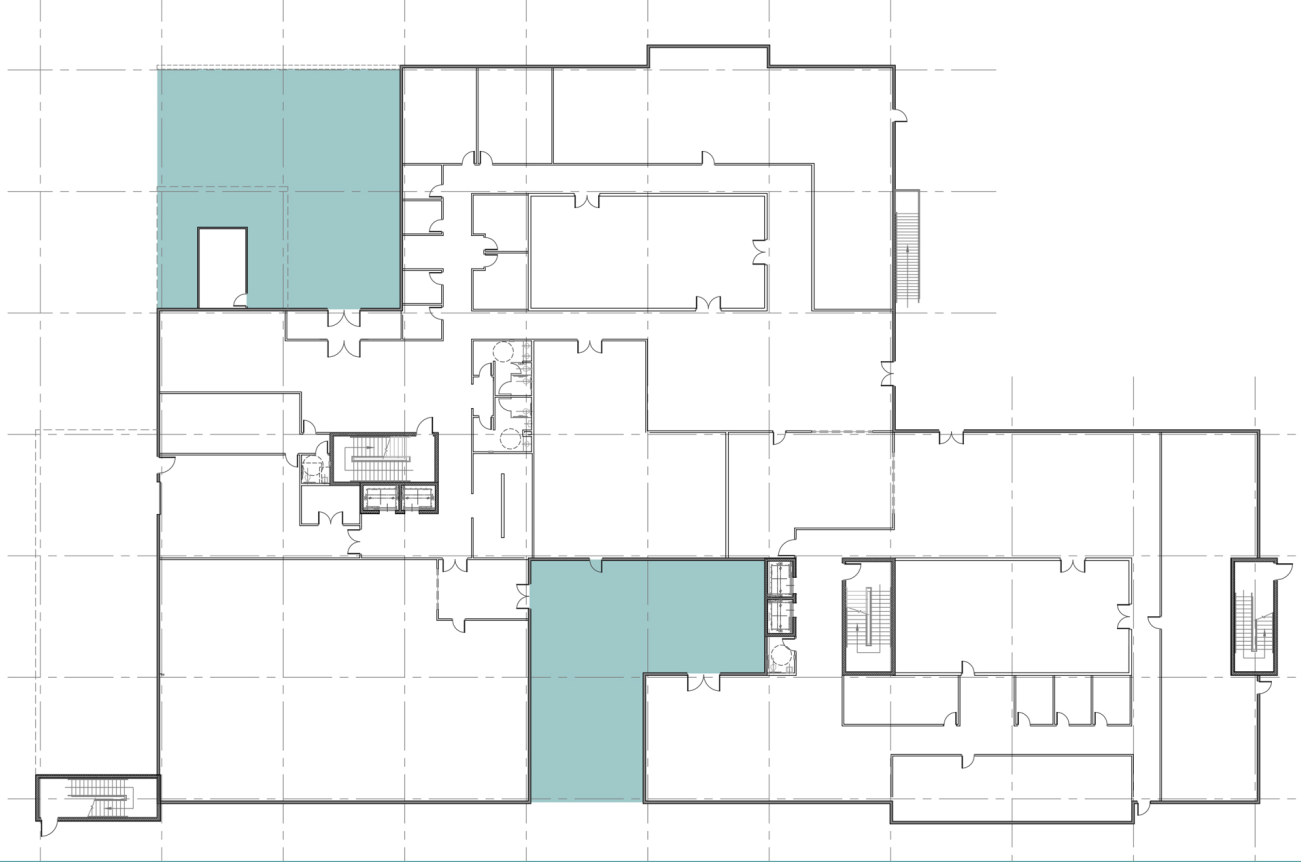




PART V

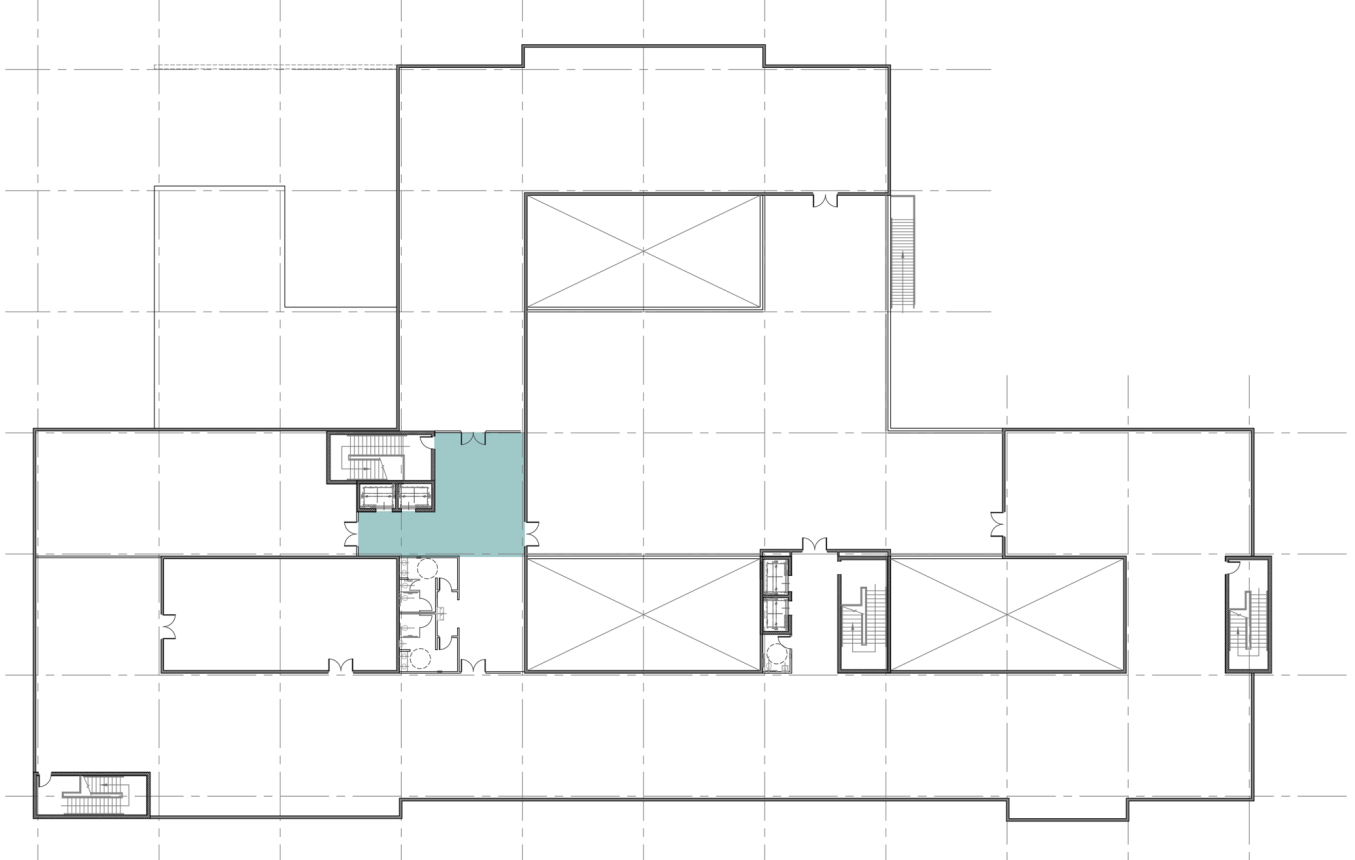
The Design





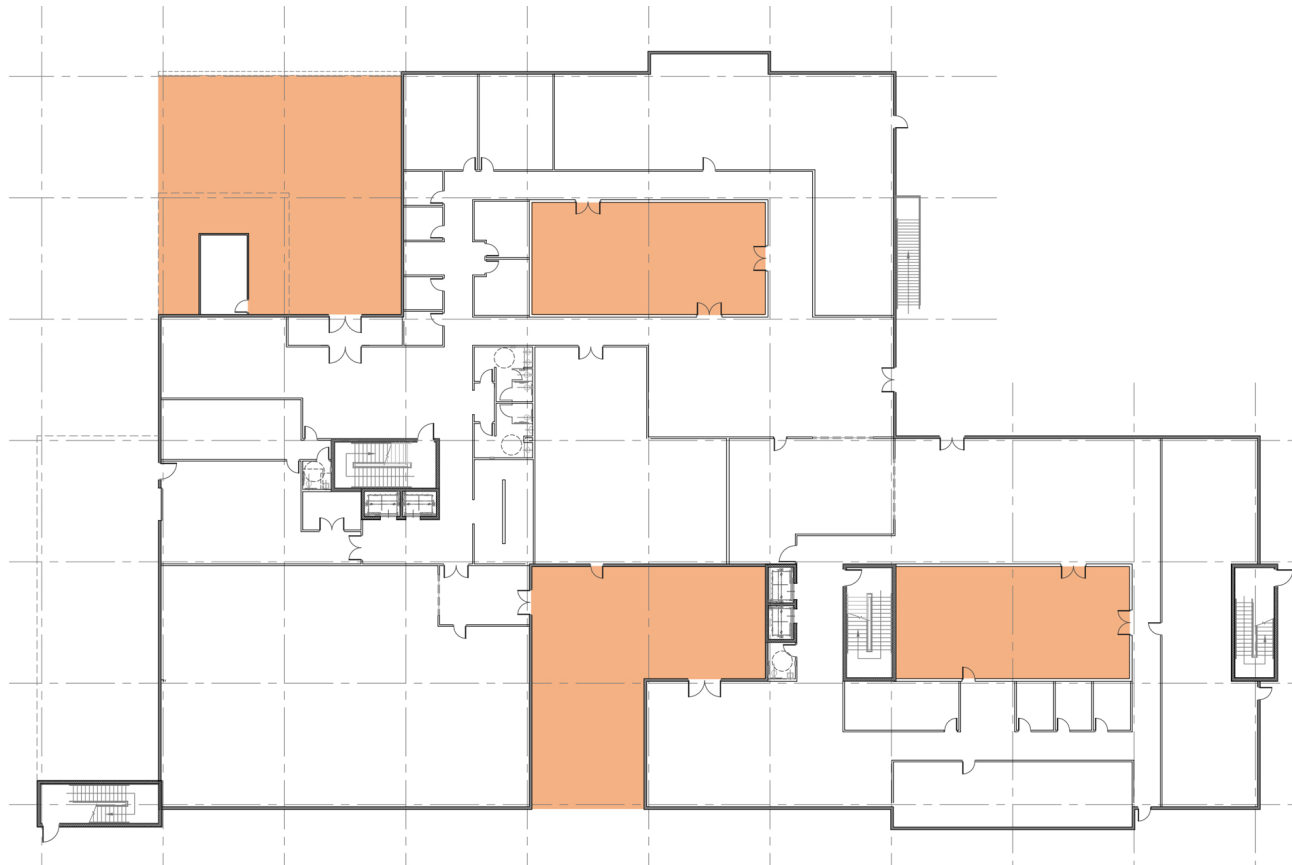
Inviting





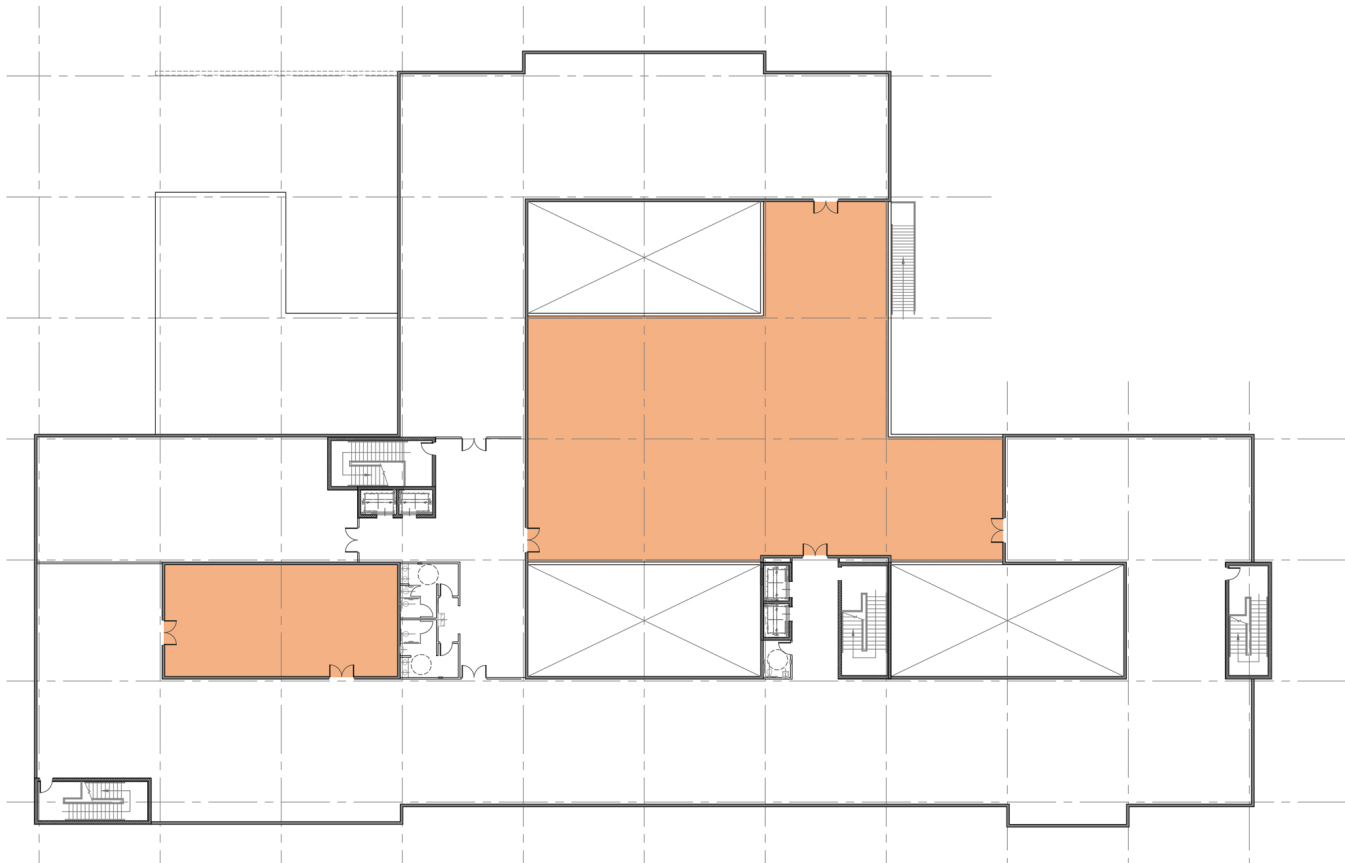
To provide an open and welcoming space, a courtyard design became one of the main design concepts for the project. With two main courtyard entrances, one entrance off of W. State Fair Avenue, is for the emergency and overnight portion of the facility, where absolutely no one gets turned away. The other courtyard entrance is for the temporary stay facilities for women and children.





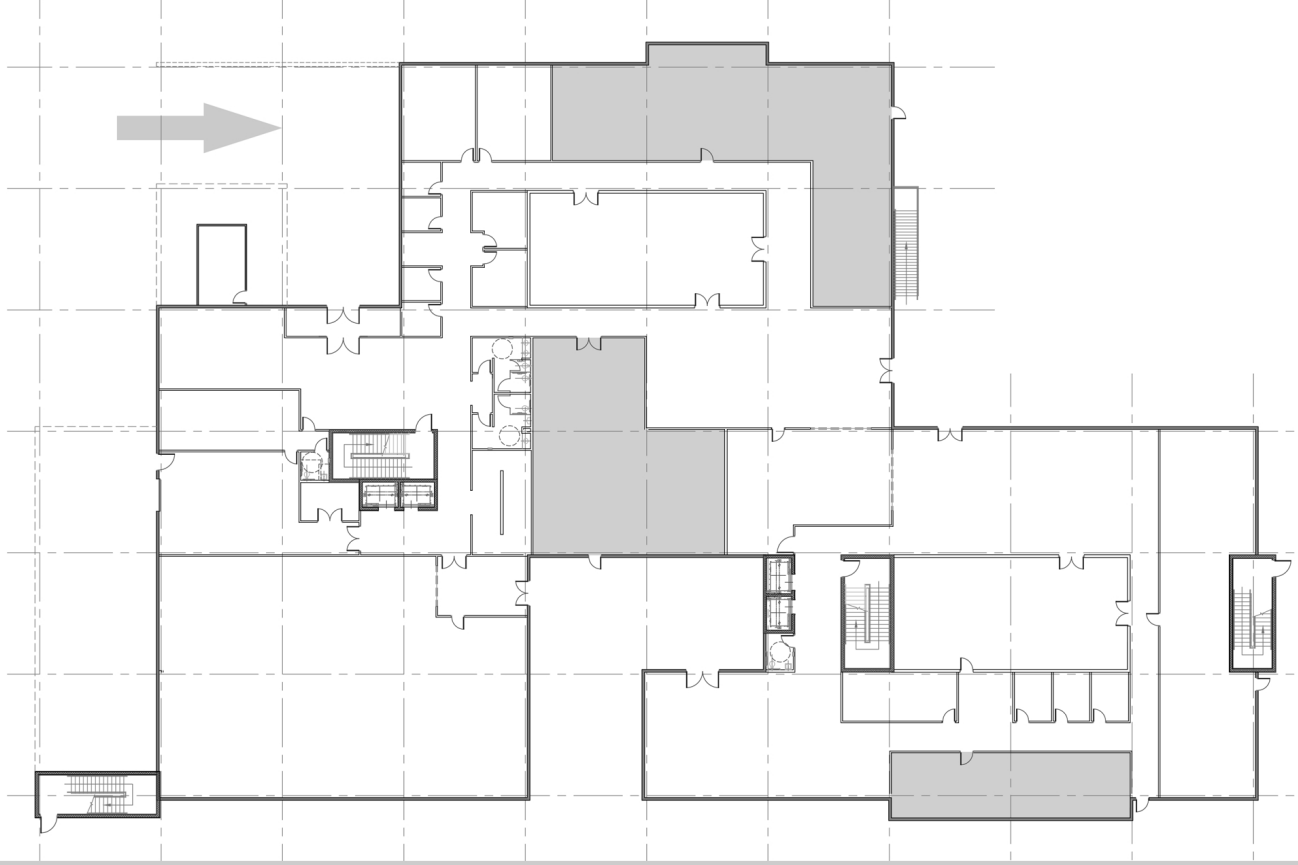
Green





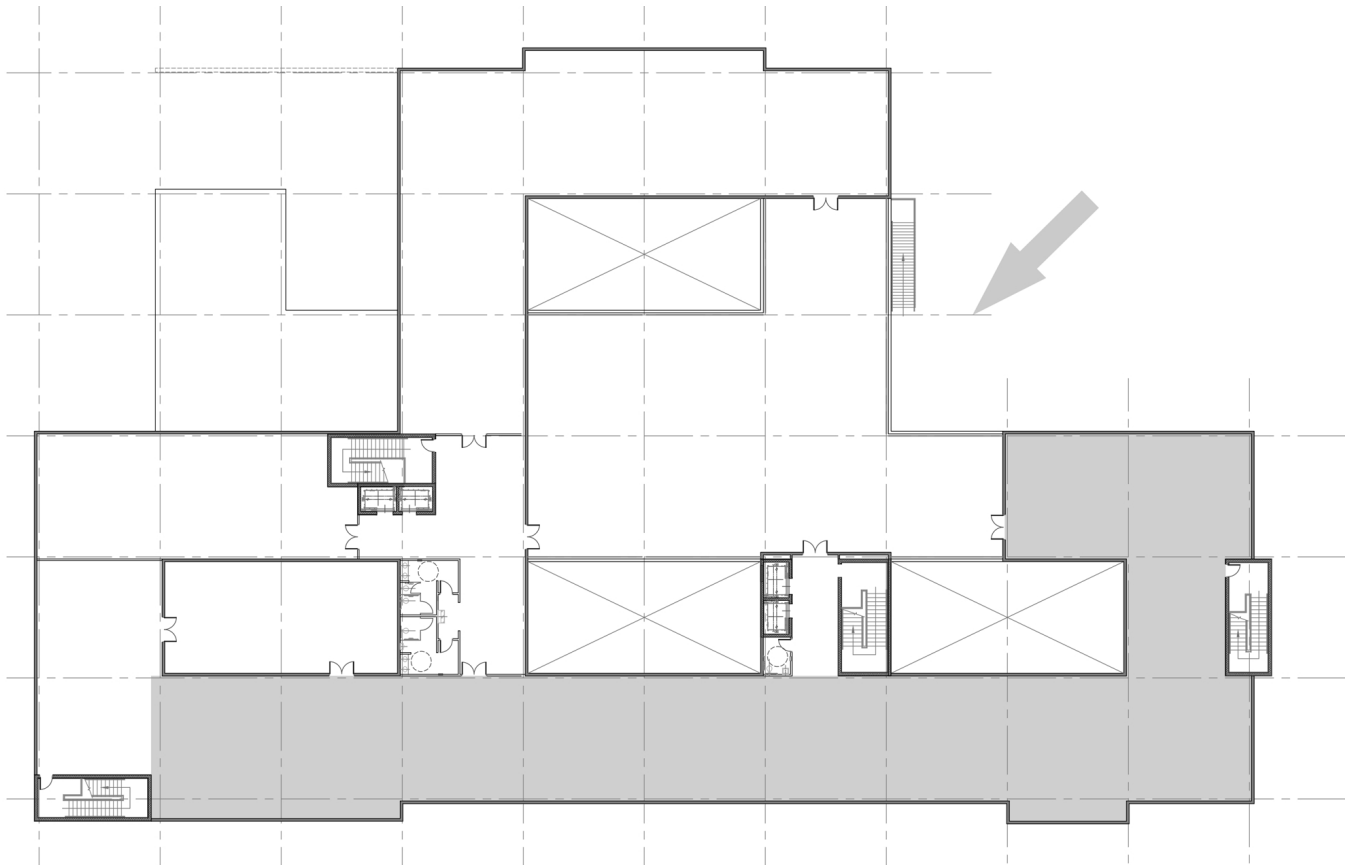
Bringing the courtyard concept forward, they provide safe and intimate environments to promote socialization and interaction, not only with each other, but with the community as well. In addition to the interior and exterior courtyards, there is also a large rooftop terrace that is accessed only by the women and children of the extended stay facility, and employees in the office space.



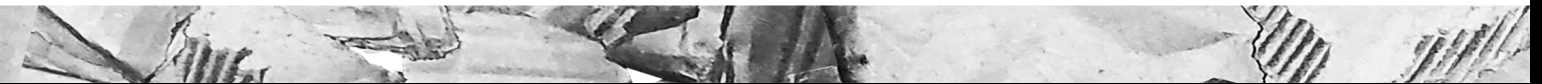


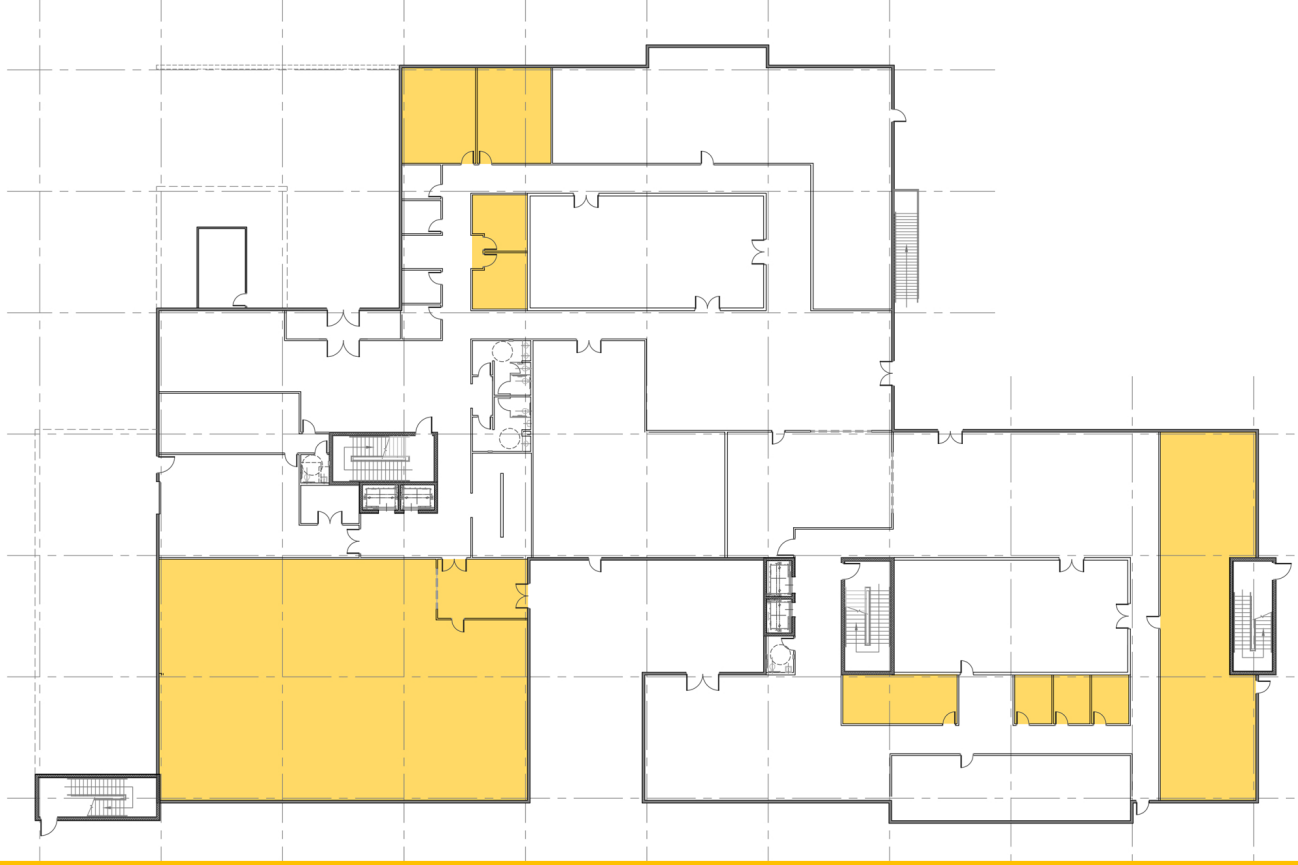
Efficient





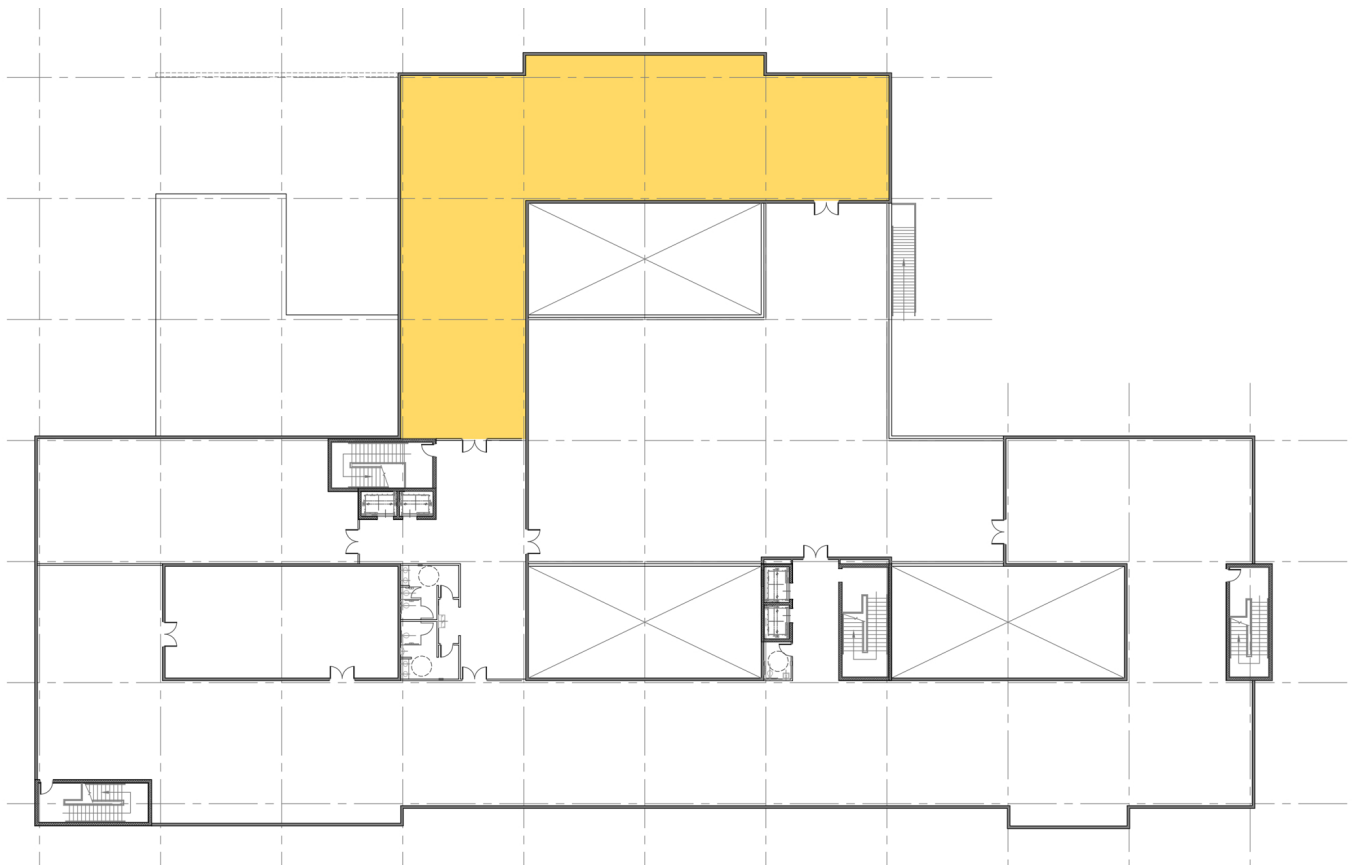
Although the structure appears complex, the entire building is organized on a simple 30ft. x 30ft. grid. The combination of the grid and the courtyards eliminate almost all corridors, allowing for easy and efficient circulation. This also prevents confusion for the occupants of the facility, making their stay more comfortable.



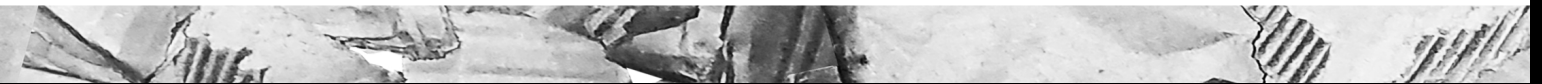


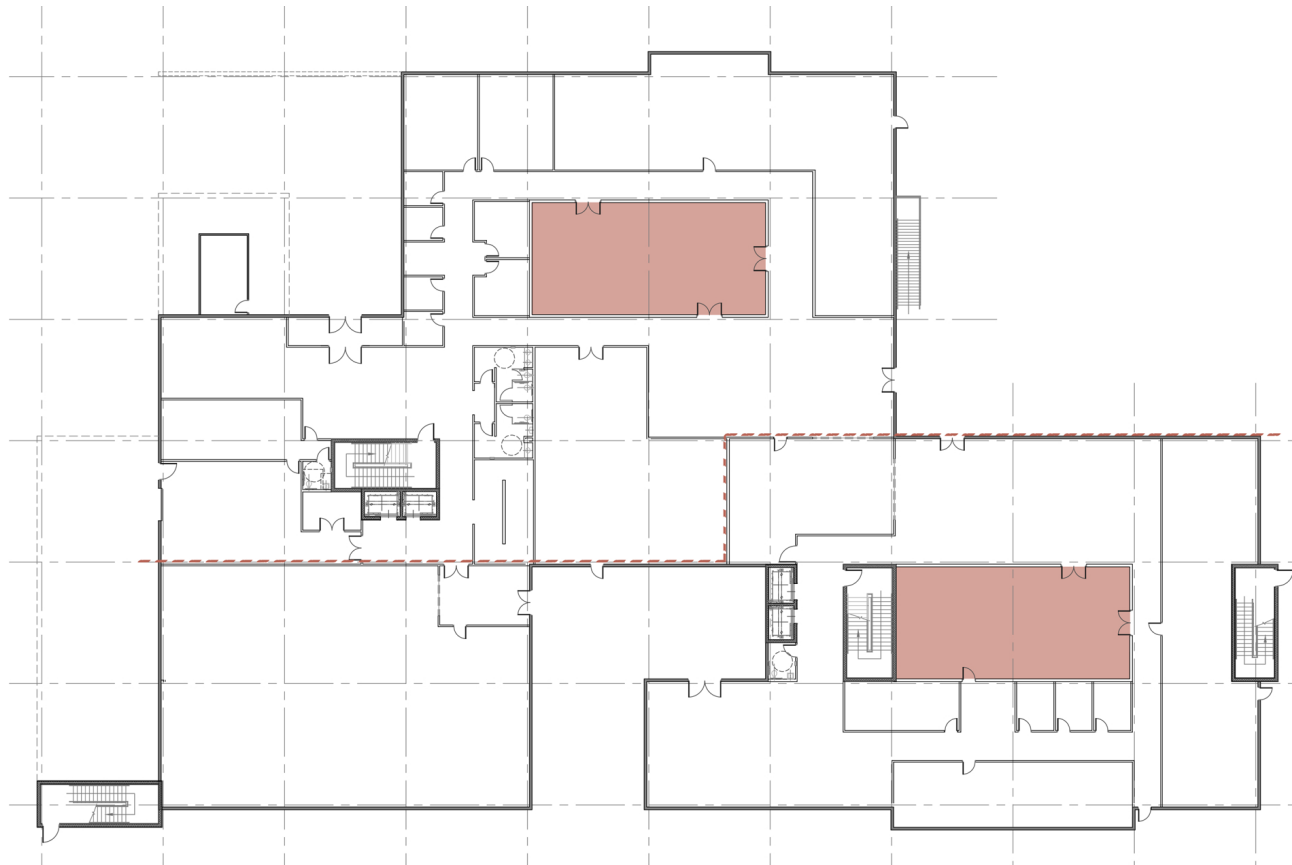
Community





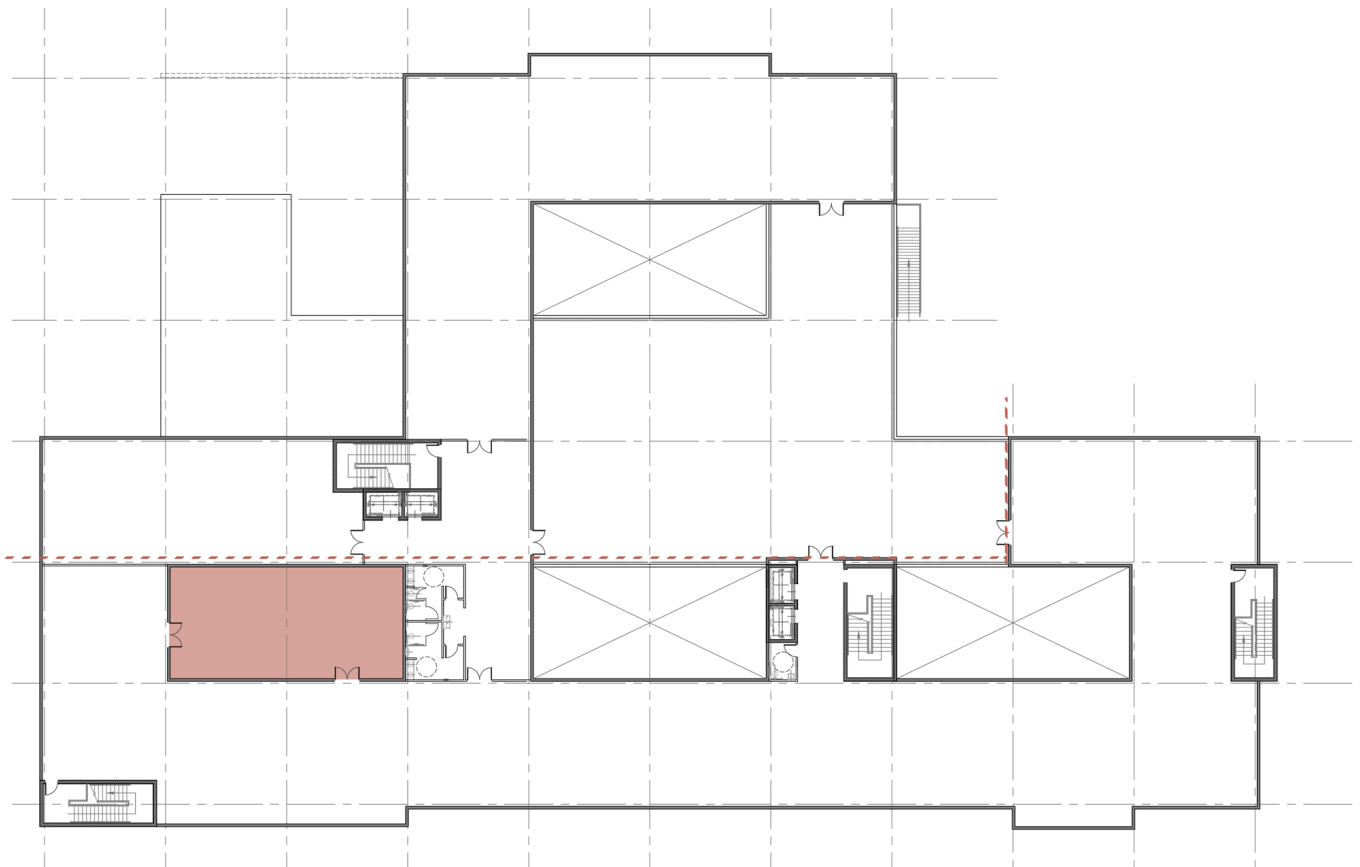
Community involvement is essential to the success of this facility. Providing rentable spaces for classes, seminars and conferences, will aid in strengthening the support system between the community and with those in need. The facility also provides ample space for a daycare center, office space and a clinic for medical and mental health care.





Safety



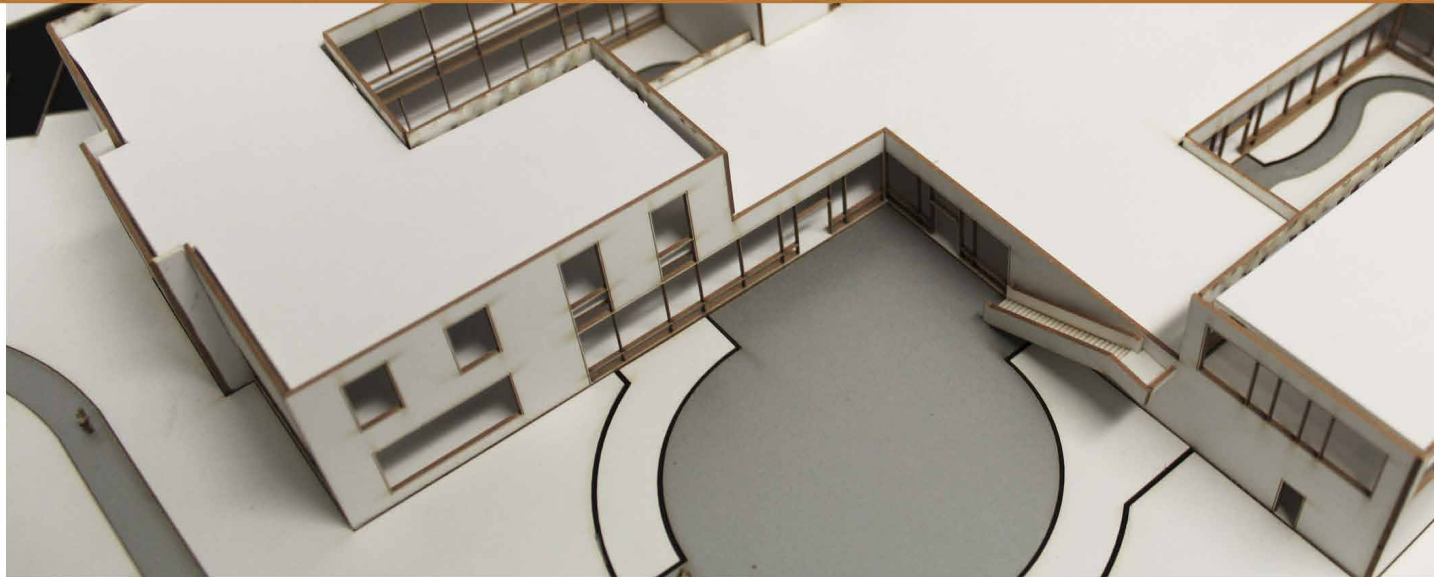


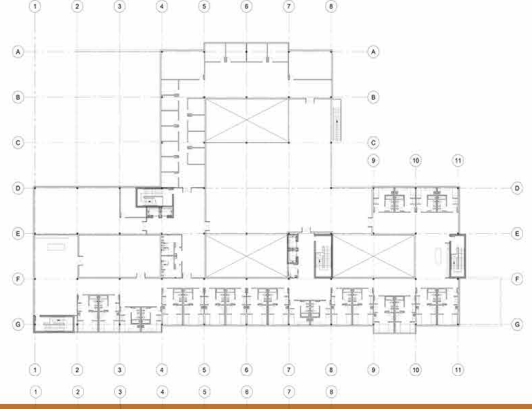
Although there is only a single structure, there are two very distinct programs, each of which require total separation in order to maintain safety. The transition between the two programs (denoted by the dashed line) is achieved through the publicly shared spaces such as the clinic, laundry facility and dual sided commercial kitchen.

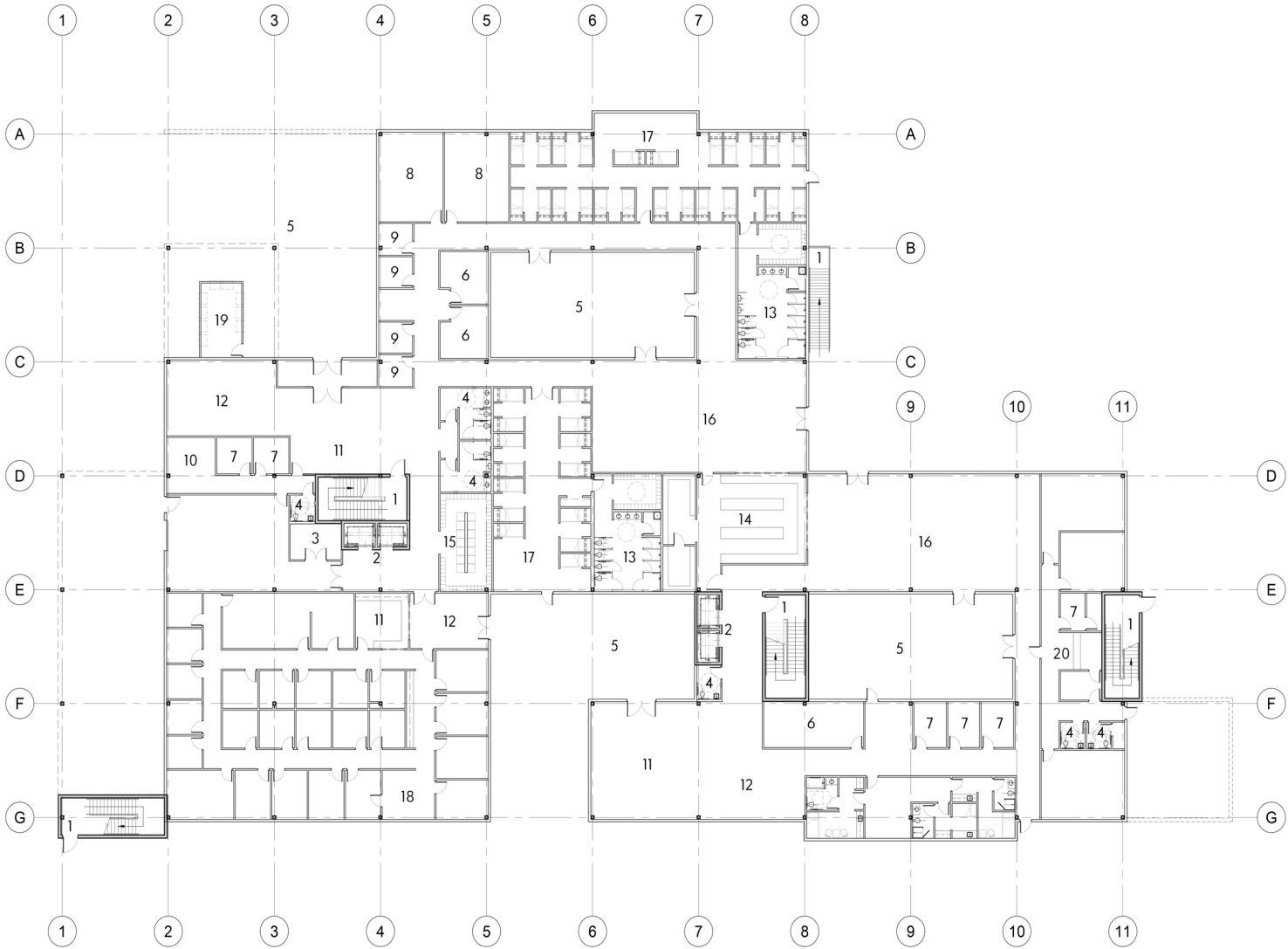




Final Floor Plans



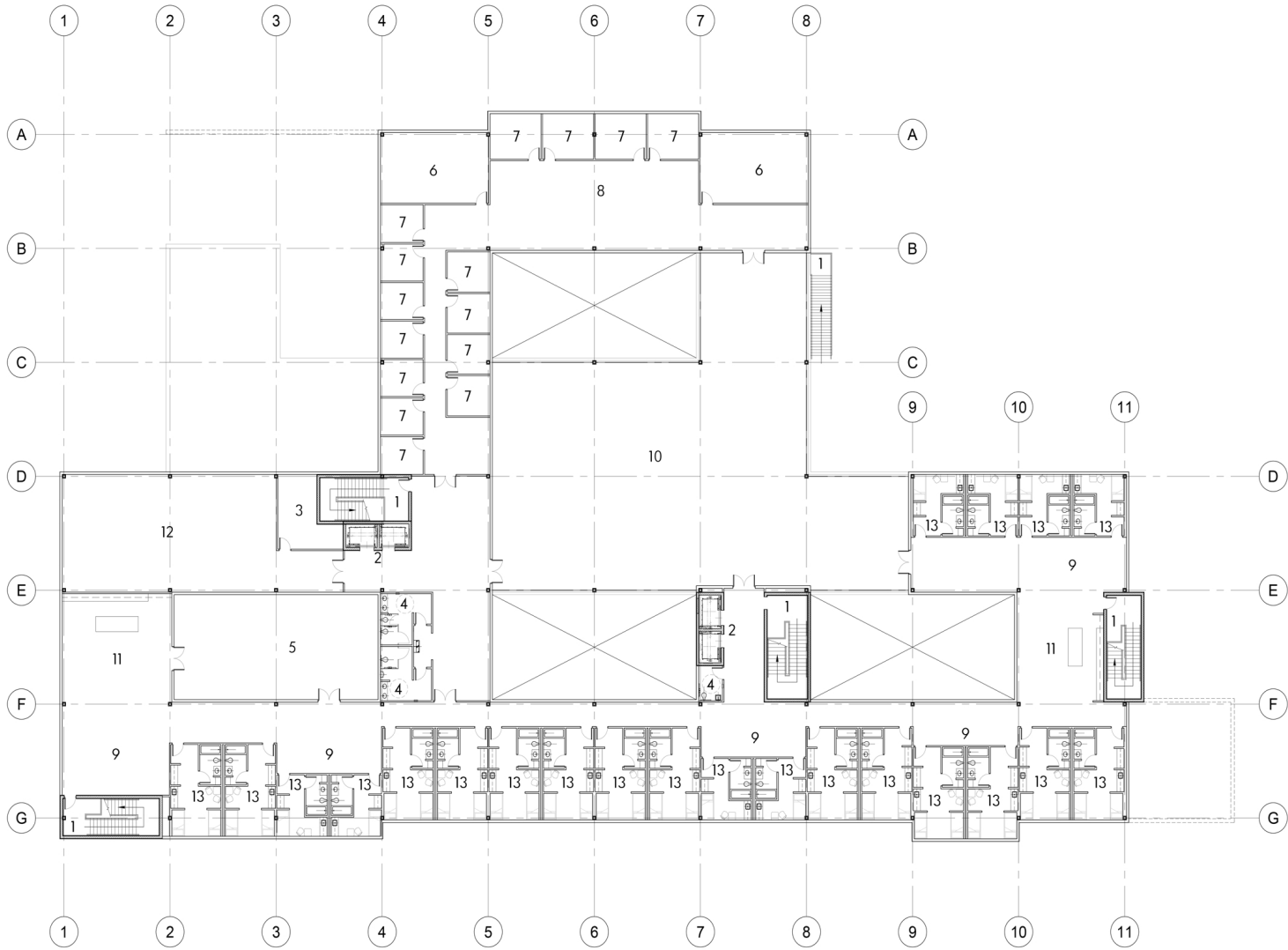




FIRST FLOOR

- 1 - Stair
- 2 - Elevator
- 3 - Mechanical Room
- 4 - Toilet Room
- 5 - Courtyard
- 6 - Conference Room
- 7 - Office Space
- 8 - Classroom / Training Room
- 9 - Interview Room
- 10 - Break Room
- 11 - Reception
- 12 - Waiting Room
- 13 - Shower Room
- 14 - Commercial Kitchen
- 15 - Laundry
- 16 - Dining / Recreational Space
- 17 - Overnite Sleep Room
- 18 - Clinic
- 19 - Dispenser (Sketch Problem)

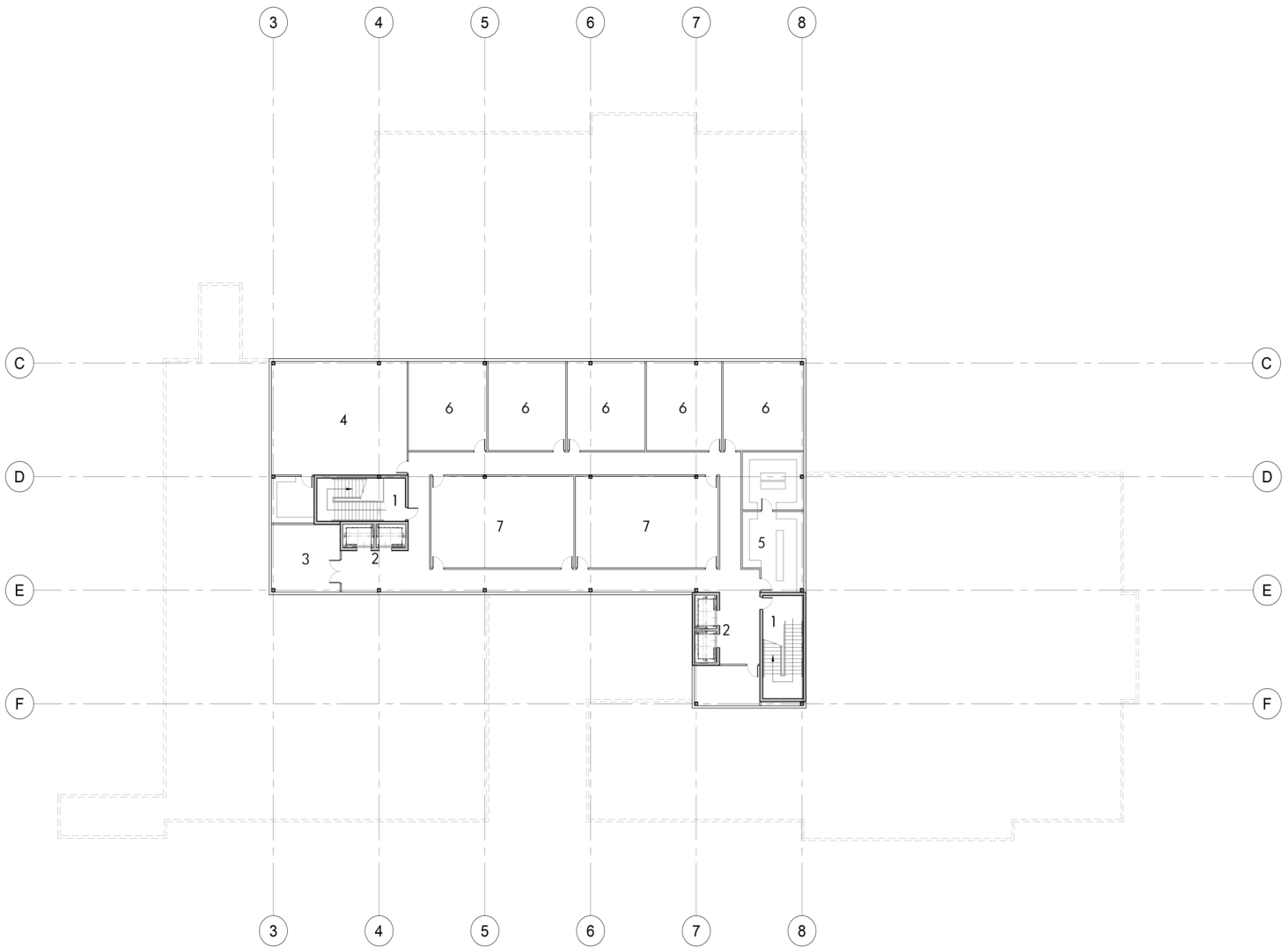




SECOND FLOOR

- 1 - Stair
- 2 - Elevator
- 3 - Mechanical Room
- 4 - Toilet Room
- 5 - Courtyard
- 6 - Conference Room
- 7 - Office Space
- 8 - Open Office
- 9 - Social Space
- 10 - Terrace
- 11 - Community Kitchen
- 12 - Flex Space

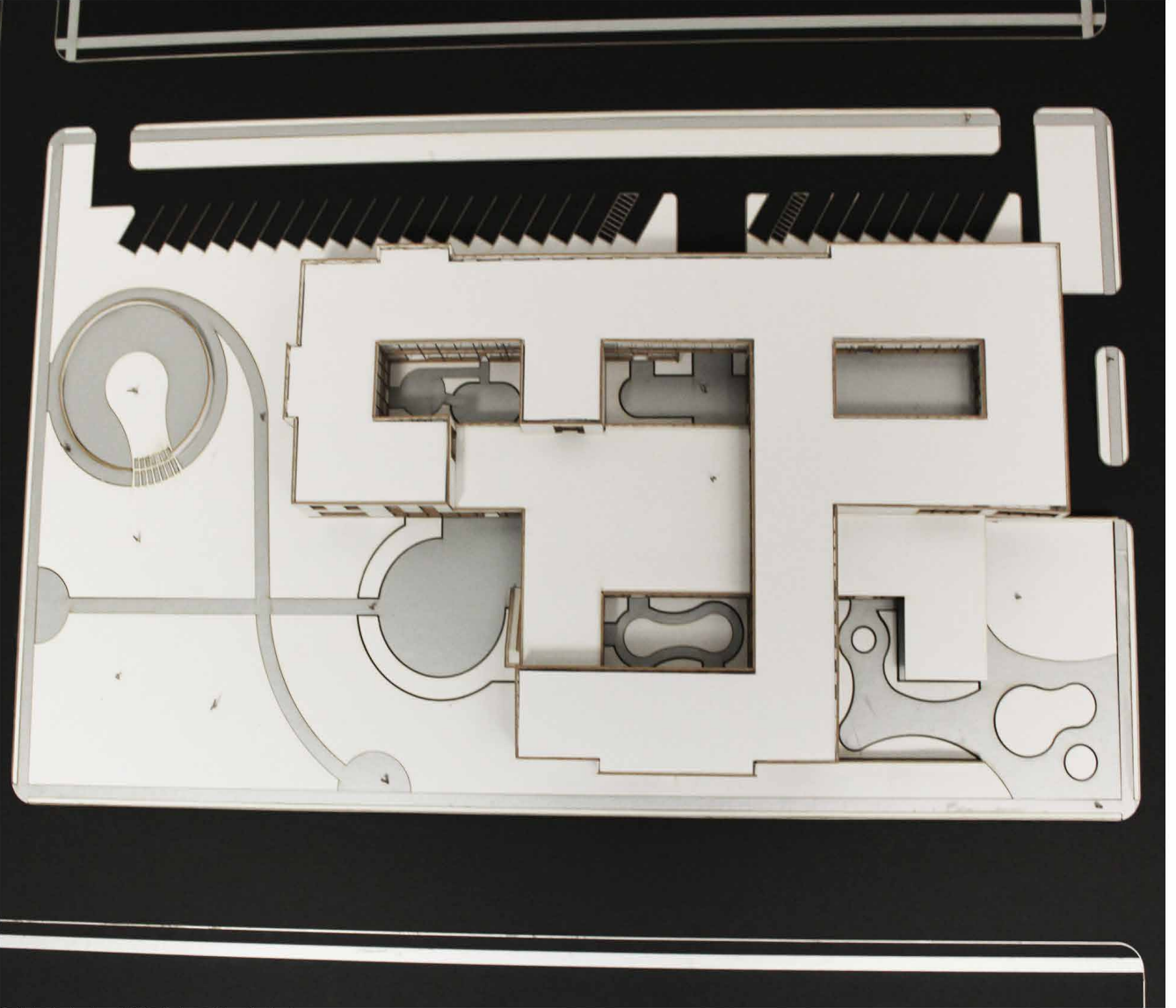




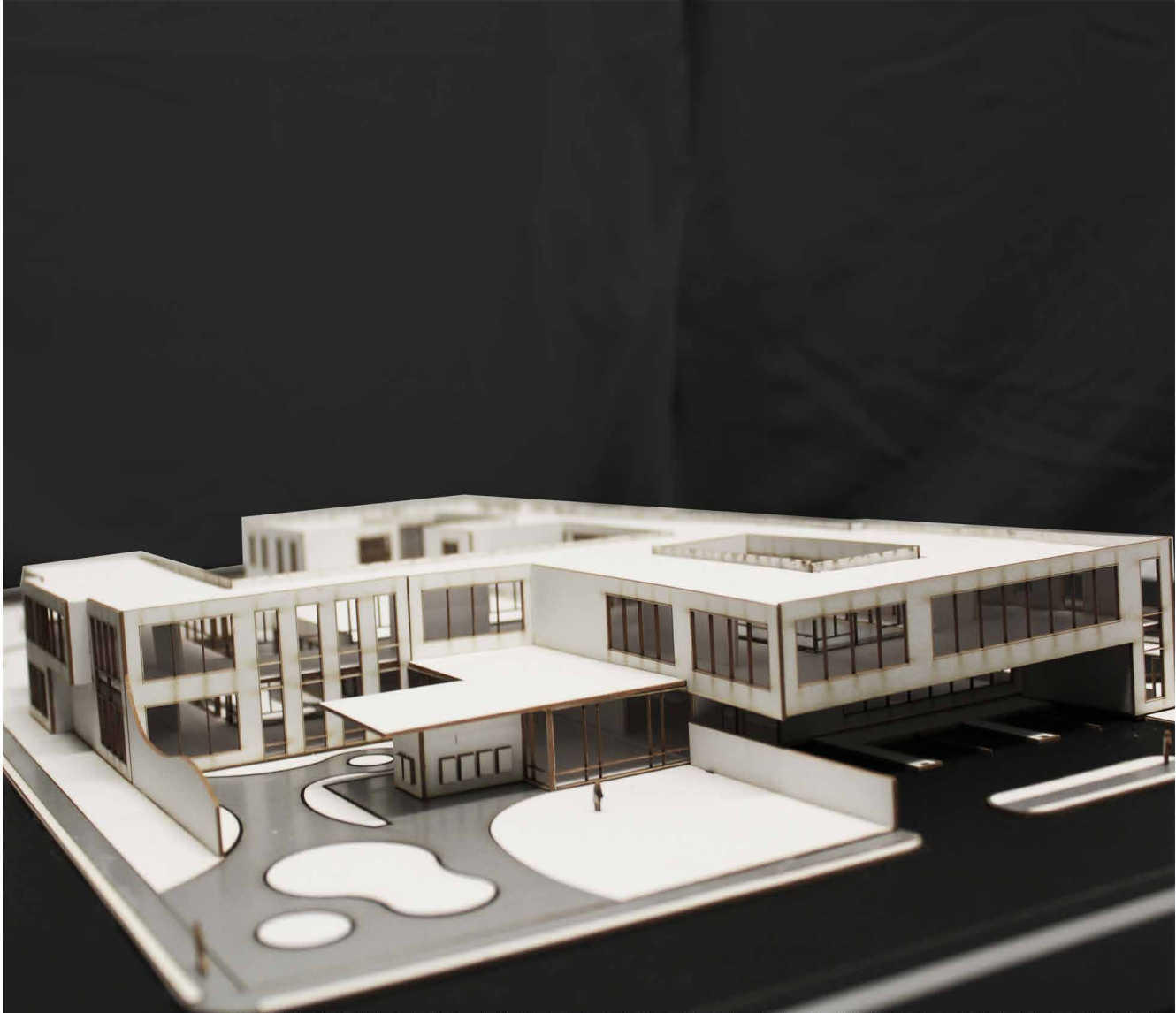
LOWER FLOOR

- 1 - Stair
- 2 - Elevator
- 3 - Mechanical Room
- 4 - Laundry
- 5 - Kitchen Storage
- 6 - Storage
- 7 - Donations



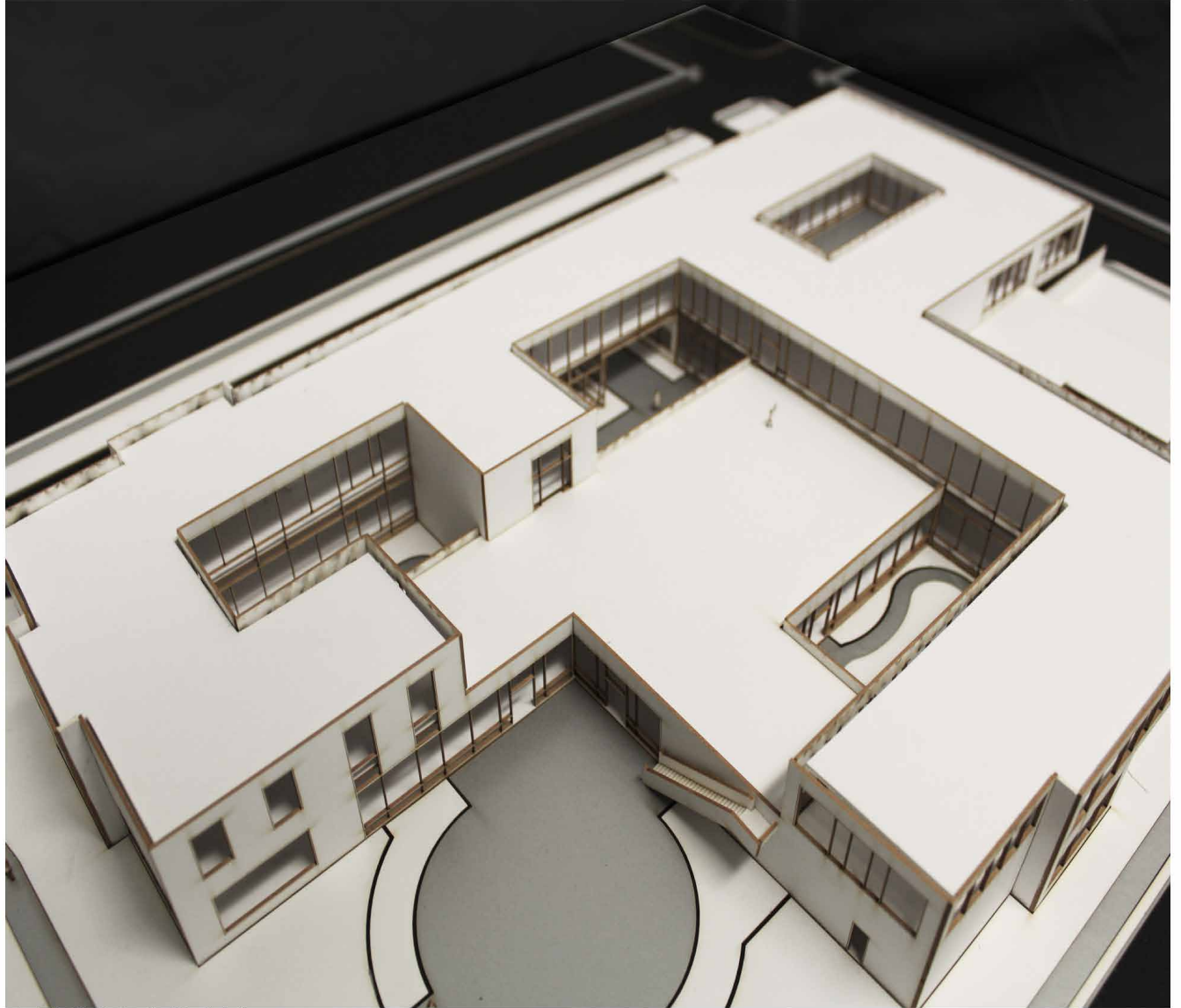


FINAL SITE PLAN



COURTYARD ENTRANCE TO EMERGENCY FACILITY





AERIAL VIEW



NORTHEAST PERSPECTIVE





COURTYARD ENTRANCE TO EXTENDED STAY FACILITY



TERRACE PERSPECTIVE





RESOURCES

Interviews



CHAIRPERSON

Mehan Takashima, ESG Grantee Appointee, People Plan Lead
City of Detroit, Housing and Revitalization Department

DIRECTOR

Cecily King, Development Director-West Region
City of Detroit, Housing and Revitalization Department

MANAGER

James Carey, Operations Manager
Neighborhood Service Organization, Tumaini Crisis Center



RESOURCES

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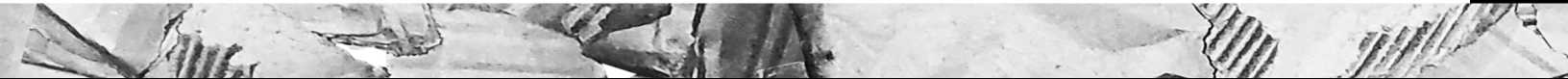
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“We must be as familiar with the functions of our buildings as with our materials. We must learn what a building can be, what it should be, and also what it must not be...”

-Ludwig Mies van der Rohe

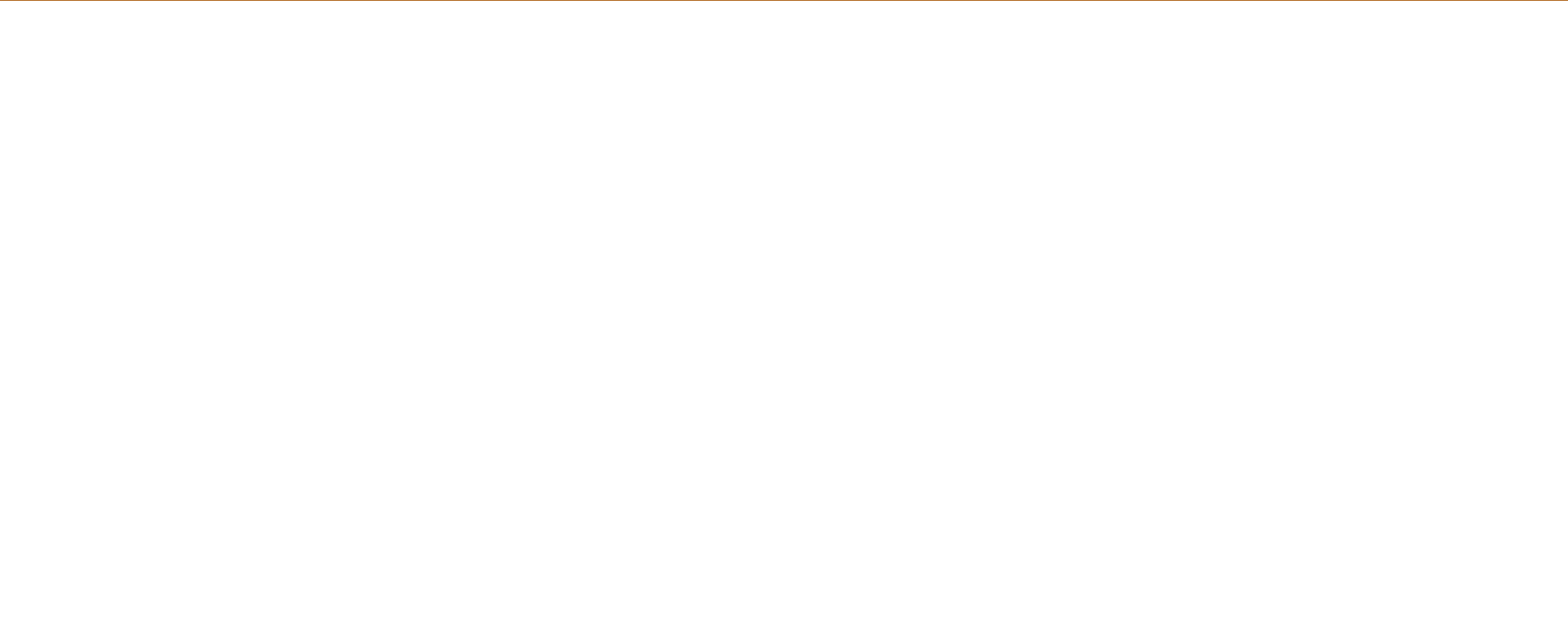




THANK YOU

This thesis has been an amazing journey. I have learned and grown so much as a designer and as a person. A special thanks to Wladek and the rest of the UDM faculty and staff for your guidance and direction.

But most of all, I have to thank my husband. Without his unwavering support, and his confidence in me, this goal would have never been reached. Thank you Steven, I love you A&F!





TO BE CONTINUED...



