

A CATALYST FOR TRANSFORMATION

Designing A Network of Resource Hubs At The Community Level

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THESIS ABSTRACT

This thesis explores how underprivileged communities can be supported and transformed to overtime become self-sustaining. A self-sustaining community is one that is planned, built, or modified to promote sustainable living and has a strong balance between environmental and economic sustainability, and social equity. The guiding questions for this thesis aim to uncover elements that makes a neighbourhood fully functional, to determine which elements would best support existing residents, and how those elements can be combined into a model for future longevity. Analyzing existing conditions in the McDougall Hunt neighbourhood help to determine the best sites for development. Also, subjective methods reveal perspectives that are separate from this thesis' perspective as an outsider of the community. Although the project focuses on the McDougall Hunt community located in Detroit, it aims to provide a solution that will generate an equitably designed, self-sustaining community – a model that provides resources and social infrastructure and a framework so that it can be replicated and adapted for any underprivileged neighbourhood. The goal of this thesis is to incite change or a way of thinking that will help build better and stronger communities in the future.

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1 INTRODUCTION

How Can An Underprivileged Neighbourhood Transform Into A Self-Sustaining One?

This is a question that is so relevant to uncover for many communities today and all around the world. Throughout history low-income communities have faced hardship through racism, red-lining, white flight, blight, disinvestment, gentrification, policies and so much more. The initial research has led to an understanding that both equity and sustainability are important goals, and they need to work collaboratively to produce the best solutions in design. Going forward it is crucial as architects to design with an equitable lens, in order to impact the built environment in a way that supports and re-builds underprivileged African American and other minority communities, so overtime they may become self-sustaining. Detroit is currently part of a movement of reform and activation, breaking past those barriers of neglect and ignorance from the past – this thesis aims to be part of that reform.

Thesis Statement

Through initial research, this thesis has defined a self-sustaining community as a community that is planned, built, or modified to promote sustainable living. This means that the needs of everyone in the community are met and people feel safe, healthy, and ultimately happy. Also referred to as a livable or eco-community, the environment of the community is appreciated, protected, and enhanced, while damage to the environment is minimized. The lack of resources and social infrastructure within communities is evident and continues to hinder the progression of such communities. While community relationships, especially in Detroit, remain strong, the desire and hope to improve their community remains difficult, with the barrier that is lack of resources.

Ultimately, the thesis is trying to uncover how an underprivileged community can be transformed into a self-sustaining one. This requires an investigation into all the elements that makes a neighbourhood fully functional. Furthermore, determining which of those elements would best support existing residents in creating a self-sustainable environment and how they can be combined into a model for future longevity.

This thesis believes that underprivileged communities were created as a result of unfair and unjust circumstance. With this in mind, this thesis recognizes that communities can be transformed to overcome the current conditions and re-designed for a more sustainable future. The key concepts/

dimensions defined for a self-sustaining community are environmental and economic sustainability, and social equity. This thesis will determine a future plan that encompasses all the necessities and resources needed for a low-income community to improve and eventually become a self-sustaining community.

Through an intersubjective/contextual framework, but also supported by a participatory/co-constructed framework, this thesis understands the past and present context of the community. This includes analyses of the social, ecological, and economic factors that are relevant to the community, and allows for engagement in many different perspectives that are separate from a perspective as an outsider in the community. Through a technical investigation, such as mapping, allows for the analysis of existing conditions in the community, while determining the best sites for development.

This thesis has been explored in smaller scales with less resources. Although this thesis provides a solution to the lack of resources within a community, the proposed development requires the cohesiveness of many barriers, including zoning, funding and investment and maintenance. The barriers mentioned make the development of a project like this move slowly and it also may intimidate others. Stereotypes directed towards disinvested neighborhoods is another barrier that goes against this thesis. There are assumptions that projects like these shouldn't be developed in

these communities because the project could become neglected from lack of interest and care in residents.

Besides the barriers, the thesis has limitations when determining if the model and transformation plan designed, will actually prove successful in the McDougall Hunt community and furthermore in other low-income communities around the world. This is due to the conceptual nature of the thesis and the inability to test the phasing plan within the thesis' time constraints. Also, without community engagement this project will fail, as it is solely based on community engagement and partnerships to maintain the developments and progress of the plan.

Equitable design is a pressing issue faced by designers, and it needs to be integrated into the thinking and design process. It is about finding ways to dismantle systems of oppression in communities, to be inclusive and bring forth healing through the creative process. Sustainability is also a current initiative that is necessary and crucial in any project worked on moving forward, to ensure health and longevity for the environment. Although the project focuses on the McDougall Hunt community located in Detroit, the thesis aims to provide a solution that will generate an equitably designed, self-sustaining community – a model that can be replicated and adapted for any low-income community. The goal of this thesis project is to incite change or a way of thinking that will help build better and stronger communities in the future.

The History That Shaped Communities

Highlighting major events that occurred in Detroit, Paradise Valley, Black Bottom, and McDougall Hunt, which have shaped McDougall Hunt today.

- Detroit
- Paradise Valley + Black Bottom
- McDougall Hunt

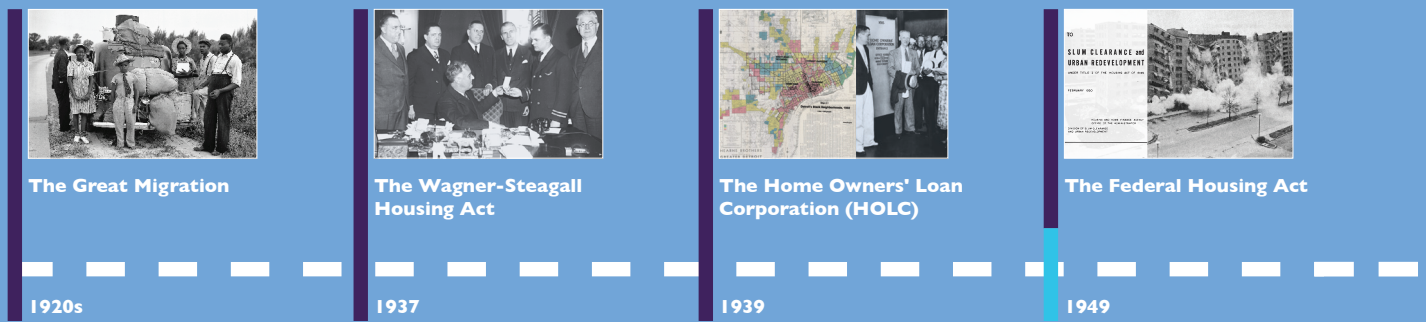


Figure 1.1-1.8: History & Context Timeline

The timeline constructed highlights major events that occurred in Detroit, Paradise Valley, Black Bottom, and McDougall Hunt. In understanding McDougall Hunt today, one has to understand the history of Detroit as a whole, and also due to their proximity, the related history between Paradise Valley and Black Bottom. Beginning in the 1920's Detroit saw a large influx of African American migrants that fled the segregated south – this was the period in the United States called The Great Migration. Although African Americans fled the south, they remained segregated as they were forced to stay in their own neighbourhoods, separate from White residents. Between 1937 and 1939 The Wagner-Steagall Housing Act and The Home Owners' Loan Act was passed and in effect. The Wagner-

Steagall Housing Act provided federal subsidies to aid local housing authorities and state governments for the elimination of inadequate housing. (Leacock) This act allowed for the removal of any housing type that was deemed unsafe or unsanitary, and was the start point that eventually led to mass slum clearing. The Home Owners' Loan Corporation was formed in 1933, and the act passed in 1939 further enforced the idea of redlining. A redlining map determined which neighbourhoods were safe and could receive loans, and which could not, further segregating White and Black neighbourhoods. Redlining made it unattainable for African Americans to acquire any loans or adequate housing, especially for those who lived within areas redlined as low-grade. This made



Demolition Begins

1950s



The Federal Highway Act

1956



Construction Complete

1963



I-375 Constructed

1964

life even more challenging for Black individuals and families, as they could not afford or were not allowed to buy property outside of their red-lined areas. Later in 1949, the federal Housing act was established to fund an urban renewal plan. This was detrimental to many Black communities because it encouraged that neighbourhoods be demolished if they were deemed as “slums” or were heavily affected by blight. With the demolition of Black neighbourhoods rising throughout the 1950’s, this started a chain reaction of displacement that forced families to reside in neighbouring communities or beyond. In 1956 The Federal Highway Act was established, and this further demised existing Black neighbourhoods, as they demolished whole neighbourhoods to construct these highways. Despite

their initial formation and neighbourhood conditions, Black Bottom and Paradise Valley became known for being two thriving and successful Black communities in Detroit. Both communities were diverse in culture, and had many successful businesses and professionals. In the 1960’s Interstate 375 (I-375) and Interstate 75 (I-75) was constructed over the two neighbourhoods and is now occupied by Lafayette Park. I-375 stands as the shortest highway in Michigan, just 1.1 miles long, but a re-design is currently being considered to eliminate this large barrier that severs the heart of Detroit. Black Bottom and Paradise Valley are just two of countless neighbourhoods that were demolished and forced out into neighbouring communities such as McDougall Hunt.

The History That Shaped Communities

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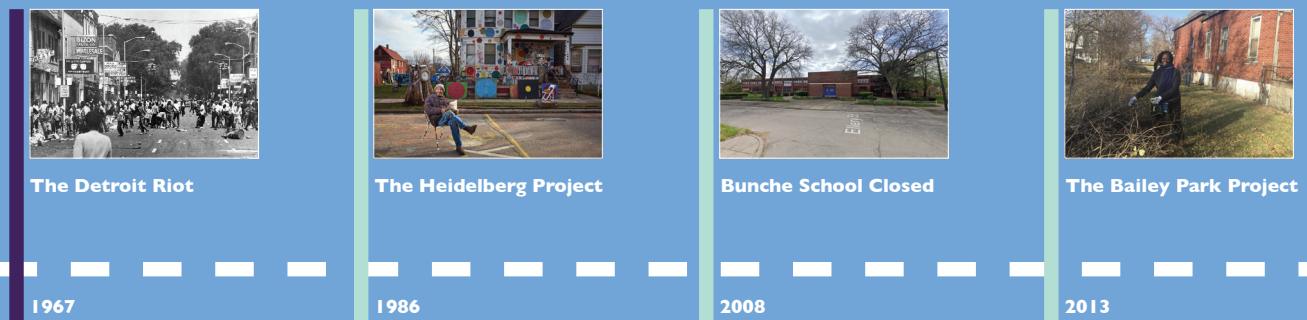


Figure 1.9-1.15: History & Context Timeline

Years of segregation, discrimination and poverty lead to civil unrest in Detroit and many other cities in the United States during the Civil Right Movement. The Detroit Riot or Rebellion occurred on July 23rd, 1967 in response to police brutality and lasted for five days. This was one of the largest uprisings to occur in the 1960's with 33 Black people, and 10 White people killed, 1,189 injured, over 7,200 people arrested, approximately 2,500 stores looted and a total property damage estimated at about \$32 million. There is a wide range of history in Detroit that has shaped the socioeconomic factors found in communities today. This thesis focuses on the McDougall Hunt neighbourhood, and intends to understand the community's past and present conditions, in order

to determine the best possibilities for the future. McDougall Hunt was once a diverse, working-class neighborhood that overtime became full of crime, racism, poverty and abandonment. Despite those hardships, the strong communities ties and the hope and desire to improve the neighbourhood's conditions remains evident. In 1986, McDougall Hunt saw a positive addition to the neighbourhood when artist Tyree Guyton founded the Heidelberg Project with his wife, Karen and grandfather and mentor Sam (Grandpa) Mackey. It started with the cleanup of vacant lots along Heidelberg Street, and transformed into a whole street project. With the art installations, Guyton introduced the concept of found object art into the McDougall Hunt neighbourhood. Vacant lots became



**McDougall Hunt
Neighbourhood Assoc.**

2016



Hunt Street Station

2018



Bailey Park Completed

2019

“lots of art”, abandoned houses became “gigantic art sculptures”, and he also used the streets, sidewalks, and trees as part of the massive installation. Over the 30 plus years it has been in operation, the project has been met with great controversy, and multiple arsons and attempts to have it completely demolished. It stands today as a resilient and successful art installation that is internationally recognized as a site of public engagement, especially among youth, and is a staple – part of McDougall Hunt’s identity. There were many pieces of infrastructure that were foundational for residents in the community. Closed in 2008 during the Great Recession, the Ralph J. Bunche Elementary School on Ellery Street served as a vital part of the community, as it educated and helped

raise children. In the 2010’s McDougall Hunt residents started coming together in an effort improve their environment and bring investment back in. Bailey Park Project, renamed Bailey Park Neighborhood Development Corporation (BPND), is a non-profit that was founded in 2013 by Katrina Watkins. In 2016, the McDougall Hunt Neighbourhood Association (MHNA) was formed, which is led by Duane Ashford. Both non-profit organizations collaborate together and also team up with other organizations, and they continue to be heavily involved in the rehabilitation of the neighbourhood. They have been successful implementing new projects such as Hunt Street Station, completed in 2018, and Bailey Park constructed in 2019 – just the start of their evolving goals.

Main Terms

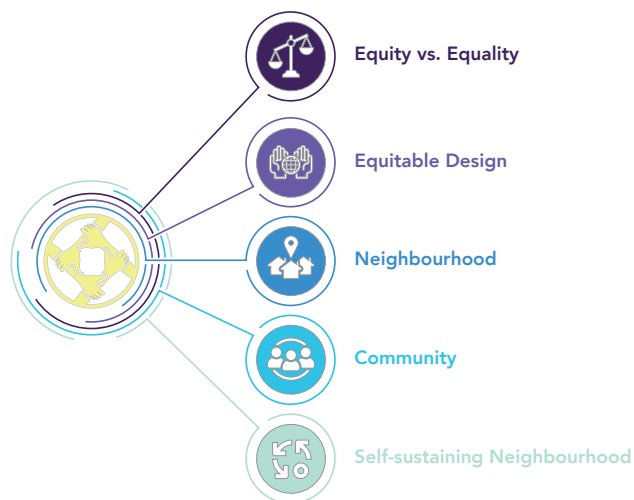


Figure 1.16: Main Terms Diagram

These terms were identified and defined to bring clarity to the grounding principles and ideas of this thesis. All of the terms are equally important and relevant in justifying and motivating the initial research.

Equity vs. Equality

“To be clear, “equity” and “equality” are terms that are often used interchangeably, and to a large extent, they have similar meanings. The difference is one of nuance: while equality can be converted into a mathematical measure in which equal parts are identical in size or number, equity is a more flexible measure allowing for equivalency while not demanding sameness.” (Mary E. Guy, Sean A. McCandless) Understanding the difference between equity and equality is important, because it leverages equity as a necessity in our daily lives, and signifies the importance of designing with an equitable conscious. This thesis understands that there cannot be equality without equity.

Equitable Design

Equitable design is about finding ways to dismantle systems of oppression in communities, to be inclusive and bring forth healing through the creative process. It aims at designing for groups that have been historically underrepresented and addresses diverse identities, taking into consideration gender, sexuality, race, ethnicity, nationality and abilities. Understanding what equity is the first step, the next part is understanding what it means to design with equity. Equitable design is a conscious practice that works to eliminate all barriers and segregation in the built environment. This is a critical practice to follow, not only to repair the deep-rooted history of the United States, but to apply all over the world.

Neighbourhood

A neighbourhood is the immediate geographical area surrounding someone’s place of residence, bounded by physical features of the environment such as streets, rivers, train tracks, and political divisions. Neighbourhoods are also characterized by social interaction between neighbours, a sense of shared identity, and similar demographic characteristics such as age and socioeconomic status. This thesis uses the term neighbourhood frequently to describe McDougall Hunt, along with other referenced precedents. The boundary of a neighbourhood is important to those that live within them, as one’s neighbourhood is also related to one’s identity. This thesis often uses the term when highlighting assets that exist within the

boundary of a neighbourhood.

Community

A community is not a physical thing or boundary, but is the gathering or relationships between people. Communities are created through shared experience and history, identity, culture and faith, and from people coming together to address and solve common needs. They are also a way that an individual may build confidence so that, as part of that community, one feels capable and hopeful to influence their environments and each other. Communities create trust, belonging, safety, and care between members. The built environment aids and provides the context in which these communities are made. This thesis acknowledges that McDougall Hunt is both a neighbourhood and a community. Understanding the distinction between a community and a neighbourhood is important to understand the language used in this thesis, how contextual matters are investigated, and to justify the proposed design that aims to fulfill the needs of both.

Self-sustaining Neighbourhood

A self-sustaining neighbourhood is one that is planned, built, or modified to promote sustainable living. The needs of everyone in the community are met and people feel safe, healthy and ultimately happy. The environment is appreciated, protected, enhanced and damage to the environment is minimized. Also referred to as a livable or eco-community, one that

is environmentally and economically sustainable and socially equitable. The basis and main arguments for this thesis rely on this definition. This thesis also recognizes that a self-sustained neighbourhood should mean that the community identified within the neighbourhood should also be self-sustained. The research conducted throughout this thesis explores what it means to be self-sustaining and how the project can reflect those understandings.

Assumptions/Perceptions Between Different Economic Neighbourhoods



Figure 1.17: Suburban Neighbourhood

High-Income Neighbourhoods:

- Vegetation is up-kept by city + homeowners
- Sidewalks are clean and wide
- Safe
- Wealthy
- Sometimes envied
- Suburban model/environment
- Not ecologically conscious (unless the homeowner can afford to incorporate those things (ex. solar panels))



Figure 1.18: RIBA Home of 2030 competition rendering

Mixed-Income Neighbourhoods:

- Vegetation is up-kept by city + residents
- Sidewalks are clean and have a standard design
- Generally Safe
- Common destination for new home owners and families
- Urban or Suburban model/environment
- New developments can be mass produced houses/townhouses
- New developments can also be made ecologically conscious



Figure 1.19: Low-income Neighbourhood

Low-Income Neighbourhoods:

- Vegetation has to be up-kept by residents neighbours/community groups
- Common to see vegetation un-kept/overgrown due to disinvestment and abandonment
- Poor conditions/damage is visible to many homes, roads and sidewalks
- Deemed un-safe
- Sometimes mass produced developments that became neglected
- Lacks most ecological enhancements, unless initiated by local groups

Dimensions



Figure 1.20: Ecological Sustainability Diagram

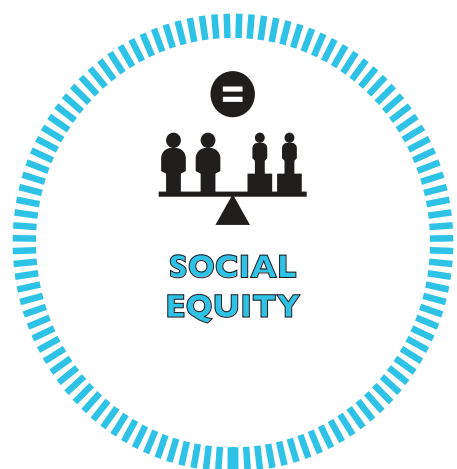


Figure 1.21: Social Equity Diagram



Figure 1.22: Economic Sustainability Diagram

Ecological Sustainability:

Ecological sustainability includes everything that is connected with the Earth's ecosystems. This includes the stability of climate systems, the quality of air, land and water, land use and soil erosion, biodiversity), and ecosystem services (e.g. pollination and photosynthesis).

Social Equity:

Social equity is a commitment to impartiality, fairness, and justice for everyone. Formulated through the implementation of public policy, distribution of public services, and management of all institutions serving the public. This requires the unbiased opinion towards one's race and gender, economic status, physical and mental disabilities, and demands equal access to opportunities, breaking down barriers, and promoting inclusion, etc.

Economic Sustainability:

Economic sustainability entails practices that support long-term economic growth, indefinitely, without negatively impacting social, environmental, and cultural aspects of the community. This concerns the present and future value of natural resources and means that we must use, safeguard and sustain resources (human and material).

The 20-Minute City

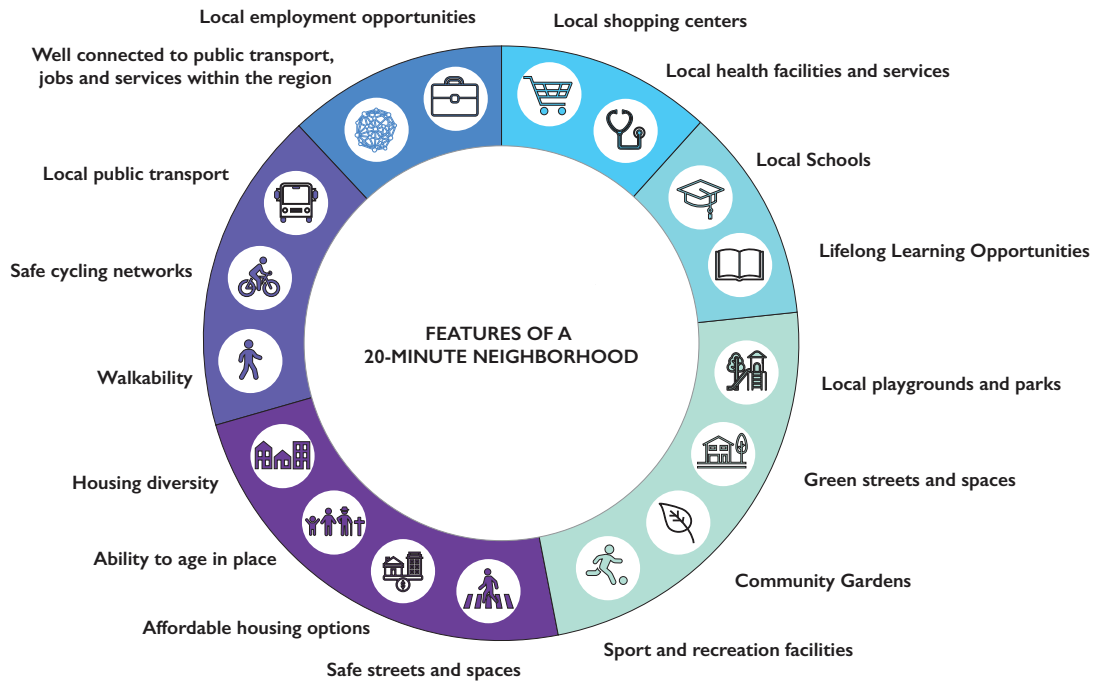


Figure 1.23: 20-Minute City Diagram

The question this thesis intends to answer is: what are all the necessary elements that are needed for a community to be self-sustaining? The 20-minute city focuses on access and equity for all and includes elements that fall within all three dimensions that were defined for this research. 20 minutes is considered the maximum time people are willing to walk to meet their daily needs locally. The features of the 20-minute neighbourhood are divided into six elements concerned with safe, equitable and diverse residential areas, transportation, job opportunities, health and wellbeing, and ecology. Essentially, it is all about 'living locally' – giving people the ability to meet most of their daily needs within a 20-minute return walk from home, which includes access to safe cycling and

local transport options. The 20-minute serves as more than a precedent, but instead a grounding principle that can be applied to design and enhance urban settings at any scale.

Concepts & Methods

1. Framing Concepts:

Economic Sustainability concerns practices that support long-term economic growth, indefinitely, without negatively impacting social, environmental, and cultural aspects of the community. This concerns the present and future value of natural resources and means that resources must be used, safeguarded, and sustained, (human and material). Social Equity is a commitment to impartiality, fairness, and justice for everyone. Formulated through public policy, distribution of public service and management of all institution serving the public directly. This pertains to race and gender, economic status, physical and mental disabilities, equal access to opportunities and promoting inclusion. Ecological Sustainability requires the preservation and conservation of earth's natural elements and demands engaged consciousness to everything that is connected with. The earth's ecosystems. This includes the stability of climate systems, the quality of air, land, water, land use and soil erosion, biodiversity, and ecosystem services, (ex. pollination and photosynthesis).

2. Assumptions:

Economic Sustainability: Initially, low-income neighborhoods cannot effectively sustain themselves on their own. To achieve economic sustainability the residents must have a steady and continuous source of income. Providing opportunities for residents to have jobs and contribute to the neighborhood will in turn strengthen the community and further their ability to

achieve sustainability.

Social Equity: Community groups are the best way to engage with residents and gain an understanding of their wants and needs. Progression on the economic and ecological fronts will generate a togetherness between community members; all of these concepts work and depend on each other.

Ecological Sustainability: To achieve ecological sustainability there would have to be many different implementations, small to large, and this will take a while to accomplish, especially without a lot of money and funding. Ecological advancements require stability and collaboration between socioeconomic factors.

3. Constructs:

Economic Sustainability: How can access to resources be optimized to meet the needs of the whole community. How can that continue to function after initial funding? Affordable housing, Acquiring funding that supports progression, Access to jobs and supporting local businesses.

Social Equity: Understanding the demographics and what do residents think makes their community and how can it be better supported, (Surveys and interviewing). Sense of community within a neighbourhood, Housing diversity – promoting the inclusion of more residents and household types, Access to resources.

Ecological Sustainability: Understanding what exists in the community and what's lacking through interviewing. Access and diverse options of Eco-

friendly transportation, Community gardens that can help sustain the health and wellbeing of residents, and provide locally sourced produce, Recycling programs, waste, and water management.

4. Methods/tactics

Economic Sustainability: Asset mapping to understand where businesses are located, Identifying the overall income of the neighborhood, Identifying where funding is being allocated and what is being done with it.

Social Equity: Asset mapping to identify the resources within the community, Looking at the demographics that make up the neighbourhood, Reading community feedback from precedents to understand how they visualize their community and what they envision for the future.

Ecological Sustainability: Using precedents to understand all the elements that help a neighborhood be ecologically conscious.

5. Implications:

Economic Sustainability: If affordable and diverse housing is implemented, then the neighborhood can flourish with better living conditions and a better quality of life. Providing jobs and supporting local businesses will provide security for residents, provide better and more income, which would also result in more ownership in businesses and homes.

Social Equity: McDougall Hunt already has a strong sense of community, so it's important to support those

who still live there, but a successful transformation plan in the neighborhood will create a future that brings in more residents, especially families, and strengthen their community further.

Ecological Sustainability: Health and wellbeing in neighborhood residents will benefit from a healthier environment, which includes safer streets, more outdoor space, locally sourced produce from gardens, etc.

7. All the different concepts must work collectively in order to achieve self-sustainability. Without economic stability and sustainability, ecologically sustainable advancements cannot be achieved. If the economic and ecological factors don't improve within a neighbourhood, the social disparities and lack of equity and access in the neighbourhood will continue to be a reality. The solution going forward has to be mindful and include all three concepts in a way that can be carried out through short term and long-term phases; a transformation plan that can be adapted to fit the needs of any low-income community.

Detroit Average Household Income

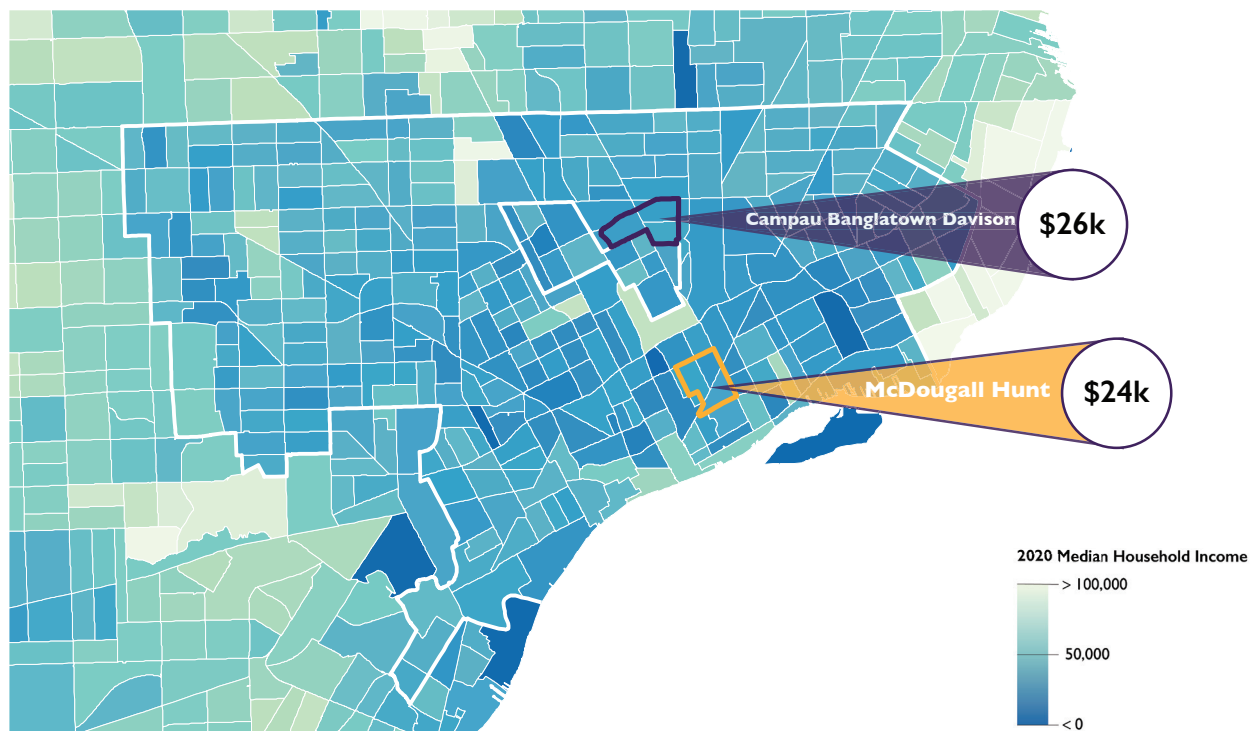


Figure 1.24: Detroit Income Map

This map highlights the average household income for each neighbourhood in Detroit. This map created during the research process helped to determine which focus area could be used for the thesis project. McDougall Hunt's average household income is recorded at \$24,000. It is also important to note how there are three different average incomes within the boundary of McDougall Hunt, evident through the different hues of blue within the boundary line. That fact can make the neighbourhood be interpreted as mixed-income, but because the income levels are different in three different sections instead of an average for the whole neighbourhood, it shows gaps of where there may be a lack in resources, job opportunities and investment. It is also important to identify the different

economic levels that exist in the neighbourhood, so this thesis can generate and propose a design solution that can be applied to regulate the income levels throughout the neighbourhood and overall allow McDougall Hunt to truly be mixed-income. A mixed-income neighbourhood is essential for a self-sustaining neighbourhood to thrive so that there is inclusivity and a wide range of income levels, job opportunities, housing types, and resources within the neighbourhood. The map also calls out one of this thesis' precedents, Campau Davison Banglatown. It is relevant to see how similar the average household incomes are and how that reflects what's existing in the neighbourhood, and how funding is being invested into the neighbourhood to improve their average.

Detroit Strategic Neighbourhood Fund & Hardest Hit Funding

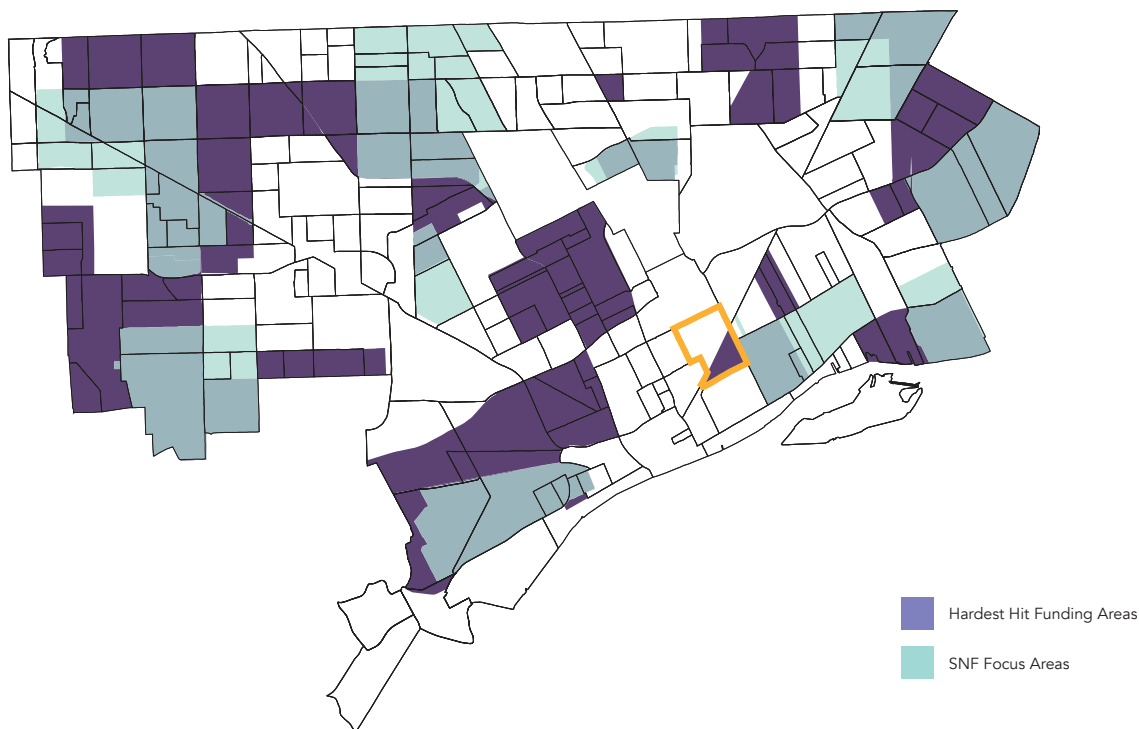


Figure 1.25: Detroit Funding Allocation Map

This layered map highlights the different focus areas of funding in specific Detroit neighbourhoods. The Strategic Neighbourhood Fund (SNF) has focused on 10 different neighbourhoods in Detroit, providing a funding boost to implement new planned projects and improve each neighbourhood's conditions. Campau Davison Bungalowtown is a neighbourhood part of the SNF and is also a precedent for this thesis. The SNF made it possible to implement a new redevelopment plan in this focus area. The SNF is an important part of the research, so there is an understanding of how funding is being used to support specific neighbourhoods, and to show what's possible. Similar to the SNF, the Hardest Hit Funding Areas provides context to where money is already being focused and

to see the gaps or areas that haven't been considered. The lower triangle within McDougall Hunt's boundary is part of the Hardest Hit Funding selection. This is evident through the funding the Heidelberg project has generated and also through the past and present projects the community groups in the neighbourhood have facilitated and acquired funding for.

2 PRECEDENTS

41 Eco Living – Atlanta

41 Eco Living was a project designed for Atlanta’s domestiCity design competition. This project was designed to rethink affordable housing. This precedent is relevant to the thesis because it considers all of the dimensions – economic sustainability, social equity,

and ecological sustainability. This “mini village” is a valuable example of this project’s goals and design interventions can be adapted and scaled up to imagine in the larger neighbourhood context of Mcdougall Hunt.



Figure 2.1: Central Spine with Living Walls



Figure 2.2: Central Green Rendering

The Proposed Design

The strategies used in the project include an inclusive, resilient, and equitable mixed-use “village” that supports and empowers both its current and future residents through quality, mixed-income housing using “missing middle” typologies. Building local partnerships and on-site job training as well as employment opportunities through the use of innovative new construction methods. Also, by providing community amenities and services, emphasizing learning skills and educational opportunities, integrating sustainable systems

and innovative building practices that can be replicated elsewhere, and lastly, by respecting and acknowledging the history of the site through the adaptive use of several historic structures as part of the site’s redevelopment. This proposed mixed-use design is relevant as it reflects the features highlighted in the 20-minute city and incorporates the defining principles and dimensions of this thesis, deemed as necessary to generate a solution that can help transform a neighbourhood into a self-sustaining one.



Figure 2.3: Neighborhood Plaza On Metropolitan Parkway



Figure 2.4: Modular Assembly



Figure 2.5: CLT Training Center and Maker Space

Isometric Asset Map



Figure 2.6: Asset Map Generated to Show Proposed Program Types

Section Showing Ecological Design Solutions

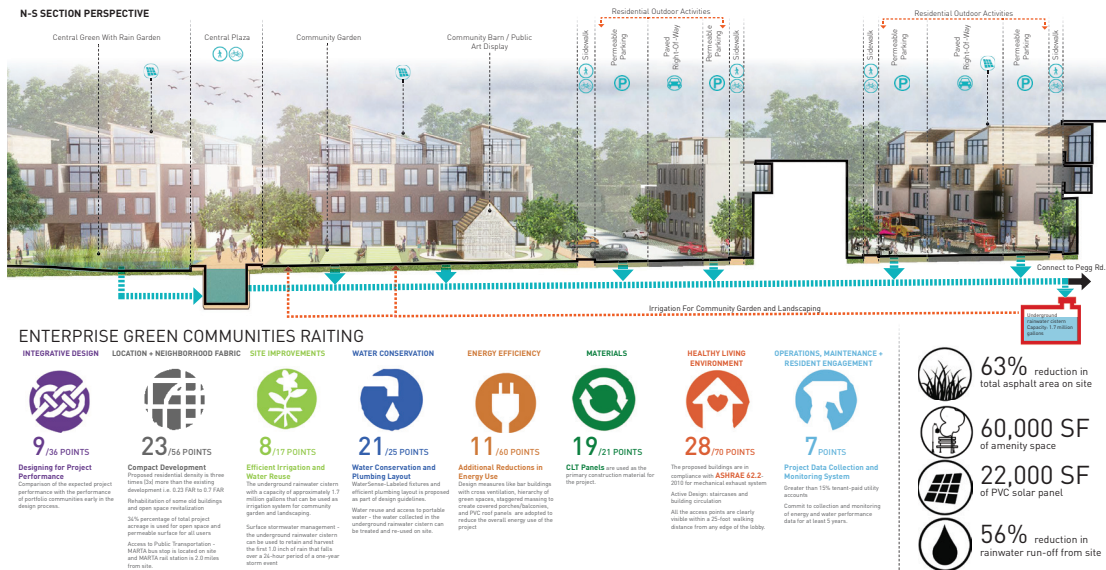


Figure 2.7: Section Showing Ecological Design Solutions

Site Design Strategies

SITE USAGE

- Underutilized land with predominantly residential use
- 75,000 SF of existing building area with 0.24 FAR

SITE DEVELOPMENT

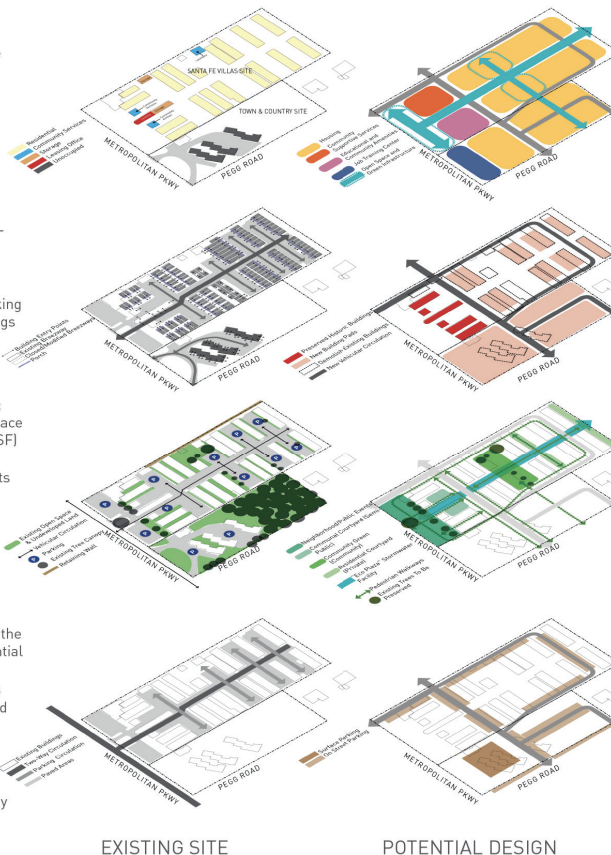
- Large superblock with one primary vehicular circulation path
- Outdated, inefficient, and non-compliant residential units requiring major repair and upgrades
- Existing unit entries face parking lot and alleys between buildings

OPEN SPACE

- Lack of open space hierarchy; limited and scattered open space for outdoor activities (18,000 SF) on Santa Fe site
- Front porches face parking lots
- Large paved areas create stormwater issues
- About 60,000 SF undeveloped and unused space on Town & Country site

CONNECTIVITY+PARKING

- Only one vehicular access for the parking areas and the residential units
- Almost 96,000 SF or 2.2 acres (31% of total site area) covered with impervious pavement
- Underutilized parking
- Uninviting surface parking lot (formerly green lawn) at the entry on Metropolitan Parkway



SITE USAGE

- Efficient and diverse land uses including housing, community support services, a job training center, educational amenities, and open space
- 218,610 SF of proposed building area with 0.7 FAR to maximize development potential

SITE DEVELOPMENT

- Superblock divided into smaller development pads with well-connected vehicular and pedestrian network
- Demolition of 17 buildings on the Santa Fe site and 3 buildings on Town & Country site
- Existing buildings' footprint and bar building typology as a guide for organization of new buildings on site
- Restoration and rehabilitation of 6 buildings of Santa Fe Villas facing Metropolitan Parkway to maintain the site history

OPEN SPACE


- Almost 60,000 SF of hierarchical open spaces from neighborhood plaza on Metropolitan Parkway to semi-public communal courtyards and community garden to private residential courtyards
- Streetscape, sidewalks and pedestrian loop to improve accessibility and connectivity
- Neighborhood plaza with fresh "market" near MARTA bus stop and pocket park on Metropolitan Parkway
- Central "eco plaza" with stormwater facilities and green infrastructure


CONNECTIVITY+PARKING


- On-street parking (head-in and parallel) along drive aisles throughout the site to avoid large parking lots
- Lower parking ratio per dwelling unit (Total 209 spaces, 1 space per 3 SRO units, 0.7 space per residential unit, 1 space/600 SF other uses)
- About 35,000 SF or 0.8 acre of impervious pavement for roads (11% of total site area)
- Pervious parking using decomposed asphalt from the old parking areas
- Extended vehicular connections to Pegg Road and adjacent sites for future connectivity
- Streetscape improvements on Metropolitan Parkway and Pegg Road to create inviting entry points
- Internal "main street" between the historic buildings and new housing

Figure 2.8: Proposed Site Design Strategies

Campau Davison Banglatown

 Total Pop: 9300 approx.

 Sq miles: 1.53

 Total Housing: 1155

 Schools: 1

 Parks: 0

 Libraries: 0

Campau/Davison/Banglatown is one of the most diverse neighborhoods in Detroit. Communities of African American, Polish, and Bangladeshi and Yemeni immigrants make up the neighbourhood and this provides a rich and diverse culture in the area. The neighbourhood is filled with commercial corridors,

artists, urban farmers and entrepreneurs. Similar to many Detroit neighbourhoods, there are challenges associated with vacant land and abandoned structures. The maps conducted in this part of the research demonstrate the existing neighbourhood conditions and assets, and how the neighbourhood fits within the scale of a 20-minute radius. Although this precedent's neighbourhood scale is larger than McDougall Hunt's, it serves as a local example that is currently undergoing re-development. It provides great context for this thesis, and it is informative of how and what types of additions can be made in a Detroit neighbourhood, that is often confined by barriers.



Figure 2.9: Meade Cut Through



Figure 2.10: East Davison Village Community Space - Winter



Figure 2.11: Davison Elementary School Green & Drop Off



Figure 2.12: Enhanced crossing at Conant and Lawley



Figure 2.13: Washington School Courtyard



Figure 2.14: Knapp Library/Jayne Field Reading Garden

Exploded Asset Map

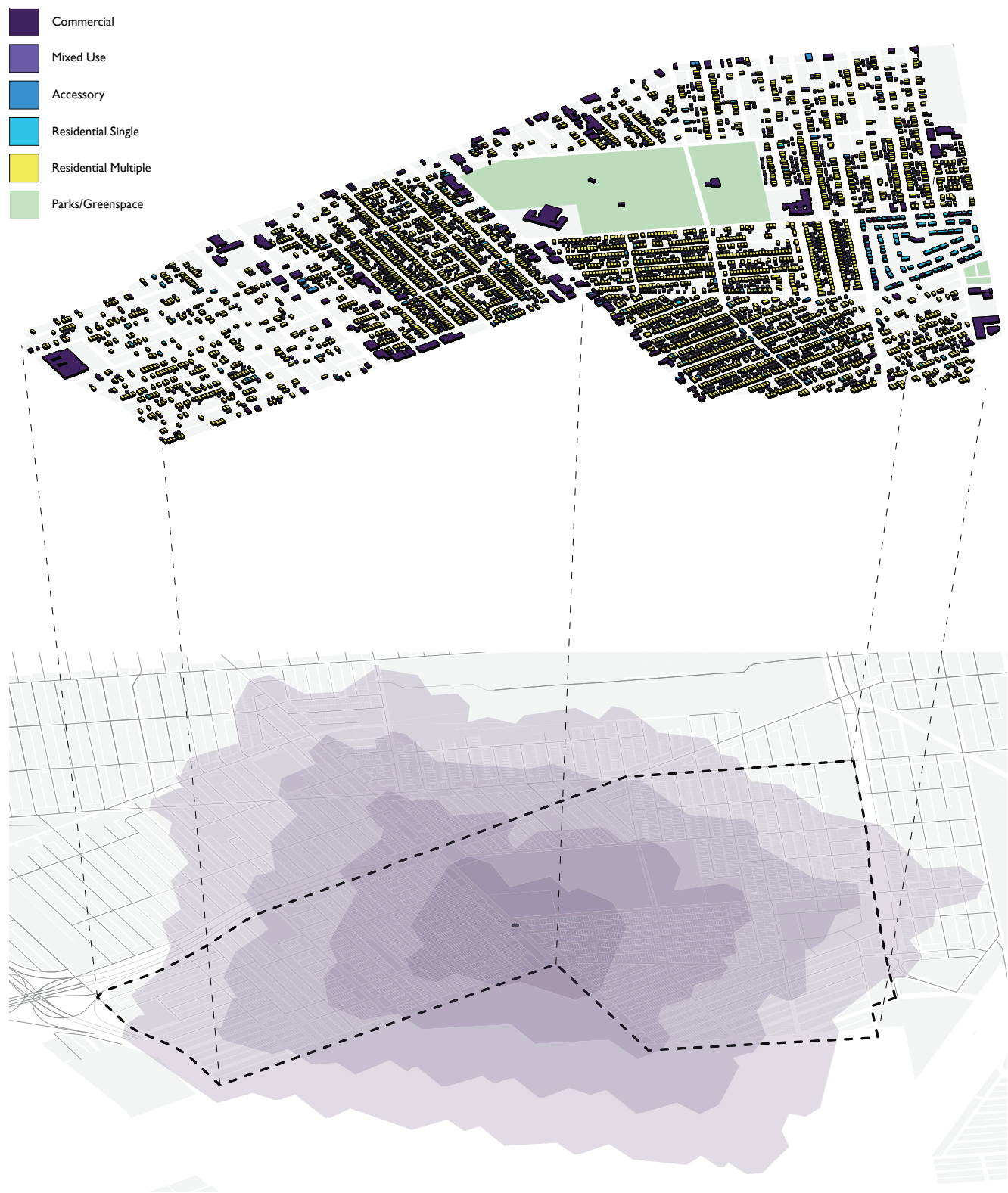


Figure 2.15: Asset Map

Neighbourhood Framework Plan

The architecture firm Interboro, along with many other partners developed the Campau/Davison/Banglatown Neighborhood Framework Plan. The Framework Plan has a community-driven vision that includes both near-term and long-term strategies for enhancing streetscapes and connectivity, open space and community nodes, and housing, rehabilitation, and economic development. The redevelopment plan serves as a rich example for this thesis on how the development processes works. This precedent is useful in imagining the complete action plan, timeline, outreach methods, funding, and the implementation of projects and design ideas through phasing, etc. The project also incorporates ideas from the 20-minute

city, specifically the features included to produce safe, equitable and diverse residential areas, transportation modes, job opportunities, health and wellbeing, and ecology. The redevelopment plan demonstrates possible solutions within this thesis' dimensions of social equity and ecological sustainability, providing equitable community spaces and resource, and additional greenspace and ecological enhancements. Another important aspect of this plan is the way they use improved streetscapes, greenways and outdoor community spaces to connect all areas within this larger neighbourhood.

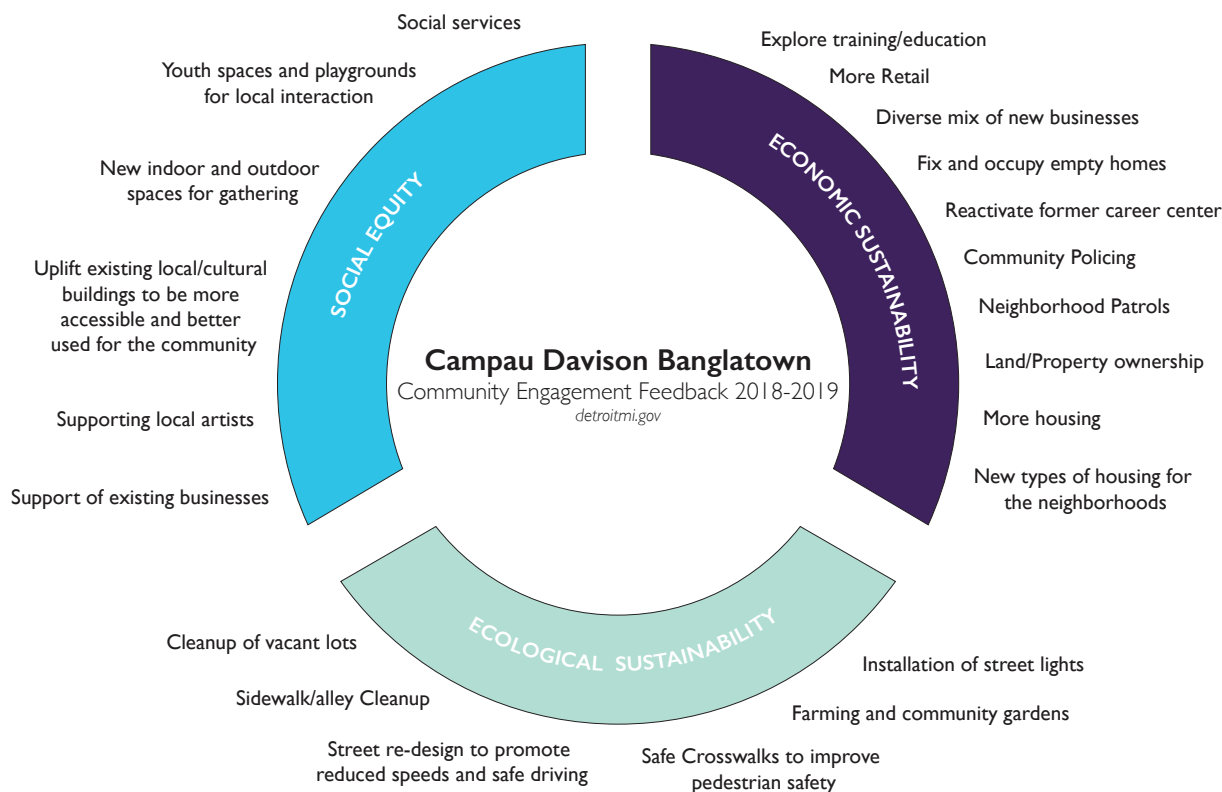


Figure 2.16: Community Feedback Diagram



Figure 2.17: Booklet Cover Rendering

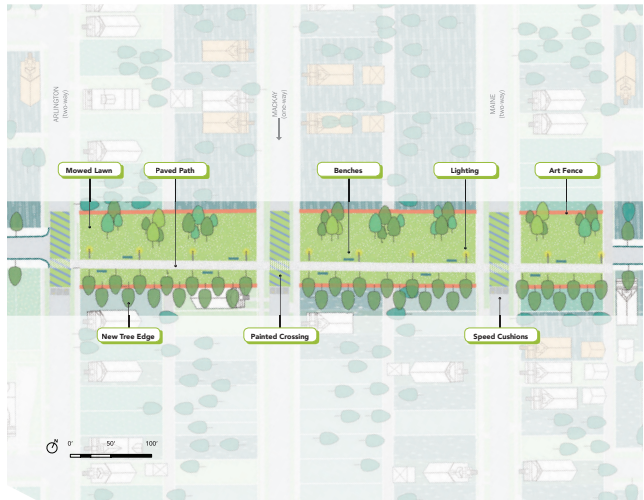


Figure 2.18: Pedestrian Cut-through



Figure 2.19: Framework Planning Elements

Hammarby Sjöstad

In the early 1990s, Hammarby Sjöstad had a reputation for being a run-down, polluted and unsafe industrial and residential area. Hammarby Sjöstad was the site for a urban redevelopment plan that was considered for the 2004 Olympics. Although Stockholm didn't win, they decided to carry out the plan and now it is recognized as one of Stockholm's most pleasant residential districts, one of the world's most successful urban renewal districts and a leader for Eco-cities across the world. Completed in 2016, the project hones a semi-urban design that includes city blocks, mixed use buildings, apartments and an exceptional amount of green space. This precedent is most valuable for their ecological enhancements, and the

way they have dedicated green space as a necessity that surrounds all forms of infrastructure. This lesson and design principle is one that this thesis recognizes as being an essential part of urban plans, and Detroit neighbourhoods at any scale would greatly benefit from integrating greenspace and public space.



Figure 2.20: Residential Neighbourhood



Figure 2.21: Aerial View



Figure 2.22: Residential Neighbourhood



Figure 2.23: Residential Neighbourhood

The Hammarby Model

The Hammarby model is an urban sustainability development model, derived from the successful outcomes in Hammarby Sjöstad. This unique model tackles and focuses on the integration of energy production, waste management and water management in a cycle that functions locally in the neighbourhood. This model was the first like it in Sweden and has become the model for creating future urban sustainability projects. This thesis can learn from this model by understanding how to better address ecological sustainability in a neighbourhood setting. While this thesis does not directly provide ecological solutions at this extent, besides the incorporation of ecological strategies within greenspace, this model

serves as a resource that can be applied in some aspects. As a neighbourhood's conditions continue to improve and they are able to acquire more funding, these ecological advancements can be applied to enforce sustainability and future longevity.

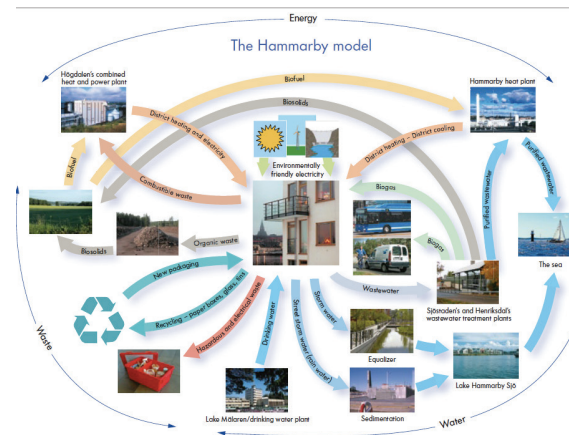


Figure 2.24: The Hammarby Model

Isometric Asset Map

- Commercial
- Educational Institutions
- Residential Single
- Parks/Greenspace
- Water



Figure 2.25: Urban Planning Solutions

The Sustainable Utopia of Sweden: A Narrow Focus on Hammarby Sjöstad's Spatial Planning & Conditions

Hammarby Sjöstad is a continuing urban redevelopment plan, that started in 2004, and is recognized as a leading Eco-city across the world. The project hones a semi-urban design that includes city blocks, mixed use buildings, apartments and an exceptional amount of green space. Although ecologically sound, the existing conditions start to uncover how it functions as a working neighborhood at the human scale. This piece has helped to understand the spatial planning of the project, and also the ability to determine the conditions that relate to the successfulness of the design. Specifically looking at the conditions of the built environment through mapping, was the method this thesis used to identify the varieties or lack of

varieties within each of the layers. This analysis also provided an opportunity to critique the urban plan, and to determine how a successful design like this may or may not work in a smaller-scaled, and underfunded neighborhood, specifically those in Detroit.



Figure 2.25: Conditions of Parks/Vegetation/Public Space

Sketch Problem Statement

The sketch problem focuses on how successful this example is working as an eco-city. The goal was to uncover what building types and spaces are included in this neighborhood and what the conditions of them are. Thorough mapping of the neighbourhood, allowed the different building uses to be determined and also where vegetation was located. Furthermore, a walk-through the neighbourhood, represented through collaged imagery, reveals the conditions of these buildings and spaces, and how they differ or relate to one another. This sketch problem required combined methods that engaged the process of research as making. This included mapping and collecting information, which provided an assessment of what's existing, but also to uncover connections that otherwise, wouldn't be known. The sketch problem was initially about understanding the precedent but through the different findings, it became a critique on how the non-environmental factors were feeble. Although Hammarby Sjöstad is the leading eco-city for its environmental accomplishments, it fails to concern the economic and social diversities that are crucial to consider in neighbourhoods. A lack of housing diversity was evident when the conditions of the residential buildings were documented. This is a barrier for many communities because it excludes specific age and household types that make up the demographics of a neighbourhood. Furthermore, financially there isn't a lot of room for different income levels. Sweden is unique in comparison to the United States economically because of the different government

policies and funding, but in a city like Detroit where underprivileged communities don't readily have the funding or resources, the ecological advancements aren't easily attainable.



Figure 2.26: Conditions of Residential

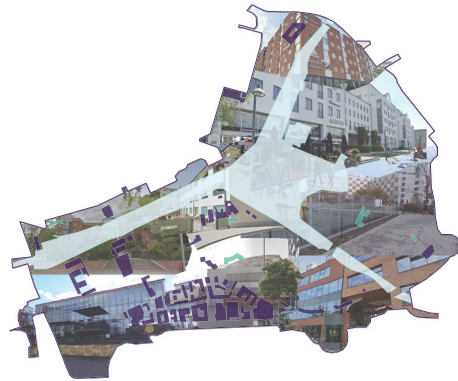


Figure 2.27: Conditions of Commercial & Educational



Figure 2.28: Conditions of Parks/Vegetation/Public Space

Auntie Na's Village/House

In 2013, Auntie Na began connecting with other organizations, began getting regular volunteers, and began building Auntie Na's House as a community organization, not just another caring neighbor on the block. Auntie Na's Village aims to create an interdependent village and their expansion has included purchasing abandoned houses and lots in the Westside neighborhood and turning them into homes, gardens, community parks and outreach centers. This example shares a similar purpose and function to this thesis. Auntie Na's house functions as a central hub in their community, providing resources and facilitating rehabilitation of the neighbourhood – another key resemblance to the product of this thesis.



Figure 2.29: Auntie Na's House Logo



Figure 2.30: Interior of hub



Figure 2.31: Auntie Na's House



Figure 2.32: Community Gathering

McDougall Hunt

McDougall Hunt is one of the oldest neighborhoods in Detroit and the last remaining historical residential area where many business owners from Black Bottom settled and raised their families. McDougall Hunt's adjacency to Black Bottom contributes to a shared history, culture, and neighborhood context in Detroit. Over several decades, the neighborhood has become increasingly vacant and the quality of life has suffered greatly. As a result of neighborhood disinvestment,

substantial foreclosures, and abandonment, the neighbourhood has dealt with a significant loss in population and housing over the years. McDougall Hunt's population is currently made up of majority African American residents. There are many active community groups and rehabilitation initiatives that are leaving many residents feeling much more hopeful about the future.



Figure 3.1: McDougall Street









Figure 3.2: McDougall Hunt Neighbourhood Sign

Context and Demographics

The neighbourhood is located on the east side of Detroit, and is adjacent to eastern market and in close proximity to the downtown Detroit core. While Detroit's transportation system needs much improvement, McDougall Hunt still has access to buses that run through and around the perimeter of the neighbourhood. In an attempt to understand how the ideas from a 20-minute city can be applied to McDougall Hunt, a map was created and a 20-minute

walking radius was applied. This displayed the spatial quality of the neighbourhood and what things are in a reasonable proximity from each other. From these maps, this thesis acknowledges that McDougall Hunt has the potential to be a walkable neighbourhood, but would first need to improve its streetscapes and integrate greenways that could connect the entire neighbourhood.

-  Total Pop: 1,150 approx.
-  Sq miles: 1.17
-  Total Housing: 1247
-  Schools: 1
-  Parks: 0
-  Libraries: 0

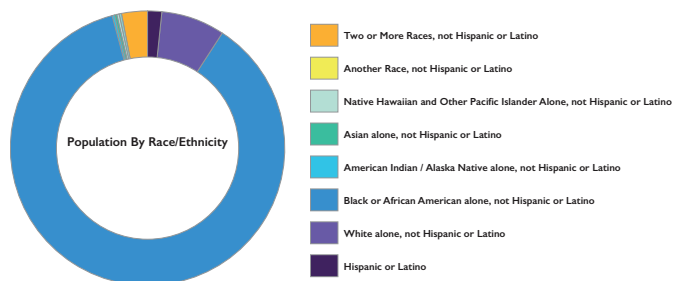


Figure 3.3: McDougall Hunt Population



Figure 3.4: Detroit Context and Neighbourhoods Map



Figure 3.5: McDougall Hunt Bus Routes

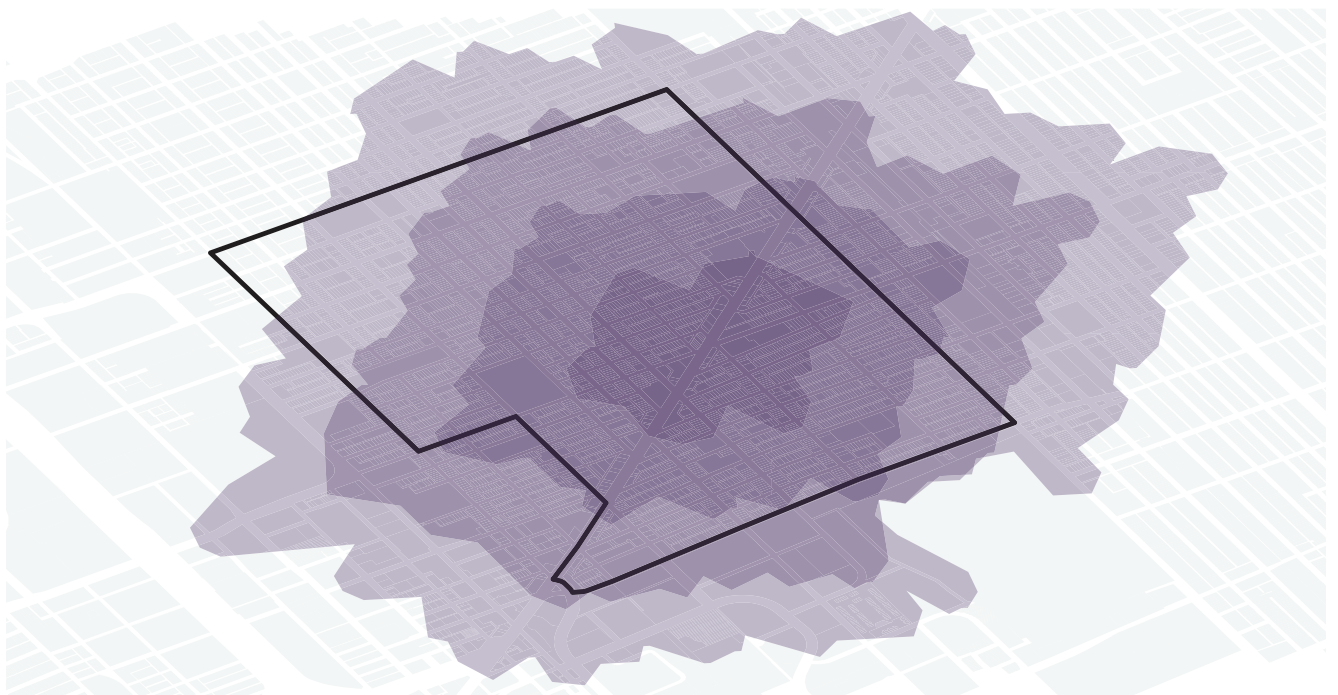


Figure 3.6: McDougall Hunt 20-minute radius

Asset Mapping

The map below was a crucial part of this thesis' neighbourhood analysis. Through mapping, the existing assets including all the different building typologies and the adjacencies could be established. The asset map also highlights the spacial planning of the neighbourhood and shows where any vacancy, gaps or lack of resources are in their built environment. One significant finding of this investigation was the lack of mixed use buildings, especially on the commercial corridor of Gratiot Avenue. Mixed-use buildings provide a rich opportunity by providing many resources in one location. This is a building typology that McDougall Hunt would benefit from in order to return a fair share of resources to the neighborhood.

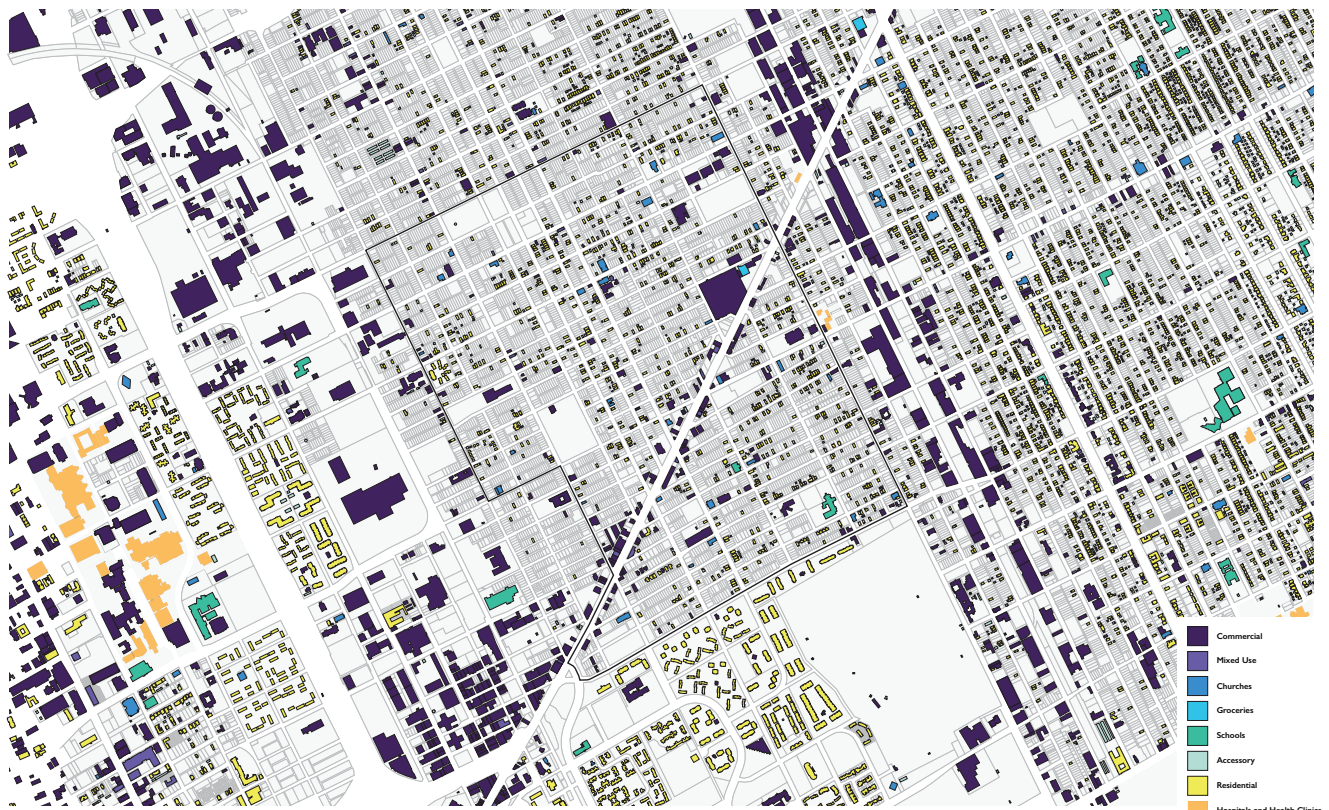


Figure 3.7: McDougall Hunt Context Map

Detroit Community Centers

Another map composed during this part of the research was a context map highlighting a number of Detroit neighbourhoods in relation to the existing community and recreation centers. Based on the map layers that were acquired from the ArcGIS database, the lack of recreational opportunities in and around McDougall Hunt is evident, but it is also lacking in Detroit as a whole. The layer for community centers was simplified to reflect one purpose, but it is important to note how in Detroit, there are many types of communal centers and spaces that exist. The community centers in Detroit could be traditional community centers, or they could have a single focus such as a boys and girls club. This finding reveals how there is a need to provide more

recreational spaces and opportunities, especially for the youth. Also, while there seems to be a lot more community centers that exist, it is evident that not every neighbourhood has one in close proximity (specifically when relating back to the 20-minute city). Furthermore, it is crucial to identify the type of center that may exist in the neighbourhood and understand what kind of program and resources they offer and provide for the neighbourhood. This important analysis allows this thesis to recognize what resources are already allocated within McDougall Hunt.



Figure 3.8: McDougall Hunt Community and Recreation centers

Bailey Park Neighborhood Development Corporation (BPNDC)

The Bailey Park Project began in 2013 with the idea of cleaning some vacant lots and building a park. Katrina Watkins, a long-time resident of McDougall Hunt, wanted to remove blight and build beauty in her neighborhood. In 2019 their name was changed to Bailey Park Neighborhood Development Corporation (BPNDC) to properly match their active work towards the revitalization of McDougall Hunt and committed to delivering programs and services that encourage safety, sustainability, and stewardship. In 2019, part of the Bailey Park (BP) plan was developed. The park is a community-driven, multi-generational community park that continues to be developed further on 22 contiguous vacant lots that are centrally located in the McDougall Hunt neighborhood. This playground provides neighbours and visitors with a safe high-quality outdoor space where children of all abilities can play. Bailey Park is an accomplishment that is part of BPNDC's larger development goal. Similar to this thesis' goals, the Bailey Park development plan aims to be "a template for other community groups across Detroit to be stewards of its people and the land."



Figure 3.9: BPNDC



Figure 3.10: Bailey Park



Figure 3.11: Bailey Park



Figure 3.12: Bailey Park

Bailey Park

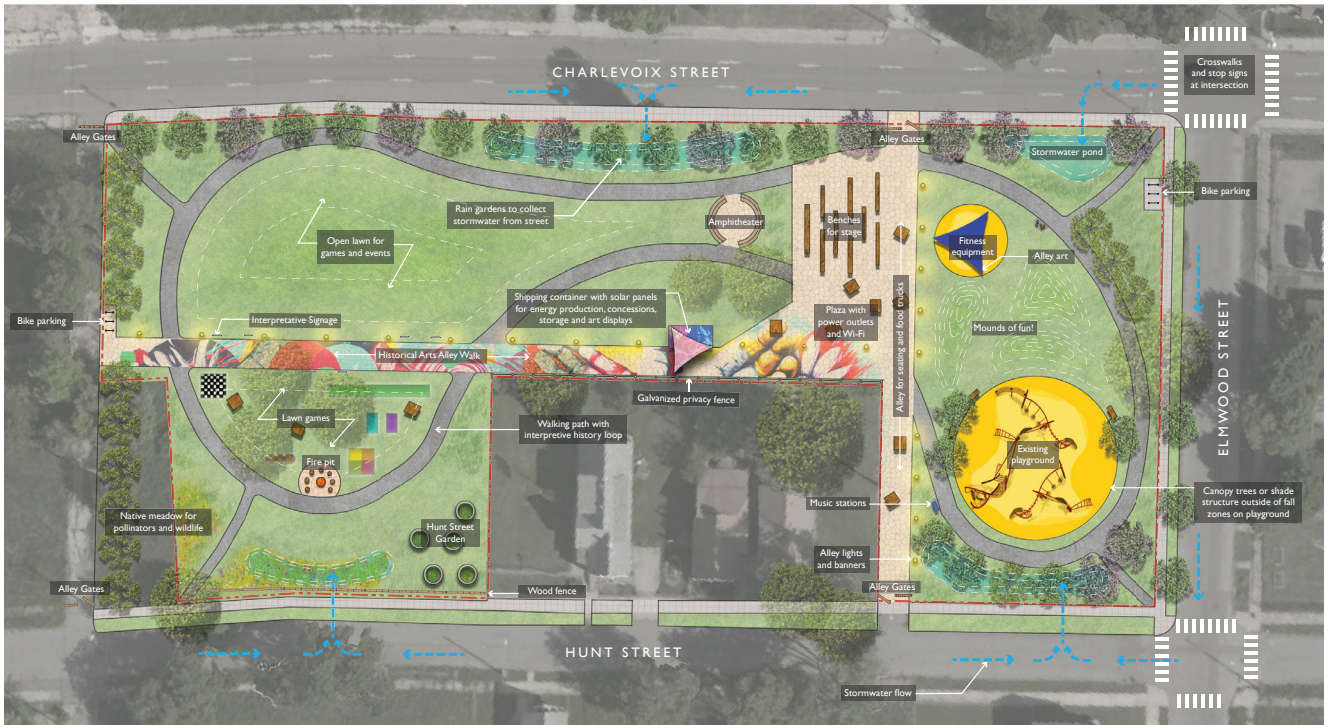


Figure 3.13: Bailey Park Development Plan



Figure 3.14: Bailey Park Rendering

Feedback From Katrina Watkins

Community engagement is a crucial part of this project. This thesis would have benefited from hands-on community engagement with the residents in McDougall Hunt. Although, an interview with their community leader, Katrina Watkins, provided feedback on the project and on the greater context of the neighbourhood. The following are a few of the contributing comments, that helped to frame this thesis further.



Figure 3.15: CEO Katrina Watkins

Key Comments:

“We do camp, we have senior tech class, we just got funding to turn a basement into computer lab. We’re starting a class where we’re teaching Salesforce administration as part of our workforce development. We have a hot plates program where we give seniors just a hot plate...we have a caterer who cooks them a meal once a week.”

“I love the idea of having different hubs within the neighborhood and it would be great if I could get other organizations to buy into that. I think we need to work more together in the neighborhood as far as planning to have a more cohesive and concrete, pensive neighborhood plan.”

“I think it would be nice to have some type of club off mount Elliot. There’s really nothing there. Maybe something closer to Gratiot. ”

“We have a large homeless population. Maybe if there was a place where they feel comfortable to go in, or maybe have more outreach for people who might just be sheltering in vacant homes, like an alternative type of spot in that where they could go to and get resources. ”

“Health and Wellness. I think that’s really important and something that we don’t really have enough, enough of in this community. Where you could go and talk to a counselor; or a child comes in and talks to someone if they needed help; If you’re depressed or drug addiction – a place where people could go and immediately get some type of resources and referrals and the help that they need.”

McDougall Hunt Historical Alley Walk



Figure 3.16: Historical Alley Walk Rendering



Figure 3.17: Historical Alley Walk Rendering



Figure 3.18: Historical Alley Walk Rendering

The McDougall Hunt Historical Alley Walk is a project that the Bailey Park Neighborhood Development Corporation (BPNDNC) has planned to implement as part of the Bailey Park Project. The proposed location is along the existing alley on the same site as Bailey Park. This feature within the large plan enhances the current conditions on the streetscape and proves itself as an important element of the park. The Historical Alley is significant as it aims to celebrate the history of the community, and this is a similar objective part of this thesis' innovations.

Heidelberg Project

In 1986, local artist Tyree Guyton returned to his home in McDougall Hunt. He decided to transform Heidelberg street into an art environment to combat the drugs, poverty and vacancy that riddled the community. This is when the Heidelberg Project was born. For over 30 years this project grew into a huge staple for the community. The Heidelberg Project is internationally known for its efforts and success to “inspire people to appreciate and use artistic expression to enrich their lives and to improve the social and economic health of the greater community.” (heidelberg.org). This installation has brought a lot of engagement to the community, especially with youth programs. The project and team has overcome arson and many attempts of removal. Just as he built the project up, Tyree is currently but slowly taking the project apart.



Figure 3.19: Heidelberg Street Sign



Figure 3.20: Tyree Guyton



Figure 3.21: Connect the Dots 20-year anniversary



Figure 3.22: Polka-dot House

Hunt Street Station

The Hunt Street Station is located on the corner of Hunt and Dubois close to the Eastern Market. The building was built in 1897 and for 63 years served as the Third Precinct for Detroit's Metropolitan Police Department. In 2018 the station was renovated into a co-working space that has many forms of collaboration spaces. Not only does it have spaces for work, but they also hold community events, and it provides additional indoor space for community block groups to have meetings. This new use of the historic building is an asset for the for the McDougall Hunt neighborhood and Detroit.



Figure 3.23: Hunt Street Station



Figure 3.24: Hunt Street Station



Figure 3.25: Historical Hunt Street Station



Figure 3.26: Hunt Street Station Interior

Peace Tree Gardens

Peace Tree Parks created their greenhouse project to extend the growing season to be a year-round operation to avoid constraints due to weather. Their goal is to become the local primary source of produce in the Detroit area. The interior of the green house is currently in the process of completion and when completed will also include food distribution center. The implementation of this greenhouse will increase the produce capacity and aid with providing fresh organic produce to local businesses and residents all year around.



Figure 3.27: Peace Tree Parks Logo



Figure 3.28: Peace Tree Parks Greenhouse



Figure 3.29: Peace Tree Parks Greenhouse Interior

McDougall Hunt Neighbourhood Association & Sustainable Redevelopment Plan

The MDHNA is the main block group in McDougall Hunt. Their mission is to develop a safe and healthy neighborhood through collaborative community-based planning, community action, and policy advocacy. Their vision is to have neighborhood friendly and oriented businesses and services and also resilient and sustainable parks, public spaces and recreational amenities. In 2019, with the help from other community development partners, they have created the McDougall Hunt Neighbourhood Sustainable Redevelopment Plan which represents the overall strategic vision for how the neighborhood should advance residents goals and priorities. The plan details several topics including demographics, safety and crime, land use, and community assets, community and stakeholder engagement activities and residents' priorities for the neighborhood. They also included recommendations for the planning team to consider as the planning process moves forward.



Figure 3.30: MDHNA Members



Figure 3.31: MDH Sustainable Redevelopment Plan

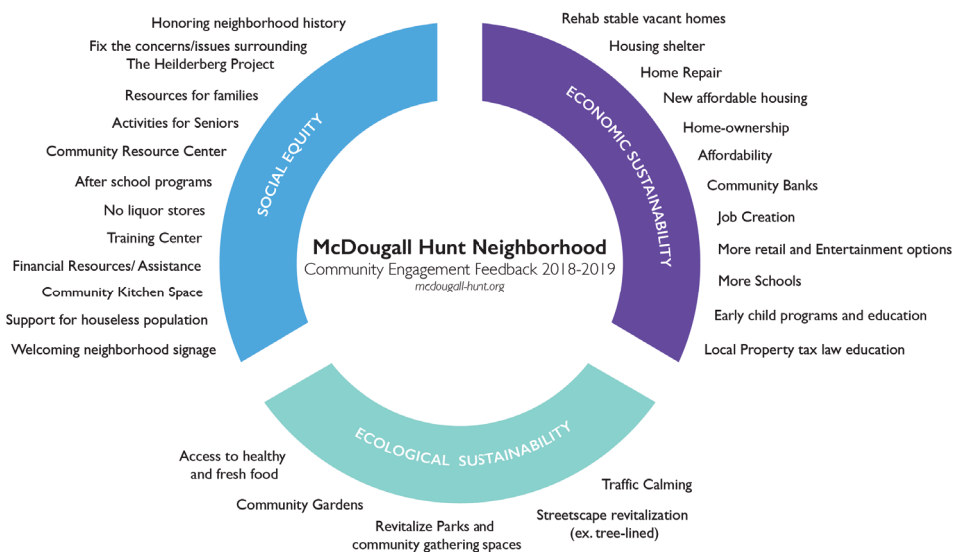


Figure 3.32: MDH Community Engagement

A Model For A Better Future

With all this information I collected and the assets I found from each precedent, I gather that a new invention of a resource center or central hub could encompass all the necessary program to help heal and support low-income communities to become self-sustaining ones. This could be a model that can be adapted to fit the needs of any low-income community. Next steps will be to find examples if

and where this was made possible already and dive deeper into understanding funding allocation and resources to make something like this possible. Also, acquiring more qualitative and subjective feedback from the McDougall Hunt community to uncover if there is an existing hub, deemed by the community member, that could be the source of this.



Figure 4.1: Community Hub Diagram

Opportunity Areas In McDougall Hunt

After producing a series of asset maps to gain an understanding of McDougall Hunt's existing conditions, another map needed to be produced to further highlights the opportunities within the neighbourhood. The map below, highlighted in orange, shows the property that is owned by the Detroit Land Bank Authority. Identifying which land and buildings they own is an important part of the process, and these parcels also offer a more affordable option for community groups who want to purchase land or vacant buildings. Through this thesis' mapping exercise, opportunity areas for the resource hubs could be identified, and in strategic locations that would benefit the McDougall Hunt community.

The diagram of the network of hubs also highlights where opportunities are to connect each of these sites. Through proposed paths that are suggestions of how community members may travel, these are also opportunities to create greenways to improve the streetscapes in the neighbourhood, and essentially make the neighbourhood walkable and safe.

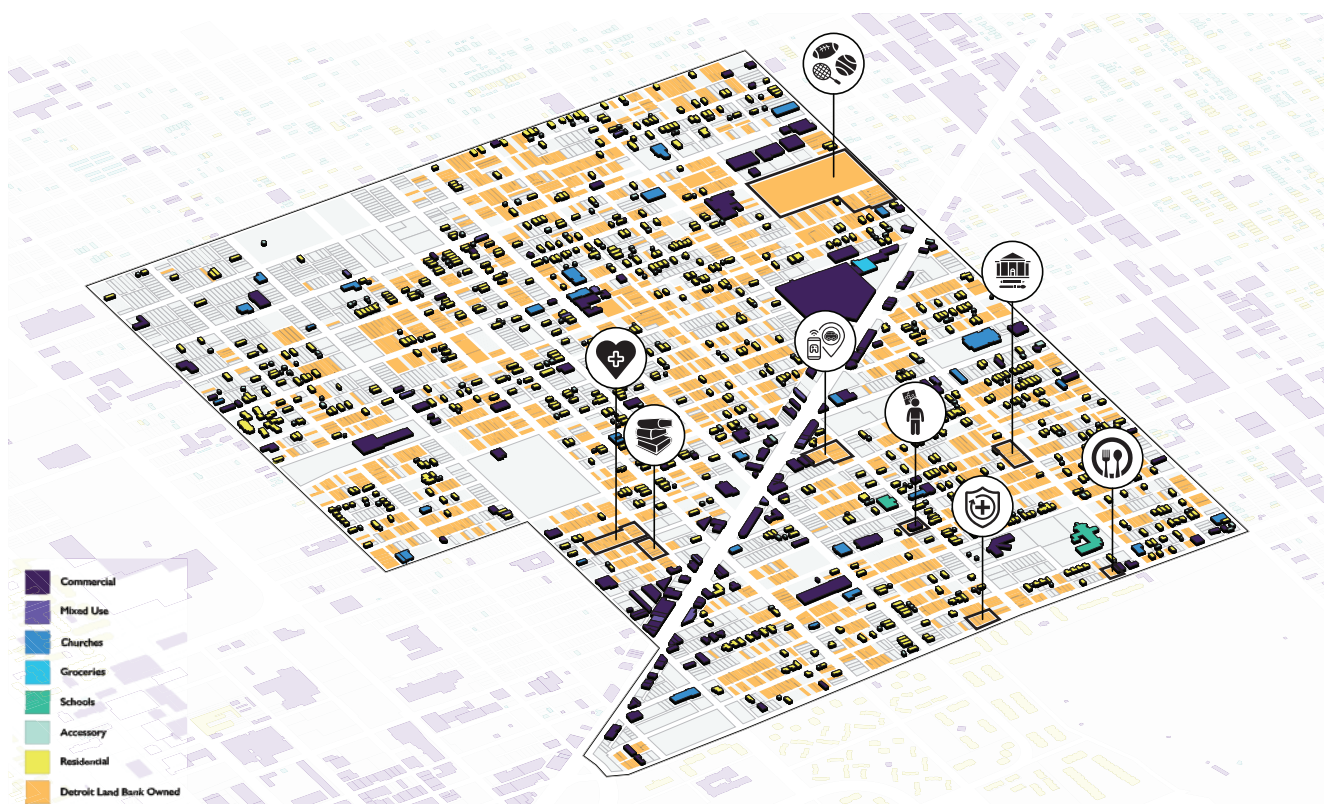


Figure 4.2: MDH Opportunity Areas

A Framework For The Future

In creating this networked hub model, there are some factors that need to be identified and analyzed. This process is important because every neighbourhood is unique from one another and the context affects the design of each hub and their respective phasing plan. The 8 hubs selected in this project are deemed essential as part of the network, although as the community changes, the resources needed and identity will change, and therefore, the selection of hubs and number of hubs may change. The factors to identify are:

1. Public/City Owned - Identify lots/buildings that can be acquired from the government instead of purchasing from businesses and existing residents.

2. Community Input and Feedback - The design of the hubs should be programmed to meet the communities needs. A number of community meetings should be organized to gain feedback and approval of hub designs.

3. Hubs - After acquiring feedback from the community, determine if there is need for any additional hubs to be included in the network. Each one should be named specific to the resource it will be addressing.

4. Adjacencies - Identify what is existing/missing from areas in the neighbourhood and then determine the best sites for each of the chosen hubs.

5. Zoning - After the hubs and sites have been selected, determine if they sites will need to be rezoned.

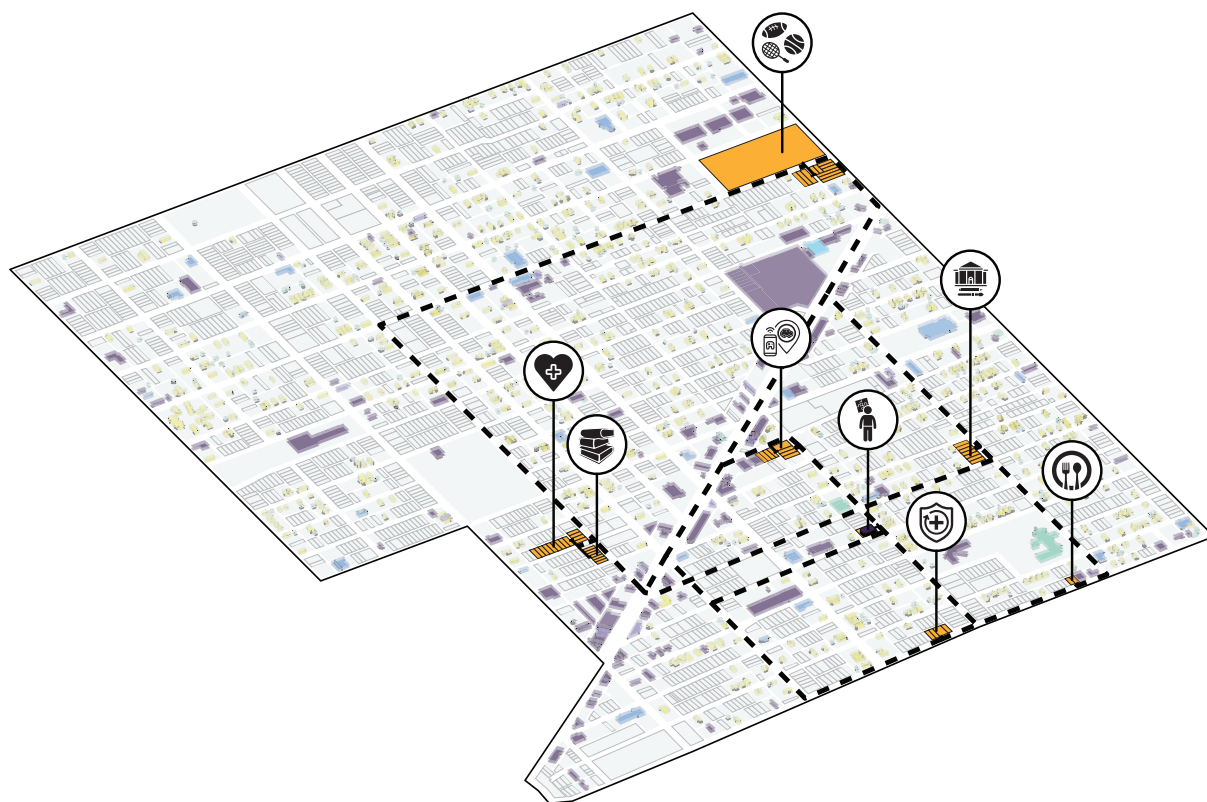


Figure 4.3: Network of Hubs Diagram

Conceptual Hub Designs: Health & Wellness

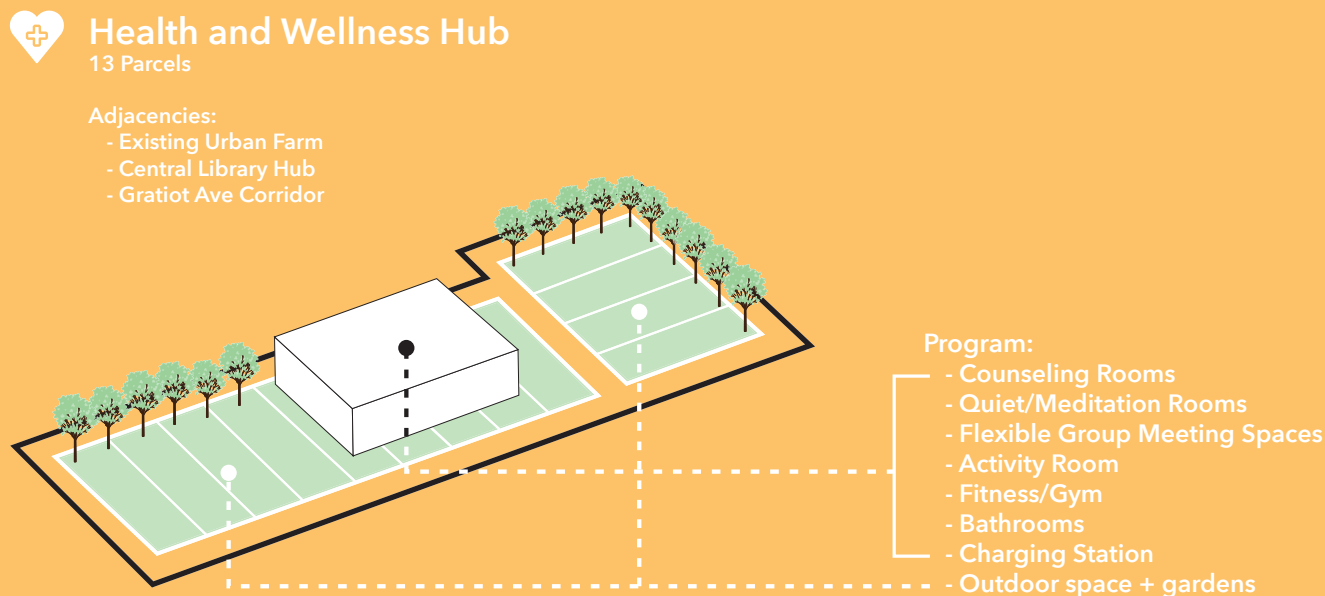


Figure 4.4: Health and Wellness Hub Diagram

The Health and Wellness hub is the first out of eight resource hubs. This hub is about healing the community and its residents. The hub will need a mix of both permanent and flexible infrastructure, along with a substantial area for outdoor space. The program includes counselling, quiet meditation spaces, large meeting spaces, activity focused rooms, charging stations, bathrooms, and dedicated outdoor space for gardens, more reflection spaces and activity opportunities. Throughout the years residents within this community have experienced stress from the disinvestment in their community, poverty, vacancy, unemployment, and much more. The goal of the health and wellness hub is to provide an escape from those stressors and begin to heal the deeper

scars that have been formed. The location of this hub was first important for its size, being able to expand overtime as needs grow and density increases. Next looking at the adjacencies, the site is accessible to the whole neighbourhood by being right off of the Gratiot Avenue corridor, it is placed adjacent to the central library hub, and there is also an urban farm located across the street, which could influence activity on the outdoor space of the Health and Wellness Hub site.

Conceptual Hub Designs: Central Library



Central Library Hub

7 Parcels

Adjacencies:

- Existing Urban Farm
- Health and Wellness Hub
- Gratiot Ave Corridor

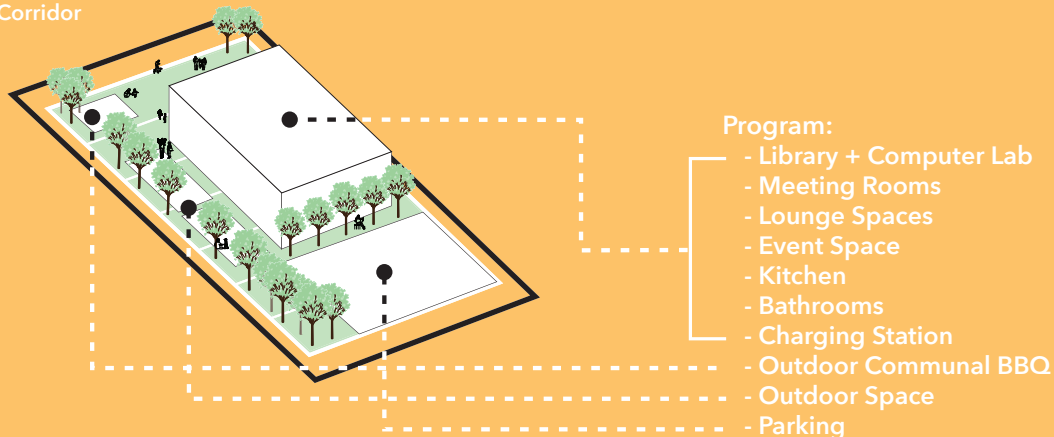


Figure 4.5: Central Library Hub Diagram

The Central Library Hub is focused on a more traditional approach to providing community resources. The hub's program includes the main library which includes a computer lab, meeting rooms, lounging spaces, event spaces, charging stations, bathrooms, a kitchen, outdoor community barbecue, outdoor space and parking. This site is also significant in size to allow expansion where needed. Adjacent to the health and wellness hub, the central library hub is even closer to the Gratiot Avenue corridor to emphasize its importance of engaging the whole community.

Conceptual Hub Designs: Recreation



Recreation Hub

13 Parcels

Adjacencies:

- Gratiot Ave Corridor

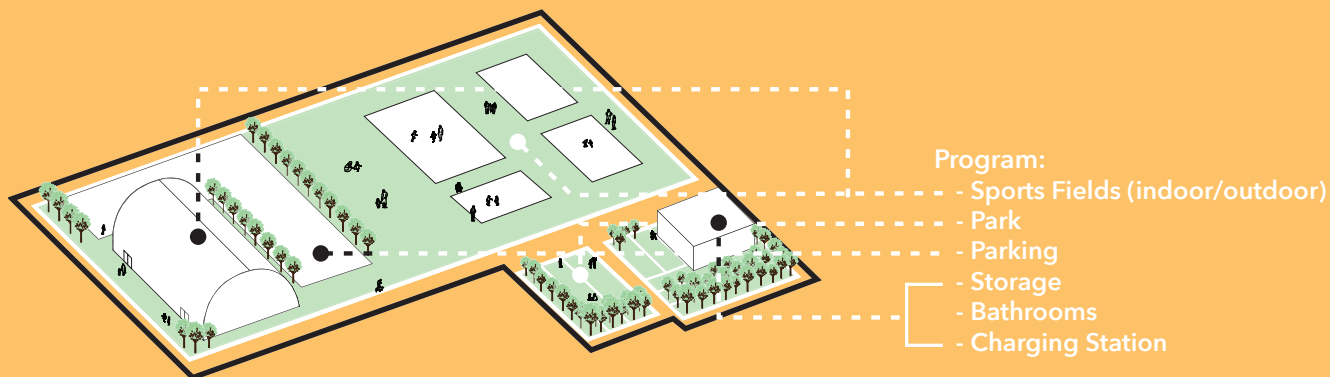


Figure 4.6: Recreation Hub Diagram

The Recreation hub addresses the lack of recreation services that exist for the McDougall hunt neighbourhood, and also the many other Detroit neighbourhoods. This large site was chosen for its large area of greenspace and additional adjacent lots were chosen to provide for more programming and infrastructure. The site rests along the main street of Mount Elliot Street and is two streets over from the Gratiot Avenue corridor. The large grass areas can program sports fields and open space, that can be adapted for the seasons by using flexible structures like domes. The site should also include parking for the community residents and anyone else who commutes to the hub. On the other side, located on the additional lots, infrastructure could be

implemented to house charging stations, bathrooms, and storage space for equipment that can be rented out (ex. sports equipment, bikes, etc.) Adjacent to the infrastructure could be a traditional park that can address the younger population in the neighbourhood and also provide recreational needs for those who are not able to participate in activities on the larger site. It is extremely important to provide outdoor recreation space for residents within a neighbourhood to ensure they have spaces to exercise, and stay healthy while providing a temporary escape from their homes and struggles of daily life.

Conceptual Hub Designs: Transportation



Transportation Hub

8 Parcels

Adjacencies:

- Gratiot Ave Corridor

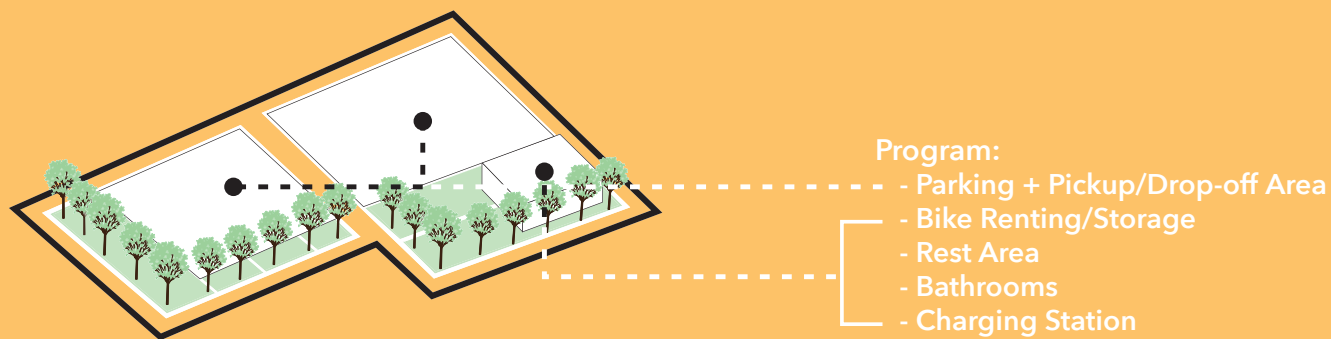


Figure 4.7: Transportation Hub Diagram

The transportation hub encourages using all the different methods of transportation. The program consists of spaces for parking, with a pick-up or drop off zone. Then within some infrastructure there could be a bike renting area with storage, a rest area, charging stations and bathrooms. The hub is also a place where one can get the resources and help in understanding the different options available and what's best for them. The site was strategically placed adjacent to the Gratiot Avenue corridor for optimal access. Resources like this are important for those who don't own a vehicle for example and require different transportation services that meet their needs.

Conceptual Hub Designs: Youth Development

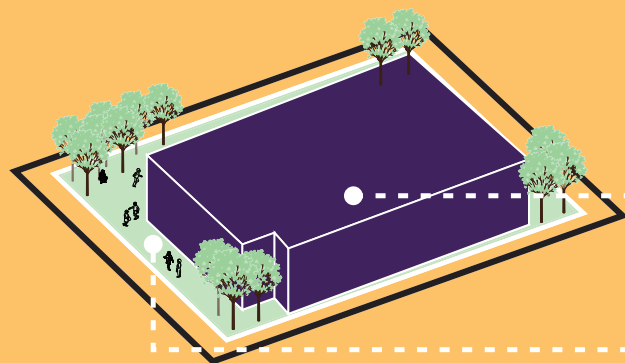


Youth Development Hub

1 Parcel + Existing Building (Former Singing Building Assoc.)

Adjacencies:

- Detroit Collegiate High School
- Bailey Park



Program:

- Meeting/Counseling Rooms
- Tutoring Rooms
- Flexible Classroom
- Daycare Center
- Gymnasium
- Bathrooms
- Charging Station
- Outdoor Space

Figure 4.8: Youth Development Hub Diagram

The Youth Development hub is an important one, as it directly addresses the development of children. There are many programs offered today to help contribute to a child's development and education, but in McDougall Hunt, this hub would introduce an actual center to focus all those programs. The hub is adjacent to the existing Detroit Collegiate High School and also Bailey Park, a site best serving the community, specifically youth and families. The development hub could be a place that kids go to directly after school or where younger kids spend half or a full day at. The program identified for this site includes meeting and counselling rooms, tutoring areas, flexible classrooms, a day care and after school center, a gymnasium, bathrooms, charging stations and dedicated outdoor

space. The existing 2-story building on the site is a useful adaptive reuse opportunity that can house all the necessary program, while it still has plenty of outdoor space around the side and back of the building for outdoor activities. It's proximity to Bailey Park also provides another opportunity for youth to be outside and in a safe and vibrant environment. Currently as it stands McDougall Hunt doesn't have a lot of youth in their community, due to contributing factors that have influenced families residing in neighbouring communities instead. Proving more options and resources for youth development and also options for parents to leave their children while they are working, and feel safe leaving them is important and necessary to bring back that population into the neighbourhood.

Conceptual Hub Designs: History + Art

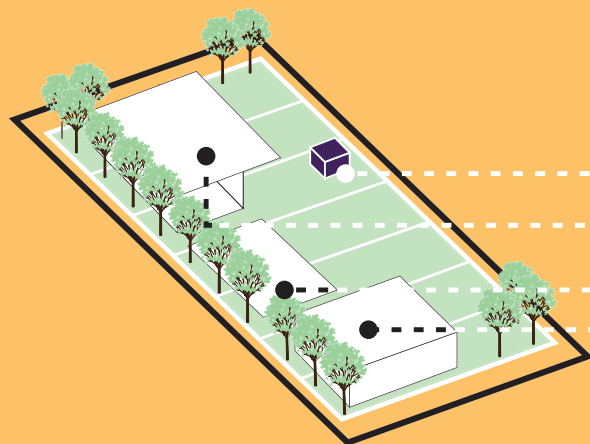


Historical/Art Hub

7 Parcels

Adjacencies:

- Heidelberg Project



Program:

- Heidelberg Project Installation
- Resident Memory Installation
- Artist Pop-up Stand/Area
- Freestyle Art Workshop Space
- Reflection Space
- Bathrooms
- Charging Station

Figure 4.9: Historical + Art Hub Diagram

The Historical Art hub is a very important part of the network of hubs, that's purpose is to celebrate the past and present residents and artists in the community. Located on lots adjacent to the Heidelberg project street, the site also features an existing Heidelberg installation. The hub's program includes a resident memory installation that is a record of stories of the past and present residents in the community. This is important in order to preserve the history of the community, especially through residents that have been there their whole lives. Also included is an artist pop-up stand area to display and sell their work, a freestyle art and workshop space, a reflection spaces, bathrooms and charging stations, The program is a mixed indoor and outdoor experience, engaging

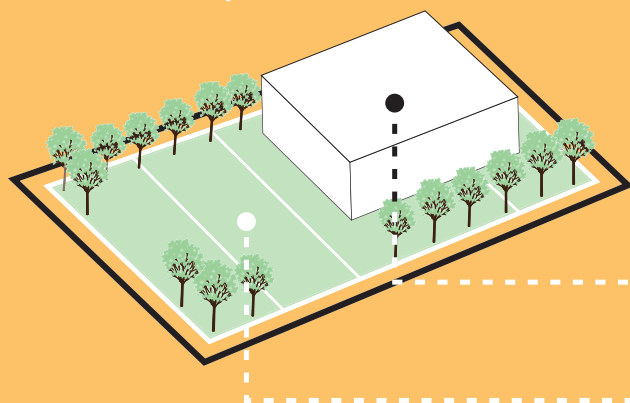
visitors in all aspects. The hub should celebrate the art and history significant to the community its located in, and it also provides additional activity that's safe and engaging, and will also benefit the health and wellness of the community.

Conceptual Hub Designs: Rehabilitation

Rehabilitation Hub 4 Parcels

Adjacencies:

- Nourishment Hub
- Peace Tree Parks Garden
- E Vernor Hwy Corridor



Program:

- Counseling Rooms
- Group Meeting Spaces
- Meditation Room
- Workshop spaces
- Bathrooms
- Charging Station
- Outdoor space + Garden

Figure 4.10: Rehabilitation Hub Diagram

Another important Hub in for the neighbourhood is the Rehabilitation hub. This hub directly addresses the homeless population in McDougall Hunt. The current facilities that are there (Team Wellness Center) isn't sufficient enough in working with the community in providing the best resources for this vulnerable population. The Rehabilitation hub's goal is to serve as more than a temporary fix, but a resource for the homeless population to feel safe and optimistic about improving their situation whether that be generally about improving their life or while struggling with addiction or similar issues. The site is located on the East Vernor Highway corridor and is a few feet down from the Nourishment hub and Peace Tree Parks Garden. The hubs' program focuses on similar

characteristics from the Health and Wellness hub, including counseling rooms, group meeting spaces, meditation rooms, workshop spaces, charging stations, bathrooms and an outdoor space featuring a garden. The two hubs were made separate to be conscious of the specific purpose and population the program needs to address, and to ensure no one feels alienated or uncomfortable. This just beginning to address the necessary programming to help achieve its goals. Through engagement and feedback, any additional programs can be included.

Conceptual Hub Designs: Nourishment

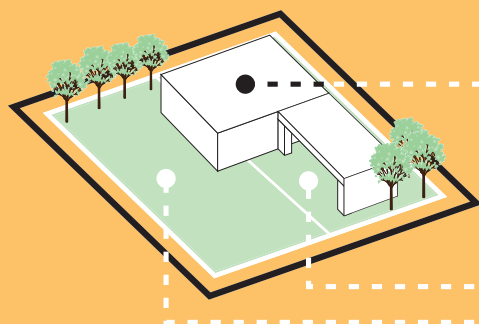


Nourishment Hub

2 Parcels

Adjacencies:

- Peace Tree Parks Garden
- Rehabilitation Hub
- E Vernor Hwy Corridor



Program:

- Storage Space
- Bathrooms
- Charging Station
- Vendor/Pop-up Shop for selling
- Outdoor Space

Figure 4.11: Nourishment Hub Diagram

Finally, the Nourishment hub is a crucial addition in the neighbourhood as it concerns the ever growing need for fresh produce, and due to the lack of groceries in the vicinity. The site is located adjacent to the Peace Tree Parks garden lots, which houses a community garden within a dome structure. The engagement between the community and the non-profit group is non-existent, and this hub could incite that missing connection in order to expose the McDougall Hunt residents to this opportunity and resource in the neighbourhood. The hub focuses on program that provides storage space for the produce and goods, bathrooms and charging stations, a pop-up shop for vendors to sell their own goods, and outdoor space that could also be used for seating or gardens. The hub's

goal is to help address the food and health disparity that exists in underprivileged neighbourhoods such as McDougall Hunt, and instead promotes healing and security in this aspect of a resident's life.

Zoning

Zoning is the fifth step part of the framework. The map in Figure 4.13, has layers that reflect a simplified interpretation of the zoning categories, for this thesis' purpose. Majority of McDougall Hunt is zoned as residential, with Gratiot Avenue serving as the main corridor for commercial and mixed use properties. Figure 4.14 shows how the selected hub sites would need to be rezoned to fit the needs of the programming. A zoning map below provided by the Detroit Collaborative design Center (DCDC) shows some more detail of the different zoning types that exist in the neighbourhood. Specifically the Special Development District (SD1), would be a great alternative and solution for rezoning parts of the

neighbourhood and this would benefit many of the hubs into in order to get them developed. SD1 (small-scale, mixed-use), is a district designed to encourage a mixture of small-scaled, pedestrian and transit-oriented uses that are compatible in a neighbourhood setting. The current zoning ordinance is a barrier to providing more resources within the neighbourhood and especially among the residential zones.

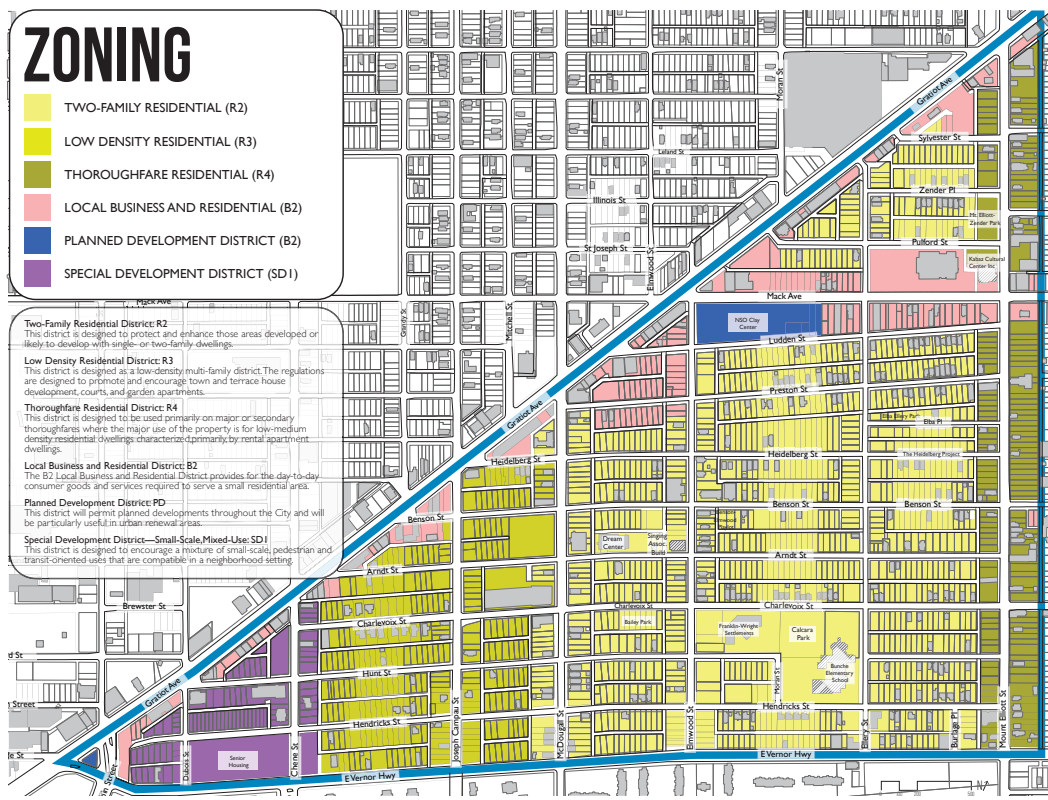


Figure 4.12: DCDC Zoning Map

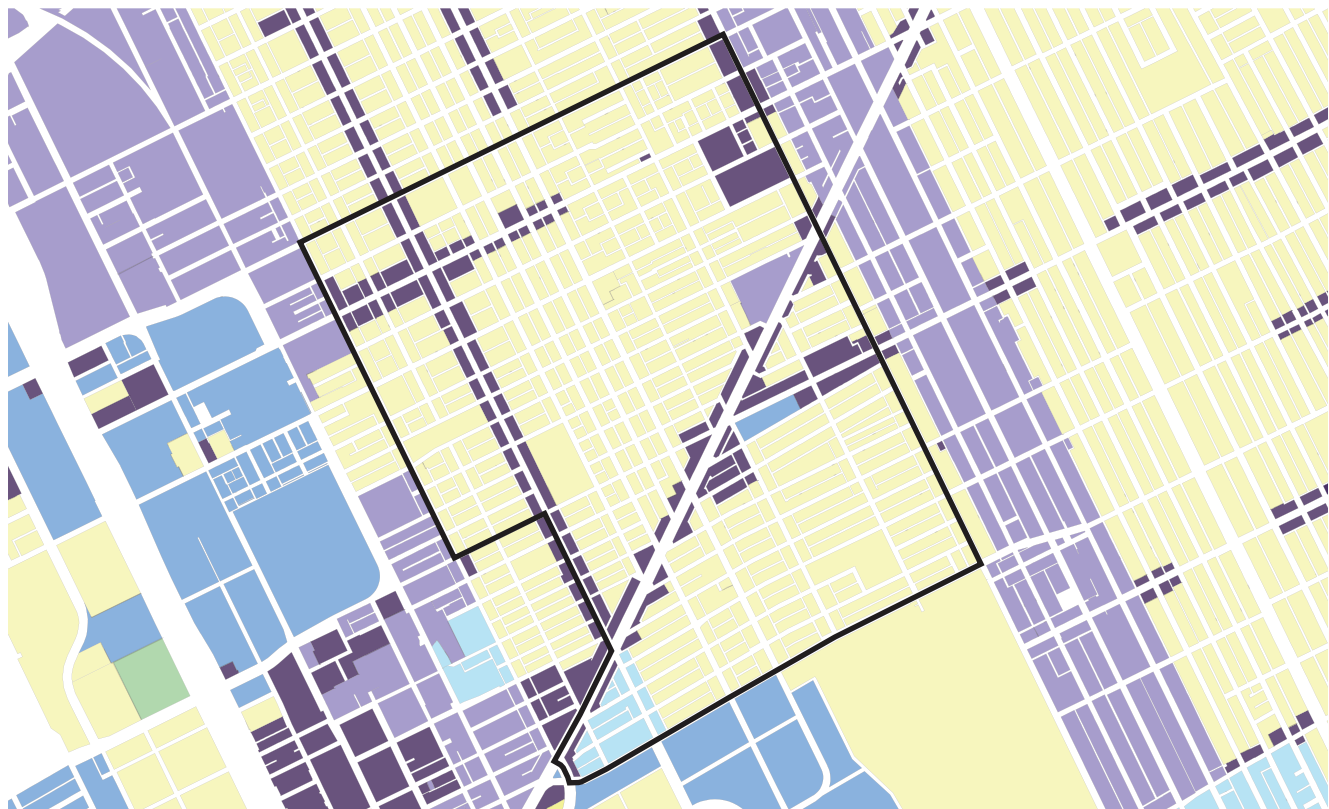


Figure 4.13: Simplified Zoning Map of McDougall Hunt

- Businesses/Services
- Industrial
- Planned Development
- Mixed Use
- Parks/Recreation
- Residential

Current Zoning



Proposed Zoning

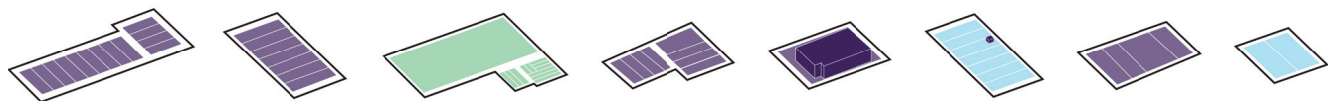


Figure 4.14: Proposed Zoning Diagram

Phasing Approach & Opportunities (5 Years)

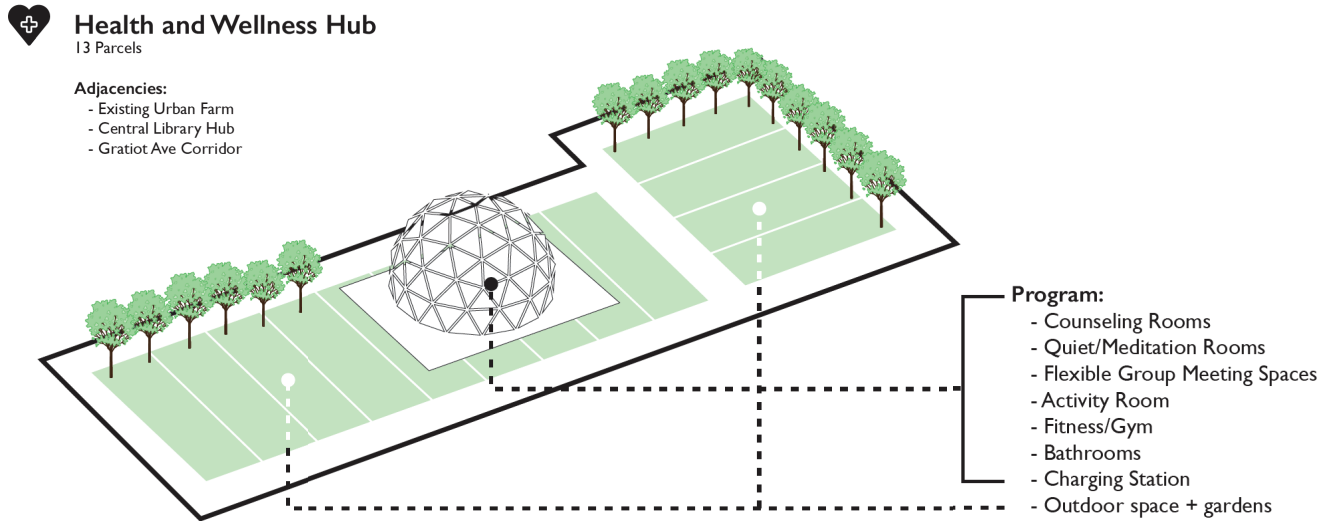


Figure 4.15: 5-Year Phasing Approach Diagram

In 5 Years...

- The site and surrounding context should see streetscape improvements (ex: sidewalks, main street, lighting, vegetation).
- Temporary signage should be created to be able to identify which hub it is.
- Implementation of program should be in effect (ex: workshops + engagement) using temporary structures (ex: dome, tent, designed shipping containers).
- Lot improvements should be made (ex: trees, bushes, gardens, hardscape/pathways).
- Outreach and community events should be organized in an effort to connect all the hubs and the ideas surrounding each hub could be shared with neighboring communities.
- This is a time to source and acquire more funding
- At the end of the five years, the physical infrastructure could be constructed, if not then a plan should be made for one.

Phasing Approach & Opportunities (10 Years)

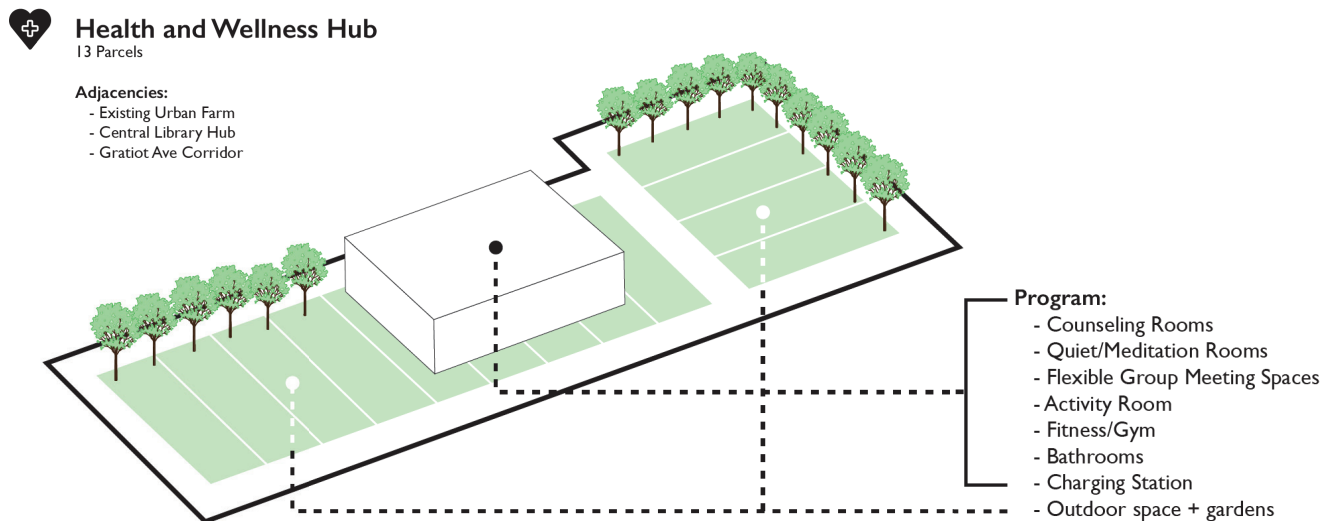


Figure 4.16: 10-Year Phasing Approach Diagram

In 10 Years...

- A 10-year assessment should be conducted to determine where and how expansion needs to happen on the site.
- The official Hub signage should be established.
- A deeper connection with the adjacent library hub and other hubs should be made. This could be done through programming, artwork, and greenways or paths connecting the hubs.
- With success, the network of hubs model could gain recognition and therefore other neighbourhoods plan for their own implementation of resource hubs.
- Acquiring more funding is important so that the hubs can continue and be improved on and also to fund improvements in the neighbourhood as a whole.

Phasing Approach & Opportunities (15 Years)

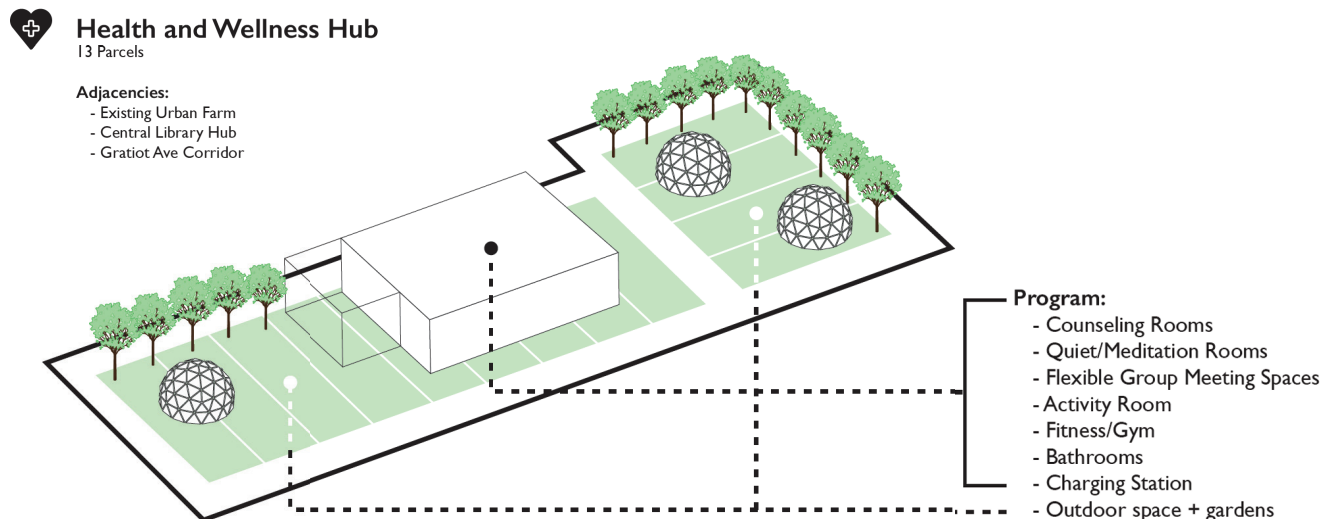


Figure 4.16: 15-Year Phasing Approach Diagram

In 15 Years...

- A 15-Year assessment should be made to determine if there should be any additions or program alterations to the hubs.
- The assessment should also determine how the hubs are working together in the Neighbourhood and if they are providing enough or the right resources (through community feedback).
- A possible addition of separate designed hubs on-site could be implemented to provide more/extended program opportunities.
- With more funding and success with the hubs, more improvements to the neighbourhood can be made (more resources, housing, local businesses, etc.)

Phasing Approach & Opportunities (20 Years)

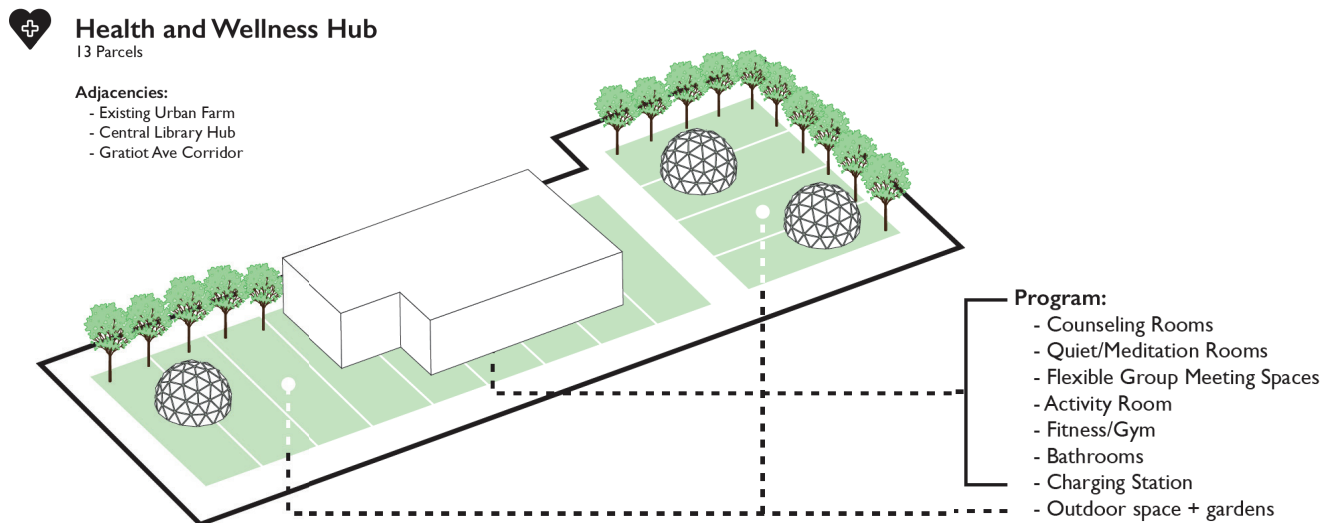


Figure 4.16: 20-Year Phasing Approach Diagram

In 20 Years...

- A 20-year assessment should be conducted to determine the condition of the neighbourhood.
- The assessment should also include an evaluation of how the neighbourhood is functioning and their ability to sustain themselves.

Conclusions: *The Opportunities and Impact for the Future*

Providing all the necessary resources within a neighbourhood eliminates the need to commute elsewhere for them, and prevents the wasting of energy and money in trying to acquire them. The network of hubs model serves as the foundations for future expansion, and was conceptually designed to be flexible to adjust to a community's needs and wants. The creation of these resource hubs starts to think about ecological aspects by including substantial greenspace to restore health in the communities, but with more funding and time, enhancements that were highlighted through some of the precedents, could be made to eventually make the neighbourhood ecologically sustainable. The networks of hubs also creates a large amount of economic gain through jobs and job training, more local businesses, and recycling the money spent locally back into improvements to the neighbourhood - eventually allowing a neighbourhood to become economically sustainable. Finally the hubs create an environment of social equity as the hubs are designed to be equitable and inclusive and are able to provide the necessary resources that the residents need, in turn bringing the communities closer and stronger, with a happier and healthier environment. This thesis could have been further explored by investigating how some of the hubs could be combined to better serve the neighbourhood, and also the opportunity for in depth and hands-on community engagement would enforce and validate the ideas in this project further. There are many issues that need to be addressed and solved

for Detroit communities, but this thesis believes that providing resources is the first step to help build up residents and their communities so that they are armed with the resources to combat those issues, and in turn formulate a sustainable future.

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Appendix A: Meeting Transcription With Katrina Watkins

Neteya Tavernier 0:47

So, I have since changed my title. Now. It's, I called it A Catalyst for Transformation and subtitled designing a network of resource hubs at the community level. So just like briefly, I kind of started to identify these like, major terms that were guiding the beginning research for my thesis. So, understanding community neighbourhood equitable design, the difference between equity and equality and like, what is a self-sustaining neighbourhood. So then, I kind of identified these three dimensions being ecological sustainability, social equity, and economic sustainability. And kind of understanding the different groupings of those and how they work together and how they're necessary for a self-sustaining neighborhood. And then I also looked at the 20-minute city as a precedent because I feel like they kind of talk about all three of those sections. And within that 20-minute radius, you have all the necessities you need, accessible to a neighborhood. So, I thought that was like a good basis to start off on. So, I started looking into the income levels around Detroit, because I wanted to focus in a Detroit community. So, looking at all the income levels, and I wanted to focus in a community that has a lower income, just to be able to show that change from low income to being self-sustaining. And I was struggling to find a place and I realized, Oh I worked in McDougal Hunt and I'm kind of really familiar with this area, and you know, I enjoy working in that area. So I decided just to focus myself there.

Katrina Watkins 2:19

Great.

Neteya Tavernier 2:22

So, I was kind of just starting to highlight a lot of the things that I remember being present in that community like the Heidelberg

Project, Bailey Park project, and Hunt Street Station, which I actually got to visit, which was cool. And then I also looked at the redevelopment plan that was already existing. And I pulled a lot of community feedback from that and sorted it within those three dimensions that I mentioned earlier. Then, I also started to look at funding and where it's being allocated, trying to understand why it's not allocated in certain areas over the others. By Benchmark three, I kind of decided on this like central hub for the community to kind of incite a 20-year transformation plan addressing the needs for the community. That has now changed to, instead of this one central thing that leads a plan, it's more of a bunch of different hubs within one neighborhood to kind of give back certain resources that are needed. And they kind of work together to incite that plan instead, I'll get into that a little bit later. This was just kind of me highlighting the assets within the community already. And kind of identifying some focus areas, potential focus areas, based on you know, Detroit land bank owned parcels that were vacant, whether that be a building on there, or just land and then also looking at adjacencies, and what's already existing. I know this is like a school and a field over here. So, for example, something with a recreational focus could be on those lots adjacent to that.

Katrina Watkins 4:46

Right.

Neteya Tavernier 4:48

So I guess now, I'm going to stop sharing because everything else is now like, kind of just a work in progress. But right now, I'm working on like, what are the different hubs that are needed. So, I kind of started to identify some like a health and wellness hub; a central hub still that could almost serve as like a library with like those types

of resources like computer lab – the normal stuff that you’d find in a library, but then also like a transportation hub; a nourishment hub, which would include like food and stuff like that; a recreational hub and then a youth development hub that could potentially be located near or beside an existing school. And then a historical art hub, which is really important to include – that’s more about remembering the residents that have lived in the neighborhood and celebrating the art and culture within a neighborhood. So that kind of goes back to this model that I want to create for McDougal hunt, but I want it to be able to expand and be adapted for other communities all over the world. So that historical art hub will be very significant to the actual neighborhood it’s in. So yeah, I’m in the process of trying to figure out what hubs are needed, what is necessary, and like, how that can support a 20-year plan through phasing. And I kind of just wanted to ask you about what you thought of that idea, and like, I’ll have more questions after but I just want to hear your initial thoughts on that.

Katrina Watkins 6:37

It’s amazing, we think alike. As far as I’ll start with the art. So we are working on that, but it’s within Bailey Park the alleyway. Okay, so we’re already planning a historical note, McDougal Hunt historical alleyway, walk, okay? And within that alleyway, we have like a porch project, which would be a structure that similar type to a porch, where you have like, mostly black people like this on a black on their front porch. Oh, their stories and watch and connect with people. Yeah, so you’ll have like three of these areas that will be like a porch, okay, we’ll do where we’re where people will come and they can hear, you know, the stories and see pictures of people who used to live, you know, in this area, because we used to be a very dense neighborhood. But now we like density. Yeah. So

that courts will kind of represent the people, but it’ll also it’ll tell the stories. I’ll send you the rendering once I shouldn’t have it by Friday, but it’s really beautiful. I love that. Thank you. And I like the Bally parts, daily parts. On this side, and I know that Heidelberg is planning something, maybe not but not an alleyway. But something similar to kind of, you know, remember the residents in the history of the neighborhood, you know, as well, we do have a community resilience up that’s around the corner from from the park. And through that we we focus on health and wellness. We do camp, we have like senior tech class, we just got funding to turn the basement into computer lab. We’re teaching we’re starting a class where we’re teaching Sales force administration as part of our workforce development. Okay, training. So we do have a hot plates program where we give seniors just a hot plate. Because sometimes we give out food back to from Gleaners, but if they can’t cook it, then that’s not the most helpful thing for them. So just, you know, we have a caterer who cooks them a meal once a week. And that’s lovely. Yeah, try to give them enough that they might last them another day. So hopefully we can expand that. But I like the idea of a 20-year plan. I think that’s really great. I really, I’m really interested to see, you know, what comes out of that. I love the idea of having different hubs within the neighborhood. And it would be great if I could get like other organizations to kind of buy into that. Like, you know, Franklin right has this super huge facility. Yeah. Really used it in the community. Right. But is that right? Yeah, it could be like an emergency resilience, because it’s so large, where if we have an event and people need to go they could but safely go there, you know, if they needed to. And the same thing with them Heidelberg. You know, they could have, you know, a hub or house on on their site too. So I absolutely love that idea. And I think we need to work More together, you know, in the neighborhood as far as planning

to have a more cohesive and concrete, pensive neighborhood plan.

Neteya Tavernier 10:10

Yeah, that's kind of how I imagined the hub's working like, obviously, it says, like my project, but in the same way, like if I was the person or the architect, or firm creating this project, I imagined it as being like a partnering of things where you would bring all the major players, that was another question I was going to ask like, who are like all the major collaborators to help like partner and get this going, like, I have research some in the past. For example, on East Vernor, there's the Peace Tree Garden dome that's existing there. So like, when I thought of it like a nourishment hub, it's like, you don't have to create something new. If something's already there, you can just kind of help with extra infrastructure to kind of support the existing like things that are happening in the community. That's comment, kind of how I imagined this like partnership happening.

Katrina Watkins 11:04

And it should be it should be a partnership, but like, and that's one of the things that I want to work with P street on, just like what they did come into the neighborhood. But they didn't do like, to me enough community engagement where I can say, well, they came in and they really engaged residents. No, they didn't dislike they came in and they built it. And then residents were like, what's going on? Because they don't come to me and ask what's going on? What's going on? Yeah. And I didn't realize that they had started because they hadn't reached out and said what they would do. You know, so it's important, like, the neighborhood reach out to the person behind you. So they at least they know, yeah, what's going on? And, and even now, it's like, come to a meeting, I had to tell him the virtual important, but you need to come and say

something to the people. Right? You know, and if you have any events, I think they hit yoga. One time, but it's like, it wasn't the way from the neighborhood there. But if you're looking at it, you would think wow, you know, they had people there, but they had their people there. Oh, that's interesting. Yeah, they hit people there. But it wasn't like, you know, put some fliers out, oh, call me and, you know, we can come and support, you know, what you're doing is great. But you gotta still involve the community in the community, you don't have to worry so much about something happening until you're building because someone's gonna call you, right? They Hey, this is this looks funny. Are you doing something over there? Or that's the community that you're placing it in? Invest? And I think that's really important. I mean, I love the dome. But that's something that I'll have to work with them on to do a little bit more community, you know, engagement when you come into a community. Right, right. Some people don't know it or fill it. But yeah, be on the watch out for stuff like that.

Neteya Tavernier 13:02

Yeah, that's definitely something that has to be learned nowadays. Like, I feel like in the past, it hasn't been expressed that community oriented design, or just like bringing people on in the decision is so important, is Yeah, and that's like, the goal for like my project, I need to make sure like, all the community residents like voices are heard. And obviously, if I was implementing this project, there'd be like a much developed process to that. But I just definitely wanted to get your insight because I know you're like a huge leader in the community and your voice is definitely mimicked throughout the community. But I wanted to know, like, you mentioned a few already, what other like kind of initiatives or like things that are being brought up in the community that I may not have already heard of? You just

talked about the Bailey Park project thing? I didn't know about that that alley project. Oh, yeah. But I did see on the Bailey Park website, the park. The initial rendering was like this huge kind of plan. And I've seen it in person and kind of like through the aerial images, like what the park looks like, now. Is there any like future expansion you like? Imagine like it fully getting developed that way?

Katrina Watkins 14:17

Oh, definitely. Um, right now we're going through the process. We own the first eight parcels of the last where the playground is in the mouse. So we own that we're about to put a dog exercise equipment on there in April. Okay. We are in the process of purchasing the remaining 15 lands. So yeah, we went to BC the zoning is changed from residential to recreational. We went through the Detroit land bank. Board, they approved it so the last step is city council approval. Okay, so right now we're just waiting to get on the city council's agenda so that they can go ahead and approve the purchase. Okay, we have the money and then once they approve it, we Go ahead and purchase and then for this year, the next step will be to grade and level it. Okay? And kind of we want to put a amphitheater on there and we want to do the alleyway, the two alleyway project. One is the children's alleyway. And then the other one is the arts alleyway. Okay, walking trail around. So I've been talking to funders what we got to purchase those lots first, before I can get the funding for it. So yeah, you're waiting. It's a process with the city?

Neteya Tavernier 15:32

Oh, my gosh, I know, I wish things could happen faster, but reality can't happen. Yeah, I definitely when I was looking at certain lots, I was only looking at Detroit owned lots in terms of like being able

to acquire it, potentially. But a big issue I noticed was, or something I'm unaware of is how to source funding. And I wanted to know how you do that? And also, how do you kind of deal with the zoning kind of challenges because if you want to kind of put like, redevelop, like a mixed use building or something or put something on that lot that has nothing there yet, and it's zoned residential, like, what do you do? What's that process look like?

Katrina Watkins 16:15

Yeah, so the first thing that you have to do is put in an application will be seen to put in an application would be see, you do have to have like some type of construction document rendering or sketch of what you want that process once you want that project to look like. Okay. The BC the whole BC progresses. That's the process too. So that might take just a month, right there was

Neteya Tavernier 16:42

Sorry to interrupt you. Can you just specify what BC is?

Katrina Watkins 16:45

I'm sorry. It is building safety, environmental. Something.

Neteya Tavernier 16:54

Okay. It's one of those like, official. Okay, I see.

Katrina Watkins 16:57

Yeah. So they handle all of all of the zoning and everything. But once you submit a plan to them, they will set up a meeting, they will either approve the plan or not approve it, or tell you what you need to do so that they can approve it. Once they approve it, then it'll you'll get a hearing where residents and people who are within 300 feet,

they'll get a little notice that you want to change the zoning. Okay, they get to come in and be heard. As far as do they approve of this? Or do they not approve of it? Okay, so that's what I went through with Bailey Park. All of the residents basically approved it. But there was one resident who absolutely did not approve of the park. Oh, wow. Okay. He feels like we should have housing development. But in reality, housing is not going to happen in this in this community. Right. Not right now. Right now, the way that he wants to enable it to be like it was in 1960. Yeah, very dense. They will never be like that, because people have purchased their sight lines. So we're not going back there. We can't have a beautiful neighborhood, right? With housing, it just won't look like what it looked like then. So, you know, we got through that. They still appealed it, because like I said, 99% of the people approved it, I've been working. So now the thing is, we were just waiting on the city council, I went down and got my official letter for the zoning changes. So you took that official letter, you go down to the Register of Deeds, you file the deed, then you go back to BC, with your construction documents, so that you can get like a permit, then you pay for the permit. And then every other thing you want to do, you're paying for permits. You want to sign gotta pay a permit fee, whatever. The plan, you know, the equipment is another whole thing, you know, work the city to get all of that done.

Neteya Tavernier 19:07

Wow. Yeah, I can see how it takes a while now. I wasn't familiar with that process. But I guess while we're talking about Bailey Park, how did you kind of like starting off I know it wasn't this like organization it was now it kind of started off really small but cleaning up lots and stuff started Yeah. Which is amazing to see the growth in that. Um, I was just wondering how you went about like that initial funding and

like, where like where that thought process came from and like who you reached out to first and stuff.

Katrina Watkins 19:43

And what the funding came out of my pocket. Okay, I started like that idea in 2013. Right, actually doing it that summer in 2014. And everything that I did, up until about 2017. He was just like, out of my pocket about the, you know, everything just mostly out of my pocket had some neighbors, but like pretty much I paid for what I wanted to see. Yeah, that's amazing. I didn't know about how to apply for the grants, things had changed since like, 20 years before I used to have my aunt do this work. And I was like writing her grants, but just the whole thing of grant writing had changed. You know, and I was like, I'm just, I'm not doing it. I'm just, I'm not getting anything. I wasn't getting anywhere. And that's because I was doing. I was doing it wrong. Okay. And I have forgotten how to answer the questions. Because sometimes it's like, you have these really big ideas. And you're trying to put that on paper. Right. But you're not answering the question. Right. So some classes and it was like, You got to answer the question. So I got my first grant, I think in 2018, I think through Detroit future city, okay. And then in 2018, also, we did a fundraiser to actually get the first set up, let me go back to 2017 Men, a neighbor who became a board member, and we actually did it like a fundraiser. Okay, you're raised a couple of \$1,000 that way. And that's how we ended up paying for those lots. Once we had the lot, that we could start the you know, we got a lot was paid for it's ours, we want to do a project, we were able to get a small like Grant from Detroit future city, okay. And then we had a funder, who lady who was kind of like wanting to do something in the neighborhood. And it was way too alternative. She has a foundation, her family has a foundation. And she approached us and

she was like, you know, I like the smallness of the neighborhood. I like that you're organized and you're trying to do something, and she wanted to support us. So she asked how she could support us. So we said, we need to build our capacity, you know, we're trying to update our master plan for the neighborhood. So that's the plan that you're looking at, she helped pay for that to get updated. And then she paid for an implementation plan to get updated. She brought in Eastside community network, and she funded them to work, you know, help us work within then they wrote. Okay, so that was like, for the first two years, up until what is it up until about 2020? No. And then we were like, well, I know how to do this work. I just think funding, you know, to be able to do it, you know? So in 2021, it more started kind of just laying on Bailey Park to lead these things, which is where we wanted it to be. Yeah. You know, from the community in that. That's Go on, sir. But yeah, from the community. So that's kind of where we are now. Okay. But that was that first funding was like \$5,000. And from there, once you kind of get into a certain place with no different funders, and for grants that you get, you start getting emails like this is coming up. This is coming home, building a network. Yeah, building that network. But when you're first starting, and you're not in that network, it's really, yeah, it's Yeah. Okay. And then I still participate in a lot of different cohort groups. So that I can continue, you know, to learn because this isn't, you know, my background is in education and, you know, community stuff, but not like community development. Yeah. So it's still a learning curve? Well, I'm

Neteya Tavernier 23:42

Really seeing the importance of, you know, block club leaders and getting now facilitated. So that's definitely a way to like support, like that initial, like path to the funding. So thank you for that insight. I

just wanted to ask, though, because I've been conflicted my whole thesis. I've always known McDougall Hunt to be the triangle shape on the map. But kind of when I see other maps, they're kind of including that whole shape. Yeah, like, it's that larger square that's on top. So I just wanted to ask from like, someone who lives in the neighborhood. Do you guys consider the triangle as McDougall Hunt? Or do you include the whole thing as part of your community?

Katrina Watkins 24:30

So we've come up with historical McDougall Hunt, okay. And that historical is the triangle, okay? That's our focus area that is the original like double height. Now, because that neighborhood did not have a neighborhood name. And it was not organized over there. The city a couple years ago, just like expanded it. So it was just like this whole thing where the residents over there was like, Well, I don't know. We don't wanna be part of Mexico. I'm like, well get your own name. But now, you You know, McDougall Hunt is kind of like doing things. So it's like, well, we'll stay like part of McDougall Hunt because people now know the name. So I'm like, that's fine. I'm here to help you whatever you want to do. But that's a large area. Yes. It needs to be like several black clubs and different groups on that side, and we can all work together. But my target area is the historical McDougall.

Neteya Tavernier 25:26

Right? Okay. Yeah, I was just wondering because I was using that. And I wanted to have that answer to understand, like, where to locate these hubs. But now that you're saying that, you think the both sides of the community, the boundary now, both sides, like if you were to implement hubs within that whole area, to kind of connect both together you think residents and people would be

open to that, and it would be a way to connect and everyone together?

Katrina Watkins 25:57

Yeah, I think that will be a great idea. And I do think people would be open to that. I, I do know some. I do know, a black club members and stuff over there. If you want to connect with someone on that side.

Neteya Tavernier 26:11

Sure. Even the name of them would be amazing. Just to have that information.

Katrina Watkins 26:16

Okay, yep. Yep. I can't think of it now. It's can't feel something. But I feel like I've heard. So I worked with the CDC for a bit so I can feel sounds very familiar, even though I didn't work on that project. Yeah, Caanfield, something. I can't think of the other part of it, but I can get it for you. Okay. Thank you. Yeah.

Neteya Tavernier 26:41

So kind of, I understand community centers and community hubs take many forms. It could be like you said, a bench or porch or it could be like an actual built thing. So kind of like, what are what are the existing hubs, kind of in McDougall that already, like, where do people like to gather? Because that will kind of help me choose where those focus areas can happen as well.

Katrina Watkins 27:08

Um, oh, people definitely gather at Baby Park hook together at, of course, Bailey park. There are gatherings at Franklin right

settlement, okay. The only thing is a lot of it's I don't know how much of it is community because they kind of do their own thing, which, you know, we don't know what's going on. It's like, oh, they haven't something which says that you didn't tell the community about it. That could be better. And also Heidelberg. And I know that Heidelberg is working on there, I think is the Dotty house or the that house, okay. They are going to make that a community. I mean, the hook two type of place. I don't know if they're calling it a hook, but that's what it's going to be like a house where people can get come and gather. Um, oh, can't forget the HUD Street Station. This is all they do. So many, like really cool community events. Most folks just jump right on in. Great, I love them.

Neteya Tavernier 28:17

I'm kind of jumping back to Heidelberg Project. They're like my initial research, like last semester, I kind of like read on their website that they're gonna, they took the last 30 years building it up, and now it's kind of like in the process of taking it down. So like, Do you know anything about that or like, if anything's gonna stay or like, they're gonna turn it into something else? Because, you know, they're taking it down. I saw that and I was like, kind of curious about that part.

Katrina Watkins 28:50

Of what I know is, I think they're gonna have the whole Heidelberg St. Between, I think, starting at Mount Elliot down to where their main office is, which is McDougall I believe, okay. And that Heidelberg Street will kind of be their art zone. And they'll they're taking things off the other streets, but Heidelberg is still exist on Heidelberg Street, it'll be like their arts district will be that hosts that whole street is what I've been told. Okay, so they're not going away.

Neteya Tavernier 29:32

Okay. Yeah. Cuz I was like, if they are taking it down, and I'm like proposing, you know, this historical art hub, then like, McDougal, like, the Heidelberg Project is like a major thing you'd want to like, keep those records you know, but other than like, kind of the areas you pointed out as like existing gathering spaces for the community. Do you like see any and this could be within the triangle They're just like further within throughout the whole community. But do you want to see like, any areas that like, would benefit from one of these hubs?

Katrina Watkins 4:25

Um, yeah, I think it would be nice to have some type of club over, like off mount Elliot. There's really nothing like right there. Yeah. Maybe something closer to Gratiot. Okay. Right now we're working on a plan with DC DC, and it's like a walking loop. Oh, yeah. So it's like a little loop where people could walk or maybe ride their bike and it'll have like seating, you know, where they just might want to sit and chill somewhere. But yeah, I definitely think hubs could be Other in other places?

Neteya Tavernier 5:02

Yeah. Okay. Um, and I don't know if maybe I could revisit the ones that I listed. But are there any things that kind of scream out as a need that I haven't listed already within those, like, example hubs that I mentioned? Should I say them again?

Unknown 5:18

Um, no I do think you know, we have a large homeless population. I don't think that I heard you say anything about them.

Neteya Tavernier 5:26

Okay. What kind of like, hub? Or what type of what do you think we need to kind of support that community.

Katrina Watkins 5:36

We do have like, the Wellness Center, it's just a counter appreciate how they do business with the homeless, because it's more like an overnight stay, and then they're sheltered in and then they're out. And, to me not really getting help. We do have NSO, and they have really nice facility. Okay, I think it might be nice to fit. But there are people who don't want to go to those programs to have like those people who just kind of walk around a neighborhood, or they'll pick a lot to sleep in, they don't want to go, you know, homeless people don't want to go to like a place, but maybe a place where they feel comfortable to go in, you know, or maybe have more outreach for people who might just be sheltering them in vacant homes or the distant, like, an alternative type of spot in that where they could go to and get resources. Yeah, sure. That's, and we do have a place like that on Gratiot, Reverend McCarthy as a building. And he's he that's something that he's trying to do. So I would say that would be sort of like a hub to kind of help transient people or homeless.

Neteya Tavernier 6:56

Okay. Yeah, that is definitely important. Yeah, because I remember, I remember research into the Wellness Center and stuff, and I wasn't sure about that relationship, but it is good to hear, you know, there are like existing things, but like, the relationship they have with the community is definitely important to engage people. So yeah. Um, and kind of, like I wanted to, my thesis, obviously, is only for my master's here. But this is something like, obviously, I'm passionate about and would love to continue afterwards. But just for the sake

of, you know, finishing my schooling, I would like to just almost fully design or like, conceptually design one hub as an example. And I wanted to get your opinion on what would be what is the most need, or like, which one would serve as the best representation to provide for the community immediately? If that makes sense?

Katrina Watkins 7:55

You know, I would say health and wellness, health and wellness, because a healthy mind, you know, if you don't have a healthy mind, it's like mental health, physical health. I think that's really important and something that we don't really have enough of in this community. Right, and if you could go and get resources placed, where you could talk to a counselor or a child come in and talk to someone if they needed help? If you're depressed or like drug addiction, right would just be a place where people could go and immediately get some type of resources and referrals and the help that they need.

Neteya Tavernier 8:41

Okay, yeah. Okay. Um, I did want to ask you also, I haven't been able to, like this whole process, haven't been able to, like, fully engage with the community. Last semester, I was studying abroad, and Covid and everything. So I haven't been able to, like get my feet on the ground and engage with residents there. But are there any like, maybe like images or something that can like represent the livelihood that exists in the community that you could kind of share with me to include in my project?

Katrina Watkins 9:20

Are you looking for like pictures? Or

Neteya Tavernier 9:24

I would say pictures mostly because I feel like from like, outside being an outsider, like, I can't access that unless I'm like, within the community, I don't want to just pull from existing community meetings, but if you have like anything, images to share that kind of like portrays that, like, liveliness that exists there. I would love to include that in my project.

Katrina Watkins 9:47

Okay, I'm sure somebody's Perfect.

Neteya Tavernier 9:49

Thank you. Um, do you have any questions for me?

Katrina Watkins 9:55

When are you looking to have this completed?

Neteya Tavernier 10:31

Um, I have my final benchmark in a month. And then, yeah, and then I have at the end, I have a thesis book that can compile all my research, and all like, just the end design stuff. And basically, at the end, it gets published, so anyone can access it. And I can definitely, like, I definitely would want to meet with you again, if, if you can, before my final benchmark. It'll be it'll be April 4 to eight that week. So I maybe you can even come like if you if you are available, you can come to the school and like, see me present the project if you wanted to. And I can give you a copy of the book with all the research and stuff. Because, okay, yeah, because I definitely wanted to make sure that even though this is very, like, just in my head right now, and just conceptual, and it's not a like a real thing, per se, yet, um, I definitely want it to be helpful in some way to you,

and the community. Even if I can't put it into fruition. I want you guys to be able to pull something from it. And, you know, maybe a potential project in the future. For you guys.

Katrina Watkins 11:48

That's great. Is it something that we could post on our website?

Neteya Tavernier 11:52

I mean, yeah, um, once I'm finished the thesis book, I'm sure you can. It'll be published on UDM. Like database, so? Yeah. Or something? Yeah, for sure. I would be so open to that.

Katrina Watkins 12:06

Okay great. Yeah. I don't have any further questions that think is great that you want to do your thesis on our organization. Yeah. Whatever you need for me, just send me an email. And I'll work to get that.

Neteya Tavernier 12:22

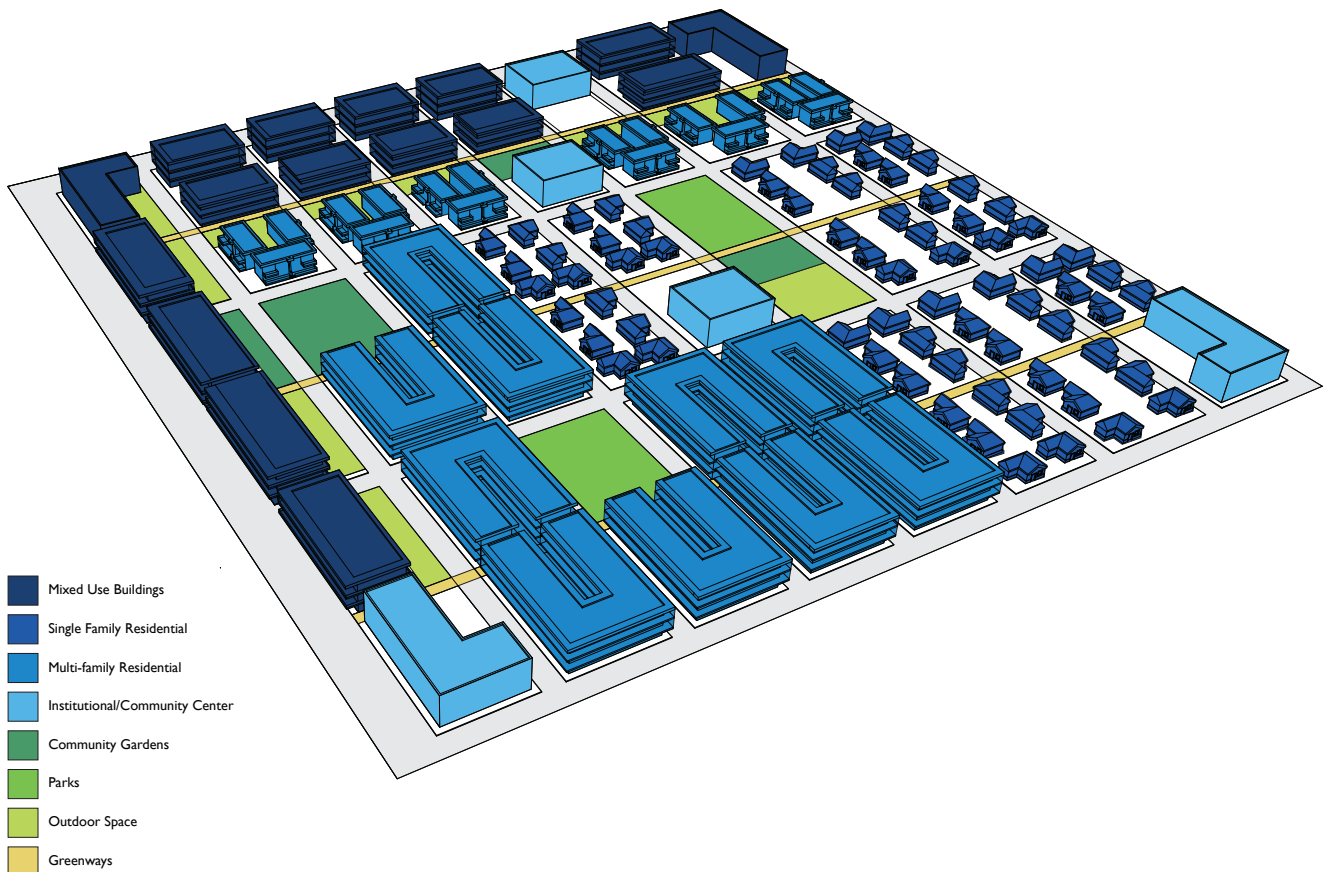
Perfect. Thank you so much for meeting with me. You are very welcome. Definitely very insightful. And I hope to hear from you. I'll reach out to you again before my final benchmark to kind of show you how things are going and I would love your feedback and thoughts on that development. But I'll be in touch and thank you for meeting with me again.

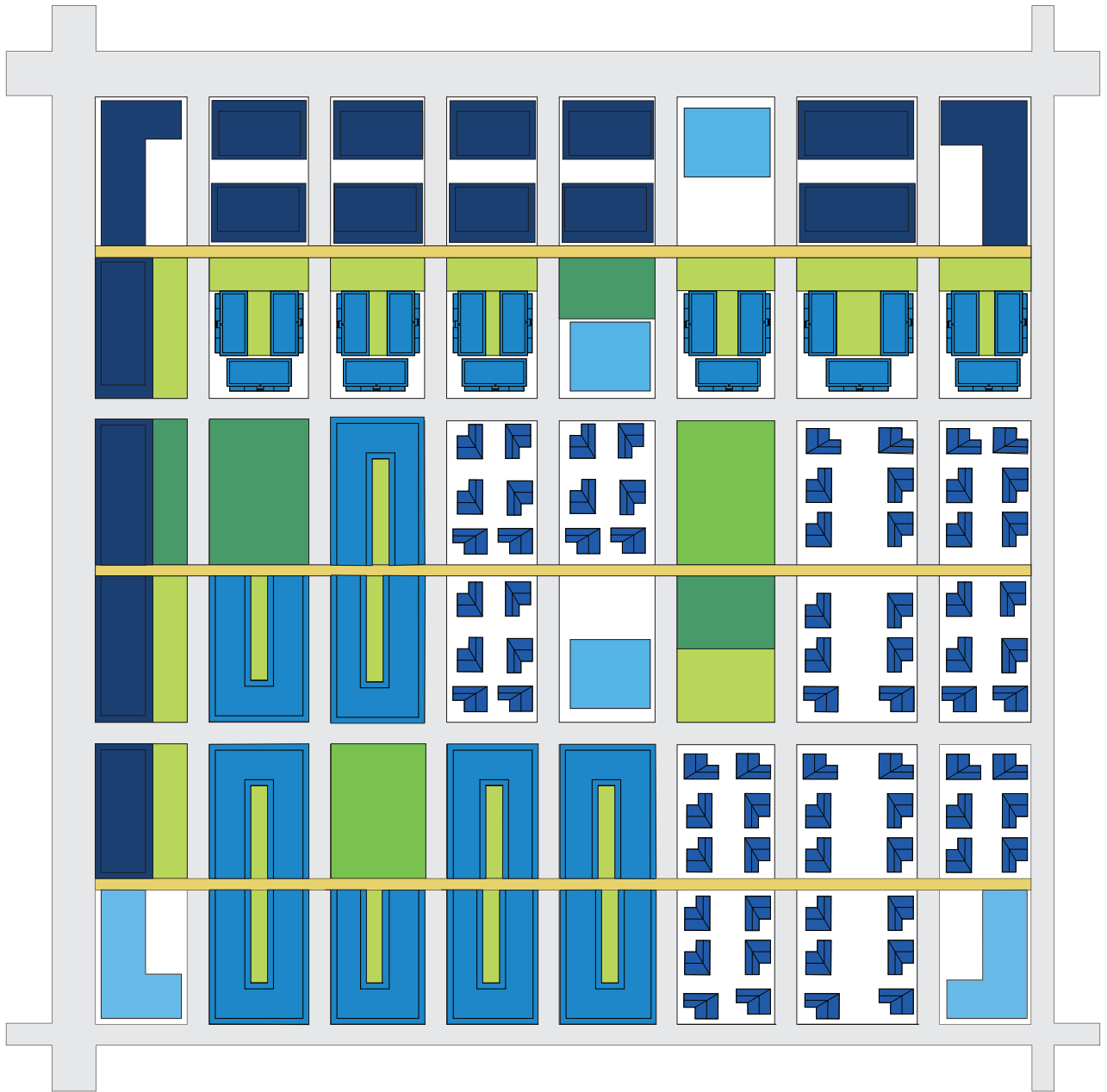
Katrina Watkins 12:45

You're welcome. You have a great rest of your day. Thank you too. Bye bye.

Appendix B: Winter Design Charette

The goal of this winter design charette was to combine this thesis' founding principles with those of a classmates named Donald Rainey, and create a design intervention collaboratively. These drawings demonstrate a conceptual urban plan, composed to include and reflect many housing types and different forms of outdoor and green spaces within the urban plan of the neighbourhood – a neighbourhood intended to be mixed-income.





- Mixed Use Buildings
- Single Family Residential
- Multi-family Residential
- Institutional/Community Center
- Community Gardens
- Parks
- Outdoor Space
- Greenways

