[democratic impermanence]

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abstract

Democracy is a word that generally provokes perceptions of freedom, choice, or the understood ability to have an effect on your environment. However, the actual composition of our physical environment is largely the product of forces that are outside of our control and often leads to a condition which is not representative of the individuals who use that particular place. We use a democratic process for selecting individuals who contribute to the creation of our environments, so why can we not use a similar democratic process to directly create our physical environment?   The term democratic is used to illuminate the possibility of how the local users of a place can directly create an environment that is suited for and driven by their needs. Contemporarily, traditional real estate develop- ment patterns have created a dramatic hindrance as to how individuals can organize and reorganize their physical environ- ment. This is the very condition that this thesis intends to revoke, by taking a more proactive role in the regeneration of our environments. Through the democratic participation and installation of temporary infrastructure people and program this thesis seeks to recontextualize disengaged fragments by using a state of temporality as a tool to initiate a process that triggers the manifestation of not necessarily a physical form but perhaps the framework for a future programmatic fixture.

democratic impermanence

When examining the vacancy that contemporarily exists within our urban centers it was largely the product of a sociological shift in mentality towards individuality. While obviously there are other circumstances that plagued and created this condition, they largely stem from the aforementioned phenomenon. From here the question inevitably comes up as to why we simply do not just redevelop these vacant pieces of property, or at least use the existing infrastructure as the means by which to implement a new programmatic element. Unfortunately, "the traditional urban design process…tends to be static, formal, and driven by economic parameters of traditional real estate development." [1] Essentially rendering a situation where the place in question is left waiting for an individual or corporation with enough financial capital to redevelop the piece of property. This becomes a significant hindrance on the regeneration process, in turn creating a sense of homogeneity that will continue to plague the urban fabric for years to come. This offers an opportunity to rethink the way in which city's can ignore this typical real estate pattern and become regenerate based upon a new process. Otherwise, the sense of homogeneity that is experienced at these vacant pieces of property will likely create an epidemic that will continue to infect the

[1] Schwarz, Terry, Steve Rugare, David Jurca, and Gauri Torgalkar. Pop up City. Cleveland, OH: Cleveland Urban Design Collaborative, College of Architecture and Environmental Design, Kent State University, 2009.

remaining urban fabric.

Dissecting Homogeneous Structures

The concept of homogeneity creates an interesting condition, psychologically, from a positive or negative space, while being incredibly absolute in nature. The phonetically centered breakdown of the word homogeneous dissolves to literally mean "of one kind." The condition and characterization of homogeneity is typically used in the realm of scientific exploration to categorize entities based upon type of matter and composition of that matter into a uniform whole. More specifically it is used to understand properties of mixtures based upon their physical and perhaps even chemical makeup. Although this is the most common arena, contemporarily, the conditions created by the idea of homogeneity are applicable to a wide variety of contextual considerations. For it is expressly defined as describing a condition in which a mixture is perfectly uniform in composition. In turn, presenting a situation in which the entity in and of itself is composed of a matter that is consistent through the suspension of another form of matter. Characteristically, homogeneous compositions are actually highly stable, largely due to the consistency that is uniform throughout. Furthermore, as a whole the solution lacks the ability to scatter light, and the elements that make up the solution cannot be separated through filtration. Essentially

creating the interpretation that stability and uniformity voids a substance of acting as a mediator in the means of distribution.

Homogeneity as a Product

When a homogeneous entity is viewed as the product it inevitably indulges the aforementioned characteristics as the end or the means to the end. In turn, rendering the interpretation that the entity is the result and not a capricious unit to the creation of something else. For instance, it is appropriate to consider the idea of DNA as being inherently homogeneous, simply because it is composed of the same components and is coded to function in a very specific way.   Through this it is also applicable to consider that due to this uniform consistency there is a great deal of stability within the structure of layers that makeup strands of DNA. Clearly it is a much different form of stability then is discovered within homogeneous solutions, where stability arises based upon a physical property, whereas DNA's stability is really a product of its form and function. Nevertheless, it parallels the character of homogeneous solutions in that its composition as a whole is structurally based upon uniformity. Furthermore, evaluating a biological process at a bigger scale, one could consider the idea of human beings as inherently homogeneous entities. They are all composed of the same vital components, for il-

lustration, they all have a heart, they all have lungs, they all have kidney[s], etc. They all rely upon the idea of DNA as the essential building block for the creation of life. [2] Lastly, they are all programmed to function in the same general way, and they all possess the same means by which that functionality naturally manifests. Due to this uniformity in the human condition it is applicable to say that the idea of human beings are homogeneous. In essence, the very things that comprise the character of a human are the very things that essentially homogenize the idea of what it is to be a human being.

What are the effects of treating homogeneity as a product? Inherently, when a uniform consistency is treated as the end or at the least the means to that end, the perceiver ultimately views the consistency as simply a monotonous repetition. This monotonous repetition ultimately fails to stimulate the perceiver and disengages them from interaction with that particular entity. When this occurs it essentially provokes a situation in which the perceiver goes through a process of sterilization through desensitization promoted by the essential characteristics of the homogeneous entity itself. To illustrate, a test was conducted where a strong jet stream of water was directed against an aplysia, which is a marine gastropod. In the study they were evaluating the gastropods response to a consistent stimulus. The initial jet stream directed at the

[2] DNA molecule structure and properties : original papers,
analyses, and problems. San Francisco: W. H. Freeman, 1978.

gastropod saw a significant gill withdrawal response. However, thereafter the gill response is significantly decreased with the repeated repetitions [3]. Essentially in this scenario the consistency in repetition of a repeated stimulus eventually desensitized the gastropod to the stimulus. In essence, it accepted the jet stream as a part of its environment. This is the risk that is created by understanding homogeneity within the functioning of processes as a product, it will inevitably desensitize the perceiver to the point at which the one perceiving accepts that homogeneous product as part of their environment.

Homogeneity as a Variable

What happens when the homogeneous entity is not treated as a means to an end? What if it is simply understood as a variable that possesses the ability to accept influences from the surrounding condition. Essentially, the homogeneous entity becomes the means by which these influences become collected and organized based upon the structure of that particular entity. For instance, if we again consider the idea of DNA, as mentioned above, in composition and function DNA is uniformly consistent amongst analogous entities, hence the mere physicality of DNA itself is inherently homogeneous. However, although function and form are consistent, the strands themselves are encoded with certain data that al-

[3]   Peeke, H. V., and M. J. Herz, eds. Habituation Vol. 1. New York + London: Academic, 1973.

low, and essentially force, them to develop and organize in an individually unique way that is solely a reaction to the presence of a relative context. This inherently leads to the development of physical attributes, that are themselves created through uniformly consistent processes, however, are characterized by the influences that are experienced in the development. In essence, when a relative context is applied to the idea of DNA the homogeneity of the substance is treated as the means by which individuality is postulated and created. Hence, by establishing the relativity associated with DNA it allows a reconfiguration to the interpretation of the human condition. Again the human condition entails the initial idea of uniformity and consistency, however, to simply understand that condition as a product would be negating the true essence of what it means to be a human being. Although we all possess eyes, our eyes are characterized through a developmental process that begins to foster a sense of individuality. In addition, we all possess fingerprints, however, our fingerprints develop in a unique way that is solely specific to that particular individual, and eventually manifest to become the epitome of individuality and identity. These occurrences are essentially the product of DNA finding a relative context that engages with the various strands. This in turn effects the physical development of the human form both physically and mentally that allude to a rela-

tivistic form of identity. It becomes an interesting relationship to consider how homogeneous structures create and foster heterogeneous results, while simultaneously understanding how heterogeneity is founded on homogeneity.

Essentially, there is nothing functional or systematic that makes homogeneous entities either a product or a variable, inevitably it dissolves to how that particular entity is perceived and how the application of a context whether it be physical, social, or otherwise can begin to foster a sense of relativity. It could be argued that homogeneity in any form has the potential of being perceived as a variable, it simply requests a submersion into a proper methodology and way of thinking. One that involves a process of evaluation, in which the perceiver is asked to simply assess a particular situation. This will eventually lead to the understanding of the homogenized entity. Once the entity is uncovered, the perceiver must engage themselves into a process of envisioning, where the task is to essentially uncover the ways in which the homogeneous entity can promote a sense of variation. The final step in the process of thinking is to implement the vision, and actually create the outlet for which the homogeneous entity acts as the origin of the manifestation of individual engagement. Simply understanding this process of thinking and doing allows the perceiver the ability to treat a homogeneous solution as

simply a variable that provides the ability of dispersal within the specific context.

Lost Context

When examining the post industrial condition it is essentially a period that has failed to adapt to an alteration. The origin of this alteration was essentially the subtraction of production that epitomizes industrialist methodologies. This subtraction was so significant that the physical context could not adapt and fulfill the now missing social context. As a byproduct of industrialization the city began a process of decentralization. As the city decentralized individuals lost connection with the city itself, while inherently restructuring the urban landscape, transforming it into nothing more then the arena for participatory shift work that was guided by factory operation. Essentially it promoted a shift in perception where individuals became dependant upon what the city itself offered. Individuals lost the interpretation of the city as the framework for how they expressed themselves in civic life. In accordance people became intrigued by the idea of living a life founded in solitude that was promoted by industrialist ways of thinking and doing, which induced the creation of the suburban landscape as it contemporarily exists in relation to the post industrial city. In addition, this process of decentralization was exacer-

bated as industry grew and sought to exploit land and building typologies that reflected the essential modes of production. This was largely a result of Fordist desires which "operated by centralizing production and management into a single, large complex that produced all the components and assembled the product on site." (Berger 53)   Clearly, these vast plots of land were located along peripheries to the urban core, which in turn established new communities that were subservient to the means of production that created them. However, as the economy began to shift so did the existence of industrialism. Which in turn evacuated the very entity that created the existence of the industrial city itself. However, as the waning of production was in effect society failed to renew a connection with the urban core. Essentially interpreting the suburban landscape as the source of their new development and means by which to express themselves, which simultaneously created "600,000 abandoned…sites within American cities." (Berger 46) This in effect rendered the city as a remnant of physical, and social residue.

        Due to decentralization the plague of post industrialism goes far beyond the vacancy of factory's and warehouses. Although these are conditions that are undoubtedly problematic, they are miniscule to the effects that have more negatively effected the city itself. It is important to understand that the

more significant side effect is the idea that individuals have not created a new relationship with the urban fabric. This in turn has induced a condition of disengagement, which stands as the greatest source of homogeneity within the post industrial fabric. Unfortunately, in the contemporary condition this form of homogeneity is perceived as a product as individuals have become desensitized through a process of sterilization. Lack of stimulation has removed the social context from these dis-engaged spaces, effectively rendering them as lifeless pockets within the physical context.

The contemporary solution to providing a renewed sense of social context is to simply infill the vacant physical context through developers agendas. This often translates into the implementation of globally iconic corporations and in-dustries that have become the epitome of popular culture. Undoubtedly this solution has worked and can potentially be considered a plausible ideology to the reestablishment of the urban core within the post industrial condition. However, this remedy often fails at creating a sense of relativistic identity that cities need, in order to respond to the needs of the indi-viduals that hold a connection with it. Furthermore, the more fixed dilemma with this solution is that these corporations and industries are found within the suburban fabric and often fail at the attempt of engaging individuals within the urban fabric.

So although there is a physical presence and a programmatic element the existence of disengagement still resides. Eventually the homogeneity of disengagement resurfaces in a physical manifestation and the hidden void re-emerges. Potentially, this process will go through numerous cycles which inevitably reorganizes the presence of a void.

So the question becomes how can architecture begin to treat this form of homogeneity as the variable that facilitates a new, or potentially renews an existing, social context? And how can that social context render a character that is relative to a particular place? This form of architecture must strongly address the idea of a sociological based practice in which the architect establishes the structure for which individual input creates form, function, and most significantly, experience. "We need discussion. We need thinking. We need critical faculties… When we use the term "we," we don't mean designers as separate from clients, or as some extraordinary class of powerful overseers. We mean "we" as citizens collectively imagining our futures." (Mau 18) This is essentially the mentality that must drive the process of evaluating, envisioning, and implementing. Coincidingly, it is also important to consider how this process can begin to embrace current economic situations and create an outlet that provides individual producers and providers of goods and services the ability to

engage in more defined economic exchange. The inherent goal of "design should be to develop–insofar as public policy and action can do so–cities that are congenial places for this great range of unofficial plans, ideas and opportunities to flourish, along with the flourishing of public enterprises." (Jacobs 315) This inherently induces a scenario in which the urban fabric once again reveals itself as the canvas for which individuals and even institutions can renew a connection with it. This will ultimately create a condition in which the city mutates through citizen driven architectural intervention that acts as the variable that not only reestablishes the social context but adheres to the physical context. Renewing the urban landscape as the fundamental structure that creates a collage of sociological input.

Temporary as an Initiative

When attempting to actualize the aforementioned aspirations it becomes significant to consider what this architecture is, more importantly is it architecture at all? Perhaps it a series of temporary installments that collectively lead to a more pronounced architectural intervention that was not foreseen in the initial temporal intervention. Essentially this alludes to a process of recontextualization through temporary moments that engage the users of a particular environment and offer them the ability to have an impact as to how the process

of redevelopment influences vacant property.

The disengaged fabric of the post-industrial condition is, again, the greatest form of homogeneity that is experienced within that condition. By understanding that condition as a variable it provides a site typology from which these temporary initiatives can begin to manifest. The idea of initial temporary triggers is significant because it avoids a sizeable investment for more permanent entities that the users of that environment may not respond too. By using temporary installations it provides moments at which the users themselves participate in the creation and implementation of process and policy in a collaborative relationship of literally growing that physical space.

precedent
studies

conceptual
precedent

temporal
precedent
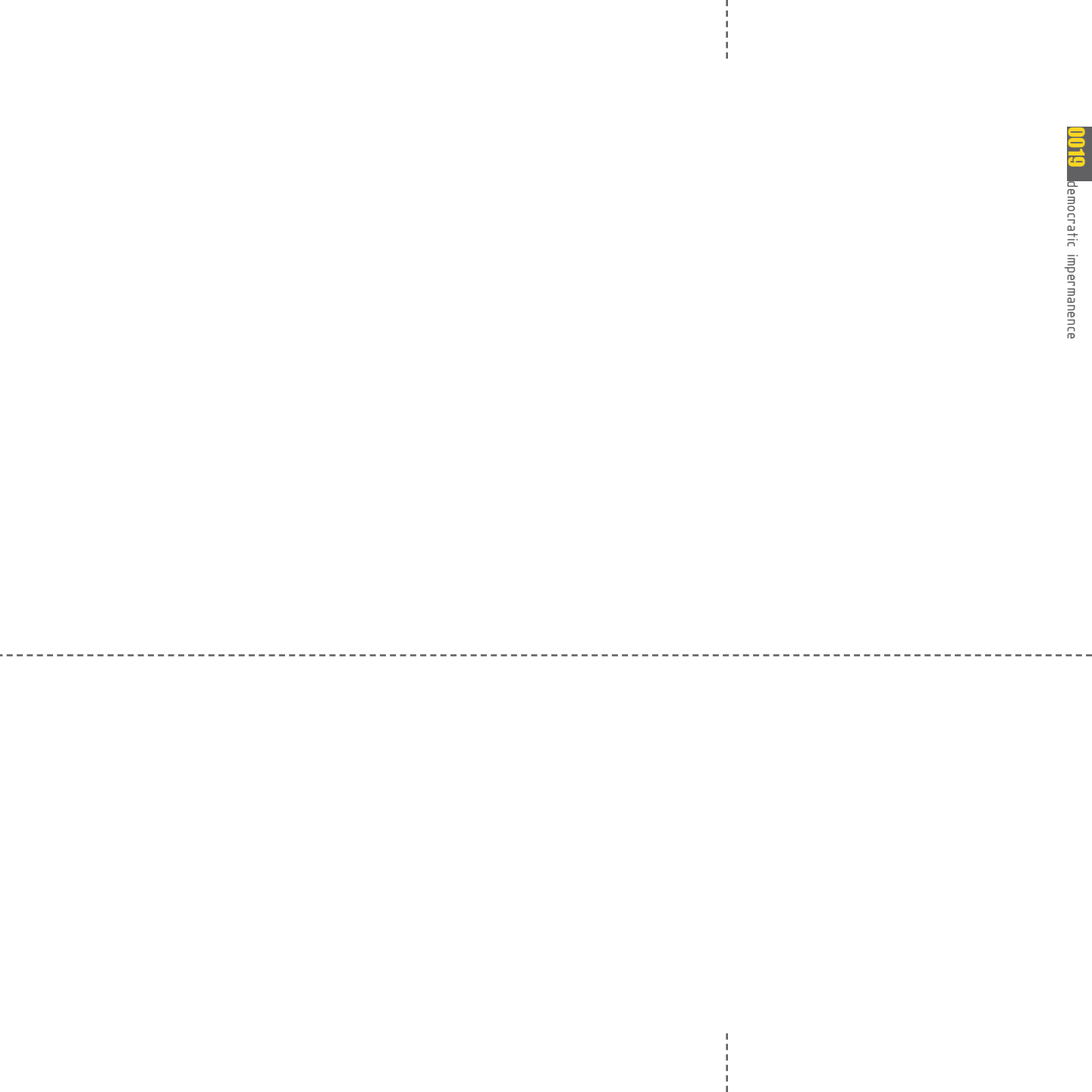
temporal
precedent

anti
precedent

million dollar homepage

conceptual precedent

million dollar homepage at intermediate phase

[description]

The Million Dollar Homepage was created by Alex Tew, a college freshman in 2005. The webpage was created to act as the students financial means for his college education. Contained within the website Alex established a grid of one million pixels. The intent was that this grid of pixels would act as the organizational element that would create the overriding structure of the site. With this structure in place Alex would sell pixels

figure 2.1

in blocks of at least 100 pixels to individuals, corporations, etc. What the pixels express is explicitly up to the particular individual or corporation that purchased them and would become a source by which individuals and corporations could express their character. The pixels become actualized through partici-

figure 2.1:
http://www.milliondollarhomepage.com/

pation and can actually act as a link to that particular entity.

[significance]

The significance of Alex's creation is the fact that he created the structure that was then characterized by the relative input. The homogeneity that was treated as the foundation was not perceived as the product or a means to an end, it was treated as the variable that would engage a particular group

figure 2.2

million dollar homepage at full capacity

of individuals. In this case the group of individuals engaging within this practice is much larger, because the context of the internet is essentially operates on a global scale. Nevertheless, this homogeneous structure became the source by which that particular entities message was relayed and distributed. Inherently becoming the link for sociological interaction.

figure 2.2:
http://www.milliondollarhomepage.com/

Leap Night

temporal
precedent

graphic
used as a mar-
keting piece for
leap night

[description]

Leap Night was a temporary use initiative located on a vacant commercial property in the flats east bank on the Cuyahoga river. It transformed a vacant site into a dynamic and strange urban environment, foreshadowing the large scale permanent development that is planned for the site. The event featured snow and ice installations, a winter forest, snowboard ramps,

figure
2.3

and food and drink vendors, etc. Here the installation of people, program, and infrastructure were used as a tool to create support for the future development of this vacant commercial property.

[figure 2.3]
http://www.cudc.kent.edu/popup/leap.
html

[significance]

The objective of Leap Night was to create awareness and public support for the future development of this vacant piece of property. Creating a temporary event that featured the components it did provided a further financial incentive for the more permanent fixture to inhabit this lot. This ephemeral event supports the objective of this thesis by using va—

figure 2.4

Leap Night in plan showing location of temporary installations

Staging Area for Performers

Parking

Existing Fence

Equipment Storage

Snowboarding Ramp
Restrooms

Trash Can Fires
Ice Skating Rinks
Entry

OLD RIVER RD.

FRONT AVE.

MAIN AVE.

Rapid Stop

Video Gamer Station

X-mas Tree Orchard
Vendors' Tents
Boardwalk/Performance Area

Light Cubes
Bonfire

Vendors' Tents

LEAP NIGHT

cant real estate as the outlet for temporary interventions of people, program, and infrastructure to negotiate with a more permanent use through development of the site.

[figure 2.4]
http://www.cudc.kent.edu/popup/leap.
html

Bridge Mix

temporal precedent

[description]

Bridge Mix was another project in temporality performed in Cleveland, Ohio. Essentially, an opportunity was seen to use a bridge that was often associated with seperation and degradation between North Tremont, which was a developed and gentrified neighborhood, and South Tremont, which was essentially a decaying landscape, to bring them together at a temporary event located on the bridge itself. Furthermore it was done to inform and excite planned development on the south side of

figure 2.5

image of "living room" that was created on bridge

the bridge. Bridge was more or less a barrier for what existed on north and southside, in race, class, creed, etc. Bridge Mix brought together these two regions in an awareness installation.

[figure 2.5]
http://www.cudc.kent.edu/popup/bridge.html

[significance]

  The use of Bridge mix as a temporary element to promote the development of the south side of Tremont coincides with the direction of this thesis. In this scenario it was not necessarily about the raising of capital to fund the redevelopment, although there were aspects of it that did, it was more about how the temporary could be utilized as an element to gain momentum and initiative for future permanent development.

figure
2.6

children
interacting with
lights that were
put on the
bridge

[figure 2.6]
http://www.cudc.kent.edu/popup/bridge.
html

The Gates

anti
precedent

figure
2.7

[description]

The Gates by Jean-Claude and Christo was a temporary art installation located in central park in New York City. This is no way a qualitative critique of the installation itself, it however, does not share the same goals that are promoted by the focus of this thesis. During its duration from Feb 12 2005 to Feb 27 2005 in central park the gates were simply an temporary art installation that altered a physical space and enabled the users of central park the opportunity to engage with the space
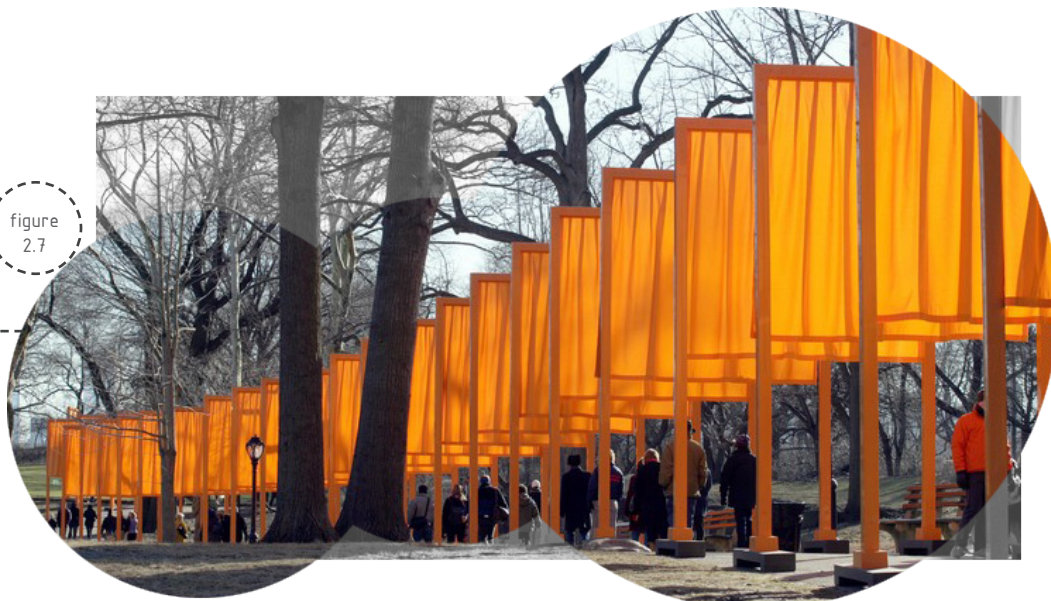
in a different way. Its goal was not to initiate a process but to simply alter a physical environment at a moment in time.

[figure 2.7]
http://www.mccullagh.org/db9/1ds2-4/
the-gates-art-project.jpg

[significance]

While the gates is an interesting exploration as to how a piece
of temporary infrastrcuture can alter a phsyical environment it
simply does not coincide with the direction of this thesis.
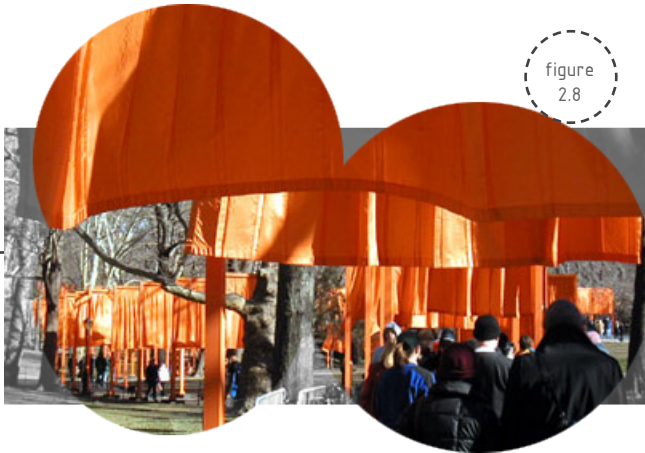
figure
2.8

site

detroit

primary
site

hudson lot

The now abandoned Hudson lot and the stretch of Woodward from grand circus park to Campus Martius have undoubtedly become victims to secondary effects of the post industrial nature that now plagues Detroit's inner core. Again, as industrialism decentralized society, it inherently began the decentralization of the urban core. This plot of land is a testament to this very phenomenon.

The Hudson headquarters stood iconic in Detroit's central business district. It was at one point in time the tallest department store in the world and was the second largest altogether. [1] The department store was a thriving piece of

Detroit culture.   However, the Hudson corporation was forced to adapt to the changing sociological fabric that was being promoted by the industrial way of thinking and doing. As so-

ciety's dependence upon the urban core was dissipating so to was Hudson's prominence within the city of Detroit. In order to respond to this changing social and even political culture, the Hudson Corporation began to not only parallel this process of decentralization but actually try to take advantage of it. With this Hudson's began to bleed into suburban Detroit and actually became the anchor store at Northland Center, near Southfield, which at the time was the largest mall in the United States.[1] With this success the growth became uncontrollable
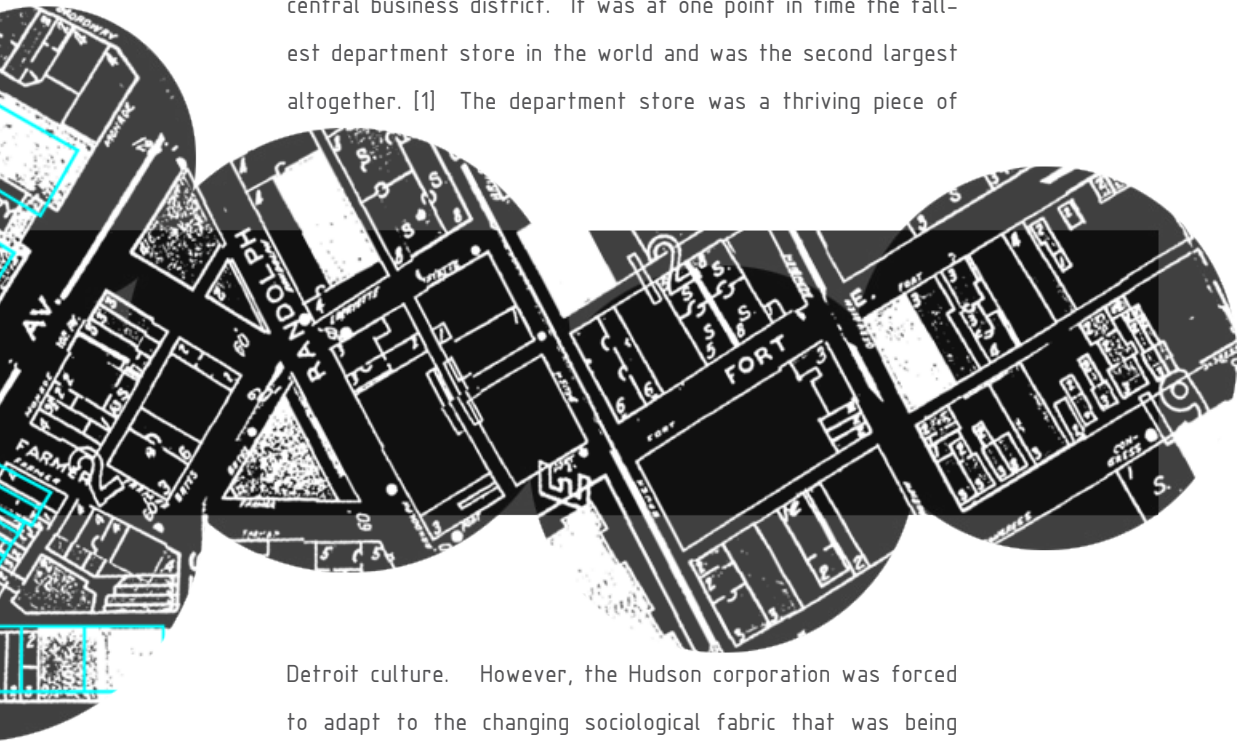
with new shopping centers opening up such as, Westland and Eastland malls, all of which featured Detroit's own Hudson's corporation. With this continued growth the iconic nature of

the Hudson headquarters grew dimmer eventually was nothing more then the remnant of what once was. Talks began about how and when demolition of the building would take place. In October of 1986 all operations had moved out of the Hudson building and transplanted to Minneapolis, Minnesota.[1] Roughly 12 years later and after countless efforts for restoration and reuse of the building the decision had been made that it would come down. In October of 1998, the J.L. Hudson Headquarters was demolished while satellite stores located in suburban areas continued to thrive. Today the Hudson lot still remains vacant.

Essentially this process of decentralization promoted the

disconnect of individuals with the urban core. This very situation runs parallel to much of the vacancy and disengagement that Detroit and other post industrial cities suffer from contemporarily.

PREMIER
UNDERGROUND GARAGE
NOW OPEN
313-967-9828
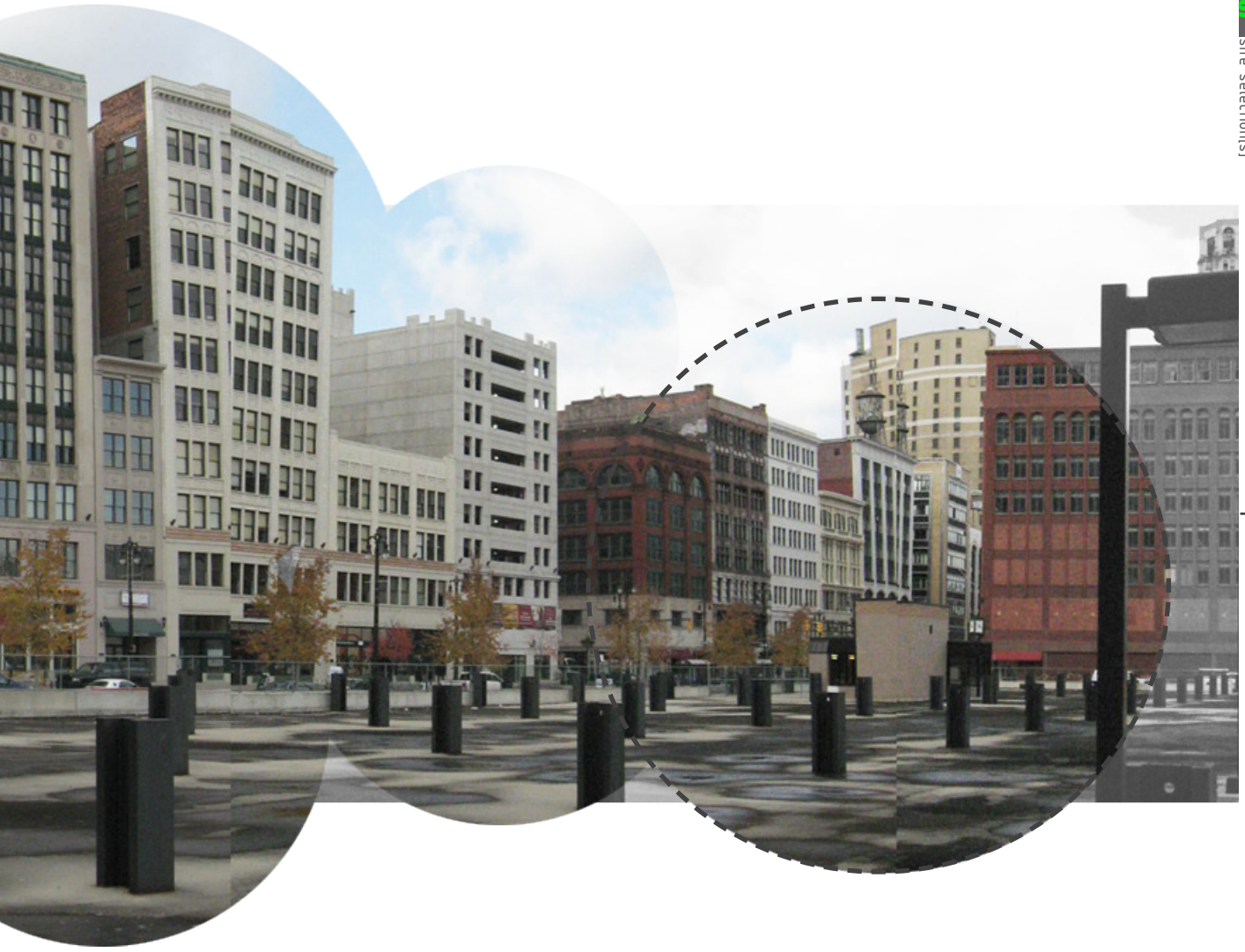
supplementary
site

woodward avenue

The stretch of woodward between Grand Circus Park and Campus Martius is subject to the same phenomenon that inevitably created the condition at the hudson site. On this stretch of Detroit's main corridor exists a considerable amount of vacancy. So much that nearly 50% of these prime outlets of real estate are left in waiting for a potential program. To remedy this contemporary condition the city has begun a program whose sole purpose is to mask the vacancy that exists on this stretch by implementing art installations into the storefronts, that have been created by local artists, institutions, and even schools. However, this is simply a method of temporary that the city unfortunately seems to see as the

solution. This methodology must be thought of as the vehicle that provides momentum for a future permanent programmatic element.
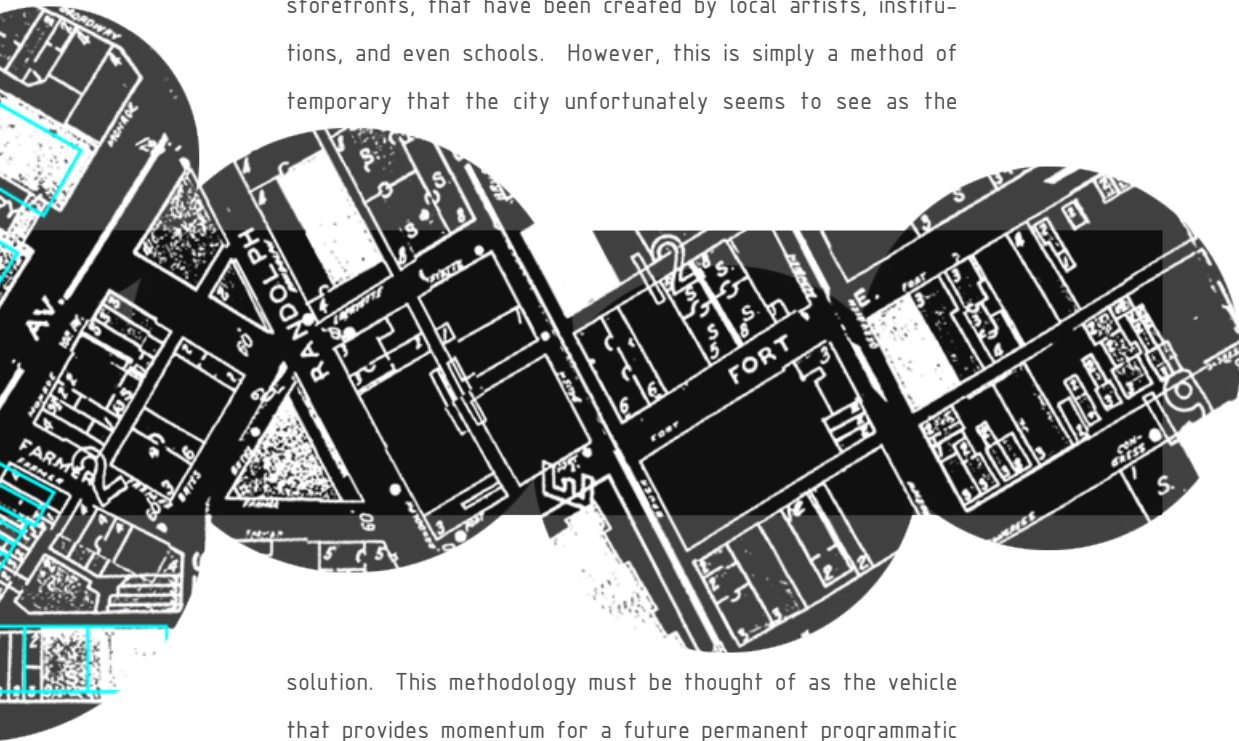
storefront
installations

LVE

I SPY a lion, a tiger, a red wing, a piston,
A little red car and a stripe on a mitten

A cherry, a boat, the DETROIT ZOO,
A snowman, a lake and a robin with a breast of blue.

relax

BELIEV
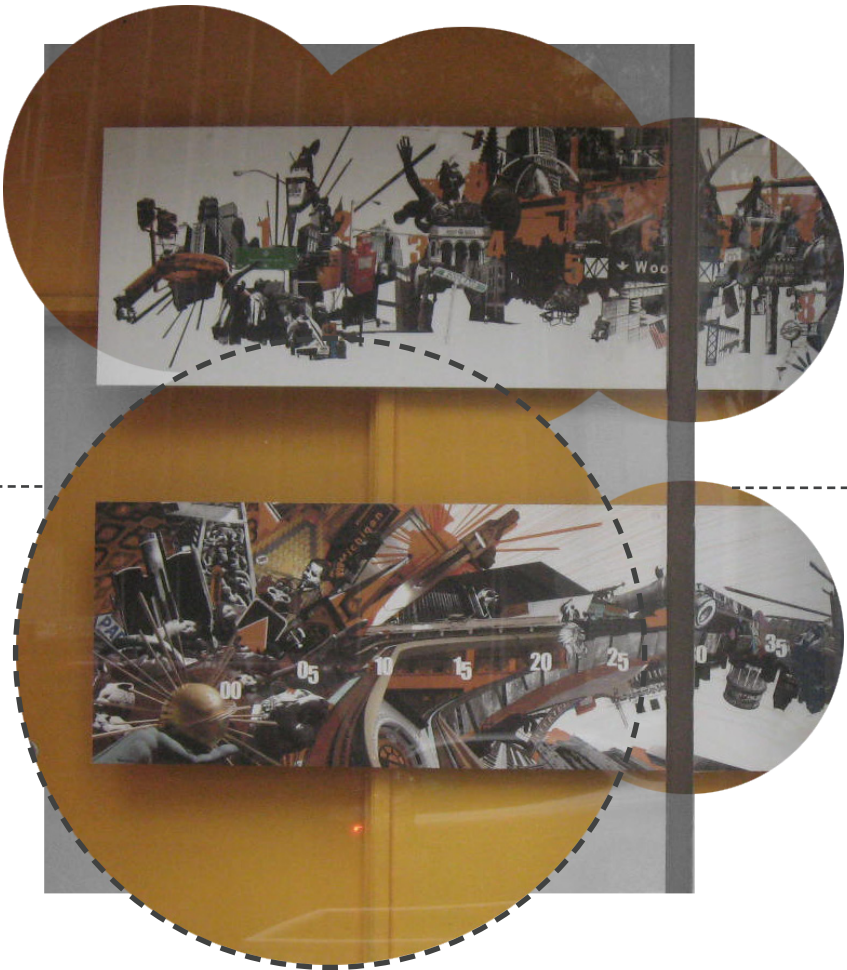
supplementary
site

capitol park

BROADWAY

CLIFFORD

Park

BLVD

W.

WASHINGTON

GRISWOLD

GRISWOLD

STATE

SHELBY

MICHIGAN AV.

FARMER

RIVER AVE.

GRAND

GRATIOT AV.

LIBRARY

MONROE

Campus Martius

Capitol Park is a parcel of land that holds a great deal of significance to the history of Detroit. The site once stood as the capitol building for the state of Michigan's first capitol, Detroit. However, once the capitol was moved to Lansing and the building removed, it transformed into a park that thrived early in its existence. However, this once vital asset to the city of Detroit has become a forgotten entity both in the element of time, and in its physical character. The park was once surrounded by retail shops on both the east and west sides. Nevertheless, the west side of Capitol Park is now desolate while the buildings themselves are fastly deteriorating. This presents an opportunity to re-install temporary

people, program, and infrastructure whos goal is to define a new programmatic identity for this forgotten asset.
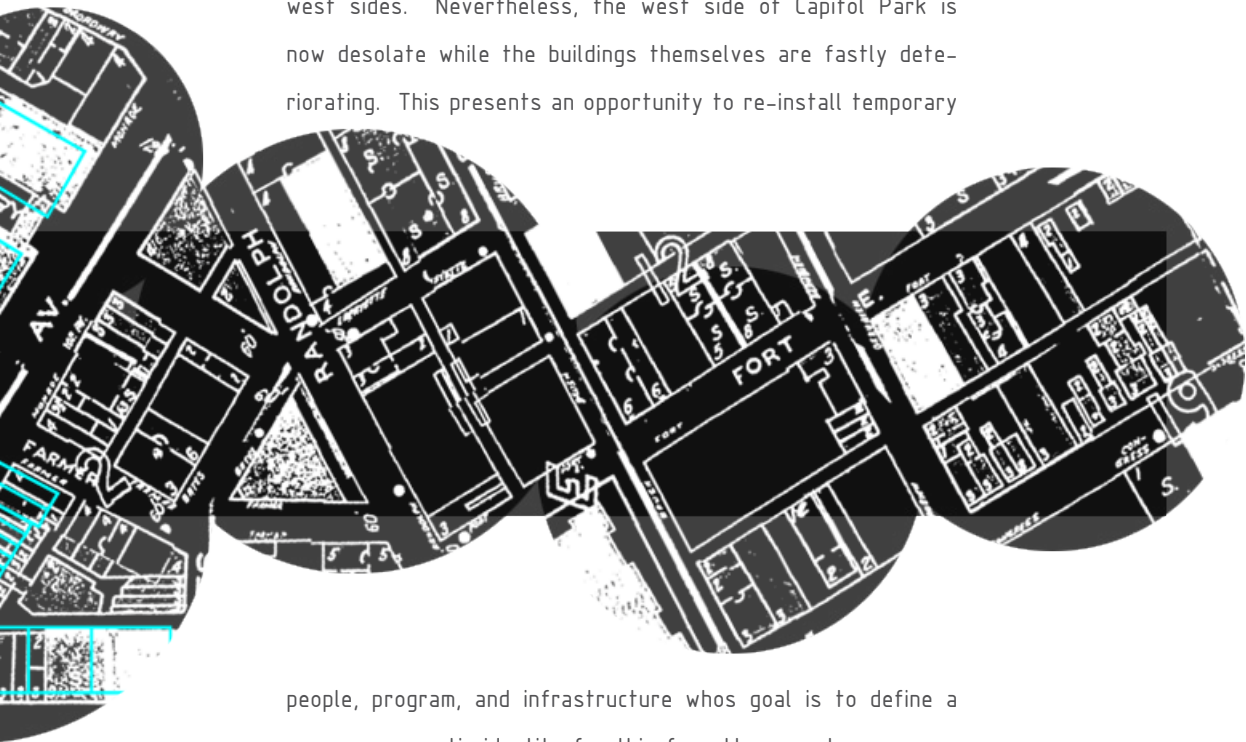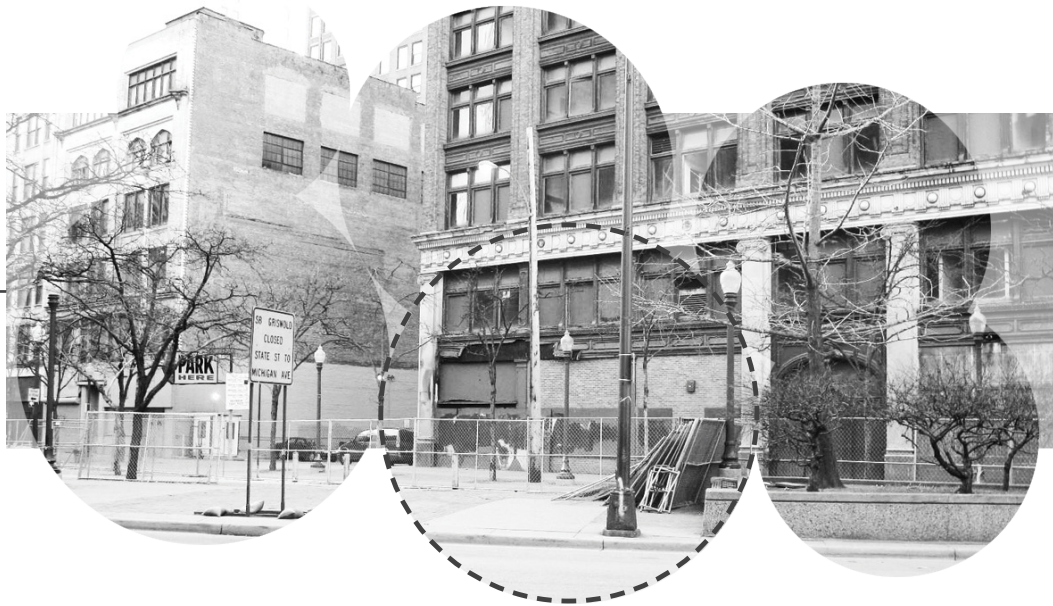
disengagement
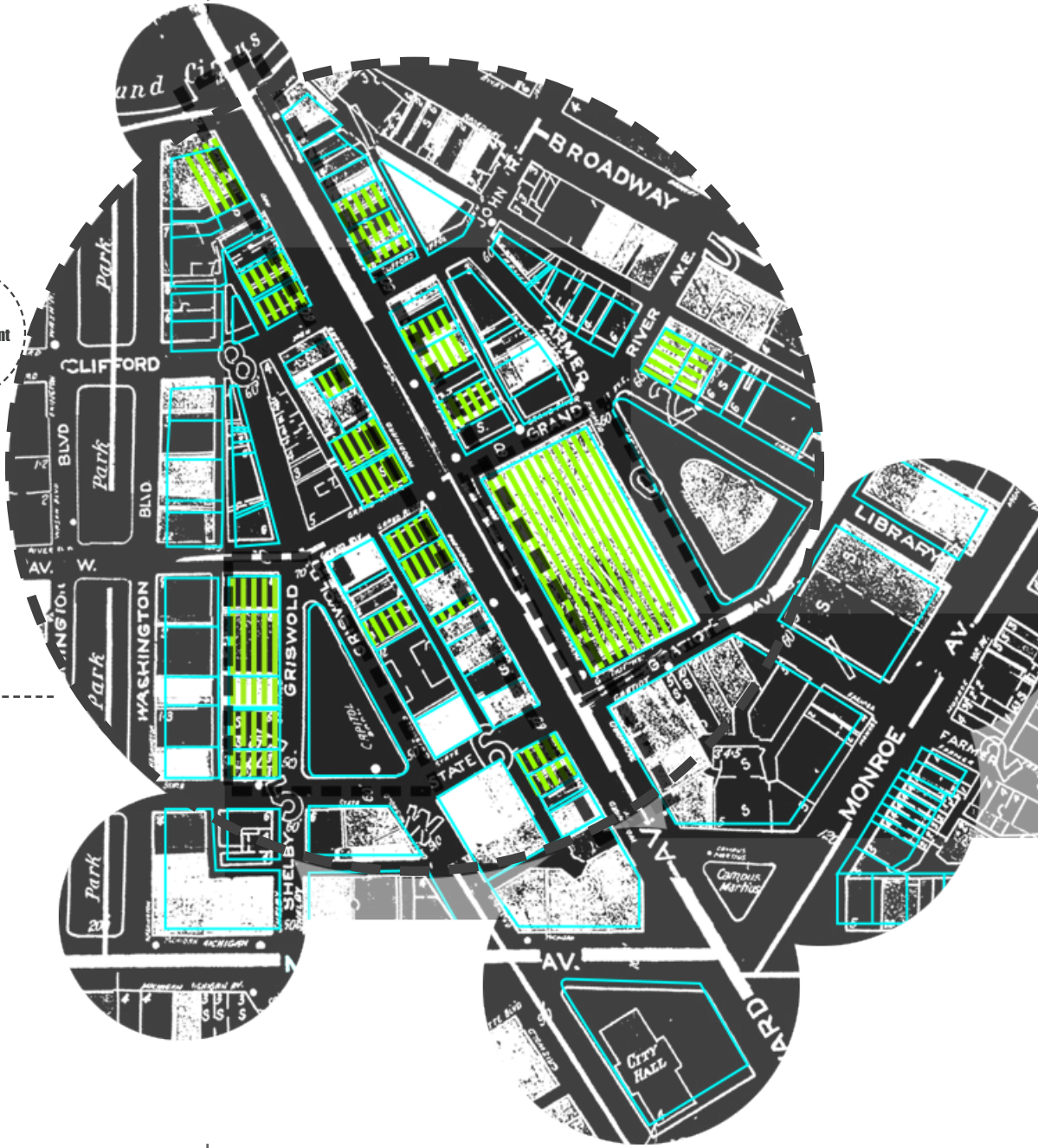
When examining the post industrial condition the most sig-
nificant form of homogeneity is the idea of disengagement.
Industrial ways of living have rendered a condition in which
individuals no longer have a strong connection or even a de-
fined purpose as to how or why they interact with the urban
core.   The condition in Detroit represents a very significant
situation.   Not only is the Hudson lot completely ignored, at
least at street level, but Woodward is struggling possessing
nearly 50% vacancy in available storefronts.   Capitol Park is
also a place of heavy disengagement where every retail space
on the west side is vacant.   This disengagement is nothing more

then the secondary effects to the post industrial condition.   A
social context is missing from the urban core, and it is this
element that is necessary to the existence of its functioning.

desire to exchange

Locations indicated represent moments of social interaction that was facilitated by a desire for exchange. This desire for exchange came in a number of different ways whether it was monetary compensation for the purchase of a particular good, the exchange of ideas that was typically political, or even the exchange of talents that permeated by street performers, and the like. All of this is significant because it indicates that individuals are attempting to reestablish a social context within the urban core. It appears safe to assume that other post
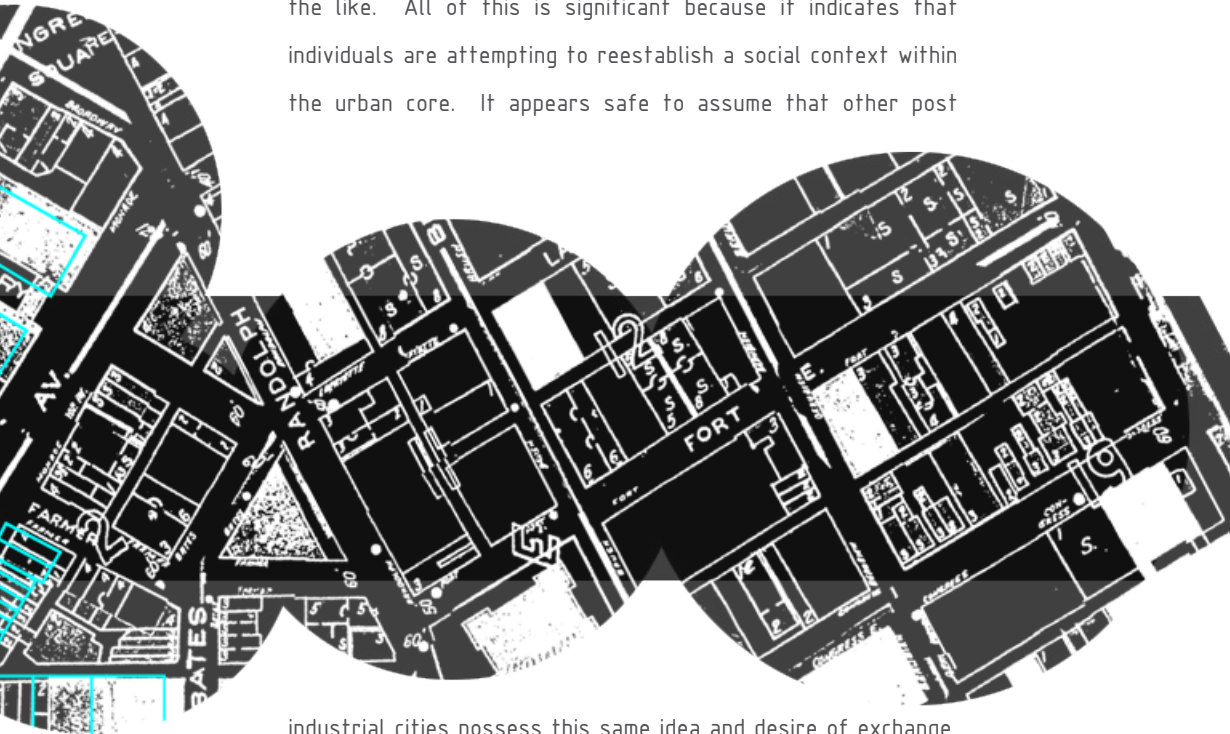
industrial cities possess this same idea and desire of exchange, it simply takes an understanding of how that desire can form in a physical or at the least understandable manifestation that engages this rising social context

hub for distribution
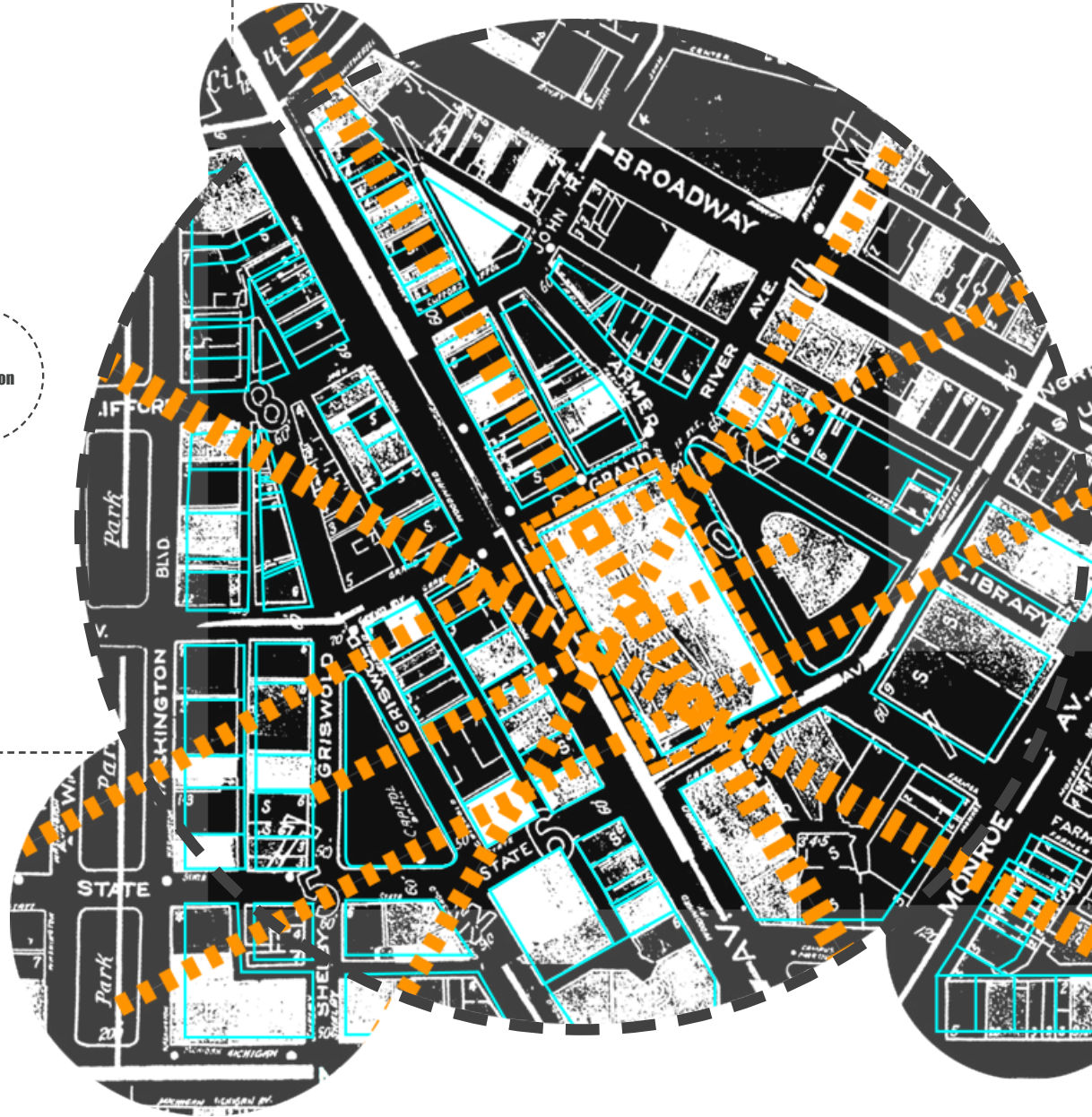
Through analysis a concept of distribution came to the fore-front.   This concept established the premise that the homo-geneity of disengagement created by industrial methodologies could be treated as the variable that invigorates that social context, through a very simply means of distribution.   Essen-tially, exchange can be viewed as a means of distribution, and it is significant to consider how this sending of a message or public exhibition begins to mold and justify a renewed social context.   On top of this it seems significant to consider the
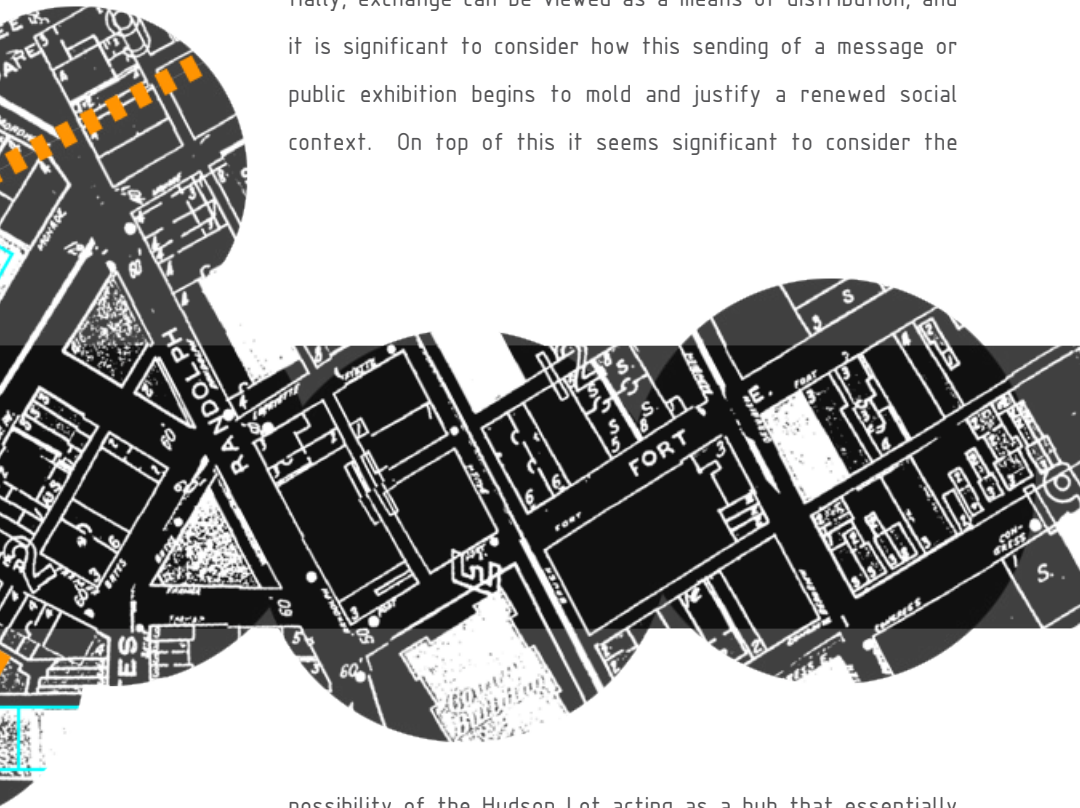
possibility of the Hudson Lot acting as a hub that essentially organizes and controls the distribution of these messages.

hub for
distribution

conceptual
distribution
models

direct distribution
from hub with influ-
ence from various
sites
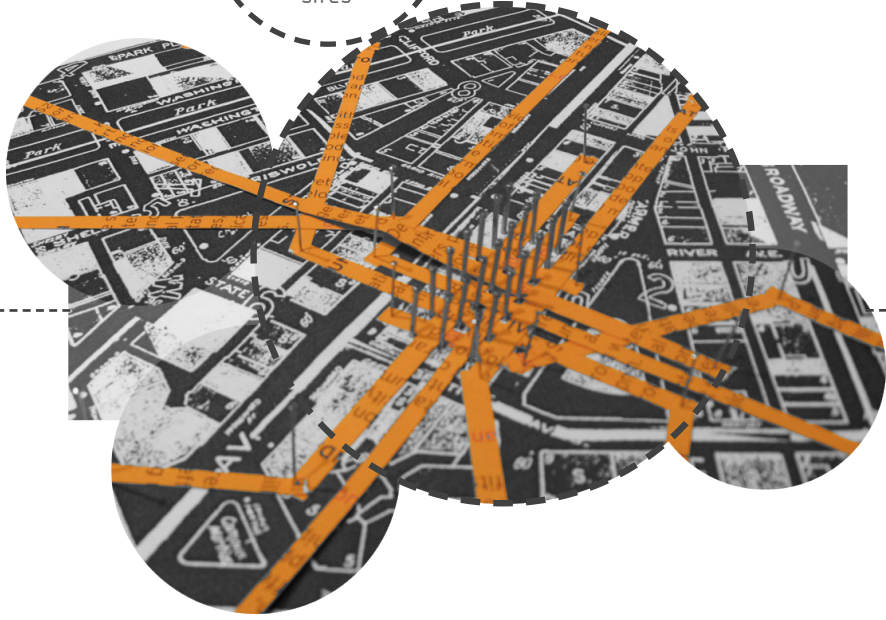
indirect
distribution from
hub

direct distribution
ordered from the
hub itself

design process
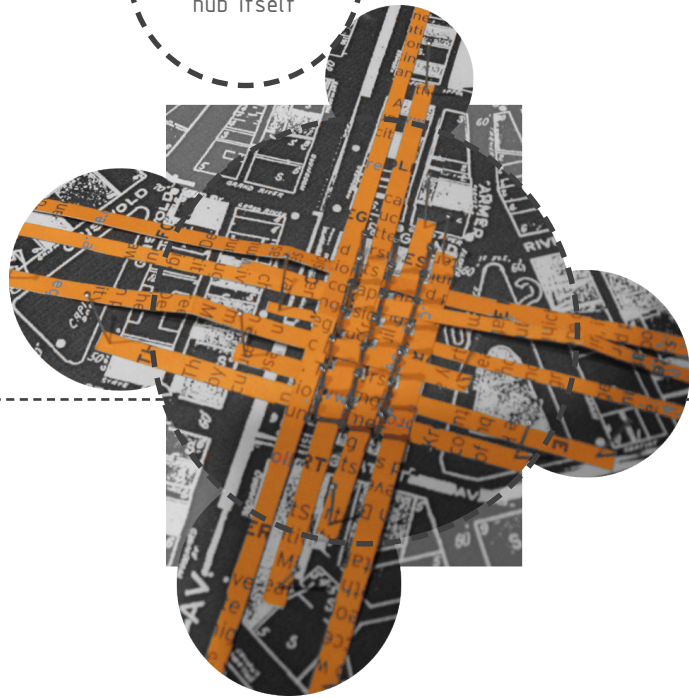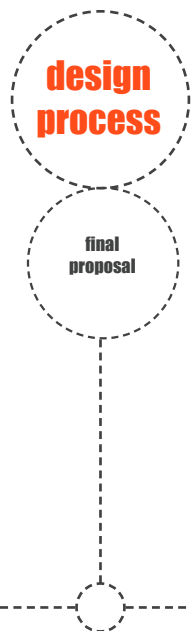
final proposal

The final proposal in this thesis exploration was the abstraction of a completely new idea and conceptual foundation. Obviously the overriding premise of treating temporality as the means by which a more permanent environment is rendered is consistent, however, the means by which that manifests physically and procedurally is inconsistent with the first two conceptual explorations. Nevertheless, this does not entail that the first two concepts were irrelevant, they played a considerable role in the shaping of this final proposal. First they illustrated potential situations as to how the Hudson Lot could act as a facilitator in a systematic process, and more importantly brought out reasons of why it wasnt a desirable condition in some situations. This consideration drove a significant premise in this final proposal of treating the three sites as completely seperate entities. Even with this in mind, the final proposal still embraces the Hudson Lot as a potential distributor, however, it is tailored to act in a more indirect way where the developed process in temporality can be adopted and adapted to fit into a number of contextual considerations with the goal of regenerating disengages spaces within the particular fabric.

The overall direction of this proposal was evaluating how the users of a particular environment could engage in a phased process that enables disengaged fabric within a contextual condition to be rehabilitated, essentially ignoring

traditional real estate development patterns by decreasing the duration of the site vacancy.

In essence, this thesis is largely the design of a process that can alter mentalities and the way we think about vacant real estate properties. The architecture that stems from this process is simply a form that could potentially arise, out of the unlimited possibilities that exist. The physical mani-festation is the product of a conceptual way of thinking and doing.

process began with the creation of a conceptual parti that was meant to express my general attitude towards how the temporary initiative could be addressed on the site. The grid is expressing a means of order or process that becomes char-acterized by user engagement with that process.
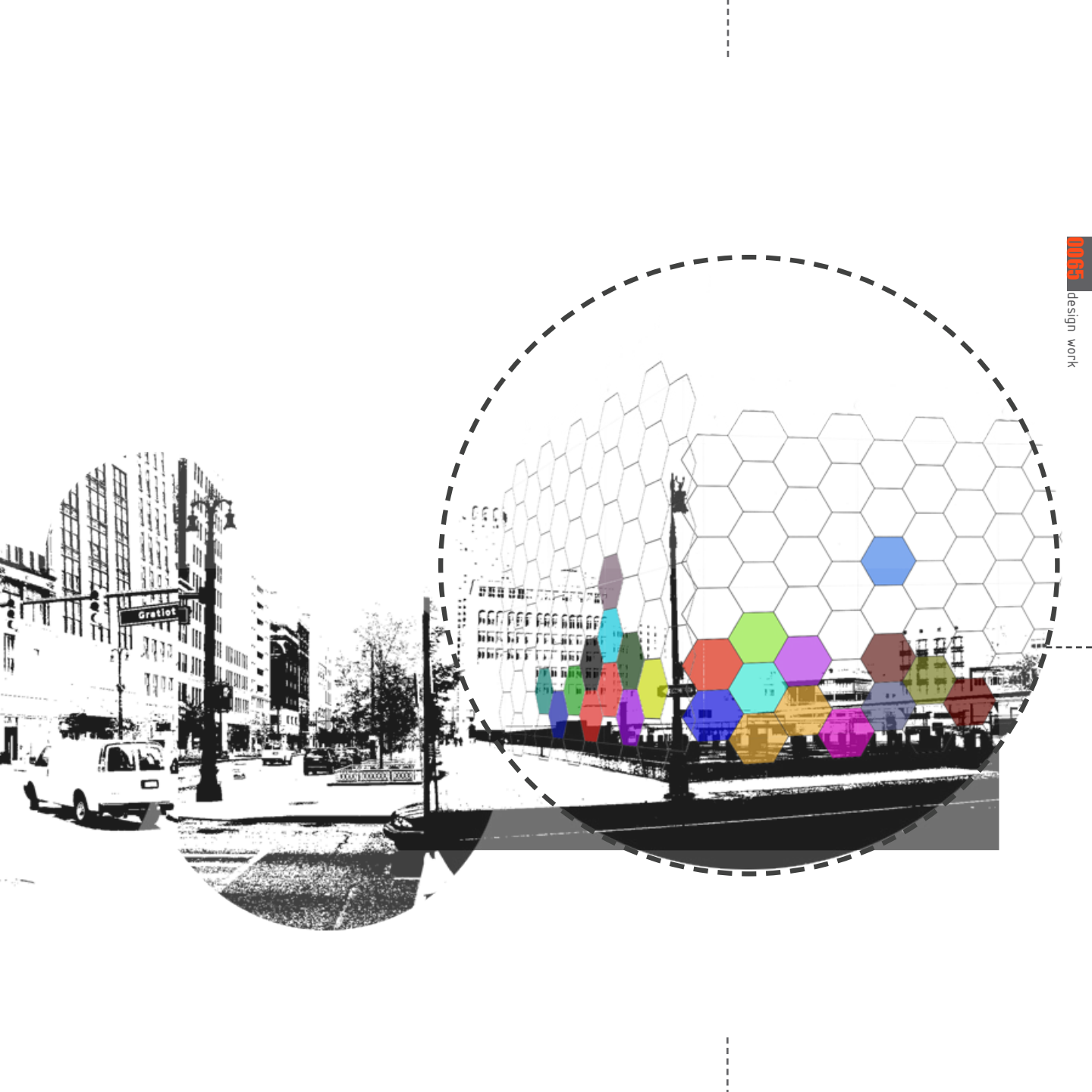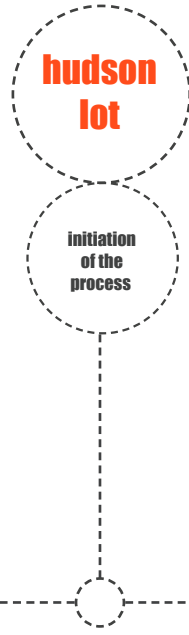
hudson lot

initiation
of the
process

At this point the beginning phases of the process were shaped and defined. These initial steps are crucial to the possibility and fathomability of the process continuing. Very simply it begins with a recognition of the existing condition. This will act as the infrastructure that will enable the initial steps of the process.

In this scenario the Hudson Lot has become notorious for the columns that were left on the site from the Hudson's building. The array of these 5' sculptures inherently define space and allude to a pattern or system of organization. Most significantly in this scenario they are an actual structural element from which a new infrastructure can literally be built upon.
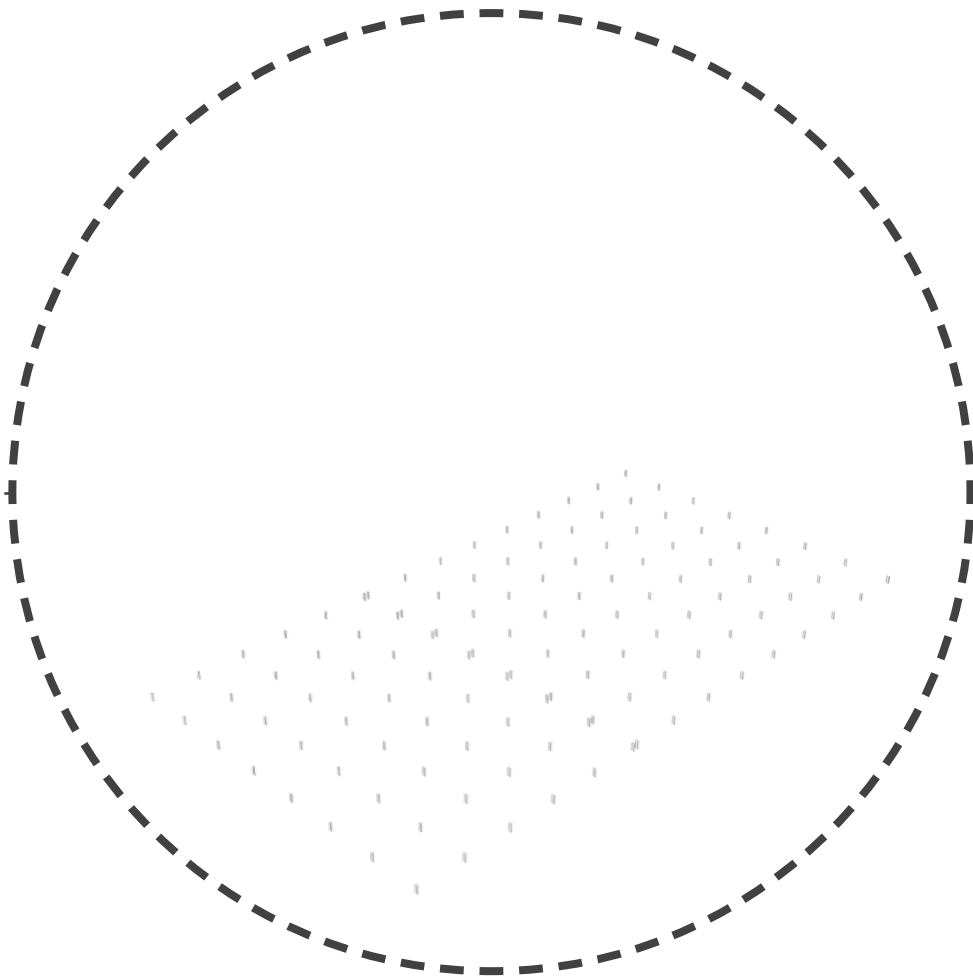
temporary
art
fair

infiltration of
people
+
program
+
infrastructure

The first phase is to host a series of events centered around the installation of people, program, and infrastructure. These events will be the main source of financial capital that will fund the following phases of this process. These events would continue for an undetermined amount of time until the necessary funds were raised for the fulfillment of the next phase.
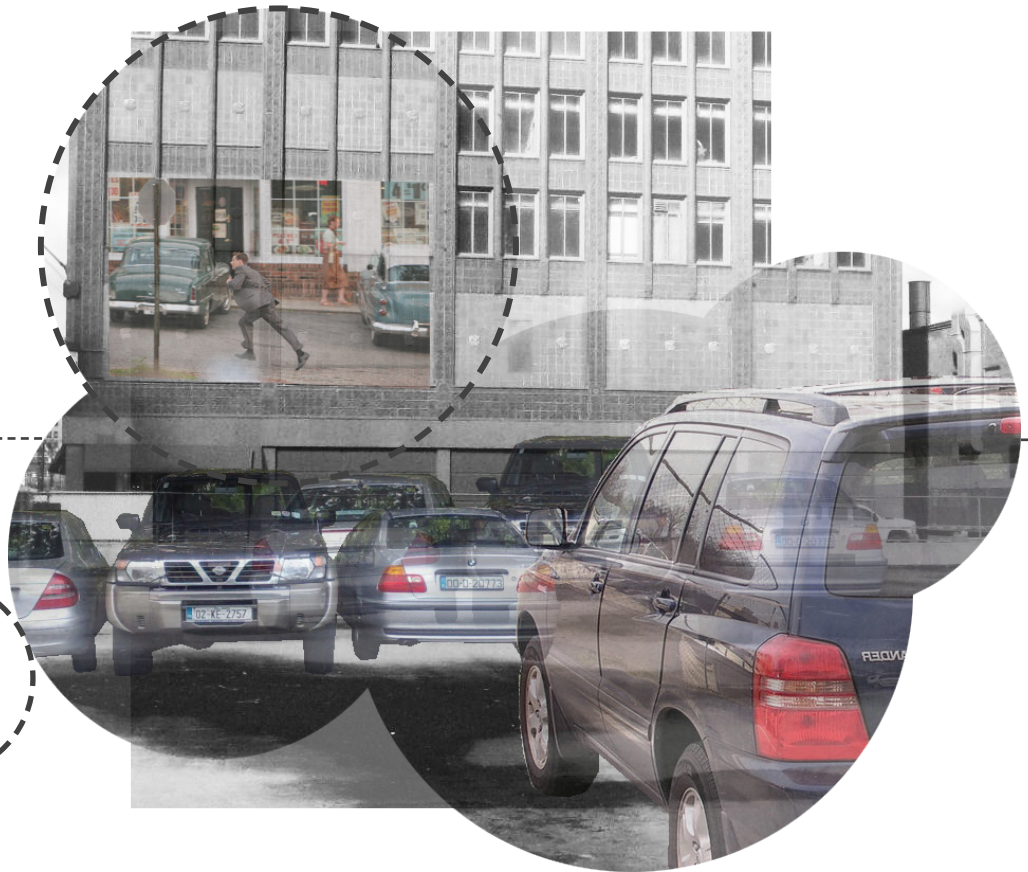
temporary
drive in
theater
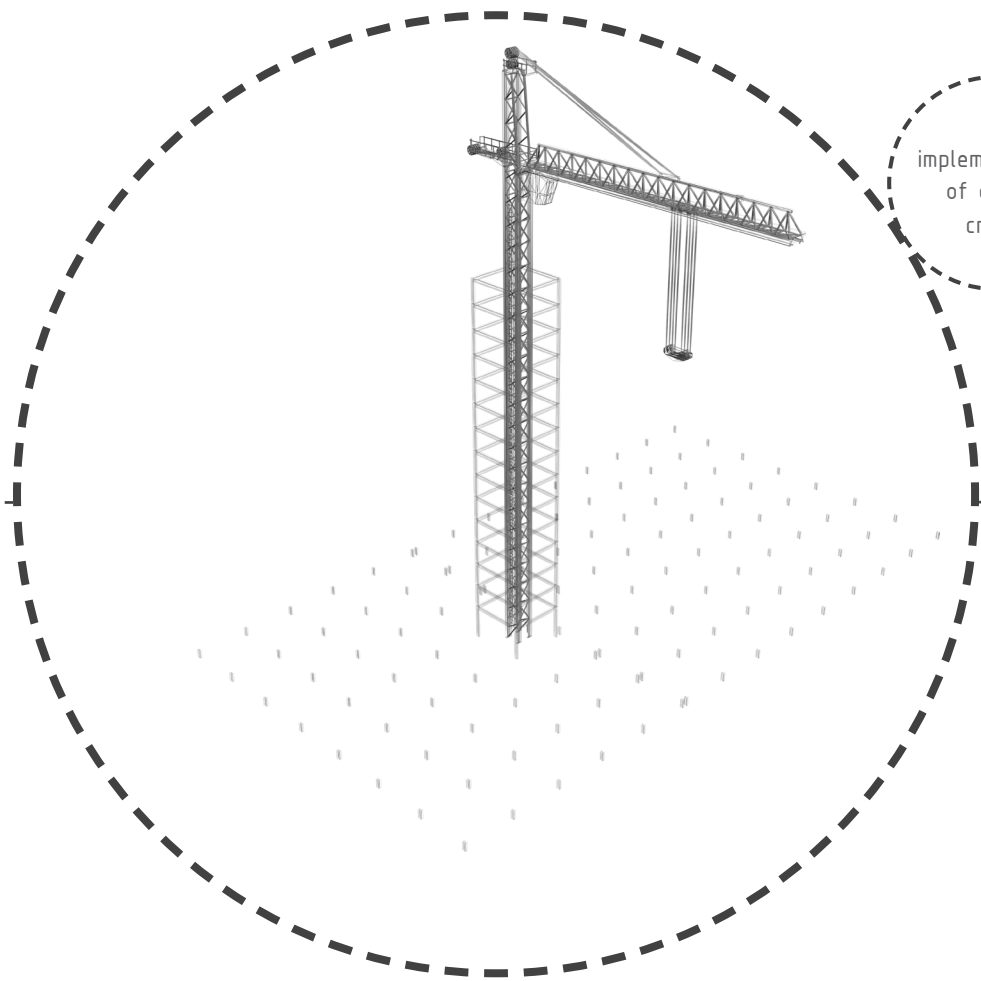
implementation
of onsite
crane

0070

The next phase in this scenario would be the implementation of an on site crane. The crane takes on a considerable signifi-cance considering that this will act as the entity that handles the "heavy construction" that will take place on the site.

In essence, much like the initial temporary events, its implementation is vital to the furthering of the process in this architectural solution, because it will provide the framework that will encase the temporary units for the individuals who participate in the temporary market that will come in further phases of development

From here there is somewhat of an intermediate phase that is characterized by providing some sense of organization to the existing gridwork that exists on the site. By anticipating the future market it was necessary to consider the basic function ability of this market within the existing framework. It is also necessary to anticipate that the market will fluctuate in form depending upon the users needs and necessities.

Although there is a considerable amount of uncertainty and unpredictability, it seemed vital that constant variables be placed strategically into the structural grid, that would allow a certain degree of consistency with the dynamic nature that is created through the temporary character of the program. These constant variables are not implemented to dictate form or even function necessarily, they are nevertheless elements that are necessary for how individuals navigate through and use both the permanent and impermanent installations that will infiltrate the site.

constant
variables

exhibition corridor

constant fixture

auxillary lift

vert transportation cores

exhibit
create
live
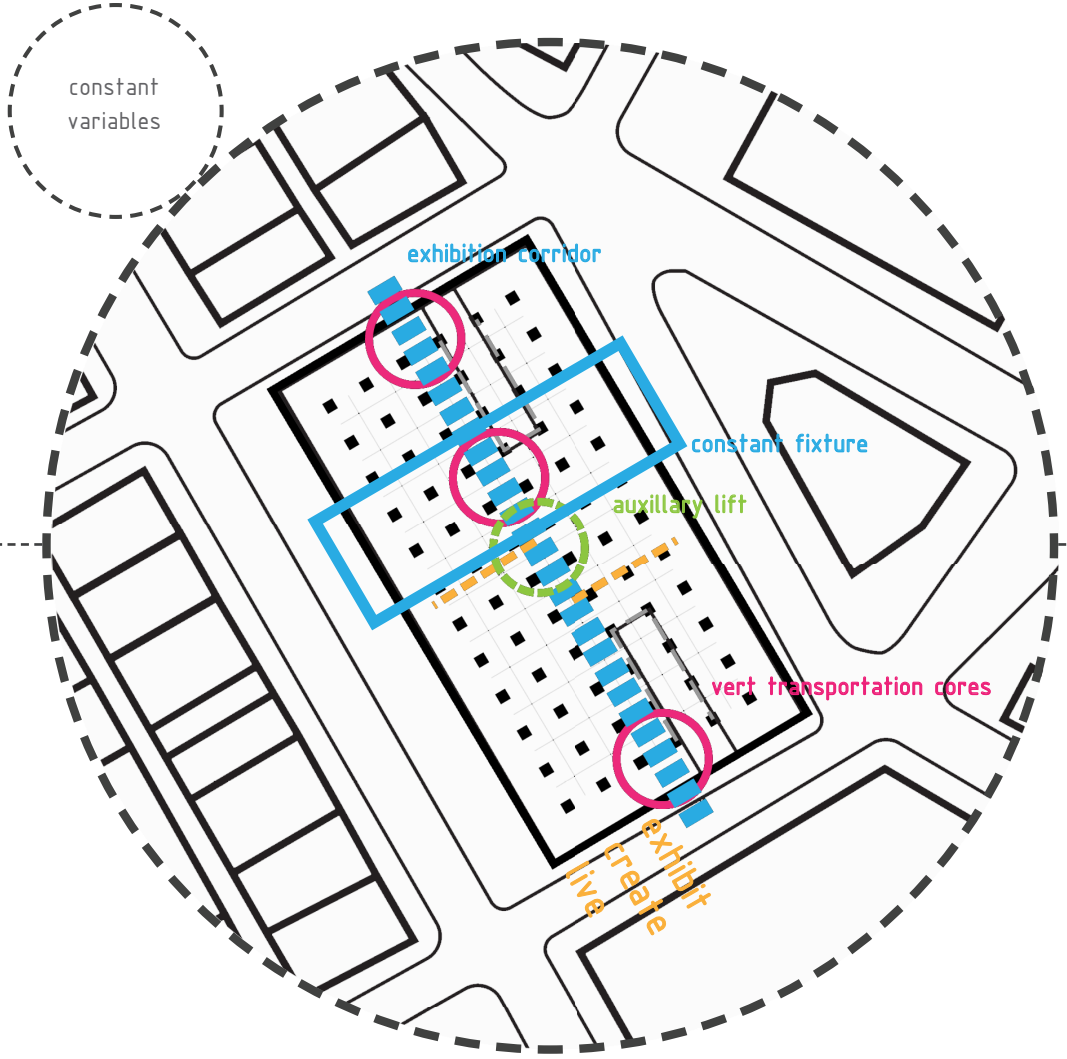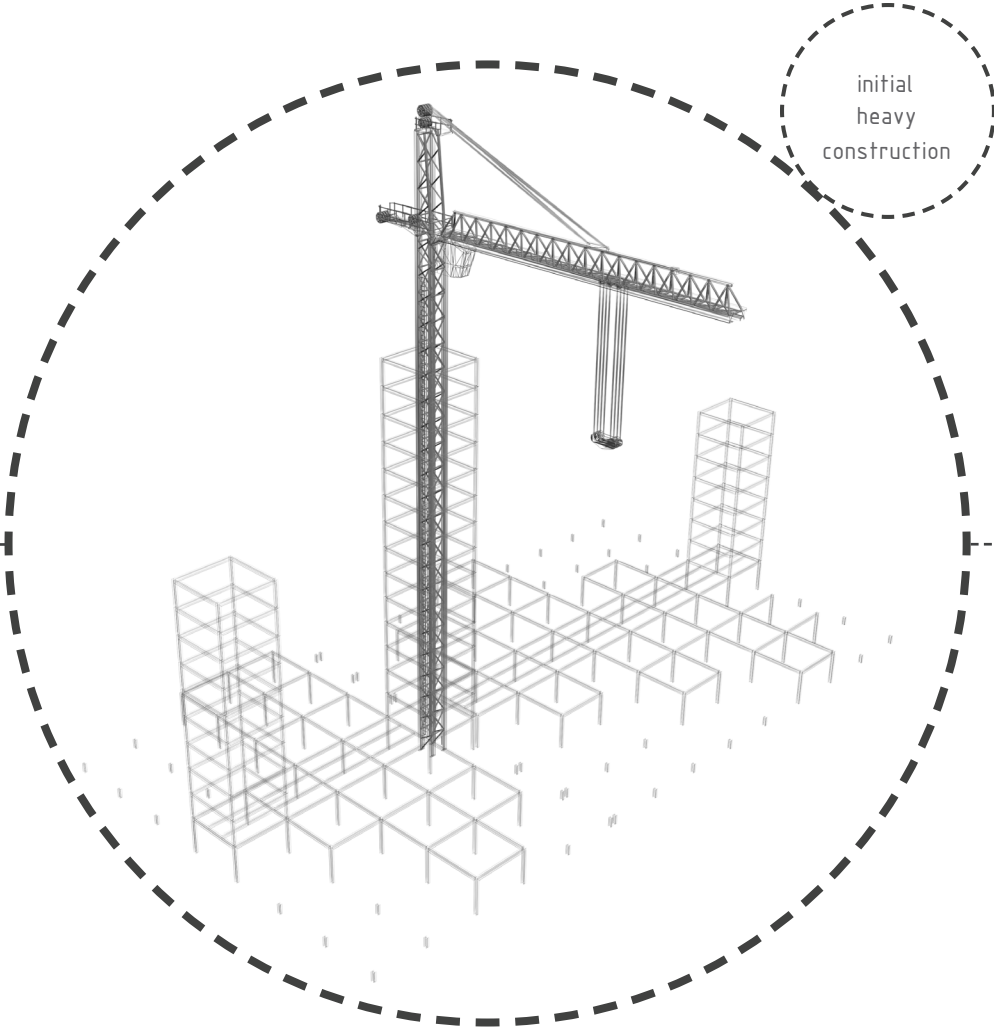
initial
heavy
construction

The initial phase of heavy construction marks the origin for the infiltration of the temporary market. For clarification, heavy construction is defined as any on site assembly that requires the use of the on site crane. For instance, the construction of the steel structure, both columns and beams, would be done with the crane and a construction crew.

Every phase of heavy construction would require a preliminary consultation with the the individual, institution, corporation, etc. who plans on participating in the temporary market. In this consultation the users needs would be identified, pertaining to the spaces that they require. To illustrate, an artist who wants to participate may require not only the retail component, verified by the market corridor, but they may also need a studio, and a place to live. All three of these necessities are accommodated for in the schematic plan, hence the heavy construction team simply needs to know how many bays are to be developed with the steel structure so that the users needs are carried out. On the contrary, a corporation may develop a bay adjacent to the market corridor more for marketing purposes as a way of expanding an already developed business. Altogether function, form, and heavy construction considerations are dependant upon specific user needs.

live

create

exchange

live

exchange

infiltration
of
people
+
program

create

create

exchange

exchange

exchange
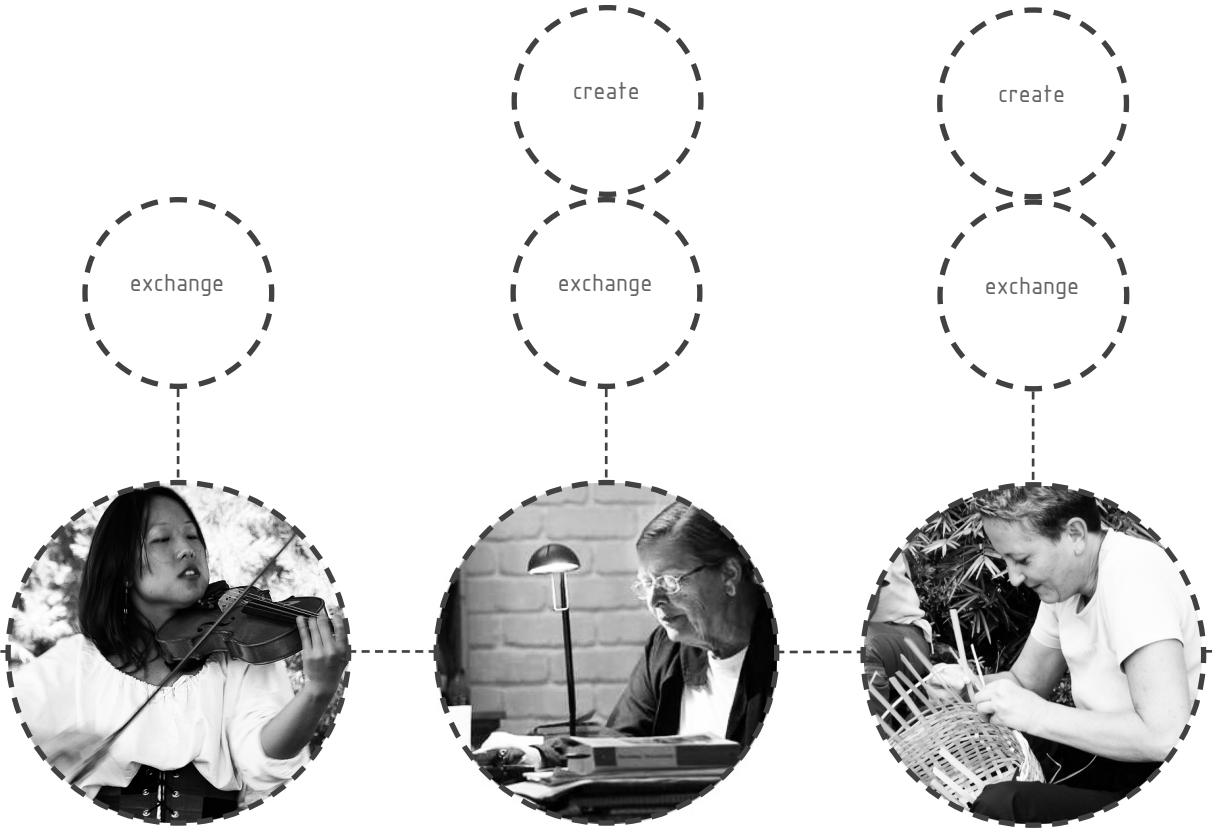
Diagram illustrating how potential users and providers of pro-
gram all contain different needs.   This variance in need is
illustrated in the form and how the actual structural steel
frame is constructed. It also dictates the heavy construction
phase[s] of the ongoing construction.

initial
light
construction
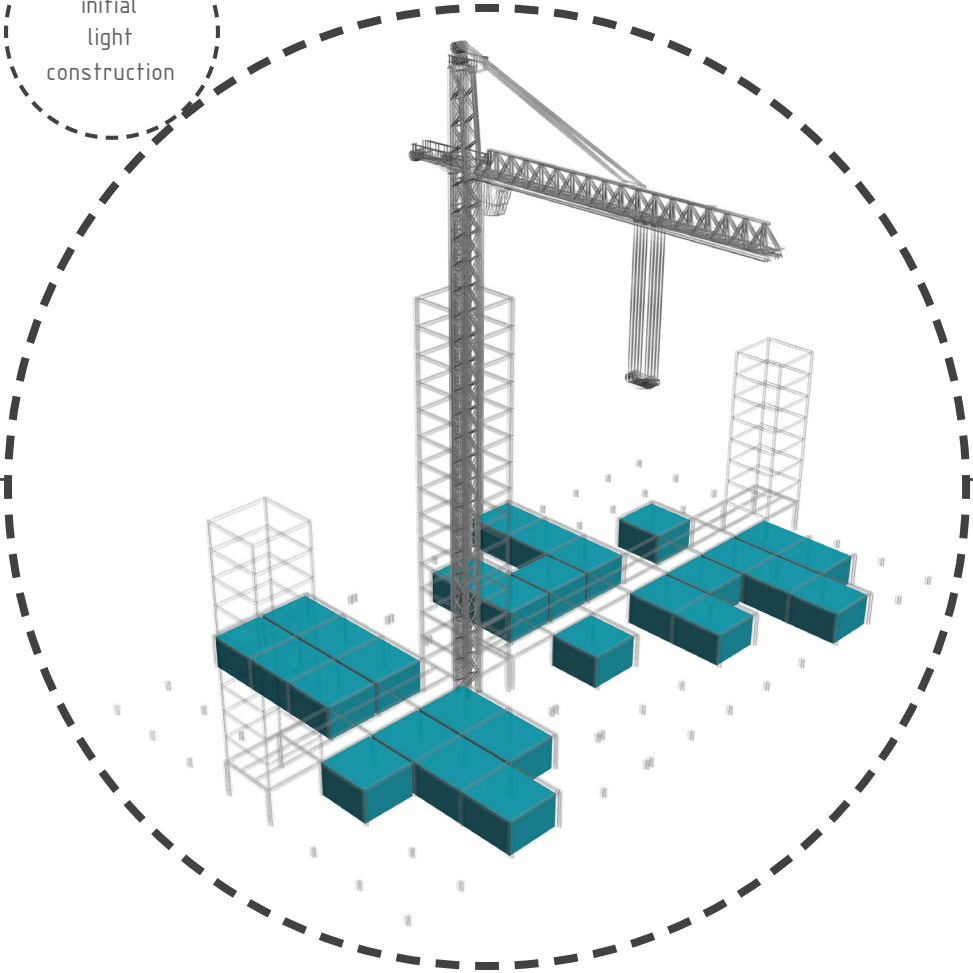
Once initial heavy framing and users are determined the first phase of light construction begins. Light construction is the construction of the individual units themselves. They are temporary units which house retail, creating, and living spaces, again, based upon the needs of the particular user.

Light construction is a form of construction that is performed by the actual user themselves. This is made possible by the creation of modular pieces that stack and snap together that were developed specifically for this architectural intervention. It also involves the installation of temporary flooring units, and banners that are used as a form of lateral resistance for the modular pieces

This form of construction possesses the elements that define the various spaces needed by the users within the structural steel framework.

Once initial phase of light construction is complete the market is then opened, and will act as the primary means of raising capital for further constructions to come.

Actual configuration of and form are undeterminable. It is solely dependant upon the interaction that from the users of a local condition, so it offers a wide variety of possibilities relating to plan.

section a

25ft 50ft 75ft 100ft

This relationship between light and heavy construction contin-
ues and develops the frame vertically as the market corridor
grows vertically simultaneously from interaction of more users
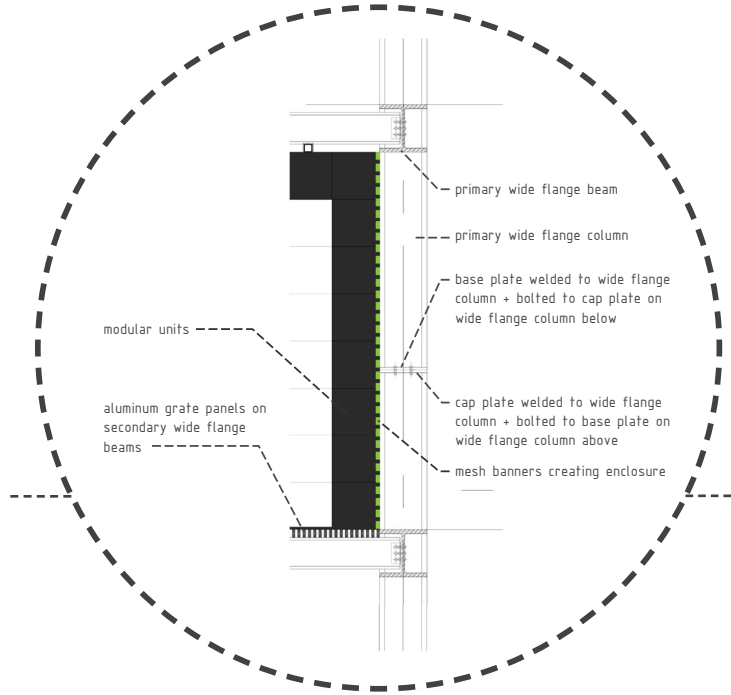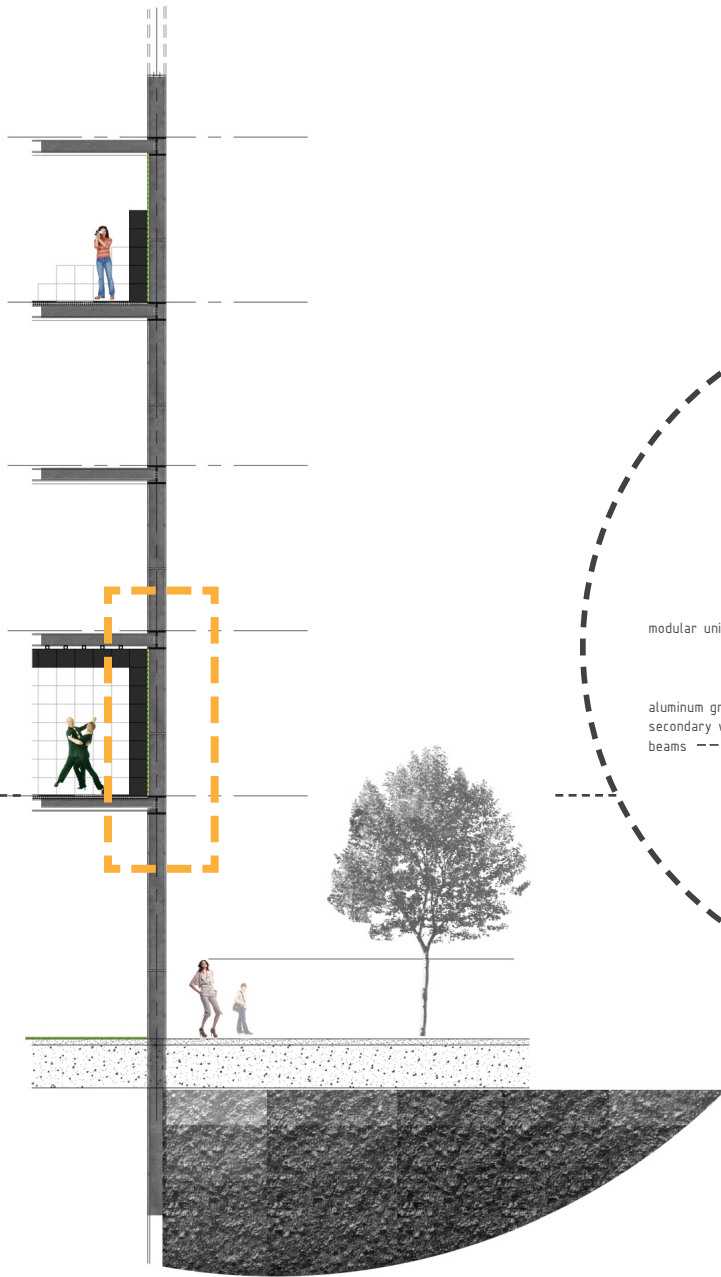participating in this process

subsequent
phases of
light + heavy
construction
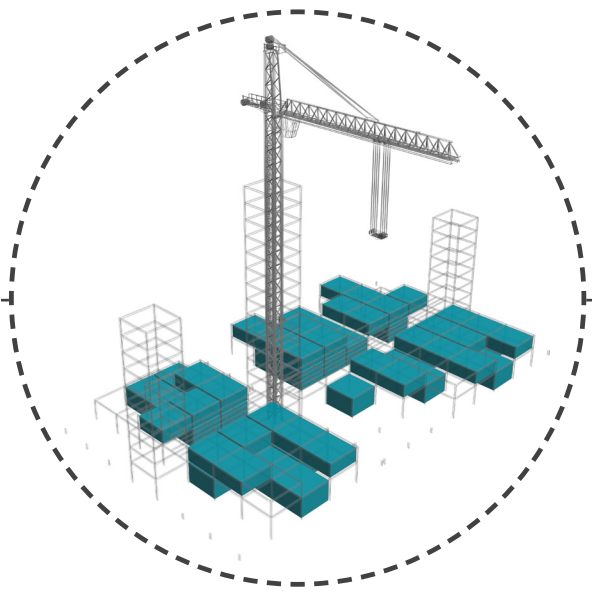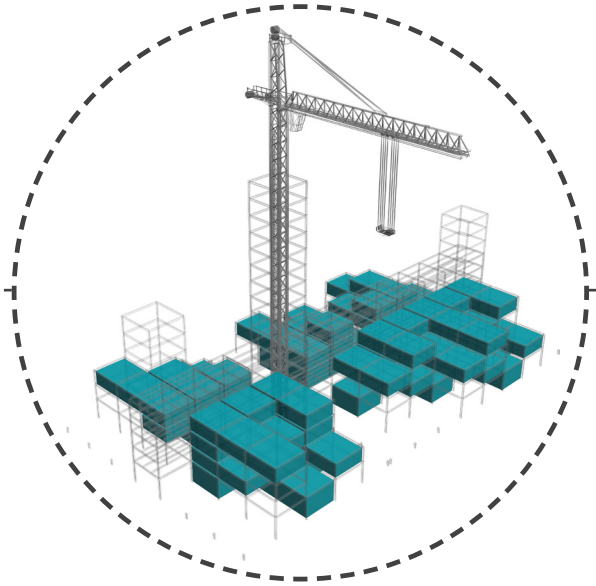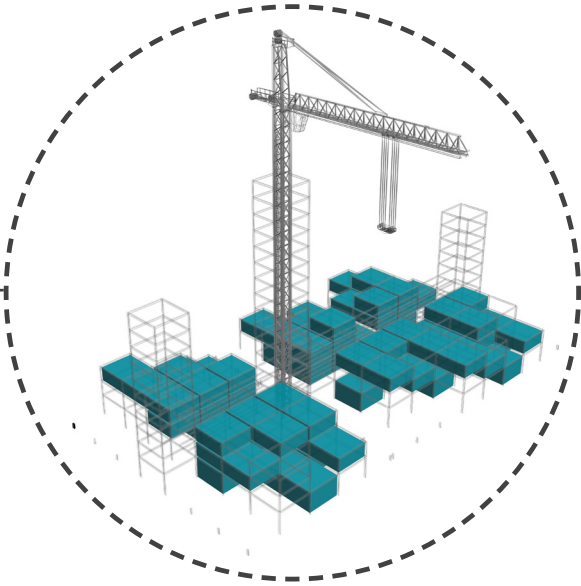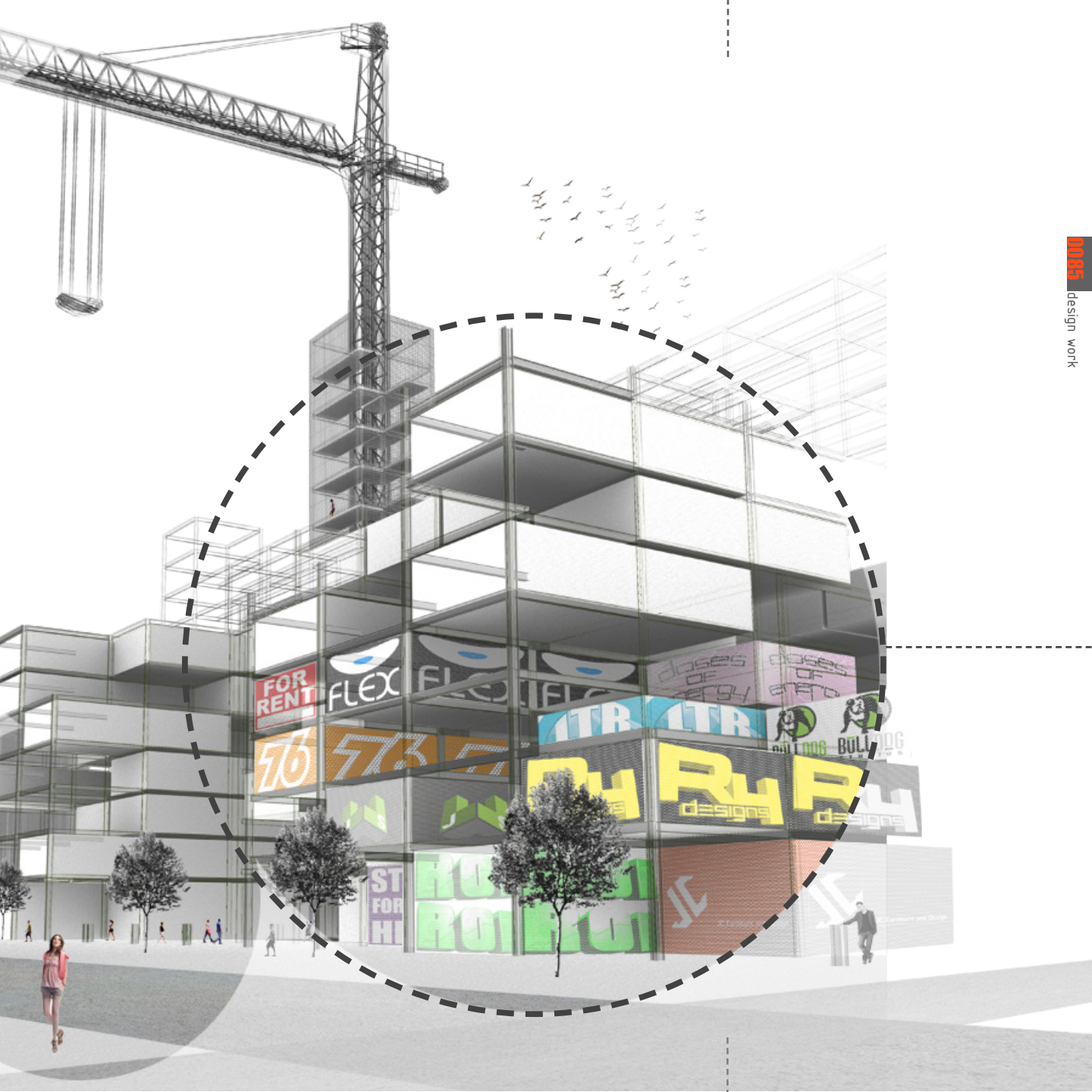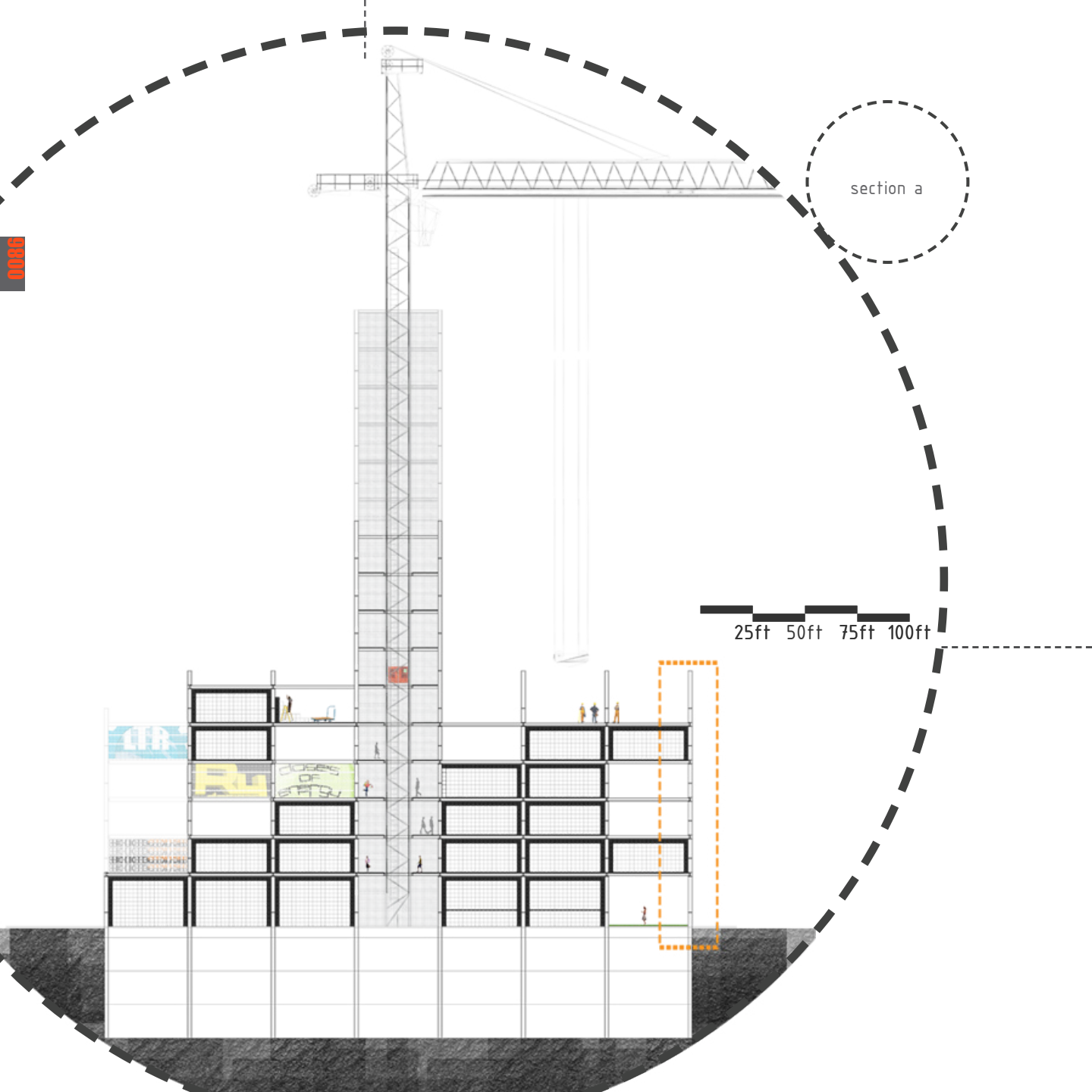
section a

25ft 50ft 75ft 100ft

primary wide flange beam

primary wide flange column

base plate welded to wide flange column + bolted to cap plate on wide flange column below

modular units

cap plate welded to wide flange column + bolted to base plate on wide flange column above

aluminum grate panels on secondary wide flange beams

mesh banners creating enclosure

application of
mesh
banners
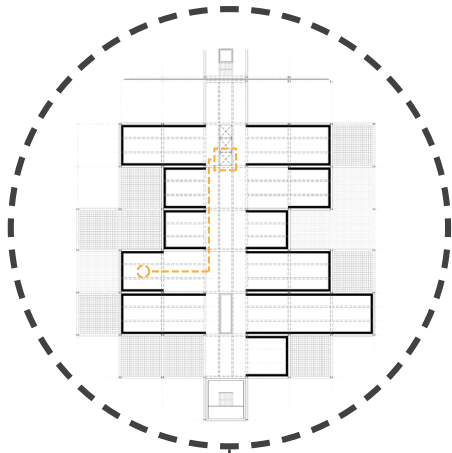
light
construction
process
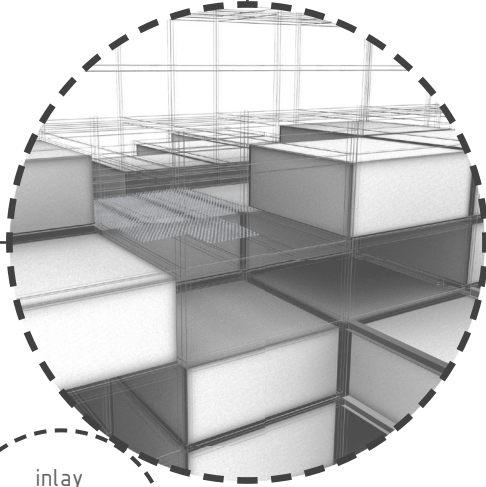
inlay
of
aluminum grate
floor panels

stacking of
modular cubes
to create
various units

light
construction
complete
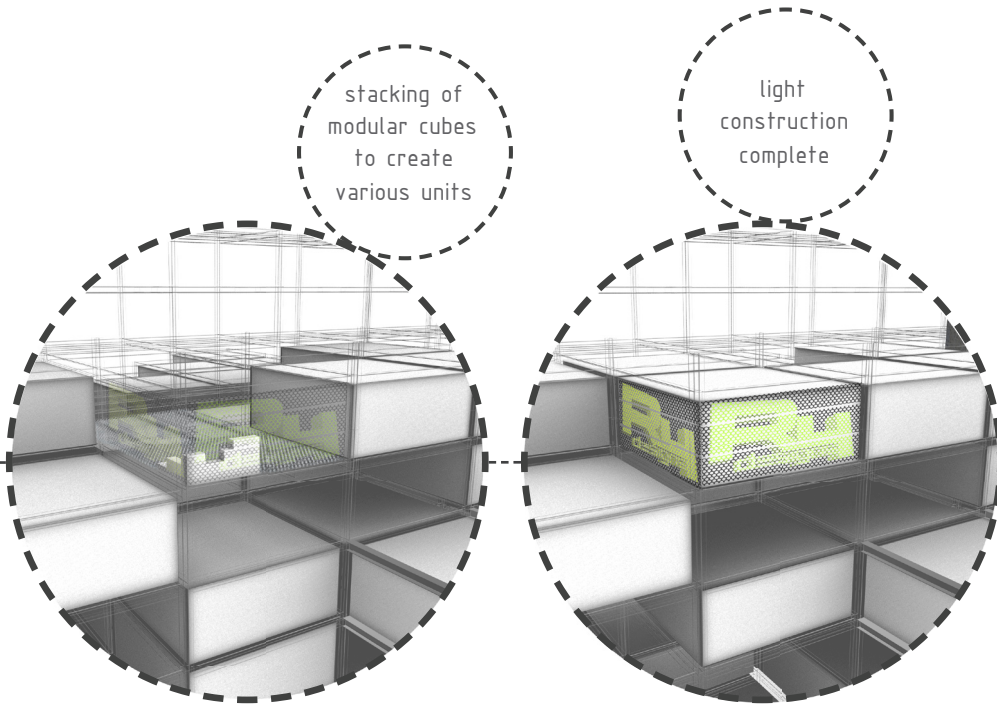
This is the typical process by which the the light construction
phase is handled. Individuals are able to bring materials up
from the auxiliary lift located in the center of the market cor-
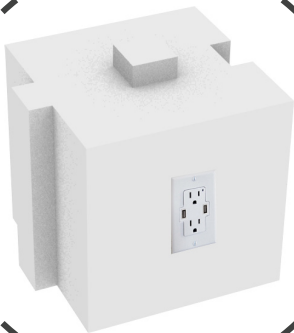ridor, which is solely used by the individuals using the spaces

modular
light
construction
unit
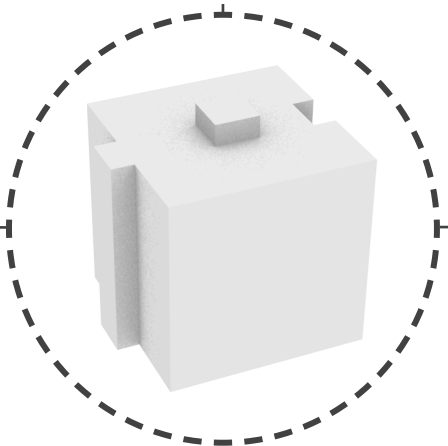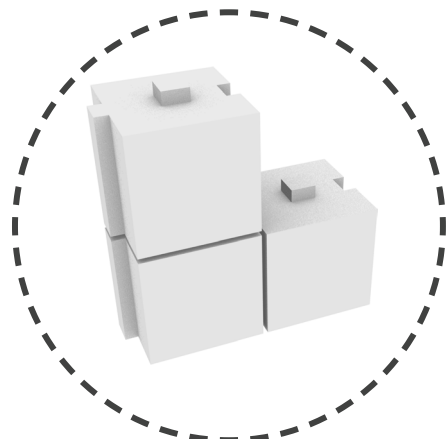
core of
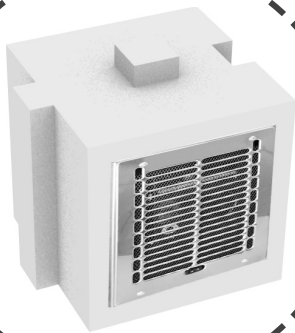unit can be
modified to
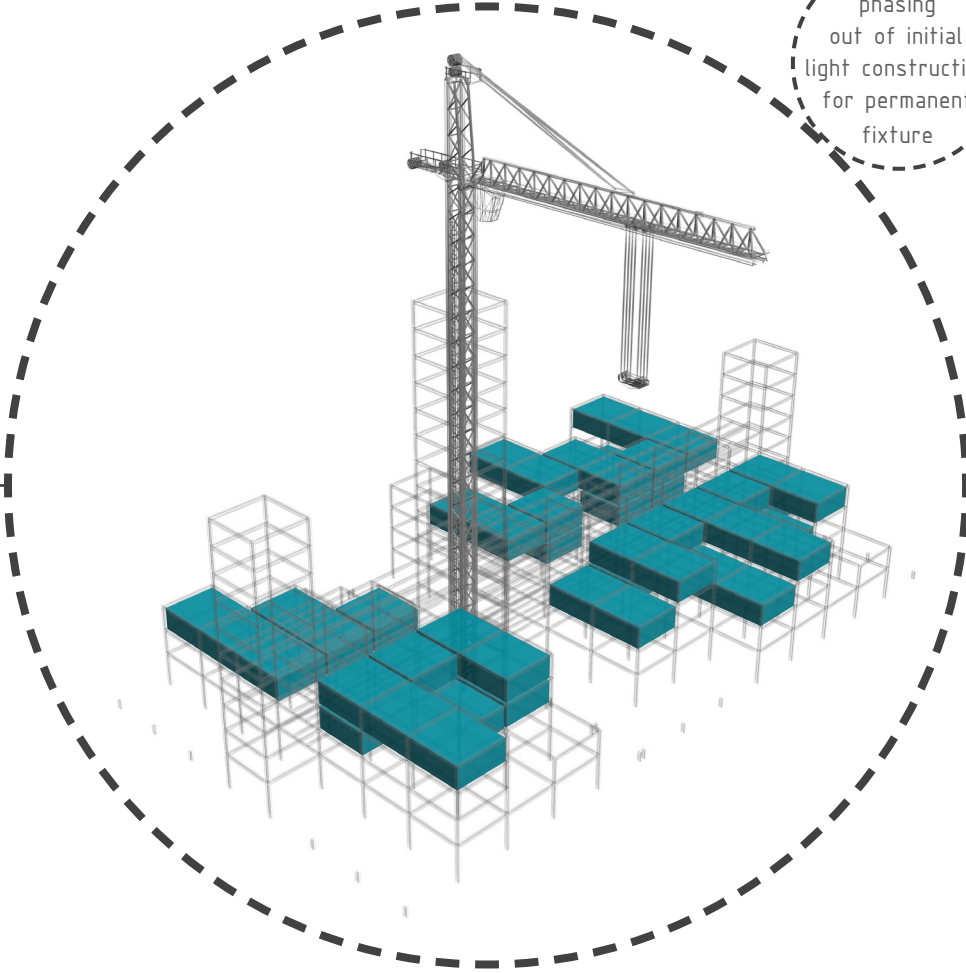accommodate
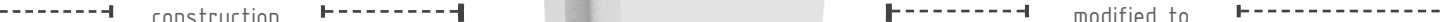
electrical
outlets

louver
for
ventilation
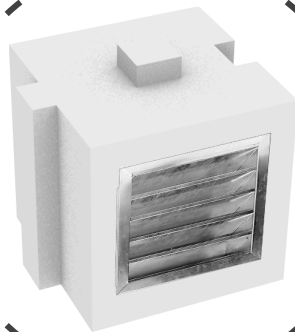
personal heater

phasing
out of initial
light construction
for permanent
fixture

As the structural frame is built up the temporary units are dismantled and either moved to the top of the market or the users program simply fades out, depending on the preference of the individual, institution, corporation, etc. The premise is that the temporary installation has served its purpose of constructing the permanent frame for that particular level and is now available for a more permanent fixture, which has been determined by the local community through a democratic procedure. The temporary market continues to operate developing more structure above the proposed permanent program. Essentially, its about creating an incentive and condition that enables and empowers specific locations to rethink the way in which we redevelop vacant property.

infiltration of
permanent
program
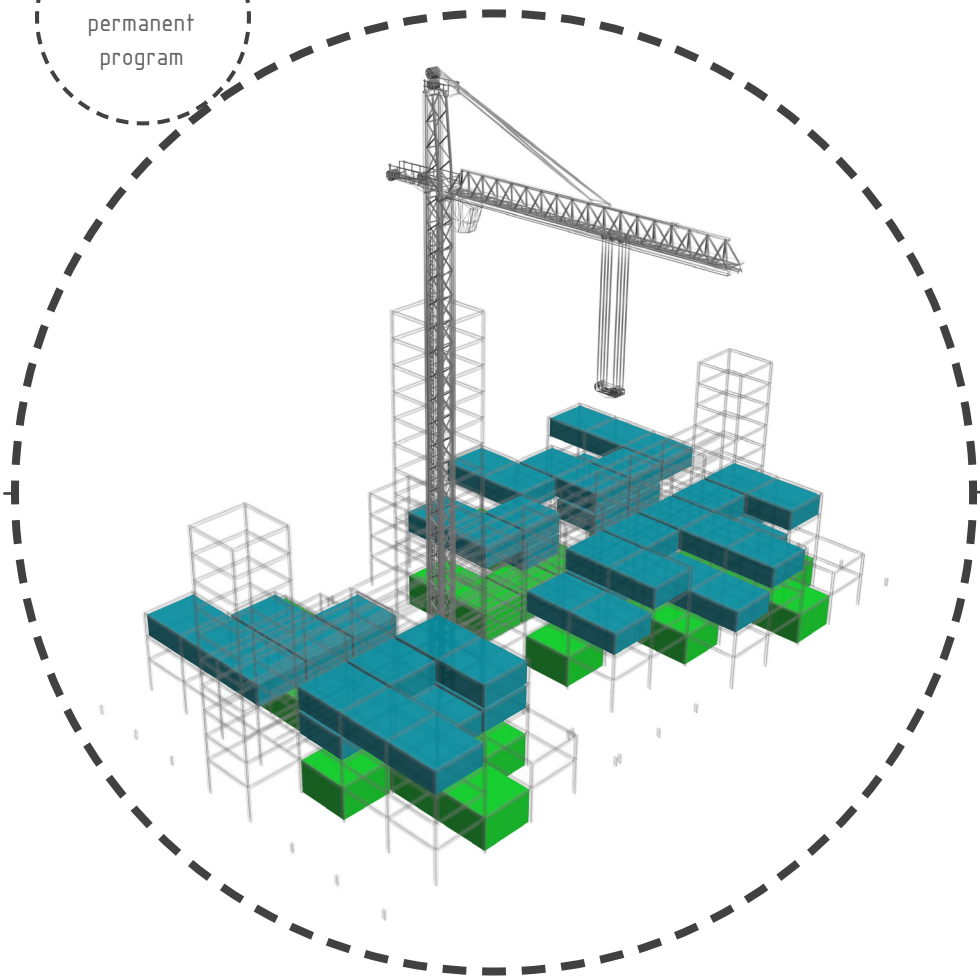
Once the initial light construction is removed the newly select-
ed permanent program is now able to build upon the structure
that was created by the redevelopment process. Although the
structure is in place and the temporary market has vacated
that specific part of the frame, the market can still work to
aid in construction costs incurred throughout the rest of the
process. For instance, the temporary market could continue
to contribute to the permanent program by providing financial
compensation for elements such as ductwork, electrical wiring,
or even an exterior facade that really begins to speak of this
as truly developing a sense of permanence at these vacant
pieces of property.
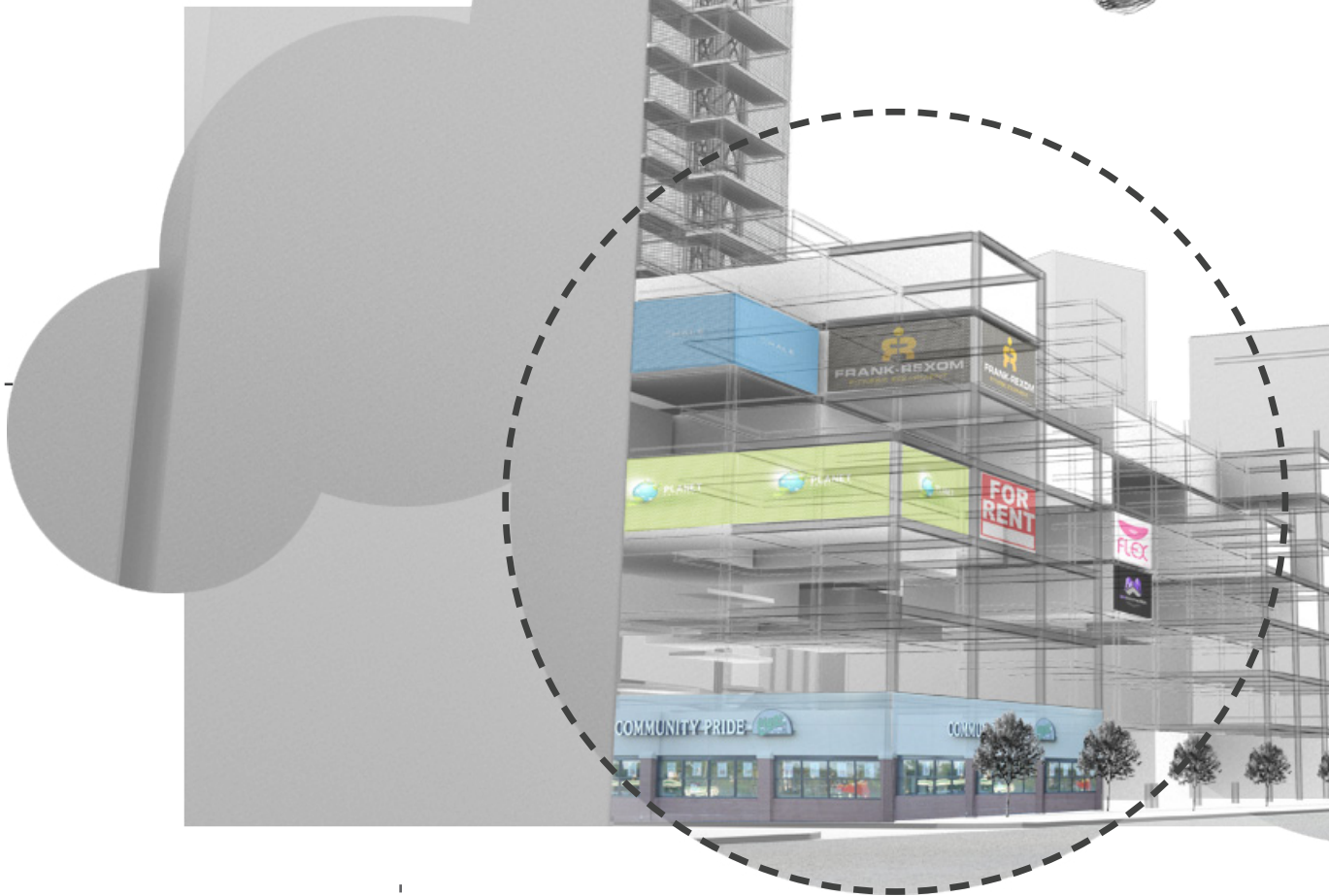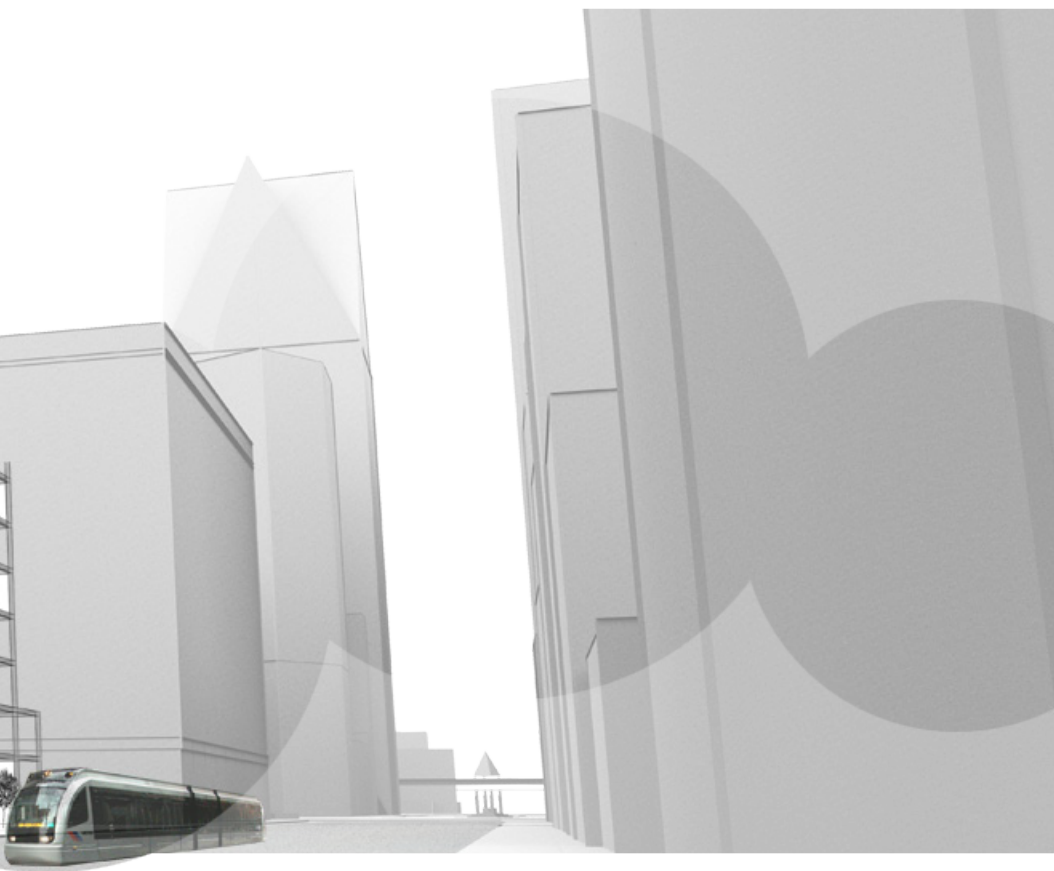
Again process began with the creation of a conceptual parti
that was meant to express my general attitude towards how
the temporary initiative could be addressed to the vacant
storefronts on woodward avenue. The grid is expressing a
means of order or process that becomes characterized by user
engagement with that process.

0100

**woodward
avenue**

**project
proposal**
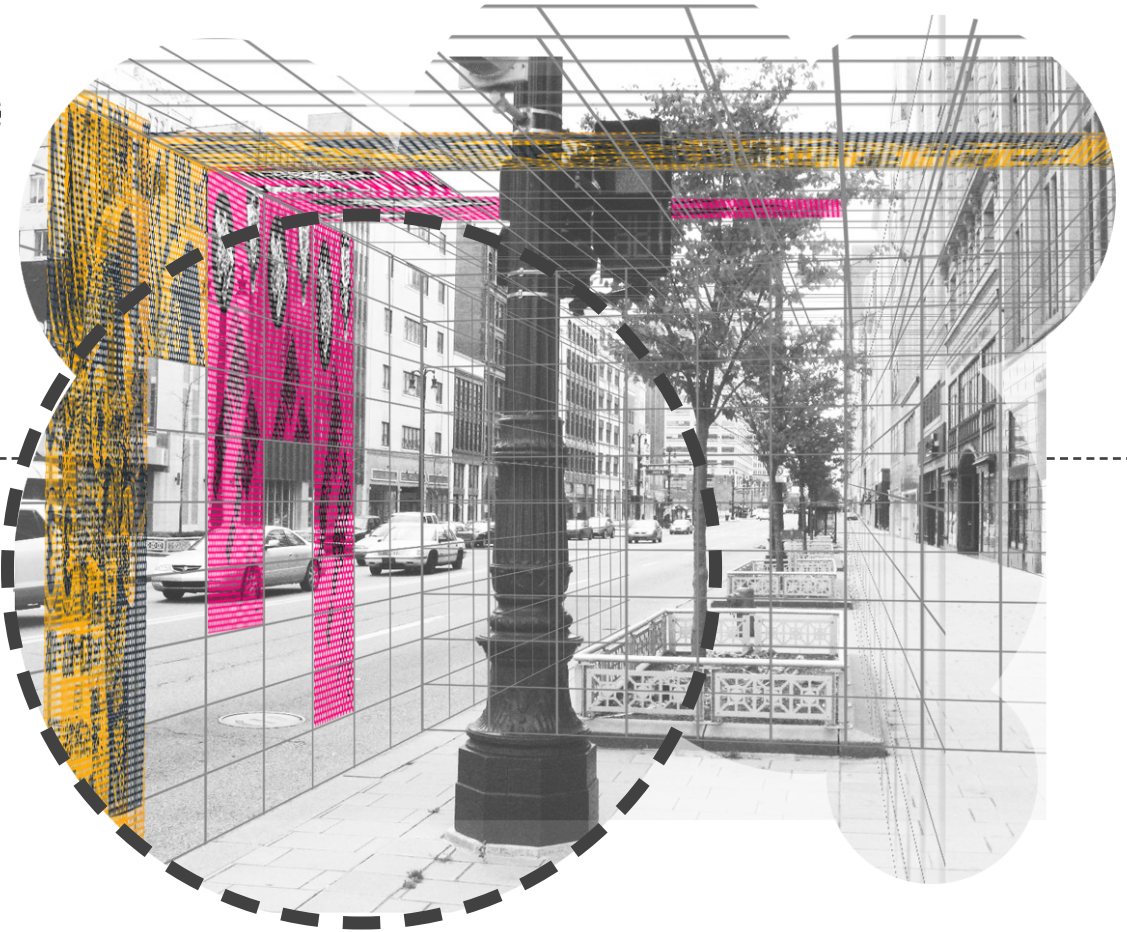
As illustrated in the initial site analysis the city has treated the vacant storefronts as outlets for art installations created by local artists, institutions, and even schools. However, this strategy has become the solution for the city and have created no means by which to expand this methodology. Inherently, the city views this as the solution and not the means for redevelopment. However, there seems to be a significant opportunity that exists just by simply building off of this existing infrastructure.

This proposal seeks to use the vacant storefronts as outlets for art installations, coinciding with city directives. However, treating them as a means by which can influence redevelopment of this stretch of Woodward. By implementing a lightweight structure along the sidewalk this stretch of woodward could potentially become a temporary art gallery which still exhibits similar work as it does contemporarily, however, would be much shorter in duration and would be much more of an event. Essentially, the revenue raised by the exhibitions could be used as capital to reinvest into this stretch of Woodward.

Again process began with the creation of a conceptual parti that was meant to express my general attitude towards how the temporary initiative could be addressed to the vacant storefronts and vacant park at Capitol Park. The grid is expressing a means of order or process that becomes characterized by user engagement with that process.

capitol park

project
proposal

As noted in the initial site analysis capitol park is truly a forgotten asset within the city of Detroit. Physically it sits off west of Woodward and isnt a forceful entity within the urban core, essentially its almost as if it is hiding. On top of that the building that define the west side of the park are completely vacant providing no programmatic connection back to the park itself.

However, in this proposal with the assistance of Inside Detroit, which is a non profit organization founded on expressing the assets that Detroit has to offer, their welcome center would essentially become a permeable membrane creating a direct connection to the park that was created on the hudson to capitol park. This establishes a physical negotiation between the two. Furthermore, for the moment in time when Inside Detroits welcome center was pervasive there would be panels that defined a path acting as a community billboard essentially, celebrating the talents that the users of this physical environment possess. All with the intent of creating an initial focus on the area with the plan of implementing temporary installations that begin to provide resources for redevelopment.

closing
remarks
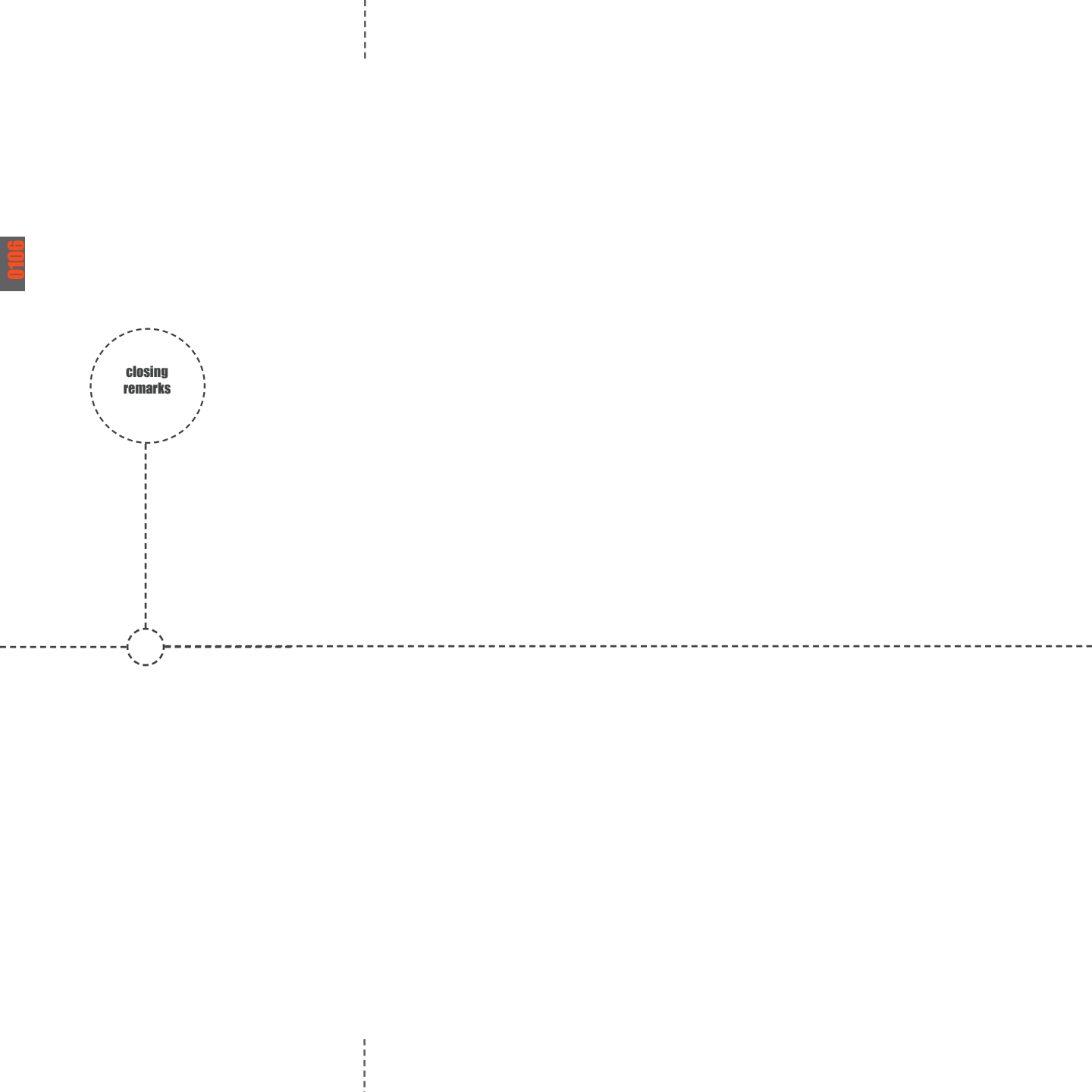
Through the democratic participation and installation of temporary infrastructure, people, and program this thesis sought to recontextualize disengaged fragments by using a state of temporality as a tool to initiate a process that triggers the manifestation of not necessarily a physical form but perhaps the framework for a future programmatic fixture. It did so by evaluating and using the existing condition as a variable by which these temporary interventions could take place. Creating a process that literally enables the users of a particular environment the ability to grow and develop their physical environment ensures that the programmatic entities that are there are essentially there because they need to be and have been democratically selected. By creating an initiative that ignores traditional real estate development it maintains an environment with which individuals are invigorated and brings a social context back to this once vacant, homogenous entity. This thesis was nothing more then an exploration as to how the users of a physical environment could partake in the process of cultivating it, through an impermanent implementation of people, program, and infrastructure.

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