



UNIVERSITY OF DETROIT MERCY
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MASTER'S PROJECT

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THE DEGREE OF MASTER OF ARCHITECTURE

TITLE: **The Plan for a Declining City**

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05 MAY 2006

Date

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Date

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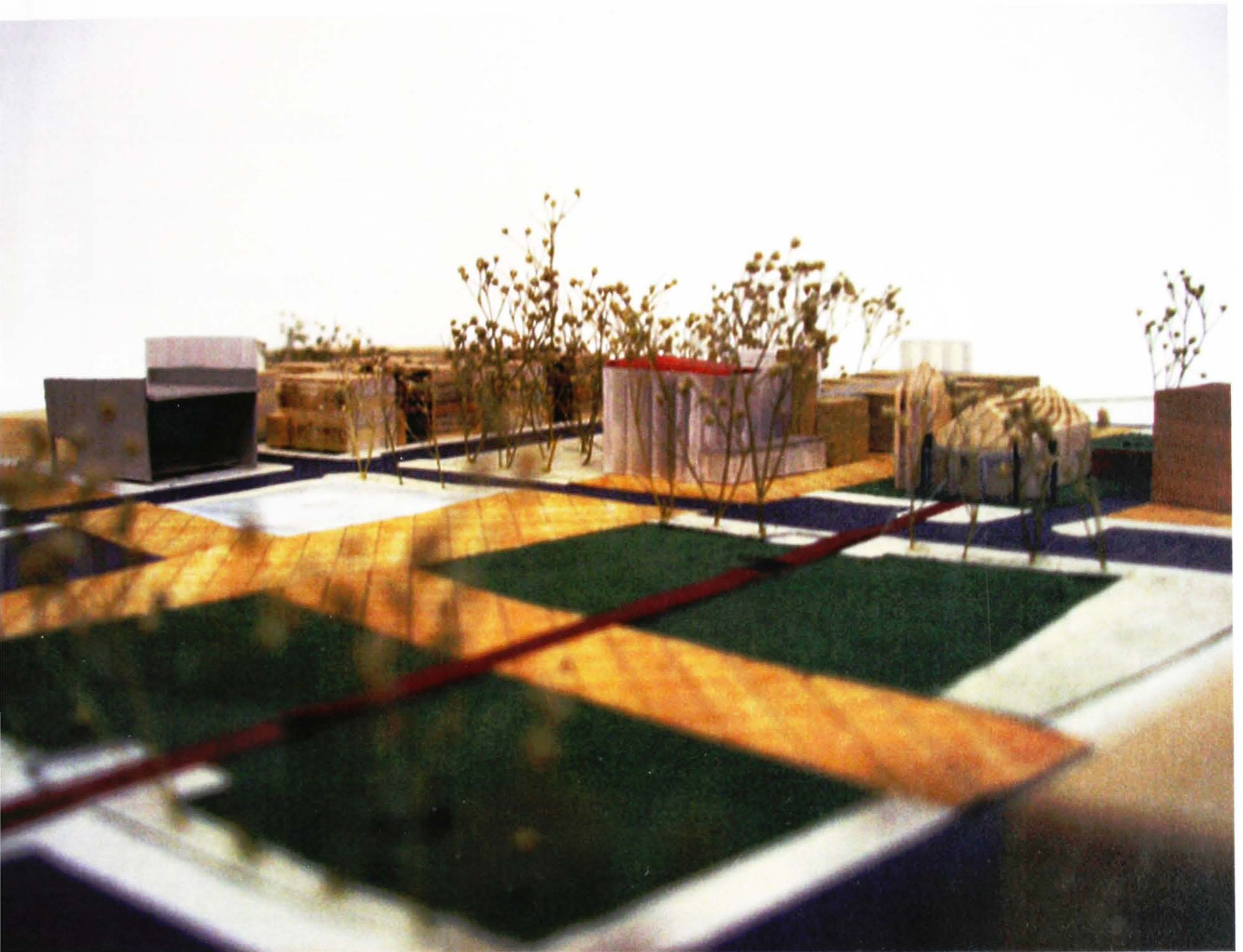
A handwritten signature in black ink, appearing to read "Stephen Vogel", written over a horizontal line.

Stephen Vogel
Dean, School of Architecture

05/05/06

Date

The Plan for a Declining City



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Thesis Abstract

"The Plan for a Declining City"

The actions of this thesis are an attempt to explain how a small town might be able to avoid decline. The root cause of small town decline is the theory that many small towns rely on that 'one large factory' that has opened its doors on the edge of town-in fact that may be the only reason that the town existed there at all. Markets for that specific industry tend to come and go or take-off until the 'bubble' bursts. One solution for a town that does not have the gift of being able to have attracted a varied commercial/industrial (CI) base is a college. Towns that have institutions such as this, or even another type of influential institution have fared better than those based on industry such as a sawmill, a truck manufacturing plant, or any other production industry for example.

In these towns the factory first leaves, then residents soon follow, and then the businesses along "Main Street" suffer and close their doors. A town needs to feel centered; there is a need to redefine a definition. Once the town's industry has gone, there can be little if any definition. The small town should become defined by a new institution. A university that matches the population of the town it is in will no doubt become the image of the city. It will not only help to define the city, but will itself become the symbol and landmark.

I have selected the small town of Vandalia, Michigan to work as a case study for my theories. This small town of 450 people is arguably in decline. There is no doubt that this village has always been a small town, but if there is nothing for it to center itself on (for example a physical downtown or main street), it will inevitably lose interest as a viable community, and "If you don't grow, you die."¹ Every community needs residential, retail, office space, recreation, and civic spaces; if several of these are missing, the village ceases to be a cohesive community.

There are many towns still waiting for that one big plant to come back to town and reemploy its citizens, and yet most of them will never see that day. However, with the continued stability of the college industry, these towns can foster continued sustainability in their tax roles, town population, and business custody. An educational institution centered around and balanced by other necessary community places can give it employment, a sense of place, as well as become a stepping stone to the redevelopment of the Main Street businesses.

¹-Russ Lewis of the Oakland County main Street program on Tuesday, January 17, 2006

Thesis

"The Plan for a Declining City: Vandalia"

The actions of this thesis are an attempt to give small towns a possible solution to combat many aspects of their decline. Originally this study was solely looking at decline in terms of population; it has since been broadened to other aspects of decline. The term 'decline' is best defined in terms of my thesis as: "4. to deteriorate gradually; fail." Population decline is merely a calculable measure of how well a community is doing-it is merely a step in decline somewhere along the process. The factory first leaves, then residents soon follow, and then the businesses along 'Main Street' suffer and close their doors as well.

The root cause of small town decline lies heavily in the theory that many small towns rely on the 'one large factory' that has opened its doors on the edge town-in fact that may be the only reason that the town is that at all. Markets for these industries tend to come and go, or take-off until the 'bubble' bursts. There must be a way to stop an area's decline especially as seems to be the case for a 'one-industry' town.

If a town could choose any one industry for which to rally around, let it be a college institution. For a town that does not have the gift of being able to have attracted a varied commercial/industrial base (CI): I feel that the best 'one-industry' that a town could have and which has been able to weather the ups and downs of varied sectors of the open marketplace, is a college. Towns that have an institution such as this, or even another type of influential institution (as in the long-time employer in town) have fared better than those towns based on industry, such as a sawmill, a truck manufacturing plant, or any other form of production or assembly for example.

Every town needs a plan to grow-it can't stay a small town forever or it will eventually cease to even be an existing town: "If you don't grow, you die." Once the town's primary employer is gone, definition of the town slowly begins to be lost. A person/town needs to feel centered-there will be a need to redefine a definition. Every community needs residential, retail, office space, recreation, and civic spaces; if several of these are missing, the village ceases to be a cohesive community. Without these qualities in a downtown the village can have little on which to base itself both physically and financially.

Thesis

"The Plan for a Declining City: Vandalia"

This then raises the question, "How do you want to grow?" Every community needs some plan; it shouldn't take an outsider to devise one as that individual or group may not have the required knowledge of the community's needs. Therefore, the town authorities can not simply lament at their village meeting that the floor in the town hall needs to be refinished. Beyond these day to day issues, there must also be a master plan for the town to grow. I am not necessarily implying that every town needs an institution, rather that those that are in decline could be helped by one: it can give the town definition, or even become the definition of the town itself. Therefore, a college can easily have the same population as the town itself. As a consequence, the town becomes defined by that school. Similarly, Detroit with its primary industry (at least at one time or another) being/was the automobile manufacturing. Because of that is acquired the nickname 'Motown.' Even after much of that industry has left the city; it still is the definition of it. Similarly, a university that matches the population of the town it is in will no doubt become the image of the city. If the school is much larger than the community in which it is settled it will not only help to define the city, but will then become a symbol and a landmark-it will be as much the figure of that town as the auto industry to Detroit.

I have selected the small town of Vandalia, Michigan to work as a case study for my theories. This small town of 450 people is arguably in decline, No homes have been constructed there in recent decades (even to replace that ones that burned as a result of being used as a Methamphetamine lab). It has an unemployment rate above Michigan state average (which is one of the worst in the U.S. as it is). Its town's population is significantly undereducated on a professional level. The town itself has a density "below state average for cities." A judge in a case on 17 January 2006 said this about one Vandalia resident: "'Your home was being operated as a methamphetamine lab. The situation got out of control. It was a flop house for methamphetamine users.'" Yet another incident with a few Vandalia residents: "Cass County Prosecutor Victor A. Fitz has charged two Vandalia residents and a Cassopolis resident with 46 counts each for their involvement in an 'extended and violent incident late last week Monday night at Lawless Park.'" It certainly sounds to me not just as if it have always been a small town, but also a town that is on the brink of decline. Moreover, if one were to drive through Vandalia as I have done several times, and take an extra moment to drive down a side street or two, one will quickly notice that many of the three hundred by three hundred foot blocks have on average about two homes on each. At least an observer of the town will notice the very decrepit condition of the homes; many are in such disrepair as to

Thesis

"The Plan for a Declining City: Vandalia"

appear unlivable. On my journey to visit the village after selecting to use it for my thesis, while driving down a street at the south edge of the city, I noticed a ramshackle trailer located in the woods. The family appeared so poor that they had no other recourse than to surround a grill in the front of the trailer to cook their food. I felt guilty for even having observed their sad circumstances to the extent that I could not compel myself to even take a picture of their state. Finally, if there is nothing for Vandalia to center itself on (a physical downtown or Main Street) then the village's interest as a viable community will inevitably be lost in addition to the remainder of the town.

The village of Vandalia is situated in a rural setting and is in the County of Cass in southwest Michigan. It is one square mile and is bisected by M-60 as its main thoroughfare in the east-West direction. On Monday January 9th, 2006 at 7pm I attended a village council meeting. This was an important for me to understand some of the current issues being discussed by those in the community. As aforementioned, this council meeting focused on what seemed to me trivial issues, almost banal and laughable-"When can we get that last remaining Christmas light down from the street pole that the DPW crew couldn't reach?" Also as aforementioned, the town must develop itself long-term design guidelines to get itself back on its feet. The members of the council acknowledged my presence at their meeting; after explaining my terms for being there, I followed up their inquiries with a question of my own, "What is Vandalia's biggest problem?" One of the council members spoke up relaying that it was money. This was an expected response as I had figured based on my journeys through the village. What however was surprising is that there appears to be no plan in the town to increase their revenues. Without growth, they will inevitably never have anymore additions to the taxpayer roles than currently exists. Certainly my ideas rely heavily on the issues of economics, but so does the Village of Vandalia's. This is where many small towns begin to see that other aspect of decline aside from the physical.

There are many towns still waiting for that one big plant to come back to town and reemploy its citizens, and yet most of them will never see that day. However, with the continued stability of what I believe is in the college industry, these towns can foster continued sustainability in their revenues, town population, and business custody. An educational institution cantered around and balanced by other necessary community places can give the towns' people a place of employment, sense of place, as well as becoming a stepping stone to the redevelopment of their Main Street businesses.

Thesis

"The Plan for a Declining City: Vandalia"

To incorporate the categories of residential, retail, office space, recreation, and civic spaces into the downtown, I have designed a park at the core of the downtown intersection in Vandalia. This park will consist of a mix of plaza spaces and green spaces for programmed and unprogrammed activities. The open spaces will in turn be surrounded by a series of mixed uses. Buildings on two sides will be a part of the college, while development on the opposite sides will consist of civic structures. There should further be locations where functions mix and integrate. In order to facilitate street walking, the ground floor of the structures should consist of retail uses whenever possible. Additionally, the existing town park is to be renovated and kept in its current location adjacent to the plaza. A new walkway is to be integrated next to it to connect the town to its likely only current asset-its river. This walkway will begin one of the connections between the city and its surrounding farming areas. Also, insertions will be made through the town square as well as into adjacent blocks. These inserted paths will be parallel (or perpendicular to the direction of the river. Integrating these interleaves with the orthogonal street grid will create an interesting juxtaposition that should also begin to help tie the town back to the river and its quality. Also, the realignment of the town and the superimposed street grid will create plazas, spaces, and places, to further enhance the usage of the plaza.

End Notes

- 1-The American Heritage Dictionary of the English language, Fourth Edition
- 2-Russ Lewis of the Oakland County Main Street program on Tuesday, January 17, 2006.
- 3-Russ Lewis of the Oakland County Main Street program on Tuesday, January 17, 2006.
- 4-<http://www.city-data.com/city/Vandalia-Michigan.html>
- 5-"Vandalia man sentenced to prison for 'flop house'." Dowagiac daily News. 17 January 2006.
- 6-"Three in Lawless brawl arraigned." Edwardsburg Argus. 22 December 2005.

Precedent studies-early

-FUZI

Client:	Gemeinde Innichen, Commune di San Candido
Location:	Innichen, San Candido, Italy
Program:	getting rid of vehicular traffic in the town
Start of Planning:	1999
Completion:	2002
Architect:	AllesWirdGut
Additional Teams:	Sebastian Gretzer/Gilles Delalex
Site management:	bauburo Bruneck/Peter Hofer
Structural Engineering:	Sulzenbacher Walter, Bruneck
Sewage System:	Ing. Sulzenbacher Walter, Bruneck
Electrical Engineering:	P.I.Zanotto Franco, Brixen
Lighting Consultant:	Konzept Licht Steindl, Wien
Area:	40,000 sq. ft.
Cost:	685,000 dollars

-Former Town Mill

Client:	Dkfm. Albin Sorger
Location:	Graz, Austria
Program:	Extension and rehabilitation of home of the aged
Start of Planning:	1995
Completion:	1999
Architect:	Hans Gangoly
Collaborators:	Ida Pirstinger and Therese Janeschitz-Kriegl
Supervision of building:	Office Turk/DI Peter Fahnrich
Statics:	Graber-Szyszkowitz, Graz
Engineering of services:	TB Angermaier, Graz/e+r Elektroplanung GmbH, Graz
Floor area:	17,500 sq. ft.
Cost:	3 million dollars

-RiffRaff: Residential Building with Cinema and Bistro

Client:	Lifa AG, Zurich
Location:	Neugasse, Zurich Switzerland
Program:	mixed use theatre, bistro, and flats
Start of Planning:	1999
Completion:	2002
Architect:	Marcel Meili/Markus Peter Architekten
Collaborators:	Milan Augustin/Urs Jorger
Site management:	Gianesi & Hoffman, Zumikon
Structural Engineer:	Karl Dillier, Sezach
Floor area:	
Cost:	

Spaces that create places

Precedent studies-early

FUZI



Precedent studies-early

Importance

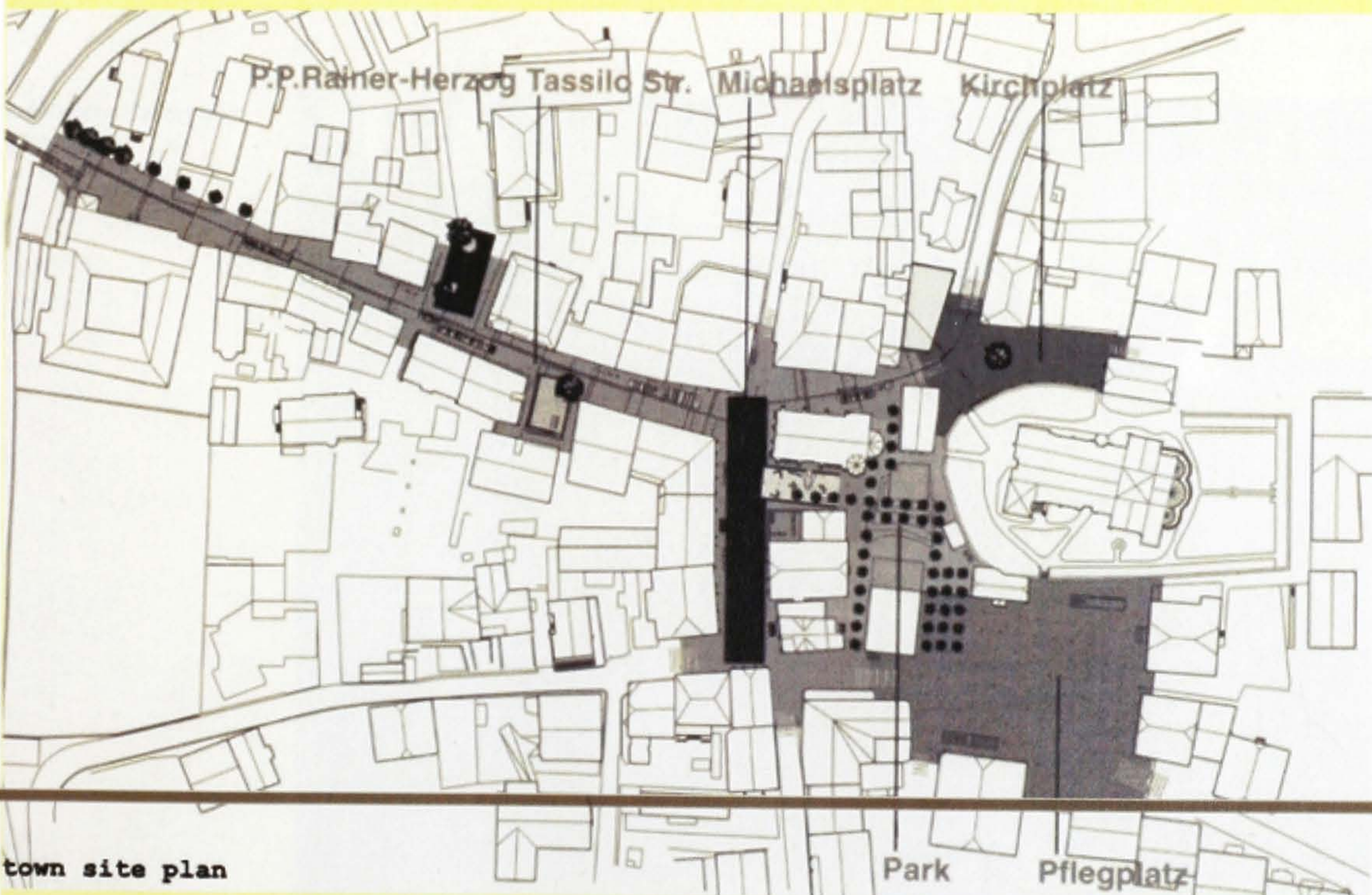
This project relates directly to my desires for how an urban area can be rejuvenated without necessarily catering to a 'nostalgic' sense of place. This project carries attitudes of modern development and function for a new era of inhabitants. Furthermore, the scale is that of a small-town redevelopment project, but still has transformed many of the town's main thoroughfares. "...the aim of the redesign was to create a wide range of useful spaces which have their own character and the right atmosphere for certain activities."

Successes

"The new concept picked up existing structures and programmes and defined it in a clearer way-it made hidden qualities visible and useable." Also, as the village is busy as a tourist town in winter and summer, the planners for this project came up with a novel idea. They decided to make it possible to change the shape and design of each plaza area with the seasons as the crowds come and go. "In spring and autumn clearly defined spaces are flooded with water and form small, geometric lakes, other spaces are replaced by embedded flower boxes." The designers had this innovative idea to change the density of the space seasonally along with the densities in the crowds.

Failures

In my opinion the main problem with this project is that the idea of eliminating the car was in fact a nostalgic idea. "...it was possible to revive the character of the village as it was-like old pictures show-before private traffic took the upper hand."



town site plan

Precedent studies-early

top left: temporary
puddle for
nontourist season.



top right: plaza



bottom: bicycle
stands



Precedent studies-early



top: benches on
P. P. Rainer-
Herzog Tassilo
Street



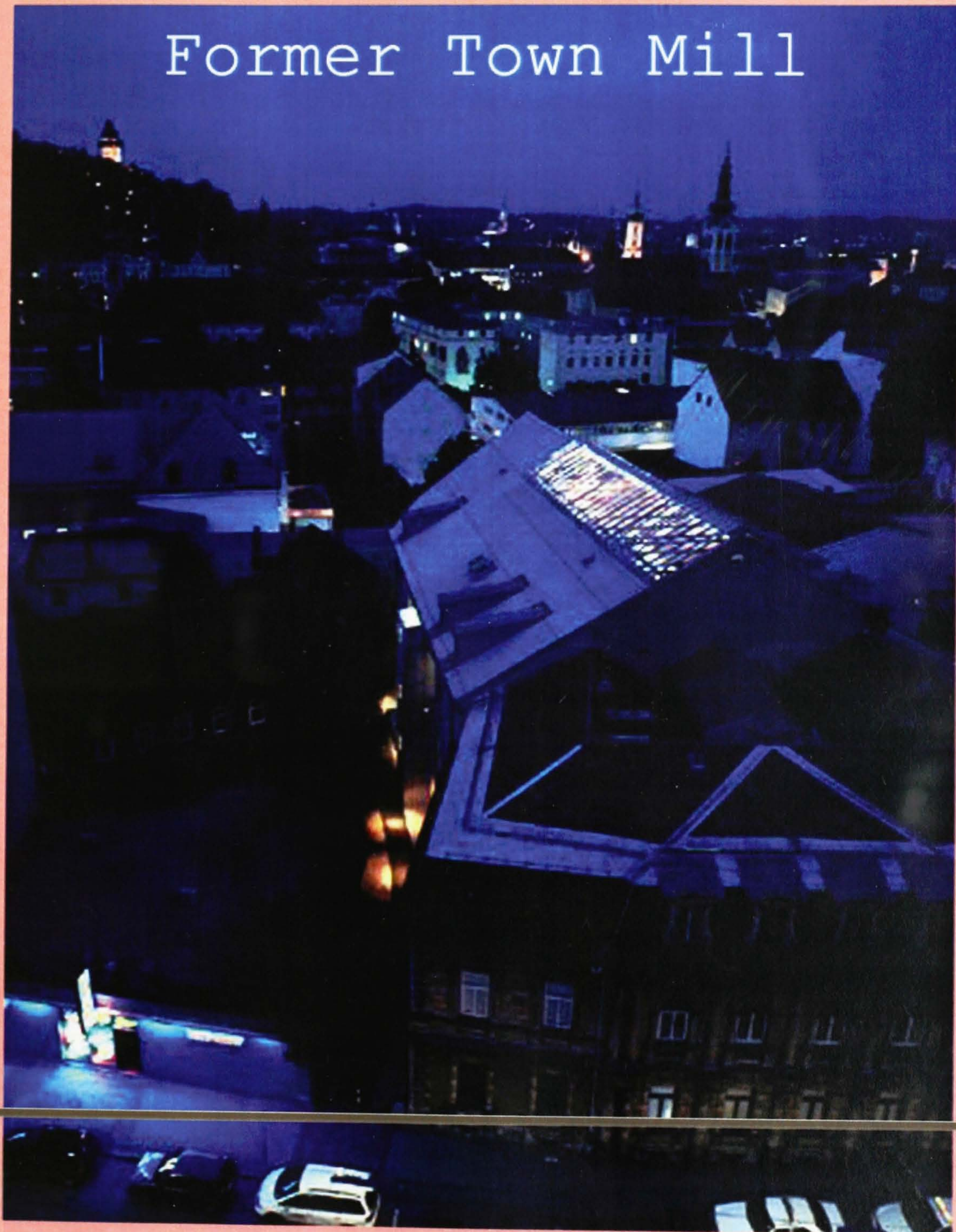
middle: platform
at park



bottom: removable
flower beds

Precedent studies-early

Former Town Mill



Precedent studies-early

Importance

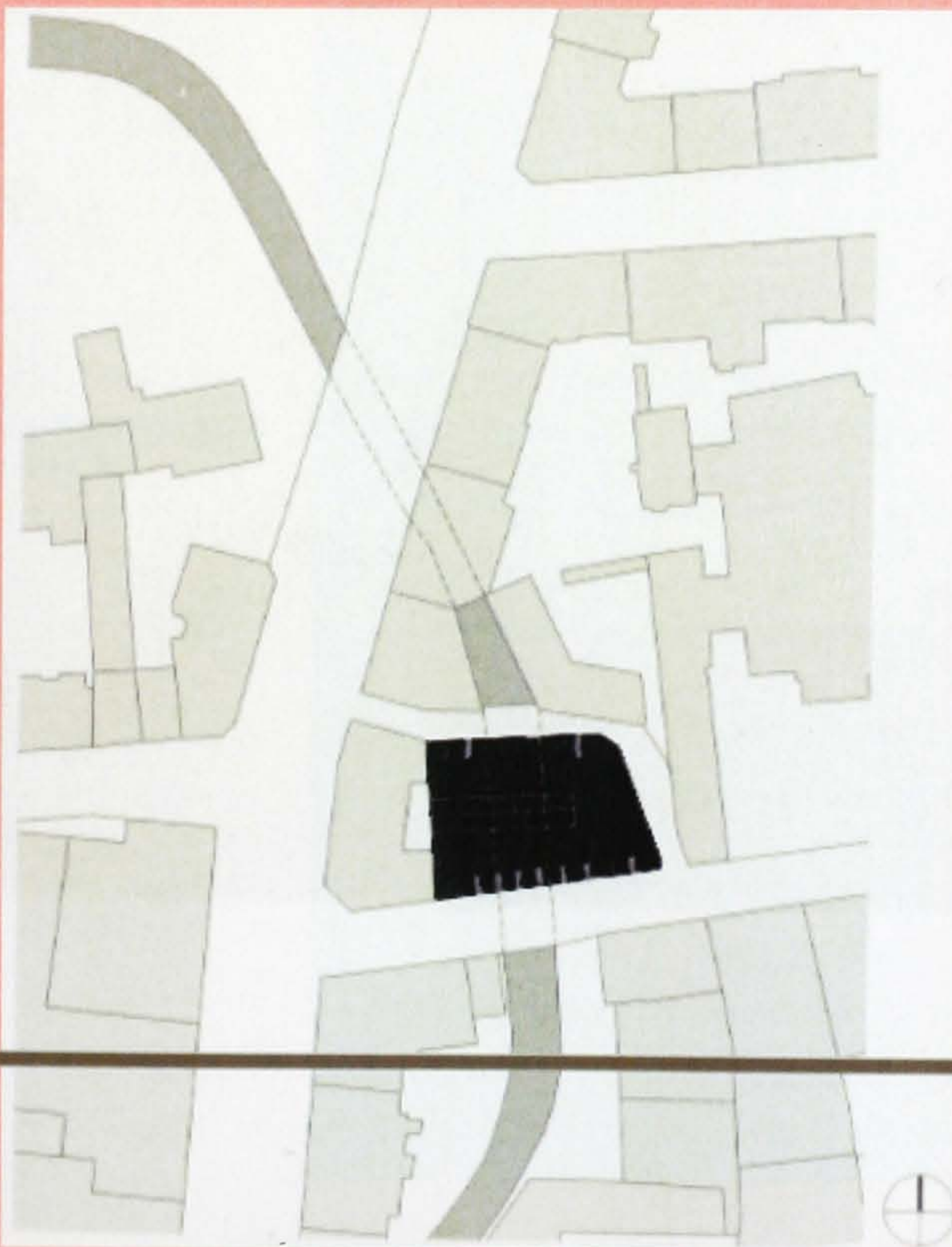
This relates to my thesis ideas in that this mill had been vacant for several years or used simply as storage and was adaptively reused as a residential development. It is not only has a completely different use from its original intentions but the project also helped to turn an industrial riverfront into a residential zone. Furthermore, based on the demand "as expressed by a young, urbane public," it seems to be an urban development that caters to what a new generation is looking for.

Successes

It is a good example of how a drastic reuse of a building doesn't inherently mean a drastic gutting of a building interior. The designers were able to keep a reference to the building's history while at the same time instilling a new function. "The timber construction and the largely open room surfaces create a ware-house like character, which is highlighted by the immediate proximity of 'raw' materials such as timber and concrete and the equivalent treatment of old and new building substance."

Failures

The project doesn't necessarily have any failures; they probably did the best they could in the case of an adaptive reuse. But it is probably a bit too simple in its treatment of a design for a residential complex.



site plan

Precedent studies-early

top: view of
interior
looking at the
protected
timber con-
struction



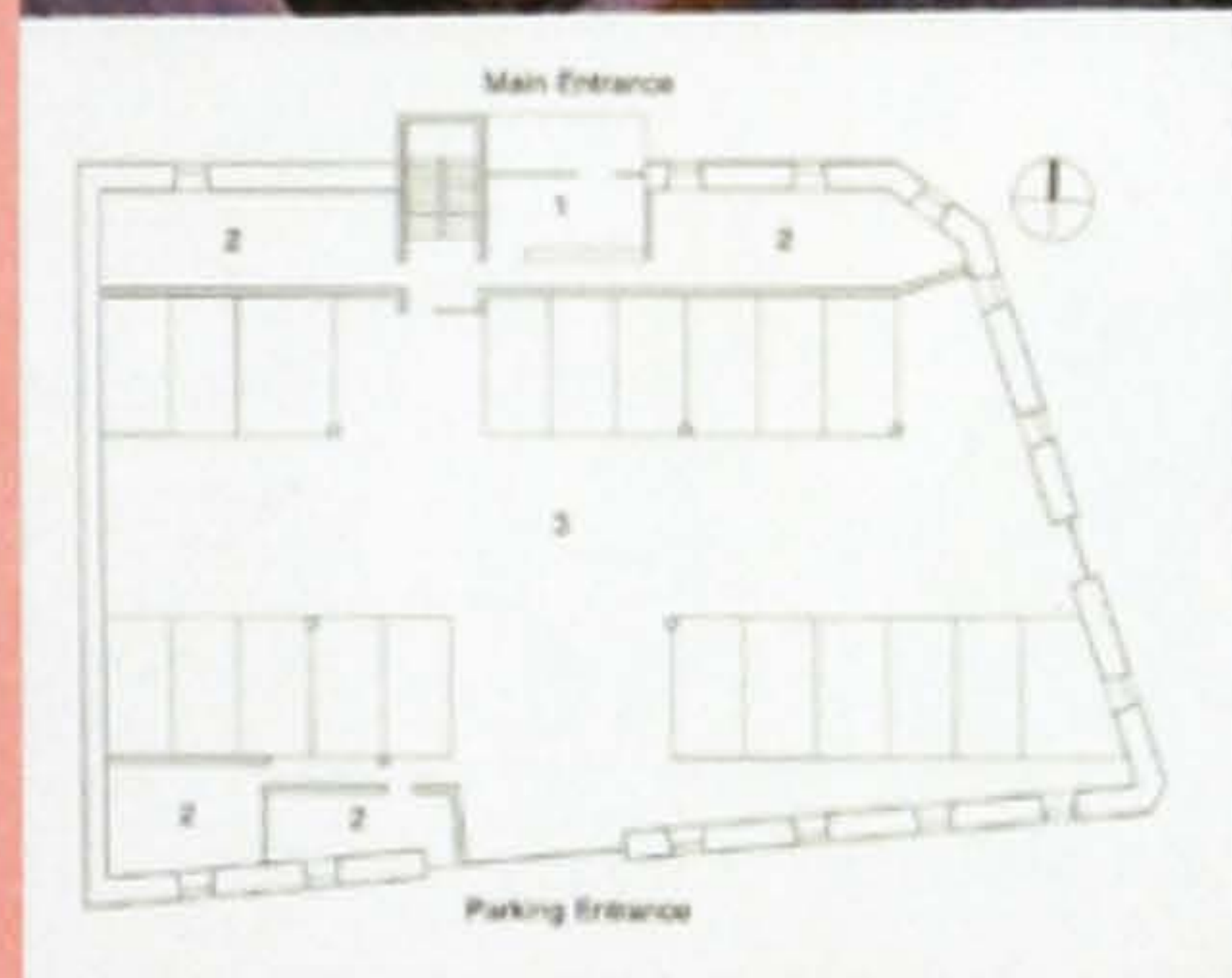
bottom: north
facade



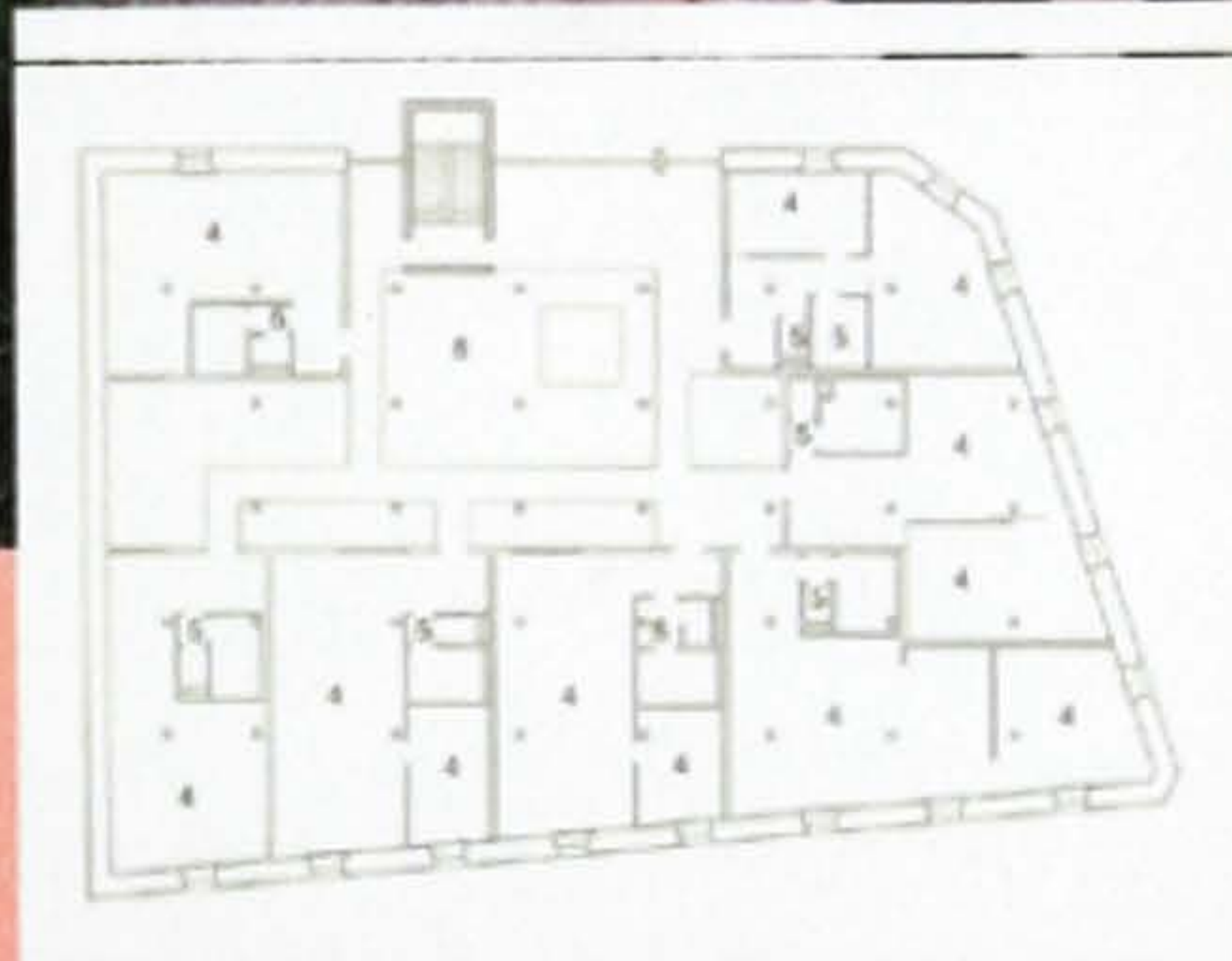
Precedent studies-early



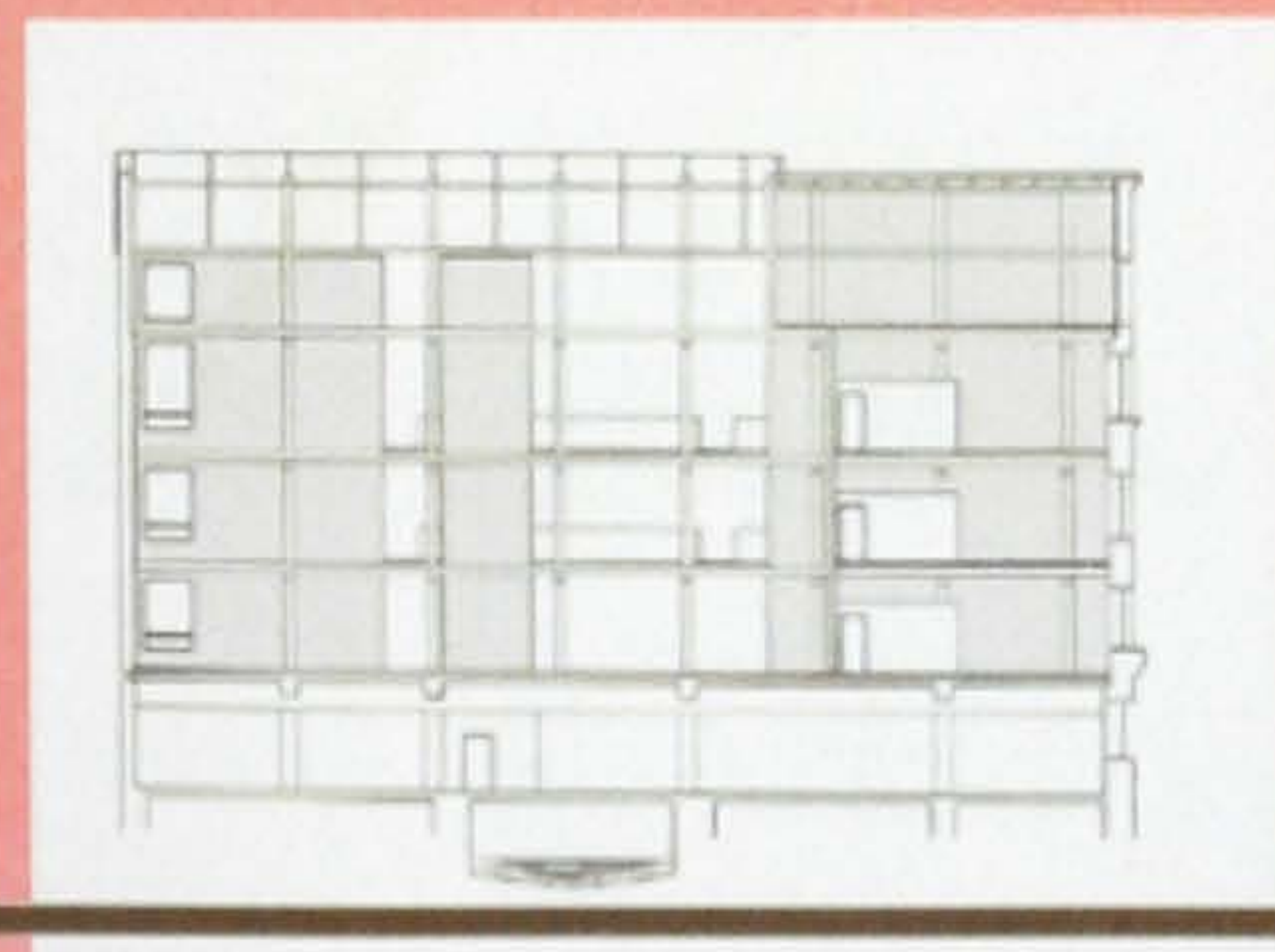
top: interior courtyard



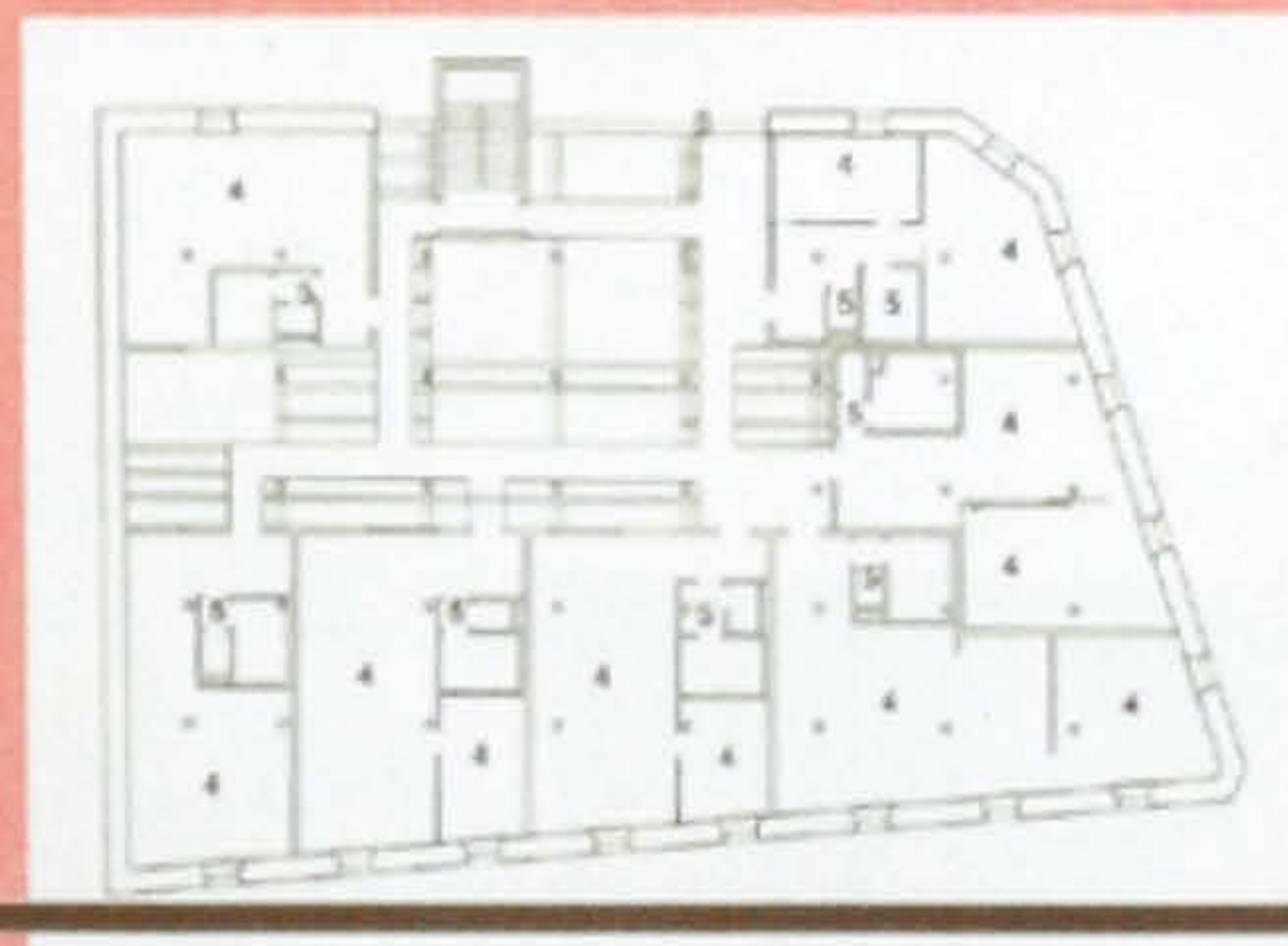
First Floor



Second Floor



Longitudinal Section



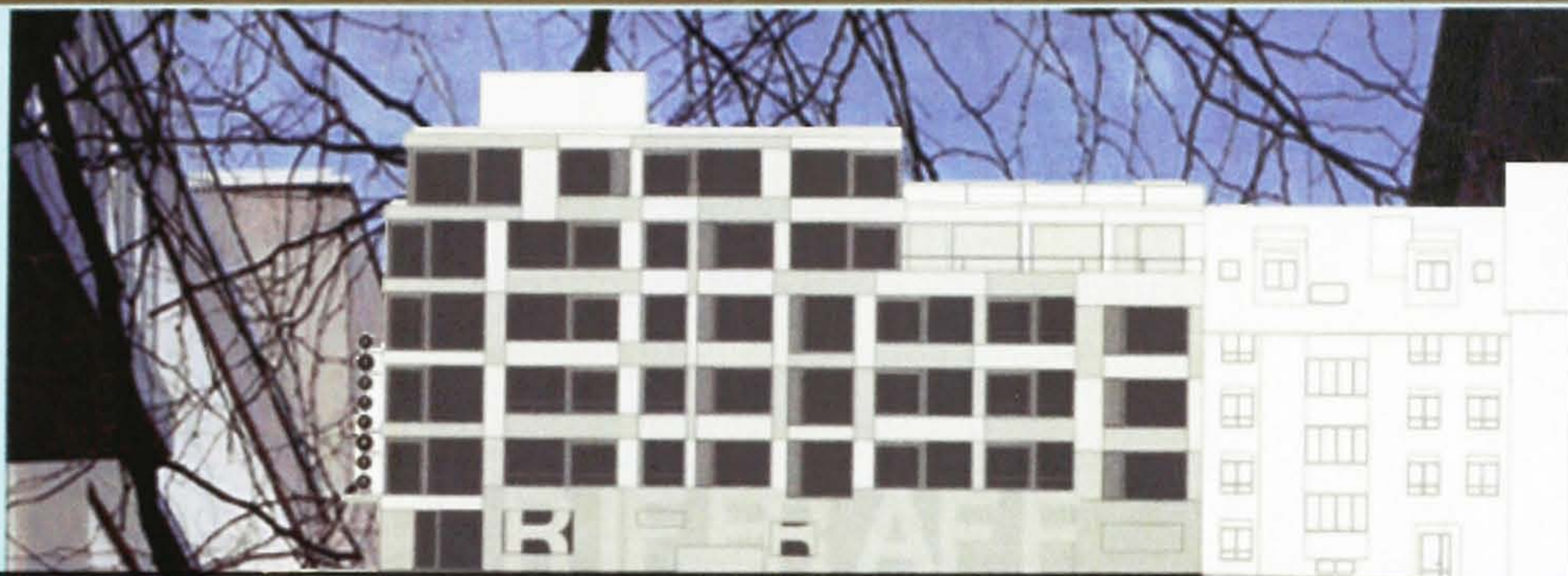
Third Floor

Precedent studies-early

RiffRaff



Precedent studies-early



Luisenstrasse elevation / ルイセン通り側立面図



view of courtyard

Neugasse elevation (scale: 1/800) / ノイガッセ側立面図 (縮尺: 1/800)

Precedent studies-early

Importance

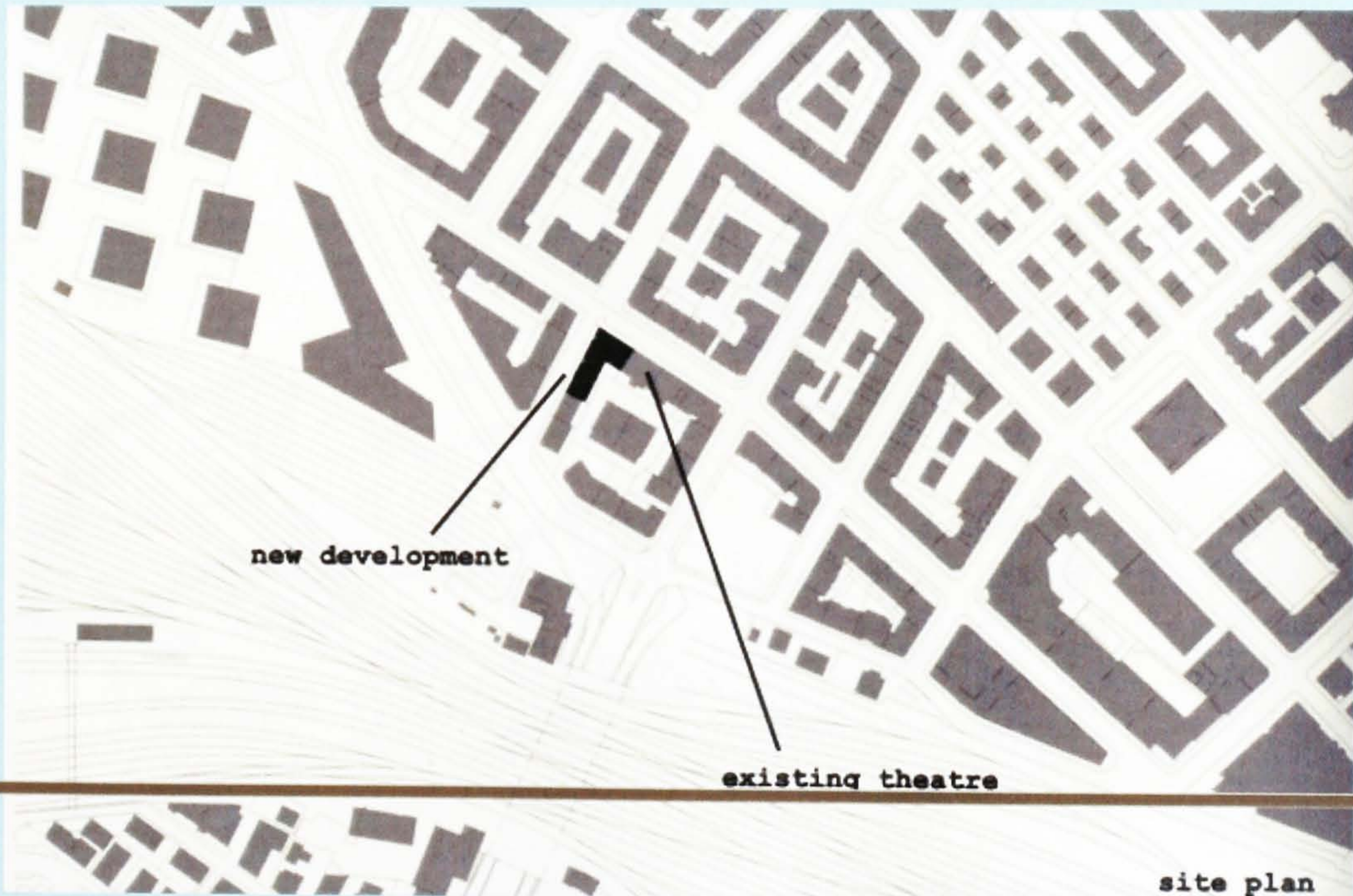
This new building is an example of how an interactive building program can react with its surrounding neighborhood to revitalize the area, "...in the midst of a neighborhood in Zurich, that-a few mere years ago-suffered from substantial social problems, drug dealing, and illegal residents." This project was integrated into an existing cinema to create a mixed use development.

Successes

The success of this project lies in its ties to a preexisting cultural hub, "the cinema, which specializes in art films, soon became known in town and is so successful that it commissioned an extension with two auditoriums, a restaurant, and flats on adjacent sides. Another success to this project is how the functions are tied together based on the type of users the already existing cinema had attracted, "the films are projected right through the foyer and the pictures are reflected by the glass panels separating it from the cinema proper by way of a gallery and back onto the ceiling of the restaurant."

Failures

Possibly, the project's only downfall is in fact its function. As the building's ground floor functions cater to a night life, the flats above were exposed in direct open ways to these events. This therefore, will not allow certain types of residents.



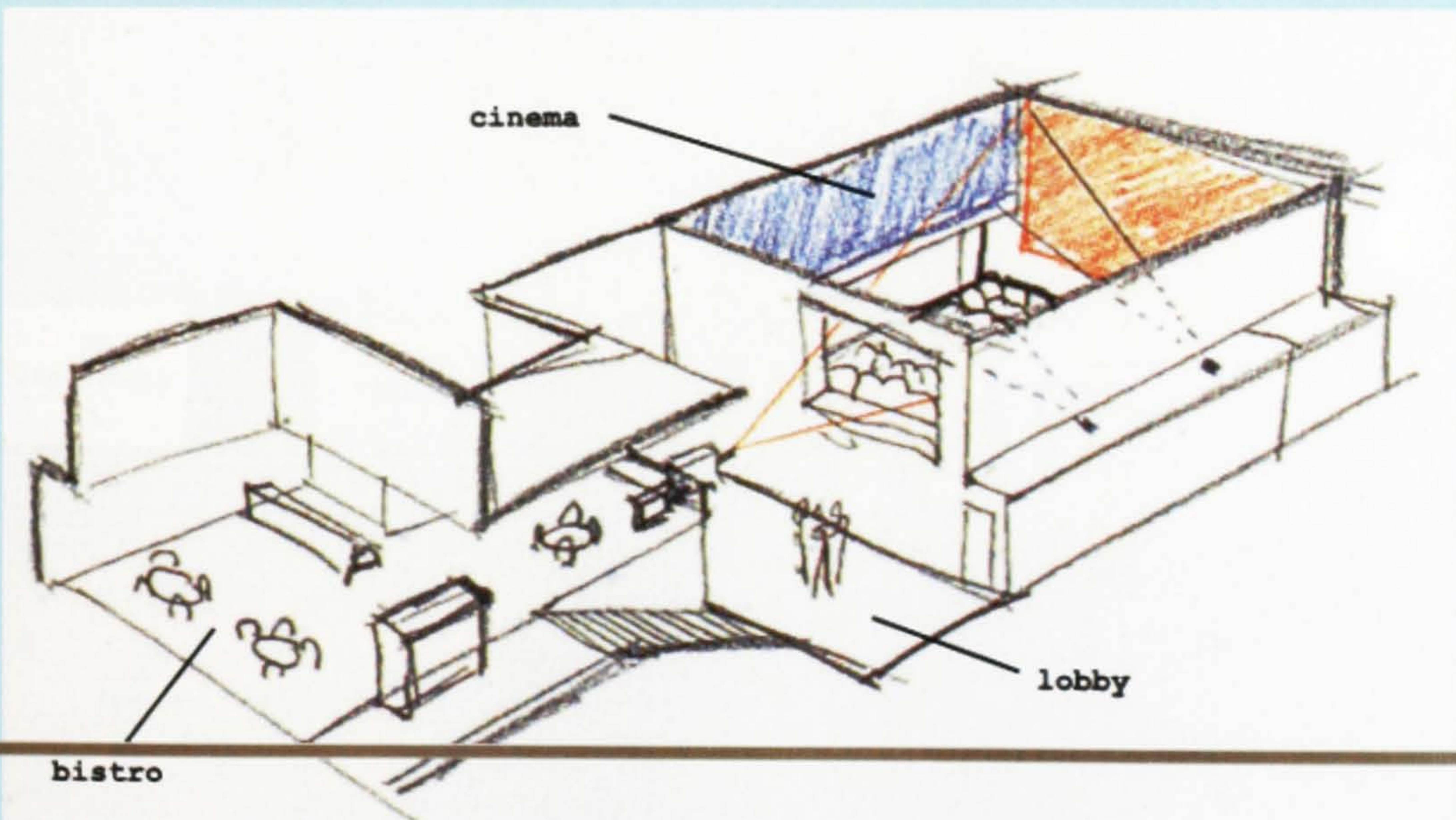
Precedent studies-early



view of kitchen and living room from
bathroom



lobby of the cinema



asketch of cinema and bistro

Precedent Studies-Program Specific

Spring Arbor University



Precedent Studies-Program Specific

Spring Arbor University

a brief history...

Spring Arbor College is a private liberal arts college that was established in 1873 and is affiliated with the United Methodist Church. The goal of the proposed master plan design is to unify the campus through strengthening the edges, creating central outdoor spaces defined by the location of new buildings, and by reinforcing the symbolic images of the College.

interaction between university and town...

"Jackson-area citizens are invited to join in the fourth annual Hanging of the Greens celebration at Spring Arbor University on Friday, Dec. 3. The University looks forward to beginning this blessed holiday season with its friends throughout the community. All events are free of charge and will provide a time for all to relax and enjoy the sights and sounds of all that is Christmas. The evening will begin with a Christmas concert, performed by University students, in the Spring Arbor Free Methodist Church at 7:00 p.m. A children's program will be available in the Fellowship area and nursery services will be provided. Following the concert, community members can stroll through campus in a candlelit procession and watch as the University unveils its lights. Participants will walk through the new University Plaza and past the McKenna Carillon Tower, two of Spring Arbor University's most recent construction endeavors. Holiday treats and activities will be available in a family-friendly reception held in Krege Student Center following the lighting ceremony. Santa will be on hand and all are welcome to decorate Christmas cookies. Hot cocoa and Christmas carols will help warm hearts and souls as well. Throughout the evening, families can ride throughout campus on a horse-drawn Christmas wagon and view the many changes Spring Arbor University is experiencing."

"Children and adults alike will have a chance to engage the amazing technologies that make manufacturing possible by attending Spring Arbor University's Learning Fair XII. The annual technology, industry and arts festival will take place July 8 and 9 on the University's main campus from 10:00 a.m.-5:00 p.m. Sponsored by Spring Arbor University and The Manufacturing Academy, Learning Fair XII will offer hands-on activities in technology and the arts for all ages, demonstrated by gifted craftsmen and dynamic companies from across Michigan. The Learning Fair is a free event for the entire family and offers a unique opportunity for learning. Spring Arbor University will accomplish this goal through over 50 exhibits; many will be hosted by area businesses, including: Michigan Automotive Compressor Inc., Automation & Tooling Alliance or North America, Alro Metals Plus/Alro Steel, Gilberts Chocolates, Uniloy-Milacron, Jackson Area Woodcrafters and others."



Free Methodist Church



Precedent Studies-Program Specific Spring Arbor University

Industries providing employment: **Educational, health and social services (51.4%), Manufacturing (12.8%), Retail trade (11.0%).**

a brief comparison...

university	town
campus size: 100 acres	developed areas: 250 acres
students: 2,500	residents: 2,188

town of spring arbor compared to state average...

Percentage of population with a bachelor's degree or higher above state average
Number of college students significantly above state average

! Not only does this university not overwhelm the town, but without it, over half of the towns population could be unemployed! **!**

Welcome to Spring Arbor University



1. CHAPMAN WELCOME CENTER
Admissions Office
Financial Aid Office
2. WHITE AUDITORIUM
3. SAYRE HALL (SDH)
Radio Broadcast Ministries (RSM)
School of Business and Management
4. DECAN HALL (SDH)
Learning Center
5. SMITH MUSIC CENTER (SMC)
Band Room
Choral Room
6. BUSINESS OFFICE
Student Accounts
7. DIETZMAN HALL
Alumni Relations
School of Education
Technology Services
University Advancement
8. KRESGE STUDENT CENTER
Academic Affairs
Bookstore
Holtzman Health Center
President's Office
Ralph Carney Forum (RCF)
Registrar
Student Development
Dorice Ogle Dining Commons
9. WHITE LIBRARY
Sacred Grounds Coffee Shop
10. WHITEMAN - GIBBS SCIENCE CENTER (WGI)
Natural Science Office
Philosophy-Religion Office
School of Arts and Sciences
11. GANTON ART GALLERY
12. OGLE ART CENTER
Classrooms & Studios
Mailing & Duplicating Services
13. THE PROP SHOP
14. FIELDHOUSE (FIC)

SPRING ARBOR
UNIVERSITY



Precedent Studies-Program Specific

College for Creative Studies

Detroit: 4th largest producer of advertising in US



Precedent Studies-Program Specific

College for Creative Studies

why I chose CCS as a case study...

community interaction

Their mission hopes to accomplish a goal that is similar to what I want to do with mine- give students a good education and training as well as interact with the community in positive ways.

---"The College educates visual artists and designers, knowledgeable in varied fields, who will be **leaders** in creative professions that **shape society** and **advance economic growth**. The College fosters students' resolve to pursue excellence, act ethically, **embrace their responsibilities as citizens of diverse local and global communities**, and learn throughout their lives. The College engages in **community service** by offering opportunities for artistic enrichment and **opening career pathways to talented individuals of all ages**."

CCS Community Arts Partnerships

The CAP approach to community arts education is based in a visual arts curriculum inspired by art making, team teaching, and team learning. Programs are individually crafted with host organizations.

- Bringing art education to the community, bringing community to art education.
- The Community Arts Partnerships (CAP) program develops and maintains partnerships between CCS and the metropolitan Detroit community.
- Partnerships work with government and community organizations to:
- Inspire young people from diverse backgrounds to make the visual arts a part of their lives
- Bring education in art, design, and new technologies to the greater community
- Inform young people about art and design career opportunities.

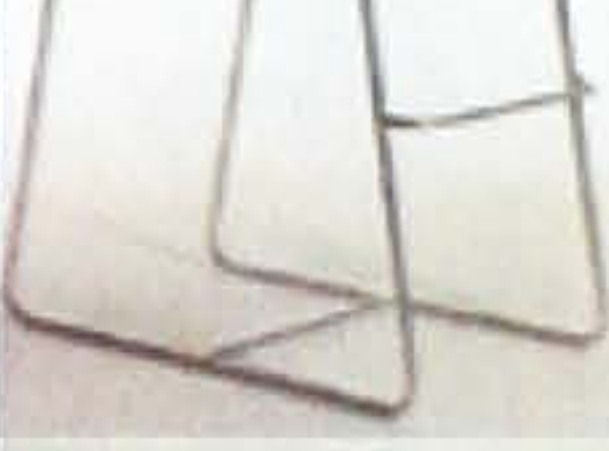
Programs Include:

- School and after-school student enrichment programs throughout the Detroit metro area.
- Neighborhood beautification, including murals and art exhibits.
- Specialized art and design programs for students and teachers on the CCS campus.
- Art and design Career Discovery Tours for middle school students.

program scope

1,200 students

College for Creative Studies	quantity	room size	net sq. ft.	gross sq. ft.	
Yamasaki Building				19,000	
Kresge-Ford Building				194,000	
Walter B. Ford Building II				108,000	
Academic Resource Center				3,200	
Administration and admissions				12,750	
				336,950	ACADEMIC TOTAL
				232,000	(instructional space)
Art Center Building	71 (263 beds)	950 sq. ft.	68,000	100,000	DORM TOTAL
				436,950	SITE TOTAL



Precedent Studies-Program Specific

College for Creative Studies

a brief history...

The Detroit Society of Arts and Crafts changed its name to the Center for Creative Studies-College of Art and Design in 1975. The Kresge-Ford Building was completed the same year. In 1997 the Academic Resource Center was added to campus, followed by a parking structure in 1999. In the fall of 2001, CCS inaugurated the new Walter B. Ford II Building, in addition to two renovated historic homes housing the administration and admissions offices. Over the years, CCS student enrollment has grown with the campus: 1,200 students are now working toward B.F.A. degrees in nine studio majors and 22 concentrations.

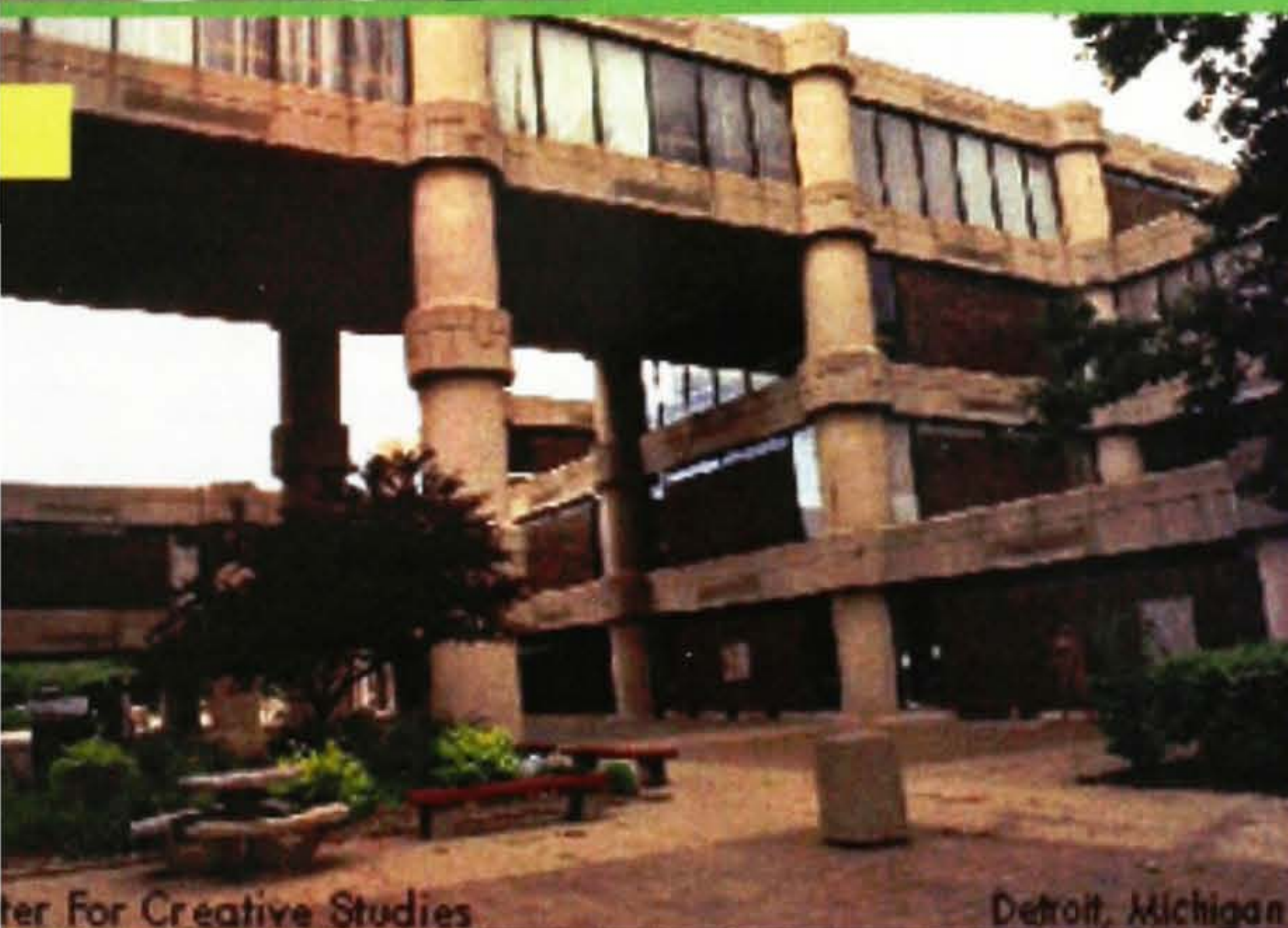




Walter B. Ford Building II
completed: 2001



Art Centre Building
completed: 1926
architect:



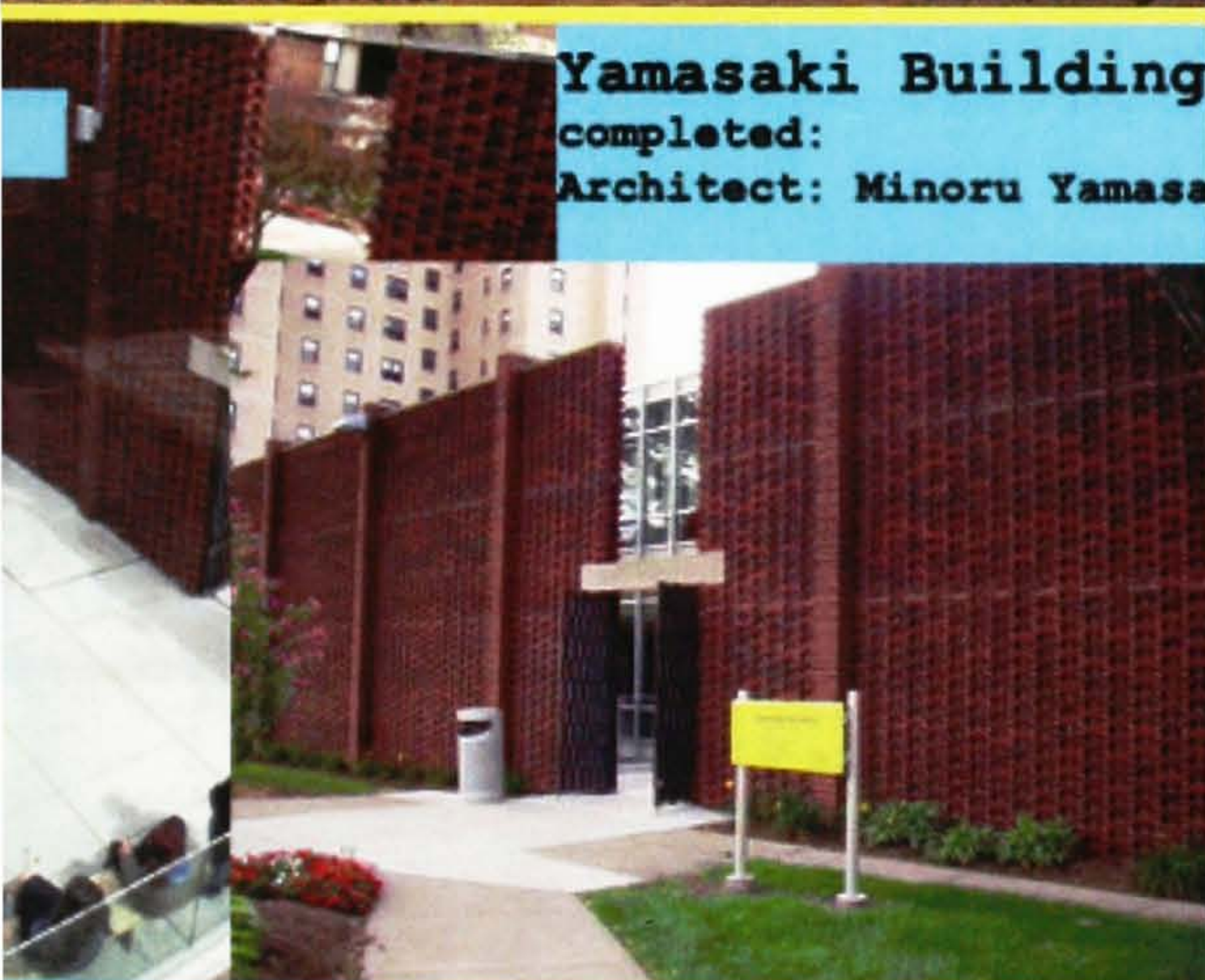
Kresge-Ford Building

completed: 1975
architect: Kessler Associates
Structural material: precast concrete

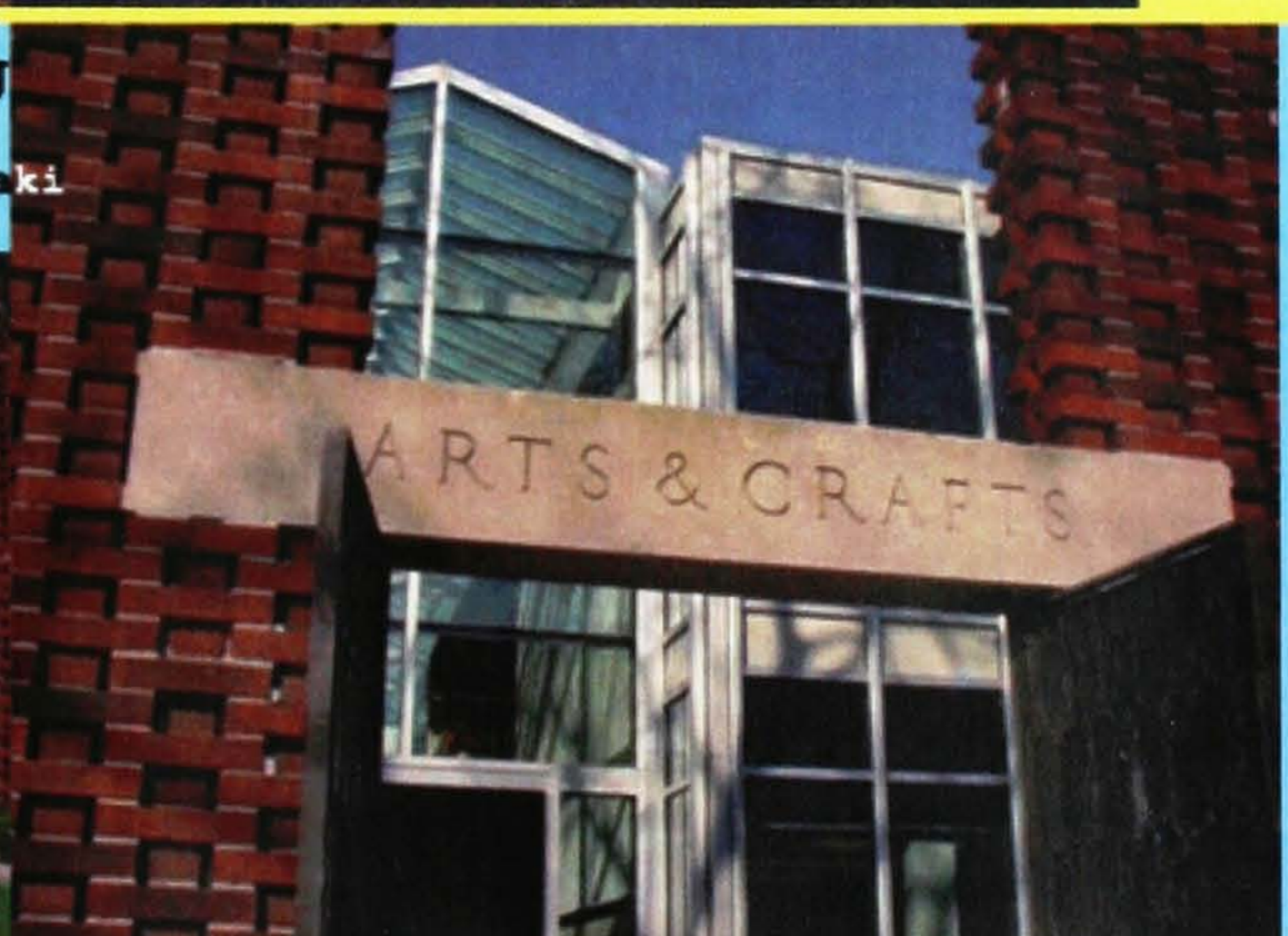
The Center for Creative Studies involves a systems approach to a structure for a multi-discipline arts learning center. The architect and owner required a structure, which was bold and sculptural in keeping with an arts center. Early involvement of all related professional disciplines produced design parameters, which resulted in harmonious integration of all systems and the architect. The structural system as developed is unique and innovative in its conformance to the design parameters.

Center For Creative Studies

Detroit, Michigan



Yamasaki Building
completed:
Architect: Minoru Yamasaki



Project Program-Early Statements

The goal of this program is to seek to improve the surrounding environment by integrating existing community aspects into an institution.

Primary Goal

-The overall project is to develop a cultural landmark [institution] that will have a positive effect on the surrounding areas.

Secondary Goals

- Be more than just an educational institution of higher learning.
- Become the definition of 'school' for a shrinking city.
- Set an example as a landmark institution of education within a shrinking city.

Tertiary Goals

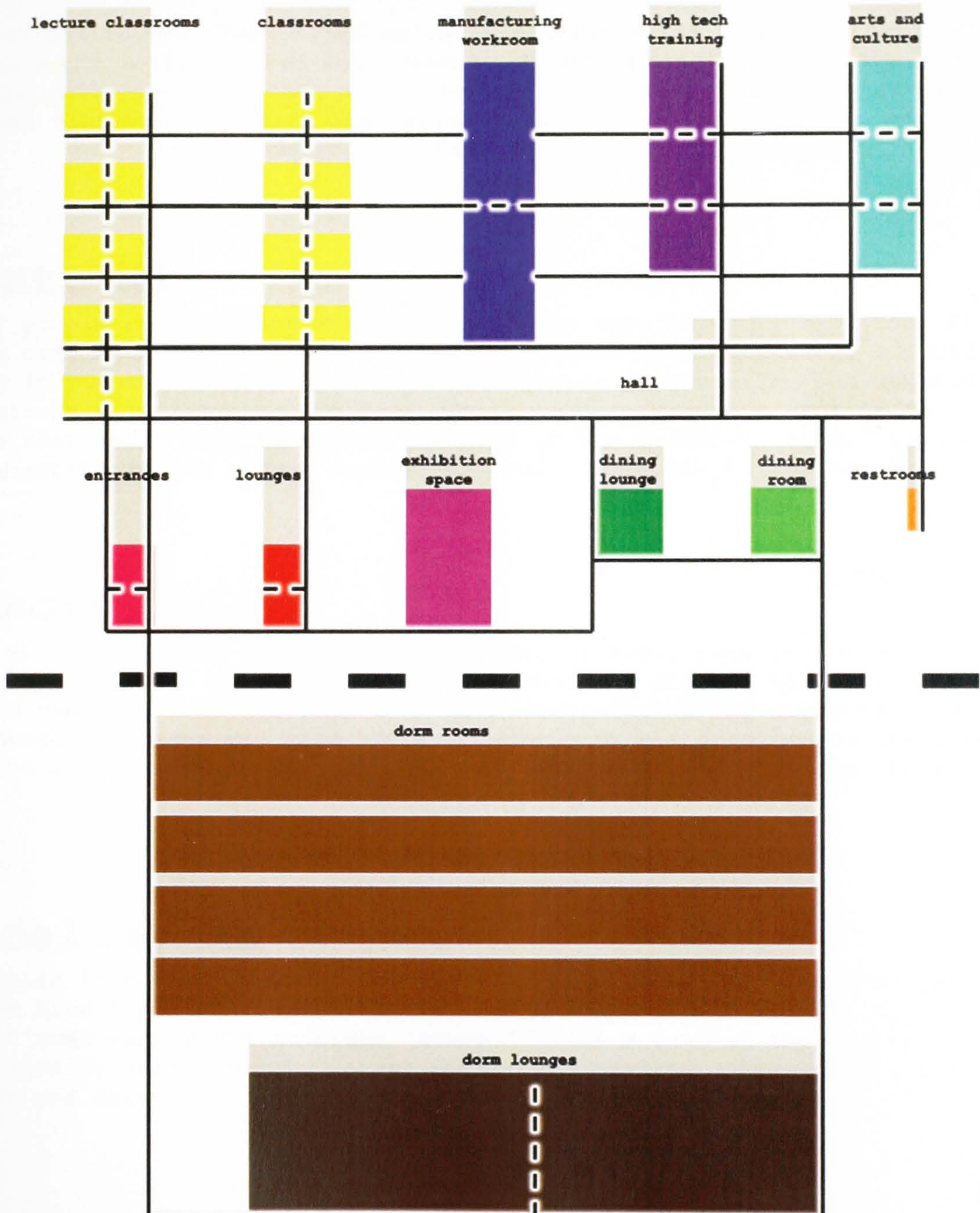
- Take the best aspects of the surrounding areas and combine them into a structure that will tie the community together.
- Have the institution 'piggy-back' on a preexisting piece of culture.
- Give the area an identity [in culture] through its pride in the institution.
- Become a key in the area economy, being a stable civic landmark.
- Attract persons from outside areas to interact with the local residents through the offerings of the institution.
- Be primarily dedicated to education.
- Educate outsiders about the urban condition and at the same time, give the locals a chance to receive a free education alongside.
- The attendees of the institution should be educated in the urban condition like no generation before.
- Serve as a place where culture, and a generation open to new experiences, meet ready to learn new ideas and treat old issues in a new way.
- Tie a younger generation to urbanity through culture.

Project Program-Quantitative Summary

450 students

	room type	quantity	size per room	net sq. ft.	factor	gross sq. ft.	
<u>Small Community and Urban Design Institute</u>							
Civic Leadership Department							
the new economy-info., knowledge, and tech	lecture classro	2 @	30x30	1,800	X 1.3	2,340	
immigration and entrepreneurship	lecture classro	2 @	30x30	1,800	X 1.3	2,340	
large industries in the small community	lecture classro	2 @	30x30	1,800	X 1.3	2,340	
small business development	lecture classro	2 @	30x30	1,800	X 1.3	2,340	
small community redevelopment	lecture classro	2 @	30x30	1,800	X 1.3	2,340	
						11,700	
Culture and Education Department							
local cultural and institutional developme	classroom	2 @	30x30	1,800	X 1.3	2,340	
economics of community development	classroom	2 @	30x30	1,800	X 1.3	2,340	
regional marketing development	classroom	2 @	30x30	1,800	X 1.3	2,340	
regional government collaboration	classroom	2 @	30x30	1,800	X 1.3	2,340	
						9,360	
						40,430	TOTAL
<u>Vocational and Job Training Building</u>							
manufacturing	workroom	2 @	100x50	10,000	X 1.4	14,000	
arts and culture	studio/classroc	3 @	50x50	7,500	X 1.4	10,500	
high-tech	technology room	3 @	50x50	7,500	X 1.4	10,500	
						35,000	TOTAL
<u>Ancillary Building</u>							
restrooms		3 @	10x10	300	X 1.3	390	
lounges		2 @	30x30	1,800	X 1.3	2,340	
entranceways		2 @	30x30	1,800	X 1.3	2,340	
exhibition space		1 @	60x100	6,000	X 1.3	7,800	
dining room		1 @	50x50	2,500	X 1.3	3,250	
dining lounge		1 @	50x50	2,500	X 1.3	3,250	
						19,370	TOTAL
<u>Dormitory Building</u>							
studio rooms		150 @	15x20	45,000	X 1.2	54,000	
lounge spaces (ancillary spaces)		2 @	50x100	10,000	X 1.2	12,000	
						66,000	TOTAL
<u>Administration Building</u>							
offices		10 @	14.5x14.	2,143	X 1.4	3,000	
ancillary functions					X 1.4	2,000	
						5,000	TOTAL

Project Program-Adjacencies



Site-early choices

Decisions to use these sites as early choices arise from the thesis statements and early program requirements of attempting to locate my institution in a community that is in decline. All three of these alternatives have similar poor crime statistics, are an area that has been neglected and abandoned, and is trending towards decline.

Flint, MI

Many people in Southeast Michigan (and even many beyond), know that Flint is a city in steep decline. I choose a site in this city where I would be able to combine already existing institutions of education and downtown functions as a resource. My goal was to help to create a program for this site that would help to revive the edge of the downtown as well as the neighborhoods and vacant industrial areas (slightly to the north).

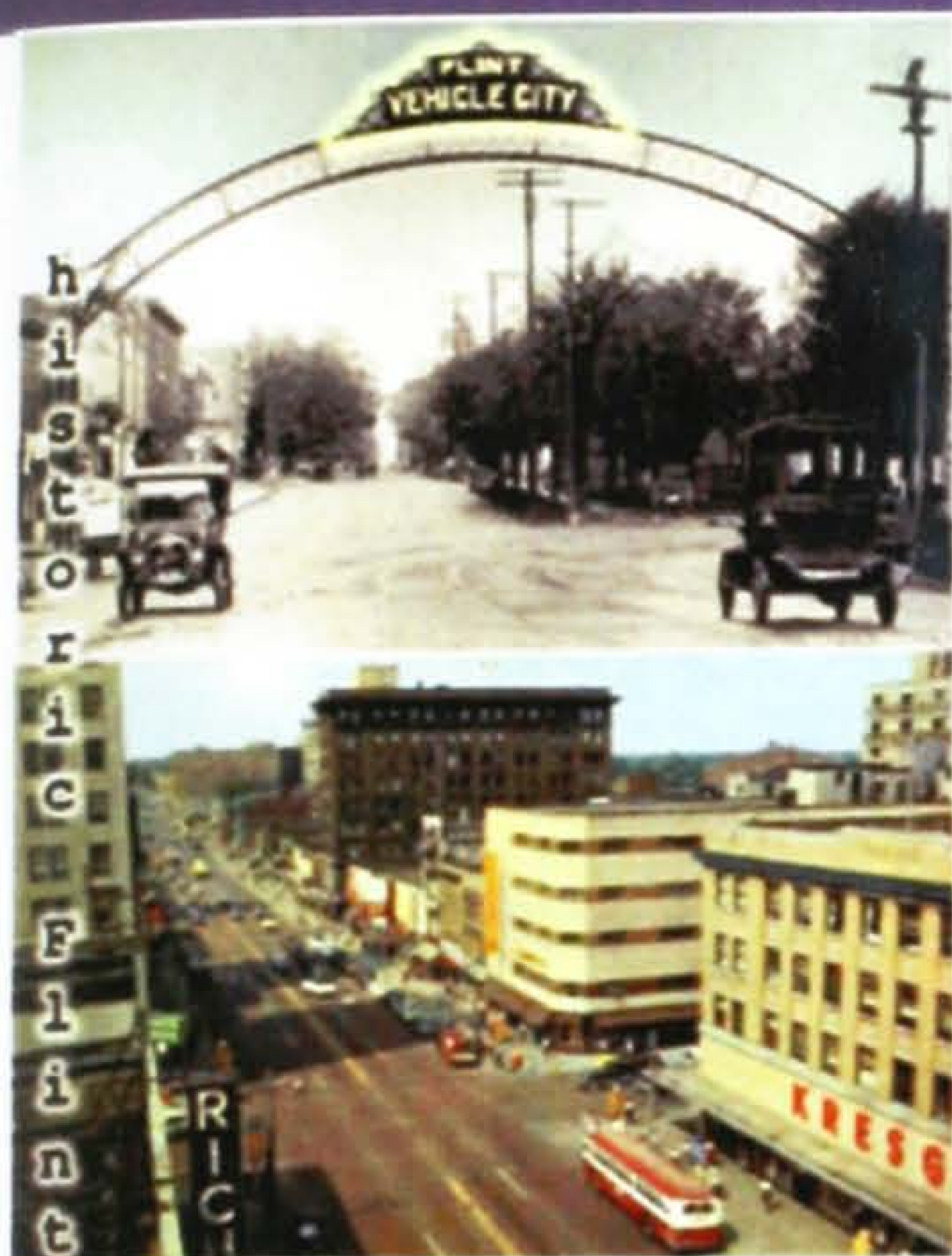
Detroit, MI

The site in Detroit is located along Gratiot Ave., just to the east of downtown Detroit. My goal here, was to choose a site in the city that could tap into existing pieces of culture to revive the surrounding areas. Although this area may need help, it does have the preexisting institution of the Eastern Market district located immediately accross the street.

Vandalia, MI

Vandalia is a small town in Southwest Michigan located along M-60 between Three Rivers and Cassopolis. It is a rural town of 450 people. Although it isn't what many might consider 'urban,' it is a town on the decline, and has similar unemployment, vacant homes, and poverty statistics to both Flint and Detroit.

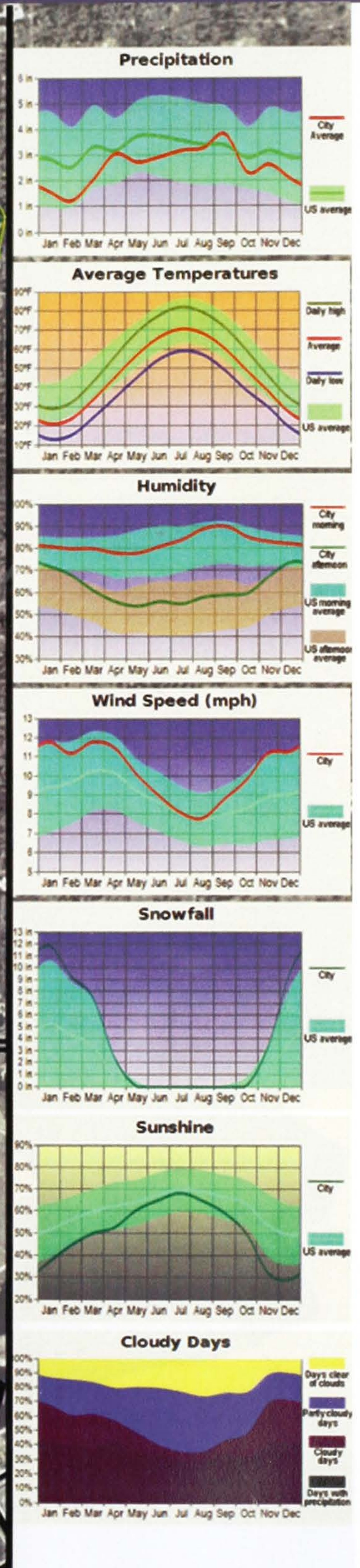
Site-early choices



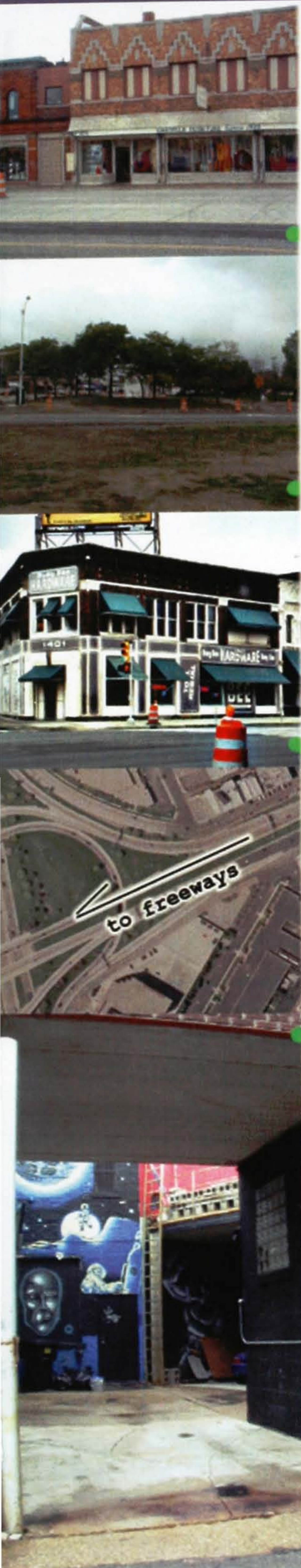
site view looking south



Site-early choices



Site-early choices



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Site-early choices

Detroit, Michigan

Latitude: 42.19 N, Longitude: 83.00 W
Area codes: 313, 616, 734
Population (year 2000): 331,700, Est. Population in July 2002: 325,051 (1-2.3% change)
Males: 165,319 (47.1%), Females: 166,382 (52.9%)
Elevation: 600 feet
Country: Wayne
Land area: 118.8 square miles
Zip codes: 48201, 48202, 48203, 48204, 48205, 48206, 48207, 48208, 48209, 48210, 48211, 48212, 48213, 48214, 48215, 48216, 48217, 48218, 48219, 48220, 48221, 48222, 48223, 48224, 48225, 48226, 48227, 48228, 48229, 48230, 48231, 48232.
Median resident age: 36.0 years
Median household income: \$20,528 (year 2000)
Median house value: \$53,600 (year 2000)

Races in Detroit

Black (9.1%)
White Non-Hispanic (10.5%)
Hispanic (5.0%)
Other race (2.5%)
Two or more races (2.3%)
American Indian (0.9%)
Ancestry: Polish (2.0%), German (2.8%), Sub-Saharan African (0.8%), Irish (0.8%), United States (0.2%)

For population 25 years and over in Detroit

High school or higher: 69.65
Bachelor's degree or higher: 81.08
Graduate or professional degree: 82.8
Unemployed: 13.86
Mean travel time to work: 24.4 minutes

for population 15 years and over in Detroit city

Sever married: 35.6
Nonmarried: 35.6
Married: 6.0
Widowed: 6.0
Divorced: 32.9
6.0 Foreign born (20.1 Latin America, 1.4 Asia, 0.4 Europe)

Single-family newhouse construction building permits

33375	92	Buildings	Average	Cost	\$231,700
33376	93	Buildings	Average	Cost	\$231,700
33377	94	Buildings	Average	Cost	\$231,700
33378	95	Buildings	Average	Cost	\$231,700
33379	96	Buildings	Average	Cost	\$231,700
33380	97	Buildings	Average	Cost	\$231,700
33381	98	Buildings	Average	Cost	\$231,700
33382	99	Buildings	Average	Cost	\$231,700
33383	100	Buildings	Average	Cost	\$231,700

Industries providing employment

Educational, health and social services (20.9%)
Manufacturing (10.6%)

Crime in Detroit (2002)

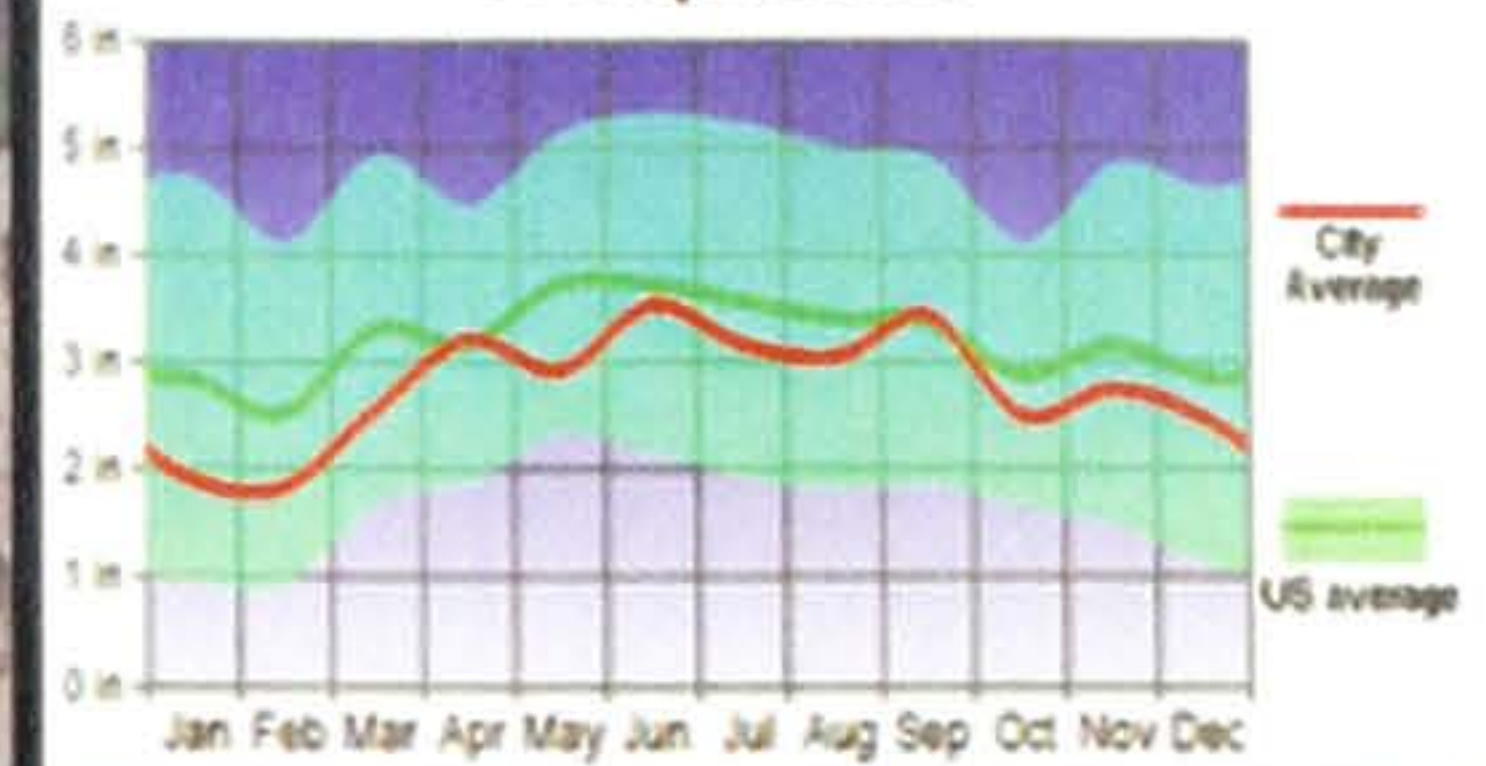
492 murders (4.4 per 100,000)
104 rape (1.1 per 100,000)
6,288 robberies (5.5 per 100,000)
22,542 assaults (19.6 per 100,000)
14,159 burglaries (12.4 per 100,000)
58,439 larceny-thefts (50.8 per 100,000)
23,857 auto-thefts (20.6 per 100,000)
City-data.com crime index = 553.5 (higher means more crime, US average = 330.6)

Main business address for: COMPANY: CORP (SERVICES-REPAIRED SOFTWARE); DETROIT EDISON SECURITIZATION FUNDING INC (ASSET-BACKED SECURITIES); CONECTICA INC (NATURAL COMMERCIAL BANKS); MICHIGAN CONDENSATED GAS CO (NATURAL GAS DISTRIBUTION); GENERAL MOTORS CORP (MOTOR VEHICLES & PASSENGER CAR BOODIES); JACO PHARMACEUTICAL LABORATORIES INC (PHARMACEUTICAL PREPARATIONS); GENERAL MOTORS ASSURANCE CORP (FINANCE); CATALYTIC INC (SERVICES-COMPUTER PROGRAMMING SERVICES) and 3 other public companies.

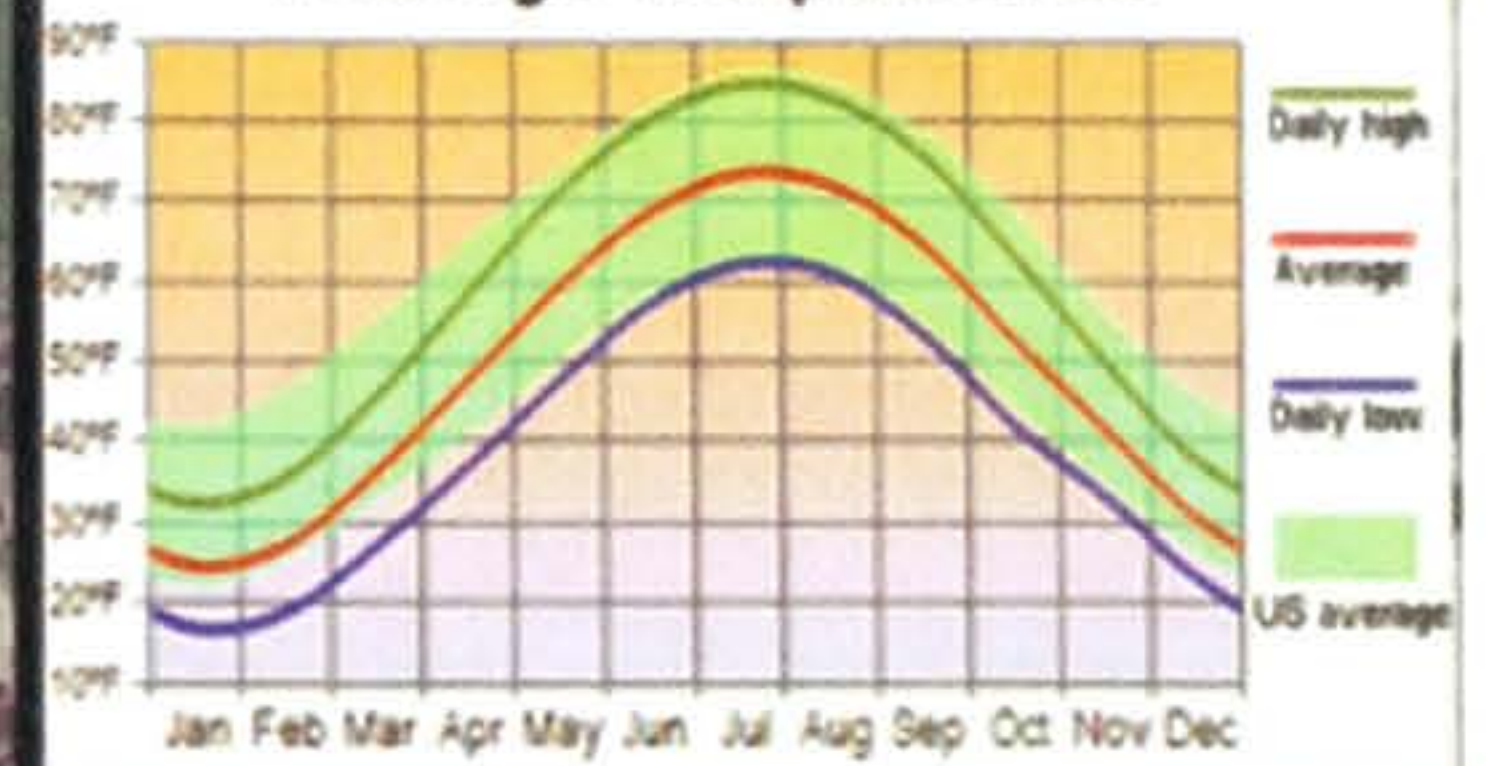
Detroit compared to Michigan state average:

Median house value below state average.
Unemployed percentage above state average.
Black race population percentage significantly above state average.
Hispanic race population percentage above state average.
Median age below state average.
Foreign born population percentage significantly above state average.
Percentage of population with a bachelor's degree or higher significantly below state average.
Population density above state average for cities.

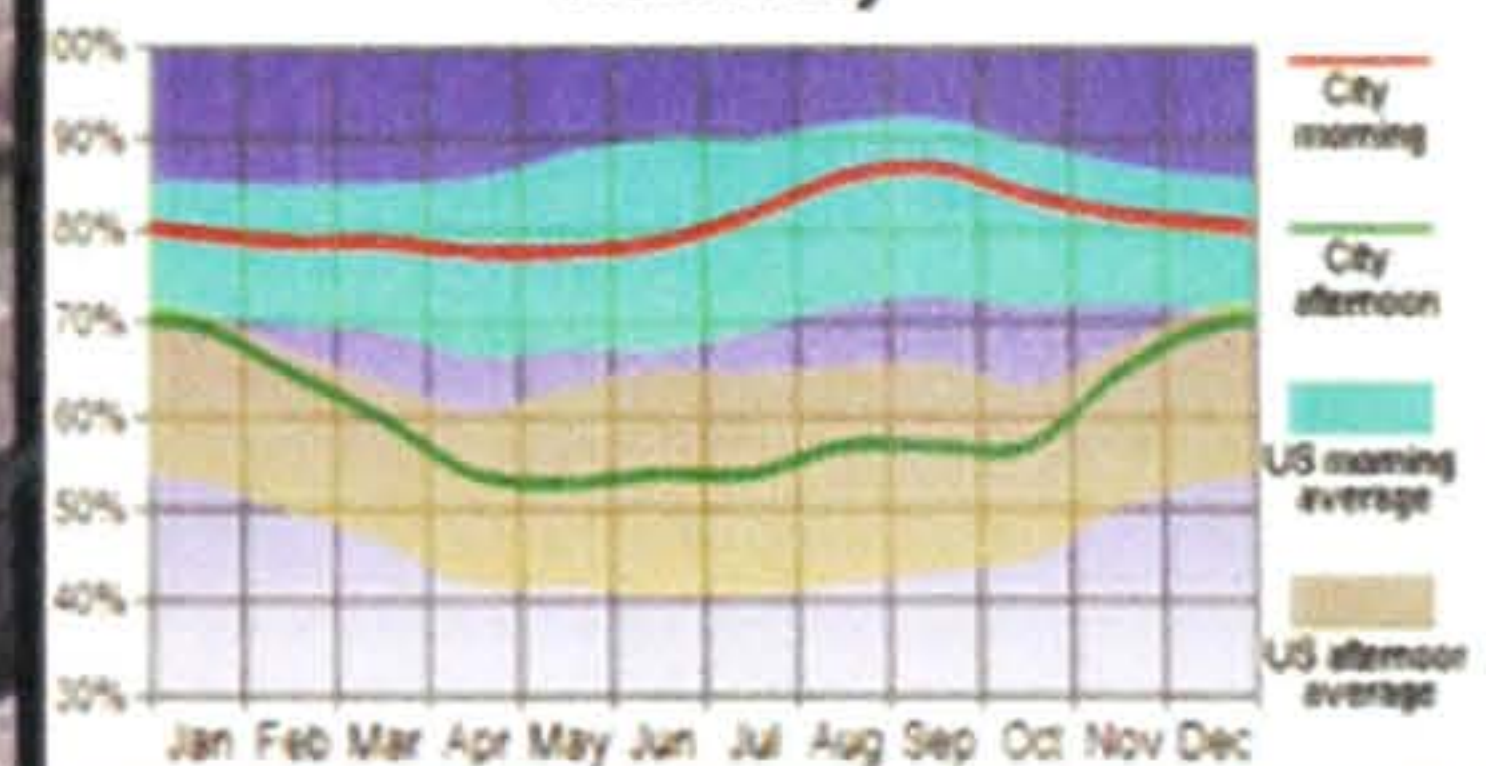
Precipitation



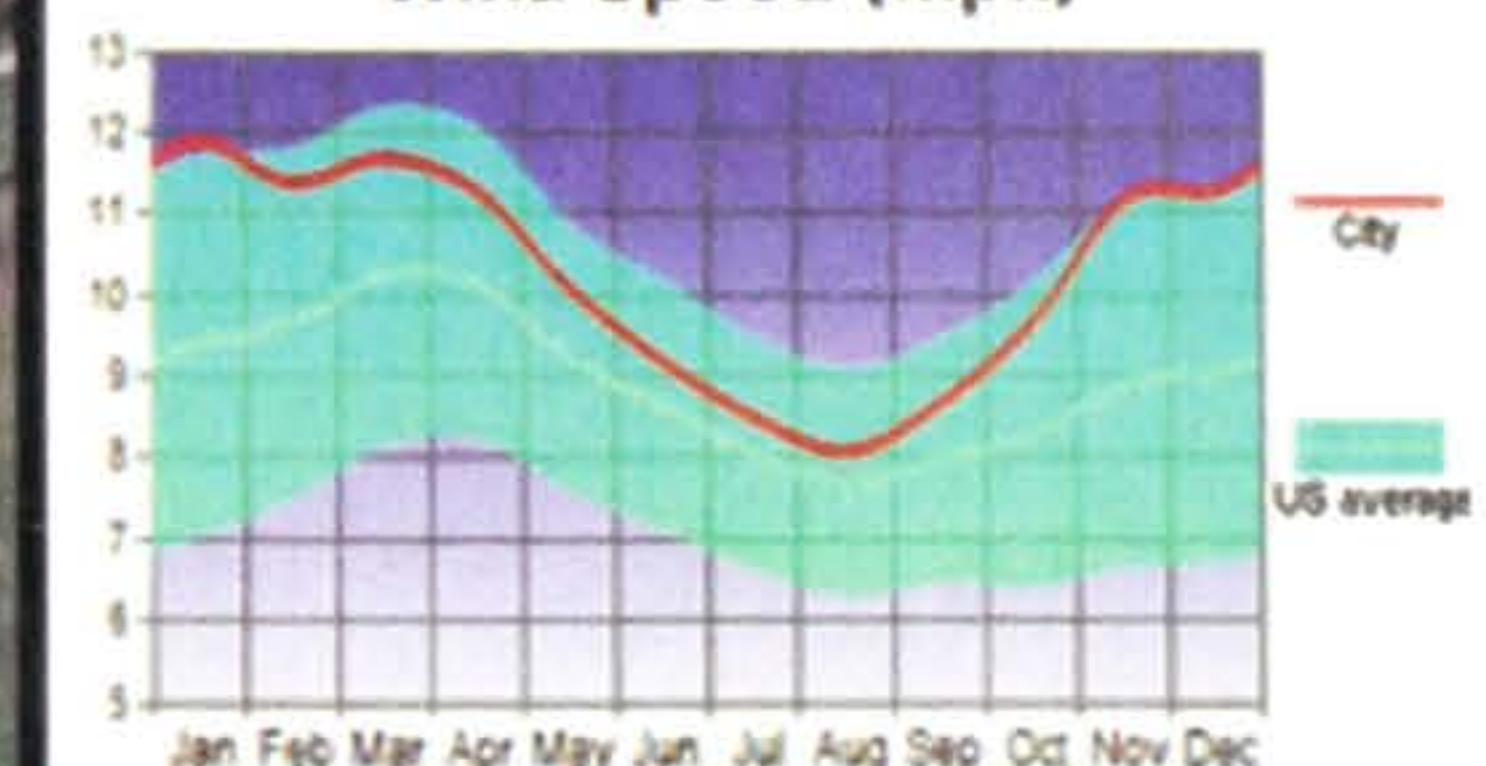
Average Temperatures



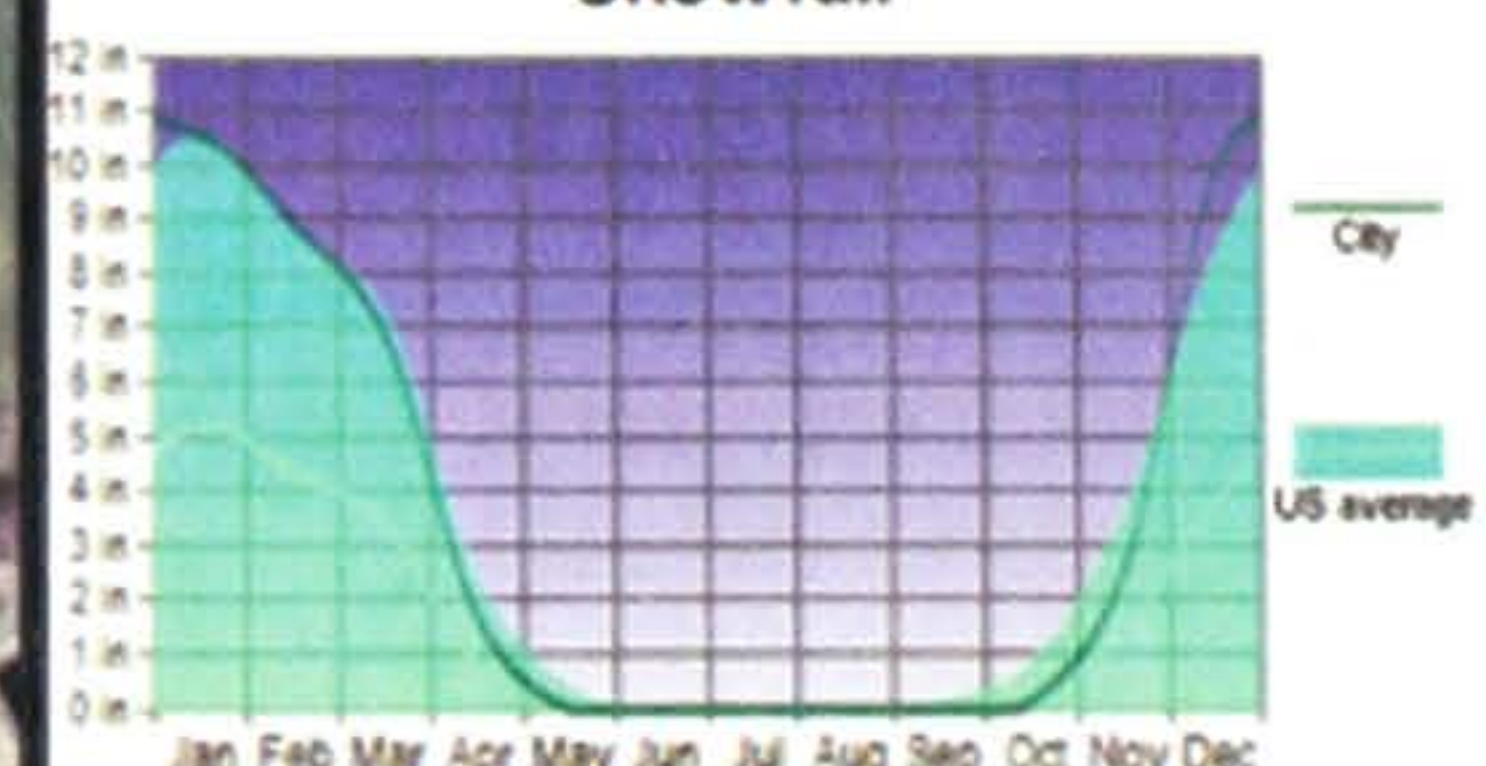
Humidity



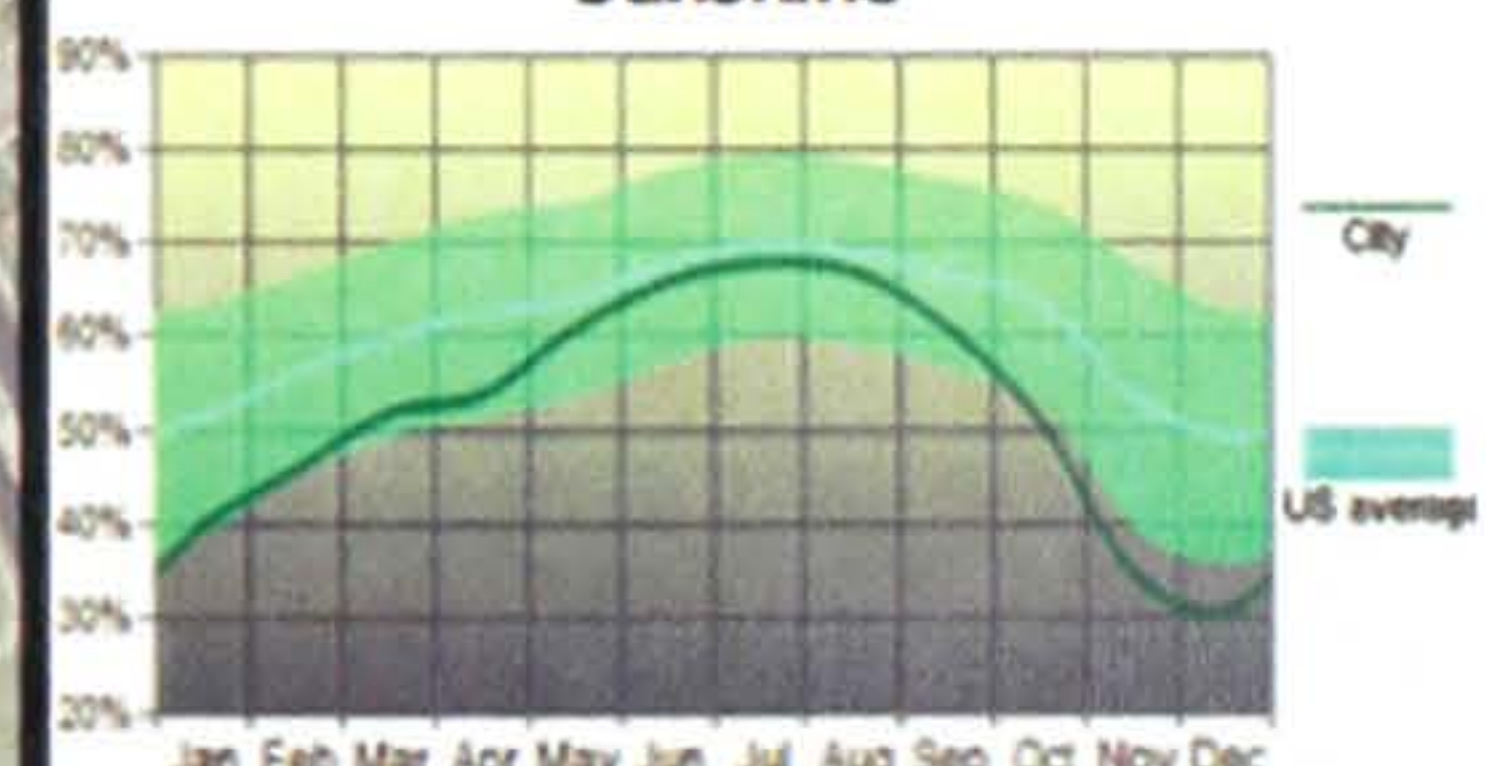
Wind Speed (mph)



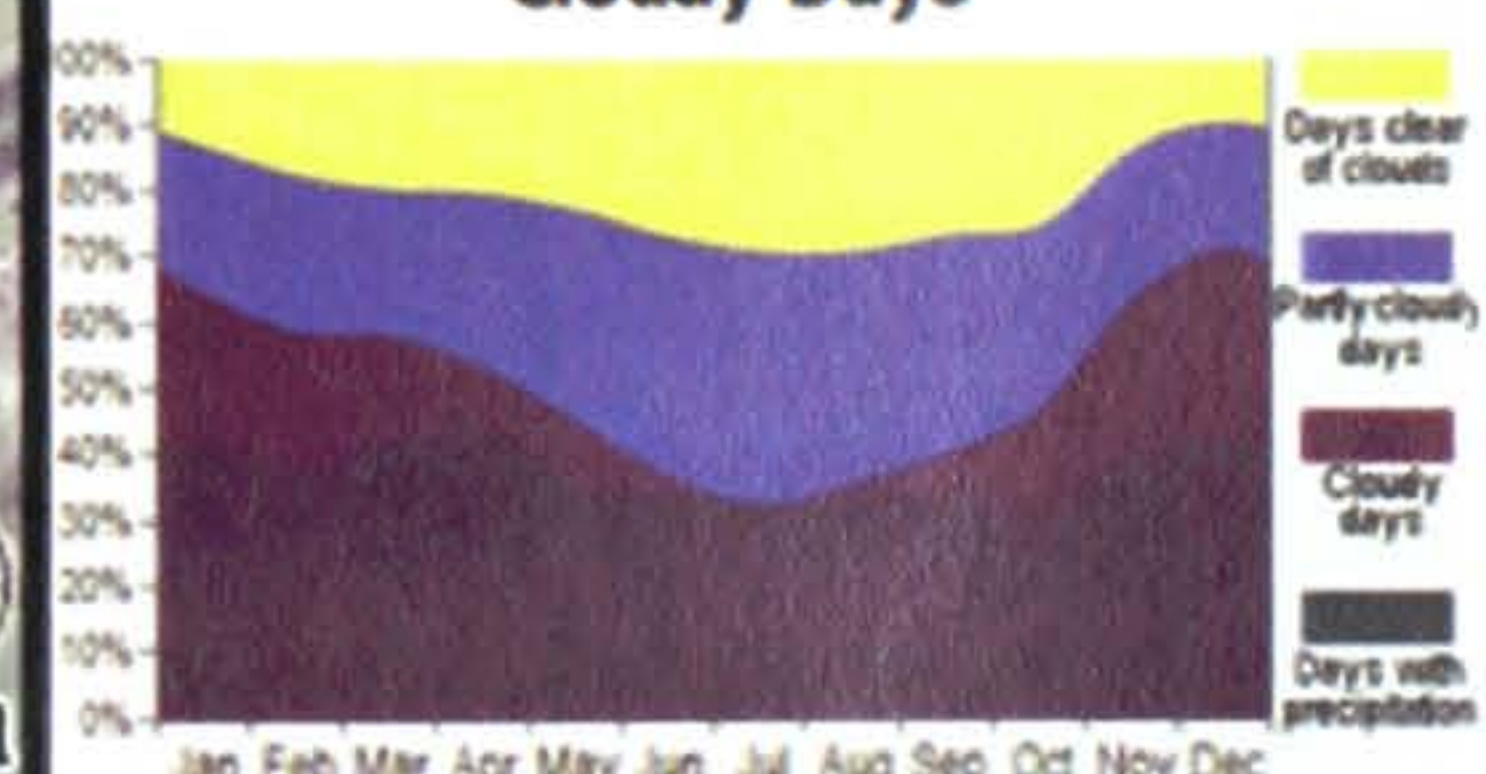
Snowfall



Sunshine



Cloudy Days



view south on Gratiot

Gratiot and Vernor intersection

Figure Ground

Site-early choices



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SITE:
abandoned industrial park

Highway M-60

historic passenger rail line



Site-early choices

Vandalia, Michigan

Latitude: 41.92 N, Longitude: 85.91 W
 Area code: 268
 Population (year 2000): 429, Est. population in July 2002: 420 (-2.1% change)
 Males: 226 (52.7%), Females: 203 (47.3%)
 Elevation: 877 feet
 County: Cass
 Land area: 1.0 square miles
 Zip code: 49055

Median resident age: 25.8 years
 Median household income: \$30,417 (year 2000)
 Median house value: \$50,760 (year 2000)

Races in Vandalia:

Black (47.6%)
 White Non-Hispanic (36.1%)
 Other Asian (6.1%)
 Two or more races (5.4%)
 Hispanic (2.6%)
 American Indian (2.6%)
 Japanese (1.4%)
 Other race (1.2%)
 Asian Indian (0.9%)
 Ancestries: German (4.4%), English (2.3%), Polish (2.3%), French (2.1%), United States (2.1%), Sub-Saharan African (1.2%)

For population 25 years and over in Vandalia

High school or higher: 70.2%
 Bachelor's degree or higher: 3.3%
 Graduate or professional degree: 0.0%
 Unemployed: 13.2%
 Mean travel time to work: 24.3 minutes

For population 15 years and over in Vandalia village

Never married: 33.3%
 Now married: 45.7%
 Separated: 1.0%
 Widowed: 5.5%
 Divorced: 14.4%
 4.0% Foreign born (4.0% Asia)

Industries providing employment:

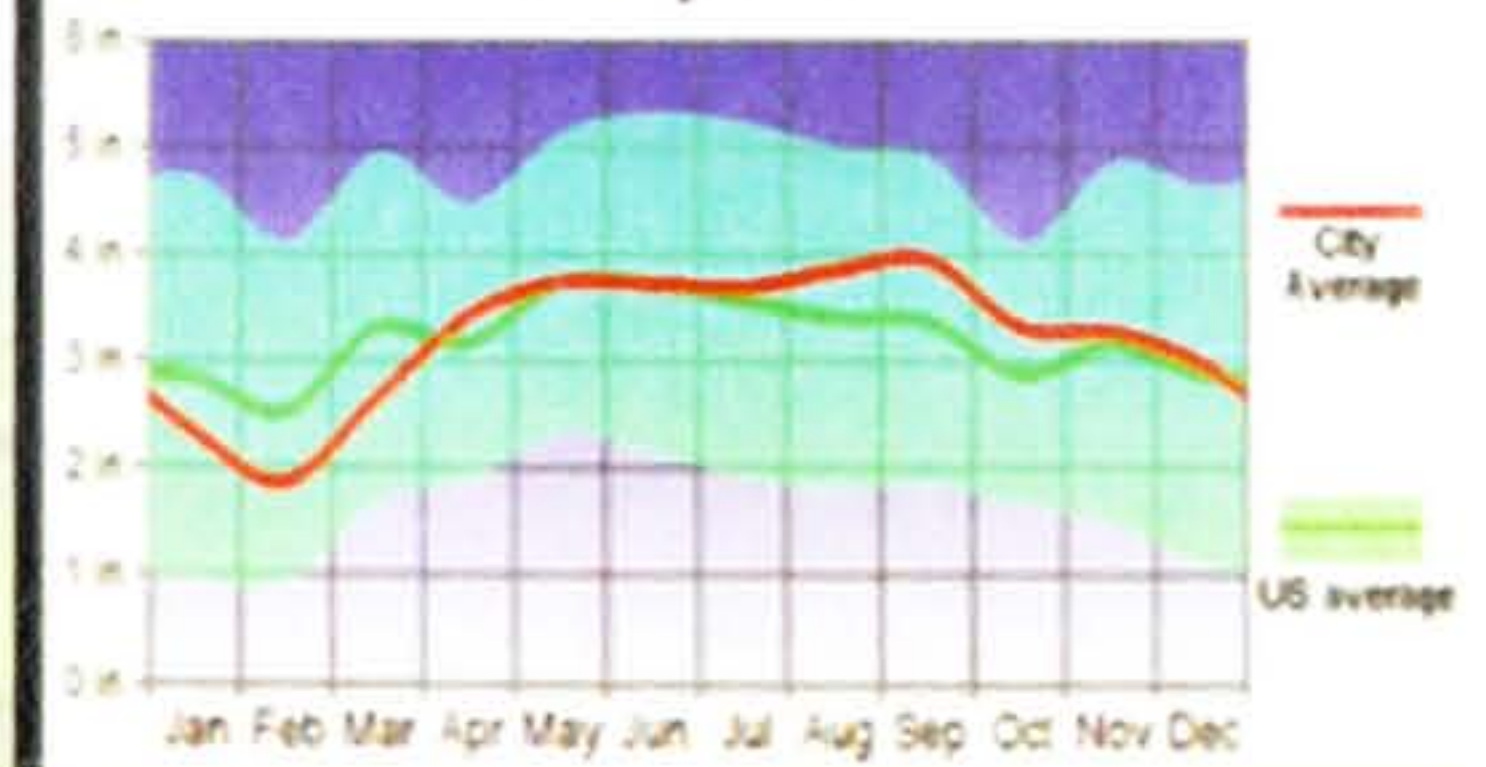
Manufacturing (44.3%)
 Arts, entertainment, recreation, accommodation and food services (13.3%)
 Educational, health and social services (12.7%)

Vandalia compared to Michigan state average:

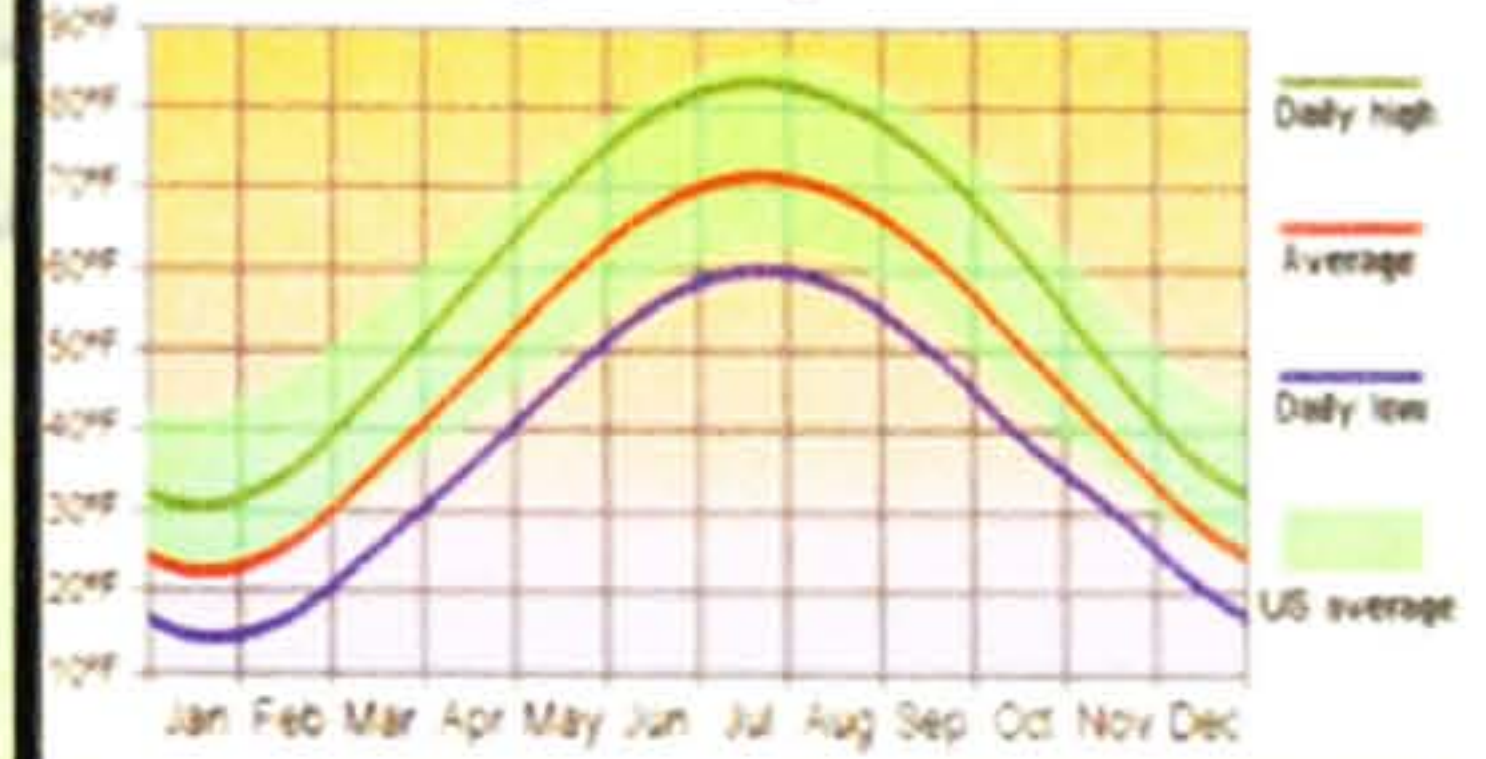
Median house value **below** state average.
 Unemployed percentage **above** state average.
 Black race population percentage **significantly above** state average.
 Median age **significantly below** state average.
 Foreign-born population percentage **above** state average.
 Number of college students **below** state average.
 Percentage of population with a bachelor's degree or higher **significantly below** state average.
 Population density **below** state average for cities.



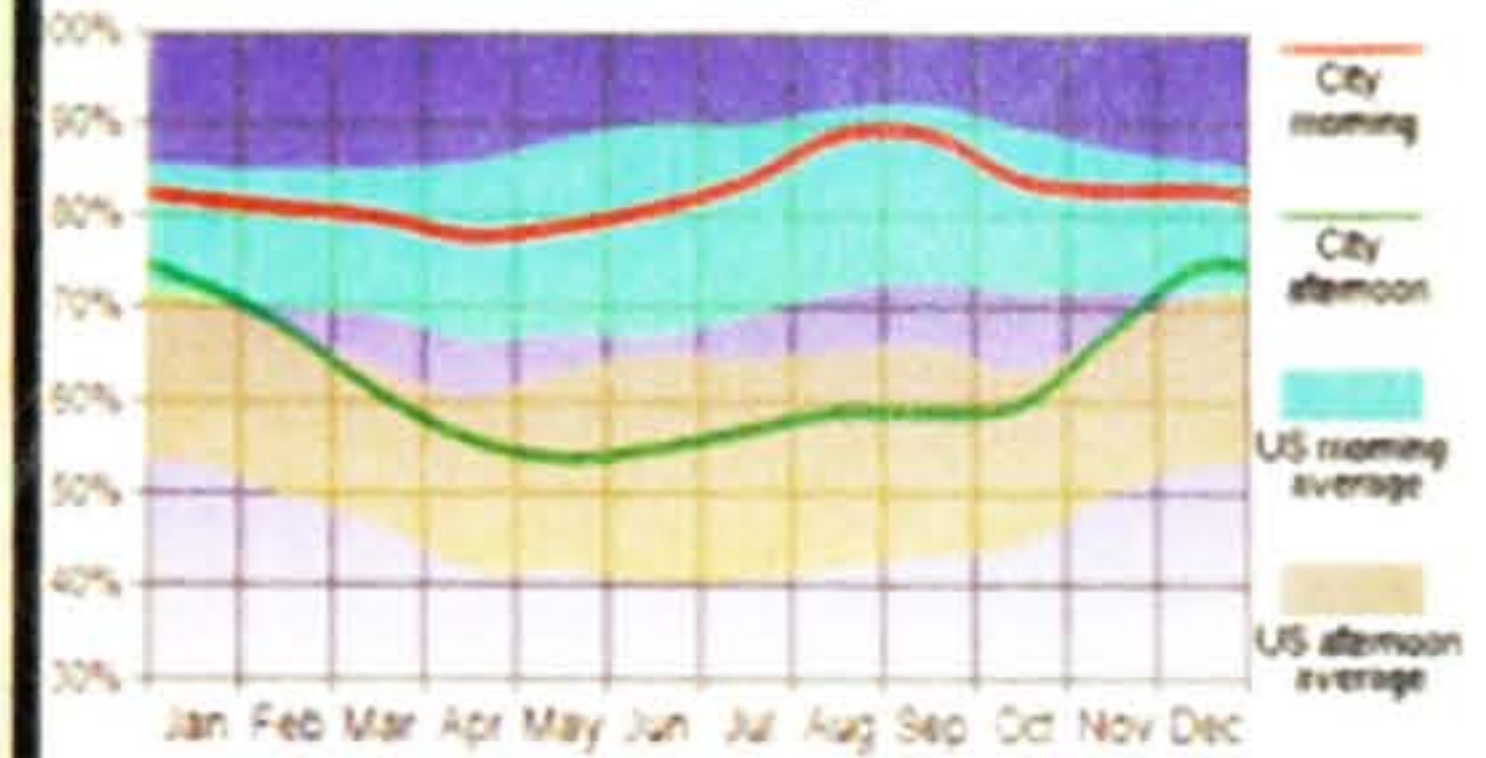
Precipitation



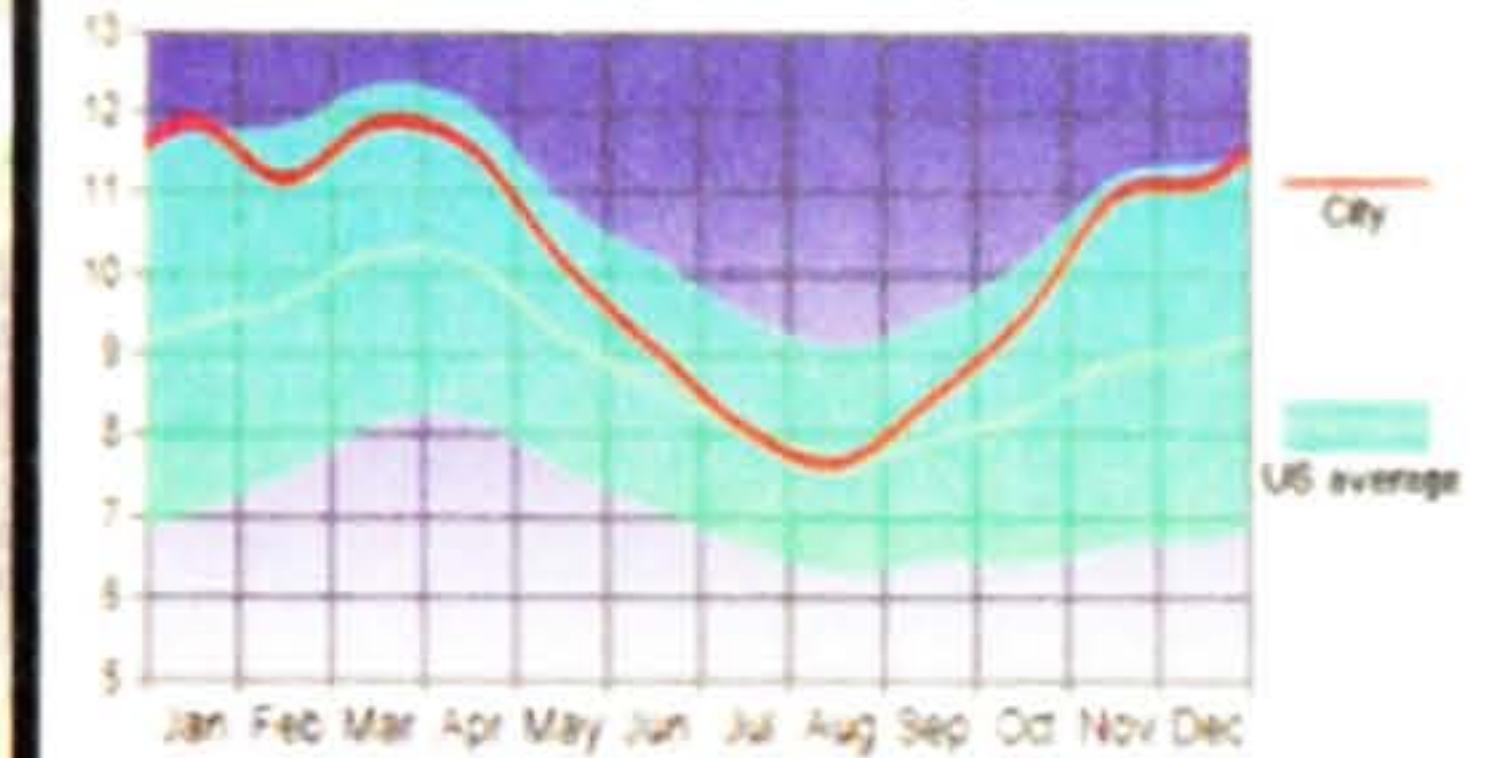
Average Temperatures



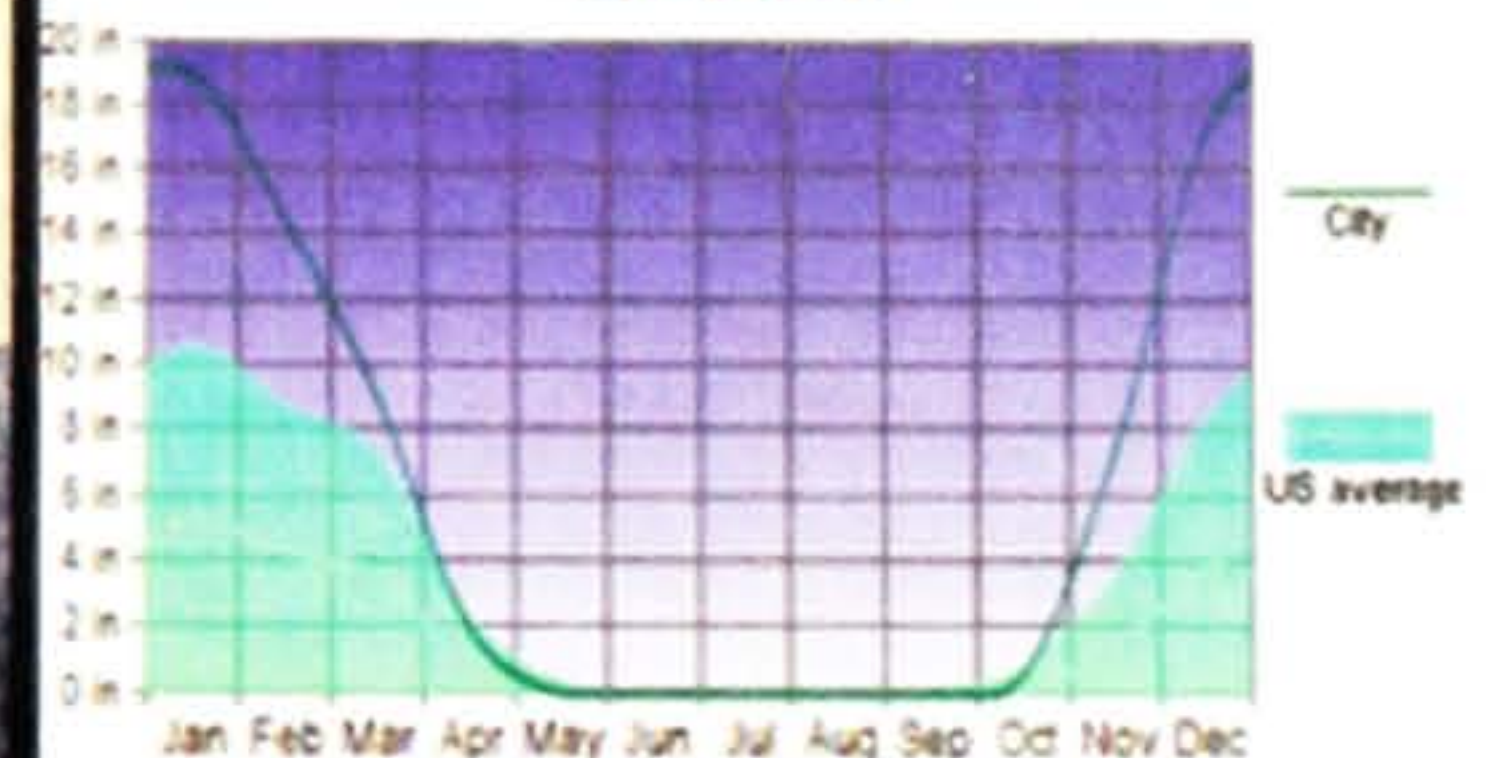
Humidity



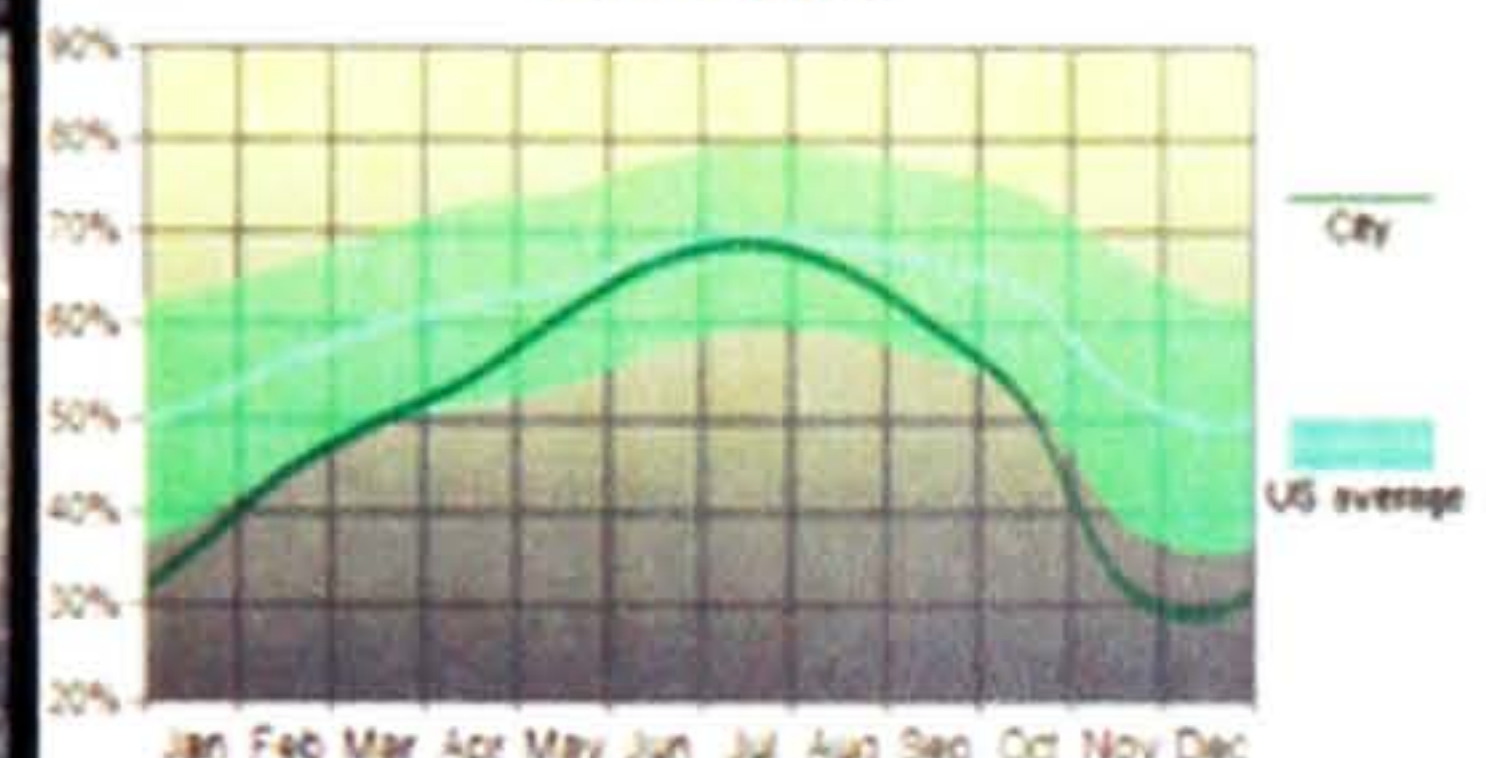
Wind Speed (mph)



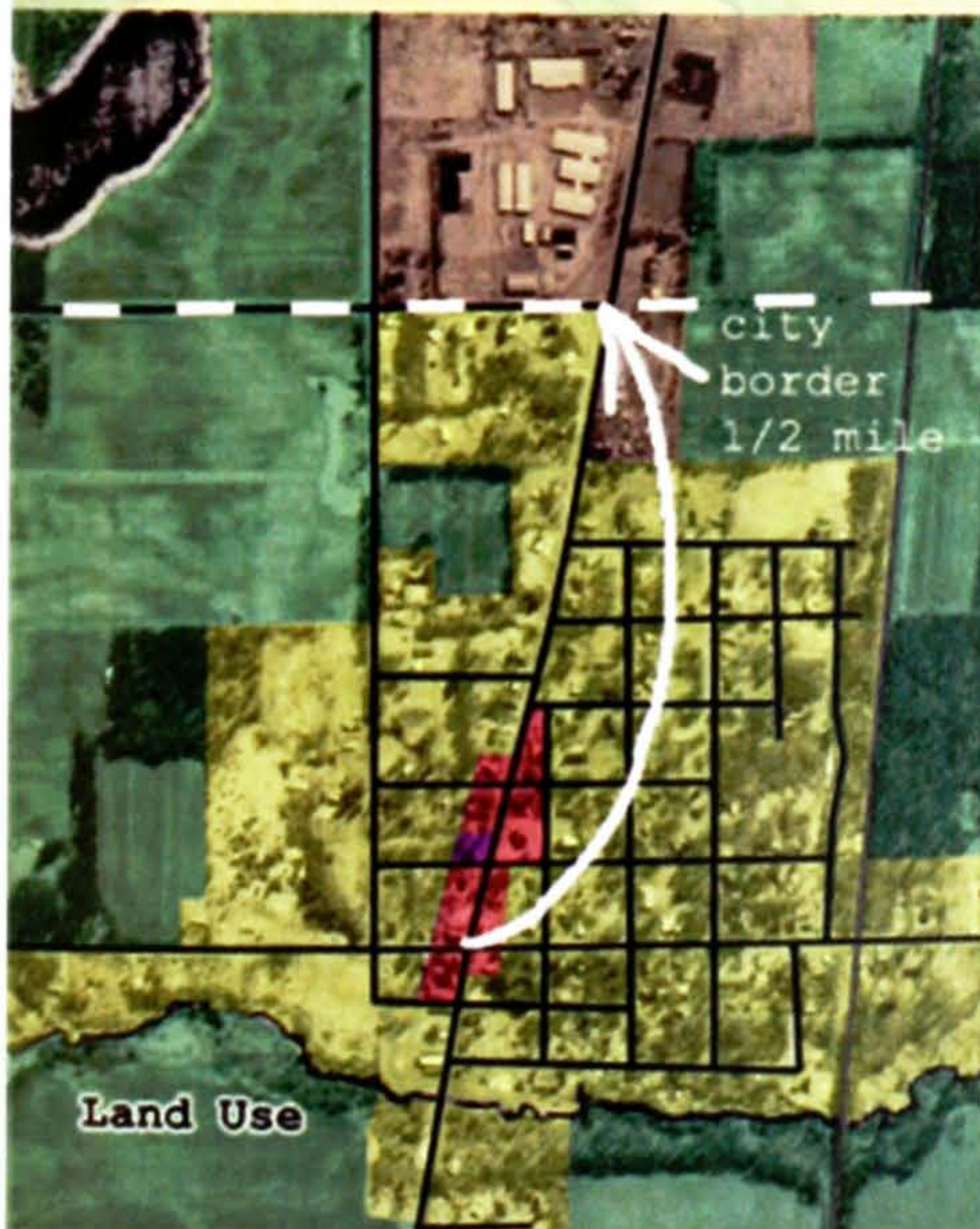
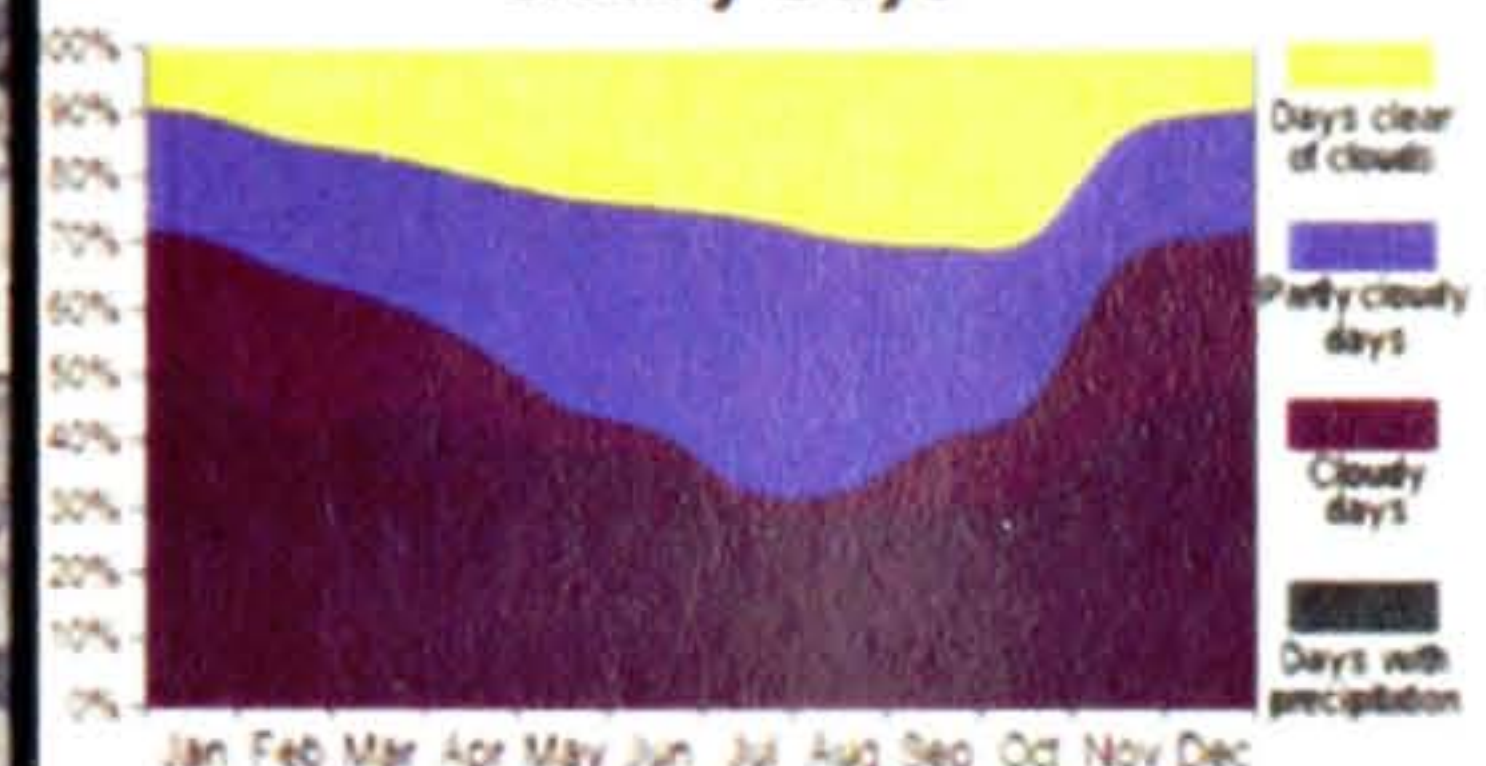
Snowfall



Sunshine



Cloudy Days



Site-final site decision

Vandalia, MI

Why?

This site was ultimately selected of the three because I felt that my program would be able to begin to make an impact to improve an entire small town versus solely a neighborhood in a larger urban city.

Challenges/Opportunities of the site

Being that my institution is likely to be a college, this will have a huge impact on a city with only 450 people. However, this can likewise provide opportunities to create a space for the town; a place where the town can be centered on a primary cultural institution and/or landmark.

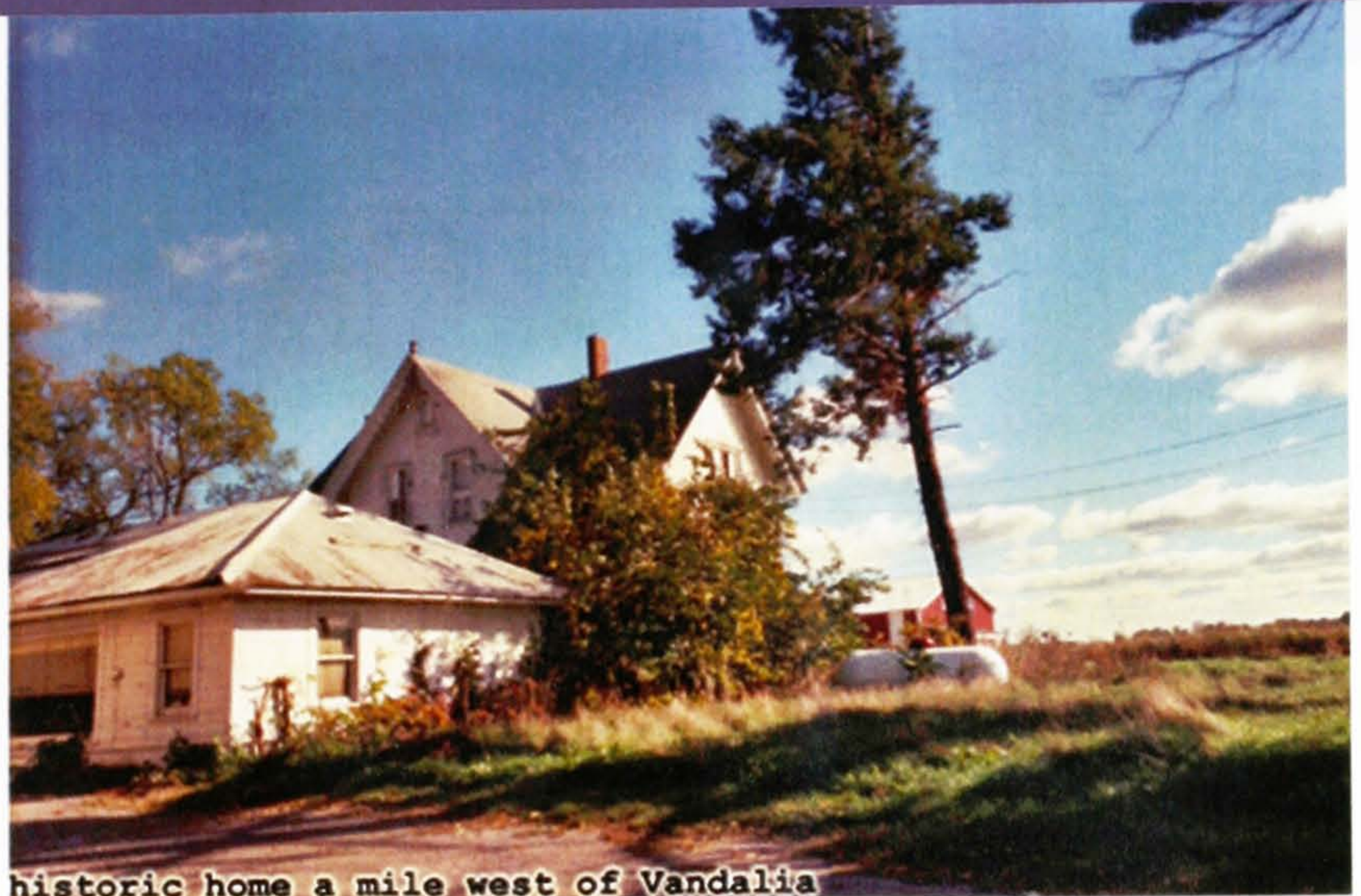
Change of site location in the town

Provided that the above can become true through my project, it is therefore critical that my site location be within the city limits, at the "heart of the city." It will be interesting to study how an entire town can and will be impacted by the moves that I will introduce into it.

Site-Vandalia images



historic town church



historic home a mile west of Vandalia



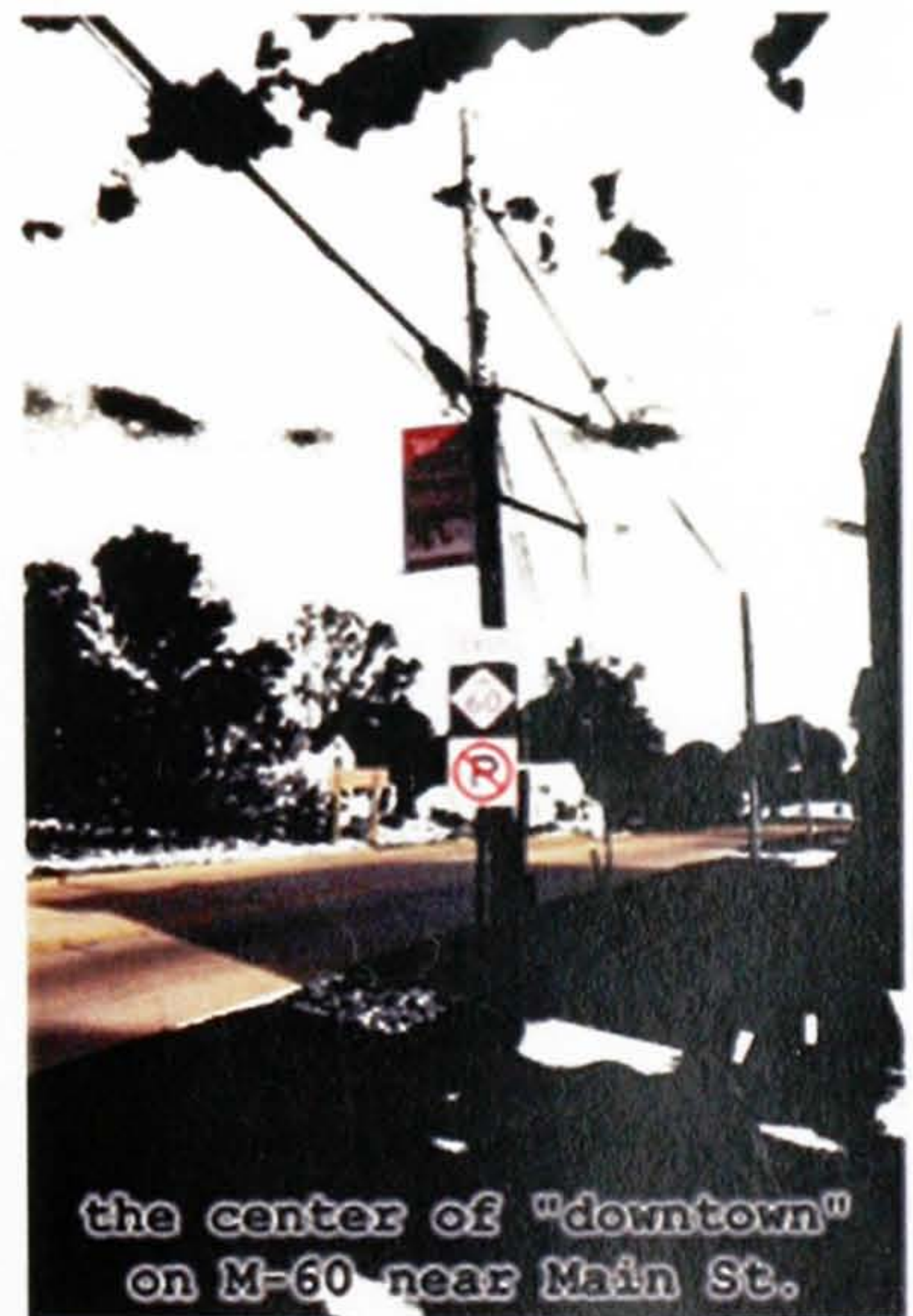
view south on Main St.



farm just west of Vandalia on M-60



looking west through "downtown" on M-60



the center of "downtown" on M-60 near Main St.

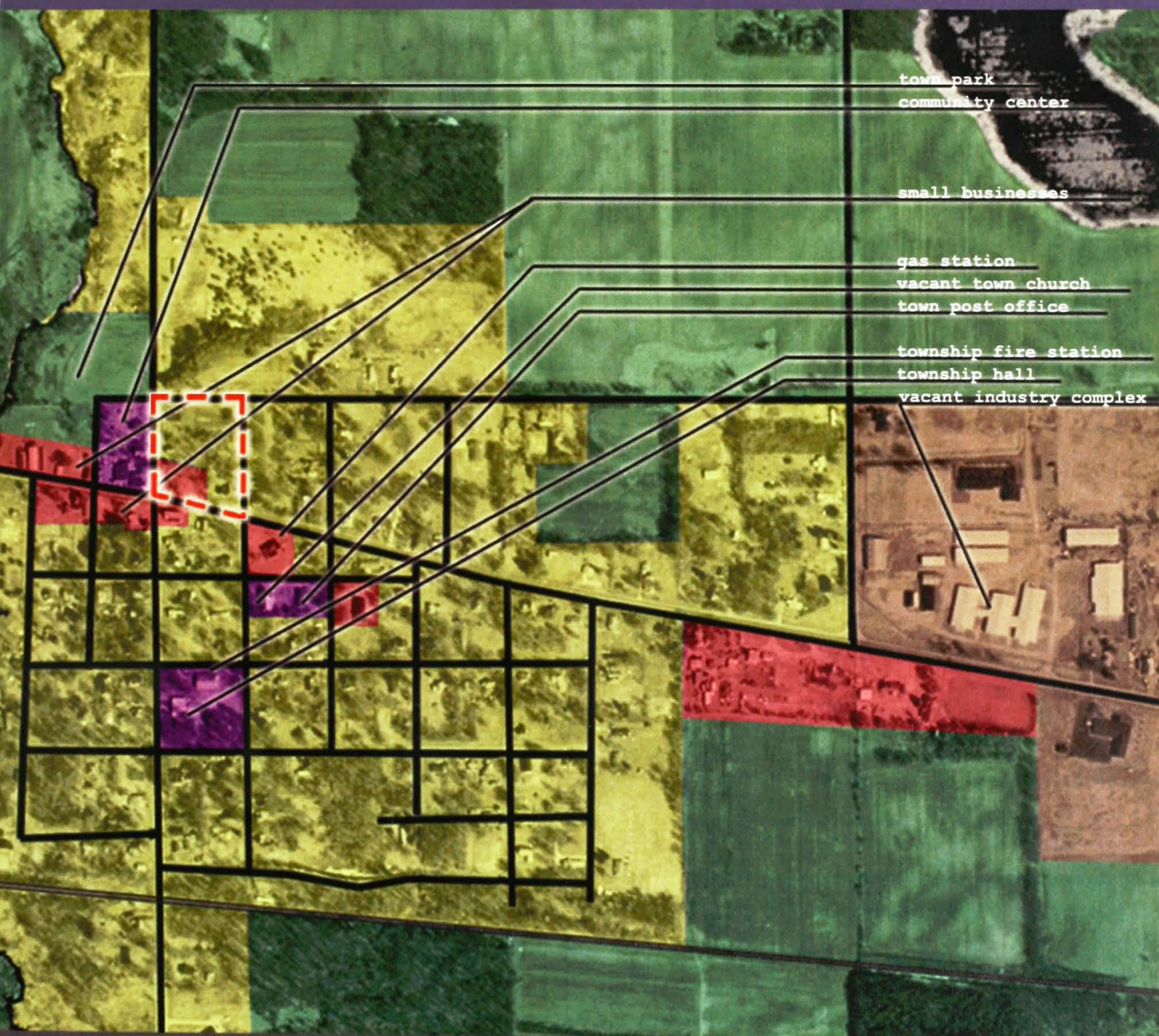
Site-Vandalia



Site-Vandalia



Site-Vandalia-existing land use



parks/farm/open space

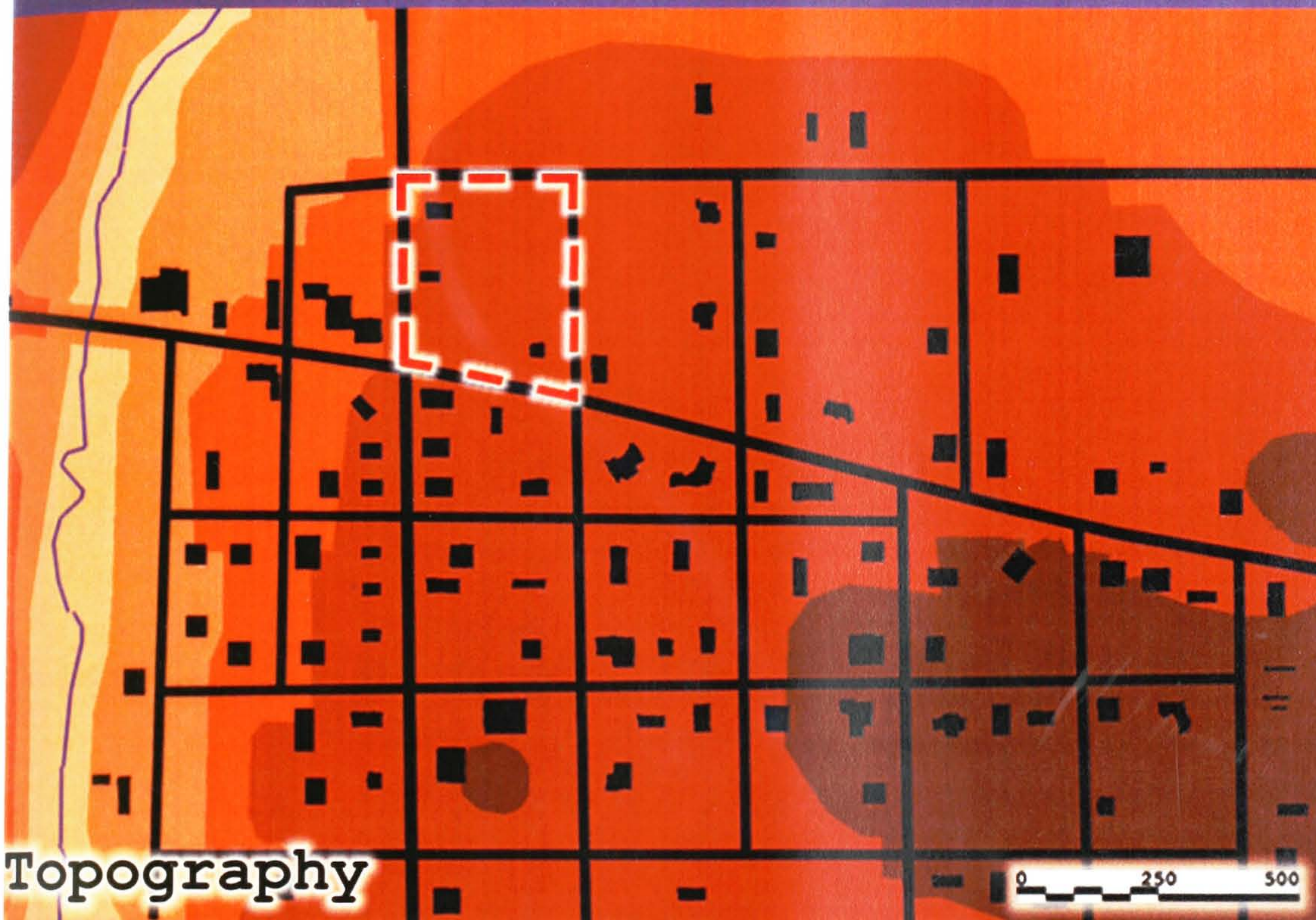
residential land

commercial businesses

institutional functions

industrial uses

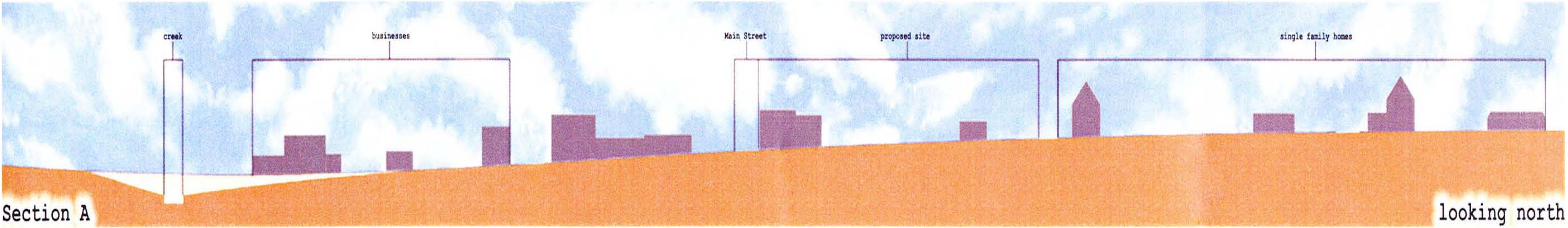
Site-Vandalia



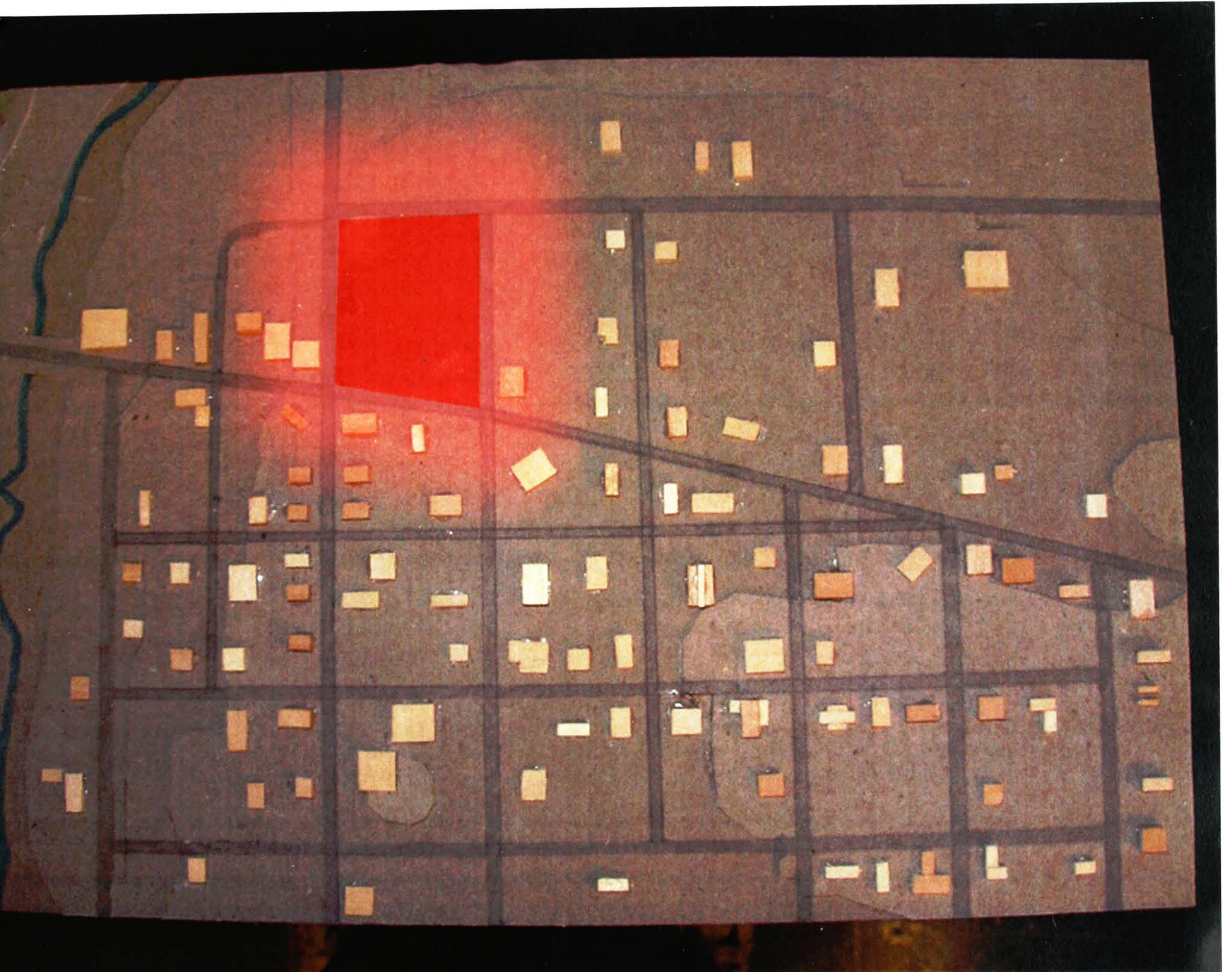
Site-Vandalia-existing figure ground



Site-Vandalia

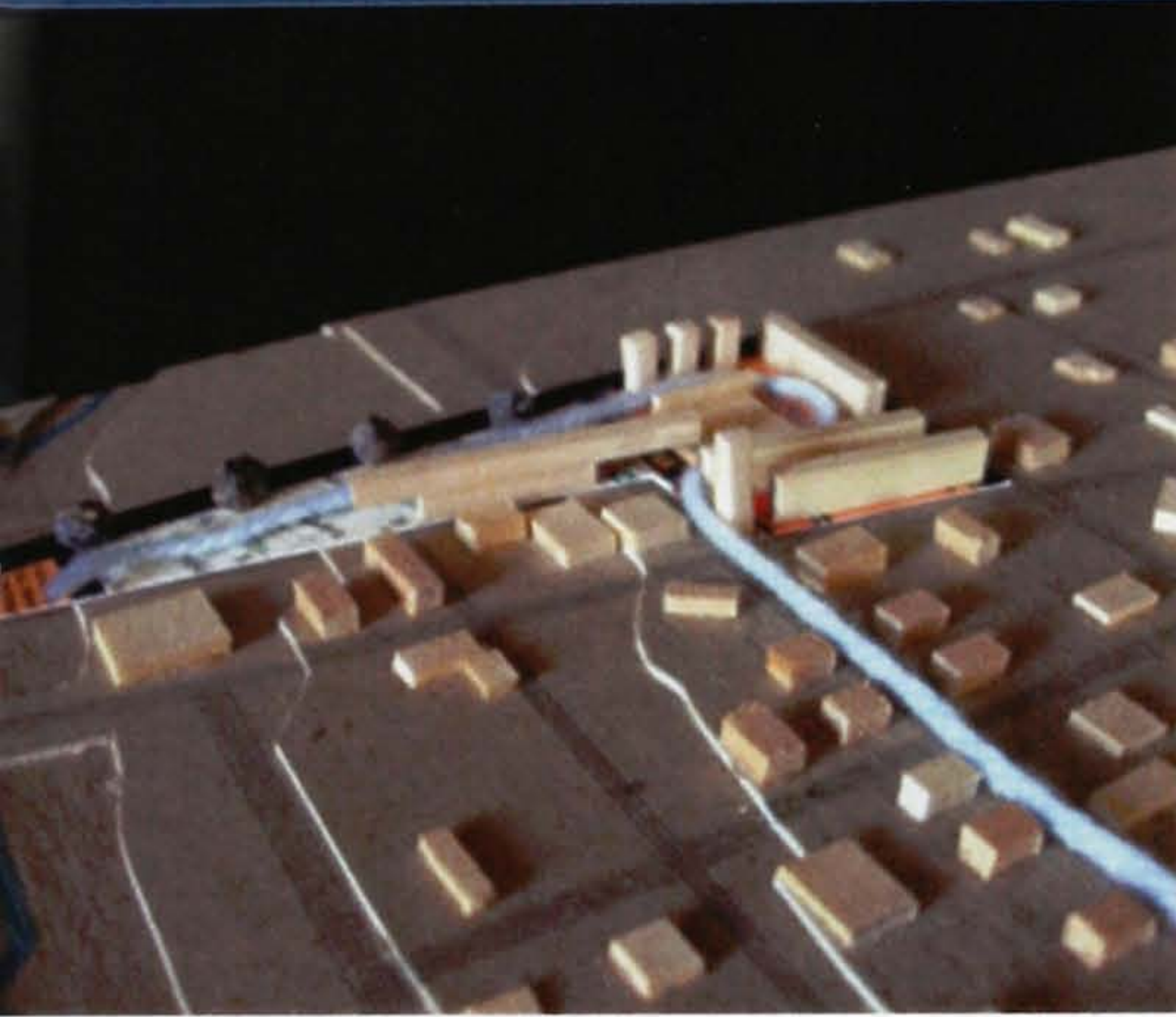


Charette-site

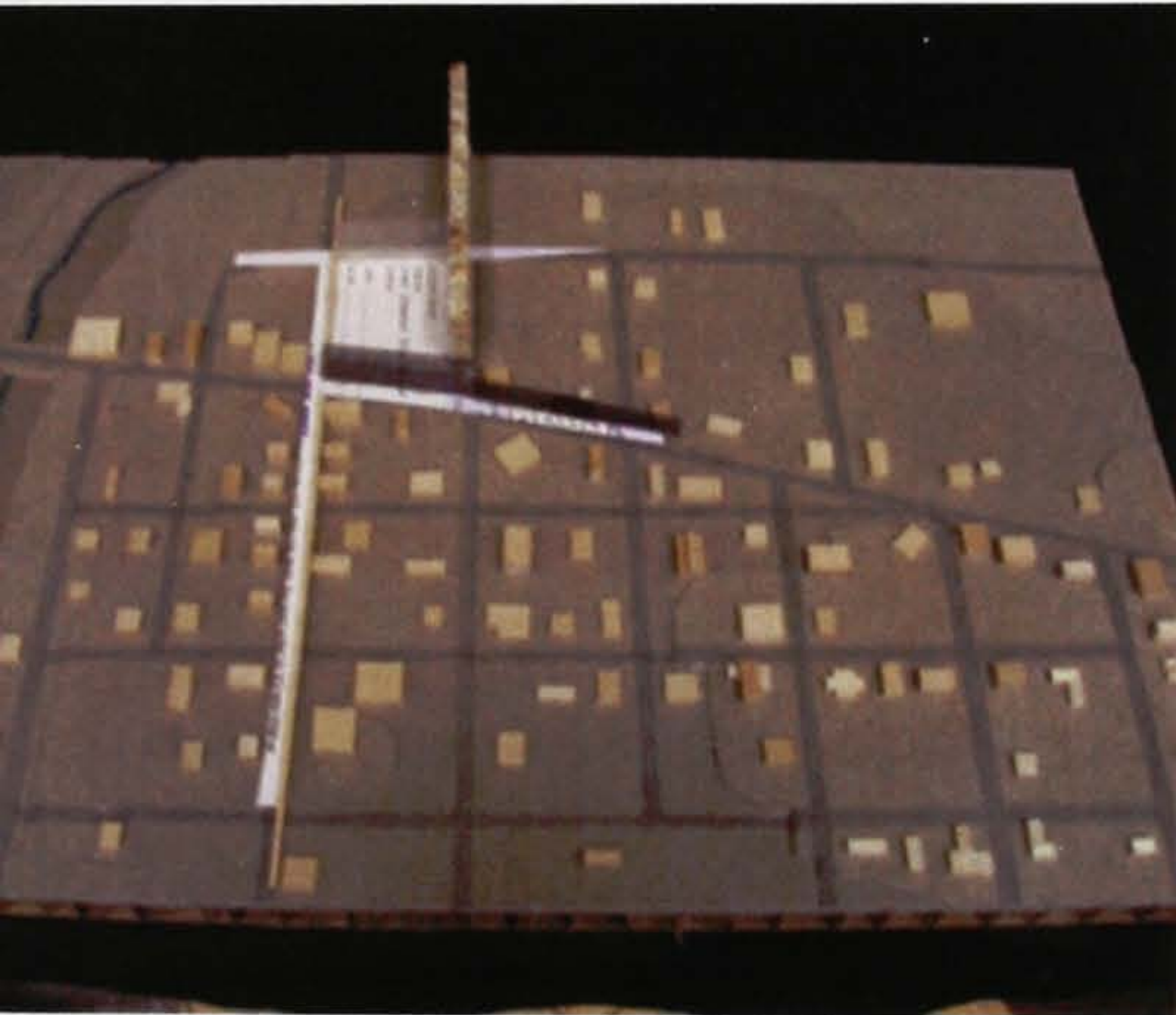


Sited at the center of the downtown, the ideas are to connect the town to its existing amenities—from the small river on the west side of the town, to the fields by which the town is surrounded. How can the site begin to tie the town together into a cohesive unit and create a place where Main Street and M-60 cross.

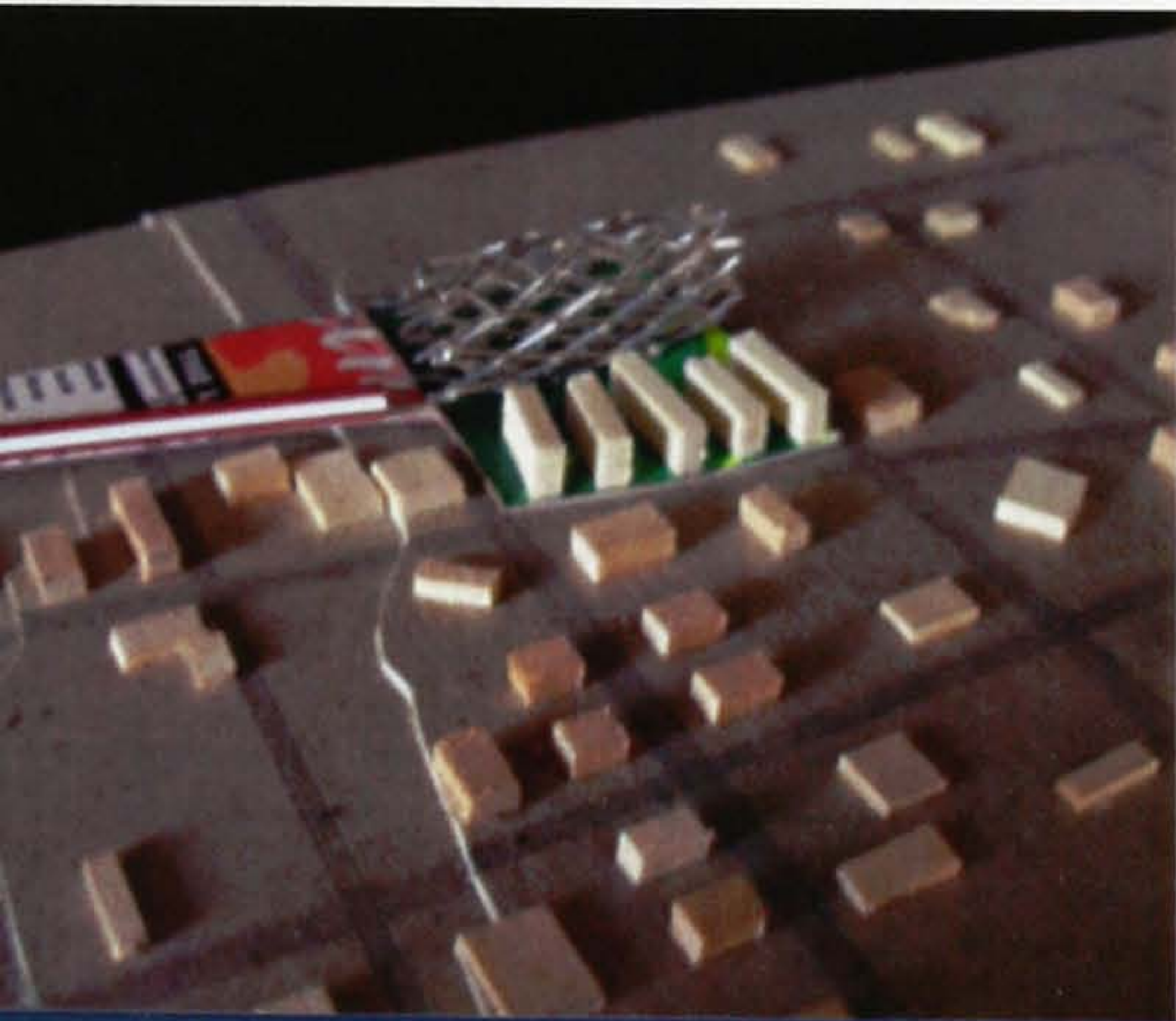
Charette-site



The ideas are to connect the town to its riverfront; through what forms, massings, and connections can this be understood and accomplished?



Here is a study of how the edges of my stie could address the current essentially non-existent street facade, as well as the connections to the streets immediately surrounding the block where the site is located.



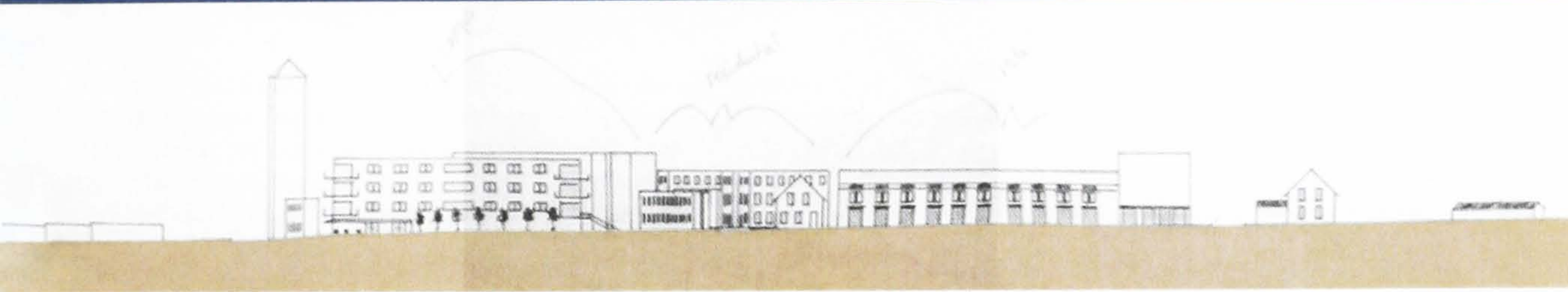
Yet another idea is to understand what the town needs. The the wood massings-metal mesh represents a street facade of commercial functions for use by the townspeople whereas the metal mesh displays the functions of my program located behind.

Charette-site

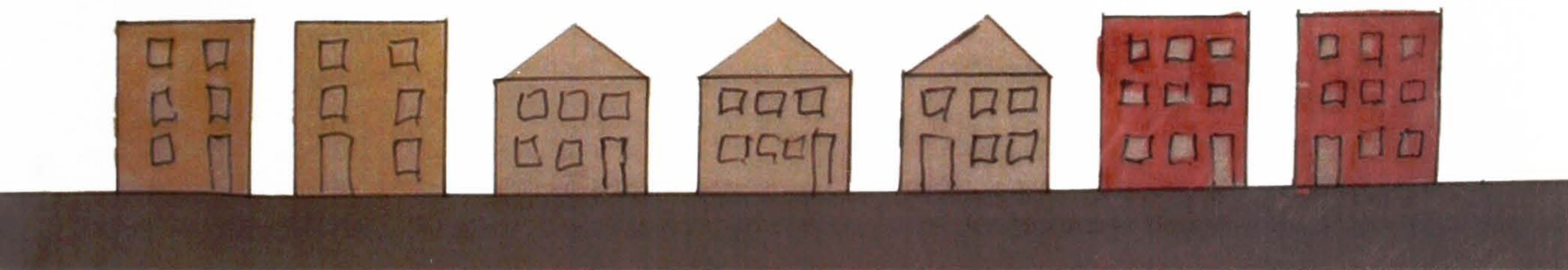


Final site intentions are to tie the town's existing assets *through* my site, becoming the new center of the town-it will be the definition of Vandalia. In the back left corner is a monument to mark the site and its importance. The dominating gray 'paths' are a gesture towards the town and its connections both formally and for the pedestrian with interwoven program functions.

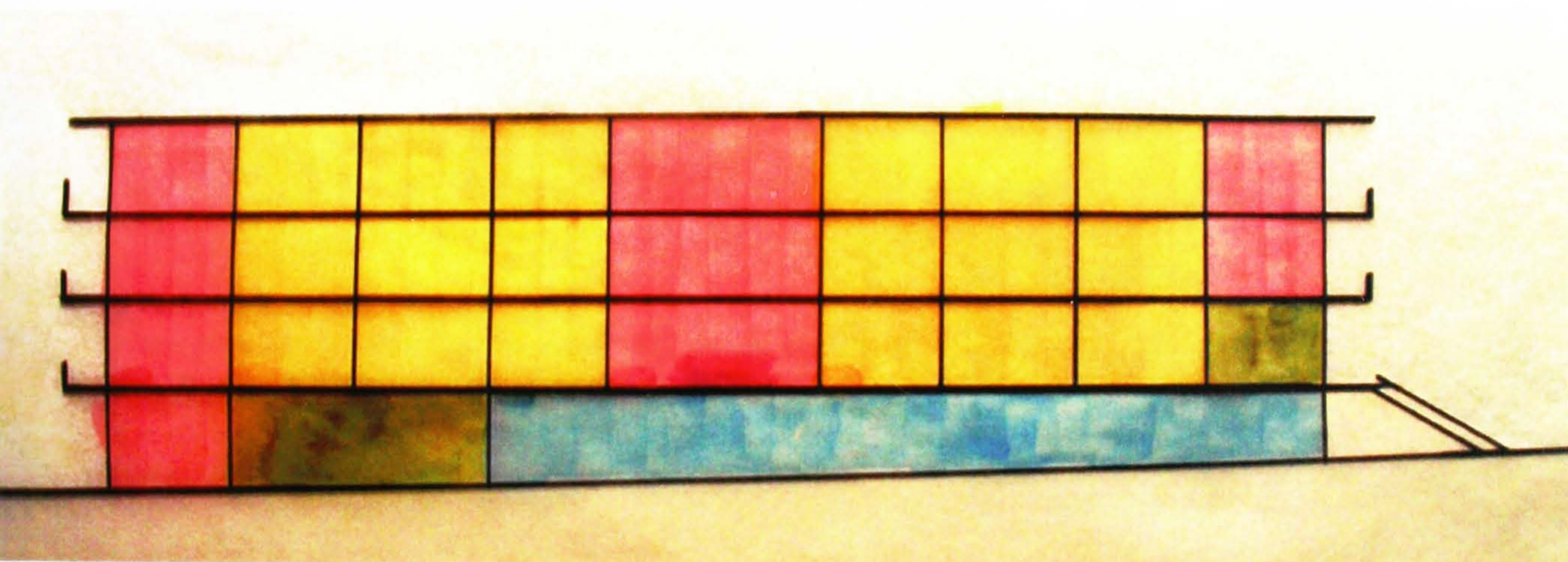
Charette-section



a proposed street facade along M-60 where my site meets the town



a basic street facade study of a proposed residential area to border my site



a possible section cut through a campus dormitory--with yellow showing the dorm rooms, pink representing the lounge spaces, green as the entrances, and the blue as secondary functions

Tectonic Study of a Town's Center

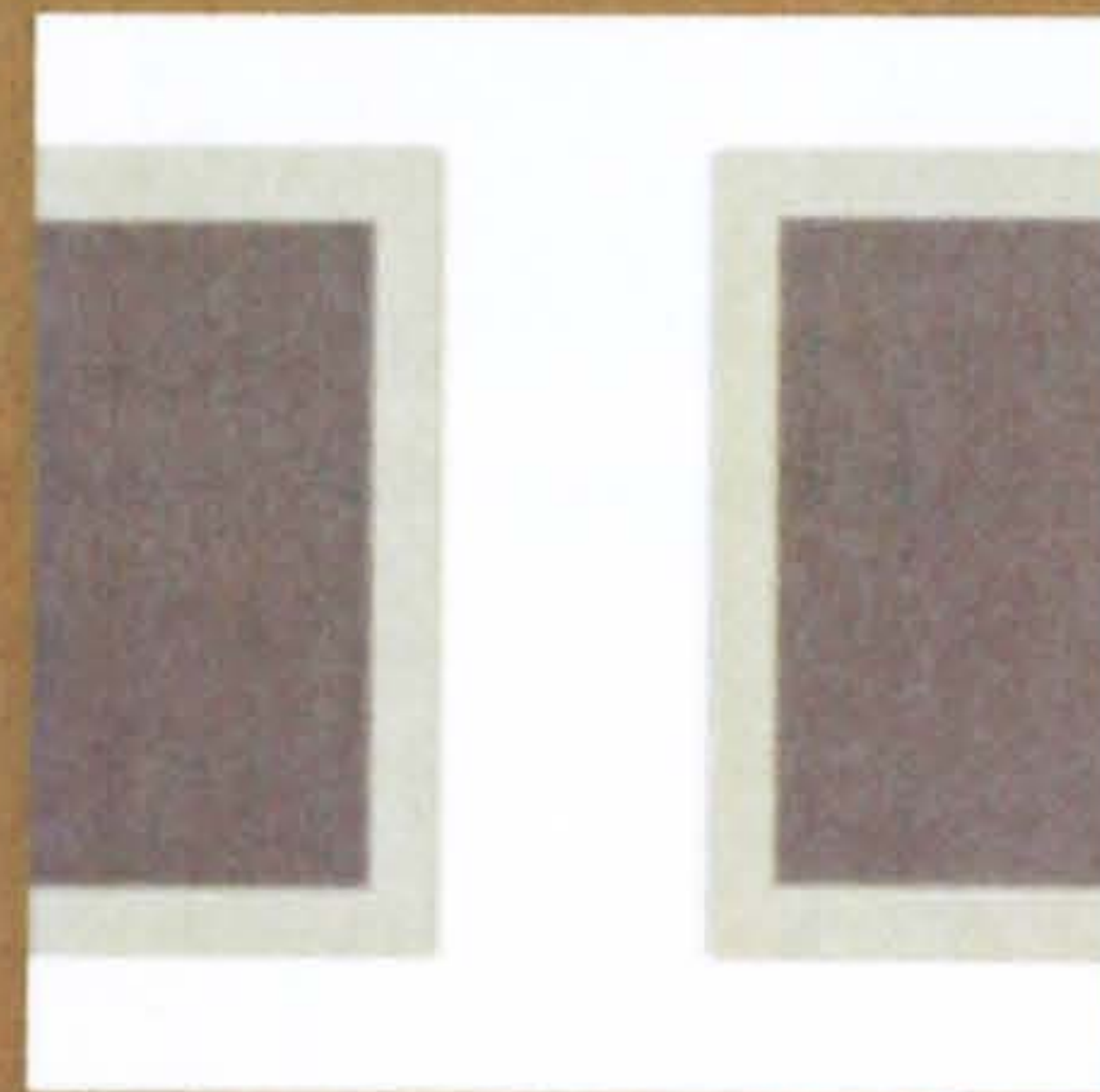
The following towns were chosen as an exhibit of their downtowns as a possible indication of where I expect my town's population to be once my program is in place.

Each of these towns is between the population of 2 times or 3 times the size of Vandalia and yet the form of their downtown is wide ranging. The building heights of the structures located around each Main Street space were generally in the two story range.

Grass Lake MI

strip retail along the street

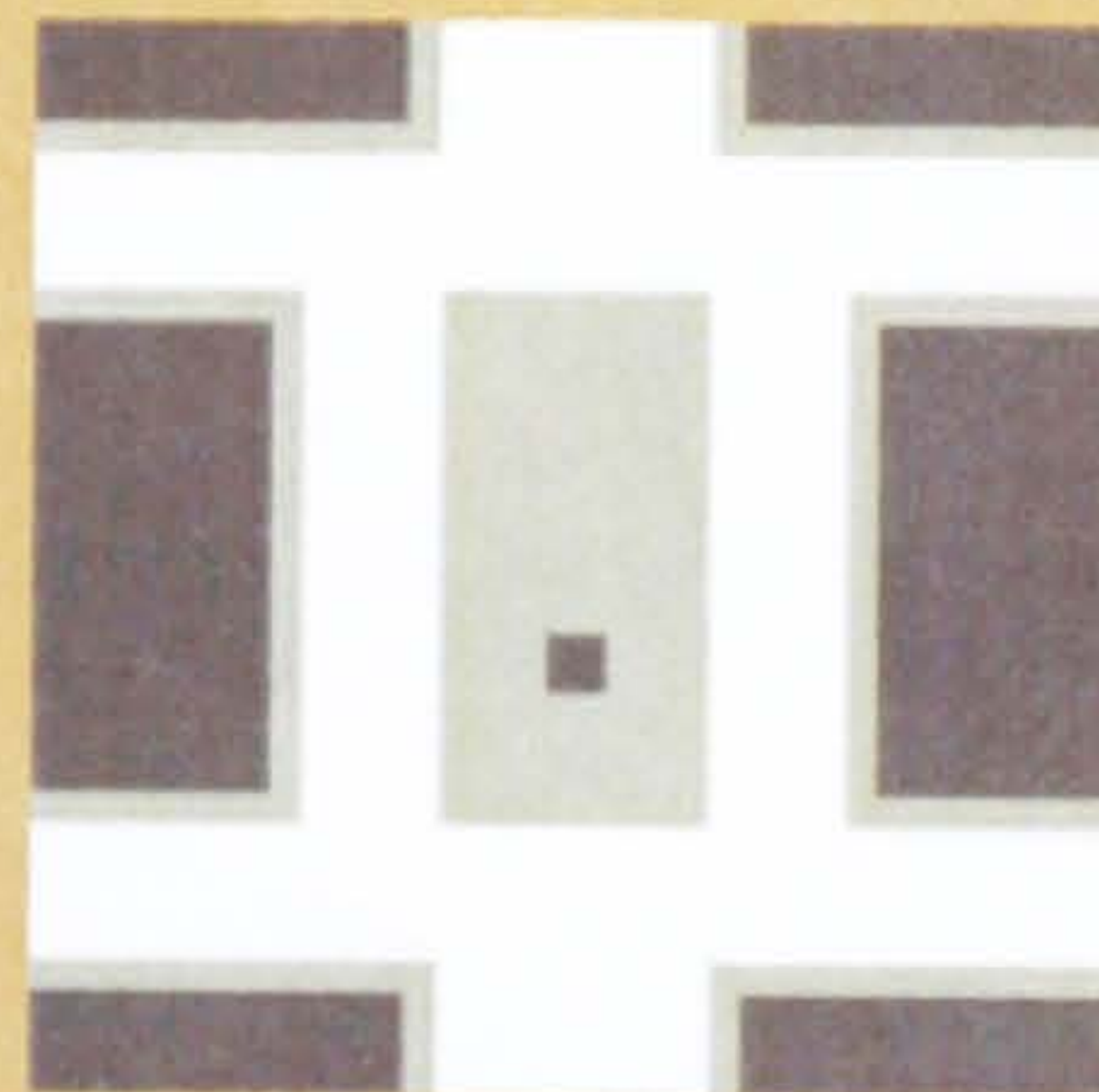
Estimated population 2004: 1,130
Land area: 1.0 sq. miles



Brooklyn MI

center divide/ median with landscaping and small structures

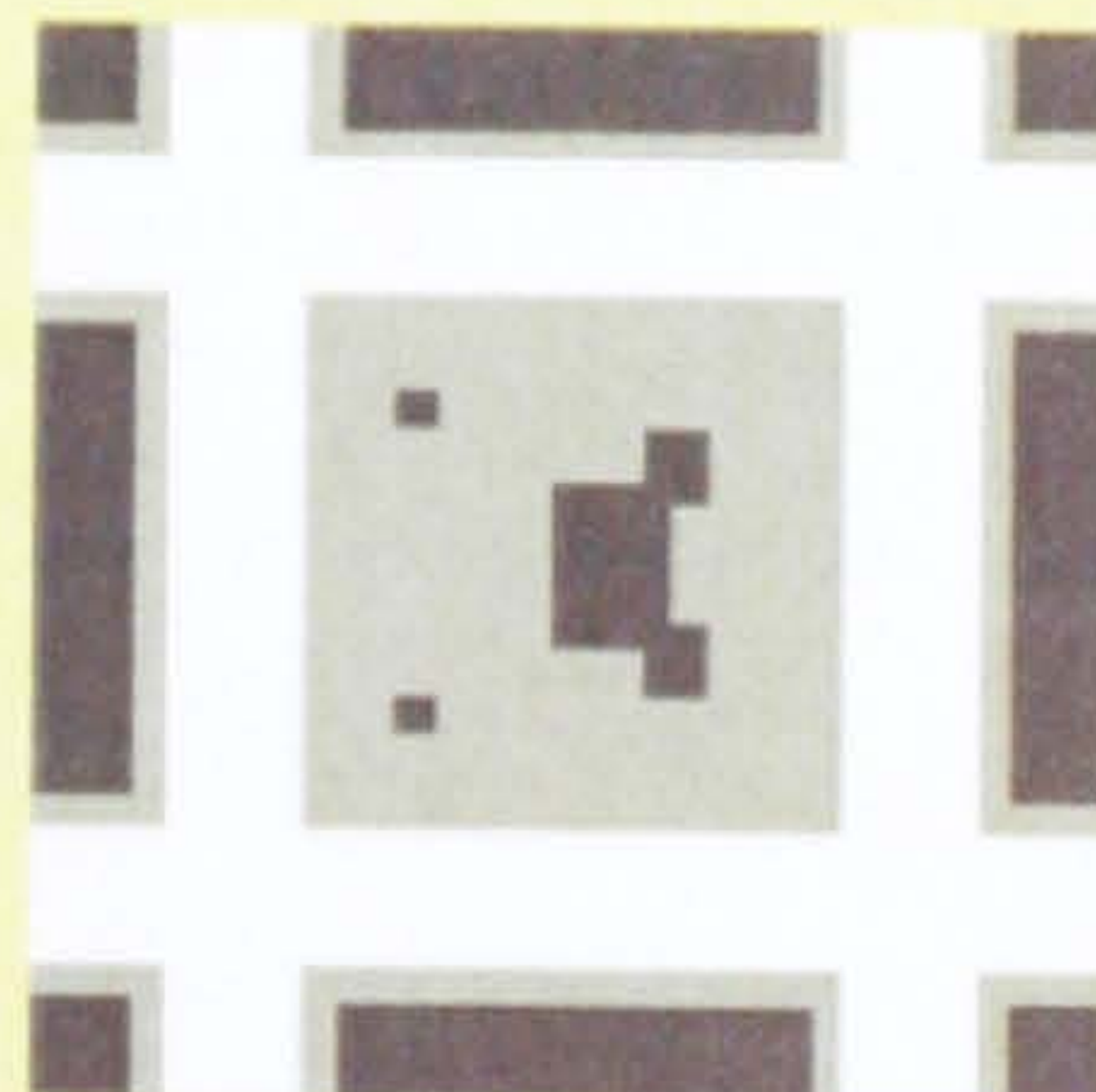
Estimated population 2004: 1,351
Land area: 1.0 sq. miles



Stockbridge MI

one whole block as a center park with a full size building/ town hall

Estimated population 2004: 1,288
Land area: 1.5 sq. miles





the center of town without any landscaping



town train station



corner facades



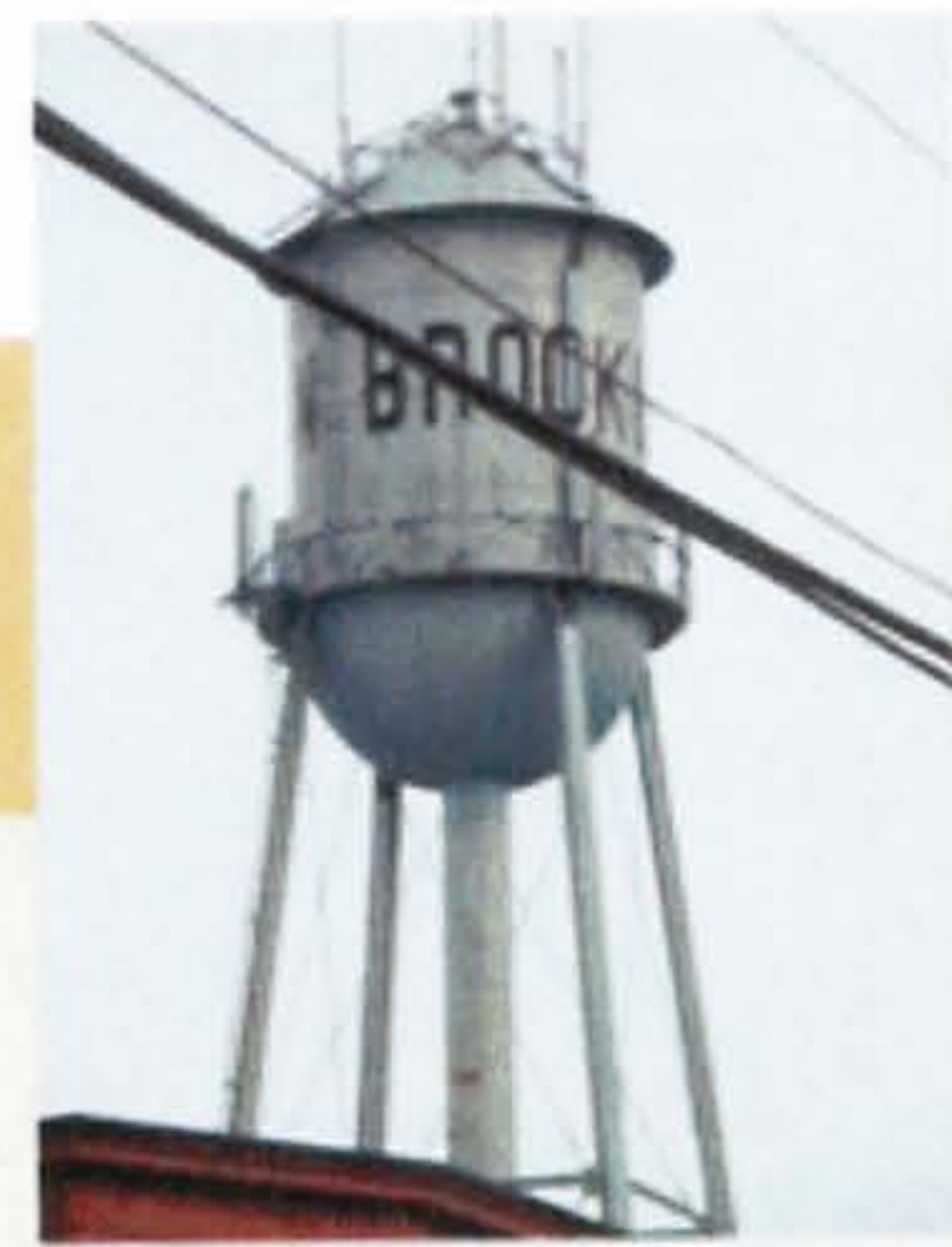
continuous two story structures



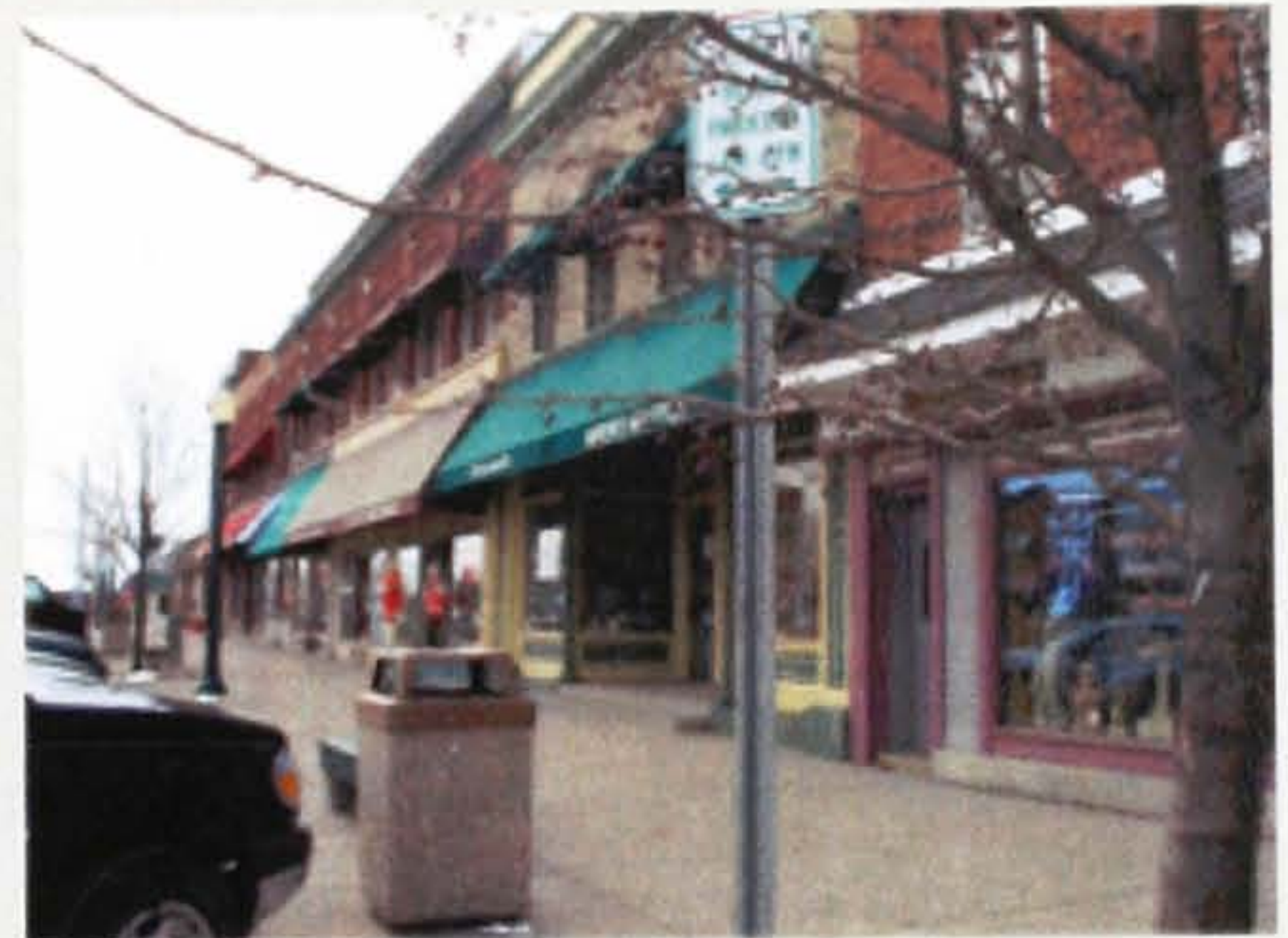
55'



Brooklyn MI



median in the center of town



character of building facades



one side of center median



town center



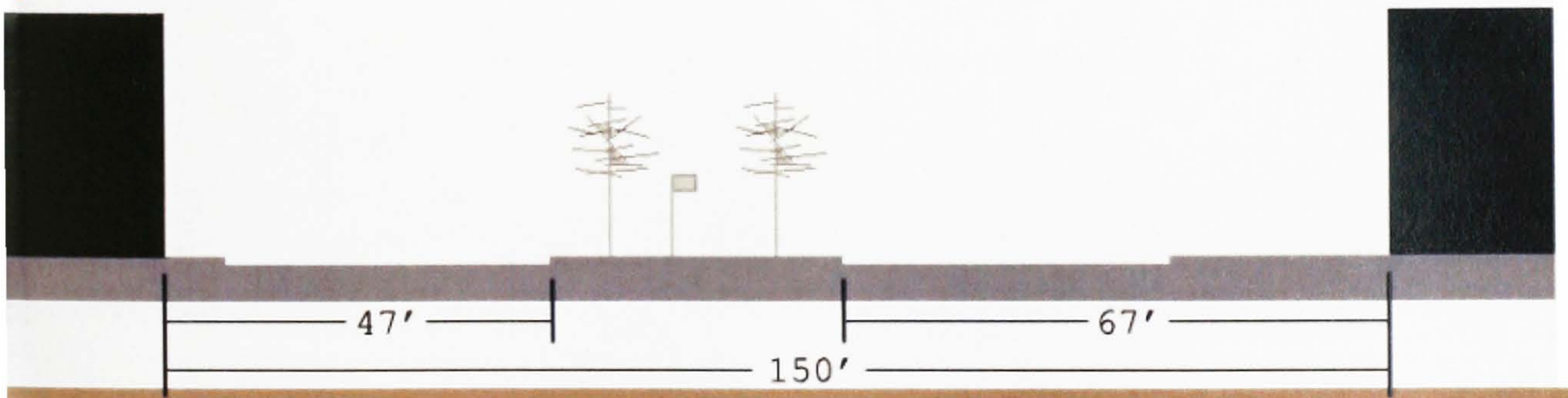
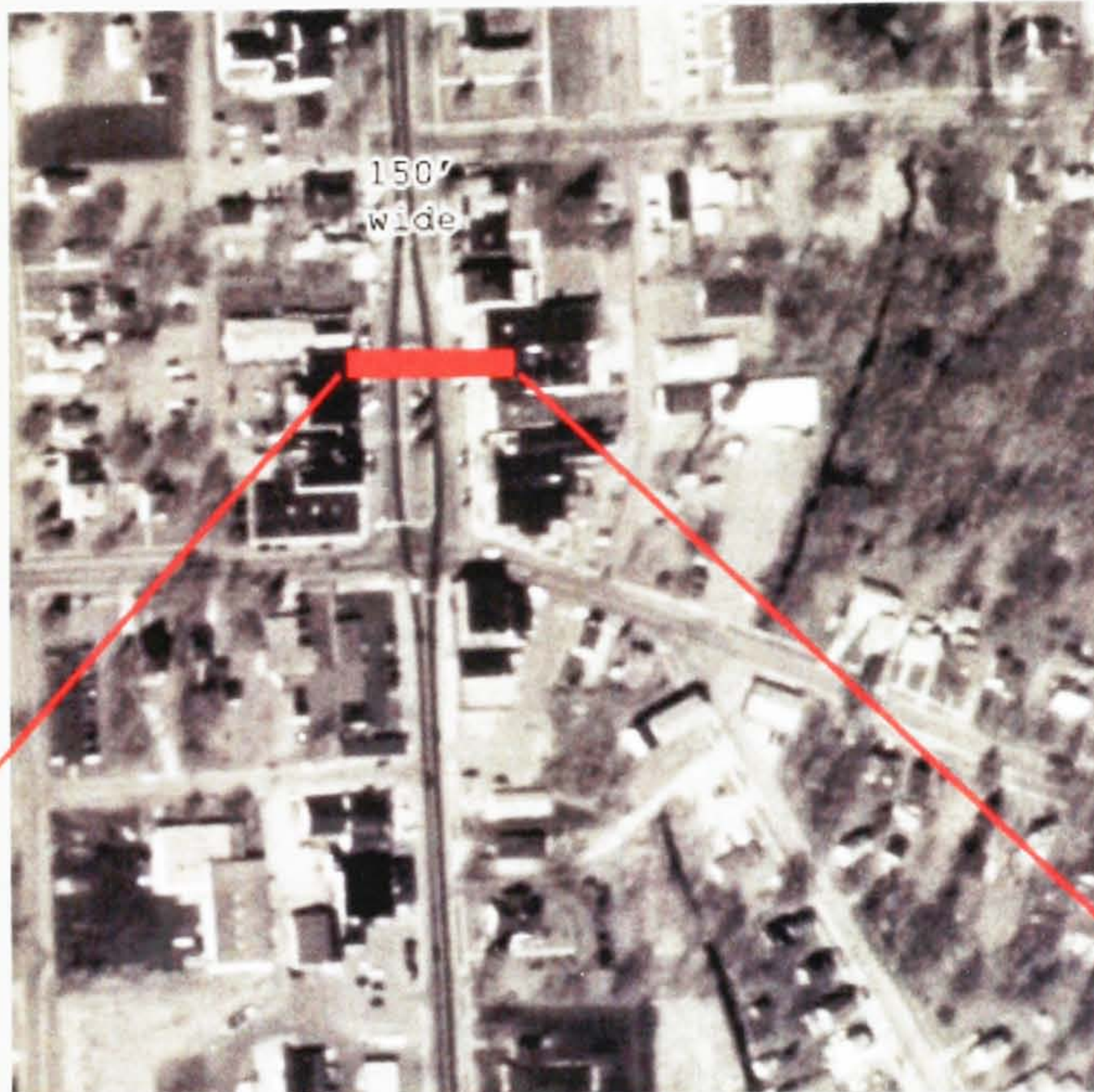
corner buildings



both one story and two story buildings

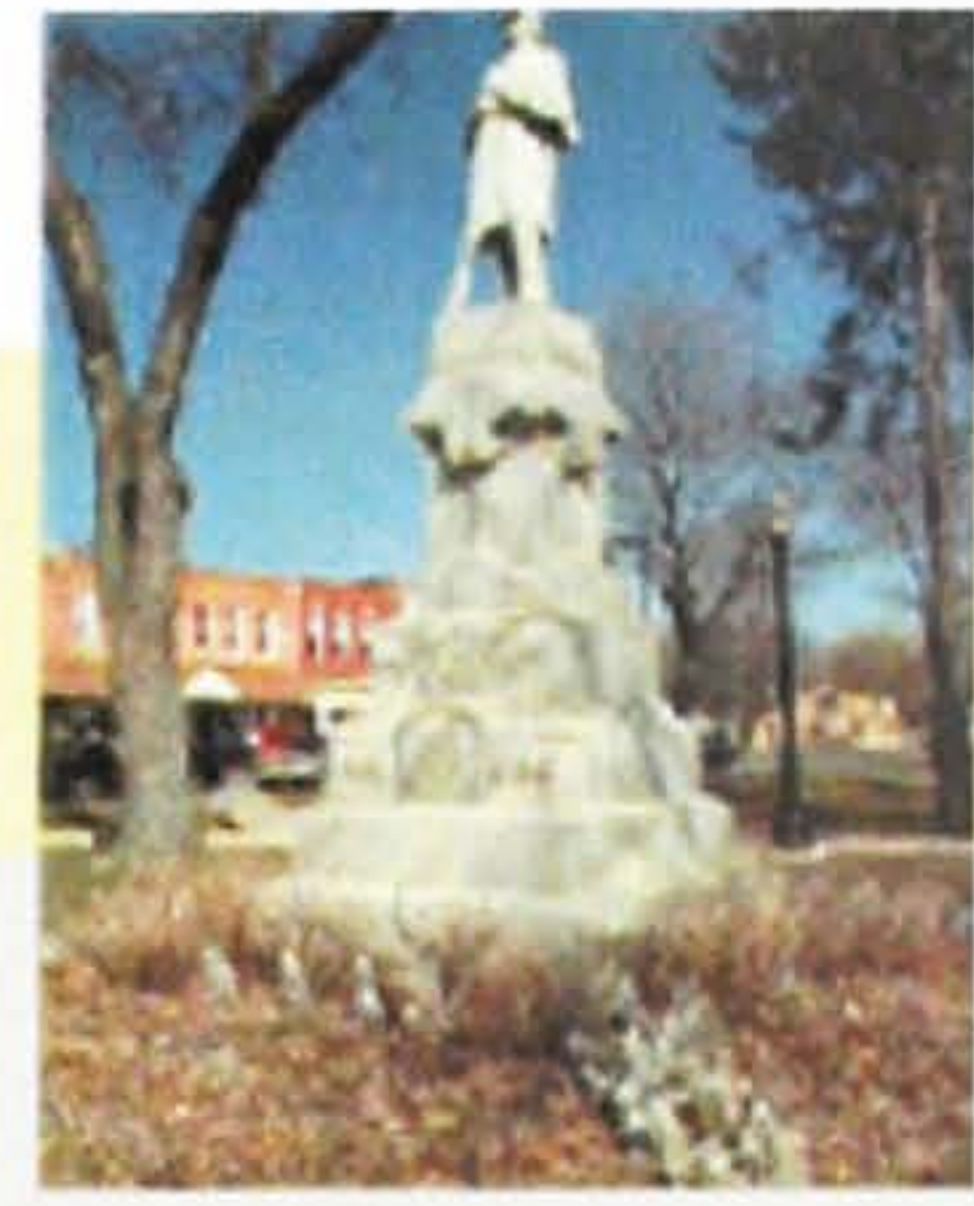


Brooklyn MI





Stockbridge MI



city hall in the center of the park (town square). Across from a row of storefronts



a structure within the town center



character of store facades



another row of businesses



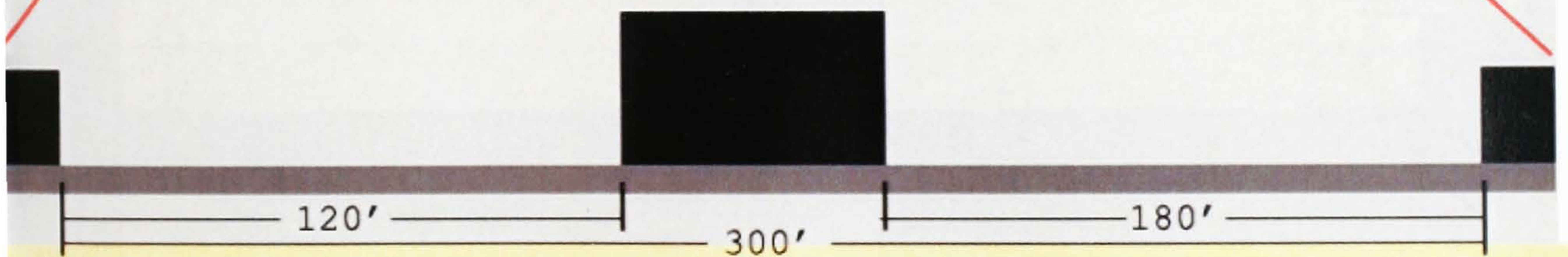
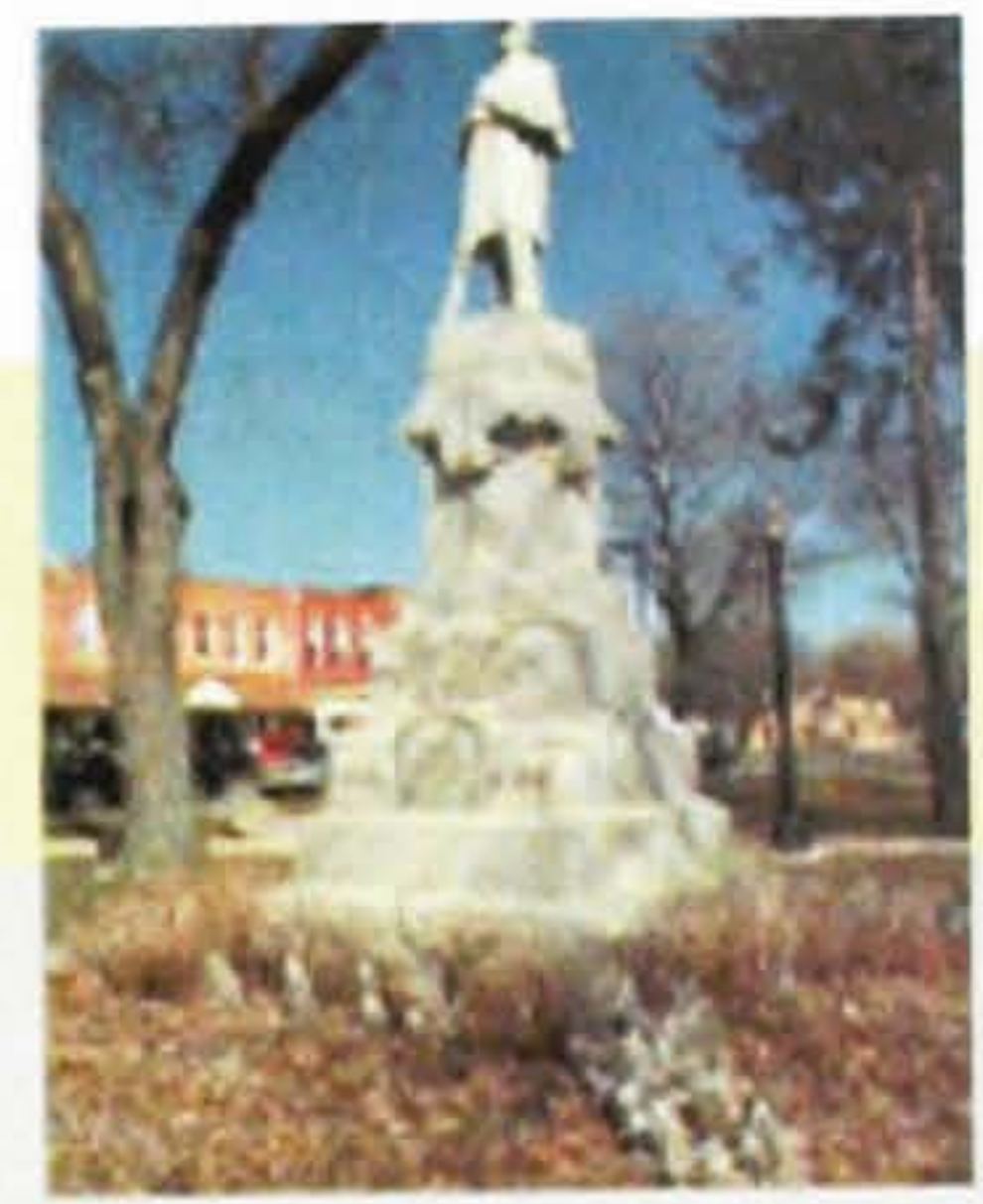
characteristic row of shops



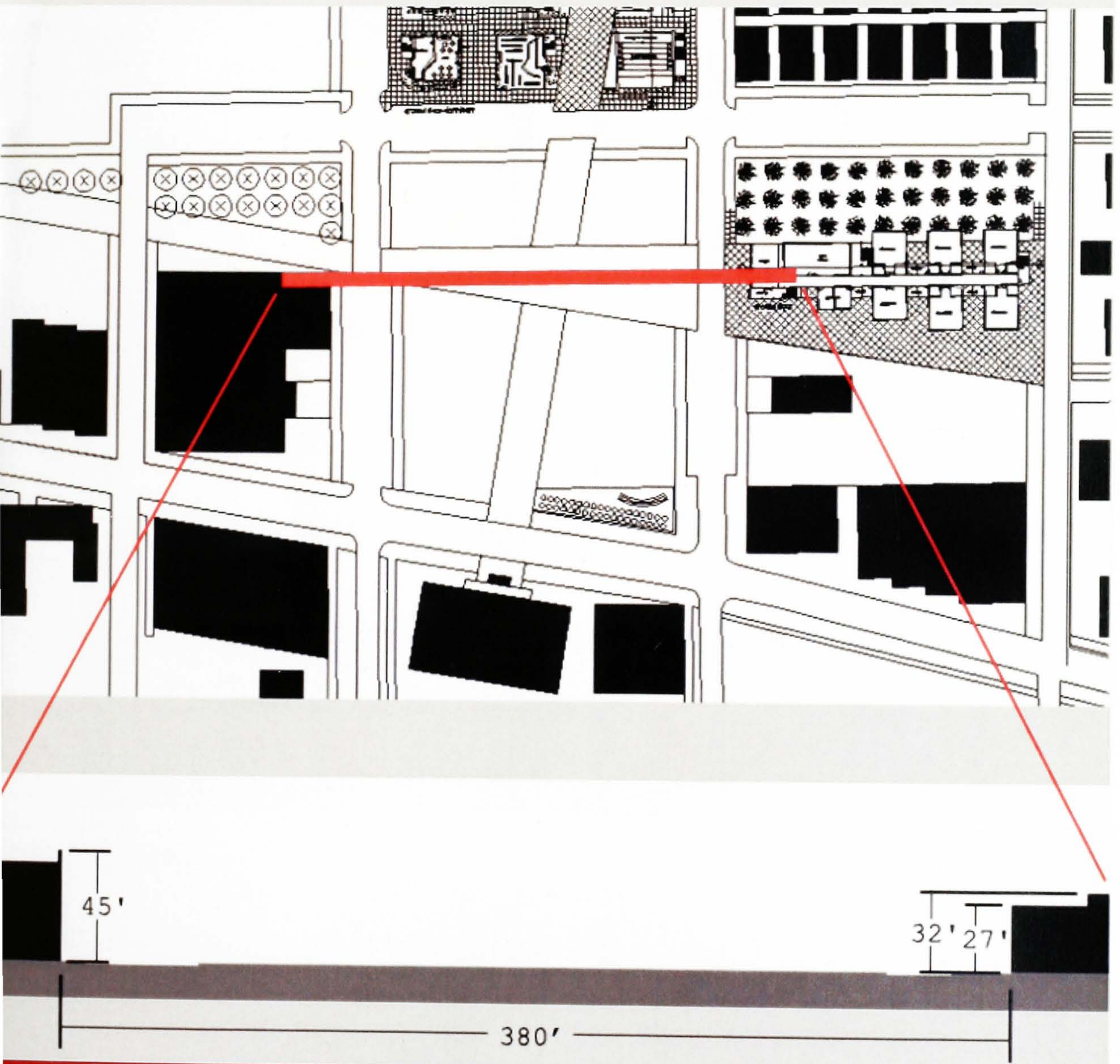
the smaller and less dense structures across the street on the back side of the park



Stockbridge MI

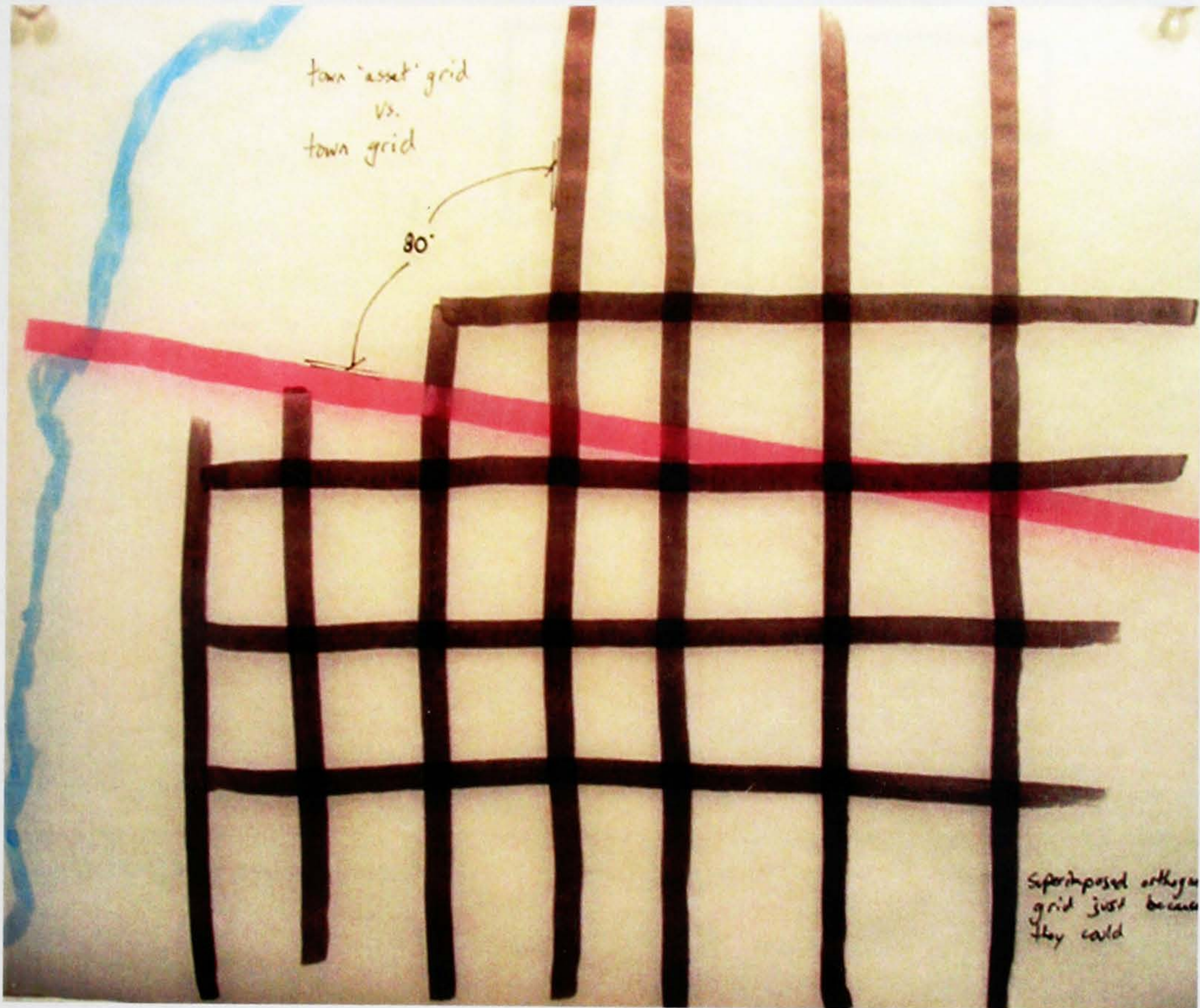


Vandalia MI comparison



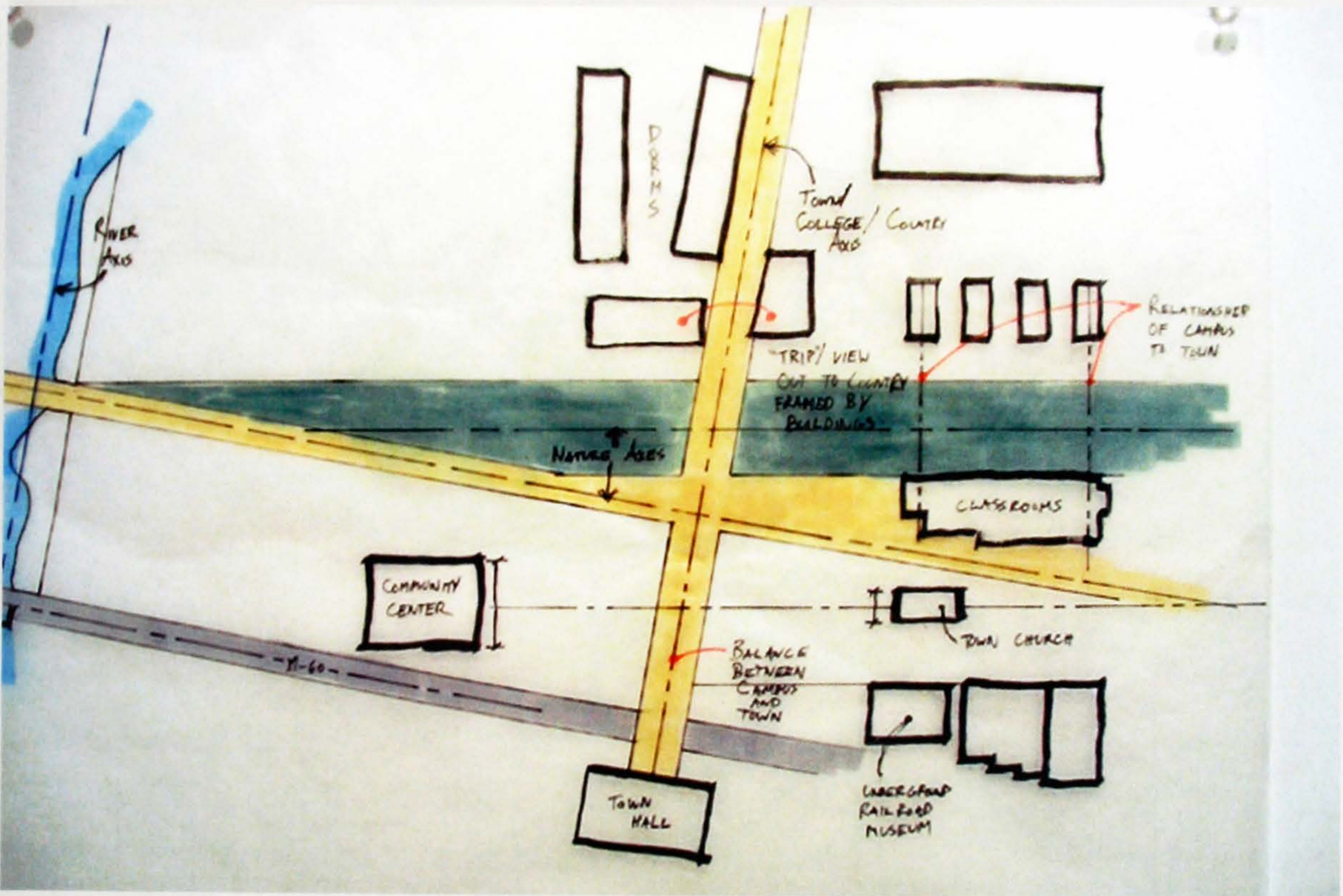
Design Development

There is a tension between the orthogonal cardinal grid and that of the river/m-60 route. It seems as though the orthogonal grid was superimposed simply because the town could. The challenge is going to be recognizing this at my site through forms, massings, and plan.



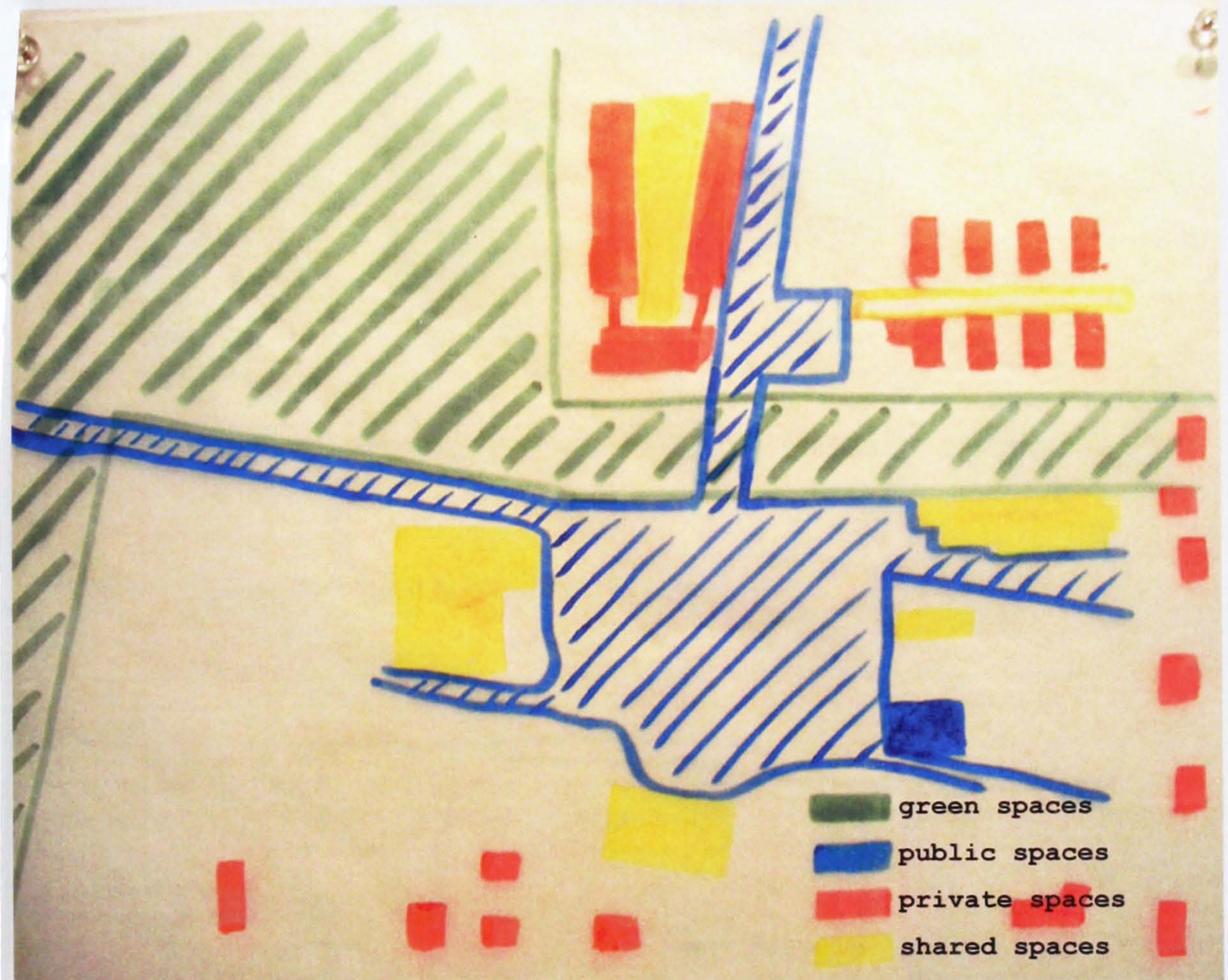
Design Development

The intersection of two axes. There is the idea that since the tension of the competing axes exist, that possibly this could create a place where institutional town functions can meet, interact, and balance with institution university functions.



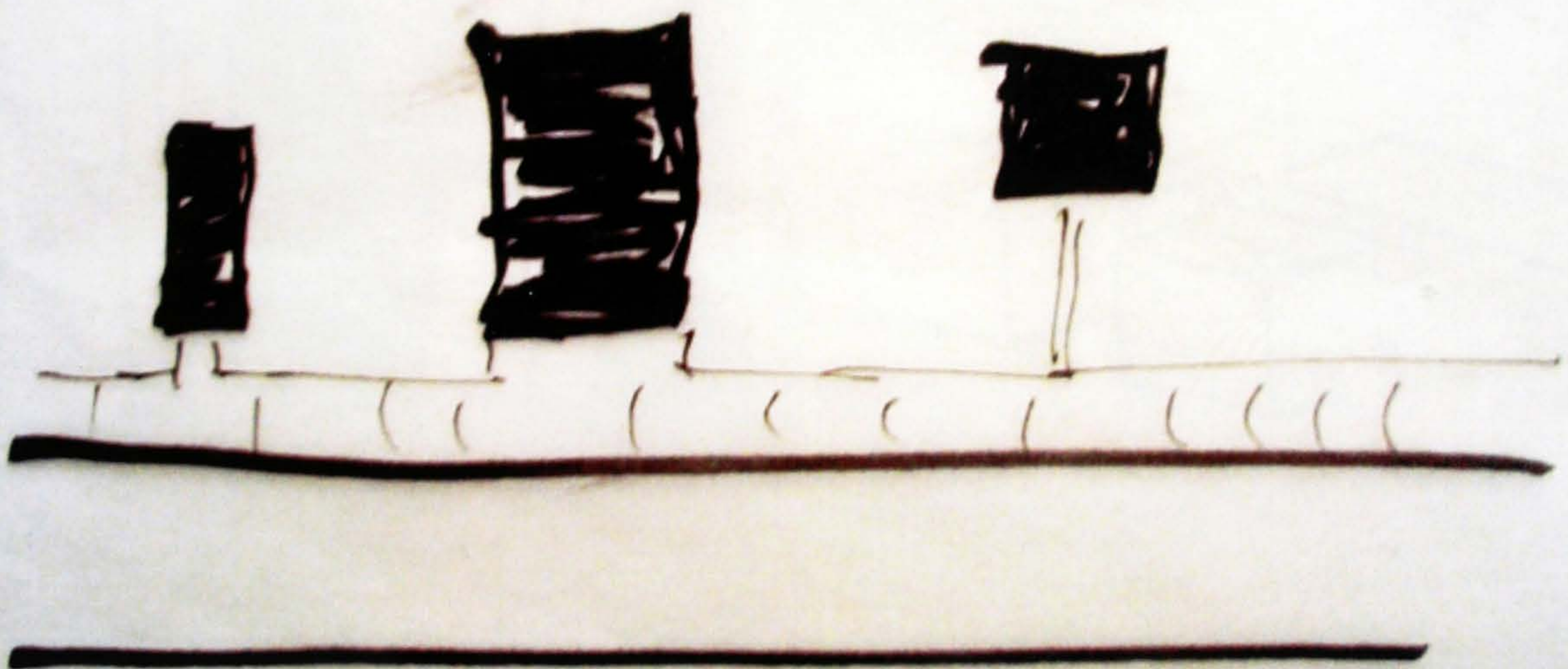
Design Development

The spaces created in the center of the town by the intersection of the existing and new axes.

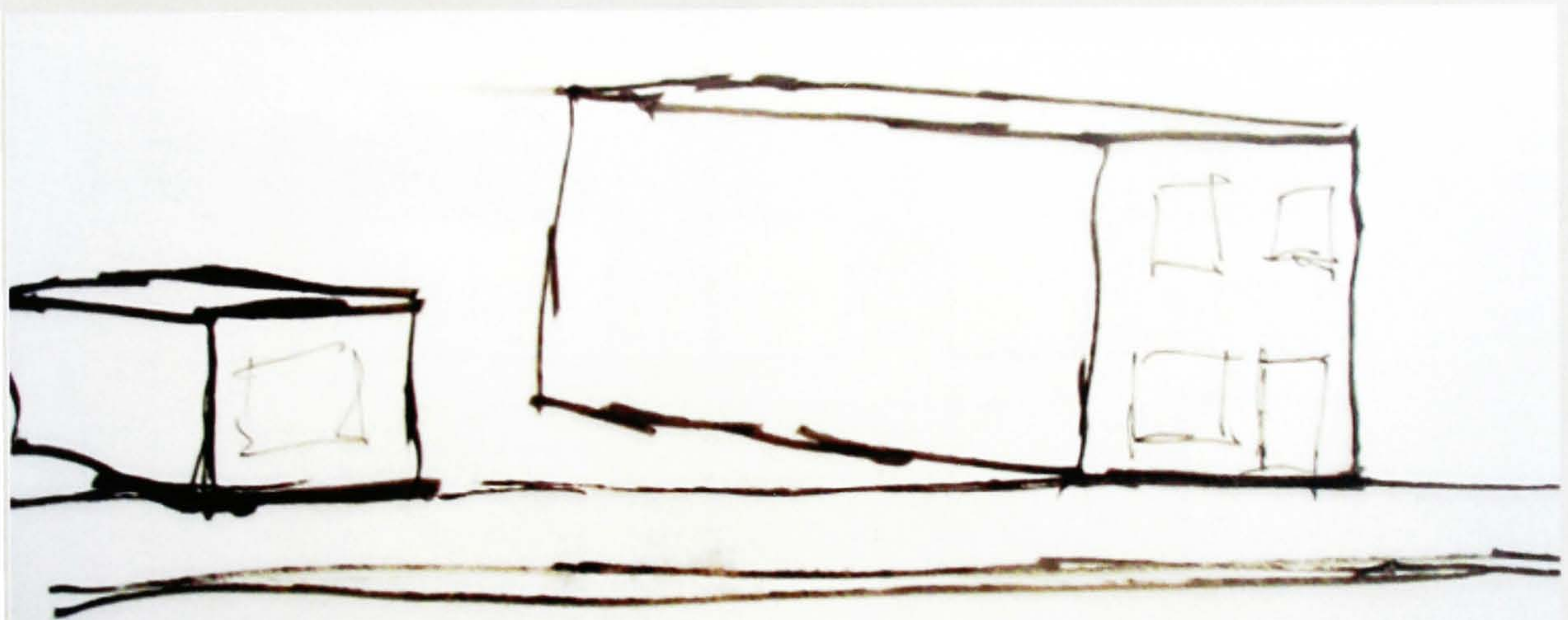


Design Development-massing

What should be the appropriate massing for buildings in a small town? Certainly the density and height of buildings cannot be at the scale of an inner city urban area. In my attempts to address this issue, I decided to break-up the program contained in my buildings into smaller masses, then essentially connected by circulation.

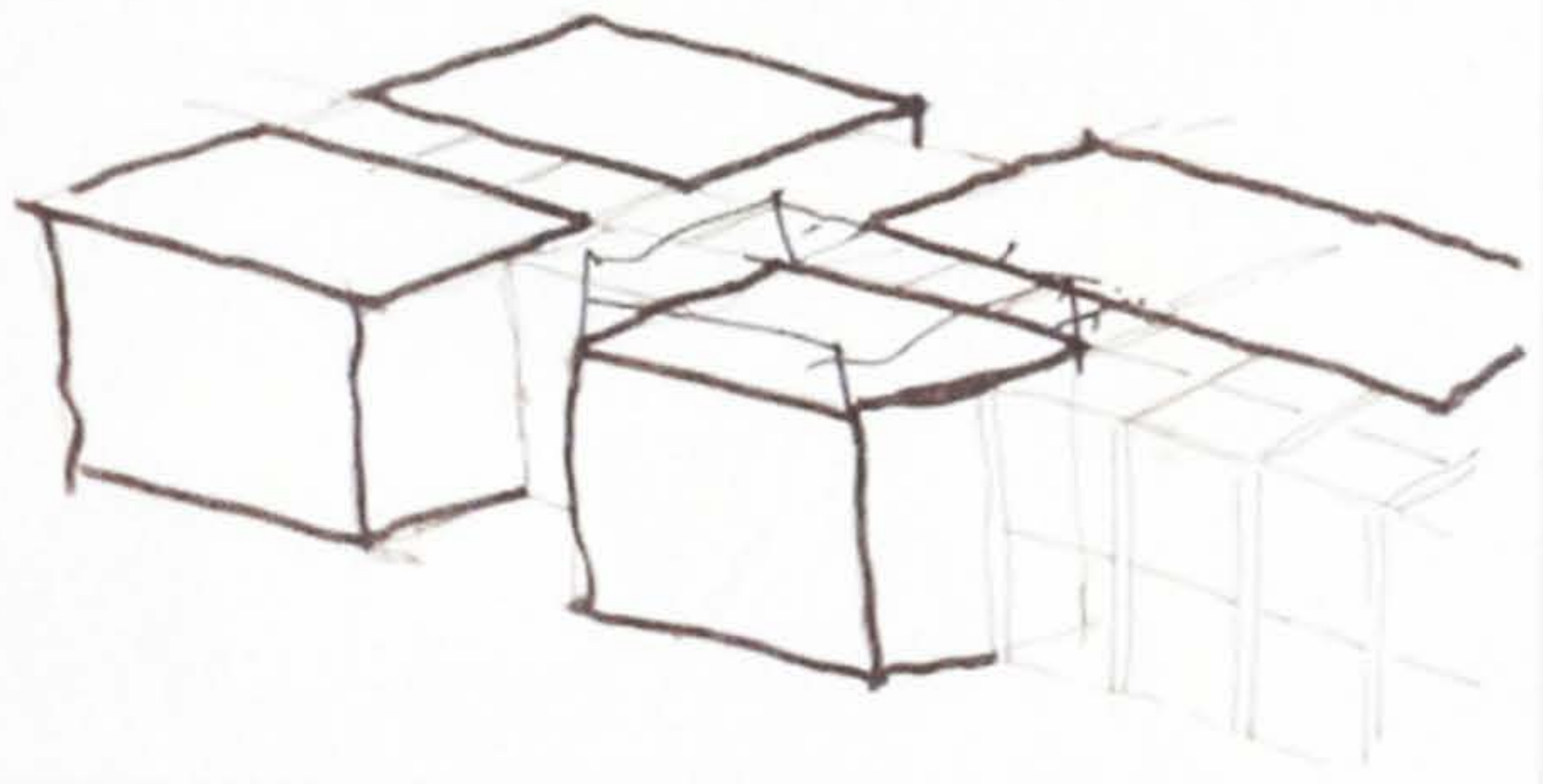


sketches of the current small town setting-scale and massing



Design Development-some early floor plans

Consistent with my intentions for massing, the overall idea of the floor plans is to break up otherwise continuous uses of space into separate forms and groupings.



Massing for classroom building intended to look as small separate building blocks rather than one single large building.

possibilities for the dorm building

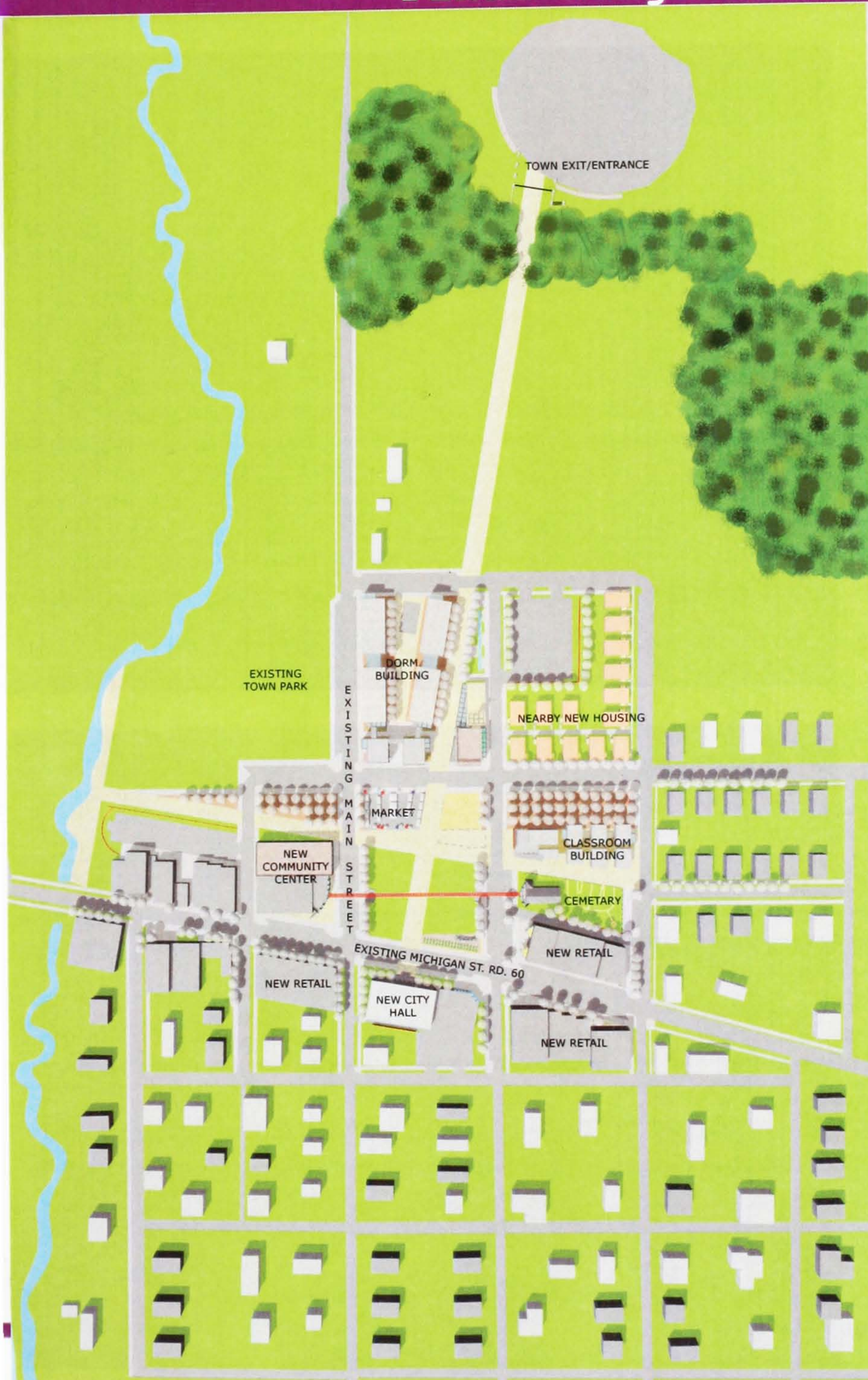
possibilities for the classroom building

10/20

Design Development



Final Project



NOTE: existing buildings are in the lighter gray.



PROPOSED AERIAL SITE PLAN

1"=300'


Final Project-Land Use



2006 AD

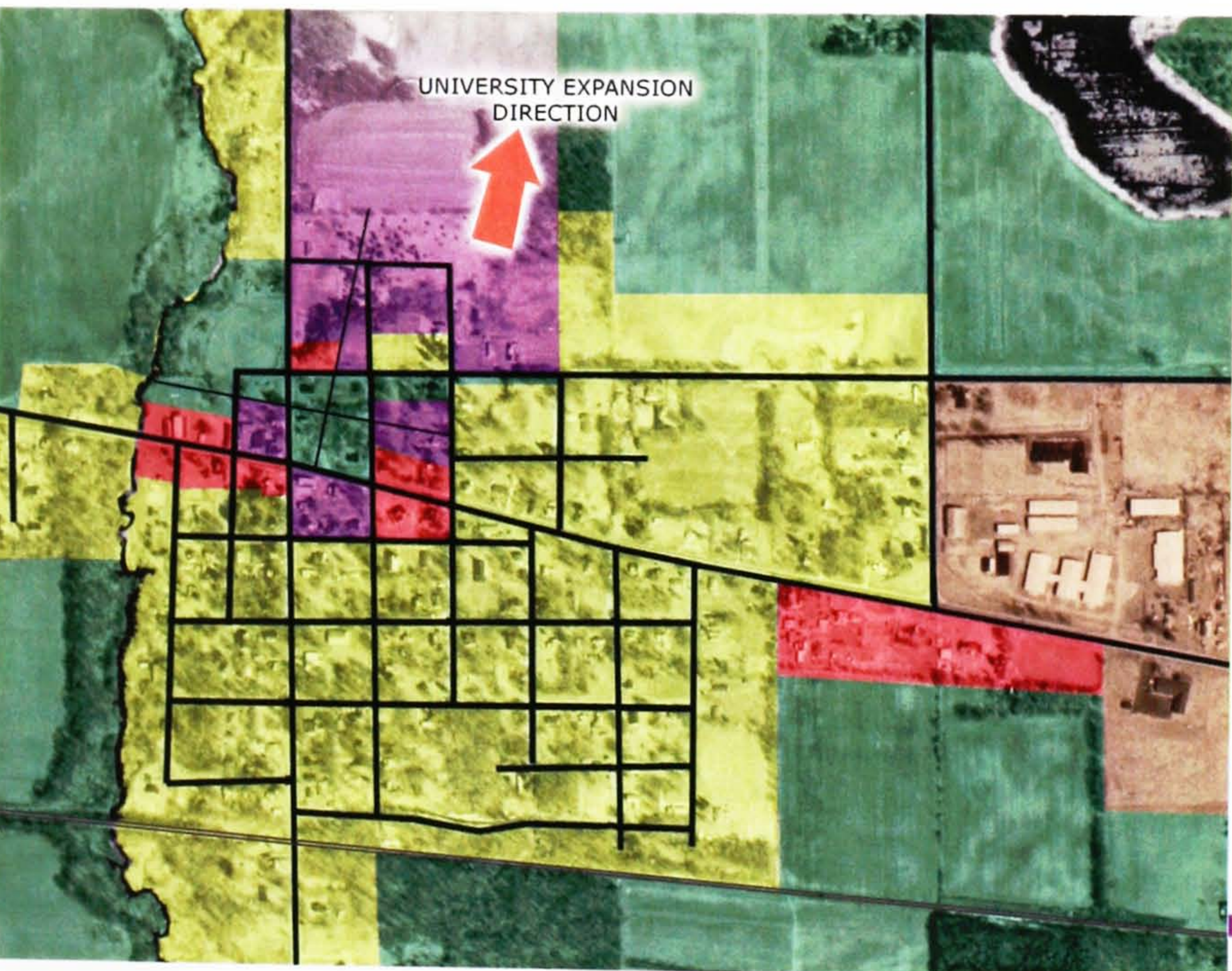
green space 

residential 

retail 

institutional 

industrial 



2010 AD

Final Project-VIZ renderings



looking North Northeast across the front of the plaza toward the weekend farmers' market



walking South Southeast into town between the dorms and administration from the north entrance

bird's eye view from the north edge of town (the university expansion direction) toward the university buildings

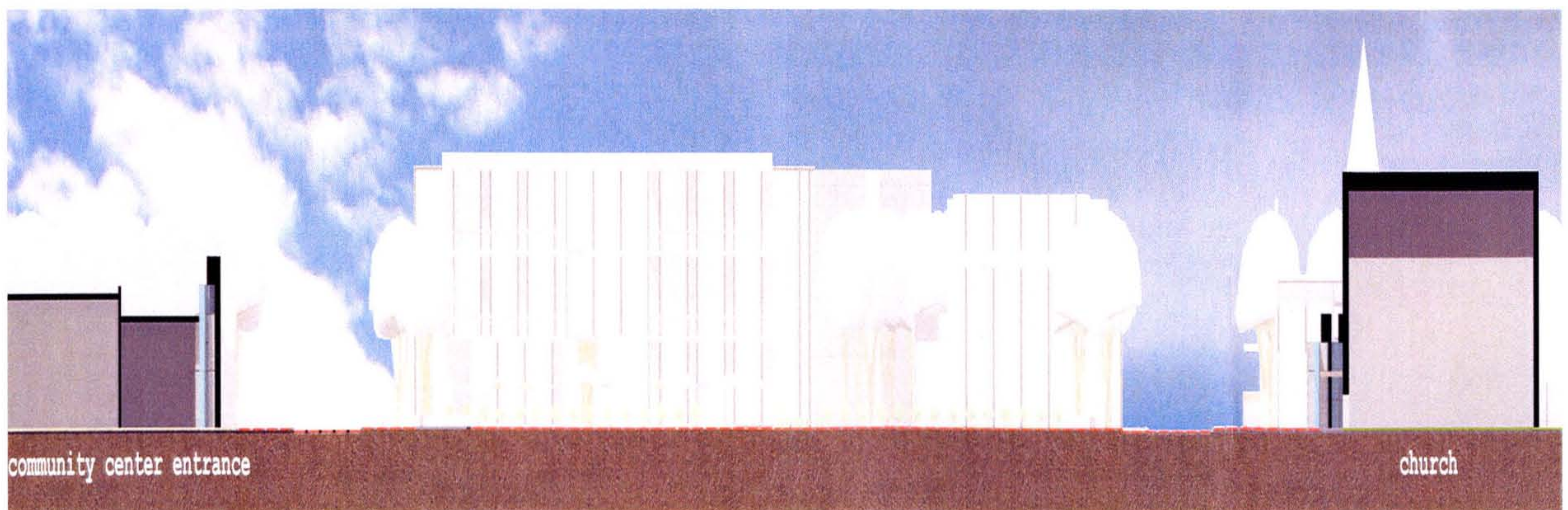


looking north from the edge of the town plaza across the outdoor stage area toward the town pavillion



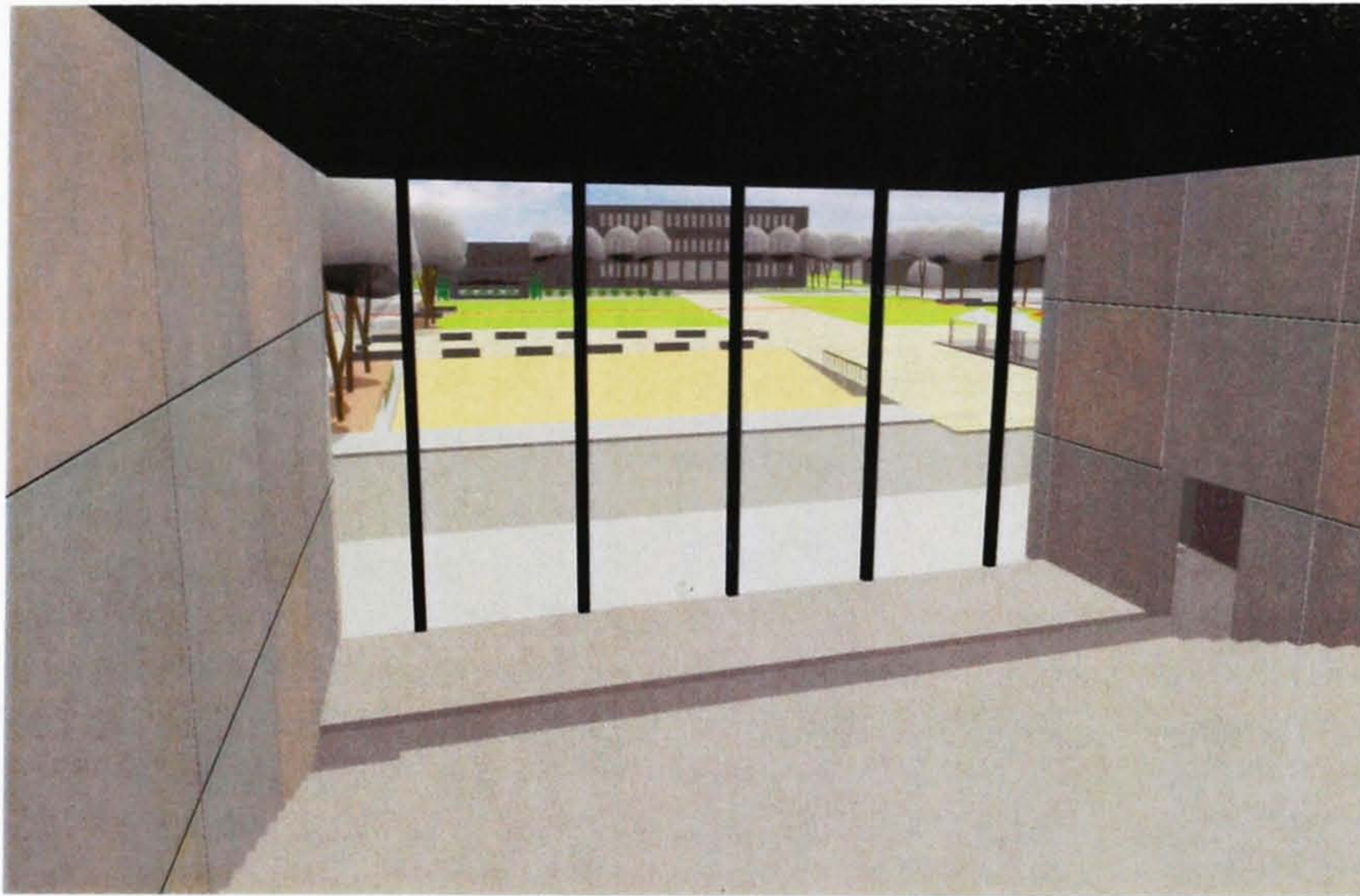


looking north



looking north

Final Project-VIZ renderings



view of
outdoor
stage
area
looking
from the
inside
of the
top of
the town
pavillion



the idea behind the
exposition of my
materials was that
the masses of the
buildings' facades
were to be broken
up into 10' by 10'
squares to reduce
the size of the
walls being consis-
tent with my inten-
tions for the small
town as well as
begin to introduce
obviously urban ma-
terials to small
portions of build-
ings where plausi-
ble in terms of in-
terior functions

Final Project-physical model



looking east from center of plaza-classroom
building on left/church entrance on right

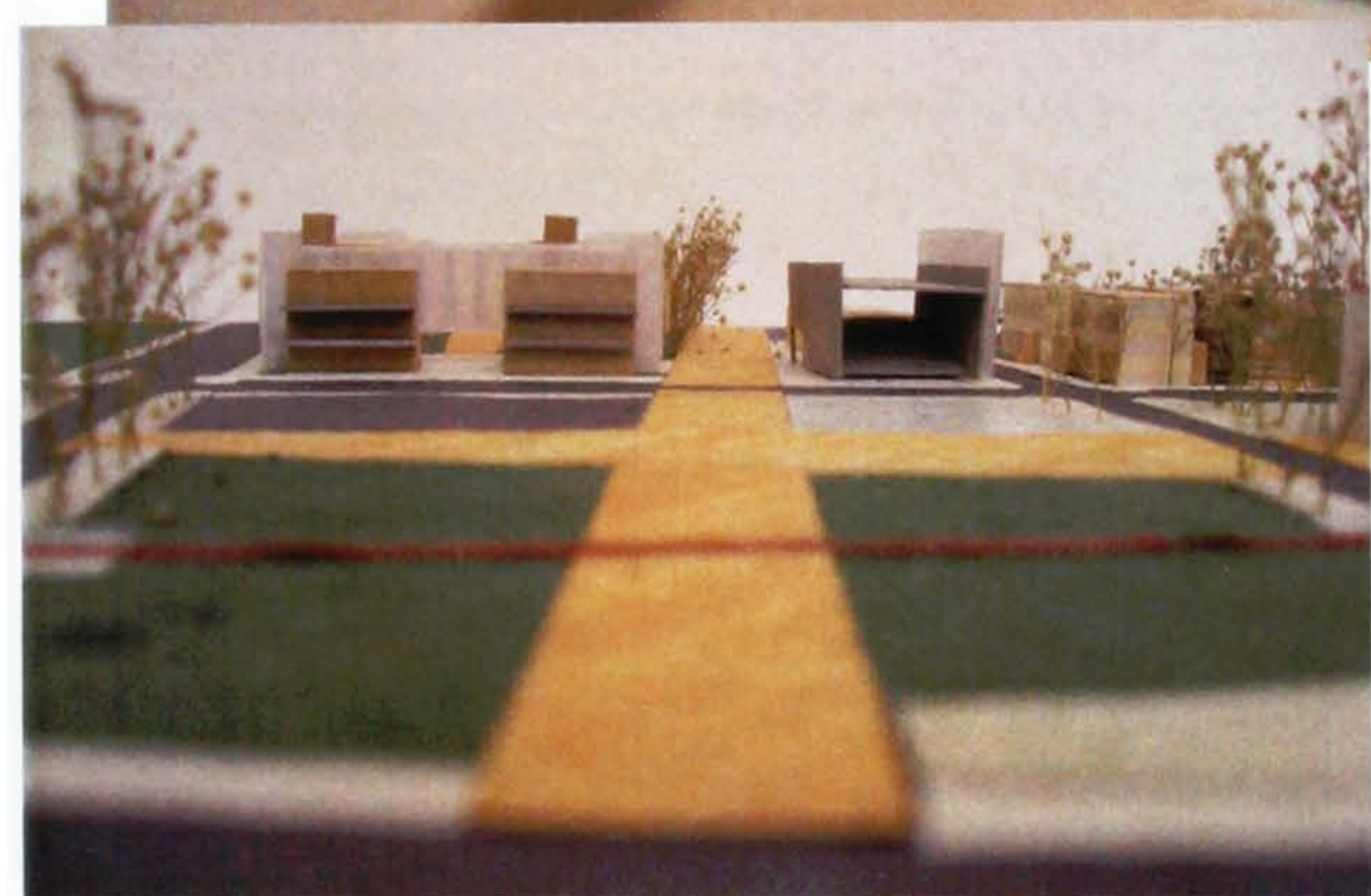
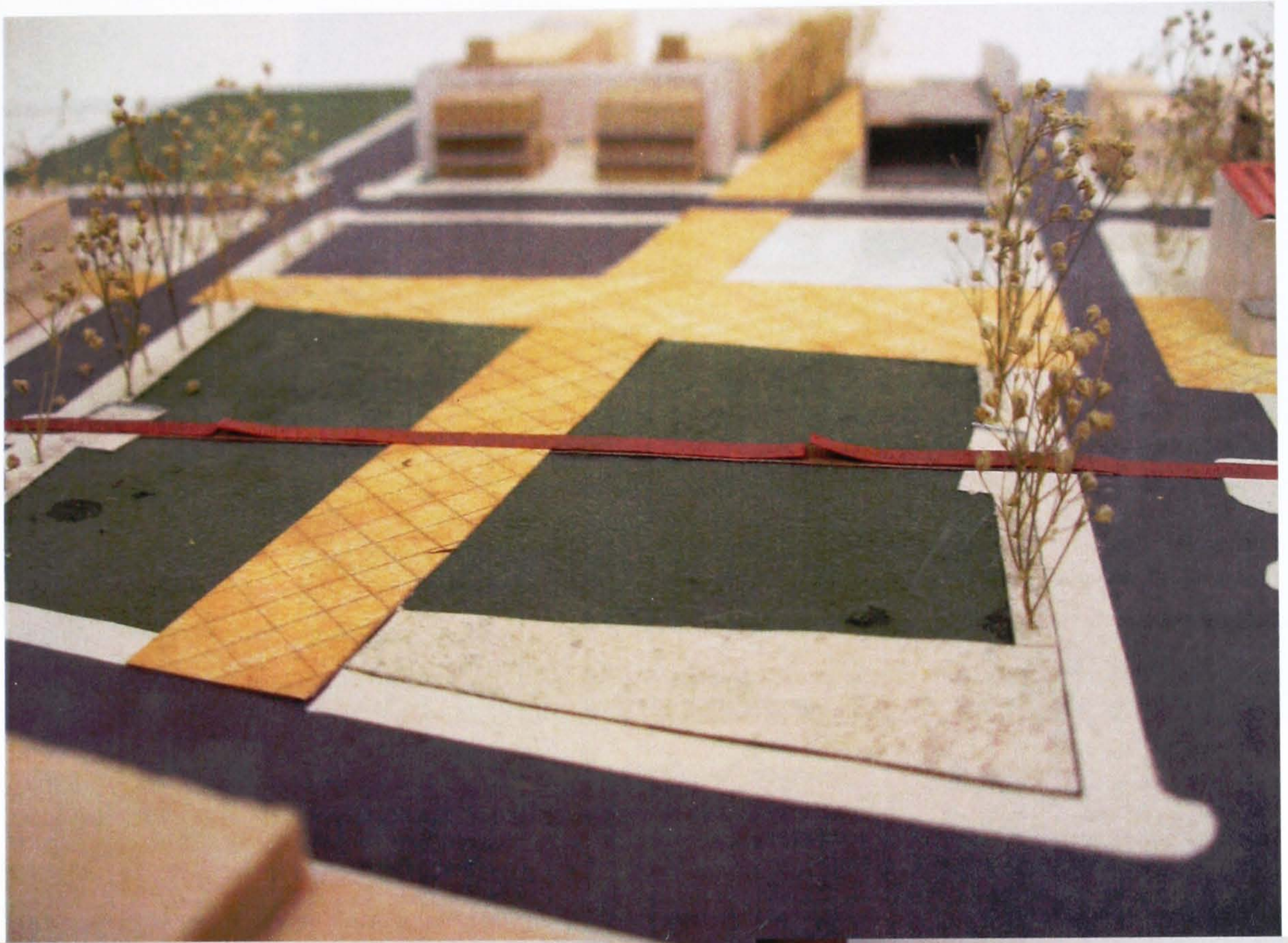


west on M-60

Final Project-physical model



Final Project-physical model

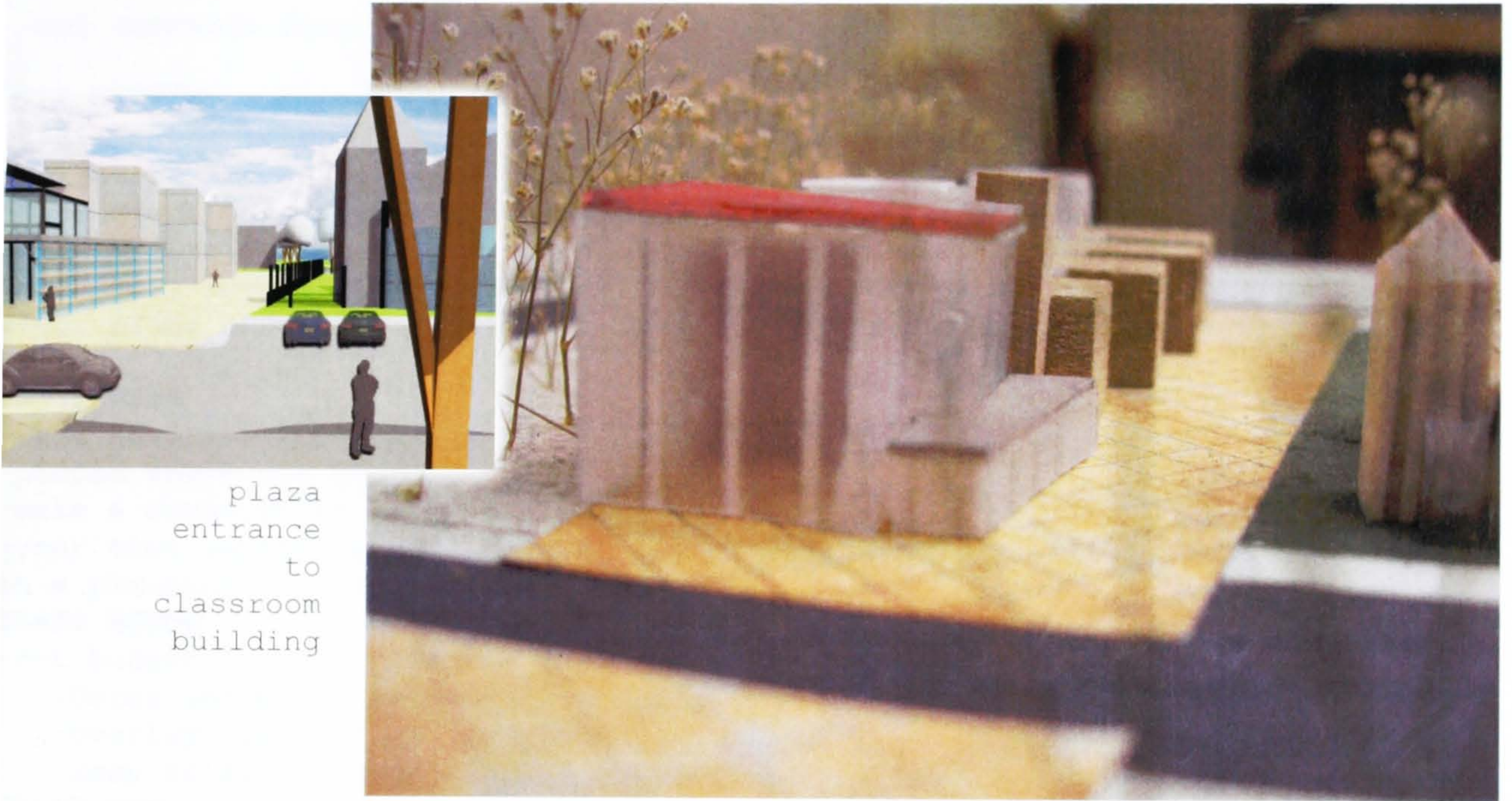


gazing NNE across the town plaza from
the steps of the town hall

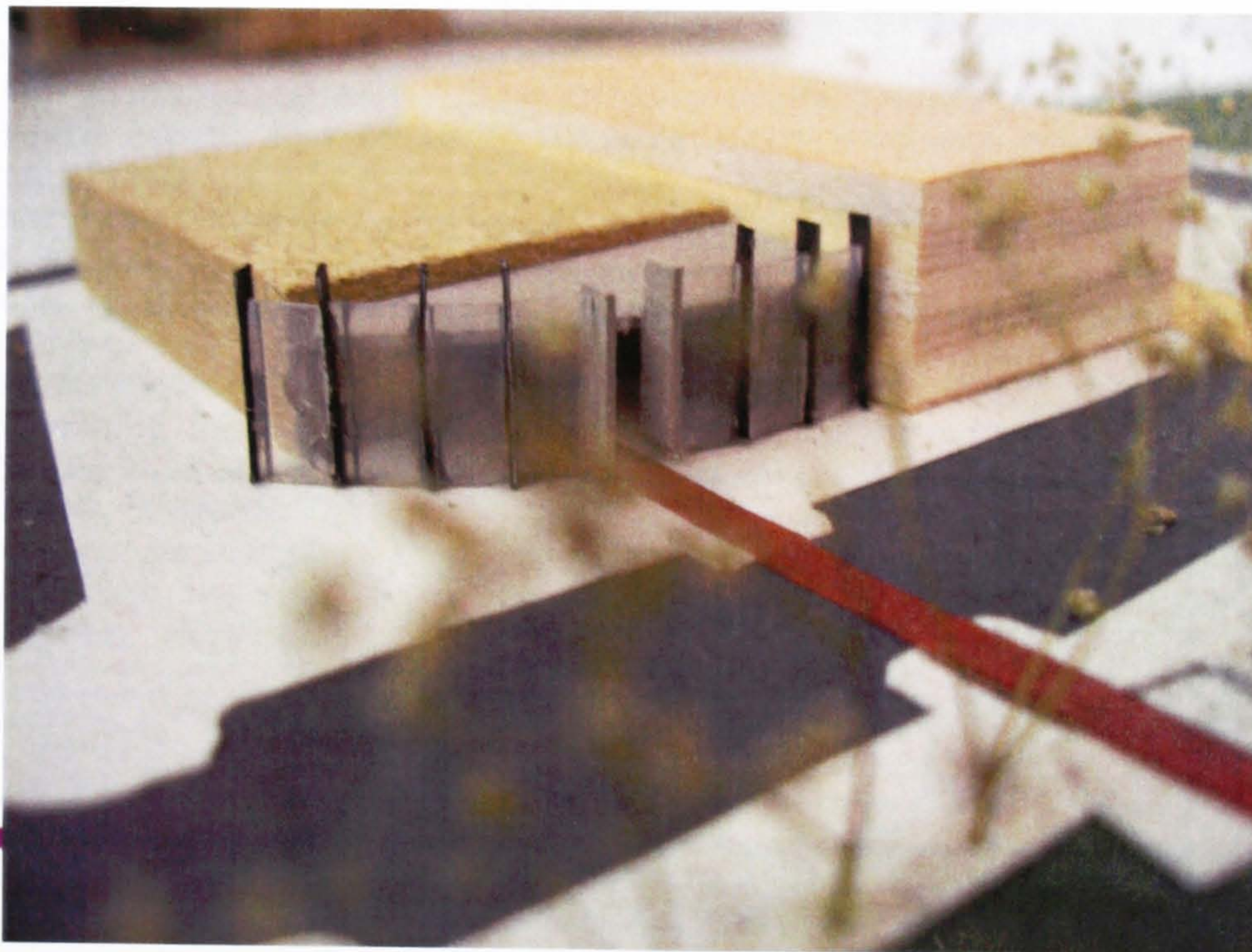


town plaza space

Final Project-physical model



plaza
entrance
to
classroom
building



entrance space
to community
center

Conclusion

Final comments from critics:

WILL WITTIG

- there needs to be a better indication of parcels of land: what areas to protect as the town/campus grows
- good start, but need a business plan to anticipate growth/sequence

JULIE KIM

- need more investigations of built edges: need to fully investigate ground floor plans and their interface: spaces between urban scale and architecture scale

DAN PITERA

- what is already there [in Vandalia] and how can it be celebrated?
- people there are there doing something
- make a conjunction between new and old
- your town square has no identity to the existing town: needs to be more than an a planning exercise

CRAIG BORUM

- cut budget in half: creates more interesting places
 - Dorms above retail creates moments
 - overlay: get out of the plans
 - keep folding things back on themselves

JULIE KIM

- there is nothing that pushes back against moves made: vertical layering

DAN PITERA

- what is it going to be like fifteen years/twenty years from now?
- growth can be bad if issue is only about economic growth

WILL WITTIG

- what does it mean to be urban in this context?

DAN PITERA

- look at Maurice Cox's work at Bayview: density of things other than just buildings

WILL WITTIG

- you never really challenged yourself with the situation
- should have more willingness to consider other than what is first drawn

GENERAL COMMENTS

- need to show a plan that is more zoomed in
- buildings need not have specific uses: a general Vandalia building?
- dissolve university into city

Annotated Bibliography- sources of my thesis ideas

Kostof, Spiro. The City Assembled The Elements of Urban Form Through History. First North American Edition ed. Boston, Toronto, London: Bulfinch Press, 1992.

The central theme of this book is an analysis in the process and change of urban areas over time. It is an examination of urban forms and their meaning. Kostof was a professor of architectural history at UC Berkley.

Lynch, Kevin. The Image of the City. 2nd ed. Cambridge: Harvard University Press, 1960.

In the words of Lynch, the central theme of this book is "about the look of cities, and whether this look is of any importance, and whether it can be changed." He takes a look into and delights at urban form. This work is part of a series of volumes with Professor Gyorgy Kepes at the Joint Center of Urban and Regional Studies at the Massachusetts Institute of Technology and Harvard University.

Miller, David. "Speech for Walter Gordon Circle.", Toronto. 01 June 2004.

In this speech the mayor of Toronto describes the steps that his city will need to take over the near future to continue to be one of the best cities in North America.

Morrish, William, and Catherine Brown. Planning to Stay. Minneapolis: Milkweed Editions, 2000.

This text "is a radical assertion of a polar opposite in our national character. It says Americans also have a big place in their hearts for place and tradition, for history, for rootedness." It provides a step-by-step, how-to for those planning to stay in their neighborhood.

Pacione, Michael. Urban Geography. New York: Routledge, 2001.

This is a textbook ranging background information about urban geography to a "blend of theoretical and empirical information with which to advance the knowledge of the city." "Pacione is Professor and Chair of Geography at the University of Strathclyde" in the UK. He "has published nineteen books, as well as numerous research papers."

Wilson, William H. The City Beautiful Movement in Kansas City. Columbia: University of Missouri Press, 1964.

Rusk, David. "Becoming the best of America." York Daily Record 20 November 1997, The Rusk Report ed.

This report "outline[s] various regional policies and programs in other communities that could be adapted to York County's circumstances."

Couch, Chris, Charles Fraser, and Susan Percy. Urban Regeneration in Europe. Oxford: Blackwell Publishing, 2003.

This text contains a series of research into many initiatives to regenerate urban areas of Europe. Many of these cities are 'in the same boat' in that they have had past success (usually in industry), but after the decline of that respective industry have had to deal with tough issues of social, employment, and image problems. The authors go into great detail taking an objective look into the 'solutions' the given cities have attempted—some are successful and some not.