



QUEER SPACE

Communities and Power in Heteronormative America

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For those who provided me love and support no matter what...
Thank You

Thomas and Kathy
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ABSTRACT

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What creates community, how is it defined, and by whom? Cities throughout time and space have hosted enclave neighborhoods that developed for the needs of specific communities, both organically and via societal systems. However, in contemporary times with the ease of physical travel as well as new systems of community forming outside the realm of physical space, what role do enclave neighborhoods play? Are we heading toward a future free of the permanent physical enclave community, and if we are what are we poised to gain and lose from this situation? Alternately, enclave communities may not be fading but instead simply altering the identifiers by which they form. The ethnocentric identifiers of the past may be shifting to a more broad sense of self-identification by ideology and philosophy. In this case, what role do these deliberate communities have in sparking reinvention and gentrification of cities? Who and what wins and loses in these new communities of choice? And how can the knowledge of what is developing organically further social equity within all communities? Squarely in the center of all these questions lie the past, present, and future of Queer communities in the United States.

For the purpose of this thesis, a Queer Community is a deliberate community of individuals who self identify as Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, and Asexual, within the United States in or after the 20th Century. By most conventional markers such as appearance, amenities, safety, and quality of life, Queer Communities in this country are seen as highly successful and desirable. Furthermore, these communities are commonly touted and courted as a fix to run down neighborhoods and catalyst to spur gentrification. However, is this perception really the case, and if it is what are the physical and socially transferable building blocks to these communities success? Furthermore, are there design elements that contribute to the success of Queer Communities, or are the communities success more based in the socioeconomic characteristics of the residents? What can be learned from the success and failures of Queer Communities, and how can the knowledge of positive development in Queer Communities be harnessed to improve the quality and stabilize struggling communities without the effects of gentrification?



THESIS

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1. Frey, W., Berube, A., Singer, A., and Wilson, J. *Getting Current: Recent Demographic Trends in Metropolitan America*. [Washington D.C.: The Brookings Institution, 2009]

2. *Committee on Appropriations, Trends in Family Composition*, 109th Cong. [2006] [Testimony of Ron Hasking, Senior Fellow, Brookings Institution]

3. Gates, G. and Ost, J. *The Gay and Lesbian Atlas*. [Washington D.C.: The Urban Institute Press, 2004.]

4. "Diversity Within the AIA." *AIA.org*. The American Institute of Architects, 1 Nov. 2010.

5. Cottrill, J. "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]

Architecture and Reality: Living with Blinders On

Increasingly, the United States is becoming a more diverse society. This is especially true for the nation's youth, where 44% of all Americans under the age of fifteen are of a racial or ethnic minority.¹ The nation is also experiencing significant shifts in family norms. Marriage rates have been falling consistently since the 1960s, divorce rates have been rising, and children are increasingly being raised in single parent households.² Sexually, Americans are more diverse as well, with lesbian and gay same-sex partners living in 99.3 percent of all counties in the United States.³ America has certainly moved past the days of the idealized white, middle class, able bodied, heterosexual family. Yet the privilege of white men's perspectives in society still prevails in many facets of American life.

The prevalence of white men's control is undeniably true in the field of architecture. By the numbers alone, the American Institute of Architects found that 72 percent of licensed architects identify as Caucasian, and only 14 percent are women.⁴ Besides an utter lack of diversity within the rank of architects, the profession also seems to view matters of social justice irrelevant to their work. Simply put, the realms of race, gender, class, and sexuality are often seen as outside the profession's scope of concerns.⁵ This lack of concern, in the least, can be viewed as naive, and at best may make architects tacit in a train of "isms" from racism to heterosexism and many others in between. Most disconcerting of all is the indication of architects designing spaces for the majority of people whom they are ignoring. This continued failure to recognize diversity within the profession and work of architecture risks marginalizing the profession from the whole of society.

Architects must begin to understand and design with minority communities in mind, because architecture is not simply pretty objects in space. Individuals active in design must fight to leave this long held mentality behind. While architecture is about aesthetics it must also consider functionality and responsiveness. Historically, the profession has failed at achieving this. For example it took a law to mandate accessibility for the disabled, and that did not happen until 1990. More than anything though, architecture is an activist and political act. The political nature of architecture is in the original sense of the term "political" - it affects the lives of citizens - according to Jeremy Till, the Dean of Architecture and the Built Environment at the University of Westminster.⁶ The effects of architecture are broad and although the profession intends to design for positive effects, that is not enough. There must be a cognition of the vast diversity of society. Architects must understand society not through a homogenous concept of who the majority is, but instead by taking into account the diversity of society, in order to be truly responsive. Failure to do so makes architecture complacent in oppressing already oppressed groups. Oppression in this sense is structural, and based in the everyday practices of well intentioned liberal societies like the United States, not on the coercion of a tyrannical power.⁷ Therefore, by practicing design as we have always done, without critiquing the work and norms of design that our societies and clients ask of us, we oppress others within society.

The critical, problem solving nature of the profession provides architects the tools to combat these inherent difficulties. Architects must be willing to commit themselves to the needs of an ever diversifying population. Without such a commitment, the profession risks increasing irrelevance, as spaces will continue to fail to meet the needs of the vast mosaic of society. Merely by expanding the theoretical lens of architecture into anthropology, sociology, and philosophy, practitioners can fine tune their ideology to make themselves more relevant to our increasingly diverse world. This article explores the diversification of architectural

6. Till, J. *Architecture Depends* [Cambridge: MIT Press. 2009.]

7. Taylor, V., Kaminski, E., Dugan, K. "From the Bowery to the Castro: Communities, Identities and Movements." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

thought specifically through the history, theory, quality, and design of queer space(s) on the urban and architectural scale. Such studies should be further expanded and continued with the multitudes of identities that exist. The design result of these studies should not create a single solution, for it would fail. Instead such an approach lends itself to a strategic design process in which multiple solutions consider trends and intersectionality of people, places and communities.

An Alternative Approach: Intersectionality

Questioning homogeneous thinking requires considering individuals, communities, and spaces in a different way. Feminists, when studying oppression, use a concept for analyzing individual's identities called intersectionality. "Intersectionality refers to particular forms of intersecting oppressions, for example, intersections of race and gender; or of sexuality and nationality."⁸ In an increasingly diverse society, as in the invariably diverse LGBT community, intersectionality allows one to understand the levels at which oppression occurs within individuals and groups without pitting any one identity against any other. Critical to the concept is the idea of thrownness, or that identities are not chosen by individuals, but by societies which label individuals with identities, regardless of one's preference.⁹ The white straight man chose to be a white man no more than a black lesbian chose to be herself. Oppression is also always in dichotomy with power and privilege. This is what makes intersectionality so important. It is a window to see both conditions. The application of intersectionality to architects creates powerful tools for understanding both urban and architectural spaces, and the ways in which they may oppress groups.

For example, in the study of queer space, the traditional perceived identity and function of gay neighborhoods is a prime example. Richard Florida's *Rise of the Creative Class* fully buys into the concept of gay communities as communities of wealth which can function as an economic development tool for cities. Florida's

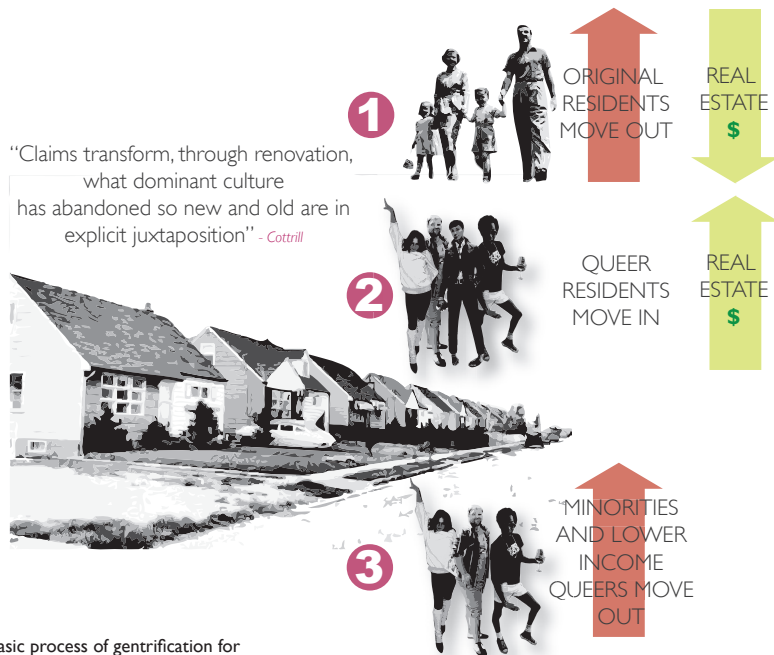
8. Valentine, G. "Queer Bodies and the Production of Space." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

9. Castells, M. *The City and the Grassroots: A Cross-Cultural Theory of Urban Social Movements*. [Berkeley, Los Angeles: University of California Press, 1983.]

theory is supported by perceptions of what it is to be gay, and those perceptions are further fueled by the gentrification the creative class theory supports. Although gay neighborhoods may start as ethnically, sexually, and economically diverse, as time passes gentrification begins to take place. The LGBT community begins to dissolve down to being a white, gay, middle class, male community.¹⁰ Through this process, the economically marginalized members of the LGBT community are pushed out of these gay neighborhoods due to 'market' forces. However, this gentrification is actually oppression of the economically marginalized. The dominate white gay male segment of the LGBT community acts as a colonizing element of gentrification which profits from class, race, and gender privileges.¹¹ After this process of oppressive gentrification has taken place, the homogenous white gay male community that is left further perpetuates the concept

10. Taylor, V., Kaminski, E., Dugan, K. "From the Bowery to the Castro: Communities, Identities and Movements." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

11. Collins, P. *Black Feminist Thought: Knowledge, Consciousness, and the Politics of Empowerment*. [New York: Routledge, 2000.]



Basic process of gentrification for queer communities.

12. Castells, M. *The City and the Grassroots: A Cross-Cultural Theory of Urban Social Movements*. [Berkeley, Los Angeles: University of California Press, 1983.]

13. Taylor, V., Kaminski, E., Dugan, K. "From the Bowery to the Castro: Communities, Identities and Movements." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

that gay neighborhoods are white, male and wealthy. Manuel Castells, a sociologist, noted this trend in 1970s San Francisco, where the gay community was geographically segregated, with upper income and middle class individuals living in the Castro, and poor individuals residing in the marginal areas of the city, such as South of Market, and the Tenderloin.¹² Segregation in the LGBT community, much like larger societies, is not only about class but also race. For example, typically, black gay men are segregated from community resources such as organizations and bars, even when they are located in black neighborhoods.¹³ The application of intersectionality brings to light the mirror like reflection of the norms of oppression of larger society within the LGBT community. Intersections of sexuality and race, and sexuality and class exist. Thus, gay neighborhoods are a non-productive area of study because they too are oppressive under the lens of intersectionality.

Understanding Queer Space(s): Heterotopias

One danger of social justice architecture is that it may evolve into a mental utopia, a completely perfect place where oppression no longer exists. Without a complete and total revolution of societies, utopias are not a realistic option, and are best left to fantasy and dreams. As the philosopher and historian, Michel Foucault notes, "They (utopias) represent society itself brought to perfection, or its reverse, and in any case utopias are spaces that are by their very essence fundamentally unreal."¹⁴ Although the world does not contain any utopias, that does not mean that all space is completely hegemonic, and dominated by the white, heterosexual male perspective. According to Foucault, there already exists counter-arrangements of real arrangements within societies. These space(s) are heterotopias, and they represent places that lie outside of all places but are still localizable. Within such a counter-arrangement the real arrangement is represented, challenged, and overturned. For individuals in society, heterotopias represent a state of disunion with the norm of society, and thus are sacred, privileged, or forbidden spaces.¹⁵ Spaces which are

14. Foucault, M. "Of Other Spaces: Utopias and Heterotopias." [London, New York: Routledge, 1997.]

15. Foucault, M. "Of Other Spaces: Utopias and Heterotopias." [London, New York: Routledge, 1997.]

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queer such as gay bars, bathhouses, book stores, social clubs, and individual homes present a counter-arrangement to that of heterosexual society. These queer space(s) allow heterosexuality to exist within them while questioning the norms of gender identity and expression, gender roles within relationships, and family structures.

A heterotopian understanding of queer space(s) is also contingent on other certain rules and standards in order to exist. Specifically, such space is dependent on visibility and permanence, the allowance of fluid identities and possible lives, and claims of territory.¹⁶ Such a counter-arrangement of space allows for the critique of broader society, while still protecting those within the community. It is the creation of a safe space for self exploration of one's identity which is counter to that of a clearly defined world where there is one dominant sexuality and a defined gender binary. General society's heteronormativity is exposed and critiqued through confrontations with media representations of LGBT individuals, advertising, and public events such as pride parades.¹⁷ Although these images are sometimes stereotypical, they introduce the dominant society to queer individuals while

16. Cottrill, J., "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]

17. Cottrill, J., "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]

TRANSPARENT

MEDIA PRESENTATION



MARKETING



PUBLIC EVENTS



TRANSLUCENT

COMMERCIAL ESTABLISHMENTS



CULTURAL CUSTOMS

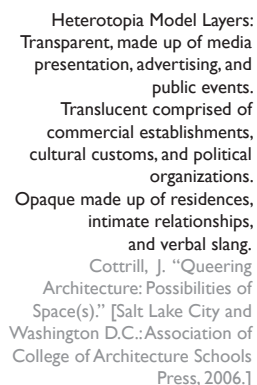


POLITICAL ORGANIZATIONS



still protecting them from being the focus of intense mob scrutiny. The neighborhood and community face similar critiques through the establishment of LGBT businesses, cultural customs, and political organization.¹⁸ At this level, those outside of the queer community have now entered a physical space where they are no longer the dominant force, further protecting those in the community while allowing access to a richer understanding to outsiders. Intimate relationships, verbal slang, and the home confront individuals understanding of heteronormativity and queer space(s). This final level serves as the safest place for the most marginalized and only the most comfortable outsiders are welcome. Together, these layers of understanding and critique allow only those who are willing to follow the rules of the dominant LGBT culture of queer space to participate in its formation.

Members of the LGBT community face many of the same challenges society faces when it comes to the very multidimensional nature of its members. Homosexuality and gay, lesbian, and bisexual identities have been documented in



all parts of the world.¹⁹ Therefore, members of the community come from a wide variety of cultural and ethnic backgrounds. Frequently, such diversity and intersectionality creates disputes which are often centered on the assimilationist versus liberationist politics. Assimilationists wish to follow the norms of society and subscribe to the desires of heteronormativity; whereas, the liberationist wishes to free all people via finding the homosexual in everyone.²⁰ These communities are frequently separated by class and geography.

Spatial segregation creates serious barriers for the LGBT community to achieve political and social goals. One major example of such an obstacle is gay ghettoization; where a highly concentrated LGBT neighborhood creates barriers to challenging heteronormativity in other everyday spaces.²¹ This isolation hinders the ability of the community to build political power outside of the localized level. Furthermore, the stereotyping of gay identities, along with the commodification of the gay lifestyle as chic and cosmopolitan has created a situation in which gay public spaces are threatened by heterosexual colonization to the point that there is no longer safety provided by its previously private identity.²² The loss of privacy then challenges the realities of the queer community in queer space(s), neither reflecting the intersectionality or multidimensional qualities of the community. This marginalization prevents non normative people from maintaining fluid identities and being able to live their lives in the safe environment, which is a requirement of a true heterotopia.

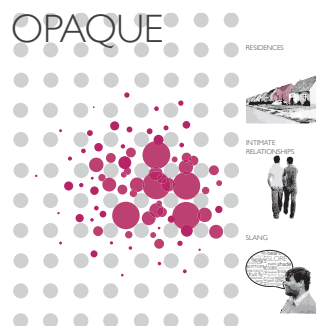
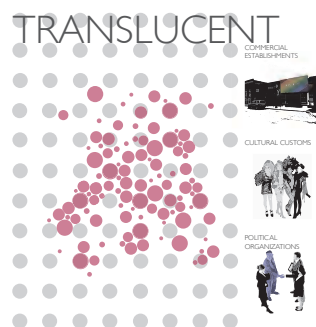
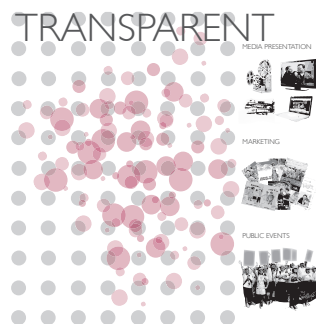
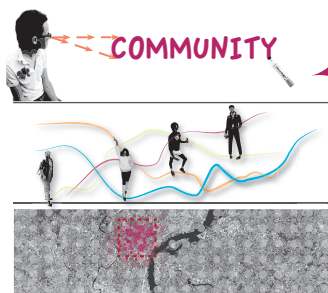
Based on the concepts of intersectionality, heterotopias, and liberationist ideology, queering space(s), should be achieved by a much more broad, subtle, and socially just way. In order to achieve this goal, queer must be understood as a more complex term than merely an umbrella for the vast LGBT community. Instead, from the literary world, queer is, "the open mesh of possibilities, gaps, overlaps, dissonances and resonances, lapses and excesses of meaning when the constituent elements of anyone's gender;

19. Taylor, V., Kaminski, E., Dugan, K. "From the Bowery to the Castro: Communities, Identities and Movements." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

20. Taylor, V., Kaminski, E., Dugan, K. "From the Bowery to the Castro: Communities, Identities and Movements." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

21. Valentine, G. "Queer Bodies and the Production of Space." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]

22. Valentine, G. "Queer Bodies and the Production of Space." [London, Thousand Oaks, New Delhi: Sage Publications, 2002.]



POLITICAL

SEXUALIZED-POLITICAL

SEXUALIZED

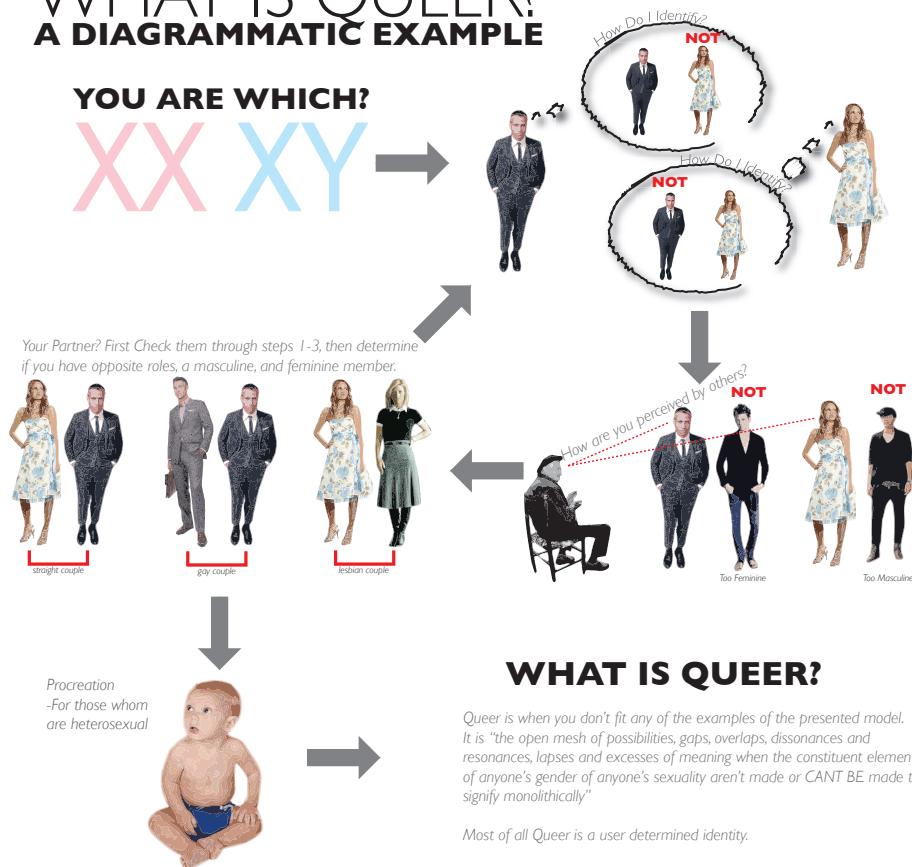
Queer Heterotopia Model: this model demonstrates the connections between the three main characteristics of heterotopias (visibility and permanence, the allowance of fluid identities and possible lives, and claims of territory), the three main types of queer space (political, sexualized-political, and sexualized), and the three layers of heterotopias (transparent, translucent, and opaque).



THE BODY IS A CURATOR OF SPACE, IT IS INVISIBLE AND BEARS NO PURPOSE

A DIAGRAMMATIC EXAMPLE

YOU ARE WHICH?



Most of all Queer is a user determined identity.

Model Based on "Queer and Now" from the book *Tendencies* by Eve Kosofsky Sedgwick

Definition of queer

of anyone's sexuality aren't made or can't be made to signify monolithically."²³ This notion of queer does not limit it to sexuality or cultural norms of identity, but instead to the larger question of what it means to be sexual and an individual. Spatially, this meaning of queer cannot be interpreted to represent bold visual gestures that make queer space(s) completely and totally different from those that are not; instead it is in the details of the space. It is not the rainbow flag, but instead the function of public and private spaces. Questioning such space's normative design elements, boundaries, and functions, may create spaces that are more flexible, fluid and contingent, thus validating the theatrical nature of queer space(s) by allowing individuals to further utilize it as a stage for their lives and identities.

23. Kosofsky, E. *Tendencies*. [Durham: Duke University Press, 1993.]

A critique of public and private spaces should be explored at the level of the urban and the architectural scale. At the urban

scale, a primary focus should be on the neighborhood and its relationship to the street. Historically, the street has been a critical space of inhabitation for queer populations. However, due to the heteronormative dominant culture's control of the city, the street may have never fully developed in its counter-arrangement of space, even in neighborhoods with large queer populations. Thus, a focus on the design of the neighborhood and street, anchored by architectural elements, is a critical part of the process of understanding the potential of queer space(s). In order to achieve the most fully developed understanding of queer spaces(s); designing at this scale should work with a multitude of possibilities and solutions.

Conclusion

The process of exploring queering space(s) at the urban, neighborhood, and street scale, is to explore the lenses in which the profession of architecture works with space, and thus societies. It is imperative that architecture begin to interface with the wide variety of social justice issues that affect people and the spaces in which they live. Architecture is not, and should not be a profession which is insular in its nature of practice. The profession must be willing to interface more with concepts from sociology, anthropology, and philosophy. Failure to explore new and varied lenses from which to study space will only further limit architecture's ability to connect all people. The profession, if it continues on its current path of the unquestioned design cannon, will only face further obsolescence. Further exploration of both the queer community from the lenses of intersectionality and heterotopias is required, as are similar studies dealing with other minority communities. It is no longer acceptable to leave unquestioned the conventional understandings of spaces at any scale, from architecture to urban design.

PRECEDENT STUDIES

A faint, stylized background map of a city grid, likely New York City, showing a network of streets and building footprints. A prominent red line runs diagonally across the map, and several red rectangular markers are placed at various intersections and points along the grid.

018

Precedent studies are key tools for gaining an understanding of a thesis, and this thesis is no different. From the very beginning while grasping at understand communities, to the analysis of queer heterotopias, and specific queer spaces, precedent studies have allowed the project to expand its understanding and perspective of what queer space is and how it operates.

The first studies dealt with understanding 'community', through the historical lens of the African American, Jewish, and LGBT communities in metro Detroit. These studies looked at mapping patterns of establishments and their clustering. Three basic typologies of communities; those without choice, those of choice, and those of restrained choice, developed out of this study.

Additional studies were conducted looking at queer space. In particular a place based exploration of Michel Foucault's concepts of heterotopias was conducted. This work, seeking to deal with additional locations to broaden the scope of understanding, analyzed the Castro in San Francisco.

Finally is the analysis of physical queer spaces. Using the work of Roey Thrope analyzing lesbian bars in Detroit between the years 1938 to 1965 as a guide, additional analysis of current queer bars was conducted looking at three physical examples.

These precedents along with additional academic queer research provides a base line and theoretical starting point for considering queer space as a physical entity. Continued exhaustive research on similar topics is required, however, to take the thesis further.

Typologies: Without Choice: African American Detroit

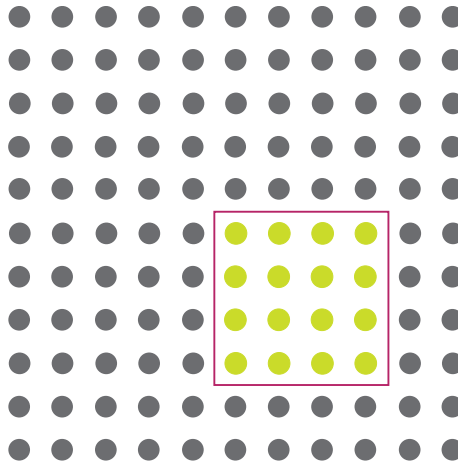
The first typology to develop in the study of communities were those 'without choice'. These communities are defined as those whether by law or social norm are forced to live in community. The clearest examples of this type of community are Medieval Jewish Ghettos in Europe, and the African American community in the United States before legal desegregation in 1968.*

Black Bottom, Paradise Valley, and the other Hastings Street neighborhoods are prime examples of communities without choice. In the 1920s African American Detroiters lived in the overcrowded Hastings street neighborhoods where residents were restricted by the city's unofficial but firm color line.¹ "By 1930, there were 120,066 blacks reported in the city of Detroit, most of whom were settled in a 30-block area east of Woodward..."² In Detroit this community over time can be traced up Woodward in to the North End and then to the Twelfth Street-Dexter Neighborhood, before desegregation and a proliferation of African American residents across the city and suburbs.

There is much to be said in terms of what type of communities this created in Detroit, however this is not the focus of this study. Instead these studies of community are a way to look at why and how people have

Top: Diagram of communities without choice.

Bottom: Black Bottom, source: Burton Historical Collection



Notes:

* Legal desegregation is the author's acknowledgement of de facto segregation which still exists in the United States today.

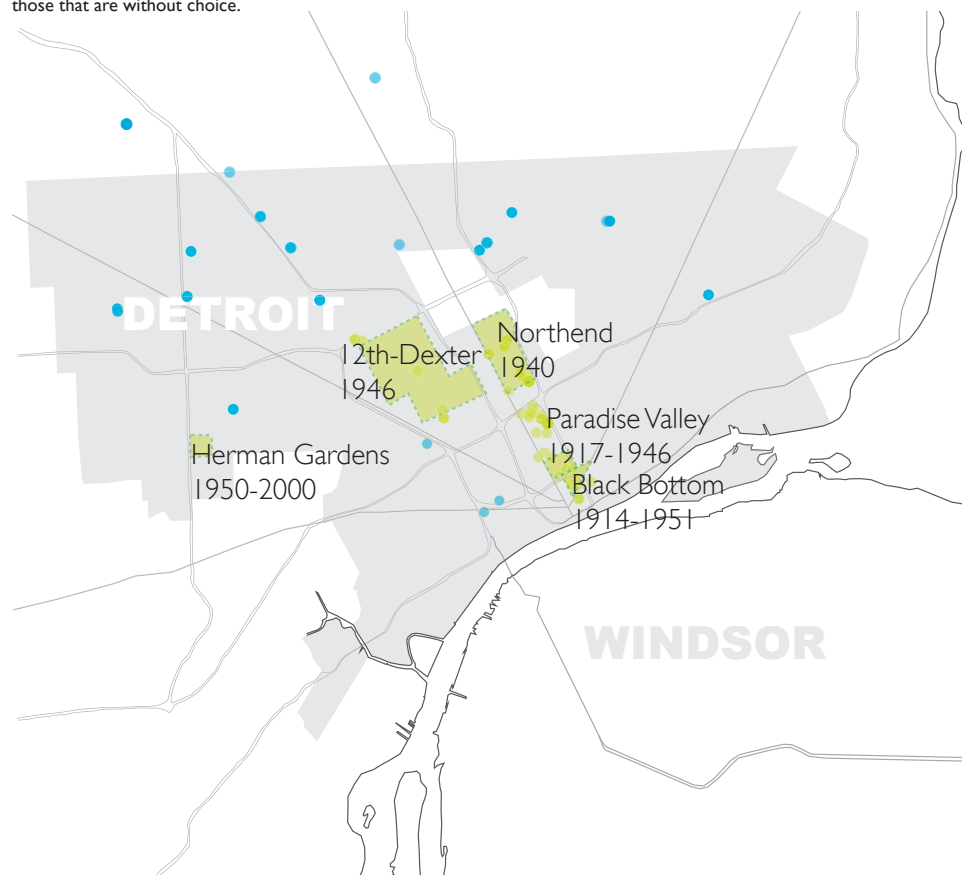
1. Freund, D. M. P. *Colored Property; State Policy and White Racial Politics in Suburban America*. [Chicago and London; University of Chicago Press, 2007]

2. Williams, J. *Images of American, Detroit, the Black Bottom Community*. [Charleston: Arcadia Publishing, 2009].

historically formed oppressed communities. The most clear and evident type of oppressed community is that without choice.

From the study of communities, forceable communities without choice no longer exist in the United States. There may be hinderance to true 'free choice', however there are no groups of individuals in this country who must, by restrictions to deeds, or threats of mob violence, live in specified communities.

Mapping of African American communities in Detroit. The green dots and neighborhoods denote those that are without choice.



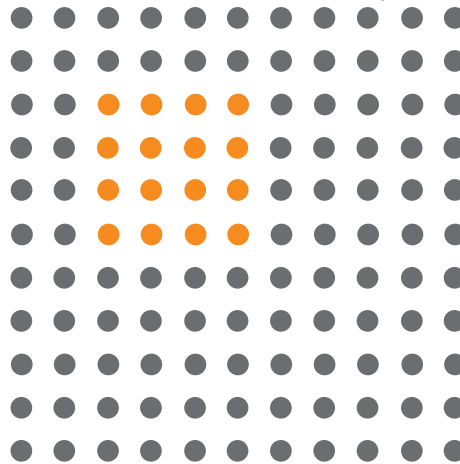
Typologies: Of Choice: Jewish Detroit

The second typology that came to develop was that of communities of choice. These communities are developed by groups not because they must due to law or threats of physical violence, but instead because the community members see some cultural or social benefit to living in proximity. Examples of communities of choice are the modern day Jewish community, as well as many immigrant communities, and the Amish.

Many Jewish individuals often decide to live in community with other Jews as a way of maintaining a cultural identity. This allows certain cultural norms, such as maintaining a kosher diet and following more orthodox rules of the sabbath, to become larger norms within the community due to higher numbers of Jewish residents. Thus destigmatizing such behaviors.

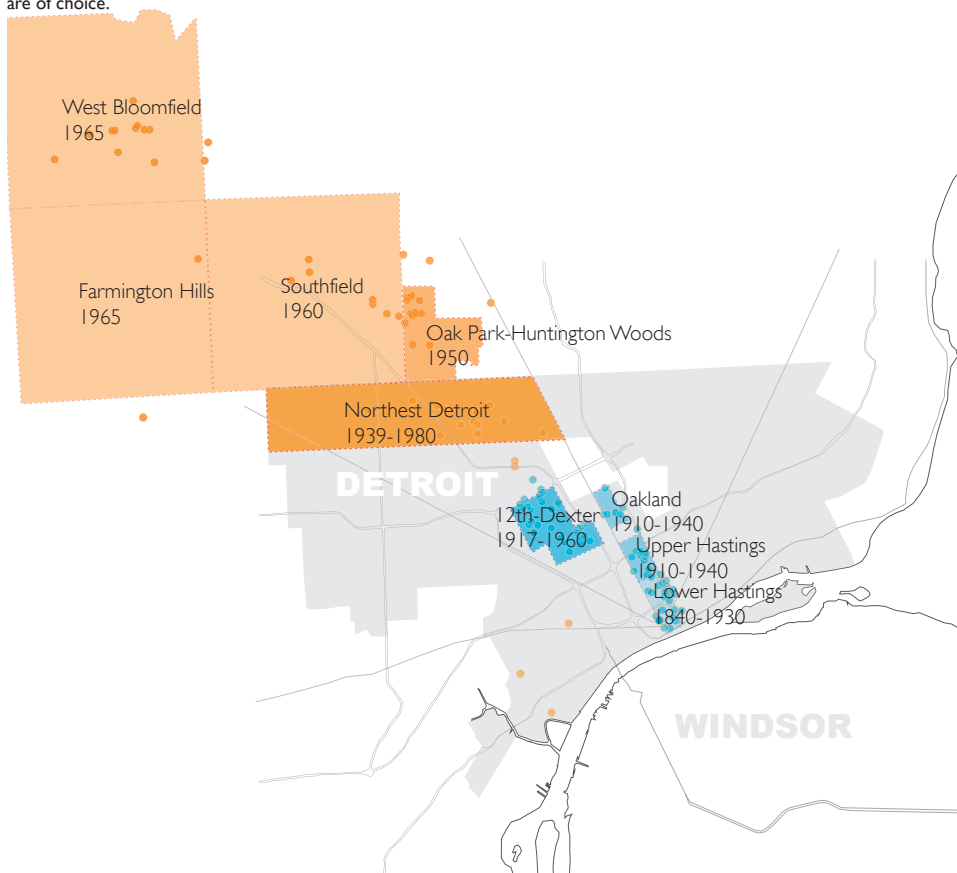
Communities of choice in a broader sense are very common. Like people often choose to live around each other due to shared interests. Examples include artists, hipsters, yuppies, and other less defined groups of people, such as those who enjoy bicycles. Thus, due communities of choice being such a flexible identity from the micro to the macro scale they can represent some of the strongest and loosest affiliations. It is also a hope that one day everyone may be able to live in communities of choice, and no one

Top: Diagram of communities of choice.
Bottom: Northwest Detroit, source: Dr. Chuck Taylor



would be restrained by economics or culture.

Mapping of Jewish communities in Detroit. The orange dots and neighborhoods denote those that are of choice.



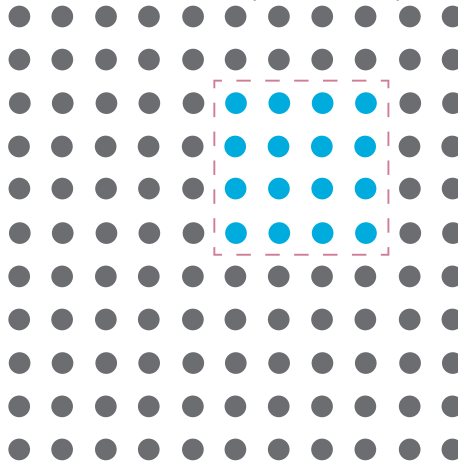
Typologies: Restrained Choice LGBT Detroit

The final typology is that of restrained choice. Communities of this type are not bound to locations due to laws but rather by external forces of oppression such as economics or violence. Today most marginalized communities such as African Americans, Immigrants, and the LGBT community fit this description. The form of choice is enforced and reinforced by systemized oppression.

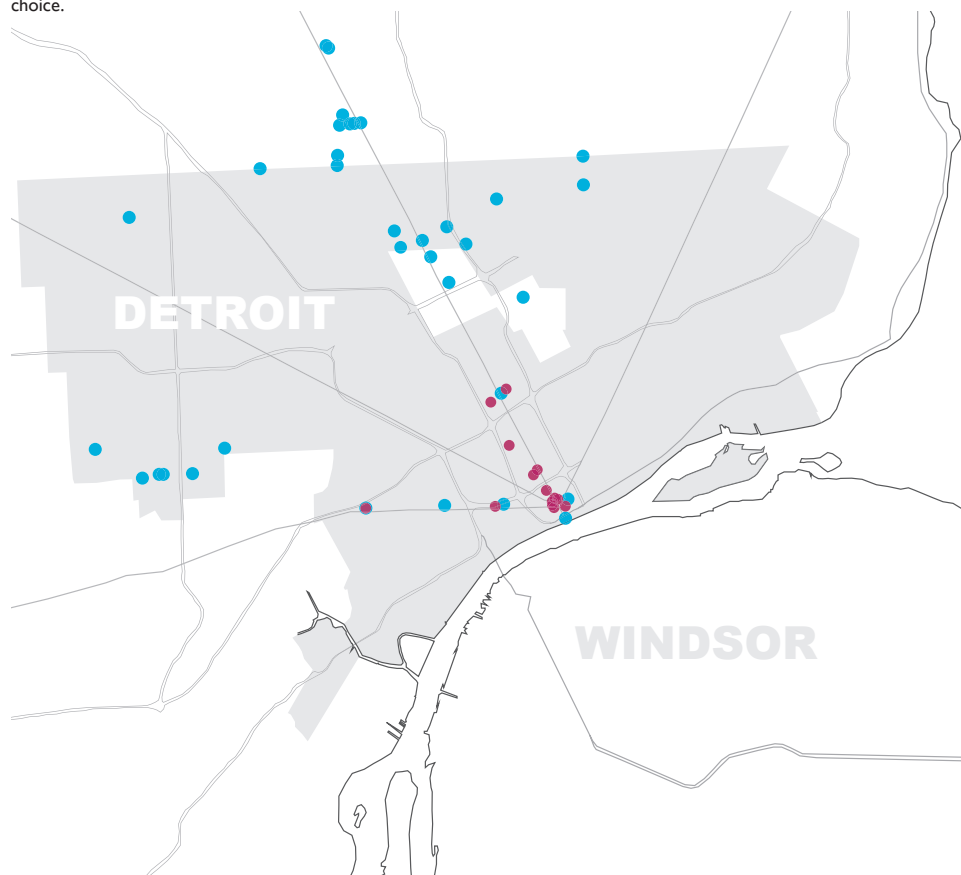
In Detroit in the 1970s and 1980s Palmer Park was the primary neighborhood of restrained choice for the LGBT community. The area could have been defined as Detroit's gayborhood of the time, mirror areas like Greenwich Village in New York City and the Castro in San Francisco.

Areas of restrained choice are particularly interesting due to the mix of desire to live in an area like in communities of choice, and being at the same time confined to the area due to social and societal coercion.

Top: Diagram of communities of restrained choice.
Bottom: Palmer Park, source: Wayne State University



Mapping of LGBT communities
in Detroit. The blue dots denote
those that are of restrained
choice.



Heterotopia Mapping: the Castro, San Francisco

As defined in the thesis chapter, heterotopias, for individuals in society, represent a state of disunion with the norm of society.³ These spaces can then be broken down into three layers the transparent, translucent, and opaque which represent spaces from the macro public scale such as media to the private scale of the home.⁴ To explore this concept a map of the iconic Castro neighborhood of San Francisco was produced, to find measure and demonstrate the layers of the heterotopia.

This exercise specifically focuses on the layers of the transparent including public events such as halloween and pride, and the translucent including local establishments.⁵ The former is noted on the map to the right by the magenta hatched area, which forms and follows the contours of the street and public spaces. This is one of the first indications of the importance, physically, of the street in terms of queering an urban space. The later mapping of the local establishments is noted by the solid magenta forms that dot the map. This layer seemingly supports and correlates to the public space of the street. Perhaps suggesting that in queer space there is a larger definition of public space. This may help to reinforce the queer claim to the territory.

In the production of this analysis careful consideration was given to the geography of the neighborhood. Hills in theory would either shorten or lengthen the bleed of the queer public space based on their effect on vision. The highly defined street wall in San Francisco also has a significant impact, in constraining and tightening the queer space thus creating a more full feeling regardless of population of the street.

3. Foucault, M. "Of Other Spaces: Utopias and Heterotopias." [London, New York: Routledge, 1997.]

4. Cottrill, J. "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]

5. Cottrill, J. "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]



The Gay Bar: Historic

Queer spaces are broken into three models, those of sexualized spaces, sexualized-political, and political. Sexualized spaces are based on the idea of the body inhabiting and curating a space, of a generally implied and invisible nature, which is a space of expression and bears no productive purpose.⁶ Examples of such sexualized spaces include bars and clubs, bathhouses, and cruising grounds. These spaces are temporal and are easily lost and forgotten. However, in Detroit a plethora of sexualized spaces from various time periods exist, creating fertile grounds for research.

6. Cottrill, J. "Queering Architecture: Possibilities of Space(s)." [Salt Lake City and Washington D.C.: Association of Collegiate Schools of Architecture Press, 2006.]

Historically, Roey Thorpe provides a narrative of three lesbian bars in Detroit from 1938 to 1965 that provide an important view into the history and functions of queer space. Each, bar functions in different ways and is aimed at different segments of the lesbian community in the city at the time.

*The first of the bar Thorpe describes is the Sweetheart Bar, and was located in the Lower Cass Corridor on Third Street. The Sweetheart, opened to the street, and provided a front room for local neighborhood patrons, and a separate back room which was spatially segregated by how one identified. The incorporation of local neighborhood patrons is often cited as a reason why the Sweetheart was able to stay open for so long. However, this openness limited patrons to largely working class women, who would lose no status by being at such an establishment. The integrated environment also often created tensions as single men alone or in groups would often troll looking to find a woman. Fights were common.**

The second bar that Thorpe describes is the Palais, often warmly called the Pit. The Palais was located near Greektown in the space that is now home to the Detroit Bar. The bar opened to the street, and had two rooms separated by a door with a large bull dyke bouncer. The front room was for sightseers- couples on dates who

* summaries from: 7. Thorpe, R. "The Changing Face of Lesbian Bars in Detroit, 1938-1965." Ed. Beemym, B. *Creating a Place for Ourselves: Lesbian, Gay, and Bisexual Community Histories*. [New York and London: Routledge, 1997.]

went to watch 'the gays' - and for gay 'boys'. The back room past the bouncer was a space solely for lesbians. The bar was often, like the Sweetheart, home to working class women who worked in factories or as cab drivers, and had little to loose. The Pit had a strong family like patronage and often acted as a community center hosting events like weddings, baby showers, and even community picnics in local parks. This bar too, dealt with many fights that would often flood into the street.*

The final bar that Thorpe looks at is Fred's Bar, which was located somewhere in Northeast Detroit. The bar was in a nondescript building that many in the neighborhood did not know was used for anything, and the entrance was located off a back ally parking lot. Fred's was a large open space, with pool tables, and an area for dancing and was exclusively for lesbians. The bar attracted much more of a middle class married clientele, due to the privacy and secrecy of it being an all lesbian establishment. The bar rarely had fights. However due to its seclusion from the street and hidden nature, women were often victimized in the parking lot, mugged for their purses or carjacked. There was little threat of retribution to the thieves due to the client base that didn't know how or couldn't fight back and was unable to report crimes to the police.*

STREET



SWEETHEART BAR 1939-1960s

STREET



THE PALAIS "THE PIT" 1949-1974

STREET



FRED'S BAR 1952-1956

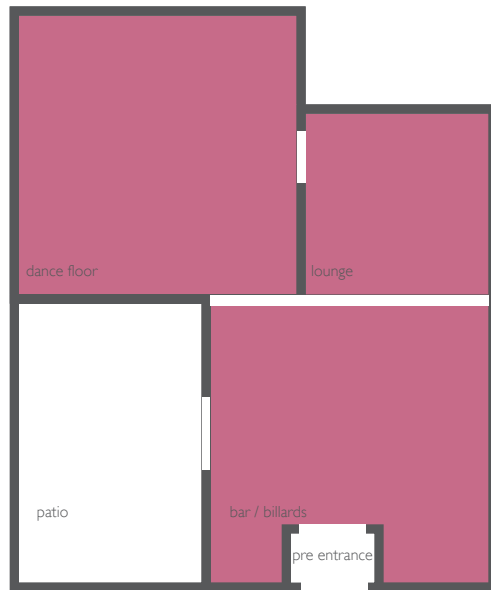
N.S. Piotrowski



STREET

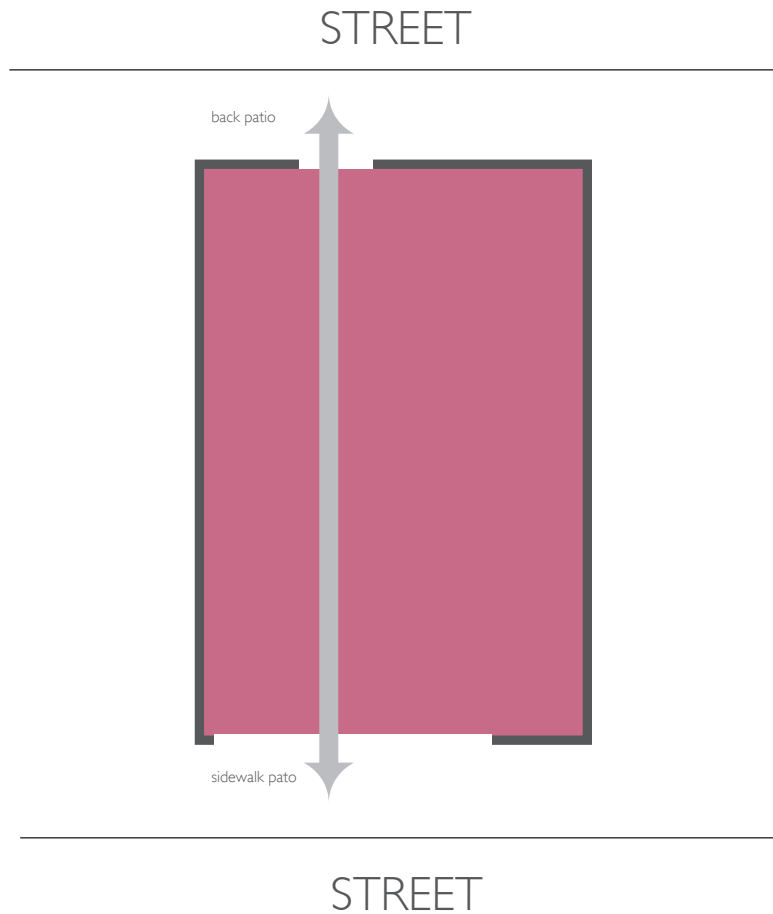
The Gay Bar: Club Gold Coast

Since, the time of the Sweetheart, the Pit, and Fred's there has been very little progress in the cities gay bar scene. What progress has been made has happened in the suburbs of Ferndale and Royal Oak. Where as in Detroit, as an example, Club Gold Coast located on the city's northeast side maintains a physical set up similar to Fred's bar, although slightly less inconspicuous. The Gold Coast as it is called, opened in 1975, and features a side parking lot that is secured. From this parking lot one enters the bar to find themselves in a chamber; with a one way mirror; those inside the bar can see inside the chamber but, not the other way. From that space one enters the main bar, which is connected to a back room via a patio. The bar features no windows to the exterior; and is highly detached from it's surroundings.



STREET

The second bar of interest is The Menjo's Complex, commonly known as Menjo's, opened in 1974. Menjo's is located in North Central Detroit, in the Palmer Park neighborhood, which was once a central home for Detroit's gay community through the 1970s and 1980s. The area now is heavily blighted and has fallen on hard times although, it still is known for Hotter Than July, Detroit's Black Gay Pride celebration. Menjo's physically is a much more open bar; the floor plan flows from space to space providing room for dancing, conversations, and pool, as well as an patio separated from the street. The bar opens to the street, however it has no windows open to the street exterior.



The third and final bar profiled is SOHO, which is located in suburban Ferndale, the current “center” of Detroit’s gay community. SOHO opened in 2004, the bar is one of a few gay bars in the Detroit area that has opened within the last few decades. Thus, physically SOHO represents a much more open time period, this translates into its physical form. The bar is essentially an wide open space, that has an entrance facing Nine Mile, and the street behind, allowing one to flow through the space. The bar also features patios on both streets, creating a more open and active street scene.

Conclusion

The physical form of gay bars in Detroit has overall remained highly stable over the last seventy-two years. However, the long term sustainability of the gay bar network that is spread far and wide is in question. Numerous bars like the Male Box and Backstreet have closed over the last decade, and more of the wide spread establishments from the 1970s and 1980s are likely at risk to close.

The question then becomes what replaces these queer spaces? Will the growing queer alternative scene that uses heteronormative establishments be the norm? Or will new queer establishments simply pop up to realign the the shift in population?



Top: Club Gold Coast
Middle: Menjo's
Bottom: SOHO

SITE ANALYSIS

036



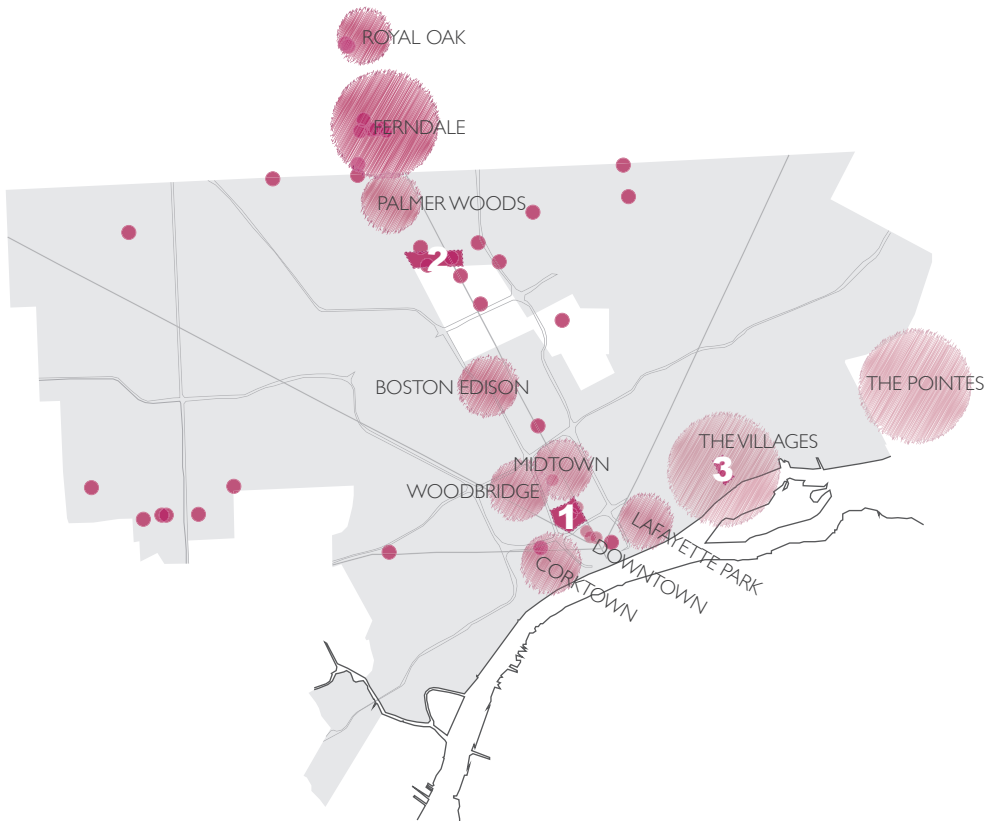
Cities and most spaces within the United State reflect our society's heteronormative culture. The act of queering space, therefore, can be applied to any city. In the case of this thesis, due to proximity, access, and knowledge, Detroit, makes a suitable site for analysis of queer space. Detroit also presents many unique characteristics in relationship to queer identities, such having a largely fragmented queer population, a long LGBT history, and a wide variety of urban conditions.

Today, the LGBT population of Detroit, which is larger than ever, is scattered throughout the region. This great diaspora of LGBT individuals across the region is powered by similar economic and social forces that have created high levels of segregation and sprawl in the metro area in general. LGBT and queer communities, however, have tended to center on the Woodward Corridor: From World War I, through the nineteen-sixties and seventies, and to today the community has moved from Grand Circus Park up Woodward to New Center, Palmer Park, and into Royal Oak and Ferndale.¹ (St Mary, Rob - Ferndale Feature WDET). Woodward, thus becomes a driving force in analyzing the queer community in Detroit. It can be considered a central spine and is important if for nothing else proximity in the act of siting actions of queering space.

1. St Mary, R. "Ferndale Feature: The Gay Community." *WDET News*. 11 May 2010.

Along the Woodward corridor, just across Eight Mile from Detroit, is Ferndale, the center of the gay community in Detroit. Ferndale, to some, would make perfect sense as the site for the thesis, however there are three issues with exploring Ferndale as a site for queering space. The first issue is in the definition of queer and what it means to queer space. In its nature Ferndale

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is too heteronormative. The city, developed as a streetcar suburb and thus in its physical form is a space for the development of families, in the heteronormative sense of the word. Second, Ferndale is distinctly a gay space not a queer space, being that it is largely a white middle class gay male territory. Third, and finally, it is important in the act of queering space to start with a clean slate. Ferndale, although home to a heteronormative gay community, is home to sexual minorities already. Thus, Ferndale is not a suitable environment to explore queering space.

An early investigation into sexual minorities relationship to Woodward was a mapping of queer heterotopias along the avenue. The mapping of spaces at the transparent, translucent, and opaque level begins to highlight the claims of territory by the queer community and highlight its dispersed and diffused nature

DETROIT HETEROTOPIA MAP

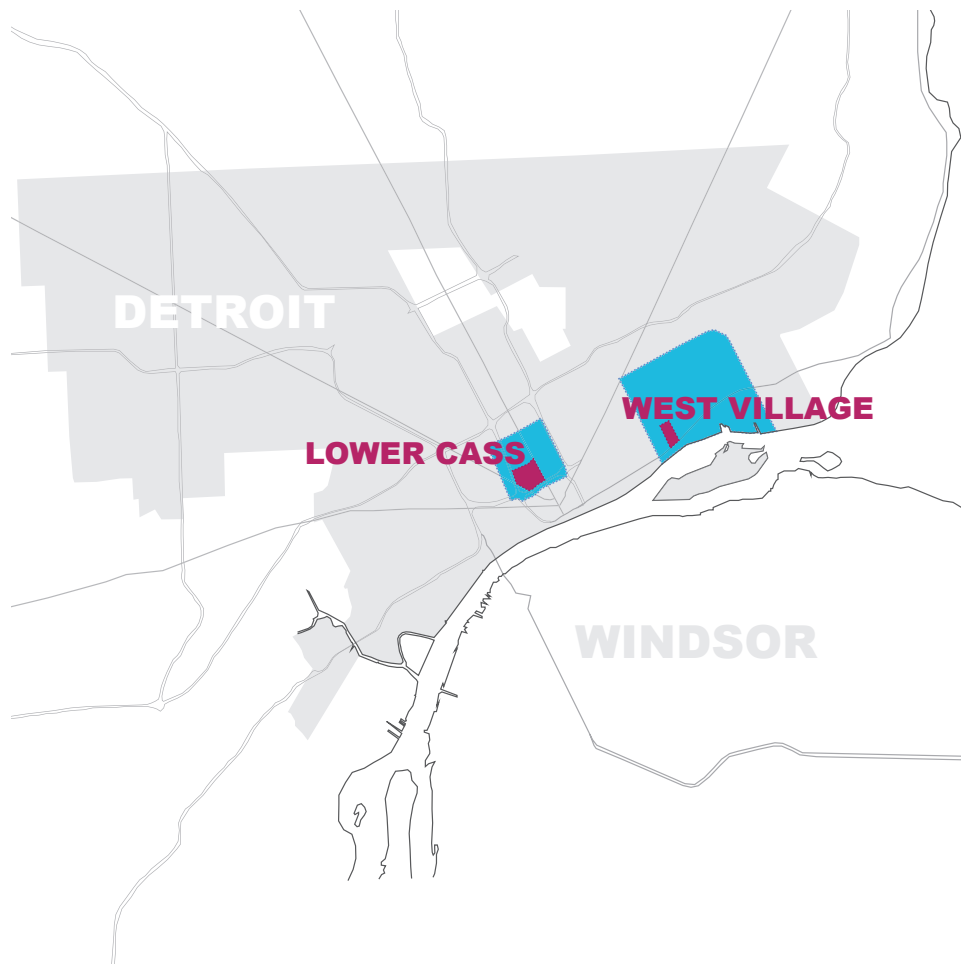


in the city, and region. The three pull outs from the larger map highlight in detail Ferndale (top), Palmer Park (middle), and the Lower Cass Corridor area (bottom).

To further narrow down the selection of a geography for design study, a series of three criteria were selected. The site had to be near the growing hub of queer activity centering on greater downtown, have a lack of solidified identity, and have a proximity to Detroit's assets. With these features in mind two sites soon developed as fit for further analysis. One being the Lower Cass Corridor, and the other being the West Village.

The Lower Cass Corridor area is just North of the Central Business district. The corridor is one of the older areas of the city. Physically the neighborhood is a finely ground mixture of building types and uses containing apartment buildings, large commercial structures, small stores, single family homes, and a fairly large amount of vacant land. The area once very dense now has a spotty 'Detroit' density. Once home to great wealth the area is now largely poor. However, the Lower Cass has a long and unique history, that includes being the center of Detroit's Countercultural movements of the 1960's. Today, the area struggles with high levels of abandonment, and is often a victim of land speculation due to its close proximity to downtown and the more affluent upper 'Midtown' area near Wayne State University.

The West Village is a small compact and dense neighborhood on the Near East side of the city. The neighborhood is a registered historic district and features some of the finest architecture in the city. The West Village is directly adjacent to the more stately Indian Village and is home to comfortable sized single family homes, duplexes, and apartment buildings. The neighborhood lacks a strong service sector although some commercial spaces exist. The neighborhood is just three miles from downtown and sits along the much more fragmented and neglected Jefferson Corridor.



LOWER CASS

48201 ZIP CODE

POP. 15,080
SEX M 51%
F 49%

WEST VILLAGE

48214 ZIP CODE

POP. 32,845
SEX M 46%
F 54%

ANALYSIS:
STEEP

Driving Forces:
key forces affecting
development

DETROIT TRENDS					MIDTOWN
SOCIO-CULTURAL		TECHNOLOGICAL	ECOLOGICAL	ECONOMIC	POLITICAL
Power struggles over defined identity.			Developing identity as a green urban community. Diversifying transit landscape (M1, midtown loop).	Continued development demand. Fiscal incentives for investment (Live Midtown, 15x15). Increasing property speculation.	Increasingly view as an asset.
Growing 'Lacavor' movement (eat, buy, live). Growing entrepreneurial spirit. Decreasing funding for social programs. Increasing interest in regionalism. City of individuals, orgs, and businesses focused on survival. Disparities and tensions based on income. Regional historical discomfort with adaptation. Sustained long term pop loss. Long seeded distrust of urban renewal and redevelopment. Historically fragmented but strong LGBT organizations. Growing alternative queer city movement (Doggie Style, Latitude, Macho City, etc). Poor schools, high cost of private education.		Attractor programs for new economy industries (bio-med, tech, etc) Business incubator focus on technology (TechTown, BAN). Strong R&D and research university community. Focus on green economy (LED, battery tech, solar films, etc).	Growing 'green' movement (urban farming, green building). Peak oil, increasing energy costs. Increasing focus on greenways and other alternative transit. Complete street movement Continued and sustained demolition of buildings. Complete neighborhood movement	Sluggish economy. Permanent underclass left in poverty. Regional historical discomfort with adaptation. New economy alignment strategies (NEI, BAN, WIN, etc) Fiscally challenged city. Fiscally challenged LBGT orgs. Attractor incentives for living in the city (NEZ, EZ, etc). Fiscal disadvantage in housing (high taxes, insurance, low housing cost). Creative entrepreneurship movements (d3, open city, etc).	Shifting political climate (Charter revision, new leadership at all levels, etc). High governmental deficits. Anti-tax climate. Marginally anti-LGBT climate. Detroit must shrink mentality (Detroit Works, CDAD, etc). Increasing city/suburb power struggles (DWSD, Cobo, etc). Increasing focus on resource concentration (Detroit Works, foundation coordination, etc). Increasing public private partnerships (M1, Detroit 300) Separation mentality (race, class, geography, memory). Power vacuums. Politically active and powerful religious leaders and churches.
DETROIT TRENDS					MIDTOWN

The Villages

The Villages

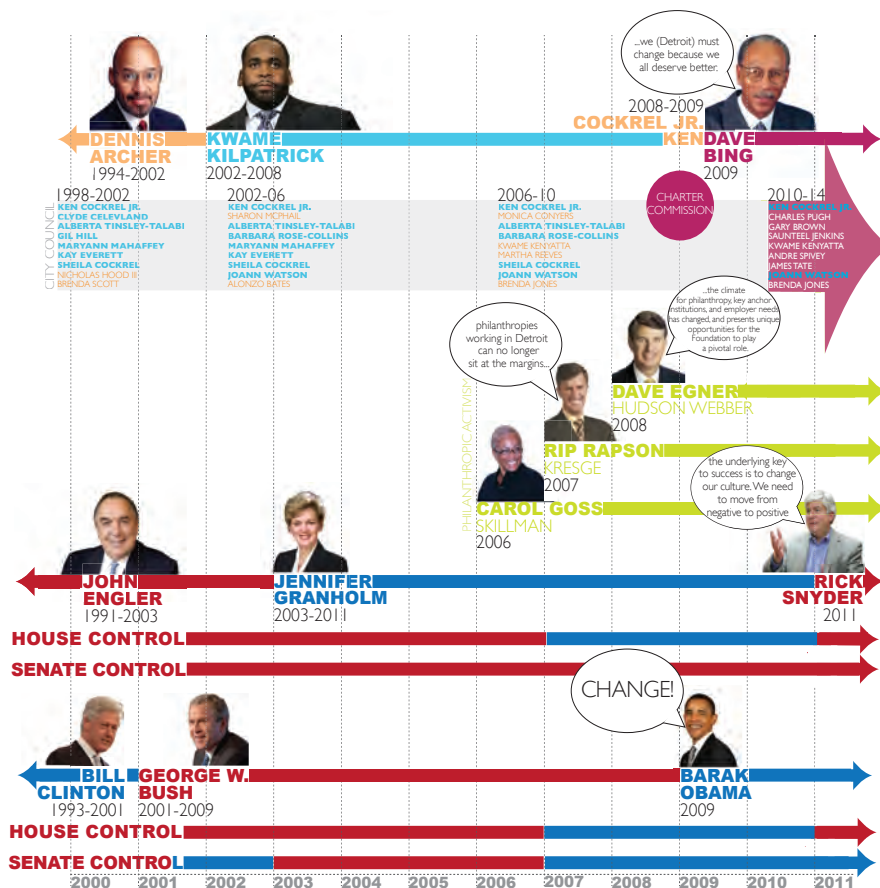
Strengthening identity as the Villages, Jefferson Corridor (Woodward Eivy).
Engaged and active community organization and events.

Restore, reuse culture (strong identity as historic district).

ANALYSIS: SWOT

Leading Strengths:
strengths which lead to driving forces

LOWER CASS	STRENGTH	WEAKNESS	OPPORTUNITY	THREAT	LOWER CASS
	<p>Location within 'Midtown': Social justice activism in neighborhood (ACLU, resident activists). Well connected to transit. Historic districts (Peterboro-Charlotte, Cass Park). Birdtown Community Garden Empowerment Zone tax incentives. Central location between Midtown, Downtown, Corktown, Eastern Market. Alternative queer venues (Atlas, Temple Bar)</p>	<p>High tension over homeless population. Not included in the 'Live Midtown' incentives. Little activity by the <i>Midtown Detroit [UCCA]</i> in the area. Sustained abandonment and demolition. High levels of disparity in incomes. NSO rules that encourage loitering (COTS, Tuman Center). High levels of crime, slow police response. High levels of homelessness and drug abuse, lack of adequate shelter.</p>	<p>Relatively high demand for residential, office, and commercial real estate. High fiscal resource concentration (15x15, Creative Corridor; etc.) M1 Woodward Light Rail. Merger of University Cultural Center Association and New Center Council. Detroit charter revision and council by districts. Detroit Works Project. Is not claimed by other entities/identities. Facade grant and building loan program (<i>Midtown Detroit [UCCA]</i> Woodward 1-94 to 1-75). Obsolete property tax abatement.</p>	<p>Stadium or mall development. Detroit charter revision and council by districts. Continued property speculation. Merger of University Cultural Center Association and New Center Council. Central location between Midtown, Downtown, Corktown, Eastern Market. High levels of crime, slow police response. Loss of historic and brownfield tax credits for redevelopment. Closing of schools, 60 students per classroom. Lack of operational funds for the M1 Rail project.</p>	
<i>The West Village</i>	<p>Identity and status as a historic district. Incentives for living property tax incentives (NEZ), historic tax credits. Strong and active community (block parties, garden clubs, open houses, etc.). Near by urban gardening and 'fresh' (farmers) neighborhood market. Organized community development corporation (The Villages CDC). Diversity (race, sexual orientation, socioeconomic). Access to 'the parks' (Belle Isle, Gabriel Richard Park, Riverwalk). Off the beaten path, not on the radar. Walkable, and well connected to transit. Family and child friendly.</p>	<p>Entertainment amenities are downtown, three miles away. Lack of walkability (nothing to walk to). Off the beaten path, not on the radar (small market). Condition of housing (amount of work required to maintain). Property crime, lack of police response. Qualification issues for grant programs for home improvements. Extremely high insurance costs. Lack of code enforcement, when done target those who can pay. Property speculation.</p>	<p>Planning of a lower Eastside greenway system. Proximity to proposed daylighting of Bloody Run Creek. Detroit charter revision and council by districts. Detroit Works Project. More reasonable home prices post housing crash. Family and child friendly. Solidification/defragmentation of Jefferson Corridor. Grant for West Village - Van Dyke streetscape improvements.</p>	<p>Detroit charter revision and council by districts. Detroit Works Project. Inability or interest of individuals to maintain or repair homes. Insurance red lining (high cost). Property crime, lack of police response. Loss of historic and brownfield tax credits for redevelopment. Closing of schools, 60 students per classroom.</p>	<i>The West Village</i>



After the selection of two sites, both of the areas were analyzed using SWOT - Strength, Weakness Opportunity, and Threat - and STEEP - Socio-Economic, Technology, Environmental, Economic, and Political - methods to find the major driving forces of the neighborhoods. The analysis also provides a more detailed look at the areas specific characteristics.

The three driving forces for the project from the SWOT/STEPP analysis were the shifting political climate on the national, state, and local level, the growing locavor movement, which emphasizes living, shopping, and buy products made locally, within the city of Detroit, and the growing alternative queer movement and existing gay establishments in the city. The analysis also uncovered a growing movement for complete streets - or streets that have spaces for pedestrians, bicyclists, and cars - in Detroit.

**EAT
BUY
LIVE
LOCAL**

PERCENT OF CONSUMED
FOOD, PRODUCED IN MI.

43%

WHICH IS EQUAL TO

**\$15.5
BILLION**

IN REVENUE

**875
GARDENS**

DETROIT
HIGHLAND PARK
HAMTRAMCK

**600
CUSTOMERS**



**1000
CUSTOMERS PER DAY**



**1200
BARRELS PER YEAR**



**26
RESTAURANTS
AND MARKETS**



**15
STORES**



From this point in the analysis the focus of the site research turned to mapping the physical nature of both neighborhoods. This was carried out by first doing a round of standard maps such as the site territory, building/land use, zoning, etc and then using trends that emerged in those maps to pin point specific characteristics of the neighborhoods such as patterns of vacancy, land speculation, and parking patterns.

The maps and their descriptions are on the following pages.

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The site territory maps look at the physical boundaries of both of the sites. These maps also allow comparisons of the size, scale, and density, of the neighborhoods, as well as the structures, and infrastructure of the areas.

Midtown - Lower Cass

SITE TERRITORY



The Villages - West Village

SITE TERRITORY

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Midtown - Lower Cass

The building and selected land use maps highlights the varieties and types of building and land uses within both of the sites. These maps begin to create a feel for the qualities of the urban spaces that exist in both of these sites, where the Lower Cass is much more mixed in terms of uses, and the West Village is more homogeneous while still providing a diverse urban environment.

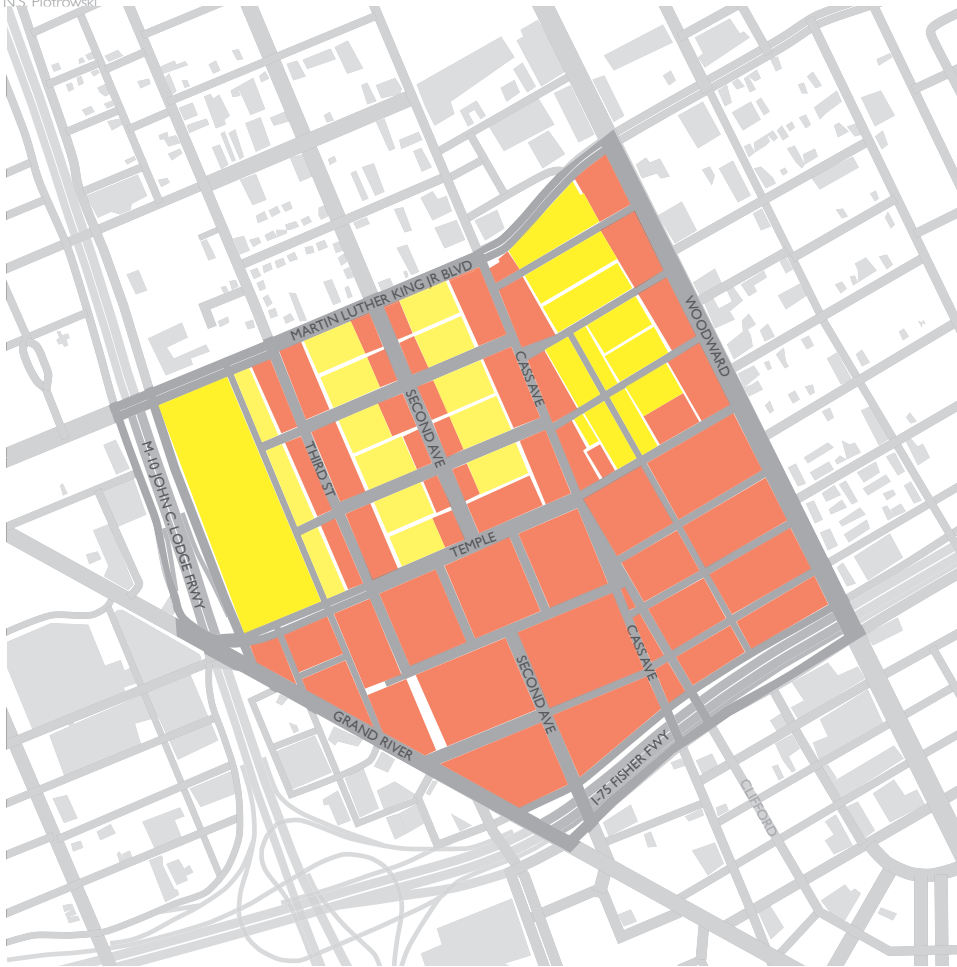
SINGLE FAMILY
DUPLEX
MULTIFAMILY
PARKS
PARKING
MIXED USE
INSTITUTIONAL
INDUSTRIAL
COMMERICAL -
HIGH DENSITY
COMMERICAL -
LIGHT DENSITY



The Villages - West Village

SINGLE FAMILY
DUPLEX
MULTIFAMILY
PARKS
PARKING
MIXED USE
INSTITUTIONAL
INDUSTRIAL
COMMERICAL -
HIGH DENSITY
COMMERICAL -
LIGHT DENSITY

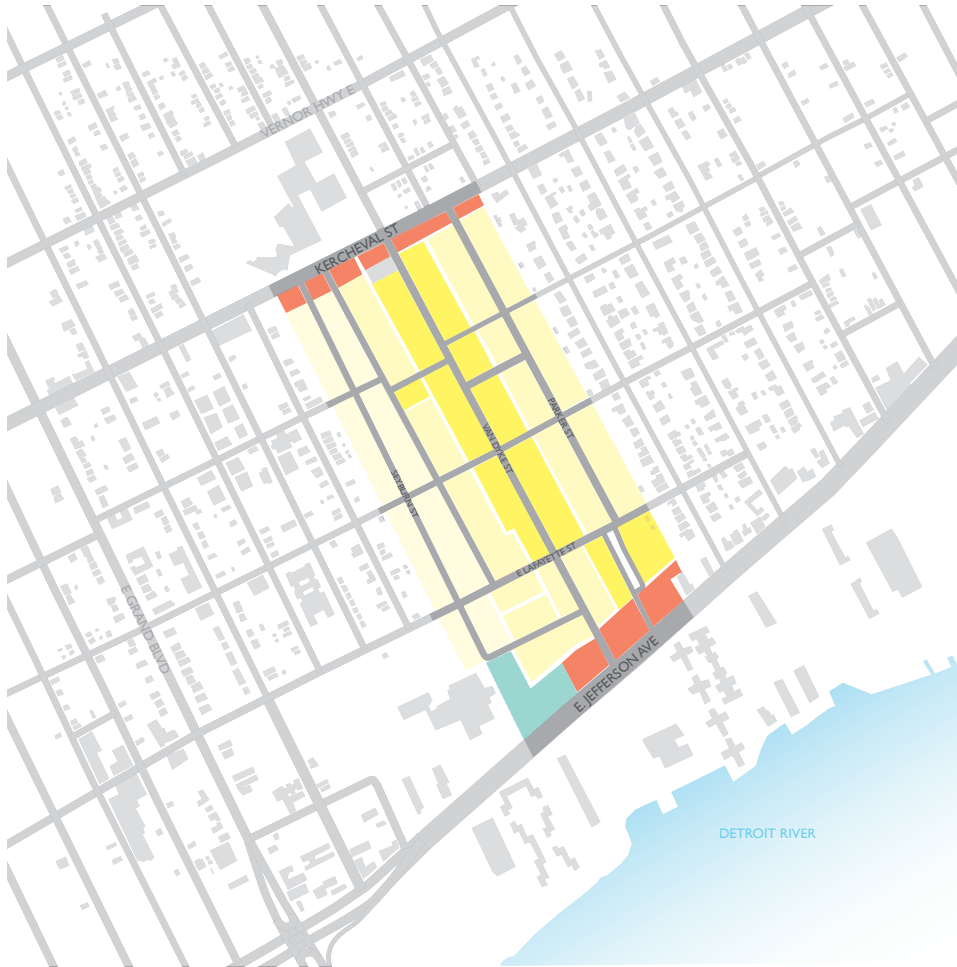
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The city of Detroit zoning map show what the planned uses are for both of the sites.

Midtown - Lower Cass

**R5 - MED DENSITY
RESIDENTIAL**
**R6 - HIGH DENSITY
RESIDENTIAL**
**B4 - GENERAL
BUSINESS**



The Villages - West Village

- R1 - SINGLE FAMILY**
- R2 - TWO FAMILY**
- R5 - MED DENSITY
RESIDENTIAL**
- B4 - GENERAL
BUSINESS**
- P1 - OPEN PARKING**
- PD - PLANNED
DEVELOPMENT**

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Due to the high volume of vacant land and building within the building and land use map this map was generated to show the scale and nature of vacancy in both of the neighborhoods.

Midtown - Lower Cass

**VACANT LAND
VACANT
BUILDINGS**



The Villages - West Village

**VACANT LAND
VACANT
BUILDINGS**

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Midtown - Lower Cass

Both the Lower Cass and West Village have significant numbers of properties that are owned by single owners. The owners are listed by the amount of land that they own in the neighborhood. It is important to note that although Matthew Tatarian only owns one parcel in the Lower Cass he is one of the largest private land owners in the city.

**CITY -PDD, DWSD,
DEGC
JOEL LANDY
MATHEW
TATARIAN**



The Villages - West Village

CHERYL HUFF
WILLIAM HASKA
CITY -PDD

N.S. Piotrowski



Midtown - Lower Cass

Returning to land vacancy both neighborhood utilize much of this land for impromptu parking, in the Lower Cass it serves the needs of events at venues like the Masonic Temple, and sporting events downtown like baseball and football. In the West Village the parking is used for smaller facilities such as the former St. John's Hospital, churches, and apartment buildings.

PARKING



The Villages - West Village

PARKING

MARKET ANALYSIS

056



The Lower Cass Corridor, is a segment of the Midtown neighborhood, which has seen significant development in since 2000. To gain a better understanding of the site and conditions affecting development in the area, research into the market is critical.

Research was conducted in several ways for this segment of the site analysis. First, a broad understanding of the residential rental market was gained by surveying ads on craigslist.org. In addition to this broad analysis, specific properties were also profiled to show a variety of types of development which have occurred in the neighborhood. To complement all of statistical data interviews of several developers were also conducted. These interviews seek to explore attitudes, methods, and thoughts about development in Detroit, and in the Lower Cass area of Midtown.

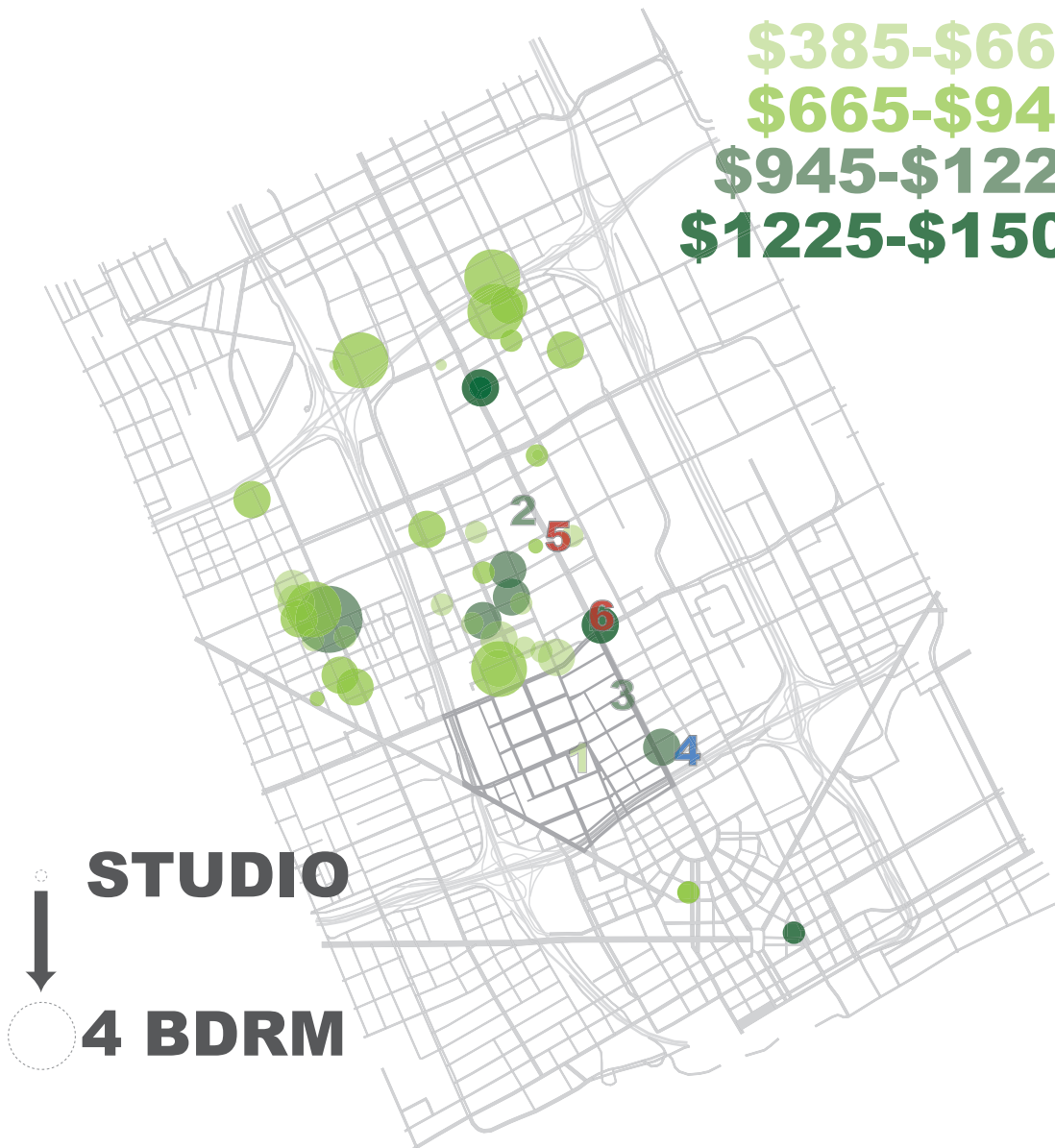
Residential Rental Market Study

Midtown's residential rental market has been improving for the last ten years. In the spring of 2010 a University Cultural Center Association study found that 92% of the areas 4,295 rental units were occupied. Demand for the areas North of Mack and Martin Luther King Jr. Blvd. in Midtown are also likely to continue to improve due to the Live Midtown rental incentive, which gives employees of Wayne State University, the Detroit Medical Center, and Henry Ford Health System, reimbursement for living in the Midtown neighborhood. Adjacent neighborhoods to Midtown such as Woodbridge on the West, Downtown to the South, and Corktown to the Southwest have also traditionally featured strong rental markets. Continued demand with likely spur more development in all of these areas due to limited supply.

I. Gregor, A. "A Detroit District Thrives by Building on the Past." *New York Times*. 31, Aug. 2010.

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\$385-\$665
\$665-\$945
\$945-\$1225
\$1225-\$1500



This map is a cluster study of the location, size, and price of units from the Craigslist study, and the comps, which are noted by the numbers. The Darker the color the more the unit costs and the larger the dot the more bedrooms the unit has. Interestingly, ads on Craigslist were primarily for Midtown and Woodbridge, with Downtown only have two ads. Some adjacent neighborhoods with strong rental markets like Corktown had no ads posted, but units are commonly rented in that area by word of mouth.

In order to gain a better understanding of the existing rental market in the greater Midtown area a survey of ads for rental units was conducted on Craigslist.org. A total of forty-eight ads for the area were surveyed and catalogued by price and size. Apartments in the area ranged from new construction to buildings that are more than one-hundred years old. Units on the market ranged in price from \$385 to \$1500 per month. The average price per month in the survey group was \$768. Apartments sizes were just as diverse as the prices, units ranged in size from studios to four bedrooms. However, the majority of units were either one or two bedrooms.

AVERAGE RENT	AVERAGE UNIT
\$768	886 FT ²

The data gathered from the Craigslist survey illustrates the diversity of housing options available in the greater Midtown area. There is a healthy range of prices, qualities, and types of housing stock in the rental market. The average price of just under \$800, which is in line with the national average rent of \$808 per month.² Design implications for this research, points toward a fairly strong market for residential rental units. Furthermore, due to financing issues since the financial crash acquiring mortgages for multifamily condos has become increasingly difficult. Thus, it is this reports suggestion to develop for the strong rental market, with the intention to switch to condo development when financing circumstances improve.

2. *Selected Housing Costs: Renter Occupied Units.* Rep. U.S. Census Bureau, 2009.

Market Comps - Residential

For a more detailed exploration of market forces within the greater Midtown area specific buildings were surveyed as comparables. The buildings selected represent a variety of development styles from small scale renovation and maintenance of existing buildings to new mixed use developments. The majority of examples are in the rental market, however one 'for sale' property is analyzed

1 Cass Park Apartments 2714 Second Ave

Built in the early 1900s, the Cass Park Apartments, feature studios and one bedroom units. The building suffered serious neglect and disinvestment, but has been renovated and restored slowly since its purchase by new owners in 1998.



Number of Units: 36

Occupancy Rate: 97%

Commercial Space: None

Security: Secure entry, Intercom System.

Parking: Non secure attached surface lot.

Utilities: Included.

Other Amenities: NA

Unit Type	Square Footage	Lease Rate	Rate Per Sq. Ft.
Studio	500-700	\$450-\$475	\$0.64-\$0.90
One Bedroom	500-700	\$450-\$475	\$0.64-\$0.90

Cass Park Apartment information is from the building owner and management.



2 Studio One Apartments 4501 Woodward Ave.

Studio One Apartments is a 155,000 square foot, mixed use, new construction building consisting of 130 rental units. The project was announced in 2006, began construction in 2007, and was completed in August of 2008. The Development was joint venture between Wayne State University, and Prime Development.

Number of Units: 130

Occupancy Rate: 100%*

Commercial Space: 5 units, 26,000 sq. ft.

Security: Secure lobby and access to parking deck with key-card system, exterior/interior cameras, visitor monitoring system.

Parking: 950 space covered attached parking garage, two spaces available per unit, parking not included in the unit price.

Utilities: Not Included

Other Amenities: Balconies, Fitness Center; Community gathering space, washer/dryer in each unit

Unit Type	Square Footage	Lease Rate	Rate Per Sq. Ft.
One Bedroom	646-804	\$870-895	\$1.35-\$1.12
Two Bedroom	936	\$1,145	\$1.22
Two Bedroom	907-1,008	\$1,245-\$1,395	\$1.37-\$1.41

Studio One Information is from the buildings leasing web site www.studio1apartments.com

3 Addison Apartments

14 Charlotte

The Addison Apartments, originally know as the Addison Hotel, was built in 1905. The renovation and restoration of the building in 2002 converted the building into 40 apartments. On the exterior the original trim colors were replicated and the brick was cleaned. The project salvaged existing woodwork, hardwood floors, and tile, for reuse.

Number of Units: 40

Occupancy Rate: 100%

Commercial Space: 1 unit, 3,600 sq. ft.

Security: Intercom and surveillance cameras, wired for individual alarm system.

Parking: secured, gated surface lot, 1 space per unit.

Utilities: Not Included

Other Amenities: Fitness Center, Internet included, Live steam train.



Unit Type	Square Footage	Lease Rate	Rate Per Sq. Ft.
One Bedroom	550-600	\$735	\$1.35-\$1.22
Two Bedroom	700-980	\$895-\$1,135	\$1.28-\$1.43
Two Bedroom	1,030	\$1,160	\$1.13
Penthouse	1,350	\$1,625	\$1.20

Addison information is from the buildings leasing web sites www.addisonapartments.com/page3.html and www.cassavenue.com



4 The Garden Lofts @ Woodward Place 66 Winder

The Garden Lofts were built by the developer Crosswinds, as part of the infill of the Brush Park neighborhood. The project was constructed in 2007/2008. The project is currently in a final sales push.

Number of Units: 62

Occupancy Rate: 81%

Commercial Space: None

Security: None

Parking: Attached parking garage, with assigned spots, cost is covered in the association fee

Association Fees: \$285

Other Amenities: included in the association fee is water, heat & cooling, building insurance and maintenance, landscaping, snow removal, fitness center, and parking

Unit Type	Square Footage	Sale Rate	Price Per Sq. Ft.
One Bedroom	836-882	\$79,900-\$89,900	\$90-\$135
One Bedroom +	1,017	\$119,00	\$90-\$135
Two Bedroom	1,138-1,441	\$139,900-\$199,900	\$90-\$135

Garden Lofts Information is from the buildings sales web site www.gardenloftsdetroit.com and their sales associate

Market Comps - Commercial

Commercial and retail space is a critical part of the equation for queering space, therefore it also made sense to explore some comparables for these types of spaces as well. Just as with residential space in the Midtown area, there is a developing and strengthening market for retail space in the area as well.

5 Kim's Produce

4206 Woodward Ave.

Kim's Produce opened in January of 2010, in a older retail building. The store carries fresh fruits and vegetables and over 30 Michigan Made Products.

Information from Author Interview:
Hollis Smith - Owner.

Number of Units: NA

Square Footage: 1,200 sq. ft., 800 of retail space

Rental Rate: \$800 per month

Price per sq. ft. \$0.67

Occupancy Rate: NA

Security: Tenant Provided

Parking: On street metered.

6 The Ellington

3670 Woodward Ave.

The Ellington is a mixed use, loft and retail development constructed in 2006. The new construction project was a joint venture between Wayne State University, RAM Development, and the Detroit Public Schools.

Information is from the buildings
commercial leasing agent RAM
Reality and Development Services.

Number of Units: 4 units - tenants; Starbucks, T Mobile, FedEx Office

Total Square Footage: 12,623 sq. ft.

Rental Rate: \$20/sq ft + taxes

Price per sq. ft.: \$20 + taxes

Occupancy Rate: 75%

Security: NA

Parking: Dedicated parking spaces, street, and attached garage.

Images:

Left: Kim's Produce
Right: The Ellington

Studio One Information is from the
buildings leasing web site
www.studio1apartments.com

2 Studio One Apartments

4501 Woodward Ave.

Studio One Apartments is a 155,000 square foot, mixed use, new construction building with 26,000 square feet of commercial space. The project was announced in 2006, began construction in 2007, and was completed in August of 2008. The Development was joint venture between Wayne State University, and Prime Development.

Number of Units: 5 units; tenants 5/3 Bank, Biggby Coffee, Radioshack, Starters Bar and Grill, Utrecht Art Supplies

Total Square Footage: 26,000 sq. ft.

Rental Rate: \$23/sq ft + taxes

Price per sq. ft.: \$23 + taxes

Occupancy Rate: 80%

Security: NA

Parking: Dedicated parking spaces, street, and attached garage.



Interviews

To round out the market analysis three interviews were also conducted. Two with small scale developers within the Greater Downtown area, and the other with Sue Mosey the President of Midtown Inc (UCCA) who provides an important look at the future of Midtown. Jim Young, one of the owners of the Cass Park Apartments, was interviewed for insights into the piecemeal approach that was taken with their building. Phil Cooley, another small scale developer, was also interviewed, for his perspective on socially aware and holistic development. Both of these men provide important insight in their interviews.

Interview: Sue Mosey, President Midtown Detroit (UCCA)

What have you found to be the most effective financing and development tools in Midtown?

Historic tax credits both federal and state, low interest loans funds for housing predevelopment, low interest loans for start up retailers and those opening a second location, and brownfield tax credits.

Have these tools changed over your time at the UCCA? If so, how so?

UCCA developed the housing predevelopment loan fund in 1990 which is now administered by Invest Detroit. The enhanced state historic tax credit is only a few years old. Brownfields have been around quite some time. The retail fund is only a few years old and has helped many businesses get started.

What type of effect do you think the loss of brownfield and historic tax credits will have on redevelopment in Midtown and Detroit?

These credits are essential to making the financing of any rehab or new construction work. The Governor is putting together an appropriation for these types of projects ...doubtful that \$50M annually will be enough. However, we hope to have a number of Midtown projects funded through this new pot of funds.

What do you think the future of development in Midtown will look like?

Midtown will continue to repopulate with a younger, talent pool of people. In addition, many employees of the 3 main institutions will move here due to our incentives. New businesses are opening up all the time so I see more of this as well as more dorms and housing of all types at all price points.

**Interview: Jim Young, Owner
2714 Second Ave - Cass Park Apartments**

How many units is your building?
32 , 37 total

What year did you and your father purchase the building?
1998.

What condition was the building in when you bought it?
completely destroyed and fully occupied with probably more people living it then than now, holes in the roof, plumbing didn't work no heat electricity, holes going through floors.

What about the neighborhood, has it improved, do you think it will continue to improve?
Its a tough neighborhood, I've lived here for twenty years, this is the only place I have lived that it is quiet at night and the cars aren't broken into. hard to tell where it is going some things have stayed the same or gotten worse, events in the park feeding homeless, break city ordinances city refuses to act against church, street lights keep it quieter since the lights are off. The neighborhood is limited by what is here, I don't know how it gets better I don't how it looks the way it looks. There isn't alot of residential and there probably won't be.

In redeveloping or fixing up the building, how did you go about it? Quick, removing all of the

tenants and doing a mass renovation, or Slow fixing items and units as it became feasible.
Slow process fixing units as we could, three to four years since a major project. Roof immediately, for several years tried fixing original windows, gas prices went way up, interest went way down got the windows done at one time. Alot of work was apartment by apartment. A month/month and a half to do one unit, three or four at time, so five to six months to do them all.

What type of effect do you think the loss of brownfield redevelopment and historic renovation tax incentives will have on development projects in Detroit?
Negative one, far more than losing film credits, has been a huge driver; probably not used as well as could be but is huge for large projects.

Final Thoughts?
It's getting more difficult to do what I did. When I look at the people who didn't make it the rental rates didn't support their buildings, and they over leveraged. You have to start buildings and business for money not to save the city.

Interview: Phil Cooley, Developer

How many projects have you been involved in?

16

What type of condition have most of your buildings been in when you purchased them?

Every building we have worked on has been unoccupied, anywhere from missing roofs to not being properly sealed, all have been gut jobs. My brother's house was occupied, but they moved. Grinnell was abandoned when the project started. The new building is the first with tenants (two), however it's not fully occupied.

What has been the development style, quick and intensive or slow and steady as you build capital for projects?

Combination we try not to hold buildings, we try to minimize time between ownership and development not about speculation not about the health of the community. We as developers to make money need a healthy community. Very active about activating spaces. Anytime we have a building we are working on we try to get artist occupying them between safely so they can have studio, protects buildings, neighborhood, eyes on the street Jane Jacobs, buildings community brings art. Try to protect the buildings, new roofs and glazing is first secure. Six months to a year to get financing architectural etc together and that's when the spaces work

great for artists. Ideal would be to do it quick financing has always been tricky and always takes far too long. Slows too go took two years Detroit Investment Fund, (invest Detroit).

How critical have brownfield and historic tax credits been to your projects?

Smaller work they work better for big projects, not very efficient for our type of work. Would rather have nice space rather than deal with some of the restrictions, keep historic facades but limitations that we didn't want to follow and see in many ways, modernization to get things done and renting, extra money in development and time and money to get things done, sometimes must alter ownership structure, only project used was slows too go and ended up costing us money. Better for big projects like the book Cadillac, Garfield lofts, etc you have to know how to use them and be the right scale.

What effect do you think the loss of tax credits will have on development in Detroit?

Makes me nervous for big buildings that sadly unclear or incompetent minds want to tear down. It is the only way we will salvage those, we already will just have a suburb. If we lose this urban core the region will just be a big suburb, and we will be rough shape. We need to have a city that exists outside of the flat drunken playground for team goers, we need to prevent the Madison Lenix, Lafayette, and train station because it will make our

situation very desperate. It concerns me in planning and landscape of the city. I am more interested in neighborhoods and smaller projects and their impact on the community. I think they have a larger impact. I don't think it will directly effect the smaller developers, instead it will effect the larger projects that indirectly affect large scale development. Its about the triple bottom line, its about social and environmental impact. The selfish single bottom line doesn't work, but at the same time I agree you have to be more than just a silver bullet you have to have fiscal accountability. We can't just continue to rely on foundation and federal dollars. For long term health we have to be fiscally sound. As a counter point if your not socially or environmentally conscious you aren't going to be doing to well either. Socially is more important because right now green is too expensive, not many people have the type of money for geothermal 350000 not in this economy or any economy is that a possibility for restaurants. Green was the reuse of material which was also fiscal because we didn't have the money, smart is being aware and conscious of all of those things. You always have to be thinking about all of these factors, social fiscal and environmental.

Final Thoughts?

I want to see a lot of small developers then we can work together as a community to avoid gentrification and homogenization. Independent control is critical. I am disappointed in tax credits going away

but it allows us to grow the roots a little deeper and take a breath. Most of the answers are here in the community and if we begin to take a look and find them we can do it ourselves, without the intrusion of government which can be a hinderance. Otherwise whole foods will do it for us and they will close three or four other businesses.

Conclusion

The market analysis conducted here is a critical link to understanding not only the Lower Cass site, but also queering space. In the design strategies presented thus far the street takes on a specific meaning, which expands the definition of what is public space. In this queered space the public space is not only the street but also the commercial spaces around it. This new queer space also relies on a 24-hour neighborhood in which one can live, work, and play.

The market analysis confirms the validity of these plans not in their architectural or urban merit, but in their economic validity. There is a clearly increasing demand for viable mixed use rental and 'for sale' properties, and a willingness of developers and leaders to support the demand. Midtown is heading in a much more urban direction as it is, and the current theoretical understanding of queer space presented in this thesis fits comfortably within the planned framework for Midtown.

Queering the Lower Cass is particularly valid due to the areas exclusion from many of the other Midtown incentives, because of a desire to concentrate resources and development. Queering thus becomes an accessory to the work happening in the areas of Midtown closer to Wayne State, and provides a bridge gap to downtown. All the while creating new resource pools by opening up funding specific to and controlled by the queer community, and increasing the supply of housing thus further feeding the positive development feedback loop.

Perhaps, most importantly though the market analysis begins to open theoretical and economic pathways to understanding whether or not queer space is achievable in implementation.

DESIGN STUDIES

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The design studies presented here in no way represent a singular, best, or even correct vision of what queer space is or may be. Rather these investigations are the start of a thought process on what it is to queer space. Whether or not queer spaces in their essence look different than heteronormative spaces is not the most important question. The question instead is, are the spaces that are created a functional reflection of a queer identity? Are they questioning the way we design? And lastly, do the space take into account the queer individual?

The designs presented here fail at some of these above questions, and succeed at others. Over time, repetition, design, critique, and redesign will answer the question of what queer space looks like, but it cannot be disputed that queer spaces have and do exist and that these spaces whether intentionally or not have unique characteristics unto themselves.

For this thesis two design studies were conducted, with the second building upon the first. It is important to note however that these designs, or any work with in this book, does not constitute a fully completed project, but rather moments of studies within the realm of architecture and queer space. Before any type of conclusive answer about queer space can be developed much more study will have to be completed. These quick sketch problems only seek to begin to explore what queer space may be like and if it is truly in its physical form different from the everyday heteronormative space.

Design I: What is in a street?

The street as noted in the precedent studies has an important role in queer space. It is a defining element with a long history within the queer community. From the heterotopia study, the idea of the street as expanding past property line and into the store fronts developed. Although all of this would become the new public space it is defined by its level of transparency, so the deeper one goes from the center of the space the more private the public space would become.

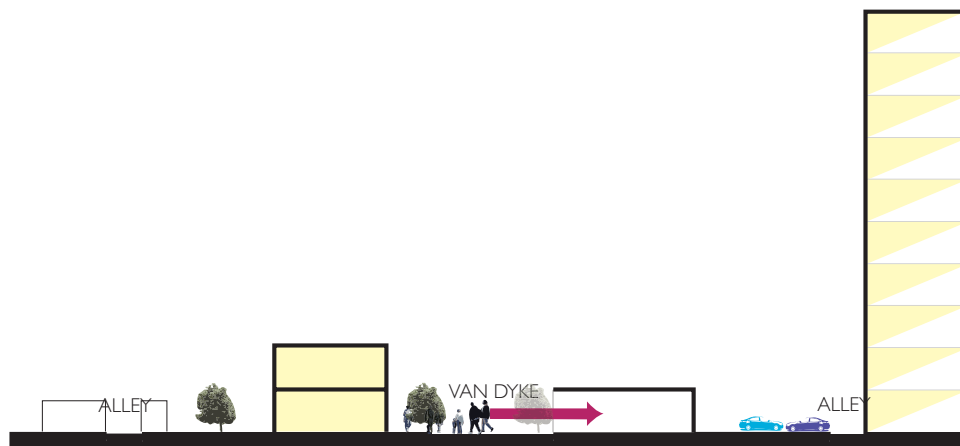
To the right are three sections exploring this concept the top one is of the West Village and the bottom two are of the Lower Cass. These sections illustrate the blurring of the boundary line of what is public and what is private.

The street itself in these cases is also redefined. The analysis of the sites revealed a growing movement for complete streets, or streets where there are dedicated spaces for pedestrians, bicyclists, and automobile traffic. The concepts of complete streets and public space then lead to blending these ideas into a plaza like street, in which the curb cuts are removed a single continuous material defines the whole of the street from store/property line to storefront/property line.

This scheme also attempts cluster parking to the rear using the secondary, often unused infrastructure of alleys. These alleys could also serve as a secondary pedestrian pathway system in the neighborhood. This further reinforces the concept of a complete live work play neighborhood, in which people can find all of the basic necessities of life.

The majority of the work for this design study that was conducted over two weeks took place in the Birdtown area of the Lower Cass Corridor. The area at Cass and Peterboro, formerly Chinatown, features a nice density of commercial building stock. There are small gaps within the urban fabric but the area could

Initial queered street section studies. Top: West Village, Middle and Bottom: Lower Cass.



N.S. Piotrowski

Right Top and Bottom: Cass Ave. Birdtown area today
Left Top and Bottom: Design sketches of queered Cass Ave.



easily be infilled. Currently, within the study area there is a dog day care, Canine to Five, two antique shops Mantra Chinatown, and Showcase Collectables, and the Burton International School, which after closing now houses a day care, artists studios, and the independent Burton Theater. the only other business in operation in this stretch is J&L Auto Repair which works of luxury foreign brands such as Jaguar.

To the left are two images of the neighborhood as it is today. On the right are images of what the neighborhood may look like if the sketch design was implemented. These collages functioned as a design tool for the project. As they were created they were critiqued and altered until the final result was achieved.

The openness of the storefront facades, the plaza street, and the ability for the street to be a gathering place developed into a concept of street theatricality. One on the street is a viewer; but is also viewed. Much of the design that developed in this study was also thought about in terms of how the claim of a territory by the queer community may begin to create a common language along the street. How would these places begin to relate to each other?

The plan on the next page also begins to demonstrate the inhabitation and claims of territory that the queer community may make in the neighborhood. While



EXISTING

EXISTING STRUCTURES OUTSIDE OF PROJECT SCOPE.

EXISTING

EXISTING STRUCTURES INDIRECTLY INCLUDED IN PROJECT SCOPE.

NEW RES.

NEW QUEER CENTERED RESIDENTIAL UNITS.

NEW RETAIL

PARKING

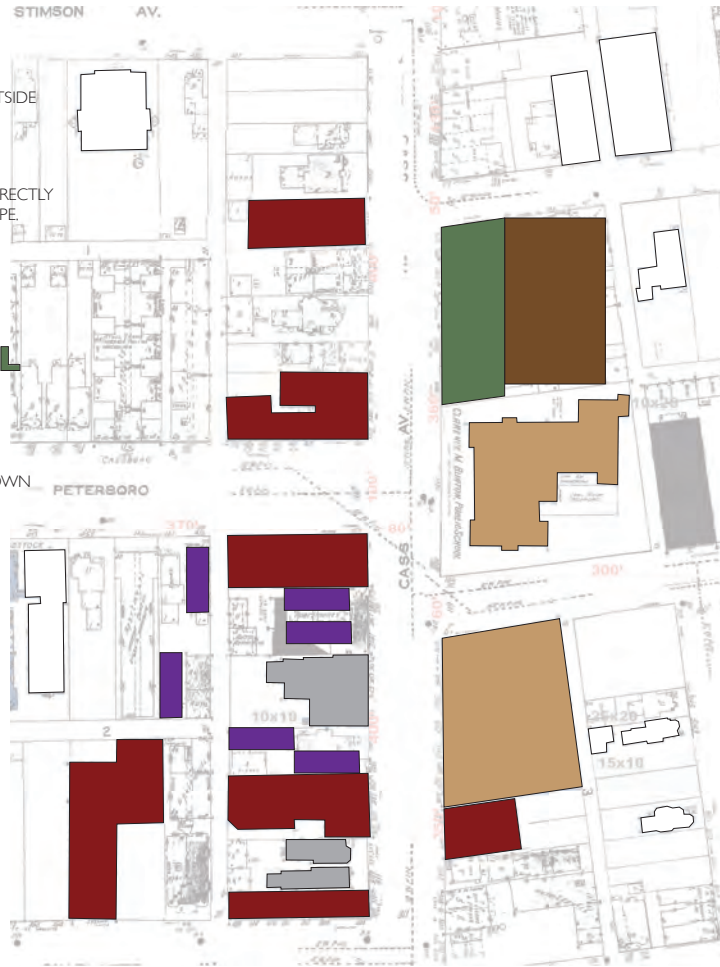
NEW BURTON AND BIRDTOWN DISTRICT PARKING GARAGE

RENOVATE

EXISTING COMMERCIAL SPACE RENOVATED FOR QUEER PUBLIC SPACE.

RESTORE

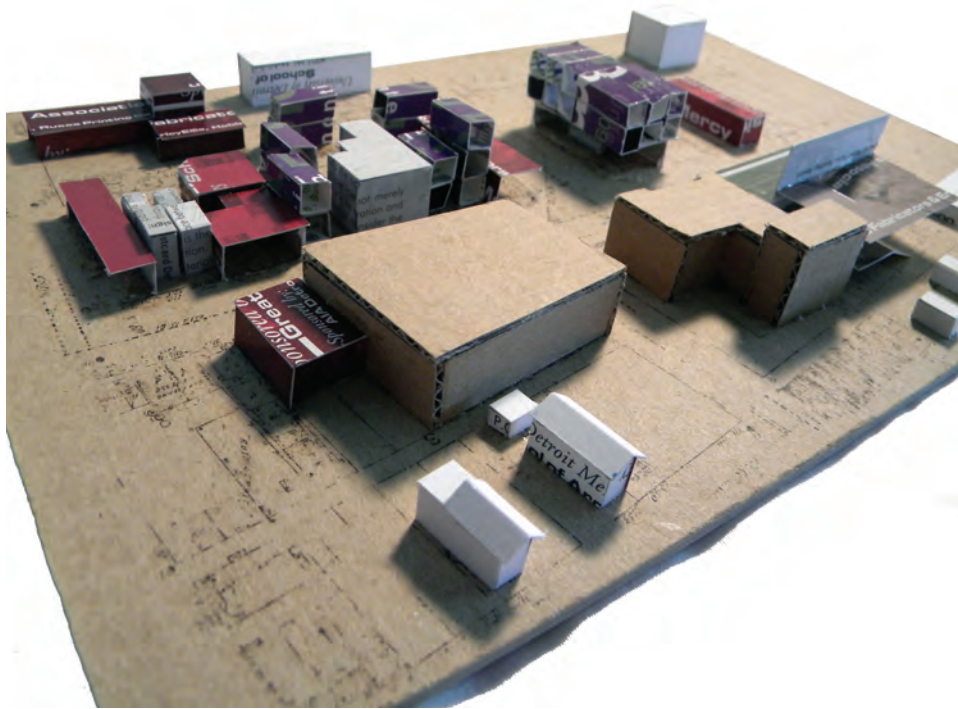
STRUCTURES OF HISTORIC QUALITY SUITABLE FOR RESTORATION.



Above: Birdtown Design Plan I

also beginning to illustrate the need to fill in many of the small gaps with the neighborhood. The area has a large number of commercial buildings but much of the housing stock has been demolished. Thus, in the plan the majority of the infill is housing units where as the majority of the renovations are for businesses. The plan thus allows business to move in the area rather quickly creating a gathering place for the already existing queer community in the greater midtown area, while setting up plans to create the complete live work play neighborhood.

Some of the best qualities of this way of thinking about queer urban spaces come from its subtle and comfortable attempt to alter the space. The plan, however, uses many of the same tactics as any street that is just designed well. What then makes the



Above: Sketch model of the plan.

street queer? Are queer spaces simply just well designed streets? Is there something more that defines a queer urban space? These questions are areas in which more design research must be conducted.

This study although successful in defining the possibility of an alternative queer urban space, does not go far enough. It creates something that is fun vibrant and exciting, and begins to question how we define the street. However, it can go further and explore deeper, making a more intensive and physical alteration to the street.

An Alternative Queer Street

Following the initial design study a second study was created. This study attempted to propose a more radical element to the queering of space. Once again the driving forces from the site analysis were the concepts of complete streets and neighborhoods.

This study however began by creating a set of inspirational collages which began to explore the concepts of opacity, theatricality, and viewer/viewed relationships, as well as night shade.

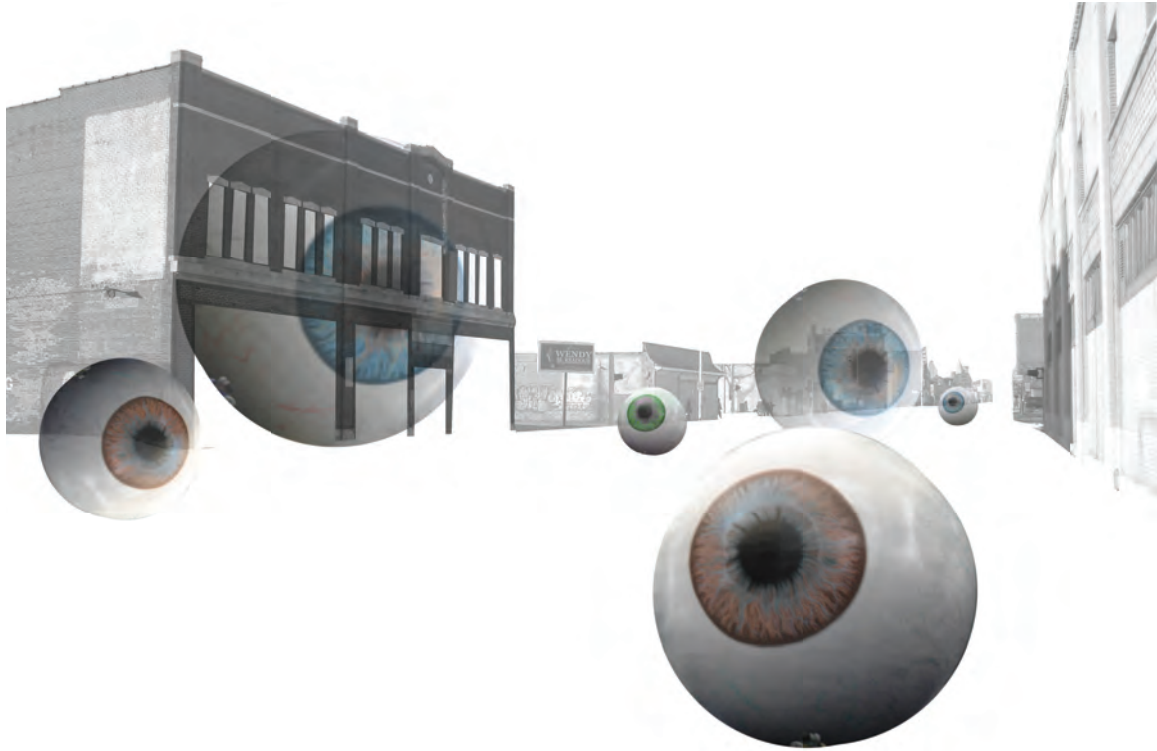
Opacity and transparency first developed from Foucault's discussions of heterotopias. This concept implied to the design that as one travels deeper into the private spaces the levels of barriers, screens, and material between and individual and others would increase. The buildings in their relationship to the street can begin to explore this concept. Furthermore, if the street and the storefronts define a new public space, how does one transition between those environments. Is there a distinct lack of barrier as in the last exploration or is there a transition between the spaces, that also becomes a transition between viewer and performer on the street.

Theatricality as mentioned above is also critical to this design sketch. How does one define when one is in the 'spot light'? The answer came from the concept of the transition which also could hark back to the history of the queer community. Night Shade, or planned areas of darkness on the street are a historical homage to the void. The void is the dark corners, alleys, promenades, parks, teahouses, bathhouses, bars, and even the empty neighborhoods themselves before queer inhabitation.¹ Night shade resolves several critiques of the last plan. It provides a more radical physical element within the streetscape, and it creates the transition, by creating an area of between the streetlight/spotlight and the light of the storefront, an area of ephemeral glow between the viewer and viewed.

Right Top: collage viewer/viewed relationship

Right Bottom: Night Shade sketch

1. Betsky, A. *Queer Space: Architecture and Same-Sex Desire*. [New York: William Morrow and Company, 1997.]



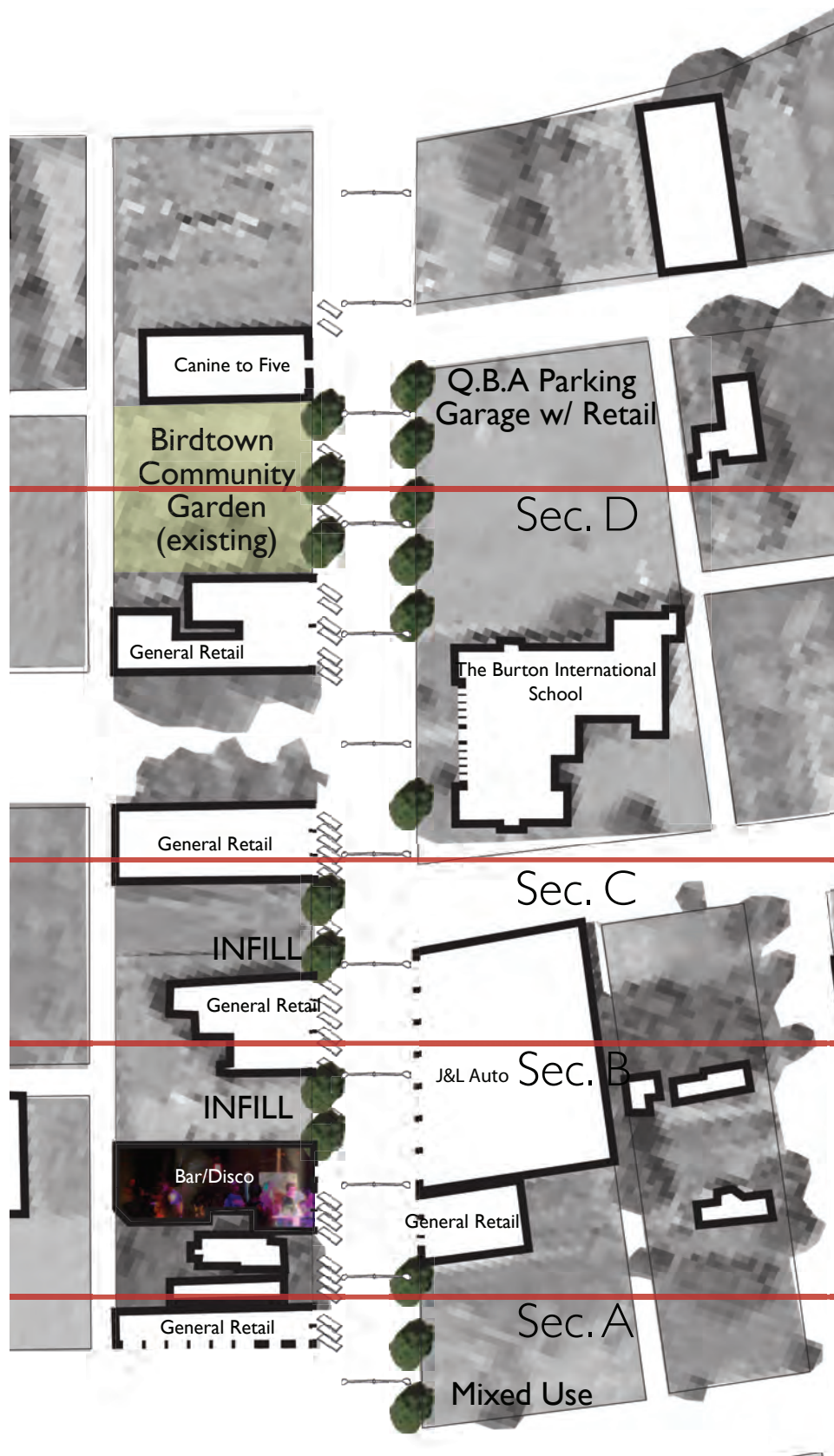
The plan to the right begins to highlight how the elements of night shade and theatricality can be brought into the design. The streetlight becomes a critical element to achieving the lighting pattern and highlighting with a spot light the theatrical nature of the street. Thus, they are pulled to the center of the street and are given an elongated height. The other element which completes the at of night shade are the objects themselves. In order to effectively work, the shades are positioned and angled so that the sun with produce a minimal undefined path of shade, and the streetlights created a pocketed path of shade. This then creates a physical object that is a memory of the act.

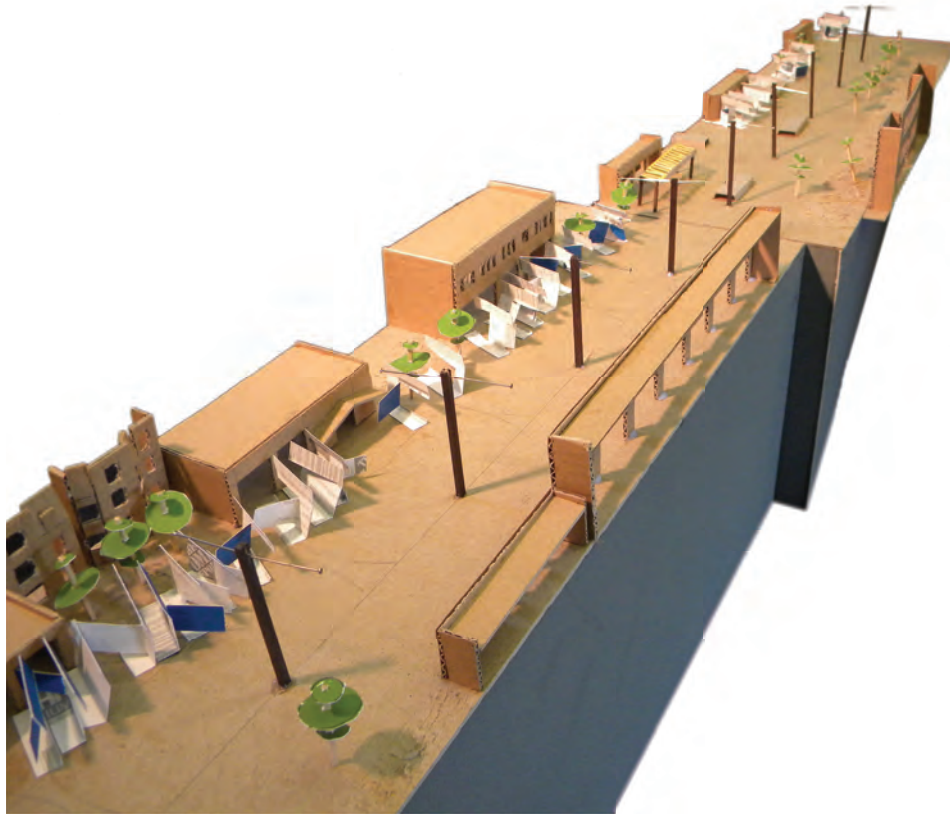
Right: Plan of Birdtown Area.

Trees are planted along the street to define a street wall within the gaps. Once development happens the trees are then a reminder of the once vacant areas of the neighborhood.

Bottom: Opacity/theatricality collage





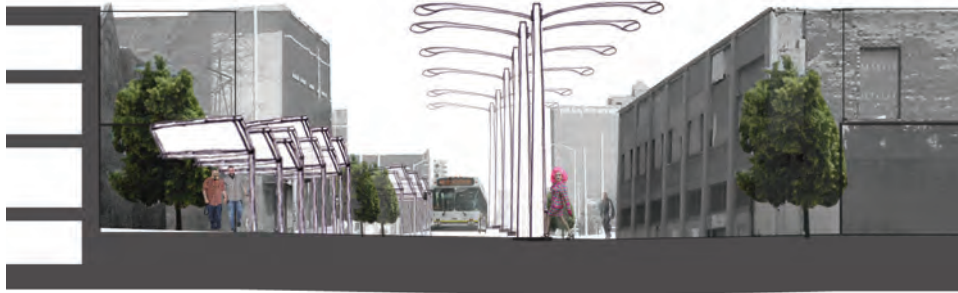


Once again the street is treated as a single plaza surface, and drainage is pulled to the center of the street rather than along the edges. This then when it rains reduces the puddles that must be walked through to get to the store fronts. Parking on the street is also pulled to the center.

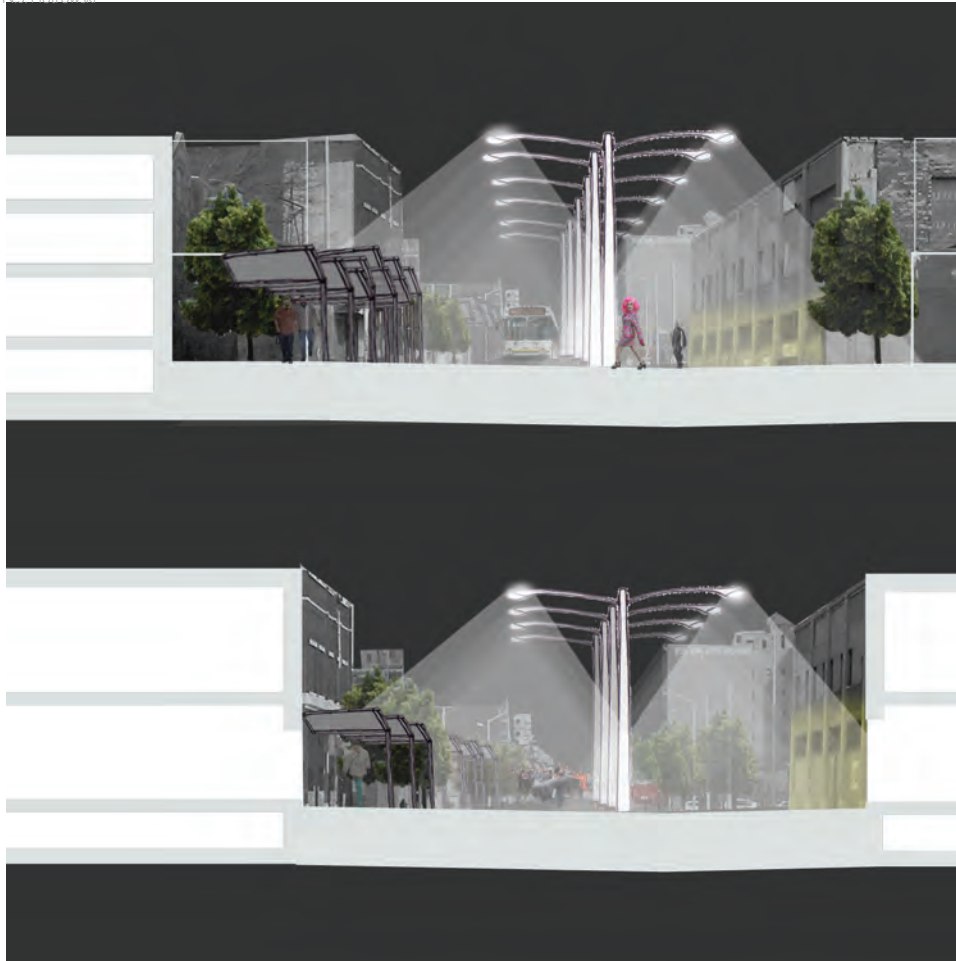
Above: Model Cass Ave Birdtown Area

Architecturally the store fronts should begin to open back up to the street and rather than reading as a solid opaque street wall as they do now should begin to incorporate layers of transparent and translucency to thus further increasing the number of perspectives in which one can view and be viewed. From inside of store fronts and apartments the occupant can view the street during the day, however at night the tables turn and the occupant becomes the viewed, although they may be

Right Top to Bottom: Section A, B, C, and D Daytime



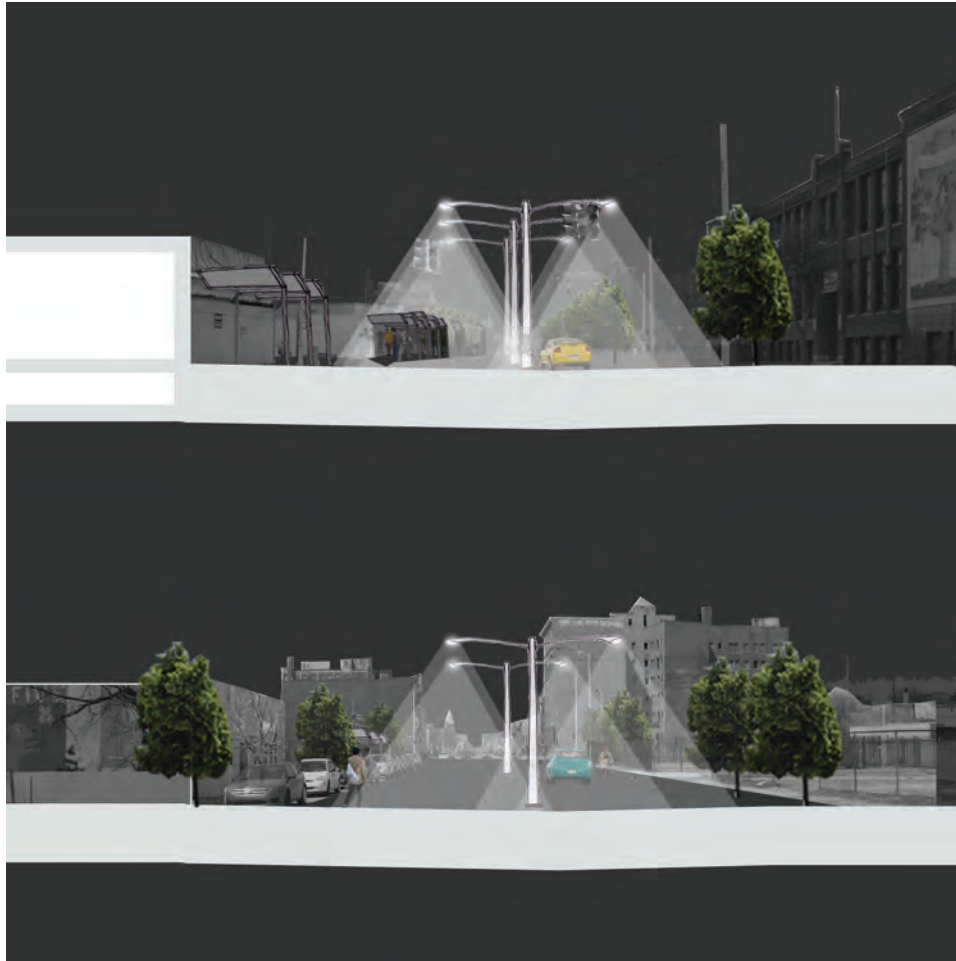
N.S. Piotrowski



Top: Section A Nighttime
Bottom: Section B Nighttime

shrouded or obscured by screens or shades. Dominance of the spaces in this plan then shifts based on the time of day and the quality of light. At some points the pedestrian is the viewed and at others they become the observer. The changes in roles may change based on the time of day or by the moment as conditions and the volumes of people and objects on the street changes.

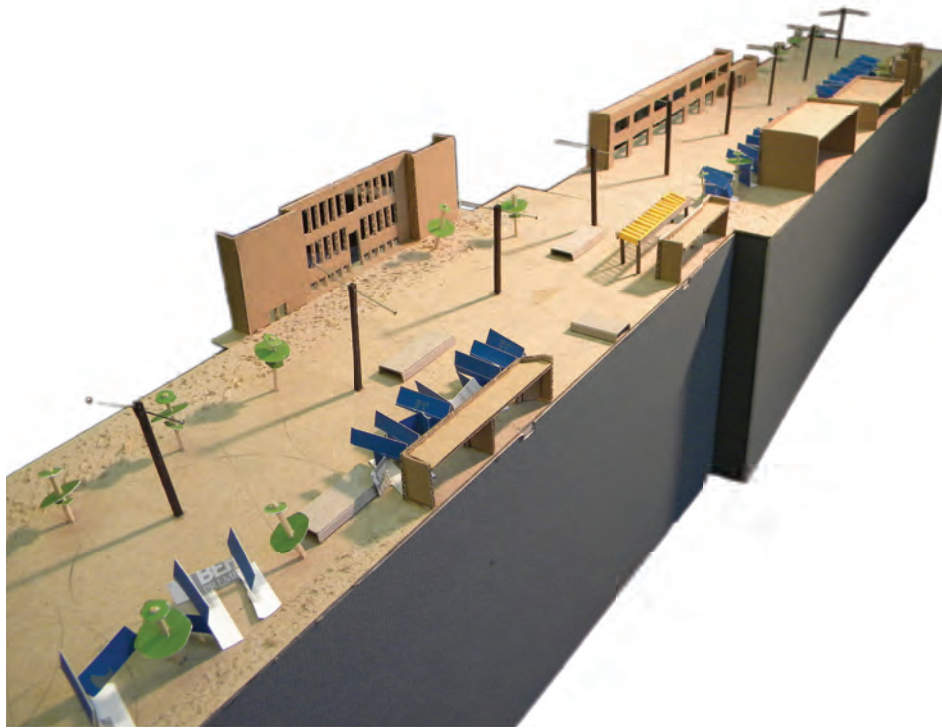
Intentionally the numerous objects on as well as the plaza like atmosphere of the street are intended to slow traffic. This then allows the passengers in the car as to be viewed as well as view the street. Currently traffic on Cass travels at a rather high rate of speed and thus only those in the car can view the street. The passengers of the car also because of their speed view the street in a distorted way, there is not time to notice the detail of the



Top: Section C Nighttime
Bottom: Section D

street. Furthermore pedestrians and those hanging out on the street can not observe those in the car because they go by too quickly. Thus by slowing traffic all can be viewed and can view.

The intention of this design is ultimately to create a street in which the community has ownership and control over it. The street due to its plaza like quality can quickly fill with people and no one is confined to the curb, people then become the dominant object within the streetscape. In this possibly the street may be able to become a much more public place. An environment that can be taken over quickly for events, protest, and simply enjoyment of the everyday life in the neighborhood.



Conclusion and Critique

Through these design studies an introduction to the design of queer space has been created. It is not enough to just research but the act of making must be integral to that of studies. In this case the designs although of merit more than likely present too many assumptions of boldness in what a queer designed space may be or look like.

Above: Cass Ave Birtown Model

It is easy to critique the work on the grounds that there is nothing that makes a physical space of any group truly different from that of others. However, the exercise is not necessarily about creating a space that is different of and only for the queer community but rather beginning to question heteronormativity and its dominance over space. The act of queering space may

be unnoticeable to the eye it does not need to rely on the gay pride flags and symbols of what it means to be gay. Rather it is the questioning and softening of the heteronormative spaces in which queer people must inhabit day in and day out.

The act of queering space is about building community, while questioning the cannon of lager society. Why is it not acceptable for people to hang out on a street? Why must there be a constant binary of man and woman, or gay and straight? These thought patterns are ingrained in our society and thus they are ingrained in our spaces through codes, and unquestioned practices of design. Ultimately the queering of space seeks to be a hybrid of these spaces. Just as the queering of identities are created a hybrid of cultures, as straight culture becomes like gay culture in some ways and queer culture becomes like straight culture. If the intersection path is inevitable it must be recognized not just in social science but also in the study of space and design. It seeks to question the gender and identity of spaces and question what role the heterosexual family should play in space.

IMPLEMENTATION

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**PRE
FUND**

Investment fund to develop and support developers and community orgs for projects in early stages of development.

CRA

Commercial Rehabilitation Act: Abatement of taxes on new investment in buildings that are 15 years or older.

HPTI

Historic Preservation Tax Incentives: Tax credits for substantial restoration of depreciable structures of historic significance.

LIHTC

Low Income Housing Tax Credit: Developer tax credit for market-rate development of income housing.

**Invest
Detroit**

City of Detroit

Investment

COD

City of Detroit

Investment

NPS

National Park Service
U.S. Dept. of the Interior

Michigan State Housing
Development Authority
State Historic

HUD

United States Dept.
of Housing
Development

LIHTC

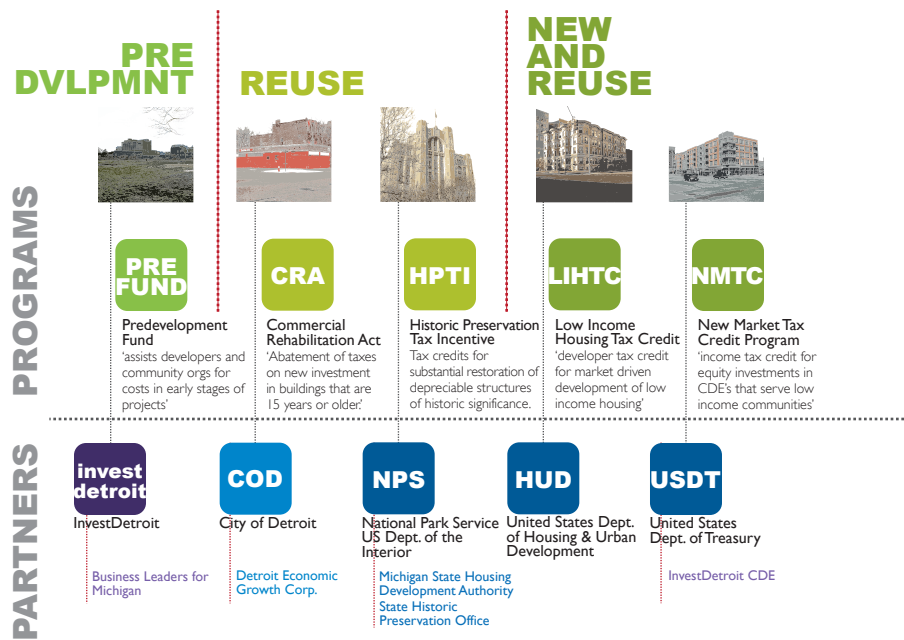
LIHTC

LIHTC

Queering space as a design element can be difficult to quantify and understand. However, queering space as a political and community building tool is much easier to grasp. In this vein in addition to the design studies a model implementation plan was also created. Just like the design segment of these studies the implementation portion is not complete in itself because it is contingent on the needs and desires of the community. However, it does provide a model and base for beginning to think about implementation.

This segment of studies is broken into two parts, one is focusing on the concept of business associations, and the other is focusing on mechanisms for the selected site of the Lower Cass. In this case there is an assumption that the Lower Cass was selected over time by the business association to be a cluster of queered space based on a desire of new businesses to locate in the area.

The business association starts out as an association based on the establishments identities based on their LGBT ownership or cliental. This makes them function much like a tavern guild or similar association. The association will partner with groups like the Detroit Creative Corridor Center and their Open City program to encourage entrepreneurship in the LGBT community. As the members of the association develop closer ties to each other and new businesses open optimally they will begin to cluster into more dense queer neighborhoods. These neighborhoods then with the help of the architect can begin to encourage acts that at the least implement good urban design and possibly even begin to queer the urban sphere. This process will take time and strong community organizing.



Once cluster neighborhoods have been established funding programs like Business Improvement Districts (BIDs) and other tools can be explored to further strengthen and fund the work the business association.

Basic process of gentrification for queer communities.

Thought this consistent work over time economic and political power can be built within the queer community. As this happens due to the new found claims of territory the economic and political power has a more higher chance of survival and success in improving conditions for queer individuals.

The implementation portion of the work is broken into two areas of focus, that of development, and that of elements that encourages the a live work play environment. Each program is analyzed for what it does, as well as a power analysis based on



Basic process of gentrification for queer communities.

the key players involved.

As an example in the realm of pre-development, funding can be provided by the predevelopment fund. This fund is a project of Invest Detroit, and provides funding for the early stages of development such as land acquisition, environmental studies, legal work, tax credit consultants and fees, site planning and design appraisals, survey work and construction required to preserve the structural integrity of a building.¹

1. "Invest Detroit: Predevelopment." www.detroitinvestfund.com. Invest Detroit.

These programs and power analysis for the purpose of demonstration are then applied to a larger plan of the Lower Cass area. This plan takes full advantage of the Lower Cass Corridors placement in the greater Midtown neighborhood between the Wayne State Area and Downtown. The Plan also

fully utilizes the existing physical structure neighborhood. The clustering of existing buildings specifically lends itself to various policies.

For example the buildings focused on in the design plan are particularly suited to the Commercial Rehabilitation Act (CRA). The act encourages new investment in vacant buildings fifteen years or older by abating the taxes on new investment. The act requires city council to pass a Commercial Rehabilitation District, thus the advocacy and help of the business association is key to this incentive.

Taking advantage of the location between the Central Business District and Wayne State Cass Ave, and Temple which connects Midtown to North Corktown are prime examples for complete streets. These corridors also act as a thread between the four quadrants of the Lower Cass. The complete streets also allow for the connection to existing transit and future planned transit like the M1 line.

The collection of buildings around Cass Park is a prime fit for the Creative Venture Program, which encourages the work component of the live, work, play neighborhood. The program provides support creative employment projects in the neighborhood. The buildings around the park are a perfect venue for this due to their immediate availability and varying physical

MASTER PLAN

The map to the right constitutes a conceptual master plan and implementation strategy that is further cataloged in the next chapter

BIRDTOWN CRA

The Birdtown Commercial Rehabilitation Act area is the retail core of the Lower Cass neighborhood.

RESIDENTIAL DEVELOPMENT

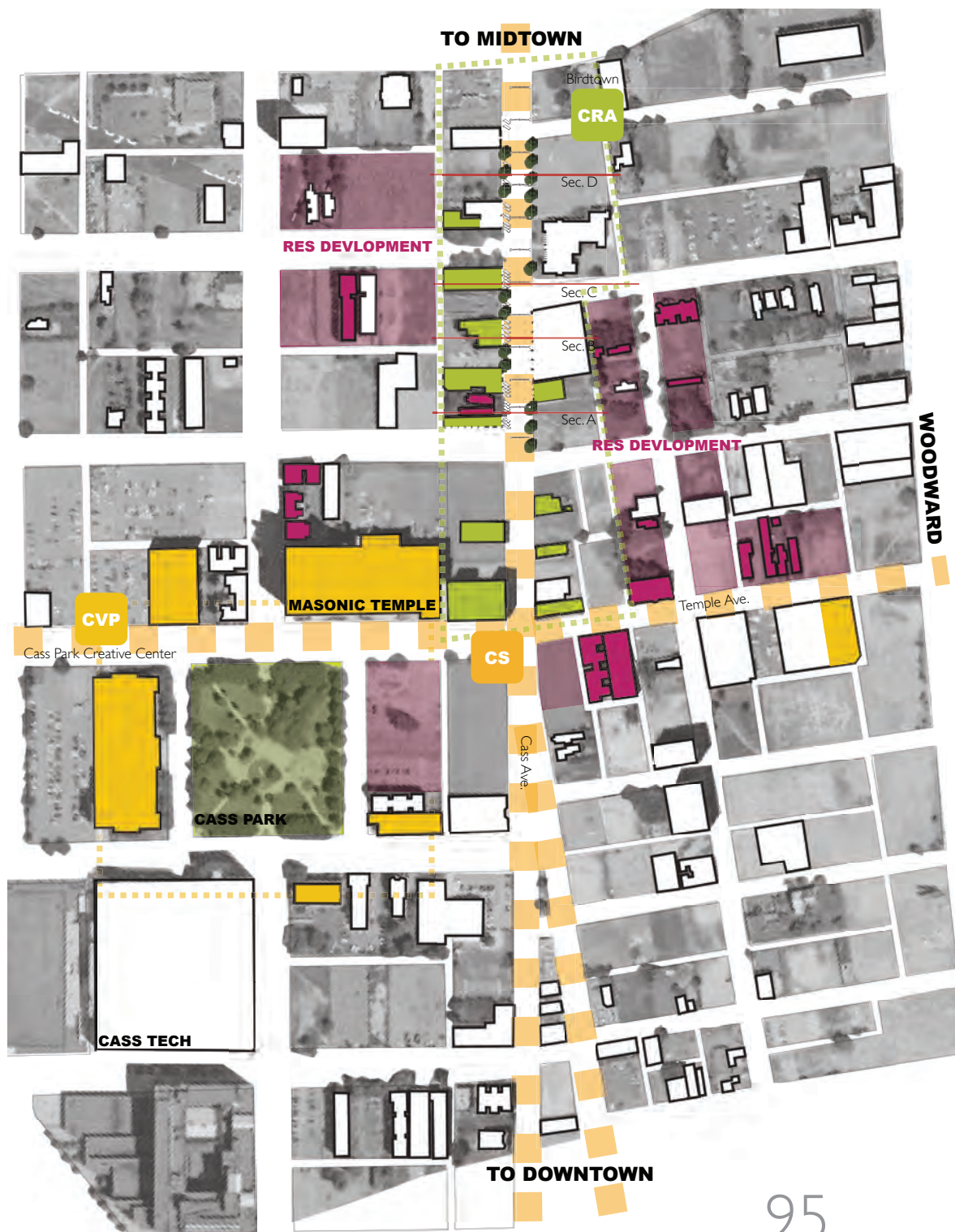
Residential development in the Lower Cass is part of creating dense a vibrant Live, Work, Play, community, and is thus placed for its relationship to the three main large scale projects.

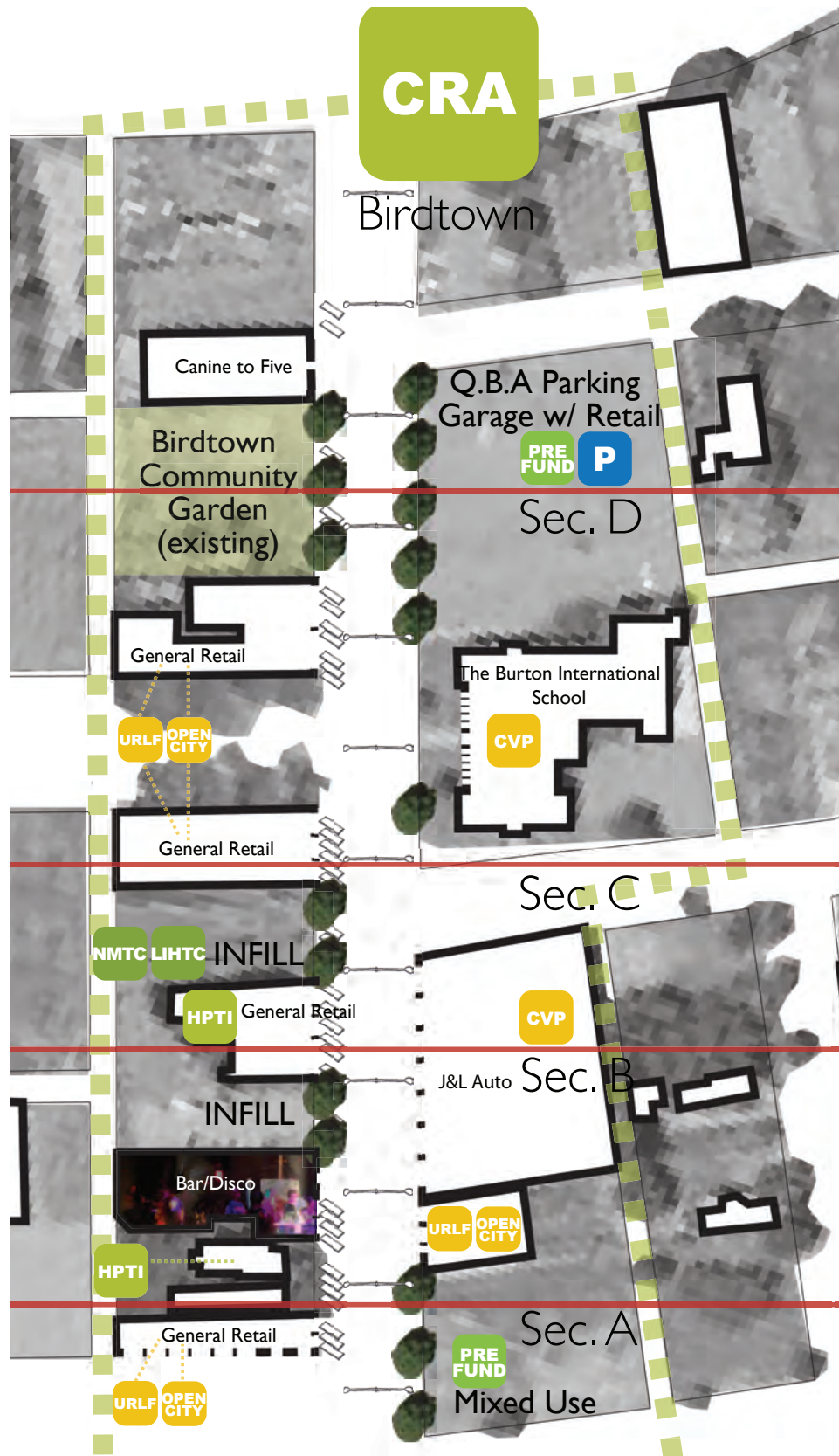
COMPLETE STREETS: CASS AND TEMPLE

The conversion of Cass and Temple into complete street plazas acts as a thread that connects the quadrants of the Lower Cass as well as the neighborhood to Woodward and Greater Downtown.

CASS PARK CREATIVE CENTER

The CPCC uses existing office space as the base for the development of a creative venture hub within the Lower Cass Neighborhood.





types, prices, and sizes of spaces.

The implementation plan also looks at the smaller geographic area of the design study focusing on Birdtown and makes recommendations for programs such as historic preservation funding, the Urban Retail Loan Fund and Open City. To create a more vibrant and cohesive complete neighborhood.

The plan also looks at parking as a fundraising and strategy for the business association. By planning and design of a detailed parking strategy the neighborhood can reduce the number of surface lots, while raising revenue for the business association through parking fees.

Conclusion

The implementation plan begins to look at strategies and ways that queering space could take place. Although light on detail this plan is possibly a more valid use of time currently. It provides the concrete steps needed to even get to the discussion of how to design a queer space.

CONCLUSION

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In this thesis strong and appropriate case has been made for the existence and study of queering space. However, more exploration of the topic in the realms of design and implementation is required. This thesis has but scratched the surface of exploration on the topic. More detailed analysis of existing space in combination with deeper explorations of what is queer space is are critical. Explorations of the everyday in this respect are almost even more crucial not all queer spaces are the bar or the bathhouse, and queering space has the ability to affect all spaces.

This thesis stands as a challenge to unquestioned social norms within architecture. Not only is more study required in the realm of queer space but also in other space types. The exploration of physical spaces by architects, those who are trained in spatial thought is critical. Currently we as architects are facing an uncertain future. However, by expanding the realms of architectural study to areas that architects are knowledgeable about but have been seceded or never claimed is a critical act.



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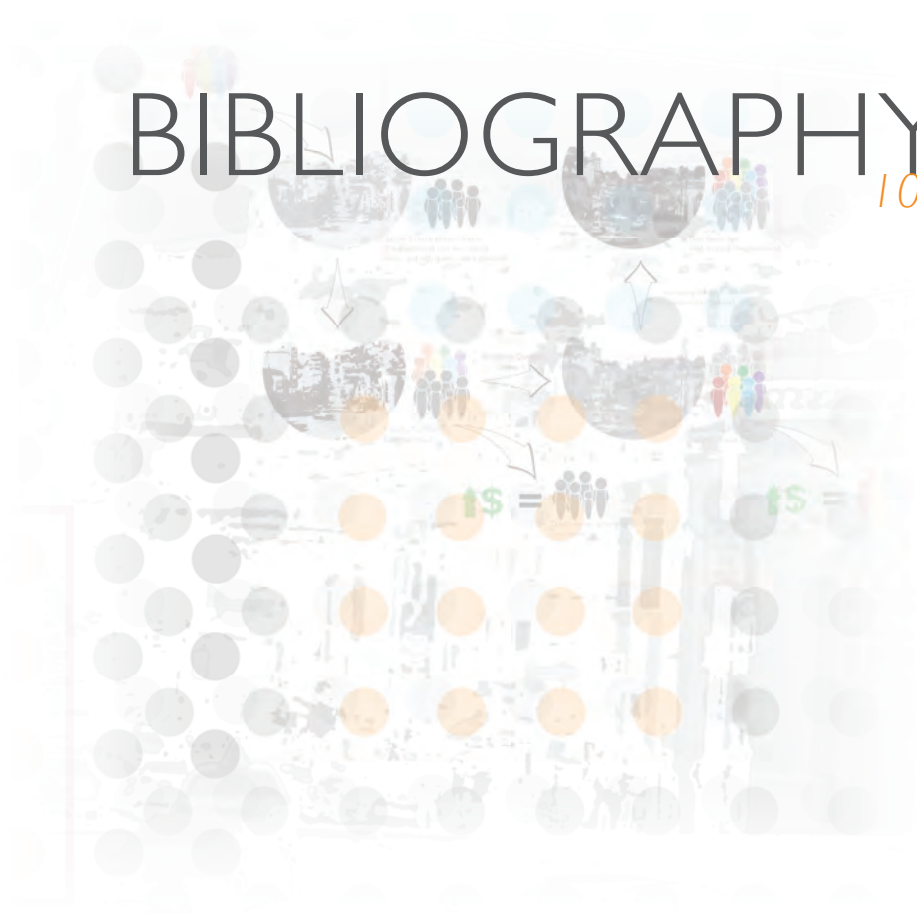
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