

IRRIGATE DETROIT

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THIS BOOK IS DEDICATED TO ANNE AND MICHAEL KLIMA

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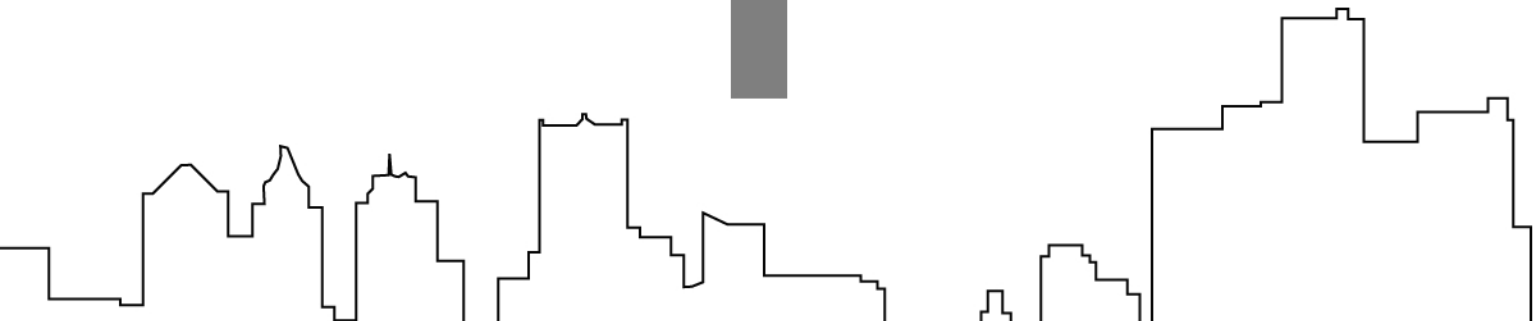


ABSTRACT

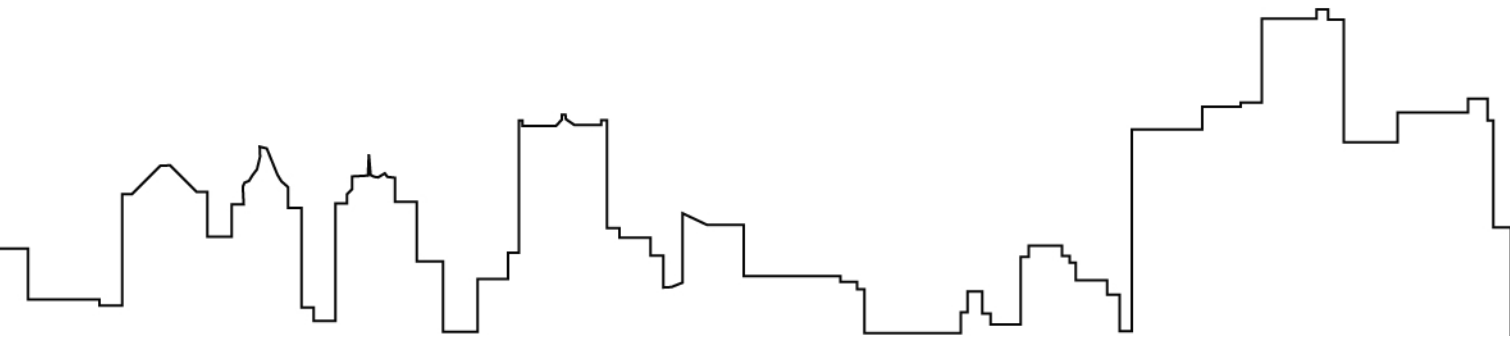
Stereotypes, pre-conceived notions, and reputations that cities have is unquestionably not objective, and a sense of ignorance is hence derived, especially from those people who have not been there or one who drew a conclusion after a short visit there. Unfair and ill-informed conclusions taint the way the public views the specific city, and deters from the truth, due to social media reports and selective coverage. With thesis research, the Facebook page “City Thoughts”, offers a wide variety of what people think about certain cities across our nation, which may have developed a reputation over the years. The first city put on the page was Detroit, and it asked people for their honest opinions and to not hold anything back. Wall post feedback created conversation/banter back and forth with each other with what they agreed upon, and what they didn’t. It became a debate which was beneficial with the understanding of where people derive their opinions and stereotypes from. It was also great because of the diversity of friends from around the country on Facebook. To have people of all demographics promotes valid exploration of the various types of thoughts and stereotypes people may have about the specific cities. On Facebook, It had the city topics of Detroit, Los Angeles, and Seattle so far, and had some great feedback along with constant active participation. The goal was to determine and analyze the thoughts and notions that people from all around the US and Michigan, of all ages, determined about these cities so I could further prove the validity of the thesis.

Interviews of Detroit residents, along with non-residents, found to be interesting, yet predictable. I interviewed a resident who lives two houses down on Fairfield Ave, in Detroit. Initially, questions were asked about their personal experiences with Detroit, and what their opinion on the city is, and what it was. He was 64 years old, and has lived here his whole life. He said that Detroit is a "weath-ered city, yet a hard-working location, with an impeccable amount of potential for further, beneficial development. " One might expect a positive answer when interviewing a long time resident of Detroit. The next question asked threw him for a loop, and it was what he thought of Los Angeles. He responded with, "Movie stars, superficiality, rich, money every-where, fake, plastic surgery." Granted, he had never traveled to Los Angeles, he still had these observations about the city due to the fact of what the social media has portrayed L.A to be. To continue the thesis exploration, The next interview was with Mike, who lives in North Hollywood. He was asked what he thought of L.A, and he responded with "lively, urban sprawl, stimulated economy, tradition, architectural elegance."

Again, this information was not very surprising, based on his residency. he was then asked about Detroit, while he has never been to detroit. He responded with "Black people, crime, guns, drugs, gray weather, corrupt, broke, and fossil-ized". Perhaps has been influenced with social media hype, and his personal stereotypes were then formulated. The resident from Detroit, and Mike from L.A, both may be victims of social media influence, which then pushed them to formulate personal notions and stereotypes, which may not deserving of each city. This is a small example of what happens everywhere across the nation with a multiplicity of cities. The next step for this thesis is continuing the "City Thoughts" Facebook page, along with determining what cities to choose: to decipher what cities have the most relevance with respect to pre-conceived notions and stereotypes. To connectwith firms and organizations that assist with the stopping of stereotypes, and promote education would be ben-eficial. For example the Eminem Superbowl Commercial and how effective it was in showing the nation the truth about Detroit, and shedding a positive light on it, which therefore promoted respect and the stopping of ill-informed stereo-
t y p e s

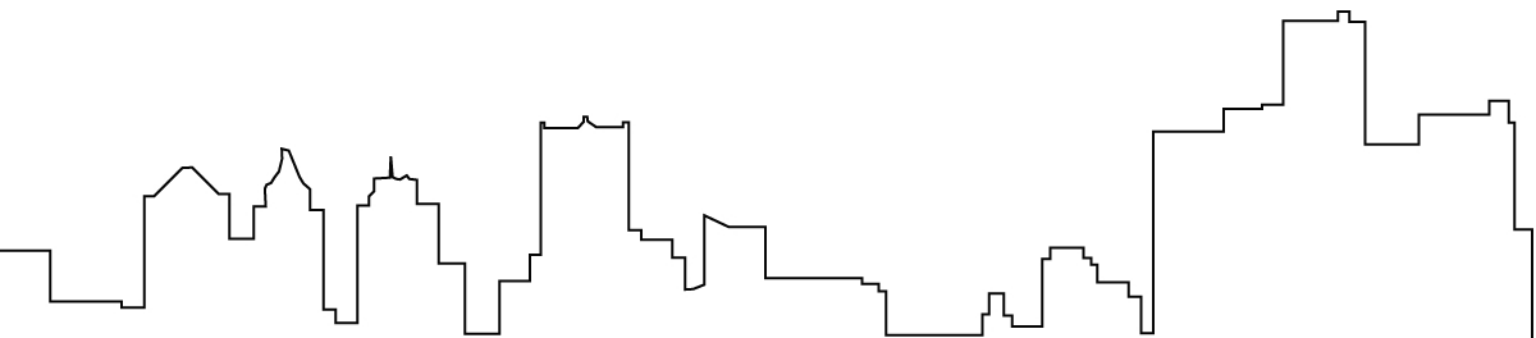


THESIS



ANALYSIS:

In today's society, stereotypes exist everywhere and are inevitable. Though we all must realize that stereotypes don't come from thin air, we have to also understand that undeserved "conclusion jumping" also takes place quite frequently. It is unfair and undeserving for some of these cities to have the preconceived notions correlated with the name of their city. Stereotypes promote the depletion of reputations, and unfair treatment. The mass media plays a vital role in how people all across the world perceive things, because they believe what they are told to believe, which is not necessarily the whole truth. It started by exposing the abundant existence of the stereotypes, starting at a macro level of analysis. The analysis started with the nation as a whole, to then tighten the scope to the city of Detroit. The analysis started through a social networking survey which started at the beginning of the 2011 summer.



The exposure of these stereotypes started on a nationwide level, and then focused on a specific level, Detroit. The social networking survey provided a city each week, followed by the response of peers. This step in the thesis development was vital because it exposed what needed to be brought to attention. The pre-conceived notions that many had, promoted the point being proved, and the later solution projected.



STEREOTYPES

SOCIAL NETWORKING OPINION SURVEY

Zack Klima
Couple more Cities before the end of the summer...Next city: MIAMI: what are your thoughts and preconceptions?
Like · Comment · Unfollow Post · August 21 at 2:36pm

John Faski fun place to go in the winter because it's warm. ive always imagined miami having good weather. nice beaches, good vacation city.
August 21 at 2:52pm · Like

Drew Cocaine.
August 21 at 3:15pm · Like

Brad completely taken over by latinos
August 21 at 9:05pm · Like

Drew Lebron James/Dwayne Wade/Chris Bosh/Rick Ross
August 21 at 9:07pm · Like · \hearts 1 person

Write a comment...

Zack Klima
LOS ANGELES: what are your honest initial thoughts/perceptions/pre-conceived notions you have/had?
Like · Comment · Unfollow Post · June 16 at 12:08am

Tyler Peters most expensive place in america with the least amount of freedom.. cigs are like 12 bucks a pack thats just ridiculous!
August 9 at 12:01am · Like

Zack Klima
NEW YORK CITY: What are your thoughts and conceptions about this vast city?
Like · Comment · Unfollow Post · July 13 at 8:28pm via mobile

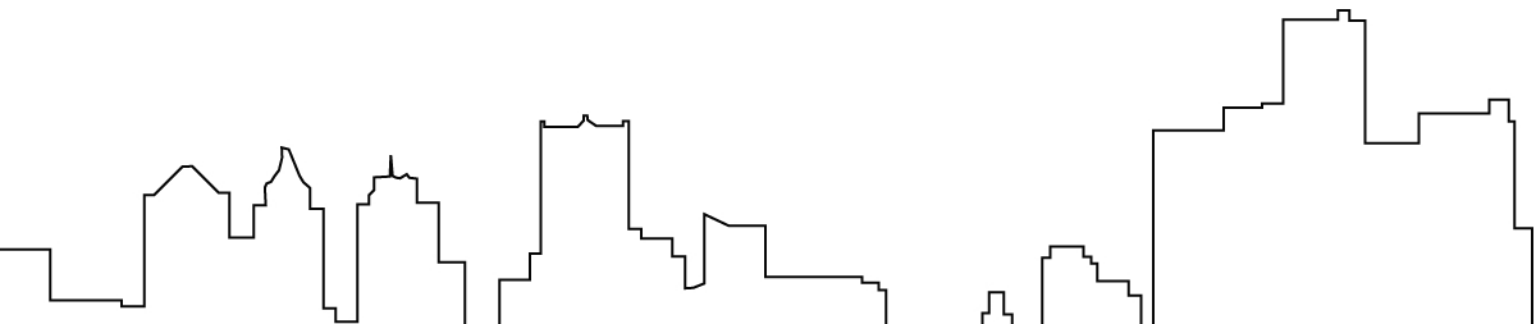
Mike Danella LA just opened up a "Detroit-themed" diner, lol fuckin' clowns. I'm gonna open a Hollywood-themed restaurant that will serve nothing but <10 calorie food and piles of cocaine for dessert.

Zack Klima
Ok everyone, Master's Year is in full swing now and it is imperative for your input. What do you think the top 5 most stereotyped cities across our nation are? And why?
Like · Comment · Unfollow Post · September 9 at 2:05pm

Grant Gillish san-fransisco: GAY
Detroit: dangerous
Hollywood: only rich/famous people live there, it's super glamorous
Las Vegas: sin city, gambling and prostitutes galore
Salt Lake City: All mormon, all the time.
September 9 at 2:21pm · Like

ANALYSIS:

The literature that came henceforth was quite predictable, yet useful to the thesis. This proved that within educated participants, stereotypes still exist and are powerful, regardless of what the whole objective truth might be. The cities that were selected on the social networking survey are those who have fallen victim to absolute negative stereotypes. As mentioned, stereotyping exists for reasons, “conclusion jumping” exists just as much as the foundation of the stereotypes themselves. Interestingly, the people on the previous graphic have not traveled the the cities that they speak so freely about. It is so apparent that they jumped to conclusions, which is not fair to the city, and its reputation. It seemed quite arrogant to jump to such conclusions when they have not traveled or studied there.





STEREOTYPES

When this survey was started to analyze the existence of stereotypes within our society, research began on the macro scale, addressing first the nation as a whole. The next part that was vital to the thesis comes in the form of the location of the thesis. To fully grasp all the aspects, one must understand all angles of attack, large and small. Questions were asked about cities across the U.S all throughout the summer, to finally focus on DETROIT, MI. Detroit has fallen victim to more stereotypes than most cities across the US, which puts the residents of this great city at a social disadvantage. This next graphic exposed what peers think of this once vibrant, bustling city.

EXPOSED

Social networking survey that had the scope of Detroit

STEREOTYPICAL CONCLUSIONS



Zack Klima

Ok everyone, without your bias of our city of **DETROIT**, what were your honest initial thoughts/perceptions/pre-conceived notions you had?

Like · Comment · Unsubscribe · June 2 at 8:01pm via mobile



Hope Katherine Malatestinic Haha that it was an extremely dirty city. I thought I was going to get shot if I did anything but drive to school and leave. I was scared of anyone that looked at me funny when driving through. I thought everyone was either drunk or high or homeless.

June 2 at 10:28pm · Like



John Faski dangerous, lots of violence, thought it might have a cool downtown area, but still not sure if I'd want to live in detroit.

June 3 at 9:12pm · Like



Bree Shantel Before actually coming to the city, I thought it was going to be very dangerous. My family and friends from home told me not to "get shot" and that the city was going to be very run down. I had often heard it referred to as a "thug city" lol.

June 7 at 4:30pm · Like



Mike Danella I would definitely love to live in the city on my own or with friends. However in its current state, I doubt that I would want to raise a family there, but lots of changes can and will take place in the next few years so who knows.

June 8 at 11:16pm · Like

LOCAL SCALE



NEGATIVITY > POSITIVE

Detroit's population fell to 713,777 in 2010, the lowest since 1910, when it was 466,000. In a shift that was unthinkable 20 years ago, Detroit is now smaller than Austin, Tex., Charlotte, N.C., and Jacksonville, Fla.



IDENTIFICATION



Michael Lazear
detroit sucks

Like · Comment · [Subscribe](#) · June 8 at 9:50pm

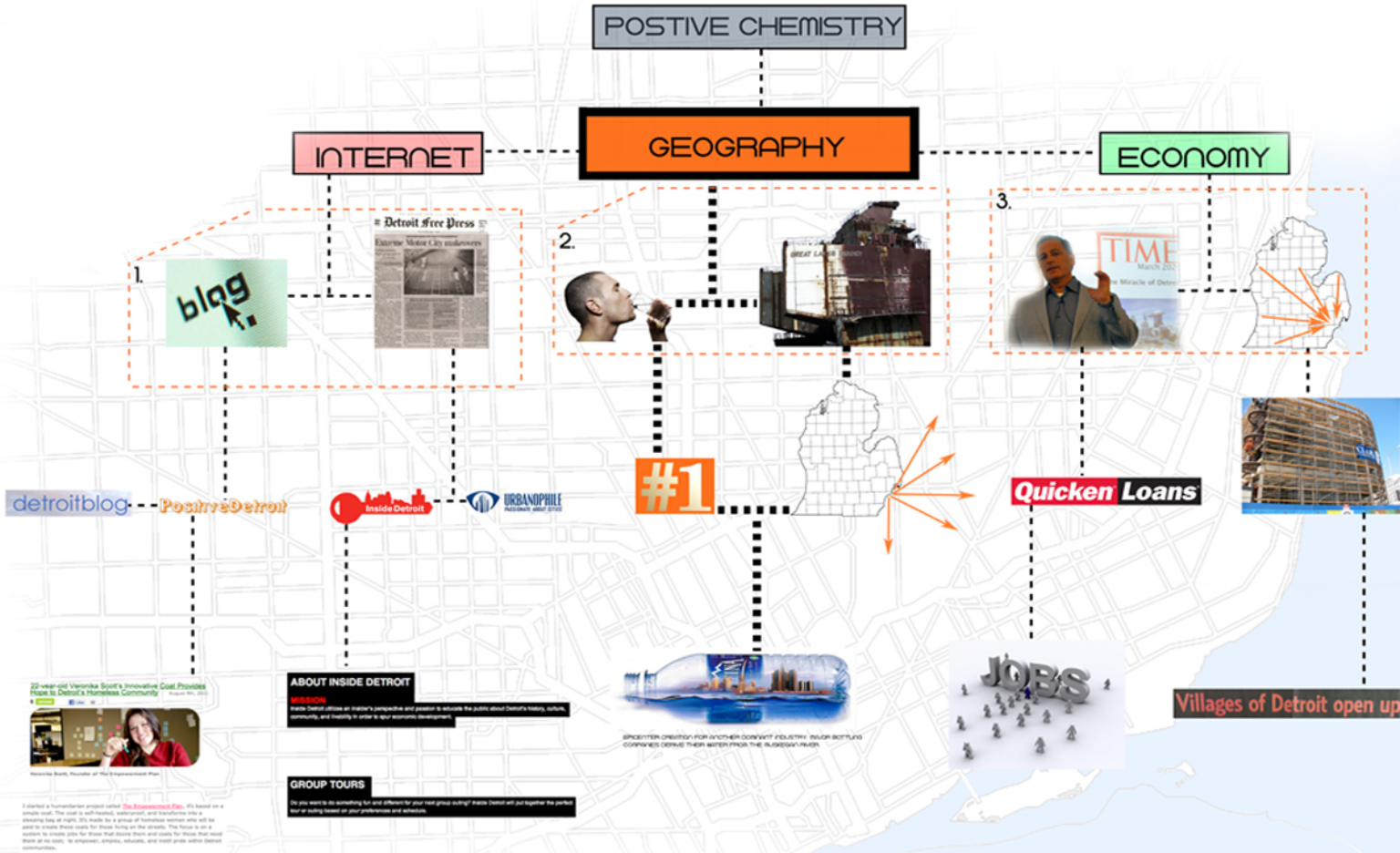
"environmental racism"

ANALYSIS

Stereotypes were exposed throughout not only Detroit as a city, but also the nation as a whole. Detroit is not the only city who has fallen victim to such harsh stereotypes. Recently, much attention has been paid to the eventual rebirth of Detroit. Many internal movements, and real estate wonders are being accomplished within the city. Not many people know of these movements because the mass media does not deem it newsworthy or meritorious. The mass media tends to dwell on the negative, because it provides for more newsworthy coverage. A Detreater has learned of the many movements currently happening in the city, and have taken an interest in identifying many of them and what they stood for.



GRAPHIC



THESIS SCOPE

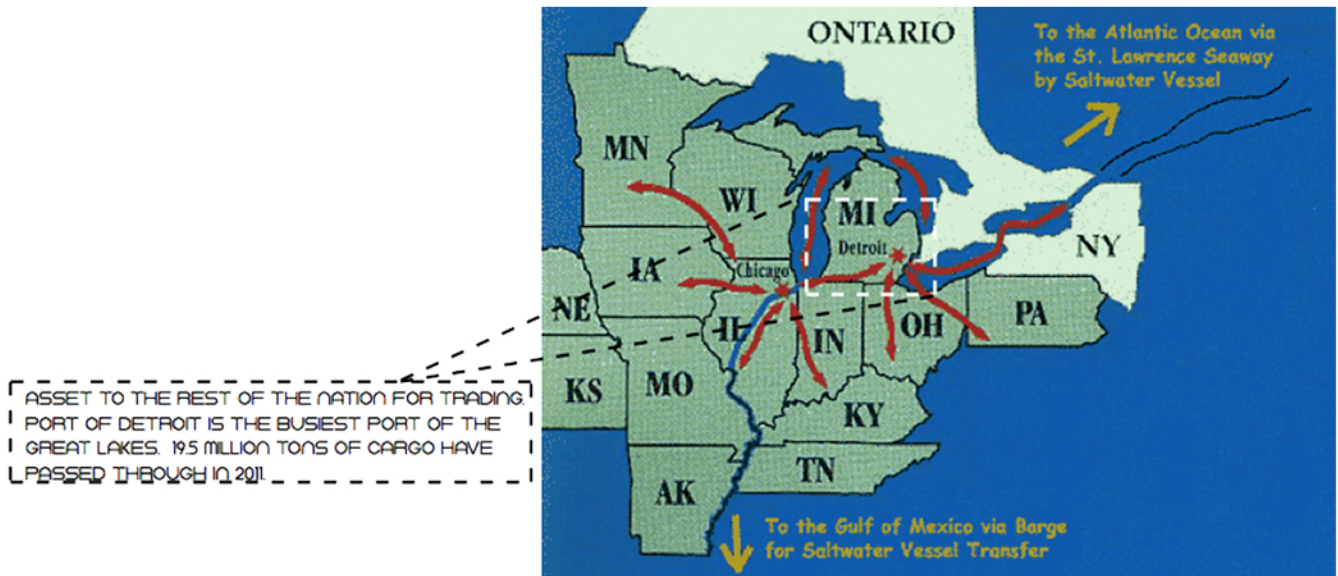
Revealing the existence of stereotypes, and the remedies people are trying to accomplish with the internal movements that are taking place within the city of Detroit, steps needed to be taken. All throughout the city and across the nation, many people make the argument that “Detroit is coming back, and its on the way up!”. When asked why, people seem to have a lack of valid answers that objectively explain why Detroit could potentially come back. The graphic on the previous page breaks down why Detroit has the potential to make its way back. All the internal movements that are happening dont receive news exposure because they are not “newsworthy” activities..

Once these entities throughout the city of Detroit gain the news they deserve, the negative stereotypes will be battled. In this graphic an emphasis was placed on 1 of the 3 categories, which was GEOGRAPHY. Detroit has a unique geography that can not be argued against. What is Michigan surrounded by? FRESH WATER. The amount of fresh water we have is significant. If the public knew that the rest of the nation relies on us for our water, their appreciation of Detroit would change. One comprehends that people are going to think what they will, but to offer the educated option to shift the way they think to another option is viable, and extremely beneficial to the nationwide reputation of Detroit.



NARROWED

Fresh water, and the Great Lakes is what Michigan is defined by. Michigan is a peninsula surrounded by great bodies of water, which originally made it an important entity for trading. The Detroit River is a vital vein to the existence of Detroit, Toledo, Chicago, Cleveland and Buffalo. The Port of Detroit is the busiest port of the Great Lakes, in which over 19.5 million tons of cargo passed through in 2010. Also due to its importance, President Clinton named the Detroit River one of the “Heritage Rivers” of the United States. Here is a graphic that shows visually the reliance from the rest of the nation on Detroit and its water component.

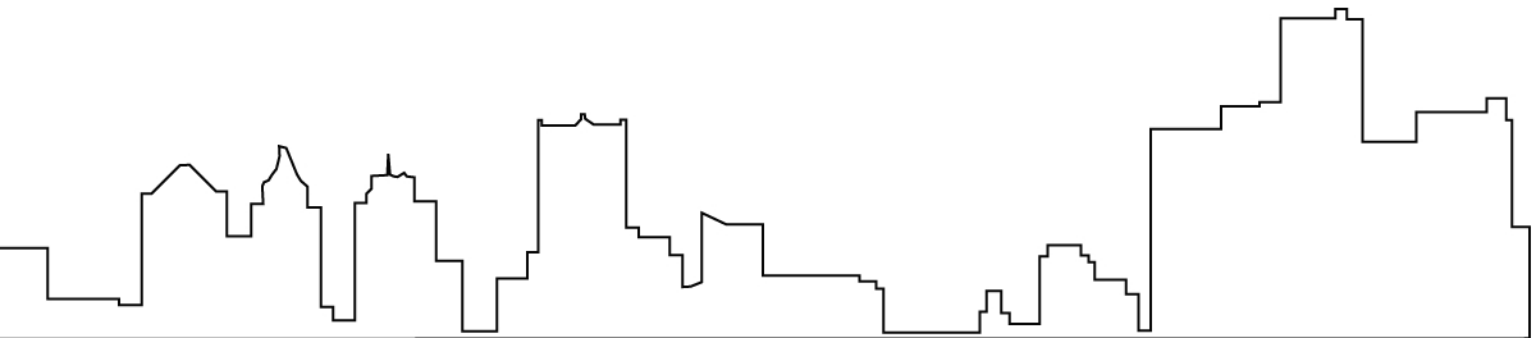


FRESH WATER

Paul Gunther, writing for the Huffington Post, had an article that came out as an important piece dealing with water. In the DL! film, “The Farmer and the Philosopher”, Barlow discusses, among other things, Detroit’s inevitable rise to power in the next 50 years due to its location proximity to the country’s highest concentration of freshwater. Not to mention the fact that through navigable canals and waterways, one can easily access the Atlantic and the Mississippi. So, what exactly does this mean?

Gunther asserts that this will lead to population increase in Michigan. And given that most populations naturally congregate in metropolitan areas, you can bet that Detroit will probably see sharp increases.

This is a recent post from Detroitlives.com, that briefly touches on the importance of water in Detroit. “We are going to rise to power again because of the geographic relation to water, and the vast amounts of it” (Barlow). A lot of discovery took place by digging at the concept of Detroit’s fresh Water component. Corporate water companies like Dasani, Nestle, and Perrier currently have a contract with the State of Michigan to pump our fresh water and sell in their state. We are selling our water to help the stimulation of other States economies with our entity. This is wrong.



FACTS

GEOGRAPHY



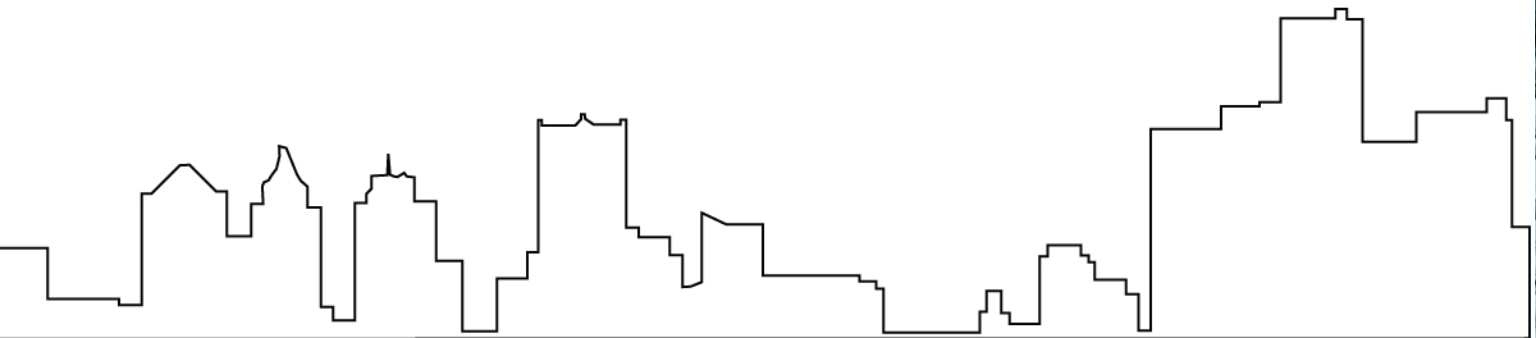
PUMPS 200
GALLONS OF WATER
PER MINUTE



MANY BOTTLED WATER COMPANIES THAT AREN'T
LOCATED IN MICHIGAN DERIVE MUCH OF THEIR WATER
FROM THE MUSKEGON RIVER

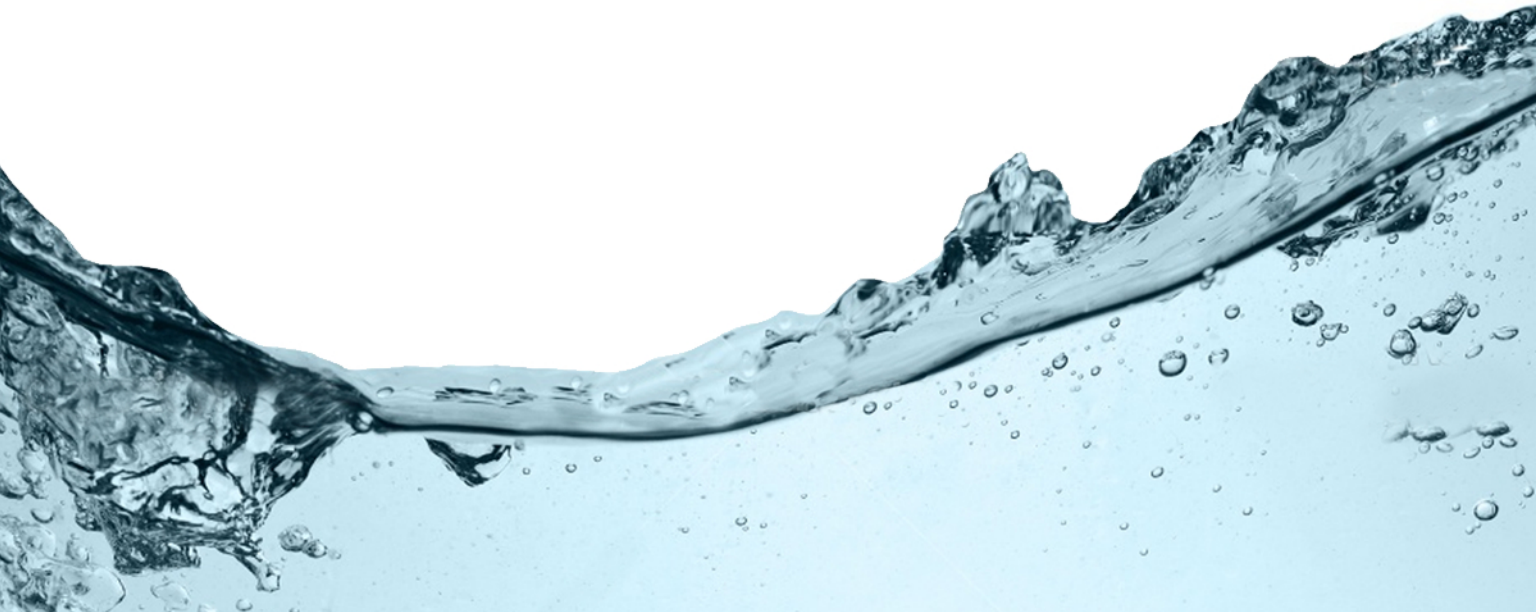
PROGRAM

With all of the research of stereotypes, preconceived notions, and geographic entities, one is compelled by the argument that water is the future catalyst for the rebirth of the city. The use of water to help battle the stereotypes our city has is a vital way to help the residents of Michigan, and people across the nation. Fresh water is a vital, valid, and innovative way to help re-brand Detroit. Through education and production, our city will reveal how strong we really are. Stereotypes can not be ignored and will never be forgotten, but a shift in thinking objectively will allow people to view Detroit differently.



INTENTIONS

Rebranding Detroit in the way of Fresh water will inevitably bring to light a different way to view the city. Water is such an important geographic resource, and is easily overlooked and underestimated. Water makes cities work: Municipal water systems, waste treatment, sewers, cleansing, consumption. According to dwsd.org, Michigan has the number one cleanest municipal water system in the U.S, and that is exactly what is going to be capitalized on. Re brand the city in the way of fresh water. To create an economic stimulus in the way of what Detroit was founded on: Production. Create our own brand of water that people will recognize and start to fully understand how important we are as a city.





PRECEDENTS



BMW Car Factory (Zaha Hadid) Germany

Transparent Car Factory (Gunter Henn) Germany

Dockside Green (Douglas Farr) British Columbia

Houton Park (Kongjian Yu) Shanghai



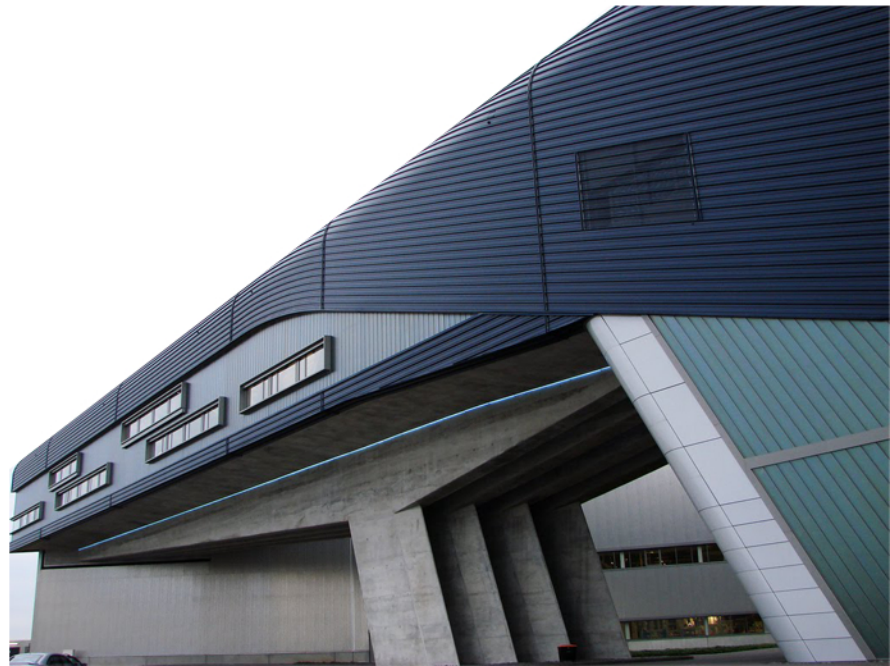
1.

BMW Car Factory

Germany

Zaha Hadid

Manufacturing has a very negative connotation that is tagged along with the term. Normally people think of smoke stacks, sewage run off, pollution, and a large open warehouse. Every manufacturing entity generally has these aspects inside of them. Manufacturing does not have to be all these things They can be different. They can be better.



The primary organizing strategy is the scissor-section that connects ground floor and first floor into a continuous field. Two sequences of terraced plates like giant staircases step up from north to south and from south to north. One commences close to the public lobby passing by/overlooking the forum to reach the first floor in the middle of the building. The other cascade starts with the cafeteria at the south end moving up to meet the first cascade then moving all the way up to the space projecting over the entrance.



BMW Car Factory

Germany

Zaha Hadid

Manufacturing does not have to be what we think it is, because of what it has been. As time matures, so does our sense of thought and how we view the “norm” of design. This car factory really addresses that issue. The exterior cloaks its manufacturing purpose. It’s interior reminds one of a museum. The pleasing aesthetic and attractive functionality puts a large spin on what we think of the norm for manufacturing to be.





2.

Transparent Car Factory

Germany

Gunter Henn



This facility challenges the notion of a factory. Similar to the BMW factory in Germany, this manufacturing entity puts a unique spin on what manufacturing presently means to us in society. There are no smokestacks, toxic waste or other manufacturing eye sores that exist within the Transparent Car Factor

Modern, clean, pristine, and elegant are some words that describe the experience of seeing this manufacturing factory. How can a manufacturing plant have such charisma and focus? Manufacturing does not have to be negative and dirty. It can be clean, elegant, and integrated into our everyday manufacturing process in our society today



Transparent Car Factory

Germany

Gunter Henn

The Transparent Factory is situated in the city center of Dresden, the 800-year-old German baroque city known for its arts and craftsmanship. It stands on the former location of the convention center. The factory's walls are made almost completely of glass. Its floors are covered entirely in Canadian maple. Its visitor-friendly layout was designed to accommodate up to 250 tourists per day. There are no smokestacks, no loud noises, and no toxic byproducts. Volkswagen has planted 350 trees in the grounds. They planted these trees for the execution of the concept called phytoremediation, in which the planted trees with clean the soil around it.



Transparent Car Factory

Germany

Gunter Henn

The glass structure of the transparent factory allows one to witness the process of car production. Volkswagen has created a major center of automotive culture that provides unprecedented insight into the production of motor cars. With its glass tower, almost 40m high and visible from afar, containing the finished cars awaiting collection, the transparent factory' has quickly established itself as one of Dresden's top attractions. Once again, manufacturing aspects from the past do not have to become part of the mainstream design for facilities like this. Challenging what we think of as standard design for manufacturing facilities is what can change the opinions of people. This Car Factory can be designed in such a clean and elegant way, therefore providing hope for other types of manufacturing.



SUSTAINABLE URBANISM

URBAN DESIGN WITH NATURE



DOUGLAS FARR

FOREWORD BY ANDRES DUANY

3.

Dockside Green

British Columbia

Douglas Farr

Douglas Farr places emphasis on sustainability with all of his work. Dockside Green is a wonderful project because it deals with the use of water in such a genius way. He took all the previously used ideas, and bent them into such creative sustainable entities.



Vancity, owner and developer, believes that Dockside Green has redefined sustainable waterfront living as we know it. It is truly unique. As a LEED ND Platinum project, it is created around the principles of smart growth, green building and sustainable community design in harmony with nature. It is the shared values and innovative amenities that help create this true sense of community, of belonging. This community has a very well designed in between space for the living residences. He confronts the problem of waste water, and storm water retention, and intertwines it with the design of the green water walkway. The most beautiful green water walkway, is what takes care of the waste water and storm water retention. People pay top dollar to live right next to this, but you would never know of it because of the creativity Douglas Farr shows with how he implements these sustainable aspects. Such creativity when it comes to water is carefully executed with Dockside Green.



Dockside Green

British Columbia

Douglas Farr

This thesis deals with water as a way to help rebrand the city of Detroit, and Douglas Farr has admirably constructed creative ways to use water as a way to accomplish sustainable design. Using water to clean and take care of the basic aspects of life is credible, but to also make it an aesthetic quality is quite remarkable.



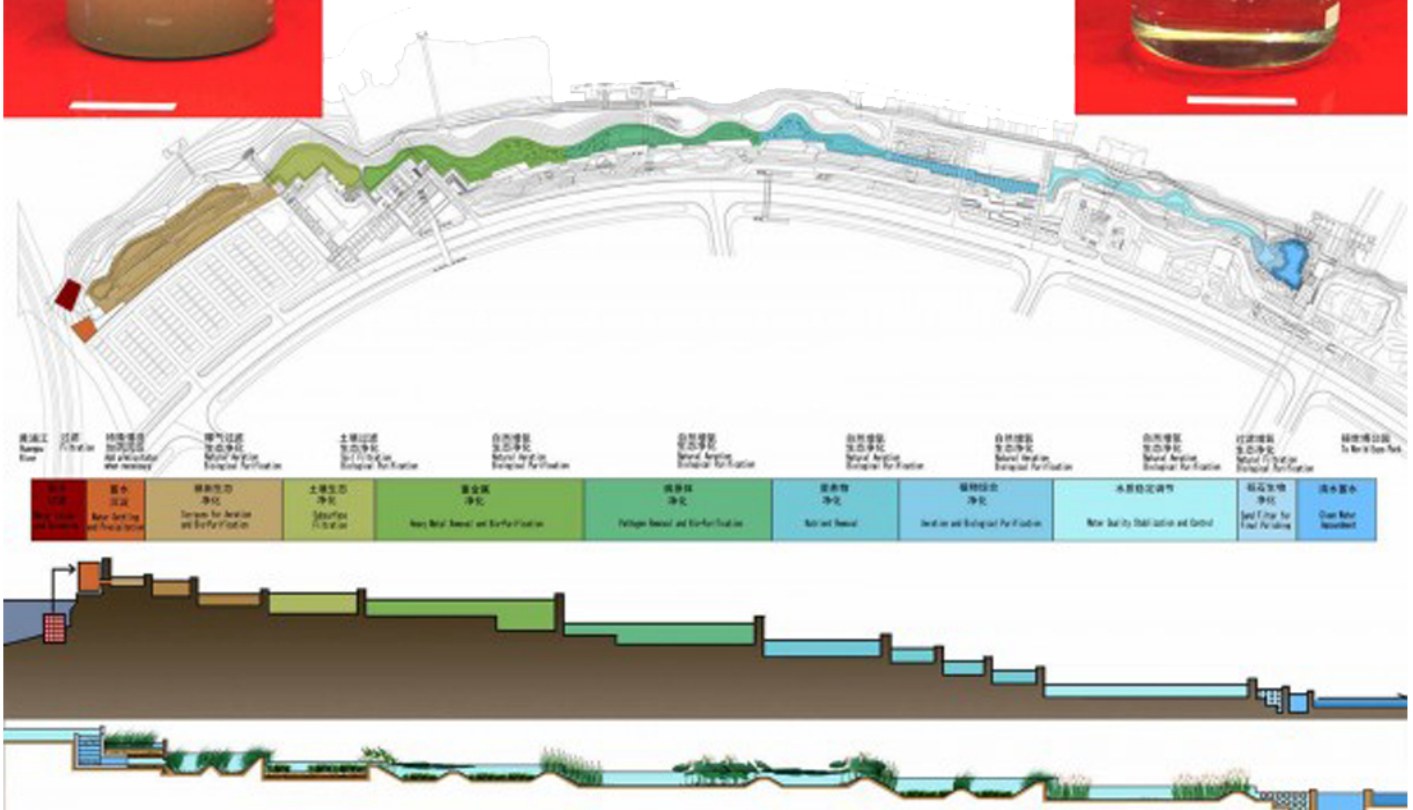


Houtan Park

Shanghai

Kongjian Yu

The objective of the park design was to: create a green Expo, accommodate for a large influx of visitors during the exposition from May to October, demonstrate green technologies, transform a unique space to make the Expo an unforgettable event, and transition into a permanent public waterfront park after the Expo.



Houtan Park

Shanghai

KongjianYu

Houtan Park shows how water is used in such a creative way to preserve and clean to environment, as well as to act as an aesthetic to the residents of Shanghai. While observing and occupying a beautiful aesthetic, one can be an active part of the positive environmental impact. They can successfully know they are a part of something sustainable. Water is used as a catalyst to better the environment.





Mexican Village Restaurant

West Side Industrial

Art Gallery of Windsor

Detroit

Fisher Fwy

W Fort St

W Jefferson Ave

Riverside Dr W

University Ave W

Riverside Dr W

University Ave W

Campbell Ave

Wyandotte St W

University

Crawford Ave

W Fort St

Rosa Parks Blvd

W Fort St

W Fort St

Bagley St

Downtown

Brush St

14th St

12th St

E Cass Ave

Corktown

United States
Canada

38

1

3

49B

49A

2B

75

48

49

12

12

12

3

10

85

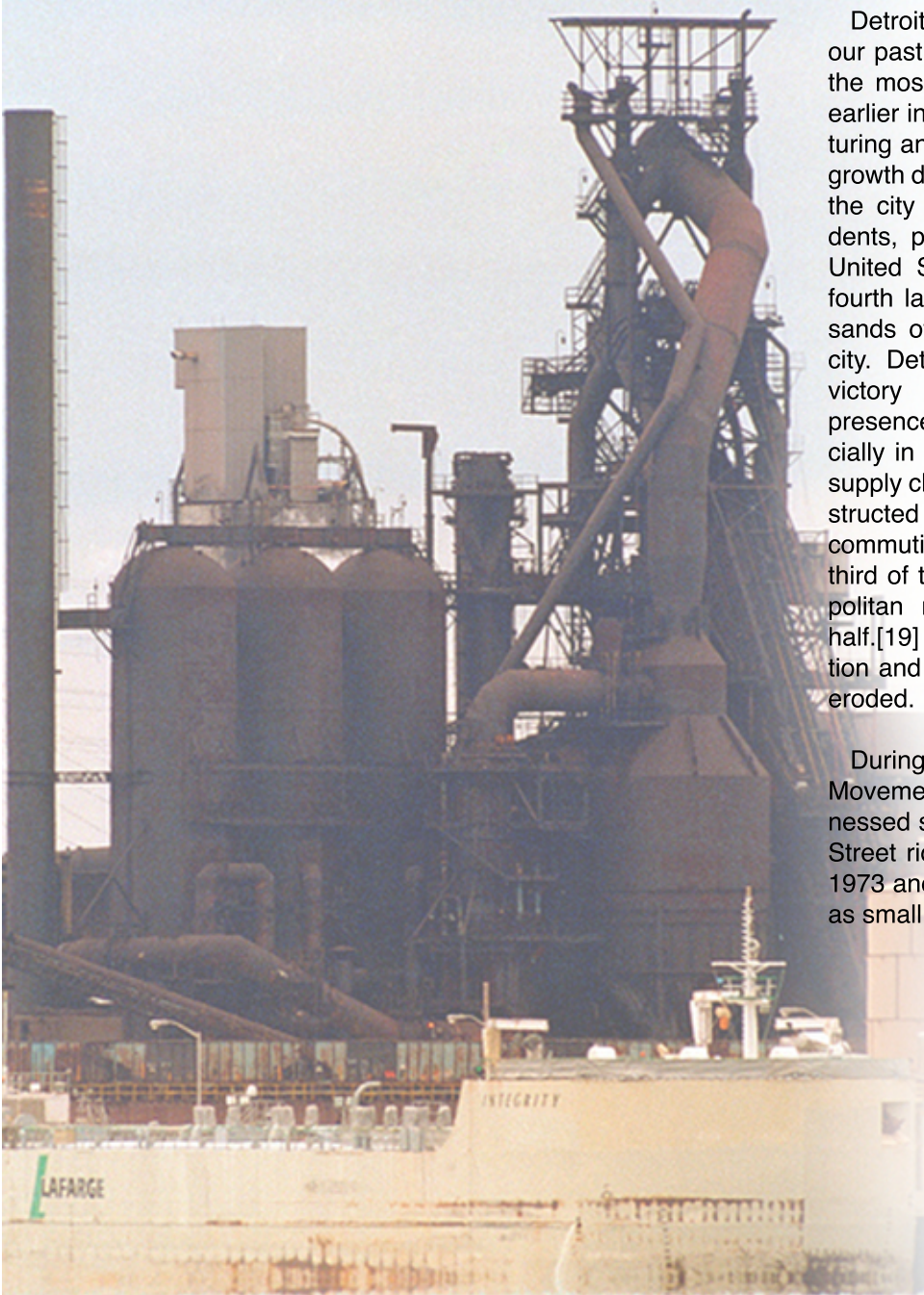
85

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Lour

SITE+ PROGRAM





Detroit is a great city that has much pride in our past, present, and future. We were one of the most important cities in the United States earlier in the century, based off of our manufacturing and industrial presence. Industry spurred growth during the first half of the 20th century as the city drew tens of thousands of new residents, particularly workers from the Southern United States, to become the United States' fourth largest. At the same time, tens of thousands of European immigrants located in the city. Detroit became a pivotal component in the victory of WW2 due to it's production presence. Consolidation during the 1950s, especially in the automobile sector, streamlined the supply chain. An extensive freeway system constructed in the 1950s and 1960s had facilitated commuting. In 1940, the city held about one-third of the state's population, while the metropolitan region currently holds roughly one-half.[19] Commensurate with the shift of population and jobs to its suburbs, the city's tax base eroded.

During the African-American Civil Rights Movement of the 1950s and 1960s, Detroit witnessed social unrest, culminating in the Twelfth Street riot in July 1967. The gasoline crises of 1973 and 1979 impacted the U.S. auto industry as small cars from foreign makers made inroads

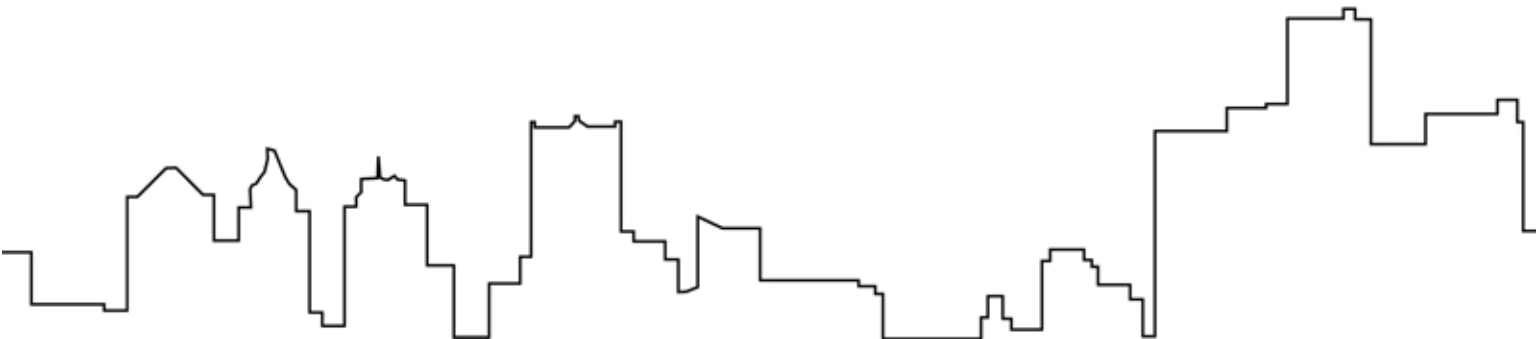
Manufacturing has and will always be in the equation of any successful city across the world. Detroit is often used as a synonym for the American Automotive Industry that was nurtured into maturity on the banks of the Detroit River. Prior to 1903 Detroit was a thriving carriage production center. Since the first horseless carriages were originally, as their name suggests, based on alterations to traditional carriage designs, it was no coincidence that Henry Ford decided to locate his first automobile factory in the fledgling city where resources for his trade were already widely available as were workers skilled in the trade most associated with his new business. Soon after the Ford Model T began rolling off assembly lines and onto the streets of Detroit, the Dodge Brothers, Walter Chrysler and others began to set up shop, solidifying Detroit's role as the automotive production capital of the world for decades to come.



opportunity to continue pre-established momentum

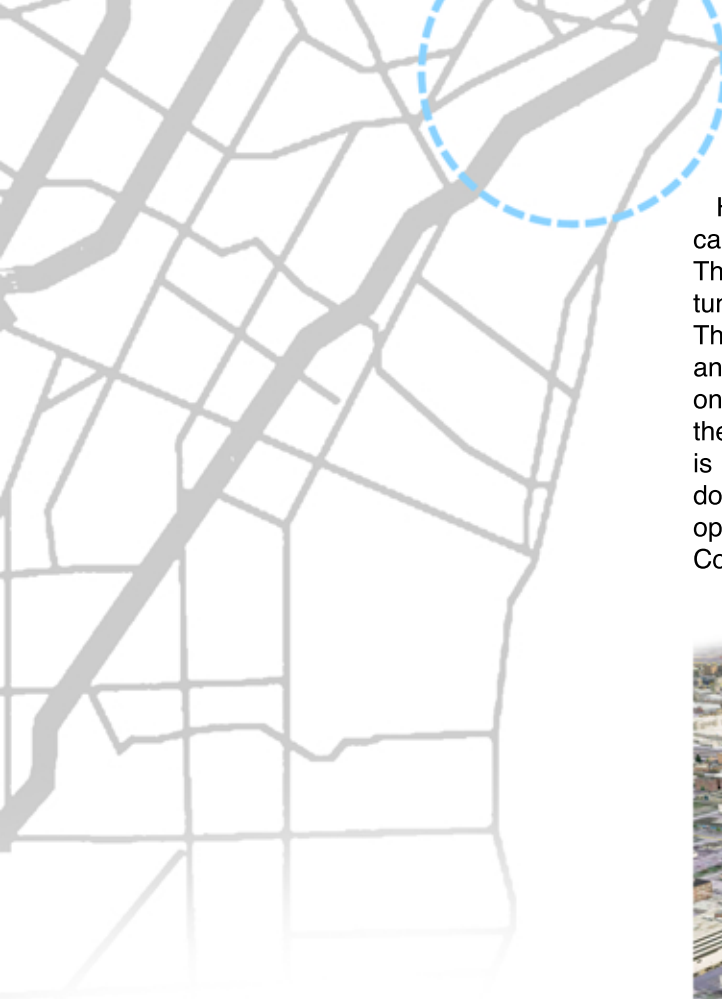


SITE



The site that was chosen for this thesis was done so to speak novels of the geographic industrial past of Detroit. Located just South of Cobo Hall, Joe Louis Arena, and the Ren Cen, the site was chosen to be an extension of the downtown energy. It is located on an industrial site, that was actually a railyard in the 1950's. It has been a prime piece of real estate that has been abandoned for the past 62 years. Located right on the Detroit River, it provides much opportunity and promise for the development of this thesis.





Here is a closer look at the site. It is technically located right off of Jefferson + 8th Avenue. This graphic clearly shows the amount of opportunity this site promises for future development. The fact that it is an abandoned site allows for an empty drawing board that can be capitalized on. These pictures also show the proximity to the downtown nodes of entertainment. This site is perfect for the plausible extension of the downtown energy, and a viable sprawl of development into the historic neighborhood of Corktown.



Deindustrialization has created “waste landscape through the attrition of industrial landscapes and buildings in older parts of the traditional central city.” Re-programming this waste landscape is one of the questions this thesis explores. A site specific approach must be taken to understand the local economy and surrounding context that will support the programmatic conditions. The selected site and program are integral parts of the thesis. The programmatic conditions allow for the full potential of the exploration of this thesis in terms of business development, response to the globalization and architecture, and opportunities of the undervalued and overlooked potentials of the urban waste landscapes

NEXT




PROGRAM



This thesis views Detroit as an opportunity to punctuate on it's remarkable industrial past, by using fresh water as a catalyst + product to do so. This thesis also siezes the opportunity for urban centers to rebrand themselves; in the way that industry can be clean and beautiful using modern technologies. The implementation of a mixed use water-front development that places a heavy emphasis on site strategy and water production will enliven the surrounding neighborhood of Corktown. Not only will this thesis intervention bring a viable aesthetic to the area, but it will economically boost the area, and make Detroit known for what we geographically have: Fresh Water.





Manufacturing has long been a cornerstone of our national economy. This crucial sector is central to the creation and retention of good jobs and a good standard of living for working families. In both larger cities and smaller communities, manufacturing jobs – especially unionized jobs – offer powerful economic benefits. As a sector, manufacturing firms are especially valuable to the economy because, when they export goods, they bring back to their communities much of the wealth earned from sales around the country and the world.

The positive effects of a healthy industrial sector spread far beyond manufacturing itself. Reports from the National Association of Manufacturing (NAM) indicate that each dollar's worth of manufactured goods creates another \$1.43 of activity in other sectors, twice the \$.71 multiplier for services. Also, two thirds of U.S. research and development capacity is concentrated in manufacturing. Manufacturing has long been a dynamic economic sector, registering remarkably sustained productivity growth. The Industrial Union Council of the AFL-CIO points out that, "Annual labor productivity growth in manufacturing averaged 2.57 percent in the 1980s and 3.51 percent in the 1990s, compared with .57 percent and .71 percent, respectively, in non-manufacturing sectors."

PROGRAM SUMMARY:

Site Development:

1. Riverwalk Extension
2. Phytoremediation/urban farming
3. Sculpted Landscape
4. Green Space w/water
5. Pathways
7. Dog park

Residential:

1. 140 Residential units
2. 360 degree community fitness center
3. First floor offices (research + development)

Production:

1. Purification tower
2. Curved production space

Retail:

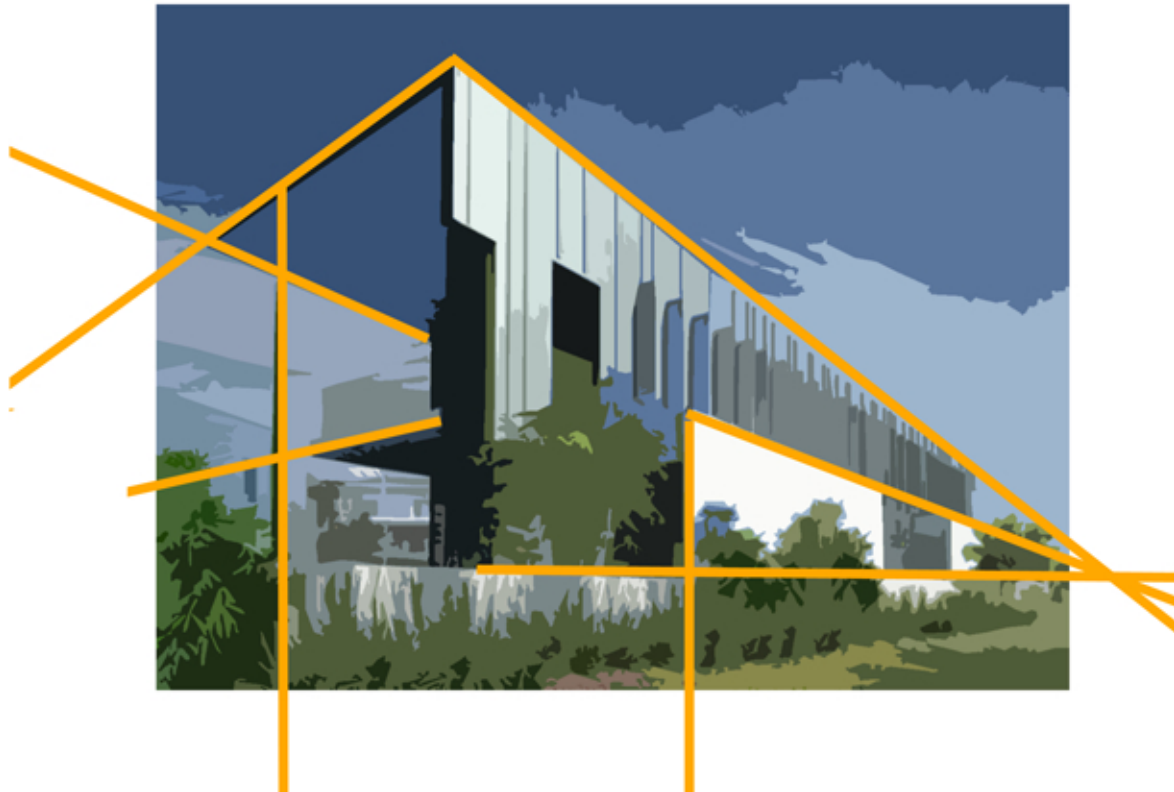
1. Activation of Jefferson Ave.
2. Apple Store


This site is such a prime location not just because it is on the Detroit River directly, but it acts as a link between the downtown area and the Neighborhood of Corktown, which leads directly into Mexicantown. The initial bold move of this thesis was to extend the pre-existing Riverwalk from where it stops, to the end of the site, making it a Southern most destination of the Riverwalk.



SCHEMATIC DESIGN INSPIRATION (S)

This architectural intervention will take on many political statements, and battle much criticism when it comes to pre-conceived notions. The driving inspiration behind the initial form of the architectural aesthetic is directly derived from linearity. Longevity and linearity.





Earlier it was discussed that the Dresden Car Factory was a large inspiration to the development of this thesis. Everything that it stood for was something that was pertinent to this thesis. Ranging from how they pulled off manufacturing in a clean and beautiful way, to how the process of manufacturing was made visible to promote education. The most important part of that building was how everything was exposed. Much glazing was used in that project, to promote an educational component. It was almost as if a live section cut was virtually in place, for the public to view and witness the process of manufacturing. The public can be educated on the different aspects of the process of manufacturing from just being outside of the building. The individuals could grasp the bare concepts of industry from just witnessing the exterior of the factory.

SCHEMATIC DESIGN INSPIRATION (S)

much glazing to promote visible education



CONTINUED

This is picture of the interior space of the car factory that really expresses how the architect took on the negative connotations of manufacturing design, and made it into something beautiful. Manufacturing with a spin.



The unnatural state of this “factory” is intriguing because no one would ever know that this is a car factory unless the use is proactively sought out. The linearity and educational component is the main inspiration for the development of this thesis, dealing with the building design.



wood floor assembly line

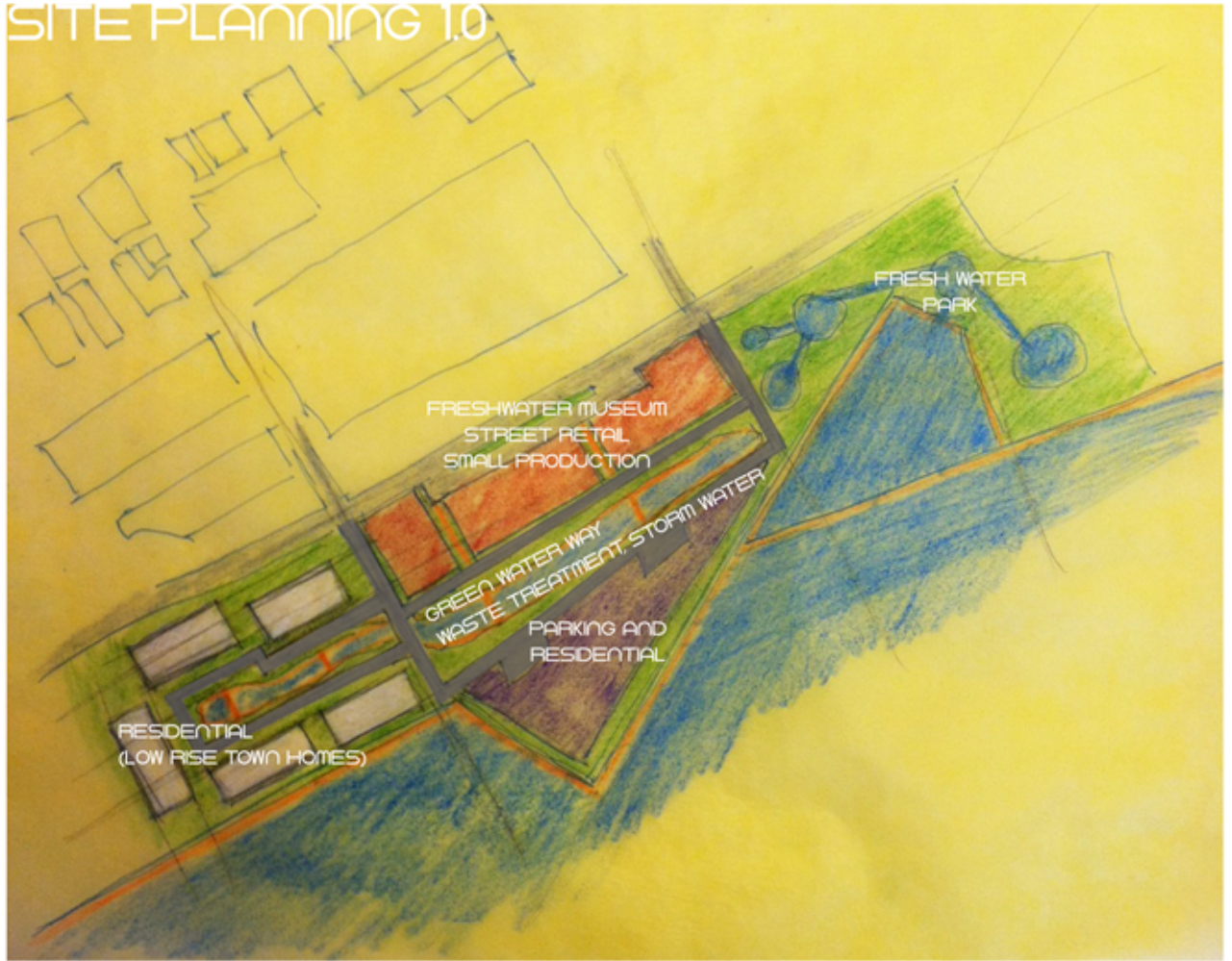


DESIGN DEVELOPMENT

(1)

With everything taken into account, further design decisions were made. After analyzing many different elements of linearity and longevity, it was time to investigate site development. To understand the site, and fully comprehend how the different buildings relate to each other is very important and needed to be known. Does this thesis take on the design of many a campus of different buildings, or one large porous building with many functions? Investigations needed to happen.

SITE PLANNING 1.0



SITE PLANNING 2.0



SITE PLANNING 3.0



SITE PLANNING 4.0



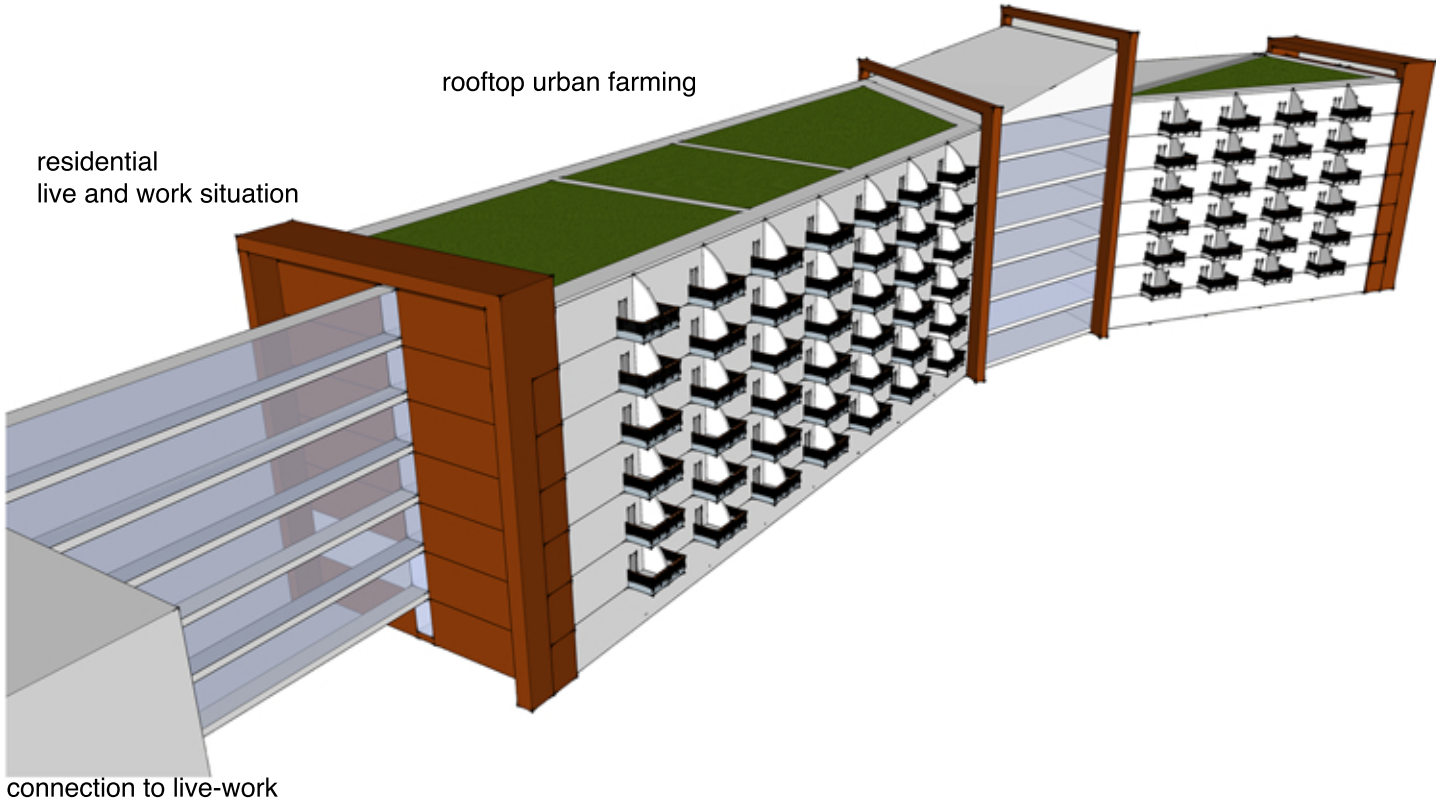
CONCLUSION

After doing these site strategy investigations, it was quickly learned that a campus of buildings for this mixed-use development is not the way to go for the furtherment of this thesis. Architecture is about the adaptive nature of the site and what speaks to the success of the future. These sketches were important to know what works and what does not work. The conclusion to this exercise provided the answer that it was apparent to go in the other direction: one building with a multi-functional atmosphere.

DESIGN DEVELOPMENT

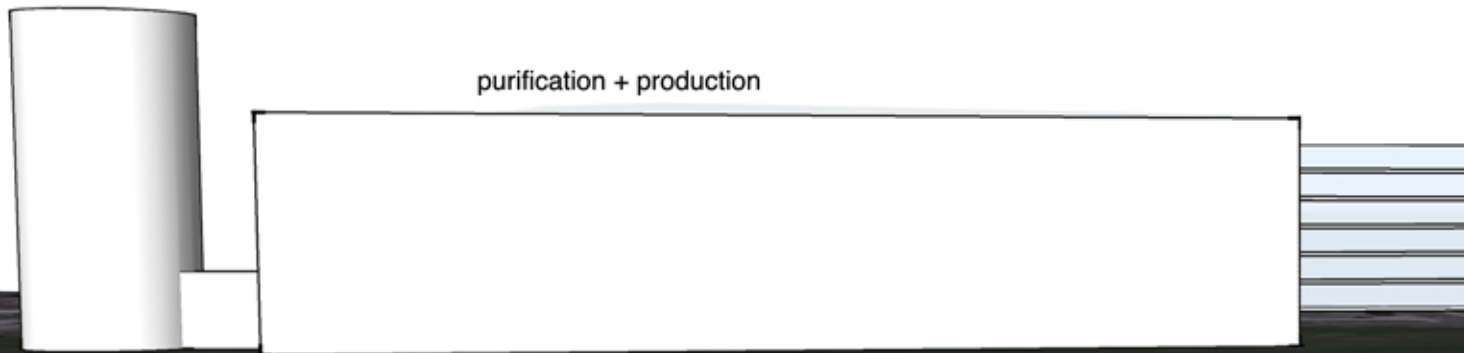
(2)

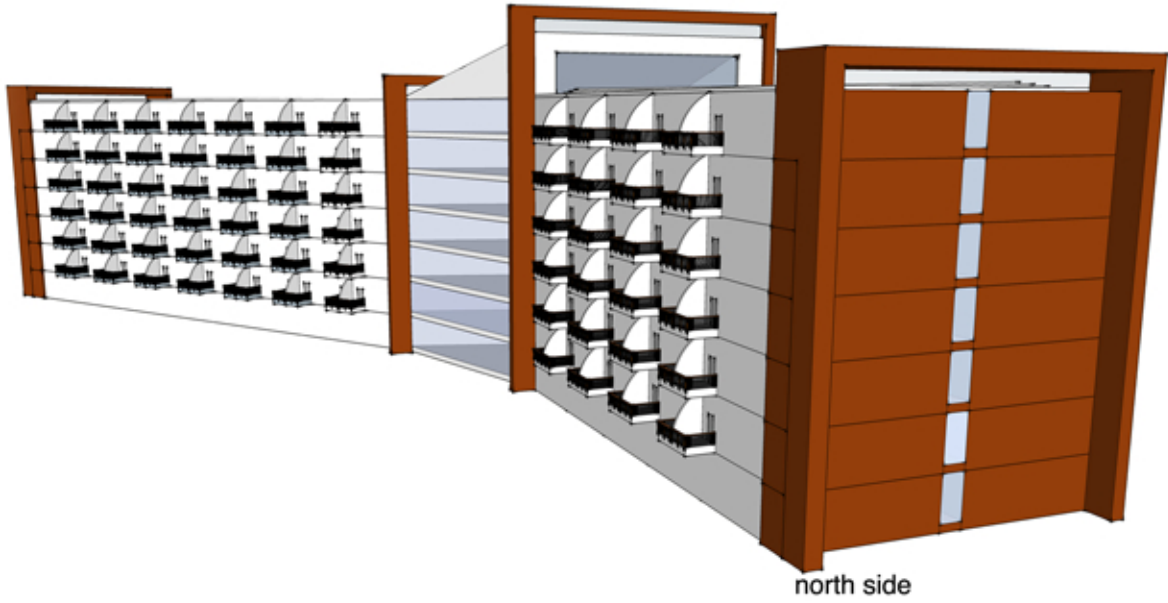
After the previous investigations, other forms were tested. A large mass with a multi-functional atmosphere was the driving inspiration due to the prior site strategies. As discussed earlier linearity and longevity was a rationalized formal inspiration due to the geographic narrowness of the site. The design phase is always difficult because of how every move needs to be successfully rationalized. The next couple pages will show the design process of the now second design development scene, dealing with a large mass and multiple functions.



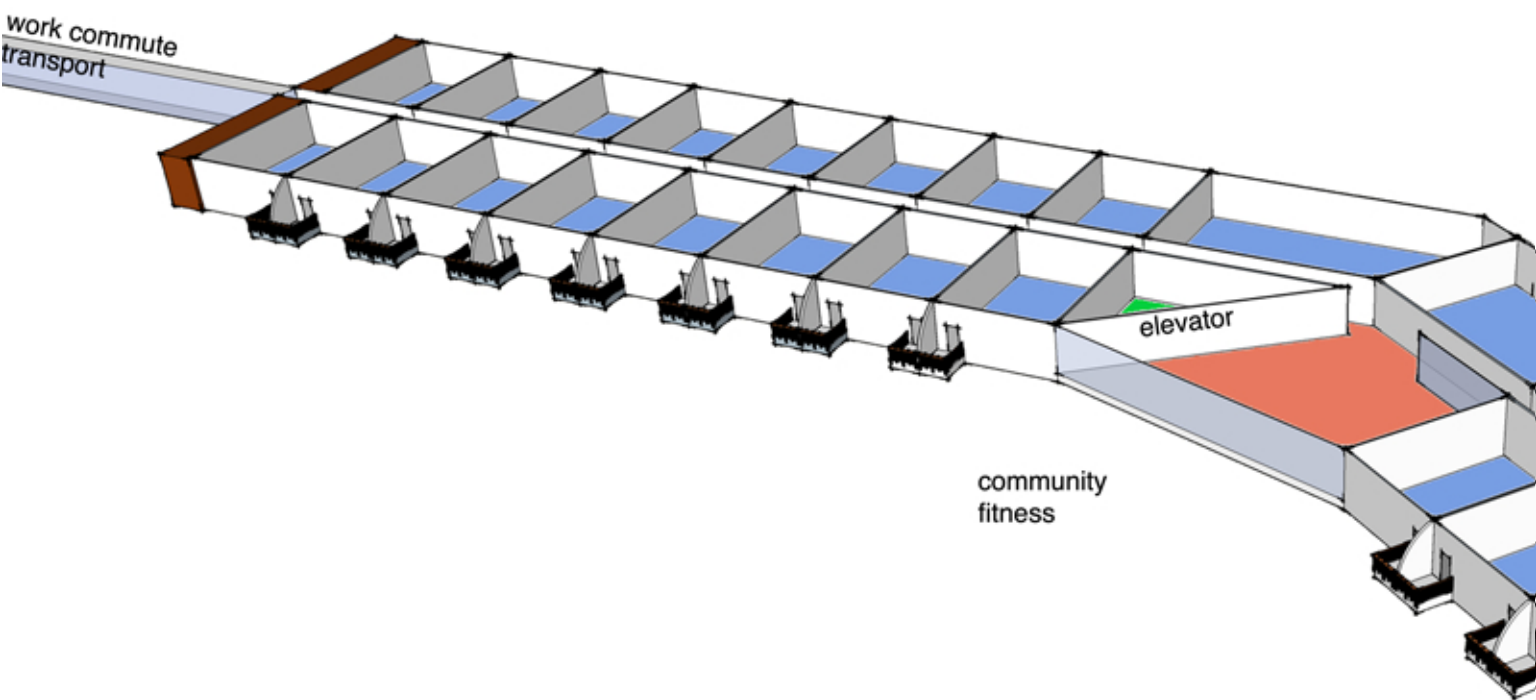
form investigation 2

These sketchy investigations of form start to engage with the ideas of mass and void. Multi-functional spaces are widely in use today, and are done so in a successful way. This was the first go around at what the formal expression of this mixed-use development could potentially start to look like.



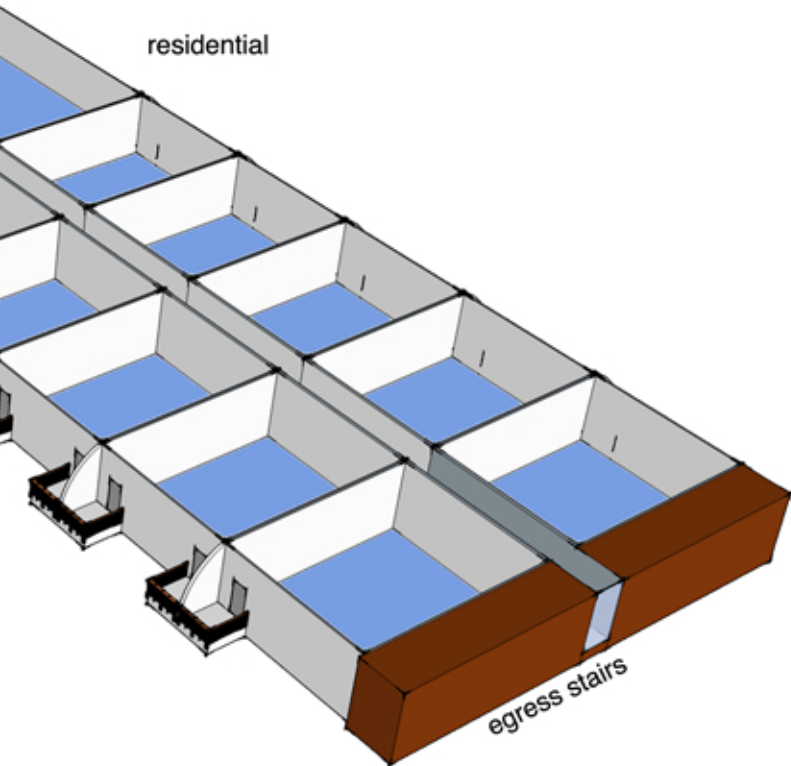


This is a quick look at the proposed functionality of the floor plan for the residential aspect of this building. It was decided that more rigor needed to be applied to the formal expression of this building.





residential



CONCLUSION

After the second try on design development, it was done for the purpose of creating on building with a multi-functional atmosphere. After executing these moves with sketchy formal design, it was established that this needed to be done with more rigor, as well as a more in depth analysis of form and function. It was decided that one more design development exploration needed to happen. Form needed to follow more closely the function of this mixed use development.

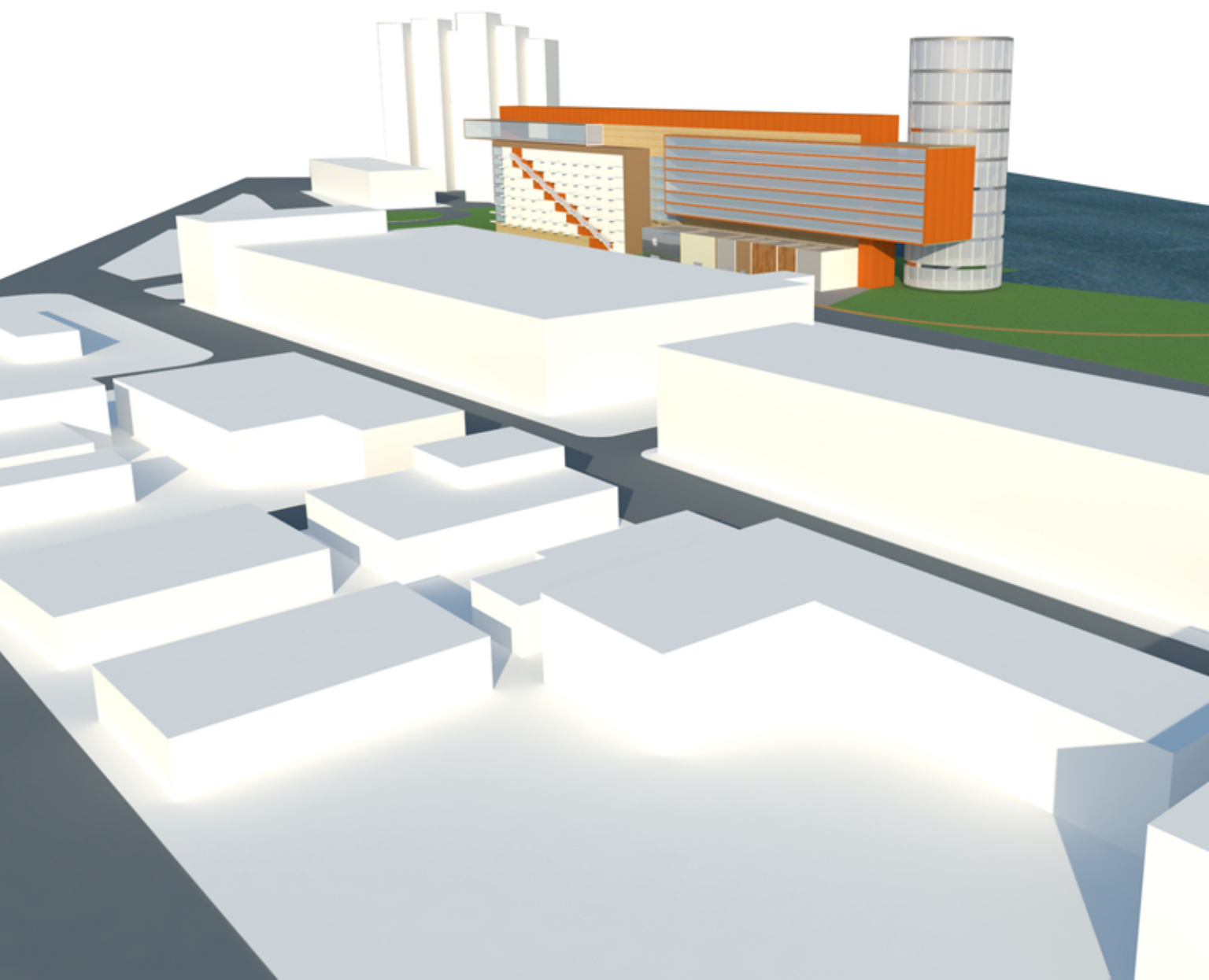
DESIGN DEVELOPMENT

(3)

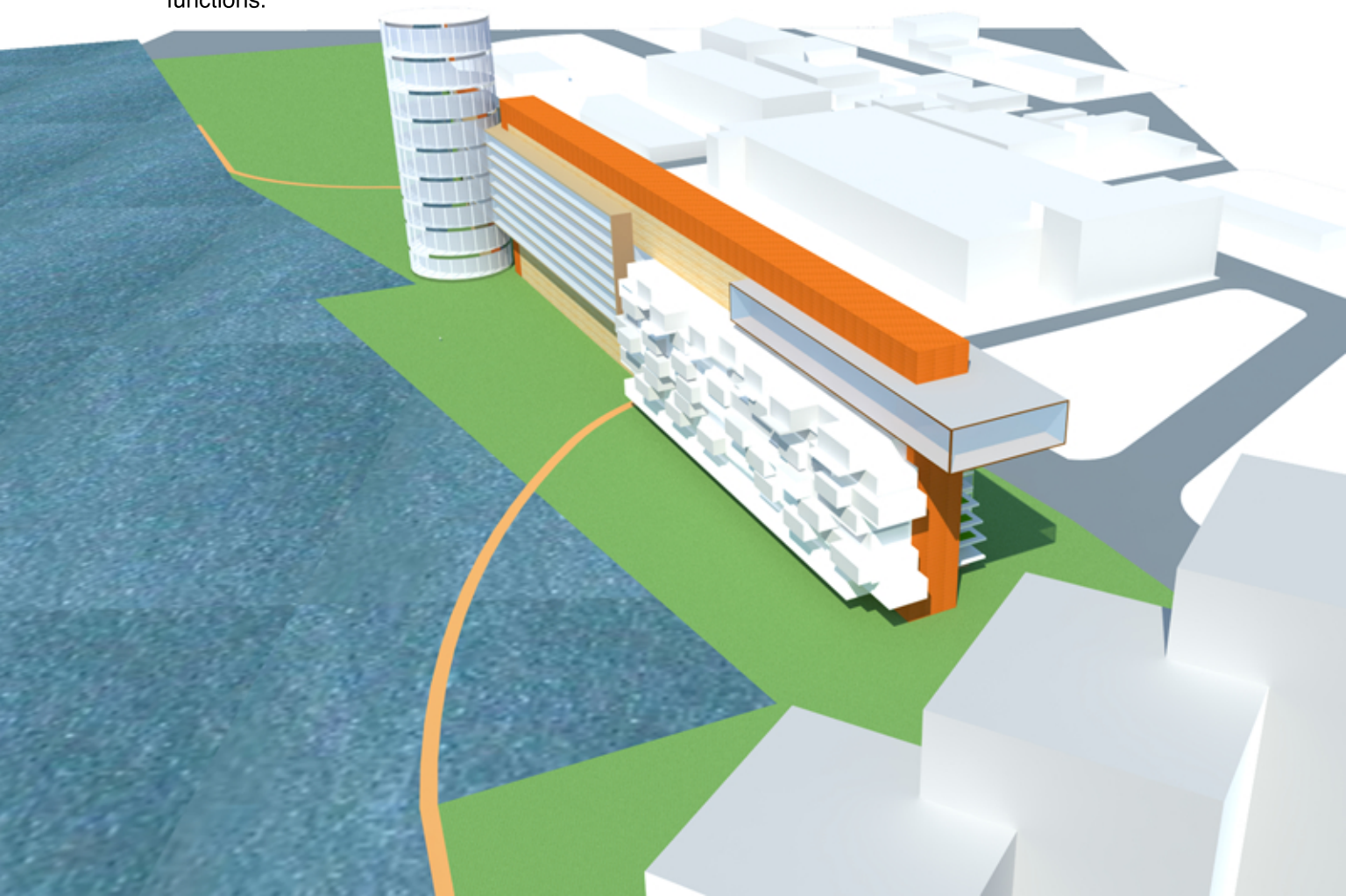
After the previous investigations, other forms were tested. A large mass with a multi-functional atmosphere was the driving inspiration due to the prior site strategies. More rigor and discipline needed to be put in this stage of the thesis. This next formal expression of design was the main design that led to the finished product. One could say that this was the pivotal point in the design process.



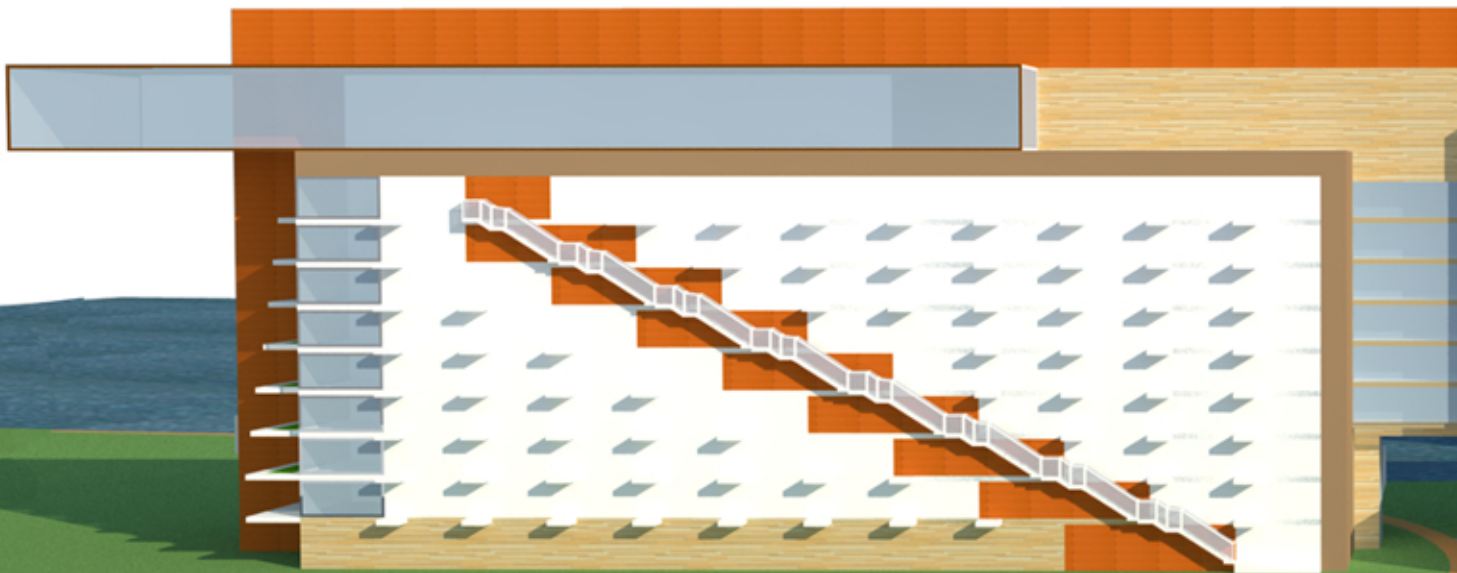
Corktown, Detroit.



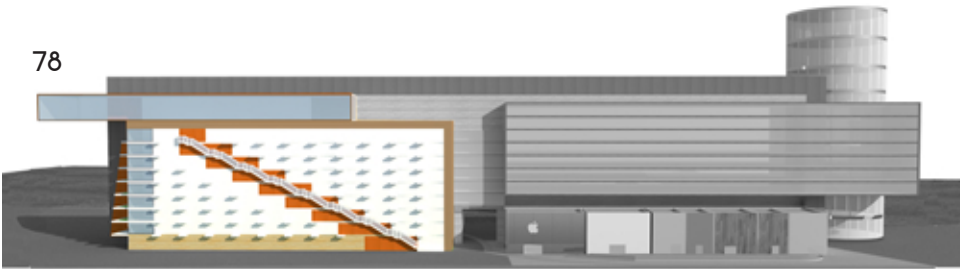
Bringing the Riverwalk into the site to make it the Southern destination along the riverfront. One linear building with multiple functions.



mass + void



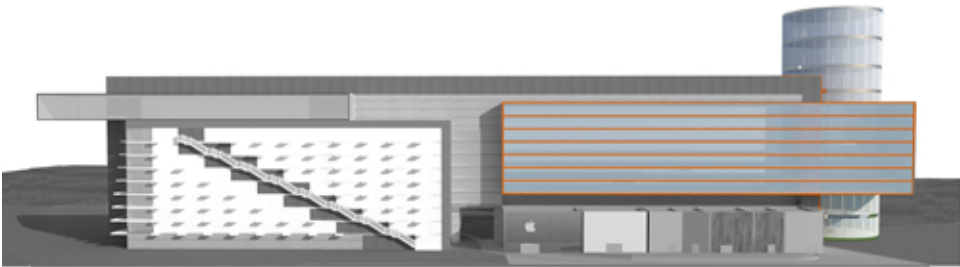




residential + 360 view fitness center



riverwalk passthrough



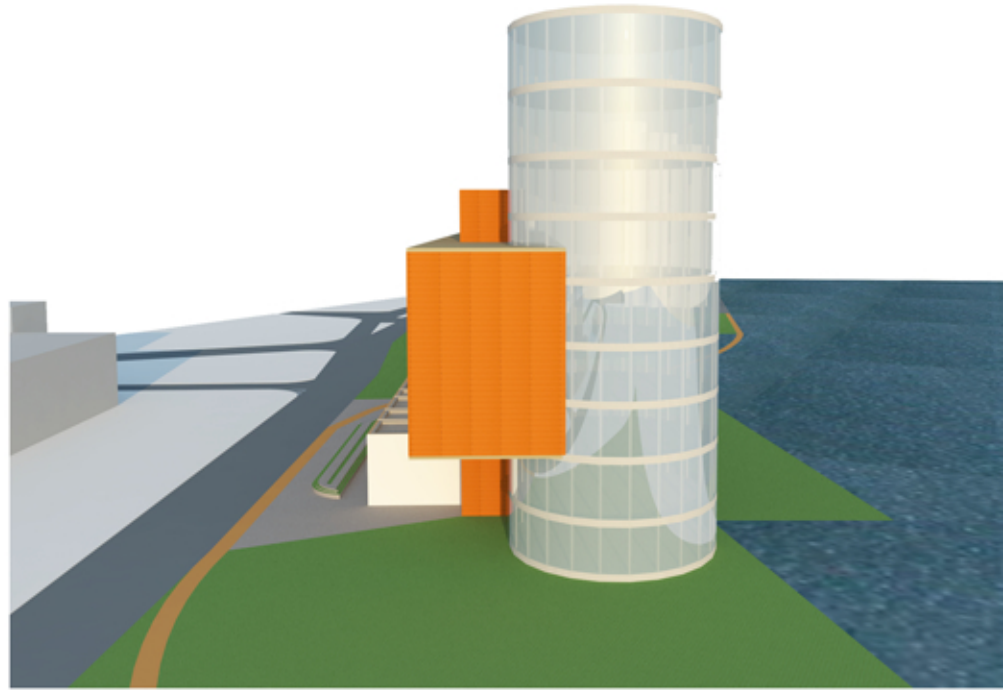
purification tower + production



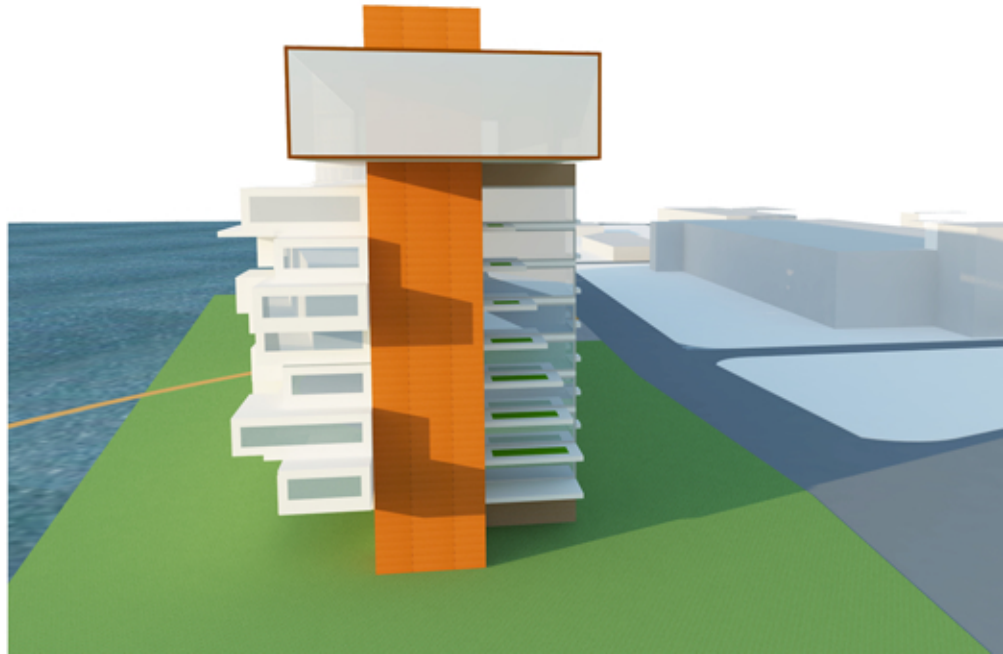
street retail



connection



purification tower



chaotic side vs. urban side
(residential)

CONCLUSION

It was learned after this form study that the building was too “blocky” and the mass really got in the way of the Detroit River. The beautiful views were blocked, gaurded, and left for dead. As interesting as the form was, the building needed to become more pourous and breathable. The site is strategically located on the Detroit River, and that fact was ignored. The views to the river needed to be celebrated in a clever way. One more investigation needed to happen, and as stated previously, the final form was directly derived from this past design rendition.

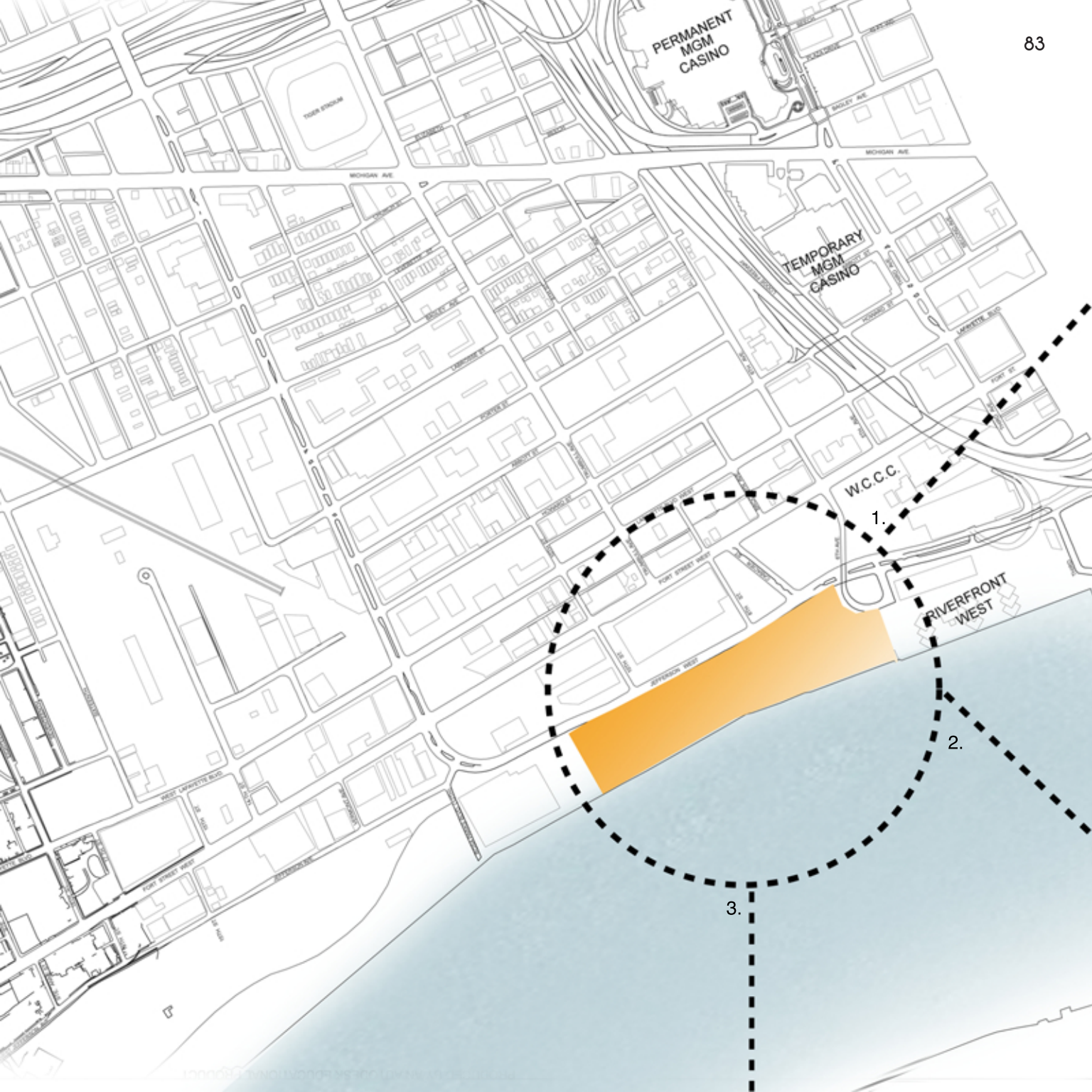
FINAL DESIGN DEVELOPMENT

(4)

These next couple pages express the final design intentions for this thesis. Trial after trial, it was learned what does work and what does not work. This final design is a compilation of this whole thesis, and what it was striving to accomplish.



Northwest view



PERMANENT
MGM
CASINO

TEMPORARY
MGM
CASINO

W.C.C.

RIVERFRONT
WEST

1.

2.

3.

17

{3}



This Design is much more porous and open to the water. This mixed-use development offers great site development, and becomes the southern most destination on the River-walk. All the activities on the site provide a lively atmosphere for users of all ages. It makes people desire to travel to this place with their family, friends, and colleagues.

{2}

Northeast View



{1}

northwest view





This design offers such dynamic to the site. The openness and fluidity in form promotes a unique experience everytime a user travels here.

This developed design is a product of many trials and tribulations in the earlier stages of this thesis. Many views and openings have been created to celebrate the presence of the Detroit River. This destination is the product of a diligent effort to help educate the public of how important Detroit is across the world.

programmatic breakdown



RESIDENTIAL + 360 FITNESS CENTER



STREET RETAIL INCLUDING APPLE STORE



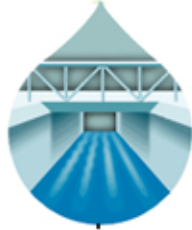
SCULPTED INVITING LANDSCAPE

This graphic shows the scientific geographic programmatic breakdown of what happens where in this building. Reverting back to earlier in this book, the program was broken down into functions to explain where things reside.

sourcing



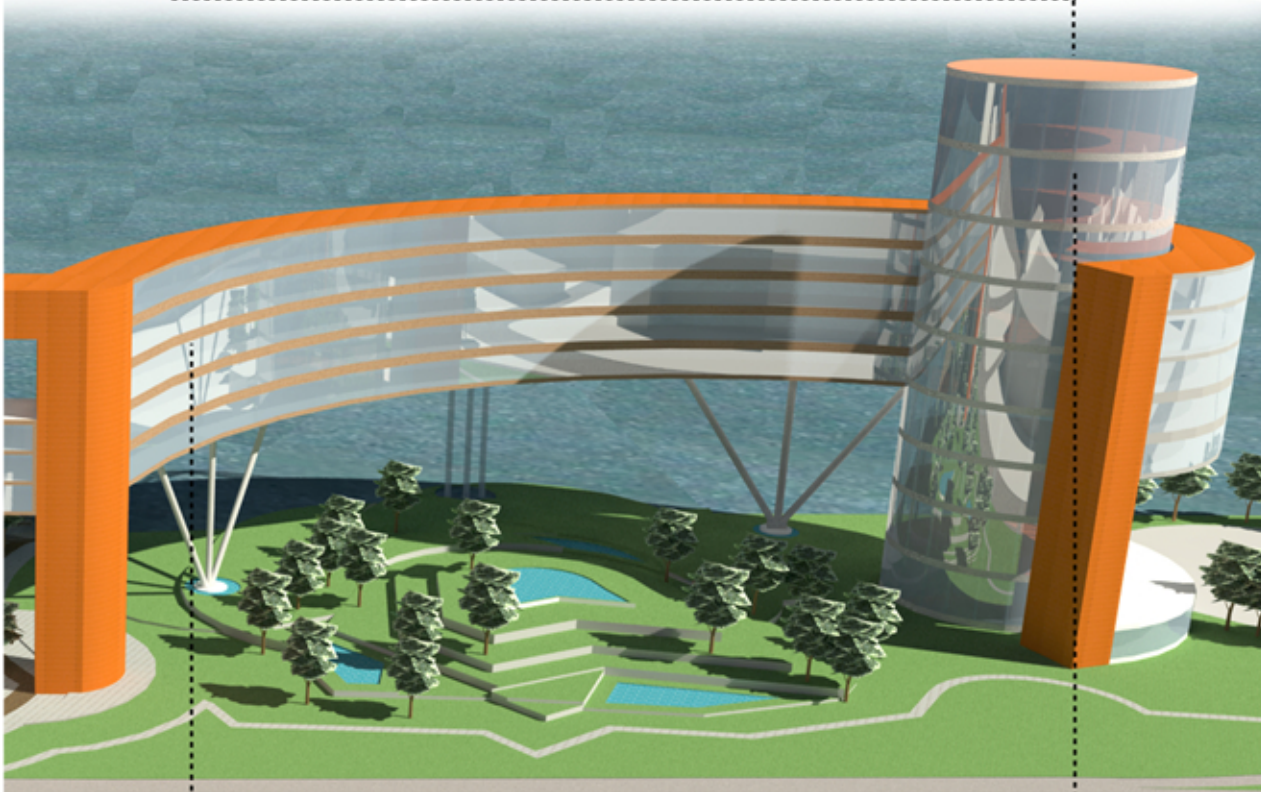
initial water treatment



water purification
(reverse osmosis)



water purification process



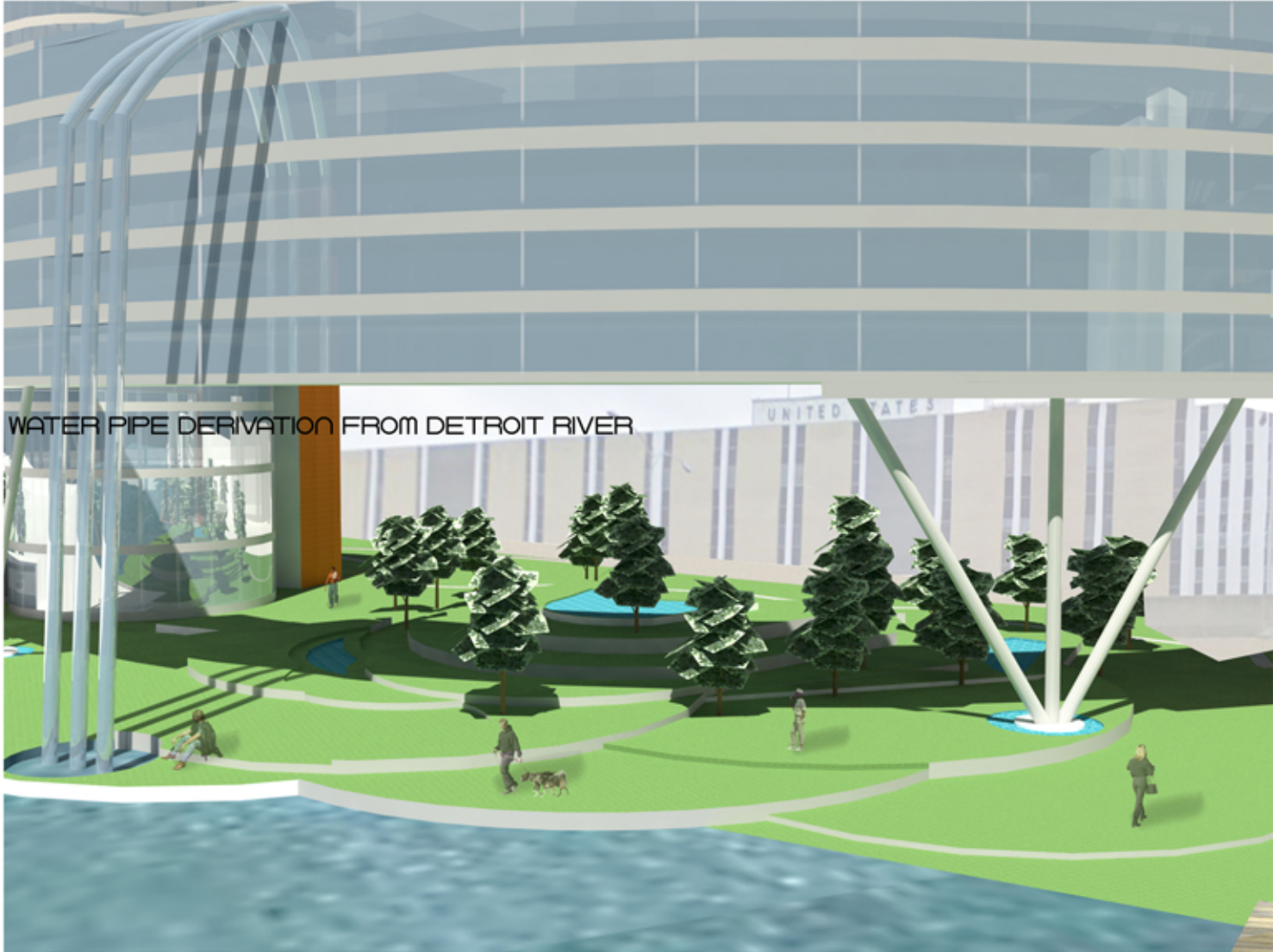
PURIFICATION + MANUFACTURING



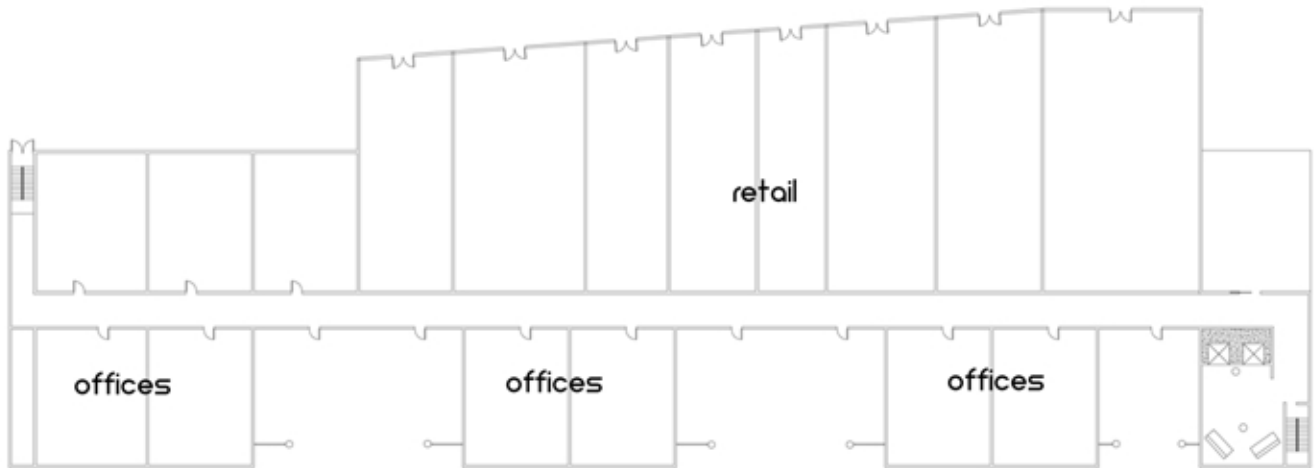
bottling + distribution



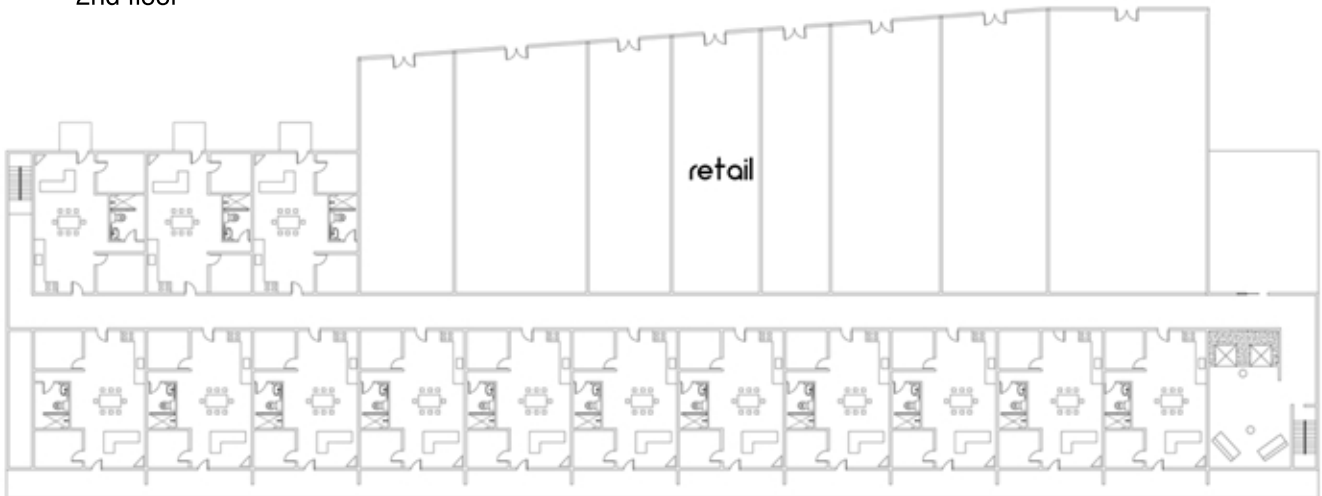
final disinfection



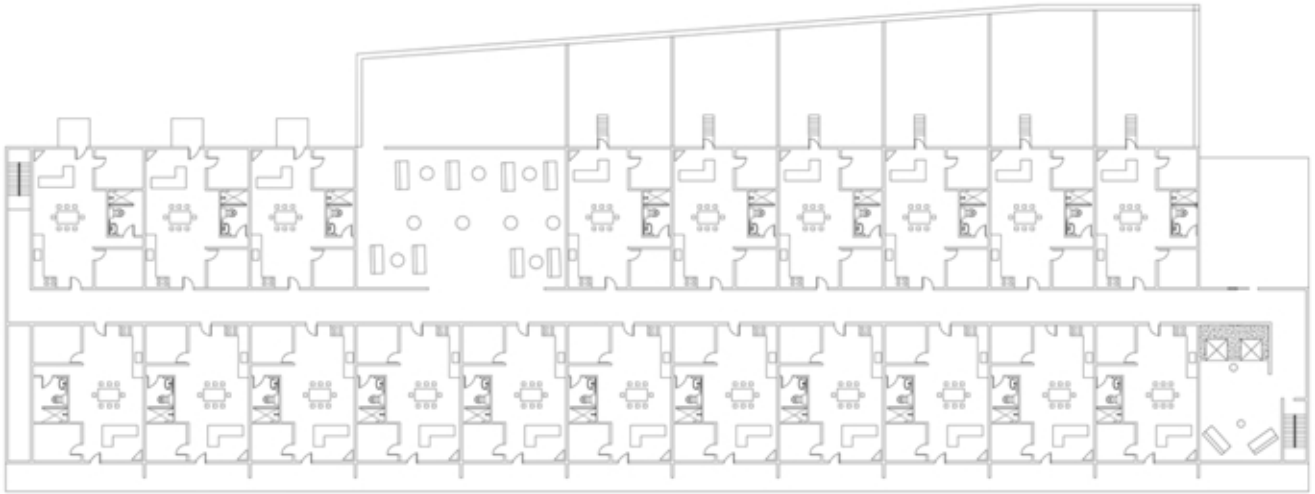
1st floor



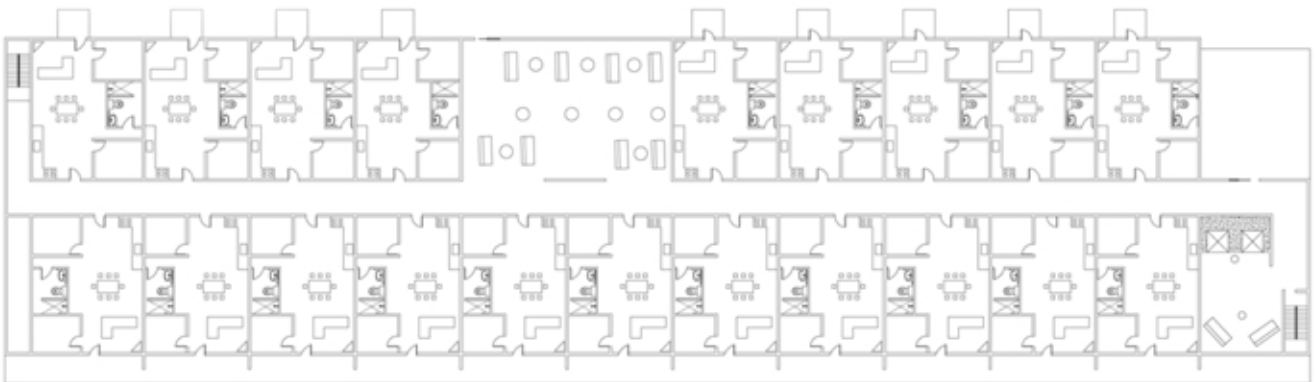
2nd floor



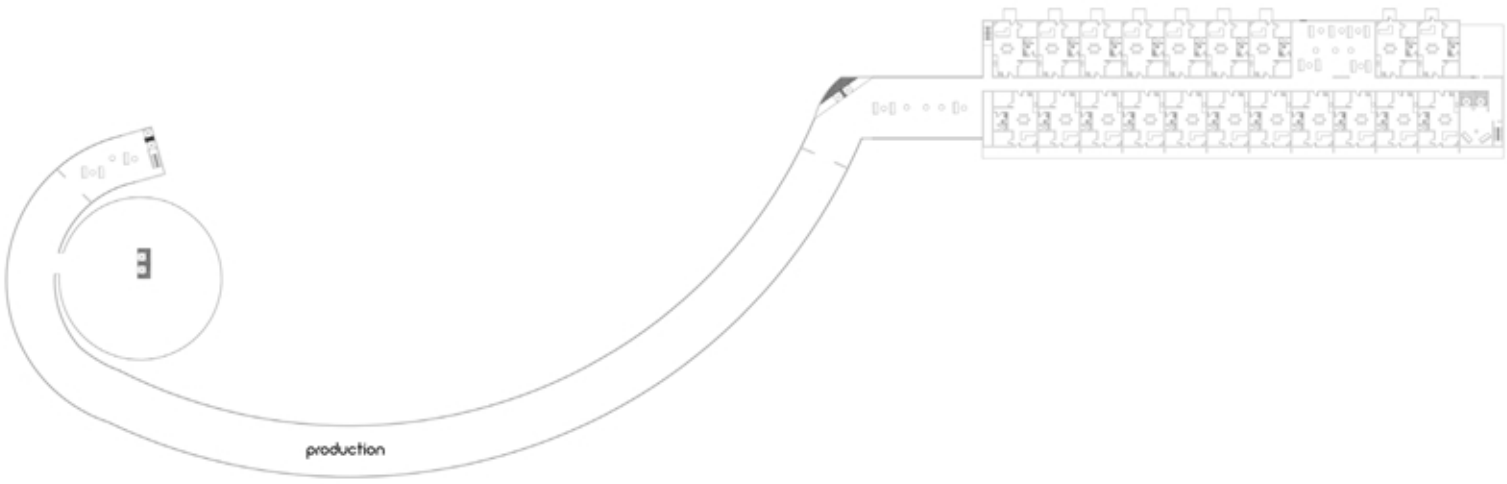
3rd floor



4th-6 floors



7, 8, 9 floors



CONCLUSION STATEMENT

This thesis deals with the education of all people around Detroit, and across the nation on Michigan's fresh water importance. Detroit and the Great Lakes are not only important domestically across the state, but all across the nation, even the world.

This architectural intervention acknowledges these things and capitalizes on the great industrial past that Detroit has formed it's reputation on.

This intervention promotes education on Detroit's self worth, and let's the nation know how important it is.

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