



00 ABSTRACT

This thesis focuses to ask multiple questions about residential community in Detroit, while simultaneously offering solutions to those questions. It is imperative that residential communities in Detroit are focused on and are the topic of discussion within the city because they are a large opportunity that some may overlook. Revitalizing a neighborhood not only affects those who live in it, but everyone that interacts with it as well. So, the first question arises, how do we as architects tackle the problem of community redevelopment? This question is not as transparent as it may seem as it is filled with issues of complexity, such as the socioeconomic issue of community and how growth will begin to spread in a neighborhood. Many factors influence a community and how it functions, which can be attributed to the success or failure of the community. These factors range in scale from neighbor to neighbor and how their interactions are, to the larger representation of how other communities view the community in which we choose to focus on. This begins to address another question; How do we affect the neighborhood on both a micro and a macro scale? It is important that we not only focus on the community itself, but the surrounding context and how that community will interact and be a part of, on a larger scale, the city of Detroit. Through the investigations and studies conducted in the following pages, this thesis begins to diagram a plan for revitalization of struggling Detroit Neighborhoods through the implementation of methods of interaction in the form of one lot tiny home community greenways.

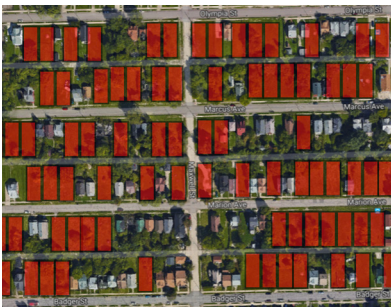


1-1 COMMUNITY

The purpose of this thesis is to investigate community, community as a general idea, and more specifically, what creates and makes a community successful. It is also a goal of this thesis to begin to offer solutions as to how community can be successfully implemented into neighborhoods that have been struggling in the Detroit area. It is with these investigations that this thesis seeks to encourage community development in the surrounding neighborhoods of the metro Detroit area. It has become increasingly apparent that Detroit neighborhoods are underdeveloped, underutilized, and under encouraged for future growth. With Detroit at an all-time high in residency and popularity since people began moving out in the 1960's, there is a limited amount of habitable space



Low-Vacancy



High-Vacancy

that is being bought and sold rapidly throughout the city. However, as the city begins to fill up, people are looking elsewhere in neighboring communities to live in. Most of these communities have been blight ridden and abandoned for years, with some 40 percent of residents actually occupying the once bustling urban sister neighborhoods. These are the next neighborhoods to see development and these are the neighborhoods in which to focus studies on how to rebuild community and encourage growth for the city of Detroit. These neighborhoods include those such as Core City, North Cork Town, Palmer Park, and the Fitzgerald Neighborhood. Each neighborhood is different and requires us as architects to look at each as a separate entity. What works for one neighborhood may

not work for another, but the idea for this thesis is to investigate what works and how to stem growth in areas of great opportunity within the city of Detroit. To understand each community as a whole, we must first begin to look at community on a micro scale, investigating successful techniques that create a cohesive environment and begin to foster growth in relationship. Through these investigations, we may then begin to work outwards in scale, beginning to affect Detroit neighborhoods simultaneously, bringing life and community back to the city.



1-2 SOCIOECONOMIC IMPLICATIONS

What does it mean to be a community within the greater Detroit are? Over the past 50 years, this understanding has changed. A once thriving automotive city with plentiful jobs plummeted into an economic depression that is just now beginning to resurge. To understand how to affect the communities in Detroit, we must first understand the communities in Detroit and how they began to collapse. Detroit has always had a rich melting pot of socioeconomics that shaped the city. From the working class to the one percent, Detroit has been home to many different classes and social statuses throughout its history. This, while prosperous, also led to a crisis in the 1960's that eventually brought to Detroit to the state it is in today, and the neighborhoods of Detroit were affected by this

rise and fall as a side effect. Detroit has been struggling to keep up with most of the other major US cities, not on size or infrastructure, but in the sense of population and economic growth. What we have seen is a city that has all of the means to be successful, without actually being successful in the traditional sense. One of these factors affecting Detroit is the class distribution. As the working class began to move out when the automotive business started to fall, there was a lack of jobs for the lower class, while the upper class still prospered. This led to an imbalance in the social systems of Detroit. The poor were getting poorer and the rich were getting richer, with the majority of the rich being white and the majority of the poor being black. This led the lower class to the outer

neighborhoods of Detroit, and with a lack of income, lead to the neighborhoods they inhabited to begin to see the effects. It was almost as if an implied segregation of class was being developed, with the lower class struggling to maintain a foothold in the Detroit area as they were being forced farther and farther out in the neighborhoods of Detroit. This would in turn lead to the racial tension that erupted into the Detroit Riots. The socioeconomic structure of Detroit was beginning to crumble, as were the neighborhoods. Community was not the same as it once was and people began to leave the city looking for work rather than work in it. This left the state of the communities in Detroit blight ridden and vacant. For Detroit to become the city

in which it once was, these problems of vacancy needed to be addressed. The city of Detroit has failed to address these problems however, implementing tax relief and solutions to minor problems that did not necessarily need addressing in rehabilitating the city. Instead, these focuses needed to be centralized on the fact that community builds a city, starting with the micro scale of a neighborhood, and even the vacancies of those neighborhoods affecting relationships on a much larger scale.



1-3 ONE LOT COMMUNITIES

Simply studying the communities around metro Detroit is not basis enough for an abundance of information to be researched, or a thesis project for that matter. Studies can only give a finite amount of information about a given topic. It is with implementation and ideas that encourage growth that we will begin to see change appear in these neighborhoods. By creating community, it will hopefully lead to what will one day become a prosperous relationship between the city and the people that live and work in it. Since most of these neighborhoods in the Detroit area experience a significant percentage of abandoned and vacant lots, the basis of this thesis is to work with them and beginning to see if one lot communities will help rebuild their surrounding

areas. A one lot community is essentially a neighborhood within a neighborhood. It seeks to accomplish all of the same ideas that a typical neighborhood does, but on a much smaller scale. Instead of creating a general feeling of community, a one lot community addresses this problem directly by bringing the community to the lot. In this sense, a neighborhood will be made up of a multitude of tiny communities that work alongside one another to demonstrate a stronger connectivity between the inhabitants of the overlying community. It is under the assumption that these communities will not be separate private entities, rather they will be integrated into the existing neighborhoods and help influence interaction and involvement. An abandoned

lot could not only house one family and its immediate private community, but multiple families and residents that can co-exist in a space that creates interaction outside of the casual wave you give to a neighbor whilst walking down the sidewalk. If we want to develop our communities in Detroit, and in turn, the socioeconomic structure, we must first understand what it is to be communal, in all senses, and then build upon those essential ideals.

BREWSTER-DOUGLAS

A one lot community would not be an effective means of achieving community if there were a single structure that housed a multitude of residents. In this way, these lots would be transformed into small scale housing projects or apartment complexes which, by example of the Brewster - Douglas Housing Project in Detroit, would not be successful. This was the largest city owned housing project that had been built to date. It sought to give affordable housing to a community that was in dire need as the economy of Detroit was failing. It was located in the Brush Park area, which, as of now, is seeing massive developments and growth. The Brewster-Douglas project was built for the "working poor" and required an employed parent before tenancy could



be acquired. Once most of the apartments became occupied, the complex began to experience a lot of crime that would eventually push tenants out and make for a non-livable environment. What was supposed to be a haven for those in need that created a community environment turned into a crime ridden housing block. Communities such as these fail to work because of their lack of involvement. A person walks to their building, and then straight to their individual living space, their private community away from the public. There are no interactions that must be made in this situation, no shared spaces or a commonality between residents that they all own together. In a sense, even though they all live in the same building, each resident is allowed to keep to





themselves and interact within the realms of their own private space if they so choose. The project turned into a symbol of institutionalized segregation. At the time, it was the epitome of stereotypical Detroit. It was an eyesore that evolved from a failure of a housing project. Instead of bringing together communities that were in need of assistance, it simply moved these communities to a new location. The complex was doomed to fail from the beginning. It offered no new development or improvement on the living conditions people experienced previously. The city of Detroit was trying to reinvent what it meant to live “poor” and instead, they only added to the blight that was already spreading through the streets. From what was supposed to be a clean and safe environment for residents,

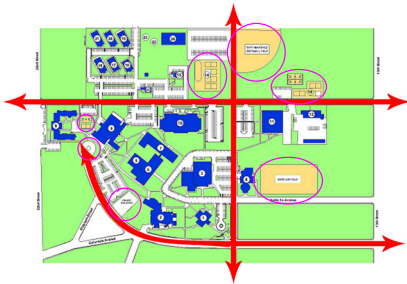
the Brewster–Douglas project turned into an unlivable community that would soon be shut down.

One thing to take from this case study is the fact that large housing projects are often not successful in communicating the idea of community. They simply do not influence an environment in which community involvement is necessary or implemented. There was no reason to keep the community safe or clean, because there was a lack of union between the inhabitants. The project failed to meet the demands and needs of the demographic in which it served. The city of Detroit moved a troubled community of people to a different area, instead of re-designing the way this population thought of interacting amongst each other. Not only was this a

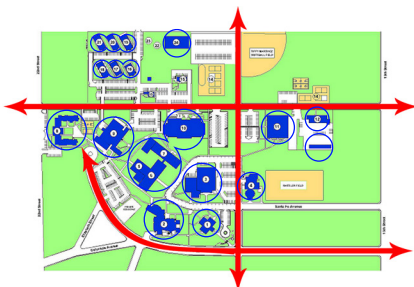
failed housing project, it was
a failed attempt at creating a
community that was able to
thrive on its own

COLLEGE CAMPUSES

One such example of community that has been successful since its conception is a campus. A college in itself is a community, of academics, athletics, social, and recreational. One thing a campus does well is give a person the sense that they are apart of something larger than just a building or set of buildings that they live, eat, and study in. A college campus is one of many examples of community that influence interaction between the residents. Student and professor alike feel a connection not only to the school, but to their sports teams and their acknowledgements. Colleges all over the United States have “school spirit” for their respective universities that lasts well after their graduation. In a sense, a



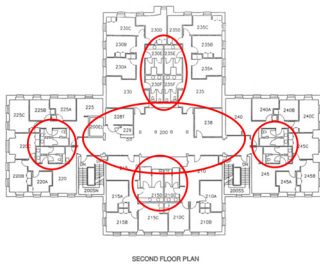
College campus public communities



College campus private communities

college campus is the most successful community there is. It creates a communal feeling that lasts even after one has left the community itself. I researched college campuses to analyze their methods of creating community in an attempt at looking how it is done successfully in an environment that houses a large portion of its residents.

It was apparent that there were several factors that influenced the building of community on a college campus. The first was the spatial relationships of the academic buildings and the residential buildings. What influenced the interaction between the residents of the campus was the way in which they circulated through the spaces between dorm and class. This circulation was an integral part of the design

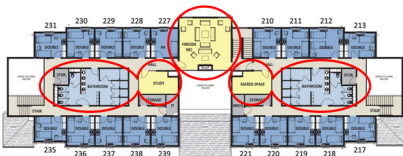


SECOND FLOOR PLAN

College dorm spatial relations public space



College dorm spatial relations public / private space



College dorm spatial relations public / private space

of a campus. It allowed for alternative areas of repose that created community space and tied the separate spaces of a dorm and a classroom together. The connectivity between the different communities made the environment possible. Along with spatial relationships, a college campus demonstrates the idea of community within community. In a sense, the college is a community itself. It functions as a singular entity, but houses a multitude of different sub communities within. These sub communities are what make up the campus. They also function as their own entities, but also are influenced by and interact with the other communities. This interaction is what makes a campus successful. It is the relations between the communities within the community that create the desired outcome of a cohesive environment.

CREATING ONE LOT COMMUNITIES

The idea of a one lot community is not a new one, but one that needs to be expanded upon in the residential sense. A one lot community is similar in concept to a college campus. The idea of such a community is to generate interaction, which in turn helps influence the community dynamic surrounding it. A college campus as previously stated is an example of a one lot community on a much larger scale than one residential lot. The notion that a community can be built from within itself and strengthened through interaction that helps stem development in surrounding areas is strong, but these one lot communities must seek to pander to the demographic in which they seek to thrive in. For example, a trailer park is another one lot community in which people live. Unlike that of a college campus, this

example does not offer any sort of community interaction, and instead focuses on abundance of homes within the lot. The point of a one lot community is to help the surrounding areas grow by influencing interaction. Without this interaction, the one lot community becomes an exclusive entity within the neighborhood that hinders interaction rather than helping it. A typical Detroit residential lot is 30' x 100' on average. These lots are typically occupied by one residence, possibly with a garage, if even at all. In a sense, this one residential lot is a community of its own. The user and their friends and family may be apart of that, but it does not extend much farther past the confines of personal relationships with the single user. Now on the other hand, let s take the example of a one lot community with the

implementation of tiny homes as the residences. In this case, the lot becomes much more of a dynamic structure, multiple users occupying a single site begins to influence interaction not only within the realms of user to user contact, but it broadens the variety of people that have access to the site and interact with those who live on it. Again, the college campus parallel comes into picture. The one lot community implemented into an already existing neighborhood acts as a dorm building. The dorm building (the lot itself) is comprised of individual dorms (the tiny homes) that are both private and public spaces. They not only influence interaction but begin to establish culture within the neighborhoods they are implemented into.

Each traditional Detroit residential lot is thought to have a single owner. That is how it has been since land

was divided and separated into parcels in which a sole owner buys and maintains. Breaking this notion of single ownership is necessary if Detroit neighborhoods are going to begin to thrive again. A state park is another example of a shared space in which one lot, the park, is divided into any smaller lots that are inhabited. The space on the lot is shared and it creates its own communities within itself that are formed through forced interaction of the lots. This is at a much larger scale than a single residential lot in a Detroit neighborhood, however, it still displays similar characteristics. The park is the lot and the spaces in which you park your R.V. or you place your tent to camp for the weekend are the inhabitable spaces. These spaces are accompanied by public recreational areas and communal spaces such as

bathrooms and showers that force interaction. When you enter the park, you feel as if everyone in the park is in your distinct community. This is the atmosphere in which a one lot community seeks to create. On a lot in Detroit, these “spaces” that are occupied could come in many forms. A typical lot in Detroit is 30’ x 100’ which is a substantial amount of space if incorporating design into the layout of the lots. Taking the lot from housing only a single unit, one could create space for a multitude of single residences within its confines and make the space more usable. Rather than having a personal backyard and front yard, these spaces would be used for communal areas. They would be shared by inhabitants instead of owned by one owner. These lots, however, will only be able to be occupied by multiple parties with residences that are capable

of utilizing the lot layouts of a one lot community. One could not fit multiple normal size residences on each lot, instead, an alternative solution to normal sized residences are Tiny Homes. The ease of use, set up, customizability, and space saving techniques of a Tiny Home make them a perfect solution for creating a community within the confines of a typical Detroit lot. They emphasize the idea of downsizing one's home in an attempt to improve quality of life.

These lots work off the assumption that downsizing a person's personal life can bring tremendous positive outcomes. Instead of living in a 2,000 square foot home on a lot, a person is accepting the fact that they will be living in a 200 square foot home within the same confines of land. This idea of downsizing is to get rid of the unnecessary

wasted space and materials in a person's life and instead focus on only the essentials. The challenge of downsizing is knowing what is essential, and how to make those necessities feel like home, rather than making downsizing seem like only living in a small trailer. Downsizing in a one lot community offers relief to occupants as well. There is not as much stress in getting rid of unnecessary things because the inhabitants live together on a lot, sharing spaces and amenities. Community activity takes the idea of downsizing and turns it into a practice of relationship. Where once was a 3-bedroom, 2-bathroom house, now sits 5 individual houses, each with their own amenities and the ability for the lot itself to house shared spaces in which the community of the lot and the neighborhood use together. Once a person realizes what is

needed and what is not, it can become very clear that living in a smaller confine is not as bad as it seems. Not only does it offer more occupancy to a neighborhood, it brings groups of people together that begin to form and shape the culture of the community.



2-1 WHY TINY HOMES?

This thesis is focused on the one lot residential community, but these communities, to be functional, must have some sort of residency. Tiny homes are a solution to the problem of vacancy while also address the problem of community in the neighborhoods. Before we dive into why the Tiny Home is the solution for the residential occupancy of the lots, we must first understand why the other options are not viable for occupying the lots. For example, an alternative solution to the lot occupancy could be mobile homes, or trailers. Why is it a better idea to implement tiny homes over trailer? Aren't they similar in design and conception? The simple answer is no. A trailer and a tiny home have a vast amount of differences, not only physical, but conceptual. Let's take the average trailer park in the United States. Usually, what a developer does is take

a property and stake out lots according to the bare minimum legal requirements for zoning in residential areas that pertain to trailer parks. This leads to an almost overcrowding of units, with no room for community interaction. Essentially, the trailer homes themselves act as barriers, hindering interaction instead of promoting it. In almost all trailer home parks, there are no communal spaces. It is an individual experience in which a one lot community does not seek to promote. The concept of a trailer home is also different from that of the concept of a tiny home. A trailer home is essentially that, a house on a trailer. They will always be mobile, giving the user a sense of mobility. In a sense, the owner of a trailer home could pack up and move down the road to the next trailer park if they wanted. This also leads to the individuality

of a trailer home site. Instead of influencing community by a feeling of permanence on the site, the residents tend to feel as if in an instant their neighbors can move somewhere else, leading to a situation in which discourse and relationships aren't as important.



2-2 TINY HOMES VS. TRAILERS

Conversely, a tiny home offers what a trailer does not. Although a tiny home can be both mobile and stationary, the concept of the home itself is much different from that of a trailer home. For one, tiny homes are designed inherently to offer a sense of connection between user and the community in which the tiny homes are implemented. Even if they are on a trailer, the homes themselves are designed to have a feeling of permanence. A tiny home can be placed in any type of situation, not just a one lot community, and it feels as if the home belongs. From a design standpoint alone, the tiny home is meant to replicate home. With a trailer home, they are designed to be built as efficiently and as quickly as possible, leaving some of the design aspects for ease of replication. A tiny home is a unique experience for each

user. They have the ability to be completely customizable within the confines of code. Each one is an extension of the user, connecting them to the home more so than a “cookie cutter” trailer home. From conception to construction, the tiny home experience is what users who are creating a tiny home as for. From a mobile standpoint, the homes can be moved and positioned anywhere, in almost any situation, bringing community to an area in which community as not thought to be able to thrive before. Along with this aspect, tiny homes are not meant to be implemented into a community as a means of reproducing as many residences as possible in a limited amount of space. Instead, they are meant to act as an extension of community spaces. The layout of a tiny home lot is just as essential as the design of the homes

themselves. The idea of a one lot tiny home community is to influence interaction. First, the tiny homes within the community are positioned in such a way that promotes both public and private relations. The goal of the lone lot community is influence interaction between the users, and the general public of the neighborhood. This is why it is imperative that the layout of the homes on the lot focus on the private aspect of the users, while also staying sensitive to the public users of the lot that seek to interact with the community. The layout of the tiny homes is only a small but integral part of the one lot community. Another aspect that is just as important is the basis for interaction within the site. How does the lot itself influence community and the relationship between the users and the general public? It is important that the site has

communal aspects that lead to the overall cohesive interaction between users of the site. This can come in multiple forms. One way that these common spaces can be implemented is through the use of communal spaces on the site such as shared facilities or utilities. These facilities can be in the form of public bathrooms that each of the residents may use, or shared utilities on site that offer easy hook up and access for residents on the site. These communal spaces would be considered the more private aspects of the community, usable by the residents alone. Public facilities can be as simple as public gardens or crops, to permanent structures on the site that offer areas of repose for both the private and public users of the site. These public facilities may act as anchor points on the site, so even if the site isn't occupied, the sites are still semi-public.



2-3

TINY HOME RATIONAL

Not only are tiny homes affective in their way of creating community and a sense of connectiveness to the ideals of “home”, they also are simply a viable option for affordable housing in areas that may benefit from such a housing option. As previously stated, Detroit’s socioeconomic problems have been growing, leaving many people in underdeveloped neighborhoods looking for an affordable option of housing in the neighborhood in which they originated from or are currently living in. Because of these issues faced by a large portion of the Detroit population, tiny homes are becoming a reality for many. On average, a typical house, after interest rates and loans are paid off, cost around \$481,000. On the other hand, a tiny home on average costs around \$20,000. This cost differential is huge if you put

it into terms in which you compare the amount of time it takes to pay off a house compared to a tiny home. A home may have a 30-year mortgage to pay it off in its entirety, but a tiny home takes much less time to pay off, if a loan is even necessary to pay for it. Ownership also factors into the attractiveness of a tiny home. Technically, until the house is payed off, it belongs to the bank. On average, 78% of tiny home users own their home, as opposed to the 40% who own their normal home. Ownership offers another level of a feeling of permanence. If someone is renting a home, it does not feel like they are truly a part of the community, as ownership leads to belonging. Owning your own tiny home solidifies the fact that the user is a part of something larger. Along with belonging, tiny home users on average have more savings than that

of an average home owner. It goes back to the idea of downsizing; less stuff equates to less expense. The lack of expenses makes for a more sustainable living style. Overall, a tiny home is not only great in design intent, but also in affordability. Being able to create a community out of them leads to opportunity from a neighborhood in which opportunity is not apparent. Many other places have implemented similar strategies in tiny living, along with successful tiny home villages that create immersive communities, while simultaneously upholding the ideals of a user belonging to a place, and influencing communal involvement and interaction.



The average cost to build a tiny home is \$23,000.
 The average cost to build a new home on average after taxes and insurance is around \$481,000.



55% of all Tiny Home users have more accumulated savings than that of the average home owner, with an average of \$10,000 in the bank.

85% of all Tiny Home users have less credit card debt than that of the average home owner.



78% of Tiny Home users own their home as opposed to 48% that own their homes in the Detroit Area

3-1 PRECEDENT: JAPANESE HOUSING



The Tiny Home movement has been an ever-expansive industry recently in not only the United States, but all over the world. As we continue to grow as a civilization, we use up more and more space. Sooner or later there will not be enough space to house all of the people this world supports. Designers all over the world have begun to implement Tiny Home like strategies that save space and create opportunities for more use out of the same amount of land. For example, in Japan, there are a different set of housing requirements. Because of the over population of the island, there is an increasingly insufficient amount of space for inhabitants. Because of this need for space, designers have begun to utilize what little space they have, creating multiple houses out of a space in which traditionally there was only a single unit. They





have been using space saving strategies to make more use out of the limited available buildable areas they have, building upward instead of expanding outward. Some of their houses are as little as 20' wide and are similar to multiple rooms stacked on top of each other. In this way, there is no wasted space such as a hallway or a dining area. The amount of wasted space in a house is remarkable when you strip it down to the basics and are able to determine which space is necessary, and which space can be removed. This is what the tiny Home movement seeks to do, take away the wasted space in an environment and utilize what is left to its full potential.



3-2 PRECEDENT: COMMUNITY FIRST

Being able to apply these ideals of house building to residential lots in Detroit rather than the bustling island of Japan would prove to be very beneficial. Not only is there no wasted space in the house, but the same principles can be applied to the lot, making it completely usable, having no areas in which space is not occupied or used. To understand a typical Tiny Home community, this thesis looked at examples from all over the country. One such example was the Tiny Home community in Texas by Community First. Their goal is to create a livable community that is self-sustaining and affordable that seeks to mitigate homelessness in Austin. The community is a part of a network that features public shared space such as showers and gardens and even their own water retention. The community is comprised of mobile homes, trailers, and tiny homes.

RV HOMESITES

BED & BREAKFAST SUITES

PEACEFUL PATH

KEELEY COURT

GOODNESS WAY

GRACE & MERCY TRAIL

HOG EYE ROAD

JAKER'S PLACE DOG PARK

PERMACULTURE GARDENS

OUTDOOR KITCHEN

KITCHEN GARDENS

MEMORIAL GARDEN

CHICKEN COOP

FUTURE SANCTUARY & HOSPITALITY CENTER

HOSPITALITY & VOLUNTEER CHECK-IN

AGGONS MAINTENANCE BUILDING

ART HOUSE

COMMUNITY MARKET

TOPPER HEALTH RESOURCE CENTER

ALAMO DRAFTHOUSE COMMUNITY CINEMA

JOE BLAND AMPHITHEATER

COMMUNITY INN OFFICE

Goodness

Goodness

BUNKY & PAT PATTERSON REFLECTION AREA

DAIRY GOATS



HOPE CHAPEL

MICRO-HOMES AND CANVAS-SIDED COTTAGES

COMMUNITY

Each occupant is expected to participate and interact within their community. Essentially, what Community First has done was create an environment in which involvement created the community. The 27 acre plot of land is split into 3 major areas in which people reside. The separate types of homes are grouped together in their respective groups. This would be one of the criticisms of the project that arises after research. For a community to really flourish, there needs to be more than just a need for involvement. You can force community, however, that does not necessarily mean it has been successfully obtained. It needs to be less forced and more natural. For example, the groups of homes that were created to separate the different types of homes on the land could have been dispersed. A community is not a large amount of the same





ideas or entities repeated, but a mixture of all different aspects of living coming together in as sense of unity. Through this union of different entities, a unique community unlike any other is created. With a separation, it leads away from one cohesive 27 acre community, and instead, to a small subdivided town with suburbs that differentiate one group of people from another. This example of a tiny home community demonstrates the principle that co-living can be a useful implementation in beginning to create a sense of belonging to the community, instead of feeling isolated for owning your own tiny home amongst an entire lot of them occupied with other users.

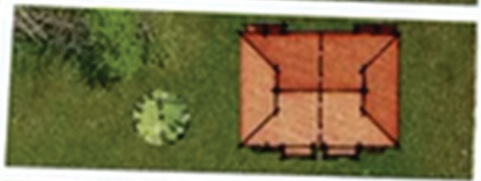
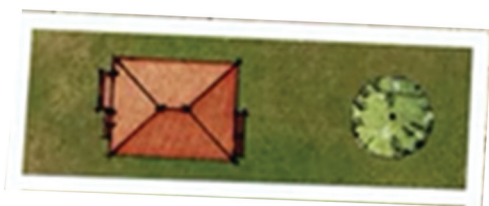


3-3 PRECEDENT: CASS COMMUNITY

The Cass Community Social Services features their own strategy for tiny design influencing community. They are a social service group based out of Detroit that has been focusing their research and efforts on helping those of lower income receive proper housing for an affordable price. The idea for this housing they had envisioned was not to create another affordable apartment complex, but a community of homes that use available land in Detroit, such as abandoned lots that have been vacant for years. Utilizing multiple lots, they created a Tiny Home community that renters of all kinds from a poor financial situation could afford and live in. The community itself is located between the Lodge Service Drive and Woodrow Wilson. Their tiny community will feature 25 different homes that accompany 7 average adjacent



Detroit lots. Each home will be on its own foundation and be on average 300 square feet. Cass Community Social Services' strategy for affordable residential living differs from that of Community First's approach. In their community, each renter will pay for each square foot of home they occupy per month. This way, those who want comfortable living conditions do not have to pay hand over fist for it. Along with this approach at rent, Cass also says that if a tenant is living in a house for 7 years, they will have the opportunity to buy the house outright. A rent-to-own basis of housing is a viable strategy in an area in which renters typically do not own their own home. They bounce from place to place once their lease is up, or are in a constant state of moving. Cass makes a livable community by introducing tiny living strategies to what



were once abandoned lots. Community involvement and rehabilitation of neighborhoods are at the core of their values, which translate to a successful community.

The implementation of tiny homes on these lots create a community environment that is unlike that of any community around the area. All 7 of these lots are one cohesive lot that has the function of housing residents under the same demographic. This is where Cass is also successful. The demographic in which they are advertising to is specific, and in turn, the community values are specific to their needs. Because of this specificity in demographic, the designers of the homes and the lot can communicate a sense of community, pandering to the users of the homes. Every home now becomes a part of something larger than itself. It builds upon the relationships



between other homes and the shared spaces of the multiple lot community.

This is where Detroit neighborhoods are struggling as well. There is no immersion into a community in which someone resides. Every lot is built in a manor that is a separate entity with its own goals and ideals as to what a community is. In a sense, the neighborhoods are just boundaries that developers could find room to fit residential land use, rather than an area that supports and thrives off of the involvement of inhabitants. This is where architecture and design can play a big role in the development in community in Detroit. Creating space for people is the sole purpose of an architect and architecture. The introduction of new space or old space that is repurposed into something else is what makes a difference

in not only the development of infrastructure, but the development of the way we live and experience life. In urban spaces all across the country, these integration methods are being used to create new space that does not follow the traditional design practices of urban architecture. Implementing gardens into parking lots and using parking spaces as pop-up recreational areas creates new space and is becoming a way in which two different sense of design can cohabitate to make an entirely new set of standards for community interaction in an urban environment.



3-4 PRECEDENT: TRUE NORTH

True North is also another one lot community example in the Detroit area. It is an example of implementing tiny home strategies to one lot in a community that has been struggling with vacancies and a sense of identity crisis. What True North does successfully is implement the modern feel of a one lot community into an already established neighborhood, without isolating the community from the neighborhood and instead incorporating it with the public residents of the surrounding sites. The design of the homes takes shape in the implementation of Quansah huts. These huts are essentially military bunkers turned residential. Implementing these homes into an established neighborhood was a risk, but because the entire community was in mind in its conception, it was successful in creating relationship rather than destroying it.



3-5

PRECEDENT: POCKET PARKS



Urban Introduction



Residential Introduction

Pocket parks have become a popular urban design technique to introduce community to a bustling urban area, whilst not separating the parks community with that of the community it is built within. These parks are often implemented to give green inhabitable space to the concrete jungle around it. They offer areas of repose, serving as a catalyst for the surrounding community in interaction methods. What was once an empty lot is now transformed into a park that serves the need of many and creates a community gathering point for the people around it. In a sense, the introduction of these parks changes the idea of the community around it. The pocket park project in Pennsylvania done by students at Penn State University offers insight into what these parks actually do for a community when introduced into a city.



Not only do they offer new areas to the area in which they are proposed, but they seek to help community development strategies in dilapidated parts of the city. These pocket parks give the surrounding residents and people in the community a space to develop new interactions that previously were not available to them. They build upon the idea that in creating community, interaction is important. They not only offer development for the surrounding community, but the surrounding businesses that are a part of the community as well. The idea is that while strengthening the community in which it is implemented, it also draws other communities into theirs, creating better opportunities for local businesses in the area and better opportunities for people to interact with one another.

MCKEES ROCKS
allegheny county

POCKET PARK

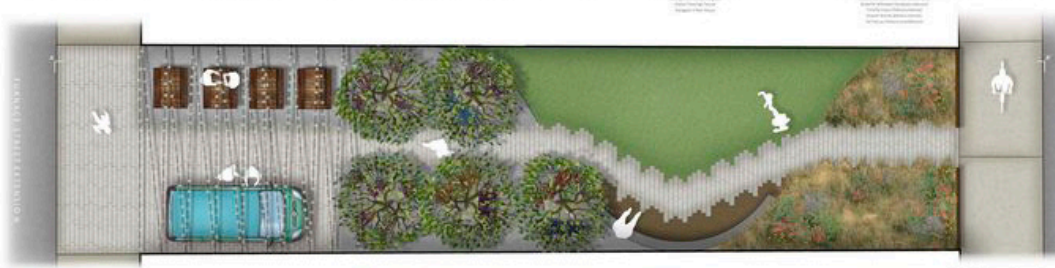
Located within McKees Rocks, Allegheny County, Pennsylvania, the Pocket Park area is used by the McKees Rocks Community Development Corporation to provide a place for strengthening, uplifting, and welcoming the neighborhood community.

Write the design for three main groups whose goals determine the overall site design program action. Each grouping of programs create a series of functional spaces within the site, without one space actually being isolated from the others. The goal of this is to get people through the entire site, continuously, and consistently showing them to the other side by their own variety of what integrating program has been.

A secondary goal of this design is to support local business through creating an opportunity for their connection through the neighborhood market place, and allowing seating opportunities while leaving the community together. This program will also include the space, and together, formal street entrance while being supported by the existing parking lots located just behind the street.



PROGRAM	ENTRY THRESHOLD	TRANSFORMATIVE MARKET PLACE	COMFORTABLE SEATING	HARBOROCK MARKET	MULTI-USE RECREATION LAWN	RECREATION BENCHES	WILDMING THRESHOLD	WILDMING	WILDMING
MATERIAL	Concrete Pavers	Concrete Pavers, Red Brick	Thompson Heavy Lateral (Situation Resistant) / wood	Thompson Heavy Lateral (Situation Resistant) / wood	Soft Grass Lawn & Shade Mats	Thompson Heavy Lateral (Situation Resistant) / wood	Thompson Heavy Lateral (Situation Resistant) / wood	Concrete	Concrete



It is important to note that in this example of one of the Penn State pocket parks, the spaces themselves are each related to one another. Through the use of spatial diagramming, the students were able to create a fluent space that not only connected the people using the site, but those around it as well. it acts as a transition point from community of the city to community on the lot, without being two separate things that compete for social dominance.



3-6 PRECEDENT: KASITA TINY HOMES

Pocket parks are an example of implementation in a community on a small scale that affect the scope of it on a larger scale. Similar to the project done by students at Penn state, Kasita tiny homes are adopting similar policies of implementation into a community that create residential space in areas that may not have been thought as residential areas in the past. What they are centered around is offering a stylish design, while at the same time implementing this design into existing residential areas. These tiny homes in concept are able to be stacked, creating a vast amount of housing opportunities in small areas, they are also able to be placed in nontraditional areas of residential housing, such as in a backyard or on the top of an existing building. This strategy of implementation can be viewed as progressive. In a



Underutilized space



Access Dwelling



Rural Retreat



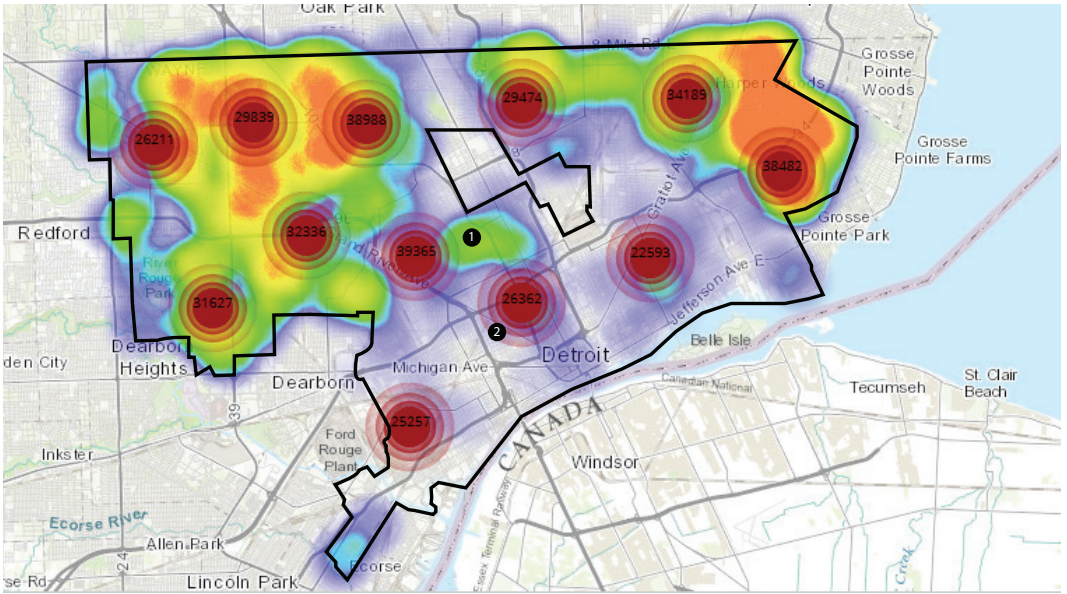
sense, Kasita is at the forefront of a new age in residential design, creating homes that can be incorporated into existing design in all aspects of any infrastructure. This idea of incorporation could be adopted by any community that seeks to be implemented into an established neighborhood. These new communities seek to be enveloped, instead of standing alone and acting as if they are their own entities.



4-1

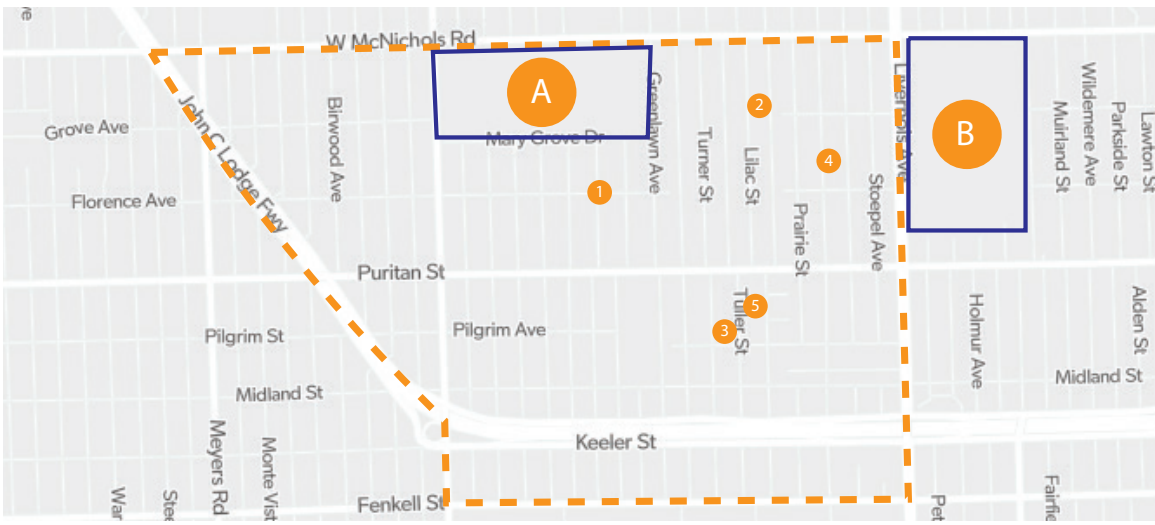
DETROIT IMPLEMENTATION: FITZGERALD

On a residential scale, these same pocket parks and tiny home design strategies should be investigated. In Detroit, many of the surrounding neighborhoods experience a high vacancy rate of lots. These neighborhoods offer tremendous opportunity for growth. Whereas a vacant lot is normally viewed as a problem, the basis of this thesis states that these vacant lots provide opportunity for residential rehabilitation. Specifically, the focus of this thesis's implementation into Detroit neighborhoods is the Fitzgerald neighborhood, which is located between 6 mile and the lodge. In the past, this neighborhood was not only thriving, but it was connected to a large commercial corridor that is Livernois. As the neighborhood began to crumble, as did the corridor. For many years, vacancies began to rise not only within

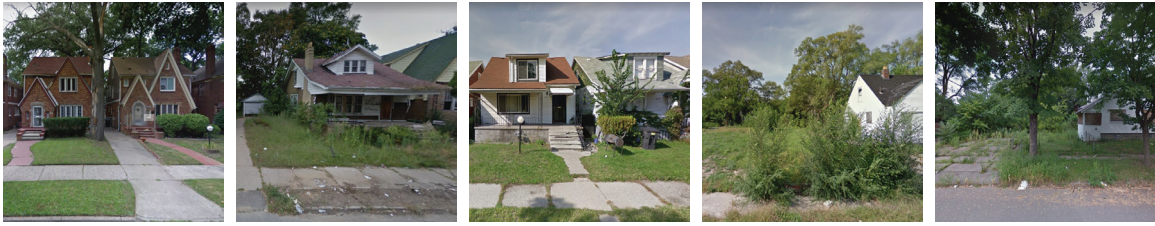


Vacancies / Blight Sprawl Map

the Fitzgerald neighborhood, but within the Livernois commercial corridor as a direct response to people leaving the area and moving outside of Detroit. Not only does the Fitzgerald neighborhood have a direct access to an essential corridor of business, it is located between two college campuses that desperately need residential solutions within the connecting neighborhoods. With high vacancy rates, a solution needed to be introduced to bring people back into the neighborhood and begin to redevelop this area of opportunity for the community.

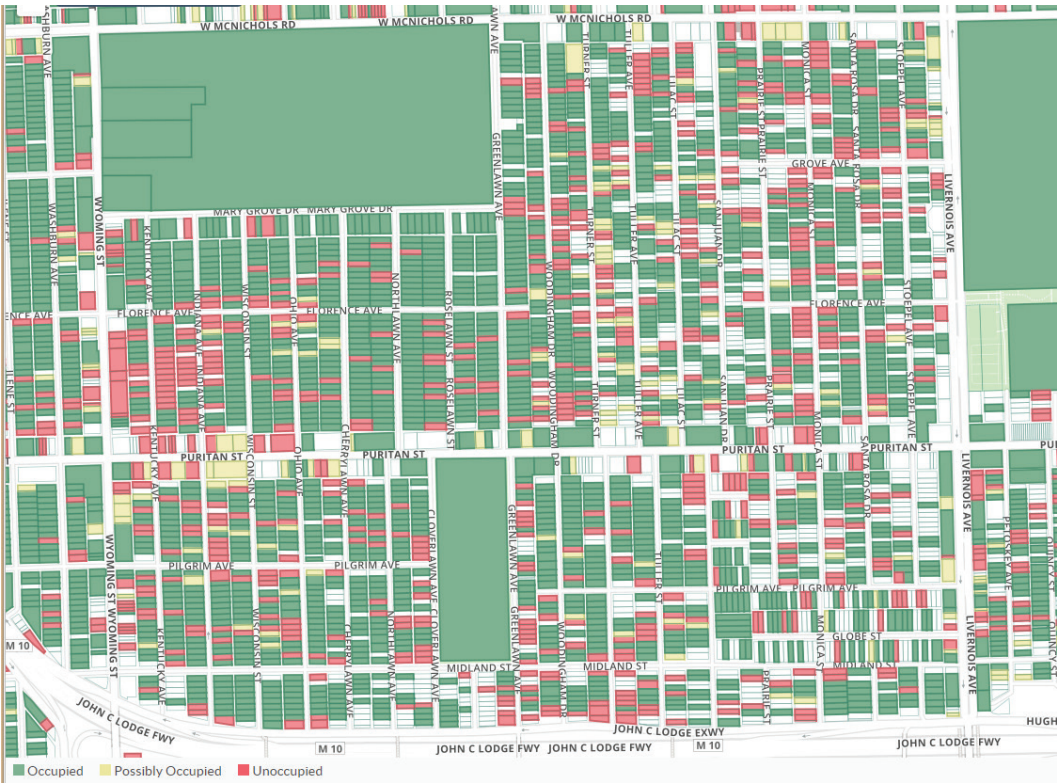


Fitzgerald Neighborhood Map



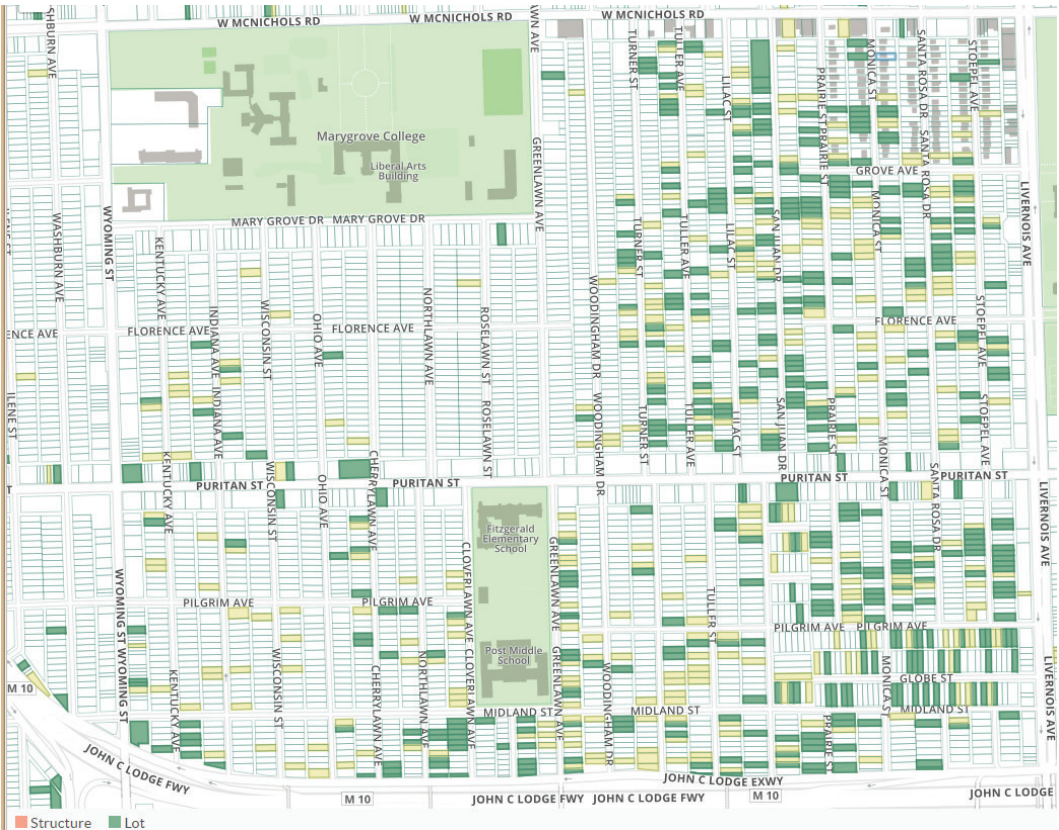
Fitzgerald Neighborhood Lot Examples





Fitzgerald Neighborhood Lot Ownership

Fitzgerald Neighborhood Vacant Lots



DETROIT IMPLEMENTATION: FITZGERALD GREENWAY



Fitzgerald Neighborhood Greenway Map

The neighborhood reluctantly has been the subject of interest as an influential neighborhood in the Detroit area. There have been many RFPs and proposals for the neighborhood recently, with several of these being pursued and beginning to become a reality. For example, the Fitzgerald Greenway has been a proposal to introduce circulation and life to the area. The idea of the greenway is to take advantage of the opportunity of the vacant lots in the neighborhood by introducing a walkable greenway that implements involvement throughout the community while simultaneously connecting both major universities that encompass it. The Greenway is a proposal in which vacancies become pathways for the communities. These pathways incorporate ideas of engagement, as they are not only a connection throughout

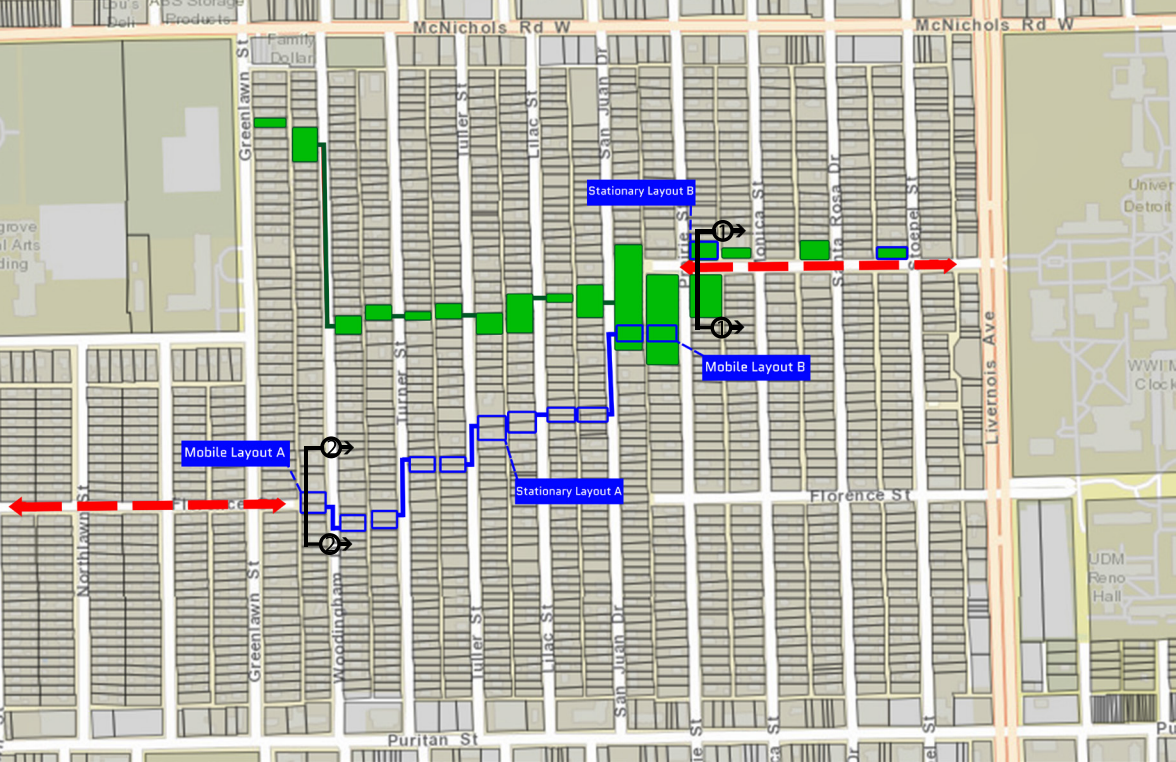


the neighborhood, but a means of influencing interaction through site design. The sites are designed to be communal areas, introducing public gardens and crop beds that help form interactions. It is through these implementations in the Fitzgerald neighborhood that begin to influence community growth. In utilizing these lots, the neighborhood becomes more vibrant. The greenway uses a similar strategy of redevelopment that a tiny home community practices. The idea of taking one residential lot and transforming it into a community space offers opportunities for growth in the neighborhood that transcend from creating community on a small scale in the example of a lot and expands it outward into the entirety of the neighborhood.



4-2 TINY HOME GREENWAY

What this thesis proposes is its own “greenway” throughout the neighborhood of sorts. It seeks to use one lot tiny home communities as a means of creating circulation and connection within the neighborhood. The lots would offer a public path through the neighborhood, but unlike the greenway, it would also offer private residences in which residential rehabilitation of the area will begin to occur. Piggybacking off the idea of the greenway, these public spaces will offer communal green spaces throughout the neighborhood in the form of gardens, crop beds, and areas of repose. Implementation of these lots is essential in the overall connectivity of the neighborhood. In implementing these one lot tiny home communities on a large scale, there needed to be a strategy as to where they would be placed, and how they



- Existing Greenway Map
- Proposed Tiny Home Greenway

would be designed to be put into the neighborhood in an influential and meaningful way. The communities needed to be thoughtfully designed in a way that created involvement, and influenced a greater sense of community not only within the singular lot, but the surrounding lots as well that may be still occupied by residents. Not every lot is the same however. Within the Fitzgerald neighborhood, there are multiple different lot conditions which would influence different communities within them. This lead to the assumption

that these lots would be site specific and the manner in which public versus private space was addressed would be different depending on site conditions and variations. To implement these lots into the neighborhood, four different site variations were chosen within the proposed tiny home greenway. These four lots throughout the greenway identified drastically different site conditions, and also different methods of circulation through the sites. The tiny homes would be residences on the site as a means of creating spatial relations between private and public. The residents of the lot would essentially be in a tiny home community. These communities would be governed by a set of spatial relations rules but would be flexible in the sense that these homes could be arranged in a multitude of ways that

influenced community between residents and the public population. The medium in which these lots were explored was also a factor in the design of the communities. For example, a tiny home, as previously stated, can be mobile on a trailer or stationary on a concrete pad. The lots within the neighborhood would be chosen selectively as to whether they were more apt to become a mobile lot versus a stationary lot of tiny homes. The site layouts were directly influenced by this decision. Some lots were more accommodating for backing a trailer into the site, whilst others offered areas in which a more permanent residence was more acceptable. The differentiation of private and public space was influenced by the layout of the homes on the site, and these layouts also would differ according to the needs of the site. A more

permanent site would need more permanent amenities and spatial relations, while a mobile tiny home community would need to influence movement and accommodate change. The major goal of both variations of the sites were to influence the communal interaction, while offering a place of residence to a once vacant lot.



4-3

ONE LOT COMMUNITY DESIGN

Throughout the Fitzgerald, there are many vacancies that provide great opportunity for the implementation of the Tiny Home one lot communities. As the map shows, along the proposed tiny home greenway, there are a variety of locations in which the communities are proposed to be incorporated into the existing neighborhood. Each lot is unique in its own respect, so the treatment of each lot must be considered differently. Throughout the greenway, four lots were chosen as a means of portraying the differences in the layouts of the communities to promote circulation and interaction. These four lots are meant to act as examples of how these communities may be implemented, and not necessarily be the only four ways in which the tiny homes can be manipulated to create the essential ideals that this thesis is investigating.

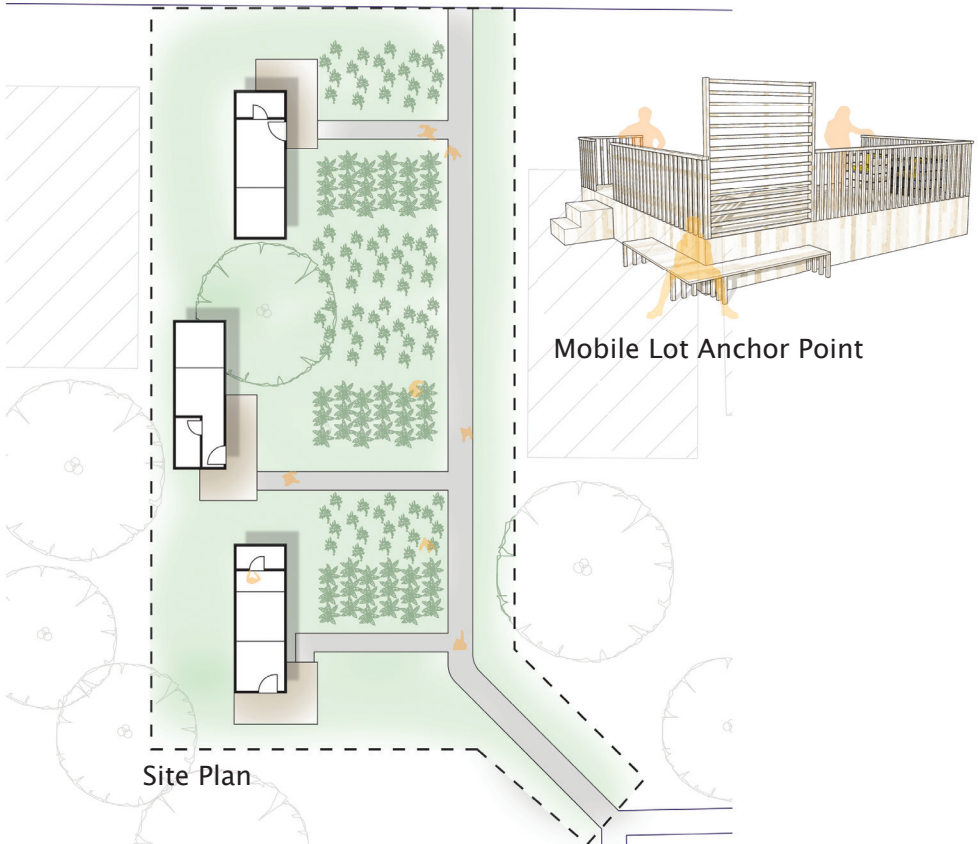
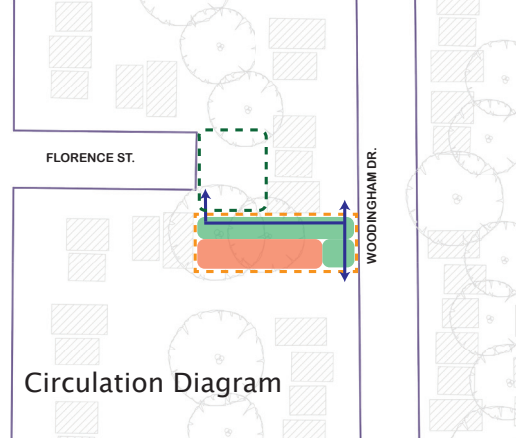
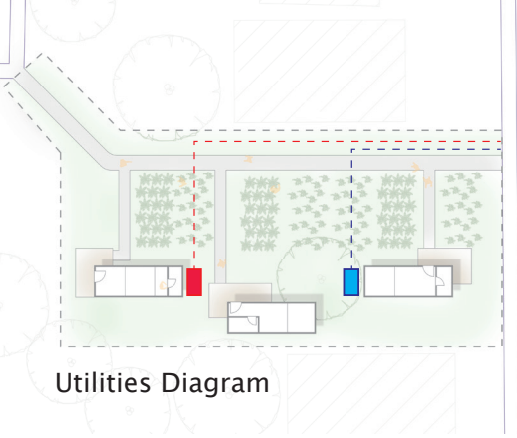
The lots also incorporate design techniques that help differentiate the public and private spaces of the lots. While the communities are meant to be experienced by the residents and the public, there needed to be a clear definition of space between the public and private realms of the sites. These design techniques take shape in the form of natural barriers and implied pathways that lead the public through the site, while drawing in the private users of the site and making their experience different than that of the public. Two of the four lots selected are mobile community examples, and the other two are stationary community examples. This offers insight into the community aspects of each different variation of lot and shows how and why these lots would be successful in the areas in which they are located.



4-4

MOBILE EXAMPLE 1

Mobile lot 1 seeks to use an axial circulation method through the center of the tiny home community to connect the lot to its surrounding lots. The public has an opportunity to interact with the other lots, while also being a part of the community that is made up of the residents. Lot 1's configuration features a variety of different tiny home sizes that are put together to create the spatial relations in the site. In an attempt to create a variety of communities within the one lot communities, the tiny homes are arranged in a such a way specifically to influence interaction on the site. It is the effort of these lots to create a multitude of community that are a part of the larger, more general community of the neighborhood.





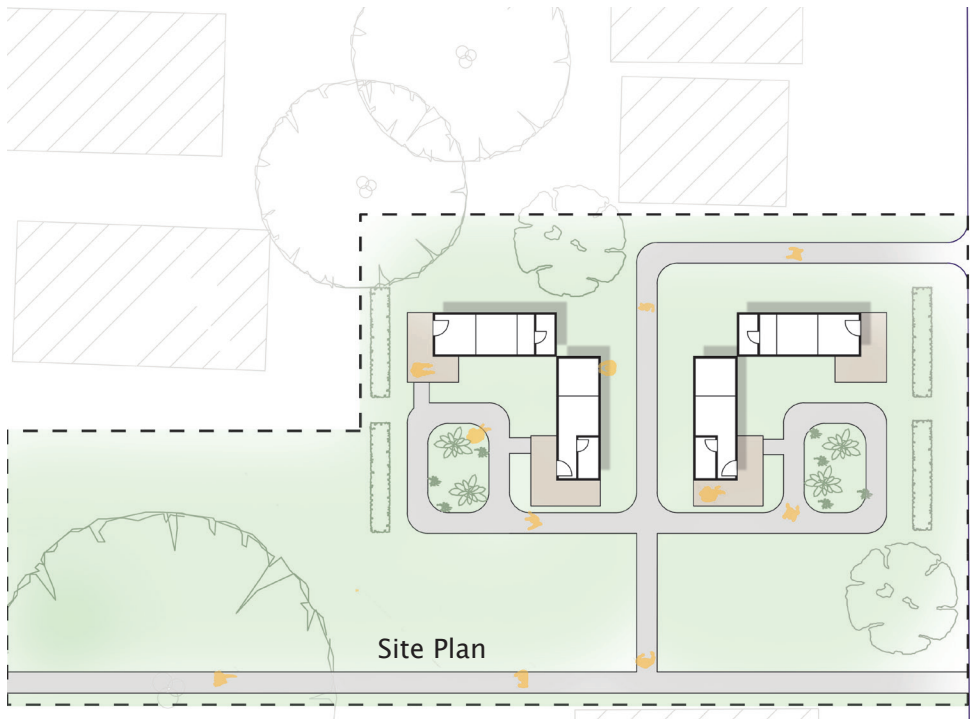


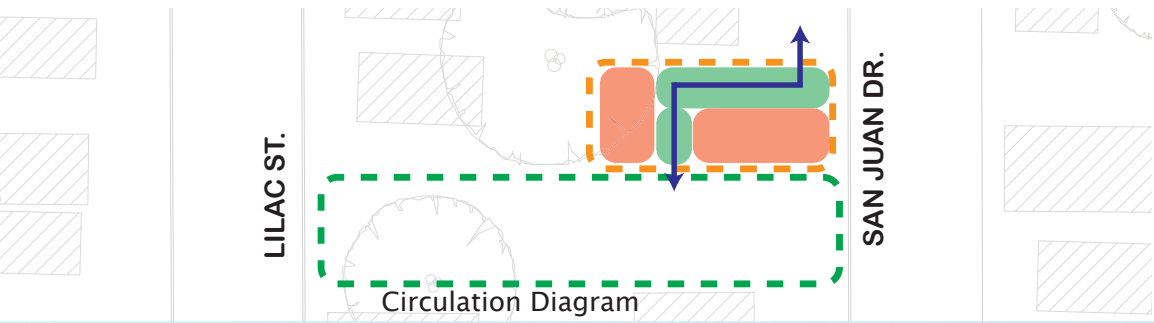
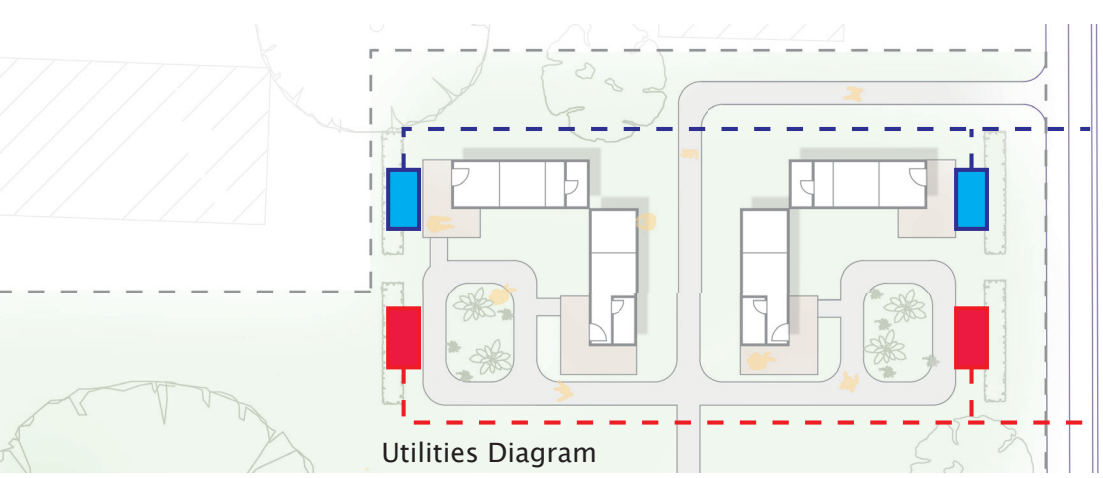
4-5

MOBILE EXAMPLE 2

Mobile lot 2 also uses circulation through the site to influence interaction among residents and the public to experience the surrounding community. This configuration seeks to create more “public-private” space on the interior of the tiny house communities that is shared with the entire community. The houses themselves are arranged in a manner that create a shared community experience through the interior of the lots, which connect to the exterior surrounding lots. Each layout is different because each layout seeks to create a different sense of community based on the different conditions the sites are presented with. There also are no two lots that are the same, making the necessary community relation conditions unique. Each lot serves its own purpose in being a staple of the neighborhood and creating

specific community conditions. Lot 2 is best implemented into an area that has sites on either side of the tiny home community that also look to be experienced. Because of the circulation through the site, the surrounding community is integral into the design of the lot. Whatever is experienced in the surrounding lots, will be experienced throughout this lot as well.



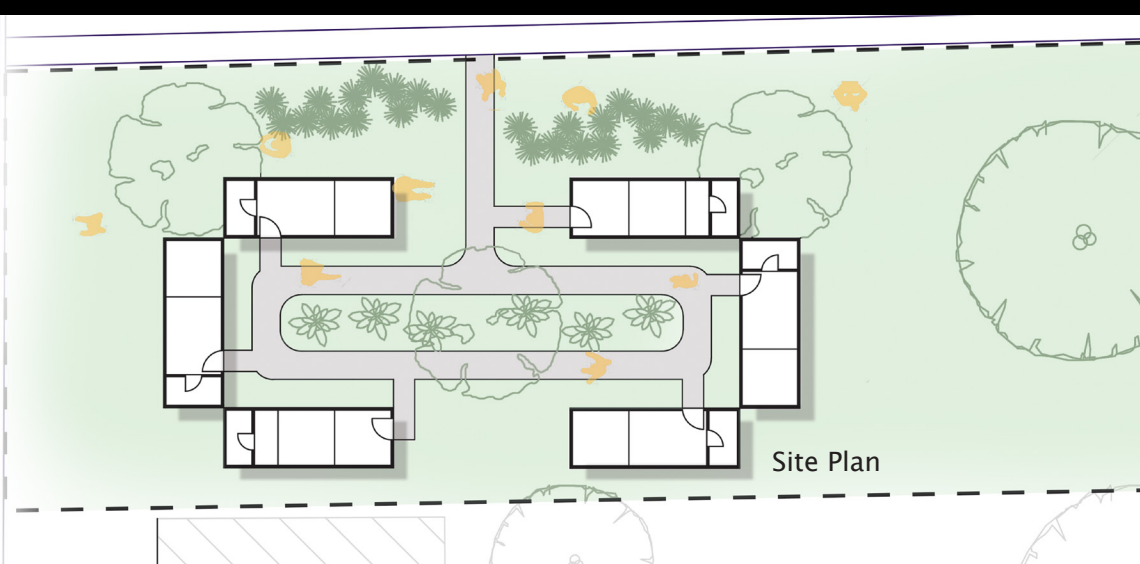


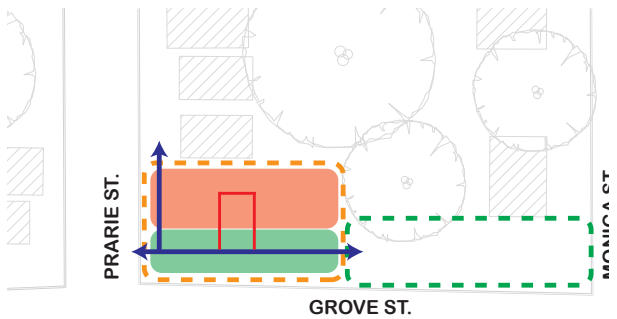


4-6 STATIONARY EXAMPLE 1

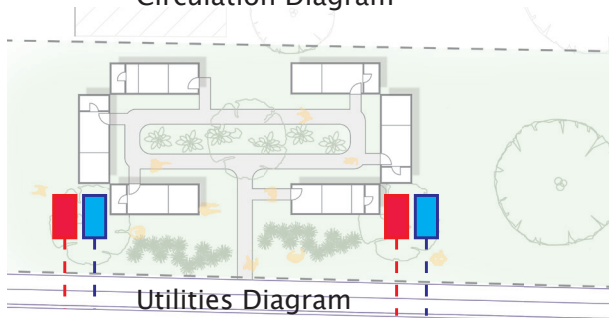
Stationary lot 1 is a condition in which private and public spaces are much more clearly defined. The idea is that the public space is on the exterior of the private space. The tiny homes are arranged in a way that creates a private community on the back side of the lot, while the front of the lot holds public circulation and areas of community inhabitation. The idea for this lot is to be implemented into an area in which there is an empty corner condition in a neighborhood. Because of the spatial relations of the tiny houses on the lot, the surrounding areas can be treated as more of a community space, rather than a private community. The homes in this sense would be a part of the community space, and not the other way around, making for a more natural integration of community into the space. Also, this lot, like

the other lots, may be used as a community space even if the tiny home spaces are not occupied. The goal of these sites is not simply to segregate private and public spaces but seek to encourage the interaction on the sites through the implications that they may have. Giving the lots the flexibility to house residents and conversely be an area of public interaction of no residents are on the site make the sites have a diverse functionality.





Circulation Diagram



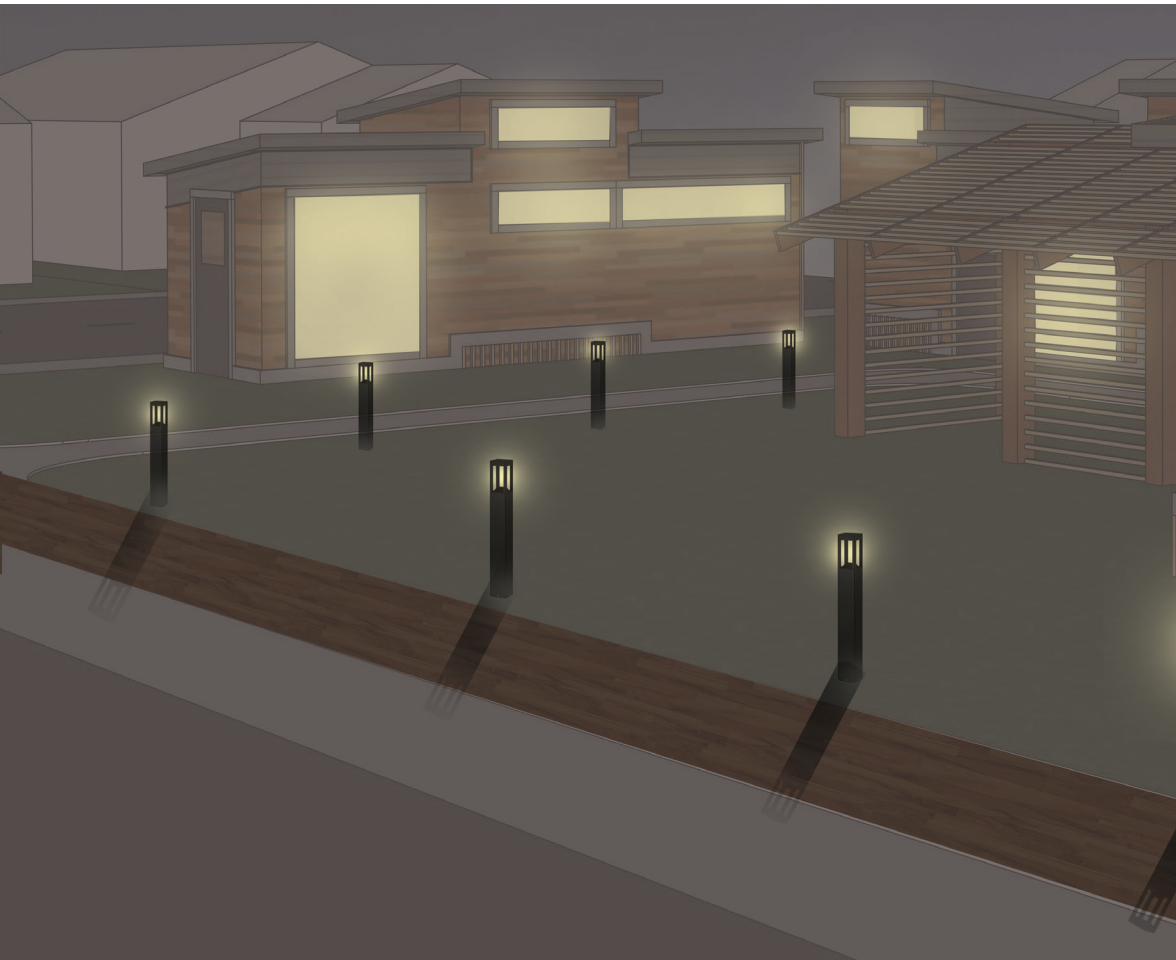
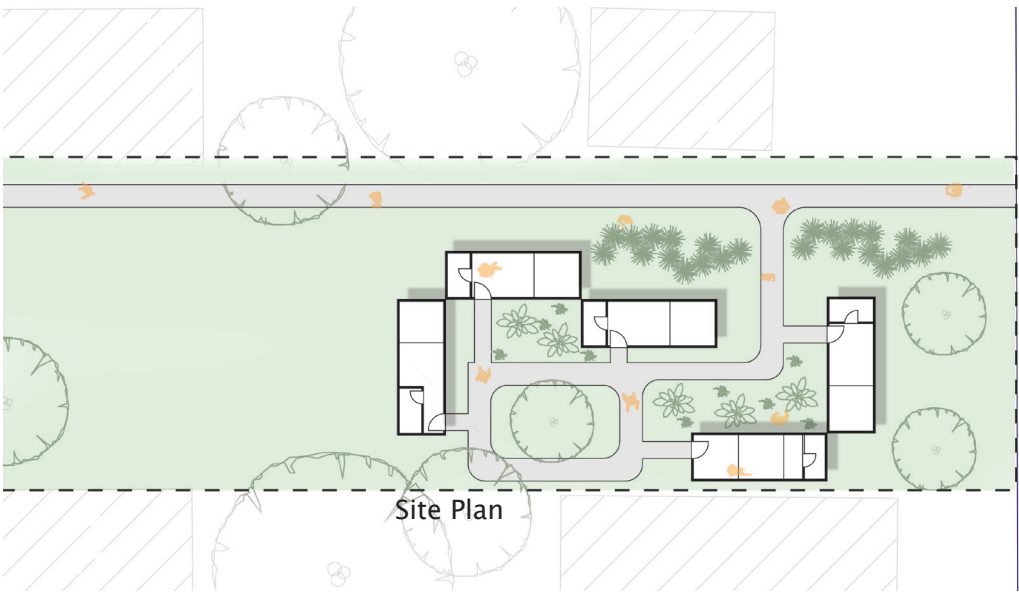
Utilities Diagram

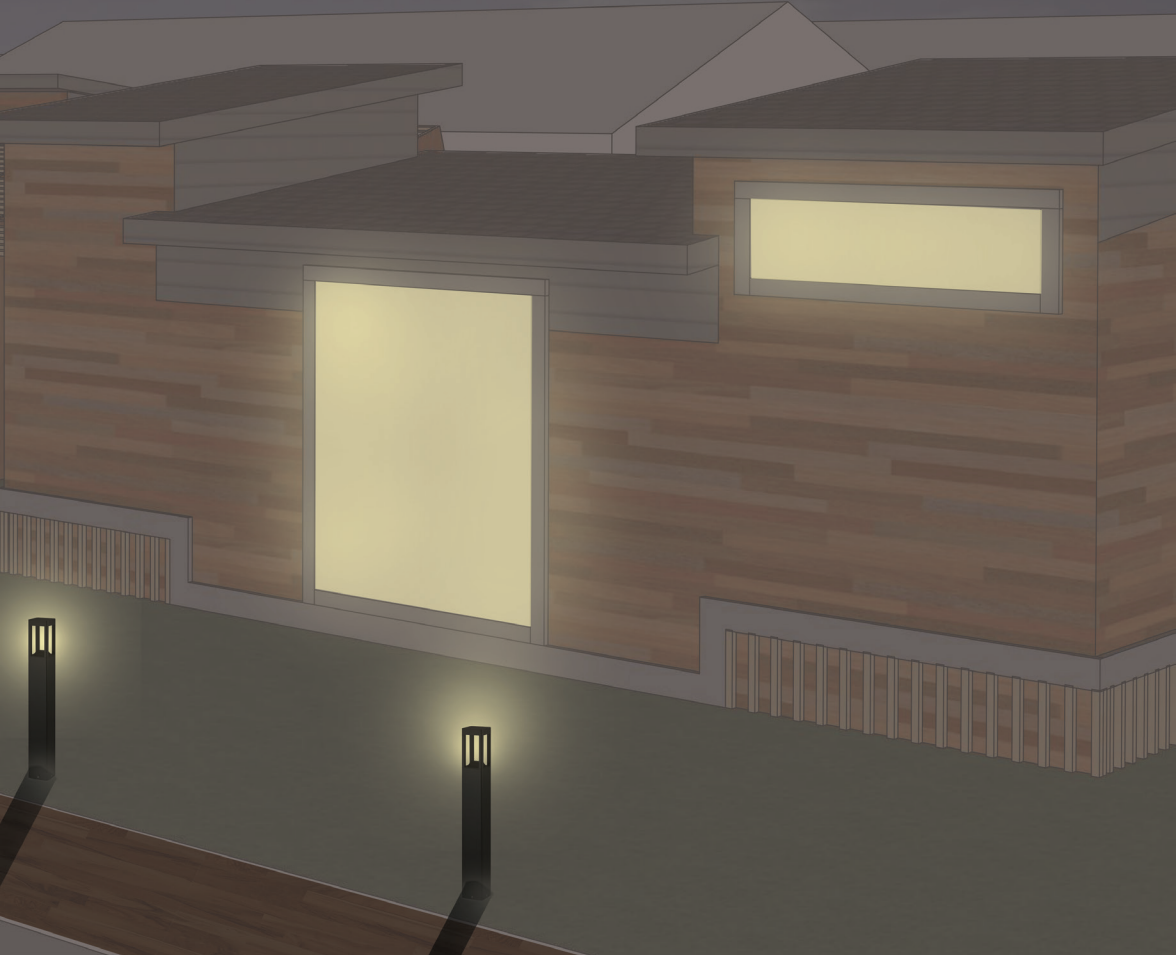
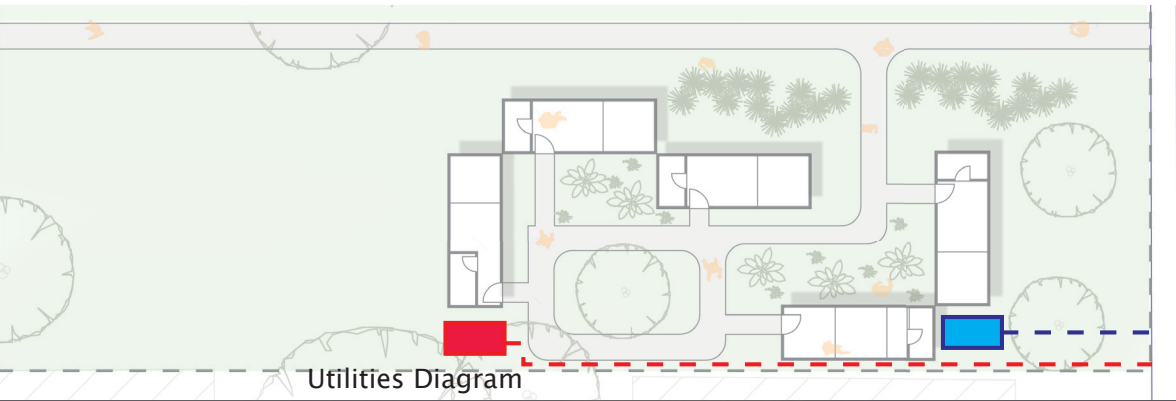
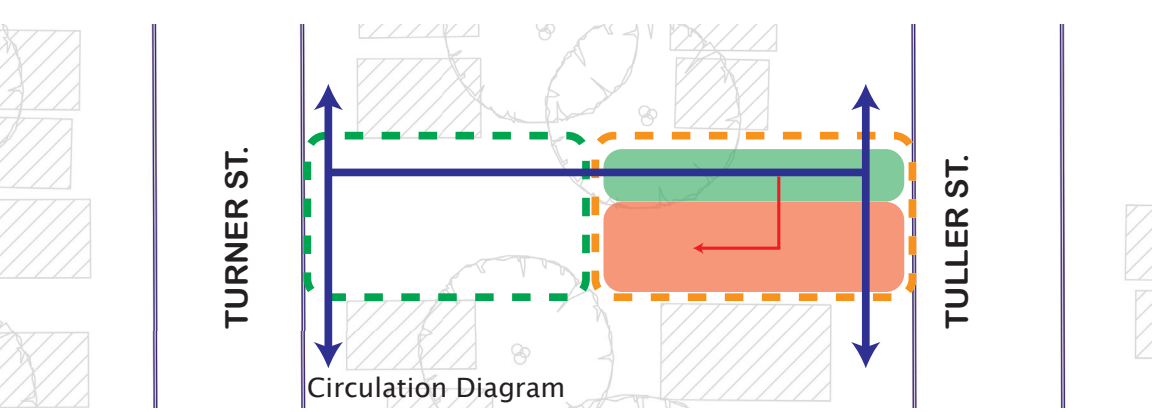


4-7 STATIONARY EXAMPLE 2

Stationary lot 2 is focused mostly on circulation throughout a neighborhood. The tiny homes within the lots create a pathway throughout the community, integrating the people into their surroundings. The site is a transition point from one lot to another, featuring methods of travel that were not apparent in previous communities. There now is a better connection between the lots of the neighborhoods, and with a better connectivity comes better sense of community. In a way, these lots could be brought together and connected between each other. If a neighborhood introduces these one lot communities, there will be a much better connection between residents of the neighborhood itself. Again, it is important to note that these four lots are not the only configurations in which the communities may

begin to take shape. Each lot is different, and each lot has the ability to adapt to the surrounding environment. The purpose of these four lots as an example was to show that in four different lot conditions within the same neighborhood, there are a variety of different site configurations that go into creating community on a larger scale, stemming from the lots themselves.



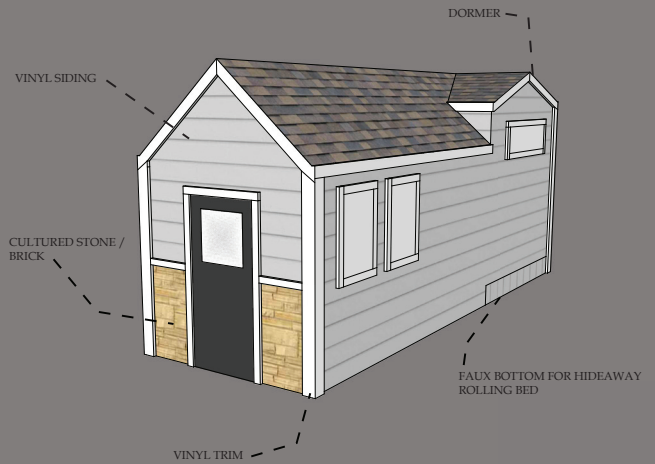
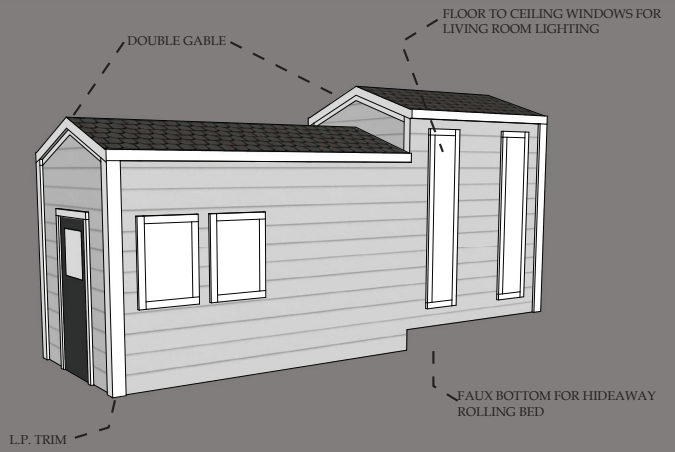
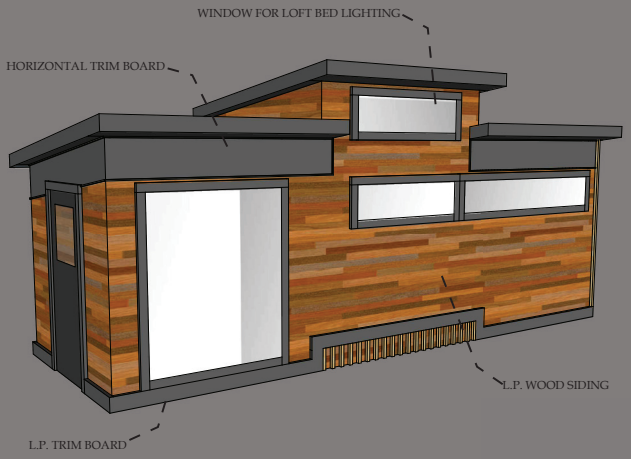
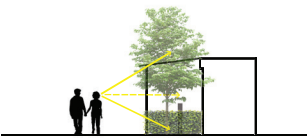
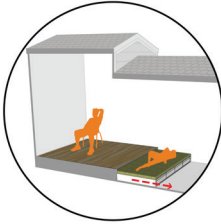
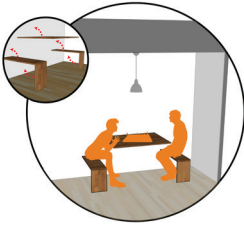




4-8 TINY HOME DESIGN

The design of the tiny homes is an extension of the community aspect of the lots. The homes are a way of bringing the necessities of every day living to a 200 square foot space. This idea of downsizing helps create the community on these individual lots. Without the tiny homes, the lots would not be big enough to support multiple residences on the site. It is important that the details of the house create an environment that is not alienating to the residents or the general public but are conducive to the environment surrounding the one lot communities. Therefore, the decision was made to use existing site conditions in the design of the homes in the neighborhood. Tiny homes may take many skins, and these three examples are not the only three ways a tiny home may look. Whatever situation these tiny home

communities are introduced to, they are designed to be able to adapt to their surroundings and fit into the community rather than be completely different. The interiors of the tiny homes are designed to be as accommodating as possible, giving the users as much space in their homes as they need, making 200 square feet feel like 1000. This is accomplished through the intricacies of the design of every day elements in the homes, such as the tables, the sleeping arrangements, and even the living quarters. Everything has a purpose in a tiny home and in many cases, multiple purposes. Therefore, there is no such thing as wasted space within. If there is a design element to the tiny home, it serves a function to help create the most space out of as little as possible.





Tiny Home Design 1



Tiny Home Design 2



Tiny Home Design 3

This thesis has researched the idea of community. Community, as a general standard of living on a macro scale, and more specifically, community at a micro scale, and how it plays an essential role in the redevelopment of neighborhoods in struggling areas. Through these investigations, a solution was proposed that not only linked the community of a neighborhood but rehabilitated the vacant lots within that have been previously viewed as a problem. It is important that this solution act as both a private realm of residence and a public area of circulation that was implemented into the surrounding neighborhood as a means of shared space, not as a private lot that is only accessible by the residents. The use of tiny homes on the site allowed for this interaction to occur. Because of the customizability of the tiny homes, the sites could respond in a manner that was influenced by the neighborhood, not by

precursory notions of how a community should be built. It is with the assumption that these investigations be further carried out in an attempt to develop communities in need of rehabilitation. This thesis is a starting point for further studies that will hopefully lead to actually implementing these strategies of a one lot community into an existing neighborhood to help further the progression of growth within begin to take shape. Each lot is different, and each lot has the ability to adapt to the surrounding environment. The purpose of these four lots as an example was to show that in four different lot conditions within the same neighborhood, there are a variety of different site configurations that go into creating community on a larger scale, stemming from the lots themselves.