

Citizen Architecture: Reinventing the American Legacy City

SA 104

Sat. June 23, 2018

1.00 LU RIBA

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Acknowledgements/Credits

[Optional slide]

Speakers List

- **Klaus Philipsen, FAIA**
ArchPlan Inc., Baltimore, MD
- **Roger Steven Lewis, FAIA**
Design Director, City of Detroit, MI

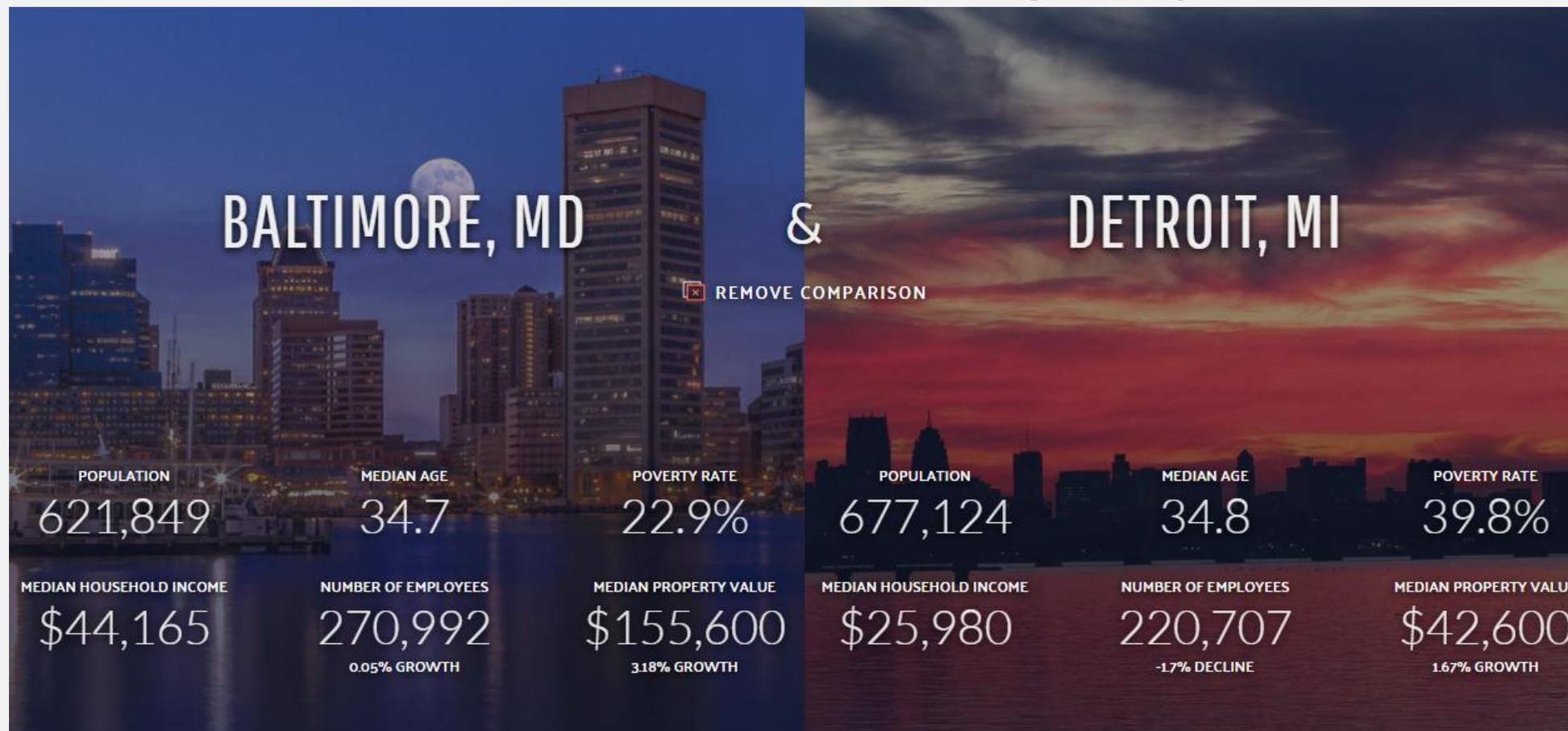
Course / Learning Objectives

- Recognize inadvertent and overt patterns of segregation and inequity, and discover strategies to reset those as volunteers, as civic-minded architects and as community activists.
- Employ community-engagement techniques that respect existing communities.
- Find opportunities to engage in community development as a practitioner, volunteer, or citizen architect.
- Incorporate equity and community development aspects into development-related commissions.

Why Baltimore and Detroit are good to discuss reinventing the city and equity



Baltimore & Detroit Legacy Cities



What comes to your mind when you hear Baltimore?

Baltimore & Maryland comparison



BALTIMORE: REINVENTING AN INDUSTRIAL LEGACY CITY

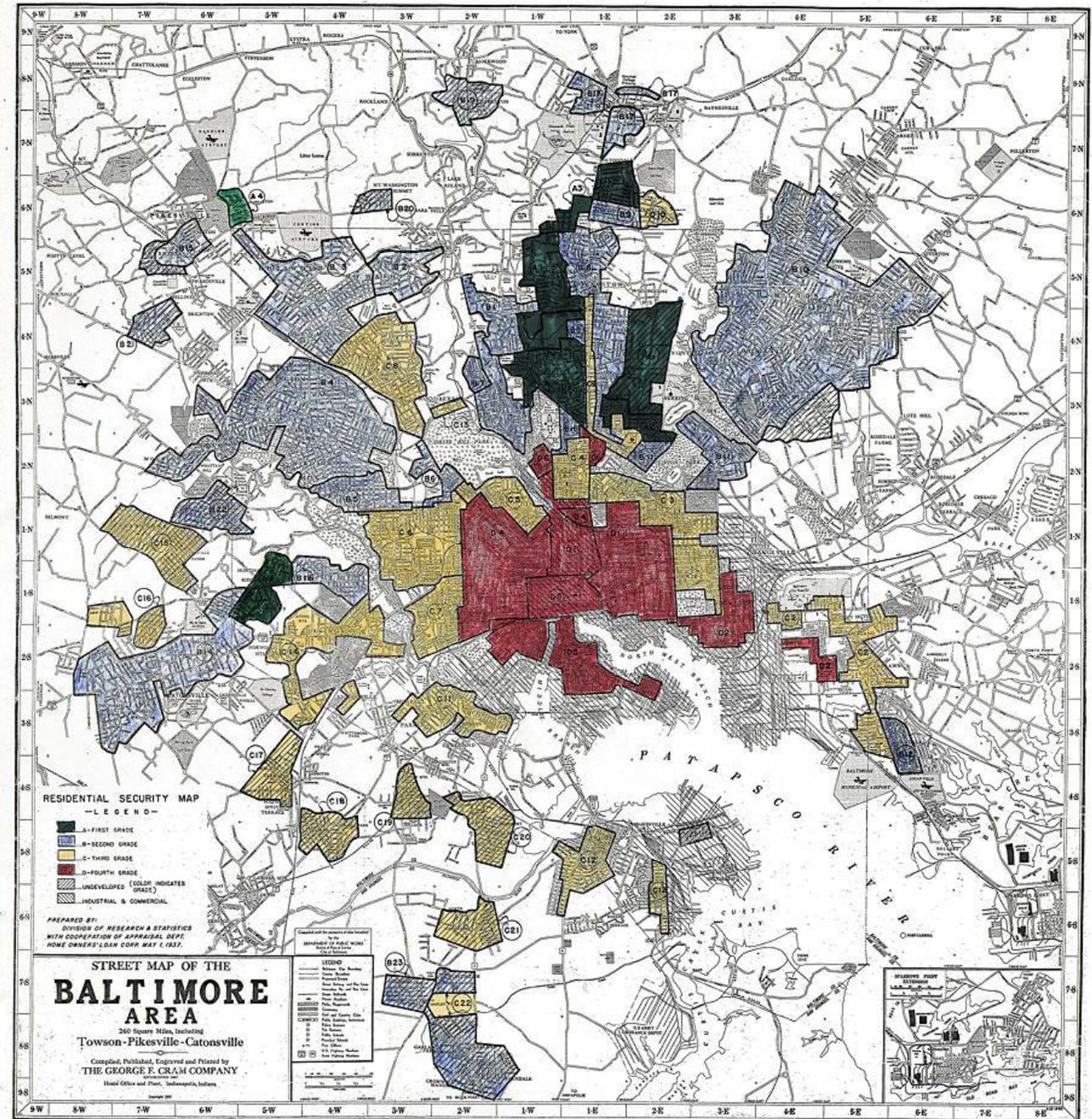
Klaus Philipsen



Baltimore: Reinventing an Industrial Legacy City is an exploration into the reinvention, self-reflection and boosterism of US legacy cities, taking Baltimore as the case study model to reveal the larger narrative. Author Klaus Philipsen investigates the modern urban condition and the systemic problems involved with adapting metropolitan regions into equitable and sustainable communities, covering topics such as growth, urban sprawl, the depletion of cities, social justice, smart city and open data, transportation, community development, sustainability and diversity. Baltimore's

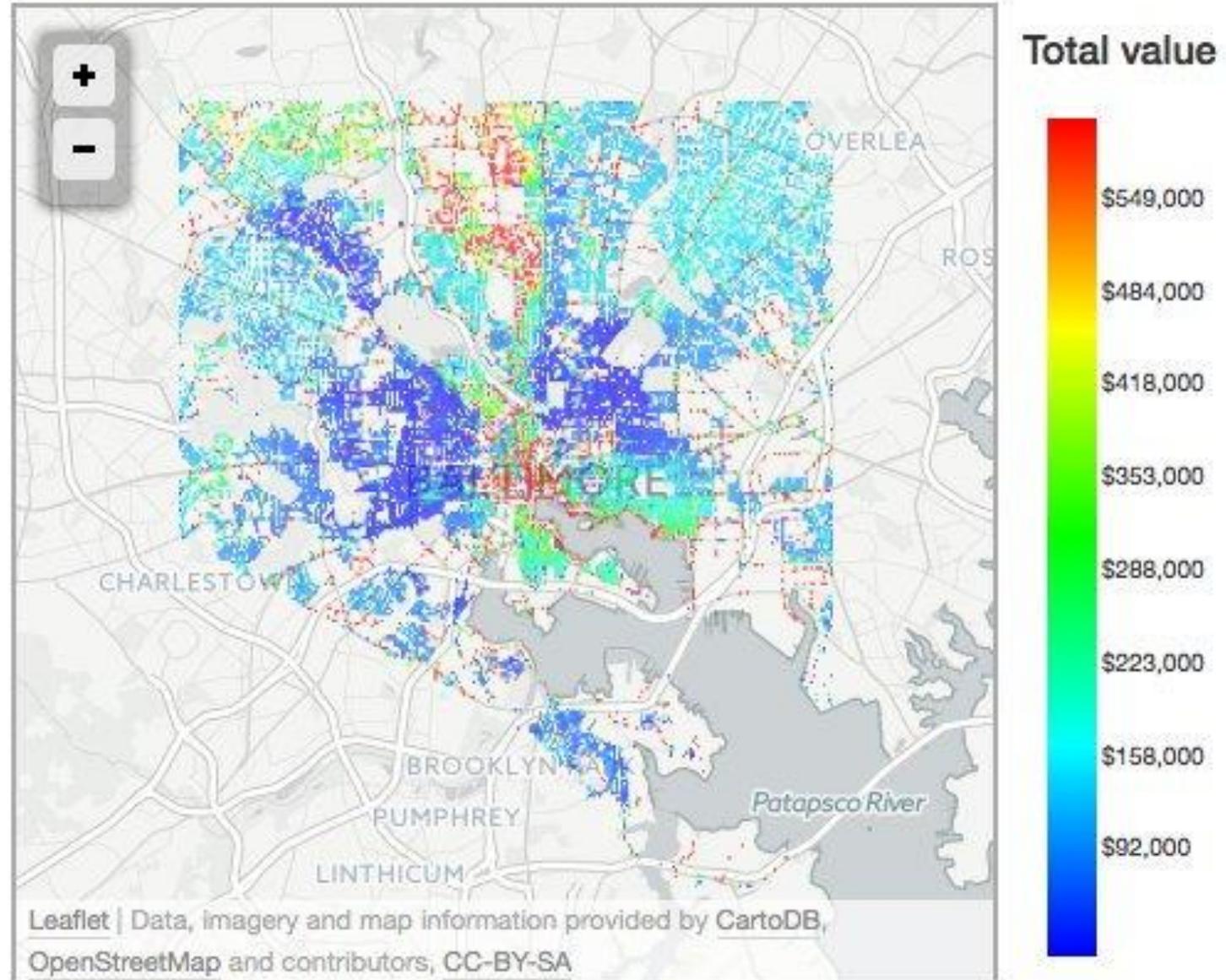
Redlining map

[book title]



Property values in Baltimore, MD

To this day lowest property values occur in Areas which were previously redlined



Baltimore and Equity



Old and new, poor and rich



Do you think there is equity in planning and investing in your city ?

Poll everywhere slide

Tension

Baltimore unrest April 2015



Architects can no longer just focus on Bricks and mortar but must consider equity



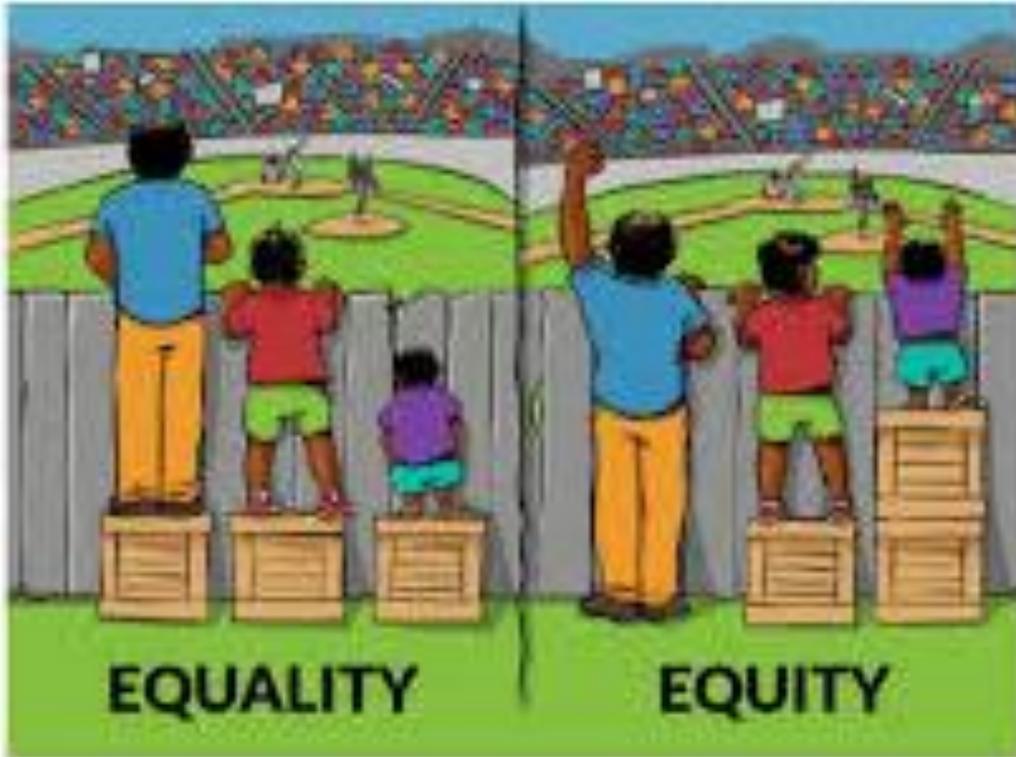
Does your firm's leadership represent the diversity of the community it serves?

[Insert poll, graph]

Lots of inequity is historic and systemic and requires social impact funds, affordable housing funds and reform of how investments are made.

My presentation will focus on future trends and how they can aide equity.

What future trends can create more equity?



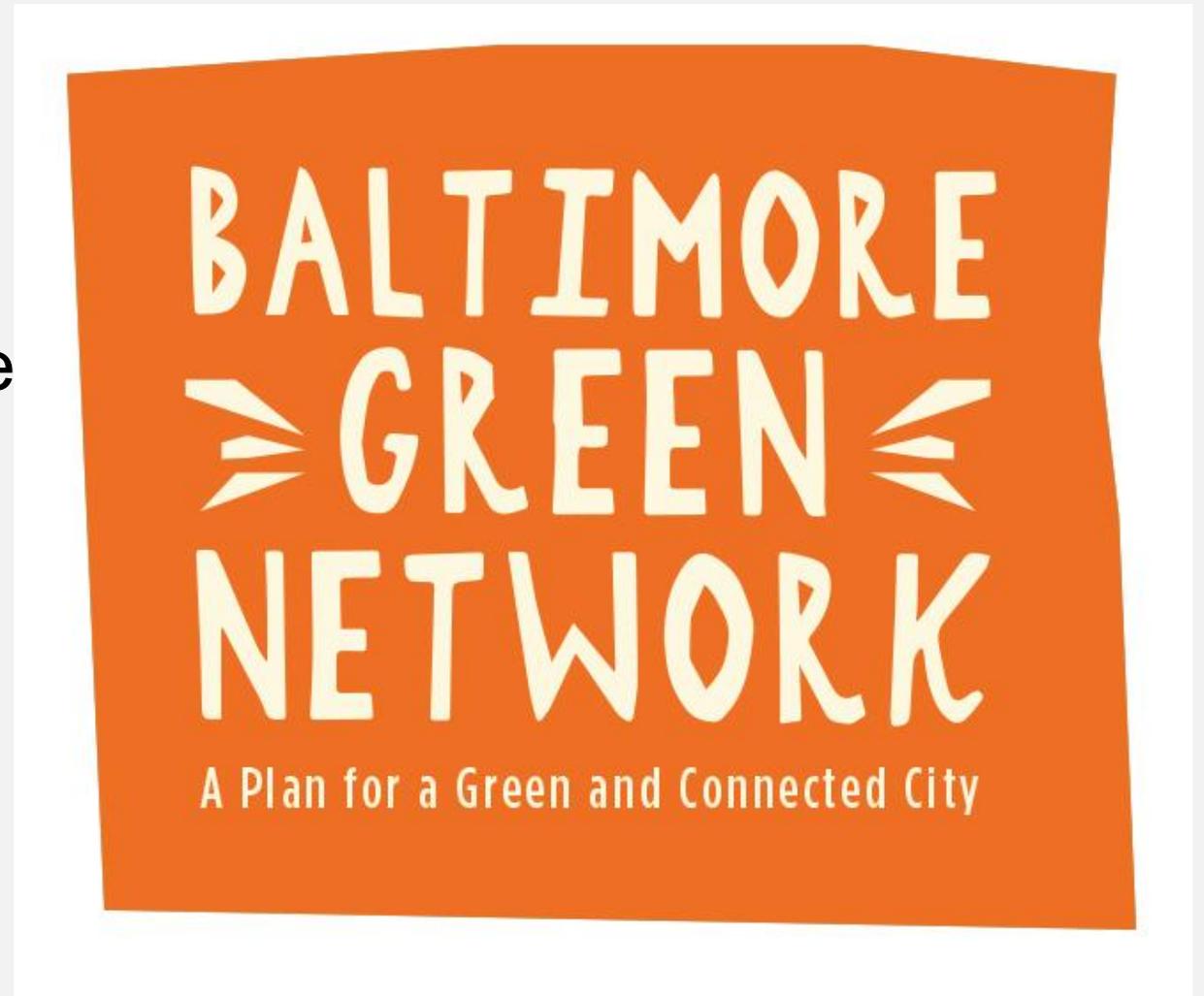
1. System Thinking
2. Information Technology
3. The Future of Work

1. System Thinking



System thinking

If you care about the future of blighted and disinvested communities and believe in the power of better connecting Baltimore's green infrastructure to build a stronger city, then Baltimore Department of Planning needs to hear from you!



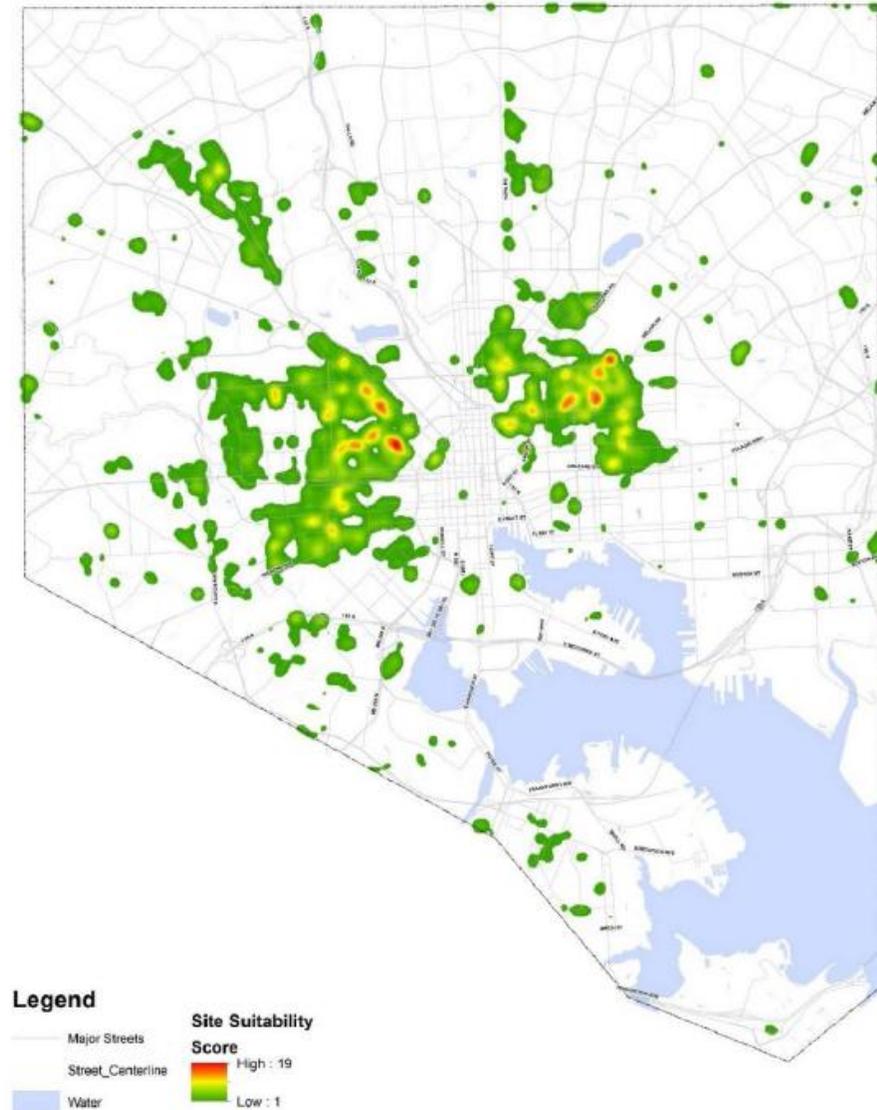
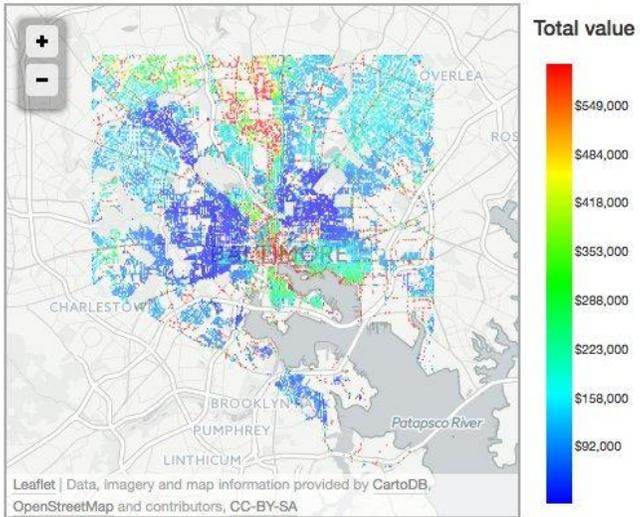
ANALYSIS

HOT SPOTS: THE BEST OPPORTUNITIES

This Hot Spots map, highlighted in red and yellow, shows the **best places to begin building the Green Network.**

This hot spot map is built from existing and historic layers of our parks, streams, trees, open space, and vacant properties to identify **opportunities for new and better green space connections in our city.**

Property values in Baltimore, MD



2. Technology

Technology as equalizer:

Example:

Autonomous Vehicles (AV) combined with, electric propulsion & fleet based dispatch and transit:

Equity potential for the SAEV

1. Cleaner air, a healthier city
2. Better access to jobs and transit: the last mile
3. Lower cost through not owning and not paying for a driver
4. The repurposing of space previously devoted to parking

Why architects should care:

A possible more equitable urban transformation



3. The Future of Work

Hydroponic planting, 3 D printing, AI and robots as equalizer

1. Urban food production
2. Production for one's own needs
3. Lower entry threshold in the world of commerce

Urban Food production now

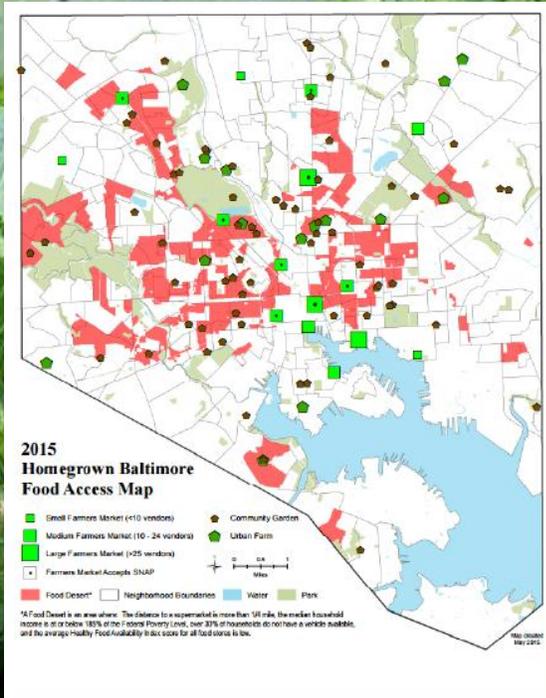
Homegrown Baltimore: Grow Local

Baltimore City's Urban Agriculture Plan



STEPHANIE RAWLINGS-BLAKE
MAYOR

Adopted November 2013 by the Baltimore City Planning Commission



Urban Farming Future



The Gig Economy

The gig economy

42 million

US workers are 1099

65 million

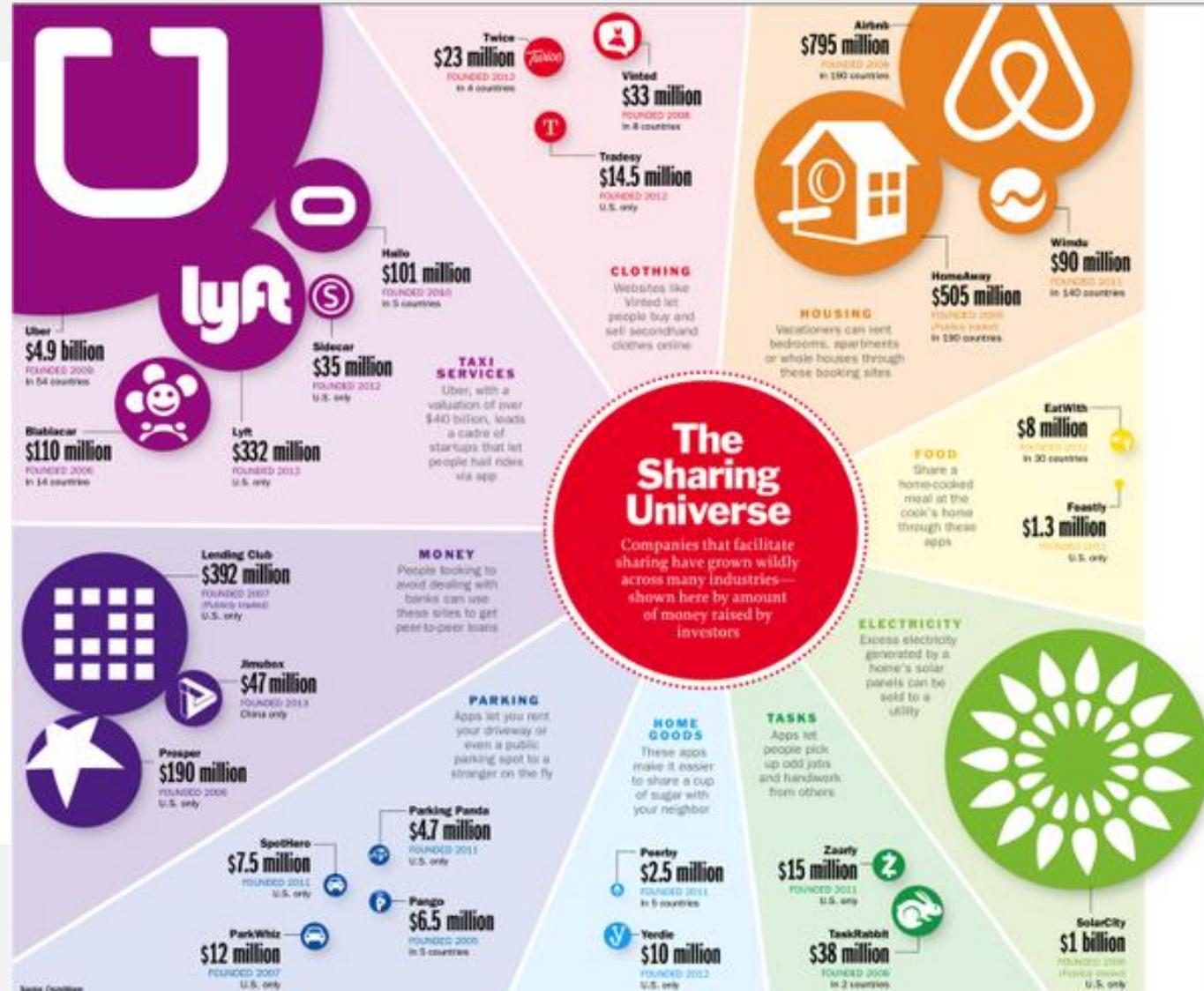
Projected increase by 2020

34%

of the workforce has a second job

1 of 3

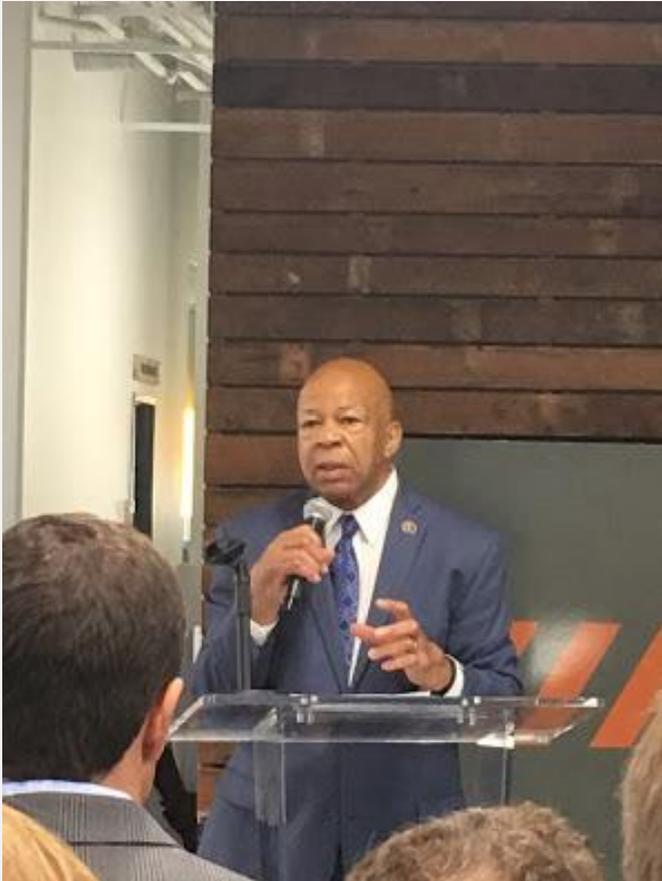
Millennials freelance



Production



Reinventing the American Legacy City



“Our diversity is not our problem it is our promise..

The question is always whether all of Baltimore will rise together or whether we will leave some behind”

Elijah Cummings, Congressman, MD 7th District
At the Opening of OpenWerks, Baltimore
Sept 2016

“Nothing About Us, Without Us, is For Us”



THE SPIRIT OF DETROIT

kim kozlowski
photography

The Detroit the World Sees

The city of Detroit has filed for Chapter 9 Bankruptcy, making it the largest-ever municipal bankruptcy in U.S. history. Once the centre of America's booming auto industry, the debt-riddled city has been in a drastic decline for 50 years.

63%
drop in population

since the auto-industry boom in 1950

1950 1.8 million

2012 701,750

Population has dropped 26%
since 2000 alone

26.7% are under 18 years old

11.5% are 65+

82.7% are black or
African American

27.8% were unemployed
in July, 2009

16% were unemployed
in April, 2012

40% of streetlights
don't work

53.8% home ownership rate
Michigan average is 73.5%

78,000 abandoned buildings
66,000 abandoned lots

Distress in Detroit

\$18,000,000,000+
in accrued obligations

100,000
creditors

Even if the city could raise taxes to pay its obligations,
its citizens would not be able to afford it.
Detroit tax rates are at their current legal limits.

Per capita income

\$15,261

Michigan: \$25,482

Median household income

\$27,862

Michigan: \$48,669

36.2%
are below the
poverty level

In Michigan it's 15.7%

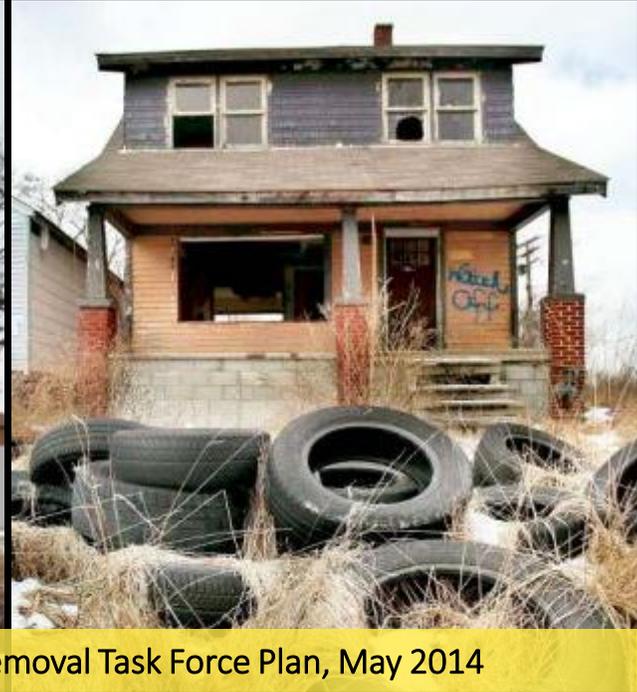
2 out of 3
ambulances
are out of
commission

58 minutes
on average for police to
respond to calls
National average: 11 min.

52
out of every 1,000 girls aged
15-19 have given birth
Michigan average is 24

1,000
out of every 12,000 fires
per year are arson

DETROIT IS BLIGHTED



Detroit Blight Removal Task Force Plan, May 2014

With 80,000 vacant structures in Detroit low property values leave owners few incentives to maintain their properties and many walk away.

The Unfair Portrayal

History Erased



The Unfair Portrayal

History Erased

Brush Park, Detroit
February 2011



The Unfair Portrayal

History Erased



The Detroit We See

The Beautiful Discovery

Detroit's People



Moving Detroit Forward in a New Era



2013 Mike Duggan elected to his first term
as mayor of Detroit

On July 18, 2013, Detroit Found Itself Completely Unable to Pay Our Bills

The Detroit News

Friday, July 19, 2013 Metro Edition

DETROIT'S RECKONING

CITY FILES LARGEST MUNICIPAL BANKRUPTCY IN HISTORY

Decades of decay, high debt lead to filing

Future uncertain in Chapter 9 case

Creditors to fight insolvency claim

Petition is move into the unknown



BY ROBERT SNELL, DANIEL HOWES, CHAD LIVENWOOD AND DAVID SHEPARDSON
The Detroit News

Detroit — The city of Detroit filed the largest municipal bankruptcy case in U.S. history Thursday, culminating a decades-long slide that transformed the nation's iconic industrial town into a model of urban decline crippled by population loss, a dwindling tax base and financial problems.

Gov. Rick Snyder justified approving the historic filing by reciting a litany of the city's ills, including more than \$18 billion in debt, maxed-out tax rates, the highest murder rate in 40 years, 75,000 abandoned buildings and a half-century of residential flight. He

Mayor's Top Areas of Focus

Retaining and Growing Detroit's Population

Education and Workforce Training

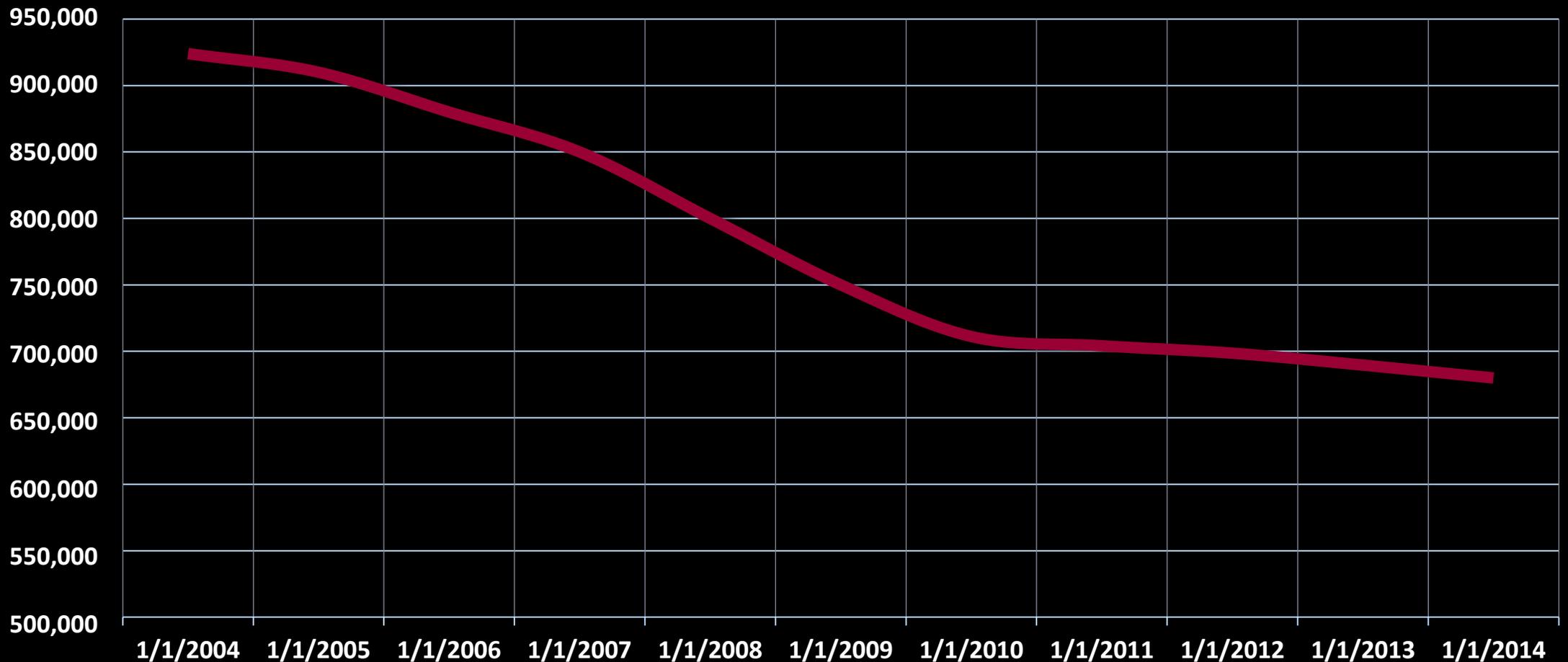
Job Creation

Public Safety

Planning an Inclusive Vision for Detroit

From 2004-2014, 244,000 Detroiters Moved Out of the City

We lost more than 25% of our population in one decade.



Mayor Duggan's Directive



"My dream for Detroit is to see its population grow again for the first time in my lifetime,"

Mayor Duggan.

Increase Detroit's population by retaining and attracting residents.

Mayor's 2021 Vision:

Detroit's population has grown
and

Every **Detroiter** has had an
opportunity to participate
in that **growth**.

Mayor's 2021 Vision:

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Mayor's Top Areas of Focus

Retaining and Growing Detroit's Population

Education and Workforce Training

Job Creation

Public Safety

Planning an Inclusive Vision for Detroit

The Role of the Planning & Development Department



2016 Maurice D. Cox appointed by mayor
Duggan to lead Detroit's Planning &
Development Department

PDD's 2021 Vision:

A **Healthy** and **Beautiful Detroit**,
Built on **Inclusionary Growth**,
Economic Opportunity,
and an atmosphere of **Trust**.

What do we need to do to build a vibrant Detroit with opportunity for everyone?

PDD'S Mission:

To Build a city **SECURE** in its Future, **GROUND**ED in its Roots and **HOPEFUL** in its present state.



3 Regional Urban Design Offices East, West & Central

5 architects, 5 landscape architects, 5 urban designers, 5 city planners
5 Historic Preservationist

Each regional design office is composed of Interdisciplinary design teams led by a Design Director





3 Citywide Divisions

Office of Zoning Innovation and Historic Preservation
Office of Strategic Planning/Arts and Culture
Office of Yes! (Higher Ed and Philanthropic Partnerships)



60%

People of
Color



55%

Leadership
is Female



30%

From
Michigan



12

Languages
Spoken

Downtown is the **HEART** of the City



...it belongs to everyone





**Neighborhoods and their Residents
are the **SOUL** of the City**

Life-long Detroiters, Planning to Stay



Life-long Detroiters, Planning to Stay



Detroit's Stronger Neighborhoods



Boston Edison



University District



Indian Village



Woodbridge



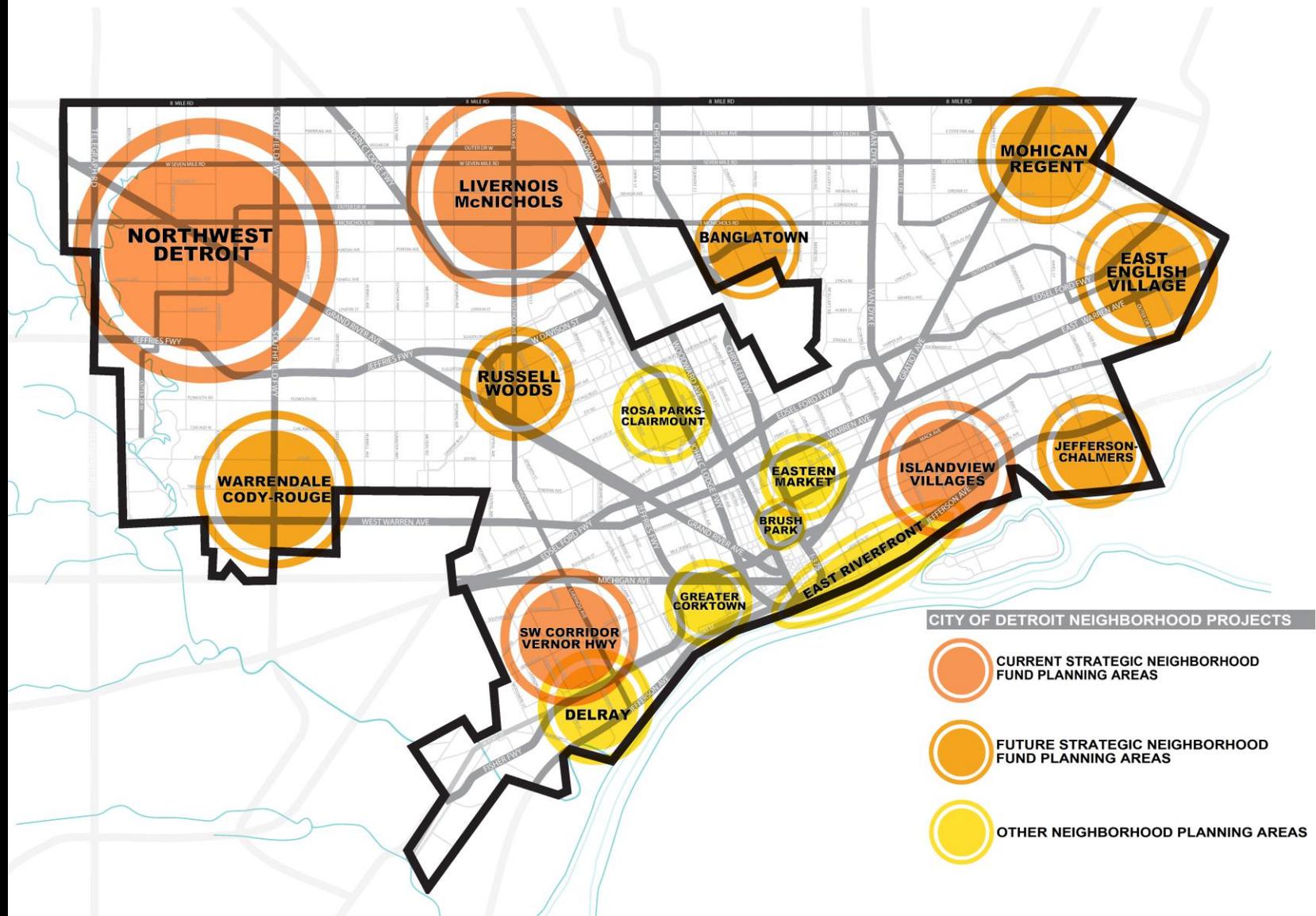
Lafayette Park Townhomes



Lafayette Park Towers

Strategic Neighborhood Planning Areas

STRATEGIC NEIGHBORHOOD FUND INVESTMENT AREAS



Key Strategies > *Outcomes:*

Strengthen Single Family Housing > *Stability*

Develop Multi-Family / Mixed-Use > *Opportunity*

Enhance Neighborhood Retail > *Convenience*

Extend Mobility > *Connectivity*

Landscape / Land Stewardship > *Cohesion*

and

Community Engagement > *Trust*

Community Engagement:
The Cornerstone of Our Planning Process

04

**PUBLIC
FORUMS**

04

**ADVISORY
GROUP
MEETINGS**

08

**FOCUS
GROUP
MEETINGS**

**ENGAGING RESIDENTS
AND STAKEHOLDERS TO
PRIORITIZE NEEDS**

Community Mapping Exercise

St. Gabriel's Church, Southwest Detroit



Put a green dot on the **places you like**.

Pon un punto verde en **lugares que te gustan**.

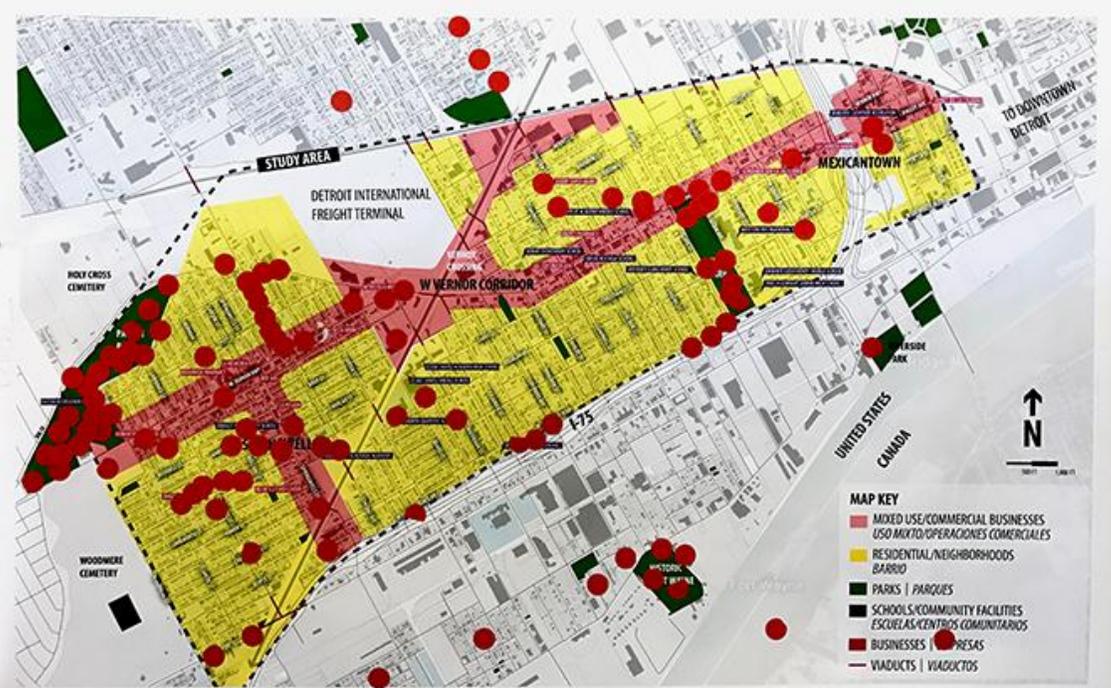


WEST VERNOR CORRIDOR—NEIGHBORHOOD FRAMEWORK PLAN FORUM
LA CARRETERA DE WEST VERNOR—FORO PARA CREAR UN PLAN PARA EL VECINDARIO



Put a red dot on **places you'd like to see changed**.

Pon un punto rojo en **lugares que te gustaría ver cambiado**.



WEST VERNOR CORRIDOR—NEIGHBORHOOD FRAMEWORK PLAN FORUM
LA CARRETERA DE WEST VERNOR—FORO PARA CREAR UN PLAN PARA EL VECINDARIO



NEIGHBORHOOD REVITALIZATION

ESTHER YANG, DESIGN DIRECTOR – EAST
City of Detroit, Planning and Development Department



TIMING



Mow



Repair



Demolish



Remove



Light



Clear



Stop

TRUST



PDD East: ~280 Moments of Engagement; ~20 Months

LISTEN



CONFIRM FEEDBACK

WHAT WE HEARD...

Rents are increasing; People need to be able to stay in the neighborhood

Need places for youth and seniors

Safe streets you want to stroll

Need for neighborhood shopping



OPTIONS & PRIORITIES (WORKS IN PROGRESS...)

WHAT WE HEARD... Rents are increasing; People need to be able to stay in the neighborhood

Create existing residents package
Rehab city-owned homes and keep them affordable

Need places for youth and seniors

Butzel Family Recreation Center ; Beltline Greenway

Safe streets you want to stroll

Kercheval and Jefferson, Pedestrian Crossings,

Need for neighborhood shopping

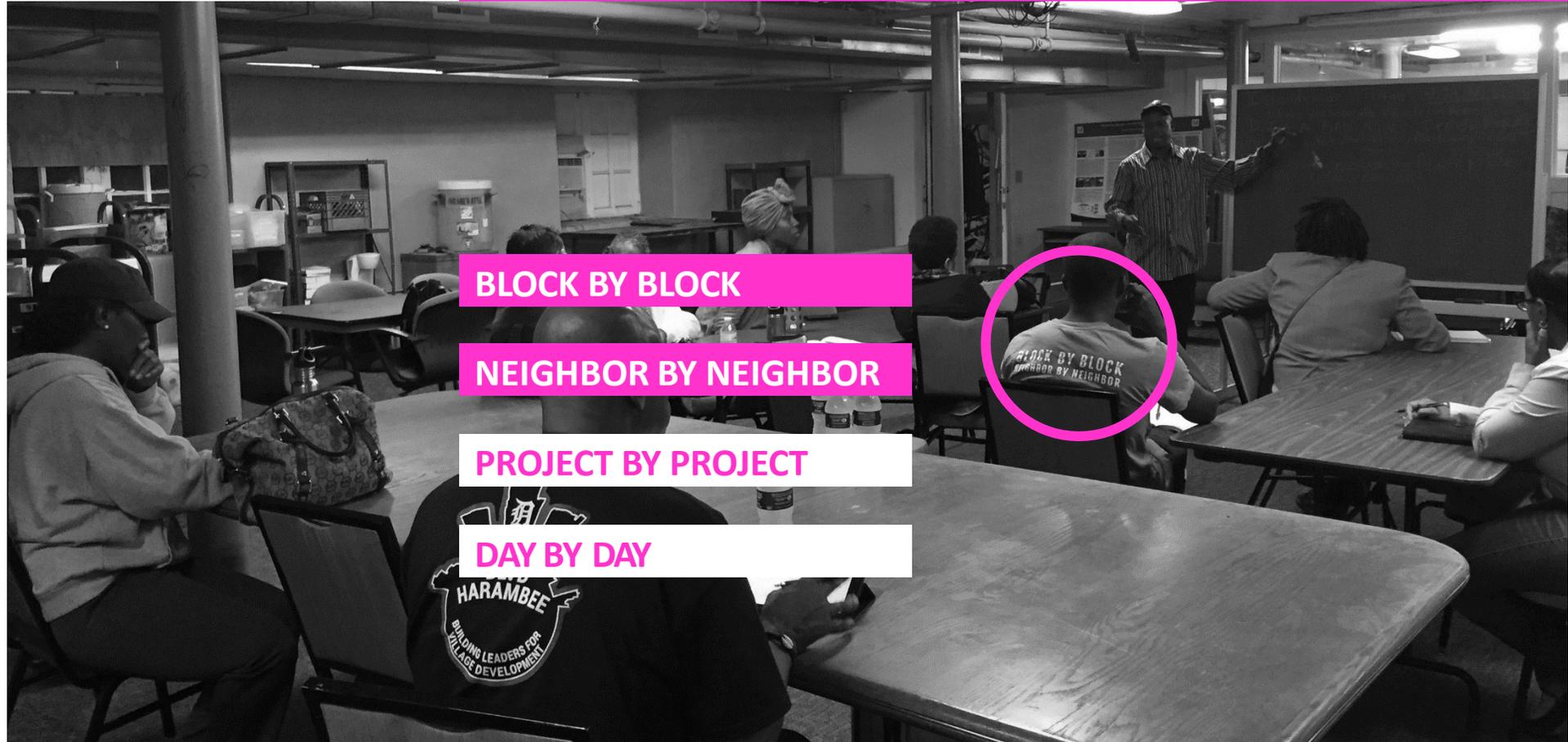
Build on what's happening on Kercheval



ACT... (AND BETTER YET) ... ACT TOGETHER



ONWARD -- ENERGY AND PASSION



BLOCK BY BLOCK

NEIGHBOR BY NEIGHBOR

PROJECT BY PROJECT

DAY BY DAY



Will Look Like This...



**After 10 Rounds...\$5 Million in Grants Have
Leveraged \$33 Million in New Investment**



A Model for Detroit's Future

What is a 20-Minute Neighborhood?

A 20-minute neighborhood is a place with convenient, safe, and pedestrian-oriented access to the places people need to go to and the services people use nearly every day or on a regular basis – without relying heavily on a car.

A Walkable Environment

A detailed illustration of a walkable urban environment. The scene is set on a wide, paved sidewalk lined with mature trees and colorful flower beds. In the foreground, a woman in a grey dress walks towards the viewer, while a man in a black t-shirt and blue jeans carries a large basket of green leafy vegetables. To the right, a man in a brown jacket is riding a bicycle. In the background, several other pedestrians are walking, and a man in a suit is sitting at a small outdoor cafe table with a woman in a blue dress. The overall atmosphere is bright and active, representing a community where daily needs can be met on foot or by bike.

Mobility / Non-Motorized Transportation

Bike Network Strategy





RESPECT for HISTORY.

*Because this is about more than
just bricks and mortar...*

A person with dark curly hair, wearing a dark t-shirt and black pants, stands in a garden. The garden features vibrant pink azaleas and green bushes. The background is a dense forest of tall trees. The text "RESPECT for NATURE." is overlaid in white, with "RESPECT" and "NATURE." in all caps and "for" in lowercase. The person's t-shirt has some text on it, including "oor Afro" and "ader".

RESPECT for
NATURE.



RESPECT for
MOBILITY.

A man wearing a light blue short-sleeved shirt, blue jeans, and a tan cap is crouching in a field of tall green grass and wildflowers. He is holding a camera up to his eye, taking a photograph. The field is filled with various wildflowers, including yellow and purple ones. In the background, there are trees and a fence, and a few other people can be seen walking. The sky is blue with some clouds. The text "RESPECT for BEAUTY." is overlaid in white, bold, sans-serif font across the center of the image.

RESPECT for
BEAUTY.

A woman with dark hair, smiling, stands in a construction site. She is wearing a white t-shirt with a logo that says 'Detroit Sip' and a blue cup icon. The background shows wooden framing for a building under construction.

RESPECT for LOCAL ENTREPRENEUR

*With Local Businesses such as Detroit Sip
Opening This Summer on McNichols*

A group of about ten workers, many wearing bright yellow safety vests, are engaged in maintenance work on a residential property. They are gathered around a paved driveway and a grassy area. Some workers are holding large black plastic bags, likely for debris. In the background, there is a two-story house with a gabled roof and several large, mature trees. The scene is set outdoors on a bright day.

RESPECT for
WORK.

A photograph of four young Black boys outdoors. One boy is sitting on the shoulders of another. They are all looking towards the camera. The background is a dense green forest. The text 'RESPECT for our YOUTH.' is overlaid in white, bold, sans-serif font.

RESPECT
for
our
YOUTH.

“Nothing About Us, Without Us, Is For Us”

South African Program

RESPECT for COMMUNITY VOICES





*"I've been in Detroit all my life...
went to school & college here...
& retired from Blue Cross/Blue Shield."*

Carol Jenkins, Forrer St. NW Detroit



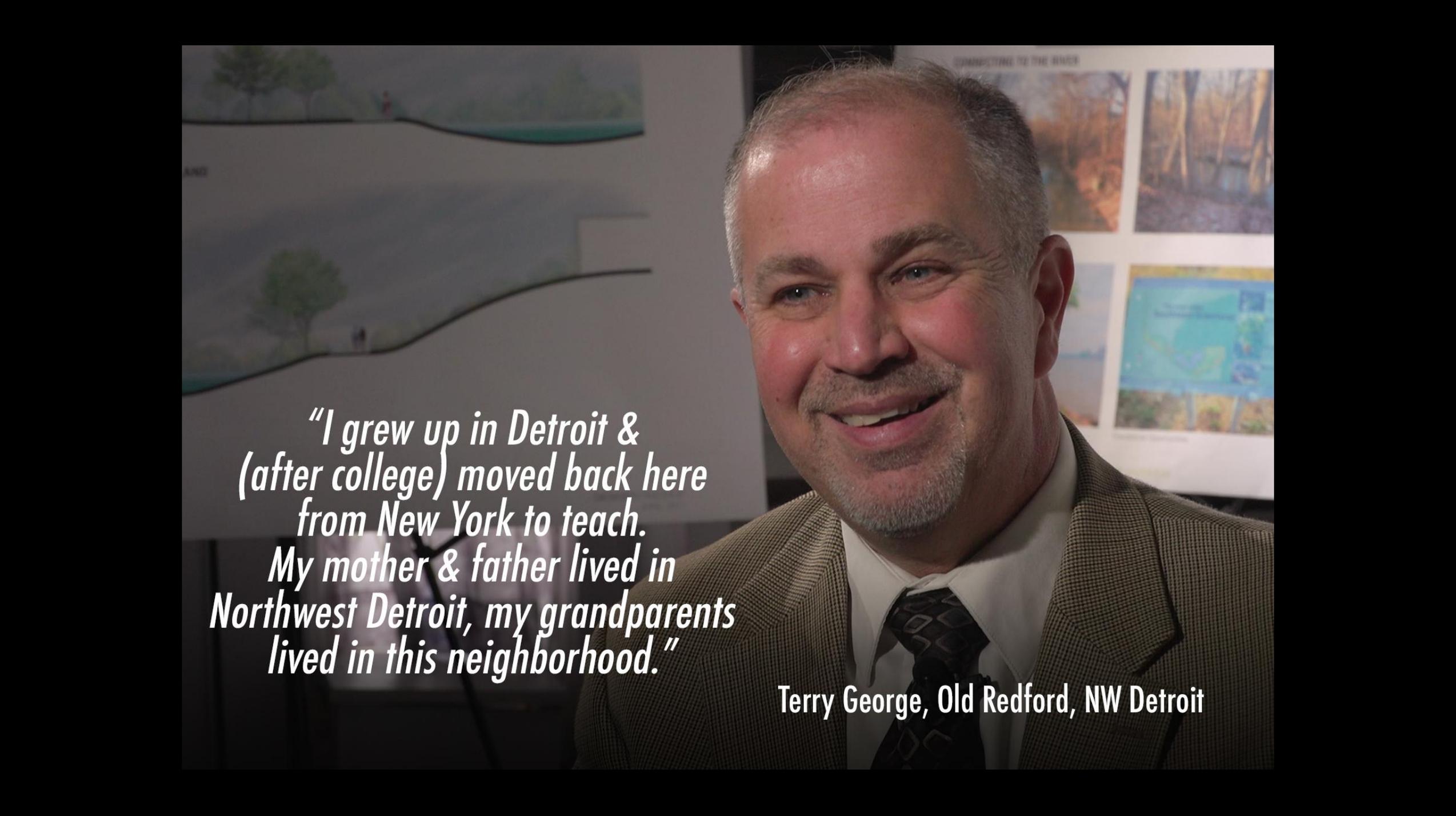
"I've lived in this neighborhood since I was 5, we were 15 children in an 8-bedroom house. If we got in trouble, neighbors would tell, we were all one big family."

Eileen Singleton, Philadelphia Ave., Detroit

A medium shot of a man with glasses and a brown sweater, speaking. The background is a wall covered with various photographs and documents. The text is overlaid on the left side of the image.

"We were one of the first African American families to move here... my grandfather lived in Black Bottom, got a job at Chrysler... put down \$1 for a house on Clairmount... and we've stayed in the neighborhood."

Lamont Causey, Clairmount Ave., Detroit



"I grew up in Detroit & (after college) moved back here from New York to teach. My mother & father lived in Northwest Detroit, my grandparents lived in this neighborhood."

Terry George, Old Redford, NW Detroit

“Nothing About Us, Without Us, is For Us”



THE SPIRIT OF DETROIT

kim kozlowski
photography