
A.1 Student Design Charrette

The impact of Gentrification

EXPLORING A ROLE FOR INTERIOR DESIGN

IND 6255 Graduate Design I (80170) IND 5235 Formative Studio I (80523)
Class Time: **Tu/Th, 2:00 pm – 6:15 pm**
Location: PCA Studio Floors

Overview

While gentrification can benefit an area by decreasing crime, improving the economy, and increasing property values it can have the negative consequences of pricing out former residents and changing the culture of the community. We need models of planning and development that involve community improvement without displacement. Gentrification is not place making but place-taking. It can destroy our collective memory of places, contributing to the global homogenization and commodification of everything. **Are the benefits and costs unevenly distributed? How can interior architecture help to mitigate this phenomenon?**

Objectives

- Understand gentrification processes, and social impacts.
- Identify the cultural standards & history of a neighborhood and its community.
- According to the cultural identity, lifestyle, demographics, and economy, identify the needs of the existing population in the area.
- Identify the relationship between the community, site, its surroundings, and the building.
- Environmental studies in order to understand the climate of the area.
- Identify building characteristics that can help in the assumptions of public and private zones, structural system, & spatial quality.

Main Purpose

- This project seeks to answer the question: How can interior design contribute to and help remediate negative effects of gentrification on community strength and vitality.
- The Design Charrette will investigate the potential options for adaptive reuse of an existing building. How can the program and design of a building help a community? What types of **retail businesses (70% of the scope)** and **services (30% of the scope)** for community can help build strength in a community? In addition, identify the opportunities and constraints of the site and building.
- The exercise will be conducted in groups. A total of **3 groups with 3 students per group approximately**.
- Students will develop their ideas into a series of design proposals that will be presented at different stages.

Duration

- Start date **Thursday, Aug 24, 2023**.
- This will be a **(3) Three-weeks** charrette.
- Final Presentations **Thursday, September 14, 2023**

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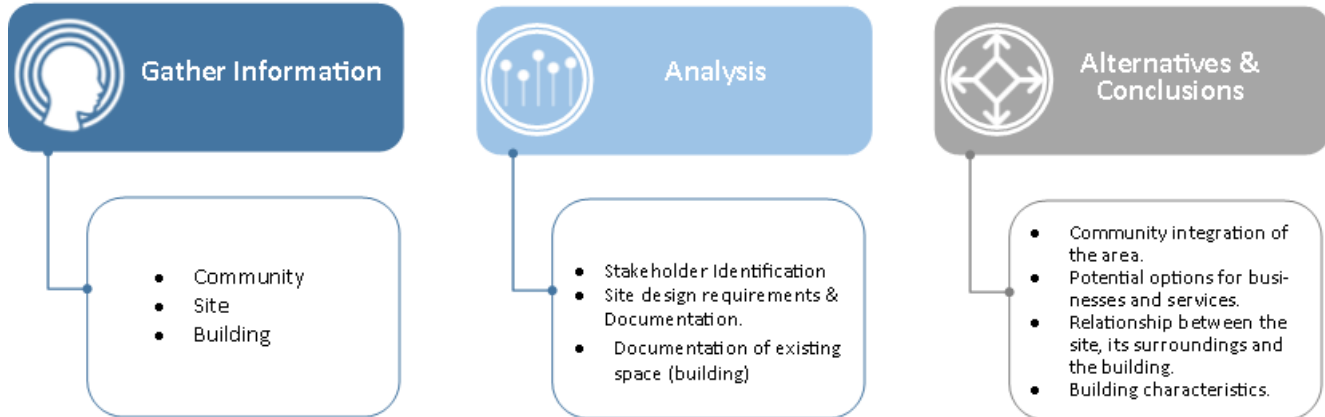
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Process

Charrette Process

A way forward to a collaborative development plan



Program/ Procedure

COMMUNITY

Gather information & analyze:

Cultural Identity. Identify the ethnic Groups

- Language
- Religion
- Traditions, beliefs, and values
- Art, Music, Food
- Identify and compile information about community groups, gather contact information for each one. Propose possible information they could provide and how we might gather it?

Make Conclusions!

Demographics/Stakeholders. Determine the population and type of users in the area.

- Race. Neighborhood racial Composition & racial connections.
- Ages/Gender. Does the community consist primarily of families, young people still approaching their prime earning years, young professionals, empty nesters, or retirees?
- Income. Find out the range of disposable income within the community.
- Family status. Are there lots of families in the area, are they multi-generational? Single parents? or mostly single adults?
- Schooling. Level of education
- Real Estate condition, types. Single family homes, small business commercial, large business commercial?

Make Conclusions!

Health and Safety

- What types of criminal activities negatively impact the area?

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- How do residents and businesses maintain a secure environment?
- What healthcare options are available for the community. Are there clinics, pharmacies, hospitals that serve this community?

Make Conclusions!

Engagement & Involvement. Leisure Activities. What type of hobbies and recreational activities do people in the community participate in?

- Social service,
- Arts, & historical organizations
- Schools, churches, service organizations, business districts, neighborhood associations, social clubs, and others.

Make Conclusions!

SITE

Gather information & analyze:

- **History of the site**
 - 20TH Century till present.... who what when where and why?
- **Land use/Zoning.** Determine the types of use of the area.
 - Neighborhood mixed---use
 - Retail clusters
 - Neighborhood schools
 - Parks & playgrounds
 - Civic infrastructure
- **Documentation of the site & surroundings**
 - Site location details (road names, address, major landmarks etc.)
 - Current context – existing buildings, car parking, roads.
 - Access to the site – car parking, bus routes, train stations, cycle routes, pedestrian walkways.
 - Accessibility – current provisions of disabled access to the site and how will this need to be considered.
 - Circulation – how do visitors/pedestrians/traffic to or near the site flow around or within it.
 - Vegetation – landscaping, greenery, shrubs and trees, open spaces.
 - Views – where are the best views to and from the site? Which is the most likely feature aspect?
 - Building context – what style, period, state of repair are the surrounding buildings. Is it a historical/heritage/conservation area. Will your design need to reflect the existing style?
 - Surfaces and materials around the site.
 - Weather – how does the weather affect the site? Is it well shaded, exposed?
 - Noise and pollution – is the site in a particularly noisy area? Or near industrial buildings that produce levels of pollution. Is it nearing a facility that creates smoke?

Make conclusions!

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BUILDING

Gather information & analyze:

- Building Ownership
 - Who owns the building? How long have they owned it? Could there be a better ownership model?
- Documentation of the building.
 - Light Analysis
 - Structure
 - Measurements
- Identify building characteristics that can help in the assumptions of:
 - Public & private zones,
 - Enclosures
 - Spatial Quality
 - Zoning and Circulation
 - Dominant issues

Make conclusions!

ALTERNATIVES & GENERAL CONCLUSIONS

According to your analysis:

- Summarize what are the community's strengths, weaknesses, opportunities and threats?
- Make a general conclusion based on the findings of the community, site, and building analysis.
- Propose a possible solution, what could be appropriate design typologies for this community, site, and building. Tell us why.
- Present your alternatives for businesses and services for the community integration of the area.

Recommendations

- The use of maps, comparative graphs, and diagrams will help you to carry out your analysis.
- Make a simple but precise survey. Through community associations, consider reaching out to community members.
- Use the building drawings (on the class website) for your building documentation.
- Make group discussions to produce ideas and draw good conclusions.

Deliverable-Product

Final presentation Poster & Booklet

Digital presentation (PDF)

8-1/2" x 11" Hard Copy Booklet

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Due Dates

Assigned

Thursday, Aug 24, 2023.

Desk Critiques **Mandatory**

Tuesday, Aug 29, 2023.

Thursday, Aug 31, 2023.

Tuesday, September 05, 2023.

Thursday, September 07, 2023

Tuesday, September 12, 2023

Final Presentation

Thursday, September 14, 2023

“Don’t forget to cite every source you use in your work and presentations. It is essential to avoid Plagiarism.”