Jessica Lyn Sherlock

M.Arch 2019

Of People and Place

Milwaukee's Center Peace Sherman Park neighborhood is fragmented by vacancy. Countless empty lots and boarded-up houses provide the community with few resources and little public space.

This project looks at vacancy as an opportunity to reimagine urban neighborhoods as systems of mixed-use public places. As a case study, this thesis proposes a system of urban gardens, community kitchen, and healthier corner store to address the food desert in the Center Peace community within Sherman Park. A study of existing architectural patterns yielded a set of formal elements including stoops, porches, balconies, and low walls. These elements describe a vernacular architectural grammar and reflect associated social contracts familiar to the neighborhood's residents. Strategic reorganization and extension of these patterns allows new programs to be integrated into the existing residential fabric. The proposed system of food-related spaces double as resources and gathering places, aiming to provide infrastructure to enhance social bonding and fill vacancies with community connections.

table of contents

4 SCOPE

8 RESOURCES

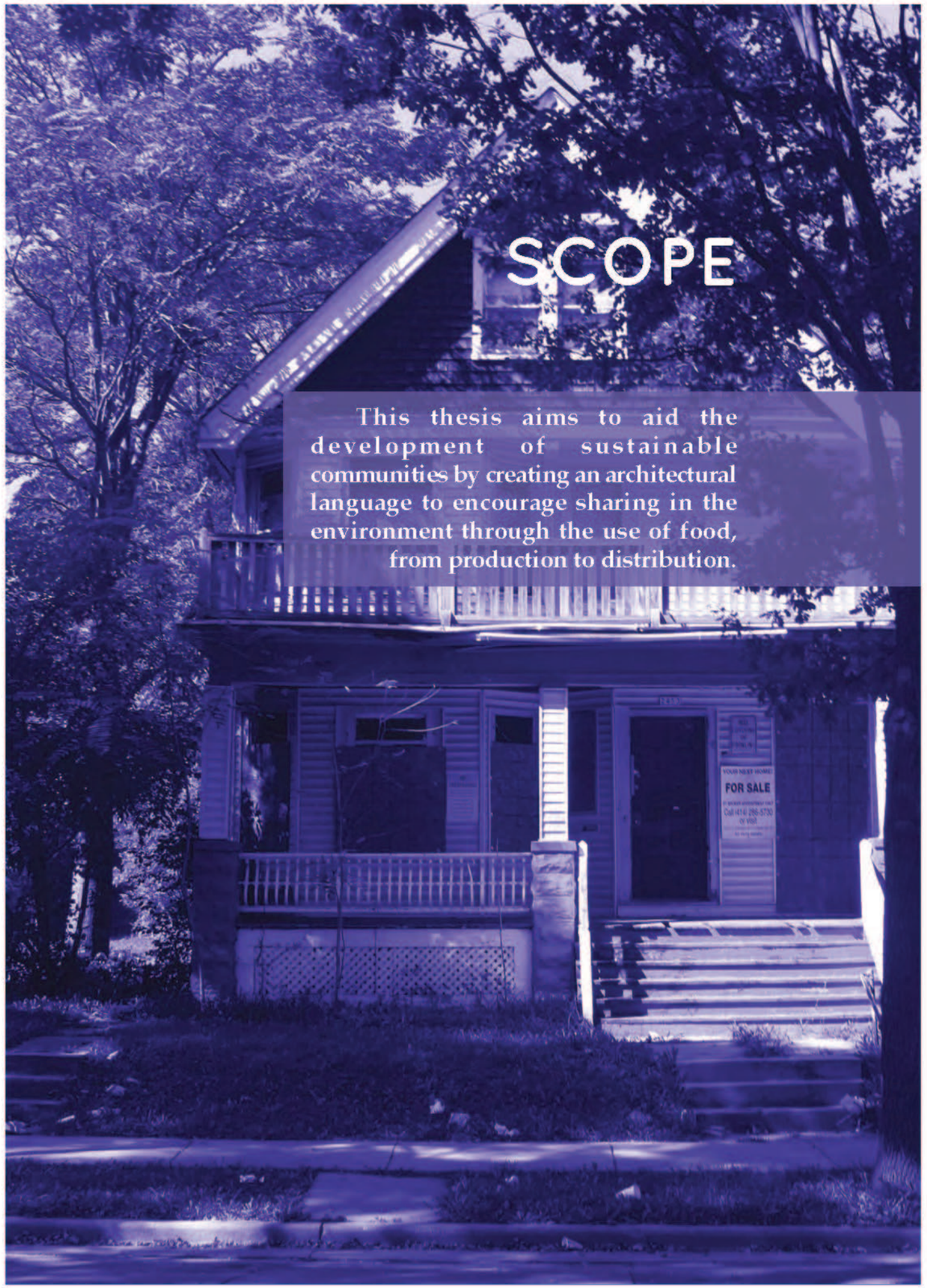
Literature Review
Precedent Studies

22 SITE ANALYSIS

Sherman Park
Health Data
Neighborhood Analysis
Main Site Analysis

46 METHODOLOGY

Milwaukee Zoning Code
Program
Pattern Language



SCOPE

This thesis aims to aid the development of sustainable communities by creating an architectural language to encourage sharing in the environment through the use of food, from production to distribution.

An Architecture of Sharing

The wellness of a neighborhood is often apparent in the physical environment. When buildings are not maintained and become dilapidated, property values fall and the general wealth of neighbors falls with it. As in Milwaukee's Sherman Park, this is often resultant from a loss of jobs, followed by services and resources. Over time, these neighborhoods become places of grief and grievance.

Lack of personal wealth may be the largest prohibitive factor to the maintenance of homes in these areas, but there is value beyond material wealth. A healthy neighborhood grows from a strong sense of ownership among neighbors who see value in place as a concept. Ownership is the quality which maintains and nurtures communities.

This project proposes that a sense of ownership can be cultivated by the sharing of spaces which are both resources and responsibilities. This idea of sharing as a driver of architecture - designing physical space to produce immaterial value, to encourage sharing as a basis for a sustainable community.

This thesis layers the need for a more sustainable community over a more basic one: the need for wholesome food in an urban food desert.

Sherman Park, while not technically a food desert,[1] struggles with similar symptoms to one. In this question of equal distribution, it is important to recognize that not all food is equal. "Food must be available, accessible, and adequate."[2] It is not only a right to food, but a right to good food and the correct food, the latter of which is a question of cultural appropriateness.[3]

In Sherman Park, processed foods outnumber healthy options almost 8:1 (see page 35). The impacts of this food swamp[4] range from direct - higher rate of health complications due to poor nutrition[5] - to long term - food illiteracy in the neighborhood and a glorified fast food culture, both of which complicate the issue and make simply providing more sources insufficient.

As something we all need, food is in itself a universal welcome. From

production to consumption and on a small scale, food is centered around shared space, shared resources, and shared responsibility.

Food is also highly dependent on culture, which is often overlooked by food dessert solutions. In the case of Sherman Park, historically and presently, a significant amount of food is purchased from corner stores, which are easily accessible and evenly dispersed, rather than full service grocers, fewer and further between.

Because of this importance, it may be more prudent to place a solution on the corner of a residential neighborhood, in the midst of the community it would serve as an effort to avoid the magnetization of outside consumers.

The other prevalent element of the area is community gardens. Urban gardening has an extended history battling inequality, beginning with the late 19th century social reformation, surviving through the years on need in the Great Depression and World War II.[6] Sherman Park and surrounding neighborhoods suffered greatly in the loss of Milwaukee's big industry in the 1970s; the need was and is great.

Through nutritional education and community engagement, urban agriculture has the ability to lay a path to recovery from the damage done by long term food insecurity in the area. This means both improved health as well as community empowerment "to free itself from outside control over how and what it eats every day."[7]

To alter the pattern of unhealthy eating and the subsequent oppression of poor nutrition, that is food sovereignty. Given the neighborhood's depression following the loss of manufacturing, the amount of open land left standing vacant is significant. Urban gardening is a natural response to the need to fill these vacancies and provide for the community left between those spaces.

1. "Go To The Atlas," USDA, last modied May 18, 2017, https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/.

2. "Fact Sheet No. 34: The Right to Adequate Food," Oce of the United Nations High Commissioner for Human Rights, 2.

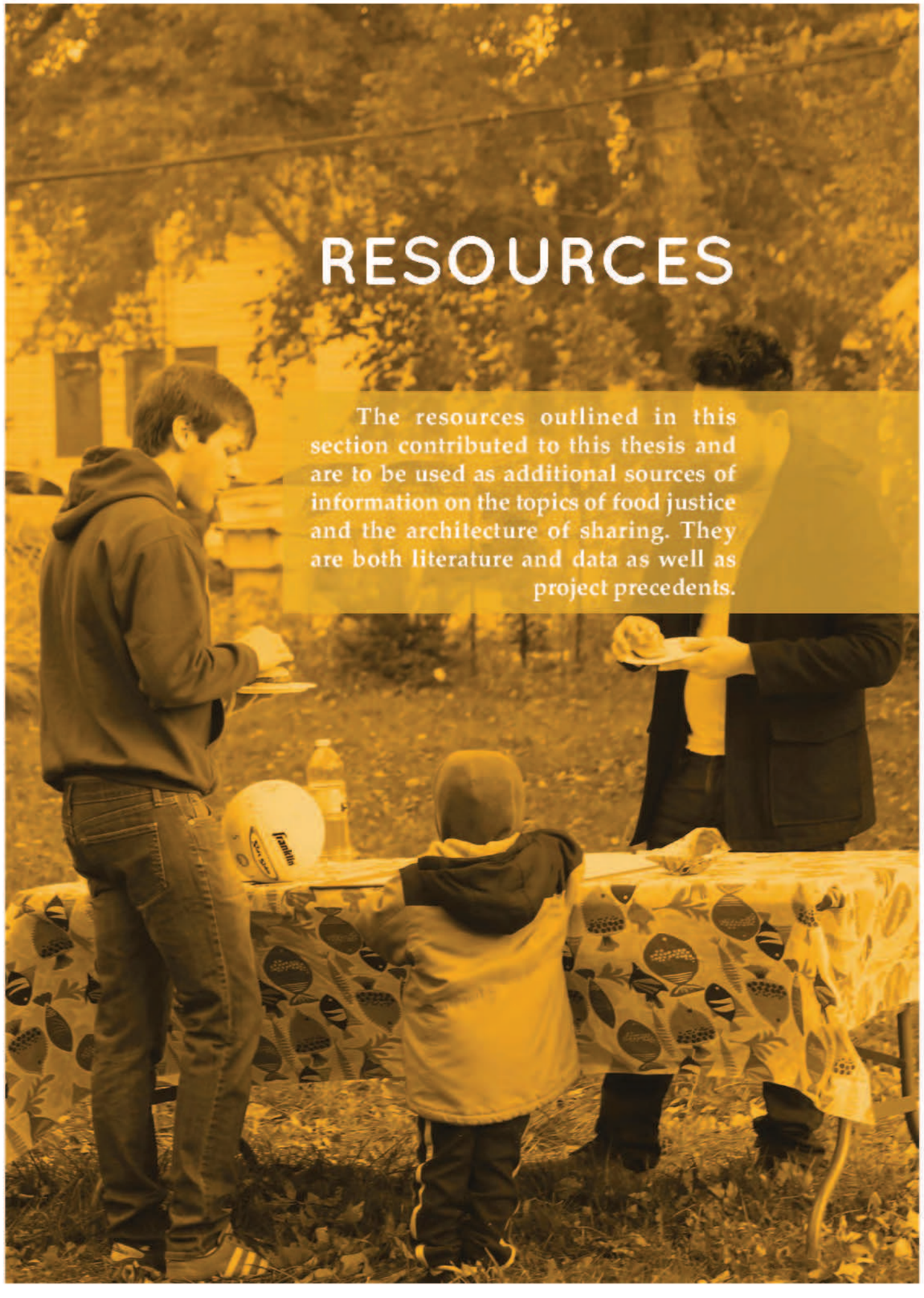
3. Kristen Aiken, "White People Food is Creating an Unattainable Picture of Health," Hungton Post, August 29, 2018.

4. Kristen Cooksey-Stowers, Marlene B. Schwartz, and Kelly D. Brownell, "Food Swamps Predict Obesity Rates Better Than Food Deserts in the United States," International Journal of Environmental Research and Public Health 14, no. 11 (November 2017): 2.

5. Andrea Freeman, "Fast Food: Oppression Through Poor Nutrition," California Law Review 95, no. 6 (December 31, 2007): 2228.

6. Laura J. Lawson, City Bountiful: A Century of Community Gardening in America (Berkeley: University of California Press, 2005) 1 - 12.

7. Steve Ventura and Martin Bailkey, Good Food, Strong Communities (Iowa City: University of Iowa Press, 2017) 11.



RESOURCES

The resources outlined in this section contributed to this thesis and are to be used as additional sources of information on the topics of food justice and the architecture of sharing. They are both literature and data as well as project precedents.

Process Verses Product

The precedents introduced here are intended to expand upon architectural ideas and aid in the formation of the language of sharing described in the methods section (pgx). They may be either lessons of process - *how* to go about the project - or lessons of product - tangible examples of similar program or topic.

The relation of process lessons to my project may not be immediately apparent, but their significance is explained in dark text.

Product lessons are more direct, either in their use of vacant lots, or involving architecture designed around food or sharing.

CONVIVIAL URBAN SPACES HENRY SHAFTOE

(Earthscan, 2008)

"Despite developments in urban design during the last few decades, architects, urban planners and designers often continue to produce areas of bland, commercially led urban fabric that deliver the basic functional requirements of shelter, work and leisure but are socially unsustainable and likely generators of future problems."

Outlines precedents and design language for creating successful public space.

PUBLIC SPACE ACUPUNCTURE HELENA CASANOVA, JESUS HERNANDEZ

(Actar, 2015)

"As the financial crisis deepens in many European countries and the construction sector remains in a slump, many plans for urban regeneration have been shelved. One strategy [against this] is Public Space Acupuncture, in which independent, but coordinated small interventions help regenerate urban public space and city life"

Walks through different strategies for revitalizing city spaces from long term to temporary solutions which initiate change.

TACTICAL URBANISM MIKE LYDON, ANTHONY GARCIA

(Island Press, 2015)

"Short-term, community-based projects—from pop-up parks to open streets initiatives—have become a powerful and adaptable new tool of urban activists, planners, and policy-makers seeking to drive lasting improvements in their cities and beyond."

Precedent and strategies for community led XS interventions for creating meaningful space.

NEW CITY SPACES JAN GEHL, LARS GEMZØE

(Danish Architectural Press, 2008)

"The upsurge in interest in public spaces and public life over the past twenty five years has generated an impressive array of city plans, public space strategies, and designs. This book presents an overview of this development [through] 9 cities and 39 selected public space projects from all parts of the World."

Precedent and strategies for public space projects.

CITIES FOR PEOPLE JAN GEHL

(Island Press, 2010)

"Taking into account changing demographics and changing lifestyles, Gehl emphasizes four human issues that he sees as essential to successful city planning. He explains how to develop cities that are Lively, Safe, Sustainable, and Healthy."

Includes detailed theory and pattern language on how to build healthy cities.

COLLECTIVE CULTURE AND URBAN PUBLIC SPACE ASH AMIN

(City 12, no. 1, 2008)

"[This thesis] argues that human dynamics in public space are centrally influenced by the entanglement and circulation of human and non-human bodies and matter in general, productive of a material culture that forms a kind of pre-cognitive template for civic and political behaviour. The paper explores the idea of 'situated surplus'...as the force that produces a distinctive sense of urban collective culture and civic affirmation in urban life"

Describes components of successful public spaces which encourage a collective culture and active citizenry.

THE DEATH AND LIFE OF GREAT AMERICAN CITIES JANE JACOBS

(Random House, 1961)

"[Jacobs] writes about what makes streets safe or unsafe; about what constitutes a neighborhood, and what function it serves within the larger organism of the city; about why some neighborhoods remain impoverished while others regenerate themselves."

Precedent and description of safe and healthy urban spaces and their communities.

CULTIVATING FOOD JUSTICE ALISON HOPE ALKON, JULIAN AGYEMAN

(MIT Press, 2011)

"A growing food movement urges us to support sustainable agriculture by eating fresh food... But many low-income neighborhoods and communities of color have been systematically deprived of access to healthy and sustainable food. These communities have been actively prevented from producing their own food and often live in "food deserts" where fast food is more common than fresh food."

Documents how racial and social inequalities are built into our food system and how communities have combatted food deserts sustainably.

BEYOND FOOD DESERTS SAMINA RAJA, CHANGXING MA, PAVAN YADAV

(Journal of Planning Education and Research 27, no. 4, 2008)

"Given the emerging focus on improving food environments and food systems through planning, this article investigates racial disparities in neighborhood food environments. An empirical case of Erie County, New York tests the hypothesis that people belonging to different racial groups have access to different neighborhood food destinations."

Suggests a different model for feeding communities involving higher quality, small neighborhood stores, rather than supermarkets.

FAST FOOD: OPPRESSION THROUGH POOR NUTRITION ANDREA FREEMAN

(California Law Review 95, no. 6, 2007)

"The overabundance of fast food and lack of access to healthier foods have increased African American and Latino communities' vulnerability to food-related death and disease. Structural perpetuation of this race- and class-based health crisis constitutes 'food oppression.'"

Making the case for environmental injustice in the case of food quality in the area.

FOOD AND THE CITY JENNIFER COCKRALL-KING

(Prometheus Books, 2012)

"This book examines alternative food systems in cities around the globe that are shortening their food chains, growing food within their city limits, and taking their "food security" into their own hands. [The author] visited cities successfully dealing with 'food deserts' around the world. What she found was not just a niche concern of activists but a global movement that cuts across the private and public spheres, economic classes, and cultures."

Case studies for alternative growing and distribution systems in communities suffering from the effects of food deserts.

MOVING FOOD AMANDA WISE

(New Formations 74, 2011)

"Gustatory Commensality and Disjuncture In Everyday Multiculturalism

This paper explores commensal practices that encourage convivial experiences of multiculturalism while also investigating how the experience of sitting down with others can exacerbate cultural differences."

Exploring the potential of food and sharing meals to catalyse greater change in multicultural areas.

CLOSING THE FOOD GAP MARK WINNE

(Beacon Press, 2008)

"What about those people who are not financially able to make conscientious choices about where and how to get food?

America's food gap has widened since the 1960s, when domestic poverty was "rediscovered," and communities have responded with a slew of strategies and methods to narrow the gap, including community gardens, food banks, and farmers' markets."

Precedents for community driven solutions for making food and health more equitable, including analysis of local and national policies.

LEARNING FROM THE CORNER STORE NICOLAS LARCHET

(Food, Culture, & Society 17, no. 3, 2014)

"To account for the urban poor's resistance to alternative food practices, I then turn to the results of an ethnographic study of consumption practices in an inner-city convenience store, where economic constraints and distinction strategies help to shape its customers' tastes for energy-dense, high-calorie foods."

Establishing the social importance of the corner store in inner city neighborhoods and also a lesson in judgements.

MODERN COMMUNITY GARDEN MOVEMENT IN THE US JOSHUA BIRKY

(University of South Florida Scholar Commons, 2009)

"Numerous researchers have shown that community gardens have the potential to eliminate social, communal, health, agricultural and economic problems that many in the United States and the rest of the world are facing. Yet, throughout history allotment and community gardens have been seen as improper elements of urban landscapes and used predominately for crisis mitigation and not as sustainable solutions."

Why gardens can become sustained and beneficial anchors of communities in the present day.

URBAN COMMUNITY GARDENS AS SPACES OF CITIZENSHIP RINA GHOSE, MARGARET PETTYGROVE

(Antipode 46, no. 34, 2014)

"A growing body of literature conceptualizes urban agriculture and community gardens as spaces of democratic citizenship and radical political practice. Urban community gardens are lauded as spaces through which residents can alleviate food insecurity and claim rights to the city"

Analyzes the benefit of community gardens towards citizen participation and neighborhood health.

MATT TOMASULO

PROJECT: WALK RALEIGH
ORGANIZER: MATT TOMASULO
YEAR: 2012
LOCATION: RALEIGH, NORTH CAROLINA

Matt Tomasulo, a North Carolina State graduate student began a campaign in 2012 to encourage people to walk. The city was 'walkable' already, meaning it was dense and pedestrian-oriented with mixed use planning, but Tomasulo found that the perception of the city was that it was *not* walkable.

He began posting signs that let people know how far the trip was by foot to popular destinations and included a QR code on each to track use and exposure.

Because the signs were put up without city permission, they eventually came under scrutiny, but due to their growing popularity, the city eventually backed the project - Walk [Your City] has since been modified so that anyone can order a sign to anywhere.

Not all problems are solved with large interventions. In this case, the issue was not the built environment, but information and perception. By creating a **persuasive environment** - encouraging people to walk and making it seem easy to do so - the culture of the city changed.

This change may have been small at first, but enthusiasm for the project when it came under scrutiny of the city reveals its impact.

PUBLIC SPACE ACUPUNCTURE

PROJECT: THIS IS NOT A VACANT LOT
ORGANIZER: ZARAGOZA VIVIENDA
YEAR: 2009
LOCATION: SARAGOSSA, SPAIN

A number of visibly vacant lots in Saragossa's city center contribute to urban deterioration and decline. The City Council established a technical office, Zaragoza Vivienda, to enact a plan to utilize these vacant lots to prevent social problems resulting from recent economic crisis in the future.

The project designated several vacant lots (with permission of the owners) for temporary interventions. These interventions vary from public squares and playgrounds to community gardens. These spaces become a network of urban public space.

Though each intervention is packed up when the lot is bought or filled, the city plans to maintain the number of public spaces by shifting to incorporate other vacant lots.

Often times, physical deteriortion of city fabric is followed by social deterioration as well. This is proof that our modern communities are not as strong and interconnected as we might think.

This project uses the city's underutilized area to create temporary **third spaces**. These **architectural interventions produce intangible results in the community.**

LATERAL OFFICE

PROJECT: ARCTIC FOOD NETWORK
FIRM: LATERAL OFFICE
YEAR: 2012
LOCATION: BAFFIN ISLAND REGION, NUNAVUT, CANADA

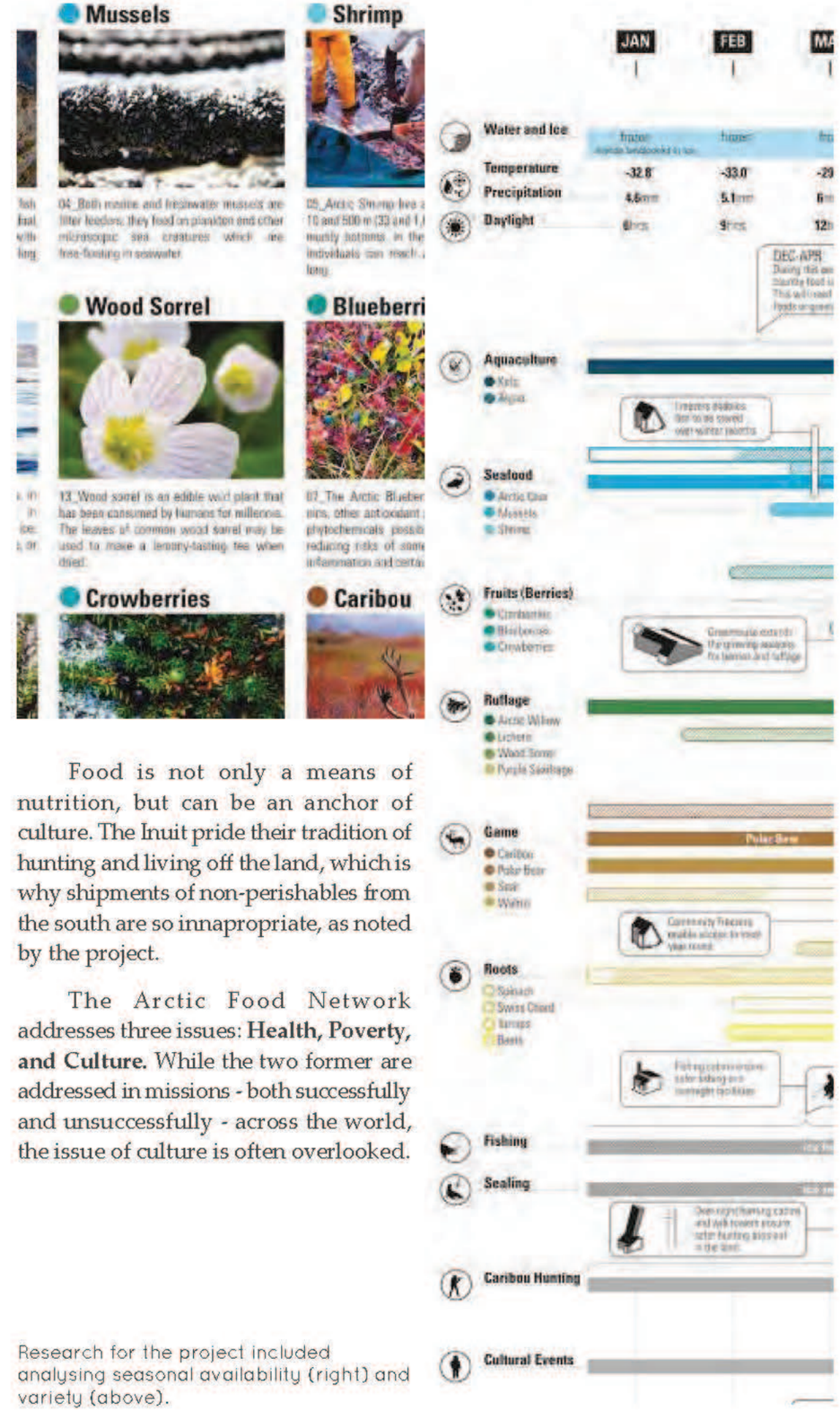
Lateral Office, working out of Toronto, has proposed a network for hunting, fishing, and agriculture to combat the expensive and unhealthy foods imported to the northern region of Nunavut, Canada.

The population of Nunavut is 84% Inuit and a third is under the age of 15.

"With this urgency to expand to accommodate population growth, there is little vision of how to grow beyond economic expediency and efficiency. Some of the greatest challenges facing northern communities are physical isolation, economic marginalization, youth disenfranchisement, and loss of traditional knowledge. The younger generations of Inuit find themselves caught between traditional and contemporary cultures."

Lateral Office has a particular interest in preserving the culture of Inuit people while accomodating this population growth.

Function of the structures varies, from ice hut fishing to greenhouses to remote outposts. These are placed along a trail determined by natural food availability and proximity to communities. Hoping to connect people, all are accessible by snowmobile to create the fabric of the network.



Food is not only a means of nutrition, but can be an anchor of culture. The Inuit pride their tradition of hunting and living off the land, which is why shipments of non-perishables from the south are so innapropriate, as noted by the project.

The Arctic Food Network addresses three issues: **Health, Poverty, and Culture.** While the two former are addressed in missions - both successfully and unsuccessfully - across the world, the issue of culture is often overlooked.

Research for the project included analysing seasonal availability (right) and variety (above).

PUBLIC SPACE ACUPUNCTURE

PROJECT: VELLUTERS CITIZEN STRATEGY IN VACANT LOTS
FIRM: CASANOVA + HERNANDEZ ARCHITECTS
LOCATION: VALENCIA, SPAIN

The Velluters neighborhood in Valencia suffers from deterioration and abandonment as a result of aesthetic blight and a slow loss of services. Since 1970, the neighborhood has lost 57% of its residents, leaving 36% of apartments empty.

Local associations got together to reimagine the neighborhood and put vacant lots to good use to jump start regeneration.

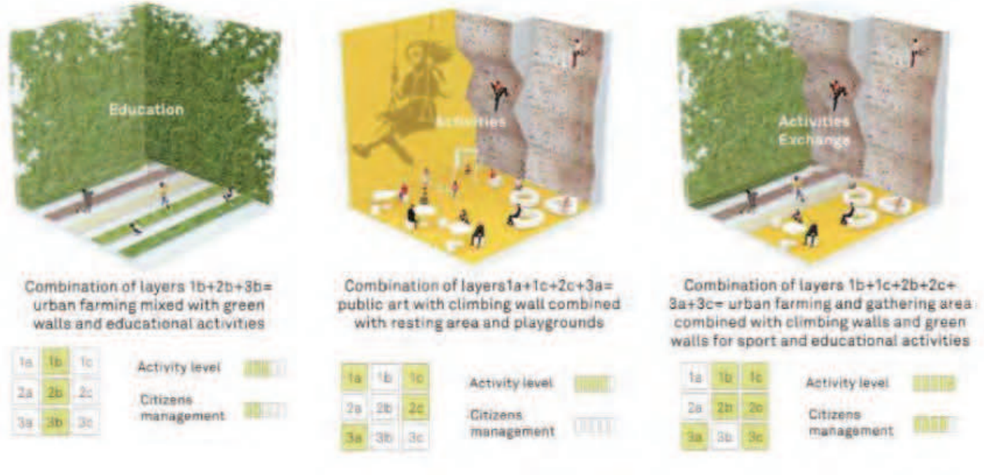
Different types of interventions were planned in a network across the neighborhood, including leisure, play, agriculture, open market, and educational programming. The project was heavily influenced by citizen participation, in which it was also important that there be a platform for ongoing participation after completion of the project.

A network of varied program can fill more gaps in the community and establish a vibrancy throughout instead of in a project localized to a single site.

The programs are unique to the neighborhood and provide ample opportunity for **organic growth**, which is the basis for designing **meaningful spaces.**

Spatial Distribution of Program, Activities and Citizen Participation Poles with Indication of Programmatic Axis, Activity Circuits and Influence Areas

Intervention Configurations Created by Overlapping Layers



WALNUT WAY CONSERVATION CORP.

PROJECT: 17th STREET, MILWAUKEE
FIRM: WALNUT WAY CONSERVATION CORP.
LOCATION: MILWAUKEE, WISCONSIN

In the 1990s, 17th Street was a dangerous place to live. Some neighbors lived there happily since childhood, seeing homes become more and more dilapidated, people less and less friendly.

The Walnut Way Conservation Corp. was born out of a 17th Street neighbor's will to fix the neighborhood. They started wtih the house pictured in the mural above, which is now the main center for the group which continues to focus on urban revitalization in the city of Milwaukee.

They added in a community garden and orchard to each side and now produce hundreds of pounds of produce a year.

"Caring neighbors make good communities." Walnut Way's philosophy is necessary to understand when looking at dilapidated and forgotten neighborhoods. **The people are as much important as the architecture and more so.** Beautiful spaces can be a catalyst for care, but they must be maintained by a strong and constant force. Sometimes that force begins with a single neighbor.

The issues faced by rundown neighborhoods cannot be solved solely by a new grocery store or community center - the architecture cannot be the main driver, but merely the infrastructure for community to grow upon.

JOANNE SABIR + JULI KAUFMANN

PROJECT: SHERMAN PHOENIX
ORGANIZER: JOANNE SABIR + JULI KAUFMANN
YEAR: 2018
LOCATION: MILWAUKEE, WISCONSIN

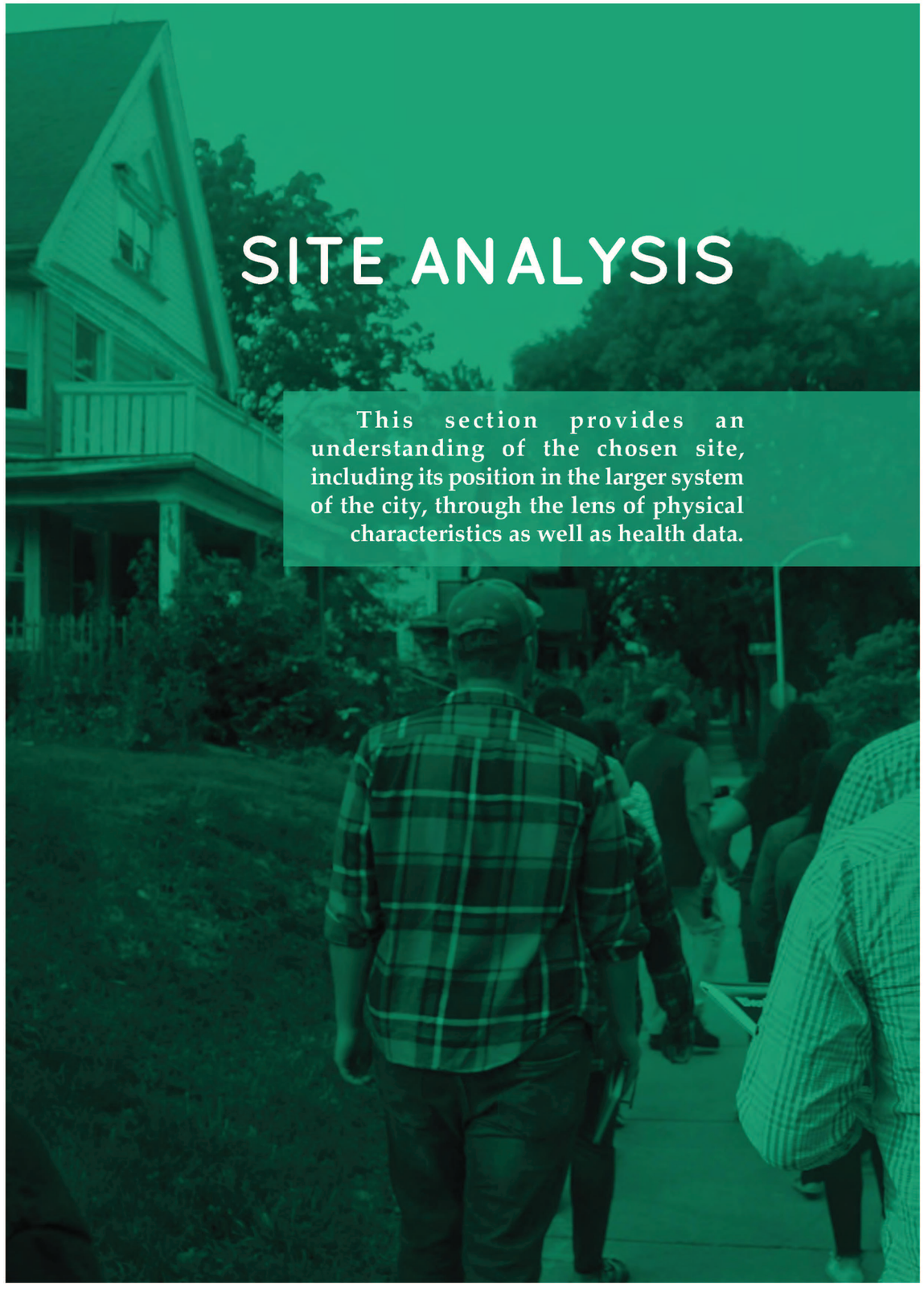
An adaptive reuse of the BMO Harris Bank Building in Milwaukee's Sherman Park. In 2016, it was the site of riots following the fatal shooting of Sylville Smith. From this trauma, the idea for the building was a new kind of community center.

The goals were to transform vacant property into something productive, bringing jobs and wealth to the community and to support entrepreneurship, giving unique opportunities to small business owners in the neighborhood.

Spaces are available for rent to food ventures as well as fitness classes and other wellness initiatives.

A center for community that **gives and receives**, taking cues from the community to become what it needs and also allowing community members to strive for their dreams.

This project is an infrastructure upon which culture and community desires can be layered and changed over time. Ideally, the project would always be in a state of becoming, because tenant spaces can change and morph as needed.



SITE ANALYSIS

This section provides an understanding of the chosen site, including its position in the larger system of the city, through the lens of physical characteristics as well as health data.

Recent History of Milwaukee

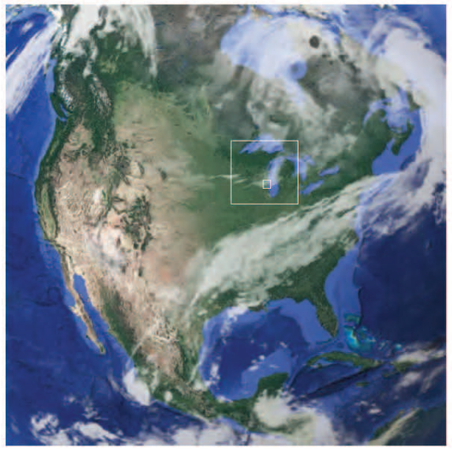
Milwaukee was once a bustling center of industry, but like many midwestern cities in the 1980s, saw a sharp decline. Manufacturing accounted for nearly 36% of the job market in 1970, compared to today's 10%.[1] The communities hit the hardest are found on Milwaukee's North Side, where neighborhoods continue to decline. These areas are also largely African American, due to Milwaukee's history of racial segregation.

Poverty, unemployment, disinvestment, and deterioration - staples of inner city blight. This area also suffers from food insecurity, which over time has contributed to poor health of neighbors, including rising disease and obesity.

These factors have, however, led to something more positive: the rise of community gardens, which have thrived on citizen activism.[2] These vacant lot gardens differ from large scale commercial productions such as Growing Power, also a Milwaukee urban agriculture effort, in that they are not built solely on the prospect of feeding the neighborhood - they could not become so productive - but producing a more caring and interconnected culture.

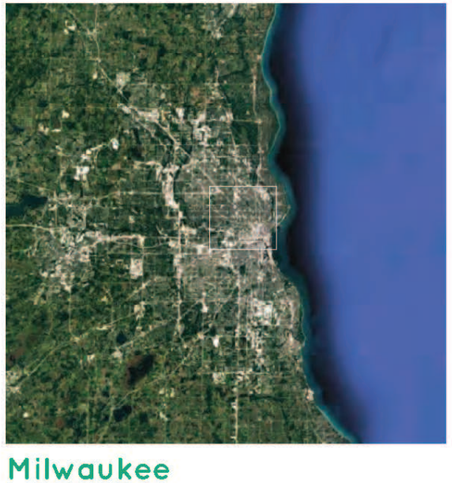
1. Marc V. Levine, "Perspectives on the Current State of the Milwaukee Economy," UWM Center for Economic Development, July 2013: 8.

2. Rina Ghose and Margaret Pettygrove, "Urban Community Gardens as Spaces of Citizenship," Antipode 46 no. 4, 2014: 1095.



North America

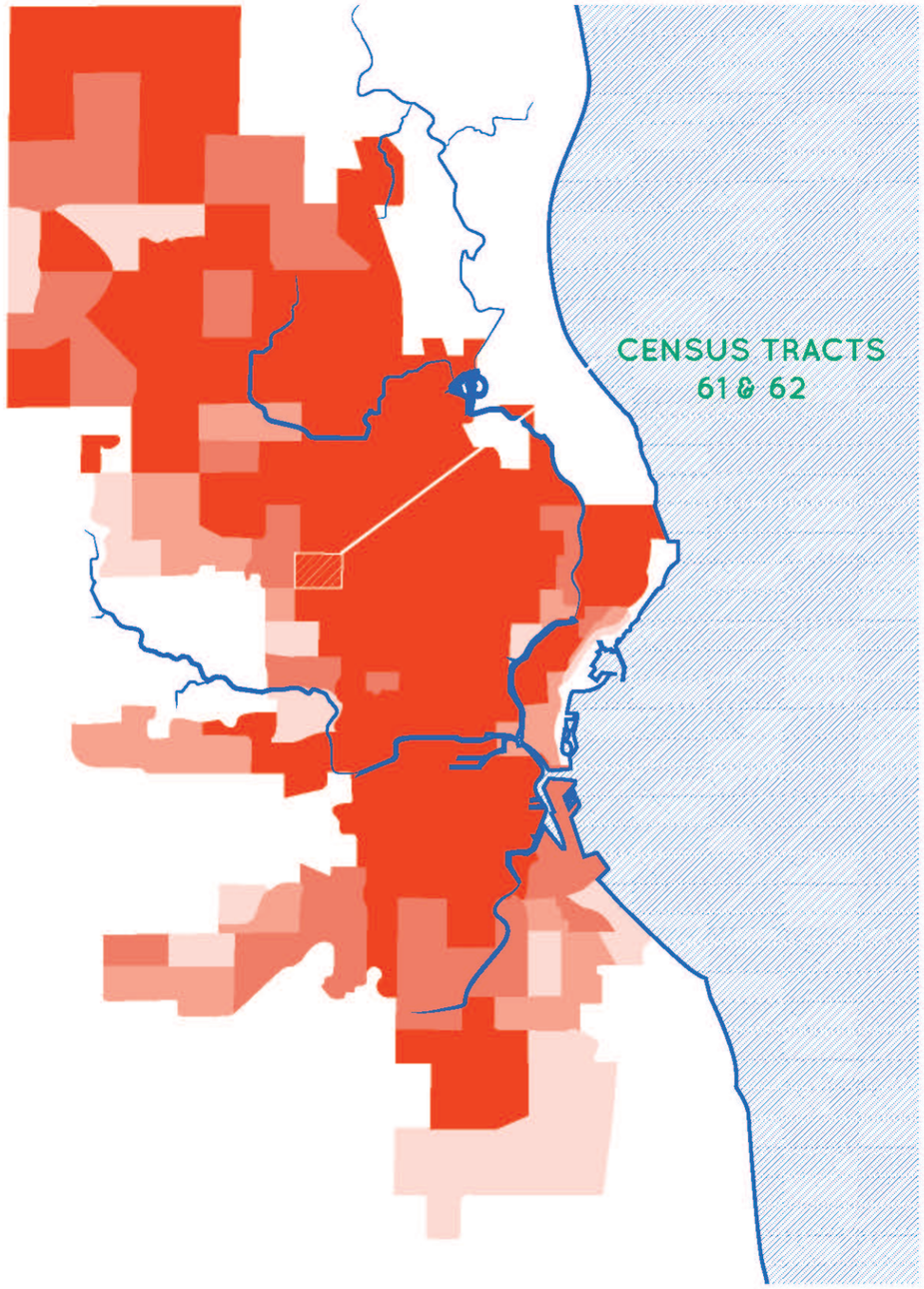
Great Lakes Region



Milwaukee

North Side

Sherman Park



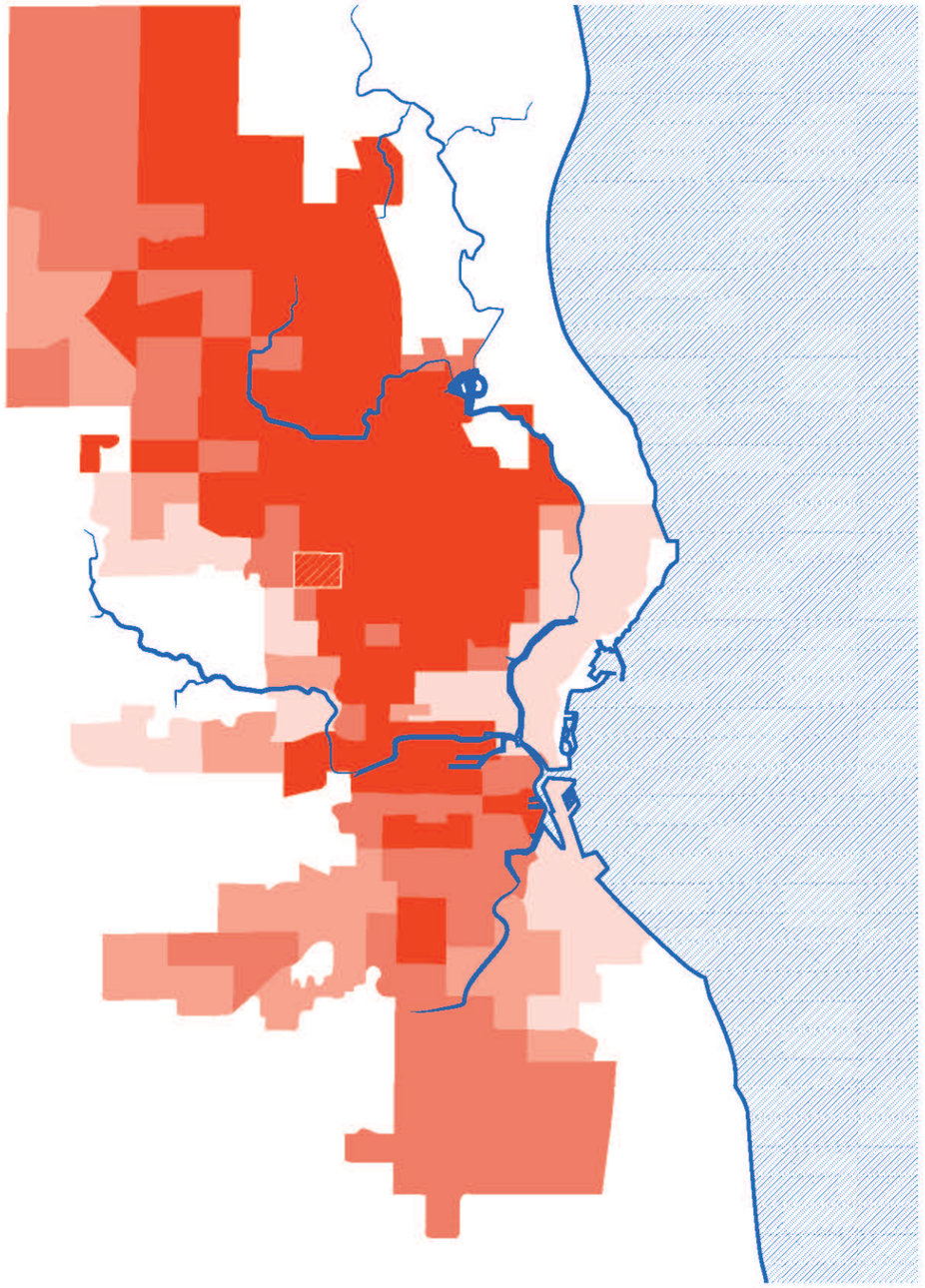
POVERTY

POPULATION BELOW POVERTY LINE

- OVER 20%
- 15.1 - 20%
- 10.1 - 15%
- UNDER 10.1%

ACS 2012 - 2016

Through mapping, the overlap of poverty and health becomes apparent. As an issue of environmental justice, the solution is both societal and architectural.

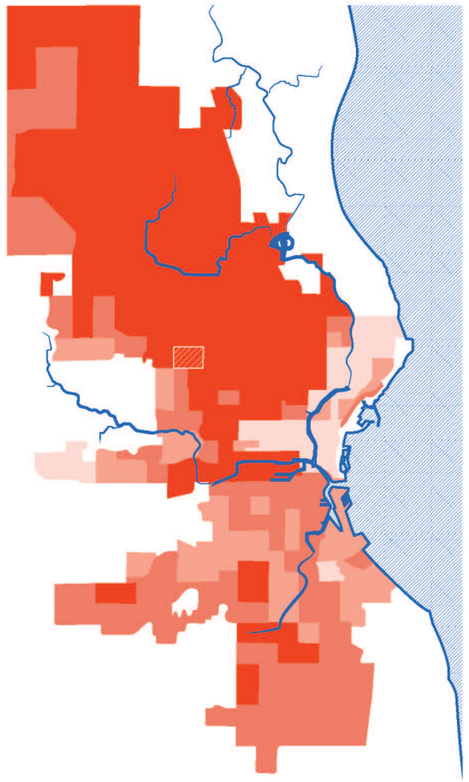


DIABETES

PREVALENCE IN ADULTS (18+)

- OVER 13%
- 10.1 - 13%
- 8.1 - 10%
- UNDER 8.1%

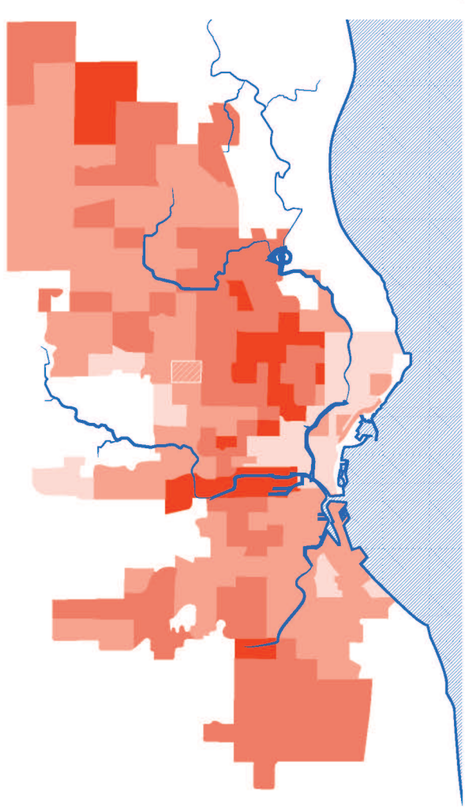
500 CITIES PROJECT 2014



HIGH BLOOD PRESSURE
PREVALENCE IN ADULTS (18+)

- OVER 35%
- 30.1 - 35%
- 26.1 - 30%
- UNDER 26.1%

500 CITIES PROJECT 2014



CORONARY HEART DISEASE
PREVALENCE IN ADULTS (18+)

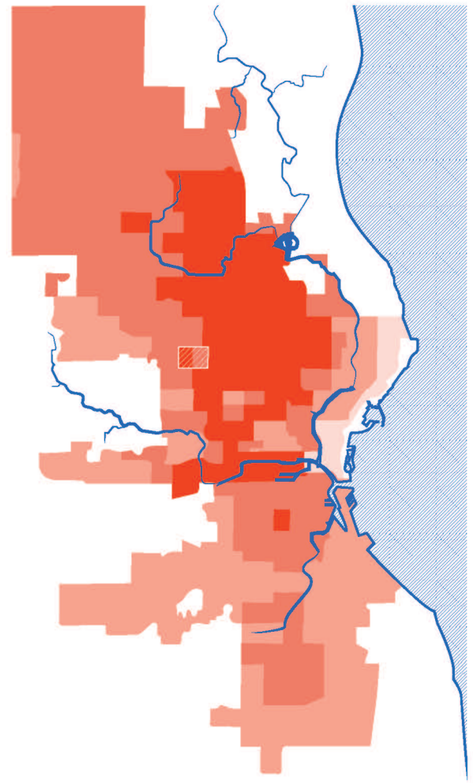
- OVER 8%
- 6.1 - 8%
- 4.1 - 6%
- UNDER 4.1%

500 CITIES PROJECT 2015

OBESITY
PREVALENCE IN ADULTS (18+)

- 43.7% - 56%
- 33.1 - 46.6%
- 24.8 - 33%
- UNDER 24.8%

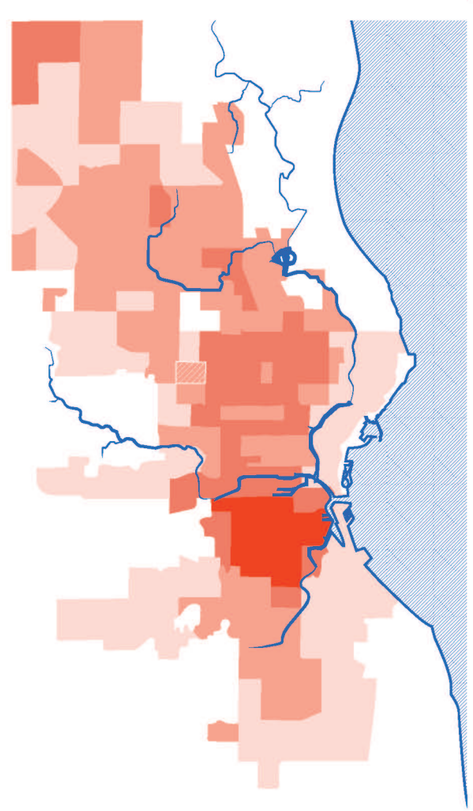
500 CITIES PROJECT 2015



LACK OF HEALTH INSURANCE
PREVALENCE IN ADULTS (18+)

- OVER 30%
- 20.1 - 30%
- 12.1 - 20%
- UNDER 12.1%

500 CITIES PROJECT 2014



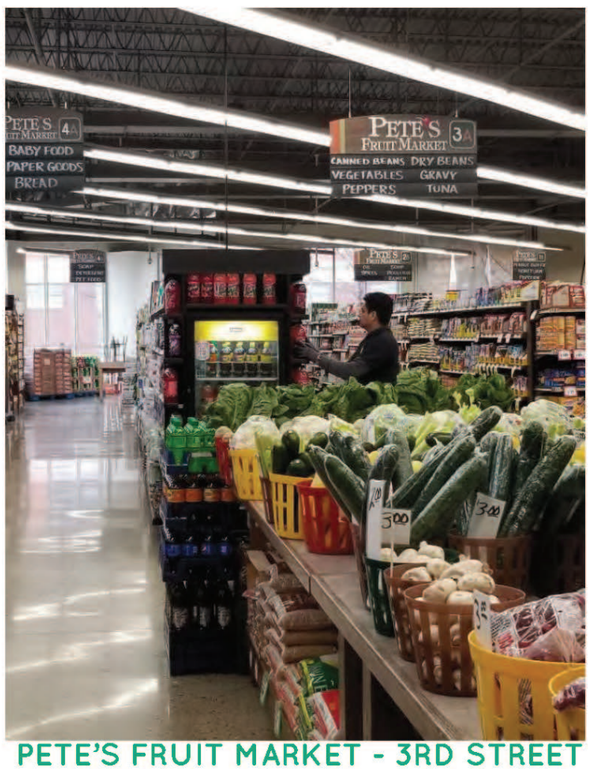
GROCERY COMPARISON

This study compares the prices of food goods of several groceries across Milwaukee's North and East Sides.

Galst Foods and Pick 'n' Save - 36th serve as a representation of what is closely available to residents of Sherman Park. Pick 'n' Save - Humboldt compares a low-income demographic and one primarily made of students and working professionals in a single franchise. Pete's Fruit Market is situated geographically in a gray zone between these two areas, seeming to be marketed towards the health-conscious - unusual on the North Side.

Items for comparison were chosen to represent weekly staples - Produce, Dairy, Bread, and Meat.

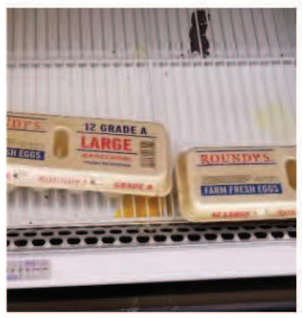
PICK 'N' SAVE - HUMBOLDT



PETE'S FRUIT MARKET - 3RD STREET

PICK 'N' SAVE - 36TH STREET

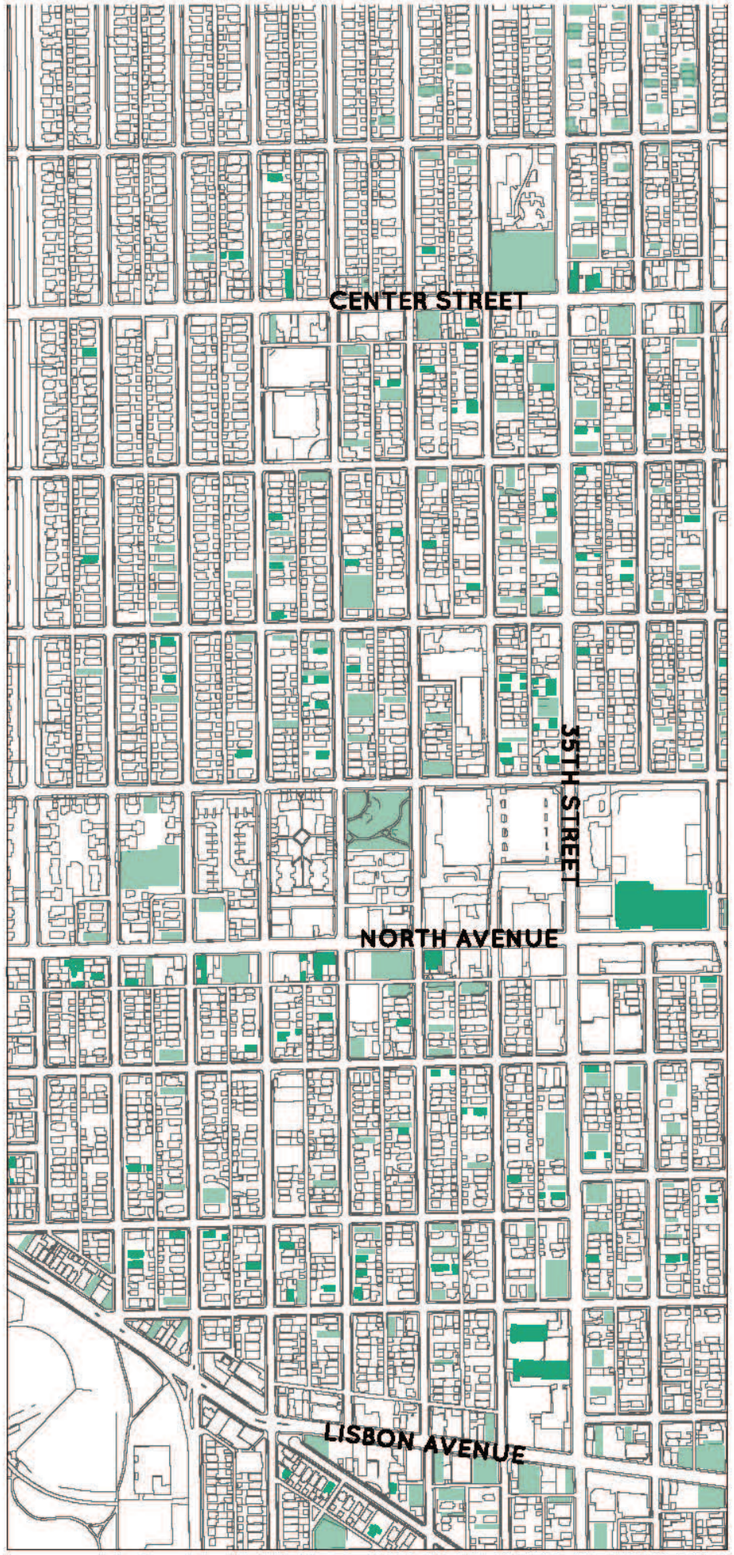
GALST FOODS - 16TH STREET

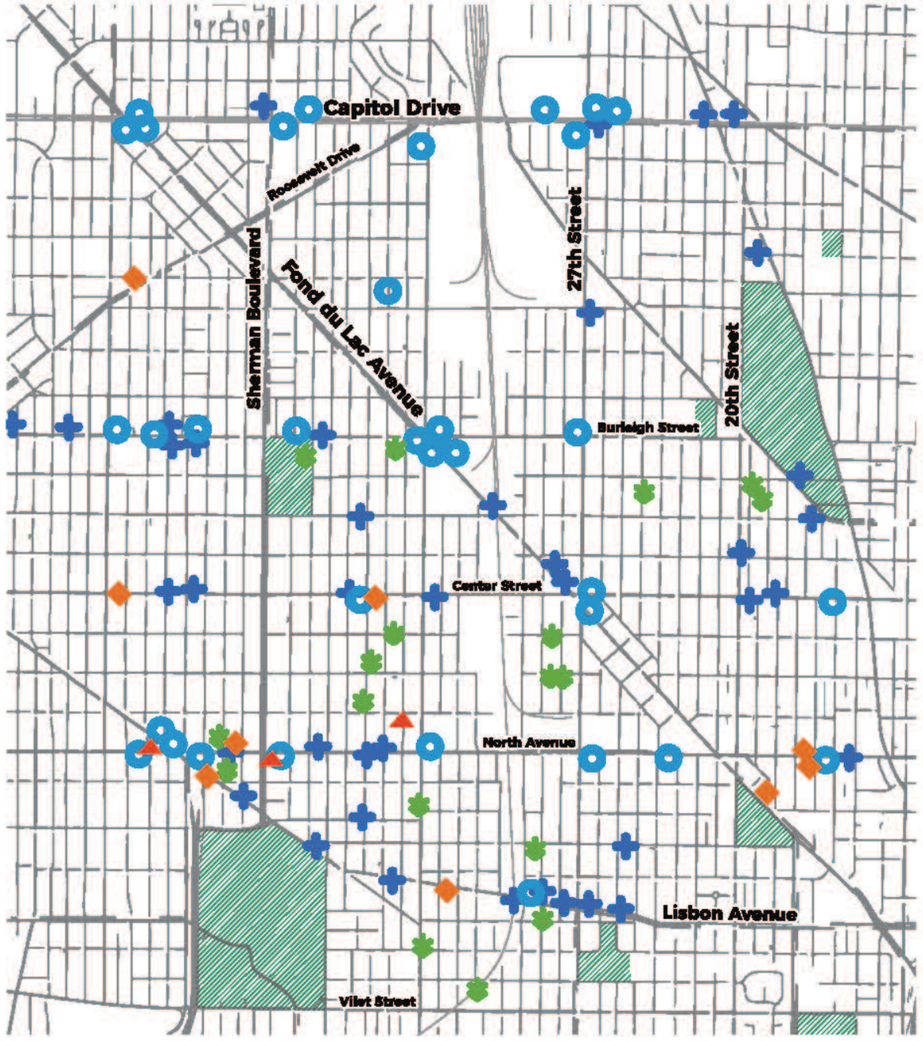


	PICK 'N' SAVE - HUMBOLDT	PICK 'N' SAVE - 36TH	GALST FOODS	PETE'S FRUIT MARKET
CUCUMBERS	.50 each	.79 each	.50 each*	.79 each
ONIONS	$1.29/lb	$1.29/lb	.59/lb	.99/lb
GREEN BEANS	$1.99/lb	$1.39/lb	$1.49/lb*	$1.49/lb
APPLES	$1.99/lb	$1.99/lb	$1.50/lb+	$1.69/lb
CANNED PEARS DEL MONTE BRAND	$1.89	$1.89	$1.99	$2.19
VITAMIN D MILK 1 GALLON	$2.79	$1.69	$3.99	$3.69
SKIM MILK 1 GALLON	$2.69	$1.69	$2.59	$3.69
EGGS 12 EGGS	$1.99	.85	$1.79	$1.69
WHITE BREAD	.99	.99	$1.49	$1.79
WHEAT BREAD	.99	.99	$3.29	$1.69
GROUND BEEF - 1LB 73% LEAN	$3.99/lb	$3.99/lb	$4.39/lb	$3.69/lb
GROUND BEEF - 2LB+ 73% LEAN	$3.79/lb	$3.79/lb	$3.69/lb	$3.49/lb

*items were of poor quality or rotten
+originally priced per item average weight was used to better compare across stores

CITY-OWNED LOTS + BUILDINGS





FOOD ASSET MAP

- GROCERY
- RESTAURANT
- PRODUCTION GARDEN
- FAST FOOD
- CORNER STORE

VACANCIES IN SHERMAN PARK

2453 N 38th Street

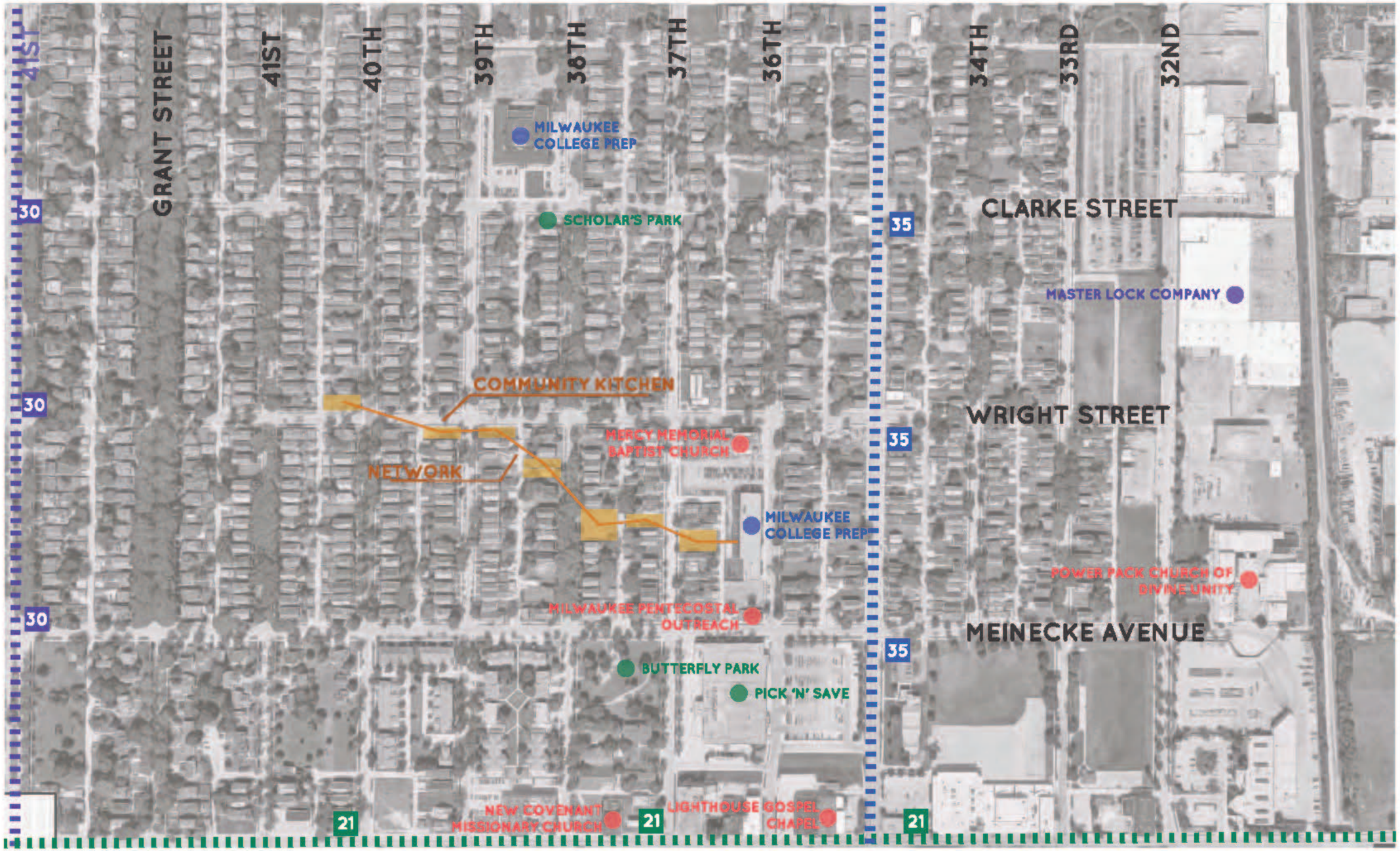
2469 N 38th Street

Two vacant lots across an alleyway 38th/37th Streets.

A similar sign can be seen on every vacant lot.

ALLEYWAY N 38th/39th Streets

2478 N 38th Street, Corner Store



NEIGHBORHOOD RESOURCES

- 35 BUS STOP
- RELIGOUS
- YOUTH EDUCATION
- PROPOSED SITE
- RESOURCE
- INDUSTRY

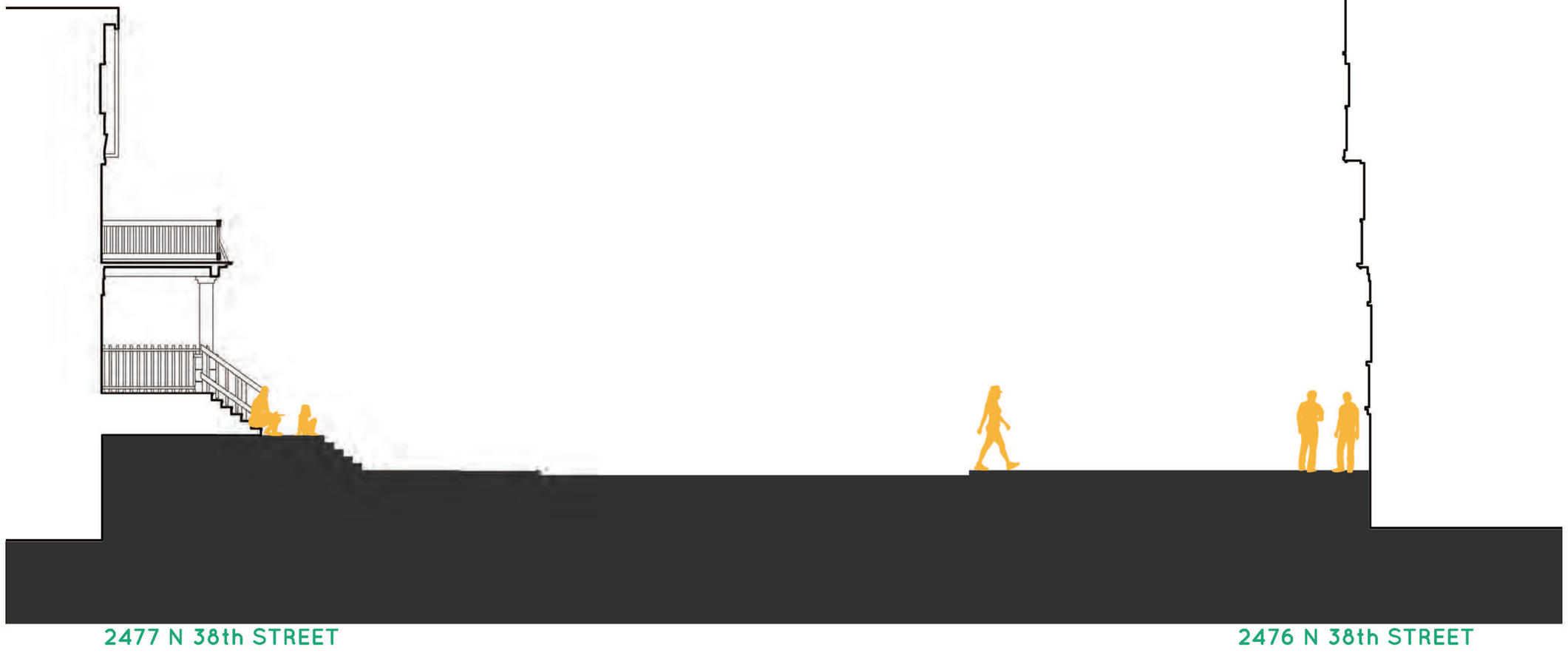
Though the Community Kitchen is the main focus of this project - the network proposes that other sites be incorporated now to start building a connection between blocks and allowing the project to reach more people directly - as well as the Milwaukee College Prep campus on 36th Street, which caps the second end of the network.

PROPOSED SITE PHOTOGRAPHY

Suggested site for the Community Kitchen at 2477 N 39th Street with an opposing vacant lot across the street to be part of the network.

COMMUNITY KITCHEN - 2477 N 39th STREET

2476 N 39th STREET



STREET SECTION
1/8" = 1'-0"

STREET SECTION
1/64" = 1'-0"

COMMUNITY ENGAGEMENT

Throughout this project, I've had conversations with various members of the community in Sherman Park, from tenants to homeowners to business owners.

Most are proud to be a part of the community, even though they say also that the community is not as strong as it could be. The goal of this project is to strengthen those relationships by starting with the food.

"We've tried at different times to take the emphasis off the food a little bit... food is sometimes just the means for gathering as a community. It's how you get people in the door - the gathering is what's important."
- Christie Melby Gibbons, Tricklebee Cafe

"We certainly know that just having a grocery store is not going to solve the typical food desert issues, which start with geographic access to food and secondly an understanding and awareness of what to do with fresh produce, much less how to cook an egg."
- Dave Boucher, Amaranth Bakery

A community event held on October 13th, 2018 allowed neighbors' to share their dreams for themselves and the area with one another and with our class.

Encouraging this kind of sharing and engagement is paramount to this project. An event can achieve this, but it is this project's goal to design a architecture that can achieve this.

METHOD

The following strategy is the basis for the design portion of this thesis project. It will outline the program as well as a pattern language for designing architecture for sharing.

ARCHITECTURE OF SHARING

How can you design meaningful space? How can architecture be persuasive enough to make change in a community? To encourage sharing?

In order to achieve this intangible value of place, I broke down what kind of space it would be and developed a pattern language to act as the basic building blocks for a sustainable, cooperative community.

Architecture that encourages sharing needs to be **communal.** This much is obvious - there need to be spaces for people to gather, to eat together, to cook and be with one another.

A space needs to be **vibrant**, welcoming and leave room to become meaningful. The architect can't provide value for every future neighbor, but they can leave space to be filled in and design an envrionment which invites creativity and organic growth.

The space then needs to be **purposeful**, meaning there must be a reason for neighbors to spend time there. Some places can be passive when not in planned use, but there needs to be enough activity to bring people in regularly, whether this is garden beds, workout equipment, playground, food, or an exchange of another sort.

A good third space is not an empty shell - therefore the proposal in this thesis does not simply involve parks or a cafe to be filled in, but is tailored to the neighborhood and requires their participation to become valuable spaces.

Lots proposed are a mix of use type RT3, RT4, and LB1.

295-501 2b. RT3 District. The purpose of the RT3 district is to promote, preserve and protect neighborhoods intended primarily for two-family dwellings with a traditional urban character. This district, much like the RT4 district, allows smaller lots, smaller setbacks and a higher lot coverage than the RT1 and RT2 districts. However, it does not allow the establishment of new, multi-family buildings. The neighborhoods in this district were plated and developed, in large part, in the early 1900s and tend to be more uniform than those of the RT4 district.

295-501 2c. RT4 District. The purpose of the RT4 district is to promote, preserve and protect neighborhoods intended primarily for 2-family dwellings while also permitting a mixture of single-family dwellings and small multi-family dwellings of 3 or 4 units. This district, much like the RT3 district, allows smaller lots, smaller setbacks and a higher lot coverage than the RT1 and RT2 districts. The neighborhoods found in this district were platted and developed, in large part, in the late 1800s and early 1900s. This district also allows traditional corner commercial establishments commonly found in urban neighborhoods.

Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE

Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use		Zoning Districts							
Uses	RS1-RS5	RS6	RT1-RT2	RT3	RT4	RM1-RM2	RM3-RM7	R01	R02
RESIDENTIAL USES									
Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y
Two-family dwelling	L	L	Y	Y	Y	Y	Y	Y	Y
Multi-family dwelling	N	N	L	L	L	Y	Y	Y	Y
Permanent supportive housing	N	N	N	N	N	Y	Y	Y	Y
Transitional housing	N	N	N	N	S	S	S	S	S
Attached single-family dwelling	N	N	L	L	L	Y	Y	Y	Y
Live-work unit	N	N	N	L	L	L	L	Y	Y
Mobile home	N	N	N	N	N	N	N	N	N
Watchman/service quarters	N	N	N	N	N	N	N	N	N
Family day care home	L	L	L	L	L	L	L	L	L
COMMUNITY-SERVING USES									
Library	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	N	L	N	L	L	L	L	L	L
Community center	N	S	N	N	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cemetery or other place of interment	N	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	N	N	N	N	N	N

Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE

Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use		Zoning Districts							
Uses	RS1-RS5	RS6	RT1-RT2	RT3	RT4	RM1-RM2	RM3-RM7	R01	R02
GENERAL SERVICE USES									
Personal service	N	L	N	L	L	N	L	Y	Y
Business service	N	S	N	L	S	N	S	L	L
Catering service	N	L	N	L	L	N	L	L	L
Funeral home	N	L	N	L	L	N	L	Y	Y
Laundromat	N	N	N	L	N	N	N	L	L
Dry cleaning establishment	N	L	N	L	L	N	L	L	L
Furniture and appliance rental and leasing	N	N	N	N	N	N	N	N	N
Household maintenance and repair service	N	N	N	N	N	N	N	N	N
Tool/equipment rental facility	N	N	N	N	N	N	N	N	N
ACCOMMODATION AND FOOD SERVICE USES									
Bed and breakfast	S	L	L	L	L	L	L	Y	Y
Hotel, commercial	N	N	N	N	N	N	N	N	S
Hotel, residential	N	N	N	N	N	N	N	N	Y
Tavern	N	L	N	L	L	N	L	N	S
Brewpub	N	N	N	N	N	N	N	N	N
Assembly hall	N	N	N	N	N	N	N	N	L
Restaurant, sit-down	N	L	N	L	L	N	L	Y	Y
Restaurant, fast-food/carry-out	N	L	N	L	L	N	L	L	L
ENTERTAINMENT AND RECREATION USES									
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N	N
Recreation facility, indoor	N	N	N	N	N	N	N	S	S
Recreation facility, outdoor	N	N	N	N	N	N	N	N	N
AGRICULTURAL USES									
Plant nursery or greenhouse	Y	Y	Y	Y	Y	Y	Y	Y	Y
Raising of livestock	L	L	L	L	L	L	L	L	L
Community garden	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial farming enterprise	S	S	S	S	S	S	S	S	S
TEMPORARY USES									
Seasonal market	L	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L	L

Note: Tables have been abbreviated to exclude non-applicable use categories such as industry and motor vehicles.

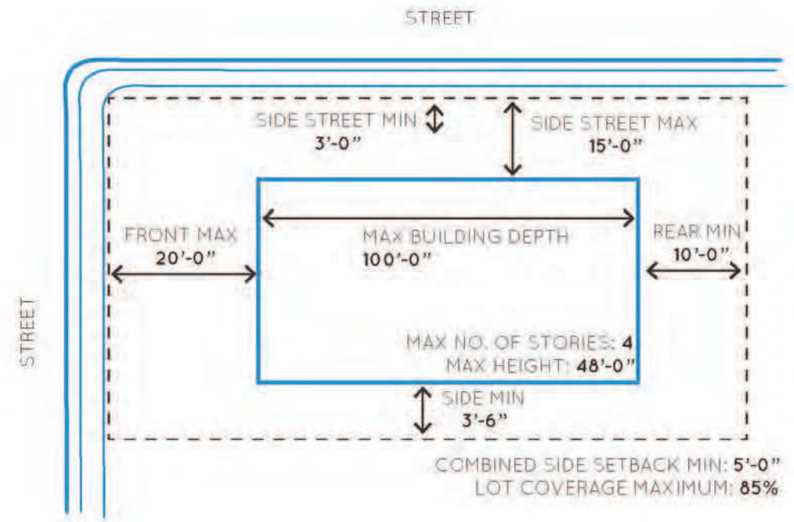
Table 295-505-2
PRINCIPAL BUILDING DESIGN STANDARDS

		Two-family Districts			
		RT1	RT2	RT3	RT4
Lot	Lot area, minimum (sq. ft.) *detached housing*	7,200	4,800	3,000	2,400
	Lot area, minimum (sq. ft.) *attached housing*	3,600	3,000	1,800	1,800
	Lot area, maximum (sq. ft.)	none	none	none	none
	Lot width, minimum (ft.) *detached housing*	60	40	30	24
	Lot width, minimum (ft.) *attached housing*	30	25	18	18
	Lot width, maximum (ft.)	none	none	none	none
Density	Lot area per dwelling unit, minimum (sq. ft.)	3,600	2,400	1,800	1,200
	Lot area per roomer or transitional housing client, minimum (sq. ft.)	NA	NA	NA	600
	Lot coverage, minimum *interior lot*	none	none	*	*
	Lot coverage, maximum *interior lot*	30%	30%	50%	70%
	Lot coverage, minimum *corner lot*	none	none	*	*
	Lot coverage, maximum *corner lot*	40%	40%	60%	85%
	Floor area, minimum (sq. ft.) *one-story structure*	none	none	none	none
	Floor area, minimum (sq. ft.) *split-level or taller*	none	none	none	none
Height	Height, minimum (ft.)	none	none	*	*
	Height, maximum (ft.)	45	45	45	48

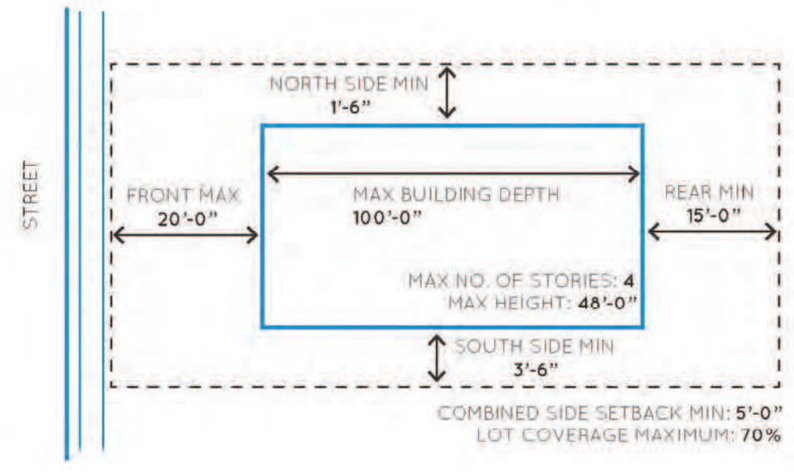
*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table.

**A structure shall meet the minimum height requirements of table 295-505-2-i unless it is adjacent to a lot containing a one-story house, in which case there shall be no minimum height requirement.

RT4 CORNER LOT SETBACK ALLOWANCES



RT4 INTERIOR LOT SETBACK ALLOWANCES



RT3 SETBACK ALLOWANCES (WHERE DIFFERENT)

CORNER LOT
LOT COVERAGE MAX: **60%**
MAX HEIGHT: **45'-0"**
MAX BUILDING DEPTH: **75'-0"**
MAX NO. OF STORIES: **3**

INTERIOR LOT
LOT COVERAGE MAX: **50%**
MAX HEIGHT: **45'-0"**
MAX BUILDING DEPTH: **75'-0"**
MAX NO. OF STORIES: **3**

PROGRAM

QUALITY OF LIFE PLAN

The quality of life plan reflects the goals of the project to be achieved by the program spaces following.

1. Support community relationships by providing spaces for gathering and a platform for community engagement.
2. Encourage lifelong learning by hosting cooking and nutrition classes for all ages.
3. Encourage ventures in food by allowing the commercial kitchen to be rented by small-time business owners.
4. Increase access to health and wellness services by providing space for community members to meet with nutritionists and other counselors.
5. Improve healthy food availability in the community by providing a low-cost wholesome alternative to other corner stores in the area, as well as managing community gardens throughout the neighborhood.

MAIN BUILDING - COMMUNITY KITCHEN - 2477 N 39TH STREET

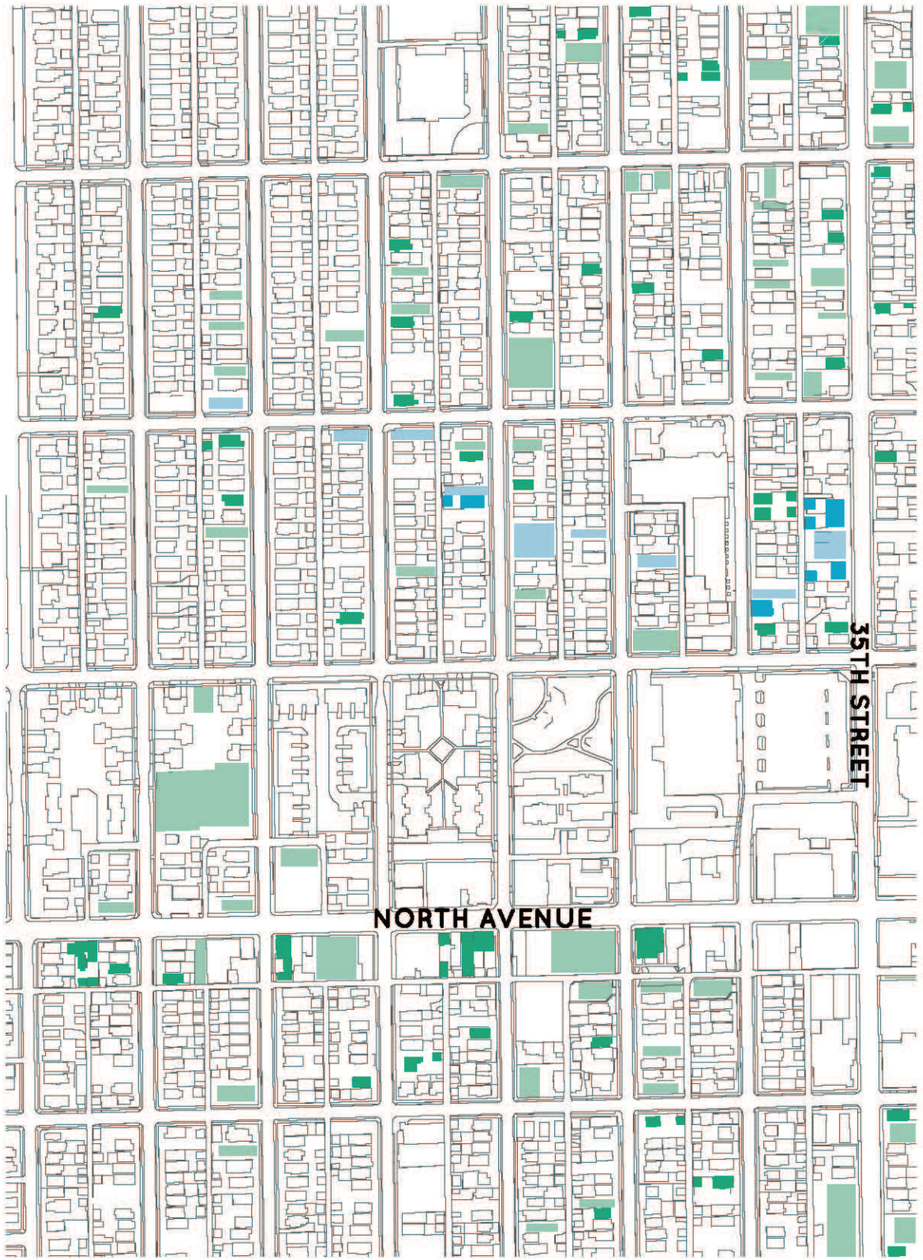
LOT SIZE: 4,800 SQ FT; BUILDABLE FOOTPRINT: 3,200 SQ FT

ROOM	#	AREA (SQ FT)	NOTES
KITCHEN	1	1,500	1st Floor, full commercial kitchen with multiple work stations for demonstration/ teaching, processing of garden yield, and prep for food counter.
DRY STORAGE	1	100	adjacent to kitchen, shelving for storage
COLD STORAGE	2	70	adjacent to kitchen, shelving for storage, temperature controllable one to 35°F and one to 0°F
RETAIL	1	300	1st Floor, adjacent to entry, shelving and coolers, counter for made to order
LOUNGE	1	500	adjacent to retail, seating for food counter
MULTIPURPOSE HALL	1	1,200	multi-use space, rentable for community use
MEETING ROOM	2	100	meeting space for 4, counseling/advising
ADMIN OFFICE	1	120	office for administrator
RESTROOMS	2	250	
TOTAL		**4,560 SQ FT**	

ADDITIONAL NEIGHBORHOOD PROGRAMMING FOR SECONDARY LOTS

COMMUNITY GARDENS
- ORCHARD
- RAISED BEDS
- GREENHOUSE

RECREATION FOR HEALTH
- SENSORIAL GARDEN
- PLAY
- EXERCISE



SITUATIONAL PATTERNING

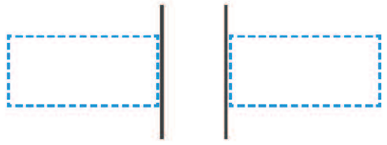
Varying patterns of available lots allows for different types of program relationships and uses along the network.

FRONT FACING PAIR

Vacant lots facing one another on the street offer an opportunity to create a mid-block crossing. Their functions would remain separate, but they maintain a clear connection with one another.

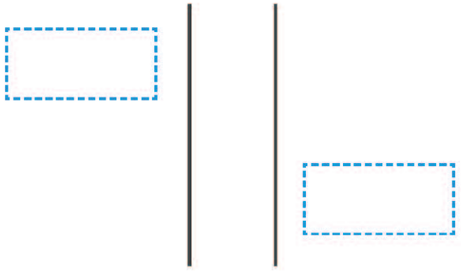
BACKYARD PAIR

Vacant lots situated across the alley from one another are more connected than those front facing pairs - the alley is not as wide and less troubled by traffic. These pairs have more potential to connect across treet blocks and across community bubbles.



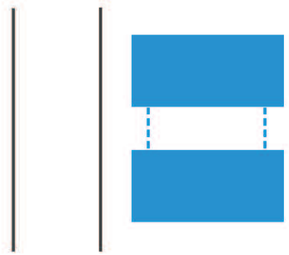
DISJOINTED PAIR

These lots, while less connected visibly, allow for a more interesting pattern to emerge in the neighborhood. It has the potential to involve more people and to pick up passersby - as some extra connection need be made obvious traveling up the street or alleyway.



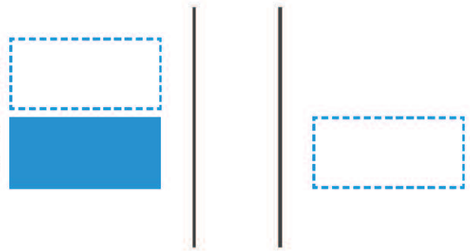
NEIGHBORS

Two buildings next to one another which would allow for a connecting addition, making for a larger program space.



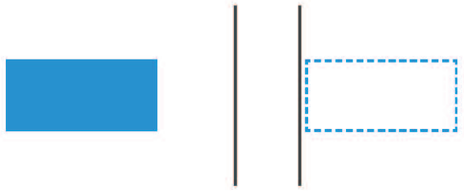
SUPERVISOR

A building adjacent to a vacant lot (either across the street/alley or next to) has its own relationship with that lot and allows for specialized indoor/outdoor programming.



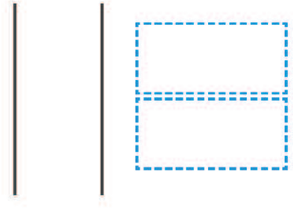
EXTENDED BACKYARD

A building across an alley from a vacant lot has the unique opportunity to set up an extended yard - programming which moves across the alley and bridges the gap between street communities. In this way, the 'next door neighbors' multiply.



MULTIPLES

Two or more vacant lots next to one another, allowing for a larger intervention and more in depth programming. Should function as a hub along the network.



PATTERN LANGUAGE

This pattern language defines the characteristics of a sharing community - starting with the big picture and moving down the line towards smaller elements. Those that follow, large and small, will influence the following project and bridge the gap between the abstract and physical. Some are borrowed from *A Pattern Language* while others are intended to fill in the gaps of this particular project.

1. IDENTIFIABLE NEIGHBORHOOD
To maintain a strong community, that community needs to be clearly defined both in physical and figurative boundary.

2. NETWORK OF LEARNING
Everyone has something to teach and everyone has something to learn. We want to foster a culture of learning in the community, in and out of traditional schools.

3. LIFE CYCLE
This neighborhood hosts people of all ages and as such, those points in life should be considered and provided for - from toddler to teenager, adult to elder.

4. POSITIVE OUTDOOR SPACE
Space which is simply outdoors and leftover is not often used - as we see with rarely touched vacant lots. Space should be well defined.

5. CONNECTED PLAY
Children need to network just as much as adults. The public spaces should connect and allow the passage of children between streets as well as a place to play close to home.

6. PATH AND GOALS
A path cannot be endless and homogenous - along it should be natural points of interest drawing neighbors onwards, the path merely connecting them.

7. COMMUNAL EATING
There should be places to eat together - inside and outside, in large groups and small. The common meal should be a core element.

8. ACCESSIBLE GREEN
People need green places to go - but if they're too far or not maintained, their use wanes. Green spaces should be scattered and equally open to everyone.

9. COMMUNITY PROJECTS
The neighborhood will always be in a state of evolution and needs the space to do so - but those changes can't all come from a builder, they have to be community driven. So space must be left to be filled.

10. PUBLIC OUTDOOR ROOM
A protected space available anyone and everyone. People gather outside corner stores or on the sidewalks themselves - providing an open and equal place to go allows formal and informal meetings to be had. The outdoor room should have some physical definition: a roof and some walls or other demarcation as well as being along a common path.

11. PLACES OF WELLNESS
Activities for health and wellness should be included along the walking path, including low maintenance exercise equipment and quiet meditative spaces.

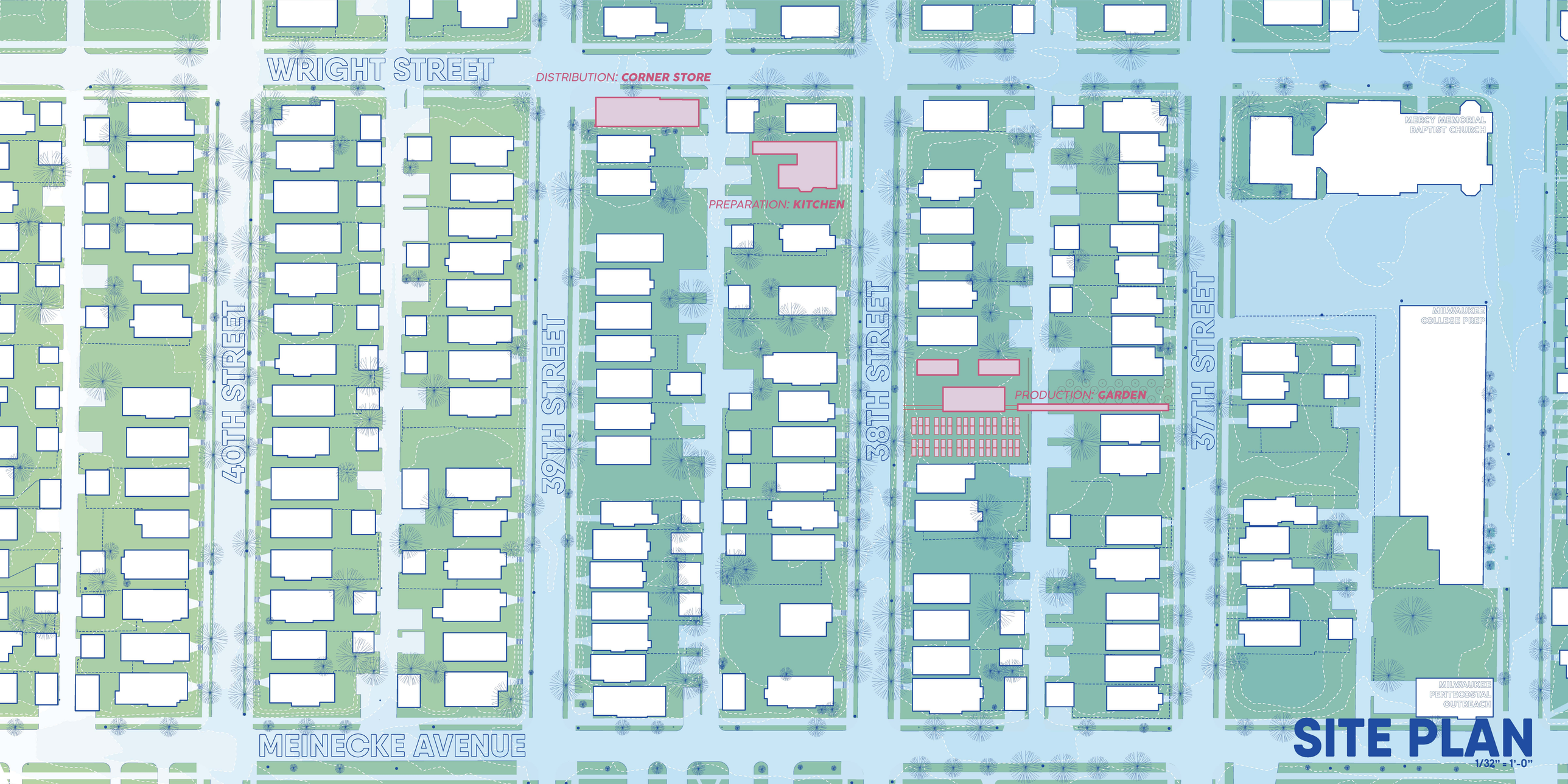
12. MAIN ENTRANCE
This applies to both exterior and interior spaces. It should be a signal to all that they are welcome and that this is where something new begins.

13. CLEAR SIGNAGE
Public accessibility is obvious and encouraged. The various sites' affiliation with one another as a greater piece is clear, inviting the public to continue on the path.

14. LOW BOUNDARIES (≤ 2'-6")
Define space, but don't keep anyone out, a low boundary may be a fence or simply a raised curb. They are boundaries which can maintain a sense of security and place, but across which interactions can be had.

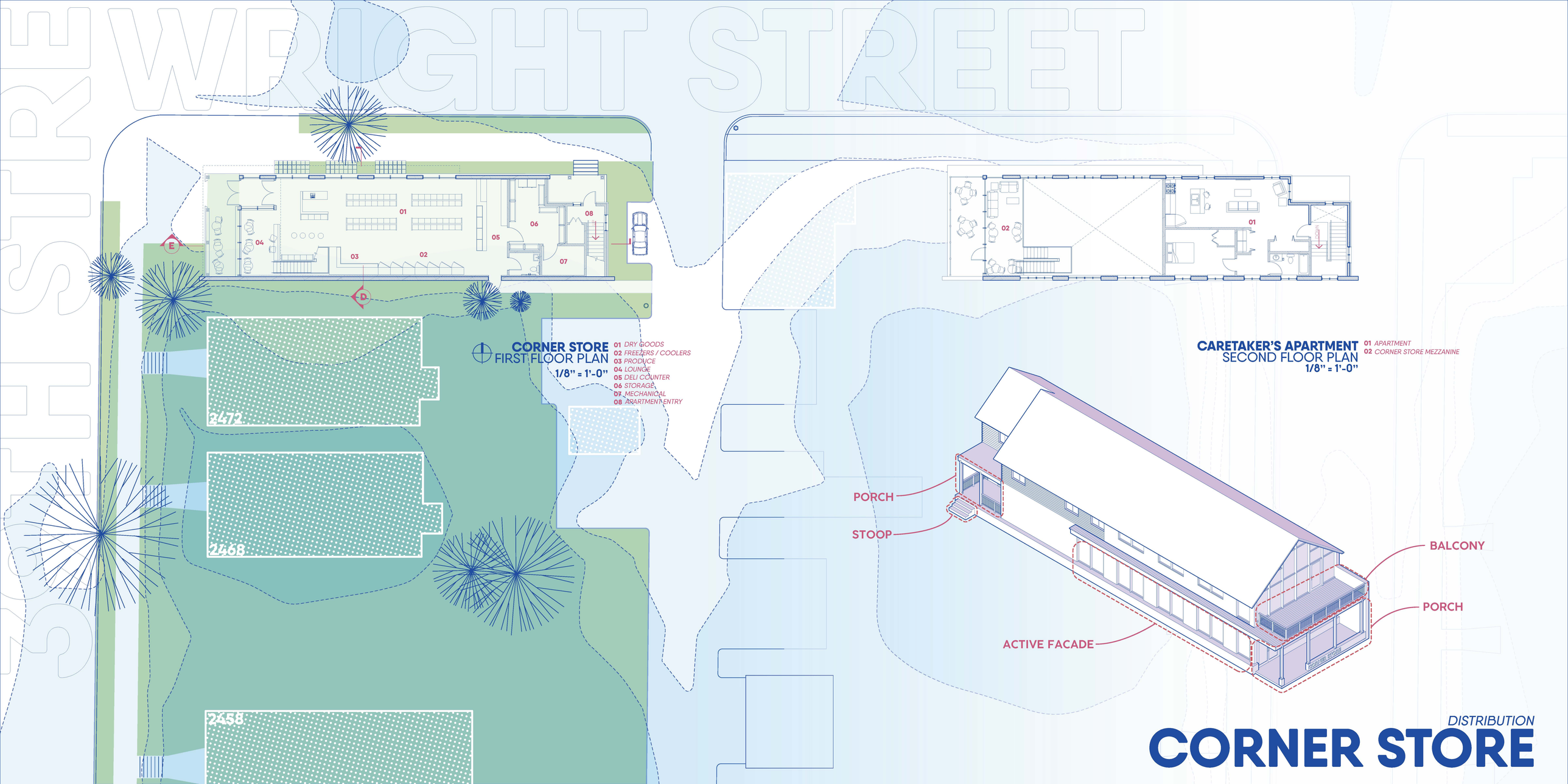
15. GROUPED SEATING
Define space, but don't keep anyone out. They are boundaries which maintain a sense of security and place, but across which interactions can be had.

16. SOCIAL STAIR
Even in non-residential uses, the porch and its stairs invite people to linger and to make seating, especially true in this neighborhood.



SITE PLAN

1/32" = 1'-0"



CORNER STORE
FIRST FLOOR PLAN
1/8" = 1'-0"

01 *DRY GOODS*
02 *FREEZERS / COOLERS*
03 *PRODUCE*
04 *LOUNGE*
05 *DELI COUNTER*
06 *STORAGE*
07 *MECHANICAL*
08 *APARTMENT ENTRY*

CARETAKER'S APARTMENT
SECOND FLOOR PLAN
1/8" = 1'-0"

01 *APARTMENT*
02 *CORNER STORE MEZZANINE*

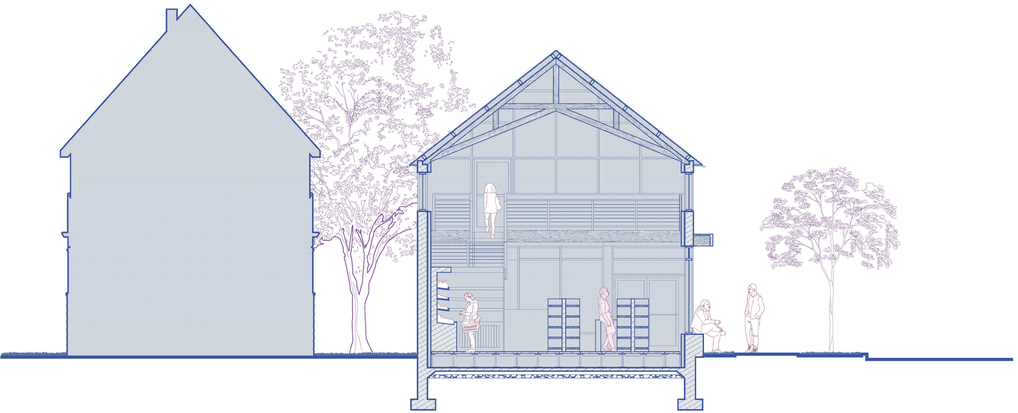
PORCH
STOOP
BALCONY
PORCH
ACTIVE FACADE

DISTRIBUTION

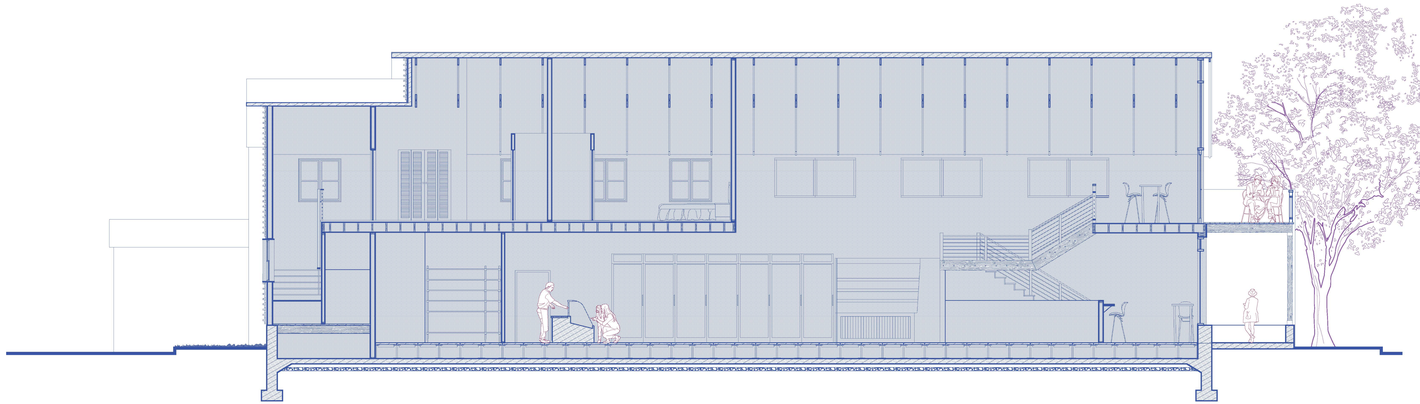
CORNER STORE

WEST ELEVATION
1/4" = 1'-0"

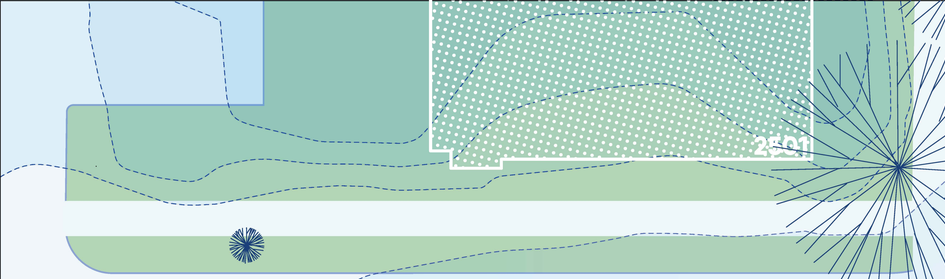
NORTH ELEVATION
1/4" = 1'-0"

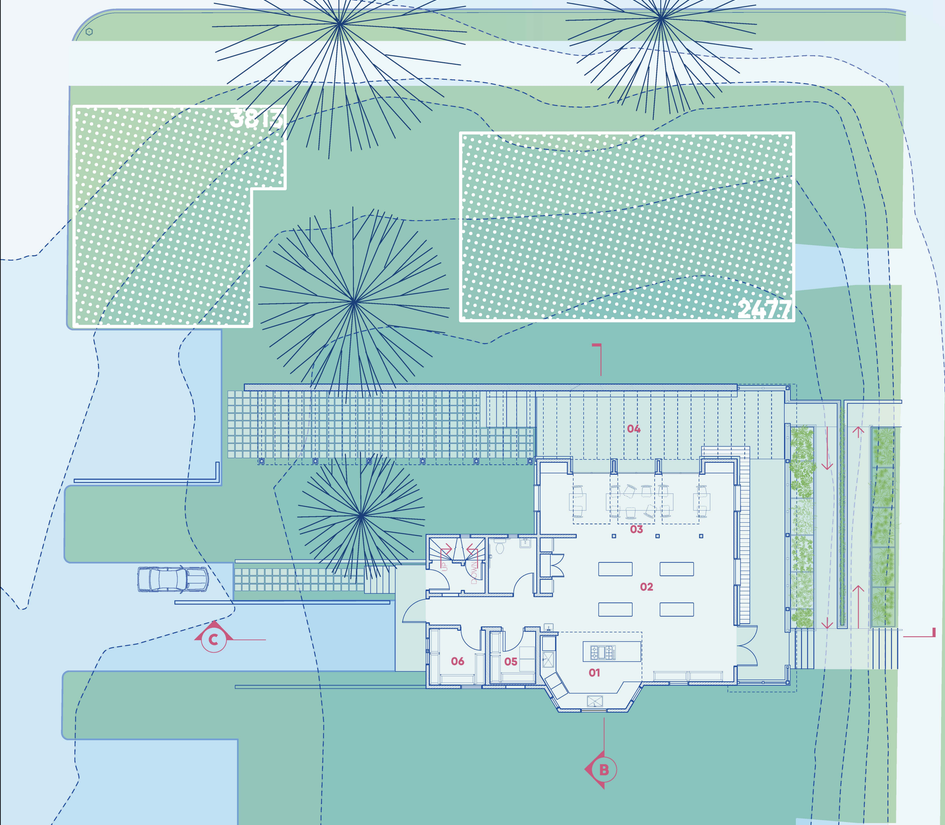


SECTION D
1/4" = 1'-0"

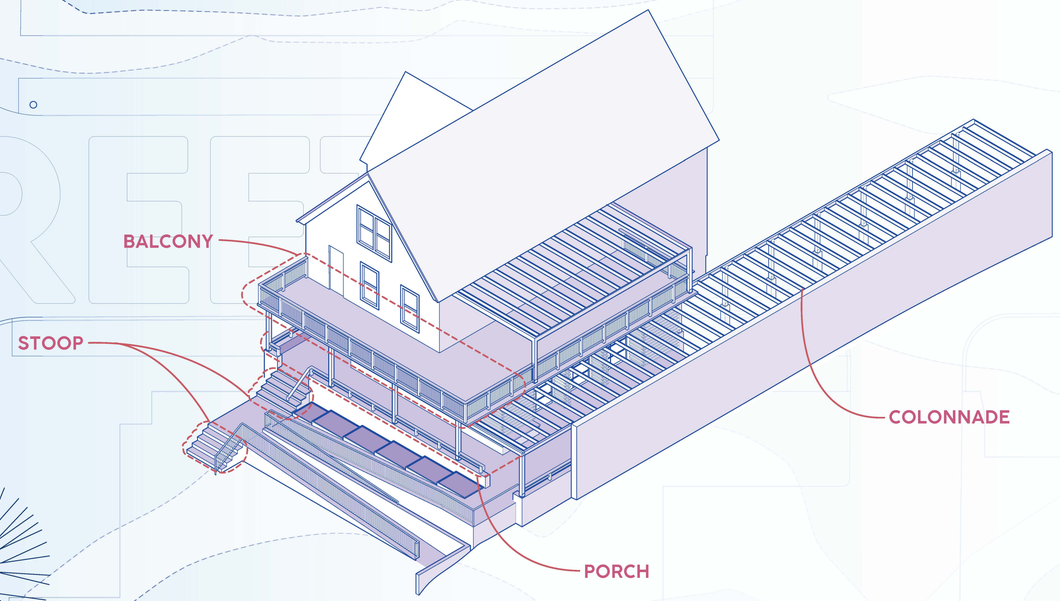


SECTION E
1/4" = 1'-0"



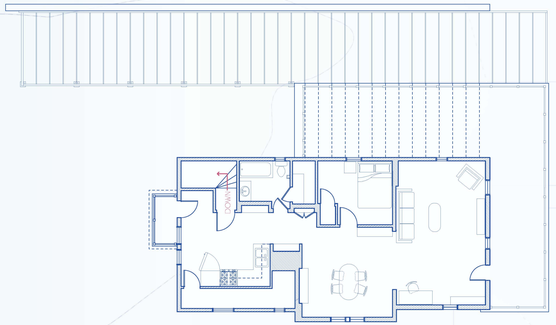


WRIGHT STREET



COMMERCIAL KITCHEN + EVENT
FIRST FLOOR PLAN
1/8" = 1'-0"

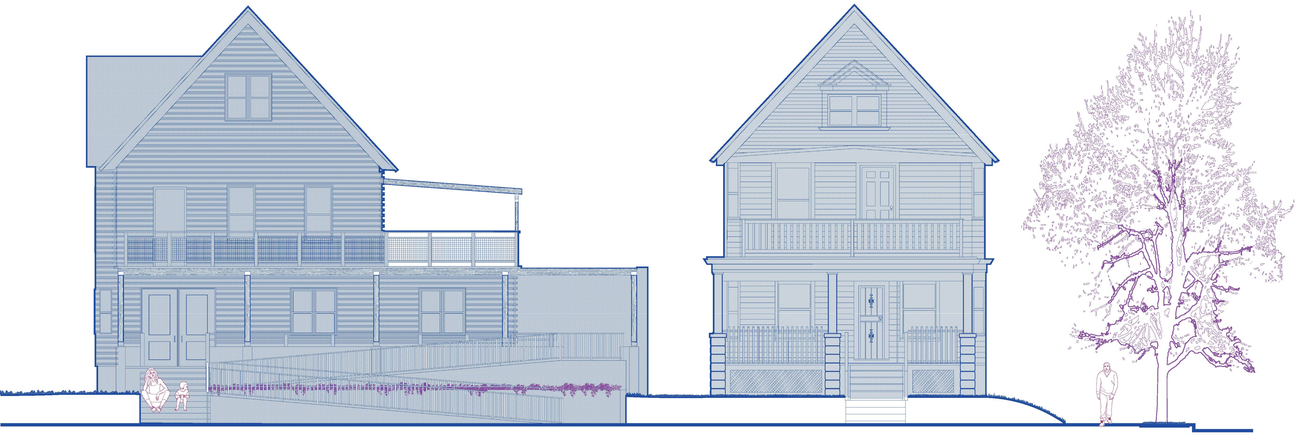
01 *KITCHEN*
02 *PREP / DEMONSTRATION*
03 *DINING*
04 *PATIO*
05 *COOLER*
06 *PANTRY*



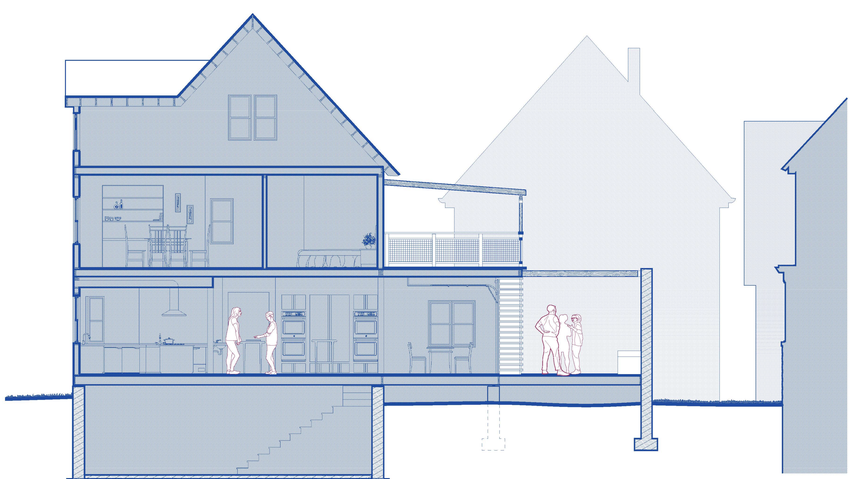
CARETAKER'S APARTMENT
SECOND FLOOR PLAN
1/8" = 1'-0"

PREPARATION

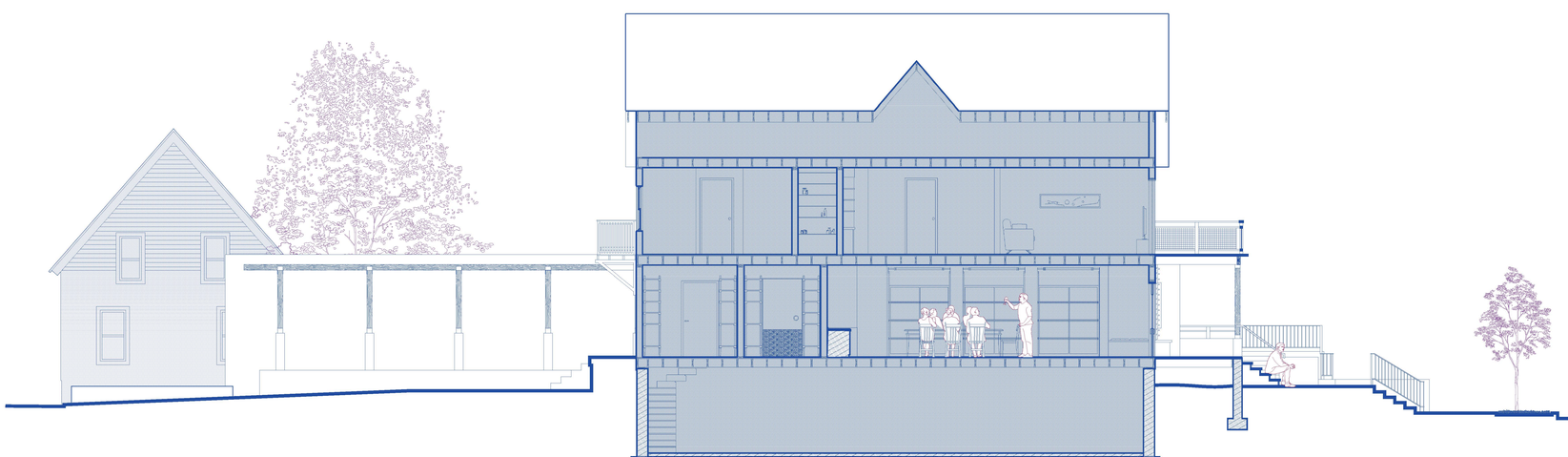
COMMUNITY KITCHEN



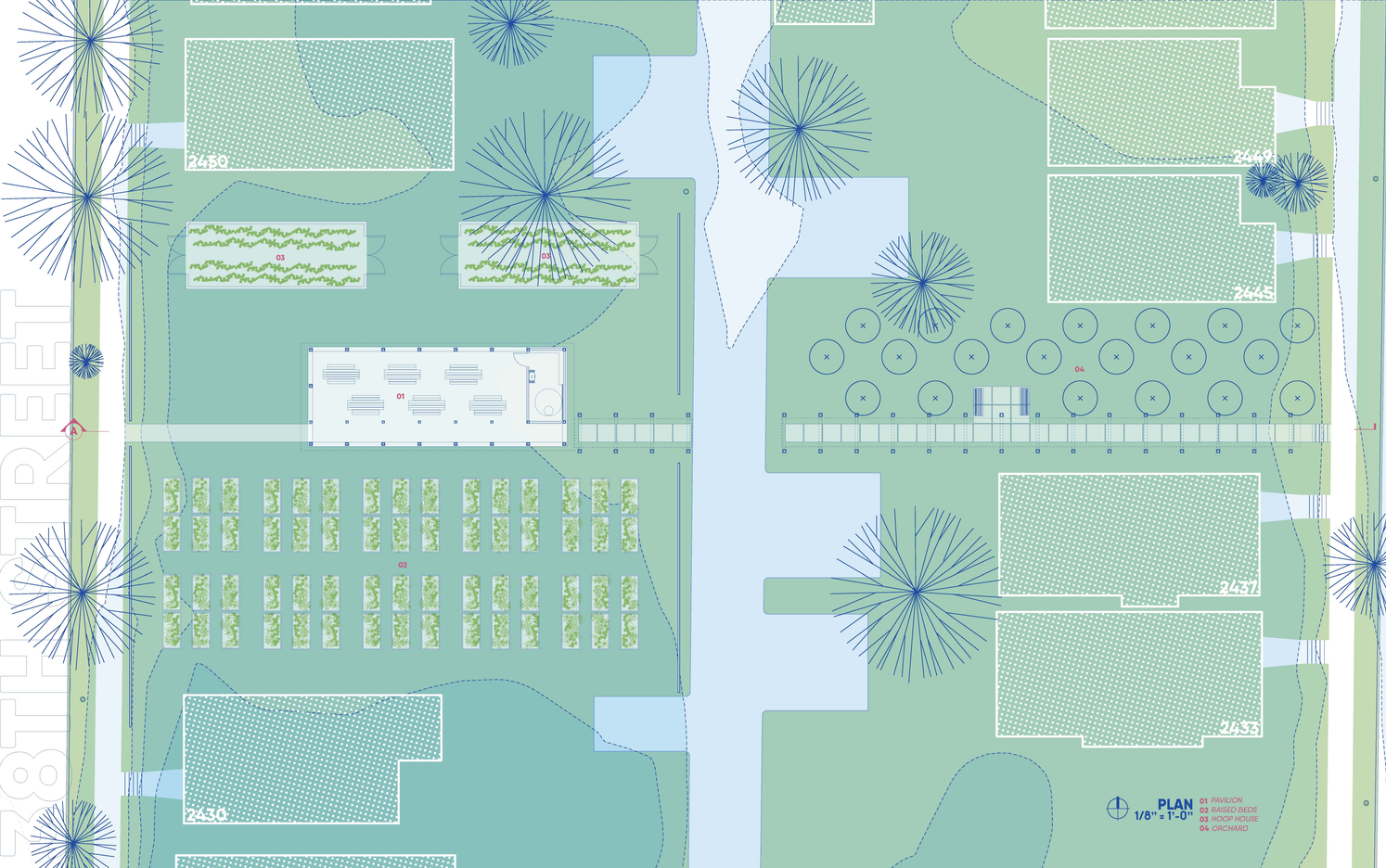
EAST ELEVATION
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"

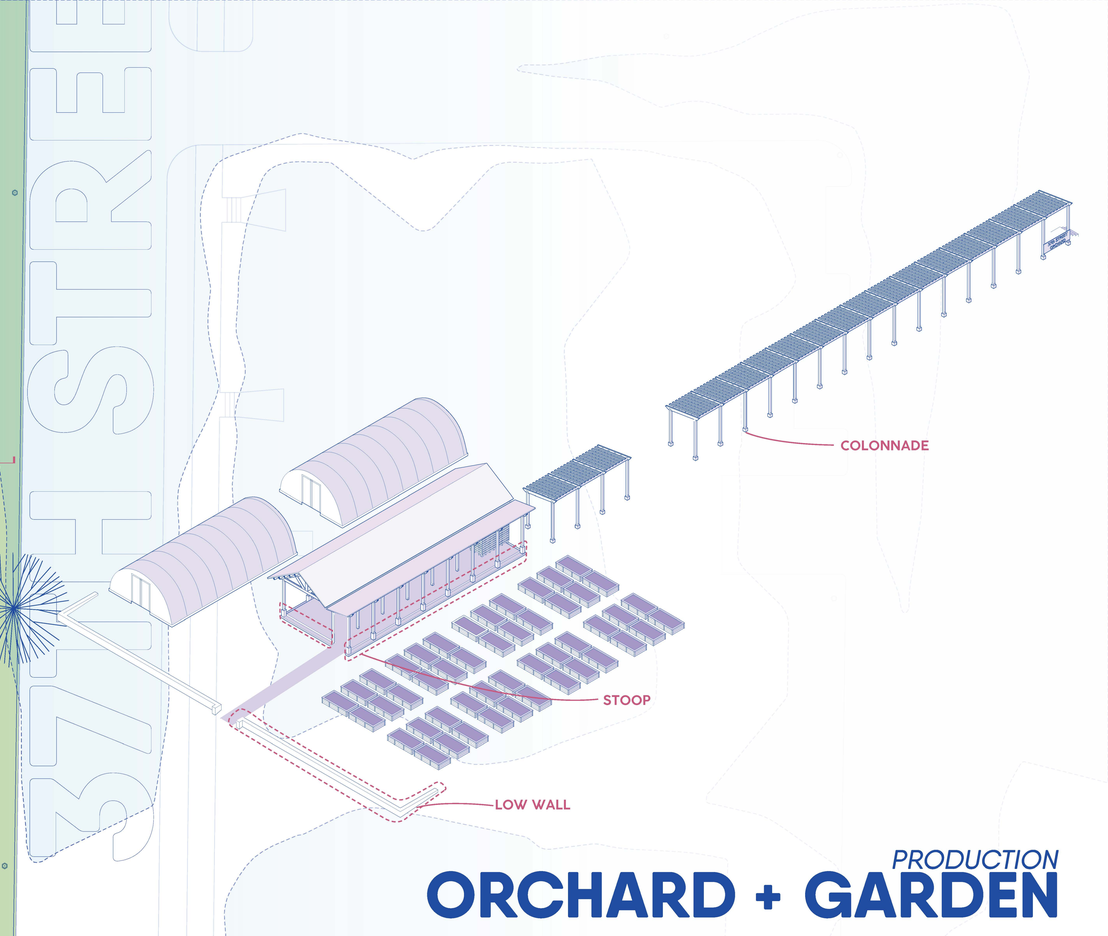


SECTION C
1/4" = 1'-0"



PLAN
1/8" = 1'-0"

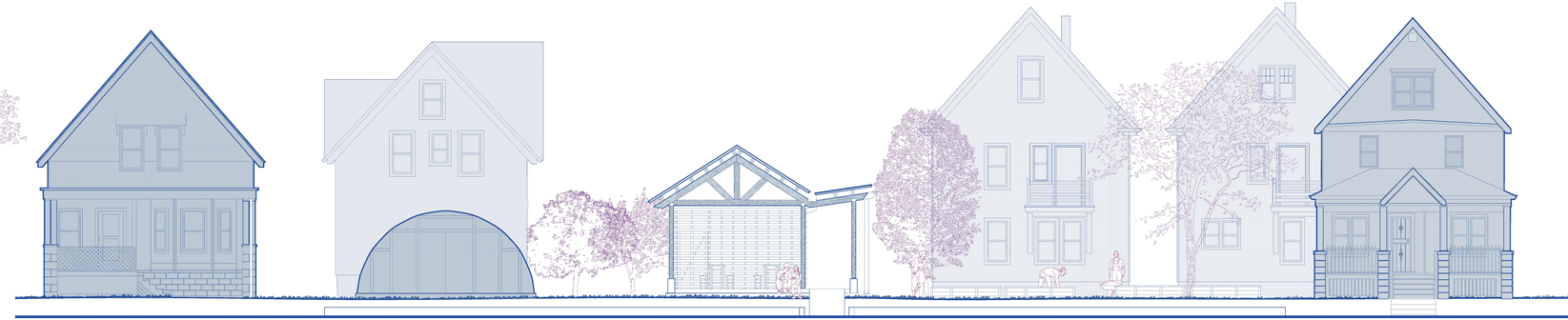
01 PAVILION
02 RAISED BEDS
03 HOOP HOUSE
04 ORCHARD



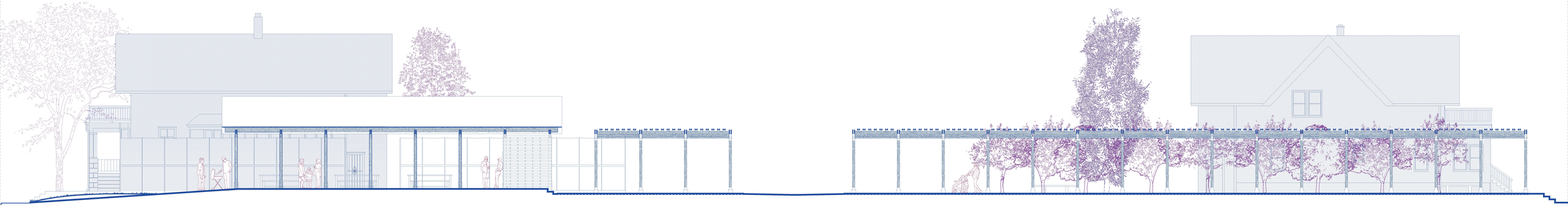
PRODUCTION

ORCHARD + GARDEN

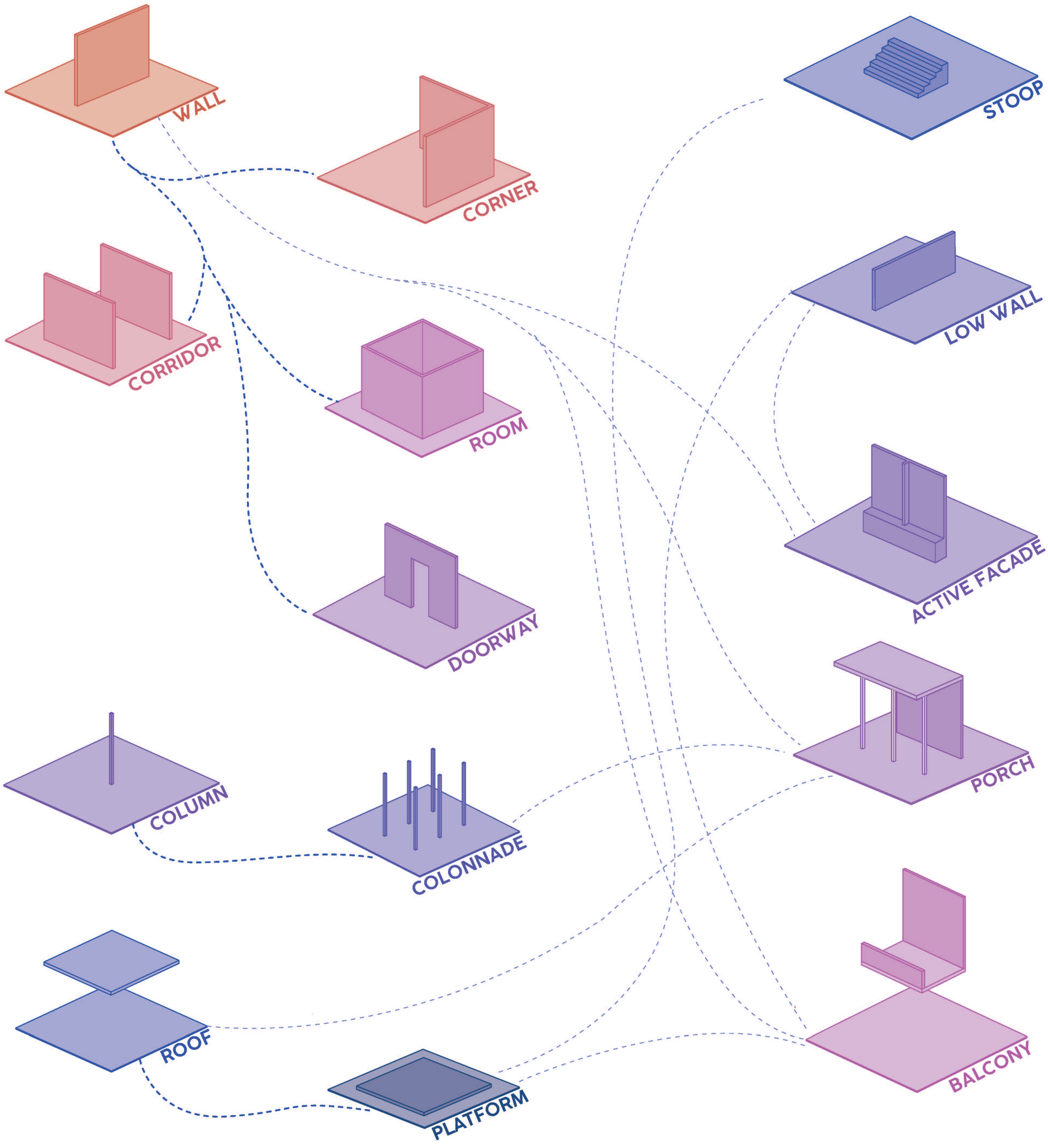
EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"

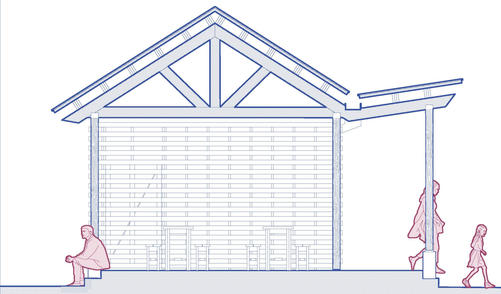


basic forms in architecture, which are a given in any architectural project.

ARCHITECTURAL ELEMENTS

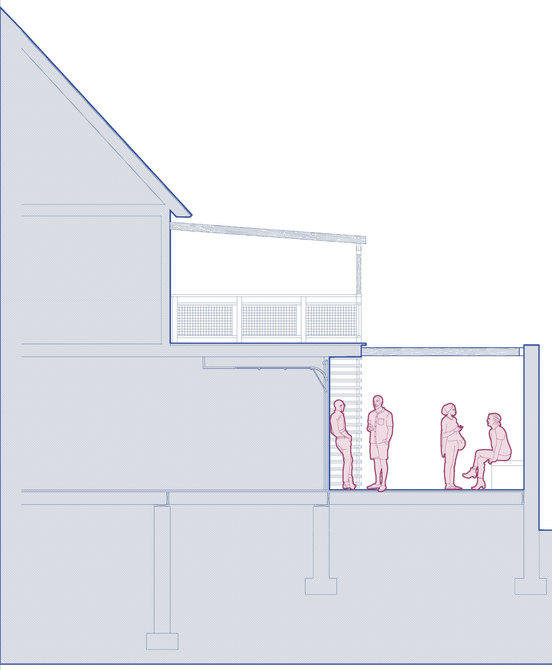
collections of architectural elements; though these appear in communities elsewhere, this set of patterns is particular to Sherman Park

VERNACULAR PATTERNS



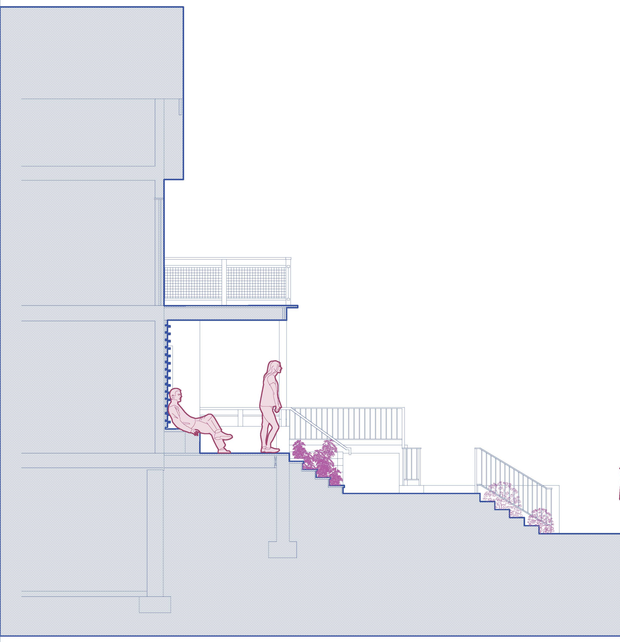
The open edge may be set at the street or further back on the property, but invites public access nonetheless. They allow crossing and invite lingering within it.

OPEN EDGE



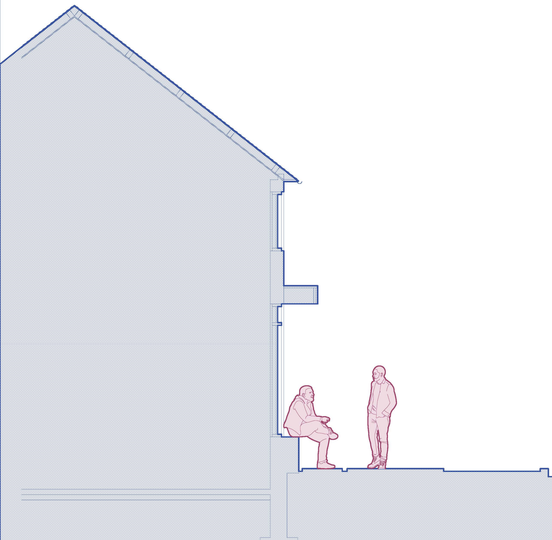
The bounded edge is completely separate from public space. An activated bounded edge, however, has thickness and still encourages the human figure to fill in space.

BOUNDED EDGE



The semi-public edge is set back further in the property, in many cases in Sherman Park, it is also raised. This edge is a protected space and part of one's personal territory, but is still a part of the public world before it sensorially.

SEMI-PUBLIC EDGE



Directly facing public space (sidewalks and streets), the public edge creates a space for interaction, for leaning, sitting, and lingering in an informal way. An active facade leaves room for the human figure to fill in space.

PUBLIC EDGE

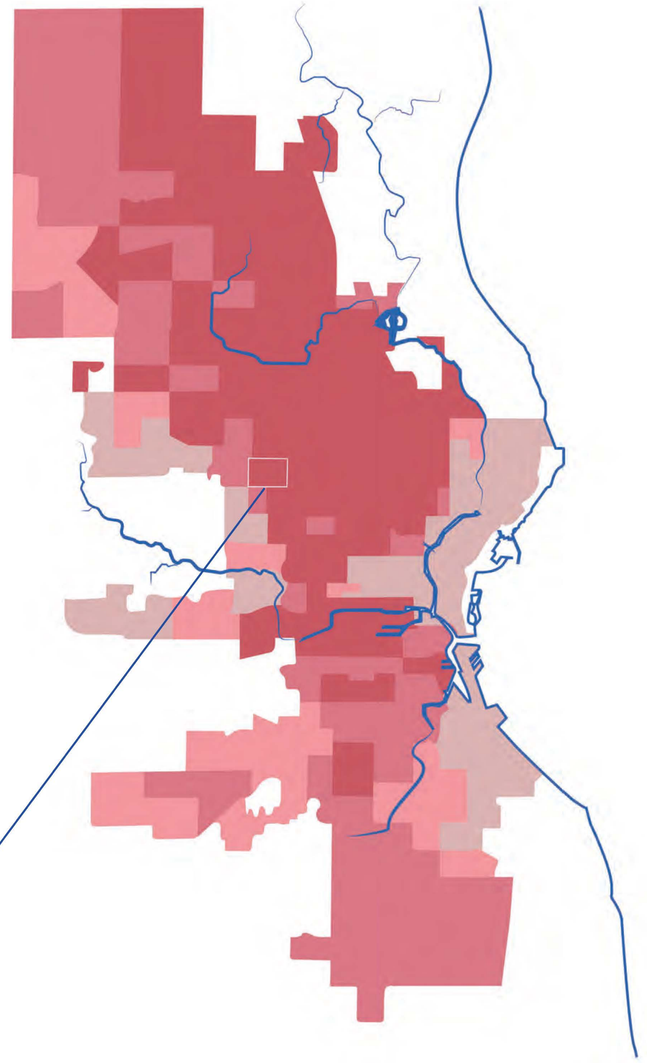
EDGES

3/8" = 1'-0"

DIABETES
PREVALENCE IN ADULTS (18+)
500 CITIES PROJECT 2014

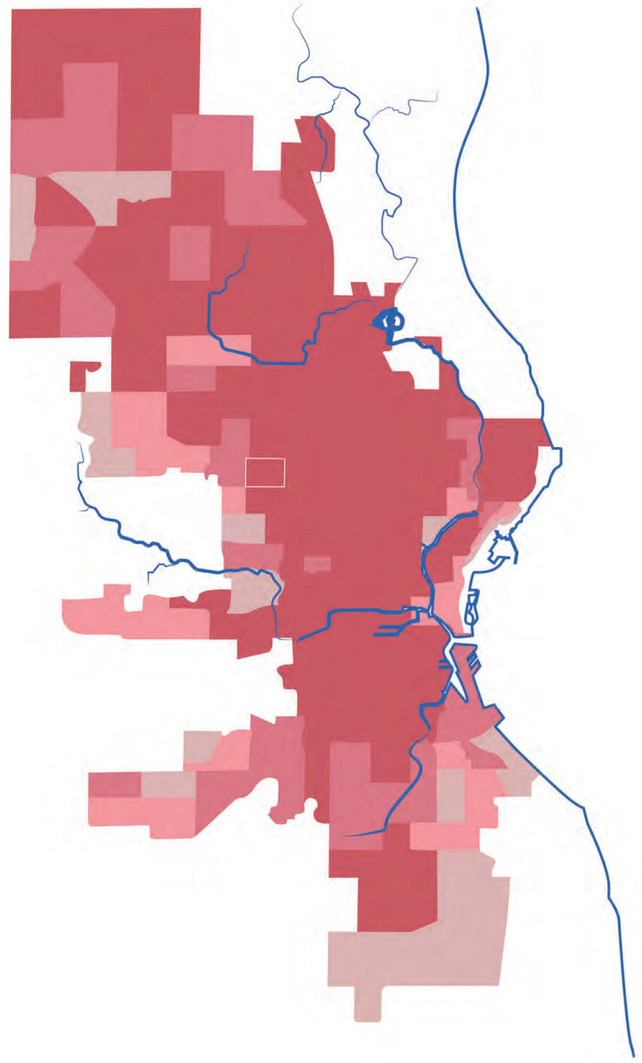
- OVER 13%
- 10.1% - 13%
- 8.1% - 10%
- UNDER 8.1%

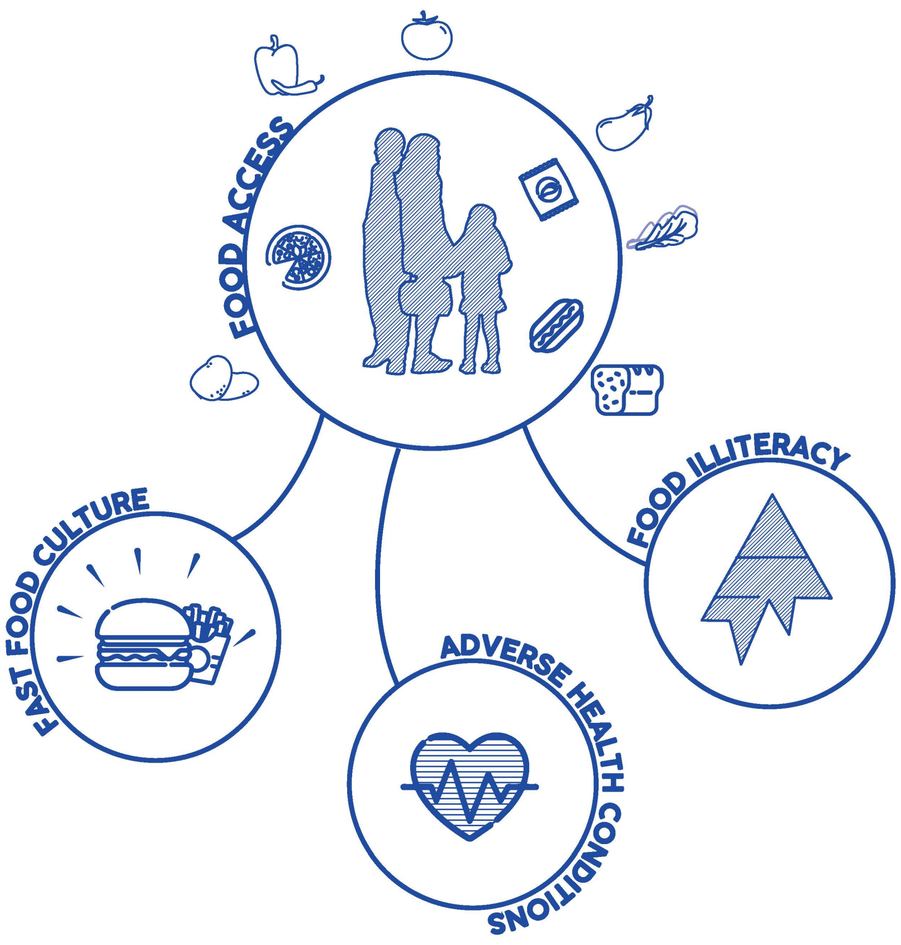
site (census tracts 61 + 62)

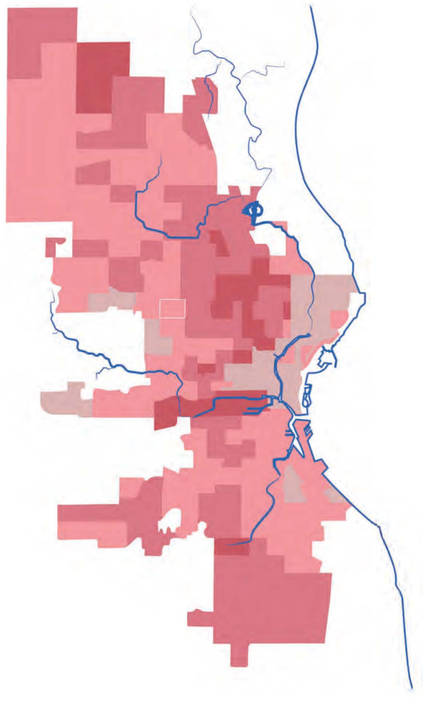


POVERTY
POPULATION BELOW POVERTY LEVEL
ACS 2012 - 2016

- OVER 20%
- 15.1% - 20%
- 10.1% - 15%
- UNDER 10.1%

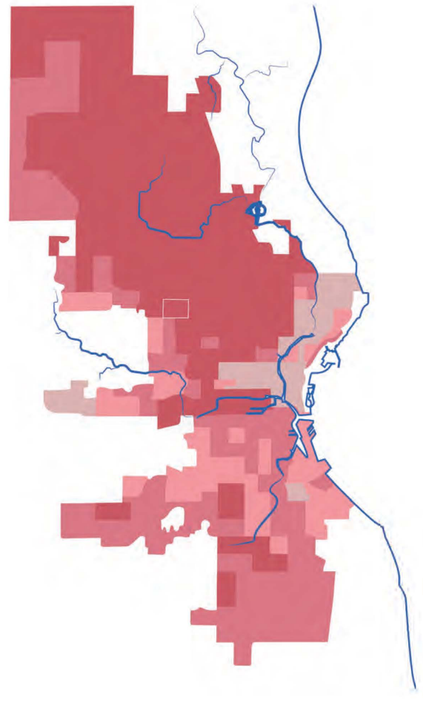






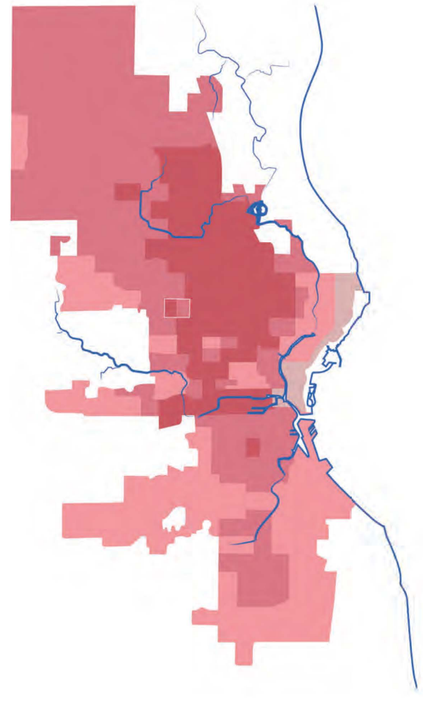
CORONARY HEART DISEASE
PREVALENCE IN ADULTS (18+)
500 CITIES PROJECT 2015

- OVER 8%
- 6.1% - 8%
- 4.1% - 6%
- UNDER 4.1%



HIGH BLOOD PRESSURE
PREVALENCE IN ADULTS (18+)
500 CITIES PROJECT 2014

- OVER 35%
- 30.1% - 35%
- 26.1% - 30%
- UNDER 26%

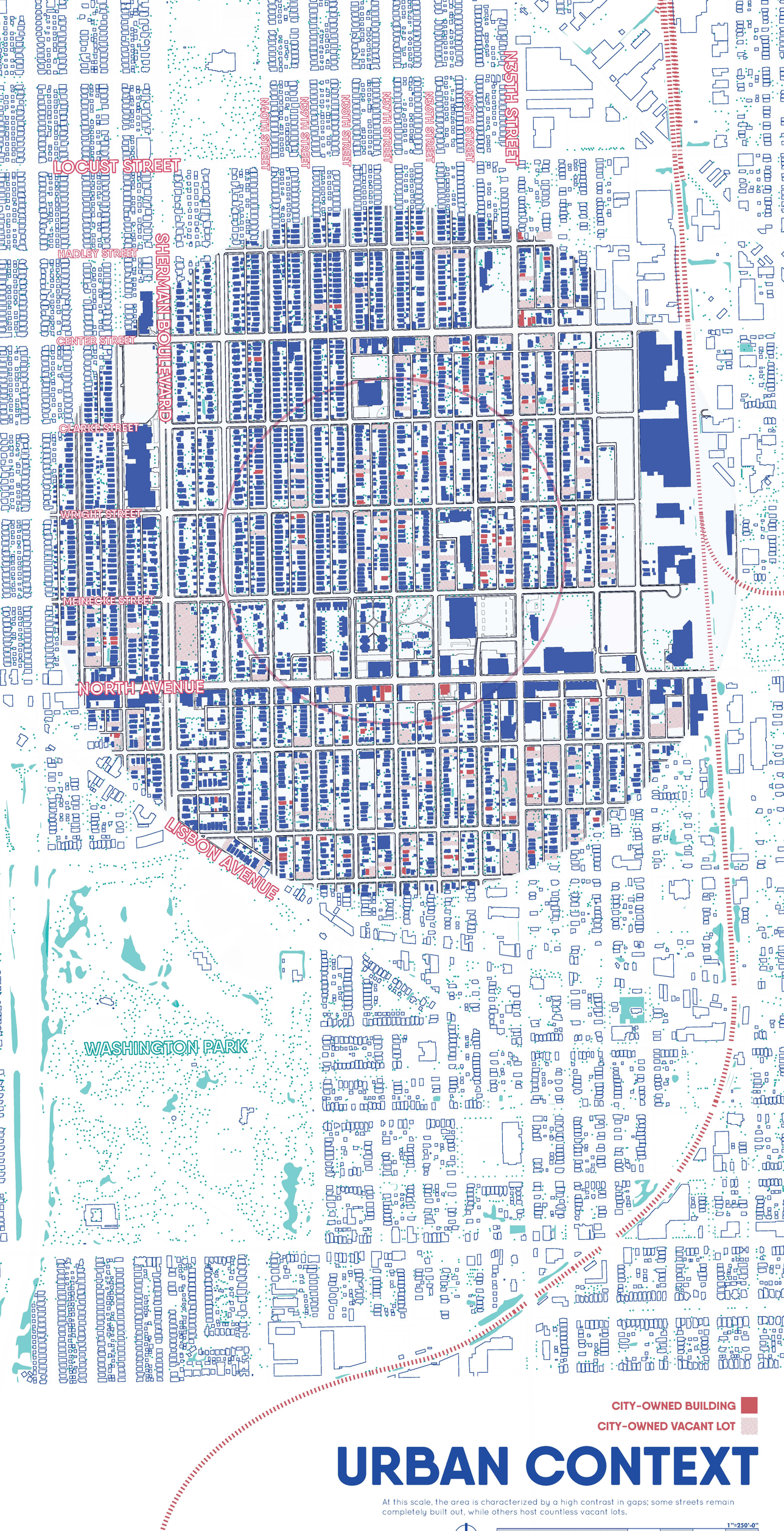


OBESITY
PREVALENCE IN ADULTS (18+)
500 CITIES PROJECT 2015

- 43.7 - 56%
- 33.1% - 43.6%
- 24.8% - 33%
- UNDER 24.7%

The effects of a food desert in areas of poverty include both the immediate resulting adverse health conditions, as well as compounded issues of the prolonged lack of access to wholesome food - such as a glorified fast food culture and loss of nutritional and culinary knowledge.

HEALTH AND FOOD JUSTICE

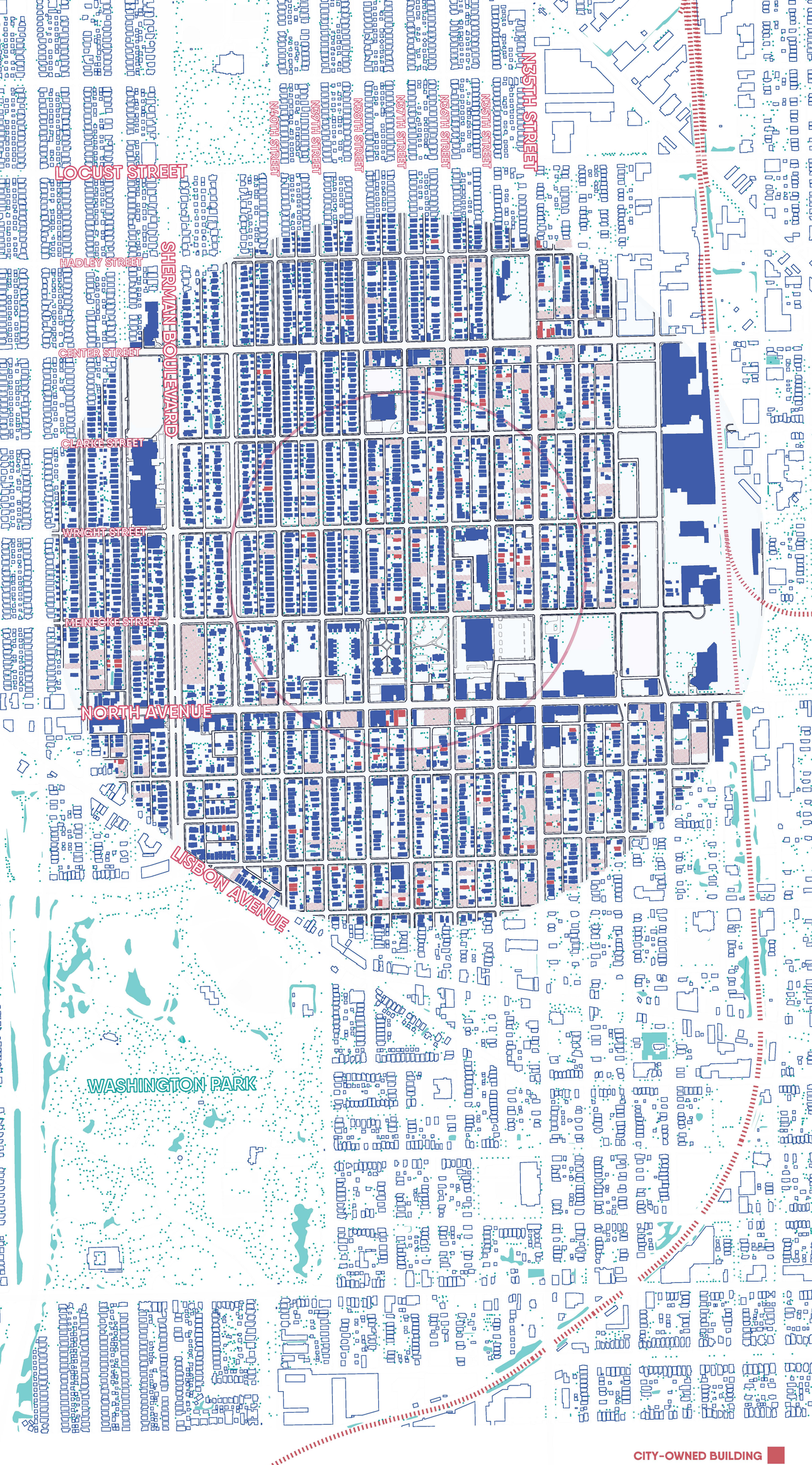


URBAN CONTEXT

At this scale, the area is characterized by a high contrast in gaps; some streets remain completely built out, while others host countless vacant lots.

1"=250'-0"

2000 1000 250 FEET



CITY-OWNED BUILDING

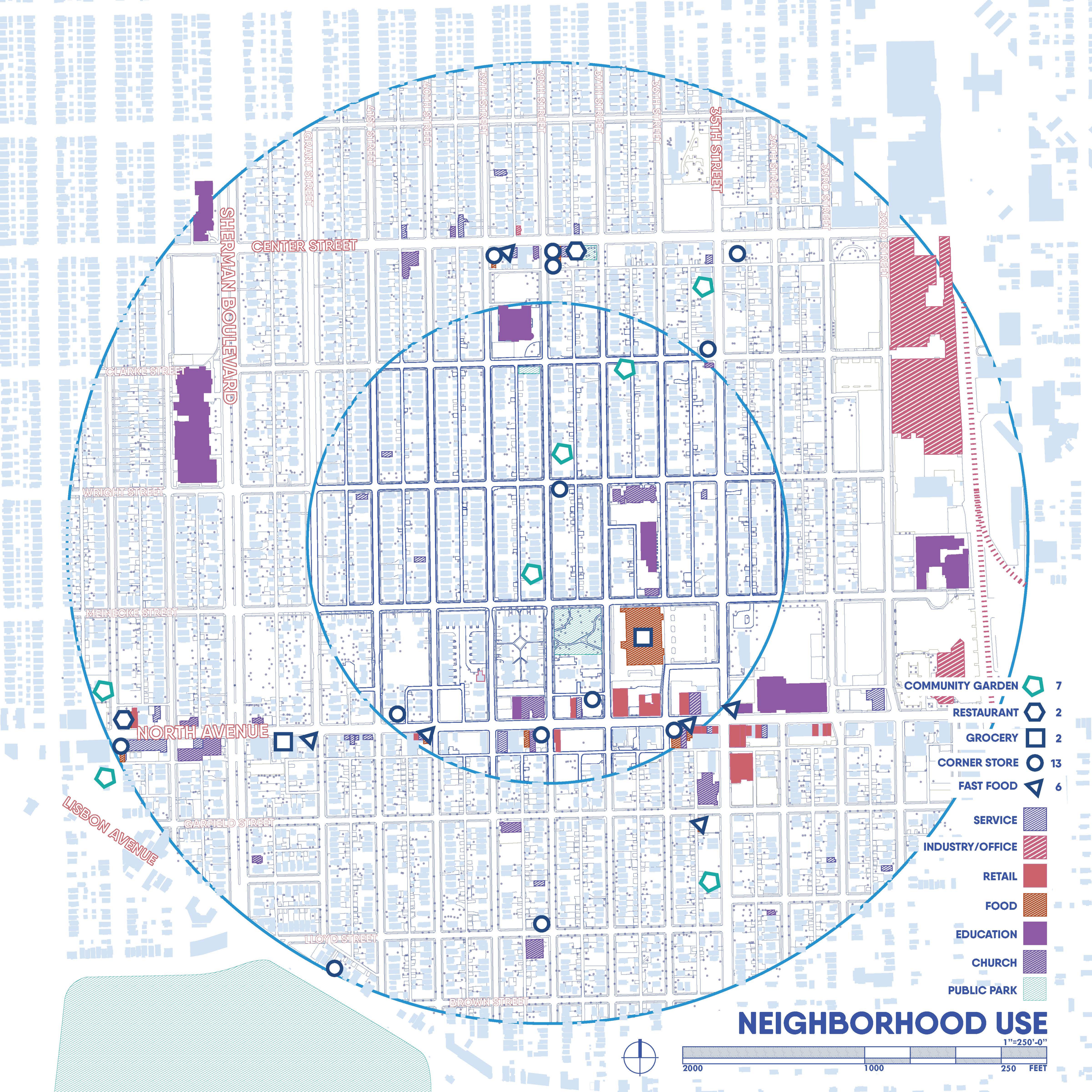
CITY-OWNED VACANT LOT

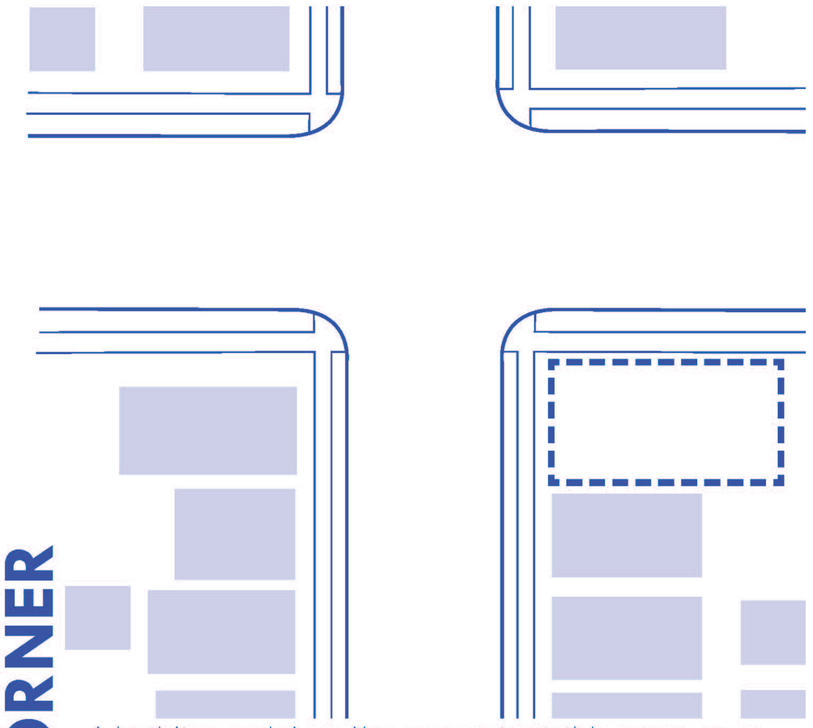
URBAN CONTEXT

At this scale, the area is characterized by a high contrast in gaps; some streets remain completely built out, while others host countless vacant lots.

1"=250'-0"

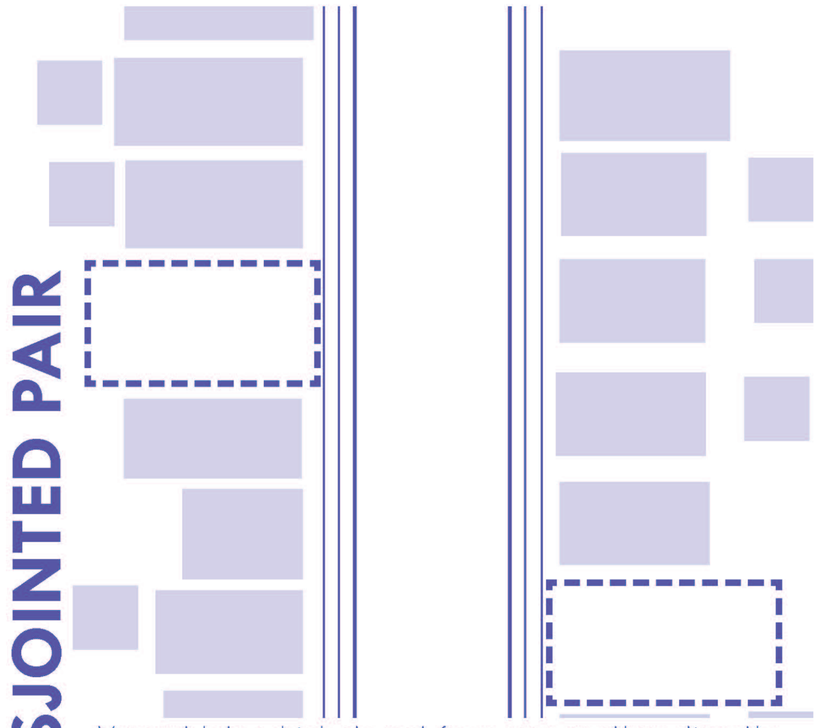
2000 1000 250 FEET


GRANT STREET
47TH STREET
40TH STREET
38TH STREET
36TH STREET
35TH STREET
34TH STREET
33RD STREET
32ND STREET
SHERMAN BOULEVARD
CENTER STREET
CLARKE STREET
WRIGHT STREET
MEINECKE STREET
NORTH AVENUE
LISBON AVENUE
GARFIELD STREET
LLOYD STREET
BROWN STREET
COMMUNITY GARDEN 7
RESTAURANT 2
GROCERY 2
CORNER STORE 13
FAST FOOD 6
SERVICE
INDUSTRY/OFFICE
RETAIL
FOOD
EDUCATION
CHURCH
PUBLIC PARK
NEIGHBORHOOD USE
1"=250'-0"
2000
1000
250
FEET



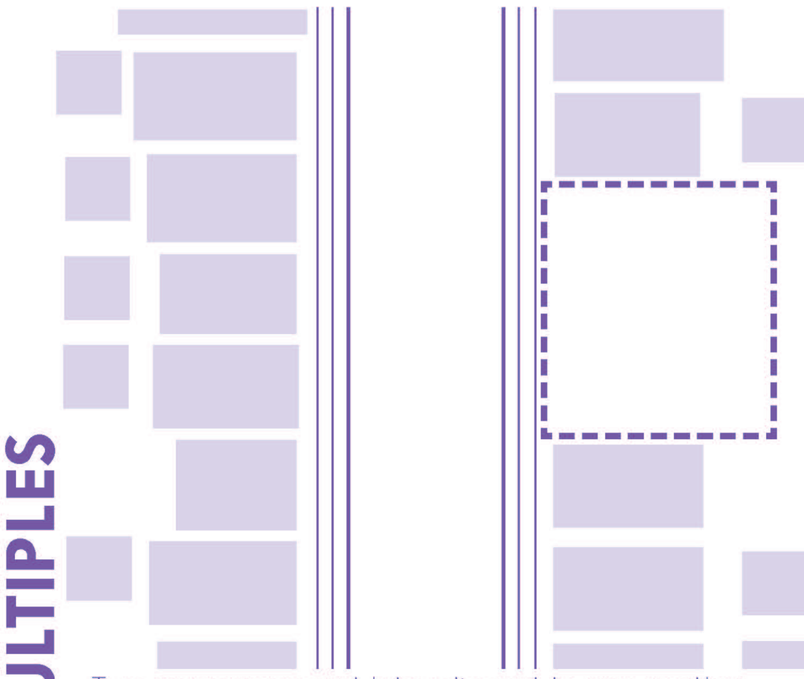
CORNER

A building or lot on the corner is visibly more open to a greater amount of people.



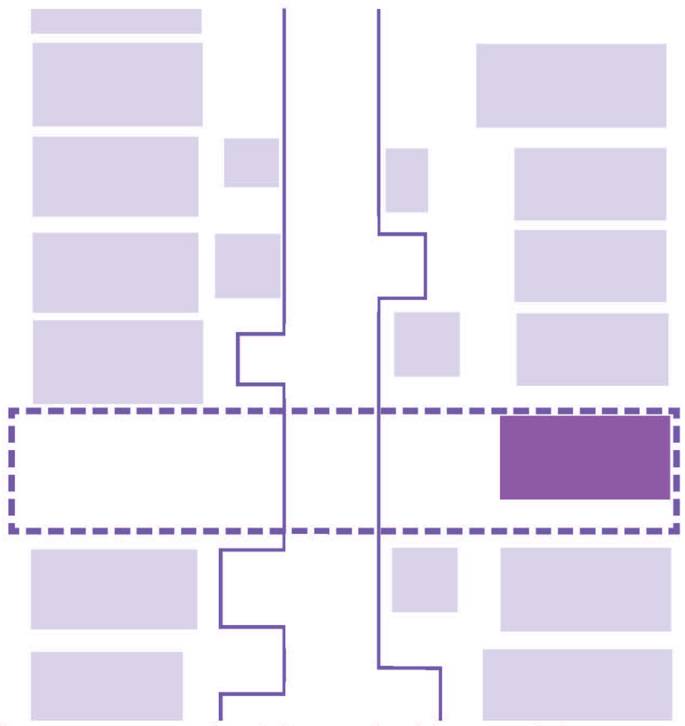
DISJOINTED PAIR

Vacant lots which do not face one another directly on a street or alley require more visibility near their edges in order to make a connection.



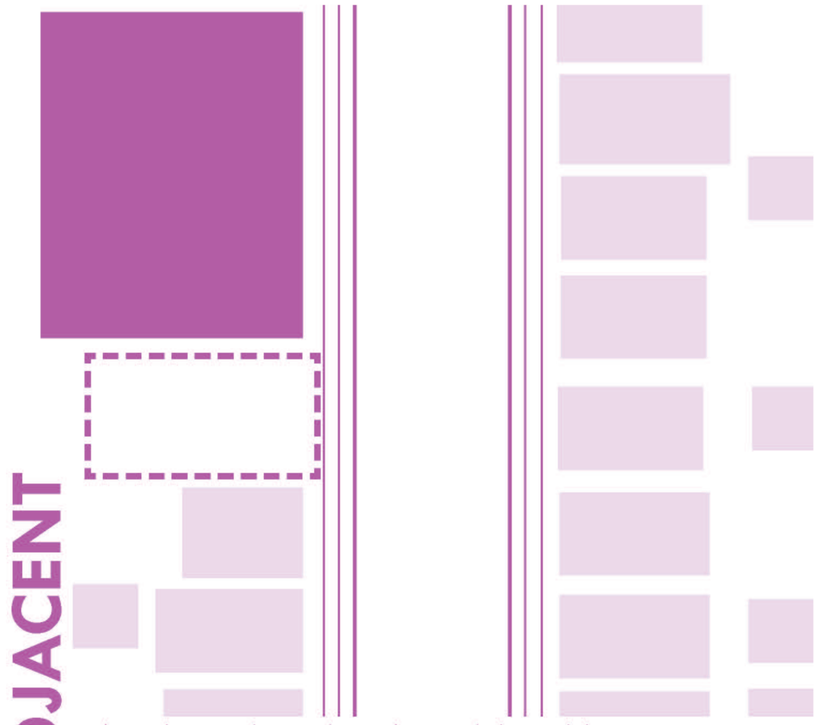
MULTIPLES

Two or more vacant lots adjacent to one another which allows for a larger intervention - in this situation, size determines potential.



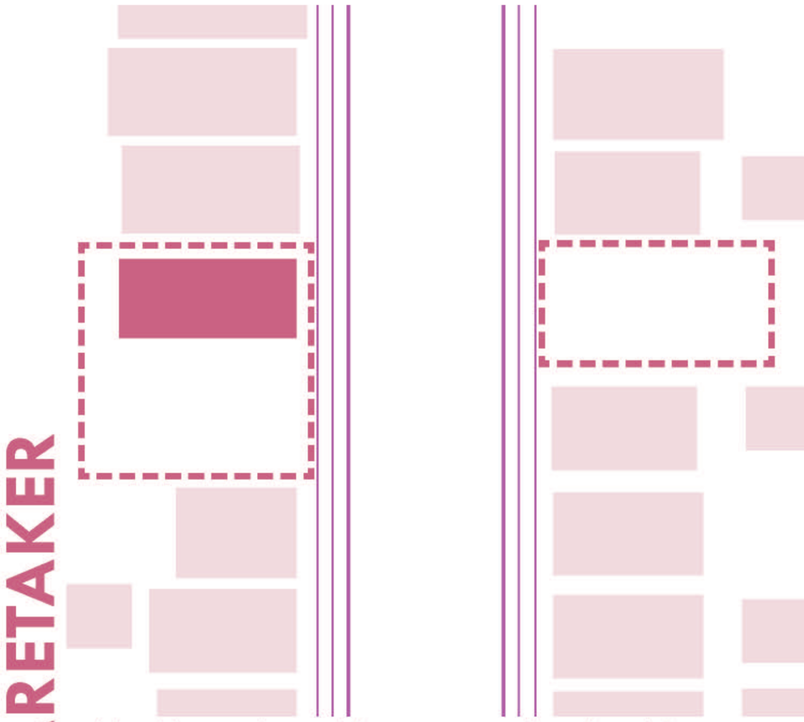
EXTENSION

Program can extend from a building and its backyard across the alley to a vacant lot, blurring the boundary between blocks.



ADJACENT

An intervention placed on a lot next to a non-residential place can be supportive of that program.



CARETAKER

A building adjacent to or across the street from a vacant lot is in the position to become a watchful eye over that space, whether formally or informally.

Various patterns emerging from high vacancies can be utilized in different ways within a neighborhood when introducing mixed-use program.

SITUATIONAL PATTERNING