Spring 5-3-2019

Reframing Urban Redevelopment Via Women Empowerment: Sustaining existing community in the West End Neighborhood

Dyesha Holmes

Follow this and additional works at: https://digitalcommons.kennesaw.edu/barch_etd

Part of the Urban, Community and Regional Planning Commons

Recommended Citation

Holmes, Dyesha, "Reframing Urban Redevelopment Via Women Empowerment: Sustaining existing community in the West End Neighborhood" (2019). Bachelor of Architecture Theses - 5th Year. 94.
https://digitalcommons.kennesaw.edu/barch_etd/94
REFRAMING URBAN REDEVELOPMENT

VIA WOMEN EMPOWERMENT:

Sustaining existing community in the West End Neighborhood
Reframing Urban Redevelopment Via Women Empowerment: Sustaining existing community in the West End Neighborhood

Project Location: West End, Atlanta, GA

Thesis Proposal is Presented to the Faculty of the Department of Architecture
College of Architecture and Construction Management

Thesis Collaborative 2018-2019

Student’s Full Name: Dyesha Khaalida Holmes
Primary Advisor: Mine Hasbas-Degertekin PhD.
External Advisor: Kenneth Luker

Thesis Summary:
My thesis aims to reframe redevelopment to be a system that preserves, sustains, and responds to the identity and needs of community, specifically women and children. There are ways to properly design urban environments specifically for women. My research looked at strategies to mitigate gentrification in urban neighborhoods that then led to me studying the existing neighborhood and food resources in the West End Community. Locating the area in the neighborhood that was centrally located to these resources and transit allowed for a focus of a specific block in the neighborhood to test my design strategies. I was able to identify the social support structure in the neighborhood through walk-throughs, community engagement, and food through the framework focused on these resources. I was able to locate a block that was also surrounded by schools, churches, and parks that allowed for a micro-economy to be developed and a community center to be added into the existing network of resources in the neighborhood. The design was held on different scales and developed through the highest levels of development to illustrate how through design and economic development strategies can help mitigate gentrification in the Historic West End. The intent is that these strategies can be implemented within gentrifying neighborhoods to not only empower the women but the whole community.
## Table of Contents

### Chapter 1 | Design Theorem

- **0.1 Abstract**
- **1.1 Introduction**
- **1.1.1 Problem and Thesis Statement**
- **1.2 Women in the Urban Environment**
- **1.2.1 Introduction**
- **1.2.2 Inequality of Public Spaces for Women**
- **1.2.3 Designing Urban Environments for Women**
- **1.3 Gentrification**
- **1.3.1 History**
- **1.3.2 The Enablers**
- **1.3.3 Policies and Legislation**
- **1.4 Impact of Gentrification**
- **1.4.1 Equity of Urban Space**
- **1.4.2 Social Capital**
- **1.4.3 Historic and Cultural Preservation**
- **1.4.4 Health**
- **1.4.5 Women**
- **1.5 Policies and Legislation to Mitigate Gentrification and Reframe Redevelopment**
- **1.6 Case Studies**
- **1.6.1 Vanport City**
- **1.6.2 800 Main St. Rezoning East Block**
- **1.6.3 Greenpoint Library and Environmental Education Center**
- **1.6.4 Gentrification and the Heterogeneous City: Finding a Role for Design**
- **1.6.5 Building Bridges to Healthier Food Options**
- **1.7 Research Conclusion**

### Chapter 2 | Site Analysis

- **2.1 Historic Timeline**
- **2.2 Demographics**
- **2.3 Health Data**
- **2.4 Neighborhood Boundaries**
- **2.5 Land Use Analysis**
- **2.6 Transit Analysis**

### Appendix

- **A.1 Boards**
- **A.2 Figure List**
- **A.3 Reference**

---

### Chapter 3 | Design

- **3.1 Working Mother Daily Routine Scenarios**
- **3.2 Programmatic Framework and Site Identification**
- **3.3 Land Use Proposal and Associated Policy Framework**
- **3.4 Neighborhood Scale Flows**
- **3.5 Site Scale Land Use and Design Elements**
- **3.7 Economic**
- **3.7.2 History and Culture**
- **3.7.3 Social Capital**
- **3.7.4 Site Scale Flows**
- **3.8.1 Services Supporting Women Flows**
- **3.8.2 Social Support Flow**
- **3.8.3 Micro Economy of Food Flow**
- **3.8.4 Micro Economy of Arts and Crafts Flow**
- **3.7 Block Scale Design**
- **3.9.1 Macro Economy Block**
- **3.9.2 Micro Economy Block**
designing for a community not for only profit
Recent studies in England found out that people who know their family history are more resistant to stress and anxiety. (Bradley, 2016) This connection between family history and personal history is important in understanding the connection individuals have to the places they grew up and know. However, gentrification poses a threat to inner-city neighborhoods and disrupts the cyclical relationships between history, culture, and the character of the community. Ruth Glass coined the term gentrification in 1964 to describe the influx of middle-class people displacing lower-class workers in urban neighborhoods. Gentrification is a matter of oppression; displacement of marginalized populations, specifically women and children. As it happens, most of low-income families are headed by single or divorced women.

Atlanta has handled urban redevelopment in marginalized neighborhoods that has not only resulted in gentrification, but also has disregarded the urban environments as places to sustain communities, especially women. However, through adding and enforcing policies and design interventions into these neighborhoods, we can help mitigate the impact gentrification has on these populations. My thesis focuses on how redevelopment of inner-city neighborhoods should help sustain the low-income residents via women empowerment welcoming new ones. As urban continues, it is possible to restructure it around the women’s need to support the community? Gentrification is threatening to erode the West End community and displacement of women becomes a precondition for the transformation of the whole neighborhood. My proposal aims to form a roadmap plan that the neighborhood can implement in the community. The intent is to reframe redevelopment to be a system that preserves, sustains, and responds to the identity and needs of community.

If urban renewal was a way of rebuilding cities that express ways disempowered, cars infected with lack of identity, then gentrification of the 21st century is a close cousin displacing people from their humble homes by luxury apartments erasing neighborhoods of identity, culture and history. The way Atlanta has handled urban redevelopment in low-income, predominantly minority neighborhoods has resulted in gentrification and displacement of people rather than revitalization of these communities. Urban redevelopment has turned into rebuilding for the affluent in Atlanta and has plagued many neighborhoods.

The primary focus is on women, specifically low-income women of color because that are more likely to rent apartments and be single parents compared to men which puts them at more risk of being displaced from the neighborhoods they live in.

Gentrification is threatening to erode the West End community and displacement of women becomes a precondition for the transformation of the whole neighborhood. My proposal aims to form a roadmap plan that the neighborhood can implement in the community. The intent is to reframe redevelopment to be a system that preserves, sustains, and responds to the identity and needs of community.

Development should not equal to gentrification, as it should not take only affluent people into account to revive a neighborhood. In addition to replacing people, a common visual language replaced the essential character of the neighborhoods and the essential character of place of these neighborhoods, settling for a false uniformity of single identity all around the city.

My proposal aims to form a roadmap plan that the neighborhood can implement in the community. The intent is to reframe redevelopment to be a system that preserves, sustains, and responds to the identity and needs of community.
1.2 Women in Urban Environments
The 1940’s marks the transition to mass produced homes that has transformed the urban regions to fit this suburban typology that puts a stress on working women because of the social, economic, and environmental shortcomings.

As suburban sprawl grew as veterans returned from the war, skilled women workers lost their wartime jobs to the returning white male veteran and many wartime employers discontinued their day-care programs. As of 2002, a small percentage of American families follows that trend of a male breadwinner and non-employed housewife: 25% of households are married couples with children under the age of 18 and out of the 25%, 29.2% of those families have fathers as the sole breadwinner. The predominant family type is two-earner family and the fastest growing family type is the single-parent family with 5 out of 6 single households are headed by woman (Hayden, 2002). Neighborhoods that are susceptible to gentrification are usually low-income neighborhoods whose residents are majority marginalized and vulnerable group. Women and children, especially single parent households are a part of that vulnerable group. As what will be presented, the story will reveal who these women are, how the existing urban environment they reside sustain them, and how when gentrification starts to impact a neighborhood how are they more susceptible to being displaced out of their neighborhoods.

The combination of societal gender-based discrimination and the history of systematic racism has disproportionately contributed to the negative impacts on low-income, minority groups. Specifically in this case, women are significantly impacted. Women are more likely to be single parents, and are more likely to rent compared to their male counterparts (Bors, 2017). The 2017 US Census Bureau data shows that 28.8% of single mother households fall below the poverty line out of these families, 39.7% of those households are headed by women of color. Therefore, low-income women of color are particularly burdened by the impact of gentrification when rental rates increase due to the rise of property taxes and there are limited access to affordable housing.
Within housing and neighborhood advances, there are still points of disadvantages of class, race, and gender which calls for a revival of neighborhood structure. The public landscape is an expression of human social evolution. In this case, the public landscapes shaped an oppressive social construct. This form of the built environment affects women and men of all ages, income levels, and ethnic backgrounds. Society has built an environment fit for the young white male nuclear family, with father as the breadwinner and mother as the housewife since the 1940s. A form of prescriptive architecture formed in the mid-nineteenth century that created different spheres for man and woman. The urban planning creates isolated environments that segregates land uses and there is an absence of collective services. Women need environmental supports within their neighborhoods. Women transportation patterns differ from men’s.  - Journey-to-work trip - Use of public transit - Kinds of trips made (Hayden, 2002) Women have complex travel patterns and transit systems are designed primarily to carry workers to and from their jobs during peak hours. These plans do not take into account the journey to work for women workers. Women frequently use public transit for shopping and household errands and women usually combine these trips with their journey to work —(Hayden, 2002). Transit fare structures do not accommodate this trip pattern and spatial distribution of child-care facilities affects travel patterns, parent’s travel time and choice of work location.

Vanport City
Vanport, OR 1944

Developed a temporary city that met the needs of both men and women from diverse backgrounds. Vanport City responded to the needs and economic development of the workers and recognized spaces for single parent households and two-earner households, shaping spaces for employed women and their families.

Levittown
Levittown, NY 1947

Levittown is a result of the end of the second World War; developed for the returning veterans and their families. Levitt and aimed to shape the private space for the white working class man and their dependents. The suburban landscape designed sacrificed public and social spaces for private yards.

Figure 1. Baldwin Hill Village
Los Angeles, CA 1941

Figure 2.

Figure 3.

Inequality of Transit in the city for Women

Women in the Urban Environment
1.3 Gentrification
History of Gentrification

Ruth Glass coined the term Gentrification in 1964 to describe the influx of middle class people displacing lower class worker residents in urban neighborhoods. It is characterized as the process of renewal and rebuilding accompanying the influx of affluent people into deteriorating areas that often displaces poorer residents.

History has revealed that the process of urban restructuring through “creative destruction” that has always had an underling class dimension that ultimately affects the poor, underprivileged, and marginalized groups that has been repeated.

Gentrification in Atlanta

The figures below show the neighborhoods that are being affected by gentrification and how it coincides where there is Beltline Development.
Gentrification | Redevelopment

Gentrification and redevelopment are terms that are incorrectly used interchangeably. Redevelopment is the act or process of renovating a blighted area. It should be a process that benefits the majority, if not the entirety of the residents of the community. The key difference between these two concepts is that one is formed on the basis of equity.

When policymakers attempt to improve a neighborhood but also allows rapid development fails to provide mutual positive impacts for all the members of the community. This is primarily due to the social determinants such as race, gender and socioeconomic factors. Thus, in attempting to mitigate the inequalities of gentrification, policymakers and architectural design of neighborhoods should consider the impacts on the most marginalized populations.

If we design public spaces for the most vulnerable population in communities we are ultimately designing for all population groups.

<table>
<thead>
<tr>
<th>Year</th>
<th>Multi-family properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>20%</td>
</tr>
<tr>
<td>2011</td>
<td>19%</td>
</tr>
<tr>
<td>2012</td>
<td>18%</td>
</tr>
<tr>
<td>2013</td>
<td>17%</td>
</tr>
<tr>
<td>2014</td>
<td>16%</td>
</tr>
<tr>
<td>2015</td>
<td>15%</td>
</tr>
<tr>
<td>2016</td>
<td>14%</td>
</tr>
<tr>
<td>2017</td>
<td>13%</td>
</tr>
<tr>
<td>2018</td>
<td>12%</td>
</tr>
</tbody>
</table>

**Signs of Gentrification in Atlanta**

As shown in figures four through six, neighborhoods along the Beltline Westside Trail, south of 20th are being gentrified. Data from the U.S. Census Bureau’s American Community Surveys highlight the signs of gentrification in these Atlanta neighborhoods.

Indicators of gentrification are as followed:

- Increase in rent
- Increase in median income
- Race demographics changing to a more white population
- Growth in proportion of college educated residents

2010: 92%
2017: 90%
2018: 84%
2019: 80%
2020: 76%
2021: 72%

$884
$968
$988
$998
$998
$1037
$884
$998
$998
$1037

Rent Prices
Food Prices
Medications
Education Attainment

Figure 7.
Figure 8.
Figure 9.
Figure 10.
Figure 11.
Figure 12.
These are the policies and legislations overtime that has had an impact on how the urban environment has been shaped. In understanding these policies, it reveals the cyclical nature of transforming low-income neighborhoods that are deemed the slums and the ghettos. It shows that the gentrification we see today is not a new concept; it is a different name for the same systematic displacement of minority, marginalized groups in the name of capitalism. These policies had an impact of how communities and cities were constructed. There is an understanding between the relationship of policies and design on the urban scale.
The Enablers of Gentrification

1. Historic Conditions:
   Policies that make communities susceptible to gentrification

2. Investments and Policy Decisions:
   How cities have disinvested in communities overtime that now make them targets for large scale redevelopment projects and turned them less affordable for the existing resident

3. Community Impact:
   Displacement of residents due to the increase of rent and property values and not being educated on policies or lack of policies to freeze property taxes, etc.

One of the greatest enablers of gentrification is policies and legislations that are already in place that are not being enforced. This leads to developers constructing redevelopment projects that are designed for the affluent that ultimately economically forces existing residents out of their homes. This process of displacement has become more logistic through abusing the rights of eminent domain that has displaced long term residents in favor of more high-end land-uses. It has a grave impact on the existing community that unfortunately leads to the historical and cultural identities of neighborhoods to be erased and social capital to decrease, disrupting the community network.
1.4 Impact of Gentrification

- Economic Issues
  - Loss of affordable housing
  - Increase of property taxes

- Social Capital
  - Dismantles social networks in communities
  - Diminishes historical and cultural identities of neighborhoods
  - Social changes due to displacement

- Health Issues
  - Mental health
  - Stress due to instability

- Built Environment
  - Loss of meaningful spaces and places
  - Loss of historic buildings
  - Change in neighborhood character

- Impact of Gentrification
  - Affects community history, culture, and reduces social capital

Figure 15.
Impact of Gentrification

- The built environment are not supporting the needs of women
- Zoning limits the location of child care facilities
- Forcing families to travel outside their neighborhoods for basic needs
- Urban planning creates isolated environments for working individuals that segregates land uses and there is an absence of collective services.
- Gentrification erases the history and culture of these neighborhoods creating identical pockets of life around the city.

Built Environments

Capitalism has become the core of the urban process, which has become the process of displacement, also known as the process of Gentrification. The right to the city, or in this case to the neighborhood should not be isolated to only one group of people. Quality of urban life should be provided equally to all, not just reserved to the affluent. It seems like whoever is given the right to the city has control over how urban space is designed. The impact on communities relates to the equity in public space. The notion of displacing a low-income group out of their neighborhood to redevelop and make the neighborhood “better” so that a new group from a more affluent background to move in depicts the idea that all spaces are not created equal. It represents a systematic process of designing and creating spaces for the affluent and not for everyone. Gentrification is truly the process of developing a new higher-class residents providing amenities for these new higher-class residents without any regards to the needs of the existing residents of these neighborhoods that ultimately get displaced.
Impact of Gentrification
- affects community’s history, culture, and reduces social capital

Economic Issues
- loss of affordable housing
- increase of property taxes

Social Capital
- dismantles social networks in communities
- diminishes historical and cultural identities of neighborhoods
- social changes due to displacement

Health Issues
- mental health stress due to instability

Built Environment
- loss of meaningful spaces and places
- loss of historic buildings
- change in neighborhood character

The impact of gentrification in communities shows lack of equity in public space.

Low-income residents are displaced out of their neighborhood due to the rise of property taxes and rent.

It represents a systematic process of designing and creating spaces for the affluent and not places and spaces for all.

Policies and Legislations to Mitigate Gentrification and Reframe Development

Affordable Housing
- Inclusionary zoning: Set % that meets affordable criteria
- Accessory Apartments (aka Granny Flats): Policies that allow them to be added to single family homes
- Neighborhood Stabilization Program (NSP): The federal government created a new type of housing voucher, to be awarded to long-time residents of low-income communities to help them stay when gentrification poses a risk. NSP has a fund that helps stabilizes the increasing property values that are targeting inner city communities to decrease the rate of decline in the property values.
- Property Tax Abatement: Eliminates or significantly reduces property taxes on a home for an extended period of time. The intent is to attract buyers to low demand areas, but can be used to help keep property tax values low for existing residents of inner city resident’s neighborhoods that are experiencing gentrification. The increase of property taxes is one of the major reasons that lead to existing residents having to leave heir homes when their neighborhood becomes the focus of redevelopment.
- Property Tax Freeze Program: Was created to help seniors, classified as 65 years or older, by freezing the tax amount on their homes. Because many seniors are on fixed incomes they are more susceptible to being displaced when their neighborhood starts to be redeveloped and they are forced to leave.

Zoning
- Prohibit large-scale development in at-risk neighborhoods
- Allowing mixed-use developments

Vacant Lots
- $1 Lot Program: A program in Chicago that allows residents within the community to purchase vacant residential lots for $1 that allows for community engagement. The lots can be used as land for:
  - Community gardens
  - Playgrounds
Impact of Gentrification

• Social Capital is the network of relationships among people who live and work, enabling society to function effectively.
• Linking shared values through how inhabitants perceive their living conditions and how they feel that they can get help from one another.

Economic Issues
- Loss of affordable housing
- Increase of property taxes

Social Capital
- Dismantles social networks in communities
- Diminishes historical and cultural identities of neighborhoods
- Social changes due to displacement

Social Capital
- Is measured by an individual’s sense of belonging and the trust they place in their neighbors. A strong social network can spark community transformation from strong community ties that provide:
  - Information
  - Babysitting
  - Elderly care
  - Emergency care
  - Access to carpools
  - Shared responsibilities when needed

Sense of Place
- Is connected to social capital in that it is a constructed narrative of cultural identity embedded in the historical urban landscape. A sense of place, formed from an individual’s personal and social memories:
  - Personal memories: where we have lived
  - Social memories: connections to our families, neighbors, coworkers, ethnic communities, etc.

Individuals perceive the spaces they live, work, and play in and therefore invest in these places. As beings we have connections to the environments we interact within: socially, historically, and aesthetically that creates distinct cultures and meaning to place. How we interact with both the physical and natural environments is how we interpret space and it’s a reflection of ourselves within the world.
Health Impacts of Gentrification

- The fear of being displaced has caused many residents in inner city neighborhoods to have an unhealthy amount of stress.
- For those who are displaced, they are forced to move further away from their jobs that has led to longer commutes and less sleep.

Historical and Cultural Preservation

- Inner city neighborhoods are susceptible to the process of redevelopment that leads to the displacement of individuals. When high property values and taxes occur and the businesses and the existing residents leave, this signifies a loss of culture and history. Because instead of preserving the stories told throughout the landscape in forms of buildings and public art, it is painted over and renovated without any traces of those that were there before.

- Historic Preservation has a positive effect on mental health and the ability for people to cope with change. Pioneering studies in England found that adults and teenagers who visited historic properties or could identify a local building as being significant are more likely to have a higher level of social capital than those who did not.

- Adults and teenagers who know about their family history are more resilient because they can moderate the effects of stress.

Impact of Gentrification

- Economic Issues:
  - Loss of affordable housing
  - Increase of property taxes

- Social Capital:
  - Dismantles social networks in communities
  - Diminishes historical and cultural identities of neighborhoods

- Health Issues:
  - Mental health stress due to instability

- Built Environment:
  - Loss of meaningful spaces and places
  - Loss of historic buildings

- Cultural and Historical:
  - Inner city neighborhoods are susceptible to the process of redevelopment that leads to the displacement of individuals. When high property values and taxes occur and the businesses and the existing residents leave, this signifies a loss of culture and history. Because instead of preserving the stories told throughout the landscape in forms of buildings and public art, it is painted over and renovated without any traces of those that were there before.

- Historical and Cultural Preservation:
  - Creates local jobs
  - Revitalizes older neighborhoods
  - Enhance local sustainability measures
  - Adds needed affordable housing
  - Boosts local taxes
  - Provides local revenue

- Overall, children who know about their family history are more resilient because they can moderate the effects of stress.

Health Issues

- Mental Health
- Respiratory Disease
- Heart Disease
- Social Capital
- STIs
- Nutrition
- Physical Activity
- Inadequate Sleep
- Access to Healthcare

Modifiable Environmental Factors

- Affordable housing, property maintenance, green space
- Transportation emissions, fossil fuel
- Food and transportation environments
- Community amenities, active transport infrastructure, personal traffic safety
- Housing quality/affordability, mental health factors, access to care/ resources
- Food retail, gardening, food banks/ SNAPs
- Job access, commute length, living wages, noise
- Cost, location, transportation, information/ navigation

• The fear of being displaced has caused many residents in inner city neighborhoods to have an unhealthy amount of stress.
• For those who are displaced, they are forced to move further away from their jobs that has led to longer commutes and less sleep.
Most Vulnerable Group Impacted by Gentrification

The most vulnerable groups impacted by gentrification are low-income individuals such as minority single mothers in urban environments.

Women in Urban Environments: 2017 US Census Bureau data shows that 28.8% of single mother households fall below the poverty line. Out of those families, 39.7% of those households are headed by women of color.

Conclusion

Gentrification impacts the existing economies, social capital, health and built environments of communities. Women and children are more susceptible to these changes because they do not have the resources to protect them from these changes that will ultimately displace them out of the neighborhoods they reside in. The relationship between the social capital and women are closely linked together in that women are seen as the backbones of the communities. As the sources that sustain this group disappears because of the increase of rent and property taxes that forces individuals and businesses to leave what is left to help this vulnerable groups?
Case Study Framework

The following framework will be used to analyze the case studies and highlights aspects that could be beneficial in the West End to help mitigate the impact of gentrification through design interventions.

In Dolores Hayden’s book the “Grand Domestic Revolution” she argues that what makes urban areas properly designed, for the interest of women, is that they offer affordable housing, proximity to jobs, access to community services, fresh food, small transit services, and recreation.

In Melusina Peirce’s neighborhood strategy, she offers models for community run services that support child rearing which includes cooperative dinner kitchens for home delivery of hot foods, cooperative nursery schools, home helpers, and job placement advisories.

Community Assets
Industrialist Henry J. Kaiser purchased 650 acres of land in between the Columbia Slough and River that was swampy lands that was transformed into one of the largest public housing project in the U.S. It was supposed to be a temporary city that hosted workers in their families for the advancement of WWII.

Vanport City was designed to accommodate the needs of its residents and who worked in around-the-clock shifts at the Kaiser shipyards. Out of the 70,000 workers at the Kaiser shipyards, 40% were women.

Plan of the Childcare facilities were designed to create a hub that was surrounded by protected spaces at the center for play and partitioned by age groups. Working mother could drop her kids off.

When the mother gets done her shift she is able to pick her child up, wash the dishes, and go to the soup kitchen and pick up dinner as they head home.
Case Study 1.6.2 | 800 Main St. Rezoning East Block

**Architect:** Perkins + Will  
**Location:** Vancouver, Canada  
**Project Type:** Redevelopment Project

The redevelopment of this block represents an opportunity to address a moment in history that reflects the destruction of a diverse community. The Hogan Alley community was destroyed to allow a viaduct to be constructed showing that the city cared more about the automobile and its access than the people living in this community at that time. Now, a mixed use redevelopment project is being proposed with the intent of reconnecting the main street corridor and stitch the community together. This will be achieved through a variety of market and non-market housing, local business opportunities, and community and cultural amenities.

The idea of the redevelopment project is to bring life back to the once African-Canadian community and to identify the area as a cultural precinct. Celebrates a moment in history

- Has a cultural center with social and community gathering facilities
- 200-300 social housing units
- Daycare facilities
- Roof top basketball court
- Non-profit office space
- Cultural center
- Access to Community Services
- recreation
- Affordable Housing
- Local Job Opportunities
- Community Resources for Women and Children
- Culture Facilities
- Historical Elements
Case Study 1.6.3 | Greenpoint Library and Environmental Education Center

**Architect:** Marble Fairbanks  
**Location:** Brooklyn, NY  
**Project Type:** Cultural Institution

The Greenpoint Library and Environmental Education Center fosters local activism in building community and addressing inequalities. It stands as a community hub for environmental awareness, activism, and education. The Environmental Education Center hosts lab spaces for interactive projects, community event spaces, a lounge, small meeting rooms, and spaces for staff. There is a green space that connects the interior and exterior spaces. This plaza design engages the public and civic space of the surrounding neighborhood.

Figure 23. Community Resources for Women and Children

- Recreation
- Access to Community Services
- Culture Facilities
- Education
- Parks and Gardens

**Figure 24.**

- 3 tiers of gardens
- Sustainable features
- Adult reading rooms
- 3 eco labs
- 3 meeting rooms

**Figure 25.**

- Children’s area with flexible seating
- 3 meeting rooms
The square was transformed into a park that is well kept and host many recreation activities such as movie nights and community gatherings. Much of the success of the growth of the neighborhood is due to grassroot efforts that has allowed for the Norris Square Civic Association (NCSA) to acquire and renovate many of the brownstone houses that surrounds the park to create pre-schools and social services and has built affordable housing units. They have also developed a large community center from a cluster of buildings. They are working on a gardening initiative on multiple vacant lots to create a urban farm. This initiative will also be a place to express and celebrate the Latino culture. “Las Parcelas” which translates to the parcels, hosts a series of flower and vegetable gardens that has a casita or pavilion space with an outdoor kitchen, as well as, a chicken, murals and installations that showcase everyday artifacts.
Case Study 1.6.5 | Building Bridges to Healthier Food Options

Project: Building Bridges to Healthier Food Options
Organizer: THEARC Farm and Bridge Plots
Location: Washington, D.C.
Project Type: Urban Farm and Gardens

The idea is to bridge the gap in the lack of access to affordable healthy food options. This collaboration between THEARC farms and Bridge Park Plots developed an initiative that provides fresh, healthy and local food networks that increases the access to more nutritious food options. The cooperative is a host of local urban farms, gardens, and kitchens that grow sand distribute organic food, such as fruits, vegetables, herbs, and meat options to families within food islands. The THEARC farm is one of the largest farms within the network; serving as a production site and educational resources. These options provide opportunities for jobs, education, and growth. They also host tours and food distribution through the Community Supported Agriculture (CSA) that is a weekly food share program.

Events & Activities:
- Build + Fill Days: volunteers and community members build raised planter beds and plant trees and design of food space
- Garden Days: celebration of site progress that involves tasting of food grown; connecting people to the space
- Seeding Days: local farmers engage with the community to plant seeds and seedlings
- Season Openers: farm work day for volunteers to help prepare for growing season
- Gleaning Days: community has access to receive unclaimed harvest produce
- Taste of the Harvest: annual celebration of harvest that brings the community together
- Farm Fit Volunteer Series: volunteers exercise while also getting the gardens in shape
- Health + Wellness Series: fitness classes within the garden spaces
- Pop-up Farm-Stands: farmers sell produce harvested from garden at local events
- Seasonal Seed Swaps and Recipe Exchanges: community members share seeds, ideas, and recipes, helping to connect community

48 urban farms
8 urban farms
48 free urban agriculture classes
48 food production
48 food processing
48 food distribution
48 food waste recovery
48 power agronomy
48 urban agriculture apprenticeship
48 fresh and low cost food
48 food processing
48 food distribution
48 food waste recovery
48 power agronomy
48 urban agriculture apprenticeship
48 free urban agriculture classes
48 8 urban farms
CASE STUDIES RESULTS

Vanport City
800 Main St. Rezoning
East Block

• affordable housing
• childcare facilities
• soup kitchens

Greenpoint Library and
Environmental Education
Center

• multi-use building
• spaces to teach skill-sets to
adults and children
• a gathering space for the
community

Gentrification and the
Heterogeneous City: Finding a Role for Design

• cultural art
• community run daycare
• community garden with a
kitchen to educate community
on healthy food options

Building Bridges to
Healthier Food Options

• distribution of food
• agricultural apprenticeship
and classes
• local urban farm system

Figure 31.

Affordable Housing
Community Resources for Women and Children
Food Options
Recreation
Transit Options
Access to Community Services
Culture Facilities
Historical Elements
Education
Parks and Gardens

Figure 27.

Figure 23.

Figure 20.

Figure 16.
1.7 Research

Conclusion

The thesis focuses on the impact gentrification has on marginalized groups. In the West End, 56.7% of families are single mother households. So this thesis will begin to define who these women are, how the process of gentrification will affect these women, how does the West End community is currently sustaining women in the community. The design interventions will be formulated from the basis of policies but a focus of creating design interventions that will help to sustain single mothers in the West End and ultimately sustaining the whole community. In doing so, designing these interventions to aid the daily tasks will help preserve the culture and history of the West End Neighborhood and create microeconomies that will help sustain these women and the marginalized population of the West End neighborhood. The end goal is to have design strategies that can be implemented in the West End that will respond to the need of these women and the community helping to mitigate the impact of gentrification in this neighborhood.
Mitigate Gentrification

Impact of Gentrification

Economic Issues
- Loss of affordable housing
- Increase of property taxes

Social Capital
- Dismantles social networks in communities
- Diminishes historical and cultural identities of neighborhoods
- Social changes due to displacement

Health Issues
- Mental health stress due to instability

Built Environment
- Loss of meaningful spaces and places
- Loss of historic buildings
- Change in neighborhood character

Community Resources for Women and Children

Access to Community Services
- Transit Options
- Affordable Housing
- Local Job Opportunities
- Policies and Legislation

Culture Facilities
- Historical Elements

Food Options
- Recreation
- Education
- Parks and Gardens

Economics

Preserving History
- Sustaining Culture

Access to Health and Wellness Services
- Transit Options

Strategies for Design

Social Capital

Resources
Design Methodology

There are policy recommendations that aim to improve access to affordable housing and living to help mitigate some of the impact gentrification has on marginalized groups, such as the low-income women in the West End. Some of these policies have been stated earlier, but they include increasing the number of affordable housing subsidies and reforming housing codes. In improving the infrastructure to allow more access to equitable housing, supportive services within the community can be implemented for the needs of these single mothers and the West End community. In figuring out how policymakers can better understand how gentrification impacts women of color can help understand how architecture design can address designing for low-income women of color and the community.

Looking at a gender analysis framework in this research helps to understand the gendered and racialized factors of gentrification and its impact. “Gender analysis is a socioeconomic framework that examines the differences in women’s and men’s lives, including those which lead to social and economic inequity for women, and applies this understanding to policy development.” In clearly defining and outlining the gendered analysis framework will lead to a better understanding of how architectural design can help aid low-income women of color in designing equity in public space. Designing creative place-making spaces that empowers the single low-income mothers and residents of the West End.
Site Analysis

Image: View of Downtown Atlanta from the Jackson Street Bridge. Creator: Keith Dotson
The West End Neighborhood

State: GA
County: Fulton
City: Atlanta

Population
Area: 0.869 sqft
Density: 4,031 people per square mile
Population: 4,341 residents

The West End community is concerned about the negative effects of gentrification in their neighborhood. Specifically on issues on equity of affordable housing and living options. The concerns of affordable housing and access for low-income women of color highlight how gentrification is a women’s issue. Durham county did a study analyzing “how gender analysis frames gentrification as a women’s issue because of the legacy of systematic racism and housing discrimination where this analysis specifically focuses on low-income women of color who face this burden disproportionately.” This perspective of gentrification is relevant in understanding how gentrification can ultimately impact the West End. Furthermore, understanding a design methodology in mitigating gentrification to help the single mother population of the West End.
2.1 Historic Timeline
2.2 Demographics
Demographics

Gender
- Male: 46%
- Female: 54%

Race and Ethnicities
- White: 54%
- Hispanic: 1.5%
- Black: 90.5%
- Asian: 3%
- Male: 1.8%

Age
- 0-17: 22.9%
- 18-21: 7.44%
- 22-39: 24%
- 40-64: 32.6%
- 65+: 13.1%

Age Breakdown
- 85+: 1.80%
- 80-84: 1.05%
- 75-79: 1.44%
- 70-74: 3.20%
- 65-69: 3.57%
- 60-64: 4.17%
- 55-59: 7.31%
- 50-54: 13.14%
- 45-49: 16.80%
- 40-44: 21.49%
- 35-39: 23.39%
- 30-34: 25.09%
- 25-29: 26.79%
- 22-24: 1.67%
- 21: 0.67%
- 18-19: 1.47%
- 15-17: 3.08%
- 10-14: 4.03%
- 5-9: 6.20%
- 0-4: 8.60%

Median Age
- Male: 36.2 years old
- Female: 35.5 years old

Number of families in the US: 82.83 m
Number of US families with single parents
- Single mother: 15.58k
- Single father: 6.452k

Average Household Size
- 2.7 people

Average Household Income
- Median: $24,052
- Mean: $36,457

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%

Average Household Size
- Median: 2.7 people

Marital Status
- Married: 56.7%
- Single Mother: 26.5%
- Single Father: 16.8%

Income
- Median: $40,408
- Mean: $51,857

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%

Average Household Size
- Median: 2.7 people

Marital Status
- Married: 56.7%
- Single Mother: 26.5%
- Single Father: 16.8%

Income
- Median: $40,408
- Mean: $51,857

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%

Average Household Size
- Median: 2.7 people

Marital Status
- Married: 56.7%
- Single Mother: 26.5%
- Single Father: 16.8%

Income
- Median: $40,408
- Mean: $51,857

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%

Average Household Size
- Median: 2.7 people

Marital Status
- Married: 56.7%
- Single Mother: 26.5%
- Single Father: 16.8%

Income
- Median: $40,408
- Mean: $51,857

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%

Average Household Size
- Median: 2.7 people

Marital Status
- Married: 56.7%
- Single Mother: 26.5%
- Single Father: 16.8%

Income
- Median: $40,408
- Mean: $51,857

% of units with Mortgage
- Married: 66.7%
- Single Mother: 55.9%
- Single Father: 3.2%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Types
- Married: 36.3%
- Single Mother: 18.7%
- Single Father: 8.8%
- One Person: 16.8%
- Other (non-family): 5.4%

Household Income
- <$25k: 15.3%
- $25k-$44k: 21.9%
- $45k-$75k: 24.8%
- $75k-$149k: 20.2%
- $150k+: 14.7%
2.3 Health Data
General Health
Key preventative services for adults (dental visits and routine disease screenings) are not being received
16.7% of adult have more than 14 days each month where their mental health is not good
17.7% of adults experience 14 or more days of poor health each month

Many residents do not have health insurance

Mental Health
Includes depression, anxiety, and stress that can seriously impede educational attainment, employment opportunity, and risk of homelessness or incarceration
Community design that facilitates social connections by creating places for neighbors to interact or remove barriers to social interaction and create access to mental health and behavior facilities

Heart and Metabolic Disease
40% of adults are obese
31% of adults do not engage in any intentional exercise

Environmental Interventions
Access to walking paths (sidewalks), bike paths and intentional exercise through jogging, sports, recreational walking or incidental exercise via gardening or physical labor

Inadequate Sleep (West End Neighborhood Development)
People who do not obtain adequate sleep on a regular basis can experience negative changes to their mood and emotion, stress and mental health issues, impaired cognitive function and increased risk for unintentional injury, increased risk for obesity, and accelerated aging
24% of workers travel to work by public transportation
6% by walking
50% commute over 45 minutes each way
36% commute for more than a hour each way

Over 30% of households are without access to personal motor vehicle
50% transit commuters spend more than 45 minutes commuting each way
56% of households are housing cost burdens
66% renting household

Only .25 jobs in the area for each worker
30% of those jobs pay less than $1250 a month

There is a federally qualified health center (FQHC), Family Medical Centers of Georgia, located in West End within two blocks of the MARTA rail station. Two other FQHCs are located just outside of the project area (Southside Medical Center and Healing Community), and Grady Health System operates a clinic in downtown East Point.
2.4 Neighborhood Boundaries
Boundaries and Edge Conditions

Highways

Major Roadways
Boundaries and Edge Conditions

Railroads

Beltline
2.5 Land Use Analysis
Land use Analysis

1. The Atrium at Collegetown
2. Morehouse School of Medicine
3. Park Street United Methodist Church
4. Sky Lofts Condos
5. Soul Vegetarian Restaurant
6. West End Performing Arts Center
7. Shrine of the Black Madonna
8. St. Anthony of Padua Catholic Church
9. West End Strip Mall
10. Community Cafe
11. The Family Health Centers of Georgia
12. Big Bear Foods
13. United States Postal Service
14. Credit Union of Atlanta
15. Tina and Kadijah Hair Braiding
16. West End Food Mart
17. Hong Kong City Chinese Restaurant
18. Food Mart Grocery
19. Laze Hair Braiding
20. Metro PCS
21. Celebrity Status Salon
22. Karin's Fashion and Beauty
23. Food Mart
24. Star Theatre
25. Boost Mobile
26. Mini-Shops

I-20 West End
Atlanta Beltline
METRORail
METRObus
Spelman College
Morehouse
ARTA
Metropolitan

RESIDENTIAL
COMMERCIAL
INDUSTRY
TRANSPORTATION
INSTITUTION
CHURCHES
GOVERNMENT
HEALTH
RECREATIONAL
BANK
ENTERTAINMENT

82
83
2.6 Transit Analysis
2.7 Community Resource Analysis
Beltline’s Neighborhood Asset Analysis

The Beltline did a “Westside Impact Neighborhood” assessment to understand how neighborhoods near the proposed West Side Trails would be affected by the new development. It was a tool for the Beltline organization to create goals and design strategies that should strive to provide culturally sensitive and relevant programs to respond to demographics. In the assessment, they recognized areas that are fundamental in neighborhoods, referred to as Community Assets. This neighborhood asset analysis reflects Dorothy Hayden’s points on designing urban environments for women and can be of use in understanding the design approach in the West End.

Community Assets are identified as:
1. Health Centers
2. Basic Needs (food banks, homeless shelters, etc)
3. Recreation, Youth, and Senior Centers
4. Community Outreach and Resources
5. Grocery/ Food Related Stores
6. Education (elementary, middle, and high schools)
7. Parks and Gardens

West End Resources

- **NEIGHBORHOOD RESOURCES**
  - Transit Options
  - Community Resources for Women and Children
  - Access to Community Services
  - Cultural Facilities
  - Historical Elements

- **CHILDREN RESOURCES**
  - Community Resources for Women and Children
  - Recreation
  - Education
  - Parks

- **FOOD RESOURCES**
  - Food Options
  - Community Gardens and Urban Farms
### Neighborhood Resources that Support Women

#### Women Resources
- Center for Black Women’s Wellness
- Sistersong

#### Medical Resources
- Morehouse School of Medicine
- The Family Health Center

#### Other Resources
- West End Library
- West End Printshop

#### Historical Landmarks
- St. Anthony of Padua Catholic Church
- Shrine of the Black Madonna
- West Hunters Street Baptist Church
- The Wren’s Nest
- Willie A. Watkins Funeral Home
- Hammond’s House Museum
- Community Masjid of Atlanta
- Malcolm X Festival

#### Neighborhood Resources that Support Women

<table>
<thead>
<tr>
<th></th>
<th>Days</th>
<th>Time</th>
<th>Price</th>
<th>Programs and Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUC (Morehouse College, Spelman College, Clark Atlanta University)</td>
<td>Monday - Saturday</td>
<td>10a  -  4p</td>
<td>no-cost</td>
<td>Meeting Rooms Youth Outreach Adult Outreach</td>
</tr>
<tr>
<td>West End Library</td>
<td>Monday - Saturday</td>
<td>10a  -  4p</td>
<td></td>
<td>Complete Access</td>
</tr>
<tr>
<td>West End Printshop</td>
<td>Monday - Friday</td>
<td>8a   -  3p</td>
<td>$15/hr</td>
<td>Training and Leadership Development</td>
</tr>
<tr>
<td>Sistersong (reproductive justice)</td>
<td>Monday - Friday</td>
<td>8a   -  3p</td>
<td></td>
<td>Art and Culture Programs</td>
</tr>
<tr>
<td>Center for Black Women’s Wellness</td>
<td>Monday - Friday</td>
<td></td>
<td>no-cost</td>
<td>Wellness Clinic Safety Net Clinic Community Prevention Program Interactive Health and Youth Development teen Health Leadership Council Women’s Economic Self Sufficiency Program</td>
</tr>
</tbody>
</table>
Children Resources

- Schools
  - M. Agnes Elementary
  - KIPP Strive Primary
  - Brown Middle
  - Booker T. Washington High
- Daycares
  - Angel's Paradise Higher Learning
  - Kidazzle Childcare Infant and Learning
  - Lee's Daycare
  - Genesis Early Learning
  - Westview Child Development Center
  - Dean Rusk YMCA Headstart Academy
- Senior Living
  - Mitchell's Retirement Home
  - Veranda at Collegetown
  - Attum at Collegetown
  - Seed of Hope Assisted Living
- Afterschool Programs
  - John H. Harland Boys and Girls Club
- Youth Programs
  - We Cycle Atlanta
  - Soccer in the Streets
- Parks
  - Gordon - White Park
  - West End Park
  - Dean Rusk Park
  - Howell Park
  - Rose Circle Park
  - Adair Park

Children Resources

- Afterschool Programs
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm

- Youth Programs
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm
  - Monday-Friday: 3pm-5pm

- Daycare Services
  - Monday-Friday: 6am-6pm

- Parks
  - Monday-Friday: 6am-6pm

- Senior Living
  - Monday-Friday: 6am-6pm

- Westview Child Development Center
  - Monday-Friday: 6am-6pm

- Genesis Early Learning
  - Monday-Friday: 6am-6pm

- Mitchell's Retirement Home
  - Monday-Friday: 6am-6pm

- Lee's Daycare
  - Monday-Friday: 6am-6pm

- Seed of Hope Assisted Living
  - Monday-Friday: 6am-6pm

- John H. Harland Boys and Girls Club
  - Monday-Friday: 6am-6pm

- Rose Circle Park
  - Monday-Friday: 6am-6pm

- Adair Park
  - Monday-Friday: 6am-6pm

- West End Park
  - Monday-Friday: 6am-6pm

- Dean Rusk Park
  - Monday-Friday: 6am-6pm
Food Resources

- **Cultural Restaurants**
  - Caribbean Delights Baaris Pizza
  - Caribbean Vegan
  - Margarita's Cafe
  - Lt. New Orleans Seafood Market
  - Tassili’s Raw Reality Cafe
  - Yasin’s Homestyle Seafood
- **Grocery Stores**
  - Kroger
  - Big Bear Foods
- **Farmer’s Market**
  - Fresh MARTA Market
- **Community Gardens**
  - Atwood Community Garden
  - West End Community Urban Garden
  - Truly Living Well Center
- **Food Resources**
  - ** grocery stores**
  - **Farmer’s Market**
  - **Community Gardens**
  - **Cultural Restaurants**
  - **Food Vendors**
    - Soul Vegetarian
    - Taste of Tropical
    - Margarita’s Cafe
    - Lt. New Orleans Seafood Market
    - Healthful Essence
    - Caribbean Vegan
    - Kroger
  - **Programs and Resources**
    - **Food Education and Outreach**
      - Workshop on food preservation and cooking
      - Cooking classes
      - Recipe development
  - **Health and Wellness**
    - Nutrition workshops
    - Cooking classes
    - Recipe development
  - **Community Engagement**
    - Volunteer opportunities
    - Community meetings
    - Fundraising events
  - **Sustainability**
    - Composting program
    - Garden clubs
    - Environmental education
  - **Cultural Events**
    - Music festivals
    - Art fairs
    - Food festivals
West End Resources

Neighborhood Resources
- Children Resources
- Food Resources

Transit Options
- MARTA (train and bus)
- Walk
- Bike
- Car

Community Resources for Women and Children
- Center for Black Women’s Wellness
- Sister-sang
- Masahous School of Medicine
- The Family Health Center in West End
- Daycares
  - *Open at 6p*
  - *Not open on the weekend*
- John H. Harland Boys and Girls Club

Access to Community Services
- West End Library
- West End Printshop

Culture Facilities and Historical Elements
- St. Anthony of Padua Catholic Church
- Shrine of the Black Madonna
- West Hunter Street Baptist Church
- The Wren’s Nest
- Willie A. Watkins Funeral Home
- Hammond’s House Museum
- Community Masjid of Atlanta
- Malcolm X Festival

Recreation
- Soccer in the Streets

Education
- M. Agnes Elementary
- KIPP Strive Primary
- Brown Middle
- Booker T. Washington High

Parks
- Gordon White Park
- West End Park
- Dean Rusk Park
- Howell Park
- Rose Circle Park
- Adair II Park

Gardens
- Atwood Community Garden
- West End Community Urban Garden
- Truly Living Well Center

Food Options
- Kroger
- Big Bear Foods
- Fresh MARTA Market
- Cultural Restaurants

Results:
- Daycares close at 6p and are not open on the weekends
- What if parent works evening/night shifts or has a weekend shift?
- Lack of affordable after-school programs
- Arthur Blank YMCA After-school program = $300/month
- John H. Harland Boys and Girls Club = ~$13.50/month
- Lack of youth and senior programs
- Lack of services that supports the community, women, and children
- Poor distribution of food options
- Lack of public gathering places that supports the social capital of the community
Image: View of Downtown Atlanta from the Jackson Street Bridge. Creator Keith Dotson

3
Design Proposal
Introduction

Based on literature review, case studies and site analysis, the design proposal will focus on working mothers in the West End neighborhood and how to infill vacant lots to foster empowerment for these women who live here. The proposal aims to create a master plan that looks at the heart of the West End, Ralph David Abernathy Blvd, where many of the existing cultural and historical buildings are located. Many of the places that create well-planned neighborhoods are not located near the heart. So, looking at the in-between spaces of buildings, vacant lots, and parking lots, can be a canvas to create creative place-making options. These voids will be infilled with architectural interventions that create a place that supports child rearing and care, celebrate history and community culture, training and marketing for women and overall community. Through architectural design we can create a West End neighborhood environment that fosters empowerment for the women ultimately designing a neighborhood that benefits every population group.

3.1 Working Mother Daily Routine Scenarios
Working Mother’s Daily Routine Scenarios

1. Get kids ready for school/daycare
   - Getting kids dressed
   - Breakfast
   - Pack Lunch

2. Drop kids off at school

3. Work
   - Commute to and from work
     - Drive
     - Walk
     - Bike
     - MARTA
     - Bus
     - Train

4. Run Errands
   - Grocery shopping
   - Picking up supplies
   - Doctor appointments

5. Pick up kids from after school programs/daycare
   - 3rd, kid’s sports, classes, extracurriculars

6. Home Tasks
   - Cook dinner
   - Help kids with homework
   - Personal Care
   - Pets
   - Kids
   - Bath
   - Brush teeth
   - Bed
   - Clean-up house
     - Laundry
     - Wash dishes
     - Vacuum
   - Home and house repairs
   - Prepare for next day
     - Pack snacks
     - Lunches
     - Dinner

---

Working Mother with Children in Daycare

1. Home
2. Drop Kid(s) at Daycare
3. Commute to Work
4. Errands
   - Groceries
5. Pick up Kid(s) from Daycare
6. Home
# Working Mother with Children in High School

- **Drop Kid(s) at School**
- **Commute to Work**
- **Errands**
- **Pick up Kid(s) from Afterschool Program**
- **Take Kid(s) to Extracurricular Activities**
- **Home**

---

## Matrix of Needed Resources for Different Population Groups within the West End

<table>
<thead>
<tr>
<th>Local Jobs</th>
<th>Community Resources for Women and Children</th>
<th>Food Options</th>
<th>Recreation</th>
<th>Access to Community Services</th>
<th>Education</th>
<th>Public and Community Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Babysitting for working mothers</td>
<td>Community resources for women and children</td>
<td>Pick-up local produce from farmer’s market and community gardens</td>
<td>Self-care services</td>
<td>Communal kitchen and cooking classes for families</td>
<td>Job training and cooking instruction</td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Help in the community gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Volunteer in the community gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Hang out with friends in park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Assist in the community gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Help in the community gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Volunteers in the community gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Babysitter for working mothers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>College Student</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
<tr>
<td>Older Adult</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Forestry, Finance courses, etc.</td>
</tr>
</tbody>
</table>
3.2 Programmatic Framework and Site Identification
Identifying the Design Site

Quarter Mile Radius

Neighborhood Resources
Children Resources
Food Resources

Land use Voids

Quarter Mile Radius
Creating an Active ART AND CLOTHING FLOW

Programmatic Framework

**ECONOMY**
- Affordable Housing Options
- Makerspace

**FOOD FLOW**
- Urban Farm
- Community Garden
- Herb + Floral Garden

**Food Produce**
- Urban Farm
- Community Garden
- Herb + Floral Garden

**Food Process**
- Cooperative Kitchen
- Can Fruits and Veggies

**PREP MEALS**
- Food Distribution
- Cater Meals to Events Across the City
- Prepare Meals

**ART AND CLOTHING FLOW**
- Cultural Art and Clothing
- Dept. of Art + Fashion (at Spelman College)
- Dept. of Art + Visual Culture (at Clark Atlanta University)
- Dept. of Mass Media Arts (at Clark Atlanta University)
- Shrine of the Black Madonna

**LOCAL ARTISTS**
- Local Artists Studio Space
- Dept. of Art + Visual Culture (at Clark Atlanta University)
- Dept. of Art + Fashion (at Spelman College)

**FOOD DISTRIBUTION**
- Sell produce at Farmer’s Market
- Sell at local restaurants

**FOOD PROCESS**
- Sell Cultural Art and Clothing
- Sell Snacks + Lunches for Kids Who Participate in the After School Youth Leadership Program

**MAKERSPACE**
- Local Artists Studio Space
- Dept. of Art + Fashion (at Spelman College)
- Dept. of Art + Visual Culture (at Clark Atlanta University)

**FOOD FLOW**
- Food Produce
- Urban Farm
- Community Garden
- Herb + Floral Garden

**FOOD PROCESS**
- Cooperative Kitchen
- Can Fruits and Veggies

**PREP MEALS**
- Food Distribution
- Cater Meals to Events Across the City
- Prepare Meals

**ART AND CLOTHING FLOW**
- Cultural Art and Clothing
- Dept. of Art + Fashion (at Spelman College)
- Dept. of Art + Visual Culture (at Clark Atlanta University)
- Dept. of Mass Media Arts (at Clark Atlanta University)
- Shrine of the Black Madonna

**LOCAL ARTISTS**
- Local Artists Studio Space
- Dept. of Art + Fashion (at Spelman College)
- Dept. of Art + Visual Culture (at Clark Atlanta University)

**FOOD DISTRIBUTION**
- Sell produce at Farmer’s Market
- Sell at local restaurants

**FOOD PROCESS**
- Sell Cultural Art and Clothing
- Sell Snacks + Lunches for Kids Who Participate in the After School Youth Leadership Program

**MAKERSPACE**
- Local Artists Studio Space
- Dept. of Art + Fashion (at Spelman College)
- Dept. of Art + Visual Culture (at Clark Atlanta University)
The highlighted area represents the voids in the neighborhood where the neighborhood, children, and food resources overlapped the most. The voids will be infilled with programs that empower women and children as well as support the needs of the communities.

1. Intergenerational Learning Facility - using the older adults and college students as a resource for:
   - childcare services
   - college students can provide alternative transit options for kids and older adults
   - college students can teach community members on topics such as technology and health awareness
   - older adults can prepare healthy lunch and snack options for children

2. Makerspace - a working creative space for community members to learn skills and create objects to sell
   - maintaining house/property
   - community commercial kitchen
   - rentable workspaces
   - distribution of local food sources within the community

3. Urban Garden Network - distribution of local food sources

Program Distribution on Site

1. RETROFIT MALL - Housing
   - affordable options
   - Public Gathering Space
   - Plaza
   - retail + market spaces
   - office spaces
   - farmers market
   - open market space
   - micro-retail spaces

2. COMMUNITY GARDENS - Herb and Floral Garden

3. MAKERSPACE - Work Spaces
   - full functioning workshop
   - cultural crafts (clothing, etc.)
   - studio
   - upgrade homes
   - low-income artists
   - Communal Cooperative Kitchen
   - food demonstrations
   - cooking and nutritional classes
   - food produce - market - can goods
   - meal prep

4. HOUSING - Middle Housing Typologies
   - live-work
   - multifamily living

5. PUBLIC SPACE
   - Communal Gathering Spaces

6. INTERGENERATIONAL LEARNING SPACE - After School Program
   - Older Adults + college students with teaching and education backgrounds and skills
   - Vehicles and materials for display and programming
   - training center
   - job placement opportunities
   - technology
   - teen job opportunities
Continuation of Program Distribution on Site

**HOUSING**
- Looking at diversity in housing
- Affordable housing options
- Middle housing types
- Bungalow Court Housing
- Duplexes
- Apartment
- Townhouse
- Live-work
- Courtyard Apartments

**MAKERSPACE**
- Creating workshop spaces
- Tools and classes to upgrade
- Art studio spaces
- Rent spaces to local low-income artists
- Cultural art and clothing production
- Communal cooperative kitchen
- Cooking and nutritional classes
- Blue collar trades
- Job training
- Business development
- Farm co-op opportunities
- Home ownership and improvements
- After school program
- Volunteer in the garden
- Business development
- Micro-retail shops
- booth and tables to sell products
- Help with homework

**INTERGENERATIONAL LEARNING SPACE**
- Hybrid daycare and senior center
- Add garden space that's overseeing by both children
- Build collaborative learning spaces for students
to get tutored and work on home
- Cooking and nutritional classes
- Link the user groups with communal spaces
- Reading nooks for children to read to older adults
- Reading assistance
- Technology
- Music
- Games
- Arts and crafts
- Help with homework

**PUBLIC GATHERING SPACE**
- Create communal gathering spaces and
- Add office spaces to bring in community
- Build open market
- Farms/market
- Booths and tables to sell products
- Help with homework
3.3 Land Use Proposal and Associated Policy Framework
Policies Implemented

• Inclusionary Zoning
  An affordable housing strategy that blends the affordable housing units to the market rate housing units

• Anti-Displacement Tax Fund Program
  Help with increased property taxes. A public initiative launched by the Westside Future Fund (WFF), to provide a grant funded program in Atlanta, Georgia to help aid qualifying homeowners of the English Avenue, Vine City, Ashview Heights, and Atlanta University Center communities from being displaced due to rising property taxes; by paying their property tax increases without residents having to pay back any funds received.

• Community Benefits Agreement
  "A contract signed by community groups and a real estate developer that requires the developer to provide specific amenities and/or mitigations to the local community or neighborhood. In exchange, the community groups agree to publicly support the project, or at least not oppose it.

• Section 8 Housing Voucher
  A Housing of Urban Development program (HUD) that assists renters with paying their rent for any costs that exceeds 30% of their income.

• Tax abatement
  Reduce or freeze property taxes to protect long-time residents. These tax incentives won’t completely eliminate property tax bill, but tax is paid on the value of the property before improvements/gentrification.

• HUD Hope 6 Program
  A plan by the United States Department of Housing and Urban Development. It is meant to revitalize the worst public housing projects in the United States into mixed-income developments.

• Neighborhood Stabilization Program (NSP)
  Provides grants to every state, certain local communities, and other organizations to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.
Design Interventions

1. Variety of Affordable Housing Zone
2. Community Driven Program Zone
3. Retrofit West End Mall
3.4 Neighborhood Scale Flows
Overall Design in Relationship to Services Supporting Women

1. Medical Services
2. Transit
3. Intergenerational Training and Community Center
4. Recreational Center
5. Communal Cooperative Kitchen
6. Daycare
7. Recreational Center
8. Business Incubator
Social Support Paths
1. Schools
2. Daycare
3. Intergenerational Training and Community Center
4. Recreational Center
5. Senior Living
6. Atlanta University Center
Community Gardens and Urban Farms
Communal Cooperative Kitchen
Local Restaurants
Farmer’s Markets

1. Community Gardens and Urban Farms
2. Communal Cooperative Kitchen
3. Restaurants
4. Farmer’s Market and Market Shops

Legend
Transport of Food
Food Traffic

Micro-economy Food Resources’ Path

Micro-economy Food Resources

1. Community Gardens and Urban Farms
2. Communal Cooperative Kitchen
3. Restaurants
4. Farmer’s Market and Market Shops
3.5 Site Scale Land Use and Design Elements
Site Scale Flow and Land use

Economics

Culture and History

Social Capital
Economic

Affordable Housing  Retail and Market Space  Makerspace  Incubator  Office Space  Infill
History and Culture

Building Facades

West End Historic Walk

Art Gallery and Sculpture Garden

Murals

Cultural Restaurants

West End Culture and History Center
Social Capital

Intergenerational Training and Community Center

Cooperative Community Kitchen

Recreational Center

Public Spaces
3.6 Site Scale Flows
Overall Micro-Economy Designed in Relationship to Women Support Services

1. Affordable Housing with live/work/sell units
2. Makerspace
3. Art Shop
4. Art Gallery
5. Business Incubator
6. Affordable Office Space and Mini Shop
7. Market Stalls
8. Small Retail Space for local Businesses
9. Farmer’s Market
10. Retail
11. Office over Retail
12. Cooperative Communal Kitchen
13. Daycare
14. Intergenerational Training and Community Center
15. Recreational Center
16. Medical Center
Overall Micro-Economy Designed in Relationship to Social Support

1. Older adults coming from senior living homes like the Atrium
2. Recreational Center
3. Intergenerational Training and Community Center (ITCC)
4. Daycare
Overall Micro-Economy Designed in Relationship to Food Resources

1. Cooperative Communal Kitchen
2. Markets
3. Cultural Restaurants
1. Art Shop
2. Makerspace
3. Woodwork Shop
4. Art Gallery
5. Business Incubator
6. Affordable Office Space and Mini Shop
7. Market Stalls
8. Small Retail Space for local Businesses
9. Farmer’s Market
10. Retail
11. Office over Retail
3.7 • Block Scale Design
Block Design

MAJOR DESIGN FOCUS

Macro-Economy Block

Micro-Economy Block
Divided West End Mall into smaller blocks and will be filled with retail. Retail/Vendor Booths, Community Incubator, Housing, Office and Retail, Intergenerational Training and Community Center, Connected to daycare service, Community Kitchen.

Macro-Economy Block

Connection to Neighboring Communities

Connection to MARTA
Connection to Outdoor Farmer's Market Space
Office Space over Retail
Residential Housing
Micro-Economy Design

Infill Public Space
Public plazas with seating and market stalls

Atlanta University Center
Retrofit West End Mall (creating a more open-air retail space for local small businesses)
Hybrid daycare and senior center
Training Sessions
After school program
Babysitting services for single parents and low-income family households
Workshop
Work spaces
Home improvement classes
Commercial kitchen
Shared kitchen
Nutritional and cooking classes
Prepared warm meals for mother and her low-income family

Main Interventions
- Intergenerational Training and Community Center
- Cooperative Community Kitchen
- Maker Space

Micro-Economy Block
- Cafe 640
- Art Shop
- Art Gallery
- Woodworking and Furniture Shop
- Recreational Center
- Daycare
- Toy and Candy Shop
- Incubator and Live/Work Units
- Coffee Shop
- Mangos Restaurant
- World of African Braiding
- West End Food Grocery
- Laze Hair Braiding
- Read + Wash
- Wig Plaza
- Community Culture and History Center
- The Print Shop
- SD Post It-Nail It
- Creole and Seafood Restaurant
- Star Theater
- Office Space
- West End Mini Shop Market
- West End Community Restaurant
- Tina + Kadijah Hair Braiding
- Floral and Herb Shop
- Maker Space
- Cooperative Community Kitchen

MARTA this way
Turning craft into a business

Once business is formed affordable office space can be rented. African-American art and crafts made in the maker space can be sold at the market and mini-shop or exhibited in the art gallery, outdoor sculpture garden, and art gallery.
Micro-economy through Social Support via Mixing Demographic

Children coming from the local elementary, middle, and high school to the after school program in the ITCC.

Intergenerational Training and Community Center (ITCC)

Public Playscape

Daycare

Recreational Center

Basketball Court
Distribution of fruits and vegetables from neighborhood urban farms and community gardens

Distribution of produce processed and food prepared in cooperative kitchen to local restaurants and businesses

Sell herbs and flowers at market

Micro-Economy through African-American Food Cooperative

Community Kitchen

Coffee Shop

Herb and Floral Shop

Create and Seafood Restaurant

Food Vendors

BBQ Restaurant

Herb and Floral Garden

West End Mart and Grocery

Cafe 640
Public Spaces

- Herb and Floral Garden
- Food Vendors
- Plaza with Seating
- Public Playscape
- Basketball Court
- Mural and Sculpture Garden
- Exercise Green Space and Outdoor Movie Screenings
- Communal Free Library and Reading Nook
- Read and Wash
- Post-it and Nail-it
- Print Shop
- Mural and Sculpture Garden
Art and Culture

- Art Gallery
- Mural and Sculpture Garden
- Star Theater
- West End Community Culture and History Center
Appendix
Boards
Reframing Urban Redevelopment via Women Empowerment

**PROBLEM STATEMENT:**

Gentrification impacts on these communities diminishes historical and cultural identities of neighborhoods, social changes due to displacement, increase of property taxes, loss of affordable housing, dismantles social networks in communities. Mental health loss of meaningful communal and public spaces and places they grow up and lose access to services and promote activation of public plazas, and disrupts traffic and transportation systems in the US allowing for the demolition of essential neighborhoods and replacement of essential historical character of these neighborhoods.

**RESEARCH QUESTION:**

What are the policies and design strategies that can mitigate the impact of gentrification in low-income areas for women?

**REDEVELOPMENT:**

End to further support working women and the loss of affordable housing and access for low-income artists and reduces social capital and increases displacement that specifically is a matter of oppression and women and children. Displacement that specifically is a matter of oppression and loss of historic character.

**Built Environment**

Built Environment supports the West End, fear almost a single visual identity including the West End, fear almost a single visual identity and reduces social capital and increases displacement that specifically is a matter of oppression and loss of historic character.

**Social Capital**

Social capital is important in understanding the change in neighborhood character, as it underpins the social capital that can be built through the various activities and spaces in the neighborhood.

**Services**

Services like daycare, childcare, and groceries and during the weekends and college students during the weekends and college students.

**Social Issues**

Social issues on equity of affordable housing and access for low-income artists and reduces social capital and increases displacement that specifically is a matter of oppression and loss of historic character.

**Impact of Gentrification**

Impact of gentrification includes loss of affordable housing, loss of neighborhood character, and loss of historic character replaced essential historical character of these neighborhoods.

**ECONOMY**

Economy includes the loss of historic character replaced essential historical character of these neighborhoods.

**Neighborhood Living**

Neighborhood living includes the loss of historic character replaced essential historical character of these neighborhoods.

**Built Environment**

Built Environment supports the West End, fear almost a single visual identity including the West End, fear almost a single visual identity and reduces social capital and increases displacement that specifically is a matter of oppression and loss of historic character.

**Transportation**

Transportation includes the loss of historic character replaced essential historical character of these neighborhoods.

**Health Issues**

Health issues include the loss of historic character replaced essential historical character of these neighborhoods.

**Social Capital**

Social capital is important in understanding the change in neighborhood character, as it underpins the social capital that can be built through the various activities and spaces in the neighborhood.

**Neighborhood Living**

Neighborhood living includes the loss of historic character replaced essential historical character of these neighborhoods. Mortgages, most of low-income artists and reduces social capital and increases displacement that specifically is a matter of oppression and loss of historic character.

**Local Jobs**

Local jobs include the loss of historic character replaced essential historical character of these neighborhoods.

**Neighborhood Services**

Neighborhood services include the loss of historic character replaced essential historical character of these neighborhoods.

**Neighborhood Living**

Neighborhood living includes the loss of historic character replaced essential historical character of these neighborhoods.

**Built Environment**

Built Environment supports the West End, fear almost a single visual identity including the West End, fear almost a single visual identity and reduces social capital and increases displacement that specifically is a matter of oppression and loss of historic character.

**Social Capital**

Social capital is important in understanding the change in neighborhood character, as it underpins the social capital that can be built through the various activities and spaces in the neighborhood.

**Community**

Community includes the loss of historic character replaced essential historical character of these neighborhoods.

**Transportation**

Transportation includes the loss of historic character replaced essential historical character of these neighborhoods.

**Health Issues**

Health issues include the loss of historic character replaced essential historical character of these neighborhoods.
Figure List