



The  
Impact of  
Gentrification:

The  
Take-over of  
Low-Income  
Communities

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The *H*







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# The Executive Summery:

This thesis will inform viewers of the on-going issues with gentrification in the low in-come community of Kensington, Philadelphia. The intention of this project is to provide food, housing and income to the community members of Kensington. The unit that was selected is on the border of the low and high income bracket of Kensington. Attracting locals from Higher incomes will create a flow of capital and consistent sources of income to the community of Kensington. This will allow sustainability of income to the families in the area.

# The Introduction:

Kensington, Philadelphia has a long history of violence, drug-use, and poverty. In the passed 10 years things have changed so drastically, that there is very little evidence this could have ever happened here. The drive to renew this area and create a better environment has caused displacement of the long term locals. Due to the lack of affordability and economic disadvantages many of these people in the area have been forced to sell and move-out of their homes.

Many locals in Kensington have unseen talents and skills that get lost in the daily struggle of hustling for money to get their next meal. With a lack of resources and the existing food deserts in Kensington people lose passion daily, but there is hope in helping the low-income community of Kensington.

Making a place that provides, food, work, and revenue to the community creates a cycle of economic growth, and solves the problems with food deserts. This allows the locals to remain living in their homes and benefit from the beautification of the neighborhood. With this development of a Food Market Residency, locals will be able to sell their food, art, crafts, etc. as a way of income while giving back to their community.

Locals not only get to sell their goods but also live here creating a form of unity in their environment. This co-working space will allow the locals to work and afford their homes. With a communal space for learning, growing, and expanding, Kensington's food market residency just might be the first to help solve the issues with gentrification.









# Literature Review



This literature review seeks to understand the past and present issues with gentrification in low-income communities.

## Overview

### Title

The Impact of Gentrification: The Take-back of Low-income Communities

### Prompting Questions

- What are the pros and cons of gentrification within the low-income community?
- How can we change the design process of gentrification to include the locals?
- What are other solutions for displacement when dealing with gentrification in low-income communities?
- What is “Affordable” when dealing with up-and-coming development?
- How/What can the government do to help low-income families?

### Topics of Discussion:

#### *Part 1: Introduction and Background*

History

Meaning(s)

Who/What/When/Where/Why

#### *Part 2: Specific Topics*

Displacement of the Locals

Segregation by Race, Class, etc.

Pros and Cons

Homeownership Plead

Government, HUD, PHA

#### *Part 3: Precedents and Relativity*

First Hand Experience

Related Experience

#### *Part 4: Future Direction and Design Perspectives*

Interior Design Case Study

Conclusion

#### *Part 1: Introduction and Background*

## Overview

Gentrification dates back as far as the early 1600's. King Henry the IV was noted to guarantee poor citizens the right to access housing in Nantes,<sup>1</sup> but housing privileges were revoked by King Louis XIV and properties were sold to wealthy citizens. This was one of the first instances of *Gentrification*. The process was not always referred to as gentrification; *embourgeoisement*, *haussmann*, and *improvements* were the more recognizable terms of the time.

Gentrification is a term coined in 1964 by Ruth Glass; a British sociologist studying areas in London that had been invaded by middle and upper-class people. It is used to describe the redevelopment of dilapidated urban communities, accompanying the influx of more affluent residents, often displacing the less fortunate. Glass believed that once the process of gentrification started, it was a rapid downward spiral that continued to displace the working class community.<sup>2</sup> Glass originally focused on residential housing and existing properties in the area.

## Meaning(s)

Merriam Webster Dictionary defines gentrification as: the process of renewal and rebuilding, accompanying the influx of middle-class or affluent people into deteriorating areas that often displaces poorer residents.<sup>3</sup> The definition of gentrification has changed globally in the past 50 years. This phenomena is a fairly new social issue regarding design and architecture. There are several controversial issues with gentrification. Some researchers have viewed it as a form of removal of the working class in low-income communities, whereas others may focus on the economic growth

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<sup>1</sup> *A Short History of Gentrification* Neil Smith, 32

<sup>2</sup> *The Social Background of a Plan: A Study of Middlesbrough*. Ruth Glass

<sup>3</sup> [www.merriam-webster.com](http://www.merriam-webster.com)

within the area(s). There are a few key components that define gentrification that many other professional researchers can come to agree on. These integral elements are: the influx of capital, displacement of citizens, social character, culture, amenities and physical infrastructure.<sup>4</sup>

Who, What, When, Where, Why

Interior Designers and Architects have played a large role in the expansion of gentrification.<sup>5</sup> It is important to take note of the impact that design may have among different communities. New developments in working class communities should involve the communities' input. The lack of effort to involve the local working-class has shown in the form of displacement.

Displacement is viewed as an outcome of gentrification.<sup>6</sup> This may involve kicking locals out of their homes by either: eviction, raised rent, property buyouts and even eminent domain.<sup>7</sup> As designers, it is crucial to understand this topic of gentrification. Working together with the community may help develop designs that are inclusive of the locals; this may offer a solution for displacement while also accommodating the economic development of their communities.<sup>8</sup>

## *Part 2: Specific Topics*

### Displacement of the Locals

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<sup>4</sup> *The Gentrification Debates* Japonica Brown-Saracino

<sup>5</sup> "Renovating an Industry": *The Expanding Role Of Interior Design In Times of Recession* Erin Cunningham

<sup>6</sup> *Why is Gentrification A Problem?* Stephen Sheppard

<sup>7</sup> *Gentrification, Urban Displacement and Affordable Housing.* . . Feldman, Justin

<sup>8</sup> *A Short History of Gentrification* Neil Smith, 12

Displacement occurs when a local is removed from their area. Many times, the people displaced do not know where to go next, ending up in shelters or homeless.<sup>9</sup> Property values and taxes increase and, consequently force homeowners out of their homes. Often times, the redevelopment of these communities happens in segments; development may occur one building or street at a time. The nature of this reconfiguration of the neighborhoods can create a significant imbalance in aesthetics, virtually ostracizing the low-income residents that remain. This imbalance frames a form of present day segregation in the communities.<sup>10</sup>

Segregation by Race, Class, etc.

Many have heard the talk of mixed-income communities. In theory, this idea appears to be great. In actuality, usually the higher-income person is angered by the low-income person and visa versa – due to the respective decrease or increase in neighborhood value.<sup>11</sup> This then leads to class discrimination, causing inequality in the communities. Mixed-income housing has been shown to be minimal, if at all existent.<sup>12</sup> Black, Latinx\*<sup>13</sup> and Asian neighborhoods are predominantly targeted, but the transformation of the two latter communities typically happens first. Black communities are last to be transformed due to prejudice and racial inequalities to include, but not limited to colorism.<sup>14</sup>

Pros and Cons

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<sup>9</sup> *Insights into Housing and Community Development Policy* Office of Policy Development and Research

<sup>10</sup> *The Art of Inequality: Architecture, Housing and Real Estate* Jacob Moore and Susanne Schindler

<sup>11</sup> *Ibids.*, 70

<sup>12</sup> *Ibids.*, 71

<sup>13</sup> **Latinx** is a gender neutral term often used in lieu of Latino or Latina

<sup>14</sup> *The Cosmopolitan Canopy* Elijah Anderson

Although many believe there are pros to gentrification in the low-income community, others see the cons as more prevalent.<sup>15</sup> Not every low-income community disagrees with gentrification; many want to take advantage of this opportunity to transform their neighborhoods. Some say the changes in the neighborhoods can lessen crime, increase community engagement, and an overall economic growth.<sup>16</sup> One mission aimed at addressing the cons of gentrification is the development of affordable housing. This allows a person with low-income to live in certain areas of the new development by regulating the rent based on their income. However, studies showed in 2015 that the average national housing wage for a two-bedroom unit was \$19.35 while minimum wage was \$7.25<sup>17</sup>—which raises questions to the label, *affordable housing*.

#### Homeownership Plead

Homeownership was seen as the solution to the economic and social problems in the low-income communities.<sup>18</sup> The design of Stateway Public Housing proved otherwise. This residential building was developed as a form of affordable housing for the low-income communities. It was advertised as a form of homeownership to end economic inequality and better the neighborhoods.<sup>19</sup> Many low-income people soon became homeowners for the first time. To residents, everything appeared to run smoothly until structural and aesthetic issues began to occur regarding the building.

Homeowners requested maintenance repairs; the revenue of the homeowners could not keep up with the lists of repairs. Soon the repair list became so grand, nothing

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<sup>15</sup> *The Art of Inequality: Architecture, Housing and Real Estate* Jacob Moore and Susanne Schindler, 70

<sup>16</sup> *Insights into Housing and Community Development Policy* Office of Policy Development and Research

<sup>17</sup> *The Art of Inequality: Architecture, Housing and Real Estate* Jacob Moore and Susanne Schindler, 59

<sup>18</sup> *Design for the 98% Without Architects* Bryan Bell

<sup>19</sup> *Ibids.*, 167



could feasibly be done.<sup>20</sup> The insufficient amount of funding and income from the community hindered this process.

There was a realization regarding the lack of education that these homeowners had acquired. This lack of education prevented them from obtaining jobs and earning enough money to sustain their living. The building survived no longer than 5 years before its demolition.<sup>21</sup>

Government, HUD, PHA

Government policy makers, banks and lenders also play a key role in gentrification; they have been known to go hand-in-hand in the process.<sup>22</sup> Policy makers have a set agenda on what they believe will make neighborhoods better. Many times, the government uses eminent domain to put forth with gentrification. This refers to the federal government taking over private property for public use.<sup>23</sup> Often times the government 'just' compensates the previous home/landowner with no other options.<sup>24</sup>

Congress and many city housing authorities have tried to address the aforementioned daunting cost of repairs to the affordable units. Due to the growth in repair demands and the government's inability to resolve this issue, there has been a loss in affordable units. Government stamps *affordable housing* on new developments in up-and-coming areas to make up for the loss in affordable units.<sup>25</sup> As previously

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<sup>20</sup> *Ibids.*, 169

<sup>21</sup> *Ibids.*, 168

<sup>22</sup> *The Art of Inequality: Architecture, Housing and Real Estate* Jacob Moore and Susanne Schindler, 60

<sup>23</sup> law.cornell.edu

<sup>24</sup> consitution.findlaw.com

<sup>25</sup> Hud.org RAD Rental Assistance Demonstration

mentioned, the term “affordable housing” is a misrepresentation to members of the larger population and their income statuses.

Philadelphia Housing Authority (PHA) said *the lowest of the low-income* families home income is around \$23,000 a year for a family of four.<sup>26</sup> Many times these families are unable to afford their living expenses. Buyer clients target these types of families, presenting a *lowball purchase offer*, convincing families to sell for a lower cost than the property is actually worth.<sup>27</sup> These families simply see an opportunity for revenue. Due to a lack of knowledge they may have on the property value, they do not see the risk in selling their homes for a low cost; this in return causes them deeper economic problems.<sup>28</sup>

### *Part 3: Precedents and Relativity*

#### First hand Experience

The neighborhood I grew up in, Kensington, North Philadelphia is now an *up-and-coming* neighborhood. This was once hailed as one of the *most dangerous* neighborhoods in Philadelphia; the neighborhood was riddled with drugs and crime.<sup>29</sup> Many of my friends were terrified to visit my home in fear of ‘getting shot.’ Now, 10 years later a large majority of this neighborhood has been renovated and some of the locals have since been displaced.

In 1998, my mother was offered to sell her home. At that time, she had owned her home for almost 20 years. She was knowledgeable enough about property value

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<sup>26</sup> Pha.phila.org Public Housing

<sup>27</sup> *The Art of Inequality: Architecture, Housing and Real Estate* Jacob Moore and Susanne Schindler, 92

<sup>28</sup> *The Promises and the Problems: Gentrification Philadelphia* Earni Young

<sup>29</sup> Ibid

and understood that her property was worth more than they were offering. In an interview, when asked what she felt upon receiving an offer letter, she mentioned,

*“They said, ‘We are buying houses, are you willing to sell’ but I’m not selling. They just can’t kick me out like before, you know, because they don’t have the right to do it. They offer you better houses. They offer you to buy a house somewhere else because the houses here, they are going to be valuable they are going to be \$300,000 and up. And that’s why they are offering people money to get their houses because they want to make this brand new.*

*But they haven’t pushed me. Well, they wanted to buy my land too. You know that’s what it is, it’s like throwing you out. They want new people here. For me, that’s how I felt. It was like why they want us to move out when we have a good home here. They want us to move out and and throw away the old people.”*

Through the years, she has experienced Kensington change before her eyes. My mother constantly remained involved in the community and wanted strongly to help better her neighborhood. She fought a strong and hard fight to get a large portion of the drug dealing and crime rates down on her street. With her involvement in the neighborhood-watch and connection to local officials, she was able to accomplish this goal.

#### Related Experience

In a TEDTalk video, a local from North Brooklyn talks about the gentrification in his neighborhood. He comes into conflict with a newcomer while trying to play soccer in what was once a public park. He was upset the park he once grew up playing soccer

now required reservation.<sup>30</sup> The newcomer was not understanding of the local. He was very aggressive and forward in getting the local removed from the park for playing under his reserved time.

The local from North Brooklyn discussed the major problem he had with gentrification. Although, he discussed never having an issue with the changes, he said it was like a *takeover* of his neighborhood. He did not mind the changes at all because he saw it as a benefit to his community. He said,

*“ . . . but once you start taking away what was once free for everyone to share in the community that’s when I have a problem with it. I try not to use the word yuppie, but these yuppies have privilege and I, as latino, don’t. The community is now private to people with money. So what happens with us?”*

He adds,

*“ . . . the new people moved into this area and took over, changing things without permission of the local people.”<sup>31</sup>*

The experience of most locals interaction with gentrification seemed to be similar. They don’t mind the change, yet they don’t want to be treated any differently according to their status.

#### *Part 4: Future Direction and Design Perspectives*

##### Interior Design Case Study

The Henry Street Settlement was a case study on home planning projects. The mission of this project was to investigate ways of improving the lives of the poor in the

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<sup>30</sup> *The Spatial Politics of Gentrification in North Brooklyn*. Brian Martinez. TedTalk

<sup>31</sup> Ibid.

urban communities.<sup>32</sup> This was a unique social design that incorporated social workers and interior designers to bring human needs to the forefront during the Great Depression.<sup>33</sup> In this study, researchers worked on understanding the living environments of the poor in urban communities – exploring the floor plans of various apartments and housing units. The heart of the study was to on transform consumers of *bad housing* to consumers of *good housing*.<sup>34</sup>

During the exploration of these homes, researchers notice the layout of these floor plans had a larger issue with structural wall placement rather than furniture placement. In spite of the problem, they approached the issue by trying both methods: rearrangement of furniture and reconstruction of the interior structure. They wanted to arrange the homes for a more moral and healthful manner.<sup>35</sup> The home planning project gathered lots of information from their study with hopes that the United States Federal Housing Authority would use the findings for future projects involving public housing.<sup>36</sup>

## Conclusion

The purpose of my research is to figure out a way of stabilizing neighborhoods to withstand gentrification and avoid displacement of lower-income residents. Creating a way of unity for the long term locals and the newcomers during the process of gentrification can help unite the neighborhood(s). Helping the locals understand the importance of protecting their investment in their neighborhood(s) and personal wealth can help the the neighborhoods revenue. By involving the community in the design

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<sup>32</sup> “*Renovating an Industry*”: *The Expanding Role Of Interior Design In Times of Recession* Erin Cunningham, 94

<sup>33</sup> *Ibid.*, 92

<sup>34</sup> *Ibid.*, 96

<sup>35</sup> *Ibid.*, 95

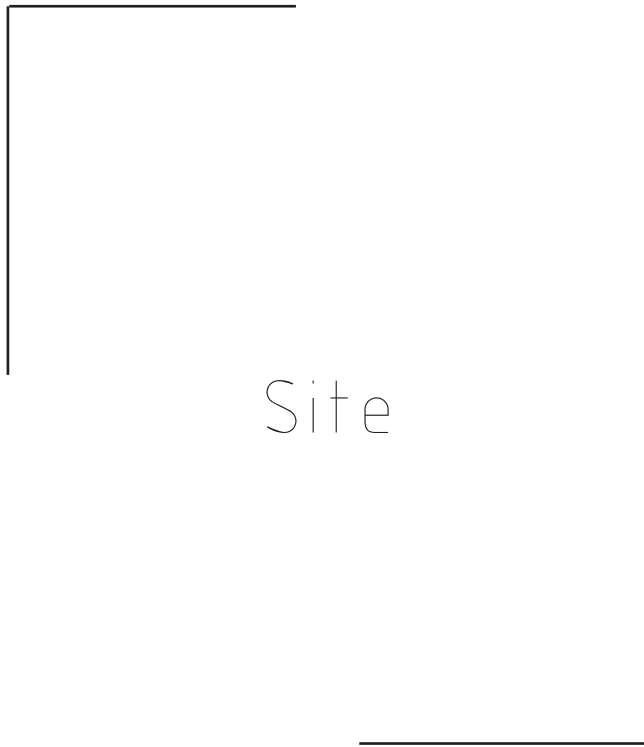
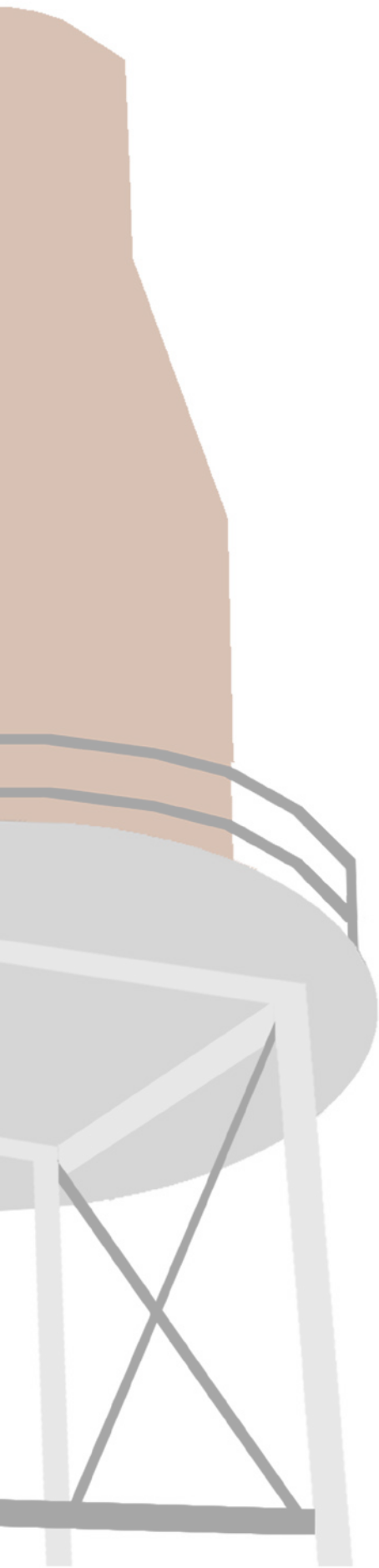
<sup>36</sup> *Ibid.*, 100

process we hope to be able to understand the communities needs and avoid giving them unwanted changes. Enlightening the community on the sensitive topics such as race, class, and social inequality can help create peace in the community.

Redefining 'affordable homes' and understanding what is necessary for the low-income community can be seen as a design solution. These issues are important and personal to me and I aspire to gain a better understanding of gentrification and the affected communities. This will allow me to develop a design that better satisfies the low-income people in these environments. I also believe this will help eliminate the occurrence of displacement and develop a better rapport with gentrification, creating a desire for development as opposed to instilling fear of change.

As a designer, it is important for me to involve the client as much as possible, especially when changing an entire community. Involving the community in the process of change to their neighborhood(s) will allow them to realize the importance of their opinion. Changing things can be uncomfortable to many people, so working together to understand that change can be good is key in my line of work. There can always be some good to come from change, so let's make good of change - the right way.





Site





This site research seeks to understand the environments of Kensington and how the area has changed over time.

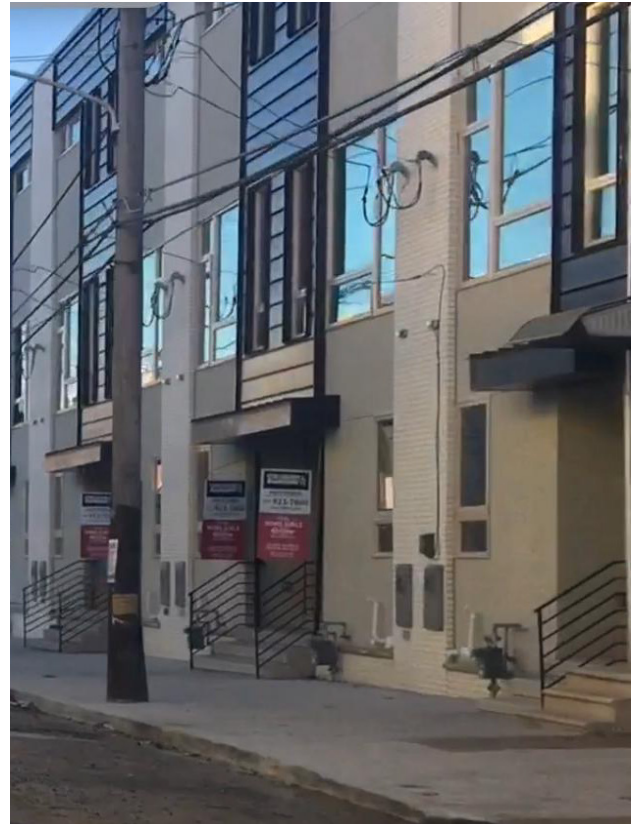
These site case studies seek to understand the needs of Kensington and the wants of the residents in the area.

This site has been selected based on the research and findings of the area.

# The Observation



Mother's House



Houses 2 Minutes Away

FOR RENT BEST VALUE

**\$2,000/month**

1848 E Cumberland St  
Philadelphia PA, 19125  
Kensington

- Single-Family Home
- 3 Bedrooms
- 3 Bathrooms
- 2,200 sqft
- Built In 2017
- 16 days on Trulia

Apartment Ad

Kensington was once called the "badlands" because essentially that's what it was, bad land; it was a place where many avoided. The image on the top left is of my mother's house. She's lived here for over 30 years.

The image on the top right is of the new developing houses 2 minutes down the street from my mother's home.

This area has a high population of low-income residents. With the rise of housing cost many are in danger of displacement.

Kensington Median Earnings By Income Bracket



Income Data

# The History



Homelessness



Crime



Drug-use



8 years ago

Kensington, Philadelphia has had a long history of drug-use, crime, and homelessness. In less than 10 years, things have changed so drastically there is very little evidence that Kensington was once a disadvantage community.

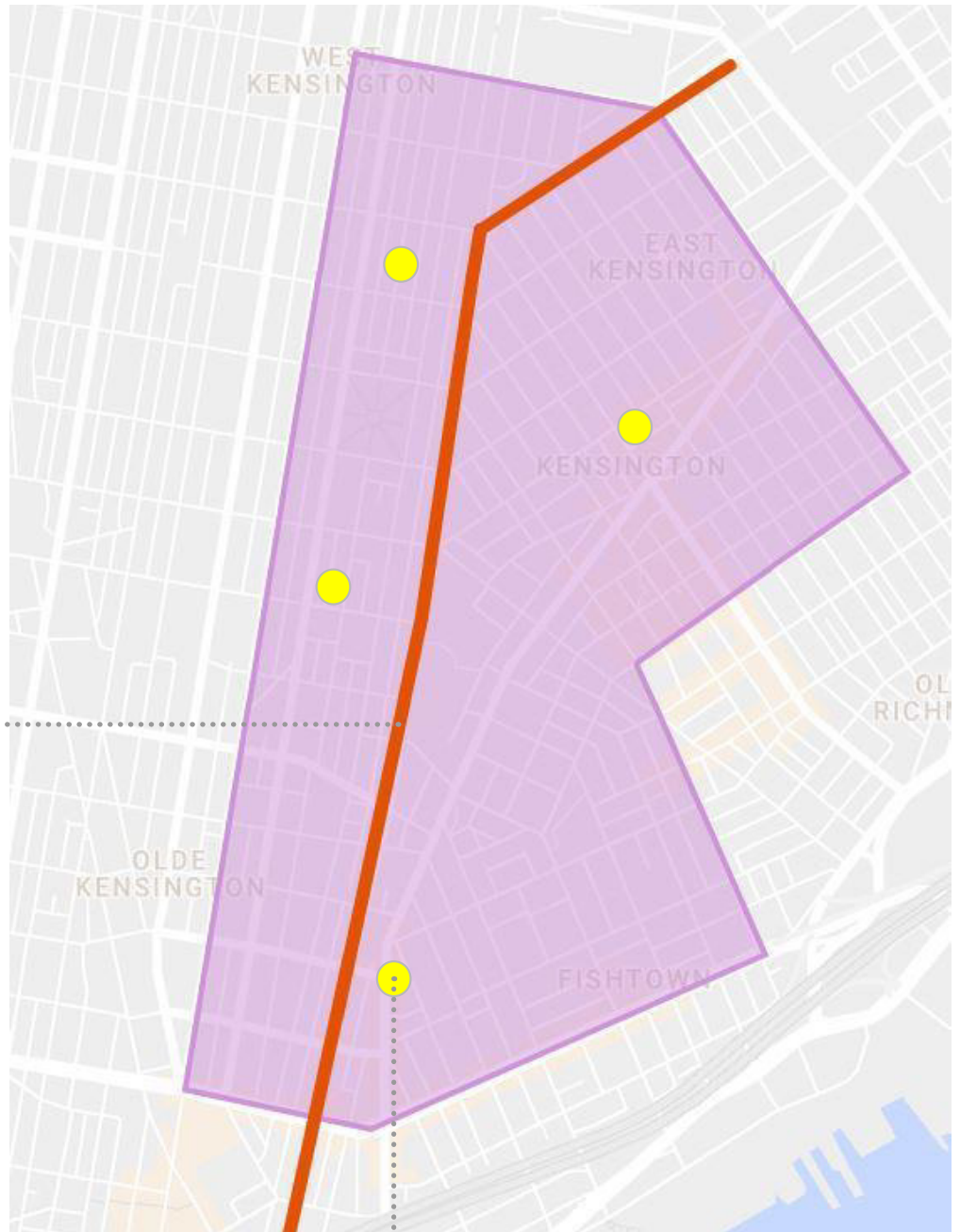


Today

# The Case Study



The 'El' Train

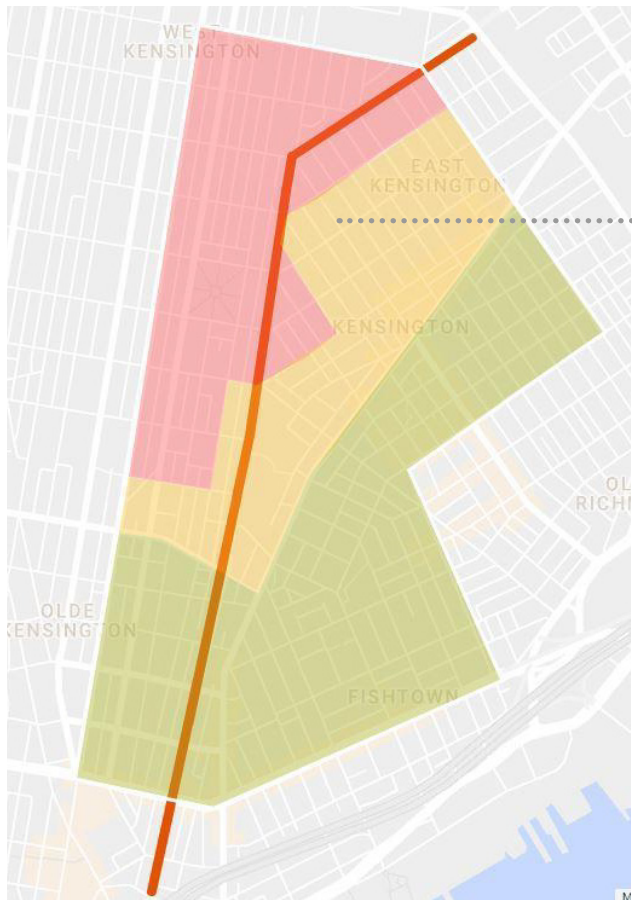


The purple area is the area of focus. It consists of East, West and Olde Kensington with a small portion of Fishtown

-  The 'El' Train
-  Area of Study
-  Case Study



Front Street Cafe

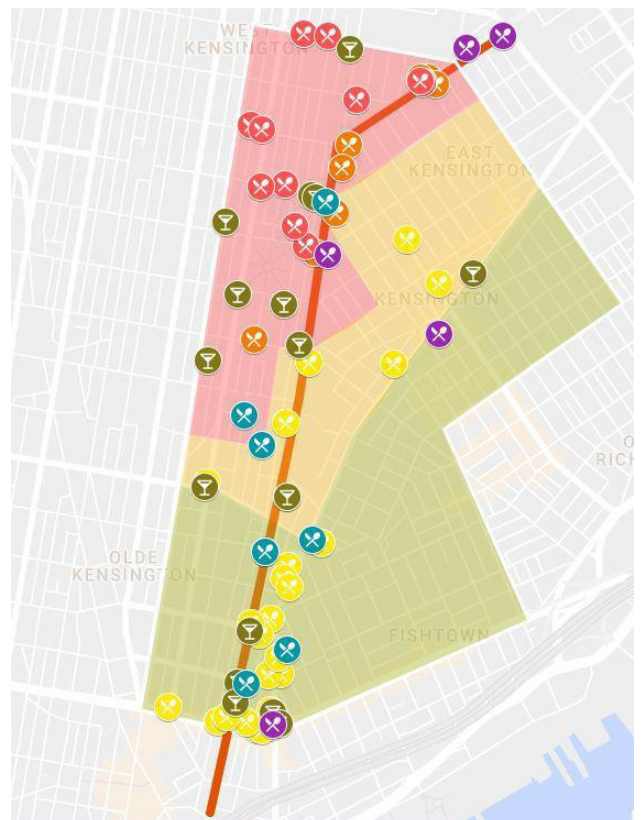


Housing Facades

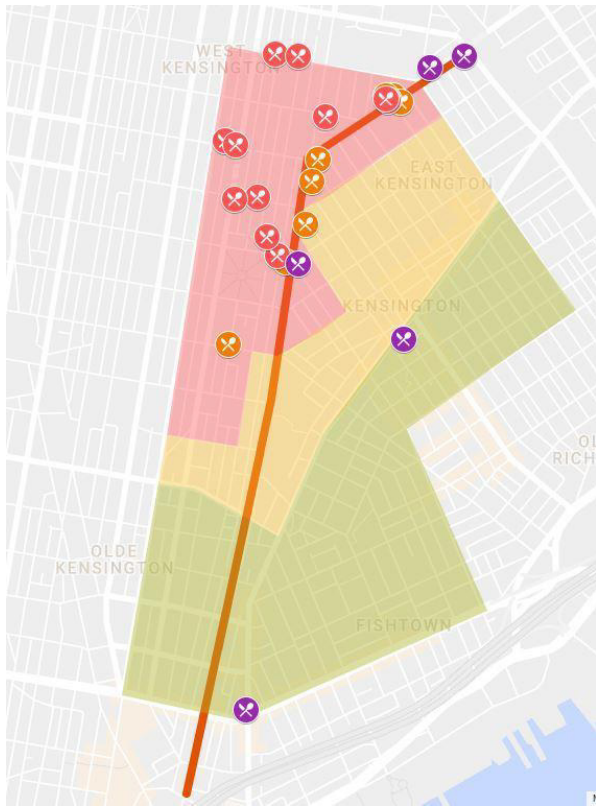
- Little to No Changes
- Some Changes
- Lots of Changes

While working on the case study research I asked the community members all the same question: "If you had the opportunity to sell something where you can make money what would you sell?" All three people said they would sell some type of food they loved making. That led me to do some research in finding the types of food that each of these case study individuals had access to. I traveled along the line of transportation in search for the sources of food in the area. I furthered my research by defining the demographic changes in the area based on the looks of the housing facades.

- Bodegas
- Amer. Chinese
- Bars
- Pizza
- Coffee
- Varying types



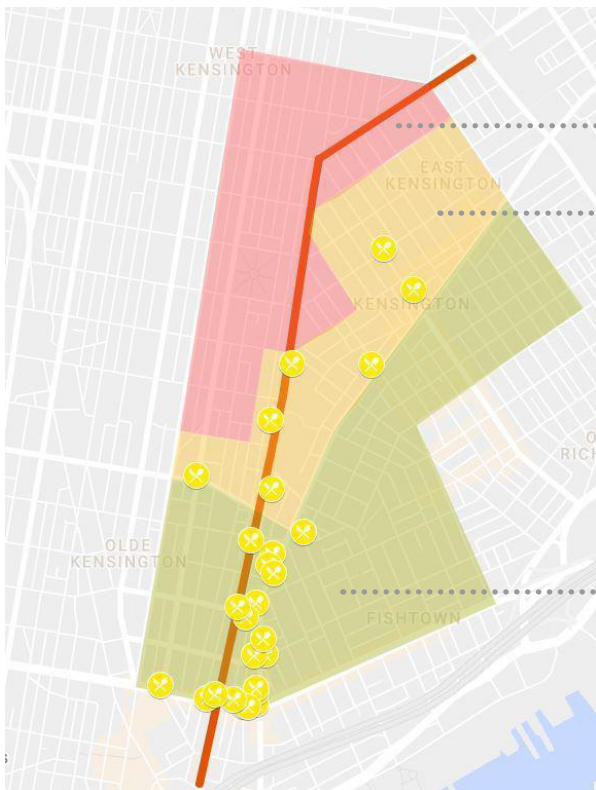
The demographics of the food findings in each area.



- Bodegas
- Amer. Chinese
- Pizza
- Varying types

To stay true to the research of finding substantial food sources, I illuminated places that had little substance of food such as bars and coffee shops. This allowed for a better finding of substantial food sources available in the area.

Food types in the red area



→ In the red area the types of food available were bodegas, American Chinese restaurants and pizza places. There were no other varying food options in this area.

→ The yellow area had fewer food options but more variations in food types. Almost every food establishment was one of its kind.

→ The green area had even more options than that of the red and yellow areas. With at least 10 variations of food types and a plethora of locations, the green area exceeded the expectation of food options.

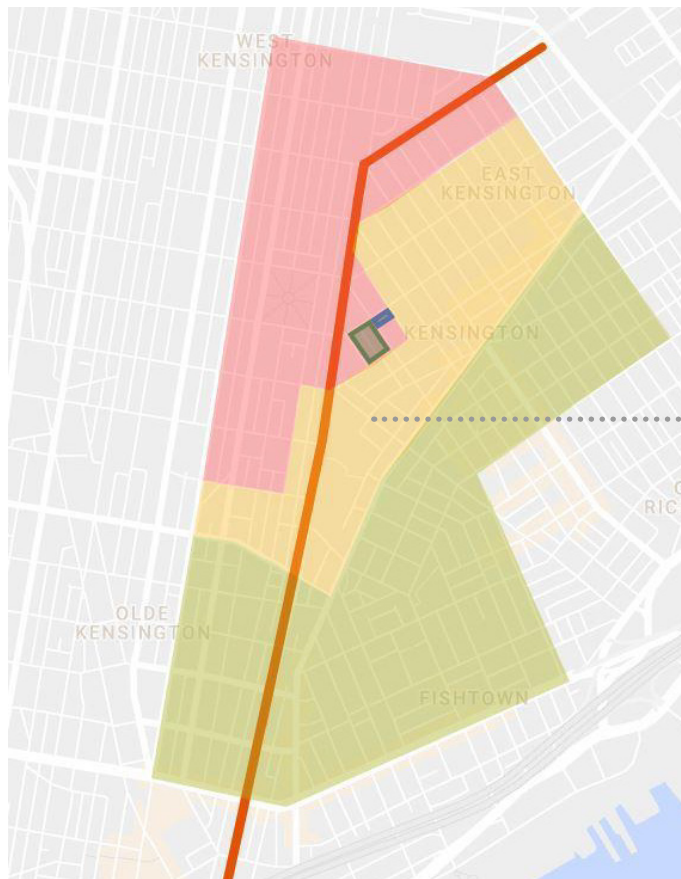
Food types in the yellow and green area

# The Site Selection



Harbisons' Dairy was originally a milk factory that delivered milk to the area twice a day as a source of food.

Understanding the lack of healthy foods in the red area and the needs of the low-income locals led me to picking the site. This site is predominantly on the demographic area with little to no changes. The Harbisons' Dairy factory and the adjacent vacant lot provides a substantial amount of space to prove the design solution necessary when dealing with issues of food desert, housing cost, income and segregation of race and class.



Site compared to area of research



Original Milk Bottle  
Stood 40 ft Tall



Site Location

# Site Documentation Exterior



Original Logo



Full Site Perspective



Outdoor Site East View



Outdoor Site West View



Main Entry East View



Main Entry West View



● Outside ● Indoor



Site Documentation  
Interior



Original Barn Door



Main Entry



Open Area



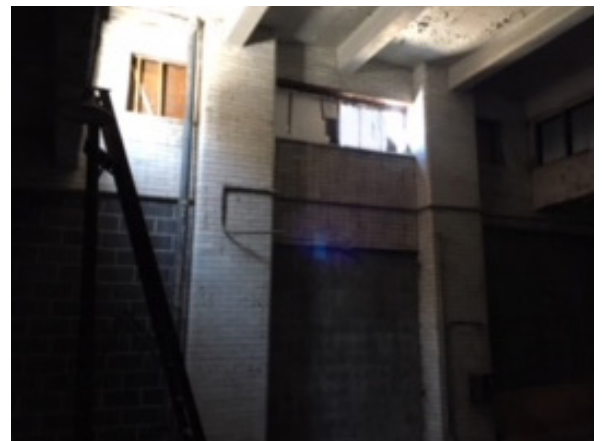
Second Floor Rooms



Open Area Wood Ceiling

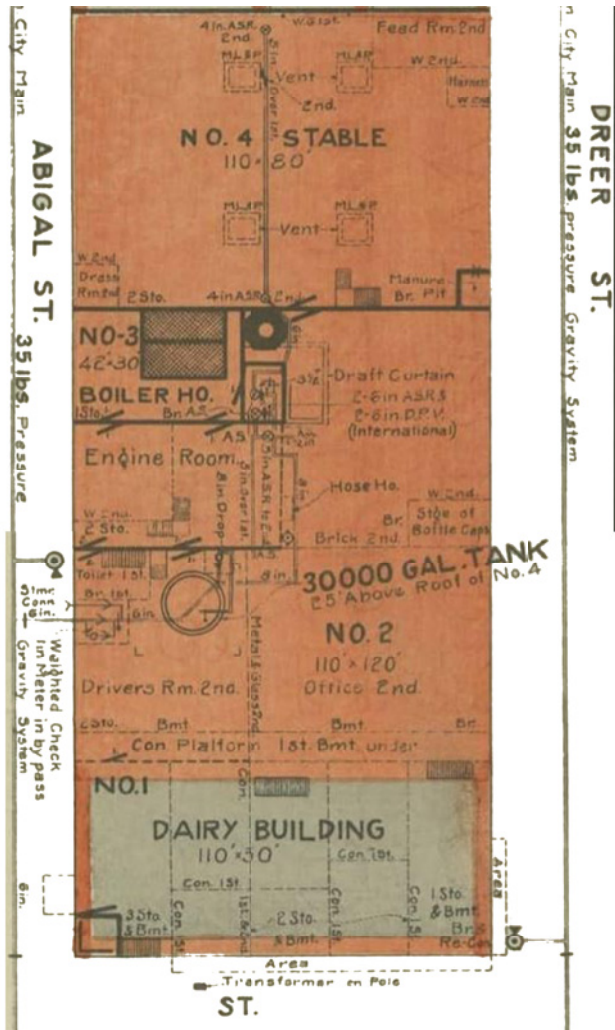


Original Subway Tiles

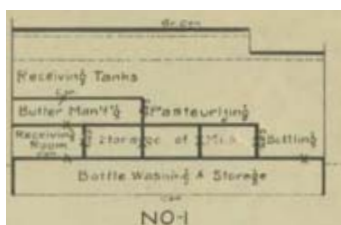


Sky Lighting

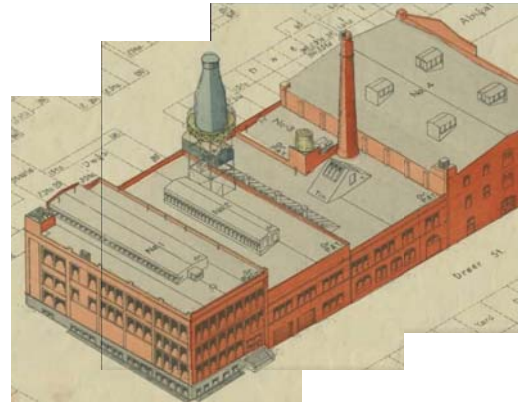
# Site Plan Documentation



Original Site Fire Map



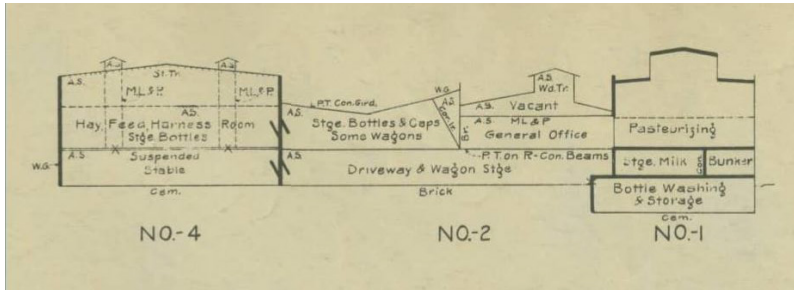
Section Three Level Building



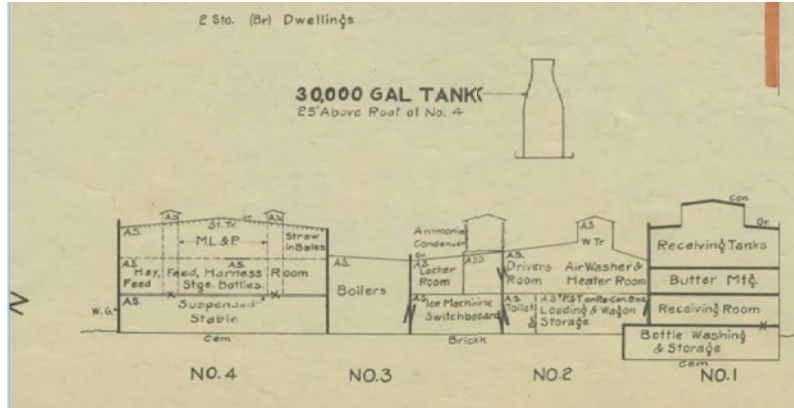
Axo of Building



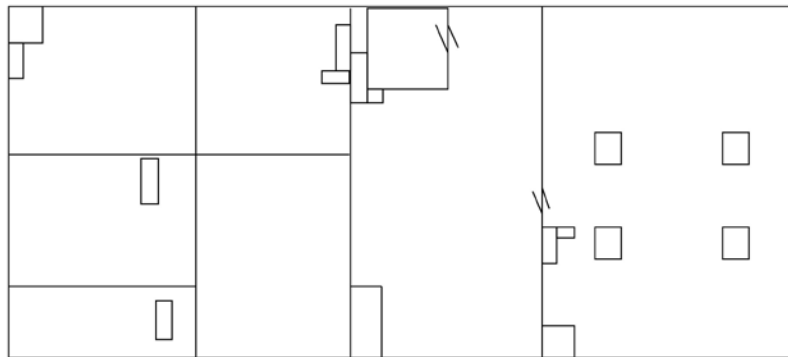
Original Site Plan and Outdoor Site



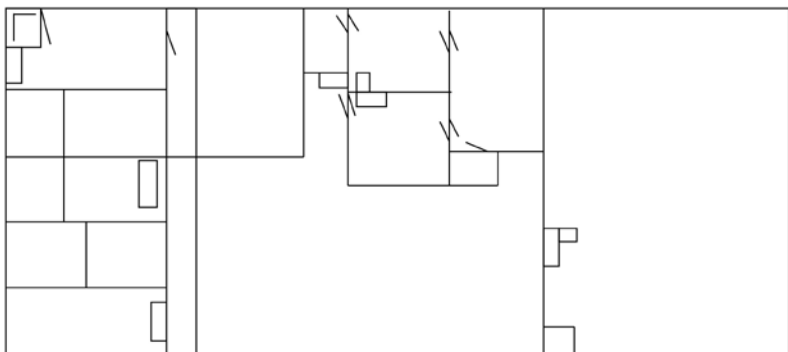
South Section



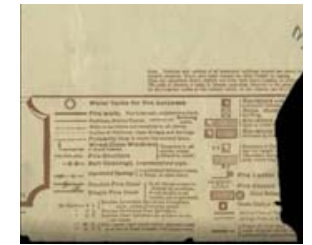
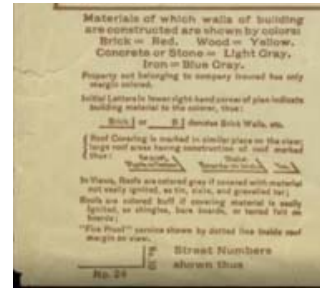
North Section



Potential Floor Plan 2



Potential Floor Plan 1



Key

Access to the interior was obtained after the schematic design stage. The potential floor plans were drawn based on the interpretation of the fire plans. No other plans of this site were found.

# Site Distance



Time of Travel To Site

There were 3 bus routes, and the 'El' train with two stop options. The furthest estimated time via public transportation to the site was 15-20 minutes. Time varied based on transportation departure and arrival time.

The walking distance was an estimated average based on a steady pace according to Google maps arrival time. The furthest estimated time walking to the site was 10 minutes.

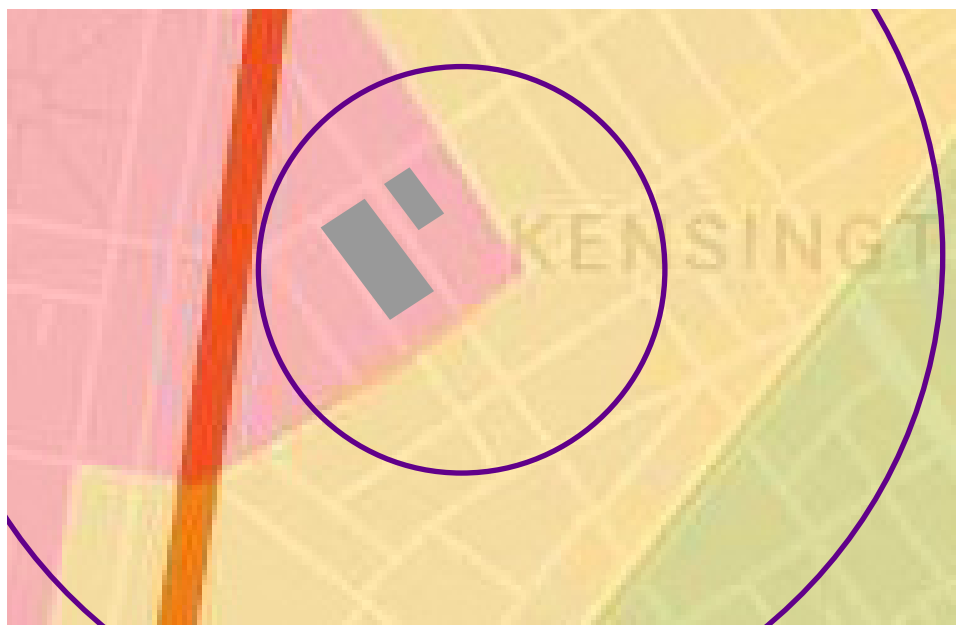
I revisited the site and took note of travel routes and distances. I went further out of the Kensington area to take note of the furthest possible distance one could travel.

Gaining a full knowledge of the site was important to understand because this site is intended to accommodate the low-income community in the red area.

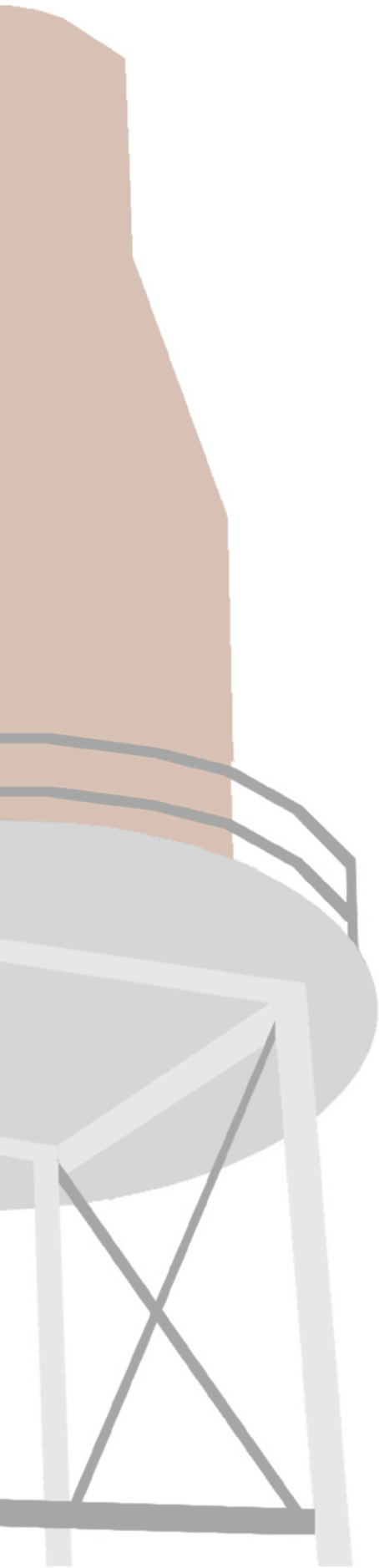
The travel routes noted were walking, driving, and public transportation. Biking time was not calculated due to low rates of biking preference from the red area.

The driving distance was an estimated average based on the speed limit of the residential streets according to Google maps arrival time to the site. The furthest estimated time driving to the site was 4-7 minutes. Time varied due to traffic and hour of the day.

This map shows the site on the map in comparison to the demographics and radial time distance.







Statement  
of intent

## Statement of Intent

### Problem:

Food Desert  
Housing  
Income  
Segregation

### Solution:

Food Market with Options  
Eating Area for Community  
Gardens

Residential Apartment  
Affordable for low income

Community Workers  
Jobs for Residents  
Jobs for Locals

Food Brings other areas in for money circulation

This Unit will provide food, housing, income, and unity to the community. Attracting locals from higher incomes will create a flow of capital and consistent sources of revenue to the locals, allowing sustainability of income to the families in the area.

## **Thesis Redefine**

- Pros and cons
- Design process
- Affordable Housing
- Economic Development

## **Meaning**

Merriam Webster Dictionary defines gentrification as: the process of renewal and rebuilding, accompanying the influx of middle-class or affluent people into deteriorating areas that often displaces poorer residents.<sup>1</sup> Some researchers have viewed it as a form of removal of the working class in low-income communities, whereas others may focus on the economic growth within the area(s).

## **Intention**

My intention is to work on redefining the meaning of affordable housing and pulling out the key components of gentrification intended for positive change.

## **Plan of Action**

Working with the community is important to understand their needs in order to help them with economic growth and change for their area. We are going to focus on the key meaning of gentrification *'the process of renewal and rebuilding'* and are going to leave out the rest. Understanding the past researcher and avoid the negative impacts of gentrification by understanding the social characters, needs for different type of amenities, culture of the people and area.

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<sup>1</sup> [www.merriam-webster.com](http://www.merriam-webster.com)



## **Benefits to the Community**

Creating a sense of community, working together with the community by involving, and interviewing as many people as possible. Offering solutions to these issues and listening to their stories. We want to help with economic development and bring people together while avoiding ostracization to the low- income community. We want to give the community what they want while understanding their needs without giving them things that are to be assumed they want.

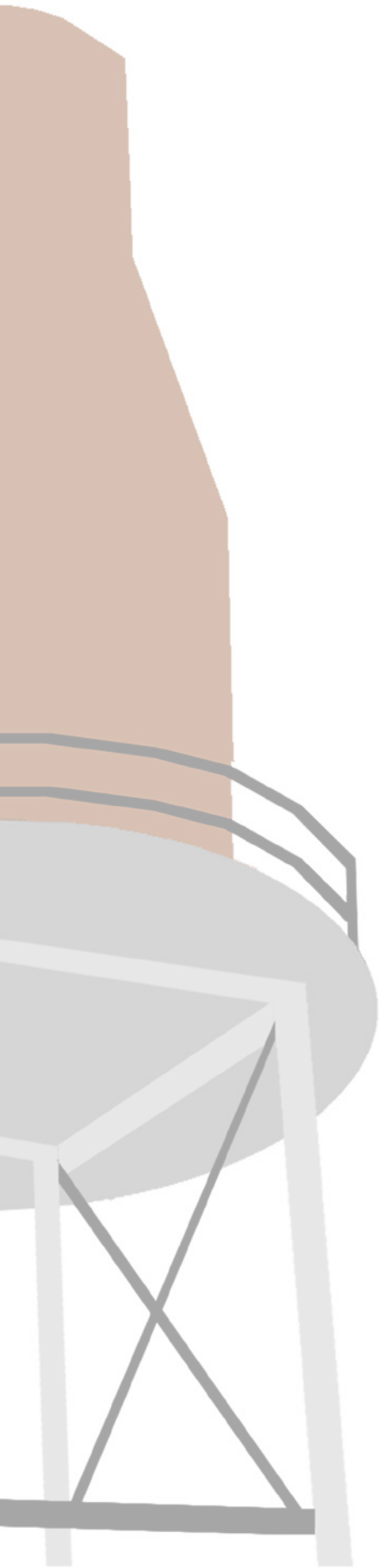
This will benefit the community by lessening crime creating a sense of community engagement and help the economic growth in the area.

## **Design Idea**

Dwelling in area for low-income community that involves providing homes to families in need. Store that sells locals works of art, food, etc. while creating a place for hang-out and fun.







# Precedent Studies



These precedent studies seek to understand the environments of community residential living styles, and the benefits they gain from living in a communal environment.

# St. Paul's Commons Resources for Community Development

## Purpose:

St. Paul's Commons is a housing and resource center focused on creating a communal living environment that is not only beautiful but helps with community development.



Slide of Entry View



Slide of Street View

## Key Elements:

Community Center

Housing Above

Community Center  
Bellow

Green and Sustainable

Affordable for Most

Keeping Environment  
Around



Plan View

# Lion Creek Crossings Hope VI Housing Developments



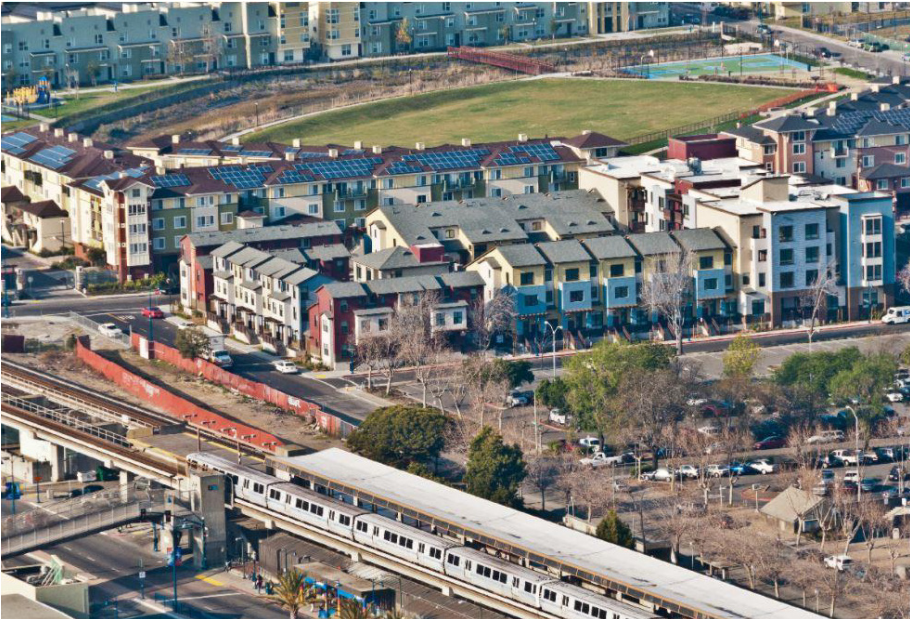
Slide of Entry View

**Purpose:**

Lion Creek Crossings is a housing community that focuses on creating a communal living environment involving all of the residence with neighborhood beautification.

**Key Elements:**

- Safe Community
- Town Housing
- Various Units for Family Size
- Division without Segregation
- Community Accountability
- Privacy



Slide of Entry View



**SITE PLAN**  
LION CREEK CROSSINGS  
HOPE VI HOUSING DEVELOPMENT

**AGENCIES & DEVELOPERS:**  
Oakland Housing Authority  
City of Oakland Redevelopment Agency  
City of Oakland Creeks Watershed Improvement Program  
Related Companies of California  
East Bay Asian Development Corporation

**ARCHITECTS:**  
PYATOK  
Kodama Diseno  
YHLA  
Thanas Dolan Architecture  
HKIT  
Keller Mitchell & Co. - Landscape Architecture

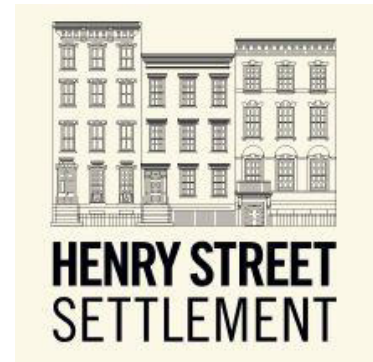
Total Acres: 19.1 acres  
New affordable units: 439  
Phase 1a = 50 family units  
Phase 1b = 45 family units  
Phase 2a = 45 family units  
Phase 2b = 31 family units  
Phase 3 = 114 family units  
Phase 4 = 72 family units  
Phase 5 = 128 senior units

Plan View

# Henry Street Settlements

## Purpose:

The Henry Street Settlement is a residential housing development focused on improving the lives of the poor in urban communities through social, cultural, and educational activities.



## Key Elements:

Comfortable

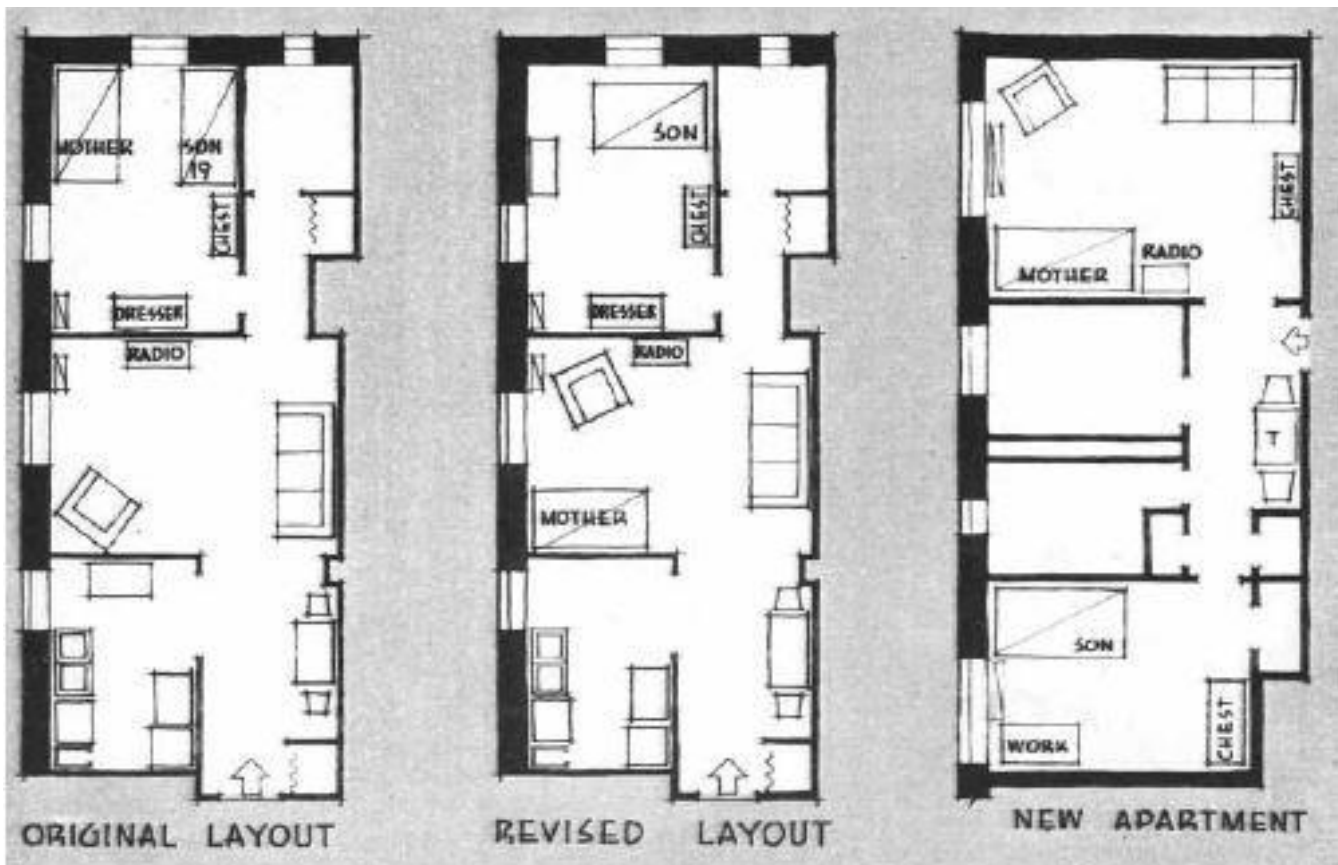
Healthy Environment

Use of Space

Educating on Up Keeping

Henry Street Settlement helped dwellers arrange their interiors for a more moral and livable environment. They eventually developed into a resource and community center. 125 years later The Henry Street Settlement is still going strong and has various locations in New York for the low-income communities.

The floor plans below show the arrangement changes made in the residents home.



Original Layout  
With No Change

Revised Layout  
With Furniture Change  
And Rearrangement

New Layout  
With Structural Change  
And Rearrangement



# Elephant Grounds



Interactive Coffee Bar 4 Ft From The Street

## Purpose:

The Elephant Grounds is a community coffee shop intended to interact with the surrounding environment. Its indoor-outdoor quality allows for people to flow freely in and out of the space. The emphasis on warm materials is used to create an interaction with nature. The open extended windows are also interactive allowing people to sit along the edge for more outdoor interaction.



Indoor View Of Coffee  
Bar



Outdoor View Of Coffee Bar

## Key Elements:

Warm Environment

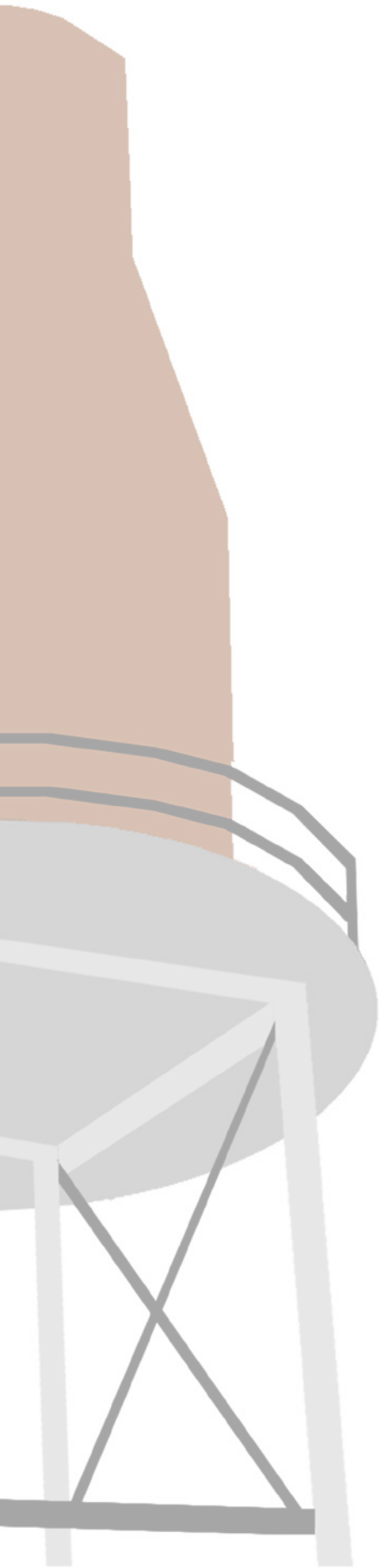
Interactive Seating

Indoor-outdoor

Engaging Chalk Walls







# Case Study



These case study will seek to understand the dynamics of markets/restaurant(s) that involve the community in the space while providing food.

# Mariposa Co-op Market



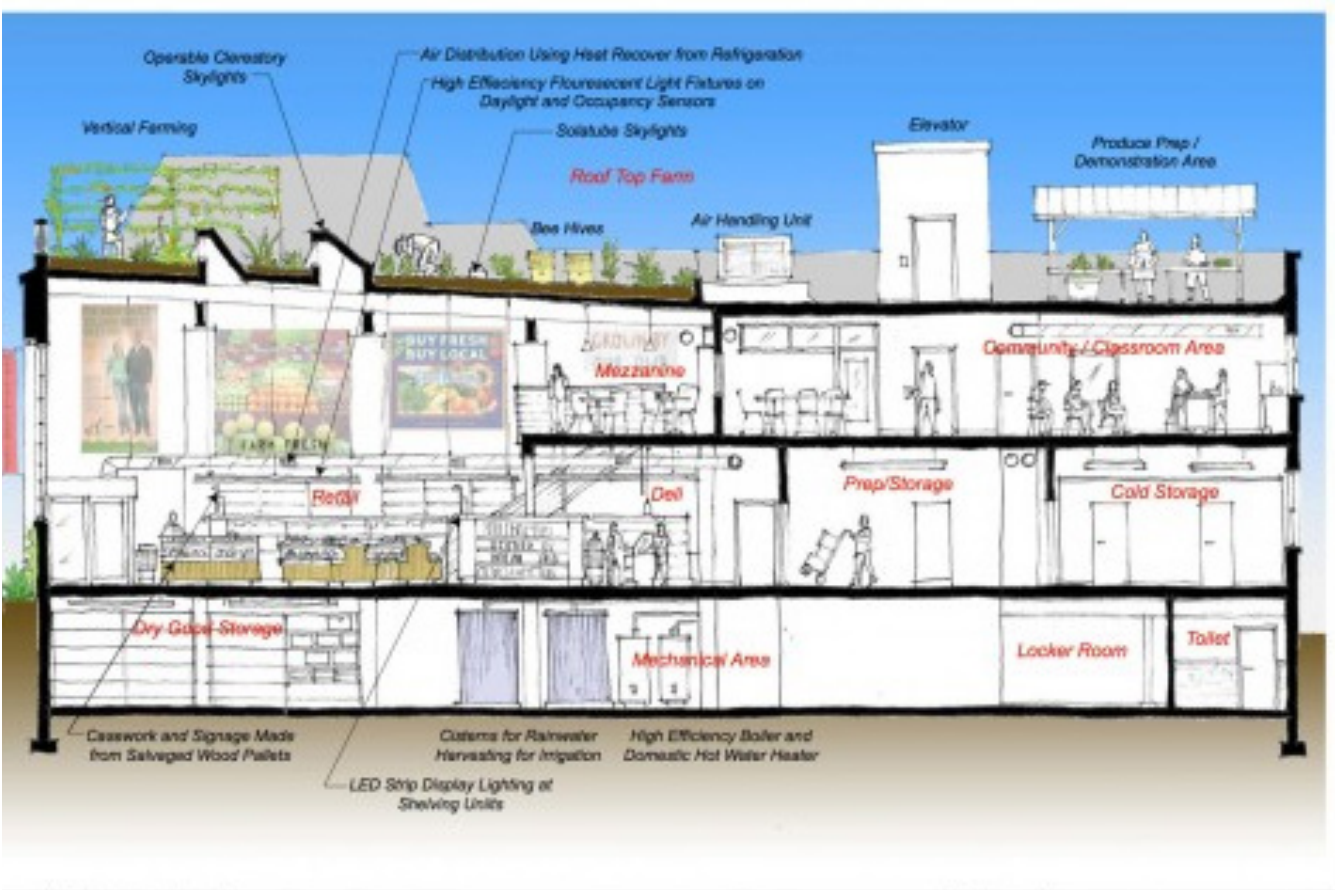
Main Entry

Location centralized around the residential neighborhood for community members convenience.



Help Desk

Humble materials used for a warm inviting space.



Section of Future Renovations

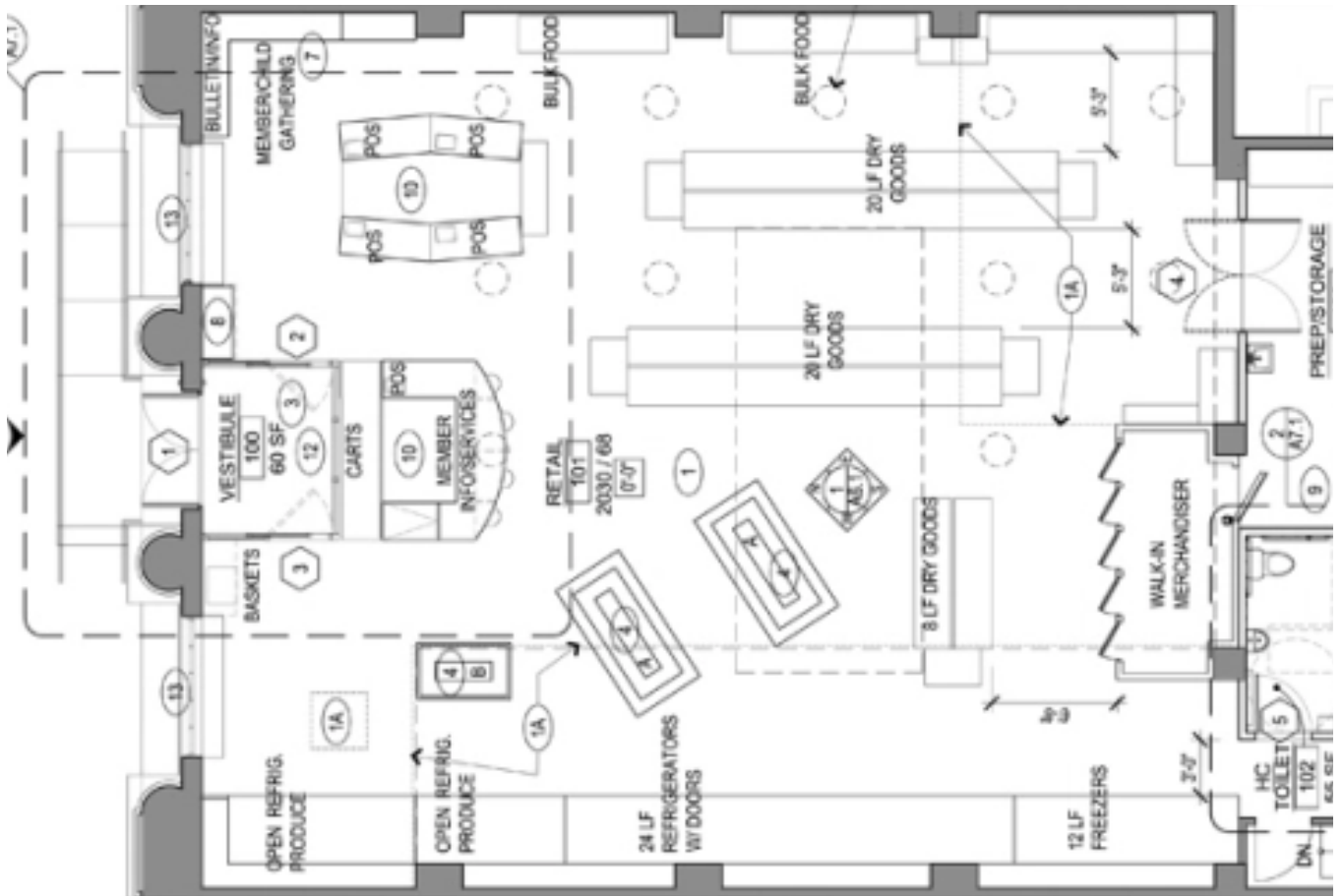


Observation:

Upon visiting the market, I noticed it had a well diverse demographic of customers, produce, products, and a great scene of community. Mariposa is a co-op market that works with their community members. Many of their products are from local areas of the city. The co-op members club is a program developed to give community members the chance to save on their shopping. Although small in size, the co-op market carries just about every essential product and produce necessary for a home.

Help Desk

Small in size yet well organized making it easier for members to find items.



Current First Floor Plan

# Reading Terminal Market



Main Entry

There are many ways of entering this market having no true main entry.



Seating area

Community seating is centralized in a way of bring people together.



Market and Products



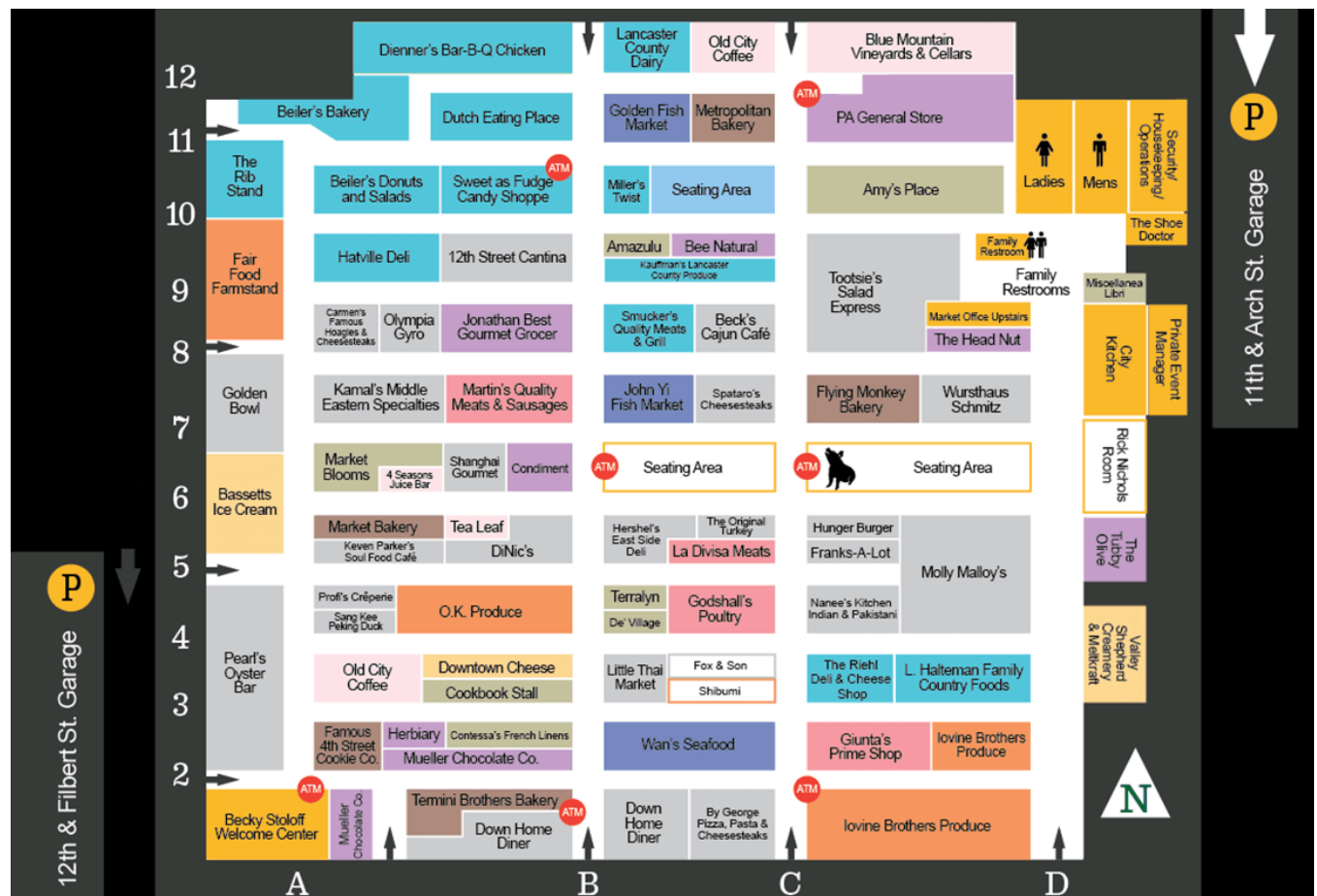


Produce Area

The location of the produce is first seen at the main entry

### Observation:

Upon visiting the Reading Terminal I noticed the overwhelming amount of people. People of all types gathered around to order foods from their favorite vending pods. The variation in food options were endless. The Reading Terminal not only sells prepared food they also sell produce meats and many other house hold items. The Reading Terminal has a long history of bringing people together with food. This is clearly indicated at the seating area which was centralized for a community feel.



Market Map

# Front Street Cafe



Main Entry

Entry revamped, remaining its original structure.



Indoor Bar

Humble materials used to maintain a clean warm look.



Indoor Cafe

Food low in cost and accommodating to dietary restrictions.



Outdoor Dining

Location of outdoor garden facing residential living area

## Observation:

Upon visiting the Front Street Cafe I immediately noticed the types of people at this coffee shop. This coffee shop was not your typical coffee shop it was also a bar and restaurant. Its location is 5 minutes down the street from the site selected. The Front Street Cafe is said to involve the community but what I noticed was something a bit different. I studied this place in further detail because of it's location in the green area of my research in Kensington. Many observations were made at this site and can be read in the ethnography section. Field notes were also taken (found in appendix) for every visit to gain a better grasp of the environment.

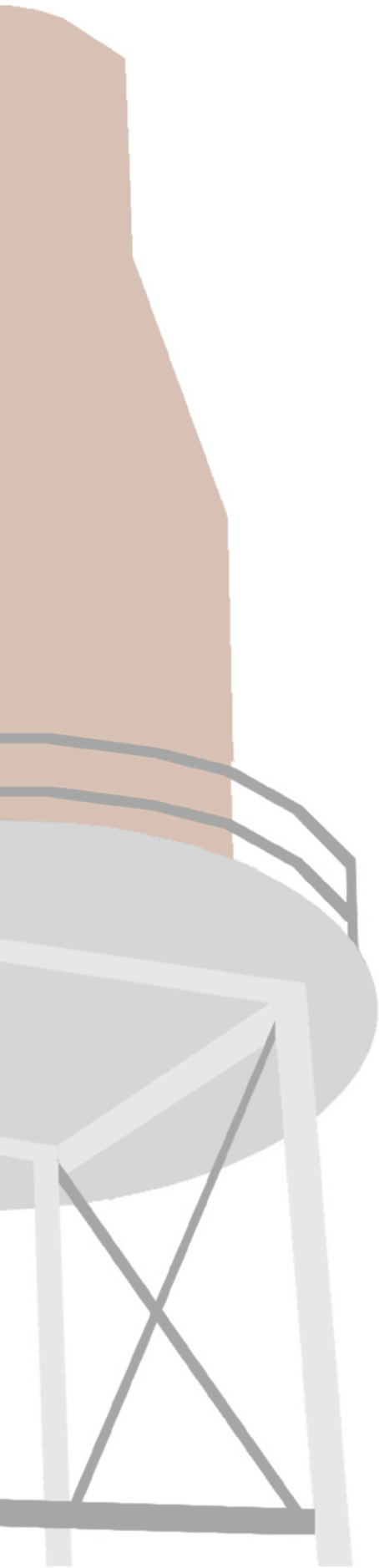


Community at Bar

Lacking diversity and sense of community







# Ethnography



This ethnography seeks to understand the environment of the residents in the green area, by finding proof of any community mixing from the red and yellow areas.

Gentrification:  
The Change Through the  
Eyes of a Coffee Shop

Kimberly Montes  
Drexel University



## Literature Review:

### *Meaning*

Gentrification dates back as far as the early 1600's. King Henry the IV was noted to guarantee poor citizens the right to access housing in Nantes, but housing privileges were revoked by King Louis XIV and properties were sold to wealthy citizens (Smith, 1996). This was one of the first instances of *Gentrification*. The process was not always referred to as gentrification; the more recognizable terms of the time were, *embourgeoisement*, *haussmann*, and *improvements* (Glass, 2013).

Gentrification is a term coined in 1964 by Ruth Glass; a British sociologist studying areas in London that had been invaded by middle and upper-class people. It is used to describe the redevelopment of dilapidated urban communities, accompanying the influx of more affluent residents, often displacing the less fortunate. Glass believed that once the process of gentrification started, it was a rapid downward spiral that continued to displace the working class community (Glass, 2013). Glass originally focused on residential housing and existing properties in the area.

The definition of gentrification has changed globally in the past 50 years, yet this phenomena is a fairly new social issue regarding design and architecture. There are several controversial issues with gentrification. Some researchers have viewed it as a form of removal of the working class in low-income communities, whereas others may focus on the economic growth within the area(s). There are a few key components that comprise gentrification that many other professional researchers have come to agree

on. These integral elements are: the influx of capital, displacement of citizens, social character, culture, amenities and physical infrastructure (Brown-Saracino, 2013).

### *Changes*

Displacement is viewed as an outcome of gentrification (Sheppard, 2011). This may involve kicking locals out of their homes by either: eviction, raised rent, property buyouts and even eminent domain (Feldman, 2014). Displacement occurs when a local is removed from their area. Many times, the people displaced do not know where to go next, ending up in shelters or homeless (Office of Policy Development and Research, 2016).

Property values and taxes increase and, consequently force homeowners out of their homes. Often times, the redevelopment of these communities happens in segments; development may occur one building or street at a time. The nature of this reconfiguration of the neighborhoods can create a significant imbalance in aesthetics, virtually ostracizing the low-income residents that remain. This imbalance establishes a form of present day segregation in the communities (Schindler, 2015).

The concept of mixed-income communities in theory, appears to be great. In actuality, what is most commonly felt is the higher-income person is angered by the low-income person and visa versa – due to the respective decrease or increase in neighborhood value (Schindler, 2015). This then leads to class discrimination, causing inequality in the communities. Mixed-income housing has been shown to be minimal, if at all existent (Schindler, 2015). Black, Latinx<sup>1</sup> and Asian neighborhoods are

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<sup>1</sup> **Latinx** is a gender neutral term often used in lieu of Latino or Latina

predominantly targeted, but the transformation of the two latter communities typically happens first. Black communities are last to be transformed due to prejudice and racial inequalities to include, but not limited to colorism (Anderson, 2011).

Although many believe there are benefits to gentrification in the community, others see the negatives as more prevalent (Schindler, 2015). Not every community disagrees with gentrification; many want to take advantage of this opportunity to transform their neighborhoods. Some say the changes in the neighborhoods can lessen crime, increase community engagement, and an overall economic growth (Office of Policy Development and Research, 2016). One mission aimed at addressing the negative effects of gentrification is the development of affordable housing. This allows a person with low-income to live in certain areas of the new development by regulating the rent based on their income. However, studies showed in 2015 that the average national housing wage for a two-bedroom unit was \$19.35 while minimum wage was \$7.25 (Schindler, 2015). This label, *affordable housing* is not inclusive of all incomes raising the question of what is affordable and to whom is it affordable for.

Introduction:

Neighborhoods in cities undergo constant change; some of these changes may benefit the neighborhood, creating economic growth and other times these changes displace a whole community of people. Communities of people in cities are being pushed out of their neighborhoods due to the redevelopment of their areas, inviting new people and places in their area. These new places are designed only to fit a limited type of demographic. This demographic is oftentimes upper class white folks.

Although the new developments in an area are not the ones to blame for these issues, they do have some effect on these changes in neighborhoods. The changes in cities of many underdeveloped neighborhoods has created a disconnect with the people who have lived there long term and the people who have just moved in. This catering of a different demographic of people has caused forms of gentrification within communities and cities. *Understanding the new developing neighborhoods and being inclusive of all demographics can prevent displacement of long term locals. New developed businesses such as coffee shops have the opportunity of involving all types of demographics by creating a common place of unity.*

Methods:

During my research I made observations as a regular customer understanding the environment in the café. Blending in was important while doing this ethnography. I participated in the café by becoming a customer. I also blended into the environment that is typical of the café; such as buying a drink, working on some type of device, or just simply eating.

I studied this area for about an hour a visit, attending 5 times from January 17th through February 19th. Each visit consisted of a different focus. On the first visit, I studied the site and surroundings. Attending the site with initial questions in mind, I thought: who would be the person of interest for this site; did this site raise any concerns with ethical issues; what is the past and existing environment of the site.

The second visit, I focused on the place, understanding the physical description, the construction of the building, the interior, the five senses of the surroundings and the

full experience of the cafe. The third visit, I studied the people, groups of people, roles of people, diversity and homogeneity of people, and the uses of the space. The fourth visit, I studied the content of the space, the influence the location had on the space, the impact of the environment on the people, and the demographics of the area based on the site.

On my last visit, I observed in detail, searching for any additional information that I had on the site. I also paid attention to what was going on outside and took note of any repeating patterns. I personally did not allow myself to influence the site. This site was an evaluative case study to avoid any influence on the site allowing the dynamics of site to remain neutral (Orne & Bell, 2015). Little to no ethical concerns were in place; after entering the site, one ethical issue did appear. I questioned if I would experience some form of discrimination while with my girlfriend who is a woman of color. I felt this to be an ethical issue in fear of experiencing discrimination because of the disproportionate amount of mixed demographics at this site.

In addition I noticed the forms of transportation and how the people traveled in the area. The time and date, the weather and lighting of the sun. There were three forms of transportation near this site, the 15 bus, the trolley, and the EL train. This was important for the study, in order to understand how people arrive to this site. I also took note of parking availability and homes with parking spaces. The times I arrived to the site ranged from 2:30pm to 5:30pm on Fridays and weekends. The weather was inconsistent as well as the sunlight. This information helped me determine if the number of people at the site affected my research.

Results:

*Income and Housing Cost of Area*

In my prior experience of this site the dynamics of people has drastically changed in just five years. The Front Street Cafe was newly developed in 2016. What I noticed about this site is the quality of the interior did not match the quality of the outdoor area. The interior appeared to be of high quality and inviting, while the outdoor environment was old and dirty yet seemed to be in the process of development. When doing some research on the building itself I learned that this site is worth over \$1 million (Atlas, 2018). As I did further research of the area, I understood that the income varied from \$0 up to \$65,000 a year and the median household income was \$23,000 a year (Census Reporter, 2018).

When I did research on the cost of housing in the area, most of these houses were on the market for higher than the affordability of the areas income bracket. One house further down the street from my site is being sold for \$480,000 (trulia.com, 2017). An apartment right across the street from the site is being rented for \$2,200 a month (zillow.com, 2017). In order to afford these places a person should make over \$100,000 a year in income. Only about 7-10% of the population in this area makes this amount of money a year (Census Reporter, 2018). The major differences in income brackets proved to be an issue with gentrification based on the housing cost and income ratio.

As I research the cost of these homes, I too noticed a drastic amount of vacant land that seemed to be in a preparation phase of construction; this led me to believe there will soon be more houses to be developed. The drastic differences in housing cost

and neighborhood income rates prove to be disproportionate, potentially leading to displacement of low-income community members in this area.

### *The Site*

This site proved to be comfortable and convenient for the residents in this area. The site itself was a very convenient area being close to transportation. If a person travels to work via public transit and is in need of coffee in the morning they are able to walk to this site quite quickly before getting on their train or bus. The cost of products at this site are cheap and affordable which brings people back more often. The interior of this site was also very inviting and physically comfortable to be in; this could be a driving force of returning customers. The food at this site was extremely flavorful with varying options for people's different diet types. While leaving the site on one of the visits I noticed an LGBTQ news paper stack; which proved that this site seemed to be inclusive of varying types of people, yet there still seemed to be a disconnect with the neighborhood and the site.

### *People*

When I entered this site, I immediately had a flood of questions involving the dynamics of people. I wanted to know what type of person came here most often. I studied their look, style, and behavior to understand what their characteristics were like in contrast to the area. I also wanted to know if my girlfriend and I would be outcast and if people were looking at it us differently. I soon realized I was most concerned about the types of race and class at this site more than anything else.

As I observed through my hour of time there, I noticed very few people of color in the café. In total of my five visits there, I saw about 15 people of color. This may differ had I stayed longer than an hour a visit, changing the results of the study. This was important to know for my study because I was seeking to understand the type of demographic that was being catered to at this site.

### *Neighborhood Dynamics*

Extending the study to observing the outdoor area around the site helped me notice differences between the customers that go to Front Street Café and the type of people outdoors. Although a majority of the people that were inside this site were white-appearing people, there was a slightly larger variation of people of color outdoors. The white population was still dominant in this neighborhood. Understanding this gave me more insight of the changes in dynamics of people in the area.

When I went back for my last visit I wanted to further my research by understanding the area. What I noticed about the difference in the area were the type of people that were around the corner on Front st. and Girard ave. differed drastically than those on the corner of the Front Street Café. These corners were on the same block just opposite ends. Front Street Café is on the corner of Front and Thompson Street; this corner seem to have a different crowd than that of Front st. and Girard ave. I noticed a few people who appear to be on drugs of some sort. They were walking and slouched over. While on the other end of the street I noticed a man going into his apartment, whom I asked to park my car in front of his home. He appeared to be a man with wealth, based on the type of clothing he had on. He was wearing a business casual outfit as he



walked into his newly renovated apartment. I made this assumption about his attire based on the time I arrived to the site. I arrived around 5pm on a Friday which is often times when people come home from work. Unable to determine which person could or could not afford these homes in the area, I knew for certain the people slung over on drugs on the corner of Girard Avenue were not the ones renting or buying any of the homes in the newly developed areas.

### *Surveillance*

Police surveillance was high at this site. The reasoning for high surveillance in the area can be a cause of the type of people seen on the corner of Front st. and Girard ave. The people on that corner may be intimidating to the residents of that area thus causing locals to call the police. The Septa transit police were also in the area surveilling. Every week I went, I noticed there were police on that corner. This surveillance creates an idea of protection to the people living in the area. I believe this amount of surveillance could be caused by the cost of housing and the type of people that live in this area, helping create a more desired place to go to.

### *Transportation*

I remained consistent in going to my site during the early evening, yet every time I went there was a difference in parking. The first night I went there there was little to no parking. I circled around about three times to find a spot. On my second visit I went around the same time and there was tons of parking space in front of the site. This led me to believe that many people who come to visit this site area are the ones with cars, and the residents in this area may not own or want a car. The surrounding areas

seemed to have had days when events were happening, causing an increase in people to come to the site and surrounding areas.

This area has various forms of transportation including buses, trolleys and the EL train. The main source of transportation in this area is the EL train. This train takes you directly to either end of the city, with one of the main stops being Center City. This could possibly be a reason for parking availability. Some homes in the area either have parking garages or parking space in front of their homes. This could also have an effect on parking availability. While finding parking at this site vary in difficulty, accessibility to other forms of transportation was significant.

Analysis:

My results show that this coffee shop lacked inclusion of people in the neighborhood. Although there were signs of potential inclusivity it struggled reaching out to to long term locals in the area. The coffee shop seems to have a lot of potential to be inviting to all demographic types because of the lack of discrimination I experienced. This site is in a convenient spot to travel to having potential to bring in many types of demographics.

The observations of the neighborhood, the people, and the site proves strongly to be a type of gentrification happening in this area. The disconnect of the people within just a block distance and the people at the coffee shop appears to be normalized behavior, due to the different activities people may be doing in this area. With a large population of white people in the neighborhood there is a lack of diversity as well. The catering to people with wealth in this community is noticeable, due to the cost of

housing, surveillance of the poor and working class people, and the lack of inclusivity within the coffee shop.

Discussion:

Although I felt very little discrimination while at the site I believe the disconnect and the lack of inclusivity of the neighborhood has to do with some sort of discrimination of the people in the area. A study conducted to show the levels of discrimination in the housing market revealed that economic status was not the issue of fair housing. This study showed that even if black people progressed economically, discrimination was still happening based on the color of their skin (Massey & Denton, 1993). Affordable housing was developed to help the people of color however, black people were still unable to obtain housing in established and safe areas (Massey & Denton, 1993; Anderson, 2011). This study proved that the discrimination happening in the housing market was based on skin color.

This study led me to wonder if this could be why I did not see many people of color in the new developed housing around my site. Although the type of discrimination I believe was happening in the coffee shop was class discrimination, I strongly believe that race discrimination was happening across the street of my site within the housing market. The reason for my conclusion of this form of discrimination is due to the different types of people I noticed in the coffee shop and outside the site.

People of color and low-income people continued to be discriminated on even in their own neighborhoods, which continues the cycle of racism and segregation (Lipsitz,

2011). White people still have power over all races in society and the masses still cater to them.

Planners and developers continued to create the shift in cities; the relocation of people is persistent (Logan, 1976). Gentrification happens in communities that were once considered ghettos, creating a disparity in the affordability of housing (Orne, 2017). The rise in housing cost induced relocation to residents that have been in their communities long term. Although the coffee shop did not prove strong evidence to displacement, it did show a lack of inclusivity of the locals in the area which makes me wonder if the long term locals have been displaced. This study led me to believe that my site location was undergoing some changes without the consent of the people in the neighborhood. A new dynamic of people are coming into this area and continuing change excluding many of the people that have already lived there.

With the Front Street Café only being there for two years there has been a continuous force of change in the area. Change in an area that was once lacking sources can be an excellent uplift to the neighborhood, however if this change is non inclusive then it only creates disparity amongst the neighborhood. Although it is unknown if this lack of inclusion of the neighborhood is because of the coffee shop, what is known, is this area started to change just a little over five years ago. What I can conclude is that these changes to the area have created a shift in class status causing discrimination amongst classes which then leads to a lack of inclusion of long term locals going to the coffee shop.

The coffee shop can avoid this discrimination of classes happening with in the area by being more inviting to people of the low-income community. Front Street Café seems to want to be inclusive yet they struggle with being inviting to people of different class status and racial background. From what I observed the coffee shop host various events; they can use this opportunity to also host events that are inclusive to long term locals and low-income people creating a more united space for people of all backgrounds.

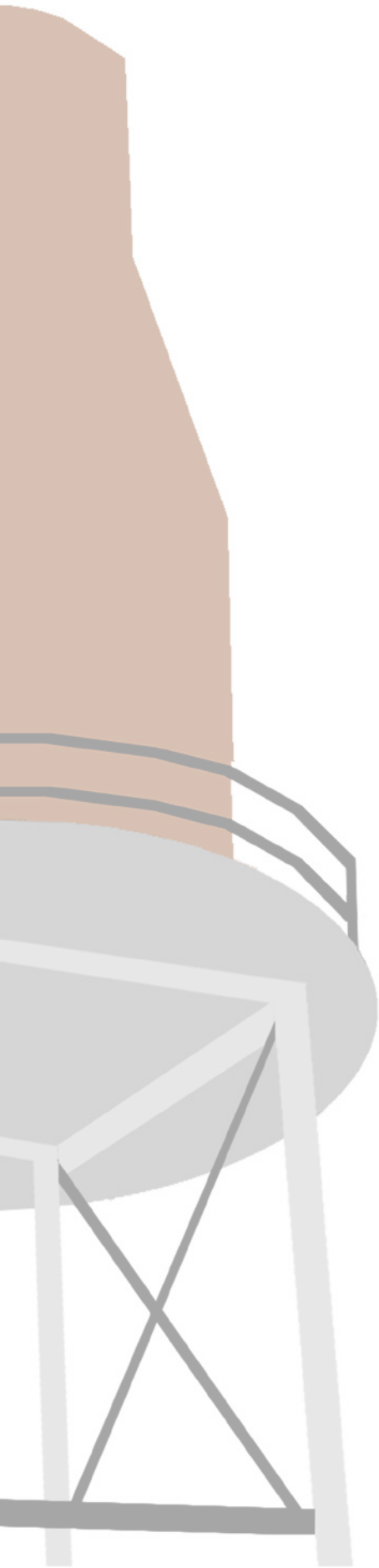
Conclusion:

The location around the Front Street Café has changed drastically in just a matter of five years. The dynamic of people has also changed throughout the years in this area. The changes are causing a catering to the new demographic of people in this area. This is creating an unfair and unequal environment to those on the other side of the street near the Front Street Café. The lack of inclusivity of people in the neighborhood invited to the coffee shop is creating a form of segregation and discrimination amongst the community.

Although I believe the Front Street Café was inviting and lacked discrimination towards my girlfriend and I, it is important for them to take notice of this lack of inclusivity towards the long term locals and low-income people in the area. The Front Street Café has the potential of being a place of unity for the community. Not understanding the segregation of classes of people and discrimination towards another class of people just leaves the door open for continued displacement of low-income community. This will just help continuing gentrification of the neighborhood.







Design  
Strategies  
Probes





These design probes were implemented to understand scale and material use.

# Material Probe



Bamboo flooring



Faux Leather



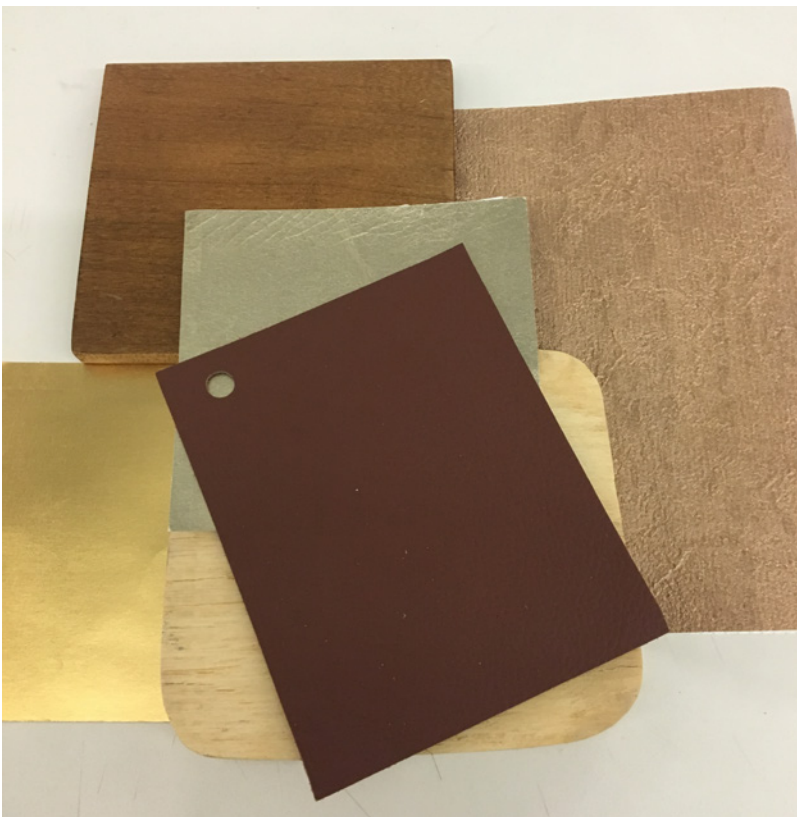
Steel and Metals



Faux Gold



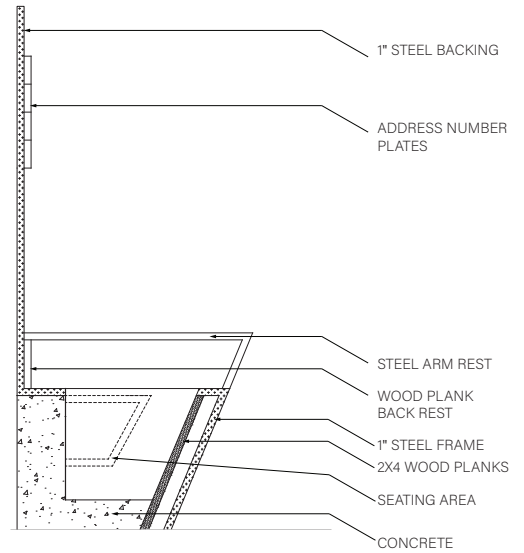
Plywood



Materials will be selected based on affordability. The types of woods and other materials found at the site will be reused and refurbished if possible. Some materials will be used based on their sustainable quality and other will be used based on their durability. Materials selected for the market space are intended to have humble quality to them. The residential materials are intended to have a luxury feel yet also be cost effective.

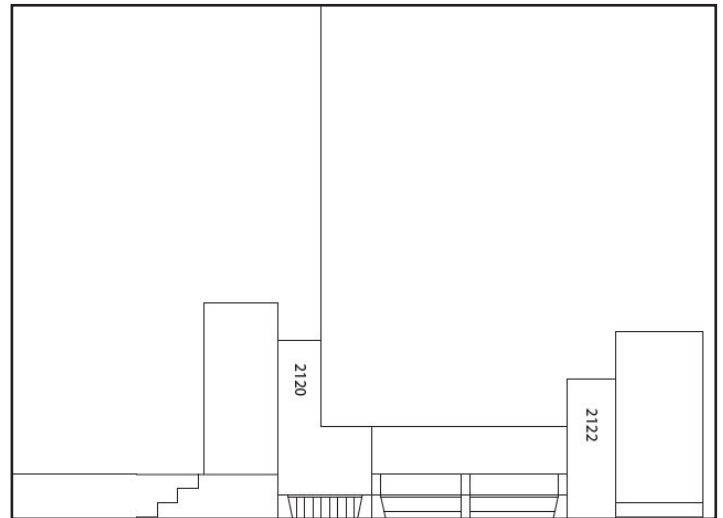


Perspective

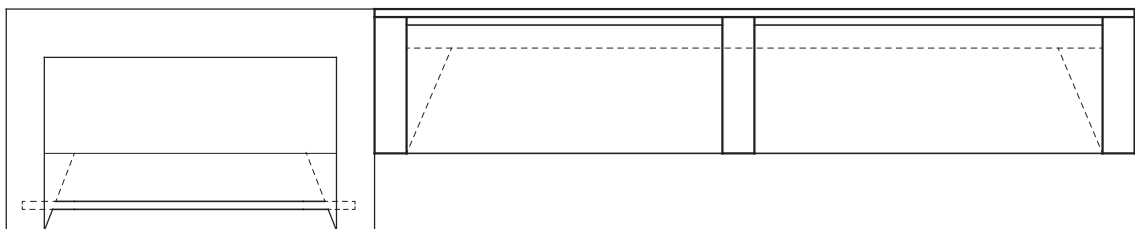


Detail

The "Join Me!" Project was a design probe to understand the ways we can start to bring neighbors and community members together. The concept behind the benched seating unit was to unite the community members that were facing housing facade issues while living next to a newly developed home. This project idea is intended to avoid discrimination and segregation with low and high income people.



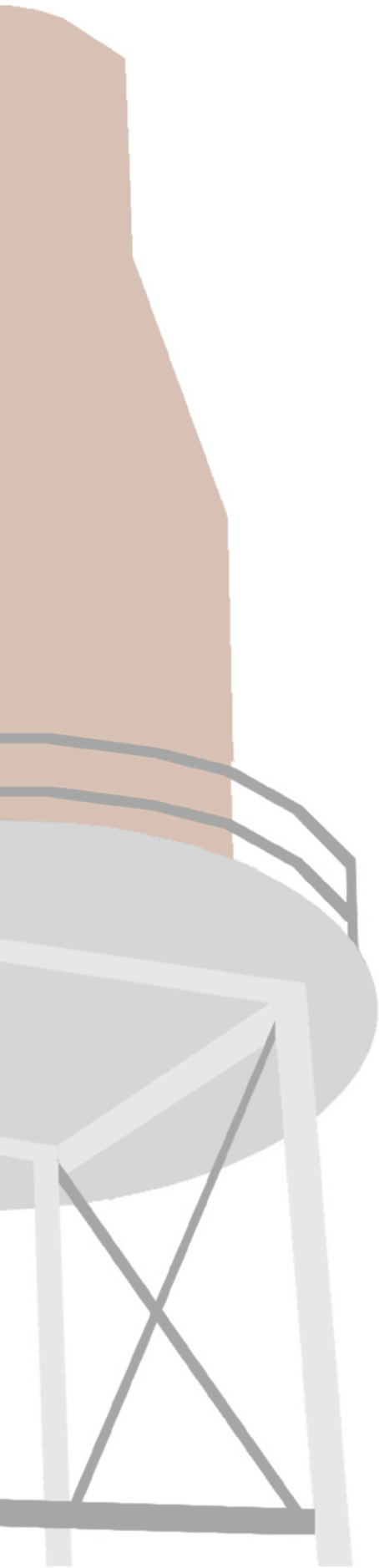
Elevation



Plan View







Program



This program will seek to solve the issues of food deserts, income, stability and affordable housing.

# Master List

## Food Market Area

- Local Products
- Fruits
- Veggies
- Can goods
- Dry goods
- Hot/Cold foods
- Sweets/salty

## Furniture/Structure

- Refrigerator
- Stands
- Counter
- Shelving
- Eating in area
- Tables
- Cashier location
- Stocking
- Storage
- Info desk

## Garden

- Seasonal Plots
- Composting
- Hosing station
- Sharded plots
- Art
- Seating

## Housing

- One bedroom at 500 sq ft
- Two bedroom at 750 sq ft
- Large family at 1000 sq ft

## Other

- Office space
- Back of house
- Kitchen
- Outdoor/indoor Restaurant



## Program In Site

- Outdoor Eating
- Food Market
- Garden
- Amenities
- Residential Area



### Floor 1

The first floor will be used primarily for the food market while secondarily hosting the residential amenities. The outdoor space will host the public and private garden as well as provide a seating area for eating and gathering.



### Floor 2

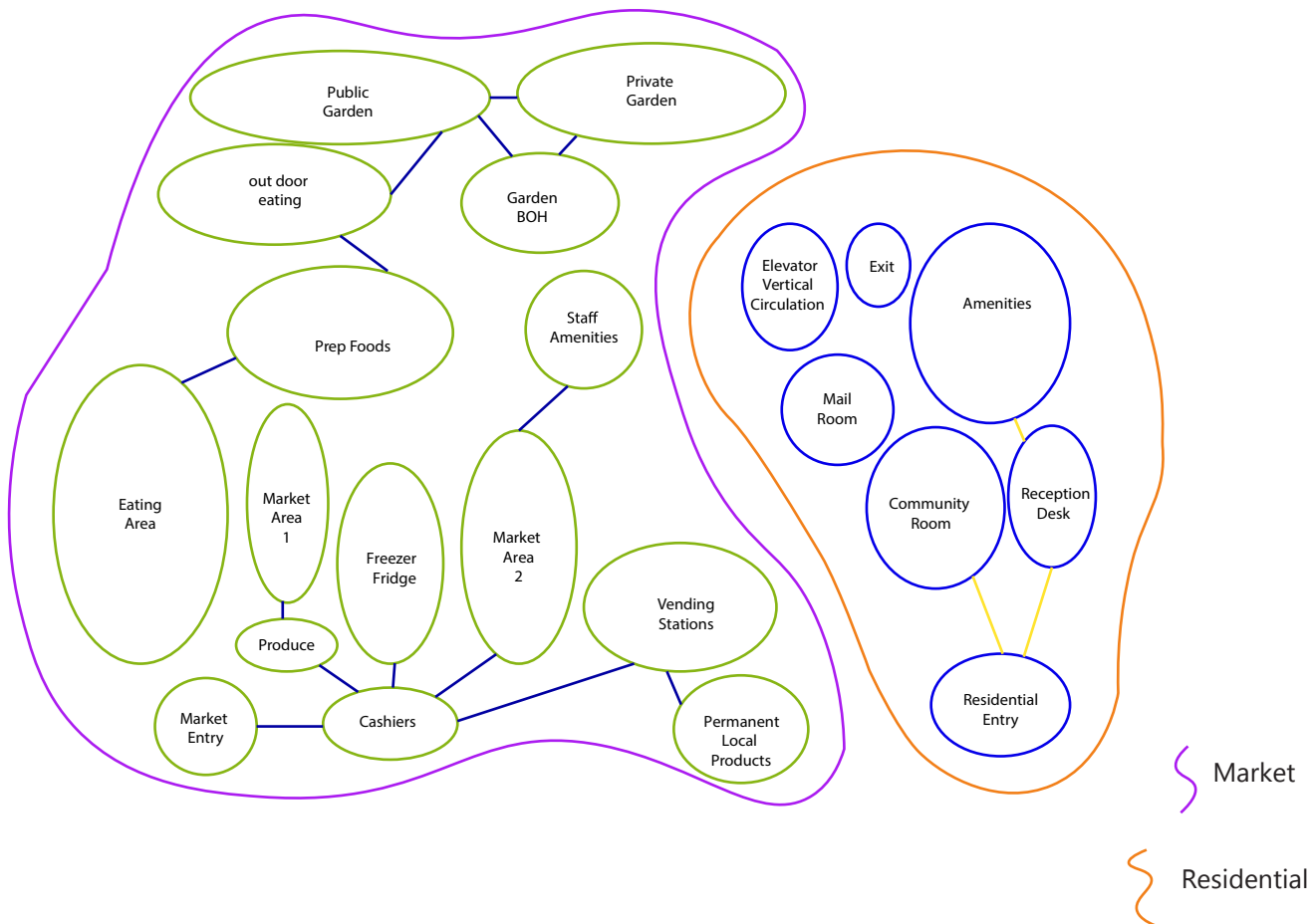
The second floor will be used primarily for the residential living, providing a private sanctuary for residential gathering.



### Floor 3

The third floor will also be used for the residential space, expanding the square footage of some apartment units.

# Design Concept



## Thesis Statement

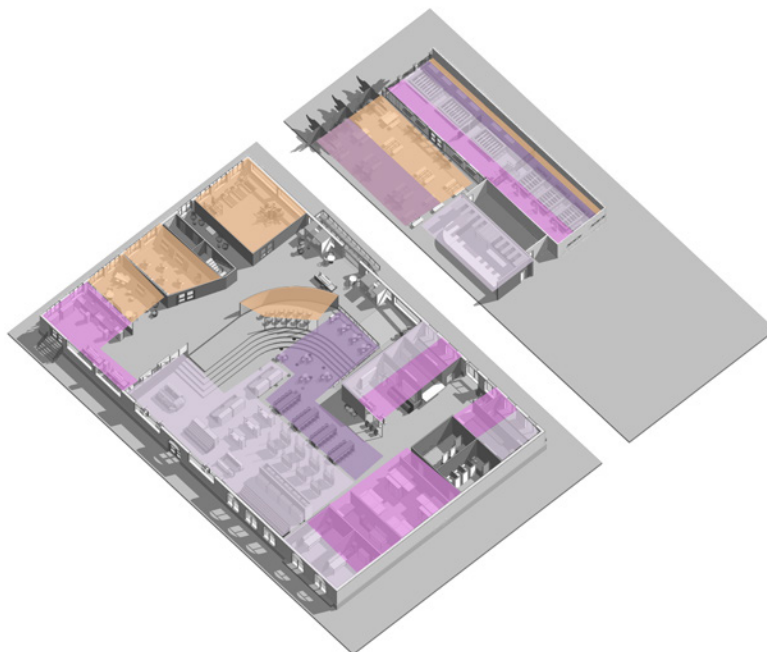
The *H* will provide food, housing, income and unity to the community. Attracting locals from higher incomes will create a flow of capital and consistent sources of revenue to locals which allows sustainability of income to the families in the area.

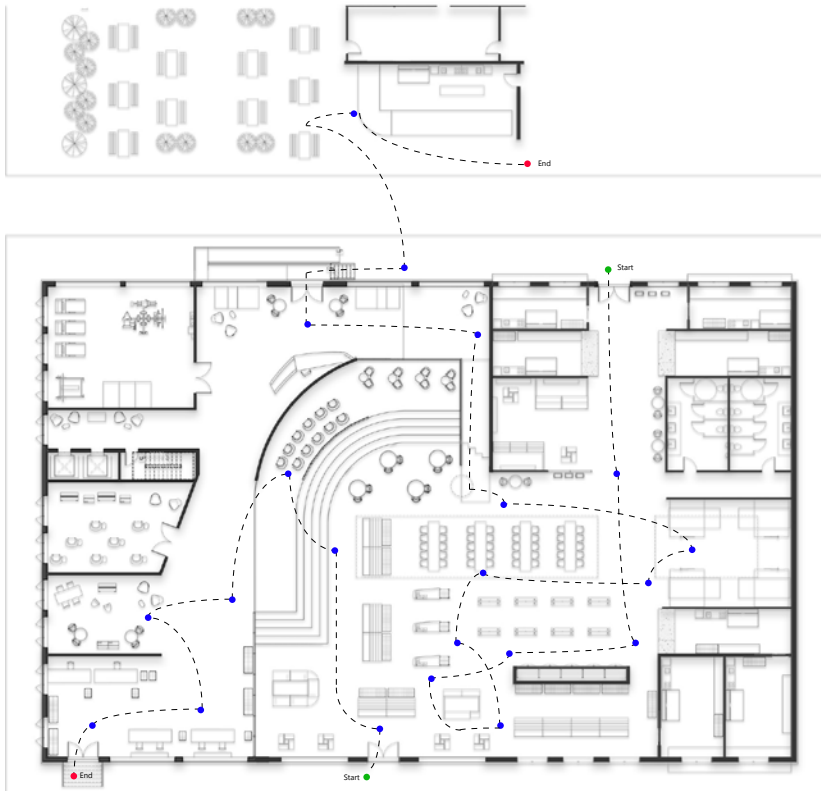
## Parti



## Concept Words

- Food
- Income
- Unity
- Community





The circulation map is intended to show the varying ways of getting into the food market residency. This map only shows two of the many options for circulating through the space.

Circulation

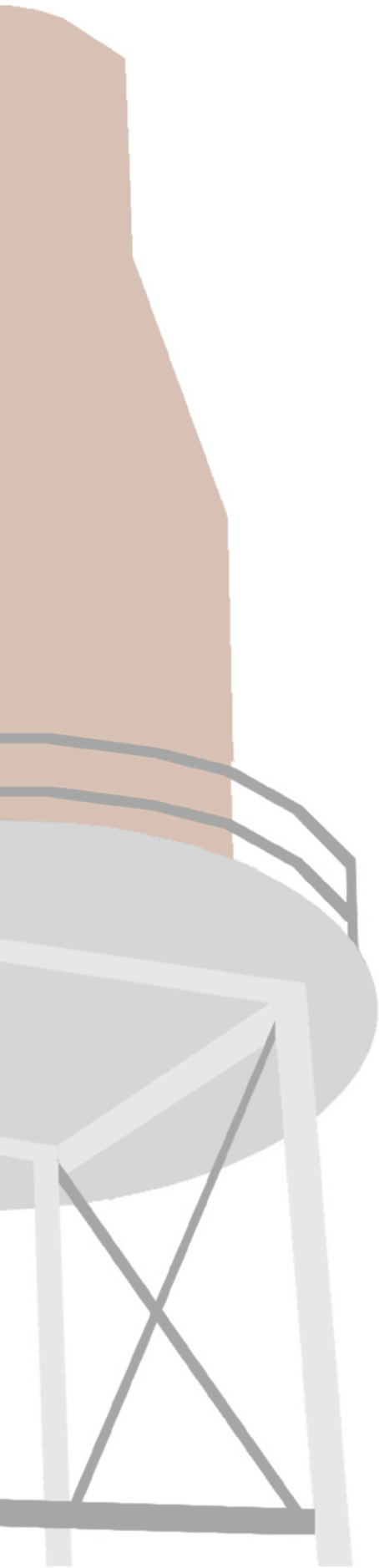


The community gathering theory map is intended to show the possibility of what the market may look like when people from the red, yellow and green communities come together at the food market residency.

Community Gathering Theory







# Business Plan



This business plan seeks to use branding and marketing to create a cohesive design for The H.

## **Business plan**

### **Harbison Dairy Factory (Food Market Residency)**

**Executive summary:** The intention of this project is to provide food, housing and income to the community members of Kensington. The unit that was selected is on the border of the low and high income bracket. Attracting locals from Higher incomes will create a flow of capital and consistent source of income to the community of Kensington. This will allow sustainability of income to the families in the area.

**Mission:** Uniting communities of different backgrounds and class status with the common likeness of food.

**Purpose:** The HDF (Harbison Dairy Factory) will provide food, housing, income and unity to the community and consistent source of revenue to locals.

**Target Market:** Community members of the Kensington area both low and high income

**Products Services:** hot foods, local products, handmade products, farmed produced, produced grown in the local garden, household products. etc.

**Research Demo:** red communities (little to no new changes in neighborhood), yellow communities (some new changes to neighborhood), green communities (large amounts of changes to neighborhood).

**Interest:** Local CDC have interest in the Harbison Dairy Factory (Food Market Residency) and city officials.

**Budget:** 2 million dollars

**Competition:** Fine Fair supermarket, Cousins Supermarket

**Defined Them:** Low quality produce, household name products, mass production.

**Strengths And Weaknesses:** strengths: been around for years still going strong. Weakness: low quality doesn't provide freshness needed

**Differences:** HDF will be a locally based food market offering more variations of foods that will not be sold elsewhere. Produce will be locally grown and there will be a food share program.

**How We Can Work Together:** The other markets and HBD can work together as a team to bring to community together on days like national healthy food day or community gathering fairs.



**Human Resources:** HR will help find locals in the neighborhood in need of a job and housing. Those in most need will get an opportunity to get extra support by working and living in the HDF. HR will also work on scouting workers for just the HDF portion of the program.

**Staff:**

Program managers for each section of the market

Team leaders to help assist Program manager

Core Members will be in charge of each section given by the Program Manager.

Section of the market: dairy, baked goods, dry goods, produce, local goods, freezer good and all around good sections, along with back of house and cashier sections.

**Pay:**

PM-\$25

TL-\$17

CM-\$13

**Experience:**

PM- Managerial experience, Leadership experience, people skills, friendly and patient

TL- Leadership experience, teamwork skills

CM- Leadership experience, organizational skills

**Vendors And Suppliers:** Vendors local makers and growers. Suppliers fair trade

**Outside Sources:** other suppliers such as household products

**Regular Basis Supplies:** produce dairy local suppliers

**Vendors In Rotation:** outreach to weekly rotating vendors

**Permanent Vendors:** Based on request and buyer permanent vendors are put into place.

**Communicate Important:** important to understand the unity of community aspect of the HDF culture

**Understand Demographics And Needs:** Training of staff on demographics and sensitive issues that may arise.

**Operation:** monday-sunday open from 9am-8pm

**Running The Business:** PM and TL will be in charge of their own section and how it runs.

There will be bi weekly team gatherings and community feedback on improvements.

**Getting The Job Done:** Everyone works together to get the job done there will also be volunteers that get the opportunity to help out as well.

**Remaining True To Mission And Vision And Purpose:** Biweekly trainings will be a constant reminder of the vision and mission of the HDF.

**Definition of problem**

Gentrification  
Job loss in income  
food deserts

**Desired end state**

Food market  
housing  
Work

**Stakeholders**

Kim montes founder  
local working residence  
community members

**Importance**

bringing communities together  
Stop and preventing gentrifications negative effects

**Person to take on**

Research  
family and friends  
communities

**Partners with a skill**

Norris square neighborhood project for outreach community members  
CDC Kensington community engagement team  
North Kensington CCD  
East Kensington and Kensington south  
CDC  
PA CDC

**Need to know**

locals in need of housing  
jobs  
businesses promoting  
skills needed  
skills have  
job opportunities  
job options

**Permission**

original land owner  
community members  
local neighbors  
city government

**Plan of action Actions**

design proposal  
research important  
Community feedback  
gathering more facts and information  
presenting to community members  
feedback  
presenting to sponsors  
presenting to Norris Square neighborhood project and I'll CDC's  
planned outreach  
talk to owner  
present to city  
get approvals  
start designing  
design process  
gathering workers  
plan interviews  
search for vendors  
management team  
housing candidates  
show housing options  
grand opening promo  
big day

**Documentation**

videos and photos  
interviews  
writing  
media  
social events  
news communities etc.

**Challenges**

needs of housing  
who to pick for work  
will I get approved

**what are the changes needed**

Will my theory pull through  
will this cause positive change to the  
community  
will there be success in the businesses

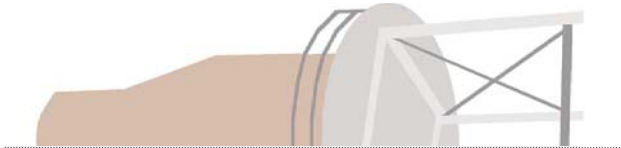
**Handling adversity and failure**

have a back up plan  
failures will be lessons  
work with the community understand the  
issue and find alternatives  
If housing portion does not succeed plan  
housing program interior design help for low  
income  
outreach to more food vendors and food  
market shares

**Measuring success**

data of income from businesses workers  
and products sold invoice  
residents living and working inputs  
community members and neighborhood  
area's input  
from all CDC and original helpers





● Product Vending	● Fish
● Classrooms	● Meat
● Gym	● To-go Food Vendors
● Bakery	● Indoor food vendors
● Fruits / Veggies	● Out door food vendors
● Can goods	● Community garden
● Dry goods	● Residential garden
● Freezer / fridge	● Bathroom



The *M*.ap

### The History

The Harbisons Dairy Factory was originally a milk distributor that delivered milk to the area twice a day as a source of food.



The food at The H is a part of a fair trade food program. The garden is also a source of food to be sold at the market. The residents harvest the veggies in the garden.

### The Demographic

The demographics of Kensington's neighborhood varies in race and culture, yet has a larger Latino(a) population. Neighborhood appearances change within blocks distance of each other. Food option types also change with the area.



- Bodegas
- Amer. Chinese
- Bars
- Pizza
- Coffee
- Varying types

The red area shows little to no changes done to the neighborhood and only 4 or less options for food.

The yellow area shows some changes done to the neighborhood and only 5 to 9 options for food.

The green area shows a lot of changes done to the neighborhood and 10 or more options for food.

### The Mission

The H is here to unite the drastically different demographics in the community of Kensington by opening up the options of food available, creating dialect amongst community members of different backgrounds, providing true affordable housing to those being displaced from their homes and bring back a source of revenue to the community.



The income for workers at The H is above the minimum wage. Community members and workers are also able to sell their own products for income when at the vending stations or pods.



The housing at The H is made up of 90% low-income families. Rent is flexible with income based rates.

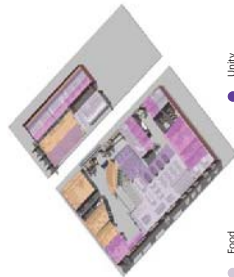


The unity at The H is created within the environment, such as meeting people at the community garden, buying products from vendors or joining a class taught by locals.



### The Facts

- For every 5 people from the red area there are 2 people from the yellow area and 1 person from the green area working at The H.
- Vendors can sell products or food.
- The Garden is a shared community asset. Residents have a private garden in which they grow special crops to sell.
- 70% of the employees not only work at The H but are also residents of The H.
- The H provides classes to help learn business, financial, gardening and other skill sets.
- Locals have the opportunity to teach what they have learned or teach something new.
- The residential apartments accommodates up to a family house hold of 5 people.



- Food
- Income
- Unity
- Community

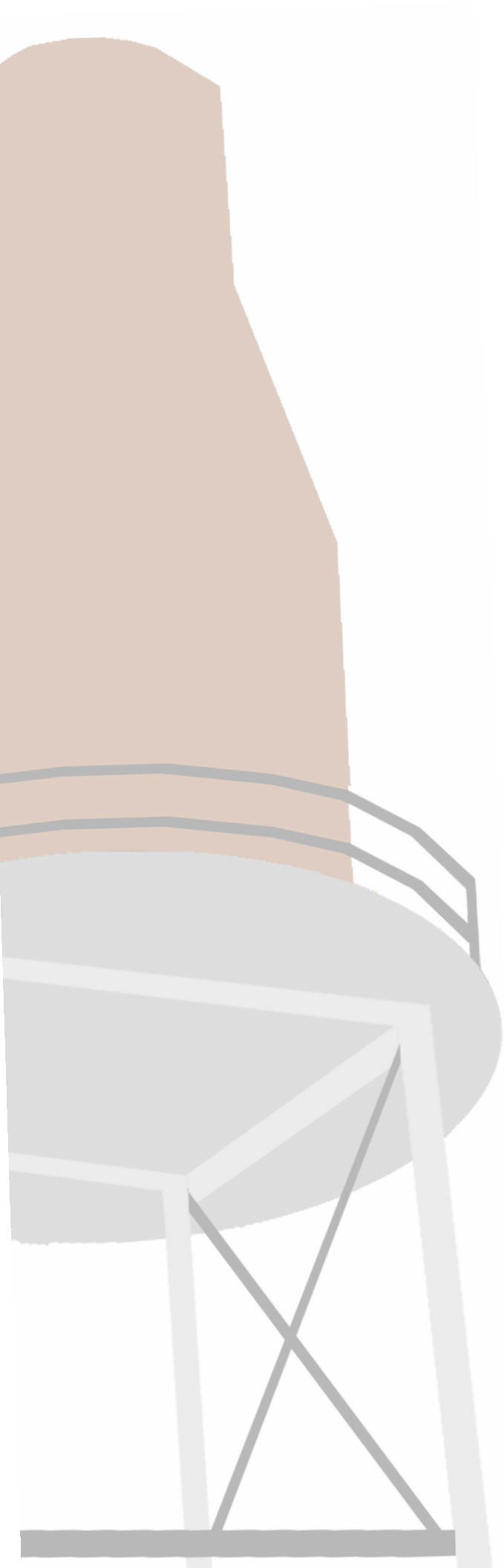
### The Community




\*The red, yellow, and green dots indicate a person and their demographic location on the map.




Food Market Residency  
www.TheHarbison.com  
215.734.5454  
2041 Coral St.  
Philadelphia, PA. 19132









The 

Kim Montes  
215-555-4567

Montes Skin Care  
Pod A

Monday's and  
Wednesday's  
3-7 pm  
[www.montesskin.com](http://www.montesskin.com)





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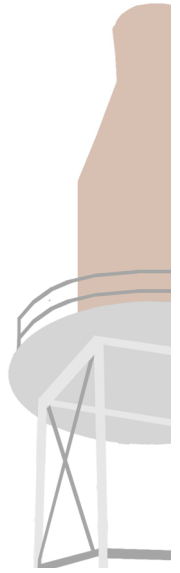
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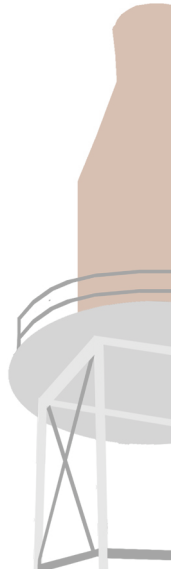
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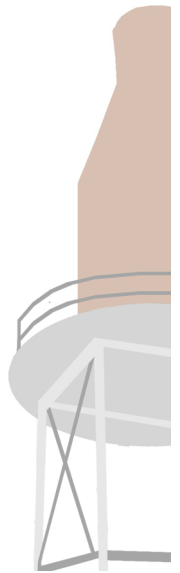
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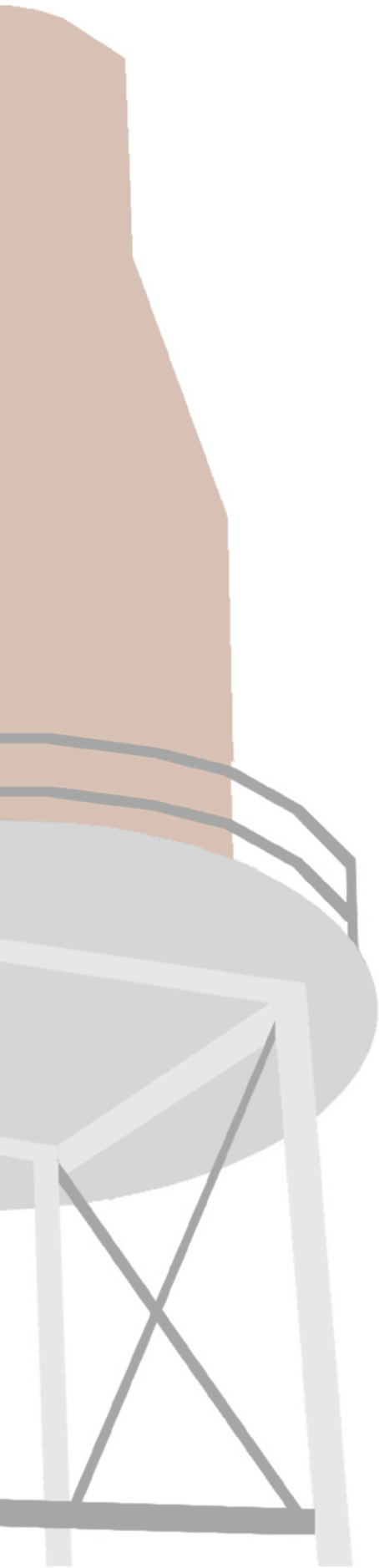
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Process



The developmental process of The H shows progression and changes that better suited the design concept.

# Schematic Design



Entry Elevation

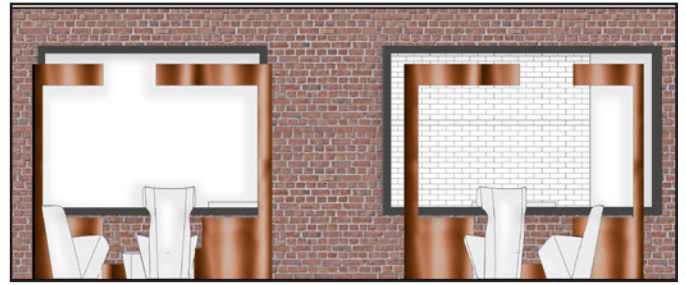


First Floor





Reception Desk



Pod Units



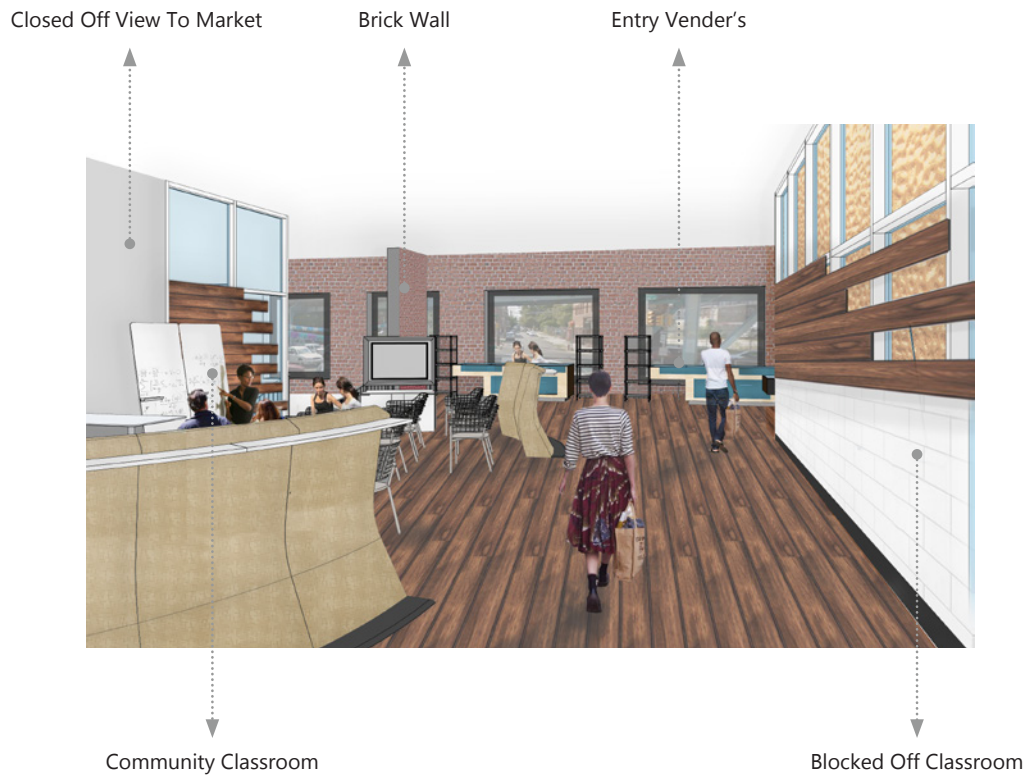
Community Market and Seating Elevation



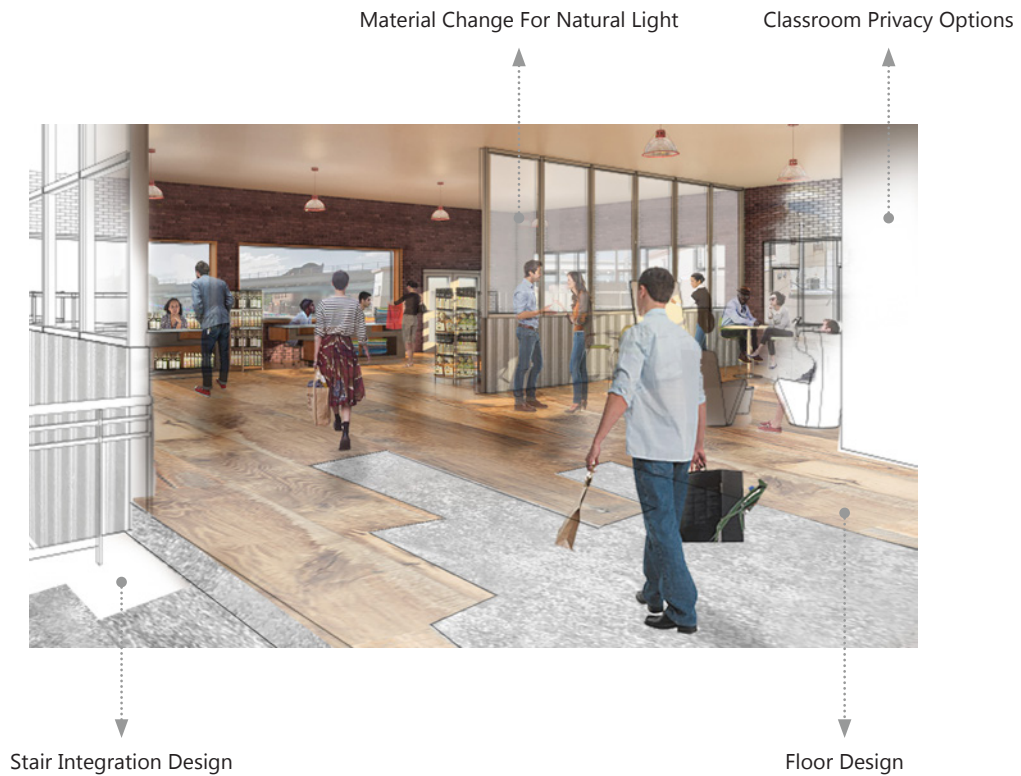
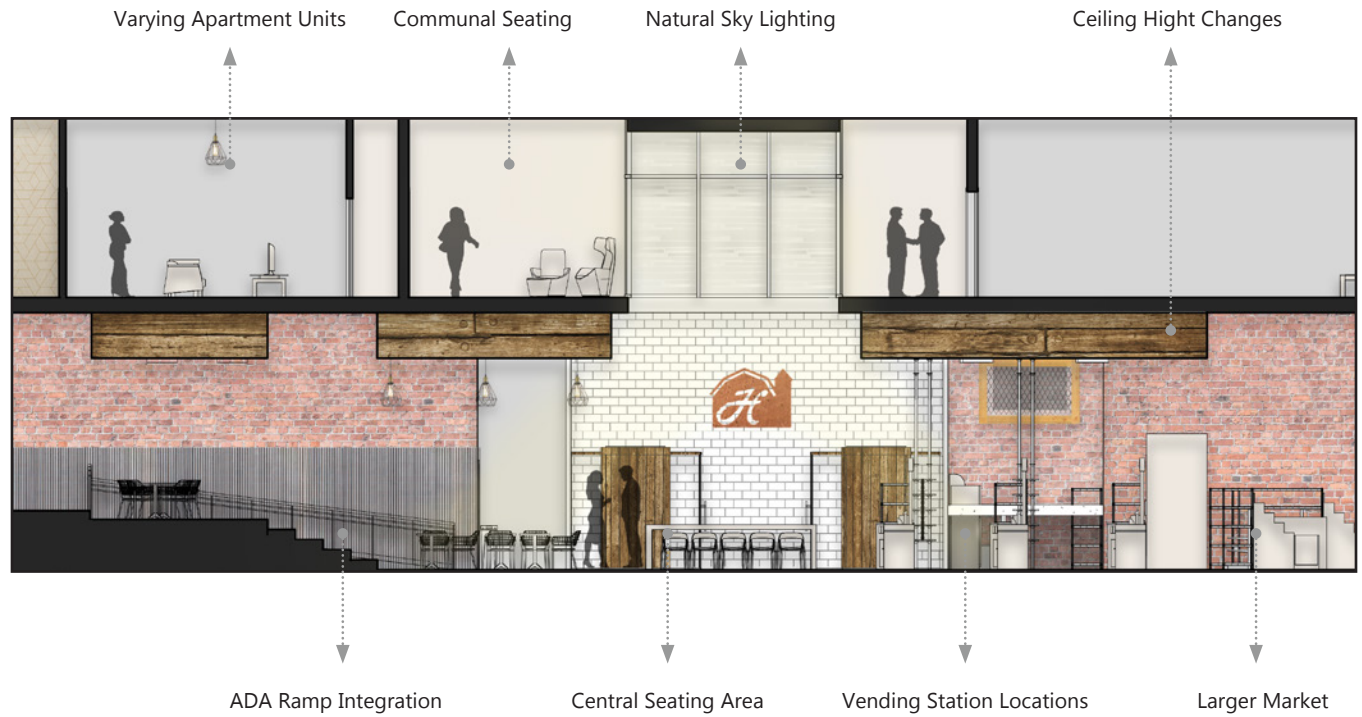
Second Floor

Scale:15'

# Design Progression

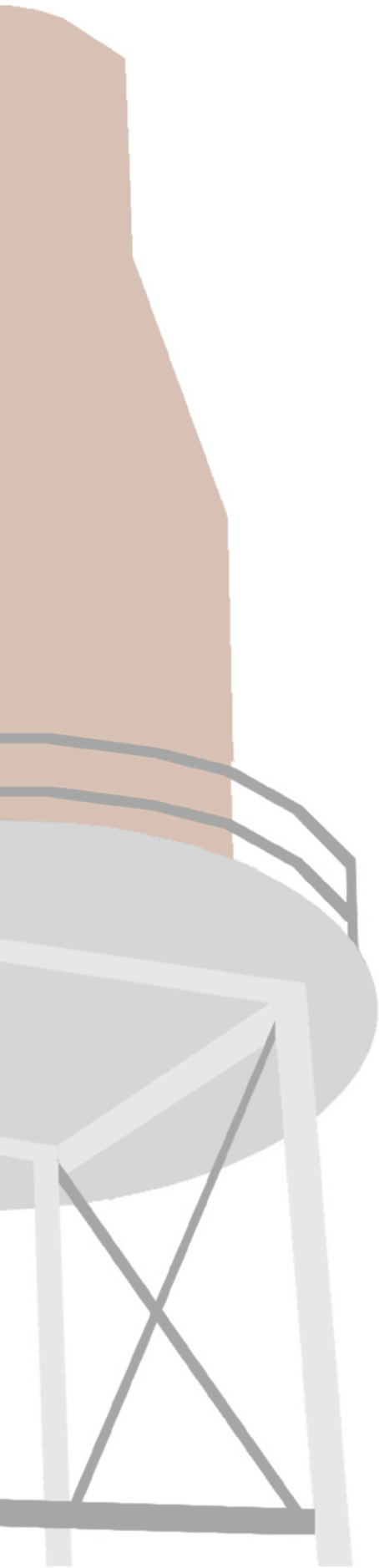


These two elevations and perspectives show the progression of The H's space. The space changed and evolved with the slightest detail to accommodate for things such as natural lighting, accessibility, open apartment units and better use of space.





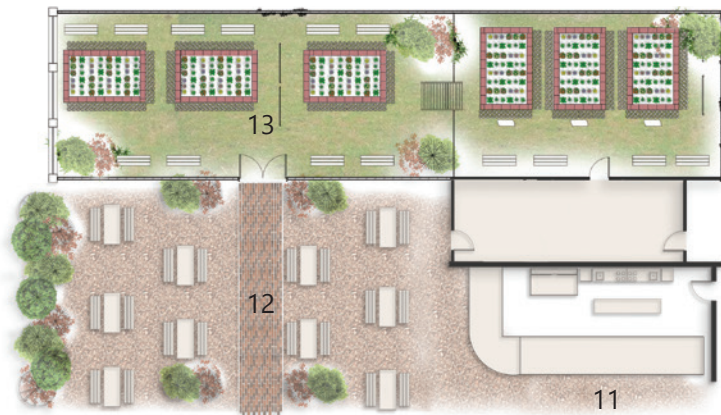




Final  
Design

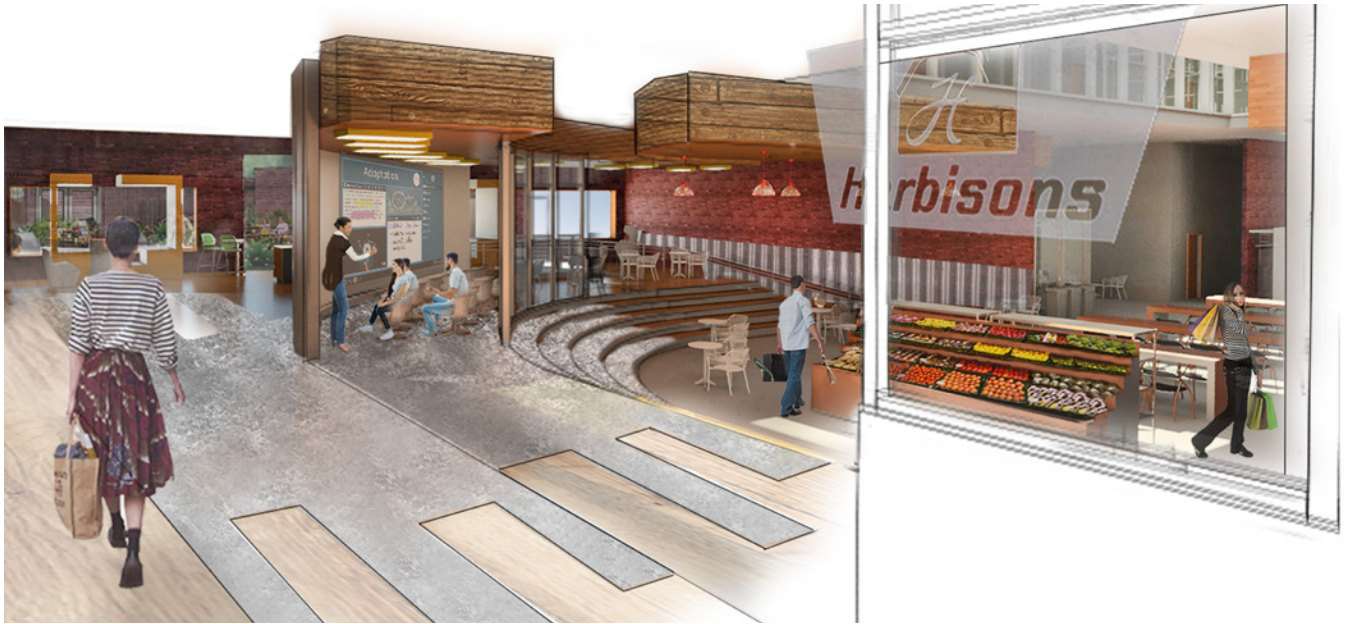


Seating Area



1. Main Entry
2. Open Classroom Lounge
3. Traditional Classroom
4. Gym
5. Back Entry
6. Community Classroom
7. Market Space
8. Product Vending Pods
9. Meat Vending Pods
10. Hot-Food Vending Pods
11. Outdoor Vending
12. Outdoor Seating
13. Garden





Market Entry Perspective



Garden Perspective



Garden Elevation



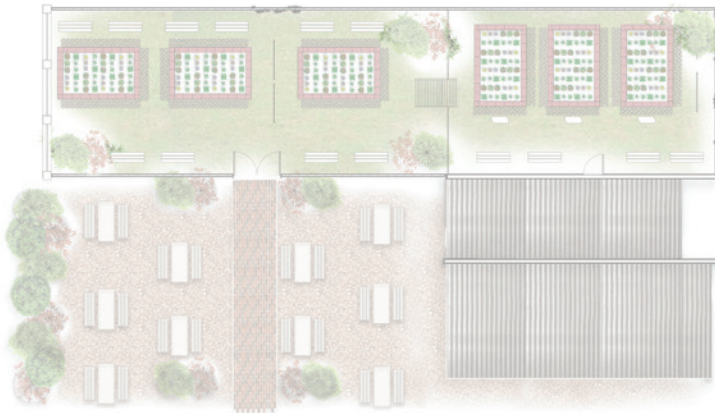
# Design Development



Studio Elevation



Studio Plan



- 1. Family Apartments
- 2. Two Bedroom Apartments
- 3. Studio Apartments
- 4. Family Apartment Floor Two



Second Floor

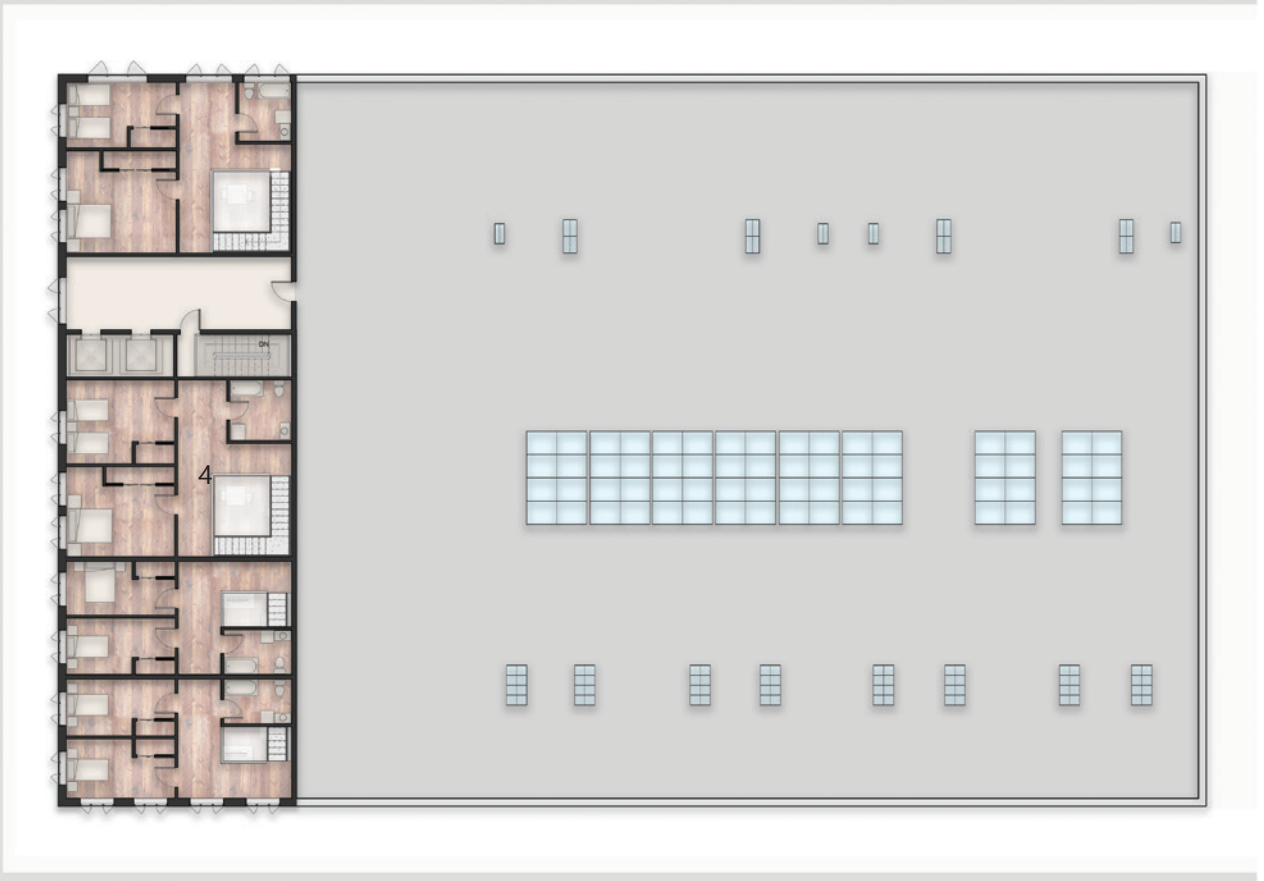
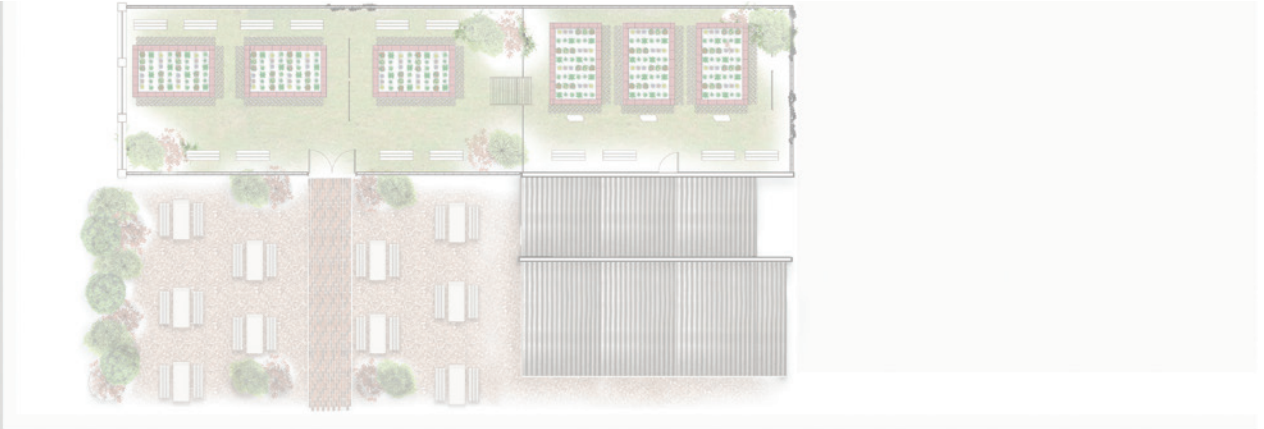
Scale: 15'



Family Room East Elevation



Family Room West Elevation



Third Floor

Scale: 15'

# Design Development



Vending Elevation



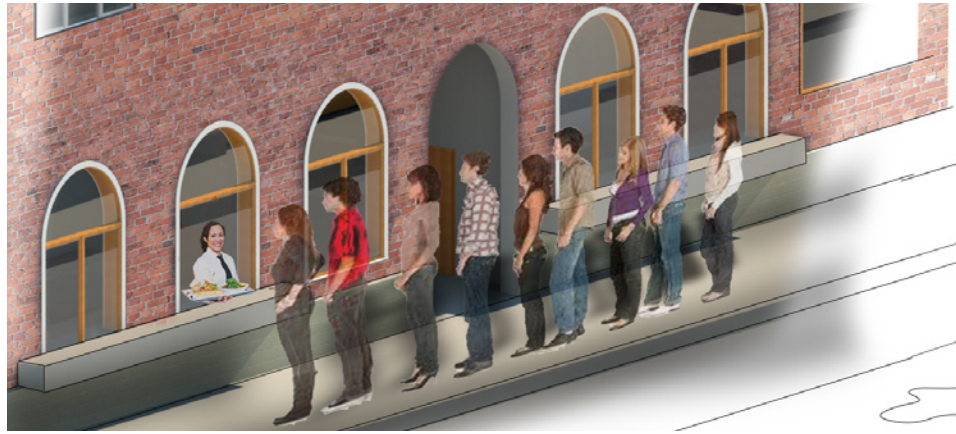
North Section



East Section



Exterior Elevation



To-go Vending Perspective



South Section

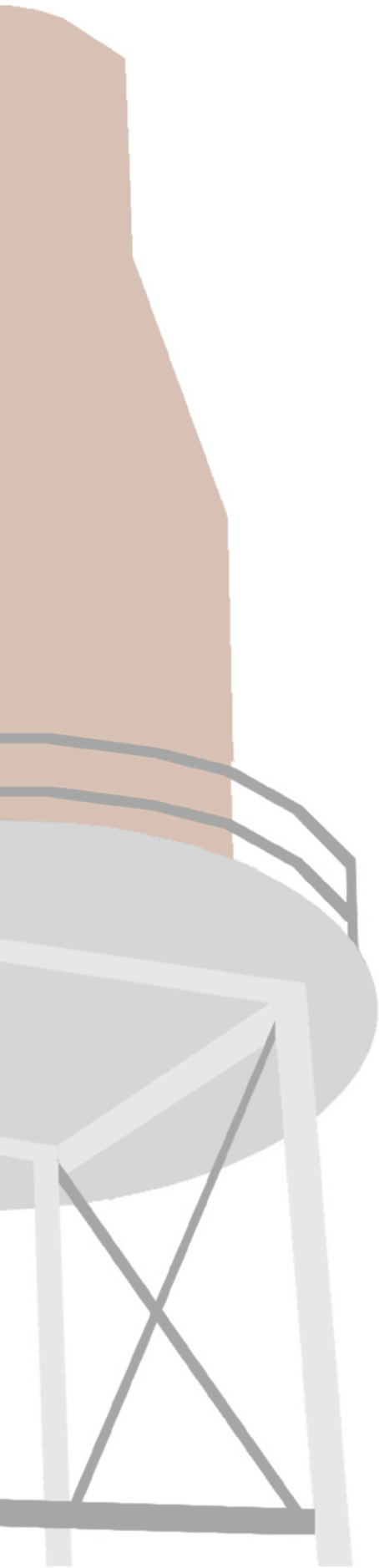


West Section



Materials





# Appendix

## Who am I?

### Growing up:

- Philadelphia
- After school programs and parks
- Family dynamics
- Race
- Location of living
- Poor lower class living
- Kensington
- Drug filled area

### Learning and Growing:

- Humbling experience based on location of living
- Understanding for different communities
- Respect for my culture and growth in loving it
- Appreciation for my upbringing
- Breaking tradition and stereotypes

### What have I done:

- Working since I was 13
- Sturn education system (charter school)
- Working with youth and education
- Understanding the needs and struggles of teens and women
- Art expression
- Painting
- Teaching language
- Entrolpaneralship

### Good Design:

- Understanding
- Personal connection
- Personality
- Creativity
- Craft
- Talent

### Ways of working:

- Type A, Right Brain
- "To-Do" List
- Order
- Organization
- Dates and time

#### Design Influence:

- Art and painting
- Creating
- Craft
- Development in life
- Color theory
- Mind body soul connection
- Brothers passing and his passion for art and creating

#### What are my Values:

- Being true to my authentic self
- Understanding the process
- Quality over quantity
- self -help
- Gratitude and appreciation
- Trusting the process
- Compassion
- Goal setting

#### Feedback From Professors:

- Seaside florida project
- Understanding gentrification
- Diversity in design
- Classism
- Cost and affordability
- Market demands
- Poverty and location
- Client involvement in design
- Design for client not for designer
- Evolution of design and human

#### Thesis Topic and Ideas:

Education within the homeless and lower income community; problems with gentrification and changes to the lower class living environment for upper class needs. Accommodating and including locals in the gentrification process instead of using displacement as a solution.



## Interview with Mom On Gentrification

1. How long have you been living in your house?

37 years (1982)

*(First apartment she lived in was on Susquehanna st)*

2. How was the condition of the house/neighborhood when you first moved in there?

“The house was livable but not luxury livable.

The Neighborhood was hell.

We had 2 crack houses. 8 drug ‘corners’ selling on my block.

There was a lot of killing.”

3. Do you know how long your block remained this way?

“1994- 98 change started to happen and the police community truck started to come in, and stay on the street”

4. When did you notice the changes happening to the houses?

“They knocked down more abandoned houses, trash started building up in the empty lots the drugs weren’t that bad but now there was a lot of trash”

I had to go clean them all the time, it made things worse, it was suppose to be making it better but now we had more trash.

“Drugs started to appear in 1988. ‘Seed and Weed’ started to do drug bust. Then they would kick people out of there houses and board up the houses.

5. How did they kick out the people from their houses?

“They were doing drugs and then caught them and kicked them out”

6. How did your neighborhood start getting clean, who help do it?

“I got together with the neighborhood and cleaned with them. I wasn’t the block captain but I wanted to still help clean. One of the owners of the crack house ended up getting involved and started to help clean up with us (*she mentioned previously a drug rehab but didn’t know what it was called*). We all got together as block and cleaned up the trash because the city didn’t come clean them. THE CITY NEVER CAME TO CLEAN THEM! THE CITY NEVER HELPED AT ALL! We had to clean everything by ourselves. We called the trash trucks when we had a lot of trash that we knew they wouldn’t get on trash day.”

“Now since they put that thing to improve the neighborhood; what is that big word that you called it to better up the neighborhood?” (*Gentrification*) it's better, there is still drugs, a lot of drugs but it's going up little by little, because they are building houses and moving all the drug addicts somewhere else. Which is better, way better”

7. When they were kicking everyone out of their houses did they try to kick you out of your house?

“No, well they did send us paper trying to sell our houses to them. It's call Philadelphia empowerment zone they are trying to take some people out and put some new people in exactly what you said, that big word. They build new house for people that have jobs and people that could afford the house because the neighborhood is going up”

8. What do you mean by “going up”?

It's getting better, it's improving it's going up (*in vaul?*) yea. You know, Philadelphia Empowerment Zone, they get together with the real estate and make things better. They told us in 1994 that they were going to start changing the neighborhood. Knocking down old factories and old houses.

9. Were you scared when you got that letter to your house? Did you think they were going to kick you out too?

“They said ‘We are buying house are you willing to sell’ but I'm not selling. They just can't kick me out like before you know, because they don't have the right to do it. They offer you better houses. They offer you to buy a house somewhere else. Because the houses here, they are going to be valuable they are going to be \$300,000 and up. And that's why they are offering people money to get their houses because they want to make this brand new.”

“But they haven't pushed me. Well, they wanted to buy my land too. You know that's what it is, it's like throwing you out. They want new people here. For me that's how I felt. It was like why they want us to move out when we have a good home here. They want us to move out and and throw away the old people.”

10. Do you feel this was happening because of your status?

“Yea because they want the minority out, the people that doesn't make a lot of money; they want to bring the working people, the people that have higher education. That's what it is the people around here have their cars there houses and they can afford to pay \$300-\$400,000 dollars but not us.

11. Let's say your neighbor did sell their house and you had a brand new house next to yours, how would you deal with that?

“You know what I would do, I would pick up a loan and have a company fix the front of my house. But I won't sell it. I rather pay a loan fee than to sell my house, but you know if I move I'm just going to have a higher mortgage fee. This is a neighborhood I lived in all my life, for 37 year.”

12. Why do you think you would do that? To blend in?

“Yea, so I can blend in but I won't sell. This is my neighborhood and I ain't going nowhere. This is my community that I fought so hard to clean and be beautiful. Because I was always a cleaning lady, always trying to find ways to help us better our neighborhood. After all those meetings I went to, I am not going to sell.”

“So if someone else comes into our neighborhood and pay more money they don't belong here.”

13. So if you did have some new people come into your neighborhood that “didn't belong there” how would you treat them?

“We would treat them the same like regular”

14. If a developer were to offer you something for free for building a new houses next to yours what would you want it to be?

“Well to help me fix the house”

15. Well something small what would you want it to be?

“My steps, I want them sideways so that I have more space on the sidewalk to put flowers.”

16. What if it was a bench that was connected to your neighbors house would you want that?

“NO! NOPE!”

“Let's say they were to make three new houses they all had benches then I don't want one. I don't want them to be the same. It's better when the house all look different. Let me tell you how I feel when all the house look the same, it feels like housing authority. It all looks the same, it looks so much better when they have different house.”

17. When driving down Susquehanna st. and you see all the new houses, what do you feel/think will happen in the next few years?

“I’m not going to hate it, I think it’s going to be beautiful, but I’m still going to be here. I am not moving. I think they are just going to start giving people tickets for not having a nice house front. You have to make it look nice!”

18. What do you think we can do to bring the people together again to help change things and keep them here?

“By telling them they are trying to buy are houses and we are going to have to do something to better our neighborhood. We gotta do something like paint our door, or put plants, clean the trash, or something.”

“Like today they sent this lady to come give tickets to people that had trash in front of the houses and lots and she wrote my lot down. I said look lady yall never came here before and I have been putting my car in that lot for years, I’ve been cleaning my lot for years. IT’S CLEAN! The city never came here to clean our block. She said she wasn’t going to give me a ticket but she was just writing down the lots that needed cleaning. I kept telling her they are not going to come down here to clean. They are going to try to break the locks and take over and I told her if y’all going to break the lock and put a new one, give the key to me so I can help take care of it. She said they just wanted to go in and clean it they won’t knock down my fruit tree.”

---

*She didn't know that some of the new parts of Kensington were apart of Kensington. She thought it was apart of Fishtown.*

*She further talked about parking authority and how they are going to put two hour parking signs on her street and neighborhood.*

*She talked about how she loved that area because it reminds her of her kids.*

*She said she **did** miss the small markets under the EI (market- frankford line) because they are getting rid of them to put houses there.*

*She questioned the city in wondering if they set some houses on fire to get ownership of the places because she noticed that there have been so many house fires in her neighborhood.*

*She talked about how she hates that the property taxes higher.*

## First Hand Experience with Gentrification

Interviewee: Delia Ramirez (Mother)

1. How Long have you lived here?
2. What was it like when you first moved here?
3. Have you seen any changes since living here? If so what?
4. What are some good/bad changes that you like/don't like?
5. What was it like when someone offered to buy your house?
6. If you had sold your house where would you have lived/moved to?
7. Do you regret not selling you house?
8. What amount do you wish they would have offered you for the house?
9. Do you think they should have offered something different since you didn't want to sell your house?
10. Do you think they should have used that money they offered to make your house better instead?
11. If they would have bought your neighbor's house and built a new house next to yours how would you want you and your new neighbor to be connected in a way that your house look equal or the same in some way?
12. Do you think the changes to kensington have scared you excited you in what ways?
13. What do you miss about the old way kensington use to be?
14. If the new developers could give you anything that could help connect the neighborhood what would you want it to be?

## Community Member Questions

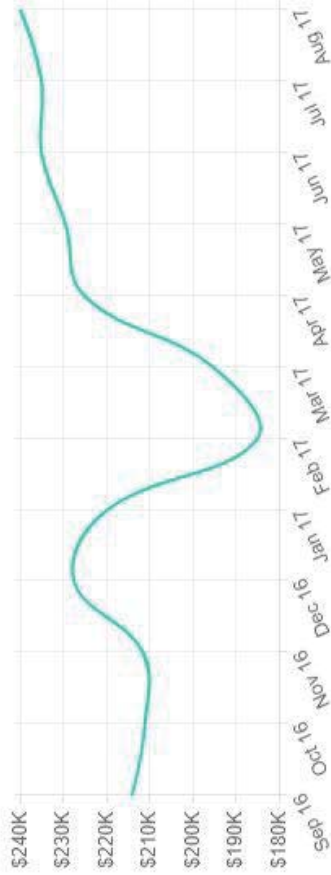
1. Do you live/own homes in Kensington?
2. How long have you lived here?
3. What was it like living here when you first moved in?
4. Main reason to live here?
5. Do you visit areas around here? Parks? Rec centers etc.?
6. What kinds of things would you like to see more of outside?
7. Where do you work?
8. How do you get there?
9. Do you go to places around here by foot?
10. Would you travel to Coral st (Harbison Dairy) to go shopping?
11. If you had a chance to sell things here what would you sell?
12. When you don't want to cook at home where and what do you eat?
13. Where do you get things you need (food/shopping)?
14. If you were given the opportunity to fix your house what would you want to change about it?
15. How will you get the help?

\*To protect the privacy of the community members interview answers were not included.

# Median Sales Price in Kensington

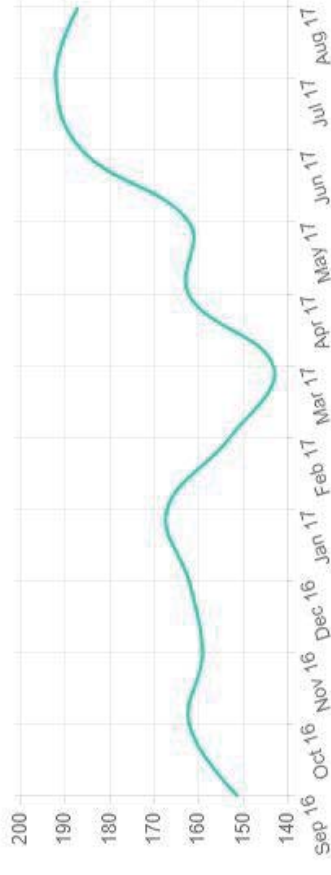
1 Br
  2 Br
  3 Br
  4 Br
  All properties

Median Sales Price



● All properties

Number of Sales



● All properties

No. Bedrooms	May 24 - Aug 23	Y-o-y	3 months prior	1 year prior	5 years prior
1 Bedroom	-	-	\$235,000	\$251,250	-
2 Bedroom	\$186,500	-12.5%	\$229,500	\$213,200	\$170,000
3 Bedroom	\$185,000	+8.0%	\$177,950	\$171,250	\$114,000
4 Bedroom	\$110,000	-46.3%	\$270,000	\$205,000	\$268,000
<b>All Properties</b>	<b>\$225,000</b>	<b>+4.7%</b>	<b>\$236,000</b>	<b>\$215,000</b>	<b>\$141,550</b>

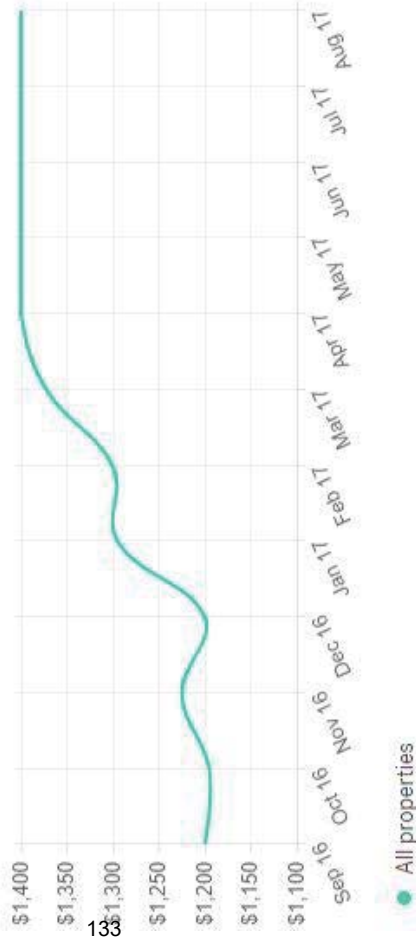


# Median Rent in Kensington

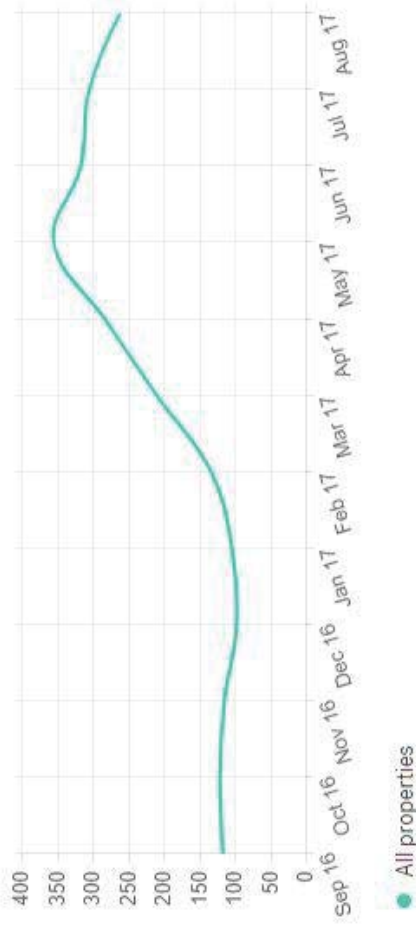
1 Br  2 Br  3 Br  4 Br  All properties

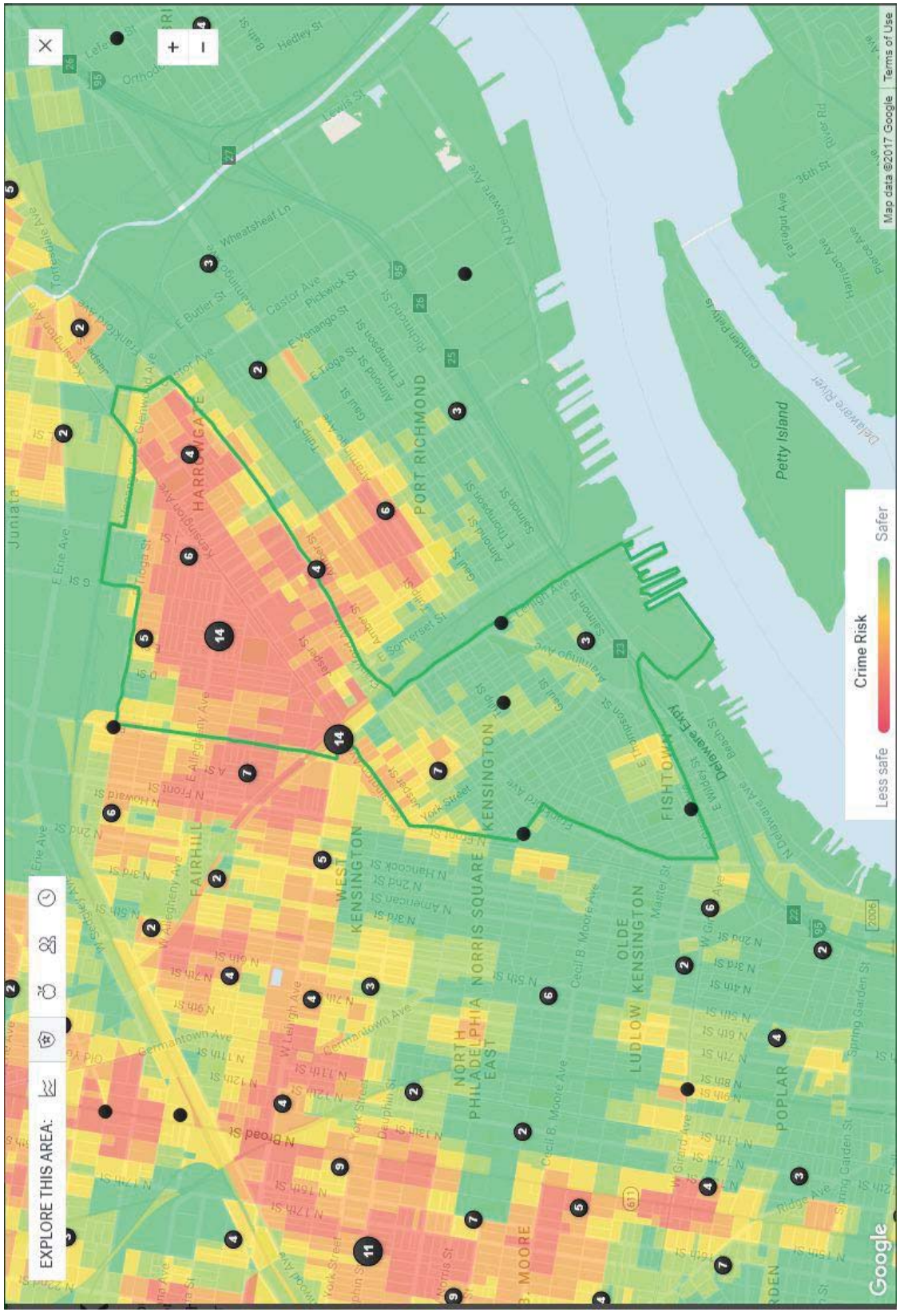
6 mo  1 yr

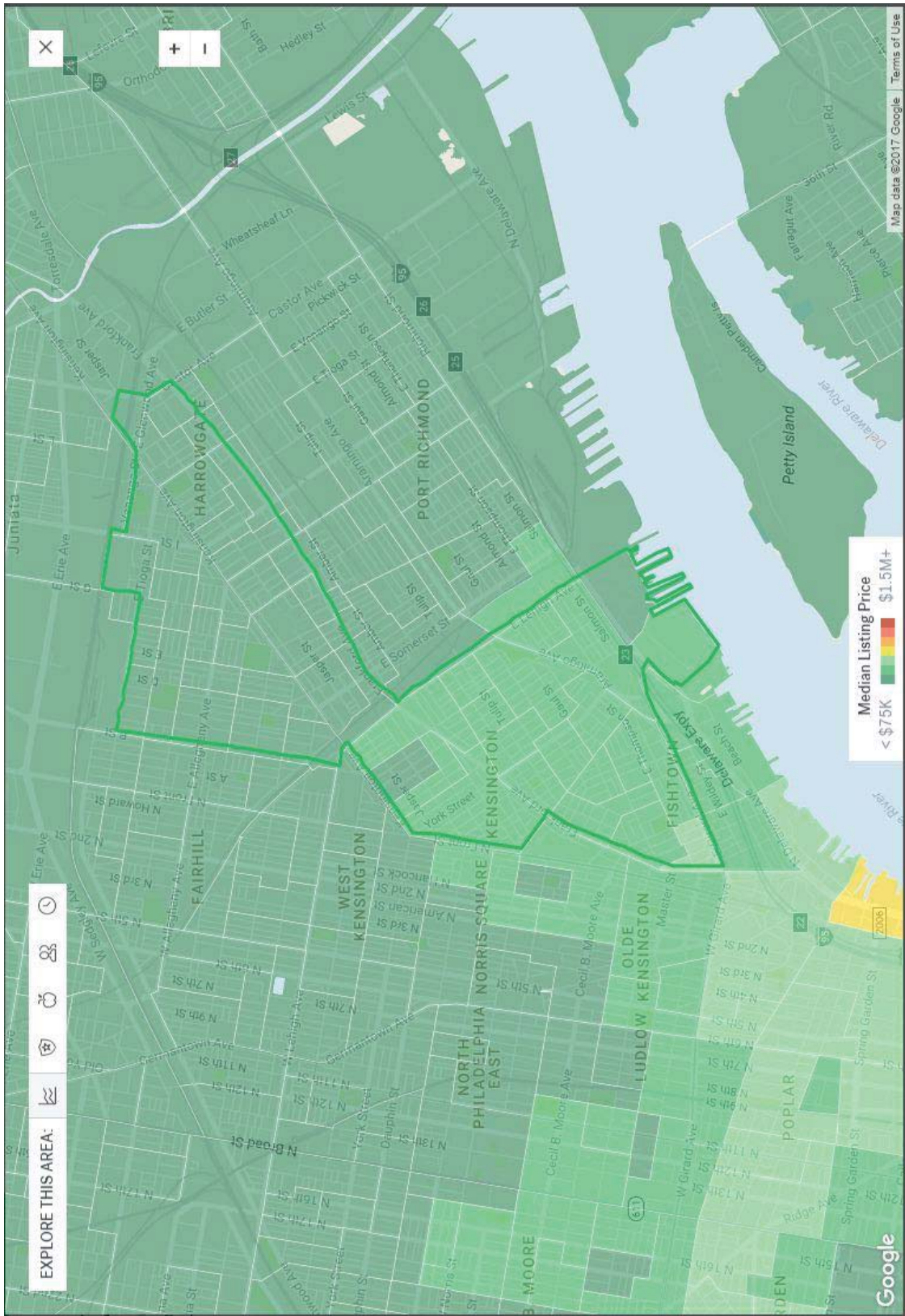
## Median Rent

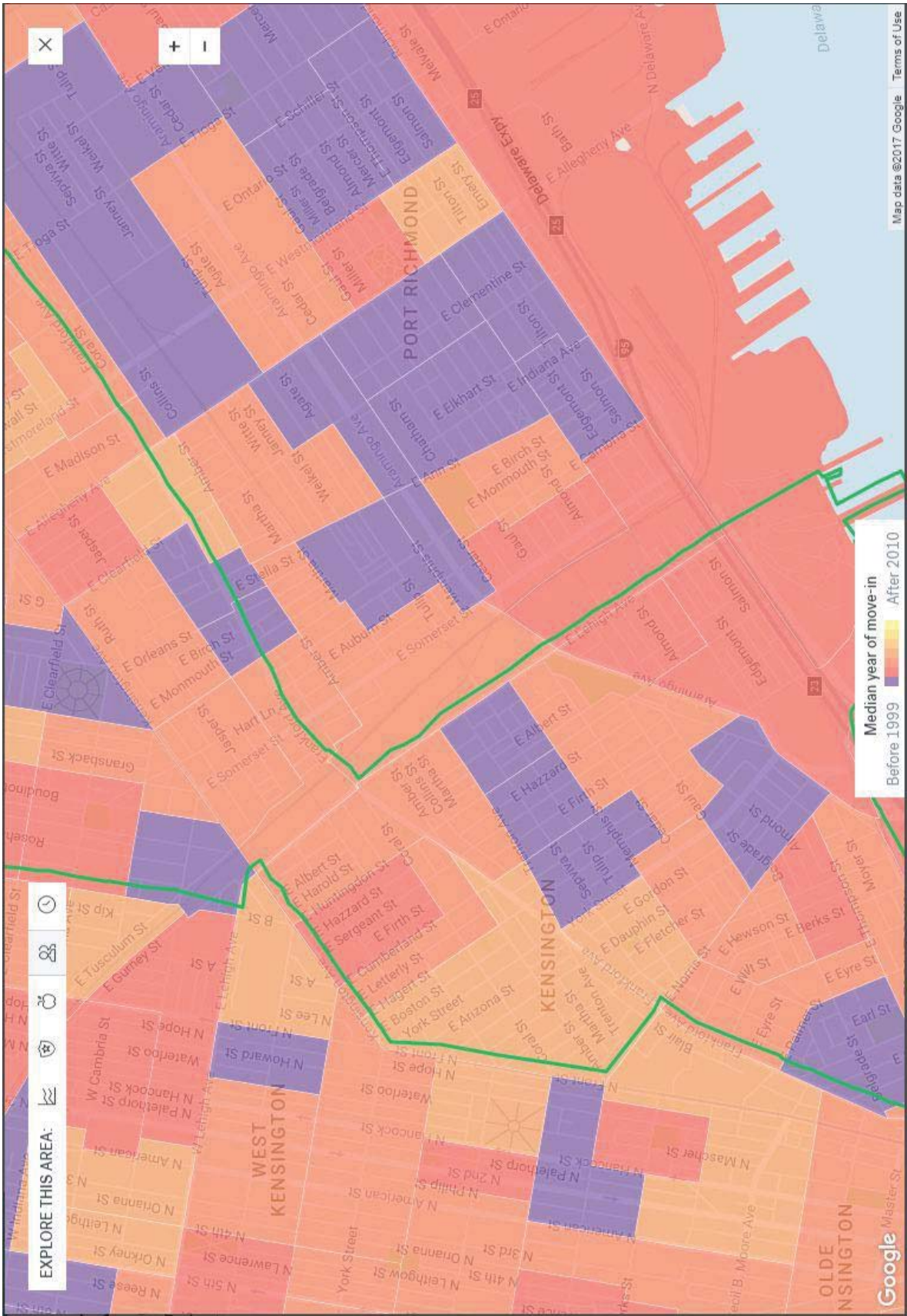


## Number of Rentals











## New Frankford Plant

Harbison's Dairies, Philadelphia, Pennsylvania

**A**LL industries in the final analysis, are in business to serve the public and to perform that function continuously, they must produce what is needed at the lowest possible price. This fundamental rule has a direct application to the business of pasteurization and distribution of milk.

Waste is the greatest indictment charged to the industries of the United States; waste in planning, waste in management and waste in operation.

If industry, as we now consider it, is going to stand in its present order, we must eliminate waste.

The design and equipment in the new Harbison plant is predicated on the elimination of waste in its various aspects. Waste in building construction is eliminated by performing the complete operations on two floors. Waste in operation is controlled by straight short routes for product and containers, by automatic feeding to all machinery and by special proportioning of standard machinery to meet the various duties in an economical manner.

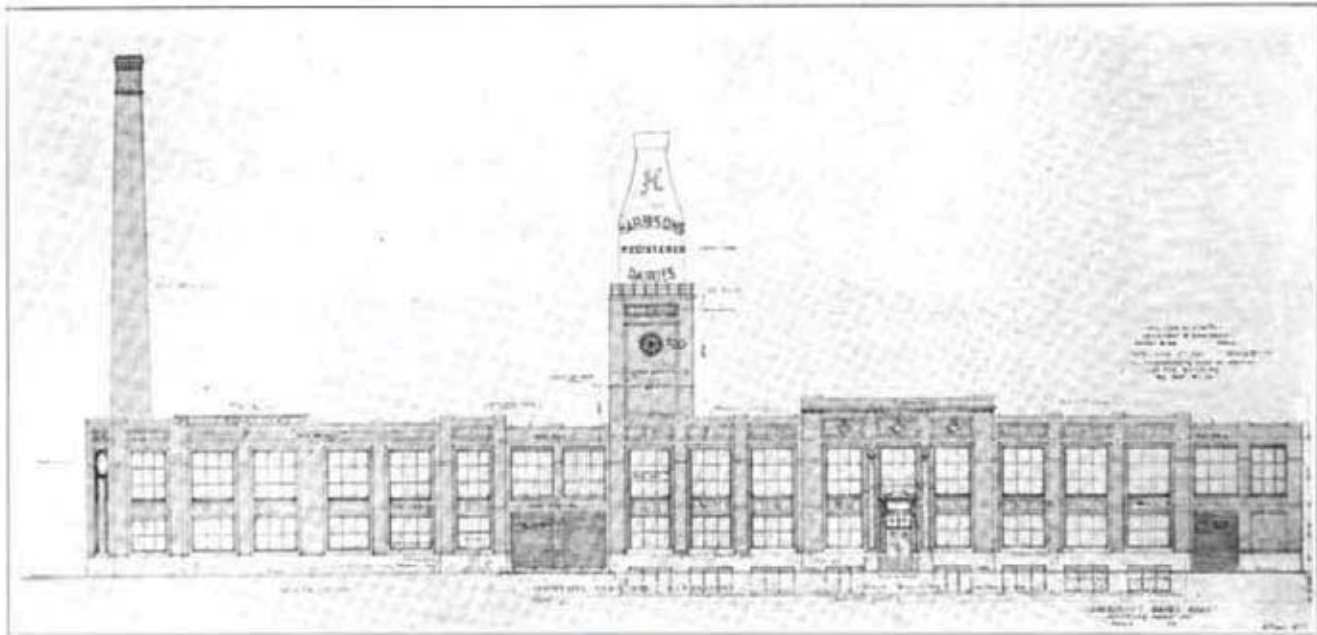
and unloading are handled. This loading platform leads to and is included in the wagon storage space, a one story building, 240 feet long by 75 feet wide, with driveway openings in line with the loading platform to the adjoining streets.

Adjoining the dairy building on the left hand side and separated by the driveway, is the boiler and engine room building, 90 by 50 feet. The boiler room being one clear story and the engine room two stories.

On the opposite side of the wagon storage space, a two story stable and garage, 200 feet by 90 feet wide, are located with provision for 120 "head" of horses and "depot" trucks.

The arrangement of the buildings is planned to provide for economic communication and control from central points.

The dairy building, power house and first floor of the stable and garage are of reinforced concrete construction. The wagon storage space and second floor



Hunting Park Avenue Elevation, Harbison's Dairies—Wm. H. Timm, Engineer and Architect, Philadelphia.

ture at night by special fixtures on the roof of the building automatically controlled by a time switch.

The basement of the dairy building is used for empty case and miscellaneous storage. At the engine room end, all small machinery for operating the dairy building is located. This end of the basement adjoins the engine room and is connected thereto by a tunnel and stairway.

The first floor provides for the following departments:

Milk Receiving Room, Filling Room, Clean Bottle Room, Bottle Washing Room, Return Case Storage Room, 3 Bottle Cold Storage Rooms, Can Cold Storage Room, Special Cold Storage Room, Return Room and Main Entrance, Store and Sample Room.

The second floor provides for Tank Storage, Cream Pasteurizing, Cooling and Filling, Buttermilk and Butter Making, 5 Cold Storage Rooms, Main Milk Cooling Room, Pasteurizing Room, General Office, Drivers' Room, Girls' Locker and Rest Room, Mens' Locker and Rest Room and General Storage space.

The machinery equipment presents a decided advance over the usual method of equipment. Glass lined tanks are used for milk storage, for buttermilk production, for Cream pasteurization and for cream ripening. Each tank being specially proportioned and equipped for its purpose by the consulting engineer. All tanks are arranged with a specially designed cleaning platform as part of the tank structure and provision made for can draw-offs for wholesale goods.

A system of automatic feeding has been devised by the engineer to provide for continuous automatic handling of cases and bottles from the conveyor feeding the bottle washer to the discharge end of the fillers, where filled bottles meet the empty cases at the Cold Storage Room entrance.

This plant and its equipment will be just one step nearer the goal for which all progressive dealers are striving, namely—Better Production Methods and Elimination of Waste.

The complete building and equipment were designed by Wm. H. Timm, Consulting Engineer and Architect, Perry Building, Philadelphia, Penn.

#### RED CROSS MILK STATIONS.

"My name is MILK.  
I have a message too,  
The message is inside of me;  
I want the milk inside of you."

That's printed on the circulars made in the form of the half pint bottles of milk used in the successful milk campaign which is being carried on in hundreds of St. Louis schools where children are suffering from malnutrition.

This plan of milk distribution was inaugurated by the St. Louis chapter of the American Red Cross and the St. Louis Council of Jewish Women. It was started as the result of a survey made by the Red Cross in that city, which revealed a high percentage of undernourishment, and a real need for milk—the most perfect food we mortals have.

Whenever the principal of any school has reason to believe that a high proportion of malnutrition exists in his school he requests a survey by the Red Cross,

through the Board of Education. If the survey shows that a milk station is needed it is opened at the request of the Board of Education.

The half-pint bottles contain unskimmed milk put up under special contract to conform to all tests of quality and purity by a local dairy. The milk is delivered to the school every day, ice cold, about ten o'clock in the morning, and is served at the lunch hour with a graham cracker, for the food value of milk is much greater if taken with something else.

Each child pays 4c per bottle, if he can afford to, if not he receives a coupon book of tickets which entitle him to a bottle of milk and a cracker a day free of charge. So far splendid results have been achieved from the milk service. Circulars explaining the necessity of drinking milk and the milk service itself are sent by the Red Cross to the parents by the children. During February 37,676 bottles, an average of 1200 per day, was distributed and the service is constantly growing.—American Red Cross News Service.

WHEN WRITING TO ADVERTISERS PLEASE MENTION THE MILK DEALER.

Power production is placed under direct control by the location of all operating machinery in two connected rooms, separate and distinct from the dairy plant.

A detail worthy of consideration in connection with the erection of this is, that the plans for the building and equipment were ready almost a year before actual construction was started. Many changes were made on paper prior to the completion of plans. The local building market was closely followed and when conditions were "right" a contract predicated on falling prices was made and the work started. The results, both as to speed of construction and prices, has proven the sound judgment exercised.

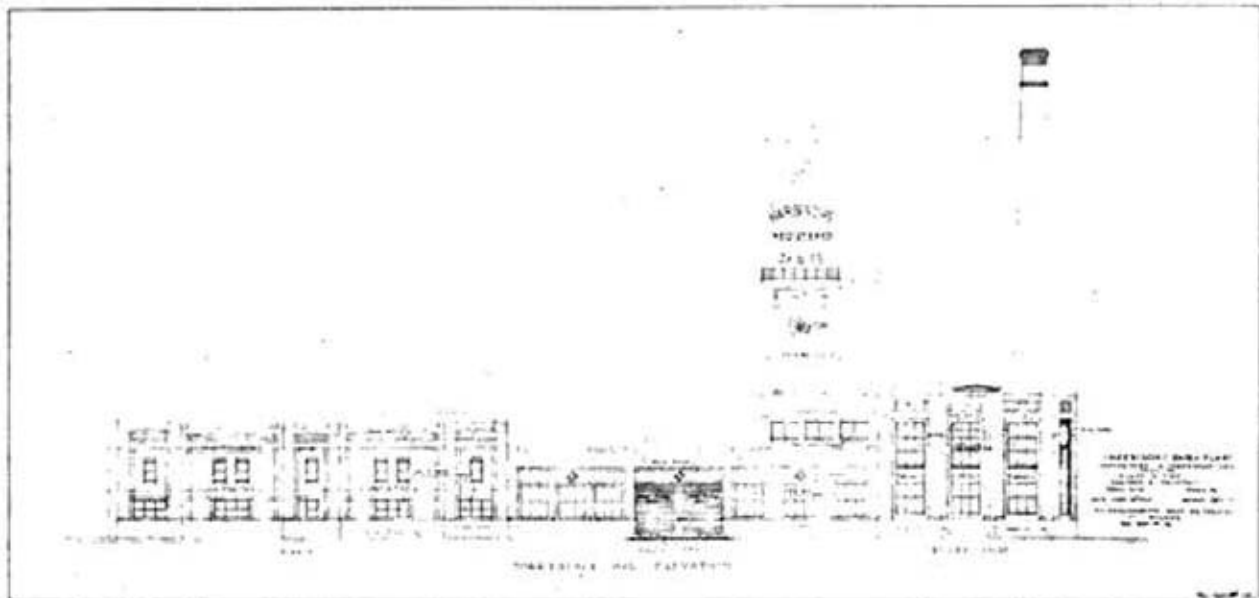
The dairy building proper, is 140 feet long on Hunting Park Avenue, and 80 feet in depth, two stories high and a basement for storage purposes. A 25-foot driveway is provided on each end with entrance from the street. A loading platform 180 feet long is located in the rear of the building from which all case loading

of the stable and garage are of slow burning wood construction. Building walls on the street fronts are "faced" with dark red tapestry brick and cream color terra-cotta trimmings. The treatment of the building facades was given special consideration, both from the viewpoint of design and cost, over the plain "so-called" factory type construction. A combination was planned which makes a pleasing exterior, a good piece of architecture and all at an approximate increase of two per cent on the cost of a plain structure devoid of character or design.

The buildings are so designed and arranged to comply with Mutual Insurance Requirements, in order to lower the insurance rate to a fraction of the usual rate for commercial structures. The automatic sprinkler system requires a 30,000 gallon overhead gravity water supply tank. This requirement is utilized for advertising purposes, by erecting the tank in the form of a standard milk bottle and illuminating the struc-

**WHEN WRITING TO ADVERTISERS PLEASE MENTION THE MILK DEALER.**

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Torresdale Avenue Elevation, Harblsons' Dairies—Wm. H. Timm, Engineer and Architect, Philadelphia.



# 2041-55 CORAL ST

Philadelphia, PA 19125-1500

OWNER

## EHMEDI FOZAN

MAILING ADDRESS

**2041-55 CORAL ST**  
**Philadelphia, PA**  
**19125-1500**

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2018	\$901,400	\$531,826	\$369,574	\$0	\$0
2017	\$556,700	\$103,900	\$452,800	\$0	\$0
2016	\$556,700	\$103,900	\$452,800	\$0	\$0
2015	\$556,700	\$103,900	\$452,800	\$0	\$0
2014	\$556,700	\$103,900	\$452,800	\$0	\$0
2013	\$300,000	\$12,800	\$83,200	\$0	\$0
2012	\$300,000	\$12,800	\$83,200	\$0	\$0

SALES DETAILS

SALES PRICE: **\$1**

SALES DATE: **1/5/1989**

PROPERTY DETAILS

OPA ACCOUNT: **884346250**  
HOMESTEAD EXEMPTION: **No**  
DESCRIPTION: **COLD STORAGE WHSE MASONRY**  
CONDITION: **Average**  
BEGINNING POINT: **NEC DREER ST**  
LAND AREA (SQFT): **27,350**  
IMPROVEMENT AREA (SQFT): **58,740**  
ZONING: **IRMX**  
**Zoning data source:** Planning and Development

CORRECTIONS OR QUESTIONS ABOUT THIS INFORMATION?:

TRASH & RECYCLING

TRASH & RECYCLING DAY: **Thursday**

LEAF COLLECTION: **Saturday Bag Dropoff**

## SERVICE AREAS

### School Catchment

ELEMENTARY SCHOOL: **Brown, HA** MIDDLE SCHOOL: **Brown, HA** HIGH SCHOOL: **Kensington HS**

### Political

2016 COUNCILMANIC DISTRICT: **1** WARD: **31** WARD DIVISIONS: **3101**

### Public Safety

POLICE DISTRICT: **26** POLICE PUBLIC SERVICE AREA: **263** POLICE DIVISION: **EPD**

### Districts

PLANNING: **River Wards** LICENSES AND INSPECTIONS (L+I): **North**

### Streets

HIGHWAY DISTRICT: **3** HIGHWAY SECTION: **3F** HIGHWAY SUBSECTION: **3F10** STREET LIGHT ROUTES: **48** TRAFFIC DISTRICT: **1** TRAFFIC PM DISTRICT: **1217**

TRASH & RECYCLING DAY: **Thursday** LEAF COLLECTION DAY: **Saturday Bag Dropoff** RECYCLING DIVERSION RATE: **26.9%** SANITATION AREA: **3** SANITATION DISTRICT: **3F**

## Program

### Food Market

Food market area	6,300 sq ft
Main entry	200 sq ft
Cash rap	200 sq ft
Fridge unit	300 sq ft
Storage space	300 sq ft
Eating space	500 sq ft
Circulation	300 sq ft
Lounge area	600 sq ft
Art/craft stations	3,300 sq ft
Resource center	500 sq ft
Residential apartments	5,000 sq ft
Office space	250 sq ft
Staff space	250 sq ft

Classroom	3,300 sqft
Innovation	200 sq ft
Total	21,000 sq ft

### Outdoor

Outdoor seating	3,300 sqft
Main entry	200 sq ft

Cash rap	200 sq ft
Fridge unit	150 sq ft
Storage space	300 sq ft
Eating space	500 sq ft
Circulation	200 sq ft
Lounge area	300 sq ft
Total	5,150 sq ft

#### Residential Large

Room	Size	Units
Kitchen	250 sq ft	
Bathroom	30 sq ft	
Living room	200 sq ft	
Bedrooms	300 sq ft each (2)	
Circulation	100 sq ft	
Storage	100 sq ft	
Total	1200 sq ft	
Grand total	2,400 sq ft	3 units

#### Residential Medium

Room	Size	Units
Kitchen	150 sq ft	

Bathroom	30 sq ft	
Living room	150 sq ft	
Bedrooms	300 sq ft (1)	
Circulation	100 sq ft	
Storage	100 sq ft	
Total	750 sq ft	
Grand total	3,000 sq ft	4 units

Residential Small

Room	Size	
Kitchen	100 sq ft	
Bathroom	30 sq ft	
Living room	100 sq ft	
Bedrooms	200 sq ft each	
Circulation	50 sq ft	
Storage	20 sq ft	
Total	500 sq ft	
Grand total	2,500 sq ft	5 units

Homelessness and Incarceration:  
Solutions

Drexel University

Kimberly Montes  
Unit 3

“Racism is not something you're born with but rather something you're taught.” So what does race have to do with incarceration? Well actually a lot! Studies have shown that 60 of the 30% of people of color in the United States are incarcerated (Goffman, 2009 & Kerby, 2015 ). To put these percents in perspective, this is a total of 58 million black and brown people incarcerated. The United States is the melting pot of race and cultures yet racism still continues.

The expansion of incarceration rates have been correlated with the excessive supervision of the poor community (Holmes 2008). Too often homeless people of color are being arrested for minor ‘crimes’ such as public urination. The injustices that surrounds homeless people when performing daily needs are inhuman. These issues that face the black community today have been around for too long yet very little has been done to prevent them from continuing.

The mass cycle of homelessness and incarceration all begins with some form of racism or discrimination. Changing what is taught to people in power can be the start to massive shift of mindsettings to those in power. Educating government, policy makers, and most especially police officers about the untold history of black culture and racism in America is crucial to this change that needs to happen. Uniting as a community and working together with people that have similar concerns will make the solutions that are much more powerful.

Understanding race, homelessness and the dynamics of urbanism in cities can impact people unknowingly in a positive way. Even something as small as having continued education classes such as an urban sociology class would be perfect for people in power. The knowledge of weak labor force is known to dominant in black communities (Wilson, 1992) but what about the weak labor force of the education system of policing? Goffman points out the constant ostracizing of black communities and the learning of bad statistics, but what about the good statistics (Homes, 2008). The balance of knowledge on these topics are also important because

these neighborhoods are already being viewed more harshly when pointing out the negatives. If positive statistics were viewed police surveillance could drastically change (Homes, 2008).

The amount of education required for a person to teach high school compared to the amount of education required to police does not balance in pay ratio nor in education cost ratio (U.S News Money, 2018). These types of statistics are known too little about and need to be put on the radar of people in power. The quality of education of police officers needs to be changed; the curriculum needs to be reevaluated (Dandrea, 2007). The change in the education process of police officers has been discussed since the 70's and yet here we are in 2018 still dealing with police brutality.

The black communities are afraid of seeking help from police officers for valid reasons; one reason being accused of a crime while seeking help (Gowan, 2002). Many people in non-black communities seem to rely on the help of police officers more frequently than others. This could be because they actually get help from them. If police officers word to actually assist at in the necessary needs of the people and the community and not worry about numbers of arrest things may change for the better.

The shift in history has proved that incarceration was the new segregation; In the 80s and 90s police brutality was higher than any other time in the US (Holmes 2008). The idea of the 'dangerous black man' was high and dominant during this time. 'Stop and frisk,' which pertain mostly to Black America, was a law that allowed police to frisk people that appeared suspicious (Homes, 2008). Rebelling against the government and the system, seeking rights via marches and protest have led to over 2,000 or more injuries and 50 or more deaths a year (Holmes 2008). So what is the safest way of voicing your opinion avoiding violence and possibly death? Positively interacting with neighbors and community advocacy is one way that can enforce the solution to change.



Joining with your community and meeting with the police chief letting them know what you want to see change in your community may be the start to something new. Things will never get done if you never let your voice be heard. Reaching out and getting engaged with Community Development Collaboratives and joining different organizations in your neighborhood, understanding the Dynamics of what people want to see change will actually start change. Be active in your community, engage in what you want to see happen. Sitting back and complaining is not the solution.

The over policing of the communities of people of color needs to change. The imbalanced and injustice that some cities face due to over policing can be changed, with the positive action of community power. There are more community members than people in the police force, people in government and policy makers, so by uniting together we can make change. The power of one person's voice matters, yet one person can not do it alone.

It is clear that incarceration also correlates to race; the prison population grew by 700% since the 1970s, slightly after segregation laws ended (Goffman, 2009). Although laws were put into place, racism never ended. So not until we teach people how not to be racist things will not change. Maybe it doesn't matter what we teach police officers in classrooms or what we teach government or policy makers; not until we can change their idea of race and their learned behavior of racism, things in America will never change. Teaching people about the history of race, segregation, discrimination, civil rights, incarceration rates, homelessness, and the list goes on. Until the understanding is clear and the people are motivated to change just then we'll see progress. We can start by changing policies, laws, lessons in classrooms, requirements and so forth. These things can be put into place but the real issue lies in the root of it all. The lessons that were taught about race and ingrained into the minds of many can be reversed. Let's engrain the history of racism and understand its hindrance, let's teach how to work as a

community instead of hating our neighbors for their skin color, let's help the homeless find homes instead of prisons and just maybe we'll see the change.

Developing and Changing Cities:  
The Inequality of a People

Drexel University

Kimberly Montes  
Unit 2

Plato once said, "This city is what it is because the citizens are what they are." Cities would not be what they are without the people in them. Cities have constantly changed throughout time, growing to accommodate the needs of the people. The growth of cities has thrived on the segregation of race and culture and has evolved through gentrification and assimilation, creating inequalities for people of different race, class and gender.

The city as 'a growth machine' began with the physical, which included transportation, industries and utilities (Burgess, 1925). With the development of trains as a form of transportation, cities grew faster than ever before. The industrialization of cities allowed for more products to be developed, while the trains allowed import and export of goods to cities. The cities developed into five zones according to the Chicago school: Loop, Transition, Workingmen's Home, Residential, Commuters (Burgess, 1925). These zones identified a person's class and wealth.

The loop was the industrial area where predominantly lower class, poor people worked. From the transition zone outward to the commuters zone were areas of living (Burgess, 1925). During the expansion of the city, people started to shift and individuals began relocating, the composition of the zones began changing (Burgess, 1925). The transition zone and working man's zone were eventually divided. The separation of race and class became more prominent alongside the cities' expansion. People were segregated by race and class. The transition zone was no-longer, now subdivided into places such as Little Sicily, the Ghetto, Chinatown and the Black Belt (Burgess, 1925).

The evolution of cities continued and things changed, but what seemed to be consistent was the separation of people of color. While all the white-appearing races blended into society, locations such as Chinatown still existed (Zhou, 1992). Some of these communities thrived on their enclaves while others suffered. Many people of color experienced the five stages within oppression: exploitation, marginalization, powerlessness, cultural imperialism, and violence (Young, 2004).

Rich cultural areas, namely Chinatown experienced a lot of exploitation. Chinatown remained economically strong due to the sale of the material culture (Zhou, 1992). Chinatown could not do much but accept the capitalization on their culture because it was their main source of income. While Chinatown remained strong economically, other areas that were predominantly inhabited by black people or other people of color struggled immensely (Massey & Denton, 1993). Cultures of European descent progressed as cities grew; they became more economically stable but people of color were still experiencing segregation (Massey & Denton, 1993).

A study conducted to show the levels of discrimination in the housing market revealed that economic status was not the issue of fair housing. Although some black people progressed economically, race-based segregation still dominated the housing industry (Massey & Denton, 1993). Affordable housing was developed to help the people of color however, black people still were unable to obtain housing in established and safe areas (Massey & Denton, 1993; Anderson, 2011).

Areas where black people were offered housing were high in crime and violence. People of color continued to be targeted, and crime in their neighborhoods did not

improve. This continued the cycle of racism and segregation (Lipsitz, 2011). White people still had power over all race as society was still catering to them. The expansion of cities seem to only accommodate the white people (Lipsitz, 2011).

As time progressed cities changed again. Improvements in impoverished and crime riddled areas advanced as discrimination *seemed* to diminish. People of color were received assistance suitable for there needs. The people of color that were getting the most assistance were not predominantly black (Anderson, 2011). Asian and Latinx<sup>1</sup> cultures seem to be experiencing less segregation than black people (Anderson, 2011). Asian and Latinx people had lighter skin color which allowed them to blend in with the white people (Moore & Shnider, 2015). In light of colorism, the idea of black people being perceived as dangerous was still in the minds of many people, including planners and developers (Moore & Shnider, 2015).

Planners and developers continued to create the shift in cities; the relocation of people was persistent (Logan, 1976). Assimilation of people and their culture was happening; the blending of cultures was seamless (Orne, 2017). Gentrification happened in the communities that were once considered ghettos, creating a disparity in the affordability of housing (Orne, 2017). The rise in housing cost induced relocation to residents that had been in their communities long term.

The growth of the city continued, this time based on segregation of one's own culture. People did not want to be associated with the old ways of their culture (Orne, 2017 & Zhou, 1992). Assimilation was allowing people of other races to blend in with

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<sup>1</sup> Latinx: (latin-x) a gender inclusive term for the words latino/latina and the Latin culture.

the American culture, allowing them to be more accepted. The Gay community was also welcomed, assimilating with others in their neighborhoods (Orne, 2017). Acceptance of many races, genders, and cultures have been apart of the growth of cities, yet there was still segregation of the black community.

Cities have grown and developed largely due to the inequality of races. Assimilation and gentrification have the potential of creating benefit for people in cities if racism and segregation were to diminish. With the understanding of the inequality of race, cities would be able to expand further in an inclusive manner.

Kimberly Montes  
Field Notes 1: The Site

Place: Front Street Cafe  
Location: Front and Thompson st.  
Area: Kensington/Fishtown/Frankford

Time: 5:50 pm (Night)  
Day: 1/12/18  
Weather: Rainy 64°F

---

### **Urban and Why?**

The Front Street Cafe is located in an up-and-coming neighborhood. I visited this cafe because I grew up around that area and wanted to see the changes. I considered this area as urban because of the things around it. I noticed there are two forms of transportation next to the cafe, the 15 bus and 'E1' train (Market/Frankford Line). The type of people also appeared to be urban based on their style of clothing. The building type was also a form of urban style building.

### **Initial Questions**

When I first saw the location while driving around for a parking space I had several questions:

What type of people will I see in there?

Can I even park here?

I asked a person that was going into their house if I could park here.

It was hard finding parking, I circled around 3 times to find a spot.

Should I take everything with me?

I had concern about my car being broken into due to my knowledge of the area's history.

Are people looking at us differently?

I was my girlfriend whom is Black.

Will I see people like me?

Are there any long term locals in there?

When I walked into the cafe my questions were:

Can I just sit and work?

Do I have to buy something to sit in here?

Can I sit on that side of the cafe?

There was a separate part that seemed private.

What is that smell?

There was a bad smell of dingy stale B.O. and Unfresh Laundry.

Will people notice that I am taking notes on the environment?

Will I blend in or do I stand out?



### **Person of Career Interest**

I instantly thought people in my class would love this cafe because it has great interior design aspects. Interior Designers love to look at materials and furniture and this place had a nice combination of the two. They would also be interested due to the location and if being across from the bar (Kung Fu Necktie). The style of the interior was up to date and attractive to what is hip with the interior design world.

### **Ethical Issues**

The first thing I did notice when I walked into the cafe was the type of people there. I questioned where were the long term locals and if they had ever entered this cafe. I thought about the issue with gentrification and how locations like this cafe can impact change to the area. I then question the issue of race and segregation because I only noticed a few (maybe 3) people of color.

### **Environment**

The cafe had a calm and inviting atmosphere. I did see there were two types of atmospheres. Since this place was a restaurant and cafe you were able to notice the 'type' difference. There was also a second level and I was curious to see the environment up there but it was apart of the restaurant. On my second visit I may go up to see what it's like.

Kimberly Montes  
Field Notes 2: The Place

Place: Front Street Cafe  
Location: Front and Thompson st.  
Area: Kensington/Fishtown/Frankford

Time: 5:41 pm (Night)  
Day: 2/3/18  
Weather: Cold 29°F

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**Physical Description:**

This site is on the corner of Front st. and Thompson st. The Building is three levels. The exterior first level is a storefront glass space with black paint. The door is facing the corner of the building where the two edges meet. On the front street side there is an ADA ramp (that could not be entered/exit through). The second and third floor are brick facade original color, with the corner of the windows protruding in a rounded form that were also painted black. The top of the building had trim that was also painted black.

**Construction Of Space/Building:**

The build appears to be an old building that has been in the area for years. The space appears renovated recently with very little changes to the structure.

**Furniture/Interior Design:**

The furniture was a variation of industrial raw-like material. The bar stools in the cafe and bar part were the same. They were a thick slab of wood that was a walnut wood color with chunky black wood legs. The cafe had two types of tables, one bar height table that was a slab of wood oak color and the others were dark gray steel regular height. In the restaurant the tables were similar to the slab of wood in cafe but were regular height and wider. The restaurant had booths that were also walnut wood but they were planks of wood. The chairs at the restaurant were steel and wood. One side was a booth the other side was where the chairs went. The bar shelves were more of a pine wood look. The bar countertop was concrete looking along with the floor. The wall of the bar bottom was a gray wood. The same look was in the cafe counter. Although the floor was lighter wood in the cafe and not concrete. The ceiling in the cafe was exposed beams while in the bar there was a combo of foam like material on the outer edges and corrugated aluminum in the middle.

**Decor:**

There were few decorations. In the bar there were these large pictures on canvas of what the location looked like years ago (maybe 100s of years). The cafe side had this old rusted hanger with a few pictures on the wall.

**Lighting:**

The lighting was bright when I first came the day before I noticed yester the lighting dimmed at 5:35. When I arrived today the lights were already low. The Bulbs were edison bulbs and a clear bell like cover to expose the bulb on both cafe and bar side. They were smaller lighting that light the outer edge of the restaurant that looked to be smaller LED lights.

**5 senses (sound, smell, touch, etc.)**

When I went the first time it had an unbearable smell of must and dingy people. When I went back the second time. I did not notice the smell at all. The sound was quiet with just the people talking. I don't remember hearing music. The food was delicious. When I first went I had a hot chocolate that seemed to be made with real chocolate. When I went yesterday I had there french onion soup. The broth had the best taste ever. Today I had there loaded fries with mushroom bacon that also had lintel chilly. The food was so good I can't wait to go back for more.

**Organized Experience**

The layout of Front street cafe is formatted as a casual 'after work' bar restaurant and the cafe part is formatted as a 'coffee and homework' setting. This place is very inviting and casual based on lay out.

Kimberly Montes  
Field Notes 3: The People

Place: Front Street Cafe  
Location: Front and Thompson st.  
Area: Kensington/Fishtown/Frankford

Time: 4:56 pm (Day)  
Day: 2/2/18  
Weather: Cold 42°F

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**Groups of People:**

The groups of people varied from 2- 5 groups of people. There were about 4 types of groups at the bar. Most whom spread to have gotten off of work to get a drink. There was a larger group of 5 that seemed to be a family instead of a group of coworkers. The group of people at the tables seemed to be more relaxed and there for dinner. These were mostly groups of 2 and one group of 3. At the cafe there were more individual people and a small group of 3.

**Roles of People:**

The roles of the people seem to be the same those to a restaurant, host, waiter, bartender with an addition to the barista. The barista was a person who appeared to be a women. The Bartender were people who appeared to be men. The waitress were both women and men but more women.

I went with my girlfriend and we appear to be students or people at a meeting. There were people that seem to have come straight from work based on their clothing.

**Diverse or Homogenous:**

For the most part this place white appearing people with very limiting people of color. I counted 3 black people including a worker. 3 people who appeared to be of indian descent. And another person who seem to have mix or latin descent. I was able to tell this based off what I saw but I wasn't sure what their actual race/ethnicity they could have been.

**Use of Space:**

It seems that the people that came for happy hour were older maybe mid 30's 40's. But there were some old people 50's and up at the tables for dinner. The younger crowd were at the cafe and some having dinner.

Kimberly Montes  
Field Notes 4: The Context

Place: Front Street Cafe  
Location: Front and Thompson st.  
Area: Kensington/Fishtown/Frankford

Time: 2:21 pm (Day)  
Day: 2/18/18  
Weather: Sunny/Cold 45°F

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**Context of the Site:**

The context of this site fits the current environment of this setting. The environment is surrounding a lot of shops and residential homes, including transportation. The look of this place blends in with the setting. The setting is in an area where there are a lot of young hip people. The food and price is convenient for the setting. The convenience of food cost and transportation attracts people to this site.

**Influence/Location:**

This place was developed according to its setting, it was not here before the setting changed. Therefore, the site was influenced by the setting and the environment. The setting in which the site is in changed about 8-10 years ago. The setting then influenced the type of people in the environment to change. The site has only been here for 2 years. The location of this site is on Front st. and Thomas st. The site has transformed itself to be more populated and highly visited due to the new development in the area. The locations of this site also surrounds other foods in walking distance.

**People/Impact on construction of space:**

My impact on this site is very little to none. I seem to blend in with the environment and setting of this location. My clothing seems typical of others in the environment. Although there is a mix type of style in this site. Some people seem to have more form fitting clothes and look to be of a different status. I appear to be a student working on homework. Others appear to be here for lunch on casual Sunday. The other people outdoors seem to be casual as well there don't seem to be many people outdoors. There is a light flow of people in this site. The combinations of time and weather may have an impact on this observation.

**Demographics:**

In the Census the setting of this area seem to have changed from the time it was conducted. The income rates are lower than what appears to be. The people in this environment do not look to be making the income rates that were said in the Census (\$30,000-65,000). My interpretation of their income seems to be higher. Also the change in crime rates have gone down according to atlas.phila.gov. Although the documentation of crimes lowered, the look of this setting still seems to be a bit dangerous. At the corner of this site it appears to be safe but on the other side of the street [by the train station] there seem to be a few people that look like they were using drugs.

Kimberly Montes  
Field Notes 5: The Argument

Place: Front Street Cafe  
Location: Front and Thompson st.  
Area: Kensington/Fishtown/Frankford

Time: 3:17 pm (Day)  
Day: 2/18/18  
Weather: Sunny/Cold 46°F

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**Interesting:**

Throughout my time coming here I have noticed very little people of color. I've also notice the demographic change by streets. The location of my site is on the corner of front st. and thompson st. on the corner of front and girard there seems to be a whole set of different type of people. This difference is only one block away. From my previous knowledge of this site before studying it I remember it being a place that was very dangerous and had a variation of people who used drugs.

**Claim:**

I make a claim that ever since the new developed houses have come into this area places like my site (front street cafe) have popped up and changed the demographics of this area. According to Atlas.phila.gov this site is worth a little over a million dollars and that does not reflect the area or environment. There are still a lot of empty lots and vacant land at this locations. Although some of the population seem to be making more than \$65,000 a year there is still a large population that don't seem to be make nowhere near that amount. There seems to be a class and race difference in this environment. I imagine this site to be convenient to the neighbors that are on there way to work and can grab a coffee on there way to the train and go.

**Evidence:**

Evidence that I have to backup my claim are fact sites like atlas.phila.gov and census. Although I may not know exactly how much one makes at this site I have a median number that can help. Asking people what they do for a living can also assist in this process. Understanding the population of people at this site may help in proving my claim of this site.



## INTRODUCTION

"We need to define gentrification as separate from the process of displacement"  
- Justin Davidson.

- Cities Undergo Constant Change Good or Bad
- Pros
  - Economic Growth for Communities
- Cons
  - Displacement of the Poor/Working Class
- Demographic Type
  - Understanding the Race Dynamics in Area
- Creating Disconnect within Community Members
  - Lack of Inclusion, Segregation



Today



8 Years Ago

## METHODS

- 5 Visits, 1 hr per Visit, for a Month
- Visit 1: The Site Area and Surrounding
- Visit 2: The Place Physical Structure and Experience
- Visit 3: The People Groups, Roles, Diversity, Homogeneity
- Visit 4: The Space Content, Influences, Impact of Environment.
- Visit 5: The Surrounding Surrounding Dynamics



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# Gentrification: The Changes Through the Eyes of a Coffee Shop



## CONCLUSION



Catering of People Inside



Dynamic of People Outside

- This study shows that the neighborhood demographics are shifting rapidly .
- The changes in the neighborhood are not accommodating the needs of the long term residents but rather the new coming residents.
- Development of new housing is leading to new third spaces such as the coffee shop.
- Housing costs do not fit the income rates of the area.



KAREREA MONTEZ  
INTERIOR ARCHITECTURE  
& DESIGN MS.  
URBAN SOCIOLOGY  
FIELD RESEARCH

## RESULTS



Neighborhood

- Worth over \$1 million (atlas.phila.gov).
- Income varying from \$0 up to \$65,000 a year.
- A house down the street from site is being sold for \$480,000.
- An apartment right across the street from the site is being rented for \$2,200 a month.
- In order to afford these places a person should make over \$100,000 a year in income.
- Only about 7-10% of the population in this area makes this amount of money per year.
- Interior does not match the quality of the outdoor area.
- Outdoor had varying demographics



Site

Front st. and Grand ave.

- This site proved to be comfortable and convenient for the residents in this area.
- The cost of products at this site is cheap and affordable.
- The food at this site was extremely flavorful with varying options for people's different diet types.
- The interior of this site inviting and physically comfortable.

- Little to no parking.
- Police surveillance was high at this site.
- Surveillance in the area due to drug activity.
- Septa transit police were also in the area surveilling.
- Very conveniently, close to transportation.

People  
29.3%  
Aged 18-24  
Population Density: 12,770  
Population Density: 12,770

Children Under 18  
53%  
Aged 0-17  
Population Density: 12,770

Seniors 65 and over  
51%  
Aged 65-99  
Population Density: 12,770

Household Income  
\$54,393  
Median Household Income  
Ages 18-24: \$24,432  
Ages 25-34: \$34,432  
Ages 35-44: \$44,432  
Ages 45-54: \$54,432  
Ages 55-64: \$64,432  
Ages 65-74: \$74,432  
Ages 75-84: \$84,432  
Ages 85-99: \$94,432

Income  
\$24,432  
The Capital Income  
Ages 18-24: \$24,432  
Ages 25-34: \$34,432  
Ages 35-44: \$44,432  
Ages 45-54: \$54,432  
Ages 55-64: \$64,432  
Ages 65-74: \$74,432  
Ages 75-84: \$84,432  
Ages 85-99: \$94,432

Front st. and Thompson st.

Demographic inside

Events Held Inside

COFFEE BAR

Demographic outside

Events Held Outside

People

Back & Ethnicity

Most concerned with types of race at this site.

Differences between the customers and people outdoors.

Larger variation of people outdoors.

The white population was still dominant.

Noticed very few people of color in the café.

In total observed about 15 people of color.

Extending the study to observing the outdoor area.

Kimberly Montes  
Op-Ed

My mother once told me she wished she could have fed her kids better foods when we were young to help avoid obesity, but her resources were limited. My mother still shops at the same market 25 years later, a market that has expired produce and a limited amount of healthy options.

Pennsylvania's largest food insecure county is Philadelphia, with a rate of **21 percent** or 325,940 people — that means **roughly one** in five Philadelphians suffer from food insecurity. The food options available to the low-income part of Kensington are bodegas, american chinese, pizza places and few markets with little to know fresh foods in them.

With the development of the food market residency there is an opportunity for the low-income residents of Kensington have fresh foods close to home. Not only will the food market residency provide fresh food locally grown but it will also provide housing and jobs for those struggling with other resources. The food market residence will be a solution to not only the food deserts in the kensington area it will provide housing to those dealing with potential displacement due to the development in the area that is rising housing cost.

I call to action Mark Squilla councilman of the first district to take notice of this major food issue in the low-income part of Kensington and invest in the food market residency to help provide healthier food options to the low-income communities of Kensington.



Graduate Thesis KIMBERLY MONTES

Building Blocks

Title: THE IMPACT OF GENTRIFICATION: THE TAKEOVER OF LOW-INCOME COMMUNITIES  
I am interested in the topic of GENTRIFICATION

(optional) My intention is to (design)/make/create HOMES FOR LOW-INCOME COMMUNITIES INBEDD IN THE GENTRIFICATION PROCESS (AREAS)

My literature review will focus on DISPLACEMENT, SEGREGATION, LOW IN COME COMM, and \_\_\_\_\_

Main terms from the literature  
GENTRIFICATION  
DISPLACEMENT  
SEGREGATION

Definitions  
CHANGE IN AREA INVOLVING AN INFLUX OF WEALTH  
THE REMOVAL OF LOCALS FROM ENVIRONMENT  
THE SEPERATION OF PEOPLE BY RACE OR CLASS

Three main points from the literature are:

LOW IN COME FACTS  
EXPERIANCE FROM OTHERS

One main counterpoint or criticism is:

HOW CAN GEN. BENIFIT THE COMMUNITY? LOW IN COME PEOPLE

The main authors in the literature are:

BRYAN BELL  
BARTELT DAVIS  
ELYAH ANDERSON  
CASSIE CLINE

Who said:

DESIGN FOR COMMUNITY  
SEGREGATION IN PHILA  
SEGREGATION IN CITIES  
DISPLACEMENT.

The earliest scholarship is: RUTH GLASS

The most recent scholarship is: LORETTA LEES

One art/design project that embodies many of the issues I am interested in is:

DESIGNING FOR THE 90% W/O ARCHITECTS BRYAN BELL

Another relevant project precedent is: THE COMM DESIGN COLLABORATIVE; A VOLUNTEER BASED COMM DESIGN CENTER SERVING GREATER PHILA.

These projects relate to my topic because: I WANT TO DESIGN FOR THE LOW INCOME COMMUNITY & INVOLVE THEM IN THE PROCESS

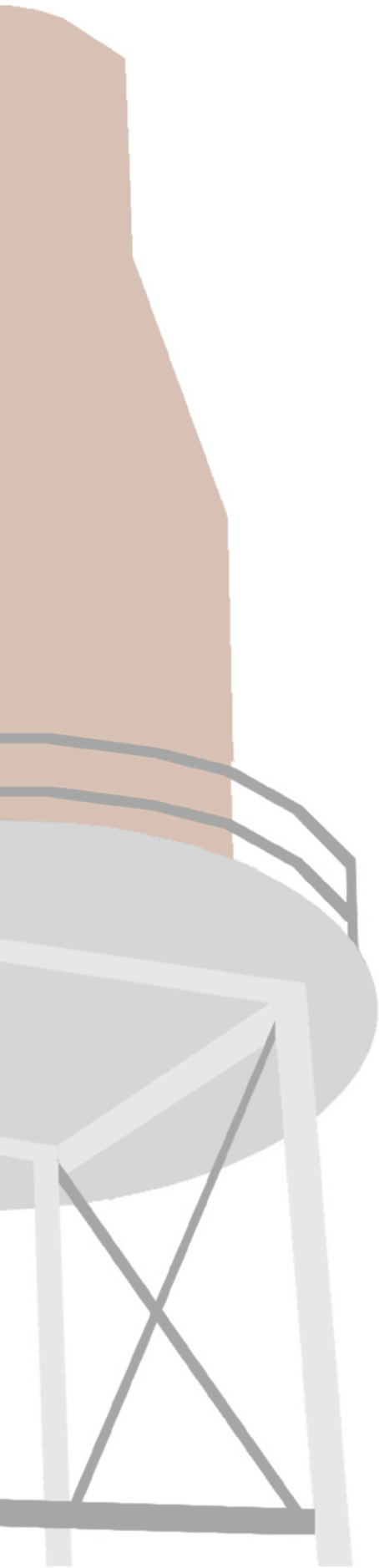
- I WANT TO DESIGN WHAT THEY WANT & NEED NOT WE THINK THEY WANT ~~OR WANT THEM~~
- I WANT THEM TO BE ABLE TO FEEL AT HOME NO MATTER HOW MUCH MONEY THEY HAVE.











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