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Dwelling for the Urban Tribe

Examining The Need to Provide Dwelling, Place and
Connection for the Growing Single Population

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Abstract

Residential architecture typically caters to the traditional family unit, with little attempt to examine the needs of the population sectors that fall outside of this realm-specifically, single professionals who struggle to reconcile their transitional state with a need to establish roots and connection.

This thesis focuses on delving further into the meaning of dwelling and its implications for single professionals. Those career-focused, mate-seeking singles seek shelter that provides a sense of personal identity and autonomy, but also establishes roots, a sense of place and connectedness.

Based on market survey research on the housing needs of this group of professionals, it is obvious that the current Cincinnati housing market does not cater to single professionals.

Recent census figures suggest that the population continues to change, and one of the visible aspects of the change is an increase in the singles population who are well educated and hold professional positions in public agencies and private industry. I propose to design housing which takes into consideration the needs of the user group by examining literature on the concept of dwelling, the characteristics of this population, and earlier examples of collective residential options now available to the singles market. Following these studies, a design exercise will target the increasing population of single professionals.

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Introduction

The image in the United States of the traditional family-a married couple with young children, with an employed husband and a homemaker wife-that characterized the 1950's and 1960's does not match today's demographic realities. Other types account for nearly 79 percent of households created since 1980, where as the traditional married couple family accounts for only (25) percent per United States Bureau of Census 1994. The fastest growing household type is the single person living alone; persons living alone comprise 24 percent of all households. Single parent families account for (14 percent) United States Bureau of Census 1994. America's (97.1) million households are still dominated by the (54.8 million families) per United States Bureau of Census 1994, maintained by married couples. Yet even within the conjugal family, lifestyle changes have occurred. Over 60 percent of married women with children under 6 years of age are employed (Oxford Analytica 1986).   Only 10 percent of households consist of an employed father, a homemaker mother and children younger than 18. (Franck and Ahrentzen, 1989, p.xi)

Despite theses changes in demographics, current housing trends in the U.S. still emphasize the housing which stemmed from post-war prosperity and values, according to Franck and Ahrentzen. They also indicate that the single-family home may provide space, sanitation, status and privacy, but it does not address issues of relevance for the population that is not part of a traditional single family: the single individual living alone. This thesis examines what it means to dwell and its implications for the single, professional population residing in Cincinnati and explores how current design practices can be modified to provide an alternate, more viable solution.

Figure 2. Potential Buyers

This problem was exacerbated by societal changes occurring in the past twenty years, such as later-marrying adults, which trigged a need for alternative housing solutions for the single professional. Characteristics of this group are explored by examining literature sources which define them as *Generation X*, *The Creative Class*, *Young, Urban, Professionals* and *Busters.*

In the design of this thesis project, certain basic needs are relevant such as the family, position of women, privacy and social interaction and need to be considered in the design process. Further investigation of their needs was established by reviewing a study conducted by Downtown Cincinnati Inc. as well as personal interviews with young professionals, which indicate interest in urban living, amenity preferences as well as levels of desired social interaction.

Earlier paradigms of housing types geared to the single professional population are also examined: co-housing, mingle units and Go-homes to explore valuable aspects as well as inadequacies.

The thesis site is located on Golden Avenue in Columbia Tusculum, which is a neighborhood located a few miles east of downtown Cincinnati, on the top of a hill with an overview of the Ohio river. It is relatively flat, situated in proximity to public parks,

recreation and downtown Cincinnati make it a desirable location for this population.

The architecture is conducive to social interaction, yet allows individually- owned homes and property. Both common and private spaces will be created to further cement social interaction and individual privacy. The project is made up of 36 units and a common area where outdoor grills, a swimming pool and exercise facility will serve as a catalyst for resident interaction. To create a link to the community at large, a public overlook will be included.

Establishing a sense of place and the formation of roots can only enhance the social connectedness and the psychological well being of the single population that this project addresses.

1. Dwelling for the Single Professional

1.1 To Dwell

> The notion of dwelling highlights the contrast between house and home. It connotes a more active and mobile relationship to individuals to the physical, social and psychological spaces around them. It points to a spiritual and symbolic connection between the self and the physical world… (and) emphasizes the necessity for continuing active making of place for ourselves in time and place. Simultaneously, it points to the way in which our personal and social identities are shaped through the process of dwelling. (Saegert,1985, p. 287-8)

The implication is that "to dwell" is not solely defined by the physical properties of the habitat, but it encompasses aspects of our entire being. It also implies that dwellers are not necessarily nuclear families. The essence of dwelling, so beautifully depicted by Saegert, who is with the Department of Psychology, City University of New York (CUNY) Graduate Center, New York City, is what this design thesis will adopt.

1.2 The Problem with Current Dwellings

> There is evidence that some adults do not consider their housing to be home, in the deepest sense of the word, but rather a temporary stopping place that neither replaces the parental home nor creates the self-made one that is an expectation for the future. In their interviews with men and women living alone, Horwitz and Tagnoli (1982) have identified a sequence of psychological and environmental changes after leaving the parental home. These included an initial phase of living in places that were not felt to be home, followed by awareness of the need for a home, and finally the "psychological and physic-cal arrival at a place that felt like home. *Horwitz and Tagnoli*, (1982, p. 184) the authors view these phases in the construction of the home as "deeply related to people's sense of personal growth and change" (p.138), underlining the continuity of locating and making one's own home across the life cycle." (Altman and Wandersman, 1987, p.11)

The readings of psychology professors Irwin Altman and Abraham Wandersman make it apparent that singles want to inhabit a space that emulates "home" during this transitional period between leaving their parents' family and establishing their own.

In addition to physical and psychological needs, other challenges posed to single professionals in search of a home in Cincinnati encompass issues of economics, security, autonomy and isolation. Singles do not have the double-income pool, so they typically have fewer resources to invest in home ownership. Additionally, they are often relegated to condo-minimum living, which requires monthly fees in addition to a mortgage payment and utilities and provides a smaller return on the dollar than a single-family home, when the property is sold. Security is also a concern with the escalation of crime in the twentieth century. Many individuals (mostly women) do not feel secure living alone in a typical single-family house situated on one-third of an acre or more.

Singles are often left with housing options that provide little autonomy. In recent Cincinnati history, condos have been the primary housing alternative for this targeted market. Despite their popularity, this solution leaves the owner with little control over expansion, renovation, exterior aesthetics and building maintenance.

Finally, the sense of isolation is a problem. Based on Downtown Cincinnati Inc. (DCI) surveys of single professionals in this group, it seems evident that singles desire a living situation where neighborhood interaction is cultivated rather than living alone in a home originally designed for a family living among families in the suburbs. This need for community and connectedness is further cemented in Louise Bernikon's book *Alone in America* and Rapport's indication that social intercourse is a basic human need. (Rappoport,1969, p.68-69)

1.3 Why it Exists

"For the first time in history, a generation of singles-the mobile, career-loving, later-marrying Generation X – has abandoned traditional networks of family, community and college for meeting compatible people. Instead of networking to find mates, Gen Xers network to improve their careers. According to detailed breakdowns released this summer from the 2000 Census, 414,025 men and women of marriageable age (between the ages of 24-35) in the Tristate have never married. There was an increase of 50,000 of these "never married" singles in 10 years. Singles were already complaining about the lackluster dating scene last year when Forbes online magazine, forbes.com survey raised the ranking a notch, to No. 39." (Rhone,2002) As this quote, taken from the Cincinnati Enquirer implies, Forbes magazine ranked Cincinnati among the worst cities for singles in the U.S.. This should be a concern for the Cincinnati region since the singles population in the vicinity is growing at a steady rate. (Rhone, 2002, p. A-1)

The article also indicated that the main reasons cited for Cincinnati's bad review by singles were mostly due to the city's family-oriented atmosphere that provides little opportunity singles to connect. The single population, specifically the Gen Xers, continues to increase for reasons indicated in a study conducted by Rutger's University entitled the "Marriage Project."

In the past (nineteenth and early twentieth centuries), people married younger during times when they were still in touch with their families, says Dr. Popenoe, professor of psychology at Rutger's University and co-director of the National Marriage Project. Marriage had a larger role in society, Dr. Popenoe says. There were smaller communities so more groups of people knew each other as they grew up. Also, college was a very important matchmaking place. Often, college offered the best singles community for people seeking mates. Today, with much later marriages and people more focused on their careers, there has arisen a "singles time of life" which is longer than before. People today are often removed from the direct influence of the families they grew up with. (Rhone, 2002, p. A-1)

Not only has the single population in the U.S. exploded, but the need to provide shelter that can foster community has also increased. According to Irwin Altman and Abraham Wandersman, in the pioneer days, neighbors were needed to assist each other in the building of homes, but with today's self-reliant, upwardly mobile society, neighborhood connections do not form so easily. With many of the single population being away from their family and childhood community, it is even more important for these ties to be made.

Given the need for singles to achieve a sense of home and to feel a part of society, it appears only logical that current housing trends should take this into consideration.

2.   What's in a Name ?

The segment of the population on which I am focusing my study is single pro-

fessionals between the ages of twenty-five to forty-five, residing in the Cincinnati area.

Literature sources explore specific profiles, such as *Generation X* coined by the Canadian

novelist Douglas Coupland, *The Creative Class* as depicted by Richard Florida, *Young, Urban,*

Professionals as described by International Demographics, Inc. and *Busters* as labeled by

Consumer Behaviour. Same population, different perspectives.

2.1.   The New Class

The creative class has been depicted by Richard Florida as a demographic group in

the U.S. that has more than doubled since 1980. (Florida, 2002, p.6) He distinguishes them as

those employed in fields in which creativity or complex problem-solving is required, and

creativity, individuality, difference and merit are valued. They include architecture, engineering,

design, the arts, education, music, entertainment, business, finance, law and healthcare.

"They share a common creative ethos that values creativity, individuality and merit."

(Florida, 2002, p.8) They revere autonomy over job security, embody

bourgeois and bohemian values, maximize creative stimuli in their lives and gravitate to

communities with distinct character, such as New York's Greenwich Village. They strive to

stay physically fit and often enjoy adventurous outdoor activities like rock climbing or hiking.

They are also less inclined to base their identity solely on their occupation, but include their

personal and social interests and activities as well.

2.2. Generation X

 "Gen Xer's," defined by Douglas Coupland are a cohort group born between 1961 and

1981 and characterized by possessing a college education, dissatisfaction with career

opportunities and the most media-savvy generation ever. He further describes them as

"underemployed, overeducated, intensely private and unpredictable."   (Jochim, 2004, p.1)

> Generation Xers grew up in the era of the birth control pill, legalized abortion, liberalized divorce, the influx of women into the labor force, increasing diversity and the blurring of gender roles. These social changes have been paralleled by techno-logical advances: VCRs, video games, personal computers in homes and schools, and the growth of interactive media. The sum of these changes - social and technological - has created a generation that has
>
> - Most extensively experienced a dual-income household,
> - Learned independence from being dropped off at day-care centers
> - Become more comfortable with women and minorities in leadership positions
> - Become the best-educated generation in U.S. history

Generation Xers are uniquely suited for the workplace of the future. (Their) "latch-key" childhoods taught independence and entrepreneurialism, and our early and intense exposure to television and computers gives us an uncanny ability to deal with a barrage of information". (City of Portland, 2003, p.4)

They are also quite adaptable since the "higher divorce rate (of) many Xer parents often

led to new schools and surroundings which forced adaptation to multiple circumstances."

(City of Portland, 2003, p.5)

Gen Xers are unwilling to sacrifice life and family for a career. They are not willing to climb the corporate ladder when they feel the rungs are crumbling. They work to live, not live to work, valuing leisure time, recreation and family above career success, promotions or transfers. A study by Gross and Scott found that Gen Xers see little value in material possessions for which their parents worked, preferring to spend more time with friends and family. They would prefer to finish in second place if it meant having more time for recreation, travel and non-career goals.

This generation has a strong desire to balance work and life for a better quality of life. They will push for a compressed work week, flex-time, telecommuting, leaves and sabbaticals to juggle family responsibilities." (Barnett and Winning, p.2, 2003)

A September 2001 study, by Catalyst, of 1,300 Gen X professionals asked which of the following values and goals were extremely important. The results:

To have a loving family.	84%
To enjoy life.	79%
To obtain and share companionship with family and friends.	72%
To establish a relationship with a significant other.	72%
To have a variety of responsibilities.	22%
To earn a great deal of money.	21%
To become an influential leader.	16%
To become well known.	6%

Generation X grew up in the shadow of the Baby Boom, those born between 1946 and 1964. Generation X's first official birth year was 1965, the year the birthrate dropped below 4 million. Generation X is usually made up of people who are born between 1960 and 1980, with workers being in their teens and twenties. Generation X now makes up the second-largest group of young adults in U.S. history with more than 44 million 18- to 29-year olds, and another 7 million Xers being teenagers; a total of 78 million Xers. This generation also represents the most diverse generation in U.S. history, including the 20th Century's highest percentage of naturalized U.S. citizens making it one of the most important immigrant generations in U.S. history. (City of Portland, 2003, p 3-.4,)

2.3 Yuppies

Within the larger group of Generation X is a subgroup known as "Yuppies,"

representing young, professional, upwardly mobile adults or young urban professionals.

"Yuppies are defined as 21- 34-year olds who have a college education and are employed in

technical, professional or managerial jobs." (International Demographics, Inc., p.1, 2003)

According to International Demographics, Inc., 46 percent of Yuppies are women, 64.8 percent

are Caucasian, 11 percent are African-Americans, 9.1 percent are Hispanics and Asians make

up 14.5 percent. Collectively, the minorities comprise 34.6 percent of this young, affluent

group of people. The survey conducted by International Demographics, Inc. also indicates that

Yuppies are frequent fliers, that the majority own foreign automobiles and that Cincinnati is

one of the top 25 cities in the U.S. with the highest percentage of yuppies (7%).

Their gains have been significant," says Jordan. "More than half are unmarried, so they have a lot of discretionary income. Yuppies also very clearly demonstrate the value of education in the job market. Only 2.2 percent of Yuppies have annual incomes of less than $25,000. Among all adults, 16 percent have annual incomes of less than $25,000. (International Demographics, Inc., 2003, p.1)

2.4 Busters

Known for their individuality and hesitance to comply with societal norms, today's

young, single professionals are difficult to stereotype. However, *Consumer Behaviour,* a book

written to provide marketing guidance*,* labels them as *Busters* due to their spending

power/disposable income and categorizes them as follows:

1. Cynical Disdainers – the most pessimistic and skeptical about the world.
2. Traditional Materialists – upbeat and optimistic about the future and actively striving for what for what they continue to view as the desire for material prosperity.
3. Hippies Revisited – this group tend to expose the non materialistic values of the 1960s. their priorities are expressed through music, retro fashion and strong interest in spirituality.
4. Fifties Macho – this portion of the group tends to be young conservatives. They believe in stereotyped gender roles, are politically conservative and are the least accepting of multiculturalism. (*Consumer Behaviour* 1999, p.361)

2.5   Character Assessment

Through these characteristics of young, single professionals, certain common traits

prevail: they have achieved a higher level of education, regard independence highly,

experience the blurring of traditional gender roles, revere living life more fully rather than

job security, are technologically astute, welcome diversity, defer marriage and child rearing

until late twenties and thirties, and tend to be individualistic and are thus less willing to conform to social norms.

Characteristics noted in Richard Florida's *The Creative Class* not depicted in articles featuring *Generation X or Young, Urban, Professionals* include the following: a no-collar dress code in the workplace, where anything from Birkenstocks to Brooks Brother suits is acceptable; they are attracted to urban districts and prefer living in a community with a distinct character; they esteem creating a unique identity; they blend bourgeois and bohemian values; they do not classify themselves solely by occupation, but rather include personal interests as well and they desire to achieve a lifestyle built around creative experiences.

3.   Searching for Rootedness

3.1   The Urban Tribe

"An intricate community of young people who live and work together in various

combinations, form regular rituals, and provide the support of an extended family" is how

Ethan Watters defines the group in his novel *The Urban Tribe*. With societal changes such as

marrying later and leaving their childhood communities for advancement, many young pro-

fessionals are seeking extended families through forming friendships.

3.2   Basic Needs

> The over-all concept of *genre de vie* (lifestyle), while useful in general
> terms, does not help us to determine how it affects the forms of dwellings and
> settlements. For that purpose it is necessary to break it down into terms even more
> specific and concrete than the concepts of work, view, ethos, national character and
> culture, because the lack of criticality in house form means that the same objects can
> be met in many different ways, and how a thing is done may be more important than
> what is done. This is logical if we accept the symbolic nature of man's environment, as
> well as evidence on the importance of symbolic values in many aspects of man's life
> and activity. The concept of basic needs is then brought into question, since all, or
> most, of them involve value judgments and therefore choice, even in the definition of
> utility. (Rapoport, 1969, p.60)

These basic needs that Rapoport alludes to in his consideration of dwelling are needs such as

fresh air and comfort. These needs clearly vary depending on the culture and climate of the

habitat. For the dwellings proposed in this thesis, some basic needs would include cross-

ventilation, shade, orientation to view and safety.

Additionally the attachment and establishment of place is also of importance.

According to Altman and Wandersman, every relationship is inextricably a component of a

complex environmental system in which the human process and the setting define the

meaning of the experience to the person.

> Physical settings contribute to development in direct and pervasive ways. The term *place- identit*y has been used by Proshansky and his associates to describe that contribution (Proshansky, Fabian, & Kaminoff, 1983). Place-identity is seen as a "substructure" of self-identity consisting of "cognitions about the physical world in which the individual lives" (p.59). The authors delineate the components of the cognitions as "memories, ideas, feelings attitudes, values, preferences, meanings, and conceptions of behavior and experience" (p.59). Place-identity is described as both "enduring" and "changing" over the course of life. Although home and its surroundings are part of the process of self-definition, the authors stress the contribution of a broad set of experiences and relationships in a number of different physical settings over the life span. (Altman & Wandersman, 1987, p.9)

The Family.   The family, in the case of this thesis, is a single individual. However, the

multiple dwellings which comprise the complex may be considered

family as well.

Position of women. Although this need is mostly associated with the family, it is also

important to consider the needs of women living alone, which

differ from that of men, such as security needs. Women are typically

more concerned with visual privacy as well. The level of visual privacy

desired by women, as indicated by Rapoport, is a probable reason for the development of courtyard houses in the Mediterranean area.

The need for privacy. According to Rapoport, in addition to attitudes to sex and shame, it is possible that feelings of personal worth, territoriality, and the place of the individual may affect attitudes of privacy. (Rapoport, 1969, p. 66)

 Attitudes of privacy vary according to specific cultures. For instance in traditional Japan, prior to Western influence, people had a very different idea of modest and hence of privacy. During the summer people would appear naked in public, and they used common baths. However, most Westerners are not comfortable with public nudity. We see these attitudes of privacy manifest in the built environment. The Japanese home typically has extreme privacy from the outside, shielded by a blank wall or high fence, but little internal privacy. In contrast, the Western home is typically inviting and less private on the outside, but Possesses extremely private interiors. (Rapoport, 1969, p. 66)

Social intercourse.	According to Rapoport, "The meeting of people is also a

basic need, since man has been defined as a social animal. What

concerns us is where people meet, whether in the house, the café,

the bath or the street. This, not the fact of meeting itself, affects

the form of the habitat." (Rapoport,1969, p.68-9)

**3.3	Urban Dwellers**

In the fall of 2002, Downtown Cincinnati Inc. conducted a housing survey for those interested in urban living. Over 1,100 people responded (the average age surveyed was 41, 71 percent of whom were single) to questions that included basic demographic information, interest level in living in an urban setting and housing amenity preferences. (Downtown Cincinnati Inc., 2002, p.55)

The project site for this thesis is not located downtown, but rather in a semi-urban

setting ten minutes east of downtown. The DCI survey pertains not only to those interested in

living downtown but also to those interested in adjacent urban areas such as Mt. Auburn, Mt.

Adams, and Prospect Hill.

This data provided the following preferences for those considering urban living.

- Urban residents tend to be individualistic and design conscious. Fifty-six percent of respondents to the DCI study selected historic, renovated or loft design as their most favored housing choice. Of the other housing styles offered in the survey, town homes ranked third, new construction was fourth and one-floor plans were chosen the least.

- The results of (this) survey found that the majority of consumers want:
  Two to three-bedroom units
  Two bathrooms
  Two parking spaces
  Washer and dryer hook-ups
  Green/outdoor space
  Exercise facility or pool
  Building security
  Visually open space in unit" (Downtown Cincinnati Inc., 2002, p.31)

- Market trends suggest that creating a lifestyle community with river views would be in high demand by consumers. (Downtown Cincinnati Inc., 2002, p.64)

- NAHB found that the majority of those surveyed favored a kitchen/living room arrangement to be visually open with a half wall (42 percent). Twenty-three percent wanted the space to be completely open between the two rooms. In terms of respondents reaction to name brand appliances, 56 percent of NAHB respondents said they would be pleased to find name brands, 25 percent said they were nice, but not necessary, and 19 percent were not affected in their selection decision for housing by name brand appliances. The most popular kitchen features were:
  - Walk-in pantry (78%)
  - Island work area (71%)
  - Extra long counters (57%)
  - Special use storage (53%)
  - Built-in microwave oven (50%)

- The DCI Housing Survey showed a strong preference for washer and dryer hook-ups within each unit.

- (Another) requested amenity was for some type of outdoor or green space. Respondents expressed this feature in several different ways; the most common were a balcony, patio or garden space. Exercise rooms and swimming pools ranked fourth on the list of desired amenities. Building security was fifth on the preferred list. (Downtown Cincinnati Inc., 2002, p.33)

- They are more concerned with living in close proximity to entertainment and recreation than good public schools. (Downtown Cincinnati Inc.*,* 2002, p.34)

- They do not have children, who often provide a direct link to the community at large via school functions, Boy Scouts, soccer etc.

- Since they feel out of place in the suburbs, they are limited as far as potential neighborhoods to dwell within. They do not want to be relegated to the few high crime areas of gentrification that have row houses, but no center of commerce where banking, library access etc. are available.

- They seek a dwelling that provides a sense of place and community

- They do not have a double income, which can pose a financial challenge.

Additionally, DCI's survey indicated that "success in this arena depends not simply on the mass production of new housing, but creating a place where people want to live. In a general sense, the other essential ingredients for a successful downtown residential community should include:

1. **Safety** – Before anything else, people must feel safe. Given the recent untoward events in Cincinnati, the real and perceived issue of crime in the
   urban core must be addressed if the housing market is to flourish. In the DCI Housing Survey, when respondents were asked what were the most important factors were in considering a downtown residence, the number one answer was safety. Conversely, when asked to name the most discouraging factors to living downtown, the number one answer by respondents was crime.

2. **Cleanliness** – Downtowns in general, are perceived by many as being dirty and deteriorating. The importance of having clean, well-maintained sidewalks, adequate lighting and infrastructure is critical for people living and visiting downtown. There is nothing more unwelcoming than a dark, dirty, graffiti-filled street.

3. **Legible Neighborhoods and Critical Mass** – A concerted effort should be made to create and advertise a unique sense of place in each of the existing residential districts in the primary market area. Although the neighborhoods discussed in this study are well known to those active in the downtown housing market, the public at large is generally unaware of the names and variety of residential districts downtown. Name recognition of an "address" (i.e. TriBeCa, LoDo, SoHo, etc.) is an important marketing tool in attracting new residents in the short run and increasing property values in the long run. Neighborhoods should have clear boundaries, human scale and a particular focus – be it an institutional anchor, lively entertainment or a park. A concentrated effort to build critical mass in existing residential districts will lead to adequate thresholds for new shops, restaurants, cafes and office space.

4. **Local Transportation** - An easily accessible and recognizable transportation system should be developed to allow downtown residents and visitors easy circulation to daily activities – work, play and daily shopping needs. The recent failure of the tax levy designed to fund light rail was a significant set back for the CBD and the region. However, in its immediate absence, a local circulator could be the first step toward this long-term goal. A second phase should include access to neighboring areas in Northern Kentucky and the University of Cincinnati/Medical Arts Complex in Clifton.

5. **Convenience retail** - The second most important factor mentioned in the DCI Housing Study was the desire for a grocery store.

6. **Green Space** - Many respondents to the DCI Housing Survey stated they would like some kind of green space or the opportunity for outdoor recreation of some kind (i.e. pools, jogging trails, parks). Indeed, many of the young urban professionals who are the target market for downtown living enjoy an active, outdoor lifestyle. Paraphrasing from the work *"The Rise of the Creative Class"* by Richard Florida, one of the most important factors in drawing young professionals to urban centers is creating an environment rich in outdoor activities. Young adults today are not sport spectators. They are drawn to active environments where they can directly participate in activities. In a larger context, green space appeals to everyone – people with pets, people with children, and people who like to gather for social or performance events. Green spaces, green corridors and

pocket parks can also be used as a focal point, connector or "marker" to define districts that are distinctly residential in character.

7. **Embracing Diversity** – Successful (urban areas) offer a lively mixed-bag of people, experiences, places and entertainment. They welcome newcomers and are open to new ideas. There is a willingness to listen to a variety of voices with different ideas, backgrounds and tastes, and these cities seek to satisfy a wide range of lifestyles. " (Downtown Cincinnati Inc., 2002, p.55)

In review the survey concluded that seven main factors are critical in attracting singles to an urban area: safety, cleanliness, legible neighbors and critical mass, access to local transportation, convenience retail, green space and diversity.

Although the single professional is the target market, I am targeting the creation of a densely populated, low maintenance housing, I will also attract those who do not fall in this category. All are welcome and will only add to the community formed.

3.4 In-Depth Survey

In an attempt to better understand the market that I intend to attract, I engaged in conversations with eight single, childless, professionals between the ages of twenty-five and forty-five, three male and five female, who have recently searched for a home in the Cincinnati area. Their professions are quite diverse: three architects, a financial planner, a professor of business administration, a school teacher, a film editor and a computer consultant for IBM. Their salaries range from $35,000 to $85,000.

I presented several questions to them, the first being whether they encountered difficulties in their home search and if so what were they? All indicated that their search was difficult, since most homes were too large, situated on more property than they would have liked, were geared towards families, did not address security concerns, the amenities did not cater to their needs and the options did not provide a way for single individuals to feel part of the community. All but one conducted their search in urban neighborhoods such as Clifton, Hyde Park, Mt. Lookout, Columbia Tusculum, Westwood and Mt. Adams.

Results from the interviews:

- All were more attracted to densely populated urban areas, rather than suburban

- All were hesitant to pay condo fees for a building they had little or no control over.

- An easily maintained home and yard is very important.

- All indicated that they would feel isolated living in a typical home situated on a quarter or half-acre lot.

- All preferred a dense neighborhood where a sense of community could be established.

- All wanted neighborhood interaction as well as maintaining personal privacy.

- All were very likely to purchase a home in a dense neighborhood with little or no yard.

- All but one indicated they would like a swimming pool, tennis courts, and an organic garden to promote community.

- Their suggestions for the establishment of community included exercise/fitness room, party room, music room, dry cleaning pick up, maid service, basketball court or shared tools/stretch ladder.

- The men indicated that they are willing to walk two hundred feet or more to access their car form their home. The women wanted either a built-in garage or a parking space within 10 feet of their residence for security issues.

- Amenities they would like to see in their home include abundant natural daylight, multiple balconies, a fireplace, acoustic privacy for musical instruments, flexible interior spaces, exposed brick wall, feeling secure without feeling imprisoned, a place to place a pet during the day while the owner is at work (perhaps a deck) and a place where each home is architecturally unique.

Bases on the cited readings and the DCI survey, it appears that wants and needs of this group are quite basic. They very much want to establish a sense of place and community, while maintaining privacy and the autonomy which allows for a home that reflects their individuality.

3.5   Design Implications

In assessing the needs and characteristics of this user group, certain design considerations prevail: the need for individual expression, the achievement of an appropriate balance between public and private space, the creation of a sense of place, the provision of a creative and stimulating environment and that adhering to social norms is not of concern.

More pragmatic concerns would include adequate security, individual ownership, a kitchen open to the living space, flexibility, a green roof and a common swimming pool and exercise facility.

4. Precedents

4.1 Inadequate Solutions

A variety of housing types existed in the U.S. during the nineteenth and early twentieth centuries for economic, social and practical reasons. Examples include religious and nonsectarian utopian societies, cooperative living clubs and cooperative apartment buildings. All were based on creating a shared area which provided either economic, social or practical advantages.

The row houses which are popular today first emerged in the early 1800's, stemming from an attempt to project the essence of democratic virtue. This democratic virtue is one that omits excessive ornament, but rather gives greater importance to comfort and economics. "In theory, classless America, all dwellings would embody the same principles and would there-fore look alike. The repetition of simple forms in housing was taken as visible evidence of equality of station in society. Equality was a goal that engendered constraints, tensions and symbolic responses from the beginning of the republic." (Wright, 1983, p.25)
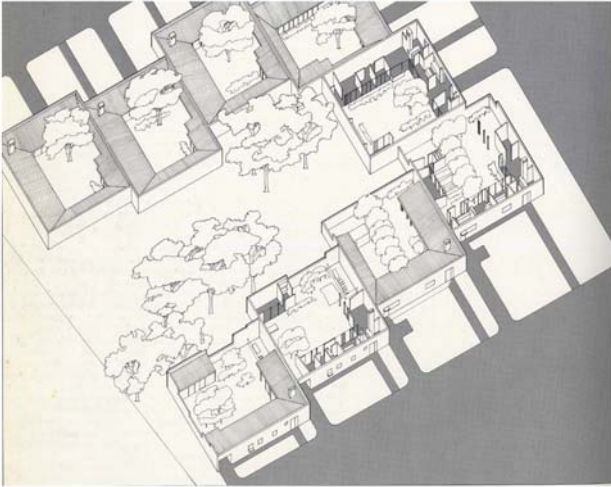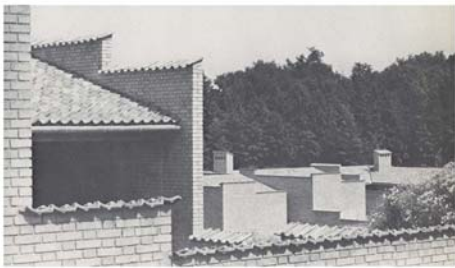
Figure 3. Kingo House Plan

Figure 4. Kingo Houses

The mid-twentieth century saw an attempt by a few notable architects to improve the design of collective dwellings. For example Le Corbusier's "Citrohan" house concept was an introduction to one of his notable concepts of interlocking spaces in which spaces of different heights are intertwined . It contains two levels on one side and two-story space one on the other. It also incorporates an elaborate garden on the flat rooftop. Another interesting development was the "Kingo Houses" designed by Jorn Utzon in Denmark. Here is an example of attached multiple dwellings that appear unattached, while combining both modern and traditional vocabularies. An attractive feature of the design is the private courtyard in which each unit as well as a public courtyard shared by all. Although these two solutions offer a certain level of community, they are still attached and are not much different from condominiums.

Figure 5. Trudeslund Cohousing in Denmark
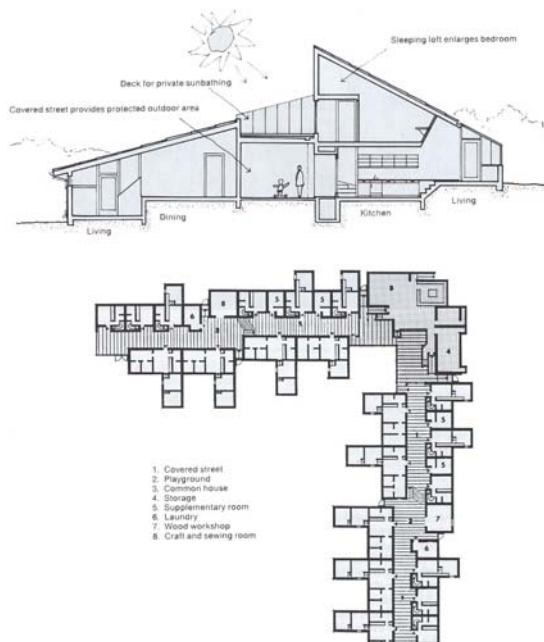

Figure 6. Plan and Elevation
            Trudeslund Cohousing in Denmark

In response to our changing demographics, several alternative housing options have emerged in the latter part of the twentieth century.

1. Co-housing   is a form of collective housing initiated in Denmark in the early 1970's to address contemporary lifestyles and the isolation experienced by those living in secluded "castles." The process engages a group, consisting of families, singles and elderly, to develop a program to suit the needs of the community in which they intend to live. Once the program is established, they collaborate with a developer to create the housing development which best suits their collective and private needs.

Although this is a very attractive solution, it contains more shared space than is welcomed by those singles I interviewed. It also is not as attractive to those who are upwardly mobile since the community is designed by those who intend to live there for an extended period, thus catering to their individual needs rather than the general needs of the single professional population.
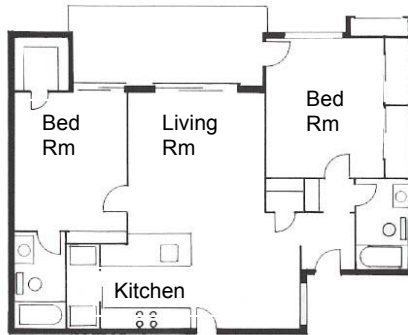
Figure 7. Mingle Unit Plan

2. Mingle Units

Initiated in California, mingle units can be either apartments or houses, which are shared by two individuals. Basically each resident has his or her own master bedroom suite and bath and shares living room, dining room and kitchen. Not much different from having a roommate. These homes initiated in the 70's for individuals who could not afford to handle mortgage payments on their own. The majority of these units were sold to women who worked together.

This solution offers little autonomy and flexibility. It also leaves one financially dependent on someone to whom one is not personally or legally attached.
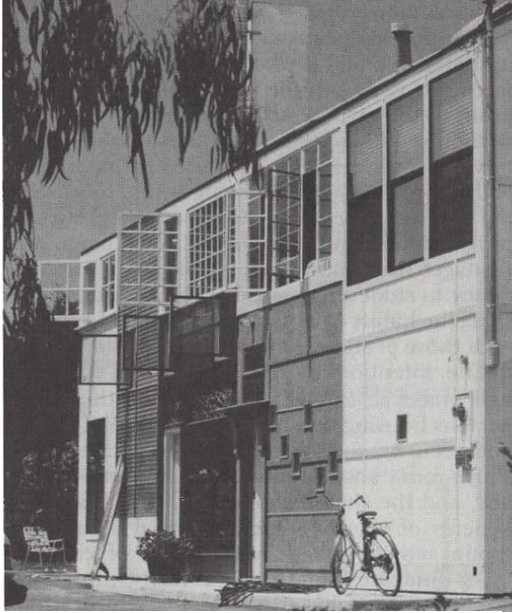
8. GoHome, Del Mar, California
front façade above and plans below
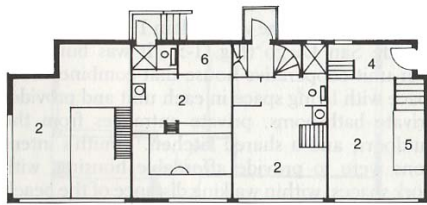
Second Floor

First Floor

3. Go Homes   is a cooperative housing type developed in Del Mar, California, by architect Ted Smith in the early 1980's. It consisted of four units which combine living and work spaces. Each unit has its own private entrance, bath and living quarters, and shares a kitchen with the other units there. Ea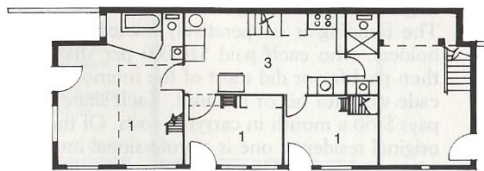ch unit has a separate entrance to the common kitchen. Smith's intention was to create affordable residences within walking distance of the beach, while still complying with single-family residence zoning ordinances.

His observation of those inhabiting the "Go Homes" showed that each owner cherished his or her privacy, and was reluctant to walk through common areas or share a kitchen. As a result, the kitchen ended up being mostly utilitarian and the units were utilized for office/work space rather than living quarters.

Although each of the cited examples has valuable elements to consider Incorporating into the final design solution, no one of them successfully addresses the current needs of the single professional market sector.

9. Row Houses

3.2 Gentrification – a Viable Solution?

The process of renewal and rebuilding accompanying the influx of middle-class or affluent people into deteriorating areas that often displaces earlier, usually poorer, residents is defined as *gentrification*, according to Webster's Dictionary. Many assume that young and middle-aged single professionals are content with inhabiting gentrified neighborhoods; however this is not always the case. Although aspects of gentrification are attractive to this market sector, gentrification in itself does not solve the problem. Areas under urban renewal may be attractive in many ways, but there is a down side to this alternative that includes high crime rates and the displacement of existing residents. In addition, not all areas under urban renewal possess the row houses or their equivalent that are attractive to the single home buyer. For example, the Cincinnati suburb of Oakley is comprised of mostly old working class family homes. Even the row houses in these neighborhoods have been converted into condominiums, which have the drawbacks discussed earlier.

Cincinnati in particular has several areas which have been gentrified or are currently in

the process:

1. Over-The-Rhine –   has received much publicity lately due to the race riots which occurred
                       in the spring of 2001. Some citizens attribute the gentrification of the
                       area as the catalyst for the disruptions that occurred. Despite the
                       numerous attractive Italianate row houses that border downtown, Over
                       the Rhine still maintains a high crime rate, thus making it uncomfortable
                       to be out at night.

2. Mt. Auburn -   located just east of Over-the-Rhine and downtown Cincinnati,
                       Mt. Auburn possesses very attractive row homes. However; there is no
                       central business district and it is surrounded by high-crime, low- income
                       areas. Even the attractive row homes have been converted to
                       condominiums, therefore making them less attractive.

3. Oakley –   is currently a popular area for single professionals; however the only
                       options are purchasing a single-family home or purchasing a multi-
                       family unit and acting as a landlord.

4. Columbia-   A desirable area because of its river views, distinct Victorian style
   Tusculum   and close proximity to downtown and amenities, but most of the
                       available homes are single-family units. Lower Columbia Tusculum still
                       has a crime problem. The row houses which are available have been
                       converted into condominiums and are expensive.

Despite their shortcomings, gentrified areas still remain attractive to the single

population, a fact that has impacted my decision to locate this proposed new housing in the

Columbia Tusculum neighborhood. My proposed design for the single professional will not be

as isolating as a single-family home, but will offer more independence than condo living.

5. Site Selection/Program

5.1 Introduction

The selected site for this project is located in upper Columbia Tusculum, which is a few miles east of downtown Cincinnati. As a designated "Historic District," it is one of Cincinnati's oldest neighborhoods and was placed on the National Register of Historic Places in 1979. Victorian architecture is the prevalent style that gives the area its distinctive feel. It is adjacent to the Mount Lookout area, which has been quite popular among Cincinnati singles for the past twenty- five years. It has an urban feel; a center square incorporates a movie theater, a coffee house, a pub, a church and other restaurants and retail establishments.

Figure 10. Location Map

5.2 Location

The project site, off Delta Avenue near Columbia Parkway, is an easy ten-minute drive into downtown Cincinnati. It is located two minutes from Lunken airport (which encompasses a golfing range, tennis courts, bike trail and play fields), it is conveniently located near interstate access and public transportation, and it is in close proximity to two city parks, the Cincinnati Sports Mall and the Eastern Hills Indoor Tennis club as well as ample shopping. It is also situated adjacent to run-down Appalachian homes and one section 8 housing unit, which makes the property affordable at present. Although it does not have a central business district of its own to date, the city of Cincinnati plans to sponsor a nearby business area including a small grocery, bookstore corporate office and other businesses, which will greatly enhance the area.

5.3 History

Columbia Tusculum has a rich history documented in information provided by the Cincinnati Historical Society. Founded in 1788 by the pioneer Benjamin Stites while on a trading expedition, the initial settlement was called "Columbia," where Fort Miami and the initial cabins were built for protection from the native American Indians. This could be seen in the heavy oak wood plank doors with security bars, the application of only two small four-pane windows per cabin and port holes located on each side of the house to view enemies and

Figure 11. Columbia Tusculum Hillside

FIgure12. Victorian Row Houses

possibly for rifle fire. Columbia was also the home of the first school in Hamilton County, built

in 1970. (Columbia Tusculum Community Council, 1988)

Despite the rough initial years, life in Columbia improved in the early 1800's, which was

reflected in homes with greater prosperity and less concern for safety. The land was fertile,

hence the primary occupation at the time was agriculture and agricultural support businesses.

Secondary businesses included manufacturing and river trade. The Ohio river was

instrumental for the town's development and growth, since it was not only located adjacent to

the river, but also served as the gateway to the eastern section of Hamilton county. (Columbia

Tusculum Community Council, 1988)

In the mid-1860's a growth spurt occurred due to the transportation boom, which

prompted the City of Cincinnati to annex it in 1873. At this time the largest land owner was

Nicholas Longworth, who planted vineyards throughout the area to support his winery. Many

of the buildings that are still standing today were built during this time period. As the first

suburb of Cincinnati, it was dubbed "Nanny Goat Hill" for the animals that still roamed the

streets in this suburb, which still possessed the aura of a farming community. The residential

development also triggered a growth in the business district which supplied the total needs of

the community from groceries to dentistry. (Columbia Tusculum Community Council, 1988)

This time of affluence began to deteriorate after World War Two, since veterans returning home wanted to move to the fresh, new homes springing up in the suburbs. On the proposed thesis site, a housing project (according to the Cincinnati Park Board), was built for veterans in 1946. At this time, there was also an influx of poor immigrants from eastern Kentucky. This new wave of immigrants subsided in the late 1970's. The revival of interest in Victorian architecture brought an influx of young people who wanted to live closer to the city. This gentrification process is still underway.

5.4 The Terrain

The site is at the end of Golden Avenue. It is relatively flat and features an incredible view of the Ohio river. According to Stansbury, an expert on real estate development, "The subject area is located on the (upper) slopes of the north valley wall of the Ohio River. The Kope formation of the Cincinnati Series of Ordovican Age underlies the entire site. The Kope formation is primarily shale with thin limestone layers, typically two to six inches thick. The limestone represents twenty to thirty percent of the total material. The joint system carries significant quantities of groundwater, overall. Most of the water flows through joints in the limestone layer." Cincinnati is not subject to hurricanes; however tornadoes are possible and minor earthquakes. (Stansbury, 2000, p.6)

Figure 13. River View

5.5 Building Context

The site, 2905 Golden Avenue, is currently utilized as a public park, Larz Anderson park. Six of the nine acres were endowed to the city by Emma Anderson. It is situated at the top of a hill that originates at Columbia Parkway. Its altitude offers a panoramic view of the river valley below.

Prevailing winds stem from the southwest. Building shade is required May through October. Shading requirements are illustrated in figures 16 and 17. (Lechner 1990, p.94-95)

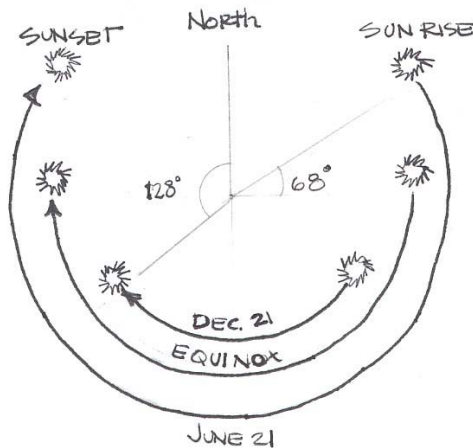Figure 14. Larz Anderson Park

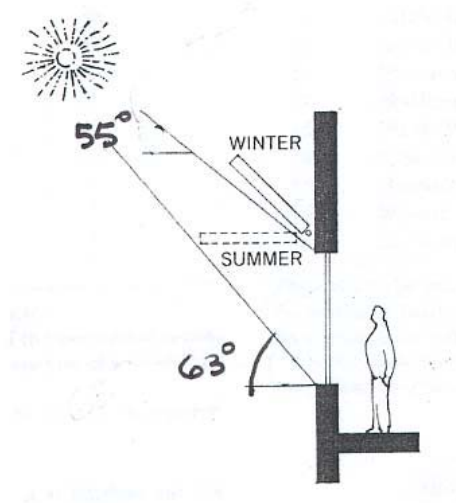Figure15. Seasonal Sun Pattern

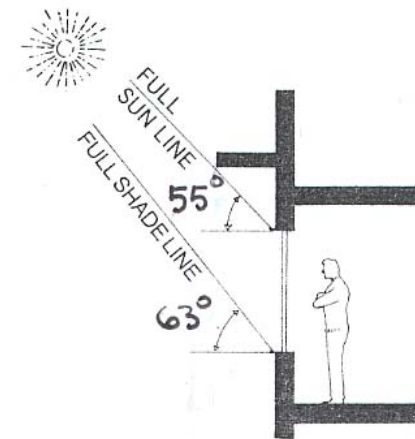Figure 16. West Shade Requirement

FIgure17. South Shade Requirement

Figure18. Delta Avenue

The site is currently accessible via Golden Avenue which stems off of Delta Avenue.

Utility taps are available to the site. The street is currently zoned R-4 Multi-Family, which

allows for multiple housing developments. Zoning requirements include a ten-foot setback

between the Golden Avenue right-of-way and the building front, a thirty-foot set back between

the rear of the building and the property line and the provision of one-and-a-quarter parking

spaces per unit.

Due to the area's historical significance and the fact that the hillsides are prone to

shiftin, all proposed building documents must be approved by The Environmental Quality (EQ)

board prior to receipt of a building permit. EQ considerations include blocking neighbor's view,

use of pylons to prevent buildings from shifting and the creation of a building that is compatible

with the neighborhood.

Figure 19. Bartet House Entry

Figure 20. Bartlet House

5.6 Site Precedents

Two hillside precedents stood out. The George Sturges house designed by Frank Lloyd Wright in Brentwood, California, and The Bartlet House built in Castle Pines, Colorado designed by San Antonio-based Lake/Flato Architects. Both sites have a flat approach to a steep hill. Both take advantage of view & integrate the home with the landscape.

The Bartlet House was built into a three-acre mountainside with panoramic views of the mountain valley below. The house opens to terraces with views to the west and intimate spaces between its front and rear. Granite walls (from nearby quarries) are used "to accentuate the seamlessness between the architecture and its surroundings." (Lang Ho & Barreneche, 2001, p. 128) Six-foot overhangs on the west side of the building shield the summer sun. The thermal mass of the thick granite walls are sources of passive solar heating in the winter. The materials utilized are granite, steel, glass, and wood.
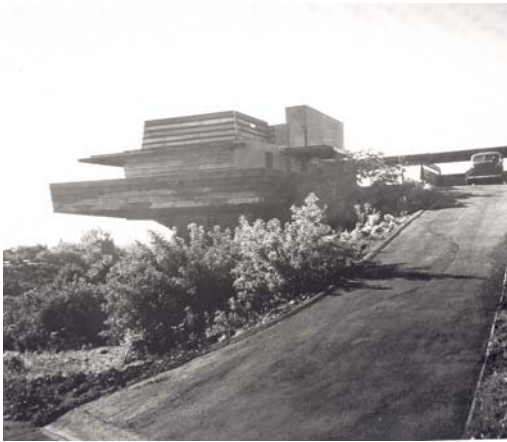

21. Bartlet House Plan

Figure 22. Sturges House

Figure 23. Sturges Overhang

The Sturges House, Brentwood Heights, California, 1939, is an example of a Usonian home designed by Frank Lloyd-Wright. The basis of this design was the broad terrace with its view southward across Los Angeles. The building is perched on the edge of the hill in which long cantilevers project beyond the structure below.

"The plan is very compact, with the living area operating as circulation space for the bedrooms beyond. The workshop is hidden under the cantilever bracing. This design has a certain quality of inexorability, which makes it one of Wright's most important houses." (Abbott, 1981. p. 94)

The building plan is basically very simple. A large living/dining space, kitchen, sort, two double bedrooms, bathroom at one level with a stair leading to workshop etc. under. It is oriented South and East.

Construction is basically a cantilever deck-held back by one of Wright's characteristically massive brick chimney stacks. Although the brick and painted wood siding give the appearance of a house without windows, the living rooms and bedrooms open on to an extensive balcony. (Abbott, 1981. p. 94)
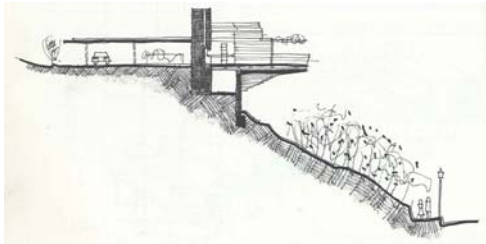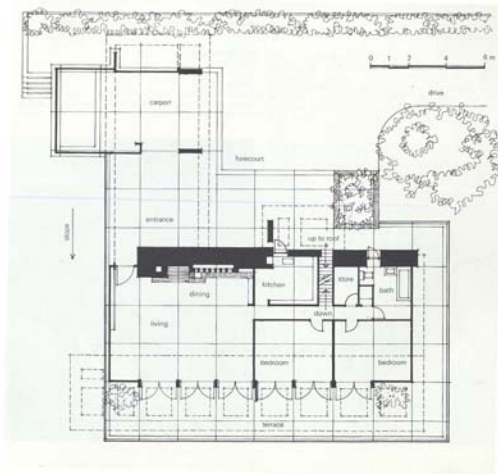
Figure 24. Sturges Site Section

Figure 25. Sturges Plan

5.7 Resident Profiles

Current residents of Columbia Tusculum vary in race, gender and working class. According to the marketing research firm Claritas, PRIZM lifestyle reports, these demographic reports define populations by grouping them according to their demographic profile, neighborhood choices and buying preferences. In total, 62 PRIZM lifestyle clusters are characterized in this system. The book, *PRIZM Cluster Snapshots*, describes the methodology underlying PRIZM clusters as follows:

> The social science of neighborhoods and their structures is the foundation of the marketing science of geodemography. Neighborhood segmentation systems developed from such data sources as the U. S. census work because the old adage "birds of a feather flock together" still rings true in America today – people with similar cultural backgrounds, needs and perspectives naturally gravitate toward each other. People choose to live in neighborhoods that offer affordable advantages and compatible lifestyles. Geodemographic systems are stable and reliable because the characteristics that define a neighborhood change slowly." (Downtown Cincinnati Inc., 2002, p.34)

The majority of those currently living in the area could be classified in the following five

1 Executive Suites

Executive Suites consists of upper-middle-class singles and couples typically living just be-yond the nation's beltways. Filled with significant numbers of Asian Americans and college graduates -both groups are represented at more than twice the national average- this seg-ment is a haven for white-collar professionals drawn to comfortable homes and apartments

Group: The Affluentials

CY2002 Statistics:
US
Households: 1,202,105 (1.12%)
US
Population: 2,704,030 (0.94%)
Median HH Income: $70,380

Lifestyle Traits
1. Exercise at health clubs
2. Research Internet real estate
3. Read GQ
4. Watch Will & Grace
5. Drive a BMW 3 Series

Demographics Traits:

Ethnic Diversity:	White, High Asian
Family Types:	Singles/Couples
Age Ranges:	25-44
Education Levels:	College Grad+
Employment Levels:	Professional
Housing Types:	Mix
Urbanicity:	Suburban
Income:	Upper Middle

2   Suburban Pioneers

Suburban Pioneers represents one of the nation's eclectic lifestyles, a mix of young singles, recently divorced and single parents who have moved into older, inner-ring suburbs. They live in aging homes and garden-style apartment buildings, where the jobs are blue-collar and the money is tight. But what unites these residents -a diverse mix of whites, Hispanics and African-Americans- is a working-class sensibility and an appreciation for their off-the-beaten-track neighborhoods.

Group: Inner Suburbs

CY2002 Statistics:

US Households: 1,312,164 (1.22%)

US Population: 3,665,320 (1.28%)

Median HH Income: $38,164

Lifestyle Traits

1. Play softball
2. Buy collectables by mail
3. Read Star
4. Watch Bold and Beautiful
5. Drive a Hyundai Accent

Demographics Traits:

Ethnic Diversity:	High Black & Hispanic
Family Types:	Mix
Age Ranges:	<45
Education Levels:	High School
Employment Levels:	BC, WC, Service
Housing Types:	Mix
Urbanicity:	Suburban
Income:	Lower Middle

3   Young Influentials

Once known as the home of the nation's yuppies, Young Influentials reflects the fading glow of acquisitive yuppiedom. Today, the segment is a common address for young, middle-class singles and couples who are more preoccupied with balancing work and leisure pursuits. Having recently left college dorms, they now live in apartment complexes surrounded by ball fields, health clubs and casual-dining restaurants.

Group: Middleburbs

CY2002 Statistics:

US Households: 1,064,387 (0.99%)

US Population: 2,311,447 (0.81%)

Median HH Income: $53,676

Lifestyle Traits

1. Buy high-end computers
2. Eat at Hooters
3. Read Rolling Stone
4. Watch That 70s Show
5. Drive a Mazda Protege

Demographics Traits:

Ethnic Diversity:	High Asian
Family Types:	Singles
Age Ranges:	<35
Education Levels:	H.S./College
Employment Levels:	Prof, White-Collar
Housing Types:	Renters
Urbanicity:	Suburban
Income:	Midscale

4   New Beginnings

Filled with young, single adults, New Beginnings is a magnet for adults in transition. Many of its residents are twentysomething singles and couples just starting out on their career paths -or starting over after recent divorces or company transfers. Ethnically diverse -with nearly half its residents Hispanic, Asian or African-American- New Beginnings households tend to have the modest living standards typical of transient apartment dwellers.

Group: Inner Suburbs

CY2002 Statistics:

US Households: 1,657,999 (1.54%)

US Population: 4,043,676 (1.41%)

Median HH Income: $37,376

Lifestyle Traits

1. Rent/buy at Hollywood Video
2. Play games on the Internet
3. Read Star
4. Watch Jerry Springer in synd.
5. Drive a Saturn SC

Demographics Traits:

Ethnic Diversity:	High Black, Hisp., Asian
Family Types:	Mix
Age Ranges:	<35
Education Levels:	High School
Employment Levels:	White-Collar, Service
Housing Types:	Renters
Urbanicity:	Suburban
Income:	Lower Middle

5   Suburban Sprawl

Suburban Sprawl is an unusual American lifestyle: a collection of midscale, middle-aged singles and couples living in the heart of suburbia. Typically members of the Baby Boom generation, they hold decent jobs, own older homes and condos, and pursue cocooning versions of the American Dream. Among their favorite activities are jogging on treadmills, playing trivia games and renting videos.

Group: Middleburbs

CY2002 Statistics:
US Households: 1,030,089 (0.96%)
US Population: 2,496,201 (0.87%)
Median HH Income: $51,078

Lifestyle Traits
1. Order home-delivery meals
2. Resrch Interent car purchase
3. Read Jet
4. Watch TVLand
5. Drive a Nissan Xterra

Demographics Traits:

Ethnic Diversity:	White
Family Types:	Singles/Couples
Age Ranges:	25-44
Education Levels:	H.S./College
Employment Levels:	WC, Service, BC
Housing Types:	Homeowners
Urbanicity:	Suburban
Income:	Midscale

In reviewing these five major demographic groups, it is apparent that Columbia Tusculum is quite diverse at present. Profile #1 Executive suites and profile #3 Young Influetials are the target populations I intend to base my design program on. Specifically the single population within these groups.

5.8 The Program for the Single Family Home

To provide a milieu that is conducive to social interaction, yet allows individually owned homes and property and the expression of personal identity, both common and private spaces will be created to allow for both social interaction and individual privacy. The project is made up of 36 units and a common area. Outdoor grills, a swimming pool and exercise facility will serve as a catalyst for resident interaction. To create a link to the community at large, a public overlook will be included.

The building character will be progressive, yet warm and engaging. It will be contextural with the existing Victorian vocabulary yet not literal, inviting yet private, transitional yet rooted, vibrant yet tranquil.
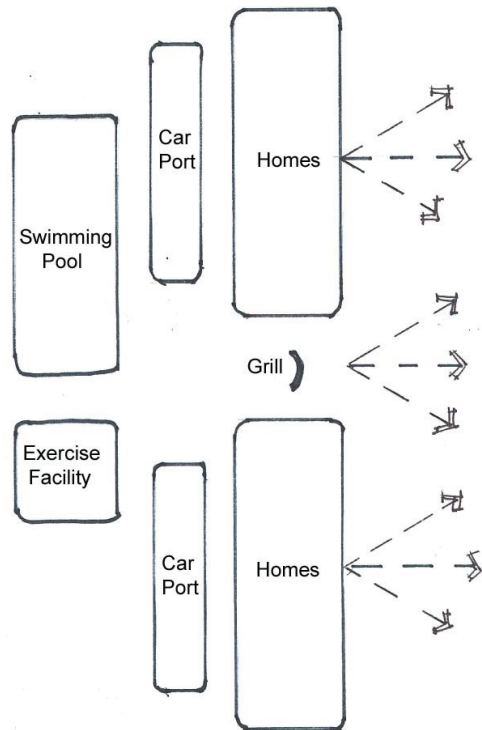
Figure 26. Commons Program Diagram

The Commons   **Total   2494 sf**

"A building is a visible, concrete manifestation of a social group or social institution." To further cement the building as a manifestation of a social group, shared spaces have been implemented. (Gutman, 1972, p.97)

Carport (to house 4 cars) and Tool storage   920 sf

Carports will be utilized to allow for social interaction among residents versus a garage which limits interaction. "Create a car connection which is a place where people can walk together, lean, say good bye." (Alexander,1977, p.555)

Outdoor Fireplace/Grill   24 sf

"Certainly the main fireplace should be located in the common area of the house. It will help to draw people together in this area, and when it is burning, it provides a kind of counter point to conversation." (Alexander,1977, p.842)

Laplane/Swimming Pool   1150 sf

A place to recreate and convene which is conducive to relaxation and interaction.

Exercise Facility   400 sf
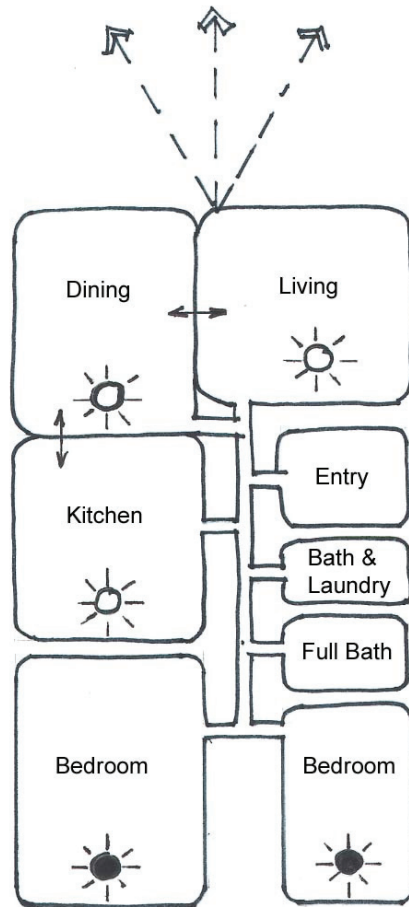
I plan to design 36 units and a common area.

Figure 27. Program Diagram of Typical Unit

Private Units   **Total   1225 sf**

    "A building cannot be a human building unless it is a complex of still smaller buildings or smaller parts which manifest its own internal social facts."   (Alexander,1977, p.469)

Living Room- The main living space, open to the exterior with access to balcony.   210 sf

Dining Room – Open to living room and kitchen, large enough to seat 6-8   80 sf

Kitchen – Efficient and open to dining area   100 sf

Bath – one full bath with the attempt to include an additional ½ bath   110 sf

Main Bedroom – Large enough to house a lounge chair, a dresser
                        and walk-in closet   180 sf

Bedroom/Loft – A second room to function as either additional workspace   120 sf
                        and or a quest bedroom

Laundry – Space for stacked washer and dryer   30 sf

Linen Closet – To house linens, toiletries etc…   8 sf

Entry Closet – To house guest coats, boots, hats etc…   12 sf

Circulation   224 sf

Mechanical   150 sf

Storage – for bikes, skies etc…   15 sf

6. Opportunities Abound

6.1 Architectural Challenge

That architecture does have some influence on social interaction cannot be disputed. A building, or a group of buildings, has the capacity to serve as a communications network. The arrangement of rooms, walls, doors, partitions, driveways and streets does affect the opportunities people have to see and hear each other and thus to respond to one another. By the location of barriers, apertures, and paths, physical arrangements can provide opportunities for communication or hinder it. (Gutman, 1972, p.97)

This is clearly delineated in a study conducted among residents of M.I.T. veteran student houses. According to the survey, several observations were made regarding the formation of friendships as they related to housing placement. " Two major factors affected the development of friendships (a) sheer distance between houses and (b) the direction in which the house faced. Friendships developed more frequently between next door neighbors, less frequently between people whose houses were separated by another house, and so on. As the distance between houses increased, the number of friendships fell off so rapidly that it was rare to find a friendship between persons who lived in houses that were separated by more than four or five houses. People also tended to make friends with those whose houses faced their own. Because of the arrangement of the courts in the housing project, these two factors combined to make it easy for social groups to develop on any other basis. Each court in the project became a more or less cohesive group with a social life of its own. The relatively little social contact that did exist between one court and another, was almost entirely limited to contact between adjacent courts. Because of the design of the project the social groups which developed were determined by the order in which the names happened to appear on the waiting list. (Gutman, 1972, p.128)

Consequently they found that people in homes which did not face the courtyard made

less than half as many friends as those who did.

Another study at M.I.T. was conducted among apartment dwellers. This study concluded that small features such as locations of stairs and mail boxes either contributed to social connectedness or social isolation depending on where they were situated.

Being cognizant of these considerations is imperative during the design process, since as stated earlier, connection and socialization are basic needs of the population being addressed.

In addition to basic needs of the home buyer, as Dolores Hayden indicates, there are significant societal and economic obstacles to overcome before housing development reflects current demographics. Specifically catering to the single professional market,

> Architecture can't bring about revolution; spatial change by itself can't effect social change. American housing reform movements over the last two centuries have often been blessed with a multitude of good ideas and cursed with a lack of economic power. Until land and residential buildings are no longer treated as commodities in this society, until government policies such as depreciation allowances and other tax breaks favoring real estate developers are ended, this society will always have housing problems.   (Hayden, 1984, p. 205)

As this market sector continues to grow, developers will be compelled to consider their needs.   In addition to the societal obstacles, this thesis posses several other architectural challenges such as: How are individual dwellings situated to avoid isolation, yet embrace connection without sacrificing autonomy?

How can an appropriate balance be achieved between private ownership, where personal control can be exercised and territory established, where interaction can occur?

How can housing be made more affordable for those with a single-family income?

How does the design of collective dwellings for single individuals create a sense of place and community without compromising privacy and a sense of territory?

6.2 What Significant Impact Will This Project Make on Society?

Attachment to place involves the development of roots, connections that stabilize and create a feeling of comfort and security, words that people have used to describe their local areas. Yi-fu Tuan has characterized rooted ness as "an unreflected state of being in which the human personality merges with the milieu". He considers this ideal state as "irretrievable Eden" for most Americans. People's ability to form attachments and maintain relationships with places depends on the survival of the settings, which is largely a matter of economic conditions. The availability of local public spaces that can be grounds to establishing connections adds another dimension to the qualities that can enhance the formation of roots. (Kaplan and Kaplan, 1978)

The formation of roots and creating a sense of place can only enhance the social connectedness and the psychological well-being of the single population that this project addresses. This project might also serve as a paradigm for future projects. The research found few significant precedents to study. This project could be a model that delineates how private ownership can work in conjunction with a community to give the single population a viable alternative to the undesirable options currently in place.

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