AN EXPLORATION OF THE ATTRIBUTES OF SENSE OF PLACE
IN A CULTURALLY-DIVERSE DALLAS DISTRICT: LEARNING
FROM CEDAR SPRINGS CASE STUDY

by

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Presented to the Faculty of the Graduate School of
The University of Texas at Arlington in Partial Fulfillment
of the Requirements
for the Degree of

MASTER OF LANDSCAPE ARCHITECTURE

THE UNIVERSITY OF TEXAS AT ARLINGTON

May 2011
ACKNOWLEDGEMENTS

Accomplishing the task of successfully producing this research goes humbly to several people whose contributions go gratefully appreciated and acknowledged. A considerable amount of sincere gratitude goes to Dr. Taner Ozdil, the thesis Committee Chairman, for his hope, confidence and guidance. Dr. Pat D. Taylor and Professor Gary Robinette possess an admirable declaration from my heart for their responsible roles and quality contributions as thesis Committee Members.

It is important to acknowledge and give thanks to those whose guidance and support steered me in agreeable directions within the research topic and confidence throughout it: Dr. Rumanda Young, US Army Corps of Engineers; Joey Ball, US Army Corps of Engineers; and Rhonda Fields, peer and friend.

Lastly, I extend my utmost gratitude to those who worked behind the scenes by giving their thoughtful and encouraging strength: Sam Alford, my father for his endless love and assurance; Kaye Alford, my mother who is a blessing and worth a hundred schoolmasters; and Jason Wolters, for his support, understanding, inspiration, and motivation.

April 14, 2011
ABSTRACT

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Neighborhood centers rich in cultural diversity and history are desirable and special places for communities. Cedar Springs “The Strip” is a dynamic gay commercial neighborhood center serving Cedar Springs district’s and is specified as unique although experiencing socio-spatial changes in character as expressed by its community (Vanderslice, 2008; Zillow, 2010). Even though research in literature reveals various definitions of sense of place, it is not clear what attributes make a particular place special and desirable such as Cedar Springs district which in turn can inform design and plans to respond to the community’s sense of place.

This research identifies and evaluates the intrinsic attributes of ‘sense of place’ in Cedar Springs district by studying the physical framework of the district and analyzing interviews and observations to unearth its esoteric qualities. Sense of place is an intangible construct of emotional attachment to place developed through environmental experiences that connect people to their surroundings (Relph, 1976; Long, 2010; and others). The research question of
this study is three-fold. First, what are the attributes of sense of place in Cedar Springs district. Second, what are the most commonly cited attributes given by the participants of Cedar Springs district. Third, what are the observable neighborhood characteristics and behaviors that confirm the set of attributes which interviewees acknowledge as meaningful.

This research took its methodological references from both qualitative and quantitative paradigms following case study methods with primarily in-depth interview questions supported by passive observations (Guba et al., 1985; Marcus and Francis, 1998; Taylor et al., 1998). In-depth, person-to-person interview questions are conducted in the field to develop a detailed understanding of the users’ experiences and perspectives, and the passive observations aim to obtain supporting information to evaluate here and now phenomenon of the users and the space (Guba et al. 1985). This data is then refined and evaluated for common threads of community attachment and meaning, then themes are distilled which identify the intrinsic qualities of sense of place for Cedar Springs district.

Findings reveal various esoteric attributes of sense of place distilled into six themes which supply a sense of place unique to CedarSprings district. The results of the findings reveal five of the six themes to agree with the literature reviewed for this research. One of the six themes was identified as the driving force commonly characterized as supporting sense of place for Cedar Springs district and is a new emerging theme distinct from the literature review. With further research, these findings can be used to inform design and planning strategies of communities’ senses of place to support sustainable behaviors and a sense of belonging for this and other unique, culturally defined districts.
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CHAPTER 1
INTRODUCTION

1.1 Background

Many urban communities and neighborhood centers face challenges in maintaining a local sense of place because of the cities’ need to accommodate growth and development. These new urban developments can physically alter these places of personal value to residents (Hester, 1985; Sullivan, 2009), damaging the unique appeal of individual communities for both residents and visitors. Although there are significant efforts to reduce this effect by design and planning strategies by cities and communities research have shown that there is an underdeveloped understanding of sense of place concepts and what physical attributes make a particular place special and hence desirable (Jorgensen and Stedman, 2006; Puren et al., 2007; Shamsuddin et al., 2008; Pretty et al., 2003). Specifically, a closer look at place gives way to identify the meanings and everyday needs for the unique culture of local communities. Therefore identifying the singularities fostering sense of place held by the community plays a factor to sustaining culturally-defined urban communities and cohesive fabric.

1.2 Problem Statement

Cedar Springs district is a neighborhood consisting of residential enclaves and a neighborhood center in close proximity to Dallas’s central business district, and it is characterized by highly pedestrian-activated streetscapes and unique, homosexually-oriented boutiques, restaurants and bars (Vanderslice, 2008; Collins 2011). Cedar Springs district, once the core of a historic Dallas suburb, experiences spatial changes in its physical character in response to socio-demographic composition changes and increased property values. These are part of Dallas’s progressive development patterns (Vanderslice, 2008; Zillow, 2010).
According to Richard Florida’s (2002) definition of the creative class, the district also contains imprints of a place-choice by the creative class whose residing behaviors are indicators of the economic winners of today and where creativity can flourish. He further clarifies that what this creative class wants are the spaces that provide opportunities to validate their identities and meaning.

The area specifically under investigation located on Cedar Springs Road and the neighborhoods that bound it. Cedar Springs district’s commercial neighborhood center comprises of anchors such as Hunky’s Hamburger Restaurant, Sue Ellens bar, S4 bar, Warwick Melrose Historic Hotel, and Oak Lawn United Methodist Church. Dallas City Attorney’s Article 193 Oak Lawn Special Purpose District defines this commercial district as being bound by Oak Lawn Avenue to the south and Douglas Street to the north (Figure 1-1).

Figure 1-1 Oak Lawn District, Cedar Springs District Study Boundaries, and Surrounding District Context

The neighborhoods which bound Cedar Springs Road on either side of its commercial neighborhood center are inhabited by a mix of lower- to upper-class, young and old, and gay and straight (US Census, 2000). Throughout the study area original house sites are being
replaced by three-story duplexes, zero-lot single family homes, luxury multifamily apartments, and mixed-use developments are replacing them reflective of Dallas’s current development patterns.

Human ecologists, geographers, environmental psychologists, and sociologists have long recognized place attachment as an important construct for exploring the phenomenon that links individuals to certain spaces (Tuan, 1977; Tuan, 1980). However, little has been done by way of common groundwork of sense of place of a historic and culturally dynamic community such as Cedar Springs district. By focusing on a culturally defined urban environment such as the Cedar Springs district which is home to a historic neighborhood center, a clearer insight to a community’s value on place can be determined.

1.3 Purpose Statement

The encompassing purpose of this research is to identify the qualities contributing to sense of place of Cedar Springs district by studying the framework of the district and to unearth its esoteric qualities. The goal is not only to understand attributes of sense of place that is present in this particular district but also to inform design and planning strategies of the community’s sense of place to support sustainable behaviors and a sense of belonging for this unique district and perhaps beyond.

1.4 Research Questions

The primary questions addressed by this study and the issues of concern it raises to the profession of landscape architecture and planning are:

- What are the attributes of sense of place in Cedar Springs district?
- What are the commonly cited attributes that attract people to this particular urban environment given by the participants of Cedar Springs district?
What are the observable neighborhood characteristics and behaviors that confirm the attributes which interviewees acknowledge as meaningful?

1.5 Definitions of Terms

Attributes: Visual character or intrinsic qualities which belong and give meaning to a place.

Authenticity: Experiences that engage them in a personal and memorable way, not goods and services in an economic commodity (Gilmore and Pine, 2007).

Character: A property that defines the apparent nature of something.

Cultural diversity: The coexistence of different ethnic, socioeconomic, sexual-orientation within a place.

Gentrification: A process in which central urban neighborhoods that have undergone disinvestment and economic decline experience a reversal, reinvestment, and the in-migration of a relatively well-off, middle- and upper-middle-class population (Vliet, 1998).

GLBT – An abbreviation used to mean “gay, lesbian, bisexual, and transgendered.”

Neighborhood center: A retail center designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood.

Place attachment: An affective bond that people establish with specific areas where they prefer to remain and where they feel comfortable and safe (Hernandez et al., 2007).

Sense of place: An intangible construct of emotional attachment to place developed through environmental experiences that connect people to their surroundings (Relph, 1976; Long, 2010; and others).

Space: A void with the potential of physically linking things (Trancik, 1986).

Spirit of place: A translation of the Latin genius loci and exists as place meaning of the natural environment that determines the place’s character (Norberg-Schulz, 1980). Unlike sense of place, spirit of place is a concept where place gives meaning to people.
**Place**: Space that has been given a contextual meaning derived from cultural or regional content (Trancik, 1986).

**Place identity**: Persistent sameness and unity which allows that [place] to be differentiated from others (Relph, 1976).

**Placemaking**: A holistic approach to a site to infuse identity into a three-dimensional space and requires sensitivity to arrive to an integrated public realm (Lanzl, 2004).

### 1.6 Research Methods

The research follows case study approach and takes its methodological references from both qualitative and quantitative paradigms (Guba et al., 1985; Taylor et al., 1998). The study primarily includes person-to-person interviews concurrently with on-site passive observations.

In regards to sense of place, landscape architects are not only interested in the physical attributes that develop sense of place held by people, but who those people are. An active participation with them will further the understanding of their needs, motivations and expectations (Garnham, 1985). For the circumstances of the setting and people to be studied, this research involves the study of the local inhabitants that are the users of Cedar Springs district, a historically gay population though culturally, ethnically, and economically dynamic.

Florida (2002) established significant findings in the connection between new economy forces in search of talent often found in locations with low-entry barriers which have been identified to be areas with high gay index and built around creative experiences. Therefore, Cedar Springs district is chosen for the research location based on a combination of three factors: 1) it is Oak Lawn district’s gay commercial and community core, 2) it has highly activated streetscapes, and 3) it is experiencing spatial changes.

Primary research methods include the development of a tool to correctly establish physical qualities of sense of place in like regions throughout the world through literature review.
and qualitative and quantitative approaches to landscape architecture methods using a structured case study application of primarily interview processes and supplemental passive observations in the Cedar Springs district. It is structured to:

1. delimit explored definitions of sense of place in analogous districts to Cedar Springs district,
2. use these findings to develop a matrix representing sense of place,
3. use this matrix as a tool to cultivate interview questions for the participants of Cedar Springs district,
4. supplement this data with passive and visual observations, and
5. analyze the findings by following a derivative of Grounded Theory (Taylor et al. 1998) approach to distilling themes of senses of place,
6. use these findings to ascertain the perspective values underlying the physical context in which they choose to live, work, and/or play.

1.7 Significance and Limitations

Recognizing the recent phenomenon in concern for good design in place-making within urban regions offers a timely opportunity for a study in processes of sense of place theory for a culturally diverse district. Since Cedar Springs district is a host for a highly sought after culture class by today's economic forces, understanding place preference of these people helps generate insights to ways in preserving or place making for such a "creative class."

Simultaneously, this unique, culturally driven area is being subjected to modernization as part of Dallas's progressive development patterns (Vanderslice, 2010). Without a thorough understanding of place choice, one finds it difficult to address why a particular place is special and therefore risks losing these places forever.

A limitation to this study is the accessibility of a number of areas analogous to Cedar Springs district to study alongside one another. To compensate for this limitation, a case study
of multiple analogous districts to Cedar Springs is conducted through literature review and incorporated into a processing instrument designed to communicate quantitative measures involving sense of place theory.

Another limitation involves the nature of qualitative methods in interviewing. People are subject to being bound by weaknesses in seeing or understanding abstractly. Interviews are situational: you cannot assume what people will say and do in all situations (Taylor and Bogdan, 1998). To compensate for these limitations, interviews will be conducted on the actors’ own turf: the streets of Cedar Springs neighborhood center. Also, by being aware of these situations may improve them by taking account of them (Taylor and Bogdan 1998). Additionally, this is a comprehensive case study of a unique district. Although the exploration is deep, knowledge gathered here may not be generalizable to other settings. Generalization is in itself an aim for universal application unrestricted as to time and space though this brings deficiencies upon itself one of which is the ability to regard the present state of the universe as an effect of the past and form of future (Lincoln, 1985). However, by attempting generalizations, the applicability to universal settings in enduring value that is context-free is its significance.

1.8 Chapter Summary

The primary objective of this research is to evaluate physical features and appearance components of sense of place theory using qualitative processes in interviewing to understand place-choice by the culturally-diverse community of Cedar Springs district. A secondary objective of this research is to clearly identify sense of place for it is otherwise an elusive concept according to literature review. The format of this thesis is organized into 5 major sections: 1) introduction, 2) literature review, 3) research methods, 4) case study including analysis and findings, and 5) conclusions.

The first chapter, Introduction, raises issues regarding sense of place and Cedar Springs’ current climate as well as an overview of the research structure. The next chapter,
Literature Review, covers sense of place definition and past responses to sense of place. The Research Methods chapter discusses the design of data collection and analysis and their significance and limitations. The Analysis and Findings chapter focuses on the themes distilled from the data analysis. The final chapter, Conclusion, discusses the significance of the study, how it relates to the profession of landscape architecture, and possible future research.
CHAPTER 2
LITERATURE REVIEW

2.1 Introduction

The literature review begins with an understanding of Cedar Springs district as the study site through definition, historical perspective, and factors leading to the advancement of this type of quantitative yet primarily qualitative research. This chapter primarily delves into the defining measures used to delimit sense of place for this research, how it relates to cultural diversity, and how it contributes to physical design in an urban context while reviewing and highlighting limitations in past research (Jorgensen and Stedman, 2006; Puren et al., 2007; Shamsuddin and Ujang, 2008; Pretty et al., 2003). Further understanding of sense of place focuses on a formative tool of previous research to review, compare, and fairly analyze themed data on the subject.

2.2 Sense of Place

2.2.1 Definition

When defining sense of place, its roots must be examined. It is grounded in urban-design theory. Urban-design theory, in brief, is identified by three approaches: 1) figure-ground theory, 2) linkage theory, and 3) place theory. Place theory in terms of spatial design is the understanding of the cultural and human characteristics of physical space (Tracik, 1986). Abstractly, space is a void with the potential of physically linking things. It only becomes place when it is given a contextual meaning derived from cultural or regional content (Tracik, 1986). Therefore, in its theoretic essence, people give meaning to place.
Figure 2-1 Diagram of Urban Design Theories (Source: Trancik, 1986)

Research in the field of sense of place has yet to identify a common understanding of the principles for sense of place although various researchers in many disciplines ranging from landscape architecture to behavioral sciences have contributed towards the exploration of this subject. Two reasons this could be are 1) the concept is an intangible one making it an abstract occurrence, and 2) the subject is related to several disciplines that use different layers of discernment and approach. To define sense of place, it is first necessary to recognize that various publications have used a number of terms relating to sense of place including place identity, place character, and spirit of place. Likewise, it took a while before research on sense
of place became anything more than its phenomenological roots (Puren et al., 2007). Examples of how spatial disciplines have referred to sense of place as: 1) a process of experiencing the individual and unique identity of space, 2) the manner which people relate to their environments (Nanzer, 2004), 3) tangible as well as symbolic (Nanzer, 2004), and 4) consisting of physical context, activities and meanings (Shamai and Ilatov, 2005; Relph, 1976; Carmona et al., 2003; Puren et al., 2007). Psychological relevance namely environmental psychology has referred to sense of place as a construct of self as in self identity (Nanzer, 2004; Homes et al., 2003; Spencer, 2005; Day, 1999; Puren et al., 2007).

2.2.2 Sense of Place and Spirit of Place

Sense of place and spirit of place have been used interchangeably; however, there is a need for distinction because they differ in essence. Spirit of place, or *genius loci*, is an experiential phenomenon of a site’s unique natural and distinctive character (Nezih, 2009). This natural character can be expressed from land forms and topography, vegetation, climate, the presence of water, or historical context. Place is thus the foundation for users and their buildings, the latter being fashioned out of the "spirit" of place which increases the meaning of place (Nezih, 2009; Norberg-Schulz, 1980). It is the place’s natural, distinct character, or “spirit of place”, or “genius loci” of a place architects mean to visualize creating meaningful places (Norberg-Schulz, 1979). In essence, spirit of place is a concept denoting that a place has an independent being or “spirit” that gives life and character to people, whereas sense of place is a concept signifying that people give meaning and unique identity to space by relating to their environment.

2.2.3 Sense of Place in Literature

Cities and the like attempt to meet the needs of their citizens by providing design and planning guideline standards and objectives too general to meet any specific cultural needs. Sense of place has been extensively explored in many disciplines for many purposes. Explorations of sense of place have been towards:
1) Developing spatial planning guidelines for intangible aspects such as personal and symbolic meanings of South African sites (Puren et al., 2007),

2) Explaining the variations in predictors of sense of place dimensions for lakeshore properties (Jorgensen, 2006),

3) Examining indigenous group identity development (Bird, 2009),

4) Understanding tourism planning and management by using residents’ sense of place as indicators (Sullivan, 2009),

5) Examining main street character (Pendola and Gen, 2008),

6) Exploring cross-cultural variations among indigenous peoples in New Zealand (Hay, 1998), and

7) Hypothesis testing based in conventional social psychology.

This list is an abbreviated representation of the topic of sense of place which is extensively researched in a broad range of disciplines including landscape architecture, architecture, economics, geographers, psychologists, artists, poets, etc. A review of sense of place literature reveals that having sense of place is invariably good and that it should be designed and planned for places to make them more beautiful and to enhance quality of life for residents and visitors alike. Sense of place is a learned way of relating emotionally to one’s surroundings. A look into past studies on people and place has revealed that this link between people and their emotional connection to their surroundings has not always been a cheerful one. Susan Hanson (1997) points out that sense of place is a learned geographical skill and it requires careful and critical observations of places, and the recognition that surface appearances can reveal shared cultural traditions or disguise profound injustices. Places hold expressions of people’s realities that are embedded with the hopes, accomplishments, ambiguities, and even horrors of their existence (Hanson, 1997).
An often enduring (and political) solution to dealing with these places illustrating social problems has been to obliterate the places and their communities where these occur. These redevelopments are sometimes disguised under the label of urban renewal or revitalization. However, out of this is a new force at hand and its name is observed as displaced or placelessness, an absence of place, a place no one calls home. The new places are generated deliberately to create sense of place but inadvertently create places experienced inauthentically, an ingenuine experience of the complex identity of places (Relph, 1976). Relph (1976) identifies these inauthentic places as “the casual eradication of distinctive places and the making of standardized landscapes that results from an insensitivity to the significance of place.” He also relates this process of creating inauthentic places as the “undermining of place for both individuals and cultures, and the casual replacement of the diverse and significant places of the world with anonymous spaces and exchangeable environments.” Relph (1976) also points out that “the casual eradication of distinctive places and the making of standardized landscapes that results from insensitivity to the significance of place” Placelessness is abound when landscapes are designed or stripped from cultural diversity because no one will be able to identify with them.

A central reason for Relph’s and many others’ exhaustive study of place and place identity is his firmly held belief that such understanding might contribute to the maintenance and restoration of existing places and the making of new places (Relph, 1981; Relph, 1993; Puren et al., 2007; Nanzer 2004; Homes et al., 2003). He argues that, without a thorough understanding of the esoteric qualities of place as it has human significance, one would find it difficult to describe why a particular place is special and impossible to know how to restore it.

2.2.4 Culture and Sense of Place

An approach to support cultural traditions in planning and design is found in Christian Norberg-Schulz’s Genius Loci: Towards a Phenomenology of Architecture (1979). This book is
Norberg-Schulz’s endeavor to investigate the psychic implications of architecture rather than its practical side, though in the book he admits that there exists an interrelationship between the two aspects of the comprehensive system of architecture. Norberg-Schulz (1979) explains that a variety of places are designed and planned to allow for a variety of everyday actions as seen in any town. Are common place actions, even basic ones like eating and sleeping, the same functions for everyone everywhere thus requiring the same space appropriations? Seemingly not, he writes. Similar daily functions such as eating takes place in different manners by way of, for example, cultural traditions. As a result everyday functions demand places with different properties appropriate for those cultural traditions. Norberg-Schulz (1979) claims that a closer look at place to find out what gives it its particular identity will yield a place that offers meaning and everyday needs for the culture of the local community.

2.2.5 Physical Attributes of Sense of Place

Recent years have seen interest in the idea of sense of place amid architects, landscape architects, planners, and researchers in a number of countries. Different syntheses of the data in studies of the physical context of sense of place are explored in this literature review. The intention of this section is to amass and exhibit the physical parameters which contribute to sense of place in previously studied conclusions on the topic.
It is observable that what has been studied on the concept of sense of place reveals a broad spectrum of place definitions from Kevin Lynch’s images and elements of a city to descriptive statements of ambiance and from the most detailed elements to the most general. In summary, physical attributes seem to be prominent in the sense of place literature. Greatest emphasis is placed on the natural environment, third places (places which harbors places interaction), and pedestrian networks. Though research shows that human ecologists,

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Figure 2-2 Sources Regarding Sense of Place
geographers, architects, sociologists, to name a few, have long recognized sense of place as
an important construct for exploring the phenomenon that links individuals to certain places,
research suffers from common groundwork of sense of place in such a culturally and historically
defined district such as Cedar Springs (Puren et al., 2007).

2.3 Cedar Springs District

2.3.1 Definition

The Oak Lawn district’s pulse for one of the busiest and most popular gay
neighborhood centers in the country is commonly referred to as Cedar Springs’ “The Strip” and
“The Crossroads” (Wright, 2010; Cedar Springs the most eclectic street in Dallas”; Williams,
2011; Collins, 2011) and is located along Cedar Springs Road near Throckmorton Street in
Dallas, Texas. Cedar Springs’ The Strip is highlighted in Figure 2-3 as defined by the Dallas
City Attorney’s Article 193 Oak Lawn Special Purpose District (Oak Lawn Special Purpose
District, 1985). Though Cedar Springs’ The Strip and the neighborhood enclaves which flank it
are commonly referred to as the Cedar Springs’ district, no formal delineation is given to it. For
the purpose of this research, the Cedar Springs’ district is graphically delineated based on
Dallas City Ordinance 21859.
2.3.2 History

The neighborhoods surrounding the study area have histories which influence today’s Cedar Springs district. Highland Park, originally named because of its high elevation and the plan to conserve twenty per cent of its developable space as parks, sprouted into existence in 1907 and became incorporated in 1913 (The Town of Highland Park, 2009). Oak Lawn Avenue enters into the Dallas Design District which is located to the southeast of Cedar Springs district. The Design District originated in the 1950s as a “Strictly to the Trade Only” collection of design showrooms and galleries. Low rent, prime warehouse space, and proximity to Uptown’s Victory Park Plaza gave rise to the potential development and today’s redevelopment for new, hip residential mixed use developments along newly redesigned streetscapes (Robbie, 2009). The district of Oak Lawn officially comprises of the larger subdistricts Uptown, Turtle Creek, and Victory Park has a rich history dating back to the 1800s when it was considered outside of the city limits. At this time the area was home to the elite who wanted to live outside of the central business district as well as to those that were shunned from it. The current area of Uptown was
once known for both Hispanic and African-American settlements but very little of this once-thriving middle-class history remain on site (Uptown Dallas, 2009).

Over a hundred years ago Cedar Springs Road was the main road to the tiny village of Cedar Springs located in the cooler hills northwest of the bustling trading center of Dallas then later it became the mainstreet of Dallas’s first suburb. The 1880s was known for the area housing Dallas’s socially elite. The community consisted of large single family homes with very little commercial establishments. Due to the tremendous growth in the 1890s, Parkland hospital and a streetcar connecting to Dallas’s CBD were built. The 1900s marked the boom of Dallas’s social register as well as the first recognizable character change of Oak Lawn district due to the mobility of residents; those that could afford the automobile were starting to flee the urban setting to the suburbs. What was considered Dallas’s first “suburb” fire station, Station #11 still located at 3828 Cedar Springs Road but originally known as No. 4 Hook and Ladder, was built in 1909. By the end of the 1900s, the street grid patterns existing today were established. The 1910s marked a change in Oak Lawn district’s identity through urban blight pronounced further by the mobility of the upper class. Social segregation and stratification was a part of the 1920s. A common trend at this time was for those who could not afford private transportation but still needed access into downtown Dallas was to move to this area because they depended on the streetcar for this commute. This phenomenon increased commercialization at Cedar Springs Road and Oak Lawn Avenue and the construction of multifamily housing.

By the mid-1930s, Dallas gained the reputation of culturally diverse as mobilization increased due to its availability to the middle class. By the end of this decade most of the upper and middle class fled to the suburbs demarked by the trend of urban decay and uncohesiveness. The development of Central Expressway furthered Oak Lawn district’s decline through the 1950s. The 1960s were no less demarked by change, but it was known as the Era of Transition for Cedar Springs Road and noted for the introduction of pubs and bringing in
“strips” of bright lights. Then in the 1960s it transformed to a bohemian urban neighborhood with multifamily housing (Webb, 2007).

In the 1970s a businessman came to Cedar Springs district to establish the first gay bar in the area which still exists today. At present Cedar Springs district is known as the “most electric, eclectic, creative, energetic, and trend setting place in Dallas…which draws visitors and tourists around the world” (Vanderslice, 2008). Scott Whittal, a business owner of a successful coffee shop called Buli’s in the heart of Cedar Springs district says on the subject of spatial structure, “Gays come in and make it fabulous then everyone wants to move there which makes the area unaffordable to a lot of gays so they move out. It’s a trend. An old trend. …And it’s happening here now” (Vanderslice, 2008).
Figure 2-4 Looking south on Cedar Springs Road at in 1924 (source Jczart, 2011)

Figure 2-5 Looking south on Cedar Springs Road at in 1990 (source Jczart, 2011)
2.3.3 Contributing Significance to Cedar Springs District

The significance of a place defined by cultural diversity is illustrated in recent literature as having place-choice preferences of the “creative class.” This term coined by Richard Florida is described as being the proliferating economic force made up of the highly sought after nontraditional workforce of intelligent, talented, idea-generating people who are likely to choose untraditional places to settle (Florida, 2002). “Homosexuality represents the last frontier of diversity in our society, and thus a place that welcomes the gay community welcomes all kinds of people [in that] openness to the gay community is a good indicator of the low entry barriers to human capital that is so important to spurring creative and generating high-tech growth,” (Florida, 2002). Cedar Springs district shows characteristics of such a place.

2.3.4 Summary

Keen observations have been made on the connections between place, uniqueness, and commerce by the general public while recognizing a pronounced change in place character (Vanderslice, 2008; Whittal 2008). The growth in interest to environments hosting place choice by the creative class in addition to the unique opportunity to study such a historic and culturally defined environment while it is experiencing change offers an exciting opportunity to qualitatively and quantitatively research Cedar Springs district to identify its sense of place attributes.
CHAPTER 3
RESEARCH METHODOLOGY

3.1 Introduction

This chapter of the research positions the case study framework and methods to extract an understanding of the physical attributes of the Cedar Springs study area to determine its esoteric qualities according to local users. Although research theoretical framework comes from both qualitative and quantitative research paradigms, it primarily utilizes qualitative methods because the subject matter studied is intangible and requires an understanding of human emotions therefore rely heavily on in-depth interviews. This approach is later supplemented by passive observation documentation which is attributed to methods in the quantitative realm (Guba et al., 1985; Taylor, 1998). The following sections include a framework description for this research to systematically organize and display a study employing case study methods in landscape architecture data collection approaches including person-to-person interviews, passive observations, data analysis processes, results, and significance and limitations of the research methods used (Marcus, 2001).

3.2 Case Study Design

Case studies have been well-known and used in landscape architecture though studies have shown that existing methods need to be more systematic so that findings can be retrieved across cases to have a significant impact on the profession (Francis and Marcus, 1998; Francis, 2001). Therefore, since the data needed for the study are local users' insights of the esoteric qualities of the physical constructs of their sense of place, a case study is employed to highlight 1) person-to-person interviews with participants, 2) passive observations, and 3) visual character mapping. The design of the case study for this research is an amalgamation of the two suggested formats from Marcus and Francis (1998) and Francis (2001) so as to focus on
the research approach and research questions and is outlined as follows:

1. Brief description of the place and population under study (see 3.1.1) and photos,
2. Context map with primary data collection points (see Figure 3-1),
3. Interview questions (see 3.1.2) and transcriptions (see Appendix A),
4. Passive observation on the site (see 3.1.3),
5. Analysis (see 3.1.4), and
6. Conclusion (see 5).

Time of day and week for fieldwork was taken into consideration since recreational and business activities on Cedar Springs’ neighborhood center would vary according to normal business workday schedules (Figure 3-1). This schedule allowed for the most access to a randomized approach to pedestrians at any given time of day. No fieldwork was performed upon sunset as a safety precaution. The time of year fieldwork was performed was spring as to optimize access to the largest volume of pedestrians possible in a year’s time.

![Figure 3-1 Timetable of Fieldwork](image)

3.2.1 Place and Population

This research aims to understand the perspectives of Cedar Springs districts’ users thus the study population is defined here. First, to understand the study population, a logical study area within the district is determined. Oak Lawn district consists of sub-districts bound by
together. Based on literature review the core of the Oak Lawn district is what is informally known as the Cedar Springs district. Because of its significance to this district and to Dallas, the Cedar Springs district is the study area for this research. It is important to recognize for this research that Cedar Springs comprises two major contextual elements: 1) acting as the stage for the research is its main thoroughfare existing as Cedar Springs’ predominantly gay commercial neighborhood center which is then 2) flanked on either side by residential neighborhoods. Cedar Springs’ neighborhood center, commonly called “The Strip”, is chosen to be the host for this research based on the study’s main purpose which is to gain insights into the local users’ perceptions and values on the physical attributes of the area known as Cedar Springs’ “The Strip.” The two neighborhoods flanking The Strip are mentioned here not only because they are part of the Cedar Springs district but also because they give insights into the direct influences of the residential local users of the research area. The research boundaries of The Strip are considered to be the commercial businesses along Cedar Springs Road bound by Oak Lawn Avenue to the southeast and Douglas Avenue to the northwest (Oak Lawn Special Purpose District, 1985).

To better understand The Strip’s local cultural diversity, representation of the study population is explored. According to the 2000 U.S. Census, the neighborhood flanking the northeast side of The Strip is predominantly Hispanic or Latino and white at 11.6% and 82.0%, respectively, whereas the southwestern neighborhood comprises of 56% Hispanic or Latino and 29.9% white. Although the district is known as being one of the largest gay populations in the US and as Dallas’s Gay Village (Gay Cities, 2011), the 2000 U.S. Census data discloses only a combined total of 4% unmarried lesbian and gay partners, a small percentage in comparison to its gay and lesbian prominence. Strategy for interview selections is described in Section 3.1.2. Limitations to this tool are further detailed in the limitations sections of this research paper.
3.2.2 Person-to-Person Interviews

Interviews are used for the purpose of obtaining here-and-now constructions of local users, motivations, concerns, past experiences, all of which gather insight into the site’s intricacies that would otherwise be unattainable (Lincoln and Guba, 1985). The interviews are structured as open-ended questions to participants who were obtained through probability
sampling, a method of sampling that utilizes a form of random selection to obtain a candid sample of street users where interview participation is requested with every fifth person on the street within close proximity to participate in the interview (Note: the process of randomization does not commence until interviewer concludes field notes from previous interview). This sampling method assures that the different users of the study site population have equal probabilities of being chosen for a holistic approach and are used to reduce errors in generalizing the results of the research. In addition to street users, business owners and/or employees are asked to participate in the interviews. Unlike the randomization approach for interviews with pedestrians, these local businesses are sequentially selected one after another as this meets the purpose of selection best (Lincoln and Guba, 1985).

Interviews were carried out in two different locations on The Strip (Figure 3-2) Cedar Springs Road at Reagan Street near the lighted cross walk, and at Cedar Springs Road at Knight Street near both the Oak Lawn Branch Library and ilume mixed-use development. The intersection at Cedar Springs Road at Reagan features a lighted cross walk that allows a larger volume of pedestrians to move to and from a large selection of bars, restaurants, shops, and bus stop on either side of Cedar Springs Road. The intersection of Cedar Springs Road at Knight Street offers a high volume of pedestrians in an area offering bars, restaurants, shops, a mixed-use development, library, convenience store, and grocery store. Both have a high volume of pedestrians and places to stop and rest.

The Institutional Review Board (IRB) for research on human subjects in the Office of Research Integrity and Compliance at the University of Texas at Arlington in Arlington, Texas, approved the interview questions (see Appendix D). Interviews were digitally recorded at the time of the interview, and dialogue accessories and interview contexts were documented immediately following each interview. The interviews were transcribed then destroyed. All participant identities are protected. No identifying information was collected on the interview respondents. See Appendix A for interview transcription data. Also, permission to conduct the
study on site was obtained through email communication with Dallas City Councilmember Angela Hunt (see Appendix C).

The person-to-person, open-ended interview questions are formulated to test the matrix designed from the literature review of sense of place (Figure 2-4). The purpose of the interview questions is to 1) evaluate the depth of the participants’ connection to The Strip, and 2) reveal the esoteric qualities associated with The Strip to determine the physical attributes of local users’ sense of place. An introduction to the study is followed by the interview questions. The following questions (also shown in Appendix A) were asked in the interviews to gain meaningful insights to The Strip but then the respondents were probed with more questions for details and specific descriptions of their perspectives (Taylor and Bogdan, 1998):

Section 1:

1. What is your age?

2. Because The Strip is known for its dynamic gay community yet census data doesn’t reflect it, I’d like to ask you to provide your sexual orientation.

3. What do you do for a living?

4. Do you live in the area?

   If “yes”:

   a) How far is your residence from The Strip?
   b) How long have you lived here?
   c) How often do you visit The Strip for daily routines?
   d) How often do you visit The Strip for pleasure?

   If “no”:

   a) Where do you live?
   b) What brings you here?
   c) How long have you been returning to The Strip?
   d) How often do you visit the Strip?
Section 2:

1. Where do you tend to hang out or socialize in The Strip?

2. How would you describe The Strip to a friend who had never been here before?

3. What is it about the Strip that attracts you to it/keeps you coming back?

4. When do you feel like you’ve entered The Strip and when do you feel like you’ve left it?

5. What physical attributes to the environment (streetscape, buildings, trees, landmarks etc) of The Strip leaves a standing impression on you?

6. Are there other things you want to mention about the feelings you hold about the physical character of The Strip?

3.2.3 Passive Observation

In contrast with interviews, passive observation in nonparticipant mode is used not only for site inventory but to maximize the inquirer’s ability to grasp motives, unconscious behaviors, and customs because it allows the inquirer to see the world as the local users see it and to grasp the culture in its own natural, ongoing environment (Francis, 2001; Lincoln and Guba, 1985). The methodology in passive observation and data collection methods is used here to research social interaction between the informants and place during which data are systematically and unobtrusively collected (Taylor Bogden, 1998). Randomized procedures were used with timing of the passive observation method and were taken in full one-hour increments before and after interviews. The modes of recording this data are via chronologs and context maps as described by Lincoln and Guba (1985). On each visit, passive observations are made towards behavior as to what people do and where they take place in the study area.

3.2.4 Analysis Design

The analysis of the data is done in three steps. The first part analyzes the district elements to better understand the qualities contributing to place that are Cedar Springs district.
The second part contains both a quantitative approach to analyzing the user demographics of
the Cedar Springs district and a qualitative approach of weaving together the in-depth
responses from the interviewees with the observations of the research to extract deeper
meaning (Taylor et al., 1998; Guba et al., 1985). Further elaboration of the analysis can be
found in the following chapter. The third layer is an analysis design to this qualitative research
to develop themes for the sense of place phenomenon existing in The Strip. Research in social
science (Taylor and Bogdan, 1998; Glaser and Strauss, 1967) expresses a necessity of
qualitative and social science research to develop or generate themes and concepts, not simply
verifying existing theoretical frameworks. Grounded theory, an analytical approach proposed by
Glaser and Strauss (1967) does just this. A derivative of the grounded theory approach best
suited for this research is as follows: 1) collect data; 2) identify themes based on data; 3) review
and compare interviews and observations collectively; 4) define themes that fit the data
3.3 Methodological Significance and Limitations

For the focus of this research, it is determined that interviews provide the greatest depth of understanding on a broad range of settings and people (Taylor and Bogdan, 1998). Literature suggests however that interviewing has its limitations based primarily on the research on the difference between people’s words and deeds (Taylor and Bogdan, 1998). Taylor and Bogdan (1998) reported that people have fixed attitudes and will respond to those fixed ways in given situations. To compensate for the potential lack of candid interview responses, passive observation is chosen as a research method to supply the necessary context of the present (Lincoln and Guba, 1985) and as a yardstick to measure data collected through interviews by observing people and listening to what they have to say at the scene (Taylor and Bogdan, 1998).
There are other limitations generally related to case study research methods; 1) the unforeseen necessary amount of time that is required for an appropriate observation period, 2) the lack of yearly seasonal periods in which to observe people, 3) a possibility of insufficient number of observations, and 4) the potential of misunderstanding the intention of an interview response. These limitations to qualitative research methods are offset by using a combination of methods with one another.

3.4 Summary

The research procedures inquired for data collection and analysis in this particular study primarily takes its references from qualitative research paradigms and utilizes person-to-person interviews, passive observations, and notation of visual character. These methods are applied to this research to seek and identify the esoteric qualities of the physical attributes that support sense of place held by the users of the Cedar Springs district. The strategies and techniques used to analyze the collected data are enumerated in the following chapter.
CHAPTER 4
ANALYSIS AND FINDINGS

4.1 Introduction

Discussed in this chapter are the analysis of field data and the consequential findings of the Cedar Springs district case study. The primary purpose of the case study is to systematically evaluate/assess, report, and display knowledge gathered; the objective of which is to answer these three questions: 1) what are the most commonly cited physical attributes that attract people to this particular urban environment, 2) what are the observable neighborhood characteristics and behaviors that confirm the set of attributes which interviewees acknowledged as meaningful, and 3) what are the observable behaviors and neighborhood characteristics that shed light on a new set of attributes leading to place attachment?

Twenty interviews were conducted on The Strip in the field at two locations: Cedar Springs Road at Reagan Street and Cedar Springs Road at Knight Street. Only those persons present along The Strip were approached for an interview. See Figure 3-1 for times and days in which passive observations and interviews were conducted.

Extracting the insights gained from the fieldwork is best addressed at two levels. The first level demonstrates support for recurring themes that represent conditions and attitudes found consistently along The Strip. The second level evaluates what the users of The Strip expressively provide as the ultimate necessity for their sense of place in the study area.

4.2 Case Study: Cedar Springs District - Project Information and Scenario

Cedar Springs district within the district of Oak Lawn is a dynamic crossroads in many ways. One, it is situated smartly in the midst of three rather antithetical edges. To its northeast is Lemmon Avenue, a six-lane, auto-frenzied, pedestrian-unfriendly commercial corridor lined with fast food and dine-in restaurants. To the west is the edge created by Dallas North Tollway
which runs from Interstate 35E near downtown Dallas to U.S. Highway 380 near Frisco, Texas. Several residential streets of the Cedar Springs district dead end at this edge, a few streets which traverse the Cedar Springs district actually cross it, and only one street has access to the tollway, Oak Lawn Avenue. Oak Lawn Avenue serves as a southeastern edge to the Cedar Springs district and as an arterial thoroughfare delivering traffic from Oak Lawn district’s collector roads to the Dallas North Tollway and into Dallas’s Design District to the south. To the north of Cedar Springs district less than a mile away Oak Lawn Avenue bends and dives into the heart of Highland Park. Highland Park together with University Park comprises Park Cities. Highland Park alone is an independent town from Dallas and the 19th wealthiest city in the United States with a population of over 1,000 (US Census, 2000).

Cedar Springs Road aka The Strip is Dallas’s main gay commercial strip which is designated as Oak Lawn district’s “Special Retail Street” via the Dallas City Attorney’s Article 193 Oak Lawn Special Purpose District (Oak Lawn Special Purpose District, 1985). According to Oak Lawn Special Purpose District’s general regulations by the Dallas City Attorney, The Strip is bound by Oak Lawn Avenue and Douglas Avenue (Figure 3-2). The Strip is the epicenter of Dallas’s gay community and is known for its GLBT bars, coffee shops, book stores, video stores, services, and restaurants within walking distance of one another (Hewey, 2010).

Though it shares many of the desirable qualities of other historic neighborhoods of Dallas, Cedar Springs’ neighborhood center has a decidedly different attitude. The pace is upbeat, people are outwardly friendlier and more diverse, and there is an obvious mix of architecture, old and new, alongside spatial properties and those of more recent ones. Architecture critic David Dillon says, “…the appeal of Oak Lawn’s Cedar Springs has always been its social and cultural diversity. It is funkier and more fluid than the rest of Dallas with pockets of gritty and urban vitality that remind us that Dallas is a real city” (Newby, 2011).
The physical form of the area serves The Strip well. By the end of the 1900s the street grid patterns existing today had been established. The compact blocks fronting The Strip range from 350 feet to 480 feet and are bisected by alleys and footpaths. All but one street, Throckmorton Street, become disjointed at Cedar Springs Road slowing traffic and enhancing the natural pedestrian movement in the area. This condition has given a community perception to intersection of Cedar Springs Road and Throckmorton Street, “… Throckmorton at Cedar Springs, it’s sort of the crossroads. I think it’s really, sort of, the heart of it [The Strip]” Appendix A-4). Although The Strip is one of the most walkable areas of Dallas (Walk Score, 2011) partially due to the urban grid, the parking design provides maximum choice for accommodating the auto-dependent. The Strip is uniquely characteristic to the string of angled parking on either of the four-lane Cedar Springs Road with supplemental parking in the rear of the commercial buildings as well as street parking within the residential neighborhoods bounding Cedar Springs Road.
To achieve the goal of identifying the qualities contributing to sense of place of Cedar Springs district, understanding the population is essential. Twenty interviewees participated in this study. Of these interviewees, 10 percent were female and 90 percent were male. Persons interviewed between the ages of 18 and 34 constitutes 30 percent of the total data pool and those between the ages 35 and 54 constitutes that of 70 percent. Those that specified their sexual-orientation as straight comprises only 25 percent of the data pool and were the only ones who considered themselves to live outside of the Cedar Springs district. The other 75
percent stated they were gay or lesbian, live within the Cedar Springs district and visit daily or weekly for pleasure, daily necessities, and/or work. Those interviewees who work in the area make up 20 percent of the total data pool and that of 36 percent of the total interviewees who live in the area. There is a strong correlation between age and the length of time interviewees have resided and frequented the area. Specifically, most interviewees that are over the age of 30 consider themselves part of the community by having lived there and/or worked there for at least a decade. The finding of the demographics is that gay members exhibit sustainable behaviors; they are loyal patrons to the Cedar Springs district. Of the interviewees, one person would not discuss his demographics thus was removed from the computation of the statistics.

4.4 Passive Observations and Interview Questions: Part Two – In-depth Interviewing

It is important to expose findings of the field data by weaving together the responses from the interviewees with the observations of the researcher (Taylor et al., 1998; and Guba et al., 1985). The purpose of this analysis design is to give greater insight into what is viewed as special qualities of The Strip expressed by the interviewees by supporting or discrediting it with situational behaviors of the participants who use it. This section is a product of this approach therefore is not addressing the responses from the interviewees on a question-by-question basis but rather as a comprehensive, holistic account of interview responses and observations.

Interviewees consistently sighted the Legacy of Love Monument at the junction of Oak Lawn Avenue and Cedar Springs Road as indication of the southeastern entrance into The Strip. The Legacy of Love Monument is a 27-foot-tall tribute to all of Oak Lawn district’s citizens, gay and straight, those who have passed on, and those who are very much alive and living with HIV and AIDS. This column and surrounding oak garden was designed by a local landscape architect Cheryl Baez to celebrate the diversity and elements of the Cedar Springs’ neighborhood (The Oak Lawn Committee, 2011). This iconic landmark is visible from numerous
viewpoints when coming to the intersection of Cedar Springs Road and Oak Lawn Avenue and evidently is a legible landmark that yields some reference to orientation for the locals:

I think it's actually, like, if I'm driving down – actually, like, Oak Lawn and Cedar Springs, you know, you see that big monument thing over here, that Legacy of Love. I think that's when you feel like you're here, you know (Appendix A-5).

![Figure 4-3 Oak Lawn's Legacy of Love. The landmark serves as an icon for the larger neighborhood that bears its cultural history.](image)

While this is a relatively young landmark, others are recognized for their value in history and orientation uses by locals and the City of Dallas: the Cedar Springs Fire Station on Cedar Springs Road, the Warwick Melrose Hotel, and Oak Lawn Methodist Church, the latter two located on Oak Lawn Avenue.
I love that old fire house. I mean, if there is any talk about tearing that down, I would throw a fit. Sadly, I mean it’s stunning. Especially the name of it, I mean, it’s so cute. It’s like it says it’s the Hook and Ladder (Appendix A-9).

Figure 4-4  Historic landmarks of Cedar Springs District. The landmarks serve as icons for the community. Oak Lawn Methodist church (above), Warwick Melrose Hotel (bottom left), and No. 11 Fire Station (bottom right).
The resulting design and form of the intersection of Cedar Springs Road and Oak Lawn Avenue reveal a part of Cedar Springs district that is easily identifiable, or has legibility, as the sense of arrival to the Cedar Springs area, with which interviewees agreed in majority. The interviewees who did not agree that the entrance to the southeastern end of Cedar Springs district started at Oak Lawn Avenue either did not have long-term experience of the area or thought the entrance to Cedar Springs district in general was of the cerebral kind:

[I’ve enter into Cedar Springs district] when I walk out my front door. When you leave it [Cedar Springs], it doesn’t really fell like you left. So, I mean, it’s like a constant state of mind (Appendix A-1).

While the southeastern edge to Cedar Springs district is easily identified, the northwestern entrance is not as legible. Here, the development profile is not traditional in that the building heights vary, the setbacks of the storefronts change, street parking becomes less dense, parking lots become routine, and the pedestrian path meanders away from the road. It all makes for an undefined territory since there is no majority as to where the northwestern entrance is defined. One interviewee denotes that this illegibility is due to building setback unconformities and off-street parking lots:

This strip center over here [across from ilume], even though it’s always been kind of part of the strip, it really starts to disintegrate because of the parking in the front (Appendix A-4).
Figure 4-5  Building height and set back at ilume (top) and Valero shopping strip (bottom).
One interviewee reflects on the design of the 2009-built mixed-use Illume development in conversation about Cedar Spring’s legibility contributing to its sense of arrival (Figure 4-5):

I think they [designers] tried to make ilume have the same feel, but I think what they did in the front here with this automobile courtyard, is really – I’m actually kind of grumpy about what they did in the front. … They tried to keep a continuous pedestrian zone, but what they ended up doing was they moved the pedestrian zone here, rather than along the street, and … that just bugs me (Appendix A-4).

The outdoor lifestyle is not limited to strolling from one’s car even with Dallas’s notoriety for heat and humidity. Life in Cedar Springs’ neighborhood center is lived outside. People of The Strip are seen walking to and from bars, restaurants, and shops. They are sitting outside on patios and balconies, shaded by trees and the buildings, absorbed in reading a paperback book, keying laptops, viewing notepads, or watching people walk their dogs and the buzz of social activity. Even though the few sidewalk benches are shielded from street view by the angled parking, people are found sitting here from time to time in nice weather. Interviewees collectively commented on the daily necessity of these “third places” that have neither age nor time limit.

There’s cool places [patios] to hang out at just to linger and sit here for a while and just talk. Also, like the different stores you have around. They’re just fun to go and hang out and shop a little (Appendix A-5).

It’s [Buli’s outdoor café is] just a chill place. Like, you can come in the morning or nights, and you’re going to find something to do (Appendix A-5).
The perceived outdoor experience is colored with people’s crafts and public art on a weekend of agreeable weather. When asked to describe the character of The Strip, an interviewee simply stated, “Artisan. That is the only word that comes to mind” (Appendix A-7). A young man comes regularly to The Strip, generally towards the intersection of Cedar Springs Road and Reagan Street, finds a shaded spot to set up his tools and while kneeling he will make dozens of leather-embossed bracelets for sale. People bring their paintings or other artwork to the sidewalks of The Strip. Shops bring out their wares and sell them either under a tent or sun in the parking spaces in front on their shops. Cedar Springs Road often will be closed to vehicular traffic for art festivals. Even people have been considered part of the cause of this arts and crafts experience according to interviewees:

…It is absolutely gorgeous, like you have people showing out paintings and just posting them all over the coffee shops. You have people coming, doing your art sidewalk
charts. There is always something beautiful and vibrant going on. Either it is some sort of costume that someone has put together or drawings or paintings someone just did on the sidewalk. I mean, it’s really—this is really just—I don’t even know how to describe it. It’s kind of like—it’s almost like a small San Francisco (Appendix A-7).

Figure 4-7 Public art. Public art at iLume (above left), at Oak Lawn Branch Library (above right) and Café Brazil (below)
A view of the street reveals an attractive diversity of neighborhood choices that make
the Cedar Springs neighborhood center a self-contained district, where some shops and
buildings have substantiated for extended periods of time, often decades, including but not
limiting to a convenience store, dry cleaners, a grocery, coffee shop, library, bank, bars,
restaurants, clothing shops, novelty shops, gift shops, and transportation choices, including both
bus transit and auto. Interviewees respond to this diversity in choices:

I wanted to live in some place where I could when I get home from work walk to the
grocery store, the post office, the library, or to a restaurant, or I could walk to night life
(Appendix A-4).

In an interview with an employee, this was stated:

The thing I absolutely like about this store is that it’s been it [the current business] for 40
years, and it’s also the longest lasting gay and gay catered men’s clothing store. So,
it’s very historical. And it feels very, very good to work here knowing that (Appendix A-
7).

Above all, there was one common theme that was evident across all long-term and
recent locals of the Cedar Springs district. Even when specifically asked about the physical
character and attributes of the streetscape, the most frequently provided response to any of the
interview questions was “the people.” This response conveys their sense of place through a
myriad of cultural expressions primarily as a necessity to feel safe and a sense of belonging.
The following are variations of this cultural expression of their sense of place:

[The Strip is] a fun place. A little bit pretentious, a little bit quirky, a little bit scary at
times… But it’s a place that you can come and you can be yourself, and you don’t have
to be afraid about being yourself and being gay (Appendix A-1).

The nice thing about Cedar Springs is that it’s like a small town in a large city…
Everyone kind of knows everyone (Appendix A-7).

You can literally walk anywhere here and people wave to you, will come up and hug
you on the street (Appendix A-7).

We were in town every day, and we were here in the community every single day…
And I know every shop owner, every employee, and you know, this is my hangout
(Appendix A-1).
In response to feeling or perception about The Strip - Sense of place to me could apply to a lot of things... It’s not the physical buildings whether they’re ugly or pretty, or fancy or not fancy, whatever – it’s the people that come here (Appendix A-2).

Sense of place is providing that comfort zone – it’s okay, you can be who you are down here. If you want to dress up in whatever you want to dress up in... it doesn’t matter (Appendix A-2).

It’s got kind of an interesting history. But how would I describe it? I’d describe it as the people (Appendix A-4).

[Even though] the nucleus of gay people have moved out... You don’t have to worry about, you know, having a cross burned on your lawn (Appendix A-2).

Where you can feel safe and comfortable, to me, is sort of the essence of what this is, and the essence of what the place is, and that gives it the sense of place is you can be who you are with no judgment, no fear of someone waving whatever in front of your face be it a Bible, be it their version of the Bible, or their interpretation of the Bible. So that, to me is what always gives this place a sense of place, is this sort of a safety and freedom that it offers (Appendix A-2).

…nobody really cares if you’re gay… Now I can really go anywhere, and be fine now (Appendix A-5).

4.5 Summary of Findings: Sense of Themes

Previously in this chapter commonly observed physical elements and behaviors were arranged with the commonly cited insights of the interview respondents to identify a deeper understanding of the esoteric attributes of the local population’s sense of place. This section discusses this data by way of first distilling common words from the interviews and observations then extracting themes (Table 4-1). The study focuses on the attributes of the culturally-driven Cedar Springs district which entail sense of place for its users. Themes emerged from the interviews and observations concerning the contributing elements which heavily influence relationship between people and place sensed as a combination of setting, landscape, and community of place. The themes can be considered lessons learned concerning design and planning for a place rich in cultural diversity experienced through a myriad of cultural expressions so that people can define and identify themselves with the places of their neighborhood, workplace, or community.
4.5.1 Themes on Sense of Place

From the results of the interviews and observations, themes in the qualities attributing to the people’s sense of place for Cedar Springs district were analyzed. These themes are stated here as guiding principles for planning and designing of both urban landscapes rich in cultural diversity facing new phases of redevelopment and in shaping a new environment that welcomes a cultural community like that of the Cedar Springs district.

4.5.1.1 People

“The people” is the driving force behind sense of place in this cultural enclave and thus is an emerging theme for Cedar Springs district’s sense of place. The methodology of this study allowed for an exploration of a deeper understanding of its sense of place beyond physical descriptions as so often revealed in the literature review on sense of place. Especially valued by all interview respondents, the presence of people was a cultural offering from the
community for the support and entertainment of each other. The district is often defined by the presence of gay people from several of the interview respondents who claimed a sense of belonging from this cherished attribute of place. Supporting places for interaction, community collaboration, and cultural expressions provides for a sense of belonging that is important for the people of Cedar Springs district.

4.5.1.2 Diversity

Diversity of choices was the second most commonly stated attribute valued by interviewees of the Cedar Springs district. It includes everything for place options fitting for solitude and socializing; strolling or sitting or dog walking; driving or taking public transit; seeing public art, hearing music and/or smelling café smells; drinking beer or coffee; sitting on a balcony or patio; dining-in or taking-out; all within a compact walking distance from their neighborhoods or any given parking spot. A great deal of diversity at the neighborhood level can be offered so that people can remain in their local area even as their needs change.

Figure 4-8 Compact, pedestrian friendly opportunities for a wide range of retail, entertainment and services. These opportunities in diversity should be situated within a close proximity to residential neighborhoods and public transit stations. Hunky’s, a local favorite burger joint, resides with a tape rental store, Subway, a salon, a night club, a café, a gift store and a clothing store.
Variety of choices at this scale provides the needs of a tightly knit community as well as habitual visitors and newcomers celebrating street-life phenomena that comprise this particular place.

4.5.1.3 History

People of Cedar Springs district are pleased to “know” their neighborhood, to understand its history. Indeed, a strong sense of place supports one’s sense of personal identity by having some means to communicate with a community its historical connection and has been concluded as being essential. For this reason, preserving these familiar features of a landscape such as the Legacy of Love monument, long-thriving shops, architecture, and even the physical presence of people of a common social status who have historically struggled for equality, are all aspects of the mental image of a space supporting meaning and value. These historical features are evaluated by the people to clearly define Cedars Springs’ territories and are sources of emotional security and understanding, all effectively functioning as place meaning.

Figure 4-9 Historic identity. Layers of architectural reveal historic character and depth of a city contributing to the uniqueness of place and realization of one’s connection to community.
4.5.1.4 Sense of Safety

It has not always been safe for this social class. Reflections back to offenses and judgment are very real to the cultural and collective reality of Cedar Springs’ people. “Yet hope is the engine of public action,” (Lynch, 1972). Now this social class experiences more acceptance and perceptions of safety. Designing and planning positioned towards safety provides a positive psychological response to the environment. Interviewees point out a communal viewpoint that The Strip provides a unique sense of safety. As one interviewee stated, “This area still holds a lot of allure for the ability to come and feel safe and secure to be who you are, because you can’t find this exact same thing anywhere else in Dallas,” (Respondent A-2). Observing the properties of The Strip revealed several qualities of street, building, sidewalk, and parking contributing to this sense of safety. All buildings on Cedar Springs Road are oriented to the street. Most building fenestration is open allowing high visibility of the street from within the building. Sidewalks are continuously busy at all hours of the day and night. The Strip is the only area in Dallas known for having lighted crosswalks. Even the parking lots tucked behind the buildings are exposed to sightlines from the neighborhoods, the streets, the sidewalks, and even rooftop balconies. And feeling secure outdoors is not just for conventional hours. Jane Jacobs (1961) declares that these safety assets are the streets of successful city neighborhoods and all lend to there being eyes upon the street. These street eyes, she continues, belong to those we might call the natural proprietors of the street and foster a sense of civic responsibility.
Figure 4-10 Sense of safety features. Interviewees valued the sense of safety offered by The Strip. These features are proximity to the street, open fenestration, building orientation, walkability, sightlines and rooftop balconies.

Figure 4-11 Sense of safety features. Different levels of transparent fenestration offers a sense of safety.
4.5.1.5 Lively Neighborhood Center

Interviews and observations reveal a high value for a lively public core highlighting places that possess prospects for formal and informal opportunities in meeting people, people watching, publicly programmed activities, and strolling. This term “public core” is not to be confused with the urban planning concept “urban village.” An urban village form is typically characterized by medium density development, mixed use zoning, public transit, and an emphasis on urban design particularly pedestrianization and public space. Though Cedar Springs district exhibits some of these traits others, like mixed use and medium density developments on The Strip, seem to be aggravating the fabric continuum of the urban form that gives meaning to the people. Interviews and observations point out the disintegration of the street life and district feel once the buildings and the pedestrian zones are set back further from the street and separated from the street by parking courts. “The disruptive power of an edge must be reckoned with,” (Lynch, 1960). Overall, it can be suggested that close-knit culturally-defined communities rely on self-contained, legibly read neighborhood with “a small town feel.”

Public life appears to be intrinsic in the sense of place qualities valued by the people. Design and plan for street-side sidewalks that encourage contact, incorporates all walks of life, offers the visual appeal of public art, supplies a sense of safety, and generates diversity. The
streets need to participate in double-duty too. A cherished lifestyle offered by these two spaces, the streets and sidewalks, includes socialization from block parties, festivals, and parades; street vending; and unprogrammed entertainment. For this lively public core to embody these lifestyle qualities, physical elements must exist to promote comfort and stimuli; for example, street trees to provide visual interest and microclimate modification, sidewalk benches

Figure 4-13 Physical elements that are in the settings of public social enclaves. Sidewalk benches activate chance meetings and provide comfort during a stroll, shopping, and while hanging out (top left). Combination of building and trees create a visually stimulating arcade and ameliorates the microclimate (top right, lower left and lower right).
for resting, unprogrammed spaces for gathering areas and impromptu public events, and semi-public and public places to observe and be observed by the lively public core from street-front patios and balconies. A lively public core has high design flexibility once the neighborhood community is reviewed.

4.5.1.6 Transparency

For most of the interviewees, transparency has been implicitly exalted as Cedar Springs’ greatest quality. Sense of safety and the celebrated lively public core are derivatives of the physical qualities of everyday public transparency. Transparency of buildings, parking, and street yields sense of safety. With sensitive design, transparency can achieve the marvel of balance between people’s determination to have privacy and simultaneously satisfy their wishes for differing degrees of contact, observation, and general enjoyment from the people around. This transparency of place helps express cultural conscience and strong kinship ties to the community.

4.6 Summary

The passive observations in the field and the corresponding interviews and conversations in Cedar Springs district revealed several sited attributes to sense of place in the literature review. For example, the theme “transparency” is directly linked to previously studied attributes of sense of place such as the desired permeable relationship between the public and private qualities of third places (Florida, 2005). All of the emerging themes of Cedar Springs’ sense of place is linked to previously studied attributes of sense of place accept for one. The new emerging theme to the research of sense of place attributes is the theme “the people.” An essential connection to the Cedar Springs participants’ sense of place is derived from the presence of homosexual people. In a cultural climate where individuals root themselves in social and cultural soils, this sense of place theme holds the participants of Cedar Springs district there in a grip of a shared identity, a localized version of one’s self.
CHAPTER 5
CONCLUSION

5.1 Introduction

The primary objective of this study is to identify the intrinsic attributes of sense of place in Cedar Springs neighborhood by studying the physical framework of the district and to unearth its esoteric qualities. This thesis primarily informed by qualitative paradigm and the methods used to perform the analysis were in-depth interviews supplemented by passive observations. This study addresses varying design attributes of existing spaces and how they impact those who use it to understand the sense of place of Cedar Springs district. Sense of place is defined as an intangible construct of emotional attachment to place that is developed through environmental experiences connecting use to our surroundings. This connection develops an awareness about a place and the attributes that differentiates it from other places (Relph, 1976; Tuan, 1980; Stedman, 2003; Long, 2010).

A methodology was utilized to catalog design attributes of existing outdoor spaces in Cedar Springs district’s neighborhood center, common behaviors of its participants, common feelings and perspectives of interviewees, and profile features of those interviewees. Cedar Springs district and specifically its neighborhood center “The Strip” is chosen as the study location because of 1) the significance neighborhood centers have of quality of life to the local population, 2) its unique diversity of culture and place choice within itself and in contrast to the surrounding areas, as well as 3) its current vulnerableness to sense of place alteration from its experiences in physical and cultural change.
5.2 Evaluation and Summary of Themes

Taking into account that inner urban redevelopment trends are increasing for major metropolitan areas such as Dallas, sense of place is often irretrievably changed by developments to accommodate major growth. The loss of the attributes which were the framework of sense of place can go unnoticed by the local communities until it has occurred, which if compounded, can change the sense of place of an area that the people of a community chose to inhabit in the first place. Designers and planners need to orient themselves to the communities' voices for qualities in local sense of place in order to protect as well as develop places ruminate of valued qualities of community meaning.

The encompassing goal of this study was to identify the esoteric qualities contributing to the community's sense of place of Cedar Springs district by answering three research questions: 1) what are the attributes of sense of place in Cedar Springs district, 2) what are the most commonly cited attributes given by the participants of Cedar Springs district, and 3) what are the observable neighborhood characteristics and behaviors that confirm the set of attributes which interviewees acknowledge as meaningful?

Members of the Cedar Springs district of Oak Lawn who were interviewed and observed on The Strip responded in their own way to the three research questions. The most commonly cited physical attributes that attract people to this particular urban environment are “the people” participating along The Strip followed closely by diversity of choices. The observable neighborhood characteristics and behaviors that confirm the set of attributes which interviewees acknowledge as meaningful are the stages which host the people. These stages take form as vibrant livable places such as outdoor patios and balconies, benches, any gathering area that allow the people to observe and participate in the community. The observable neighborhood characteristics and behaviors that shed light on new set of attributes leading to place attachment is the transparency of places which acts as a derivative to evoke a
sense of safety and lively public core. Overall, the esoteric qualities of sense of place delimits value for places responsive to their cultural heritage that offer the ability to see, meet, and observe people; easily access choices necessary for daily routines; and environments encouraging safety. This study reveals attitudes of a culturally-driven community and the sense of place themes that empathize with and support them. In summary, the guiding design and planning themes emerged from this study are:

Themes on Sense of Place:

- People
  
The single most consistently mentioned quality of place valued by interviewees of Cedar Springs district is “the people.” This attribute and emerging theme of place encompasses entertainment and sense and belonging, is stated as an attribute of legibility of the district’s boundaries, and is the driving force which promotes local kinship ties to the community. Protection of this myriad of cultural expression sustains ties to the neighborhood roots.

- Diversity
  
A variety of neighborhood-scaled choices within a compact walking distance seems to offer people’s desires. Diverse options of places to shop, eat, drink, sit, walk, and a variety of other options all within walking distance from one another is cited as critically important.

- History
  
Preserving features of historical and especially that of cultural significance supports a strong sense of place for the people of Cedar Springs district. The interview respondents are pleased to know their neighborhood and understand its history.
- **Sense of Safety**
  
  Designing for safety is a necessity for all neighborhoods; however, some cultures have been exposed to more injustices and therefore having places of transparency and designed for eyes on the street provide alluring spaces for such cultures to settle.

- **Lively Neighborhood Center**
  
  Opportunities in meeting people, watching people, and any informal setting that induces involvement for the community for both day and evening entertainment was highly valued. Highly activated public spaces seem to be the favored stage including connected sidewalks, gathering spaces, and even the streets for festival and parade entertainment.

- **Transparency**
  
  Transparency of all spaces achieves sense of place for the participants of the Cedar Springs district. With this in mind, transparency can achieve the marvel of balance between privacy and exposure as well as safety, all of which expresses cultural conscience and strong kinship ties with the community.

  The sense of place held for the Cedar Springs district is defined by themes including people, diversity, history, sense of safety, lively neighborhood center, and transparency. None of these themes exist independently from one another. One thematic sense of place affects others thus are considered as a holistic system in promoting sense of place for the participants for Cedar Springs district.

  **5.3 Learning from Cedar Springs District**

  Cedar Springs district represents a distinct district in Dallas as it is a Dallas proclaimed special retail street containing historical significance and defined by its citizens as being a unique and diverse gay enclave. The common reactions to the interview questions were based
upon personal expectations, needs, and motivations which were by large in balance with the basic elements that make Cedar Springs district’s neighborhood center a special place for its participants.

The study methodology focused on implicitly inquiring what physical elements contribute to the interviewees’ sense of place of Cedar Springs district. Reflecting back to literature review, research in ‘sense of place’ suggests that a place’s historical, ecological, and physical singularities may all contribute to the creation of place meanings. Most of the themes that emerged in this study enforce those qualities of sense of place learned from the literature on the subject. However, since the interviews were structured with an *implicit* approach to sense of place, disclosure to the insights of the interviewees’ senses of place revealed a strong cue to sense of place that was not derived by a conventional physical attribute. The predominantly cited qualities valued by interviewees of Cedar Springs district directly accredited to the unconventional theme “the people” rather than a theme resulting from physical attributes such as textures, colors, signs, trees, etc. This new theme emerges because it appears that the people of Cedar Springs district culturally define themselves with their environment in a way that makes their environment psychologically comfortable congruent with local identity. Passive observations made it possible to code this response syntax to the makeup of the environment in which “the people” of Cedar Springs district interface and attach place meaning.

Cedar Springs district’s neighborhood center exhibits two types of street to building composition. The southern end of the neighborhood center reflects a greater orientation to the overall historic street and building spatial parameters demonstrating narrower building setbacks, shorter verticality of building heights, and more historic architectural character. Additionally, businesses relating to the local cultural demography including boutique shops and restaurants are more prominent on this southern end of the neighborhood center. The northern end of the neighborhood center is more automobile-oriented resulting in a dense composition of surface parking, a disruption in the pedestrian zone, and greater building setbacks. Though this end
includes commercial assets that meet the needs of a local neighborhood including a bank, library, grocery store, and off-street residences, the majority of the pedestrian activity focuses its energy on the southern end. This observation reinforces the significance of local culture as a critical factor in the overall design and planning in urban areas and, as it seems, provides a learning opportunity in the design and planning of sense of place at the cultural level.

Not all of the findings from the analysis of the study’s data are explicitly related to sense of place. A finding derived from the profile data was a pattern between homosexuality, place choice, and dwelling proximity to Cedar Springs’ neighborhood center. All of the interviewees which claimed to be homosexual disclosed frequent visitation to this area whether or not their dwelling resided within the known boundaries of the district. It can be argued that a strong connection exists between socio-demographic composition and the attributes of sense of place of a given district, neighborhood, city, or region.

Another finding from the analysis that is not explicitly related to sense of place is derived from the profile data’s sexual orientation category, age category, and frequency as well as span of visitation categories. The study population who were homosexual and over the age of thirty-five claimed to frequent the area most often in a week’s time and had the longest span of visitation usually allotting to more than fifteen years. These participants appear to have gained the maximum amount of place experience and have the strongest senses of place through satisfying their need of a sense of belonging for a healthy sense of place.

5.4 Importance to the Profession of Landscape Architecture

Landscape architects have a plethora of opportunities when raising the question about sense of place especially in a culturally-driven area such as Cedar Springs district. As the development trend continues to turn inward to the urban environments in response to green practices and people preferences to location, opportunities for landscape architects and planners alike are charged with the creation for developing planning and design objectives,
incentives, context-sensitive plans, raising awareness, providing advisory services, develop urban design programs, and the like to help cities protect their communities as well as attract outsiders. Landscape architects’ role, beyond health, safety and welfare, need to be providing services based on philosophical approaches to culturally-rich communities in an effort to protect sensitive areas. The homogenization process of modern development is considered an affliction to human needs and behaviors. Every future development project whether inner urban or greenfield is likely to shape the future of that community, for better or worse. Therefore it important to reformulate landscape architecture and planning place making goals to meet the needs of the communities and educate the cities and developers for the better solutions.

5.5 Future Research

This study examines the esoteric qualities of the physical setting which contributes to sense of place for the people of Cedar Springs district. The users of The Strip were predominately of the GLBT (Gay Lesbian Bisexual Transgender) community; however, census data (2000) exhibits information that reveals that the majority of the neighborhood to the southwest of The Strip within the Cedar Springs district is Hispanic. Sense of place issues are unknown for this culture demography since this knowledge is not present in secondary data sources as clearly as the data exist for race and ethnicity documented by US Census and are to be considered in future research. On this note, future research needs to concentrate on the understanding of varying demography and diverse populations’ understanding of place and assess its relation to sense of place. The research procedure followed here could be replicated for other cases (locations, or sub-population groups).

District boundaries are derived by a certain reinforcement of clues to produce a strong image (Lynch, 1960). The amorphous nature of the Cedar Springs district as seen in Figure 1-1 reveals a discontinuous collective image of the district’s boundaries as revealed by the study’s...
participants. Further research is needed and could be followed to define the boundaries of this district.

Other urban spatial morphologies such as road networks and land use types which currently exist in the Cedar Springs neighborhood needs future research to further explore the specific qualities in relation to peoples’ preferences and their place attachment.
APPENDIX A

CEDAR SPRINGS INTERVIEW TRANSCRIPTIONS

RESPONDENTS A-1 THROUGH A-20
Susan: So the interview begins. The first set of questions are just going to be about who you are, and a second set are going to be more about Cedar Springs itself.

Respondent A-1: Okay.

Susan: First question is, what's your age.

Respondent A-1: Forty-eight.

Susan: And because Cedar Springs district is known for its gay dynamic community, but since this data doesn't really reflect it, I'm going to ask you your sexual orientation is.

Respondent A-1: Gay.

Susan: Okay.

Respondent A-1: 100 percent

Susan: Darn it. What do you do for a living?

Respondent A-1: Interior design.

Susan: Really? I'm studying landscape architecture.


Susan: It is fun. Okay. And do you live in the area?

Respondent A-1: Yes, I do.

Susan: So if you live in the area, how far do you live from the strip that's Cedar Springs?

Respondent A-1: Within two blocks.

Susan: Two blocks. I did, too, off of Reagan. Okay. And how long have you lived here?

Respondent A-1: I've been back in Dallas about two years now.

Susan: How often do you visit?
Respondent A-1: Down here? Every day, I come here to Buli's for my coffee.

Susan: Much like me.

Respondent A-1: Every afternoon, that's my chill spot.

Susan: Now it's going to be more about the area itself. Where do you tend to hand out or socialize here?

Respondent A-1: I don't do the bars.

Susan: Okay.

Respondent A-1: I don't really drink much. I went through that in my early-20s and 30s, so I socialize with my friends that own – run the stores and shops and everything like that, and then socialization is actually more so with friends and stuff outside the community.

Susan: Outside, not necessarily right here.

Respondent A-1: Not necessarily right here.

Susan: Okay. How would you describe Cedar Springs to a friend that had never been here before?

Respondent A-1: Never been here before? A fun place. A little bit pretentious, a little bit quirky, a little bit scary at times, because there is a lot of street crime and everything. But it's a place that you can come and you can be yourself, and you don't have to be afraid about being yourself and being gay.

Susan: That's great to hear that. I've heard that about a bunch of different areas in the United States, like Greenwich and --

Respondent A-1: Yeah, I mean, it's true about any major city where there's a centralized location for homosexuals, or even straights. I mean, there's always crime, there's always everything involved with it.

Susan: Low boundaries.

Respondent A-1: Yeah, every place like this one.

Susan: When do you feel like you've entered Cedar Springs district, and when do you feel like you've left it?

Respondent A-1: When I walked out my front door.

Susan: When you've entered it?
Respondent A-1: Yeah. And when I can walk in my front door and walked out of it, I've left it. No. When I've entered the Cedar Springs area? From like, Cedar Springs to maybe Wycliff down here, and Lemmon, to Maple probably.

Susan: Okay. So you pointed over here, so do you mean Oak Lawn.

Respondent A-1: Oak Lawn, yeah.

Susan: Okay. And what physical attributes to this environment, like trees, and streetscapes, you know, that you find that leaves a standing impression of you?

Respondent A-1: Well, the one thing that's really cool about this area is, we have the only lighted crosswalk in the city.

Susan: I noticed that, I love it.

Respondent A-1: But you know, the merchants do a lot to try to maintain and keep up the area, and they're involved in getting a lot more done. A lot of the new merchants, especially the Oak Lawn Merchants Association, is doing a lot to bring new things into the community, and help, you know, improve it, and that's one good thing. But the trees, you know, I mean, there's not many places you can go where you have a tree-lined street with benches where you can sit, and just like I'm sitting here having my coffee --

Susan: Right, talking to a stranger.

Respondent A-1: People are going in, and talking to my friends, and talking to strangers. And that's one thing about this area also, is like, people are very open and friendly for the most part. But at the same time, you know, they're very standoffish, so you get a mix there, you know. I mean, I have no problem going up to anybody on the street and talking, but you know Cedar Springs has its quirks.

Susan: Do you think that's Cedar Springs, or do you think that's Dallas?

Respondent A-1: That's Dallas in general, yeah, yeah.

Susan: Okay.

Respondent A-1: Dallas is a very pretentious city.

Susan: Are there other things that you want to mention about the feeling or perception you hold about the character of Cedar Springs?

Respondent A-1: Well, it's changing a lot, and that's the sad thing about it, you know, because I've only been – even though I said I've been back in Dallas two years, I've been here the whole time. I've always worked in Dallas.
My ex-partner and I lived out in the country for nine years, but we commuted in town to work every day. He worked two blocks from here, and I worked up in North Dallas, but we still met here every day for coffee and to drive home — let the traffic die down and drive home. But as you notice, a lot of things are changing. The buildings are changing. The people are changing. A lot of the gay community is moving outside Oak Lawn, and moving out more to the suburbs. So it is changing. I mean, it's becoming more and more diverse every day.

Architecturally, I hate seeing some of the old landmarks go, like Crossroads Market, which I've known for years — was a hangout for years, and you know, there's rumors that The Black-Eyed Pea is going soon, that whole block is going to be — well, the four buildings are going to be gone.

Susan: So are you maybe guessing that that's why the people are leaving?

Respondent A-1: No. I think it's just that people, in general — the gay community, in general, feel more comfortable outside Oak Lawn nowadays, you know. I mean, it's not so much a stigma to be gay, and you have to live in your own little community to feel open, so a lot of gays live in Oak Cliff. I mean, Oak Cliff has a very large gay community. The Bishop Arts District is very popular with the gay community. I have friends that live all over the city, North Dallas, you know, Plano, Richardson, everywhere. So you don't have to live in one central location any longer, be gay and be open in the city of Dallas, so that's one good thing, although it's taking away from the charm of Oak Lawn.

Susan: I have to agree, although I lived here, too.

Respondent A-1: Yeah. Are you gay?

Susan: I'm not.

Respondent A-1: You're not.

Susan: I'm not. I just love the walkability of everything.

Respondent A-1: Yeah, it's convenient, yeah.

Susan: And there's not many places in Dallas that offers.

Respondent A-1: Yeah. You have restaurants, you have clubs, you have everything within walking distance, shopping, everything, you know. And it's nice. I mean, there's not a lot of areas of Dallas that are like this, especially the further north you go, you're not going to wind up with a community like this.

Susan: No, I agree with you.
Respondent A-1: And I know every shop owner. I know – unfortunately, I know every bar owner.

Susan: Even though you don't frequent there.

Respondent A-1: Even though I don't frequent the bars anymore.

Susan: I love that the story's changing.

Respondent A-1: I do know everybody in the community, because as you know, I'm 48, but I've been in Dallas since I was 22. So, even though my partner and – like I said, my partner and I – ex-partner and I lived outside the city for nine years, we were in town every day, and we were here in the community every single day. I hate shopping malls. Thank god, I can do all my shopping clothing-wise up and down the strip here because they carry sizes that fit me, you know. That's the one good thing about it. And I know every shop owner, every employee, and you know, this is my hangout.

Susan: Absolutely. All right.

End of Audio
Susan: Okay. So the first set of questions are, again, just kind of about you. What is your age?


Susan: Cedar Springs is known for its gay dynamic community, but the census data doesn't really show that.

Respondent A-2: Really?

Susan: What it does, is that it actually asked questions that will only pertain to partners that live together, so there's a lot of gay people that don't live together. So I'd like to ask you if you are or are not gay?

Respondent A-2: I am.

Susan: And what do you do for a living?

Respondent A-2: I am actually the co-founder of a company that is a lender to terminally ill cancer patients.

Susan: Oh, are you?

Respondent A-2: We're the only company in the country that does what we do.

Susan: I was going to say, I don't think I've ever –

Respondent A-2: That's a good thing.

Susan: Definitely. Your market is --


Susan: Or your competition is --

Respondent A-2: The competition is nothing. The market's huge, but if you don't need us, you would never have heard of us.

Susan: Right. I'll bet the hospitals love you. The patients even more.

Respondent A-2: Yeah, definitely.

Susan: Okay. And the next question is about where you live. Do you live in the area?


Susan: How long have you lived in the area?
Respondent A-2: Well, by the area, define –

Susan: It could be within a mile or so.

Respondent A-2: In Oak Lawn?

Susan: Yeah, Oak Lawn district.

Respondent A-2: I've lived in Oak Lawn for 20 years.

Susan: Okay, 20 years, that's a decent amount of time. So you know the area pretty well, then.


Susan: How often do you come to this strip?

Respondent A-2: Not that – I mean, mostly what I do, is I like, will come down and read in the afternoon.

Susan: So it's primarily for pleasure.

Respondent A-2: Yes. I mean, I come down to eat sometimes. I haven't been in a bar in 20 years.

Susan: Okay.

Respondent A-2: I never did like bars.

Susan: Yeah, I understand.

Respondent A-2: So I literally have not been in a bar in 20 years.

Susan: I don't like alcohol either, but I've been in bars. I think it's just a phase you've got to go through. Okay. Now the questions are more about Cedar Springs. So when you come to the strip, do you come to the restaurants and you hang out, where do you think, on the inside or do you sit more on the outside?

Respondent A-2: Well, obviously depending on where I am. If it's – like, here at Buli, whatever, and it's even halfway nice, I'll always sit out here. I don't know that I've ever come back and sat in there. I don't really like sitting in there.

Susan: No.

Respondent A-2: But, like, if you go to eat at Panda's or whatever, they don't have an outdoor area, so – but Cafe Brazil does. The Bronx, you know, has indoor and outdoor. So other than here, I would say, it probably pretty
much depends on the weather. But if it's nice, I would just as soon eat outside.

Susan: Okay. And if you were to describe Cedar Springs to a friend that's never been here before, how would you describe it, its character?

Respondent A-2: Well, I would definitely want them to know that it was a -- whether it's predominant or not, but a gay area of town, so that doesn't surprise or offend anyone. I would just, sort of, describe it as it's just kind of an eclectic mix of people, and things to do. It's kind of funny when you have the -- I've been in Dallas since '82, so I've been here almost 30 years, and so I have a little bit of a sense of the history of it and how it's evolved, and devolved as well. It used to be much -- I would say, it used to be much more vibrant than it is now.

You know, Oak Lawn, when I moved here, it was -- I want to say it was 70 percent gay, and I'll bet that Oak Lawn as a whole now, is at best 40 percent gay, because there's been so many people -- straight couples, singles, people coming in from the suburbs moving in, that really has kind of changed the character of Oak Lawn, and therefore, somewhat the character of Cedar Springs. So it's changed over the years; like I said, for me, it's not a vibrant as it once was. Sometimes, I think the nucleus of gay people who have moved out --

Susan: Expanded.

Respondent A-2: Yeah. You know, it used to be you couldn't go to Plano and find anyone that was gay in Plano.

Susan: So do you think that's because straight people are moving here, or that there are other forces involved?

Respondent A-2: I would like to think -- I don't know if this is true or not, I think it's true -- that it's more of the world being more accepting of gay people, and so it's not any big deal to live -- if you want to live out in a suburb now, then what it would have been 20 years ago. You don't have to worry about, you know, having a cross burned on your lawn if you lived in Plano, or whatever. So I think it's a combination of both, both people moving in and people moving out. But all of that comes, I think, out of comfortability and acceptance, if you will.

Susan: Okay. And, I guess, back to the street, per se. When do you feel like you've entered into the Cedar Springs strip, and when you feel like you've left it?

Respondent A-2: I would say that certainly when you entered it, on this end, would be when you go just right in front of Walgreens, from Walgreens to Melrose Hotel. And I would say, once you get down going past Kroger, that you've kind of left the strip area.
Susan: Okay. So even on this side of Kroger, what is that? Welborn?


Susan: Is it Welborn?

Respondent A-2: No. That's Knight.

Susan: So even that development, that mixed-use development, you'd still consider that part of --

Respondent A-2: Yes. I would, I would, yeah.

Susan: Okay. Another question, sort of, about the physical attributes of the strip. So what do you feel leaves a standing impression on you? When you close your eyes and you think about the physical street itself, what comes to mind?

Respondent A-2: So you're talking about the buildings, and -- not the people, not the people.

Susan: It could be the people, it could be groups of people, it could be the movements.

Respondent A-2: If it's people, it would be the diverse nature of people that are down here, and you don't maybe see it so much right now, but come down here on a Friday evening or a Saturday evening or whatever, and you'll start to see very diverse groups of people.

Susan: People are actually out on the street.

Respondent A-2: Oh, definitely.

Susan: Okay. So they're not just going into the clubs and bars, there's another element here.

Respondent A-2: Yeah. There's people definitely out on the streets, and it's just the diversity of the area, you see everything.


Susan: Oh, it's fine.


Susan: I hope you said scallops.

Respondent A-2: I told him it didn't really matter to me, whatever he wanted.

Susan: When you're cooking.
Respondent A-2: Luckily, I don't have to do lots of that.

Susan: Nice. I guess the last question is again, anything else you want to add about the feeling or the perception about, maybe the street or activity, or anything, maybe just stands out for you.

Respondent A-2: Well, you know, you talked about sense of place, and to me, that could apply to a lot of things. That could apply to a family, and what makes a family, you know, or a home, what makes a home — it's not the physical building itself that makes a home, it's the inhabitants of the home that make the home. And I would say the same thing about this street — it's not the physical buildings, whether they're ugly or pretty, or fancy or not fancy, whatever — it's the people that come here. And again, I come back to the diversity and the inclusiveness. I don't know if you've ever been the Halloween festival down here.

Susan: Mm-hmm.

Respondent A-2: You know, that's probably — you want to talk about something that's changed over the years — that has changed.

Susan: The —

Respondent A-2: Because of the inclusiveness, and in terms of the number of straight people that come to the Halloween parade. It used to — it was, you know, I don't know, 70-80 percent gay, and I've left recently and thought, you know, it may be down to 50 percent now, you know, there's what, 30 thousand people that come to it or whatever. And I have lots of straight friends that are like, I can't wait to go down there. And I'm like, I could care less.

You know, but again, it's the people and the inclusiveness, and particularly for somebody that is younger, like you, that is needing — I'm not saying this about you, but I'm just saying about someone your age or in your age range, that is needing that feeling of community and acceptance, may not always be the best environment, because there are obviously a lot of things that go on down here that maybe aren't healthy, in terms of overdrinking or, you know, drug use, or you know, even people, you know, picking each other up in bars, that leads to all of — safe sex and all of that. But notwithstanding the fact that any place can have unhealthy aspects to it, but the ability to come someplace and feel safe and secure to be who you are, I think still holds a lot of — this area still holds a lot of allure for that, because you can't find this exact same thing anywhere else in Dallas.

Again, people are more open and accepting than what they once were, but it's not the same. So to me, that's the — when you talk about a sense of place, it is providing that comfort zone, if you want to call it that — it's okay, you can be who you are down here. If you want to dress up in whatever you want to dress up in, and come down here, it
doesn't matter. You know, hardly anybody's going to look twice. You know, if you want to hold hands with somebody down here, you can hold hands. If you want to come down here by yourself, you can come down here by yourself, it doesn't matter. So like I said, I think — over the years, I think it changes. I certainly — there was a time when I definitely needed that sense of place, if you will. I don't think so much anymore, but I also have lived a lot longer now.

My grandmother always used to say that her 40s were better than her 30s, and her 50s were better than her 40s, and her 60s were better than her 50s, et cetera. And I asked her one time, I said, why do you think that is? And she said, Because the world got narrower, and that as she grew older, she had tried different things and found out what worked and didn't work for her. So in a large sense, she had less decisions that she had to make as she went on, as to what was going to work and what wasn't going to work. So it got easier, life got easier in a sense. And I think that happens to all of us, I hope, as we get older is, you know, we find out more of who we are and what does and doesn't work for us, but having that place to, at least, start off in — or a place. I'm not saying you have to live here, but where you can feel safe and comfortable, to me, is sort of the essence of what this is, and the essence of the place is, and that gives it the sense of place is you can be who you are with no judgment, no fear of someone waving whatever in front of your face, be it a Bible, be it their version of the Bible, or their interpretation of the Bible.

Susan: Judgment in general.

Respondent A-2: Judgment in general. So that, to me, is what always gives this place a sense of place, is this sort of a safety and freedom that it offers.

Susan: That was great.

Respondent A-2: I don't know if that was a good answer or not.

End of Audio
A-3

Susan: Okay, I'm not going to ask your name because it'll be anonymous. But the first set of questions are going to be about you, and the second set of questions are going to be about this commercial strip that's considered Cedar Springs.

Respondent A-3: Okay.

Susan: Okay. First question is, what is your age.

Respondent A-3: Twenty-seven.

Susan: Okay. Because the census data doesn't really reflect it, though this area's really known for its dynamic and gay community, I'd like to ask you your sexual orientation.

Respondent A-3: Straight.

Susan: And do you live in the area? You said that you work here, but --

Respondent A-3: I work here. I lived about 15 minutes away, up by the [inaudible 00:00:34] airport.

Susan: Oh, that's still pretty close. At University Park, or something like that?

Respondent A-3: No. Like, Mockingbird Tipton area.

Susan: Okay. So you come here -- is it strictly for business, or do you ever come here to hang out?


Susan: Strictly for business, okay. Actually one is, if you have a friend that's going to be coming to Cedar Springs, and they'd never been here before, how would you describe it to them?

Respondent A-3: Gayborhood.

Susan: The gayborhood? Okay. And again, you know, I've kind of talked about Cedar Springs being this area. When do you feel like you've entered into it, and when do you feel like maybe you left it?

Respondent A-3: Maple – no, Kings and Cedar Springs, and then all the way down until about Turtle Creek and Cedar Springs.

Susan: Okay. And then are there anything that you could describe on the physical attributes that leave an impression on your when you think about this area, besides this wall?
Respondent A-3: It looks – it's pretty clean here, nice and neat, not run down.

Susan: Okay.

Respondent A-3: You know, kind of better than the rest of the town, I guess.

Susan: Really? Better than Dallas, you like it kind of more than Dallas?

Respondent A-3: I mean, it looks nice and clean all the time, and you know, well kept.

Susan: Yeah?

Respondent A-3: Yeah.

Susan: Okay. And I guess, is there anything else about the perceptions or the feelings that you may have for this area that you'd like to share?

Respondent A-3: As far as what?

Susan: Anything, it's up to you.

Respondent A-3: As far as the perception?

Susan: Yeah. It could be about – it could be something about physically about the area, it could be about the community, it could just be about anything.

Respondent A-3: Lots of people think it's just gay down here, which it's not. It's a good mix of straight/gay/whatever.

Susan: Right.

Respondent A-3: I've seen lots of people that come down here that are just, you know, not gay at all, and just come down here just to get away, you know, or something different.

Susan: Okay. What do you think makes it different?

Respondent A-3: The fact that it's predominantly gay.

Susan: Okay.

Respondent A-3: Yeah. It's like a pocket in the city that's just strictly that, you know – not strictly, but you know, predominantly.

Susan: Okay, cool.

Respondent A-3: And it's funny, because it's ghetto that way, and then gay, and then rich, you know.
Susan: Right. That's Dallas, though, for you. Anywhere you look, it's just pot-marked with all sorts of different things.

Respondent A-3: Yup.

Susan: That's really cool. Okay. Well, you know what? That was it.

Respondent A-3: That was it?

Susan: Yeah, that was it.

End of Audio
Susan: What was it?

Respondent A-4: Economic development.

Susan: Okay.

Respondent A-5: Strategic planning.

Susan: Strategic planning.

Respondent A-5: Go out and talk to people about, kind of --

Susan: Do you know Richard Florida?

Respondent A-4: Yeah.

Susan: Okay, that's kind of -- actually, he talks about sense of place, too, a lot of time, about boundaries, and the gay index. So that's actually part of [inaudible 00:00:25], but it's not about me. I'd like to ask you guys your ages.


Susan: Okay.

Respondent A-4: We look better than that, don't we? We look younger than that, don't we?

Susan: No doubt. I asked that same question to somebody else, and I think he said 52, and I thought he was my same age, and I'm 30. I love it. You must tell me what your night cream is. Okay.

Respondent A-4: Your night cream?

Susan: Yeah.

Respondent A-5: No night cream.

Susan: No night cream? Maybe that's the secret. And okay, because it's notorious that this area is known for its dynamic gay community, but I can't find anything that really states that in the census data. So I'd like to ask you guys your sexual orientation.

Respondent A-5: I'm gay.

Susan: Okay.
Respondent A-4:  Straight.

Susan:  Okay. And you’ve already told me what you do for a living. What do you do?

Respondent A-5:  I’m an attorney.

Susan:  An attorney, okay. Do you live in the area?


Susan:  Okay. How far?


Susan:  About a mile. Do you live in the area, too? Okay. Then for you, how long have you lived in the area?

Respondent A-5:  Since ’93, so --

Susan:  So a while.

Respondent A-5:  Yeah, 18 years.

Susan:  Okay. And then do you – how often do you come to this strip?


Susan:  You think maybe on a weekly basis?

Respondent A-5:  Yeah, probably once a week on average, maybe – once or twice.

Susan:  Okay. For – is it for business or pleasure?

Respondent A-5:  Well, let me think about that. Probably, maybe, two or three times.

Susan:  Okay.

Respondent A-5:  Because, yeah, I mean, you consider grocery shopping, or you know, yeah.

Susan:  Okay.

Respondent A-5:  So, I mean, not for business, but for, you know, just errands, and then, also just for my life.

Susan:  Okay, so both.

Susan: And when you – how often do you come here?

Respondent A-4: First time.

Susan: This is your first time. All right. So this will be kind of interesting to hear. Have you been any further than Red Mango?

Respondent A-5: We go down the street.

Respondent A-4: I'm from Boston, visiting, so this is my first time, yeah.

Susan: So you caught it in a flash?

Respondent A-4: Yup. Yeah, we drove down the street, and we were so taken towards the neighborhood, just to – we took a walk. What was it, trail?

Susan: Katy Trail, yeah, that conversion?

Respondent A-4: Yeah.

Susan: Okay. You know how it got its name, Katy Trail?

Respondent A-4: Don't tell me. I think you told me. Old rail line.

Respondent A-5: This is a good test.

Susan: He's like, I didn't know strangers were going to ask me about the rail line.

Respondent A-4: It was the old rail line, it was the name of the rail line, Katy Company.


Respondent A-4: I was.

Susan: He's like, you set me up for this, didn't you? That's funny.

Respondent A-4: It's all part of your master plan, wasn't it?

Susan: You can pay me later.

Respondent A-5: [inaudible 00:03:22] students.

Susan: So you're a teacher at SMU, too?

Respondent A-5: Yeah, I do teach an evening course.

Susan: Okay. I'm a fan of teacher sustainability. Okay. Now, we're done about you guys, but now maybe a little bit more about Cedar Springs, and my guess is this is probably where you'll probably pick up and
contribute if you have anything, even if it was in a flashpan. So when you come here to hang out and to socialize, where do you tend to be? It can be in a place, or outside.

Respondent A-5: If I come just to socialize, probably – I'll go to the Round Up Saloon.

Susan: Okay.

Respondent A-5: Yeah, which is, you know, mainly – unless I'm going to meet someone for dinner, you know, but if it's just the nightlife, then it's that.

Susan: Okay. And if you were to describe Cedar Springs to a friend that's never been here before, how did you do it?

Respondent A-5: I said, well, this is the traditional gayborhood. And I don't know if I really said – I mean, other than that, it's got kind of an interesting history. But how would I describe it? I'd describe it to like, the people, [inaudible 00:04:34]. Well, when I think of Dallas, if I wanted to live in some place where I could park the car when I get home from work, then I could walk to the grocery store, the post office, the library, or to a restaurant, or, and you know, the fact that I could walk to nightlife. And when I moved to Dallas, this was one of just a couple of neighborhoods that was like that. There's a few more choices now, but not that many.

Susan: So for Dallas, it's pretty unique.


Susan: Okay, all right. And then I guess you kind of answered this, but what is it about the strip that attracts you to it, or keeps you coming back? So it's the availability, diversity of places?

Respondent A-5: Yeah, I mean, my favorite hangout spot is on the strip, my favorite burger place is on the strip. You know, and then there are community events, you know, the pride parade is on the strip, or different street parties that they'll do.

Susan: Okay, all right. And this is about the entrance to Cedar Springs. When do you feel like you've entered into Cedar Springs, and when do you feel like you've left Cedar Springs?

Respondent A-5: Oh --

Susan: Are there any landmarks or clues to you?

Respondent A-5: Like, if you think about the strip, I would say the strip starts at Oak Lawn, and ends probably here at – geez, what's the name of that street?
Susan: Is this Throckmorton, or—oh, that's Knight.

Respondent A-5: Yeah, probably from Knight to--

Respondent A-4: You can't see that sign?

Susan: My head was in the way.


Susan: So you wouldn't say that this is part of it?

Respondent A-5: I mean, I think it's kind of--

Respondent A-4: Is one of the book ends, is that what you're saying?

Respondent A-5: I guess I'm thinking more traditionally, because I don't—this is a new addition, this--

Susan: It doesn't have the same feel?

Respondent A-5: I think they tried to make it have the same feel, but I think what they did in the front here with this automobile courtyard, is really—I'm actually kind of grumpy about what they did in the front. So I think—and they did a really good selling job to the Oak Lawn committee to get them to approve this—and I think—blech.

Susan: It doesn't invite people from the street, maybe.

Respondent A-5: No, it interrupt—I mean, they tried to keep a continuous pedestrian zone, but what they ended up doing was, they moved the pedestrian zone here, rather than along the street, and I like that they kept the street trees, but I mean, the automobiles sort of impede, and it's a design thing that just bugs me.

Susan: That's good to hear.

Respondent A-4: That was part of the discussion, to figure out--

Respondent A-5: You know, it was, yeah. The zoning actually requires—there's a sidewalk zone and a pedestrian zone, and they modified—they sold a bunch of other bells and whistles about the building to get them to accept this.

Respondent A-4: And they wanted parking access.

Respondent A-5: And you know, the community group was, sort of—you know, they bought into the image that the developer was selling, and I think they sold out some of their principles about the pedestrian zone.
Susan: I could see it, even if it was on the side street, just not on Cedar Springs.

Respondent A-5: Yeah. Actually, the side street treatment’s better than the front treatment, you know. I mean, you know, one row of angled parking with the sidewalk – that’s fine. They did that on this --

Susan: It continues the rhythm.


Susan: I know, for me. What do you think are some of the physical attributes on Cedar Springs that leaves a lasting impression to you?

Respondent A-5: Well, you know, it’s just – it’s walkable. I mean, it grew up as a nightlife area, because the clubs are so close together, and you could walk between them. If you were out with friends, and they preferred different places, you could hang out at your friend’s favorite bar for a while, then you know, they could hang out with you at your favorite bar. You know, the fact that the traffic is slow with the traffic lights, and the new crosswalk is good about calming traffic, too.

Susan: How new is that?

Respondent A-5: It’s not that new, probably now –

Susan: A couple of decades.

Respondent A-5: Valletta was on the council, so it’s been at least one council term, so it’s at least four years old.

Susan: Okay, some real activity there. Anything else that may – you might want to add to the character or feelings, perceptions of the area?

Respondent A-5: No. I guess, you know, sort of the crossroads, it’s the Throckmorton at Cedar Springs. I think it’s really, sort of, the heart of it, and I think you’ve always seen that, like, this strip center over here, even though it’s always been kind of part of the strip, it’s really – the strip, sort of, starts to disintegrate because of the parking in the front.

Susan: Set backs, and --

Respondent A-5: Yeah. And that’s the way it had been for a long time, and this was a grocery store lot, and yea --

Susan: What was that?

Respondent A-5: That – the old library had most of the frontage, and then the developer did a deal with the city – it was a vacant lot behind it. The developer did a deal to trade the frontage – the city still owns the frontage, but the
developer build them a new library on the corner, and got the lease in
the frontage for the parking. So pretty much, after that got up and
going, this grocery store closed, and then this redeveloped.

Susan: Okay.

Respondent A-4: How about this building, The Royal Liquor and Beer, that's a setback.


Respondent A-4: Do you consider that pedestrian-friendly?

Respondent A-5: No. I said that's where the strip really starts to disintegrate. And those
– you know, there had been clubs in that strip that were, sort of, part of
the nightlife, and you know, it just never – it never really took hold the
way –

Susan: So that was always like this? It's probably a later development, of
course, then –

Respondent A-5: Yeah. No, it's actually been refurbished. I mean, it's been – those
buildings are older than they look from the outside, because they were
remodeled.

Susan: Okay. So about the same age, then?

Respondent A-5: Yeah. Those buildings are probably at least, I would say, from the '60s
maybe.

Susan: Okay.

Respondent A-5: But then, you know, other parts of the strip are from the '30s probably,
but had that finished in the development pattern with addressing the
street.

Susan: Okay.

Respondent A-5: Rather than being [inaudible 00:11:40].

Susan: Okay. Well, is there anything else?


End of Audio
Susan: Okay, so the first set of questions are going to be about you, and the second set of questions are going to be about Cedar Springs and your opinions on that. And again, questions are voluntary, you don't have to answer the ones you don't want to.

Respondent A-6: All right.

Susan: The first one is your age.

Respondent A-6: Twenty years old.

Susan: Congratulations. Yeah, you guys are going to be starting to serve liquor here, or after a while. Congratulations.

Respondent A-6: Yeah, it'll be a while.

Susan: Will it be?

Respondent A-6: For like, six months, before they start –

Susan: I'll be keeping an eye out for that. Second one is, Cedar Springs is known for its dynamic gay community, though census data doesn't really reflect it, so I was going to ask you if you would mind telling me your sexual orientation.

Respondent A-6: I'm gay.

Susan: Okay. And I guess, the next question would be, what do you do for a living? Is this your full-time job?

Respondent A-6: This is my full-time job right now. I'm actually getting ready to quit, and go back to my old job at Pei Wey.

Susan: Okay.

Respondent A-6: So this Sunday is actually my last day.

Susan: Oh, really. Oh, congratulations.

Respondent A-6: I've been here for a while.

Susan: Pei Wei, that's not here.


Susan: In Uptown?

Respondent A-6: Yeah, there's one in Uptown and then in Knox.
Susan: Okay. And so if you work here, do you also live in the area?

Respondent A-6: Yes. I actually live, like, a mile-and-a-half down the street.

Susan: Okay. And so, other than coming here for work, do you come along this Cedar Springs strip for pleasure?

Respondent A-6: I used to come a lot. Well, right now, I really do it just for work. Like, I come out a lot, but usually, like, on Sundays to a sport, and that's about it, because, I mean, every other place you have to be 21 to get in on Saturday nights, so if I do come out, it'll be on Sunday nights.

Susan: Okay. So you don't come and, like, hang out with your friends, like Patio's or anything?

Respondent A-6: I used to when I didn't work here and live close to here. But now that I live here, I'm kind of over it. I'm like – yeah.

Susan: Okay. And let's see, okay, now more about the strip itself. Next question is going to be about, when you are hanging out and socializing here on Cedar Springs, because you apparently don't do that much anymore. But if you did, when you were coming and hanging out here, where would you hang out?

Respondent A-6: Actually, I used to come here a lot, like, once a week probably and hang out, to the Patio and walk around the stores, all the clothes stores and stuff like that.

Susan: Okay. So you and your friends would – it was more stroll along the streets and stop in.

Respondent A-6: Yeah, like stores, like what store – I don't know, you know the store right here that has, like, a lot of – they sell shirts and, like, logos and stuff like that.

Susan: Yeah, Curiosity's is at Piercings, way down there, but I think I know what you're talking about.

Respondent A-6: Yeah, and it just has a lot of fun stuff to, like, go look at.

Susan: Did you --

Respondent A-6: Tapelenders, that sounds –

Susan: That's right. So do you think that you came and hung out here more for the shopping itself, or more for the social --

Respondent A-6: I think it's more because it's the gay strip.

Susan: Okay.
Respondent A-6: More because of that.

Susan: Known for –

Respondent A-6: I mean, I'd also go to downtown Dallas, but I didn't just because there's more, like, straight people, at least that's what I thought. But now, since, like, times have changed, you know, like, nobody really cares if you're a bouncer and you're gay. So it's kind of like, whatever now; but before, since – it's been about a year since I came out –

Susan: Congratulations.

Respondent A-6: Thank you. And before that, like, I'd be like, have to go there, because I was scared, like, family would find out. But now they know, so I can really go anywhere, and be fine now.

Susan: Yeah. I've been doing this interview, and that's what a lot of people are saying, that now it's okay, they're not just hanging out here anymore. Okay. So if you were to describe Cedar Springs to a friend that's never been here before, how would you do it? It can be about how it looks, or how it feels, or leave it up to you.

Respondent A-6: I would definitely describe it as a fun place to come down, like, on your day off from work. I mean, there's cool places to hang out at, just to linger and sit here for a while and just talk. Also, like the different stores you have around. They're just fun to go and hang out and shop a little.

Susan: Okay, right. And another question about the street. When do you feel like you've entered into the Cedar Springs area, and when do you feel like you've left?

Respondent A-6: Can you say it again?

Susan: So if you're walking or driving along Cedar Springs, you know, is it at Turtle Creek you feel like you've entered into the Cedar Springs area?

Respondent A-6: Oh, I'm sorry.

Susan: Or it could be, like, building character, it could be anything for you.

Respondent A-6: I think it's actually, like, if I'm driving down – actually, like, Oak Lawn and Cedar Springs, you know, you see that big monument thing over
here, that Legacy of Love. I think that's when you feel like you're here, you know.

Susan: Okay.

Respondent A-6: And you just come, and you – like you can tell it's gay, you see a lot of gay guys walking around and lesbians, et cetera. And right down the street on Maple, maybe that's where it kind of ends.

Susan: Maple?

Respondent A-6: Because there's also some other gay clubs down on Maple Street.

Susan: Okay, yeah, that's closer to the toll road, right?

Respondent A-6: Yeah.

Susan: Right, okay. So beyond Kroger, and beyond that mixed-use development that's six or seven stories.

Respondent A-6: Club called Kaliente' over there, and what else – Exclusive.

Susan: Oh, that's interesting.

Respondent A-6: Some gay clubs over there, Hispanic gay clubs.

Susan: Okay. Let's see. The next question that I have for you is about the physical attributes of the street. Is there anything if you close your eyes and you were to think about this area, what stands out to you, in terms of the physical elements outside.

Respondent A-6: Like, something that stands out that I think what makes it gay?

Susan: Or it doesn't have to make it gay, just make it Cedar Springs for you, you know. It could be the cars, it could be – I don't know, the way the light shines on the buildings. I don't know, give me anything.

Respondent A-6: I think, just because I know S4 is a gay club, I think just by driving down here, like, that's like [inaudible 00:06:37], but I'm on Cedar Springs, next to the gay club – and then, I don't know.

Susan: Okay. So you think it's the gay clubs that make it --

Respondent A-6: Yeah.

Susan: Okay.

Respondent A-6: I believe so, because I mean, I think most of the people just, like, come for fun, so everyone will just come during the night just to go and hang out at the club and you know, like, it's the most, like, for sure, you're
going to find another gay person, other than going to another club, like, in downtown or somewhere else.

Susan: Right, that's true. And then last, then I'll let you get back to work, is just anything that you'd like to mention about, you know, meaning or feeling, and again, it doesn't have to be necessarily about the gay community, but it can be about your experience on the street, just as you. And it's very abstract and vague, but that's meant to be that way.

Respondent A-6: Yeah, I mean, it's just a chill place. Like, you can come in the morning or nights, and you're going to find something to do.

Susan: There's always a place to hang out.

Respondent A-6: Yeah, there's always a place. I mean, I think we're the only place – I don't know if Subway does it, but I think we're the only place that opens at 7:00 every day, so I mean, that's pretty early for people that have to come and hang out, and then maybe go visit around downtown, and then come back –

Susan: That's true. So early hours and late hours, because of the night clubs.

Respondent A-6: Yeah. So there's not really an hour you stop. I mean, during the weekday, they don't really open the clubs, the weekdays.

Susan: Oh, I think – what is that bar right across – not bar, it's a restaurant, Cafe Rizzo, it's open 24 hours, isn't it? All right. So that's very true, yeah, this place never sleeps.

Respondent A-6: Yeah.

Susan: Okay, very cool.

Respondent A-6: You can really find anything to do the other times, any time of the day.

Susan: That's very good, it's important. Well, thank you very much.

Respondent A-6: You're welcome.

End of Audio
A-6

Susan: Let's begin. The first set of questions are going to be some questions about yourself.

Respondent A-7: Okay.

Susan: And then the other questions are going to be about your perceptions.

Respondent A-7: Okay.

Susan: So first of all, what is your age.

Respondent A-7: Forty-six.

Susan: Okay. And because Cedar Springs is known for its, like, dynamic and gay community, although the census data doesn't really say it, I would like to ask you your orientation – sexual orientation.

Respondent A-7: It is gay.

Susan: Okay. What do you do for a living?

Respondent A-7: Right now, I'm unemployed.

Susan: Okay. And then do you live close to this area?

Respondent A-7: No. I live downtown Dallas.

Susan: Downtown Dallas, okay. So then, why – what brings you to the area?


Susan: Absolutely. I used to live over here, and I loved it, loved it. Okay. So you think that you come weekly, or daily?

Respondent A-7: Daily.

Susan: Daily, okay. So now it's going to be your perceptions about the strip. Okay. Do you ever come here to socialize?

Respondent A-7: All the time.

Susan: So as part of the gay bars and whatnot, okay.

Respondent A-7: Right. The gay bars, and especially The Resource Center.

Susan: Okay.
Respondent A-7: We have a very diverse group that we have lunch with every day, and I mean, we're all just from all different walks of life.

Susan: Okay.

Respondent A-7: We have cultural differences, we have age differences, we have experience differences.

Susan: Do you guys ever come to the strip to have your lunch, or to stroll, or anything like that?

Respondent A-7: Mm-hmm, occasionally. Usually, it was in a smaller group, like it's just one or two of us. But we do have our times when we're – as a group, in the clubs, and we're dancing and karaoke, or you know, just having a good time and hanging out.

Susan: Okay. And if you were to describe Cedar Springs to someone that's never been here before, you know, a friend of yours – how would you describe Cedar Springs?

Respondent A-7: Well, I probably would describe it a little bit differently, because I'm from Los Angeles, and –

Susan: Good perspective, so I want to hear it.

Respondent A-7: Cedar Springs is a lot more reserved than Los Angeles was, and the clubs are a lot different. The energy levels are all there, but the way people look at the gay community, is – it's not as outgoing as sexually loose as it is in Los Angeles. So here, it's more about friendships than it is about how many people you're going to sleep with.

Susan: Okay. Do you think that's a Dallas thing, a Southern thing?

Respondent A-7: That is definitely a Dallas thing.

Susan: Okay. That's kind of what I'd probably have to say.

Respondent A-7: That is definitely a Dallas thing.

Susan: Okay. My next question is going to be about what keeps you – you know, what attracts you, makes you keep coming back to Cedar Springs, and it's the opportunity and the friendships.

Respondent A-7: Right.

Susan: Okay. And about the Cedar Springs area, you know, on the street – when do you feel like you've entered into the Cedar Springs area, and when do you feel like you've left it, like, if you were physically walking or driving.
Respondent A-7: You've entered it at Oak Lawn, and you have definitely left it right up here at Wyllie.

Susan: Okay. I know which one you're talking about, right on the other side of the grocery store.


Susan: I knew it was a W, I couldn't figure out what. So you think that the library and this building here are part of that community and the character and all that.

Respondent A-7: Yes.

Susan: Okay.

Respondent A-7: And everything north of that towards the airport, is just more like residential, family orientated – not that gays aren't family orientated, but this is more like the party scene.

Susan: Traditional.

Respondent A-7: Right.

Susan: Okay. About physical attributes of the environment. What – when you close your eyes, and you picture Cedar Springs, what stands out to you, what's your visual connection to Cedar Springs?

Respondent A-7: The bright lights, the rainbows, the architecture, which is – for me, is very, very pleasing for Dallas in general, because Los Angeles, everything's just – and here, the buildings are – they have character, they have personalities. And with Cedar Springs, it has its own personality. I mean, it's reserved, but you know that it's a gay community, and you can see it when you walk down the street, you have rainbows all over the place.

Susan: So it's not just the people, it's imprinted into the buildings.

Respondent A-7: Right. But the gay community is very well respected. It's out there, but it's not flashy, if that makes sense.

Susan: Okay. And my last question to you is, is there anything else that you want to add about perception of the street, or the character, or any feelings that you have being associated?

Respondent A-7: It's a very calming, a very accepting environment, because like I said, Dallas is very reserved in their views of the gay community, and for me, Oak Lawn is very accepting, because I come from a society where it didn't matter if you were gay. You know, you're in Hollywood and
everybody's gay in Hollywood. So I come here, and it was a culture shock, but –

Susan: Even within Oak Lawn, or just Dallas in general?

Respondent A-7: Mostly Dallas in general, but Oak Lawn makes you feel more calm and more relaxed, and more at home that, you know. It's okay to be gay, and you're appreciated, you're accepted, and nobody's going to judge you based on your sexuality, or in my case, living with HIV. I'm not judged in Oak Lawn. I go outside of Oak Lawn – yes, sometimes in Dallas, I get judged.

Susan: I think everybody does. It's Dallas. All right. Well, thank you.

End of Audio
Susan: All right. So, the first set of questions are going to be about you and again, if there is any questions you don’t want to answer, you’re fine. Any other ones are going to be about the strip of Cedar Springs, which is the road. All right. So, what is your age?


Susan: Twenty-four. Okay. Cedar Springs is known for its dynamic gay community, but since this data really doesn’t show it, so I’d like to ask you your sexual orientation.

Respondent A-8: Oh sure, I’m gay.

Susan: Okay. Then, then what do you do for a living?

Respondent A-8: Well, I am a sales clerk at Union Jack. I am also a photo editor Gabriel Photography.

Susan: Okay. Well, that’s really cool. So, do you—I know you work in the area, but do you live in the area?

Respondent A-8: Actually, I do. I live right across the street at the Argyle Building, so –

Susan: Okay. So other than for work, would you say that you would come to this area for pleasure?

Respondent A-8: Oh yes, of course. I mean, like actually I pretty much live my life on the strip.

Susan: Okay. So, you come daily.

Respondent A-8: Yeah, I mean like I come daily and I mean, I know everybody here, so.

Susan: Okay. What do you mean everybody? Do you mean like—

Respondent A-8: Well, most of the regulars.

Susan: —business owners and visitors?

Respondent A-8: Business owners, regulars, pretty much people that would kind be of like local. See, the nice thing about Cedar Springs is that it’s like a small town in a large city.

Susan: Oh.

Respondent A-8: So, it’s—

Susan: It’s a nice way of putting it.
Respondent A-8: Well, yeah. I mean, everyone kind of knows everyone, so.

Susan: Yeah, I’ve heard people say the same thing, like they know everybody, but I like that, because you—it’s very symbolic.

Respondent A-8: It’s a lot easier to understand it that way.

Susan: Definitely. Okay. Now, I want to ask kind of questions about the strip.

Respondent A-8: Yeah, sure.

Susan: So, when you do come to hang out, where would you tend to socialize?

Respondent A-8: Well, you know honestly the coffee shop—

Susan: The [inaudible 00:01:44]. —The Heeley is an amazing place. Pretty much places like that. Also Hunky’s is a good one and pretty much, it really depends on who you want to hang out with. Like if you’re just looking for a good time to kill time, definitely Heeley’s, Hunky’s. But I mean like it also depends on what store are opening up too, because that changes the diameter completely, so.

Susan: Okay. Both of the places that you mentioned first happen to have outdoor patios.

Respondent A-8: Yeah, they do.

Susan: Does that have anything to do with your first selection?

Respondent A-8: Honestly, the only kind of argument I could make with that is so does J.R.’s though.

Susan: That’s true.

Respondent A-8: So—

Susan: But I guess it’s more of a bar, so you chose more, you know—

Respondent A-8: For me, it will be more of a collection of — or a hodge podge. That would be such a better I put a hodge podge of characters. I mean, you really never know who is going to show up.

Susan: So, you go more for the people and not for the services that they provide?

Respondent A-8: Yes.

Susan: Okay. That’s very clear. Okay. So, you have a friend that’s never been to Cedar Springs before. How would you describe it?
Respondent A-8: You know, honestly I describe it again as a small town in a big city. I mean, it's very friendly. Once you get to know everybody, it's like I mean, you can literally walk anywhere here and people wave to you, will come up and hug you on the street. So, it's really nice.

Susan: Oh yeah, that's – I want to move back here. I used to live on Reagan.

Respondent A-8: Oh, did you?

Susan: You know, right on the side of the Daisy Inn—Daisy Polk Inn.

Respondent A-8: Oh. Okay. I know where that is. That looks like such a charming little inn too.

Susan: I've always wanted to go and will ask you—sorry.

Respondent A-8: No, you're fine.

Susan: So, I guess knowing everybody my next question is going to be what keeps you coming back. So, it's—

Respondent A-8: Well, like for me it's a matter of where I was brought up. For me, I grew up in a small town, but yet I like the big city. So, this is that perfect mixture of having my small community – close knit community, let me rephrase that, but at the same time though, if I get bored that I can take a step out and you know, I'm in the heart of the thriving city. So, it's quite nice. I like it.

Susan: Where did you—you said a small town before. Where did you—

Respondent A-8: I lived in Tyler, Texas, but I'm like, that's – I mean, yes that was there, but—

Susan: Kind of a big town for a small—

Respondent A-8: Oh, its population wise, but not mentality wise.

Susan: I have a family that went to live in like Emory and Winnsboro and all of that and they all go, we're going to Tyler.

Respondent A-8: Yeah, it's just, I mean, Tyler is definitely somewhat a crossroads, but it still has its little kind of like small town vibe to it. Well, smaller than most. I mean, like I've live in Philadelphia, I lived in New York. I lived in—

Susan: Tyler is small.

Respondent A-8: Yeah, so—

Susan: Got you. Okay. Cool. Then again, back to the street, I guess.
Respondent A-8: Sure.

Susan: When do you feel like you’ve entered into the Cedar Springs area and when do you feel like you’ve left it?

Respondent A-8: You know, honestly that’s kind of hard for me to say, because I mean, like I pretty much live here. So, I mean, when you leave it, it doesn’t really feel like you leave—you left. So, I mean, it’s like a constant state of mind and also too, I mean, honestly I treat everyone that I meet as I treat everyone else here.

Susan: Okay.

Respondent A-8: So, it’s kind of like always meeting a new friend.

Susan: Okay. That’s really cool. What about—okay—impressions on the physical attributes of the street.

Respondent A-8: Yeah, sure.

Susan: Is there anything that you close your eyes and you can think about the street? What do you see? What leaves its lasting impression on you?

Respondent A-8: Oh, you know honestly, oh artisan. That is the only word that comes to mind.

Susan: Okay. So, crafts and—

Respondent A-8: Crafts and if you know where to look, it is absolutely gorgeous, like you have people showing out paintings and just posting them all over the coffee shops. You have people coming, doing your art sidewalk charts. There is always something beautiful and vibrant going on. Either it be some sort of costume that someone has put together or drawings or paintings someone just did on the sidewalk. I mean, it’s really—this is really just—I don’t even know how to describe it. It’s kind of like—it’s almost like a small San Francisco.

Susan: Almost like you described not only a public art, but like moving art—people.

Respondent A-8: Oh, yeah people. I mean, like everyone is very expressive here. So, I mean, everyone is just constantly— it’s just bright. I don’t know to describe it.

Susan: Yeah, no it’s perfect. I guess the last question I have for you, is there like anything you want to add in terms of like meaning or feelings that you have for the strip itself?

Respondent A-8: Oh, for the strip. You know, honestly my feeling is, is to absolutely see it succeed. I mean, this is the one of the hardest things we fought for,
but that’s just a gay person standpoint, but from an everyone standpoint, it’s a great place [inaudible 00:06:31] quality. So, I mean and that’s for anyone. The thing I absolutely like, for instance about this store is that it’s been it for 40 years, but it’s also the longest lasting gay and gay catered men’s clothing store.

Susan: Um-hmm, in Dallas or?

Respondent A-8: In the nation.

Susan: Really?

Respondent A-8: So, I mean, it’s pretty in a way, it’s very historical. So, and it feels very, very good to work here about that, knowing that. So, I mean.

Susan: This is very good. Well, thank you. You’re very—

Respondent A-8: No problem.

End of Audio
Susan: All right, and this is going to be for both of you guys. The interview will maybe take, like I said, nine, ten minutes or something like that, okay. So, what are your ages?


Susan: 19, and –

Respondent A-10: I’m about to turn 18.

Susan: Okay. And, you guys probably know that Cedar Springs is kind of known for its gay dynamic community, but census data doesn’t show it. I’ve been looking this up. So, I’m asking what sexual orientation you guys are?

Respondent A-9: Oh, we’re straight.

Respondent A-10: Yeah, we’re straight.

Susan: And then what do you do for a living?

Respondent A-10: We don’t have careers but we both just got jobs. I work at DSW.

Susan: You work at DFW?

Respondent A-10: DSW, the shoe store.

Susan: Oh, everyone knows what that is.

Respondent A-9: Yeah, I work at the Ranger’s ballpark.

Susan: Oh, nice. Both—both of you guys. Which one do you work at?

Respondent A-10: The one at The Parks.

Susan: Okay. And, so if you guys don’t live in the area, about how far out do you guys live?


Susan: Well, you guys know where I go to school then. Then if you guys have never been here before what brought you here, today?


Respondent A-10: Yeah.

Susan: Oh yeah? Okay.
Respondent A-9: She’s right here.

Susan: Okay, you’re aunt?

Respondent A-10: Yeah.

Susan: Oh okay, cool. I’m just doing an interviewing and you guys are more than welcome to chip in at any time. It’s just for a school project.

Respondent A-10: Oh, okay.

Susan: Okay and now its going to be questions about what you guys are going to do maybe along the street, and what you feel about Cedar Springs itself. Okay? Are you guys in a rush to go anywhere?

Respondent A-9: I don’t think so.

Susan: Okay. Where are you guys planning on hanging out or where do you tend to hang out if you’ve been here before?

Respondent A-11: Sue’s.

Susan: Sue’s?

Respondent A-11: Yes.

Susan: Is that around the corner here on Throckmorton?

Respondent A-11: Yes.

Susan: Okay. And you guys are going to hang out at Sue’s too today? Okay. And, if you’ve never—this may be good for you, if you could describe Cedar Springs to somebody that’s never been here before, you know, it could be about trees, the people, it could be anything. What would it be?

Respondent A-11: It’s like the most loving place you could be in Dallas.

Respondent A-10: It’s very friendly. Not only to gay people, but to everyone.

Susan: Okay. And, I guess what keeps you coming back to Cedar Springs?

Respondent A-11: Just that it’s—you can be yourself, you can do whatever you want to do and nobody—it’s like no judgment, no nothing. Everybody is just used to it.

Susan: Okay.

Respondent A-9: Yeah, I’m glittered out. I mean—

Susan: You don’t dress like that normally?
Respondent A-9: No, I mean, I'm a straight guy, I mean—

Susan: Okay. And then, again too, like Cedar Springs area is kind of known for this commercial strip, when do you feel that you've entered into it and when do you feel like you've left it?

Respondent A-11: —on corner down there by the Walgreen's.

Susan: Okay, the Oak Lawn. And then on this side, what would you say?

Respondent A-11: I don't really go down that way.

Susan: Okay. Fair enough. What are the physical attributes of the street that leaves a lasting impression on you? So like you can close your eyes and picture—what are some of the first things that come to mind?

Respondent A-11: Oh god, I don't know.

Susan: What is it?

Respondent A-10: The people.


Susan: The people, okay. And then, is there anything else that you guys want to add that, like feelings or your perception of the street?

Respondent A-10: No.

Male Speaker: It's real nice.

Respondent A-11: No.

Susan: You pretty much gave it all?

Respondent A-9: It's real nice.

Susan: Real nice.

End of Audio
Susan: The first set of questions are going to be about you so I can understand how you know Cedar Springs and this other set of questions are going to be about the strip, itself. Okay. So, one of the first questions is what's your age?

Respondent A-12: Yeah, I don't discuss that.

Susan: Then, there is probably going to be a couple of other ones that are like that, like what do you do for a living?

Respondent A-12: I'm retired.

Susan: Okay. Congratulations.

Susan: Do you live in the area?

Respondent A-12: No, I live in – I used to live in this area.

Susan: Okay. Then what brings you to this area?

Respondent A-12: Well, I had a doctor’s appointment today.

Susan: Okay. I'm not going to make you late for it, am I?

Respondent A-12: No. I've already been.

Susan: So now you're just hanging out enjoying the weather.

Respondent A-12: Yeah.

Susan: Okay.

Respondent A-12: I have to make it a bit of an event, you know, if I'm going to do something a little more utilitarian like a doctor visit.

Susan: Um-hmm, if you weren't coming here for a doctor's visit, how often do you come here?

Respondent A-12: These days, pretty much never.

Susan: Okay. And that's just because it's—is it an inconvenience or you know, not your thing?

Respondent A-12: I mean, at this stage I don't drive, so. And there was a non-profit organization that provides transportation for medical stuff that they aren't going to drop me off to go to the bars over here.
Susan: So, then you used to live here and so that made—a lot of this may end up stemming from that. Okay. Now the questions are going to be about Cedar Springs, itself. When you did come here to hang out, where did you tend to socialize?

Respondent A-12: J.R.’s.

Susan: J.R.—oh, I guess there is a balcony too, yeah.

Respondent A-12: I usually refer to this area as Oak Lawn but—

Respondent A-12: You know, you can still if you drive around and you’ll still see those two really beautiful two-story older homes and you know, to imagine the neighborhood used to be that. You know, it used to be continual oh, what’s the other word that I’m trying to think of where it’s more consistent, you know, and I—

Susan: Patterns.

Respondent A-12: I, you know, I honor those holdouts that refuse to change with the times, but I forget what movie I saw and it was about this family and they had a brownstone in Manhattan and everything right around them was—actually, I kind of think it was Stuart Little, the movie. Have you seen it?

Susan: I—

Respondent A-12: I can’t believe how good it was.

Susan: And how they reflected back to that character?

Respondent A-12: No, but that was just, that was an element with the Mom and Dad lived in a home like I was just describing and it was the city had grown up around them.

Susan: I remember that now. That does give you reference, definitely to preserving. Now, back on Cedar Springs—that is interesting, but if you did have a friend that was coming to visit you and you were going to describe Cedar Springs to them, how would you do that if they had never been here before?

Respondent A-12: Well, I would tell them that it’s mostly the gay area. It’s known for that.

Susan: Okay. You probably have a lot of insight on this too, when do you feel like you’ve entered into the Cedar Springs area, when do you feel like you’ve left it? It can be based on character or—

Respondent A-12: No, I mean to me Oak Lawn is the southern border, but it doesn’t get interesting until right about Café Brazil and then to north from there.

Susan: Okay. Where do you think it ends?
Respondent A-12: Oh, I don’t think that [inaudible 00:04:30].

Susan: It is.

Respondent A-12: Yeah.

Susan: So, you don’t include like the grocery store and that I Loom and—

Respondent A-12: No.

Susan: Those are remote—okay. Why is that?

Respondent A-12: Well, because I have never had reason to go that far.

Susan: Okay. That’s valid. What are the physical attributes to the environment and that could be anything from streetscapes to the buildings to the landmarks that leave a lasting impression.

Respondent A-12: Well, the streetscapes are pretty good. You know, I think these trees are relatively new. I love that old fire house. I mean, if there is any talk about tearing that down, I would throw a fit. Sadly, I mean it’s stunning. Especially the name of it, I mean, it’s so cute. It’s like it says its the Hook and Ladder.

Susan: Yeah, yeah. Okay. Then, are there anything that you want to mention about the feelings about the character, I mean maybe other than the fire station that you want to add about the strip?

Respondent A-12: No.

Susan: Okay. Then, how important is street life to you?

Respondent A-12: Not very.

Susan: Okay. So, the fact that you’re sitting here—

Respondent A-12: It doesn’t. I mean, it’s a madhouse at Halloween and I don’t get anything out of seeing bad drag and there is a lot of that there. I mean, I liked it as an opportunity maybe to meet somebody, but normally it didn’t end up that way, so.

Susan: Okay. So, you’ll still although for those events maybe not so much, but sitting outside and enjoying your coffee it’s—you’d probably prefer to sit what would say, inside or outside versus inside?

Respondent A-12: Oh yeah, but on a day like today.

Susan: Yeah, that is nice. All right.

End of Audio
Susan: Okay. You just have the—

Respondent A-13: West Village, I think it’s one of those sensitive infill renovations. Have you been over there?

Susan: West Dallas Village.


Susan: Right. It’s in uptown.


Susan: Um-hmm, and Blackburn.

Respondent A-13: It’s like I don’t think that anything is higher than three stories. They all have very distinctly different facades that are reminiscent of older commercial property. So, I would probably suggest that they take a floor off of that I Loom, but I like more of a human scale. So, but you go down like Turtle Creek, which I love that part of town, you know and those high rises they’re just too high. They’re just too tall.

Susan: I mean, does this make you feel when you’re—how does this make you feel walking past them?

Respondent A-13: I mean, I’m not scared, but it’s not welcoming though, either. I used to be a member of the Conservancy for Lied Park and oh, my goodness, they have done such beautiful work with that park. They recently installed like thousands more azaleas, like it needed them more, but and they built a pavilion where there used to be one. So, I like things like that, that are sensitive to kind of recreating and they had all of that stonework repaired. That was WPA work.

Susan: What is WPA?

Respondent A-13: Workman something—one of the Presidents during the depression, it was a way to pay artisans for doing, you know, so some people painted. So, there are some murals in around Dallas and like post offices and stuff like that. So, yeah it was a way to employ artisan and vest men. So, all those stone benches and stuff, you know were a part of that and I’m glad. I appreciate that they realized that that was a treasure and needed to be restored in some places, but you know, you keep it, because it was such—I think it’s one of the prettiest parks around. The symphony usually plays out there on Easter.

Susan: I heard that. Like a time of year. You talking about preserving, what would you preserve on Cedar Springs, anything? Anything worth preserving?
Respondent A-13: Well, I mean, I don't know. Well, it's just one I can't walk with, with. Now, see I like that about of it was the best and old home, you know the surrounded by the Bronx.

Susan: Behind the Bronx.

Respondent A-13: You know, but I mean, they're not going to like tear it, the Bronx off the front of that. I mean, I love the, what's that hotel being called these days.

Susan: Warwick.


Susan: I think it is, um-hmm.

Respondent A-13: I mean, no one is going to discuss whether that should be kept, but I don't know of anything that's more of a period looking, outside of commercial. I don't think anything on this block has any of those attributes any more, but—

Susan: I mean, even the scale.

Respondent A-13: Now, that one—

Susan: Set backs.

Respondent A-13: That pizza, pasta place, that yellow and red.

Susan: Zini's.

Respondent A-13: Yeah, that might be. You know, I can't see if there is like, does that have a tile roof on it?

Susan: A tile roof.

Respondent A-13: Like red tile?

Susan: You know, I think it's a flat.

Respondent A-13: All right.

Susan: You know a flat roof. I mean, most of these are. They, well—

Respondent A-13: Have you ever been to Oak Cliff, ever?

Susan: I went last night to hear a lecture.

Respondent A-13: Where was that?

Susan: It was at the Kessler Theater.
Respondent A-13: Oh, that’s a great place. Did you get on West Jefferson Boulevard at all?

Susan: I’m really unfamiliar with those streets.

Respondent A-13: Because that looks—that’s like what used to be Oak Cliff’s downtown.

Susan: Okay. Is that where the Bishop Arts district is?


Susan: Okay. Little on the outside.

Respondent A-13: That is like that is a treasure of old commercial buildings, you know, blocks and blocks of them and I really believe that needs to be designated as a historic district.

Susan: Is it not?

Respondent A-13: No, but it should be.

Susan: No.

Respondent A-13: Because then you have control over, you know, there is a lot of them like people amended the facades, but most of them, beneath the plywood and stuff, it’s still there. I guess I worry about things like that, that don’t have protection. My neighborhood is designated a Conversation District and you think that sounds pretty good, but that has zero enforcement, but Wanaka Heights is an old name. It’s been a Historic District for a long time now. For whatever reason, the city is able to enforce ordinances in a Historic District, but you know, in conversation it’s just very squishy.

Susan: Interesting.

Respondent A-13: As they are written, as you know, should have put us in pretty good stead, but the end result is not very fulfilling.

End of Audio
Susan: So the first set of questions are going to be about who you are, and the second set are going to be more about Cedar Springs.

Respondent A-14: Let's go.

Susan: Great, first is what's your age.

Respondent A-14: Fifty-two.

Susan: Since Cedar Springs district is known for its gay dynamic community, but census data doesn't reflect it, I'd like to ask you your sexual orientation.

Respondent A-14: I'm gay.

Susan: Okay. What do you do for a living?

Respondent A-14: I'm in FedEx shipping.

Susan: And do you live in the area?

Respondent A-14: Yes, I do, for the past, oh, say 25 years, on and off.

Susan: Really? Did you move here from out of town?

Respondent A-14: No, I've lived in the Dallas area, but suburbia, ya know. Not really for me.

Susan: Gotchya. How often do you visit The Strip?

Respondent A-14: Here? Oh, like, oh, every week. Maybe every other day.

Susan: That's pretty frequent. What brings you here so often?

Respondent A-14: Gees, yeah, like there's a number of reasons. When I come here I'm usually meeting someone or just having a drink, but I always end of seeing someone I know. And I guess a guy's gotta eat. I grocery shop down at that Kroger, oh, and I bank at that bank of America. Oh, and the shops always have something fun to see.

Susan: Great, that actually answers my next question, but let's see. Where all do you tend to hand out or socialize when you come here?

Respondent A-14: I guess generally the bars and restaurants. There's lots of patio choices which is nice.

Susan: Right.
Respondent A-14: Especially this time of year..

Susan: Absolutely. Okay. Next question. If you were describe Cedar Springs to a friend that has never been here before, how would you do it?

Respondent A-14: I just brought a friend here this last weekend! I told him that it’s a gayborhood and it’s fun. There’s always something to do here.

Susan: What did you guys end up doing?

Respondent A-14: Oh well, like, I’m not sure if I should say if you’re recording.

Susan: That’s funny, sure, we can save that for later.

Respondent A-14: No I’m kidding. We met some of my friends at JRs and people watched for most of it. But we had a good time.

Susan: Oh that’s good. Okay, next question. When do you feel like you’ve entered Cedar Springs district, and when do you feel like you’ve left it?

Respondent A-14: Say again?

Susan: Are there any ques from the street or neighborhood, that is a sign for you for when you enter the Strip?

Respondent A-14: Oh. Yeah. You know, when you pass that thing, the Legacy of Love, right there at Oak Lawn, that’s when you’ve entered the gayborhood.

Susan: Okay. So you pointed out when you come in on this side. How about down there at that end?

Respondent A-14: Yeah, okay. Well, I guess you leave it when you’ve passed the grocery store. Or maybe before. Probably before.

Susan: Okay. Good. And what physical attributes to this environment, you know, do you find leaving a standing impression on you?

Respondent A-14: Well, there’s always people walking around so that’s pretty cool. There always seems to be something going on.

Susan: That is cool.

Respondent A-14: And like I said, there’s always like people I know here.

Susan: Okay. Are there other things that you want to mention about the feeling or perception you hold about Cedar Springs character?

Respondent A-14: Well, I’ve been coming here for a long time and the character? Well, there’s been change. There’s always change. But I never really expect to see it here. I was sad to see the Crossroads Market go, you know.
A lot of people were. And you know it seems like it’s like that all over. Perhaps because it’s becoming less gay.

Susan: You may be surprised how often I’ve heard that.

Respondent A-14: No. I probably wouldn’t. It’s just a change of today. I think some of us older gays like to keep this area gay, but who knows.

Susan: So you think it’s becoming less gay?

Respondent A-14: Yeah. I think so.

Susan: All right.

End of Audio

Susan: Okay, good timing then. First I'd like to ask you your age.

Respondent A-15: Already getting personal. I like it. I'm 47.

Susan: And since Cedar Springs district is known for its gay dynamic community but the census data doesn't reflect it, I'd like to ask for your sexual orientation.


Susan: And you said that you're on your break. I suppose you work around here?

Respondent A-15: Oh yeah, I work around the corner as a sales clerk.

Susan: Do you live in the area?


Susan: On the east side of Lemmon?

Respondent A-15: I think that would be the east side.

Susan: Okay. And how often would you say you visit The Strip when you're not working?

Respondent A-15: You know, this is where I hang out. So I'd say every day. Maybe every other day. No, it's every day.

Susan: How long have you been hanging out on The Strip?

Respondent A-15: Let's see. My aunt moved here in 2003 and I moved here about a year after that. I think it's been about 6 years now. Man, has it really been that long?

Susan: Why did you guys moved here, or are you saying Dallas in general?

Respondent A-15: Dallas in general I guess. But I had known about Cedar Springs and Oak Lawn before I moved because of the gay circles. So when my aunt moved down to Dallas, I thought, heck, why not? I want to try some place new too.

Susan: So where all do you tend to hang out or socialize when you come here?
Respondent A-15: Wherever my friends are. You know, it's fun to walk up and down and see who all you can see. And see, since you know this is a gay area, we all kind of know each other so it's fun just to see who's here. But also of course Cedar Springs is known for its night scene so I go to the bars and clubs too.

Susan: Sure.

Respondent A-15: Have you ever heard of the Halloween festival? That's also something you can't miss.

Susan: Okay, I have another question. If you were to describe Cedar Springs to someone who had never been here before, how would you do it?

Respondent A-15: You mean like it's gay?

Susan: It can be that. Really, just describe it like you would to any one of your friends, however you would do it.

Respondent A-15: Well, I would definitely say that it's gay so they're not surprised then I guess I'd say that it's a fun place to be. Friendly and yeah fun all around.

Susan: Okay, now, what is it about Cedar Springs that keeps you coming back?

Respondent A-15: Besides a pay check?

Susan: Funny, yes, besides a pay check.

Respondent A-15: It's kind of like I said before, it's my hang out. I love to come here and see people I know and your day just builds off of that. There have been times I've hung out after work by myself and the day will turn into night after hanging out with so-and-so and then running into so-and-so and before I've known it, it's time to go home.

Susan: I love that.

Respondent A-15: Yeah, there's not another place like it in Dallas.

Susan: Okay, next question. When do you feel like you've entered Cedar Springs The Strip and when do you feel like you've left it?

Respondent A-15: When do I feel I've entered it? Oh I would say when you've passed the Legacy of Love, that's when you're here.

Susan: Legacy of Love. That's at Oak Lawn right?
Respondent A-15: Yeah, that’s right.

Susan: Okay, how about on the other end? Can you tell when you’ve entered it or exited The Strip?


Susan: Okay and what physical attributes to “Strip” leaves a standing impression on you?

Respondent A-15: I love the activity, the excitement that can be felt here, you know, like I said, there’s always something going on, someone around before and after my work hours.

Susan: Okay, I think that’s it.

End of Audio
Susan: Okay, let’s begin. The first set of questions are going to be some questions about you and then the last set of questions are going to be about The Strip.

Respondent A-16: Okay.

Susan: Let’s start out with your age.

Respondent A-16: Forty-one.

Susan: And because Cedar Springs is known for its dynamic and gay community, although the census data doesn’t really say it, I would like to ask you your sexual orientation.

Respondent A-16: I’m gay.

Susan: Okay. And what do you do for a living?

Respondent A-16: I am a restaurant manager for a restaurant in downtown Dallas.

Susan: And then do you live close to this area?

Respondent A-16: I guess you could say that. I live a block away practically.

Susan: Yeah, I guess you could say that. How long have you been visiting Cedar Springs?

Respondent A-16: Well, that could be a long story. I moved to Dallas when I was a kid with my parents and would come to this area to hang out some but not until I moved here as an adult when I say that I’ve been visiting often.

Susan: And how long would you say that has been?

Respondent A-16: Right, I moved back to Dallas about 18 years ago, so about that long.

Susan: Yeah, that’s some time. And about how often would you say you visit The Strip? Daily, weekly, a couple of times a month?

Respondent A-16: It seems like I work too much to come daily though I try to come out as often as I can. Weekly. 2-3 times a week I think. On average I guess.

Susan: So if you work in downtown, you come to Cedar Springs to what? Socialize? For pleasure?

Respondent A-16: Oh yeah. Meet my friends down here whenever I can. And like today, there’s nothing better than coming here and getting my coffee and sitting and relaxing.
Susan: So when you come down here, you tend to hang out here and where else?

Respondent A-16: Let’s see. When I come to meet my friends, it’s sometimes at the bars but normally we don’t drink. We’ll grab a burger and sit on Hunky’s patio. Thank god Hunky’s got a patio when they moved. You said that you lived here before. Did you know where Hunky’s moved from?

Susan: Yeah, actually. It was just across the street from where it is now, right? And it moved into, someone told me that that corner use to be something else.

Respondent A-16: That use to be the Crossroads Market. We were sad to see that go.

Susan: I bet. So, how would you describe Cedar Springs to someone that has never been here before?

Respondent A-16: Someone that hasn’t been here before? I would definitely tell them it’s diverse. Different from other places in Dallas, you know, because Dallas can be uptight and I don’t think Cedar Springs is anything like Dallas. I would tell them about the different options. It’s really a cute place. Kind of historic. Stuff like that.

Susan: What about Cedar Springs that keeps you coming back?

Respondent A-16: Well, you know, it’s easier to come here than a lot of places in Dallas. Not necessarily for me. I work outside of the area but I have a couple of friends who really don’t like to hang outside of this area. I suppose it’s their comfort zone. As for me, well, this is my neighborhood. It’s nice to be able to walk places. I hate driving. Plus you can sit inside or outside nearly anywhere here and have a good view of what’s going on in the street. I always see people I know walking by.

Susan: That’s good. Okay, then, what’s next. What are the physical attributes that leave a standing impression on you from the street or Cedar Springs?

Respondent A-16: Physical attributes. So you don’t mean about being gay.

Susan: It could be if that’s what it means to you. Physical attributes of the street could be anything from the people to the trees to the buildings, you know.

Respondent A-16: You know for me it’s about the people. But I guess the buildings are pretty old. Historic even. The street. Nice trees. I guess that’s it.

Susan: Okay. Are there other things you want to mention about the feeling you hold about the character of the Cedar Springs district??
Respondent A-16: The character of Cedar Springs is I would say very laid back, it’s a place where people go and can feel welcome. Again, I have had different experiences that what I guess some other gays have had but it is definitely a place for some to feel welcome and not judged. Again, though I love this area of Dallas and live very close by, one of the things that keeps me coming back is knowing that my friends will only come here you know to feel that sense of being welcome.

Susan: That’s great. Okay, I know you said that you were heading to work so thank you.

End of Audio
Susan: Well, thanks for taking the time to do this interview. I’ll try to be faster than the bus.

Respondent A-17: Okay.

Susan: What is your age?

Respondent A-17: I’m eighteen.

Susan: Okay, because census data doesn’t reveal the data for the area, I’d like to ask you your sexual orientation?

Respondent A-17: I’m straight.

Susan: And what is your occupation?

Respondent A-17: I don’t have a job. I’m a student.

Susan: That’s a full time job for me. Do you live in the area?

Respondent A-17: Yeah, down the street.

Susan: How often do you come to hang out in the area?

Respondent A-17: Never.

Susan: Okay. Is there anything about the character of the area you’d like to talk about?

Respondent A-17: No.

Susan: Okay, well, thank you for your time.

End of Audio
Susan: Okay, I won’t ask your name because it’ll be anonymous. The first set of questions are going to be about you, and the second set of questions are going to be about this commercial strip.

Respondent A-18: Okay.

Susan: What is your age?

Respondent A-18: I am fifty-three years young.

Susan: Absolutely. Because the census data doesn’t reflect it though this area is known for its dynamic and gay community, I’d like to ask you your sexual orientation.

Respondent A-18: I’m gay.

Susan: And what do you do for a living?

Respondent A-18: I’m a stylist at a salon in Highland Park.

Susan: Really? I just got my hair cut at Avalon.

Respondent A-18: Oh you should have definitely come to see me. Those guys don’t know what they’re doing.

Susan: Oh that’s good. Where were you a month ago? Okay, next question. Do you live in the area?

Respondent A-18: Somewhat. I live near Turtle Creek. I’ve walked here before but it’s all uphill from there. Nice for the way back, but I was all sweaty by the time I got here.

Susan: That’s funny. How long have you been visiting the Strip?

Respondent A-18: For a long time. Long enough time to see some interesting things. It’s been about 20 years now.

Susan: Yeah, I’d say that was a long time. Do you visit frequently?


Susan: Funny man. And you visit for pleasure?


Susan: Okay, so when you do come down here on one of your very infrequent visits, where would you say you tend to hang out?
Respondent A-18: I really don't like the bars, any bar for that matter. Don't tend to drink that much anymore.

Susan: I must ask you something. Several people that come here mention that they don't like the bars. Why is that do you think?

Respondent A-18: I'm not sure about anybody else but my friends and I don't hang out at those places often I suppose because we're old. Or older than most of the boys that go there. I mean, we'll go, but we won't stay out all night. It can get a little rowdy.

Susan: Fair enough. Let's see. If you were to describe Cedar Springs to a friend that had never been here before, how would you describe it?

Respondent A-18: Cedar Springs is a different place. It's definitely fun, but I would describe it as a place that you can come and you can be yourself, and you don't have to be afraid about being yourself and being gay.

Susan: That's great. Okay. When do you feel like you've entered into Cedar Springs, and when do you feel like you left it?

Respondent A-18: I'd say Oak Lawn and when you've passed Krogers.

Susan: Okay. Is there anything that you could describe about the physical attributes that leaves an impression on you?

Respondent A-18: It's definitely a cute little area. I love how I can sit on a patio and become a people watcher. People are great don't get me wrong but I have to work with them all day so sometimes it's nice to sit back and watch the world go by.

Susan: That makes sense. Are there other things about the strip that you would like to mention?

Respondent A-18: It's just a great place to go if you're gay and you don't want to be looked at as being gay. Here you can be you and that's enough. It's good that we have this. I think I may have mentioned that before. Sorry if I did.

Susan: No, that's perfect. Okay, well thank you for your time.

End of Audio
Susan: To begin I’m going to ask you some questions about yourself then there’ll be questions about Cedar Springs.


Susan: First, what is your age?


Susan: Since the census data doesn’t reveal it in its numbers though Cedar Springs is known for gay community I would like to ask you your sexual orientation.

Respondent A-19: I’m straight.

Susan: Okay. And what do you do for a living?

Respondent A-19: I’m an accountant for a firm here in Dallas.

Susan: I use to work in accounting too. I loved my boss. I did more contracts and billing though.

Respondent A-19: Yep, we have those too. Though I do payroll.

Susan: That position always made me nervous. Okay, do you live in the area?


Susan: Okay, so what brings you to the area?

Respondent A-19: I’m meeting a friend here but I guess I was early.

Susan: Do you come here often?

Respondent A-19: Not too often. I have a couple of friends that I’ll meet here and have a beer and check out the place.

Susan: How often would you say you come?

Respondent A-19: Oh, it changes. I guess it’s safe to say once every month. Once every other month.

Susan: And how long have you and your friends been meeting here.

Respondent A-19: About 5 years I guess. I guess you could say we’ve got a good routine down. Hi, I was wondering what was taking you so long.

Susan: That’s my cue. You guys have a good day. Thanks for your time.
End of Audio
Susan: Okay, I'll try to make this quick for you then. The first set of questions will be about you and then the second set of these questions will be more about Cedar Springs.

Respondent A-20: All right.

Susan: What is your age?


Susan: Congratulations, I'll be turning 31 in a month.


Susan: Thanks I think. Okay, and you said that you're a bar tender. I guess you work in the area.

Respondent A-20: Yep, down the street. JR's.

Susan: Cool, I've been there. Do you live in the area?

Respondent A-20: Definitely. I live on this side of Lemmon Ave about 3 blocks away.

Susan: That is close. Do you hang out on the strip or do you come strictly for work?

Respondent A-20: Sometimes I feel like I don't ever leave. As you can see I'm hanging out before work and most of the time I'll hang out after my shift. It's a cool place to hang out. Great view if you know what I mean.

Susan: Uh yeah, I think I do. So other than JR's and Buli's, where else do you tend to hang out?

Respondent A-20: Depends on the day, but this place is just a really cool place to hang out. There's tons of shops with interesting things to look at and about one of the only places I'll go to shop for clothes.

Susan: I hear you. And how would you describe Cedar Springs to a friend who had never been here before?

Respondent A-20: I've described it as a place you can come and be gay, well, because it's the gayborhood you know. Like I said there's tons of places to go and like JR's, it's great for the balcony. You can see everywhere from up there. I can see everything from JR's balcony, even down the street into the neighborhood. You gotta be aware of what's going on around you. You can see downtown and uptown from up there. If you haven't seen it you must go check it out. Your first drink is on me.
Susan: Now you’re talking. That does sound pretty great. Okay, I think I have an idea the answer to this but what would you say is the reason you keep coming back to hang out at Cedar Springs other than your job.

Respondent A-20: All my friends hang out here. It’s a fun place and sometimes someone will want to go to a bar, someone else will want to go eat, and you know, there’s something for everyone. It’s the best place in Dallas.

Susan: You make me want to move back. Okay, the next question is when you feel like you’ve entered into Cedar Springs and when do you feel like you’ve left it.

Respondent A-20: I never leave it. Or at least it never feels like it. I live down the block, I work here, I live here. I only leave when I want to see my parents.

Susan: Oh, they don’t come here?

Respondent A-20: Not really.

Susan: That’s too bad. Okay, what are the physical attributes of Cedar Springs that leaves a lasting impression on you, say, if you were to close your eyes, what would you see?

Respondent A-20: Closing my eyes and I see a bunch of gay people.

Susan: Fair enough. Do you have anything to say about the perception of the area?

Respondent A-20: Well, everyone knows it’s the gayborhood. I would have to say that it’s nice to go someplace where I don’t feel like I’m looked at or talked about as much for say having this pink strand of hair or piercings or whatever they say. I feel like I belong here. Does that make sense?

Susan: That makes perfect sense. And that was it.

End of Audio
APPENDIX B

ARTICLE 193
ARTICLE 193.
PD 193.

Oak Lawn Special Purpose District

PART I.

GENERAL REGULATIONS

SEC. 51P-193.101. LEGISLATIVE HISTORY.

PD 193 was established by Ordinance No. 18580, passed by the Dallas City Council on February 8, 1985. Ordinance No. 18580 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. On September 9, 1992, Ordinance No. 18580 was repealed, and PD 193 was re-established by Ordinance No. 21416. Ordinance No. 21416 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. On October 27, 1993, Ordinance No. 21416 was repealed, and PD 193 was reestablished by Ordinance No. 21859. Ordinance No. 21859 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 21859 was amended by Ordinance No. 22721, passed by the Dallas City Council on April 10, 1996; Ordinance No. 22724, passed by the Dallas City Council on April 10, 1996; Ordinance No. 23254, passed by the Dallas City Council on September 10, 1997; Ordinance No. 23642, passed by the Dallas City Council on September 9, 1998; Ordinance No. 23644, passed by the Dallas City Council on September 9, 1998; Ordinance No. 24346, passed by the Dallas City Council on August 23, 2000; Ordinance No. 24347, passed by the Dallas City Council on August 23, 2000; Ordinance No. 24728, passed by the Dallas City Council on September 26, 2001; Ordinance No. 24896, passed by the Dallas City Council on April 10, 2002; and Ordinance No. 25243, passed by the Dallas City Council on May 14, 2003. Ordinance No. 22721 rezoned property located along Cole Avenue, between Hall and Lemmon Avenue, from PD 213 to PD 193. Ordinance No. 22724 rezoned property located south of Oak Lawn Avenue, between the Dallas North Tollway and Maple Avenue, from PD 193 to PD 77. Ordinance No. 23254 rezoned property located at the south corner of Wycliff Avenue and Cedar Springs Road from PD 172 to PD 193. Ordinance No. 23642 rezoned property located south of Oak Lawn Avenue and west of Maple Avenue from PD 193 and PD 77 to PD 518. Ordinance No. 23644 replaced Exhibit A attached to Ordinance No. 21859, as amended. Ordinance No. 24346 rezoned property located east of Stemmons Freeway and north of Woodall Rodgers Freeway from PD 193 to PD 582. Ordinance No. 24347 replaced Exhibit A attached to Ordinance No. 21859, as amended. Ordinance No. 24896 rezoned property located on the northwest corner of Buena Vista Street and North Haskell Street from PD 193 to PD 305. (Ord. Nos. 10962; 18580; 21416; 21859; 22721; 22724; 23254; 23642; 23644; 24346; 24347; 24728; 24896; 25243; 25267)
SEC. 51P-193.102. PROPERTY LOCATION AND SIZE.
PD 193 is established on property generally bounded by Woodall Rodgers Freeway, North Central Expressway, the Missouri, Kansas, and Texas Railroad, the city limits of the City of Highland Park, Bordeaux Avenue, Inwood Road, Denton Drive Cut-off, Maple Avenue, Cedarexcluding existing PD’s within those boundaries. The size of PD 193 is approximately 2619.92 acres. (Ord. Nos. 21859; 22721; 22724; 23254; 23642; 24346; 24896; 25267) (29.1) PART I means Part I of Article 193.

(31) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(32) RAR means "residential adjacency review" (See Division 51-4.800).

(32.1) RESIDENTIAL DEVELOPMENT TRACT means a development of three or more individually platted lots in an MF-1, MF-2, or MF-3 subdistrict in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them.

(33) RESIDENTIAL SUBDISTRICTS means the A, R-1ac, R-1/2ac, R-16, R-13, R10, R-7.5, R-5, D, TH-1, TH-2, TH-3, TH-4, MF-1, MF-2, MF-3, MF-4, and MH subdistricts.

(34) RESIDENTIAL USE means a single-family, duplex, multiple-family, or handicapped group dwelling unit use as defined in Section 51P-193.107(a).

(35) RETAIL-RELATED USE means any use listed in Sections 51P-193.107(j) or 51P-193.107(k) as having an off-street parking requirement of one space for each 220 square feet of floor area.

(36) SCREENING means a structure or planting that provides a visual barrier.

(37) SETBACK AVERAGING is an alternative method of calculating the front yard setbacks for a building. Under setback averaging, a portion of the required front yard may be covered by a building if an equal or greater front yard area is provided behind the setback line. If a lot has more than one building, a separate calculation must be made for each building. (38) SINGLE-FAMILY SUBDISTRICTS means the R-1ac, R-1/2ac, R-16, R-13, R10, R-7.5, and R-5 subdistricts.

(39) SOIL means a medium that plants will grow in.

(40) SPD means "special purpose district."

(41) SPECIAL RETAIL STREET means:
   (A) Cedar Springs Road, between Oak Lawn Avenue and Douglas Avenue;
   (B) Knox Street, between Central Expressway and the MK&T railroad right-of-way;
APPENDIX C

ANGELA HUNT APPROVAL LETTER
From: Hunt, Angela (angela.hunt@dallascityhall.com)
Sent: Thu 3/17/11 2:40 PM
To: Alford, Susan (susan.alford@mavs.uta.edu)

Hope, I can't think of anything. If you run into any problems, call me at 214 670 5415.

A

Sent from my HTC smartphone on the Now Network from Sprint!

----- Reply message ----- 
From: "Alford, Susan" <susan.alford@mavs.uta.edu>
Date: Thu, Mar 17, 2011 2:09 pm
Subject: person-to-person interview solicitations - permission
To: "angela.hunt@dallascityhall.com" <angela.hunt@dallascityhall.com>

Hi Ms. Hunt,

I am a graduate student at the University of Texas at Arlington working on my thesis. The methodology I've designed prescribes collecting data via person-to-person interviews with randomly selected pedestrians on Cedar Springs Road in the commercial district of Oak Lawn in Dallas. I was recently informed by my professor that I must attain permission from Dallas City Hall to make sure I'm not violating some ordinance. I have been ALL over City Hall's website and have spoken with several departments with no advancement or leads towards approval. I saw your website's "Rules on Solicitors" on door-to-door solicitation and thought that you could guide me the right direction for what I'm hoping to gain: city approval for person-to-person interviews with randomly selected pedestrians on Cedar Springs Road. I have already gained academic approval from IRB.

Looking forward to hearing from you.

Sincerely,

Susan Alford
Graduate Student
President of UTA SASLA
ID# 1000364509
The University of Texas Arlington
Program of Landscape Architecture
970-420-6766 mobile
susan.alford@mavs.uta.edu<mailto:susan.alford@mavs.uta.edu>
bariterose@hotmail.com<mailto:bariterose@hotmail.com>
March 17, 2011

Susan Alford
Dr. Taner Ozdil
School of Architecture
Box 19108

Institutional Review Board (UTA IRB) Chair (or designee) has reviewed the above-referenced study and found that it qualified as exempt from coverage under the federal guidelines for the protection of human subjects as referenced at Title 45 Part 46.101(b)(2). You are therefore authorized to begin the research as of March 12, 2011.

Please be advised that as the principal investigator, you are required to report local adverse (unanticipated) events to this office within 24 hours. In addition, pursuant to Title 45 CFR 46.103(b)(4)(iii), investigators are required to, “promptly report to the IRB any proposed changes in the research activity, and to ensure that such changes in approved research, during the period for which IRB approval has already been given, are not initiated without IRB review and approval except when necessary to eliminate apparent immediate hazards to the subject.”

All investigators and key personnel identified in the protocol must have documented Human Subject Protection (HSP) Training or CITI Training on file with this office. The UT Arlington Office of Research Administration Regulatory Services appreciates your continuing commitment to the protection of human research subjects. Should you have questions or require further assistance, please contact Robin Dickey by calling (817) 272-9329.

Sincerely,

Patricia G. Turpin, PhD, RN, NEA-BC
Clinical Associate Professor
UT Arlington IRB Chair

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REFERENCES


Lynch, Kevin. What Time is This Place? The Massachusetts Institute of Technology, 1972.


BIOGRAPHICAL INFORMATION

Susan Alford was born in Dallas, Texas, the United States of America. Growing up in an environment where nature was explored and respected, she has a deep appreciation for the natural processes and beauty of landscapes.

Miss Alford gained her Bachelor of Science in Environmental Geology and minored in Chemistry at Stephen F. Austin State University, Nacogdoches, Texas. She worked professionally as an environmental geologist prior to her enrollment in the Program of Landscape Architecture, School of Architecture at the University of Texas at Arlington. Her research and professional interests are related to people, place, and planning.

Prior to graduating with from the University of Texas at Arlington, Miss Alford gained a professional position with the US Army Corps of Engineers planning military bases and co-programming and presenting a low impact development workshop.