



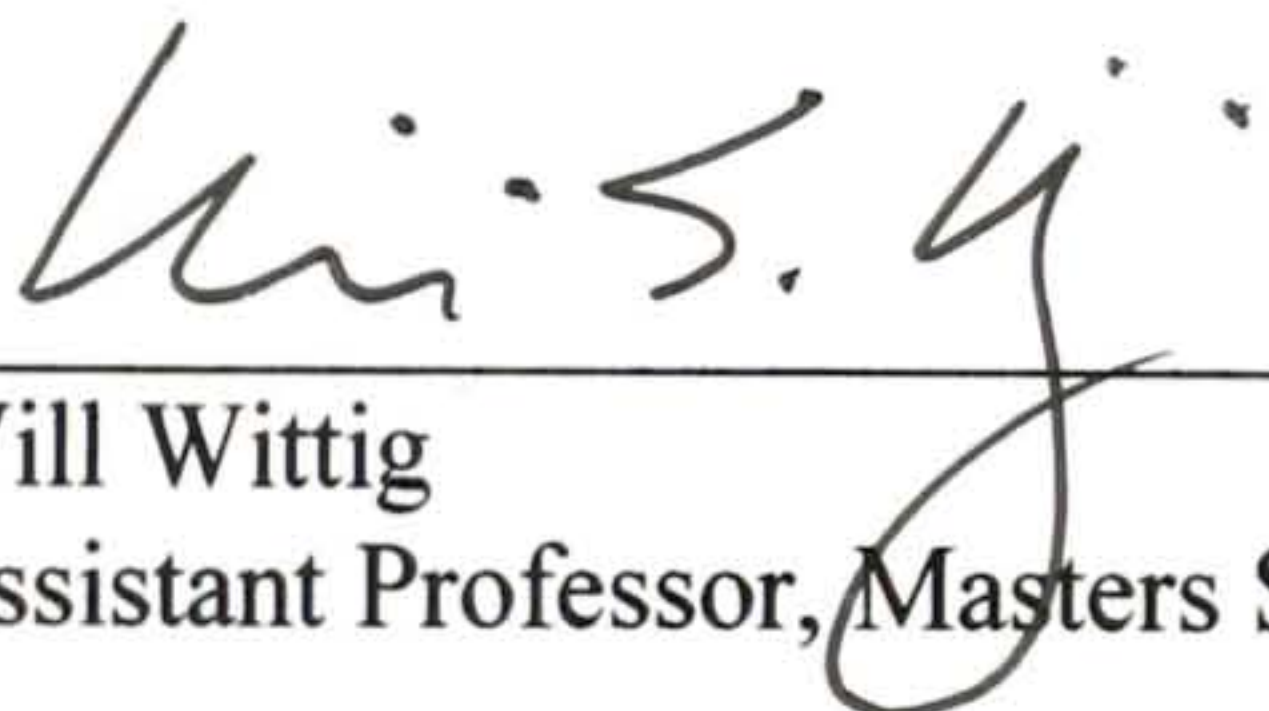
UNIVERSITY OF DETROIT MERCY
GRADUATE SCHOOL
MASTER'S PROJECT

SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR
THE DEGREE OF MASTER OF ARCHITECTURE

TITLE: 23300 Block

PRESENTED BY: Eva M. Hermesmeier

ACCEPTED BY:



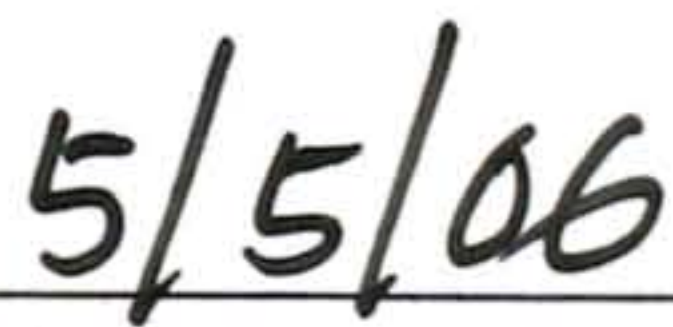
Will Wittig
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Date



Stephen J. LaGrassa
Assoc. Dean, Director Masters Program
School of Architecture



Date

APPROVAL:



Stephen Vogel
Dean, School of Architecture



Date

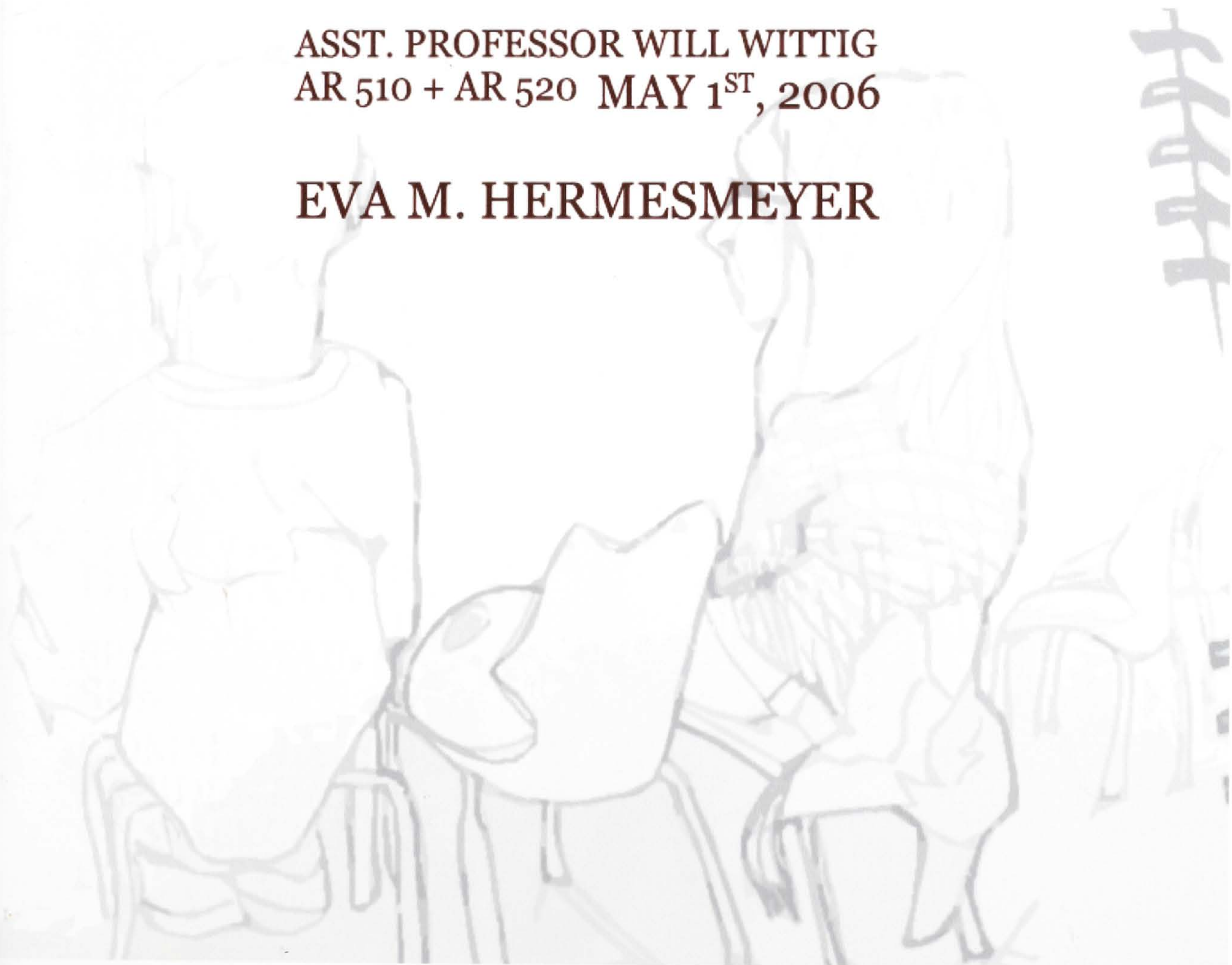
23300

BLOCK

MASTERS OF ARCHITECTURE
UNIVERSITY OF DETROIT MERCY
SCHOOL OF ARCHITECTURE

ASST. PROFESSOR WILL WITTIG
AR 510 + AR 520 MAY 1ST, 2006

EVA M. HERMESMEYER



ABSTRACT 1

THESIS PAPER 2

PROJECT IDENTIFICATION 3

ENNUMERATION OF ACTIONS 4

PRECEDENTS

GROUP ONE 6
GROUP TWO 17
GROUP THREE 29

DOCUMENTATION OF SKETCH PROBLEM 37

SITE CRITERIA 43

DOCUMENTATION OF SITE ANALYSIS 44

QUANTITATIVE PROGRAM SUMMARY 49

3D PROGRAM DIAGRAMS 50

SPACE DETAIL SUMMARIES 51

COMMUNITY 52

RESIDENTIAL 59

COMMERCIAL 64

PRELIMINARY DESIGN PROCESS 68
"SPRINGBOARD"

CHARETTES 83

SCHEMATIC DESIGN 88
DEVELOPMENT

FINAL PROJECT 97

CONCLUSION 107

ANNOTATED BIBLIOGRAPHY 108

ENDNOTES 109

1 THESIS ABSTRACT

THIS thesis aims to create a form of suburban densification intent on creating a new settlement pattern that will lie between the urban core and the suburban sprawl. It seeks to not only densify, but to enrich the quality of living within stagnant suburban communities by creating a circumstance that fosters the ideals of community centered living and heterogeneity. It will reject the manipulative ideas projected by present day suburbia, reintroducing a community-based, design enriched movement for those who are no longer complacent with the monotony homogeneity, and regimented blandness of suburban developments.



A B A C K G R O U N D

The suburban movement started in direct reform of the cramped, dirty cities of the industrial revolution. In Avi Friedman's book, Planning the New Suburbia, the author notes "in an attempt to alleviate the misery of the urban dweller, both envisioned an ideal city form that would remove the working class from the existing cluttered cities to new developments structure around a single industry and agriculture"¹. People wanted a reprieve from the congestion and oppressiveness of the urban core. By 1898, planner Ebenezer Howard was already discussing a city-turned-community ideal that "combined the social and public conveniences of towns with the healthy and serene aspects of rural life"².

The effects of the industrial revolution were felt around the world, and soon, the seeds of suburbia were planted in American soil. Most notably, there was the design of Radburn, New Jersey 1929. It offered a "variety of housing types, neighborhoods serviced by small retail centers and defined by cul-de-sacs and scenic, curving streets"³. The intentions of this garden-city design, though positive, unfortunately were perverted in their future incarnations.

Levittown, Pennsylvania was one of those incarnations. This community, was designed to serve a "homogeneous population- the young, white, middleclass, car-dependent, mom-dad-and-the-kids family. It lacked the Garden City's ideological roots...Also, there was no localized industry or business- it was intended to house those workers commuting to Philadelphia..."⁴. The development, wildly successful, has blossomed

into a form of settlement that has effected all Americans, not just the 47% of the total American population that resides in suburban landscapes.⁵

A D I A G N O S I S

So what, exactly, is wrong with suburban development? Aside from atrocious titling⁵; there is fragmented, single use development, social segregation, lack of public space and isolation, to the monotonous color palette of suburban sprawl, the issues are abundant and apparent, and truly effect society and all of those within it.

Initially there is the issue of social segregation. The poor have been segregated from the middle and upper middle class, created mostly by the dependence of suburban inhabitants on the personal vehicle¹¹. This social segregation institutes isolation. This isolation affects both the inhabitants of the suburban development and those outside of the development. It is partially created by, and then reinforces, a socio-economic bubble that is difficult to break through. Streets become wall and lawns oceans to cross in this landscape where there are seldom sidewalks.

Hand-in-hand with the isolation is the issue of social segregation. Due to the necessity of personal car ownership, the poor become segregated from the middle class, and the isolation furthers, resulting in an appallingly homogenous residential makeup.

After the issues of isolation and segregation, both detrimental to the emotional

landscape, there comes the most visible issue with suburban sprawl: the physical appearance. With parasitic encroachments into farmland haphazardly plotted into confusing cul-de-sacs, an unnerving repetition of ill-proportioned forms and a color palette reminiscent only of tuna-noodle casserole, this junk food of architecture is readily served to the consumer public. The landscape is visually poisoned, and so are the inhabitants. The authors of Suburban Nation identify the groups most affected by the rigors of suburbia. From Cul-de-sac kids, “children are frozen in a form of infancy, utterly dependent on others, bereft of the ability to introduce variety into their own lives, robbed of the opportunity to make choices and exercise judgment”⁶ to soccer moms, bored teenagers, stranded elderly, weary commuters, bankrupt municipalities and the immobile poor “suburbia’s most helpless victims do not live in the suburbs at all. They are left behind in the cities, on the bottom tier of our increasingly polarized society.”⁷

Compounding the visual disillusion of the mind numbing residences, there are more spatial issues afflicting the suburbs. Overall, there is a lack of public space. Unlike an urban setting with centralized public spaces that act as community hubs, suburban developments lack the ‘neighborhood’ park. Without this hub in place, the accidental acquaintance may never be made. The relationships with neighbors a bit further down the street are never established. Children are sequestered into lonely back yards with six foot security fences, away from others in the development. What is now left to act as the neighborhood park, the common meeting ground?

Zooming out, away from the isolated house, past the gaudy subdivision entrances, we can see the larger picture, and how the effect of zoning has influenced the birth of the modern subdivision. From Suburban Nation, “even the classic American main street, with its mixed use buildings right up against the sidewalks, is now illegal in most municipalities”⁸. Easier to plan and even easier to enforce, single-use zoning is defining the parameters of the suburbs. The wealthy residential developments make it easy for big-box mega-centers to offer the amenities necessary for those in the area. Unfortunately, though, the zoning is rarely thought out, making one wonder what the intention of the broad-brush wielding planner truly is. It would appear that the colored blocks of zones that mask the world of the living merely make an interesting abstract composition.

A N A L T E R N A T I V E

It is easy to criticize present-day suburban developments; the flaws are not only abundant but brutally obvious. The alternative must be more considerate than “the opposite of the ‘burbs”. In the first place, the substitute must be denser, with a condition closer to urban living. In addition to density, the mixture of use and dwelling types⁹ is also very important. Though the time of the corner shop may have past, the proximity of functions such as groceries and restaurants is vital to dissolving isolation and encouraging interaction.

The dwelling units themselves are also vital to the dissolution of segregation and

2E

THESIS PAPER

isolation, and the introduction of heterogeneity. Intermixed with higher-end housing is housing tailored to those on a fixed income, such as retirees and students. Instead of sprawling, useless spaces, the dwelling units will be scaled to accommodate the needs of its inhabitants- whether it is a widower, a couple, or a family of five.

Also integral to the heterogeneity of community and dissolution of segregation and isolation is the need to design for interaction. This thesis design, along with the scaled dwelling units, will include planned, organized space for community functions. These facilities include community kitchens, dining/ gathering areas, classrooms, workshops and studios, and, most importantly, recreational green areas. On a more public level, there will be shopping areas along the adjacent arterial road including a grocery and a restaurant. Adding to the design for interaction, each unit will have a 'front porch' type area to bridge the public and private realm. Entrances to dwelling units are paired, and upper level units share a common vertical circulation core.

The roads will be set on the existing grid, more disposed to walking. Sidewalks and paths will be abundant and purposeful. The exteriors of the dwelling units are visually and spatially intriguing, with undulating walls, climbing vegetation, punctured with fenestration. The interior is equally as intriguing with shifting floor planes and entire walls that open to the exterior roof gardens. Community areas puncture the bars of dwelling units, servicing the inhabitants of the project and the surrounding area.

Private 'porch' entry areas, room-sized balconies and personal green and garden areas

will give the inhabitants a sense of ownership of the exterior, which is typically a 'no-man's' land in current housing developments.

The physical characteristics of this proposal will include brightly colored exterior walls, integrated with unique wood exteriors. Between the units will be an abundance of personal garden areas. The site is extremely walk-able, with most amenities found just a few hundred feet from any given front door. The site and the structure are visually appealing and engaging. It is important to note that there will be both public and private green areas, both on the ground level and on the roof tops. This will give the inhabitants a feeling of ownership, and with that, a higher degree of value will be applied to the overall.

T H E B E N E F I T

Thus far the diagnosis of what is wrong and an alternative have been outlined, but what is the benefit? The true benefit of a new form of architectural settlement, an alternative to the stale confines of suburbia, is a higher quality of life. This will grow from the integration of individuals, and the rejection of homogeneity. The opportunities for human interaction will result in an expansion of relationships. Neighbors will be known for more than their lawn or the type of car they drive.

The benefit lies in offering an alternative form of living to those tired of the monotony of suburbia. It will embrace the individual but cradle the community at the same time. a

2G THESIS PAPER

society that views architecture and its inhabitants as disposable as Styrofoam cups, the hope is that people will gravitate back to a denser, more urban way of life. This project will offer what so many seek in the suburbs, but are not able to find.



The general program is that of a residential housing 'block' with a density of 22 units per acre, available to many income levels and family sizes. The design for the block would also incorporate commercial and civic areas, including but not limited to private and public recreation space, small educational units, and retail that would service the inhabitants and those from the surrounding areas.

On the ground level of the block development, 5 small commercial/retail units will be available. As will a small restaurant/grocery that will service the area. Within the structure there will also be two multi-purpose education areas, able to service anything from an exercise group to an art class.

Each dwelling unit will be equipped with approximately 200 ft² of private green space, aside from the public green space that will be designed to be dispersed throughout the settlement, large enough to be useful, but small enough to not be overwhelming. The exact design of the public green space will evolve with the design of the area.

The common house of the settlement will include a laundry facility, and community cooking and dining/gathering space, along with office space and class/ studio space. This overall area will be designed to incorporate the green spaces within the settlement.

Overall, the structure will be approximately 4 stories tall. This will relate well to the surrounding area of 1-storey single family homes and the industrial/ commercial corridor of Van Dyke Avenue north of 9 mile.

SHARE

building human connections
[learn] [build] [connections]
[explore] [engage] [bridge]
-intimate
-open
-quiet
-light
-circumstance

LEARN

grow as a person [share]
[play] [explore] [family]
[build] [engage] [family]
[bridge]
-bright
-open
-inviting

PLAY

explore and enjoy life
[explore] [family] [engage]
[relax]
-outdoors
-loud
-open
-bright
-adequate sizing
-green
-inspiring
-dirt
-water
-stone

BUILD

connections, create
neighborhood bond
[organization] [engage]
[share] [bridge]
-narrow
-path
-detailed
-wood

EXPLORING

discover a passion [build]
[engage] [learn] [play]
[share] [bridge]
-open
-Solitary
-Meandering
-Leaves crunching
-Above, below
-Natural
-sand
-earth
-wood
-masonry

LIVE

the ability to engage in all
realms of life locally
[explore] [family]
[comfort] [build] [play]
[learn] [share]
-dense
-busy
-energetic sounds
-small scale
-fabric
-softness
-wood
-felt

4

ENUMERATION
OF ACTIONS

COMFORTING

- have this place be a nest
- [live] [family] [engage]
- private
- quiet
- dim
- warmth
- wood
- cotton
- wool

ENGAGING

- intrigue and inspire [build]
- [explore] [live] [build]
- [share] [play]
- Changing elevations
- Bright, vibrant
- Vibrant
- Conversational

FAMILY

- foster ties within your own
- or create new
- [build] [explore] [live]
- [build] [share] [play]
- security
- warmth
- seclusion
- privacy
- hospitable

ORGANIZE

- reinforce community [build]
- [share] [learn] [bridge]
- open
- inviting
- bright
- planned
- white
- purity of form
- display, understanding
- moveable

BRIDGE

- from home to home, block
- to block, neighborhood to
- neighborhood [organize]
- [learn] [share] [explore]
- [build]
- settle- make this place your
- home
- firm, taught
- close
- invigorating
- strong
- stone

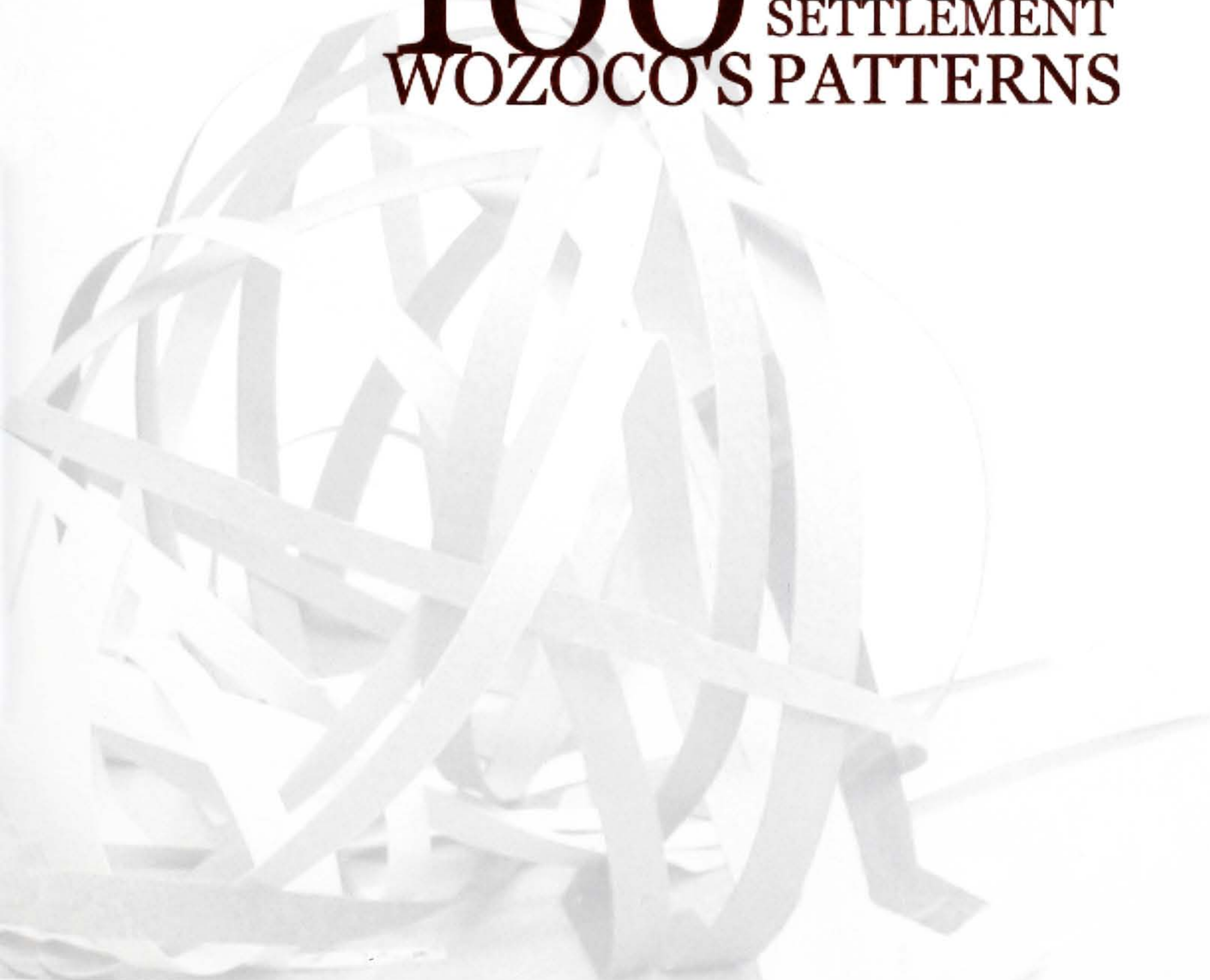
5

ENUMERATION
OF ACTIONS



PRECEDENT
STUDIES
GROUP ONE

100 HISTORIC
SETTLEMENT
WOZOCO'S PATTERNS

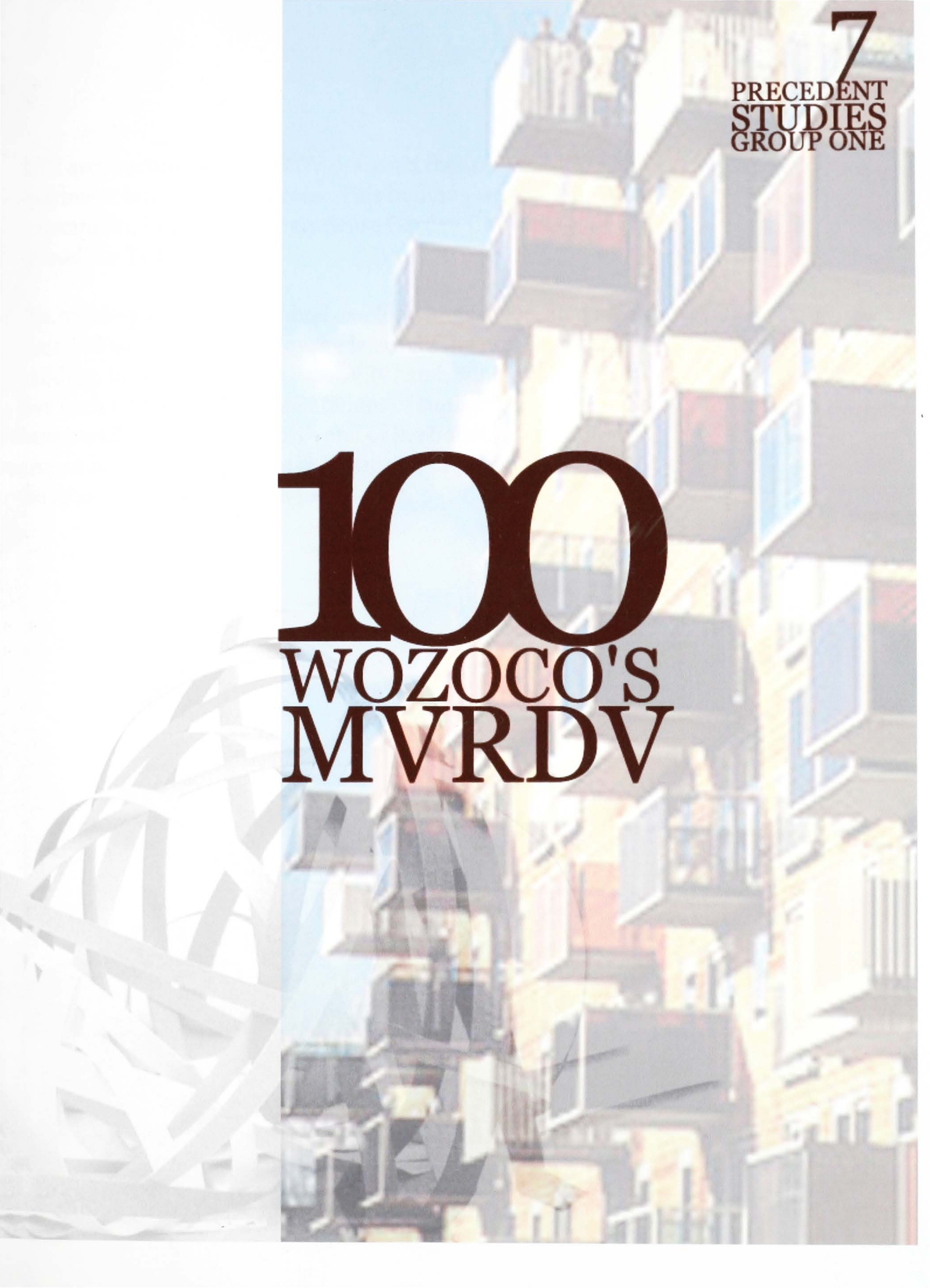


7

PRECEDENT
STUDIES
GROUP ONE

100

WOZOCO'S
MVRDV

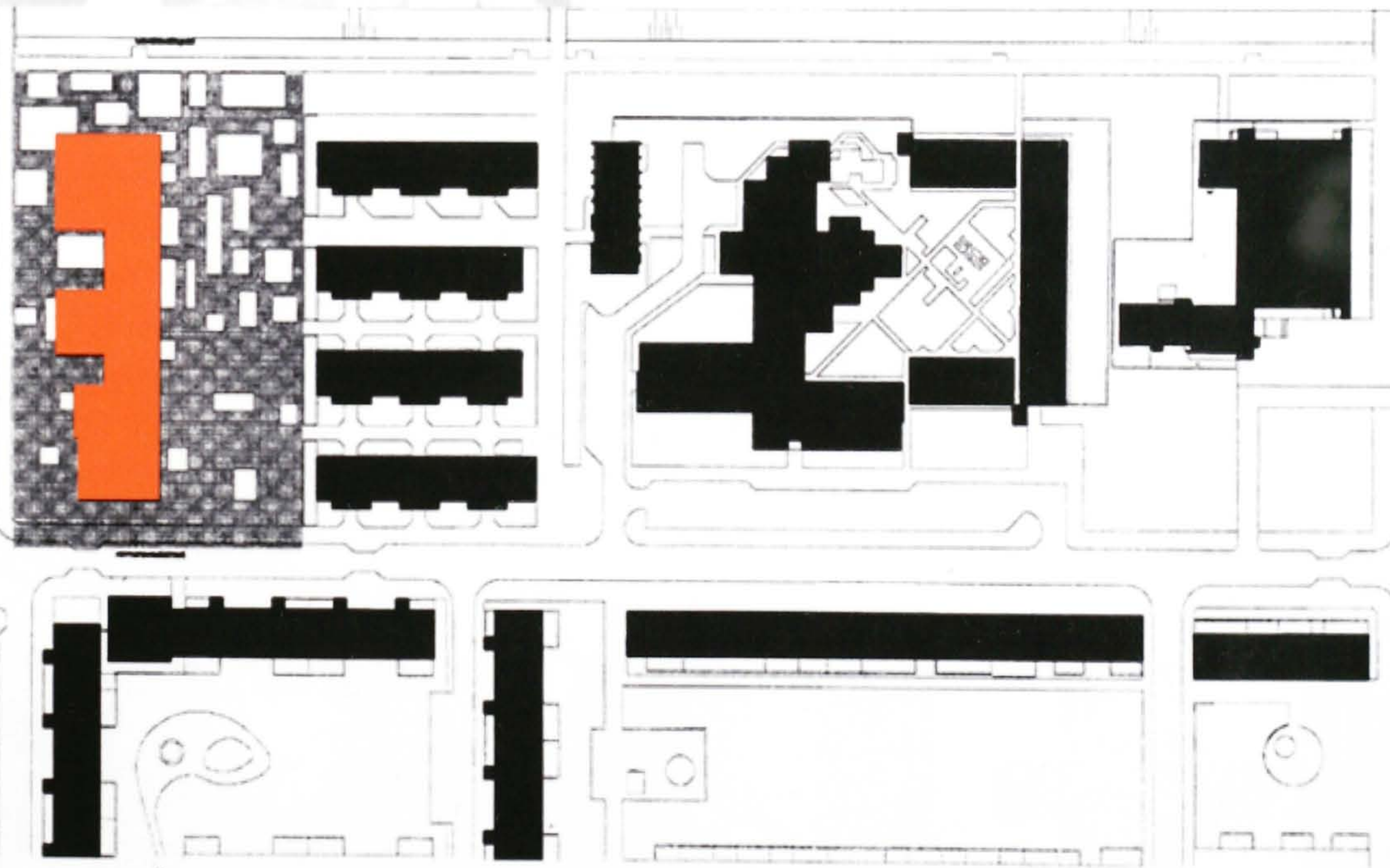
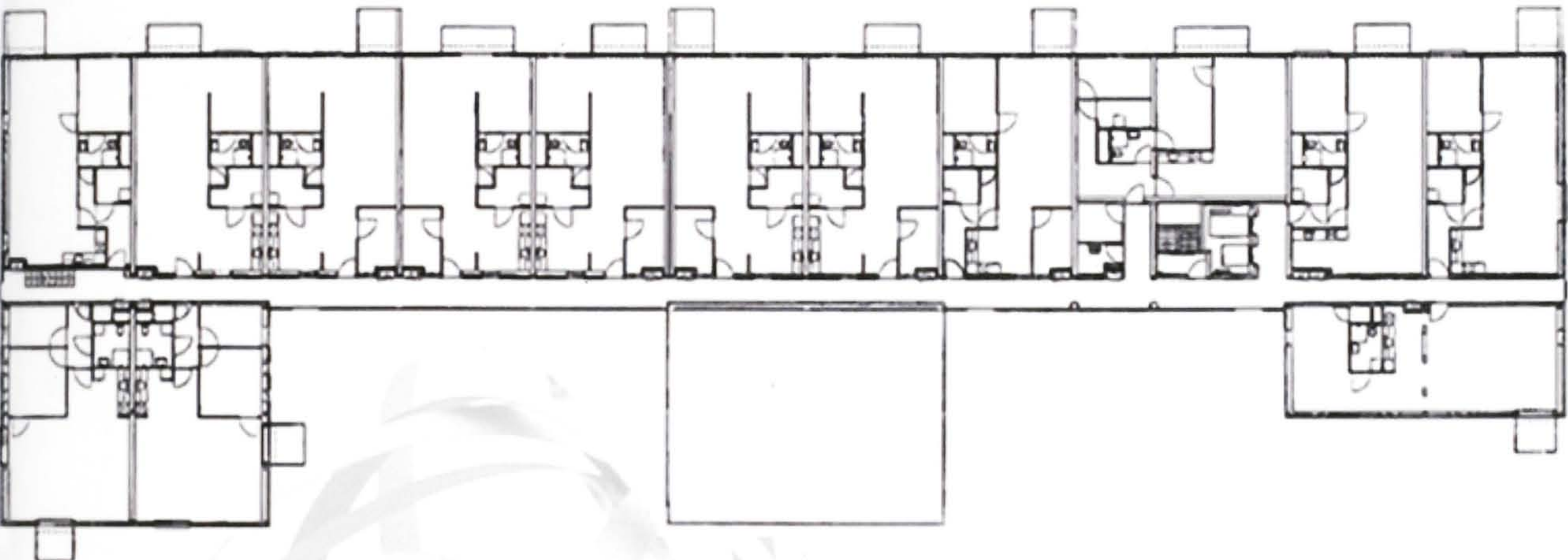
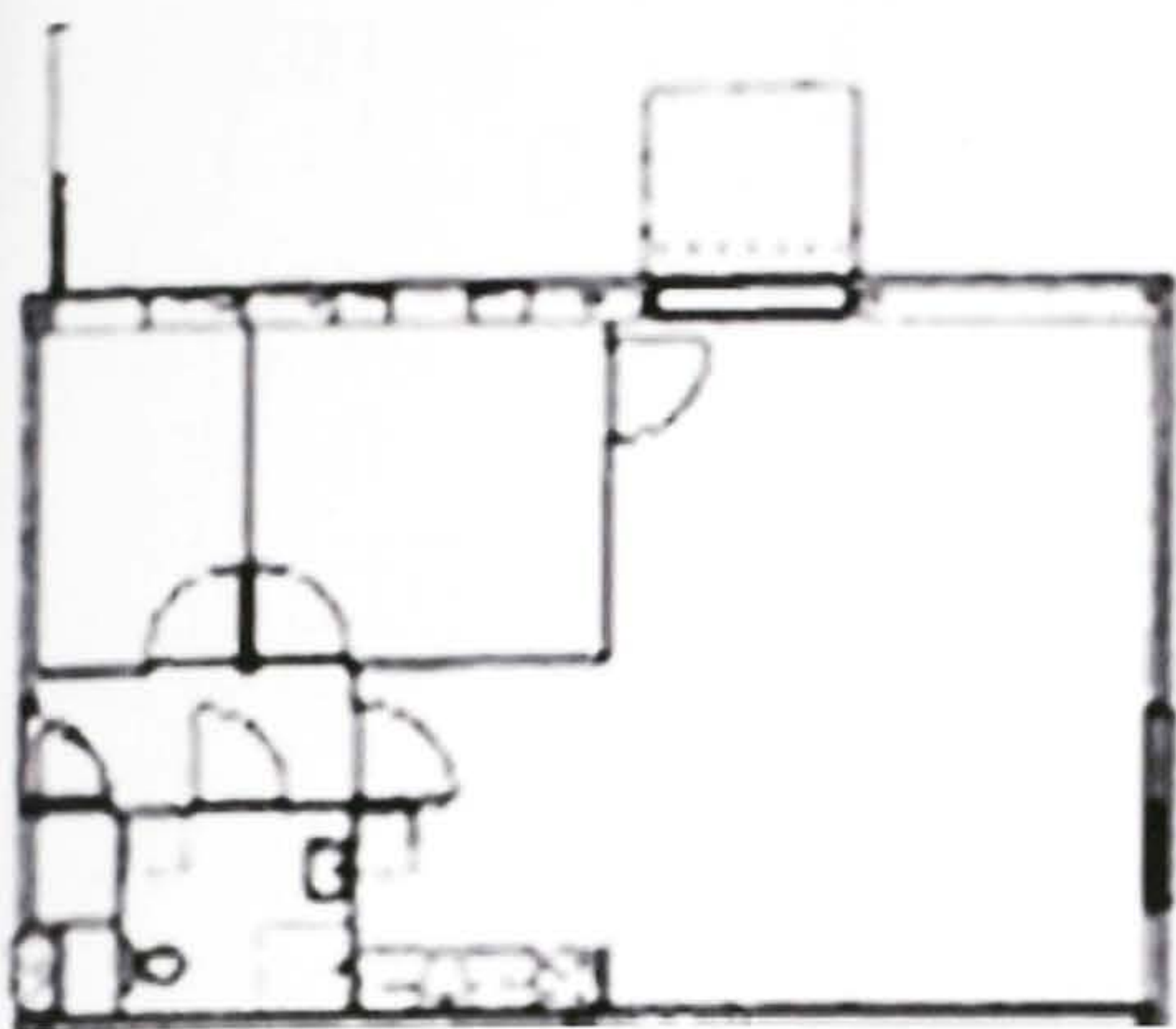


THE architecture firm MVRDV designed the 100 WoZoCo's apartment building for retirees. This building was built in West Amsterdam, in an increasingly dense Garden City area [Weselijke Tuinsteden]

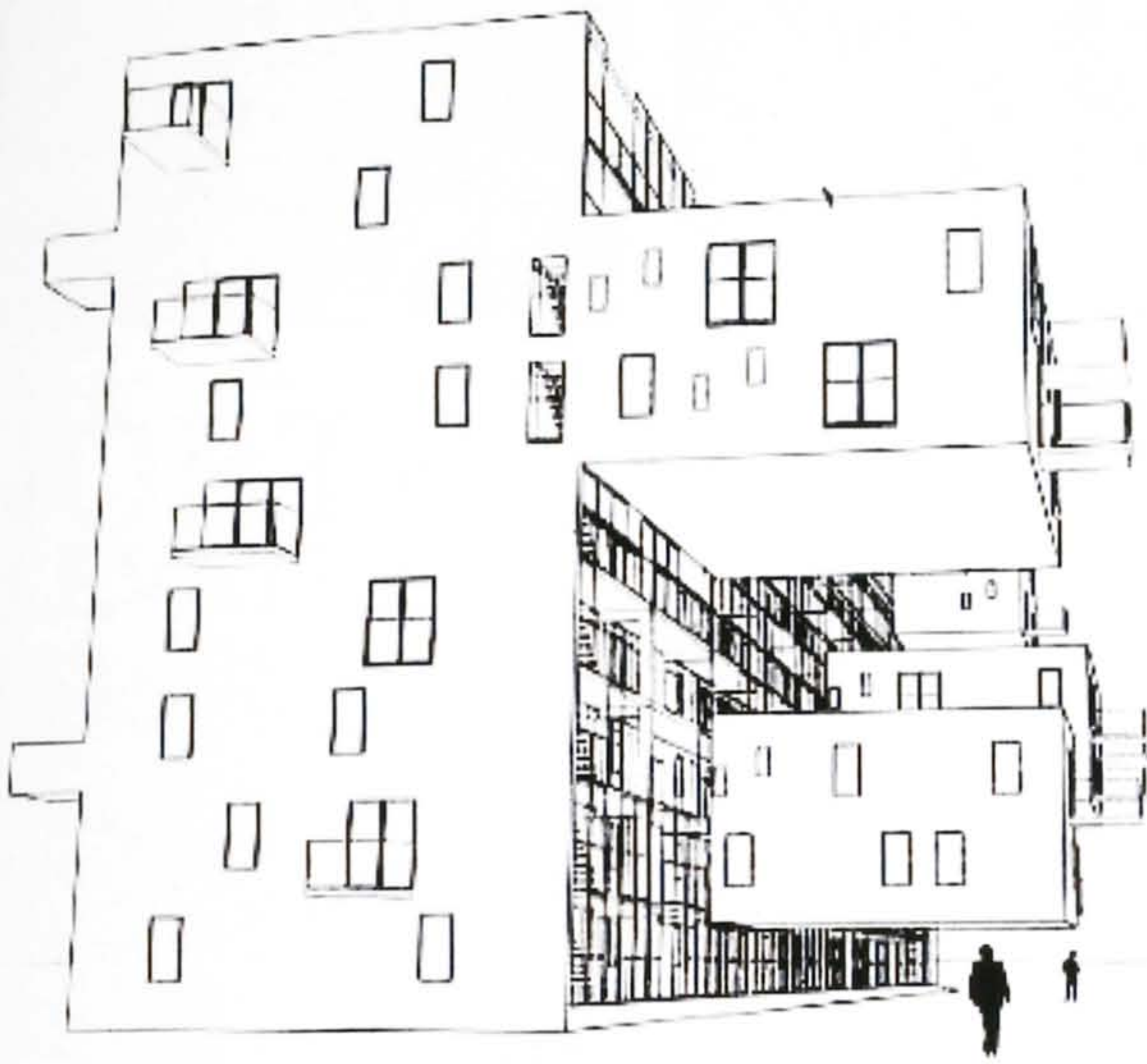
The building has 100 individual dwelling units, all located off a main hallway that runs the entire length of the north side of the building, in response to the especially harsh winters. In order to give each unit an appropriate amount of sunlight, 13 of the units were cantilevered off the north end of the building. Overall, the project is 9 storeys tall. The building was designed in 1994 and the construction was completed in 1997.



9 PLAN AND SITE

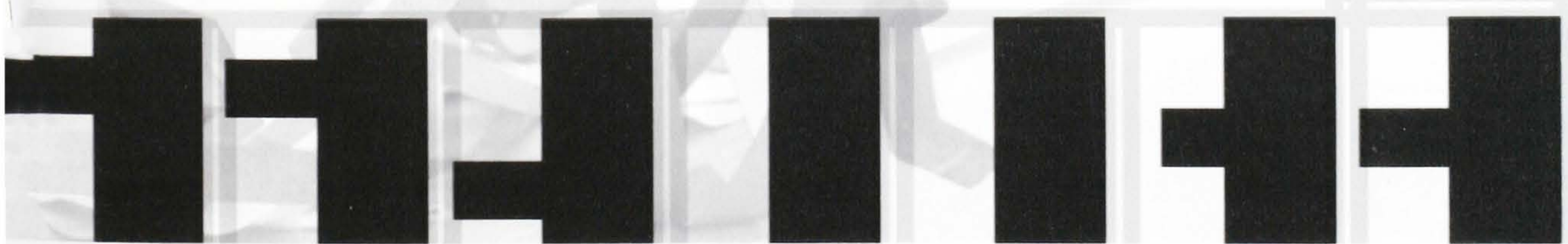
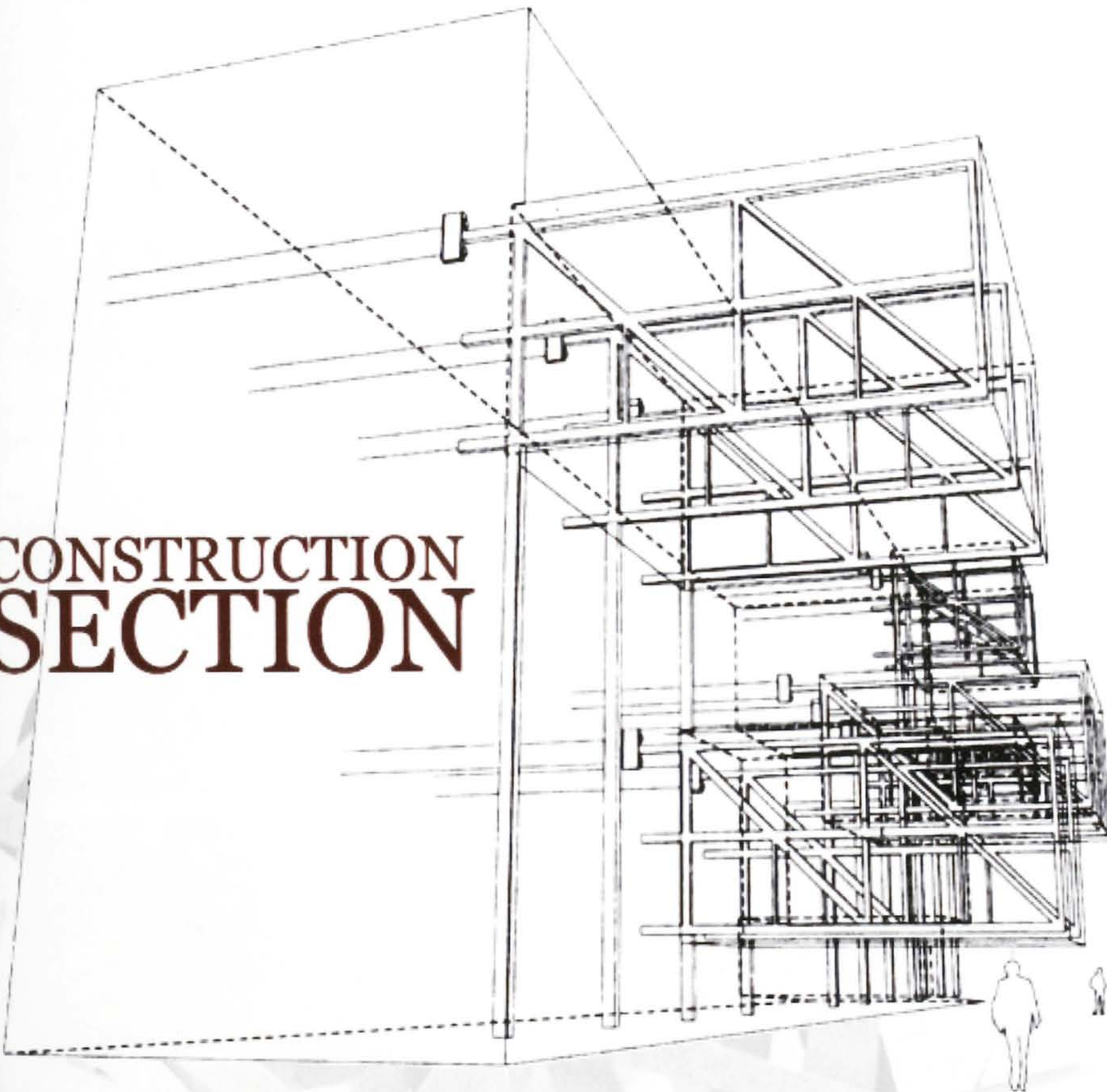


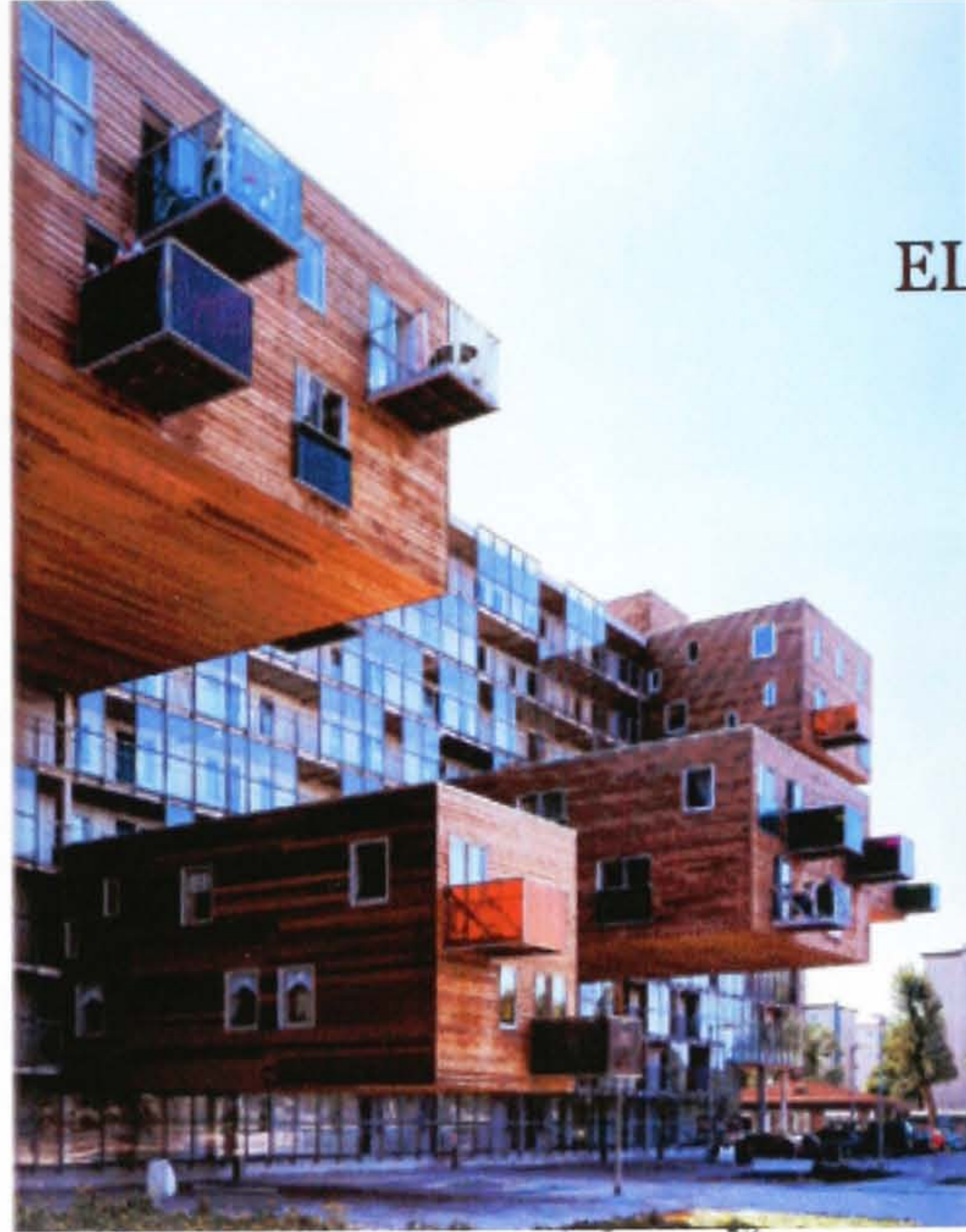
10 SECTIONS



**MASSING SECTIONS
EAST TO WEST**

**CONSTRUCTION
SECTION**





NORTH ELEVATION

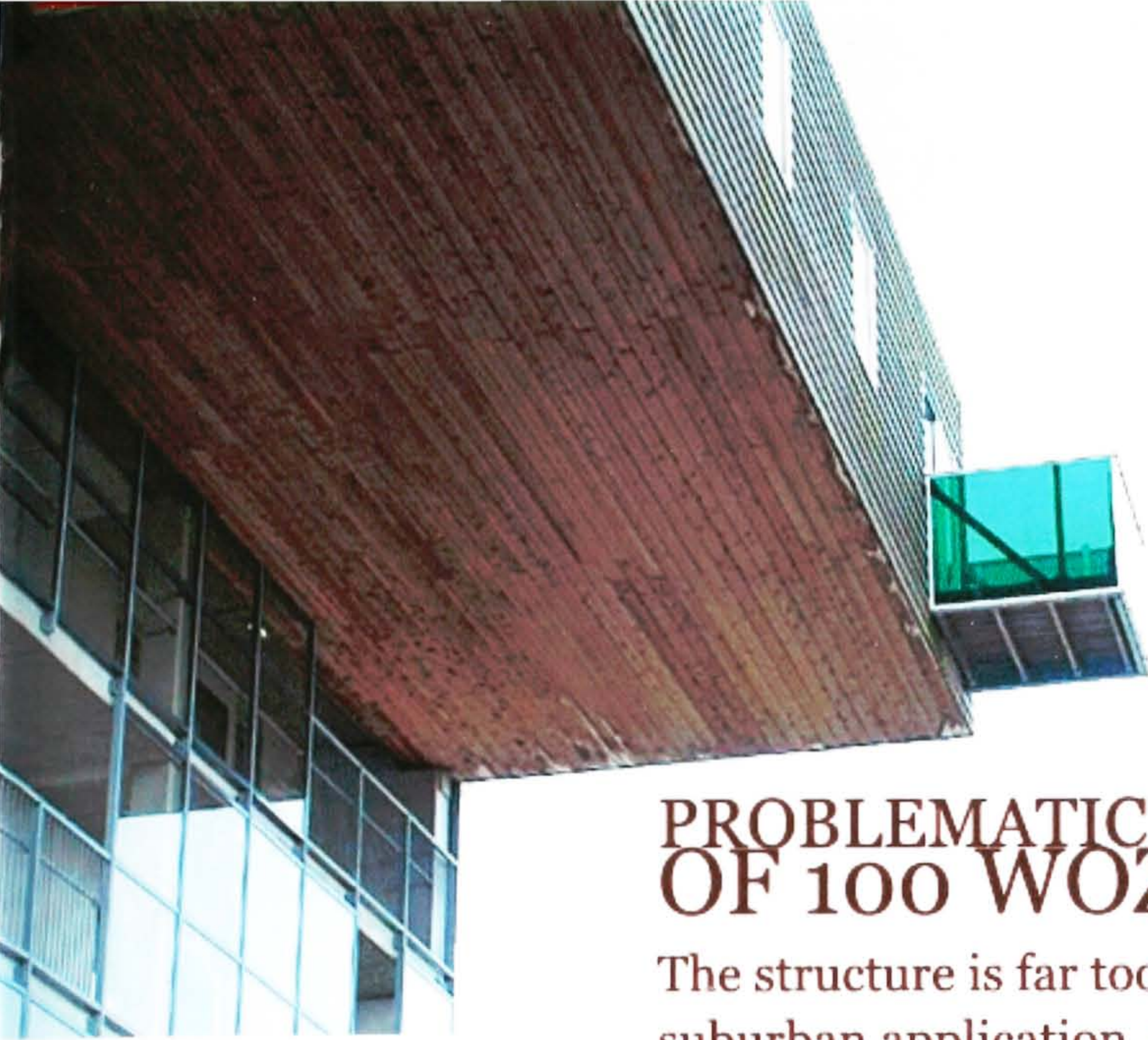


SOUTH ELEVATION



WEST ELEVATION





PROBLEMATIC ASPECTS OF 100 WOZOCO'S

The structure is far too dense for a suburban application, and has the possibility of an overwhelming block application. Also, the inhabitants served by the non-multi use structure are drawn from relatively homogeneous pool.



USEFUL ASPECTS OF 100 WOZOCO'S

Overall, the form is very visually intriguing, with out the feeling of chaos or poor design. On a large scale application [more then one building within close proximity] there would be little redundancy experiences, thus there is the possibility of there being more then one structure. Also incorporated into the design is a vibrant and well thought out color palette. The form of the structure itself gives the air of growth and change; emphasizing patterns and relationships within the structure, and perhaps, within the people.





HISTORIC SETTLEMENT PATTERNS

- TRANSIENT dwelling
- IRREGULAR temporary dwelling
- REGULAR temporary dwelling
- SEASONAL dwelling
- SEMI-PERMANENT dwelling
- PERMANENT dwelling

EUROPEAN postwar prefabs
THE American circumstance

POST-WAR SETTLEMENT PATTERNS



TRANSIENT DWELLING

BAMBUTI HUT
SIMPLE hunting and gathering
NOMADIC



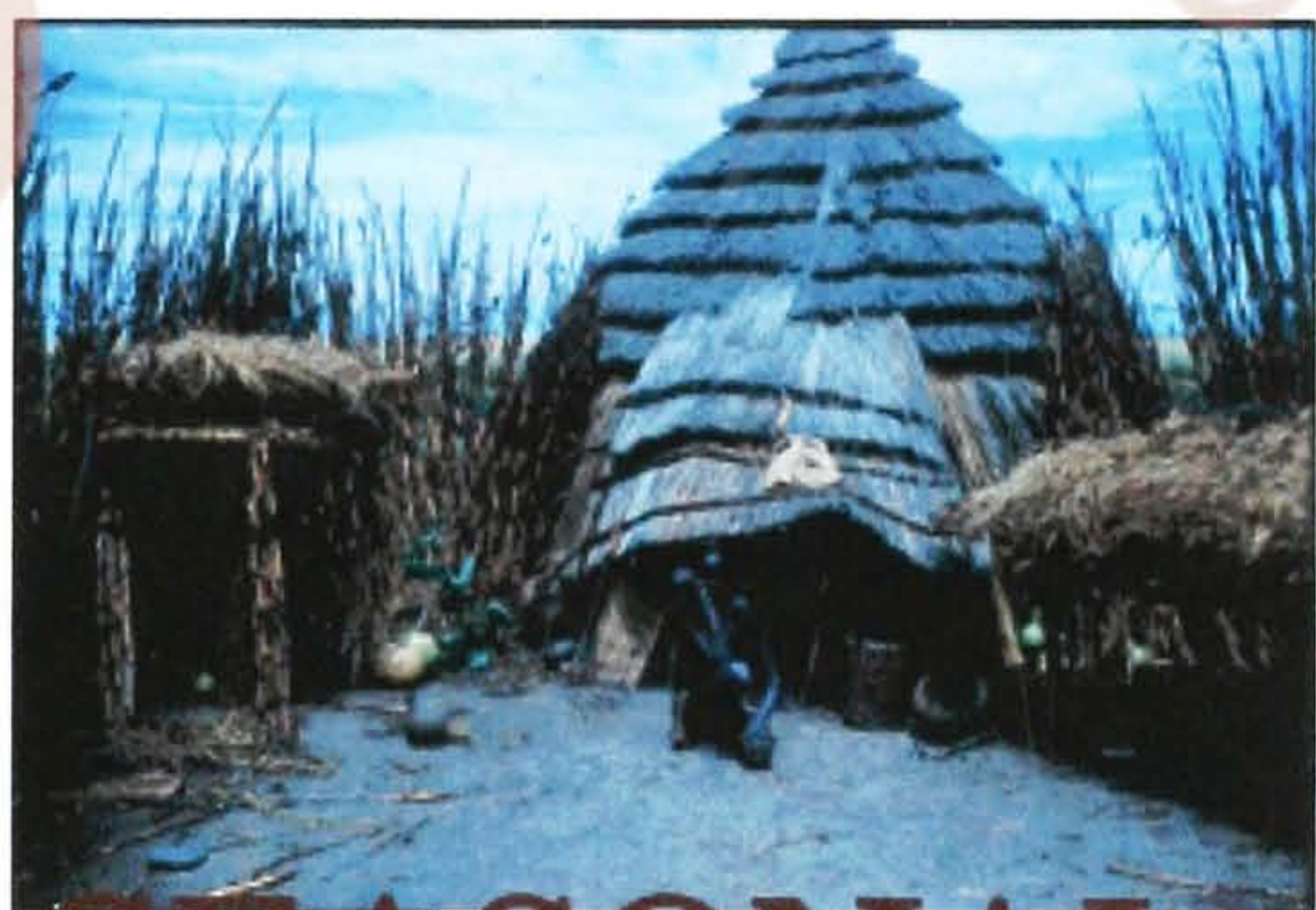
IRREGULAR TEMPORARY DWELLING

TENGUS TENT
ADVANCED hunting and gathering
LEADS to pastoralism



REGULAR TEMPORARY DWELLING

KIRGIZJAN YURT
NON-nomadic
PASTORAL



SEASONAL DWELLING

KRALL
TRIBAL, semi-nomadic
MARGINAL cultivation



SEMI-PERMANENT DWELLING

MESAKIN QUISAR
FOLK society
SUSTENANCE cultivation



PERMANENT DWELLING

ROMANIAN FARMSTEAD
SEDENTARY, surplus agriculture
POLITICAL and social organization



1944 TEMPORARY HOUSING PROGRAM

POST-war Europe, especially the United Kingdom, found itself with a severe housing shortage immediately following the close of WWII. To combat the shortage [oftentimes, two or three families could be found inhabiting one flat] the government contracted the construction of 156,623 prefabricated homes between the years of 1945 and 1949. The prefabs were contracted by the government and designed to utilize the postwar material supplies, using combinations of steel, asbestos cement, timber and aluminum. The homes were placed on derelict sites, vacant land, parks and public spaces in both rural and urban conditions.

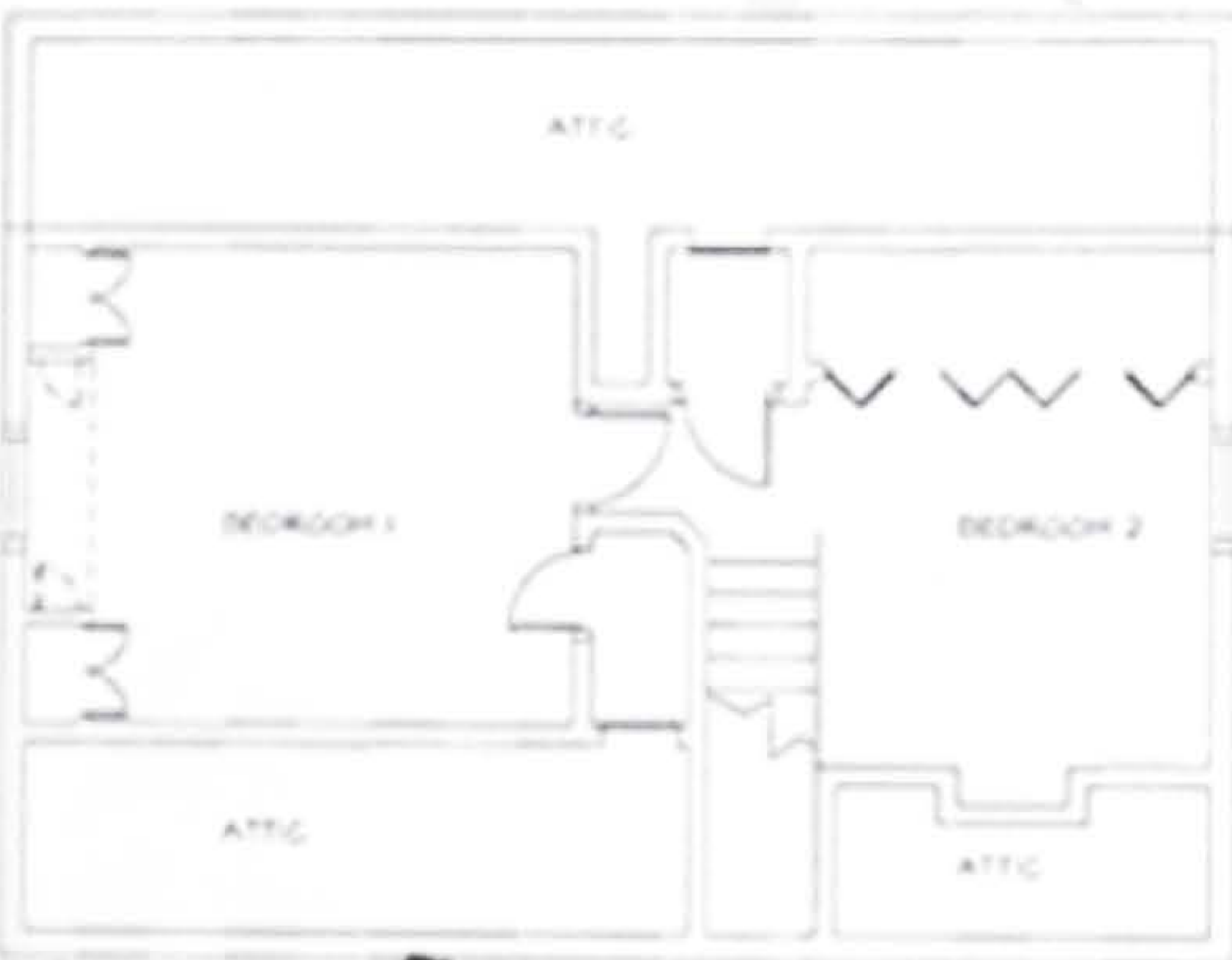
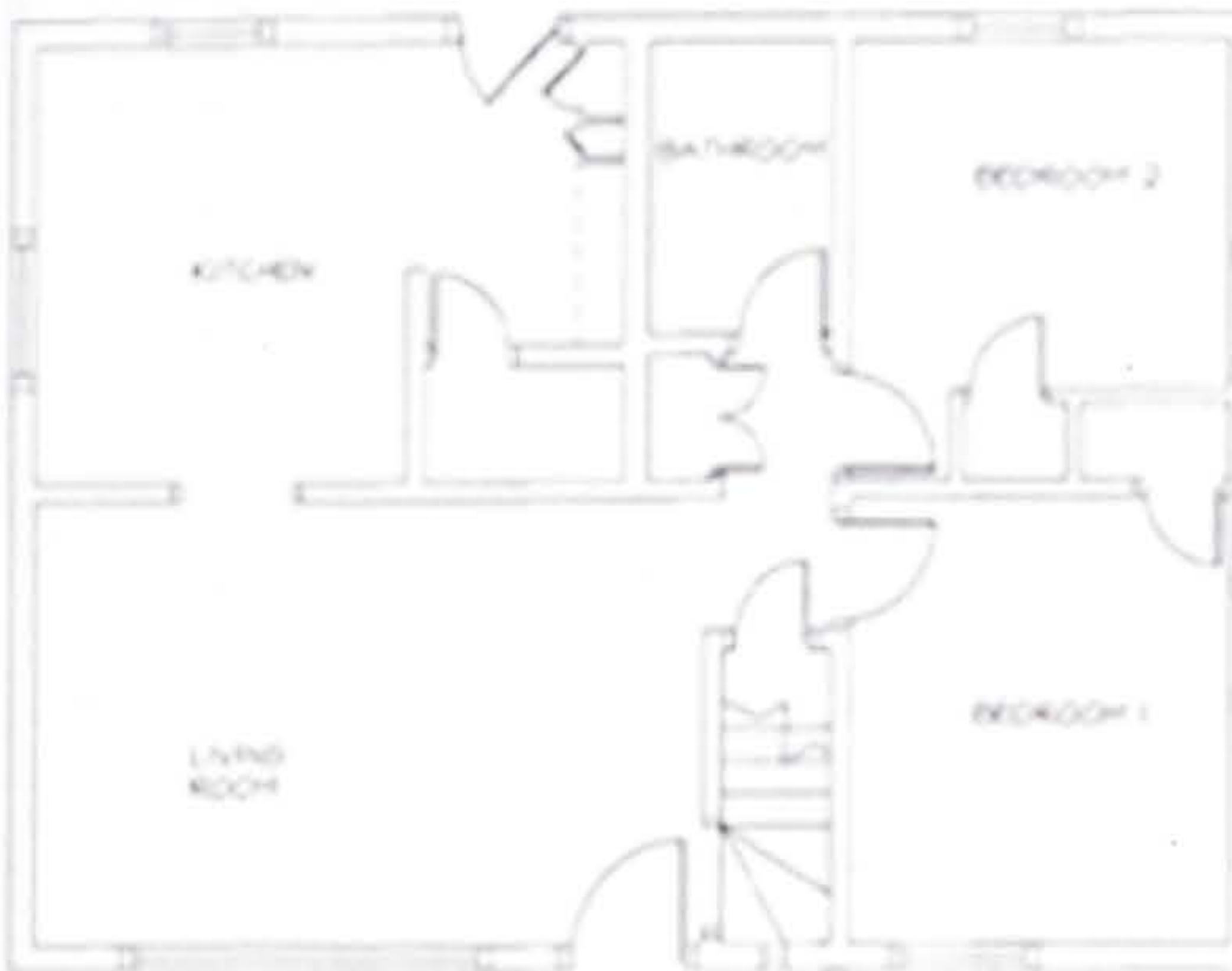
As a result, the construction of these prefabricated units raised that standard of living for most families. All designs included indoor plumbing and larders, and two private bedrooms. Most of all, it helped ease the stress of returning soldiers.

The popularity of the prefabricated units was explosive. People were paced on waiting list in hopes of obtaining one. Outcroppings and eventually small villages were created by the new construction. By 1971, 11% of all the prefabs were still intact and considered permanent.



AMERICAN BRICK
BUNGALOWS

THE postwar American condition, like the United Kingdom, saw an influx of veterans returning home in need of housing. But unlike the UK, space for the actual structures was not nearly as limited. Hand in hand, the baby boom of postwar America and the boom of building developments spread across the country, laying the foundation for the suburban housing issues we see today.



BABYBOOM

CALIFORNIA
TRACT HOMES

PRECEDENT
STUDIES
GROUP TWO

SWANS COA
MARKET LOS ANGELES
CALIFORNIA





HISTORY

Swan's Market first opened in 1917 and for 50 years was the market where residents of Oakland went to purchase household goods. It became a dark area of blight on the neighborhood when it closed in 1983 and stood vacant for nearly 10 years.

It now stands as a model for not only adaptive reuse, but for mixed-use housing developments across the country.



OFFICES

- Community Economics
- East Bay Housing Organization
- MoChA administration
- HKIT Architects
- Channel 5 New Room

RESTAURANTS

- Jesso's Seafood
- Saurki's Japanese
- Breads of India

19 SWANS MARKET

CLOTHING & SERVICES

- Imani's Clothing and Spa
- Stepping Out Shoes
- Lucky's Barbershop
- Beauty Supplies
- Mimi's Flowers
- Travel agent

RETAIL

Housewives Market:

- Butcher
- Deli
- Fish vender
- Grocery
- Wine merchant
- soap maker

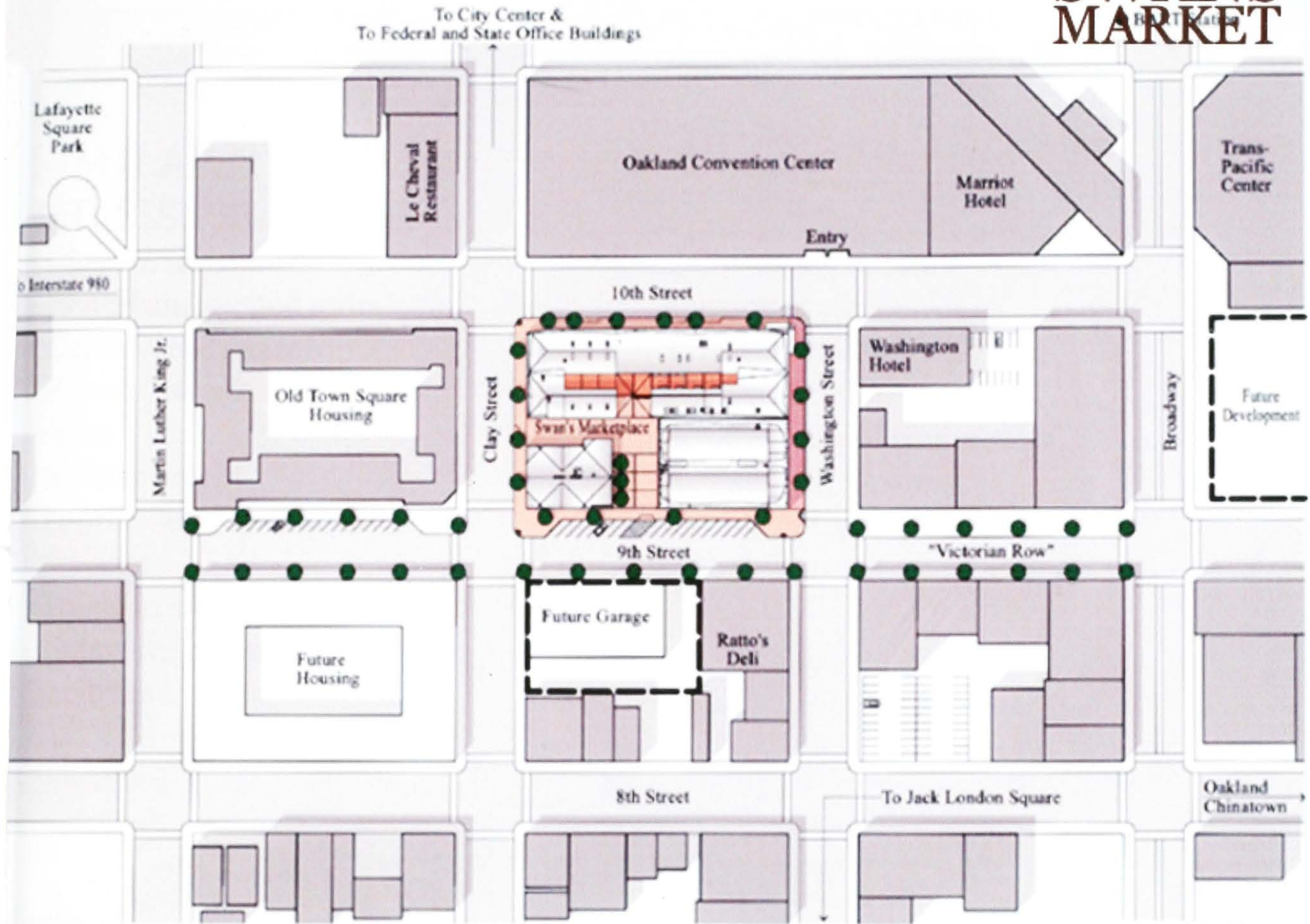
ENTERTAINMENT

- End Game
- Museum of Children's Art (MoChA)

FLOOR PLAN



20 SWANS MARKET



Site Plan
Swan's Marketplace

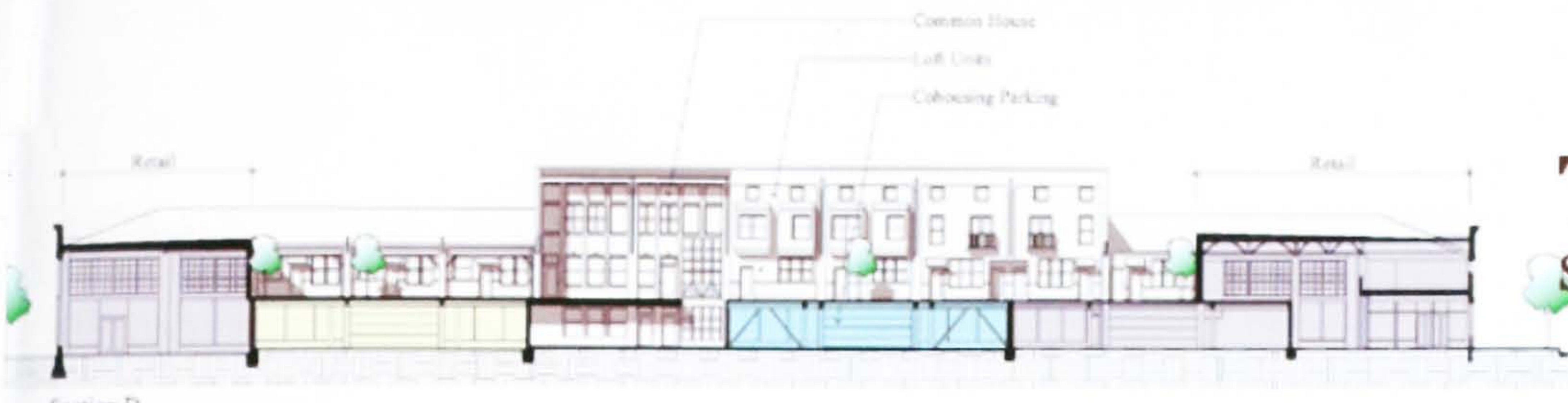


18 RENTAL UNITS
- (15 parking spaces)

20 MARKET-RATE CO-CONDOS
- (20 parking spaces)

COMMON SPACE
- 7000 sq ftg courtyard
- 18 parking spaces

GROUND FLOOR
- commercial/retail



Section D

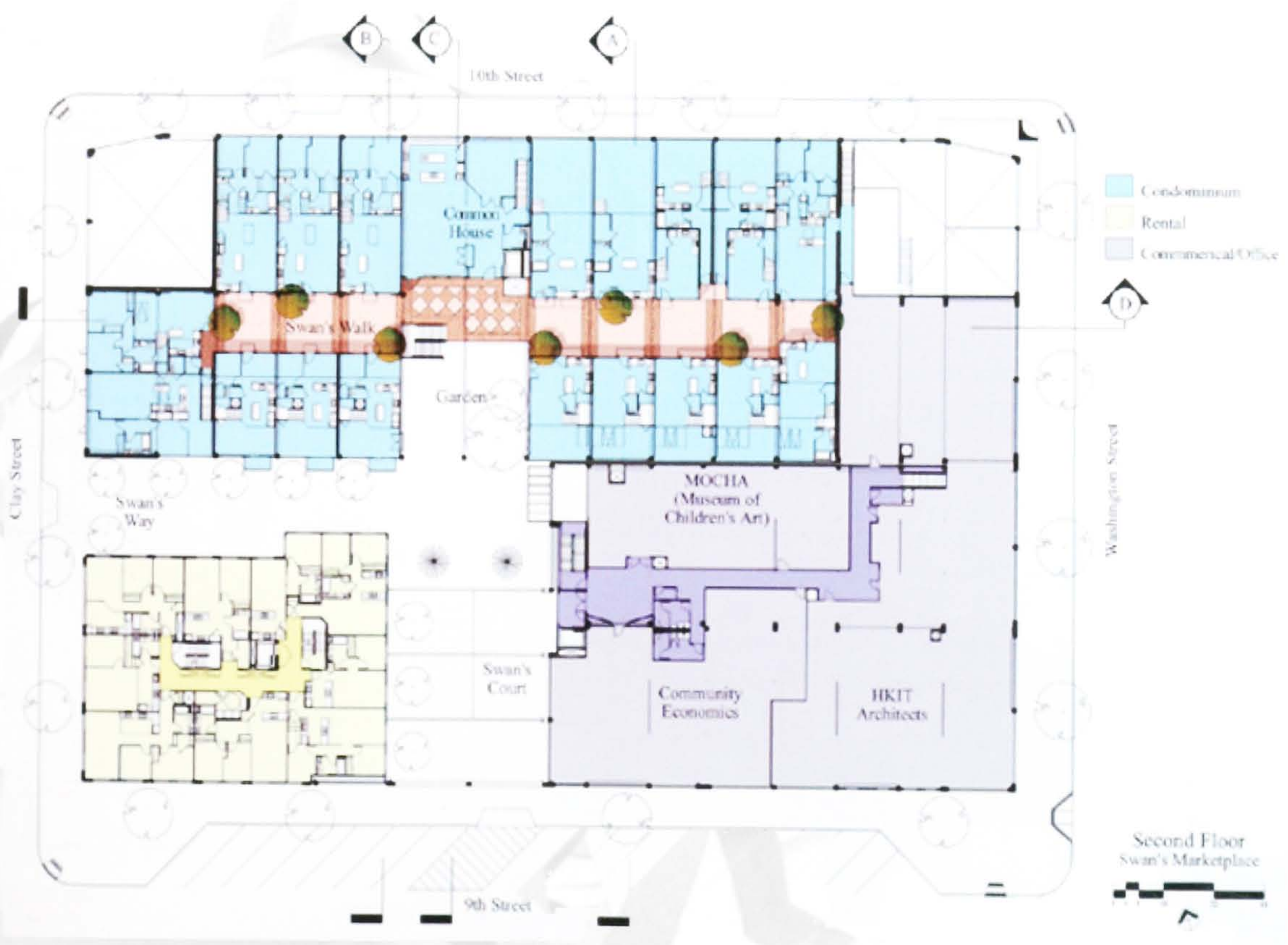
SIMILARITIES TO THESIS PROGRAM:

- Close to transportation
- Rental and owned units
- Commercial space
- Private, interior green areas
- Similar height
- approx. 30 dwelling units per acre
- Exists in a deserted area
- Extensive community facilities

- Below-market-rate housing available
- Private dwellings with own kitchen and dining areas
- Strong sense of community
- Restaurant/ Grocery
- Quality of light/ public spaces

■ Condominium
■ Rental
■ Commercial Office

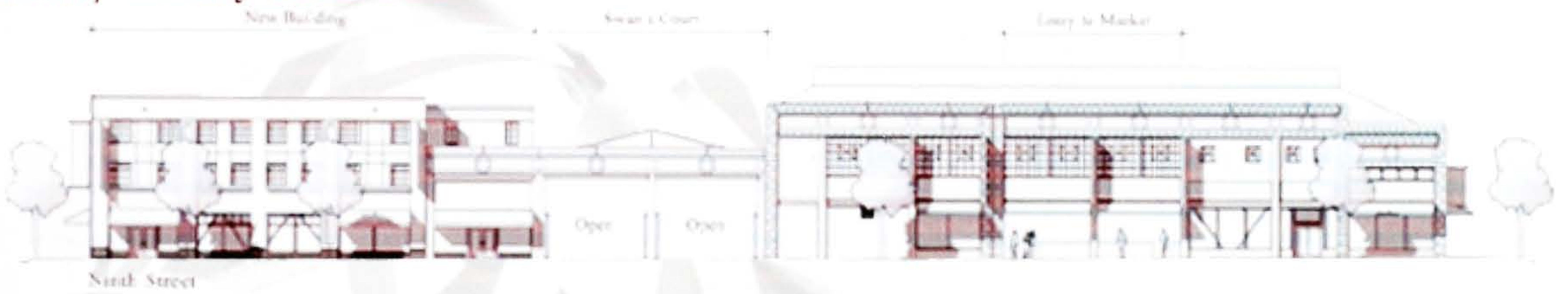
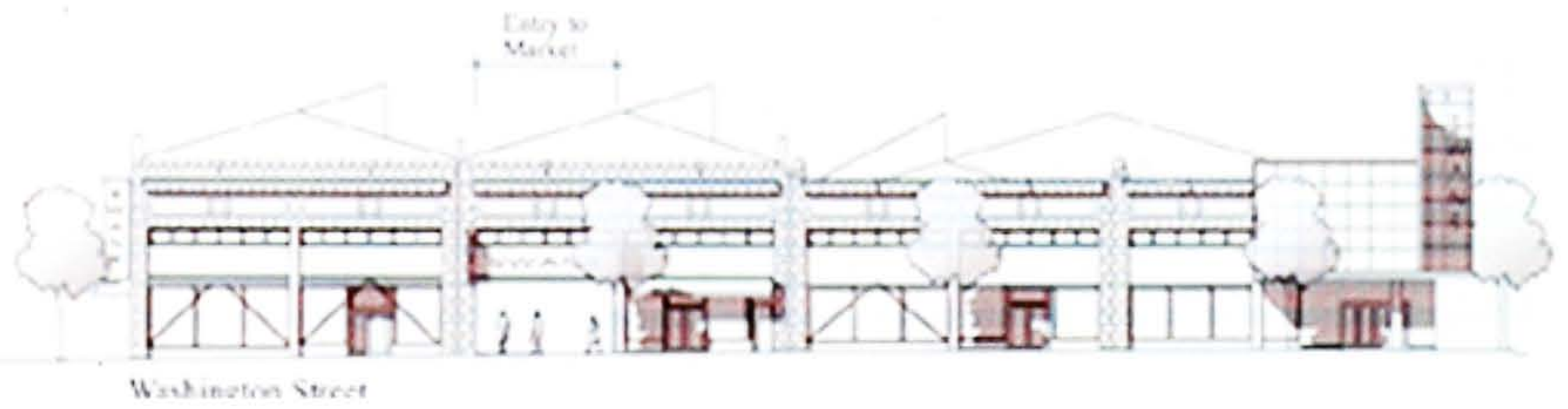
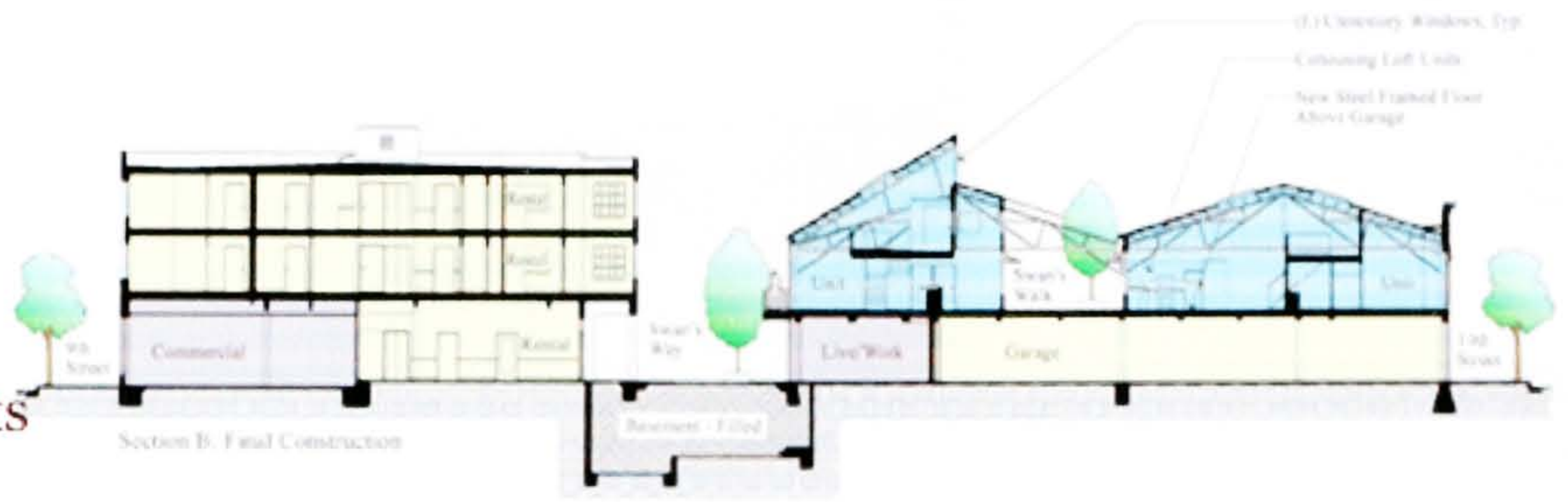
Section D
Swan's Marketplace



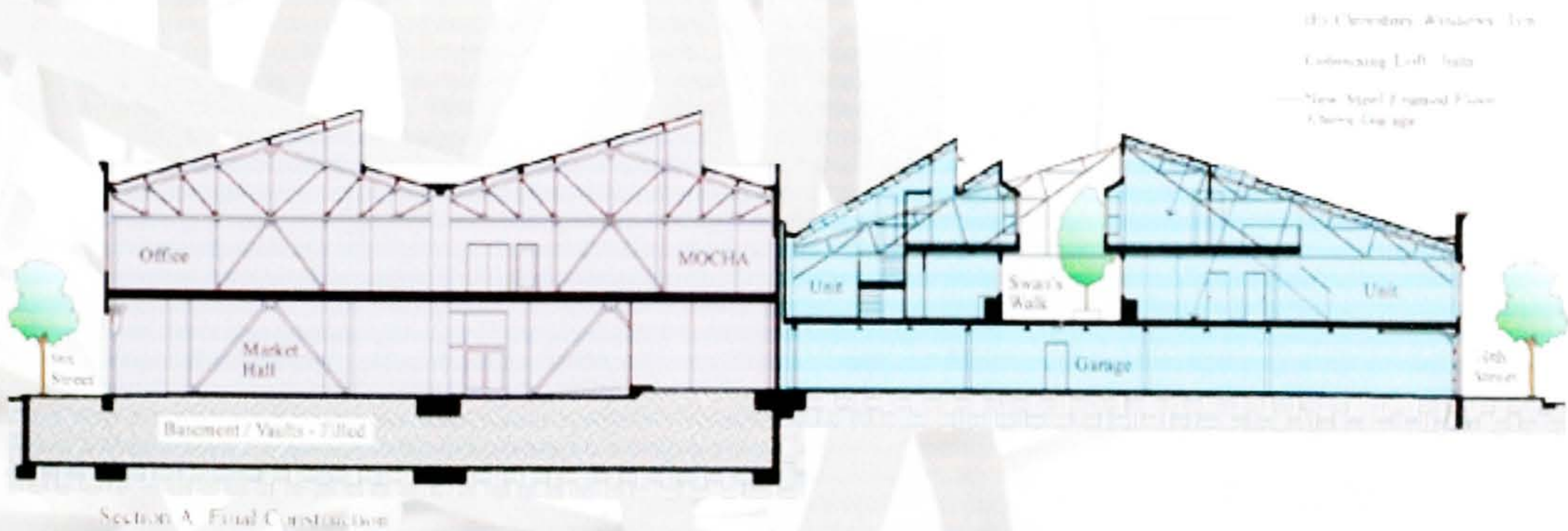
Second Floor
Swan's Marketplace

POINTS OF CONSIDERATION

- design to attract small businesses
[Fresh food vendor]
- incorporate an outdoor arts courtyard
- incorporation of a parking garage
- inclusion of an art gallery
- incorporation of offices in main design
- small museum included
- adequate vibration/ sound insulation
- ability to hold Farmer's Market/ weekly Craft Fair



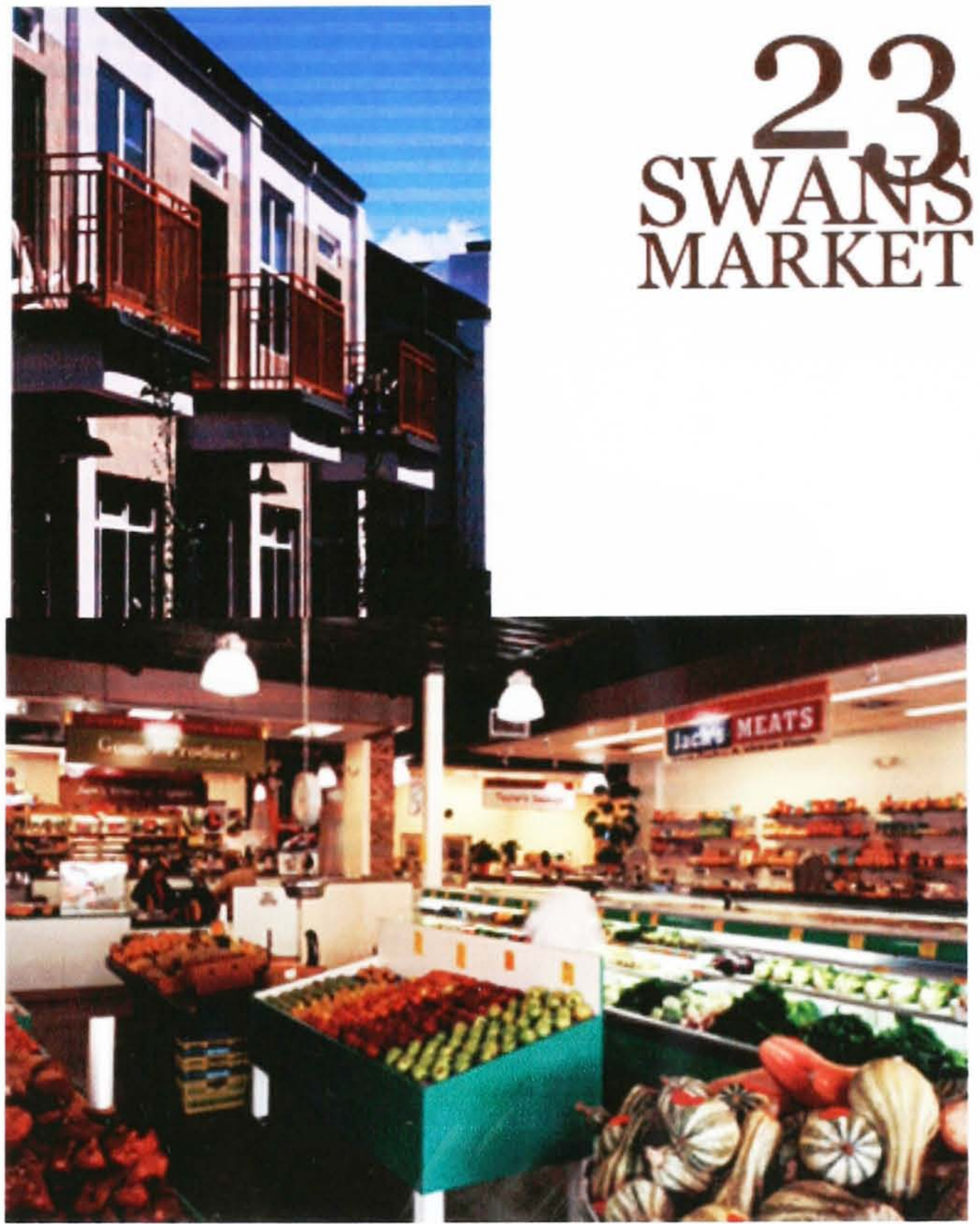
Elevations
Swan's Marketplace



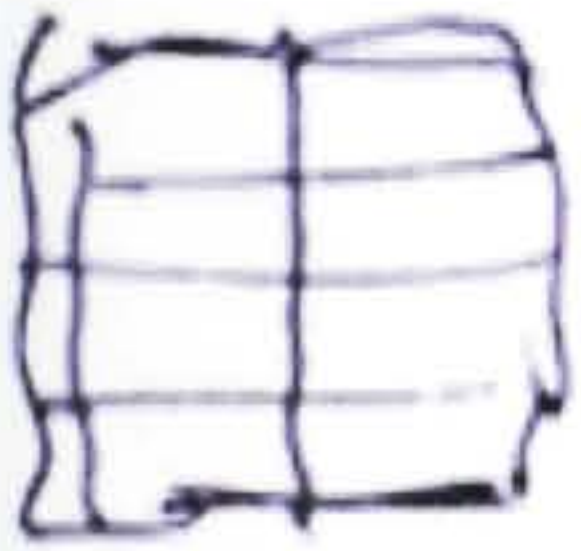
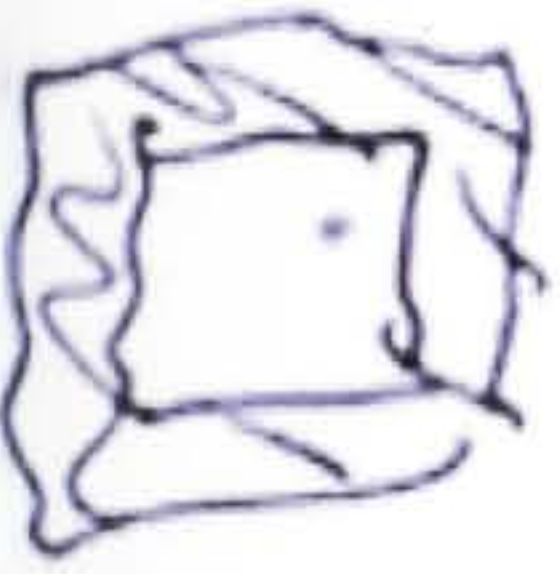
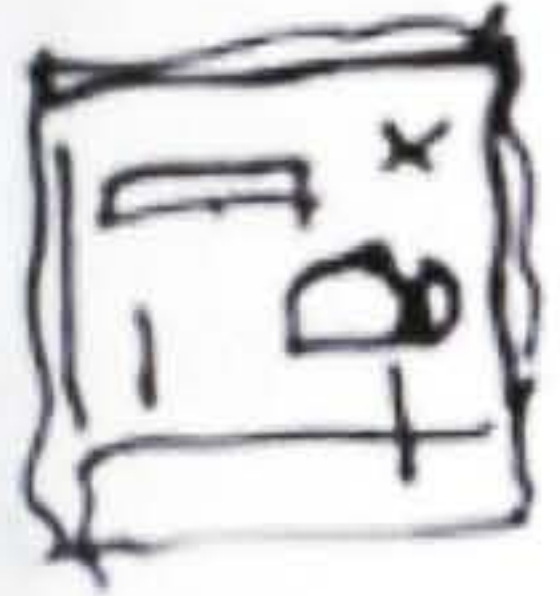
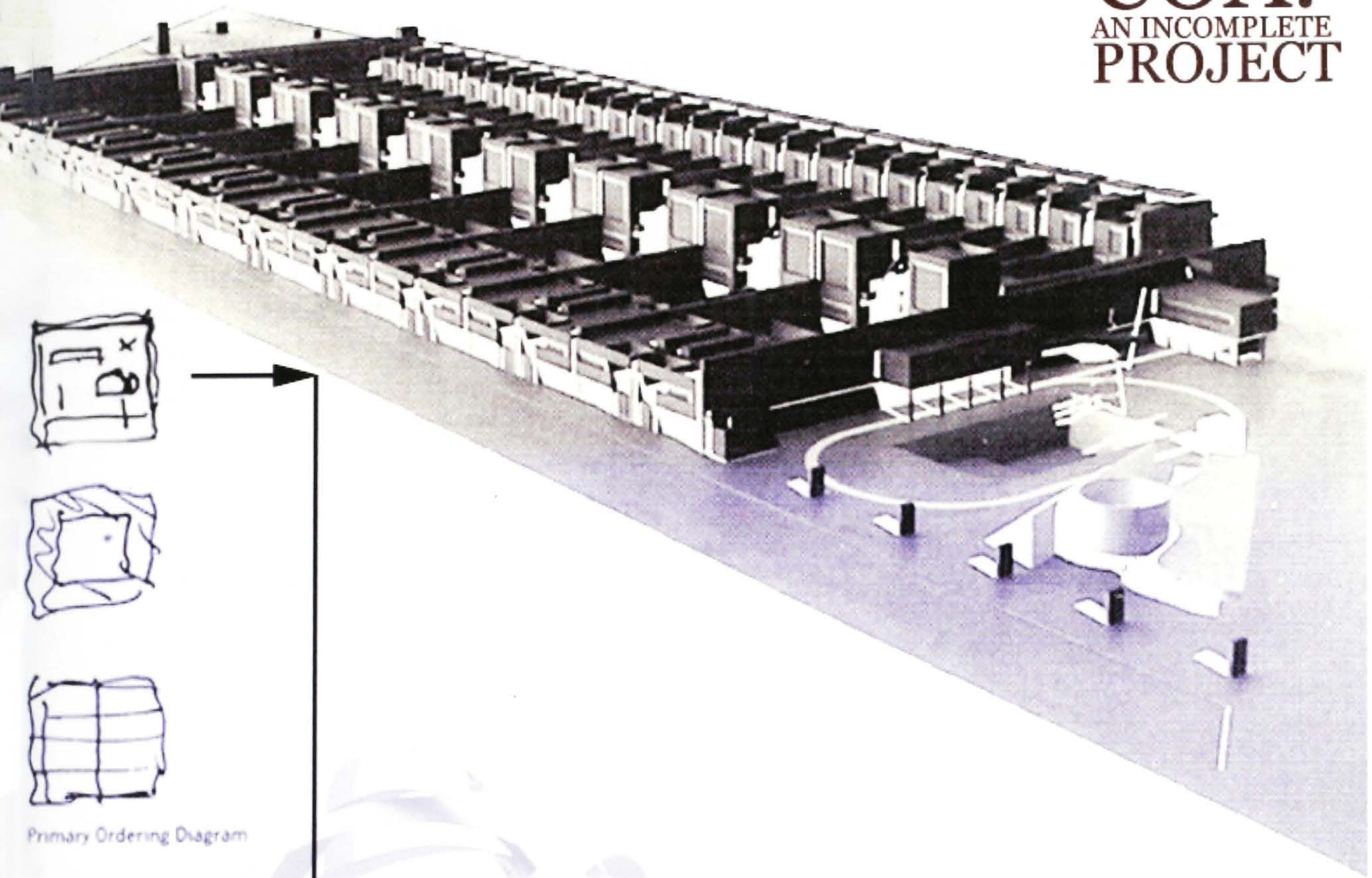
Section A - Final Construction

THESE images
embody the ideals of
my thesis:

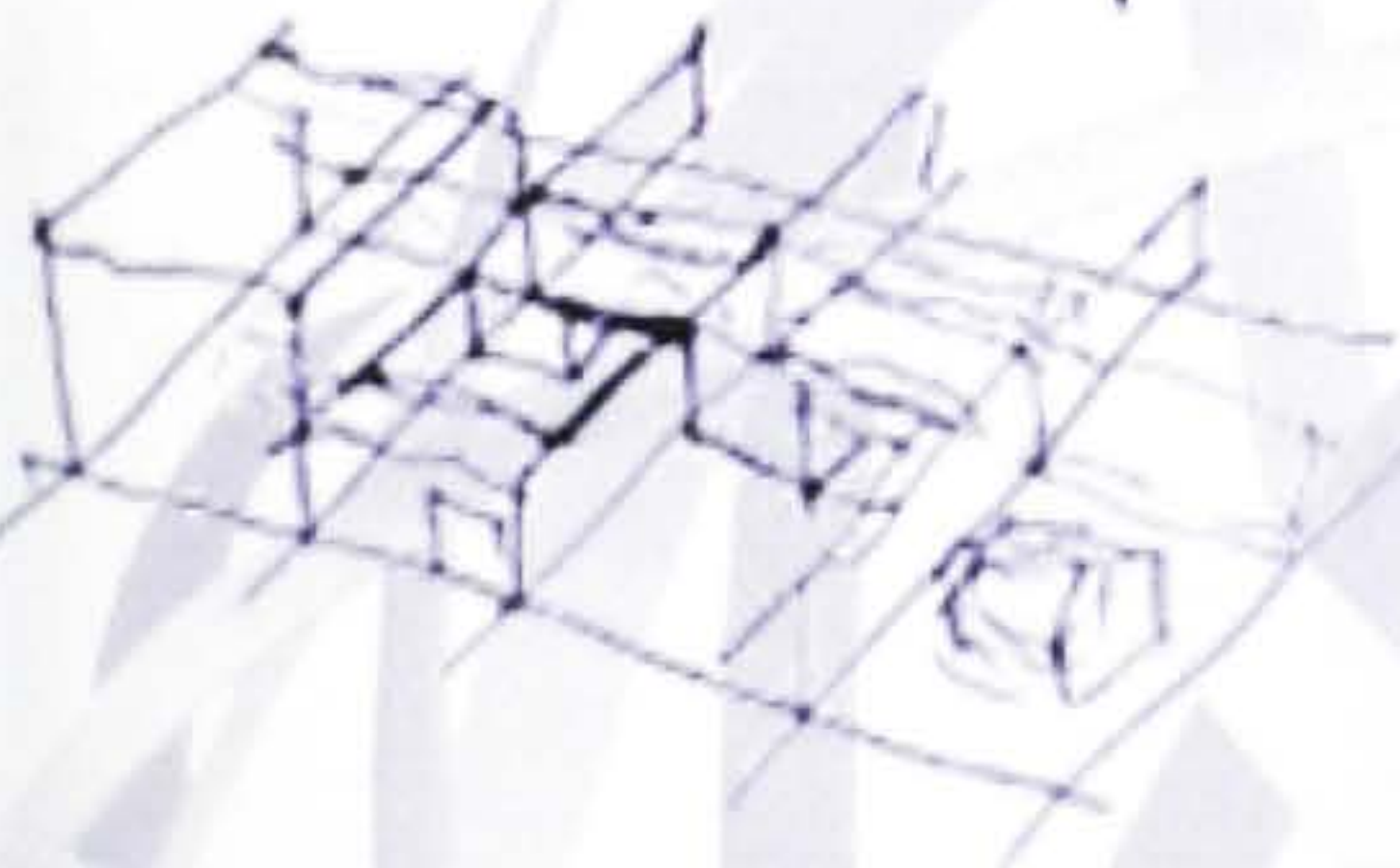
WARMTH
OPENESS
ENGAGE
PLAY
MEET
EXCHANGE
WORK
LIVE
SENSITIVITY
TO DETAIL
COMMUNITY
LIGHT



24 COA! AN INCOMPLETE PROJECT



Primary Ordering Diagram



Preliminary Morphological Diagrams



AN Incomplete Project
Towards A Recontextualization
of Modernity and the
Urban House Prototype
in Los Angeles

1995
UNBUILT
LOSANGELES
CALIFORNIA

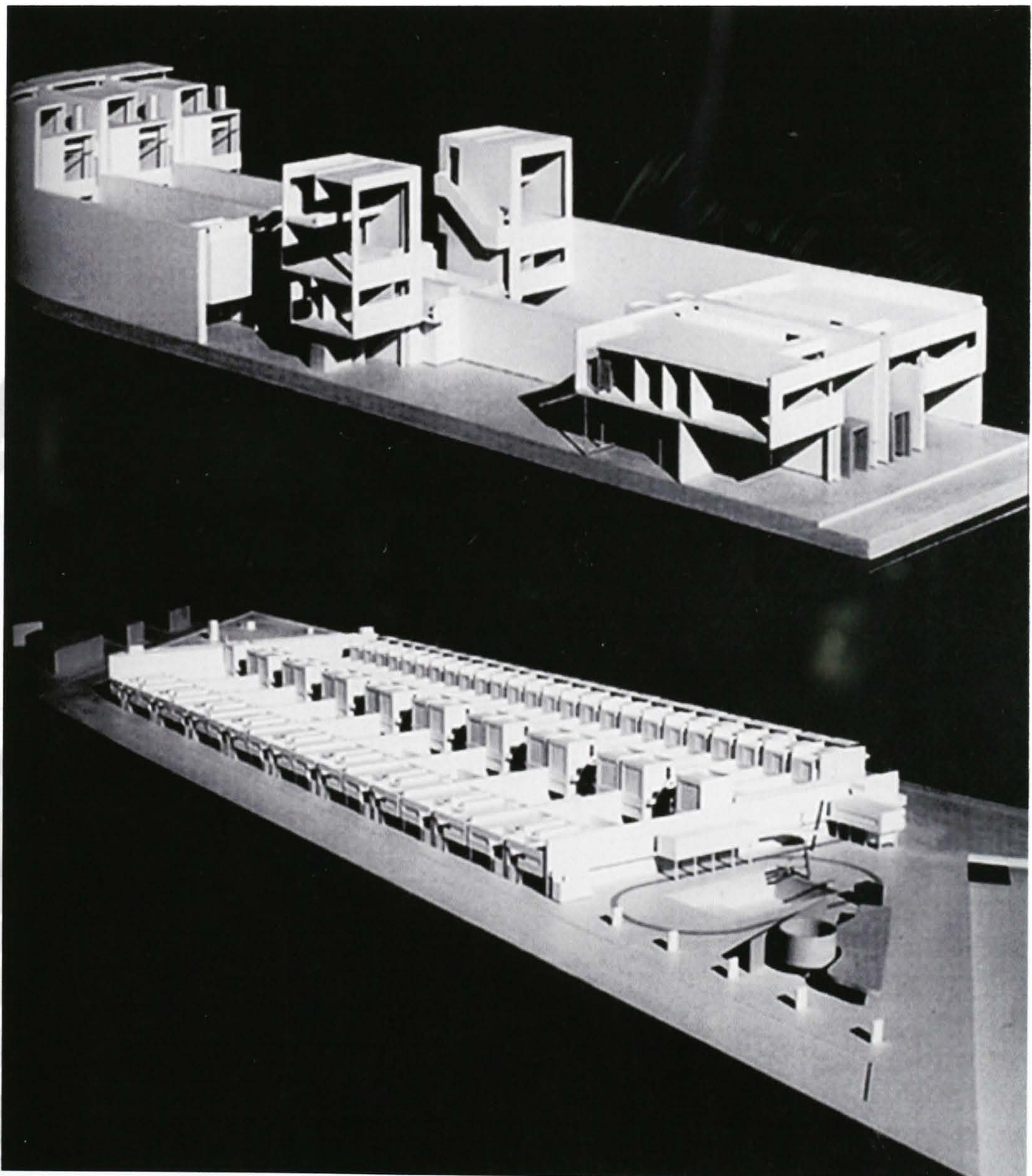
INDIVIDUAL UNIT DESIGN

It is important to note that as a whole, the dwelling units do well to densify the suburban/urban area of LA.

I feel it is unfortunate, though, that in their application though they create a topography of roof lines, they still repeat the same form for as far as the eye can see, much like the single-family residences already standing.

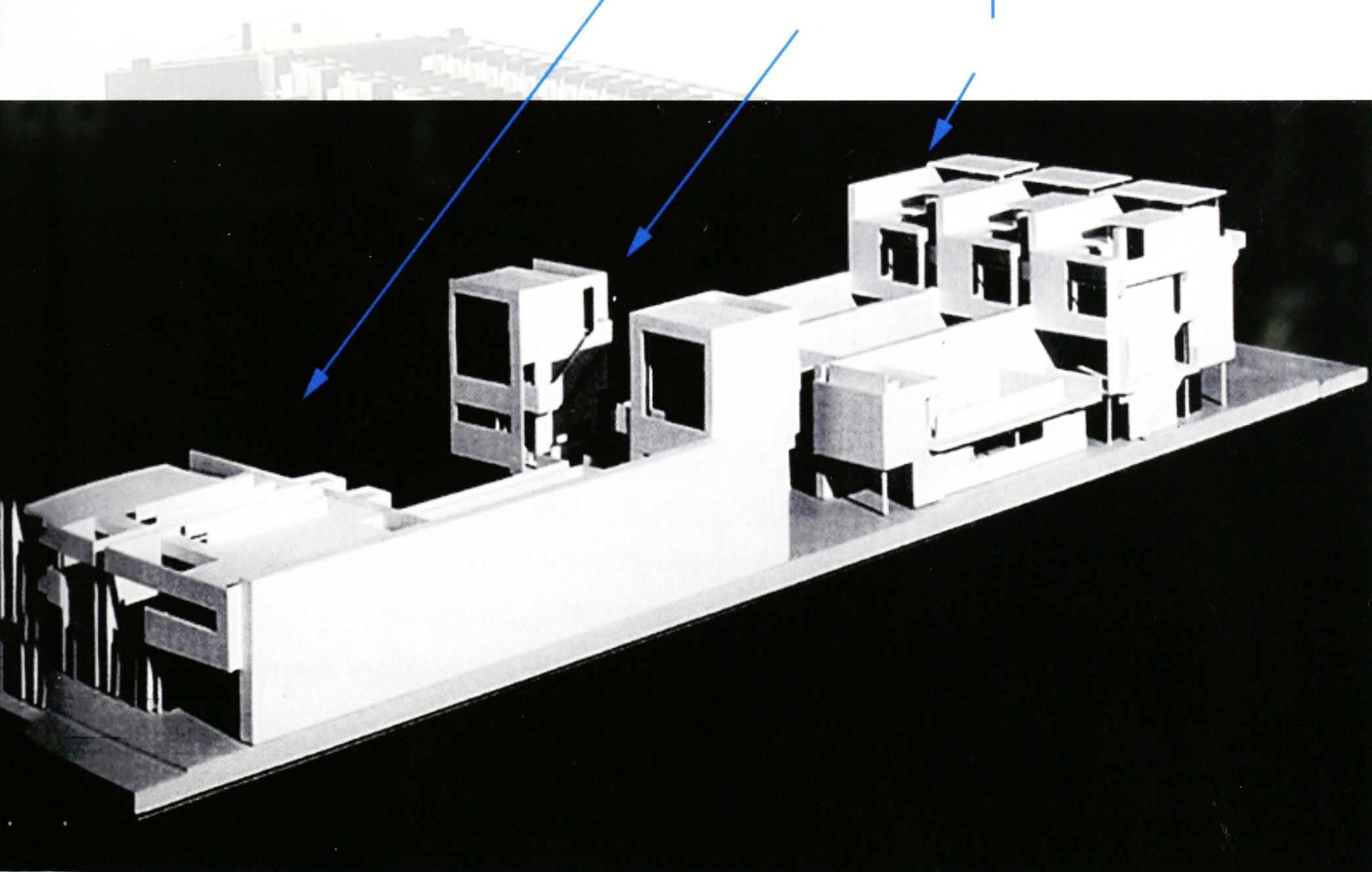
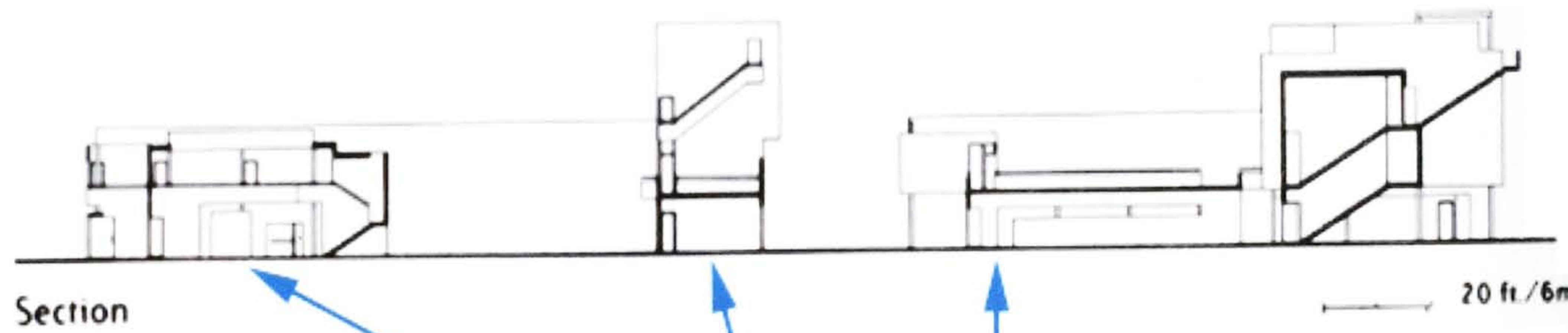
The 3 forms of the dwelling units are unique from one another, though, and successfully create a unique living situation that creates individual green spaces within the dwelling units. This is an aspect I will see to incorporating in my overall design.

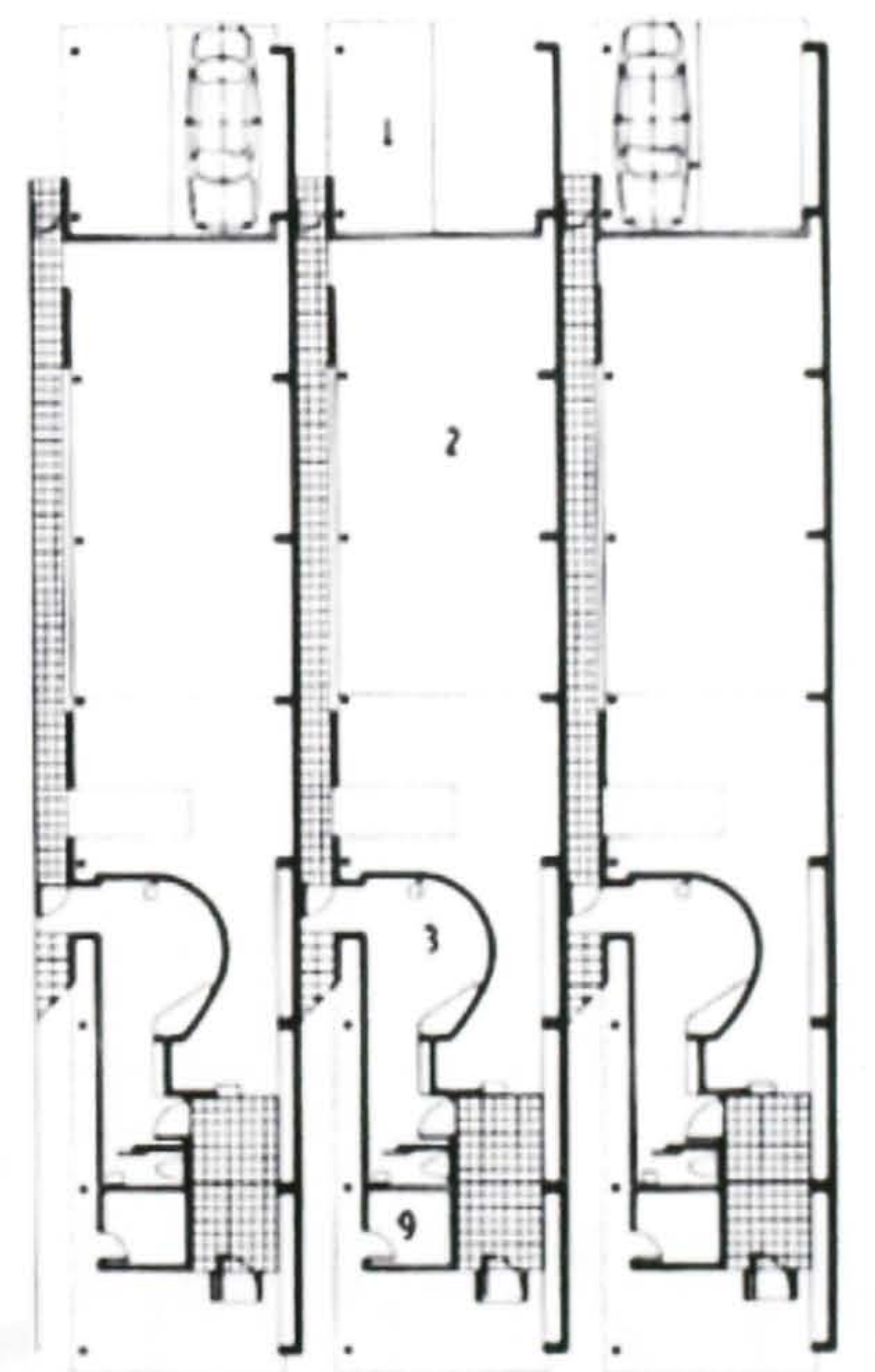
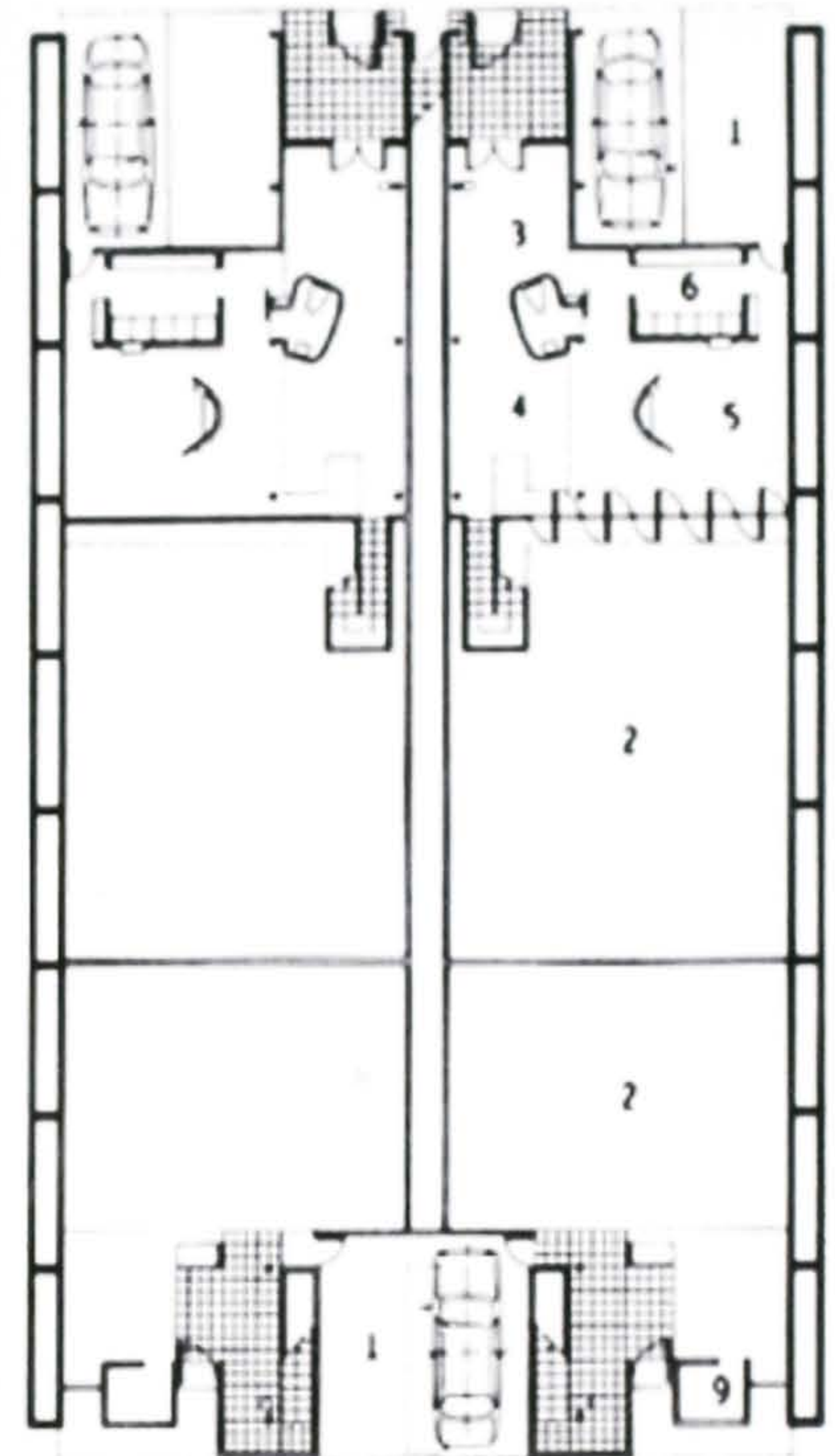
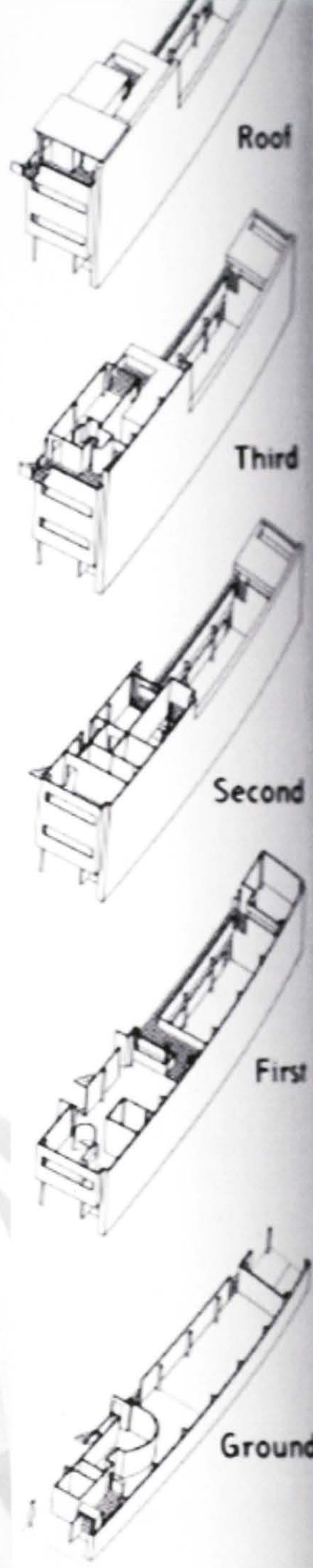
25
COA
LOS ANGELES
CALIFORNIA



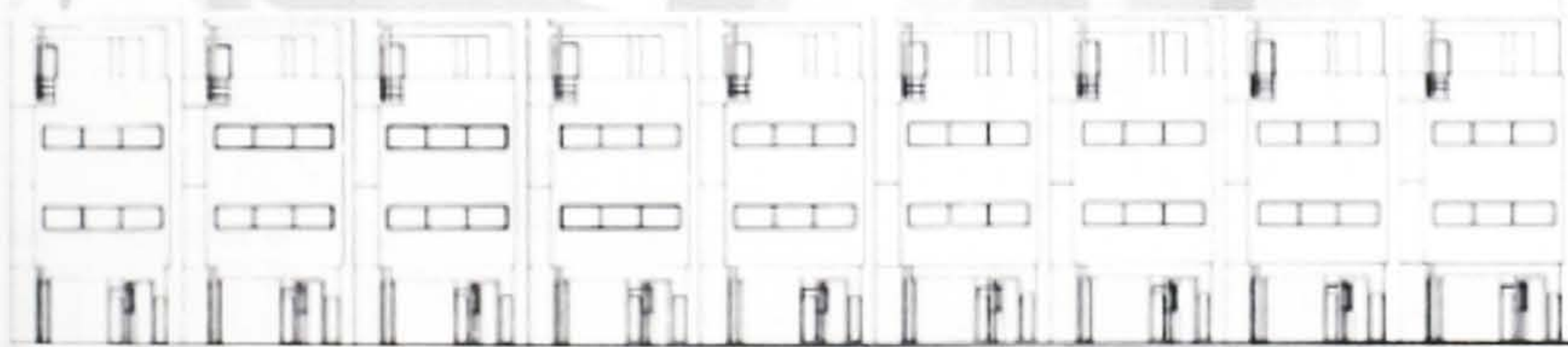
CONCERNING the dwelling design, this block development does well to distinguish 3 separate dwelling types:
Hauser Unit 22' X 108'
Alley Unit 33' X 42'
Ridgeley Unit 33' X 80'

Garages were consolidated in a linear fashion for accesses sake. The traditional alley, vacated to add to lot size in traditional plaiting was reinstated and used as a circulation core for the car-dependent suburban atmosphere.





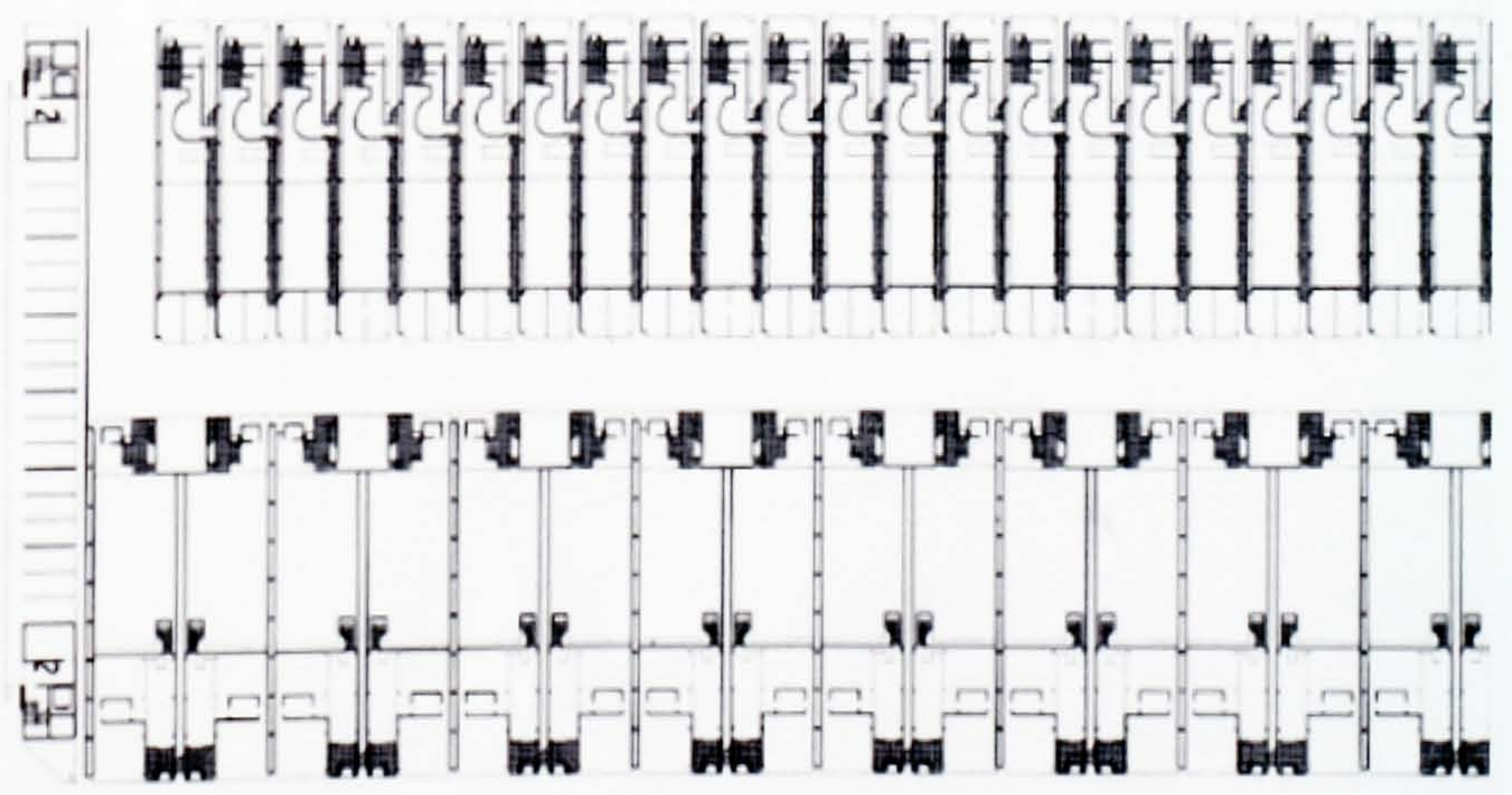
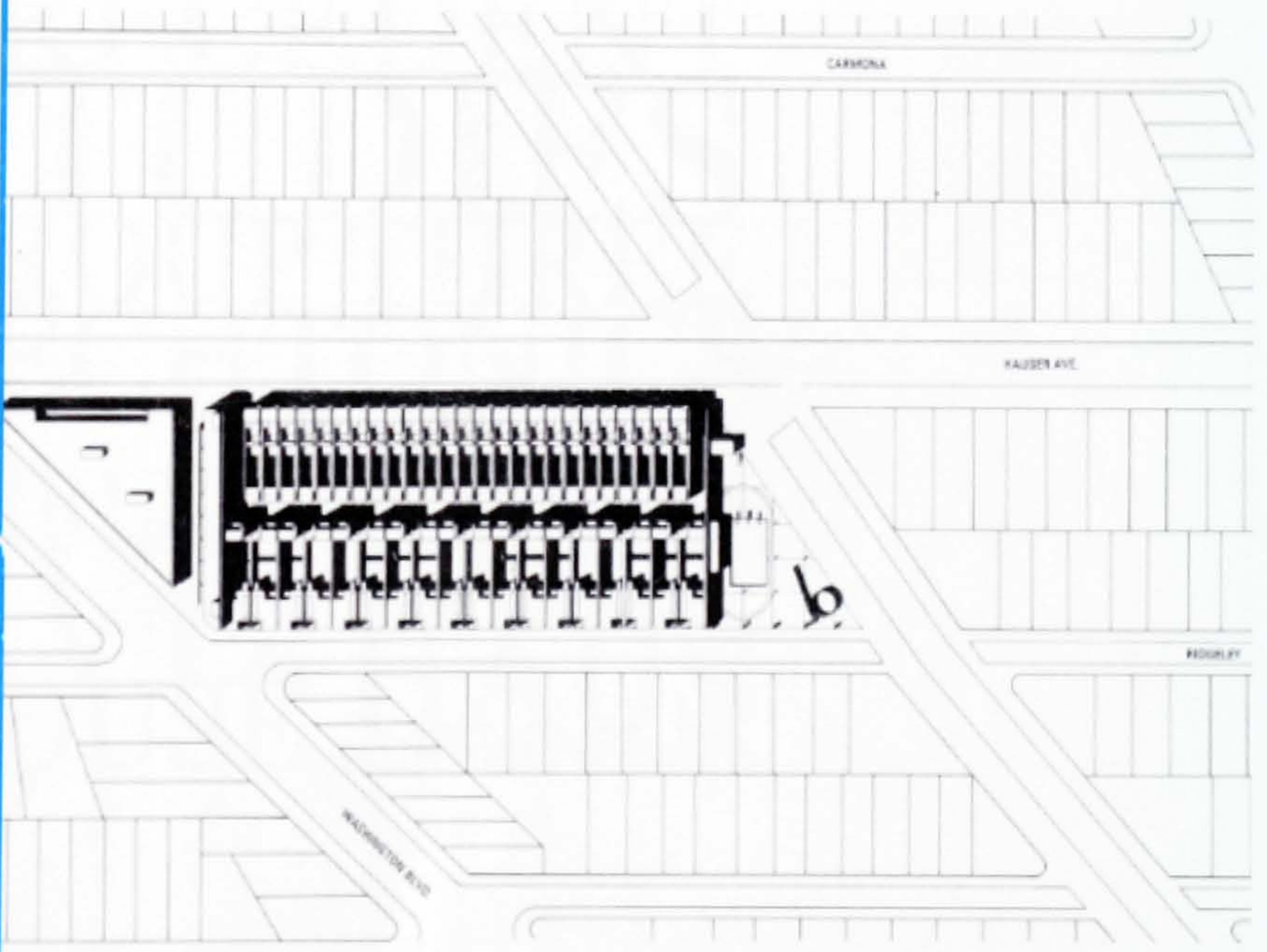
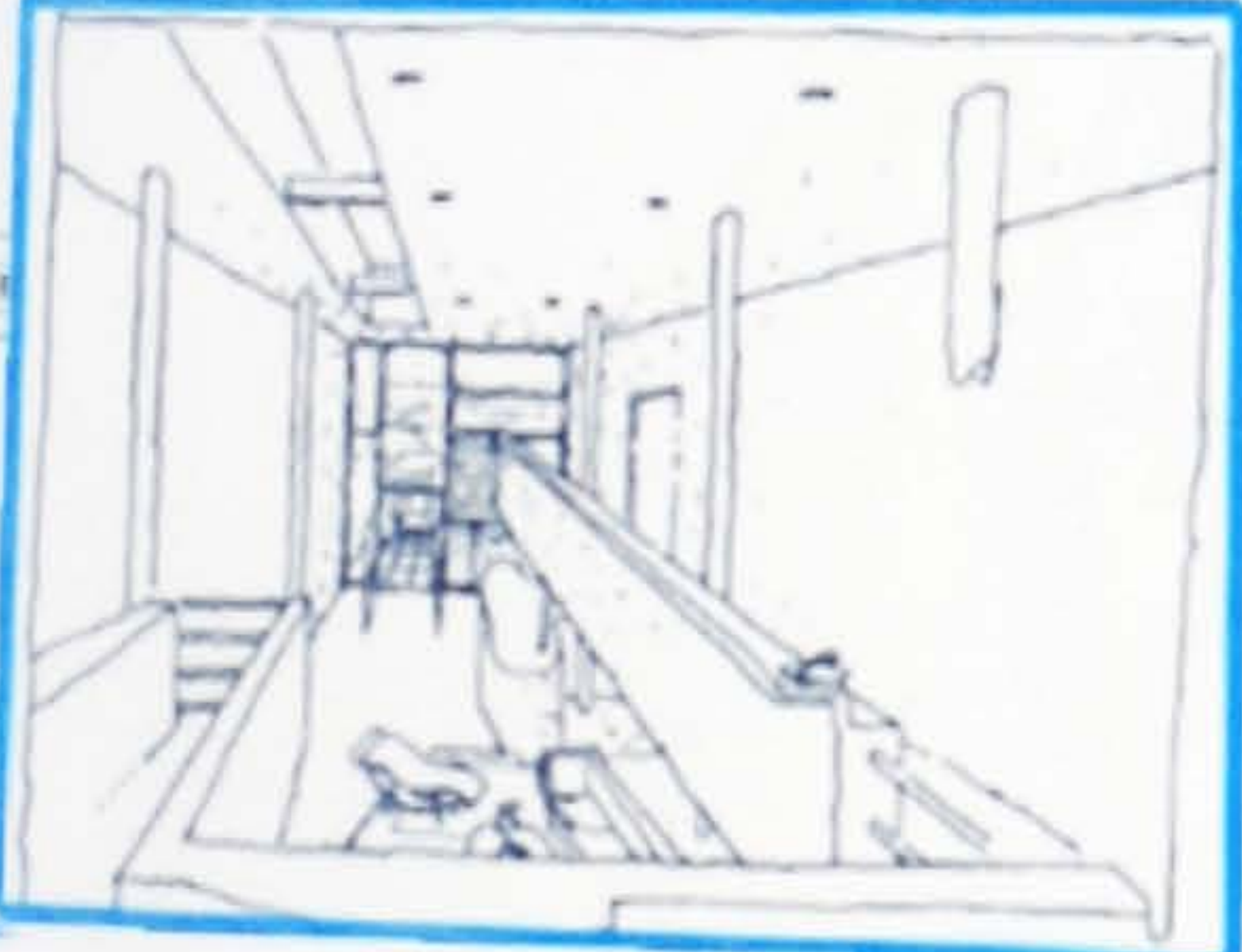
ANOTHER unique design element of the urban housing prototype is the use of smaller, but quite liveable spaces within the block development.



10 ft./3 m
FLOOR PLANS

Though this precedent may be far too urban, the lessons in the creation of space, use of personal greenspace and proximity to transportation are all central to the success of the LA and the Warren Design...

TOWNSHIP



- 1 Retail/Office Building
- 2 Storage Building
- 3 25 yard Swimming Pool
- 4 Sun Room
- 5 Showers/Changing
- 6 Running Track
- 7 Lifeguard/Security
- 8 Overhead

PRECEDENT
STUDIES
GROUP THREE
TECTONICS

GARLICK AVE. HOUSE DAS HAUS
HUNDERTWASSER



30 GARLICK AVE. HOUSE

KERRY
HILL
GARLICK
AVENUE
HOUSE
SINGAPORE
SINGAPORE
2005

AN "assemblage
of interconnecting
boxes and plans"



PROS:

DWELLING unit viewed as a sanctuary

WATER used as a design element/ texture

INDOOR/ outdoor terrace [blurs edge]

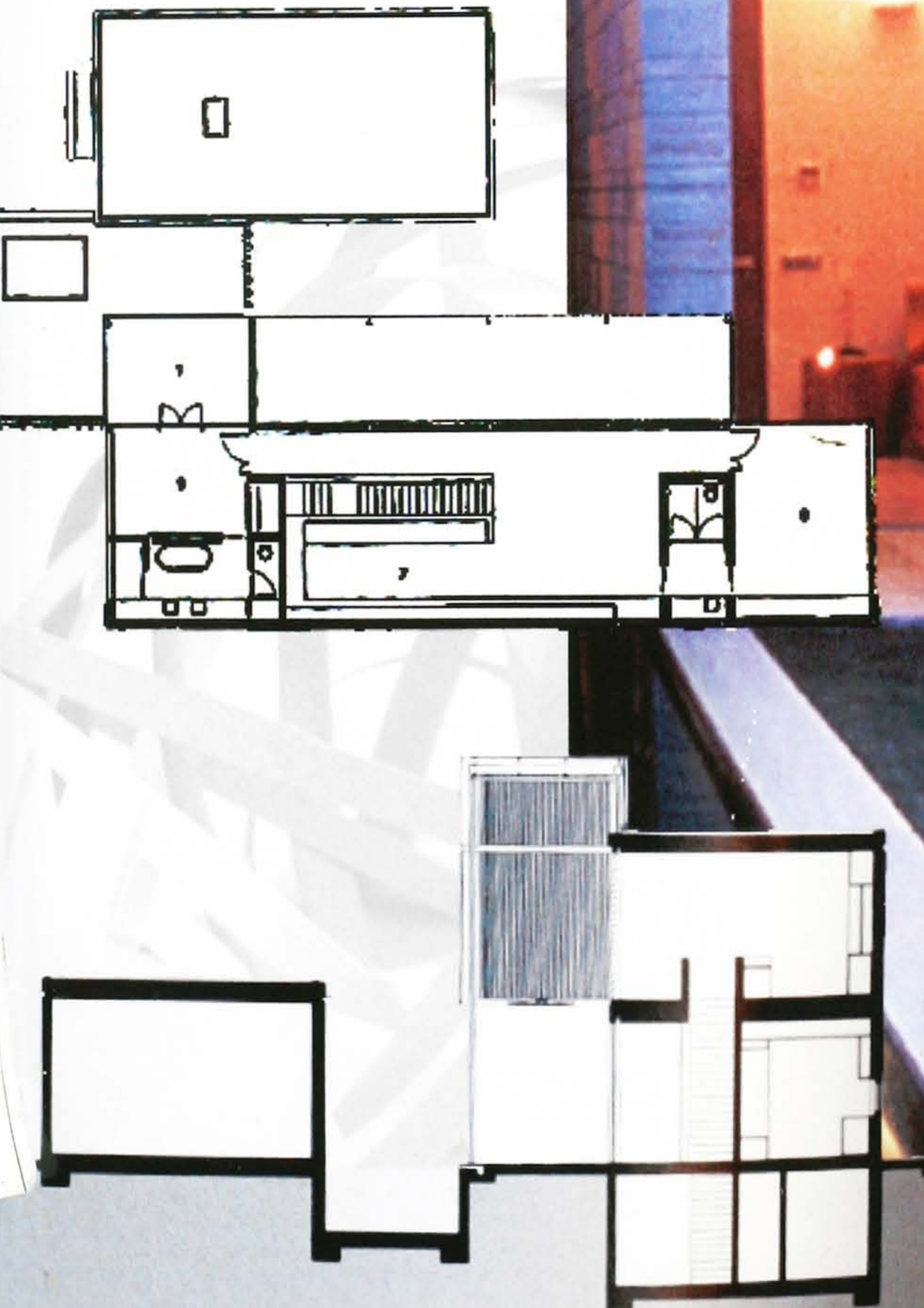
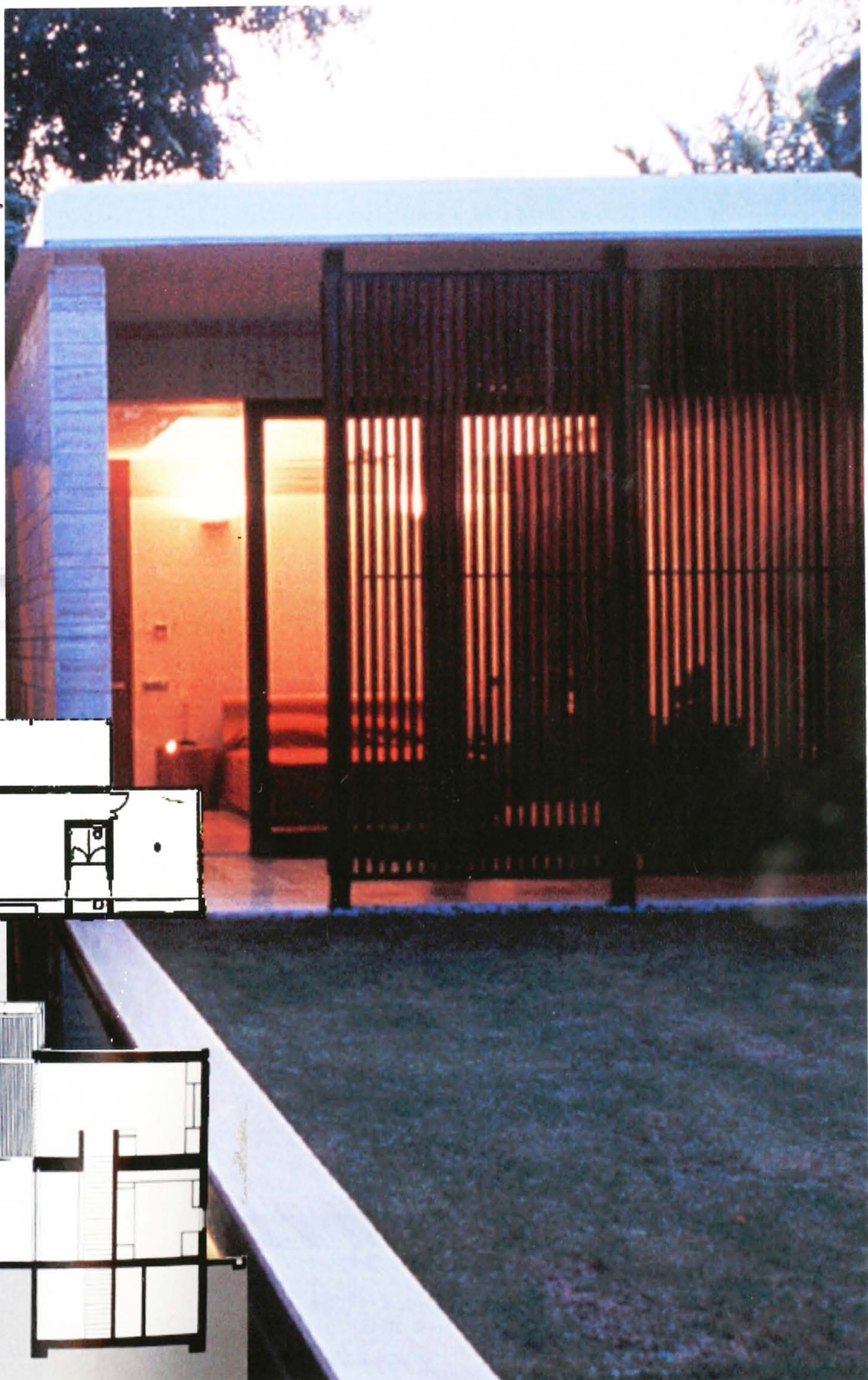
GARDENS serve as lush barriers for privacy

INTELLIGENT application of wood skin/ exterior

vertical shading

SHIFTING floor planes

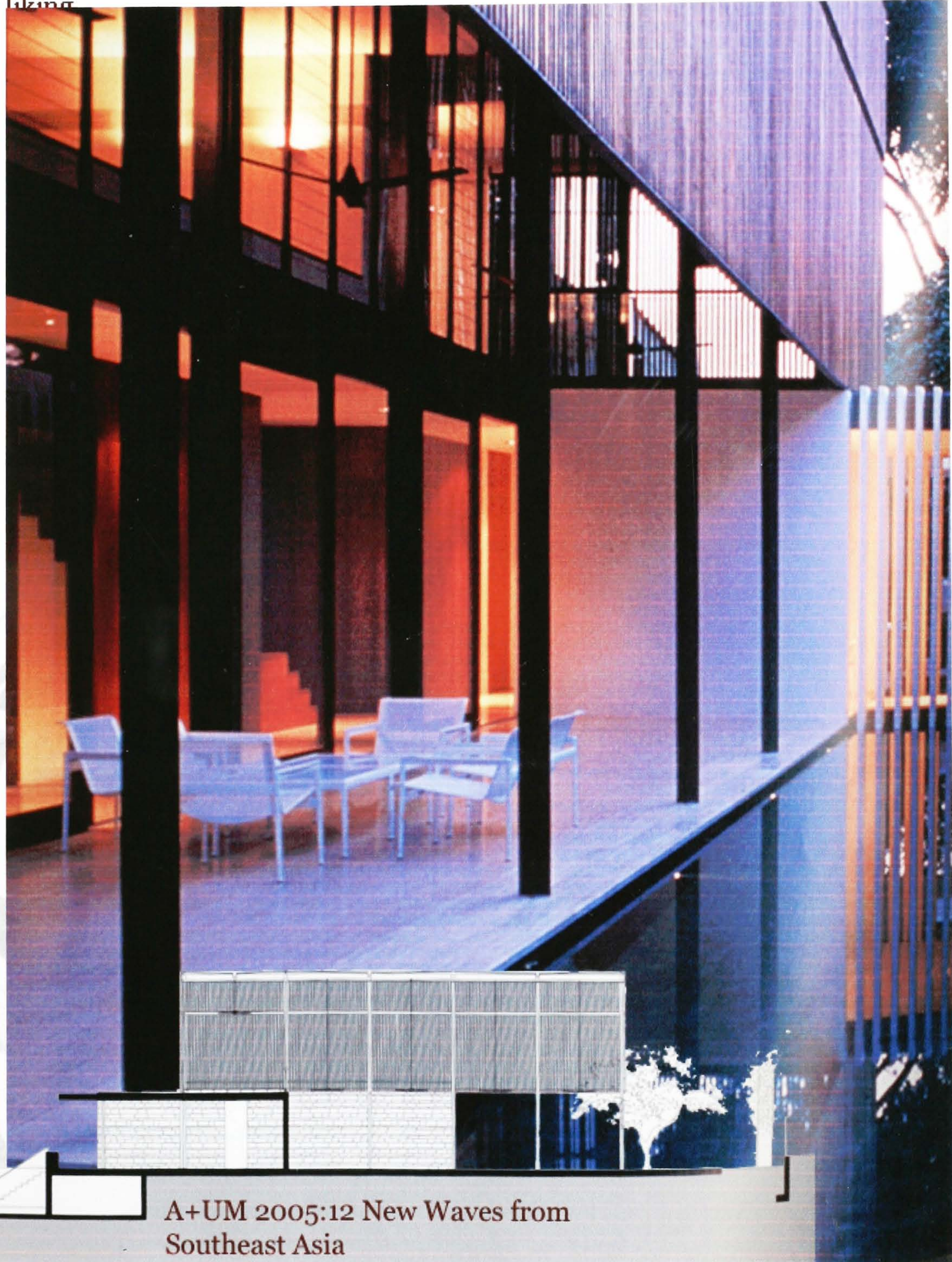
31 GARLICK AVE. HOUSE



CONS:

- EXTREMELY different climatic circumstance
- SUBURBAN house
- A bit too 'clean' for my liking

32
GARLICK
AVE.
HOUSE



A+UM 2005:12 New Waves from
Southeast Asia

BASIC INFORMATION

52 flats
330 - 13510 ft² each
200 tenants

COMMON AREAS

2 children's play rooms
1 winter garden
roof terraces:
16 private
3 common
more:
4 offices
250 trees and bushes



34 DAS HAUS

HUNDERTWASSER



ROOF PLAN

"An uneven and animated floor is the recovery of man's mental equilibrium, of the dignity of man which has been violated in our levelling, unnatural and hostile urban grid system.(...)"

"The uneven floor becomes a symphony, a melody for the feet and brings back natural vibrations to man."

"Architecture should elevate and not subdue man. It is good to walk on uneven floors and regain our human balance."

Hundertwasser
April, 1991

NO.	BEZUGSNUMMER	BEZUGSNAME	BEZUGSART
1	1	ALLEGRISSO	1
2	2	ALLEGRISSO	2
3	3	ALLEGRISSO	3
4	4	ALLEGRISSO	4
5	5	ALLEGRISSO	5
6	6	ALLEGRISSO	6
7	7	ALLEGRISSO	7
8	8	ALLEGRISSO	8
9	9	ALLEGRISSO	9
10	10	ALLEGRISSO	10
11	11	ALLEGRISSO	11
12	12	ALLEGRISSO	12
13	13	ALLEGRISSO	13
14	14	ALLEGRISSO	14
15	15	ALLEGRISSO	15
16	16	ALLEGRISSO	16
17	17	ALLEGRISSO	17
18	18	ALLEGRISSO	18
19	19	ALLEGRISSO	19
20	20	ALLEGRISSO	20
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22	22	ALLEGRISSO	22
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26	26	ALLEGRISSO	26
27	27	ALLEGRISSO	27
28	28	ALLEGRISSO	28
29	29	ALLEGRISSO	29
30	30	ALLEGRISSO	30
31	31	ALLEGRISSO	31
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33	33	ALLEGRISSO	33
34	34	ALLEGRISSO	34
35	35	ALLEGRISSO	35



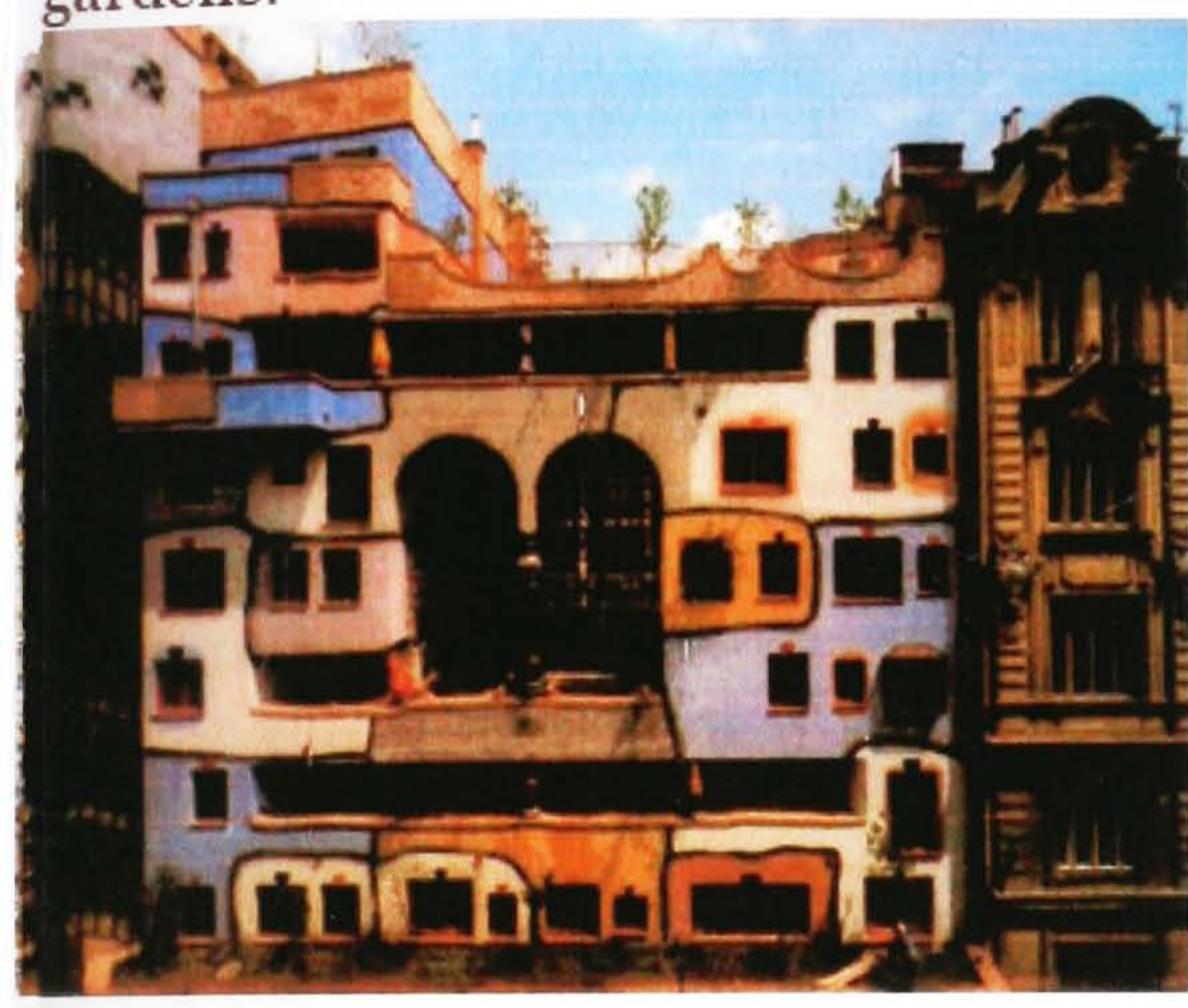
TECHTONICS

TECHTONICALLY, I am most interested in the use of color, shifting form, the dynamic of public and private space, and the abundance of fertile roof gardens.



36 DAS HAUS

HUNDERTWASSER



**SKETCH
PROBLEM
TWEEN HOUSE**



PROGRAM GIVEN:

A typical suburban residential condition built circa 1970. Chose two adjacent homes. Site includes the full lots of both homes, but is not responsible past the lot lines. Only the indication of the street is necessary.

SEARCH:

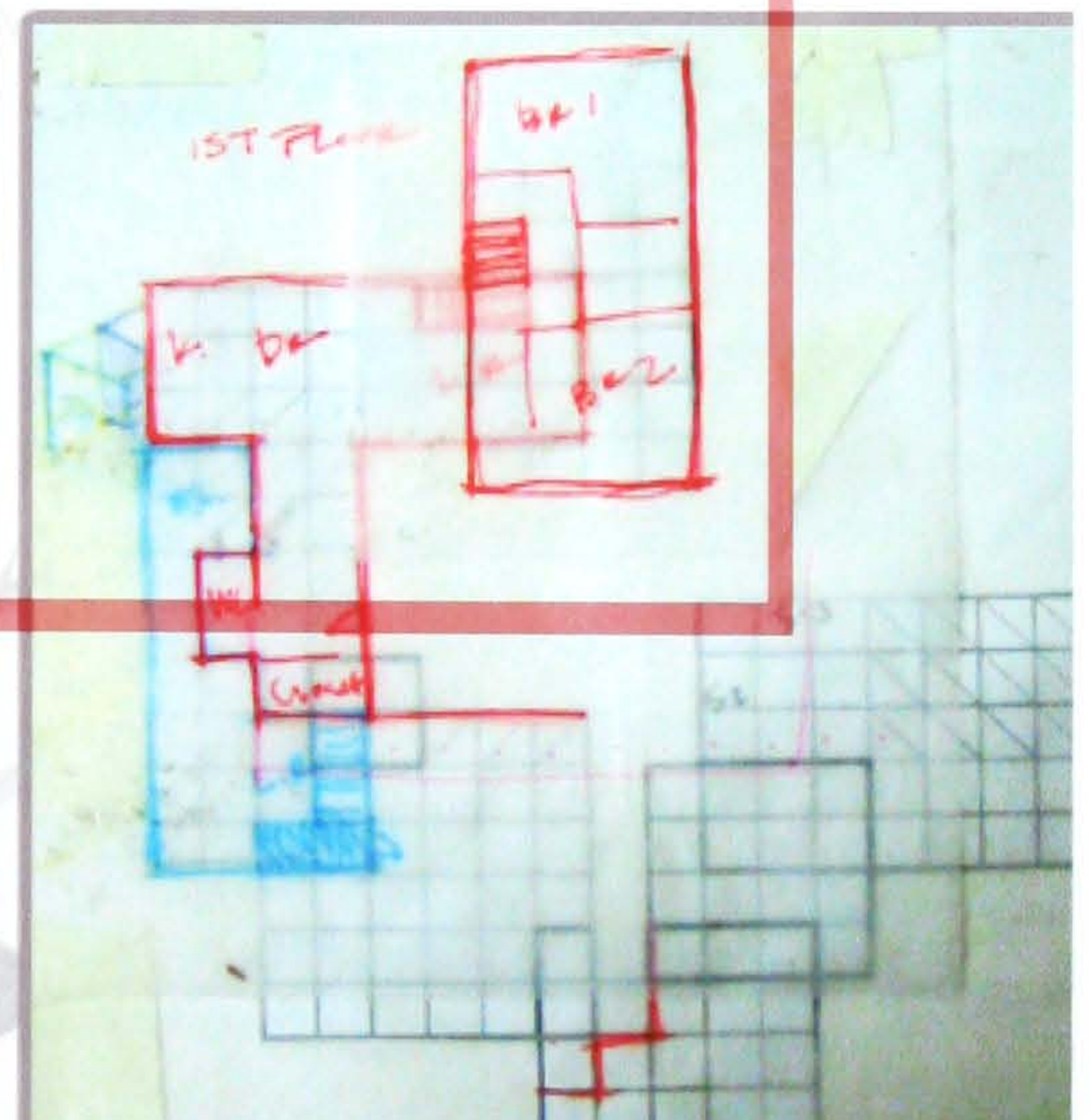
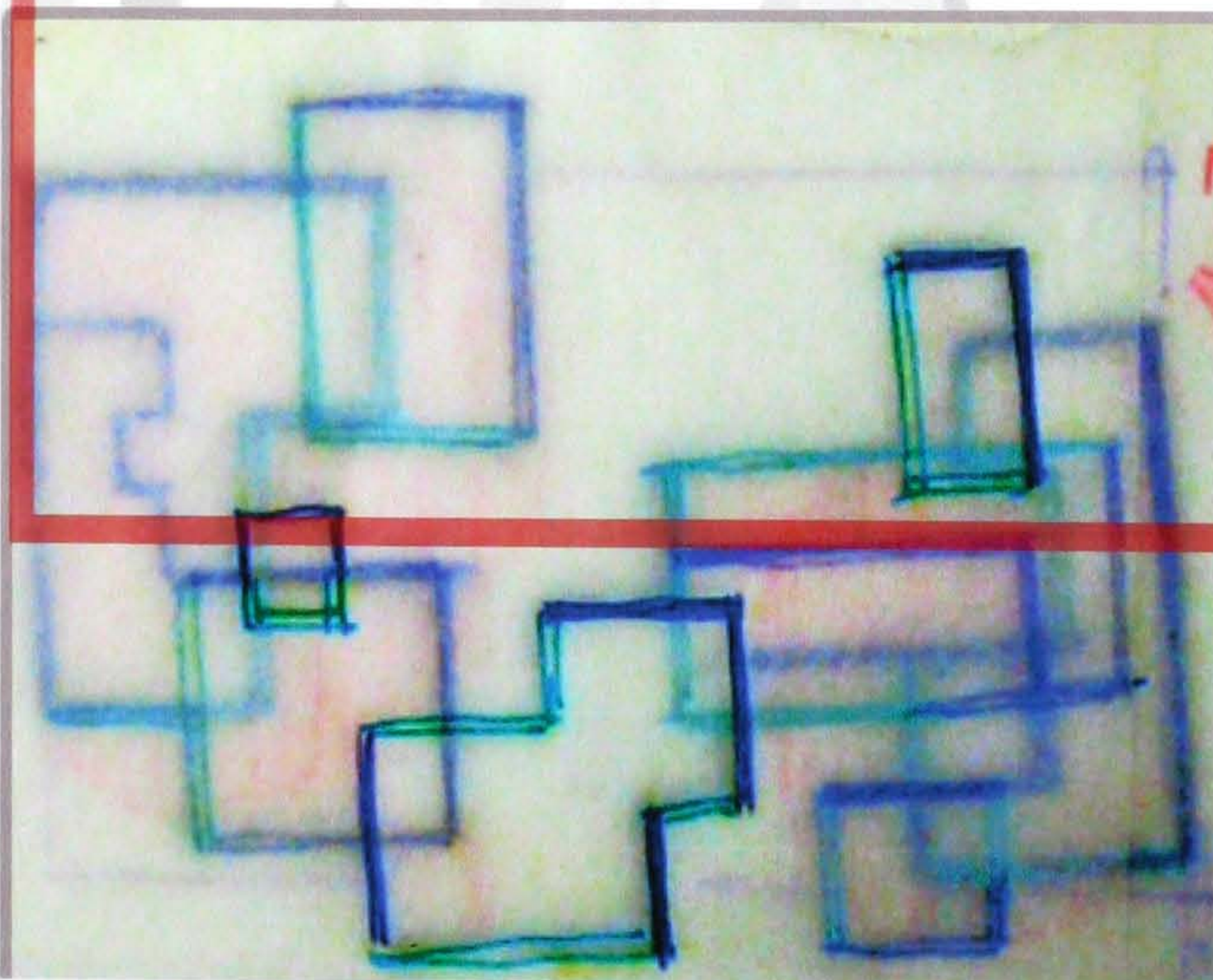
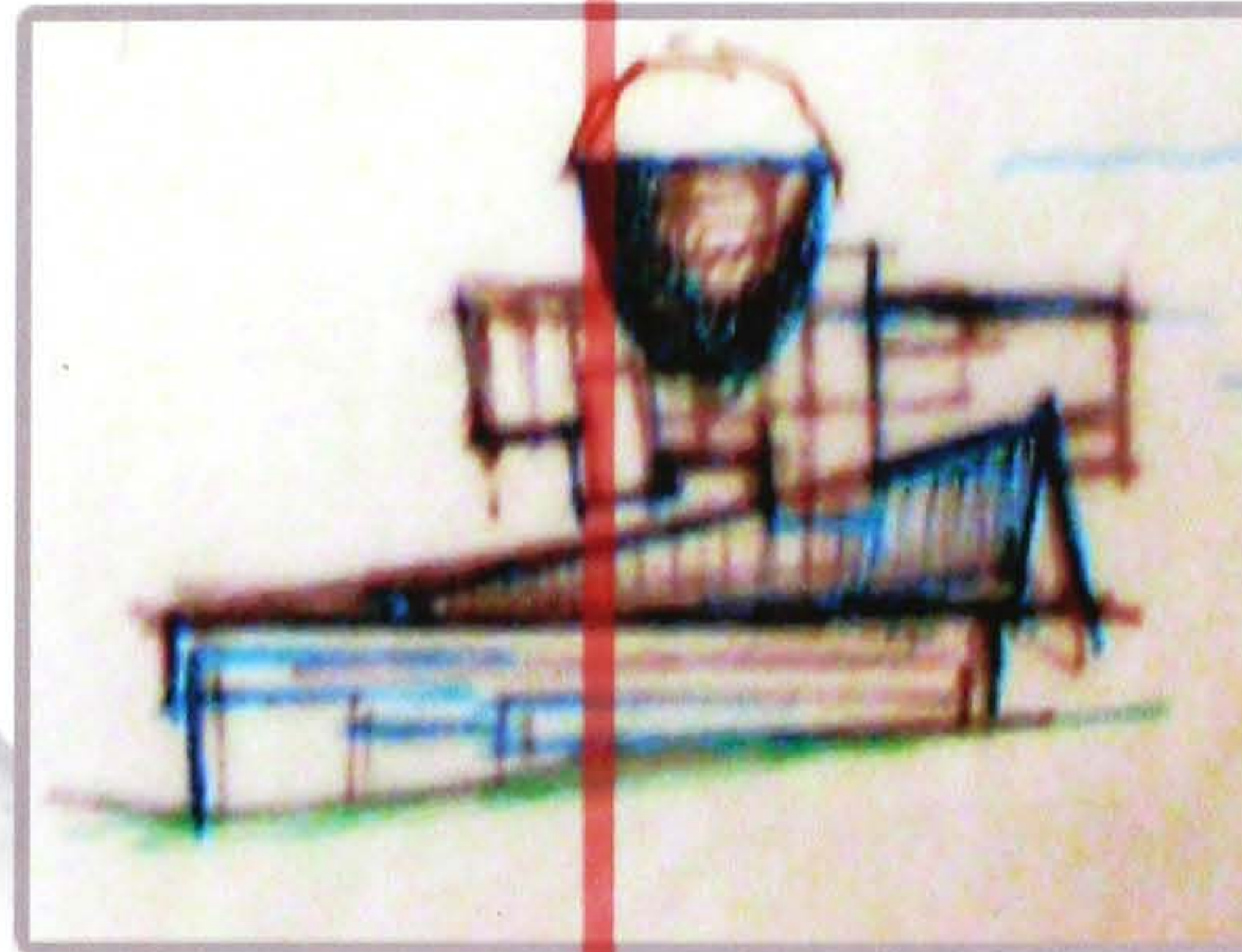
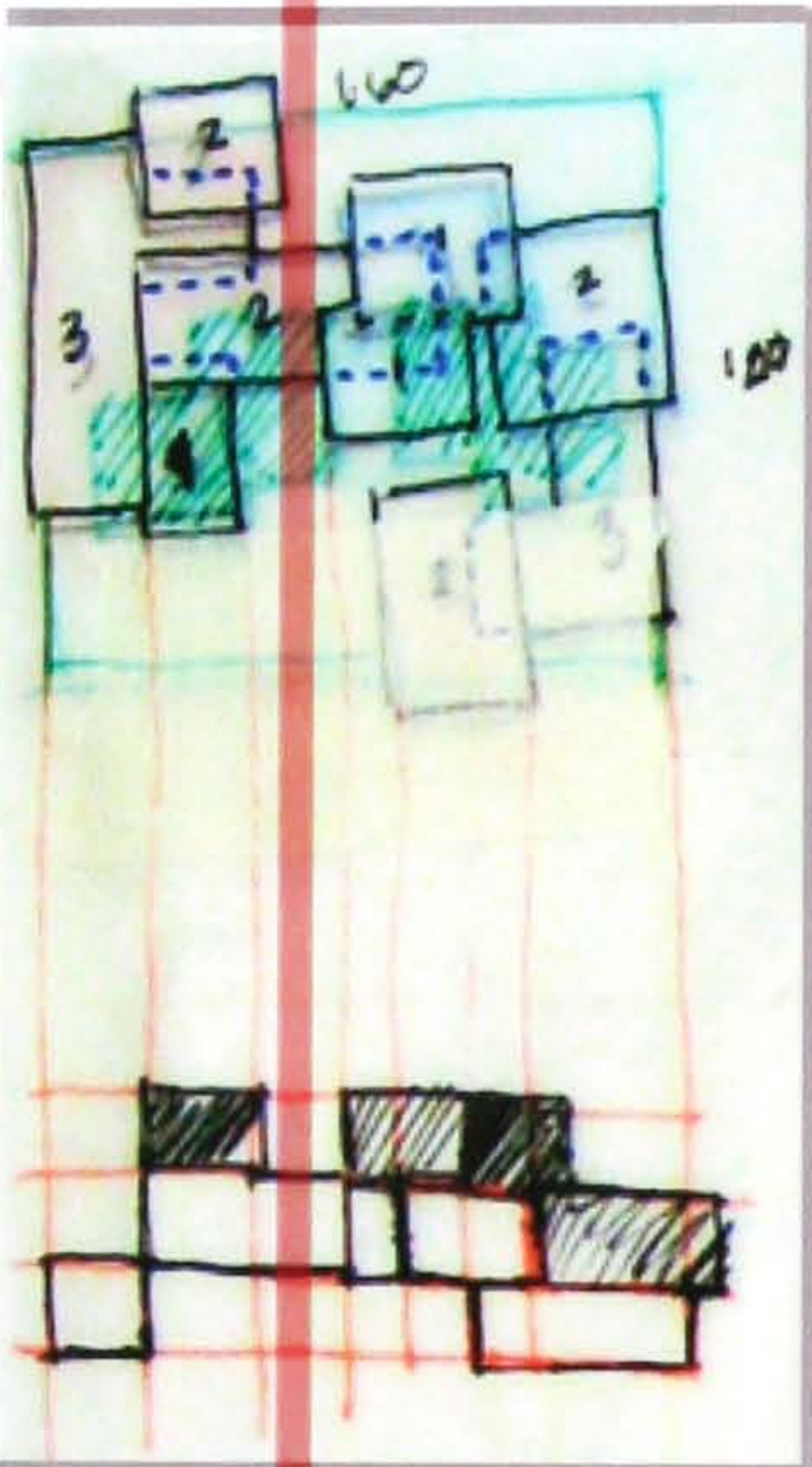
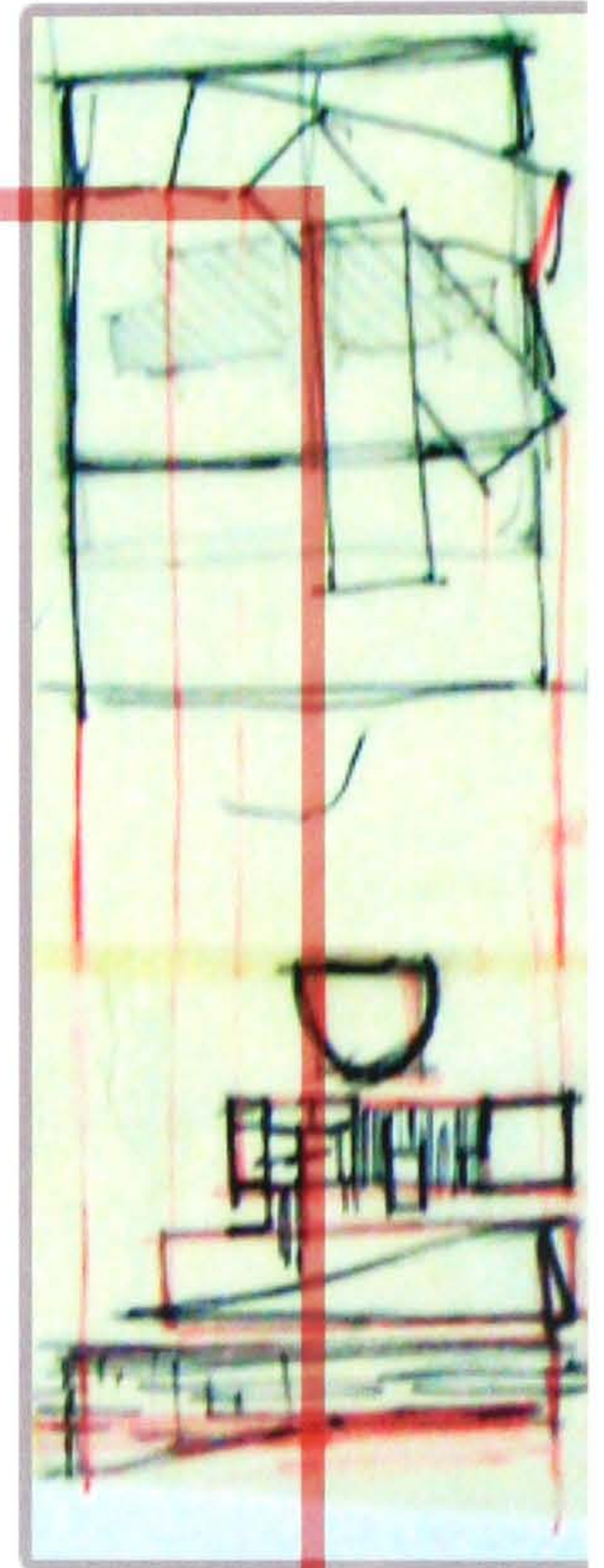
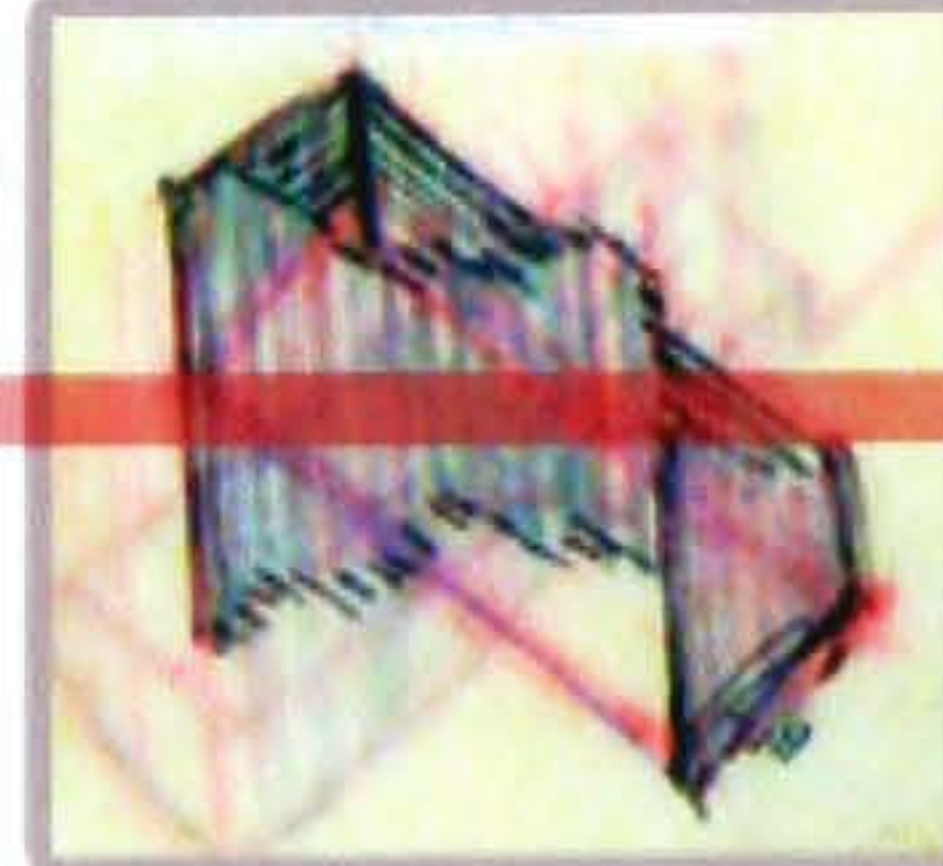
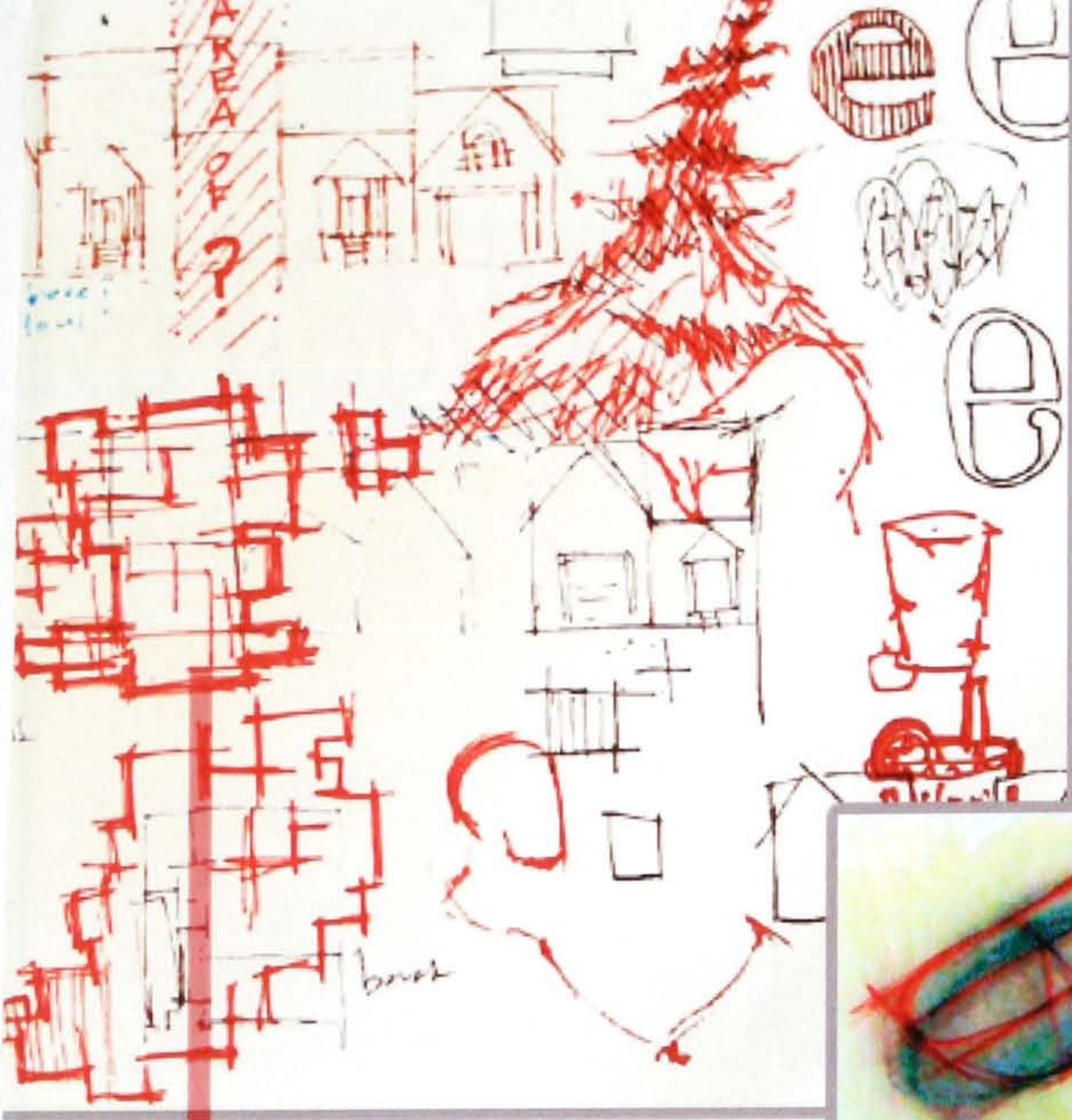
Reconstruct the two homes to create a dwelling capable of housing 4 families, a half basketball court, and a lemonade stand. Can salvage or deconstruction of the existing structure is allowable.

TROY, MICHIGAN

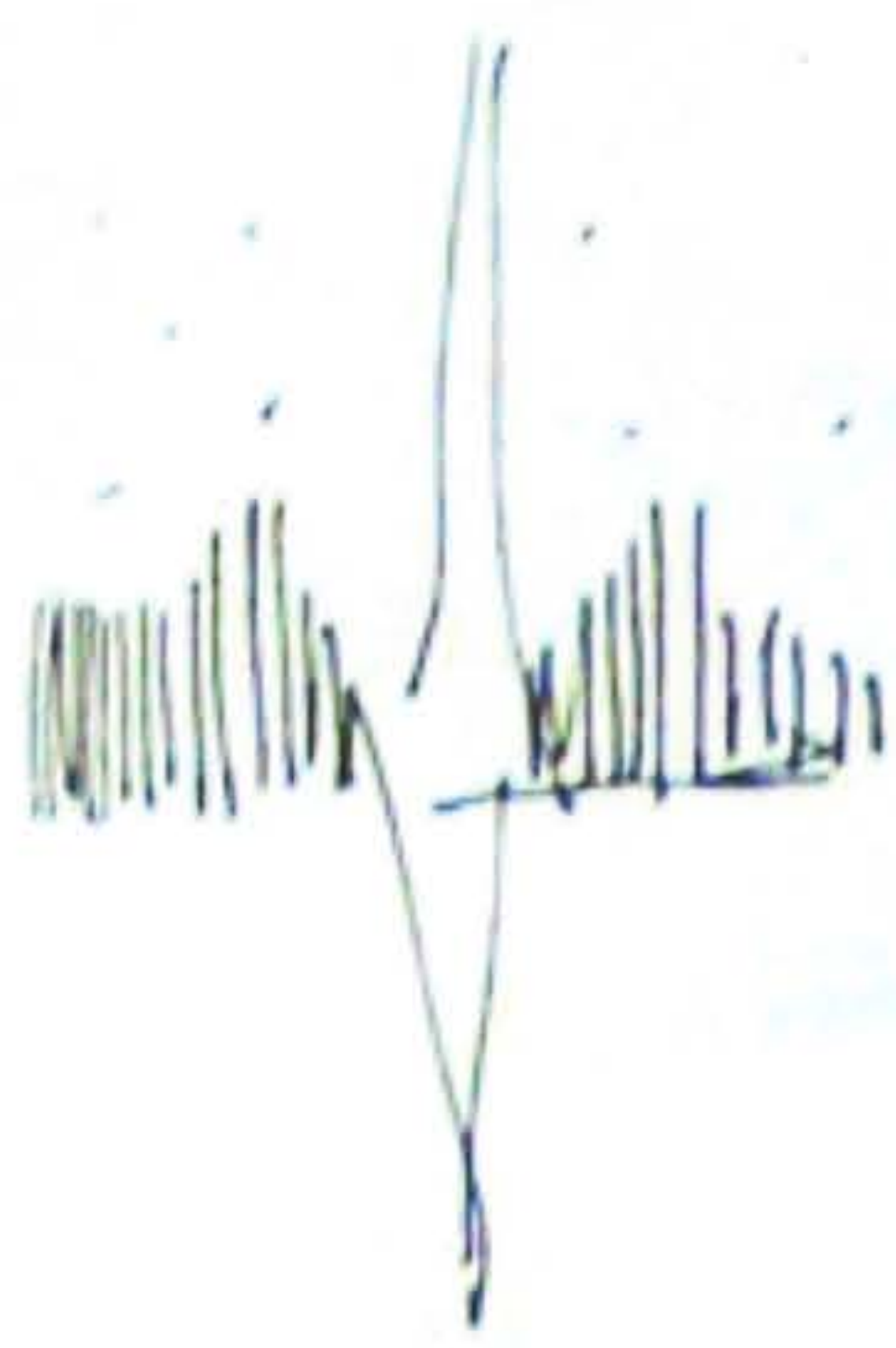


39 TWEEN HOUSE

PROCESS

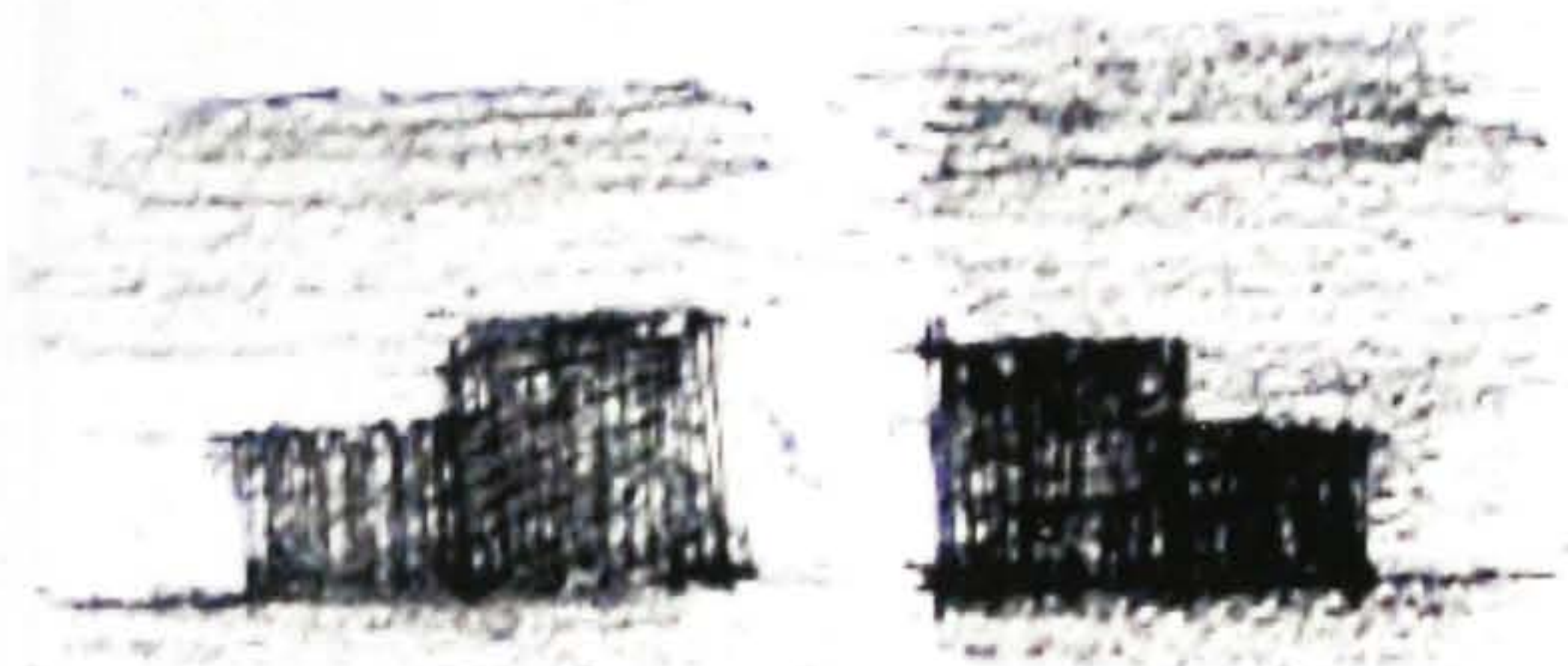


SKETCHES AND MODELS



SKY/GROUND

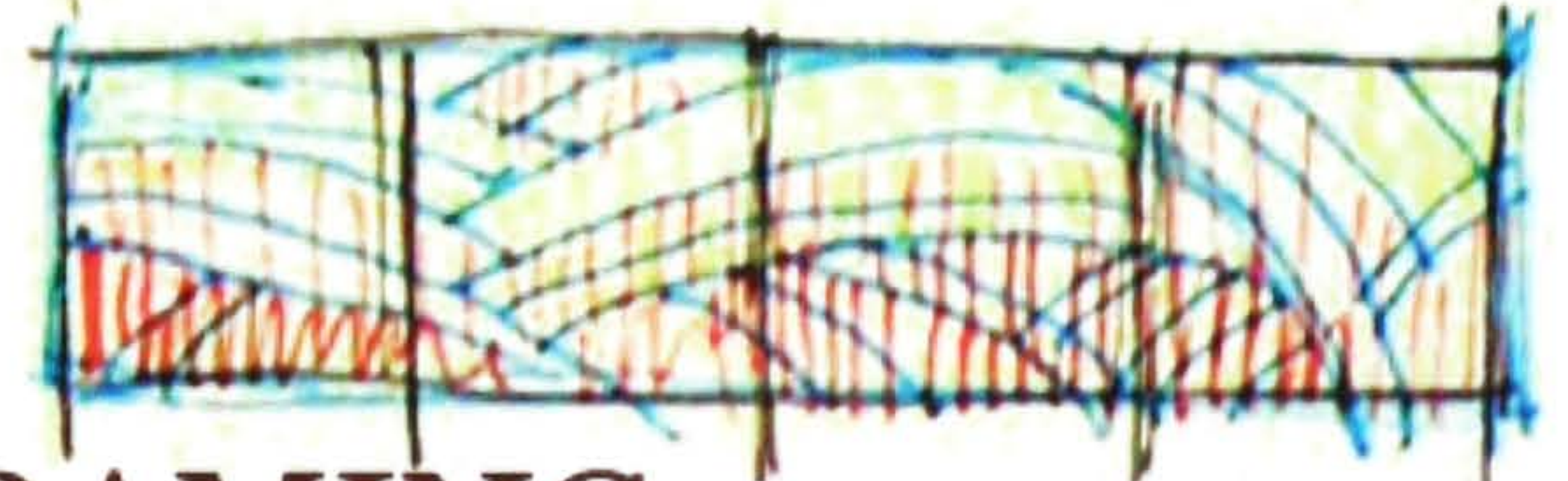
40 TWEEN HOUSE



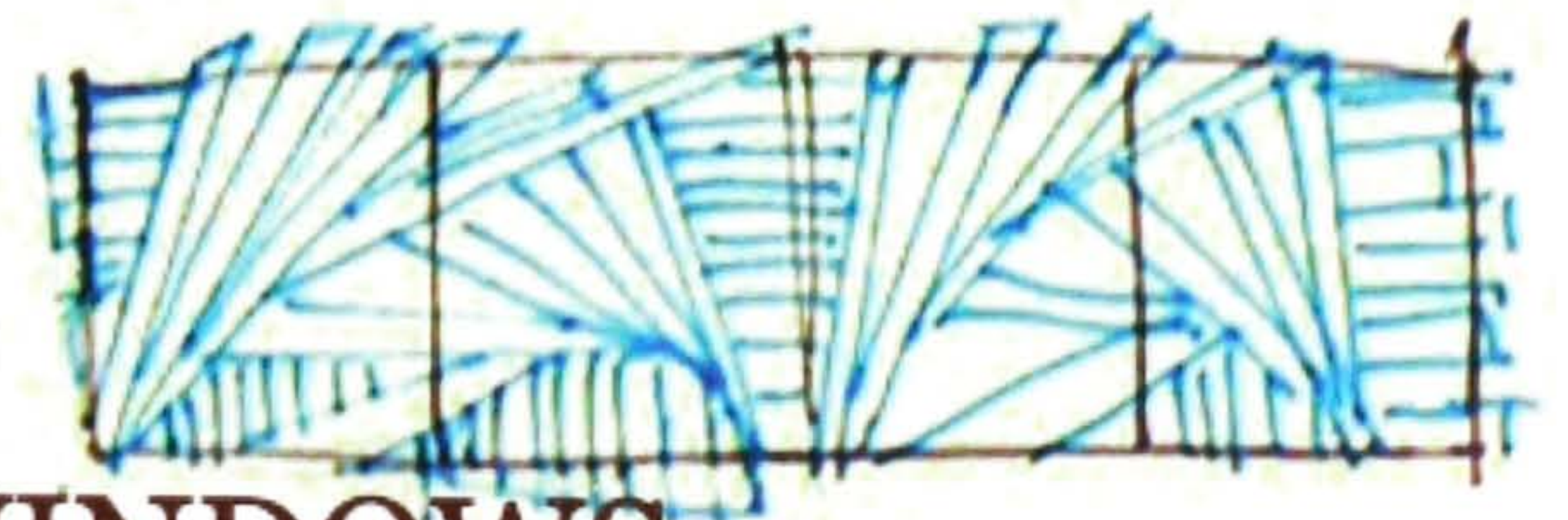
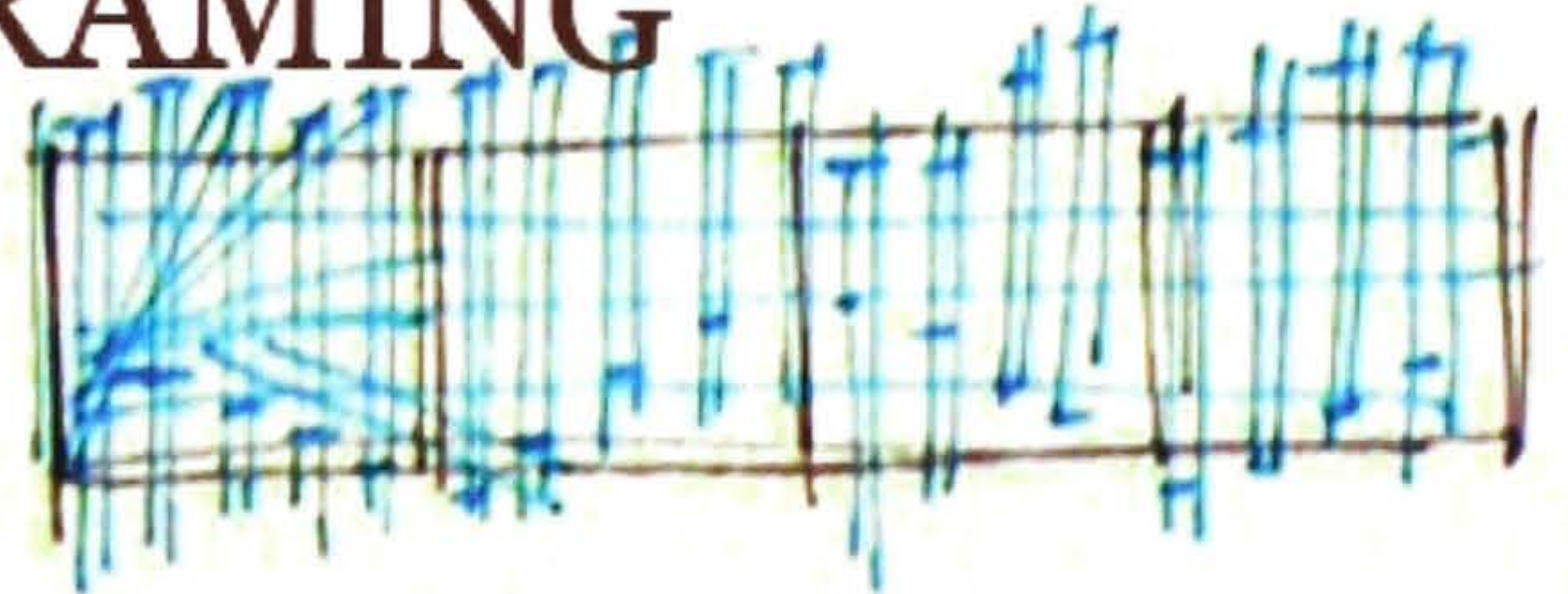
IDENTIFICATION
OF VOID

MATERIAL EXPERIMENTATION

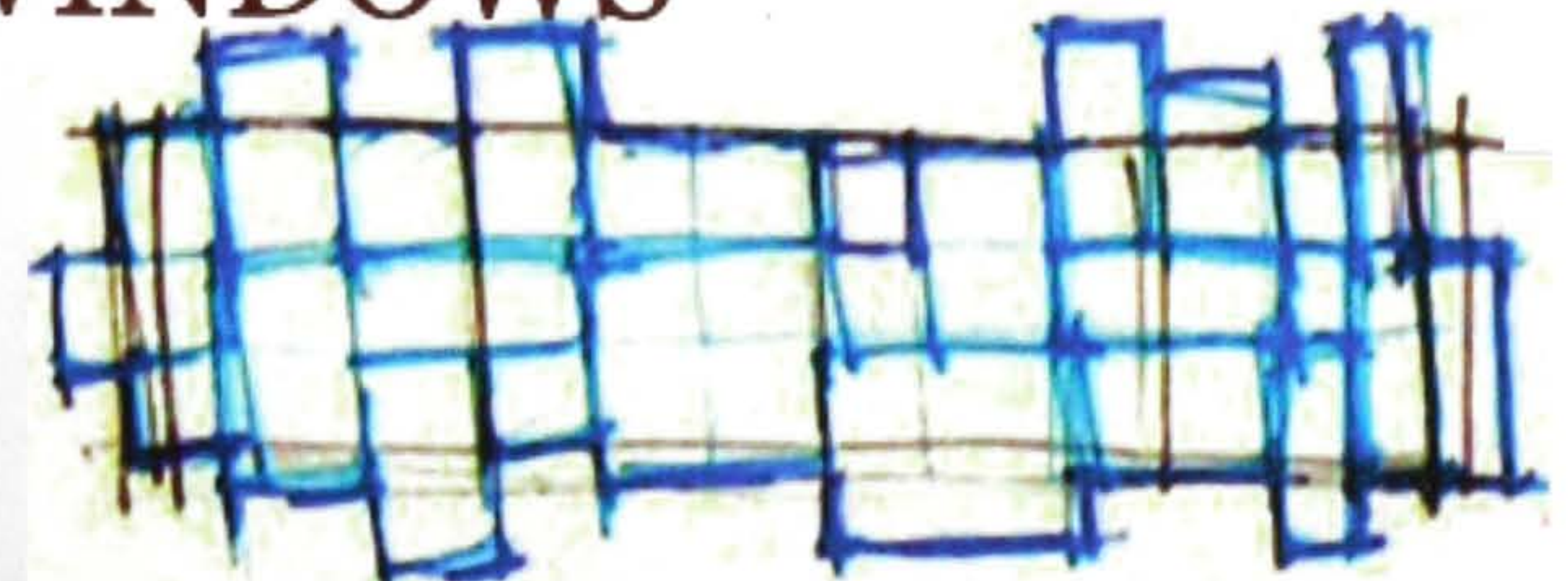
SHINGLES



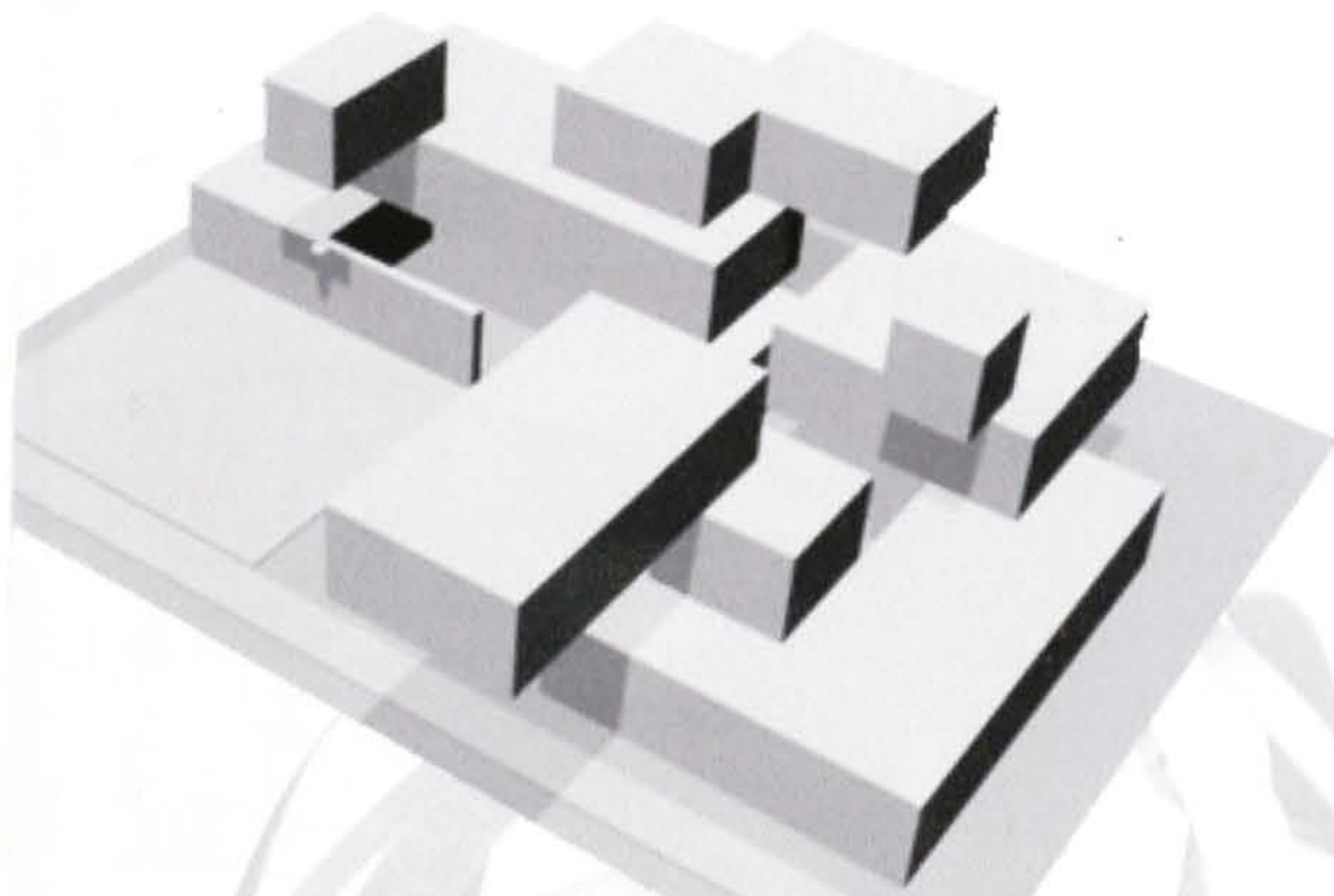
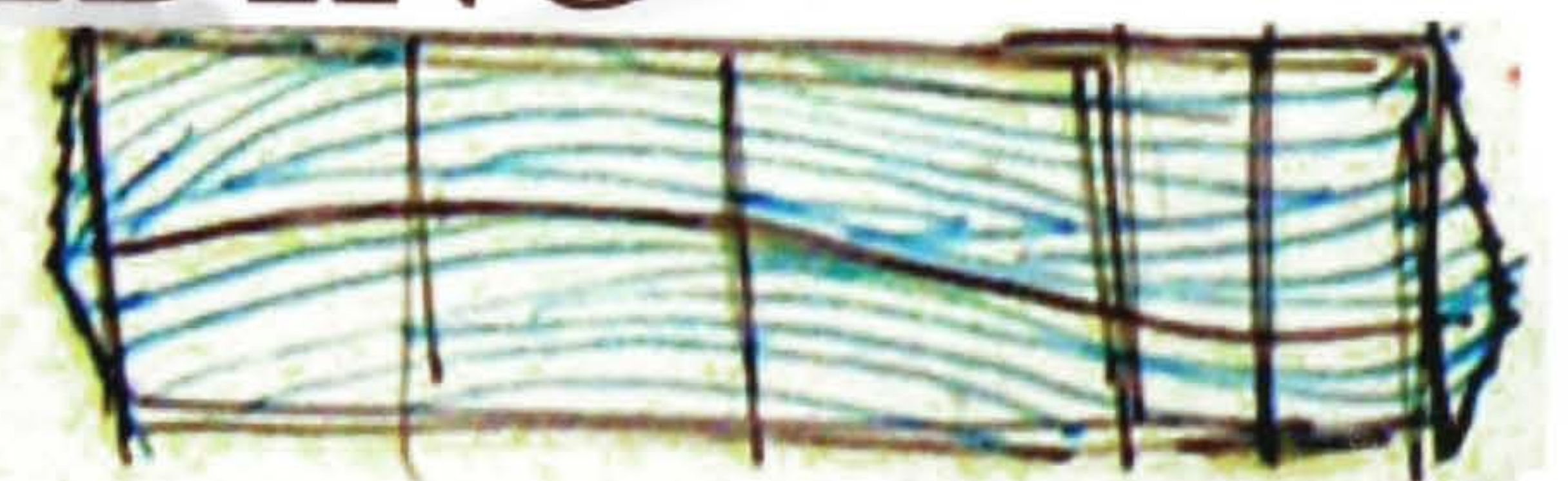
FRAMING



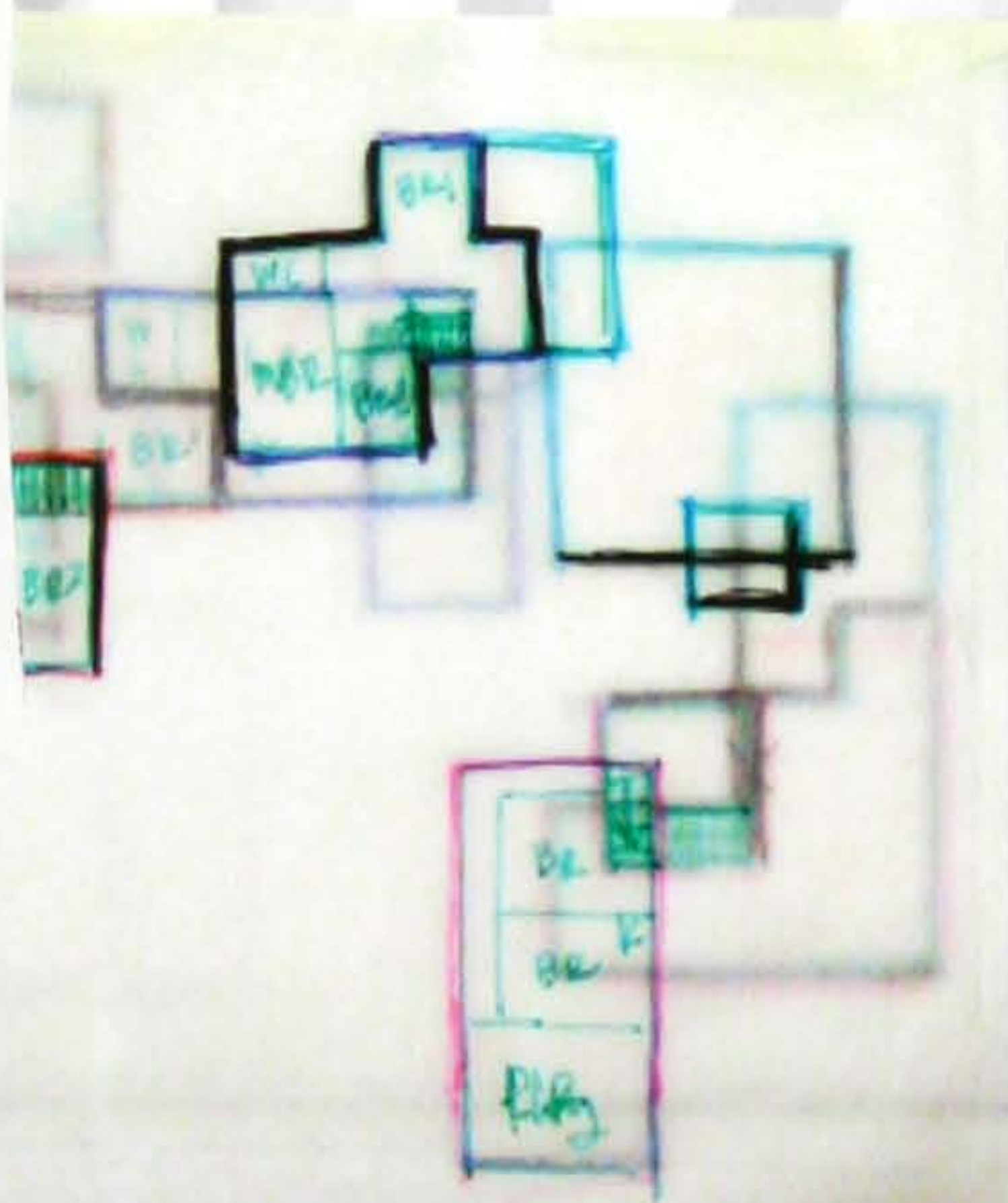
WINDOWS



SIDING

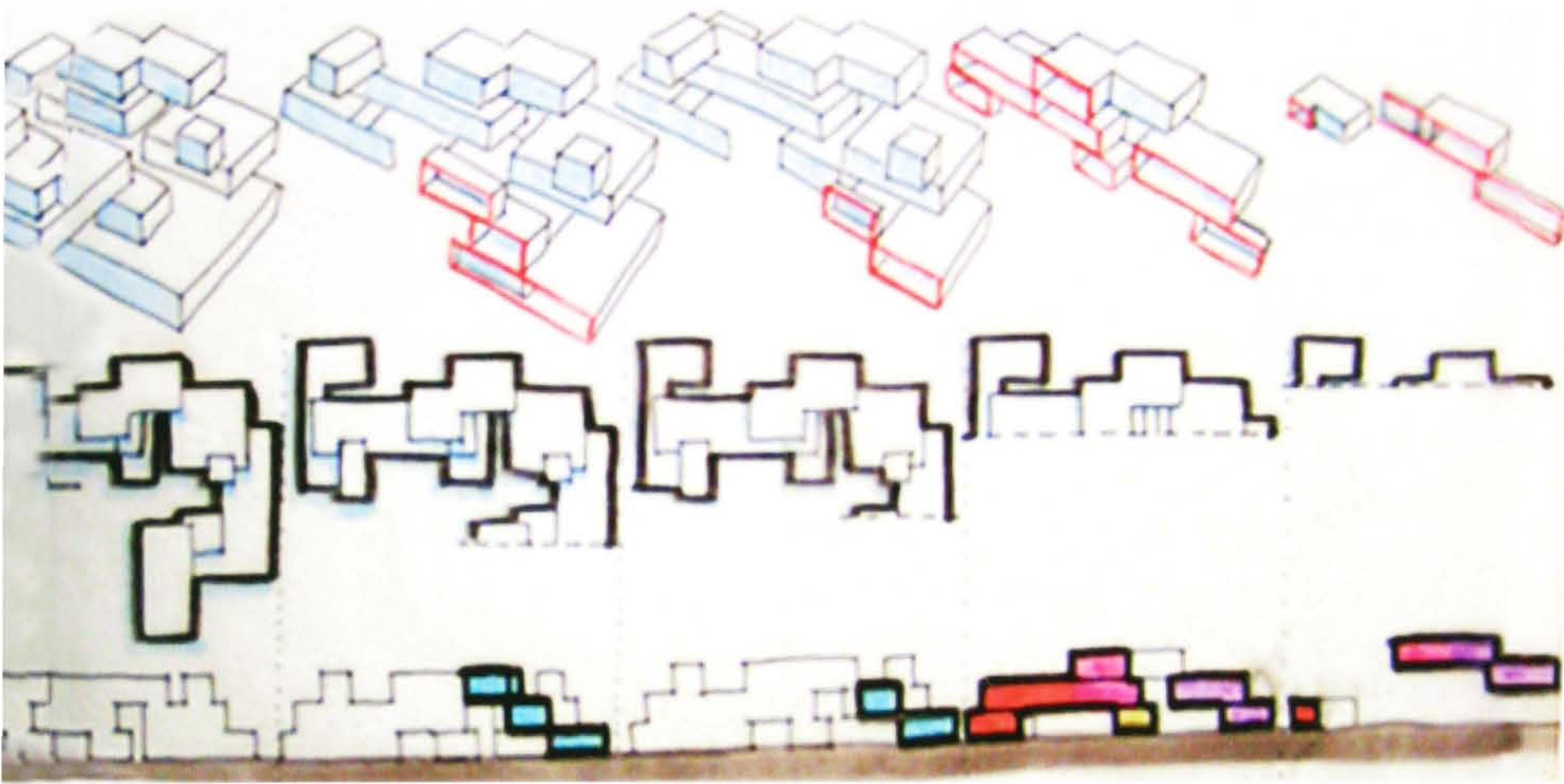


3D MASSING
MODEL



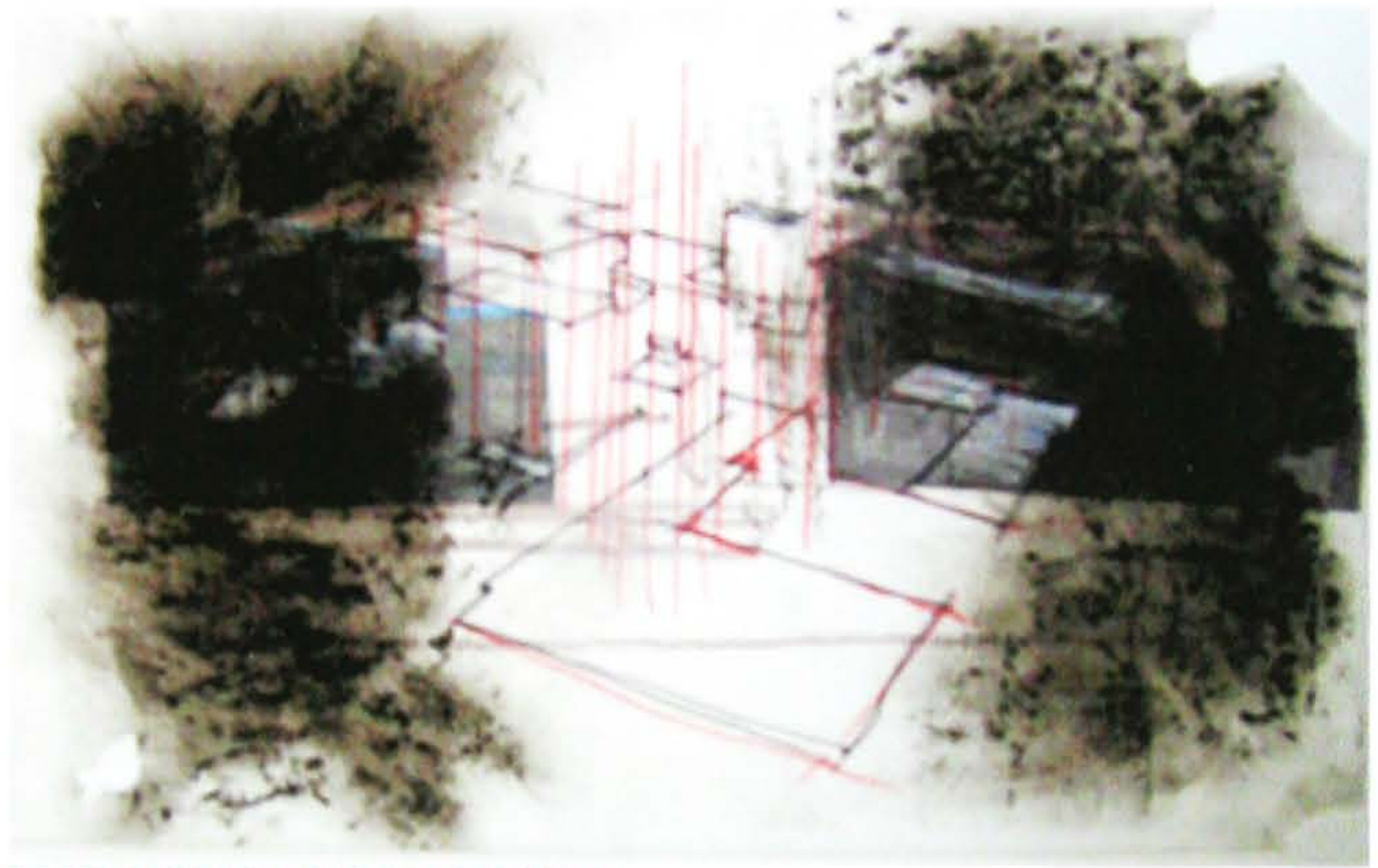
TRACE
OVERLAY

41 TWEEN HOUSE



SECTION &
PERSPECTIVE

SKETCHES AND MODELS

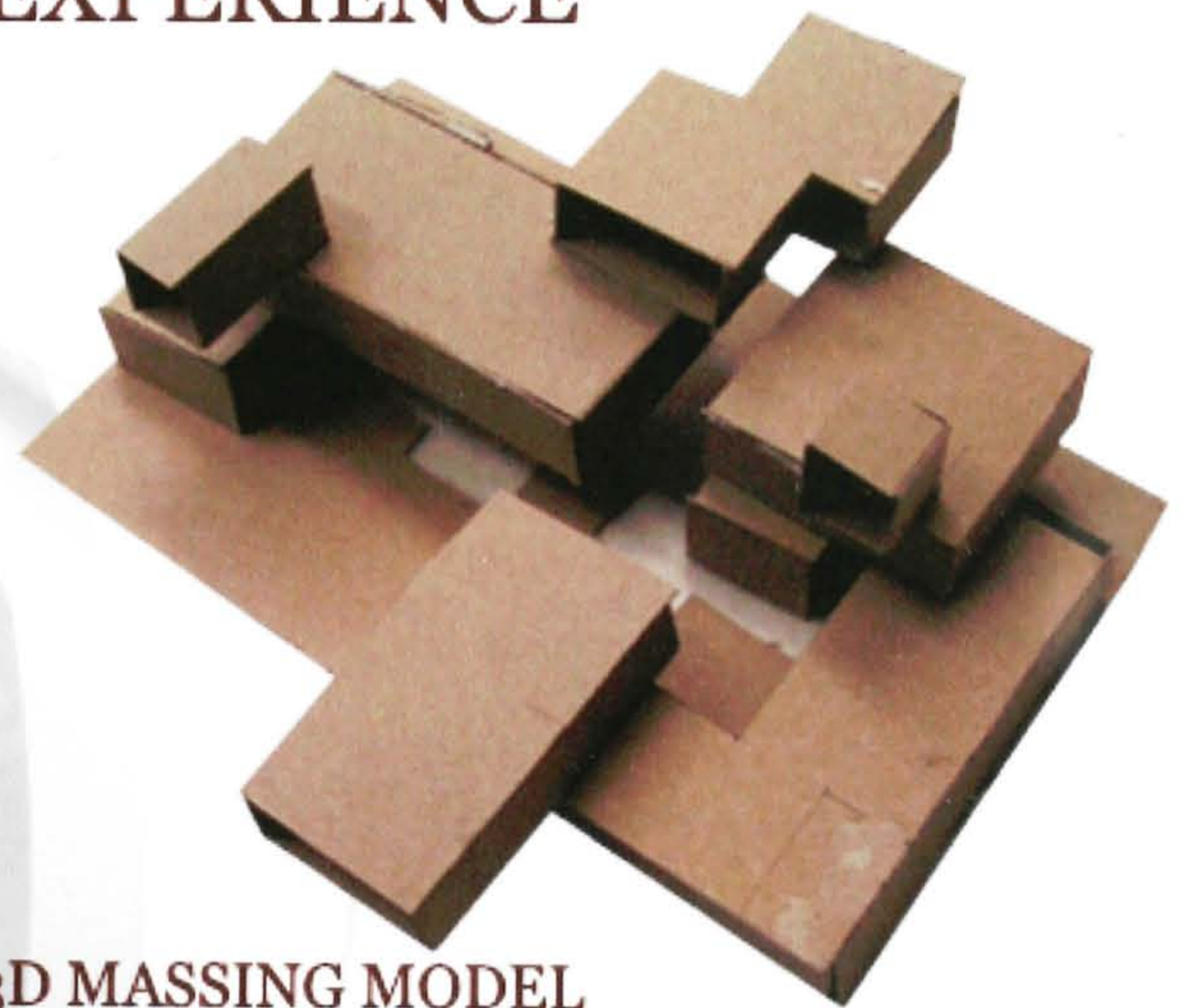


MATERIAL
PERSPECTIVE

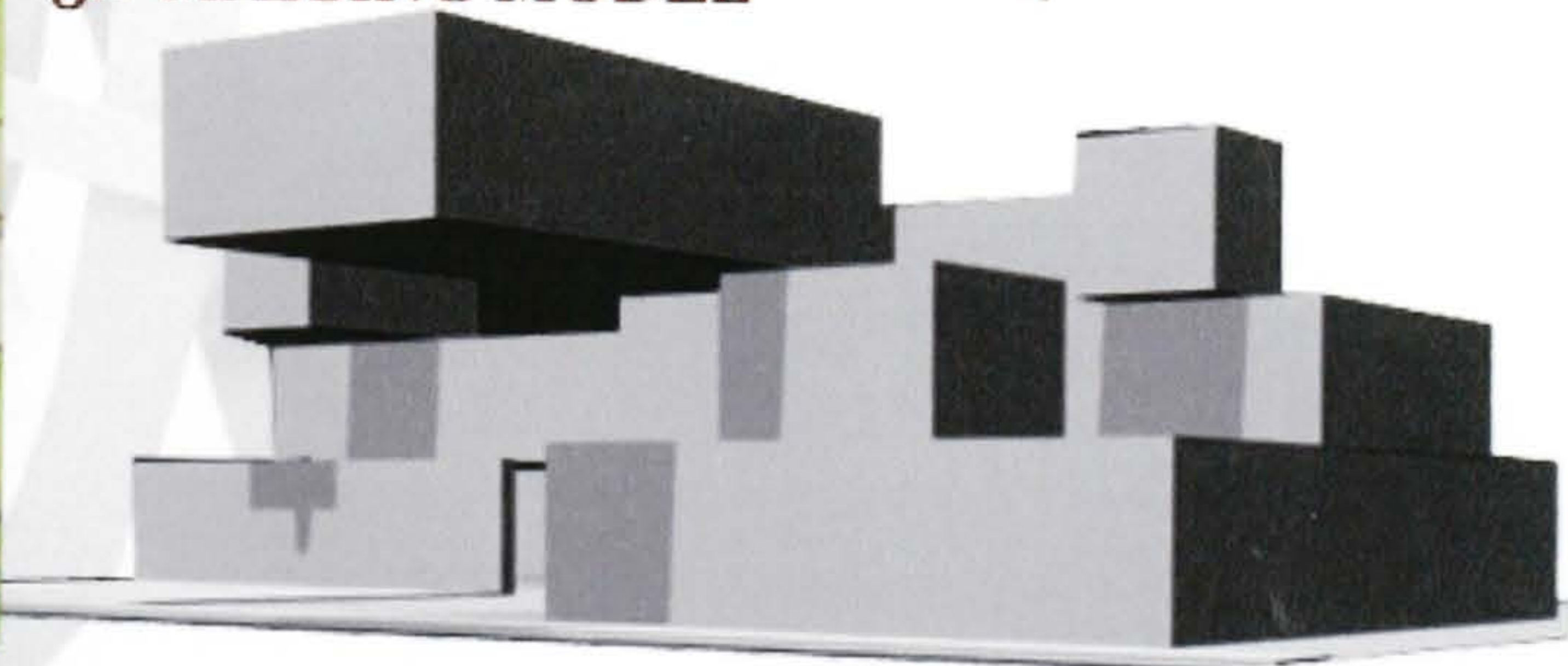
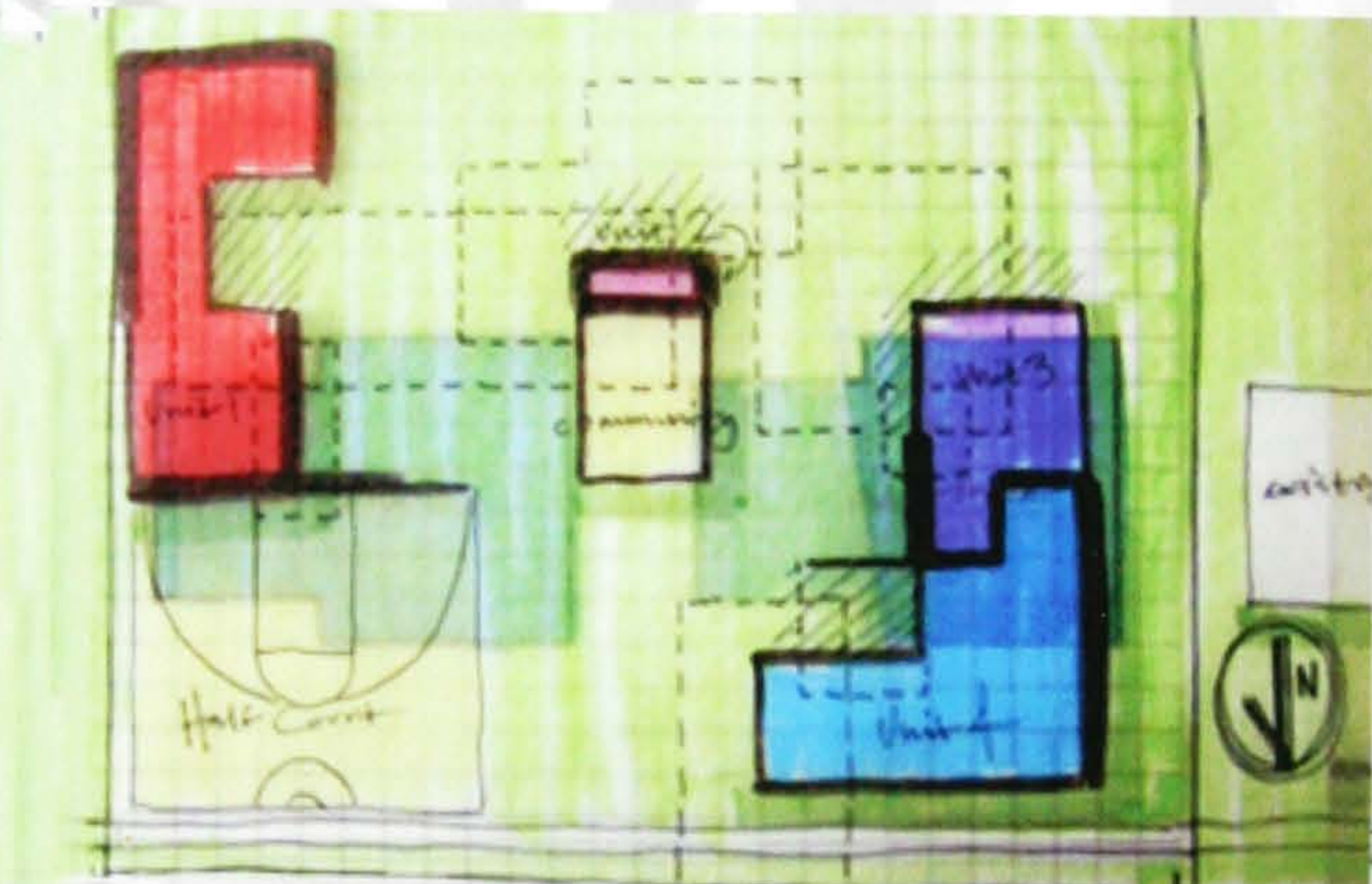
EXPERIENCE



PLAN &
SHADOW



3D MASSING MODEL



**SITE
SELECTION
POLETOWN, DETROIT
PORT HURON, MICHIGAN
WARREN, MICHIGAN**



43 SITE CRITERIA

IDEALLY, the site for this project would be a neglected part of the urban, suburban, or social fabric. The site would need to be one that lacks vitality, whether it be a suburban conditions with little sense of community, or an urban area with sections of vacancy, in need of the benefits of densification. In order to facilitate the growth of the non-residential aspects of the block, in proximity to transportation would be necessary. A site will be considered within metropolitan Detroit located within walking distance to a crossing of any major arterial roads. And existing commercial area within proximity will also be necessary for site selection. Major services, such as places of worship, would also be located within walking distance as that is a service not offered by this project.





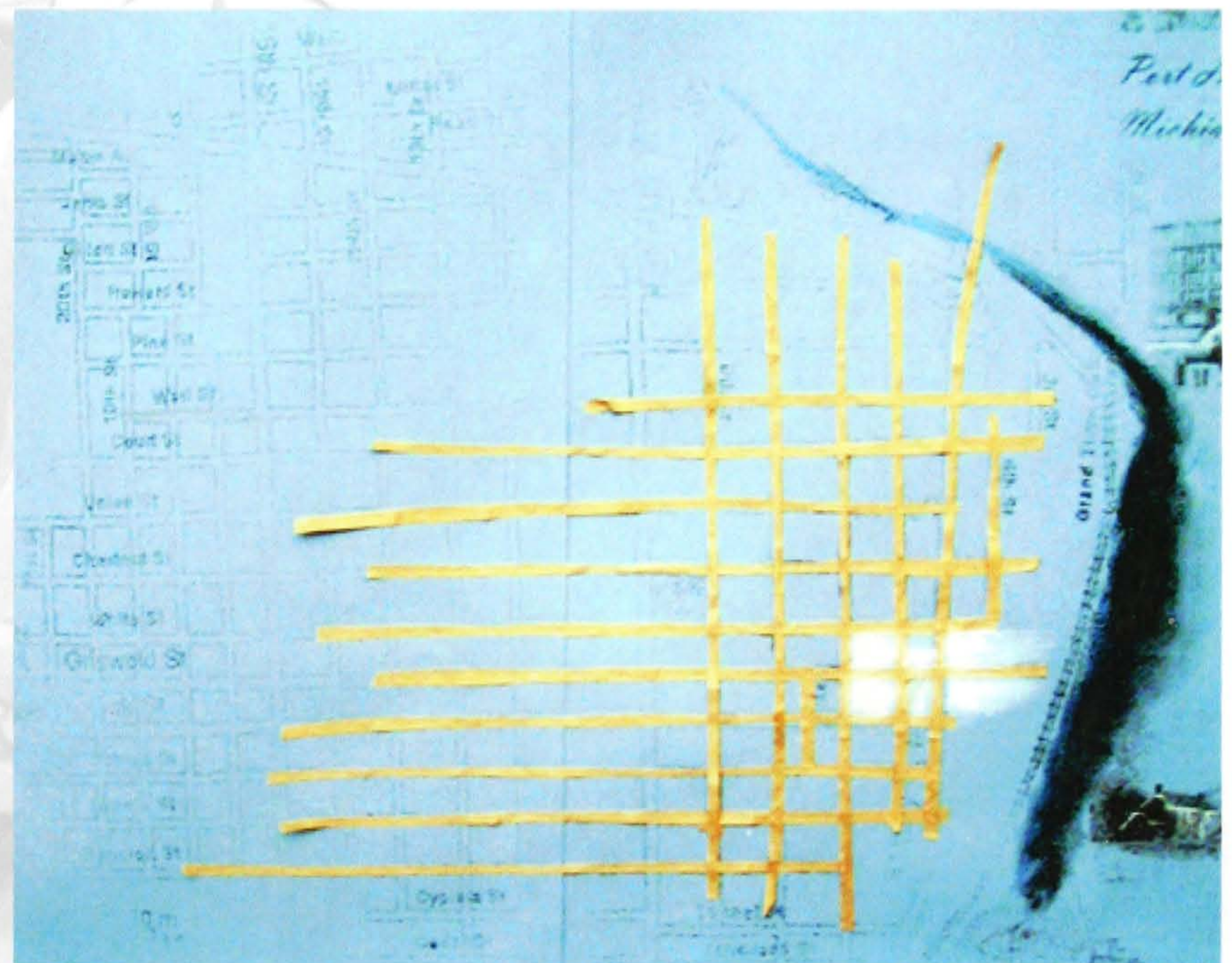
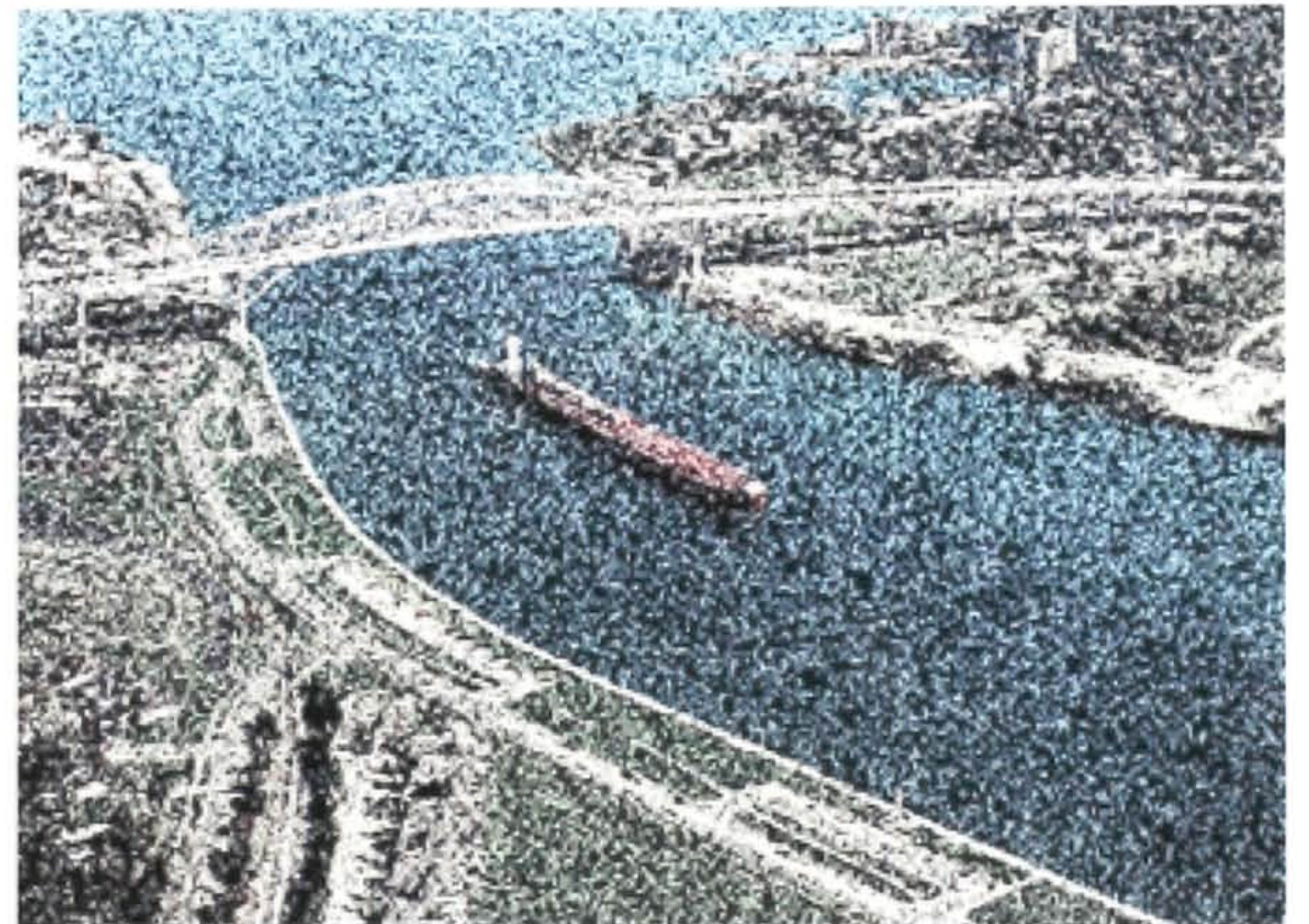
THE city of Detroit is known for its destitute areas, and the site of old North Western High school is no exception. The history of this area is rich. It was a large polish enclave within the city, boarding the south end of Hamtramck, for decades. The riots of 1967 did little to push the elderly residents of the area out to the suburbs. The erection of the Hamtramck GM plant, though, did. The plant forced people out of their homes, and the neighborhood spiraled down from there.

Known as the “Forgotten Triangle” the neighborhood lacks what it needs most: population. Entire blocks lay bare. There are, though, signs of hope, and with that, signs of hope. This is the reason this site was considered.

Ultimately, though, while the area was filled with sites to discover, it did not fill the criteria of a substantial population already existing.



IDEALLY, the site for this project would be a neglected part of the urban, suburban, or social fabric. The site would need to be one that lacks vitality, whether it be a suburban conditions with little sense of community, or an urban area with sections of vacancy, in need of the benefits of densification. In order to facilitate the growth of the non-residential aspects of the block, in proximity to transportation would be necessary. A site will be considered within metropolitan Detroit located within walking distance to a crossing of any major arterial roads. And existing commercial area within proximity will also be necessary for site selection. Major services, such as places of worship, would also be located within walking distance as that is a service not offered by this project.



46 SITE ANALYSIS



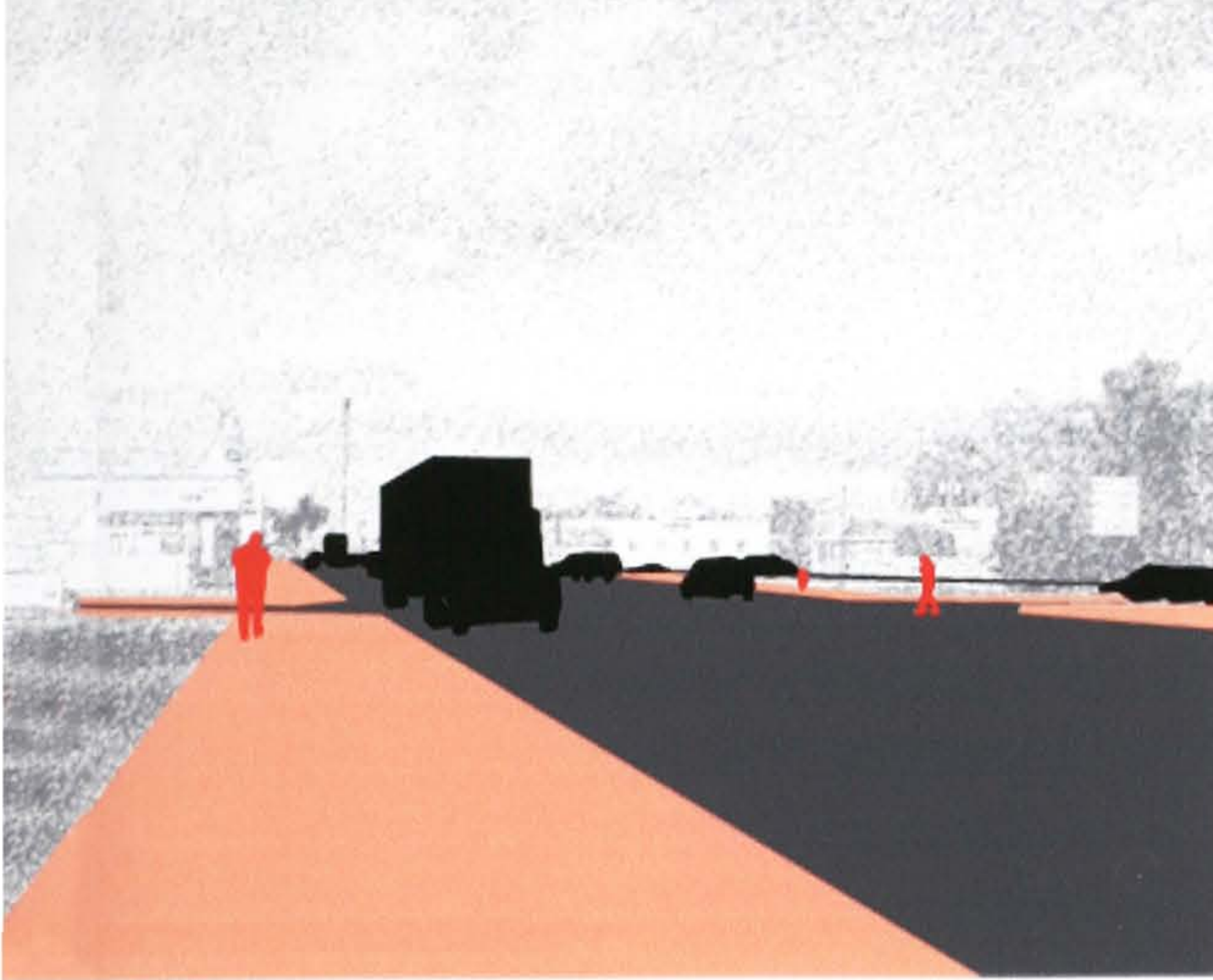
PAN IN

THE final site for selection is the city of Warren, Michigan. The third largest city in the state, this site, is located on the south end of the city, is bordered to the west by the GM Power Train Assembly plant, Nine Mile Road to the south, decaying residential homes to the east, and the I-696 and suburban sprawl to the north.

PAN OUT



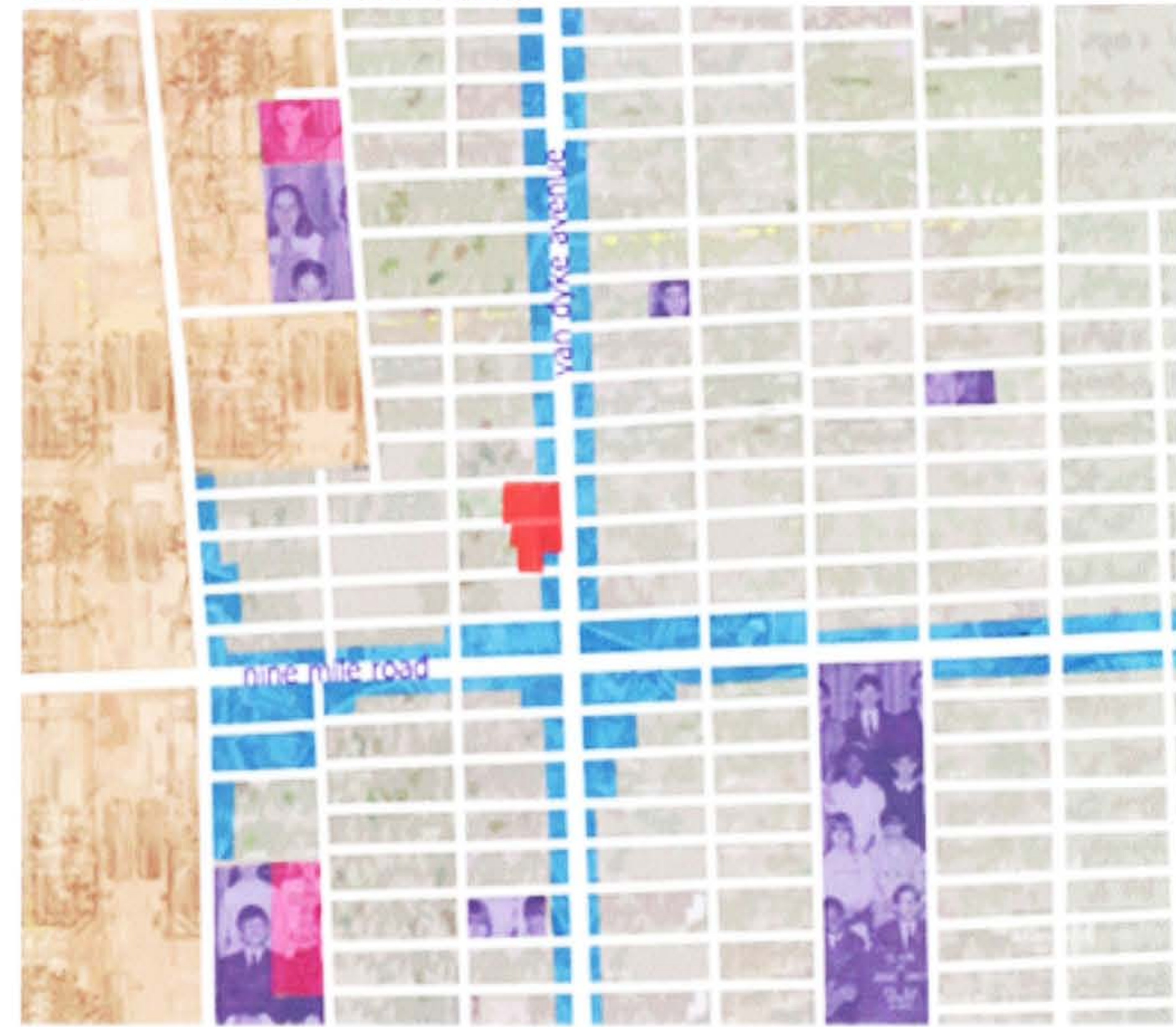
47 SITE ANALYSIS



VAN DYKE CIRCULATION

USE DIAGRAMS

THE chosen site for the thesis proposal is in the city of Warren, Michigan. It fulfills the site criteria to the fullest extent. The city has an interesting history. Prior to the wars, the city numbered in the hundreds, and by 1970, the population was in the tens of thousands. Once crowned the whitest city in America, the city has been diversifying exponentially, with Hmong, Chaldean, Latino and African American groups moving into the city. The city is strained socially, and could additionally benefit from a stronger sense of community, which seems to be diminishing with the withdrawal of the automotive companies, once the backbone of the city.



SITE ANALYSIS

48

WARREN MICHIGAN

SEASONAL CHANGES



NIGHT



influx of hmong and arabic



growing integration



one of the nations highest elderly population



the area contains

United States Army

tank manufacturing



predominately white
catholicism



western european influx
from detroit

farm land



SITE

23300 VAN DYKE AVE
between Lozier and Continental
WARREN, MICHIGAN
(333' X 483') = 160839 ft² = 3.7 acres

49

QUANTITATIVE
PROGRAM
SUMMARY

note:

43 560 ft² = 1 acre

COMMUNITY

	#	FT ² EACH	TOTAL FT ²
Kitchen	[3]	250 ft ²	750 ft ²
Dining/ gathering	[3]	500 ft ²	1,500 ft ²
Laundry	[2]	500 ft ²	1,000 ft ²
Office	[2]	1,000 ft ²	2,000 ft ²
Education	[2]	500 ft ²	1,000 ft ²
TOTAL			6,250 ft ²

DWELLING

1 bedroom dwelling	[22]	600 ft ²	13,200 ft ²
2 bedroom dwelling	[22]	1,020 ft ²	22,440 ft ²
3 bedroom dwelling	[21]	1,400 ft ²	29,400 ft ²
4 bedroom dwelling	[20]	1,800 ft ²	36,000 ft ²
TOTAL	[85]		101,040 ft ²

*[23 units per acre]

COMMERCIAL

restaurant	[1]	1,000 ft ²	1,000 ft ²
grocery	[1]	1,000 ft ²	1,000 ft ²
shops	[4]	1,000 ft ²	4,000 ft ²
TOTAL	[6]		6,000 ft ²

UTILITIES

mechanical	[10%]	20,400 ft ²	
circulation	[20%]	40,800 ft ²	
TOTAL		61,200 ft ²	

**TOTAL SQUARE
FOOTAGE** 113,290 ft²

ADDITIONAL SPACE

Public Green Areas will be
defined by building form

PARKING

170 spaces

50

3D PROGRAM DIAGRAM



THE purpose of this massing diagram is to visually layout the actual amount of space the intended structure would absorb. Attention is paid to not only keeping the through street fully functioning, but to also give a relative indication to the amount of space that circulation would demand.

SPACE DETAIL SUMMARIES



COMMUNITY KITCHEN

QUANTITIES REQUIRED

Unit capacity : 15 occupants
Number of units : 3
Net sqftg/ unit : 250 ft²
Total net area : 750 ft²

PURPOSE/ FUNCTIONS

The community kitchen will serve as a place to cook small community gatherings.

PUBLIC/SERVANT/COLLECTIVE ACTIVITIES

Community cooking for community gathering, area to prepare food for picnics, etc.

SPATIAL RELATIONSHIPS

Must relate directly to the community dining/ gathering

SPECIAL CONSIDERATIONS

Though the kitchen is a utility area, it should be well designed and visually appealing. It will also be bright and well ventilated.

EQUIPMENT/ FURNISHINGS

4 Commercial ovens, commercial convection oven, commercial grill, and 5 commercial refrigeration units. dimensions and clearances

BEHAVIORAL CONSIDERATIONS

Consider combining the spaces to make a ultra casual dining and shopping facility

STRUCTURAL SYSTEMS

No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Good ventilation system and adequate electrical system

SITE/EXTERIOR CONSIDERATIONS

Have it resemble shops in design for cohesiveness, but be unique, Pay close attention to area of exhaust fan



DINING AND GATHERING QUANTITIES REQUIRED

Unit capacity : 50+ occupants
Number of units : 3
Net sqftg/ unit : 500 ft²
Total net area : 1500 ft²

PURPOSE/ FUNCTIONS

The dining area will serve the residents in the even of community dinners and gatherings.

PUBLIC/SERVANT/COLLECTIVE ACTIVITIES

Serve as an area for the community to gather and dine

SPATIAL RELATIONSHIPS

Directly related to the community kitchen

SPECIAL CONSIDERATIONS

The dining area is to be open and airy, but with a feeling of hominess, non-institutional

EQUIPMENT/ FURNISHINGS

Seating for 65

BEHAVIORAL CONSIDERATIONS

The area must enable a free flow of egress incase of emergency situations.

STRUCTURAL SYSTEMS

No special systems

MECHANICAL/ELECTRICAL SYSTEMS

An adequate heating and cooling system, good ventilation

SITE/EXTERIOR CONSIDERATIONS

Should be within proximity to community green area, and tucked away from the traffic of Van Dyke.



OUTDOOR DINING AND SEATING

QUANTITIES REQUIRED

Unit capacity : 15 occupants

Number of units : 2

Net sqftg/ unit : 1000 ft²

Total net area : 2000 ft²

PURPOSE/ FUNCTIONS

Serve as a observable community play area, with one section serving toddler aged, and the second, elementary aged children

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Play, relaxation, recreation.

SPATIAL RELATIONSHIPS

Next too public greens, community kitchen/ dining areas, and outdoor dining areas.

SPECIAL CONSIDERATIONS

Well lit, and near sidewalks.

EQUIPMENT/ FURNISHINGS

3 playscapes

BEHAVIORAL CONSIDERATIONS

Use soft ground cover.

STRUCTURAL SYSTEMS

No special systems.

MECHANICAL/ELECTRICAL SYSTEMS

No special systems.

SITE/EXTERIOR CONSIDERATIONS

Place in the 'courtyard' area of each block.



CHILDREN'S PLAY AREA

QUANTITIES REQUIRED

Unit capacity : 15 occupants

Number of units : 2

Net sqftg/ unit : 1000 ft²

Total net area : 2000 ft²

PURPOSE/ FUNCTIONS

Serve as a observable community play area, with one section serving toddler aged, and the second, elementary aged children

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Play, relaxation, recreation.

SPATIAL RELATIONSHIPS

Next too public greens, community kitchen/dining areas, and outdoor dining areas.

SPECIAL CONSIDERATIONS

Well lit, and near sidewalks.

EQUIPMENT/ FURNISHINGS

3 playscapes

BEHAVIORAL CONSIDERATIONS

Use soft ground cover.

STRUCTURAL SYSTEMS

No special systems.

MECHANICAL/ELECTRICAL SYSTEMS

No special systems.

SITE/EXTERIOR CONSIDERATIONS

Place in the 'courtyard' area of each block.



COMMUNITY GREEN AREA

QUANTITIES REQUIRED

Unit capacity :	as many as comfortably possible
Number of units :	3
Net sqftg/ unit :	defined by building layout
Total net area :	defined by building layout

PURPOSE/ FUNCTIONS

Serve the community as an open garden and recreation area.

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Recreation, socialization

SPATIAL RELATIONSHIPS

Located in plan next to the community dining/ gathering area.

SPECIAL CONSIDERATIONS

Lit at night

EQUIPMENT/ FURNISHINGS

Some small play equipment, outdoor seating

BEHAVIORAL CONSIDERATIONS

Network of walkways

STRUCTURAL SYSTEMS

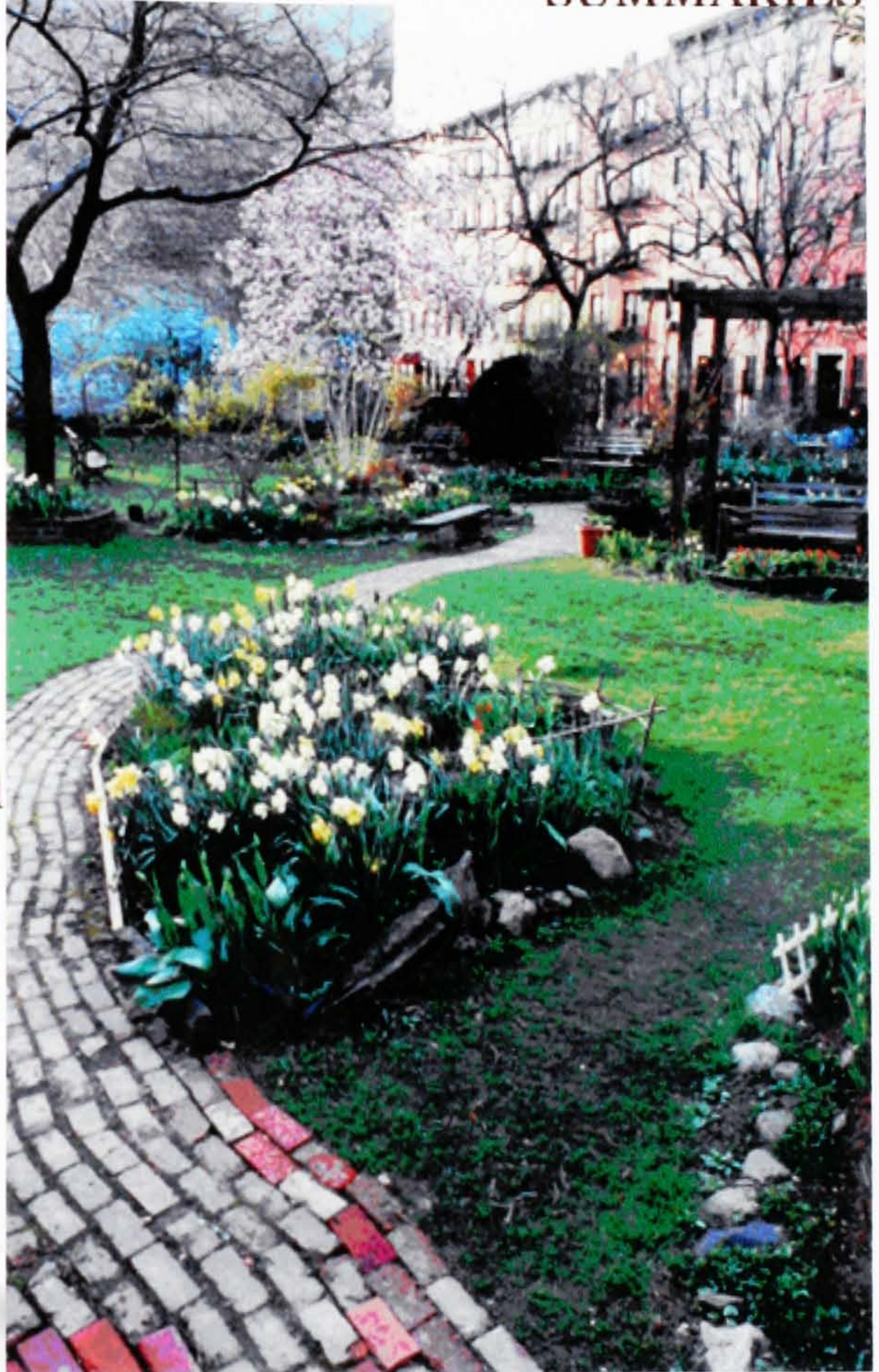
No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Lighting

SITE/EXTERIOR CONSIDERATIONS

Should be somewhat kept away from the Van Dyke area.



CLASSROOM/ STUDIO SPACE QUANTITIES REQUIRED

Unit capacity : 20 occupants
Number of units : 2
Net sqftg/ unit : 500 ft²
Total net area : 1000 ft²

PURPOSE/ FUNCTIONS

The two classrooms will serve as versatile, functional areas; one specializing in a art/studio type of facility and the other as a more traditional classroom.

PUBLIC/SERVANT/COLLECTIVE ACTIVITIES

Teaching and learning of all subjects, especially art, welcome

SPATIAL RELATIONSHIPS

Located on VanDyke with the shops

SPECIAL CONSIDERATIONS

Must be able to move larger equipment in and out [such as a kiln for art class]

EQUIPMENT/ FURNISHINGS

Large, mobile desks, appropriate for both reading and crafting, moveable walls.

BEHAVIORAL CONSIDERATIONS

Consider combining the spaces to make a ultra casual dining and shopping facility

STRUCTURAL SYSTEMS

No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Strong ventilation system, electrical kill switch

SITE/EXTERIOR CONSIDERATIONS

Have it resemble shops in design for cohesiveness, but be unique, Locate close to Van Dyke Ave.



LAUNDRY FACILITIES

Unit capacity : 15 occupants

Number of units : 2

Net sqftg/ unit : 500 ft²

Total net area : 1000 ft²

PURPOSE/ FUNCTIONS

The area will serve as a laundry utility area to serve the residents of the building

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Washing, drying, and folding of laundry.

Some socialization.

SPATIAL RELATIONSHIPS

Locate one laundry room on each side of the building.

SPECIAL CONSIDERATIONS

Must be handicap accessible, and have proximity to the 'retiree' apartments.

EQUIPMENT/ FURNISHINGS

10 washers, 10 dryers, seating and folding tables.

BEHAVIORAL CONSIDERATIONS

Allow room for an appropriate number of large tables [for folding] and comfortable chairs, as well as pleasant lighting.

Structural systems

STRUCTURAL SYSTEMS

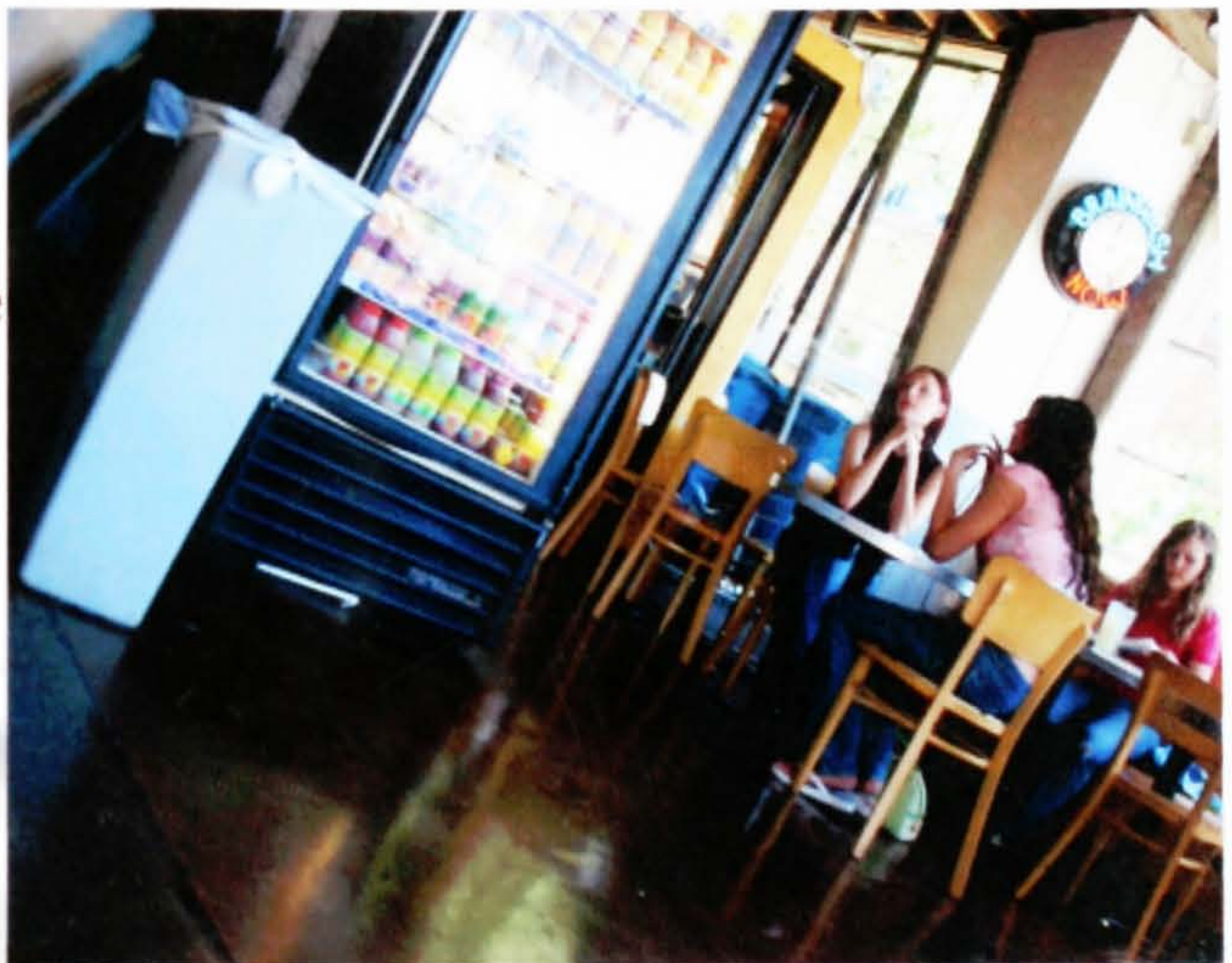
No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Good ventilation

SITE/EXTERIOR CONSIDERATIONS

This can be a more 'tucked away' space.



ONE BEDROOM DWELLING UNIT QUANTITIES REQUIRED

Unit capacity : 1-2 occupants
Number of units : 22
Net sqftg/ unit : 600 ft²
Total net area : 13200 ft²

PURPOSE/ FUNCTIONS

The one bedroom dwelling unit is designed to accommodate the living arrangements of a single person, young or old. The accommodations will be small, but not lacking, including a kitchen, bed, and living area in an open plan.

PRIVATE/SERVANT/INDIVIDUAL

ACTIVITIES

The activities that the studio dwelling unit will engage in include all aspects of living: eating, bathing, cooking, and relaxing.

SPATIAL RELATIONSHIPS

The space must physically relate to the circulation areas as well as the private green area in both plan and section. In relation to sections, the units will also 'poke' into one another, in defiance of the 'shoebox' mentality of preceding apartment layouts.

SPECIAL CONSIDERATIONS

The units must receive ample sunlight. They must also be able to maintain their heat energy efficiently. A number, to later be decided, will be fully handicap accessible to accommodate a retiree, with close proximity to parking and amenities.

EQUIPMENT/ FURNISHINGS

The dwelling will be furnished as the owner sees fit, but will logically be able to accommodate one double bed, one couch, one dining set, and one television. It will also include ample storage.

BEHAVIORAL CONSIDERATIONS

Though small, the unit must be able to adequately accommodate all aspects of living.

STRUCTURAL SYSTEMS

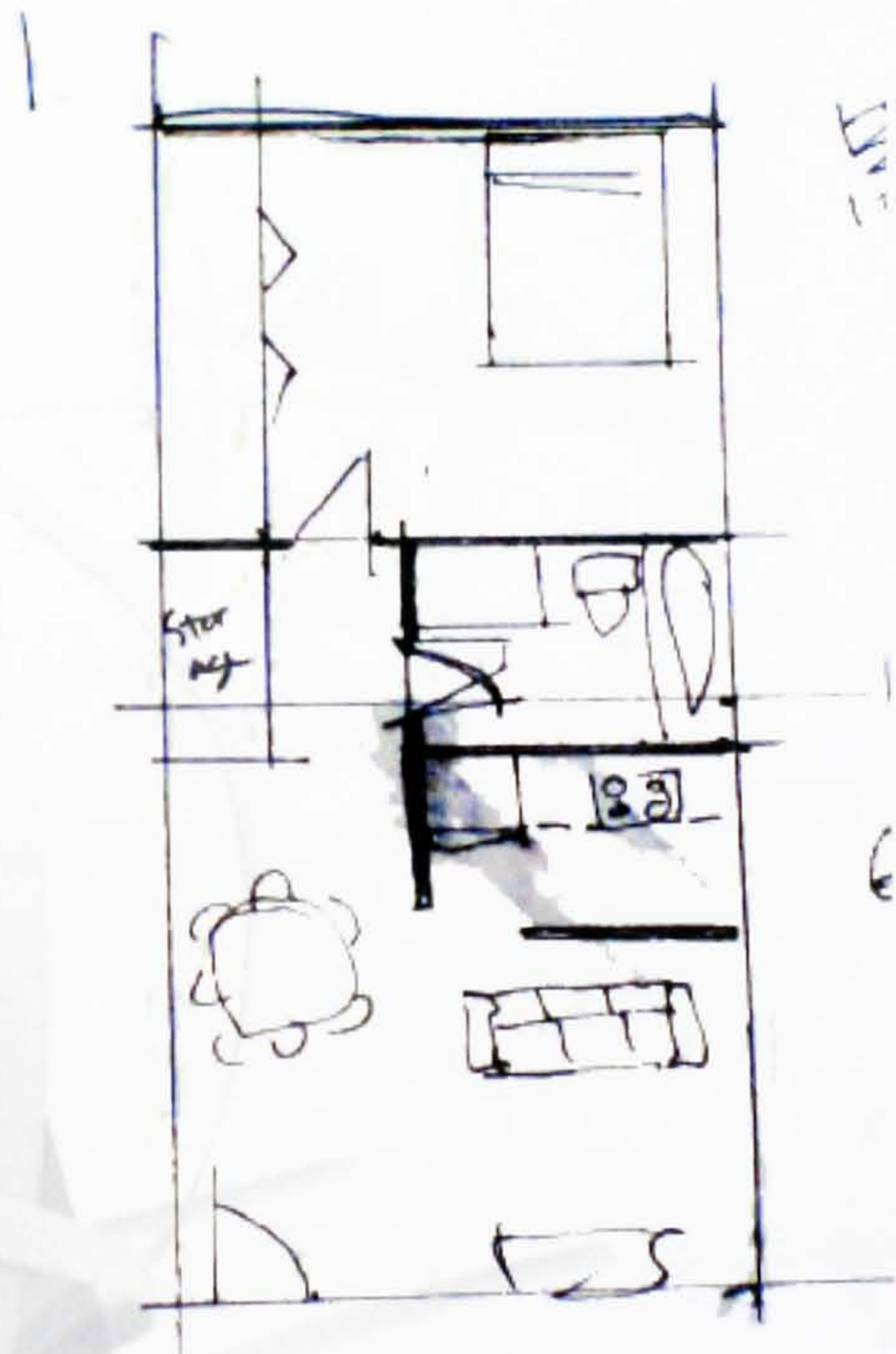
There are no driving considerations that would call for a special structural system.

MECHANICAL/ ELECTRICAL SYSTEMS

The units must have heating, cooling, and access to water and other necessities by means of a mechanical closet.

SITE/EXTERIOR CONSIDERATION

The unit must be in proximity to its private green.



TWO BEDROOM DWELLING UNIT QUANTITIES REQUIRED

Unit capacity : 2-3 occupants
Number of units : 22
Net sqftg/ unit : 1020 ft²
Total net area : 22440 ft²

PURPOSE/ FUNCTIONS

The studio dwelling unit is designed to accommodate the living arrangements of a single person, young or old. The accommodations will be small, but not lacking, including a kitchen, bed, and living area in an open plan.

PRIVATE/SERVANT/INDIVIDUAL

ACTIVITIES

The activities that this dwelling unit will engage in include all aspects of living: eating, bathing, cooking, and relaxing.

SPATIAL RELATIONSHIPS

The space must physically relate to the circulation areas as well as the private green area in both plan and section. In relation to sections, the units will also 'poke' into one another, in defiance of the 'shoebox' mentality of preceding apartment layouts.

SPECIAL CONSIDERATIONS

The units must receive ample sunlight. They must also be able to maintain their heat energy efficiently. A number, to later be decided, will be fully handicap accessible to accommodate a retiree, with close proximity to parking and amenities.

EQUIPMENT/ FURNISHINGS

The dwelling will be furnished as the owner sees fit, but will logically be able to accommodate one double bed, one couch, one dining set, and one television. It will also include ample storage.

60
SPACE
DETAIL
SUMMARIES

BEHAVIORAL CONSIDERATIONS

Though small, the unit must be able to adequately accommodate all aspects of living.

STRUCTURAL SYSTEMS

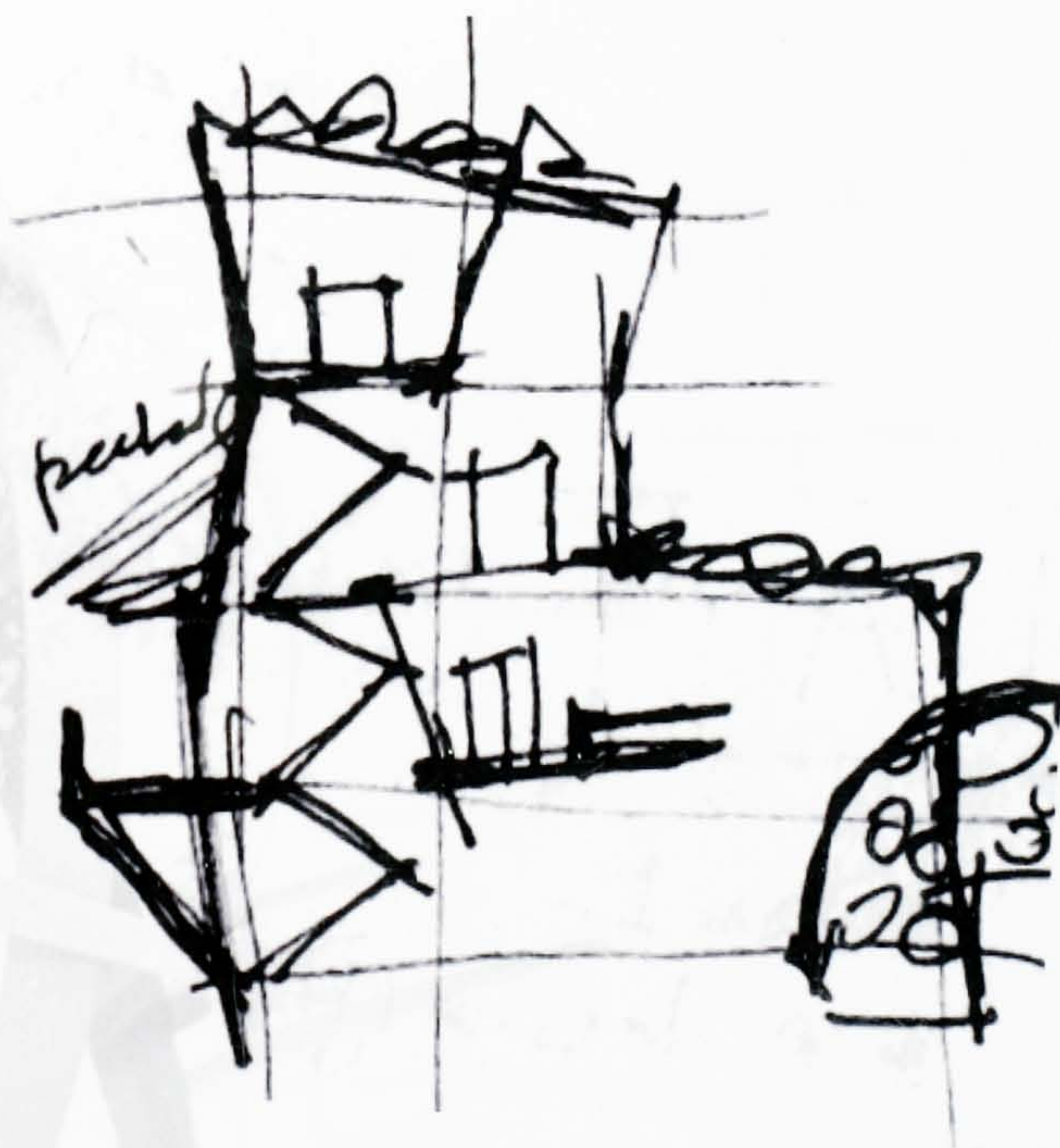
There are no diving considerations that would call for a special structural system.

MECHANICAL/ ELECTRICAL SYSTEMS

The units must have heating, cooling, and access to water and other necessities by means of a mechanical closet.

SITE/EXTERIOR CONSIDERATION

The unit must be in proximity to its private green.



THREE BEDROOM DWELLING UNIT QUANTITIES REQUIRED

Unit capacity : 2-3 occupants
Number of units : 22
Net sqftg/ unit : 1020 ft²
Total net area : 22440 ft²

PURPOSE/ FUNCTIONS

The dwelling unit is designed to accommodate the living arrangements of a single person, young or old. The accommodations will be small, but not lacking, including a kitchen, bed, and living area in an open plan.

PRIVATE/SERVANT/INDIVIDUAL ACTIVITIES

The activities that this dwelling unit will engage in include all aspects of living: eating, bathing, cooking, and relaxing.

SPATIAL RELATIONSHIPS

The space must physically relate to the circulation areas as well as the private green area in both plan and section. In relation to sections, the units will also 'poke' into one another, in defiance of the 'shoebox' mentality of preceding apartment layouts.

SPECIAL CONSIDERATIONS

The units must receive ample sunlight. They must also be able to maintain their heat energy efficiently. A number, to later be decided, will be fully handicap accessible to accommodate a retiree, with close proximity to parking and amenities.

EQUIPMENT/ FURNISHINGS

The dwelling will be furnished as the owner sees fit, but will logically be able to accommodate one double bed, one couch, one dining set, and one television. It will also include ample storage.

BEHAVIORAL CONSIDERATIONS

Though small, the unit must be able to adequately accommodate all aspects of living.

STRUCTURAL SYSTEMS

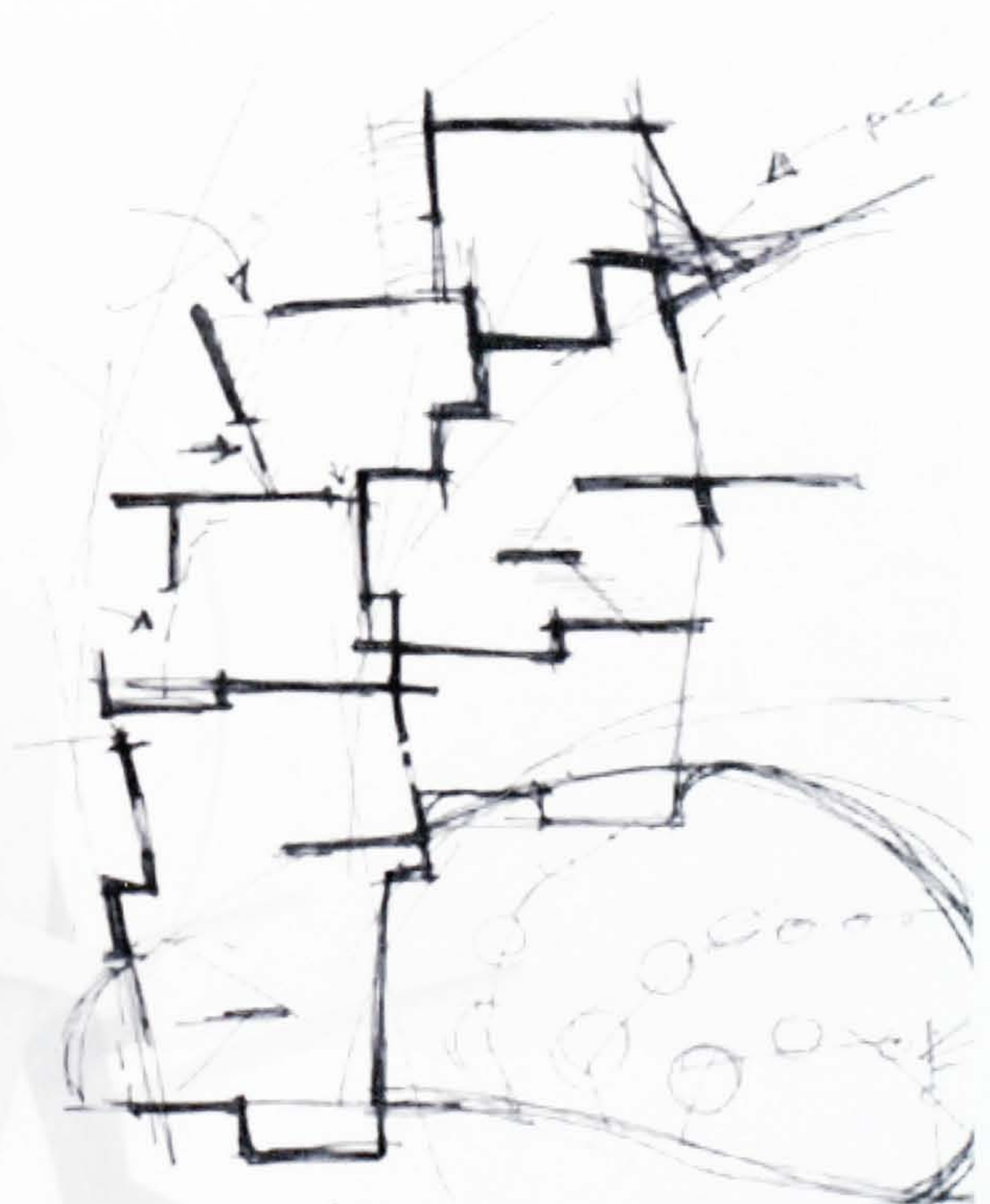
There are no diving considerations that would call for a special structural system.

MECHANICAL/ ELECTRICAL SYSTEMS

The units must have heating, cooling, and access to water and other necessities by means of a mechanical closet.

SITE/EXTERIOR CONSIDERATION

The unit must be in proximity to its private green.



FOUR BEDROOM DWELLING UNIT QUANTITIES REQUIRED

Unit capacity : 2-3 occupants
Number of units : 22
Net sqftg/ unit : 1020 ft²
Total net area : 22440 ft²

PURPOSE/ FUNCTIONS

This dwelling unit is designed to accommodate the living arrangements of a single person, young or old. The accommodations will be small, but not lacking, including a kitchen, bed, and living area in an open plan.

PRIVATE/SERVANT/INDIVIDUAL

ACTIVITIES

The activities that this dwelling unit will engage in include all aspects of living: eating, bathing, cooking, and relaxing.

SPATIAL RELATIONSHIPS

The space must physically relate to the circulation areas as well as the private green area in both plan and section. In relation to sections, the units will also 'poke' into one another, in defiance of the 'shoebox' mentality of preceding apartment layouts.

SPECIAL CONSIDERATIONS

The units must receive ample sunlight. They must also be able to maintain their heat energy efficiently. A number, to later be decided, will be fully handicap accessible to accommodate a retiree, with close proximity to parking and amenities.

EQUIPMENT/ FURNISHINGS

The dwelling will be furnished as the owner sees fit, but will logically be able to accommodate one double bed, one couch, one dining set, and one television. It will also include ample storage.

BEHAVIORAL CONSIDERATIONS

Though small, the unit must be able to adequately accommodate all aspects of living.

STRUCTURAL SYSTEMS

There are no diving considerations that would call for a special structural system.

MECHANICAL/ ELECTRICAL SYSTEMS

The units must have heating, cooling, and access to water and other necessities by means of a mechanical closet.

SITE/EXTERIOR CONSIDERATION

The unit must be in proximity to its private green.



PRIVATE GREEN AREAS QUANTITIES REQUIRED

Unit capacity : 50 occupants
Number of units : 2
Net sqftg/ unit : 1000 ft²
Total net area : 2000 ft²

PURPOSE/ FUNCTIONS

Sell food in a small scale venue and giving the inhabitants of the area a way and means to shop locally

PRIVATE/SERVED/COLLECTIVE ACTIVITIES

Personal gardening, relaxation, recreation.

SPATIAL RELATIONSHIPS

If possible, created directly adjacent to the assigned dwelling unit.

SPECIAL CONSIDERATIONS

Green, cultivated, semi private.

EQUIPMENT/ FURNISHINGS

Left open to dwellers

BEHAVIORAL CONSIDERATIONS

Let the land be personable

STRUCTURAL SYSTEMS

Roof garden system for those spaces on the roof.

MECHANICAL/ELECTRICAL SYSTEMS

Electrical hookup.

SITE/EXTERIOR CONSIDERATIONS

Place on roof tops or in proximity to units on site.



GROCERY AND RESTAURANT

QUANTITIES REQUIRED

Unit capacity : 50 occupants

Number of units : 2

Net sqftg/ unit : 1000 ft²

Total net area : 2000 ft²

PURPOSE/ FUNCTIONS

Sell food in a small scale venue and giving the inhabitants of the area a way and means to shop locally

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

The selling and purchasing of food and toiletries

SPATIAL RELATIONSHIPS

Located on VanDyke with the shops

SPECIAL CONSIDERATIONS

Well lit, easy to clean

EQUIPMENT/ FURNISHINGS

What the grocery deems necessary, storage, proximity to alley/ dumpster.

BEHAVIORAL CONSIDERATIONS

Consider combining the spaces to make a ultra casual dining and shopping facility

STRUCTURAL SYSTEMS

No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Exhaust fan, utility corridor, compactor, AC, full service kitchen, commercail re-fridgeration units.

SITE/EXTERIOR CONSIDERATIONS

Have it resemble shops in design for cohesiveness, but be unique.



SHOPS

QUANTITIES REQUIRED

Unit capacity : 25+ occupants
Number of units : 4
Net sqft/ unit : 3 -1000
1-2000 ft²

Total net area : 5000 ft²

PURPOSE/ FUNCTIONS

The space functions by making the structure multi-use, and giving the inhabitants of the area a way and means to shop locally

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Shopping, storage, retail.

SPATIAL RELATIONSHIPS

In plan, grocery, restaurants and offices. In section, below lofted apartments.

SPECIAL CONSIDERATIONS

Well lit display windows, visually intriguing windows,

EQUIPMENT/ FURNISHINGS

3 cash registers, one storage area per store.

BEHAVIORAL CONSIDERATIONS

All stores must have adequate egress and rest-rooms.

STRUCTURAL SYSTEMS

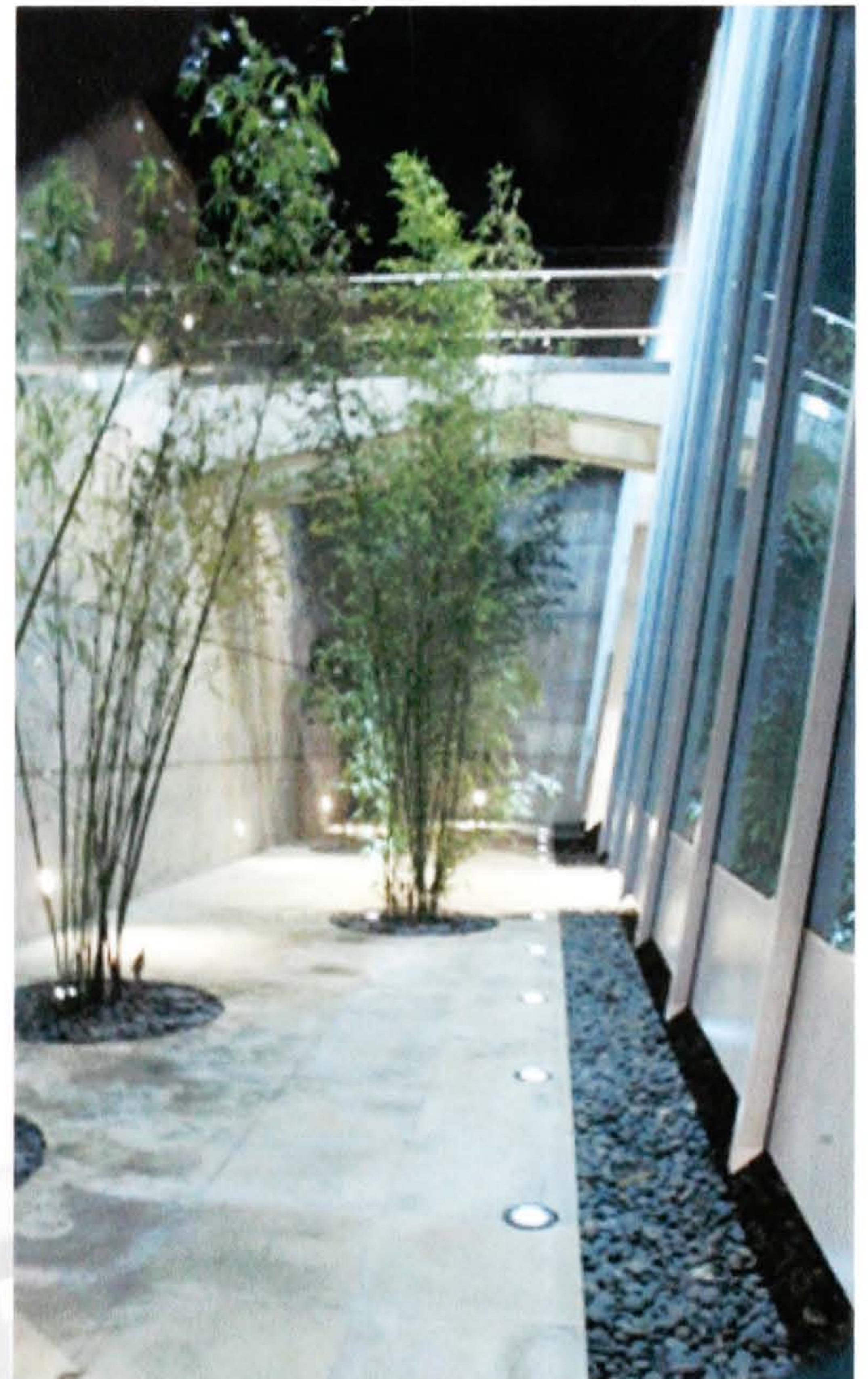
No special systems

MECHANICAL/ELECTRICAL SYSTEMS

No specific systems

SITE/EXTERIOR CONSIDERATIONS

Immediate relation to Van Dyke Arterial.



OFFICES/ HOUSING MANAGEMENT QUANTITIES REQUIRED

Unit capacity : 5 full-time
occupants

Number of units : 2

Net sqftg/ unit : 1000 ft²

Total net area : 2000 ft²

PURPOSE/ FUNCTIONS

The purpose and function of the office area is to serve as either administration headquarters for the building with the possibility of being separated and leased.

PRIVATE/SERVANT/COLLECTIVE ACTIVITIES

Whether leased or used for the administration of the building, there will be typical office activities: computer processing, meeting with others, copying, etc.

SPATIAL RELATIONSHIPS

Close to Van Dyke and the residential areas

SPECIAL CONSIDERATIONS

Accessible to public as much as Van Dyke

EQUIPMENT/ FURNISHINGS

5 computer stations, small meeting area, copy machine, fax and printer.

BEHAVIORAL CONSIDERATIONS

Consider combining the spaces to make a ultra casual dining and shopping facility

STRUCTURAL SYSTEMS

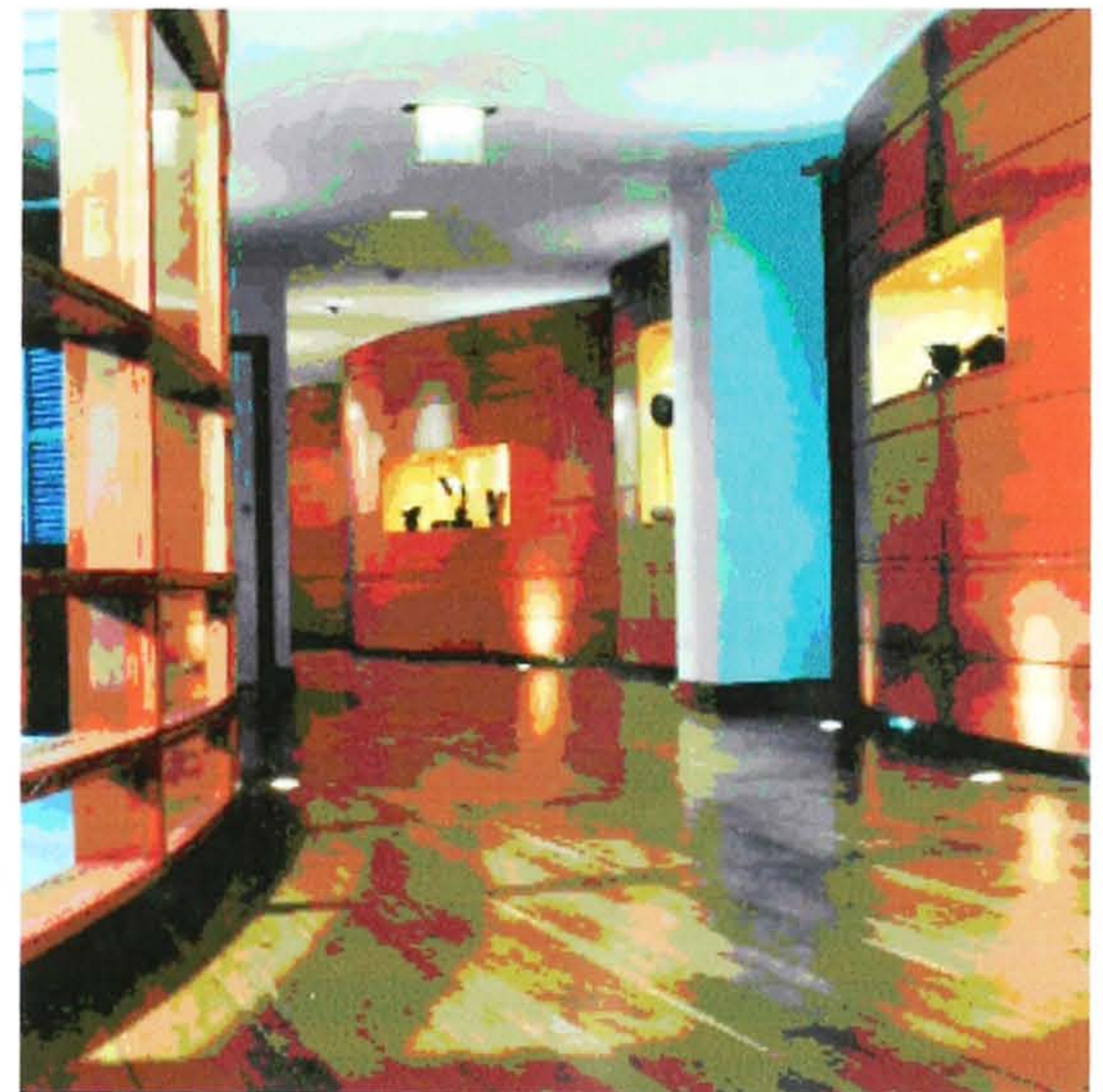
No special systems

MECHANICAL/ELECTRICAL SYSTEMS

No special requirements

SITE/EXTERIOR CONSIDERATIONS

Well landscaped, on Van Dyke.



PARKING FACILITIES

QUANTITIES REQUIRED

Unit capacity : 1 vehicles
Number of units : 170 vehicles
Net sqftg/ unit : 10' X 20' ft
Total net area : 34000 ft²

PURPOSE/ FUNCTIONS

Serve the Van Dyke and residential areas

PUBLIC/SERVANT/COLLECTIVE

ACTIVITIES

Parking vehicles

SPATIAL RELATIONSHIPS

Located on VanDyke with the shops, along Republic Ave, the vacated alleyway, Lozier Ave. and Continental Ave.

SPECIAL CONSIDERATIONS

Well lit, close to some residential units, within easy walking distance to dwellings and shops.

EQUIPMENT/ FURNISHINGS

Street lights

BEHAVIORAL CONSIDERATIONS

Make sure parking is not a lot, but rows shaded by trees.

STRUCTURAL SYSTEMS

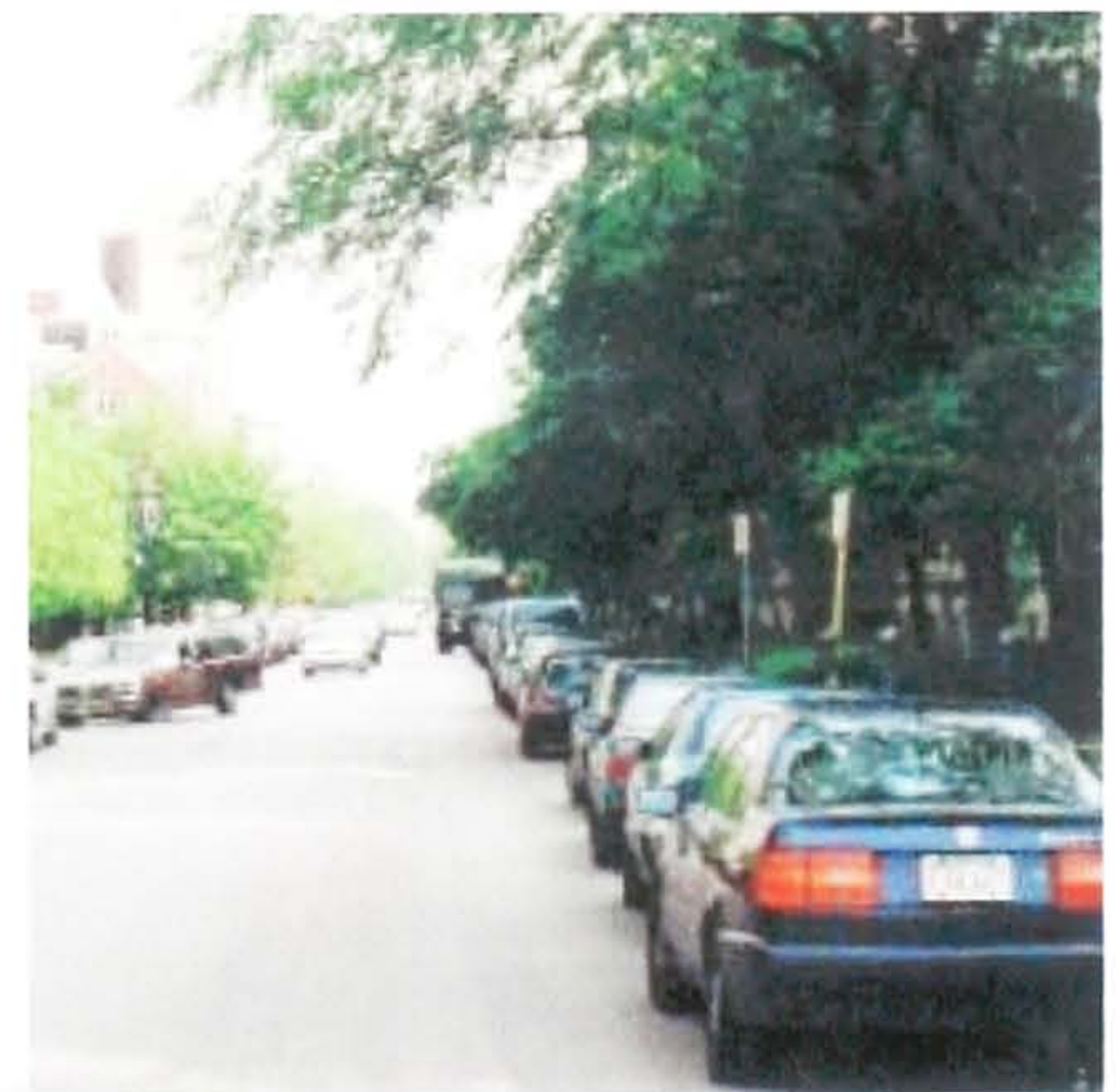
No special systems

MECHANICAL/ELECTRICAL SYSTEMS

Streetlights

SITE/EXTERIOR CONSIDERATIONS

Have on-street Van Dyke parking to encourage shopping.

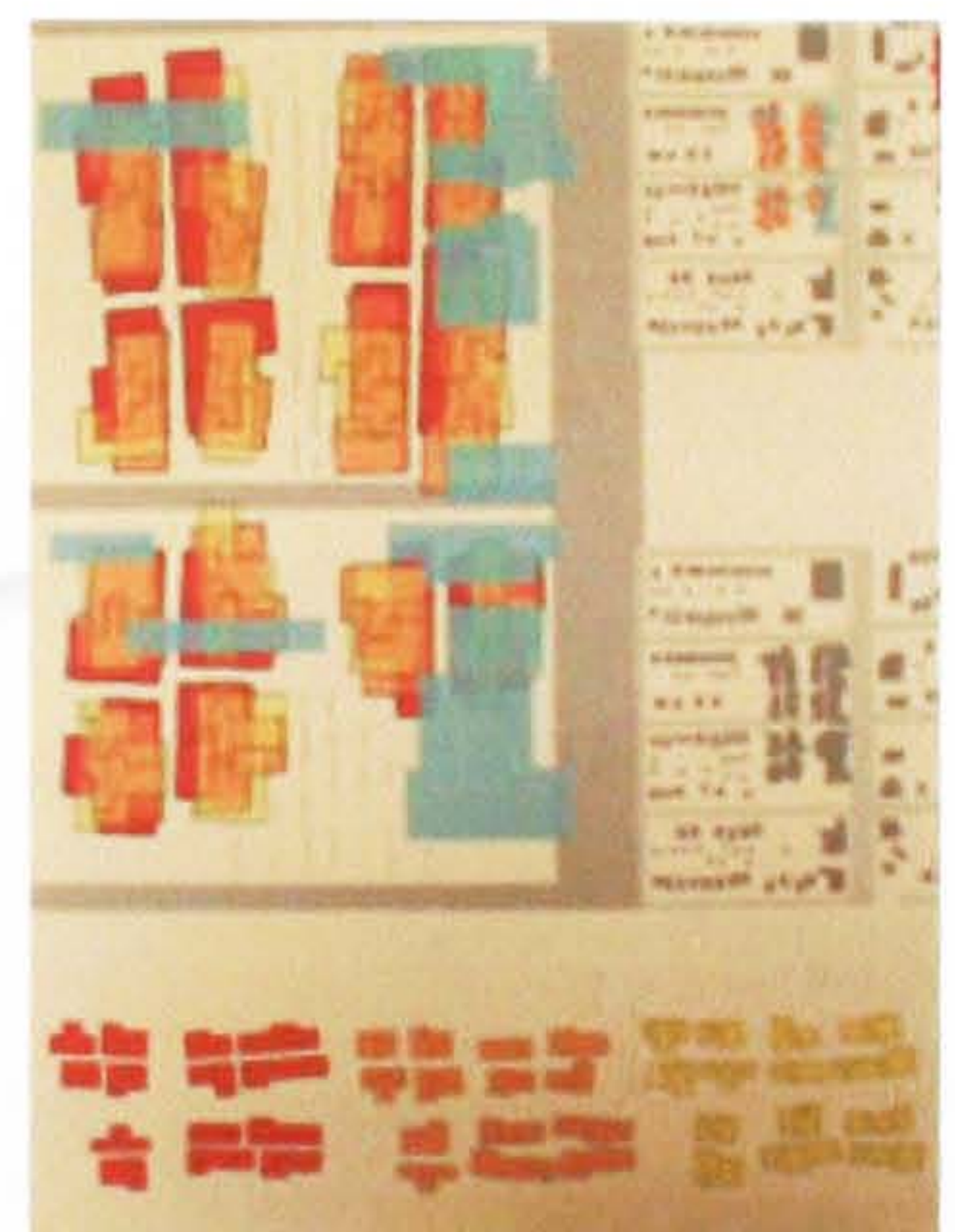
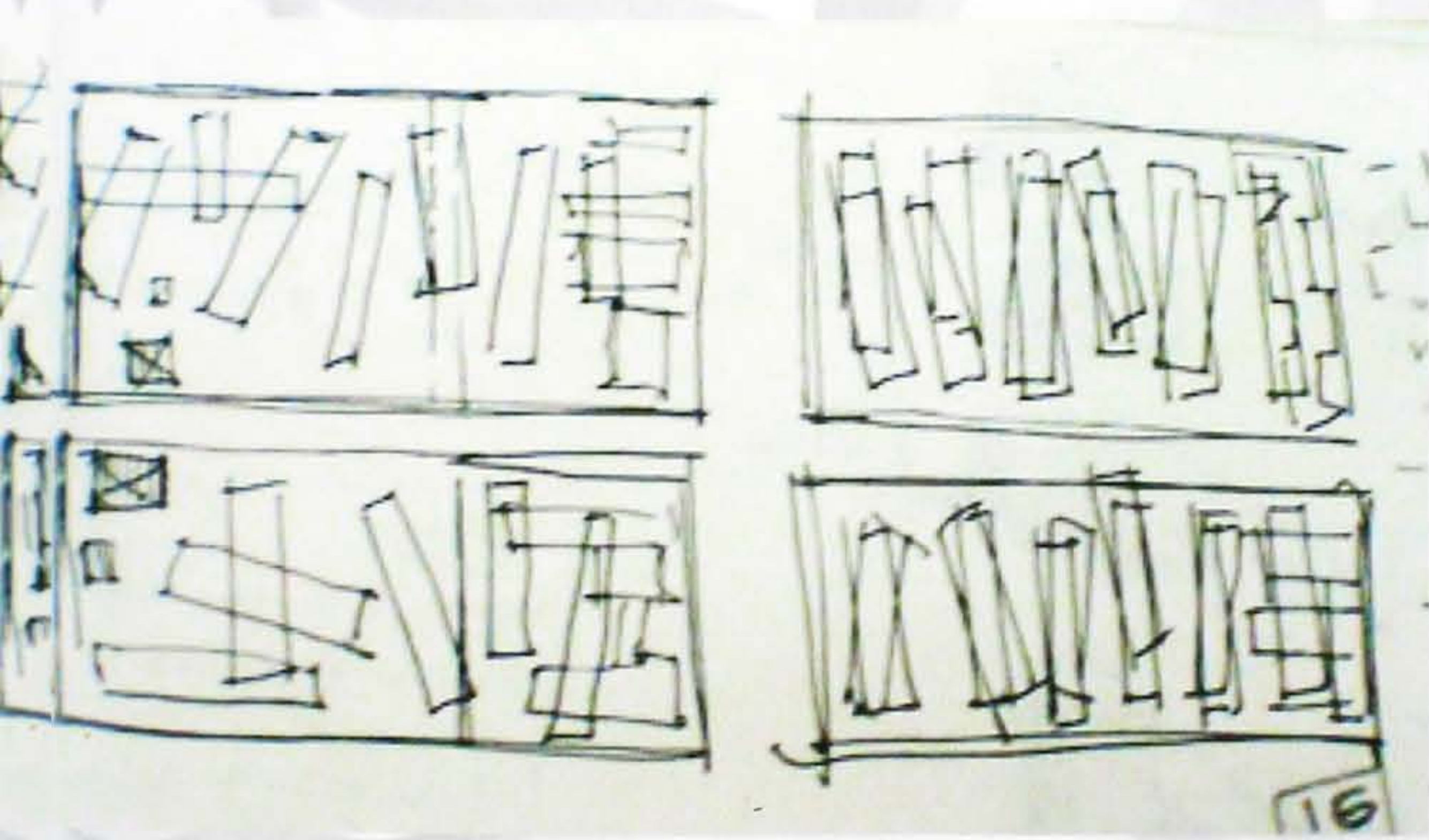
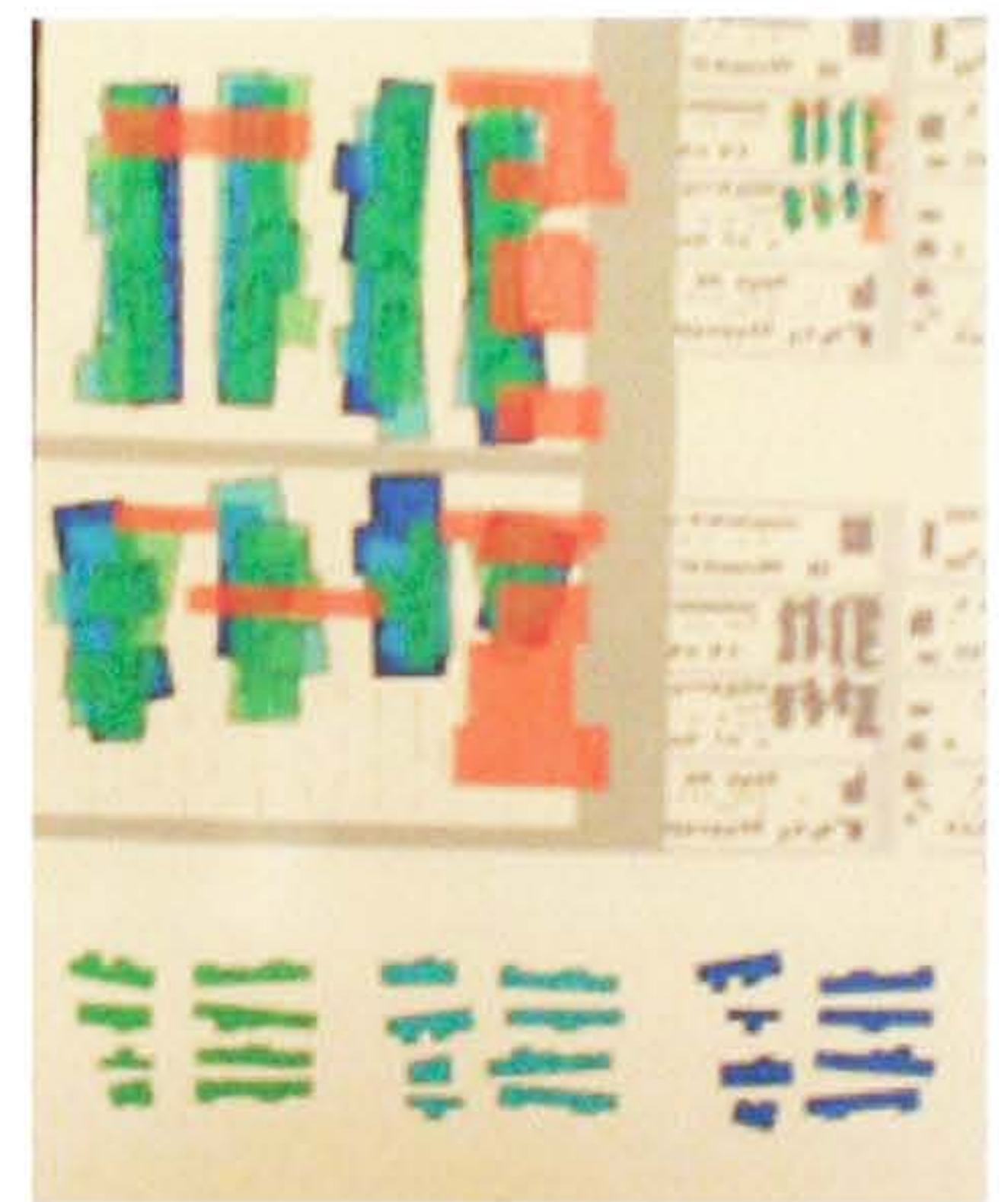
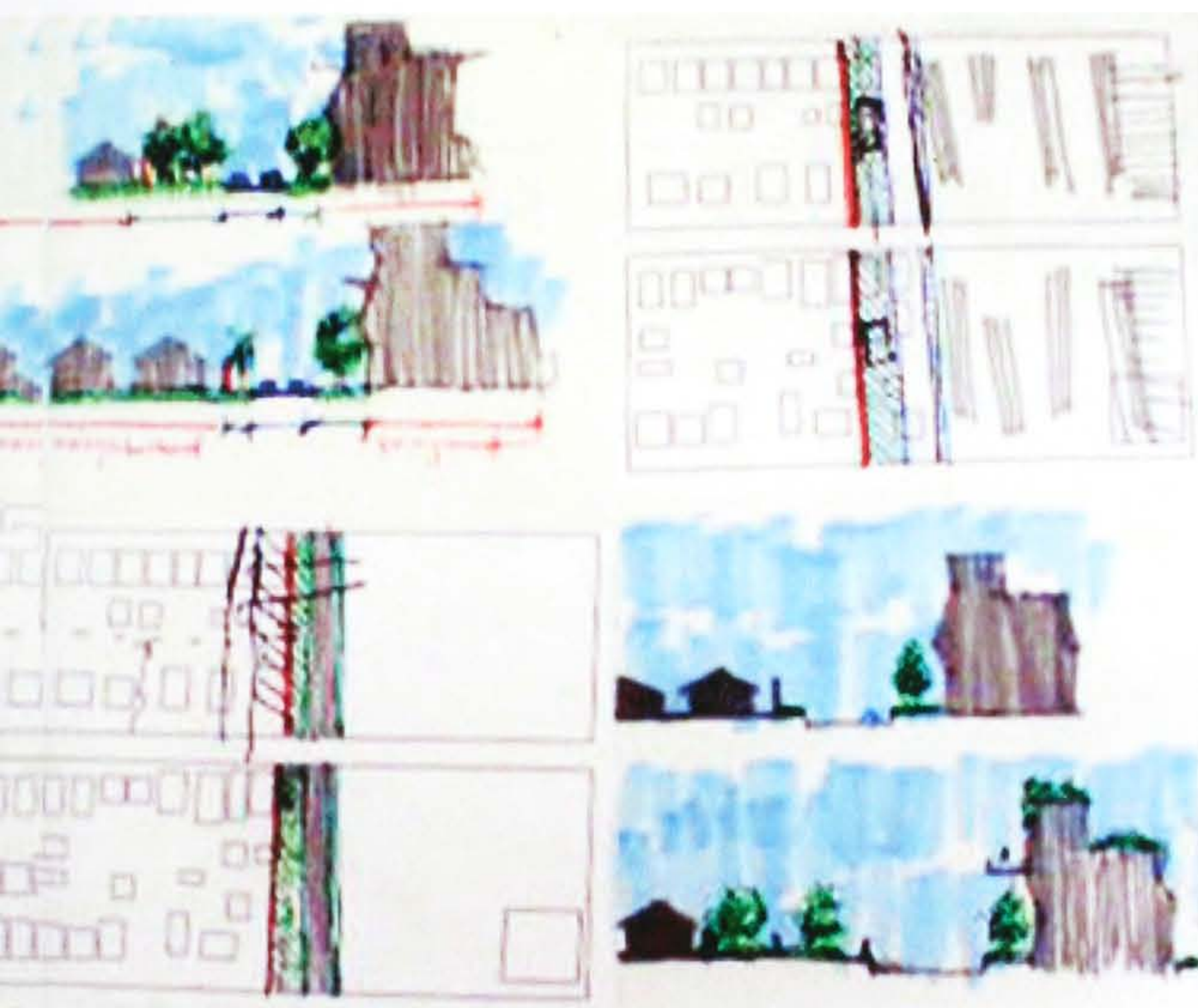
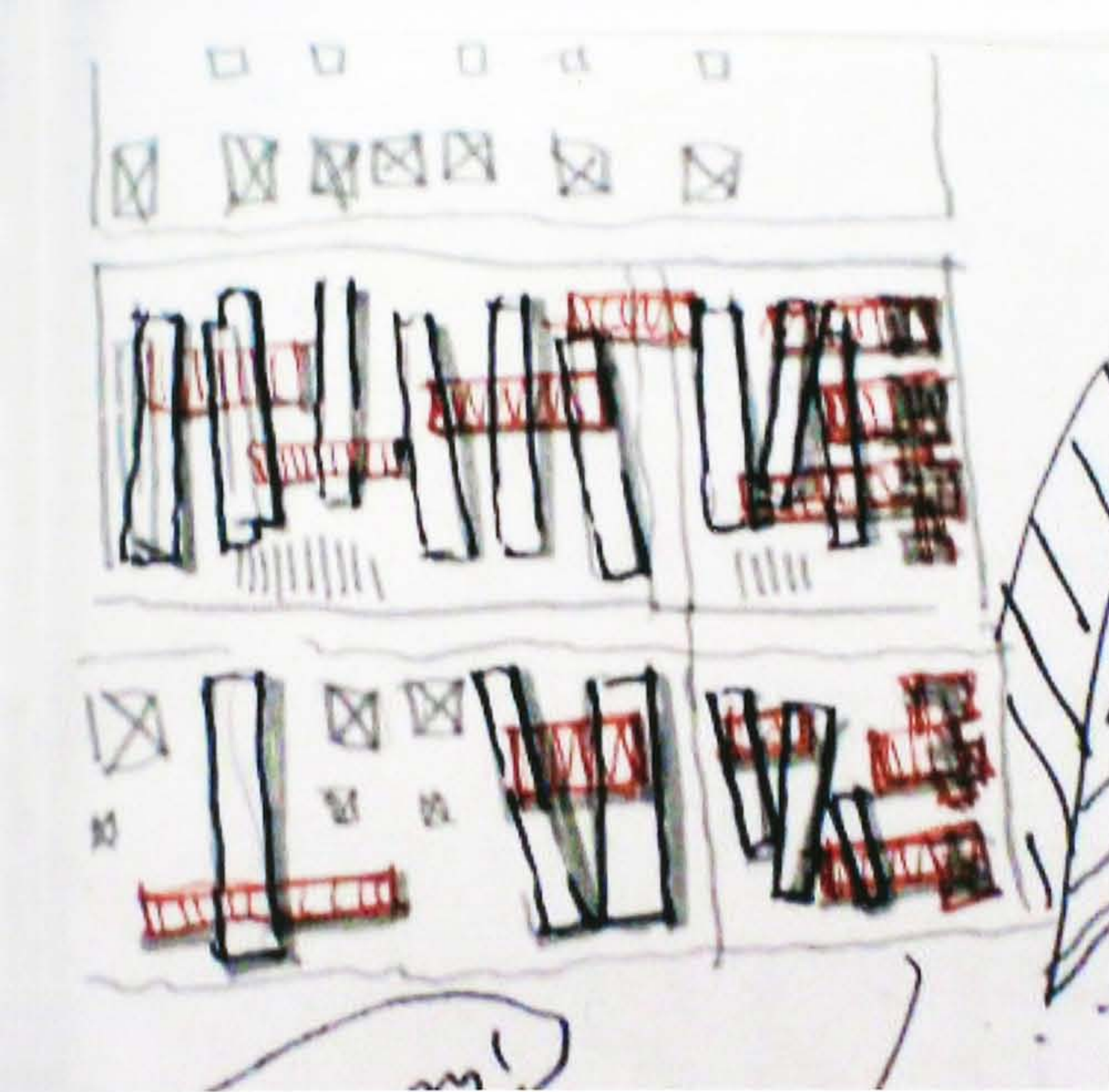


SPRINGBOARD
DESIGN
DEVELOPMENT



SCHEMATIC SITE WORK

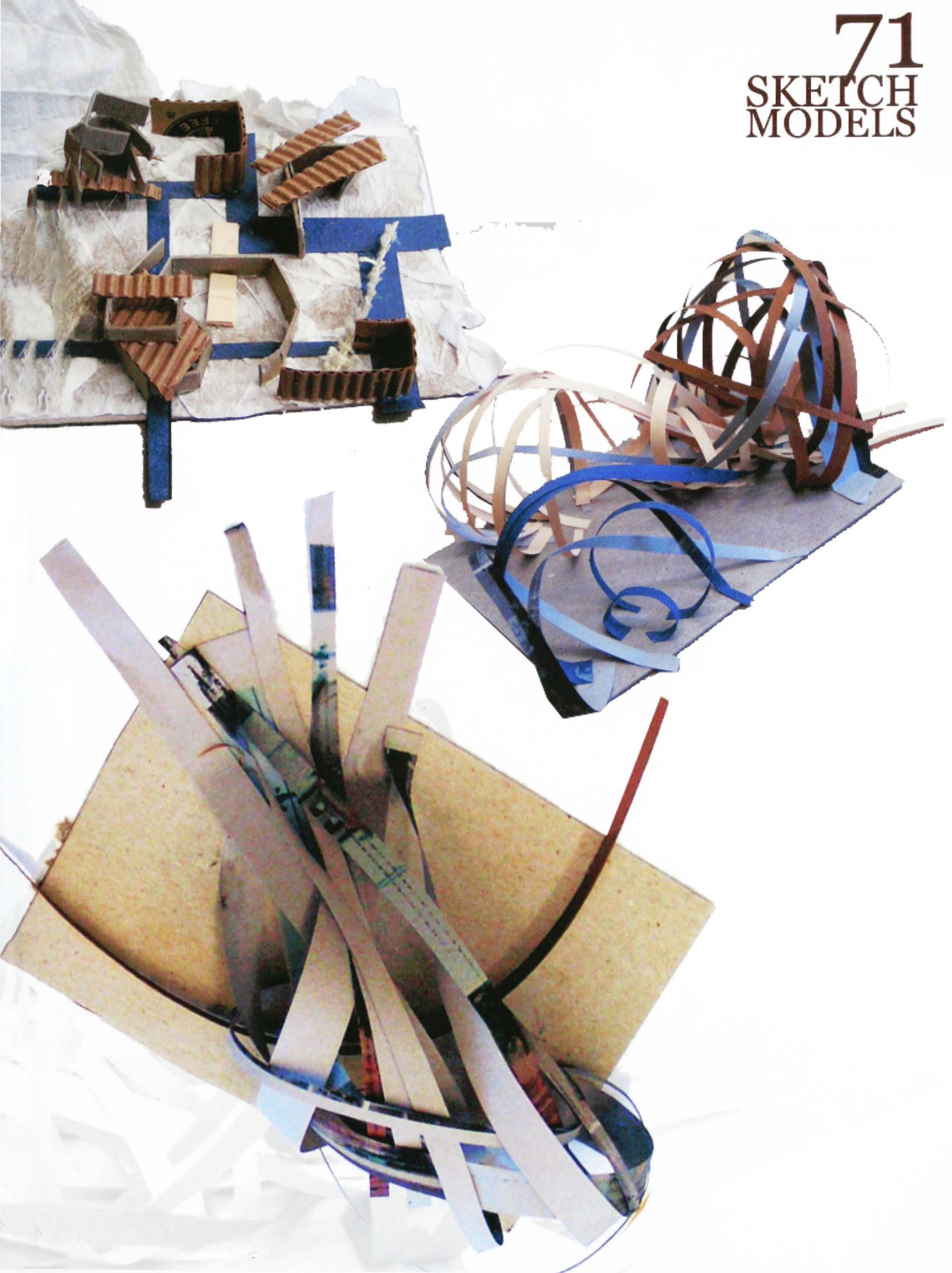
This schematic site work was done to work out the issues surrounding the layout of the project. The basic aim was to create a number of designs, focus on one, and further push the ideas of layout and form.



SKETCH
MODEL
STUDIES

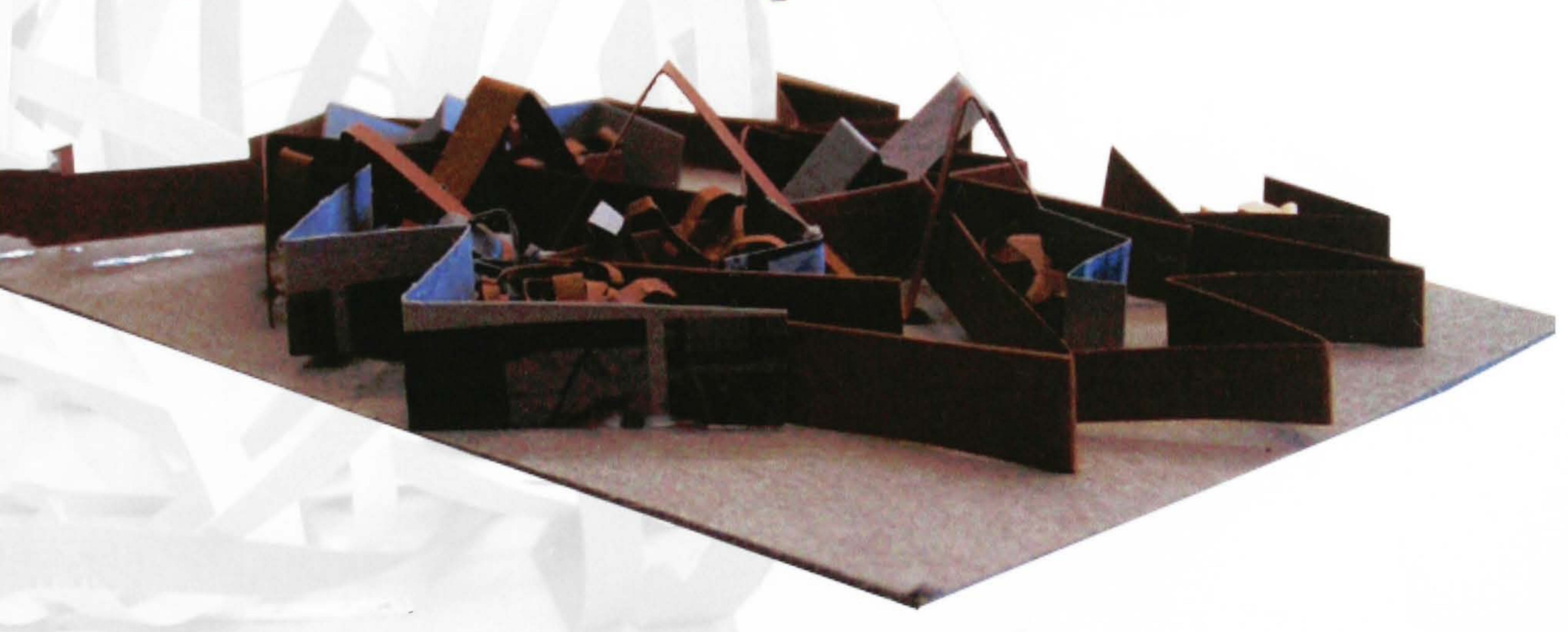
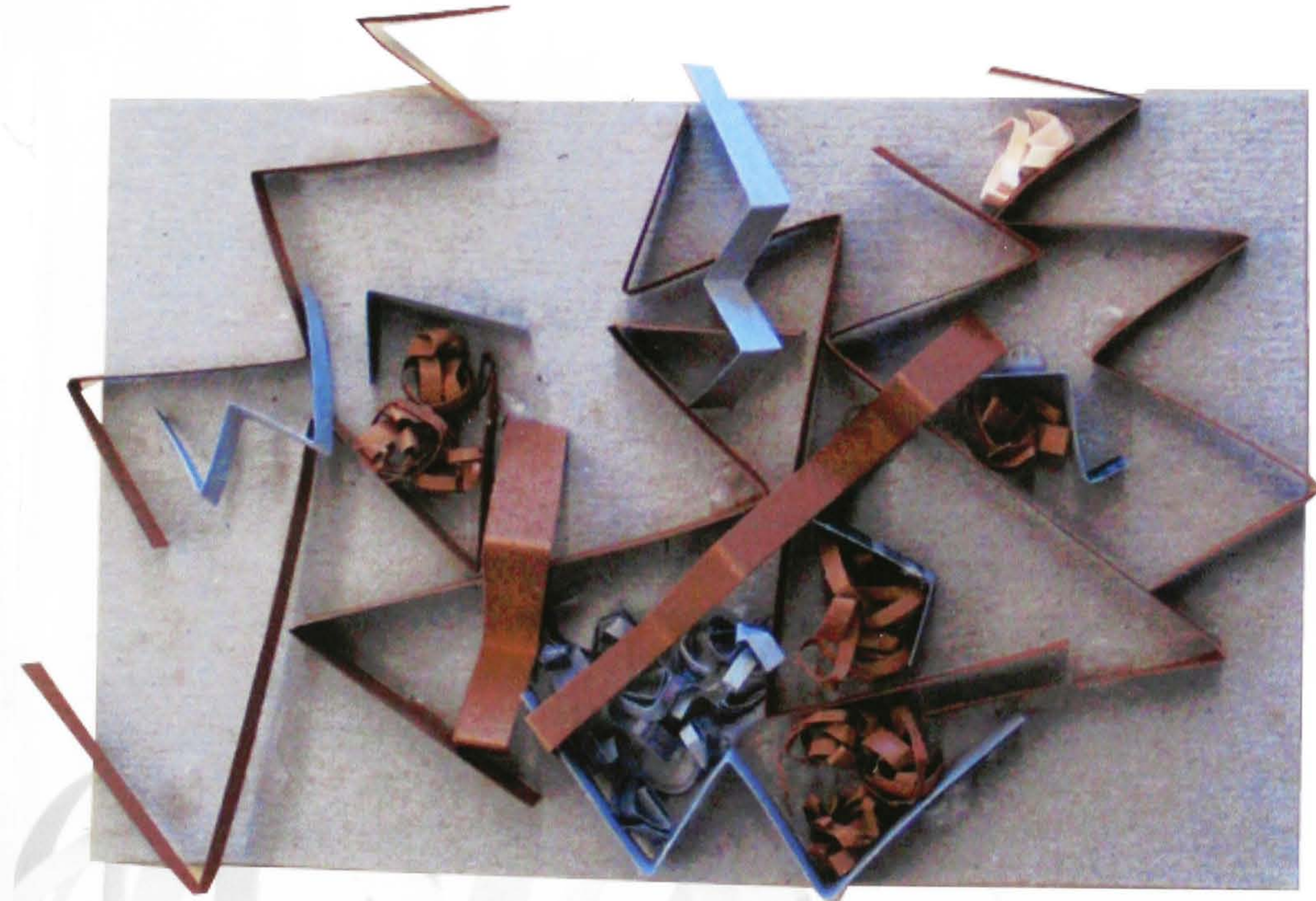
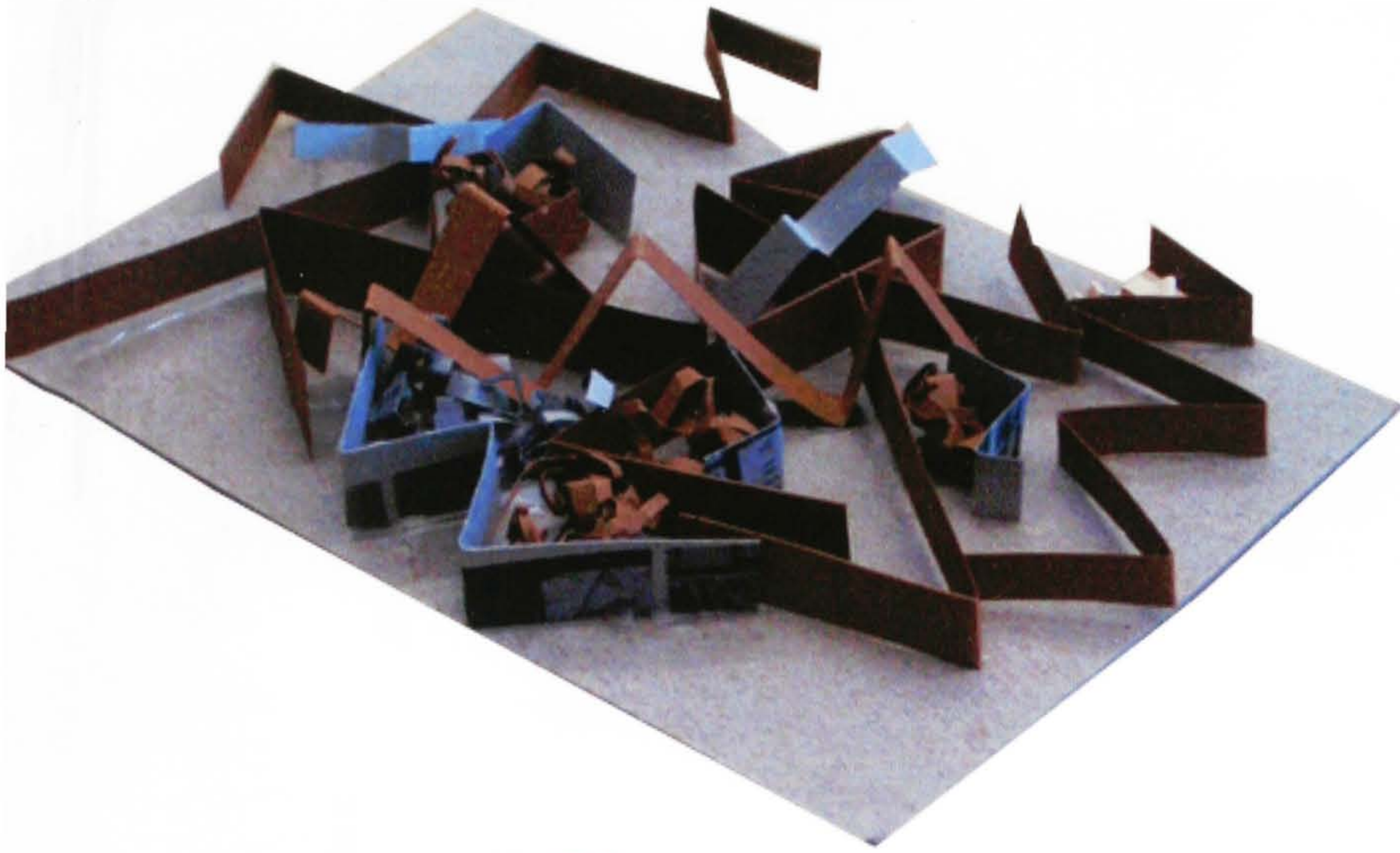


71 SKETCH MODELS



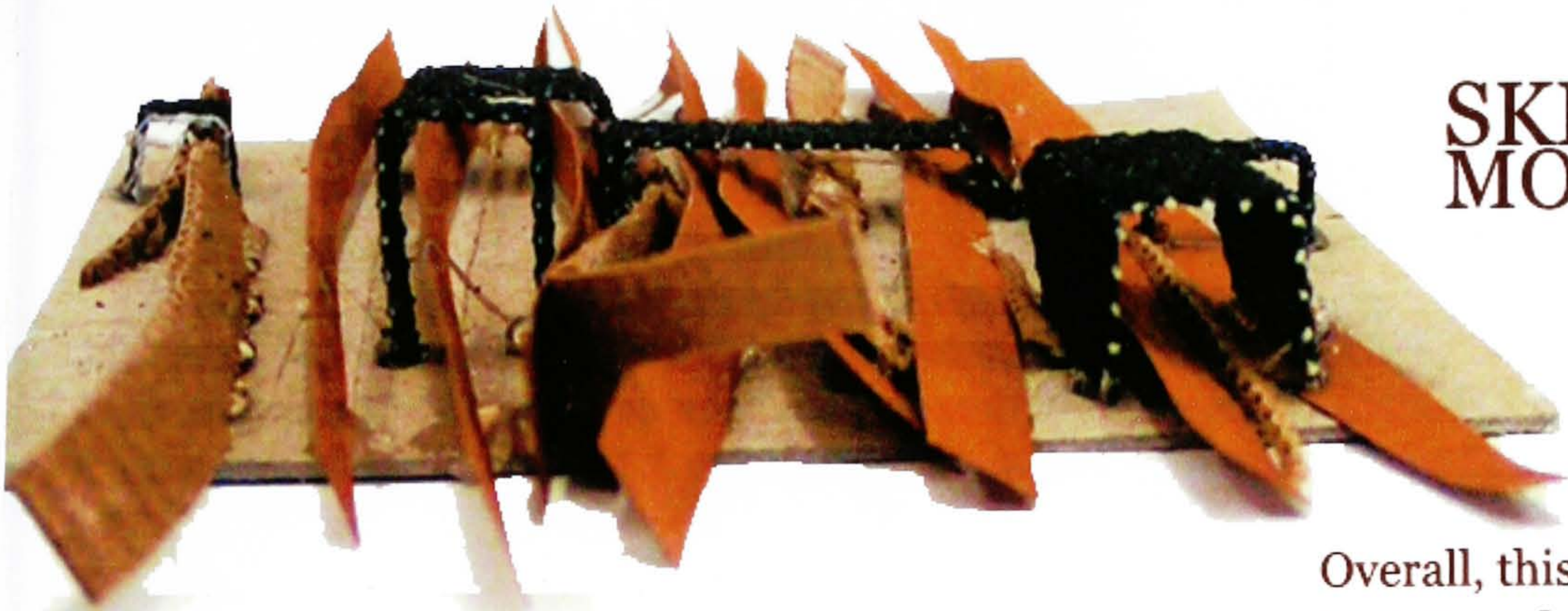
72 SKETCH MODELS

This model was created to deal with the idea of density through form, color and materiality.



73

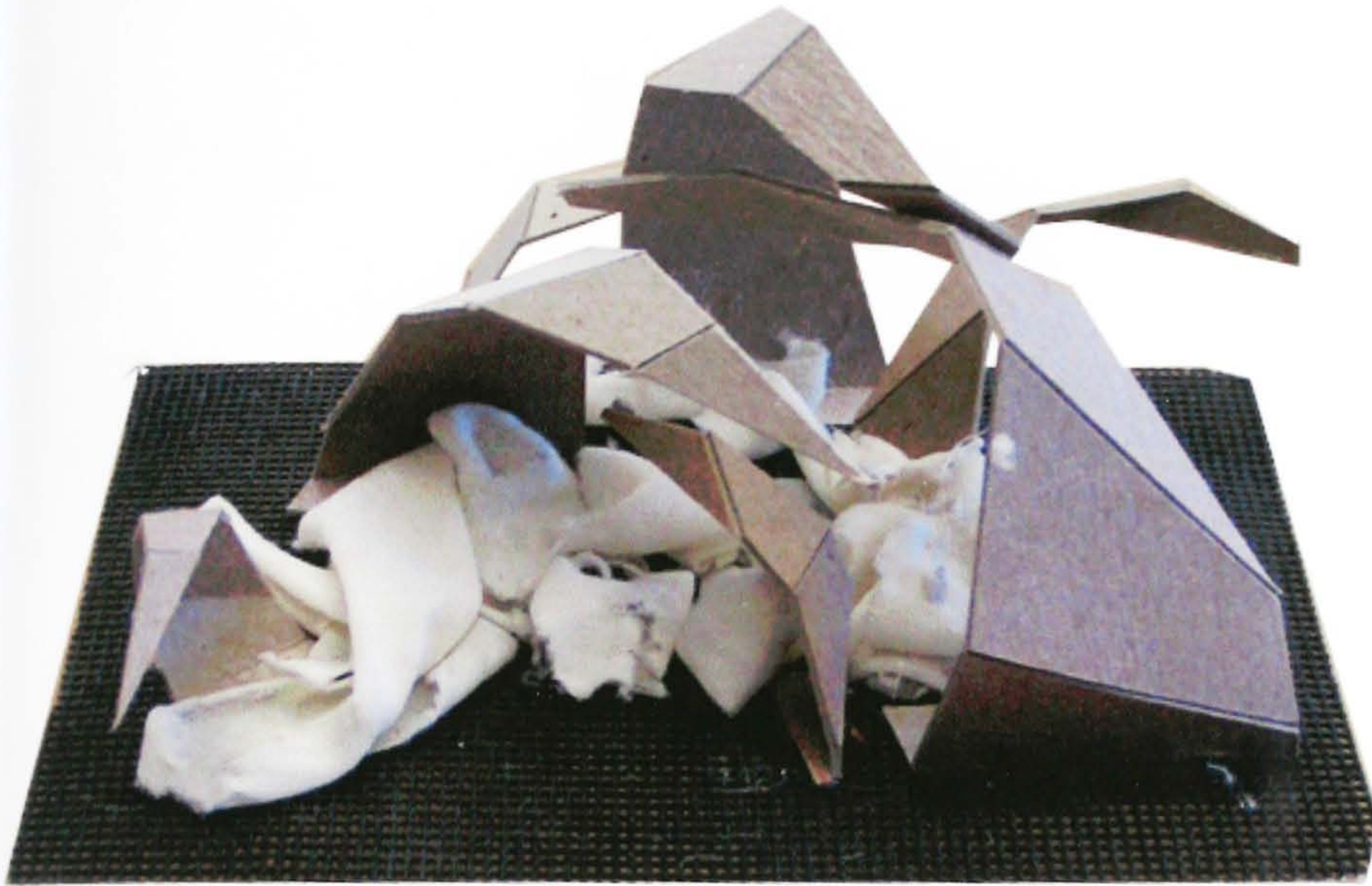
SKETCH MODELS



Overall, this model became a driving force behind the form of the thesis project. The brown strips were meant to represent the residential circumstance, and the black mesh material to represent the community spaces.

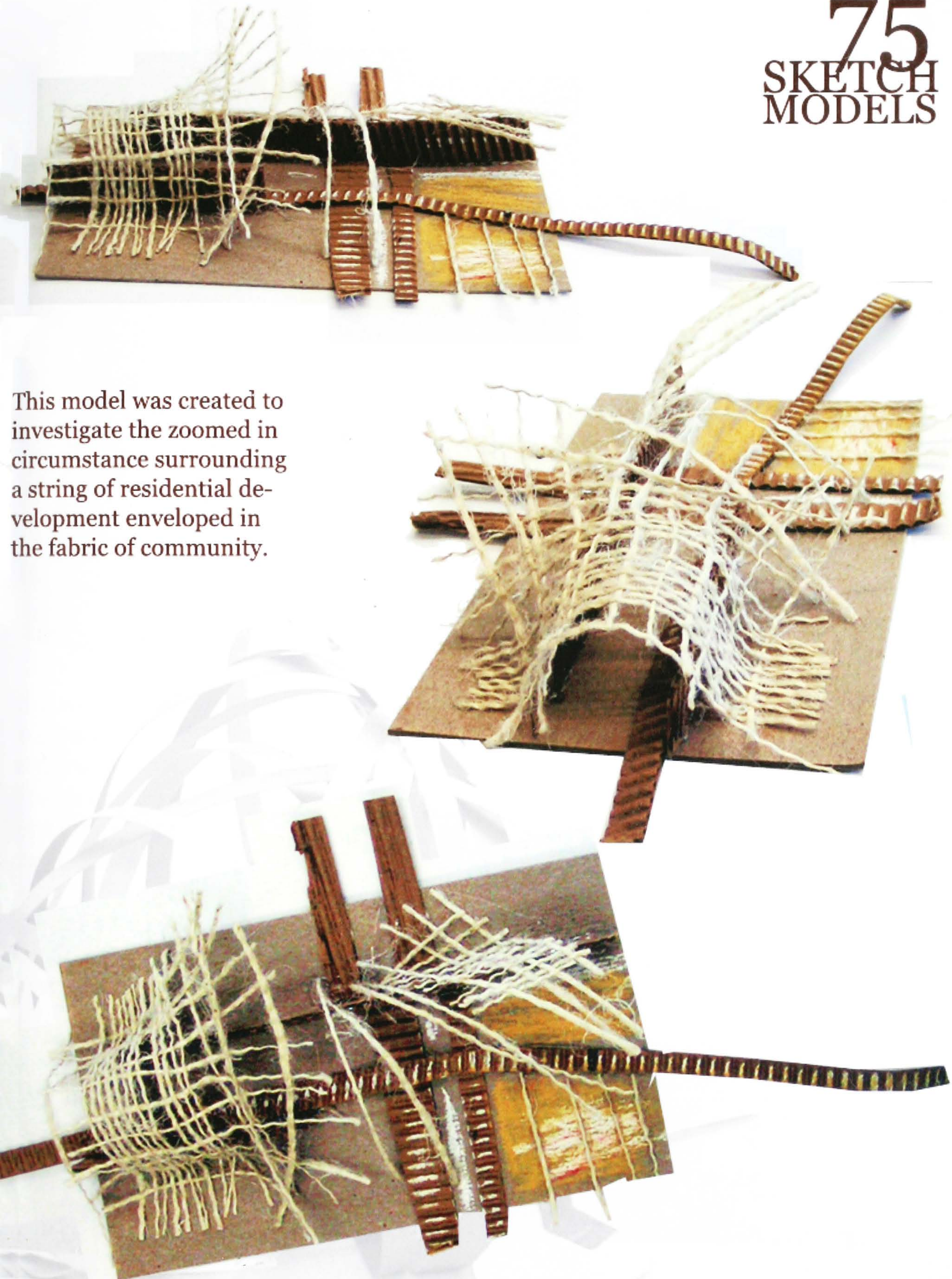


74 SKETCH MODELS

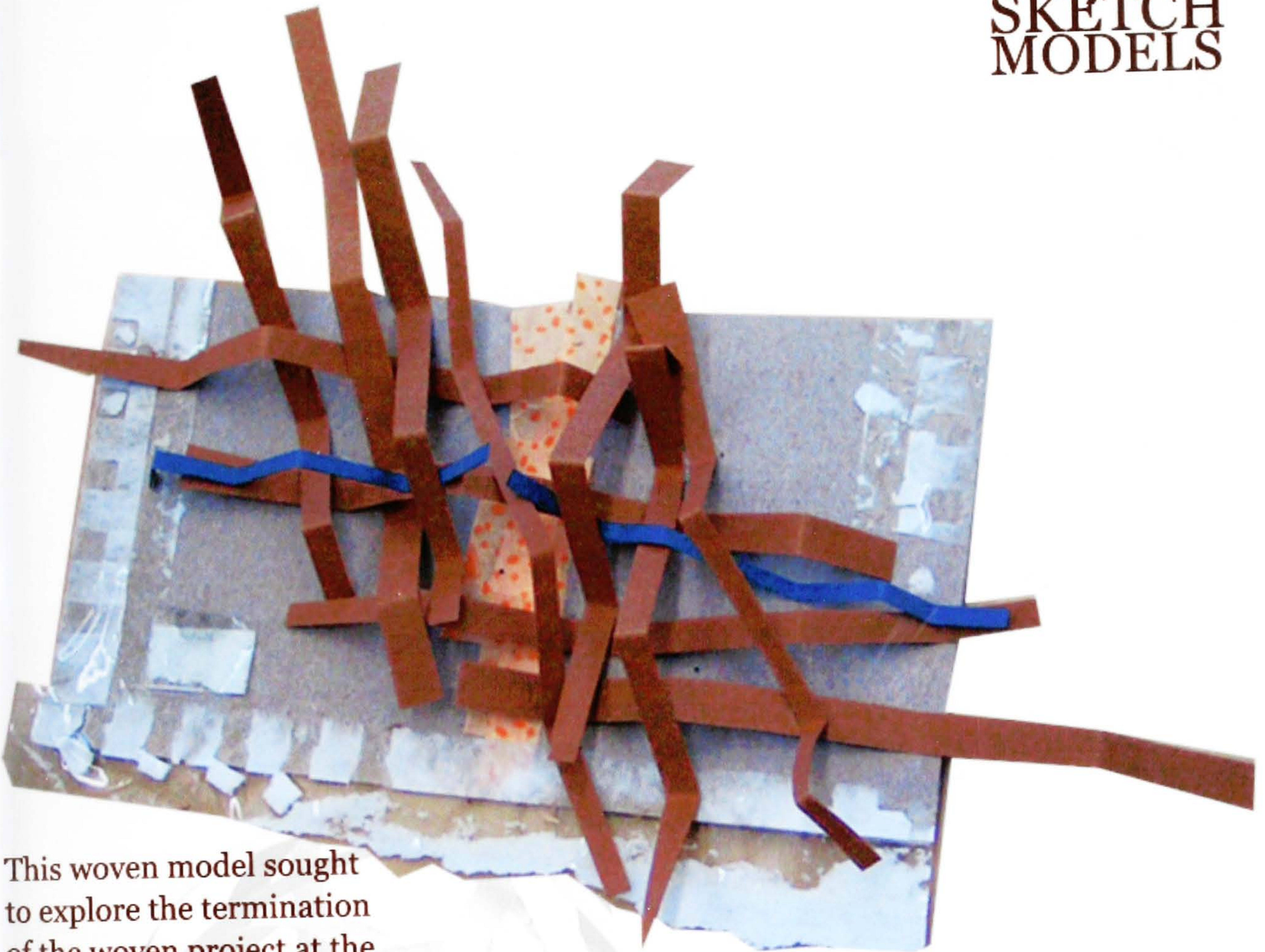


With this sketch model I toyed with the idea of enveloping form, play of materiality and tactility, and faceted, shifting walls.





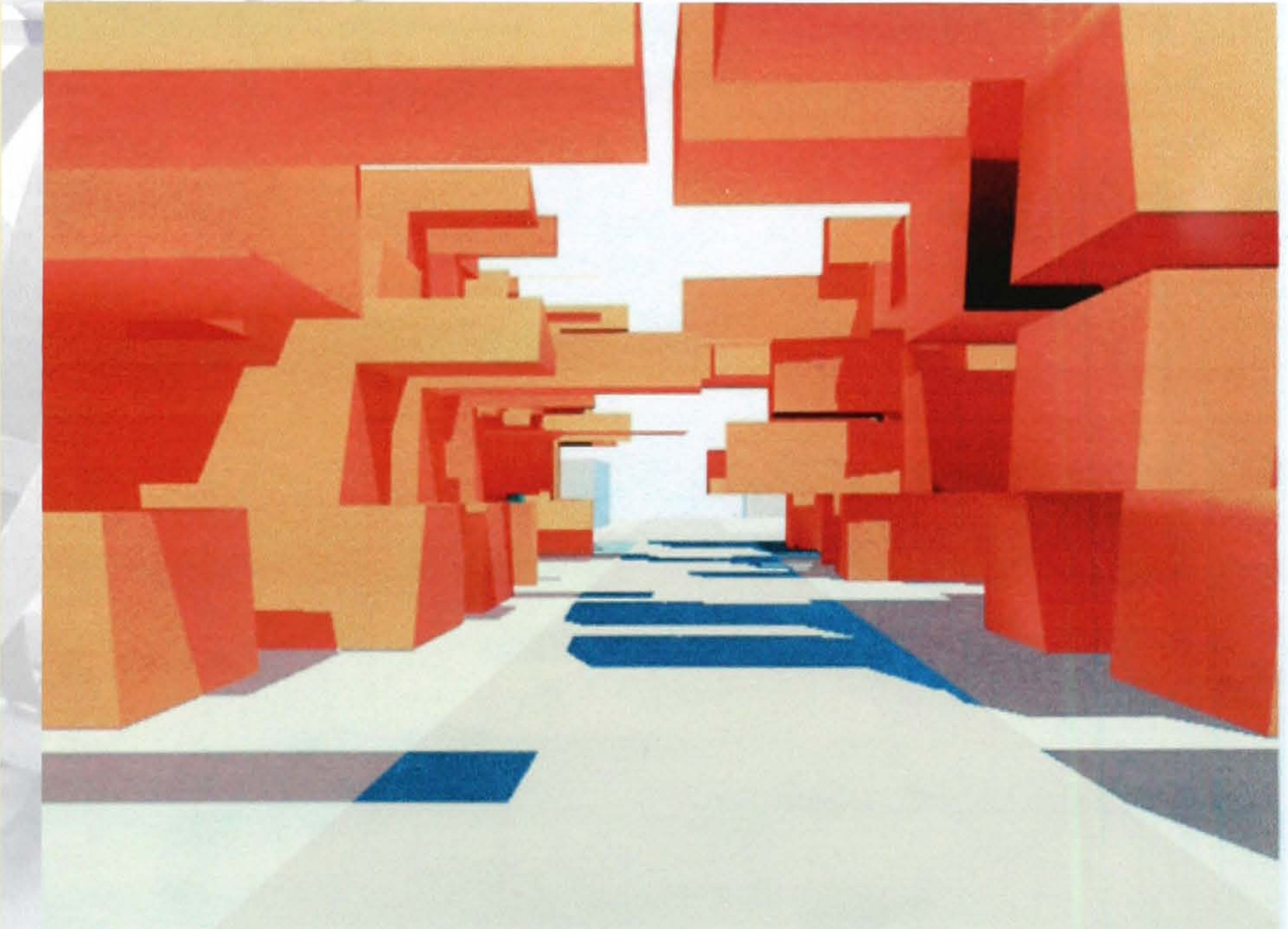
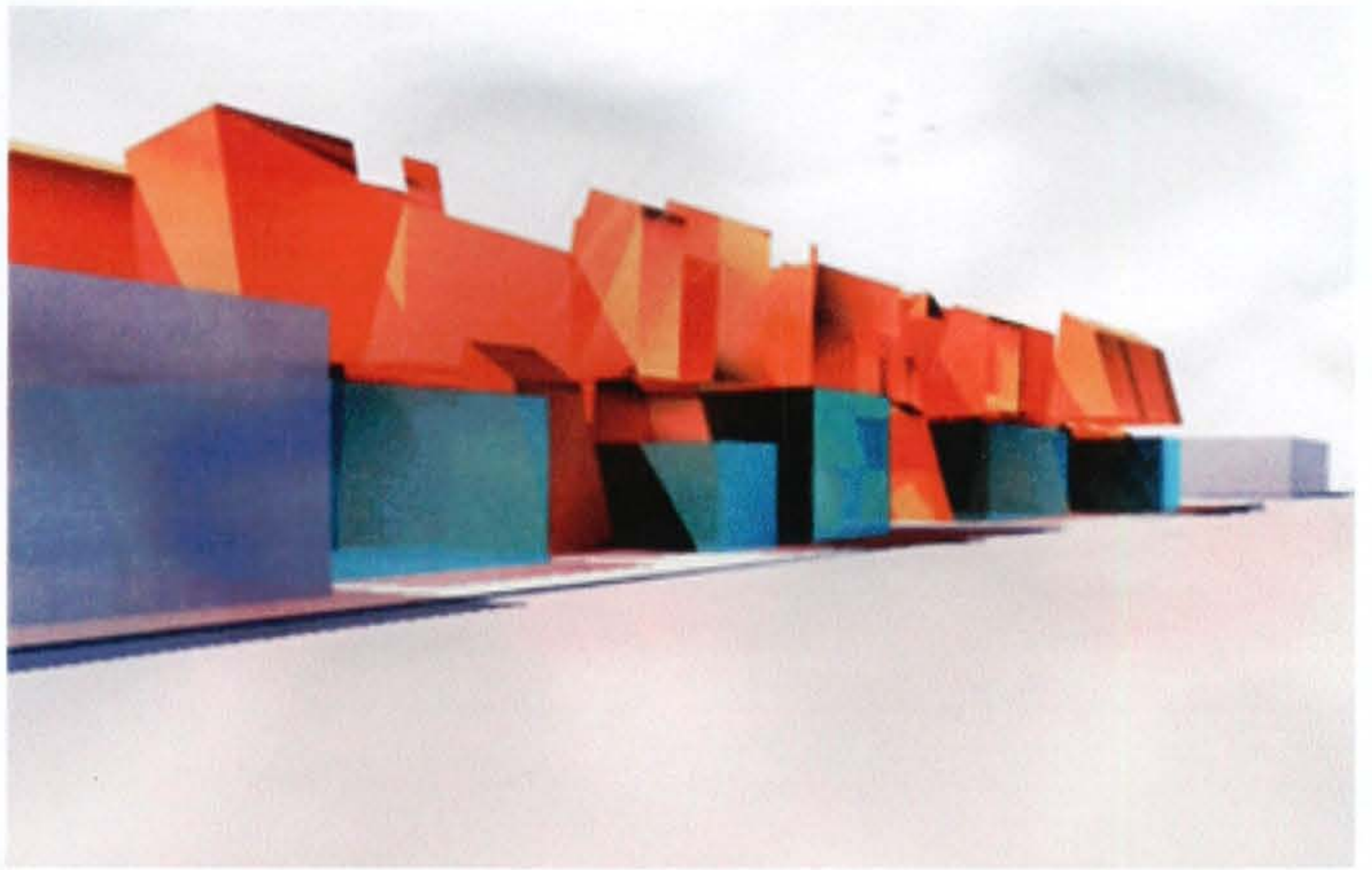
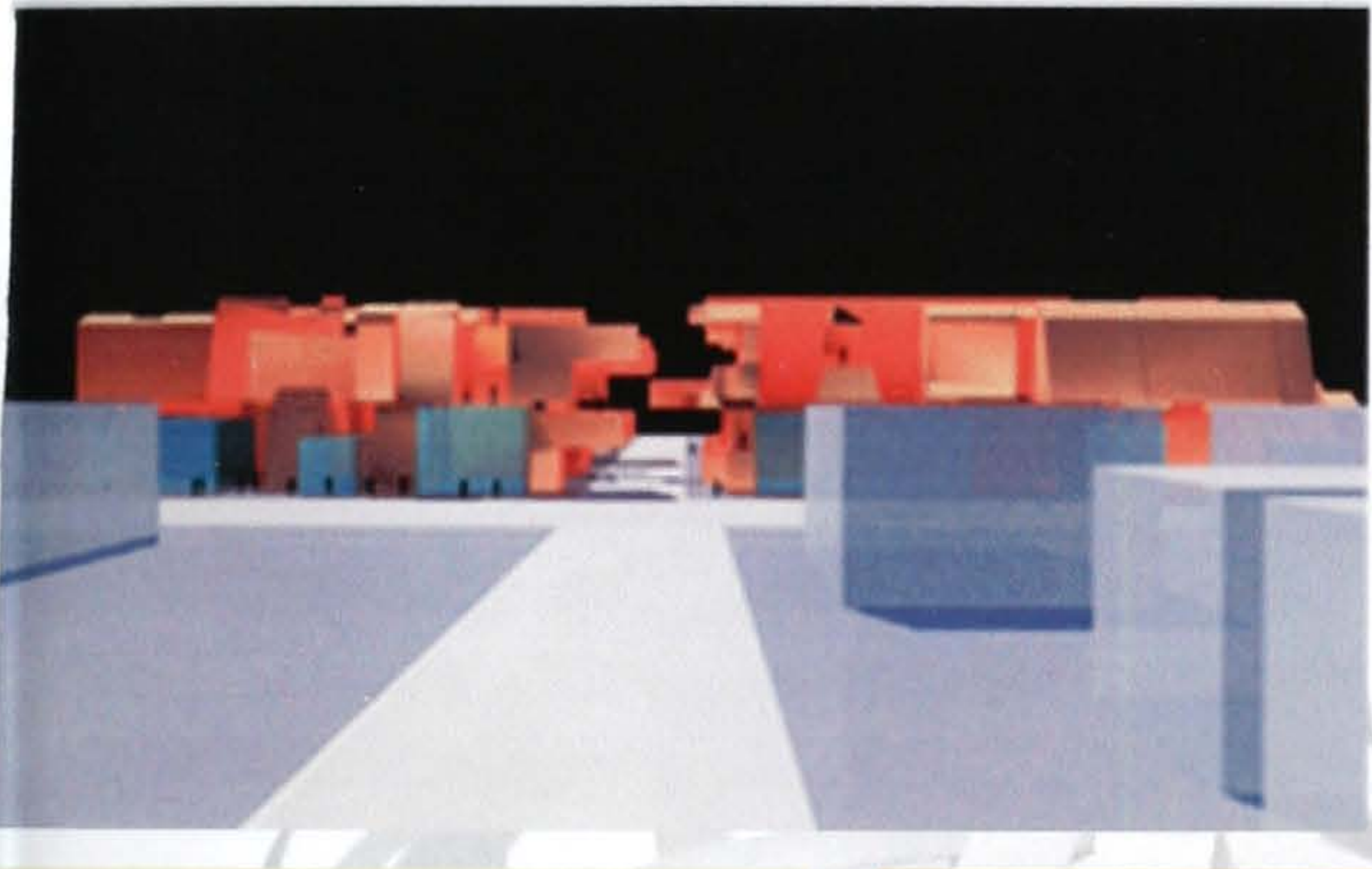
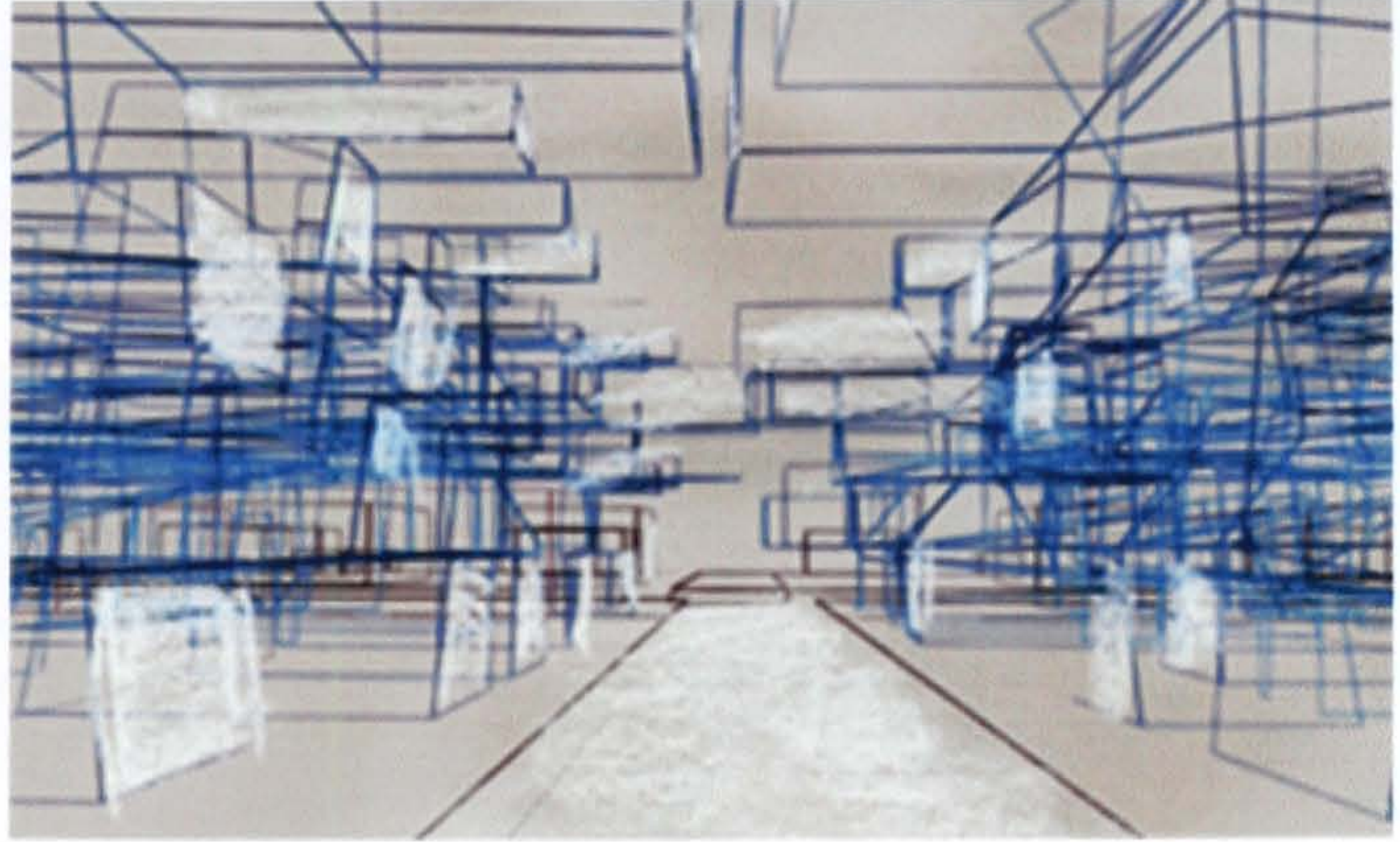
This model was created to investigate the zoomed in circumstance surrounding a string of residential development enveloped in the fabric of community.



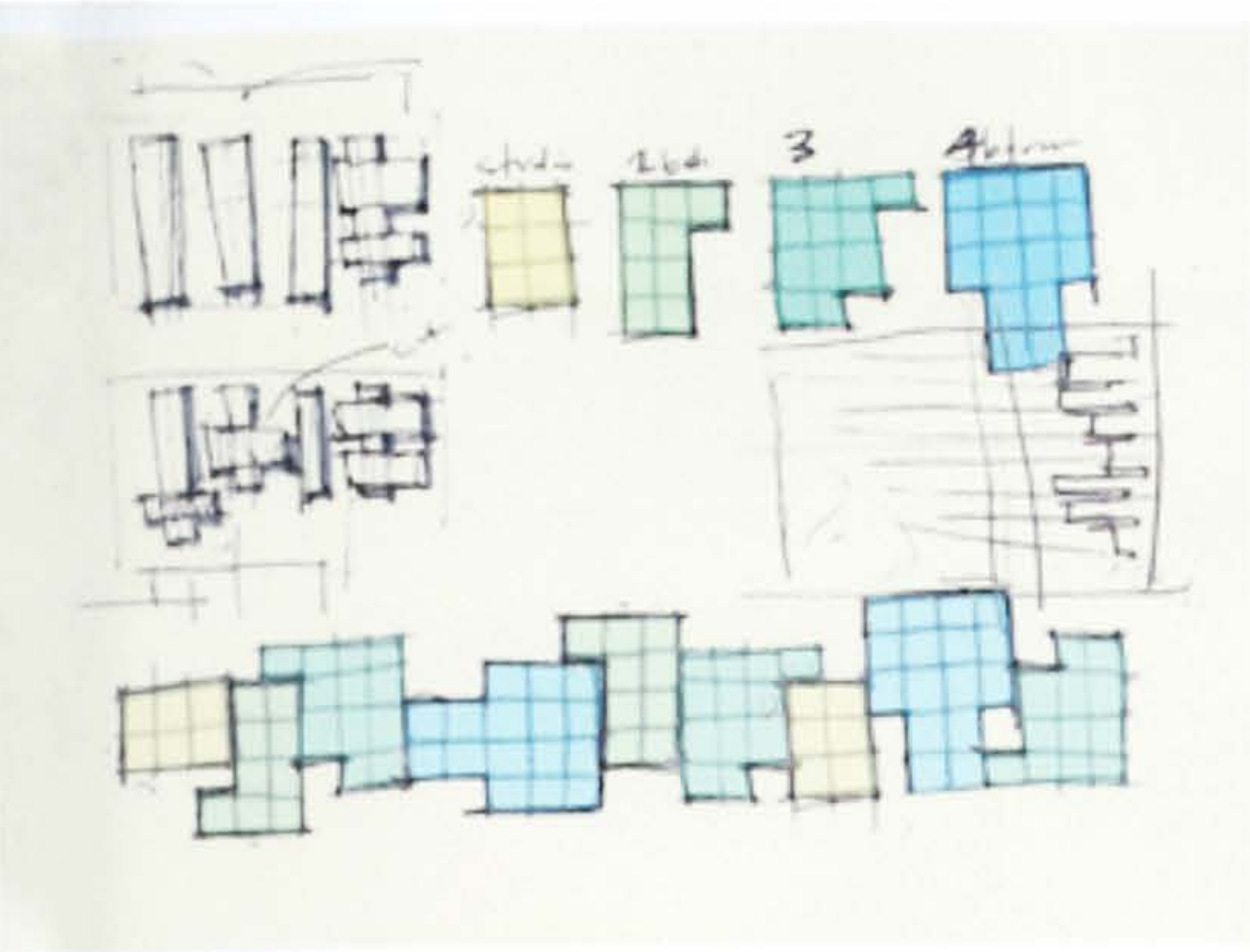
This woven model sought to explore the termination of the woven project at the street's edge, with the layered tape acting as the street, the brown paper acting as the residential development, and blue as the thread of community woven through.



77 COMPUTER MASSING MODELS

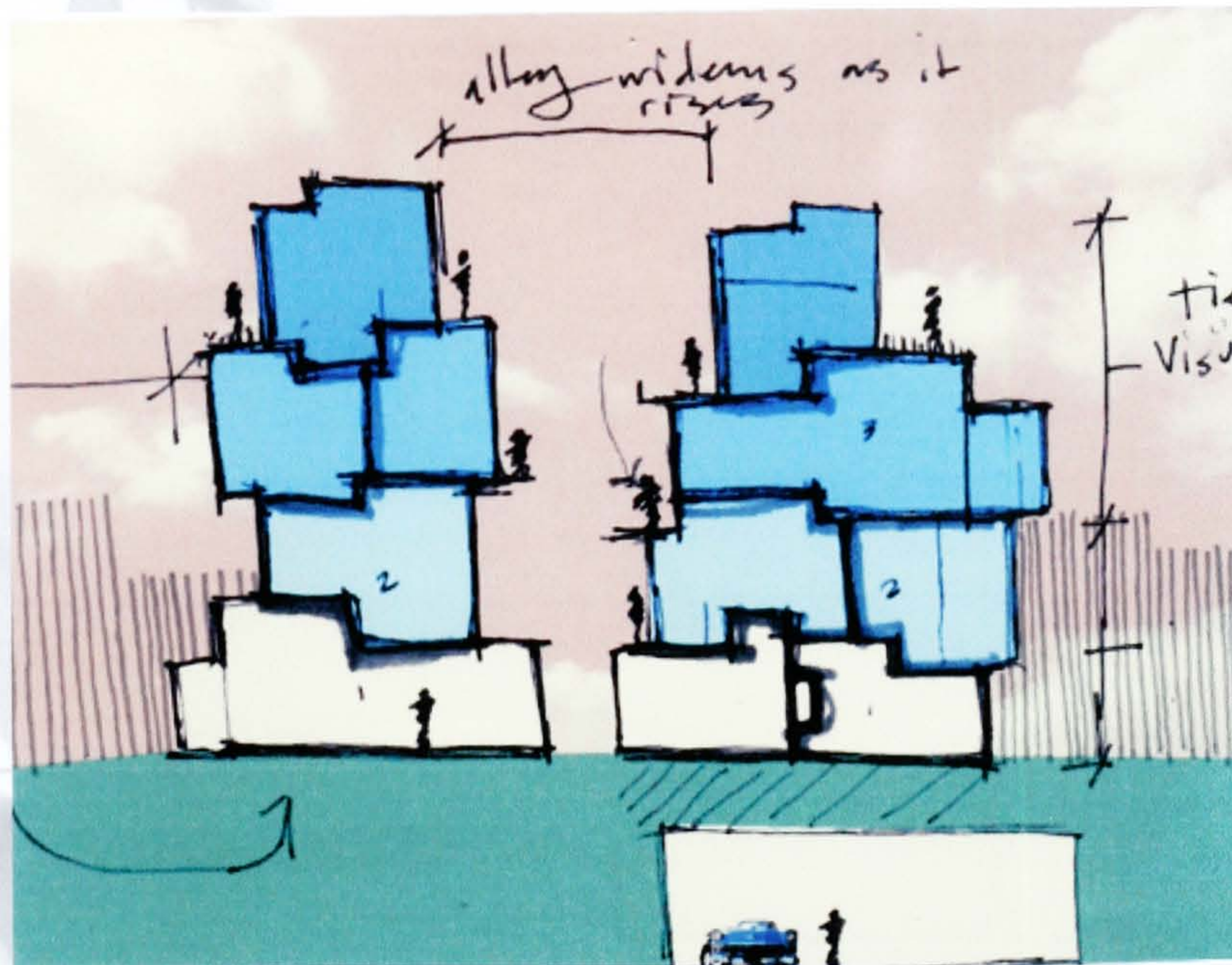
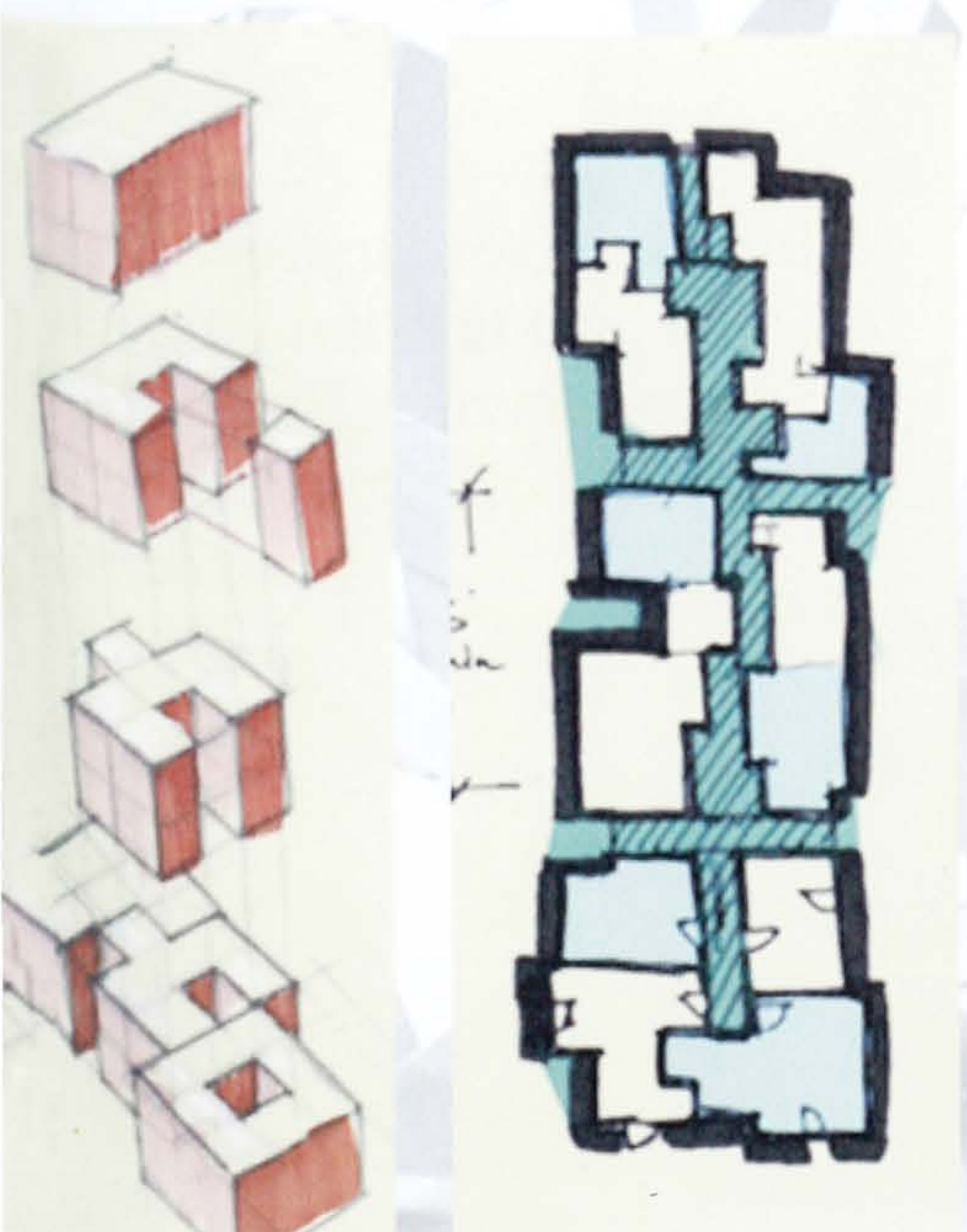


78 PRELIM STUDIES

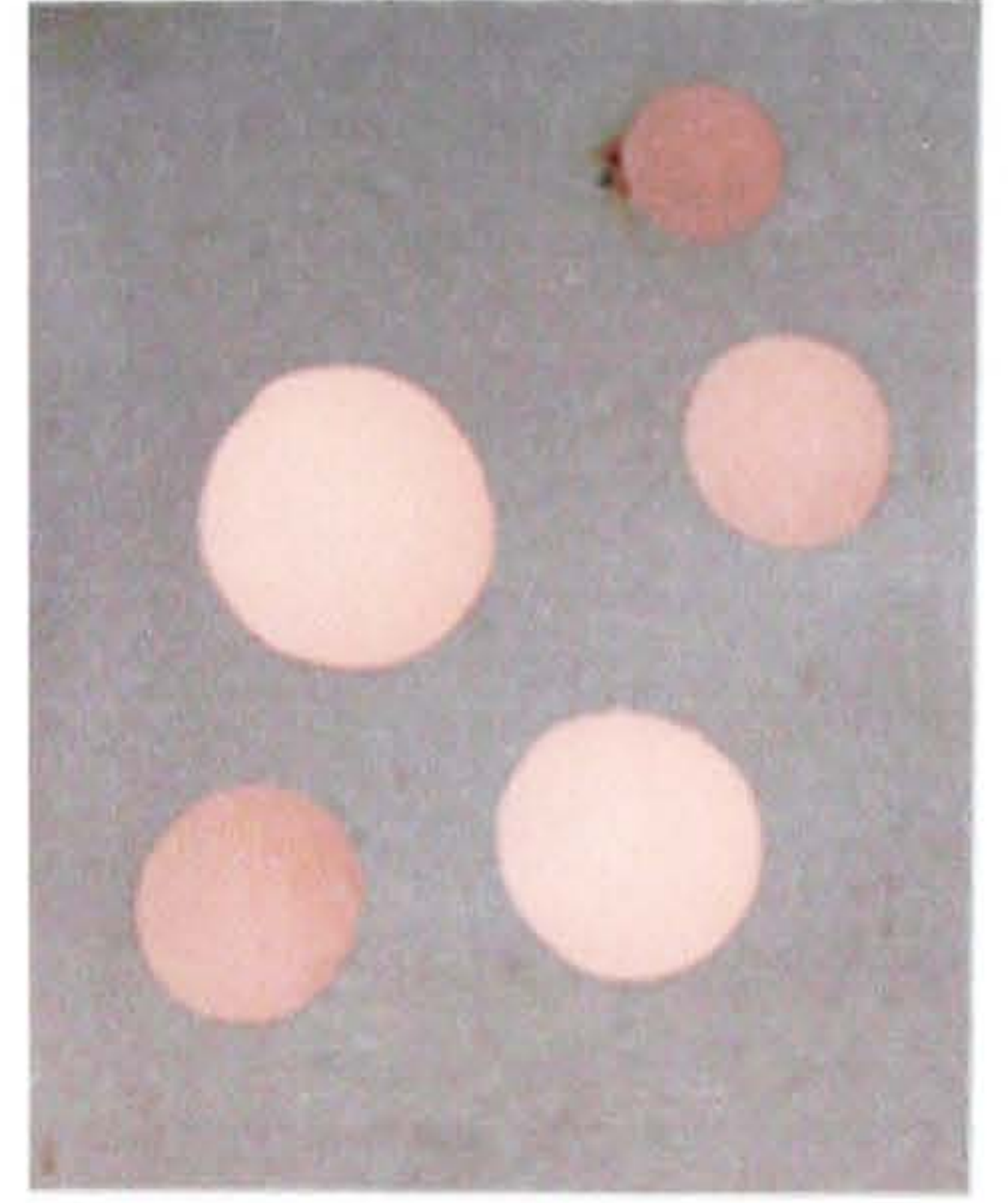
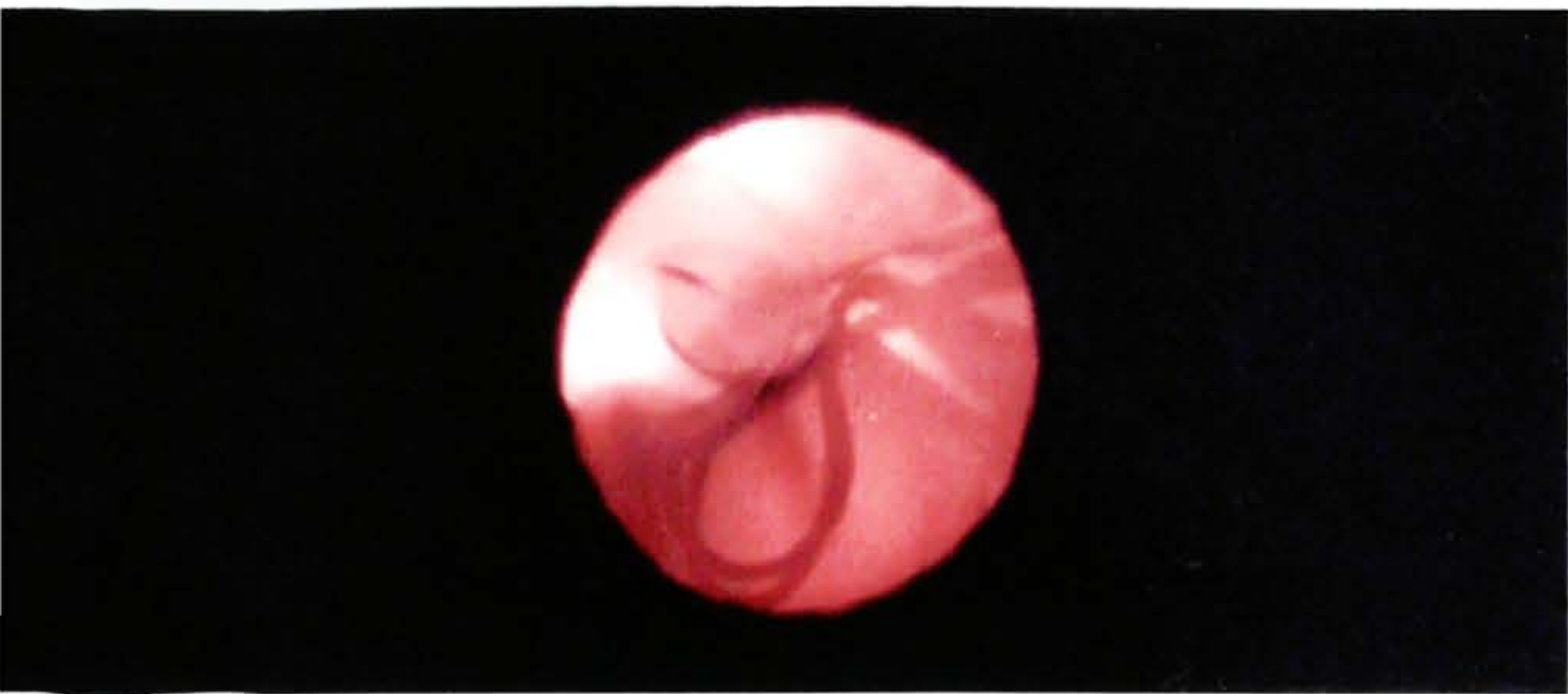


SKETCHES AND MODELS

THESE digital sketches and models were created to depict circumstances that I would like to see occur within the development. I focused on community and integration through unit development.

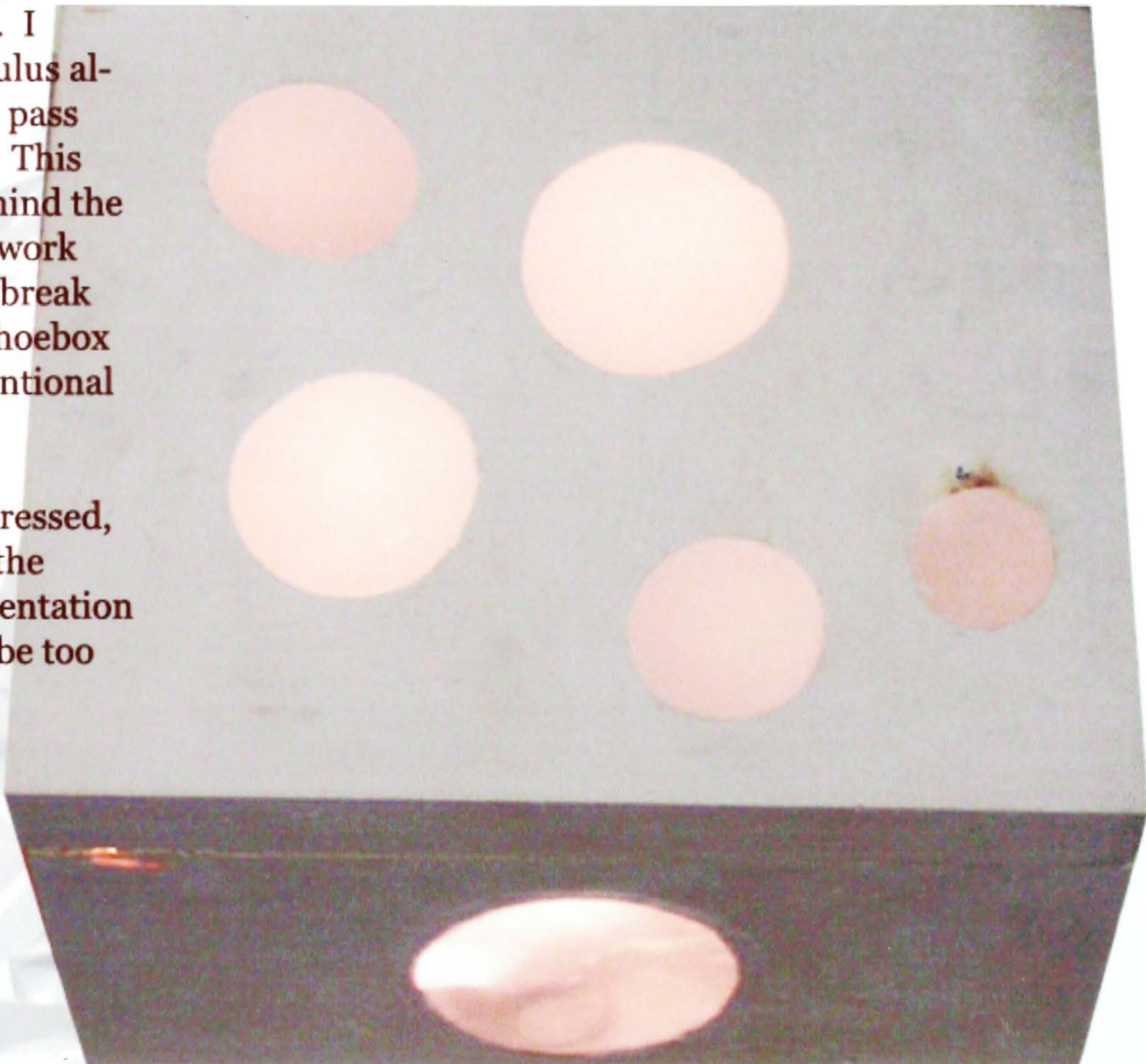


79 LIGHT MODEL

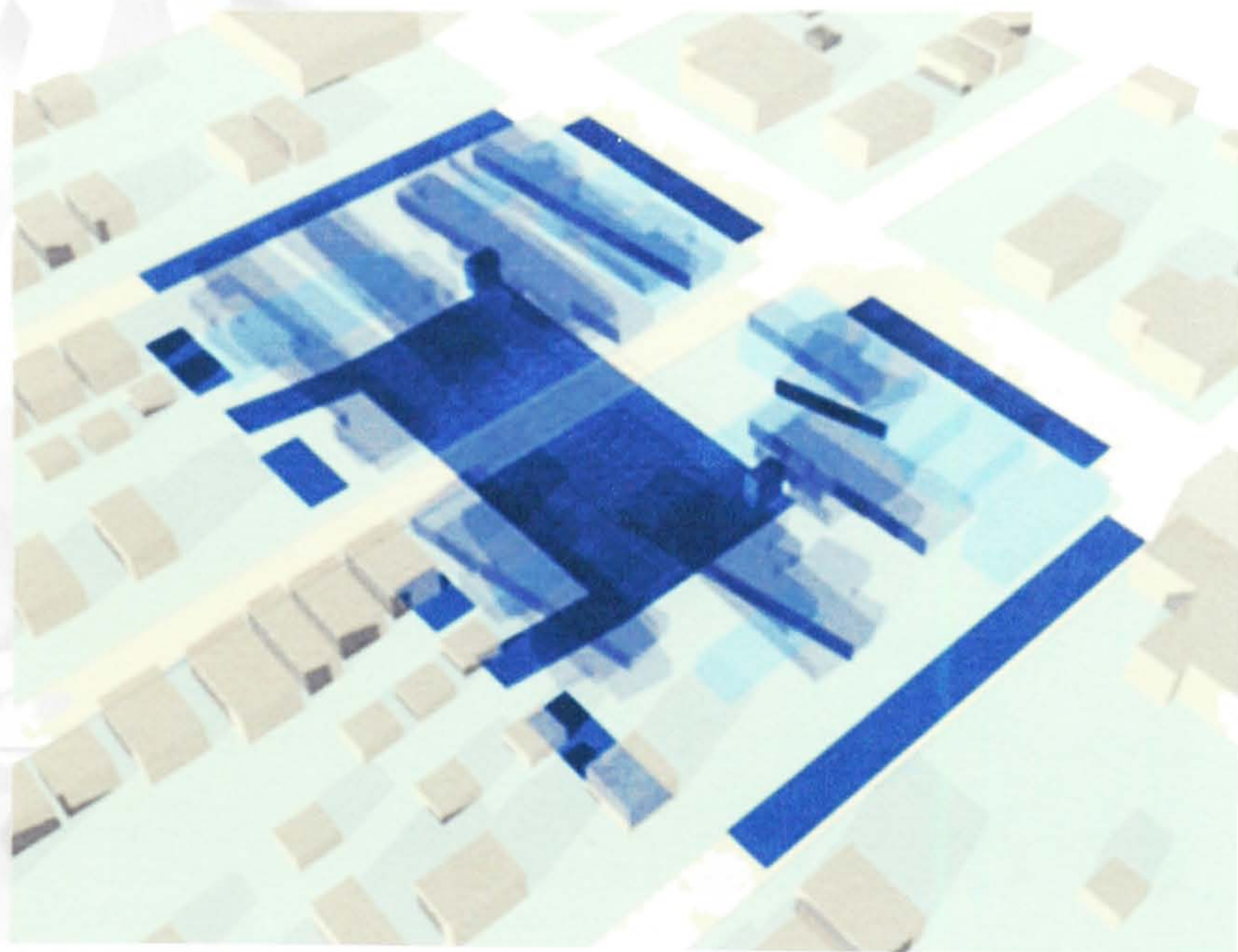
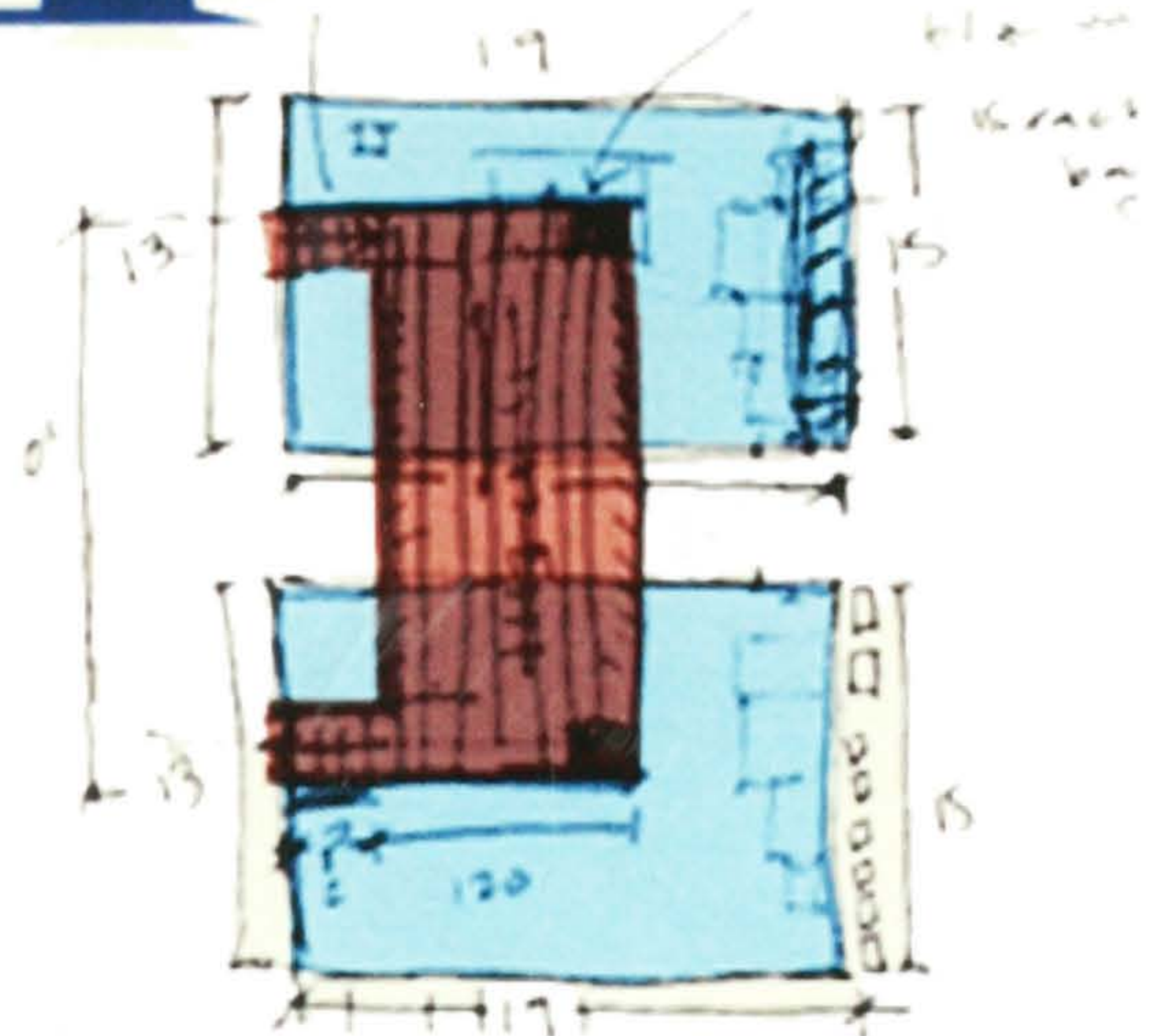


THE light model began as an idea concerning the opacity of the wall. I imagined these oculus allowing shadows to pass by, but not sound. This would serve to remind the inhabitants of the work around them, and break down the typical shoebox mentality of conventional living.

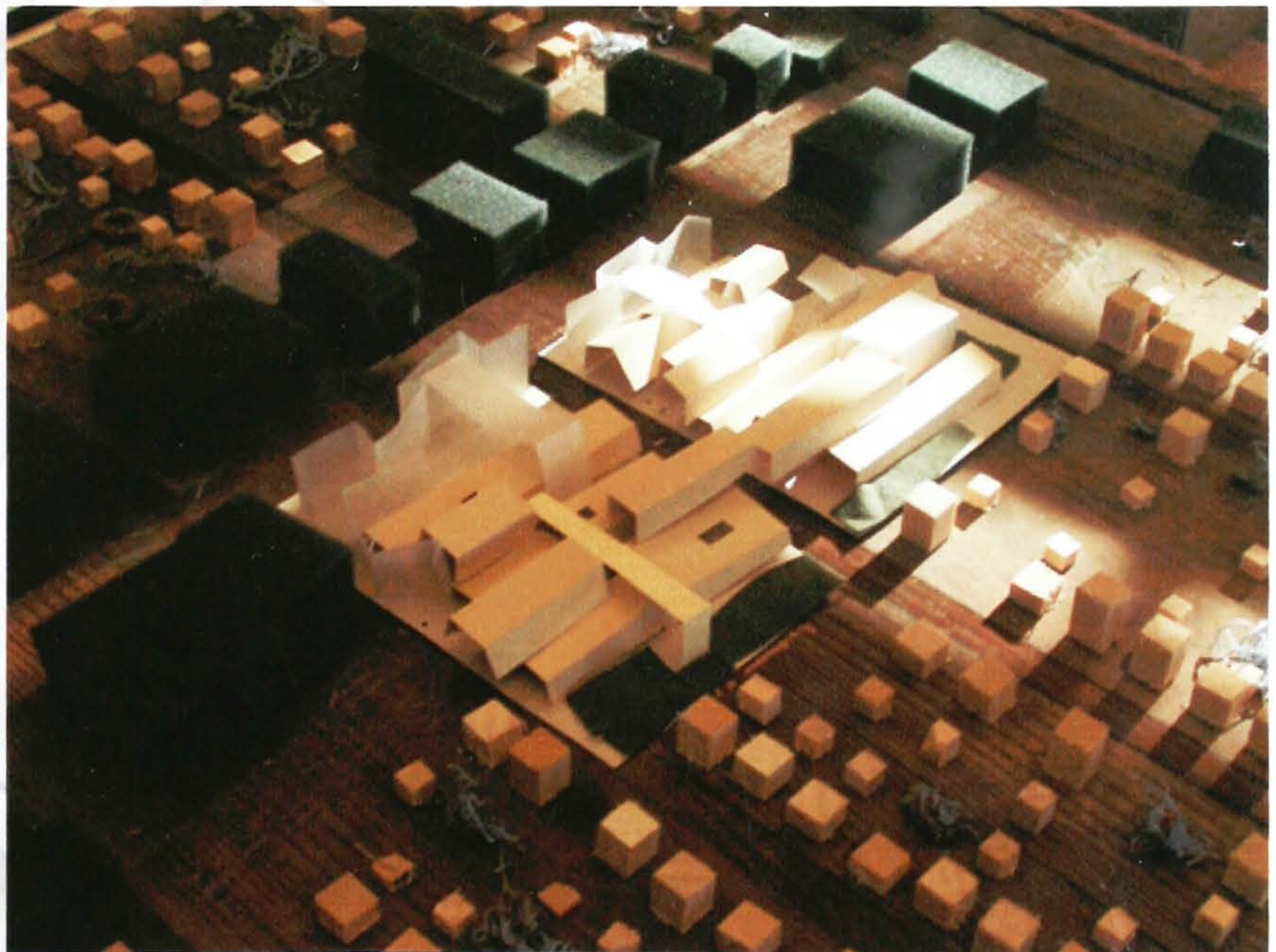
As the design progressed, though, I felt that the quite literal representation of this idea would be too intrusive.

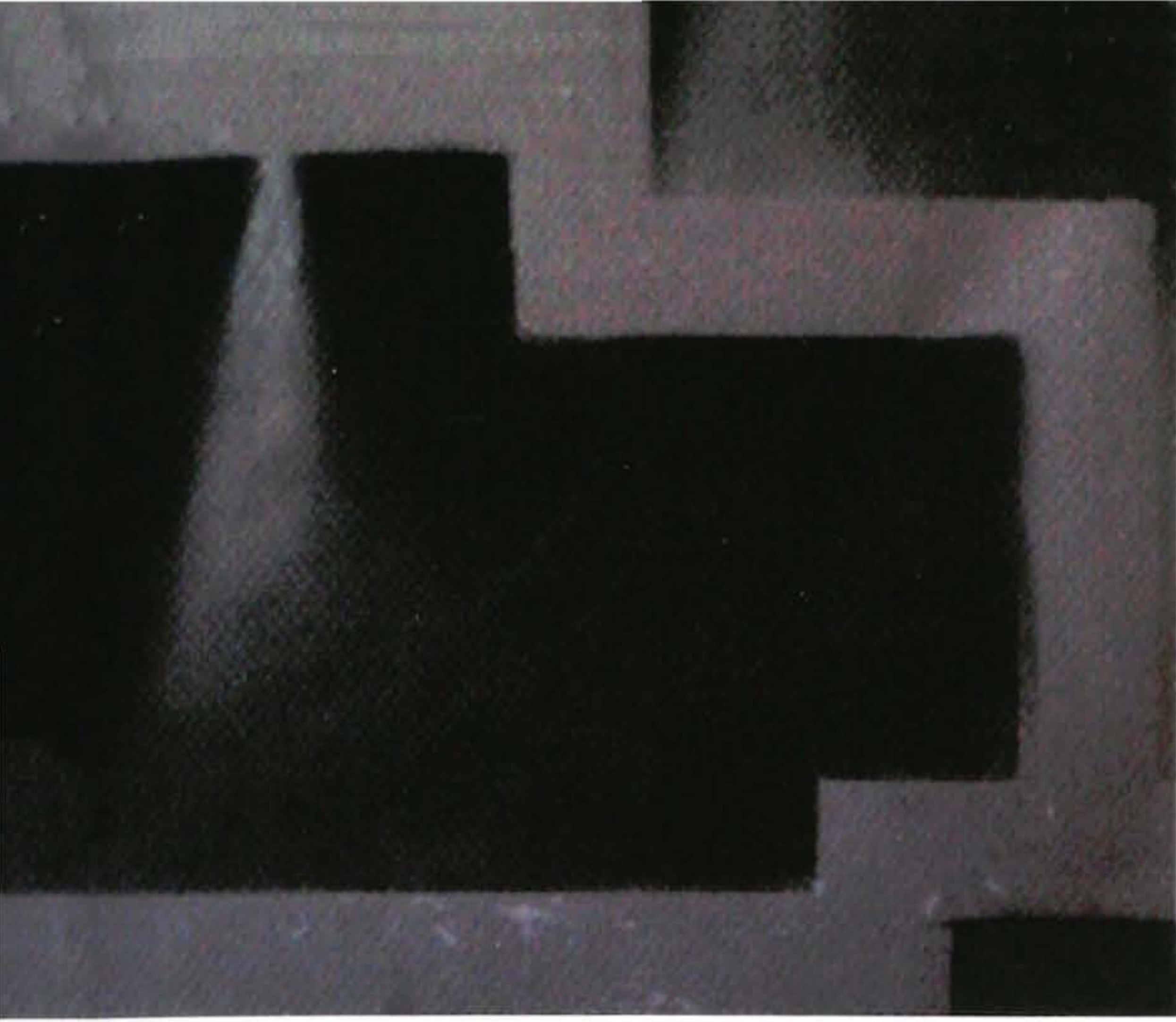


PRELIMINARY parking was explored as a parking garage under the residential units, but square footage necessary for access to an underground garage took too much away from the overall site. It was possible to accommodate the 170 spaces on the surface.

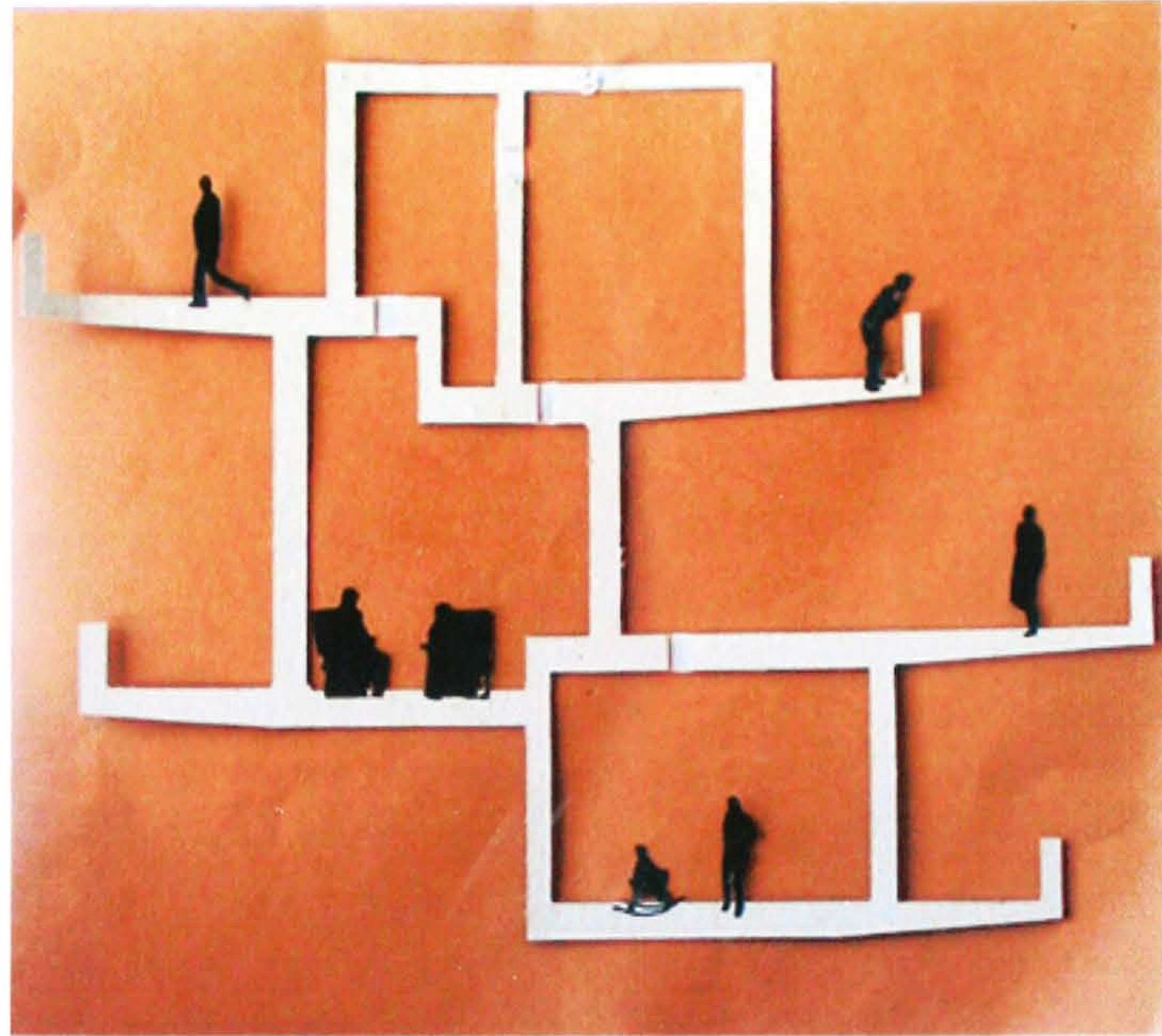


THESE preliminary models sought to work from the past sketch models to create a form that would illustrate the ideas of weaving the residential with the community spaces. In these examples, I was toying with the ideas of enclosed, but shared green spaces punctuating the bars of residential development.





THESE early section studies attempt to reconcile the idea of the previously mentioned light study, and further push the shifting floor planes, indoor/ outdoor balconies, and interaction.

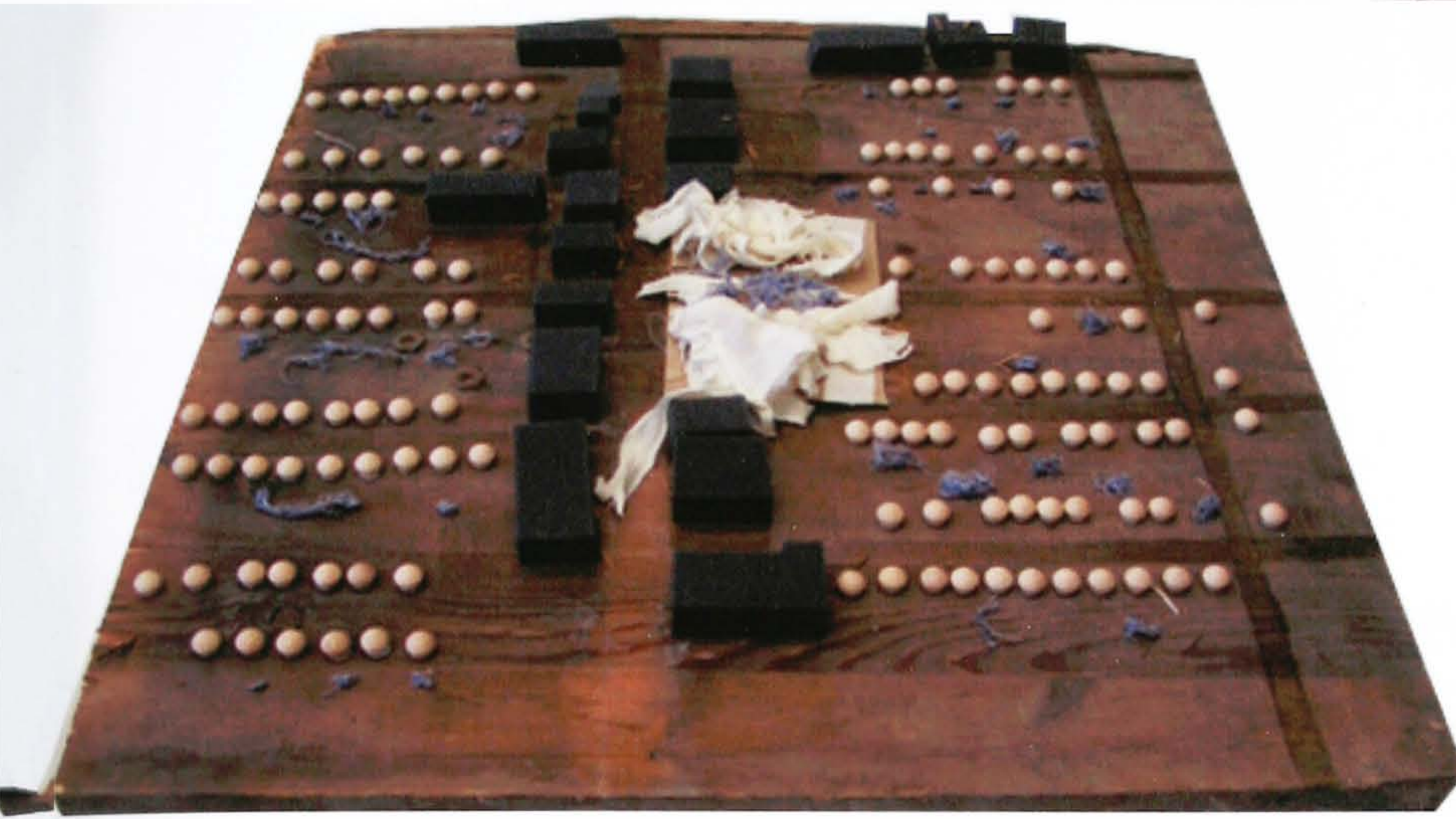


**SECTION
& MODEL
CHARETTES**



84

SKETCH CHARENTE



THIS charette model was created to focus on the ideas of form and seam, and to explore the notion of organically-formed architecture, with the grey string acting as the central community node.





WITH the sharp folds of Xeroxed paper, I intended on creating a form that pulled itself out of the ground, engaging itself spatially with its surroundings. The result was a form far too severe.



86

SKETCH CHARETTES

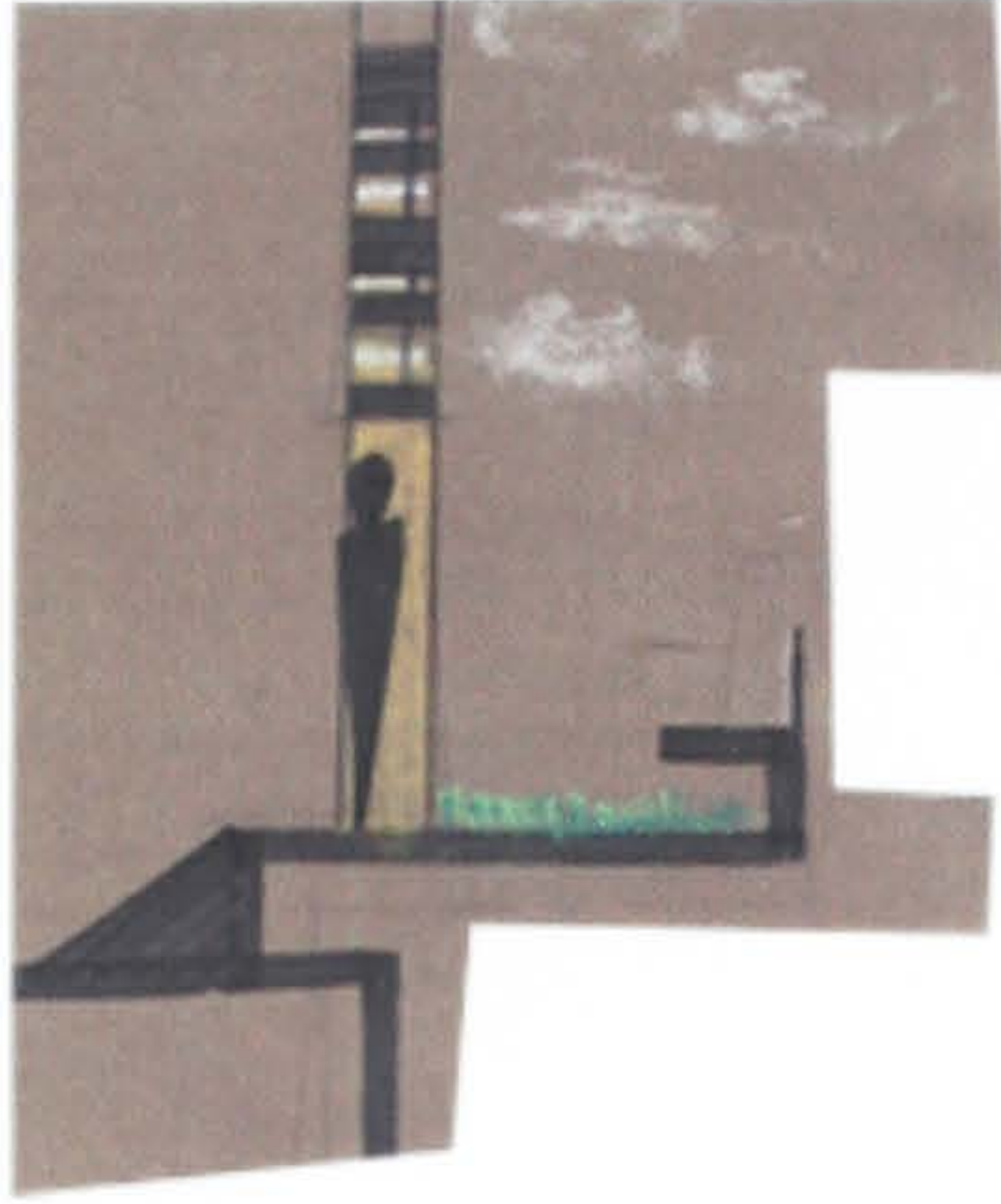
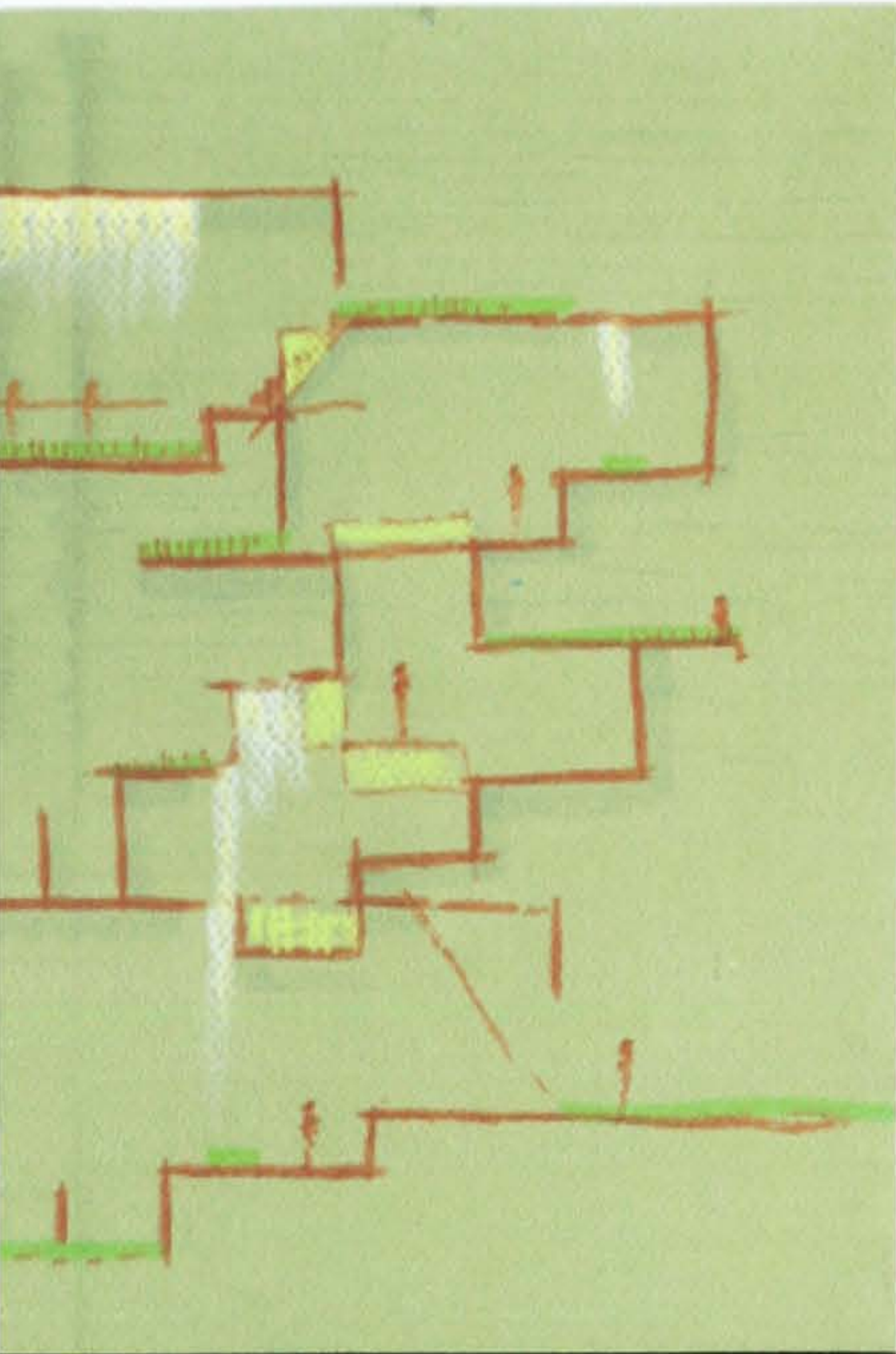


THROUGH the binding of found materials, this model seeks to physically articulate the bonds of the community, across age, race, and financial parameters.

Unfortunately, the result is an obnoxious mish-mash that looked about as powerful in the garbage can as it did on the site model.

87 SKETCH MODELS

THE drawings from this section charrette were created to illustrate ideas of weaving in section, questions of scale, and ideas of light and color.



**SECTION
& MODEL
CHARENTES**

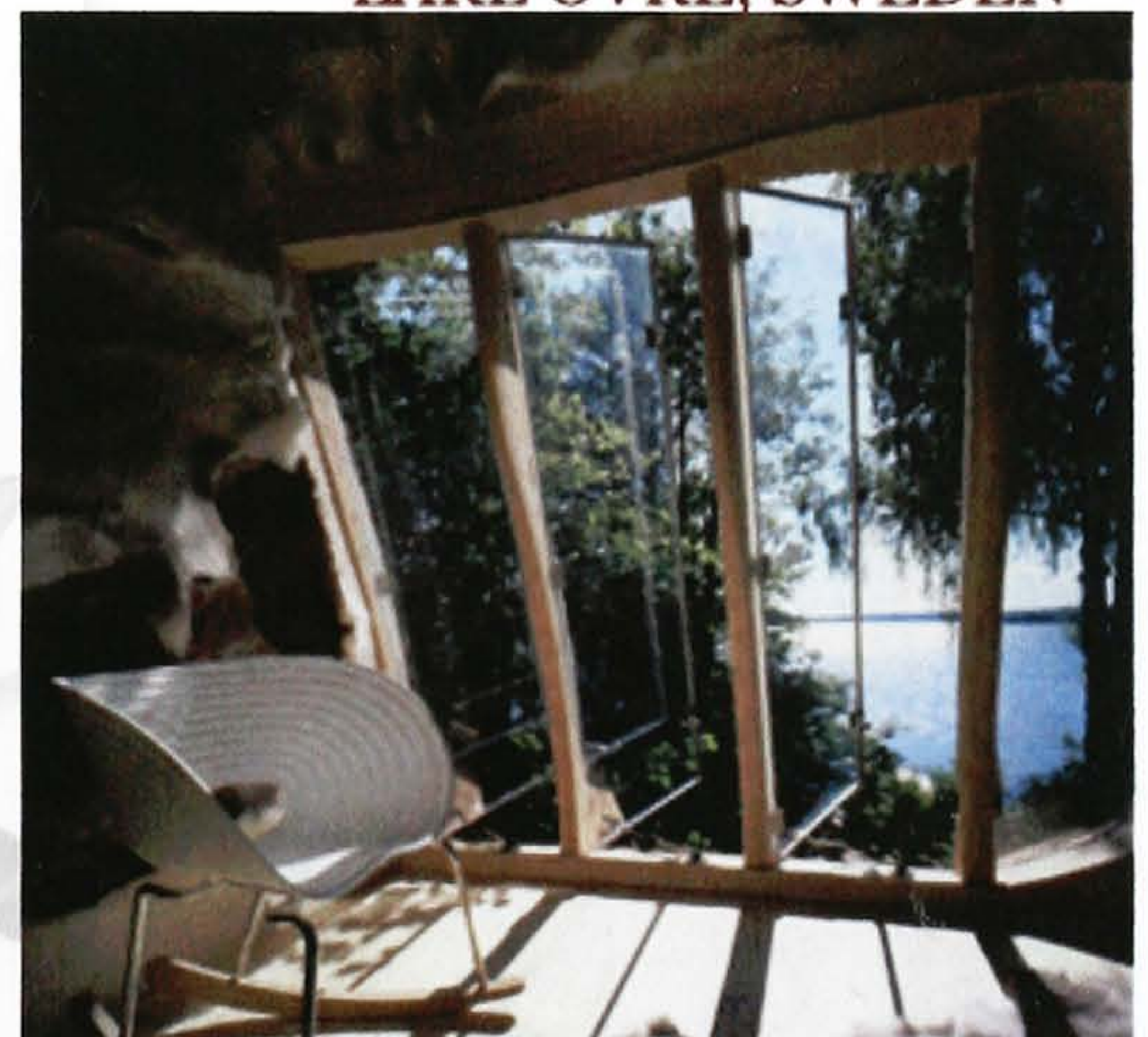




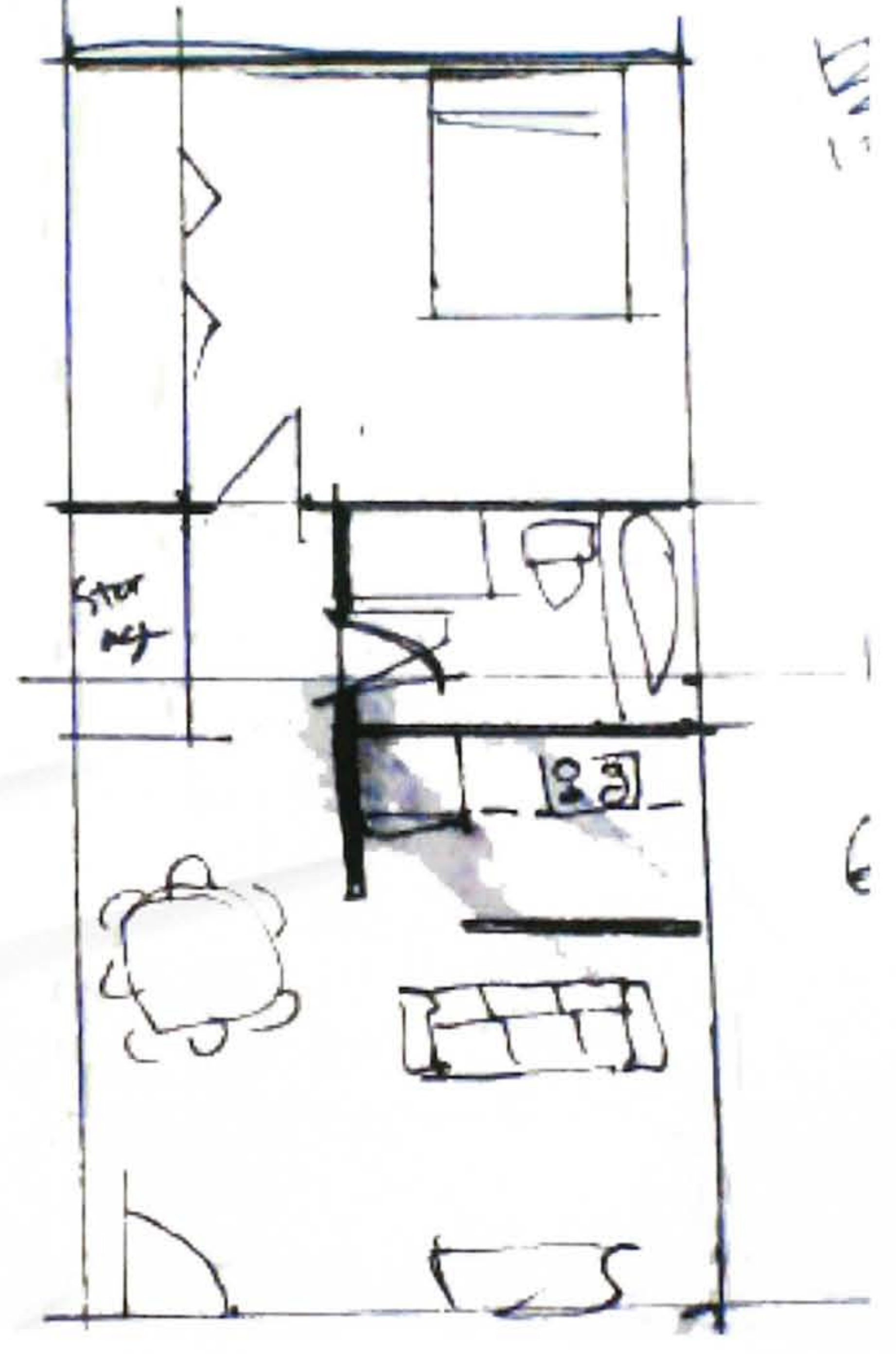
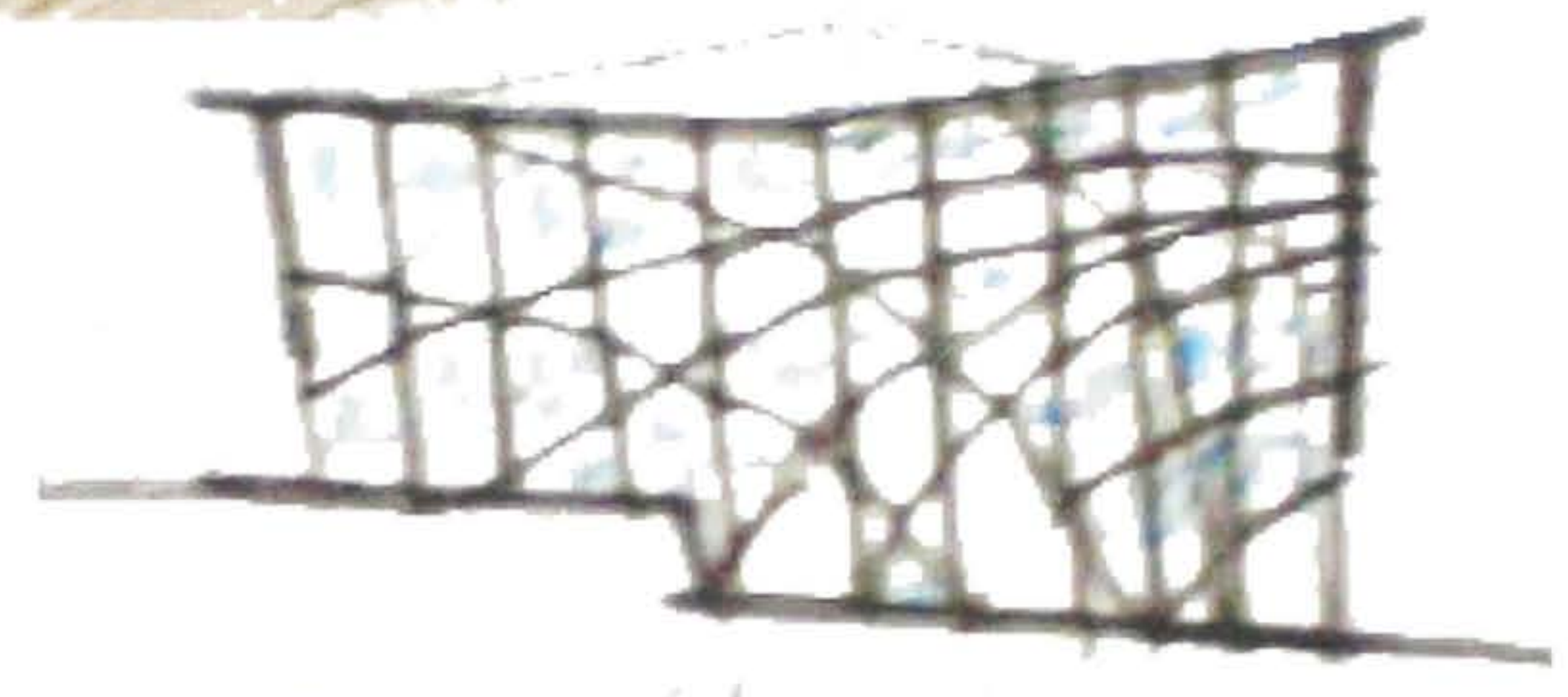
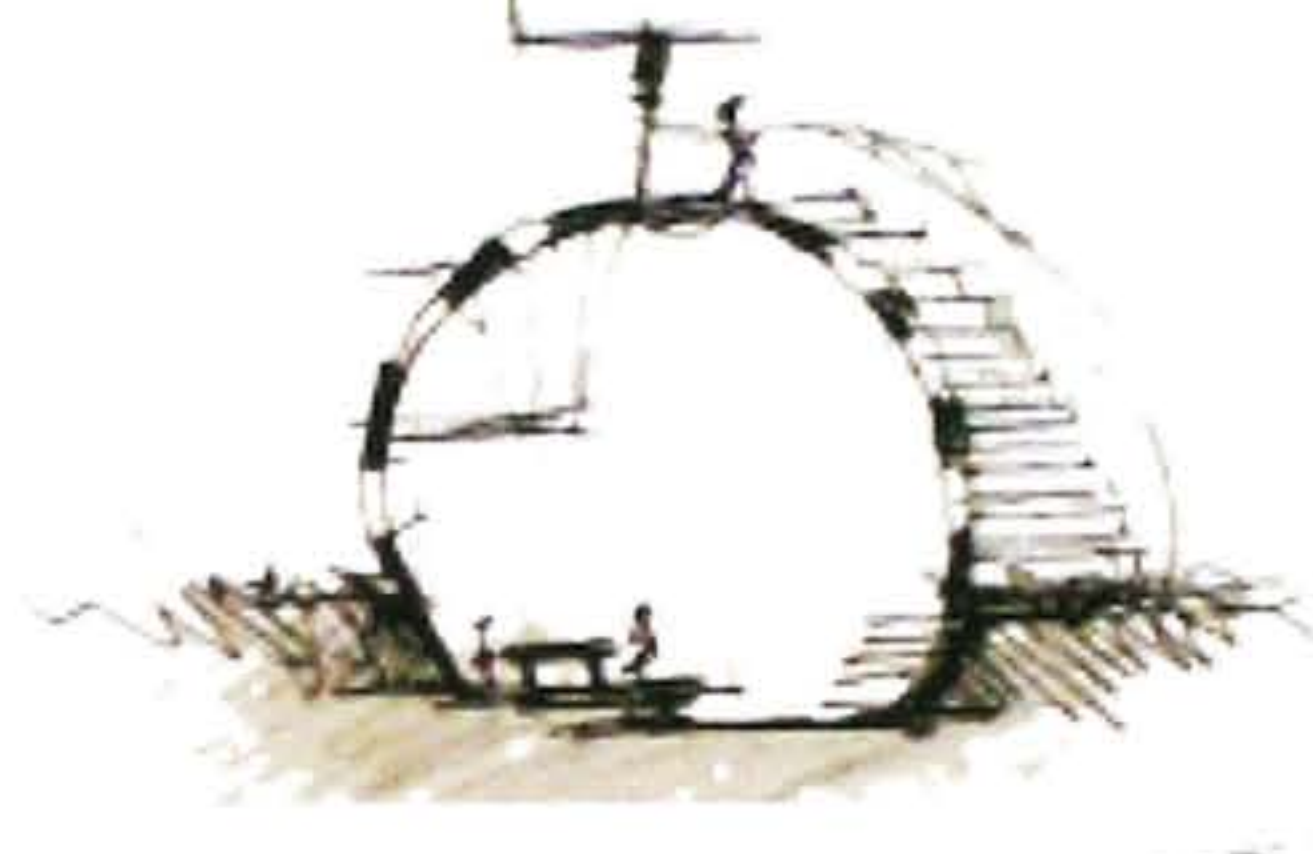
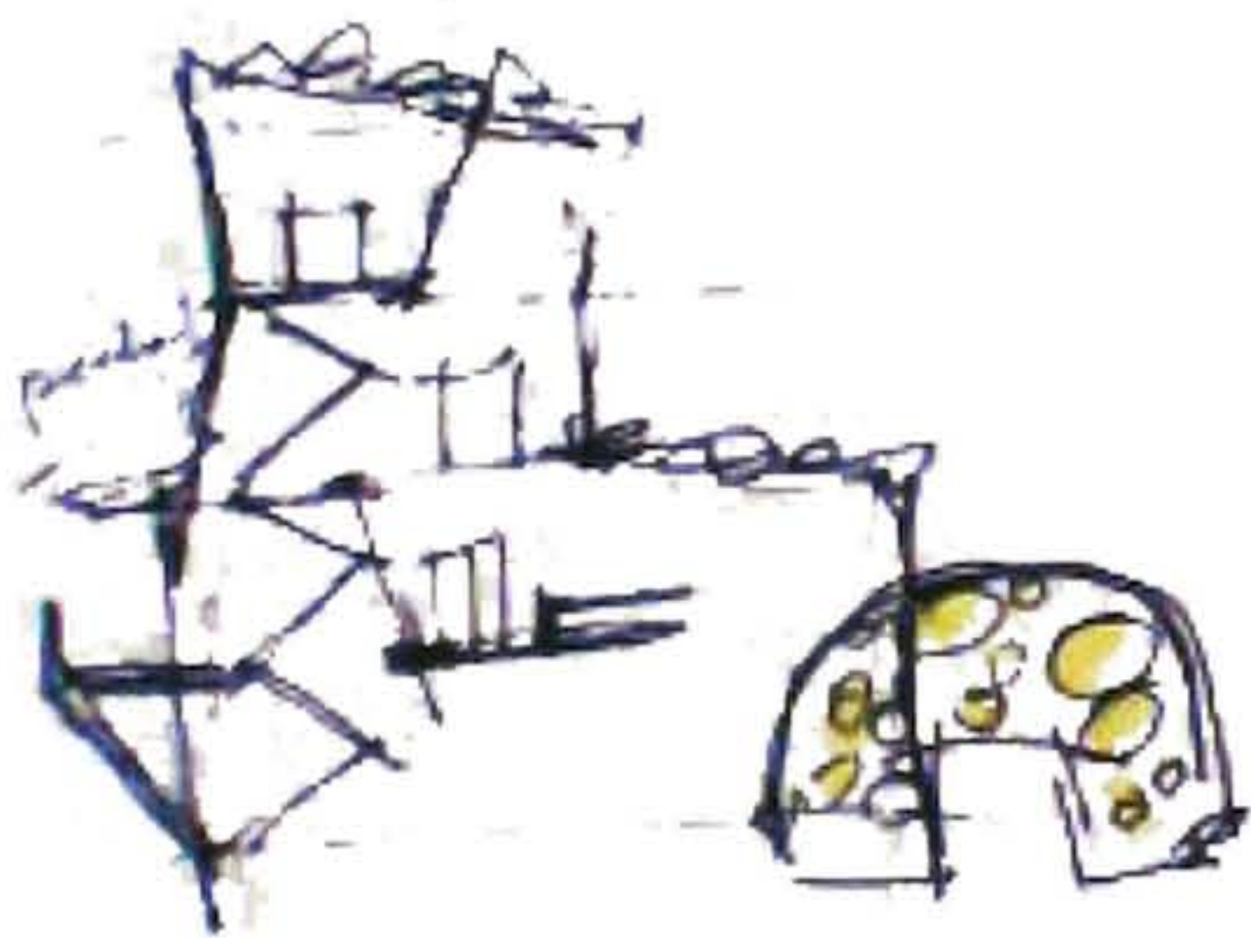
VIEWING TOWER
SOURU, FINLANDE



TELESCOPIC HEAD
DRAGSPELHASET
LAKE OVRE, SWEDEN

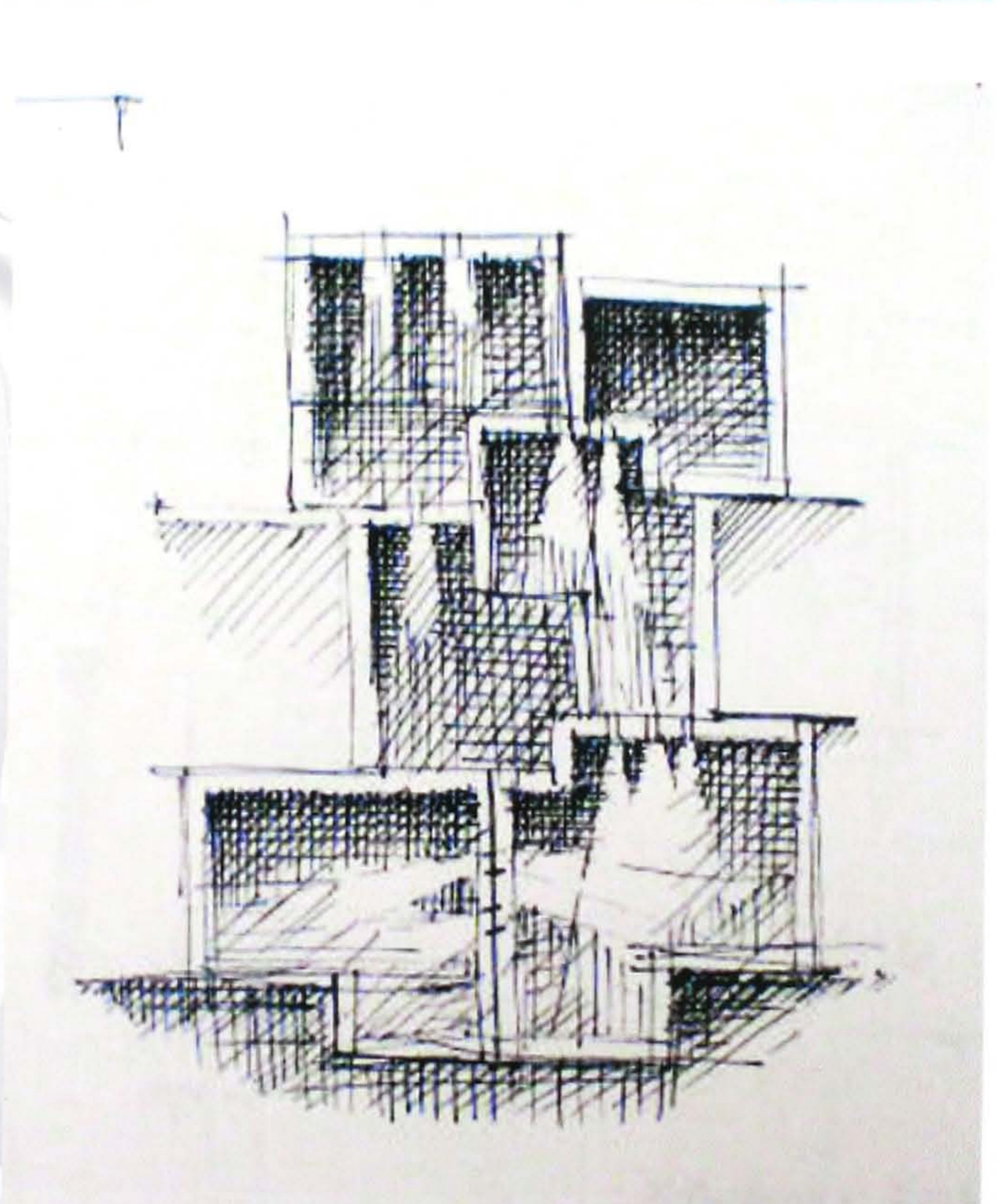
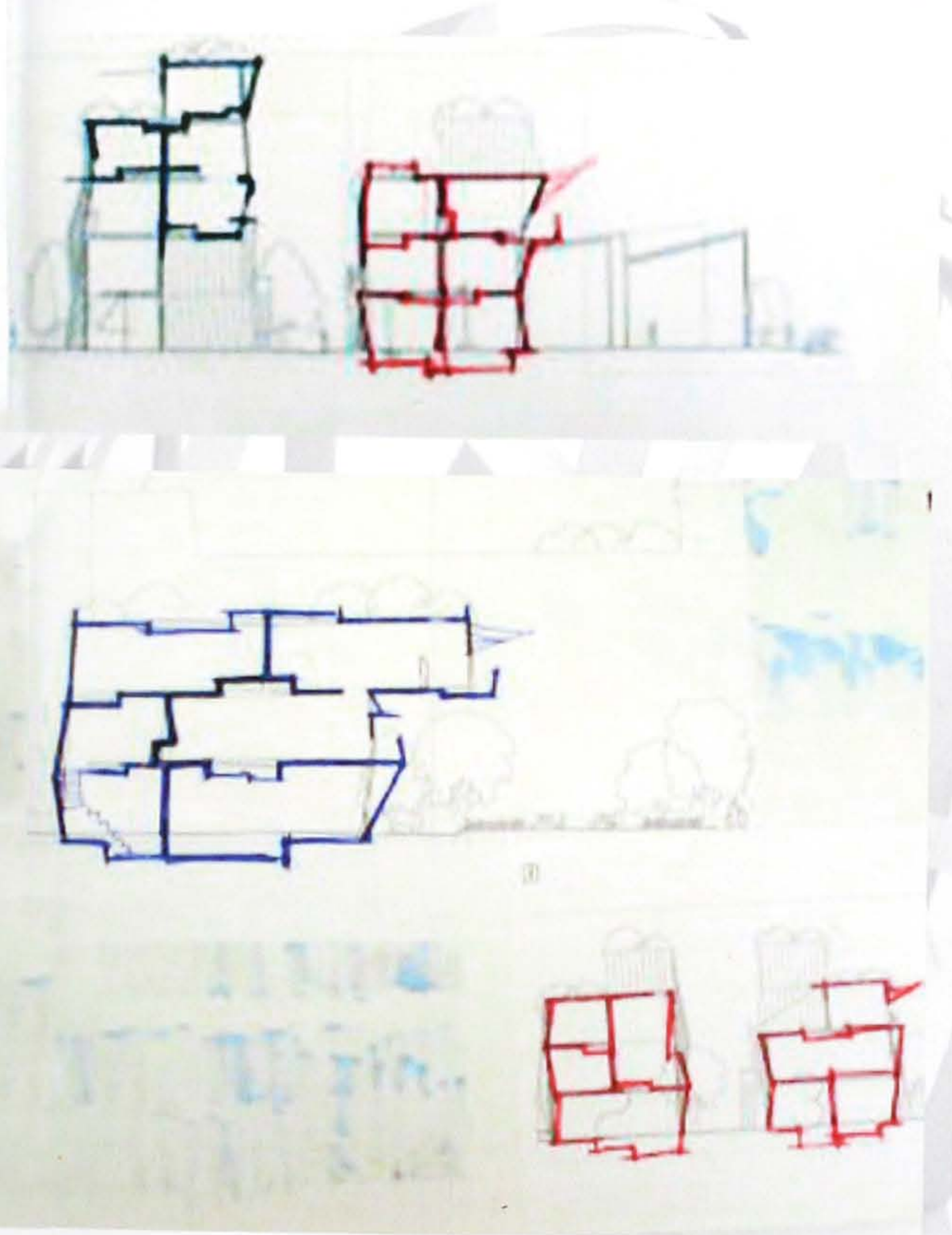
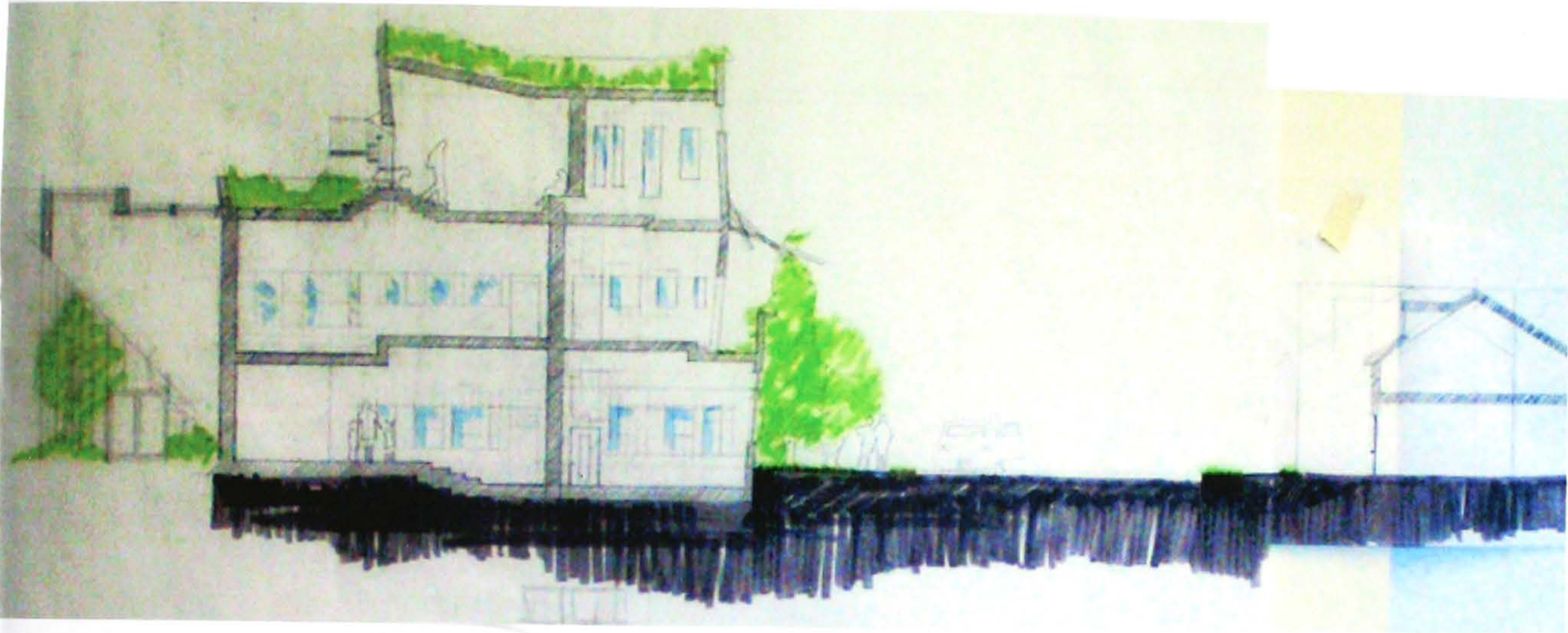
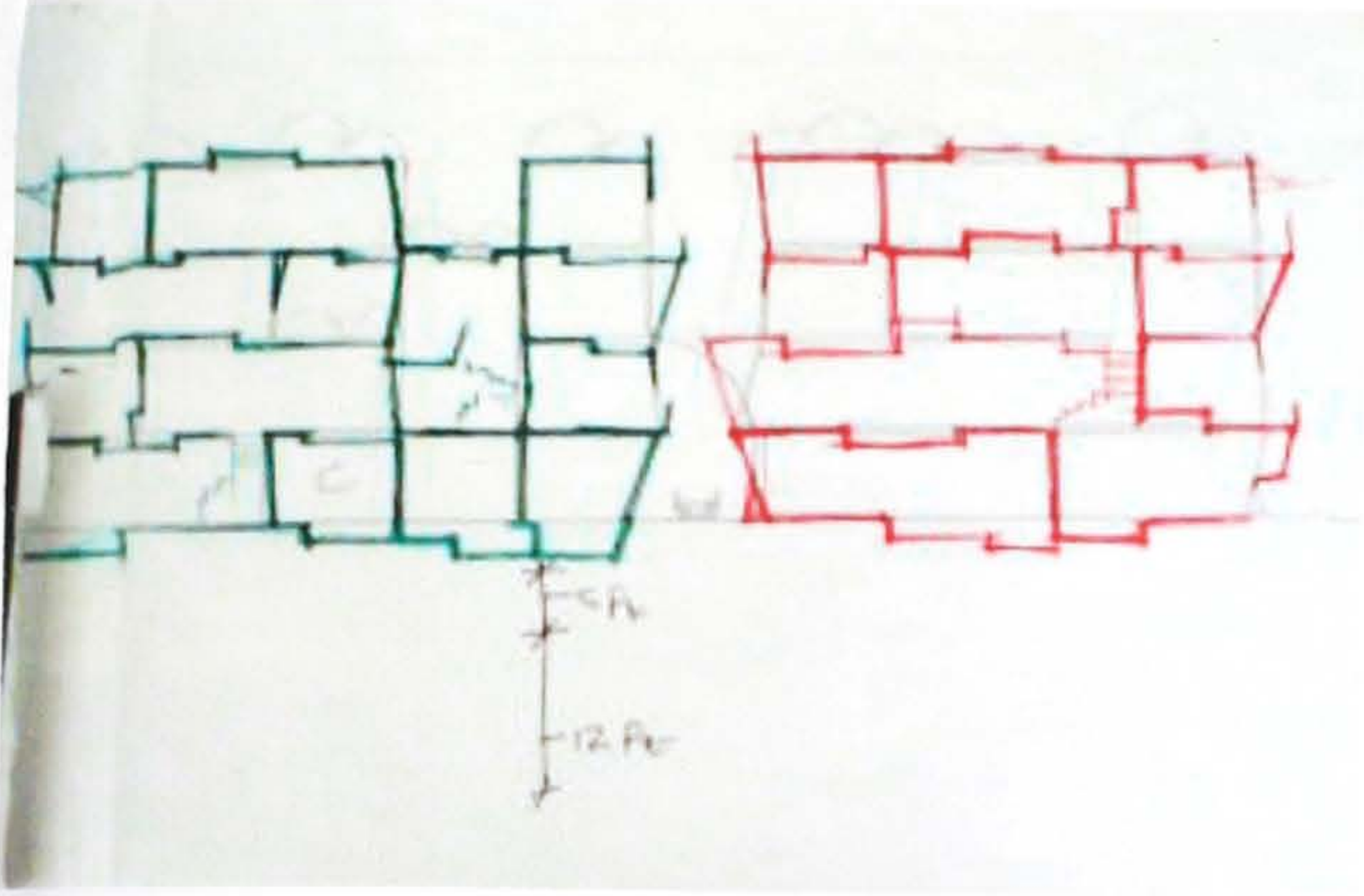


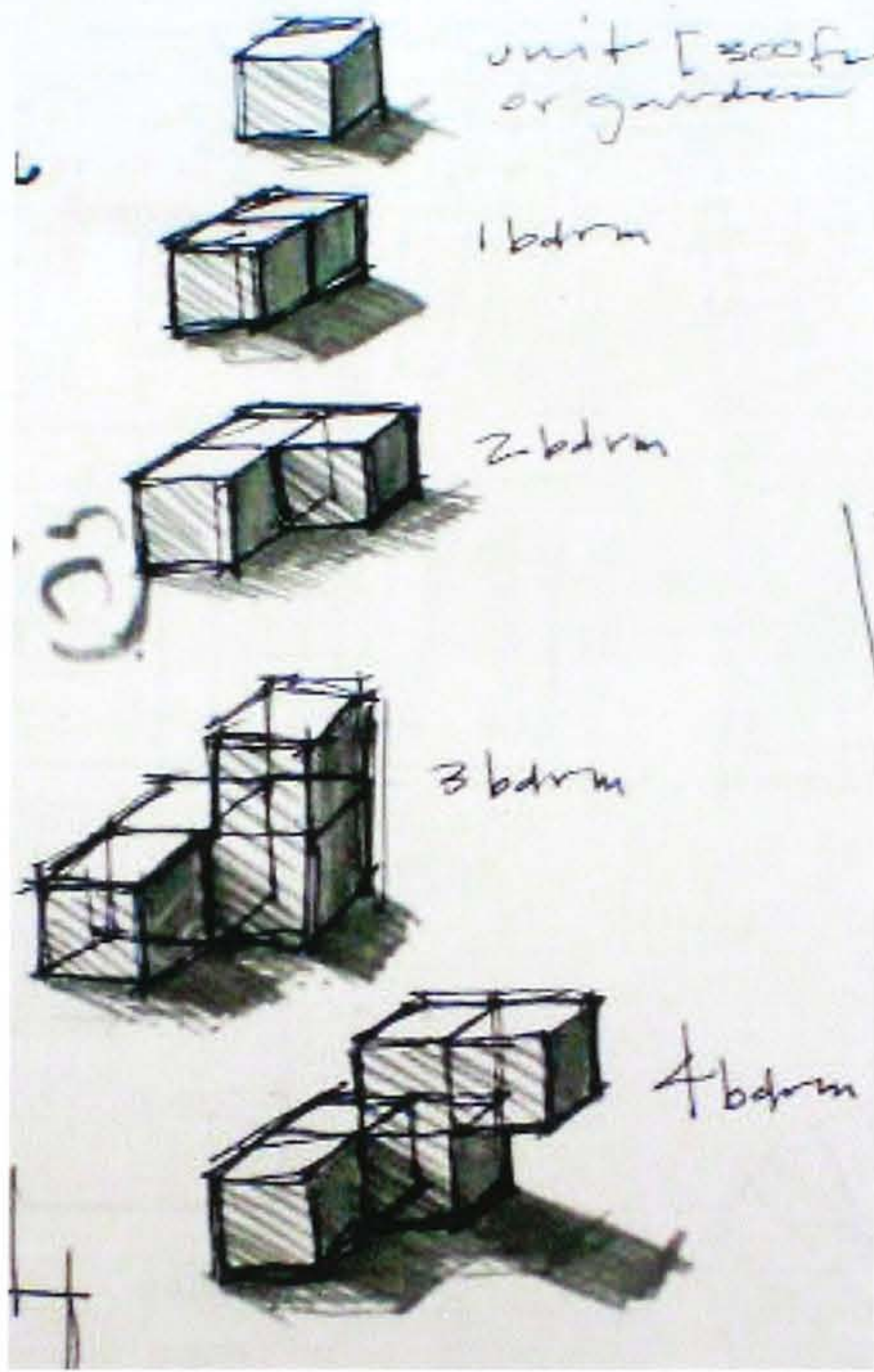
90 DESIGN DEVELOPMENT SKETCHES



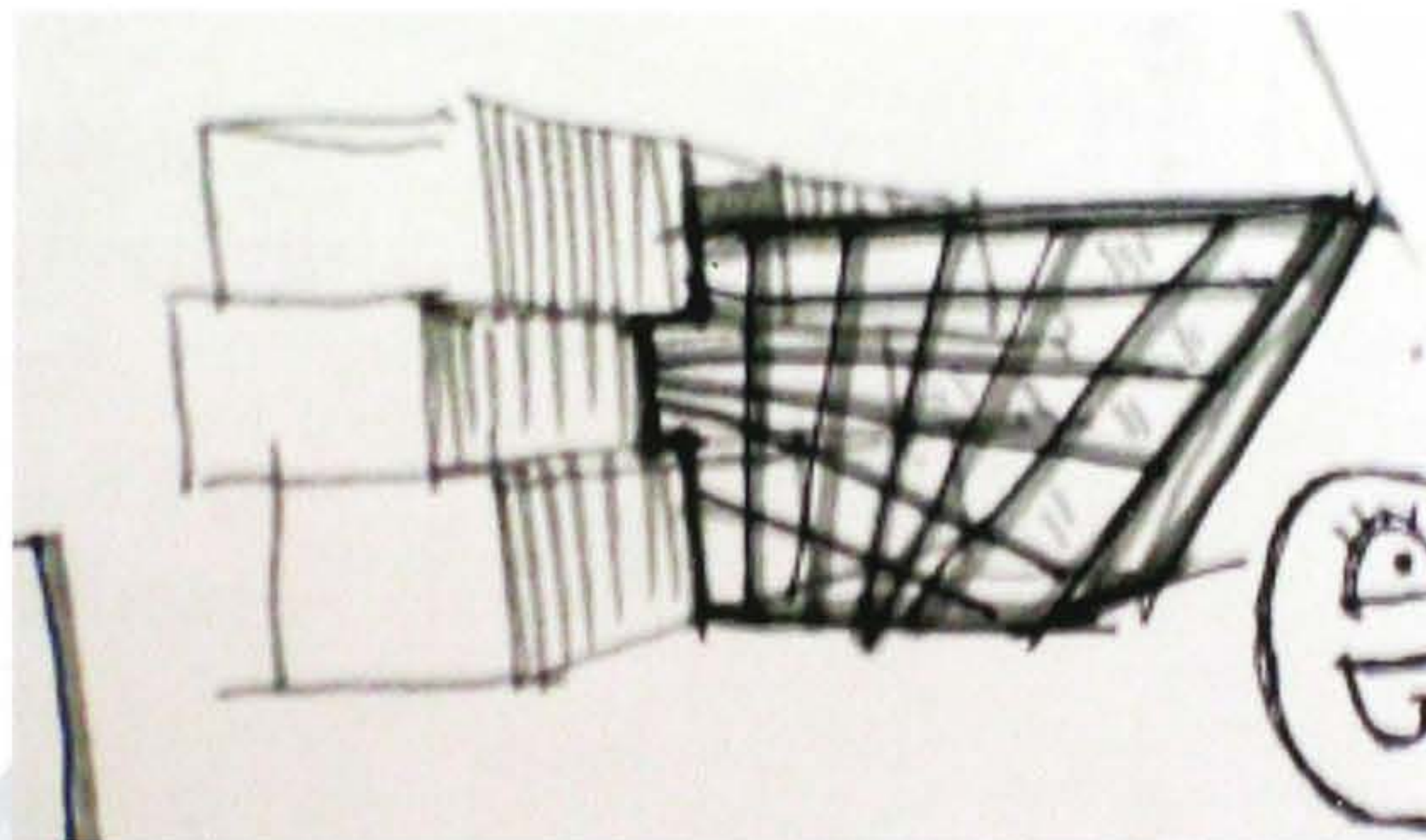
91

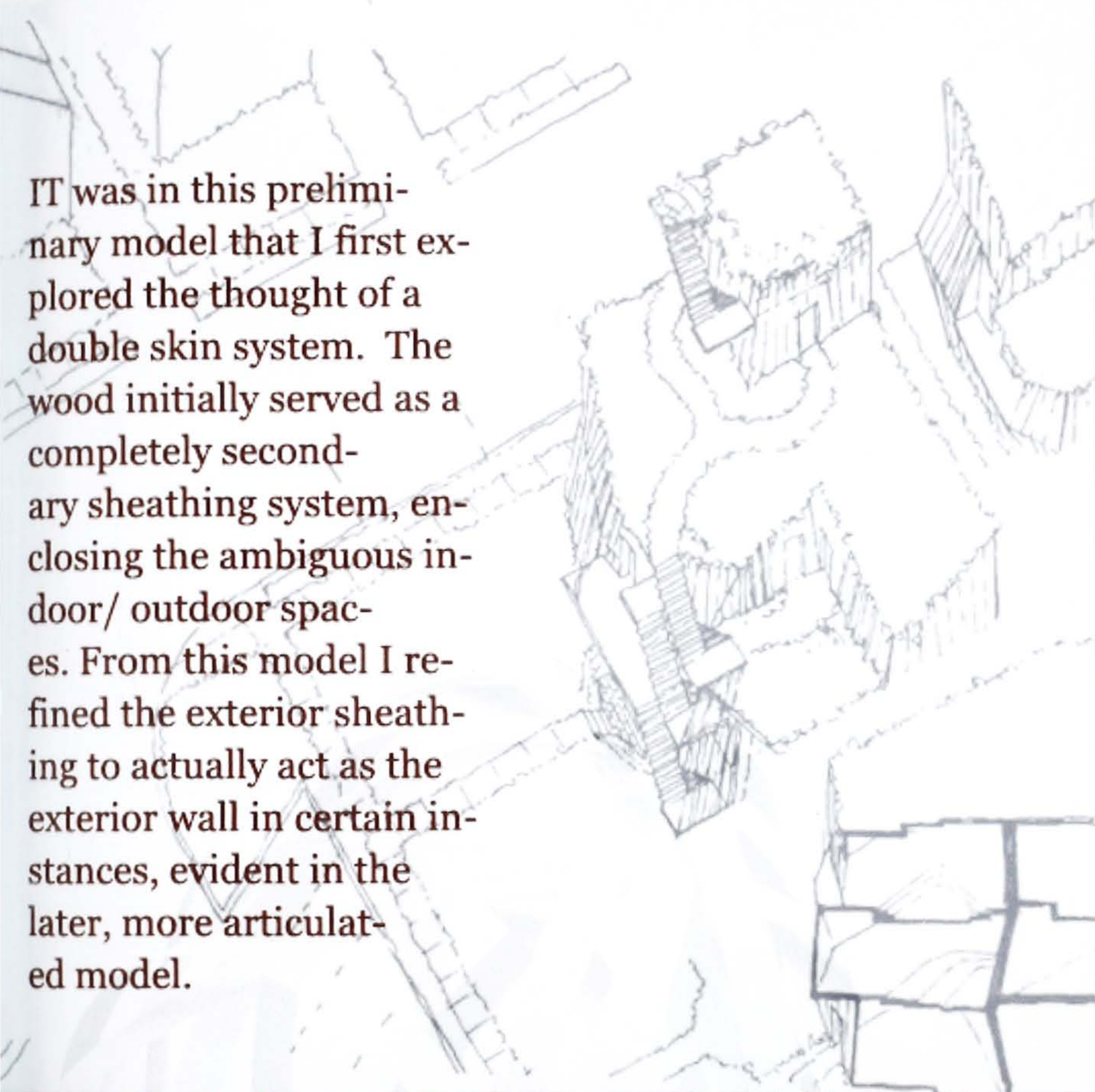
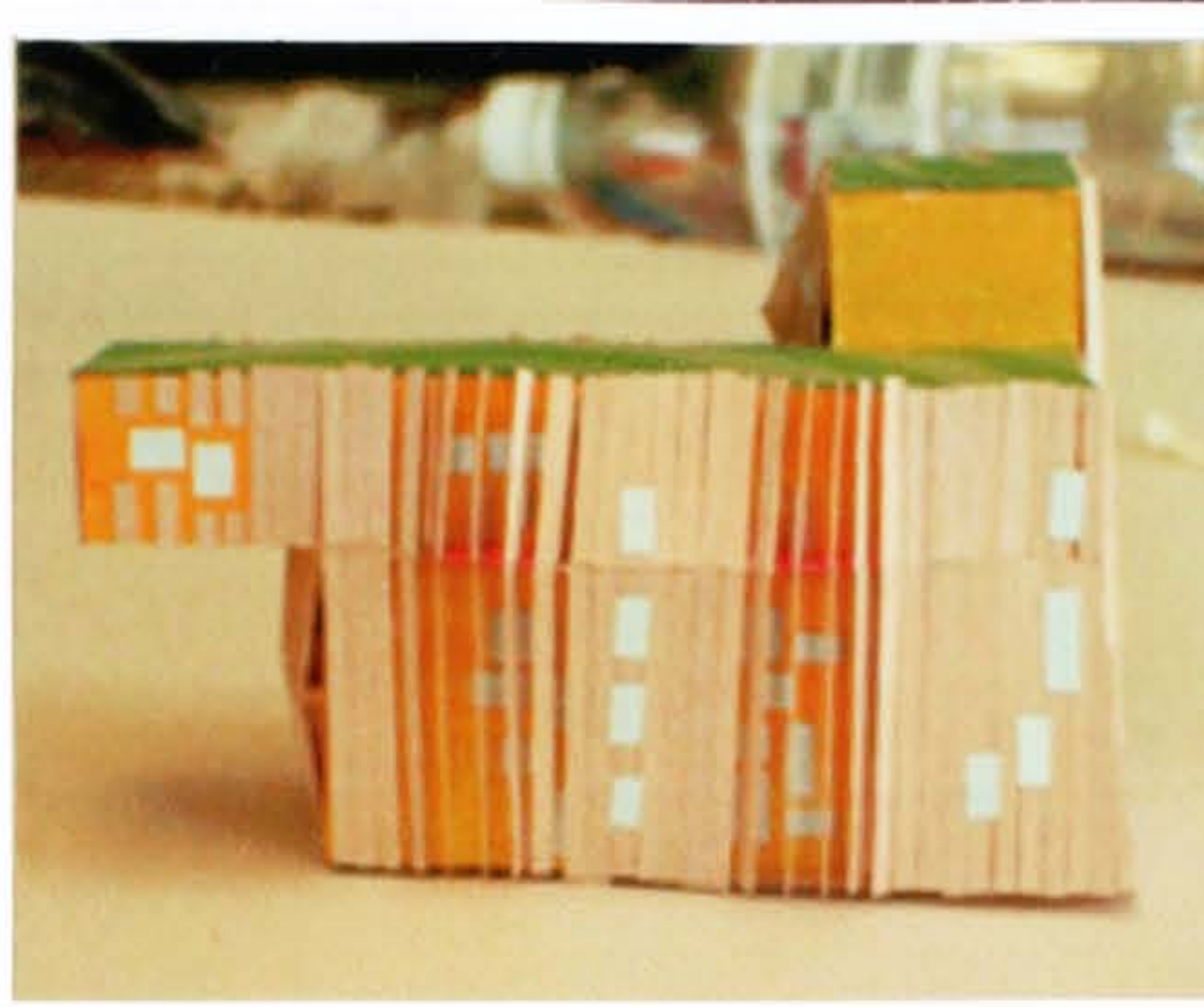
SECTION
EXPLORATION



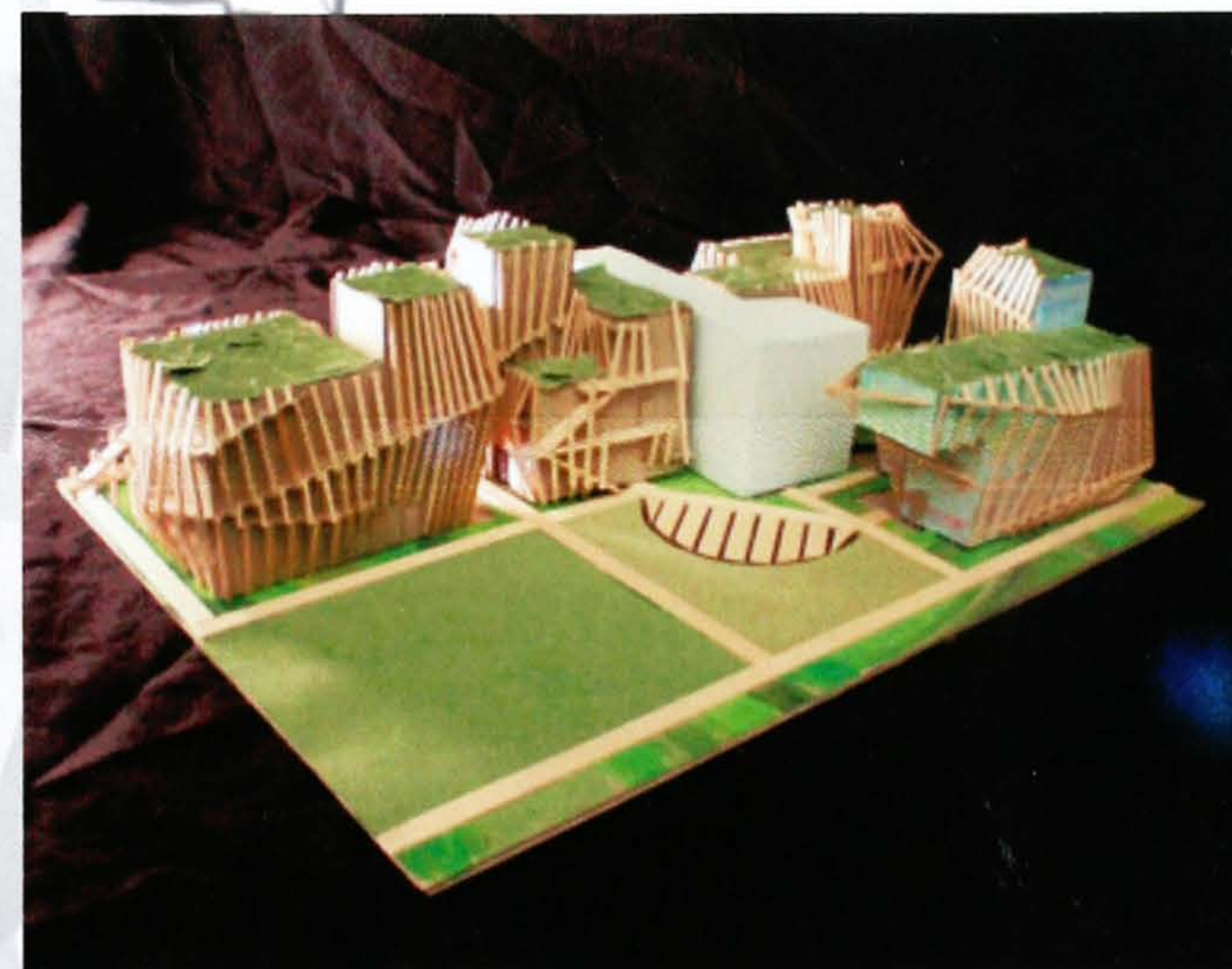


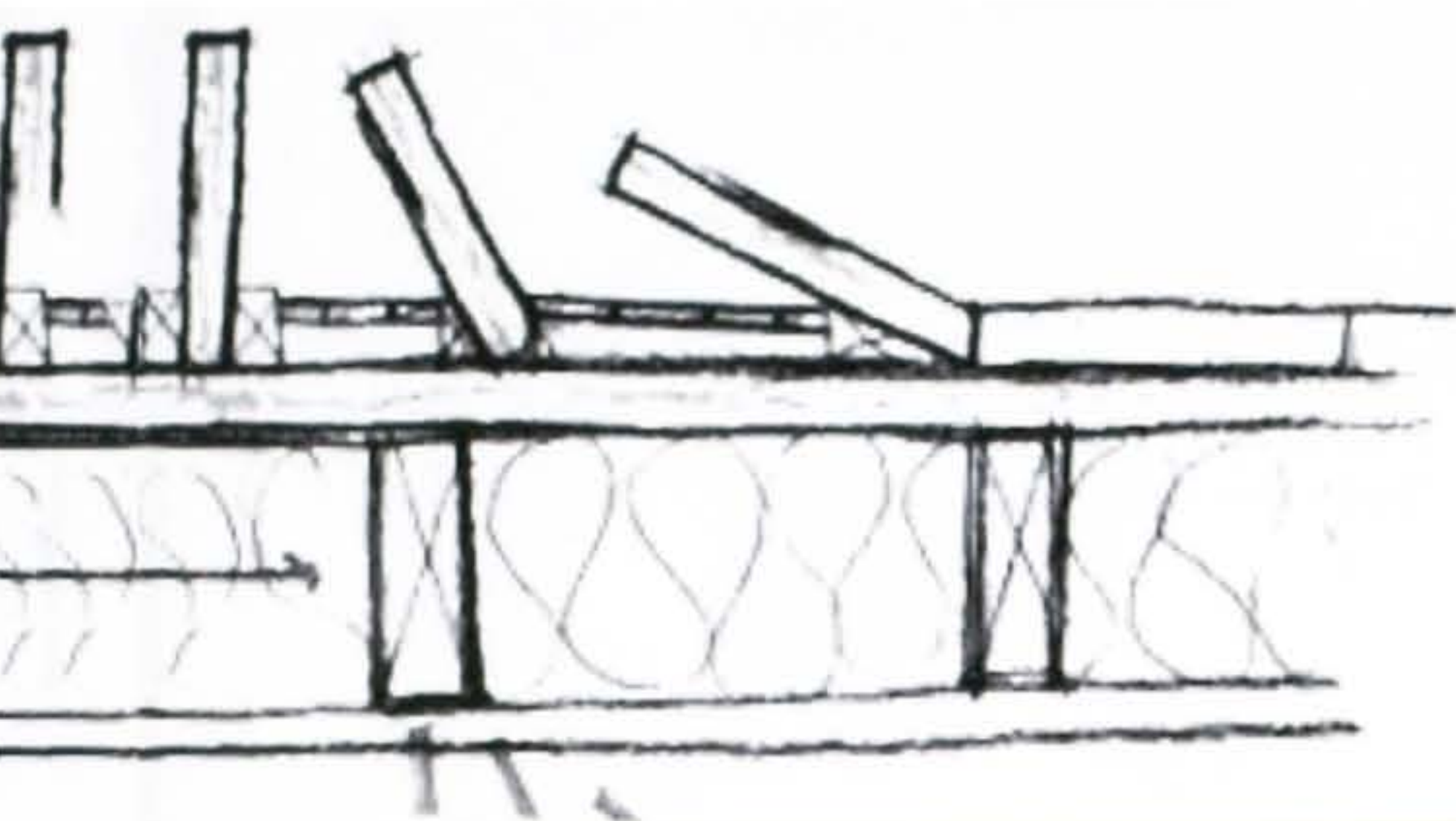
THESE sketches and studies furthered my exploration of layout in plan. Additionally, the underlying cannon of organization is revealed, with the arrangement of units as groupings of 300ft² floor space.





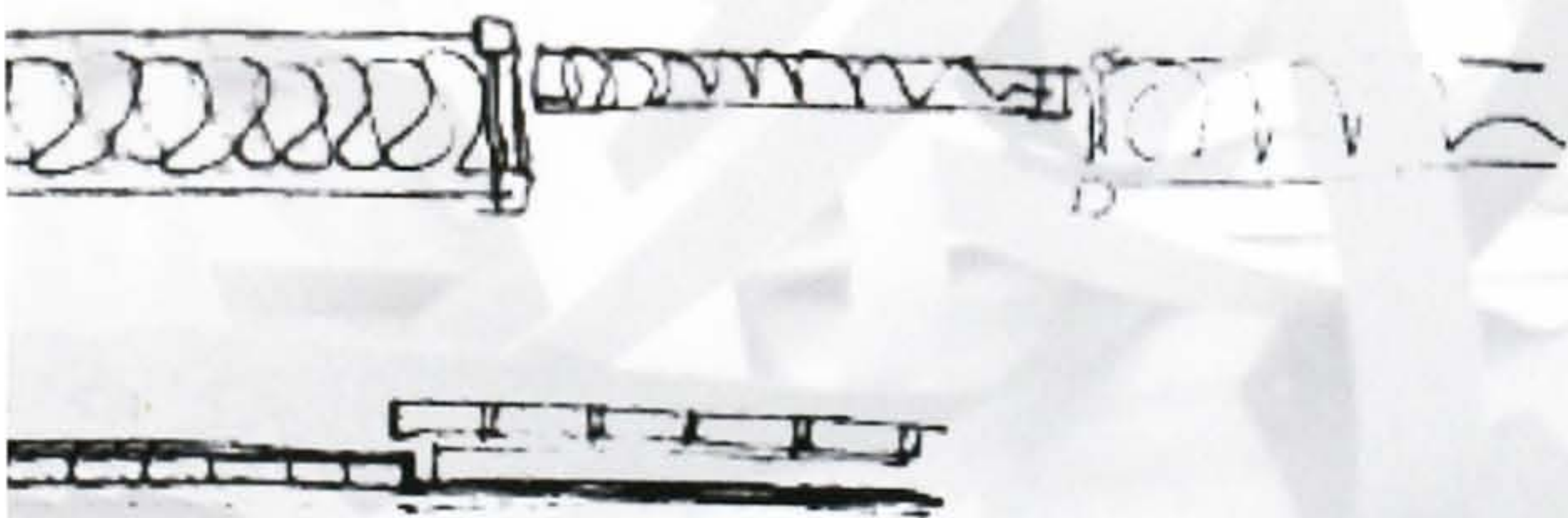
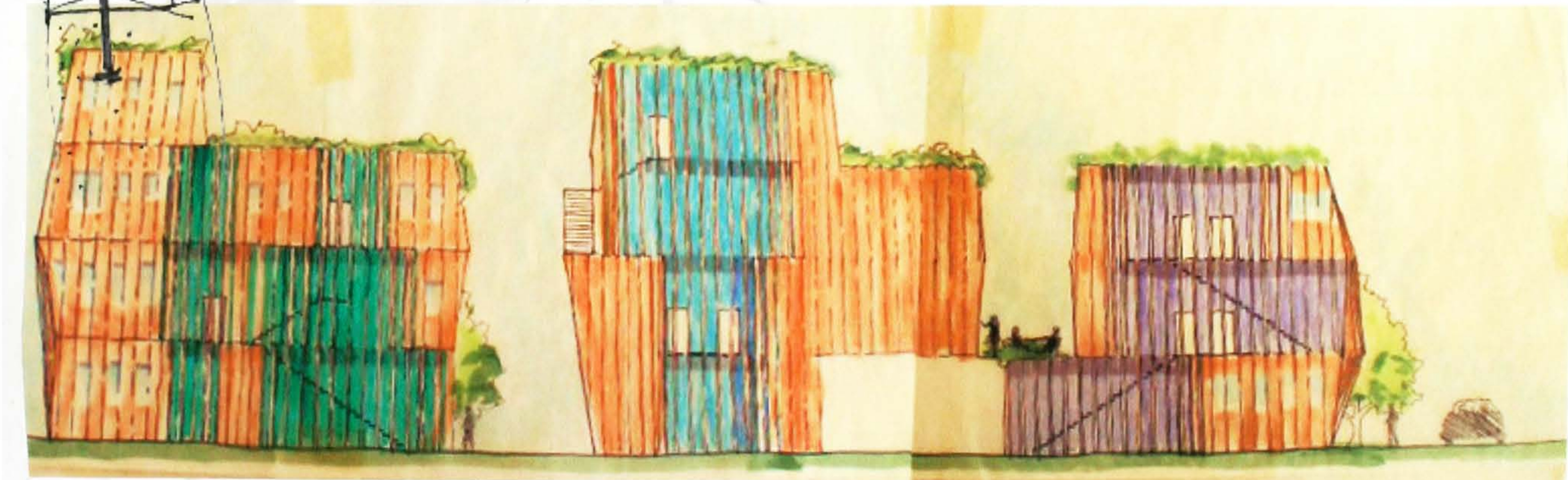
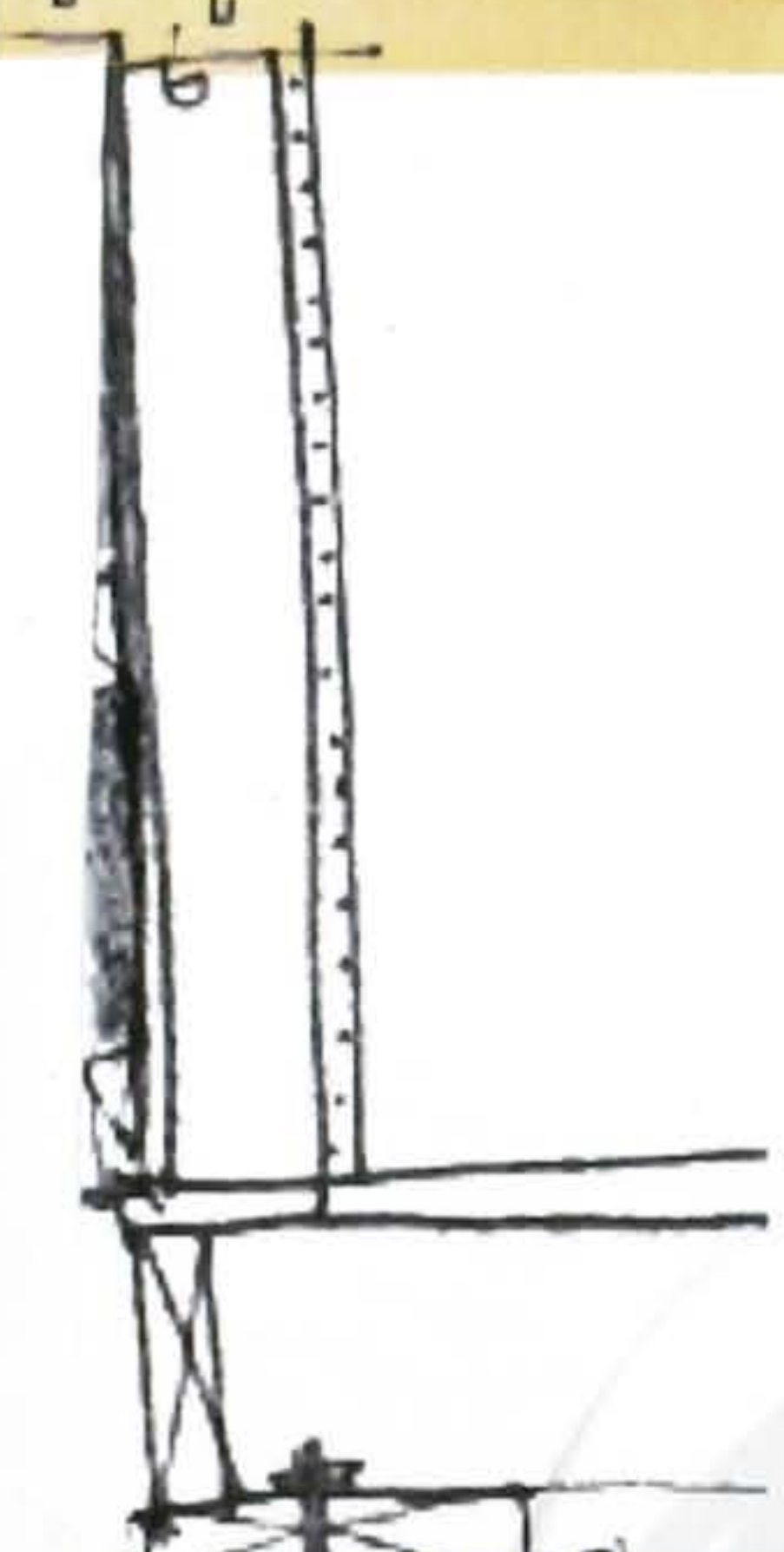
IT was in this preliminary model that I first explored the thought of a double skin system. The wood initially served as a completely secondary sheathing system, enclosing the ambiguous indoor/ outdoor spaces. From this model I refined the exterior sheathing to actually act as the exterior wall in certain instances, evident in the later, more articulated model.





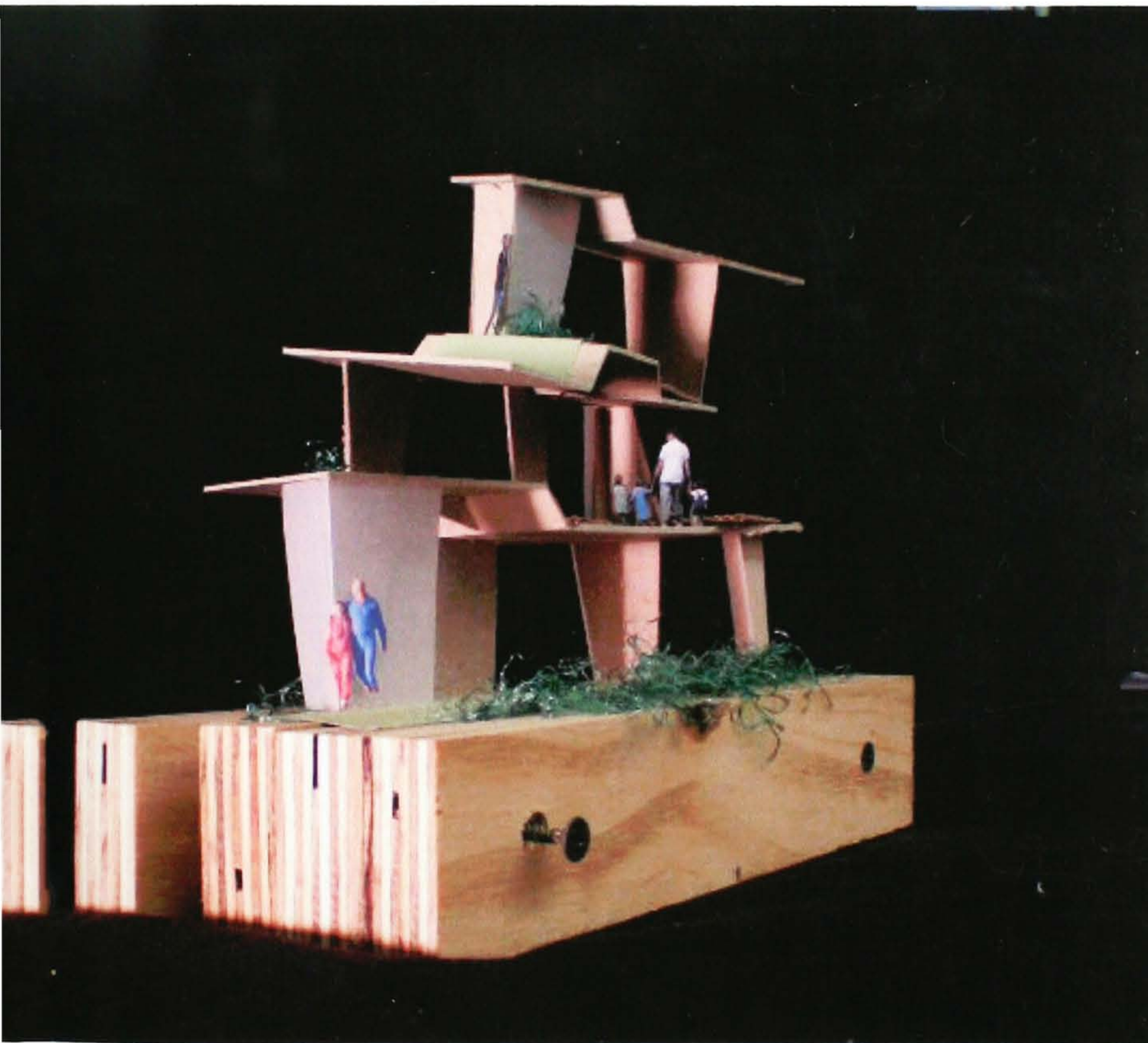
AT this point in the process I began to really consider the exterior of the structure, and the points to which I could push the exterior form of the building. Through hesitation,

though, the result was far too stagnant. From this point I tickled the exterior form, the interior floor and walls, resulting in the final design.



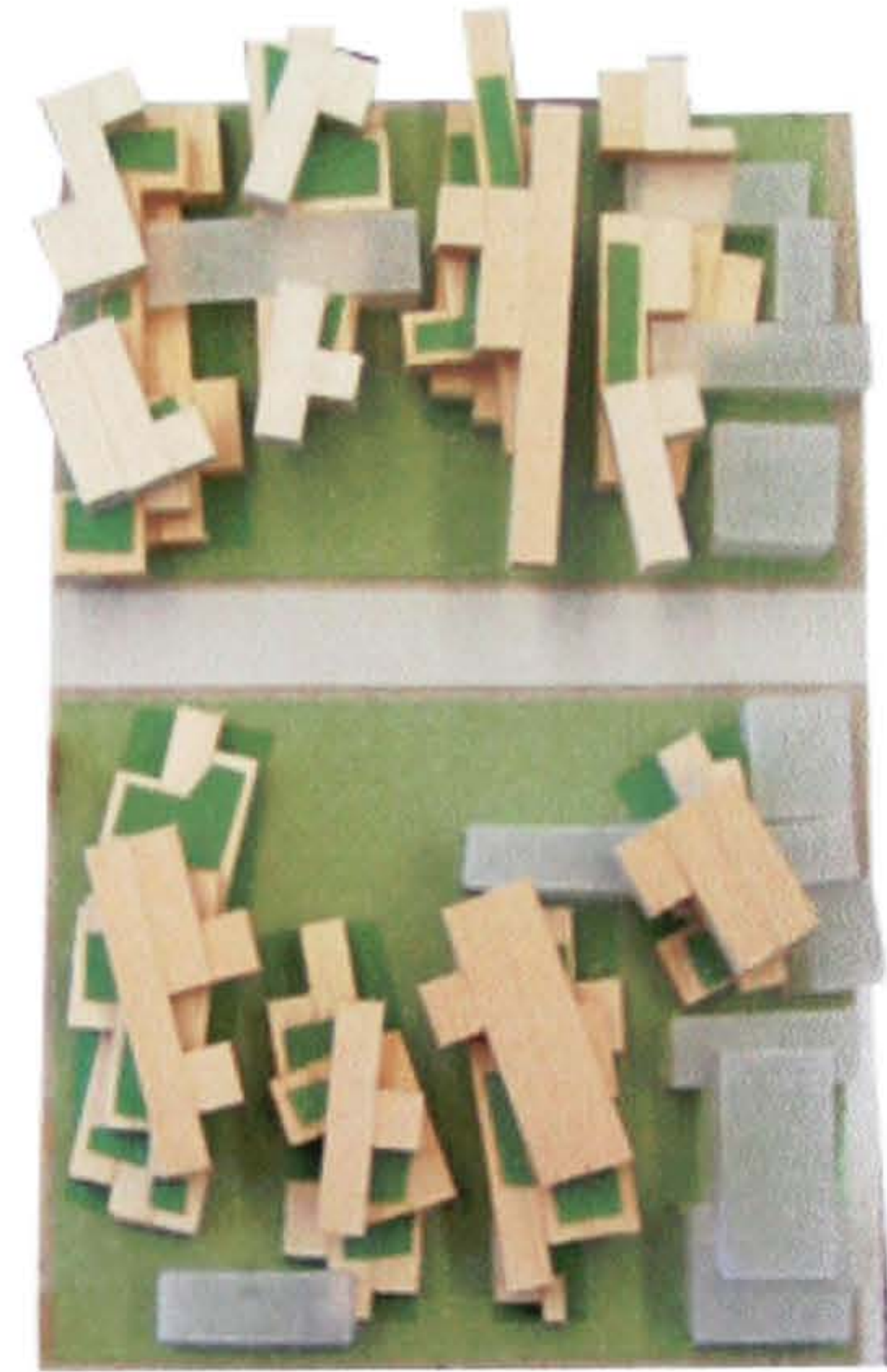
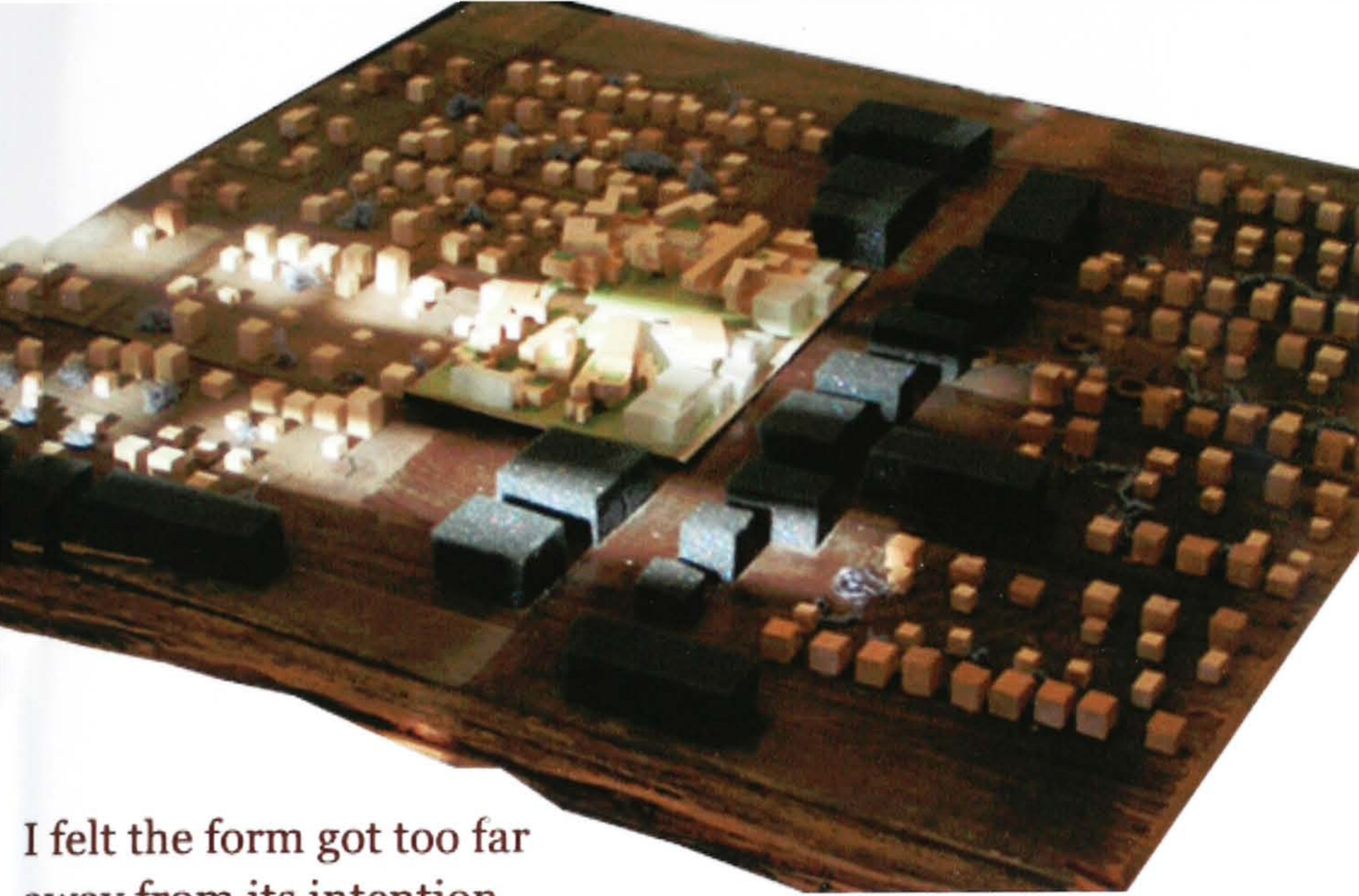
95

PRELIMINARY
SECTION
MODELS

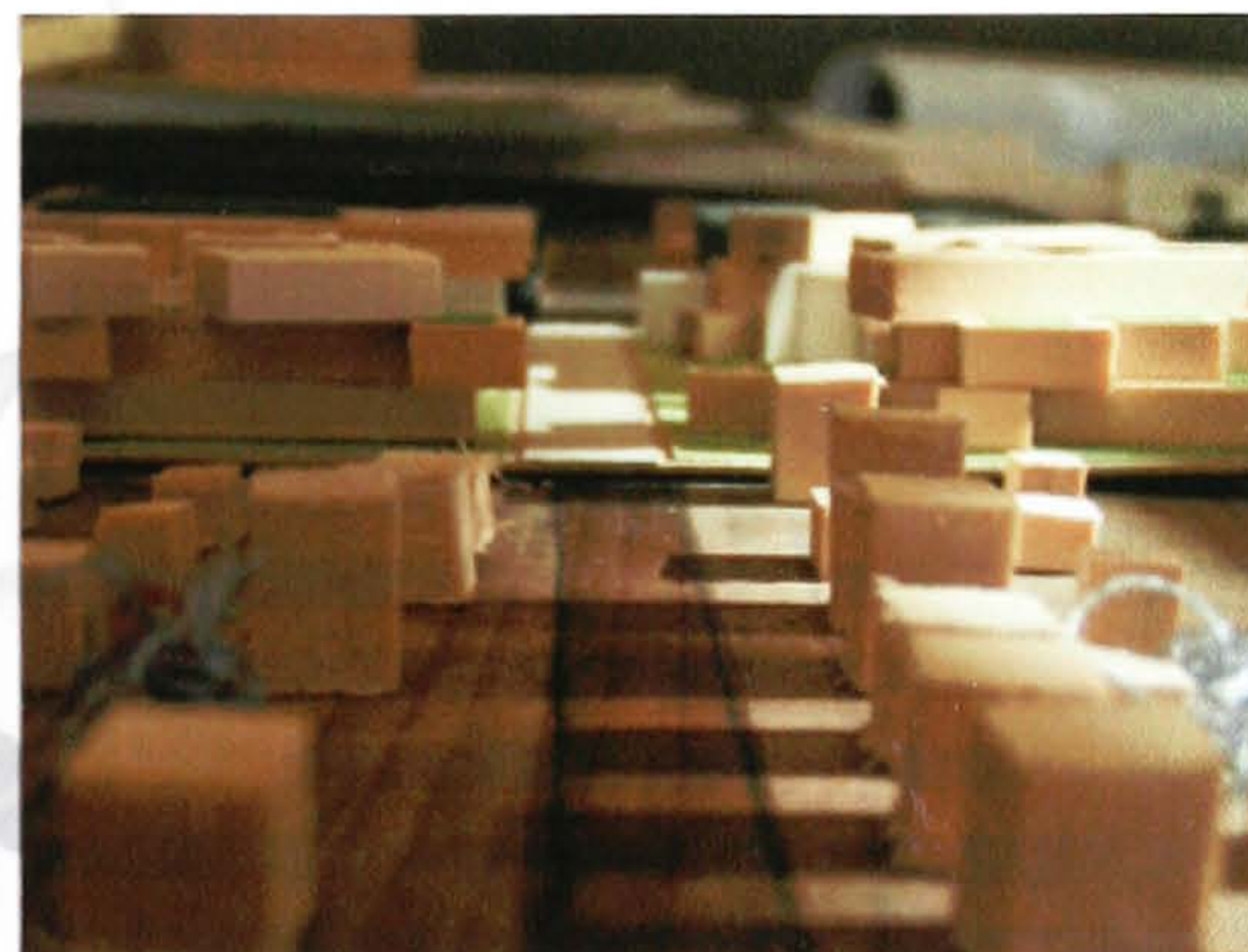
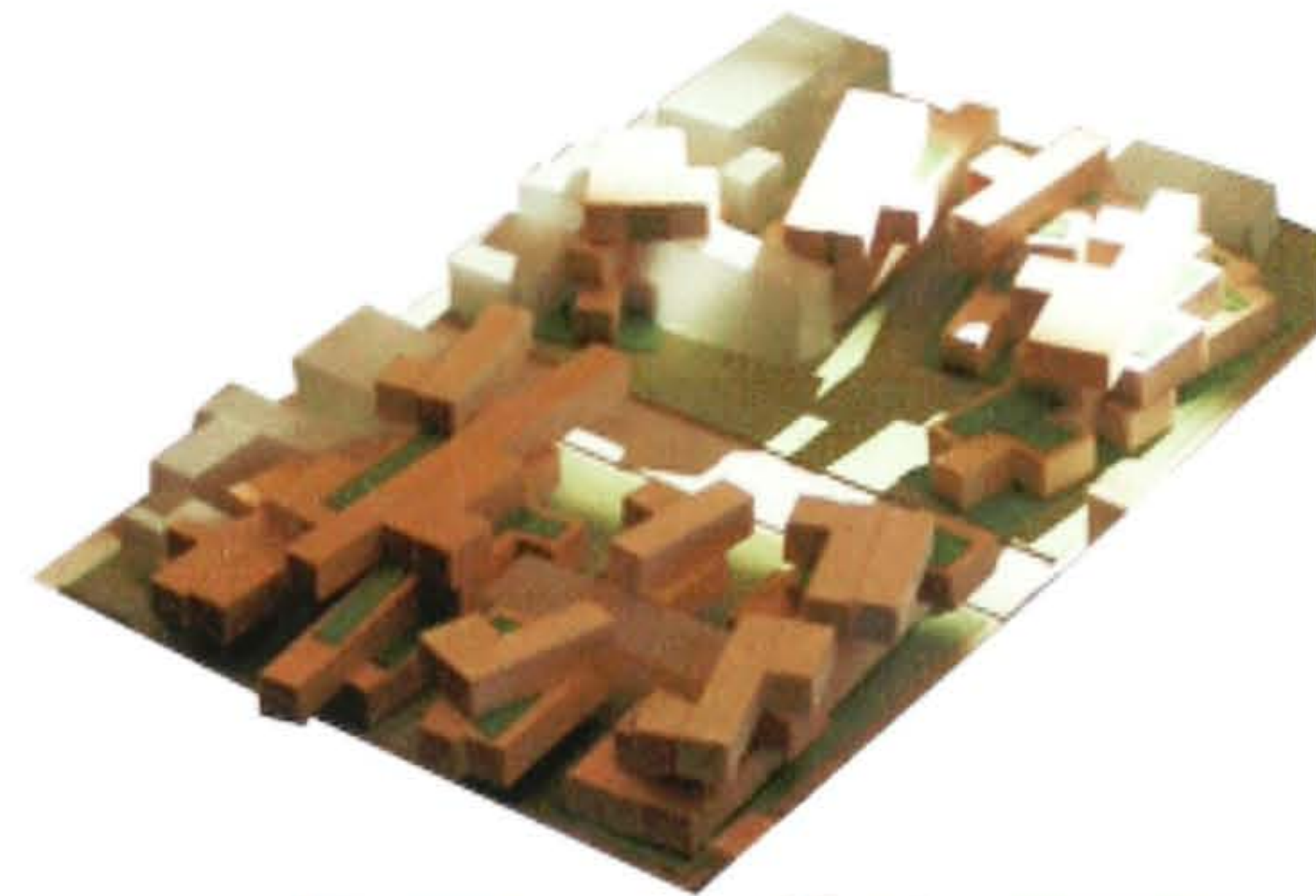


THIS preliminary, gestural section model was built to help convey the ideas of shifting floor plans and indoor/ outdoor green spaces. Moving from this study, though, to those more enclosed models posed itself as an extremely difficult task, and I feel some movement was lost. It did serve as a touchstone, though, for the

96 SKETCH MODELS



I felt the form got too far away from its intention, and became less about the community, but more about abstraction. The form was simplified in later stages with the skin of the building serving as the form irregularator, not the skewing of the actual units.



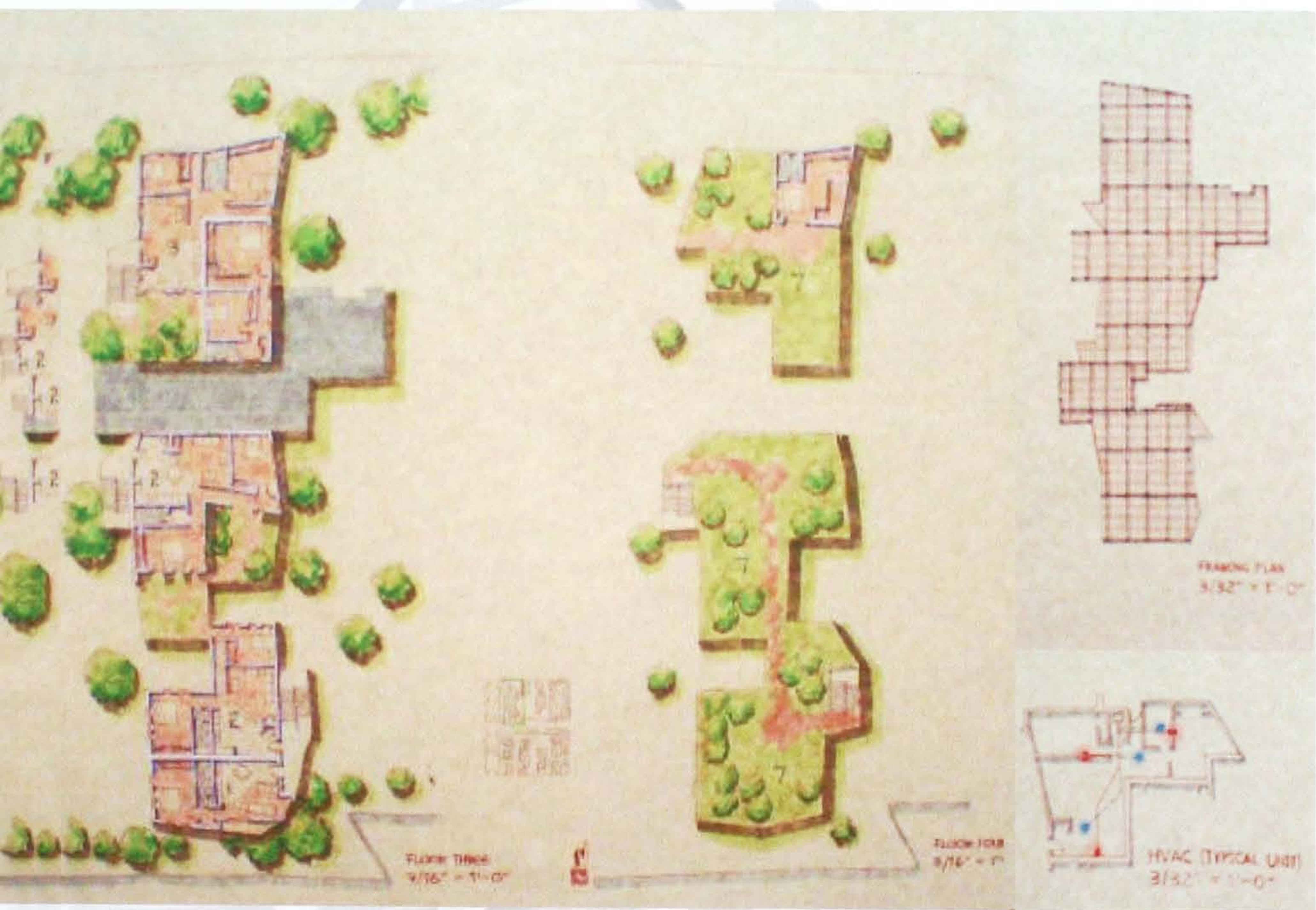
**SECTION
& MODEL
CHARETTES**



98 FINAL SITE PLAN



99 FINAL FLOOR PLANS



100 FINAL ELEVATION DRAWINGS



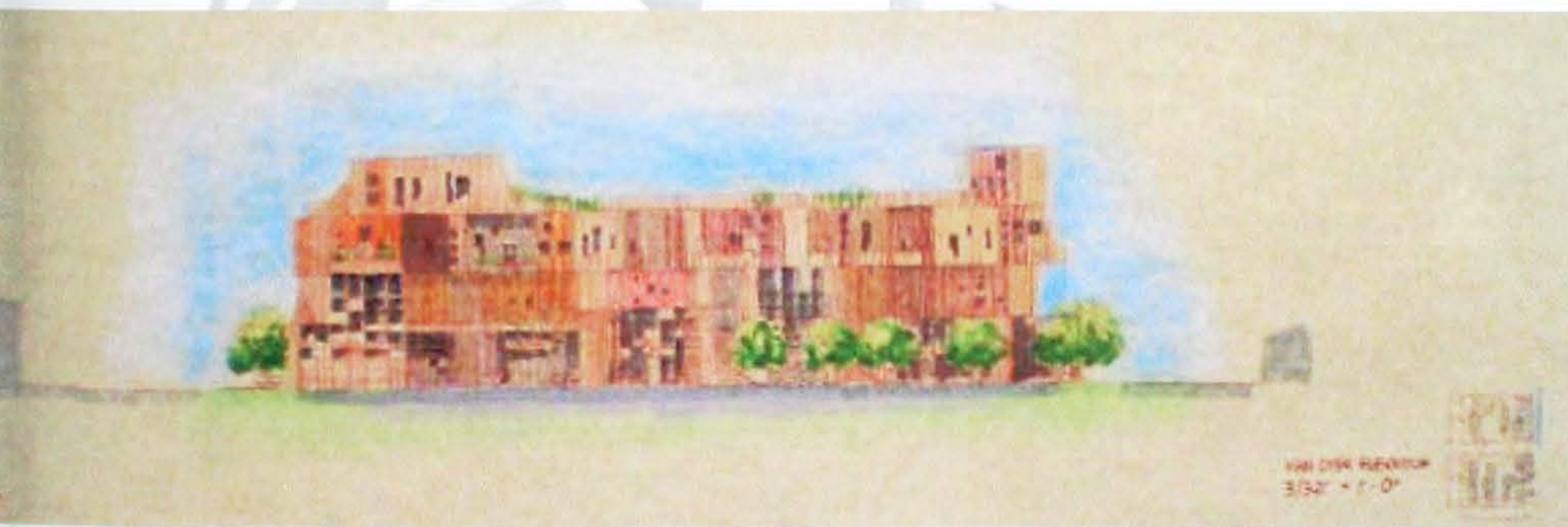
FRONT DOOR ELEVATION
1/4" = 1'-0"



HOUSE ON GARDEN
3/32" = 1'-0"



ALICE GARDEN
3/32" = 1'-0"

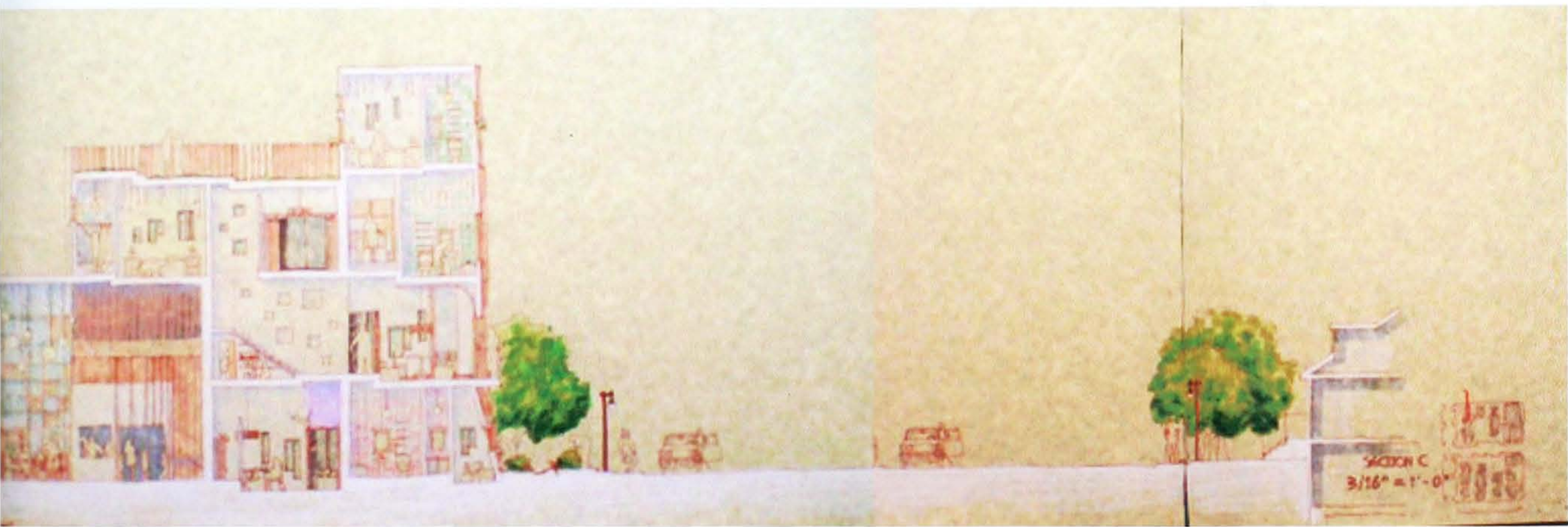
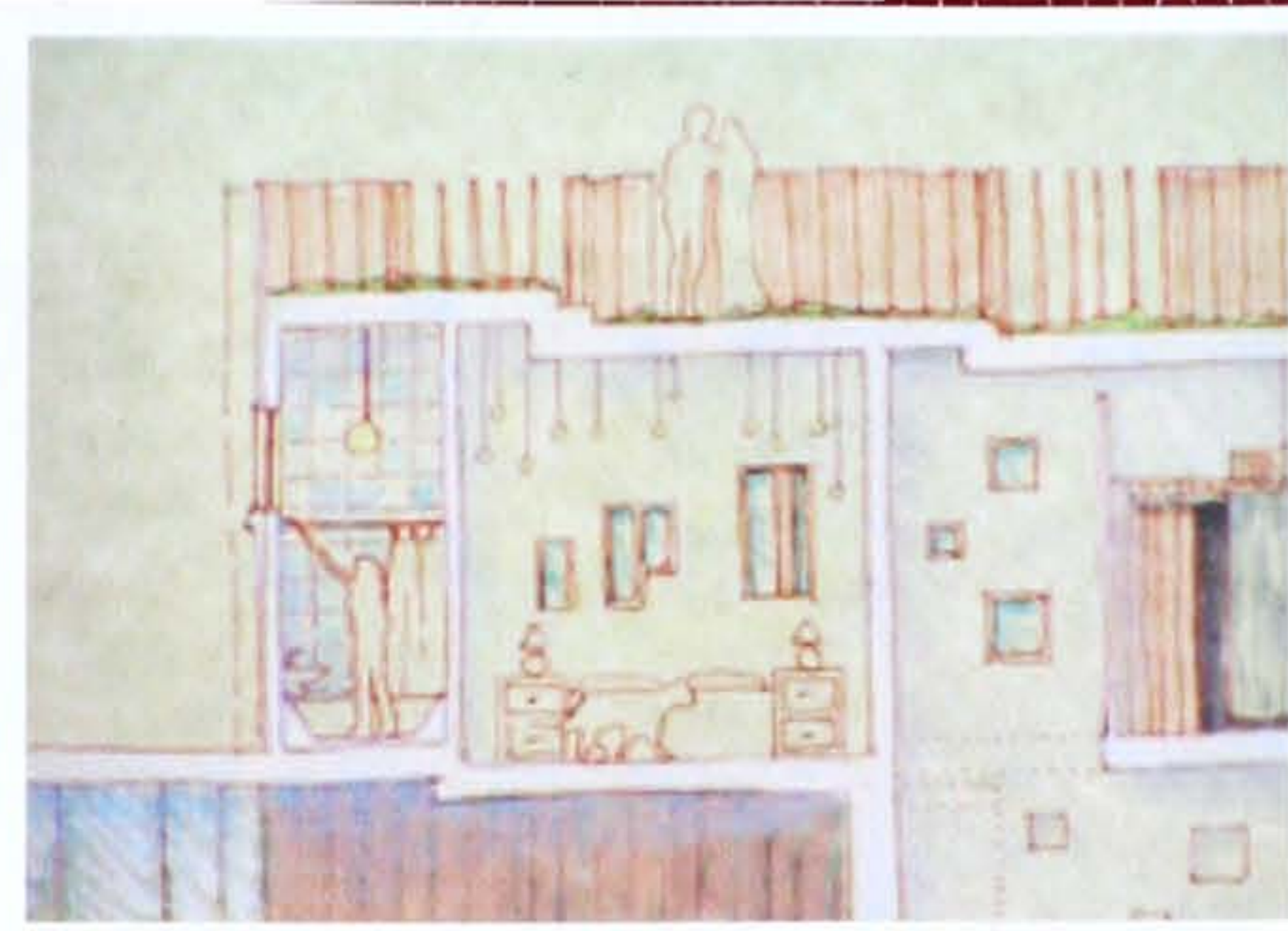
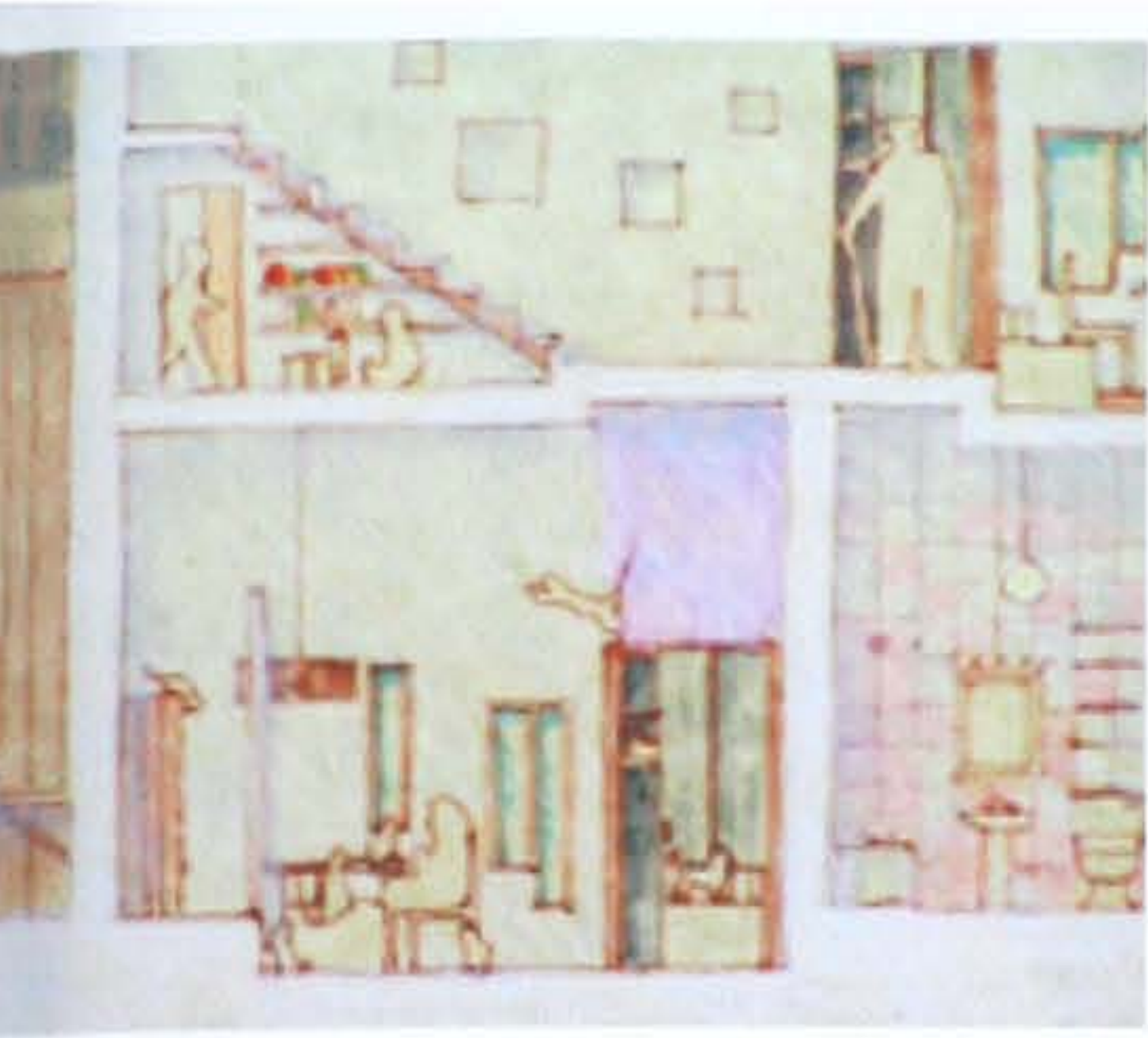


YOUNG DINK GARDEN
3/32" = 1'-0"



LOREN AVE GARDEN
3/32" = 1'-0"

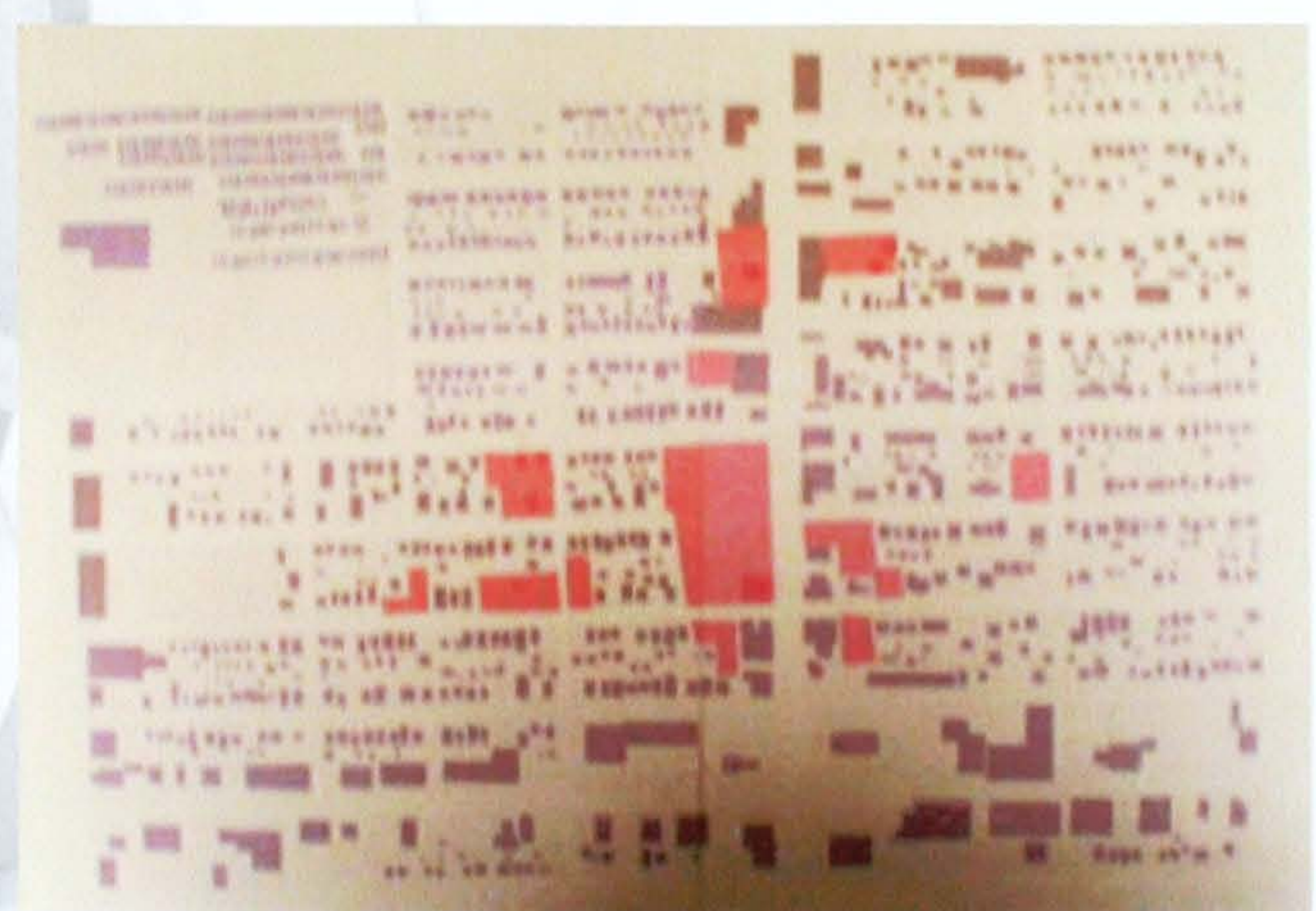
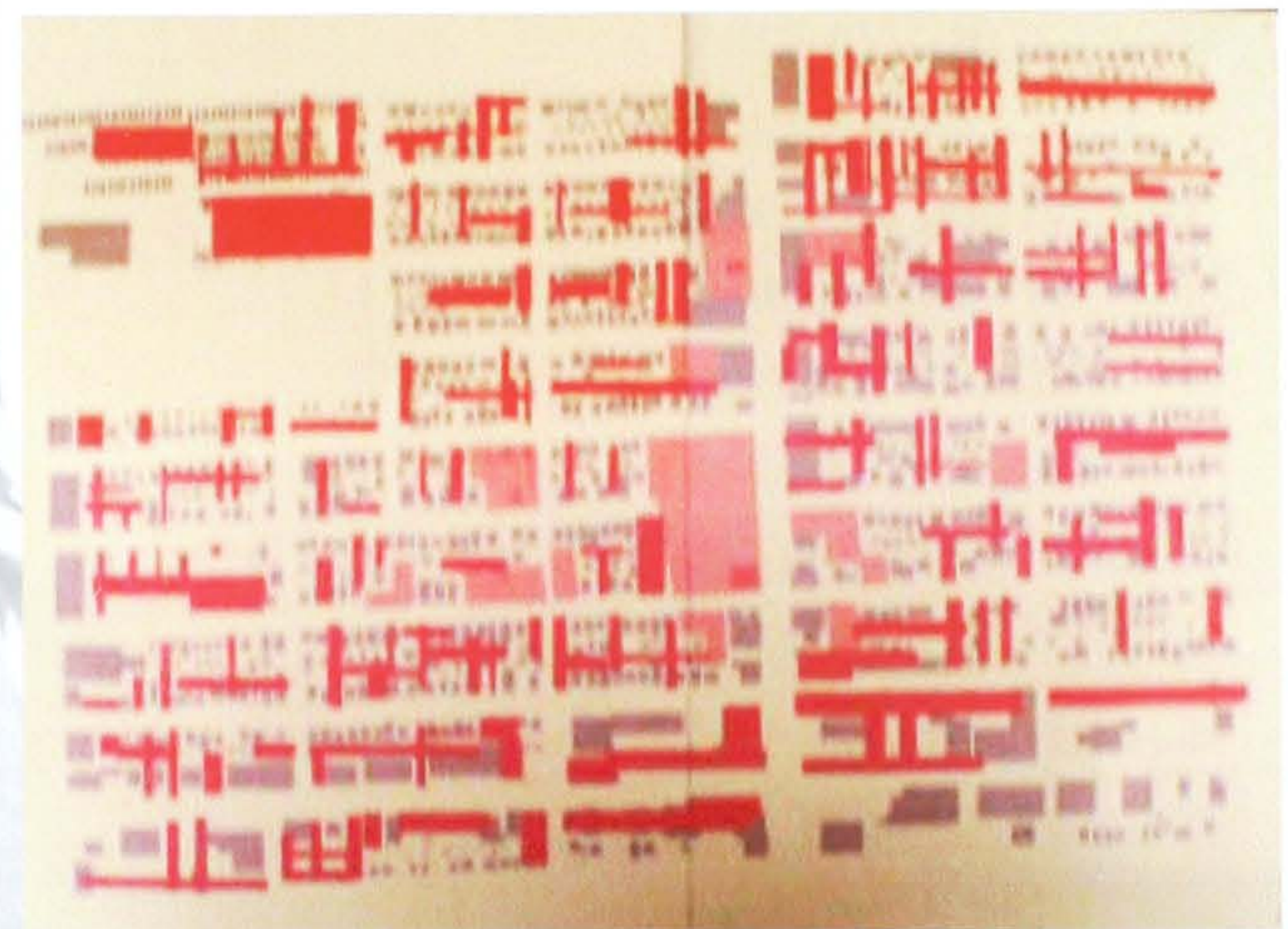
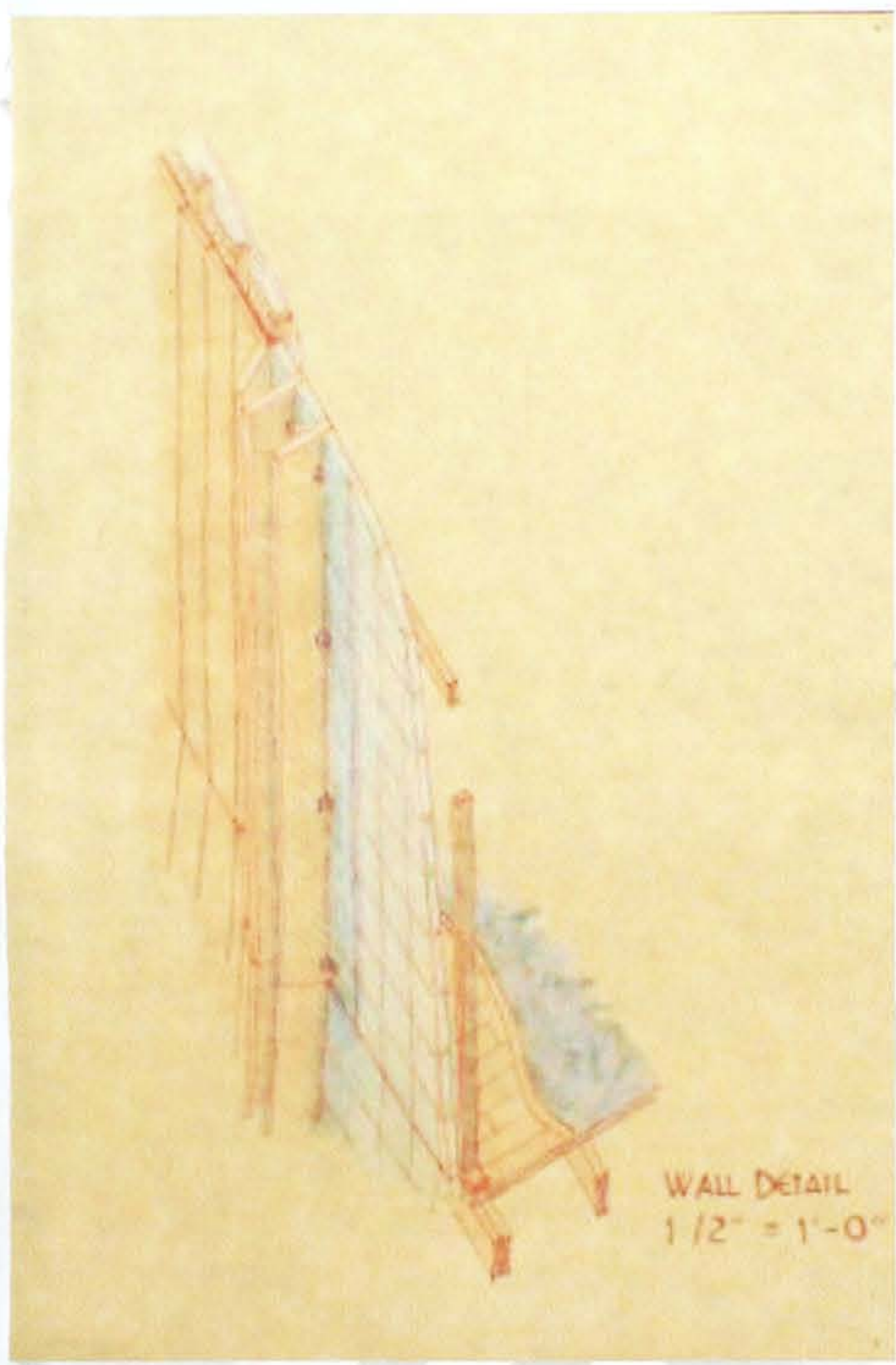
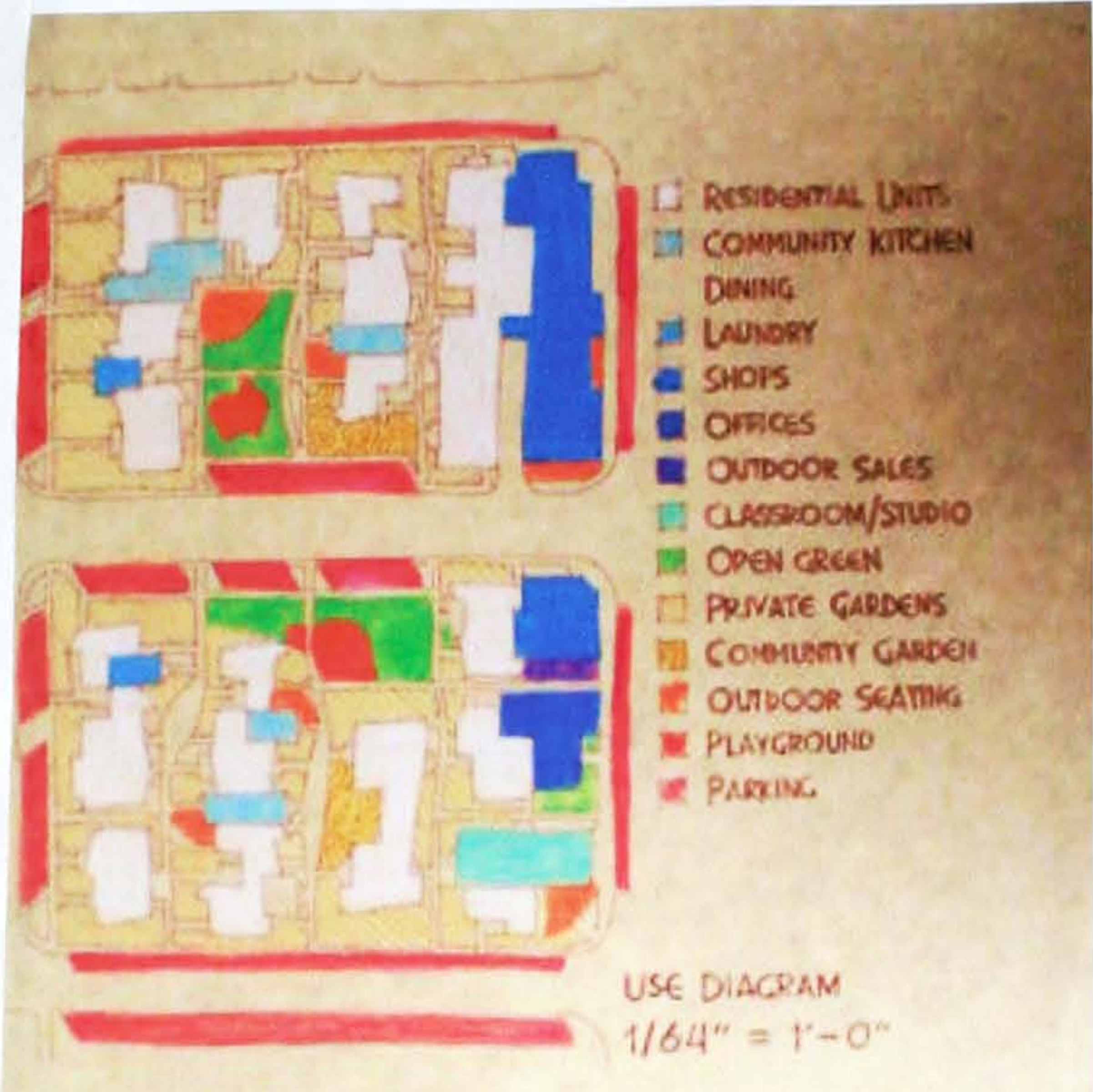
101 FINAL SECTION DRAWINGS



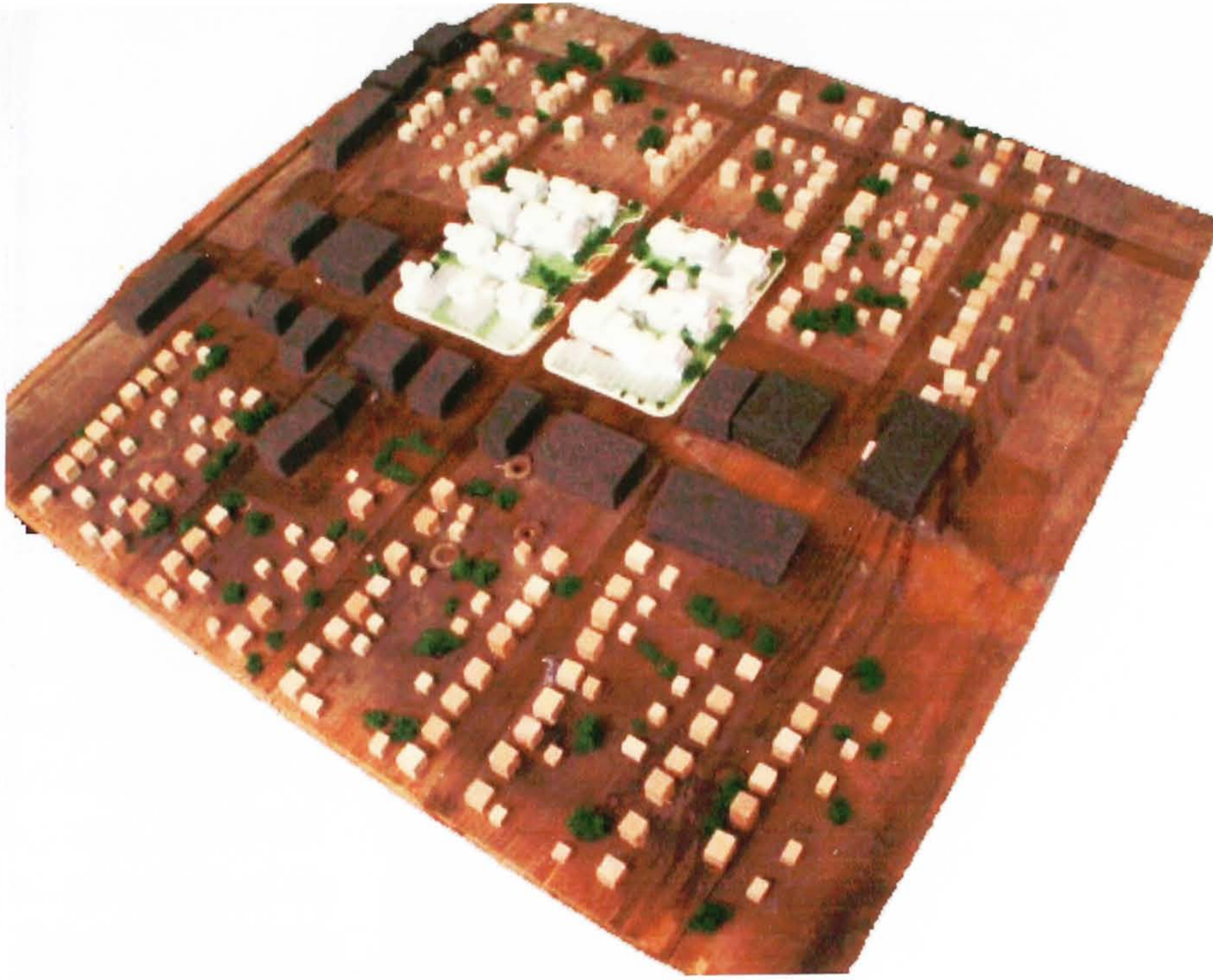
102 FINAL PERSPECTIVE DRAWINGS



103 FINAL BOARDS



104 FINAL SITE MODEL



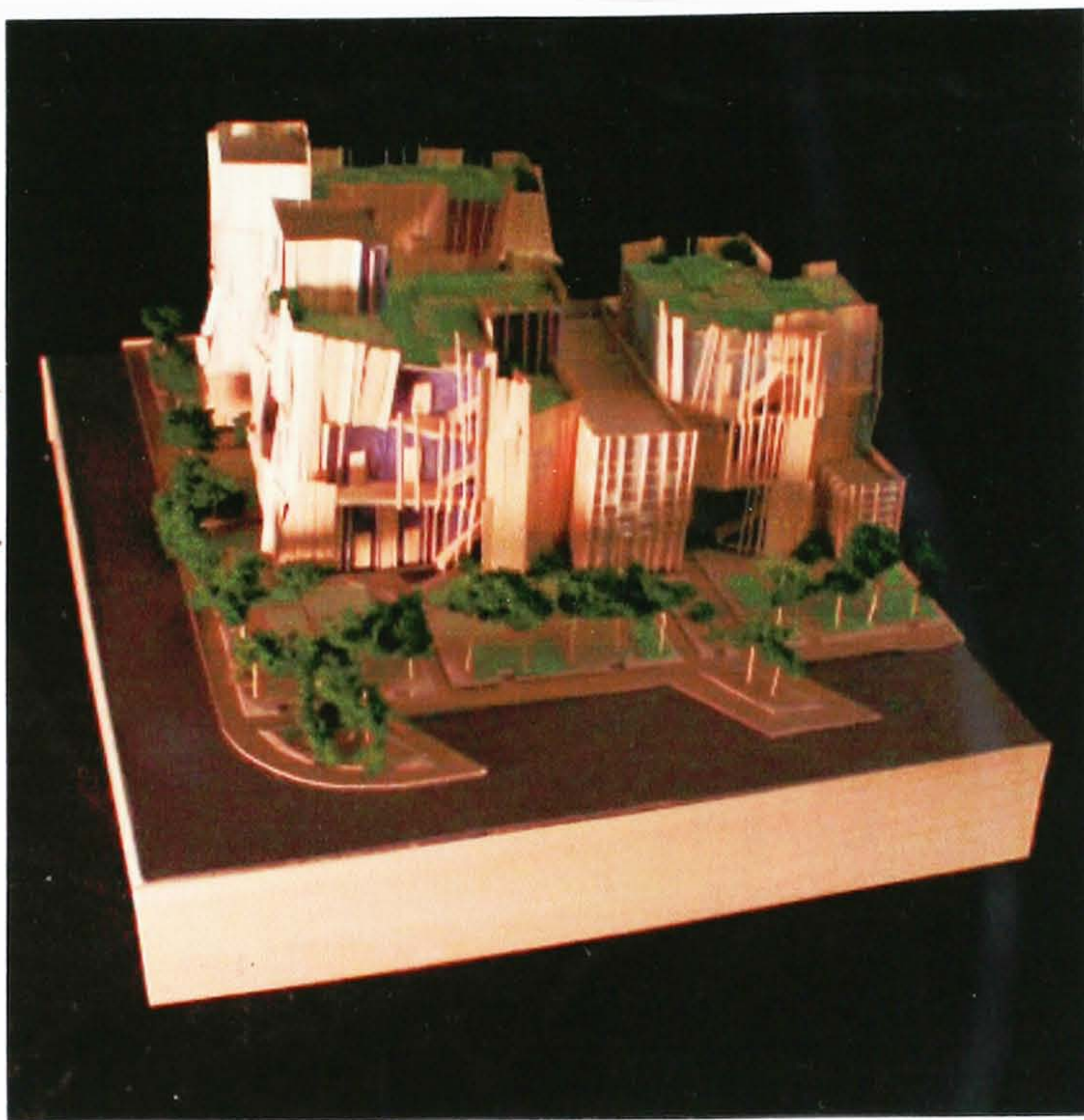
THIS final site model attempts to show the scale at which my model infiltrates the site, in relation to the scale of the existing site. I also attempted to convey the translucence and opaque context of materiality through use of translucent corrugated plastic and solid clay blocks.



105

1/16" SCALE
MODEL

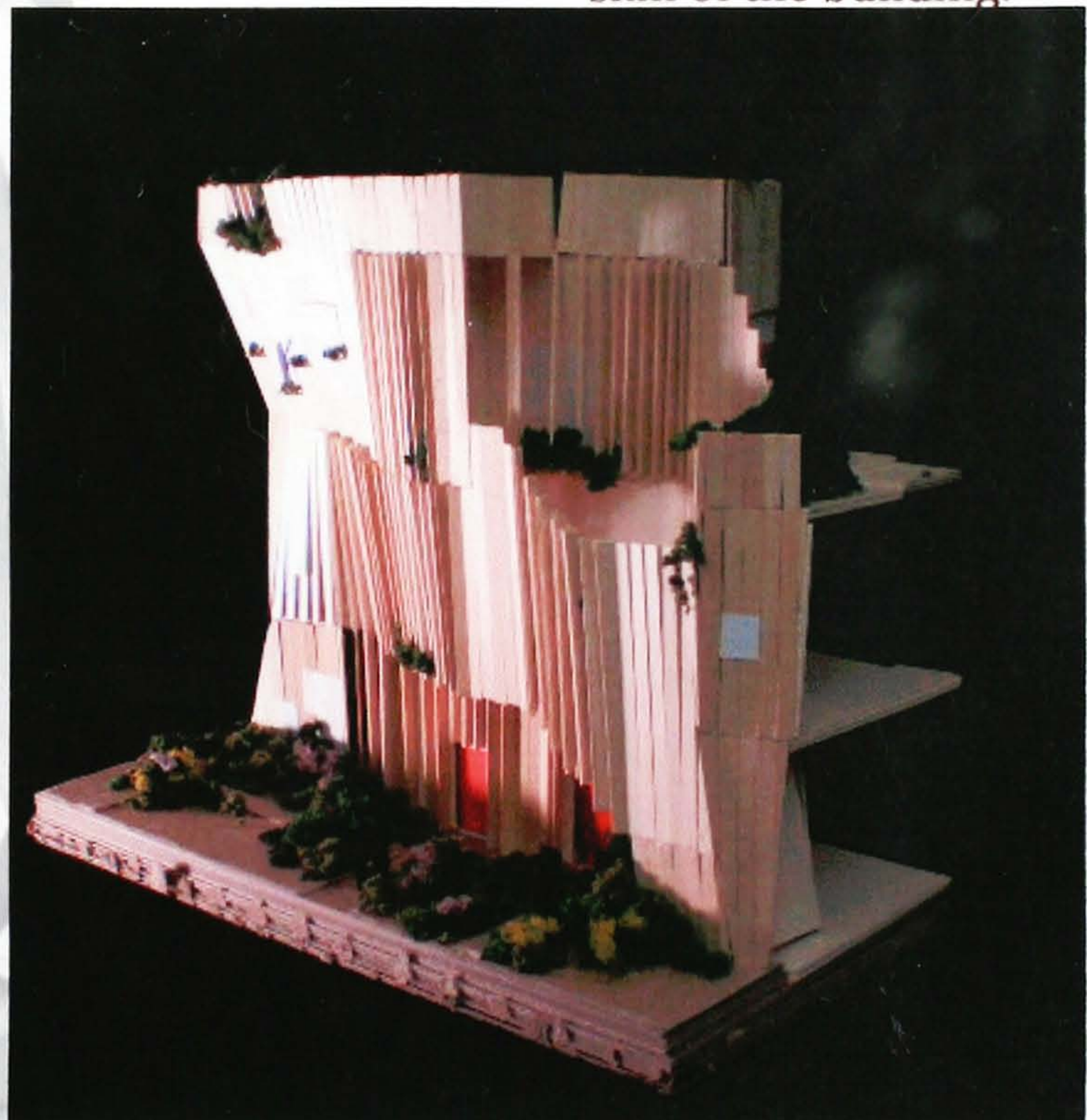
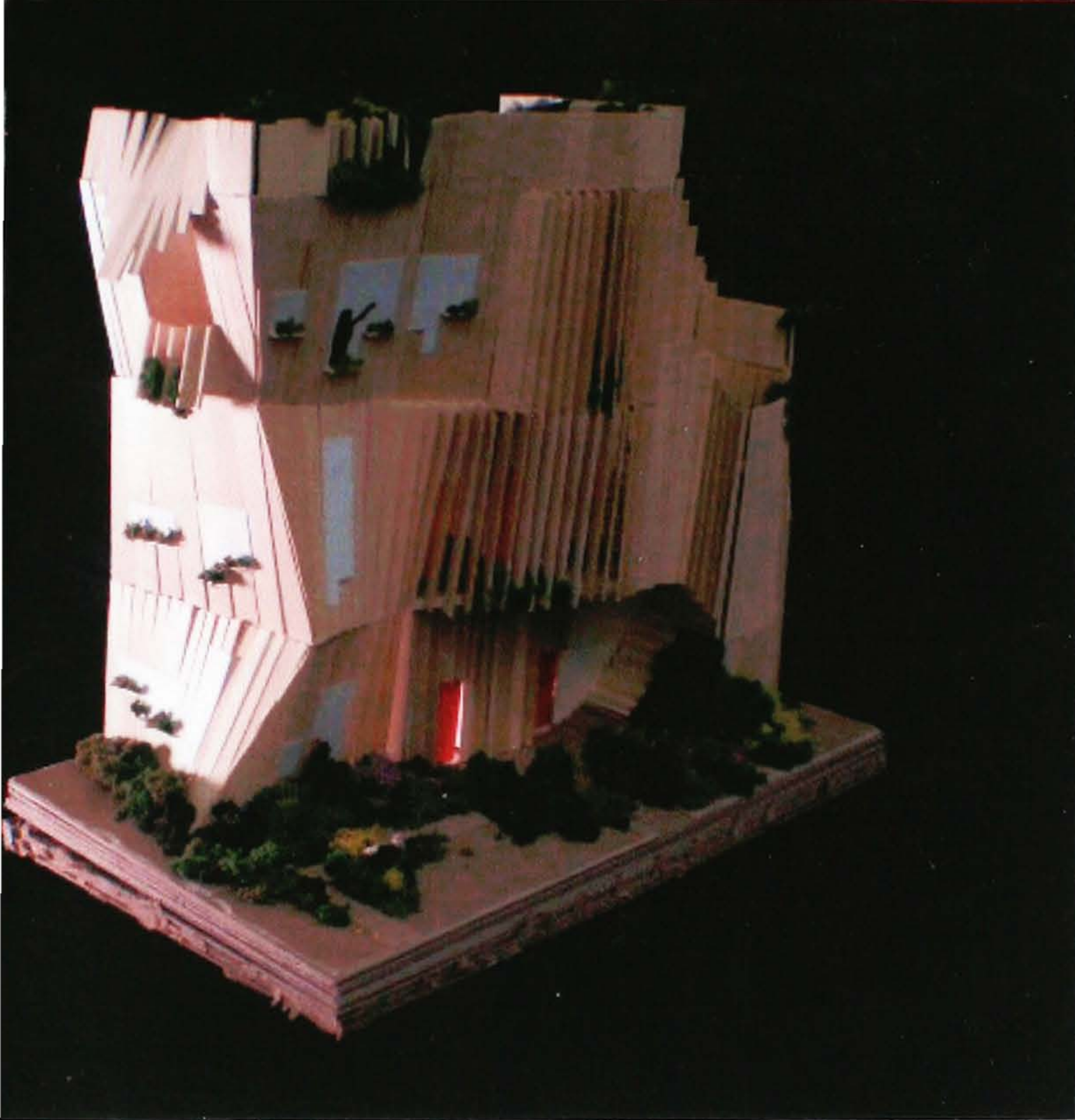
THE 1/16" model portrays, three dimensionally, the northwest corner of the site. It focuses not only on a residential corner, but a community dining/ kitchen area, playground and outdoor dining area. It is the culmination of the design level of the overall project, highlighting window placement, stairwells, front doors, and foliage.



106

1/4" SECTION MODEL

THE objective of this large scale model was to dramatically explore the exterior skin of the project, focusing on the areas where the vertical wood siding pulls away from the building and creates a space of its own, typically where windows, doors, balconies and stairwells are punctured through the skin of the building.



CONCLUSION

Overall, the thesis and the project worked well hand in hand. The overall site planning was successful, but the true success could only be measured if the project was built and occupied.

Through an undulating translucent/opaque exterior skin, the life inside the dwelling units was revealed. The density, though incredible for the site, still allowed for ample parking and green space, both public and private. Special attention was given to creating architectural circumstances that would foster interaction, and with that, a sense of community.

Of course, the faults are much easier to number. The idea of the skin should have been pushed farther to create a situation that would allow inhabitation of the layers. The floor to floor height, presently at 12' was a bit too extravagant, and should have been better designed as storage if it was to stay. Surprisingly, the egress that had previously been troublesome created some of the most interesting spaces of the entire project.

The project also should have served initially as infill, as indicated in the conceptual master plan figure ground. The edge condition, extremely difficult to address, would have been more tangible,

and the interaction of existing and new would have been more dynamic.

In conclusion, the project fell short on many levels, but did nicely. It brought community spaces back to the area. It proposed a return of the commercial strip once prevalent on Van Dyke. It is a housing development that would ideally be able to offer its inhabitants the convenience of a corner grocery, restaurant, community classrooms, and playgrounds. Dinners would be shared with more than one family. Roof gardens could be cultivated between the generations. The building itself would create a new type of tectonic unseen in the area. The project does well to support the thesis, but could have always been pushed farther.

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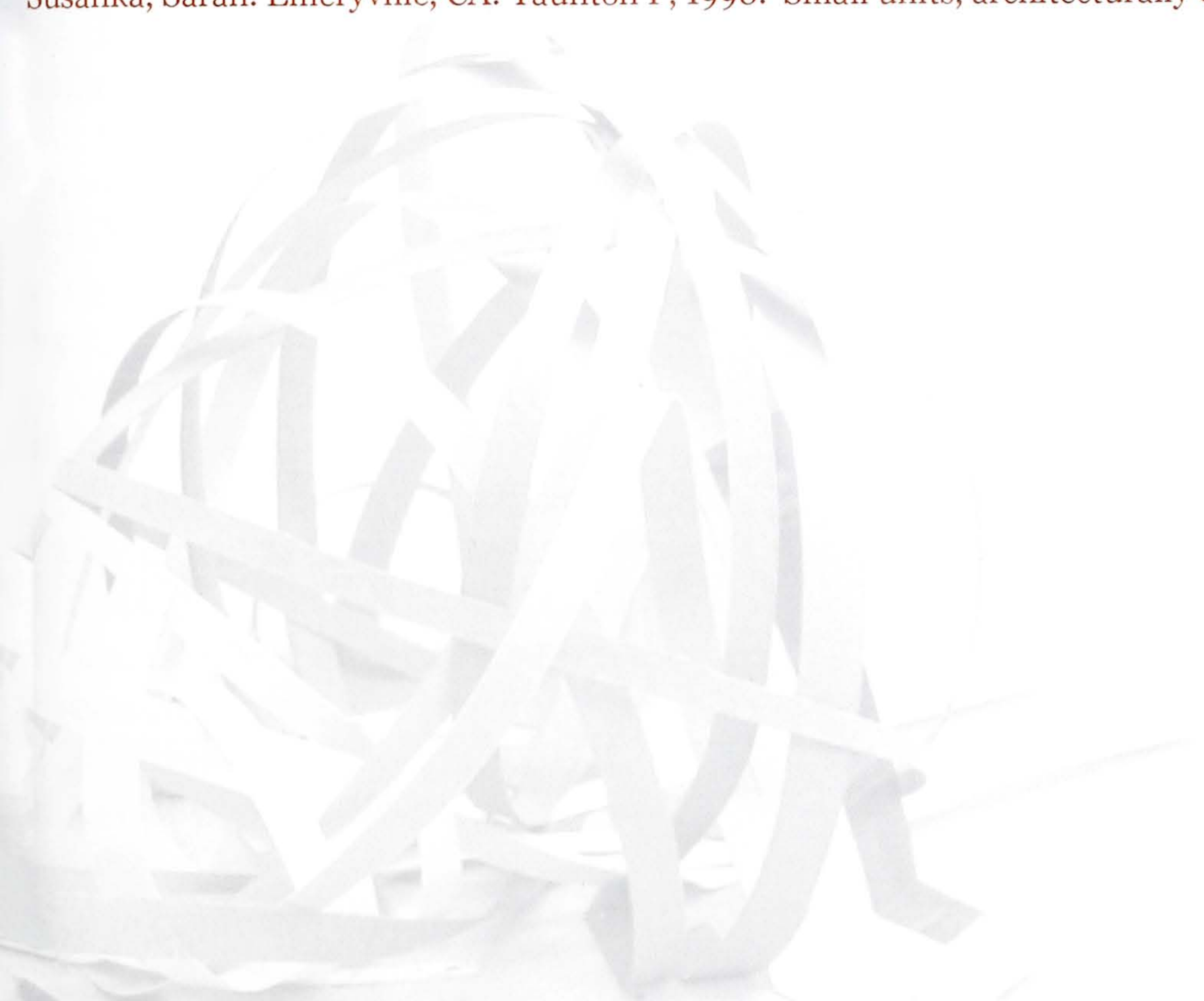
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110
ENDNOTES

1. Friedman, Planning for the New Suburbia 4
2. Friedman, Planning for the New Suburbia 8
3. Friedman, Planning for the New Suburbia 11-13
4. Friedman, Planning for the New Suburbia 12-15
5. Friedman, Planning for the New Suburbia 25
6. Duany, Plater-Zyberk, and Speck, Suburban Nation 129
7. Duany, Plater-Zyberk, and Speck, Suburban Nation 117
8. Duany, Plater-Zyberk, and Speck, Suburban Nation xi
9. Friedman, Planning for the New Suburbia 52
10. Duany, Plater-Zyberk, and Speck, Suburban Nation 5
11. Duany, Plater-Zyberk, and Speck, Suburban Nation 25

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