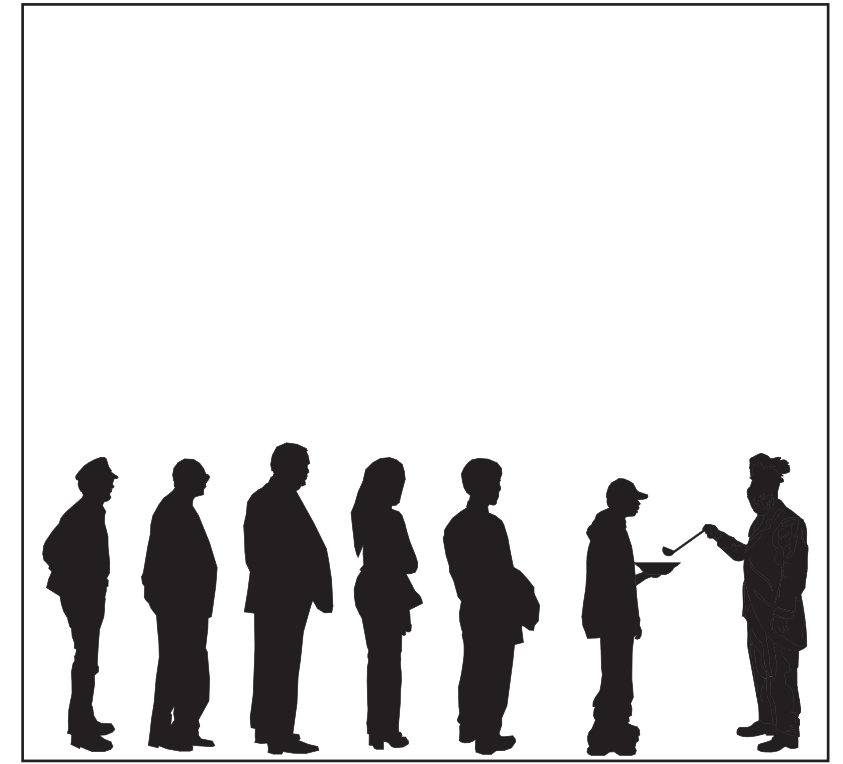
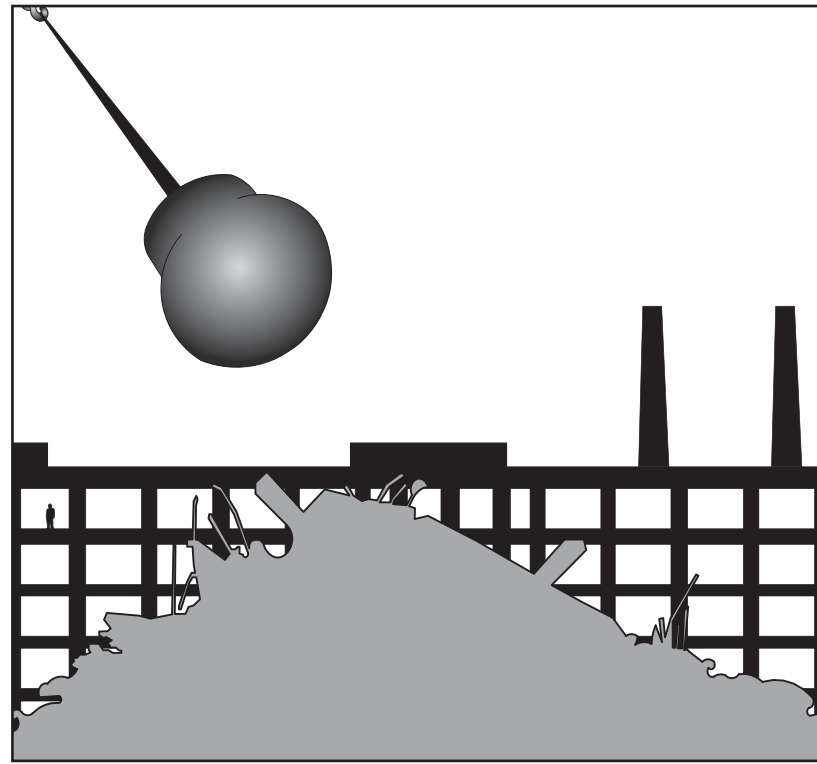
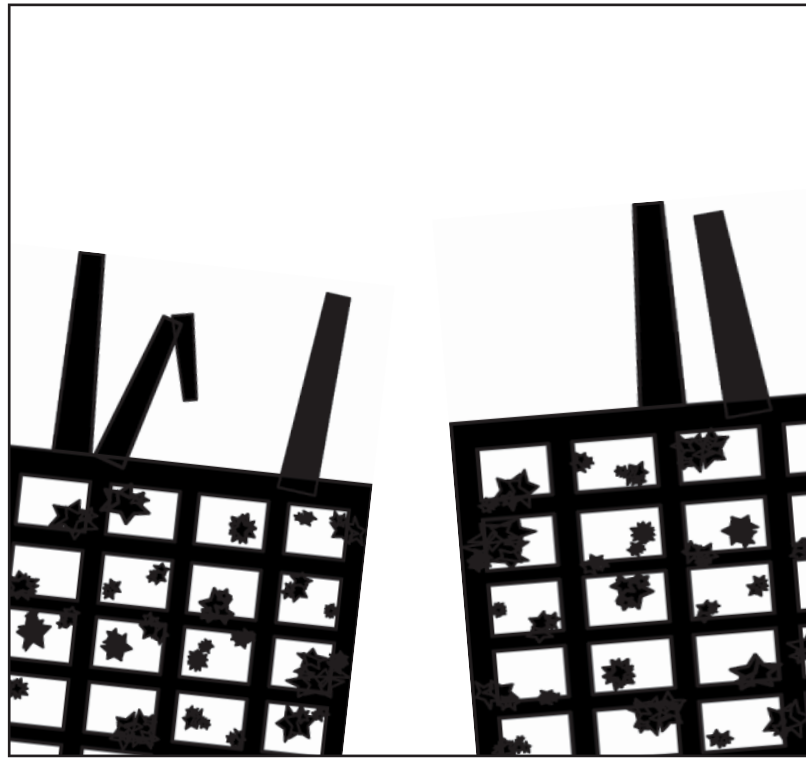
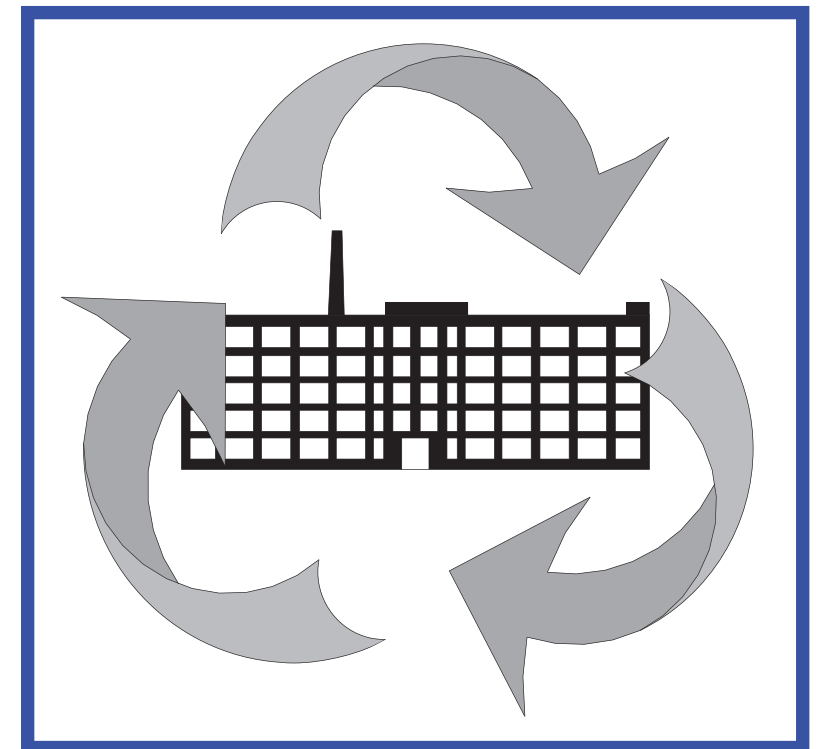


ABANDONED FACTORY BUILDINGS
65 MILLION TONS DEMOLITION WASTE PER YEAR
UNEMPLOYMENT EPIDEMIC

REVITALIZE COMMUNITIES by restoring unused industrial buildings
REUSE MATERIALS whenever possible
RETURN JOB OPPORTUNITIES by creating a zoned education/work complex

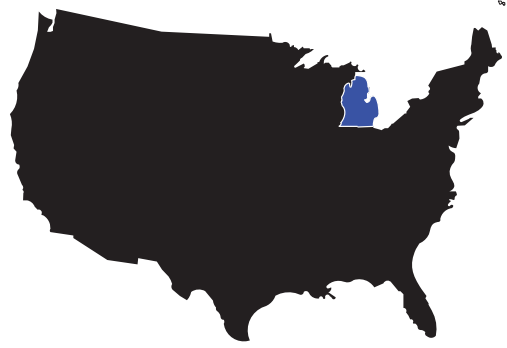


FACTORY JOBS
WASTE TO WORK
JOB FACTORY

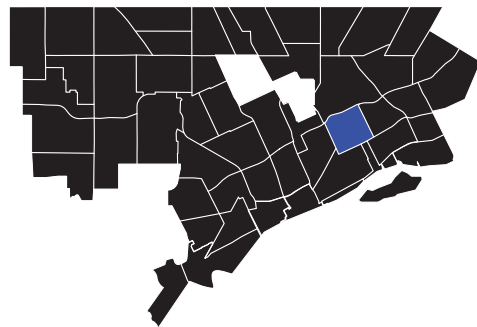


MEREDITH VLAHAKIS
MASTERS PROJECT
SPRING 2010

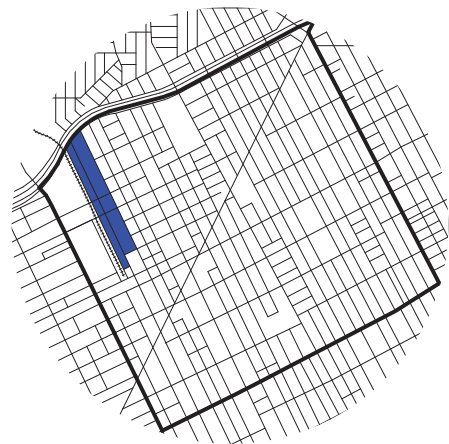
MICHIGAN STATE



CITY OF DETROIT



KETTERING NEIGHBORHOOD

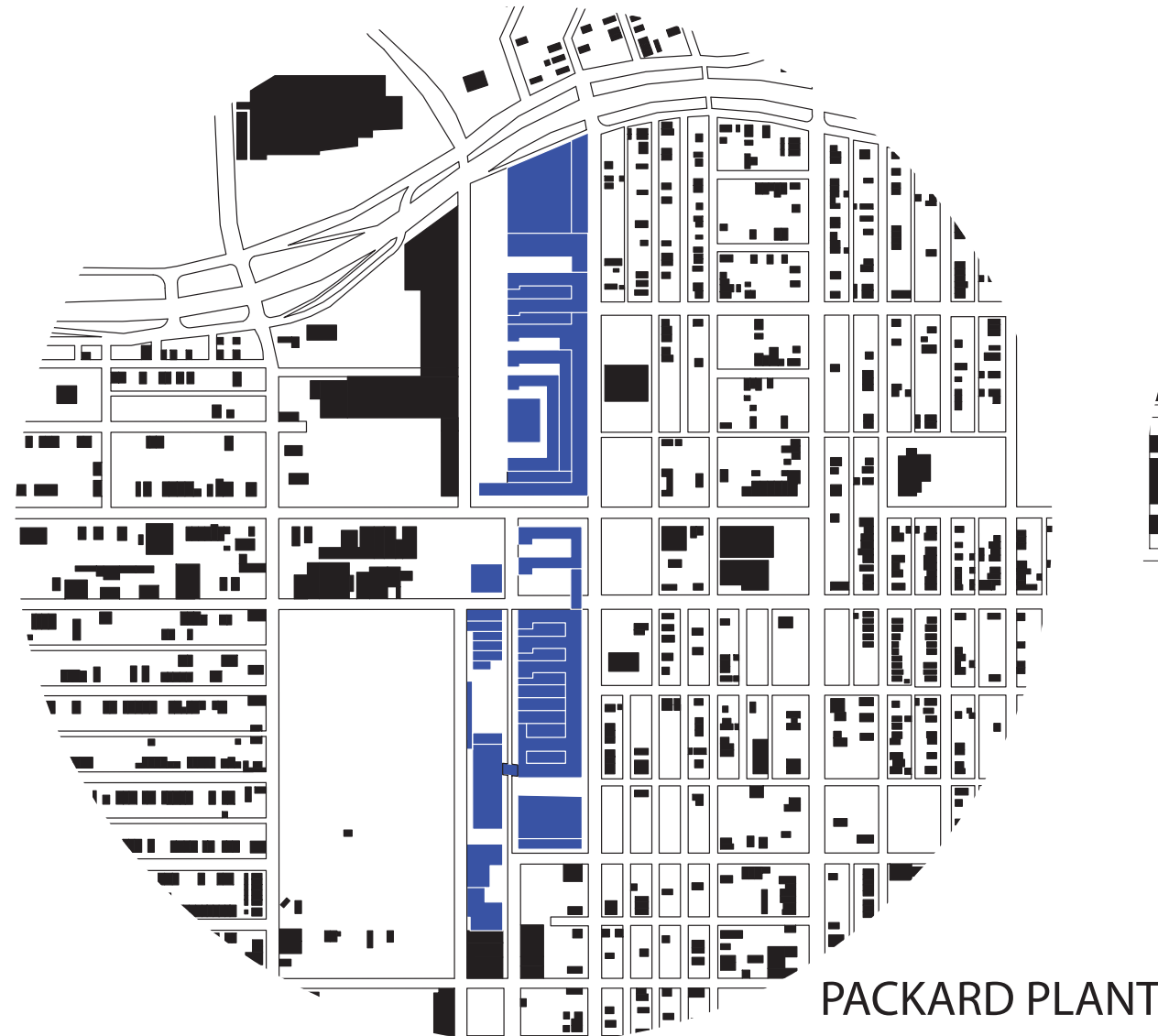


1.0 MILE



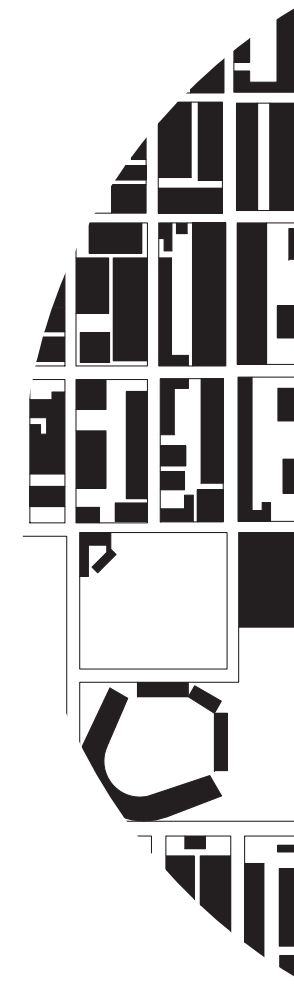
PILOT LOCATION - DETROIT

Detroit is known for its high unemployment levels and a remarkable number of unused buildings and empty lots. Located in the northwest corner of Detroit along a strip of industrial wasteland, the poverty-stricken Kettering neighborhood once thrived around automobile manufacturing jobs.



PACKARD PLANT

0.5 MILE



IIT CAMPUS

SITE - PACKARD AUTOMOBILE PLANT

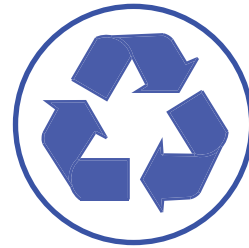
Among the companies settled there was the Packard car company, housed in a monolithic 35 acre complex, prominently displayed along East Grand Boulevard. Packard used the plant from 1903-1957, when the company was purchased by Studebaker. Designed by Albert Kahn, these are the first buildings in Detroit to utilize reinforced concrete and fireproof masonry.

JOB FACTORY BREAK DOWN



Amenities missing from the 2 mile Kettering neighborhood.

The Packard Plant once housed a grocery store, a department store and a school, in addition to the multitude of factory buildings. Most of the buildings are reinforced concrete and fireproof masonry, and still habitable. These factors allow for a sustainable readaptation of the site, and afford the program some flexibility to accommodate local needs. Once the buildings are analyzed, materials from razed buildings will be collected, sorted and used as the primary building material for a new Job Support Center / Community Center. The rest of the site will be zoned into different areas of employment. These will be determined by what amenities are currently lacking in the community that would also benefit the greater surrounding area. Special focus will be given to Business Incubation and other start-up programs to draw in new employment opportunities.



ZONE 1
RECYCLING & SORTING
Recycling centers currently located in Kettering: Zero



ZONE 2
ALTERNATIVE TRANSPORTATION LAB
Help Detroit move from Motor City to Green City



ZONE 3
EDUCATION
Kettering residents that received an Associate's degree or higher: 7.0%



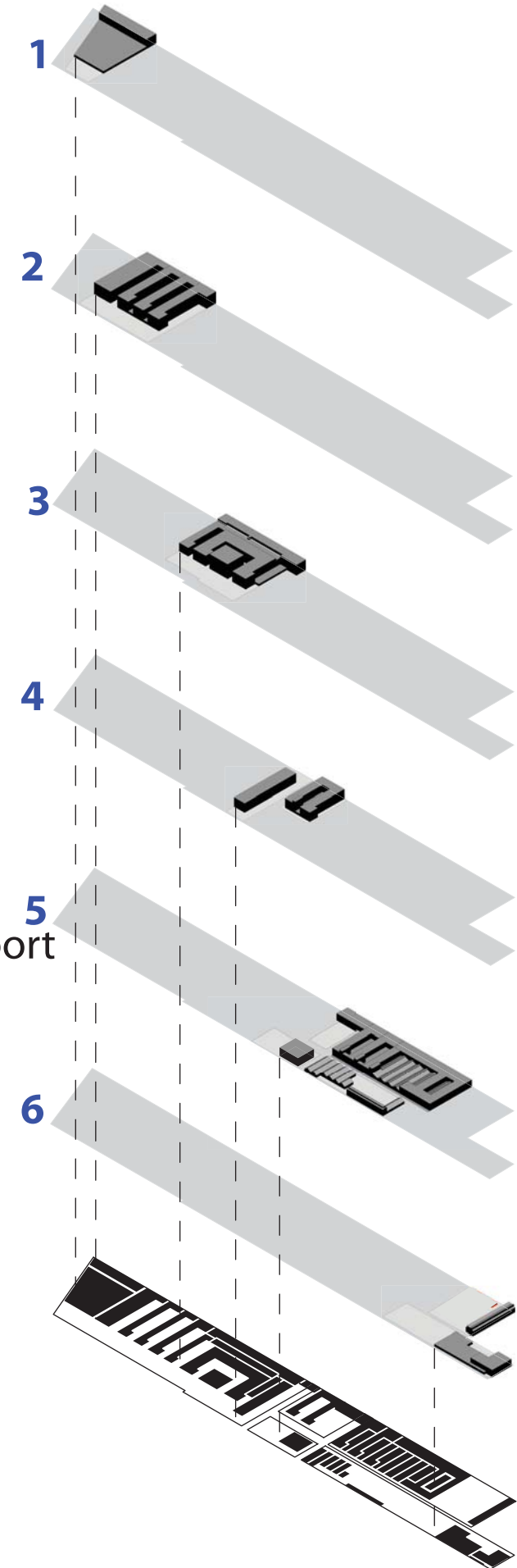
ZONE 4
LOCALLY MADE
Encourage local fledgling business support



ZONE 5
URBAN AGRICULTURE
Fight the Kettering food desert

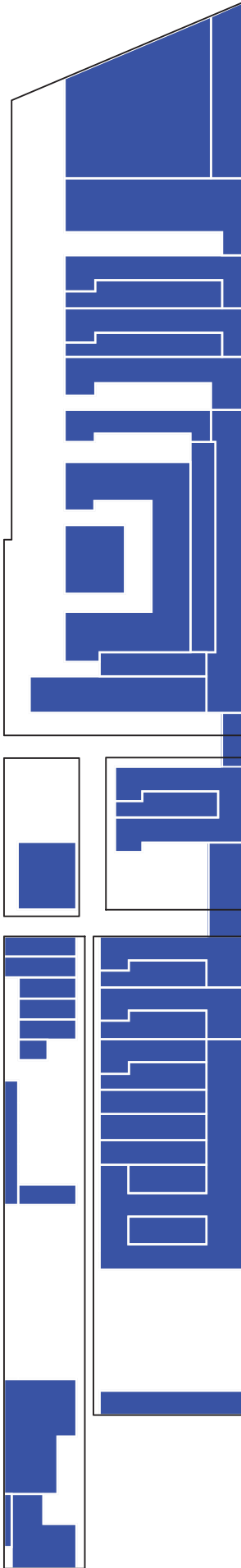
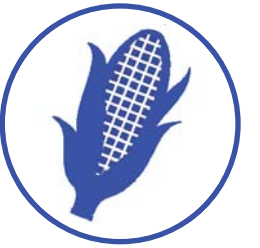
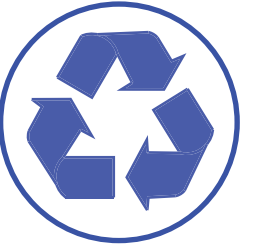


ZONE 6
JOB SUPPORT
Provide resources and services to maximize **EMPLOYMENT SUCCESS**



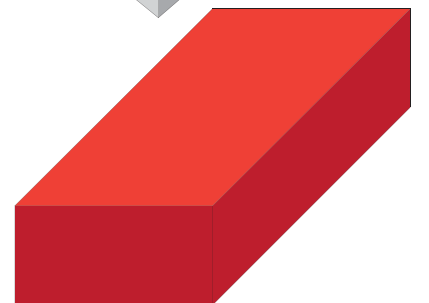
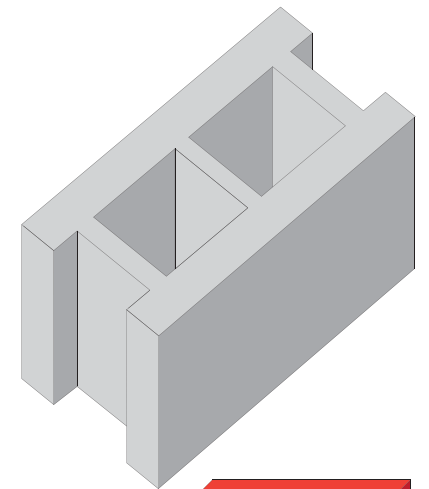
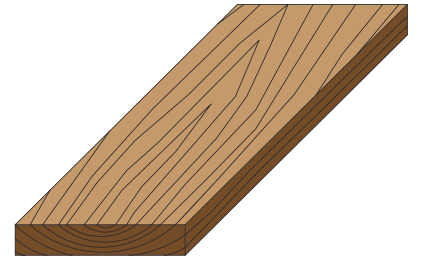
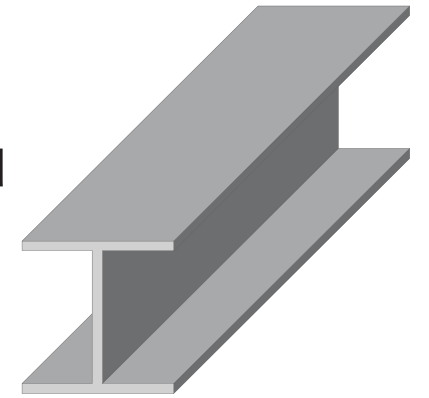
READY TO BE REUSED

Most buildings are structurally intact. Elements such as glazing and drywall would need replacing.



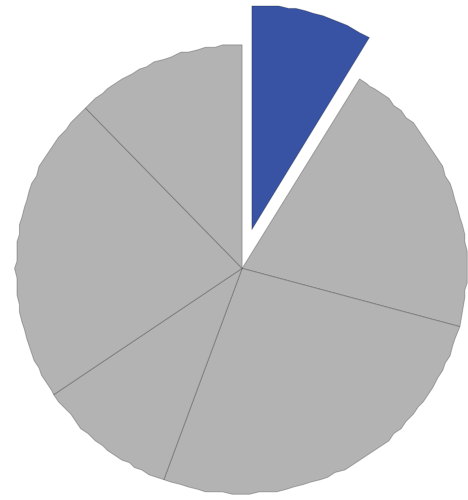
READY TO BE RECYCLED

Buildings that lack a roof or have collapsed will need to be razed, and are good candidates to harvest materials for the new Job Support Center. Unusual materials for design will also be noted and collected at this time. The site has been used for years as an illegal dumping ground, resulting in an interesting collection of materials to work with - tires, garage doors, even boat hulls.

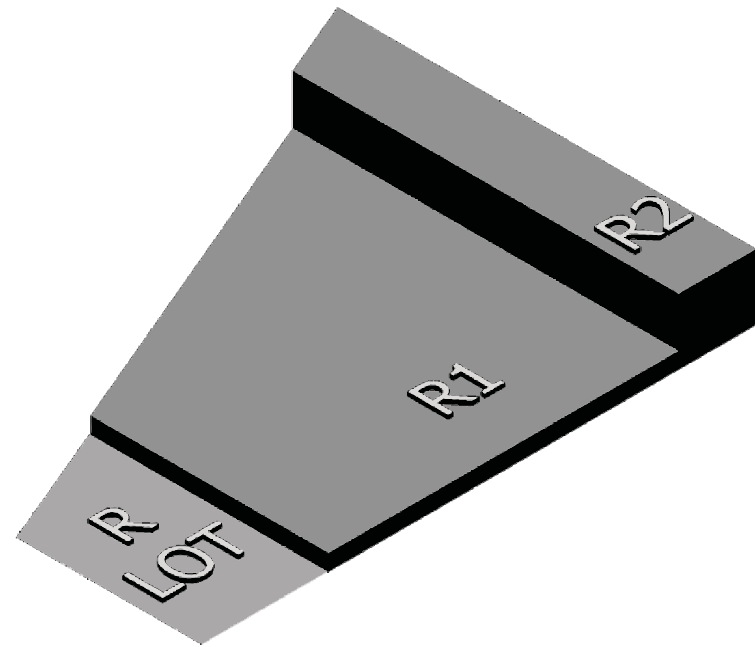


ZONE 1: RECYCLING & SORTING CENTER

This zone will focus on the recycling and sorting of goods. The initial focus will be on materials collected from the site. Eventually it will serve as a drop off point for residents and a pick up point to send the processed materials out of Kettering.



- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT



SQUARE FOOTAGE BREAKDOWN

R LOT	47,600 SF
R1	93,000 SF
R2	114,700 SF

TOTAL
255,300 SF

First zone to launch employment with on-site job training



Instrumental to sorting and recycling the unused material collected during site clean-up



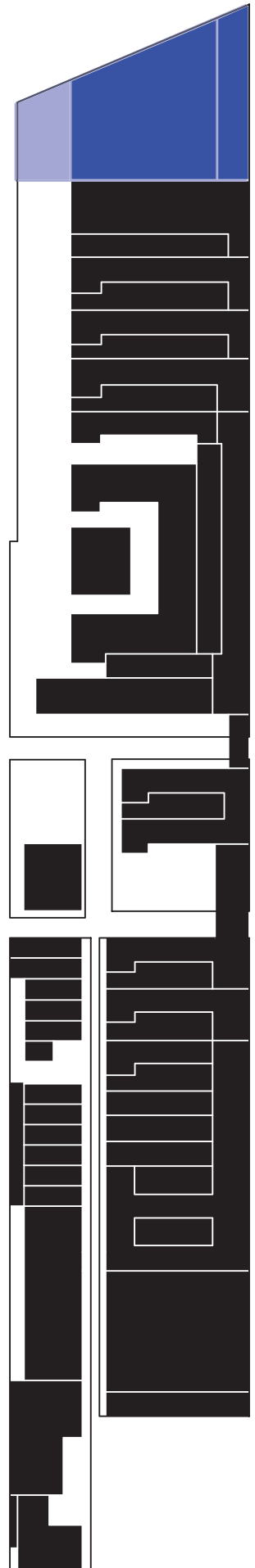
Good condition of buildings allow for immediate conversion

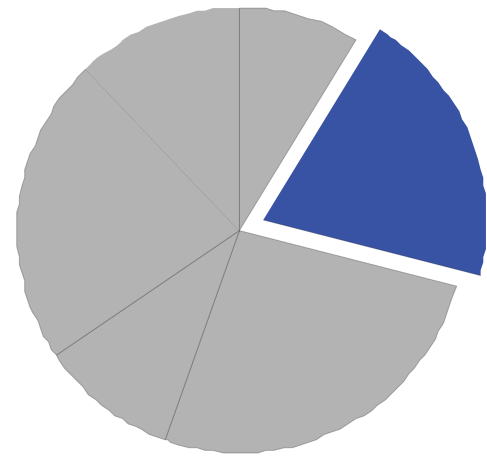


Highly visible location next to freeway



Multiple vehicle access points





ZONE 2: ALTERNATIVE TRANSPORTATION LAB

This zone will be dedicated to the development and promotion of alternative methods of transportation, with space allocated for brainstorming, building, testing and storage. Detroit will gain a visible twist on the Motor City image, while Kettering residents benefit from the local employment opportunities.

- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT

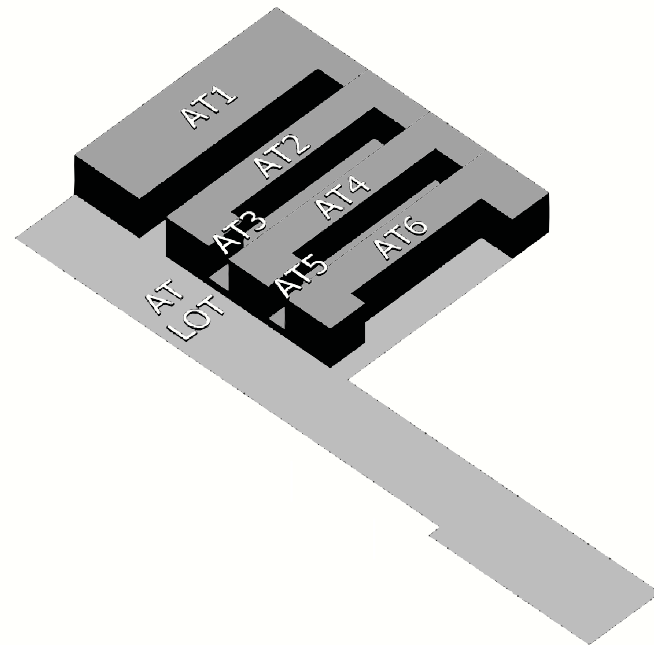
Physical characteristics of the AT Lot - long, narrow and highly visible - make it an excellent "playground" for both testing and promotion



Building AT1 contains a five-story ramp exiting onto the AT Lot, sturdy enough to accommodate vehicular (or other) traffic



AT3 and AT5 are essentially warehouse spaces - a convenient storage space during non-testing hours



SQUARE FOOTAGE BREAKDOWN

AT LOT	88,800 SF	AT5	15,500 SF	TOTAL 586,725 SF
AT1	206,250 SF	AT6	88,175 SF	
AT2	15,500 SF			
AT3	86,250 SF			
AT4	86,250 SF			

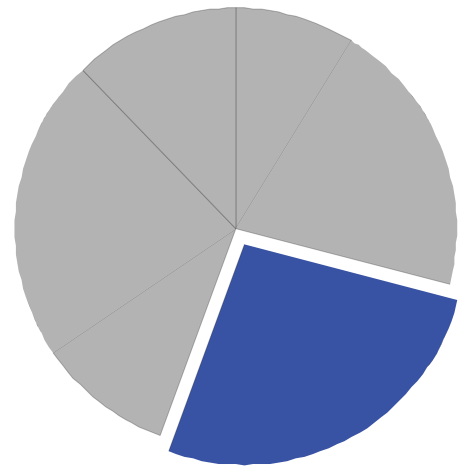


ZONE 3: EDUCATION

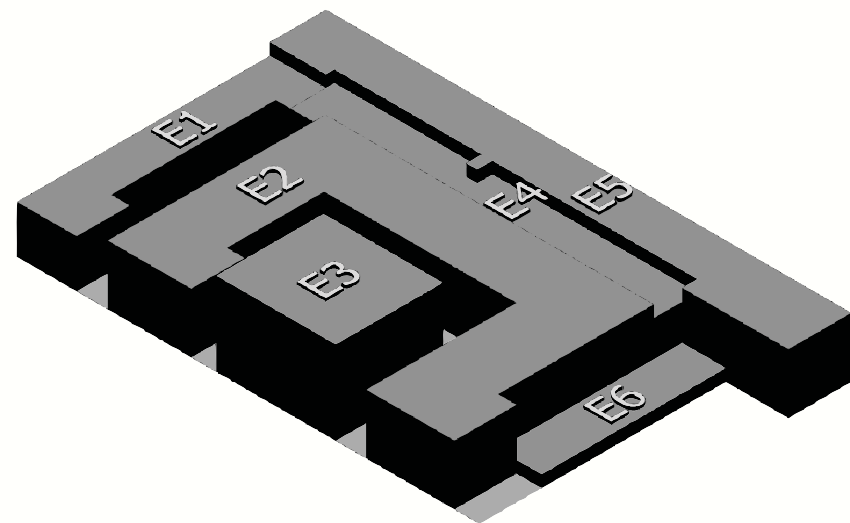
This zone will house satellite colleges, vocational schools, and educational support programs such as a GED class and testing center. Space would also be reserved for a branch of the Detroit Public Library.

Buildings are nested in a way that seem to “hug” each other, with a central circulation path around E3. Interaction and connection among the educational programs, housed in different buildings, will be promoted through their physical relation to each other.

E3 is the tallest building on site (7 stories) - it would be the most visible and act as a “flagship,” highlighting the key principle that education and job training should be intertwined



- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT



SQUARE FOOTAGE BREAKDOWN

E1	91,900 SF	
E2	257,750 SF	
E3	210,000 SF	
E4	82,800 SF	
E5	210,000 SF	
E6	18,200 SF	
		TOTAL
		870,650 SF



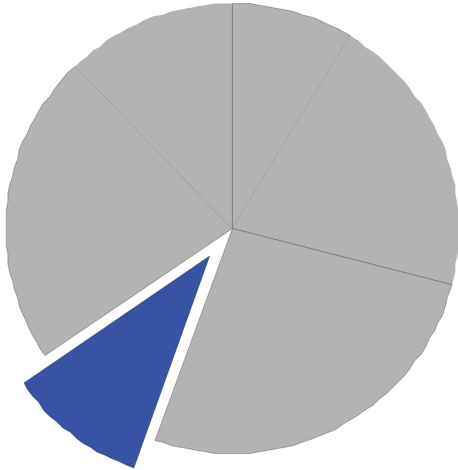
ZONE 4: LOCALLY MADE

This zone will emphasize local commerce - housing businesses unique to Detroit, businesses producing or selling products made in the area, and businesses focused on the promotion of some particular aspect of Detroit.

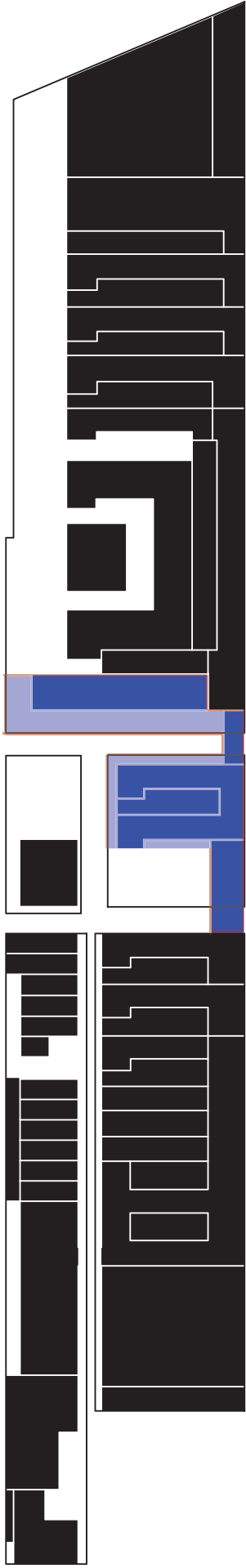
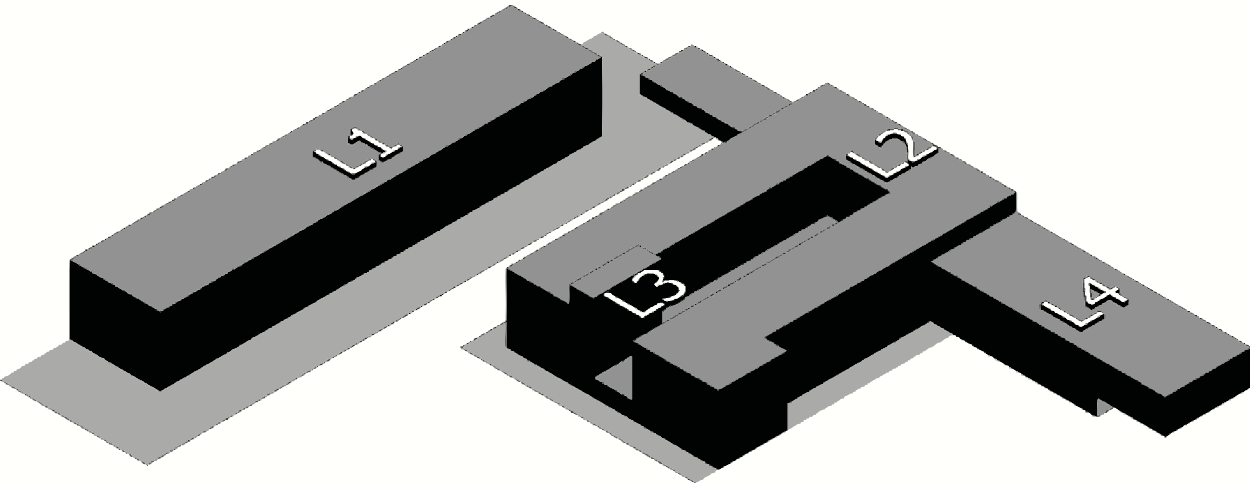
The buildings here on either side of Grand Avenue, the major street that cuts through the center of the site. Their high visibility serve as a "Welcome!" to Packard, suitable as this is the zone most likely to draw people in from outside Kettering



L2 formerly housed a department store - the building is already laid out to support retail



- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT

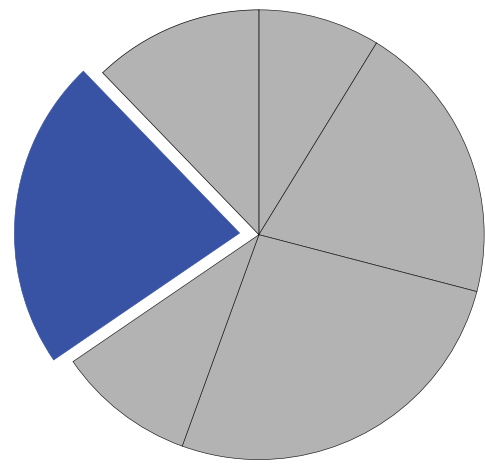


SQUARE FOOTAGE BREAKDOWN

L1	105,600 SF	TOTAL 326,525 SF
L2	176,625 SF	
L3	18,200 SF	
L4	26,100 SF	

ZONE 5: URBAN AGRICULTURE

The focus of this zone will be the growth, processing and delivery of fresh food to Kettering residents. Empty lots can be used to grow food, house chicken coops for fresh eggs, tend to beehives and other farm activities suitable in an urban setting. Space will be allotted to process and sell food (including a farmers' market), and hold educational classes on healthy, affordable dietary habits. Delivery programs to elderly or disabled residents, such as Meals on Wheels, are key to ensuring local residents have easy access to fresh food.



- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT

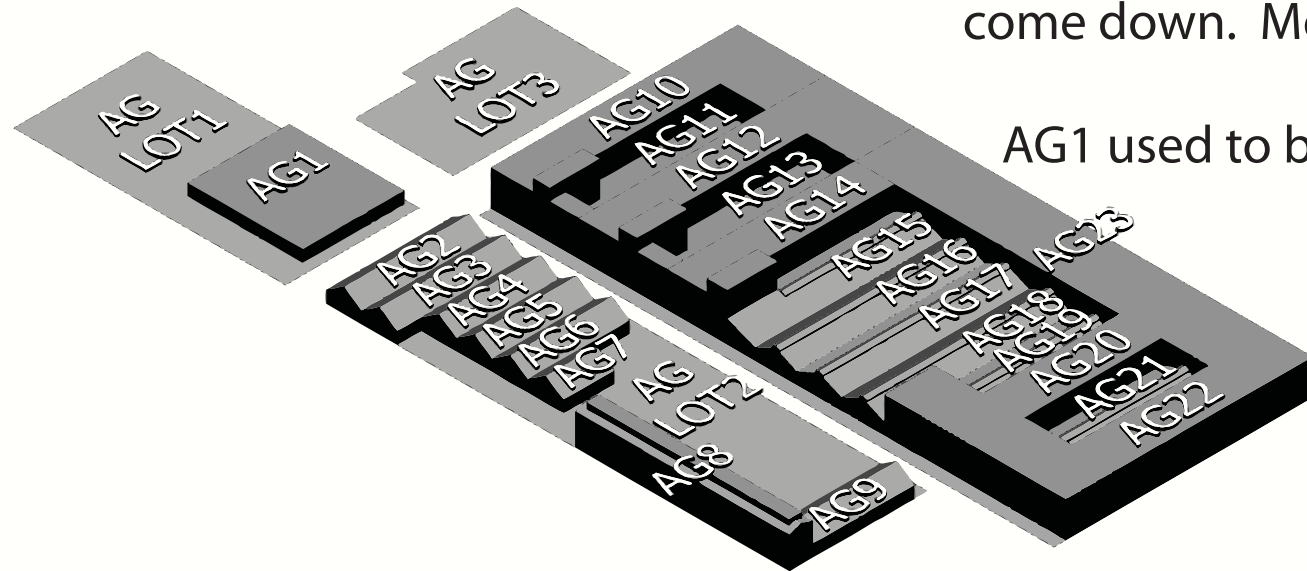
Buildings AG2-AG7, AG9 and AG15-AG19 are built mainly of steel and glass, some with clerestory windows in the roof. These features, combined with their central proximity to the AG Lots, would make them good candidates for greenhouses.



Several buildings in the AG Lot2 area are dilapidated and would need to come down. Most of the reclaimed steel on site would come from here.



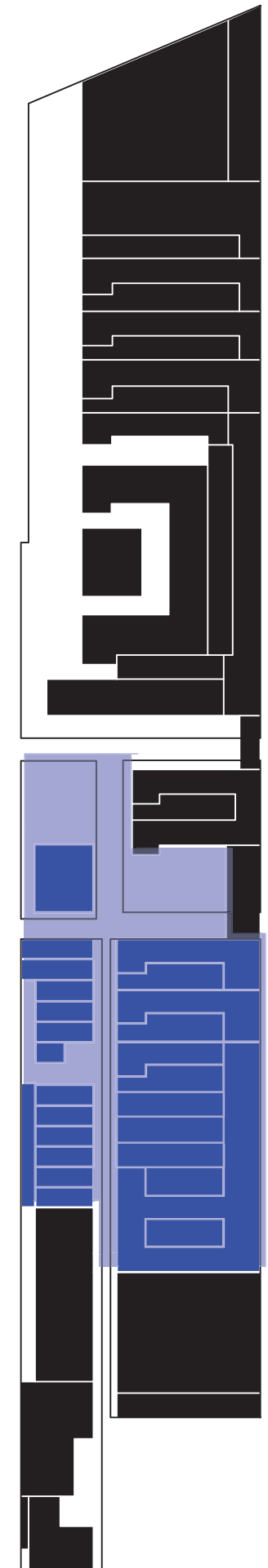
AG1 used to be a grocery store - it would be ideal to reinstate this use because of the prominent location on Grand Avenue and close proximity to site locations where food would be grown.



SQUARE FOOTAGE BREAKDOWN

AG LOT1	28,875 SF	AG8	25,600 SF	AG16	14,400 SF
AG1	19,200 SF	AG9	7,250 SF	AG17	14,400 SF
AG2	7,650 SF	AG LOT3	32,480 SF	AG18	14,400 SF
AG3	8,100 SF	AG10	47,600 SF	AG19	12,000 SF
AG4	6,525 SF	AG11	14,400 SF	AG20	51,300 SF
AG5	6,525 SF	AG12	47,600 SF	AG21	12,000 SF
AG6	6,525 SF	AG13	14,400 SF	AG22	51,300 SF
AG7	3,600 SF	AG14	47,600 SF	AG23	123,625 SF
AG LOT2	52,200 SF	AG15	15,600 SF		

TOTAL
648,155 SF



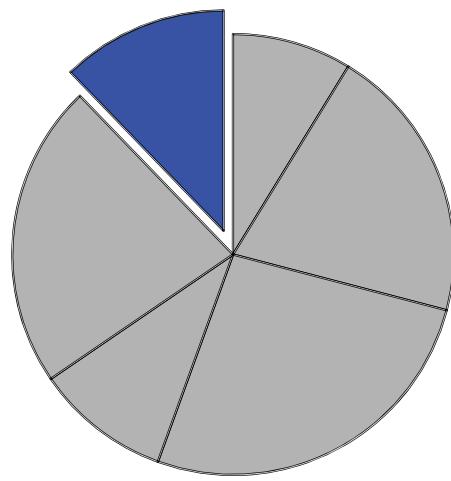
ZONE 6: JOB SUPPORT & COMMUNITY ACCESS

This zone will contain a newly built Job Support Center, using materials collected during site clean-up, and will ultimately serve two functions: to advertise success in building with locally salvaged materials, and offer resources and services which will maximize success of employment on the site. The remaining lots and existing buildings in this zone would be outfitted for community-oriented activities, and available for use outside normal business hours. Placement of key services at this end of the site ensures there is no “back end” to the site - all three access points (North end, Grand Avenue and South end) become a major gateway.

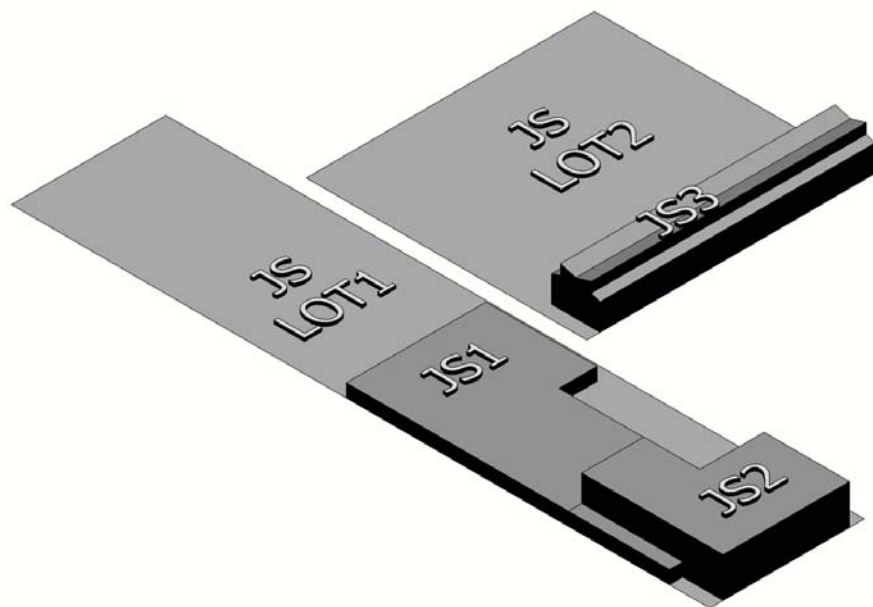
The buildings currently on JS Lots 1 & 2 are so damaged they would have to be removed. Most of the bricks recycled from the site will come from these two locations.

Outdoor public space, such as basketball courts and picnic areas, encourage site use after normal working hours.

JS2 lacks exterior window openings and would be ideal for a movie theatre or concert venue.



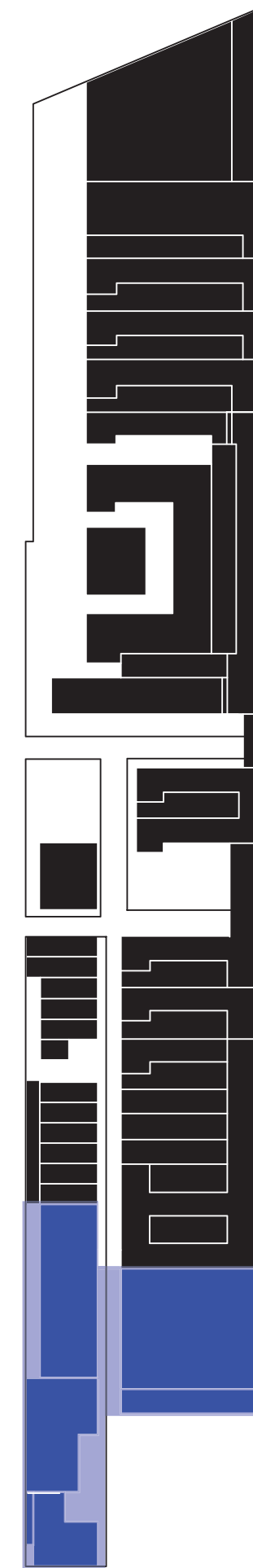
- RECYCLING
- ALTERNATIVE TRANSPORTATION LAB
- EDUCATION
- LOCALLY MADE
- URBAN AGRICULTURE
- JOB SUPPORT



SQUARE FOOTAGE BREAKDOWN

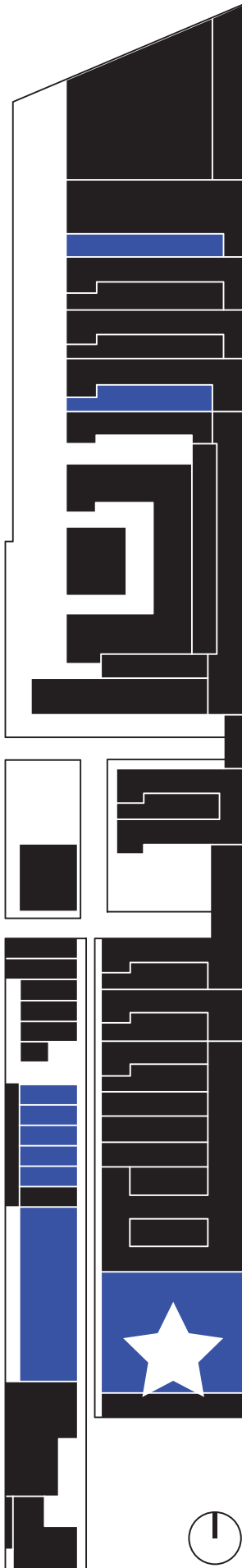
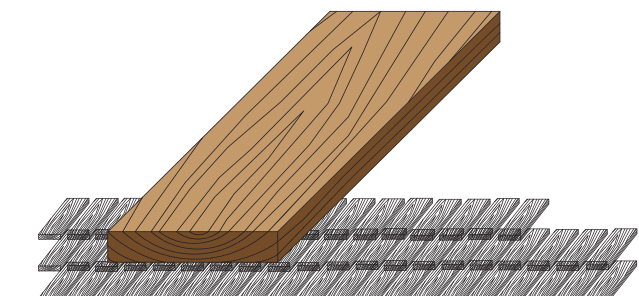
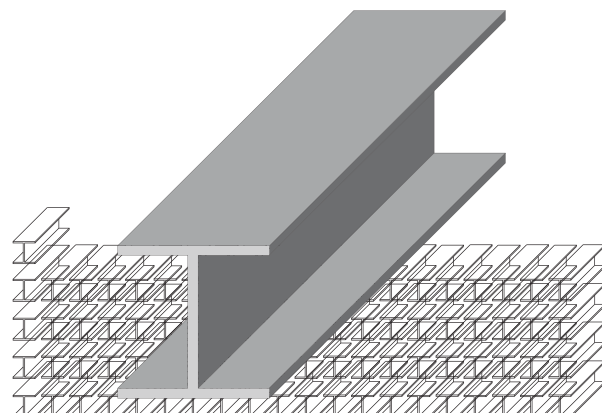
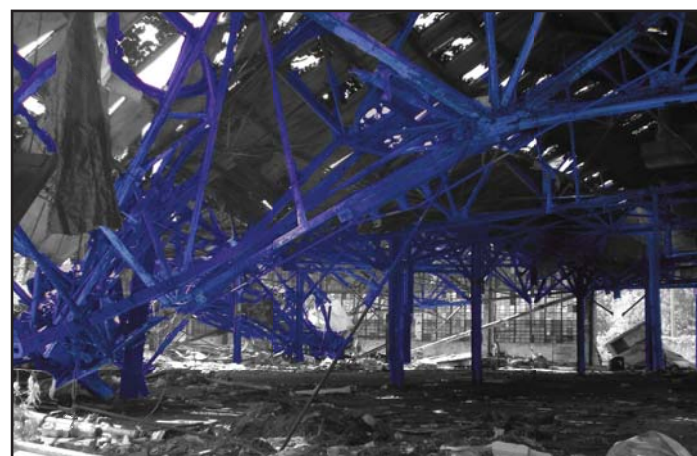
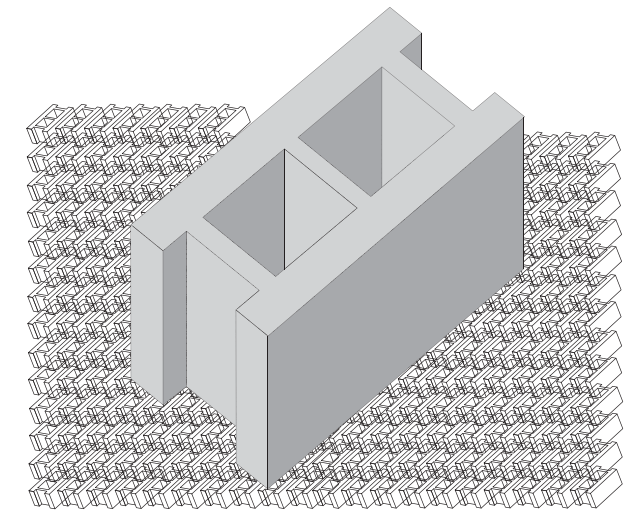
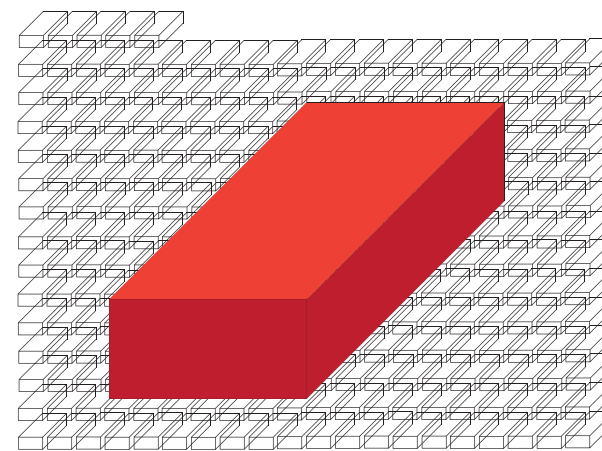
JS LOT1	66,500 SF
JS1	37,975 SF
JS2	69,450 SF
JS LOT2	85,475 SF
JS3	19,500 SF

TOTAL
278,900 SF



JOB SUPPORT CENTER MATERIAL INVENTORY

The Center will be a hybrid of reused and newly built space. The southern-most building, while in sound condition, blocks open access to the site with its long and narrow east-west orientation. The center of the building will be retained for indoor programming. The east and west ends will be hollowed out to create an outdoor walkway, visually opening the site to visitors. The walkway will also serve as a public space for event, such as outdoor markets. Materials collected from the site, primarily masonry, will be used in a “new” addition to the existing building. The process of construction will serve as an on-site job training program. The building will continue to serve as a visual training tool upon completion. As bricks are the primary building material on-site, masonry will be the main educational focus. In the flexible classroom area, a portion of the wall will be constructed of temporary masonry that can be deconstructed and rebuilt for masonry training. A study in masonry patterns will wrap around the building, serving as a future educational construction tool.



DESIGN PRECEDENTS & INSPIRATION

UNIQUE AND CREATIVE BUILDING MATERIALS

Redux: *Designs That Reuse, Recycle and Reveal*, Jennifer Roberts, 2005



Stained glass in a barn
Sarah Hoffman
Private residence, MO



Signs as fences & steps
Cars as awnings & parking gate
Leger Wanaselja Architecture
Condominiums, CA



Aircraft flaps as greenhouse shades
Arkin Tilt Architects
Private residence, AZ



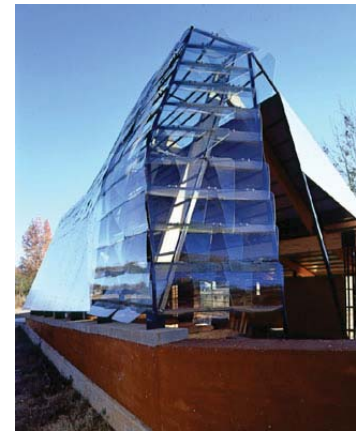
Bricks as green roof pavers
Benton Brown
Loft conversion, NY

NON-TRADITIONAL APPLICATION OF STANDARD MATERIALS

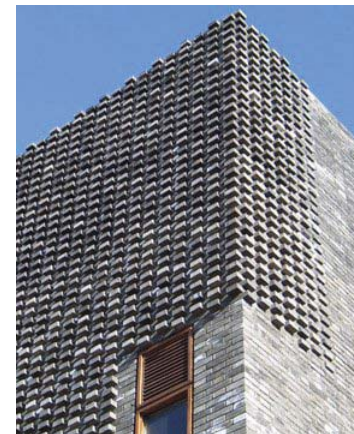
<http://archrecord.construction.com/features/aiaAwards/04mockbee-1.asp> <http://www.officeda.com/>, Timothy Hurley



Tires as chapel walls
Sam Mockbee / Rural Studio
Summerville, AL



Windshields as shelter
Sam Mockbee / Rural Studio
Mason's Bend, AL

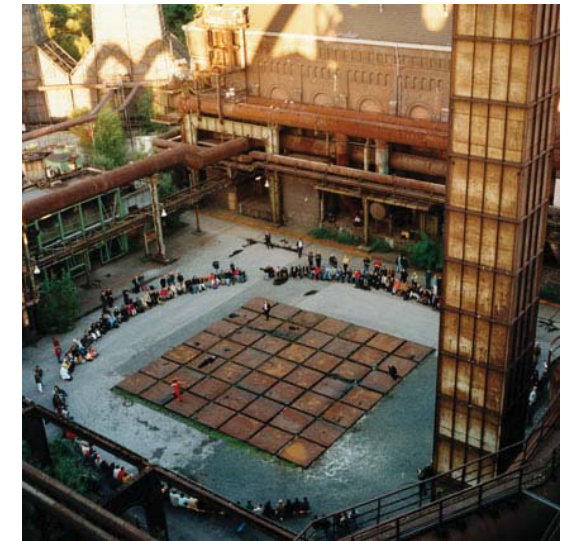


Tongxian Gatehouse
Office dA
Beijing, China



NEW LIFE FOR OLD INDUSTRIAL SITES

<http://www.latzundpartner.de/projects/detail/17>

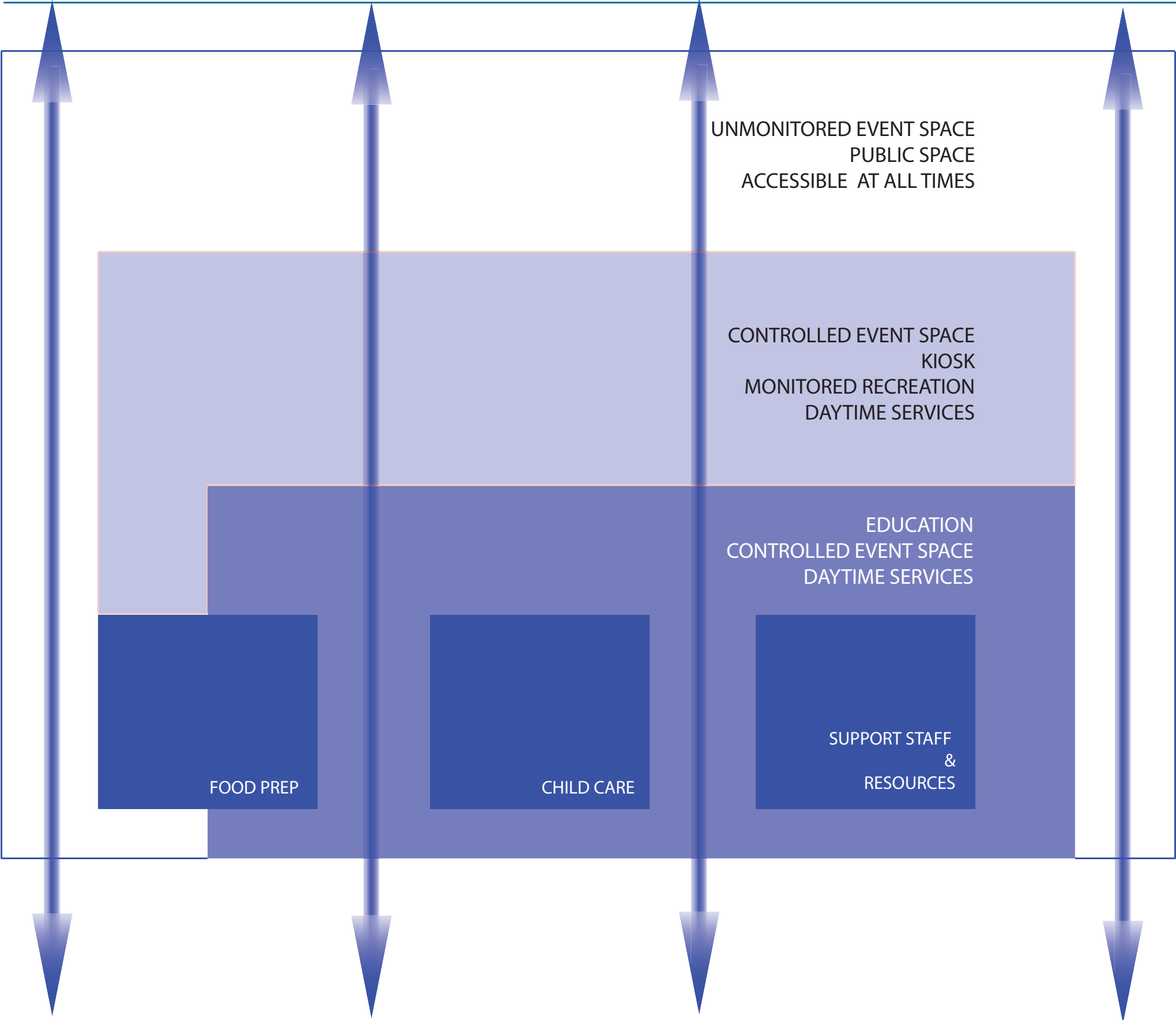


Landscape Park Duisburg Nord
Latz + Partner
Duisburg, Germany



PROGRAMMING & DESIGN GOALS

- REMOVE VISUAL BARRIER OF EXISTING BUILDING ORIENTATION
- INCORPORATE EXISTING BUILDING INTO NEW PROGRAM
- CONSTRUCTION DOUBLES AS ON-SITE JOB TRAINING
- FLEXIBLE SPACES ACCOMODATE MULTIPLE USES
- AVAILABLE FOR PUBLIC USE OFF-HOURS
- EASE OF ACCESS TO REST OF SITE
- TRANSPARENT & WELCOMING
- SAFE & SECURE
- ECONOMIC

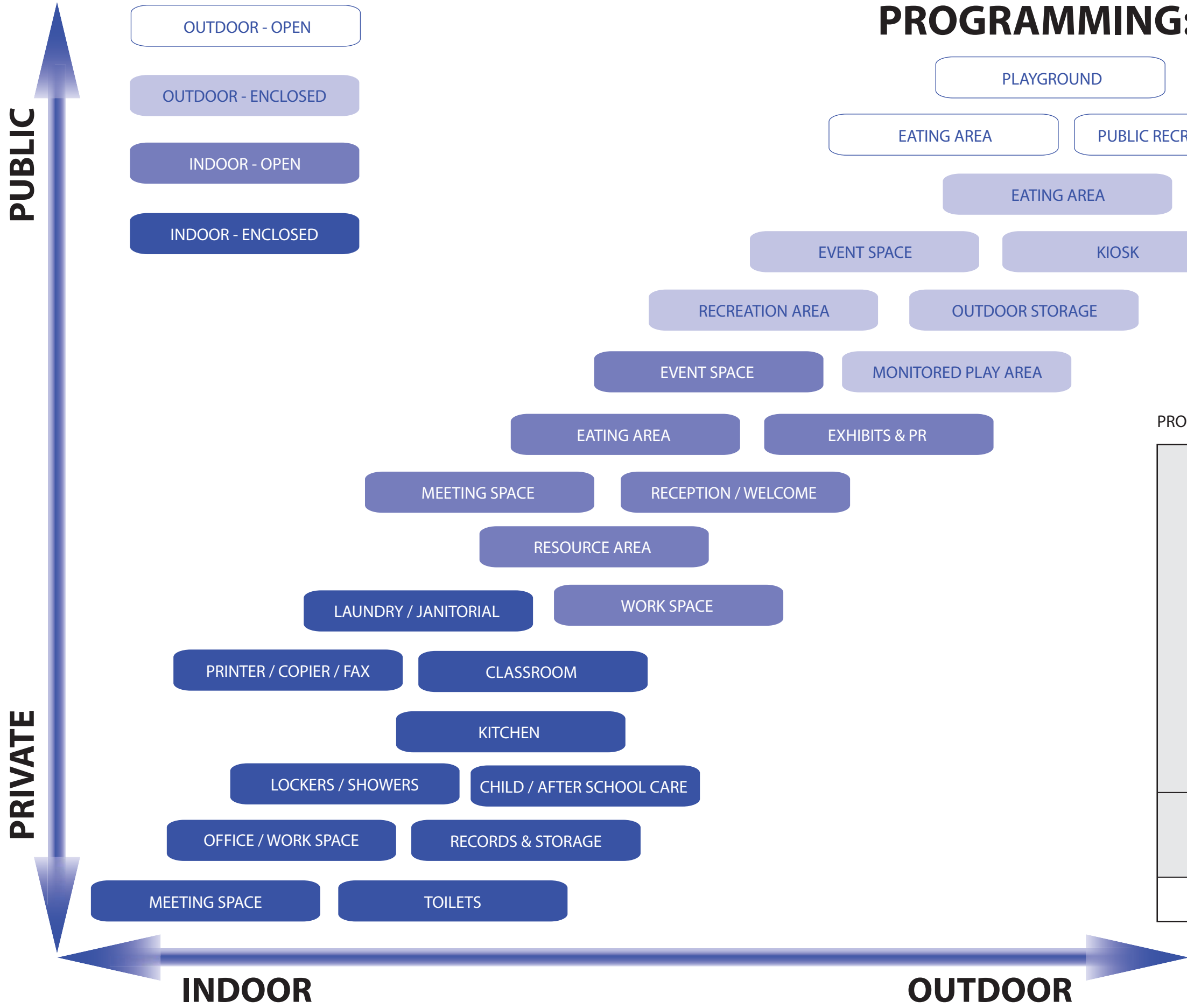


103,350 SF (LOT)
17,050 SF (EXISTING FOOTPRINT)

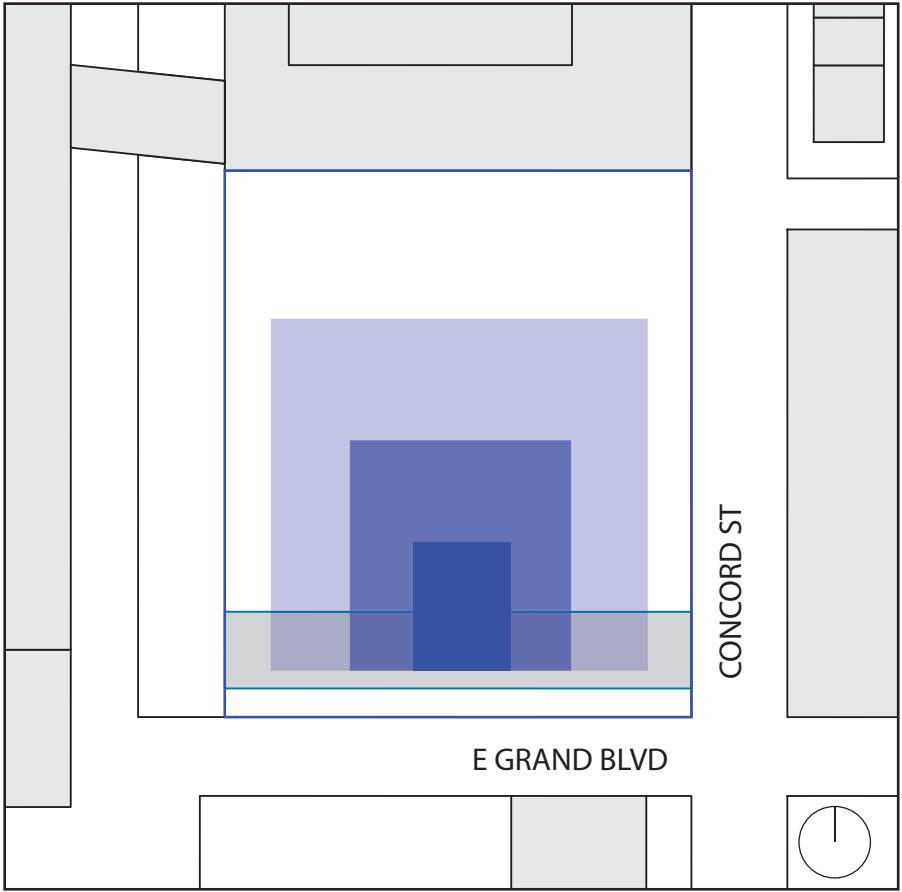
ENCLOSED MEETING SPACE	440 SF	1
ENCLOSED OFFICE / WORK SPACE	210 SF	4
RECORDS & STORAGE	100 SF	1
PRINTER / COPIER / FAX	65 SF	1
LOCKERS / SHOWERS	210 SF	2
LAUNDRY / JANITORIAL	52 SF	1
TOILETS	210 SF	2
ENCLOSED INDOOR CLASSROOM	865 SF, 440 SF	2
OPEN INDOOR CLASSROOM SPACE	4000 SF	1-6
KITCHEN: PREP & COOK	500 SF	1
KITCHEN: CLEANING	300 SF	1
KITCHEN: DRY STORAGE	115 SF	1
KITCHEN: COLD STORAGE	115 SF	1
EXHIBITS & PR	4000 SF	1
OPEN WORK SPACE	2500 SF	1
RECEPTION / WELCOME	165 SF	1
RESOURCE AREA	865 SF	1
CHILD / AFTER SCHOOL CARE	600 SF	1
INDOOR EVENT SPACE	4600 SF, 1125 SF, 4000 SF	3
INDOOR EATING AREA	4600 SF, 1125 SF	1
ENCLOSED OUTDOOR PLAY AREA	775 SF	1
OUTDOOR STORAGE	140 SF	1
KIOSK	40 SF	1
PLAYGROUND	3200 SF	1
ENCLOSED OUTDOOR RECREATION AREA	1125 SF, 775 SF	2
OUTDOOR EATING AREA	4200 SF	1

42,711 SF (PROGRAM)
 25,516 SF (ACTUAL)
17,772 SF (NEW FOOTPRINT)

PROGRAMMING: INNER / OUTER SPACES

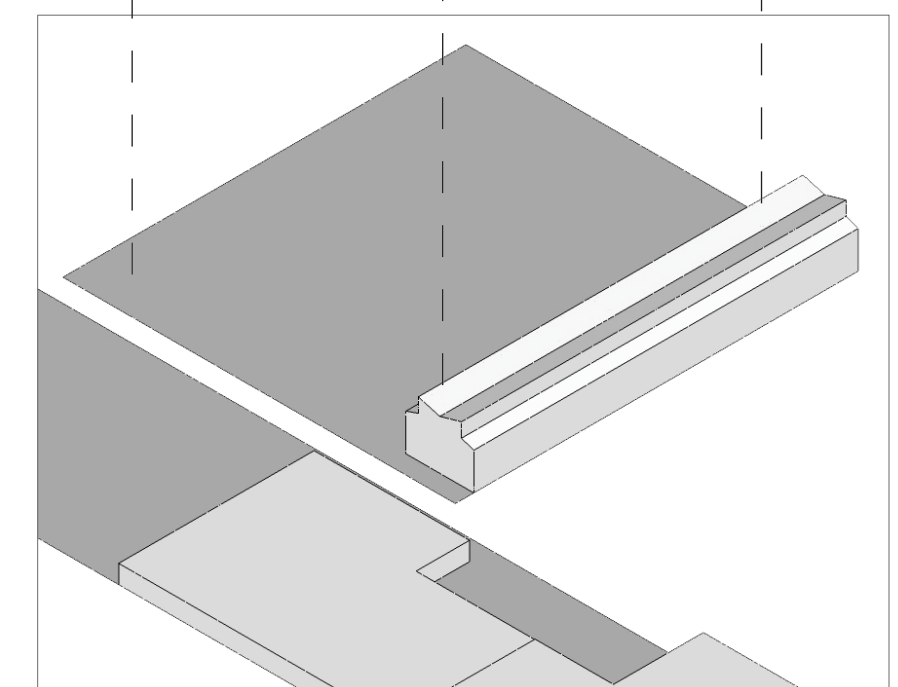
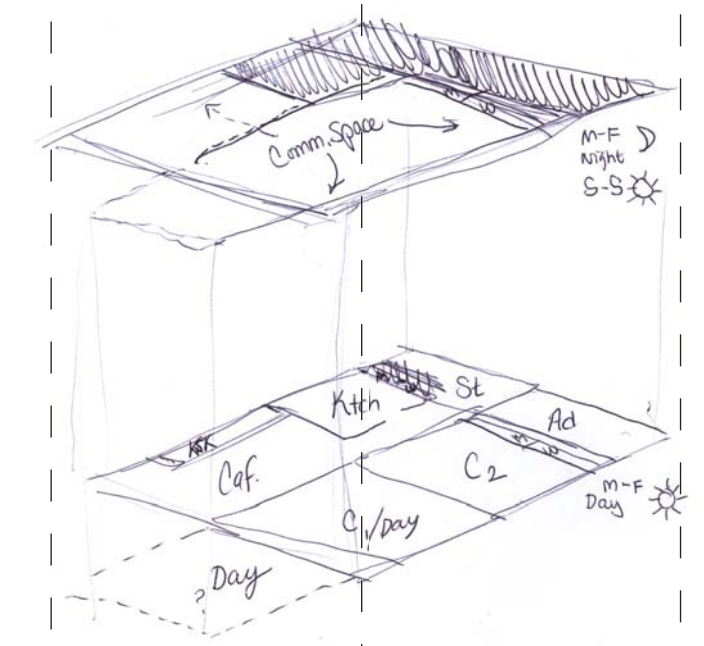
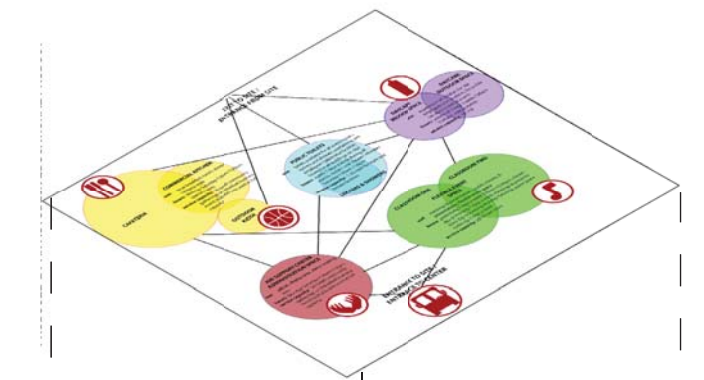
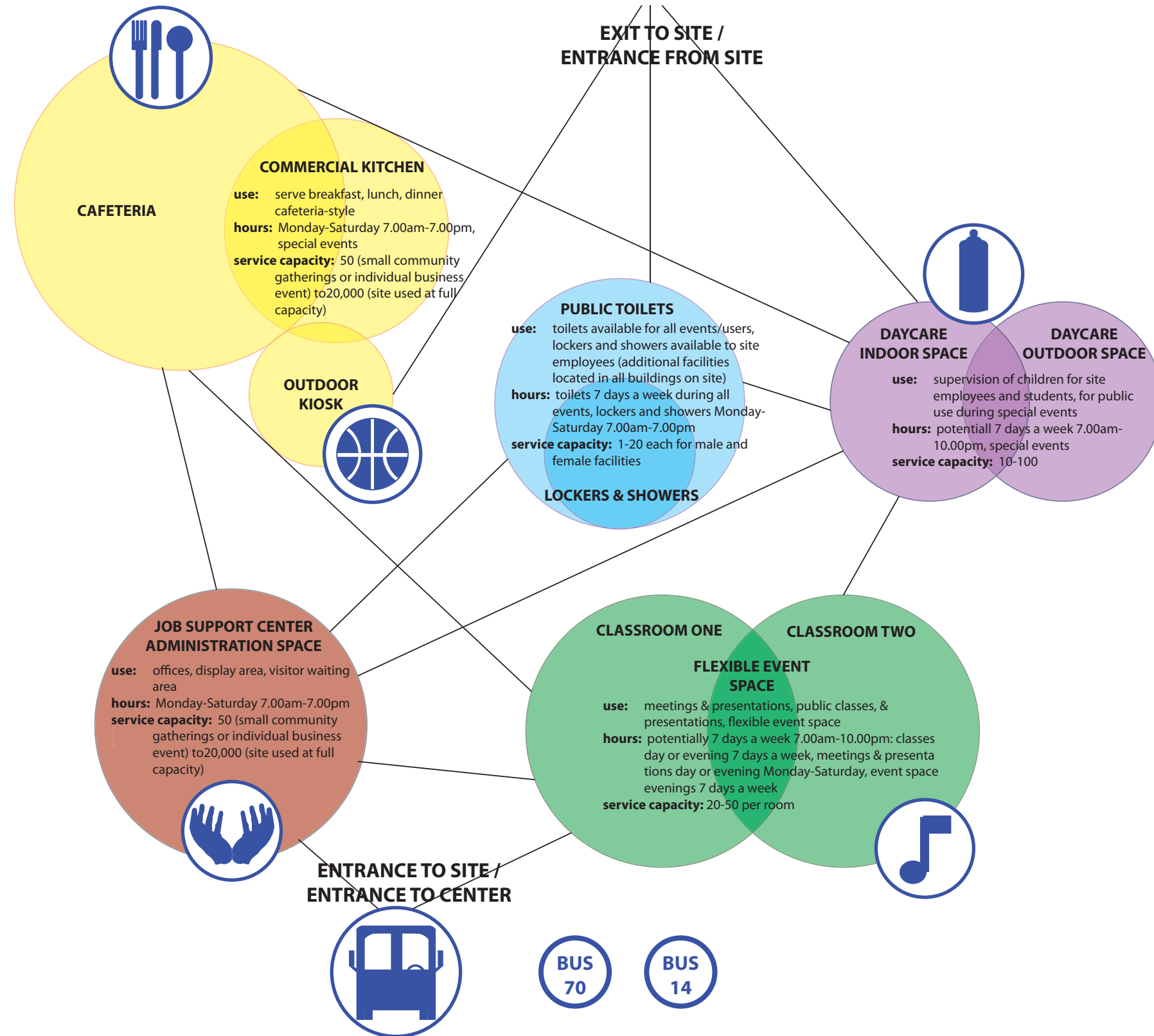


PROGRAM DISTRIBUTION ACROSS EXISTING LOT & BUILDING

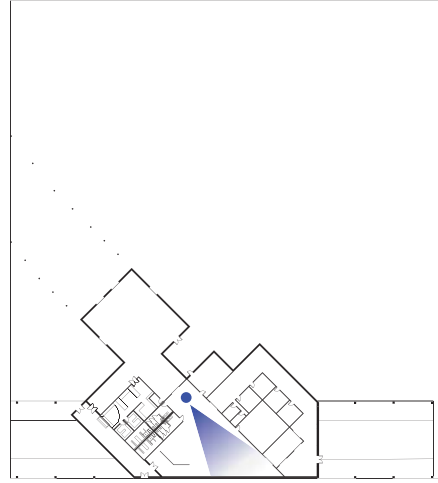


CENTER PROGRAM GUIDELINES

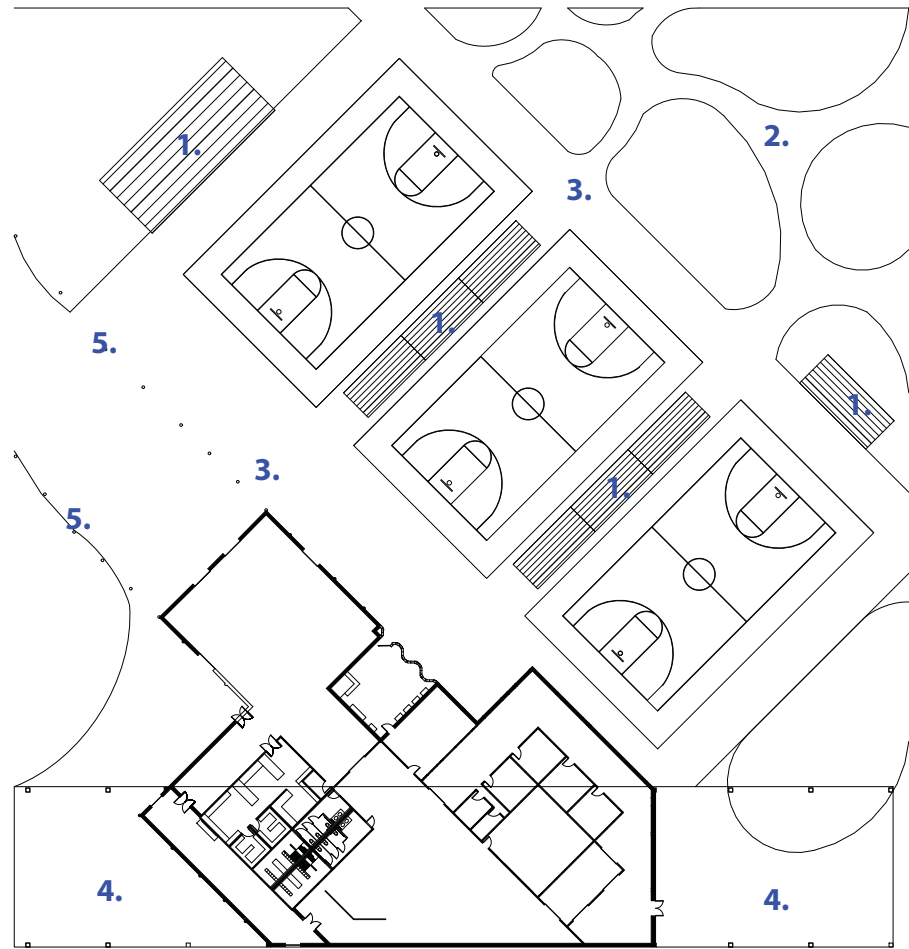
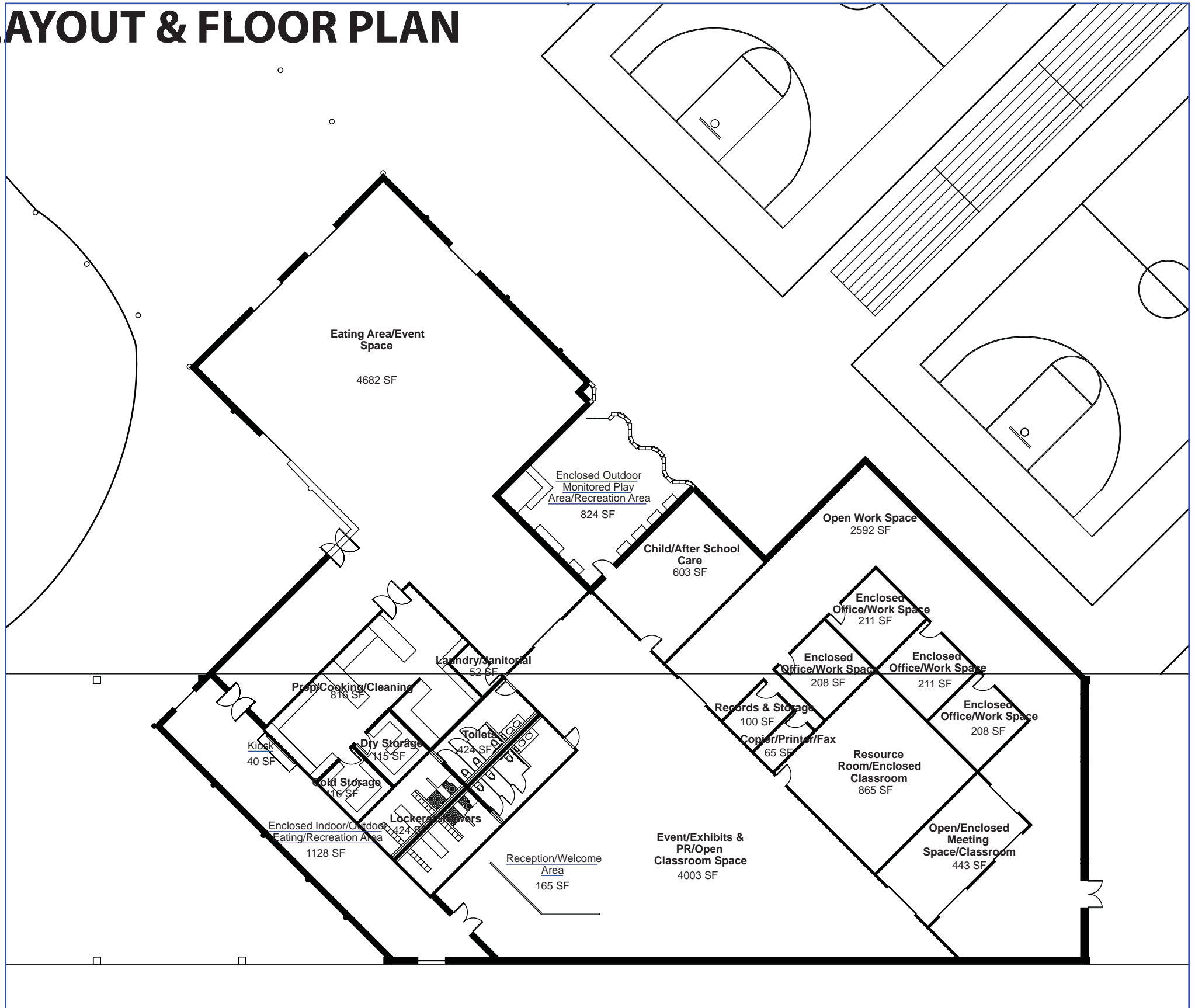
The program of spaces inside the center will offer services to employees during working hours (it is assumed, because of the nature of each of the employment zones, that most jobs will have standard Monday-Friday daytime hours) and flexible space for public use "off hours."



JOB SUPPORT CENTER

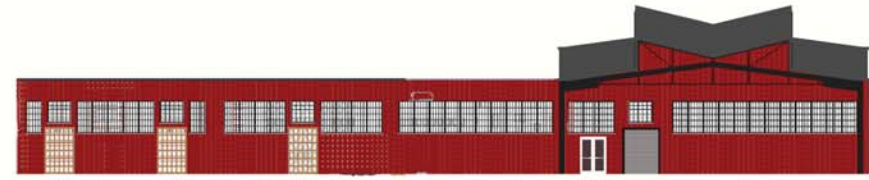
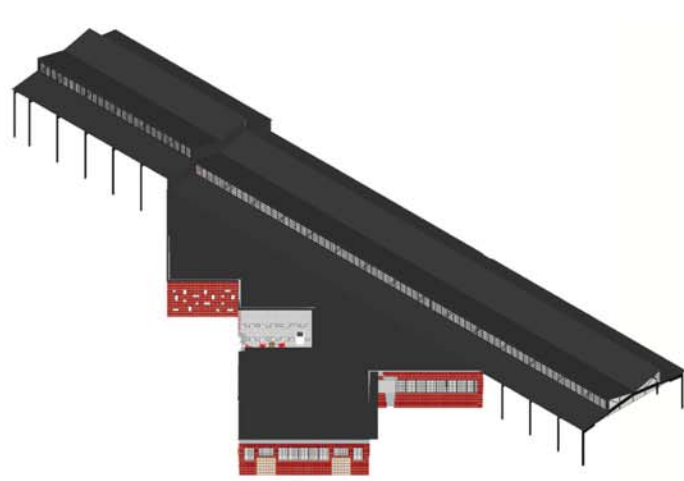


JOB SUPPORT CENTER - SITE LAYOUT & FLOOR PLAN

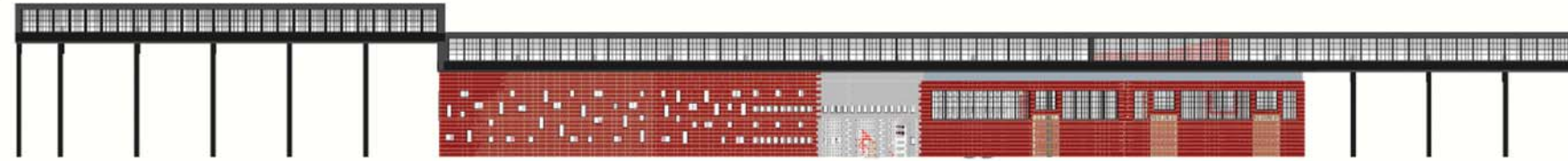
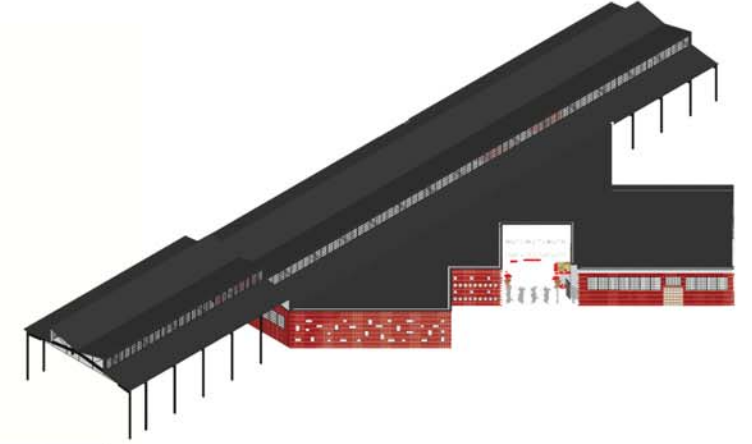


1. Steps and benches made from slicing old rectangular concrete columns; supported with CMUs
2. Community / class garden patches
3. Public walkway and outdoor dining area
4. Sheltered outdoor space; original building footprint size and covered with the current currently existing roof system
5. Kahn column planters; the unique 45 flared top sheared off base and hollowed out to become outdoor planters

JOB SUPPORT CENTER - ELEVATIONS AND ISOMETRIC VIEWS



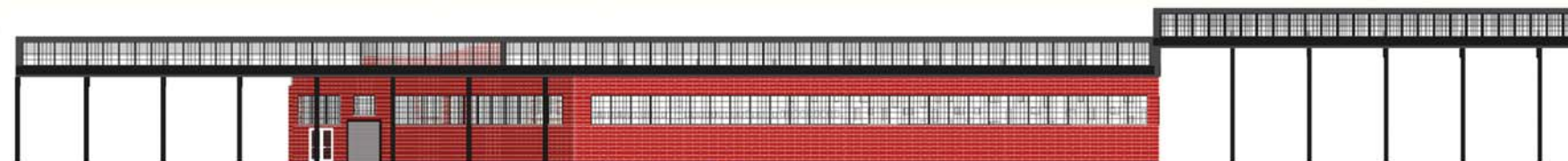
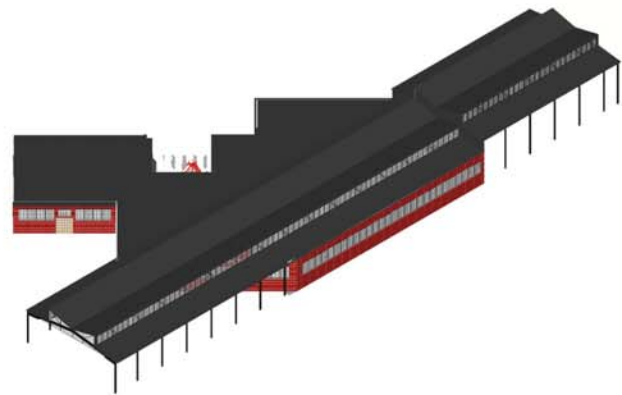
WEST



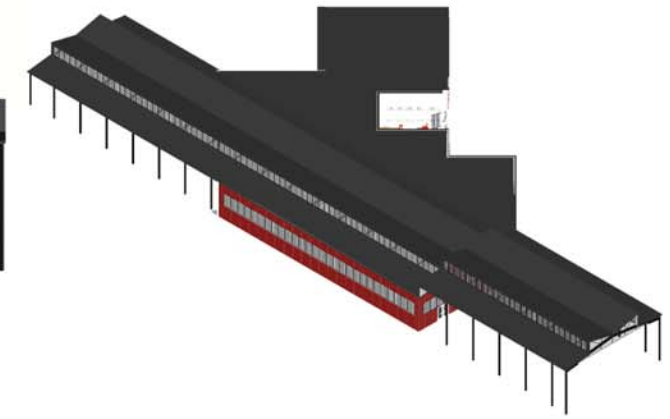
NORTH



EAST

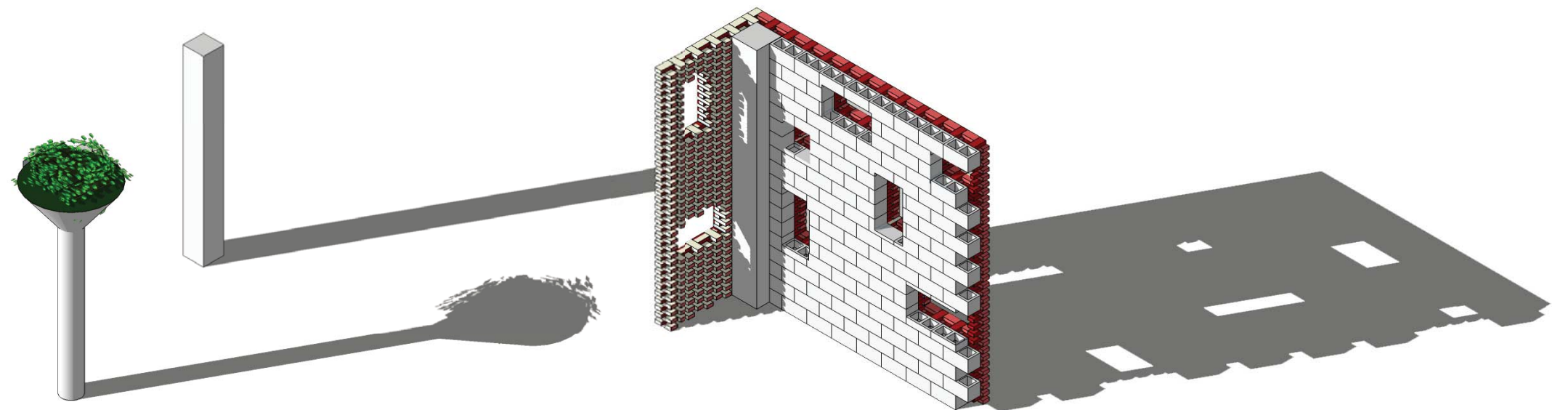
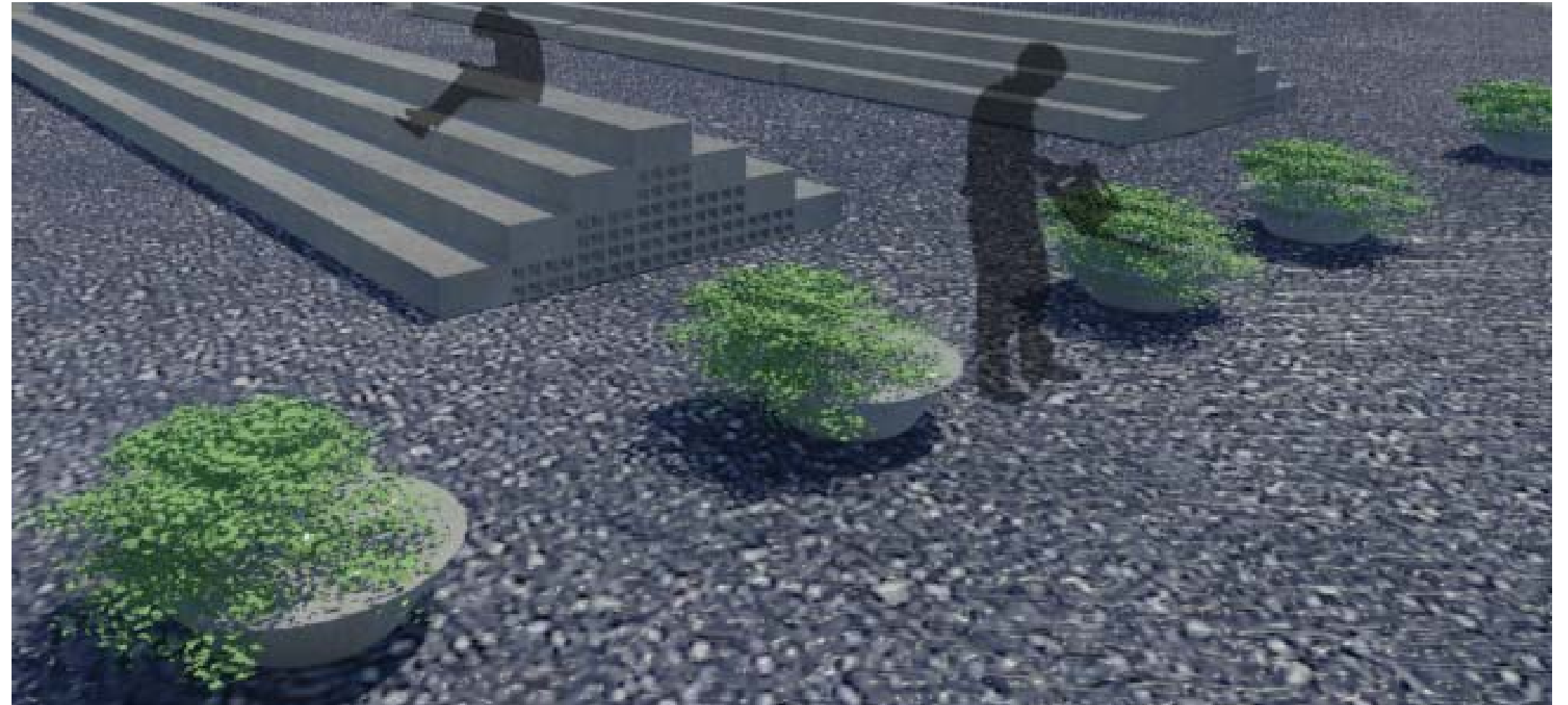


SOUTH



INITIAL MATERIALITY STUDIES: CONCRETE

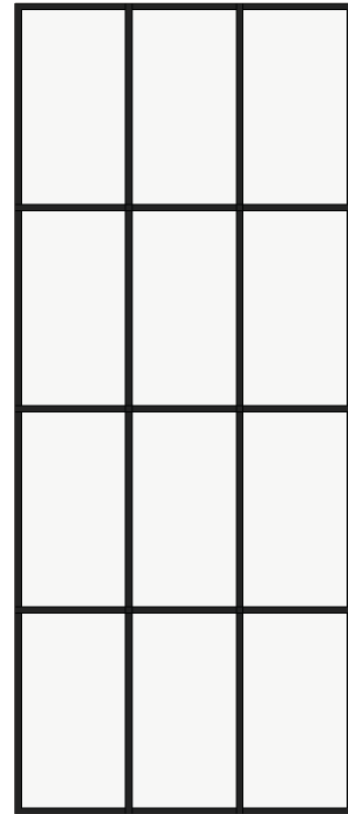
Unique reinforced concrete columns designed by the Kahn brothers, slab & beam systems, concrete rubble and intact CMUs all readapt to new uses





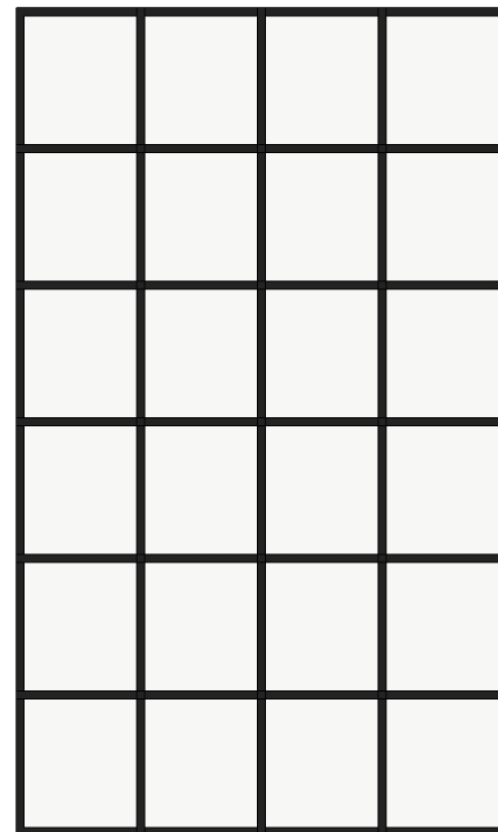
16"

30"



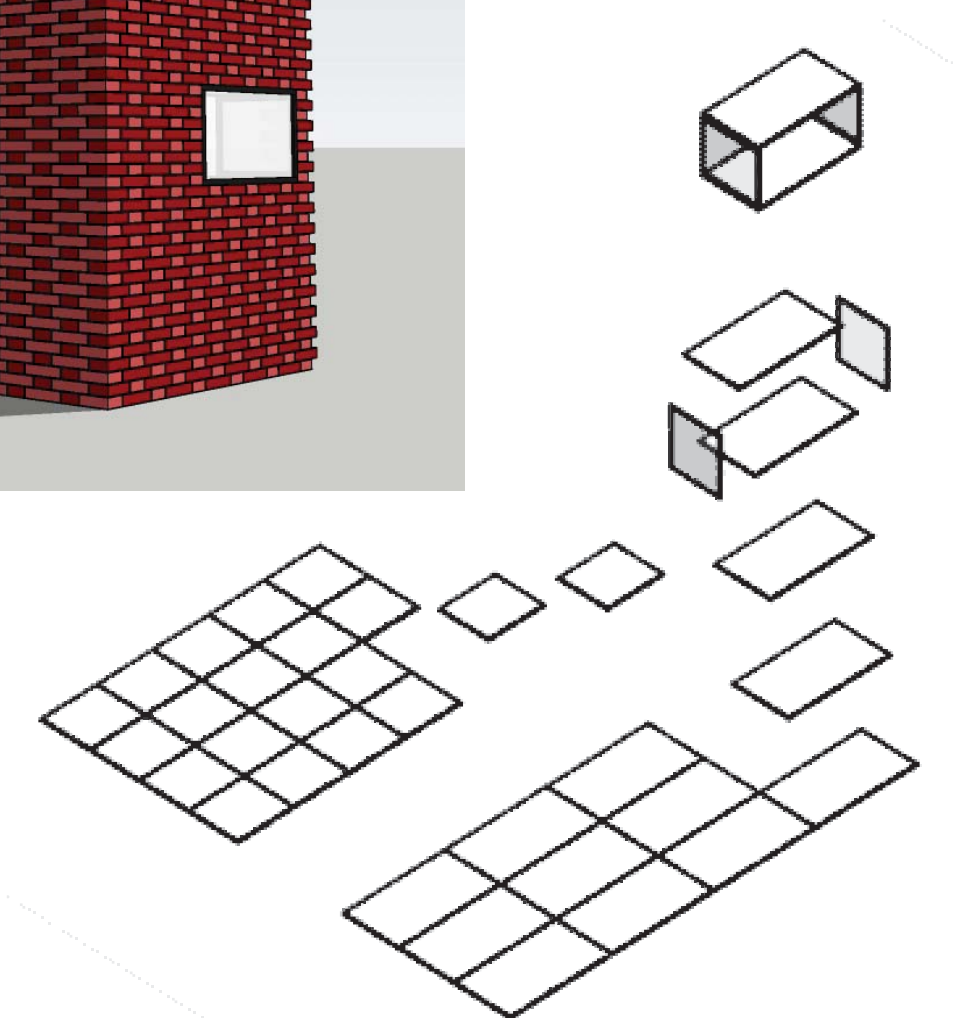
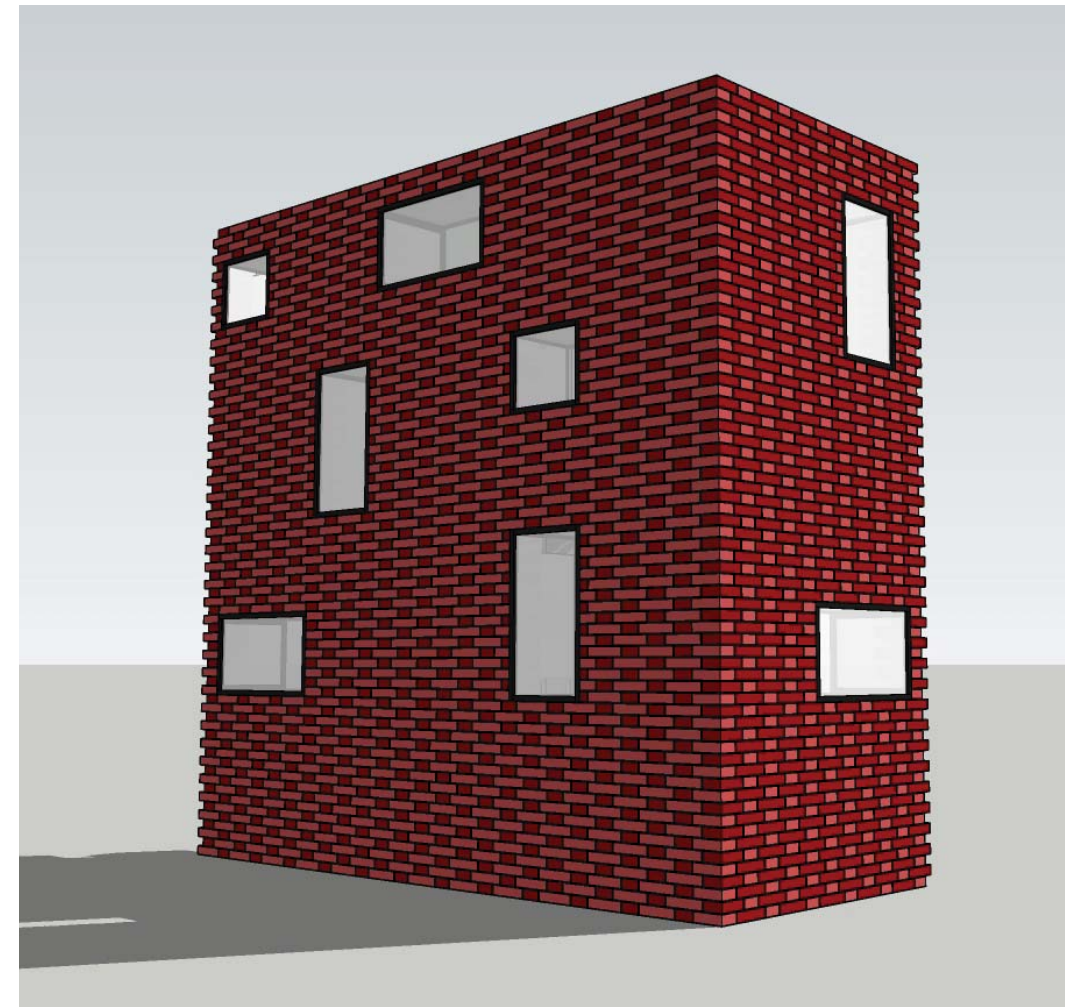
14"

16"



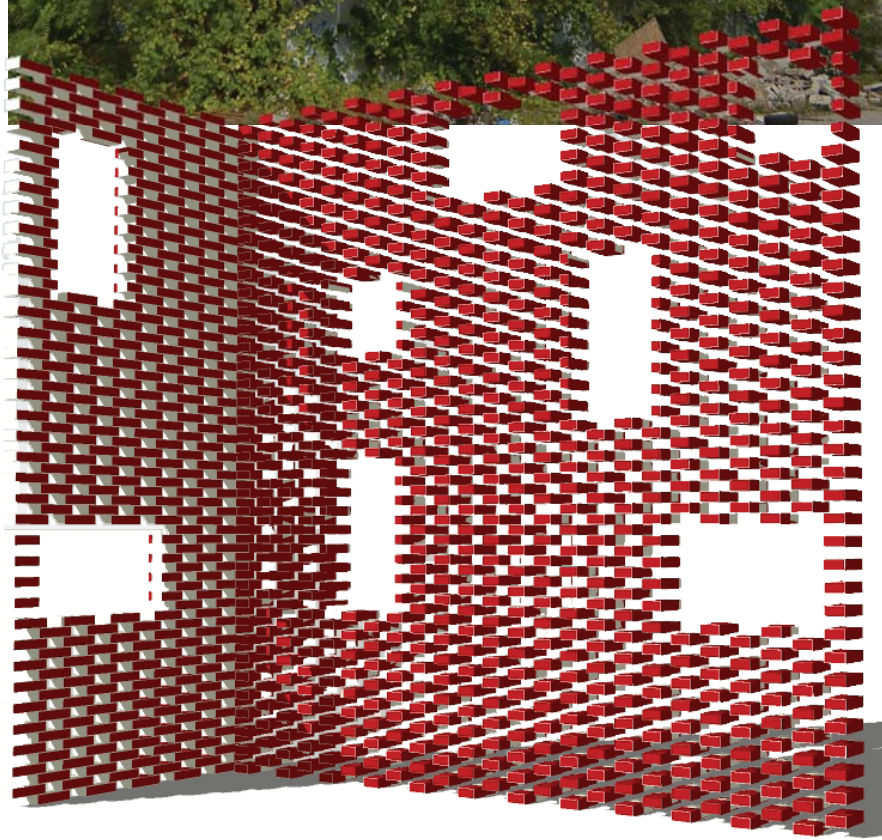
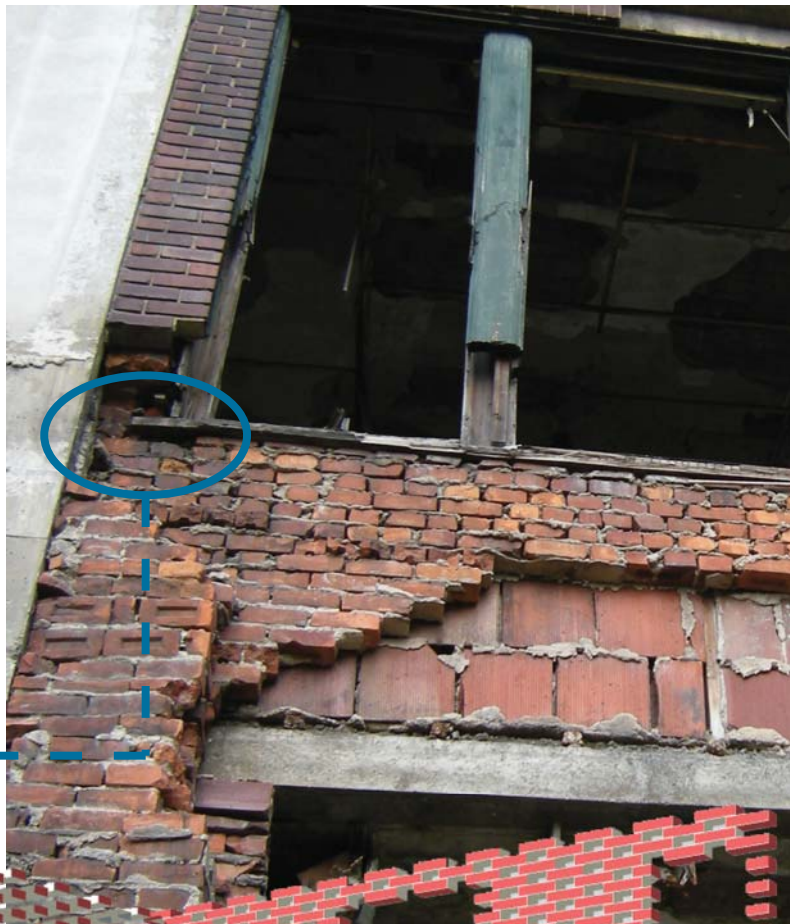
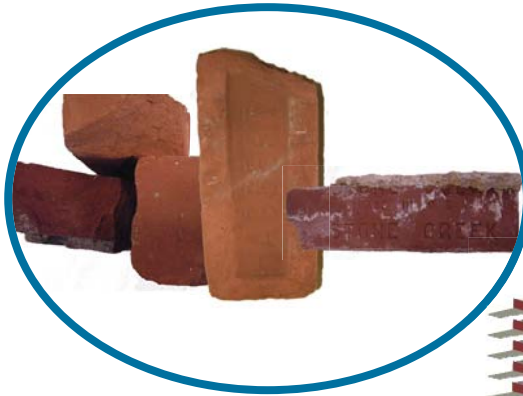
INITIAL MATERIALITY STUDIES: STEEL

Two types of steel window frames can be reassembled into new, smaller box units with polygal in place of glass. Placed strategically on the facade, these windows allow ample light while addressing safety issues surrounding large amounts of glazing in a high crime area.

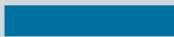


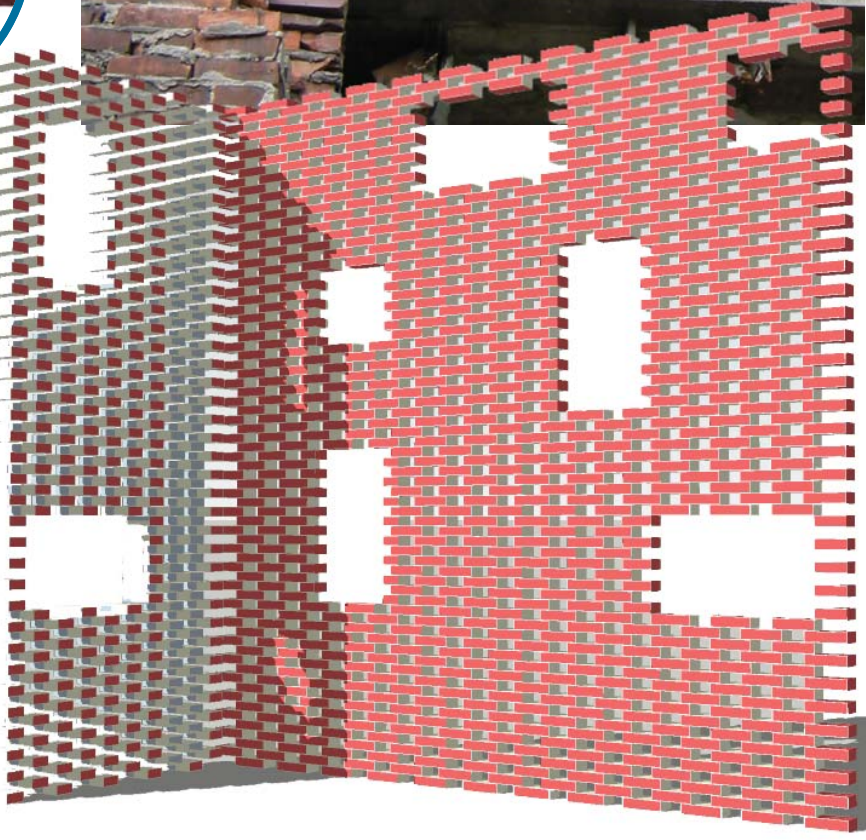
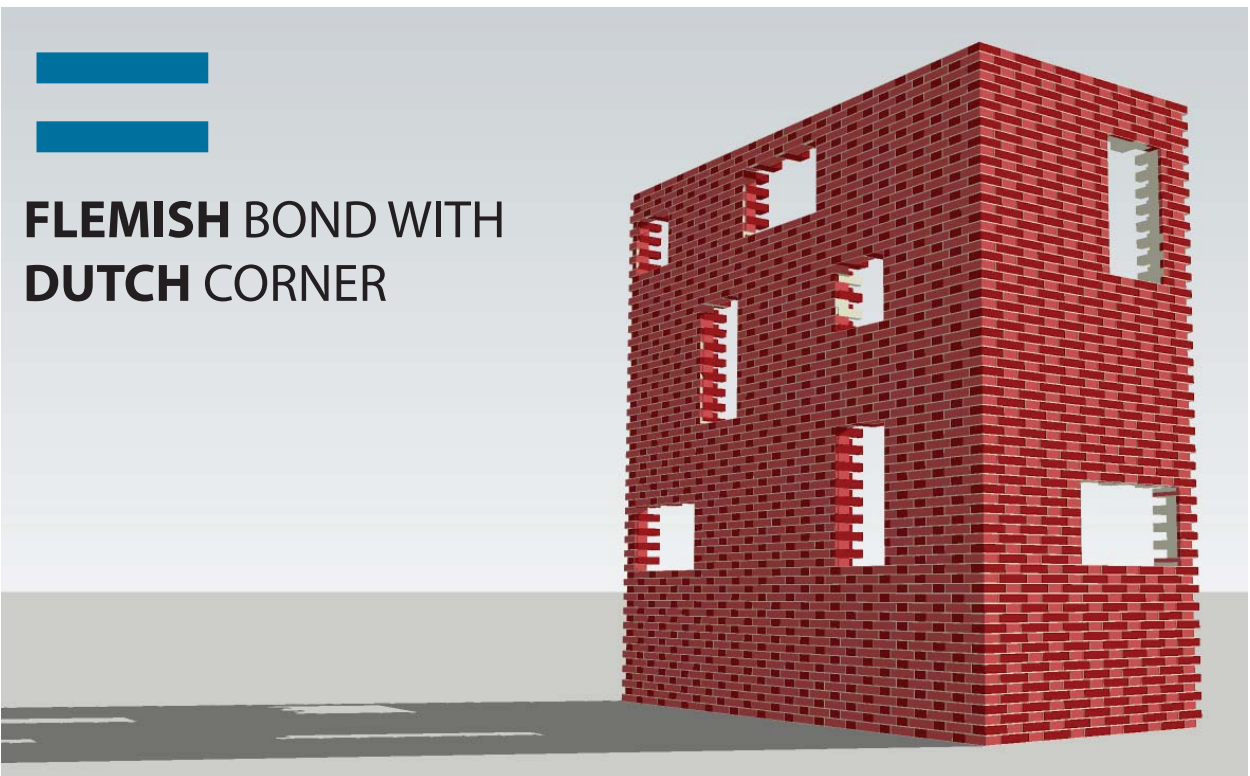
INITIAL MATERIALITY STUDIES: MASONRY

Central to the success of a sustainable design are creative yet practical reuses of materials on-site



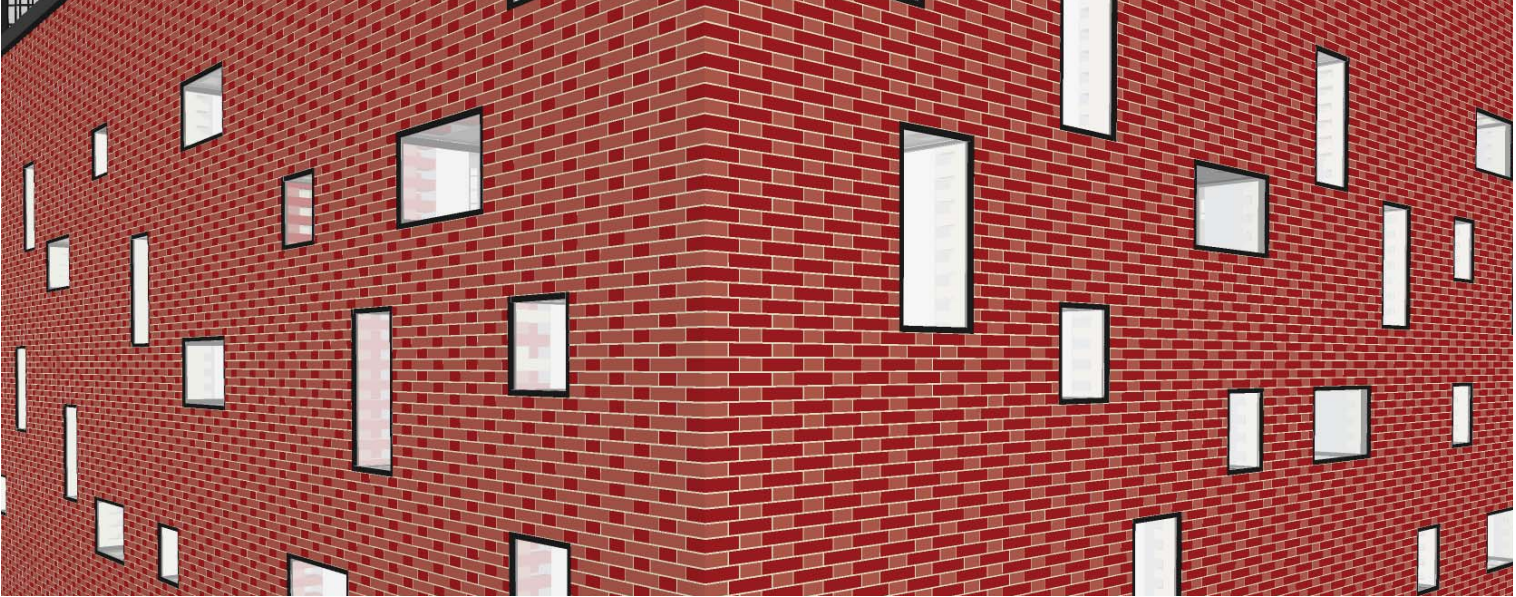
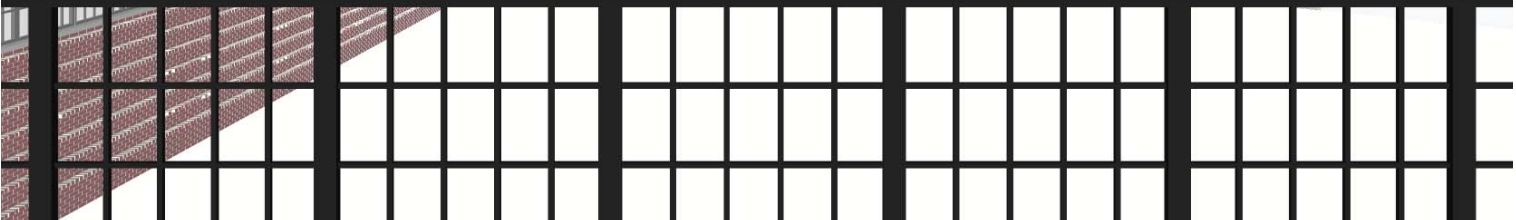
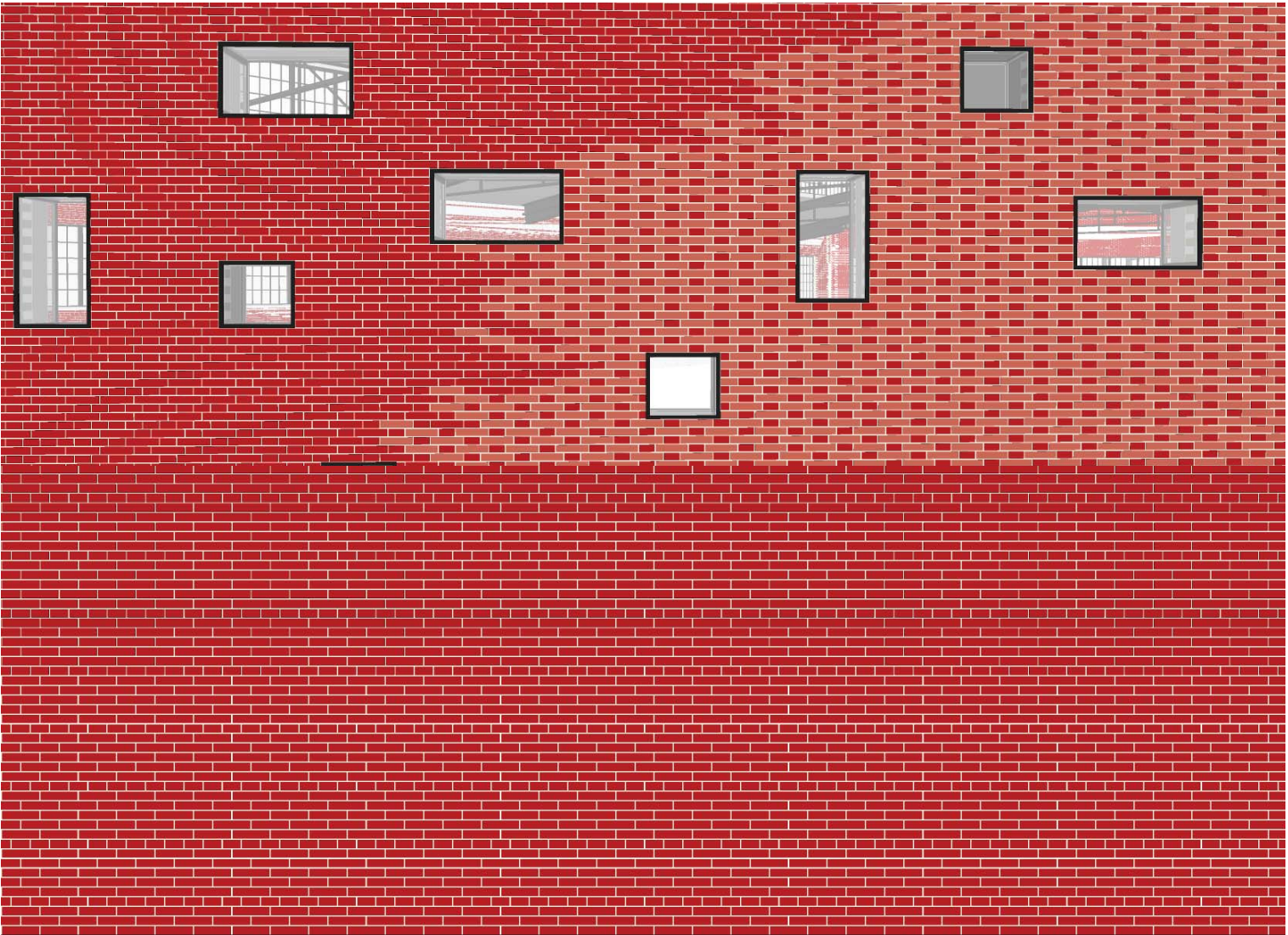
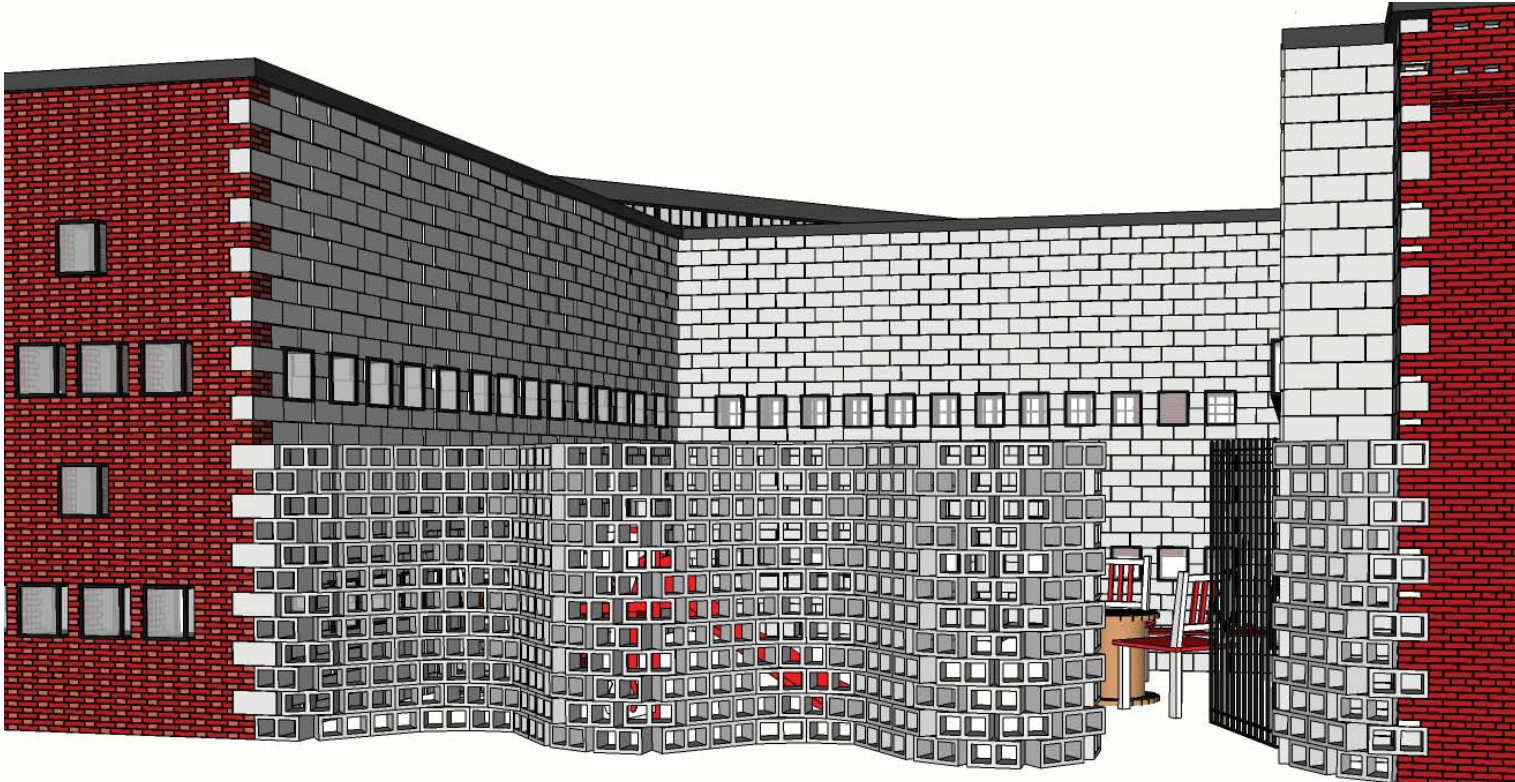
FROM **EXISTING** BUILDING



**FLEMISH BOND WITH
DUTCH CORNER**



FROM **DEMOLISHED** SITE BUILDINGS

JOB SUPPORT CENTER - BRICK AND CMU CONNECTIONS AND PATTERNS

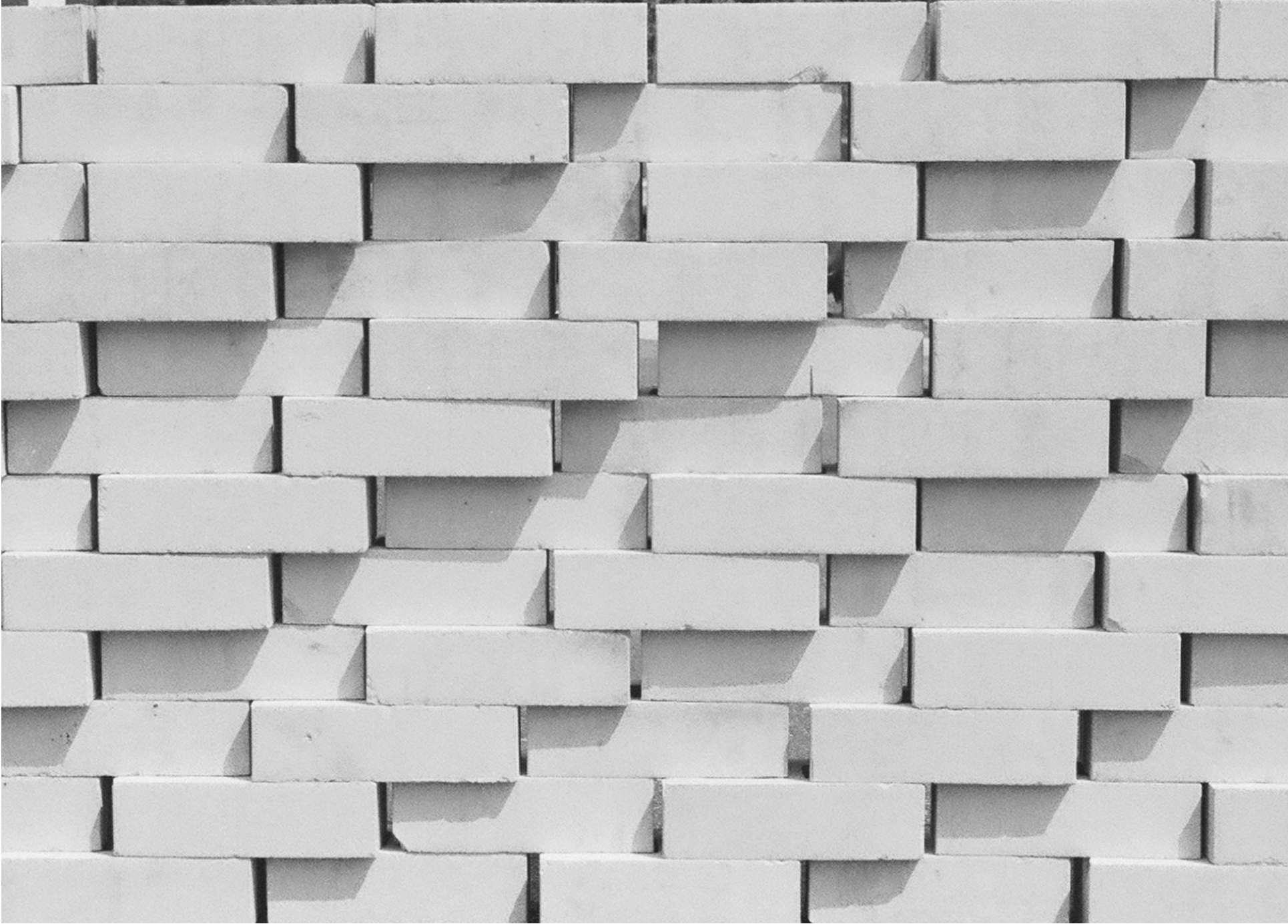


MASONRY SHADOW STUDY



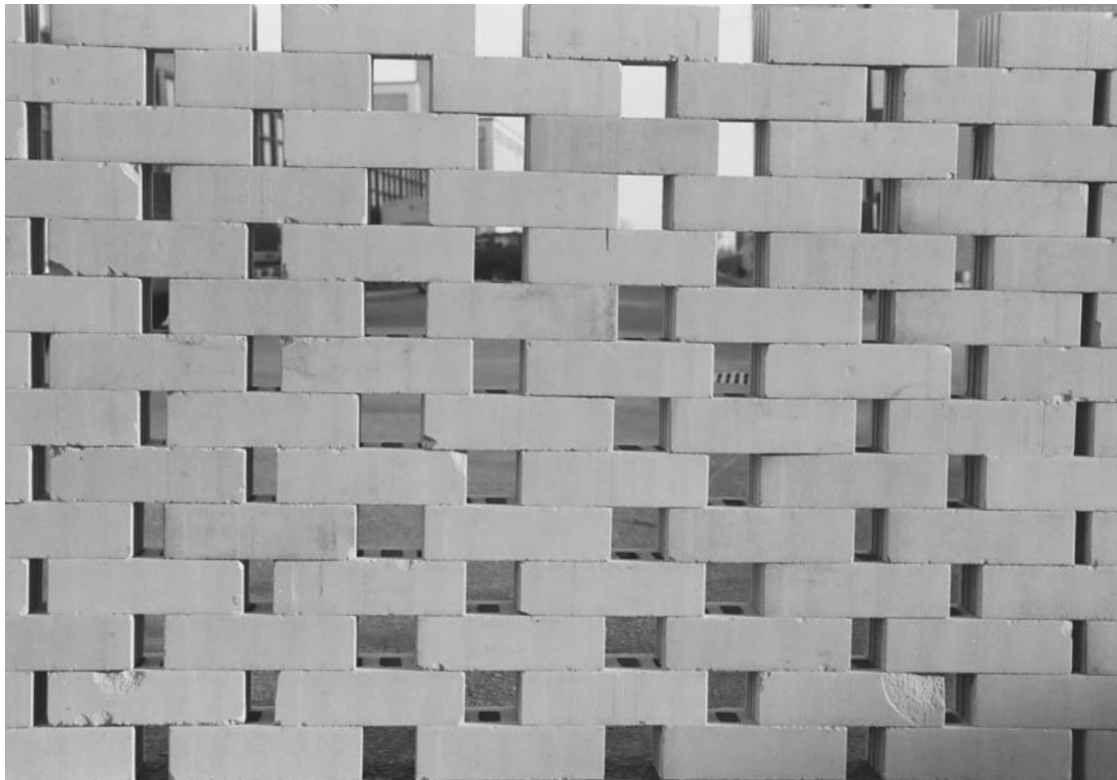
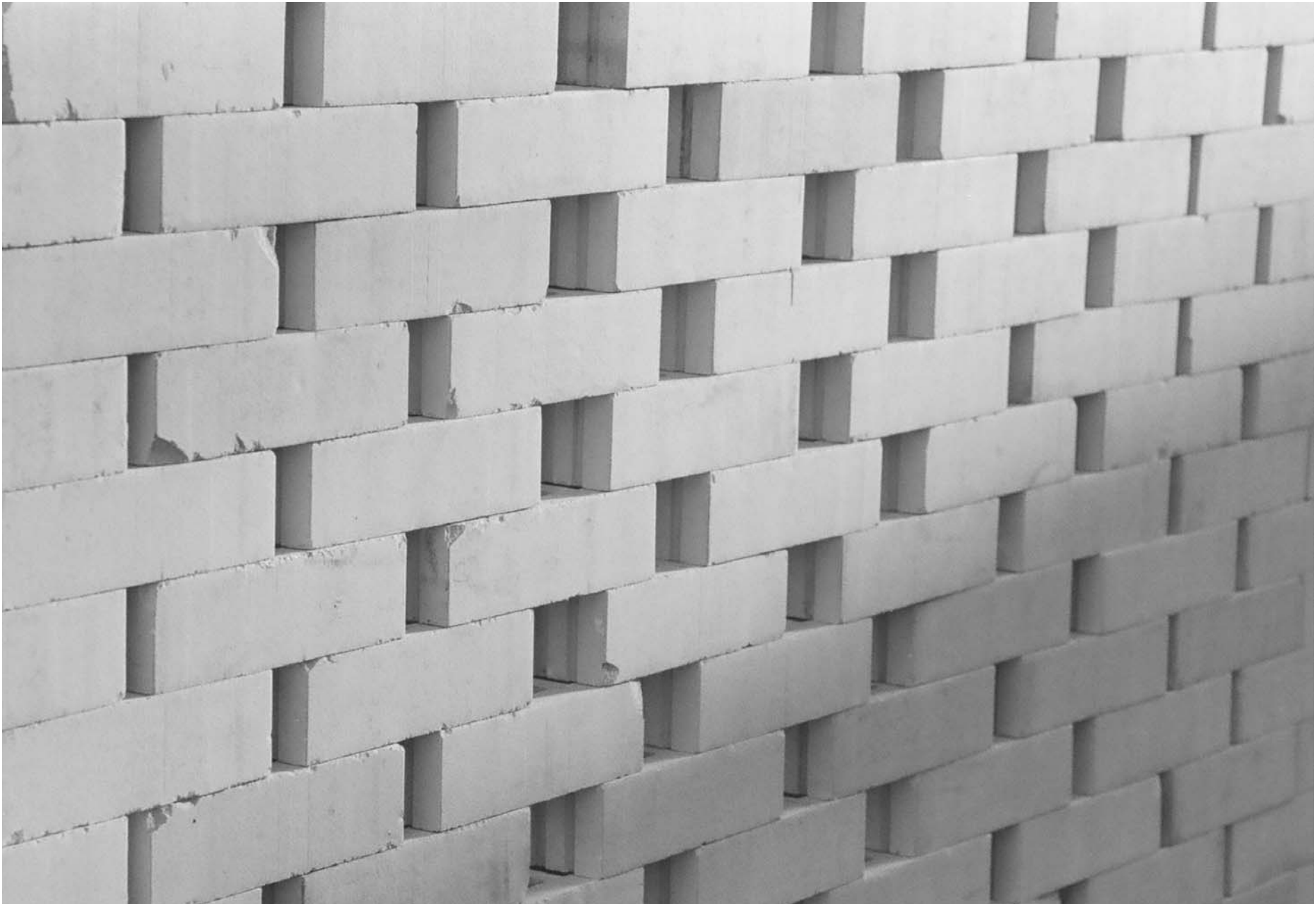
A series of mock-ups were conducted with brick and CMU, to study the possible connections between the two materials as well as the effects of natural daylight and shadows. Intended for non-structural, non-thermal decorative “screens”, these walls would be dispersed throughout the site and within the Job Support Center. They would not only celebrate the two major building materials culled from the site, but also highlight creative applications of these standard building materials.

BRICK SHADOW STUDY



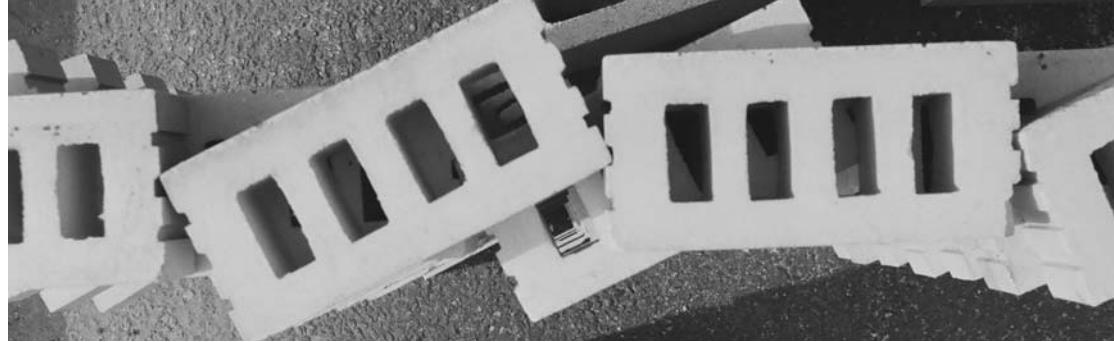
OPTION 01

BRICK SHADOW STUDY

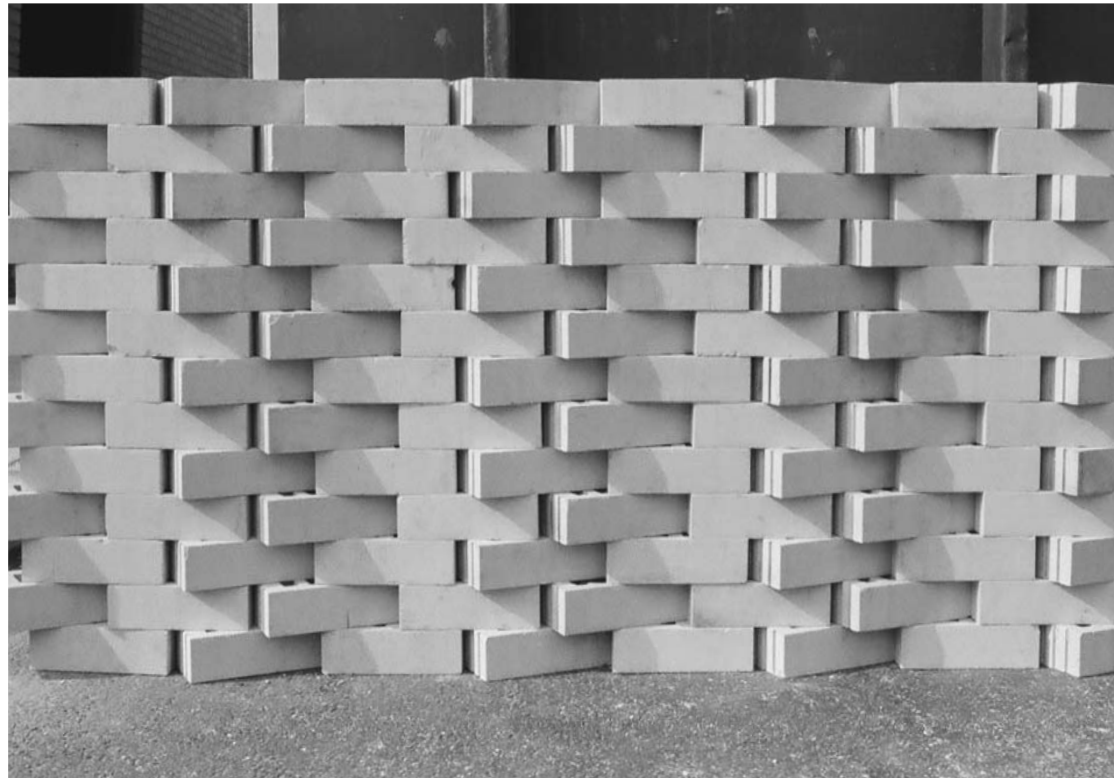


OPTION 02

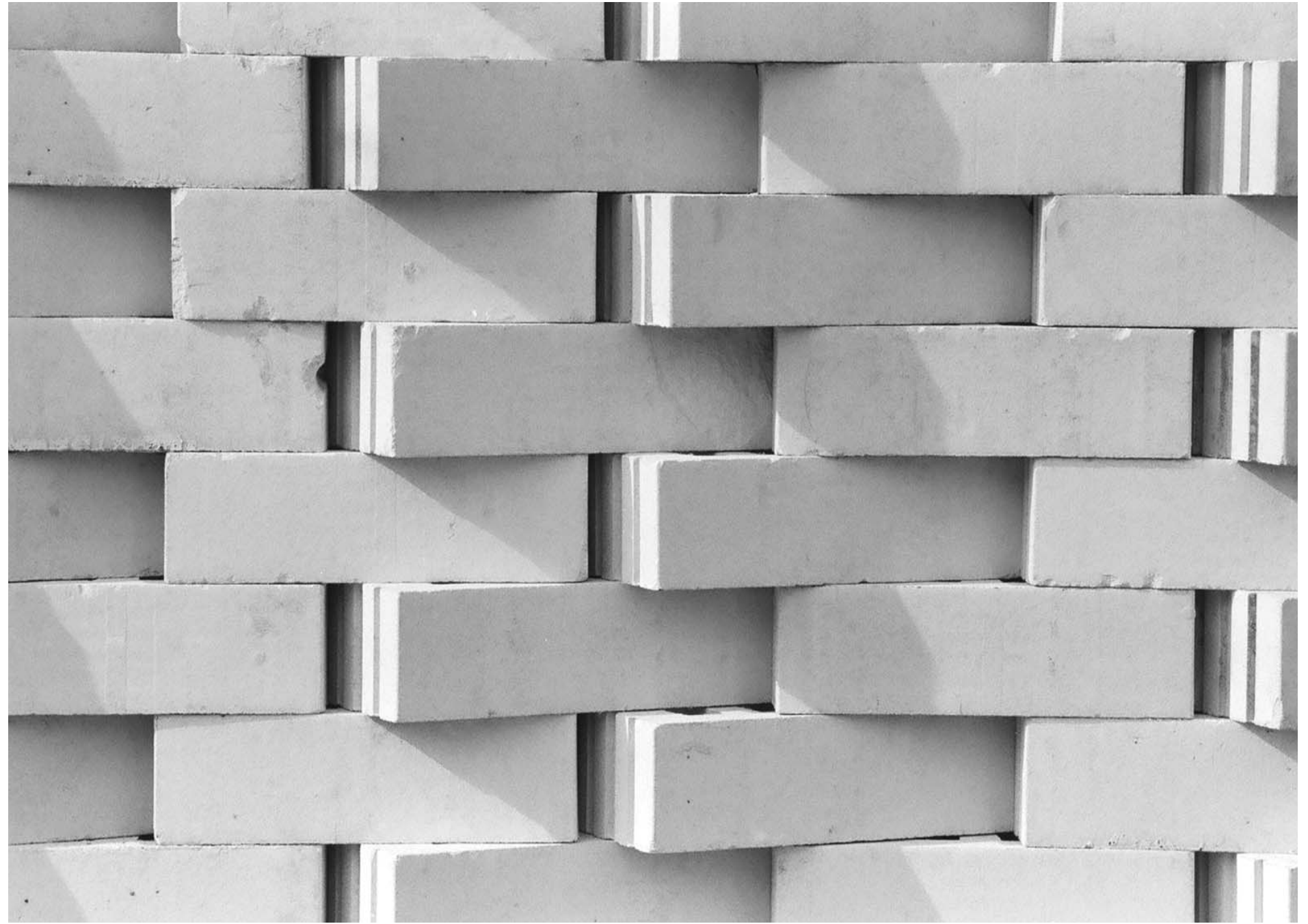
BRICK SHADOW STUDY



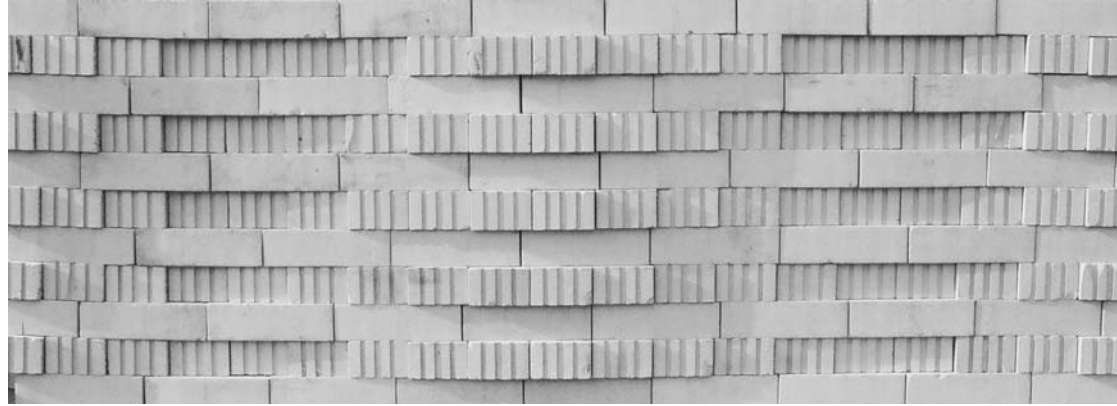
Steel rods could be inserted in places where the grout holes line up for the entire height of the wall



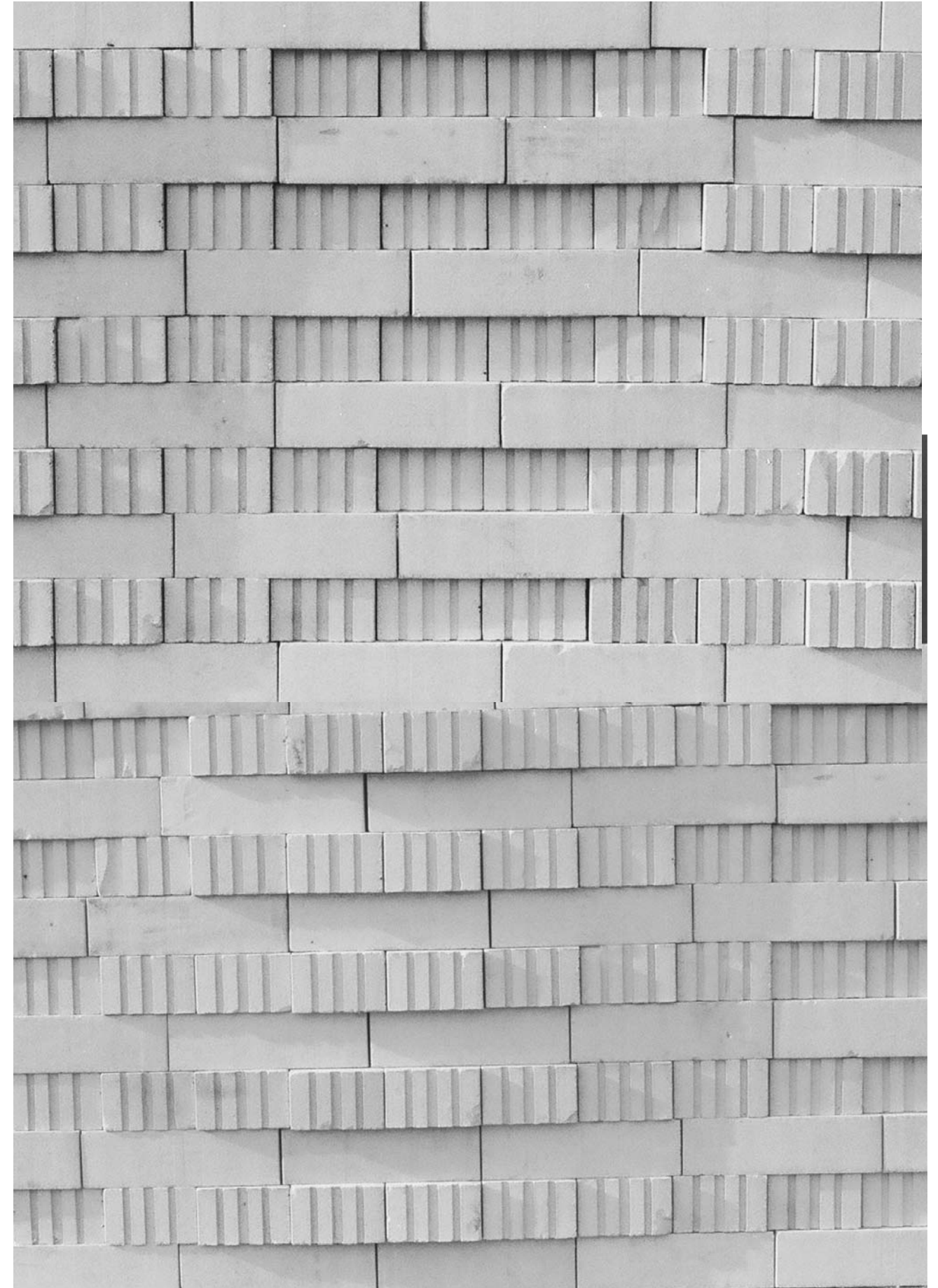
OPTION 03



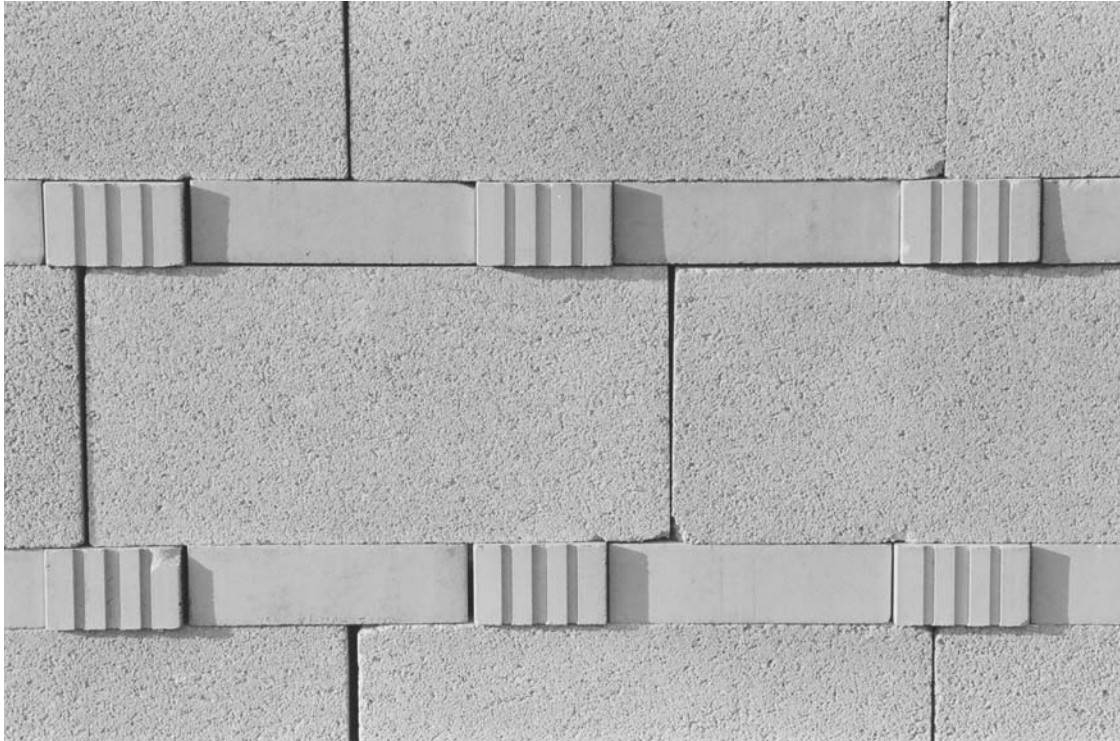
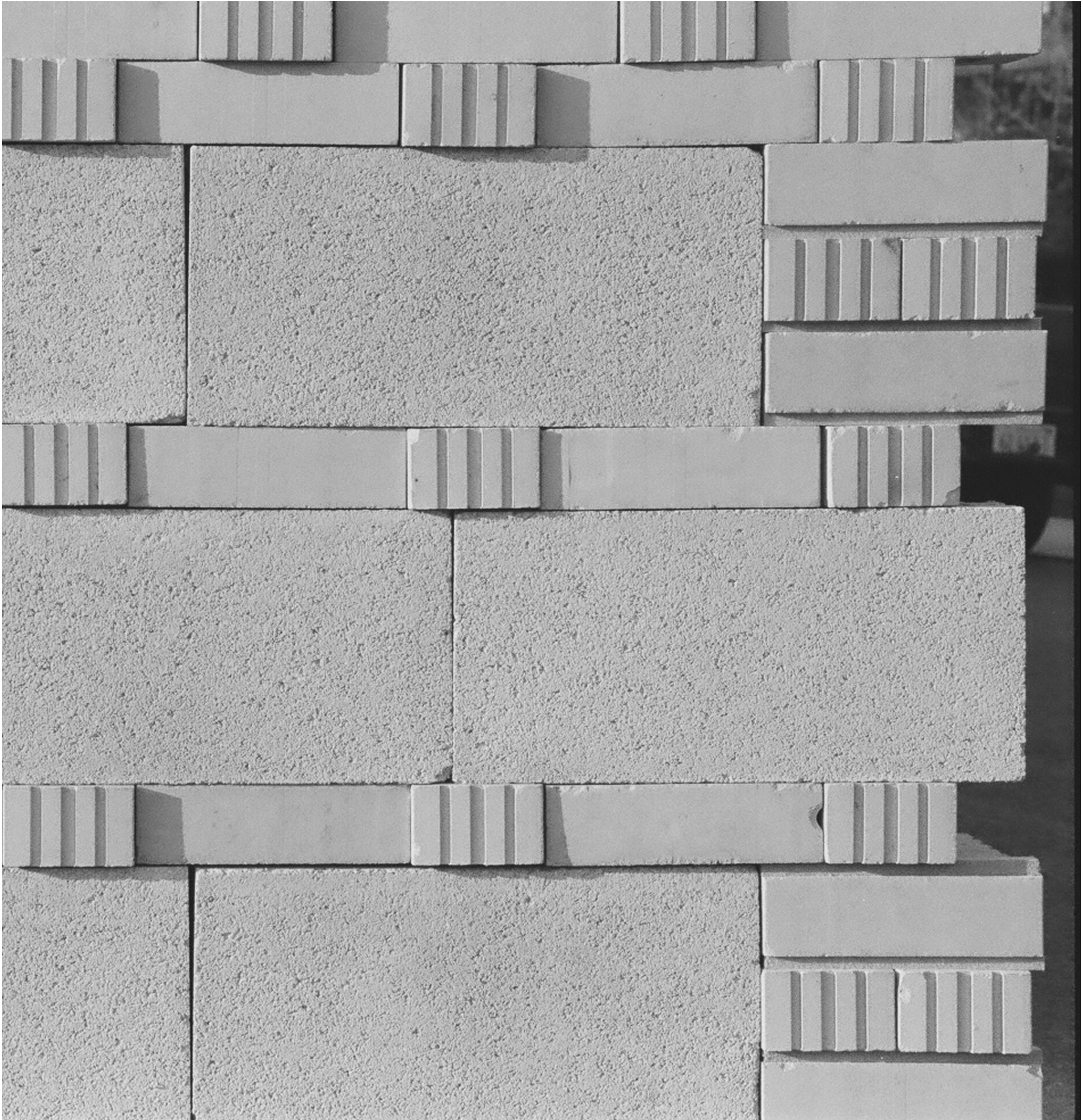
BRICK SHADOW STUDY



OPTION 04

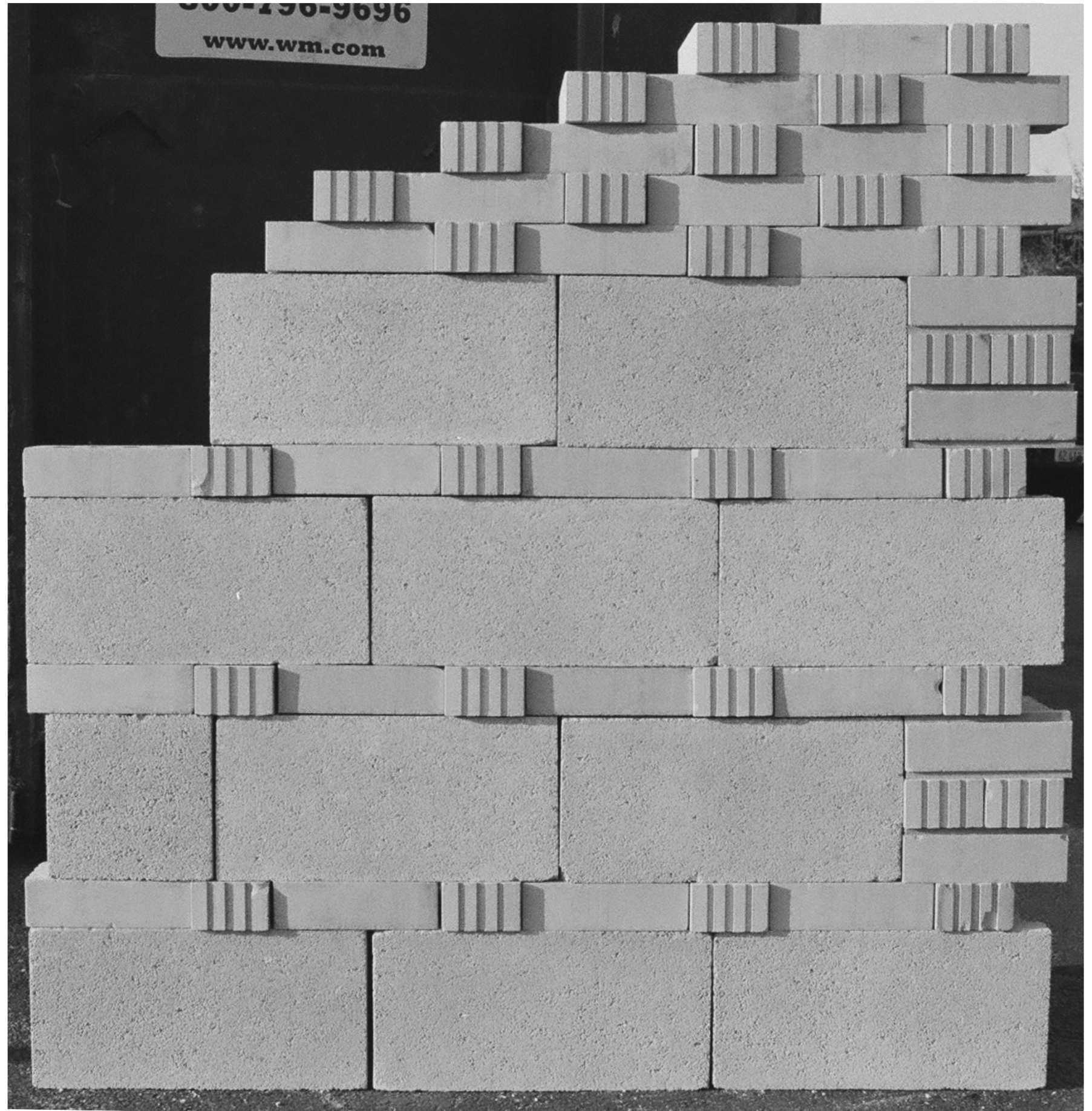
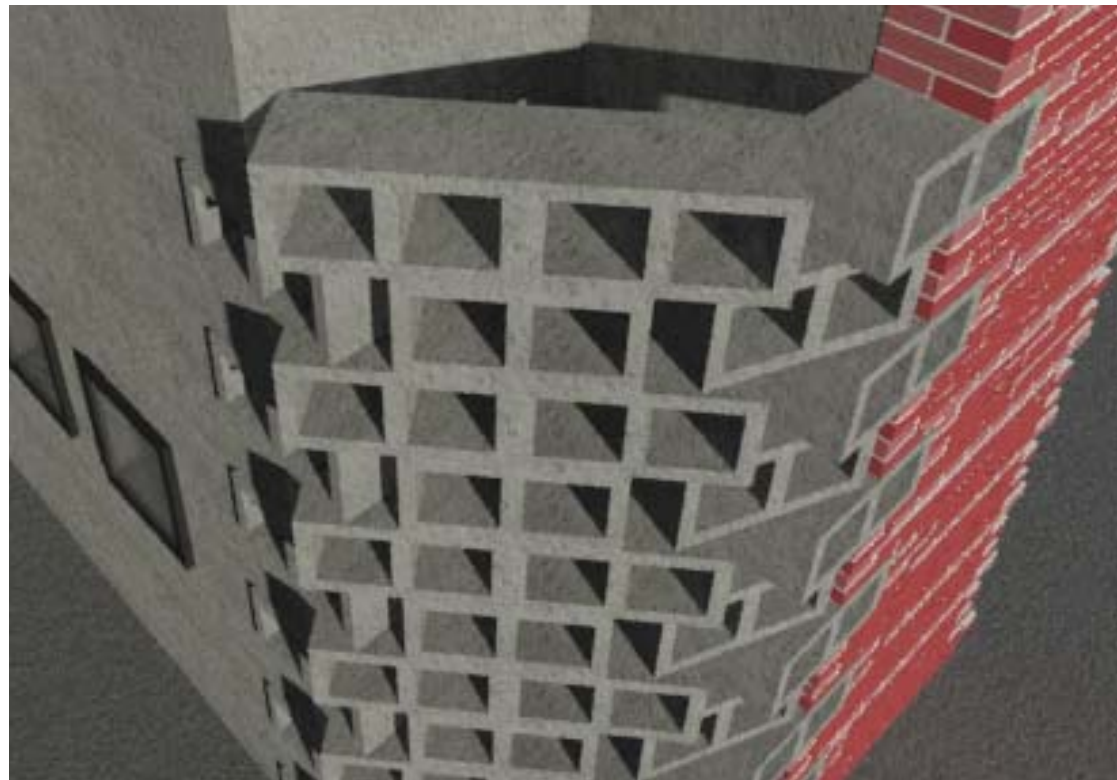


BRICK & CMU CONNECTION STUDY



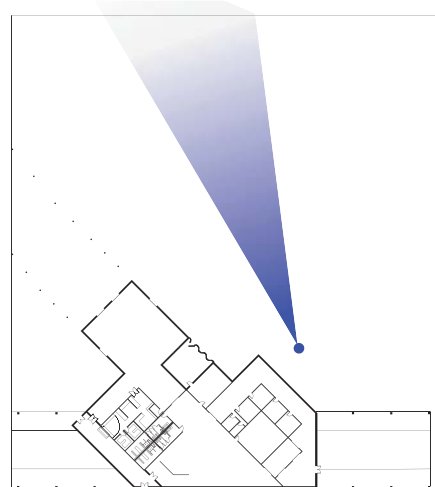
OPTION 05

BRICK & CMU CORNER WRAP STUDY



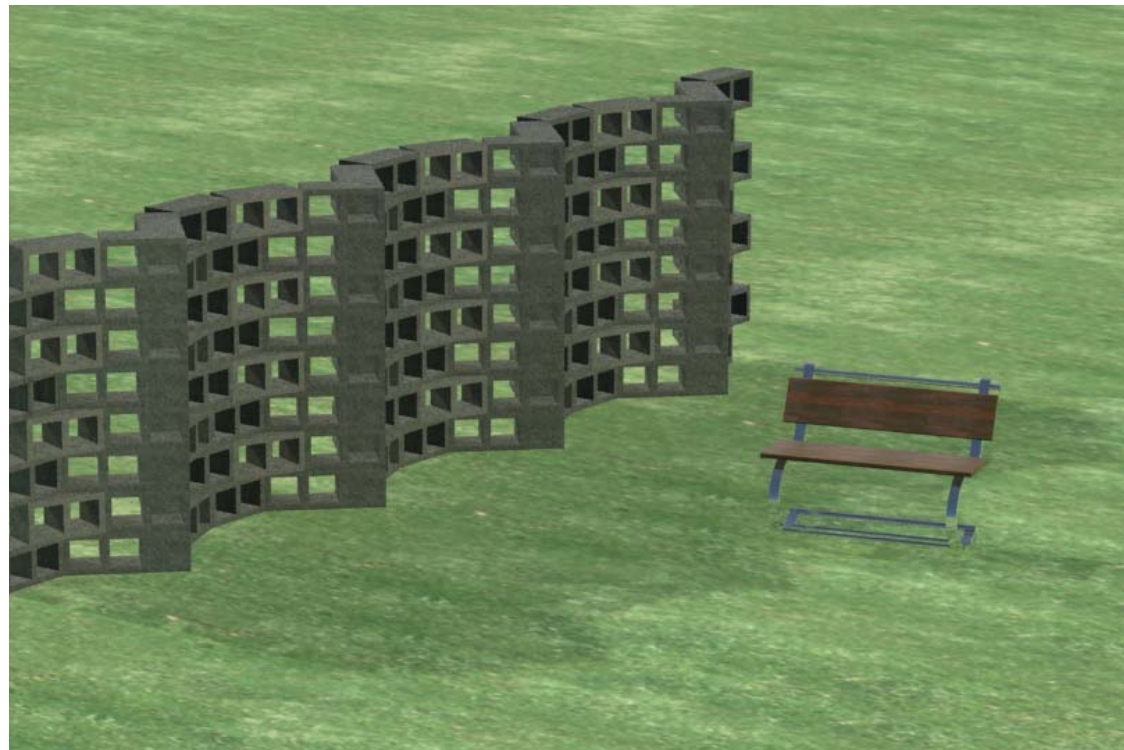
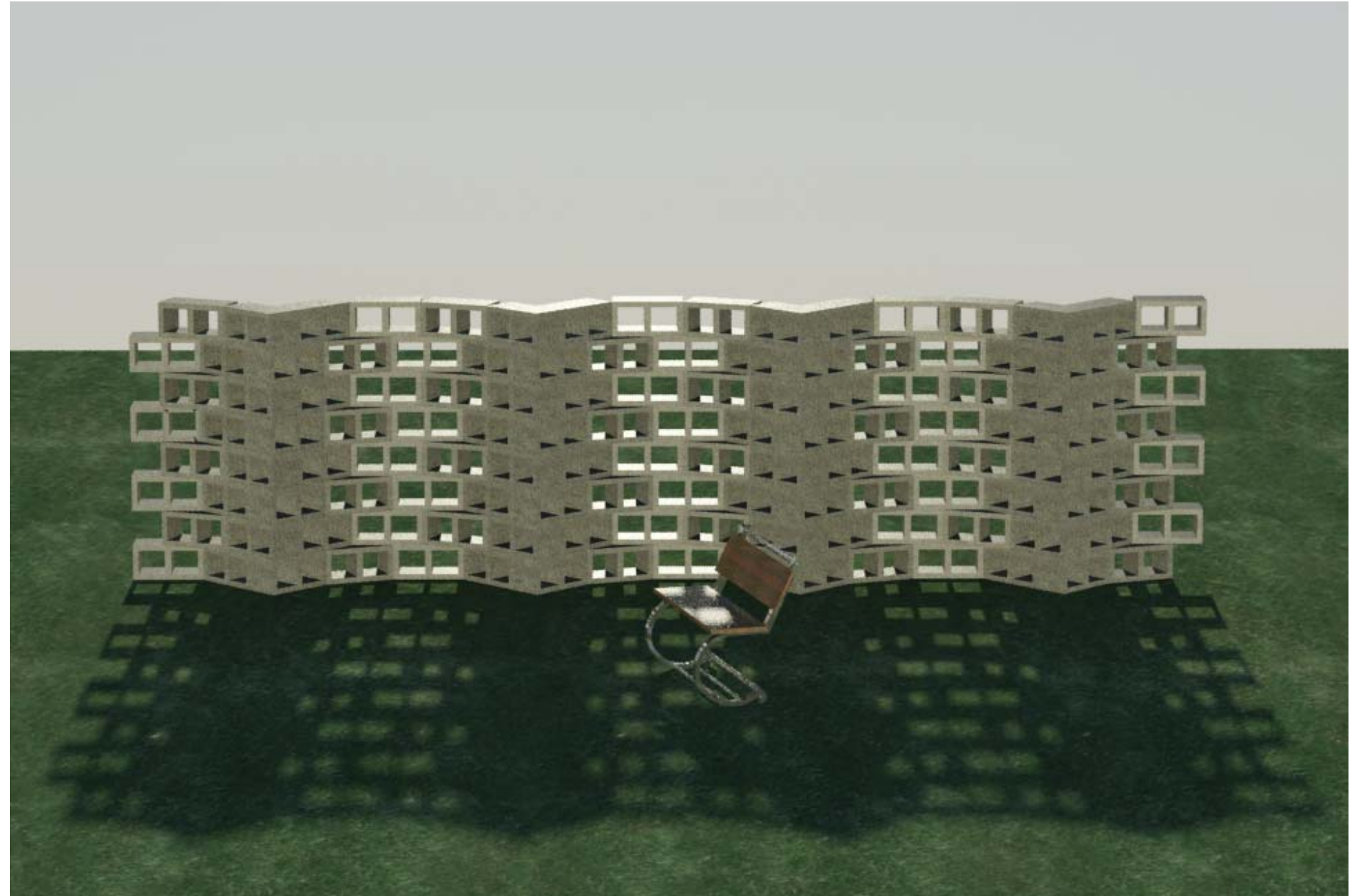
OPTION 05

JOB SUPPORT CENTER OUTDOOR SPACE



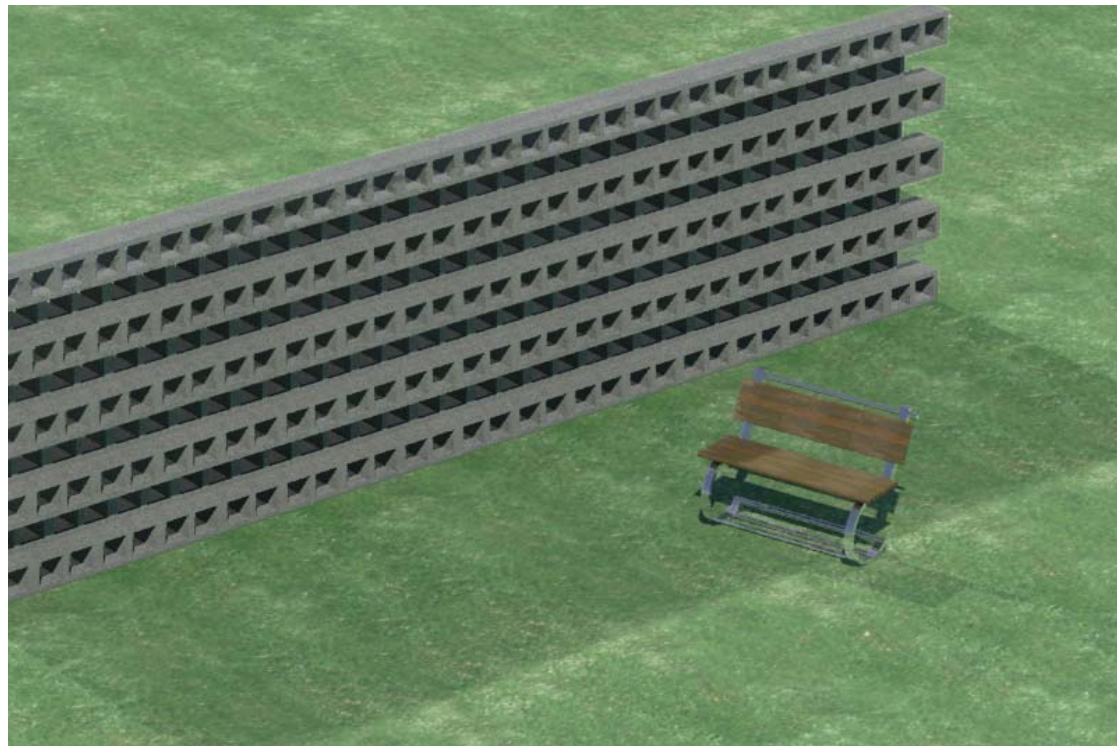
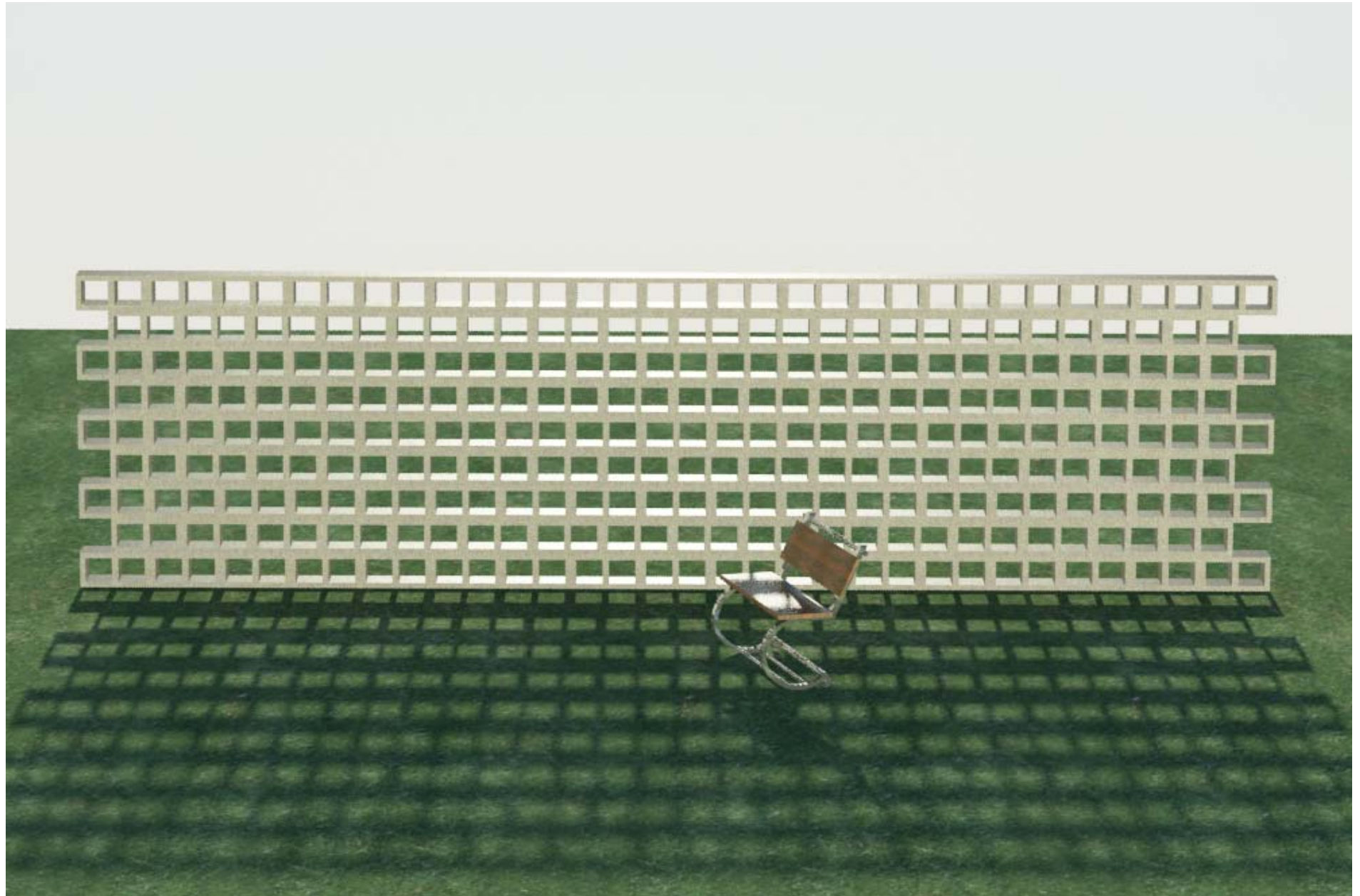
CMU SHADOW STUDY - ENCLOSURE AROUND CHILDCARE PLAY AREA

A series of 3D model shadow studies were conducted to find the best pattern for a CMU enclosure to the outdoor childcare area. The desired pattern not only offered physical protection for the children, but did so in a transparent, graceful way.



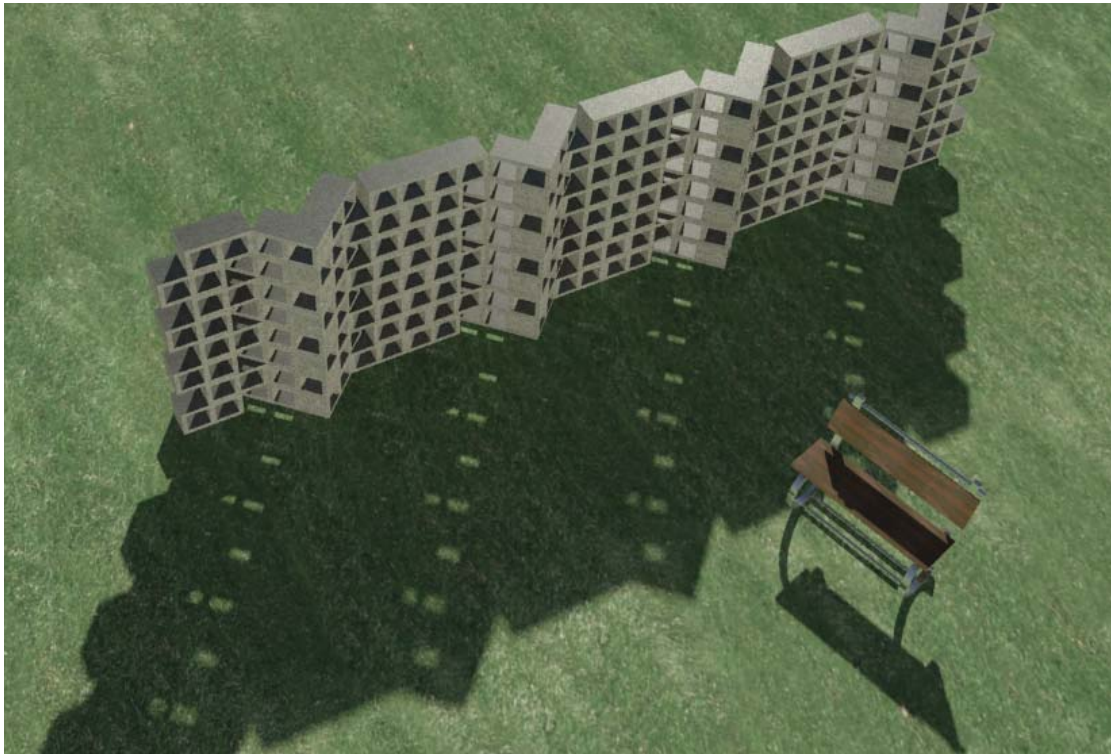
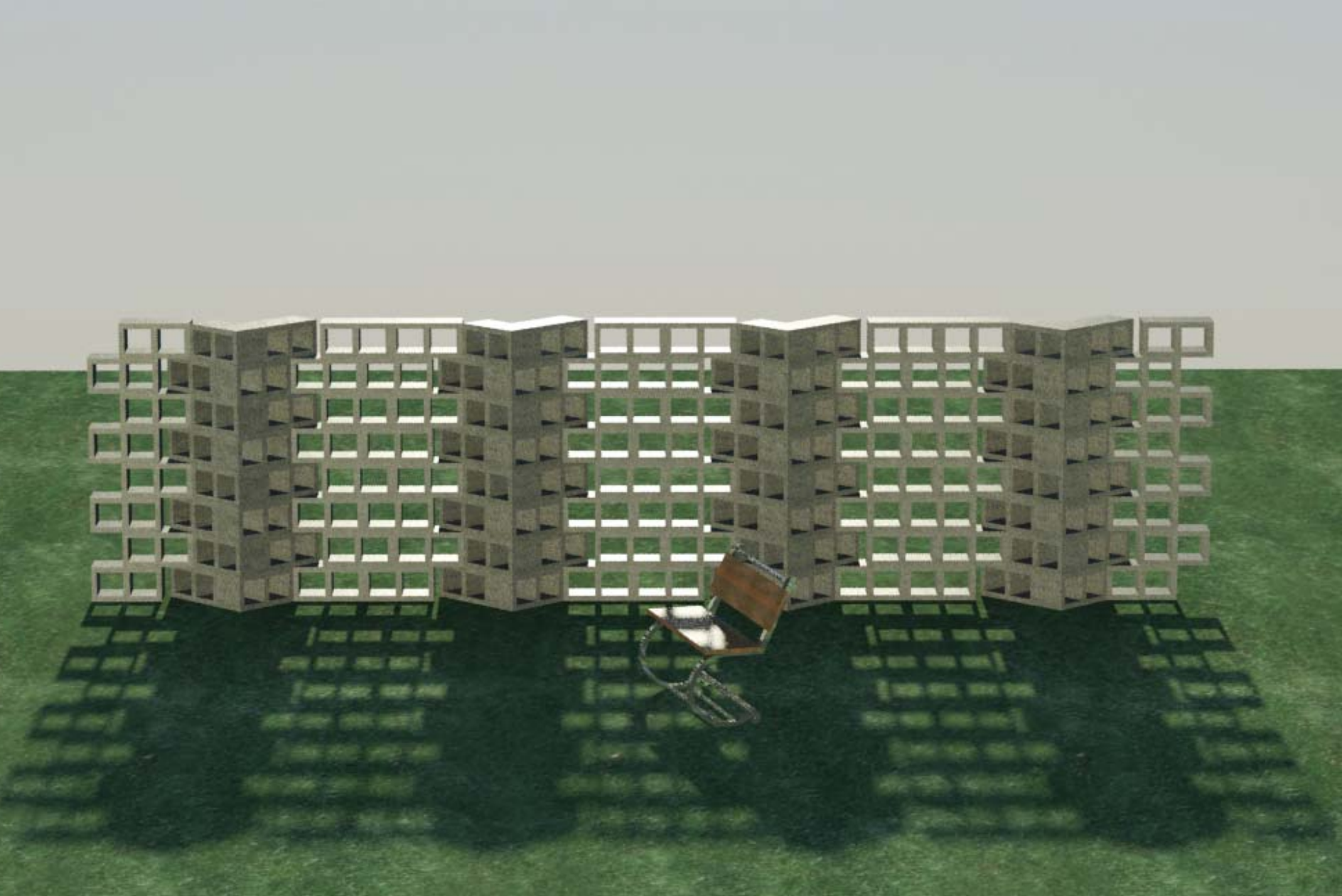
OPTION 01

CMU SHADOW STUDY - ENCLOSURE AROUND CHILDCARE PLAY AREA



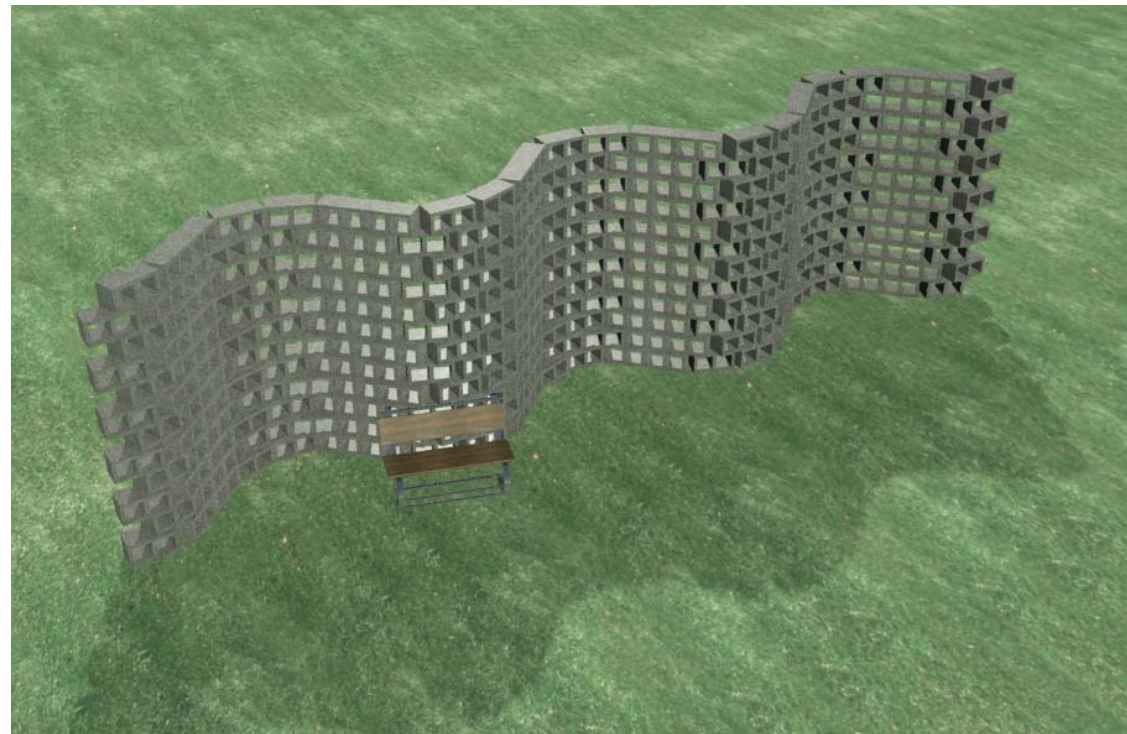
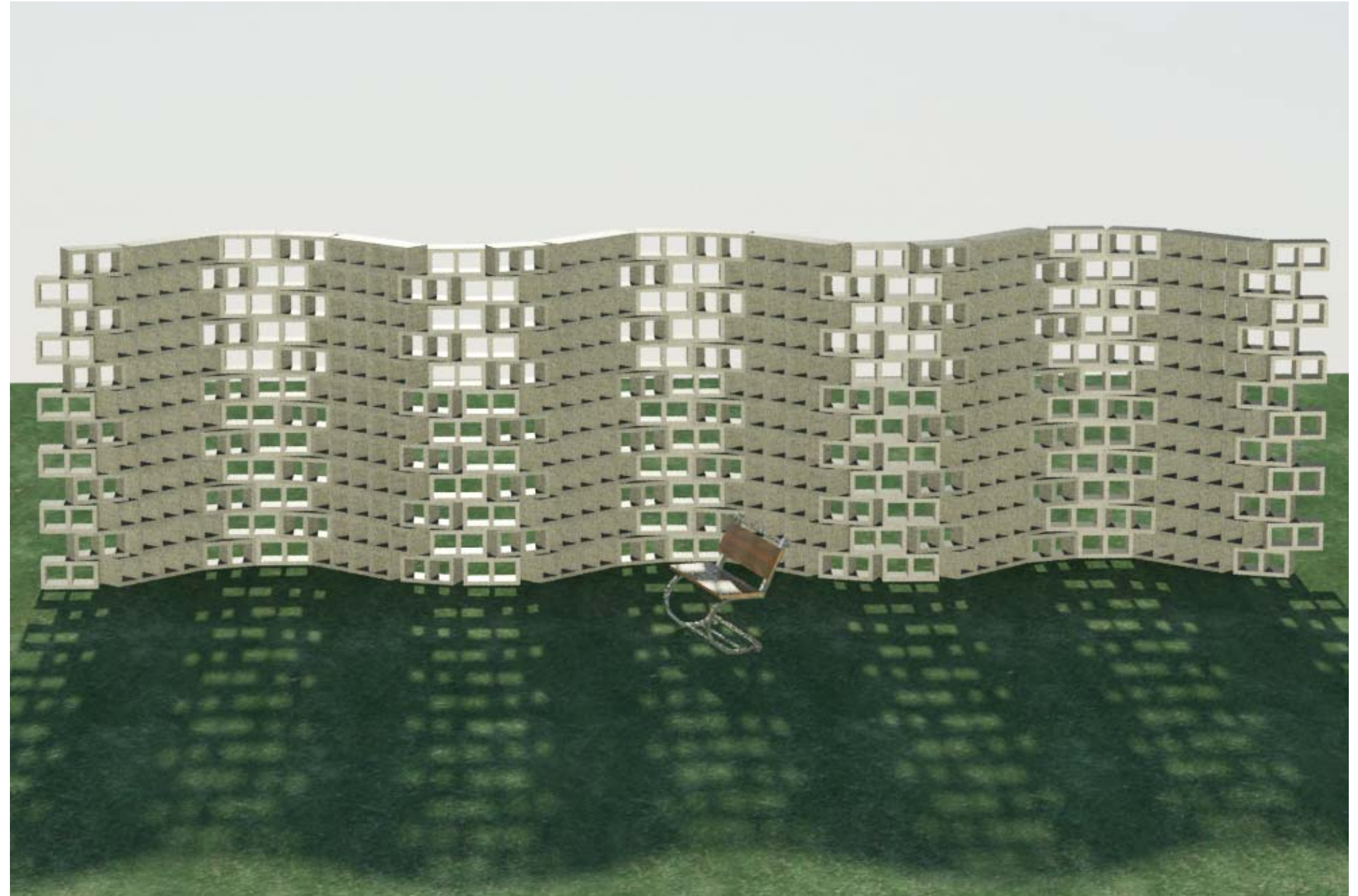
OPTION 02

CMU SHADOW STUDY - ENCLOSURE AROUND CHILDCARE PLAY AREA



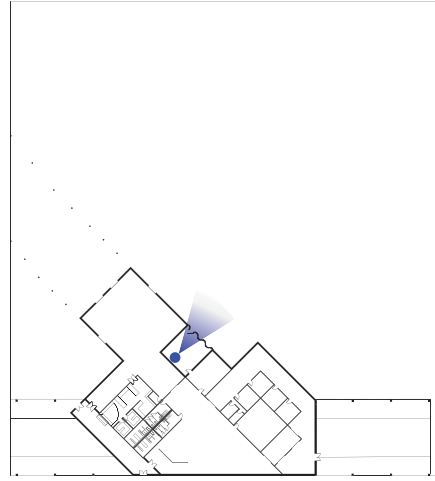
OPTION 03

CMU SHADOW STUDY - ENCLOSURE AROUND CHILDCARE PLAY AREA



OPTION 04

OUTDOOR DAYCARE PLAY AREA



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