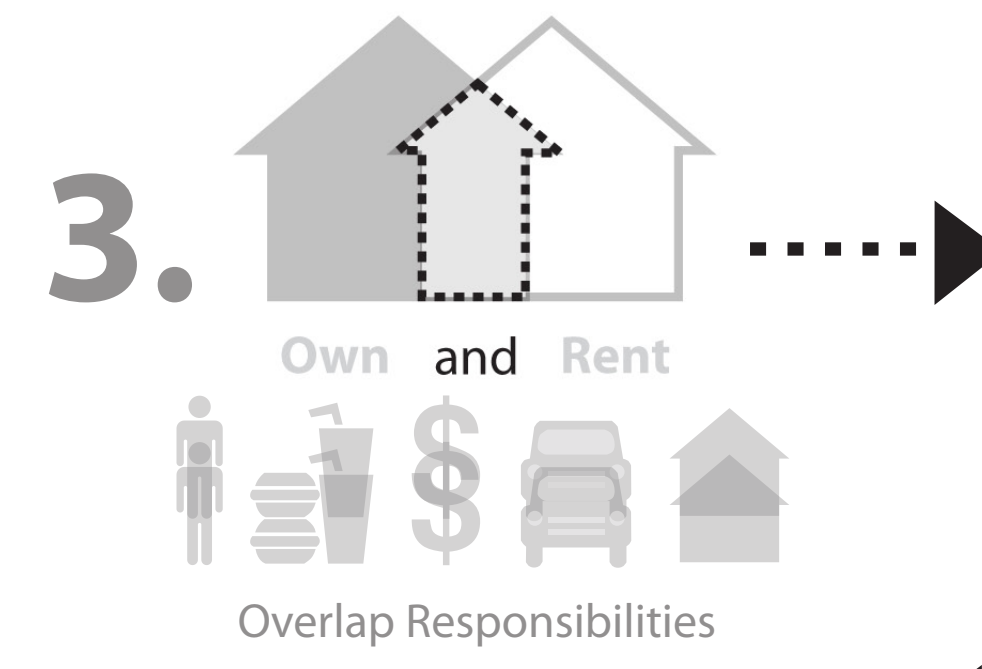# Overlap
Overlay

New Block framework for self-governing flexibility.

ARCH 593 Master's Project   Jordan Wankel

In Chicago, income is directly tied to housing options, and therefore location. This trend has created extreme pockets of those that have, and those that have not. What can be observed is that location determinacy has led to severe urban problems. Large areas of unoccupied land, extreme deterioration, and crime.
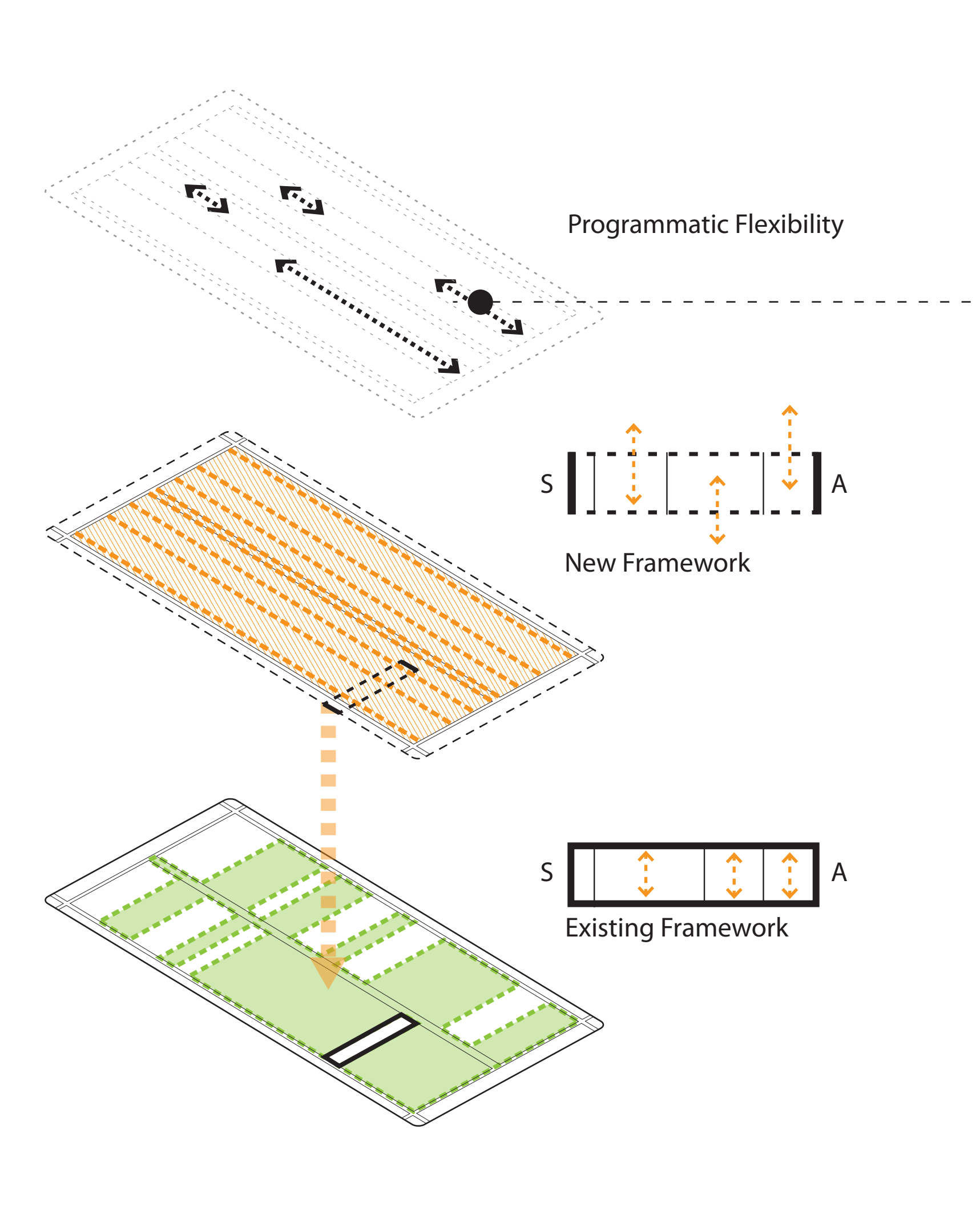
1. Own
Responsibilities

2. Rent
Responsibilities

The purpose of this overlay is to provide the proper mechanics that allows a new type of home ownership while addressing current urban decay.
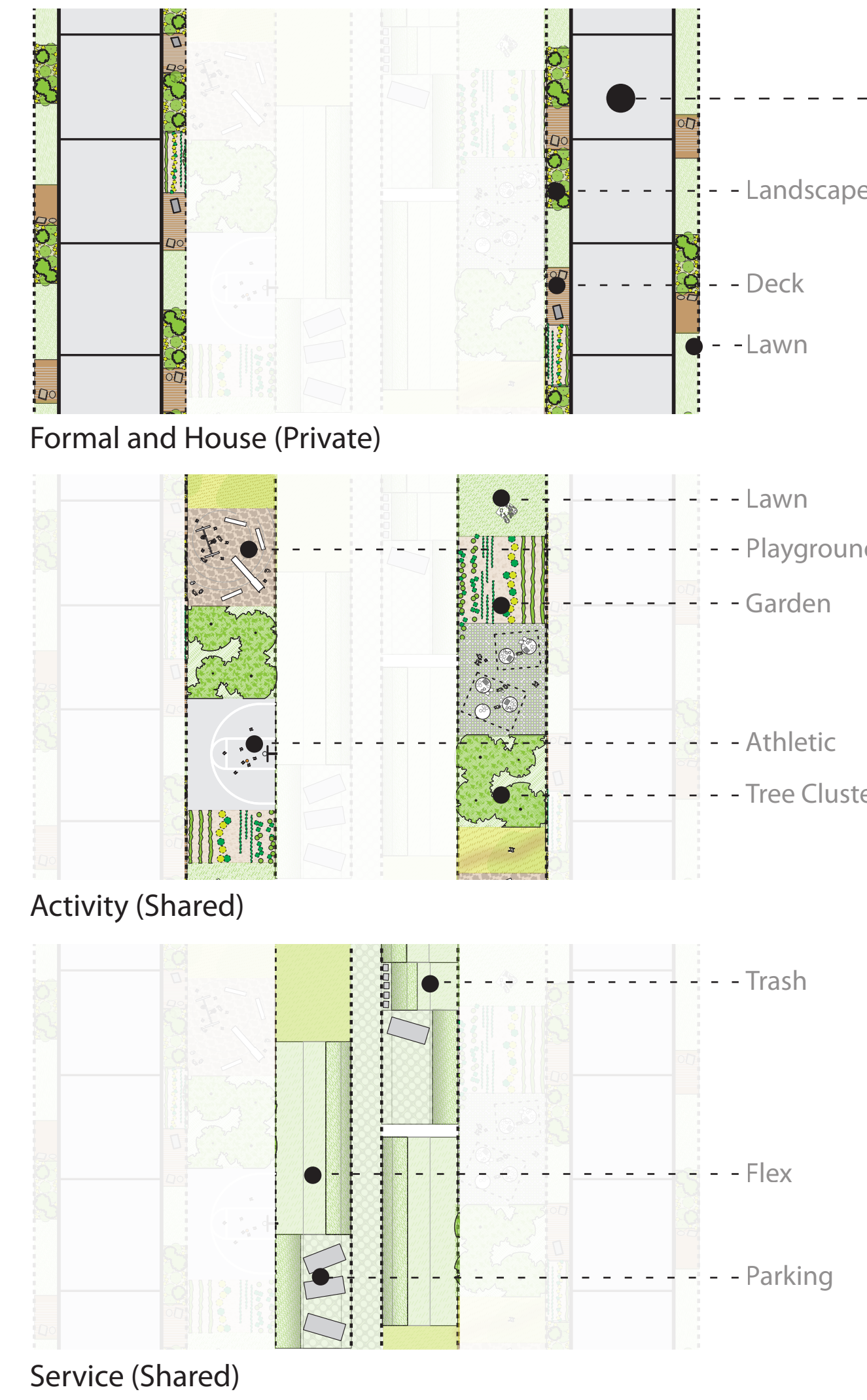
3.
Own and Rent
Overlap Responsibilities

Overlay

In order to make any urban change, the mechanism must occur at the scale of the problem, in this case, the block becomes the unit of measure. The overlay attempts to be democratic. It establishes basic rules based on the existing block requirements while providing flexibility within.
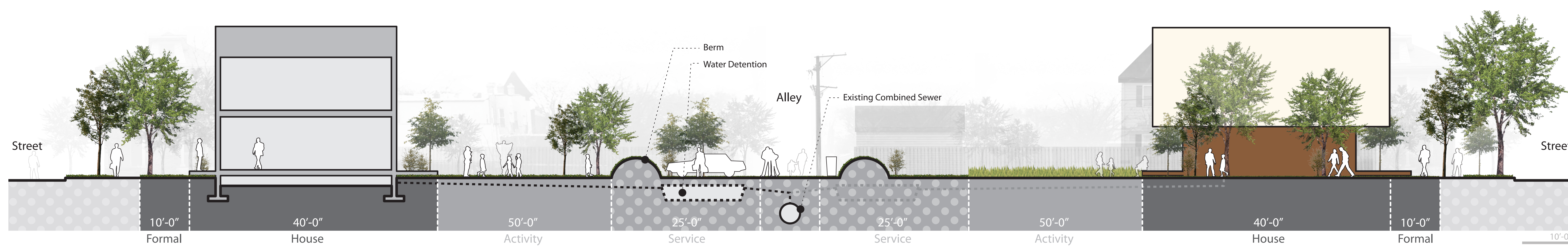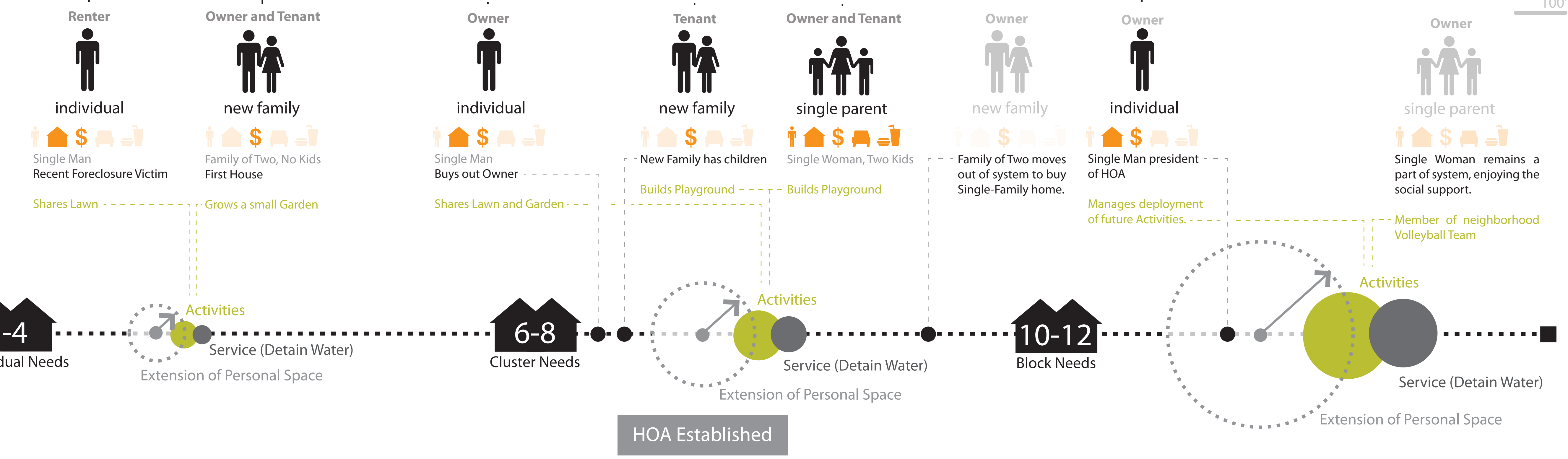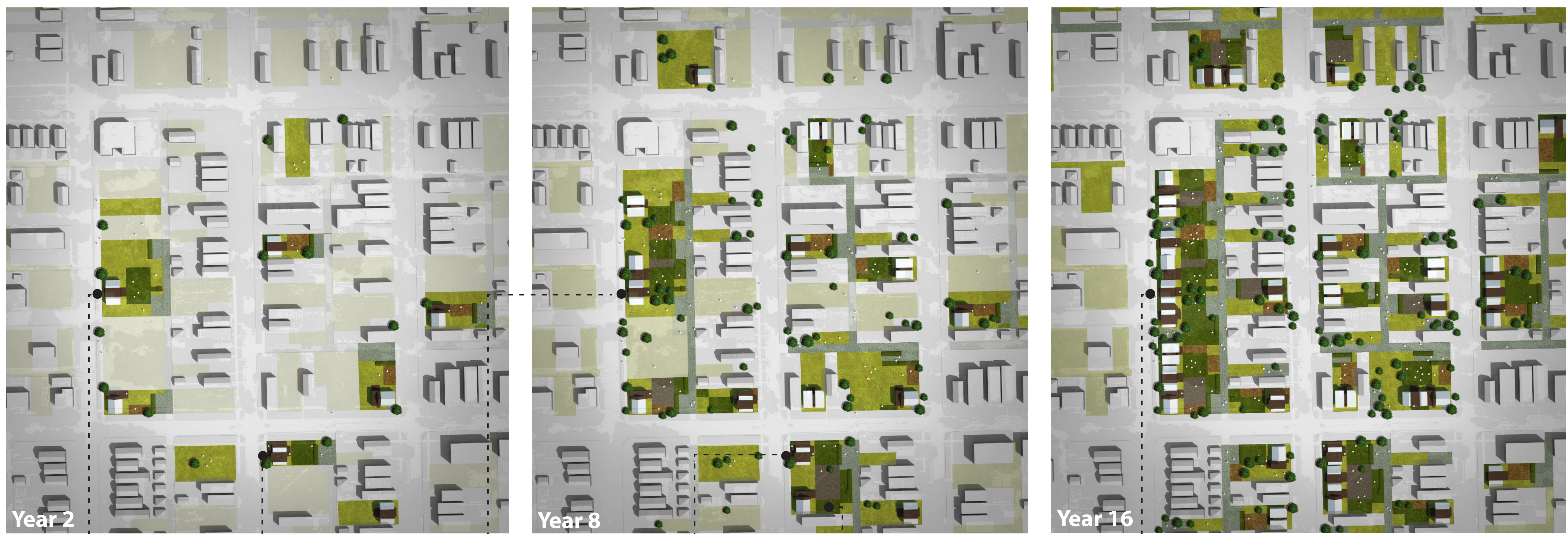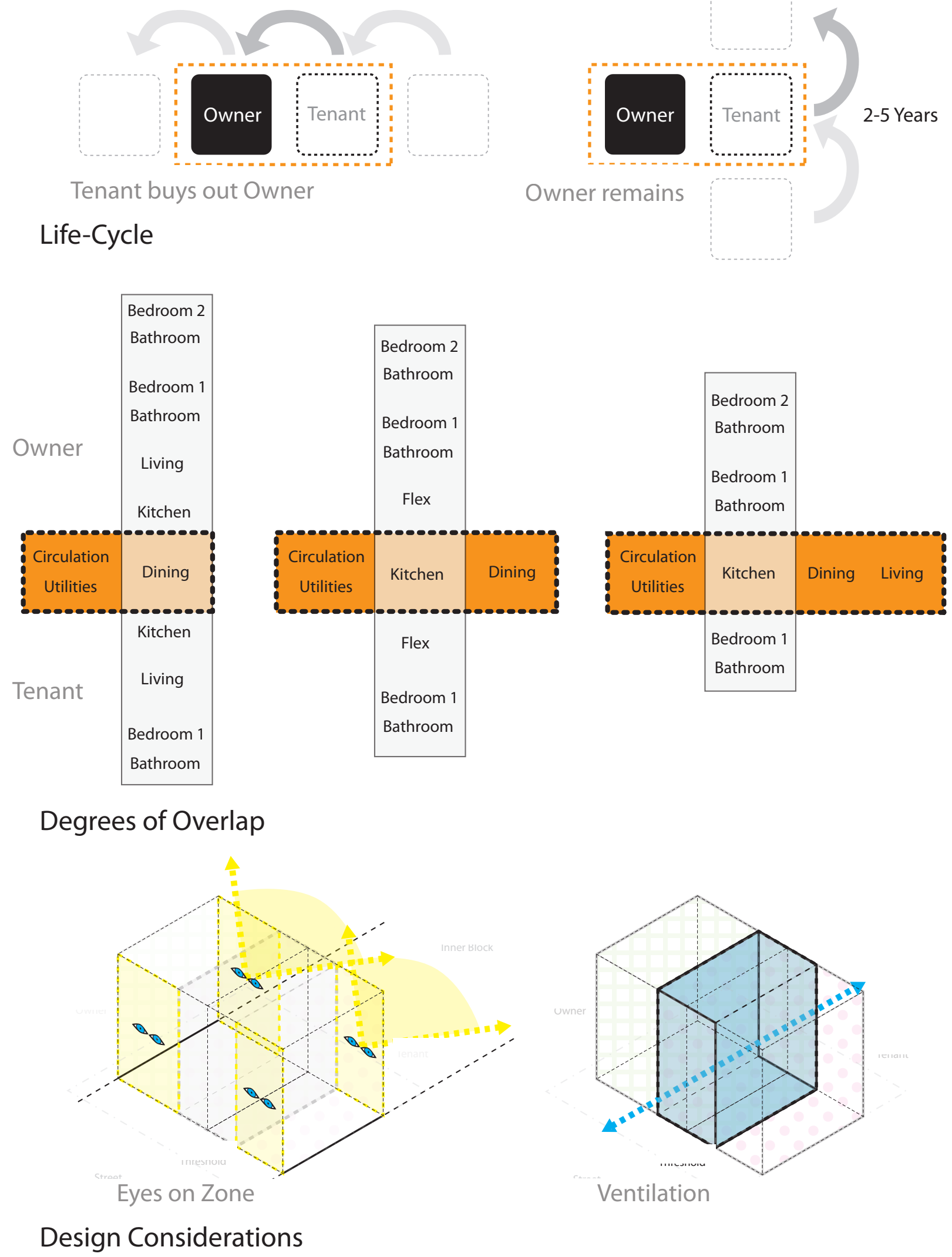

Programmatic Flexibility

New Framework

Existing Framework

Landscape

The landscape is a quilt of necessity. The block coordinates the population of the landscape based on the surrounding needs of its participants.

Landscape — Deck — Lawn

Formal and House (Private)

Lawn — Playground — Garden — Athletic — Tree Cluster

Activity (Shared)

Trash — Flex — Parking

Service (Shared)

House

The house is the keystone of the Overlay. It is the needs on the individual level, permitted by the bureaucratic mechanism, which could provide a catalyst for change in areas suffering from urban decay.

5-10 Years
Owner | Tenant   Owner | Tenant   2-5 Years
Tenant buys out Owner   Owner remains

Life-Cycle

Degrees of Overlap

Eyes on Zone   Ventilation

Design Considerations

Property Database

Locate and determine Compatibility

e.g. Garfield Park

Residents voluntarily participate in the system, benefiting from the whole. Social interactions, block orientated activities, and housing arrangements expand and contract over time.

Year 2   Year 8   Year 16

Renter	Owner and Tenant	Owner	Tenant	Owner and Tenant	Owner	Owner	Owner
individual	new family	individual	new family	single parent	new family	individual	single parent
Single Man Recent Foreclosure Victim	Family of Two, No Kids First House	Single Man Buys out Owner	New Family has children	Single Woman, Two Kids	Family of Two moves out of system to buy Single-Family home.	Single Man president of HOA	Single Woman remains a part of system, enjoying the social support.
Shares Lawn	Grows a small Garden	Shares Lawn and Garden	Builds Playground	Builds Playground		Manages deployment of future Activities.	Member of neighborhood Volleyball Team

1-4 Individual Needs

Activities
Service (Detain Water)
Extension of Personal Space

6-8 Cluster Needs

Activities
Service (Detain Water)
Extension of Personal Space

HOA Established

10-12 Block Needs

Activities
Service (Detain Water)
Extension of Personal Space

Street

Berm
Water Detention
Alley
Existing Combined Sewer

Street

10'-0"	40'-0"	50'-0"	25'-0"	25'-0"	50'-0"	40'-0"	10'-0"
Formal	House	Activity	Service	Service	Activity	House	Formal

Street

Street to Inner Block Connector

Inner Block and Alley