

Supportive Urbanism: Tower + Field: A Reexamination of the Relationship Between Landscape and Supportive Housing
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Home/Small Business Ownership Education



Organic CSA, Urban Agriculture



Culinary / Agriculture Vocational Training



In Home Business Accomodations



Historic Context, Environmental Context, Adjacent Context

PRINCIPLES + ARGUMENT

THE HOUSING SCHEME SHOULD BE COMPRISED OF RESIDENTS OF MIXED INCOME.

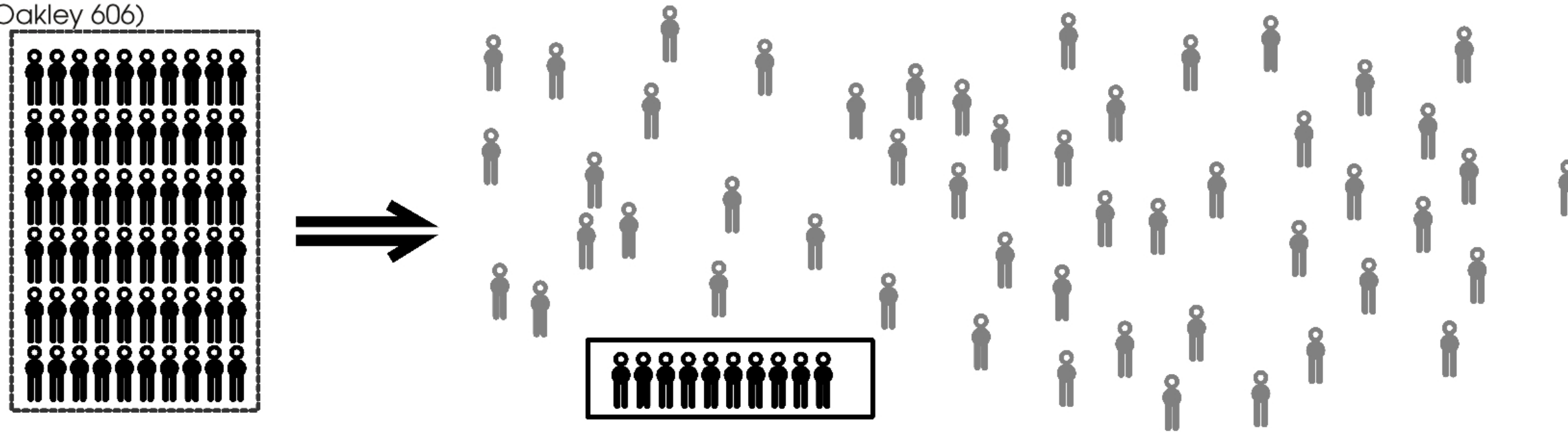
Specifically, the project would be comprised of one third low income residents, one third affordable housing residents, and one third market rate housing residents.

"Low income, adult residents remain socially isolated within new, scattered site neighborhoods." (Larsen)

"Low Income Supportive housing is long term to...break the cycle of homelessness...created or rented by nonprofit and faith-based providers." (Berkooz)

"The program goals (of Hope VI) are reducing concentrations of poverty by encouraging a greater income mix among residents." (Oakley 592)

"Because there is no one for one replacement requirement only a portion of demolished units...are earmarked for low-income replacement units." (Oakley 606)



"As of 2005, 4,000 families were relocated to voucher housing, and 15,000 public housing units were demolished...only 1,000 replacement units have been constructed...many of the 6,000 relocated families may not be deemed eligible to return." (Oakley 595)

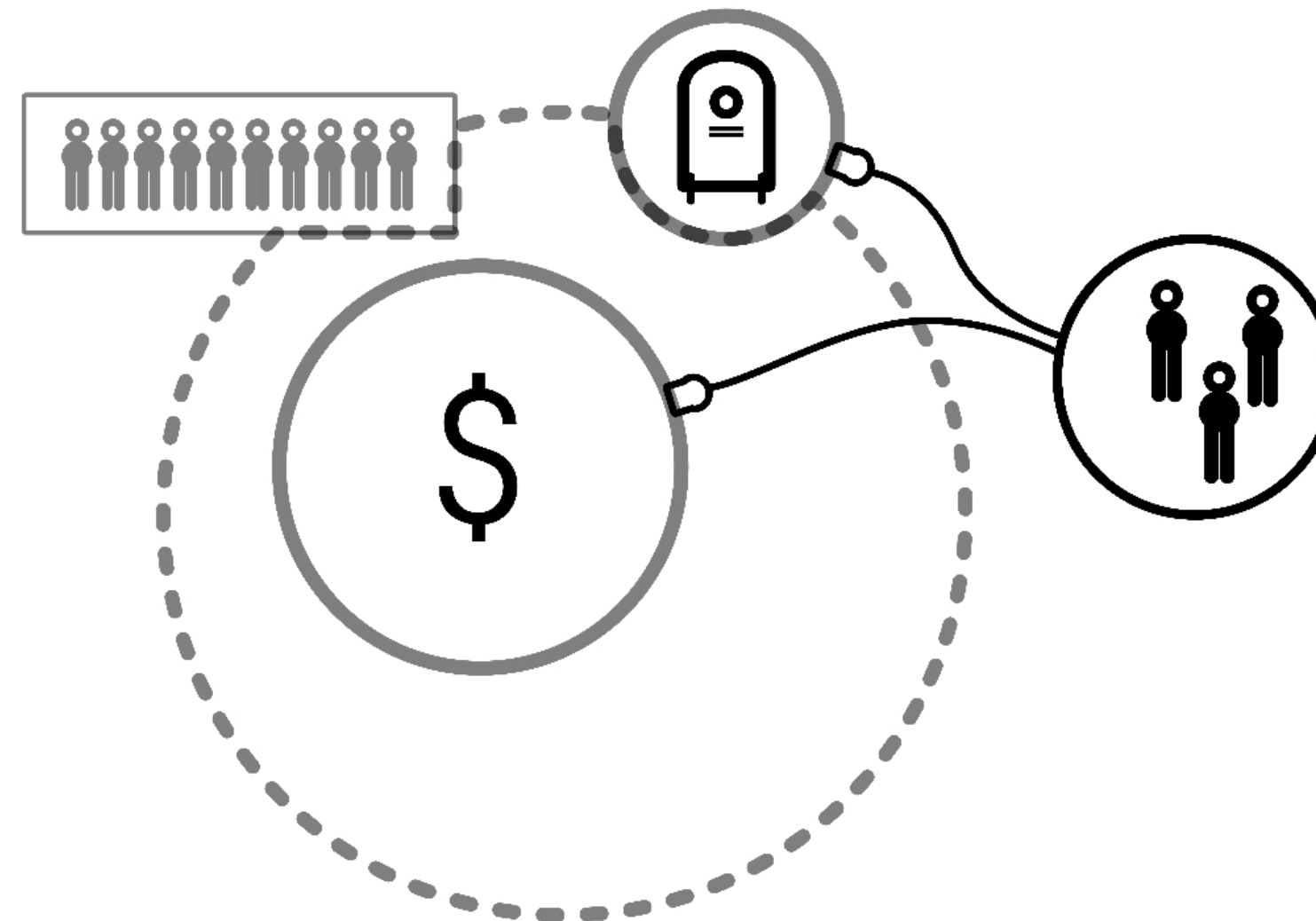
PRINCIPLES + ARGUMENT

THE HOUSING SHOULD BE LOCATED IN AN ECONOMICALLY ADVANTAGED, TRANSIT-ACCESSIBLE AREA OF THE CITY

Specifically, the project would be within reasonable walking distance of bus and train amenities, and would not be located in an area statistically considered to be an area of economic disadvantage.

"...developments are clearly providing vastly improved physical surroundings...accompanied by a decrease in stress and an increase in aspirations and motivation to continue to improve the quality of life..."

"...the prime locations, quality of external design and competitive pricing in these particular developments were strong enough incentives to generate market demand among market rate renters." (Joseph 2362)



PRINCIPLES + ARGUMENT

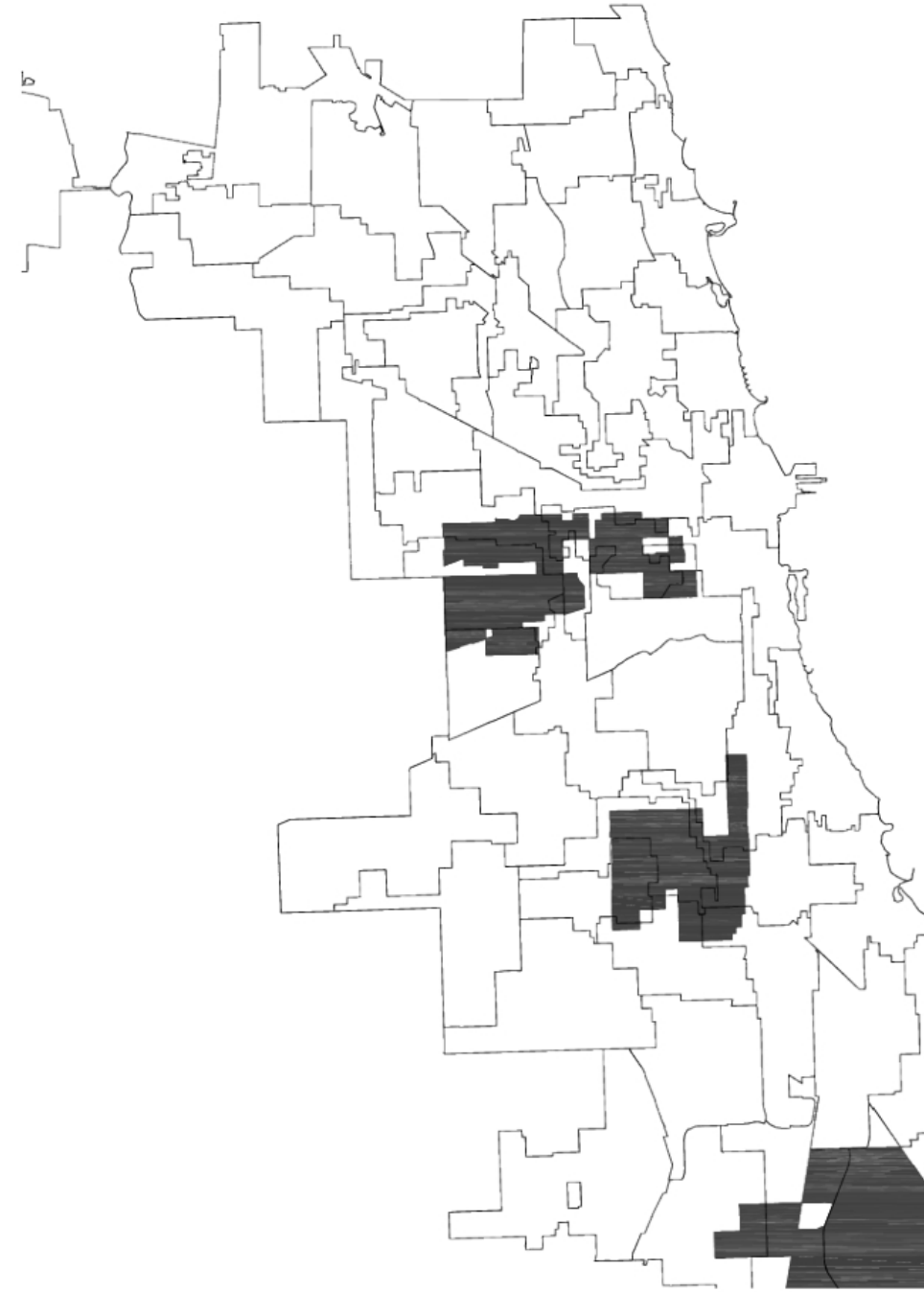
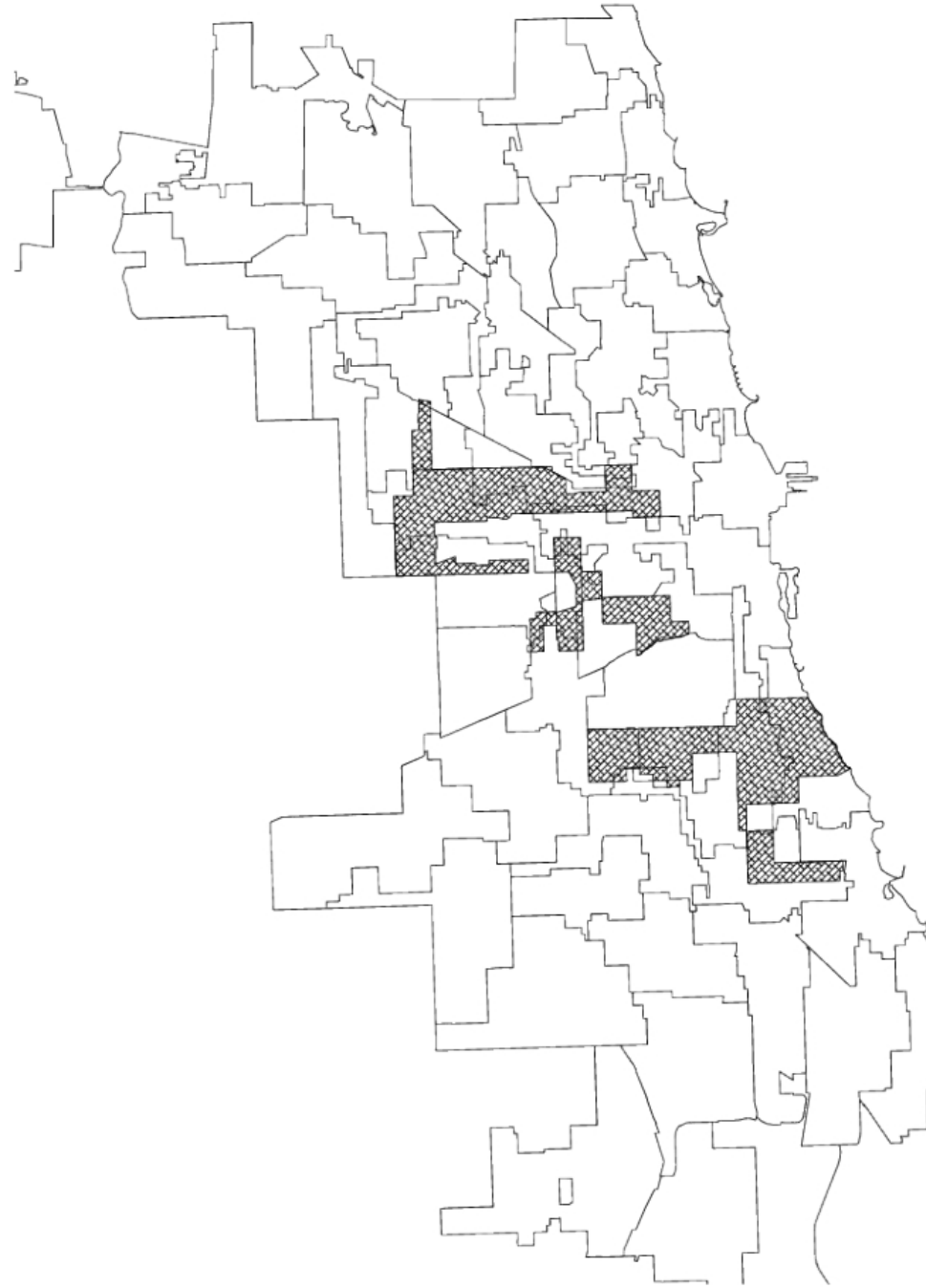
THE HOUSING SHOULD BE SUPPORTIVE TO THE NEIGHBORHOOD, THE BUILDING ITSELF, AND ABOVE ALL, TO THE RESIDENTS.

Specifically, the project would create areas of commerce within the area, promoting pedestrian activity, would be of a high standard of sustainable design, and would incorporate services promoting permanent home ownership and economic matriculation.



SITE SELECTION

Empowerment Zones + Enterprise Communities

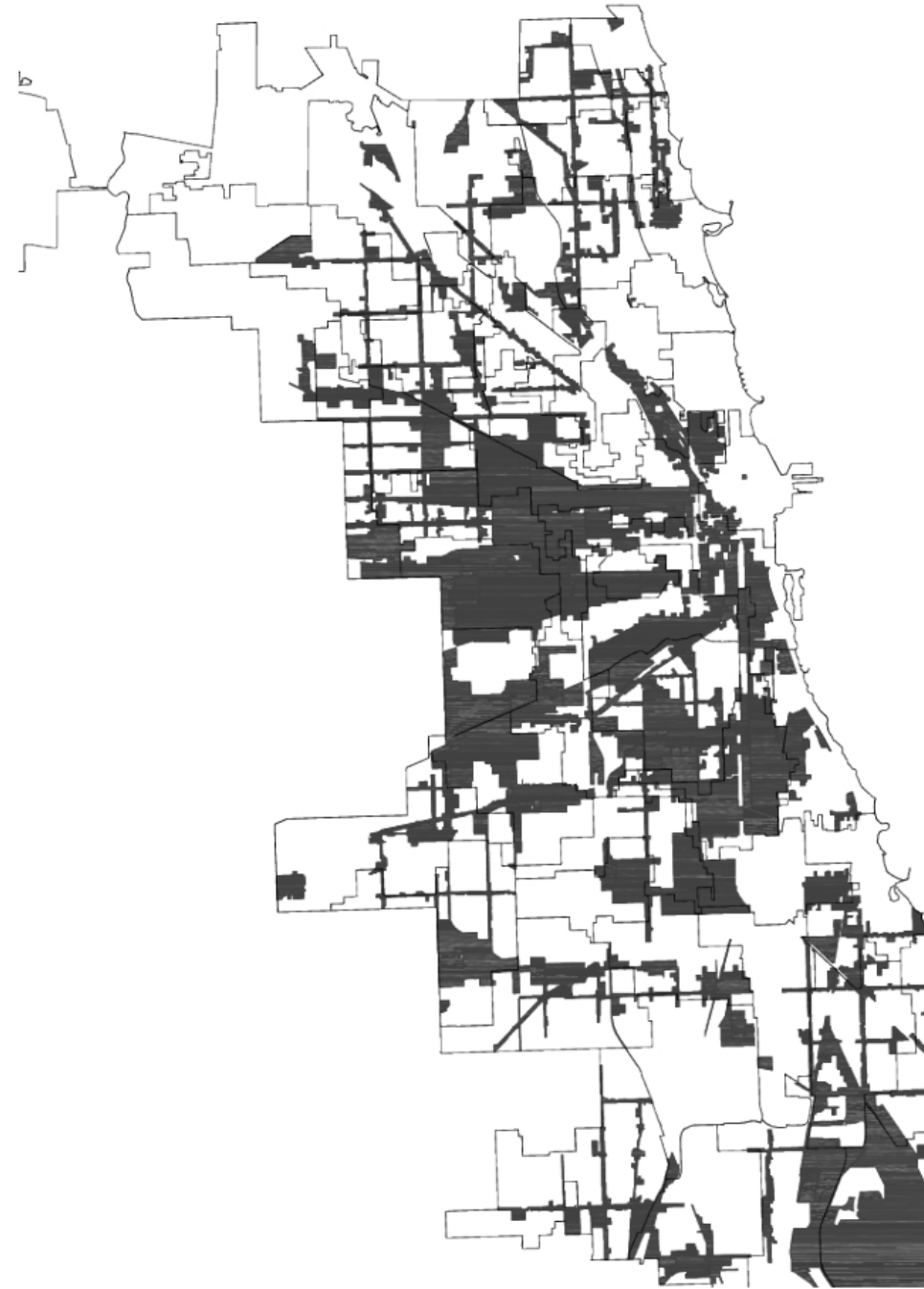
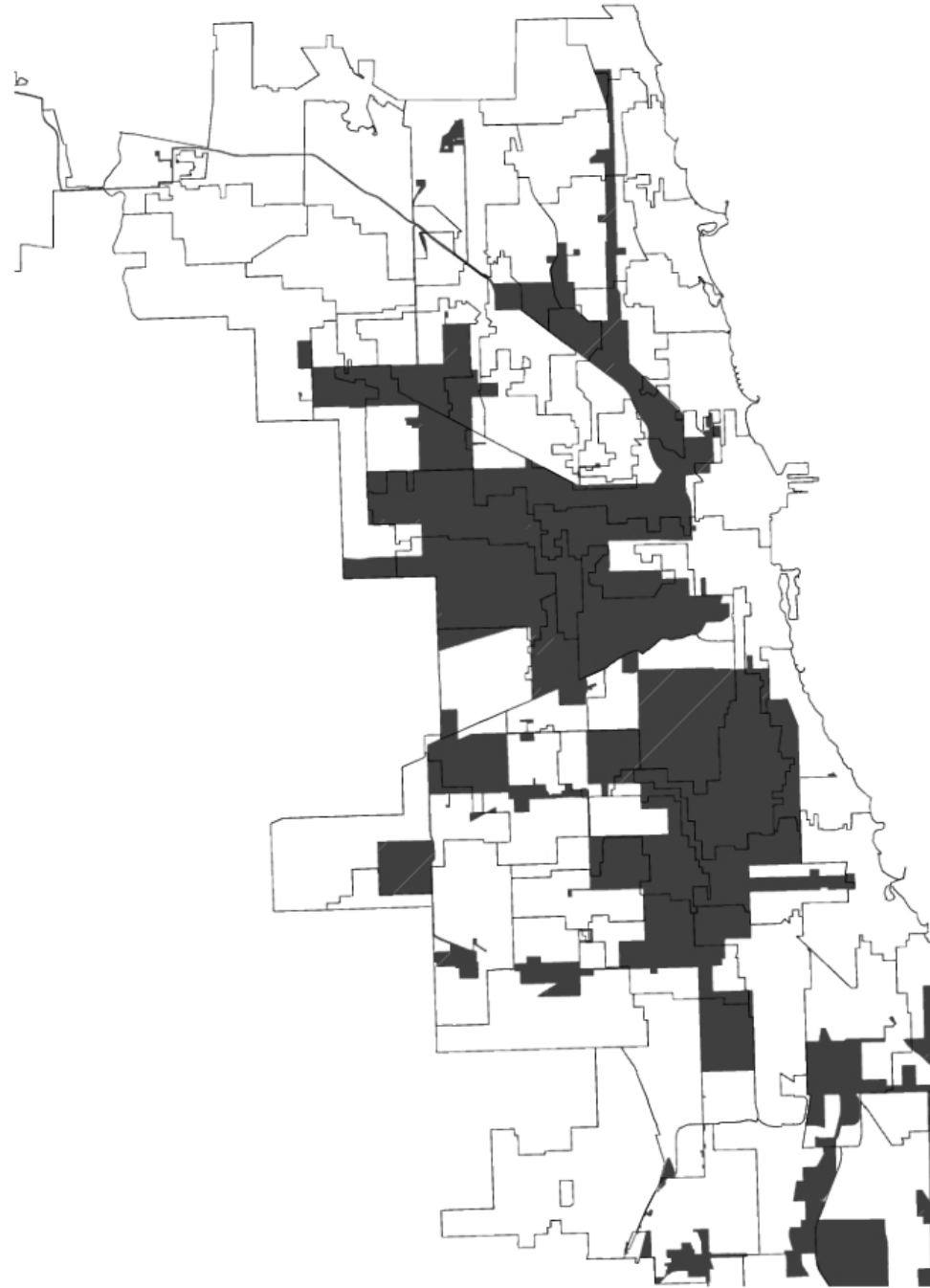


Empowerment Zones are "highly distressed urban and rural communities who may be eligible for a combination of grants, tax credits for businesses, bonding authority and other benefits. Highly distressed refers to communities who have experienced poverty and/or high outmigration based upon definitions in the law. These designations, RCs, EZs and ECs were awarded in three competitions since 1994. The program ends on December 31, 2009." In this project they are being used as indicators of distressed economic areas of the city.

The Empowerment Zones/Enterprise Communities program (EZ/EC) is a Federal, State, local government partnership for stimulating

SITE SELECTION

Enterprise Zones + TIFS

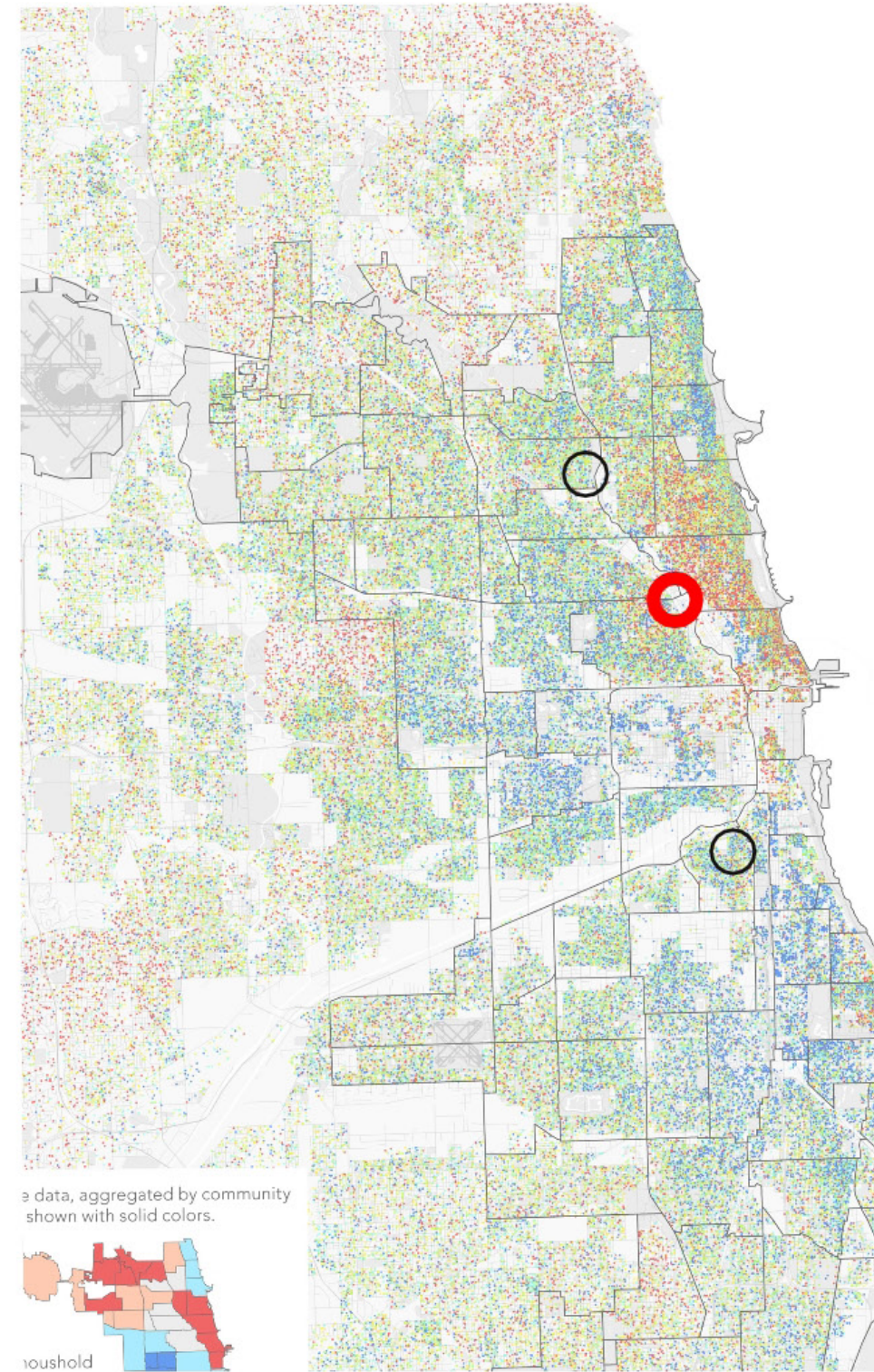
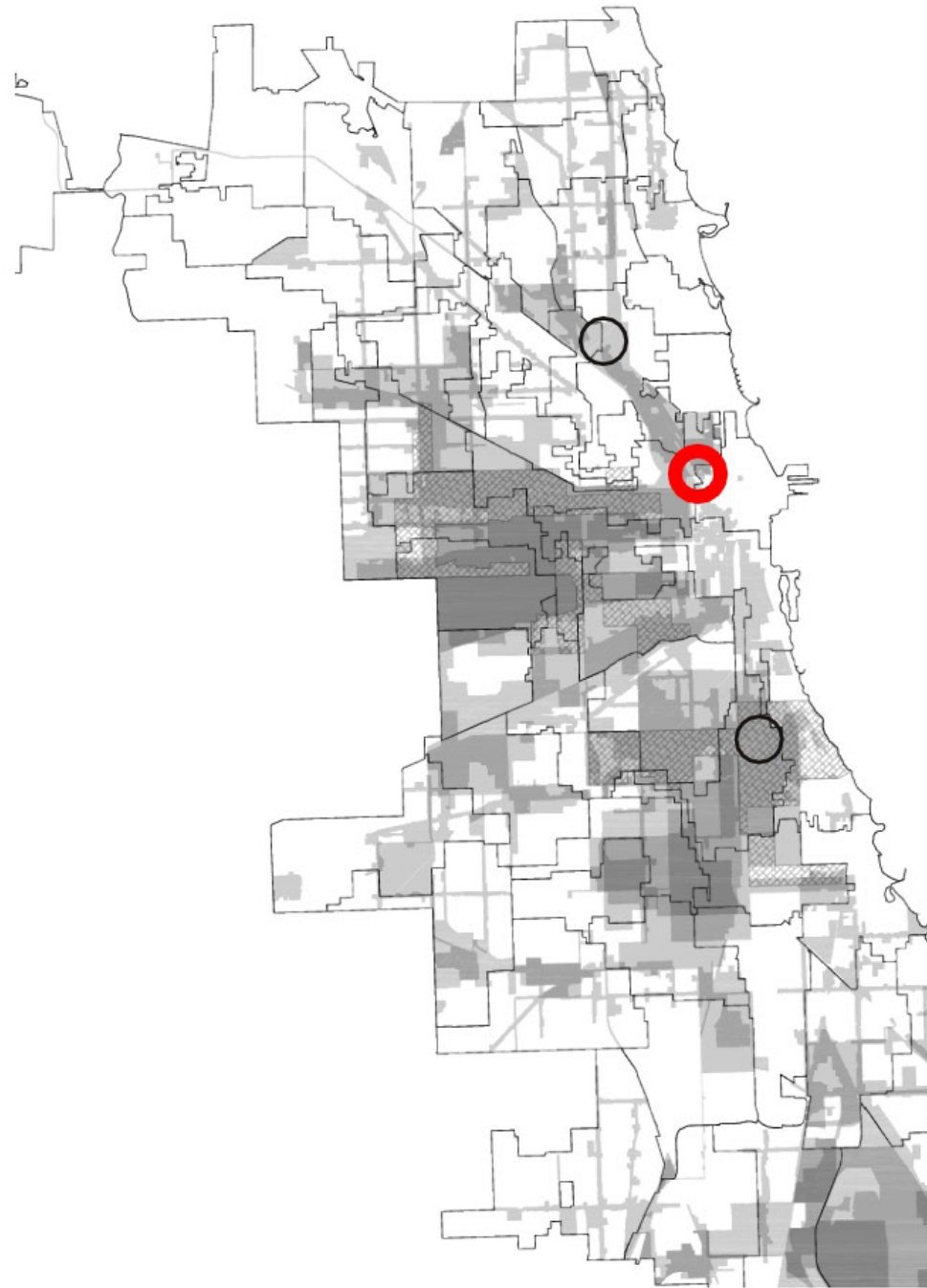


In the United States, Urban Enterprise Zones (UEZs), also known as Enterprise Zones, are intended to encourage development in blighted neighborhoods through tax and regulatory relief to entrepreneurs and investors who launch businesses in the area. UEZs are areas where companies can locate free of certain local, state, and federal taxes and restrictions.

Tax Increment Financing, or TIF, is a public financing method which has been used as a subsidy for redevelopment and community improvement projects in many countries including the United States for more than 50 years. This increased site value and investment sometimes generates increased tax revenues. The increased tax revenues are the "tax increment." Tax Increment Financing dedicates tax increments within a certain defined district to finance debt issued to pay for the project.

SITE SELECTION

Composite Image and Household Income

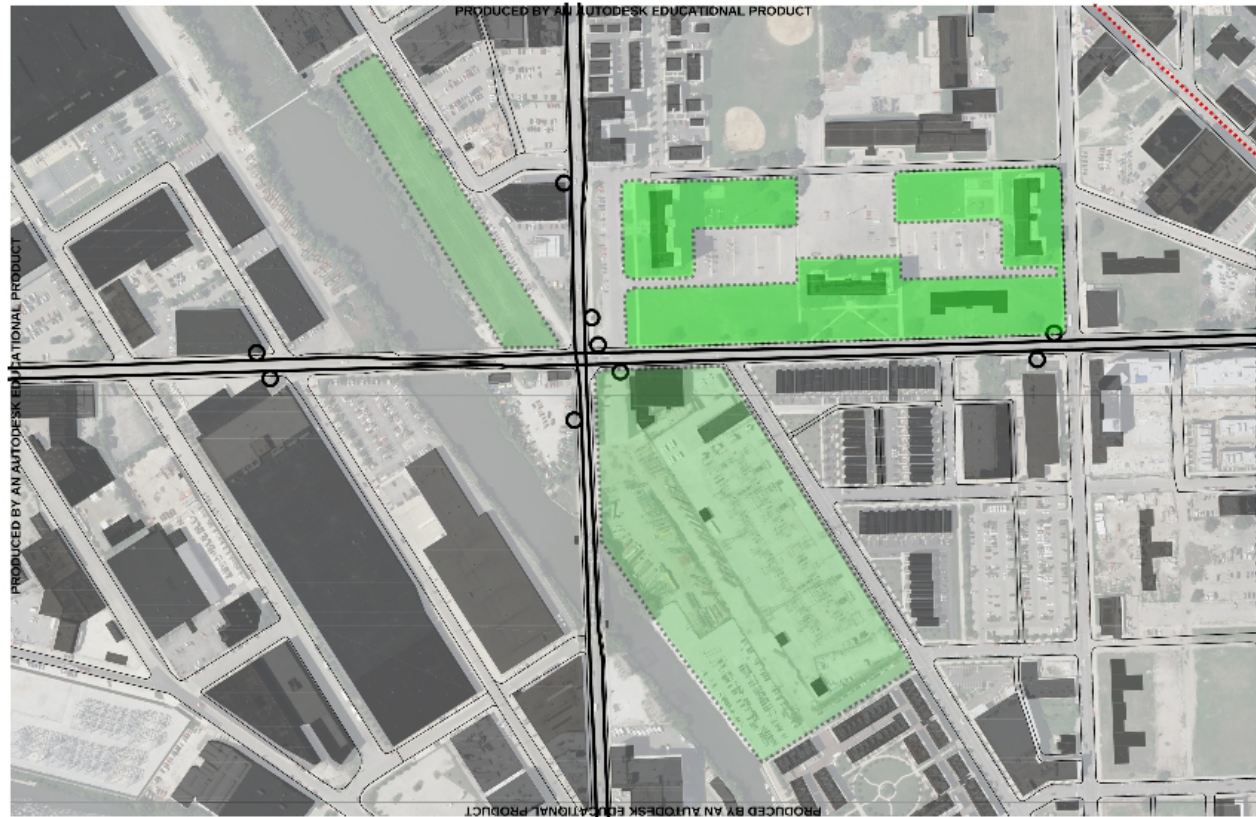


The Composite image of the preceding maps denotes areas of particular economic disadvantage with the highest possibility of government finance, promoting development, and making the site more feasible. Examining barrier conditions between these areas and adjacent, more affluent areas provides the most appropriate location to examine the interaction of affluent and depressed areas of the city.

The second map illustrates the distribution of wealth, in this case indicated by annual household income. Of interest to the selection of a site with appropriate barrier conditions for the project are the sites with the most stark contrast in household income, specifically the site at clybourn and halstead.

SITE ANALYSIS

Government Owned (Viable) Property + CTA Availability



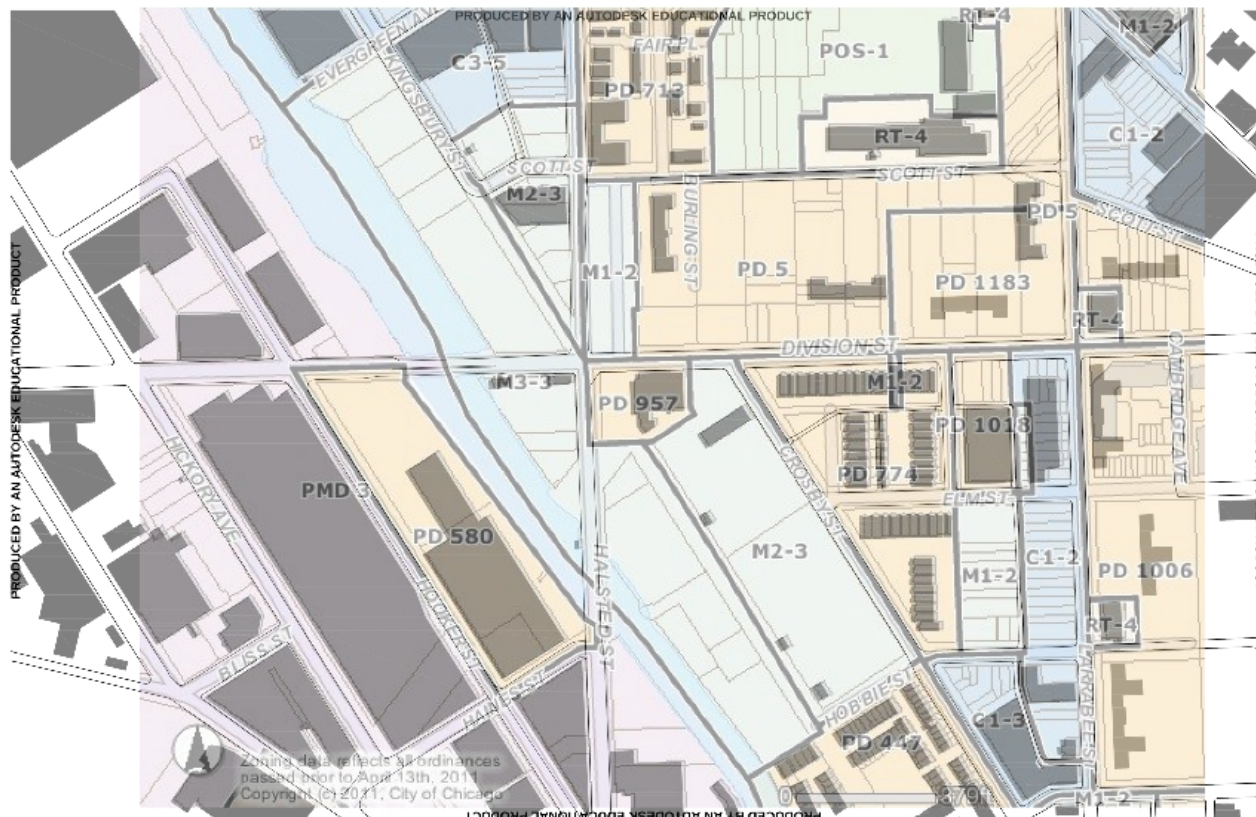
The space requirements for housing alone occupy the available space on site if laid out as a single level.

Low Income Housing:
66 Units x 1700SF = 112200 SF

Rental Housing
66 Units x 2200 = 145200 SF

Market Rate Housing
67 Units x 2600 = 174200 SF

The spatial requirements of residential space require multi-story development. Other programmatic spaces accommodated:



(FIG. 1) At the intersection of Division and Halstead there are three publicly owned plots of land, one of which formerly used as social housing, Cabrini Green.

CTA Bus routes intersect at Division and Halstead, with multiple stops serving the original Cabrini Green Site. The nearest red line stop is a half mile north, at North/Clybourn. An area of rapid commercial development.

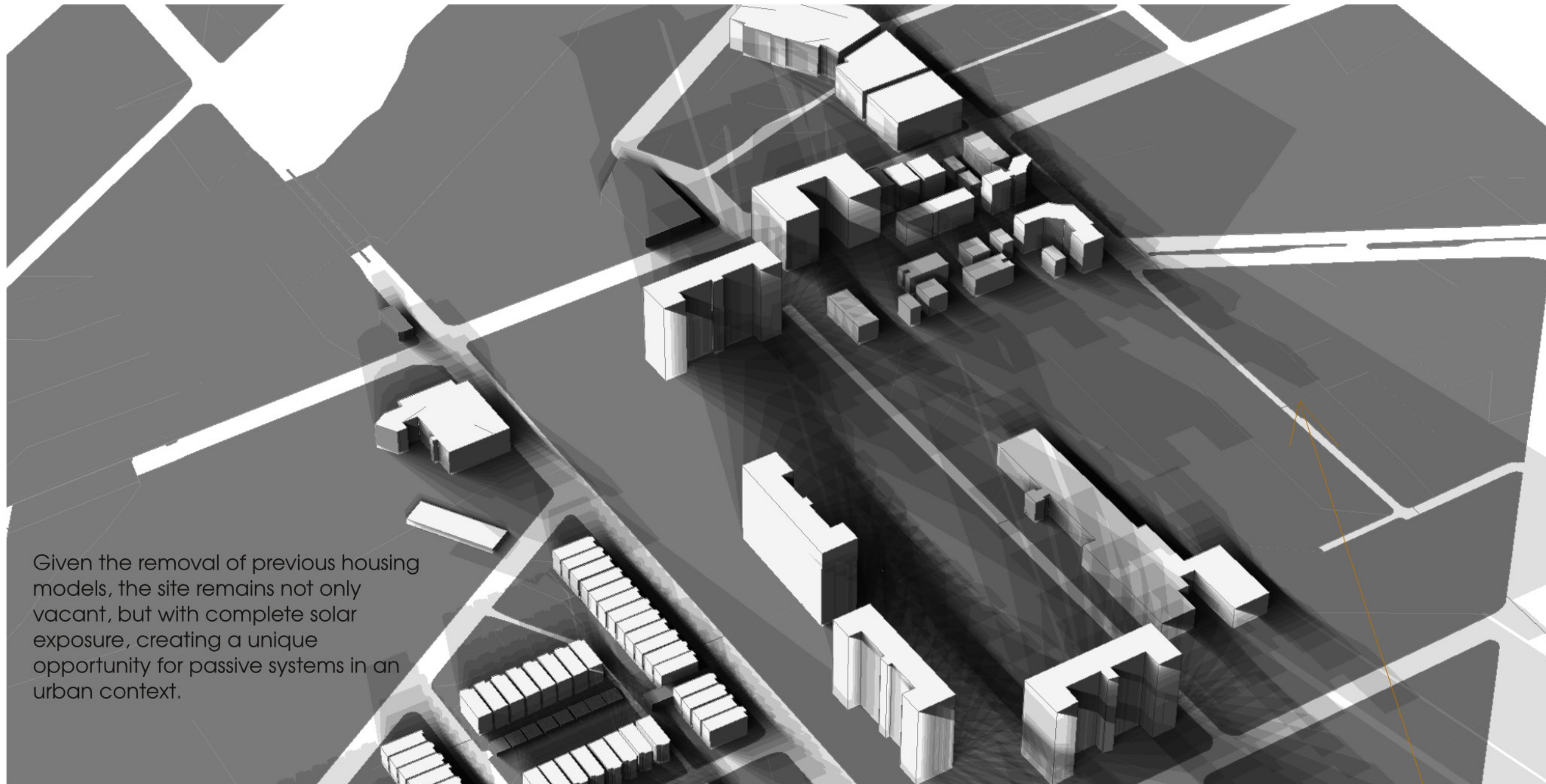
(FIG. 2) Nestled between manufacturing zones to the west and commercial zoning to the east and north, the proposed site is currently a planned development, as a result of it's size. Plots to the south have recently been redeveloped as planned developments, but remain strictly residential.

Plots to the north and west have been recently redeveloped as higher end residential and commercial.

The pattern of development runs south from the North/Clybourn red line stop towards the site. Additionally, areas of development exist to the west on Division.

SITE ANALYSIS

Shading Study - Dec 22nd 7:00 to 17:00



MARCUS GARVEY VILLAGE HOUSING - NEW YORK, NY

Precedent Study - Low Income Housing



Constructed 1976 under the Offices of the Urban Development Corporation
 Ted Liebman: UDC - Kenneth Frampton: Architect
 353 Chester Street, Brooklyn, NY

A low rise high density social housing initiative undertaken in Brownsville neighborhood of NY City with the agenda to create multi-family housing promoting community development.

The project is largely successful at achieving an equal density to more isolating building typologies (high rise block) but while maintaining an association with the urban context at a street level. It provides visually accessible community space adjacent to housing, avoiding reliance on vertical organization and movement.
 The project, however, has not avoided social homogeneity nor has it created a development wide community. Additionally, the private exterior spaces became the subject of scrutiny during the 1990s drug epidemic.



Sheet1

MARCUS GARVEY HOUSING TYPICAL UNIT – MEWS UNIT TYPE			
SPACE	SF	NUMBER	TOTAL
MEWS UNIT – 3 BED			
Bedrooms	150	3	450
Bathroom	43	2	86
Dining	160	1	160
Kitchen	70	1	70
Living	175	1	175
NET AREA			941
GROSS	1691		1691
NET/GROSS			0.5564754583
Outdoor Private Space	640	1	640
MEWS UNIT – 4 BED			
Bedrooms	145	4	580
Bathroom	43	2	86
Dining	160	1	160
Kitchen	70	1	70
Living	175	1	175
NET AREA			1071
GROSS			1856
NET/GROSS			0.5770474138
Outdoor Private Space			640



Street Unit Type C Plan



LINKED HYBRID HOUSING - BEIJING, CHINA

Precedent Study - Market Rate Housing



Constructed 2009 for the Modern Green Development Co., Beijing.
Steven Holl Architecture

The complex is a housing development with mixed use commercial space throughout various levels of public space.

Although rental housing, it addresses issues of public space in a highrise typology that are pertinent to social housing of similar density. Additionally, it reexamines the public space within a tower block as fundamentally a continuation of the surrounding context, an issue pertinent to previous social housing blocks.



Sheet1			
STEVEN HOLL LINKED HYBRID SPACE TYPICAL UNIT			
TYPICAL CORNER UNIT			
Bedroom 1	340	1	340
Bedroom 2	420	1	420
Bathroom	100	2	200
Dining	300	1	300
Kitchen	175	1	175
Living	525	1	525
NET AREA			1960
GROSS AREA	2600		2600
NET/GROSS		0.753846	15.38





The Pleasure Ground: Typically large and located on the edge of the city, focusing on mental appreciation of the natural landscape in contrast to the city.

Transportation infrastructure aside, the isolation of these parks without the city resulted in their exclusive use by the upper class, resulting in a movement for inner city parks,

1850-1900

Central Park: Frederick law Olmstead - 1857



The Reform Park: A combination of inner city park and playground, the reform park often included play equipment, a symmetrical arrangement, and no illusion of countryside or nature. Their principal architectural manifestation was the Fieldhouse, functioning as community shelter for the working class. These spaces were designed with reduction of class conflict, immigrant socialization, and education in mind.

This park typology would later be expanded upon to suburban and urban areas that had not yet received parks beginning in the 1930s as a public service.

1900-1930

Pulaski Field House: Jens Jensen - 1912



The Recreation Facility: An extension of the reform park in the 1930s, the recreation facility engaged suburban areas with uniform standards as a public service. Sport courts and fields were the principal designed components of these spaces, owing their lack of vegetation to their suburban environment,

The homogeneity of this typology was strongly opposed in the dialectic of the 1960s, calling into question the adaptability of the scheme to scattered urban sites of different character.

1930-1965

West 4th Street Courts: NYC Parks - ~1953



The Open Park System: The 1960s saw a dialectic regarding the sterility of recreation facilities, and their institutional nature. Parks are reclaimed as mechanisms of social reform, and are now considered within context, as well as part of a conceived network of diparate, though connected landscapes.

The open park system continues, allowing urban open spac to be recreation in almost any context, in streets, rooftops, on waterfronts, along railway lines, as well as in traditional plazas and parks.

1965- ?

Paley Park: Zion and Breen - 1967



The Sustainable Park: New characteristics of park design, building upon previous types, are native species, natural system restoration, infrastructure integration, recycling, sustainable construction, and maintenance practices.

1990- Present

Steel Yard: Klopfer Martin Design Group - 2011

OPEN SPACE: The Sustainable Park Model

Principle 1: Resource self sufficiency.



Sustainable Design Practices
Native Plant Species
Composting
Storm Water and Waste Management
Community Engagement

Principle 2: Integration into larger urban network.



Urban Infrastructure Integration
Post Industrial Land Reclamation
Social Wellbeing

Principle 3: New modes of aesthetic expression.

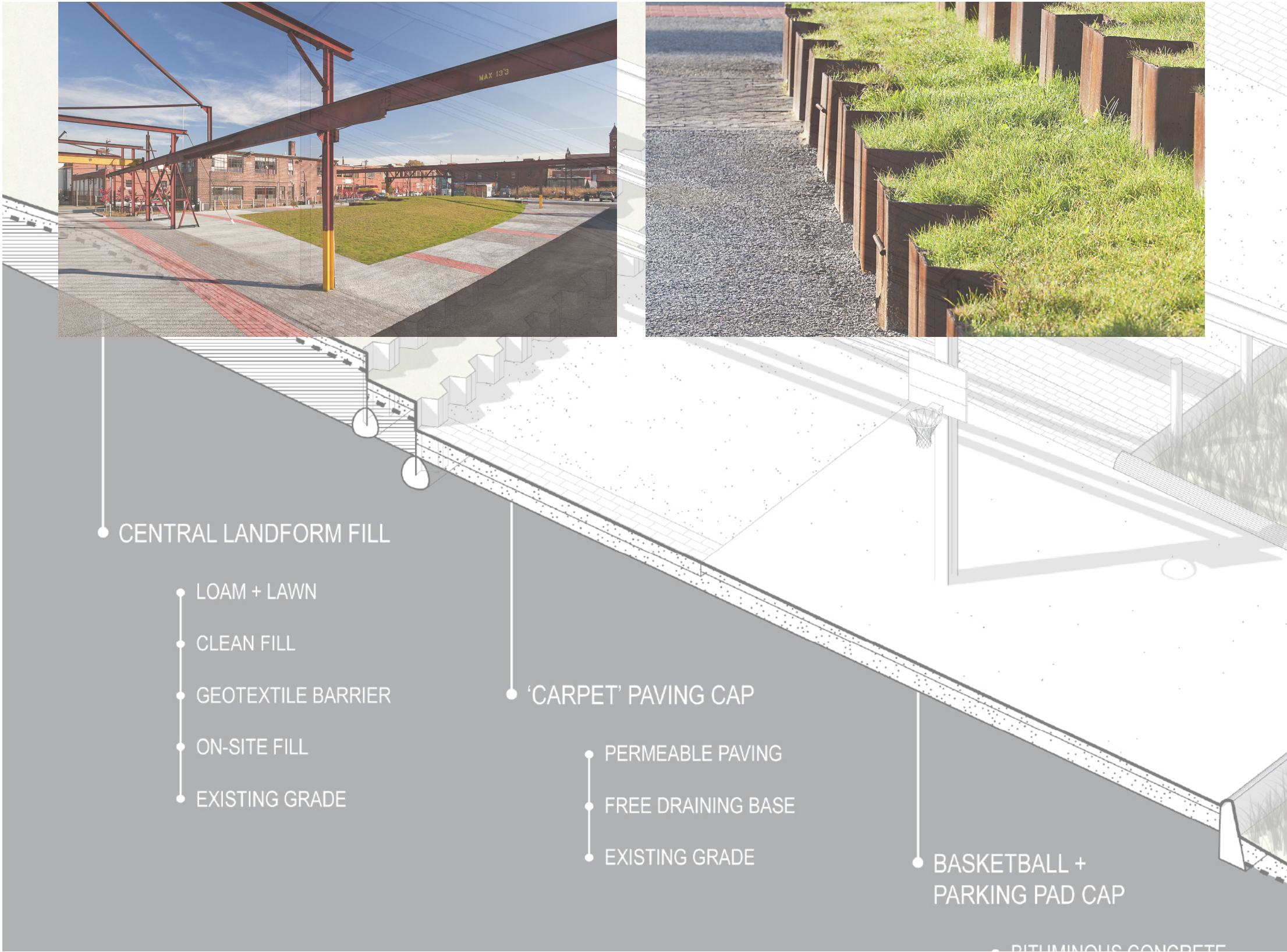


Evolutionary Aesthetic: Temporality
Ecology as Form
Ecological Systems Design

ECO-PARK/URBAN REHABILITATION

GREEN INFRASTRUCTURE

BUILDING/SYSTEMS INTEGRATION



The Steel Yard: The Steel Yard's landscape for learning embodies the non-profit's mission through innovative (and necessarily inexpensive) brownfield remediation, stormwater filtration/reduction, purposeful design and placemaking.



SITE PLAN

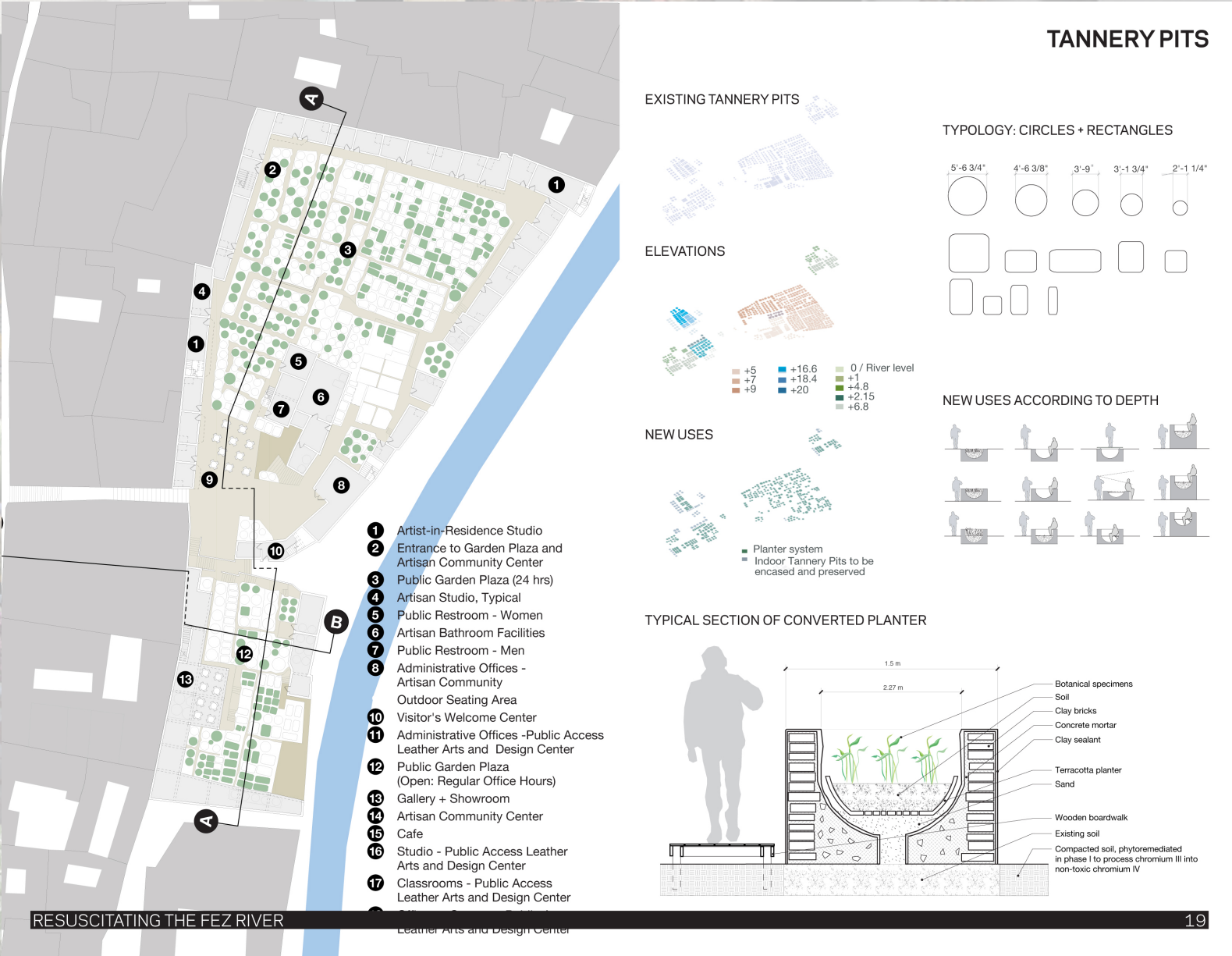
ECO-PARK/URBAN REHABILITATION

GREEN INFRASTRUCTURE

BUILDING/SYSTEMS INTEGRATION



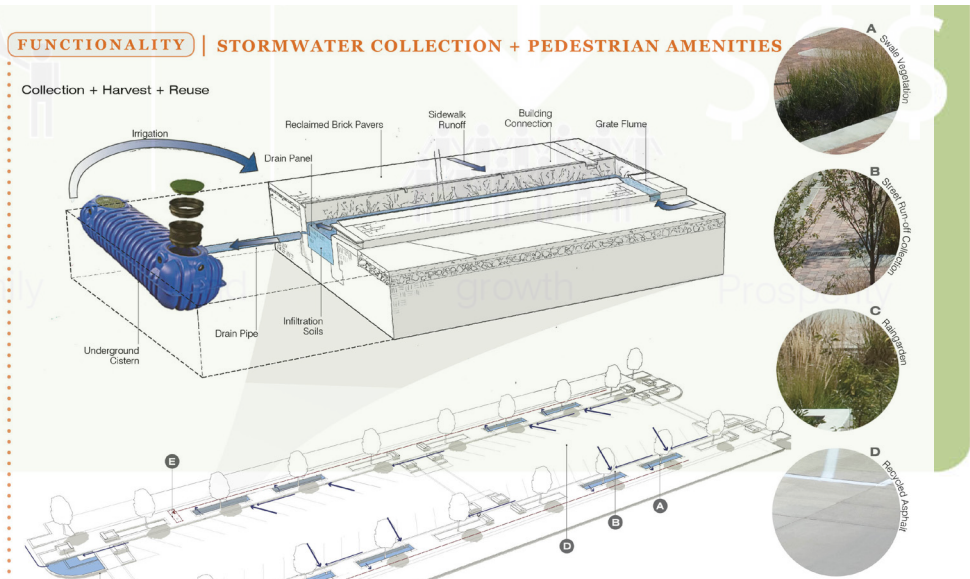
Fez River Rehabilitation: a strategic plan that simultaneously restores an urban river and addresses issues endemic to aging medieval fabrics such as the scarcity of open space, overcrowding, a weak economy, and the destruction of natural resources and places of cultural and historic significance.



ECO-PARK/URBAN REHABILITATION

GREEN INFRASTRUCTURE

BUILDING/SYSTEMS INTEGRATION

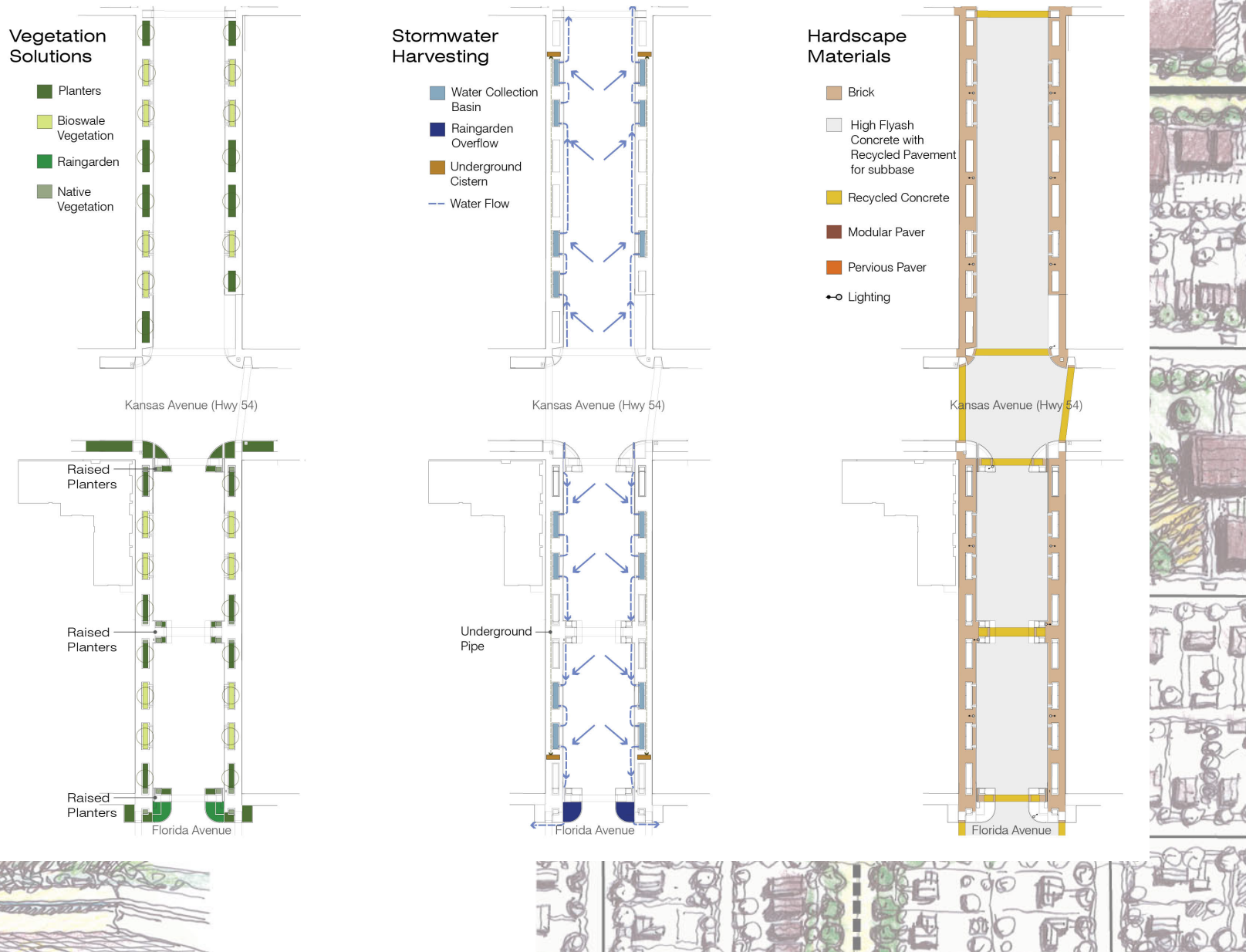


Greensburg came together to have character and give ideas and feedback to design a town core that relates to the goals of rain, community, environment, and growth.

Greensburg Urban Plan: a downtown environment that not only provides a unique environment for residents and visitors, but that also provides creative features that capture and recycle stormwater.



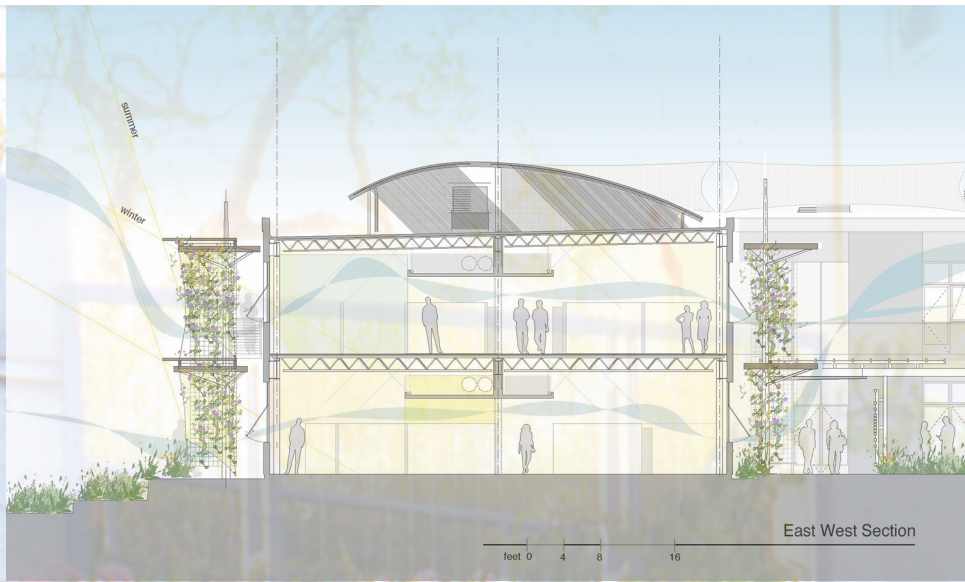
FUNCTIONALITY | INTEGRATED + STRATEGIC SYSTEMS



ECO-PARK/URBAN REHABILITATION

GREEN INFRASTRUCTURE

BUILDING/SYSTEMS INTEGRATION



The Casa Nueva: environmental goals were met with site design, as well as the ecosystem services provided by the landscape. Taking best advantage of the regenerative nature of landscape, the landscape filters stormwater, provides climate control to the building, and conserves water with cisterns and a regionally native landscape.



ECO-PARK/URBAN REHABILITATION

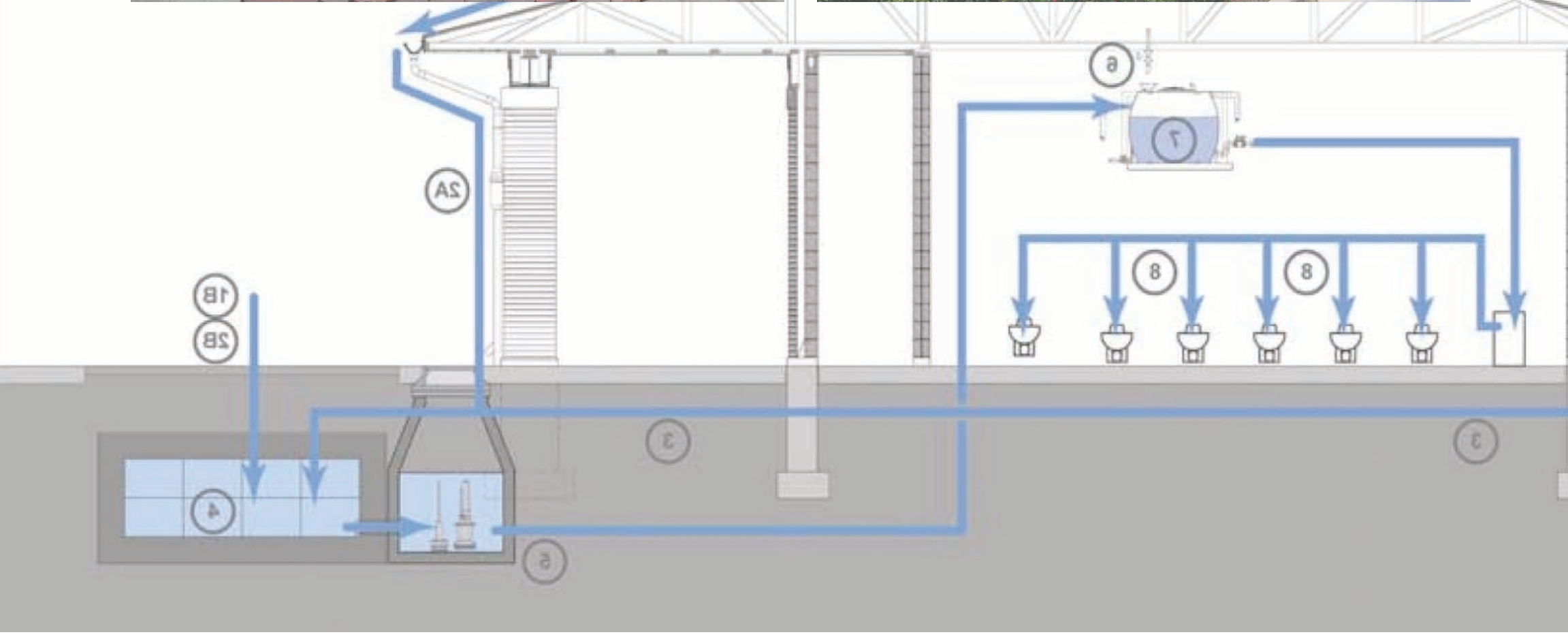


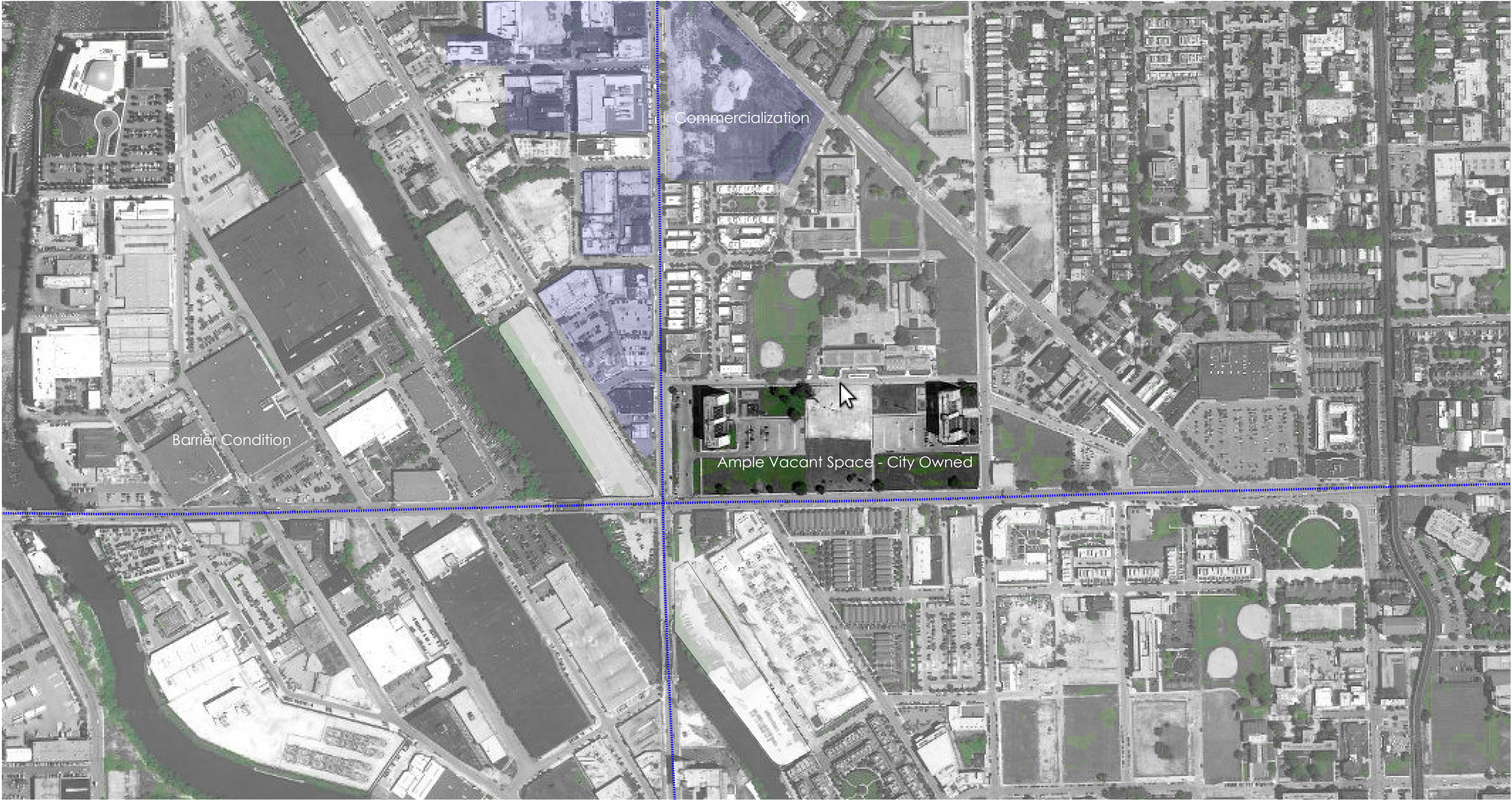
GREEN INFRASTRUCTURE

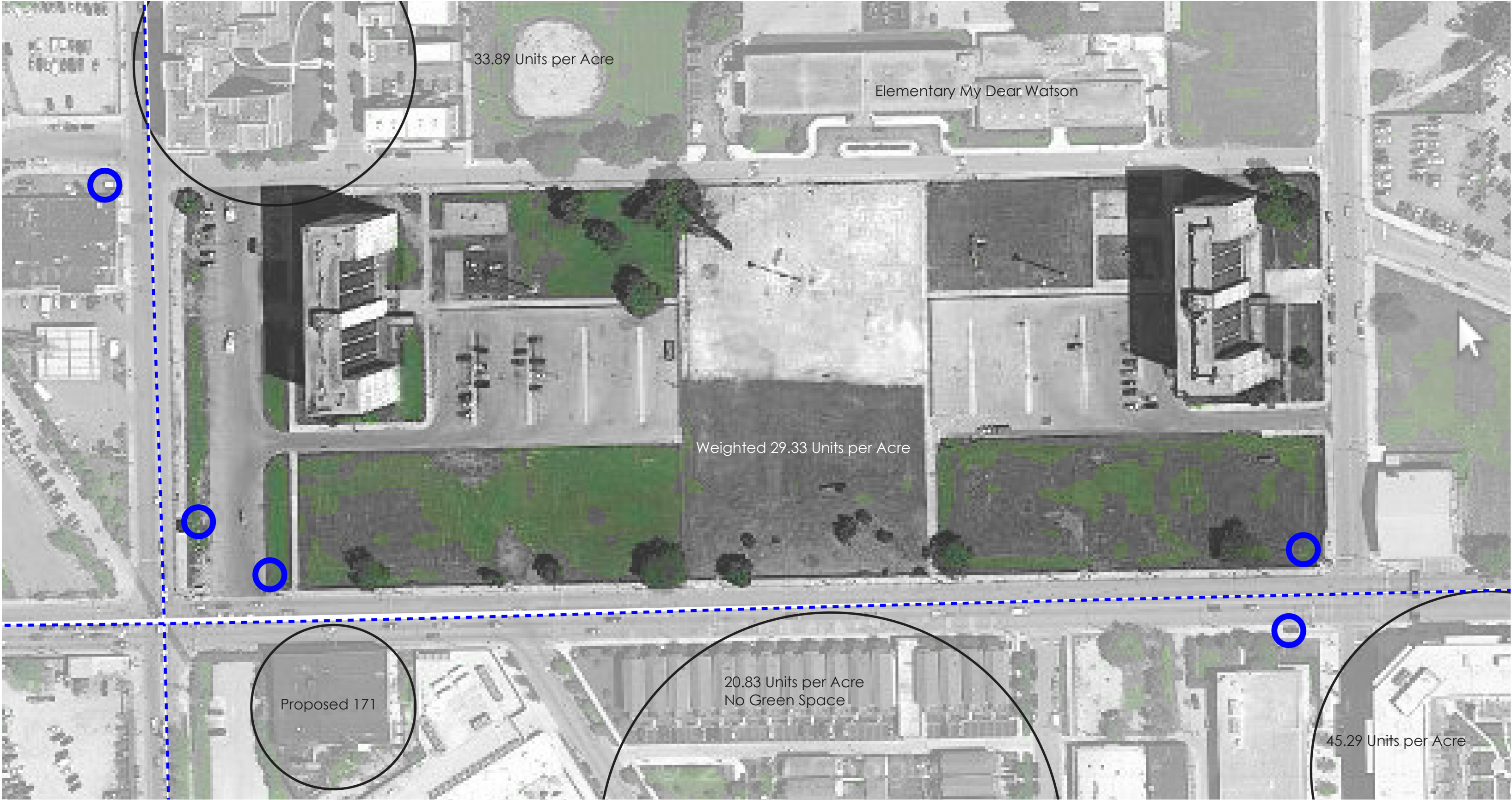


BUILDING/SYSTEMS INTEGRATION

Chicago Green Plan: Nine City of Chicago departments and sister agencies, along with more than 50 professionals from various fields of expertise worked collaboratively to develop GUD's 21 key actions that maintain and improve Chicago's urban design to optimize its environmental benefits for current and future generations.

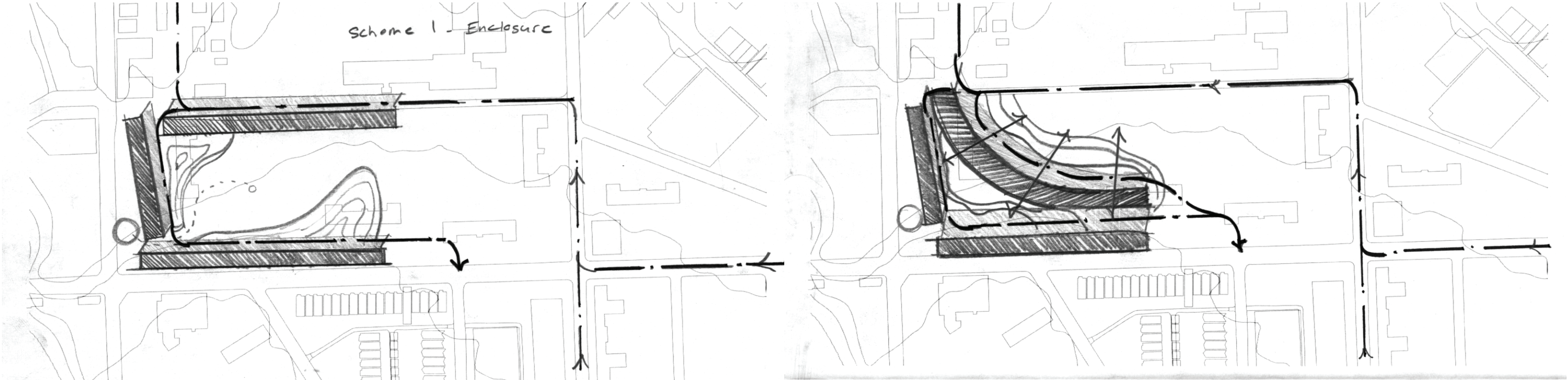




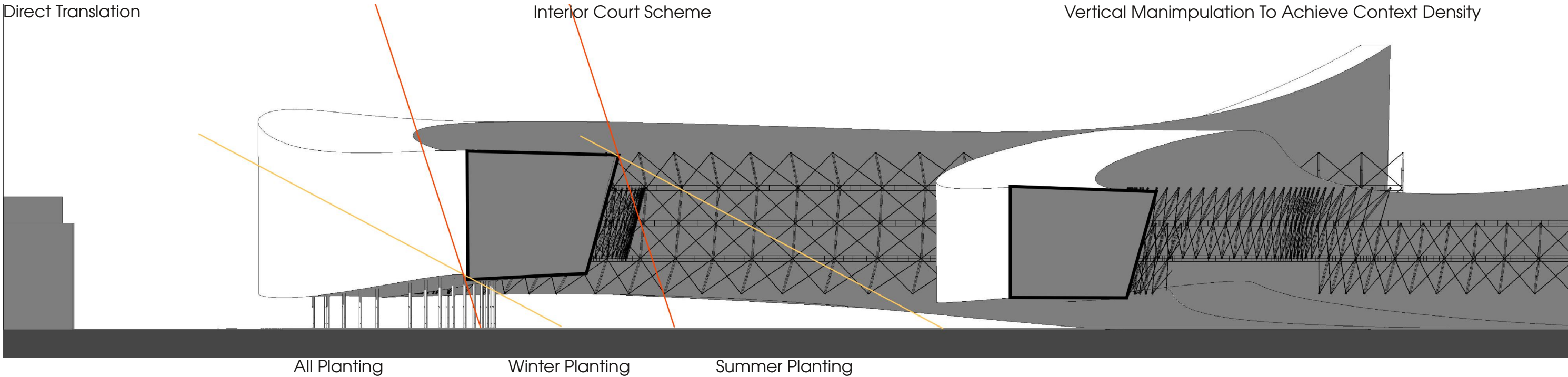
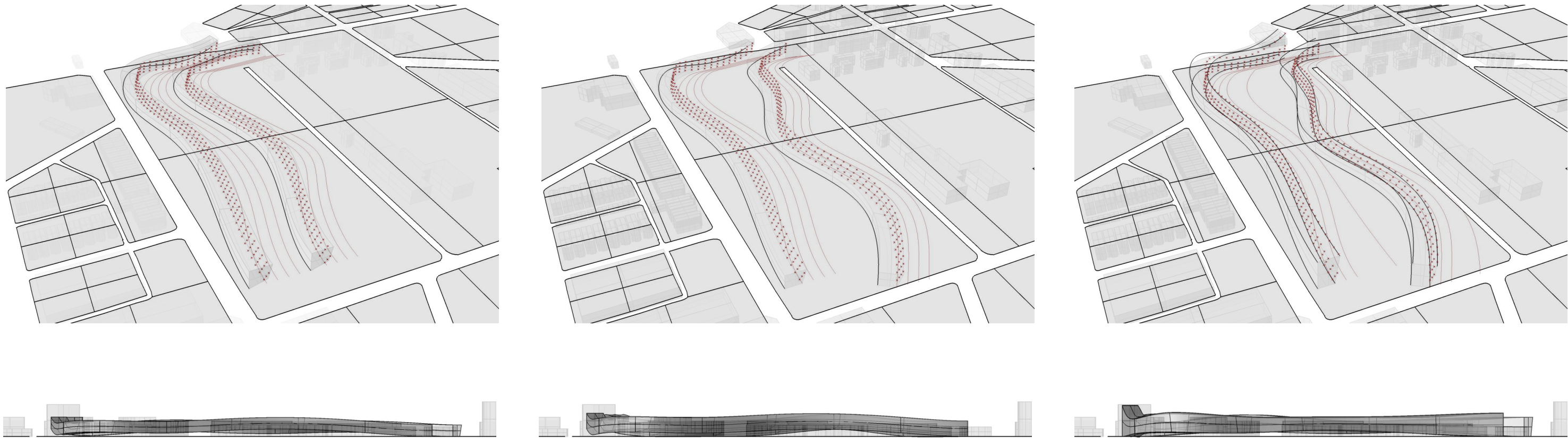


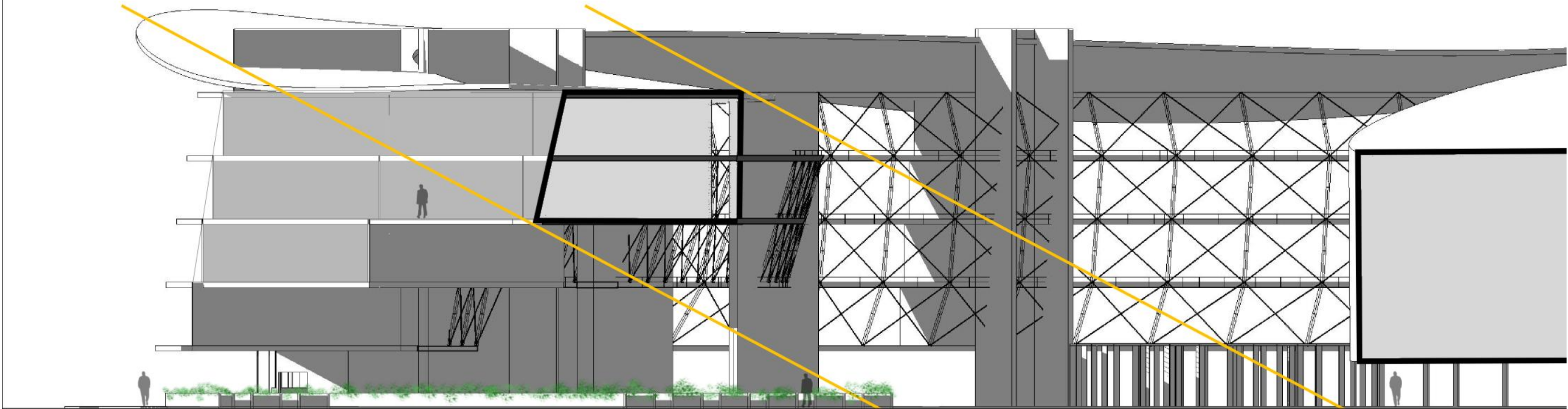
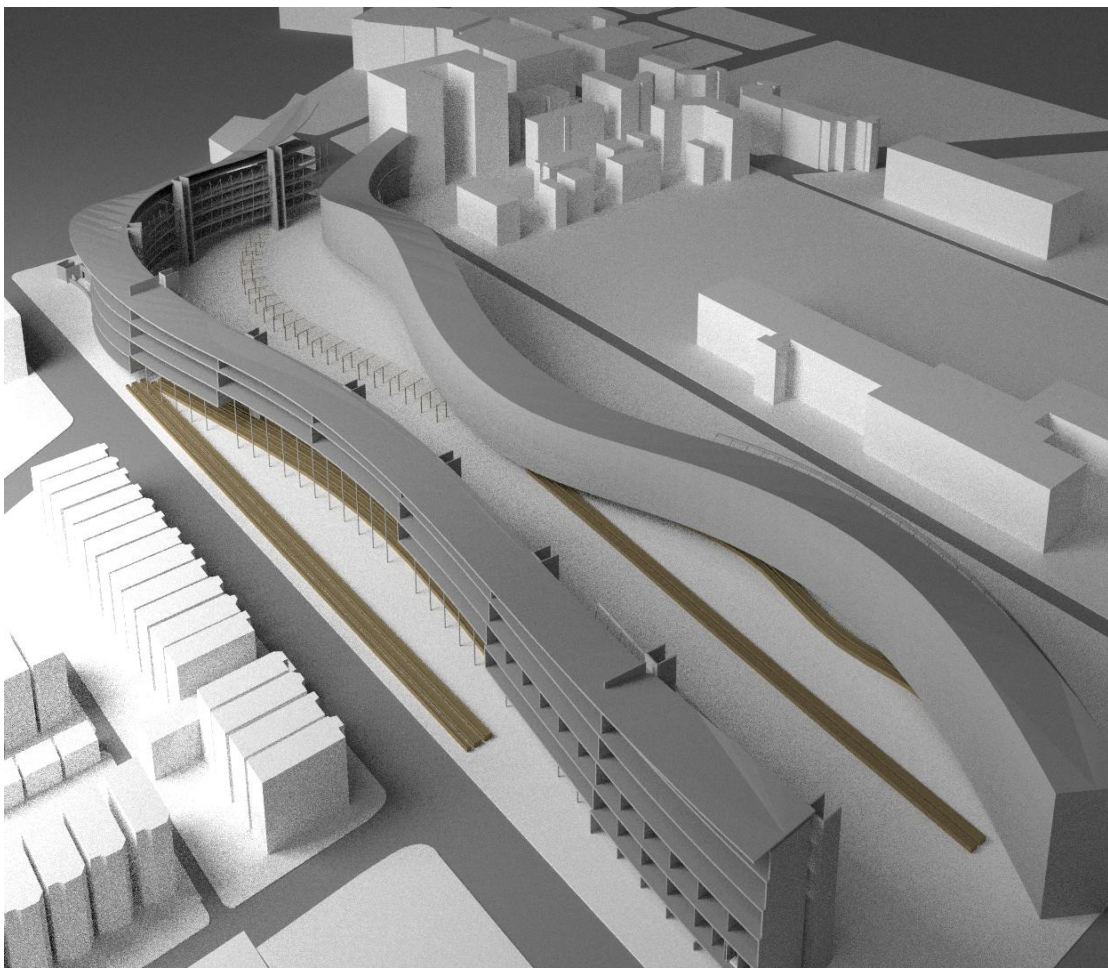
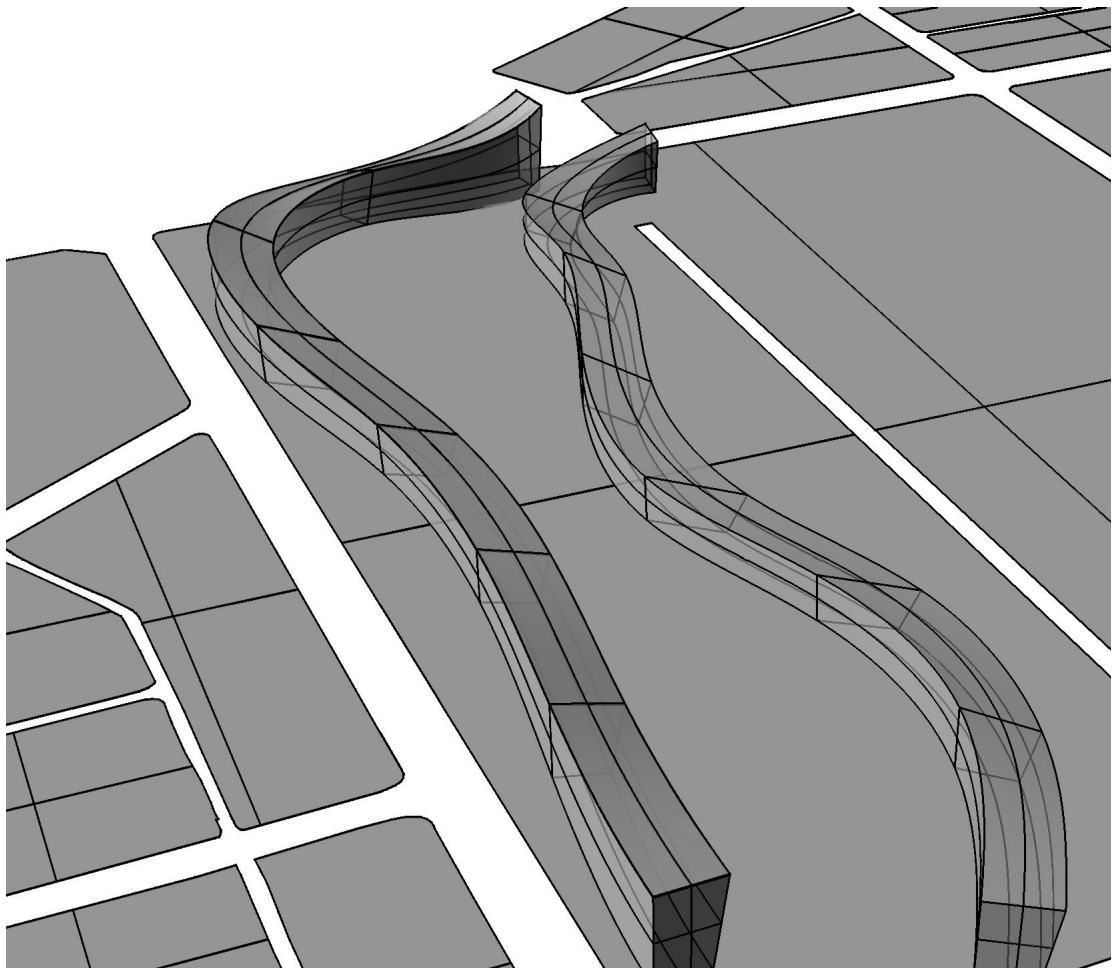


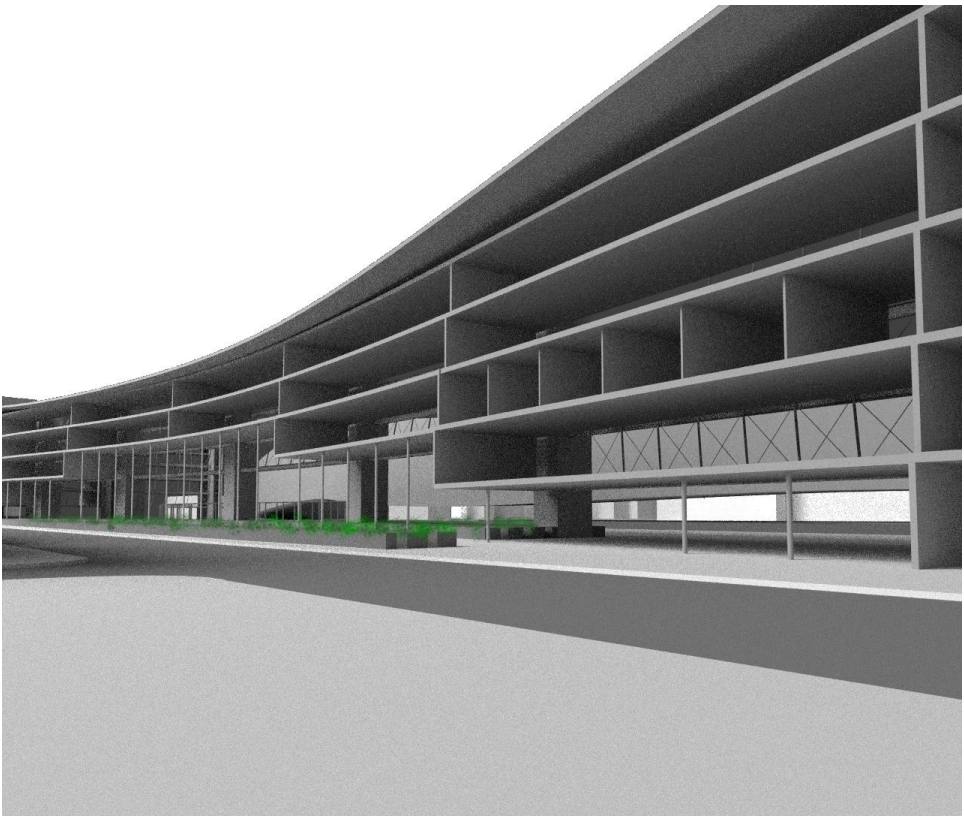
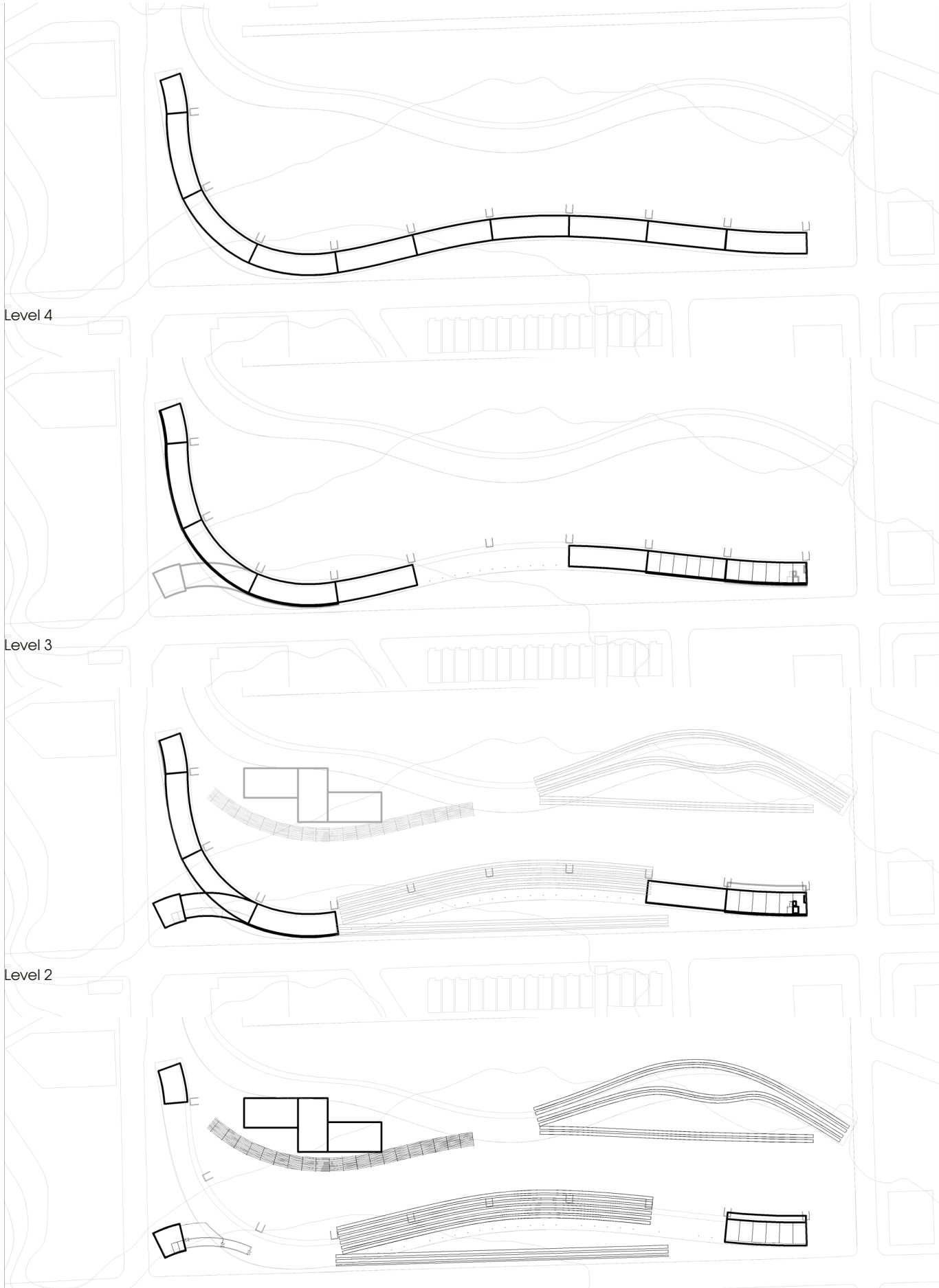
Formal Concept: All Units enjoy southern exposure - Dec. 22



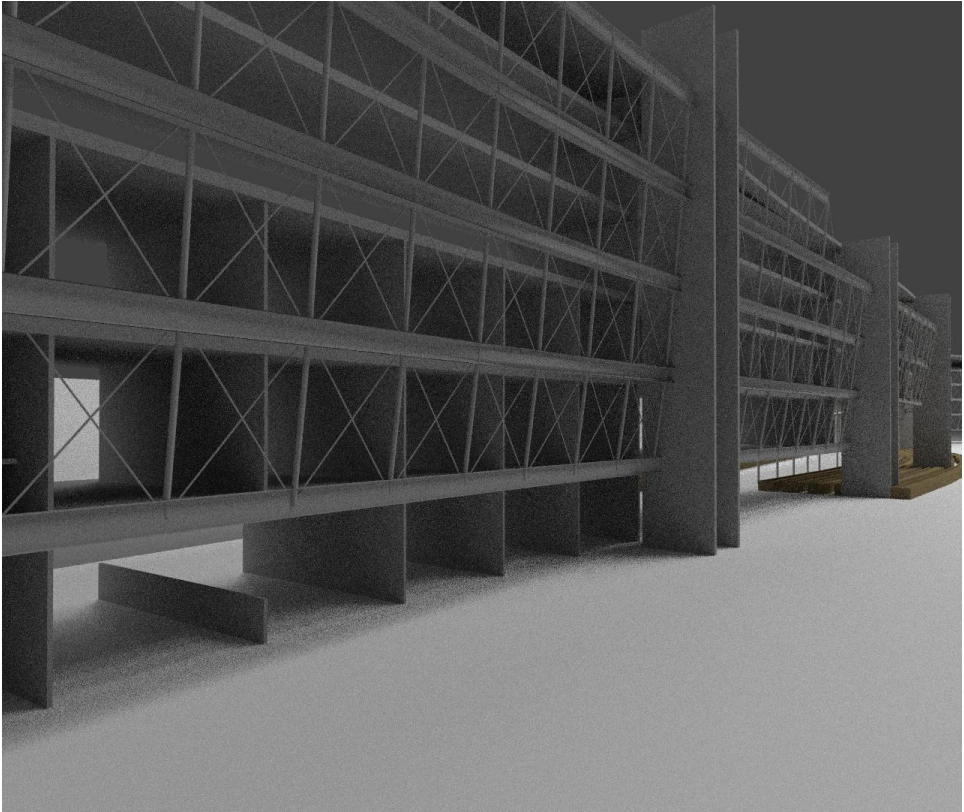
Formal Concept: Green Spaces Undergo Gradation of Privacy / Use through site.







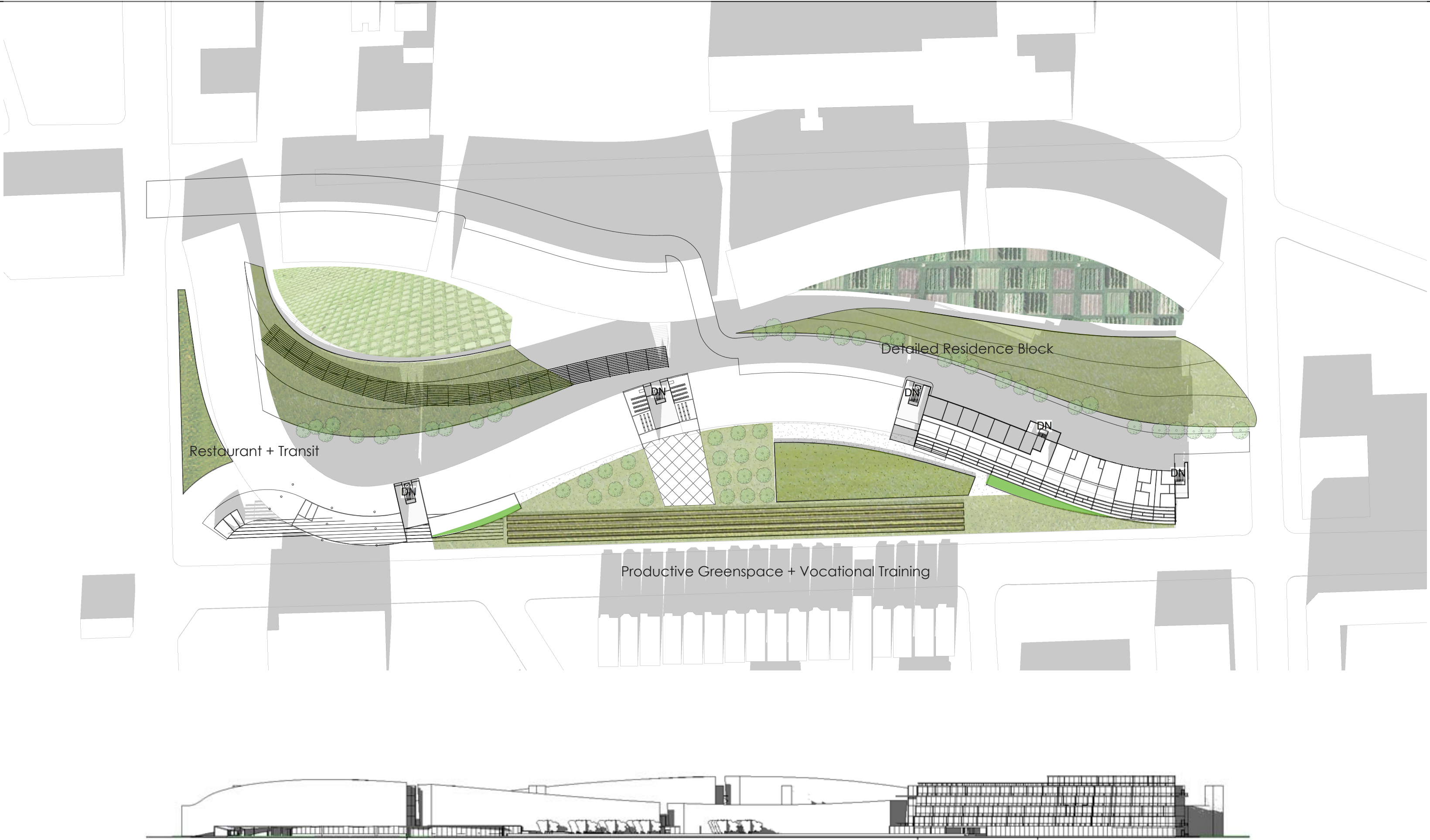
Stepping Structural Bays

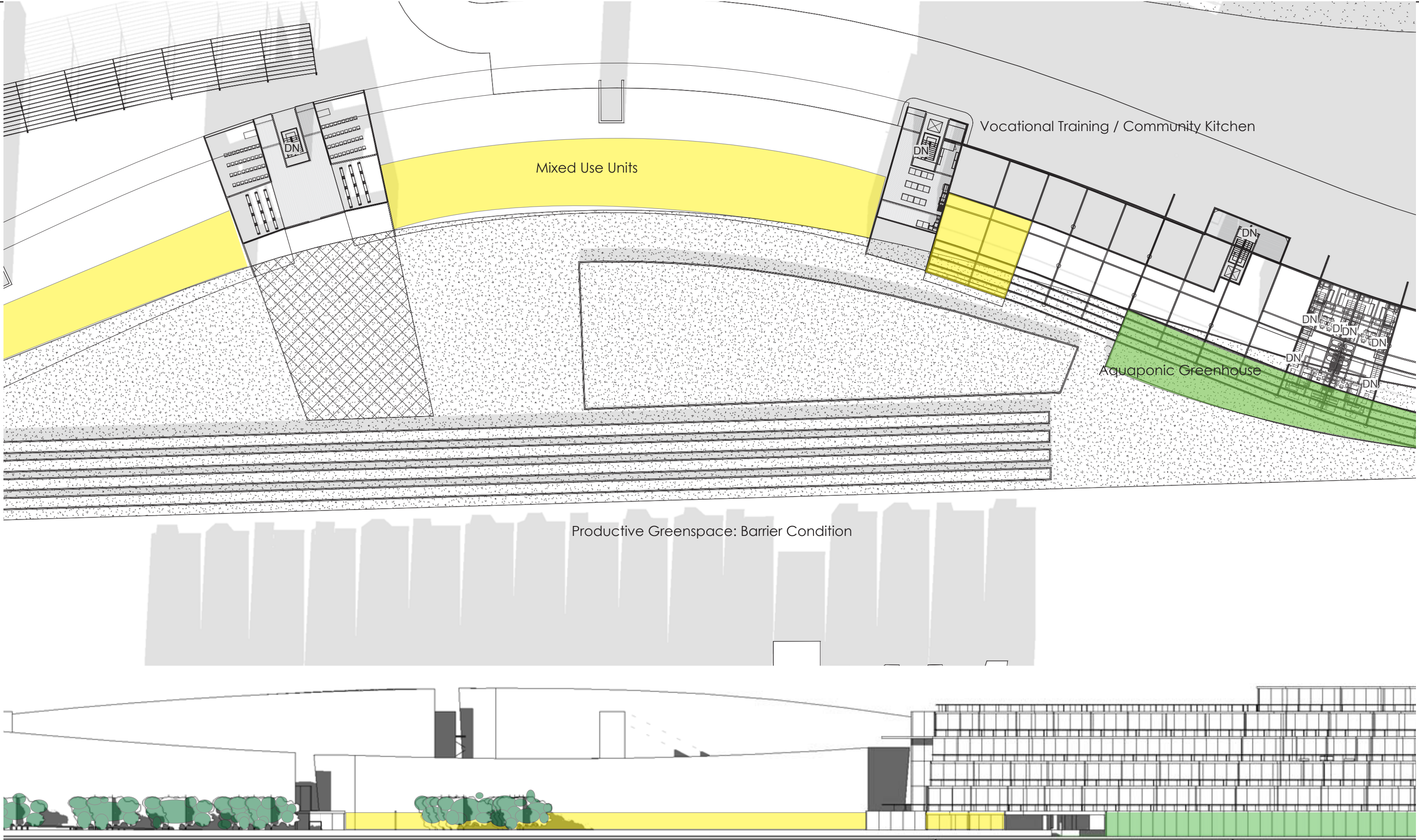


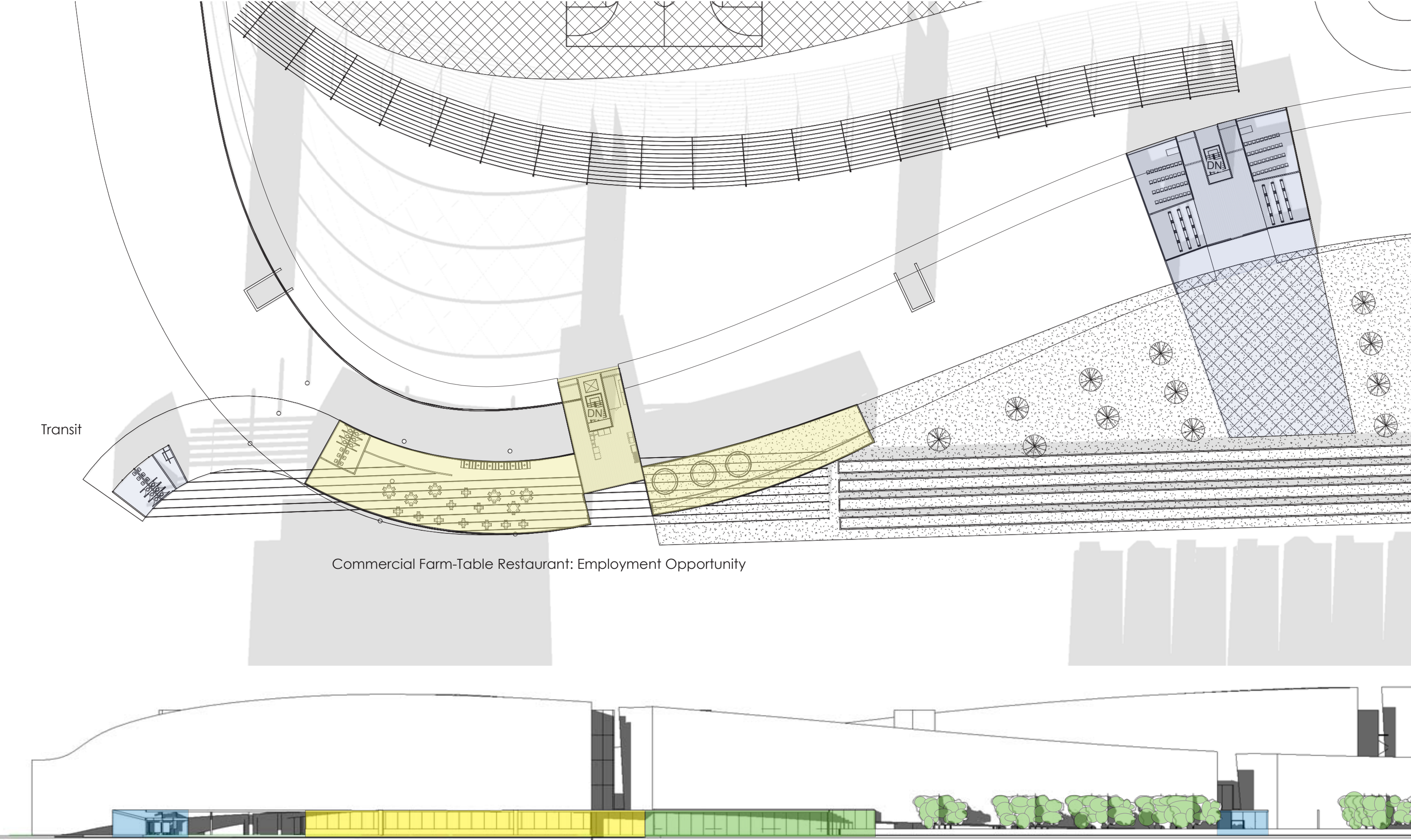


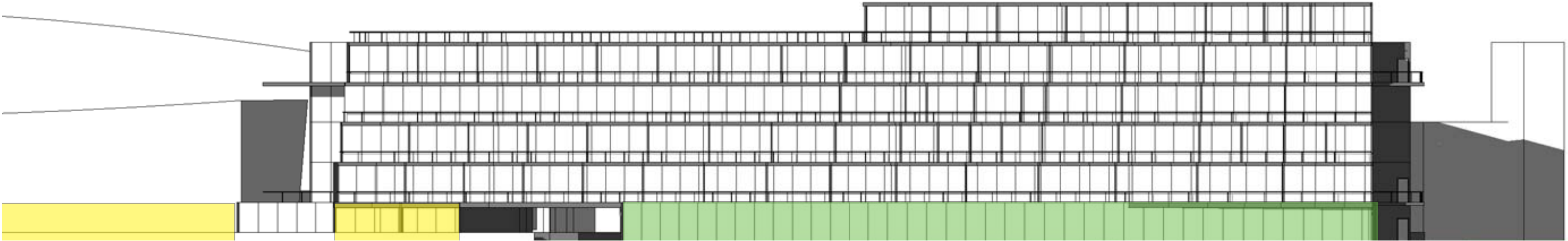
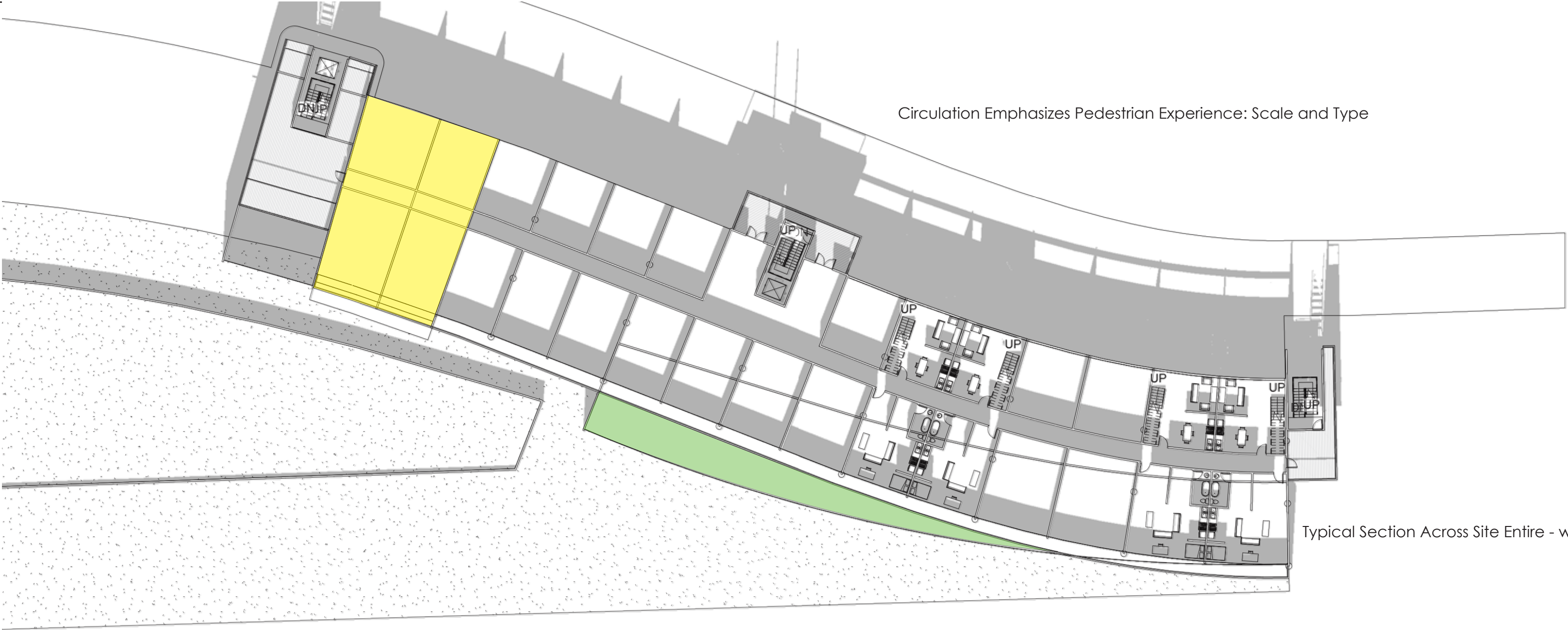
Formal Definition: Curve - Defined by Adjacency and Solar Exposure

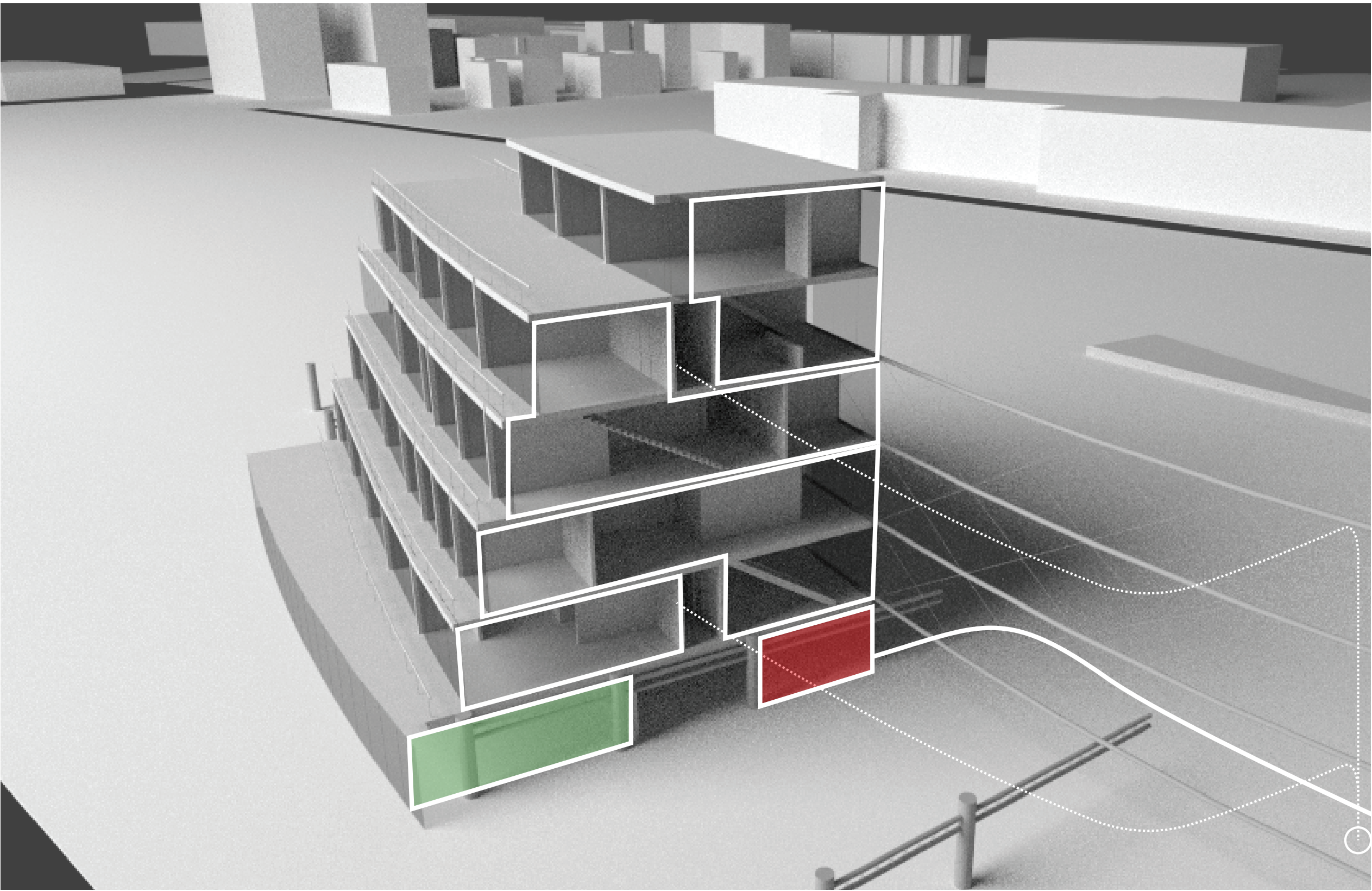
Masses Defined by density and Preceding Shadow Profile

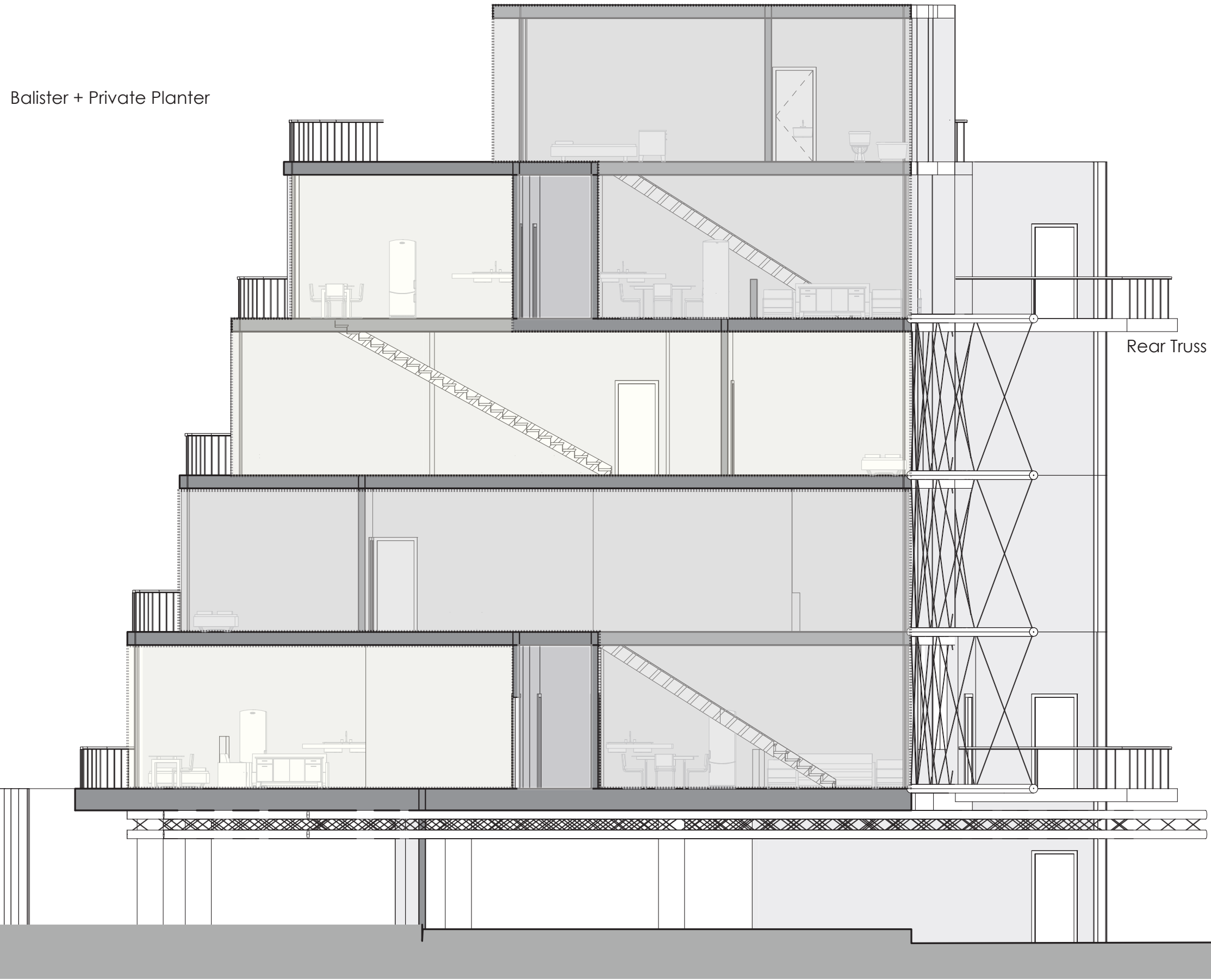


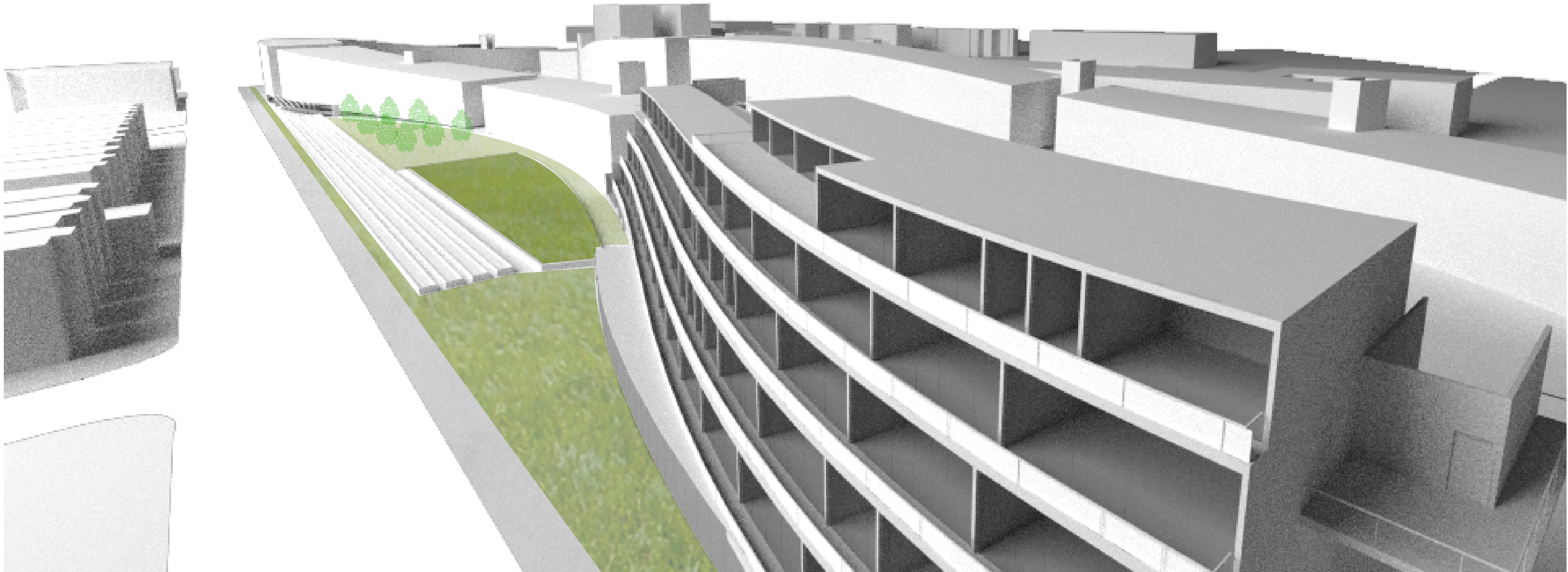


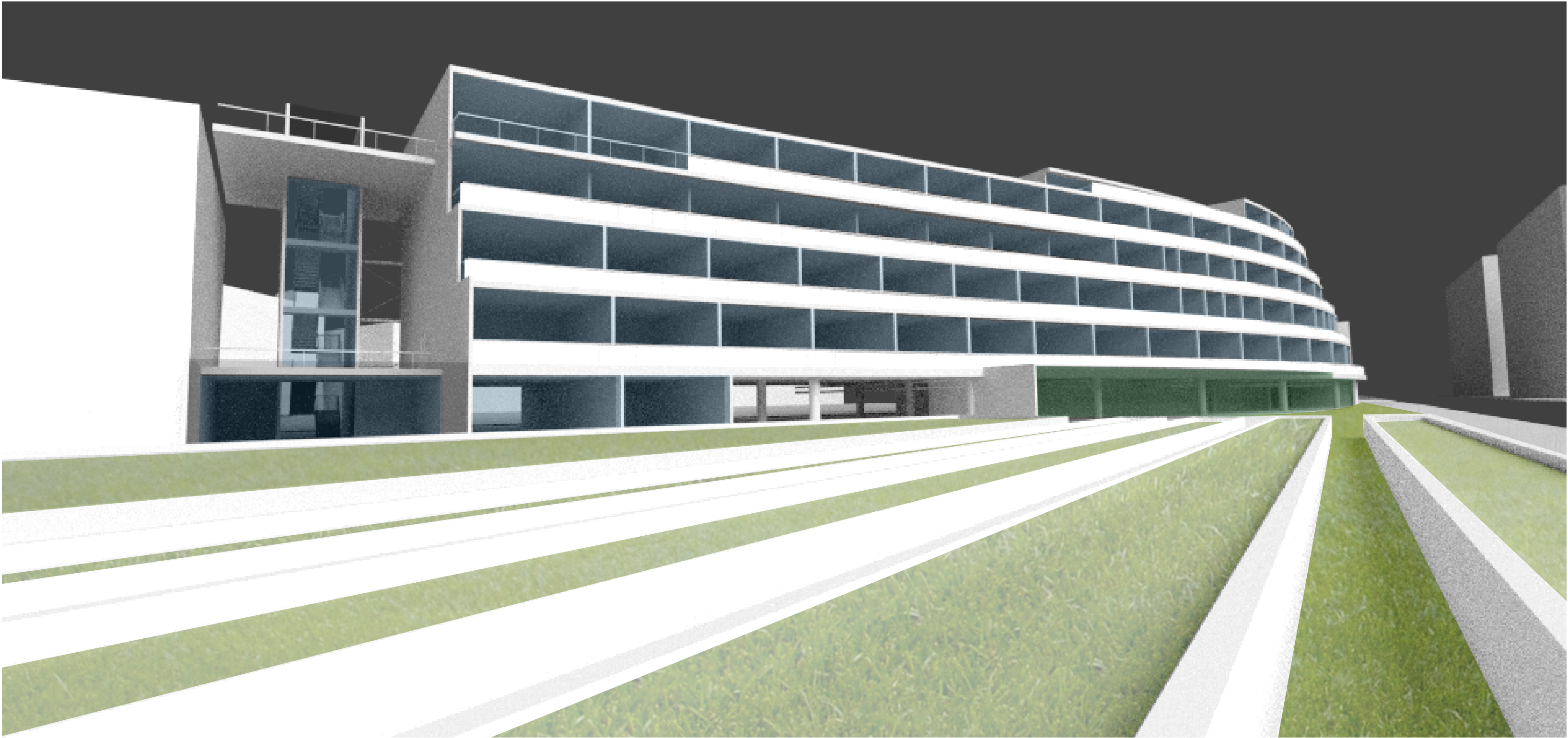












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