



REMIXED

REUSE
RECYCLE

MIXED USE
MIXED INCOME

Masters Thesis of Michael P. Hamburg 2012
Martin Felson as Advisor



CONCEPT :



REMIXED:

A multi-income housing development on the Chicago Southside incorporating functions from the neighboring University of Chicago in Hyde Park and the local KLEO community center.

REMIXED fosters an enhanced dialogue between the communities of Washington Park and Hyde Park to improve the area in terms of affordable housing, violence reduction, and social intergration.

Couched within the terminology of local music culture, specificaly hip-hop, this project seeks to create a conceptual connection with local residents to the architectural process by "remixing" both the site as well as the shipping container as an architectural building block.





The Chicago South Side, synonymous with crime and poverty, but also some of the greatest musicians in American history. Today, individuals proudly hailing from these parts play a crucial, formative, and distinctly positive role in the world of rap and hip-hop music, artists like Common and Kanye West who go far beyond the stereotypical posturing to deliver inspiring and thought provoking music to those who need it most.



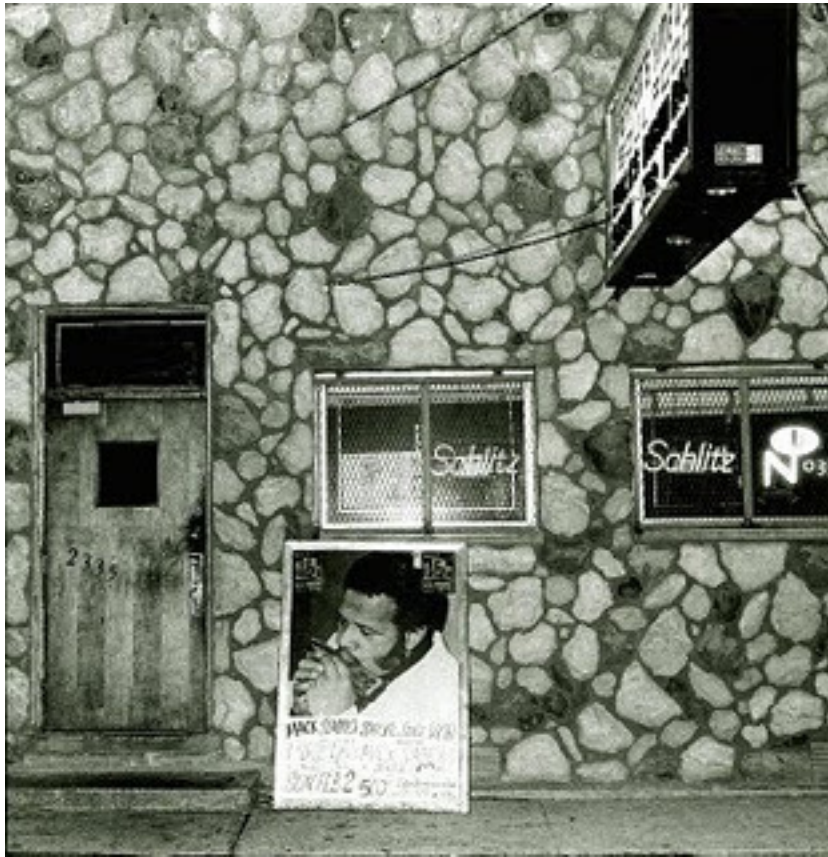
To be sure this is nothing new, the great blues legends Muddy Waters, Howlin' Wolf, Buddy Guy, and Koko Taylor, all called the South Side their home, similarly inspiring their audiences, and the Checkerboard Lounge, originally located on E 47th St, was a music Mecca where even paler imports the likes of the Beatles, Rolling Stones, Eric Clapton, and Stevie Ray Vaughn all graced the stage.



While the Blues may not have been born in Chicago, it certainly grew up here becoming the genre of Rhythm and Blues or R n' B, and along with a thriving Jazz scene provided the cultural bedrock for the genres of rock and hip-hop while also, more importantly, supplying an oral history attesting to the pain, struggle, and perseverance of a people in search of a new identity in the wake of the "Great Migration."



Another Southside resident, The University of Chicago, while initially the champion of public housing program, said to have gone toe-to-toe on the matter with the first Mayor Daley, an ardent and unapologetic racist, to demand its civic instatement as a matter of common civic decency, has since had a troubled and tenuous relationship with its less affluent and darker complexioned neighbors, as is well reflected by the fact that the U of C Police is among the largest and most well-equipped privately owned security forces in the world.



Early on, the University, in the pursuit of fostering as well as protecting its reputation as an intellectually rigorous and international campus, along with building this substantial security agency, systematically curtailed and eventually expelled the community of shady bars and nightclubs in the area which provided the vital backdrop for these emergent musicians and genres, earning it the distrust and ire of the local people who depended on it for their personal enjoyment.



When the University bought and moved the previously mentioned Checkerboard Lounge from its original location on 47th to the more “civilized” environs of Hyde Park, in Harper Court, it set off a fire storm of debate from those who questioned the co-opting and “white-washing” of such a hallowed venue. While some saw it as an act of preservation, citing the numerous establishments of its kind now lost to the cracked cement of time, it seemed an ironic and twisted chapter in the University’s role in the disablement and then repackaging of a Southside art form.



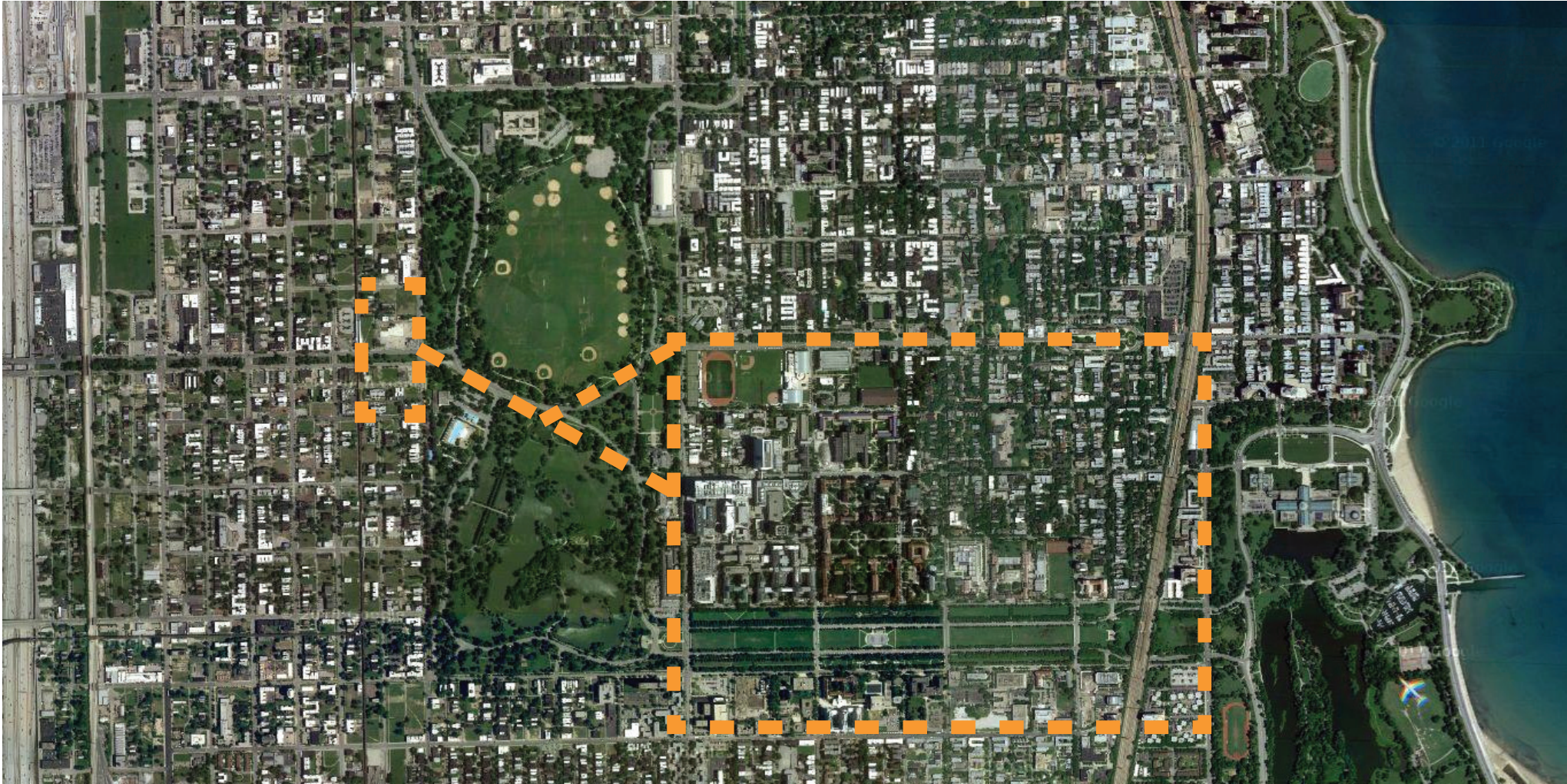
The problem was that the Checkerboard had become the destination of in-the-know college kids and grad students who appreciated the musical heritage as well as cheap beer with little questions asked. These same kids became prey for locals who saw them as both intruders and easy marks, and when the crime statistics proved unable to stem the tide of visitors from the campus the University leapt at the opportunity to purchase the establishment from the old and ailing proprietor, subsequently moving it to Harper Court, an area not really connected, but certainly much closer to the campus and its robust security force.



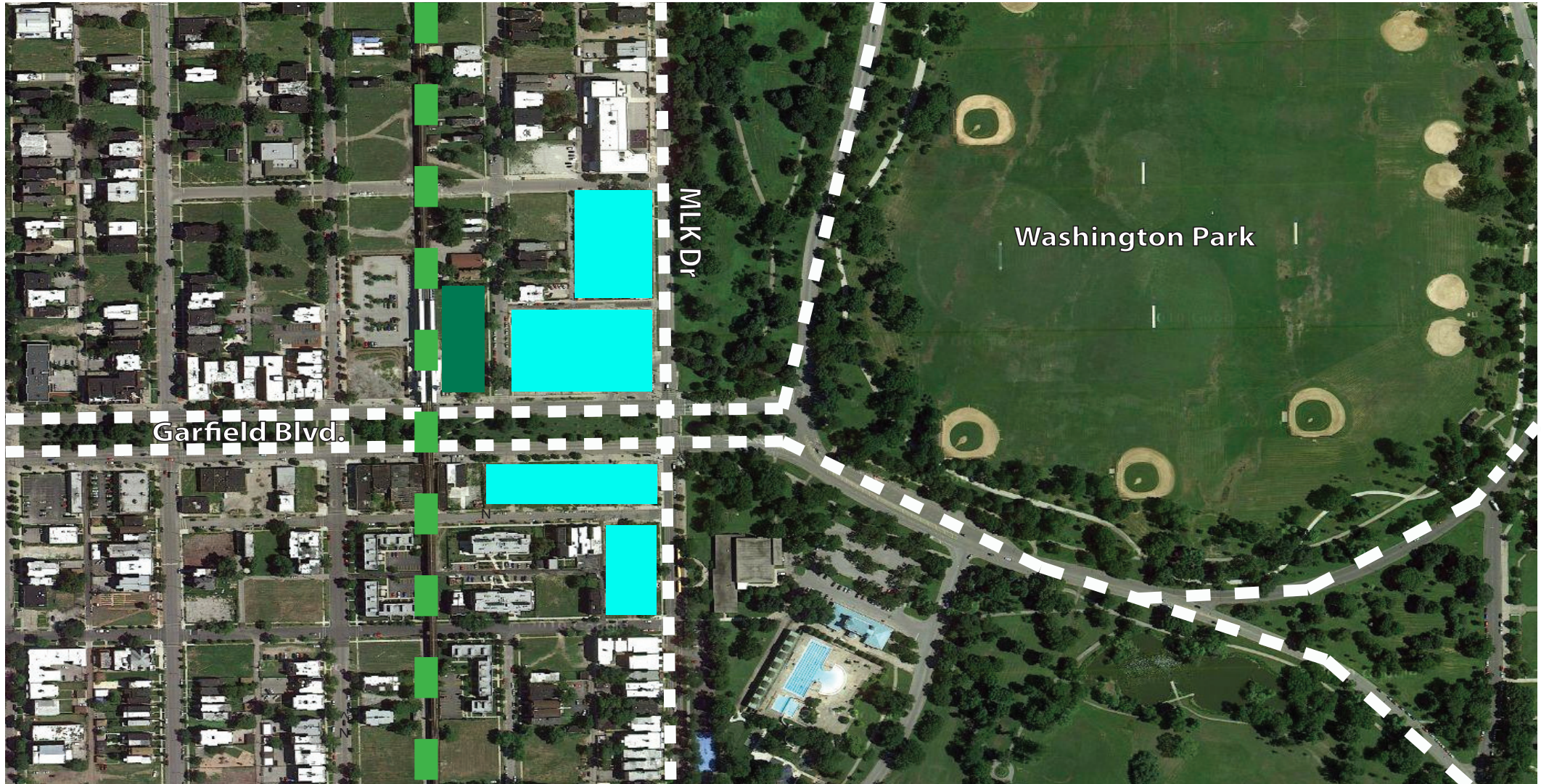
E. Garfield blvd,
Chicago, Il. 606037.

When I began researching the site I was interested in addressing, the corner of Garfield blvd and MLK Dr. I found out it had also been bought by the University.

I figured that the University would probably be open to increasing its land-holdings in the area and so would propose the purchase of additional adjacent empty lots.



In so doing the University would effectively create a satellite campus in this neighboring community.



This site, with its strong presence, directly at what would be considered the gateway between the University based community of Hyde Park and the troubled community of Washington Park, could be so much more. Directly across from one of the great vestiges of the Columbian Worlds Fair and an Olmstead original, it could potentially set the tone for an area in need of a tune up.



In this instance the University, however, would not have to act alone. Thankfully there are those who have already taken it upon themselves to begin the hard work of improving the area, and chief among these catalysts for change is the KLEO center. Located only three and a half blocks west of the site, emblazoned on its west wall in letters twenty feet tall is a large beautiful graffiti reminder for all who pass by to “Keep Loving Each Other.”



The KLEO Center is founded on three principles: providing affordable housing, educational services and programs, and violence reduction in the community. It is also an official site of the Greater Chicago Food Depository where on the first Wednesday of every month over six tons of free food is distributed to those in need in the adjacent parking lot beneath the gaze of this large mural.



In the summer time, in this same parking lot every Friday KLEO host a concert series with local artists to further disseminate their message of "Increasing the Peace" in an Apollo Theater type atmosphere where the audience is asked to participate in appraising the quality of the music and the message of those performing. These events are perhaps the most far reaching and effective on a grass roots level, demonstrating for all in attendance that it is possible to interact with and enjoy the talents of others in a safe and constructive environment, and the presence of these events is already said to have had a positive impact on crime stats in the immediate area.



Already recognizing the importance and effectiveness of this institution to reach and enable local residents the University of Chicago has implemented a program at KLEO in the form of a Health Fair where healthy diet and living practices are discussed and free HIV and STD testing are provided.



This partnership could very well come to redefine the area, but in the interest of allaying the fears of locals who refer to the adversarial position it has taken in the past, the University needs to contribute to this evolution in a manner that includes and enables residents as well as serve its own interests.



Given the rich musical heritage of the area and the debt some might say the University owes to the community and the fact that these Friday night concerts are only possible to hold in the summertime due to the nature of the venue (a parking lot) here in lies an opportunity to provide such a venue while also promoting and encouraging the kind of social dialogue only music can supply.

Akin to the poetry slams which once were ubiquitous throughout the city, this venue will give voice to the struggles and successes of city residents while also introducing them to other poetic and musical themes as will be surely brought to bare by the visiting faculty and students.



GROSS SF= 76=,650 SF

212 PERSON OCCUPANCY FOR EACH AREA

Why should the summer be the only time this kind of positive dialogue in a safe environment is provided? The implementation of a coffee shop/performance space on the all important corner at Garfield and MLK will provide that social beacon where hopefully University students and locals can meet and interact in a healthy and positive manner to further social discourse as well as enjoy the many talents of Southside residents.

Furthermore, it will supplement the dearth of nightlife in the area in a manner that will still give students and faculty a sense of intrepidness that drew so many to the Checkerboard, as they venture off the beaten campus path to more completely sample the rich cultural heritage that lays beyond Hyde Park .



MARKET RATE

SUBSIDIZED

UNIVERSITY HOUSING

GROSS SF= 293,160 SF

CURRENT ZONING: RS-3

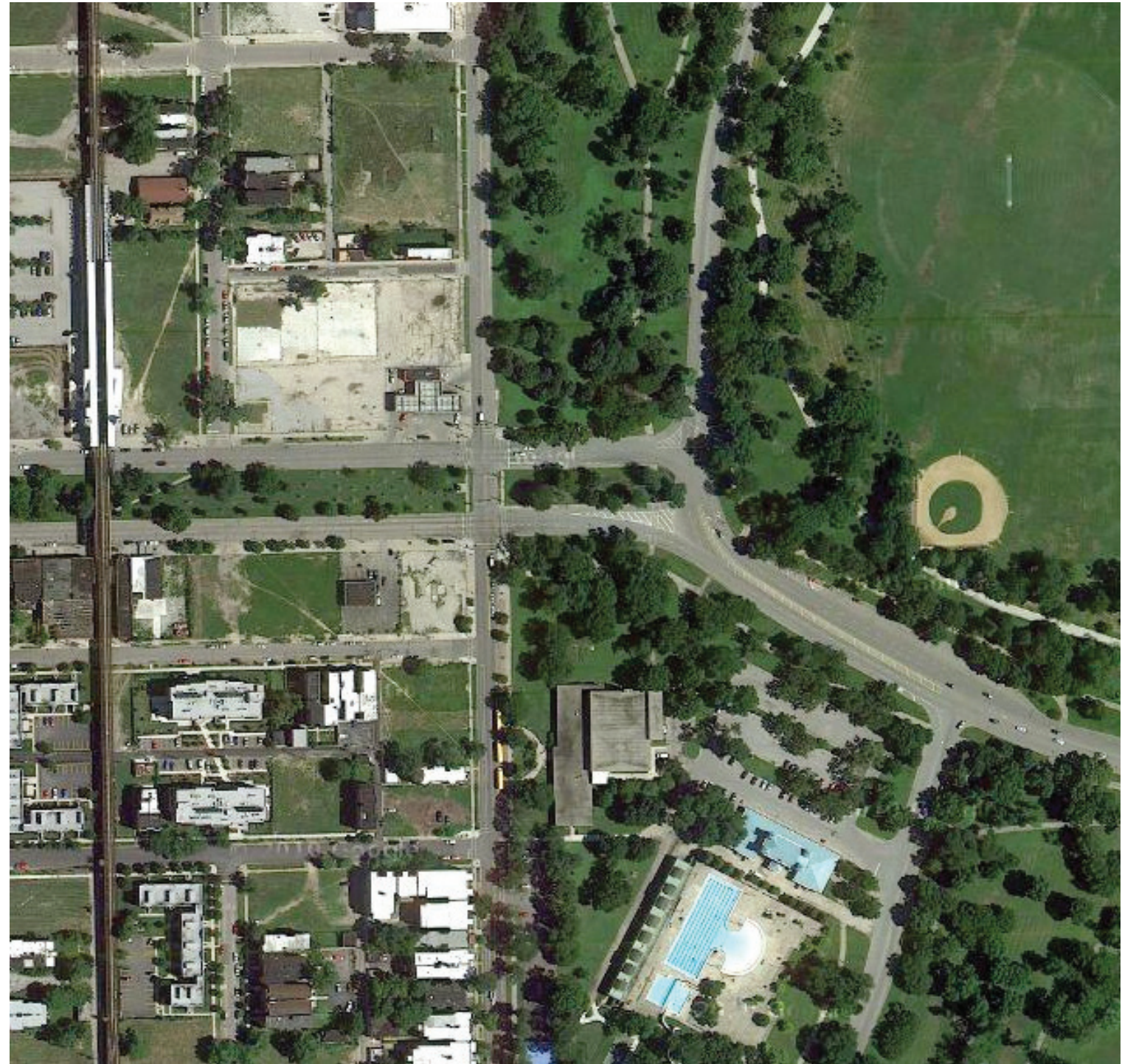
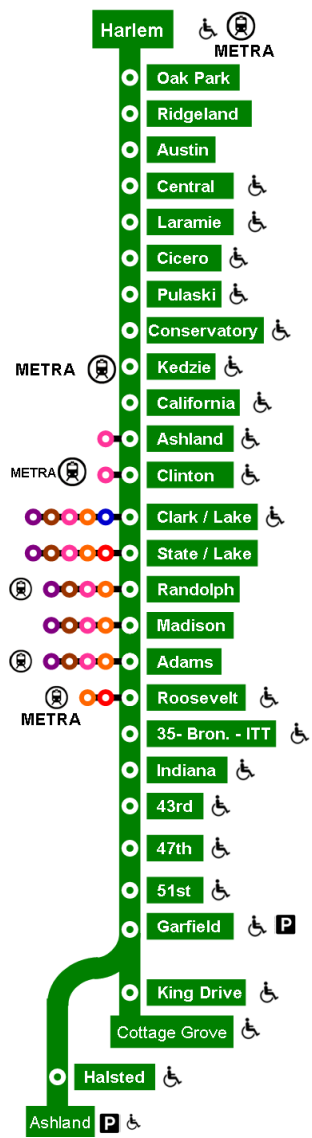
APPLYING FOR VARIANCE: RM-6

(300) 1-BED

(200) 2-BED

Any project on this site must, in good conscience supplement the activities and goals of the KLEO Center therefore providing safe and affordable housing in an atmosphere that promotes education and rejects violence.

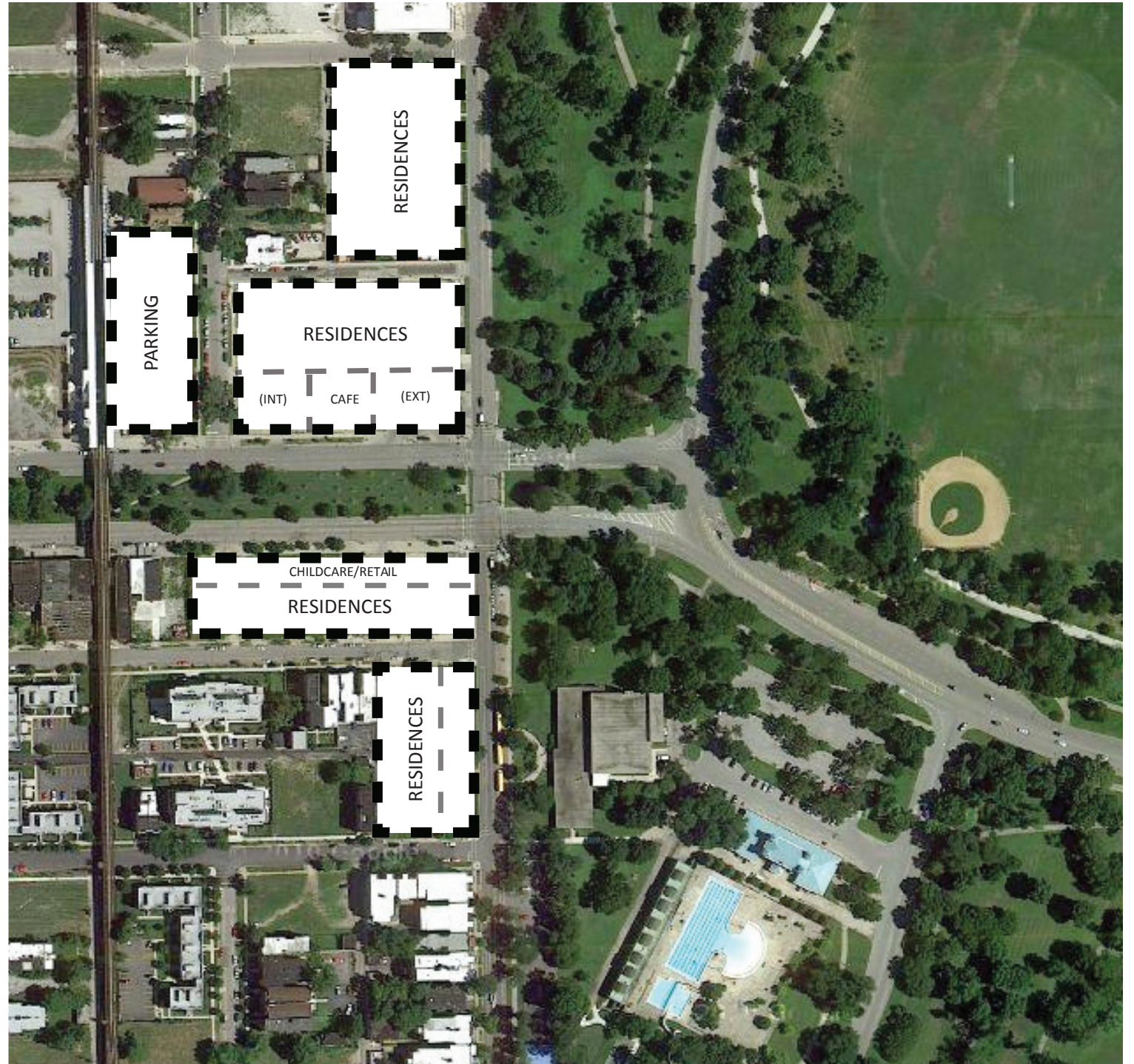
Therefore I propose to implement an innovative form of mixed-income housing, offering a third of the units at market rate, a third at a subsidized rate, and the last third would be owned and managed by the University for visiting faculty. In all, Washington Gateway would be able to house roughly 700 occupants.



This plan demonstrates how by orienting the project towards the park it creates a simulated campus environment with readily available open area and sports amenities.

The cafe and multi-purpose components will serve as the student Center and respective auditoriums for winter and summer activities.

It is by instilling this spirit of learning and civility traditionally associated with campus life that Washington Gateway will contribute to the KLEO Centers goal of violence reduction in the area.



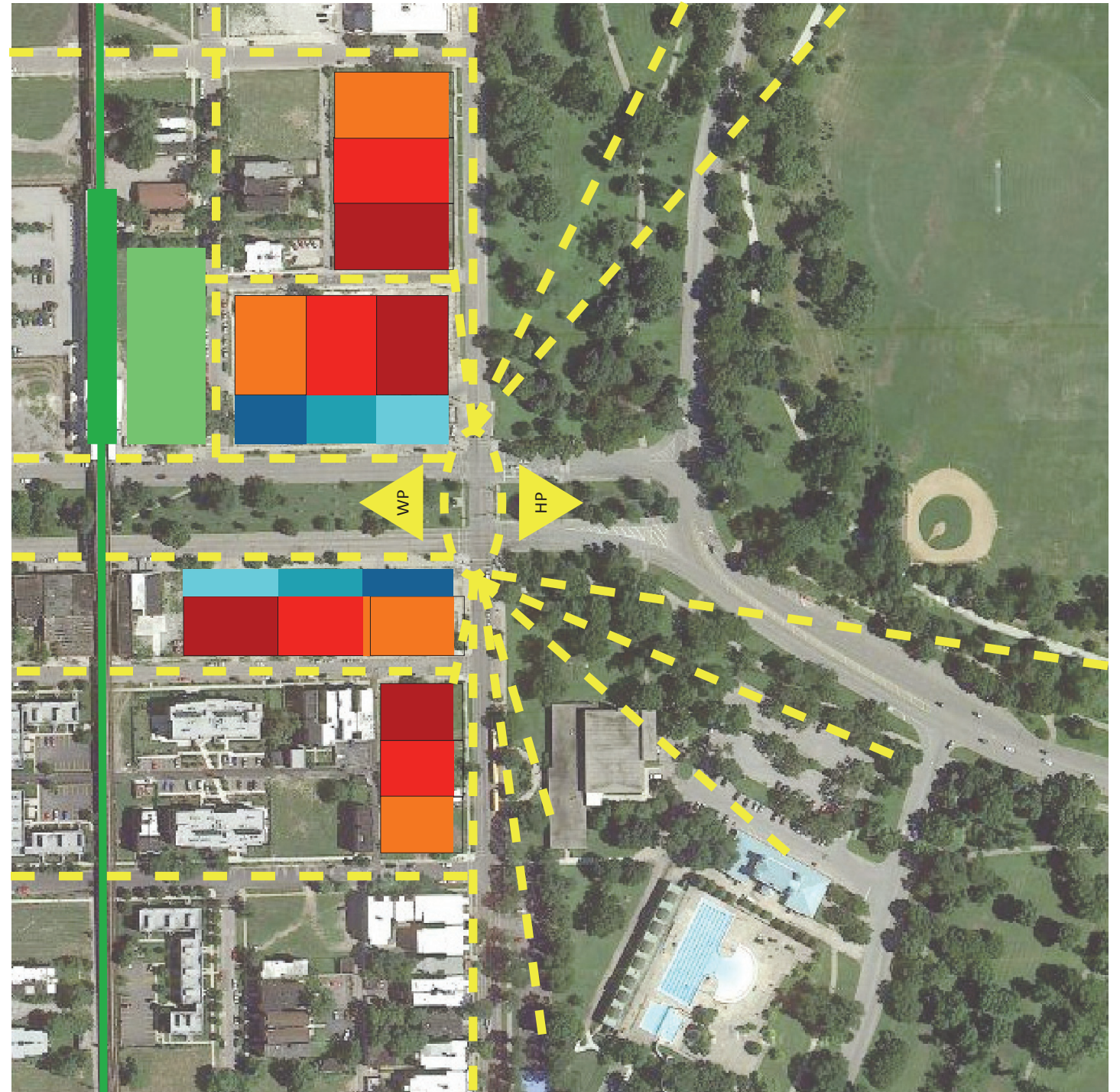


Remixed is about creating a place of intersection which celebrates the strengths of both communities, acknowledging their respective cultural and social historical value.

The "gateway" aspect of is reinforced through the pedestrian network that straddles both Garfield blvd. and MLK Dr.

On the north side of the median there will be a cafe and interior and exterior multi-purpose areas, while the south side will feature a daycare center and a permanent home for the medical outreach program provided by the U of C.

The Chicago Park District head office, community pool and water slide, and an enclosed soccer court are immediately adjacent to the site with the softball and baseball diamonds, cricket pitch, and numerous walking paths of Washington Park just across the street.





Vehicular paths around the site intimate its significance as a transition point between the communities of Hyde Park and Washinton Park.

The Garfield Greenline stop is just down the street and in easy walking distance from all areas addressed within the project

Ample parking for both the residences and the cafe would run adjacent to the trainline and mitigate the related sound disturbance to residents and cafe goers.



A sculpture garden with a piece reminiscent of Lorado Taft's Fountain of Time located across the park would be implemented along the Garfield Blvd. median.



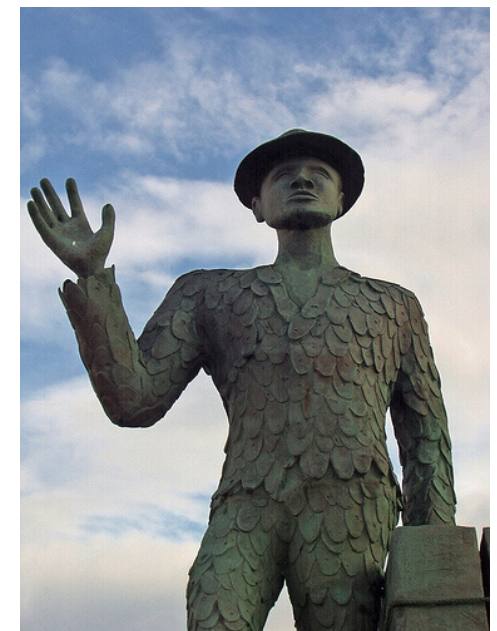


Agora - By Magdalena Abakanowicz, found at the southwestern tip of Grant Park would make a fitting modern reinterpretation of this local masterpiece and give the median area more presence.

Monument to the Great Northern Migration by Alison Saar provides another fitting precedent for an appropriate piece.

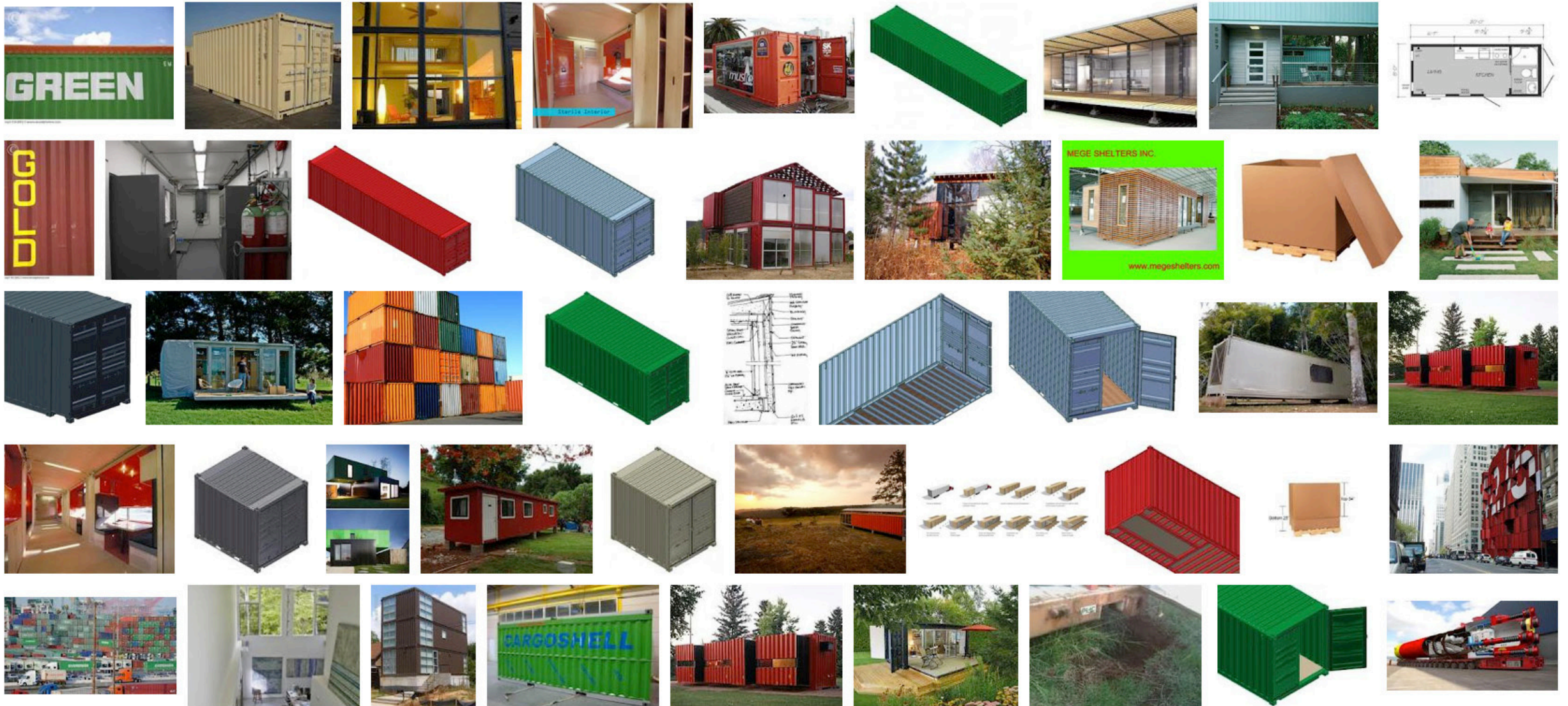
The presence of sculptures contribute to the sense of campus Remixed is striving to achieve and provide to its residents.

Public art is crucial to public housing in that it celebrates the beauty of public spaces.

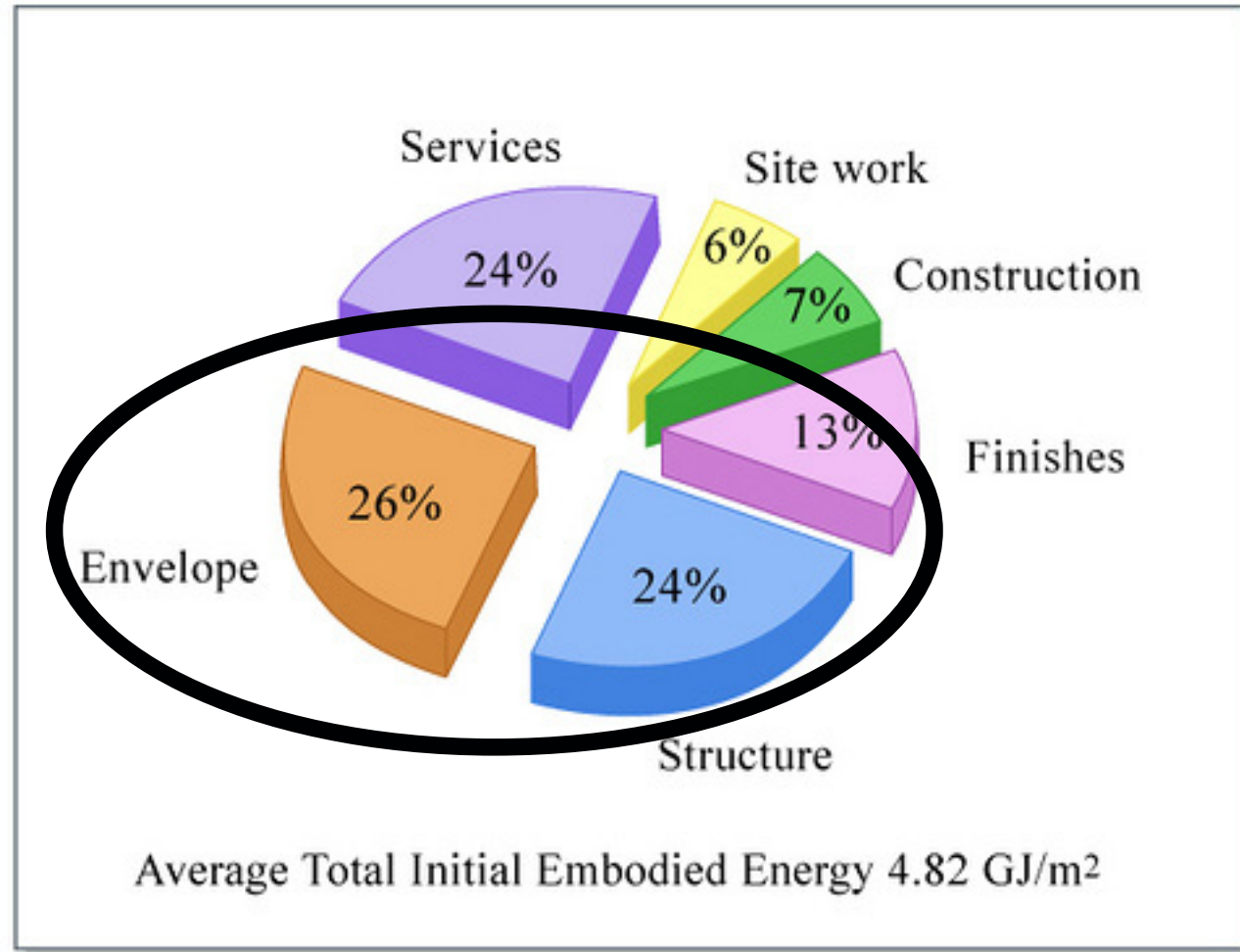




THE CANS:



It's true, shipping containers as an architectural building block is nothing new and many architects are tired of discussing them, but it's hard to argue with the energy savings they present. Besides, due to a gross disparity in our import to export rates shipping containers are a plentiful resource here in America .



Considering how envelope and structure together equals about half the embodied energy necessary in constructing a building, by using shipping containers we cut that percentage down drastically.

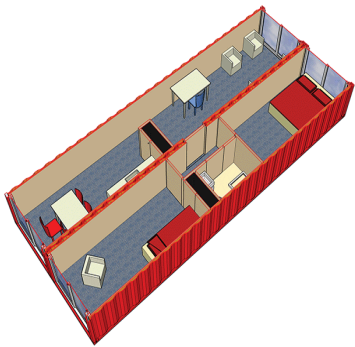
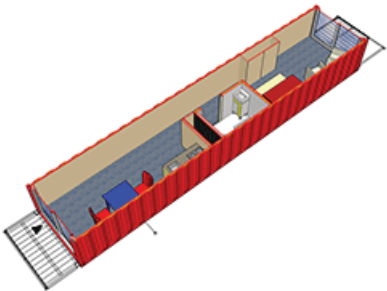


250 student homes (model "Professor")

The building has 5 stories and is laid out as a square with a garden in the centre.

1 x 40' x 8'6" container for one person household = 340 sf
Total of Net Area = 300 sf
Bed Room 8'x16' = 108 sf
Bath 5'x4' = 20 sf
Hall 3'x4' = 12'
Living/Dining 8'x20' = 160 sf

Total Gross Building Area = 85,000 sf
Total of all Net Areas = 75,000 sf
Net/Gross Ratio = 88.2%



2 x 40' x 8'6" container with connecting door in the middle = 680 sf
Total of Net Area = 600 sf
(2) Bed Room 8'x16' = 128 sf , 256 sf total
Bath 4'x8' = 32 sf
Hall 3'x8' = 24 sf
Living 8'x24' = 192 sf
Kitchen/Dining 8'x16' = 64

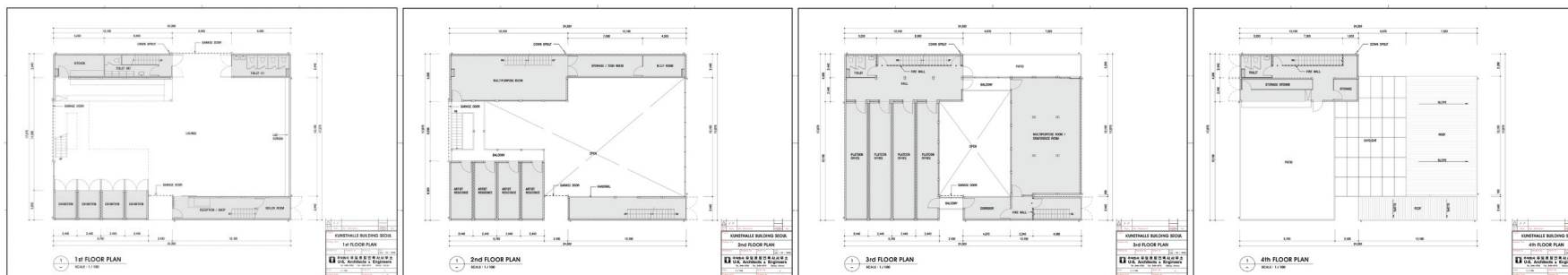
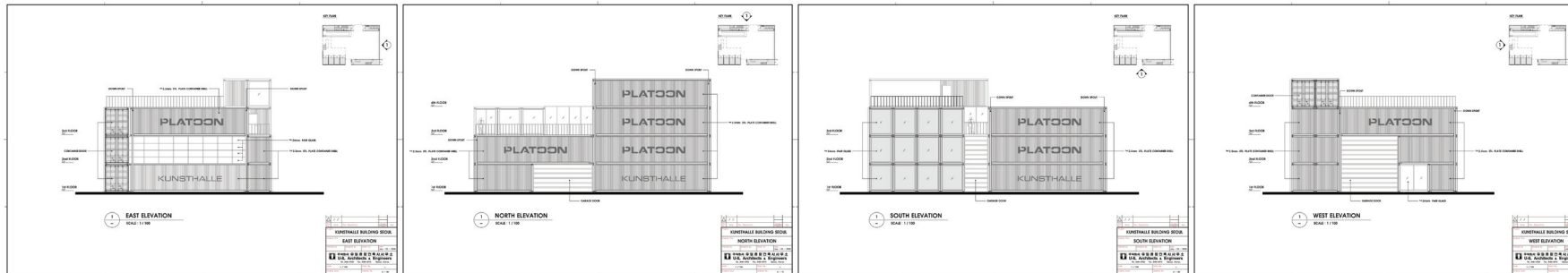
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The first thing people say is that the need for further weather proofing and insulation makes construction cost prohibitive but Tempo Housing has been providing student dorms, hotels, and apartments in the Netherlands, where it gets quite cold and wet, for the past decade meeting with great success. They prove that the model can indeed provide inviting and effective residences that the market will embrace.



Brooklyn's Atlantic Yard by SHOP Architects

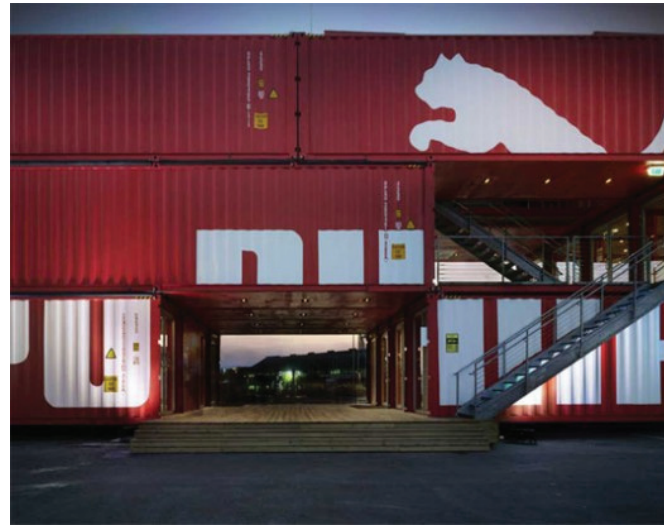
Shop Architects are currently trying to establish their own form of that model in Brooklyn, pursuing a more high-rise approach to the system with interesting results.



Platoon Kunsthalle / Platoon + Graft Architects

<http://www.archdaily.com/27386/platoon-kunsthalle-graft-architects/>

This art school by Platoon + Graft Architects shows that this notion that when building with shipping containeres the structure is ever-present and disturbing to the quality of the space is false. The opportunities for large voids by using the container as a building block are still being explored.



PUMA City, Shipping Container Store / LOT-EK

<http://www.archdaily.com/10620/puma-city-shipping-container-store-lot/>

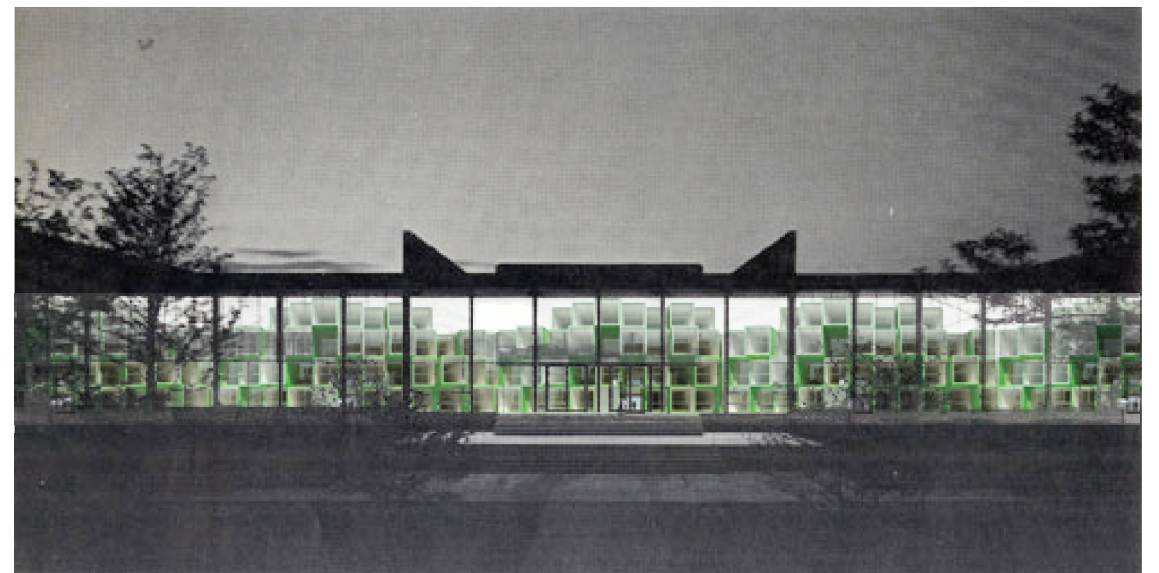
The photo in the lower left hand corner is particularly intriguing to me in that I intend to make each unit double height and stripping as much away of the envelope material to expose the framing and creating a clerestory level for each unit.



Nomadic Museum / Shigeru Ban Architects

<http://nyc-architecture.com/CHE/CHE-037.htm>

The notion of shipping container as a component for creating super structures began for me when I was able to visit the Nomadic Museum by Shigeru Ban when it stopped in Santa Monica California.

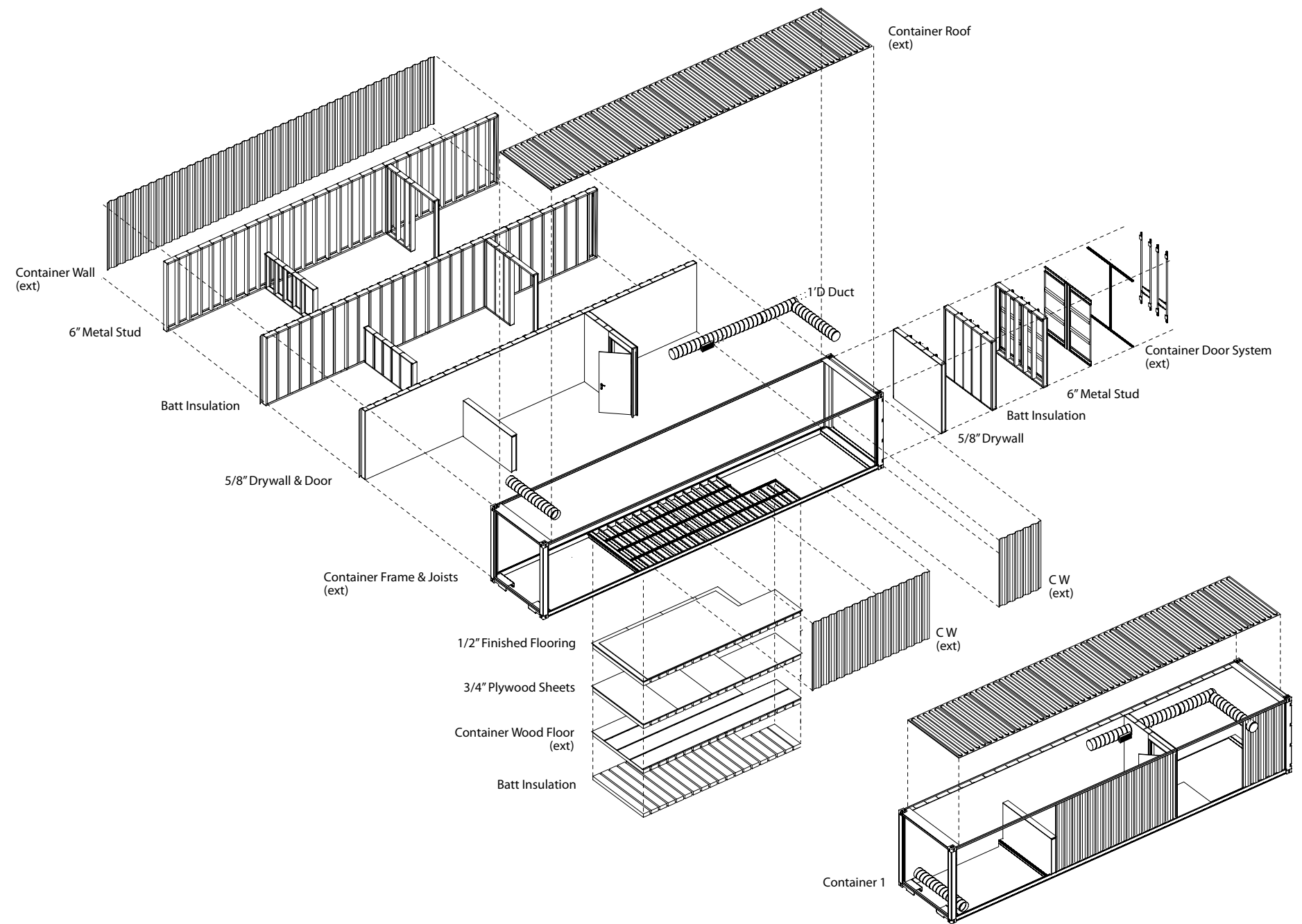
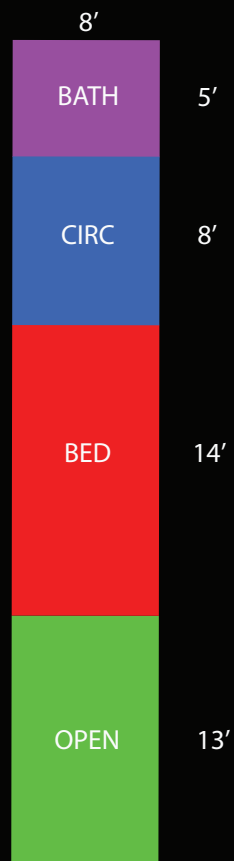
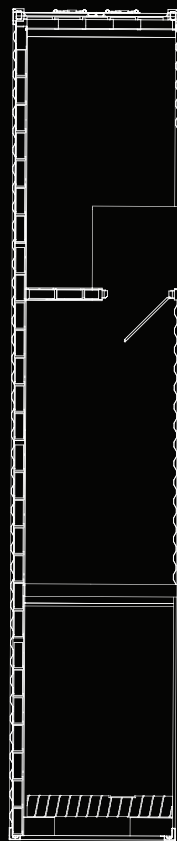


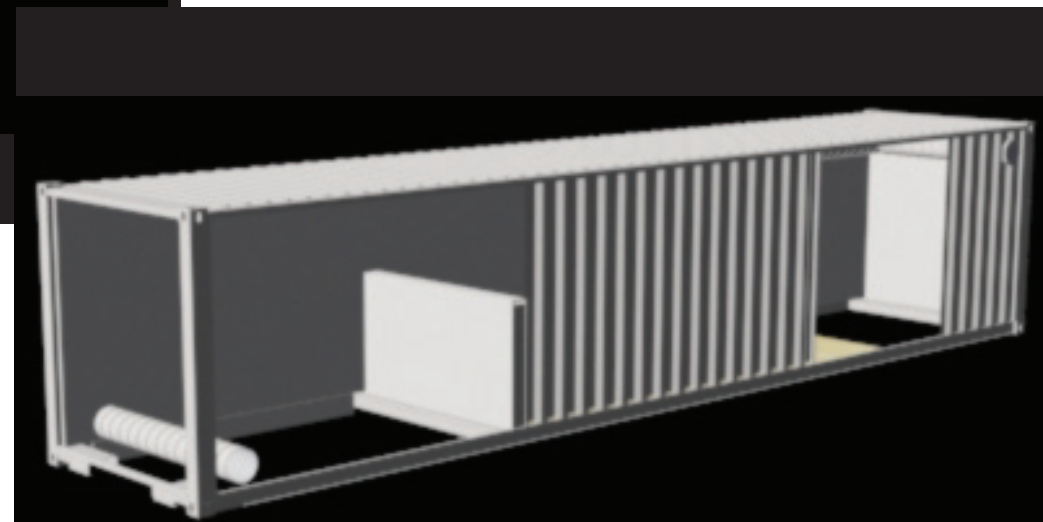
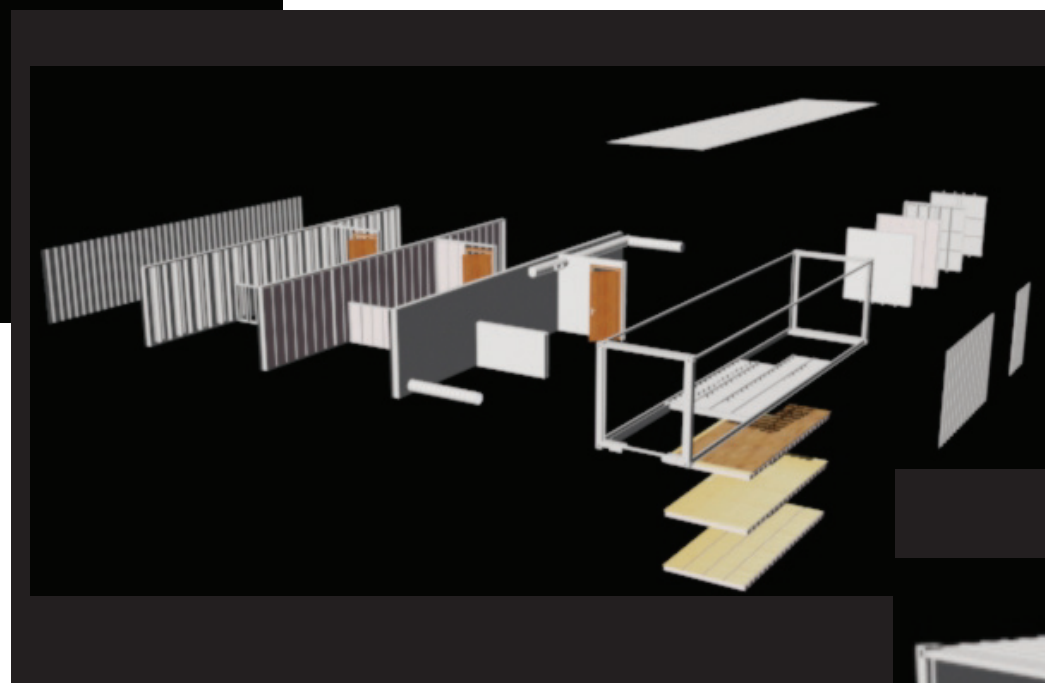
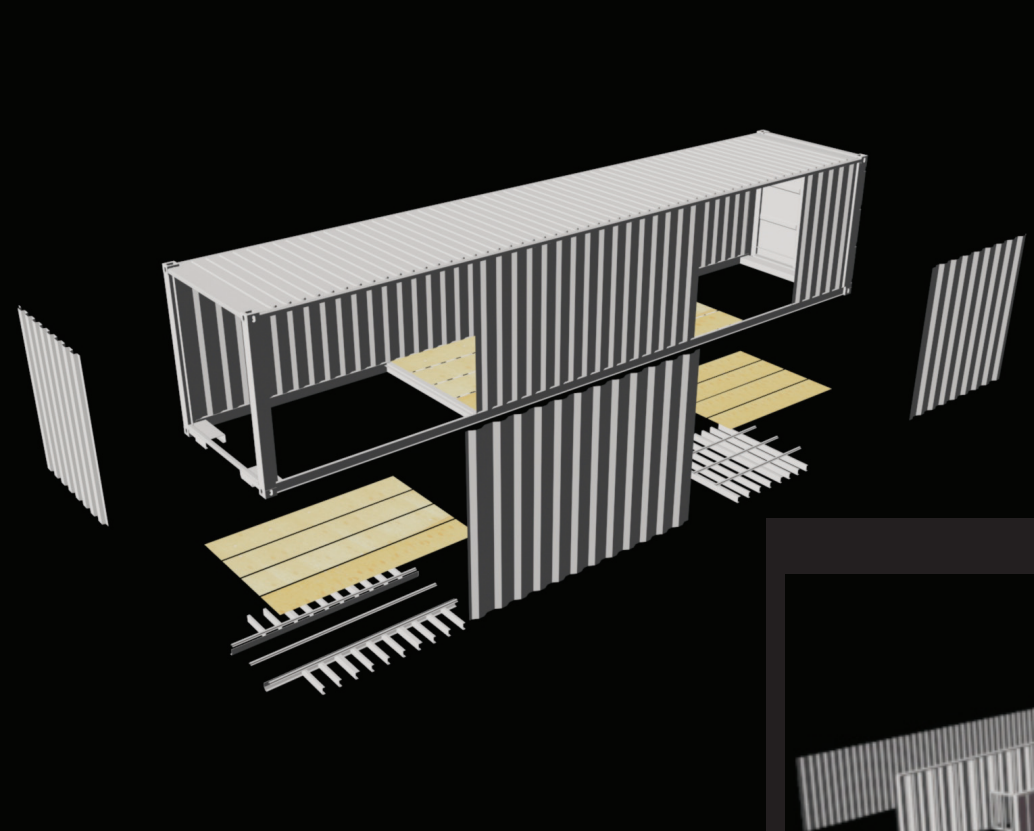
Since then, I cannot help but play with their application and wonder if the model might ever really become a viable construction technique for large scale buildings.



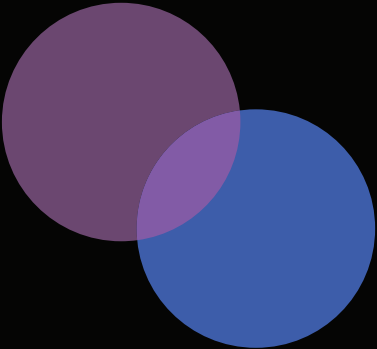
Regardless, it is an intriguing concept...

NW CONT

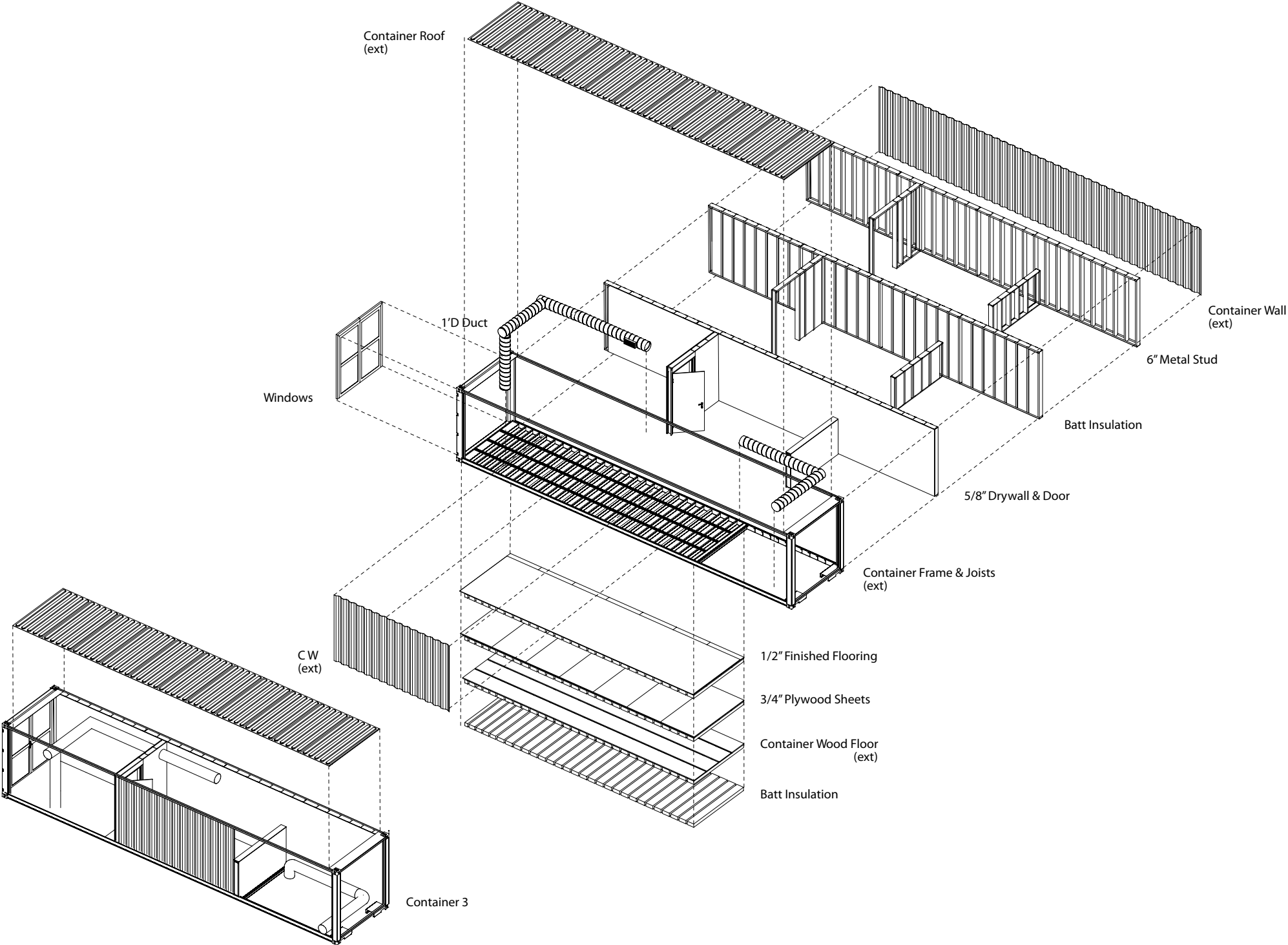
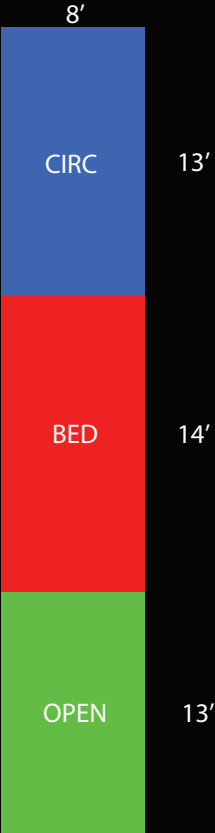


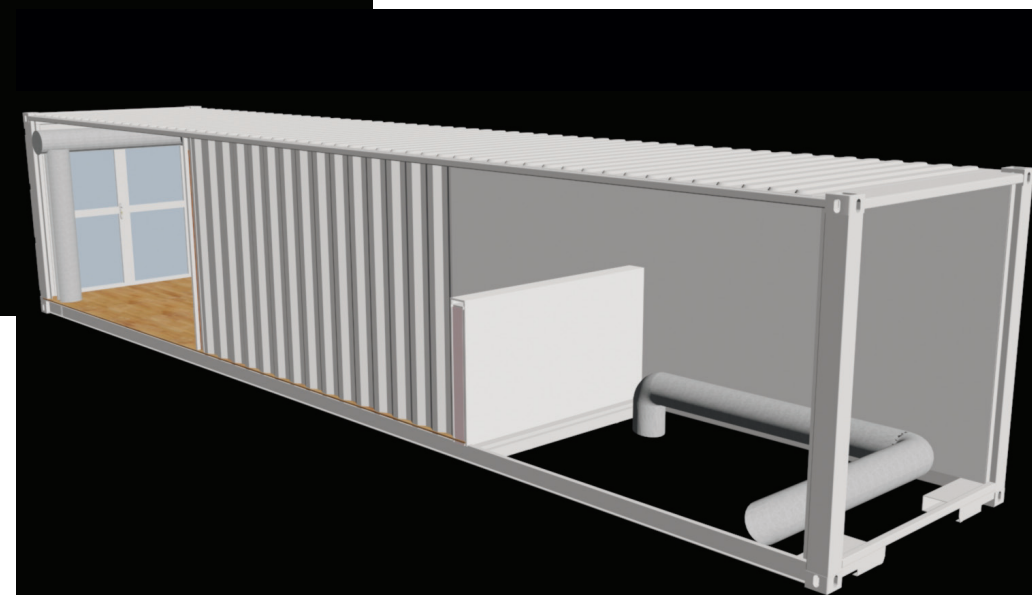
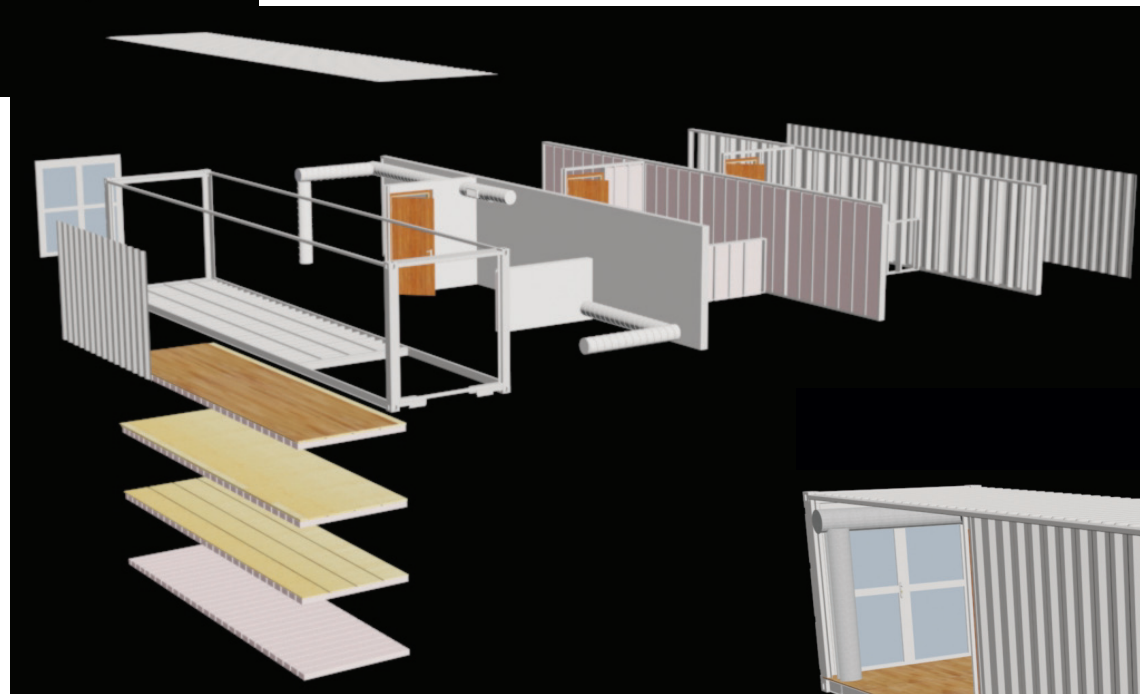
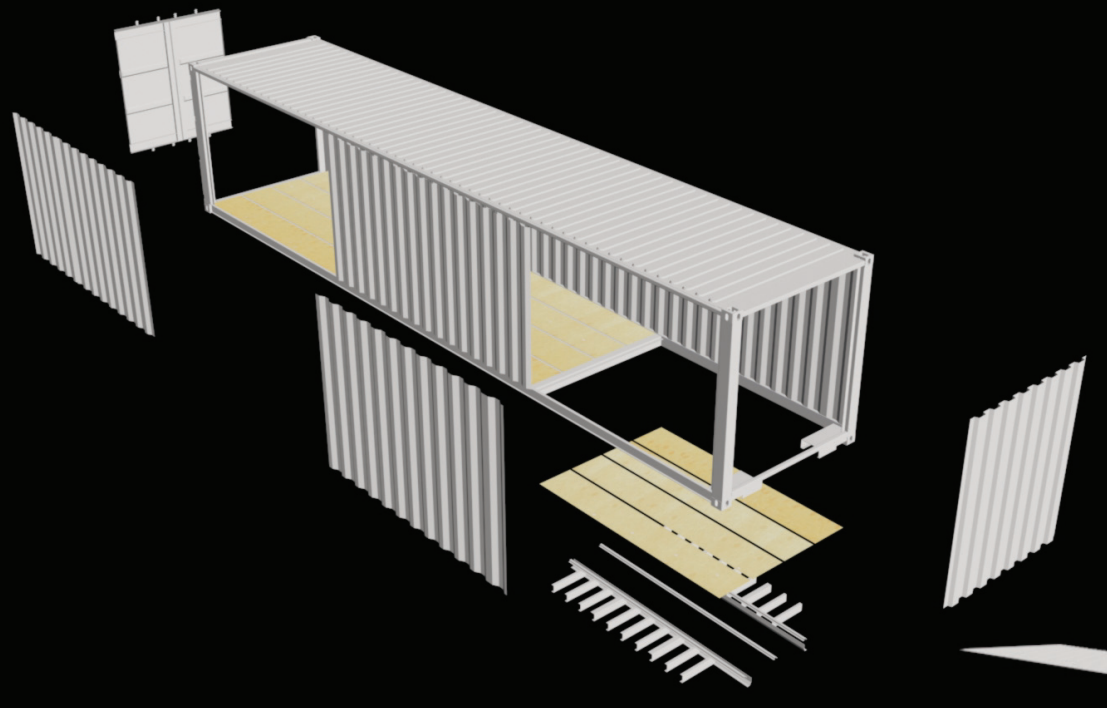


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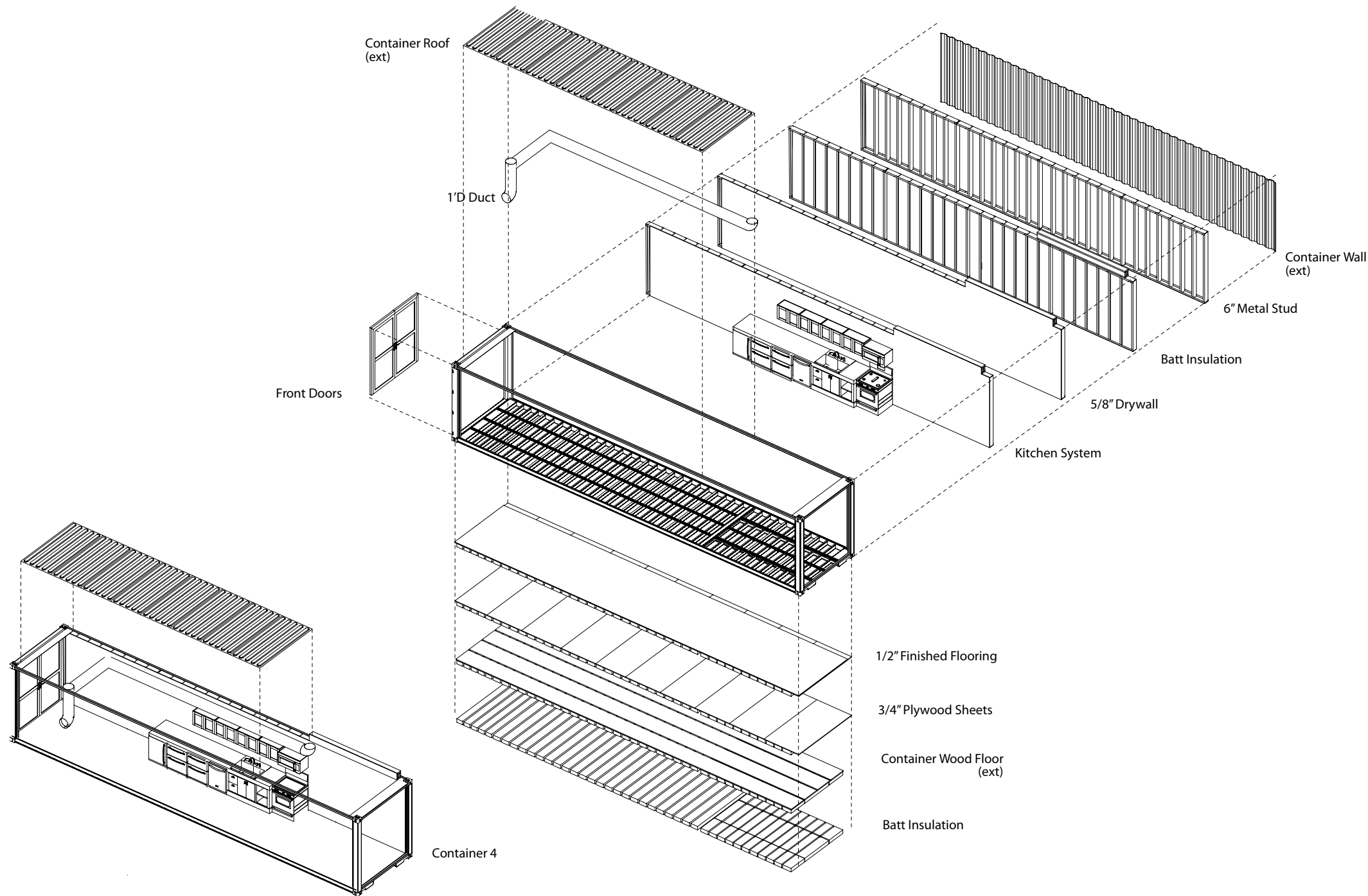
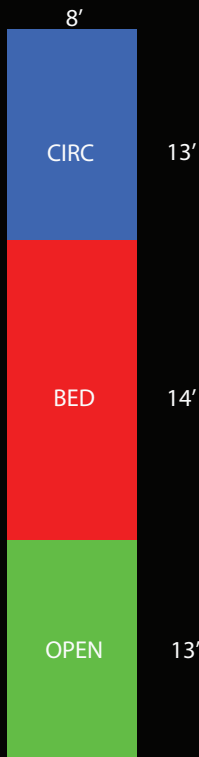
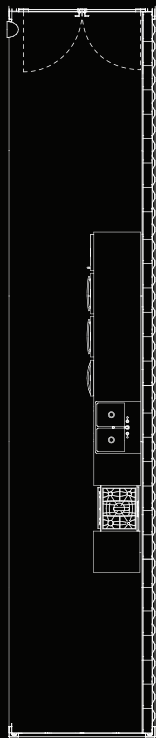
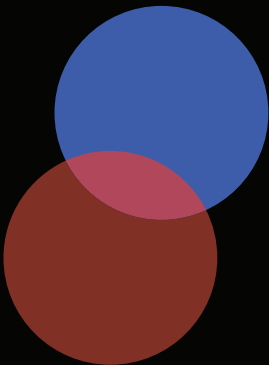


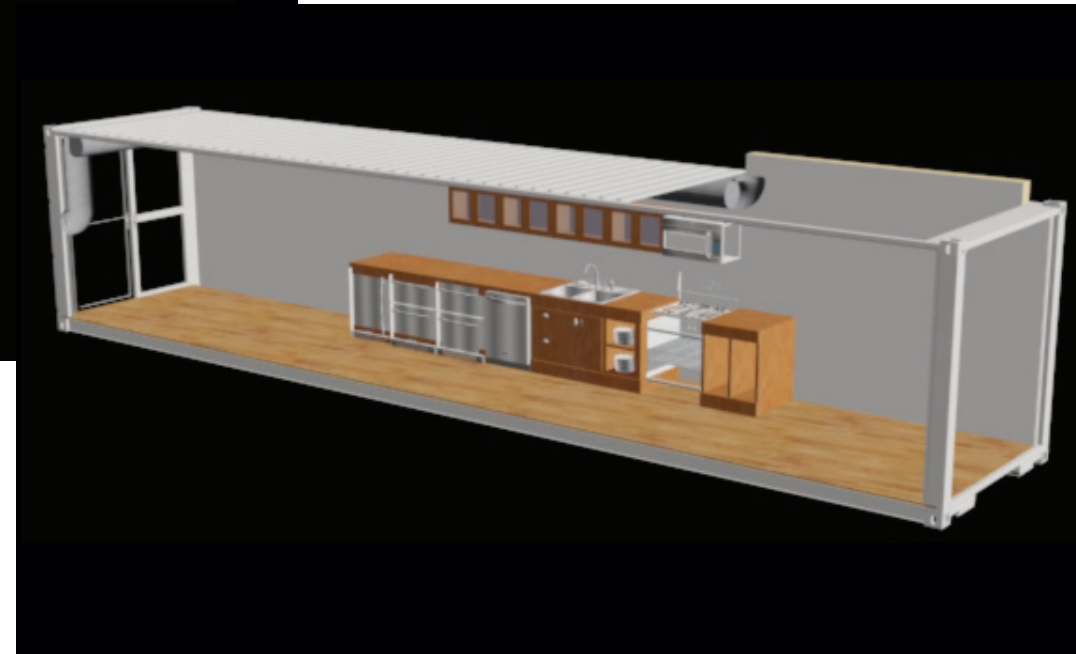
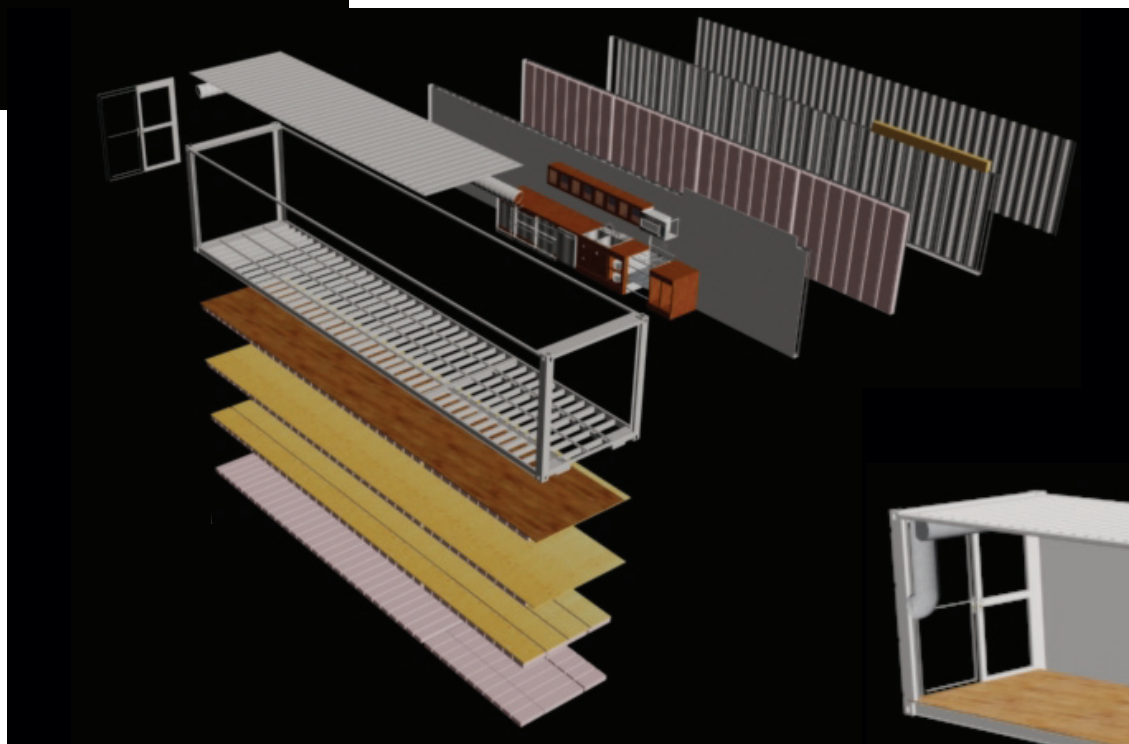
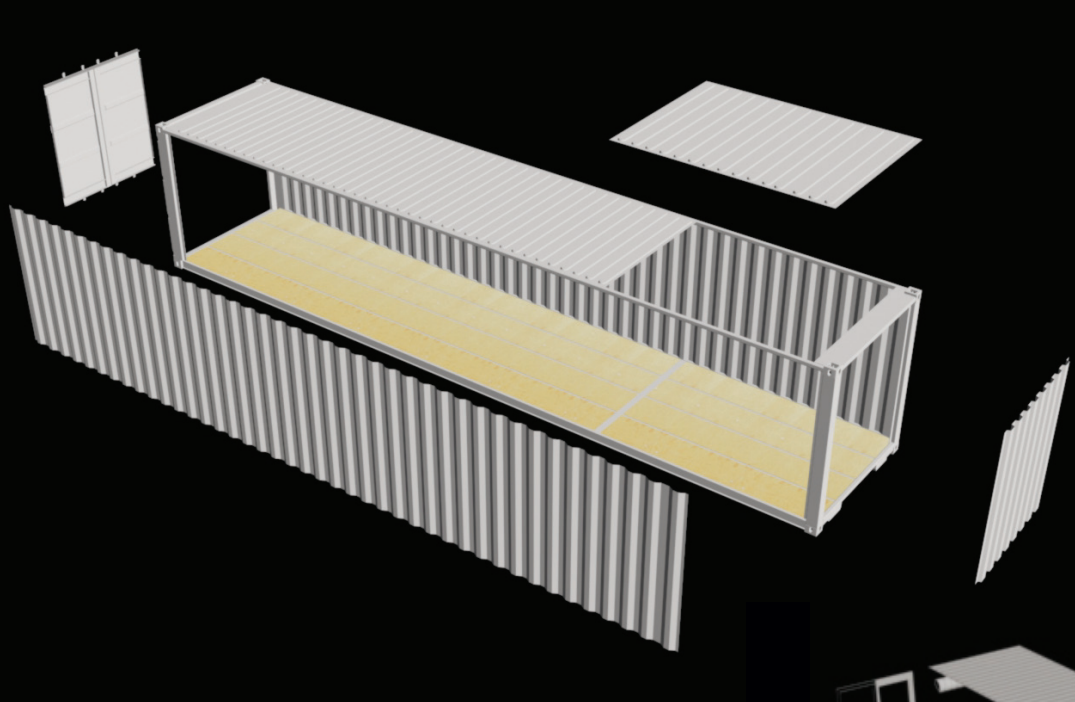
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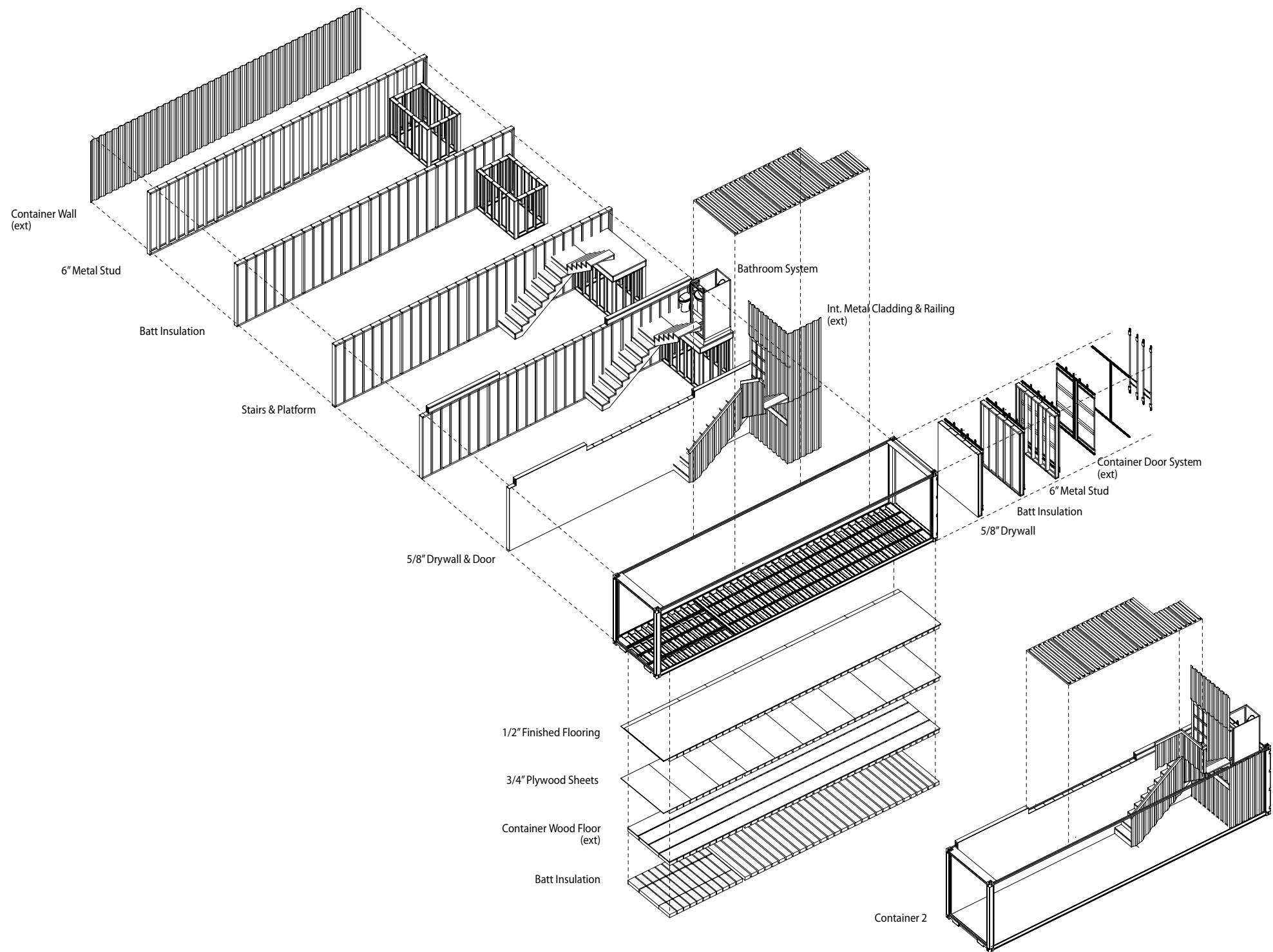
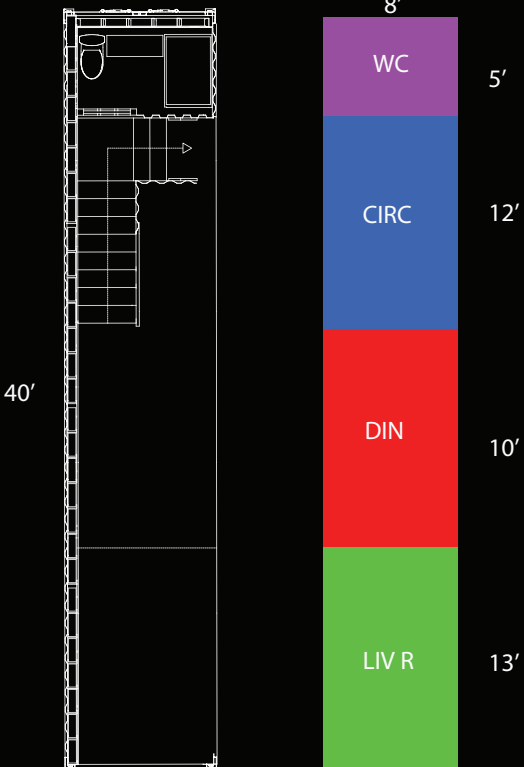
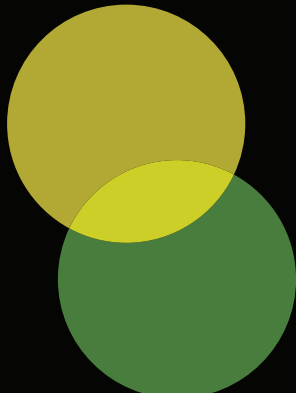


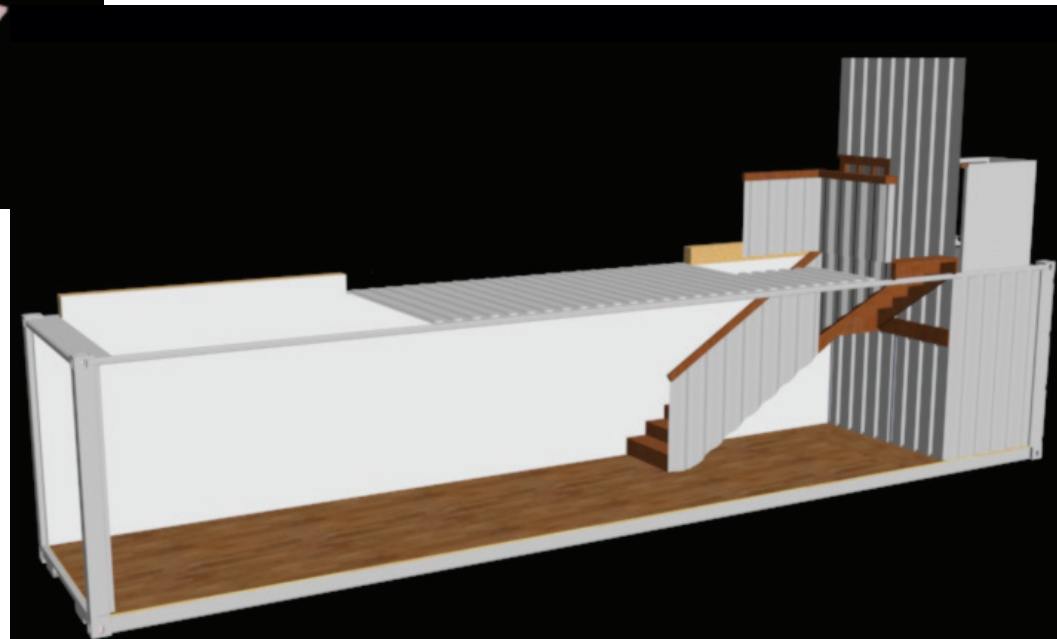
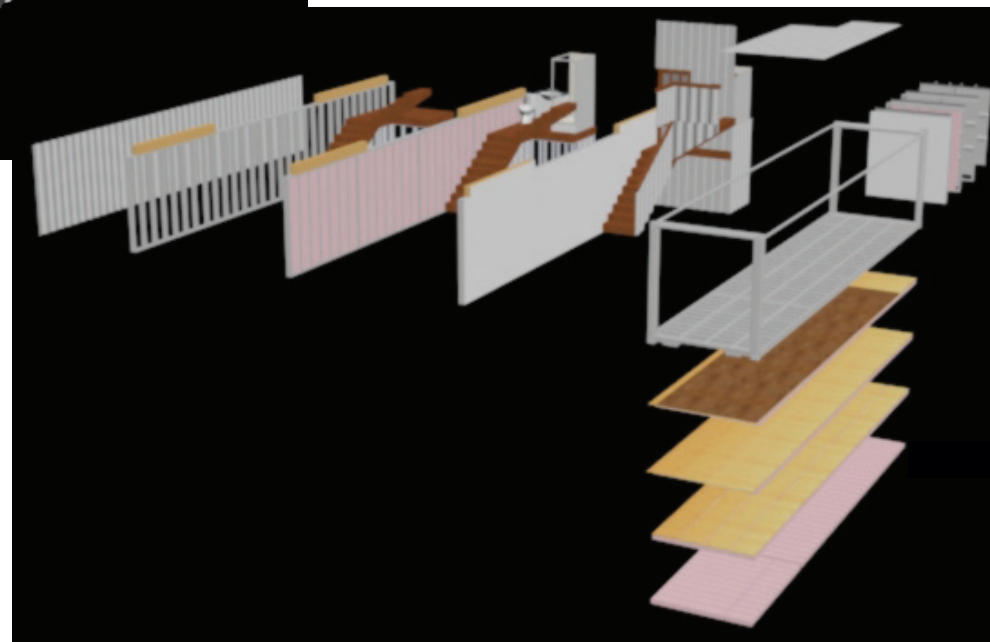
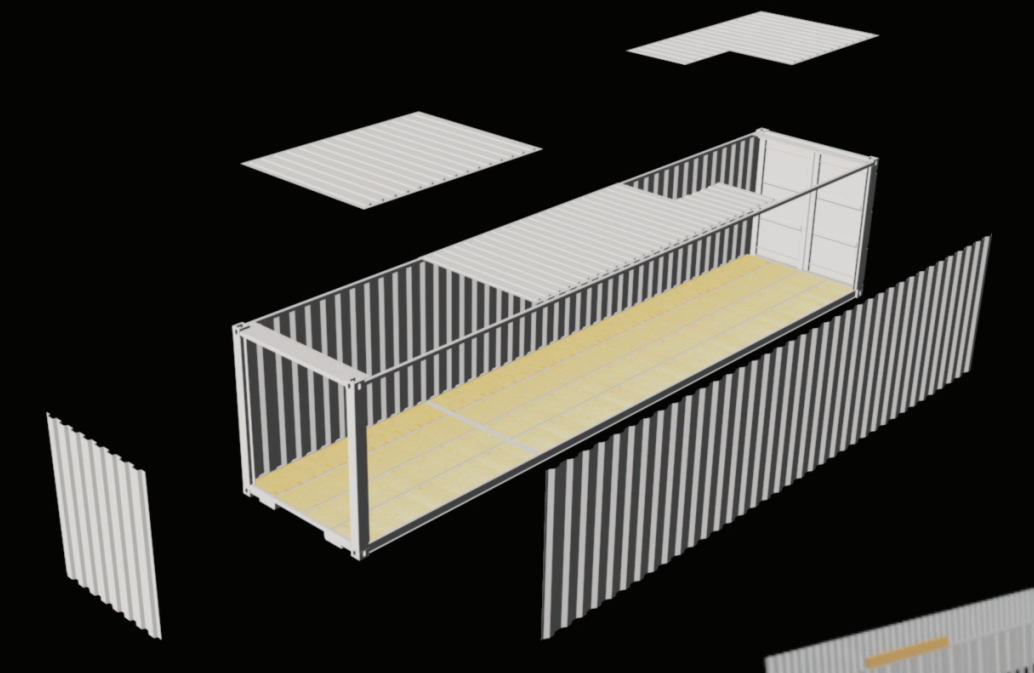
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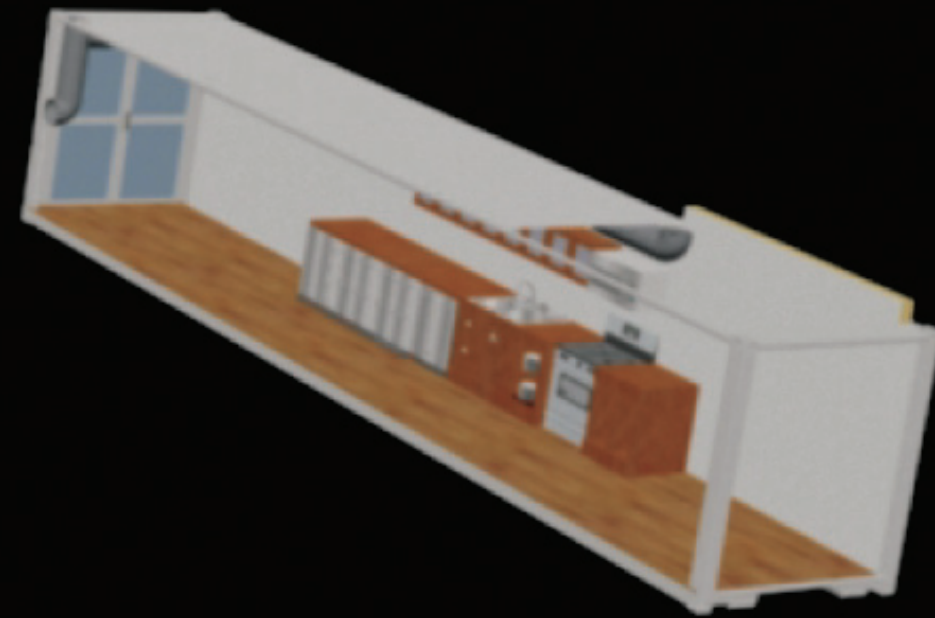
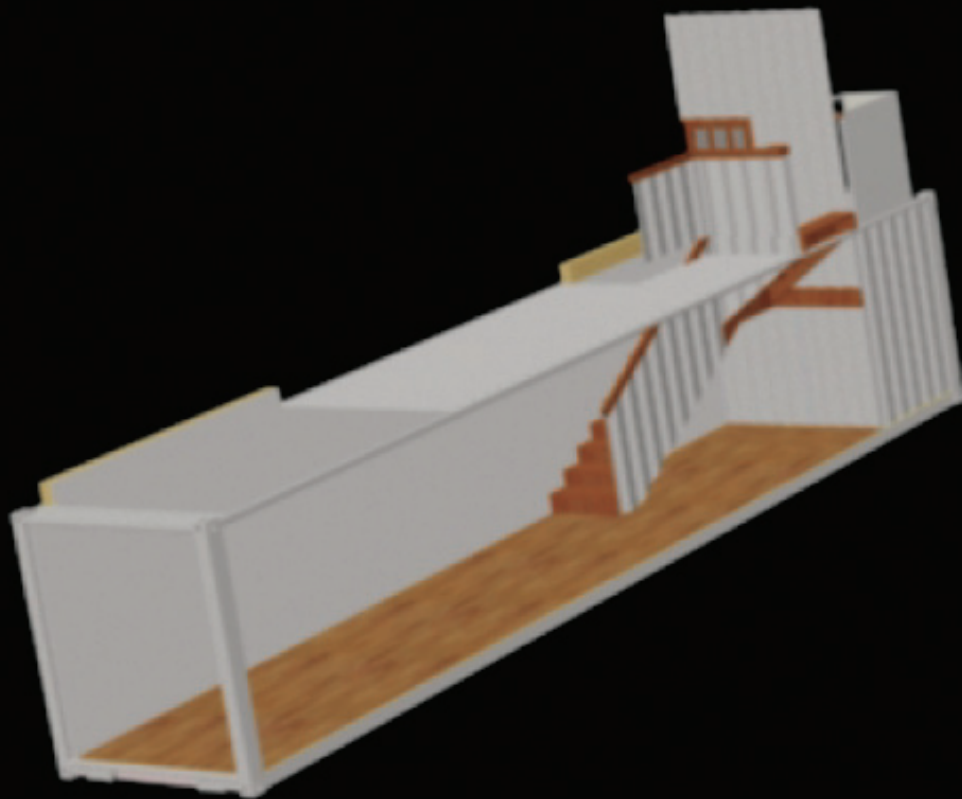
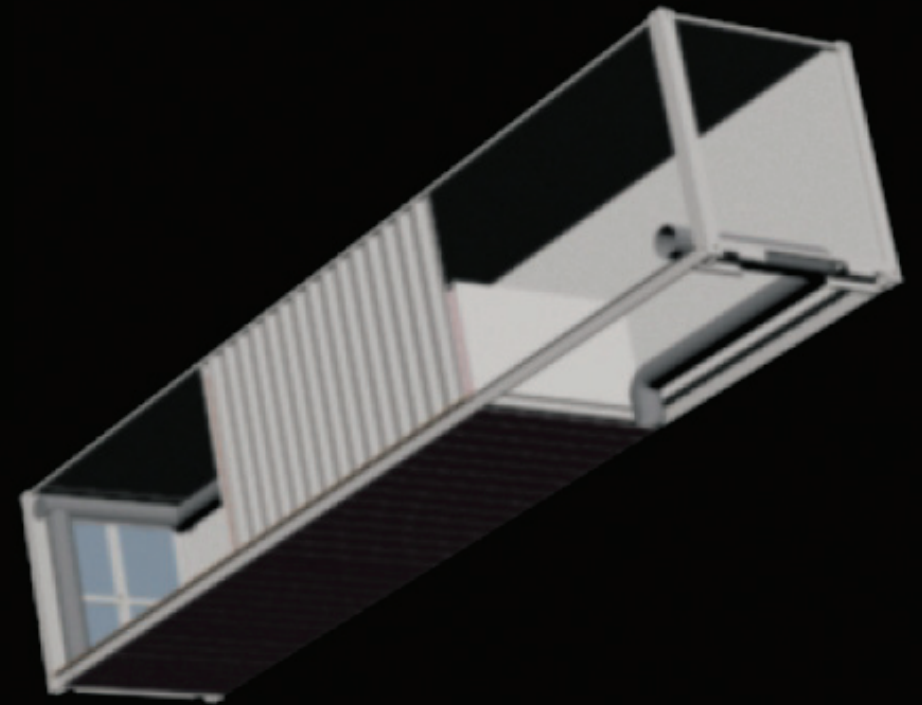
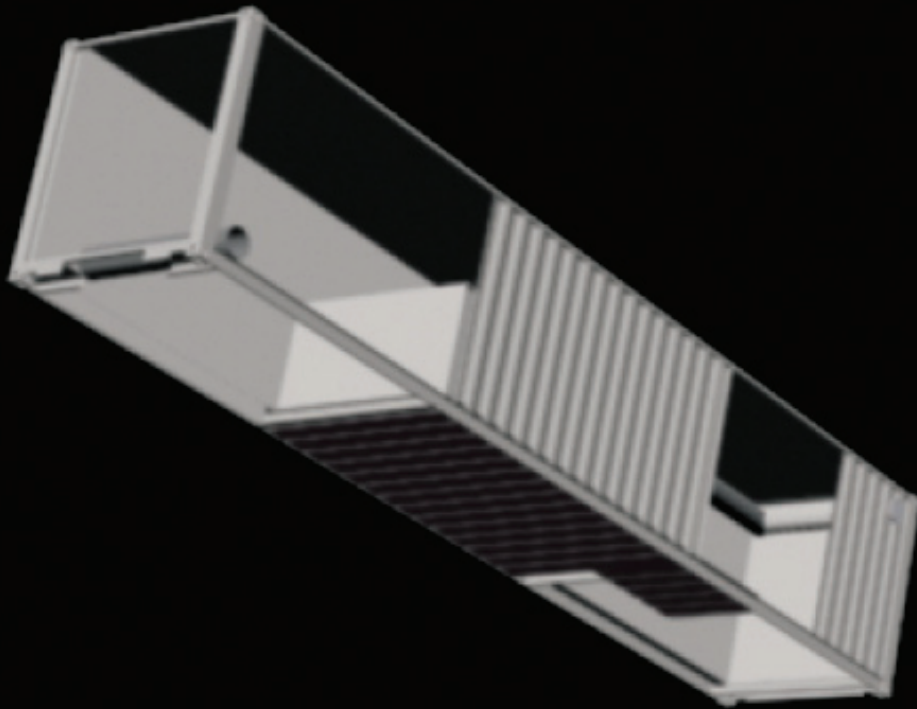
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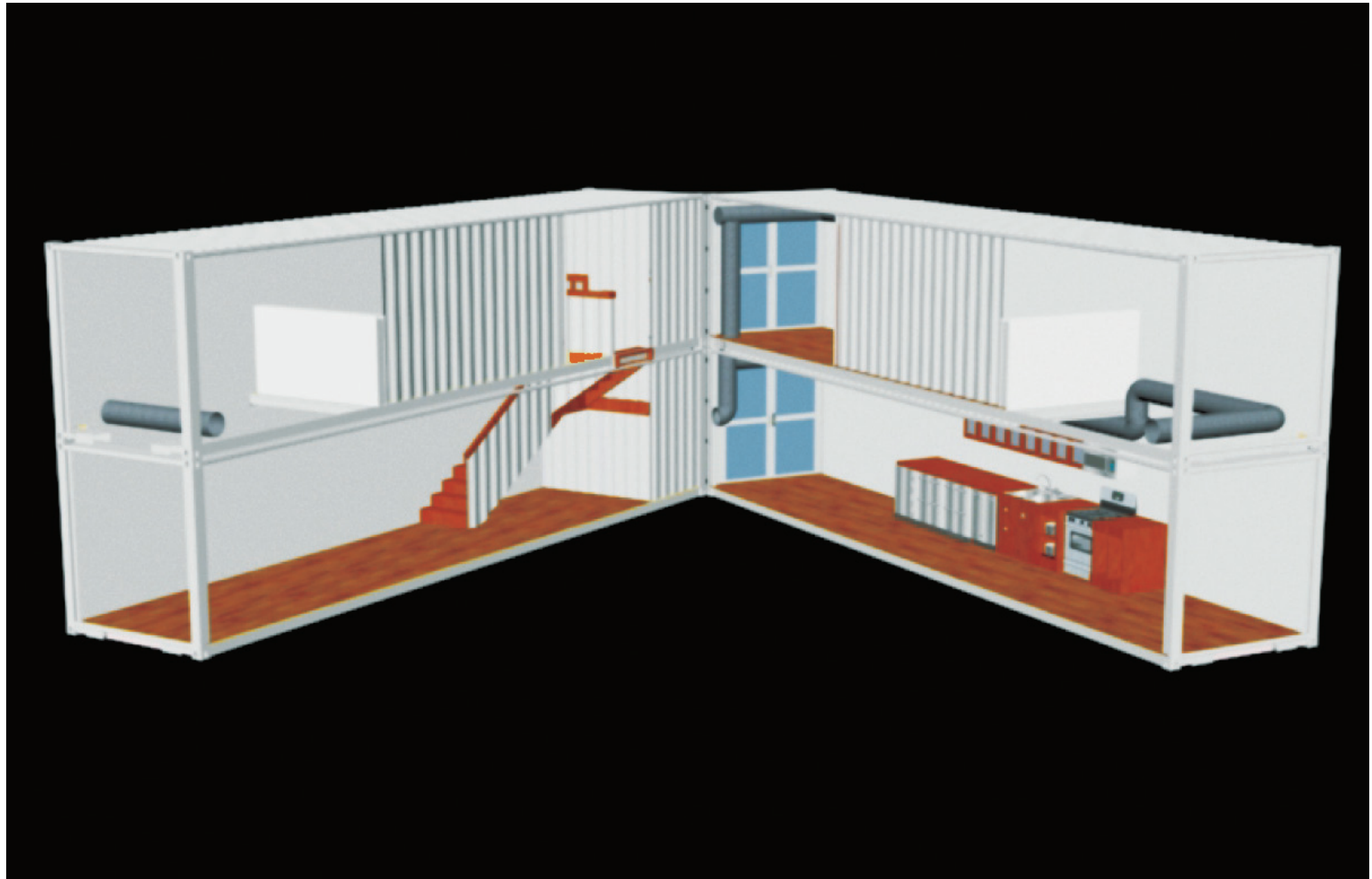


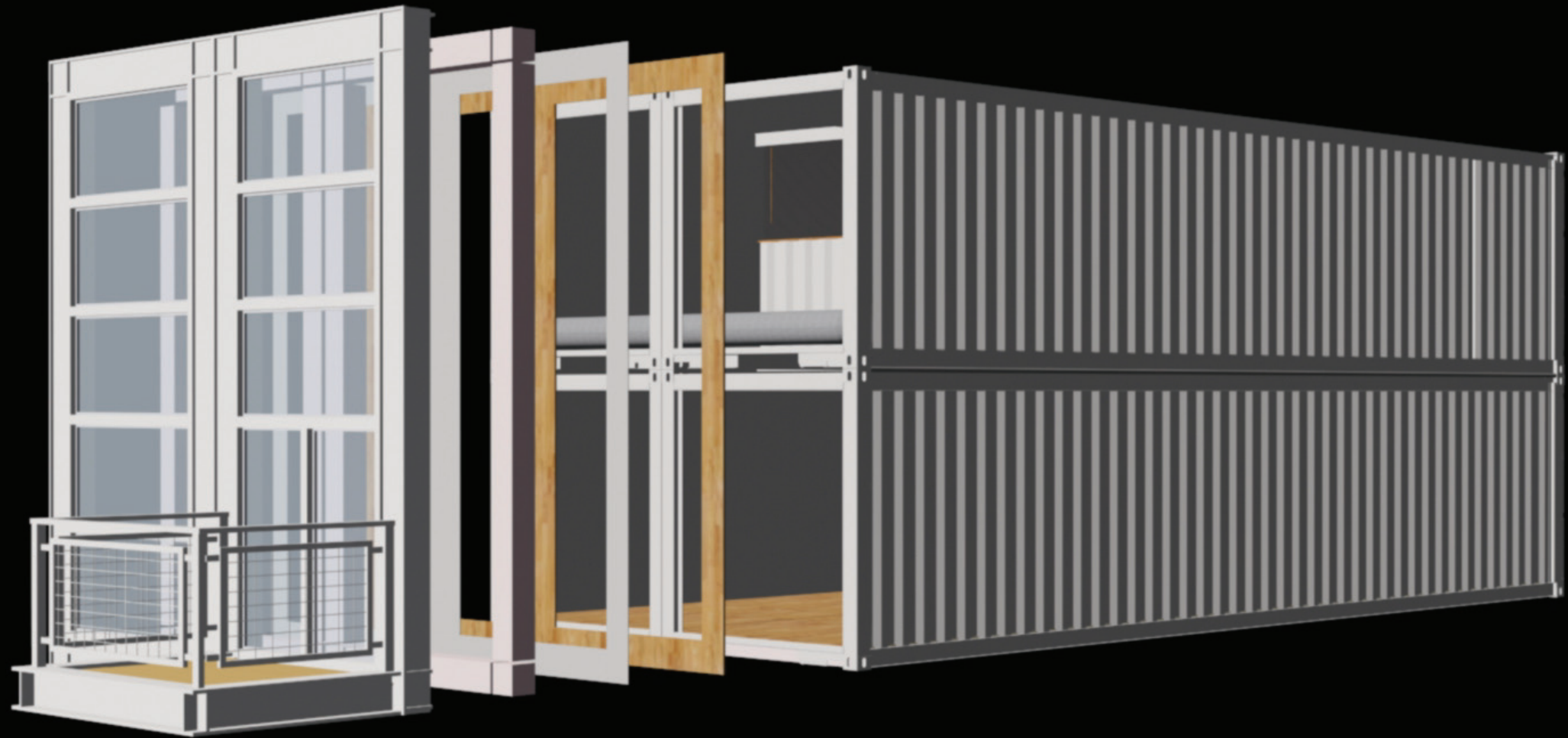


INTERIORS

SPATIAL RELATIONS

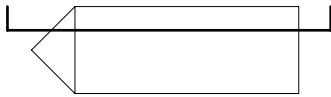
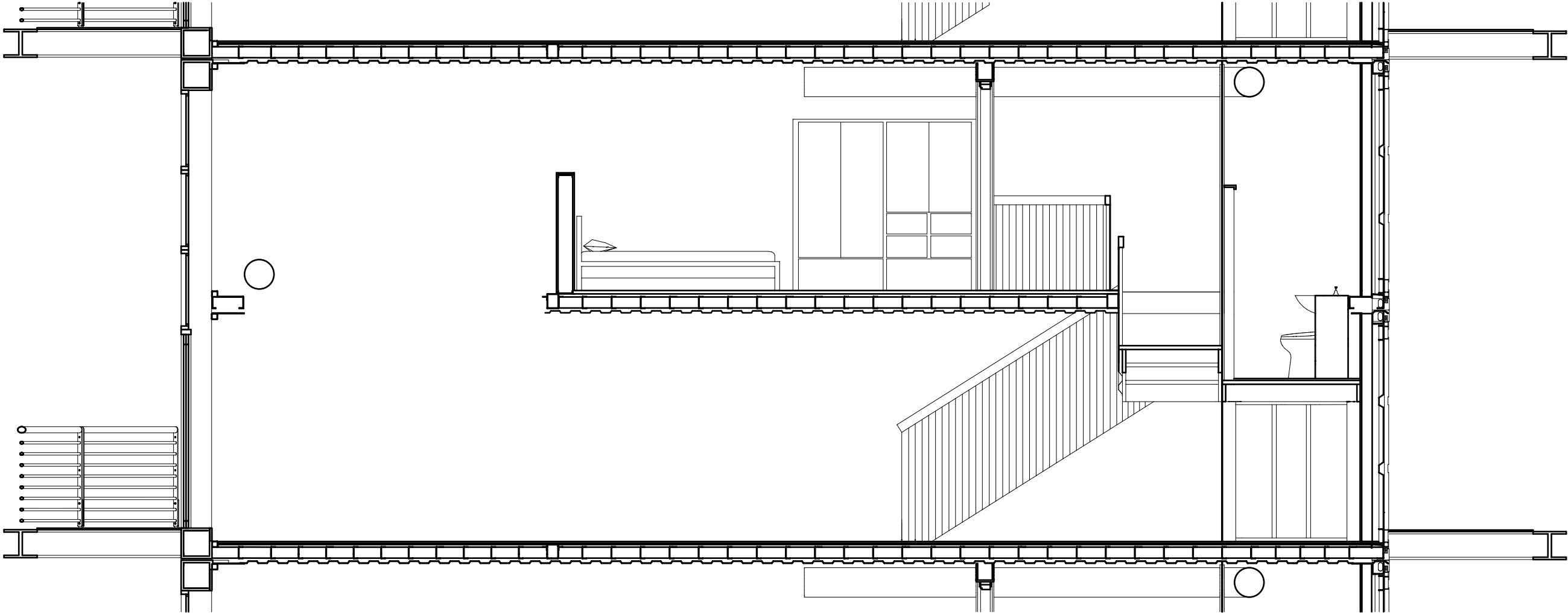




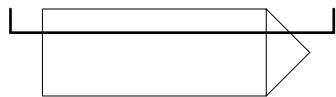
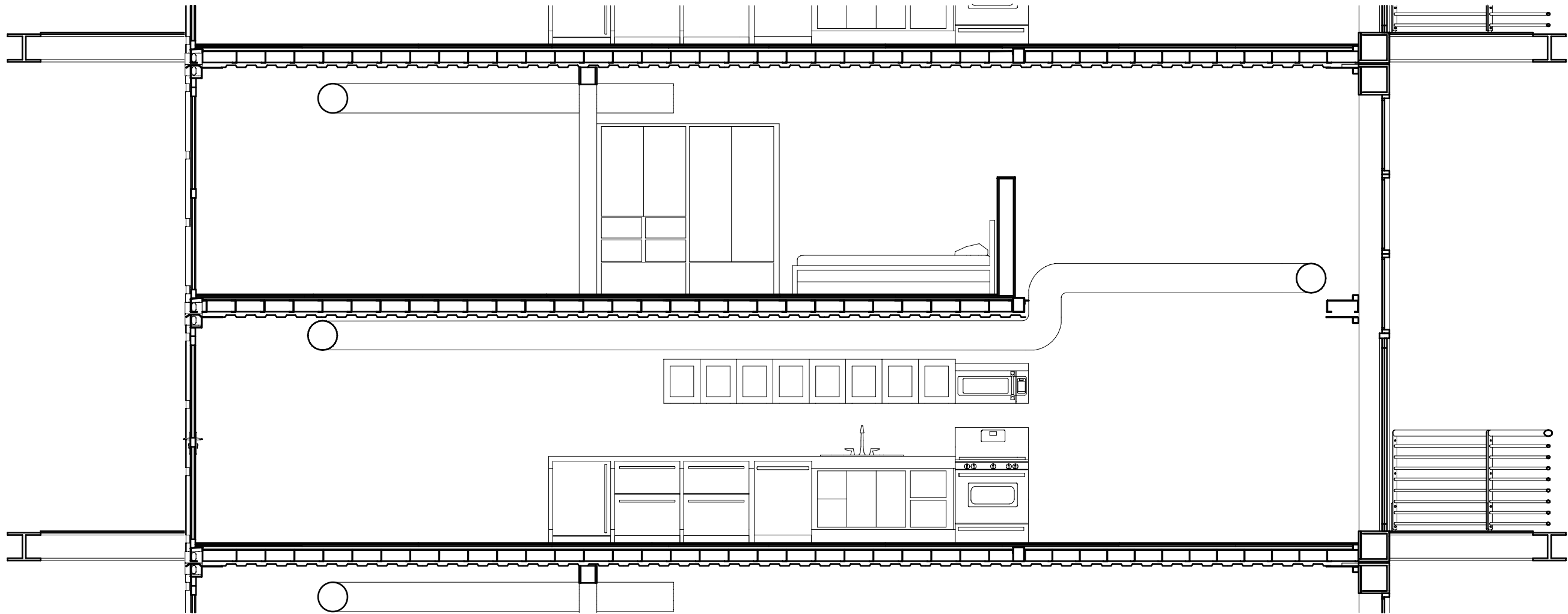




Site Plan

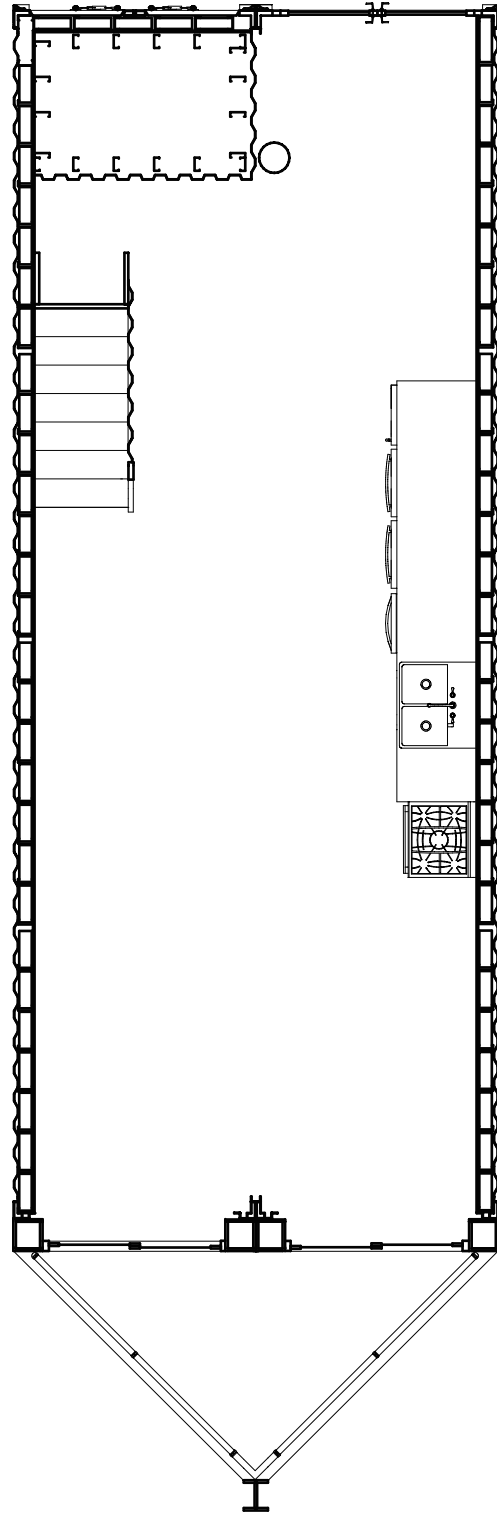


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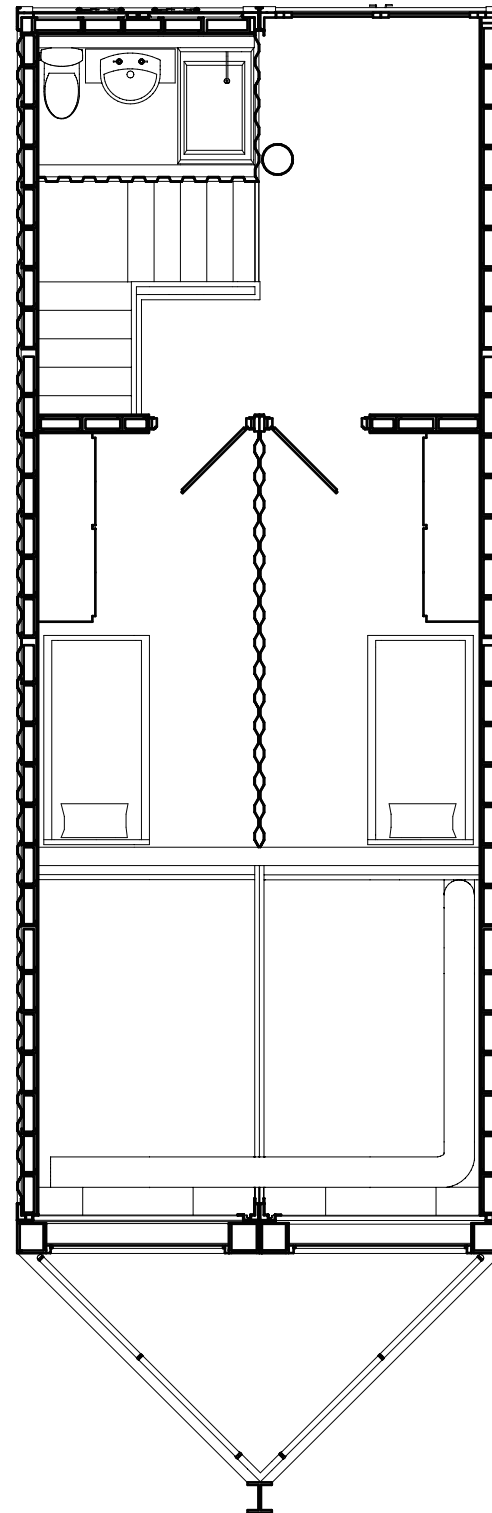


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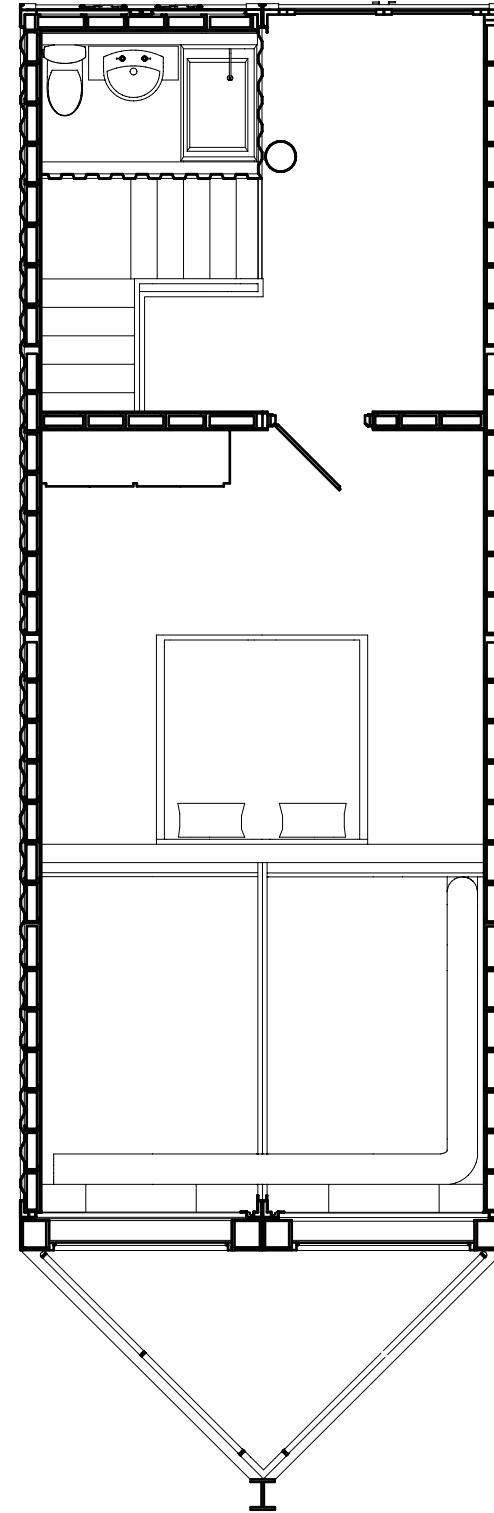
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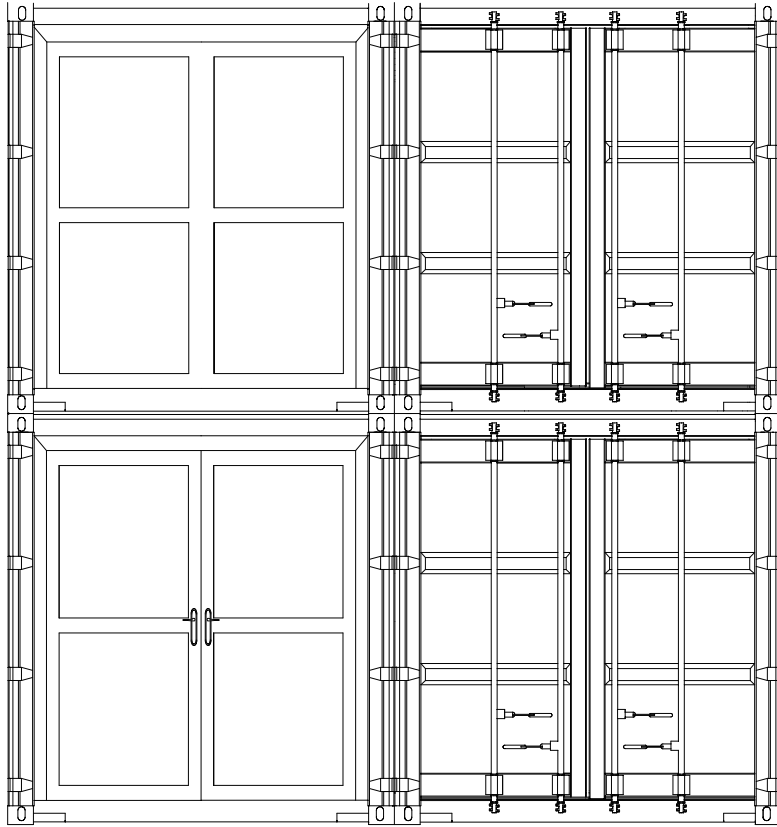


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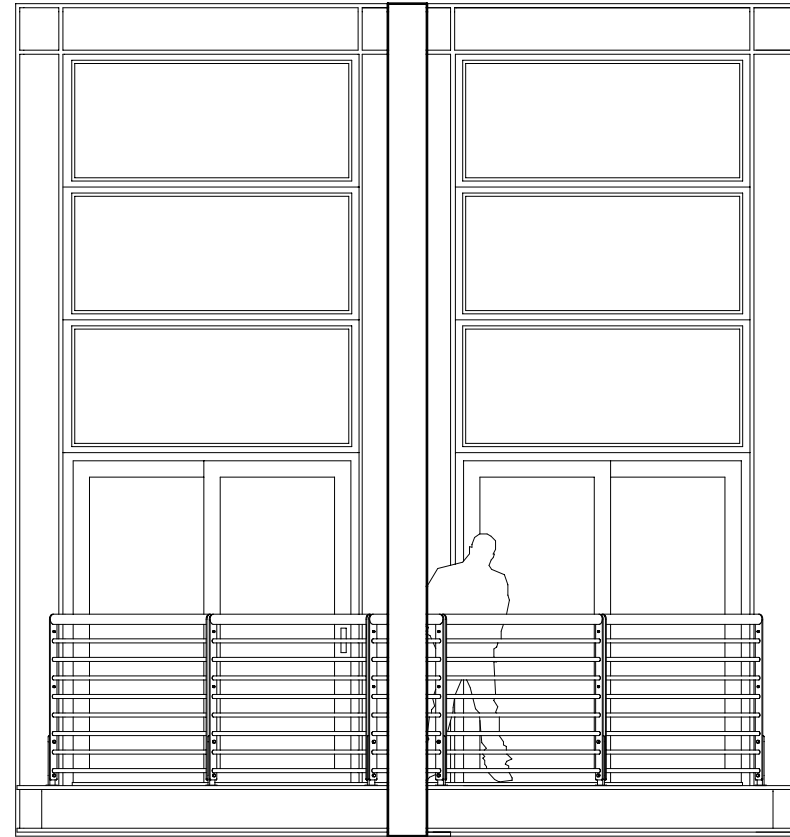


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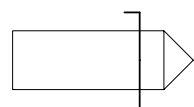
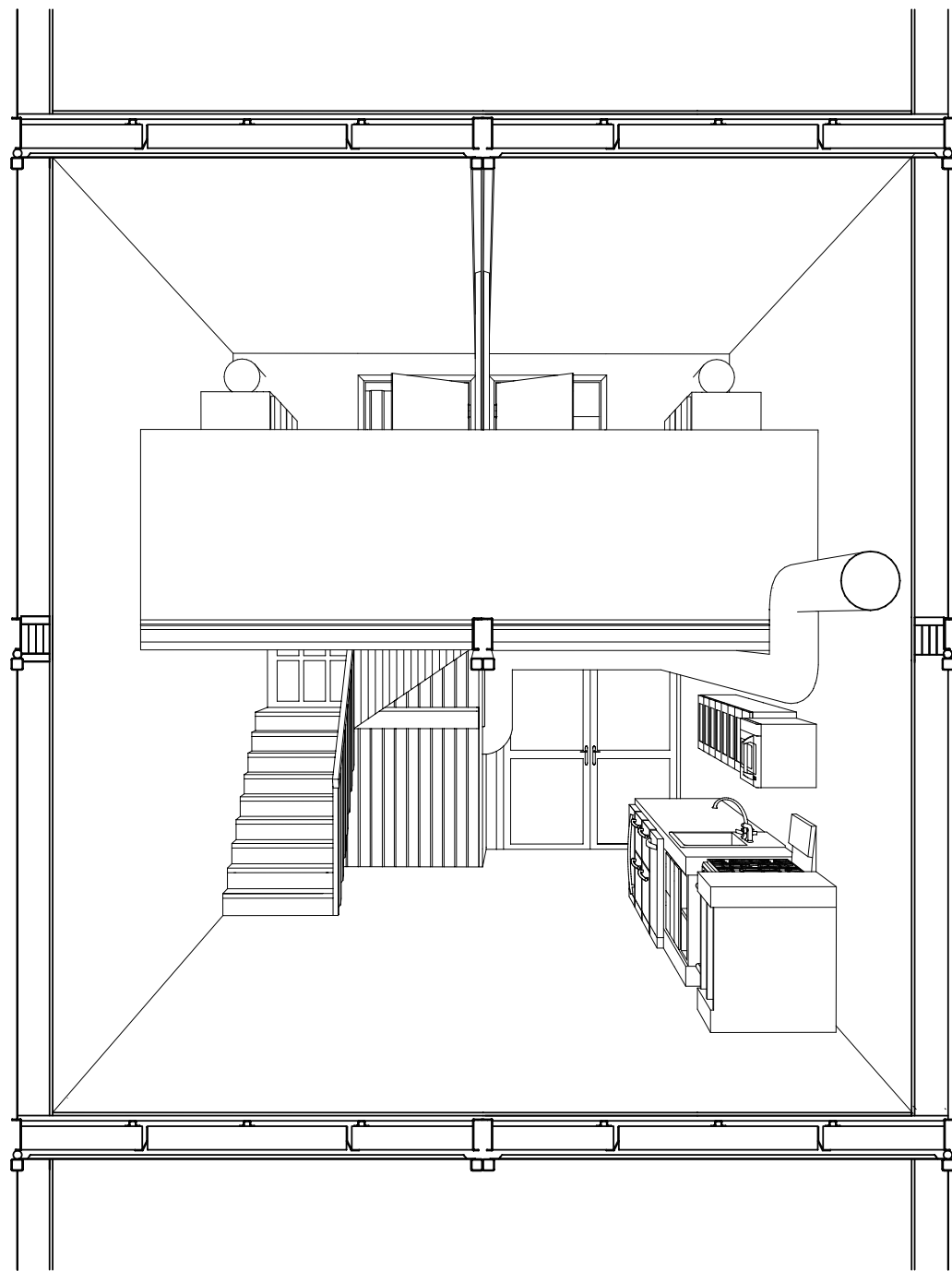




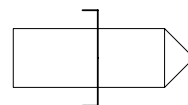
ELEV 1 1/4"=1'



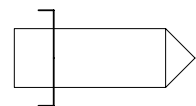
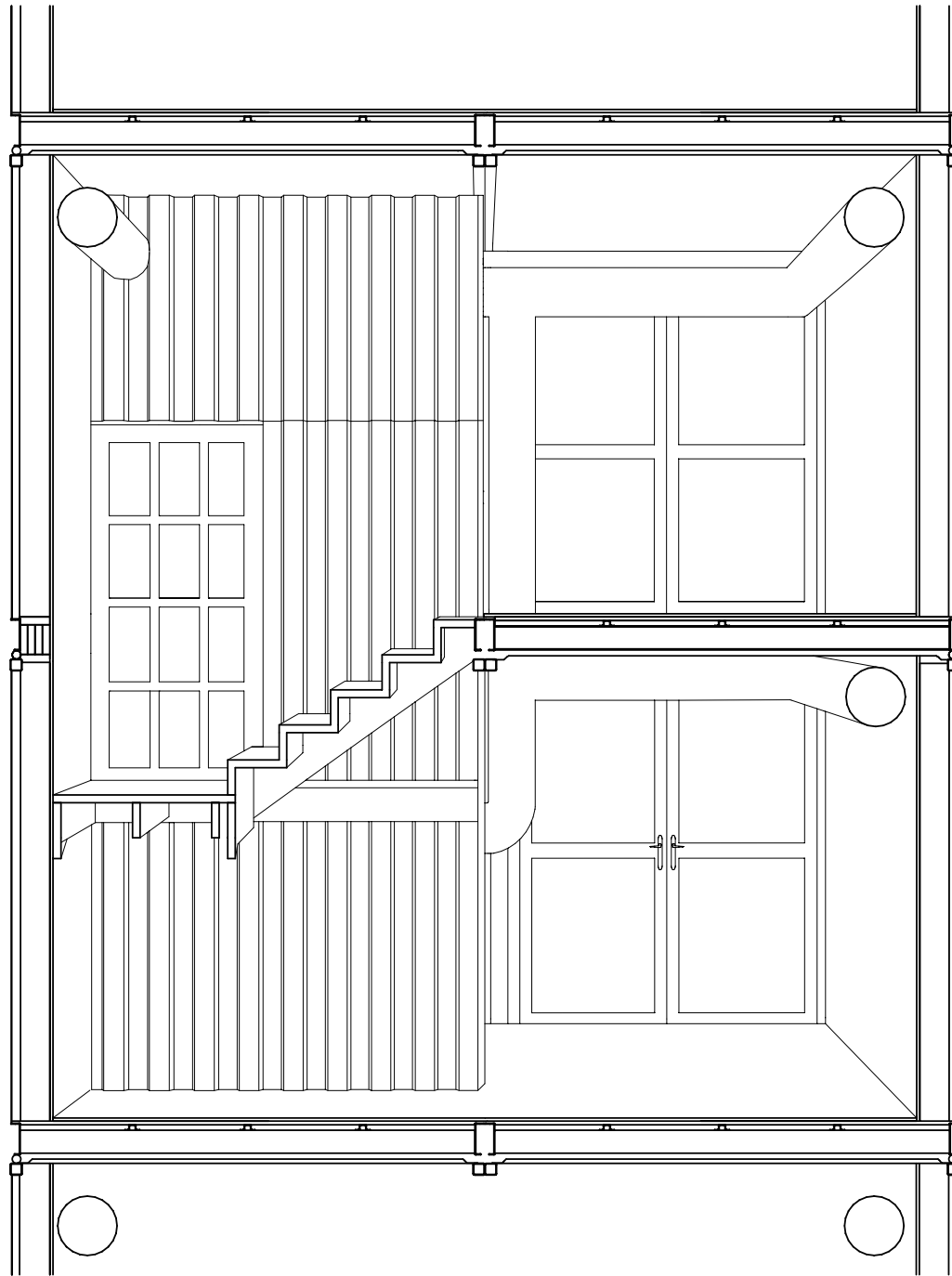
ELEV 2 1/4"=1'



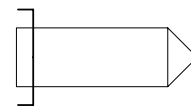
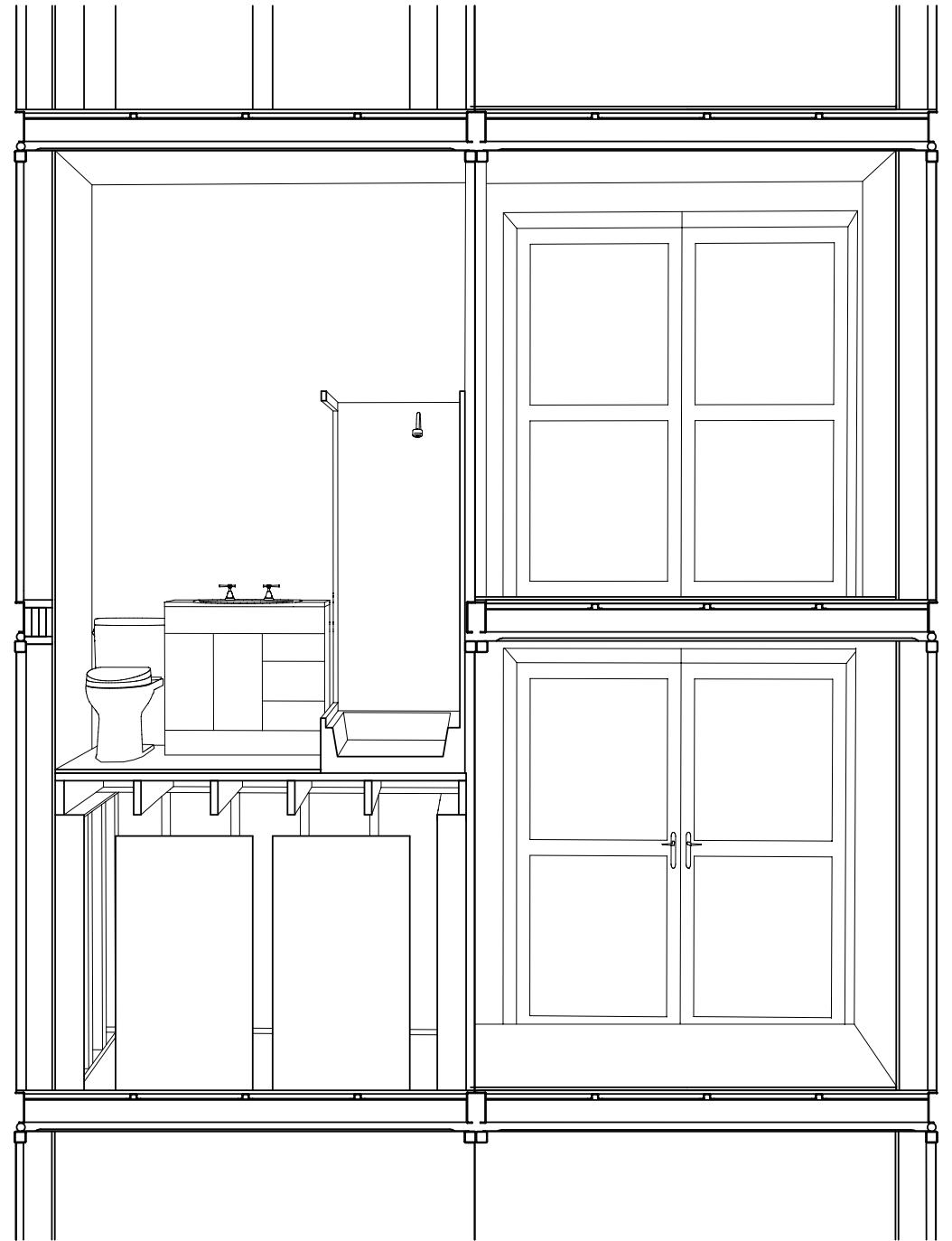
SEC CC 1/2"=1'



SEC DD 1/2"=1'



SEC EE 1/2"=1'



SEC FF 1/2"=1'



Interior perspective from entrance to unit



Interior perspective of transition from kitchen to living room



Interior perspective of kitchen, stairs to bathroom, and front door



Detail of front window wall



Interior perspective of a bedroom in 2 bed option



THE STACKS:



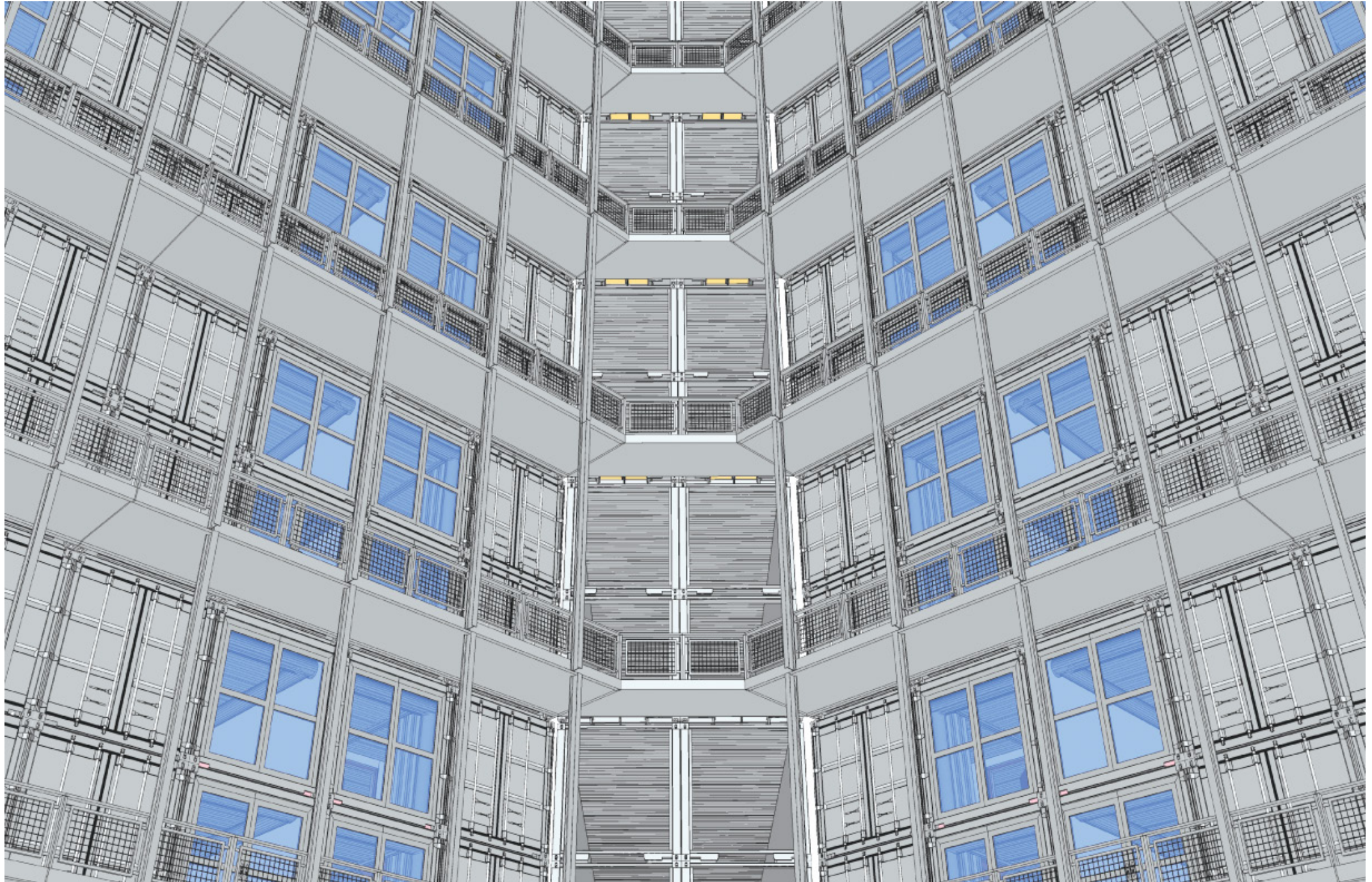
Exterior perspective of option 1



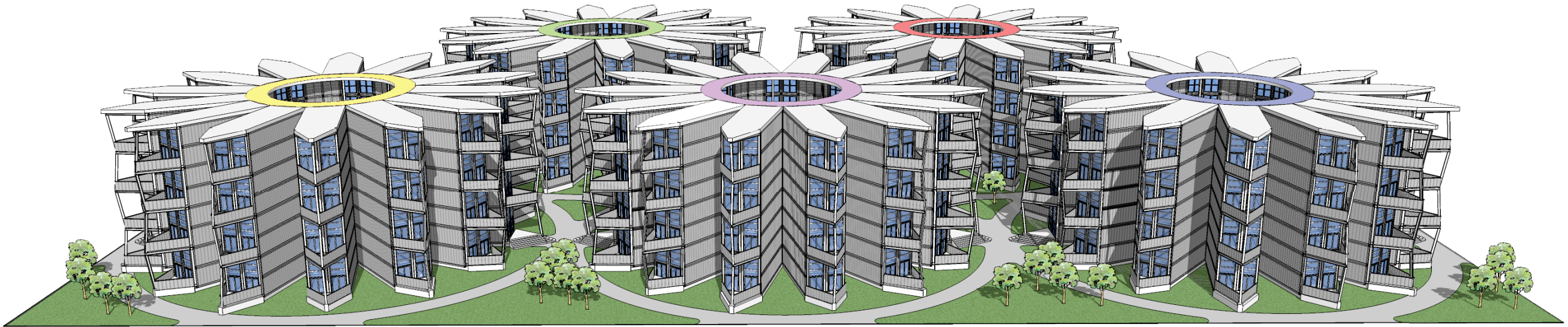
Exterior perspective of option 1



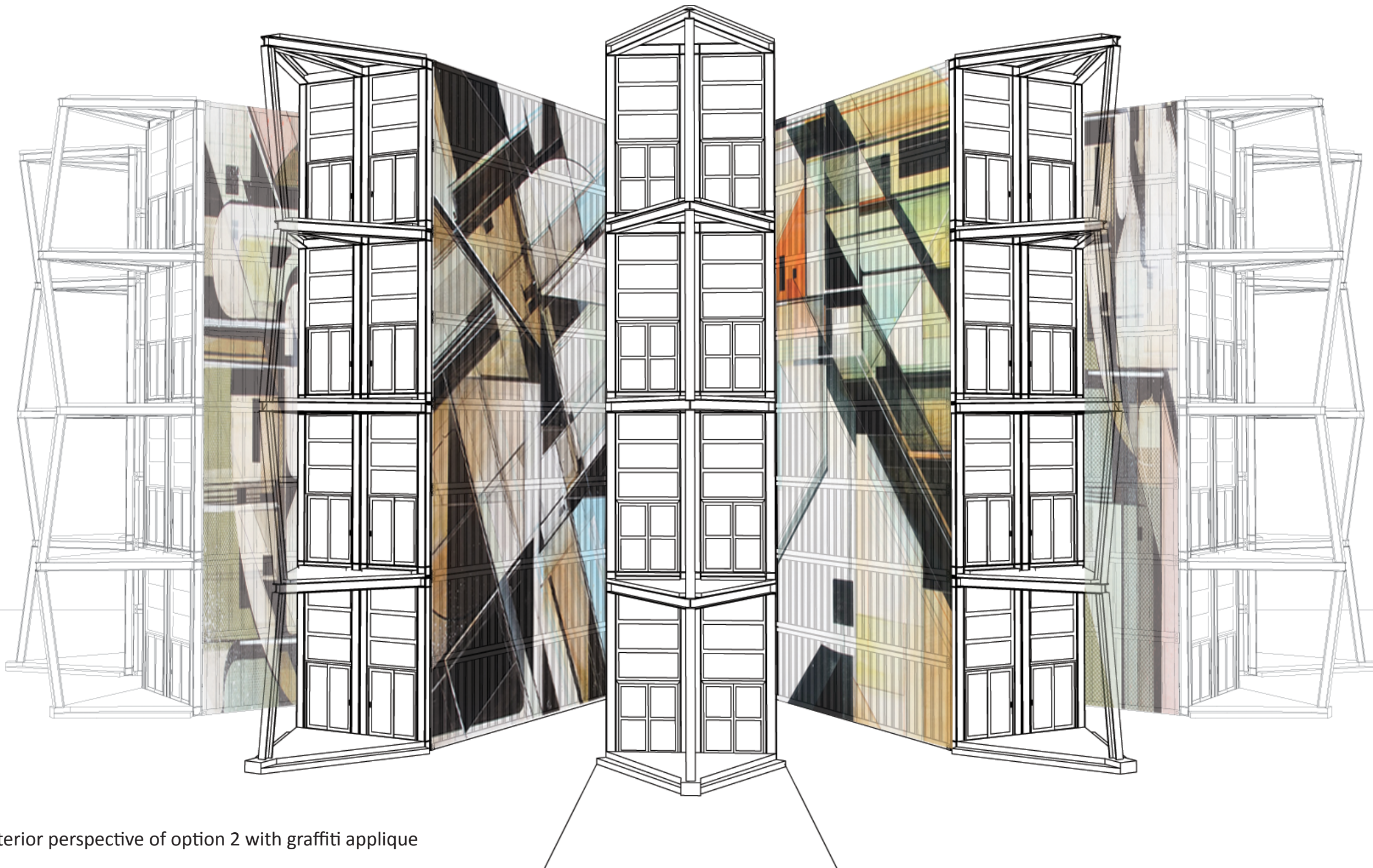
Exterior perspective of option 1, interior corridor



Exterior perspective of option 1, interior corridor and vertical circulation stack



Exterior perspective of option 2, site overview



Exterior perspective of option 2 with graffiti applique



Exterior perspective of option 2



COST BREAKDOWN

SINGLE UNIT

Image	Item	Quantity	Price /Unit	Labor Cost/Hour	Labor Hours	Cost	Selected	Notes	
	Shipping Container	4	\$2,500.00	\$25.00	8	\$10,200	<input checked="" type="checkbox"/>		
	6" Metal Studs	167	\$6.26	\$25.00	6	\$1,195	<input checked="" type="checkbox"/>		
	6" Metal Track	52	\$3.73			\$194	<input checked="" type="checkbox"/>		
	Continuous Insulation Foam Rolls	64	\$9.98	\$25.00	4	\$739	<input checked="" type="checkbox"/>		
	5/8" Drywall	38	\$8.42	\$25.00	6	\$470	<input checked="" type="checkbox"/>		
	3/4" Plywood 4'x8'	31	\$32.00	\$25.00	2	\$1,042	<input checked="" type="checkbox"/>		
	3/8" T x 3-7/8" W x 39" L Bamboo Flooring	136	\$1.69	\$25.00	8	\$430	<input checked="" type="checkbox"/>		
	Interior Door	3	\$22.00	\$25.00	1	\$91	<input checked="" type="checkbox"/>		
	Stairwell	1	\$2,400.00	\$25.00	6	\$2,550	<input checked="" type="checkbox"/>		
	Bath	1	\$10,000.00	\$25.00	4	\$10,100	<input checked="" type="checkbox"/>		
	Kitchen	1	\$10,000.00	\$25.00	4	\$10,100	<input checked="" type="checkbox"/>		
	Mechanical/Electrical/Plumbing	1	\$10,000.00	\$50.00	4	\$10,200	<input checked="" type="checkbox"/>		
	3'x6' Window	8	\$350.00	\$25.00	4	\$2,900	<input checked="" type="checkbox"/>		
	Sliding Glass Patio Door	1	\$996.98	\$25.00	1	\$1,022	<input checked="" type="checkbox"/>		
	Exterior Door	2	\$1,500.00	\$25.00	2	\$3,050	<input checked="" type="checkbox"/>		
	Facade and Porch	1	\$3,500.00	\$50.00	10	\$4,000	<input checked="" type="checkbox"/>		
Total						\$58,283			

