Urbanizing the American Dream: Symbiotic Housing for Baltimore

by

Rachel Gealy
B.A. Physics, Art History & Practice, Williams College, 2004

SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF MASTER OF ARCHITECTURE AT THE MASSACHUSETTS INSTITUTE OF TECHNOLOGY

FEBRUARY 2010

©2010 Rachel K. Gealy. All rights reserved.

The author hereby grants to MIT permission to reproduce and to distribute publicly paper and electronic copies of this thesis document in whole or in part in any medium now known or hereafter created.

Signature of Author: ____________________________

Certified by: ____________________________

Accepted by: ____________________________
Thesis Committee

Thesis Supervisor:
Kent Larson
Principal Research Scientist, Department of Architecture

Thesis Reader:
Michael Dennis
Professor of Architecture

Thesis Reader:
Nader Tehrani
Professor of Architecture
Urbanizing the American Dream:
Symbiotic Housing for Baltimore

by

Rachel Gealy

Submitted to the Department of Architecture on Jan 15, 2010 in Partial Fulfillment of the Requirements for the Degree of Master of Architecture

Abstract:
In the 1950s, the American dream of owning a suburban single family home was directed at one demographic, the nuclear family. America’s resources seemed limitless: industry marketing and government policies encouraged over consumption and enabled middle class families to buy their own mass produced tract house on a plot of private land accessible only by car. The result was a landscape of sprawl and the draining of urban cores. Today, nearly sixty years later, attitudes toward how the middle class should live have shifted dramatically along with the make up of middle America itself, and the dream is no longer valid. The 21st century definition of the middle class has expanded to include unending variations of living groups which do not fit into the suburban mold. Further, our awareness of sustainability concerns drives us toward resource sharing and space exchange which is impossible to achieve in decentralized developments. Despite these issues however, housing for the middle class has changed very little.

This thesis proposes an alternative dream, an urban one. The hypothesis: the conflict between how Americans want to live and what the urban environment has to offer can be resolved through a symbiotic relationship between three programs: long term family oriented housing, short term rental housing, and flexible education space. Decades of “dream” propaganda has left us with cultural attitudes which demand certain qualitative characteristics from housing, specifically access to light and air, privacy, safety, security, and permanence. Also critical are rising concerns with living “green” and education opportunities for children. However, inner city Baltimore as an environment for family oriented housing is inhospitable to say the least, plagued by crime and lacking quality schools. In addition to these two real factors is the psychological dream, which is entrenched in our culture. This project explores how the design of symbiotic housing can attract middle class families back to the city, thus urbanizing the American Dream.

Thesis Supervisor:
Kent Larson
Principal Research Scientist, Department of Architecture
Thank you.

To my thesis committee for their criticism and guidance.
To my parents for their never ending support.
To my class for the past 3.5 years together ;-)
TABLE OF CONTENTS

CONTEXT 8
INTRODUCTION
THE AMERICAN DREAM: THEN AND NOW
URBAN CHALLENGES: BALTIMORE
ARCHITECTURAL CHALLENGES
SITE ANALYSIS

DESIGN PROPOSAL 41
PLANS
SECTIONS / ELEVATIONS
HOUSING SCENARIOS
PUBLIC SPACE SCENARIOS
EXTERIOR DETAILS
RENDERINGS / AD CAMPAIGN
MODEL PHOTOS

ADDENDUM 83
PRECEDENT STUDIES
DESIGN STUDIES
BIBLIOGRAPHY
THE AMERICAN DREAM IS NO LONGER VALID
AND YET, THE MIDDLE CLASS INSISTS ON PURSUING IT.
THIS PROJECT PROPOSES AN ALTERNATIVE DREAM: AN URBAN ONE.

symbiosis - a relationship between two organisms which is critical to the existence of one

HYPOTHESIS:
THE CONFLICT BETWEEN HOW AMERICANS WANT TO LIVE AND WHAT THE URBAN ENVIRONMENT HAS TO OFFER CAN BE OVERCOME THROUGH A SYMBIOTIC RELATIONSHIP BETWEEN THREE PROGRAMS

THE SUCCESS OF
program 1: LONG TERM FAMILY HOUSING UNITS (OWNED)

DEPENDS ON
program 2: SHORT TERM HOUSING UNITS (RENTED)
program 3: FLEXIBLE EDUCATION SPACE
URBANIZING THE AMERICAN DREAM:
SYMBIOTIC HOUSING FOR BALTIMORE
Since the early 1900s, attitudes toward how the middle class should live have shifted dramatically along with the make up of middle America itself, invalidating the American Dream. To support this assertion, we examine how American has changed over the past century:

In the 1950s, the American dream of owning a suburban single family home was directed at one demographic, the nuclear family, which consisted of a bread winning father, a stay at home mother, and 2.5 obedient children. Today, the definition of the middle class has expanded to include unending variations of living groups: singles, elderly couples, fathers and daughters, same sex couples, and various combinations of remarried couples with their step children, to name a few. And yet the choices offered to the middle class American public are still best suited to 1950s TV's the Andersons.

Delores Hayden writes: "Many individuals and families are now experiencing serious difficulties in finding housing that meets their particular needs... more subtle options are hard to locate, and hard to finance... The United States has a housing crisis of disturbing complexity. We have not merely a housing shortage, but a broader set of unmet needs caused by the efforts of the entire society to fit itself into a housing pattern that reflects the dreams of the mid-nineteenth century better than the realities of the late twentieth century."

(Hayden, 14)
URBANIZING THE AMERICAN DREAM

DEMOGRAPHICS

1950 2009

- Remarried couple with children
- Woman & elderly father
- Married couple with children
- Grandparents with children
- Father with children
- Married couple with grandfather and son
- Same sex couple with daughter

www.artofmanliness.com
In the 1950s, America’s resources seemed limitless; sprawl encouraged consumption and autonomous living. On the left is a picture of William J. Levitt on the cover of Time magazine with the caption: “For sale, a new way of life.” The single family home was promoted by manufacturers of automobiles and appliances, who were converting from wartime production, as containers waiting to be filled with consumer products. More space meant higher rates of consumption. Further, these individual plots of land were outside of the city, reachable only by car, and the price of the automobile was falling dramatically, putting it within reach of many Americans. Although America is still a consumerist society, concerns about sustainability and the recent economic crisis has caused many in the middle class to rethink their consumption habits. Al Gore’s environmental movie “An Inconvenient Truth” was a blockbuster, and even Time and Newsweek magazine, both widely read amongst the American public, warn of global warning. Even if we are not acting on it, Americans are aware that pursuing the American dream has environmental costs.
SUSTAINABILITY ISSUES

1950

http://www.time.com/time/covers/0,16641,19500703,00.html

2009

http://www.time.com/time/covers/0,16641,20060403,00.html
David Harvey, professor at Johns Hopkins University and long time resident of Baltimore writes: “…Baltimore is, for the most part, a mess. Not the kind of enchanting mess that makes cities such interesting places to explore, but an awful mess… There are some 40,000 vacant and for the most part abandoned houses in a housing stock of some 300,000 units within the city limits (there were 7,000 in 1970).” (Harvey, 133) What makes these statistics even more staggering, is the disparity between the decay of the inner city and the affluence of surrounding suburbs, a place where the much sought after American Dream lives. How did this disparity come about? Like many post industrial cities, Baltimore has been bleeding population since 1950 when it peaked at nearly one million. Over the past half century 31% of the population, or 300,000 people, have left the city. Meanwhile, the surrounding suburban counties have exploded. Between 1990 and 2000, the number of households in Howard County grew by 30 percent while Baltimore city while the number of family households in Baltimore continues to plummet. The image on the left shows rowhouse owners cleaning the marble steps in front of their homes. On the right, an image that can be found throughout the city: the marble steps of vacant homes crumbling away from neglect.
DRAINING OF URBAN CORES

1950

2009

http://www.flickr.com/seanlewis.photostream

www.mdhs.org/library/MDF3.html  A. Aubrey Bodine
Baltimore, founded in 1729, is not far away from its 300th anniversary. For much of its lifetime, it has been, perhaps not always healthy, but certainly a thriving and growing urban environment. Decentralization, or whatever name you wish to give it, is not a trend exclusive to the city of Baltimore. The draining of population from cities continues across America. Harvey writes: “The affluent (black and white) continue to leave the city in droves… seeking solace, security… Developers offer up this great blight of secure suburban conformity… as a panacea for the breakdown and disintegration of urbanity.” These American preferences raise a stream of questions. How did this cycle begin, and how is it perpetuated? What are the origins of the American Dream, which compels people to buy homes in sprawling, unsustainable, suburban “bourgeois utopia,” abandoning a once thriving urban environment? Was this fate for the city inevitable? Is the American dream embedded in our genes, or has it been embedded in our culture?
Lawrence J. Vale, professor of Urban Studies and Planning at MIT argues that the staggeringly high rate of American homeownership (68.3% in 2003) has been "neither an accident nor an inevitable outcome of land availability and widespread prosperity. Rather, it has been nurtured by generations of public policy which were in turn preceded by concerted efforts to instill an ideologically grounded belief in the moral value of the owned home." (Vale, 16)

The 1920s was a period of nation wide rhetoric by both the government and private industry in support of homeownership. Herbert Hoover, who served as secretary of commerce and then as president from 1921 to 1932, was the country's most visible and vocal proponent. Vale points out that Hoover's term was marked by, "an arsenal of national efforts that wholly warrants the use of the term propaganda,' …[It is here] that homeownership first gained prominence as a moral issue rather than a financial calculation." (Vale, 19)

In other words, owning a home was not just a symbol of wealth anymore,
but a sign that one was a patriotic citizen and an upstanding man. Under the Hoover administration, the Department of Labor began the “Own-Your-Own-Home Campaign” which in turn inspired the real estate industry’s “We-Own-Our-Own-Home” Campaign in 1917. Banners, recipes, a lecture series, and songs were the pieces of propaganda used to spread the message. Booklets and homeowners manuals were published which indoctrinated the reader with the link between morality and homeownership. Some excerpts from one such booklet published by the National Association of Real Estate Boards: “A home is the most valuable of all material possessions. It has greater influence over life and character and greater effect upon success and happiness than any other single thing that can be bought with money. Becoming a homeowner sends you up in the social scale. Better things are expected of you. You expect them of yourself.” The illustrations above are examples of the propaganda published during this era. The first “incentive” stressed was...
the economic benefit of owning over renting, which truly came to fruition during the post war era with the availability of FHA and VA backed loans. A second incentive was the assurance that owning a home was morally the right thing to do. Last, homeownership was seen as a status symbol, the key to membership in the exclusive gated community pictured second from left. The economic, moral, and identity related incentives that are offered by the American dream are still alive and influencing the American public. However, how valid were these promises then, and more importantly, do they ring true today? The promises of the 1920s and subsequent marketing campaign were not all valid. However, mass advertising was an extremely effective way to convince the middle class of what they should want in a home, dictated by the government and industry leaders. If the main goal of this thesis is to draw the middle class back to the city, an examination of what Americans wanted then vs their desires now is needed.
2009

AMERICANS STILL HAVE A
CIVIC RESPONSIBILITY
TO LIVE SUSTAINABLY

Source: Own-Your-Own-Home Section; Real Estate Division; U.S. Housing Corporation, Record Group 3; National Archives and Records Administration, College Park, MD.
2009

AMERICANS STILL WANT
THE BEST FOR THEIR CHILDREN:
EDUCATION

Source: Own-Your-Own-Home Section; Real Estate Division; U.S. Housing Corporation,
Record Group 3; National Archives and Records Administrator, College Park, MD.
WHY BALTIMORE?

BALTIMORE HAS LOST 1/3 OF ITS POPULATION SINCE 1950, WHILE THE SURROUNDING SUBURBS HAVE EXPLODED.
TODAY, BALTIMORE IS GAINING SINGLES BUT STILL LOSING FAMILIES. WHAT DRIVES FAMILIES FROM BALTIMORE?

1. REAL FACTOR
2. REAL FACTOR
3. PSYCHOLOGICAL FACTOR

CRIME
LACK OF QUALITY SCHOOLS
THE AMERICAN DREAM
URBAN CHALLENGES - CRIME

The chart at far left (page 24) shows a demographic trend that is common amongst many post industrial American cities: aggressive migration out of the urban core. However, despite all of the factors working against it, downtown Baltimore has shown some signs of revival in recent years. Dierwechter writes, “The City of Baltimore perhaps vies with only a handful of other large American communities (Detroit, St. Louis, Camden) for the city most shaped by a “near-death” experience but also the poignant, if still precarious, possibility of reincarnation.” (Dierwechter, 188) Although the city has it has succeeded somewhat in enticing a slightly younger population (Jenna Bush and Michael Phelps have both recently bought property in Baltimore, also see website www.livebaltimore.com) the urban center has yet to attract, and is in fact still loosing, families. This can be attributed to three factors: the psychological pursuit of the American dream as well as two irrefutable statical ones: high crime and lack of quality educational opportunities.

The map at right tracks crime in the neighborhood of Mt. Vernon over a six month period beginning in April 2009. Violent and non-violent crimes are plotted (http://data.baltimoresun.com/crime/baltimore_county/). As evidenced by the data, crime is a real, not just perceived problem in Baltimore. In 2007, the city had the second highest murder rate in the country (45 per 100,000 people, second only to Detroit). This neighborhood in central Baltimore, however, suffers less from violent crime than for example the neighborhood of Upton in West Baltimore which has seen 19 shootings in the past six months. The area around the chosen site has seen only one shooting, but is nevertheless dangerous, plagued by assaults and theft. The rate of reported larceny is double that of the Upton neighborhood. Also of concern are recent seemingly random attacks on residents in the area. These statistics offer plenty of reasons for families to get out and stay out of Baltimore. Thus, this project must incorporate architectural strategies which create security.
URBANIZING THE AMERICAN DREAM

SHOOTING
ASSAULT
ROBBERY
BURGLARY
LARCENY

VIOLENT AND NON VIOLENT CRIME - APRIL 2009 to SEPT 2009
The Baltimore City public school system, like many urban school systems, is underfunded and leaves much to be desired especially when compared with the educational opportunities for young children available in surrounding counties. In a statewide Maryland ranking, 6 out of the 10 “worst” schools were in Baltimore City. For those with young children, the lack of quality educational opportunities remains a critical barrier against city living. There are few schools in the immediate Mount Vernon area, with one exception, a high school, Baltimore School for the Arts. At least four well respected high schools are about 4 miles away, two public magnet high schools on the light rail line, and two private schools which can reached by car or bus. However, educational opportunities for elementary aged children are absent, as well as the children themselves. Roy Strickland’s project Designing a City of Learning for Patterson, NJ, is “a design and planning strategy that capitalizes on pre K-12 school facilities as agents for revitalizing cities, towns, and neighborhoods” (Strickland, 3) which inspired the impulse to use education program as a tool for urban regeneration.
Decades of “dream” propaganda has left us with cultural attitudes which demand certain qualitative characteristics from housing, specifically access to light and air, privacy, safety, security and permanence. However, trying to satisfy all of these requirements sustainably within an environment like inner city Baltimore brings to light the friction which arises when “closed” and “open” architectural strategies are needed simultaneously.

Can urban housing be designed with all of the above characteristics in mind and then marketed in a way which will draw middle class families back to Baltimore? The concept diagrams at right hypothesize how the conflict between what Americans want and what the urban environment has to offer can be resolved through a symbiotic relationship between three programs, owned units, rented units, and education space.
URBANIZING THE AMERICAN DREAM

AMERICANS WANT
URBAN SAFETY REQUIRES
PEACE & QUIET VS PRESENCE OF PEOPLE

www.gettyimages.com
David Ewing. www.worldstock.com

AMERICANS WANT
SUSTAINABLE LIVING REQUIRES
PERMANENCE VS FLEXIBILITY

http://neredstonehouse.blogspot.com/2009/03/history-of-old-stone-house.html

toolgof.com

CONTEXT 31
The original concept for this project is illustrated in images above. Flexible owned residential units are organized around a central courtyard, a (back/front) yard for the residents, and each unit has direct access to this green space. There are two evolved housing typologies, the “lowrise” which has south facing owned units and north facing rentals, and the “inverted rowhouse.” The latter has a stepped section to allow maximum sun exposure to both the courtyard and the north facing windows. The terraces become private green spaces for the residents, while the lowrise typology has private green space embedded in the south facing wall. Each owned unit (cyan) can expand into or contract out of its associated rental unit (light blue) to accommodate a variety of living grounds. The skip stop corridor organization allows for the necessary adjacencies in plan and section. Each owned unit has a double height space and a flexible but hierarchical room configuration. The rental units are non-hierarchical and designed more for the graduate
student population which is already thriving in this area. Access to the sunken courtyard is controlled, creating a secure communal “back yard” within the urban fabric. The project does not turn its back to the city, however, because public space (red) engages the street and activates the perimeter of the site. The cathedral street face houses commercial program on the first floor and flexible education space above. The south facing public space can be accessed in the three ways, from the residential entrance, from the dedicated school entrance, or from the street, allowing it to house a variety of programs. Initially, education space will not be at street level due to safety concerns, however if crime decreases, the school can expand into these spaces. The public space will adapt to the education demands of the new residents as well as to the needs of the existing community. Similarly, as the neighborhood demographics shift to include more family living groups, the building can respond by shifting space between the rental and owned units.
The site is a vacant lot in the heart of Baltimore’s Mount Vernon neighborhood. The area is known as the city’s arts district, and while still plagued by crime, it also offers museums, historic landmarks, green space, restaurants, as well as easy access to the light rail, the primary means of public transportation. Close proximity to these urban amenities will also be a critical selling point for potential home buyers who might otherwise gravitate toward the surrounding Maryland counties. The buildings surrounding the site are predominantly three to four stories, however, there are many exceptions to this rule. While the rowhouse abounds, it is not the only building type, in contrast to almost all of Baltimore, save downtown. As the analysis on the follow pages shows, the site is surrounded by a mix of residential and commercial, the latter which is concentrated on Charles street. The site fronts on Cathedral Street, but also has two connections to Charles through gaps in the eastern adjacent block. Two historically significant rowhouses border the site to the north.
SITE ANALYSIS - VIEWS, TRAFFIC, ACCESS
PUBLIC / PRIVATE USE

UPPER LEVEL SITE USE

STREET LEVEL SITE USE

URBANIZING THE AMERICAN DREAM

PROGRAM KEY

PUBLIC
NIGHT CLUB/BAR
RESTAURANT
RETAIL, CAFE, GROCERY

SEMI - PRIVATE
OFFICE, CHURCH

PRIVATE
RESIDENCE

CONTEXT 37
SITE ANALYSIS - EXISTING CONDITION IMAGES
URBANIZING THE AMERICAN DREAM

CATHEDRAL ST VIEWS

[Imagery of street views along Cathedral Street]
URBAN PLAN

The diagrams below show a phased implementation urban strategy. The first intervention is on the primary Cathedral street site. Flexible public space on the upper floors is used to accommodate educational facilities for students who live in the building. As more families move to the area, a second structure is built on the adjacent vacant Charles St lot. The public program adjusts to accommodate the needs of both the resident families and the surrounding community. As the school aged population increases, a permanent school is built and the public program shifts yet again.
The basic organization of the project, owned residential units opening onto a central green space and buffered from the urban environment by rented units and public space, comes through clearly in the floor plans. Entrance to the residential portion of the project is through a controlled entrance off of Cathedral street. The residents pass through a gate to a balcony which is open to the courtyard below. Each owned unit has direct access from the courtyard via elevator or private stairwell, while the rental units are accessed from interior corridors. The detail plans which follow show how each owned unit can expand and contract to accommodate a variety of living groups over an extended period of time. The public space scenarios demonstrate how the flexible space may be used for education, residential amenities, commercial or a variety of other programs.
URBANIZING THE AMERICAN DREAM

PARKING LEVEL PLAN

DESIGN PROPOSAL 45
COURTYARD LEVEL PLAN
OWN / RENT HOUSING SCENARIOS CONCEPTS

OWNERS - COUPLE
RENTER - SINGLE

OWNERS - FAMILY

OWNERS - COUPLE
RENTER - COUPLE

20s
30s
60s

SUBURBAN VACANCY VS URBAN SPACE TRADING
OWN / RENT HOUSING SCENARIOS
LOWRISE UNIT 1
1050 - 1660 SF 1 - 4 BEDROOMS
OWN / RENT HOUSING SCENARIOS
INVERTED ROWHOUSE UNIT 2
520 - 1130 SF 1 - 3 BEDROOMS
OWN / RENT HOUSING SCENARIOS
LOWRISE UNIT 3
765 - 1180 SF 1 - 3 BEDROOMS
FLEXIBLE EDUCATION SPACE SCENARIOS

FL 1 SCENARIO A
FL 2 SCENARIO A
FL 1 SCENARIO A
FL 2 SCENARIO B
FL 2 SCENARIO C (MEZZANINE)
FL 1 SCENARIO A
FL 2 SCENARIO A
FL 2 SCENARIO C (MEZZANINE)
FL 1 SCENARIO B
FL 2 SCENARIO A
FL 2 SCENARIO B (MEZZANINE)
FL 1 SCENARIO C
FL 2 SCENARIO A
FL 2 SCENARIO C (MEZZANINE)
FL 1 SCENARIO D
FL 2 SCENARIO A
FL 2 SCENARIO D (MEZZANINE)
FL 1 SCENARIO E
FL 2 SCENARIO A
FL 2 SCENARIO E (MEZZANINE)
FL 1 SCENARIO F
FL 2 SCENARIO A
FL 2 SCENARIO E (MEZZANINE)
FL 1 SCENARIO F
FL 2 SCENARIO A
FL 2 SCENARIO F (MEZZANINE)
FL 1 SCENARIO G
FL 2 SCENARIO A
FL 2 SCENARIO F (MEZZANINE)

RESIDENTIAL PROGRAM  EDUCATION PROGRAM  COMMERCIAL PROGRAM
EXTERIOR DETAILS
RENDERINGS - URBAN AMERICAN DREAM AD CAMPAIGN

NEED MORE SPACE? IT’S NEVER BEEN EASIER.

OWN / RENT UNITS SECTIONS
WHO SAYS YOU HAVE TO CHOOSE...

RENDERINGS - URBAN AMERICAN DREAM AD CAMPAIGN

RESIDENTIAL ENTRY FROM CATHEDRAL STREET
Be an American. Live the Dream.

Urbanizing the American Dream
A SHORT COMMUTE FOR YOU?
OR A GOOD EDUCATION FOR YOUR CHILD?
NOW YOU CAN HAVE THEM BOTH.

VIEW OF CAFE & EDUCATION SPACE ABOVE FROM CATHEDRAL STREET
MODEL PHOTOS - 3/32 SCALE MODEL
MODEL PHOTOS - 1/16 SCALE MODEL - 1:50 SITE MODEL

1:50 SCALE SITE MODEL

1/16" = 1' SCALE MODEL - CHIPBOARD, PAPER, WOOD, PLEXI
The House of Flowers (Housing for Young and Old)
Seville, Spain Selgas & Cano

This housing project stemmed from research finding that 56% of the Spanish population does not live with a traditional nuclear family. The architects found “an urgent need to explore different forms of association between people who, while preserving enough space for their privacy, can share zones, functions and expenses, not to optimise resources, but to improve their standard of living and articulate themselves in society.”

The project contains a range of housing clusters with varying degrees of sharing between occupants ranging from traditional independent housing to group housing. Shared apartments are non-hierarchical. Four individuals or couples have equal private spaces which include bathrooms and storage (25 sqm), but share kitchen and living/dining areas. These apartments are intended for young people, students, or senior citizens with low incomes. The Apartment house is comprised of seven “semi-independent apartments” (48 sqm per) and common services. Shared spaces are also present. Each unit can be accessed two ways, either through communication cores or via a series of landscaped outdoor spaces.
Prototype Dwelling  APMT Project Construmat  
Barcelona, Spain  S&A Frederico Soriano, Delores Palacios

This project re-examines the room as the basic spatial dwelling element. In order to erase the limitations that the room places on housing, this project erases walls and partitions, leaving the only element that is freely manipulated by the user: furniture. The prototype allows the user the maximum freedom in the arrangement of the interior environment. Kitchen and bathroom locations are not even specified. The dwelling can be rearranged for summer and winter conditions. Walls are treated like partitions as opposed to permanent barriers.

**DAILY FLEXIBILITY**

10 AM → 7 PM → 12 PM

**YEARLY FLEXIBILITY**

YEAR 1 → YEAR 5 → YEAR 10 → YEAR 20

- fixed shell
- flexible interior
PRECEDENT ANALYSIS - CIRCULATION / ACCESS / SERVICES

CORRIDOR ACCESS

303 3RD STREET
CAMBRIDGE, MA

THE SARATOGO CONDOMINIUMS
BALTIMORE, MD
PHOENIX DEVELOPERS

OCTAVIA GATEWAY
SAN FRANCISCO, CA
STANLEY SAITOWITZ

1536 sf
3 bed
2 bath
kitchen
dining
living
office

764 sf
1 bed
1 bath
kitchen
dining
living

1475 sf
2 bed
2 bath
kitchen
dining
living
office

2000 sf
3 bed
2.5 bath
kitchen
dining
living

1513 sf
2 bed
2 bath
kitchen
dining

1380 sf
2 bed
2.5 bath
kitchen
living
dining

1380 sf
2 bed
2 bath
kitchen
dining

510 sf
1 bath
kitchen

750 sf
1 bed
2 bath
kitchen

2000 sf
3 bed
2.5 bath
kitchen
dining
living
office
POINT LOADED ACCESS
THE RED MAPLE CONDOMINIUM
HOWARD COUNTY, MD

CONDENSED HOUSING
BRAZIL
BURKHALTER SUMI ARCHITEKTEN

CONDENSED HOUSING
BRAZIL
BURKHALTER SUMI ARCHITEKTEN
PRECEDE_\textsuperscript{2}NT ANALYSIS - BUILDING SYSTEMS SCALE

[Images of building plans and structures]

PLAN

STRUCTURE
## URBANIZING THE AMERICAN DREAM

<table>
<thead>
<tr>
<th>MEP</th>
<th>LIGHT</th>
<th>CIRCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Silo Point MEP" /></td>
<td><img src="image2" alt="Silo Point Light" /></td>
<td><img src="image3" alt="Silo Point Circulation" /></td>
</tr>
<tr>
<td><img src="image4" alt="Agnes Lofts MEP" /></td>
<td><img src="image5" alt="Agnes Lofts Light" /></td>
<td><img src="image6" alt="Agnes Lofts Circulation" /></td>
</tr>
<tr>
<td><img src="image7" alt="Yerba Buena Lofts MEP" /></td>
<td><img src="image8" alt="Yerba Buena Lofts Light" /></td>
<td><img src="image9" alt="Yerba Buena Lofts Circulation" /></td>
</tr>
</tbody>
</table>

**Silo Point**  
Baltimore, MD  
Steel Frame

**Agnes Lofts**  
Seattle, Washington  
Weinstein A/J  
Concrete Base, Timber

**Yerba Buena Lofts**  
San Francisco, CA  
Stanley Saitowitz  
Reinforced Concrete
PRECEDE NT ANALYSIS - BUILDING SYSTEMS SCALE
URBANIZING THE AMERICAN DREAM

OCTAVIA GATEWAY
SAN FRANCISCO, CA
STANLEY SAITOWITZ
CONCRETE

1234 HOWARD ST
SAN FRANCISCO, CA
STANLEY SAITOWITZ
STEEL FRAME

1ST UNITED METHODIST
SAN FRANCISCO, CA
STANLEY SAITOWITZ
CONCRETE

ADDENDUM 91
PRECEDE NT ANALYSIS - UNIT SCALE STRUCTURE, DIMENSIONS, LIGHT

DEEP & NARROW

AGNES LOFTS
LOCATION - SEATTLE, WASHINGTON
ARCHITECT - WEINSTEIN A/U
CONSTRUCTION - CONCRETE BASE, TIMBER
SIZE - 1 BED, 1.5 BATH, 901 SF

YERBA BEUNA LOFTS
LOCATION - SAN FRANCISCO, CA
ARCHITECT - STANLEY SAI TOW ITZ
CONSTRUCTION - REINFORCED CONCRETE
SIZE - 1 BED, 2 BATH, 1500 SF
303 THIRD STREET
LOCATION - CAMBRIDGE, MA
ARCHITECT - CETRA / RUDDY
CONSTRUCTION - STEEL FRAME?
SIZE - 2 BED, 2 BATH, 1470 SF

1601 LARKIN ST
LOCATION - SAN FRANCISCO, CA
ARCHITECT - STANLEY SAITOWITZ
CONSTRUCTION - REINFORCED CONCRETE
SIZE - 2 BED, 1.5 BATH, 1100 SF

www.saitowitz.com/
PRECEDENT ANALYSIS - UNIT SCALE  STRUCTURE, DIMENSIONS, LIGHT

HYBRID/ LIGHTWELL

1234 HOWARD ST
LOCATION - SAN FRANCISCO, CA
ARCHITECT - STANLEY SAITOWITZ
CONSTRUCTION - STEEL FRAME
SIZE - 2 BED, 1.5 BATH, 1400 SF

OCTAVIA GATEWAY
LOCATION - SAN FRANCISCO, CA
ARCHITECT - STANLEY SAITOWITZ
CONSTRUCTION - REINF. CONCRETE
SIZE - 2 BED, 1.5 BATH, 1025 SF

www.saitowitz.com/
ECONOMIC INCENTIVES

After WWII, loans offered by the Veterans Administration and the Federal Housing Association made it financially possible for young couples to purchase their own homes. The application of mass production to home manufacturing pushed prices down, and tax breaks on suburban land were and still are a factor. This project must incorporate innovative ways to make city living affordable and must include both owned and rented dwellings. In particular, flexible relationships and boundaries between units should allow for space sharing. The configuration must enable long term residents, who have expanding and contracting needs, to rent out parts of their apartments to seekers of short term housing. On an even shorter time scale, the units may be designed to enable the owner to rent out his apartment during the day as a work or educational space. The ability for units to expand and contract is crucial to attract residents seeking a long term investment. Ways to economically produce housing should also be considered.
The cost of a home or a rental is always one of the first factors for those looking to move. Websites such as affordablecondos.com allow users to search for units within their price range. Many Americans want to buy a home because it is a sound investment, which hopefully will increase in value over time. If a living group is planning on being in the same location for a significant portion of time and can afford the mortgage and maintenance costs on a condo or house, buying has financial benefits over renting.

SUSTAINABILITY INCENTIVES

Lawrence J. Vale, professor of Urban Studies and Planning at MIT, argues that the staggeringly high rate of American homeownership (68.3% in 2003) has been “neither an accident nor an inevitable outcome of land availability and widespread prosperity. Rather, it has been nurtured by generations of public policy which were in turn preceded by concerted efforts to instill an ideologically grounded belief in the moral value of the owned home.” (Vale, 16) The 1920s was a period of nation wide rhetoric by both the government
and private industry in support of homeownership, and was during this period that owning a home became not just a symbol of wealth, but a sign that one was a patriotic citizen and an upstanding man. Today, an analogous moral issue in society is sustainability. This project should enable space sharing between residents as well as incorporate multifunction spaces to conserve resources and energy. Links with public transportation should also be considered as well as residents ability to walk to work.

The website for The Lucinda, New York’s “first green condominium registered for LEED certification, flashes the tag line “LIVE SMARTER” in front of an image of the building. “The Lucinda, a smarter kind of living,” fades slowly onto the screen. The selling points for the condos are its LEED status, achieved through water efficiency, a well designed energy efficient envelope, filtered air, and the use of recycled materials. This project must be marketable to those who wish to make a lifestyle change.
LIFESTYLE INCENTIVES

Many middle class Americans settle in the suburbs for reasons other than economic ones. Access, light, ventilation, green space, visual and acoustic privacy, and the ability to add space as needed for growing families must be incorporated into the design. Stanley Staiowitz's design of Octavia Gateway in San Francisco incorporates green space into the building. The L shaped units wrap around courtyard spaces, providing both occupiable space and views of nature in the city.

COMMUNITY SERVICE INCENTIVES

The population density of an urban environment can sustain community programs that would never be survive in suburbia. The inclusion of collective programmatic spaces relating to education, childcare, recreation, and health will be a crucial selling point for the middle class. The Silo Point Condominiums in Baltimore advertise their location downtown and nearby amenities: shopping, lifestyle, cultural, restaurant, bar, hospital, parks, and water taxi which are all within walking distance from the residences.
DESIGN STUDIES - SYMBIOTIC UNITS

UNIT TYPE 1 - A

OWNED
LATERNAL EXPANSION
DOUBLE HEIGHT, NO LOFT
NO GREEN SPACE
DIRECT ACCESS

RENTED
CORRIDOR ACCESS
EXIT FOR EACH ROOM
SHARED KITCHEN/LIVING
UNIT TYPE 1 - B

OWNED

LATERAL EXPANSION
DOUBLE HEIGHT SPACE AND LOFT
ACCESS VIA GREEN SPACE SHARED W/ 1 OTHER UNIT

RENTED

CORRIDOR ACCESS
SHARED KITCHEN/LIVING
DESIGN STUDIES - SYMBIOTIC UNITS

UNIT TYPE 1 - C

OWNED
-LATERAL EXPANSION
-DDOUBLE HEIGHT SPACE AND LOFT
-ACCESS VIA GREEN SPACE SHARED W/ 1 OTHER UNIT

RENTED
-CORRIDOR ACCESS
-SHARED KITCHEN/LIVING
BUILDING TYPE 1 - LIVE / LEARN

4-5 STORIES
MULTI-USE EDUCATION SPACE AT STREET LEVEL
DAYCARE, AFTERSCHOOL PROGRAMS, NIGHT CLASSES
**Design Studies - Symbiotic Units**

- **Unit Type 2**
  - Owned
    - Vertical Expansion
    - Elevated Green Space Shared W/ 3 Other Units
    - Ground Level Access
  - Rented
    - Corridor Access or Ground Level Access
    - Shared Live/Work Space for Rental Units
BUILDING TYPE 2 - LIVE / WORK

2-3 STORIES
COMMUNAL WORK/STUDY SPACE
DESIGN STUDIES - SYMBIOTIC UNITS

UNIT TYPE 3
LATERAL EXPANSION
DOUBLE HEIGHT SPACE W/ LOFT
GROUND OR 1ST FL ACCESS

OWNED

RENTED
BALCONY ACCESS, EXIT PER ROOM
SHARED KITCHEN/LIVING
BUILDING TYPE 3 - SYMBIOTIC ROWHOUSE

2-3 STORIES
RESIDENTIAL ONLY
DESIGN STUDIES - SYMBIOTIC UNITS - SOUTH JUSTIFIED, NORTH TERRACE TYPOLOGY

HOUSING PROGRAM DIMENSIONS

TYPICAL

LEFT JUSTIFIED

JUSTIFIED AND SUPERIMPOSED

INVERTED ROWHOUSE TERRACED CONCEPT
UNIT TYPE 4
INVERTED ROWHOUSE / TERRACED TYPOLGY

OWNED
LATERAL EXPANSION
PRIVATE GREEN SPACE AT NORTH COURTYARD AND STREET ACCESS

RENT / PUBLIC
STREET ACCESS
ADJACENT TO PERMANANT PUBLIC PROGRAM
DESIGN STUDIES - SECURITY STRATEGIES - SITE CONCEPT DRAWINGS

COURTYARD 1
LOW & HIGHRISE SECURITY, BOUNDARY

COURTYARD 2
LOW & HIGHRISE SECURITY, BOUNDARY

SECURITY IS CREATED WITH
HEIGHT
SOUTH FACING BARS
LOWRISE, MIDRISE, HIGHRISE
SUNLIGHT, LEVEL CHANGE FOR PRIVACY

LINES OF SIGHT
LOWRISE, MIDRISE, HIGHRISE
SECURITY THROUGH PRESENCE OF PEOPLE

SECURITY IS CREATED WITH
PRESENCE OF PEOPLE (EXPOSURE)
DESIGN STUDIES - SECURITY STRATEGIES - SITE CONCEPT DRAWINGS

DOUBLE COURTYARD 1
LOWRISE
SECURITY, BOUNDARY

DOUBLE COURTYARD 2
LOWRISE, MIDRISE
PUBLIC AND PRIVATE OPEN SPACE

SECURITY IS CREATED WITH
BOUNDARY
URBANIZING THE AMERICAN DREAM

TERRACES 1
LOWRISE
SMALL SCALE GREEN SPACE, SECURITY

TERRACES & SOUTH FACING BAR
LOWRISE, MIDRISE
SMALL SCALE GREEN SPACE, SECURITY, LIGHT

SECURITY IS CREATED WITH
BUFFER ZONE (DISTANCE)


BIBLIOGRAPHY - PRINT RESOURCES


U.S. Bureau of Census, 1999 New York City Housing and Vacancy

Whyte, William. The Exploding Metropolis
BIBLIOGRAPHY - WEB RESOURCES

http://www.houseplans.com/
http://muse.jhu.edu/journals/social_forces/v083/83.4luken.html
http://www.levittowners.com/selling.htm
http://www.nnarchitecture.com/
http://www.historyteacher.net/USProjects/DBQs2001/
http://efinancedirectory.com/articles/Rent_vs_Buy_Myths_That_Ruined_the_Housing_Market.html
http://www.adclassix.com/household.htm
http://www.levittowners.com/BROCHURE_RESALE/brochure_resale.htm
http://www.affordablecondos.com/
http://quickfacts.census.gov/qfd/states/24/24510.html
http://www.livebaltimore.com/resources/stats/region/
http://www.urbanitebaltimore.com/index.cfm
http://www.ubalt.edu/bnia/mapping/censusprofile.htm
http://www.ubalt.edu/bnia/mapping/citywide_tables.html
http://www.flickr.com/photos/baltimoreinfillsurvey/
http://www.union-square.us/

http://www.ebmc.org/home/empowermentzones.html
http://www.twelve09living.com/
http://www.silopoint.com/flash.html
http://realestatedecline.com/
http://realestatedecline.com/housingbubblecharts.htm
http://www.andersonanderson.com/
http://www.afewthoughts.co.uk/flexiblehousing/
http://www.saitowitz.com/
http://www.urbansplash.co.uk/