

coming together

Housing in New Orleans



MIT School of Architecture and Planning
Department of Architecture

coming together

New Orleans Studio
Architectural Design: Level Two Studio
Spring 2006

School of Architecture and Planning
Department of Architecture

Professor Jan Wampler

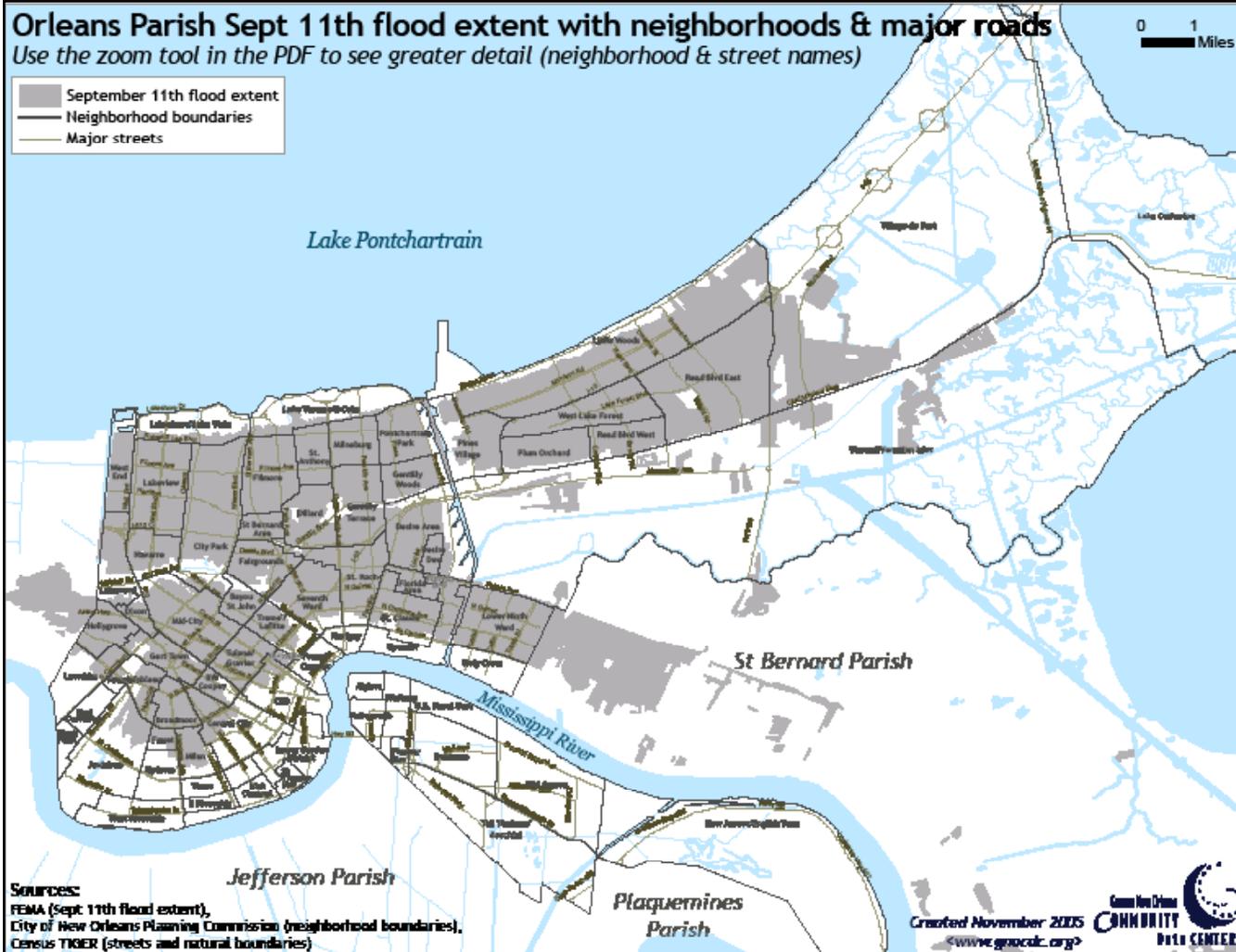
Massachusetts Institute of Technology

coming together



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Introduction

“Coming Together” Housing in New Orleans

The project for the semester is to design a demonstration project for a site near the French Quarters in New Orleans. The objectives of the project are the following:

1. To design more intense housing, community, educational and commercial facilities in 4 to 6 story buildings.
2. To explore the “space between” buildings as a way of designing and shaping objects.
3. To design at three scales - dwelling, cluster and overall.
4. To design dwellings where the owners may be able to help build and gain a skill for employment.
5. To provide/design facilities that can help the residents to gain education and skills.

Since it is unclear how and where New Orleans will be rebuilt, the site chosen for this project is next to the French Quarters and was not flooded during the hurricane. In addition, we will look for clues from the dense part of the old city to design new housing without imitating the old. Special emphases will be placed on designing around “three dimensional courtyards” for both community use and natural ventilation. Presently the site is a parking area and the parking will be kept but might be below the building and the housing could be higher than the existing land in case the area is flooded in the future. Total height of our proposal is up to individual students.

We worked with a NGO group called “The Urban Conservancy” that is trying to help rebuild New Orleans using local labor and providing jobs for residents.

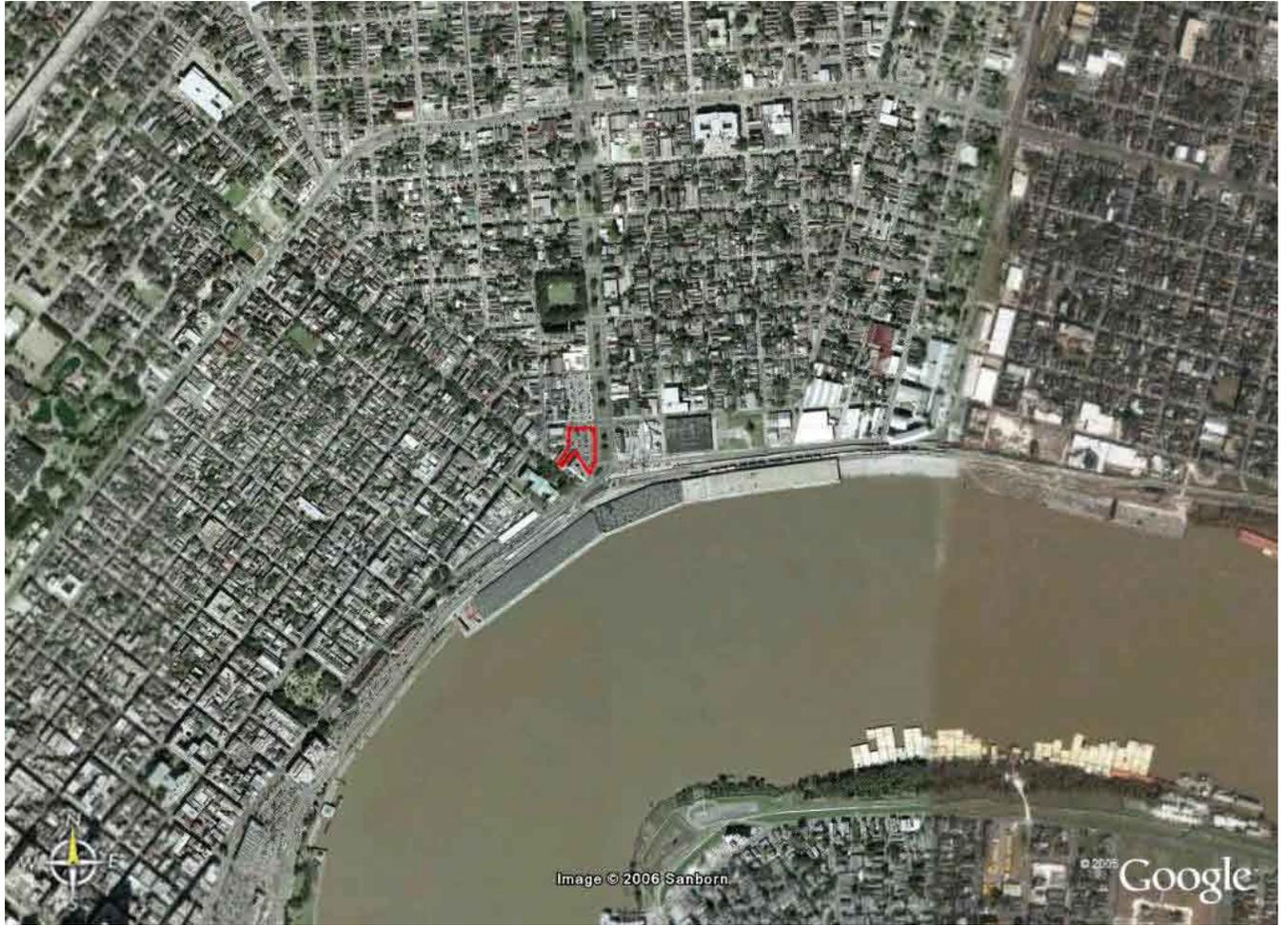
In the middle of February we traveled to New Orleans to visit the site, old city, meet with community groups, city agencies and understand the culture of the city.

Other issues explored during the semester:

- Methods of designing with “space between”...
- Designing the “extraordinary and ordinary”...
- Materials that fit with the condition....
- New attitudes towards housing – “homing”...
- The role of the architect beyond designer...

At the end of the studio we invited community, city and NGO groups to our final review and organized the designs into this small publication to send to New Orleans.

Jan Wampler, FAIA
Professor of Architecture
Boston, February 2006



Site

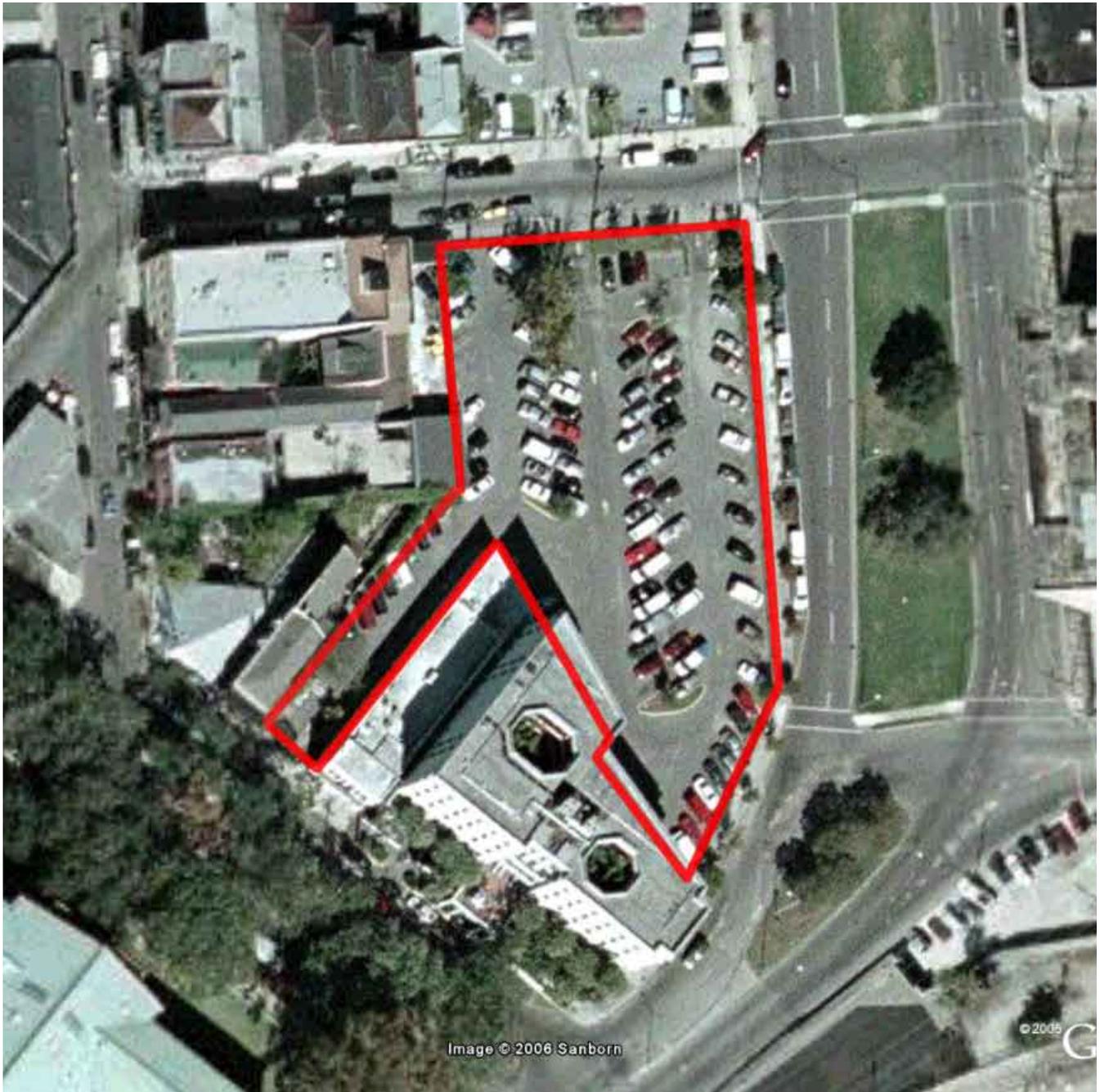
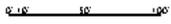
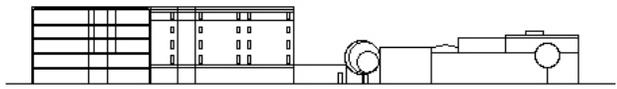
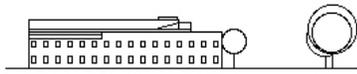


Image © 2006 Sanborn

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Site



Site from across street



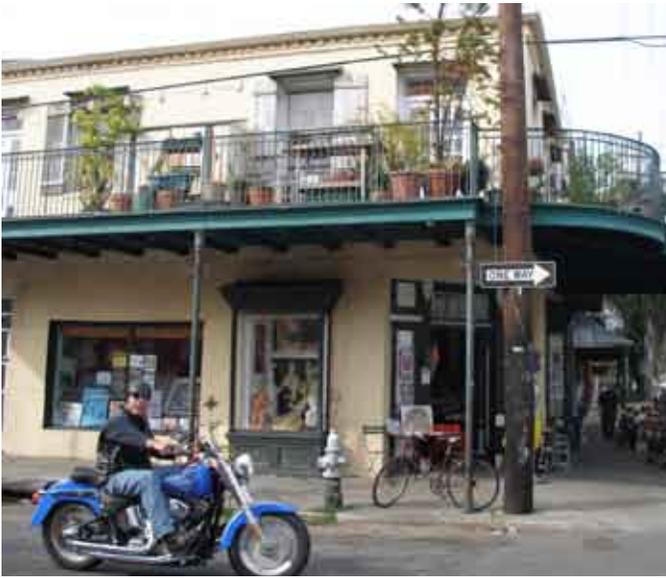
Site at corner



Site from across street



Context



Student Work

William Abrahamson

New Orleans Housing: Design Intervention for a City in Crisis

The project has fundamentally remained as a challenge to tackle the practical (housing) and psychological (memory/history) issues for New Orleans. For the housing and associated services, my clients have been defined as the larger "transient" community of people moving in, out and around New Orleans as volunteers from out of town, displaced victims, extended-stay renters, students, and extended relatives of families, acting as a hostel to anyone who needs housing for a short time (1wk-1yr). For various reasons, the way I have tried to address memory, history, and education, in the site is through a series of public and semi-public, activated, ground planes. These spaces reference both the ancient history of the site and the recent history of the hurricane devastation. While the site is technically on "high ground," there remains the possibility of flooding. If the project were to be used as a prototype for additional housing in the city - namely in the lowest elevation neighborhoods that were greatly flooded - it would suggest that a new typology develop that raises housing above street level. Thus the housing has been formally raised and separated from the ground planes, yet integrated through circulation routes, geometry, and planned, symbolic points of contact. The housing is porous -- allowing light, air and structure to permeate each unit. The structural solution for cantilevering the housing over public space is achieved by using a series of masted structures to suspend the protruding units. The intention is to provide a lighter structure overall to reduce the oppressive effect on the spaces below, while the cantilevers also act to frame these spaces and provide shade for outdoor activities.

"COMIN' TOGETHER"
NEW HOUSING IN NEW ORLEANS
INTENTION AND APPROACH



GOALS:
 *HOUSING WHICH NURTURES ECONOMIC AND CULTURAL DEVELOPMENT OF THE INDIVIDUAL AND COLLECTIVE .
 *HOUSING WHICH FACILITATES CONNECTIONS BETWEEN RESIDENTS AND THE CITY.

PROPOSAL: INTEGRATED LIVE/WORK SPACES. ANCHORED INITIALLY AROUND ELECTRIC FOOD TRUCKS AND CO-OPERATIVE KITCHENS. CAPITALIZE ON MASSIVE, DISPERSED RECOVERY EFFORTS. PROVIDE FOR FUTURE DEVELOPMENT OF COMMERCIAL SPACES INTO DIVERSE ENTERPRISES.

Post Katrina Building Permits
 January 18, 2008



LOCAL COMMERCIAL ACTIVITY INVESTED IN BY NEIGHBORHOOD & CITY & STATE: ECONOMY AS A PUBLIC EVENT, CREATIVE, INDEPENDENT

FOOD | CATERING | BUILDING MATERIALS | HOME & GARDEN SUPPLIES | COMPOST | FINE ARTS | CRAFTS | URBAN AGRICULTURE | LANDSCAPING



**"COMIN' TOGETHER"
NEW HOUSING IN NEW ORLEANS
PROCESS**

EXPLORATIONS OF:
PASSAGE
PORTAL
EVENT
LAYERS



**“COMIN’ TOGETHER”
NEW HOUSING IN NEW ORLEANS**

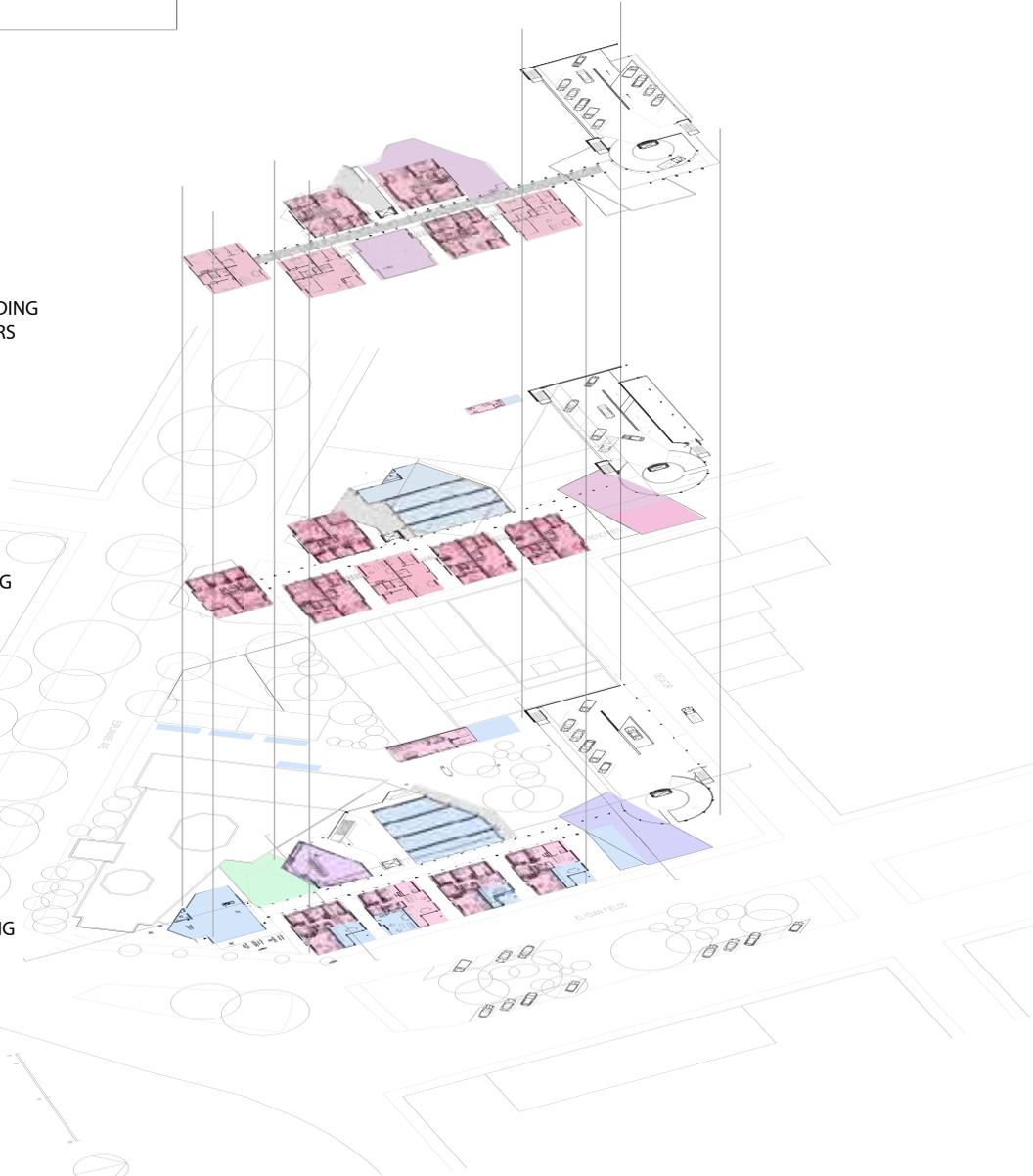


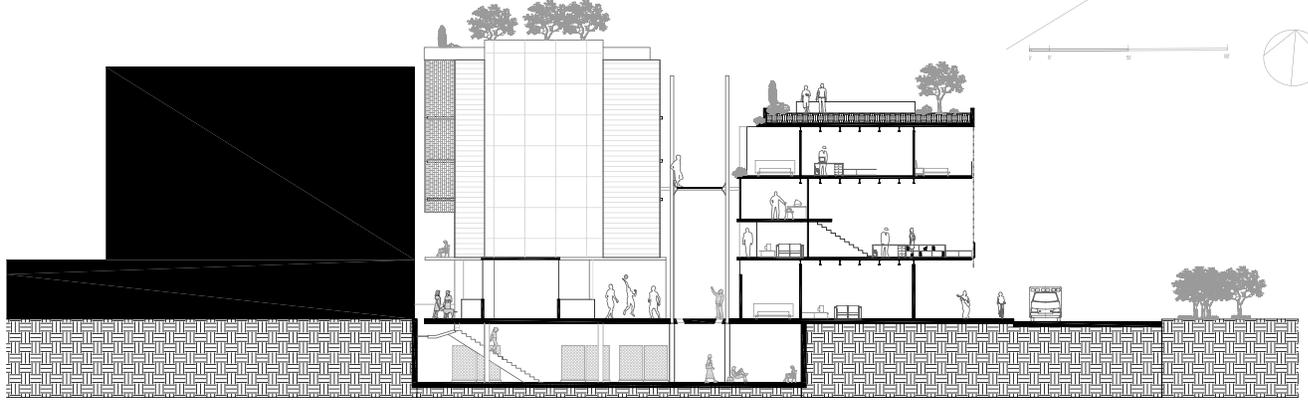
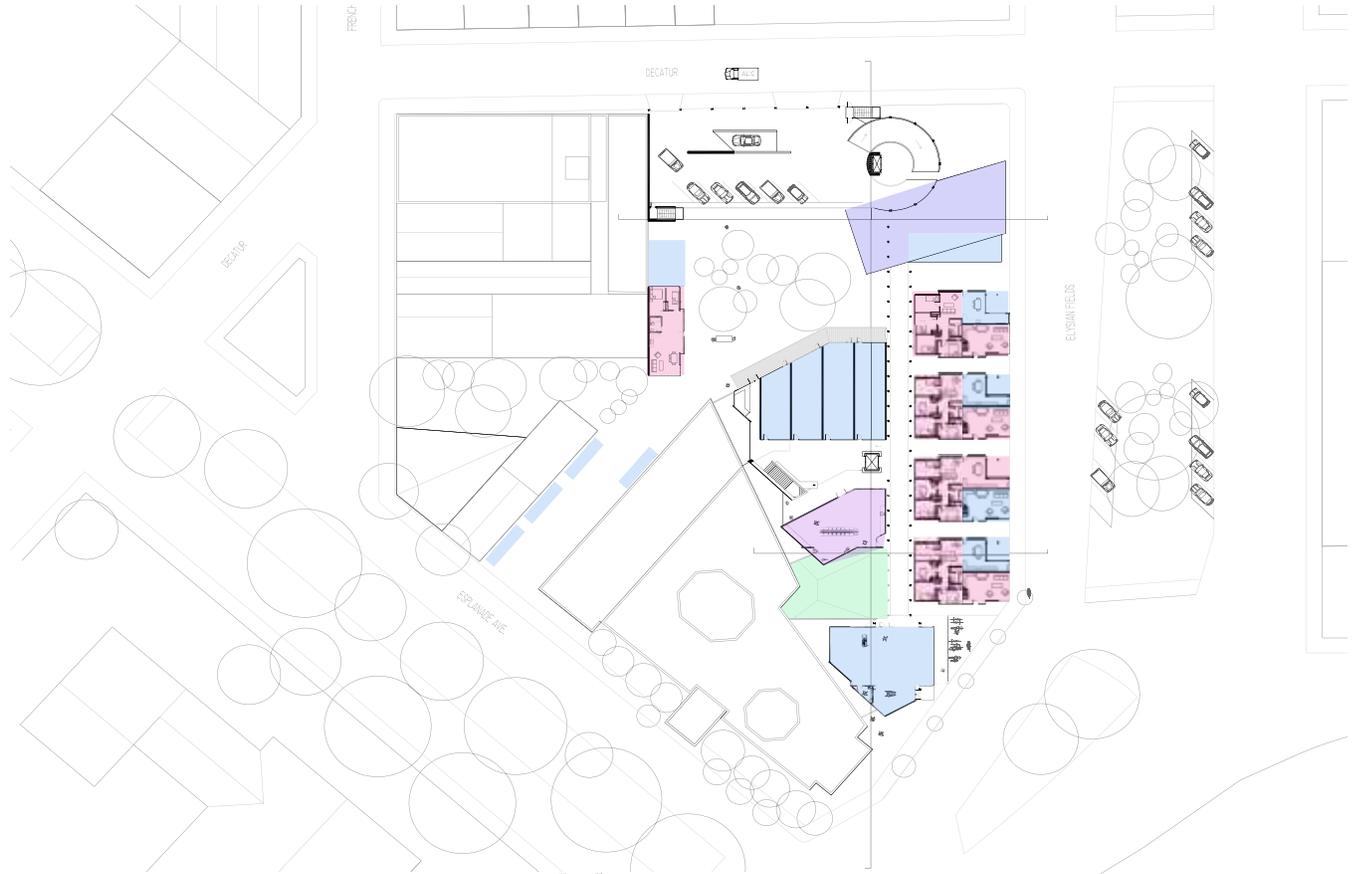
THIRD LEVEL:
RESIDENCES
GARDENS
GREENHOUSE/NURSERY
PROMENADE
OBSERVATION DECK
INDEPENDENT VEHICLE LOADING
SOLAR THERMAL COLLECTORS

SECOND LEVEL:
RESIDENCES
COMMERCIAL
CAFETERIA/CO-OP KITCHEN
CO-OP FOOD TRUCK LOADING
RETAIL / SERVICES

FIRST LEVEL:
COMMERCIAL
RESIDENCES
INFORMAL MARKET KIOSKS
PLAYSPACE
LAUNDRY
CO-OP CAFE
CO-OP KITCHEN/CAFETERIA
CO-OP FOOD TRUCK LOADING
WHOLESALE
MATERIALS EXCHANGE

SUB LEVEL: (NOT SHOWN)
BULK FOOD PREP ROOMS
MEETING SPACES
STORAGE
BIOMASS DIGESTER







SECOND LEVEL



THIRD LEVEL







Emily Lammert

New Orleans Housing: Design Intervention for a City in Crisis

The project has fundamentally remained as a challenge to tackle the practical (housing) and psychological (memory/history) issues for New Orleans. For the housing and associated services, my clients have been defined as the larger "transient" community of people moving in, out and around New Orleans as volunteers from out of town, displaced victims, extended-stay renters, students, and extended relatives of families, acting as a hostel to anyone who needs housing for a short time (1wk-1yr). For various reasons, the way I have tried to address memory, history, and education, in the site is through a series of public and semi-public, activated, ground planes. These spaces reference both the ancient history of the site and the recent history of the hurricane devastation. While the site is technically on "high ground," there remains the possibility of flooding. If the project were to be used as a prototype for additional housing in the city - namely in the lowest elevation neighborhoods that were greatly flooded - it would suggest that a new typology develop that raises housing above street level. Thus the housing has been formally raised and separated from the ground planes, yet integrated through circulation routes, geometry, and planned, symbolic points of contact. The housing is porous -- allowing light, air and structure to permeate each unit. The structural solution for cantilevering the housing over public space is achieved by using a series of masted structures to suspend the protruding units. The intention is to provide a lighter structure overall to reduce the oppressive effect on the spaces below, while the cantilevers also act to frame these spaces and provide shade for outdoor activities.

world/country

volunteers
teachers
doctors
planners
architects
ecologists
social workers
economists
laborers
etc...

city

memorial landscape
great individual spaces
group gathering spaces
new wind, and circulation corridors
connected with greater park system
links to museums and civic spaces

low density

community

housing
displaced families
individuals in transition
temporary renters
extended relatives
permanent owners

new orleans
design intervention for a city in crisis
"rebuilding" at different scales

program:

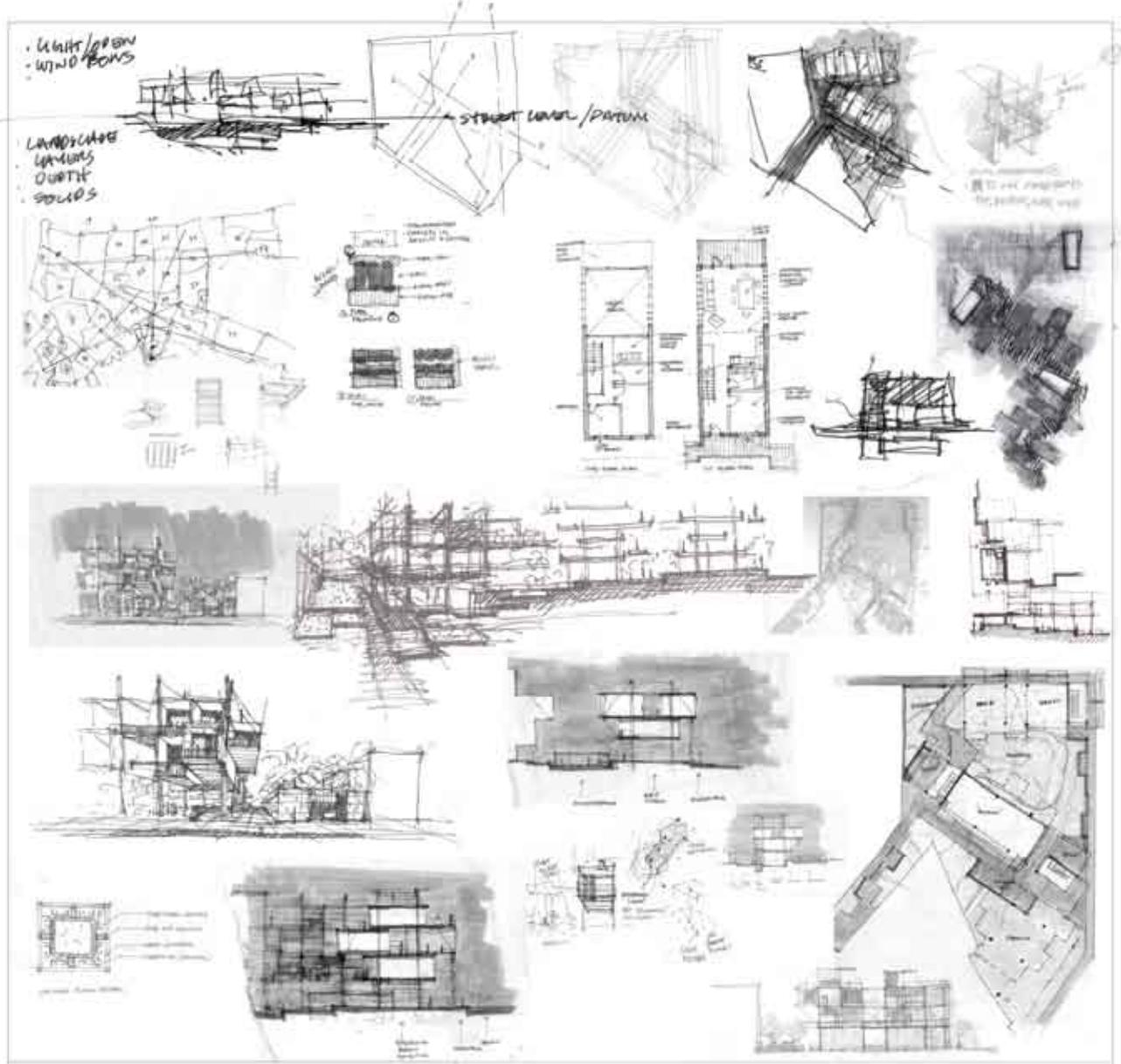
"housing"

26 units 1-4+ bedrooms
internet/job center
office/check in
mailroom
bulletin board/resources
laundry room
exercise center
conference /classrooms
viewing terraces
outdoor picnic and chess
tables

"landscape"

sun/shade plazas
picnic and chess tables
green landscaped spaces
public pathways/benches
historical retaining walls
community gardens
playground
flooded neighborhood
references etched on
transparent column bases



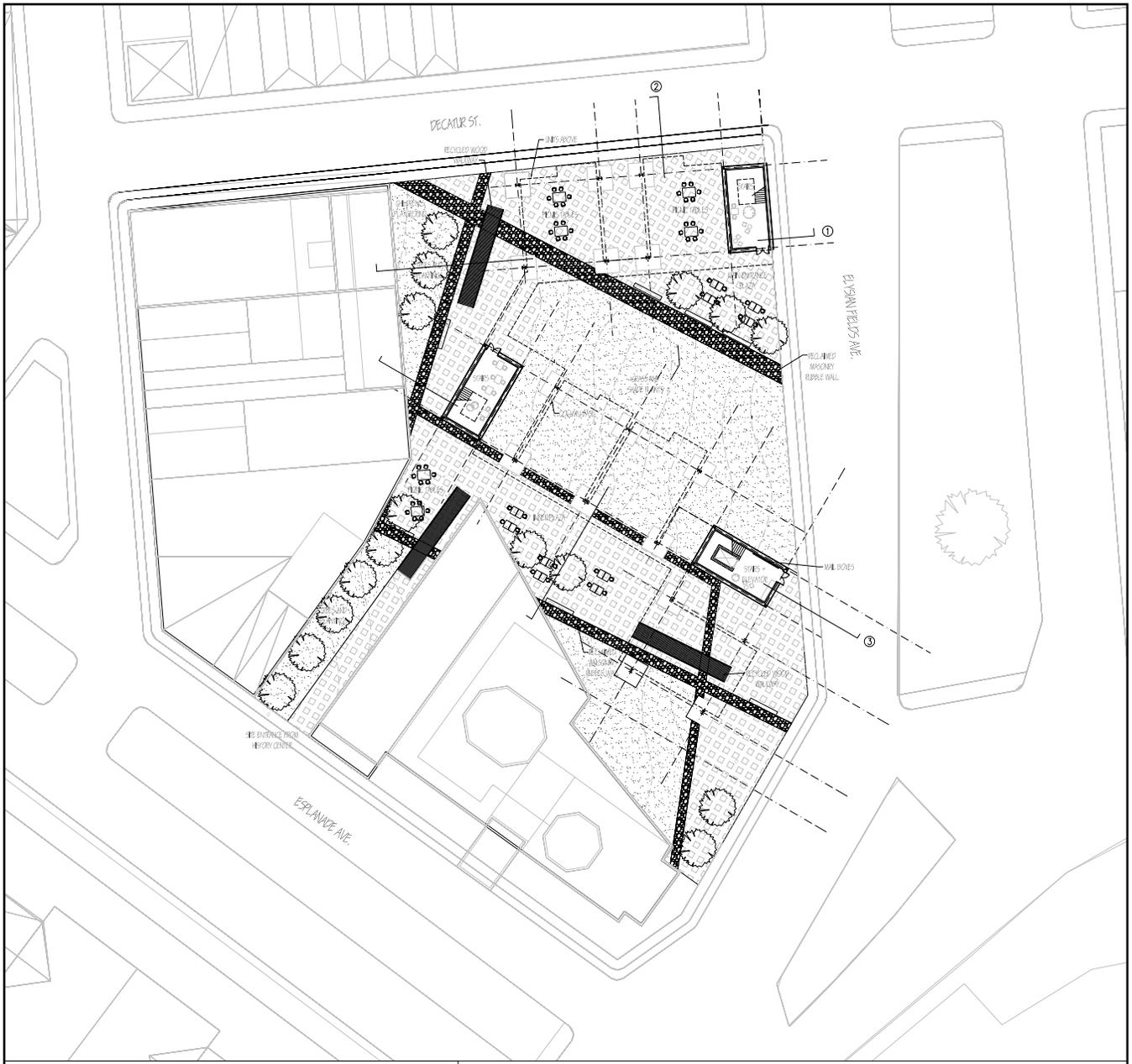


SKETCHES + PROCESS



SITE PLAN
1/32" = 1'-0"





GROUND FLOOR PLAN
1/16" = 1'-0"



NORTH



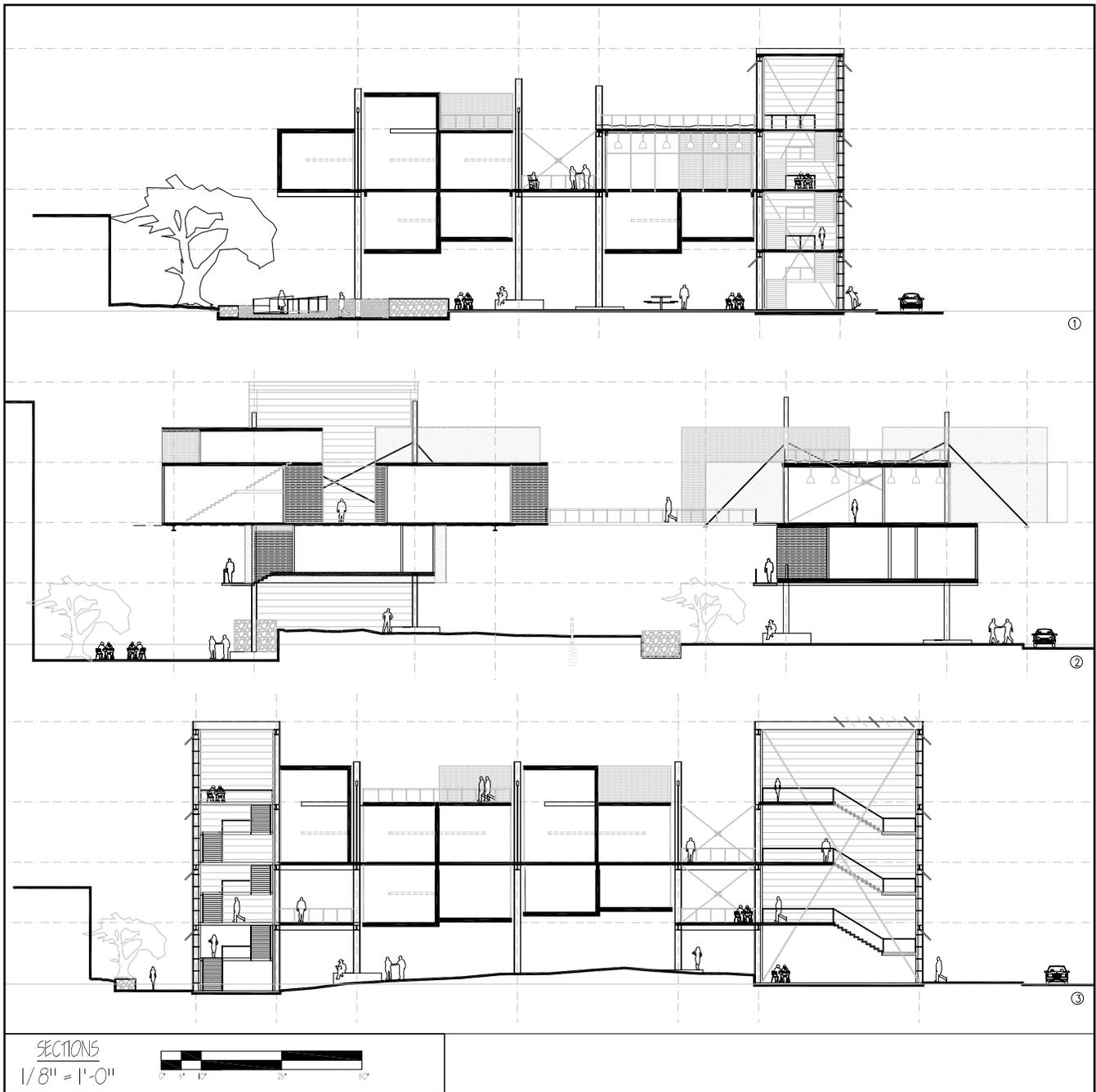
FIRST FLOOR PLAN
 1/16" = 1'-0"





SECOND FLOOR PLAN
1/16" = 1'-0"







HISTORIC PLAN OVERLAY



ELEVATION
3" = 1'-0"







