

# Public Meets Private

## Dissolving the Urban Enclave



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Thesis Research and Analysis: AHST 5110  
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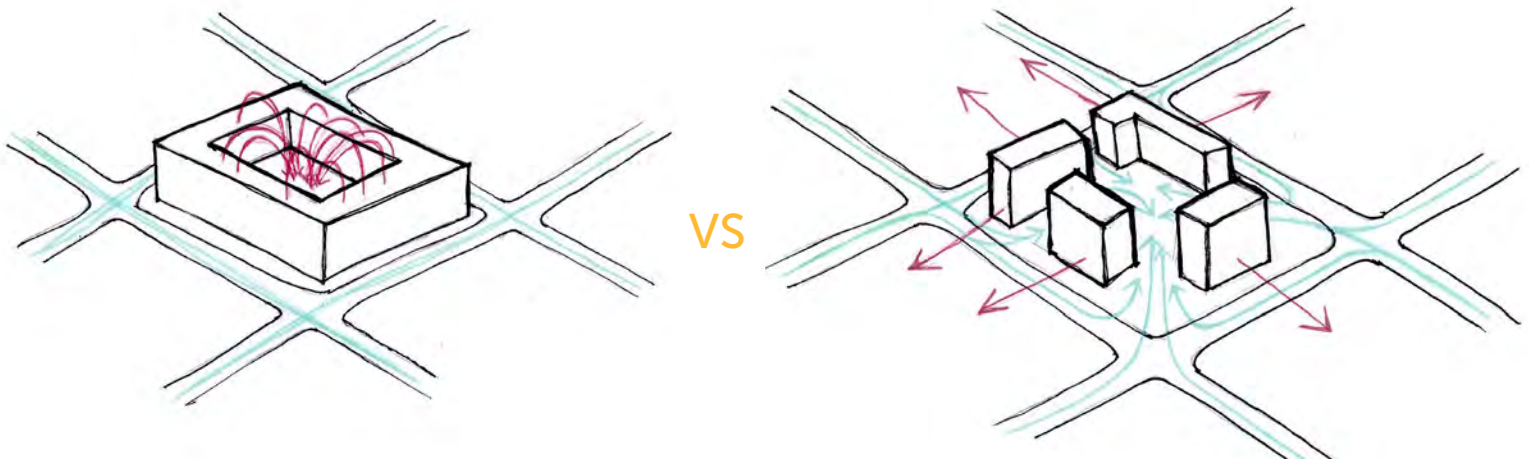




# Thesis Abstract

Traditionally enclaves were established to create a separate cultural, social and territorial environment within a larger surrounding territory. Similarly urban enclaves construct an isolated community situated within a city. This notion has been utilized to create an enclosed housing typology that is seen throughout the world. Inward looking communities form a strict separation between the public and private realms. In order to design a housing system that connects with its surrounding neighborhood, it is first necessary to break apart the enclave model. The design of a space that stimulates interaction between public and private will result in a stronger overall community for the city.

Through an investigation into urban housing conditions, urban landscape, communities and human interactions, this project produces a basis for creating a mixed-use housing environment that is capable of promoting interaction amongst its inhabitants and within the surrounding city. Located in New Orleans' Lower Garden District, this project involves the design of a mid-rise housing community featuring public amenities and an exterior space that weaves throughout the housing tying together the public and private programmatic elements. This project provides a hub of activity within the housing community that not only benefits the residents, but also draws in people from the surrounding neighborhoods, generating a larger social community. The act of dissolving these enclosures effectively allows the outdoor space to become the interstitial fabric that binds the neighborhood.





# Thesis Essay

Urban life operates best when there is an interaction between the public and private realms of the city. The development of urban enclaves has resulted in the creation of isolated communities situated within cities. Public squares always had a close association to housing, but gradually this notion of shared outdoor space transitioned into housing blocks and was eventually turned into private courtyard spaces. These enclosures produce a series of inward looking communities that are separated from the city in which they reside. In order to design a housing system that connects with its surrounding neighborhood, it is first necessary to break apart the enclave model. The design of a space that stimulates interaction between public and private will result in a stronger overall community for the city.

Over time there is a constant shift in emphasis between the public and the private. Michael Dennis discusses this swing as it took place in France, “for centuries, space was the principle medium of urbanism – the matrix that united public and private interests in the city, guaranteeing a balance between the two. But in the eighteenth century, a process of change – social, intellectual, and formal – began to alter that balance in favor of the private realm.”<sup>1</sup> This shift to a focus on the private can be traced in the progression of public space in France from the sixteenth thru the eighteenth century. The architectural focus on privacy was incorporated in the progression of housing types as well as the framing of public squares throughout the country.

The link between living space and public squares is common in the urban environment. An emphasis on the enclosing of public space occurred in the development of urban squares in Paris. The Place Ducale of Vitry-le-François was the first of the new style of royal squares being designed in Paris; designed by Girolamo Marini in 1545. The town of Vitry-le-François is laid out in a sixteen square block grid, and the Place Ducale is situated directly in the center of town at the intersection of the two primary axis roads.<sup>2</sup> By locating the square off the regular grid lines the public space stands out as a separate entity from the rest of the town. The primary roads also provide access into the square since they pass directly through the center. Houses with repetitive façades surround the square on all sides, minus a cathedral in one corner. All of the houses were also built to the same depth, so they project into the surrounding context the same distance creating a thick, even border around the square.<sup>3</sup> The houses around Place Ducale have both public and private boundaries to them, with the square at one side and the infill of the urban block at the other. This urban square successfully connects to the public realm because of its location at the crossroads of the towns primary circulation paths and because it has the draw of a cathedral within its enclosure.

In the early seventeenth century Henri IV planned the Place Royale (now known as the Place des Vosges), which became the first Renaissance urban space of Paris.<sup>4</sup> Built in 1605 the square

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1 Michael Dennis, *Court & Garden* (Cambridge, Massachusetts: The MIT Press, 1986), 1.

2 Dennis, *Court & Garden*, 30.

3 Dennis, *Court & Garden*, 30.

4 Dennis, *Court & Garden*, 44.

was originally designed to be a place for worker housing, because of this a factory was built on the northern side of the square. Unfortunately, in 1606 the factory failed and the east, west, and south sides of the square became housing for nobles. Eventually, the factory was torn down and the north side was turned into housing as well.<sup>5</sup> The entire square was an enclosed space, except for one corner that had a single street entrance. Aside from this the primary access into the square was through arcades that resided under two pavilions located on the north and south sides of the square. The Place Royale was designed as a successor to the Place Ducale though it was entirely comprised of housing with no public monument such as Ducale's cathedral. Just as in the square in Vitry-le-François, the housing surrounding Place Royale all had identical façades, unifying the enclosure of the space, which created a "discreet collaboration between public gestures and private amenity...This balance between public and private, between individual expression and collective identity, reflects a rare but provocative moment of formal and social history. At once an urban and social stabilizer, the Place Royale was the focus of court and civic activity."<sup>6</sup> While the housing has a unified face on the square side, the side that connects to the rest of the city extends into the urban fabric at varying depths. At Place Ducale the even extension of the housing mass created a solid border around the square, but at Place Royale the inconsistent depth of the housing units blurs the line between the square and the rest of the city.

The relationship between housing and public space is not solely restricted to the planning of Paris, but is in fact widespread. In the 18<sup>th</sup> century Louis Pilié designed New Orleans' main public square, the Place d'Armes, located along the Mississippi River in the center of the city's grid layout.<sup>7</sup> This public space became known as Jackson Square in 1815. Jackson Square is comprised of an assortment of programmatic uses. The central feature is Saint Louis Cathedral, which is located on the edge opposite the Mississippi River. Saint Louis Cathedral borders the northwest side of the square and is framed by the Cabildo and the Presbytere, the original governor's mansion and a clergy house respectively. The Cabildo and Presbytere have both since been turned into State Museums of Louisiana, maintaining the public elements of the square. The northeast and southeast sides of Jackson Square are enclosed by the Pontalba Apartments. The programmatic function of these buildings has remained the same throughout their history; they are the oldest apartment buildings in the United States. The first floors of these apartment buildings are shops and restaurants, leaving the second and third floors as residential units.<sup>8</sup> While the Place Royale had limited access routes, Jackson Square is accessible from every corner and public streets extend along on all sides. In 1971, all streets were closed off from vehicular traffic except for Decatur Street, along the river edge of the square. This created a pedestrian friendly atmosphere that promoted the square as a space for interaction. The approach to interaction is further enabled by the square's use

5 Dennis, *Court & Garden*, 44.

6 Dennis, *Court & Garden*, 47.

7 Experience New Orleans, Jackson Square, [www.jackson-square.com](http://www.jackson-square.com) (accessed December 8, 2012).

8 Experience New Orleans, Jackson Square.

as an artist colony. This combined with the location of shops and restaurants along the square establishes the public realm of the space, while the residential apartments maintain the private realm.

The concept of situating housing around a common outdoor space, or green space, is an idea that has continued throughout history. Often times this focus of encompassing exterior space has led to a separation from the surrounding urban environment. The creation of a secluded space within a city can be described as an urban enclave. An enclave is an area or group that is enclosed or isolated within a larger area or group. An early example of urban enclave is the beguinages of the Middle Ages, "they were established to provide a safe haven for single women, where the chaos of the city could not penetrate...This ideal of a better society was initially achieved in the beguinages of Dutch cities"<sup>9</sup> where the secluded community, within the larger city, would still have the same architectural character as the city. In an attempt to connect cities with nature, enclaves were later organized around courtyards. The development of smaller communities, within a city, enclosing a courtyard ties into the designing of modern housing complexes.

Two primary examples of multi-unit housing organized around a courtyard are Michiel Brinkman's Spangen Quarter in Rotterdam and Le Corbusier's design for the Immeubles Villas for Paris. The Spangen Quarter was constructed from 1919 to 1921, it is made up of large perimeter blocks that line the street edge and contain an open courtyard within. The housing blocks are each four storeys high with the first two storeys dedicated to single floor living units and then there are duplex units on the third floor. The building forms are oriented around the garden space, creating a barrier between public and private space. In order to access the individual housing units, you must first enter the communal garden. By positioning the entry in the courtyard, Brinkman has given the design an inward feel that turns its back to the public realm outside of the complex. There is a "network of pedestrian walks and service streets...[that] connects all areas inside...In addition to the access at the ground level there is an external gallery at the third floor,"<sup>10</sup> which is an open air pathway that functions both as circulation and as a gathering space for residents. The galleries are essentially used as terraces for the residents, acting as a place of rest and minor recreation. While the Spangen Quarter is able to create a sense of community within its walls it also separates that community from the overall city.

Le Corbusier's, never built, design for the Immeubles Villas in 1922 has the same effect of establishing an enclosed community, although this was precisely Le Corbusier's intention. The Immeubles Villas are set up as a rectangular, perimeter block housing scheme with a large courtyard in the middle, similar to Brinkman's Spangen Quarter. The uniqueness of the Immeubles Villas lies within the design of the individual housing units. Each unit was two storeys with a double height living space and their own double height garden. The layout of the individual units was inspired

9 Dick van Gameren and Pierjin van der Putt, "Fragments of an Ideal City," *Delft Architectural Studies on Housing: The Urban Enclave* (NAi Uitgevers), no. 5 (2011): 5.

10 Roger Sherwood, *Modern Housing Prototypes: An exhibition of important housing projects of the 20th century* (Roger Sherwood, 1971), 14.

by a monastery near Florence where the "Carthusian monks' quarters consist of small walled villas arranged around a cloister. Each villa is made up of a 2 story house and an enclosed ell shaped garden."<sup>11</sup> The ell shaped garden unit was a form that was also mimicked in individual courtyard houses. It is interesting that Le Corbusier chose these individual courtyard units to build a housing community, because the courtyard house is in fact geared toward privacy not community. "Privacy is the key quality of the courtyard house. It looks inward onto a private garden which is as enclosed and intimate as any room of the house."<sup>12</sup> Le Corbusier used units that are inherently focused inward and aggregated them into a mass housing system that as a whole concentrates on its central courtyard and not the city beyond the walls.

Using the principles he studied in the Immeubles Villas, Le Corbusier finally designed a project that fully realized all of the housing elements in a built form, the Unité D'Habitation in Marseilles. The Unité is comprised of double height living spaces, two storey units, and communal spaces. Even the outdoor zones of the Immeubles Villas were incorporated into the Unité, although with some slight adjustments. The individual gardens in each unit became the balconies for the apartments of the Unité, which were referred to as hanging gardens. The central communal garden space is no longer enclosed within the building form instead it surrounds the building and is bound by the urban context of the city. Le Corbusier designed a housing complex that was intended to contain all the necessary amenities of everyday life. There was a two level shopping area, complete with a supermarket, located in the middle of the building; the building had a communal roof garden, and even a school for young children. Le Corbusier built a housing complex that established an inward looking community, and which essentially removed itself and its residents from the public realm of the city. Werner Goehner warns of this trend in modern architecture, "The reduction of architecture to an issue of the private realm alone stripped architecture of its civic dimension...In the modern city a meaningful dialogue between the res publica and the res privata is missing, leading to an impoverishment of the urban spatial morphology...Without such a spatial articulation of the public realm, the city becomes unintelligible."<sup>13</sup>

Architects have continued to replicate and modify Le Corbusier's vision of the modern city, which has resulted in a wealth of housing types that isolate the resident from the city. One way to rejuvenate the sense of community within the urban environment is to establish a neighborhood. Neighborhoods work to connect the individuals of a community as well as the community to the surrounding city. In modern architecture there was a shift toward compartmentalizing the different aspects of everyday life. One explanation for this issue is that "for modern architects, 'housing' usually connotes massing – large apartment blocks...that do not necessarily need to be isolated in the city. One of the core assumptions of architectural modernism was that in the name

11 Sherwood, *Modern Housing Prototypes*, 16.

12 Duncan Macintosh, *The Modern Courtyard House: A History* (London: Lund Humphries for the Architectural Association, 1973), 7.

13 Werner Goehner, "Architecture as an Integral Part of the City," *The Cornell Journal of Architecture* I, 1981, 69.



of rational planning, activities such as work, living, and recreation should be separated from one another into urban zones. We now know that this type of separation is not necessarily rational.” This type of disconnection between activities can begin to give an urban space the characteristics of a suburban one. It is important to separate the idea of neighborhood from the notion of suburbia; they are intrinsically different from one another. Neighborhoods are urban areas that encompass “a balance of human activity: a variety of housing, adequate shopping, a range of workplaces, and the facilities for...education” while a suburban area would have those same activities but they would be compartmentalized into different sections.<sup>14</sup> It is also important to note that neighborhoods are entities that are linked together, aggregating to form cities. On its own a neighborhood has the qualities of urban life but is not itself an urban environment, it is the connection to other nearby neighborhoods that lays a foundation for creating a successful urban atmosphere.

In her studies on cities, Jane Jacobs refers to these neighborhood conditions as city districts. She stresses several factors that make up a successful urban community, but the most paramount is the need for individuals to feel safe while walking the streets of a district amongst strangers. This situation of being surrounded by strangers is an imperative difference between cities and towns, because cities “are, by definition, full of strangers. To any one person, strangers are far more common in big cities than acquaintances.”<sup>15</sup> The way to make people feel more comfortable around strangers is to provide an active environment that fosters interaction. Jacobs explains the importance of providing a mixture of programmatic elements on any given block to maintain a variety of activities that will in turn bring people out onto the streets. By creating situations where there are more “eyes on the street” a safer atmosphere is produced in which people can be protective over one another.<sup>16</sup>

By providing a variety of uses, successful city streets work as generators for human interaction. Allan B. Jacobs states that great streets, “should help make a community: should facilitate people acting and interacting to achieve in concert what they might not achieve alone...The best streets encourage participation.”<sup>17</sup> This concept of community and interaction is what drives the success of urban neighborhoods. While enclaves can create an isolated community, it is streets and public squares that encapsulate the sense of community at the city scale. These public outdoor spaces connect the different aspects and environments of a city, both by providing a physical means of access and by forging a visual link. This physical and visual connection is essential for the interaction between the public and private conditions of urban life. “The best streets have about them a quality of transparency at their edges, where the public realm of the street and the less public, often private realm of property and buildings meet.”<sup>18</sup> At the boundaries of public and

14 Andres Duany and Elizabeth Plater-Zyberk, “Neighborhoods and Suburbs,” *Design Quarterly*, Spring 1995: 10.

15 Jane Jacobs, *The Death and Life of Great American Cities* (New York: Vintage Books, 1992), 30.

16 Jacobs, *The Death and Life of Great American Cities*, 35.

17 Allan B. Jacobs, *Great Streets* (Cambridge, Massachusetts: Massachusetts Institute of Technology, 1993), 8-9.

18 Allan B. Jacobs, *Great Streets*, 285.

private we often see the integration of the various programmatic elements of the city. These features help us define the borders of the street, while still providing a sense of what lies beyond the wall. Having a diversity of activities on a street can also affect the amount of people on a street at any given time of day. An assortment of amenities should work to draw people to the district throughout the entirety of a day, if there are moments when a street becomes quiet or uninhabited it becomes a significantly less safe environment.

The notion of occupation is not strictly limited to the streets of a city but will also affect the safety of parks and public squares. According to Jane Jacobs an effective neighborhood planning should aim “first, to foster lively and interesting streets. Second, to make the fabric of these streets as continuous a network as possible throughout a district...Third, to use parks and squares and public buildings as part of this street fabric; use them to intensify and knit together the fabric’s complexity and multiple use. They should not be used to island off subdistrict neighborhoods.”<sup>19</sup> A district must be a fluid habitat of connectivity between people and activity. When a park has limited access, it becomes a less desirable place to inhabit. A park is by definition an open space intended for the enjoyment of the public, but in actuality a city park should be considered “deprived places that require the boon of life and appreciation conferred on them. This is more nearly in accord with reality, for people do confer use on parks and make them successes – or else withhold use and doom parks to rejection and failure.”<sup>20</sup> By creating an enclave that isolates public green space within an enclosed development, designers are in essence condemning that space to failure; it requires the interaction of the public to enliven its environment and make the outdoor space an enjoyable experience. The act of breaking open these enclosures will affectively allow the exterior space to become the interstitial fabric that binds a neighborhood.

There are many factors that go into constructing a positive neighborhood environment, but what it boils down to is the ability to create spaces that bring together and generate interaction amongst all of the components of a neighborhood. This project proposes the design of a housing scheme that breaks up the model of the typical enclave housing type. The result will turn the inward looking housing community around and open it up to the surrounding city. The area will become an active exterior space that stitches together all the factors that comprise a successful neighborhood. Combining housing, retail, restaurants, theaters, and park space the site will become a hub of connectivity that will benefit both the inhabitants of the residence and the members of the surrounding area of the city.

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19 Jacobs, *The Death and Life of Great American Cities*, 129.

20 Jacobs, *The Death and Life of Great American Cities*, 89.



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# Annotated Bibliography

**Dennis, Michael. *Court & Garden*. Cambridge, Massachusetts: The MIT Press, 1986.**

Michael Dennis provides an overview of the changing landscape of the public realm from the 16th century up through the 19th century. With an in depth focus on the urban squares established by Henri IV during his reign in Paris. These squares established an environment where the private bordered the public. Dennis studies the history of these public squares, how their functions changed over time and their effect on the surrounding residential neighborhoods.

**Duany, Andres, and Elizabeth Plater-Zyberk. "Neighborhoods and Suburbs." *Design Quarterly*, 1995, Spring: 10-23.**

Duany and Plater-Zyberk state the differences between what defines a neighborhood and what defines a suburb. There is a clear bias toward the neighborhood as a more positive housing environment. The article provides a thorough breakdown of the benefits of a neighborhood that are lacking in suburbia. Duany and Plater-Zyberk focus on the issue of programmatic integration as a major divider between the success of neighborhoods versus suburbs. The integration of neighborhood programs creates an atmosphere where there is a constant flow of activity throughout the entire day, whether from the housing or commercial elements. Suburbia creates a situation where there will be depopulated zones at different times of day, since there is not always a constant need for the commercial or public spaces.

**Jacobs, Jane. *The Death and Life of Great American Cities*. New York: Vintage Books, 1992.**

Jane Jacobs' book focuses on the issues of urban policy at how these issues have affected the way cities function today. Jacobs believes a core element of cities is their neighborhoods. She lays out specific criteria regarding what makes a successful neighborhood. The book discusses the way people feel in different urban settings and how the character and design of city streets can affect the safety and comfort of the residents in that neighborhood. Cities are a collection of neighborhoods and neighborhoods are a collection of streets, in order to strengthen a city you must begin at the small scale of the street.

**Macintosh, Duncan. *The Modern Courtyard House: A History*. London: Lund Humphries for the Architectural Association, 1973.**

Macintosh discusses the modern courtyard home through specific precedent examples. He primarily focuses on the single-family home and how the courtyard became integrated into houses. This book provides a systematic look of how home layouts developed over time to better integrate the exterior room into the program. Macintosh brings up the inherent sense of privacy that is associated with the courtyard and how architects began to use this as an additional tool in housing design.

**Sherwood, Roger. *Modern Housing Prototypes: An exhibition of important housing projects of the 20th century*. Roger Sherwood, 1971.**

Sherwood investigates the various multi-unit housing typologies that developed during the modern era of architecture. Focusing on specific projects, Sherwood provides a brief summary of the design history of each. He also includes ample plan, section and axonometric drawings to allow for a more in depth look into the organization and form of these housing facilities. By discussing a wide range of housing projects, Sherwood creates a strong overview of modern architecture's approach to housing.

**van Gameren, Dick, and Pierjin van der Putt. "Fragments of an Ideal City." *Delft Architectural Studies on Housing: The Urban Enclave* (NAi Uitgevers), no. 5 (2011): 4-11.**

Dick van Gameren's article in the Delft Architectural Studies on Housing, focuses on the history and development of enclaves throughout cities. He discusses the enclave's beginning in the Middle Ages as a safe haven and its progression to isolated sections of cities. Enclaves have created a sense of fragmentation in cities since they establish a separation between the individual communities and between those communities and the overall city.



# Precedent Research



## Kingboard Plaza

Aedas  
Shanghai, China



## Schots 1 + 2: CiBoGa

S333  
Groningen, Netherlands



## Tenerife Espacio de las Artes

Herzog & Meuron  
Santa Cruz de Tenerife,  
Canary Islands, Spain



## Keller Fountain

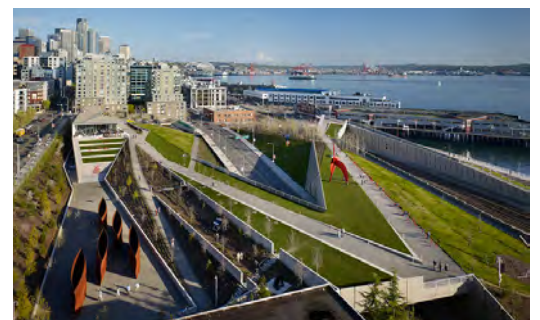
Lawrence Halprin  
Portland, Oregon



## Olympic Sculpture Park

Weiss / Manfredi  
Seattle, Washington

# Precedents as Inspiration







# Precedent Research

# Precedent Analysis



Jackson Square

Location: New Orleans



Magnolia Projects / Harmony Oaks



Linked Hybrid

Access



Saynatsalo Town Hall

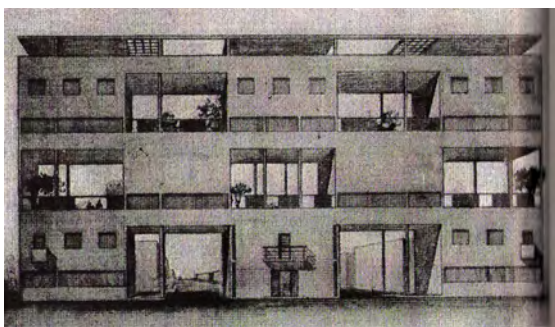


Kingboard Plaza

Program: Mixed-Use



Schots 1+2: CiBoGa



Immeubles Villas

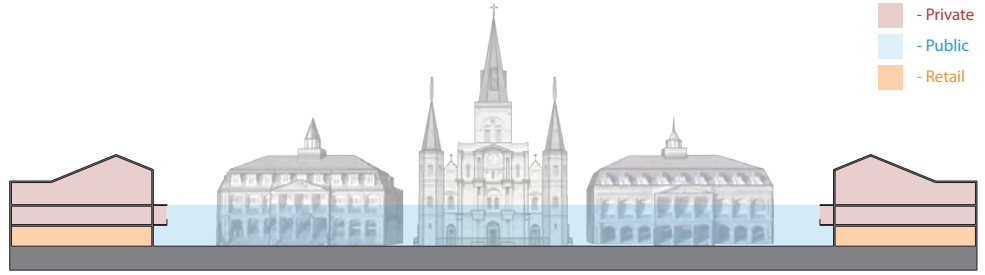
Isolated Community



Unite d'Habitation

## Jackson Square

Louis Pilié  
New Orleans, Louisiana



Jackson Square is a public square that contains a mixed program including residences, retail shops, museums, and a church. This variety of uses creates an environment of simultaneous activity within both the public and private realms. As a result Jackson Square is a highly successful public square and one of the most used and inhabited squares in New Orleans. It is a hub of activity in downtown New Orleans and because of its wide range of functions the square remains occupied at all hours of the day.

## Location: New Orleans



## Magnolia Projects / Harmony Oaks

New Orleans, Louisiana



Magnolia Projects - 1998



Harmony Oaks - 2011

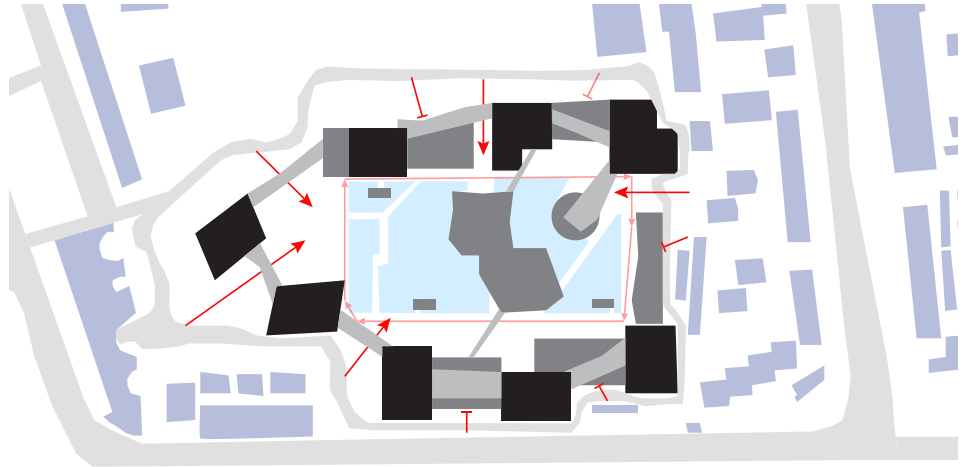


Traditionally, the Magnolia Housing Project was one of the most infamous housing developments in New Orleans. In late 2008 it was torn down and has since been replaced with the Harmony Oaks Housing Project. The Magnolia projects was comprised of a series of long bar buildings that were arranged to line the streets of the community and established courtyard spaces within the blocks. These courtyards were primarily closed off to public access and created isolated environments for the residents. The design of Harmony Oaks breaks up those bar buildings and establishes a community of townhouses. While this provides more of a neighborhood feel that relates more to the surrounding context, the layout of these units still creates closed off courtyards with communal spaces that do not engage the greater community.



## Linked Hybrid

Steven Holl  
Beijing, China



Steven Holl's Linked Hybrid expands upon Le Corbusier's principles. Moving the buildings to the edge of the site, Holl creates an area of open space surrounded by the housing towers. The site layout still hinders public flow in and out of the site by limiting the access points and forcing pedestrians to walk around a water feature that fills most of the open space within the site. The retail elements of the complex are removed from the public realm and located in sky bridges that connect the towers at the 16th to 18th floors.

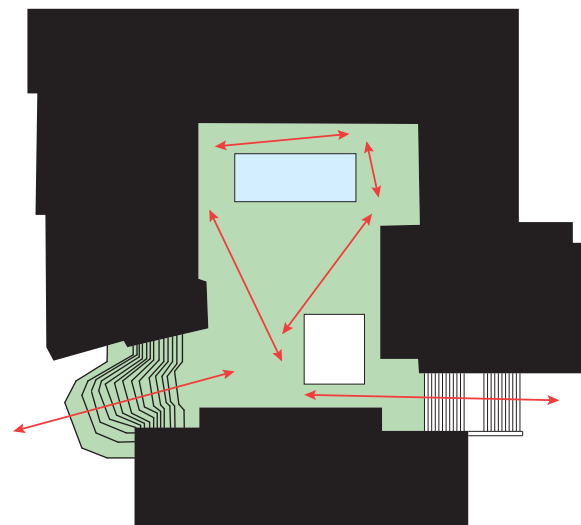


Access



## Saynatsalo Town Hall

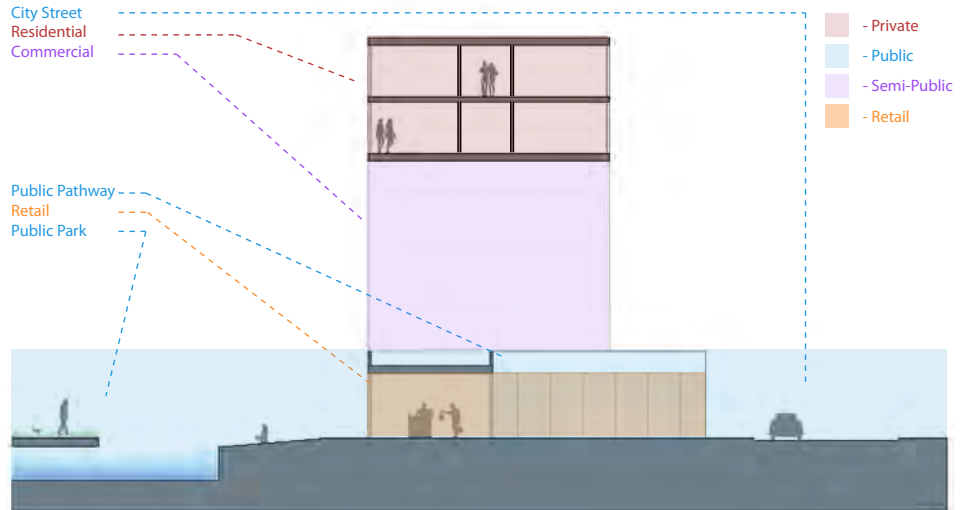
Alvar Aalto  
Saynatsalo, Finland



Alvar Aalto's Saynatsalo Town Hall is designed to maintain the edges of the site, while still carving out the inside of the form to create an open green space. All of the buildings stand at least two stories tall on the outer edge, but when you enter into the courtyard the scale is reduced down to one storey and begins to relate closer to the human scale. Aalto also incorporates the natural environment into the courtyard by building the grassy entry stairs up out of the landscape.

## Kingboard Plaza

Aedas  
Shanghai, China



Aedas' design for Kingboard Plaza is a mixed-use building that creates a connection between private housing and the public needs of an urban environment. At Kingboard Plaza, Aedas creates a public thoroughfare that cuts through the center of the complex and leads from the city street to a public park within the site. This pathway is comprised of two different elements, an elevated boardwalk passing through the opening in the heart of the building and a retail hallway that resides at street level underneath the boardwalk; combining both circulation and program.

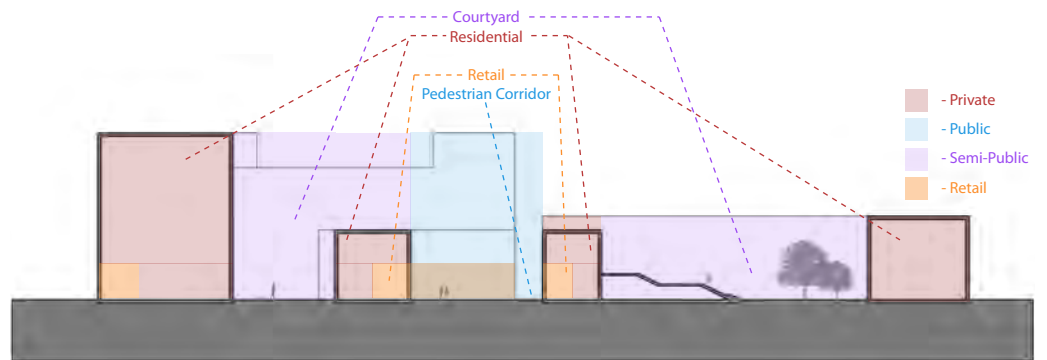
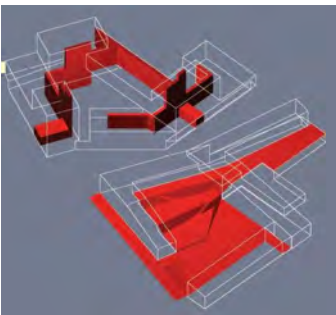


Program: Mixed-Use



## Schots 1+2: CiBoGa

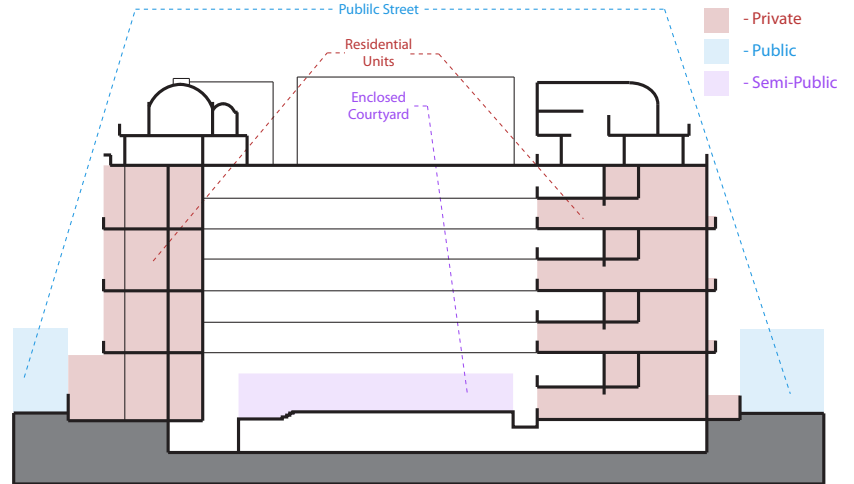
S333  
Groningen, Netherlands



S333's CiBoGa mixed-use housing creates several community spaces within Groningen. The housing is designed to open up to the street forming a courtyard within the buildings mass. These courtyards enable some of the residents to have ground floor entry into their homes. The outside edges of the two main building masses contain retail shops. These retail edges face one another with a pedestrian passageway between them, establishing a public realm where the residents of the housing units and the people of the city can interact in one communal area.

## Immeubles Villas

Le Corbusier



Le Corbusier's design for the Immeubles Villas is a perimeter block housing scheme with a courtyard in the center. The design was inspired by the Carthusian cloisters in Florence. Each unit was given its own private garden, this enabled residents to experience the outdoors without every leaving the comfort of their apartment. The individual housing units have an inward focused design and they are aggregated into a housing system that is centered on an enclosed courtyard. Le Corbusier's housing design turns its back on the city beyond its walls and instead places its focus on the residential community within.

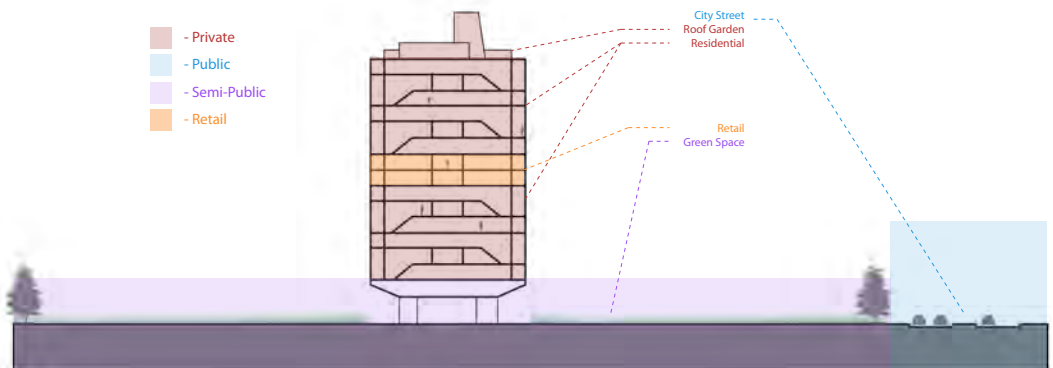
## Isolated Community

### Unite d'Habitation

Le Corbusier  
Marseille, France



- Private
- Public
- Semi-Public
- Retail



Le Corbusier is famous for his visions of urban planning and the Unite d'Habitation is an example of what he saw as ideal urban living quarters. The Unite is designed as the vertical organization of an urban community. It contains interlocking housing units, longer corridors (which Le Corbusier envisioned as interior streets), and even includes markets and retail shops along these "streets." The purpose of these vertical communities is to provide residents with the majority of life's necessary amenities in one location. As a result, this urban structure separates the residents from the surrounding urban community. The building is lifted off the ground and is surrounded by a semi-public park space, which effectively furthers this separation. Even the retail elements are buried within the building and removed from the public realm entirely.







City Scale

**Site:** ~110,000sf  
**District:** Central City  
**Owner:** Houston's Restaurant; St. Charles Street Partnership; New Home Full Gospel Ministry



Neighborhood Scale



Block Scale





City Scale

Site: ~198,000sf  
District: Lower Garden  
Owner: Orleans Parish School Board



Neighborhood Scale



Block Scale





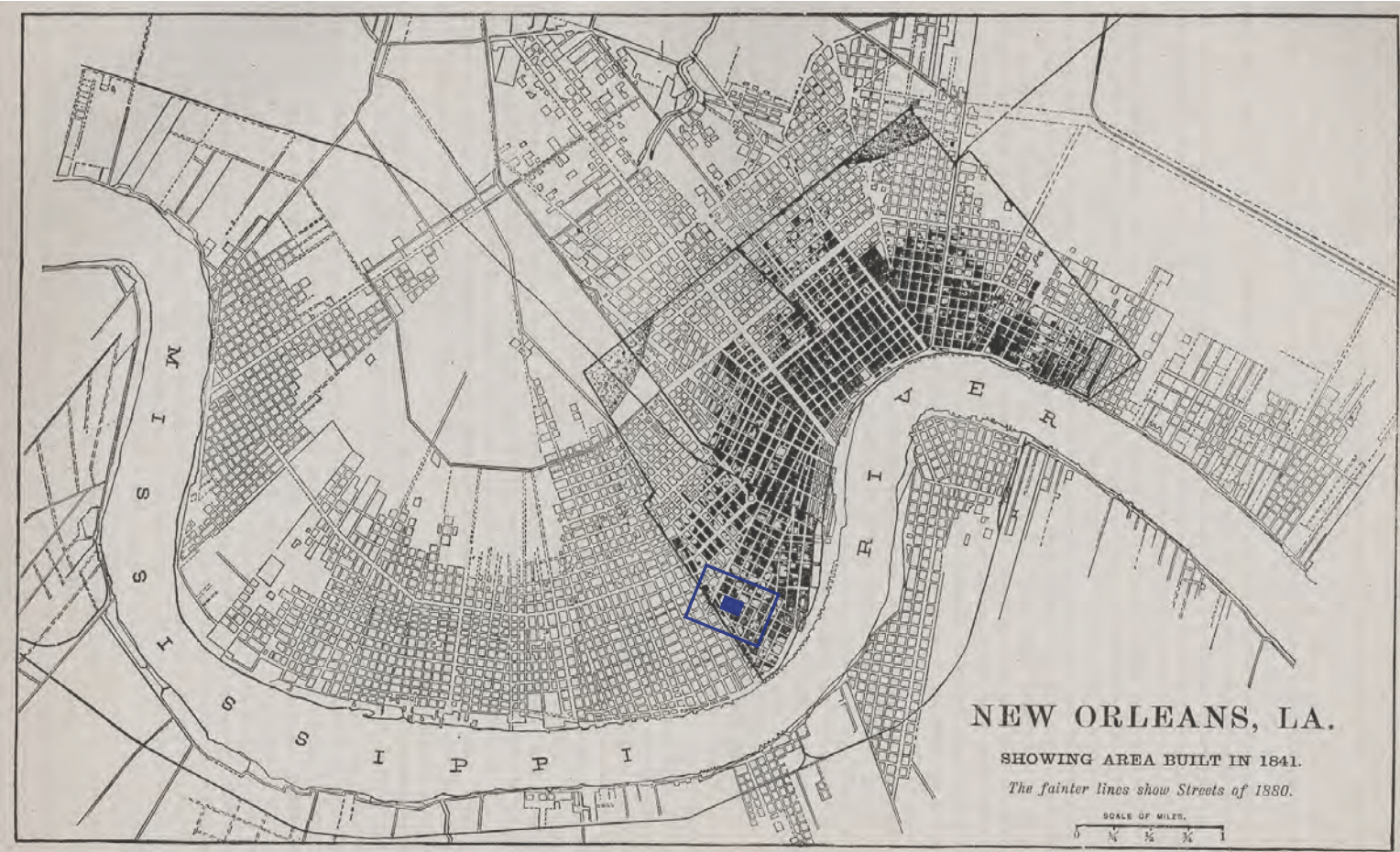


Image courtesy of lib.utexas.edu/maps

Map of Developed New Orleans 1841 + 1880



Image courtesy of davidrumsey.com

1870 Map of New Orleans

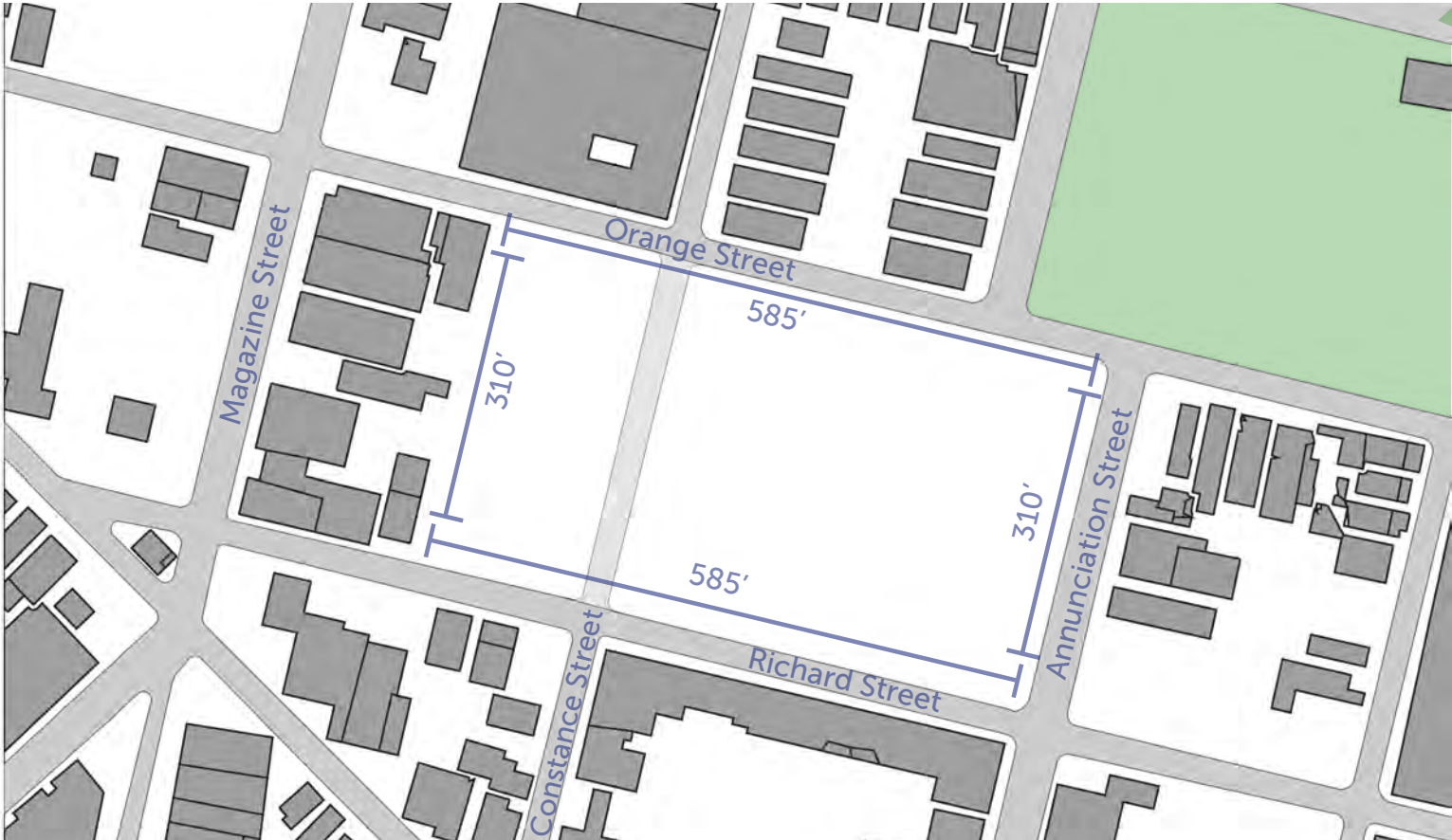


PART OF  
1<sup>ST</sup> DIST.  
NEW ORLEANS  
Scale 200 feet per inch



Robinson Atlas of New Orleans, 1883





Dimensioned Site Plan



View from Richard Street





View from Orange Street toward Magazine Street



View from Orange Street toward Richard Street



## Nearby Site Features



Annunciation Square

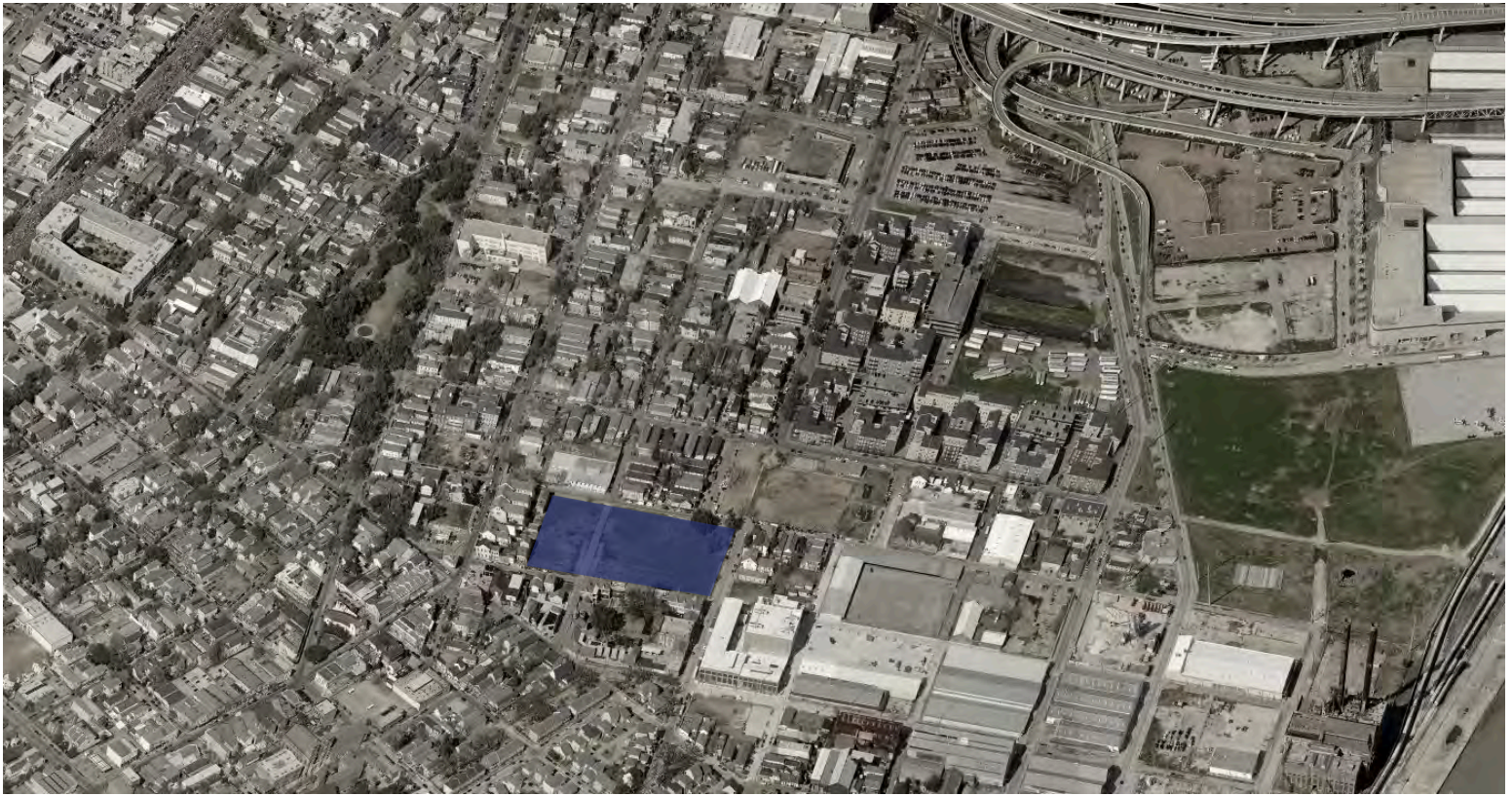


Coliseum Square



Second Line Stages





South to North



West to East





North to South



Northwest to Southeast



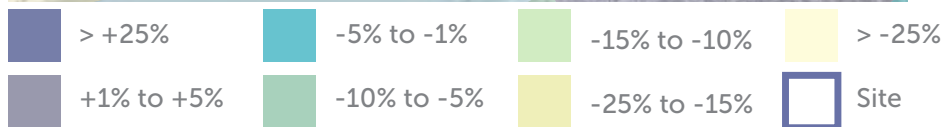
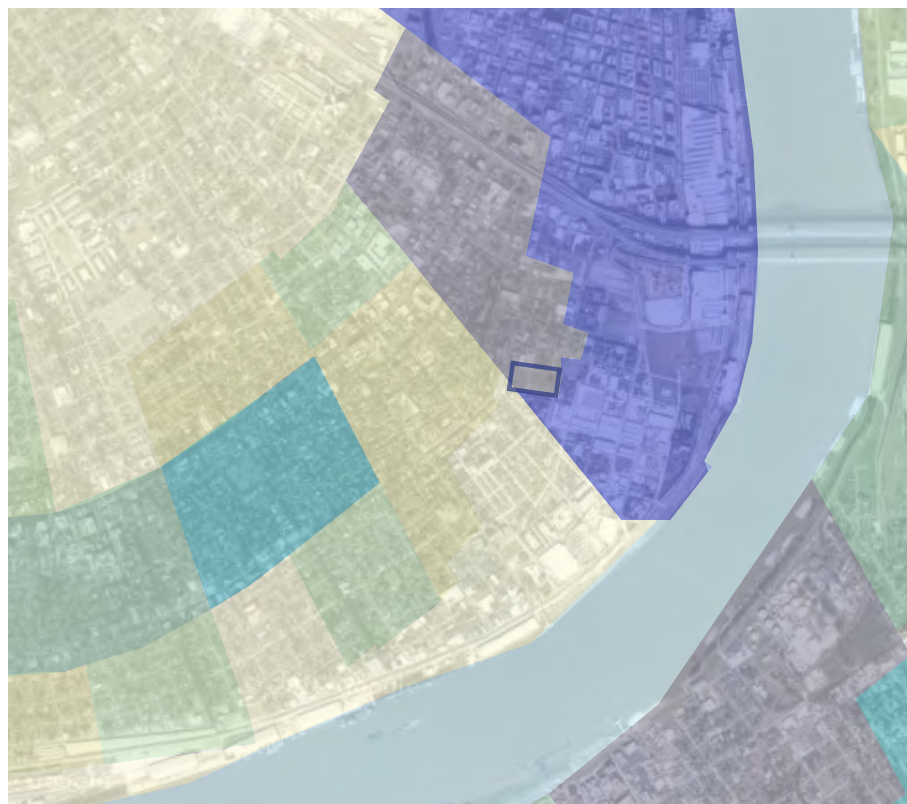
Neighborhood Program



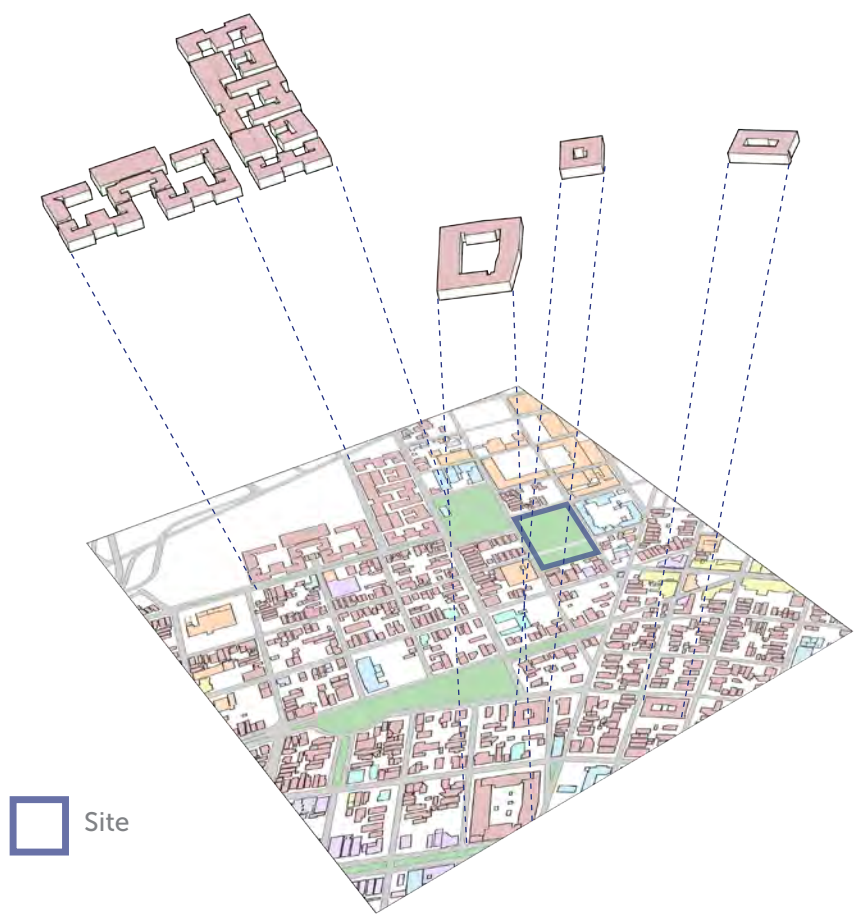
Circulation



## Population Change in 2010



## Existing Housing Typology

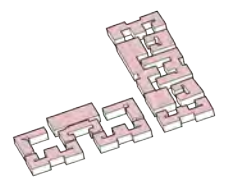


 Site

Perimeter Block



Enclosed Courtyard







# Initial Program Analysis

## Program Description

Urban outdoor space was originally utilized as public squares that provided an escape within the urban fabric. As urban enclaves developed, exterior space began to lose the public element and became privatized for restricted use by the residents only.

In order to open up the enclosed courtyard model, this project proposes a mixed-use, mixed-income housing facility. The program will incorporate exterior space to help connect the surrounding community with the housing residents. This exterior room will weave throughout the housing tying together the public and private programmatic elements. Aside from studio and one to three bedroom units, the program will include retail spaces, a child care center, a café, and a theater. This mix of programmatic uses will facilitate interaction with the neighborhood beyond of the housing.

The theater will be tied into Second Line Stages, which has their main production facility across the street from the proposed site. Within the residential component of the project there will be several short-term housing units designated for members of the visiting film crews associated with Second Line Stages ongoing productions.

This program will provide a hub of activity within the housing community that not only benefits the residents, but also draws in people from the surrounding neighborhoods, generating a larger social community.

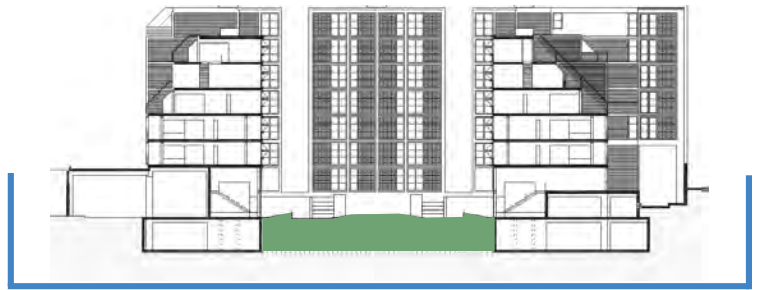
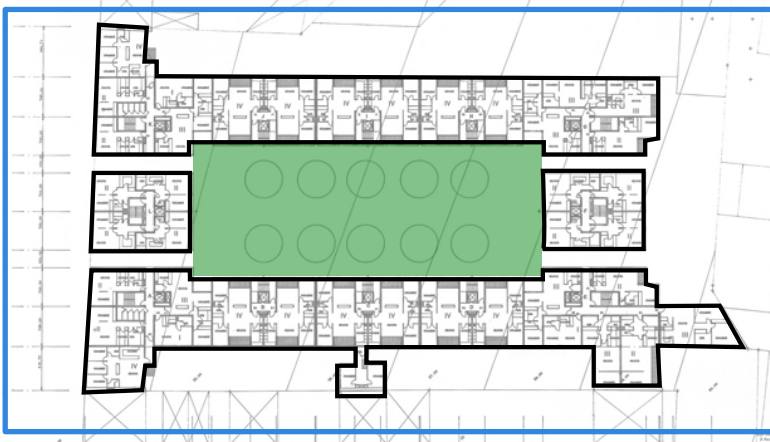
# Proposed Primary Space

Outdoor Space: Exterior Room ~ 70,000sf

## Precedent: Rue de Meaux

Paris, France by Renzo Piano

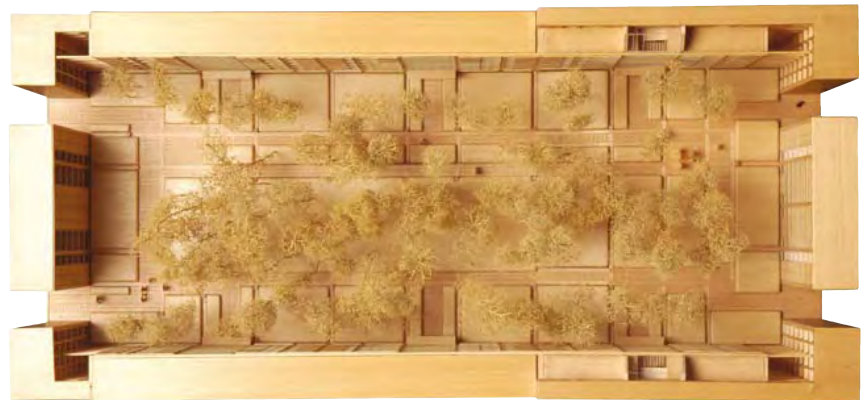
Rue de Meaux  
Outdoor Space  
~27,000sf



■ Rue de Meaux Outdoor Space

□ Rue de Meaux

□ Proposed Site



The outdoor space within this housing project is intended to break the mold of enclosed courtyards. The exterior room will function as a communal space joining the residents and the community. With a designed landscape that will provide a fabric that promotes interaction between the housing community and the neighborhood. It will work as the connective tissue between the theater, retail spaces, and public green space. This exterior room will have moments of activity, moments of rest, and will provide shade and an escape from its urban context.

## Secondary Space

### Housing

Studio -	40 Units @	500sf
1 Bedroom -	40 Units @	650sf
2 Bedroom -	40 Units @	850sf
3 Bedroom -	20 Units @	1150sf

Short Term Housing: Movie Crews

Theater: 2nd Line Studios - 8,500sf

Retail Spaces - 3 stores at 2,000sf each

Cafe - 800sf

Child Care - 4,000sf

Lobby Space - 800sf

Administration Offices - 700sf

Gym - 900sf

Parking - 1 spot per housing unit (140)  
19,600sf

Additional Parking (150)  
21,000sf

## Net / Gross Square Footage

Net Square Footage of Interior Spaces: 124,700sf

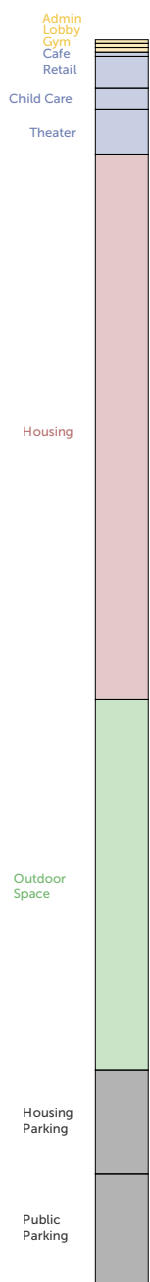
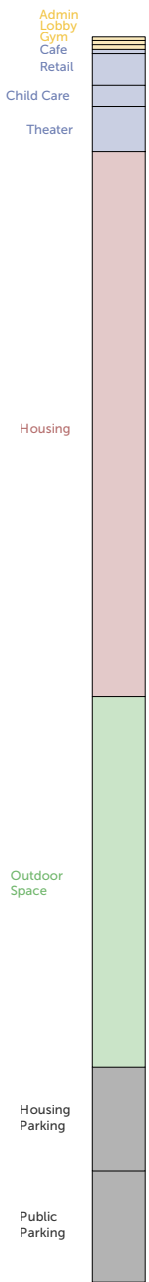
Net to Gross Ratio - 1 : 1.35 43,645sf

Gross Square Footage of Interior Spaces: 168,345sf

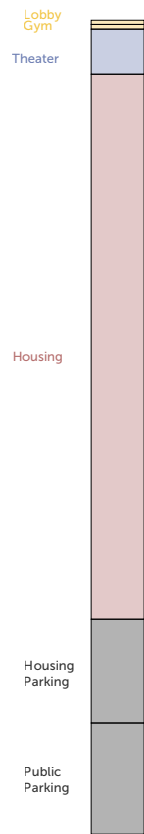
Site - 198,000sf

# Program Filters

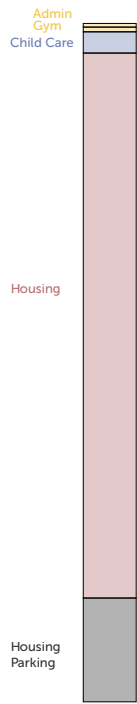
## Day



## Night



## Secure

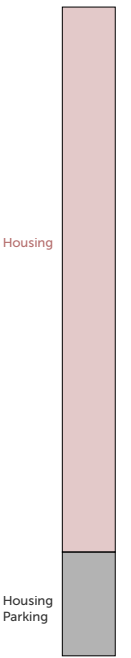
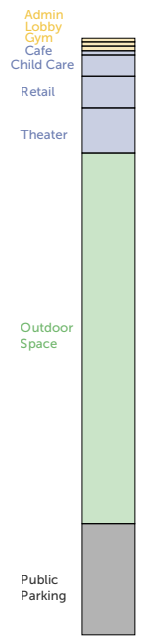


## Open



## Individual

### Collective



# Site Zoning

## Zoning: RM-2A

### Permitted Uses:

Single-Family Dwellings  
 Two-Family Dwellings  
 Town Houses  
**Multiple-Family Dwellings**  
 Religious Centers  
**Public Parks/Playgrounds**  
 Farming

### Accessory Uses:

**Administrative Office**  
 Laundry Room  
 Newsstand  
 Dining Room  
**Food Service and Retail**  
 Swimming Pool

### Conditional Uses:

**Child Care Facilities**  
 Elderly, Nursing, Convalescent  
 Orphan Homes  
 Small/Large Group Home  
 Artist Community

### Area Regulations:

**Max. Height - 40ft**  
**Max. FAR - 1.50**  
**Min. Open Space Ratio - .3**  
**Max. Front Yard - No more than avg. of adjacent lots**  
 Corner Lot - Min. 10ft yard on side street

### Special Regulations:

**One off-street parking spot per dwelling unit**  
 Off-street parking for other uses

## Zoning: B-1A

### Permitted Uses:

All Permitted Uses of RM-2A  
**General Retail**  
 Dry Cleaning / Laundromats  
 Barbershop / Salon  
 Banks (drive-up windows are conditional)  
 Medical / Dental Offices and Labs  
 Offices  
 Dance Studios  
**Health / Athletic Club**  
**Restaurants / Deli / Bakery / Catering**  
 Pet Shop  
 Bed and Breakfast

### Conditional Uses:

Rooming and Board Houses  
 Bars - No more than one per block  
 Gas Station - No more than one per block face  
 Automobile Centers  
 Government Buildings  
 Flea Market  
 Fast Food Restaurants

### Area Regulations:

**Max. Height - 45ft**  
**Max. FAR (residential of mixed with 50% area residential) - 2.0**  
**Max. Front Yard - 20ft**  
 Corner Lot - Maximum 5ft yard on front and side

### Special Regulations:

**One off-street parking spot per dwelling unit**  
 Off-street parking for other uses  
**One off-street loading space required**

## Zoning: C-1A

### Permitted Uses:

All Permitted Uses of B-1A  
 Art Studios  
 Automobile and Boat Sales  
 Banks  
 Data Processing Center  
 Public Government Building  
 Hospitals  
 Lumber and Building Material Stores  
 Offices - General and Professional  
 Meeting Halls  
 Radio / TV Stations  
 Animal Hospital / Clinic  
 Rehabilitative Recovery / Care Centers

### Conditional Uses:

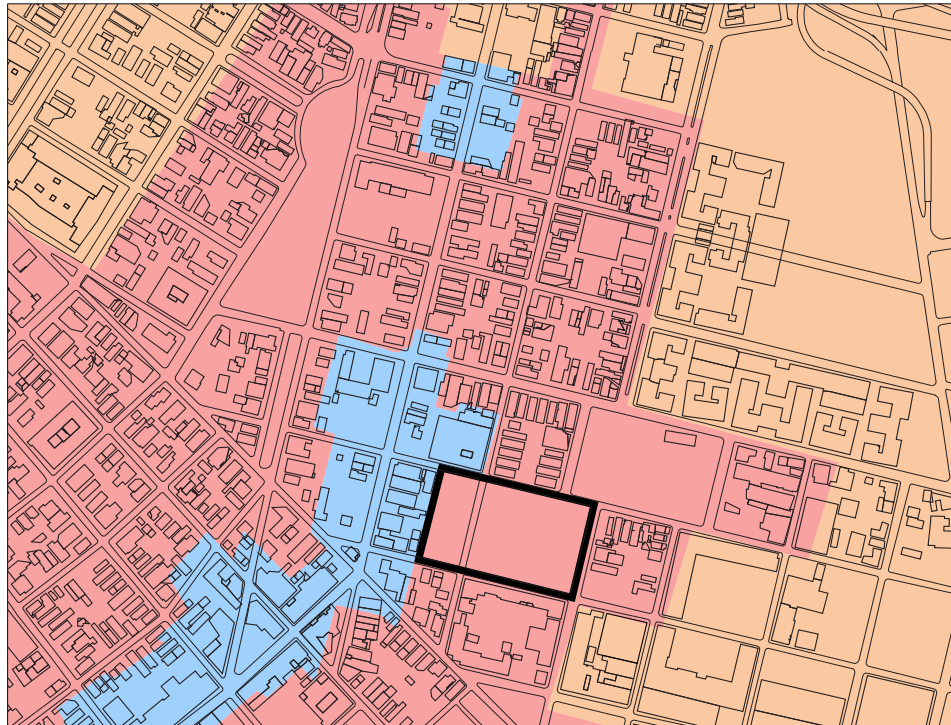
**Theater / Music Hall**  
 Hotels  
 Bars / Clubs  
 Chiropody  
 Gas Station / Car Wash  
 Garage / Parking and Storage  
 Kennel

### Area Regulations:

**Max. Height - 125ft with over 50% area as residential**  
**Max. FAR (residential of mixed with 50% area residential) - 3.5**  
**Max. Front Yard - No more than average of adjacent lots**  
 Corner Lot - Maximum 5ft yard on front and side

### Special Regulations:

**One off-street parking spot per dwelling unit**  
 Off-street parking for other uses

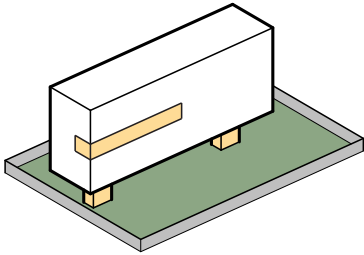




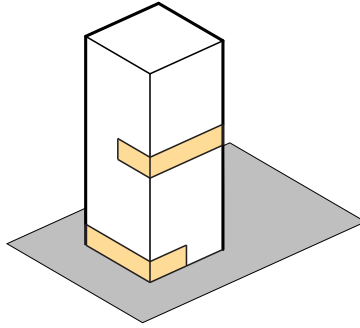


# Design Proposal

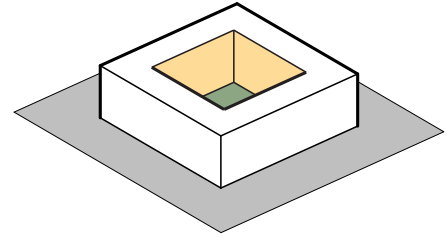
## Precedent Analysis



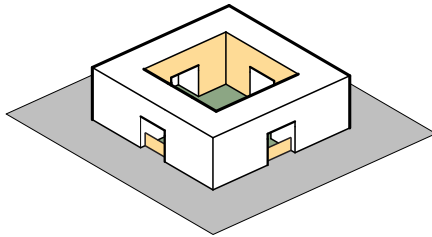
- Raised Off Ground
- Amenities Set Within Building



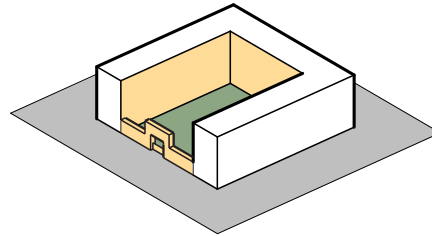
- Public Amenities at Ground Level
- Amenities Set Within Building



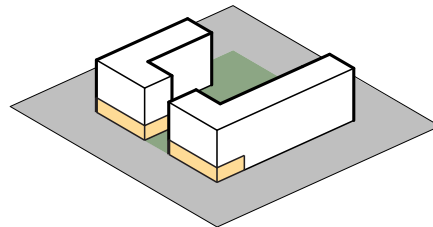
- Enclosed Private Courtyard
- No Public Amenities



- Enclosed Semi-Public Courtyard
- Gates Closed Off Temporal Entrances

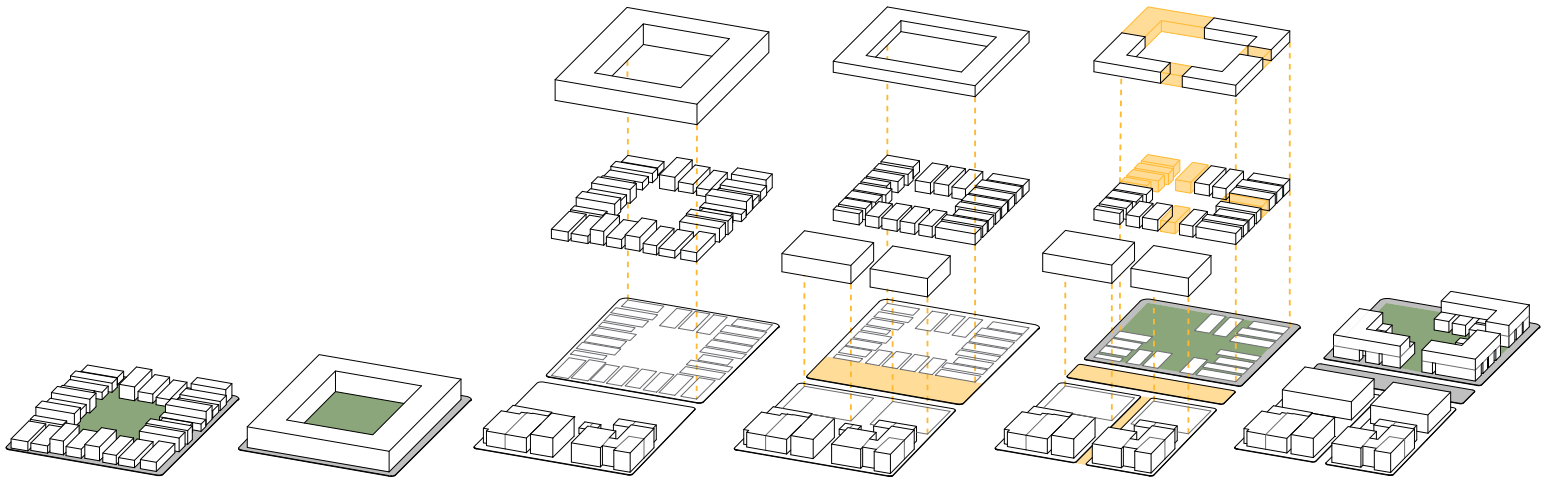


- Enclosed Semi-Public Courtyard
- Greater Visual Connection to Courtyard
- Gates Closed Off Temporal Entrances

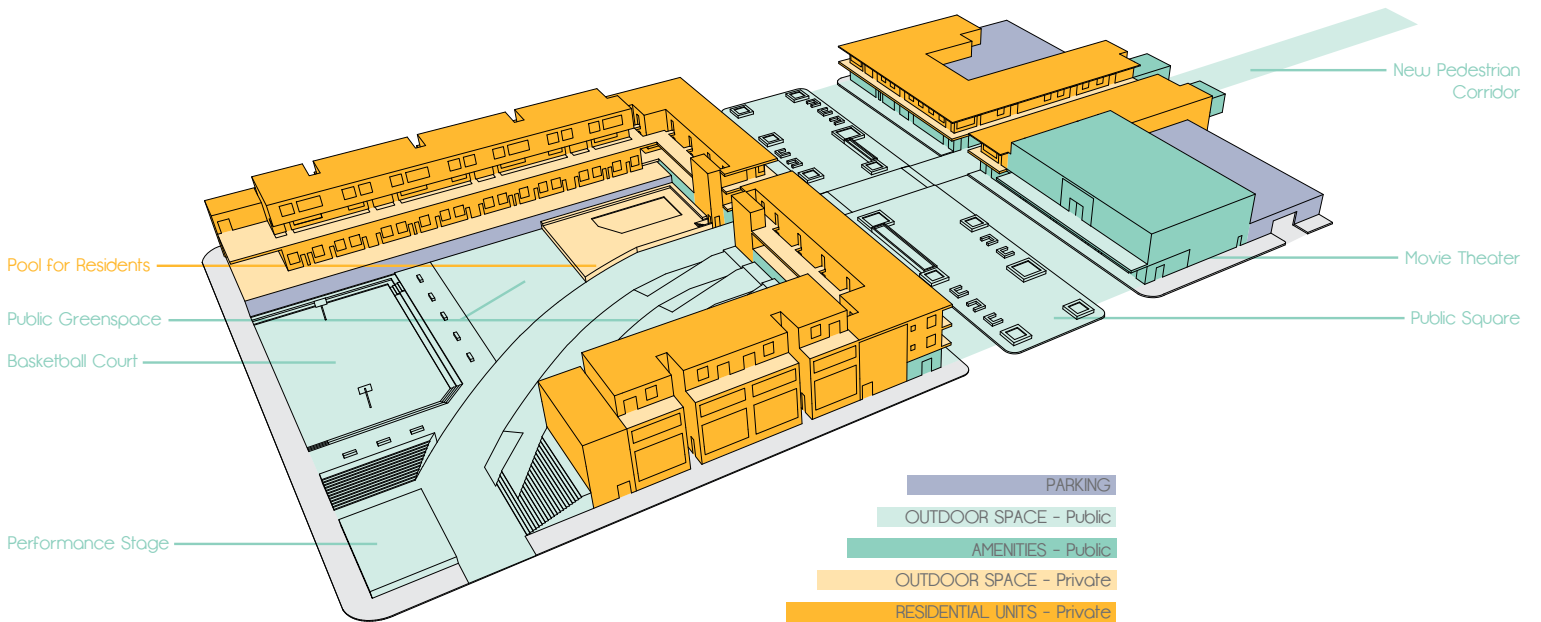


- Public Outdoor Space
- Public Amenities at Ground Level
- Open Building Form
- No Temporal Gates/Enclosures

# Form Diagram



# Design Components



# Site Amenities



# Aerial View

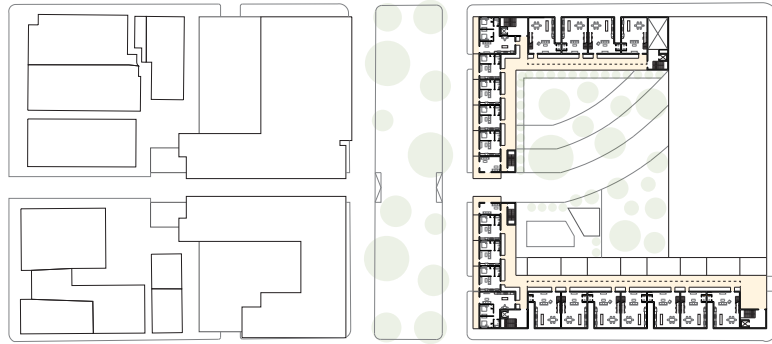


# Plans

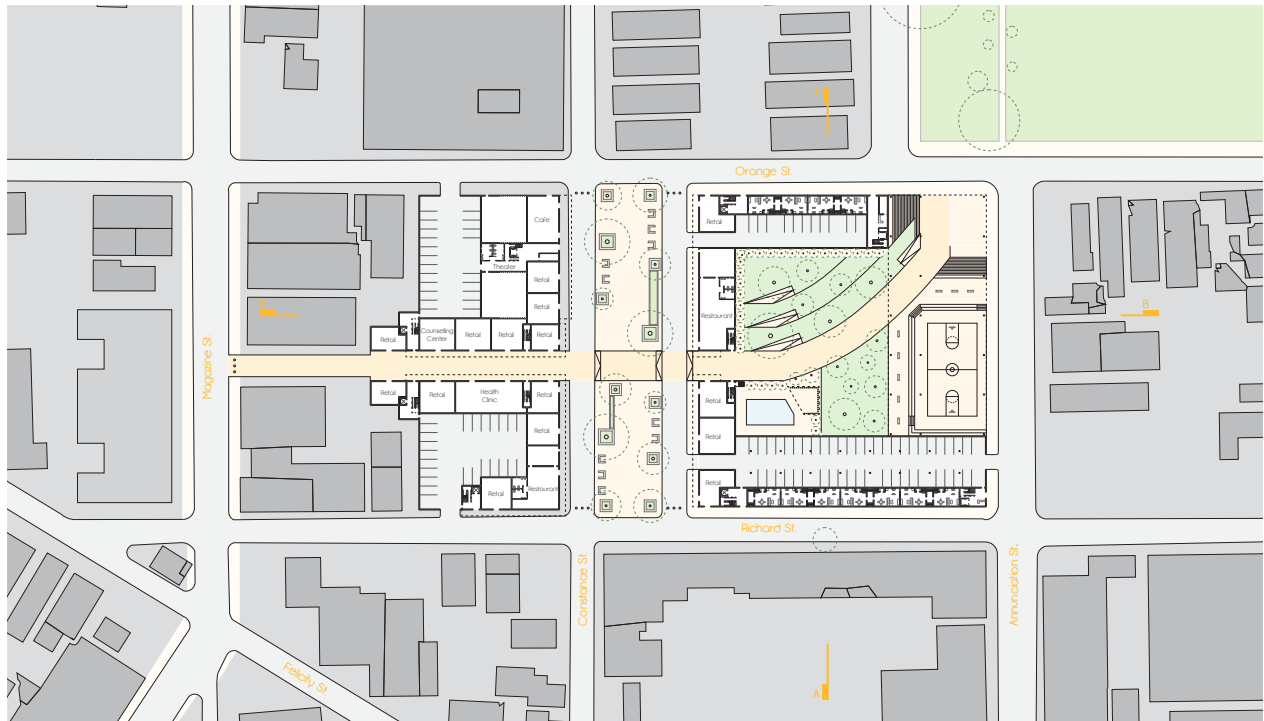
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN





# Section A



# Section B

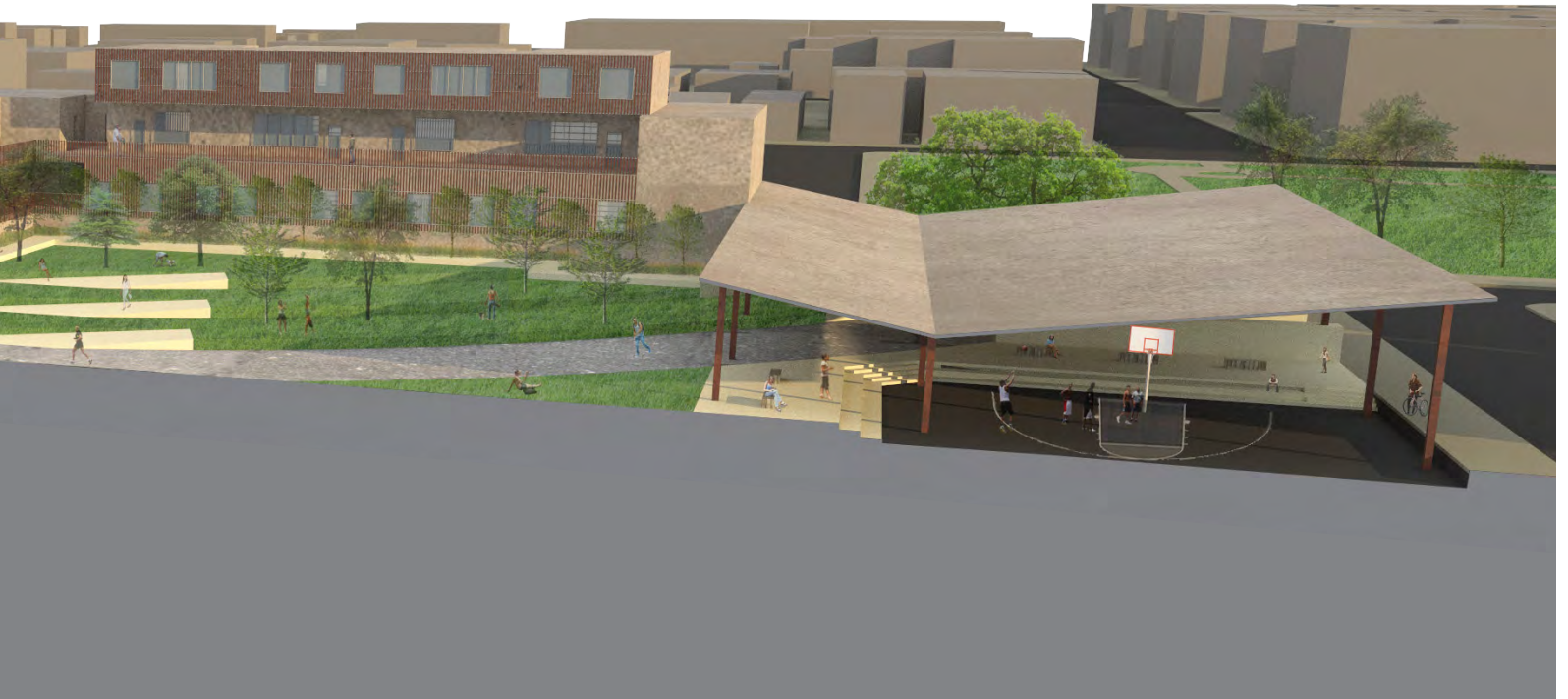


# Gallery View



# Section Perspective

# New Street View





# Public Square View





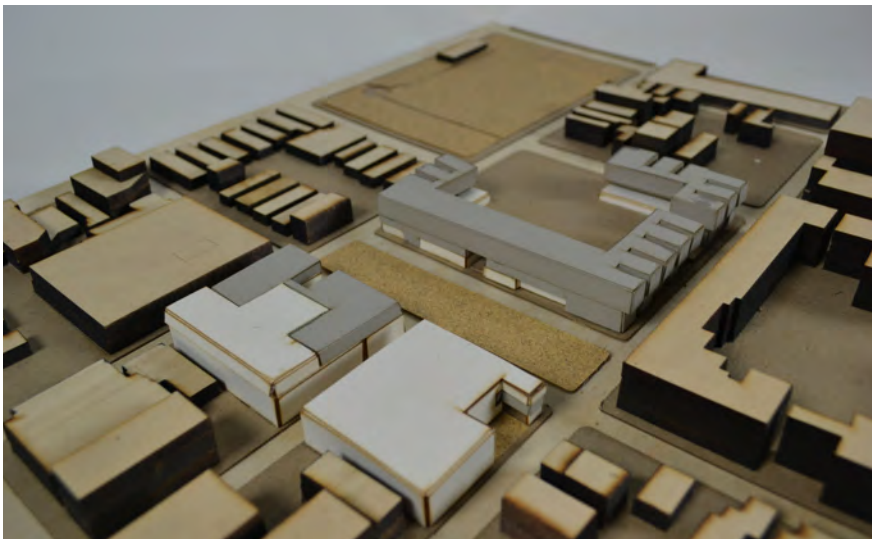




## New Street View



## Process Models



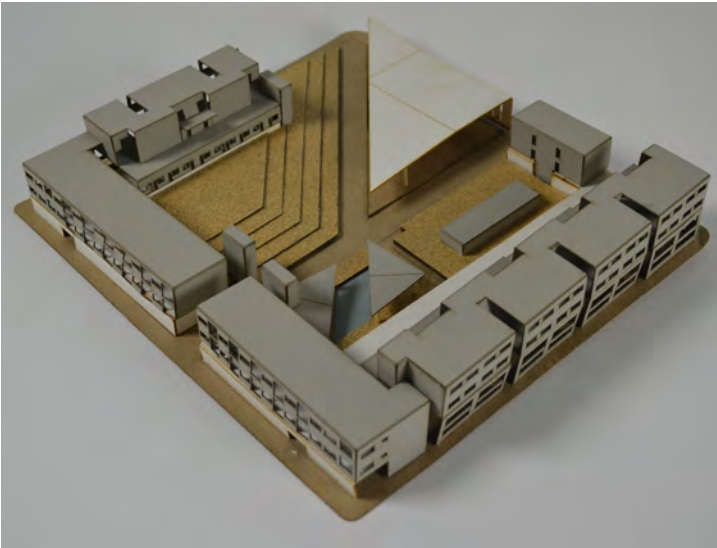
Process Massing Model



Housing Site Model



# Process Model



# Final Model

