

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

Preface

Let me start with this.

This was not a natural disaster; it was a people made disaster from global warming to building in areas that were not protected. These disasters will continue around the world as the process of urbanization continues. We must try to change the basic issues that have caused this situation – not just rebuild or replace housing for people in harms way.

This is a call for action that this country has never seen before, a call to make right the conditions that so many people have lived under for so many decades.

More importantly, the measure of a civilization or culture is not in the advances that have been made in technology, culture, education, health care, but more importantly how these advances can be shared by the largest part of the population. If the latest advances are only used by a few, then the civilization has failed, as it is the total population that must enjoy these new advancements.

What New Orleans has taught us with the “roof top of poverty” in this country, is the clear understanding of a large proportion of our people who do not share in the best that the country can provide. They are economically depressed and do not have the opportunities that they should have.

Our country has the resources to provide the very best for all of our people, it is a matter of priorities and New Orleans should be at the top of this list. The budget for this is small compared to the costs of a war that is not clear is helping this country or any other country.

We need to bring true democracy to the people that have been so badly affected not only from the hurricane but also from years of being neglected.

Now is the time to correct this situation and to make New Orleans a model for other parts of our population at every level including housing, health care, education, work opportunities and the ability to enjoy the very best of life.

Now is the time to not just “rebuild” but “newbuild” in a creative way to give the very best to the largest population.

The work in this book is directed towards this larger goal.

It was the task of this studio to not only rebuild New Orleans but to build a new way of life that is better than known before.

It is the task of all of us concerned with the physical world and the well being of people to work towards a new idea of the “architect”.

Now is the time for us to come forward and show creative leadership.

Jan Wampler, FAIA
Professor of Architecture
Beijing, China
July 4, 2006

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“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

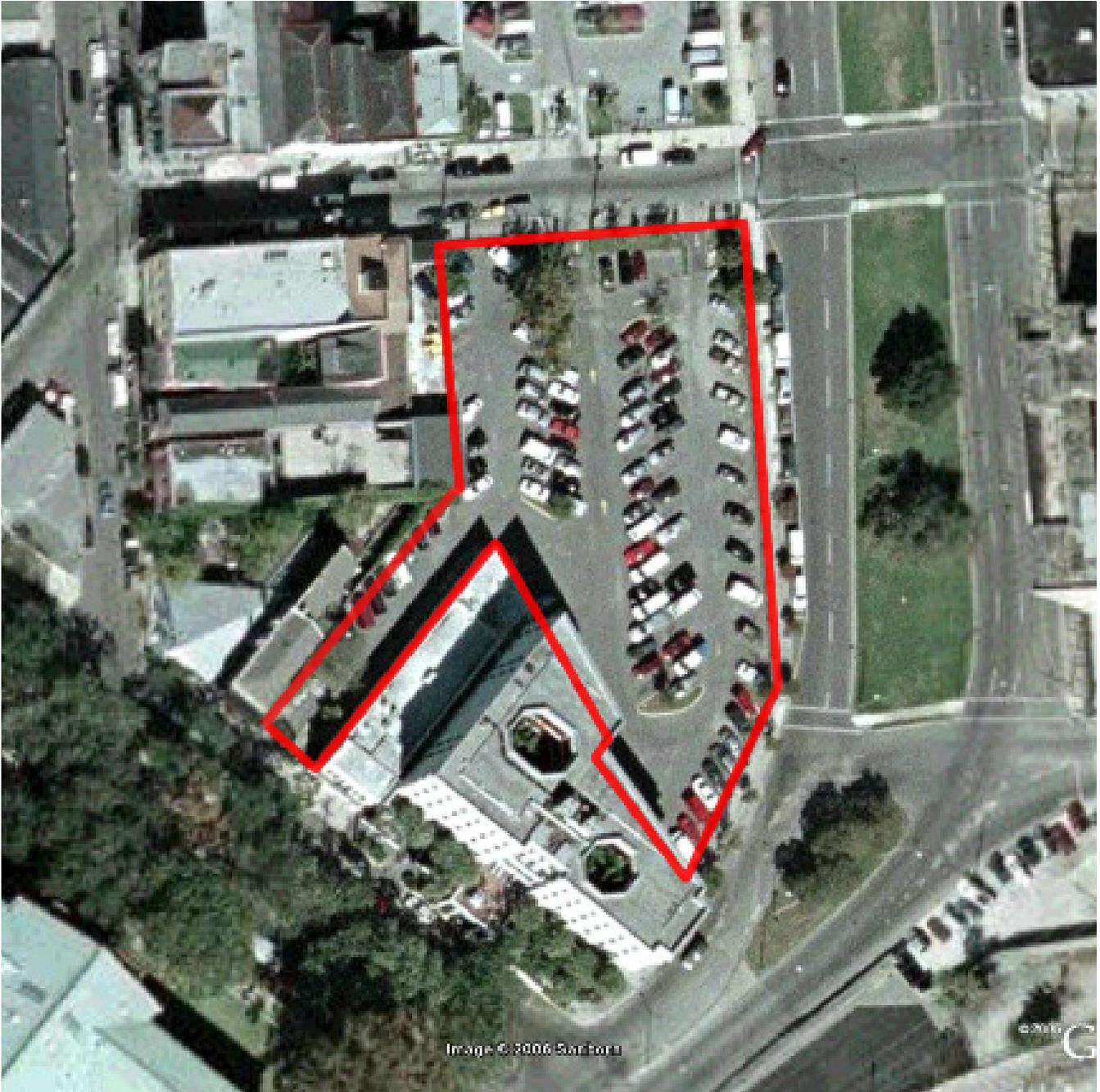
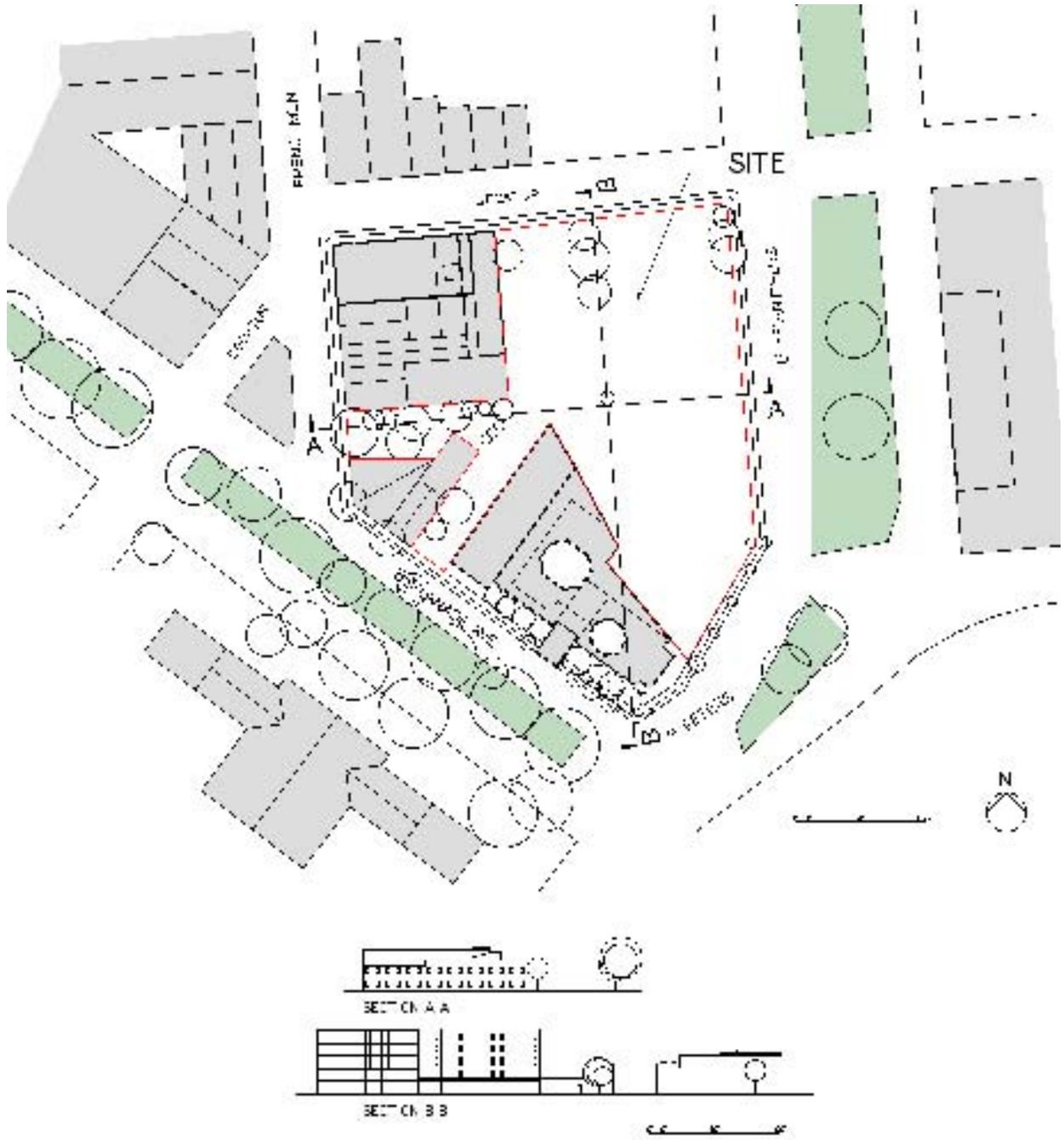


Image © 2006 Sanborn

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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.



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



LUCKY DOG TERRITORY

"COMIN' TOGETHER"
NEW HOUSING IN NEW ORLEANS
PROCESS

EXPLORATIONS OF:
PASSAGE
PORTAL
EVENT
LAYERS



"COMIN' TOGETHER"
NEW HOUSING IN NEW ORLEANS

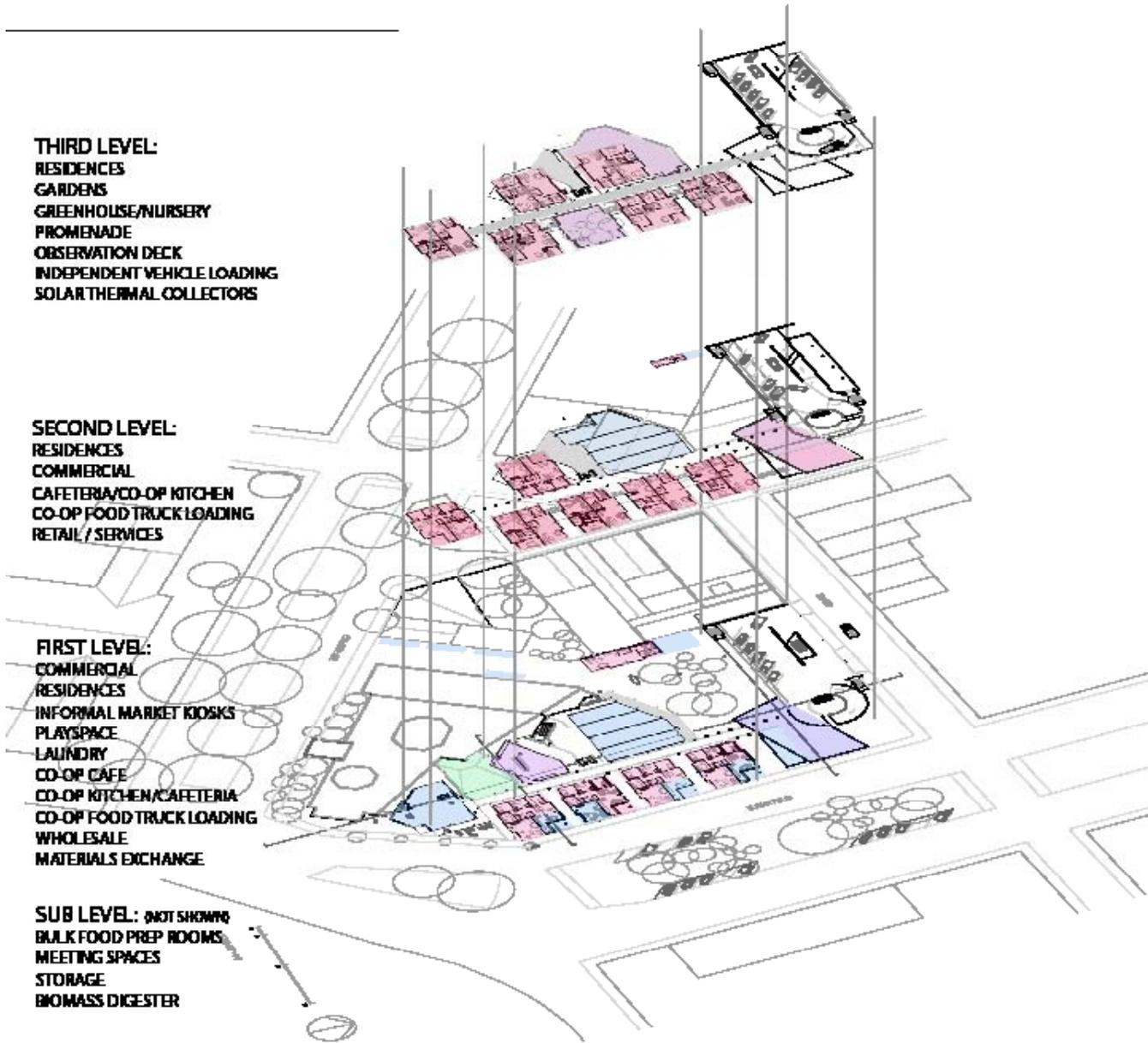


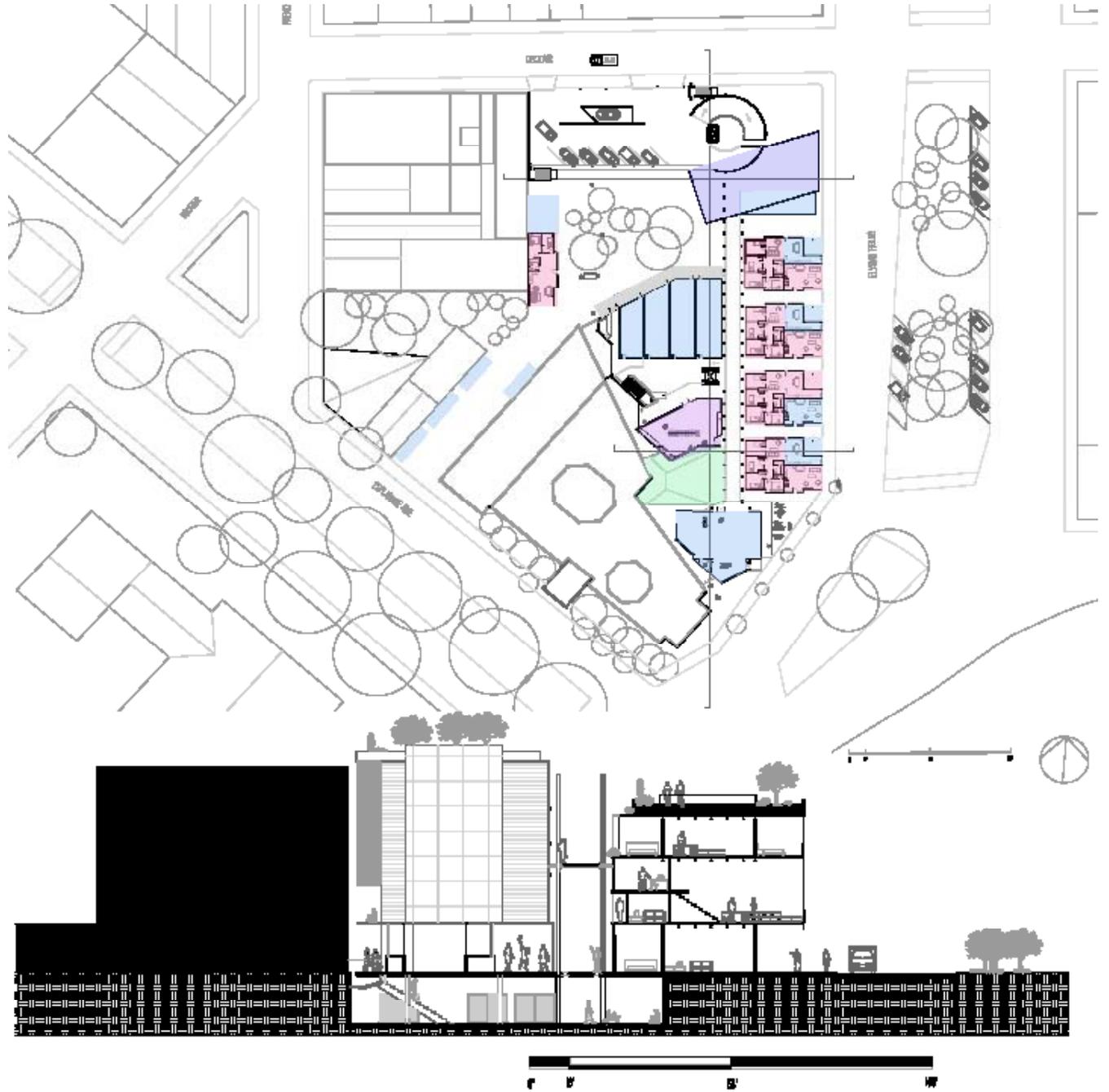
THIRD LEVEL:
 RESIDENCES
 GARDENS
 GREENHOUSE/NURSERY
 PROMENADE
 OBSERVATION DECK
 INDEPENDENT VEHICLE LOADING
 SOLAR THERMAL COLLECTORS

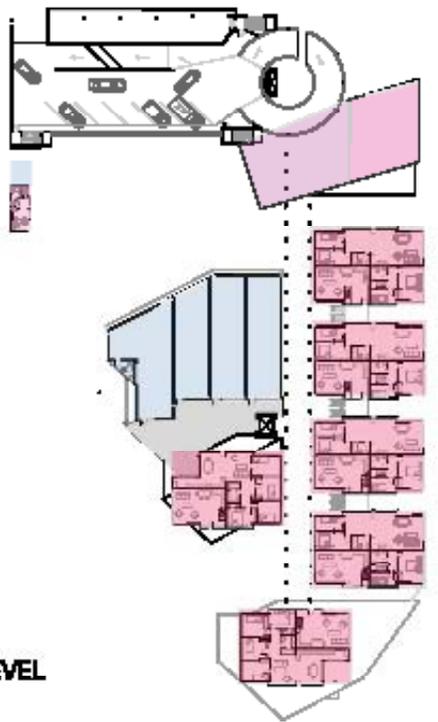
SECOND LEVEL:
 RESIDENCES
 COMMERCIAL
 CAFETERIA/CO-OP KITCHEN
 CO-OP FOOD TRUCK LOADING
 RETAIL / SERVICES

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





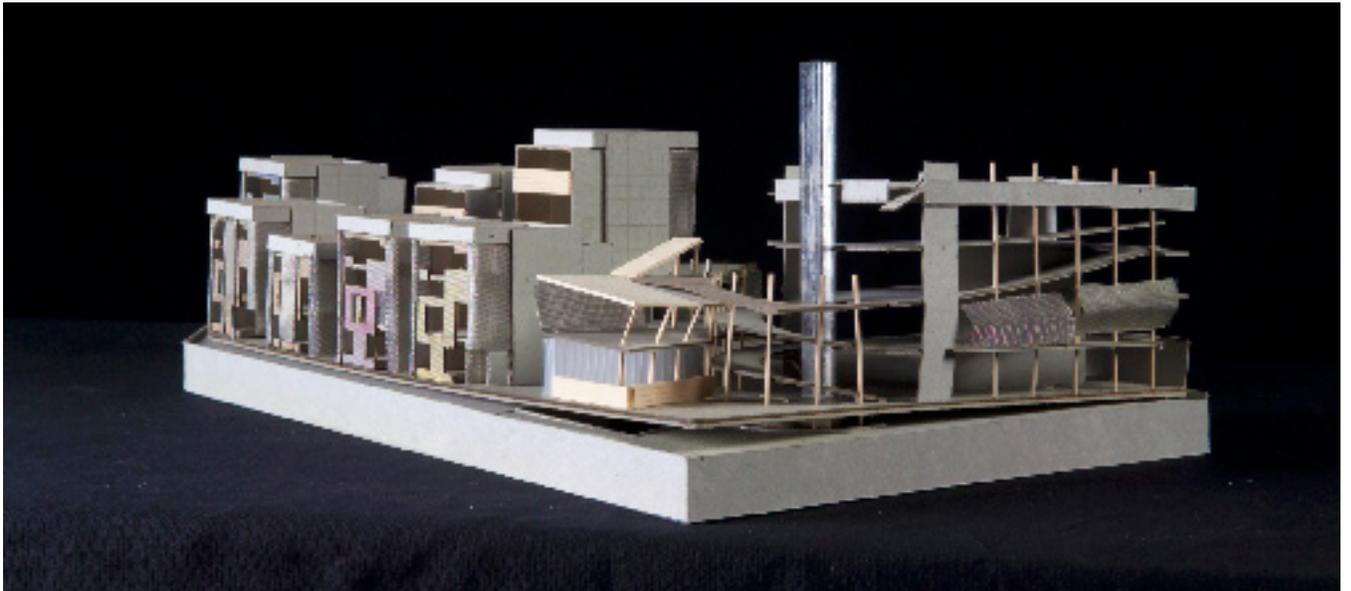


SECOND LEVEL



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

veterans
kitchens
doctors
plumbers
architects
ecologists
social workers
historians
etc...

city

immense landscape
cut of individual spaces
great gathering spaces
to walk, work, and play
connections to the water and sky
links to museums and arts spaces

low density

medium density community

housing
dense but form
more flexible forms can
be temporary or long
term or relative
permanent structures

new orleans:
design the center of a city in a
rebuilding of different scales

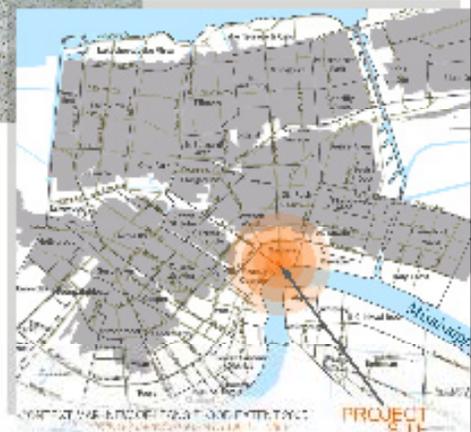
program:

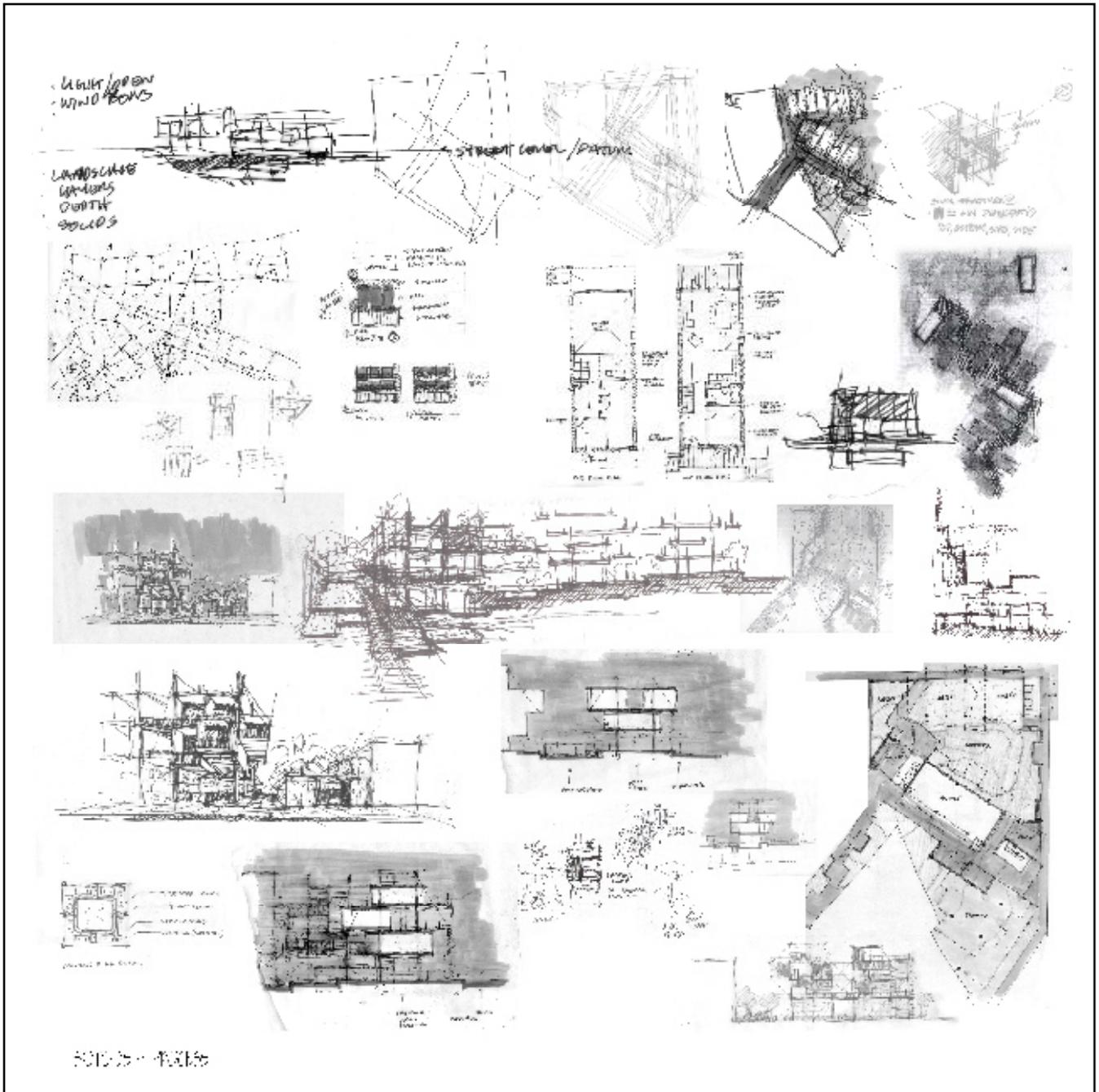
"housing"

28 units, 1-4 bedrooms
kitchen/joa center
office/fitness in
mall room
bathroom resources
laundry room
exercise center
conference classrooms
viewing terraces
outdoor patios and chess
tables

"landscape"

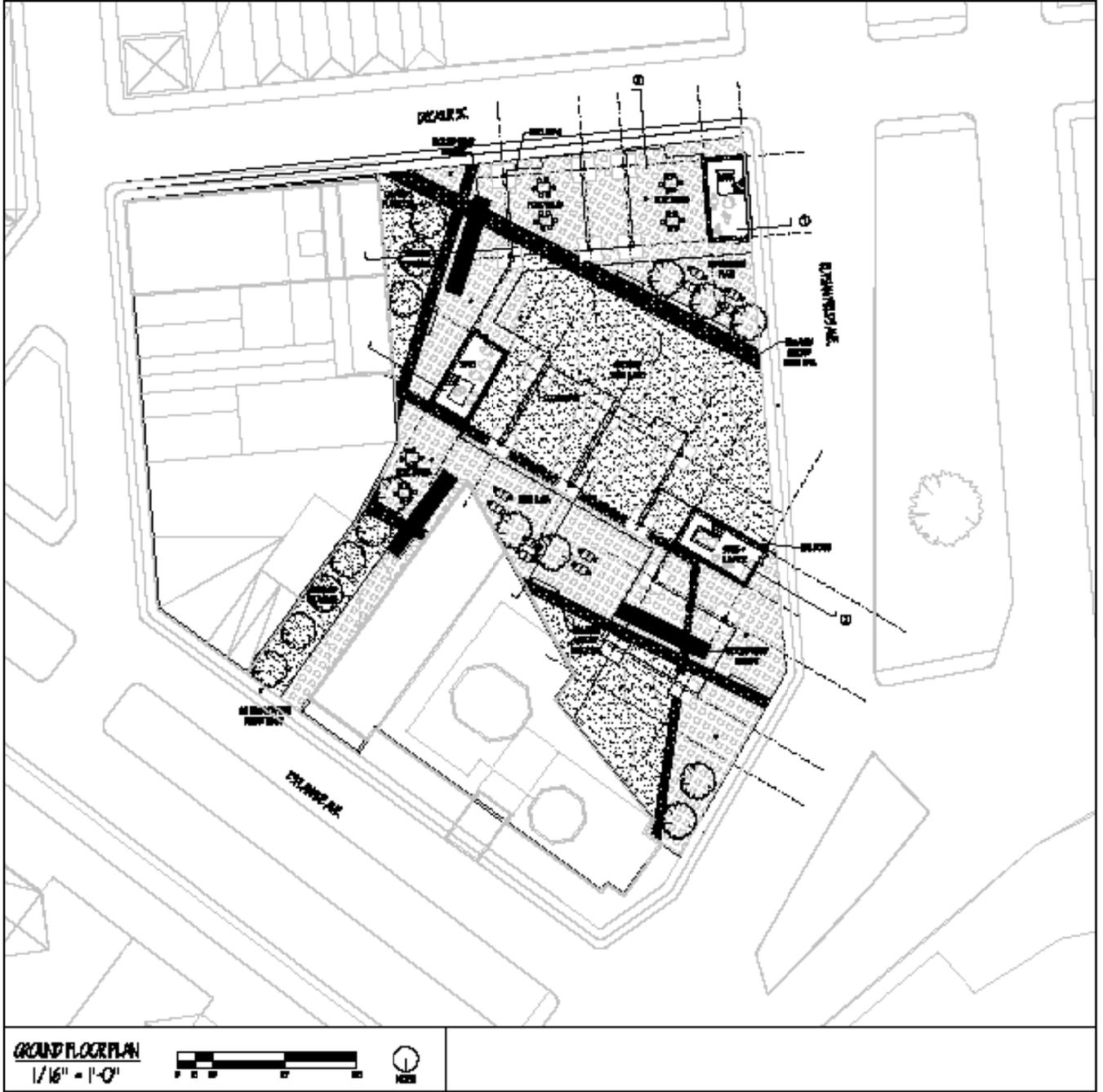
sunshade areas
patio and chess tables
green landscape spaces
public outdoor seating
historic retaining walls
community gardens
playground
faded neighborhood
relationships elevated on
transparent column bases





5/10/2010 10:00 AM

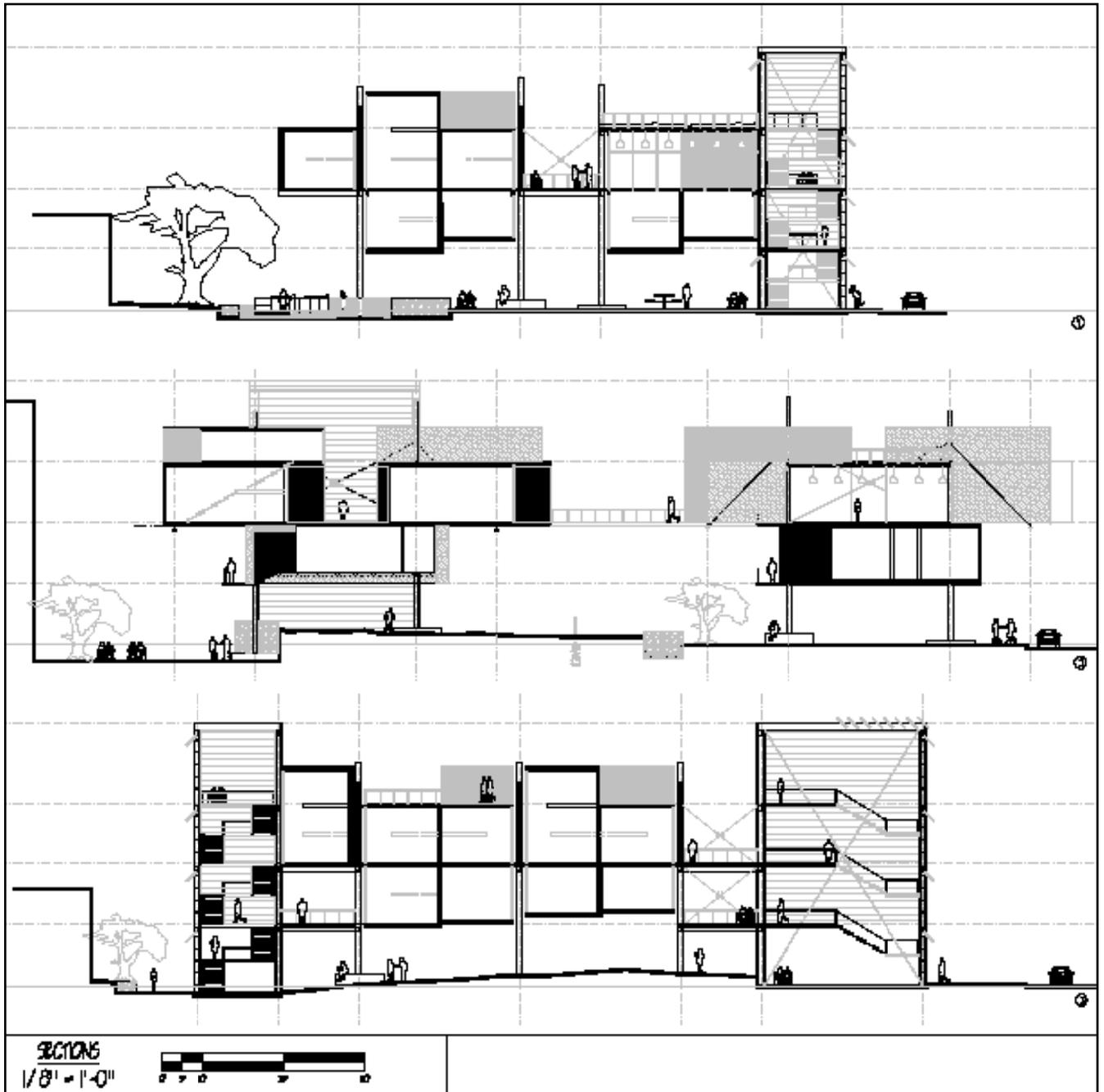


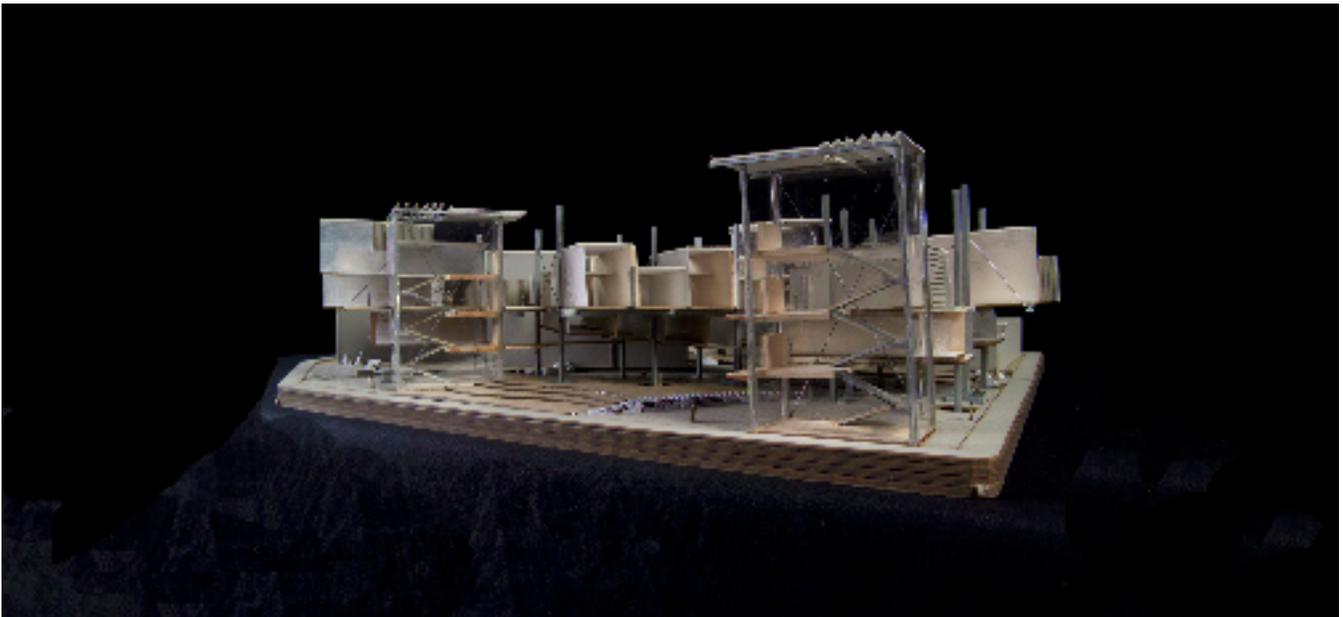
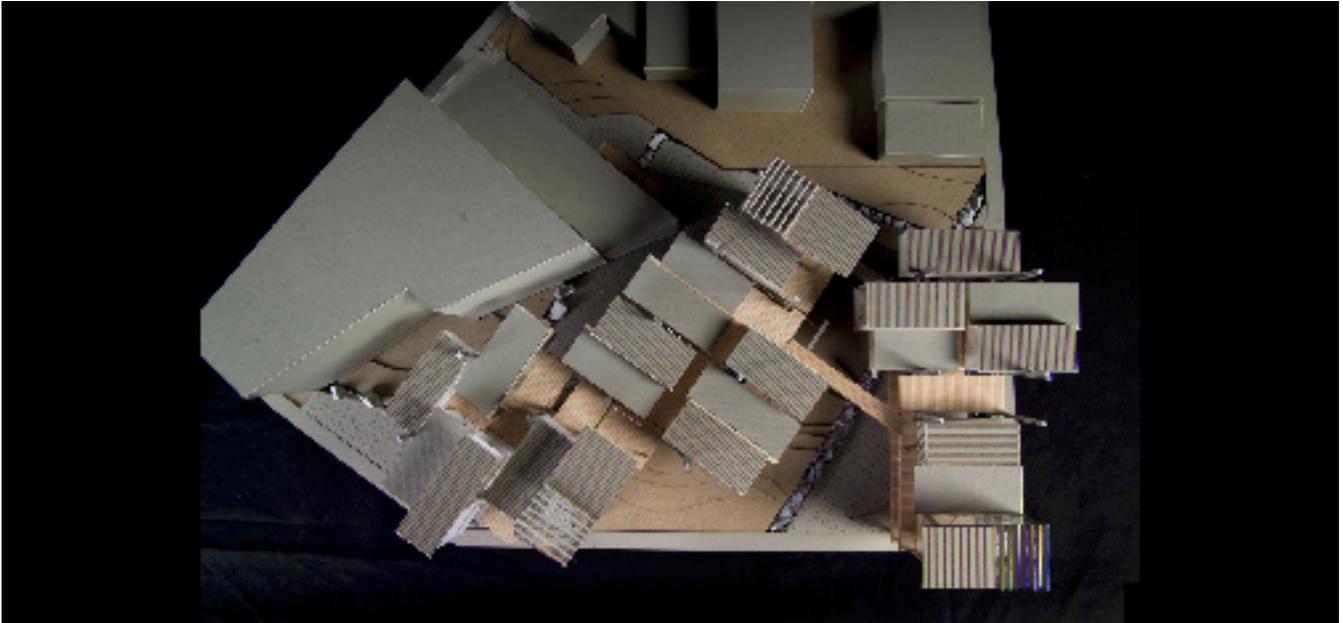


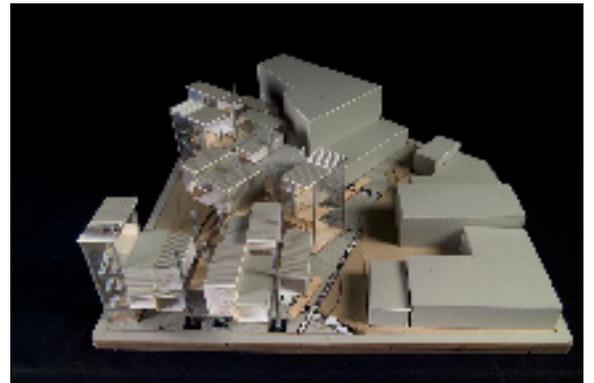
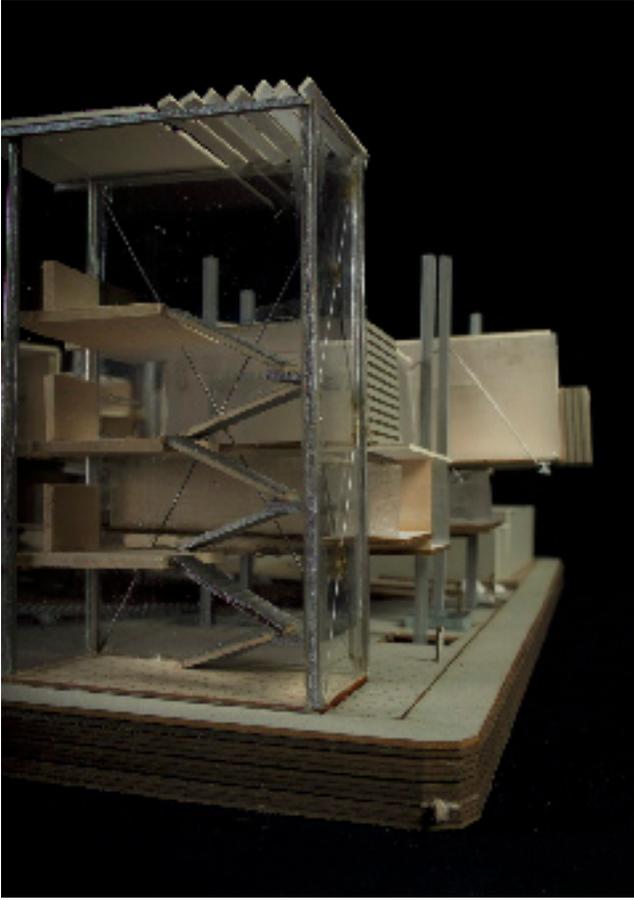


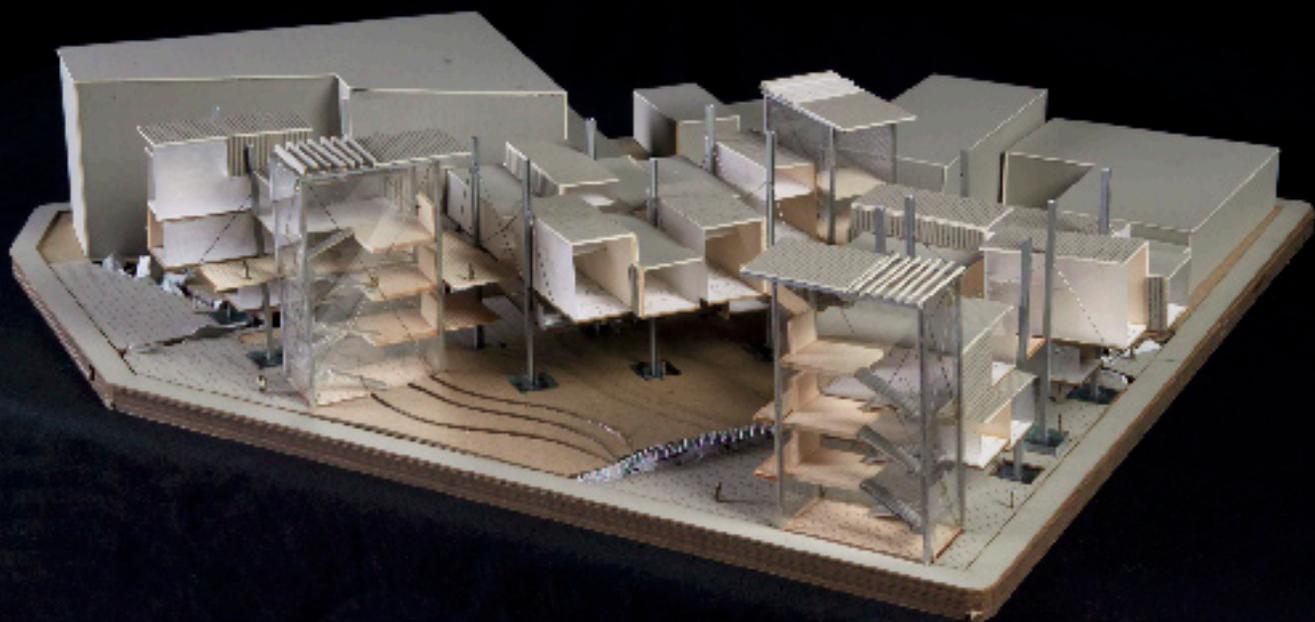
FIRST FLOOR PLAN
1/8" = 1'-0"









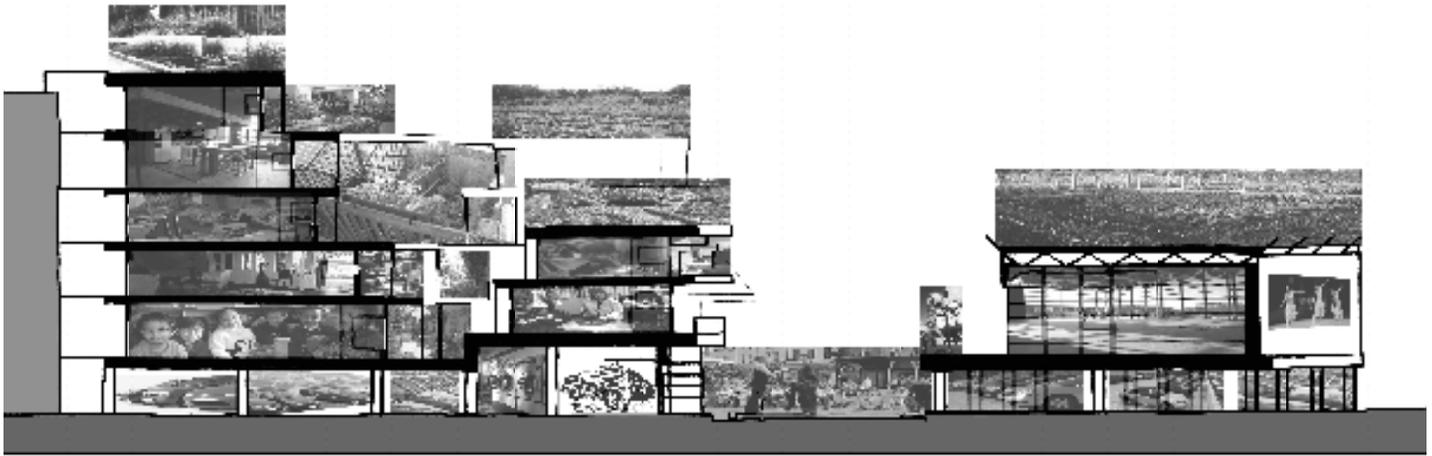


Meelena Oleksiuk
Urban Village

This project aims to expose New Orleanians to a new type of community: an urban village. One where people work, learn, partake in cultural activities and live in the same place. This framework for a diverse community, will through job opportunities and cultural attractors provide an impetus for people to come back to New Orleans.

This type of project could be built on many other sites in New Orleans. By designing a heavy base, the more 'valuable' spaces (housing) are elevated above sea level (BFE) for most areas of the city. As discussed above, this intensification of program is becoming more desirable for other sites throughout the city. This project serves the surrounding neighbourhoods and relies on them in that respect, however, making this project as self-sufficient as possible, in terms of energy and water would set an important example for future projects of this type. Arranging the units in such a way that wind will passively cool them as much as possible, including a water catchment system that will serve both the residential and commercial spaces, while providing a community stepwell, and providing a design for the shutters that act as shading devices while simultaneously bringing indirect light deeper into the units, are the strategies employed in this project to achieve self-sufficiency.



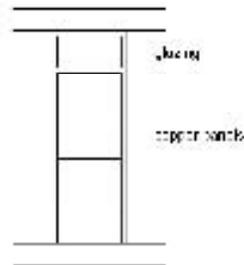


Urban Village

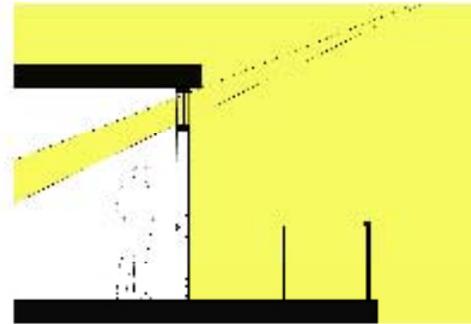
Event Section



Solar gains represent the most significant factor for operating energy costs for this climate. The goal is to design a method for reducing these gains while providing natural light and ventilation.

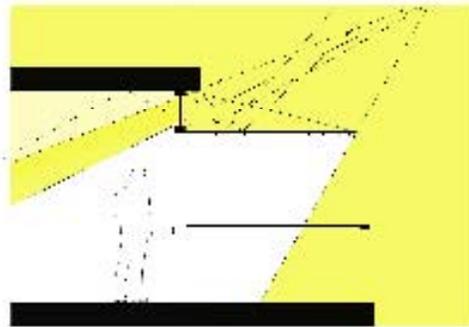


Elevation

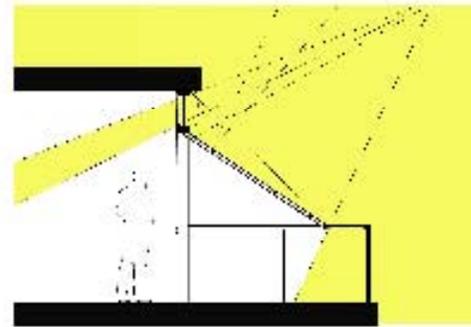


Section

No Overhang

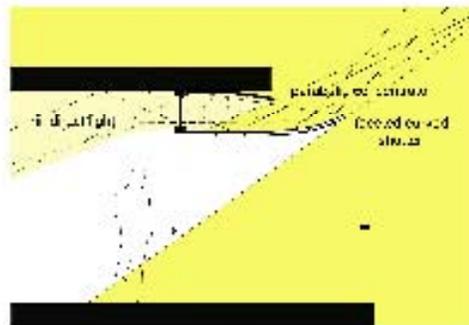


Shaded areas indicate solar shading device

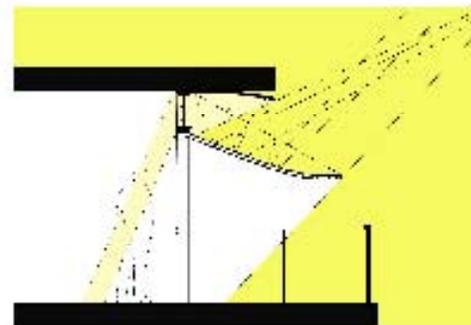


Low and shallow glazing reduces solar light heat gain

4' Overhang



Overhangs reduce summer solar light gains for shallow glazing, but shading devices which provide solar shading deeper into the unit.

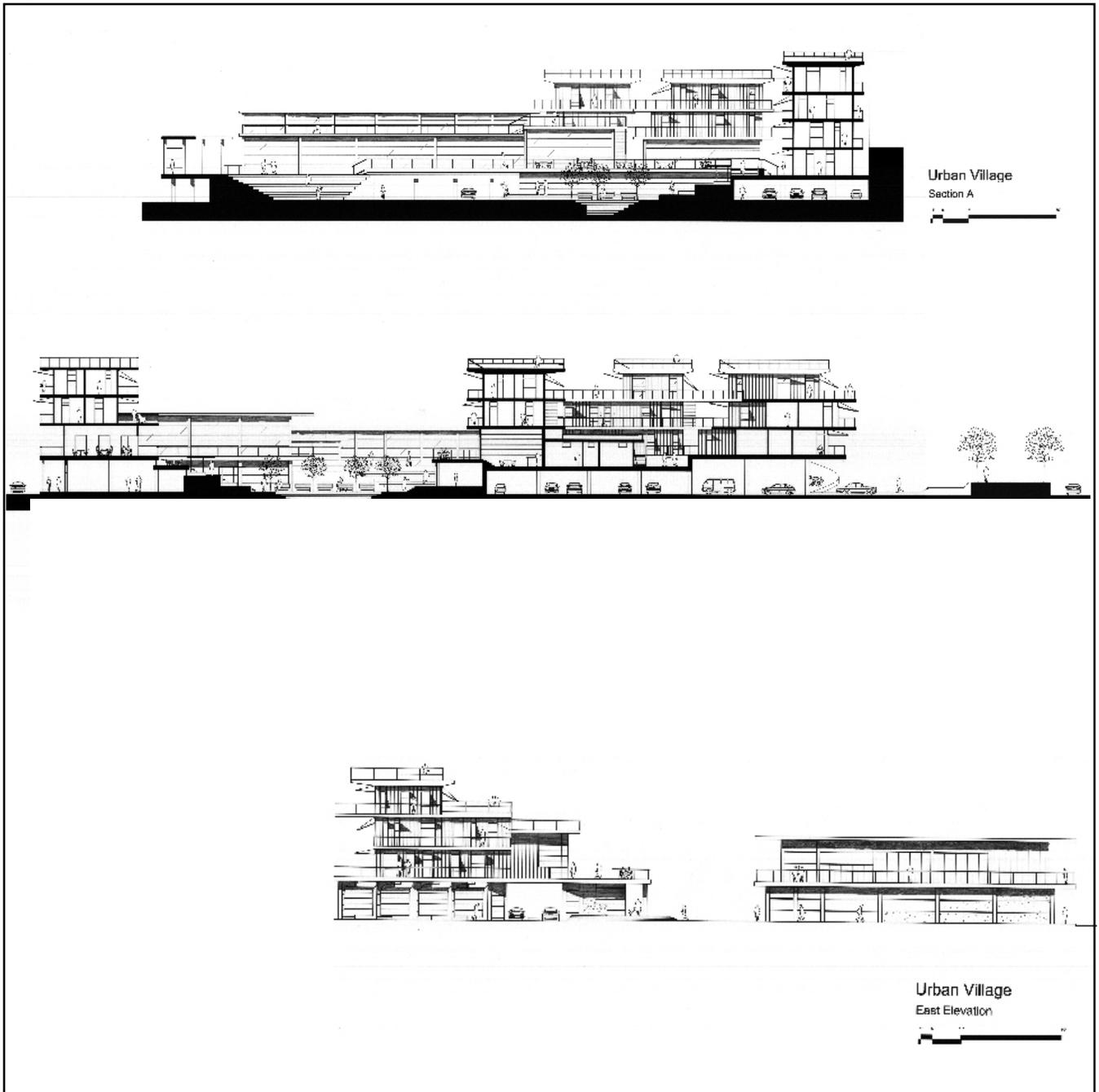


Overhangs and vertical shading devices reduce solar light heat gain

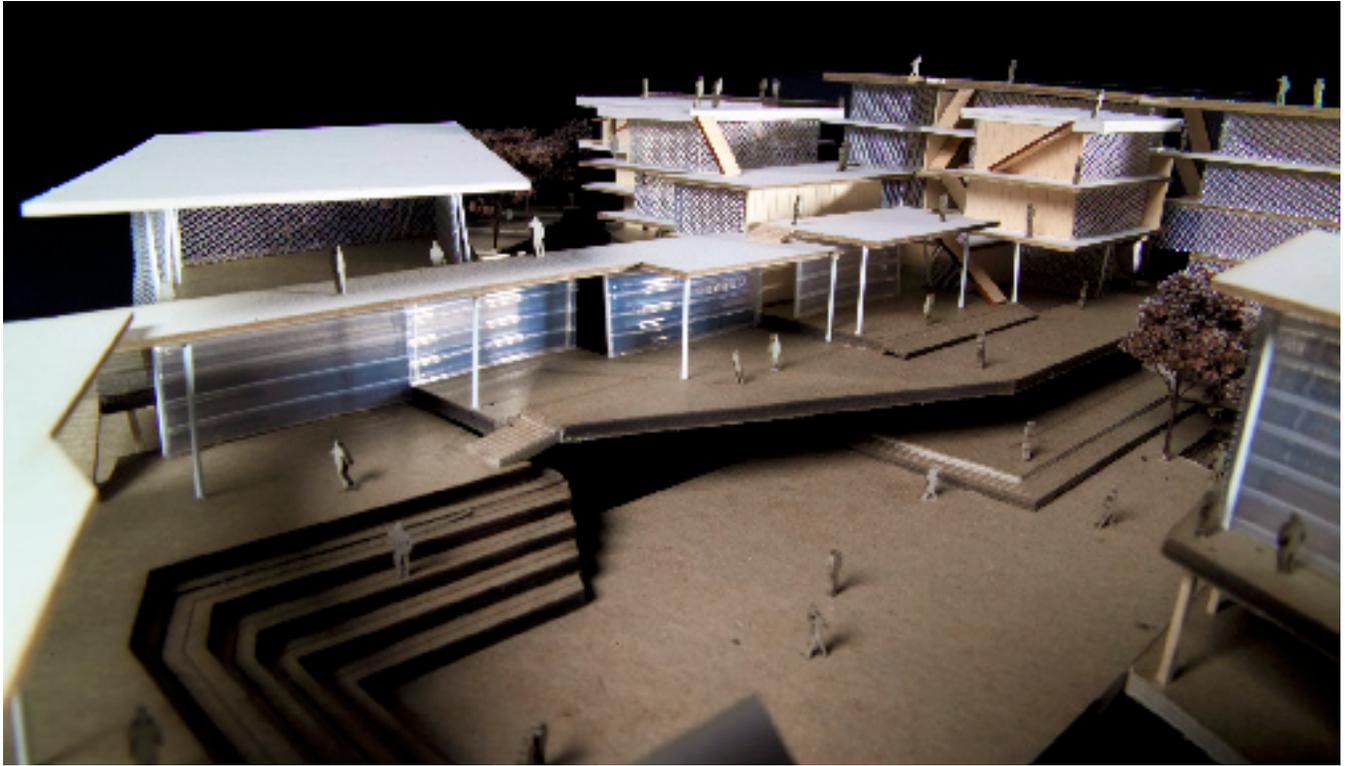




Urban Village
Second Level Plan
K ——— ↑N









Reilly Rabitaille
Courtyard Communities

The proposed project seeks to address both the issue of job training and housing while at the same time reestablishing (or even creating anew) the sense of culture and community lost as a result of Hurricane Katrina. Temporary housing (at least initially) would cater to those who have lost their homes as a result of the hurricane and wish to seek new skills in order to better economically improve the lives of their families. Educational facilities located on site would provide job skill training for adults, as well as local cultural crafts or music. Both of these aspects would be allowed to develop in provided commercial and performance spaces, which would in turn bring in funds to support the facility. The basic goal of the community is such that after a few years of making connections with new people and having gained an adequate level of proficiency in a certain field, these previously blighted people might be able to move together to establish a new community elsewhere in the city.

NEW ORLEANS: SITE FUTURE

SOME GRAPHICS FROM VARIOUS INTERNET SOURCES

PRESENT ISSUES:

SITE

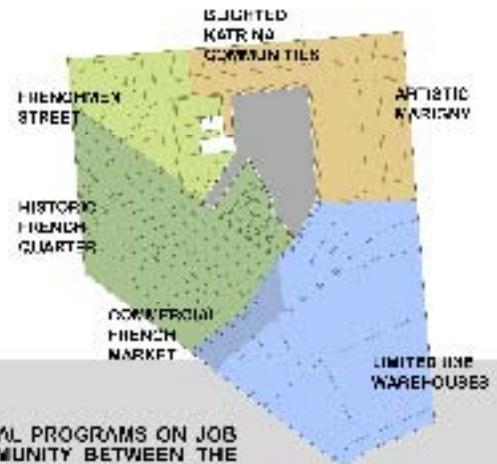
CULTURAL AND ECONOMIC JUNCTION
RISK OF EVENTUAL, IF NOT IMMEDIATE GENTRIFICATION

CITY:

HOUSING NEEDED FOR DISPLACED KATRINA VICTIMS
IMPROVED ECONOMIC BASE (NOT TOURISM)
RE-ESTABLISHMENT OF SENSE OF COMMUNITY FOR ALL
IMPROVED EDUCATION STANDARDS FOR ADULTS AND CHILDREN



TIME



PROPOSED PROGRAM:

COOPERATIVE STYLE FACILITY THAT OFFERS TEMPORARY HOUSING, EDUCATIONAL PROGRAMS ON JOB IMPROVEMENT, AND JOB MATCHING WHILE RESTORING LOST SENSE OF COMMUNITY BETWEEN THE NUMEROUS CULTURES SURROUNDING THE AREA



HOUSING

SHORT TERM (2-4 YEARS)
FAVORING KATRINA VICTIMS
PERMANENT HOUSING
FOR EMPLOYEES &
ADMINISTRATION



EDUCATION

APPRENTICESHIPS WITHIN
COMMERCIAL SECTIONS
ADULT CLASSES FOR JOB
SKILLS (INTERNET,
ADMINISTRATION, ETC.)
DAY CARE



COMMERCE

ENCOURAGE LOCAL
BUSINESSES
OFFER APPRENTICESHIP
OPPORTUNITIES
GUARANTEED EMPLOYMENT
OPPORTUNITIES



COMMUNITY

RECREATE SENSE OF
COMMUNITY AND BUILD
TRUST AMONG DIFFERENT
GROUPS OF PEOPLE

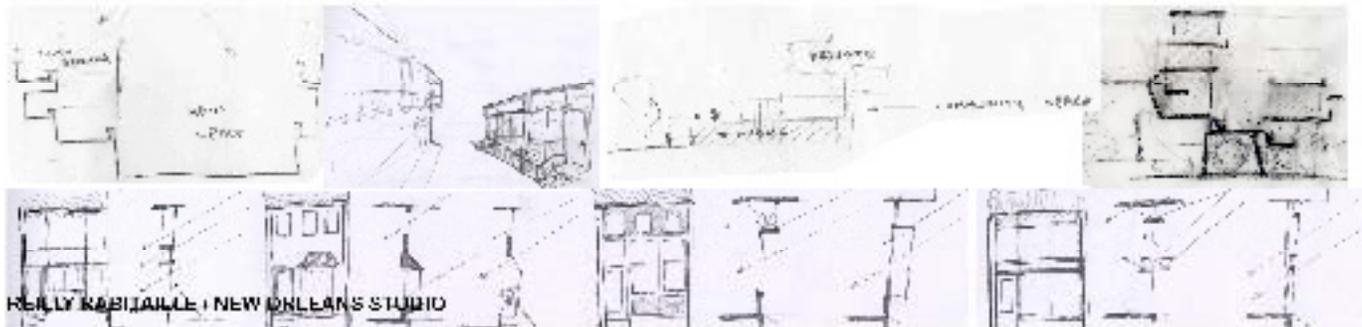


CULTURE

CELEBRATE NEW ORLEANS
CULTURE IN ALL ASPECTS

PROPOSED FORM:

NEIGHBORHOODS GATHERED AROUND A VARIETY OF COURTYARDS THAT ALLOW FOR DIFFERENT ENVIRONMENTS AND LEVELS OF INTIMACY
CENTRAL GATHERING SPACE THAT CONNECTS COURTYARDS WITH SOME ACCESS TO THE OUTSIDE PUBLIC
BROAD OPEN PLAN FOR COMMERCIAL/EDUCATIONAL AREAS TO ALLOW ADAPTABILITY



KELLY KABIJALLE | NEW ORLEANS STUDIO

NEW ORLEANS: SITE COURTYARDS

SOME GRAPHICS FROM ALTERNATE SOURCES



INDUSTRIAL COURTYARD WHICH SERVES AS STORAGE FOR IDEA BUSINESS.

POSSESSES DOUBLE FLOOR QUALITY WHILE MAINTAINING OPEN 'COURTYARD' FEEL.



ACCESS TO TERRACES FOR LOCAL HOTEL

PRIVATE ACCESS

HAS FEEL OF SMALL VILLAGE



COURTYARD OF LOCAL HOTEL

CREATES SOLIDITY IN INTIMATE SPACE



PARKING ACCESS TO ESPLANADE

NOT COURTYARD PER SE, BUT POSSESSES SOME COURTYARD QUALITIES SUCH AS OVERLOOKING BALCONIES AND SEMI ENCLOSED.

QUESTIONS APPROPRIATE COURTYARD SIZE AND DEFINITION



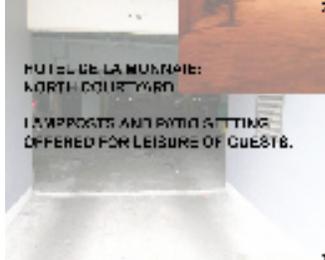
NARROW PASSAGE BETWEEN BUILDINGS SERVES AS SECONDARY ACCESS TO INTERIOR COURTYARD.

SPACE, WHILE ACCESSIBLE FROM STREET, CREATES FEELING OF INTIMA & 'ENCLAVE'.



PRIVATE COURTYARD (RESIDENCY).

SIGNIFICANT AREA USED FOR THE CREATION OF PRIVATE GREENSPACE.



HOTEL DE LA MURRAYE: NORTH COURTYARD

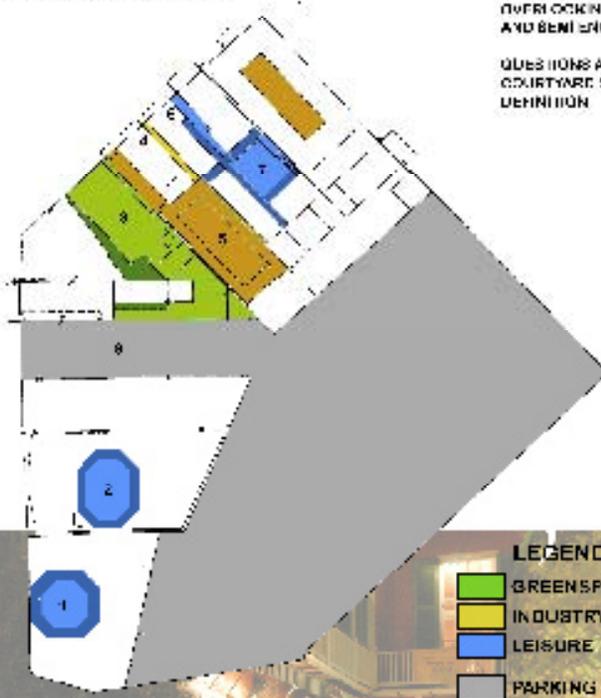
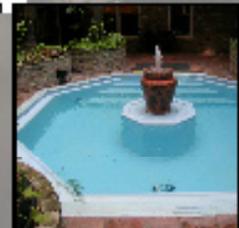
LAUNDRY AND PYLO SITTING OFFERED FOR LEISURE OF GUESTS.



HOTEL DE LA MURRAYE: SOUTH COURTYARD

DIFFERENT FROM NORTH COURTYARD FOR THE LEISURE OF HOTEL GUESTS.

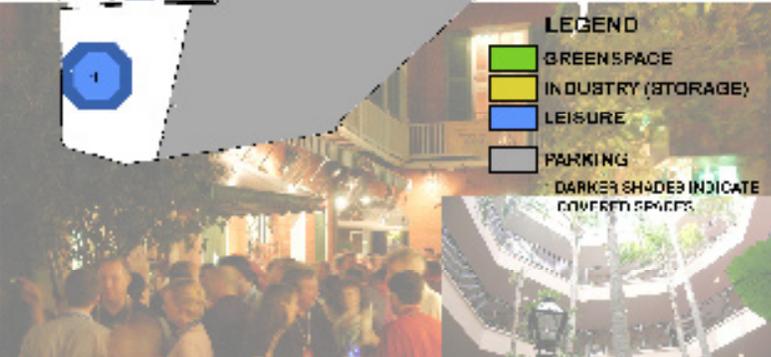
SERVED AS COOL REFUGE FROM OUTSIDE ENVIRONMENT.

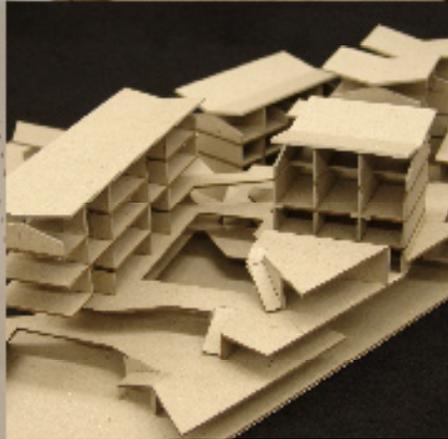
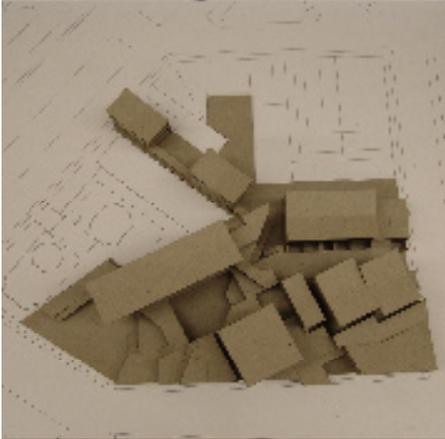
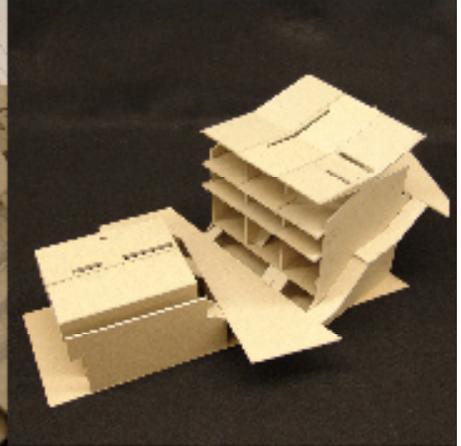
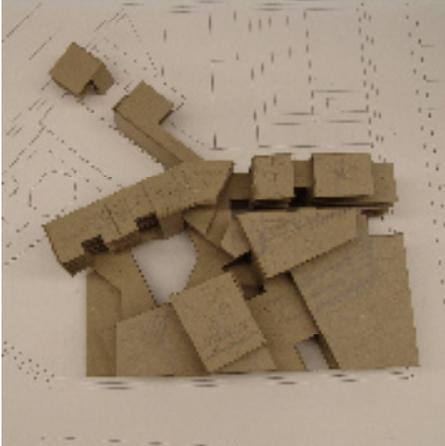
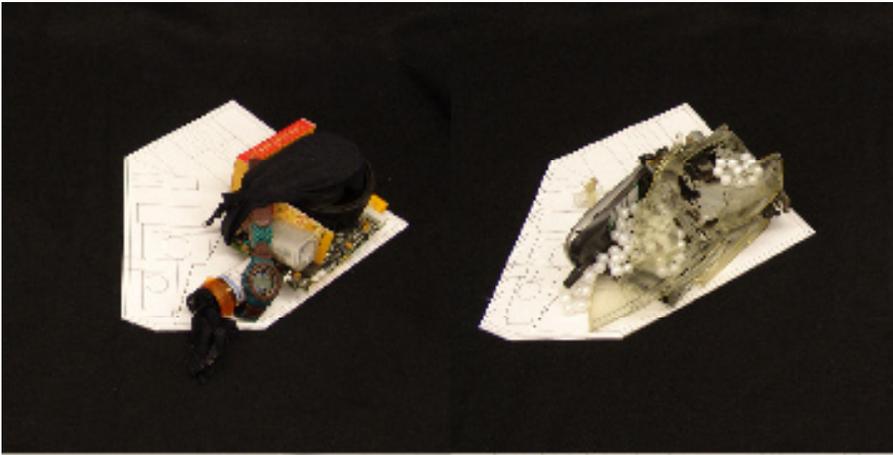


LEGEND

- GREEN SPACE
- INDUSTRY (STORAGE)
- LEISURE
- PARKING

DARKER SHADES INDICATE COVERED SPACES







GROUND FLOOR PLAN

REILLY RABBITAILLE: NEW ORLEANS'S UDO

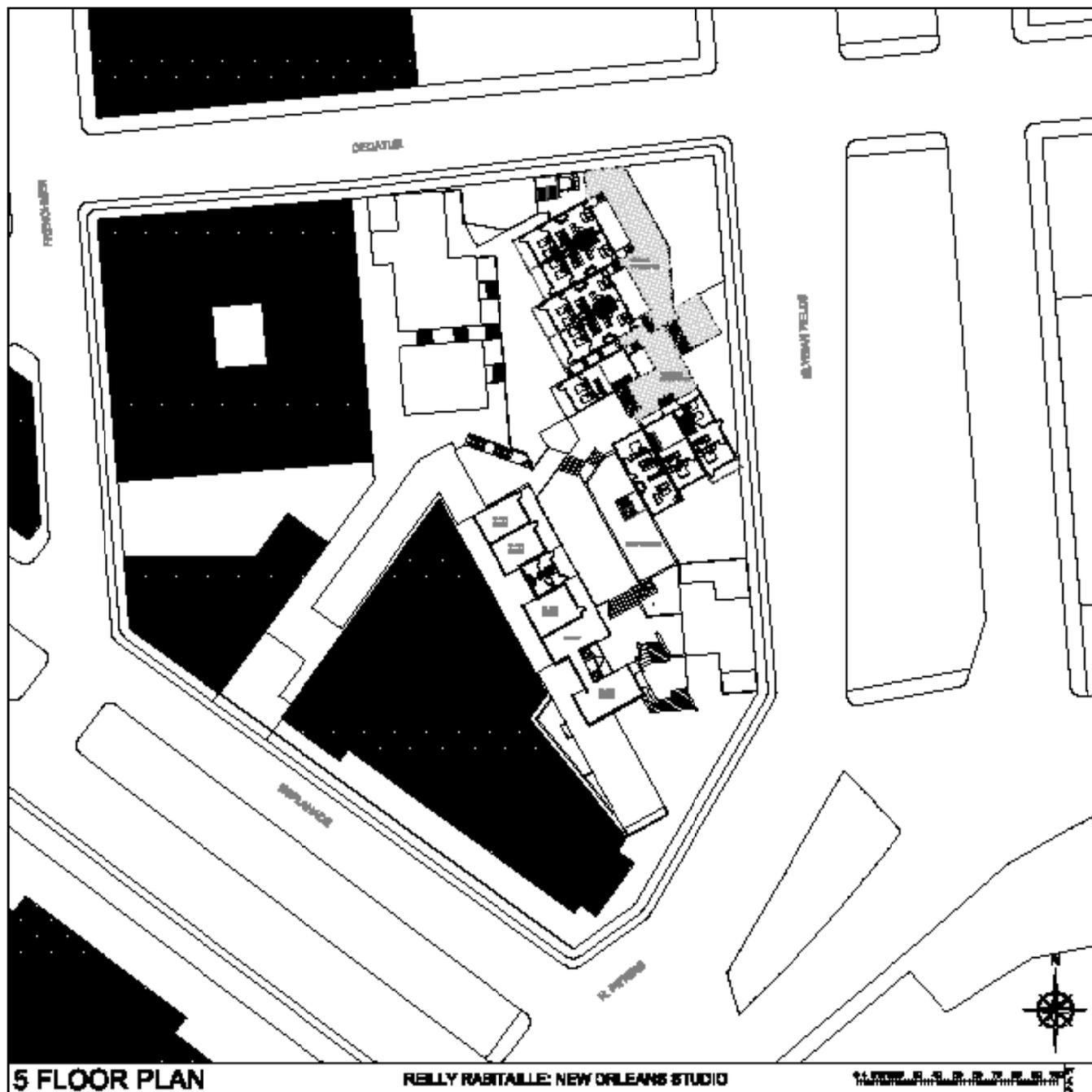
UNIVERSITY OF CALIFORNIA, BERKELEY

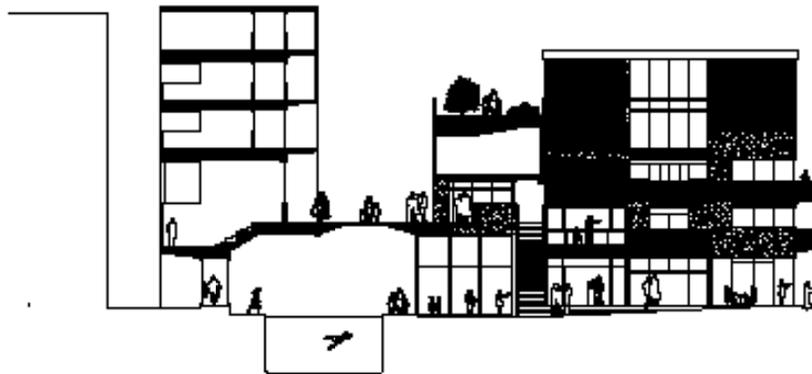


2.5 / 3 FLOOR PLAN

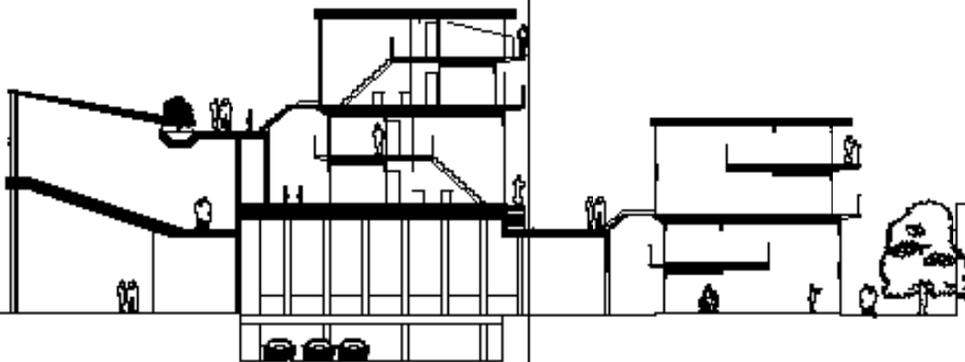
REILLY RABAILLE: NEW ORLEANS STUDIO

1 1/8" = 1'-0"





POOL COURTYARD SECTION



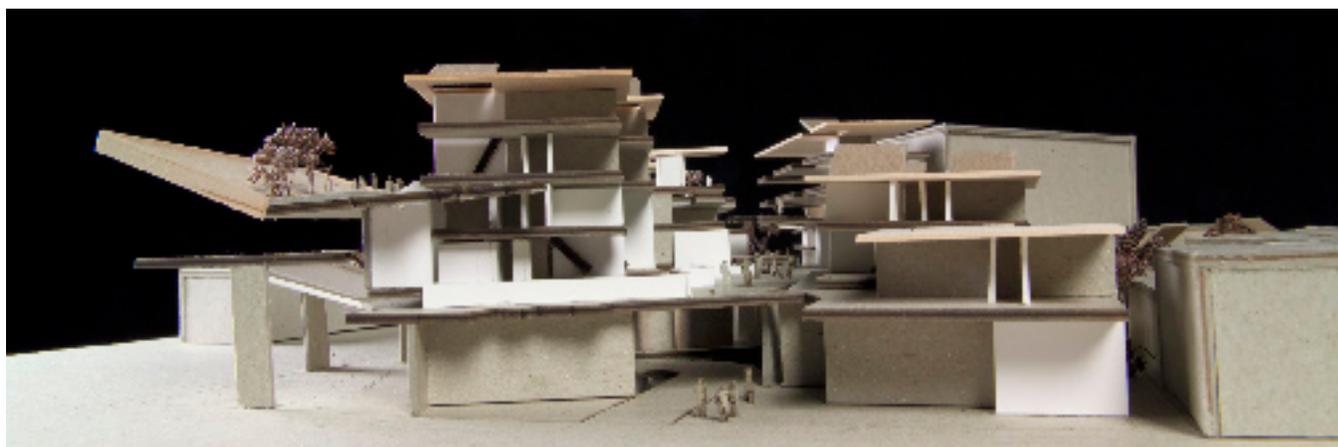
INNER RESIDENCE STREET SECTION

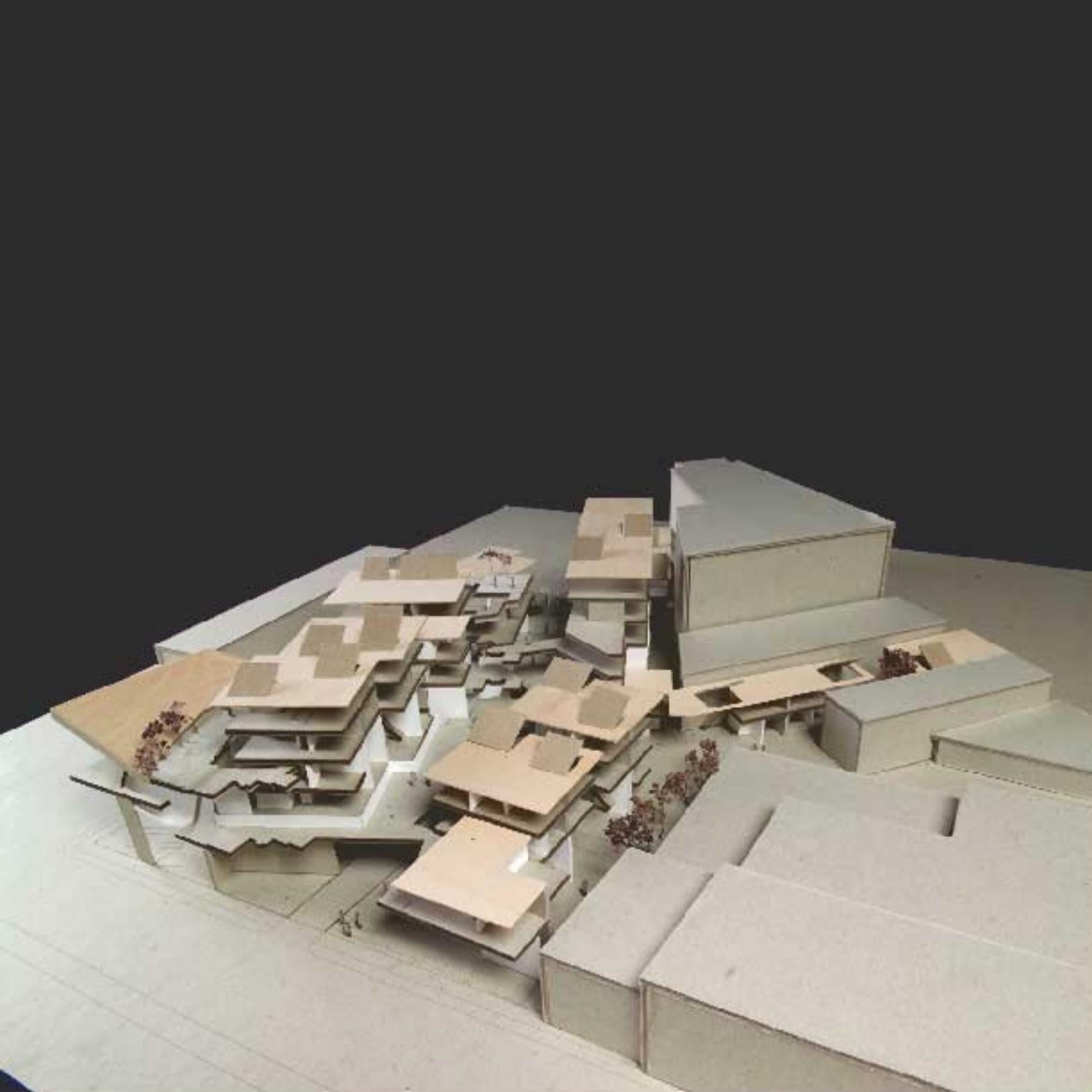


NORTH ELEVATION

REILLY RABITAILLE: NEW ORLEANS STUDIO







Patrick Rhodes-Vivour
A Communal Whole

My visit to New Orleans made me appreciate the importance of community to its residents and how the climate facilitates community building and social interactions.

The architectural reaction to the climate creates Spaces and volumes such as courtyards and porches that exists to manipulate the climate. These produce interstitial space with several layers and transitions that occur between the street and the front door, the corridor and the courtyard, the public and the private as a by-product.

My design approach is to mediate the interaction, intertwining and layering of overlapping volumes and uses by creating one volume within which smaller volumes exist and interact .These smaller volumes, consist of housing units, a library, a gallery and commercial space for shops and offices all of which are porous and permeable to the flow of space. I intend to create a cluster of communities, in an arrangement that provides micro-level private open spaces which come together to form a communal whole that fosters interaction and Community development.

New Orleans "Coming Together"

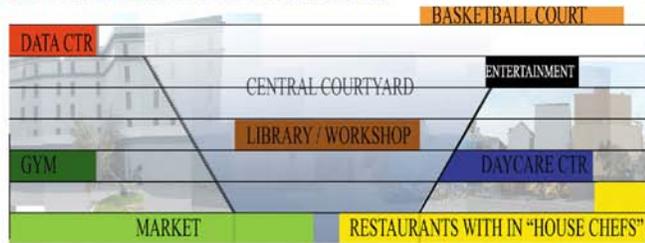
01 - The city inspires

My visit to New Orleans made me appreciate the importance of community and how the climate facilitates community building and social interactions.

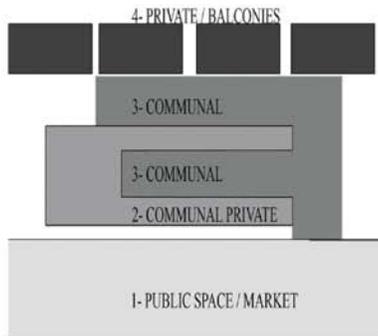
The architectural reaction to the climate creates spaces and volumes such as courtyards and porches. The by products of these volumes are rich interstitial spaces with several layers and transitions that occur between:

- the street and the front door,
- the corridor and the courtyard,
- the public and the private.

The existence of these interstitial spaces encourages interaction due to the hidden dimension.



Organization of transitions.



Economic Cycle & Programme.



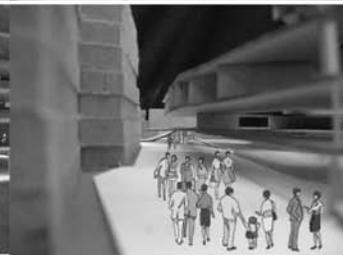
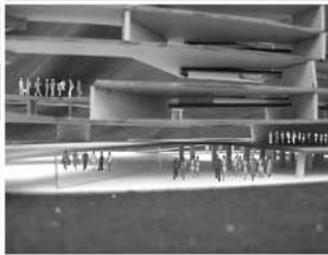
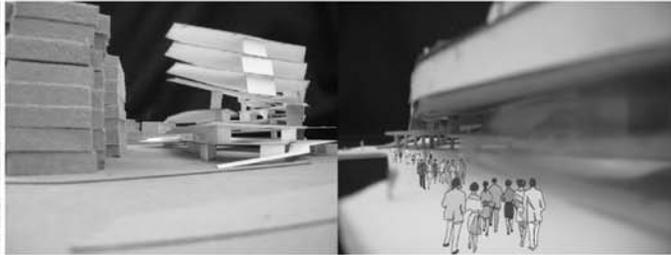
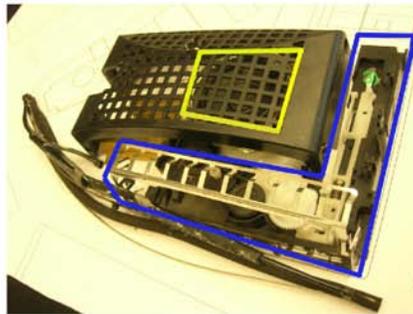
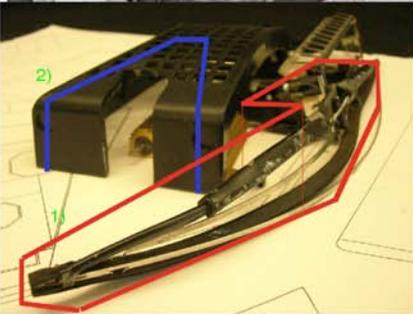
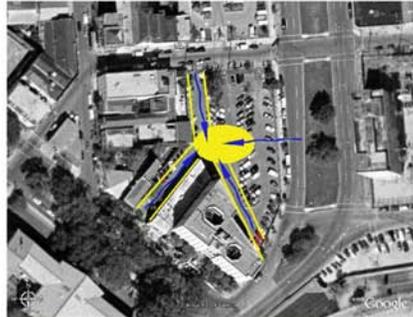
New Orleans "Coming Together"

01 scale 1:200 (16th scale)
Patrick Rhodes-Vivour



New Orleans "Coming Together"

02 - Design Intentions



My design approach is to mediate the interaction, intertwining and layering of overlapping volumes and uses by creating one volume within which smaller volumes exist and interact.

These smaller volumes, consist of:
 -Housing units,
 -A library,
 -A gallery
 -commercial space .
 All of which are porous and permeable to the flow of space.

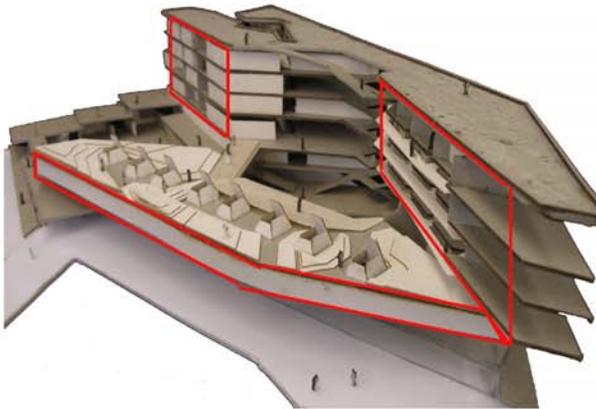
- 1) Public access and urban public floor
- 2) Porous entrance to public courtyard.
- 3) Financial generator.



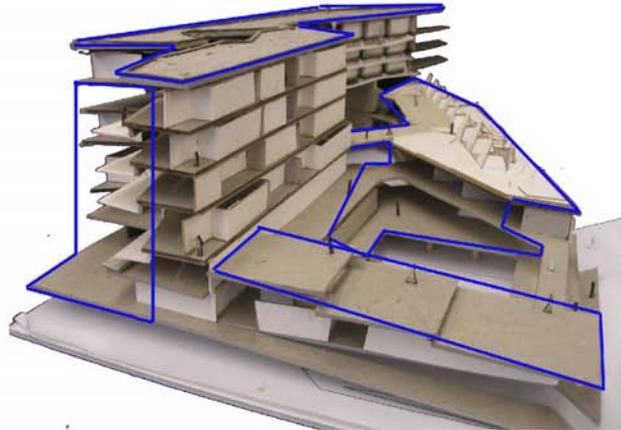
New Orleans "Coming Together"

03 - Generation of Form & Devices to foster the development of community.

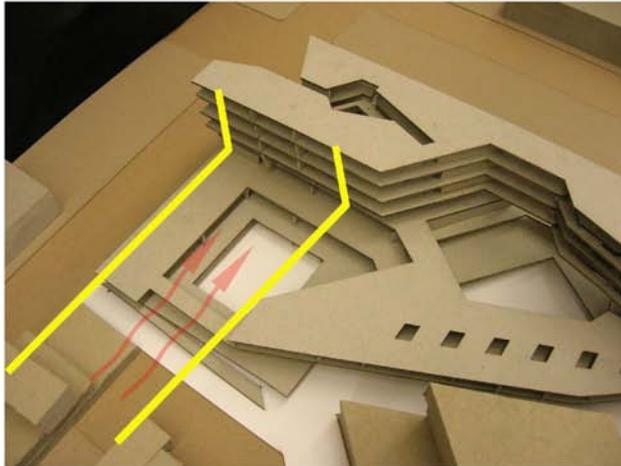
Possible Location of three communities.



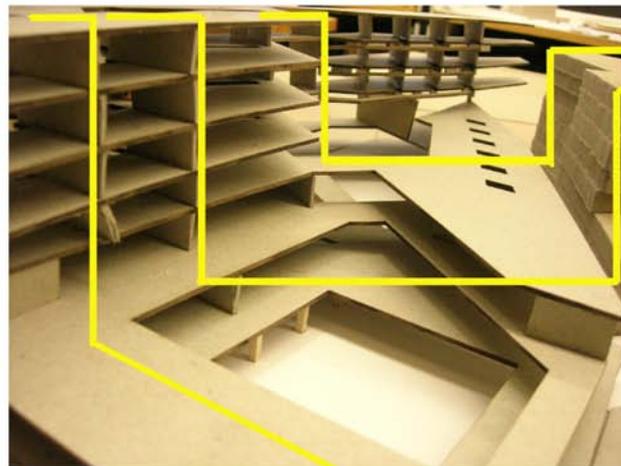
Devices and Surfaces that foster community & interaction.



Dialogue with the existing buildings on site.



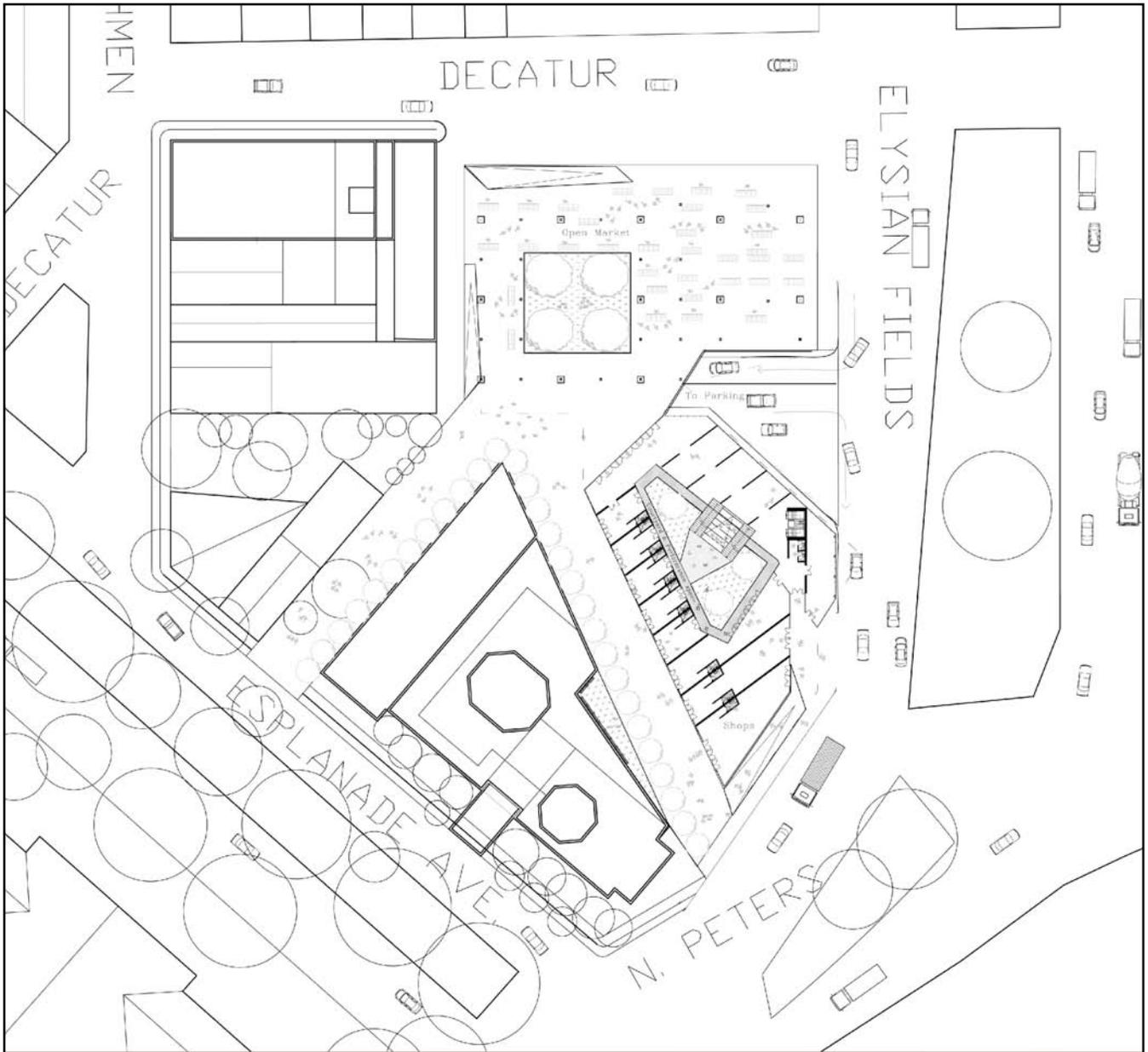
Greater Courtyard



New Orleans "Coming Together"
01
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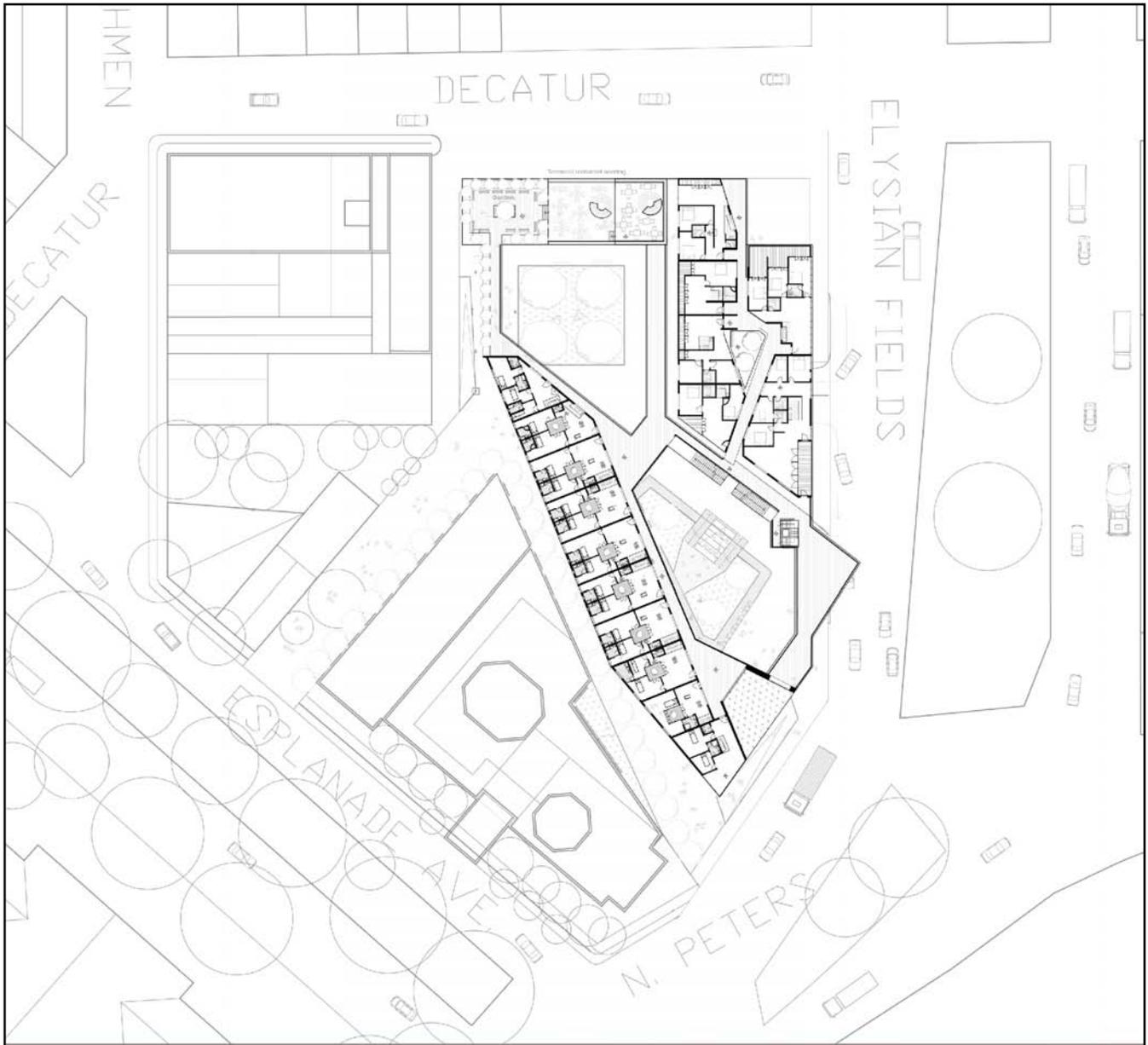
scale 1:200 (16" scale)





New Orleans "Coming Together"
Ground Floor Plan scale 1:200 (1/8" scale)
Patrick Rhodes-Vivour





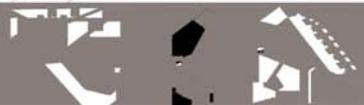
New Orleans "Coming Together"
Second Floor Plan
Patrick Rhodes-Vivour

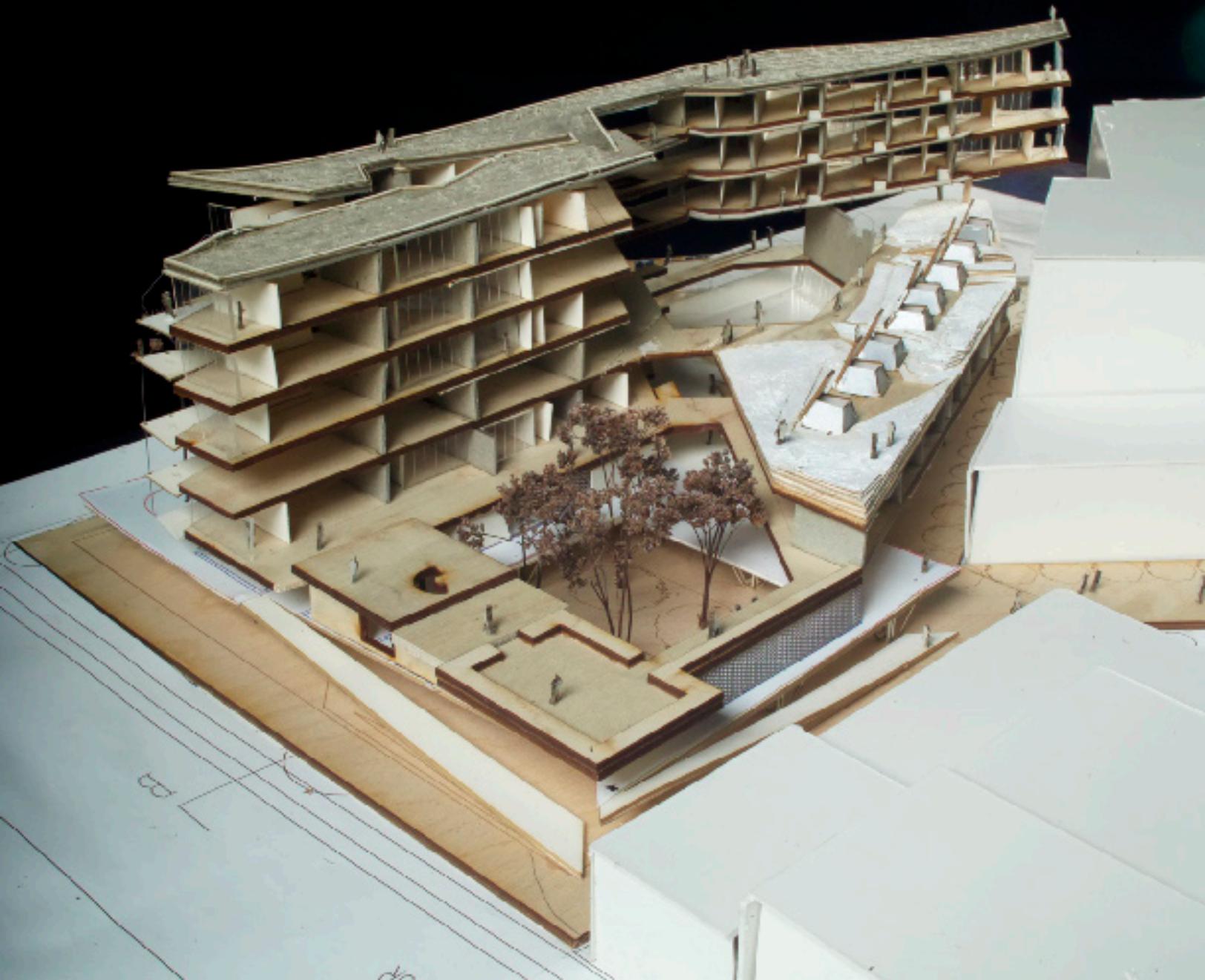
scale 1:200 (16" scale)





New Orleans "Coming Together"
Fourth Floor Plan scale 1:200 (16th scale)
Patrick Rhodes-Vivour





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Professor Jan Wampler

Credits

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