CITY MARKET AFFORDABLE HOUSING

ARC 503 DESIGN STUDIO I PROFESSOR TOM BARRIE _ SPRING 2014 _ RALEIGH, NC I ANDREW MCCALL

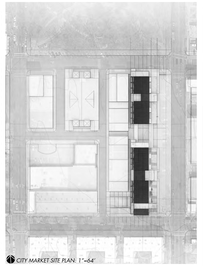
"LAYERING A DYNAMIC ENVIRONMENT"

The City Market affordable, multifamily housing development is intended to be utilized by both private residents and the general public. The project's program is both mixed-use and mixed income. The ground floor is dedicated primarily to the mixed-use program through the introduction of a grocery, cafe and reading room/bookstore. The second and third floor of the project are restricted to the residents within.

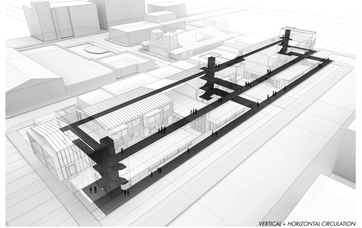
The resident profile for the affordable housing project will be a mixed-income development. The idea behind this resident profile is to reserve the majority of the housing units available for those in need (at or below 30% AMI), while offering the remaining units at market rate. The main goal with this combining of varying income ranges is to create a mixed-income community environment. Affordable housing unfortunately carries a negative connotation to those who are unaware or not well versed in the benefits that it can bring to a community. Many people believe that when a new affordable housing development is introduced to an area, that area immediately loses value. The mission and vision for this development is to enable all to see and understand the positive growth and benefits that can be achieved. Through the incorporation of those at, below and above the average AMI in Raleigh, North Carolina in one community a better understanding of "affordable" housing can be gained. Through this lack of segregating those with lower incomes and greater needs solely with similar people, a stronger sense of purpose and pride can hopefully be fostered and instilled in all the future residents.

VISION & MISSION

The primary functional aspiration for this project is to provide the residents with a dynamic and stimulating environment in which to live and interact with one another. The vision for this affordable multifamily housing project to succeed in promoting this goal of interaction and social awareness amongst the residents and general public, an environment allowing for a multitude of opportunities for this interaction must be programmed and introduced. The "function word" from which this proposed interactive environment will be derived from is layering. This idea of layering is applied both vertically between all floors and horizontally across programs. By layering multiple programs adjacent to each other both in the horizontal and vertical, the opportunity for dynamic interaction between the residents is increased.



CITY MARKET SITE PLAN: 1"=64'



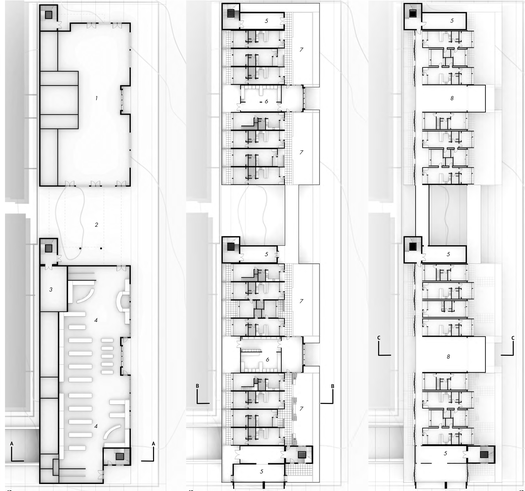
VERTICAL + HORIZONTAL CIRCULATION

VERTICAL STREETSCAPE

CIRCULATION ANCHORS

"WRAPPING" ENVELOPE

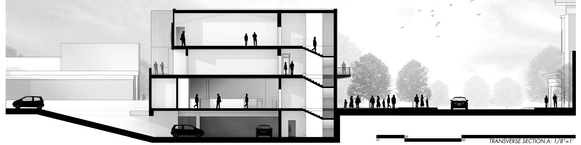
INTERACTIVE ENVIRONMENT



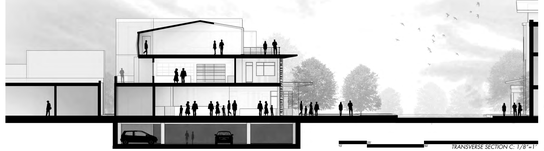
GROUND FLOOR PLAN: 1"=16'

SECOND FLOOR PLAN: 1"=16'

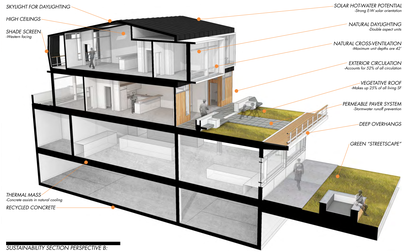
THIRD FLOOR PLAN: 1"=16'



TRANSVERSE SECTION A: 1/8"=1'



TRANSVERSE SECTION C: 1/8"=1'



SUSTAINABILITY SECTION PERSPECTIVE B

PROJECT STATEMENT:

-To design a multifamily housing community that strives to reimagine and reinvent the possibilities of affordable housing.

-To design affordable, sustainable and desirable housing for those who are in need.

-To create a mixed-income community that allows for dynamic interaction between all residents.

-To provide resident-trimmed equal access to desirable housing and a positive community environment.

-To foster and promote community growth and revitalization through public interaction.

-To foster a sense of purpose and pride that will encourage self-sufficiency.

-To foster and promote community growth and revitalization in areas that can serve as a hub or anchor for future and further development.

The City Market Affordable Housing Development is intended to become a residence whose goal is to socially, economically and culturally integrate a diverse range of residents with one another and with the surrounding community. Of the 30 units available, 24 will be provided for those whose income is at or below 30% AMI (Area Median Income), the remaining six are intended to be offered at market rate. By programming a mixed-income development, a stronger and more accurate awareness of the benefits of affordable housing is hoped to be gained by not only the residents, but by the surrounding community and the city of Raleigh.

RESIDENTIAL UNIT BREAKDOWN:

Studio Apartments
-6 Units – 500 SF
1 Bedroom: 1 1 Bath
-10 Units – 600 SF
2 Bedroom: 1 2 Bath (Single level)
-10 Units – 850 SF
2 Bedroom: 1 2 Bath (Townhouse)
-4 Units – 1000 SF

FLOOR PLAN KEY:

GROUND FLOOR:
1_Bookstore/Coffee Shop
2_City Market Plaza Extension
3_Community Mail room
4_Farmer's Market/Grocery

SECOND FLOOR:
5_Community Gathering
6_Community Service/Support
7_Vertical streetscape/Garden
-15 Total units available

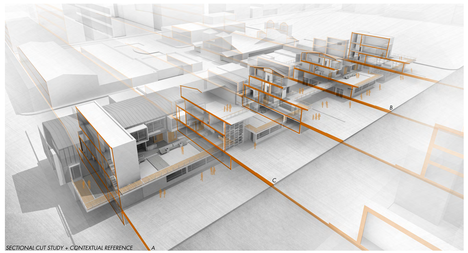
THIRD FLOOR:
5_Community Gathering
8_Greenroof/Garden Plaza
-15 Total units available

2 BED. UNIT A: 1000 SF

2 BED. UNIT B: 850 SF

1 BED. UNIT: 600 SF

STUDIO APARTMENT PLAN: 500 SF



SECTIONAL CUT STUDY + CONTEXTUAL REFERENCE

INTERIOR VIEW TOWARDS "UPPER STREET"

VIEW FROM SOUTH PERSON STREET