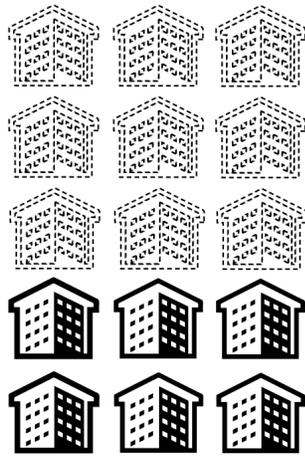


PROBLEM 1: WAITING LIST

258,880 FAMILIES
ARE WAITLISTED
FOR SOCIAL
HOUSING IN NYC

175,817 FAMILIES
LIVE IN SOCIAL
HOUSING IN NYC



PROBLEM 2: FINANCIAL GAP

1 UNIT COSTS
\$20,958
ANNUALLY TO
OPERATE AND
MAINTAIN

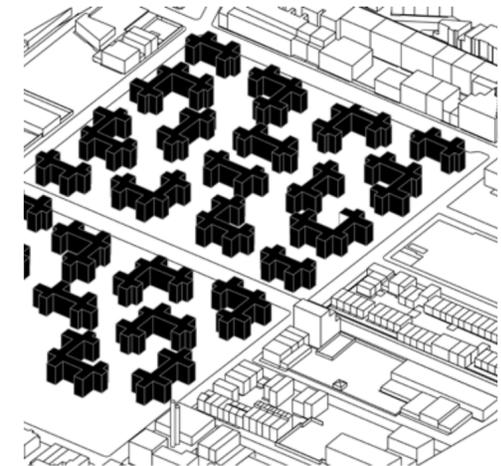
THE AVERAGE
ANNUAL RENT FOR
1 UNIT IS **\$5,700**
(27% OF COST)



PROBLEM 3: DISINTEGRATION

MARCY HOUSES
ARE **SOcially**
AND **SPATIALLY**
DISINTEGRATED

AN 'ISLAND FOR
THE POOR'

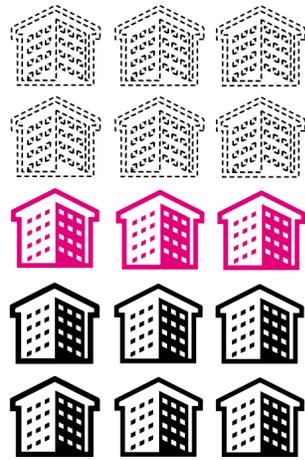


PROBLEM

AMBITION 1: DENSIFICATION

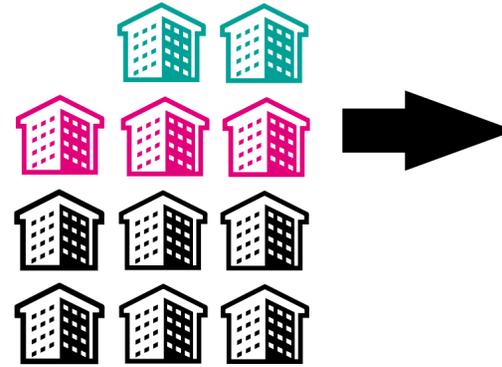
**860 NEW
SOCIAL UNITS**
HELP CLEAR THE
WAITING LIST

1714 FAMILIES LIVE IN
THE MARCY HOUSES



AMBITION 2: DIVERSIFICATION

**600 NEW
MARKET RATE
UNITS** AND
COMMERCIAL
SPACES FUND
THE NEW SOCIAL
UNITS AND REDUCE
REQUIRED FEDERAL
SUBSIDIES FOR
EXISTING STOCK

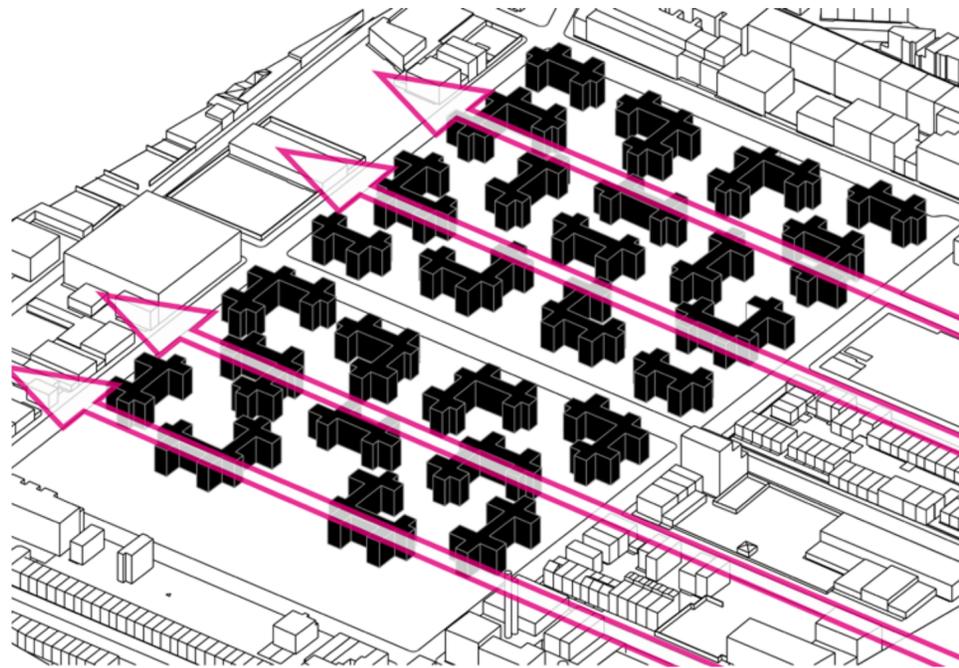


MARKET RATE UNITS
REDUCE FINANCIAL
GAP WITH 40%

(THE NET ANNUAL
PROFIT PER MARKET
RATE UNIT IS
\$26,000 ,THE NET
LOSS PER SOCIAL
UNIT IS \$15,000)

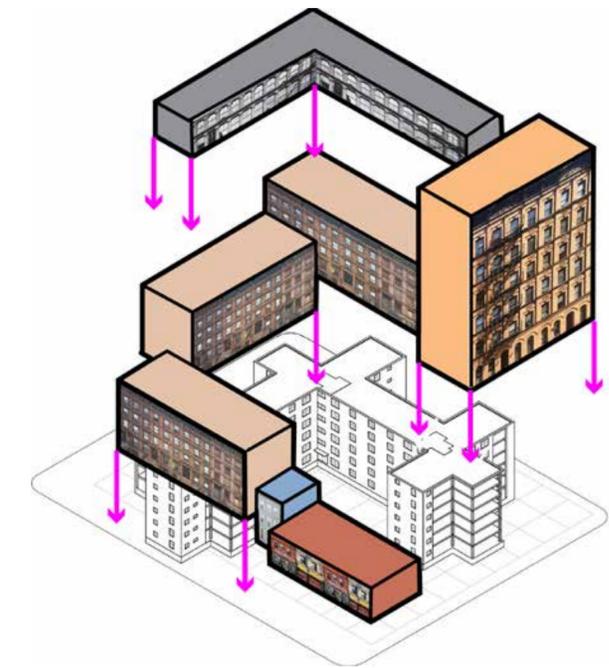
AMBITION 3: INTEGRATION

INTEGRATE BY
DRAWING **NEW
CONNECTIONS**
TO THE
SURROUNDING
NEIGHBORHOOD



INTEGRATE BY
**DENSIFYING
AND
DIVERSIFYING**
THE BUILDING
STOCK

INTEGRATE IN A
**HISTORICAL
AND SPATIAL
CONTEXT**



AMBITION

MARCY HOUSES

A CASE STUDY OF SOCIAL HOUSING IN NEW YORK CITY

HANS MAARTEN WIKKERINK

ACADEMY OF ARCHITECTURE AMSTERDAM

HMWIKKERINK@GMAIL.COM

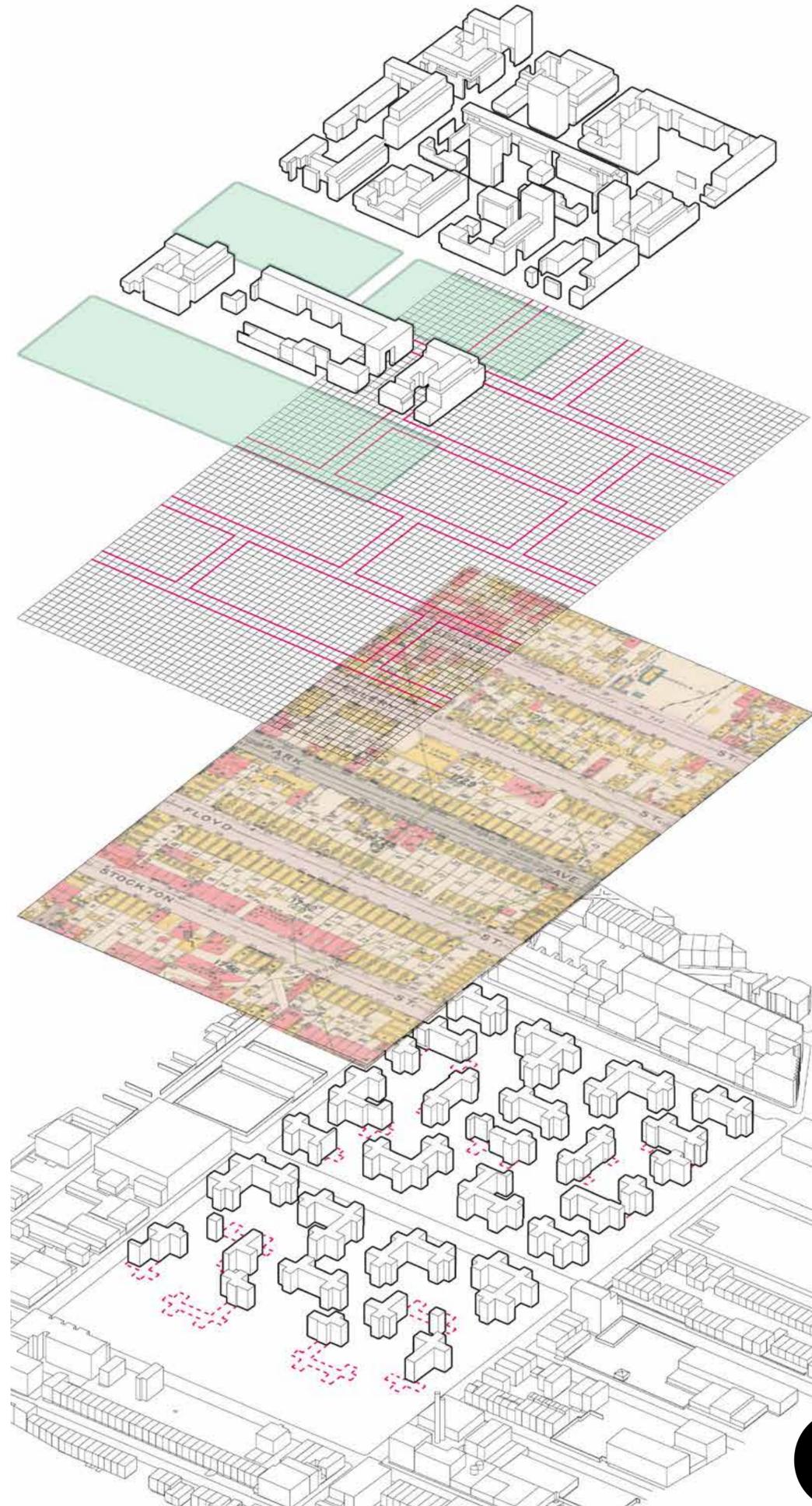
WWW.SPARCOFFICE.COM

MENTORS: LAURENS JAN TEN KATE, GUS TIELENS,

MARCEL VAN DER LUBBE

EXAM COMMITTEE: MACHIEL SPAAN, ELSBETH VALK

I **BELIEVE** IN ARCHITECTURE AS A NECESSITY, NOT MERELY AS A LUXURY. I BELIEVE IN THE TASK OF **DENSIFYING** OUR CITIES, TO REDUCE THE PRESSURE ON THEIR SURROUNDING OPEN LANDSCAPE AND TO HELP PREVENT URBAN SPRAWL. I BELIEVE IN THE STRENGTH OF AN HISTORICAL **LAYERED** CITY. I BELIEVE IN THE TASK OF BUILDING SOCIALLY AND CULTURALLY **DIVERSE** AND INCLUSIVE CITIES: CITIES THAT RESPECT THEIR BUILT HERITAGE, BUT STRIVE TO MAKE A PLACE FOR EVERYONE. I BELIEVE IN THE POWER OF ARCHITECTURE TO HELP TO ACHIEVE THIS.



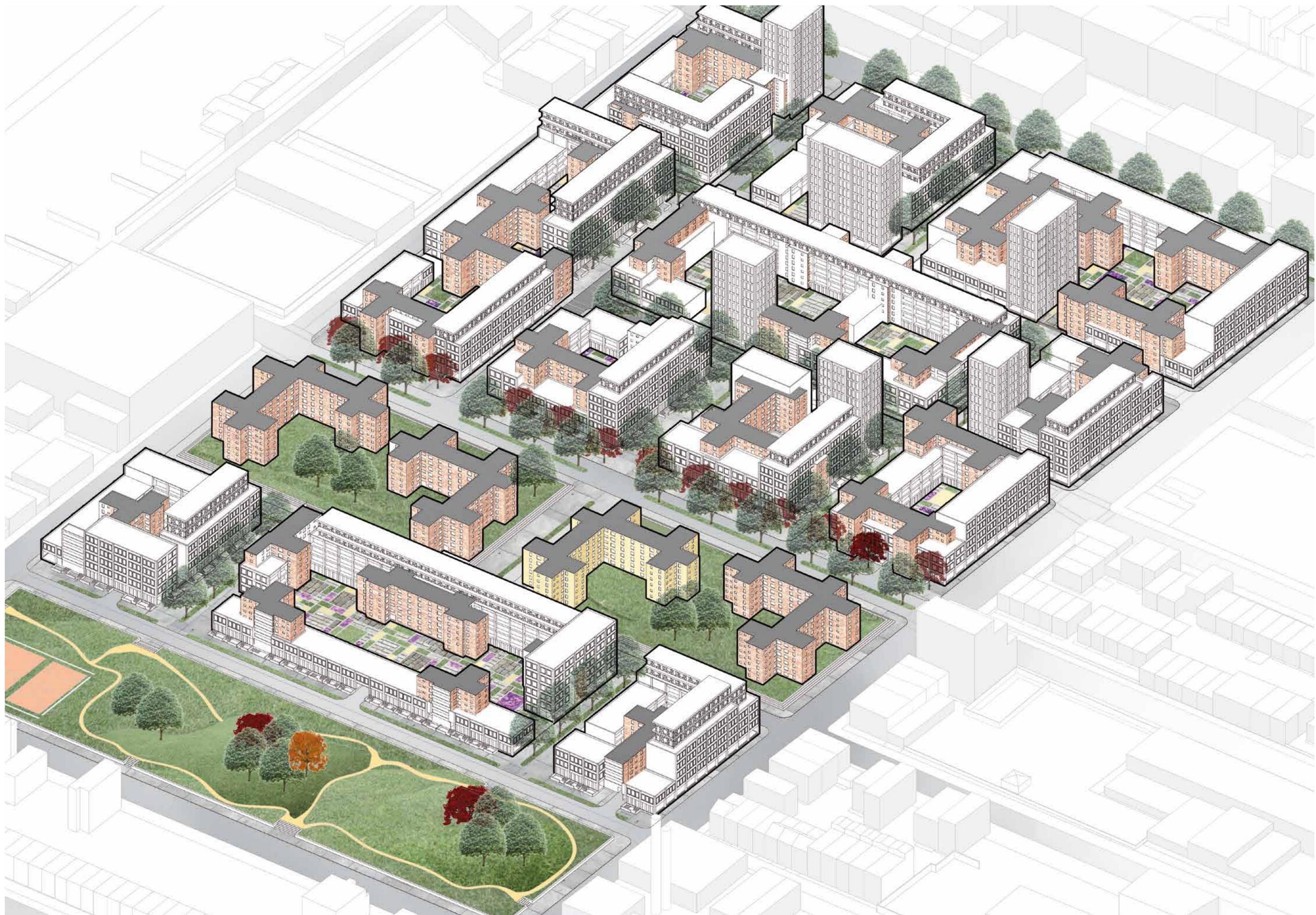
NEW CITY BLOCKS ARE EITHER STRONGLY **DENSIFIED** OR THEY GET HIGH QUALITY GREEN PUBLIC SPACE

A RATIONAL GRID OF 20X20 FEET IS **SUPERIMPOSED** AND SERVES AS A GUIDANCE FOR ALL NEW BUILD VOLUMES

THE HISTORICAL STREET GRID IS REINTRODUCED TO MAKE **NEW CONNECTIONS** THROUGH THE NEIGHBORHOOD

THE EXISTING BUILDING STOCK REMAINS **UNTOUCHED** EXCEPT FOR A SOME MINOR STRATEGIC DEMOLISHMENT

CONCEPT





MASTERPLAN





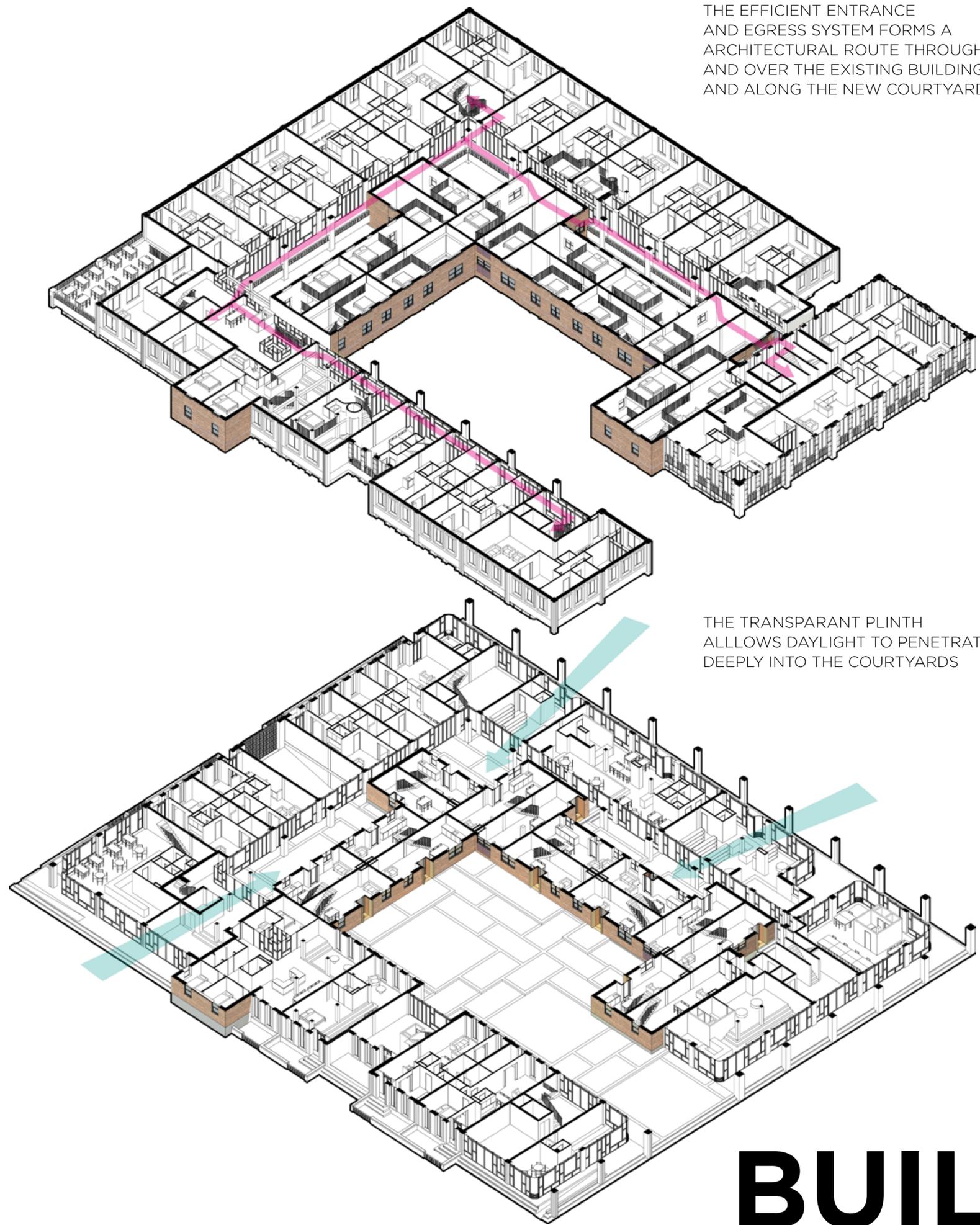
MARCY HOUSES AND THE NEW YORK CITY HOUSING AUTHORITY

If anything is typical for the demographics of New York City, it is its character of enclaves. Ethnic groups, but often also social economic homogeneous groups, are concentrated in adjacent neighborhoods. While higher level demographic data show a diverse, vibrant melting pot, small scale New York City is relatively segregated. This seems to work just fine in most neighborhoods.

Unfortunately, this is not the case for the poorest New Yorkers. Since the 1930's, they have been housed in large-scale housing developments popularly referred to as 'projects'. New York City Housing Authority (NYCHA) builds, maintains, and assigns these houses. The fact that they have a waitlist of over 200,000 families is an indication for its continuing relevance.

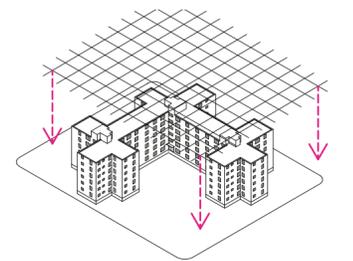
Over 400,000 people live in these subsidized houses, divided over 334 developments. The majority of these neighborhoods are based on the Towers in the Green scheme. They breathe modernism and a top-down urban design mentality. Many of the Projects are aging: 261 of the 334 neighborhoods are older than 30 years and are in need of extensive maintenance or renovation.

NYCHA keeps developing new buildings in addition to its minimal efforts in maintenance, but it does not demolish entire neighborhoods to make space for its Utopian schemes anymore. Recent proposals and plans consist of adding to the existing developments with infill. In most cases they give up a small parking lot or they annex an adjacent empty building lot. It shows that NYCHA endorses the need for densification of its current developments or at least finds it economically viable.

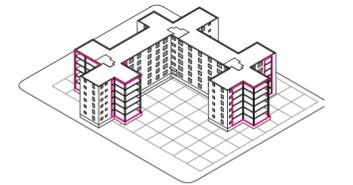


THE EFFICIENT ENTRANCE AND EGRESS SYSTEM FORMS AN ARCHITECTURAL ROUTE THROUGH AND OVER THE EXISTING BUILDING AND ALONG THE NEW COURTYARDS

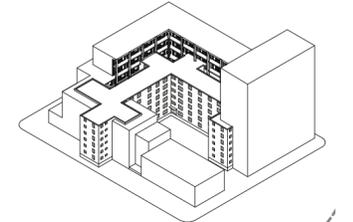
THE TRANSPARENT PLINTH ALLOWS DAYLIGHT TO PENETRATE DEEPLY INTO THE COURTYARDS



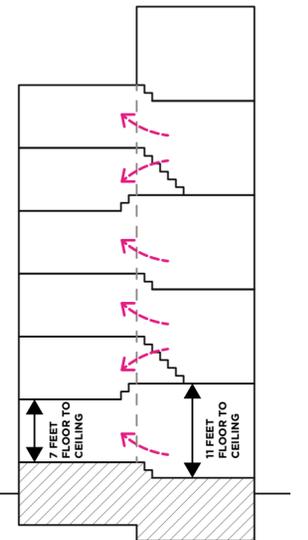
20X20 FT SUPERIMPOSED GRID



MINIMAL BUT STRATEGIC DEMOLITION

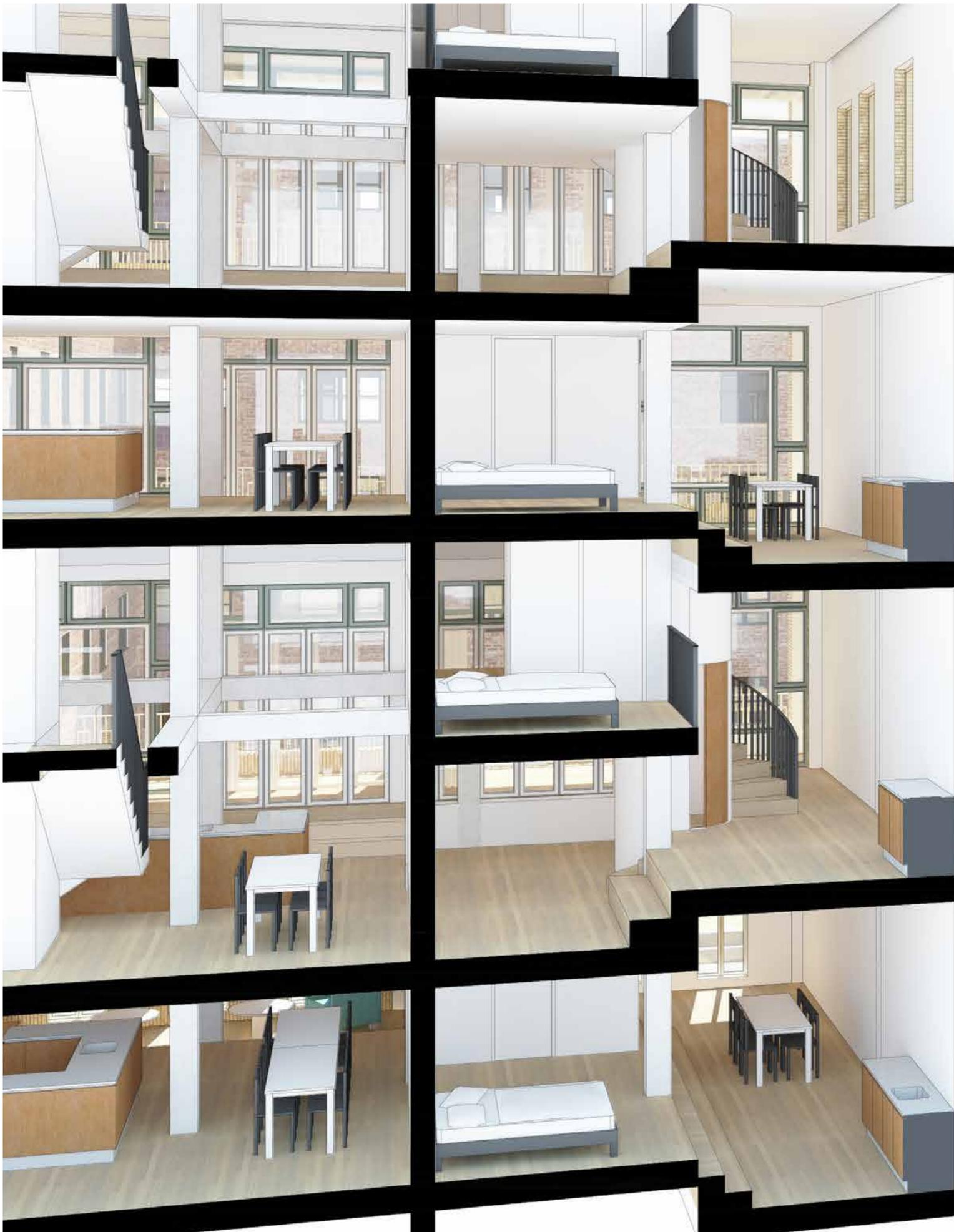


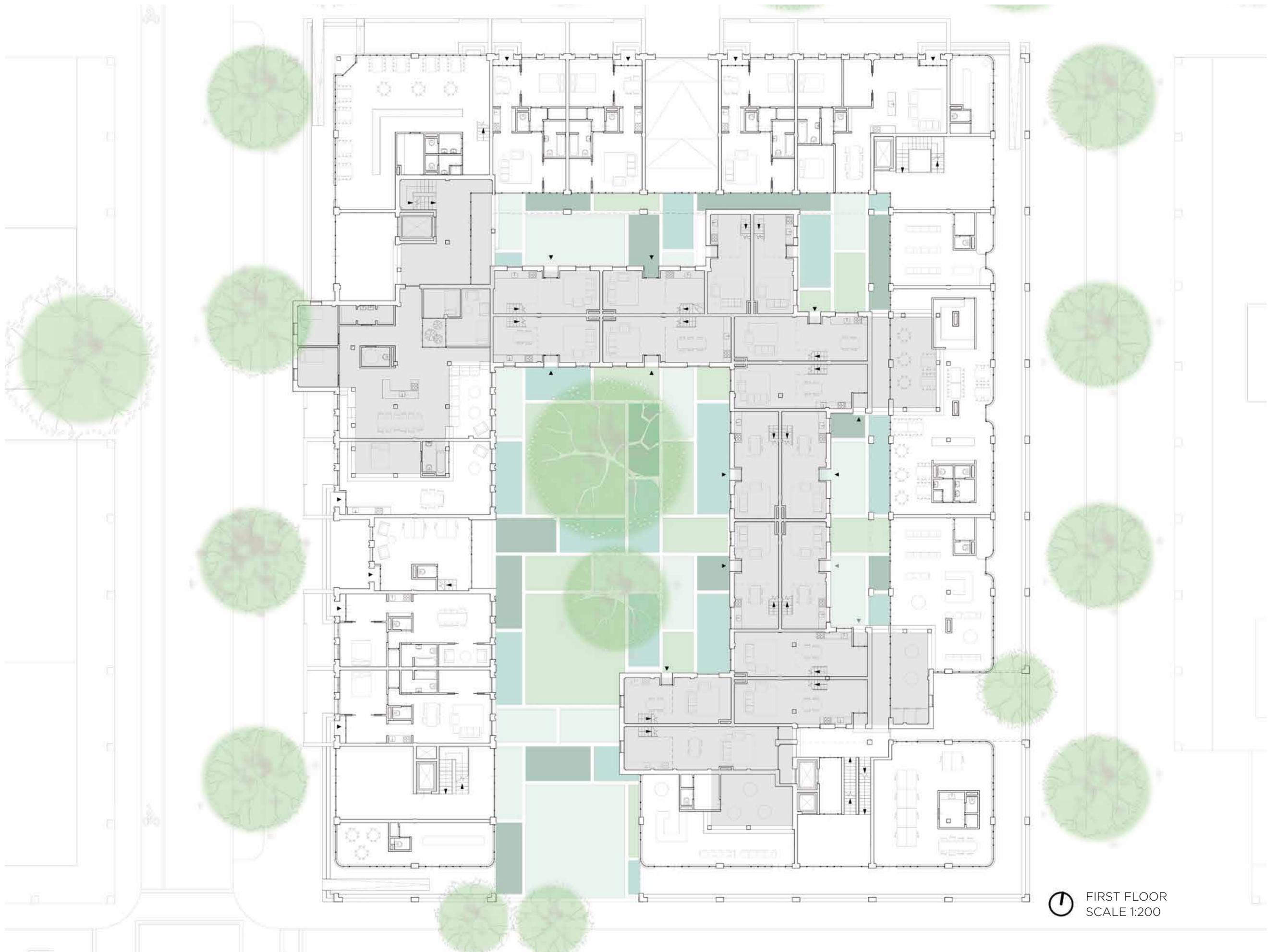
IDEAL ORIENTATION FOR MAXIMIZING SUNLIGHT



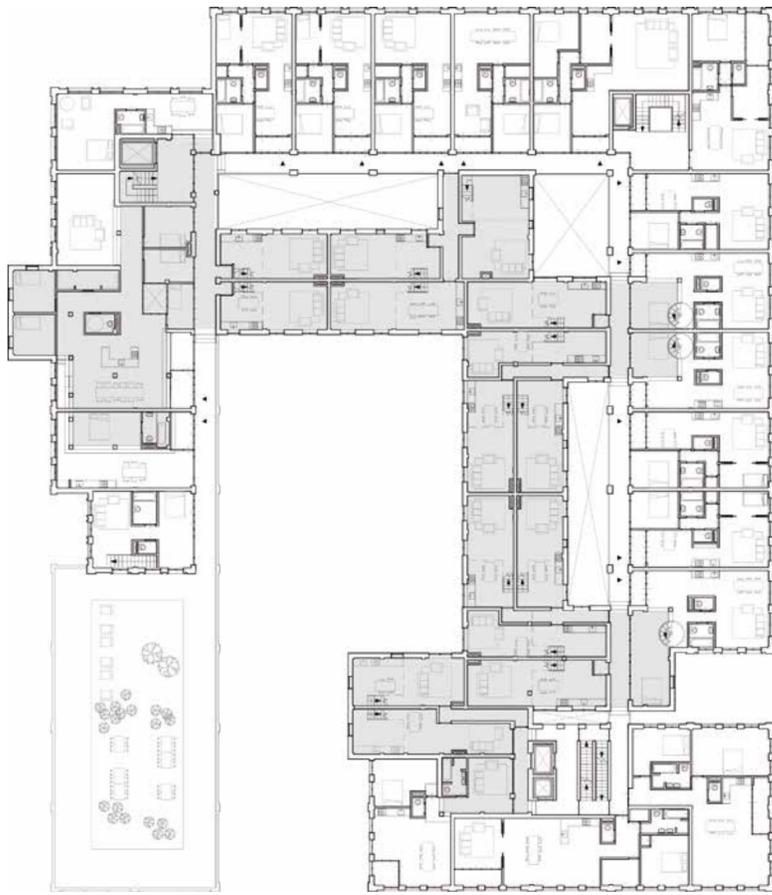
THE SPATIAL QUALITY OF ADDING BUILDING VOLUMES WITH A MODERN FLOOR-CEILING HEIGHT

BUILDING

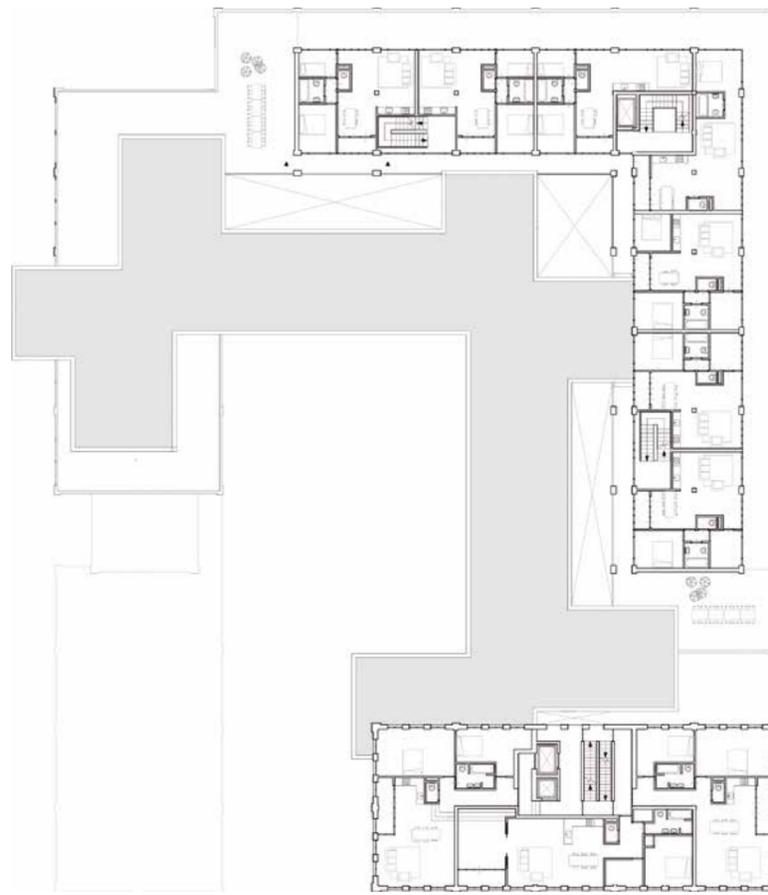




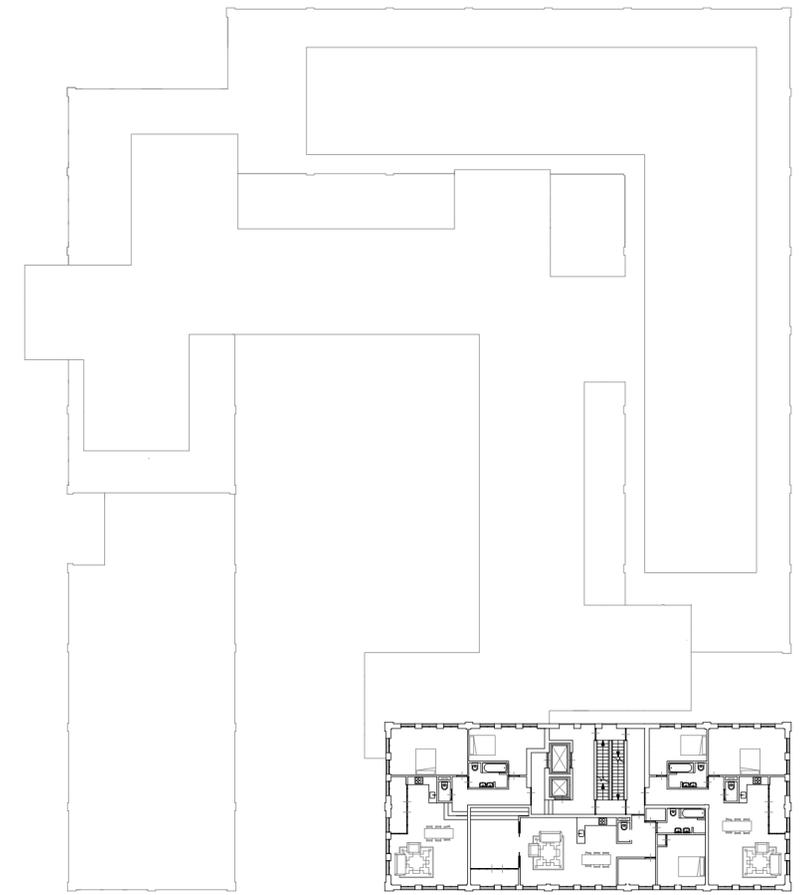
⌚ FIRST FLOOR
SCALE 1:200



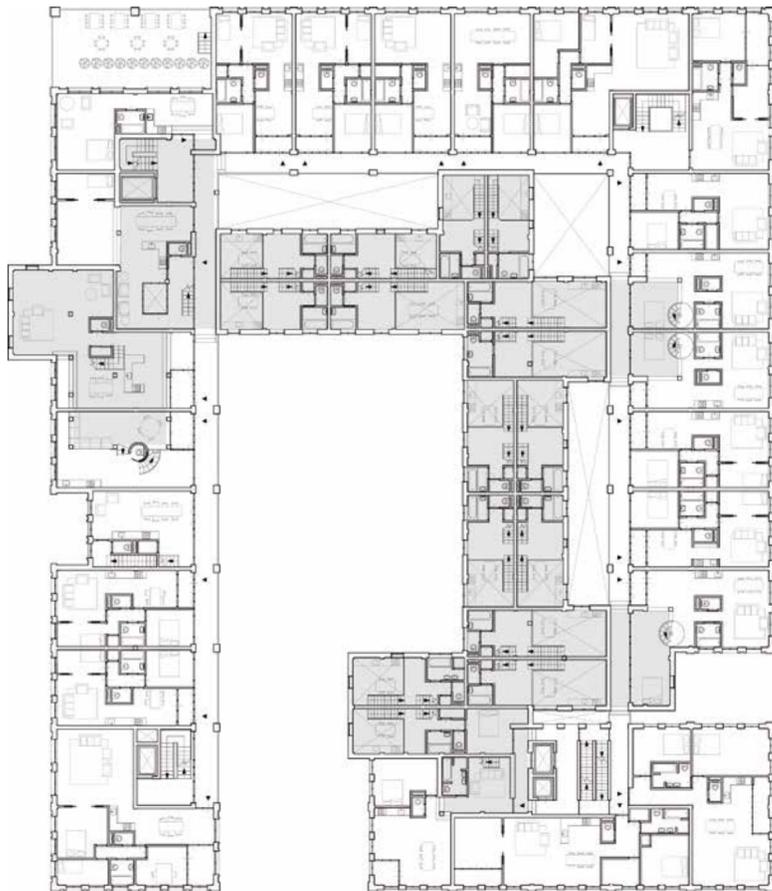
THIRD FLOOR



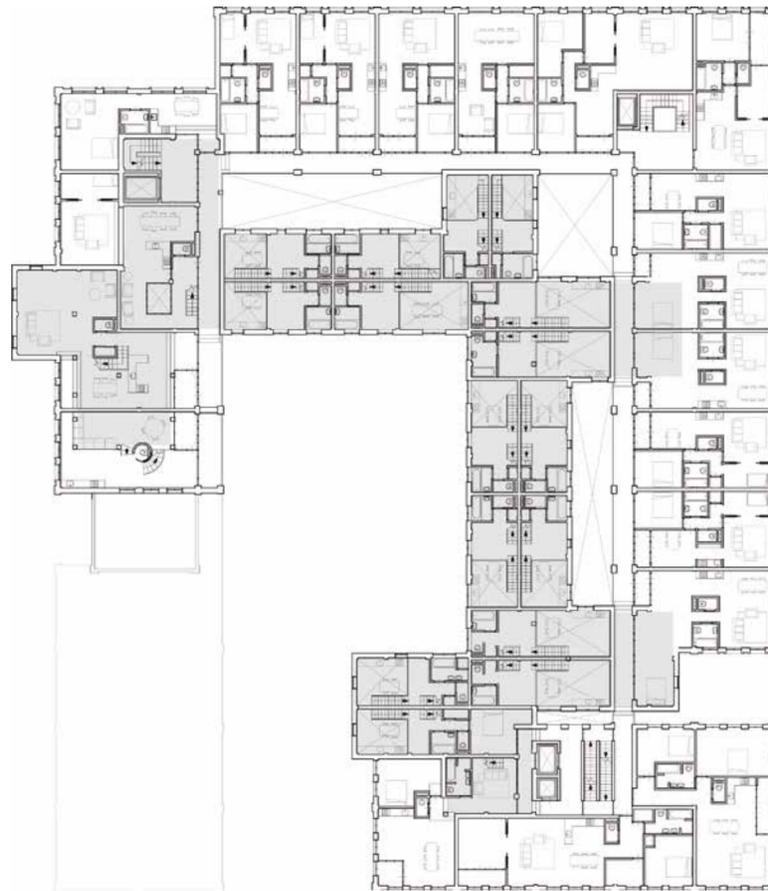
5TH FLOOR



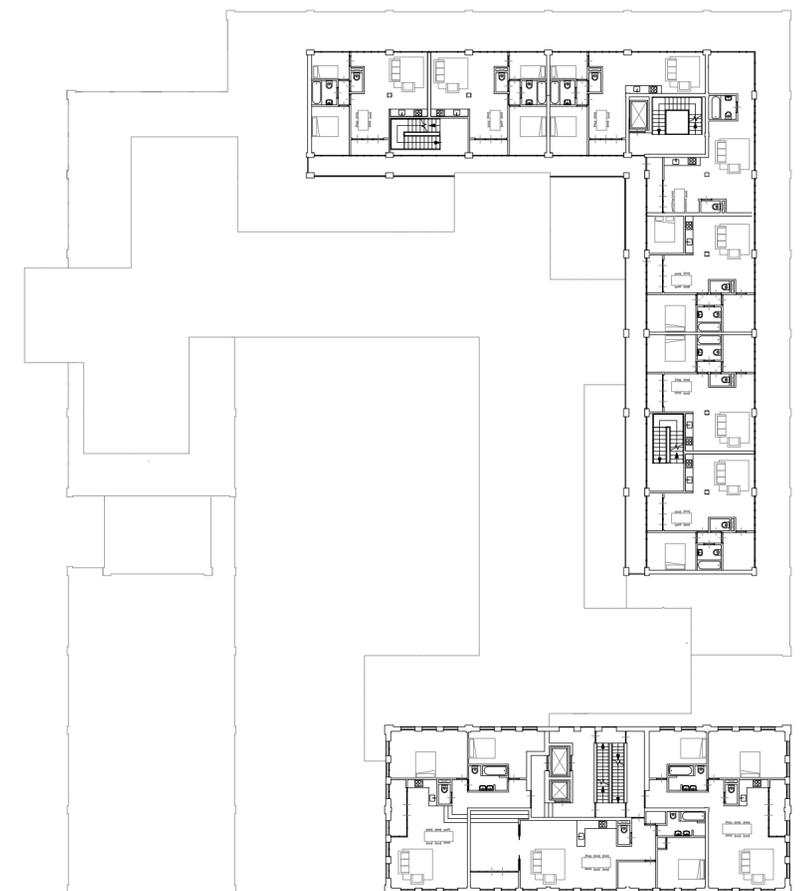
7TH-10TH FLOORS



SECOND FLOOR



4TH FLOOR



6TH FLOOR



LEFT FROM TOP TO
BOTTOM:
NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION

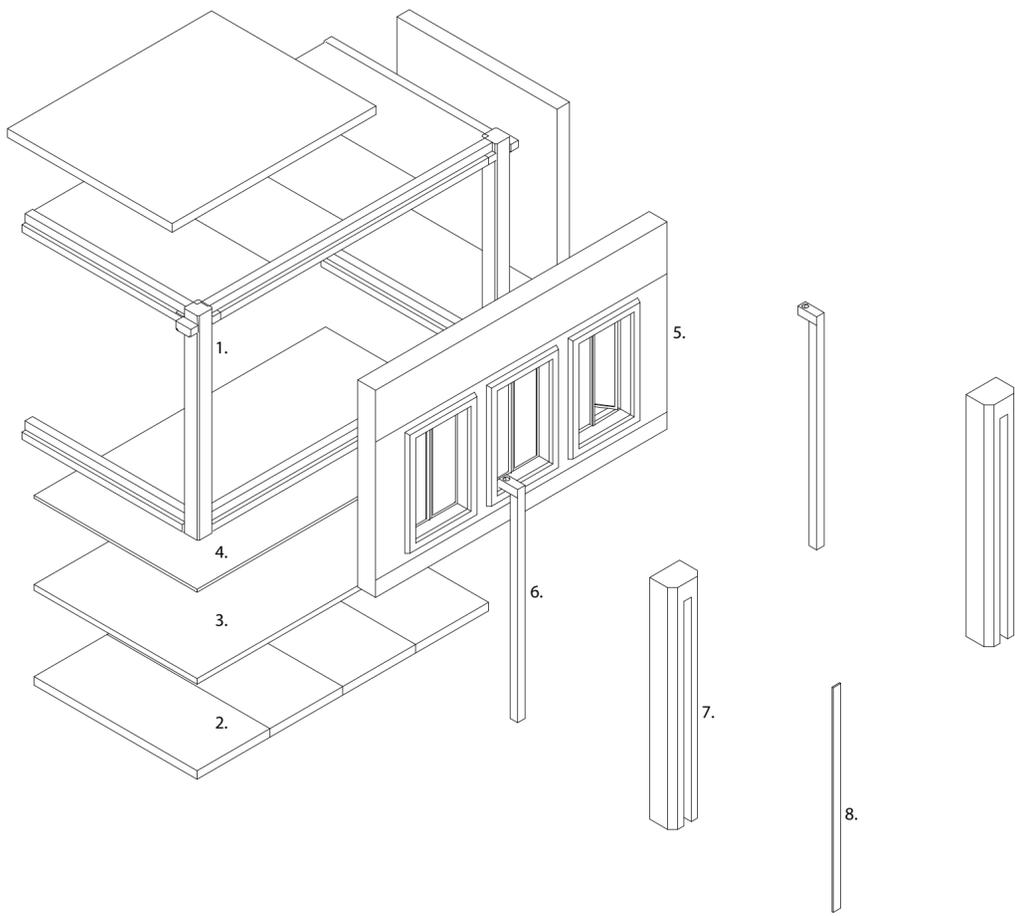
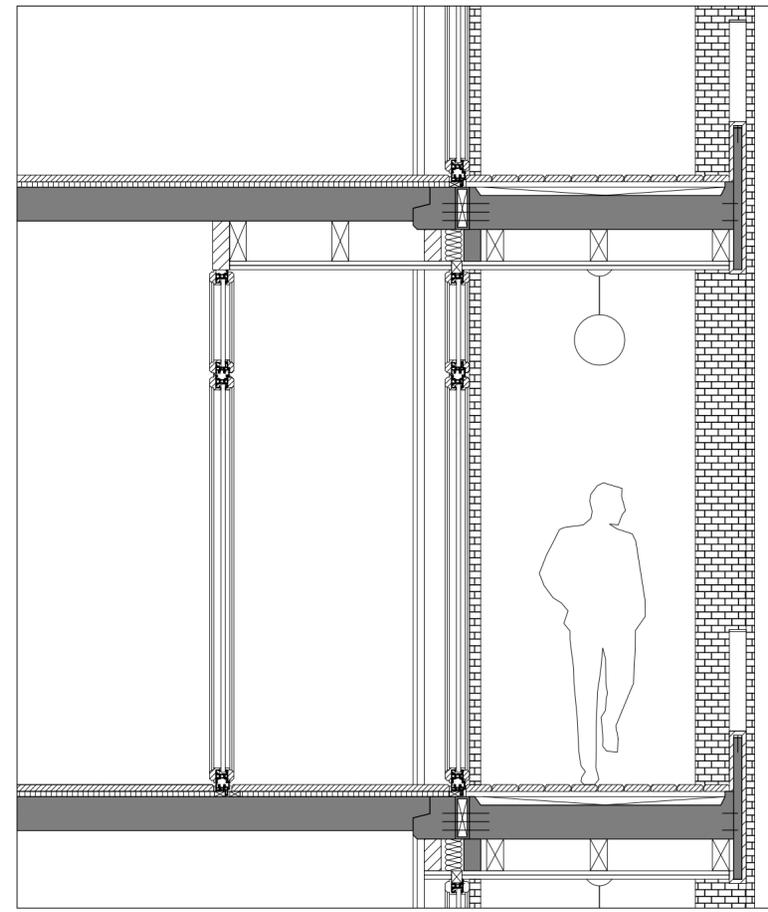
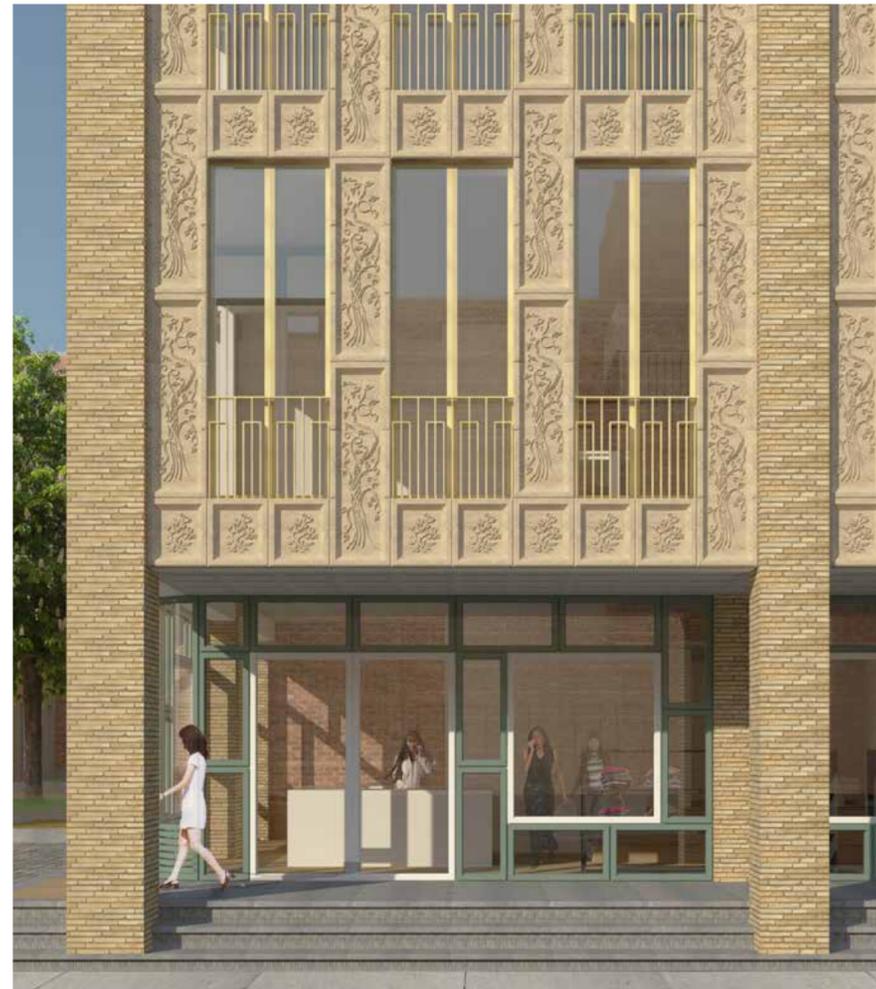


DIAGRAM SHOWING THE MAIN CONSTRUCTION COMPONENTS:

1. CONCRETE BEAMS AND COLUMNS
2. CONCRETE SYSTEM FLOOR
3. POORED IN PLACE TOP FLOOR
4. FLOOR FINISH
5. PREFABRICATED SANDWICH PANEL WITH BRICK VENEER
6. HIDDEN LEADERS
7. MASONRY
8. CONCRETE COVER FOR LEADERS



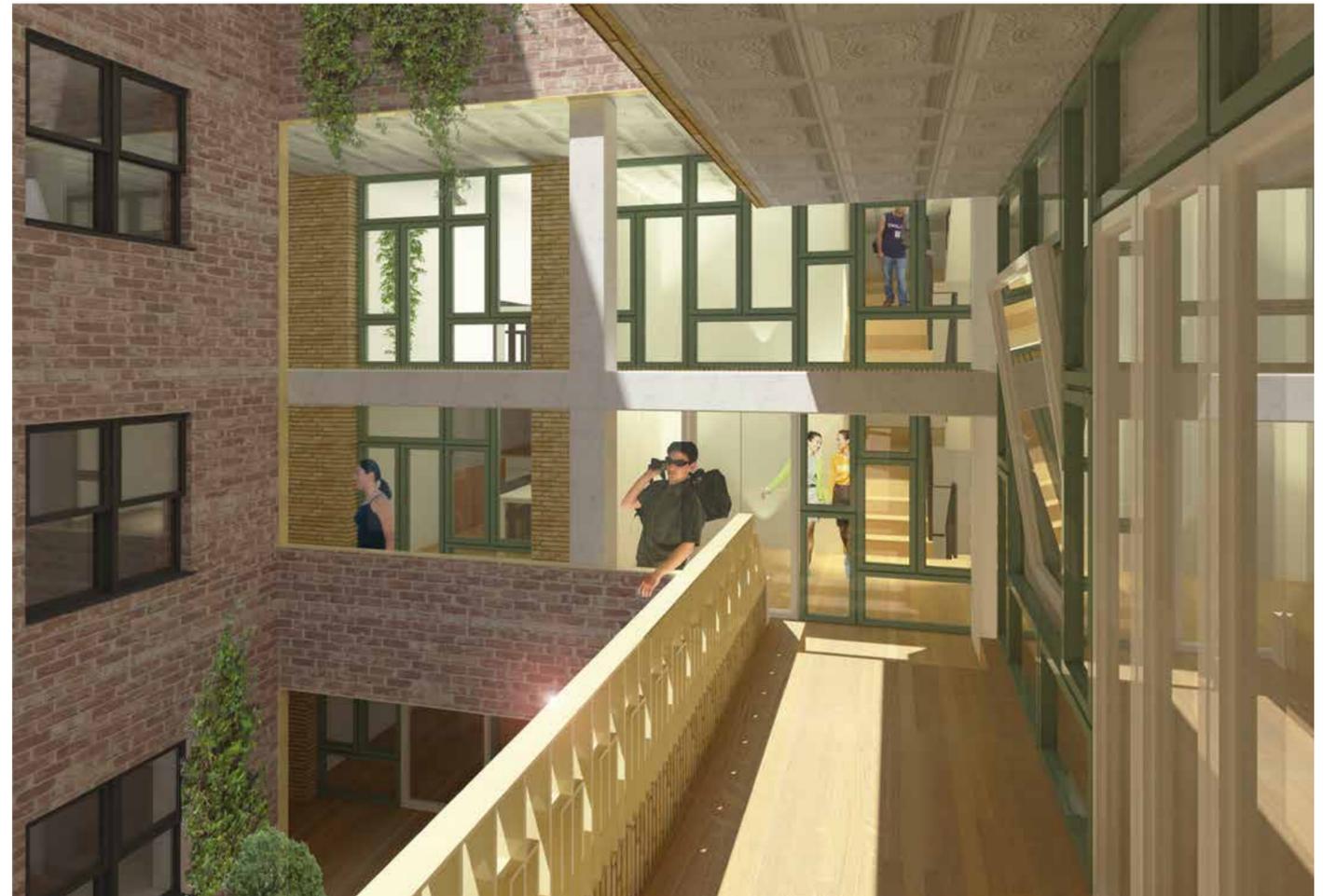
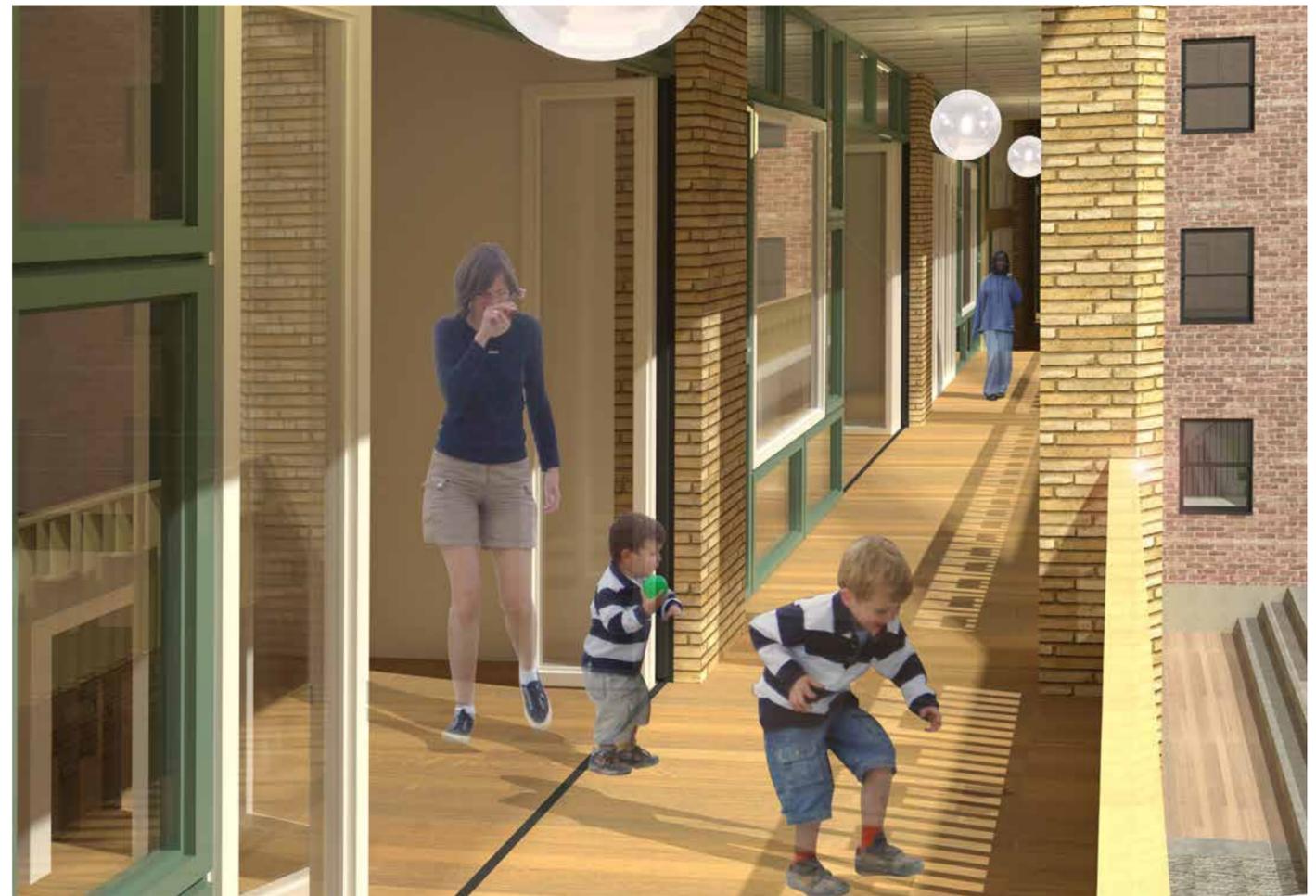
CONSTRUCTION DETAIL



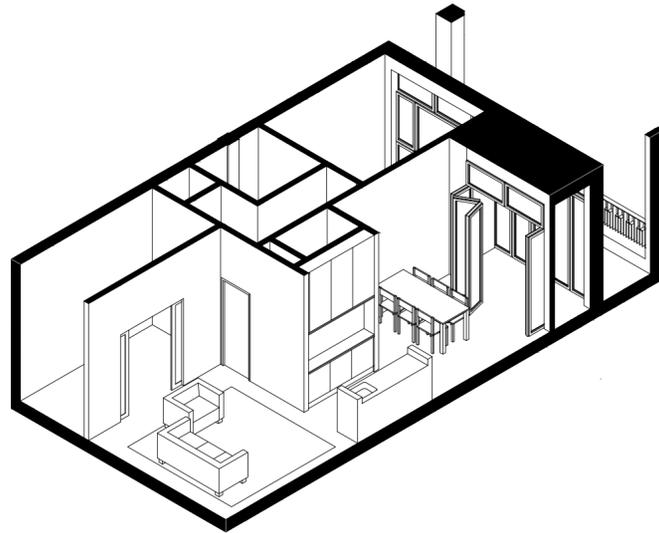
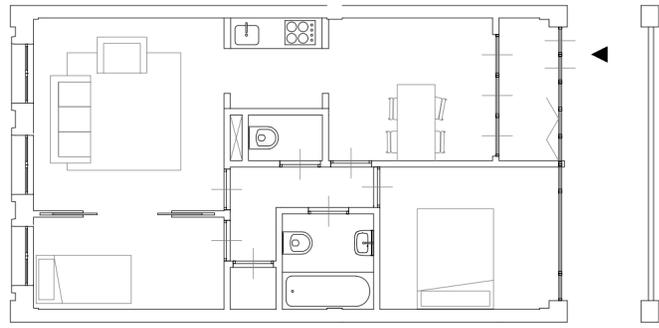
LEFT: FACADE FRAGMENTS
RIGHT: MATERIALS

DETAILS





APARTMENT TYPES
 131 APARTMENTS (COMPARED TO 72 IN THE EXISTING SITUATION) AND COMMERCIAL SPACES MAKE UP FOR MORE THAN 1.75 DENSIFICATION.



COMMERCIAL SPACE



STANDARD APARTMENT (28)



SPLIT-LEVEL SPECIAL (25)



TRIPLEX LOFT (31)



CORNER L-SHAPED APARTMENT (7)



TOWER APARTMENT (21)



PENTHOUSE (14)



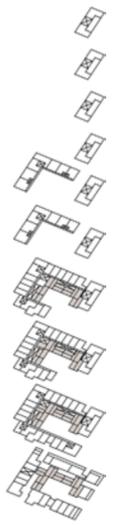
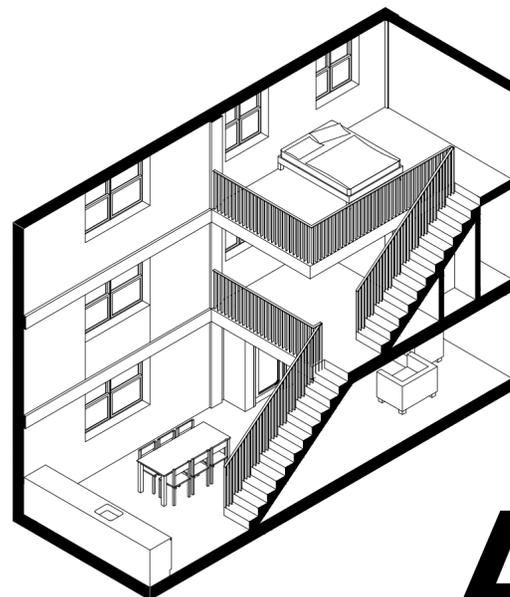
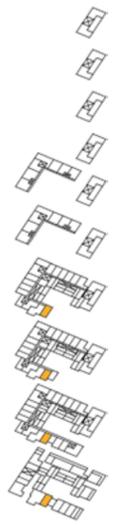
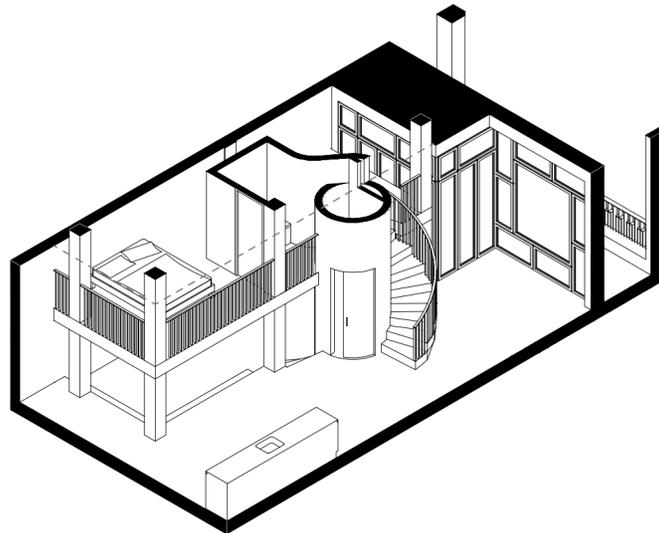
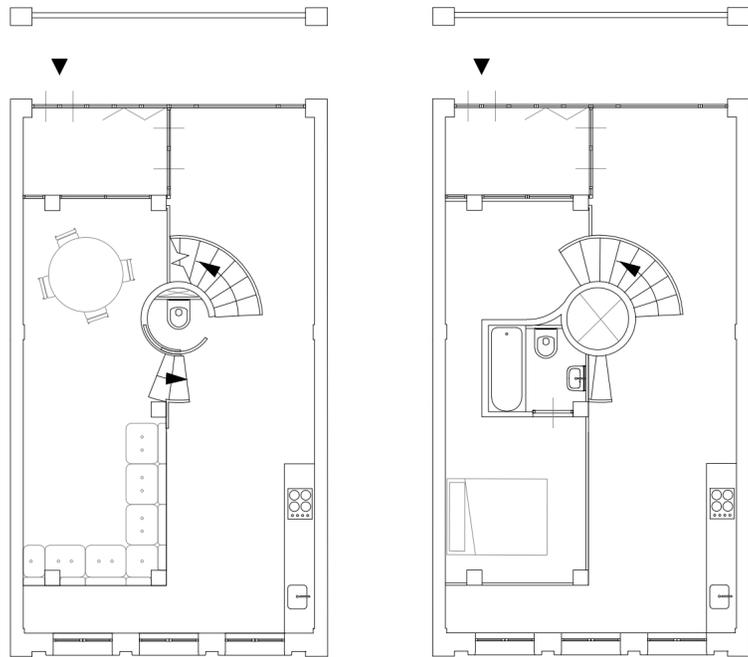
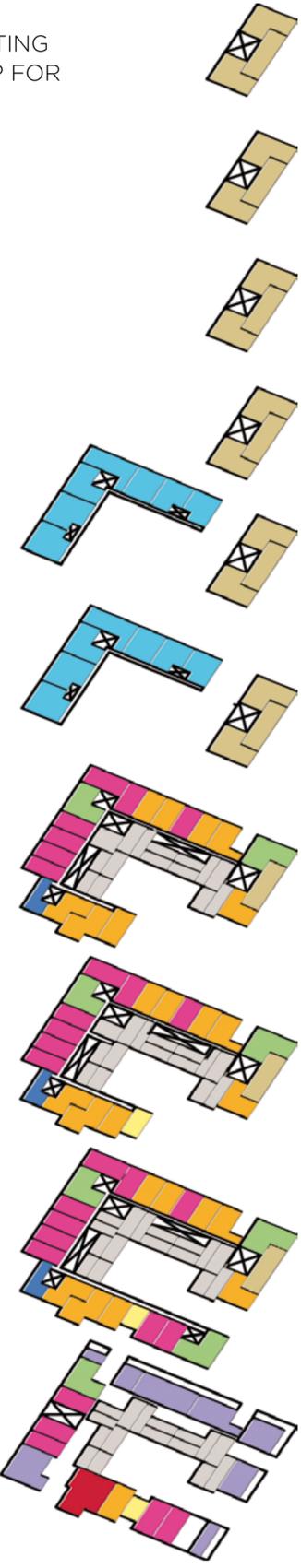
WORK/LIVE VILLA (1)



STUDIO APARTMENT (3)



GROUP APARTMENT (1)



APARTMENTS