

# **New Stories** for Old Places

## New Stories for Old Places

When I trace the through lines of my work at GSAPP, I recognize a persistent impulse to fit new things into old places. Things that are strange, shiny, funny, that don't look like their surroundings, but still fit into them. Odd infill.

I want to be serious; I want to imagine near futures, things that could be built in the coming three or thirty years. I want to design things that our world is not quite ready for yet, but could be, soon.

I think it's critical that we use what's already here, that we deal with the built environment and current urban context. But I also think the future might need something different than the past. I reject the premise that context is replication, that we should design a brick building for a brick neighborhood. My context is engaged with the brick building or the social groups of the brick neighborhood, but it doesn't care about looking like it.

In this book, I've included some projects that are a three-year attempt to feel my way toward a new context, whatever it is. Some are new things stuck into old things. Some are old things that I opened up. Some are entirely new, but engage with an existing system. I hope that when you look at them they may look like something you almost already know, but strange enough to be something new, something hopefully better.

Thank you to all my professors, particularly to Adam Frampton, who once used the term "quietly radical", which I co-opted as a thesis statement for all my work. To my classmates, who were never competitive, and always kind. Thank you, finally, to Ryan Alexander, who is half of all of this.

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## Containers for Community

A series of rooms of varying scales create flexible containers for community within the Bedford Armory. The imposing building, currently an isolated homeless shelter and storage facility, is opened to the street as a new social condenser.

In rapidly changing Crown Heights, the meaning of culture and community is continually in flux. Rather than solving for the present, this project provides flexible, neutral spaces for the community to bring to life. The adaptive reuse strategy provides two types of spaces: small private rooms and large collective volumes.

Individual programs, such as workspaces, artists studios, and homeless housing units, are placed in the small rooms. Collective programs, such as sports courts, kitchens, and theatre, are placed in the large volumes. All are connected by continuous circulation that pass through each program, connecting and overlapping the different users.

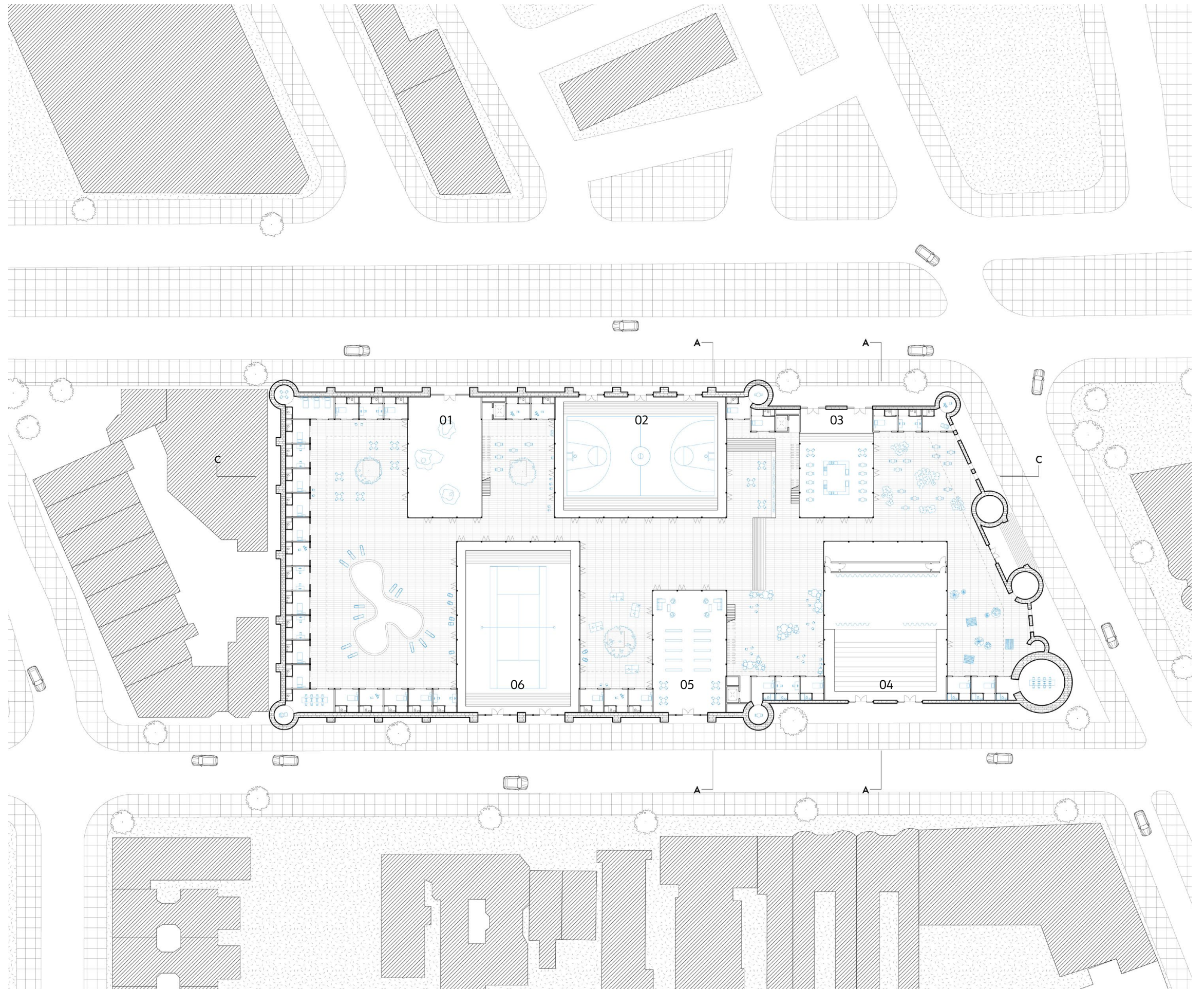
From Atlantic Avenue

The inserted volumes break open the original imposing, monolithic structure, and provide views into the various community programs, bringing life back to the street.



## Site Plan

Small programs such as living units, offices, and studios are arrayed along the exterior wall, while larger, collective programs are placed in volumes that pierce through the wall. The spaces between the volumes become an interior street for mixing program.

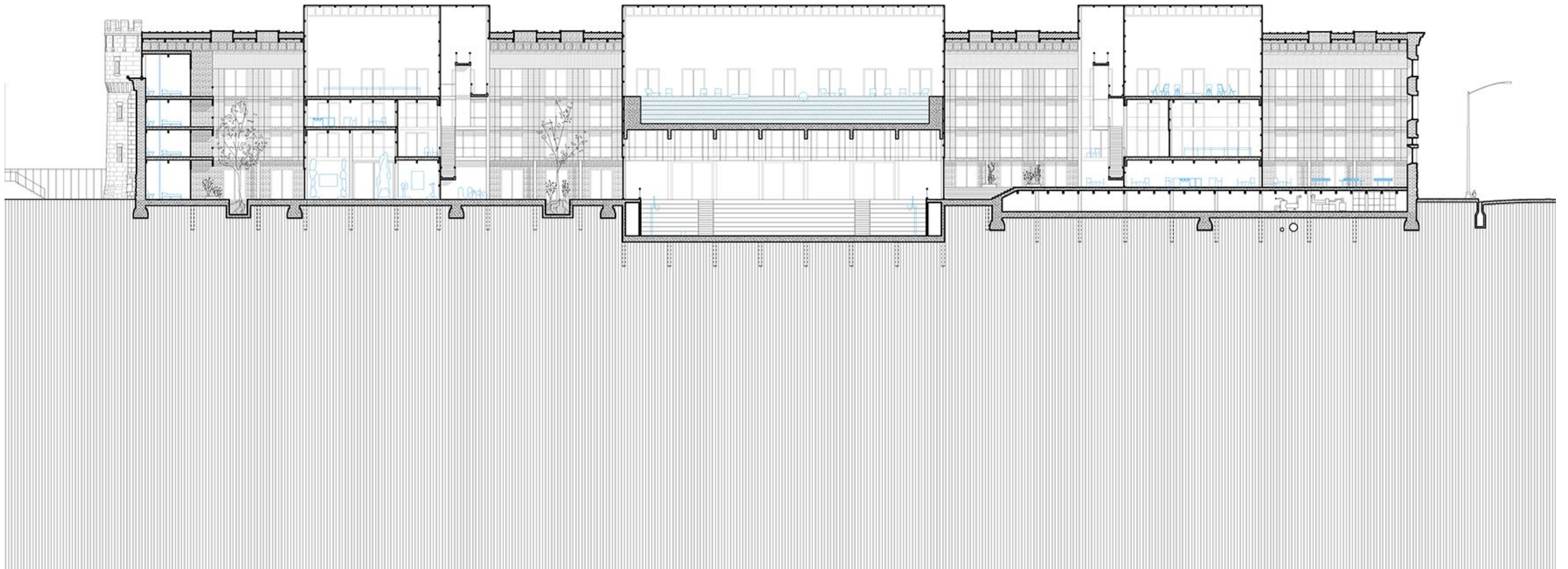


### KEY

- 01. Gallery
- 02. Basketball Court
- 03. Cafe
- 04. Theatre
- 05. Library
- 06. Sports Court
- 07. Living Unit/Studio/Office

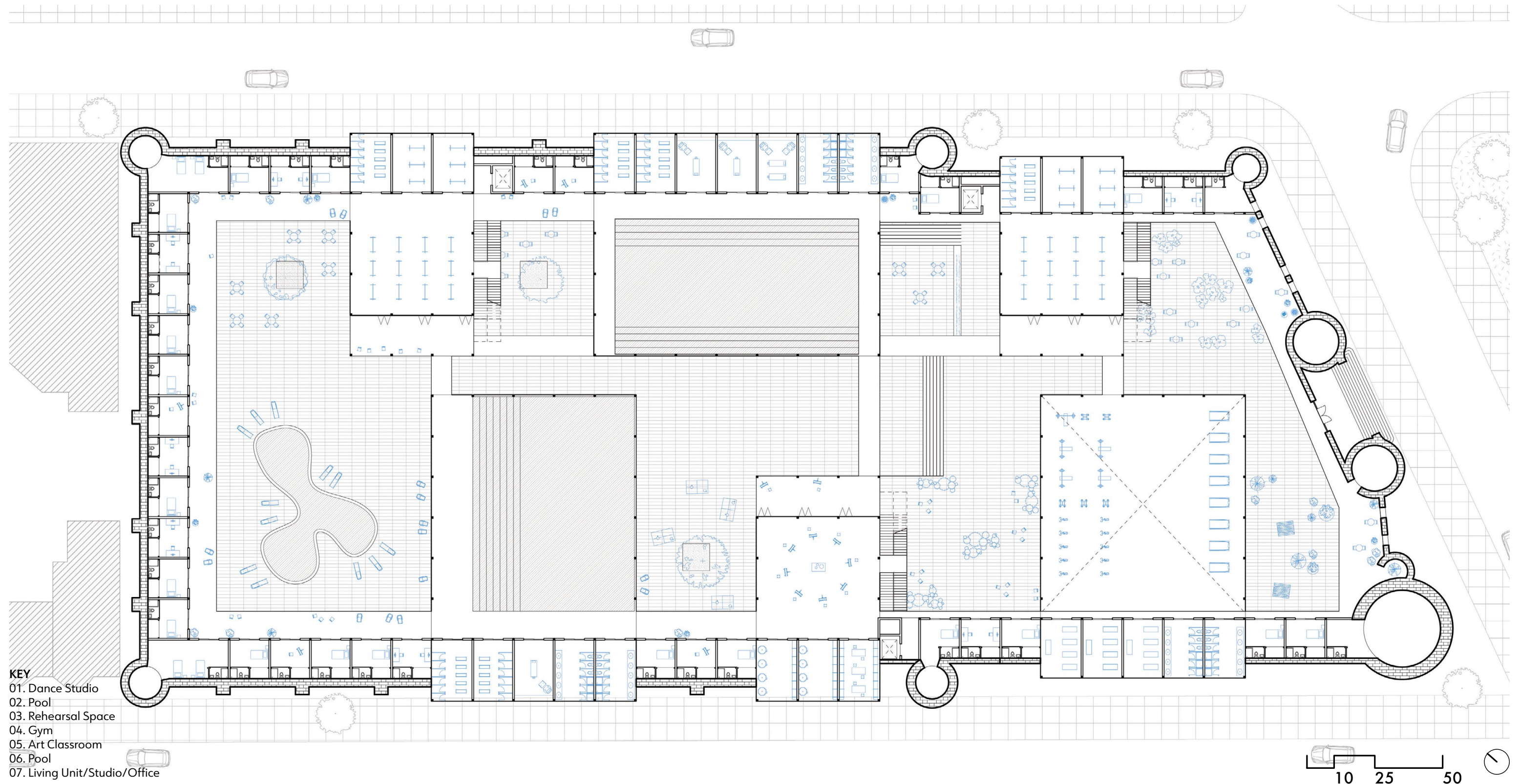
## Longitudinal Section

Glassy collective volumes hold larger spaces for flexible collective programs, such as a pool, sports courts, theatre, and dance studio.



# The Interior Street

The spaces between the volumes become social mixing spaces for collective programs to spill out and overlap. Below, ping pong tables and seating overlook the basketball court, and the cafe seating extends into the interior street.



## The Interior Street

The spaces between the volumes become social mixing spaces for collective programs to spill out and overlap. Ping pong tables and seating overlook the basketball court, and cafe tables expand the restaurant into the interior street.





Interior



Library



Interior Street

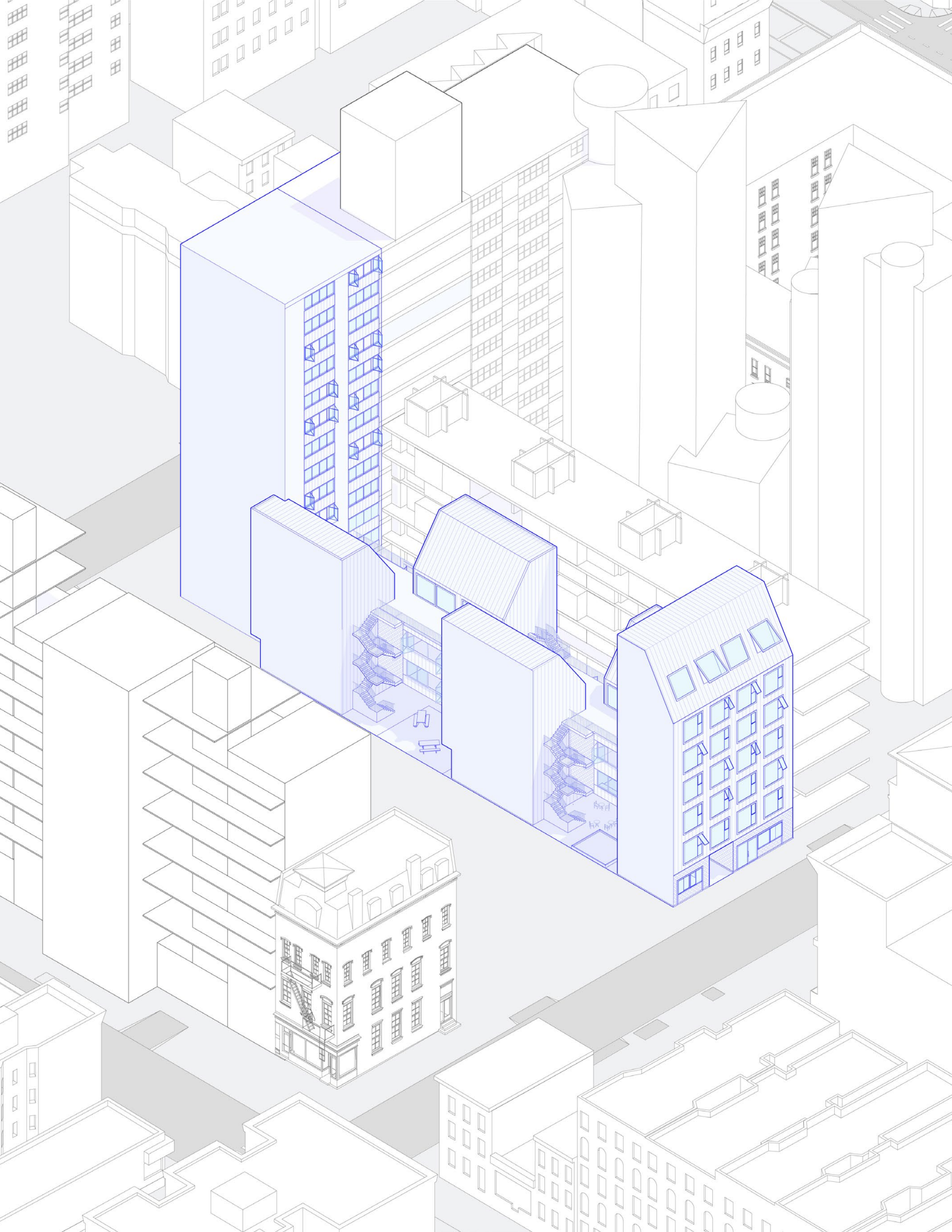
## Overlapping Program

Horizontal circulation runs in a continuous ring around the perimeter, passing directly through each collective program and past the individual units to unite both. The combined circulation mixes all social groups and programs as one. A collective kitchen for the residents, as well as for community cooking classes, leads to living units, offices, and studios.



Section Model





- 01 Bedford Armory
- 02 Melrose Mews**
- 03 Urban Fabric
- 04 Forest Farm
- 05 Public Podium
- 06 Inhabitable Columns
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## Scales of Social Infrastructure

By providing an empty apartment shell that is built out by residents to fit their unique lifestyles, Melrose Mews challenges conventional models that come with a fixed number of bedrooms and reinforce normative household structures.

The primary social infrastructure is a series of shared spaces, from winter gardens, to common rooms, to courtyards, that enhance neighborliness and form diverse bonds and communities.

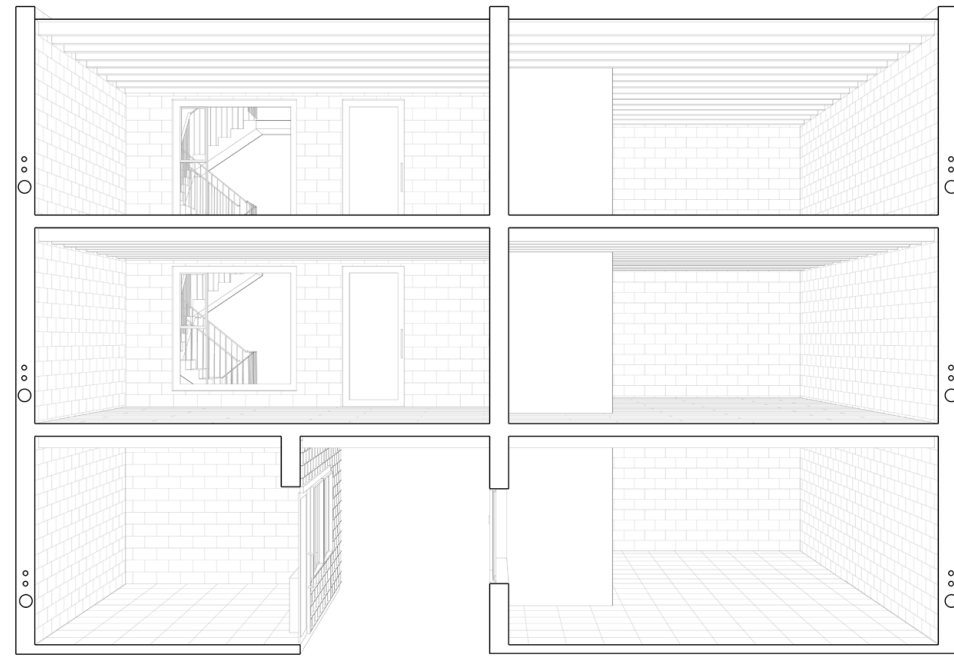
This infrastructure of sharing creates different types of relationships and bonds, not only with your direct unit neighbor, but with the floor above, the adjacent building, and the greater housing block.

Site Axonometric

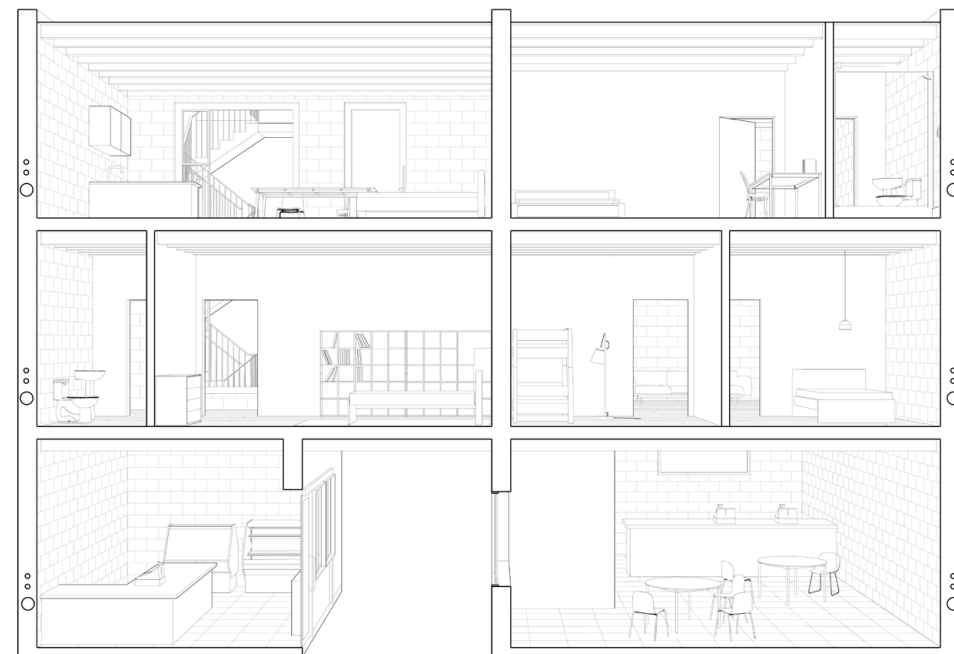
The project positions itself against conventional housing models that come complete with a fixed number of bedrooms, bathrooms, and layout, which reinforce the nuclear family and other normative household types.



## The Front Block: 151st Street



Front Block: Incomplete



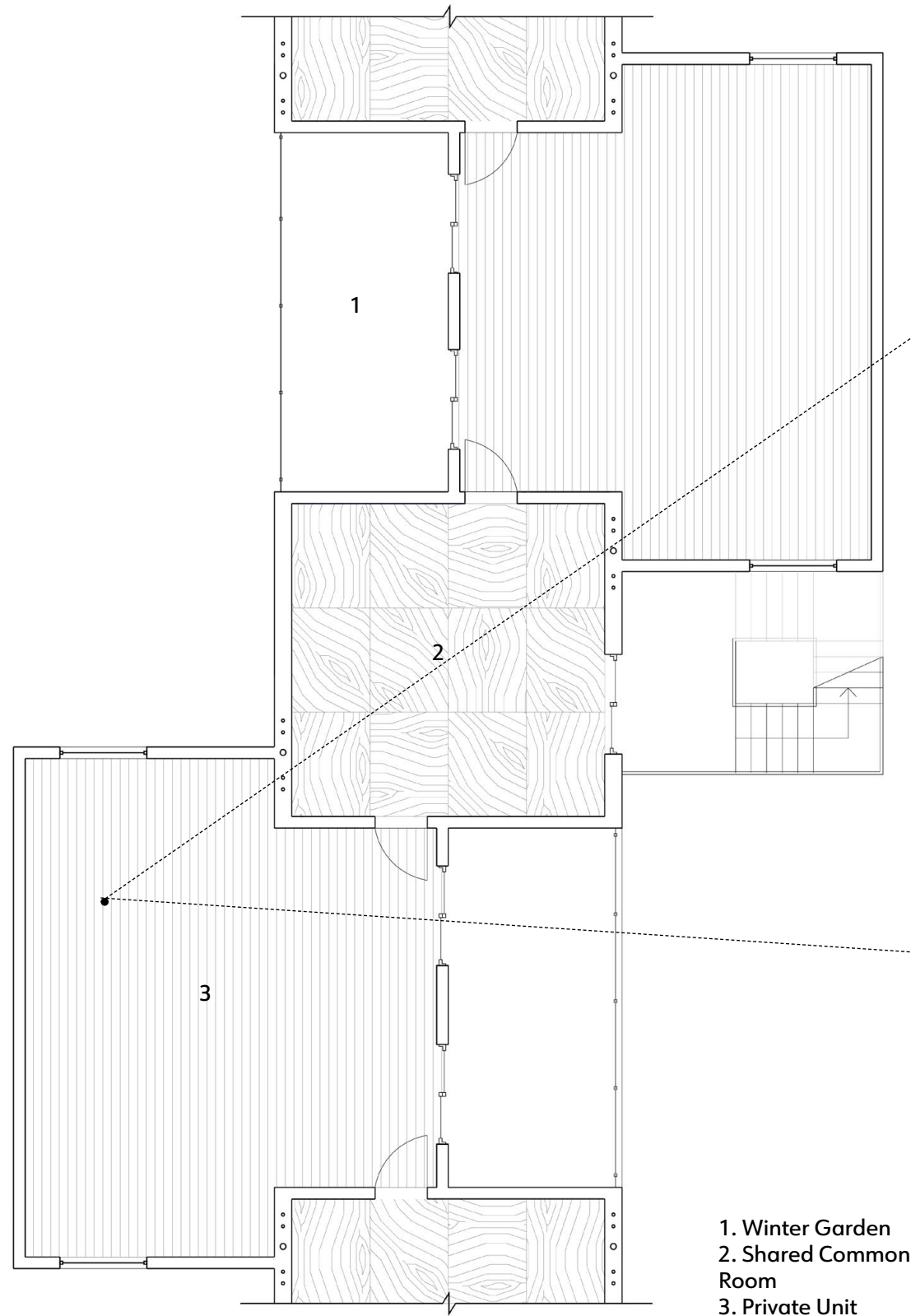
Front Block: Complete

The street fabric is maintained by a higher-density housing block. The ground-floor commercial arcade draws passerby into the interior street.

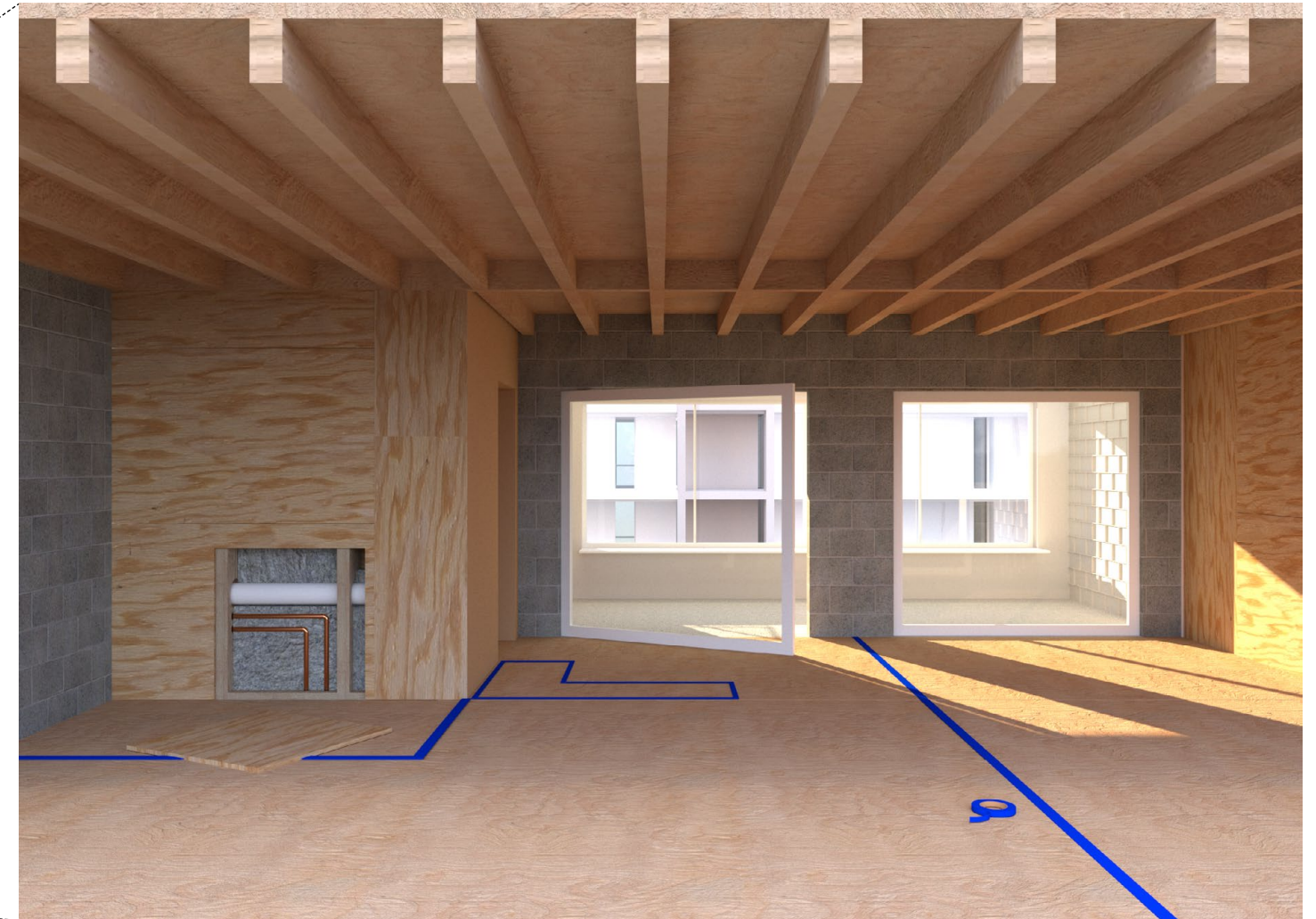


The Townhouse Unit

At the center of the site, a series of checkerboarded townhouses are bridged by a shared common room, to be built out in agreement between the residents. Each townhouse unit has a winter garden.



Typical Floor Plan: Incomplete



Townhouse Unit: Incomplete

## The Townhouse Unit

The townhouse floors are built out by the residents, and can support a range of unit types, from two studios, to a one-to-two bedroom. Residents might choose to omit an in-unit kitchen, and instead build a shared one in the common room.



1. Single mom with two kids
2. Shared dining room and laundry
3. Two studios

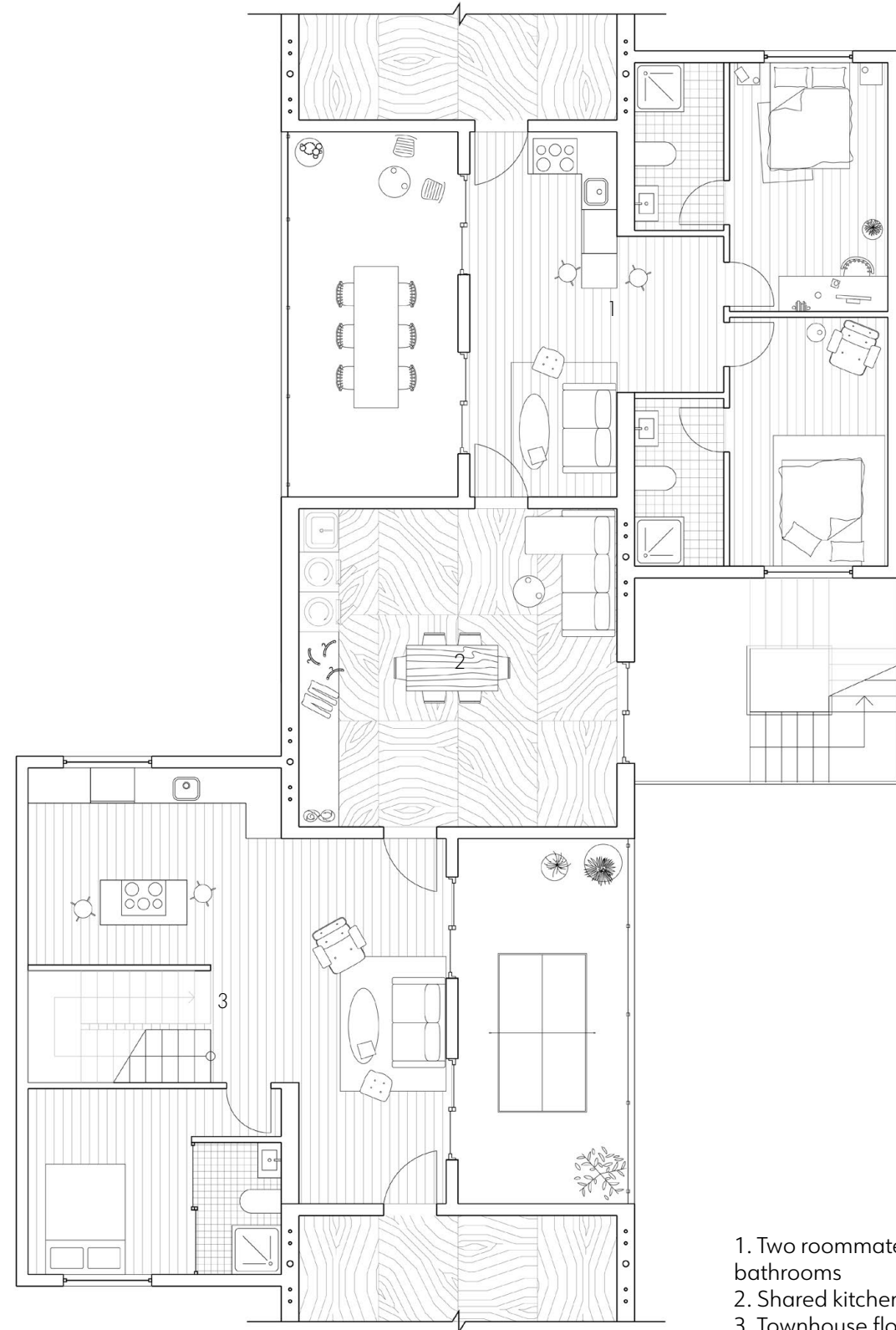
Typical Floor Plan: Complete



Studio Unit



## The Townhouse Unit



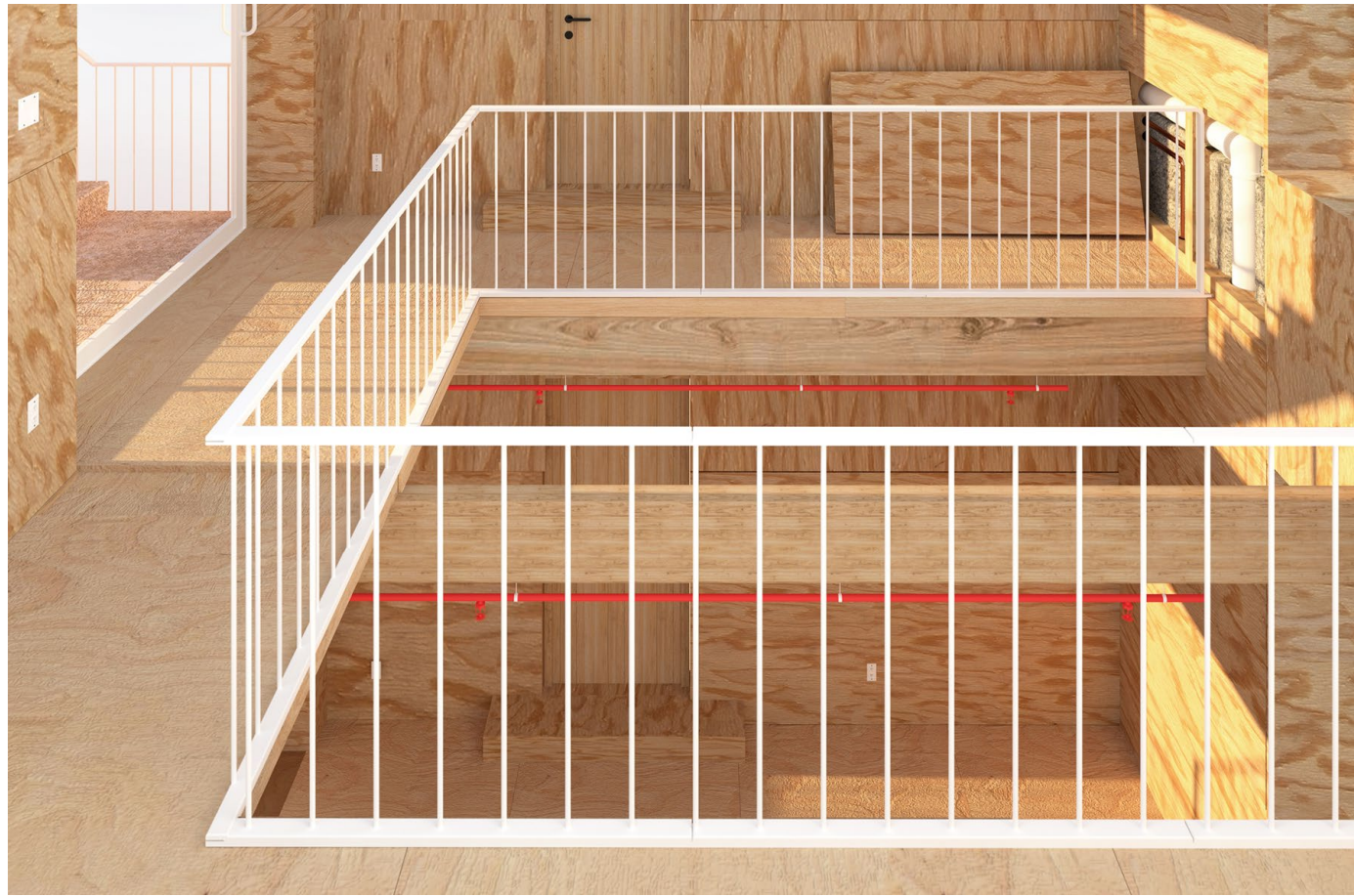
1. Two roommates with their own bathrooms
2. Shared kitchen and living room
3. Townhouse floors connected by central stair and converted to a large collective house

Typical Floor Plan: Complete

The townhouse floors can be connected with an interior stair to become a large collective house. The common room becomes a shared kitchen and living room.



Collective Living Area



Common Room: Incomplete

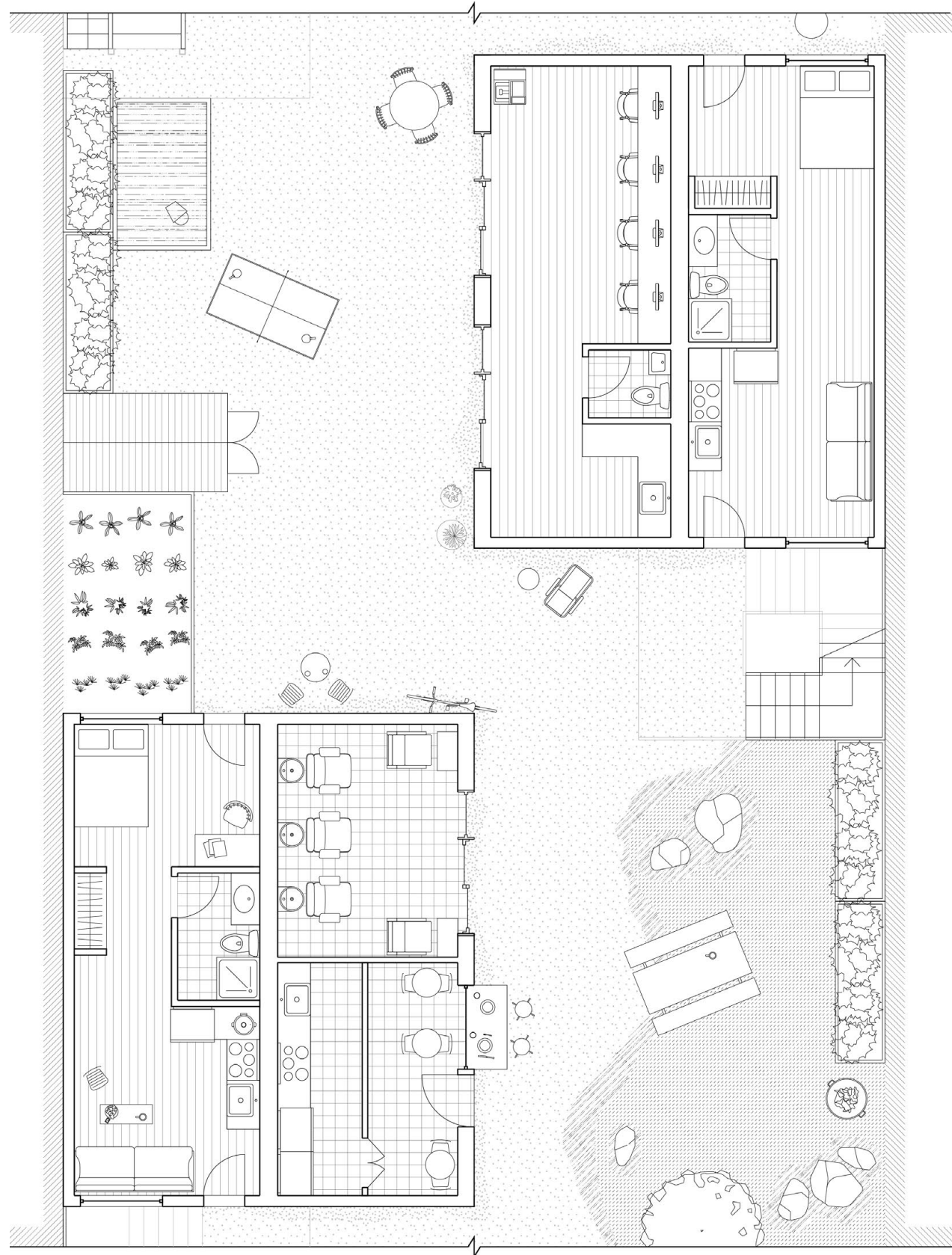


Common Room: Complete



Midterm Fragment Model

## Shared Space: Courtyards

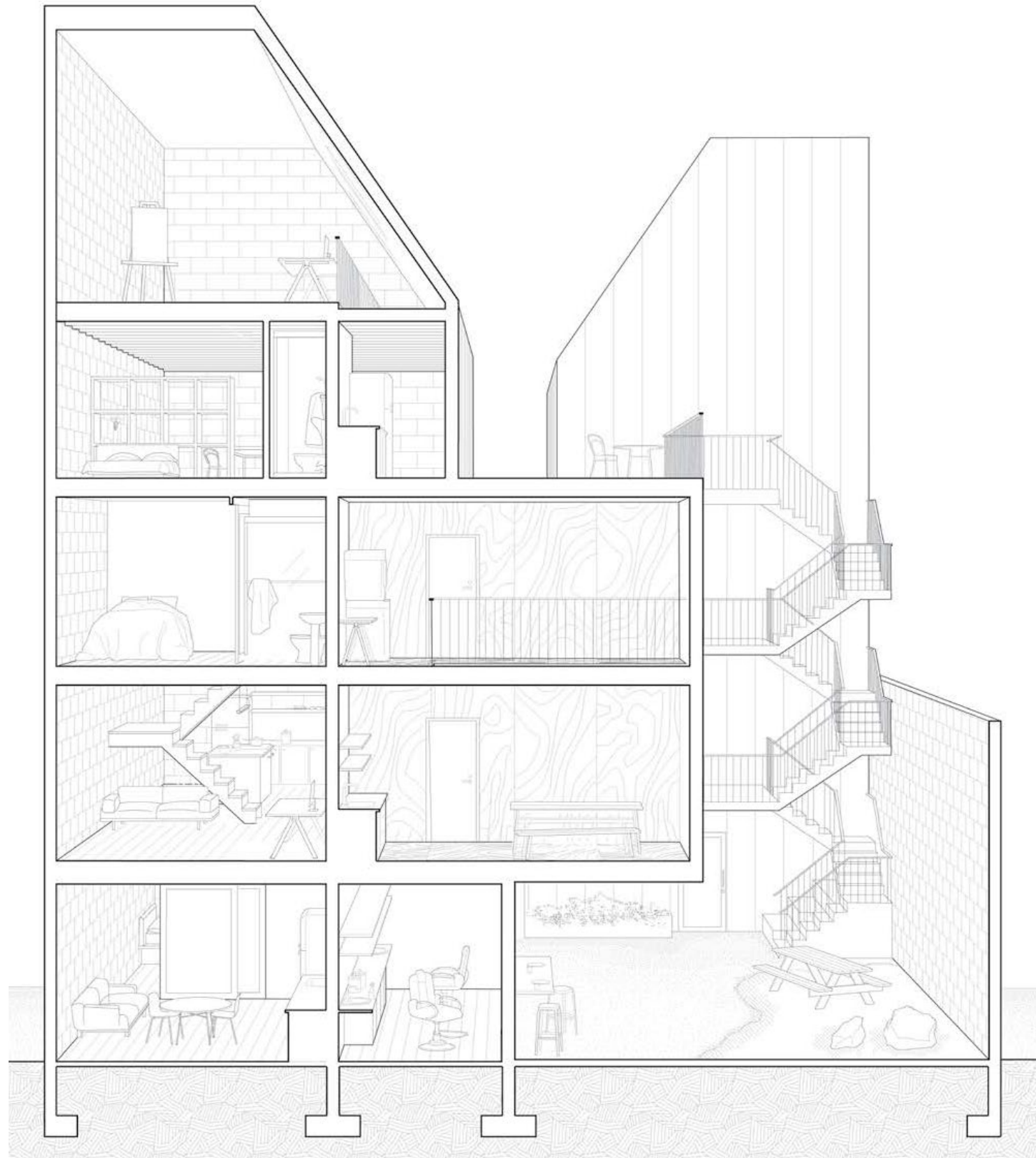


Ground Floor Plan with Courtyards

A series of interconnected courtyards are built out by their adjacent townhouse, but are accessible to the larger development. Courtyards might range from an urban farm, to a playground, to a yard with a barbecue for picnics. The ground-floor of each townhouse contains workspace and commercial spaces that can be used as live-work spaces by the residents, or leased out.



Courtyard: Complete







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### Returning Life to Midtown

The Urban Fabric District uses the Garment District as a prototype to return life to homogenized Manhattan neighborhoods.

The project operates on two levels: an architectural operation to increase light and air to levels necessary for housing, and a programmatic reorganization of the block to integrate previously separated user groups through a circular economy of material reuse.

The project unites two typical Midtown blocks into a superblock for the garment industry. Types of labor and work are blurred together, as workshops, tools, social spaces, and circulation are shared.

# The Garment District

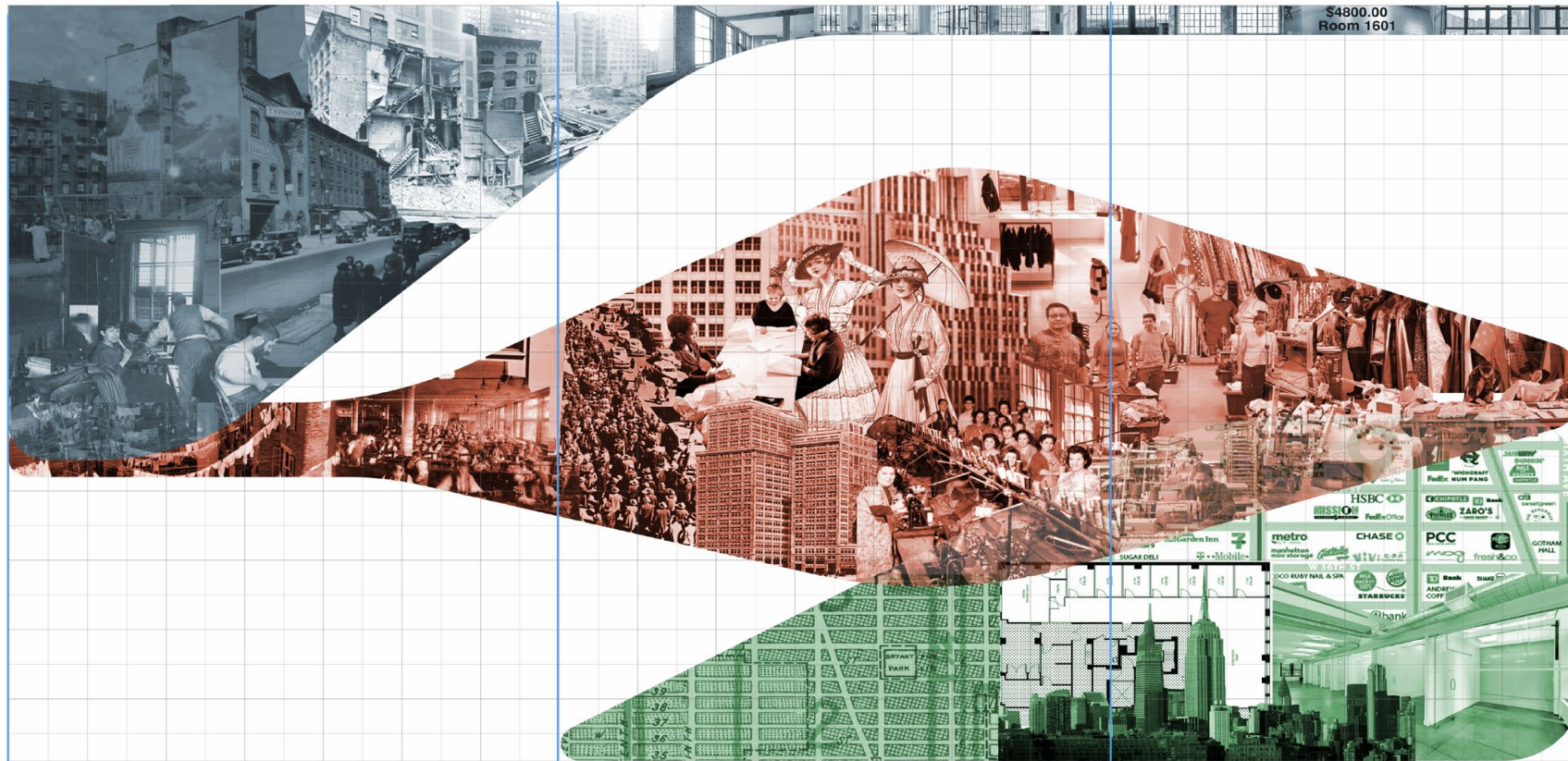
The Garment District in Midtown Manhattan is a case study of an area that was once a multi-use neighborhood that transformed first into a homogenous manufacturing district, then once again into an office district.

## TENDERLOIN TO GARMENT DISTRICT

HOUSING

MANUFACTURING

OFFICE



THE TENDERLOIN: LOW-RISE RESIDENTIAL

RISE OF THE GARMENT DISTRICT

LOFT-TO-OFFICE CONVERSION

### THE PEOPLE

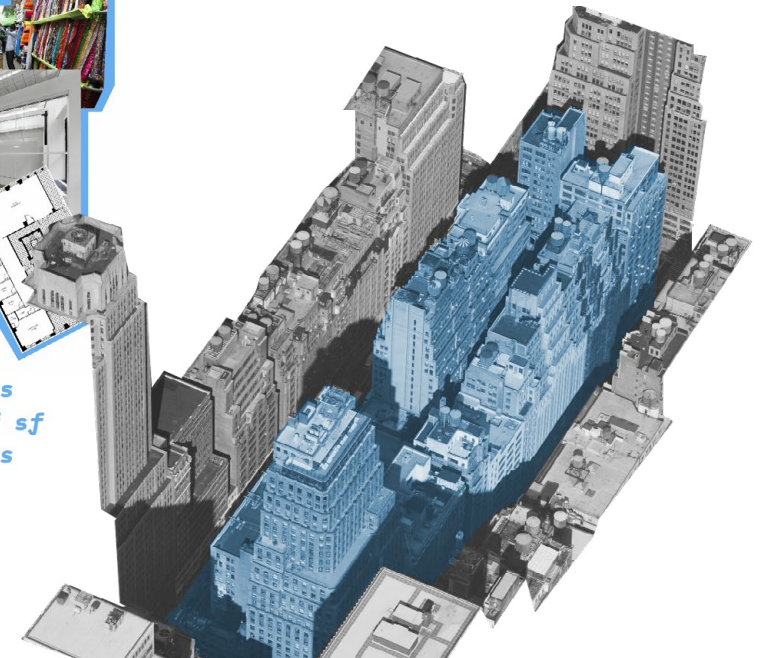


Garment manufacturing is powered by women, the majority of whom are AAPI or Latinx

### THE DISTRICT

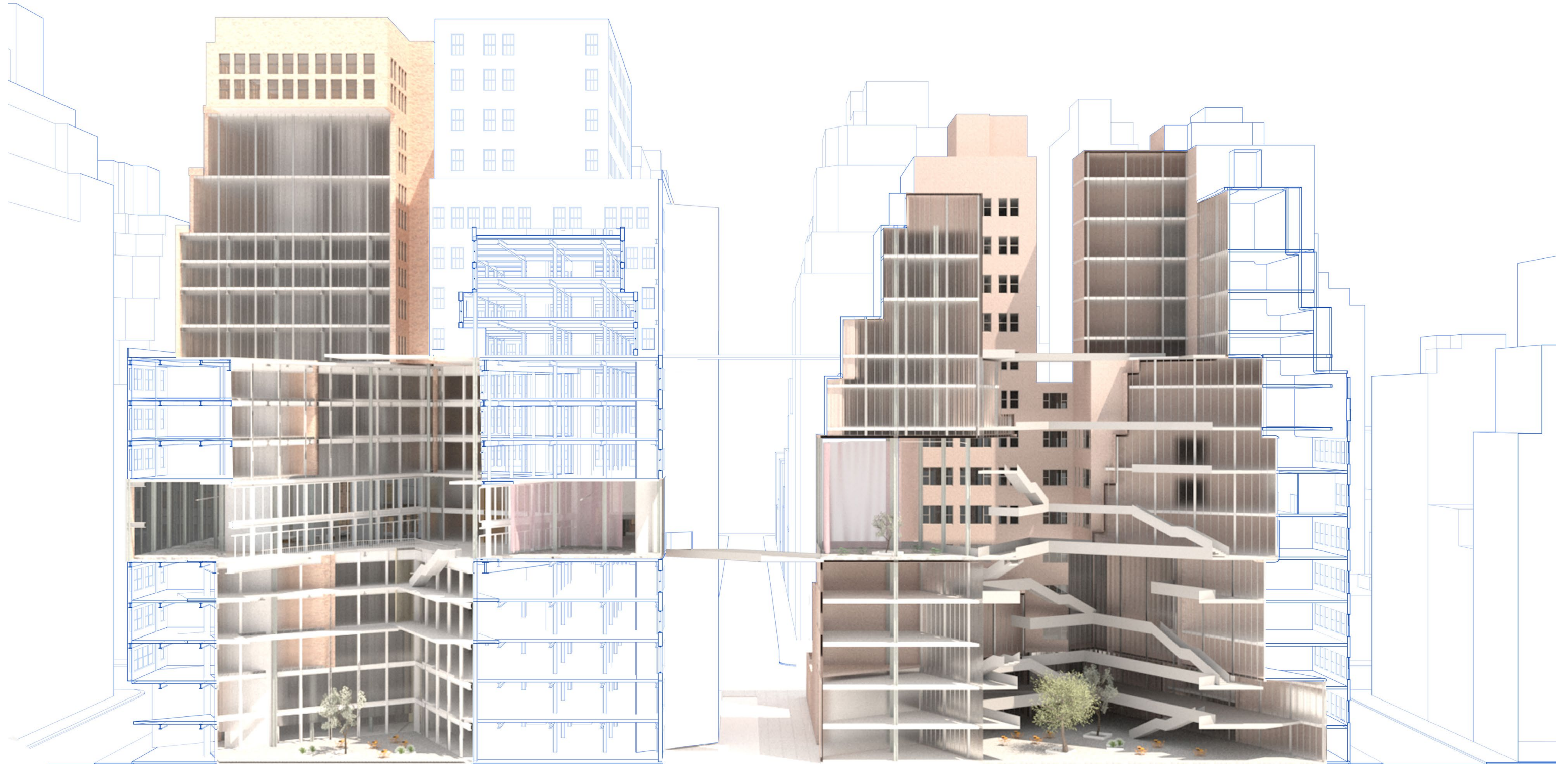


Zoning law requires 50% of area as manufacturing, though millions of sf are illegally converted to offices



## Cross-Block-Section

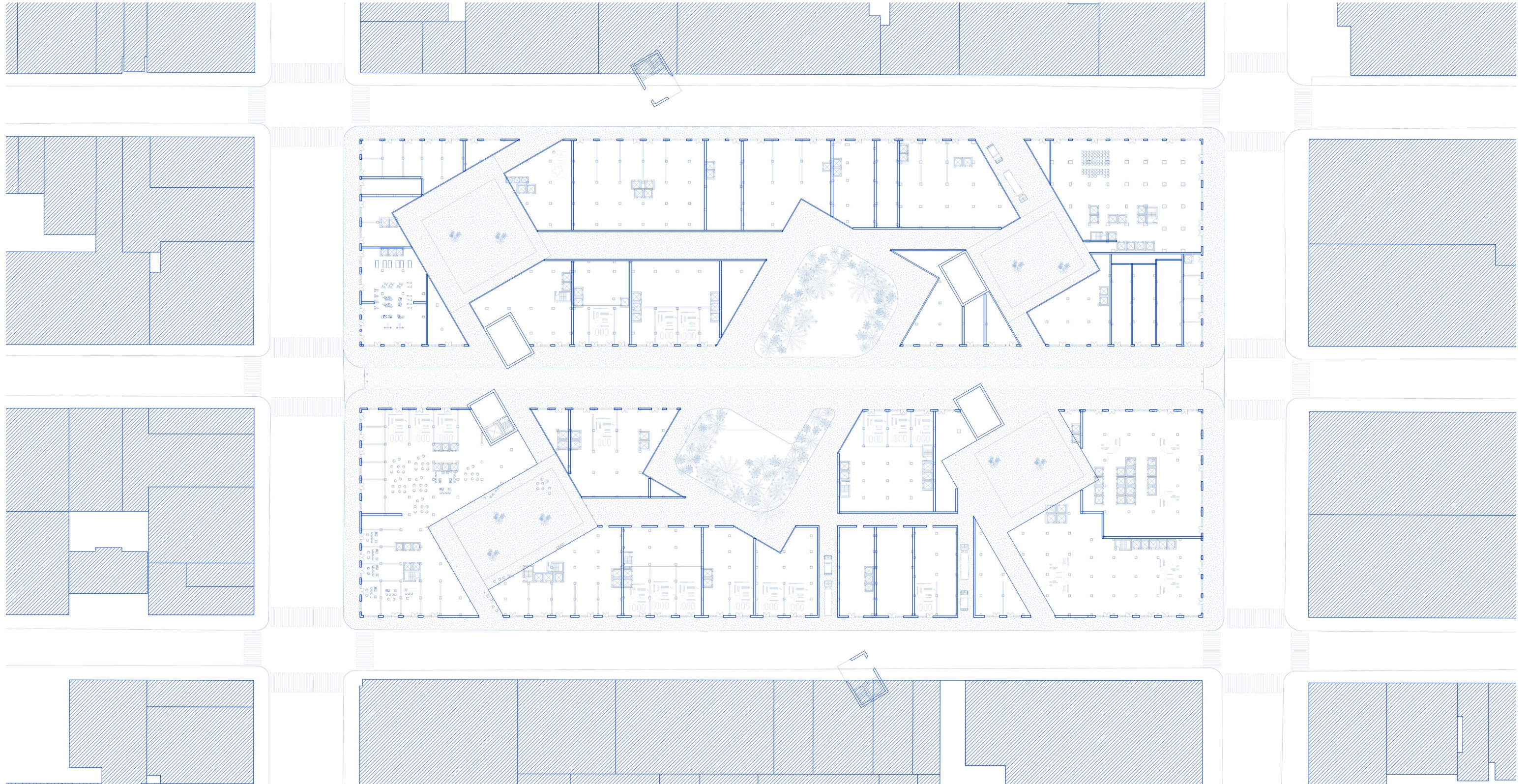
Voids are cut into the densest parts of the block to reduce the deep floorplates and increase light and air. The voids also break down the block's dichotomy of between interior and exterior.





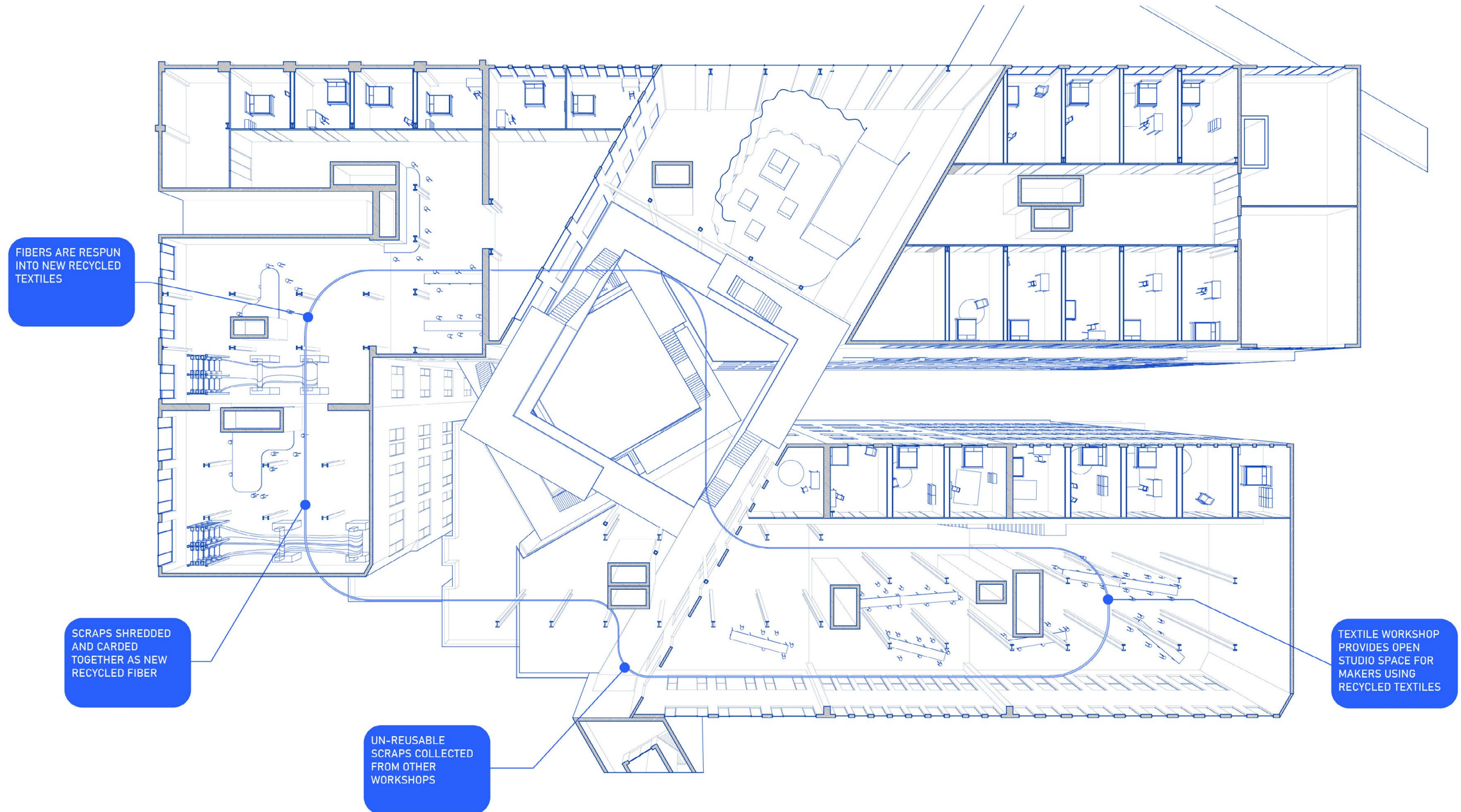
## At the Ground

The voids create a series of public courtyards at the ground level, providing much-needed green space for Midtown. Existing restaurants and fabric shops open up onto the courtyards, creating an intimate commercial alley.



Blurring Work and Life

Social services for users such as childcare, living rooms, and collective kitchens are placed adjacent to workshops.



Childcare



## Live-Workshops

SRO housing units are integrated directly into shared workshop spaces for members who want to live-work. Tools and tables are shared between all members, and smaller, private studios are included below the housing units.





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### Gray-Market Workspaces

This intervention on a public housing site reinvents an underutilized podium into an open space for the community.

Due to the lack of affordable real estate, NYC public housing residents run “grey market” businesses such as hair salons, lunch takeaways, and daycares out of their apartments. This project provides a framework for NYCHA residents to grow and move their businesses from the private sphere to public space, while also providing childcare on the same site.

The existing podium, originally a parking structure, is opened to the street and punctured by courtyards and small workspaces.

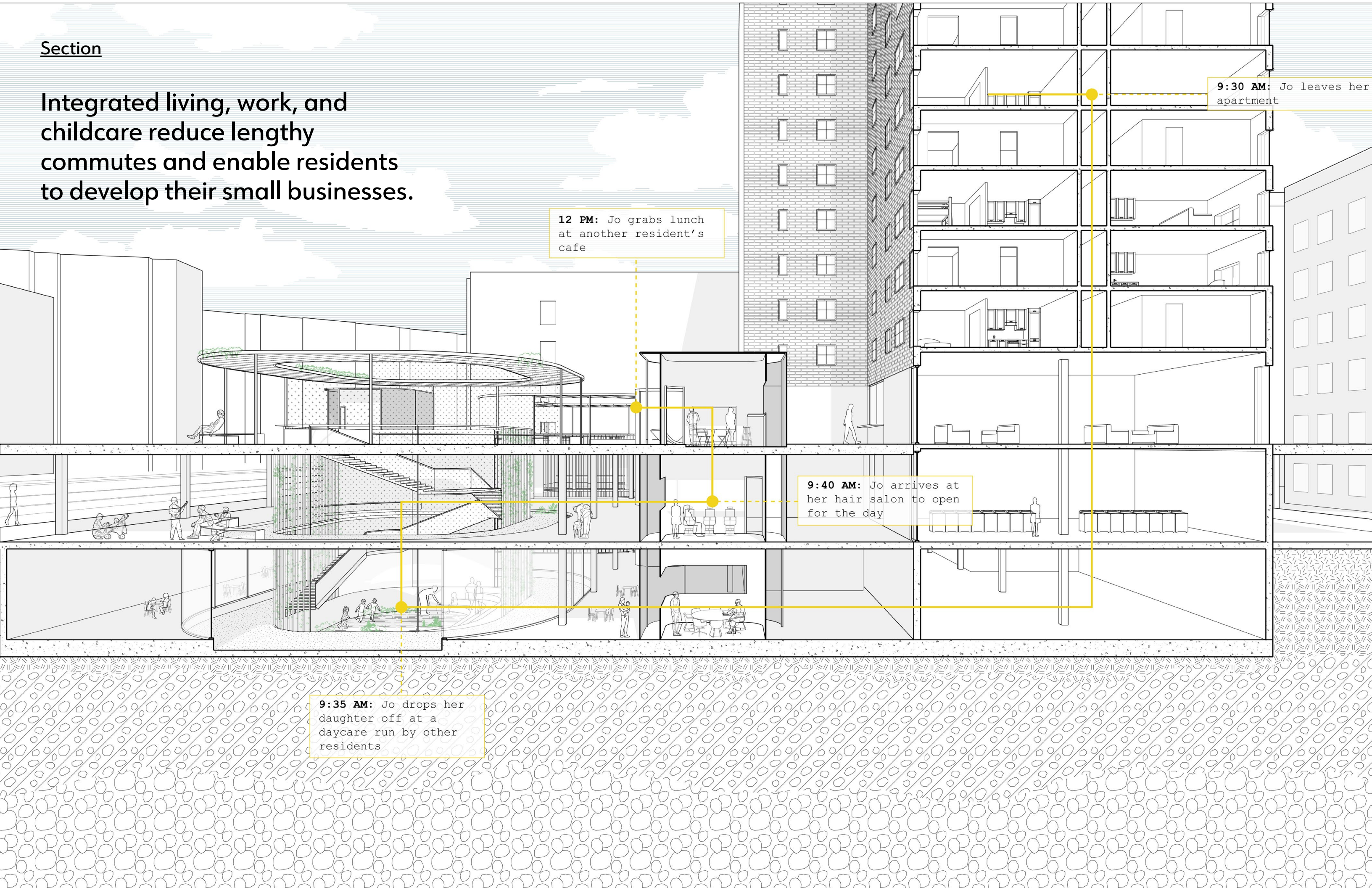
Site Axonometric

The former parking structure and inaccessible green space is converted to a mixed-use space for small NYCHA businesses, childcare, and leisure.



Section

Integrated living, work, and childcare reduce lengthy commutes and enable residents to develop their small businesses.



9:30 AM: Jo leaves her apartment

12 PM: Jo grabs lunch at another resident's cafe

9:40 AM: Jo arrives at her hair salon to open for the day

9:35 AM: Jo drops her daughter off at a daycare run by other residents

Interior

Interior spaces are organized by degree of public to private. Ground-level commercial spaces such as coffee shops and delis face the street, inviting passerby into the formerly cut-off and isolated site. The resident's daycare is located below-grade to enhance privacy and security.



Resident Coffee Shop



Resident-run Daycare



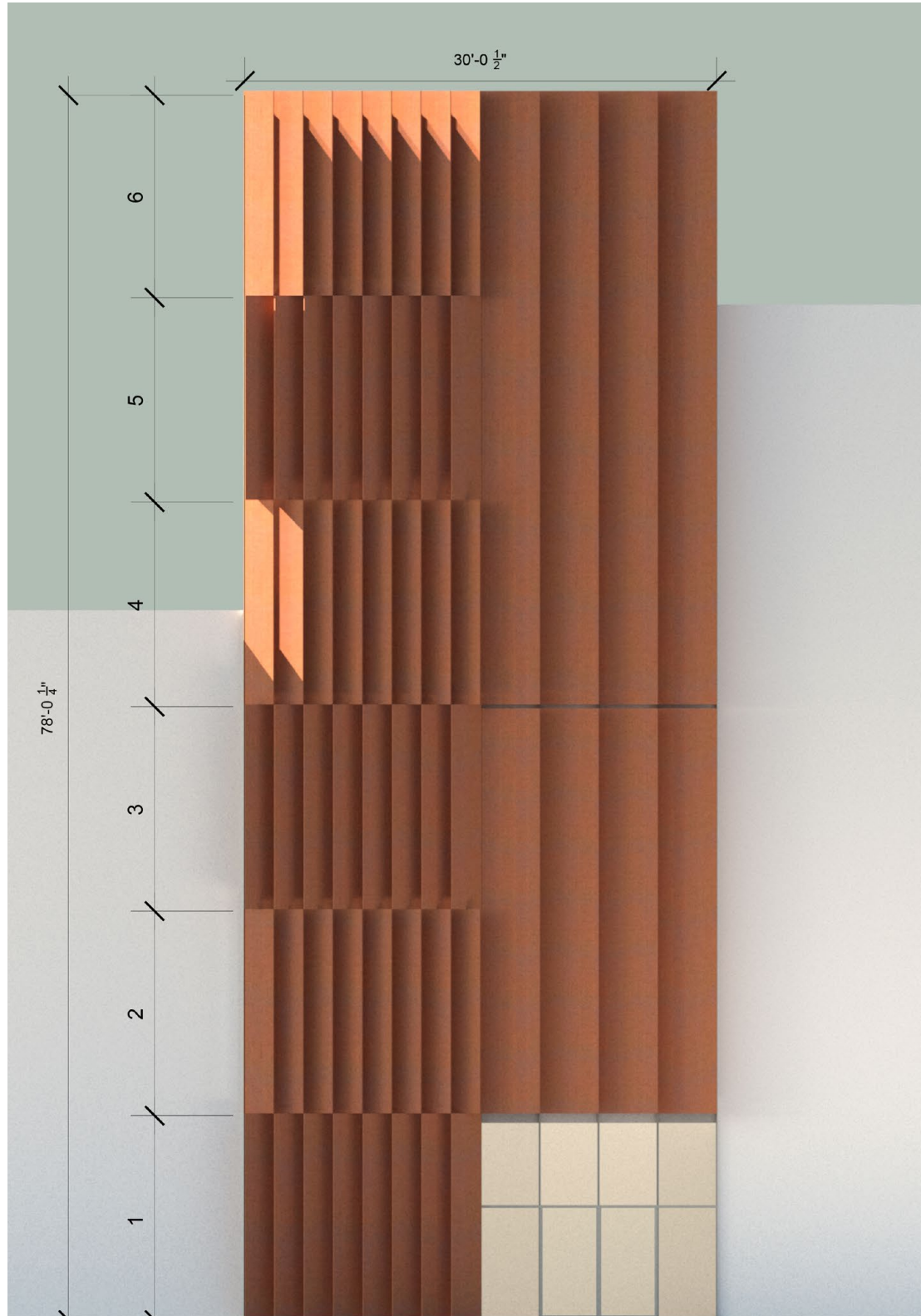
Looking In

At night, the open ice cream shop and barbershop glow, inviting people in. The open podium becomes a public gathering space.

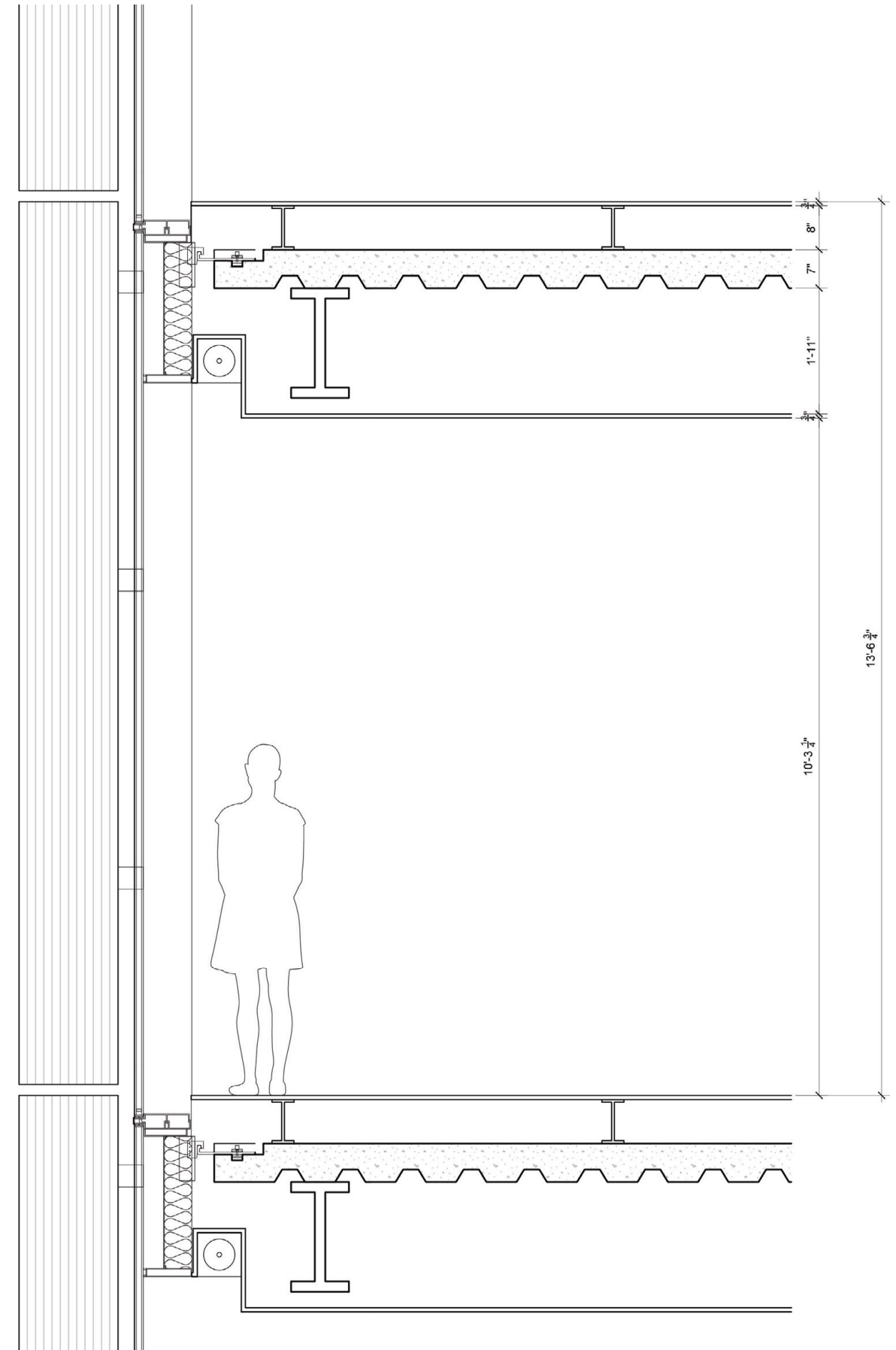


# Things in Between

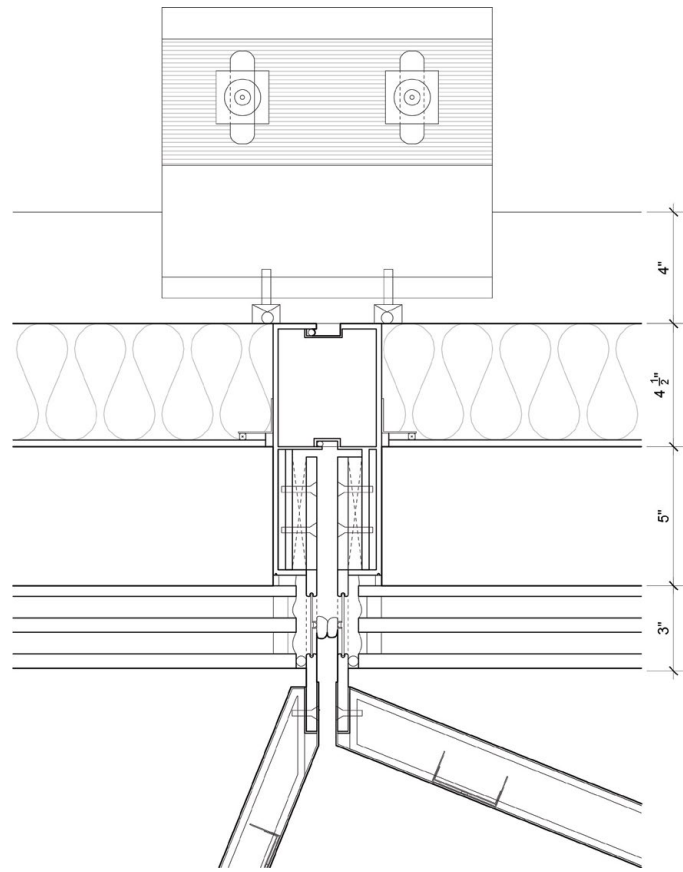
# Greenpoint Archive



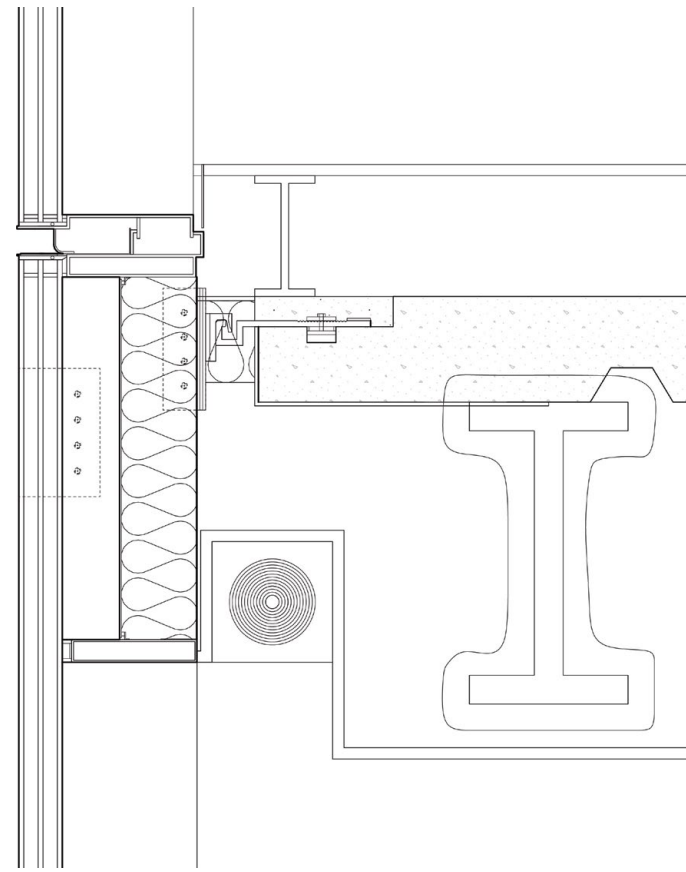
ADVANCED CURTAIN WALL  
DANIEL VOS



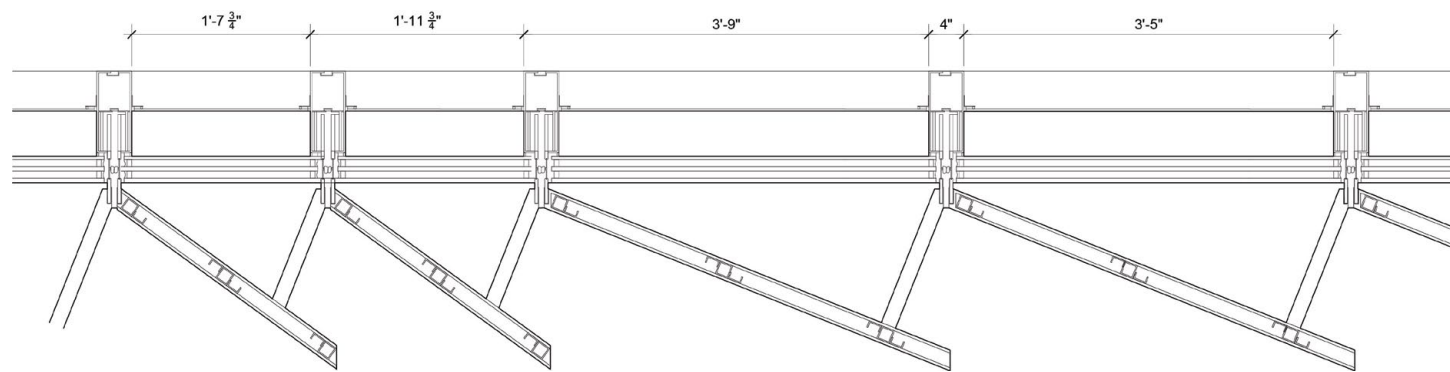
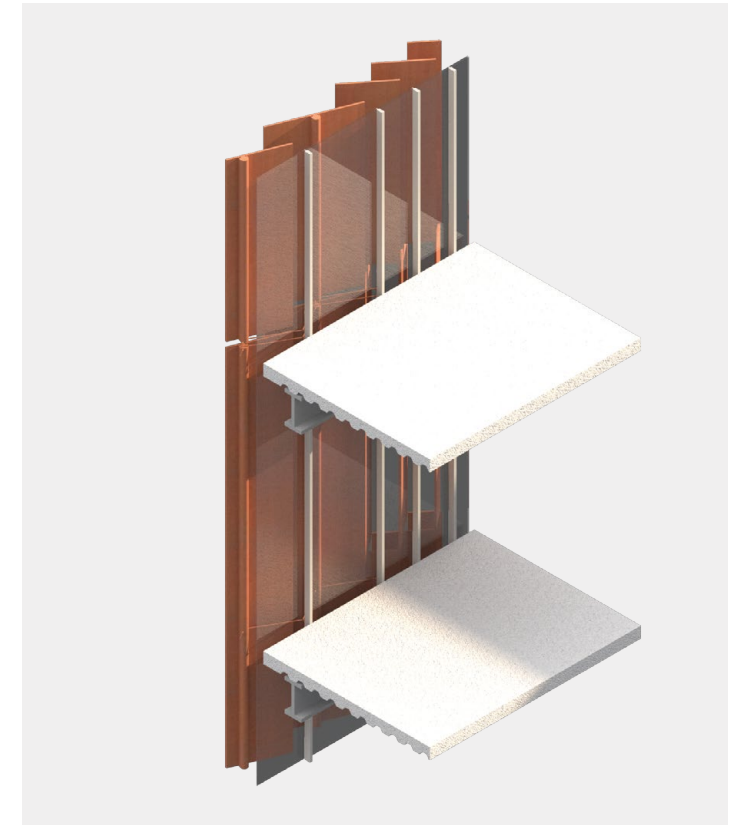
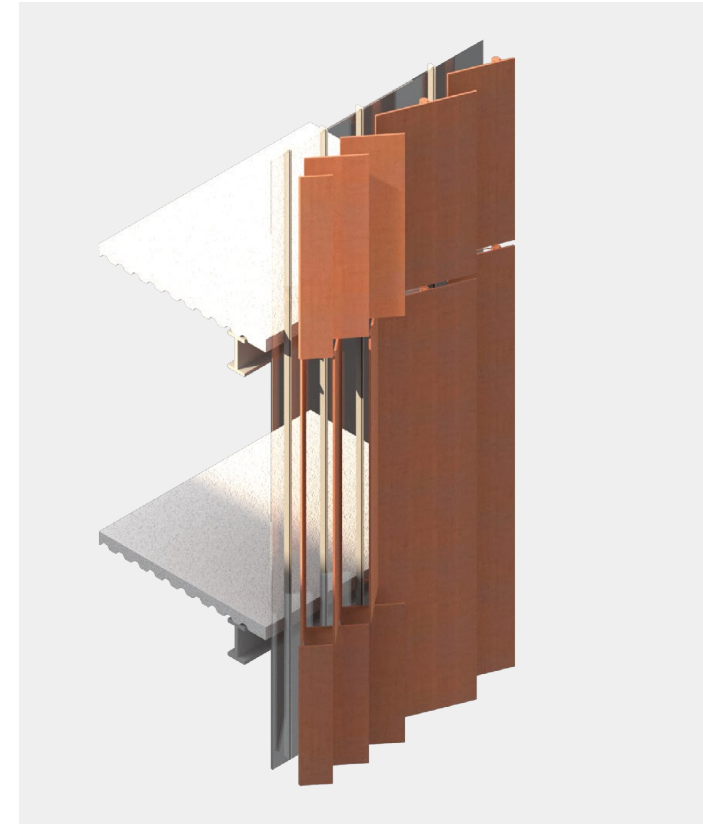
Partial Elevation



Mullion Plan with Fin



Stack Joint Detail



Partial Plan





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## An Agroforestry Plan for Kingston

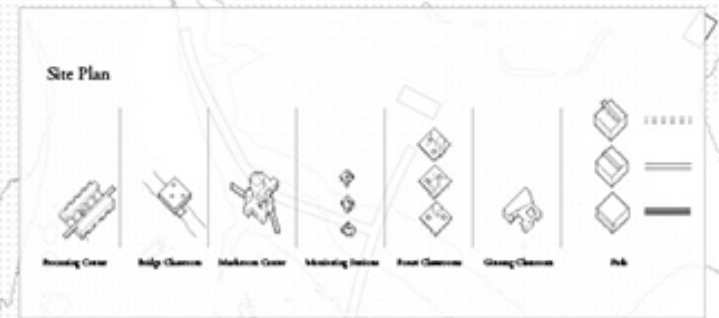
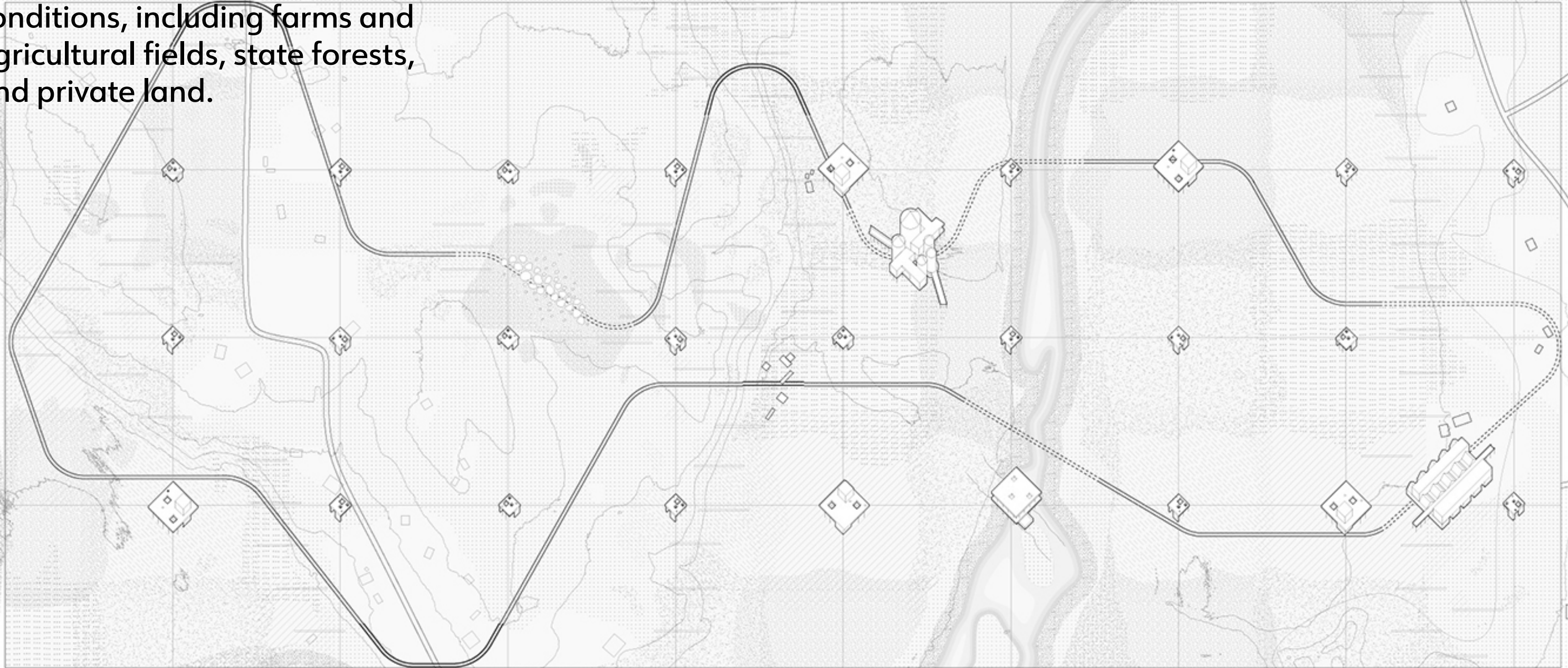
This proposal subverts historic land-use patterns in the Hudson Valley of oscillation between logging forests and monoculture farms by overlapping the conditions of forest and farm to create a new biodiverse, mixed-use landscape.

Using mycoforestry to remediate the land, the depleted soil is replenished and the site becomes a rich forest that is both a refuge and a laboratory. Simultaneously, trees species are planted and begin to mingle with the mushrooms, turning the environment into a vibrant multispecies host.

The test site is at once a forestry school, a productive site for mushroom foraging, and a forest to wander. The activities of the forest and farm play out as concurrent, harmonious events that change our perception of what a human-influenced, living landscape can be.

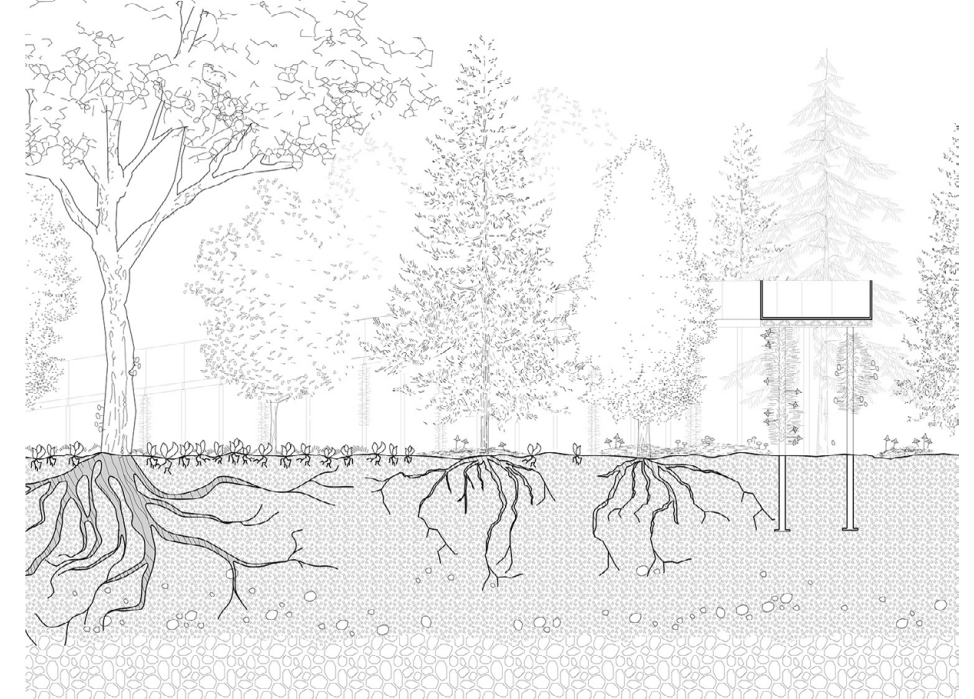
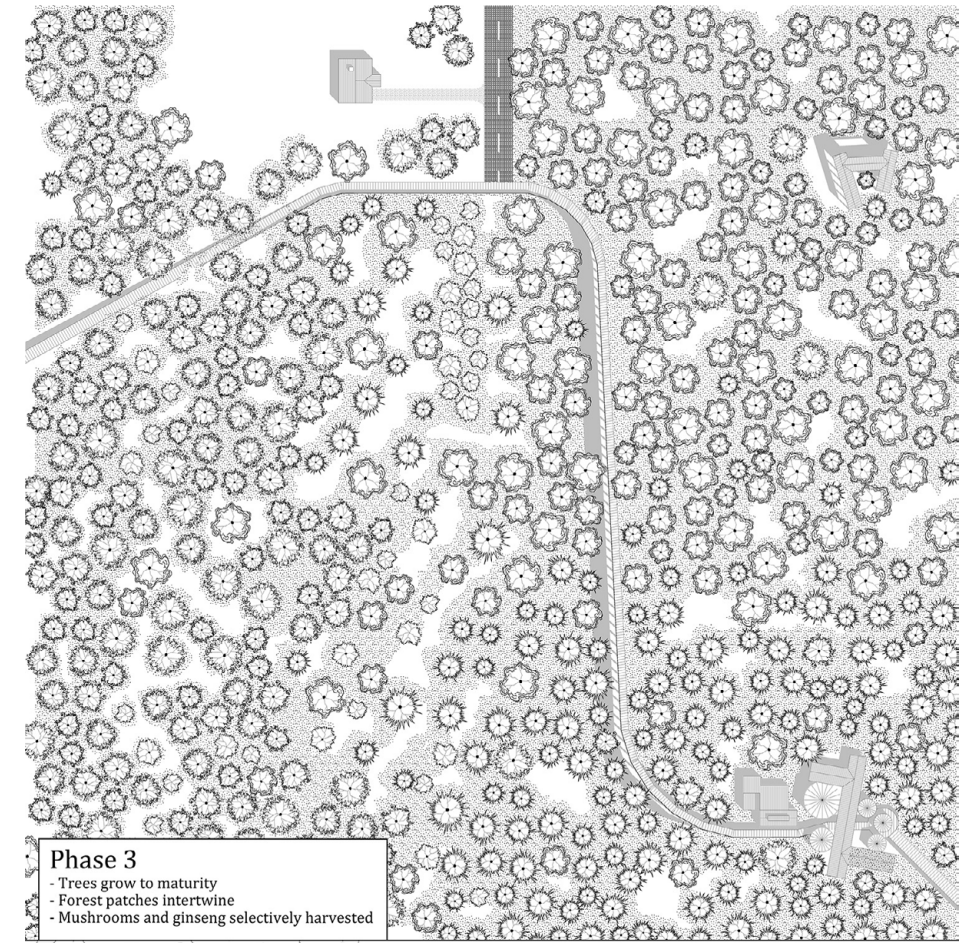
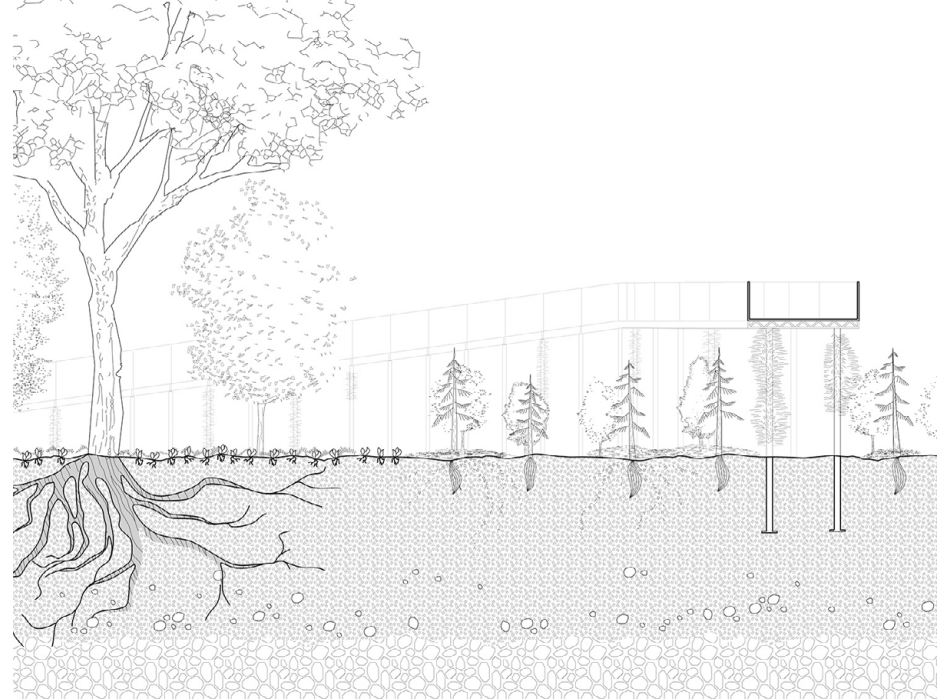
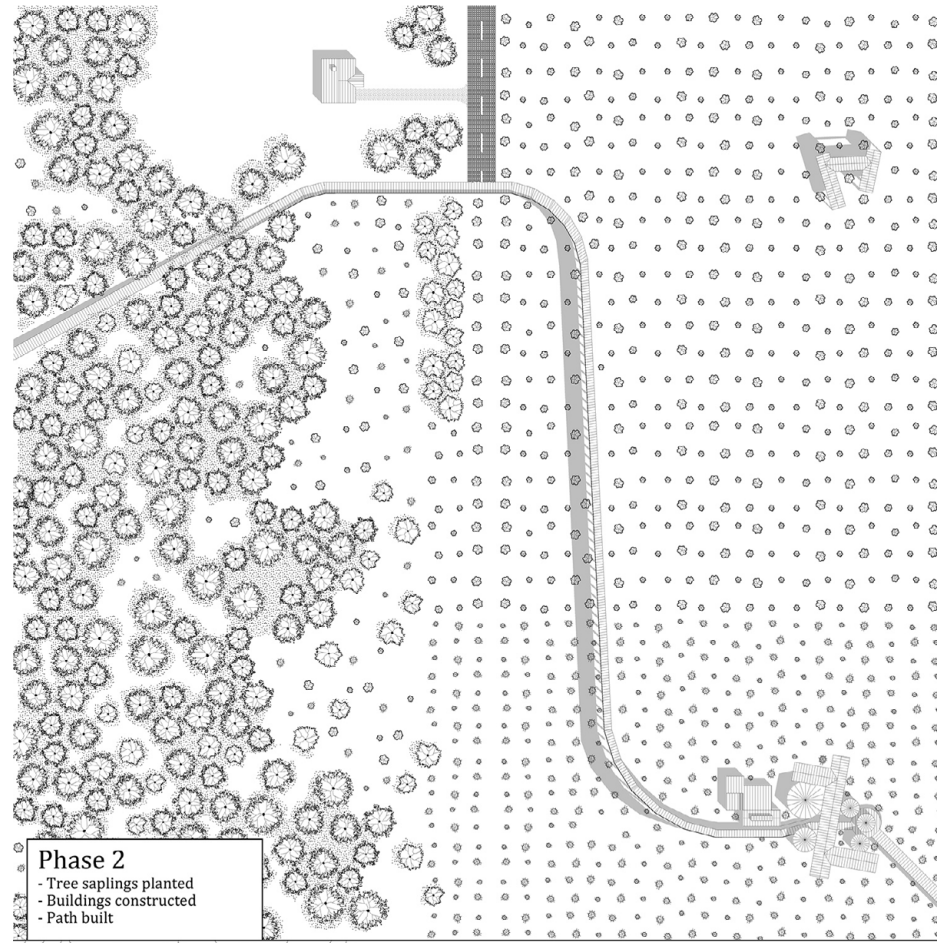
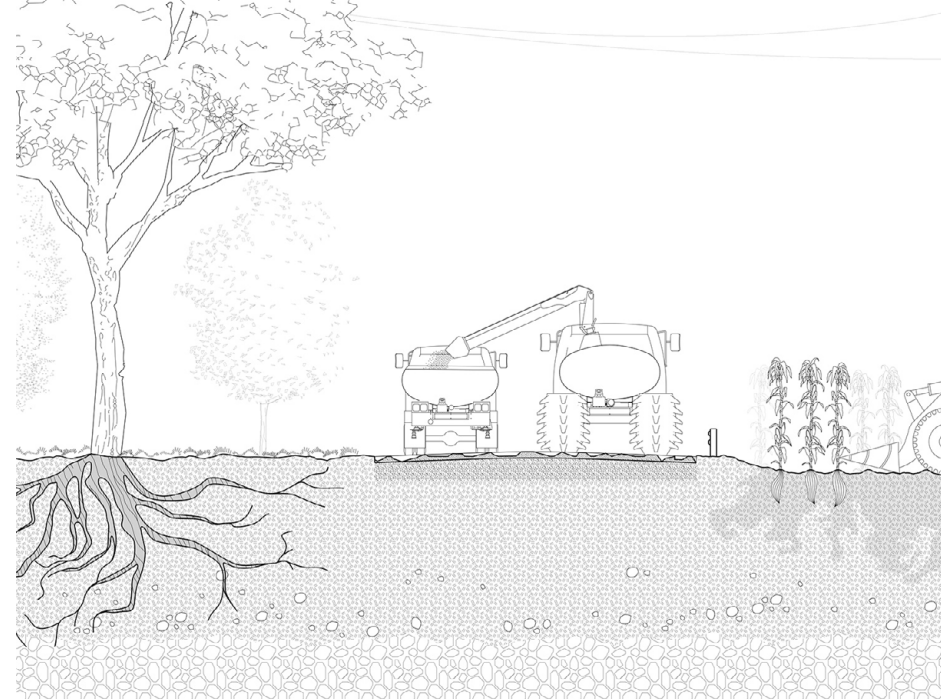
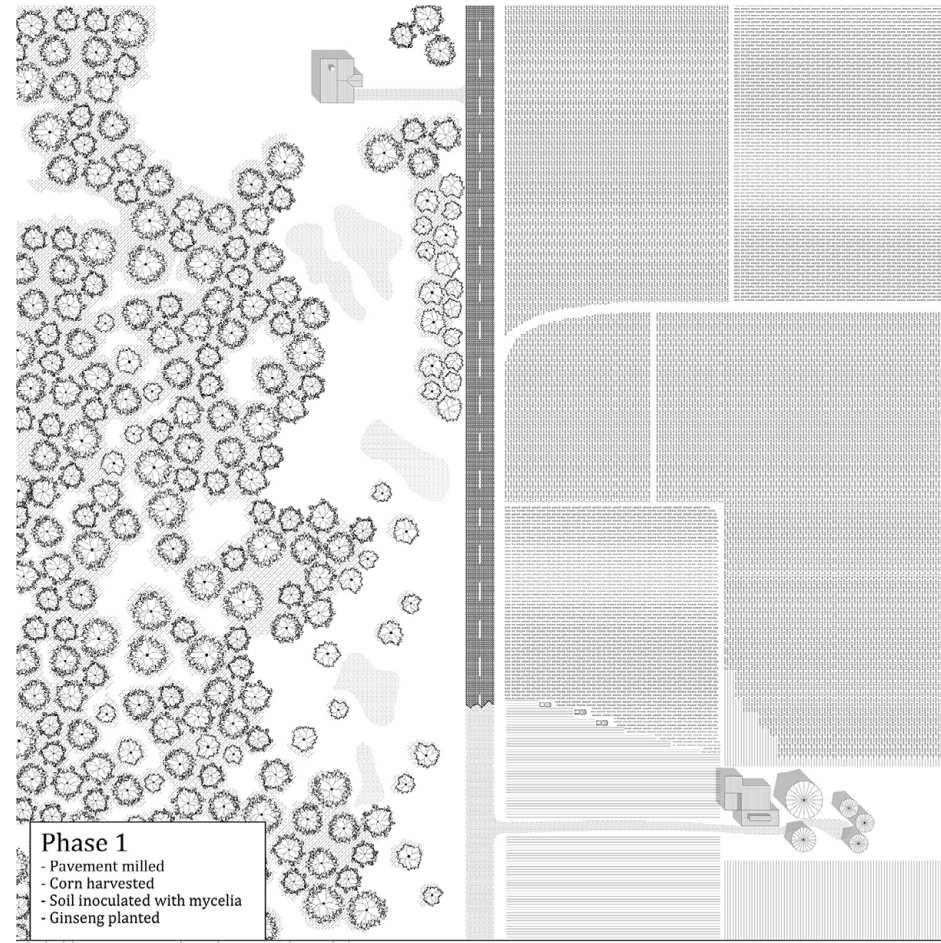
## Site Plan

The test site takes over a rectangular plot of land that contains many land-use conditions, including farms and agricultural fields, state forests, and private land.



# From Farm, to Forest, to Both

Over several phases, the farm fields are remediated with mushrooms and reforested, eventually becoming a mixed-use landscape.



Dual-Purpose Path



Three Conditions

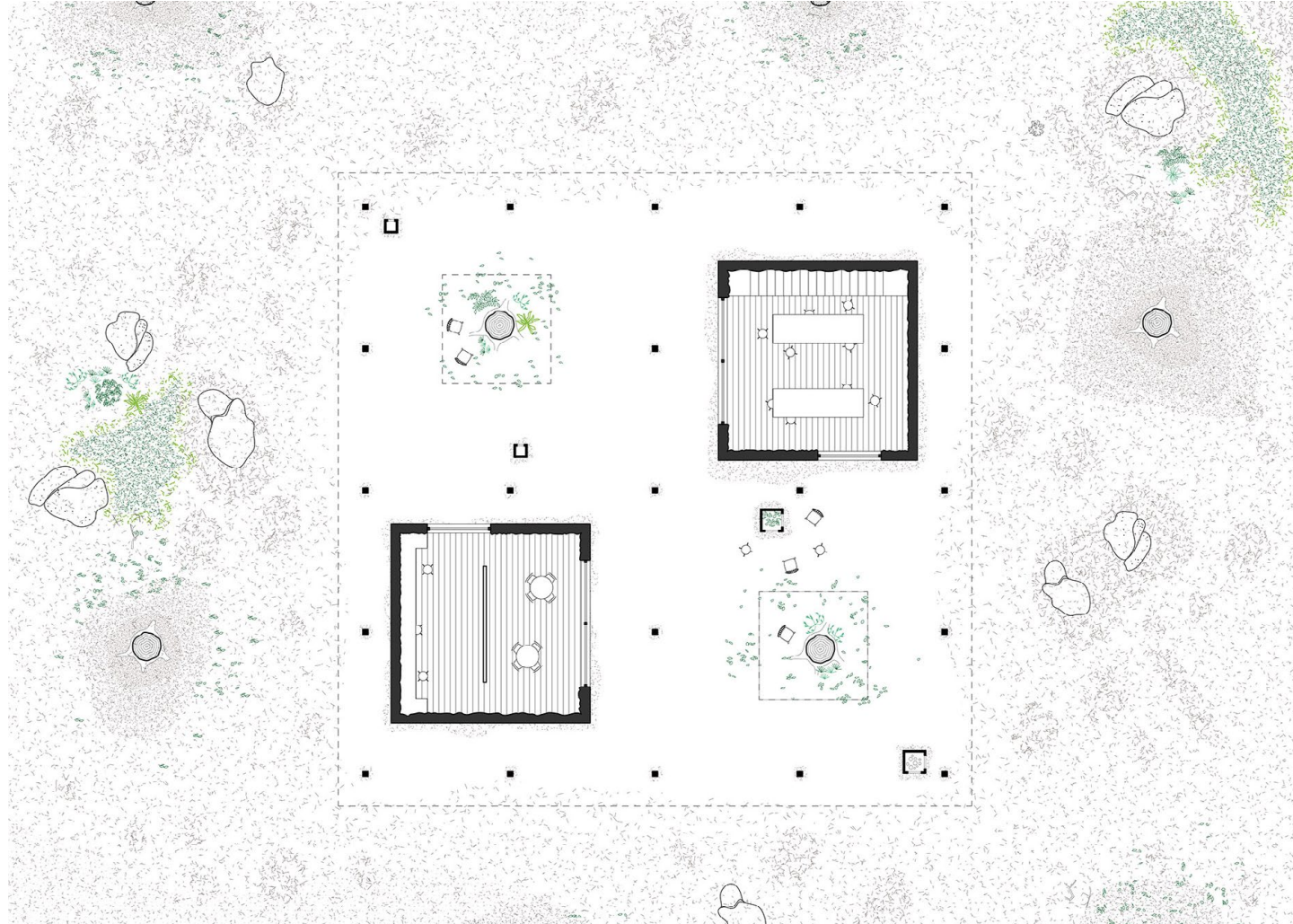
A path runs through the test site, at times below, at grade, or in the trees. It serves as both a leisure trail and a access road for mushroom foraging and processing.



Pine & Matsutake Forest

Time: + 0 Years

Field stations, arrayed along a grid on the test site, track the landscape as the newly planted trees and mycelia grow. Monitoring soil remediation, tree health, and atmosphere, they also serve as a teaching tool for the on-site forestry school and nearby community of Kingston.



Monitoring Station Plan

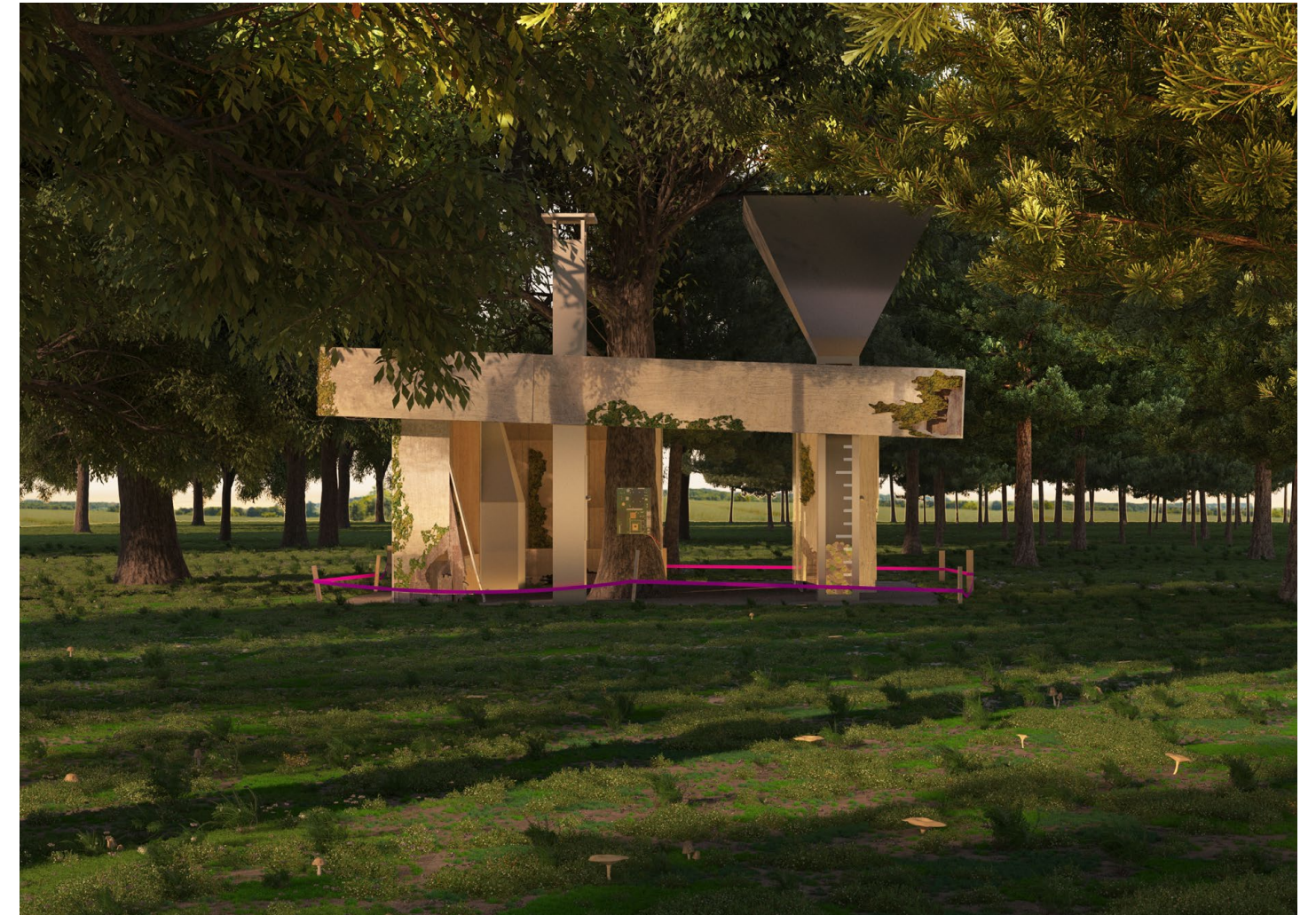


Monitoring Station



Time: +50 Years

As the forest grows to maturity, the monitoring stations become unnecessary. The protective aluminum sheeting is recycled to expose the station's wooden frame, which is left as a relic to be consumed by mycelia in this new landscape.



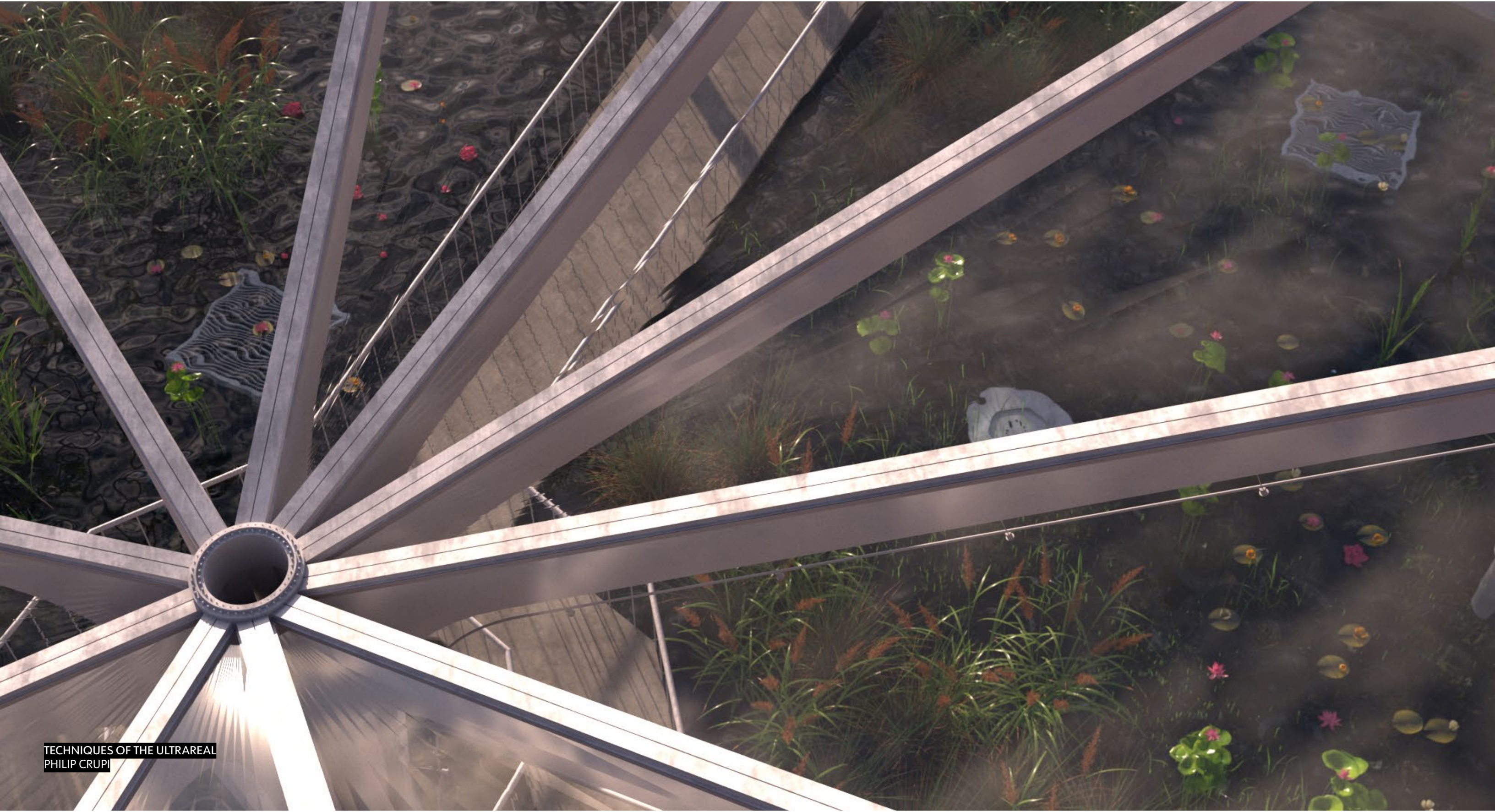
Monitoring Station Plan

Monitoring Station

Mushroom Silos

Relics of old farms on the site, such as silos, are converted into mushroom growing centers and mycelia research labs.







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#### Adaptive Reuse for P.S. 64

The adaptive reuse strategy for a primary school treats the existing building as a gradient of demolition and density, from full to hollow, and private to collective.

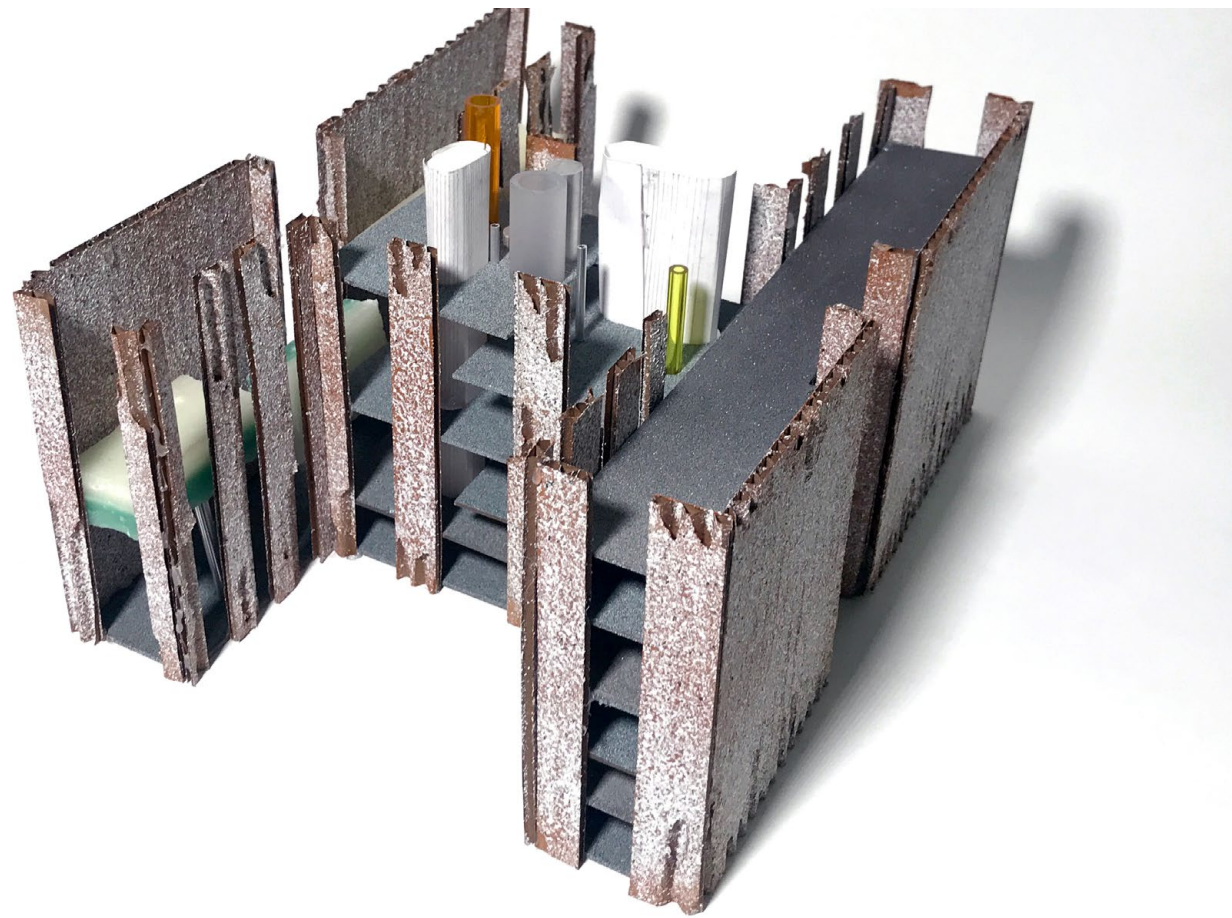
The building is increasingly stripped to its structure from right to left, as it moves from enclosed classrooms to a semi-open frame for glowing volumes of public program.

The original column grid is replaced by a series of spatial columns that pierce the floors. These columns serve as a range of secondary spaces for the school, from stairs, to micro-libraries, to study rooms. The central space becomes a mixing zone without a singular program or function.



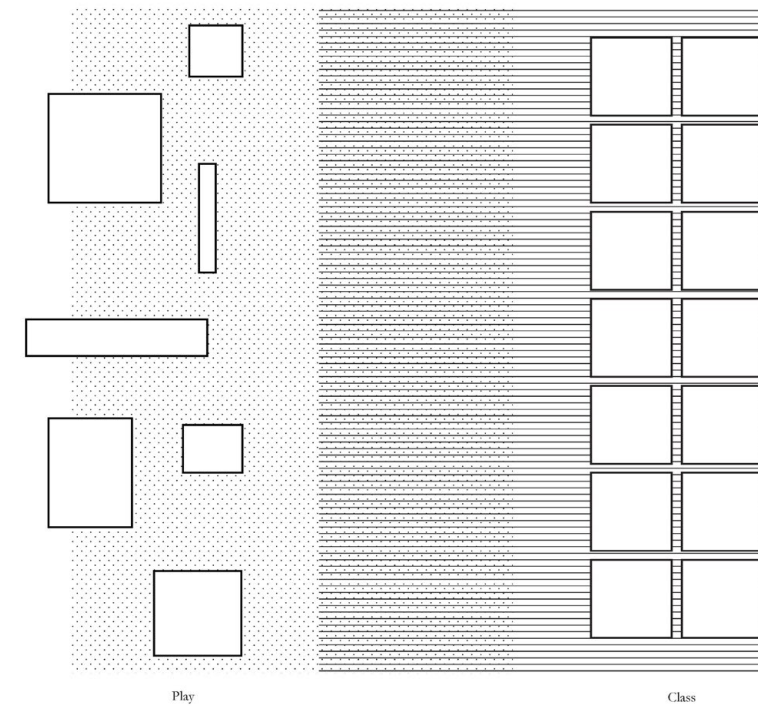
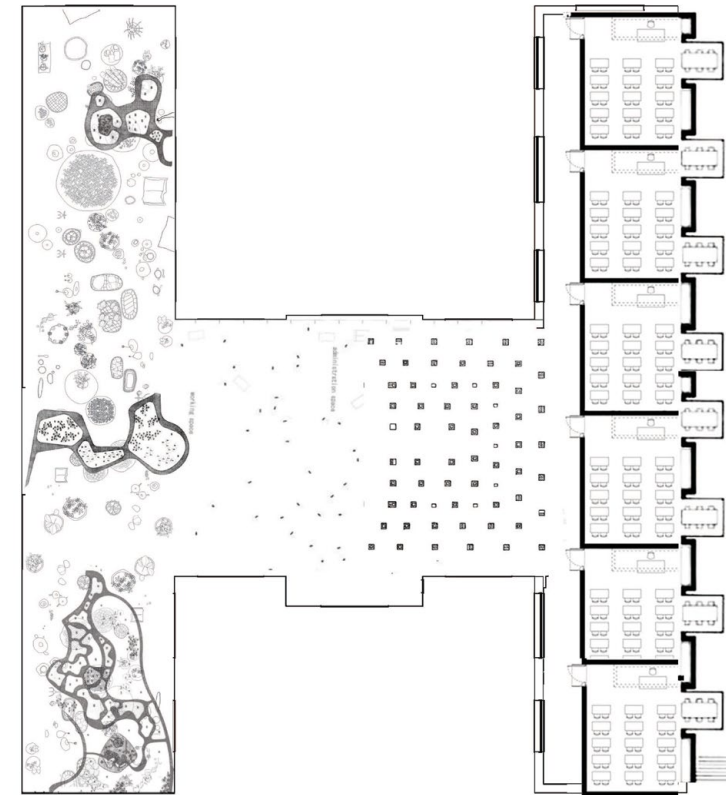


Closed to Open



Midterm Model

Functional, smaller programs such as classrooms fill the right wing, then transition to an increasingly loose organization and larger, collective programs in the left wing. The two are connected by a central space of programmatic columns.

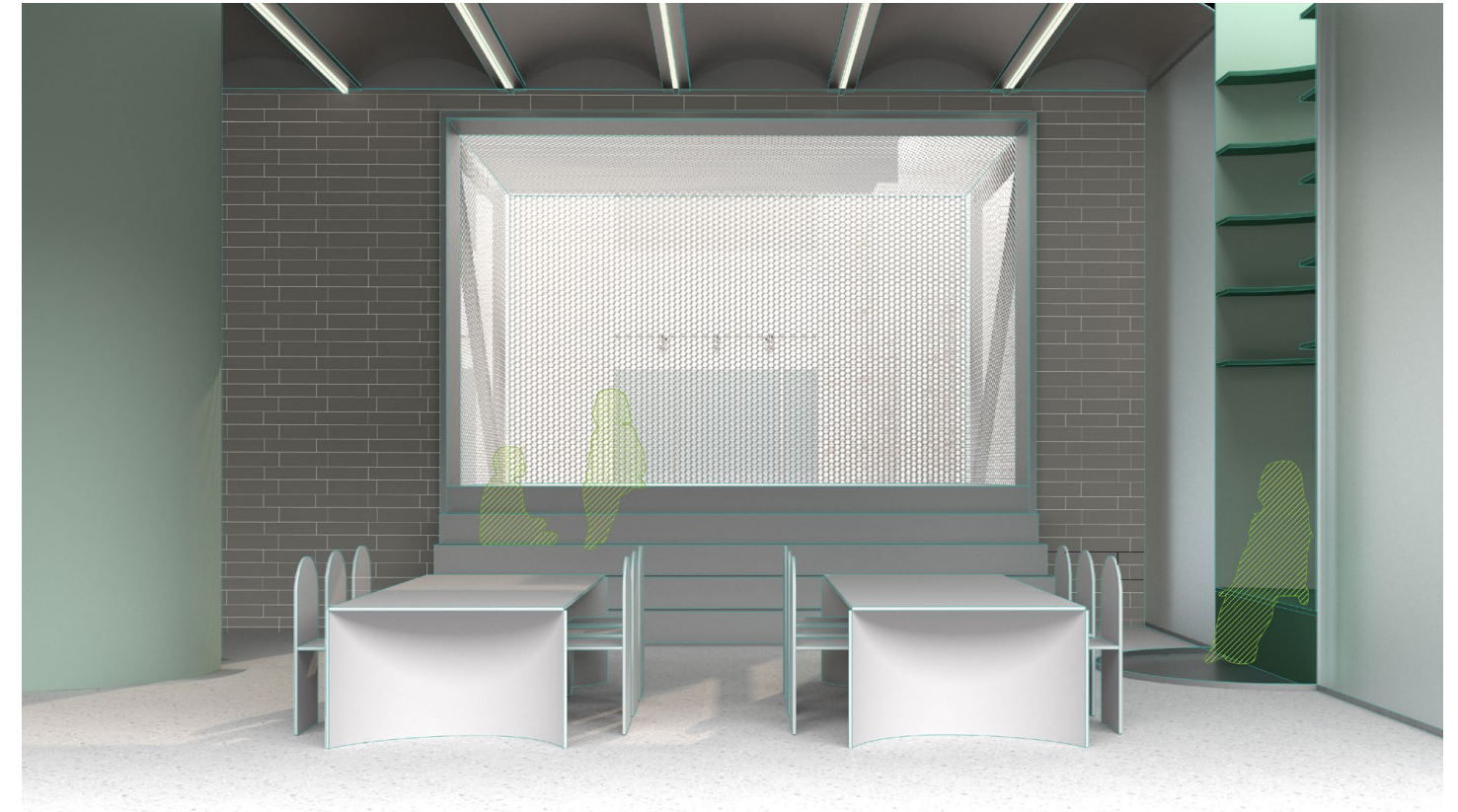
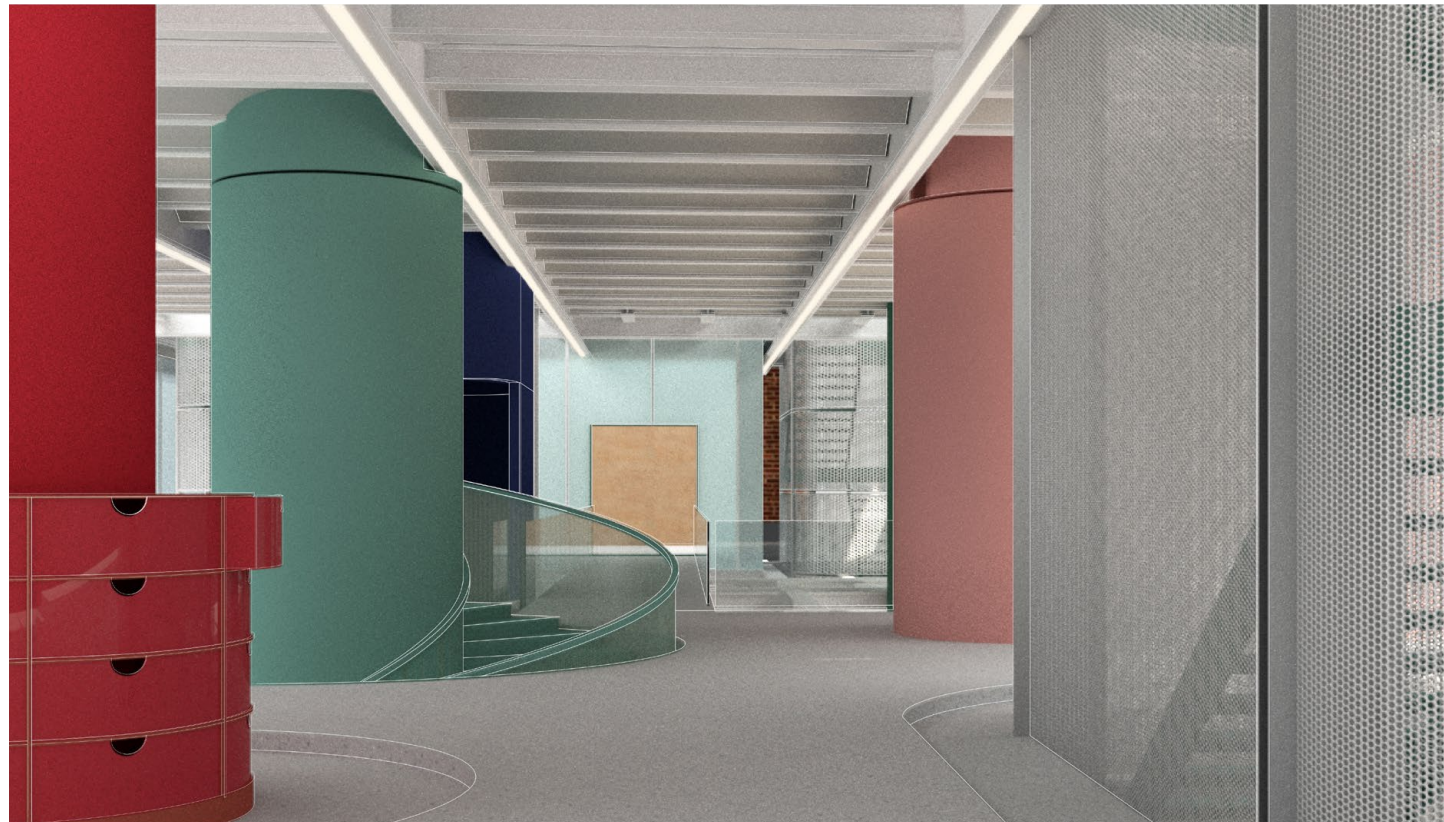


Collage Plan; Program Diagram

## Spatial Columns



Spatial columns hold secondary spaces such as micro-libraries, kiln rooms, study pods, and cubbyholes. The central column space becomes a mixing zone for all age groups and programs within the school.





## Collective Volumes

Glowing volumes are inserted into the structural frame of the existing building. The volumes hold the school's public programs, including an theatre and library. At night, the open spaces gently glow, inviting passerby to enter.



