

# **STILT GATEWAY**

The proposal demonstrates a **sustainable development** approach that transforms the obsolete industrial structure into an affordable housing complex with maximized public interface. The primary objective of this approach is to preserve the embodied energy and engrained memory of the structure. The proposed design comprises the following features:

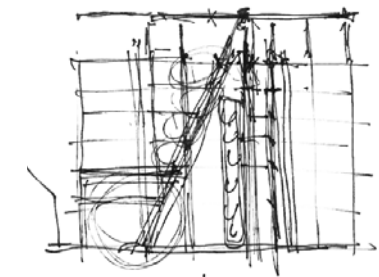
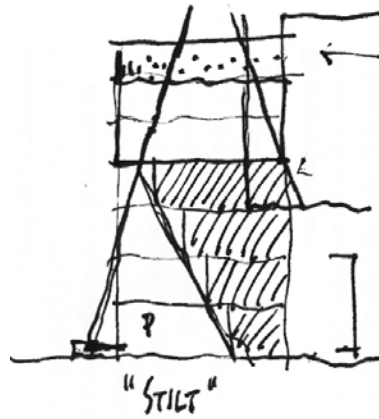
- 1) Retrofitting residential programs into the existing framework by carefully subtracting the existing structures and infilling the “**stilt**” system - a sustainable heavy timber structure system - that serves as a host for community spaces and outdoor greenspaces. The “stilt” is a physical manifestation of society’s shift in values from prioritizing maximum functionality to upholding sustainability and social welfare.
- 2) Weaving **public passages** into the existing complex and creating **urban courtyards** which will house cultural programs and local retailers. The maximized public interface will render the new complex the cultural gateway to Upham’s Corner.
- 3) Incorporating a new economic model for affordable housing through a **subsidy and incubation program**, coupled with a creative **spatial configuration** that enhances the sense of community.

Finally, a **new signage** “Leon Electric” is added atop the “stilt”, in honor of its legacy, symbolically acknowledging its past cultural prosperity and boldly announcing the successful reinhabitation to the public.

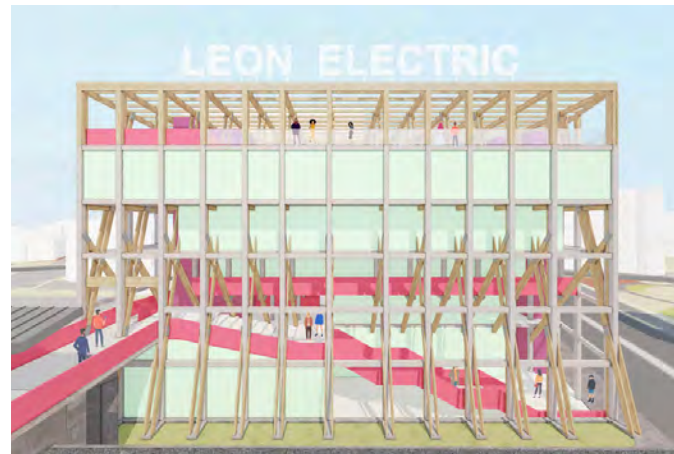


# CONCEPT

## SKETCHES

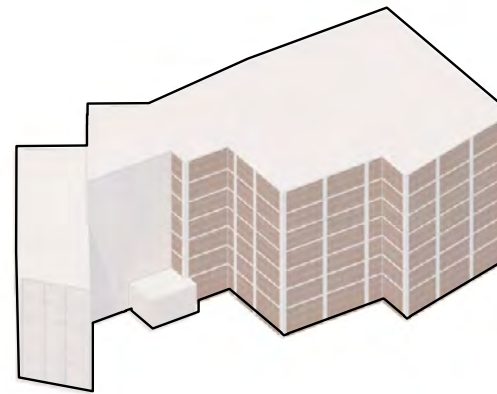


## PHASE 1 DEVELOPMENT

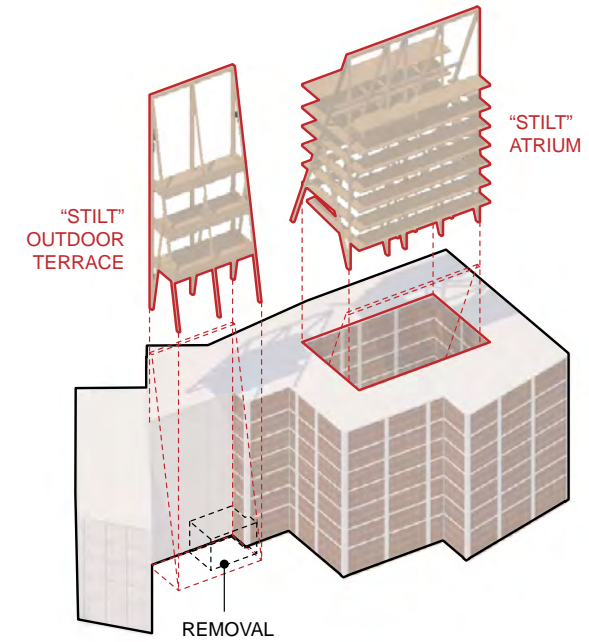


# DIAGRAM

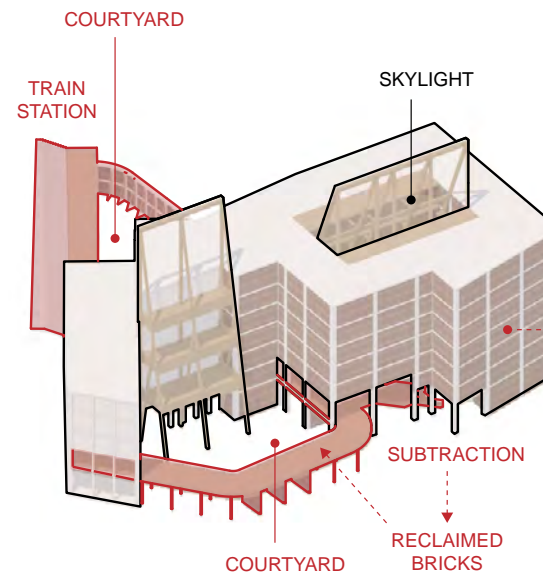
## DESIGN PROCESS



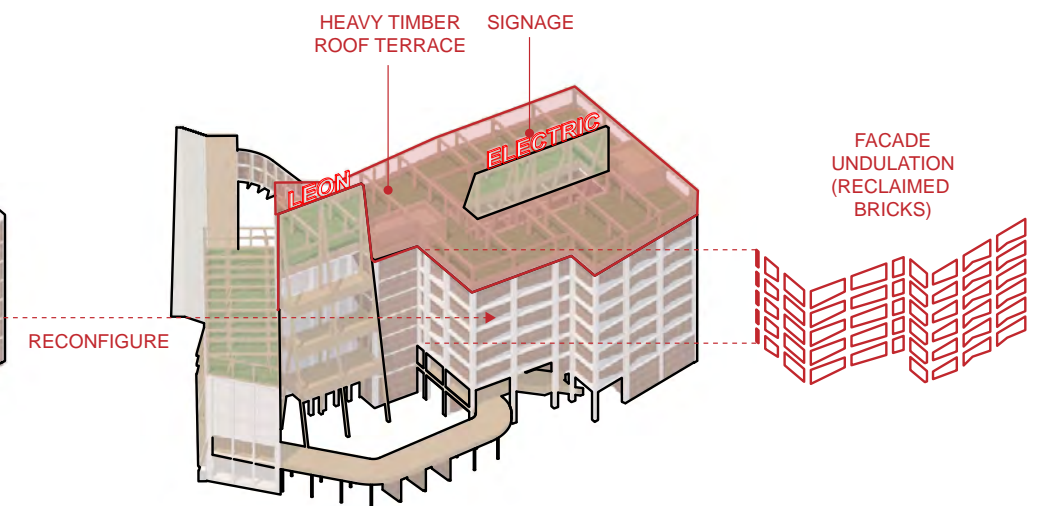
1. EXISTING STRUCTURE



2. SUBTRACT / INFILL "STILT"



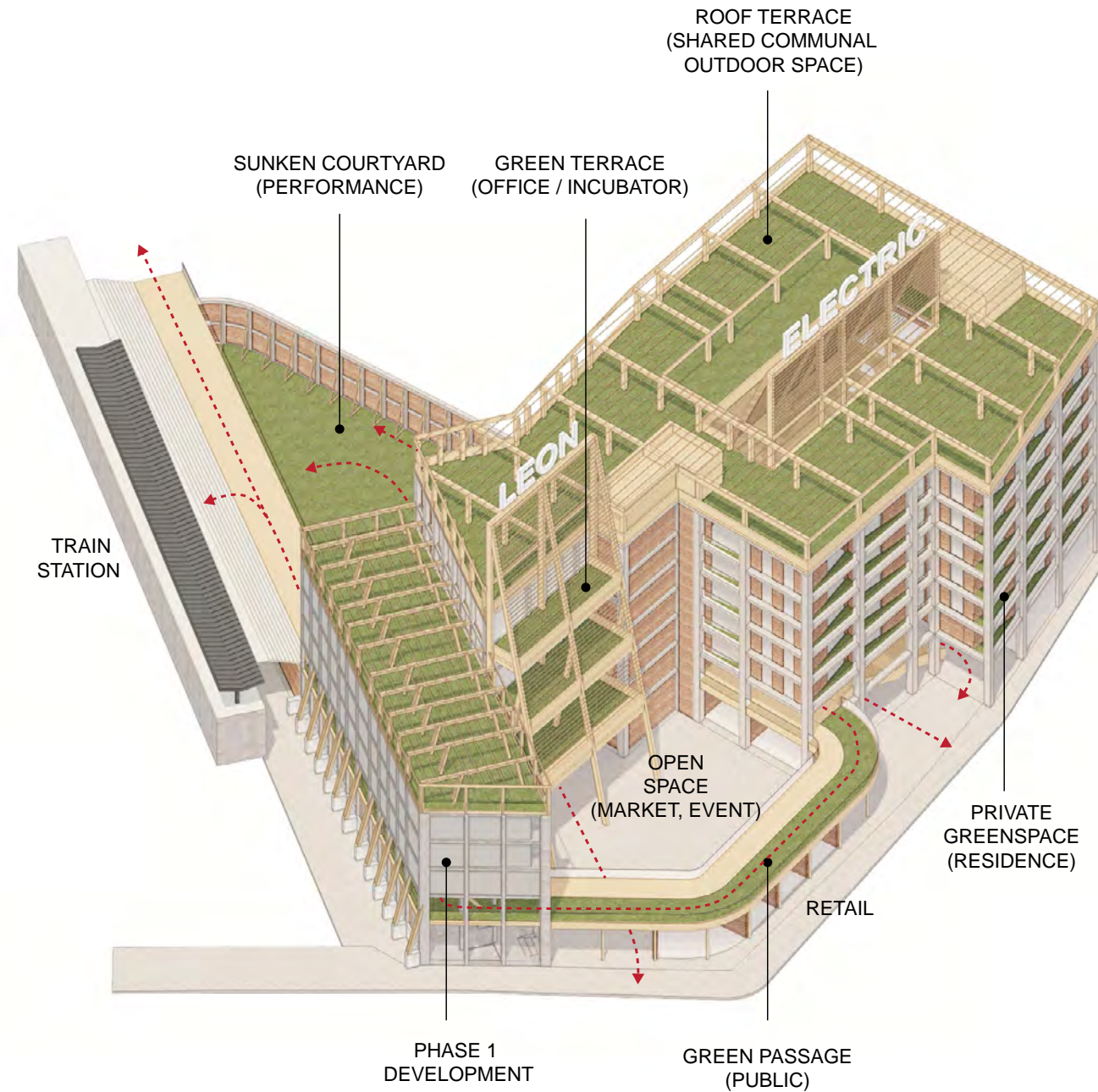
3. PUBLIC PASSAGE



4. ROOF TERRACE & FACADE DESIGN

## SITE AXONOMETRIC

### CATEGORIES OF OPEN SPACE



## AREA CALCULATION

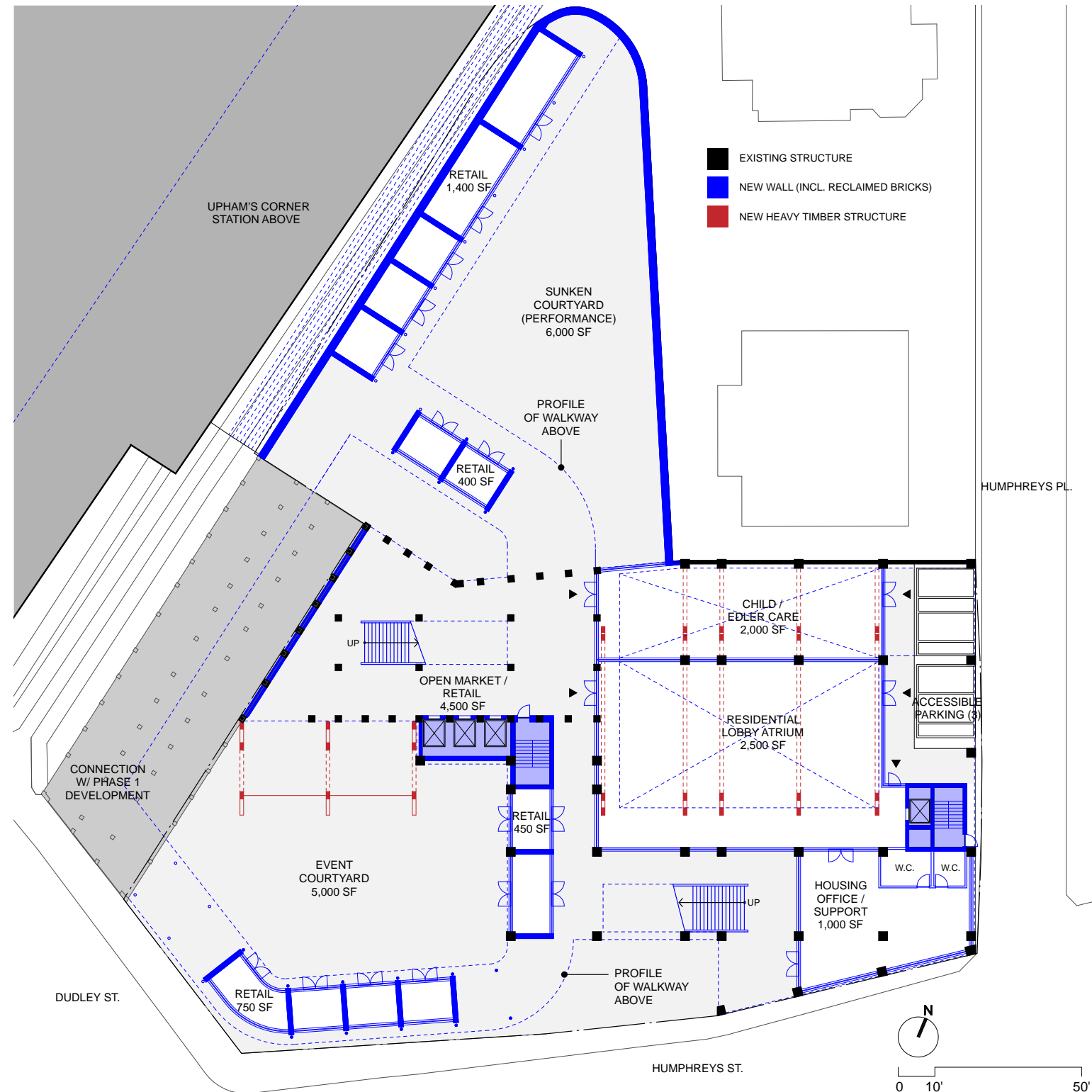
|                                     | REQUIRED              | PROPOSED                               |
|-------------------------------------|-----------------------|--|
| BUILDING FLOOR AREA                 | N/A                   | 145,000 SF<br>(FAR 3.8)                |
| HEIGHT                              | MAX. 10 STORIES       | 8 STORIES (+2 FUTURE)                  |
| OPEN SPACE                          | 50% OF SITE FOOTPRINT | 115% OF SITE FOOTPRINT                 |
| PUBLIC OPEN SPACE                   | MIN. 10% OF SITE AREA | 56% OF SITE AREA                       |
| PRIVATE GREEN SPACE                 | MIN. 100 SF PER UNIT  | PROVIDED                               |
| SHARED COMMUNAL OUTDOOR SPACE       | REQUIRED              | PROVIDED                               |
| COMMUNAL FACILITIES                 | 10% OF FLOOR AREA     | 12% OF FLOOR AREA                      |
| CO-WORKING & MEETING SPACE          | MIN. 3,000 SF         | 9,000 SF                               |
| PRODUCTION & FABRICATION FACILITIES | MIN. 5,000 SF         | 6,500 SF                               |
| MARKET / RETAIL / EVENT             | MIN. 3,000 SF         | (RETAIL) 3,000 SF<br>(EVENT) 11,000 SF |
| CHILD / ELDER CARE                  | MIN. 2,000 SF         | 2,000 SF                               |

# SITE PLAN

## GROUND FLOOR

The proposed elevated passage, connecting to the train station, forms a loop and creates two open public courtyards at ground level to accommodate public events and performances. Local retail spaces are housed beneath the passage, while the east side of the plot is dedicated to the residential lobby, child and elder care programs. By maximizing open space on the ground floor, the complex is positioned as a **gateway** to the neighborhood.

Notably, the majority of the ground-level additions will be constructed using reclaimed bricks **repurposed** from the existing facade, along with new heavy timber elements. This approach represents a conscious effort to address the material life cycle of the development.

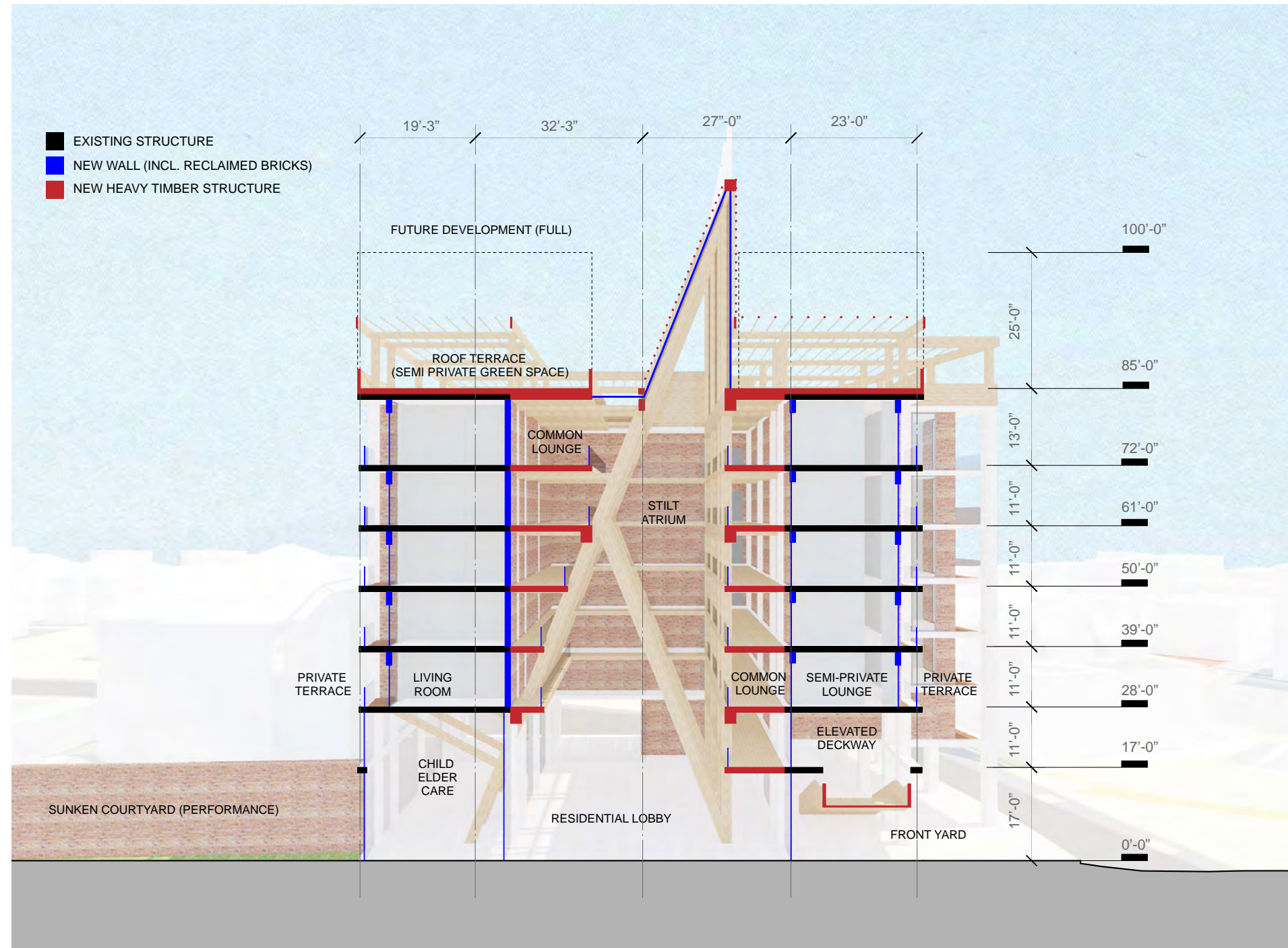


**IMAGE**



- Eugene Seungho Park

## SECTION PERSPECTIVE

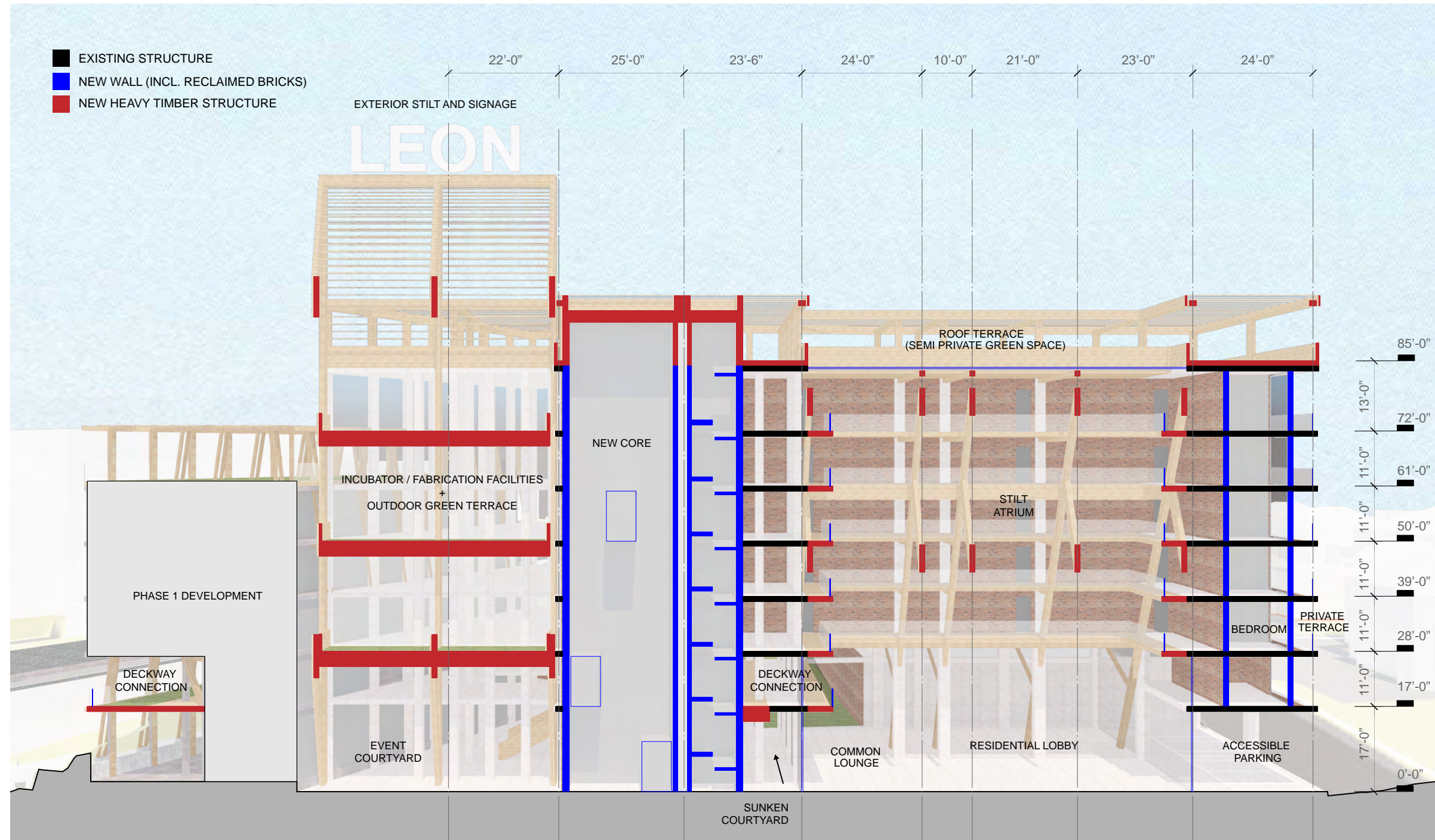


## SHORT SECTION

The newly added “stilt” system infills the void left by the architectural subtraction, providing support for the added floor plates and skylight, as well as reinforcing the structural performance following the removal of the previous framework. In addition to its structural function, the “stilt” system promotes communal activities, allowing daylight to filter through its skylight and providing visual connections between different floors. Moreover, this flexible and resilient system can be extended to the exterior of the framework to increase usable space or outdoor greenspace.

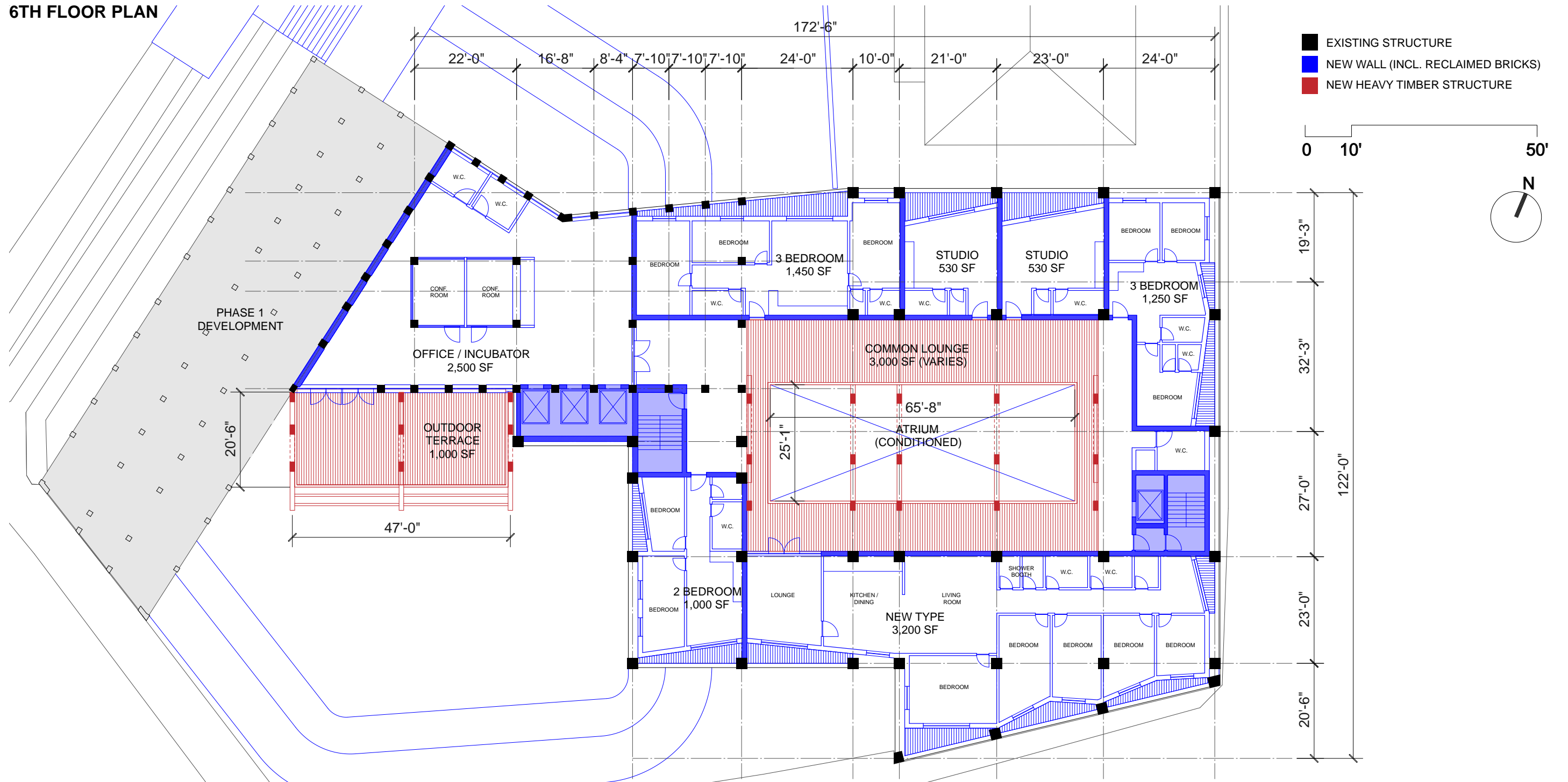
# SECTION PERSPECTIVE

# LONG SECTION



# TYPICAL FLOOR PLAN

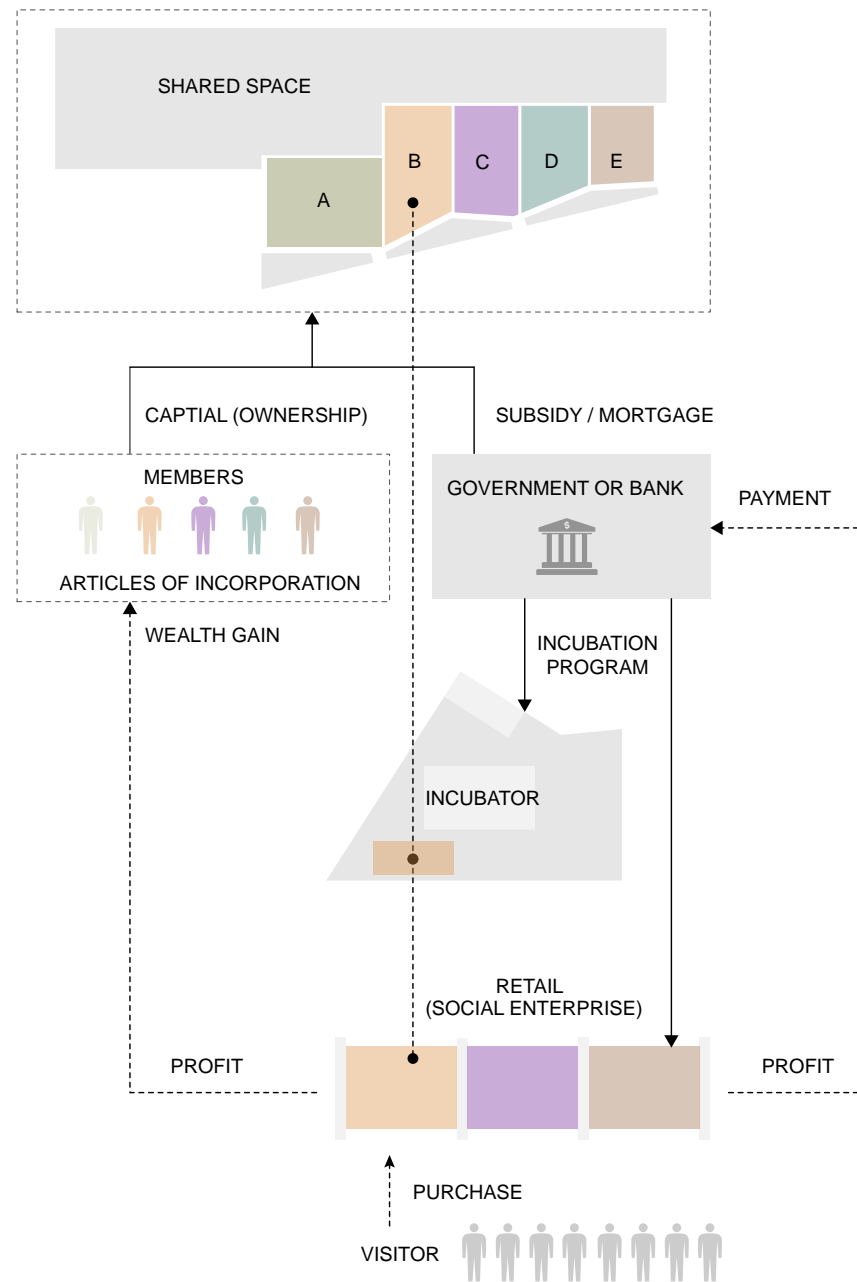
## 6TH FLOOR PLAN



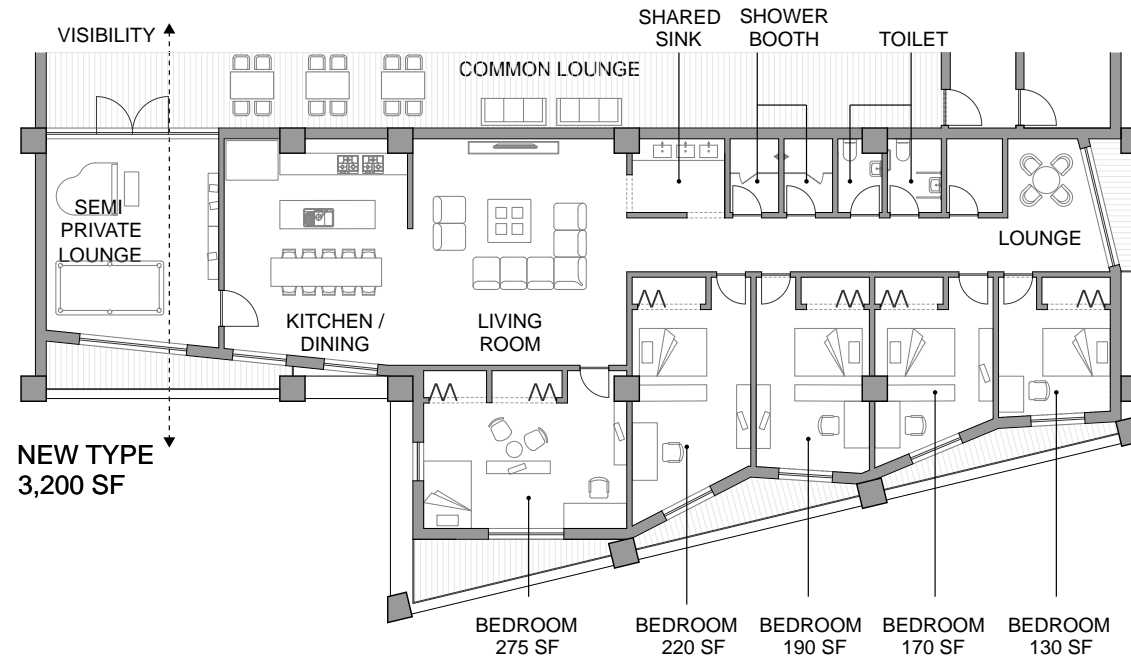


# NEW AFFORDABLE HOUSING MODEL

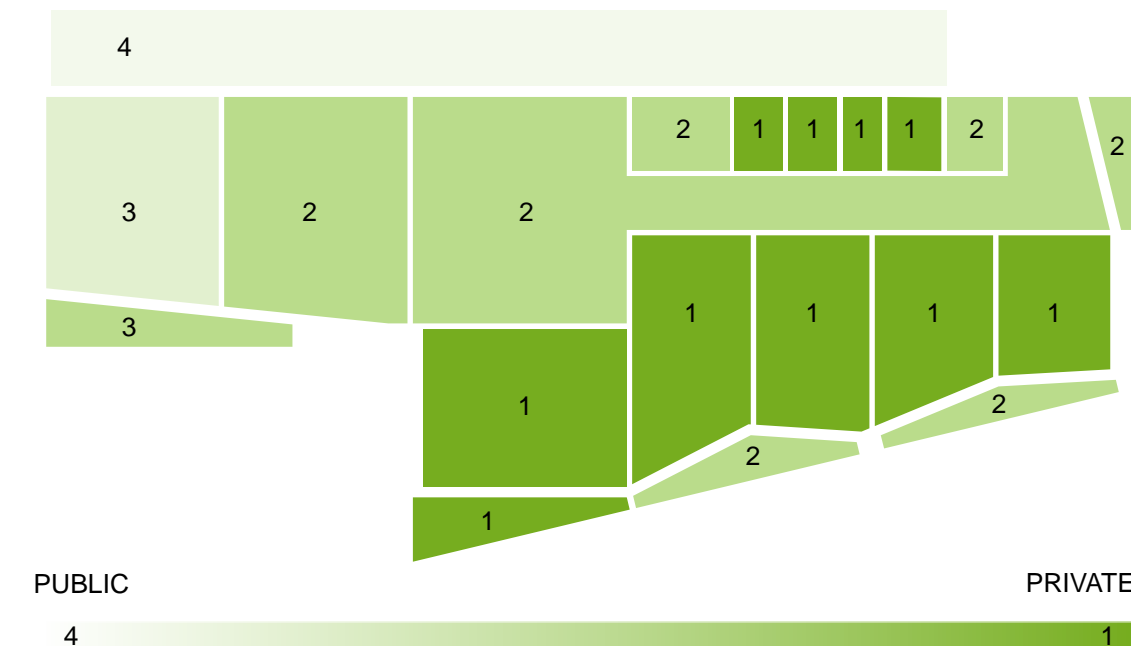
## CO-OP W/ SUBSIDY AND INCUBATION MODEL



## SPATIAL CONFIGURATION



## SPECTRUM OF PRIVACY



**IMAGE**

