

This collective housing proposal asks if the existing building's thermal mass, southern exposure, and internal misalignments can maximize climatic performance for a rare plant business that provides residents equity and operates out of its core. To modulate the temperature of the greenhouses in winter and minimize high MEP construction costs for housing, a service spine acting as a thermal-mass wall slices down the plan, misaligned with the columns to avoid implied beams. This locates kitchens and bathrooms for all units, shop-built insertions cast from demolished slabs.

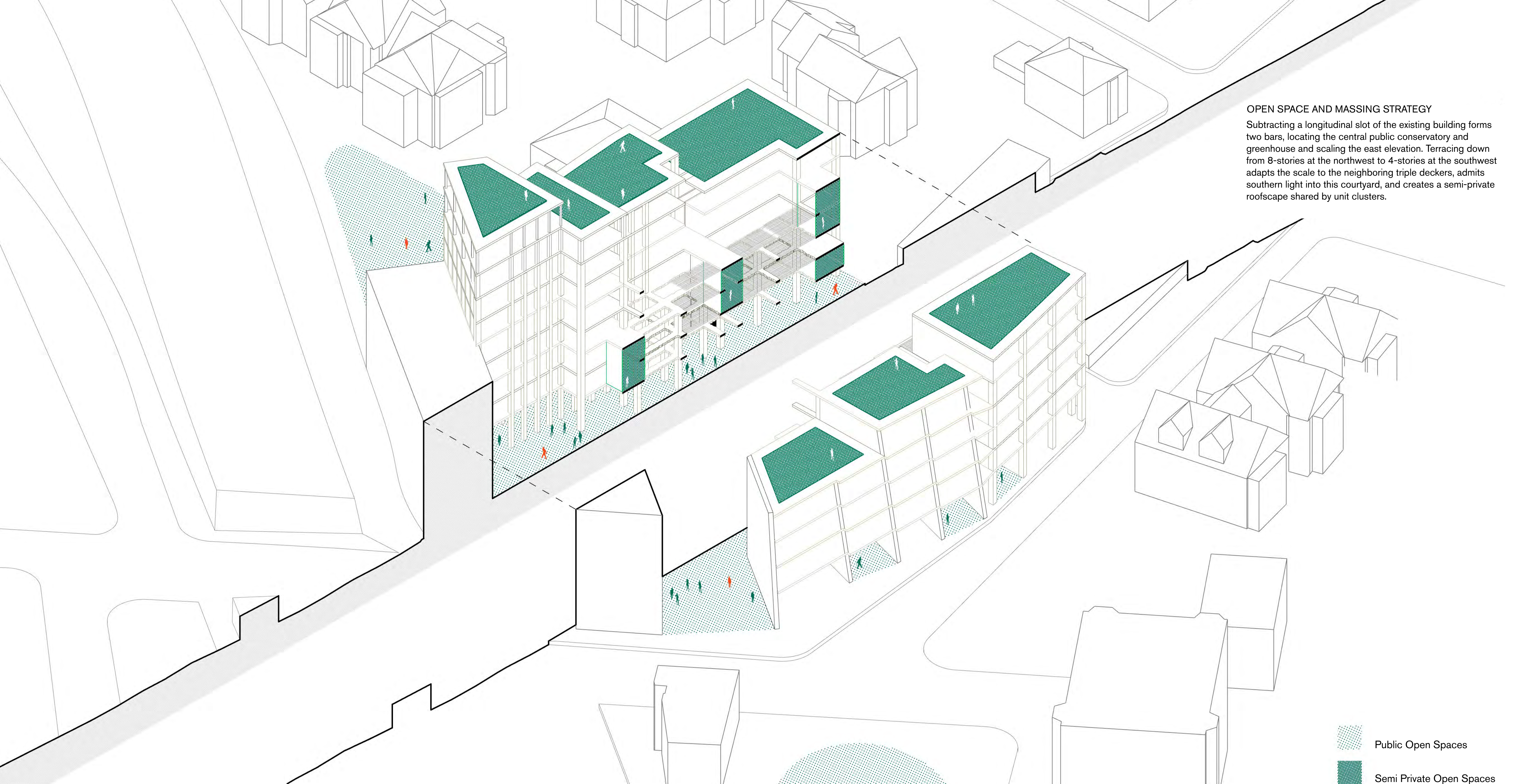
To alleviate displacement and weave knowledge workers with those who produce the physical fabric of our cities, a unit mix of shallow south-facing 1-2 bedroom "gardener units" stores and transfers heat to north-facing 2-4 bedroom units divided by reconfigurable partitions.

Internal stairs, sharing space in plan, give duplex luxury to both and allow conductive thermal transfer between units, stack-effect ventilation across the whole, and units with two exposures in a double-loaded plan.

Hydrodemolition allows the rebar to be left in place (sealed and bonded) with ragged edges exposed. To connect the upper levels of the bars, strips of slab spanning the slot remain, making the perforated space of a tapestry from the heft of the existing building.

OPEN SPACE AND MASSING STRATEGY

Subtracting a longitudinal slot of the existing building forms two bars, locating the central public conservatory and greenhouse and scaling the east elevation. Terracing down from 8-stories at the northwest to 4-stories at the southwest adapts the scale to the neighboring triple deckers, admits southern light into this courtyard, and creates a semi-private roofscape shared by unit clusters.



SITE SECTION AXONOMETRIC
(Indicating Open Space Strategy and Categories of Open Space)

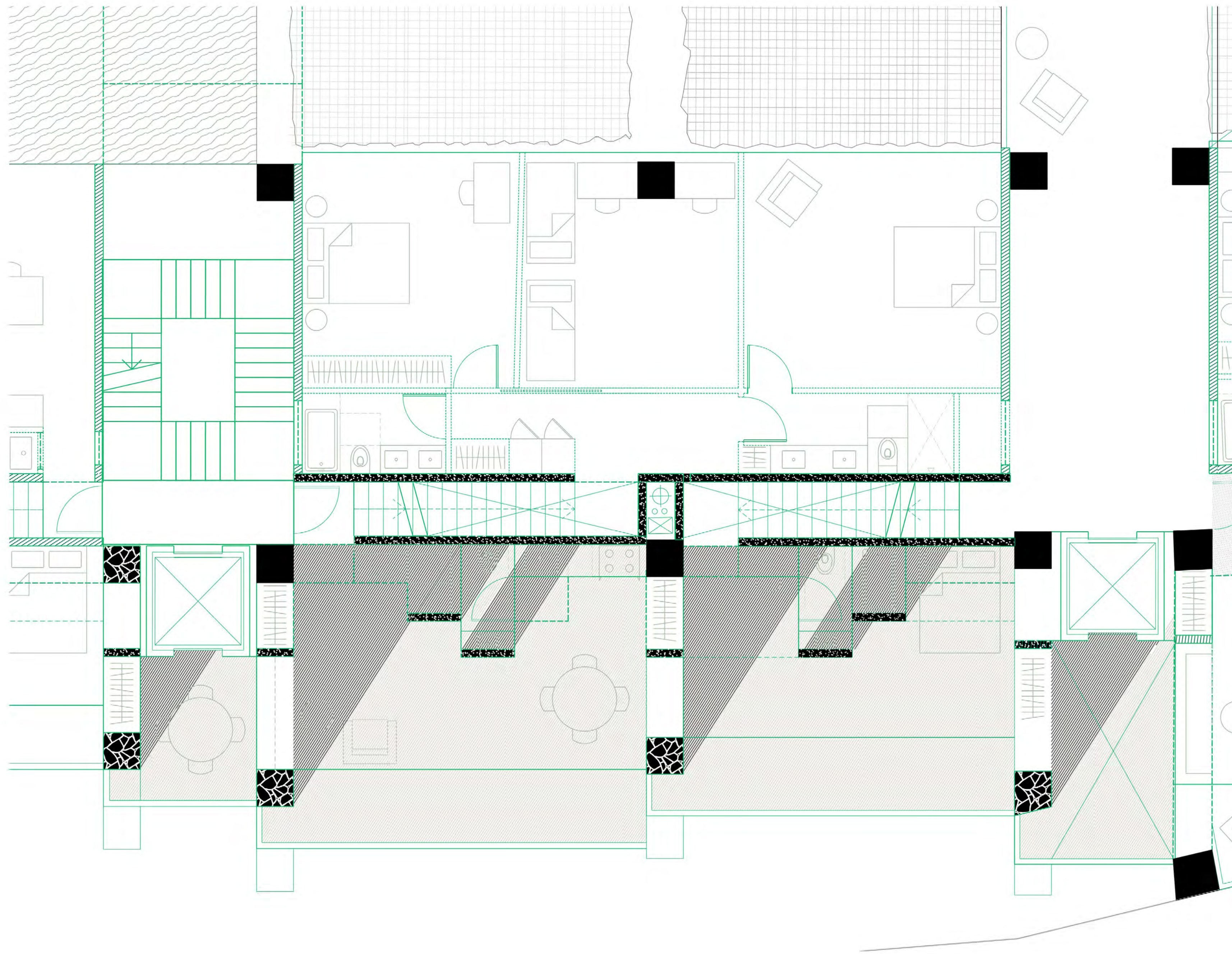


THERMAL MASS WALL

To modulate the temperature of the greenhouses in winter and minimize high MEP construction costs for housing, a service spine acting as a thermal-mass wall slices down the plan, misaligned with the columns to avoid implied beams. This locates kitchens and bathrooms for all units which are shop-built insertions cast from demolished slabs that slide towards the sun to make the unit's larger spaces.

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TYPICAL UPPER FLOOR PLAN
 (Original Structure in Black, Proposed Layer in Teal)



GARDENER UNITS

The plan trades absolute alignments and flush detailing for ragged and the crenelated to bring the thermal mass closer to the sun and to keep costs low. The result is a variety of unit types and flexibility in the larger apartments.

Because the north-facing units receive thermal energy and services via the gardener units, they are highly flexible and convertible and can be divided with only lightweight partitions.

Front doors are located off communal stairs to the greenhouse.

PLAN DETAIL
(South Facing Gardener Units)

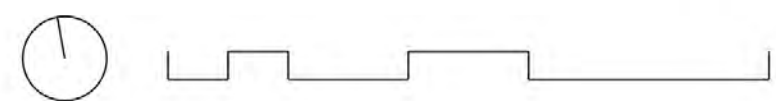


GARDENER UNITS
The material sensibility of the gardener units combines richness with roughness and toughness: the mass of the existing building and the precast service spine is lined with compostable cork soffits, OSB, stained plywood for literal warmth and absorption.

INTERIOR PERSPECTIVE
(View of Gardener Unit)



SITE PLAN
(Ground Floor and Adjacent Context)

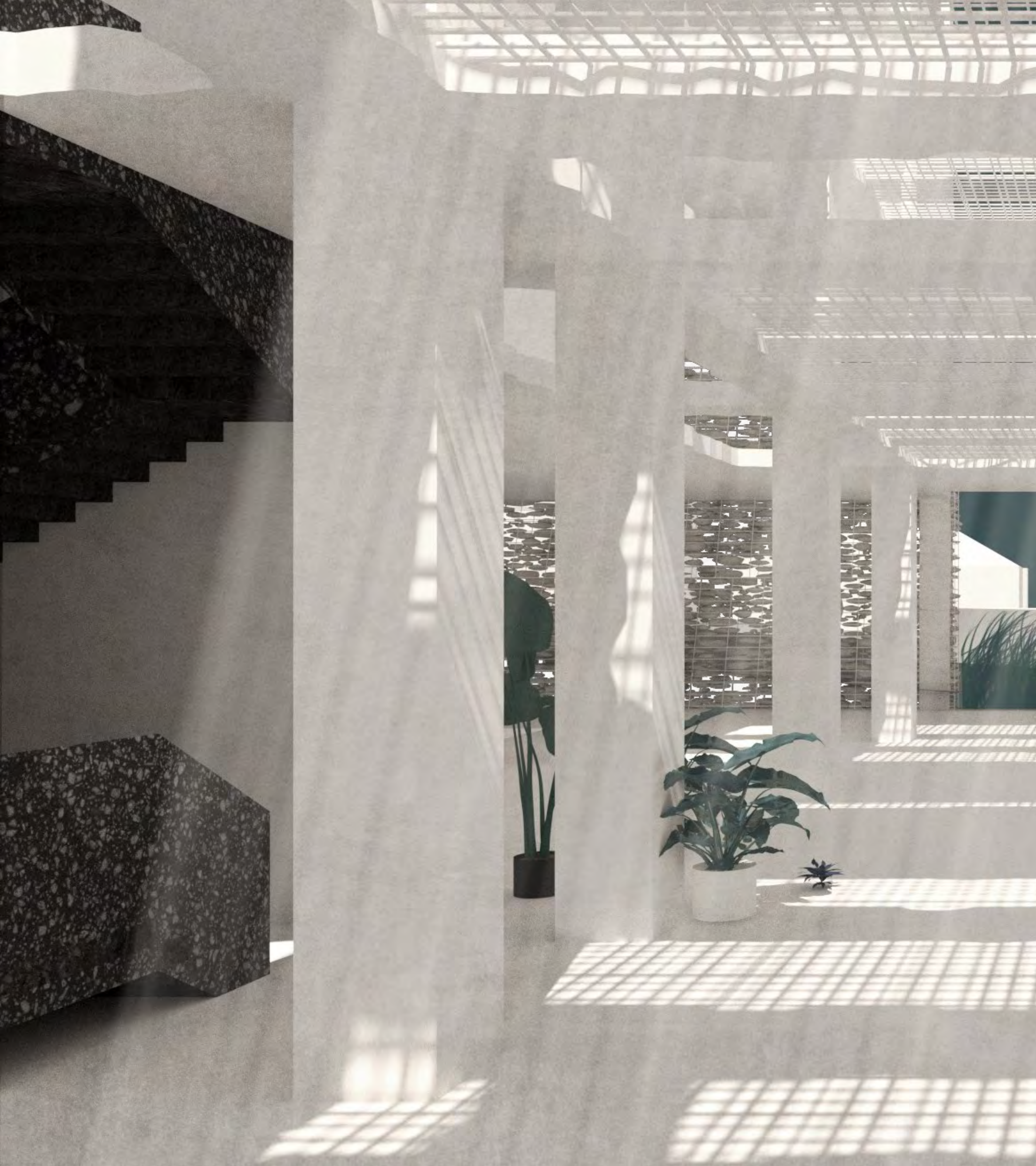


POROUS GROUND FLOOR

This shifting of the stacked stairs in the long section also creates a porous ground-floor perimeter with easy access to the greenhouse and a public path to the station at the rear.



EXTERIOR PERSPECTIVE
(View from Porous Ground Floor Greenhouse)



CENTRAL GREENHOUSE

Hydrodemolition (instead of sawcutting) allows the existing slab rebar to be left in place (sealed and bonded) with chipped edges exposed. Surfaces in the central slot are limewashed to bounce light.