

# REFOCUSING ROLES

...A LOOK AT REFOCUSING PROGRAMMATIC EMPHASIS FROM  
LIVING UNITS TO AMENITY SPACES IN APARTMENT LIVING

A Thesis Presented for the  
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## **ABSTRACT...**

As growth within cities increase, so does the demand for living options within the city context. A cultural shift is drawing more individuals and families back into the heart of cities instead of fleeing to the outskirts of surrounding highway towns.

This increase in desire for city living has raised issues surrounding the lack of living options within the city that may accommodate those needing and/or seeking affordable living options. Micro-unit apartment housing has become the trending answer to this need, providing compact affordable living spaces within the core of a city. Micro-unit apartments can be currently found in most major cities and are spreading to mid-size cities as their demand and popularity grow.

While compact living may meet demands for economically sustainable housing, it rises questions about the social stainability of living in such a small space. This thesis aims to introduce a re-defined, community focused, Micro-unit apartment building within a mid-sized city. Focus within the apartment complex will be shifted away from the units, to centrally focused amenity and public spaces. This shift intends to redirect social trends of housing from individuality focused design, to community focused design that encourages neighborly socially sustainable relief spaces within Micro-unit apartment living.

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## CHAPTER 1: PROJECT STATEMENT

... ..the project thesis

This thesis aims to address how the implementation of community focused micro-living within an urban core can better facilitate affordable living options and community connectivity in a downtown context through the role reversal of primary and secondary user spaces within apartment living.

Micro-living housing re-focusing on community connectivity provided through focus placed on amenity spaces that redefine socially sustainable compact city living of the present and future.

## CHAPTER 2: ANALYSIS OF ISSUES

... issues and reactions to be addressed through architectural thesis

- Limited options for affordable living within urban centers
- Lack of economic and household diversity amongst residents in an urban downtown context
- Loss of community feeling within an urban downtown apartment living setting

## **URBAN HOUSING ISSUES...**

### **Limited options for affordable living within urban centers.**

Many U.S. urban cores are in need of bringing people back to the heart of the city. To reignite nightlife and consistent patronage of a city it is important to bring back the people in a permanent capacity instead of a visiting capacity. A consistency of people who live within a downtown not only helps to create a safer and more vibrant area both day and night, but also provide feelings and connections of a community. Too often, in attempts to alleviate the problem of the dead downtown, developers build dense apartments or condos in multi-purpose buildings to bring back the permanent resident. Many times these living quarters are created to be those of luxury catering to a specific economically stable resident. Those who may be seeking more affordable living options within the urban core of the downtown may find affordable housing, hard to come by.

### **Lack of economic and household diversity amongst residents in an urban context.**

The lack of affordable housing within the core of many American cities directly facilitates a downtown center that lacks diversity in the kinds of households, the size of those households and the economic status of those households. This in turn also secondarily results in a lack of racial diversity. All kinds of people should have the ability to live within an urban core if they so choose, but too often this is not the case because of housing limitations in type and cost. Individuals and families that often can not afford to live within the city core are the ones who would most benefit from a lifestyle that has high demand for walkable communities and direct access to public transit. The more kinds of diversity within a walkable radius, the more tolerance and acceptance for those different from oneself may take place.

### **Loss of community feeling within an urban downtown setting.**

Around the 1960's, with the aid of the Interstate system, the idea of the community slowly started to shift away from cities and was transported with people to the suburbs. The car facilitated an American transition in lifestyle that shifted from one of walkability to a more sedentary mobility. The community became not only within a walkable distance, but a drivable distance. I believe that as the boundaries surrounding the idea of the community became blurred; they also in many ways started to crumble away. Many young people in today's society grow up in the suburbs and associate it as their idea of community in their minds. While this thinking is not wrong, it does lack many of the elements of a traditional community. Many American cities have seen a decline of mom and pop stores that have been replaced by the big box store... a shift in patronage from the locally owned store, to the franchise... a shift from the personal touch, to the mass public one size fits all... a shift from borrowing a cup of sugar, to the unknown neighbor. Ultimately, a shift from the community atmosphere, to impersonal anonymity.

## **REACTIONS NEEDED...**

- Provide affordable housing to a downtown urban context
- Create a catalyst for future growth of buildings in this nature
- Inspire the reemergence and connection of the community
- Redefine the definition of the urban community for the future
- Facilitate diversity of residents in a down town core
- Redefine a city block to increase density in an urban core
- Encourage healthy urban living and density
- Encourage patronage of local merchants

## CHAPTER 3: URBAN LIVING TODAY

...studies of ideal urban living and changes in the market

- Idealism in Urban Living Today
- Non-Traditional Amenities
- The Micro-Unit

## **IDEALISM IN URBAN LIVING TODAY...**

In order to address urban living issues revolving around a lack in diversity within living communities, a lack and loss of community / neighborliness, and a lack of affordability within living options in a downtown setting; it is important to understand where the bar currently rests in the evaluation of living standards.

It is important to understand what is seen as top quality living for different categories of multistory residential living, and which structures represent these qualities by today's standards. Through the evaluation of amenities, and aesthetics of these select representations it is possible to gather the living ideals. These ideals can therefore be translated into affordable, community based options that may also cater to the 'everyman,' and not only the rich.

## **2013 NAHB Multifamily Pillars of the Industry Awards Winners and Finalists**

Every Year the National Association of Home Builders (NAHB) places top awards for different living categories in multi-family living. Here are an overview of some of the pertinent winners to this study along with additional notable buildings.

**BEST RENTAL APARTMENT COMMUNITY - NON-GARDEN, FIVE STORIES OR LESS...**  
**ELEVEN NORTH (LOCATED IN THE GULCH, NASHVILLE, TN)**

The Gulch is an up and coming area within the Nashville downtown context, and this apartment complex has situated itself nicely within this area. While maintaining a personable small stature of only four stories, the structure may not properly address the density that is ideal within this ever growing area. The building is stretched out down an elongated city block with surface parking.

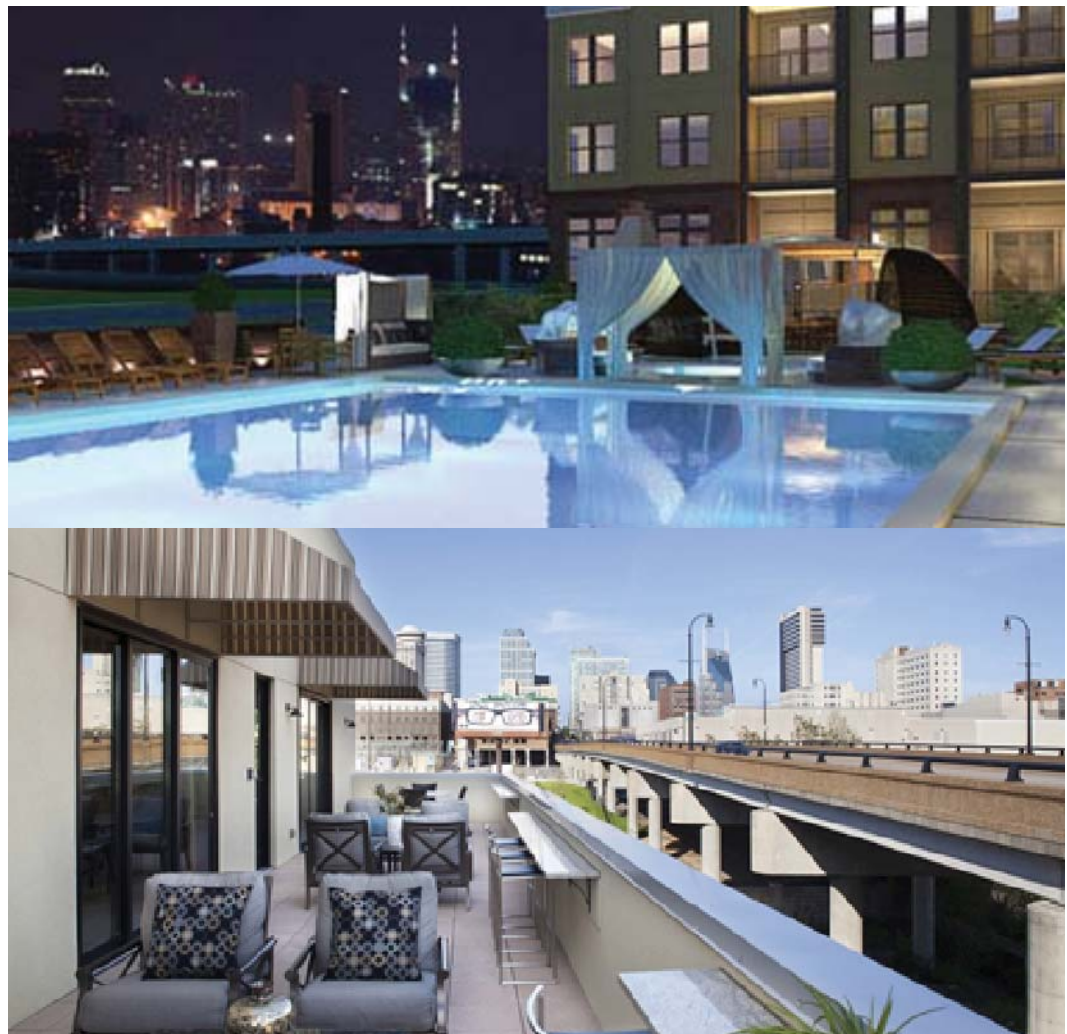


Figure 01. Eleven North Housing Experiential Images 01  
Source: [www.elevennorth.com](http://www.elevennorth.com)

Self-described Building Amenities:

- “Apartments feature a variety of upscale amenities ranging from granite countertops, low e-windows and contemporary light fixtures to (an) oversized saltwater pool with adjoining spa, and a community lounge with a full chef’s kitchen.
- Oversized saltwater pool with adjoining spa
- Outdoor grilling area and cabanas
- State-of-the art fitness center
- Rooftop lounge with billiards
- Sky-deck overlooking the Nashville vista
- Lounge with flat screen TVs, karaoke system, performance stage, and chef’s kitchen
- Cyber café
- Tanning bed
- Bike racks
- Electric car charging stations
- Vending areas
- Recycling rooms
- Pet park
- Storage Areas Available”



Figure 02. Eleven North Housing Experiential Images 02  
Source: [www.elevennorth.com](http://www.elevennorth.com)

**BEST HIGH-RISE APARTMENT - NINE OR MORE STORIES...**  
**THE ADELICIA CONDOMINIUMS (LOCATED IN MIDTOWN, NASHVILLE, TN)**

The Adelia is considered one of Nashville's premier condo buildings. It is located in the Midtown area that is rapidly growing in density. This condominium properly addresses the urban edges of the property line and allows for exterior amenity spaces to take place on elevated rooftop areas.

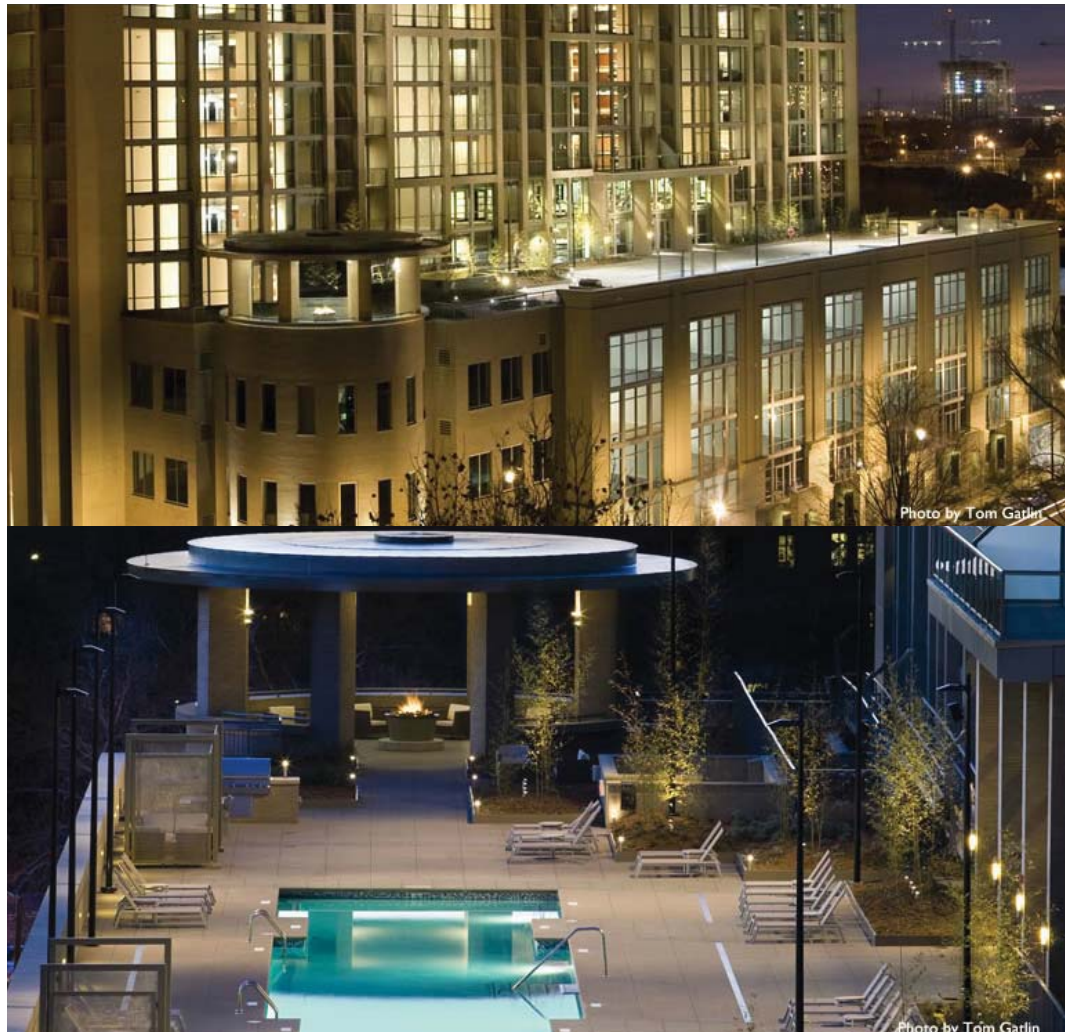


Figure 03. Adelia Housing Experiential Images 01  
Source: [www.theadelicia.com](http://www.theadelicia.com)

Self-described Building Amenities:

- “Rooftop Amenity Deck: Olympic size lap pool, lush landscaping, outdoor fireplace, and two large barbecue grills
- 3,000 square foot fitness center with on-site personal trainer and pilates/yoga room
- Private pool-side lounge with catering kitchen and flat screen television
- Ground level retail with pedestrian-friendly sidewalks, tree lined streets
- 20,000 square foot private park
- Gated 5-level parking garage
- 24 hour security and concierge services
- Private conference rooms by reservation
- Private dog park

**Adelicia was recently honored by The National Association of Home Builders’ [NAHB] as the “best of the best” in the multifamily housing industry, as part of its annual Pillars of the Industry Awards program that recognizes excellence in multifamily design, development, management, and marketing.”**



Figure 04. Adelicia Housing Experiential Images 02  
Source: [www.encoresobro.com/](http://www.encoresobro.com/)

**HIGH-RISE APARTMENT - NINE OR MORE STORIES...**  
**THE ENCORE CONDOMINIUMS (LOCATED IN SO-BRO, NASHVILLE, TN)**

The Encore Condominiums are located within Nashville's downtown core, just south of the primary Honkey Tonk Strip. It contains on site parking and outdoor amenities within the building foot-print. As in traditional housing layouts, amenity spaces are regulated to entry level floors and a roof-top experience. The units do a nice job of maximizing views of the city-scape as well.



Figure 05. Encore Housing Experiential Images 01  
Source: [www.encoresobro.com](http://www.encoresobro.com)

Self-described Building Amenities:

- “Expansive and inviting lobby
- Full-service, 24-hour concierge for your convenience
- Plasma TV’s throughout the building
- State-of-the-art fitness center
- Controlled access throughout the building
- Approximately 20,000 square feet of retail space, conveniently located at street level
- Pool and sundeck with wireless Internet
- Outdoor lounge area with grill and fireplace
- Free Internet throughout building
- Community Kitchen and bar for entertaining
- Billiards and gaming area
- Gaming area
- Media room with movie theater and stadium seating”



Figure 06. Encore Housing Experiential Images 02  
Source: [www.encoresobro.com](http://www.encoresobro.com)

**BEST AFFORDABLE APARTMENT COMMUNITY - 40% OF UNITS MUST BE  
AFFORDABLE TO PEOPLE EARNING 60% OR LESS OF AREA MEDIAN INCOME...**  
THE GALAXY APARTMENTS (SILVER SPRING,MD)

The Galaxy apartments do a nice job of providing a lavish living experience while maintaining affordable options for some of its leases. While affordable, it maintains apartment standards of high demand amenities, with inviting community gathering spaces that may be widely viewed by its renters. The internal courtyard is a great example of this community created experience.



Figure 07. Galaxy Housing Experiential Images 01  
Source: [www.thegalaxyapts.com/](http://www.thegalaxyapts.com/)

Self-described Building Amenities:

- “Walking distance to Silver Spring Metro Station
- Designated car share parking and plentiful bicycle storage
- Full-service concierge
- State-of-the-art fitness center
- Luxurious club-room with pool table, bar, flat screen televisions, comfortable seating, Wii station and more—perfect for socializing with your neighbors or your next gathering.
- Stylish contemporary lobby and common area spaces
- Cyber café with flat screen television and Wi-Fi Hotspot
- Beautifully landscaped outdoor gathering space outfitted with innovative lighting for a nightly stroll, a “tot lot” and plush outdoor seating
- Intimate interior courtyard with sculpture”



Figure 08. Galaxy Housing Experiential Images 02  
Source: [www.thegalaxyapts.com/](http://www.thegalaxyapts.com/)

**BEST MIXED-USE COMMUNITY...**  
HALSTEAD SQUARE DUNN LORING METRO (VIENNA, VA)

Halstead Square is a community created through a series of housing structures. Amenities provided are extensive and contain some unconventional, more grand options. The complex attempts to encourage community connectivity within by providing amenity options that appeal to different users.



Figure 09. Halstead Square Housing Experiential Images 01  
Source: [www.halsteadsquare.com](http://www.halsteadsquare.com)

Self-described Building Amenities:

- “Playland Outdoor adult playground
- The Dunk Indoor basketball court
- F.I.T. Multi-level fitness center
- Club Residential lounge
- Buddha Theater Cinema-quality movie lounge
- The Board Room Executive-style meeting area
- Business Center Fully equipped & connected
- 24/7 virtual communication portal
- Water Garden & Serenity Flame Two vibrant courtyards
- Energy Lounge Advanced fitness center
- Oasis Terrace Outdoor pool, bar & fund
- Library Vintage-Americana inspired”

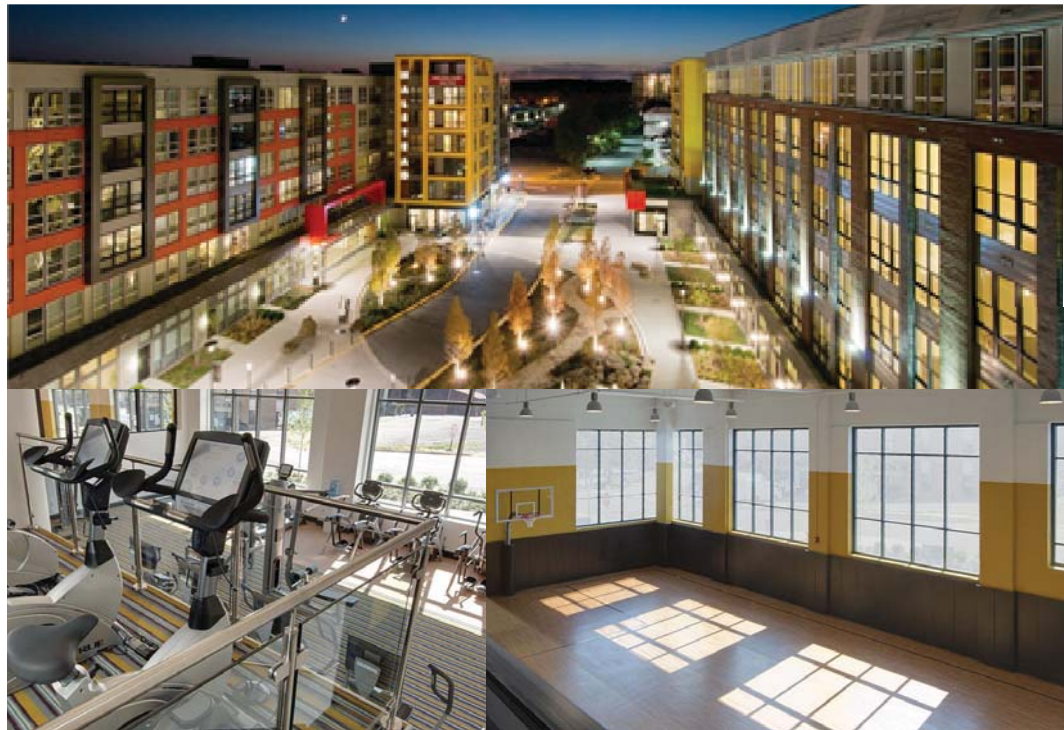


Figure 10. Halstead Square Housing Experiential Images 02  
Source: [www.halsteadsquare.com](http://www.halsteadsquare.com)

## NON-TRADITIONAL AMENITIES...

### Developers offering over-the-top amenities

-by Kate Briquetelet, New York Post

“Real-estate developers are going all out in their battle to lure upscale buyers, offering such outrageous amenities as doggie swimming pools, bowling alleys and rooftop beaches. Since the unveiling of Chelsea’s “sky garage” condo — with an elevator that takes tenants’ cars to their floors — high-rises are rolling out other crazy comforts.’ The deck on 45-45 Center Blvd. in Long Island City, Queens features tennis courts, a volleyball court, a reflecting pool, a dog run and barbecue stations.”



Figure 11. Lavish Exterior Amenity Space  
Source: [www.newyorkpost.com](http://www.newyorkpost.com)

### Outrageous amenities in NYC apartments

-Newsday

“Life in New York City apartments is an expensive proposition. But residents are paying for more than just convenient locations, unbelievable views, high-end architecture and exclusivity: They also get amenities typically reserved for sprawling vacation resorts. Here are some of the most outrageous bonuses that come along with \$5,000-per-month studio rentals and \$10 million apartment purchases:

- Driving Range
- Residence Only Gym
- Sky Garage
- Wine Room
- Children’s Play Area
- Performance room
- Screening Room
- Bowling Alley
- Rock Climbing
- Full court Basketball
- Sauna
- Pet Spas and Grooming”

## Living Lavish: NYC Buildings Now Offering Amenities You Have To See To Believe

-CBS New York

“NEW YORK (CBSNewYork)One thing that never changes in Manhattan — finding a good deal on an apartment is tough. Vacancies for city rentals are near an all-time low and buildings are piling on the amenities to attract more and more renters. CBS 2’s Ann Mercogliano got a tour of the most lavish perks on Tuesday. When your apartment building amenities include a bowling alley, a 40,000 square-foot athletic center and a 75-foot swimming pool, a Pilates studio and a basketball court, it certainly makes up for the lack of apartment space.

‘New York City is kind of like your living room. You tend to have a small apartment so you want the amenities that you have access to but you don’t have to have a 3,000- or 5,000-foot home,’ realtor Nicole Beauchamp said.

If there’s a court, well, of course, you need a rock climbing wall, too.

At The Aldyn on Riverside Boulevard, residents have all these great perks to enjoy. Beauchamp said these are the things people are ‘really’ looking for ‘right’ now in a Manhattan abode. ‘It appeals to them. It gives them sort of like that clubby feel, and it makes them feel they’re getting more value for their money,’ Beauchamp said.

New York City has gone amenity crazy, with buildings offering lavish extras to try and lure renters. At the MiMa on 42nd Street and 10th Avenue, a dog spa offers A-list salon pampering for the building’s four-legged tenants.

‘The craziest amenity I have seen has got to be a full-service dog spa where you can even specifically seek out who walks your dog,’ Beauchamp said.

For the humans, the MiMa also features a movie theatre and an Internet cafe all for renters’ enjoyment. Inside the Ohm on 11th Avenue and 30th Street, there’s a video arcade, loaded with games, from car racing to pinball, and even classics like Pac-Man. There’s also a stage for live music in the lobby. Downtown in Tribeca, 34 Leonard woos potential tenants with a wine cellar — red or white, it’s up to you — but the wine is not included.”

## Apartment Trends: Amenities

-Seldin Source Blog

“Since the housing crash in 2008, mortgage loans are harder to come by, but nearly everyone, including the wealthy, are apparently less interested in home ownership, especially in the short term. Instead of buying a small home or condo and moving their way up every few years, many are renting until they are ready to purchase a home that they could happily stay in for 10 years or more.

According to Leslie Piper, a consumer housing specialist with Realtor.com, this trend began about a decade ago.

‘We really started seeing the shift in the past 10 years with people working from home and doing a lot more traveling,’ she said. ‘Buildings are being built with a lot more services or amenities’ — perks that frequent travelers are used to from staying in luxury hotels.”



Figure 12. Rooftop Amenity Space  
Source: [www.seldin.com](http://www.seldin.com)

## THE MICRO-UNIT...

**Mini-apartments are the next big thing in U.S. cities**

**U.S. CITIES MAY EMBRACE NEW YORK'S TINY, LESS-PRICEY APARTMENTS**

-By Wendy Koch, USA TODAY

"Could you live in a single-car garage? That's about the size of tiny apartments popping up in major U.S. cities where many residents live alone. Inhabitants say the key is keeping only stuff you use

NEW YORK — When Gil Blattner hired a housekeeper for his elegant apartment with 12-foot ceilings, tall windows and marble fireplace mantle, the woman looked at the living room and asked, 'Where's the rest of it?'

There was no more. She'd seen all 250 square feet of his cocoon, located on a tony, tree-lined street in Chelsea near restaurants, art galleries and bookstores. His monthly rent: \$2,500.

'It's all that I need,' says Blattner, 29, who moved in last year. 'I feel very happy when I'm in this space,' he says. The name of the game is being selective about what you hold onto. It's helped me stay away from being a hoarder."

Though tiny has long been typical in Manhattan, mini-apartments are popping up in more U.S. cities where land is finite, downtowns have regained cachet and rents have risen. In a digital age when library-sized book collections can be kept on a hand-held device, more Americans see downsizing as not only feasible but also economical and eco-friendly.

How small? Many anti-McMansions — also known as 'aPodments,' 'micro-lofts,' 'metro suites' or 'sleeping rooms' — are about 300 square feet, which is slightly larger than a single-car garage and one-eighth the size of the average new U.S. single-family home (also shrinking in recent years).

City officials often welcome this mini-sizing, which is common in Tokyo and many European capitals, as a smart-growth, lower-priced solution to a housing phenom: people living alone. Nationwide, the share of households occupied by a single person reached 27% in 2010, up from 8% in 1940 and 18% in 1970. The number exceeds 40% in Atlanta, Cincinnati, Denver, Pittsburgh, Seattle, St. Louis and Washington, according to Census data.

In Seattle, which has led the nation with hundreds of dorm-like 'sleeping rooms' as minuscule as 150 square feet, a backlash has taken hold. Boardinghouse-style buildings have replaced single-family homes in residential neighborhoods, prompting complaints by neighbors about parking problems, transiency and fire-safety hazards. Officials have responded by drafting building rules they'll publish this summer.

'It's an accelerating trend in the industry, especially where space is at a premium,' says Ryan Severino, senior economist at New York-based research firm Reis. 'You're seeing an urban renaissance,' he says, adding Millennials (typically younger than 30) are drawn to cities where they can both work and socialize.

They'll sacrifice space for 'quality' location, says Doug Bibby, chief executive of the National Multi-Housing Council, a trade group, noting apartments overall are getting smaller. He says young city dwellers manage with less room by renting rather than buying stuff. 'They rent everything,' he says — Zipcars, even wedding dresses.

Mini-sizing 'is not a fad,' says John Infranca, assistant law professor at Suffolk University in Boston who's studied projects in New York, Washington, Denver, Austin and Seattle. He expects demand for tiny apartments will continue as more people, young and old, live alone. Yet he says building codes — often requiring larger units — were set decades ago when households were bigger and haven't kept pace with 'radical' demographic shifts."



Figure 13. Transformable Micro-Unit 01  
Source: [www.businessinsider.com/micro-apartment-trend-2012-10#ixzz2hmWhR5Pr](http://www.businessinsider.com/micro-apartment-trend-2012-10#ixzz2hmWhR5Pr)

The transforming apartment created by Simon Woodroffe has the master bedroom descend from the ceiling.



Figure 14. Transformable Micro-Unit 02  
Source: [www.multifamilyexecutive.com/](http://www.multifamilyexecutive.com/)

## PRECEDENT: THE MICRO-UNIT...

### **My Micro NYC**

nArchitects

[www.narchitects.com](http://www.narchitects.com)

“New York City’s adAPT NYC competition winner My Micro NYC by nArchitects is an affordable 55-unit building with units ranging from 250-375 square feet. It is a pre-fabricated building with each unit described as a ‘canvas toolbox’. Amenities include common spaces, a rooftop garden, shared lounge, and fitness room. ‘The growth rate for one and two-person households greatly exceeds that of households with three or more people, and addressing that housing challenge requires us to think creatively and beyond our current regulations,’ said Mayor Bloomberg.”



Figure 15. My Micro NYC Experiential Images  
Source: [www.narchitects.com](http://www.narchitects.com)

**SMARTSPACE SoMa**  
Panoramic Interests  
[www.inhabitat.com](http://www.inhabitat.com)

Lowney Architecture  
Trachtenberg Architects  
Kwan Henmi Architecture Planning Inc.

“SMARTSPACE SoMa Central and Harriet Street apartments in San Francisco are all approximately 350 square feet. The apartments are net-zero and prefabricated. There are apartments with one queen-sized bed and apartments with two twin-sized beds. The apartments have bike storage, but no parking provided for cars. Shared amenities will include a grand lobby, cafe/deli, rooftop deck, and city car share.”



Figure 16. Smartspace Experiential Images  
Source: <http://inhabitat.com>

## Yo! Home

### Simon Woodroffe

"Yo! Home: The 'Convertible' Apartment", Lawrence Lai, Nov 21, 2012, ABC News, [www.abcnews.go.com](http://www.abcnews.go.com)

"The 800-square-foot room converts into four different spaces to maximize what would be the equivalent of a very small one-bedroom apartment. The elevator bed in the down position. It rises into the ceiling to reveal a sunken living room. The innovative concept home was conceived and developed by the founder of the global restaurant chain Yo! Sushi and the capsule hotel brand Yotel, Simon Woodroffe. The unit comes complete with a surround-sound home theater. Woodroffe says he was influenced by Japanese living, where adaptable layouts allow for multiple uses of limited space. The mechanical dining room rises from the floor with a table and bench seats. The cellar doors open for extra space, including wine storage. Doors on one side of the room (right) open for access to a kitchen complete with a sink, range, stove, dishwasher and other appliances. 'Twelve moving parts draw on a wealth of engineering technology taken from fields as diverse as yacht and automotive design and the mechanics of stage production, allowing the transformation of an 80-square-meter space into a much bigger home,' says Woodroffe. Sliding open the doors on the floor of the shower reveals a hot tub."



Figure 17. Yo! Home Experiential Images  
Source: [www.abcnews.go.com](http://www.abcnews.go.com)

## EAST VILLAGE STUDIO

Jordan Parnass Digital Architecture (JPDA)

[www.jpda.net](http://www.jpda.net)

“Living and working in under 500 square feet, the client had been pushing the limits of what his apartment, in its current configuration, would accommodate. Between his office needs and his many toys and quirky art pieces, the apartment was jam-packed and nothing had a place. A restrained minimal palette would help make the small home an inviting retreat from the city below. The solution was ultimately about exploiting every opportunity for storage, and then combining those spaces and the kitchen, bathroom, and sleeping loft into an intricately sculpted wood-paneled central service core. The space outside of the core area remains as flexible as possible, and all surfaces and cabinetry would be finished in a high-gloss white to emphasize their adaptability. Millwork was installed over the entire east wall and concealed with no visible hardware. A walk-in closet was created by meticulous detailing of the sleeping loft to create the necessary clearance for Michael’s 6’-2” head-height. The end result is a highly efficient, flexible living space that reorganizes the modest floor plan to accommodate the space demands of both the client’s professional work and personal lifestyle. The finished apartment feels airy, open and personal.”



Figure 18. East Village Studio Experiential Images  
Source: [www.jpda.net](http://www.jpda.net)

## CHAPTER 4: USER TYPES ADDRESSED

...description of predicted users in which architectural design will cater

- Affordable Housing Target Users

## TARGET USERS...

To create and redefine socially sustainable micro housing within an urban downtown context it is important to define and understand the target demographic. This micro-housing project aims to cater to those who wish to live within an urban context, but may not have the means to afford current market prices for downtown living. It is geared toward those who wish to function and structure their lives around an urban lifestyle not placing emphasis on the vehicle. It will be created to encourage economic diversity amongst dwellers of a downtown context.

### Emerging Professionals

Recently emerging professionals trying to establishing their career

**Reasoning for focus:** Young professionals often aspire to take on new jobs within an urban context and may require an affordable place to live where they can save money and get established. Emerging professionals may also be new residents to the city and may benefit from community atmosphere.

### Multi-Shifters

Workers of fluctuating and multiple job shifts to juggle

**Reasoning for focus:** This group might often include workers of the service industry: bartenders, waitresses, mercantile, night shifts and day shifts, etc. These groups could benefit from affordable living expenses, direct access to public transit, and conveniences of close walk ability to destinations on a regular basis.

### The Retired

Baby Boomers or other retired couples or singles

**Reasoning for focus:** This group may desire smaller living quarters to maintain and upkeep. Walkability and public transit becomes increasingly important as driving becomes less likely as one ages. Building communal amenities provides community atmosphere and connections with other residents.

### **The Urban Couple / Single**

A minimalist couple/single attracted to the amenities of a cities core ad urban living

**Reasoning for focus:** Urban couples would place emphasis on walkability to cultural and entertainment amenities in a city over sleeping quarters, and may prefer less upkeep in a living situation. Communal building amenities aim to satisfy the extroverted nature and social desires of the couple.

### **The Micro Family**

Small families consisting of three or less members.

**Reasoning for focus:** This group would be a family potentially with a young child, or a single parent with children that would desire affordable housing to save money and may be close to the work of parents. This family prefers to live minimally, and places importance on walkability and connectivity to public transit. Emphasis on neighbors and community may be desired for convenience of childcare

### **The Road Warrior**

Frequently traveling professionals or couples with one member frequently away

**Reasoning for focus:** This group would live a nomadic lifestyle, and does not own much, or possessions are split amongst homes. They could desire living quarters close to public transit and trusted neighbors to keep watch over their place. Affordability is important as they may have other apartments in other cities.

### **The Student**

College students

**Reasoning for focus:** College Students may desire close proximity to school where they can live and enjoy nightlife and living without the reliance of a car. Affordable living would be desirable in efforts to save money at a time they may be living on borrowed terms. College students often also work in the service industry and could benefit from close proximity to work. This group often lives minimally and could benefit from a smaller, efficient unit.

## CHAPTER 5: OF A CITY

...factors used to choose the appropriate city and the analysis of that city

- Preferred City Requirements
- An Up and Coming City
- City Statistics

## **SITE SELECTION: CITY REQUIREMENTS...**

### **HOT City**

Attempting to create a new building typology for multi-purpose residential living requires that the city selected be one of energy and growth. To create a viable thesis that could have future possibilities of implementation means that the city suggested should be one that would have the market to accommodate new standards of what it could mean to live in the city. The city also should show signs of growth and desire for urban and downtown living by the people of the city. The downtown itself needs to be one that is growing in population and improvements to downtown activities and amenities that would be deemed desirable to live within walking distance. It needs to be a city that could be one to catalyze new trends and is willing to stretch the boundaries and try something new. It is a city that other cities look to as a positively developing place to live, work and play.

### **A Walkable City Core**

The city of choice needs to have desirable walkability already established. Walkability would include relevant retail, restaurants, hospitality, entertainment, civic buildings, etc. that frequently occurs as one walks through and experiences the downtown. Streets and streetscapes need to generally feel safe both day and night within the core of the downtown, encouraging nightlife and overall presence of people as one passes through the city.

### **Potential for Growth**

To create a community and allow for a city block design, it is important that the chosen city be one that is not only growing, but also has room for future growth of a slightly larger capacity. The city must be currently growing but also predicted to continue the need for future growth for many years to come. It is desirable that this city have areas within the urban core that have the potential for urban design, and would benefit from re-development. The potential for the need of future growth will suggest the increase in residential living in the area.

## NASHVILLE THE “HOT CITY”...

### #1 JOB GROWTH IN 2012

by Lindsay Chambers | May 01, 2013

“The country music capital led the nation in job growth last year, according to revised data from the Bureau of Labor Statistics, and reported by The City Paper. Between 2011 and 2012, the Nashville metro area experienced job growth of 3.9 percent, more than any other metro area with a population of more than 1 million.”

<http://nashvillecitypaper.com/content/city-news/revised-labor-stats-show-nashville-led-country-2012-job-growth>

### BEST CITIES FOR JOBS

by Jacquelyn Smith | Jun 11, 2013

“A national survey by Manpower Group determined the best cities for jobs. Nashville is No. 2.”

<http://www.forbes.com/sites/jacquelynsmith/2013/06/11/the-best-and-worst-cities-for-jobs-this-summer-3/>

### THE TOP AMERICAN BOOMTOWNS

by Lindsay Chambers | Apr 29, 2013

“Nashville is one of a dozen new American boomtowns, according to a new ranking by Bloomberg. Bloomberg looked at metropolitan areas with a million or more people and ranked them based on population growth and growth in their gross domestic product (GDP). The Nashville metropolitan area was ranked No. 8 on Bloomberg’s list, with 6.29 percent population growth between 2007 and 2011, and annual compound GDP growth of 1.37 percent.”

<http://www.siteselection.com/issues/2013/may/boomtowns.cfm>

### MOST COMPETITIVE STATES

by Lindsay Chambers | May 06, 2013

“Tennessee is one of the most competitive states in the country when it comes to job creation and business recruitment, according to Site Selection magazine. Tennessee came in at No. 4 on the annual list.”

<http://www.siteselection.com/issues/2013/may/top-comp-states.cfm>

### TOP ASPIRATIONAL / HOT CITIES

by Joel Kotkin & Wendell Cox | Jul 31, 2013

“The Daily Beast ranked America’s current “aspirational hotspots” on economic indicators such as employment growth, per capita income and unemployment, in addition to demographic and quality-of-life factors. Nashville ranked No. 6.”

<http://www.thedailybeast.com/articles/2013/07/30/hot-u-s-cities-that-offer-both-jobs-and-culture-are-mostly-southern-and-modest-sized.html>

## BEST CITIES FOR BUSINESS & CAREERS

by Kurt Badenhausen | Aug 08, 2013

“Nashville is #5 on Forbes’ list of cities with strong business climates, low costs of doing business and educated workforces. To determine the ranking, researchers rated the 200 largest metro areas on a dozen factors related to jobs, costs of living and doing business, income growth, quality of life and education of the labor force.”

<http://www.forbes.com/sites/kurtbadenhausen/2013/08/07/des-moines-tops-list-of-the-best-places-for-business-and-careers/>

## FORBES NAMES NASHVILLE A ‘REGION TO WATCH’ FOR 2014

by Lance Williams | Dec 27, 2013

“Nashville’s economy is among the nation’s best among large metro areas and that momentum is expected to continue in 2014, according to a new Forbes report. Music City was ranked No. 5 on the “U.S. Regions To Watch In 2014” list published on Forbes.com. The city trails only a trio of Texas cities (Austin, San Antonio and Houston) and Salt Lake City. Forbes cited the city’s GDP growth of 11.5 percent from 2007 to 2012, and its overall job growth of 6.5 percent from late 2007 to late 2013.”

<http://www.forbes.com/sites/lancewilliams/2013/12/27/region-to-watch-for-2014/>

## BEST CITIES FOR YOUNG ENTREPRENEURS

by Lindsay Chambers | Dec 16, 2013

“Nashville came in at #5 on Under30CEO.com’s list of best cities for young entrepreneurs. To determine the ranking, the website asked its readers to vote on the locations they thought were the best places for a new company to open, based on local resources, culture, atmosphere and overall appeal to a twenty-something.”

<http://under30ceo.com/top-30-best-cities-for-young-entrepreneurs-2013/#tQTUD6MBQb5i4Md.99>

## TOP 10 U.S. CITIES FOR GREEN MEETINGS IN 2014

by Lindsay Chambers | Jan 06, 2014

“Nashville ranked sixth on GreenBiz.com’s list of cities to host sustainable events in 2014. The Music City Center and the Omni Nashville Hotel were two of Nashville’s standout assets cited in the article.”

<http://www.greenbiz.com/blog/2014/01/02/top-10-us-cities-green-meetings-2014>

## NASHVILLE STATISTICS...

The demographic picture of the Nashville region is one of a vibrant, growing and prosperous area. Consistent strong gains in population, a high level of educational attainment, and rising income levels are hallmarks of one of the nation's most dynamic growth centers. The demographic patterns showcase many of the characteristics that illustrate Nashville's comparative advantages in the nation with regard to young and talented workers, diversity of population, growth throughout the region and a variety of settings from urban to suburban to rural.

### Migration

| <b>Nashville MSA</b> | <b>2006</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> |
|----------------------|-------------|-------------|-------------|-------------|-------------|
| <b>In-migration</b>  | 58,362      | 58,527      | 57,558      | 52,719      | 47,572      |
| <b>Out-migration</b> | 40,596      | 41,607      | 44,173      | 43,943      | 42,904      |
| <b>Net-migration</b> | 17,766      | 16,920      | 13,358      | 8,776       | 4,668       |

### Population

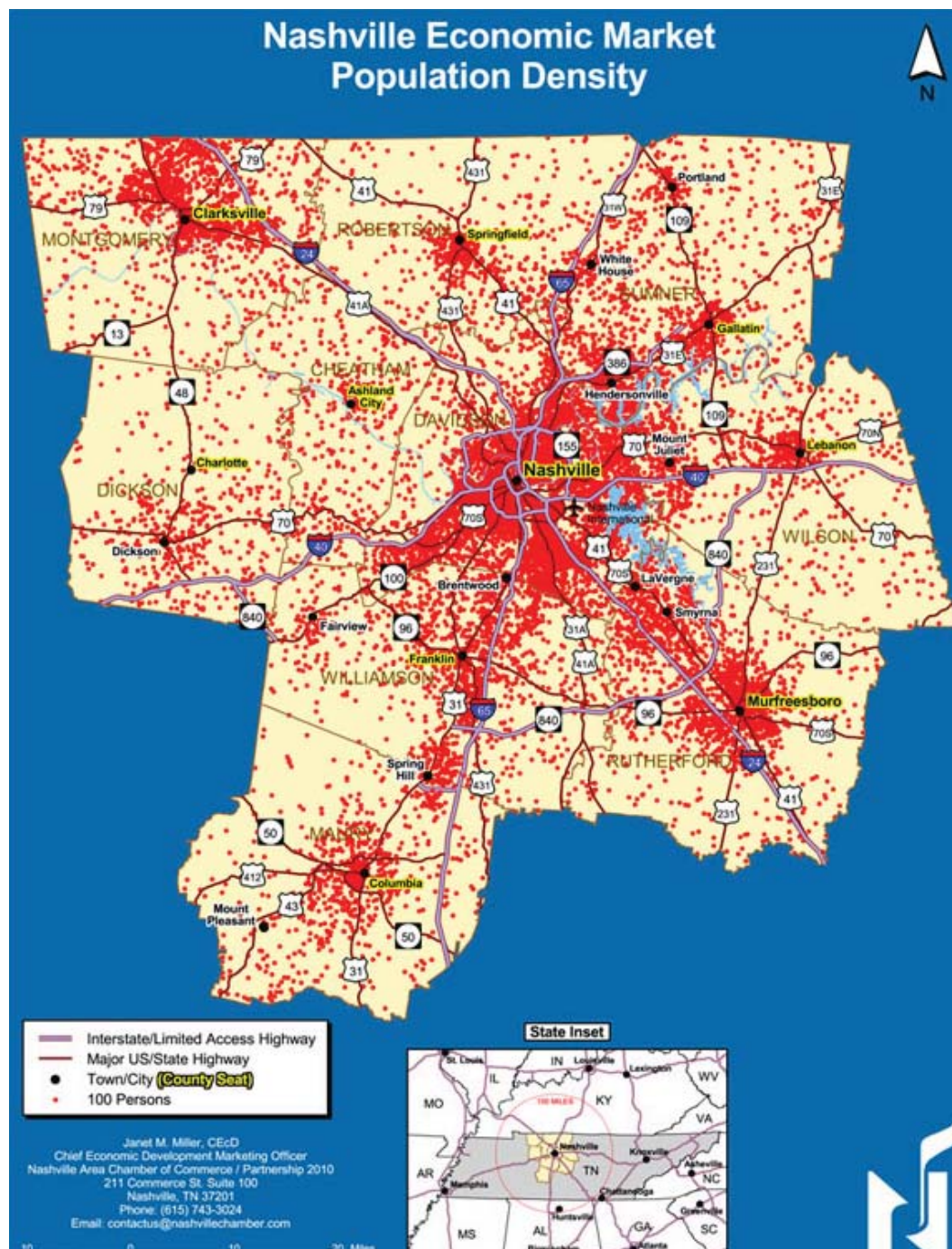
| <b>Geography</b>                 | <b>2000</b> | <b>2010</b> | <b>2012</b> |
|----------------------------------|-------------|-------------|-------------|
| <b>Nashville MSA</b>             | 1,311,789   | 1,593,050   | 1,726,693   |
| <b>Nashville Economic Market</b> | 1,435,577   | 1,755,446   | 1,823,785   |
| <b>Davidson County</b>           | 569,927     | 626,681     | 648,295     |

### Age (Source: US Census, 2011)

|              |       |
|--------------|-------|
| <b>0-19</b>  | 26.7% |
| <b>20-29</b> | 14.5% |
| <b>30-39</b> | 14.2% |
| <b>40-49</b> | 14.6% |
| <b>50-64</b> | 18.9% |
| <b>65+</b>   | 11.1% |

### Race and Ethnicity

|                                      |       |
|--------------------------------------|-------|
| <b>White</b>                         | 77.4% |
| <b>African American</b>              | 15.4% |
| <b>Asian</b>                         | 2.3%  |
| <b>American Indian/Alaska Native</b> | 0.3%  |
| <b>Other/two or more races</b>       | 4.6%  |



## Nashville Downtown Racial Diversity

### A. GERMANTOWN

Racial diversity : 42.1

Population: 739  
Households: 386  
Family households: 164 (42.5%)  
Non-Family households: 222 (57.5%)

White Population: 403 (54.8%)  
Black Population: 169 (23%)  
Hispanic Population: 142 (19.3%)  
American Indian Population: 22 (3%)

Median household income: \$32,500  
Median house or condo value: \$285,534  
Median contract rent: \$885  
Unemployment: 7.4%  
Residents below the poverty level: 31.2%  
Median resident age: 38.2  
Males: 59.5%  
Females: 40.5%

[www.city-data.com](http://www.city-data.com)

### B. SULPHUR DELL AREA

Racial diversity : 26.6

Population: 149  
Households: 200  
Family households: No data  
Non-Family households: No data

White Population: 140 (94.6%)  
Hispanic Population: 8 (5.4%)

Median household income: \$29,286  
Median house or condo value: \$222,294  
Median contract rent: \$936  
Unemployment: 4.5%  
Residents below the poverty level: 20%  
Median resident age: 31.2  
Males: 34.9%  
Females: 65.1%

[www.city-data.com](http://www.city-data.com)

### C. CAPITOL DISTRICT

Racial diversity : 33

Population: 931  
Households: 824  
Family households: 80 (9.7%)  
Non-Family households: 744 (90.3%)

White Population: 769 (82.9%)  
Black Population: 11 (1.2%)  
Asian Population: 98 (10.6%)  
Hispanic Population: 33 (3.6%)  
Multirace Population: 17 (1.8%)

Median household income: \$25,076  
Median house or condo value: \$230,570  
Median contract rent: \$786  
Unemployment: 7.4%  
Residents below the poverty level: 25.8%  
Median resident age: 35.1  
Males: 60.5%  
Females: 39.5%

[www.city-data.com](http://www.city-data.com)

### D. RIVERFRONT DOWNTOWN AREA

Racial diversity : 44.8

Population: 1,816  
Households: 360  
Family households: 29 (8.1%)  
Non-Family households: 331 (91.9%)

White Population: 586 (32.3%)  
Black Population: 1,000 (55.1%)  
Asian Population: 3 (0.2%)  
Hispanic Population: 225 (12.4%)

Median household income: \$22,208  
Median house or condo value: \$206,908  
Median contract rent: \$699  
Unemployment: No data  
Residents below the poverty level: 14.5%  
Median resident age: 30.7  
Males: 93.8%  
Females: 6.2%

[www.city-data.com](http://www.city-data.com)

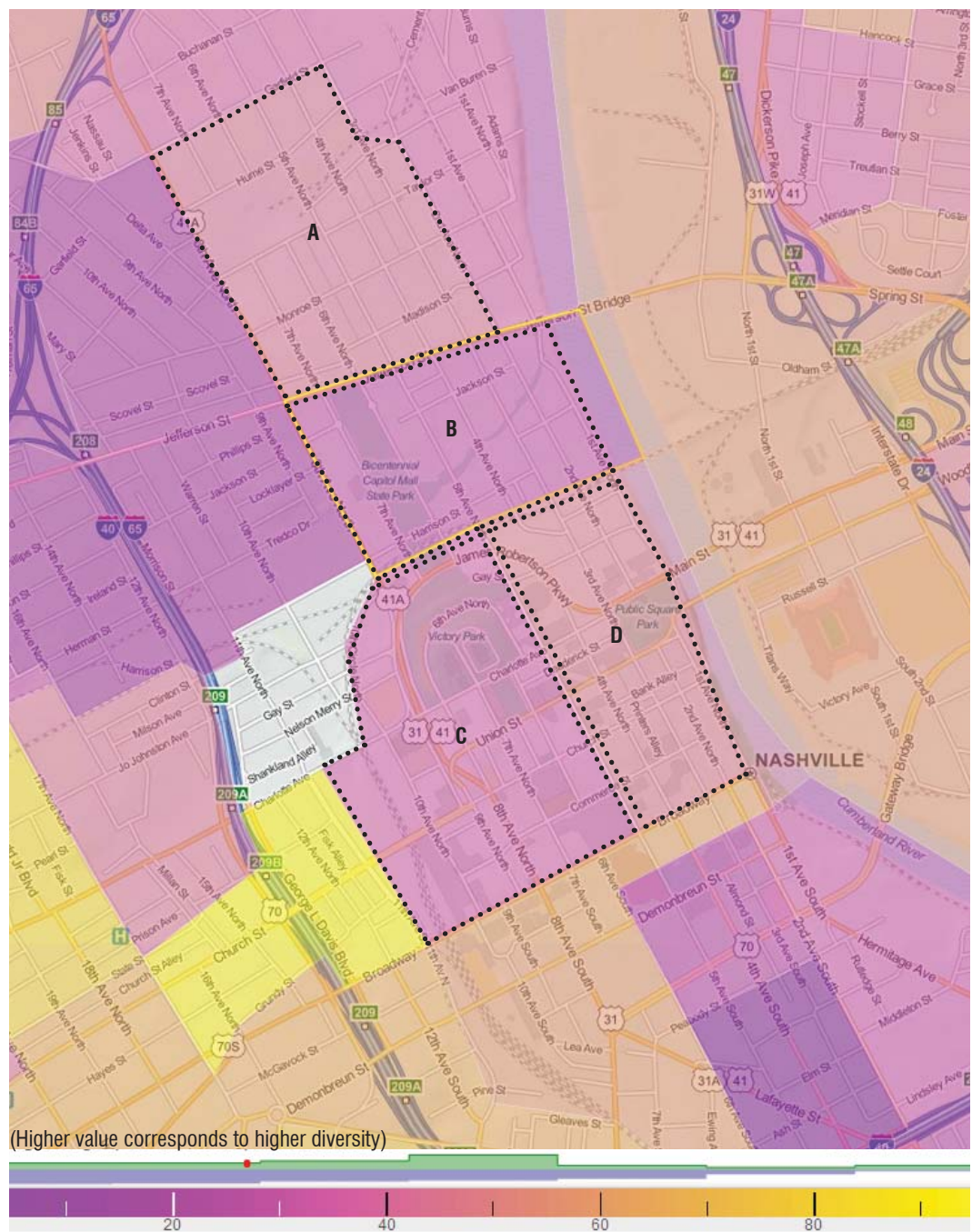


Figure 20. Downtown Racial Diversity  
Source: www.city-data.com

## CHAPTER 6: OF A SITE SELECTION

...factors used to determine the appropriate site within the city and analysis of that site

- Preferred Site Requirements
- Overall Site Options

## **SITE SELECTION: SITE REQUIREMENTS...**

### **Catalyst Area**

The site wants to not only be one that would be receptive to revitalization efforts and is in need of attention, but also could be seen as a site to represent a new wave of urban housing that could be implemented in other cities. It should be a site that is willing to accept new ideas in urbanism and ready for change.

### **A Call for Revitalization and Re-branding**

The location chosen within the selected city needs to be one in need of revitalization efforts. Ideally, the site should reside in a neglected area of the downtown, which could greatly benefit from needed attention to the area. The implemented apartment building would help to address overall aesthetics of the area, reinstate feelings of safety in the area, and provide reasoning for future growth within that area. An urban plan needs to be established to address timing, and suggest future growth continues to stay on course. If the area could also benefit from re-branding efforts to suggest future growth, this would be an ideal situation. The implementation of a new housing strategy could help redefine the character of the area, and could be an opportunity to assist in establishing a new identity.

### **Location**

The selected site should be part of, or adjacent to, the downtown core. This proximity to the core should allow the new site to be an extension of the downtown. Because of this connection to the downtown, the site would be able to receive the application of a taller urban city-scape with proper density that would, and could, pull patrons to the area. The site should be within walkable distance to the downtown urban core: preferably within 15 minutes walk.

### **Rich in History**

Ideally the site would be rich in history that could serve as a means for reasoning in decision making, design strategies, and necessity for revitalization of the area. The additional layer of historic story-telling not only provides topics for conversation, but also brings to light the awareness in the memory of a place. It provides challenges that should be celebrated and aims to restore feelings, or instill feelings of a remembrance and pride to a site.

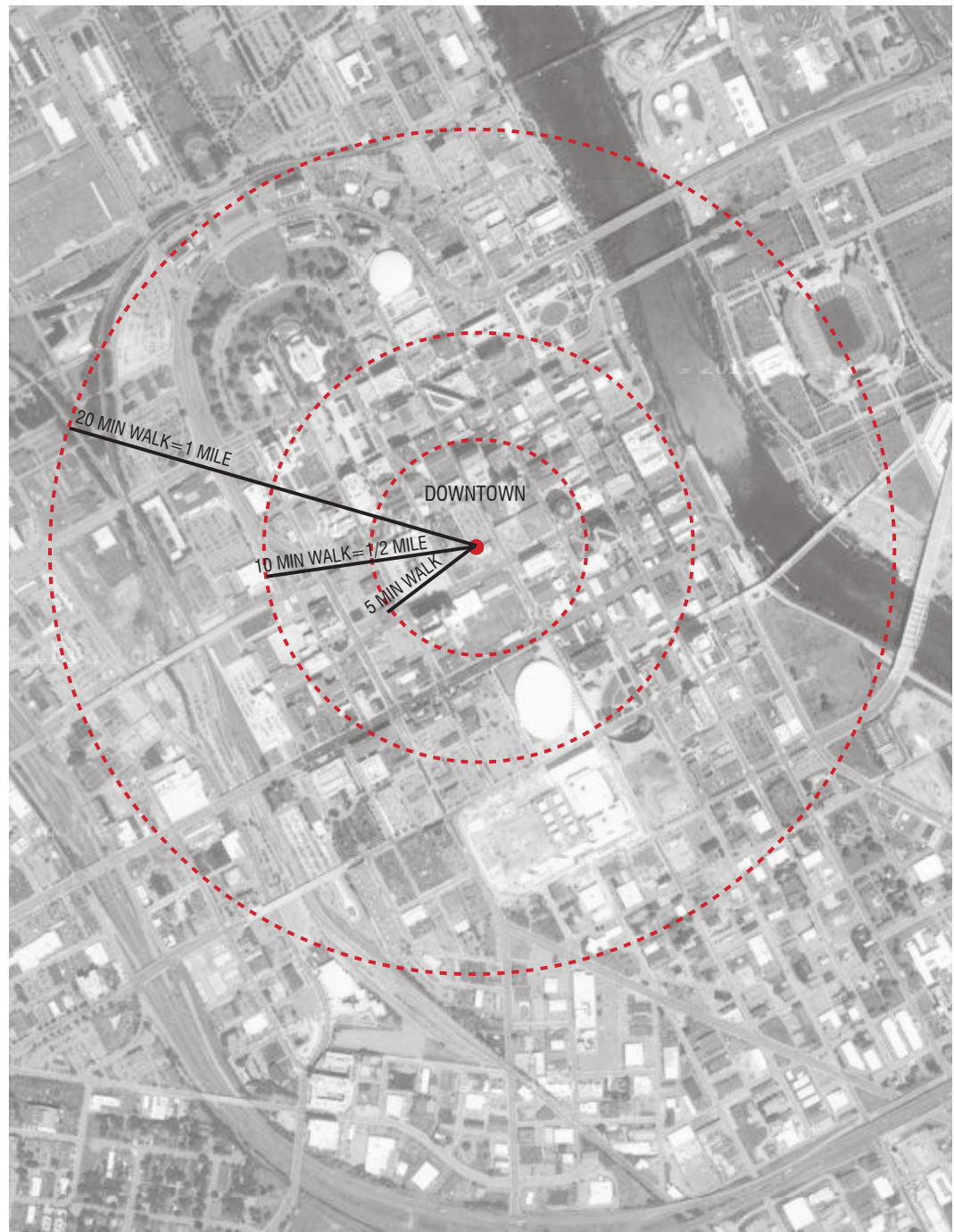


Figure 21. Nashville Downtown Walkability Diagram  
Source: Author

## Site Analysis in Nashville

Nashville is a rapidly growing city that has recently been drawing much attention nationally. With construction and growth everywhere in the downtown core, it is obvious that the Nashville downtown is only going to continue to grow, and is gaining momentum.

Nashville has continued to place focus on the revitalization of the urban context in the areas that are in need of help. Extensive focus has been placed on the SoBro area and the South Gulch area. The two areas that I have studied as the potential location of my site are areas that are in need of revitalization, yet are placed in the urban context next to densely populated and thriving areas in the downtown setting. This direct connection to walkable and populated areas will serve to help ensure the positive growth of the area in which this project will be located. The site options are the Sulphur Dell Area and the South Gulch Area (formerly categorized as part of the North Gulch).

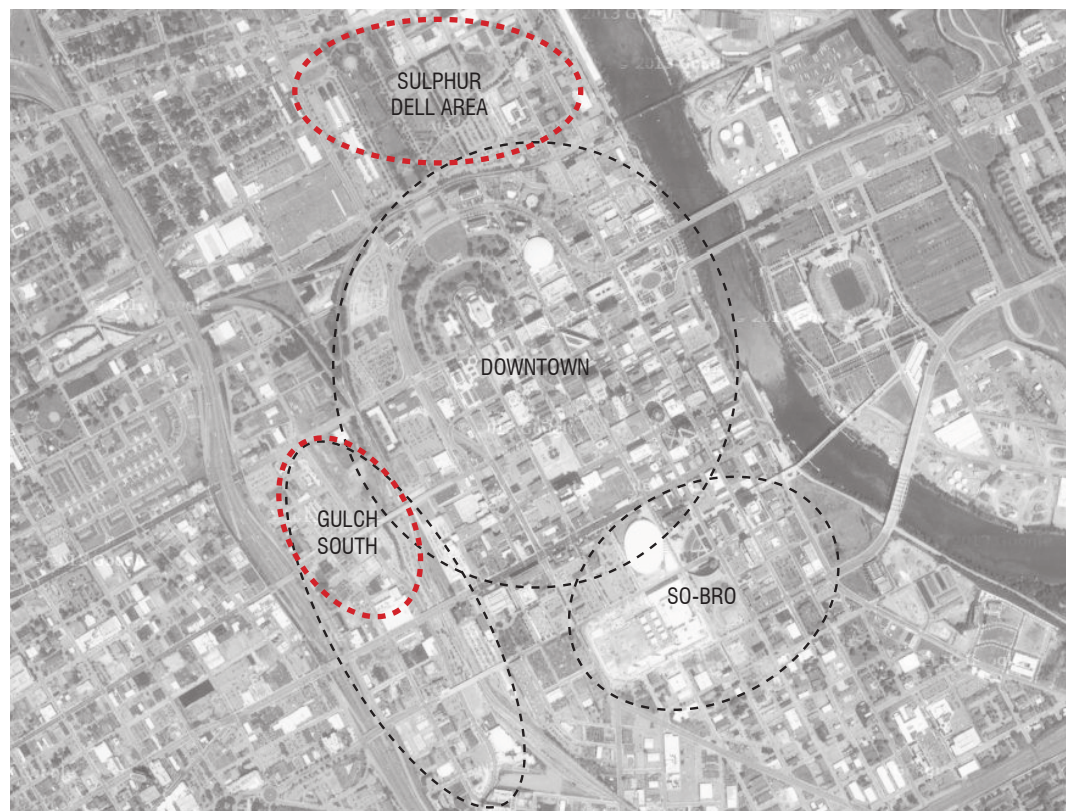


Figure 22. Nashville Downtown Site Neighborhood Options  
Source: Author

**Subdistrict Boundaries  
Defined by the Nashville Downtown Code (2013)**



Figure 23. Nashville Downtown Subdistricts  
Source: Nashville Downtown Code 2013

Potential Site

## CHAPTER 7: SULPHUR DELL AREA

...a look at the area

- An overview study of Sulphur Dell
- Overall Site Diagrams
- The History

## SITE OPTION STUDY: AN OVERVIEW OF SULPHUR DELL...

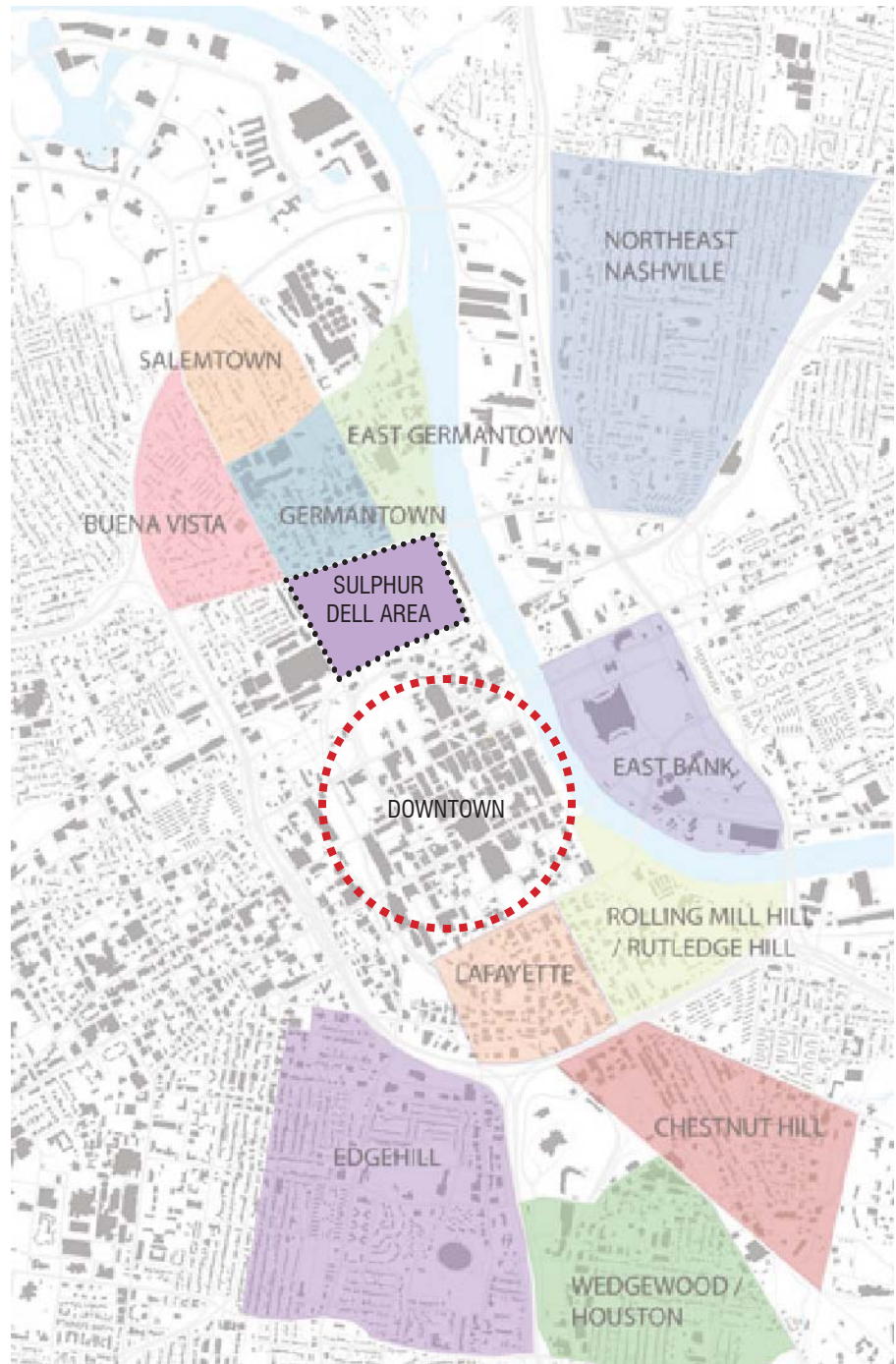


Figure 24. Nashville Downtown and Inner-Ring Neighborhoods  
Source: Nashville Civic Design Center

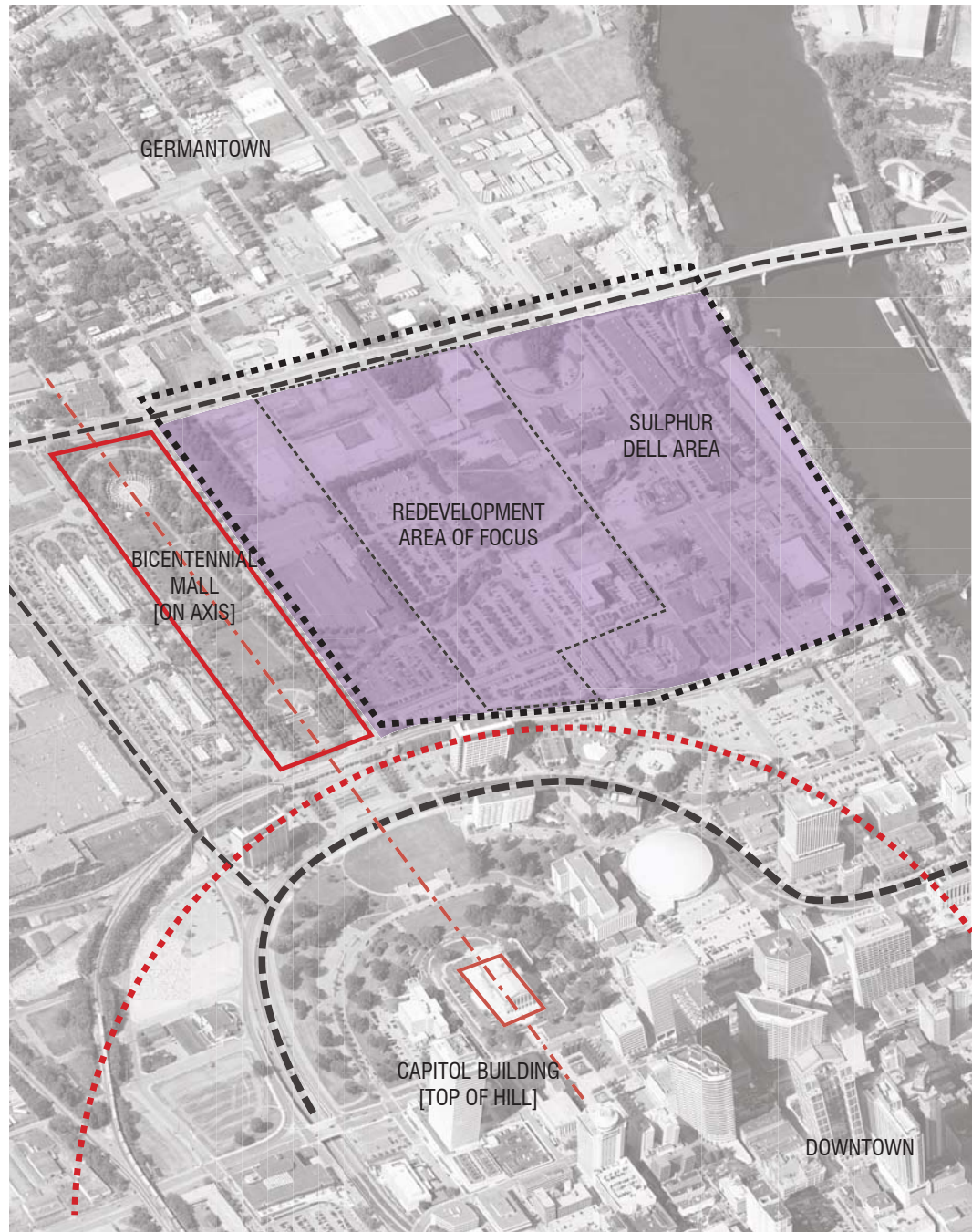


Figure 25. Area of Focus in Sulphur Dell  
Source: Author

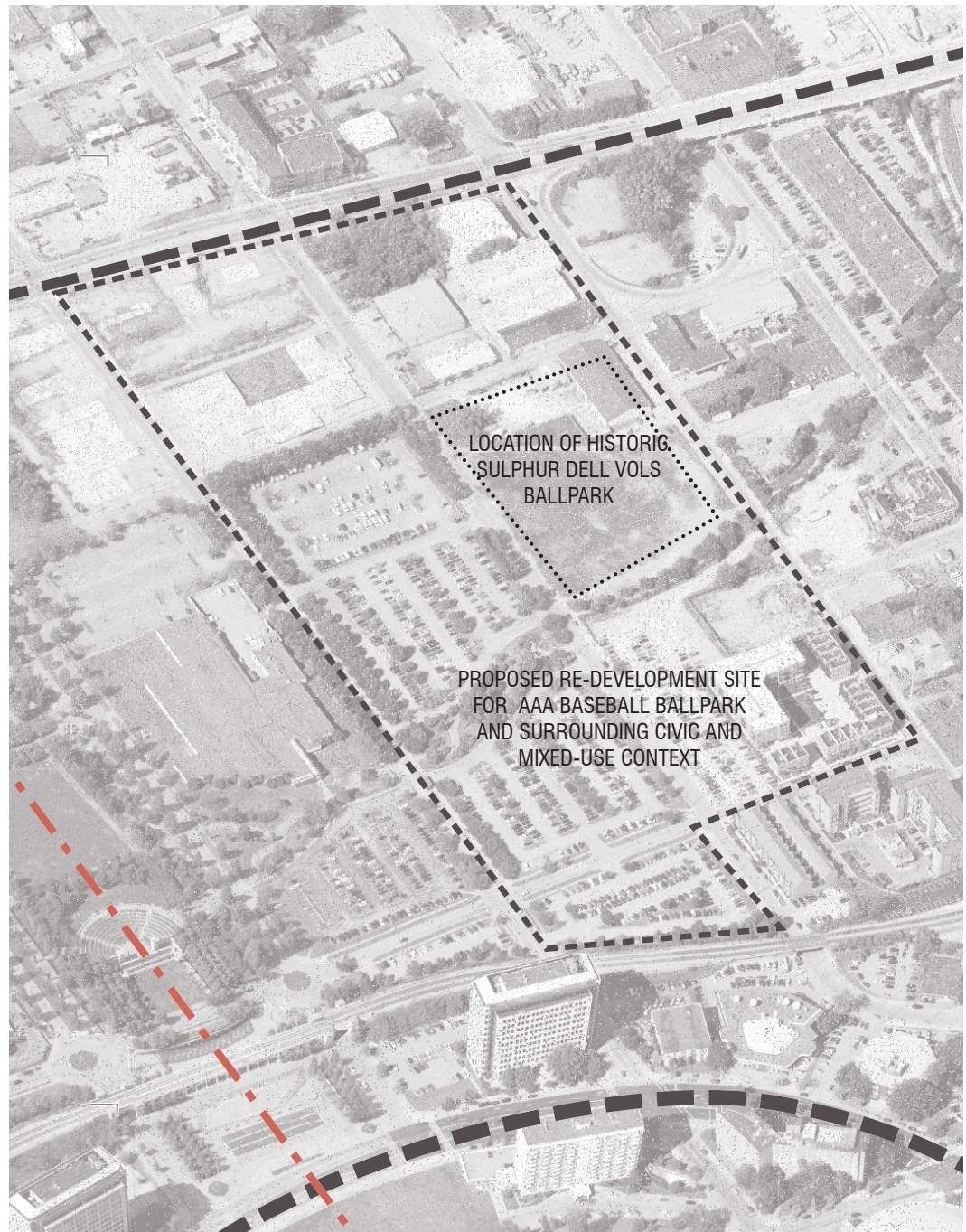


Figure 26. Area of Proposed AAA Baseball in Sulphur Dell  
Source: Author

## Sulphur Dell Historically

The Sulphur Dell area was once home to the Nashville Vols AAA Baseball team. It opened its doors in 1870 and was later closed in 1963. All that remains of the historic park today is a place marking sign along the current Nashville greenway system.

This site is now the proposed site for the relocation of new The Sounds Stadium: Nashville's current AAA Baseball team. The relocation of the ballpark into the urban core would provide a positive reconnection to Nashville's downtown, ultimately foreshadowing a positive redevelopment of the Sulphur Dell area.



Figure 27. Historic Baseball Stadium Montage  
Source: <http://www.sulphurdell.com/>

### Analysis of Proposed Implementation

- Provides a reconnection of north Nashville to the Downtown
- Relocation of the ballpark as a catalyst for redevelopment of the area
- Reconnection with historic memory of the site
- Bringing affordable urban activity to an under-utilized area
- Facilitates dramatic increase in patronage around area
- Facilitates growth in density of the area
- Civic buildings reconnect to the history of the site
- Public events would help to emphasis Nashville's need for public transit growth

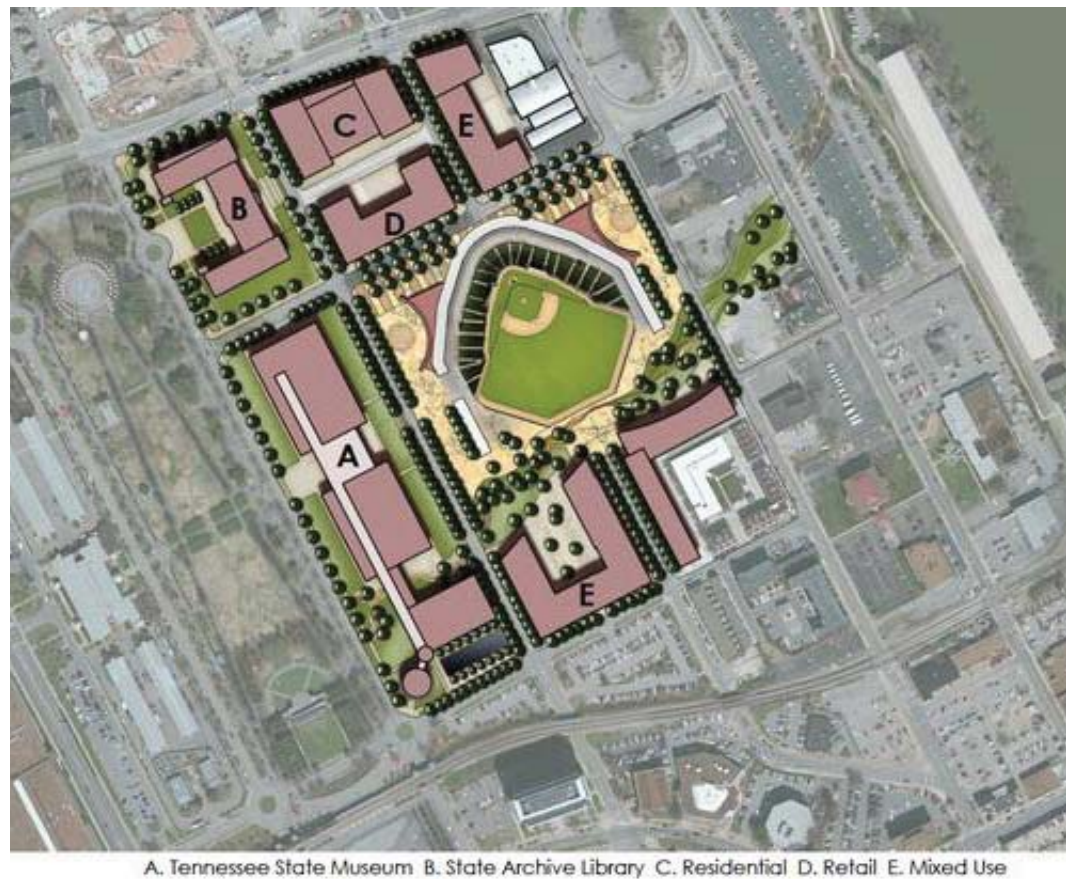


Figure 28. Proposed Sulphur Dell Master Plan  
Source: The Plan of Nashville

Potential Site

## CHAPTER 8: THE SOUTH GULCH

...a look at the area

- An Overview Study of The South Gulch
- The History
- Overall Site Diagrams
- Site Photos and Experience

## SITE OPTION STUDY: AN OVERVIEW OF THE SOUTH GULCH...

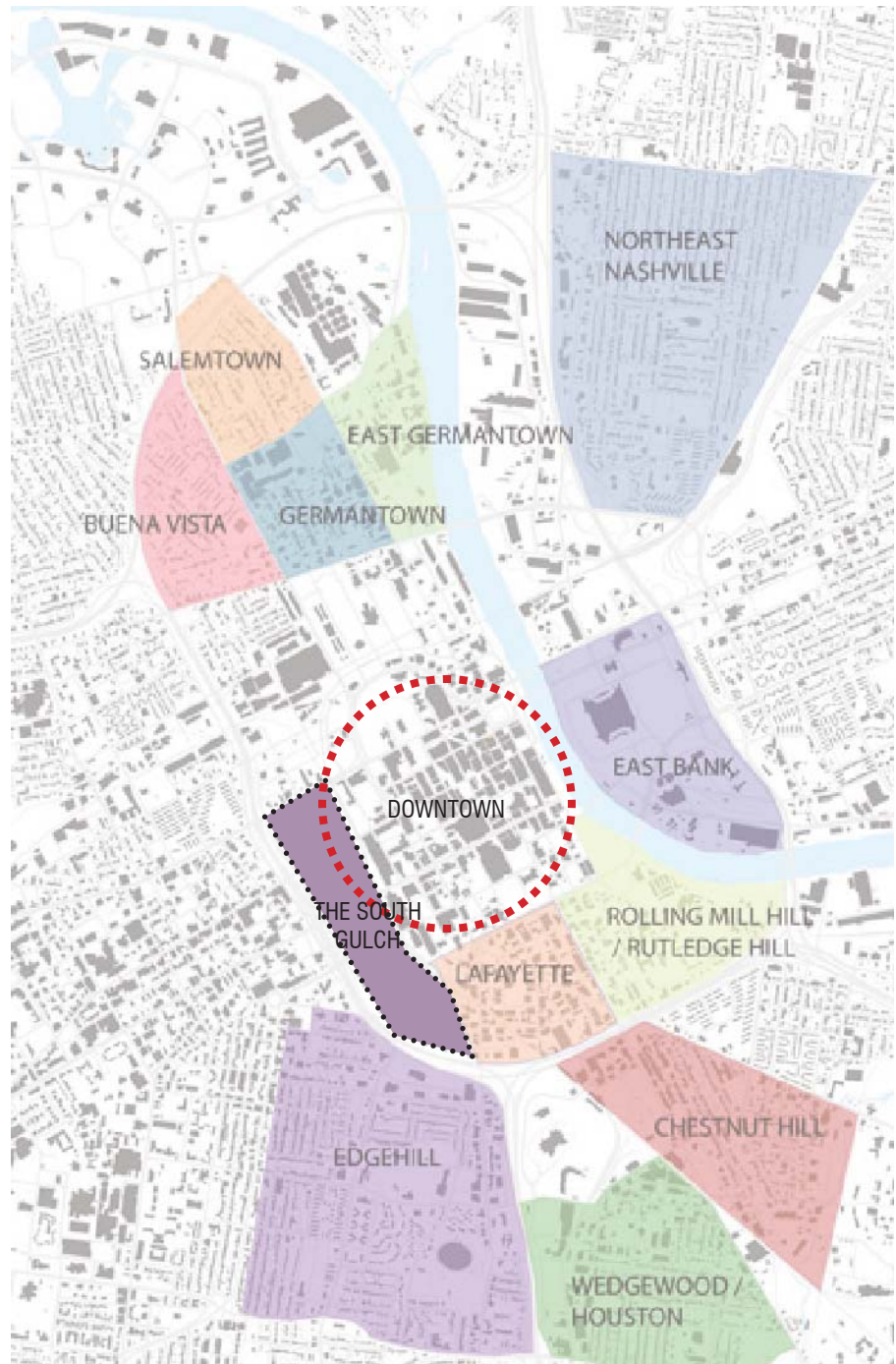


Figure 29. Nashville Downtown and Inner-Ring Neighborhoods  
Source: Nashville Civic Design Center

## The History of the Gulch...

-Plan of Nashville, Nashville Civic Design Center

- “1861- Engineers realized that the topographical depression of the gulch was a logical path for the iron horse.
- During the three years of occupation by federal forces--when Nashville served as a crucial supply depot--the Louisville & Nashville (L&N) line was especially important because it was the only major road to straddle the Union and Confederacy, carrying materiel and munitions from the North and defining the path of invasion into the heart of Dixie. In the postwar decades, the L&N became so dominant in the city that it was called the “octopus” after taking control of the rival line, the Nashville, Chattanooga & St. Louis, in 1880.
- 1896- The line developed the Gulch as an expanded railroad yard with more than three dozen tracks and a massive roundhouse. Trains unloaded under a 500-foot long shed of steel, wood and slate. At the edge of the Gulch above, Union Station opened to the public in 1900.
- 1956- The railroads discontinued their commuter service. Passenger rail ceased entirely in 1979. Commercial transport shifted to the truck on the interstate and the plane on the runway.
- In the 1980s, Union Station was renovated as a hotel.”

Below: A Crowd waving goodbye to soldiers at Union Station.  
(Photograph, 1943, Tennessee State Library & Archives)



Figure 30. Union Station  
Source: Plan of Nashville, Nashville Civic Design Center

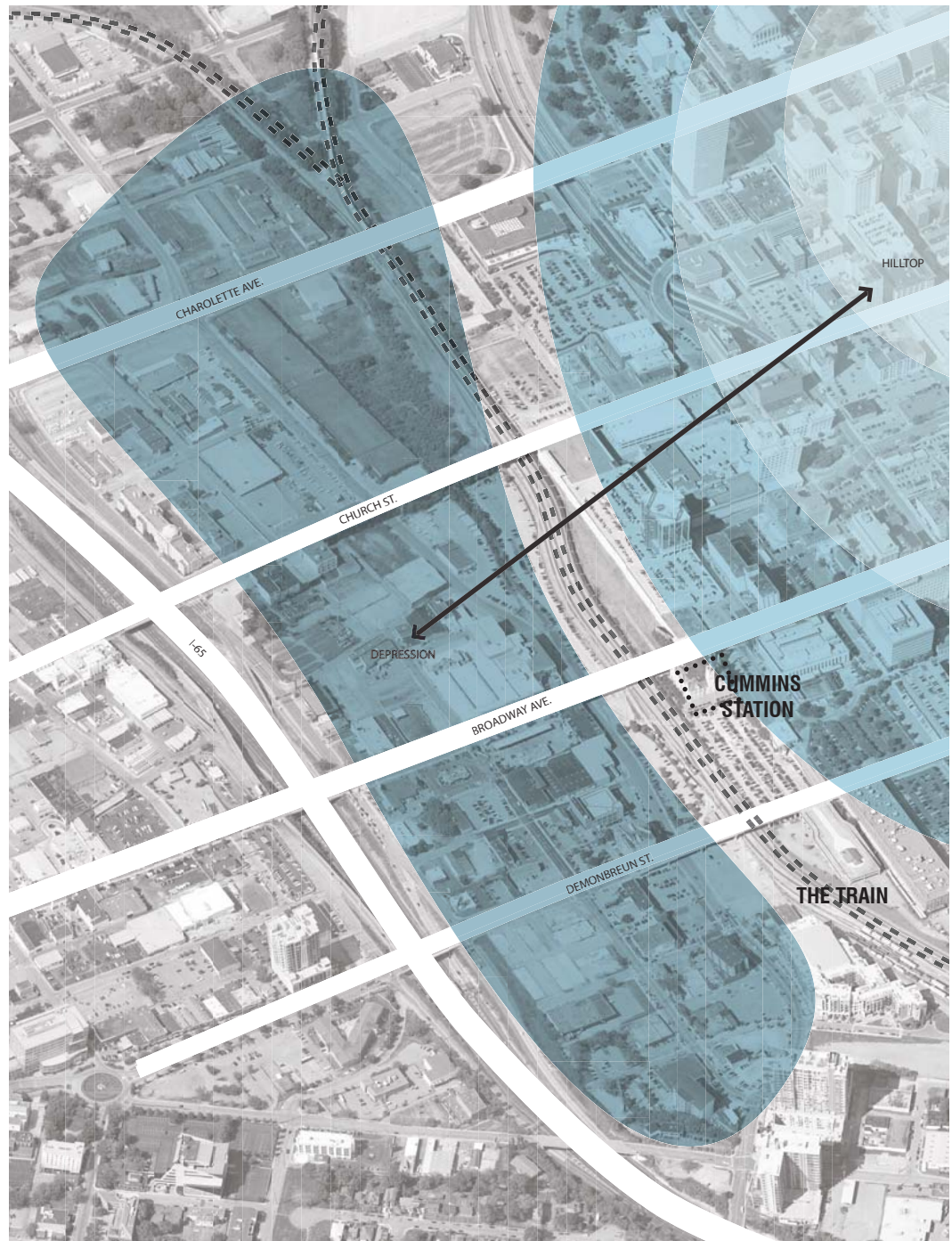


Figure 31. The Gulch's Natural Terrain Depression  
Source: Author

### The History of the Gulch...

-Plan of Nashville, Nashville Civic Design Center

- “The National Landmark train shed was demolished in 2001 and the site became surface parking. The warehouses in the Gulch fell into increasing disuse and disrepair
- 1999- A group of investors and developers led by philanthropist Steve Turner formed Nashville Urban Venture, LLC and decided to take the Gulch on its own terms. Rather than try to make the area more like the rest of the city, they determined to exploit the Gulch’s self-containedness. A Master Plan was created.
- **One notable lack in this master plan is a central public park space. Open space is placed in out of- the-way locations, suggesting that this is not truly ‘public’ space.**

- ‘THE GULCH NORTH OF THE BROADWAY VIADUCT RETAINS ITS GRITTY AMBIENCE, ITS PROXIMITY TO DOWNTOWN IS LARGELY OVERLOOKED. A SMALL COLLECTION OF RESTAURANTS AND CLUBS ON TWELFTH AVENUE NORTH IS SURROUNDED BY THE GIGANTIC TENNESSEAN PLANT AND LOTS OF CAR AND TRUCK STORAGE. BUT IF THE AREA IN THE GULCH TO THE SOUTH IS SUCCESSFUL, GULCH NORTH WILL UNDOUBTEDLY DRAW THE ATTENTION OF DEVELOPERS.’

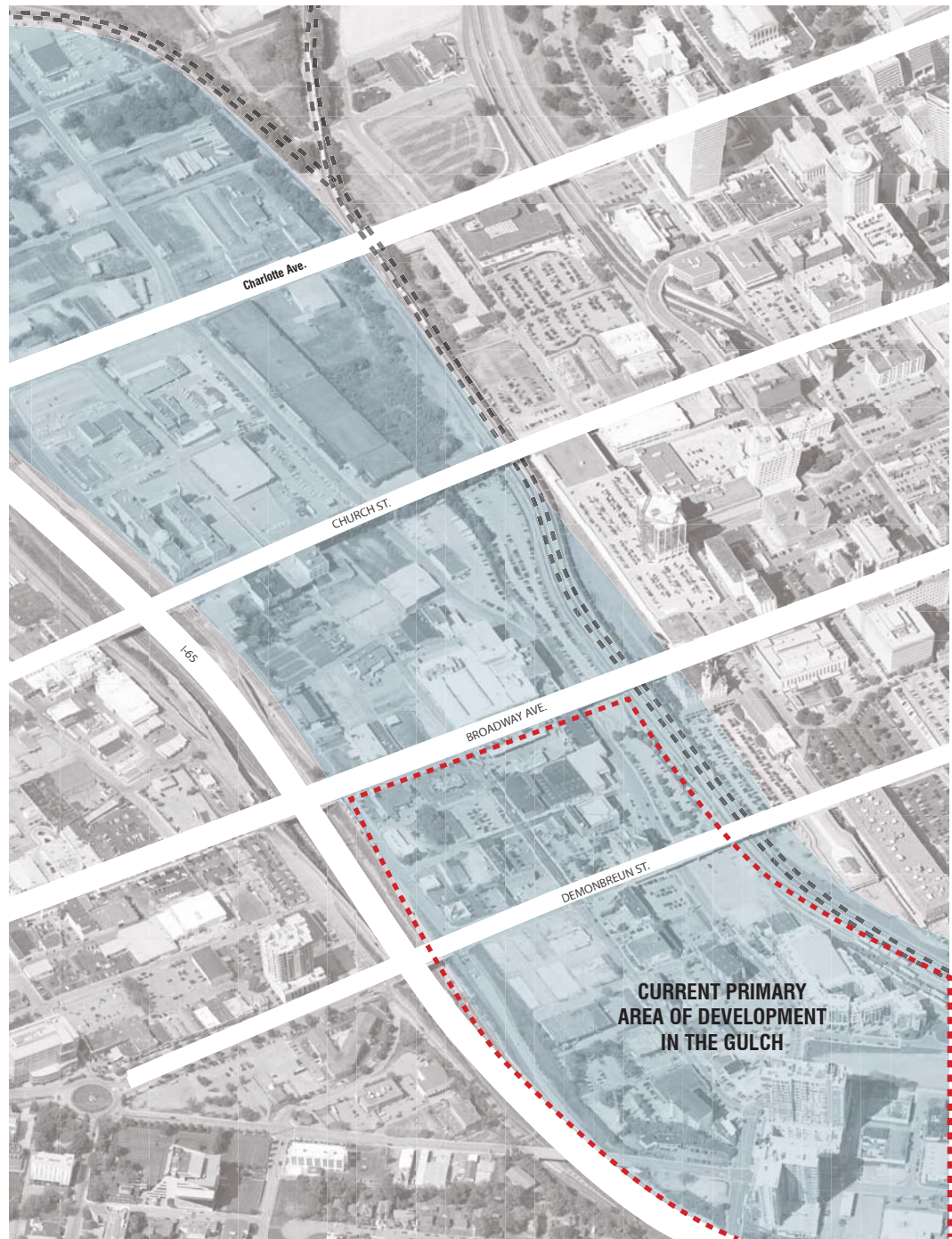


Figure 32. Gulch Development Diagram  
Source: Author

## THE PLAN FOR DEVELOPMENT OF THE GULCH...

-Plan of Nashville, Nashville Civic Design Center

“The future of the Gulch lies with acknowledging that the Industrial Revolution that rode into Nashville on rails of iron is past. It is time to start over, cultivating the district’s topography while mining the district’s architectural history for clues to its new character. The key is the architectural minimalism represented by the existing industrial and warehouse buildings: the tradition of form follows function that inspired modernist design. The Plan envisions the Gulch ‘style’ as self-consciously modern and contemporary. This is Nashville’s ‘cutting edge’ district that pushes the design envelope to the limits of basic good urban design.

Structures are mid-rise and mixed-use and have good transparency at street level to promote sidewalk activity. A possible site for the convention center was on the north side of the viaduct, where it would have formed a backdrop for the Gulch North area.”

The Plan States:

“ACKNOWLEDGING THE INDUSTRIAL REVOLUTION THAT RODE INTO NASHVILLE ON RAILS OF IRON.”

“THE KEY IS THE ARCHITECTURAL MINIMALISM REPRESENTED BY THE EXISTING INDUSTRIAL AND WAREHOUSE BUILDINGS.”

“THIS IS NASHVILLE’S ‘CUTTING EDGE’ DISTRICT THAT PUSHES THE DESIGN ENVELOPE TO THE LIMITS OF BASIC GOOD URBAN DESIGN.”

Parcel of Focus

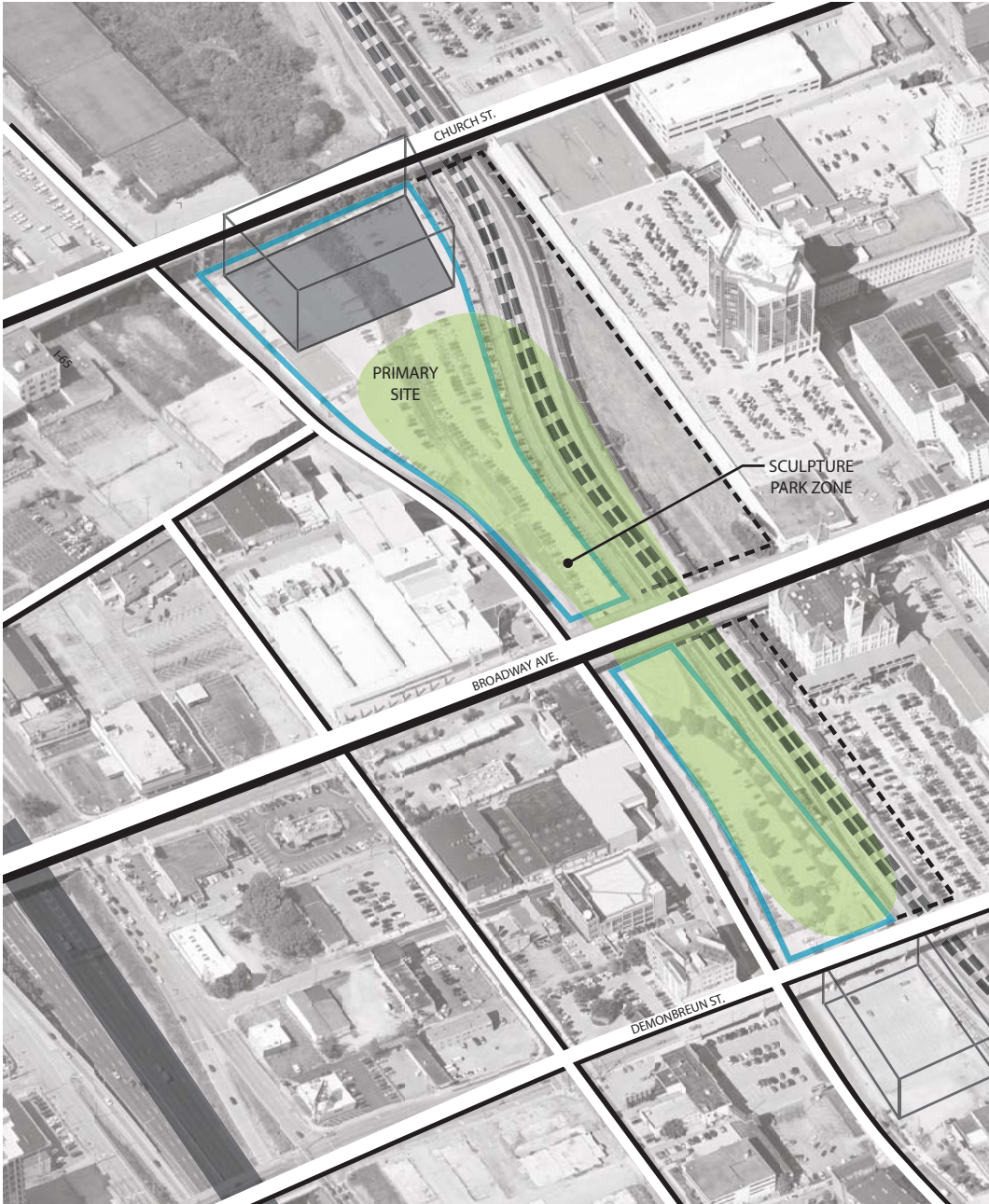


Figure 33. Parcel of Focus for Micro-Housing  
Source: Author

Site Circulation Hierarchy

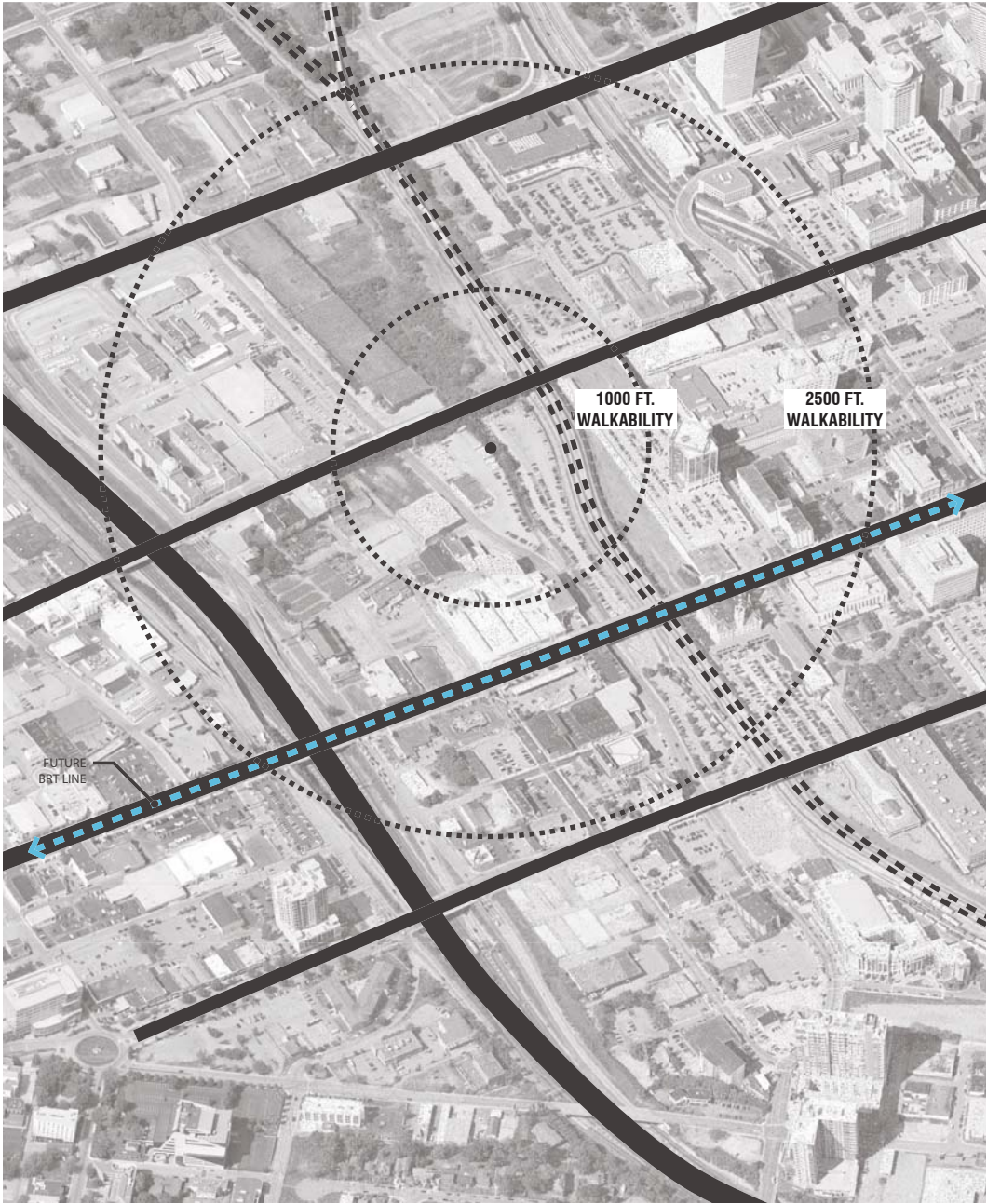


Figure 34. Site Circulation Hierarchy  
Source: Author

### Benefits of the Re-development of This Parcel of Land:

- Provides a better reconnection between Midtown and Downtown
- The history of the site and area may be remembered through the emphasis on the railroad
- Bringing affordable urban living to a “boom-area” that has many more expensive living options
- Facilitates dramatic increase in patronage around area
- Facilitates growth in density of the area and serves to connect North and South Gulch
- Green-space could provide urban relief in dense area and also honor the railroad
- Public space and destination stops will help to emphasis Nashville’s need for public transit growth
- Facilitate smoother pedestrian connections between bridge overpass and ground level of Gulch

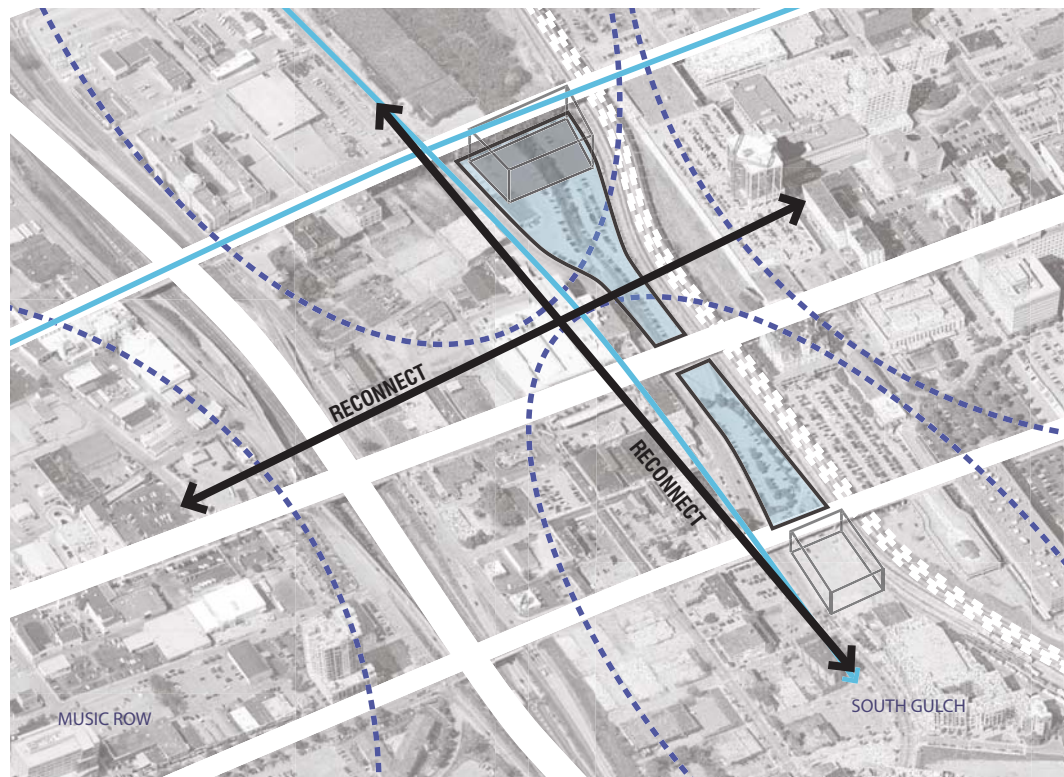


Figure 35. Site Area Connectivity  
Source: Author

## SITE OPTION DECISION: THE SOUTH GULCH SITE...

**Ultimately**, after a closer look at the site of the Sulphur Dell area, it was deemed that the footprint of the area in need of replanning was too vast for a scale with which to work. The South Gulch site proved to be more manageable, and the surrounding context better met the restrictions that were previously noted as appropriate for the project proposed to implement. Importance placed on walkability, close connections to public transit and potential of Bus Rapid Transit (BRT) were of the utmost importance when choosing the final site because of the importance they will hold for the micro-living residents of this project.

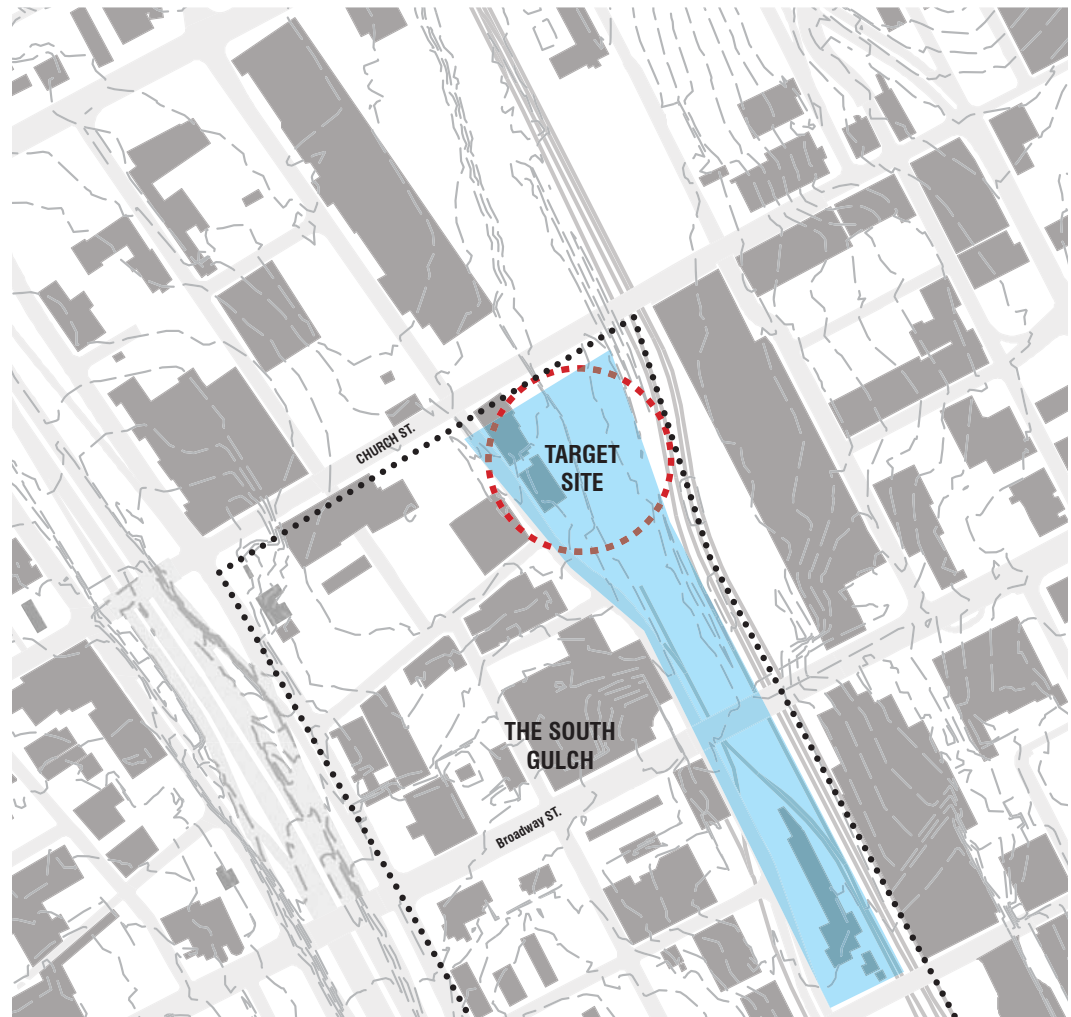


Figure 36. Site Area of Focus Final  
Source: Author

## CHAPTER 9: ANALYSIS- SOUTH GULCH

...a deeper look into the site and its parameters

- Site Photos

## SITE PHOTOS... CONTEXT BUILDINGS

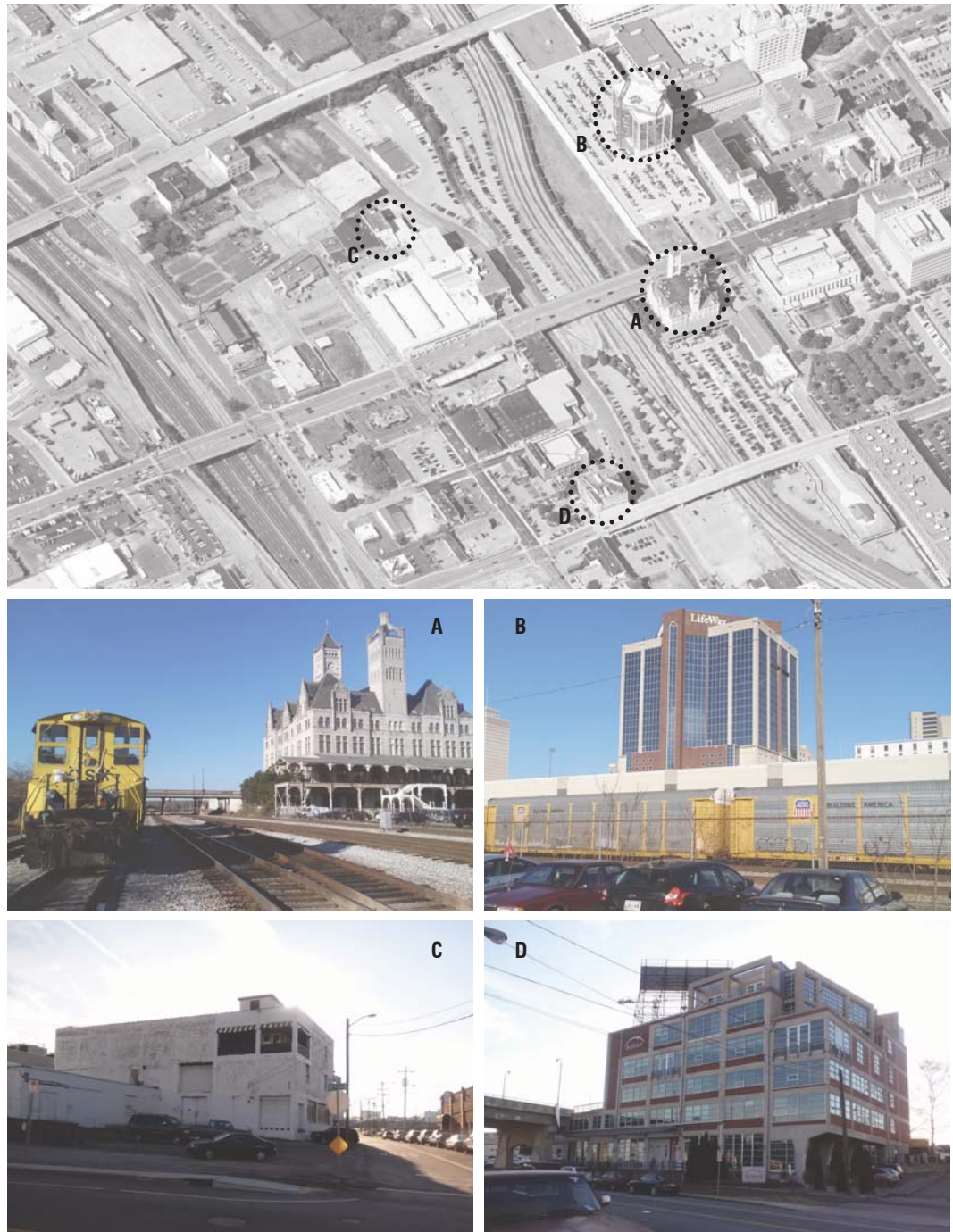


Figure 37. Site Photos Montage 01  
Source: Author

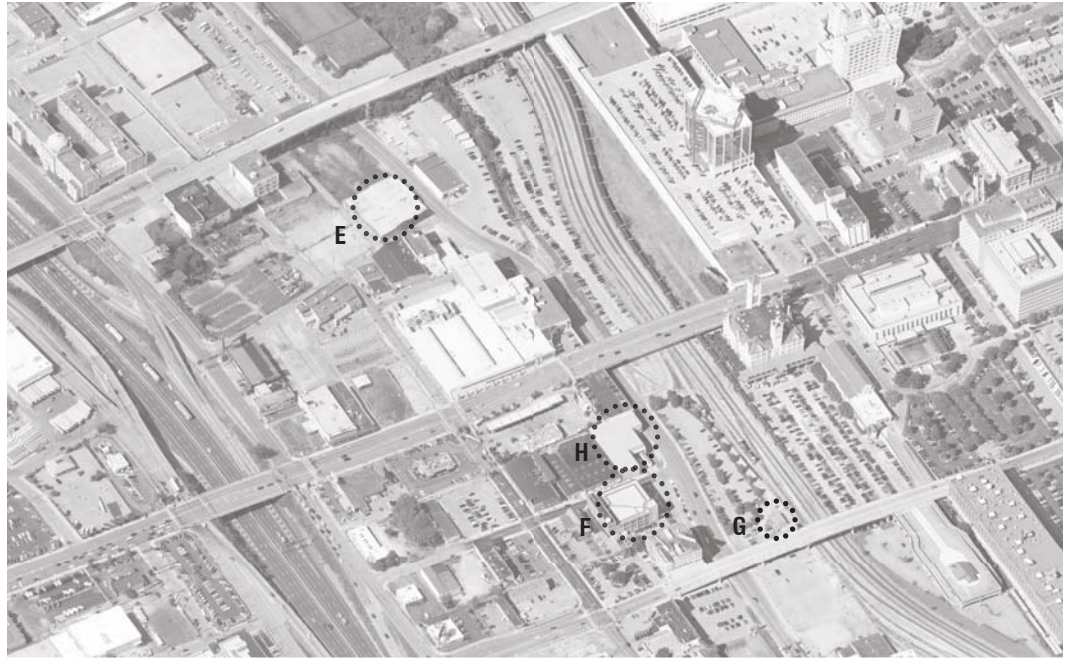


Figure 38. Site Photos Montage 02  
Source: Author

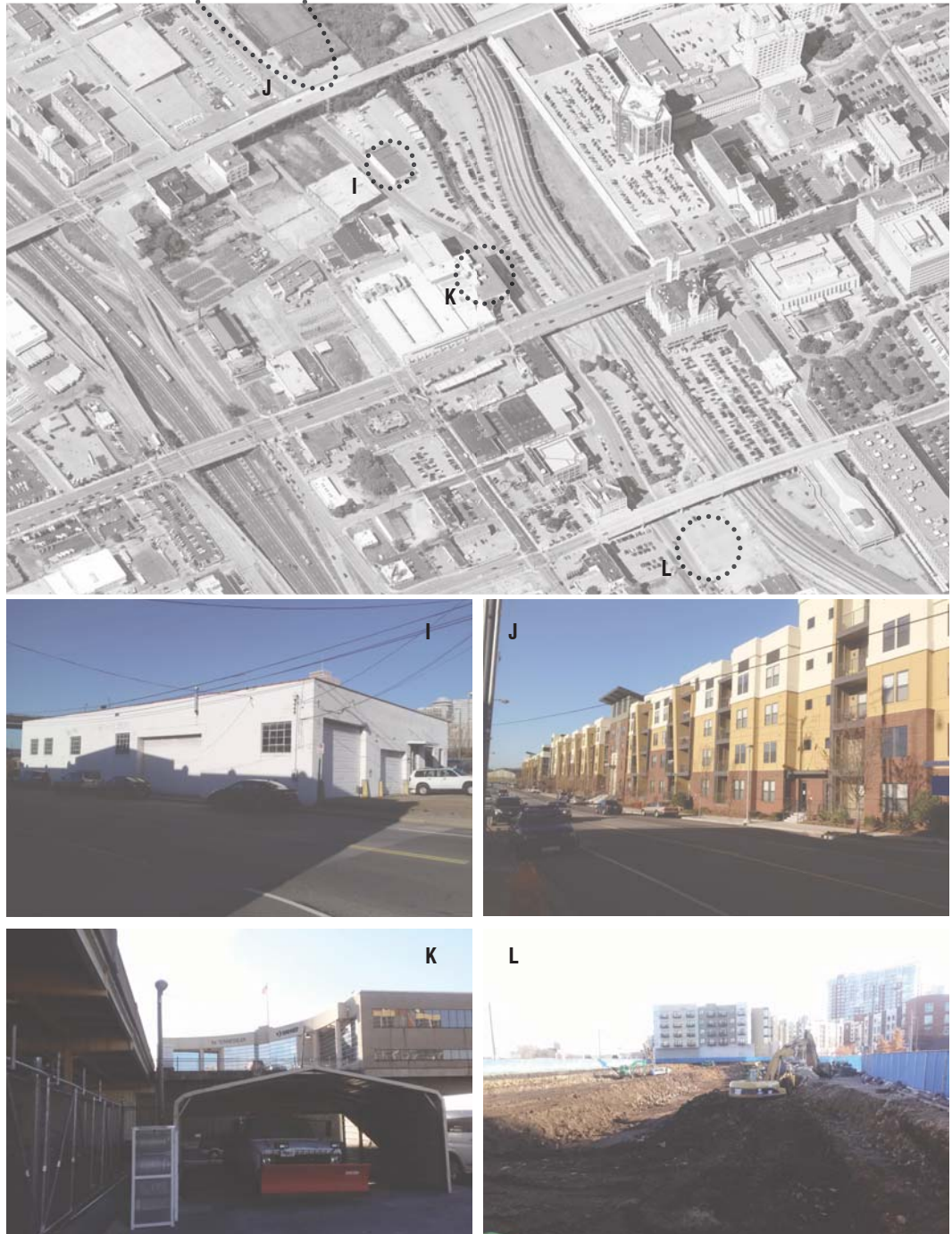


Figure 39. Site Photos Montage 03  
Source: Author

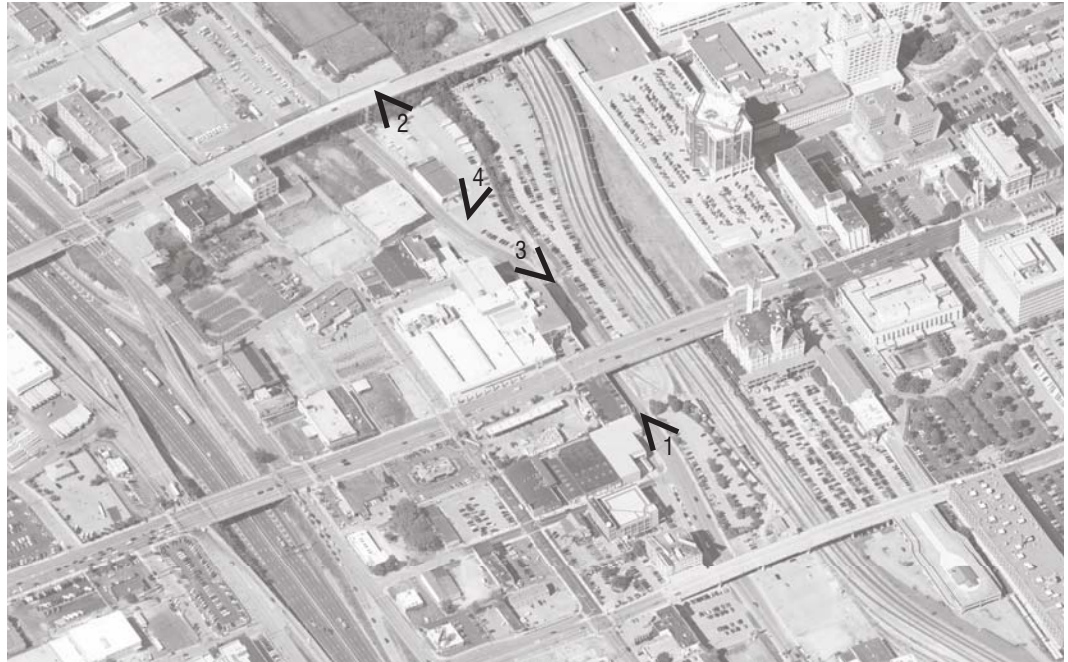


Figure 40. Site Photos Montage 04  
Source: Author

## SITE CONTEXT...

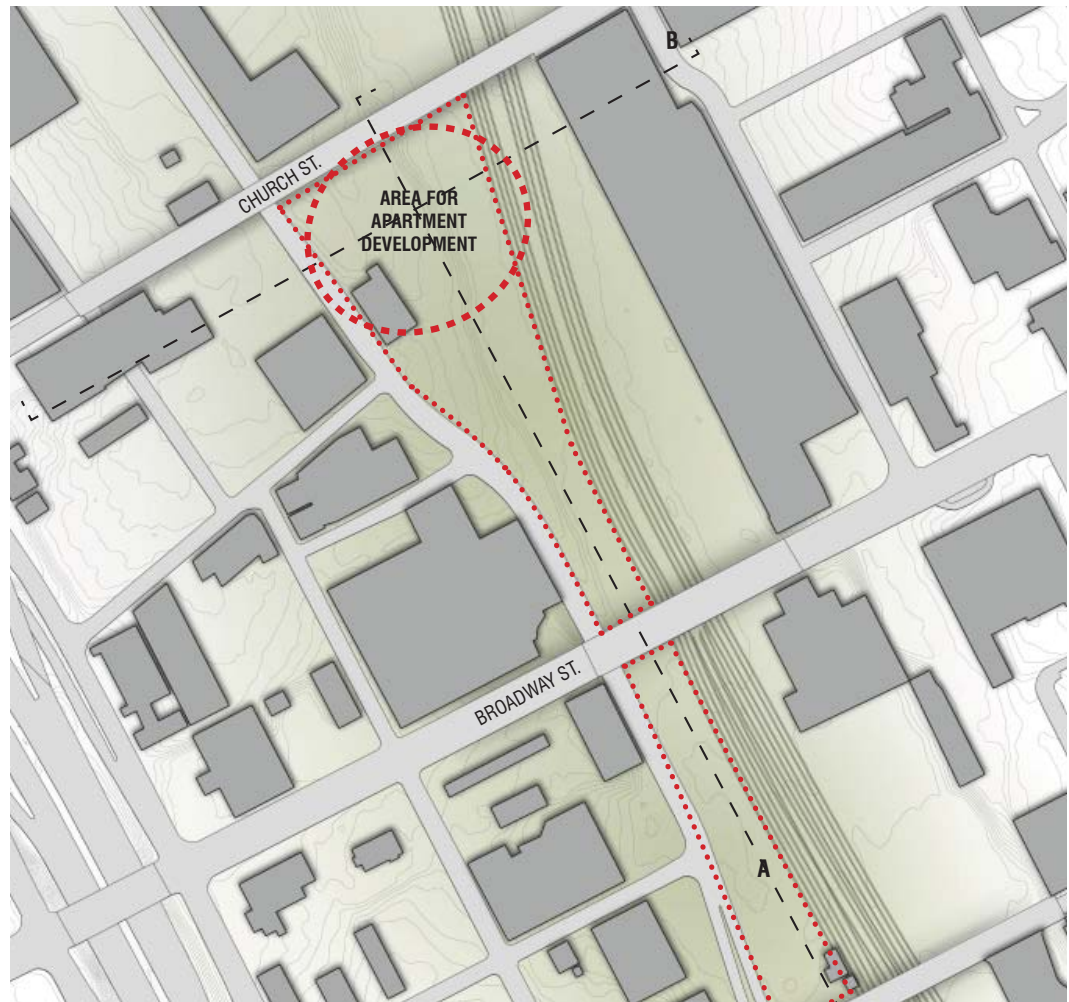


Figure 41. Site Context Montage  
Source: [www.visitmusiccity.com](http://www.visitmusiccity.com)

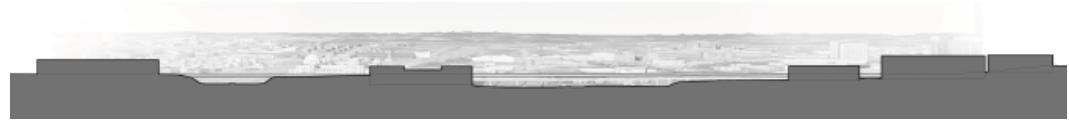
- The South Gulch is an area of vibrancy and ever-growing excitement within the Nashville downtown core. It is home to many new mixed-use condominium and apartment projects. While existing and historic structures are typically around 2-3 stories in height, newer construction is taking advantage of vertical growth to maximize property square footage and take advantage of views to the downtown core seen in section A.
- Growth in the South Gulch initially blossomed in the southern area of the neighborhood where 11th Ave. and 12th Ave. converge. It is home to many restaurants, retail and living. Growth has since slowly started to travel north towards the North Gulch.



Figure 42. Site Context Growth  
Source: Author



a. WEST SECTION | NTS



b. NORTH SECTION | NTS

Figure 43. Site Context Sections and Plan  
Source: Author

ZONING REGULATIONS...

PER NASHVILLE DOWNTOWN CODE : UPDATED APRIL 2013

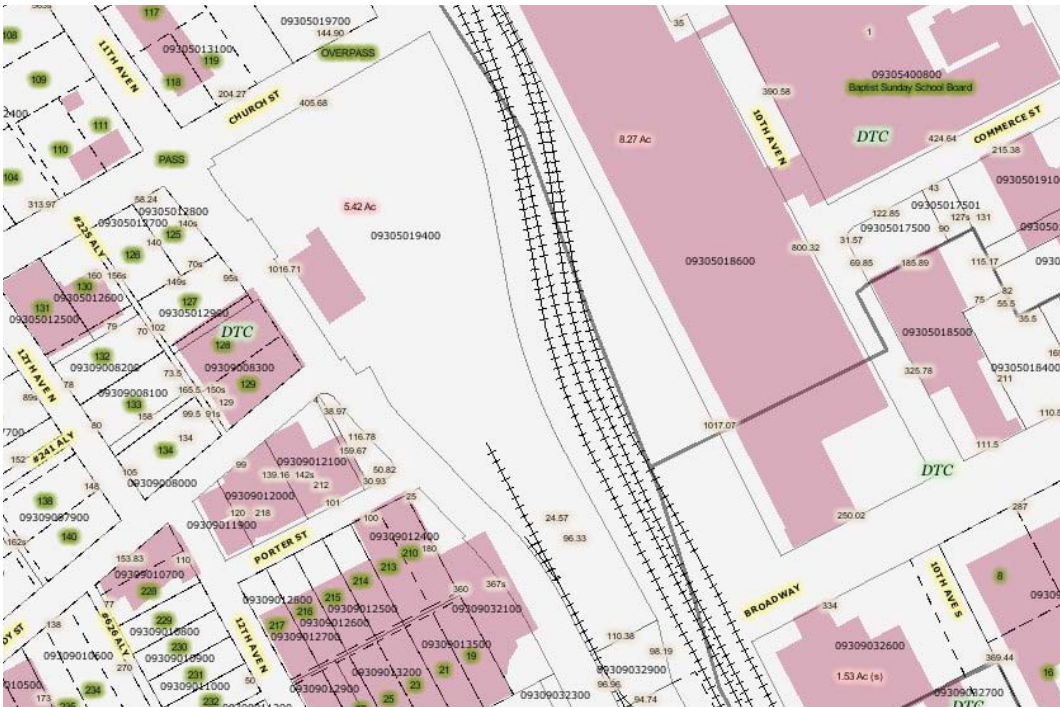


Figure 44. Site Parcel  
Source : Nashville Downtown Code

Parcel ID: 09305019400  
Owner: GANNETT SATELLITE  
Sale Price \$3,827,555  
Acreage: 5.42  
Property Address: 120 11TH AVE N  
Property City: NASHVILLE  
Property Zipcode: 37203  
Census Tract: 19500  
Council District: 19  
USD/GSD Urban Services  
Land Appraised: \$3,541,400  
Improve Appraised: \$88,800  
Total Appraised: \$3,630,200  
Classes: INDUSTRIAL

Land Use:  
077 The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.

Land Use Description:  
TERMINAL/DISTRIBUTION WAREHOUSE  
The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.

## **THE PLAN FOR DEVELOPMENT OF THE GULCH...**

-Nashville Downtown Code

- “The Plan calls for a ‘thoughtful mixture of uses including residential, retail and office, to ensure that Downtown doesn’t close at 5 p.m. or even after the concert ends or the restaurants close, but is instead a welcoming home for a diverse residential population.’ Multiple stories encourage multiple uses within each building, increasing the likelihood that one of the uses will be active at any given hour. Compare this to one story buildings which lack activity during the off-hours of the single use.
- The Downtown Plan encourages walking as a primary mode of transportation in Downtown.
- The property must abide by the standards set forth in the Nashville Downtown Code under Section IV: General Standards.
- The property must abide by the standards set forth in the Nashville Downtown Code under Section IV:General Standards covering:
  - Calculations
  - Street Character
  - Lots and Frontages
  - Canopies and Awnings
  - Parking and Access
  - Mechanical, Service and Loading
  - Fences and Walls
  - Open Space
  - The Bonus Height Program”

## LAND USAGE

### -Nashville Downtown Code

The Gulch is categorized under the land usage in West Downtown.

|                                     |                           |      |
|-------------------------------------|---------------------------|------|
| P                                   | Permitted by right        | West |
| PC                                  | Permitted with conditions |      |
| SE                                  | Special Exception         |      |
| A                                   | Accessory                 |      |
| O                                   | Overlay District          |      |
| <b>Residential Uses:</b>            |                           |      |
| Single-family                       | P                         |      |
| Two-family                          | P                         |      |
| Multi-Family                        | P                         |      |
| Mobile home dwelling                |                           |      |
| Accessory apartment                 | P                         |      |
| Boarding house                      | P                         |      |
| Consignment sale                    | P                         |      |
| Garage sale                         | A                         |      |
| Historic bed and breakfast homestay | P                         |      |
| Historic home events                | P                         |      |
| Home occupation                     | P                         |      |
| Rural bed and breakfast homestay    |                           |      |
| Security residence                  |                           |      |
| <b>Institutional Uses:</b>          |                           |      |
| Correctional facility               | P                         |      |
| Cultural center                     | P                         |      |
| Day care center (up to 75)          | P                         |      |
| Day care center (over 75)           | P                         |      |
| Day care home                       | P                         |      |
| Day care--parent's day out          | A                         |      |
| School day care                     | P                         |      |
| Monastery or convent                | P                         |      |
| Orphanage                           | P                         |      |
| Religious institution               | P                         |      |
| <b>Educational Uses:</b>            |                           |      |
| Business school                     | P                         |      |
| College or university               | P                         |      |
| Community education                 | P                         |      |
| Dormitory                           | P                         |      |
| Fraternity/sorority house           | P                         |      |
| Personal instruction                | P                         |      |
| Vocational school                   | P                         |      |
| <b>Office Uses:</b>                 |                           |      |
| Financial institution               | P                         |      |
| General office                      | P                         |      |
| Leasing/sales office                | P                         |      |
| <b>Medical Uses:</b>                |                           |      |
| Animal hospital                     |                           |      |
| Assisted-care living                | P                         |      |
| Hospice                             | P                         |      |
| Hospital                            | P                         |      |
| Medical appliance sales             | P                         |      |
| Medical office                      | P                         |      |

|                                        |    |
|----------------------------------------|----|
| Medical or scientific lab              | P  |
| Nonresidential drug treatment facility | P  |
| Nursing home                           | P  |
| Outpatient clinic                      | P  |
| Rehabilitation services                | P  |
| Residence for handicapped (8 or more)  | P  |
| Veterinarian                           | P  |
| <b>Commercial Uses:</b>                |    |
| After-hours establishment              | PC |
| Animal boarding facility               | P  |
| ATM                                    | P  |
| Automobile convenience                 | PC |
| Automobile parking                     | P  |
| Automobile repair                      |    |
| Automobile sales, new                  | P  |
| Automobile sales, used                 |    |
| Automobile service                     | P  |
| Bar or nightclub                       | P  |
| Bed and breakfast inn                  | P  |
| Business service                       | P  |
| Carpet cleaning                        | P  |
| Car wash                               |    |
| Community garden (commercial)          | P  |
| Community garden (non-commercial)      | P  |
| Custom assembly                        | P  |
| Donation center, drop-off              | PC |
| Funeral home                           | P  |
| Furniture store                        | P  |
| Home improvement sales                 | P  |
| Hotel/motel                            | P  |
| Inventory stock                        | A  |
| Kennel/stable                          |    |
| Laundry plants                         | P  |
| Liquor sales                           | P  |
| Major appliance repair                 | P  |
| Microbrewery                           | P  |
| Mobile storage unit                    | PC |
| Mobile vendor                          |    |
| Personal care services                 | P  |
| Restaurant, fast-food                  | P  |
| Restaurant, full-service               | P  |
| Restaurant, take-out                   | P  |
| Retail                                 | P  |
| Self-service storage                   | P  |
| Vehicular rental/leasing               | PC |

Figure 45. Land Usage Chart 01  
Source : Nashville Downtown Code

**LAND USAGE CONTINUED**  
-Nashville Downtown Code

|                                     |    |
|-------------------------------------|----|
| Vehicular sales & services, limited |    |
| Wrecker service                     |    |
| <b>Communication Uses:</b>          |    |
| Amateur radio antenna               | P  |
| Audio/video tape transfer           | P  |
| Multi-media production              | P  |
| Printing and publishing             | P  |
| Radio/TV/satellite tower            | PC |
| Radio/TV studio                     | P  |
| Satellite dish                      | P  |
| Telephone services                  | PC |
| <b>Industrial Uses:</b>             |    |
| Artisan distillery                  | P  |
| Building contractor supply          | PC |
| Distributive business/wholesale     | PC |
| Fuel storage                        | A  |
| Heavy equipment sales & service     |    |
| Hazardous operation                 |    |
| Manufacturing, heavy                |    |
| Manufacturing, medium               |    |
| Manufacturing, light                | PC |
| Research service                    | P  |
| Scrap operation                     |    |
| Tank farm                           |    |
| Warehouse                           | PC |
| <b>Transportation Uses:</b>         |    |
| Airport/heliport                    |    |
| Boatdock (commercial)               |    |
| Bus station/landport                | P  |
| Bus transfer station                | P  |
| Commuter rail                       | P  |
| Helistop                            | SE |
| Motor freight                       |    |
| Park and ride lot                   |    |
| Railroad station                    | SE |
| Railroad yard                       |    |
| Water taxi station                  |    |
| <b>Utility Uses:</b>                |    |
| Power/gas substation                | P  |
| Power plant                         | A  |
| Reservoir/water tank                | P  |
| Safety services                     | P  |
| Waste water treatment               | SE |
| Water/sewer pump station            | P  |
| Water treatment plant               | SE |

|                                           |   |
|-------------------------------------------|---|
| <b>Waste Management Uses:</b>             |   |
| Collection center                         |   |
| Construction/demolition landfill          |   |
| Medical waste                             | A |
| Recycling collection center               | P |
| Recycling facility                        |   |
| Sanitary landfill                         |   |
| Waste transfer                            |   |
| <b>Recreation and Entertainment Uses:</b> |   |
| Adult entertainment                       | O |
| Camp                                      |   |
| Club                                      | P |
| Commercial amusement (inside)             | P |
| Commercial amusement (outside)            | P |
| Country club                              | P |
| Drive-in movie                            |   |
| Driving range                             |   |
| Fairground                                |   |
| Golf course                               |   |
| Greenway                                  | P |
| Park                                      | P |
| Racetrack                                 |   |
| Recreation center                         | P |
| Rehearsal hall                            | P |
| Stadium arena/convention center           | P |
| Temporary festival                        | P |
| Theater                                   | P |
| Zoo                                       |   |
| <b>Other Uses:</b>                        |   |
| Agricultural activity                     |   |
| Cemetery                                  | P |
| Domestic animals / wildlife               |   |
| Mineral extraction                        |   |
| Pond/lake                                 | P |

Figure 46. Land Usage Chart 02  
Source : Nashville Downtown Code

## SUBDISTRICT STANDARDS

-Nashville Downtown Code

“THE GULCH SOUTH NEIGHBORHOOD IS AN ECLECTIC NEIGHBORHOOD OF BUSINESS SERVICES, RESTAURANT, AND RETAIL WITH MANY NEW RESIDENTIAL BUILDINGS. THE AREA IS A LINK BETWEEN DOWNTOWN AND MIDTOWN AND IS ENVISIONED TO BE MIXED-USE MID-RISE BUILDINGS WITH OPPORTUNITIES FOR ADDITIONAL HEIGHT AT KEY INTERSECTIONS AND ALONG IMPORTANT STREETS. CONNECTIVITY – VEHICULAR, RAIL, BICYCLE AND PEDESTRIAN – SHOULD BE PRESERVED AND ADDITIONAL CONNECTIVITY IS STRONGLY ENCOURAGED.”

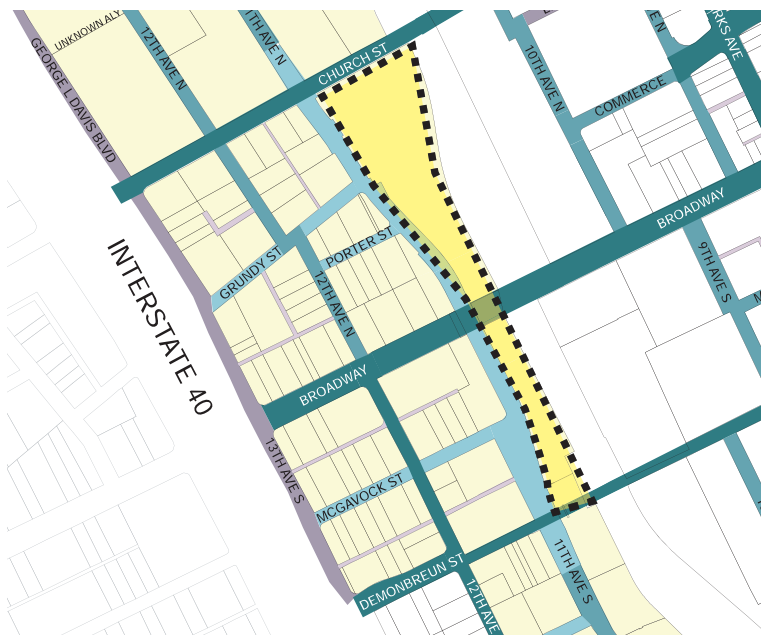


Figure 47. Subdistrict South Gulch Enlarged  
Source : Nashville Downtown Code

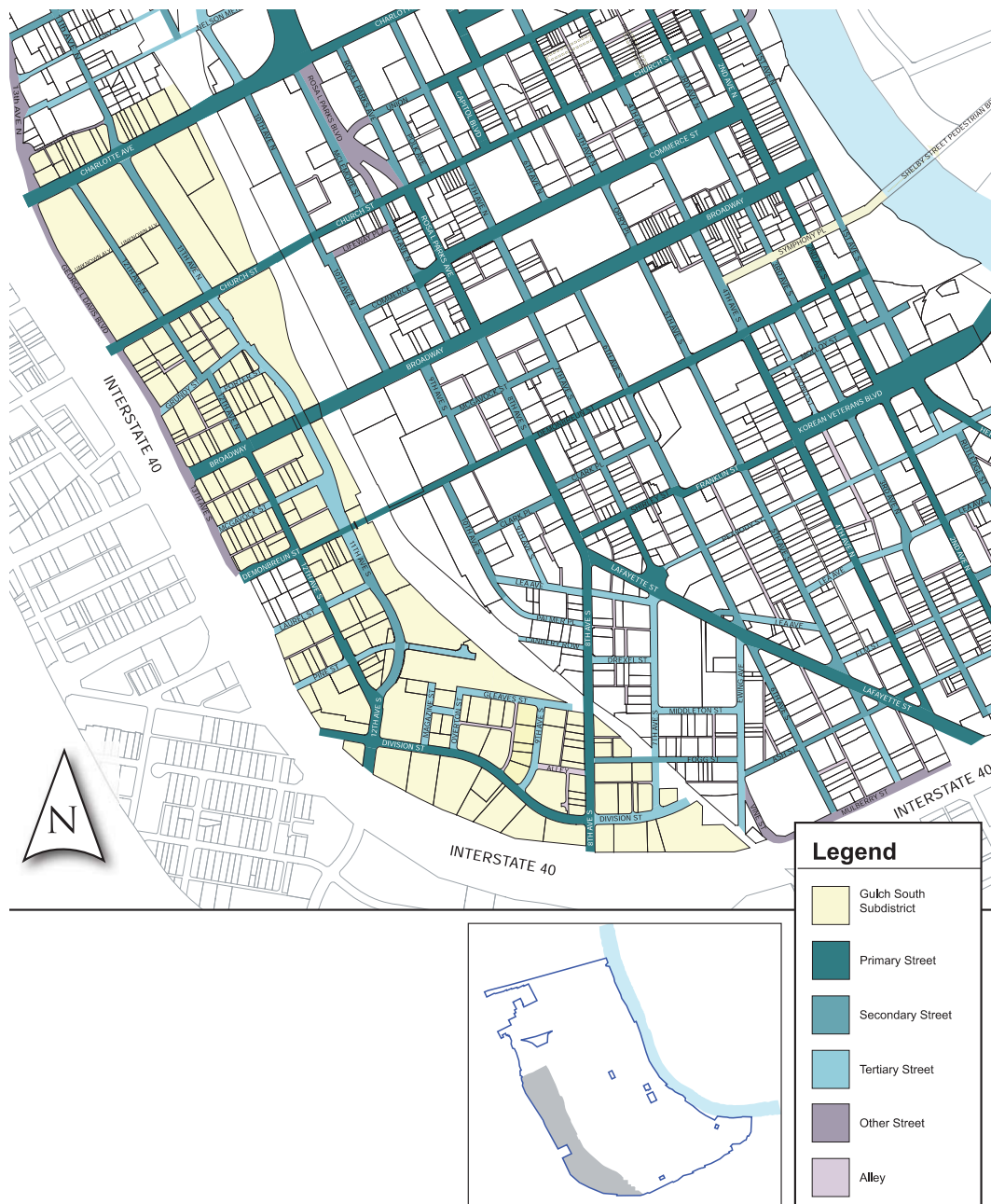


Figure 48. Subdistrict South Gulch Montage  
Source : Nashville Downtown Code

# **SUBDISTRICT STANDARDS** -Nashville Downtown Code

## Building Regulations:

| Frontage                                                                                       |                          |
|------------------------------------------------------------------------------------------------|--------------------------|
| <b>A Allowed Frontage Types with Required Build-to Zone</b>                                    |                          |
| Primary Street                                                                                 |                          |
| • Storefront Frontage                                                                          | 0'-10'                   |
| • Stoop Frontage                                                                               | 5'-10'                   |
| Secondary Street                                                                               |                          |
| • Storefront Frontage                                                                          | 0'-10'                   |
| • Stoop Frontage                                                                               | 5'-10'                   |
| • Porch Frontage                                                                               | 10'-15'                  |
| Tertiary Street                                                                                |                          |
| • Storefront Frontage                                                                          | 0'-10'                   |
| • Stoop Frontage                                                                               | 5'-10'                   |
| • Porch Frontage                                                                               | 10'-15'                  |
| <b>B Facade width</b>                                                                          |                          |
| Primary Street                                                                                 | 80% of lot frontage min. |
| Secondary Street                                                                               | 80% of lot frontage min. |
| Tertiary Street                                                                                | 60% of lot frontage min. |
| Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking. |                          |
| <b>C Min. building depth</b>                                                                   | 15' from building facade |

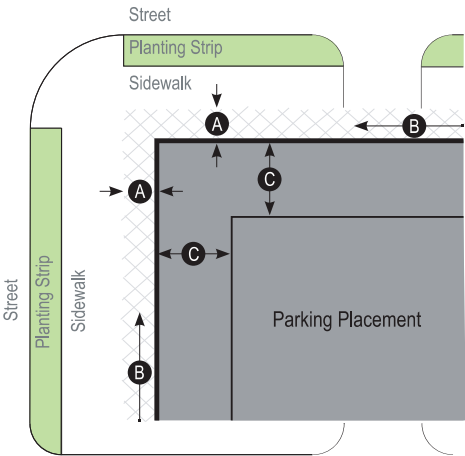


Figure 49. Building Regulations  
 Source : Nashville Downtown Code

**SUBDISTRICT STANDARDS**  
-Nashville Downtown Code

Building Regulations:

| Height                                                                                        |            |
|-----------------------------------------------------------------------------------------------|------------|
| <b>D Max.</b>                                                                                 |            |
| • On Church St, Broadway and Demonbreun St                                                    | 15 stories |
| • At the intersection of 12th Ave and Demonbreun, 12th Ave and Division, 8th Ave and Division | 20 stories |
| • Subdistrict general                                                                         | 10 stories |
| Additional height at intersections applies to frontage within 150 feet of the intersection    |            |
| Additional height available through the Bonus Height Program                                  |            |

**Step-back**

Step-back required along all frontages in Subdistrict general and along Broadway.

|                               |           |
|-------------------------------|-----------|
| <b>E</b> Step-back after      | 7 stories |
| <b>F</b> Min. step-back depth | 15'       |



Figure 50. Building Regulations  
Source : Nashville Downtown Code

## CHAPTER 10: DESIGN APPROACH

...a look at preliminary design thoughts and goals

- Program / Amenities
- Idealization of Spacial Elements
- Design Approach
- Forecasting Final Deliverables

## **FORECASTING PROGRAM / AMENITIES...**

### **MAIN OR ENTRY LEVEL PROGRAM / AMENITIES**

- Gulch and Church Street Lobby Space 20,000sf
- Grand Lobby Waiting Area
- Mail Room 500sf
- Lobby Restrooms 1,500sf
- Leasing Offices 3,000sf
- Cafe / Bar 6,000sf
- Retail 20,000sf
- Pet Grooming 1,000sf
- Bike Rental / Repair 1,000sf
- Art Gallery 5,000sf
- Pet Park 10,000sf

### **APARTMENT PROGRAM / AMENITIES**

- Private Balconies
- Micro-Units 360sf
- Studio Apartments 500sf
- 1 Bedroom Apartments 700sf
- 2 Bedroom Apartments 1,000sf

### **EXCLUSIVE PROGRAM / AMENITIES**

- Fitness Center 4,000sf
- Changing rooms 1,000sf
- Entertainment Space with Kitchenette 5,000sf
- Rooftop Terrace and Entertainment 15,000sf
- Outdoor Leisure Pool
- Rooftop Community Garden 10,000sf
- Cyber Business Center 1,000sf
- Conference Area 1,000sf
- Bike Storage 1,000sf
- Communal Storage 5,000sf
- Zip-cars/Scooter share
- Trash/Recycling Area 2,000sf
- Custodial/Maintenance 2,000sf
- Loading Dock 3,000sf
- On-site Parking

## IDEALIZATION OF SPACIAL ELEMENTS...

The idealization of big-ticket items would be used in marketing for the apartment complex. In a project such as this that revolves around ideas of community and affordable, micro, city living, the concept of the grand amenity is ever more important. Living conditions are minimized and community interactions are heightened.

The culture and energy of the building must be able to accommodate and conform to many varying personalities and preferences. The amenities should accommodate energetic, vibrant spaces as well as calm and quieter spaces. Ideally residences should feel comfortable and encourage congregation in public spaces whether they feel like striking up a conversation or silently exchange smiles while relaxing. The idea is to provide tenants with frequent points of connection to those around them whether they are consciously seeking it out or not. In time relationships have the potential to form that could even be met in silence like that of family members.

### Balconies

Left: Newton Suites“ in Singapur

Right: Sky Condos 2011 - Arquitectum, Porto Alegre, BR



Figure 51. Ideal Balconies  
Source : [www.archdaily.com](http://www.archdaily.com)

## RoofTop Pool and Entertainment Space

Left: Mumbai's Aquaria Grande, B James Law

Right: Habita Monterrey Hotel by Landa Architects and Joseph Dirand



Figure 52. Ideal Rooftop  
Source : [www.archdaily.com](http://www.archdaily.com)

## Rooftop Community Garden

Left: [www.roofgardentips.com](http://www.roofgardentips.com)

Right: Toronto, Eau Du Soleil



Figure 53. Ideal Garden  
Source : [www.archdaily.com](http://www.archdaily.com);  
[www.roofgardentips.com](http://www.roofgardentips.com)

## Lobby and Atrium

Left: Allied Works, Cantos Music Center

Right: Mumbai's Aquaria Grande, B James Law



Figure 54. Ideal Lobby  
Source : [www.archdaily.com](http://www.archdaily.com)

## Rock Climbing

Left: University of Utah, Student Life Center

Right: The Marketplace in Tustin, Calif., architect LPA



Figure 55. Ideal Rock Climbing  
Source : [www.archdaily.com](http://www.archdaily.com)

## **DESIGN APPROACH...**

The design approach moving forward will be focused around functional design that adheres to Nashville's determined neighborhood aesthetic of the Gulch. The aim is to provide a finished product that is edgy, pushing boundaries and can become a catalyst building for future growth in community-based sustainable and affordable living within an urban downtown setting.

I will aim to address issues of loss in community focus and connectivity, and also social sustainability within affordable living through the creation of this "role model" apartment complex, that provides a new living strategy for urban living.

Conceptual approaches in the form of the building, all the way down to the materiality will be informed and inspired by the surrounding context of the Gulch and its history, hoping to enrich the spirit of the neighborhood.

## FORECASTING FINAL DELIVERABLES...

The wall composition layout will be created through the use of 44" wide Photomatt color printing. The layout will be determined while creating final images to allow for non-rigid compositionally organized boards, that allows information to blend smoothly from one to another according to the anticipated verbal design presentation.

### Site:

- 2 Site Sections, 1" = 100'
- Overall Site Plan, 1" = 100'
- Existing Context Aerial
- Context Aerial View with Final Designs
- Site Reaction Diagrams

### Building:

- 2 Sections, 1/16" = 1'-0"
- Plans, 1/16" = 1'-0"
- Enlarged Plan, 1/8" = 1'-0"
- 4 Elevations, 1/16" = 1'-0"
- Axonometric Views
- Overall Perspectives: 2 Exterior
- Snippet Experiential Perspectives: 2 Exterior, 2 Interior
- Building Conceptual Diagrams
- Form Generation Diagrams
- Spacial Hierarchy Diagrams

### Units:

- Typical Unit Sections, 1/4" = 1'-0"
- Typical Unit Plans, 1/4" = 1'-0"
- Perspectives
- Conceptual Diagrams
- Space Layout Diagrams
- Flexibility Imagery

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## APPENDIX

...Final Architectural Presentation Boards

- Overall Final Layout
- Presentation Boards 1-6

## FINAL PRESENTATION...

### Final Presentation Layout

Left Top: Board 1 \_Site

Left Bottom: Board 2 \_Concept

Middle Vertical: Board 3 \_Plans and Sections

Middle Top: Board 4 \_Experiential

Middle Bottom: Board 5 \_Experiential

Right: Board 6 \_The Micro-Unit



Figure 56. Overall Presentation Layout  
Source : Author

Board 1\_Site



Figure 57. Board 1  
Source : Author

Board 2\_Concept

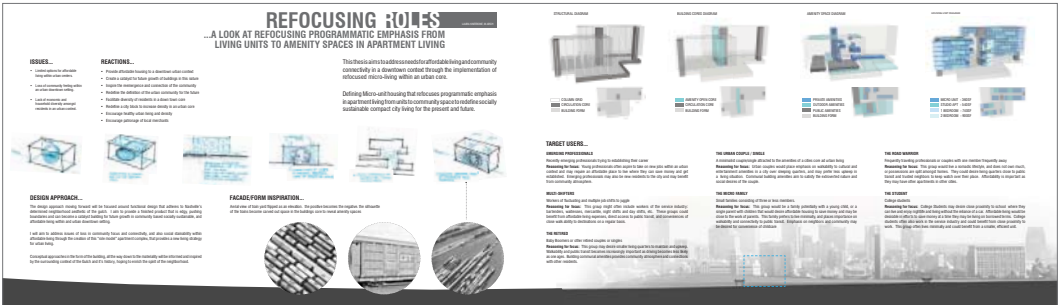


Figure 58. Board 2  
Source : Author

Board 3\_Plans and Sections



Figure 59. Board 3  
Source : Author

## Board 4\_Experiential



Figure 60. Board 4  
Source : Author

## Board 5\_Experiential



Figure 61. Board 5  
Source : Author

## Board 6\_The Micro-Unit

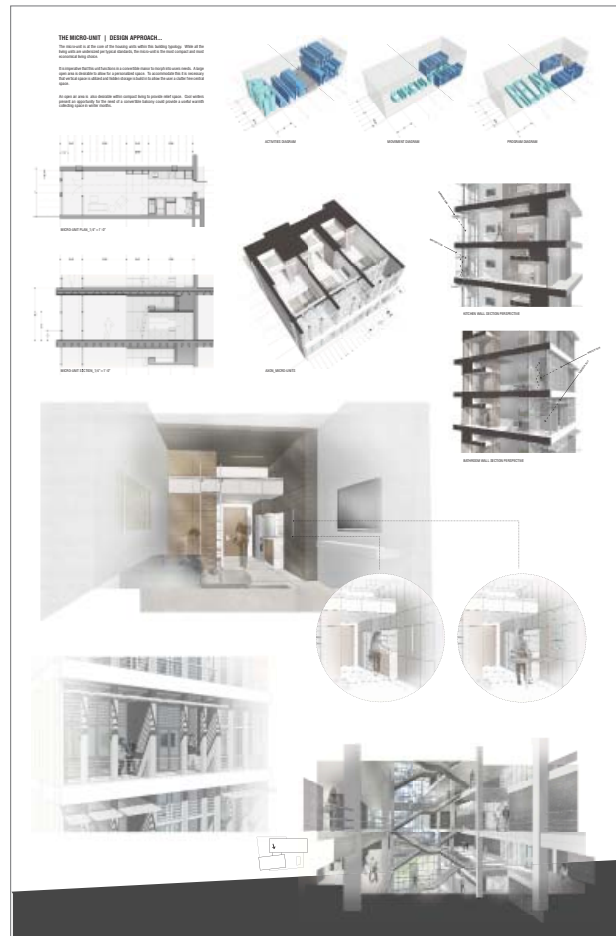


Figure 62. Board 6  
Source : Author

## **VITA...**

Laura Mae Kneebone grew up in Brooklyn, Wisconsin with a love for creativity and artistry. She decided to apply her interest for design in her studies in her undergraduate degree. She received her Bachelor of Arts from the University of Wisconsin-Stevens Point in 2007, with a double major in Interior Design and Graphic Design.

She started her professional career as an interior designer for Gettys: an international hospitality design firm located in Chicago, Illinois. For three years she learned and grew in the world of design, furthering her appreciation for the relationship and language between graphic, interior, and architectural design. Here, her belief that importance should be placed on interiors and exteriors that speak to one another to create continuity grew. She believed that to be a well rounded designer, the ability to create this connection was vital in sculpting great spaces.

She moved to Nashville, Tennessee in 2010 and began her architectural exploration, working as an interior designer for Hastings Architecture Associates: an architectural firm focusing on urban architectural projects. While continuing to work summers with Hastings she came to Knoxville, Tennessee to receive her Master of Architecture at the University of Tennessee.