

HIDDEN HOUSING:

How to Retrofit a Neighborhood

GANS STUDIO

Deborah Gans Isobel Herbold and Kate Moxham



RE: MX



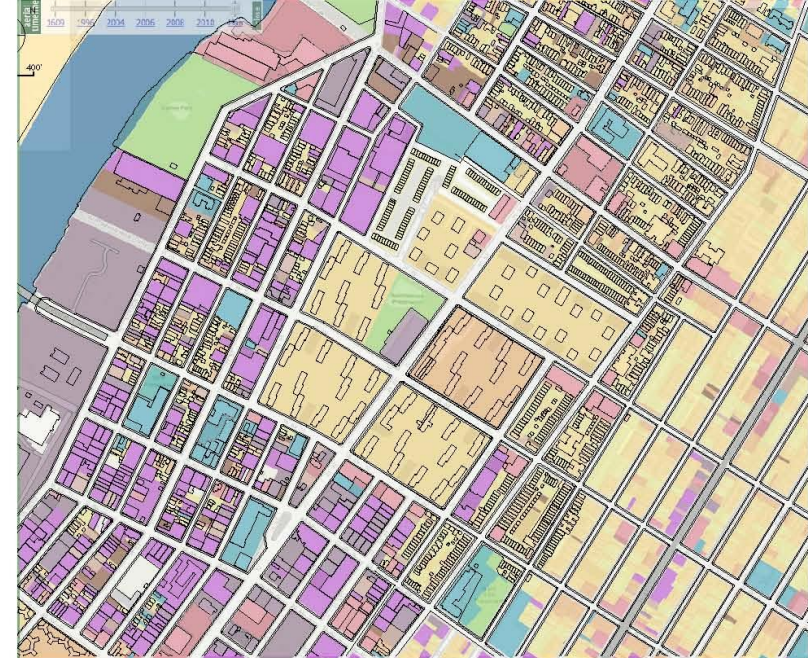
LOCAL ADDITION

RAVENSNEST



ASTORIA

RAVENSWOOD



- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



24TH STREET, QUEENS 11106

Residential
Block: 345
Lot: 13

Lot Area: 4,575 sq ft (40' x 106.75')
of Buildings: 1 Year built: 1901 (estimate)
of floors: 1.5
Building Area: 2,666 sq ft
Total Units: 1 Residential Units: 1
Primary zoning: R5
Floor Area Ratio: 0.58
Max. FAR: 1.25



COUPLE



GRANDPARENT



EXTENDED FAMILY

SINGLE PARENT

ACCESSORY UNIT

NYCHA OVERFLOW



IMMIGRANT



SMALL FAMILY

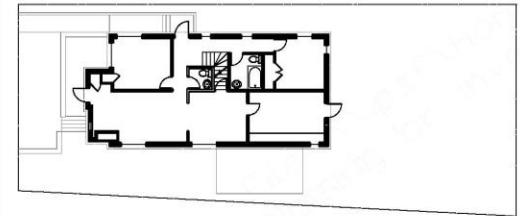
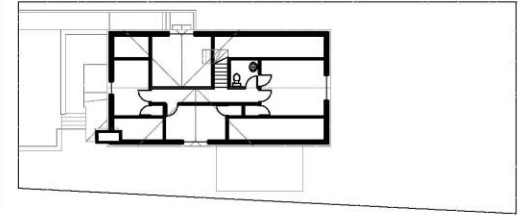
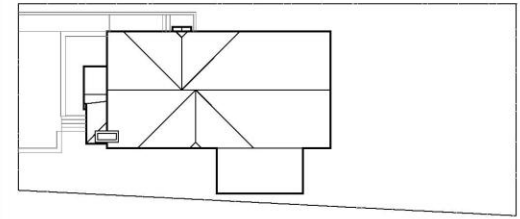
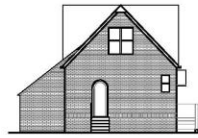
RETIREE

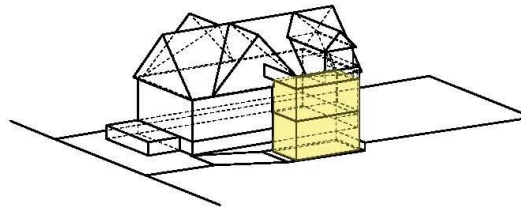
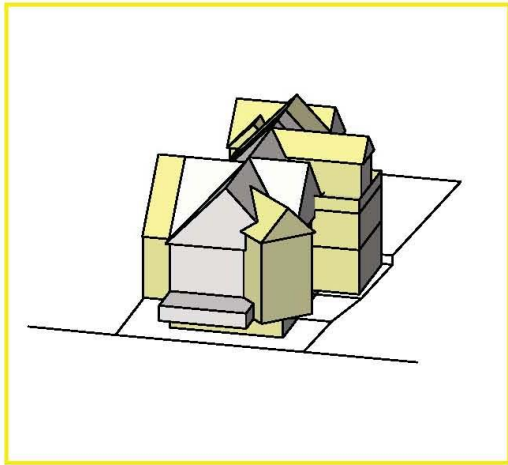
OWNER OCCUPIED



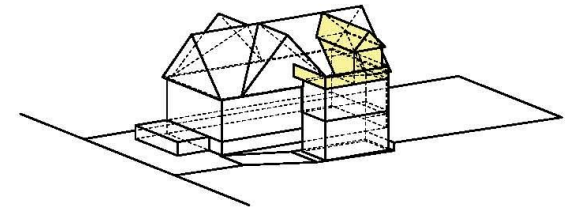
EMPTY NESTER

LOCAL ADDITION

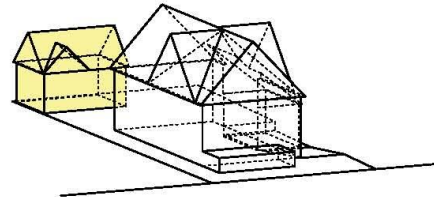




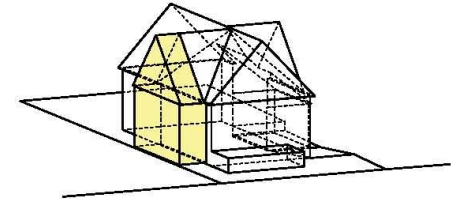
GARAGE UNIT



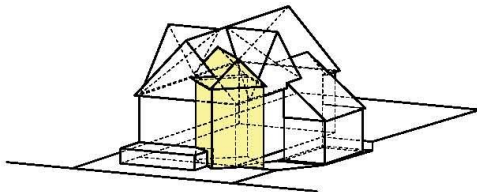
SUR UNIT ATTIC



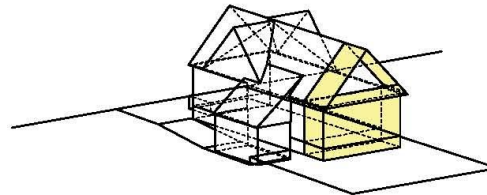
SHED UNIT



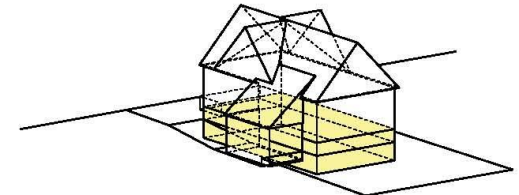
LOTLINE UNIT



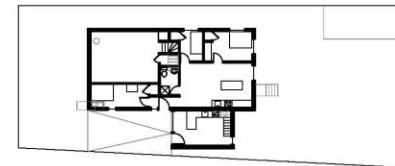
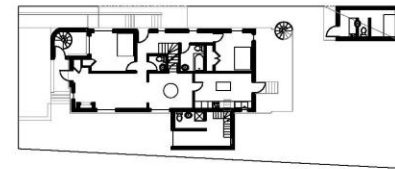
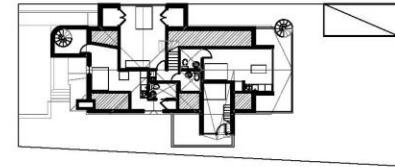
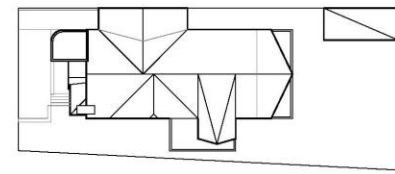
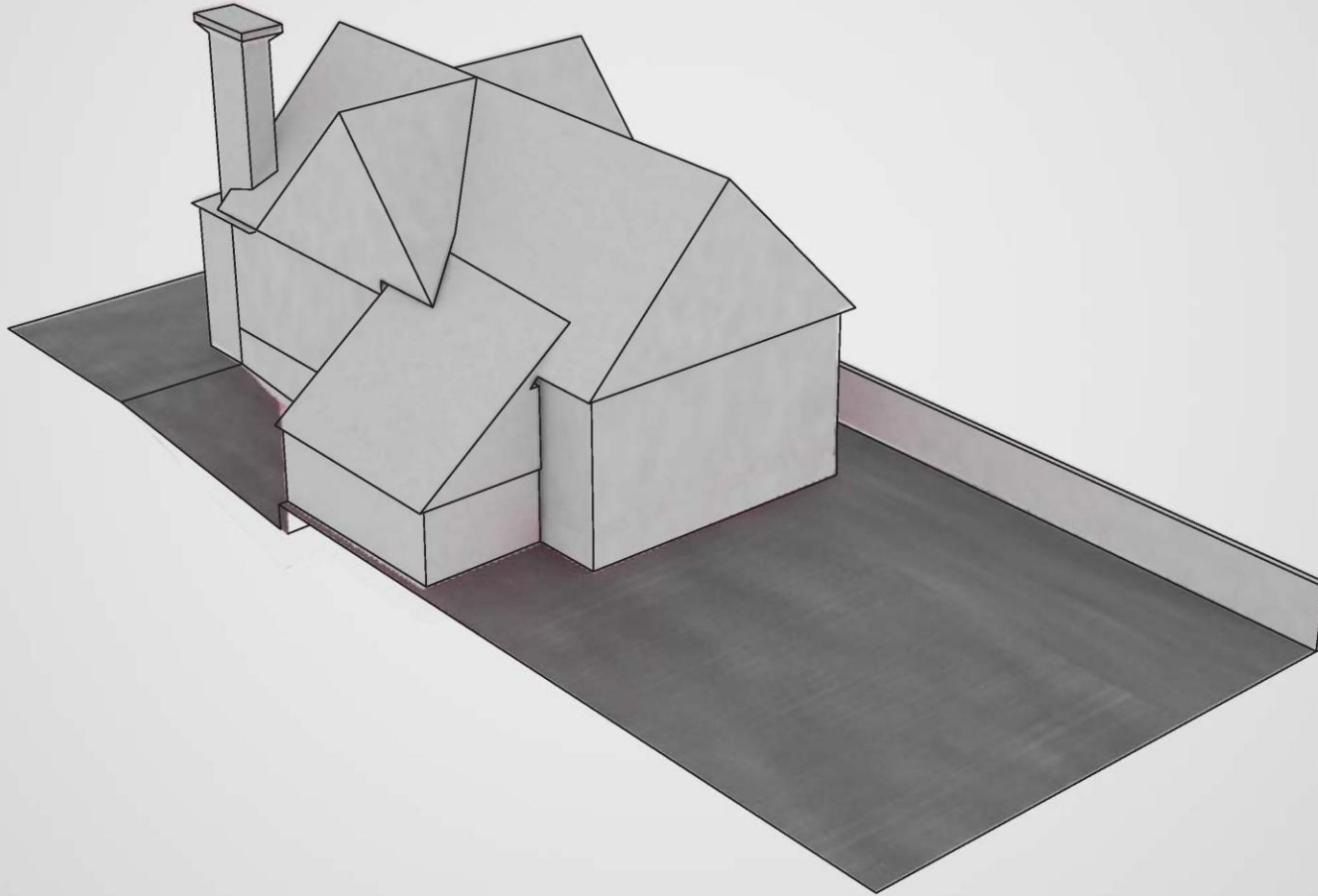
TOWER UNIT



BACK UNIT

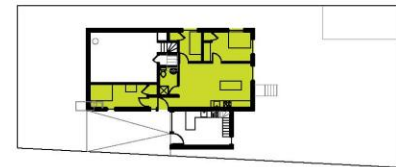
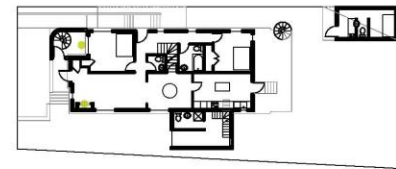
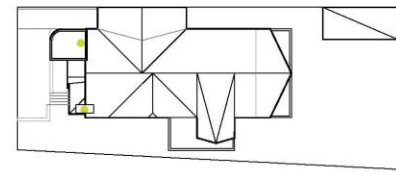
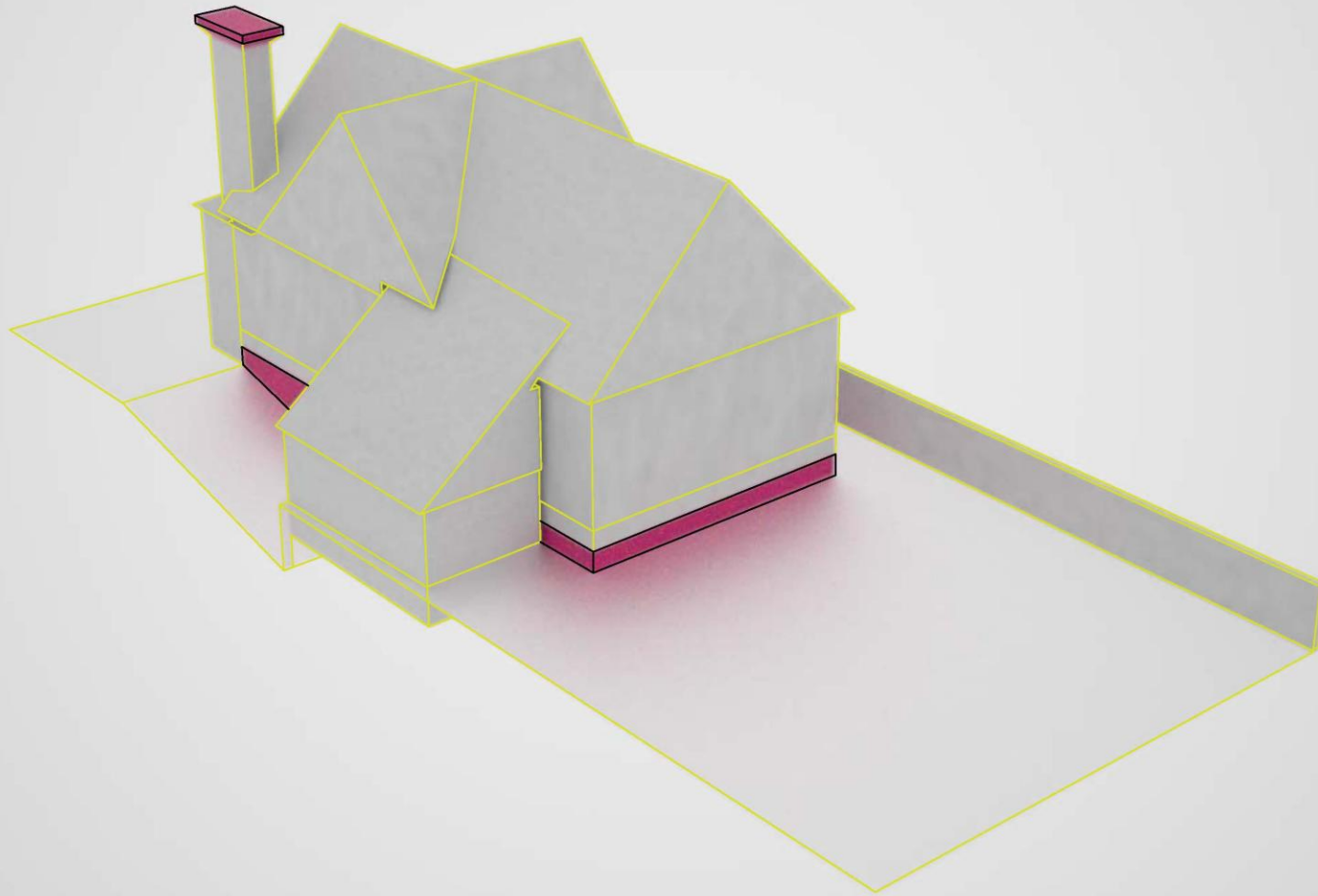


SUB UNIT BASEMENT

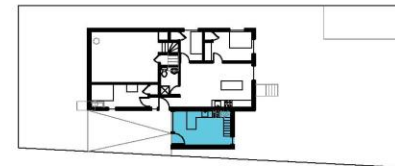
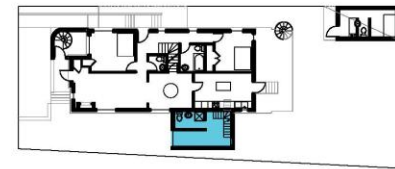
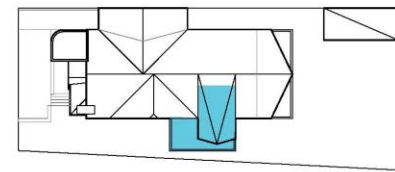
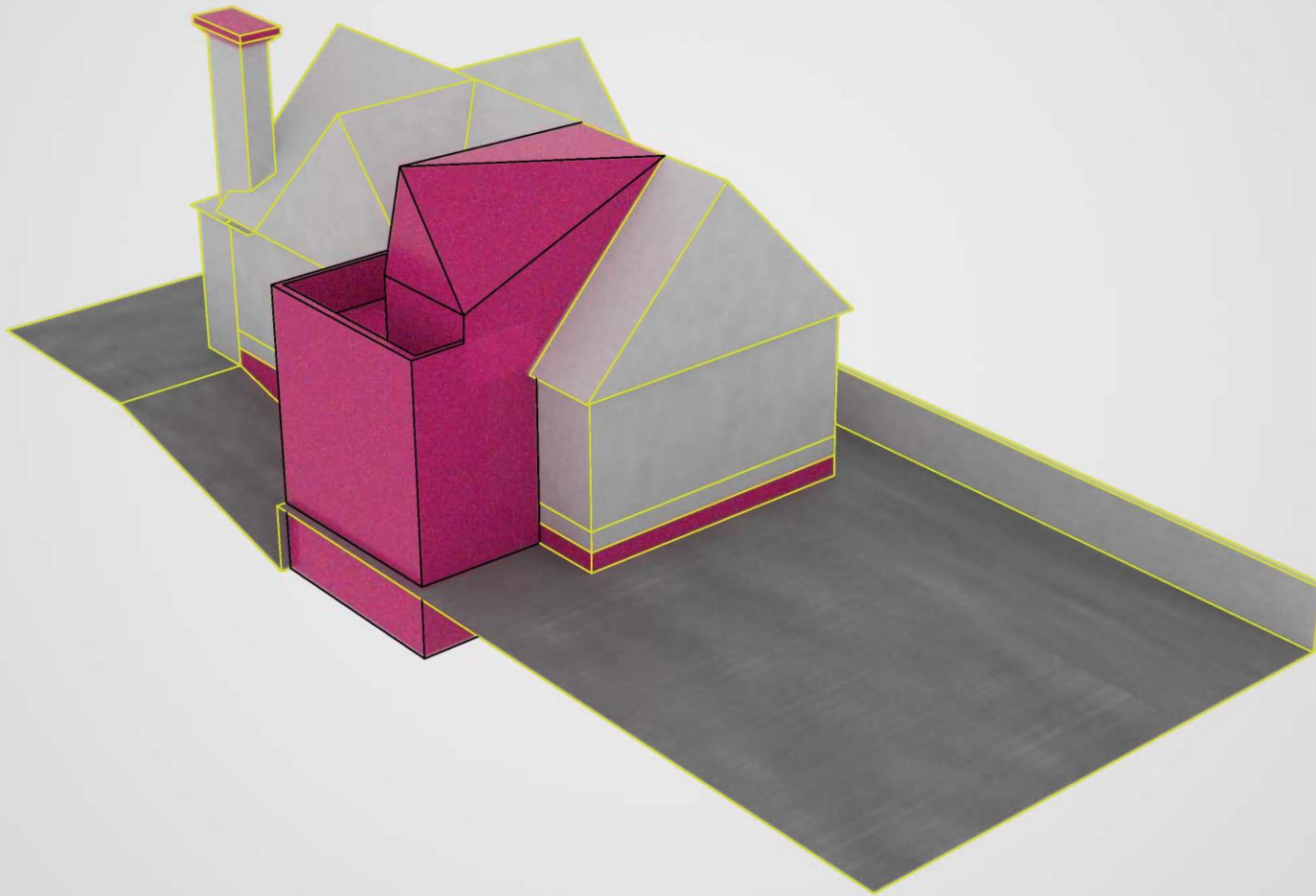


SINGLE FAMILY RESIDENCE

UNIT TOTAL = 2800 SF



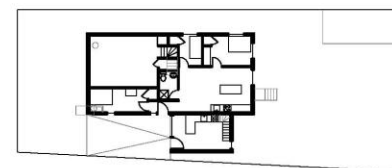
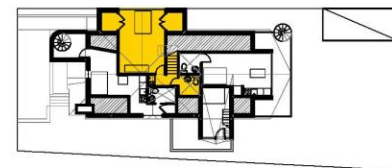
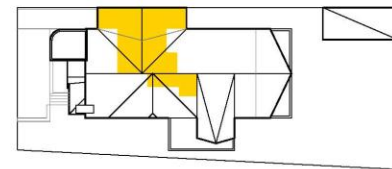
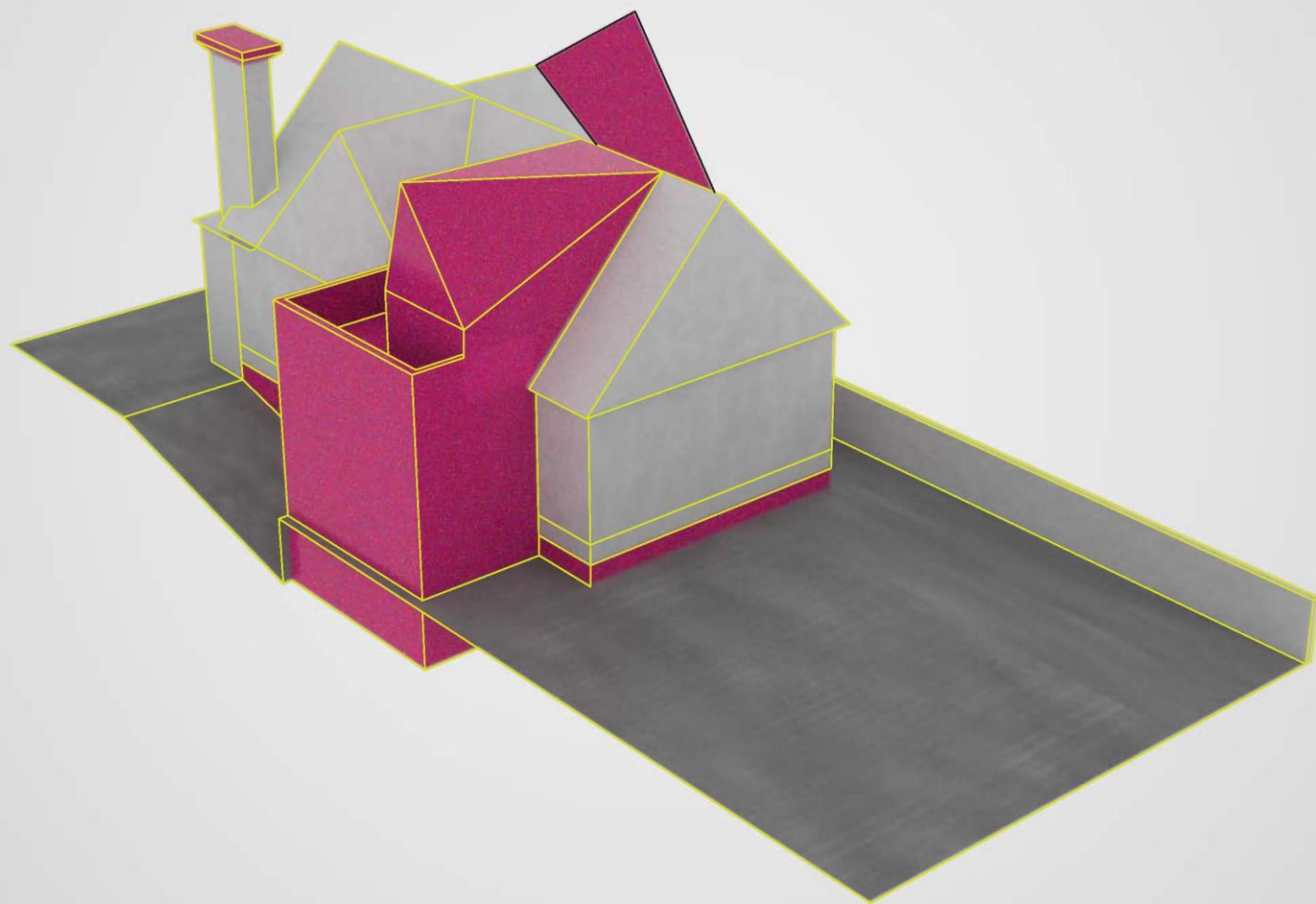
BASEMENT UNIT
EXCAVATE 3' @ EXST DRIVE
+ WINDOWS (7)
+ DOOR (1)
+ SOLAR SCOPE (2)
UNIT TOTAL = 463 SF



GARAGE UNIT

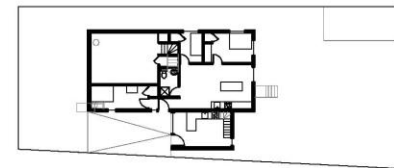
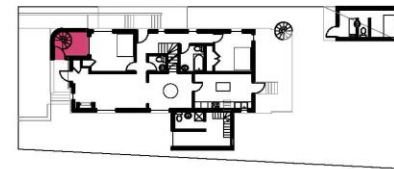
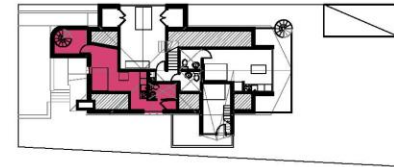
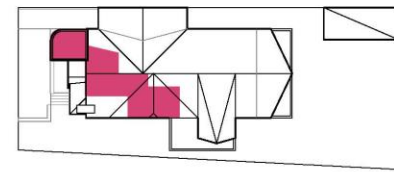
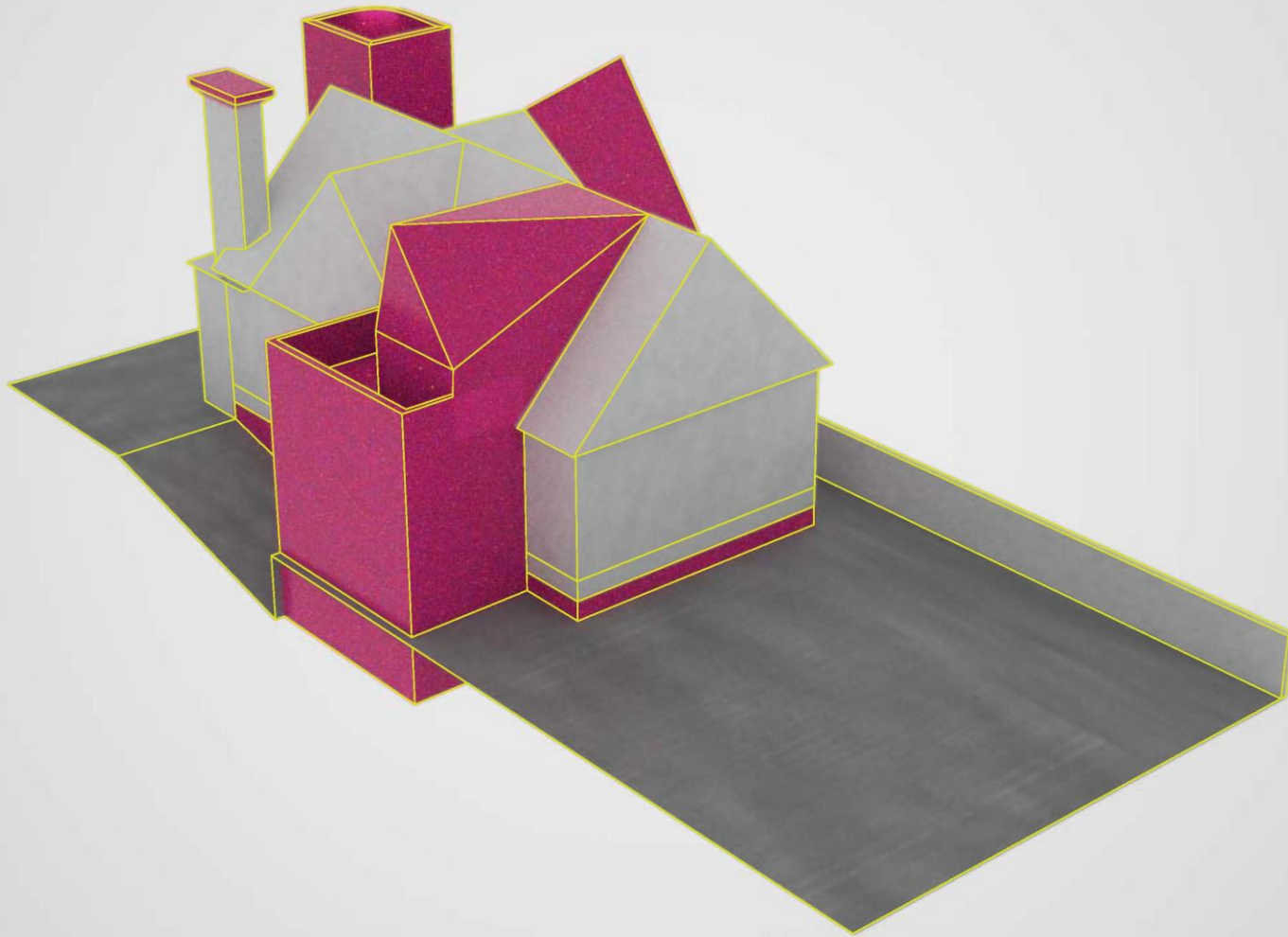
+ 281 SF (96 SF TERRACE)

UNIT TOTAL = 469 SF



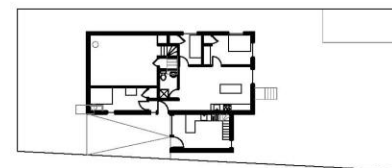
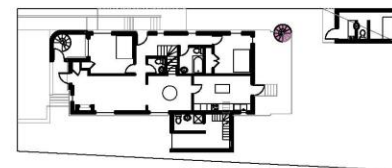
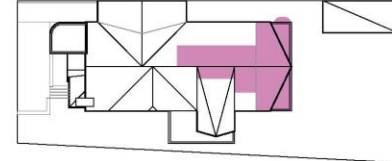
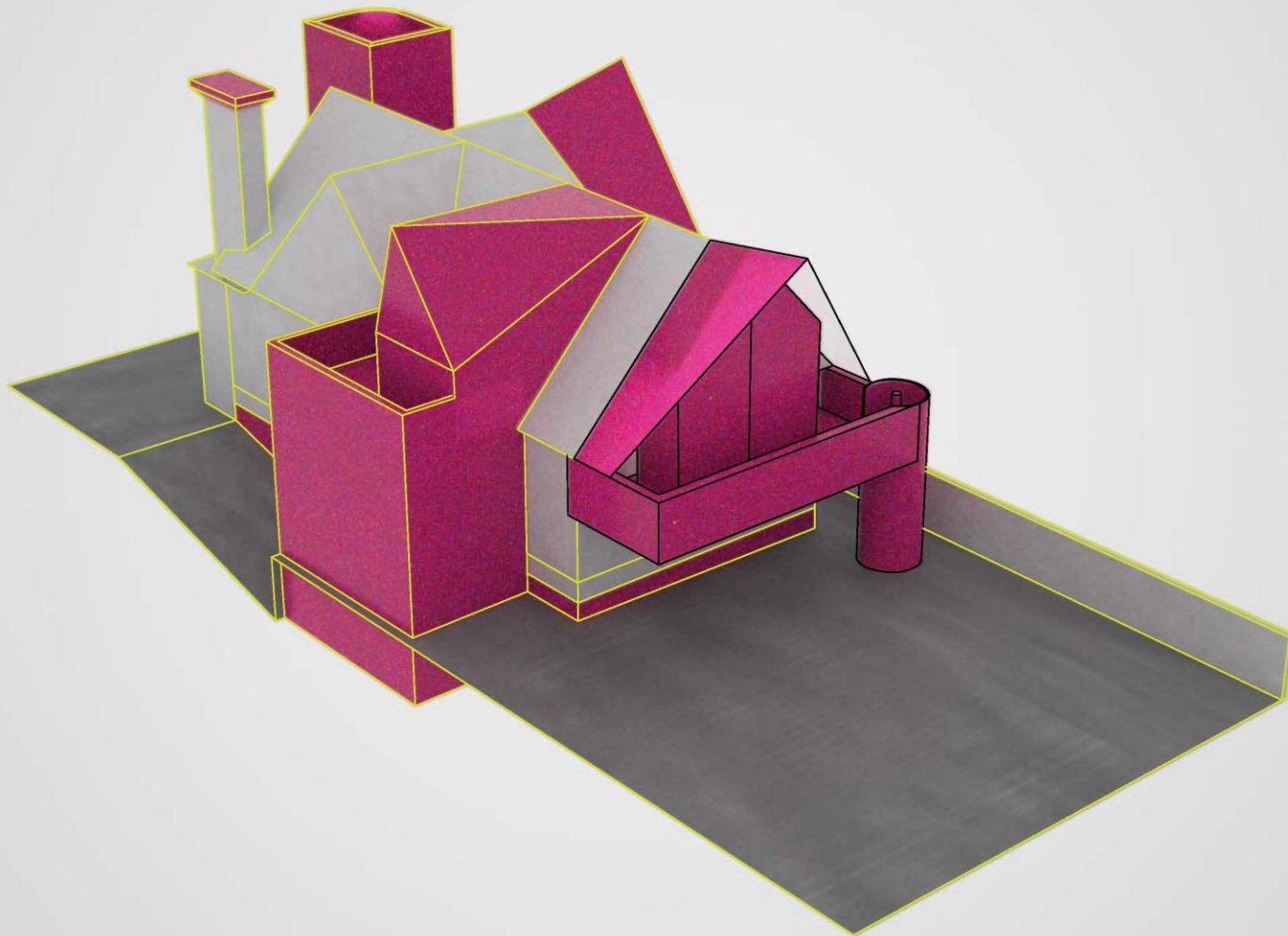
LOTLINE UNIT

+ 126 SF
UNIT TOTAL = 463 SF



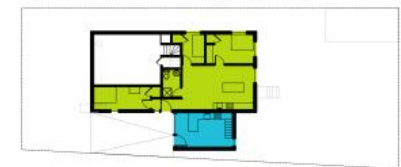
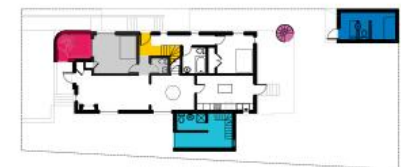
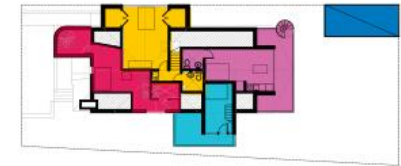
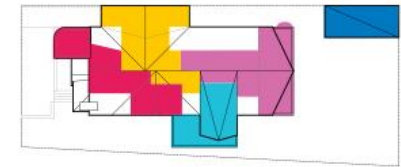
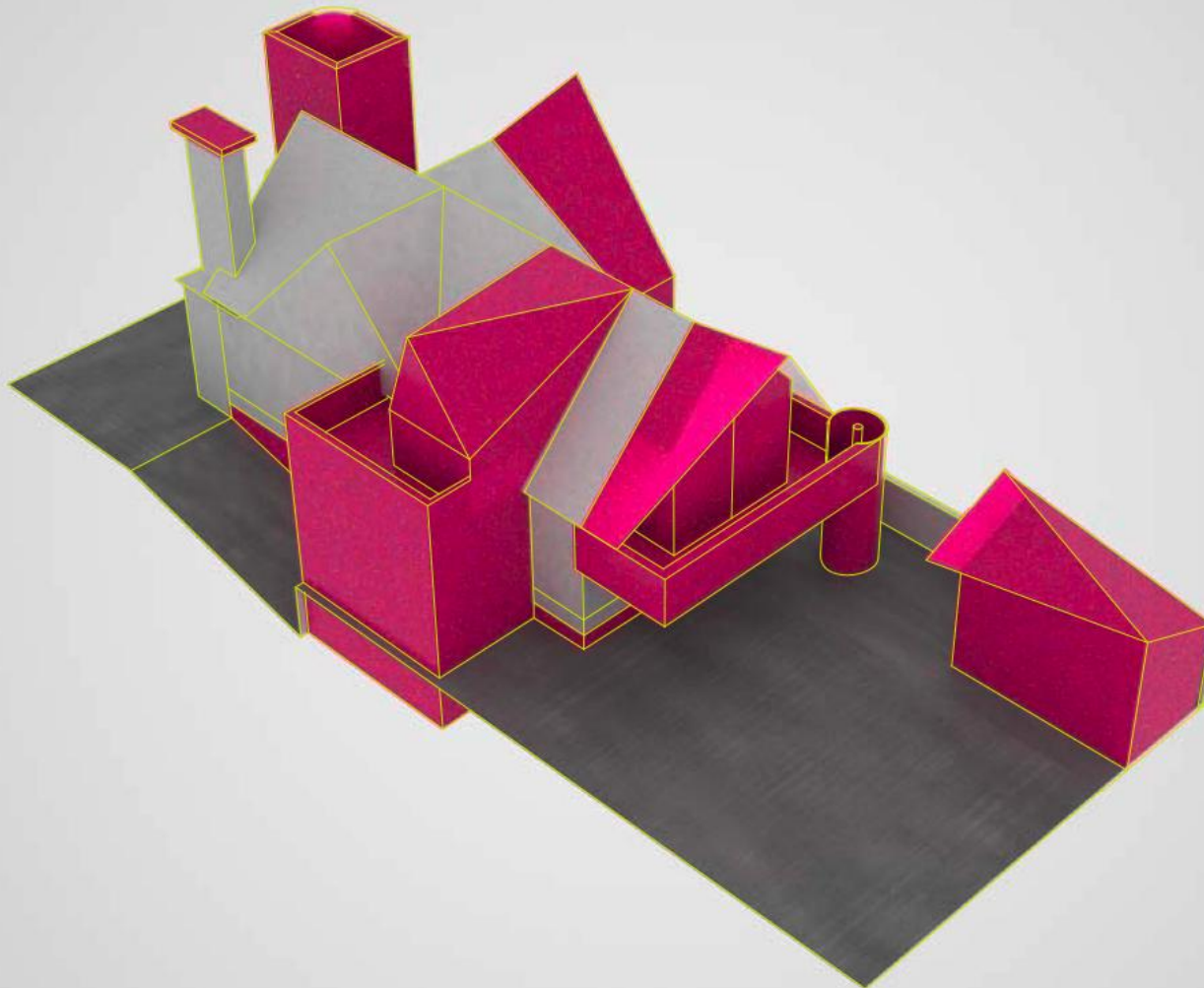
TOWER UNIT

+ 138 SF (46 SF TERRACE)
UNIT TOTAL = 366 SF



BACK UNIT

+ 237 SF (156 SF TERRACE)
UNIT TOTAL = 420 SF



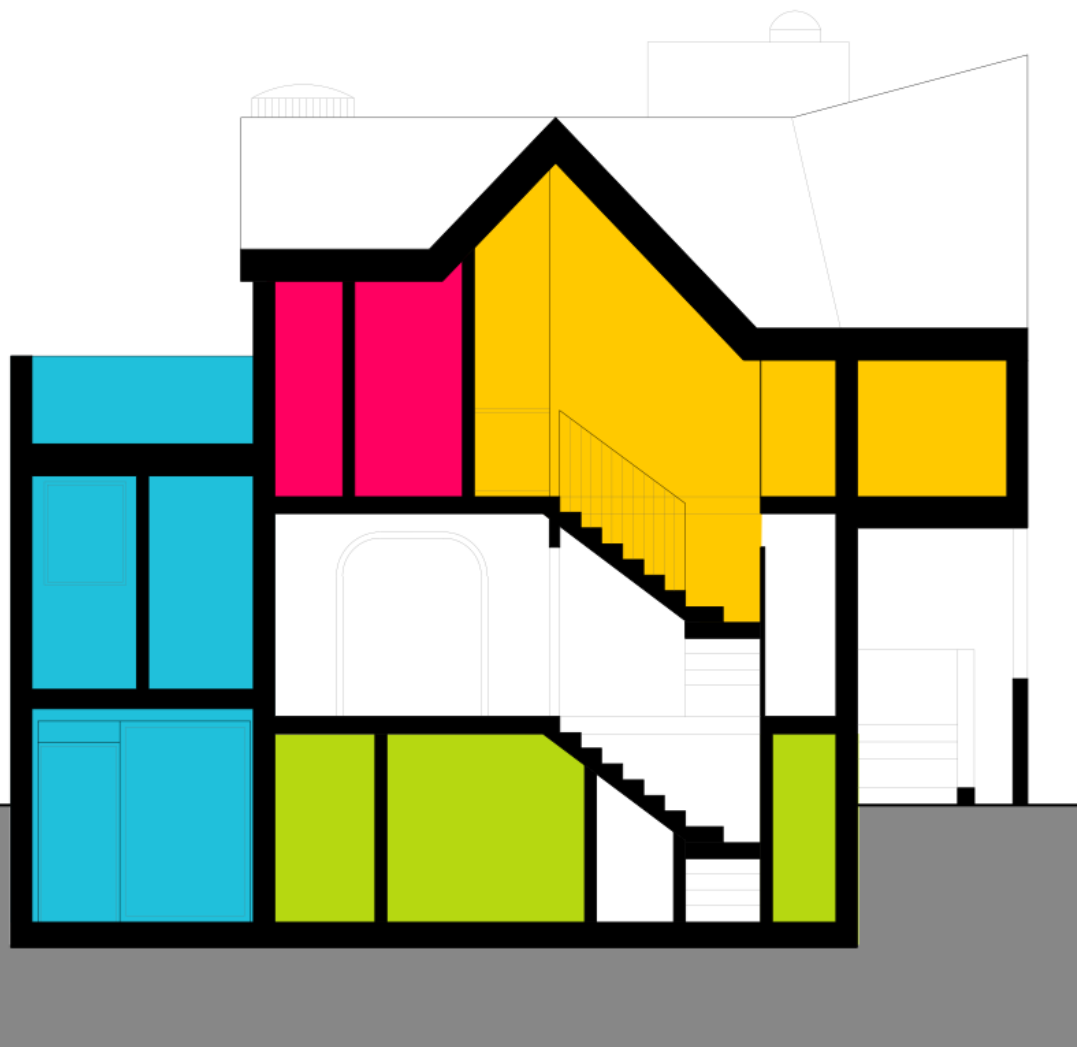
OWNER OCCUPIED UNIT

- 1610 SF

UNIT TOTAL = 1190 SF

GROSS TOTAL = 3646 SF

FAR: 0.8 (ALLOWED 1.25)

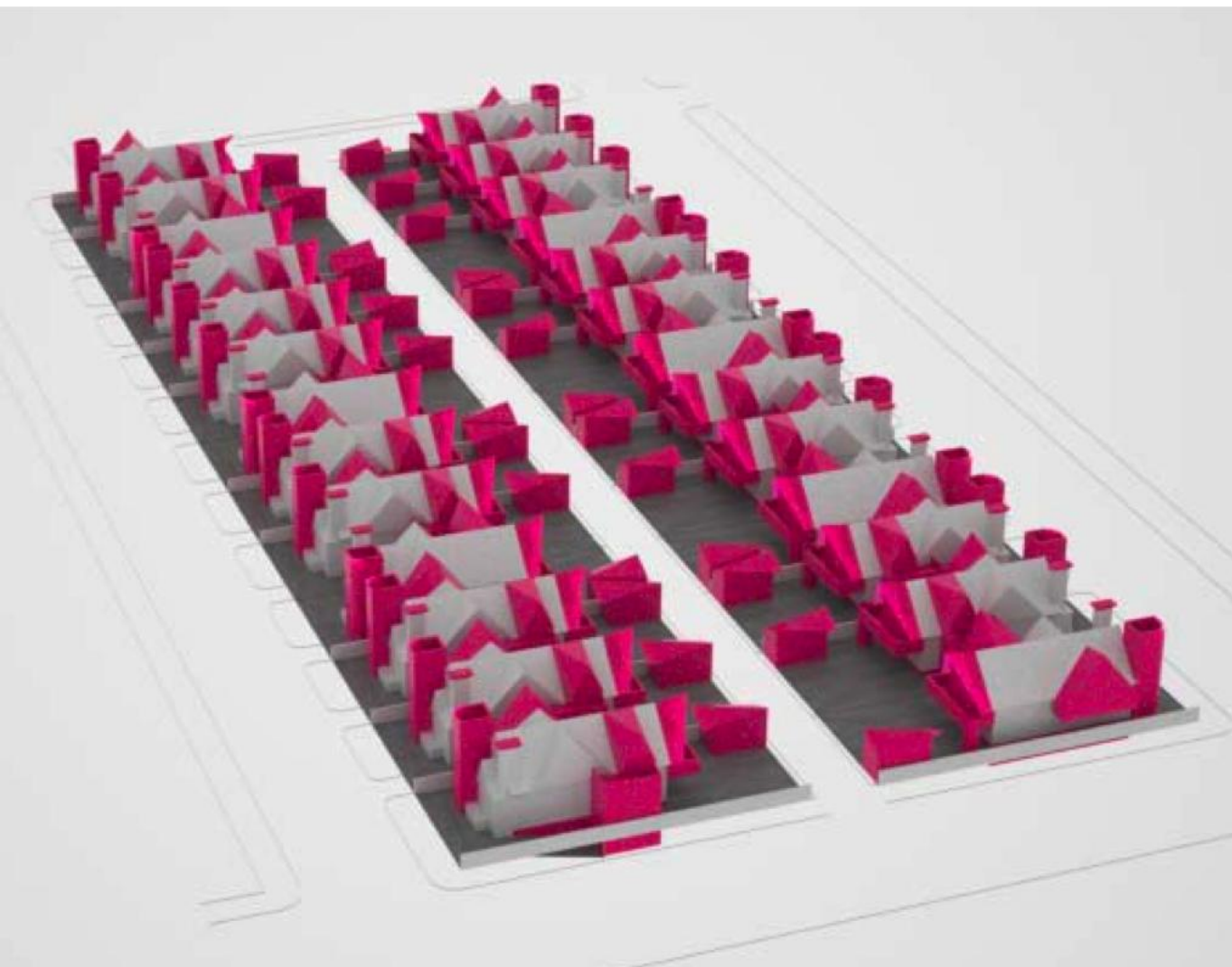


FRONT ELEVATION

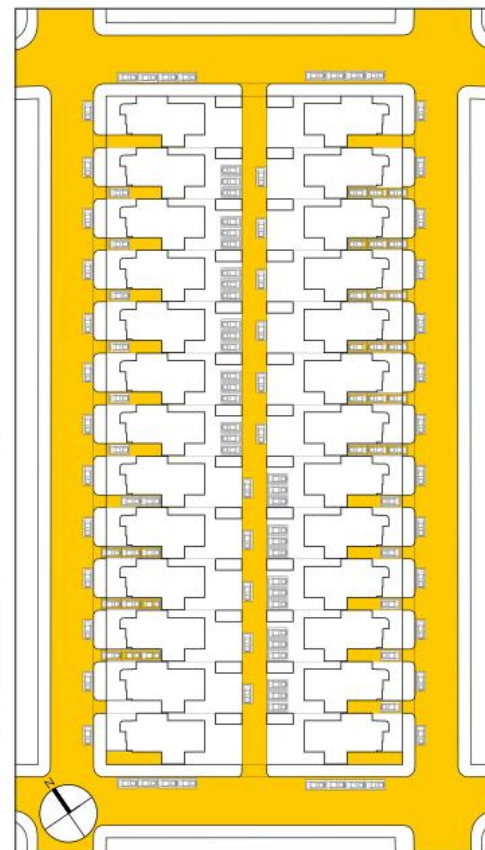


REAR ELEVATION





MEWS PARKING





14-56 31 DRIVE, QUEENS 11106

Mixed Residential & Commercial
Block: 531 Lot: 59
Lot Area: 10,016 sq ft (100.08' x 100.08')
of Buildings: 3
Year built: 2001
of floors: 10
Building Area: 61,700 sq ft
Total Units: 63
Residential Units: 60
Primary zoning: R7X Commercial Overlay: C2-2
Floor Area Ratio: 6.16
Max. FAR: 5



SINGLE PARENT

NEW ARRIVALS



RAVENSNEST



MULTI-GENERATIONAL FAMILY



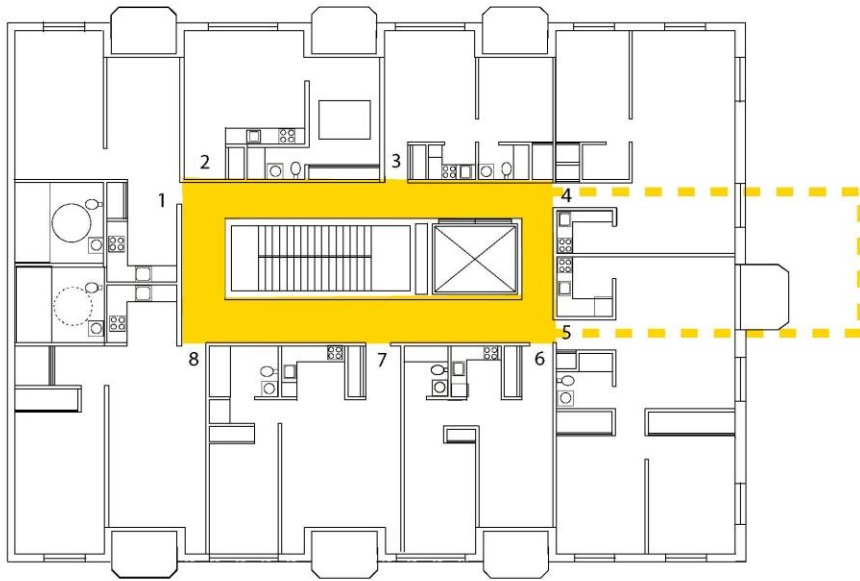
ELDERS

SINGLETON

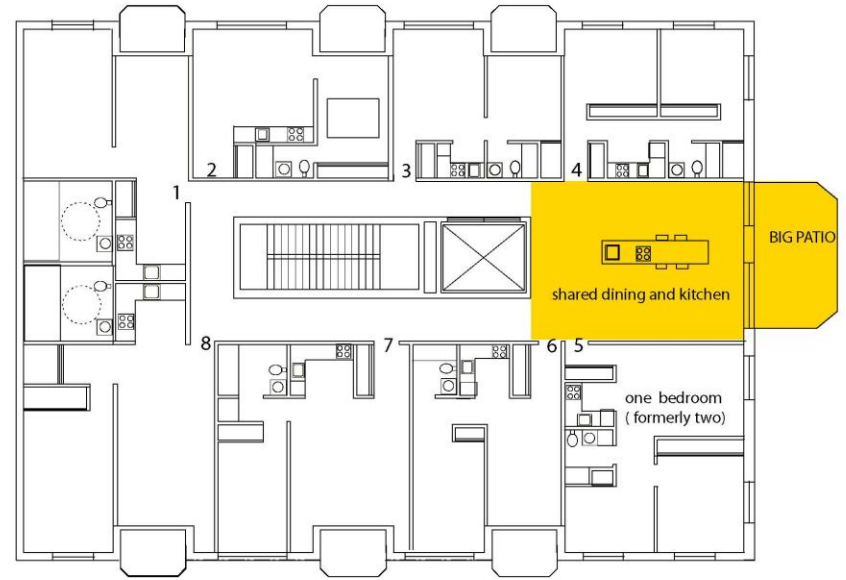


grand-parenting





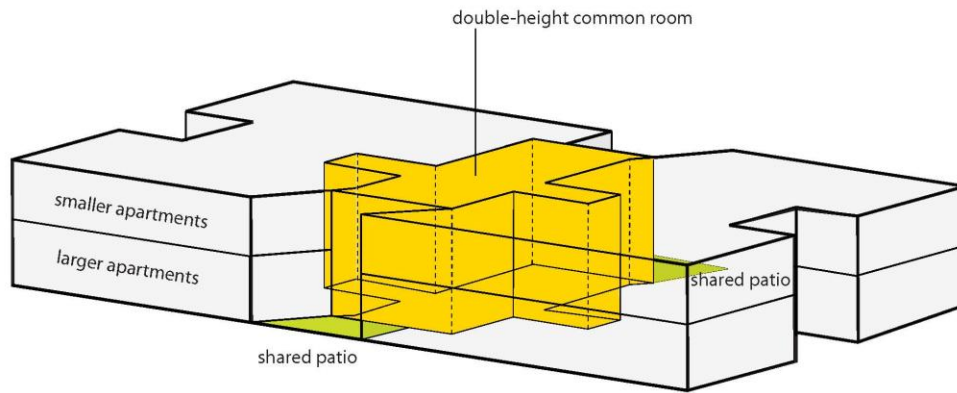
EXISTING FLOOR PLAN: 14-16 31ST DRIVE
only common areas are hallways



PROPOSED RETROFIT: 14-16 31ST DRIVE
consolidate shared space into a large living room with shared outdoor space

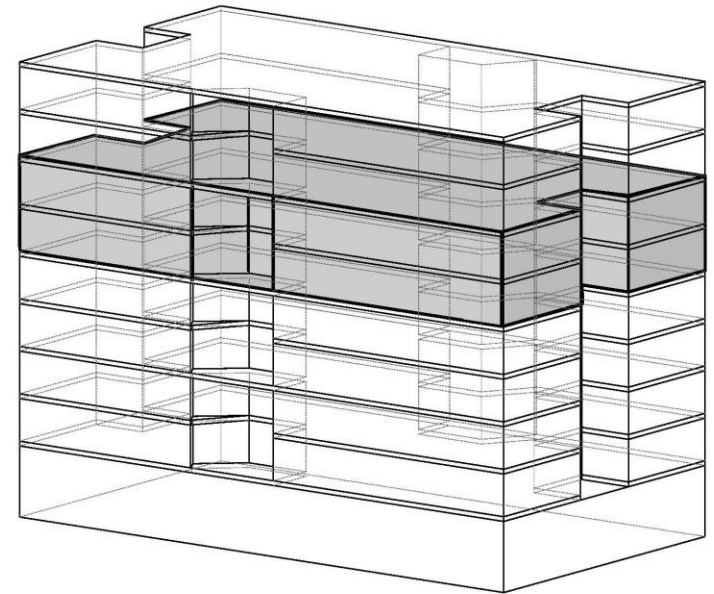
Existing zoning: **R7x**
FAR 6.16
10 floors

Proposed re-zoning: R7A
WHERE: along 21st St, 12th street and 36th Ave
FAR 4 or 4.6 with inclusionary zoning
Base height 6 floors max = 40-65
Total Height 8 floors max = 80
65% lot coverage



DOUBLE-HEIGHT SHARED LIVING ROOM

Apartments on two levels are arrayed around a double-height shared living room with two patios.



NESTED COMMUNITIES

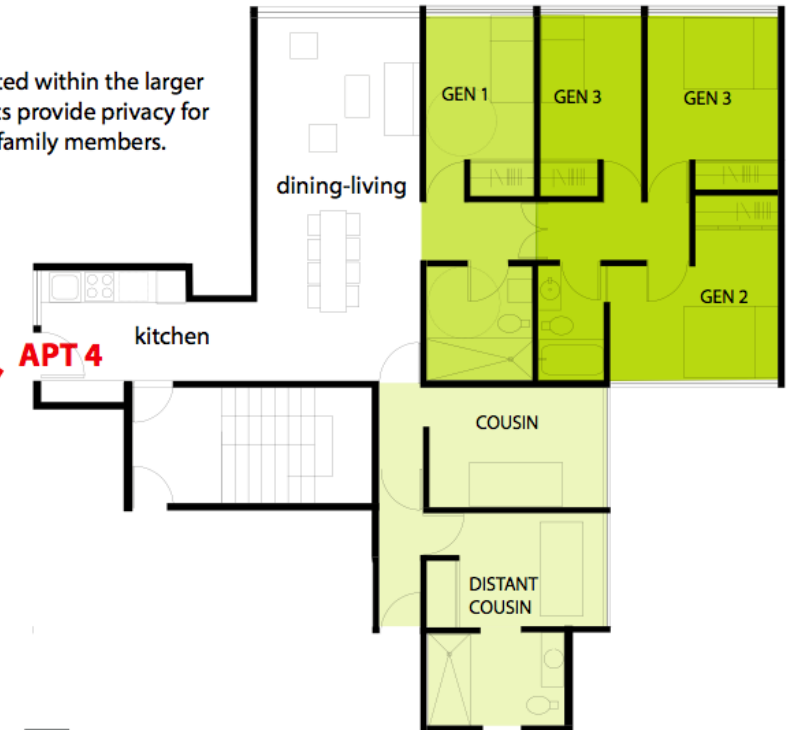
Two-level shared living areas stacked to create a 7-9 story buildings



TYPICAL LOWER FLOOR OF TWO-LEVEL SHARED LIVING



Suites nested within the larger apartments provide privacy for extended family members.



- All kitchens are adjacent to the common living room
- 4 smaller apartments
- 4 Larger apartments with suites nested within
- "Swing" bedrooms can be added to either adjacent apartment, adapting over time.





36-25 10 STREET, QUEENS
 Industrial / Manufacturing
 Block: 353 Lot: 4
 Lot Area: 18,000 sq ft (180.2' x 100.1')
 # of floors: 1
 Building Area: 13,618 sq ft
 Primary zoning: M1-1
 Commercial Overlay: None
 Floor Area Ratio: 0.76
 Max. FAR: 1

new teacher

craftspeople

artisans

artist

visiting cousin

wayward child

recent arrival

elder

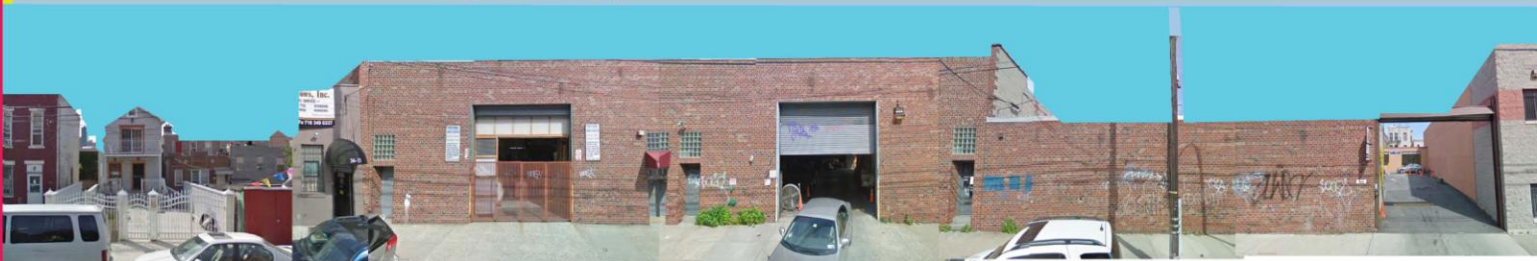
local young adult

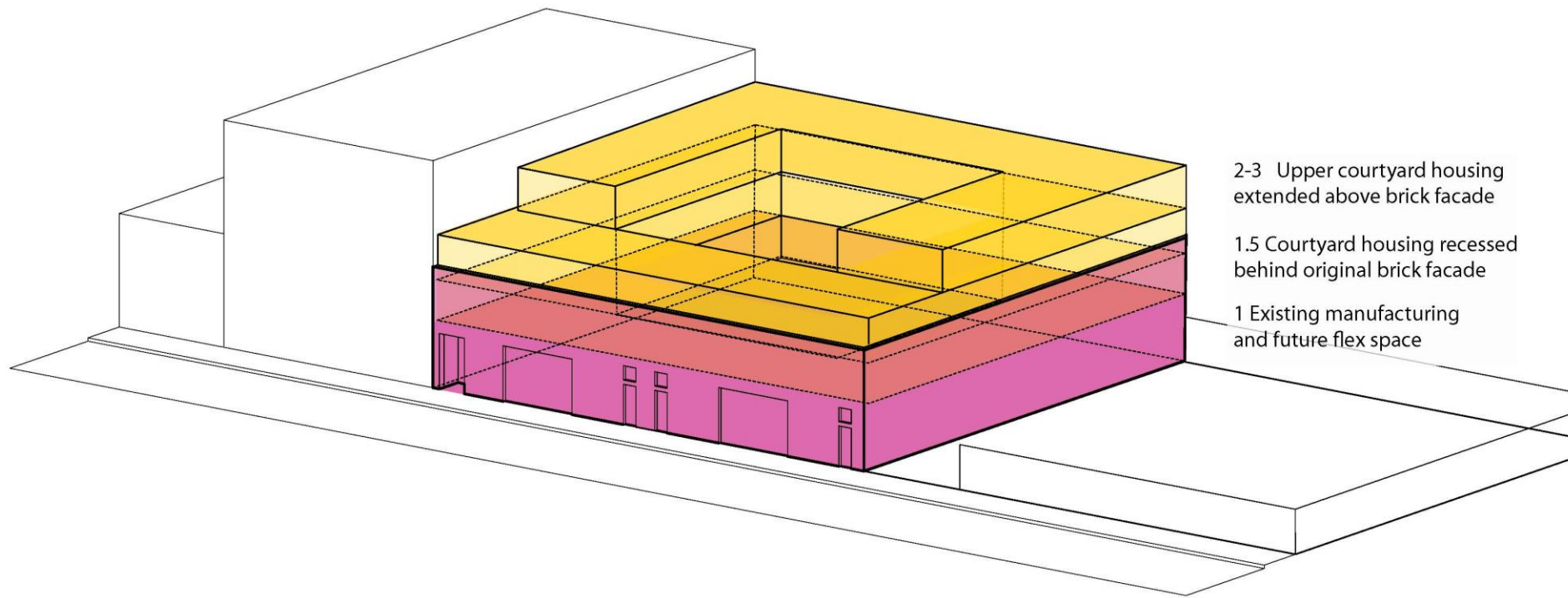
long time industry

first time employee

musicians

Re MX



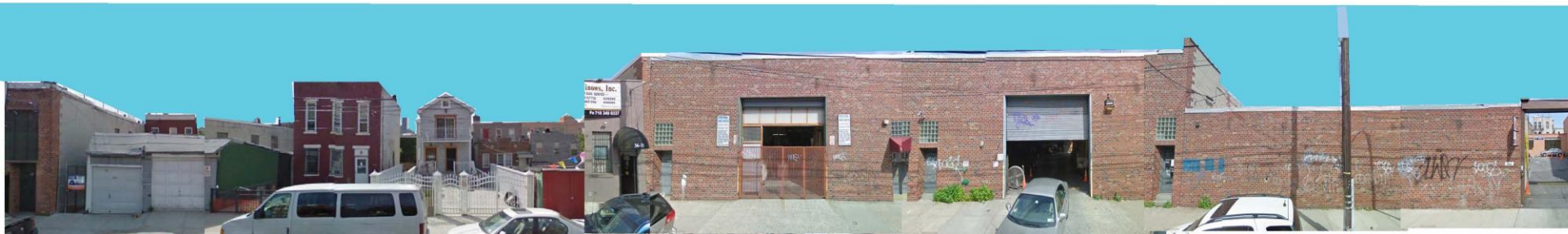


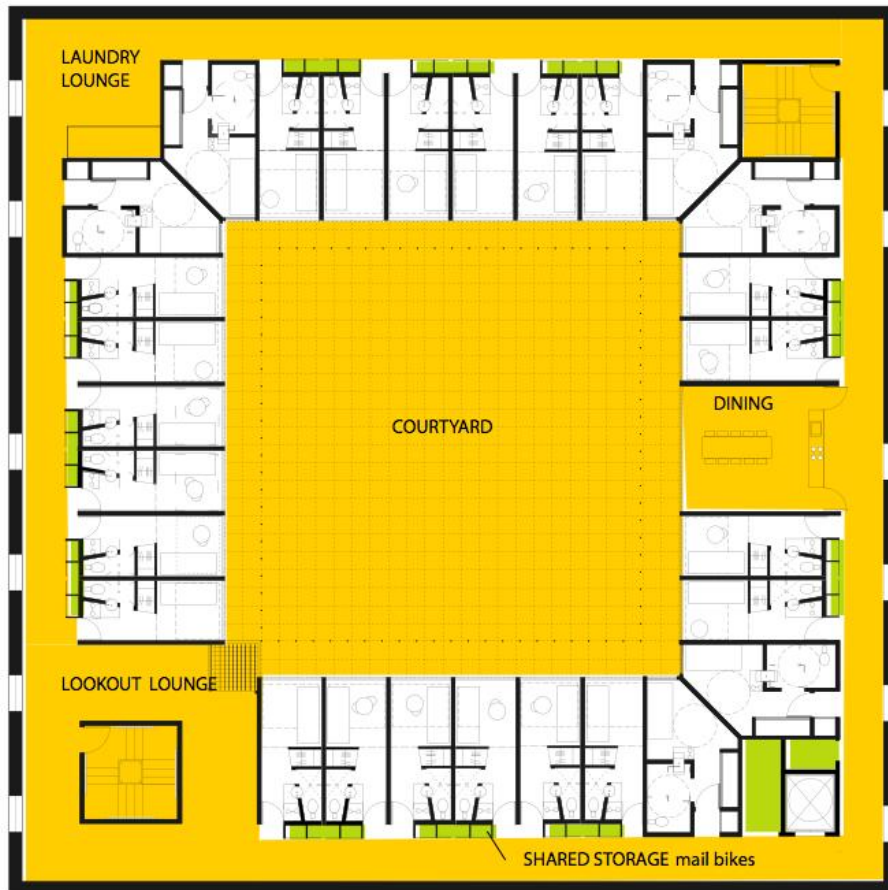
2-3 Upper courtyard housing
extended above brick facade

1.5 Courtyard housing recessed
behind original brick facade

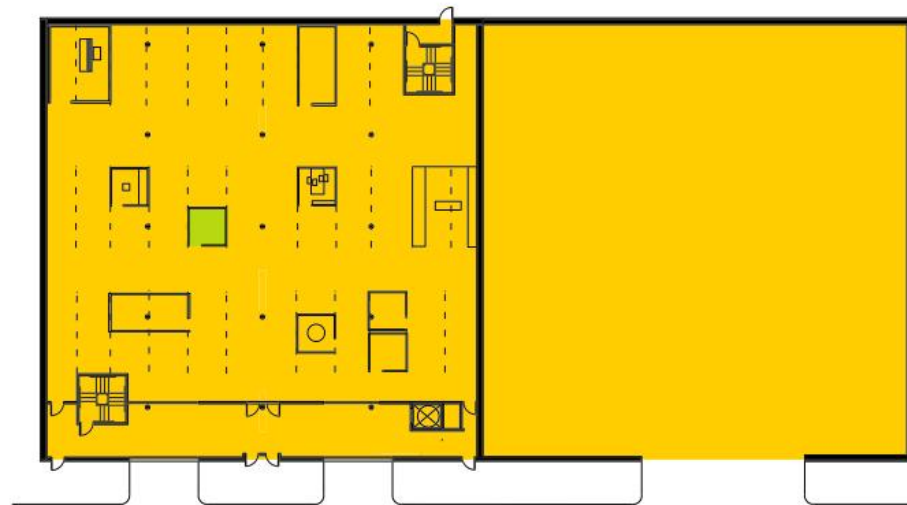
1 Existing manufacturing
and future flex space

Re MX





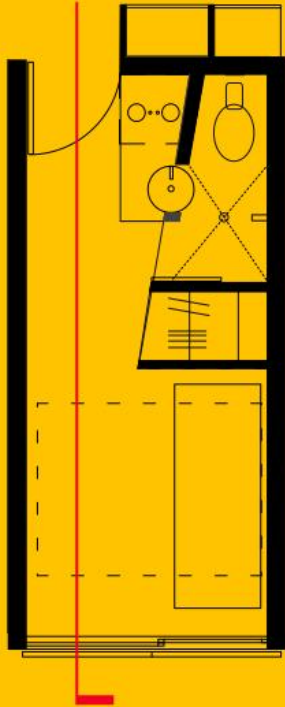
TYPICAL FLOOR



GROUND FLOOR: WORKSHOPS , PRACTICE ROOMS, PARKING

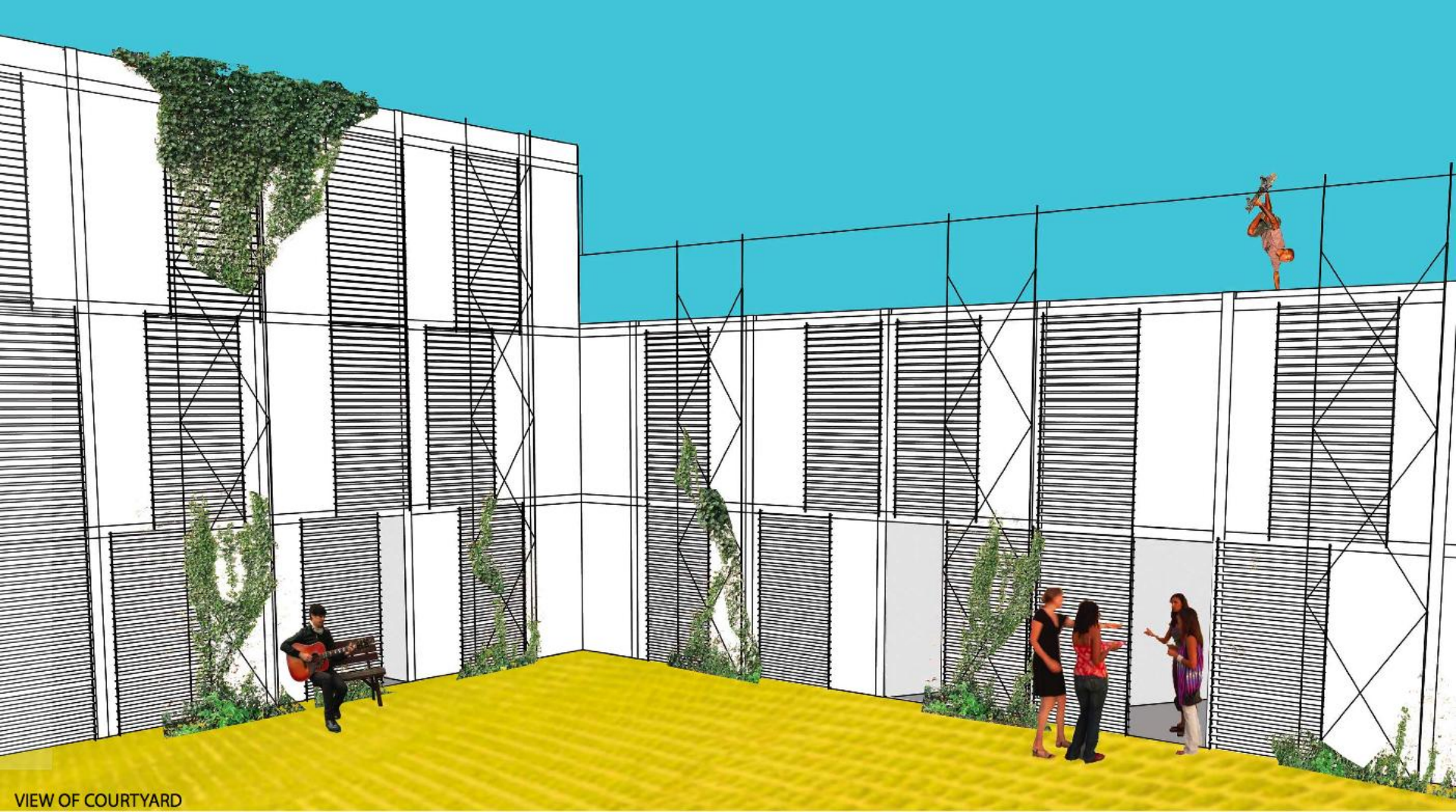
- Typical Unit: 130 sf
 ADA Unit: 180 sf
 62 Units on 2.5 floors
- common areas on each floor
 - 10,000 sf ground floor flex space
 - event space
 - practice rooms
 - parking
 - small workshops





TYPICAL UNIT: 130 sf





VIEW OF COURTYARD



RE: MX

FAR: 1.5-2

LOCAL ADDITION

FAR: 1.5

RAVENSNEST

FAR: 4.6