

**AFFORDABLE
HOUSING**

2946 West 23rd Street, **Coney
Island**

KADACLYNE
ARCH3612



I believe the way people live can be directed a little by
architecture.

Tadao Ando

About Coney Island

Coney Island is located right on the Atlantic Ocean & the southern tip of Brooklyn lies a neighborhood filled with rich and life. Best known for its beaches and rides, Coney Island is where New York City's first amusement park was opened in 1903, Luna Park.

A large residential neighborhood known for its strong Eastern European community, coney island is made of many first generation new yorkers and immigrants. This historic neighborhood unfortunately suffered damage during 2012 Hurricane Sandy, but New York's efforts to rebuild and enhance the cherished area have been evident.

- Coney Island is made up of mostly **African Americans and Hispanics**

Racial Diversity

African American	35%
Hispanic	31%
White	24%
Asian	8%
Two or more races	3%

- **Majority of population aged 20-24** who are usually heads of households.

Total Population by Age		
Age Group	# of Residents	Percentage
Under 5 years	85	5%
5 to 9 years	126	7%
10 to 14 years	133	8%
15 to 19 years	182	11%
20 to 24 years	200	12%
25 to 34 years	179	11%
35 to 44 years	113	7%
45 to 54 years	176	10%
55 to 59 years	95	6%
60 to 64 years	84	5%
65 to 74 years	172	10%
75 to 84 years	104	6%
85 years and over	32	2%



Vision Statement:

“To provide a design intent on serving the economically deprived population of Coney Island by creating a safe, sustainable and resilient community that is comfortable to reside in and blends in with its context in a unique way.

To prepare a stable environment for the younger generations who are heads of household and caretakers of the seniors, where they can focus more on gaining income and providing for the family. To exist in a space that contributes to the maintenance and building of a fun, attractive and boosting economy of Coney Island.”



STRENGTHS

- 1. Historical Site
- 2. Generational family homes
- 3. View of water (front and back)



WEAKNESSES

- 1. Prone to flooding
- 2. Isolated from community
- 3. Poor views (left and right)



OPPORTUNITY

- 1. Ocean winds for passive cooling & energy saving.
- 2. Water catchment on roof & harvest.
- 3. Innovative designs against flooding



THREATS

- 1. Flooding
- 2. Violence and crime
- 3. Overpopulation

SWOT Priorities		INDOOR		OUTDOOR
Programs	SF	• Programs	SF	• Programs
<ul style="list-style-type: none"> • 243 apartments + 15% = 280 apartments -Studio (24% = 68 units) -1 bedroom (33% = 93 units) -2 Bedroom (33% = 93 units) -3 Bedroom (7% = 20 units) • Job Center • Swimming lessons • Passive cooling • Rainwater harvesting & catchment • Coney Island preservation gathering space (for performances and social events) 	<ul style="list-style-type: none"> • 111 • 450 • 575 • 750 • 950 	<ul style="list-style-type: none"> • Lobby • Trash disposal • Storage • Janitor • Mechanical • Electric closet • Laundry room • Fitness Center • Daycare • Defense classes • Food preservation & storage • After School program • Computer classes • Security • Elderly Program • All inclusive care for the elderly program 	<ul style="list-style-type: none"> 1500 200 3 100 500 80 200 4 5 6 400 	<ul style="list-style-type: none"> • Landscaped Playground • Community garden • Green area • Seating • Yoga and exercise • Gathering space • Bioswale

Site- Existing Buildings - 2946 West 23rd Street, Brooklyn, NY



Commercial Spaces

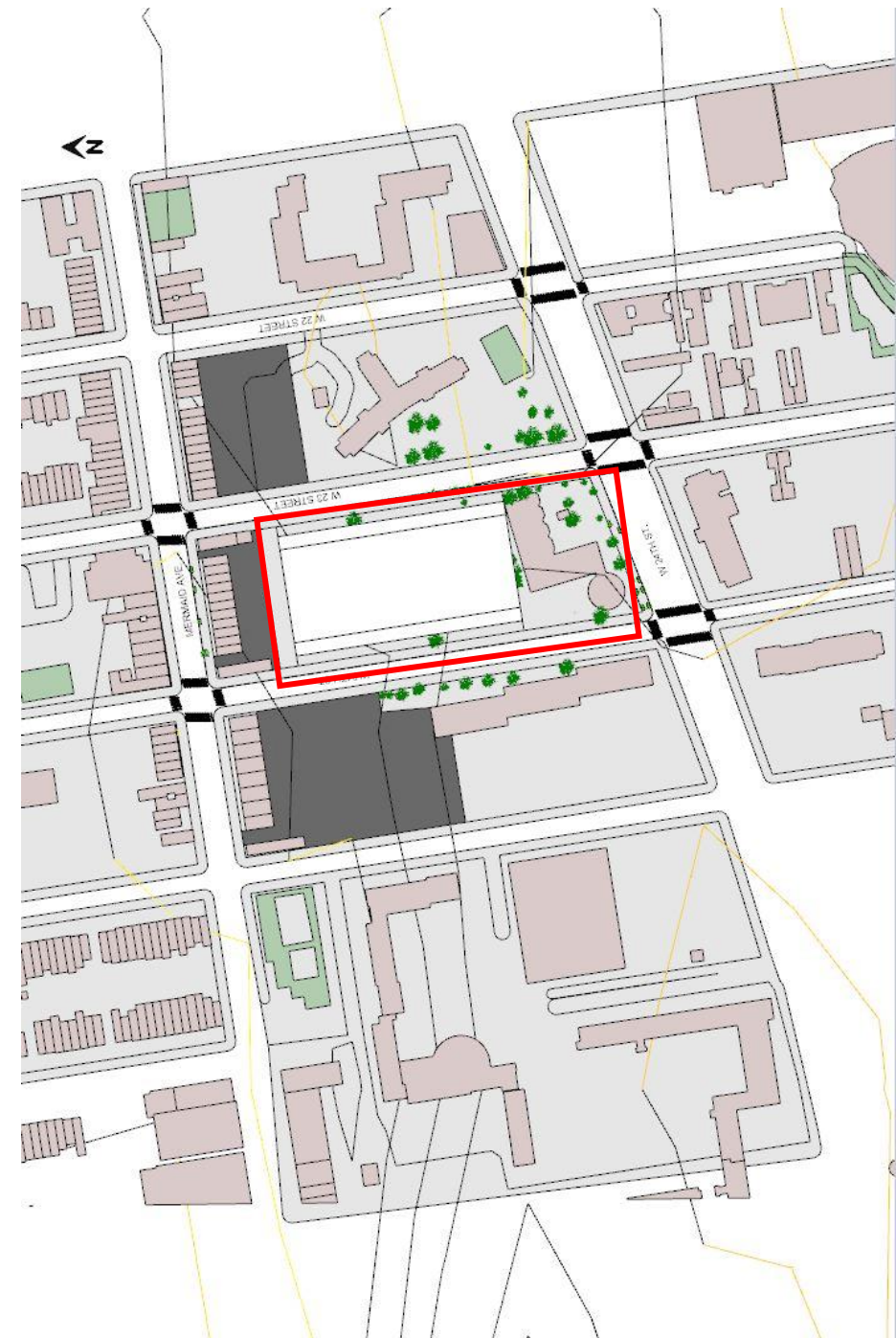
- Close proximity services

SERVICES



- Police Station
- Ambulance service
- Public Library
- Nursing and Rehab
- School
- Ford Amphitheatre
- Post Office
- YMCA

Security and few medical options are available. Entertainment also available and education facilities.

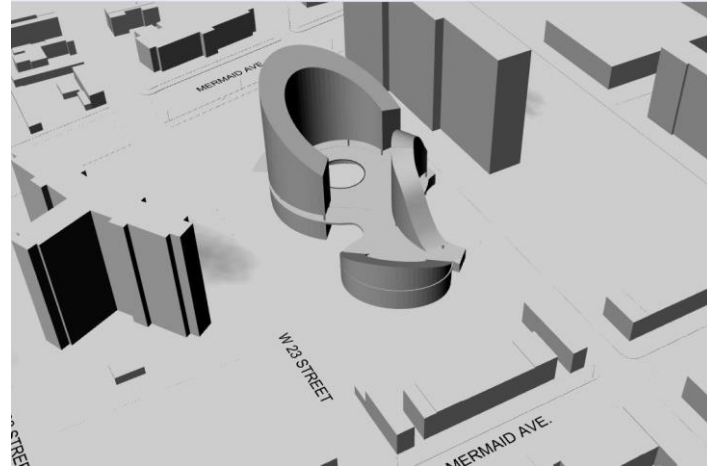
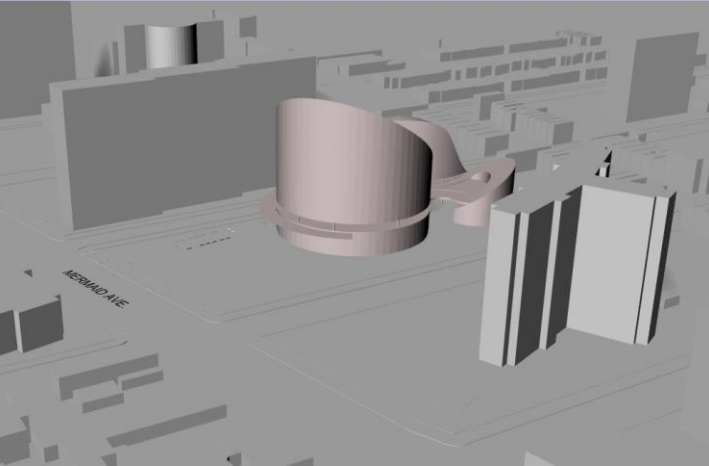


R6 QUALITY HOUSING

LOT COVERAGE (60%): 82,909.2 SQFT

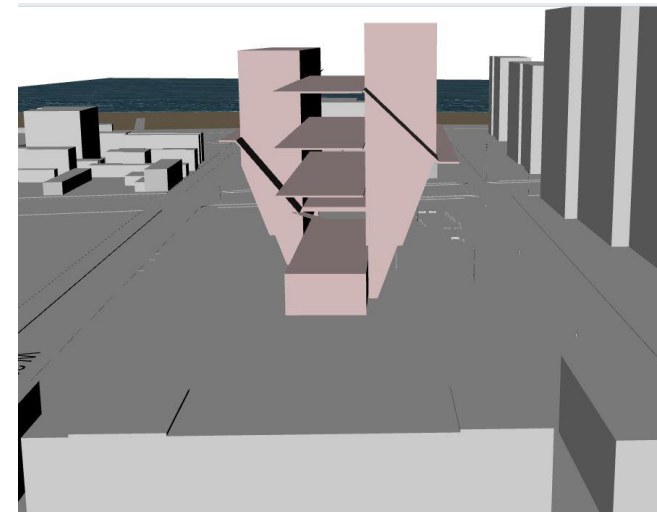
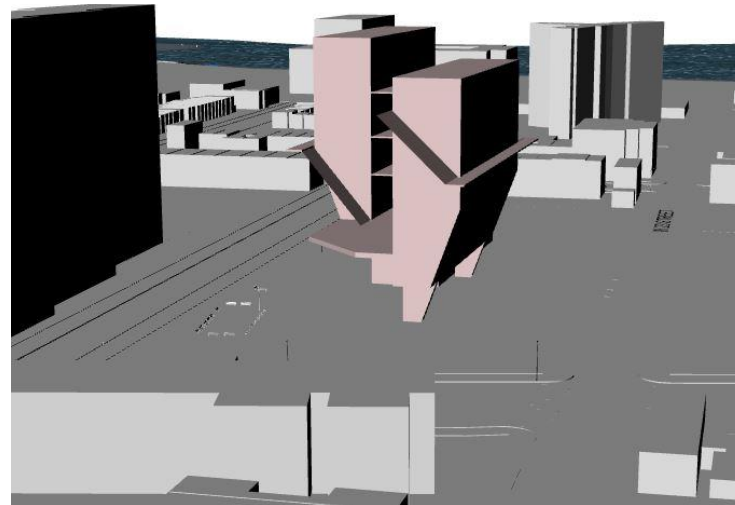
BUILDABLE SQ FT: 497,455.2

3D models

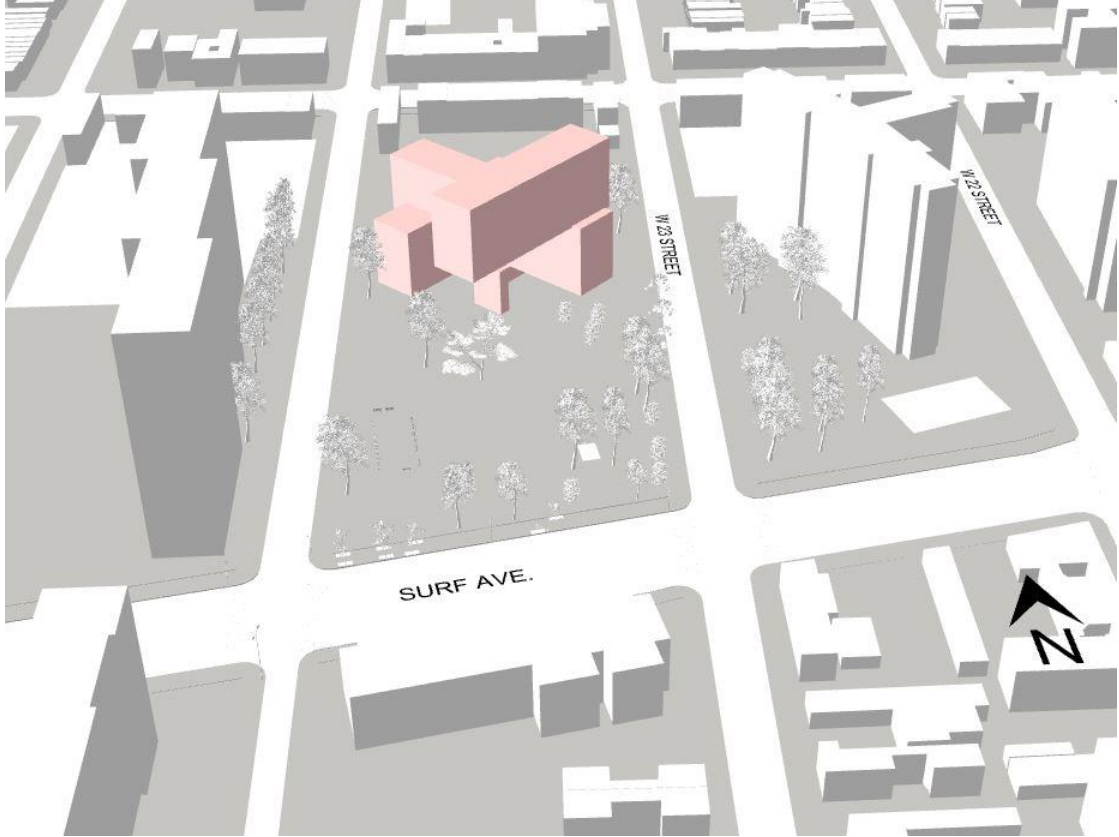
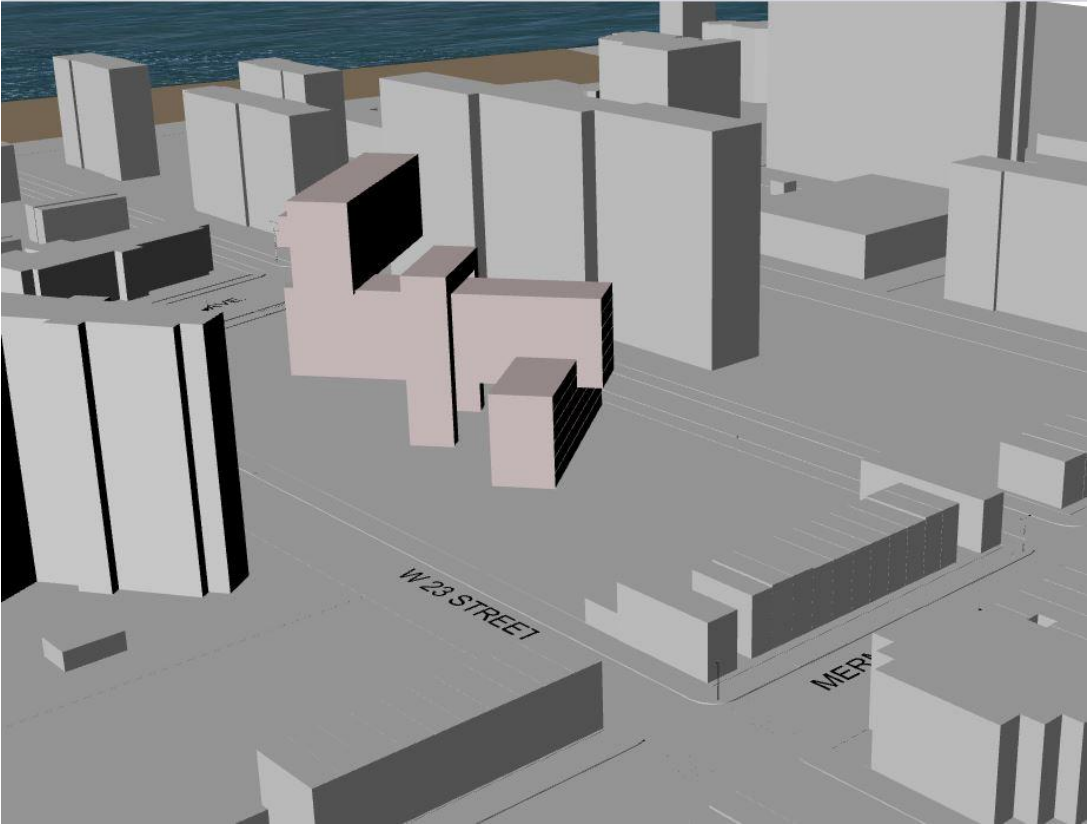


Model A

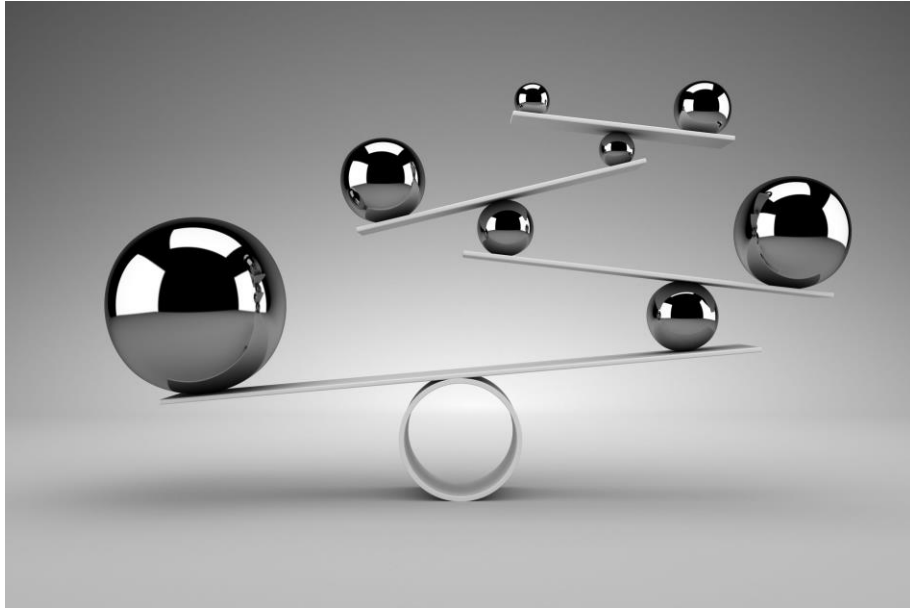
Model B



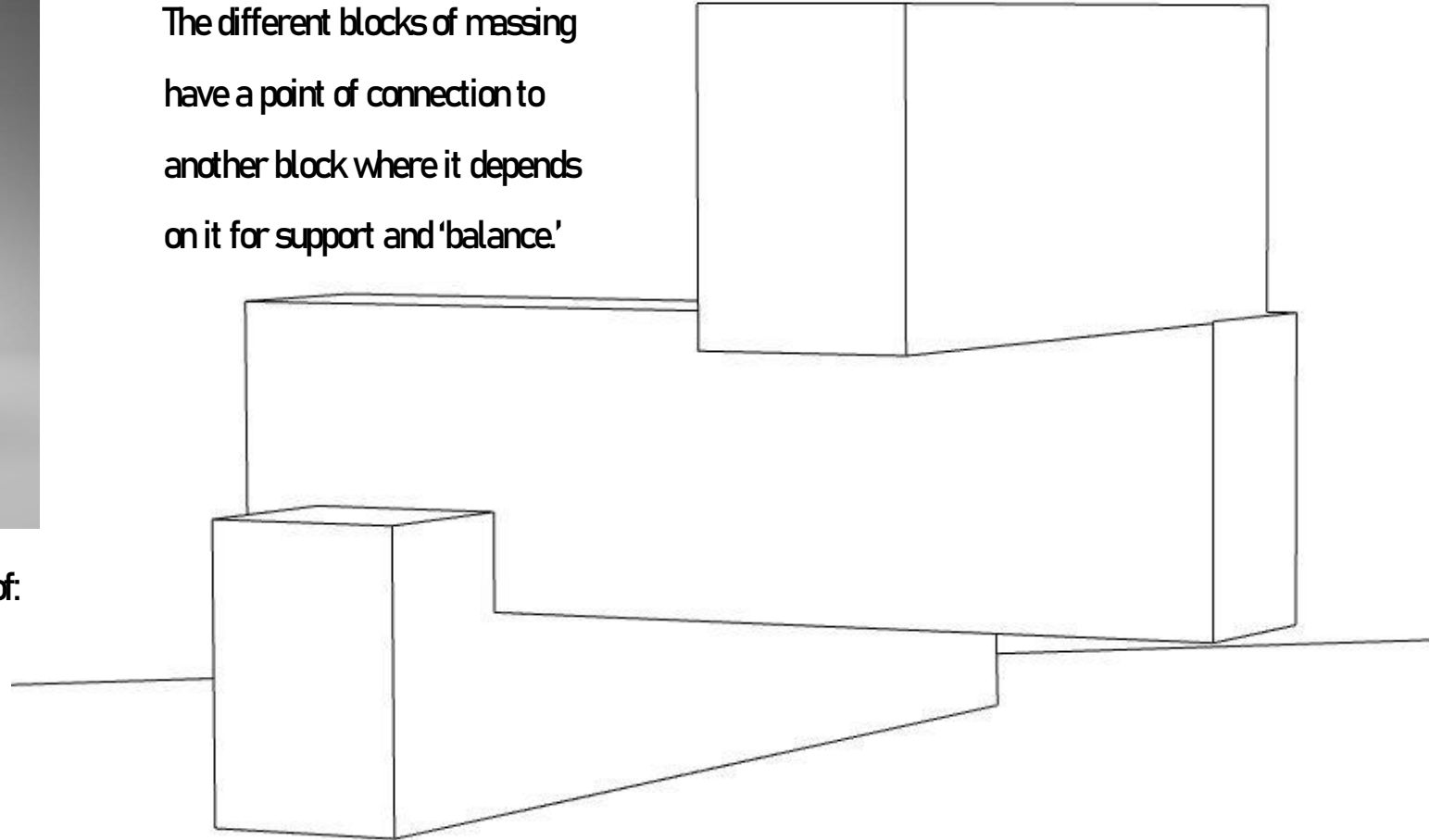
Model C - Chosen



Concept : Balance



The different blocks of massing have a point of connection to another block where it depends on it for support and 'balance.'



Most successful people have lived a balanced life because of:

Physical Health

Family

Social

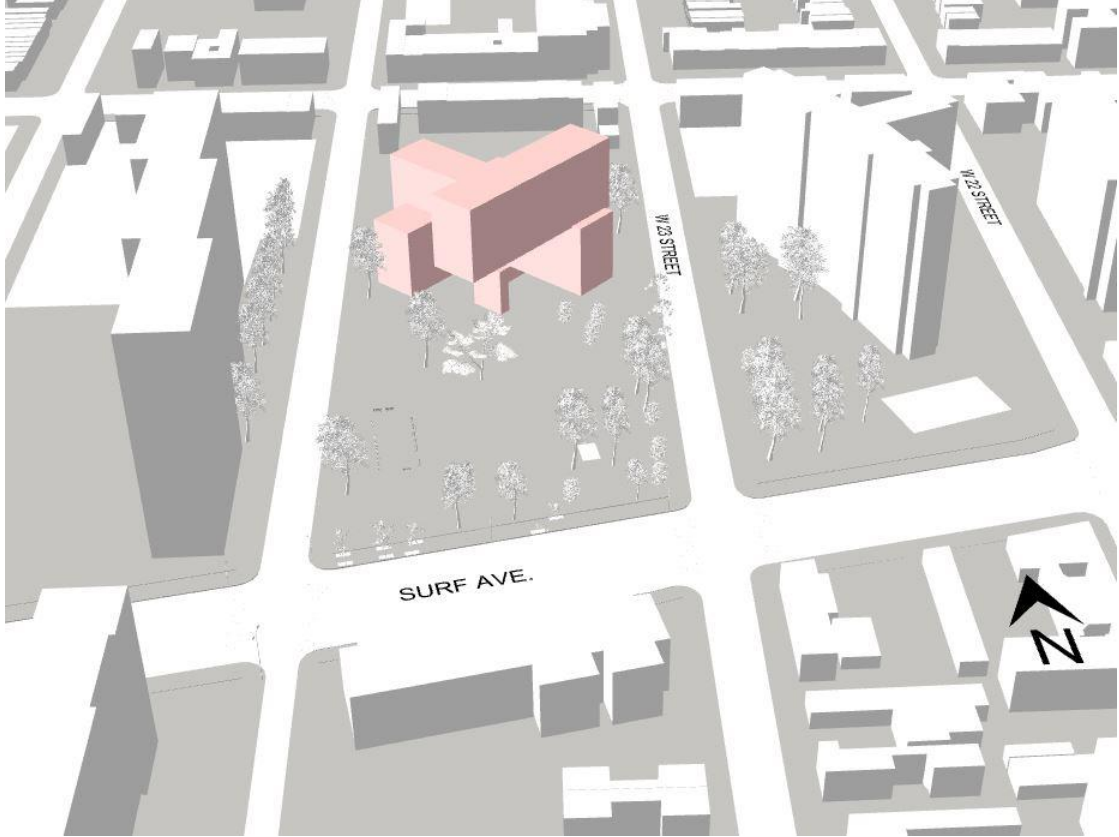
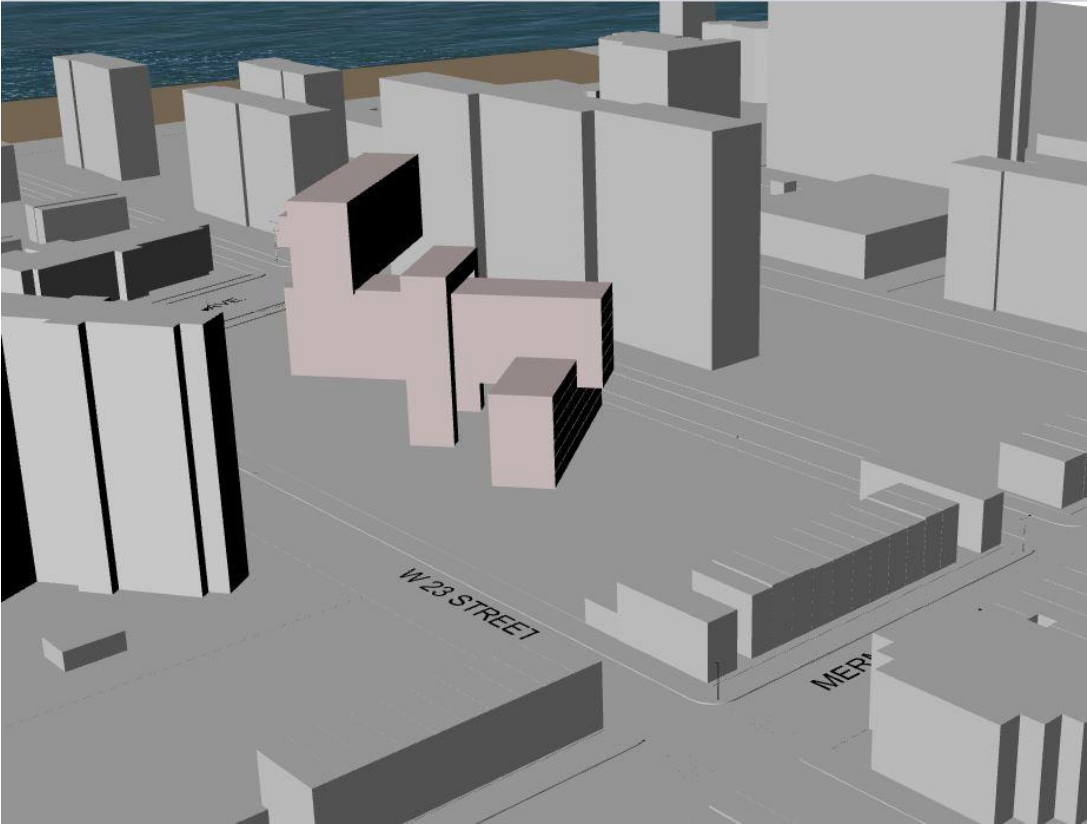
Financial

Business

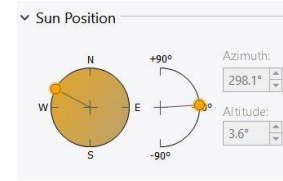
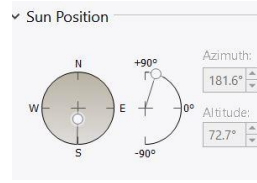
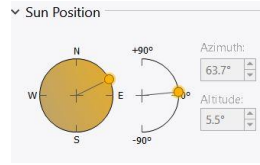
Civic

Spiritual

Model C - Chosen



BALANCE SUNSTUDY



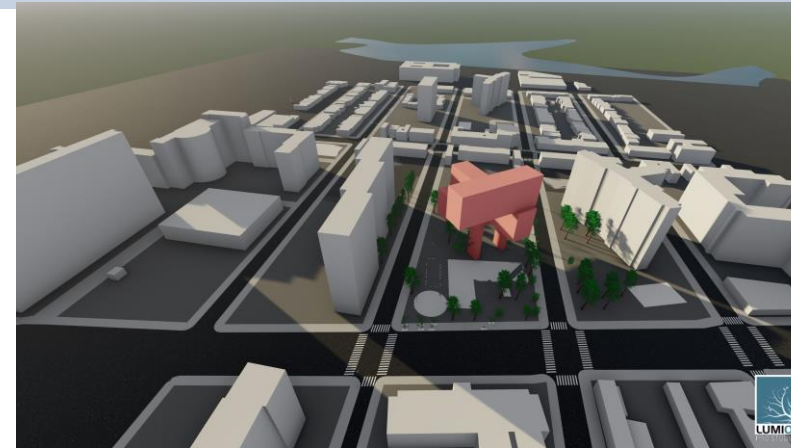
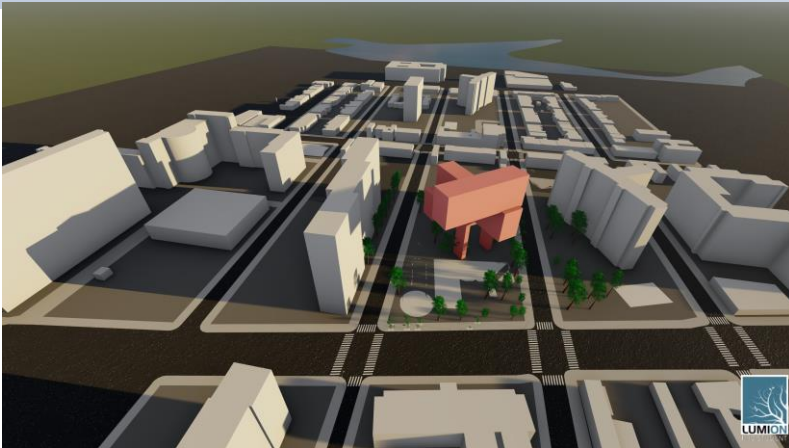
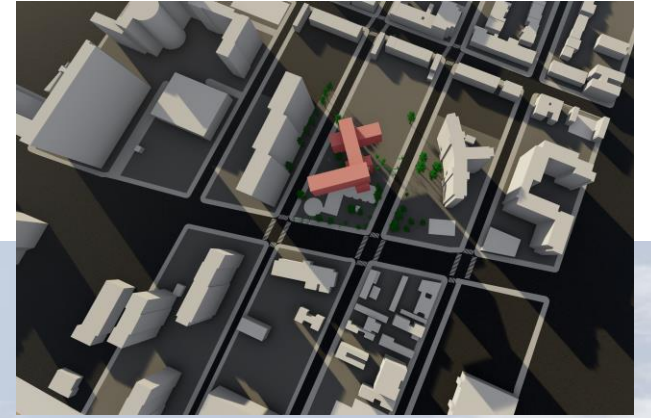
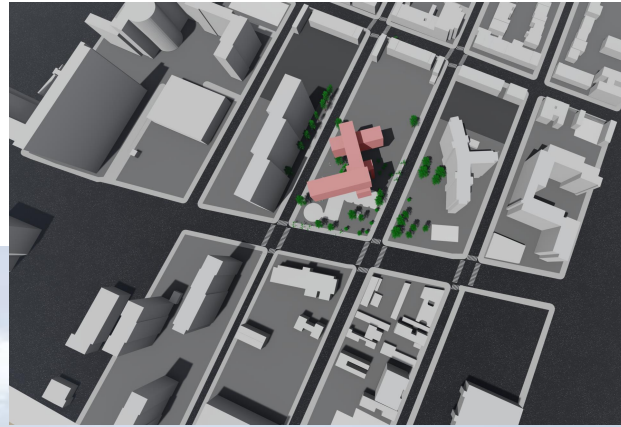
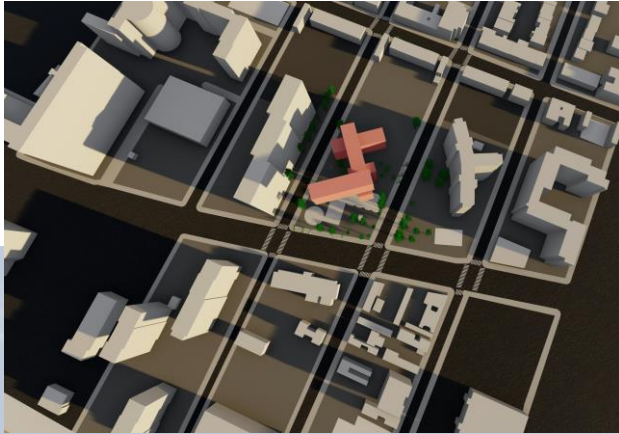
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12:00PM

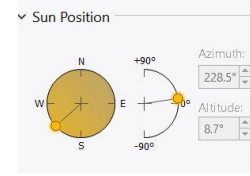
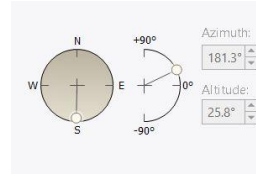
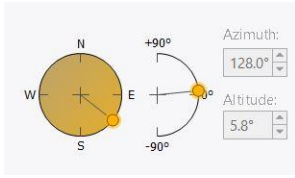
5:30PM

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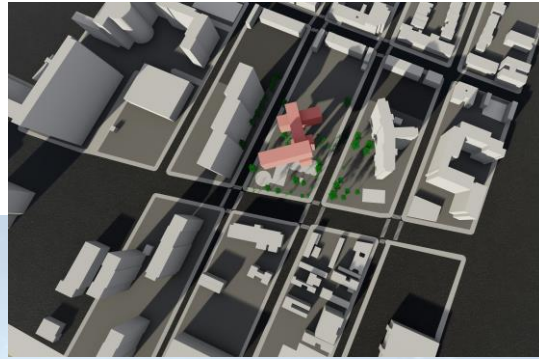
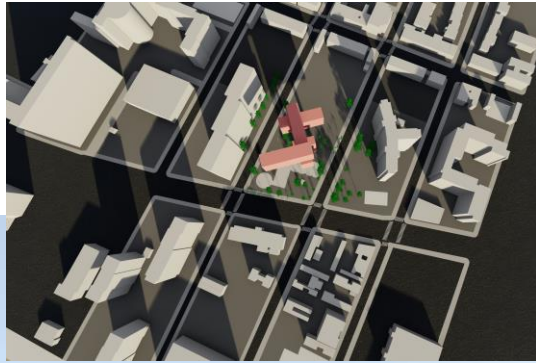
BALANCE SUNSTUDY



6:30 AM

12:00 PM

3:30 PM



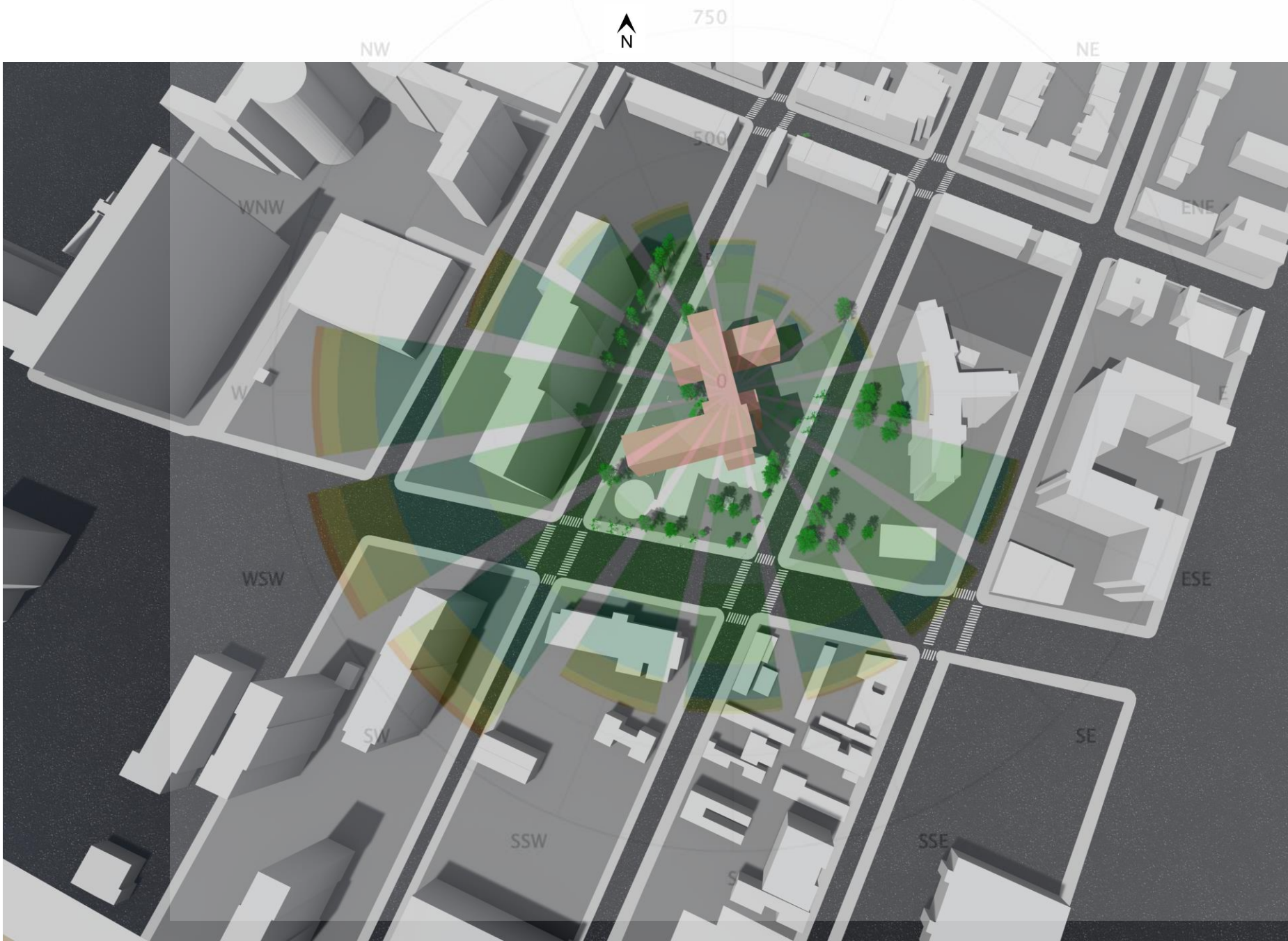
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BALANCE

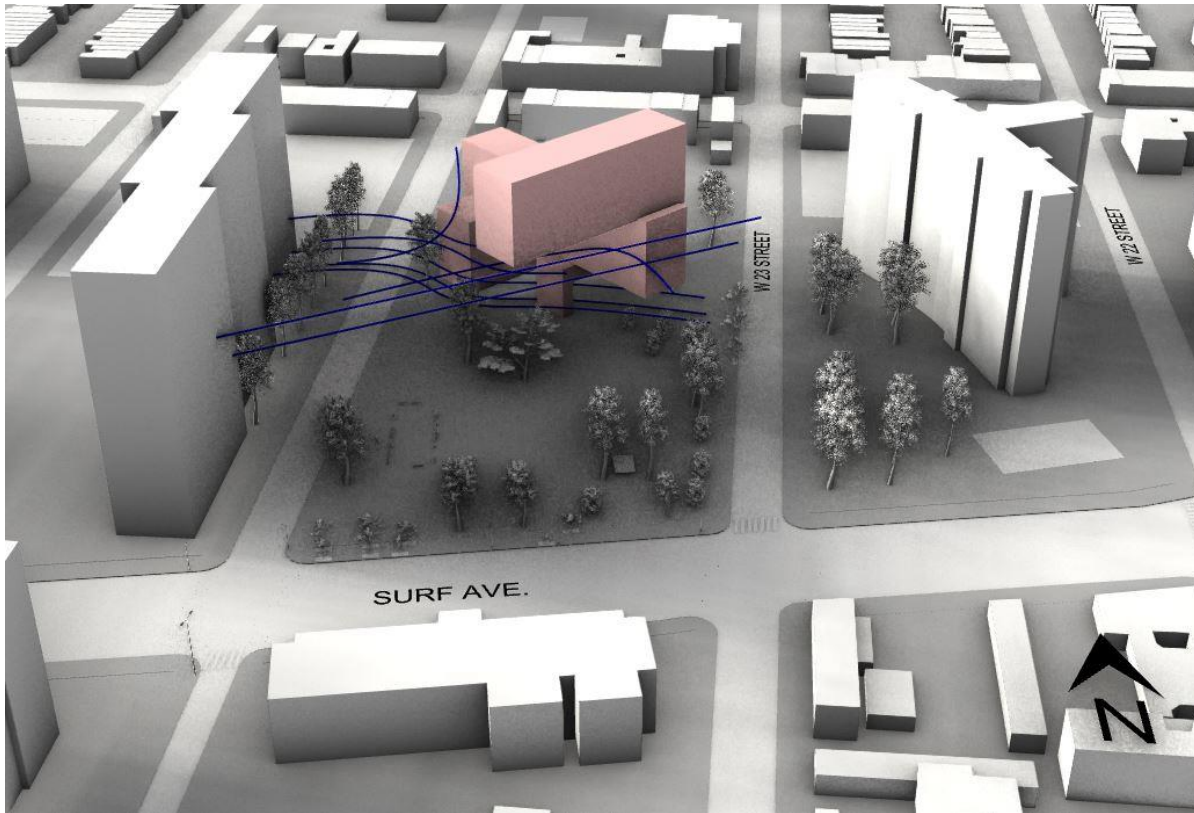
WINDSTUDY



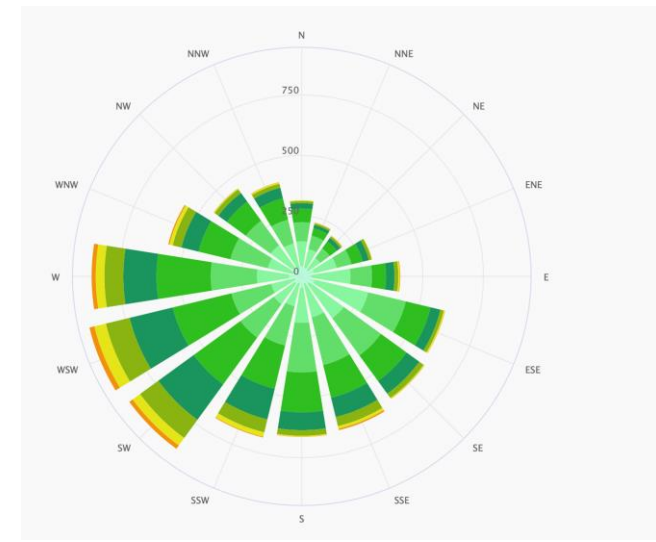
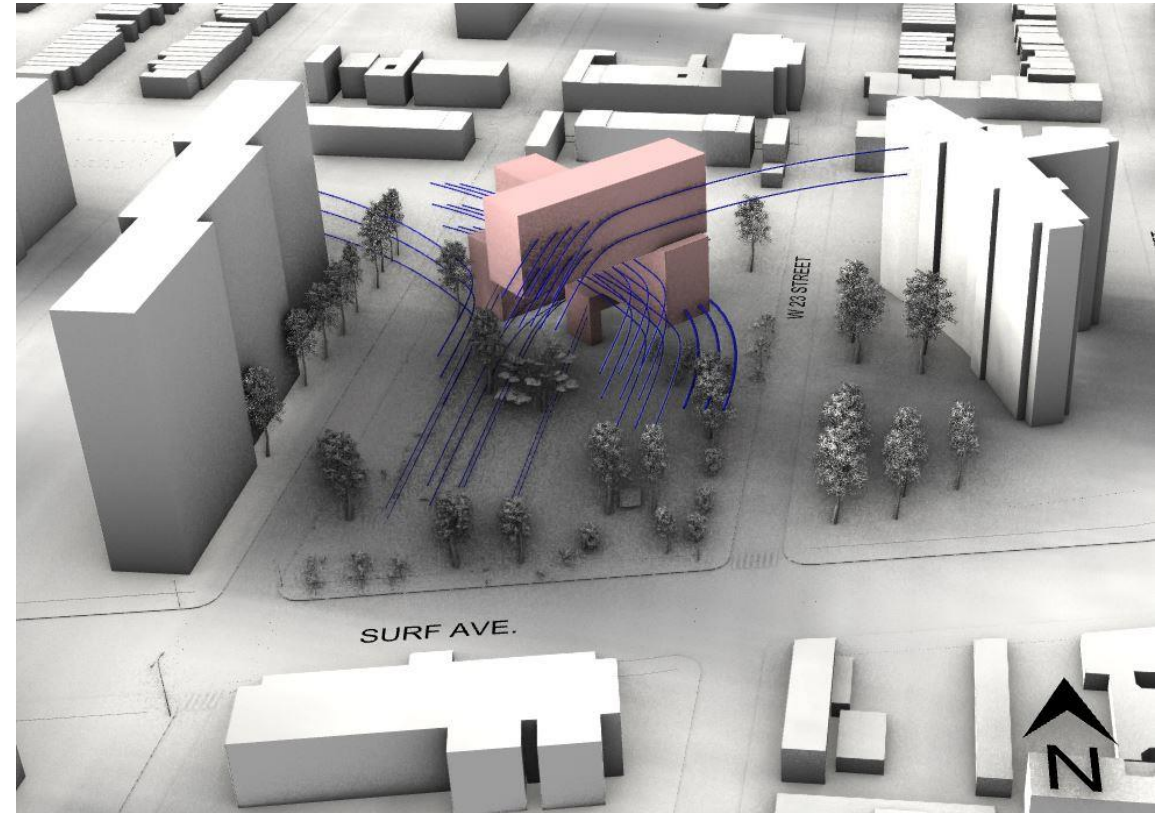
BALANCE

WIND STUDY

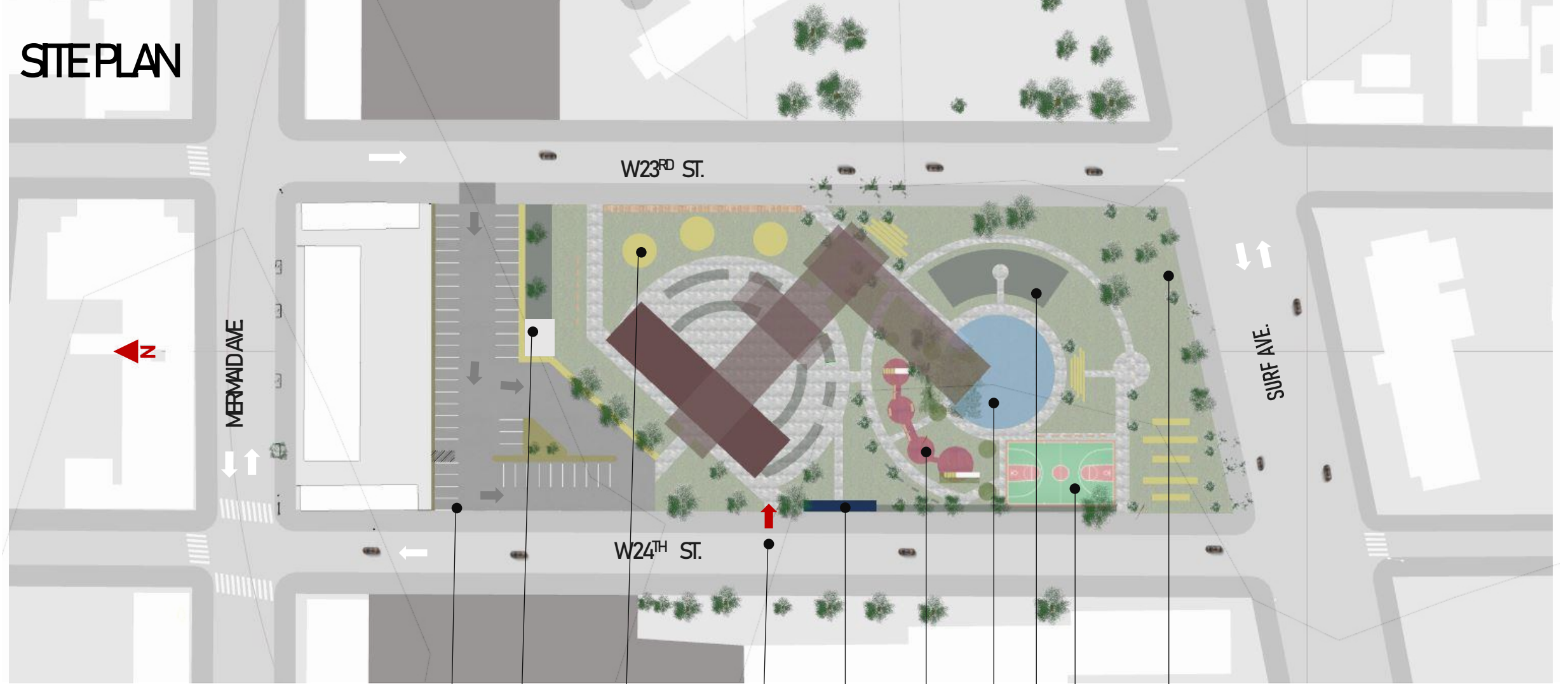
WINTER WIND



SUMMER WIND



SITE PLAN



SURFACE
GREEN
PARKING



GARBAGE

RECYCLING

EXERCISE
& YOGA



ENTRANCE



BIKE
STAND

REFLECTIVE
POOL



PLAY-
GROUND

BASKETBALL
COURT

COMMUNITY
GARDEN

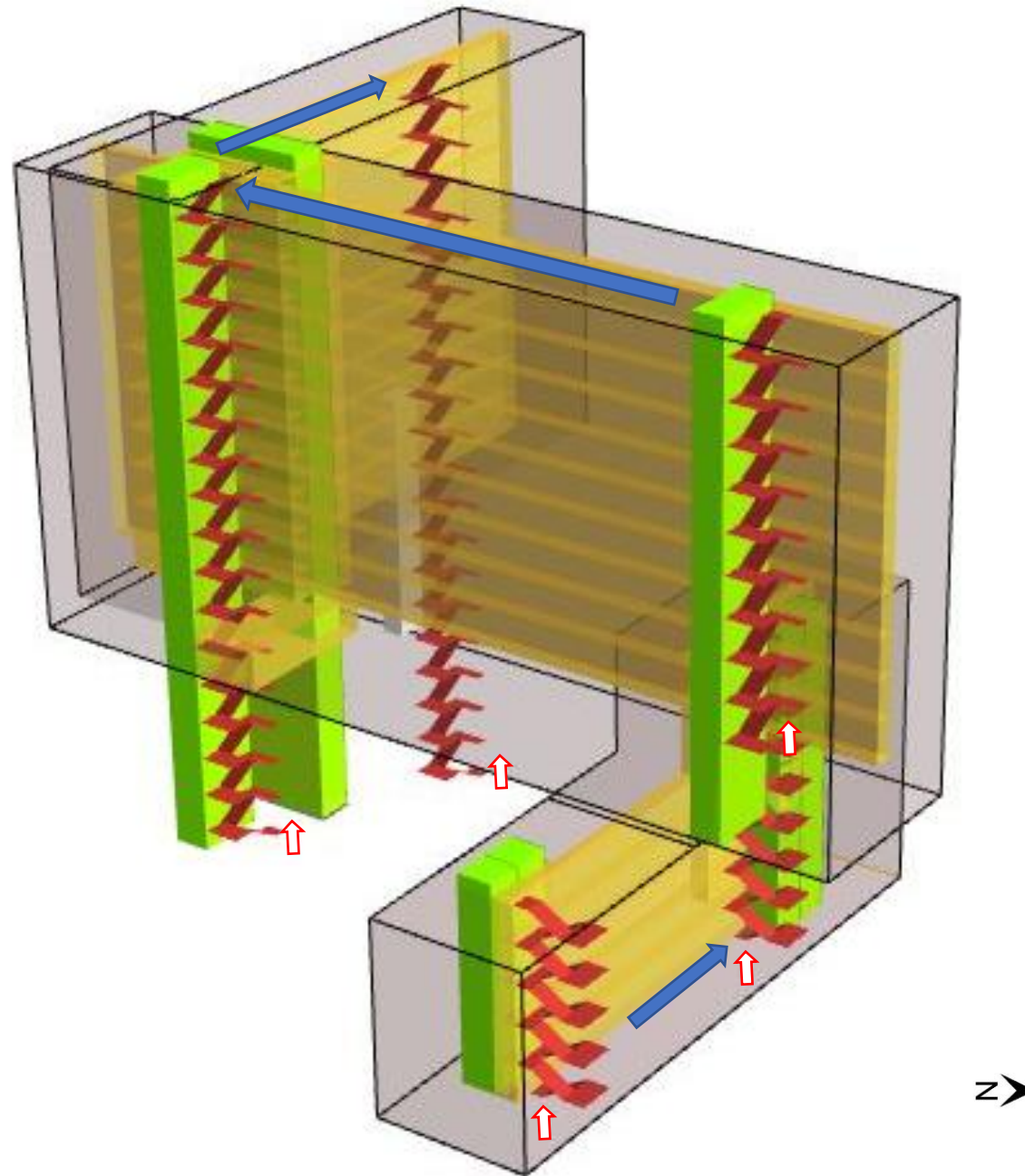
BIOSWALE



CIRCULATION

Apartments

-  • ELEVATOR
-  • STAIR/EGRESS
-  • HALLWAY

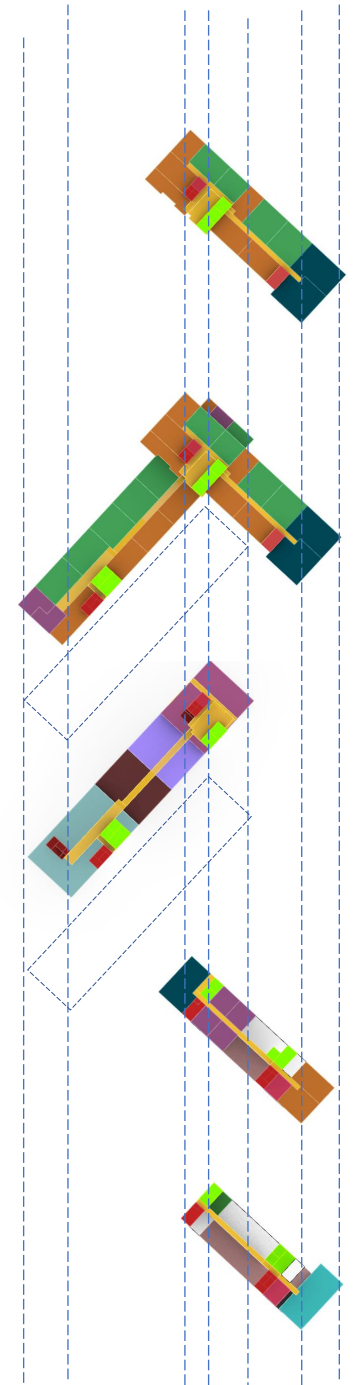
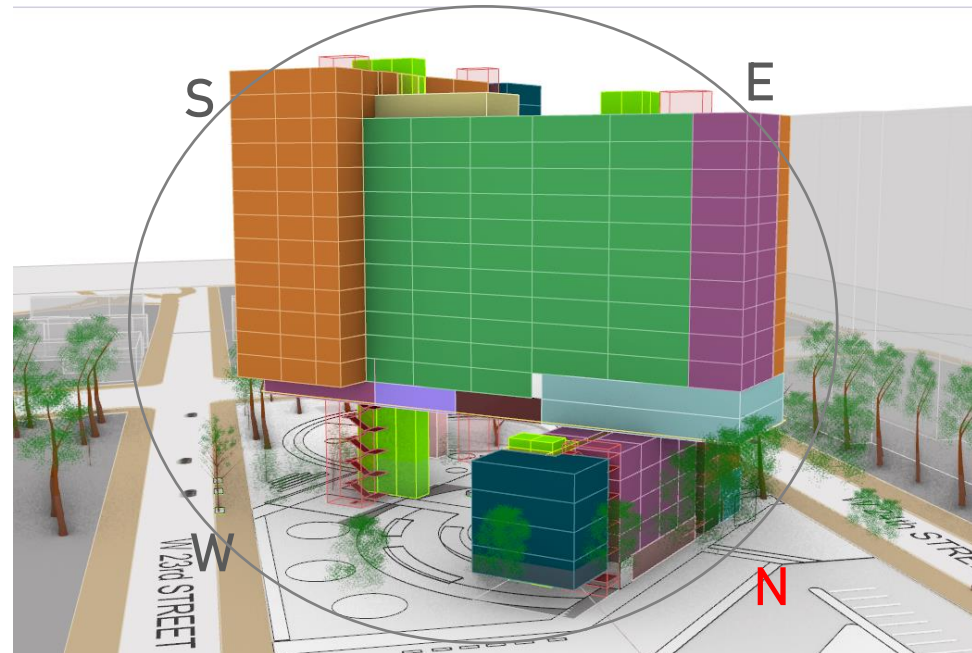
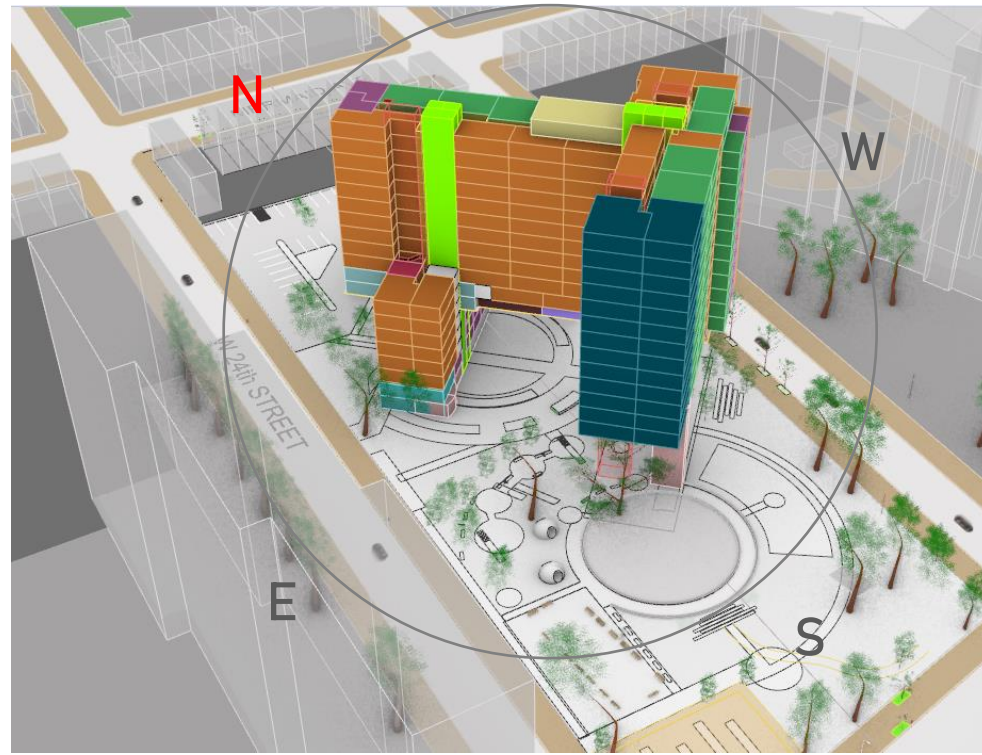


PROGRAM MASSING














Apartments

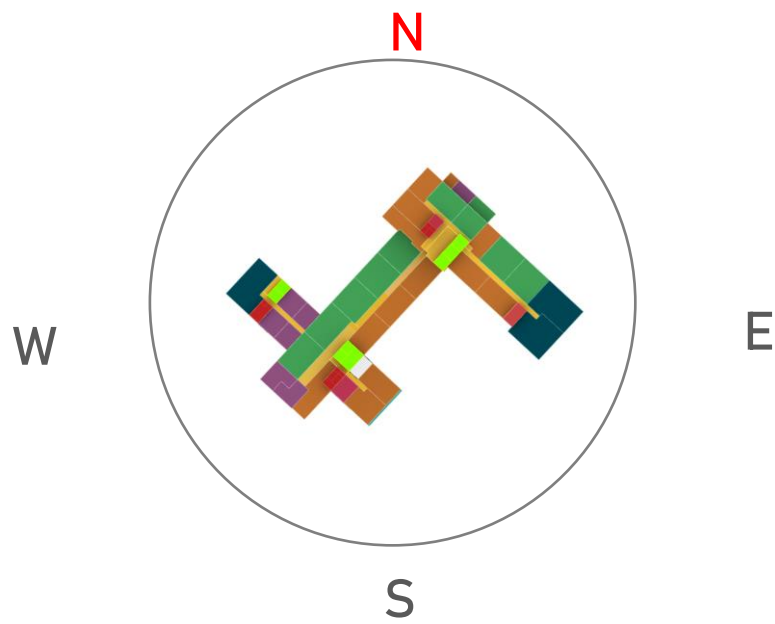
- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Lobby





- Community Center
- Daycare
- Fitness lab
- Job center
- Physical Therapy room
- Mechanical room
- Laundry
- Self Defense class

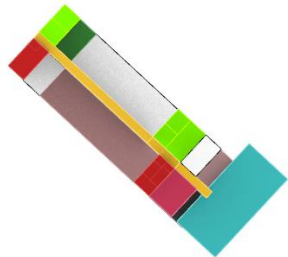


Apartments:

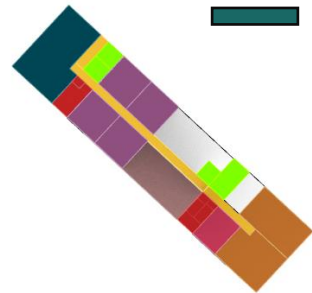
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-  • Job center
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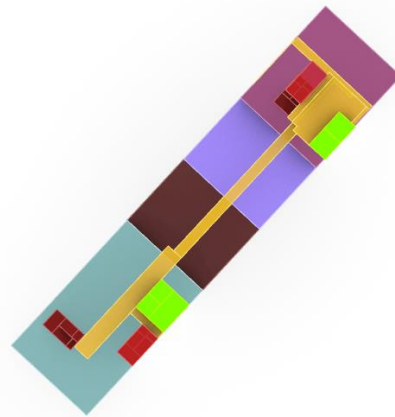
- UNTS
-  8
 -  2
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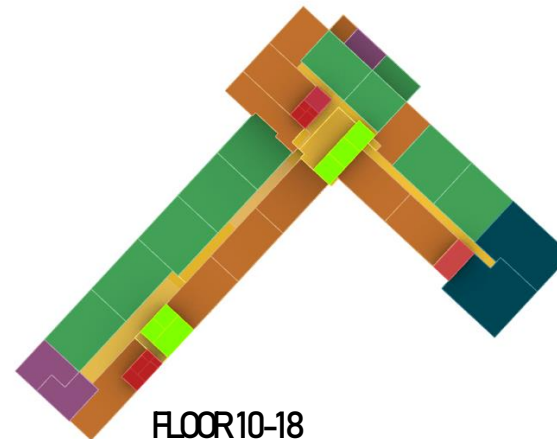
GROUND FLOOR



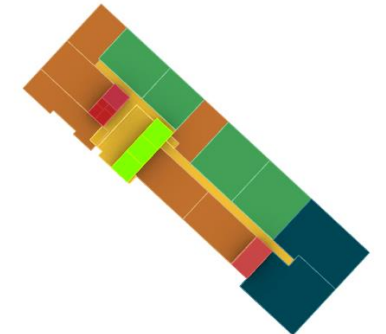
Floor 2-4







FLOOR 8 (PUBLIC)







FLOOR 10-18



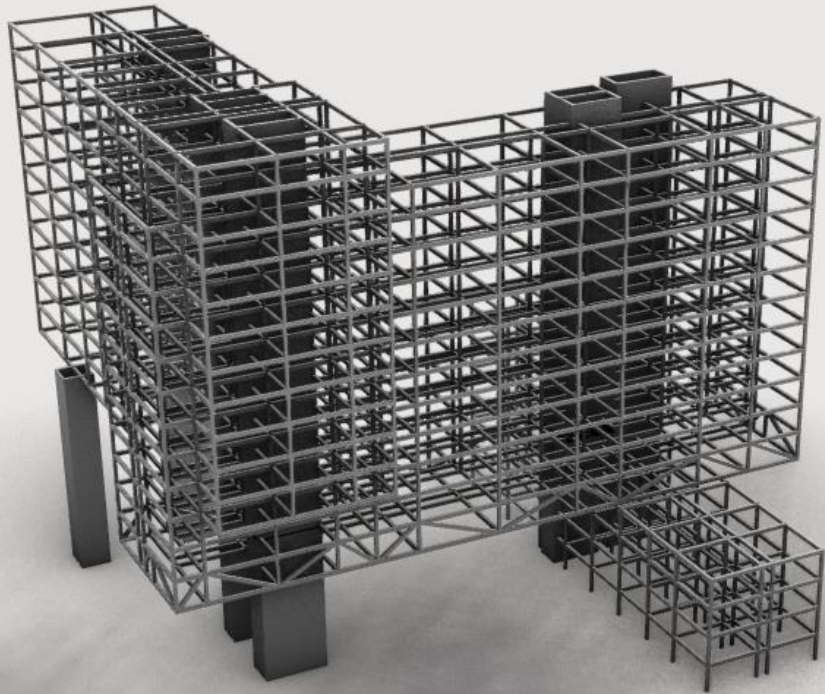
FLOOR 19-20

- UNTS
-  3
 -  10
 -  10
 -  2

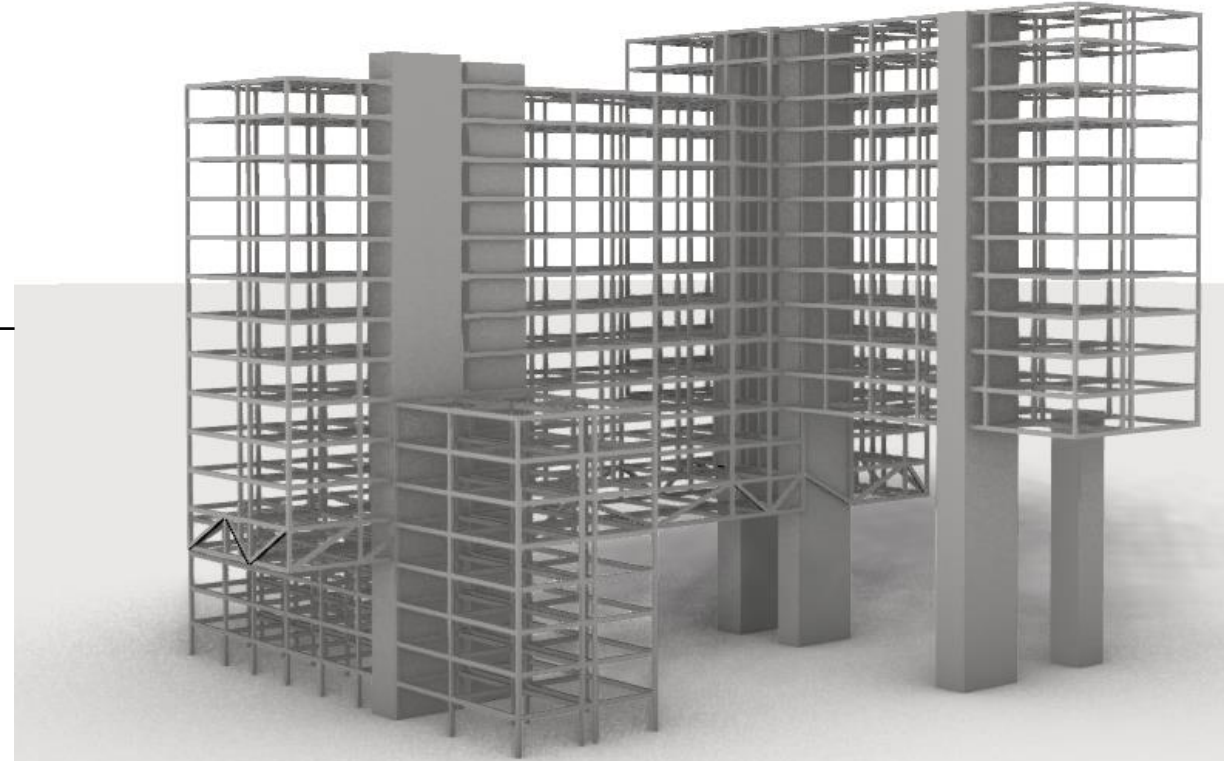
- UNTS
-  —
 -  6
 -  4
 -  2

STRUCTURAL FRAME DIAGRAM

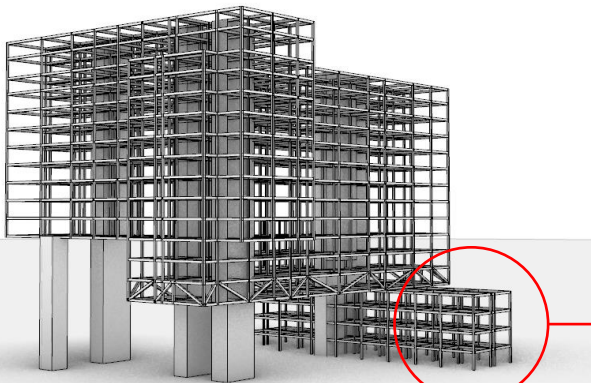
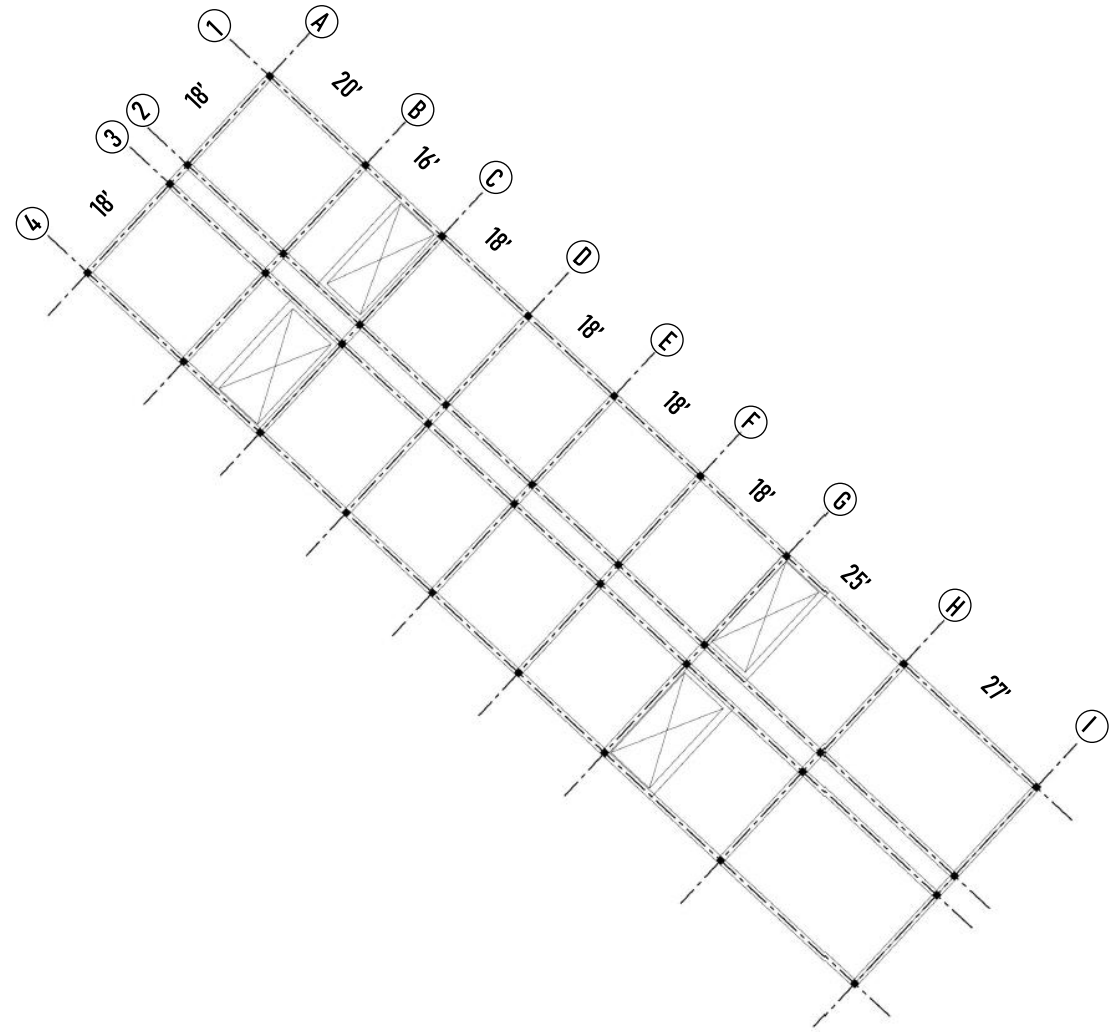
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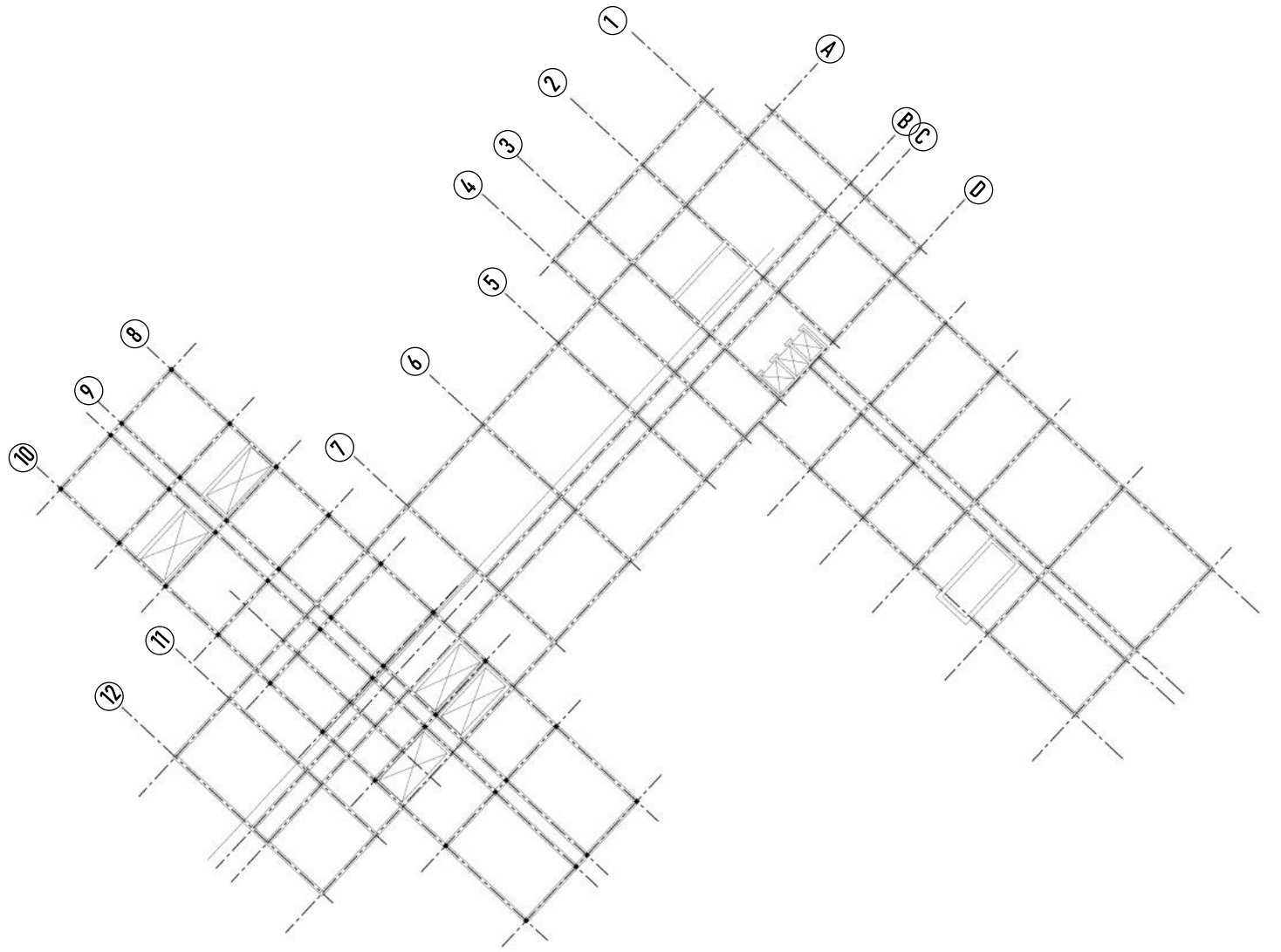
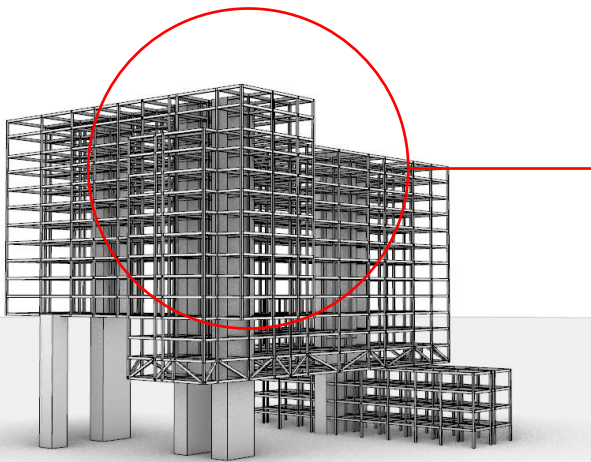


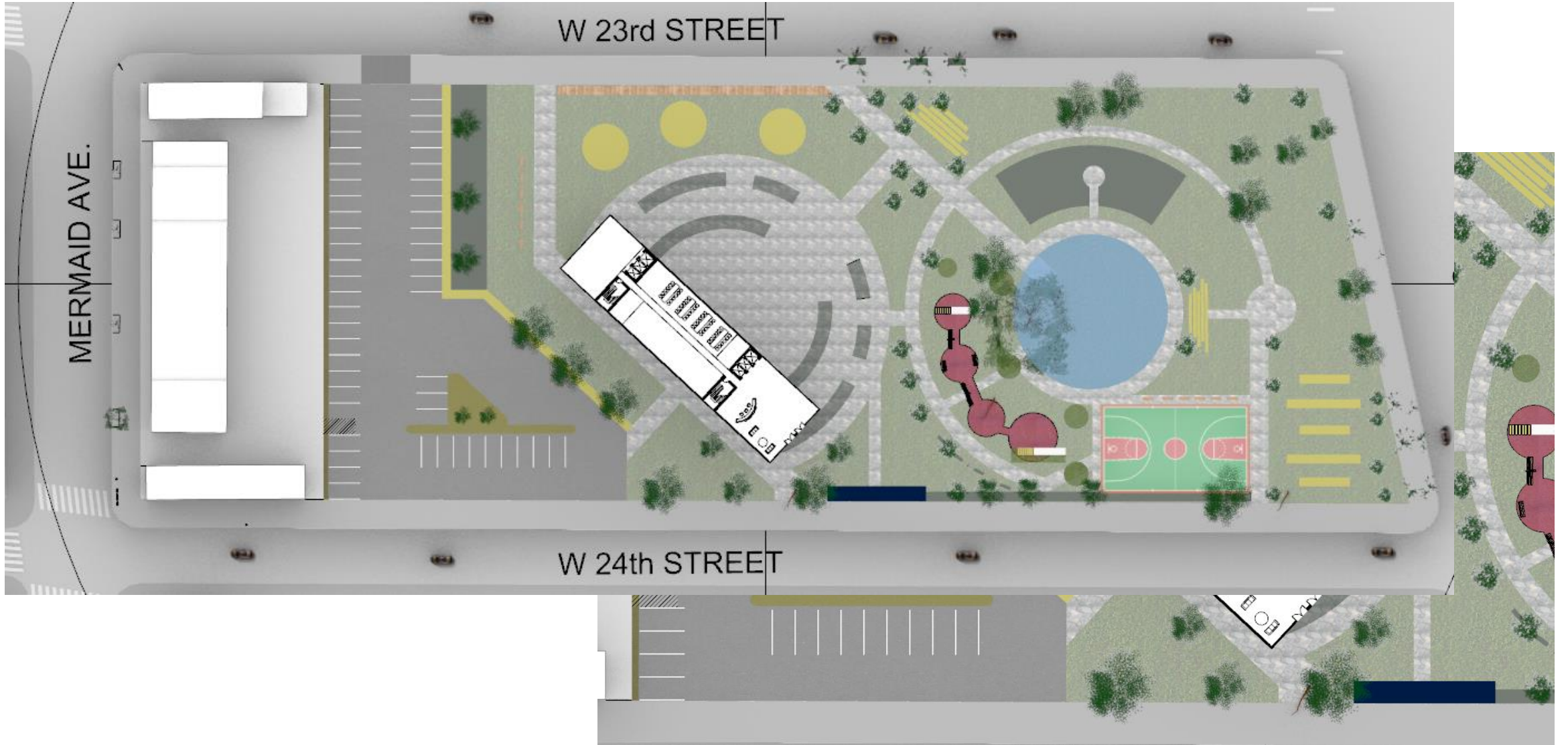
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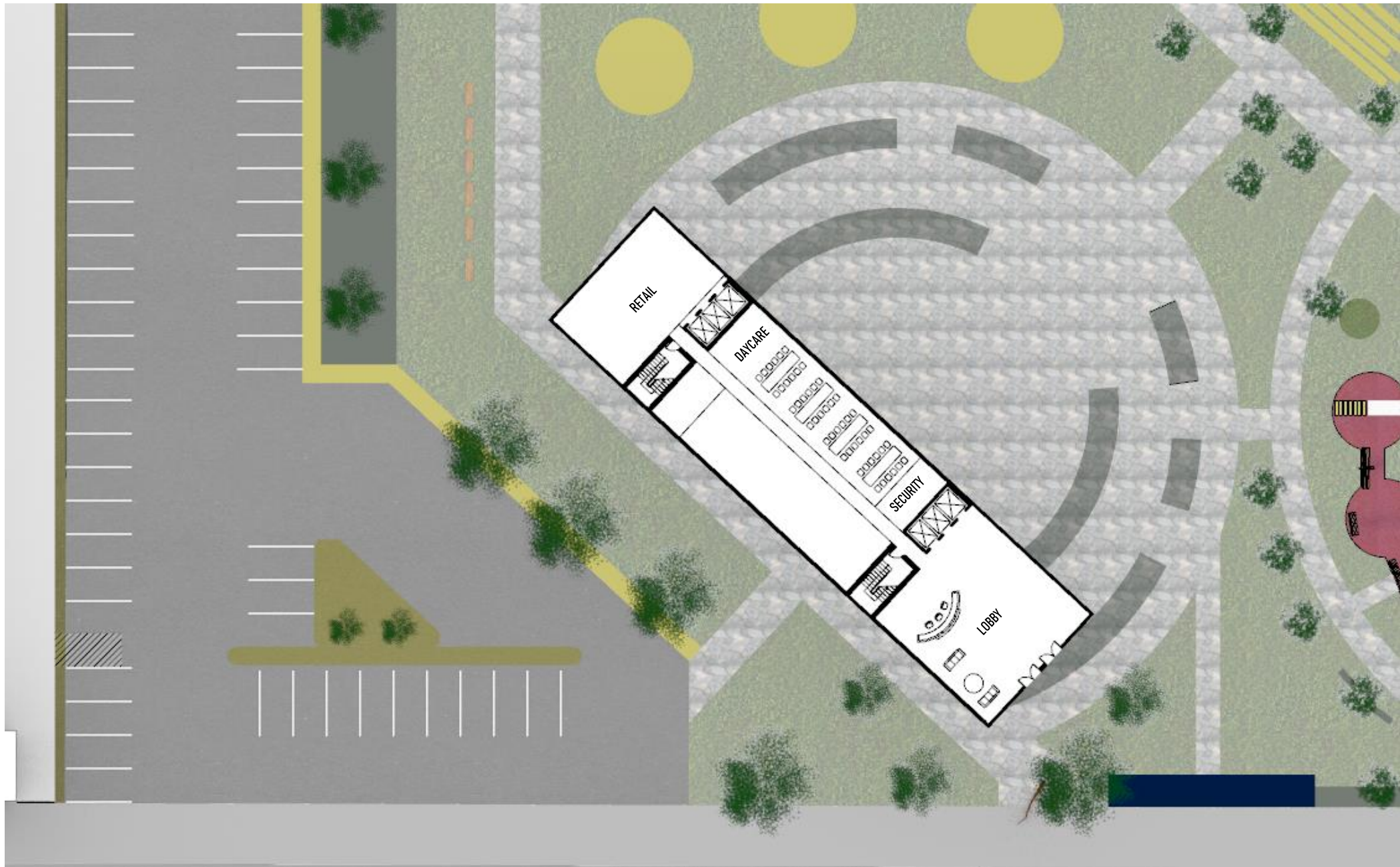
STRUCTURAL PLAN 1



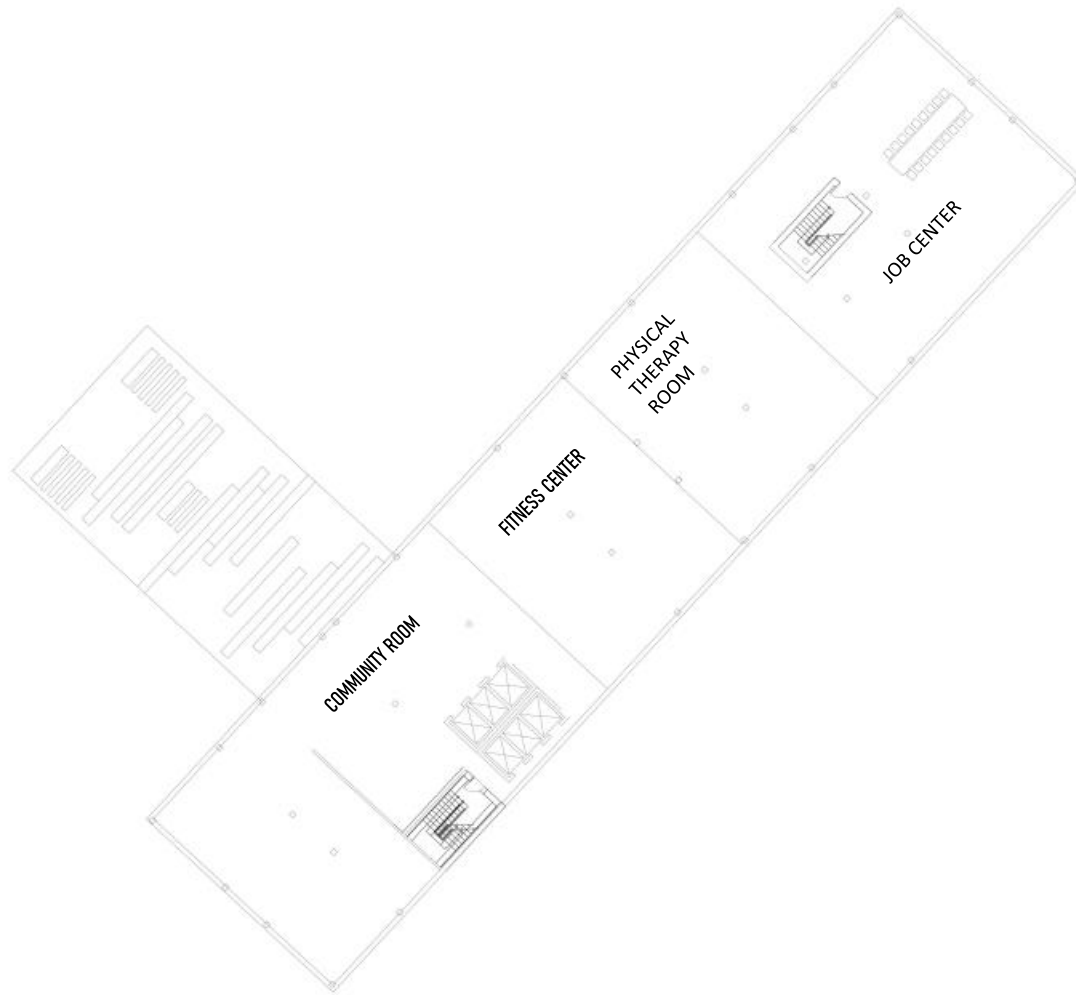




GROUND FLOOR



GROUND FLOOR



TYP. FLOOR 5- COMMUNITY CENTER



TYP. FLOOR 17-18

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



TYP. FLOOR 3-4

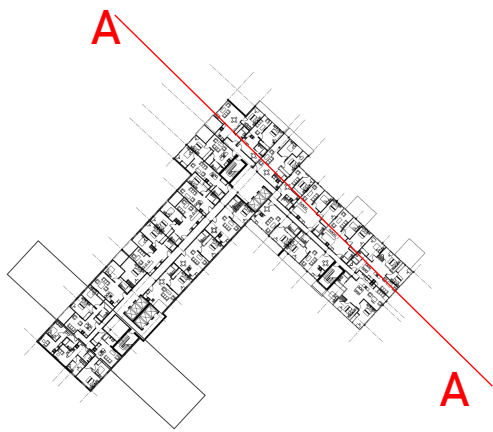
FLOOR PLANS

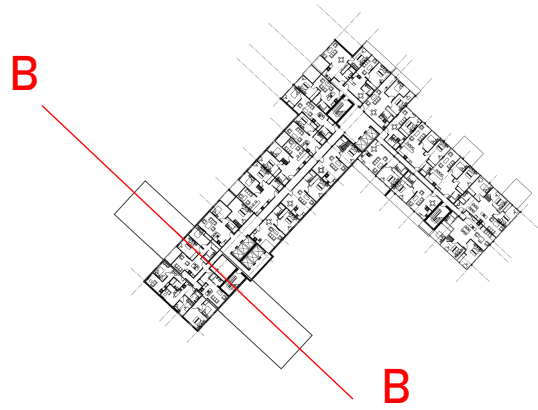
- Studio
- 1 Bed
- 2 Bed
- 3 Bed



TYP. FLOOR 8-16

SECTIONS





ELEVATIONS SOUTH



ELEVATIONS EAST



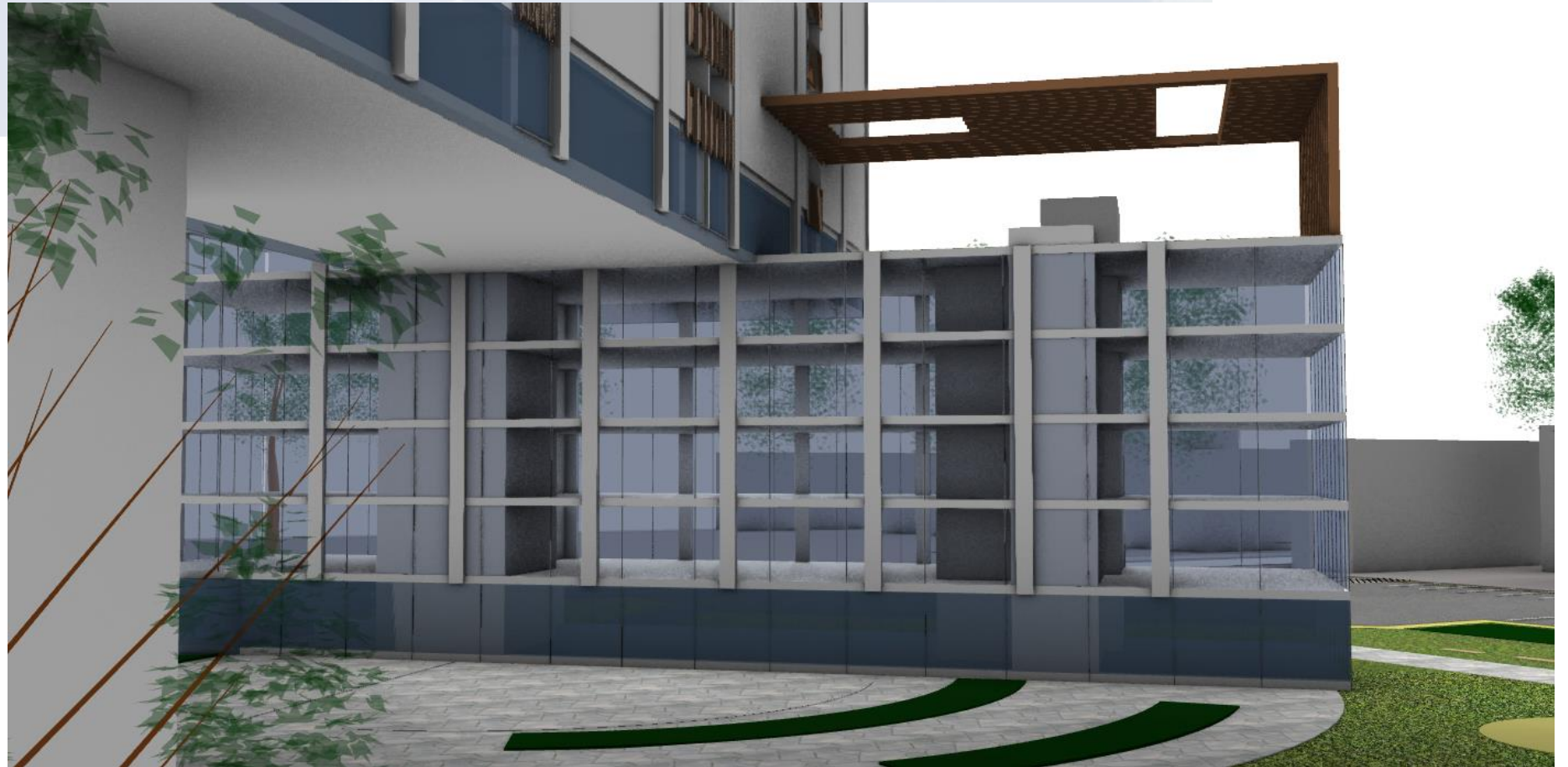
EXTERIOR RENDERS



EXTERIOR RENDERS



EXTERIOR RENDERS



EXTERIOR RENDERS

