

Communal Singularity

An Urban Village Housing Typology

Location: Baltimore City,
Maryland, United States

Category: Undergraduate
Submission, Studio Project

Since the 18th century, rowhouses and apartments have characterized the most efficient and convenient type of housing in Baltimore. Currently **apartments**, traditionally favored in multifamily housing, and **rowhouses**, an affordable alternative to single-family housing, comprise the majority of housing options in the city. This poses potential disadvantages with respect to the diversity of communal experiences as each type predicates **fixed levels of social interaction**. Communal Singularity examines urban hybrid housing that filters the **positive characteristics of rowhouses and apartments** and combines them with the desirable attributes of other housing types.

Tivoly Avenue, a street in a blighted Northeast Baltimore community, currently stands vacant as the ninety-eight townhomes that occupied the avenue have been demolished in efforts to trigger urban renewal. This hypothetical study **aggregates singular housing units** so that the spatial strategies contribute to a functional neighborhood, one that **respects boundaries, movement, and differences** while providing a balanced life-time community. The L-shaped divisions provide **vertical circulation to all levels from the ground floor** maintaining a sense of privacy and ownership. By taking a singular unit and creating a more communal environment, this housing type allows for users to participate in an **urban village experience**.



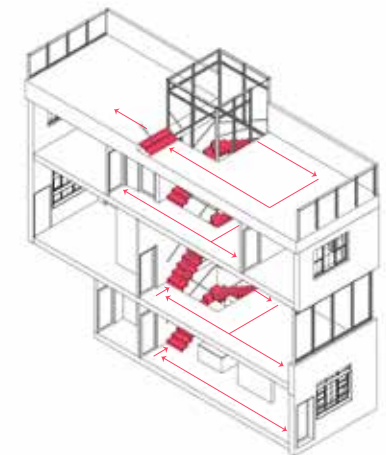
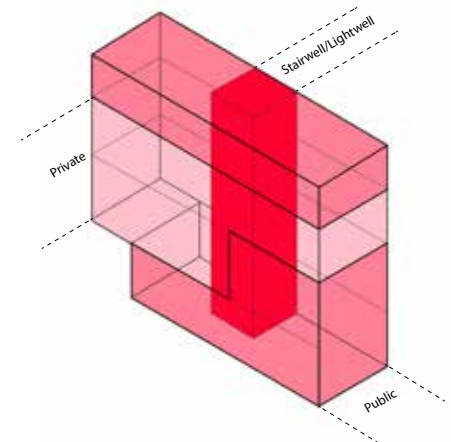
Housing Prototypes

Rowhouse & Apartment Typology

unit type: 3-bedroom, 2.5 bathroom
unit size: 2,070 SF (excluding garage/carport)
unit # / density: 4 rowhouses / 28.6 units per acre
user type: family with children
design features: spacious family room, playroom, rooftop garden



ROWHOUSE SECTION PERSPECTIVE



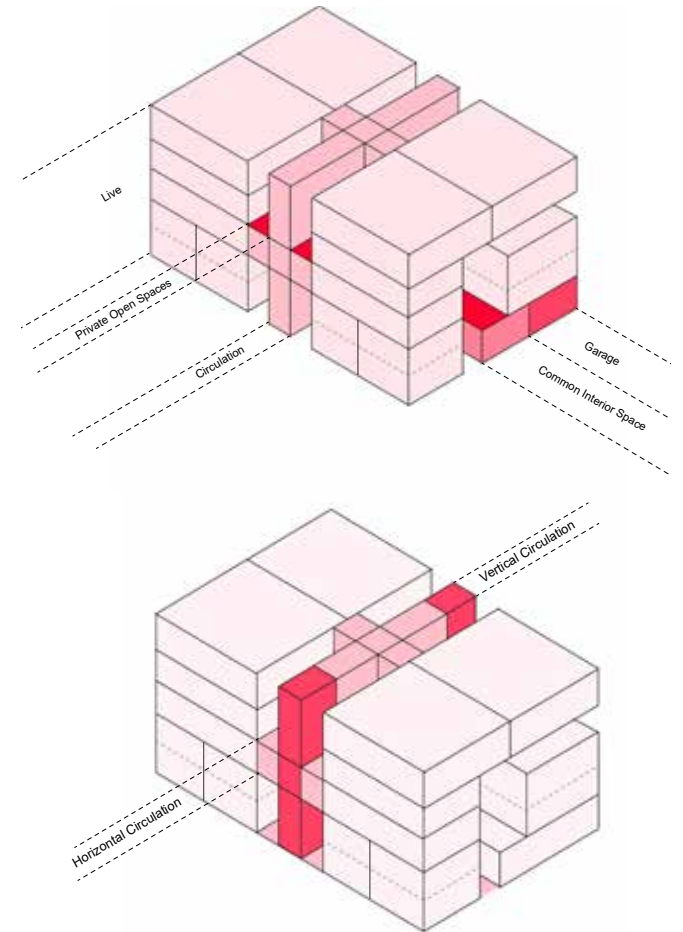
ROWHOUSE TYPOLOGY

unit type:
unit size:
unit # / density:
unit variety:
design features:

(4) 3-bedroom, (6) 2-bedroom, (8) 1-bedroom
1,100 SF, 800 SF, 600 SF
18 apartments / 128.6 units/acre
loft, loft w street access, apartment w balcony
interior common space, open courtyard



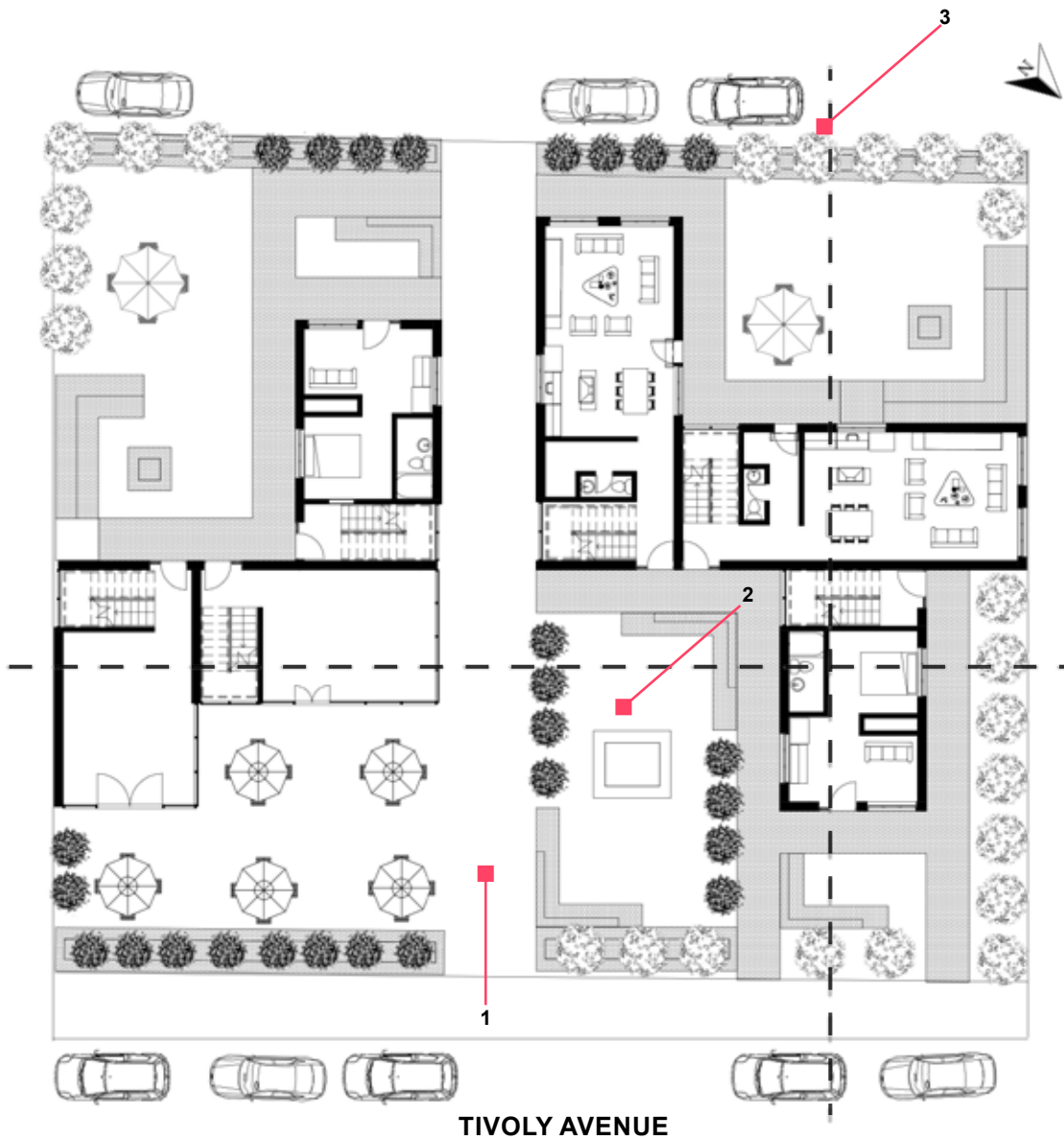
APARTMENT SECTION PERSPECTIVE



APARTMENT TYPOLOGY

Hybridized Dwelling Community

Tivoly Ave Urban Revitalization Test Study



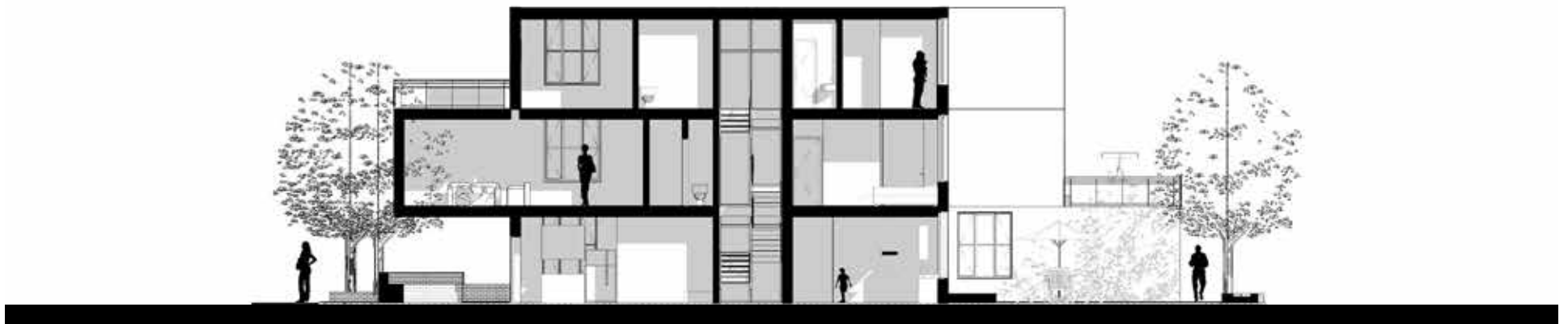
TIVOLY AVENUE

LEVEL 1 : 1'=1/16"





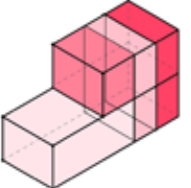
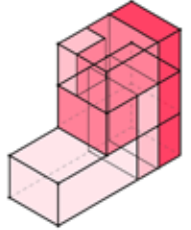
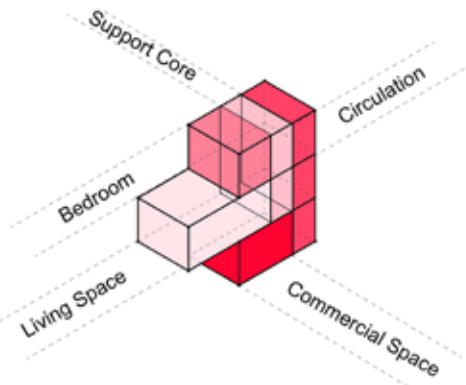
LONGITUDINAL SECTION: 1'=1/16"



TRANSVERSE SECTION : 1'=1/16"

New Typology

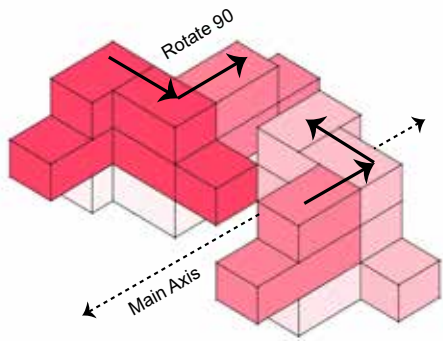
Urban Village Housing



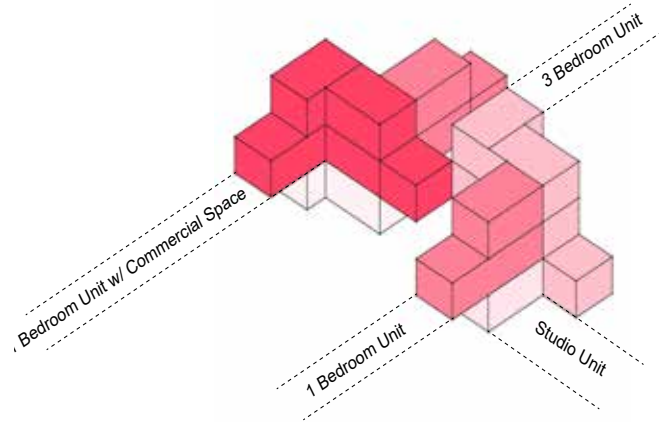
UNIT TYPES



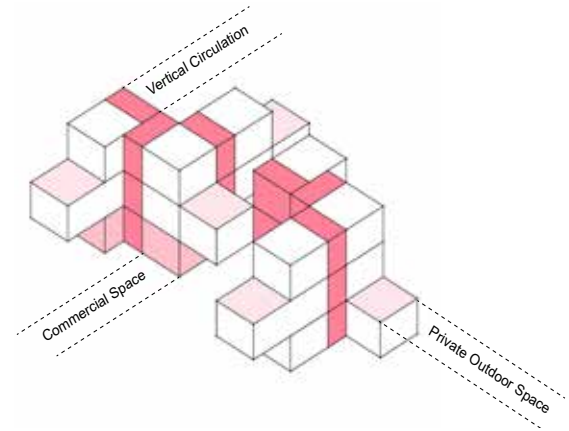
SECTION PERSPECTIVE



AGGREGATION DIAGRAM



TYOLOGY DIAGRAM



BUILDING USAGE DIAGRAM



Communal + Individual = Village

Communal Life, Privacy, Efficiency, Access to Air and Light

of units: 8

unit size: 1100 sf, 800 sf, 300 sf

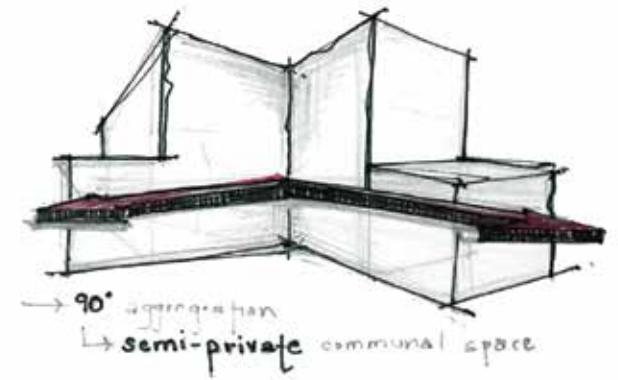
user type: general

design features: communal/private

outdoor space, rentable space



STREET VIEW | PERSPECTIVE 1



ALLEY VIEW | PERSPECTIVE 3



Communal Singularity

An Urban Village Housing Typology