



LEVEL UP: A POST-INDUSTRIAL PLAYSCAPE

Project Location:

2000 S. Industrial Highway
Ann Arbor, MI 48104

Project Team Members:

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Arch 672 Systems Studio Fall 2022

LEVEL UP:

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CONTENTS

Project Narrative and Statistics

Design Proposal

Unit + Building Organization

Site Strategy + Organization

Site Sequence

Facade Systems

Building Sequence

Assignments

Precedent Studies

Consent Statement

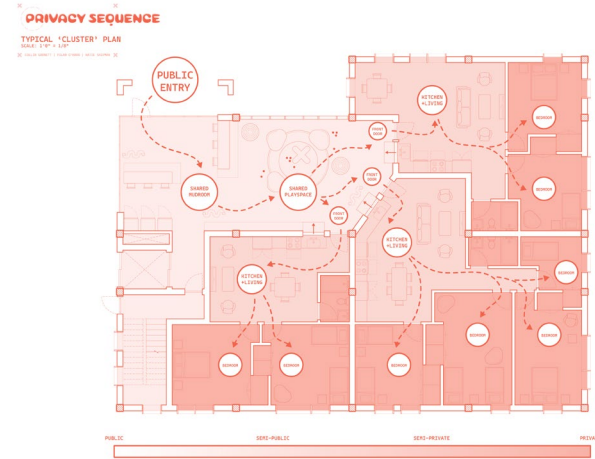
PROJECT NARRATIVE

Level Up responds to an immediate need in Ann Arbor, Michigan to bolster affordable housing for families. This need led the team to design larger units, keeping a family size of 3 to 6 people in mind when designing the project. Level Up began with an idea for non-traditional housing aggregation, pulling ideas from more radical cooperative housing models and modifying them to fit the more family-friendly use case of the “cluster”.



Unit Typology + Social Agenda

The cluster is the central idea for our housing proposal; three single-family apartment units per floor arrayed around a common living space established a model for shared living space that enables thresholds of privacy that are essential for families, especially those with smaller children. This shared space, dubbed the “mudroom”, allows the three units that open onto it a sort of extended living and playing area. Each unit maintains visual contact with the mudroom via a kitchen window; this establishes a connection while still allowing residents a degree of control over the sounds, smells, and general access to their unit. The kitchen is always the room directly adjacent to the shared space, establishing a relatively active threshold that negotiates the domestic realms of semi-public mudroom and private bedrooms.



Site Strategy + Organization

Level Up’s attitude toward the cluster repeats in a logical progression of scale from units to building to site. In plan, two clusters aggregate to form one building. Four buildings are placed across the site, allowing nested collectivities of shared spaces both between clusters and between buildings. Community public programs are weaved into the site, dotting the interstitial bridging thoroughfares on each of the four buildings, simultaneously drawing people in for the program while being lifted up and even delineating the most efficient path of circulation through the site. Similarly, playscapes have been embedded into the landscape, providing moments of play and discovery at every turn, whether one is discovering the site for the first time or engaging with a daily routine as they come home at the end of a long day. Surface lots, car share, bus stops, and integrated bike racks throughout the site promote varied modes of transportation and access to the site.

Structural Concept

The project consists of CLT construction arranged along an alternating 20’x20’ and 10’x20’ structural grid. The project utilizes glulam columns and beams in conjunction with CLT floor slabs and walls.



Facade Concept and Materiality

The materiality of the building creates unique and playful facades through the use of sustainable and warm materials. The residential portion of each building is indicated through the wood slat and panel rainscreen system, while the shared community programming, including the mudrooms, is expressed through colorful scalloped terracotta rainscreen panels. Each building takes on a different color (orange, blue, green, and pink) as well as a different roof parapet profile to add unique character to each residential building on site. Designing for families and well-being, each aspect of the project from facade to site design is unique and fun to create a lively and nurturing environment.



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Collin Garnett, Katie Shipman + Pilar O’Hara

In the Mix: Ellie Abrons + Meredith Miller

Project Statistics

Total gross floor area	122,815 SF (res + office + comm) 91,171 SF (residential only)
Lot area	3.97 acres / 172,750 sf [3.10/ 135,036 w/o AAHC Programs]
FAR	0.697
Number of floors	3
Building height	56’
Dwelling unit count and bedroom count	66 units 138 beds
Dwelling units/acre	16.62
Total area of commercial space	31,644 SF
Total net leasable area	70,383 SF
Efficiency rate in %	57%
Unit Access typology	Family units with shared landing
Building Typology	Low-rise residential
Number of on-site parking spaces	90 34 AAHC / 56 residential
Parking spaces per unit	0.84



LEVEL UP:

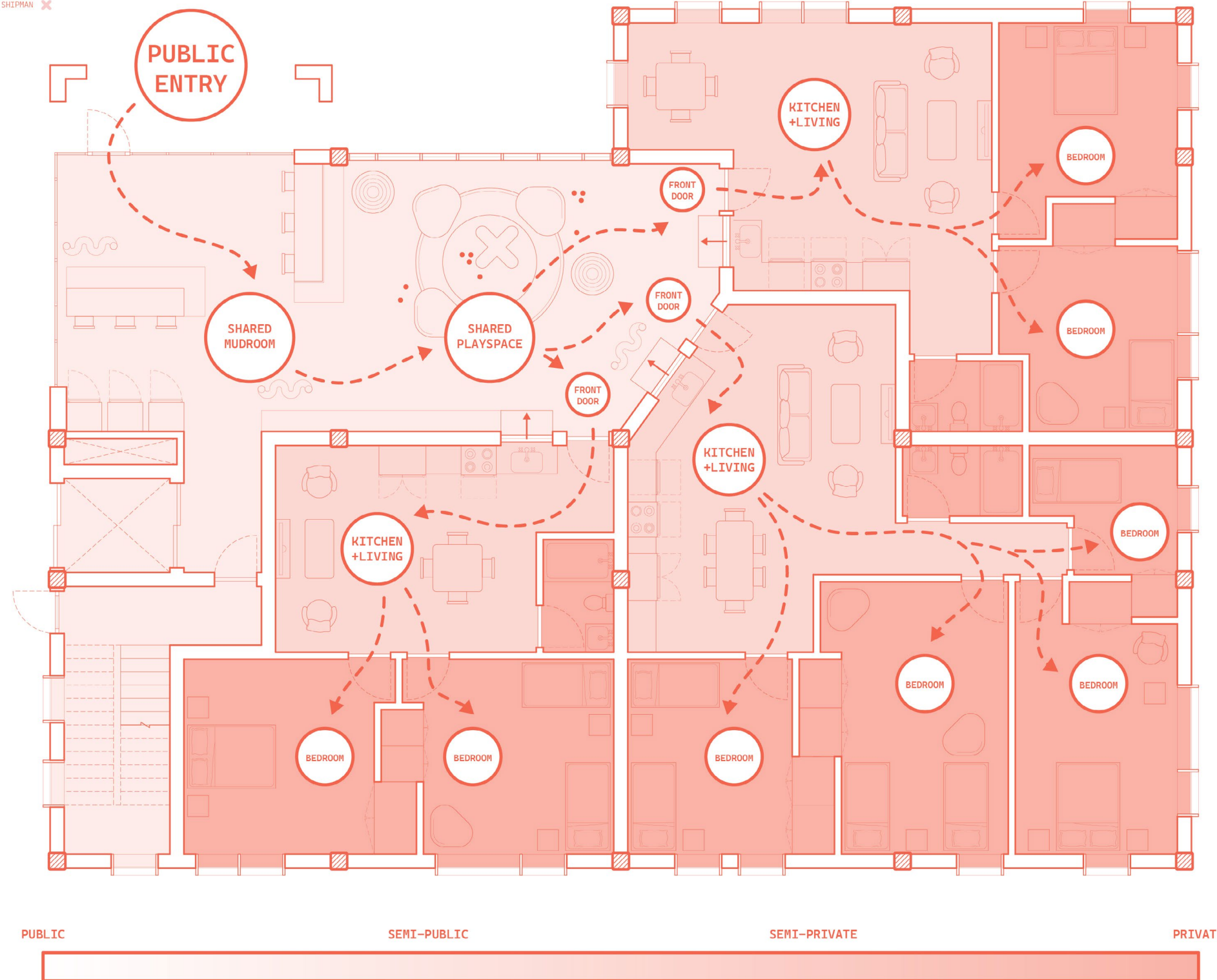
A POST-INDUSTRIAL PLAYSCAPE

UNIT + BUILDING ORGANIZATION

PRIVACY SEQUENCE

TYPICAL 'CLUSTER' PLAN
SCALE: 1'0" = 1/8"

COLLIN GARNETT | PILAR O'HARA | HATIE SHIPMAN

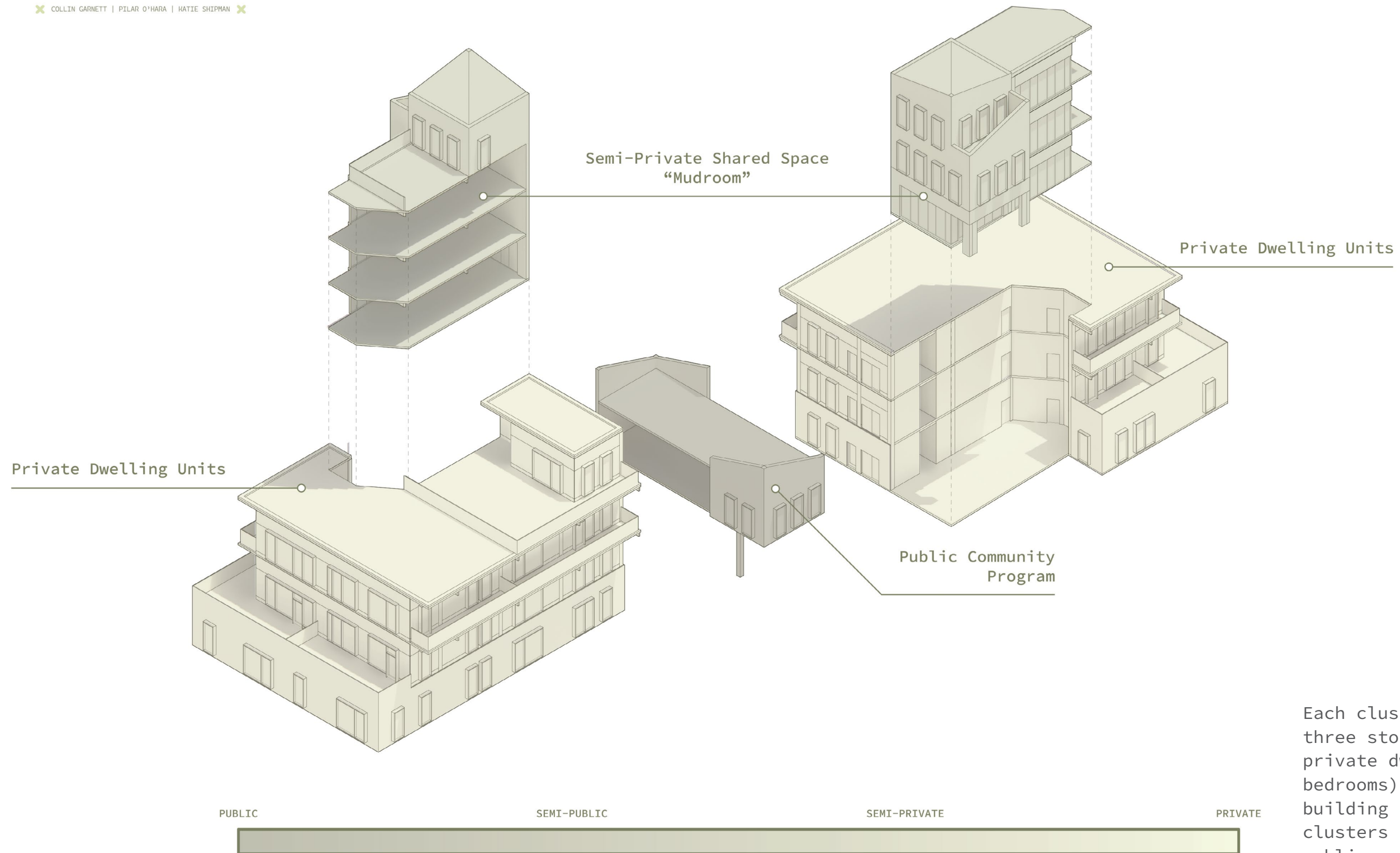


Residential clusters are designed to draw residents from public to private space across the shared mudroom and playspace threshold into the private dwelling units.

BUILDING AGGREGATION

MASSING LOGIC DIAGRAM

COLLIN GARNETT | PILAR O'HARA | HATIE SHIPMAN



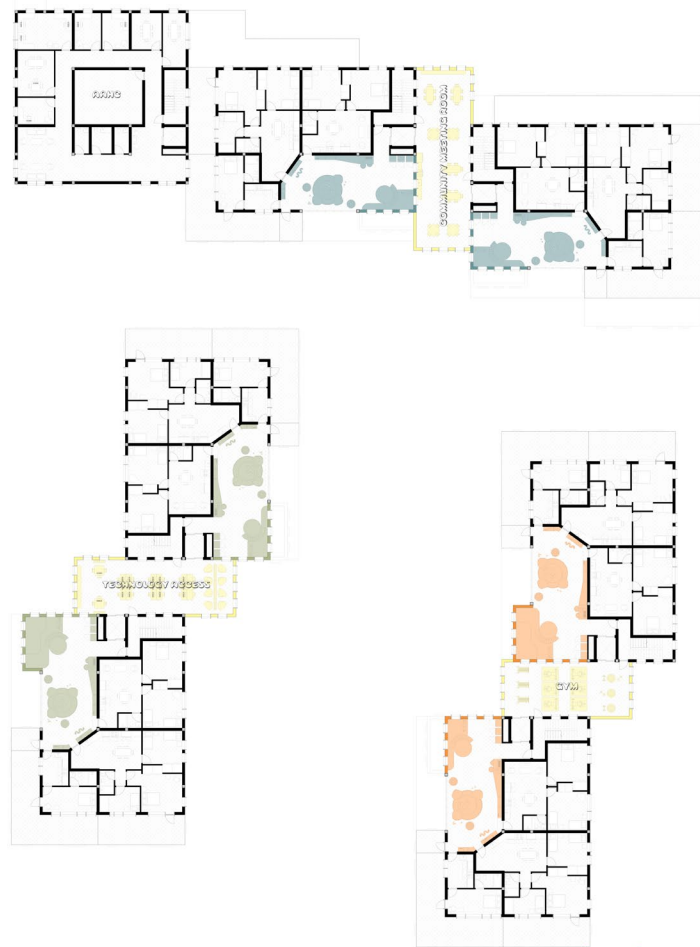
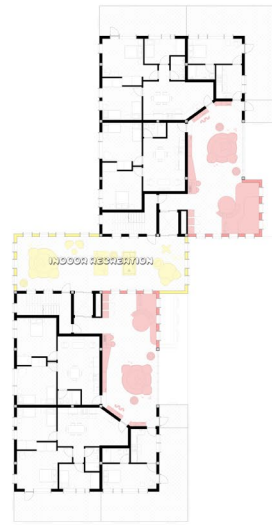
Each cluster, comprised of three stories, consists of 9 private dwelling units (1-3 bedrooms). Each residential building consists of two clusters connected by a public community programming space.

X SQUARE FOOTAGE: 42,595 SF X
 AAHC + COMMUNITY: 14,965 SF
 RESIDENTIAL: 27,540 SF
 UNIT COUNT: 18
 1 BED (0): 0
 2 BED (706-839 SF): 12
 3 BED (1,236 SF): 6
GROUND FLOOR PLAN
 SCALE: 1"0" = 1/16"
 X COLLIN GARNETT | PILAR O'HARA | KATIE SHIPMAN X

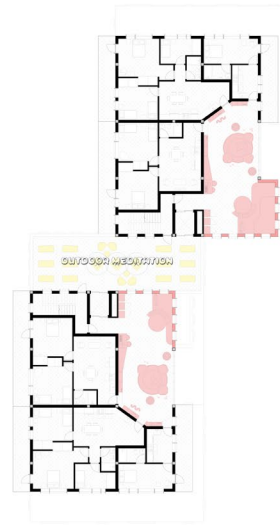


The rotated residential building to the north of the site hosts Ann Arbor Housing Commission offices and a communal food pantry on the ground floor.

02
 SQUARE FOOTAGE: 34,887 SF
 GROSS - COMPLETION: 45,492 SF
 RESIDENTIAL: 31,812 SF
 UNIT COUNT: 24
 2 BED (128 SF) : 6
 3 BED (175 SF) : 6
 4 BED (216 SF) : 6
SECOND FLOOR PLAN
 SCALE: 1/8" = 1/16"
 COLLEN BARNETT | PEARL O'HARA | NATIE SHEPHERD



03
 SQUARE FOOTAGE: 34,742 SF
 GROSS - COMPLETION: 45,492 SF
 RESIDENTIAL: 31,812 SF
 UNIT COUNT: 24
 2 BED (128 SF) : 6
 3 BED (175 SF) : 6
 4 BED (216 SF) : 6
THIRD FLOOR PLAN
 SCALE: 1/8" = 1/16"
 COLLEN BARNETT | PEARL O'HARA | NATIE SHEPHERD



The residential floor plans of the second and third floors step back in order to create exterior terracing and balcony space.

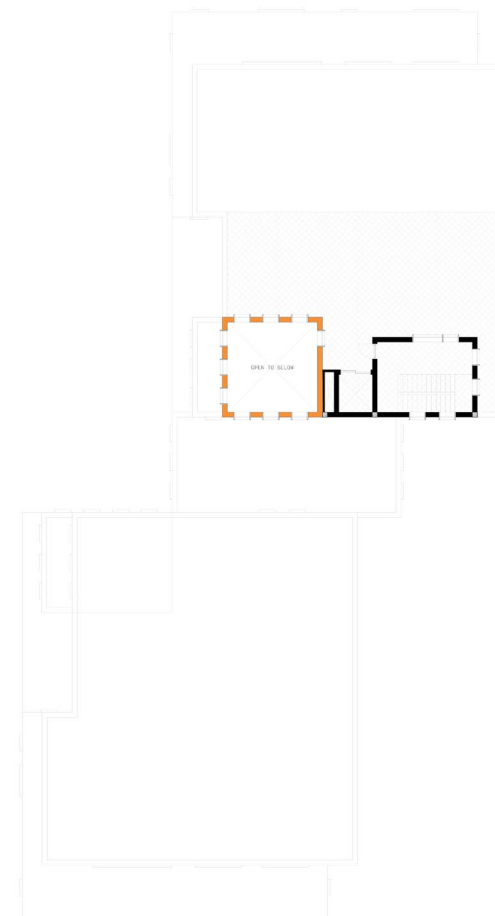
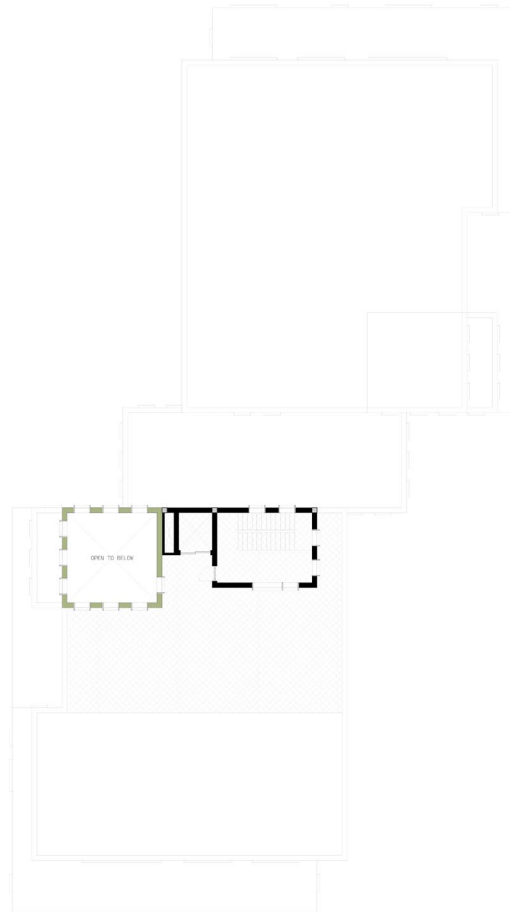
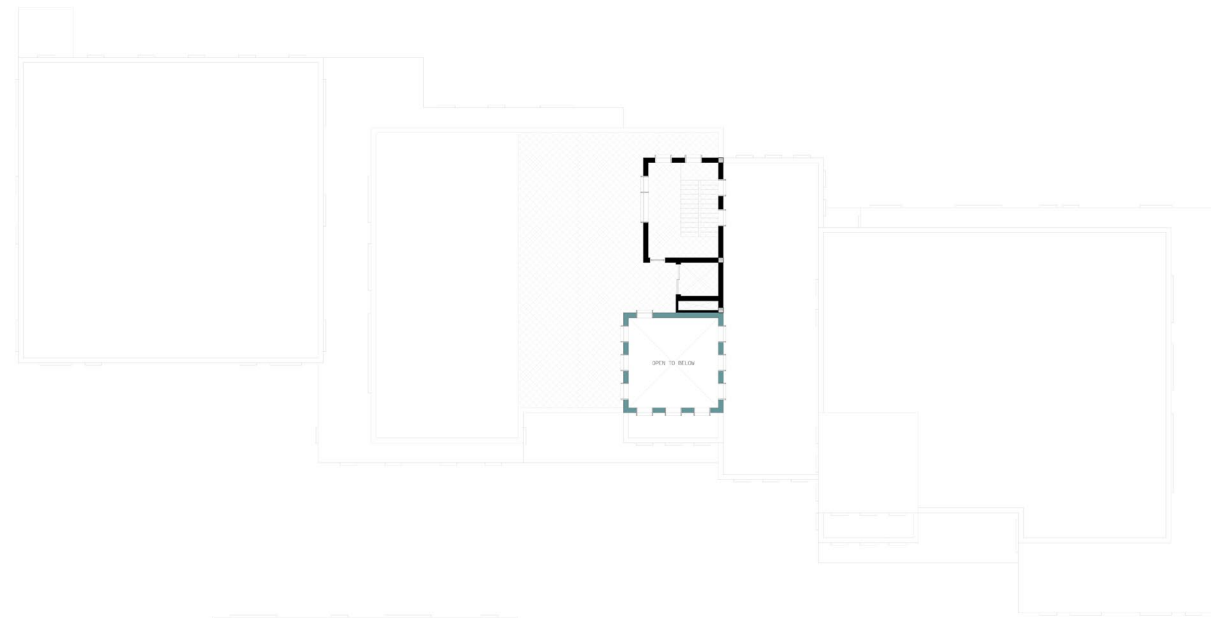
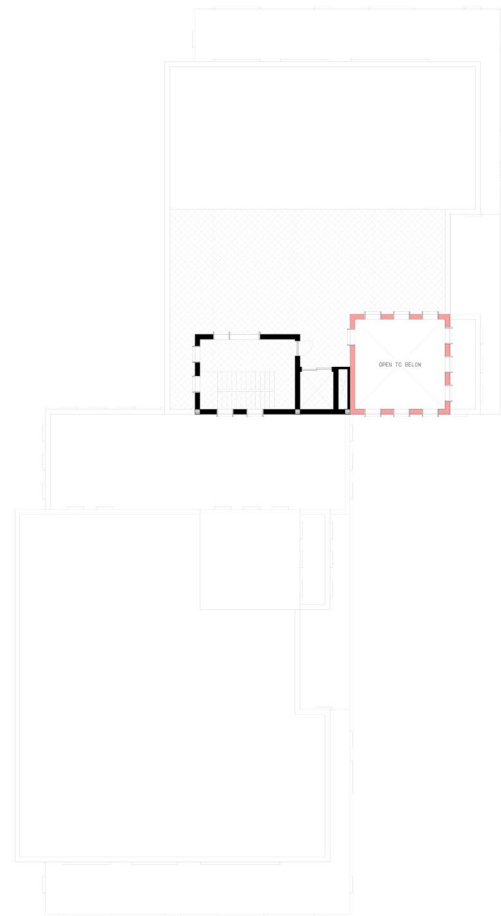
SQUARE FOOTAGE: 7,060 SF

AAHC + COMMUNITY: 7,060 SF
RESIDENTIAL: 0

UNIT COUNT: 0
1 BED [0]: 0
2 BED [0]: 0
3 BED [0]: 0

FOURTH FLOOR PLAN
SCALE: 1'0" = 1/16"

COLLIN GARNETT | PILAR O'HARA | KATIE SHIPMAN



Fourth level of each building provides roof deck access.



SITE STRATEGY + ORGANIZATION

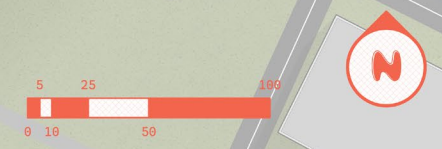
TOTAL BLDG. SQUARE FOOTAGE: 122,815 SF
 AAMC + COMMUNITY: 31,644 SF
 RESIDENTIAL: 91,171 SF
 UNIT COUNT: 66 DUA: 16.62
 1 BED [6]: 16
 2 BED [8]: 28
 3 BED [8]: 22

SITE + ENTRY PLAN
 SCALE: 1"0" = 1/32"

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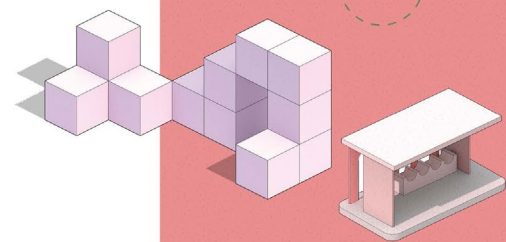
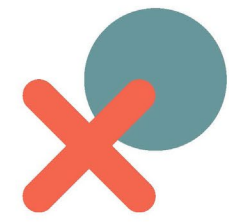
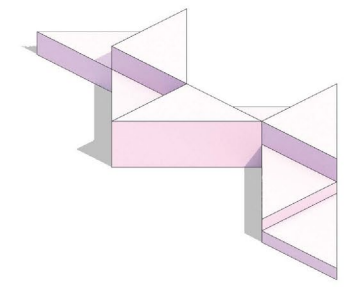
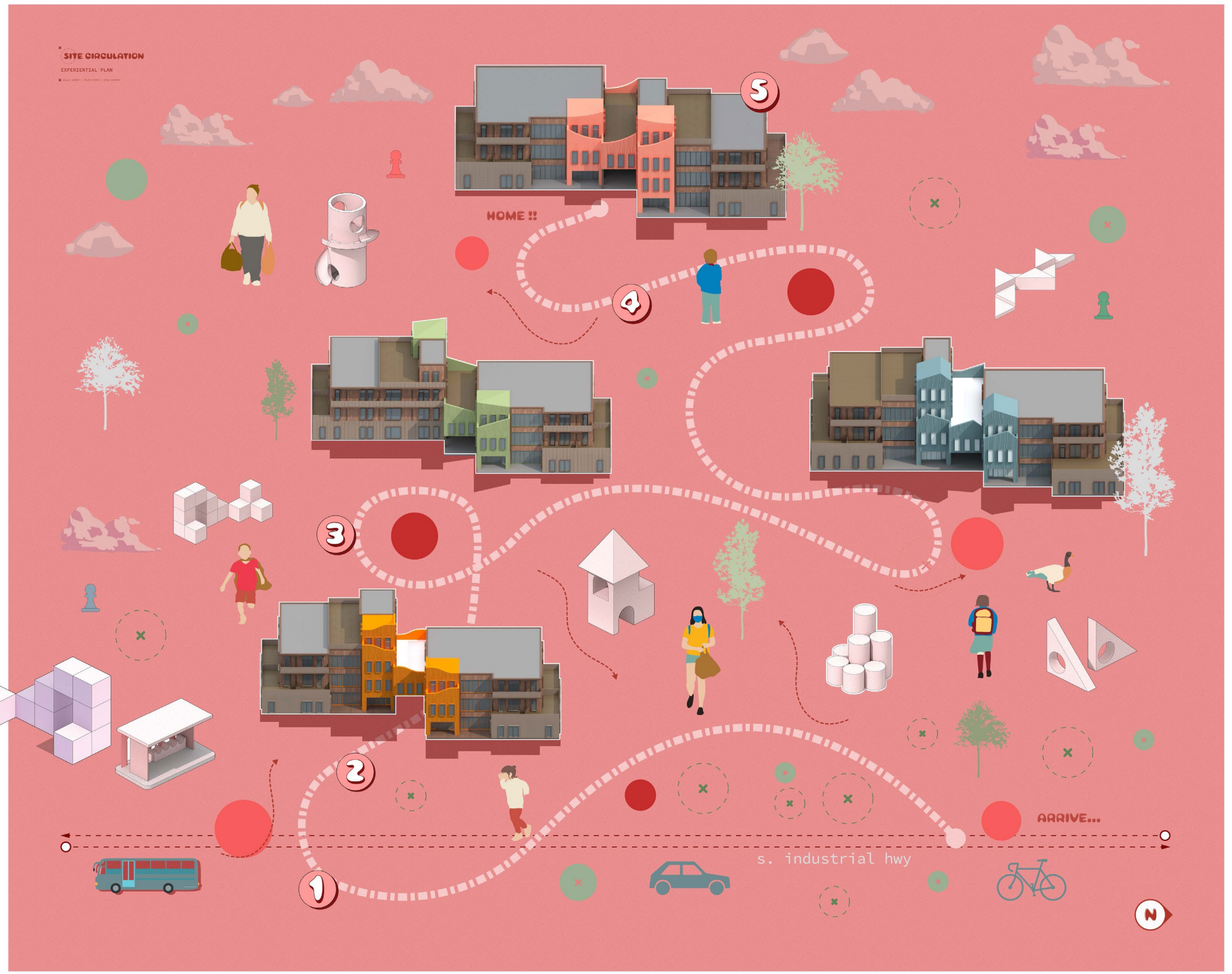


Passthroughs beneath each building link pedestrian circulation across the site as well as create porch-like entries to mudrooms and internal circulation cores. Exterior playscapes create exterior moments of nested collectivities between mudrooms.





SITE SEQUENCE



05



04



03

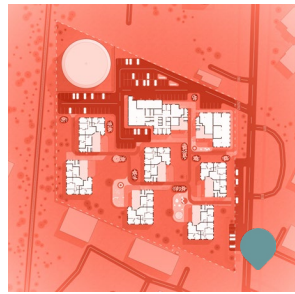


02



01





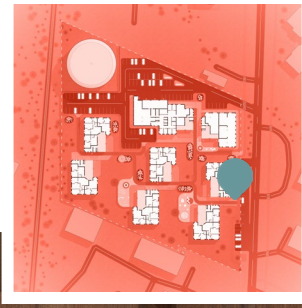
× STREET VIEW ×

EXTERIOR RENDERING

× COLLIN GARNETT | PILAR O'HARA | KATIE SHIPMAN ×



02





03





04



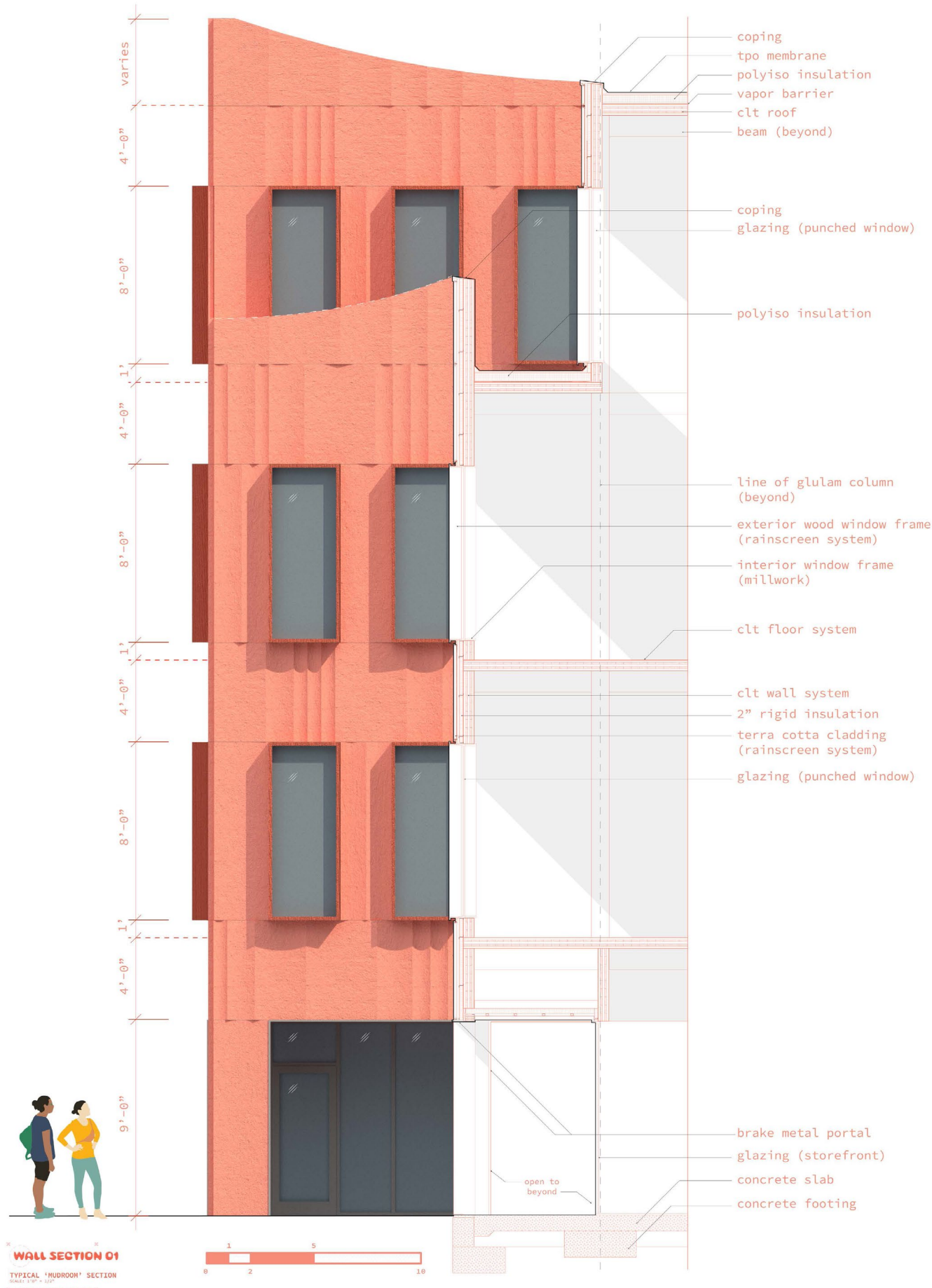
× BUILDING PORCH ×

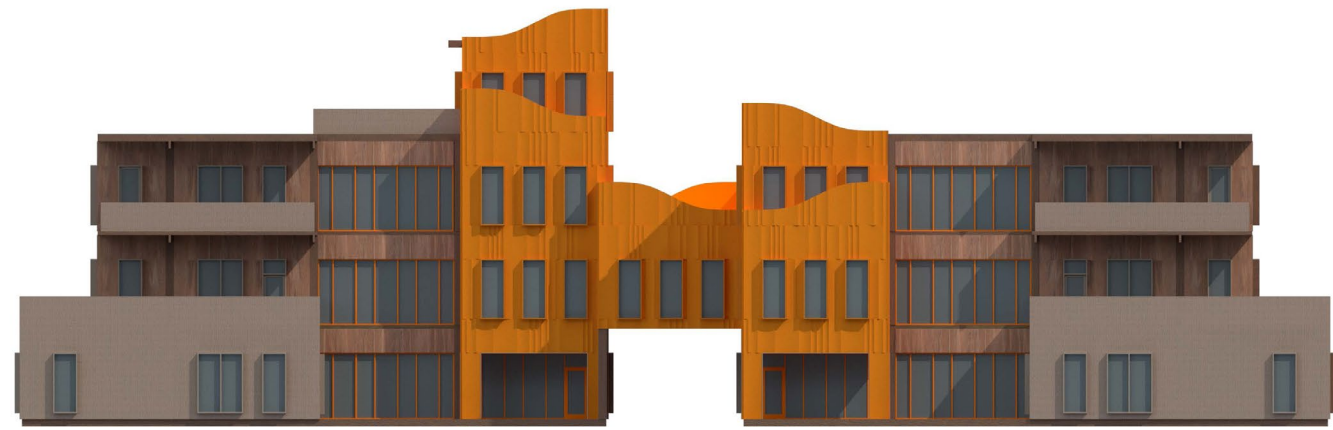
EXTERIOR RENDERING

× COLLIN GARNETT | PILAR O'HARA | KATIE SHIPMAN ×



FACADE SYSTEMS



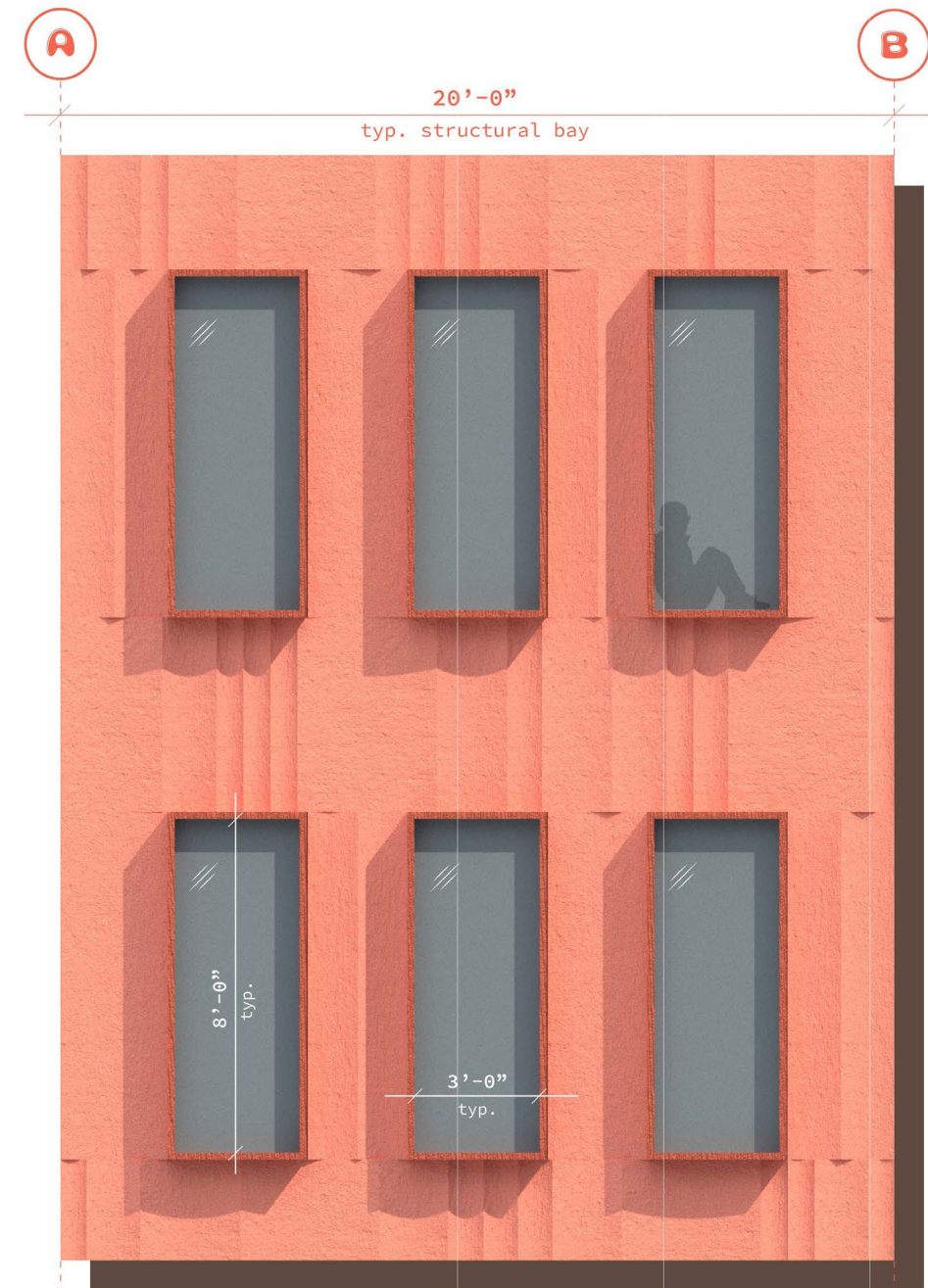
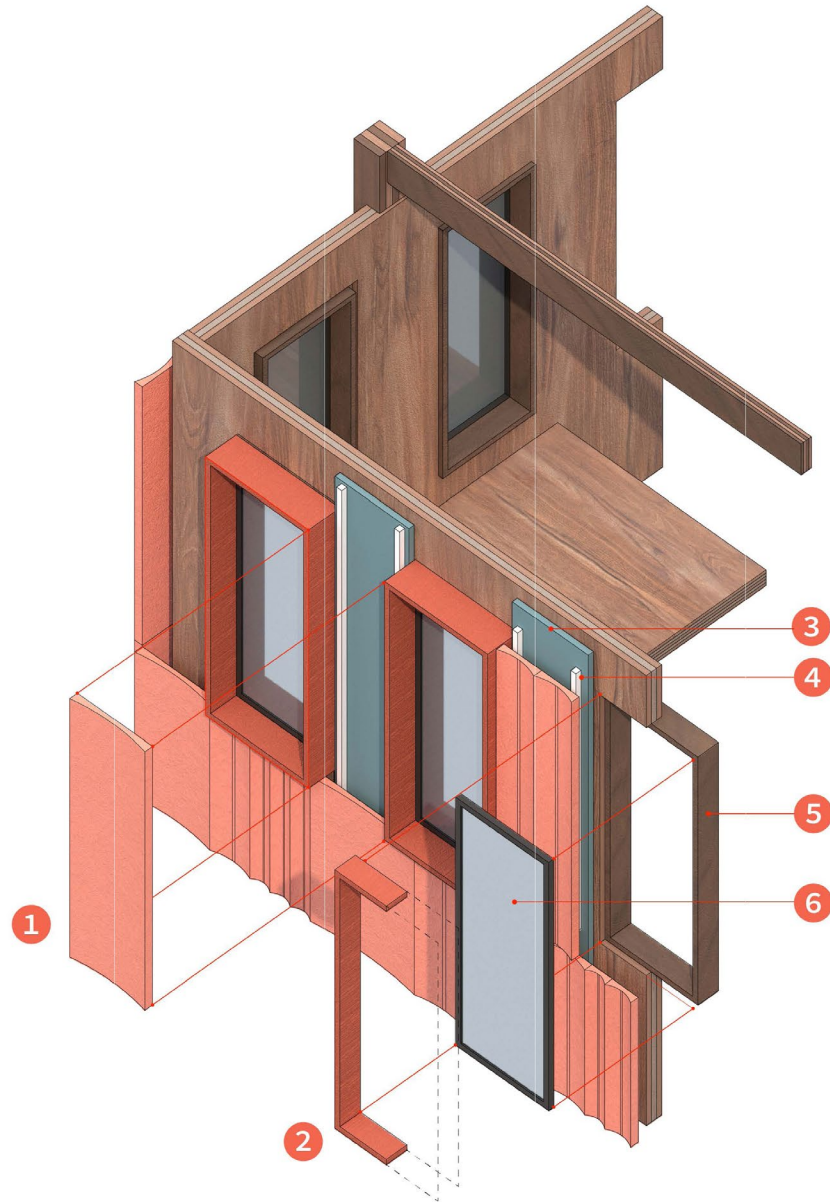


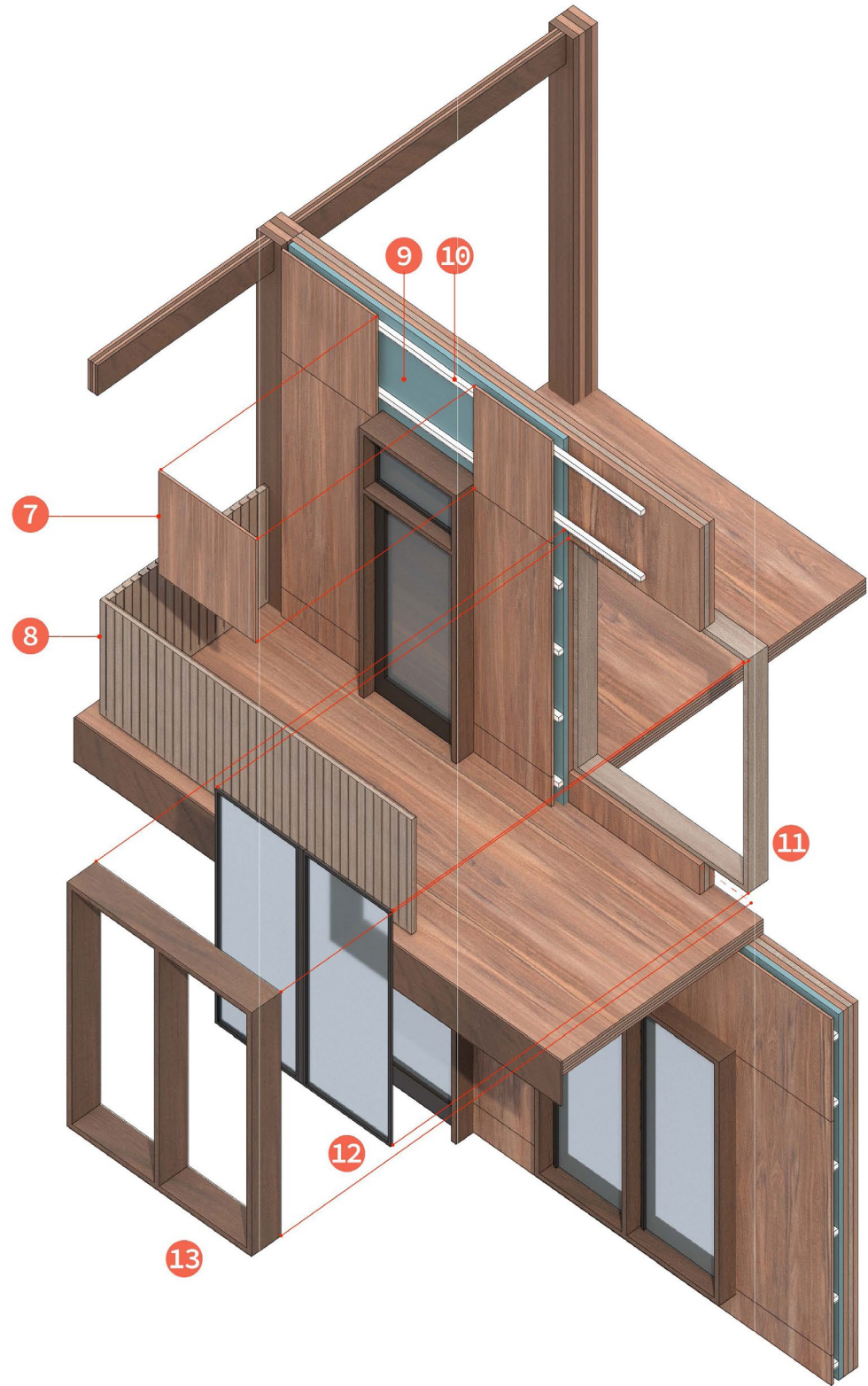
FACADE DETAIL

 SCALE: GRAPHIC SCALE

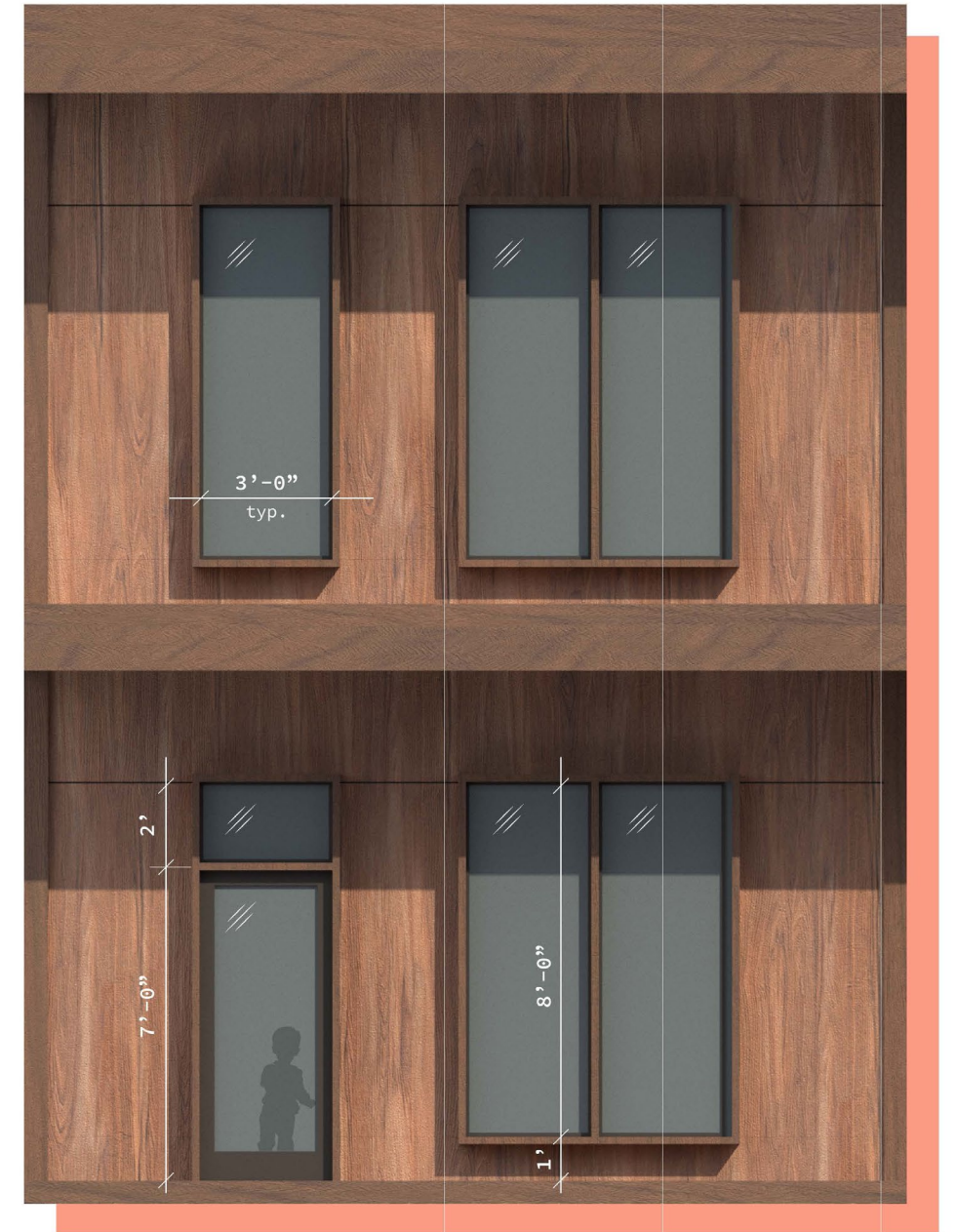
X COLLIN GARNETT | PILAR O'HARA | KATIE SHIPMAN X

1. terracotta cladding
2. painted exterior frame
3. xps rigid insulation
4. vertical track system
5. inner frame
6. glazing unit





- 7. wood panel cladding
- 8. vertical slat railing
- 9. xps rigid insulation
- 10. horizontal track system
- 11. inner frame
- 12. glazing unit
- 13. exterior frame



BUILDING SEQUENCE



