Housing For Introverts

Morgan Graboski
HOUSING FOR INTROVERTS
RE-CONNECTING URBAN MILLENNIALS
MORGAN GRABOSKI
This project contends that by combining smaller, lower-cost units with a richer gradation of public-to-private sequences of social spaces, architecture can revise/reformat urban fabric for this emerging demographic.

CONTENTION

The Millennial demographic is one defined by technologically induced changes in social interaction. Situational introversion has emerged due to Millennials obsession with technology. Coupled with an aversion to suburban single-family homes; Millennials also represent a radical change in household makeup. There is no more nuclear family; 1- and 2-person households are very common. As witnesses of housing crash they are paradoxically then attracted to urban housing but they cannot afford it.
1. Vue at Brickell, 323 units
1BR; 796-814 sf;
$1,800-$2,200 a month

2. The Bond, 323 units
1BR; 796-839 sf;
$478,900-$512,900 to buy

3. Four Seasons Residences, 183 units
1BR; 983-1,114 sf;
$2,100-$5,600 a month

4. Emerald at Brickell, 140 units
1BR; 866-914 sf;
$2,050-$2,150 a month

5. Jade at Brickell Bay, 335 units
1BR; 1,135 sf
$3,300 a month

6. Solaris at Brickell, 138 units
1BR; 730-764 sf;
$1,850-$2,500 a month

7. Infinity at Brickell, 459 units
1BR; 674-936 sf
$1,900-$2,500 a month

8. One Broadway, 371 units
1BR; 775-978 sf
$1,950-$2,200 a month

9. 1060 Brickell, 576 units
1BR; 731-1,128 sf
$1,850-$2,600 a month

10. Espirito Santo Plaza, 136 units
1BR; 729-966 sf
$2,300-$2,850 a month

11. Axis, 718 units
1BR; 707-1,099 sf
$1,850-$2,700 a month

12. One Plaza, 280 units
1BR; 880 sf
$1,600-$1,750 a month

13. Echo Brickell, 157 units
1BR; 784-1,416 sf
$380,000+ to buy

14. 151 SE 15th Rd
2BR; 1,400-1,834 sf
$4,200+ a month
The diagram to the left highlights the programs, nodes and pedestrian pathways which informed the design of the project to fit within its context. Because of its surrounding by mixed program types, the project situates itself within West Brickell by providing a variety of commercial spaces on the ground floor as well as semi-public courtyards which connect to existing pedestrian pathways. In this way, the project invites the public in while still maintaining privacy for the residents.
PROGRAM ALONG SW 2ND AVE

PEDESTRIAN NODES AND PATHWAYS

PROGRAM ALONG CORAL WAY/13 AVE

VEHICULAR AND PEDESTRIAN TRAFFIC
GROUND FLOOR PLAN

The ground floor features commercial spaces and a large grocery store to the south. Two landscaped courtyards allow the public to enter into the project via the M-Path from the south and east, and from Coral Way to the north.

There are six cores which provide access to the upper residential floors. Additionally, the grocery store has a private core with access to its own greenhouse, located at the third level of the project.
The second floor features an extra-wide terrace due to the commercial program below. This terrace space is intended for use by the residents as another, extended shared social space. Seen from above, the amenities deck featuring a pool and barbecuing areas is accessed from a mezzanine level located above the sunken grocery store below. This floor also has direct access to the gateway social space which bridles over SW 2nd Ave. This grand social space is accessible via stair from the above floors.
TYPICAL FLOOR PLAN

Each floor features "neighborhoods" of units, in groups of two to seven. Each neighborhood is divided by either a core or combination of core and social space. These shared social spaces are adaptable and programmed for a variety of activities such as a movie room, a yoga studio and a lounge.

On the eastern edge of the site, at this level, there is a greenhouse which is accessed via the grocery store below. This features a 1500 sf growing area for fresh produce.
UPPER PARKING PLAN
The upper level parking is the same level as the grocery store, to allow for ease of access. There are storage lockers for the residents located near the elevator cores.

ROOF PLAN
This green roof has decks located above the top floor social spaces, with access from below via the stairwells and a spiral stair.
UNIT PLANS AND AXONOMETRICS

1. **Built-in shelving** in the kitchen.
2. **6’ deep balcony**.
3. Flexible **living/dining space**.
4. Flexible **living/sleeping space**.
5. **Walk-thru closet to bathroom**.
6. **Washer/dryer in apartment**.
7. **Typical floor plan, detail**.