

your only limit is YOU.

## OVERTOWN COMMUNITY CENTER

IND 6970 Masters Project | Spring 2021 | Final | Roxana Lifshitz  
Prof. Janine King & Philip Abbott



# COMMUNITY CENTER

## **What is a community center?**

Public location where members of a community tend to gather for group activities, social support, public information, and other purposes. It may sometimes be open for the whole community or for a specific group within the greater community.





# RESEARCH PURPOSE

## Research Question

How can the design of a community center positively impact engagement and education within a low-income community through the Contextual Model of Learning?

## Purpose

The goal of this research was to understand people's perception of the design and their experience in a community center. By analyzing the case study, we understand how the relationship between people and spaces can affect their experience, and what the space can reciprocate to the user. We are able to recognize ways in which we can design a community center that responds to the needs of a low-income community.

## Conceptual Framework and Definitions

### Contextual Model of Learning (Falk and Dierking, 2000):

A model based on constructivist learning theory, that investigates learning within a free-choice setting, which includes all out-of-school information sources. The model is based on Personal Context, Socio-Cultural Context, and Physical Context, and it investigates education through social engagement.

**Design of Community Center:** Implementing guidelines that create an approachable and inclusive space for engaging and educational activities within low-income communities.

**Low-income Communities:** Areas in which most suffer from a combination of social, economic, health, and environmental burdens.



# PROGRAM'S MAJOR COMPONENTS

From the research gathered, these spaces are most essential in supporting the users' social, educational, and recreational needs.



## Administrative & Support Areas

1625 SF

Support area that facilitates the daily routine of staff and aids in performing their work efficiently.

- Administrative Offices – 375 SF
- Flexible Workstations – 450 SF



## Common Social Areas

5066 SF

Main public areas where users can socialize, participate in events, and rejuvenate.

- Multi-Purpose Area – 1000 SF
- Lounge / Seating Area – 650 SF
- Cafe Area – 550 SF
- Patio Area – 1655 SF



## Educational & Recreational Areas

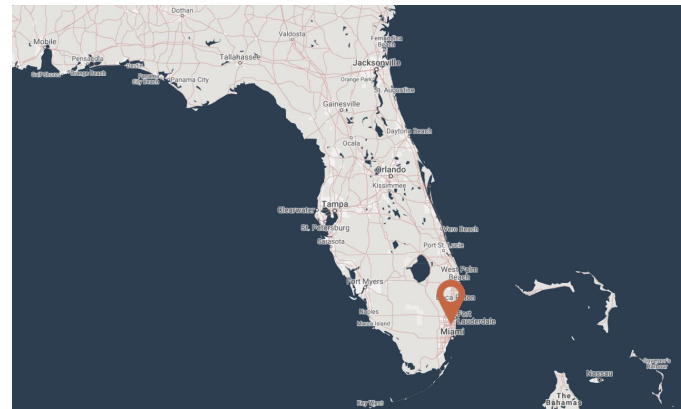
4200 SF

Dedicated areas where users can participate in educational, wellness, and recreational activities.

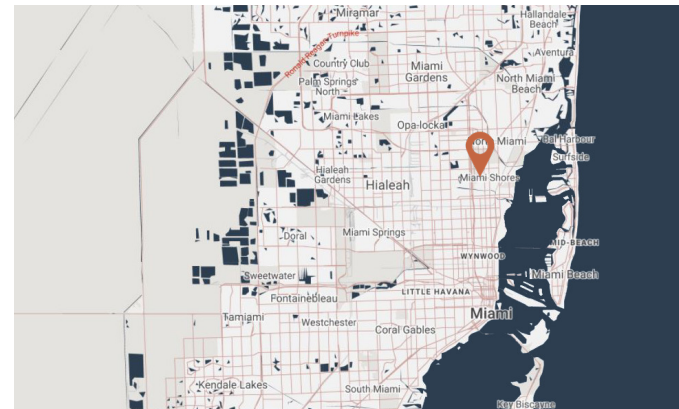
- Study Area – 1300 SF
- Community Rooms – 1200 SF
- Active Room – 600 SF
- Media Center – 500 SF

# SITE AND BUILDING

Ice Palace Studios West Building | 1400 N Miami Ave, Miami, FL 33136



Florida Map



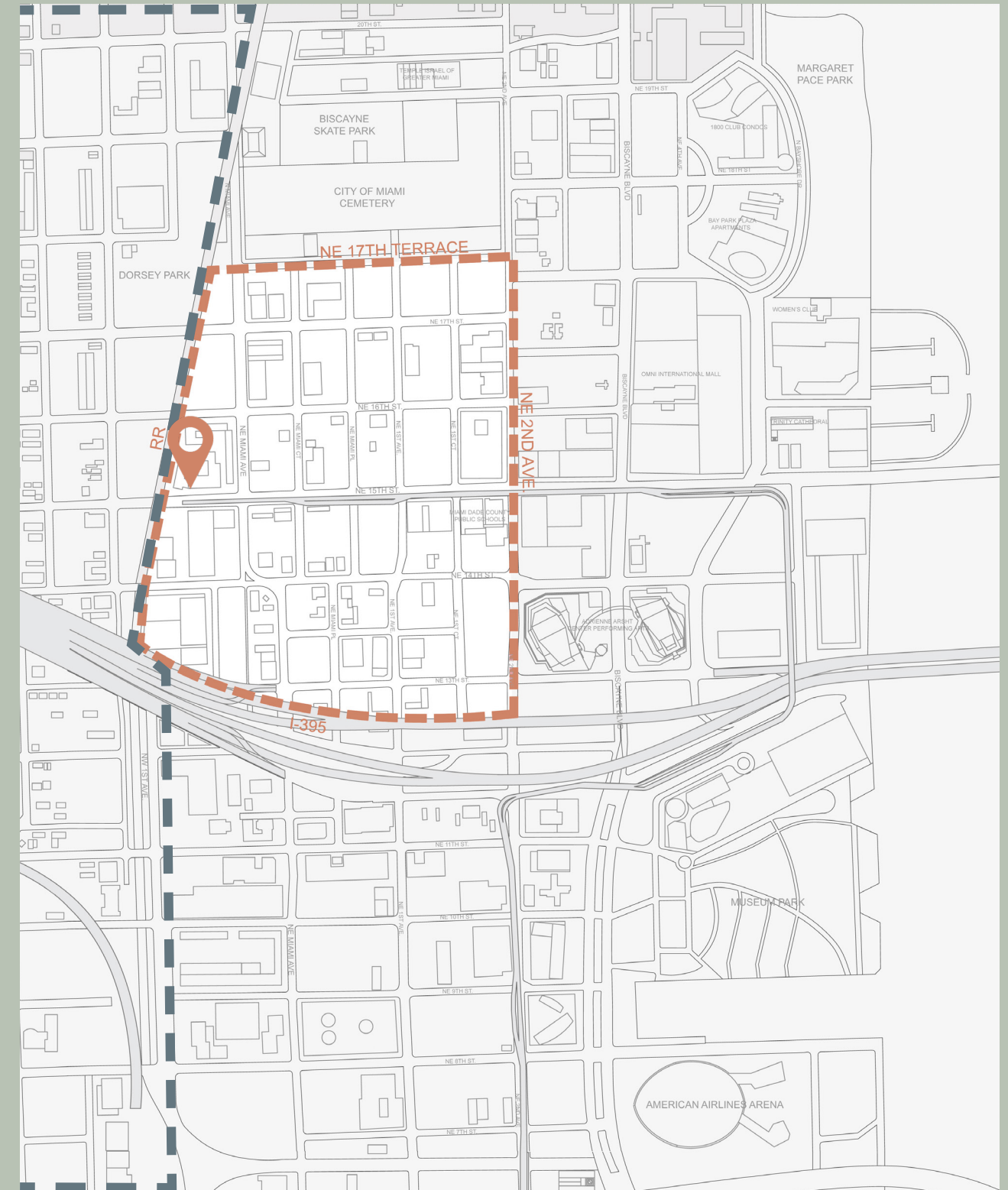
Miami Map



Front View

- Located on the boundary line of Overtown and Town Square
- Close proximity to i-395 and i-95
- Aimed specifically for the population of the Overtown neighborhood
- Large percentage of youth are neither in school nor working

The building location and close proximity to a low-income community fits the community center typology and would allow the center to provide services and access to resources.



Neighborhood Map

# PROJECT GOALS

To create a space that keeps **representing** the Overtwon community. A place for **art** and **culture** where the community **comes together** to **connect** with one another and find the **support** they need.



## Public

Create an inviting public space that is welcoming and inclusive, this would allow the users to feel comfortable and provide a sense of belonging.



## Flexibility

Incorporate flexible furniture and partitions that can easily shift in function and modify in relation to different events and activities offered.



## Legibility

Design a legible layout that will contribute to a clear wayfinding, allowing the users to comfortably move through the space.



## Coherence

Design a uniform space and layout that is easy to navigate, which would influence the user's experience.



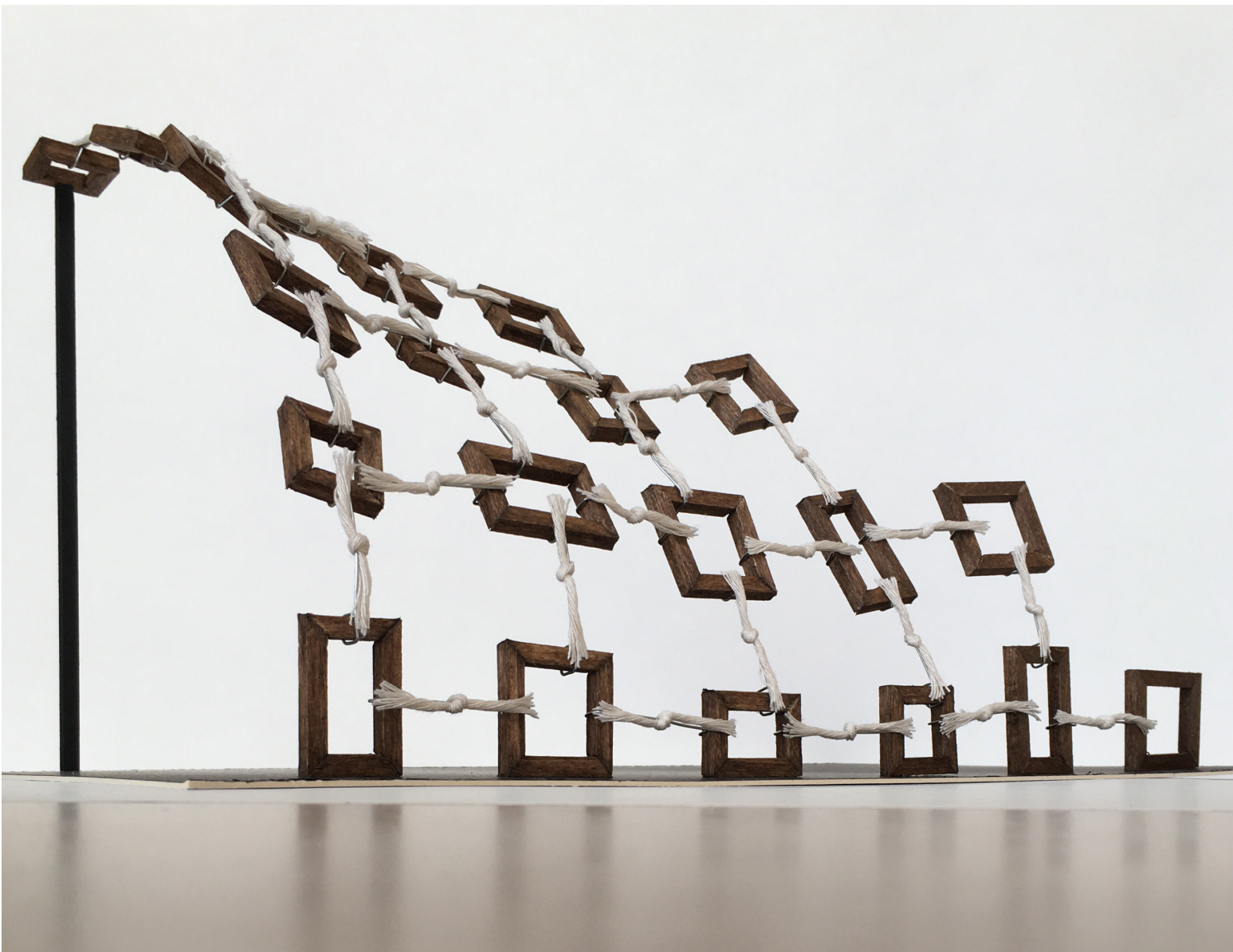
## Security

Create a sense of security throughout the space by incorporating areas that feel safe and welcoming.



## Paths

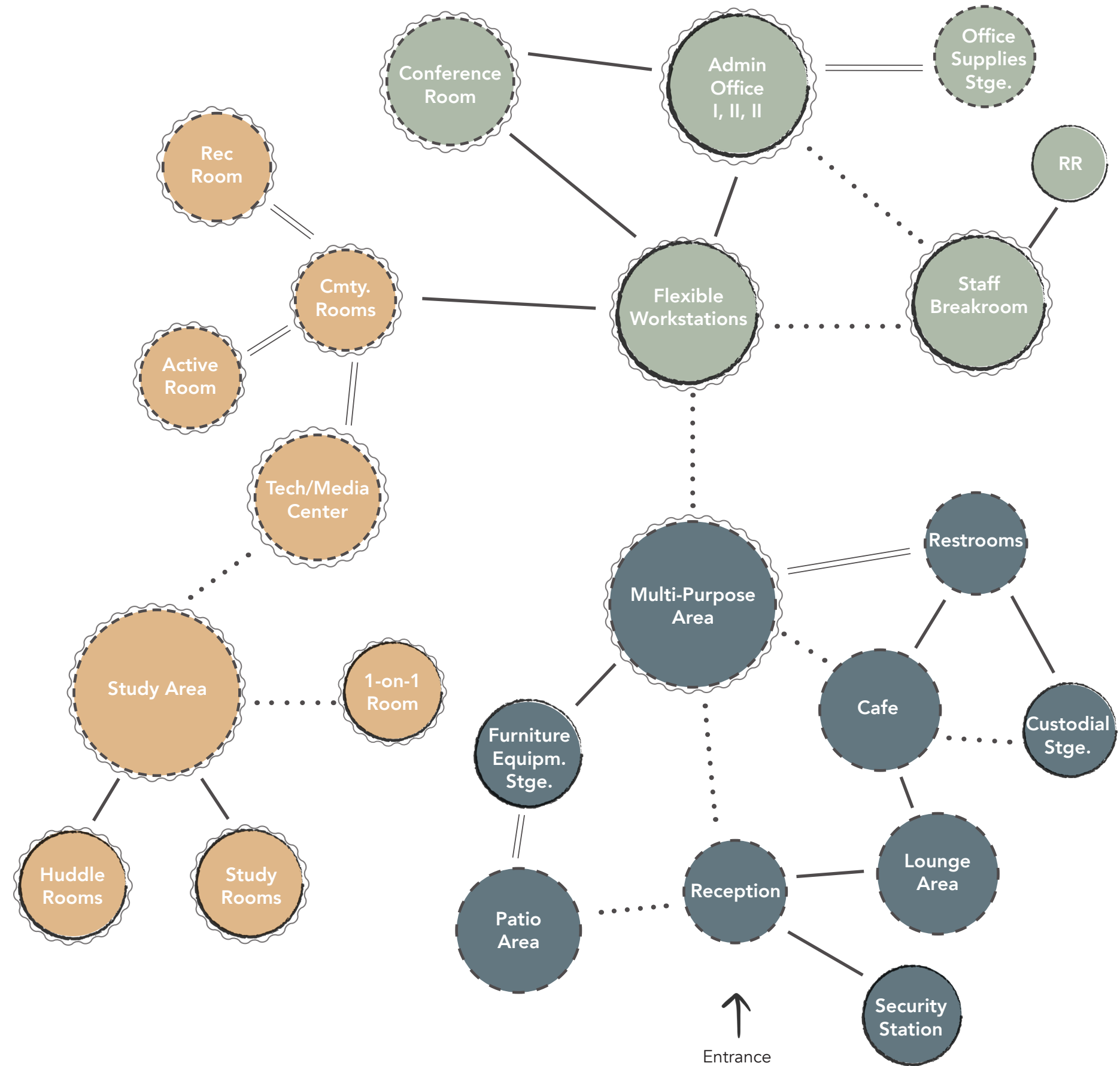
Ensure a clear circulation that is easy to understand and navigate.



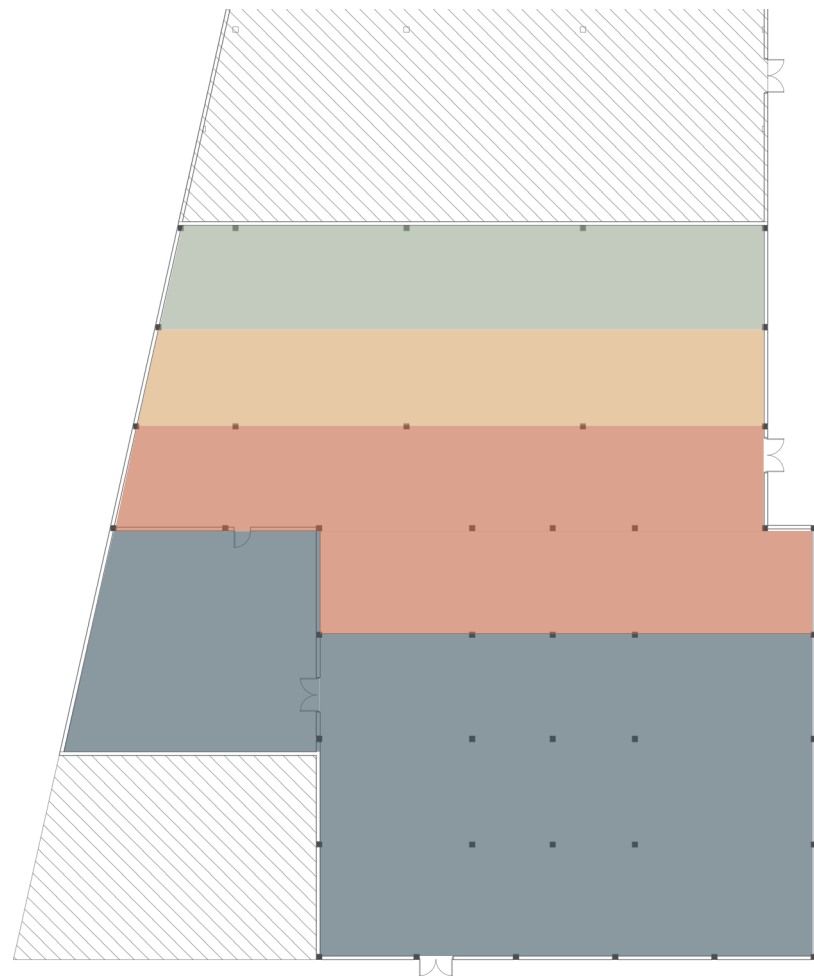
# ADJACENCY DIAGRAM

## Legend

- Administrative & Support Areas
- Common Social Areas
- Educational & Recreational Areas
- Public Areas
- Semi-Private Areas
- Private Areas
- Acoustic Privacy
- Primary
- Secondary
- Convenient



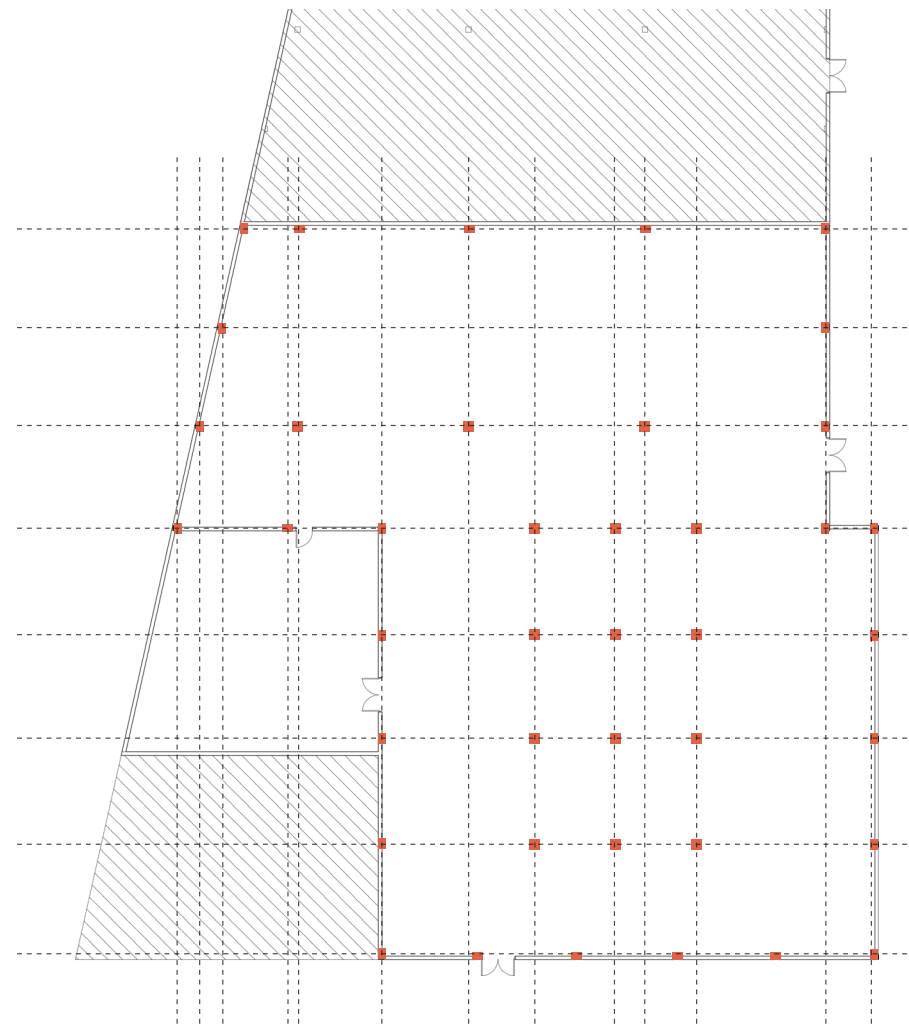
# DIAGRAMS



ZONING DIAGRAM



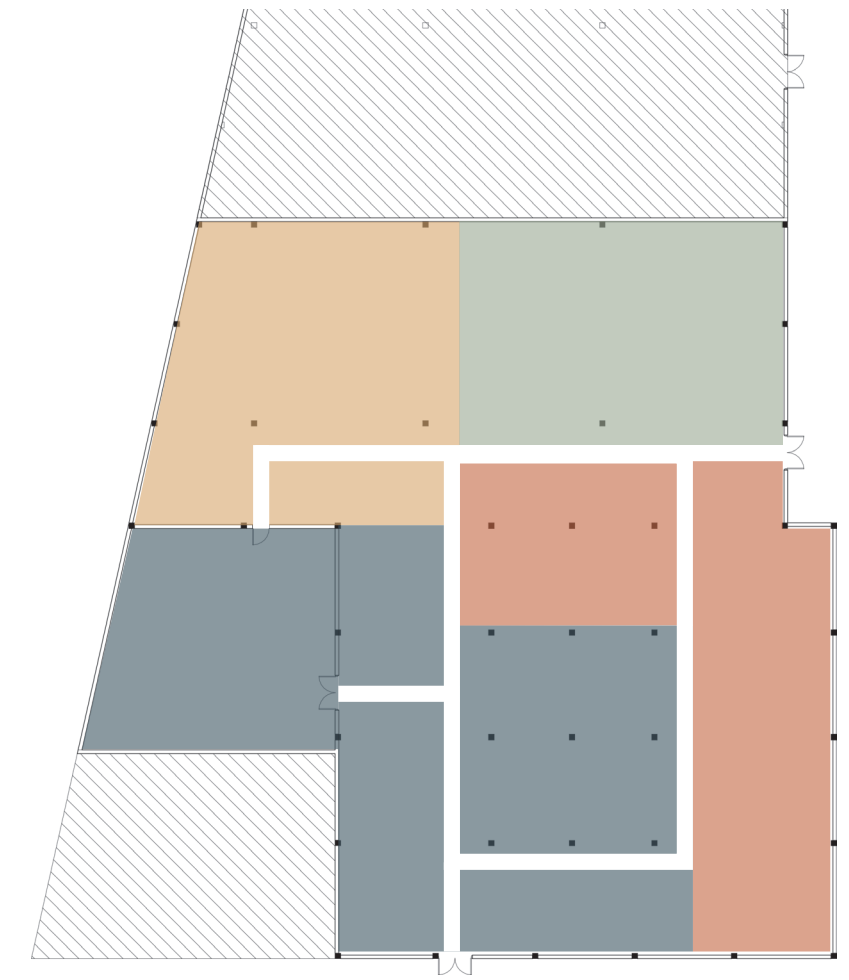
- Public
- Semi-Private
- Semi-Public
- Private



STRUCTURAL DIAGRAM



- Columns
- Grid Pattern



ORGANIZATIONAL DIAGRAM

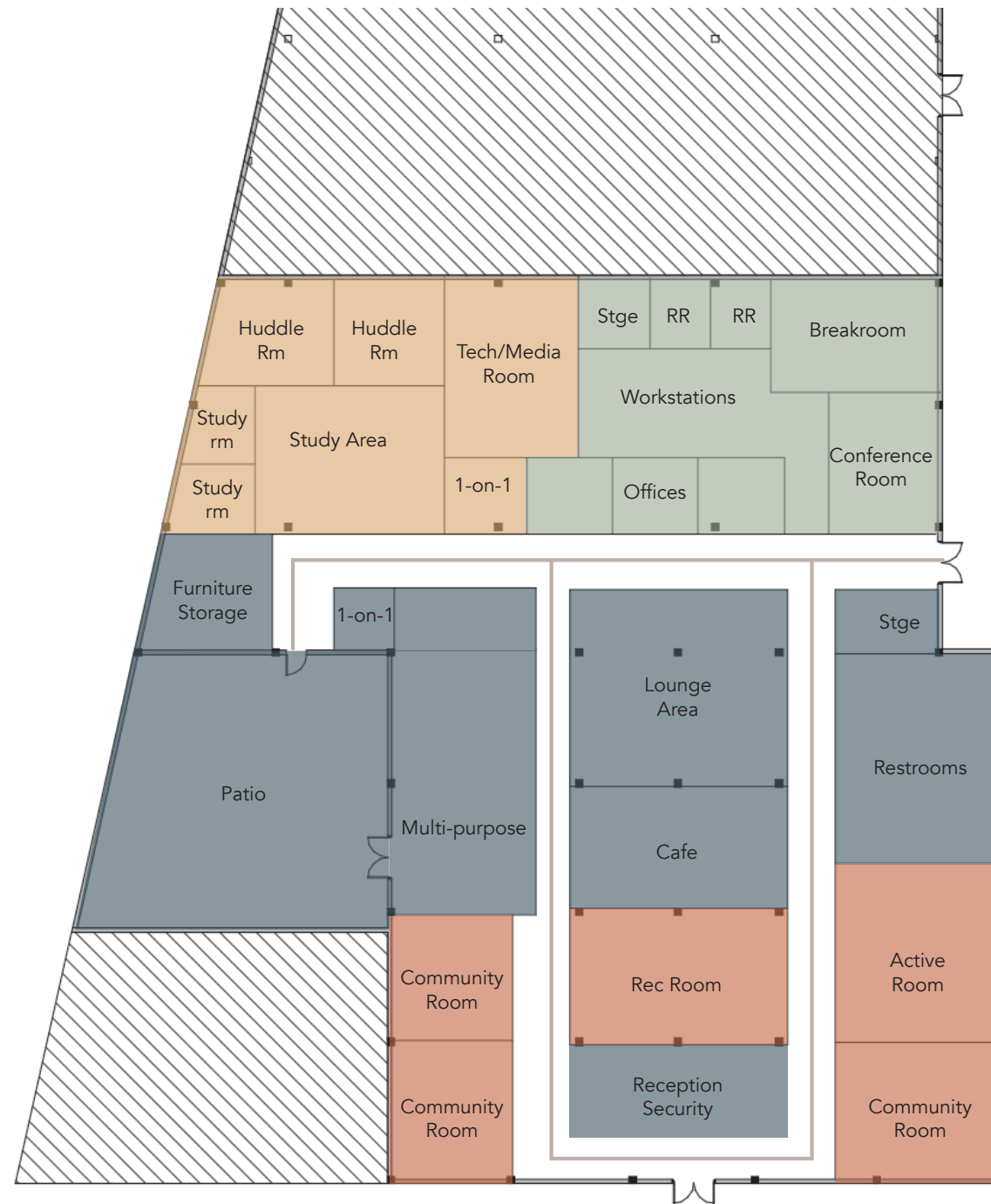


- Common Areas  
5,056 SF
- Study Area  
2,000 SF
- Recreational Area  
2,300 SF
- Administrative Area  
1,625 SF

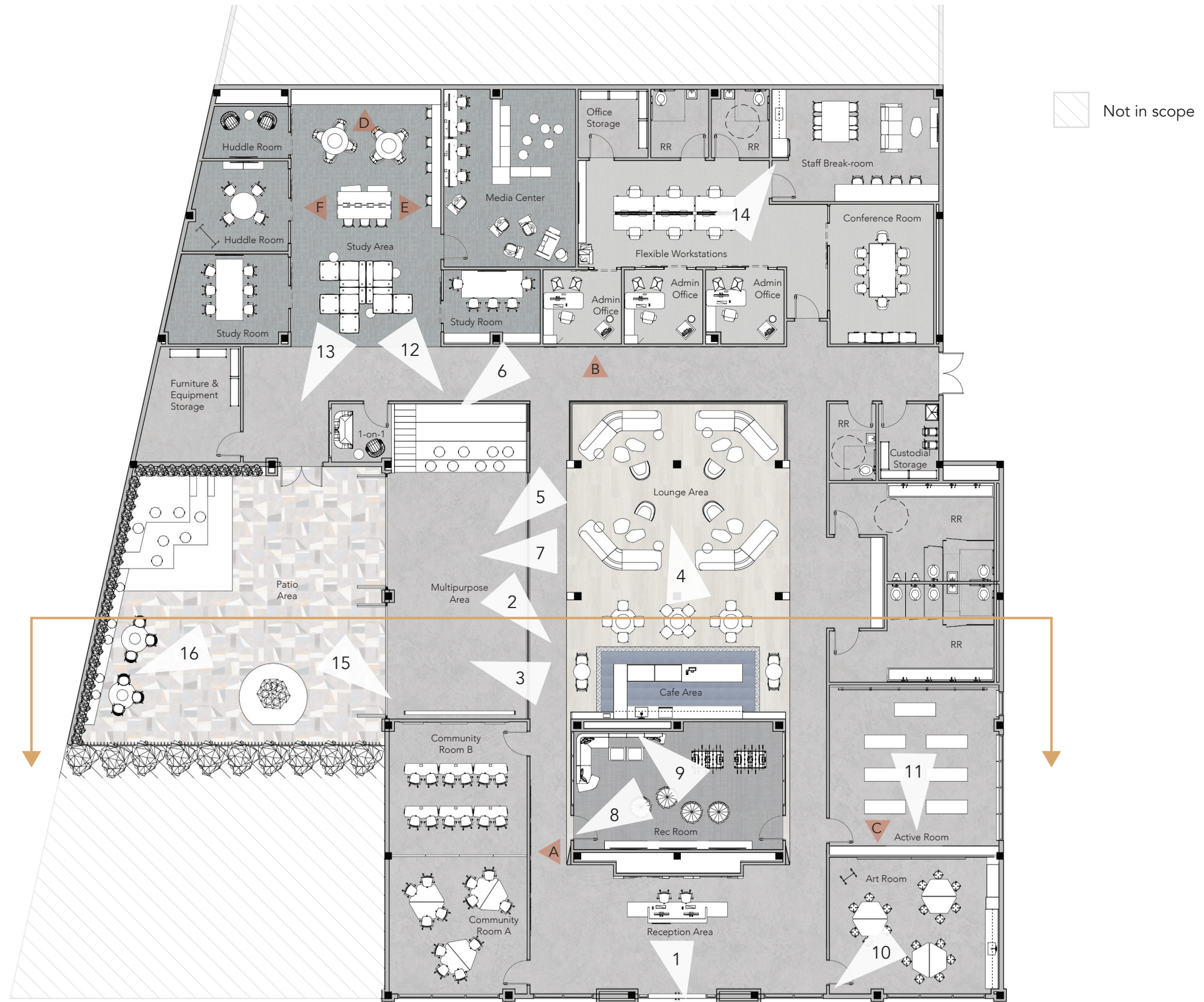


# FUNCTIONAL DIAGRAM

- Common Areas  
5,056 SF
- Recreational Area  
2,300 SF
- Study Area  
2,000 SF
- Administrative Area  
1,625 SF



# FLOOR PLAN



Overtown Community Center Floor Plan  
Scale: 1/16" = 1'-0"



# CEILING PLAN

## Reception (Ambient and Task)

Provide sufficient lighting for safe wayfinding.

Fc: 30  
CRI: 90  
Color Temp: 4000 K

## Cafe (Ambient and Task)

Provide enough light where tasks can efficiently take place as well as a comfortable environment for the users.

Fc: 40  
CRI: 90  
Color Temp: 3500 K

## Lounge (Ambient)

Provide comfortable lighting as well as natural lighting access to promote well-being.

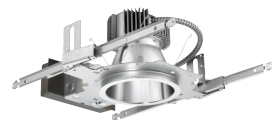
Fc: 30  
CRI: 90  
Color Temp: 3500 K

## Community Rooms (Ambient and Task)

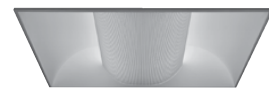
Provide uniform lighting throughout the space for successful activity performance.

Fc: 90  
CRI: 90  
Color Temp: 4500 K

SYMBOL	DESCRIPTION
●	Recessed Downlight
☐	2" X 2" Recessed Light
⊗	Pendant
○	Pendant
●	Pendant
—	Recessed Linear
⊗	Wall Mounted Non-directional Exit Sign
⊗	Ceiling Mounted Directional Exit Sign



4" Recessed Downlight  
Spacing Criteria  
@ 0 = 0.82 / @ 90 = 0.77



2"x2" Recessed Light  
Spacing Criteria  
@ 0 = 1.12 / @ 90 = 1.31



Recessed Linear  
Spacing Criteria  
@ 0 = 1.22 / @ 90 = 1.22



Pendant



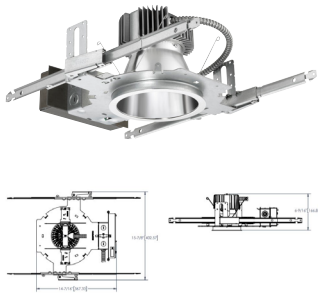

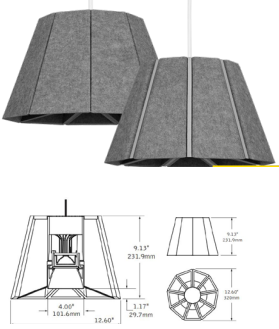

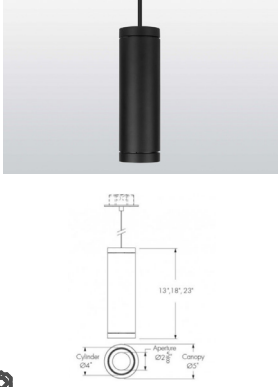
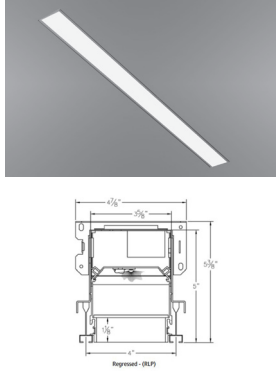
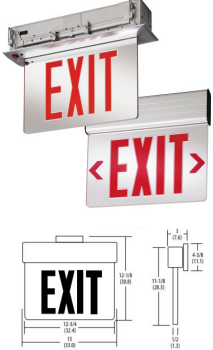

Pendant



Pendant



# LIGHTING SCHEDULE

 <p><b>Description</b> Downlight Ambient</p> <p><b>Mounting Height</b> Ceiling Mount 15'</p> <p><b>Lamp</b> 4" LED</p> <p><b>Catalog Number</b> EVO4 27</p>	 <p><b>Description</b> Downlight Ambient</p> <p><b>Mounting Height</b> Ceiling Mount 9' &amp; 10'</p> <p><b>Lamp</b> 2"X2" LED</p> <p><b>Catalog Number</b> LUNA</p>	 <p><b>Description</b> Downlight pendant mount Task</p> <p><b>Mounting Height</b> Ceiling Mount 14'</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> BLUME</p>	 <p><b>Description</b> Downlight pendant mount Task</p> <p><b>Mounting Height</b> Ceiling Mount 9'</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> 3 m white PKLJ</p>	 <p><b>Description</b> Downlight pendant mount Accent</p> <p><b>Mounting Height</b> Ceiling Mount 15'</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> LACYS</p>	 <p><b>Description</b> Ceiling Mounted Ambient</p> <p><b>Mounting Height</b> Ceiling Mount 15' &amp; 9'</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> SL4L</p>	 <p><b>Description</b> Surface mount LED exit sign</p> <p><b>Mounting Height</b> Wall Mount 10'</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> EDGR</p>	 <p><b>Description</b> Recessed ceiling mounted LED exit sign</p> <p><b>Mounting Height</b> Ceiling Mount</p> <p><b>Lamp</b> LED</p> <p><b>Catalog Number</b> EDGR</p>
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# ENTRANCE



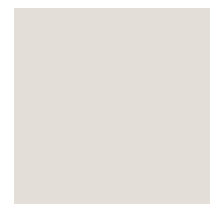
Flooring



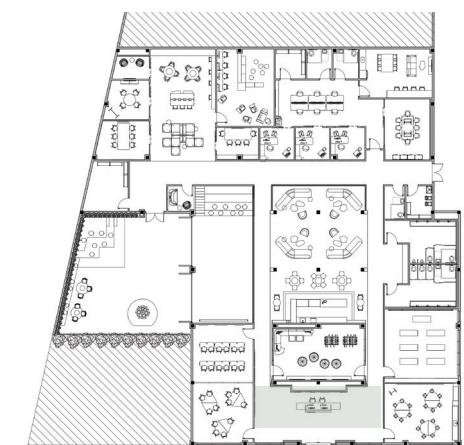
Desk



Wall



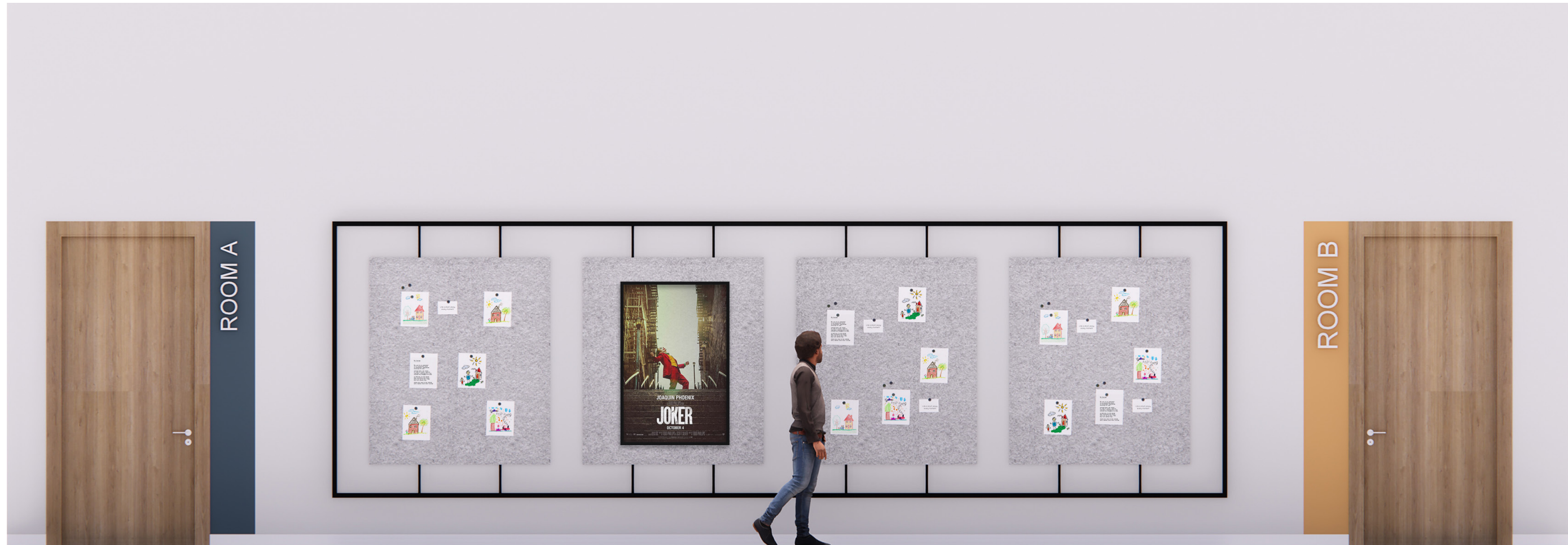
Wall



Perspective 1

**Public:** Create an inviting public space that is welcoming and inclusive, this would allow the users to feel comfortable and provide a sense of belonging.

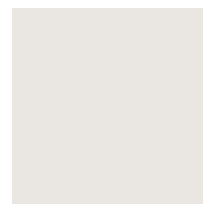
# HALLWAY ELEVATION



Wood Veneer



Felt



Wall



Wall



Wall



Elevation A

**Legibility:** Design a legible layout that will contribute to a clear wayfinding.

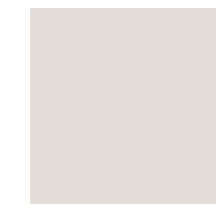
# MULTI-PURPOSE AREA



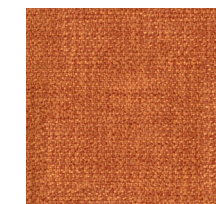
Flooring



Wood Veneer



Wall



Cushions



Perspective 2

**Flexibility:** Incorporate flexible furniture and partitions that can easily shift in function and modify in relation to different events and activities offered.

# MULTI-PURPOSE AREA



Flooring



Wood Veneer



Wall



Cushions



Perspective 2

**Flexibility:** Incorporate flexible furniture and partitions that can easily shift in function and modify in relation to different events and activities offered.



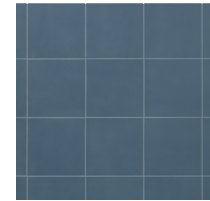
# CAFE



Flooring



Flooring



Flooring | Wall



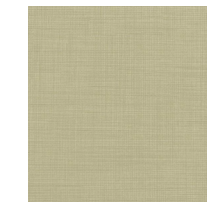
Flooring



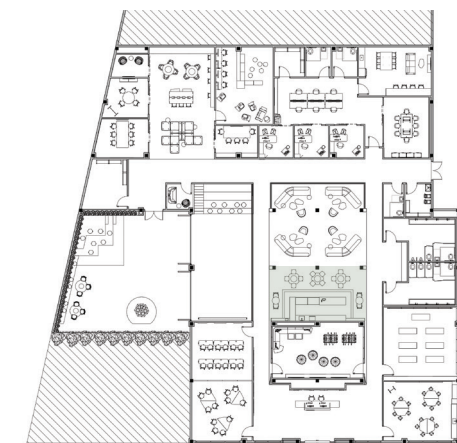
Wall



Wood Veneer



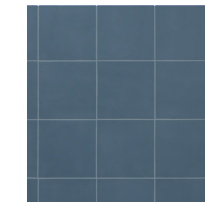
Seating



Perspective 3

**Coherence:** Design a uniform space and layout that is easy to navigate, which would influence the user's experience.

# CAFE



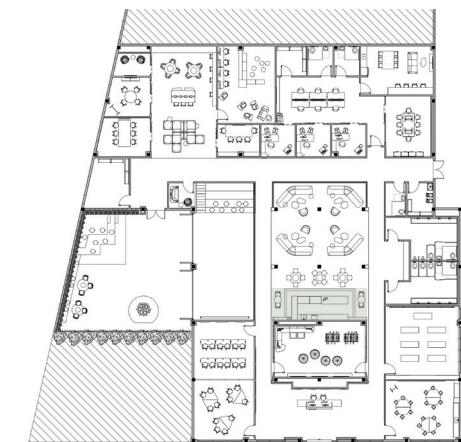
Flooring | Wall



Wall



Wood Veneer



Perspective 4

**Coherence:** Design a uniform space and layout that is easy to navigate, which would influence the user's experience.

# LOUNGE



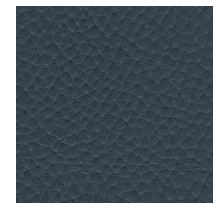
Flooring



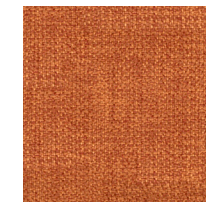
Flooring



Seating



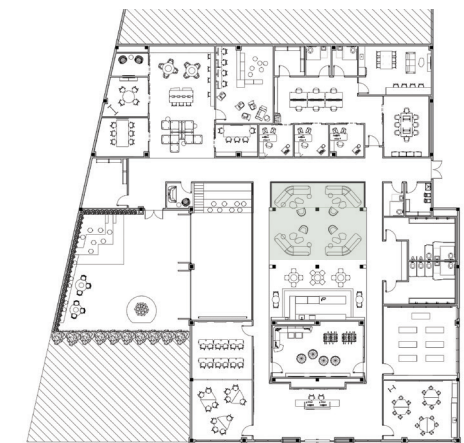
Seating



Seating



Wood Veneer



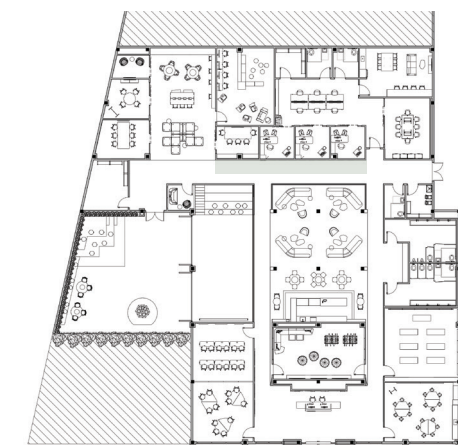
Perspective 5

**Public:** Create an inviting public open space that is welcoming and inclusive, this would allow the users to feel comfortable and provide a sense of belonging.

# TIMELINE



Elevation B



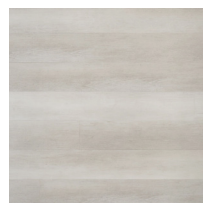
Perspective 6

**Paths:** Ensure a clear circulation that is easy to understand and navigate.

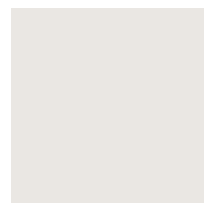
# LOUNGE – CAFE



Flooring



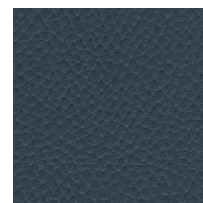
Flooring



Wall



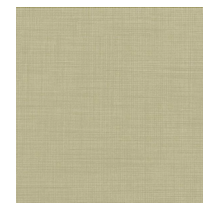
Seating



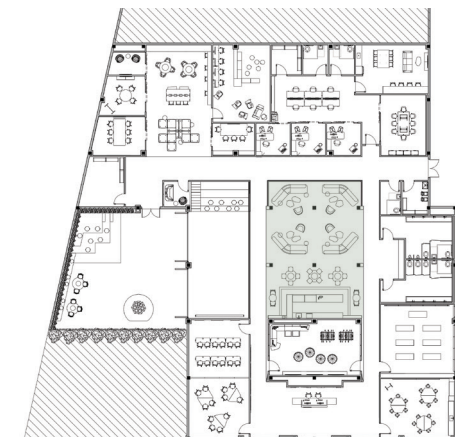
Seating



Seating



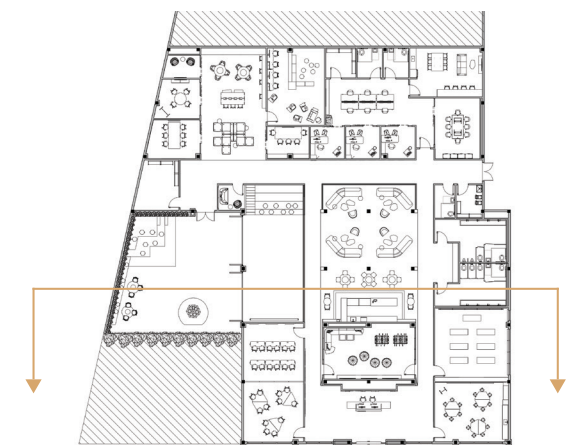
Seating



Perspective 7

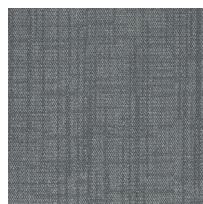
**Coherence:** Design a uniform space and layout that is easy to navigate, which would influence the user's experience.

# SECTION ELEVATION



Section Elevation

# REC ROOM



Flooring



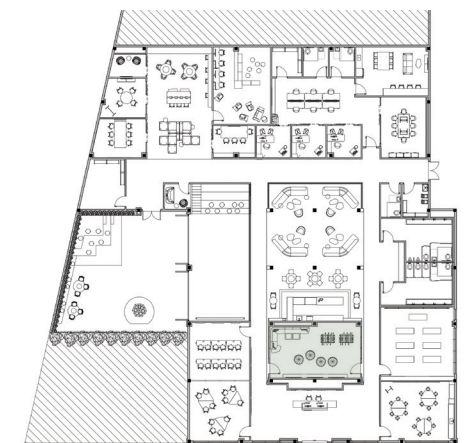
Wall



Seating



Seating



Perspective 8 & 9

**Security:** Create a sense of security throughout the space by incorporating areas that feel safe and welcoming.

# ART ROOM



Flooring



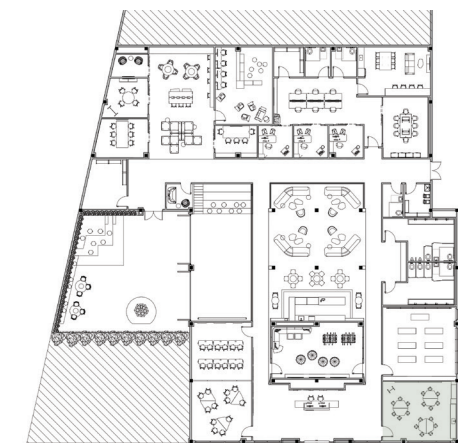
Wall



Seating



Wood Veneer

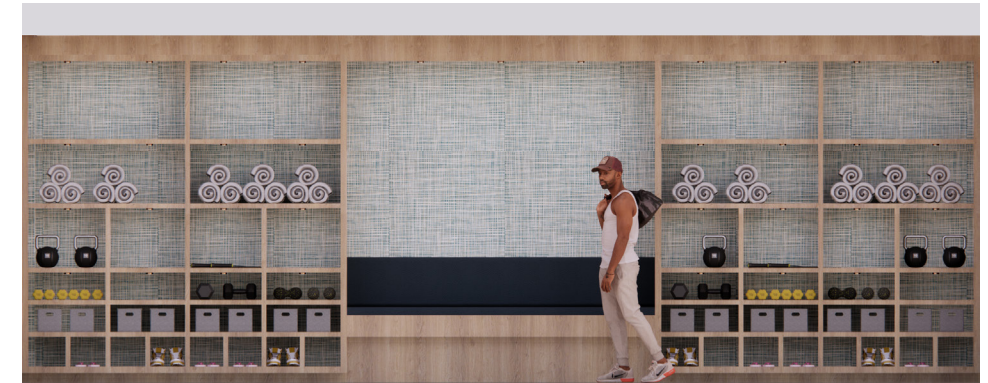


Perspective 10

**Flexibility:** Incorporate flexible furniture and partitions that can easily shift in function and modify in relation to different activities offered.



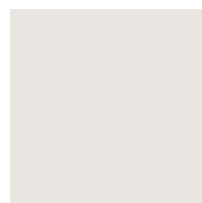
# ACTIVE ROOM



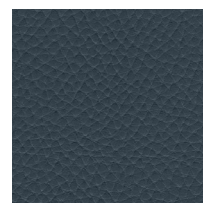
Elevation C



Flooring



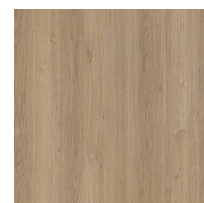
Wall



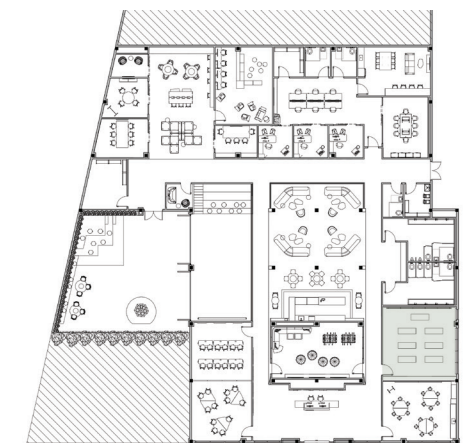
Seating



Wall



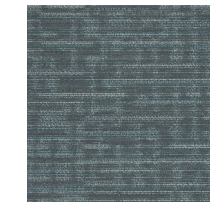
Wood Veneer



Perspective 11

**Flexibility:** Incorporate flexible furniture that can easily shift in function and modify in relation to different activities offered.

# STUDY AREA



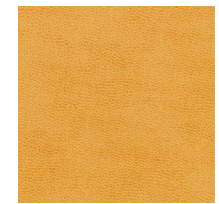
Flooring



Wall



Seating



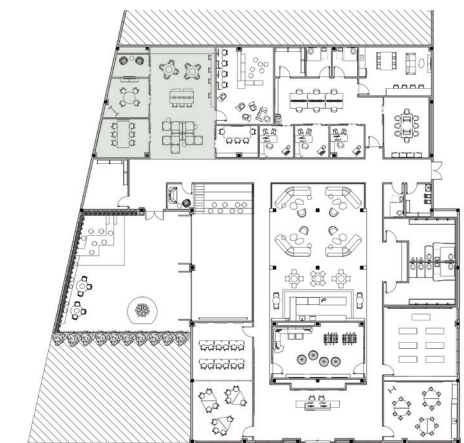
Seating



Seating



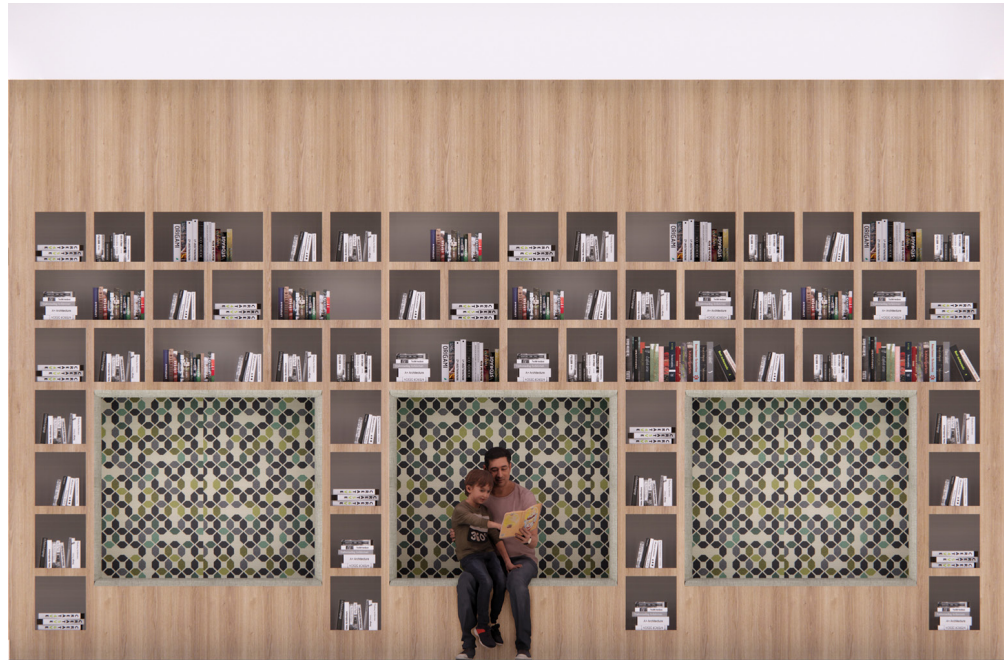
Seating



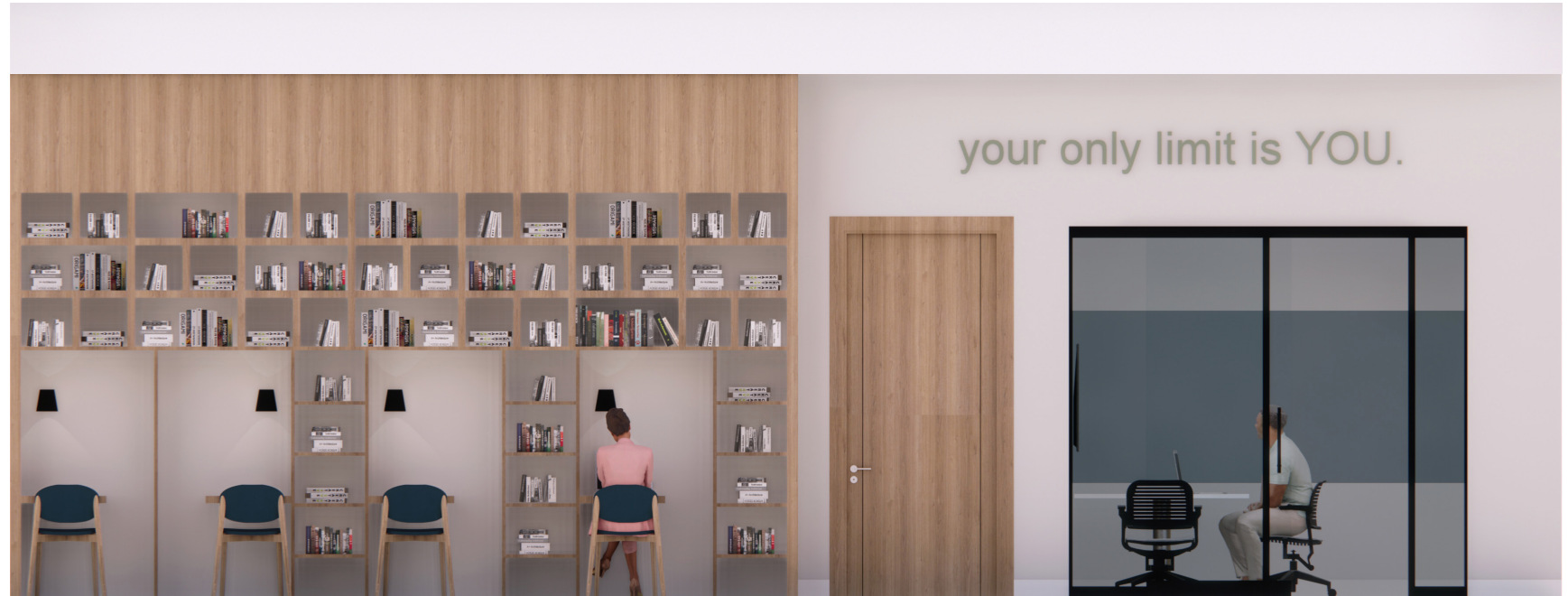
Perspective 12

**Security:** Create a sense of security throughout the space by incorporating areas that feel safe and welcoming.

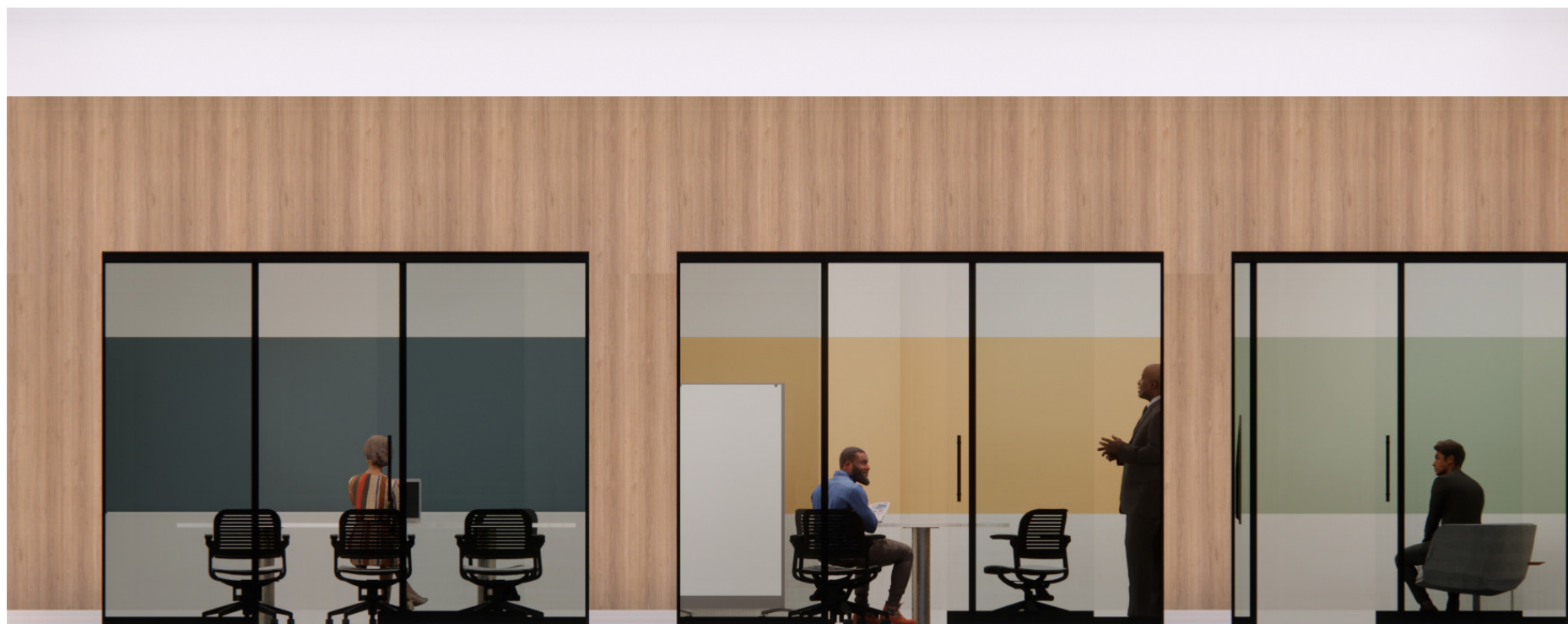
# STUDY AREA ELEVATIONS



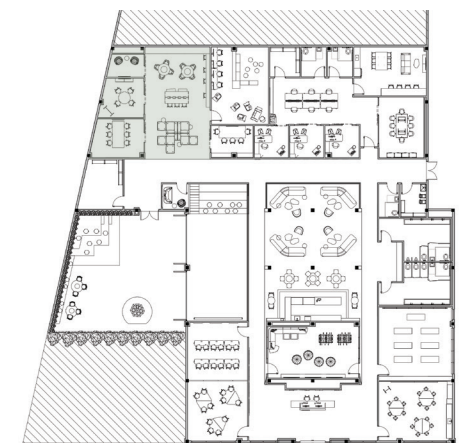
Elevation D



Elevation E

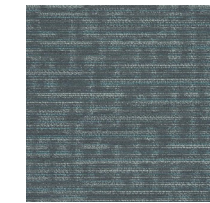


Elevation F



Elevation D, E, F

# STUDY AREA



Flooring



Wall



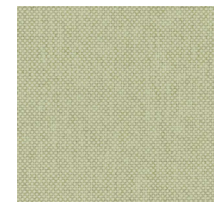
Seating



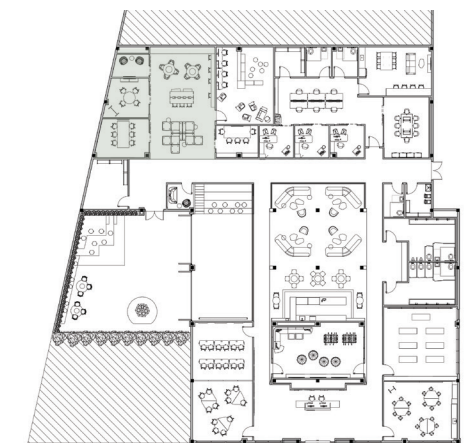
Seating



Seating



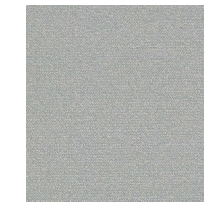
Seating



Perspective 13

**Security:** Create a sense of security throughout the space by incorporating areas that feel safe and welcoming.

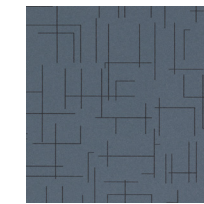
# OFFICE



Flooring



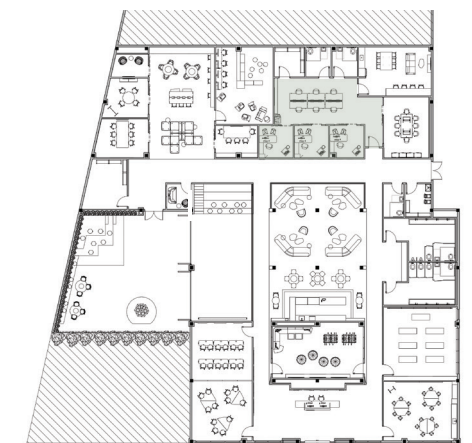
Wall



Wall



Wood Veneer



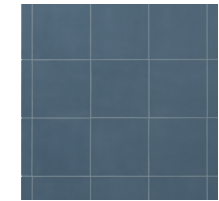
Perspective 14

**Coherence:** Design a uniform space that is easy to understand and navigate.

# PATIO



Flooring



Seating



Seating



Perspective 15

**Public:** Create an inviting public open space that is welcoming and inclusive that provides a sense of belonging.

# PATIO



Flooring



Seating



Perspective 16

**Flexibility:** Provide flexible areas that can easily shift in function and modify in relation to different events and activities offered.

THANK YOU