

**POCKETS**  
ON THE  
**GREENS**  
TEACHER HOUSING

2024

SAWYER TIREY

POCKETS ON THE GREENS

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ON THE  
**GREENS**  
TEACHER HOUSING

SAWYER TIREY



# COMMITTEE

**DR. ANDREW R. TRIPP**

COMMITTEE CHAIR

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**RAY HOLLIDAY**

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COMMITTEE MEMBER

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**MARCEL ERMINY**

STUDIO PROFESSOR

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**To my mom and dad**, thank you for teaching me to never give up, to work hard, and to always follow my dreams. Thank you for being my biggest cheerleaders, a constant source of encouragement, and a sounding board for all problems big and small. Without you I wouldn't be where I am today.

**To my siblings**, thank you for your constant support and encouragement. Thank you for listening to me talk about my projects and always checking in when you heard I was stressed. The laughter and support you all provide mean the world to me.

**To my committee**, thank you for taking a chance on me and this project. The mentorship you have all offered me throughout this journey has truly enhanced my education and expanded my thinking. Thank you for your encouragement and willingness to challenge me with meaningful questions.

**To my studio professor**, thank you for believing in me and always pushing me to do my absolute best. This project would not have come together without your insight and constant support.

*thank you*



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# 01

## THE QUESTION

The goal of workforce housing is to help those middle income families who do not qualify for other forms of aid, but cannot financially afford to live in the city they work in. This issue is becoming increasingly urgent as many school districts are struggling to retain teachers due to lack of housing or lack of affordable housing.

**TOPIC**  
TEACHER HOUSING IN MIDLAND, TEXAS

**GENERAL QUESTION**  
HOW DOES THE LACK OF AFFORDABLE  
HOUSING EFFECT OUR SCHOOL SYSTEMS?

**ARCHITECTURAL QUESTION**  
HOW CAN HOUSING RETAIN TEACHERS?



# 02

## THE SITE

Ranchland Hills Country Club is a mature private golf course that runs on a membership basis. The golf course has been around for over 50 years and has a strong presence in the community.



Ranchland Hills Country Club is not only an ideal site for this project as it is already owned by Midland ISD, but is also a special place to my family. Growing up my grandparents were members of this club and my brothers, cousins, and I have spent many summer days playing golf and riding around this course. My grandfather was a big golfer and loved this course so much he had a mural of the jagged tree and favorite hole on the wall of his office.





# THE CLIENT AND THE SITE



Midland Independent School or MISD District is located in Midland, TX. In preparation for 2019 Bond Election the vote MISD bought Ranchland Hill Country Club for 9.8 million dollars with little input from the community creating distrust and criticism. Due to this, the bond did not pass and left the district with a country club.

The course is currently being leased back to Ranchland Hills, but does not allow the district to profit from the course. Since the district already owns this land, and could make a profit from the course, Ranchland Hills is the perfect site for teacher housing.



## WHY MIDLAND?

Midland is an oil and wind industry town that has grown significantly in the last few years because of those industries.

This growth has created an increase in MISD's student population, and therefore a need for more teachers.

This growth has also increased the cost of living in the area.

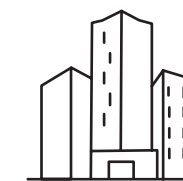
However, the teacher pay scale has not seen a proportionate increase, which makes it hard for teachers to find housing that is affordable.

# LAND ACKNOWLEDGMENT

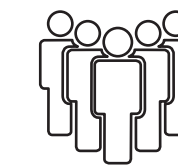
I acknowledge that **Ranchland Hills Country Club** in Midland, Texas is situated on the land of multiple native nations, past and present. These original homelands are the territory of indigenous peoples who were largely divested and removed. I specifically acknowledge the traditional stewardship of this land by the **Lipan Apache, Comanche, Mescalero Apache, and Jamanos**. I vow to support and advocate for the histories, cultures, languages, and territorial rights of past and present indigenous peoples of this place.



28,000 Students



39 Campuses



3,488 Positions  
598 Currently Open

- 1,440 Teachers
- 630 Auxiliary Staff
- 365 Professional Support Staff
- 318 Educational Aides
- 76 Campus Administrators
- 21 Executive Leadership Positions

# RANGLAND HILLS COUNTRY CLUB

**Location:** 1600 E Wadley Ave, Midland, TX 79705

**Approximate Size:** 116 Acres

**Topography:** Has small hills and water features throughout.

**Existing Conditions:** Currently is an 18 hole golf course with a driving range and club house with a pro shop, restaurant, and bar.

Ranchland Hills Country Club is located in a primarily residential neighborhood. Across the street from the course is a public golf course and a park with sports fields. There are 3 schools in a 5-10 mile radius from this site. They would be the primary schools this housing development would serve.





# 03

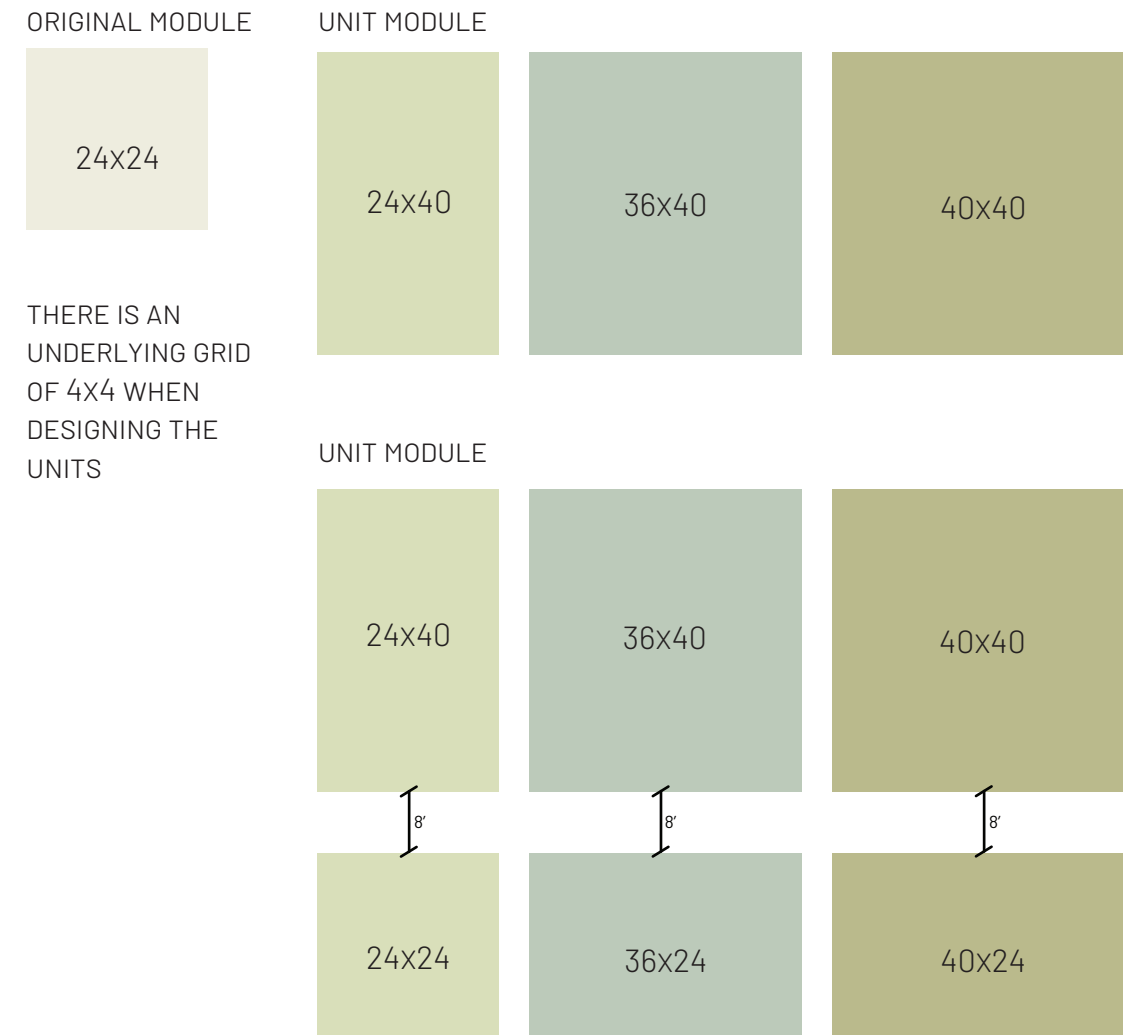
## THE UNITS

Pocket on the Greens aims to address this housing and revenue issue through developing the Ranchland Hills Country Club land to house teachers in the district as well as maintain the golf course to allow the district to rent these homes at a below market value. These houses are designed to facilitate a community between the teachers and their families with the use of outdoor rooms. This idea of shared outdoor rooms that are programmed with different activities in mind is drawn from the idea of a pocket neighborhood.

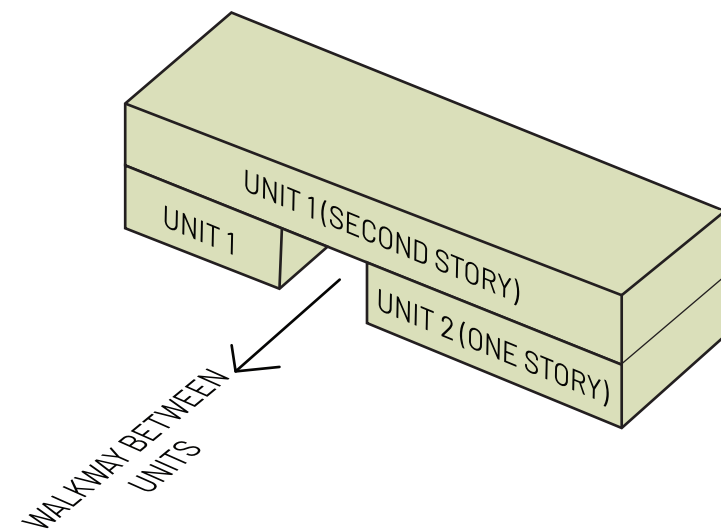




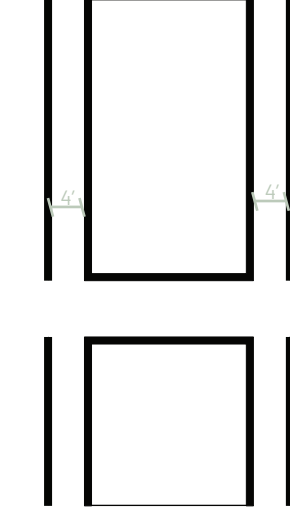
# MODULAR SYSTEM



## MASSING CONCEPT



## PUBLIC (STOREFRONT)



## PUBLIC (STOREFRONT)

# THE ORIGINAL UNITS

These three units were designed to understand the modular system, and create base units that through the modular system could be arranged in various conditions.

From these three original units six new units were formed. The modularity of these units allows them to be stacked and mixed with any floor plan regardless the size which creates opportunity for more outdoor connection through patios as well as more connection between the units.

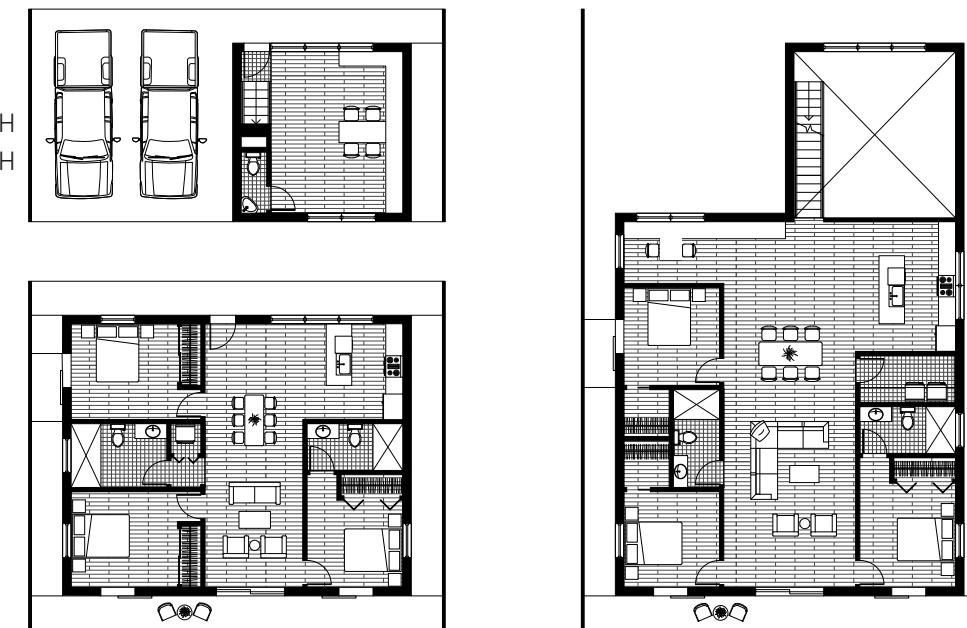
UNIT 1:  
ONE BED/ONE BATH  
ONE BED/ONE BATH



UNIT 2:  
TWO BED/ONE BATH  
TWO BED/TWO BATH



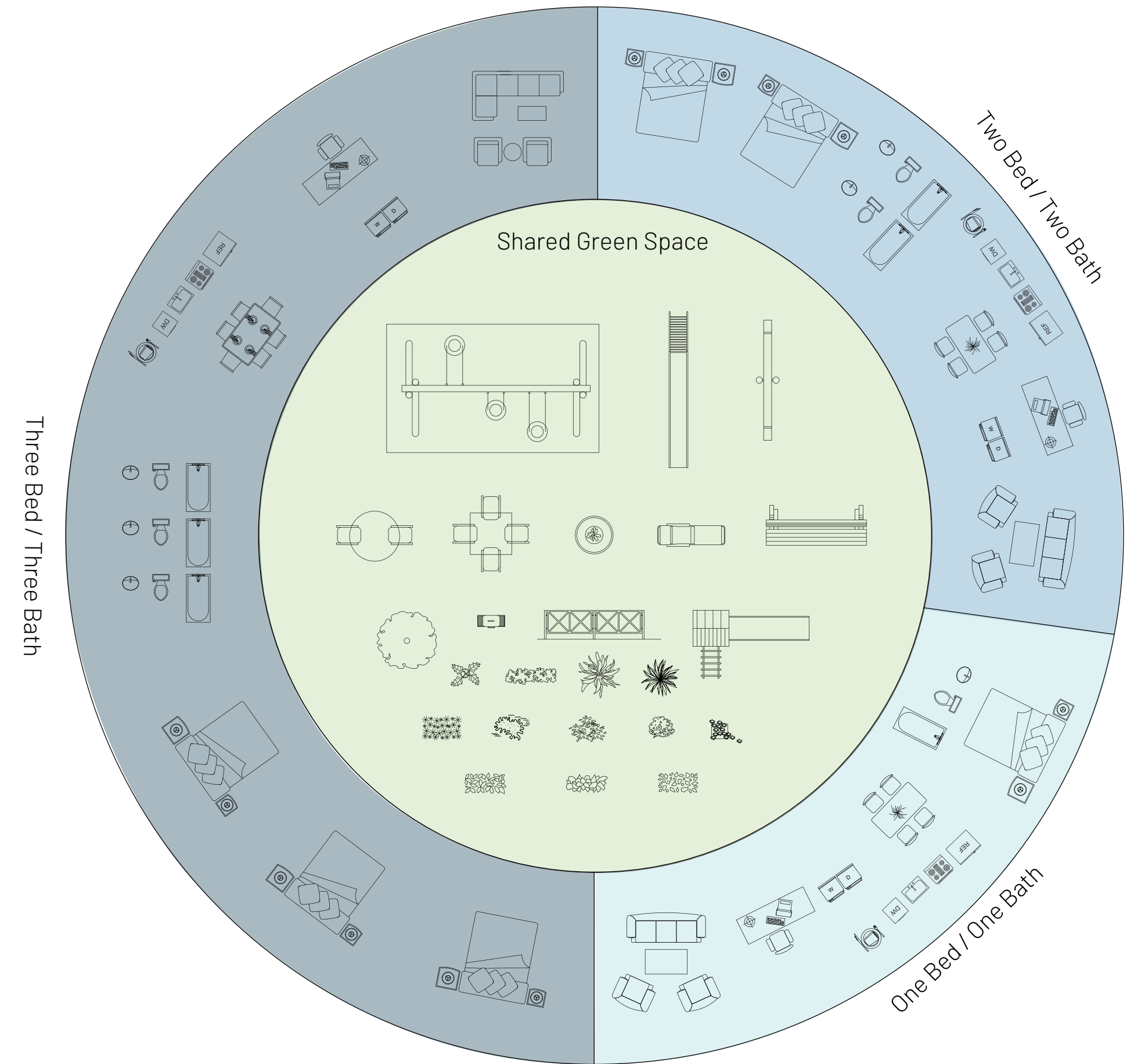
UNIT 3:  
THREE BED/TWO BATH  
THREE BED/TWO BATH



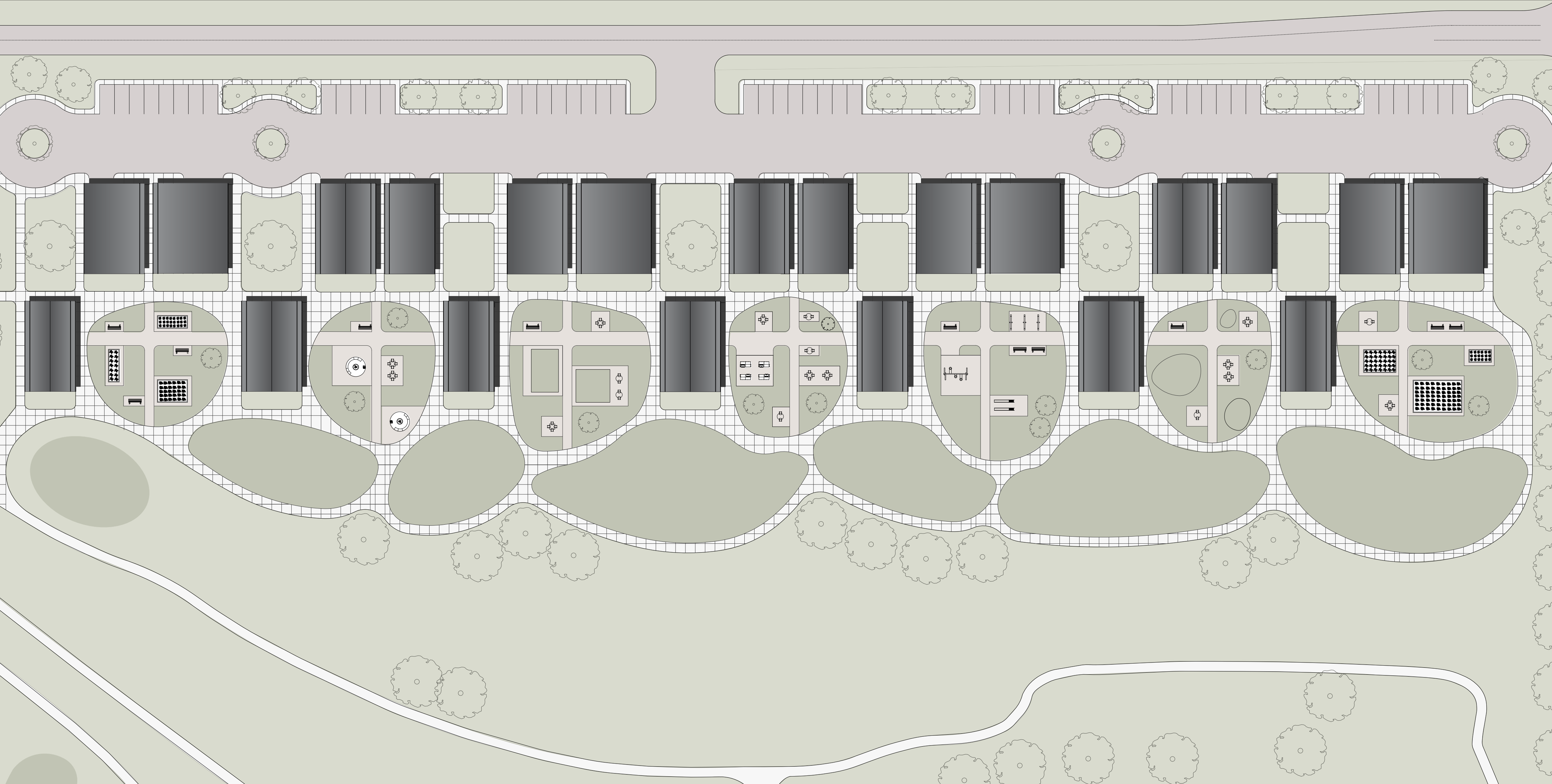


# PROGRAMMING

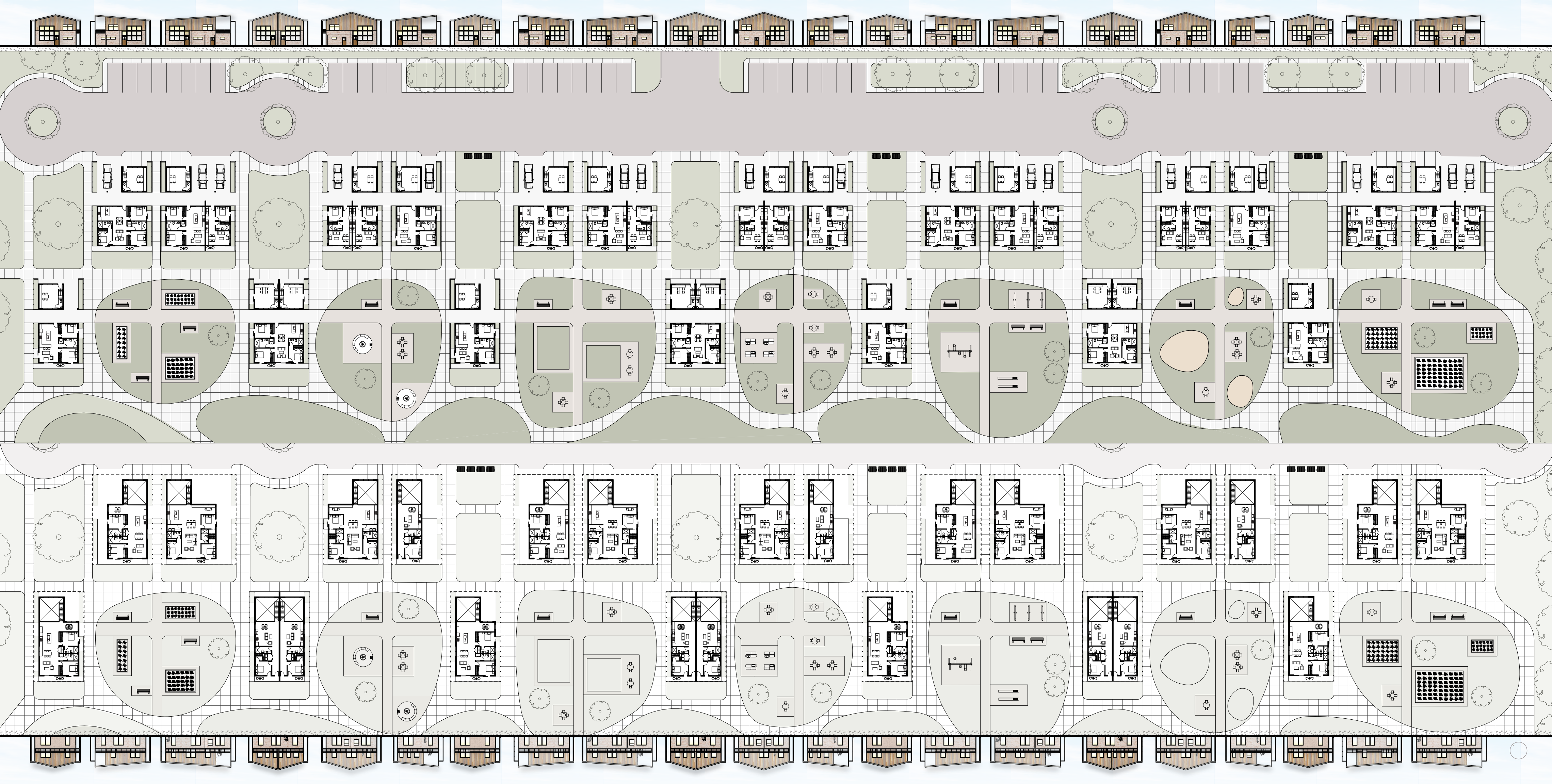
UNITS				
UNIT TYPE	SQ FT	TOTAL SQ FT	FUNCTION	SPECIAL REQUIREMENTS/NOTES
1 Bed/1 Bath (7 units)	590	4,130	House an MISD teacher.	One Bedroom, One Bathroom, Patio
1 Bed/1 Bath - Two Story (9 units)	1185	10,665	House an MISD teacher.	One Bedroom, One Bathroom, Flex Room
2 Bed/1 Bath (11 units)	960	10,560	House an MISD teacher.	Two Bedroom, One Bathroom, Patio
2 Bed/2 Bath - Two Story (8 units)	1690	13,520	House an MISD teacher.	Two Bedroom, Two Bathroom, Flex Room
3 Bed/2 Bath (10 units)	1200	12,000	House an MISD teacher.	Three Bedroom, Two Bathroom, Patio
3 Bed/2 Bath - Two Story (7 units)	2037	14,259	House an MISD teacher.	Three Bedroom, Two Bathroom, Flex Room
TOTAL SQ FT: 54,334				
TOTAL UNITS: THERE ARE 54 TOTAL UNITS				



PROGRAMMING POCKET NEIGHBORHOODS

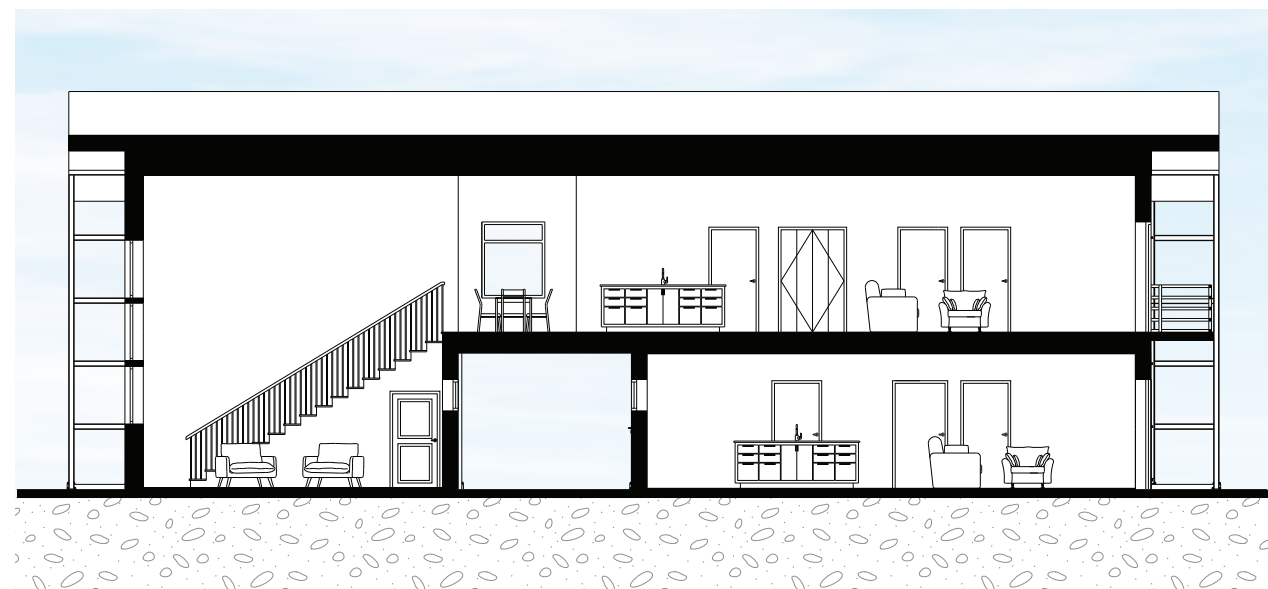




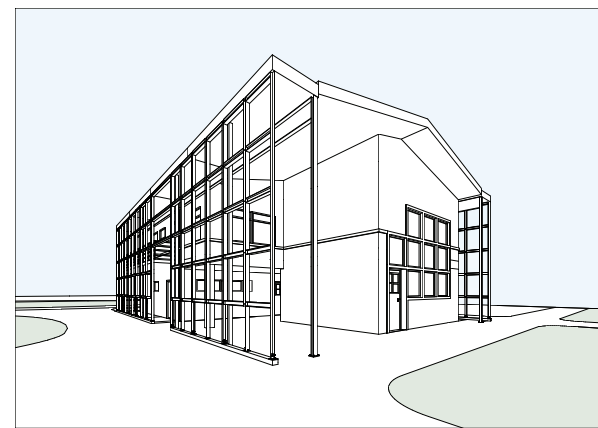




Elevation



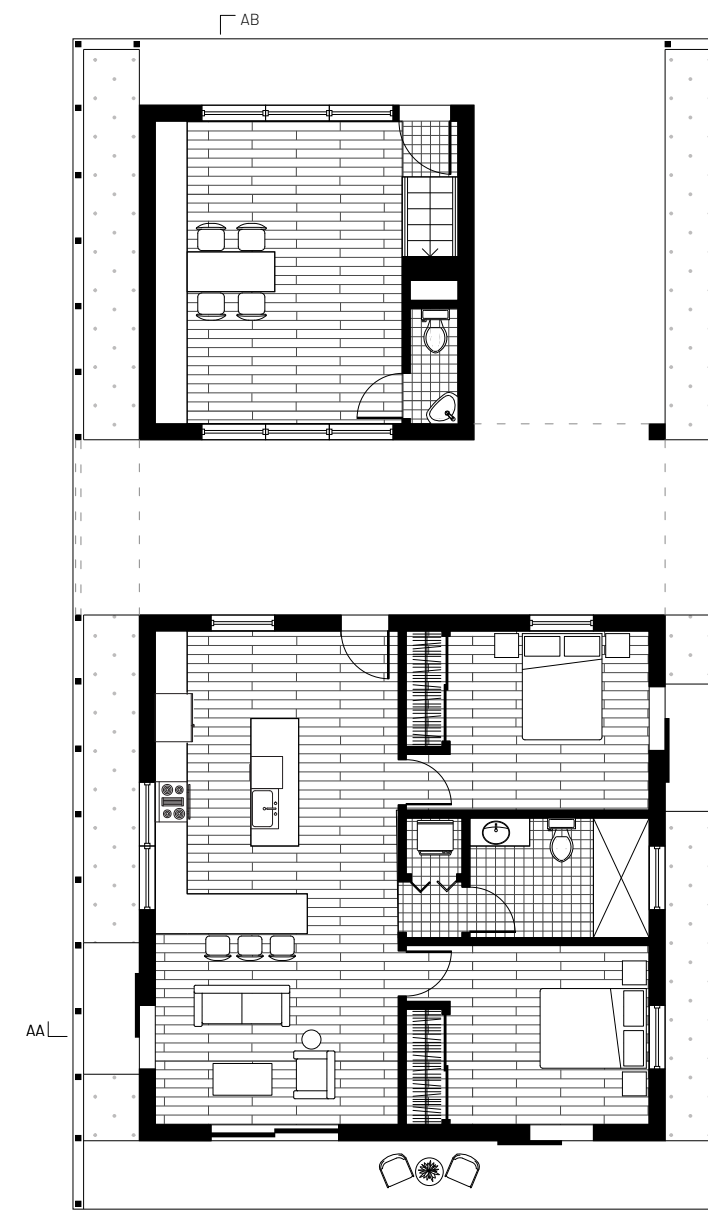
Section AB



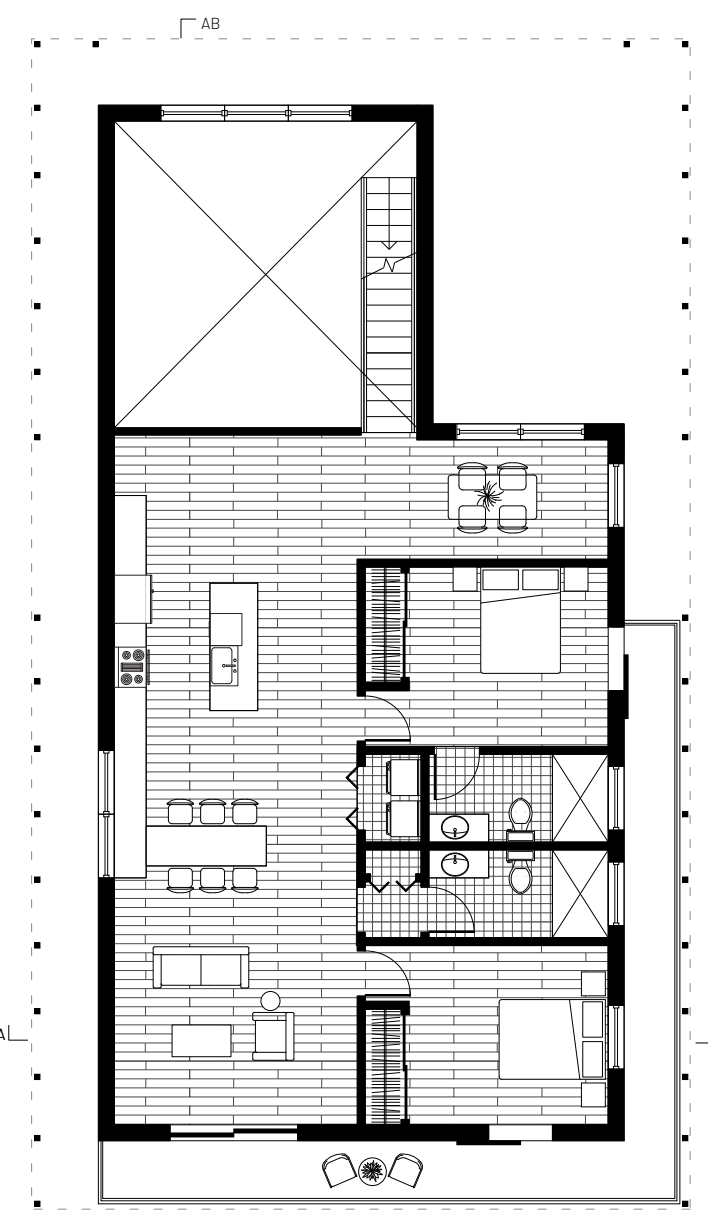
**Unit A**

This unit is comprised of a two bed/one bath unit on the first floor, and a two bed/two bath unit on the second floor.

There are four of these units in this complex.



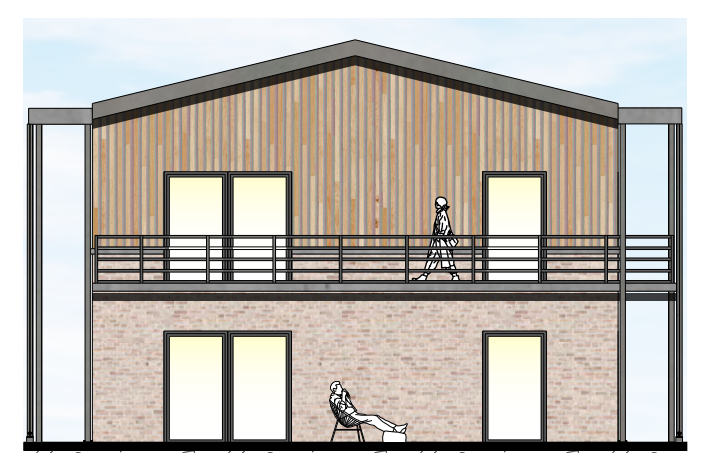
Unit A - First Floor



Unit A - Second Floor

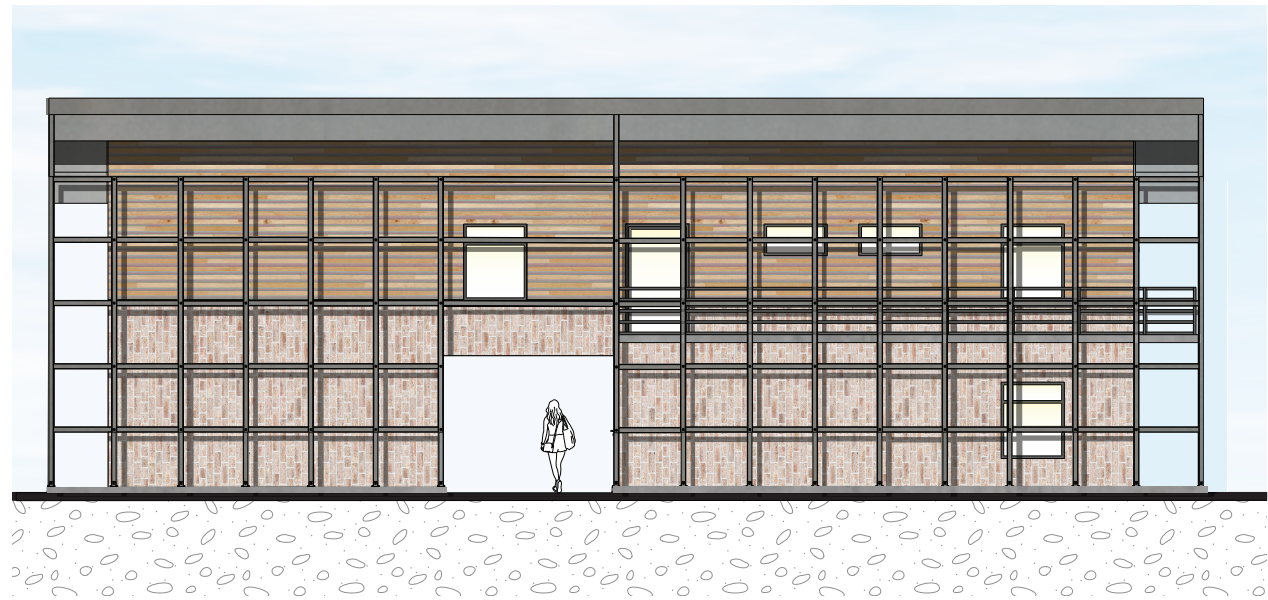


Section AA

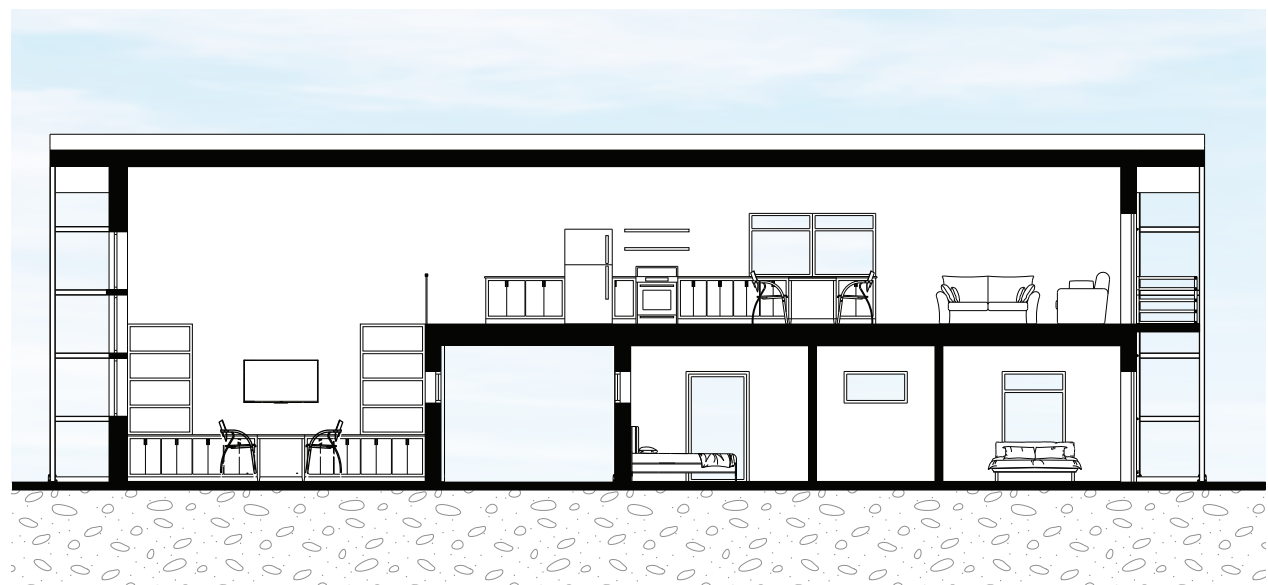


Elevation

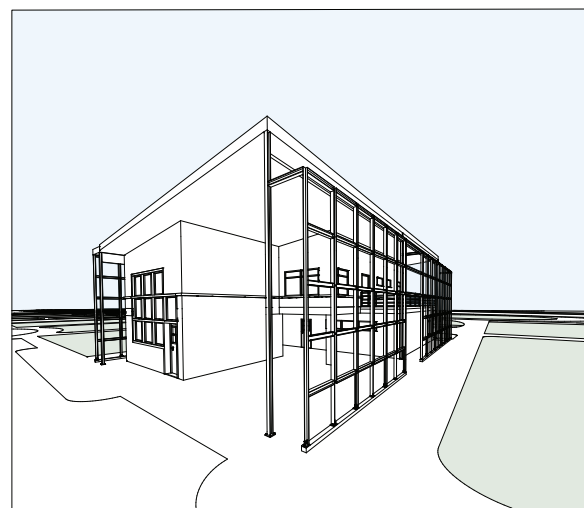




Elevation



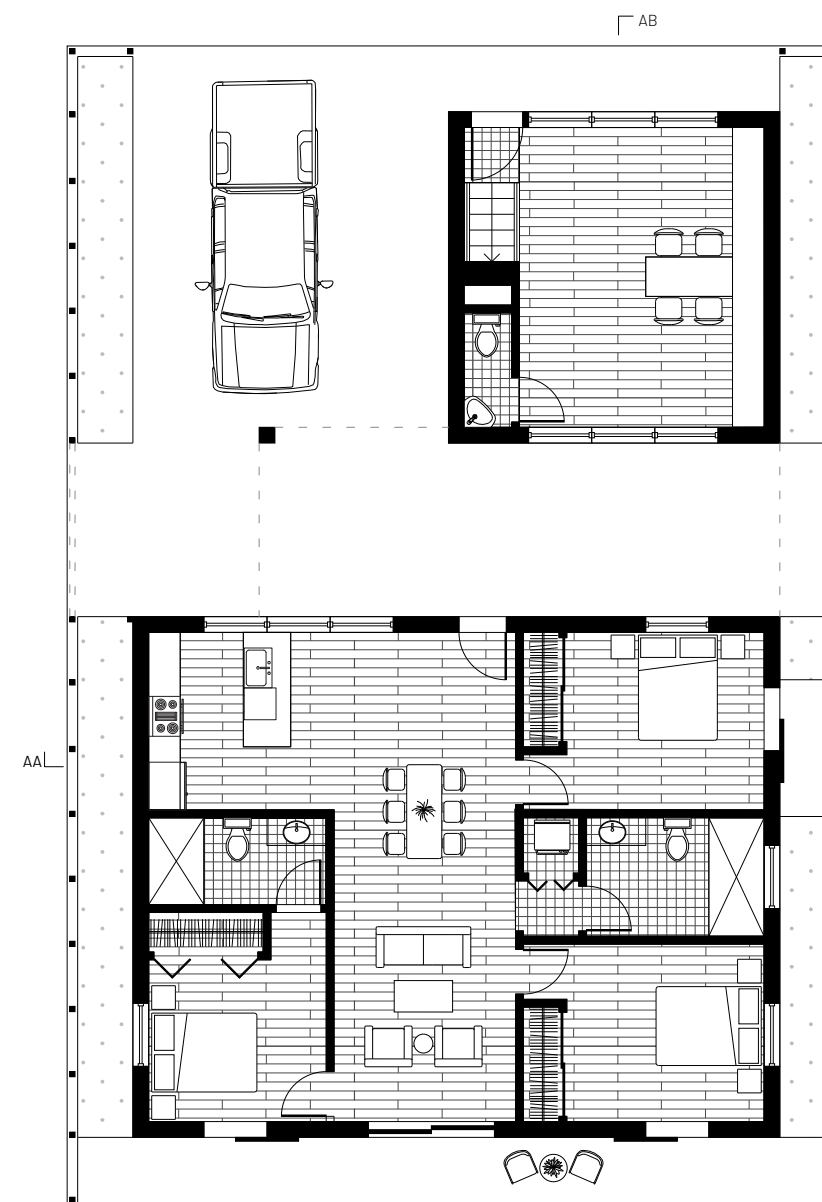
Section AB



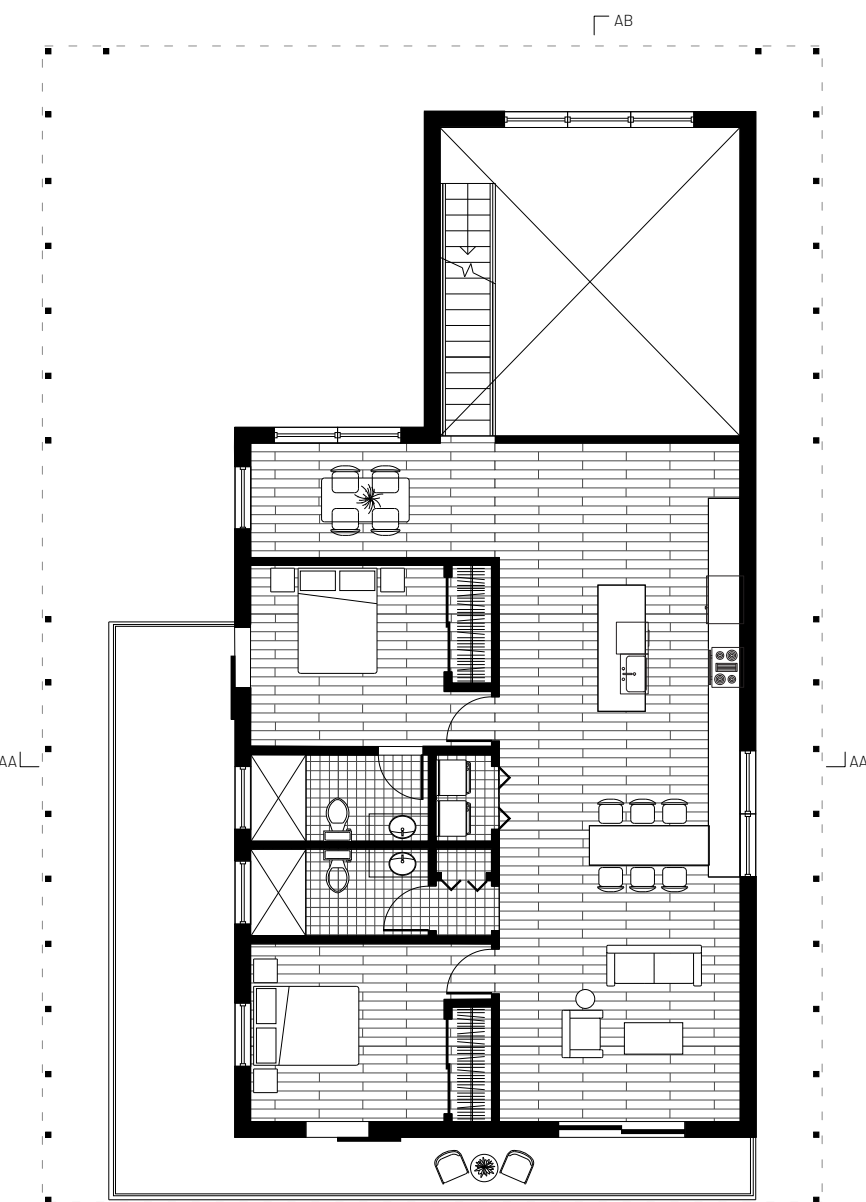
**Unit B**

This unit is comprised of a three bed/two bath unit on the first floor, and a two bed/two bath unit on the second floor.

There are four of these units in this complex.



Unit B - First Floor



Unit B - Second Floor



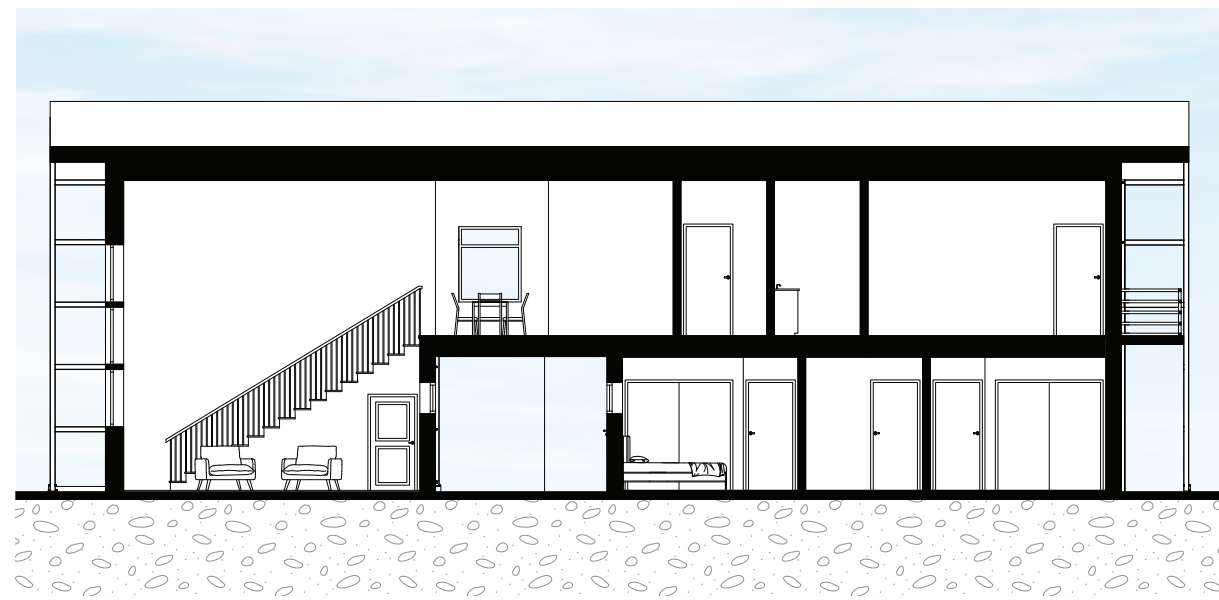
Section AA



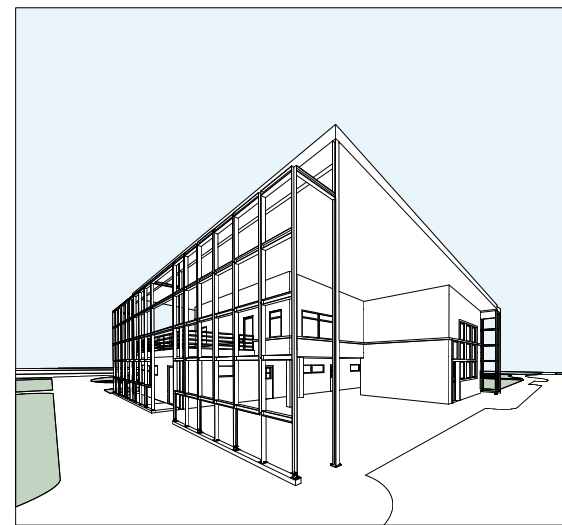
Elevation



Elevation



Section AB



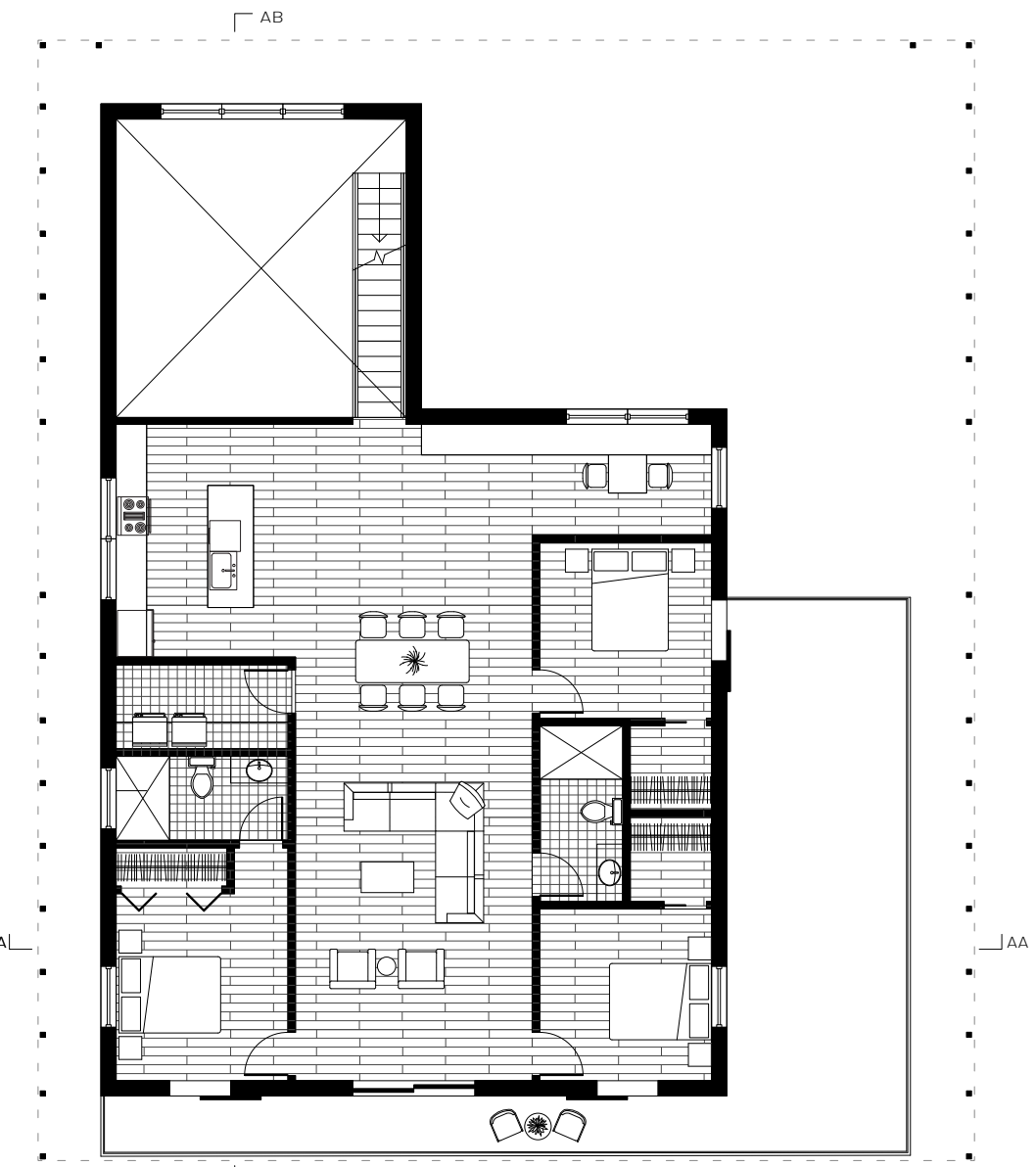
**Unit C**

This unit is comprised of a two bed/one bath unit and a one bed/one bath on the first floor, and a three bed/two bath unit on the second floor.

There are four of these units in this complex.



Unit C - First Floor



Unit C - Second Floor

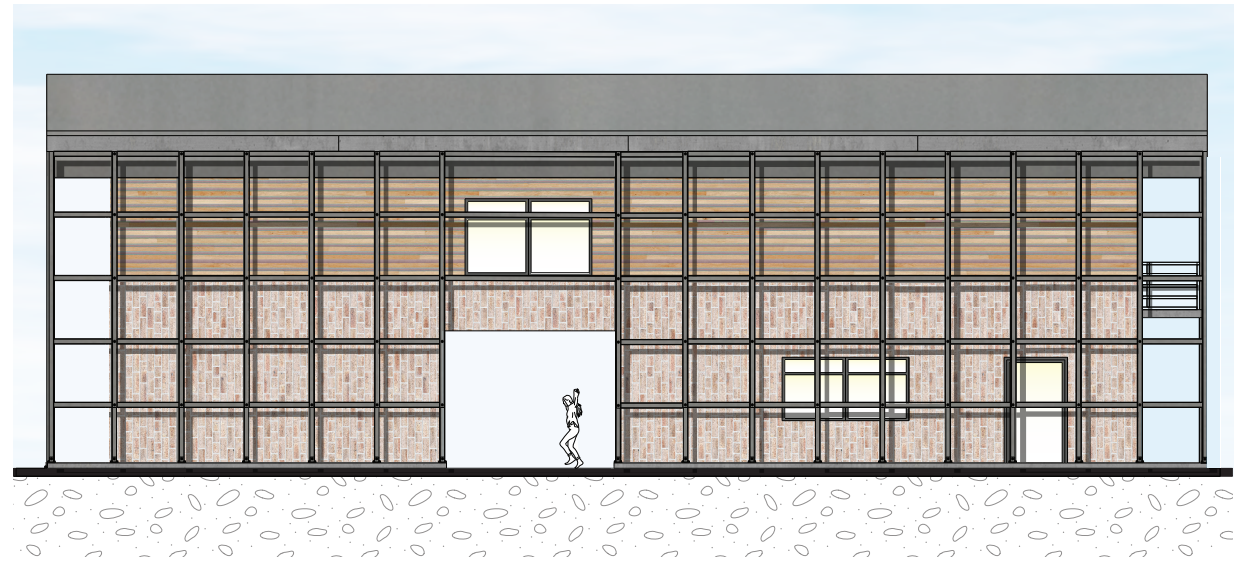


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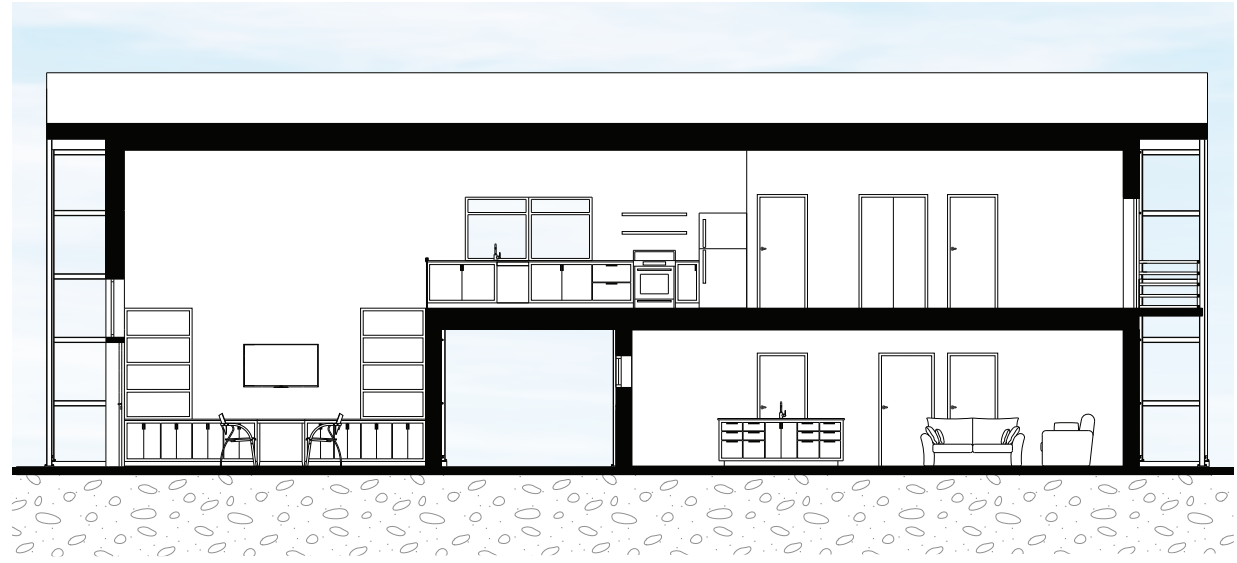


Elevation

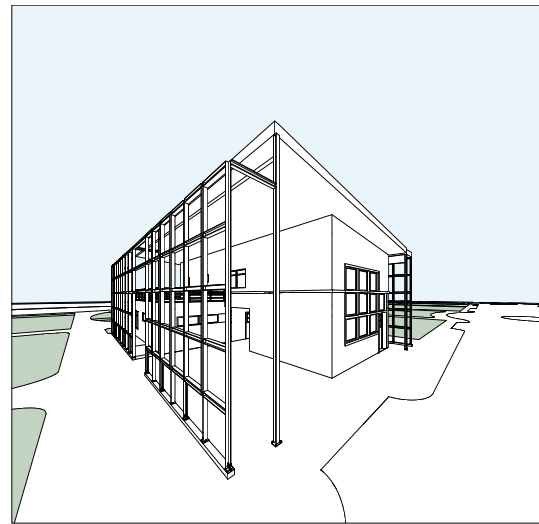




Elevation



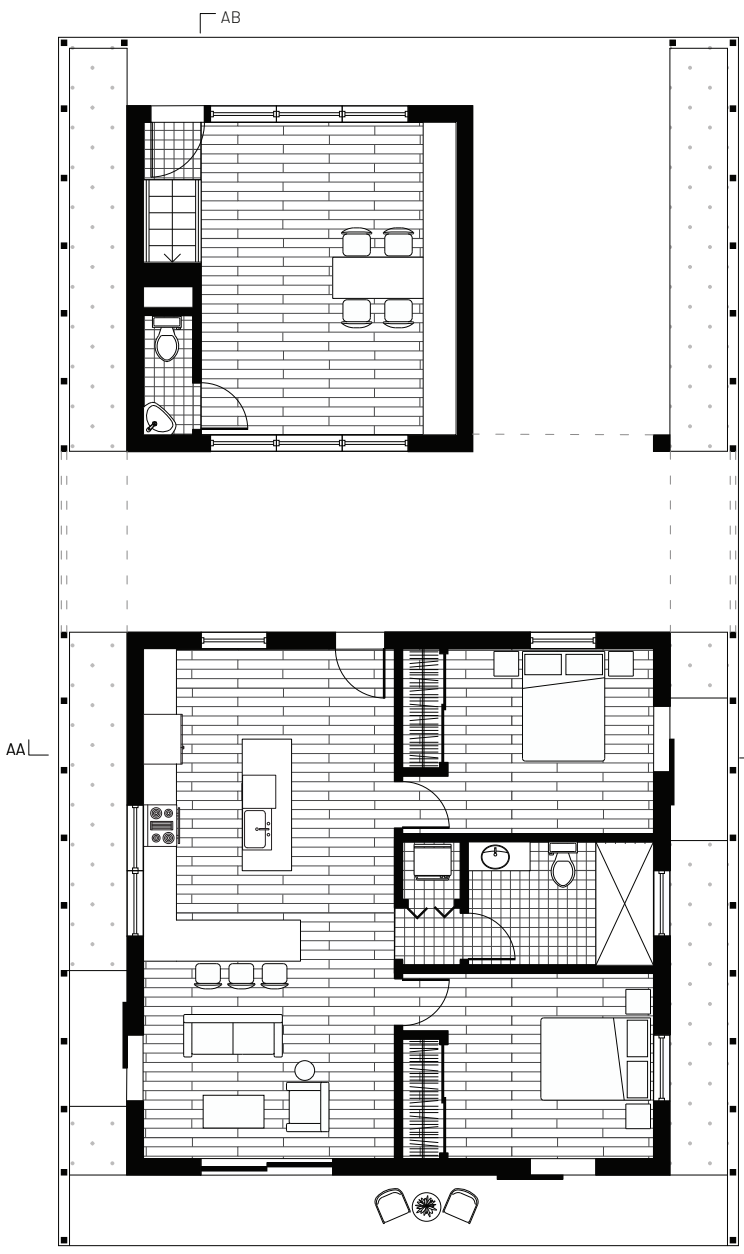
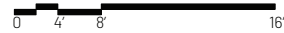
Section AB



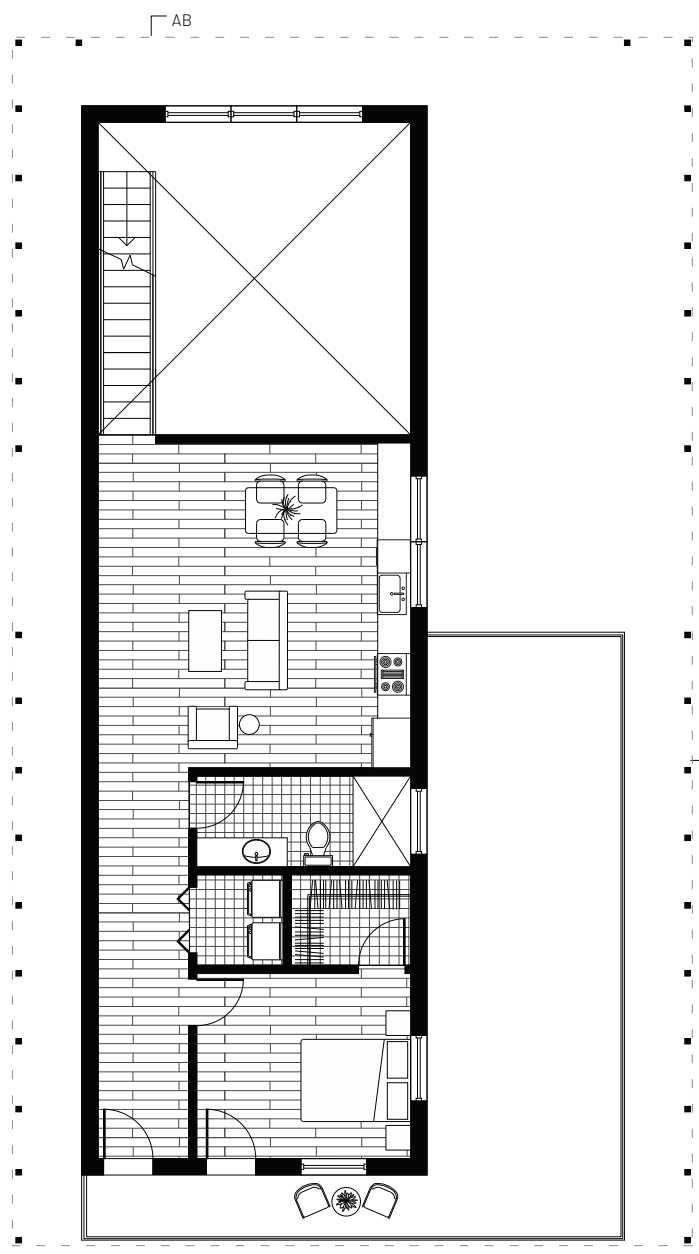
**Unit D**

This unit is comprised of a two bed/one bath unit on the first floor, and a one bed/one bath unit on the second floor.

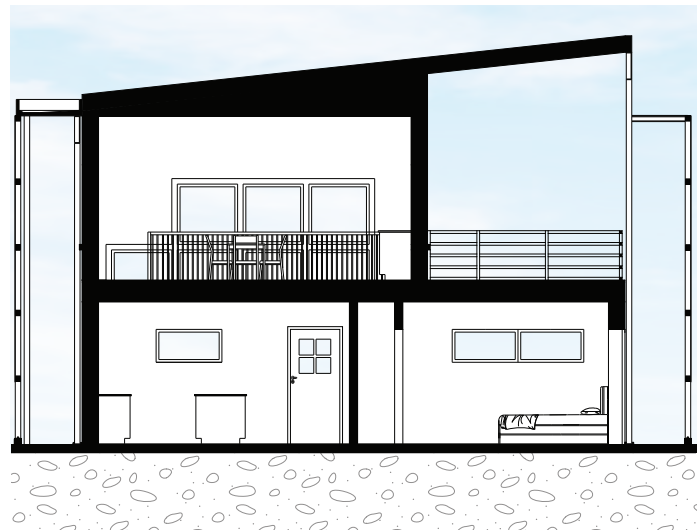
There are four of these units in this complex.



Unit D - First Floor



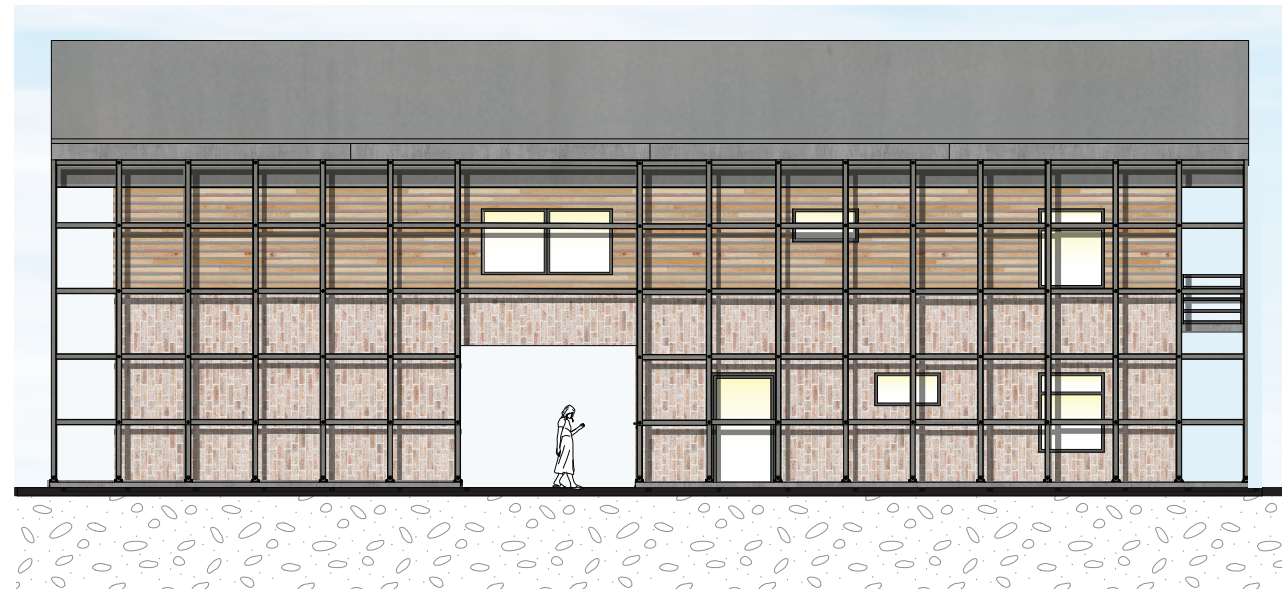
Unit D - Second Floor



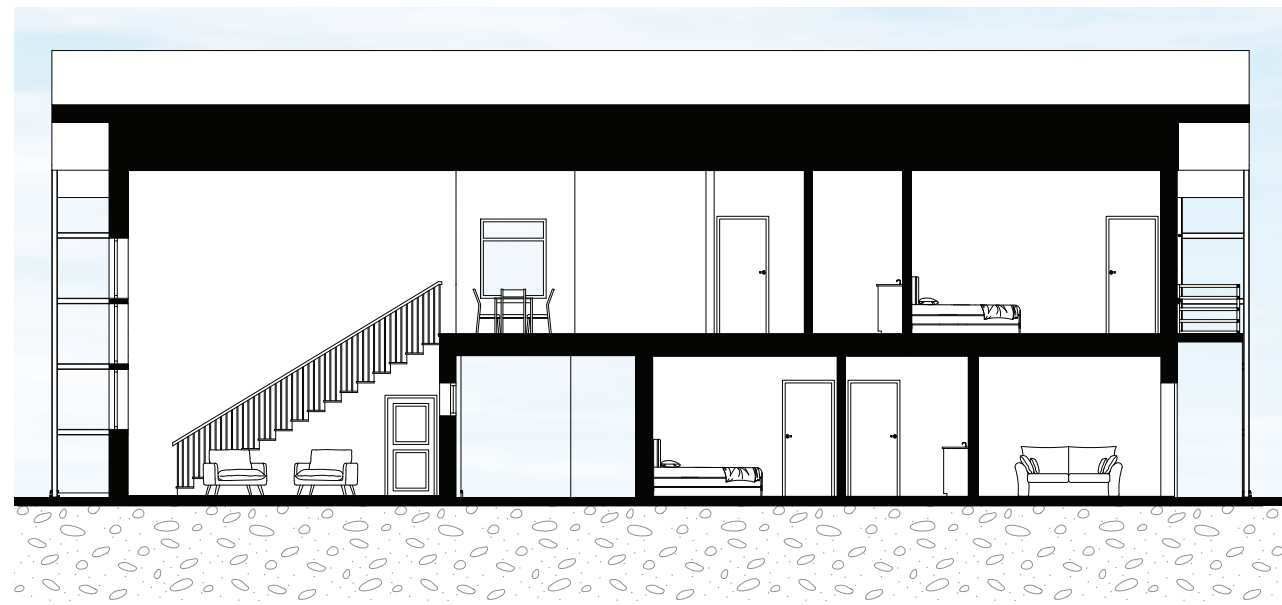
Section AA



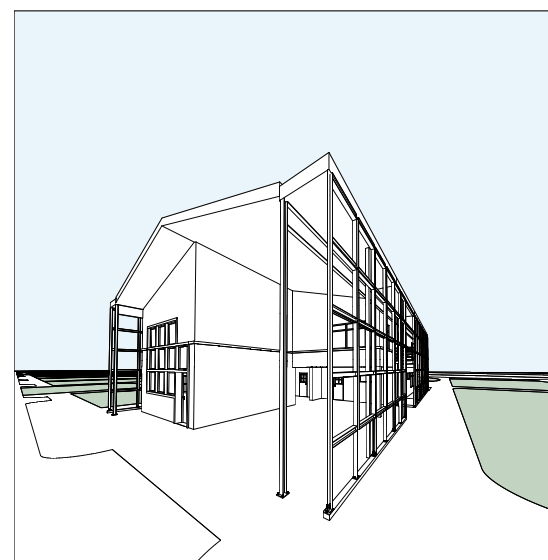
Elevation



Elevation

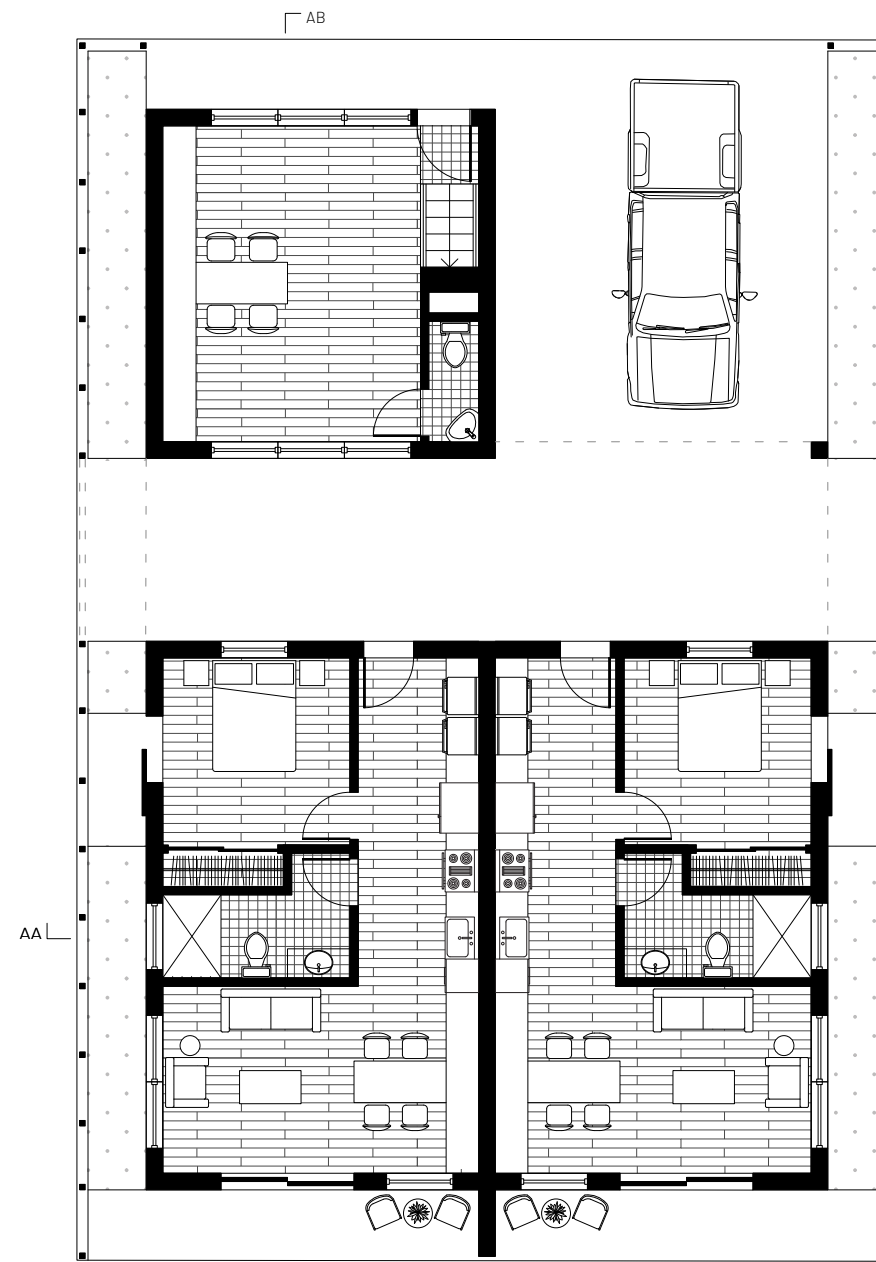


Section AB

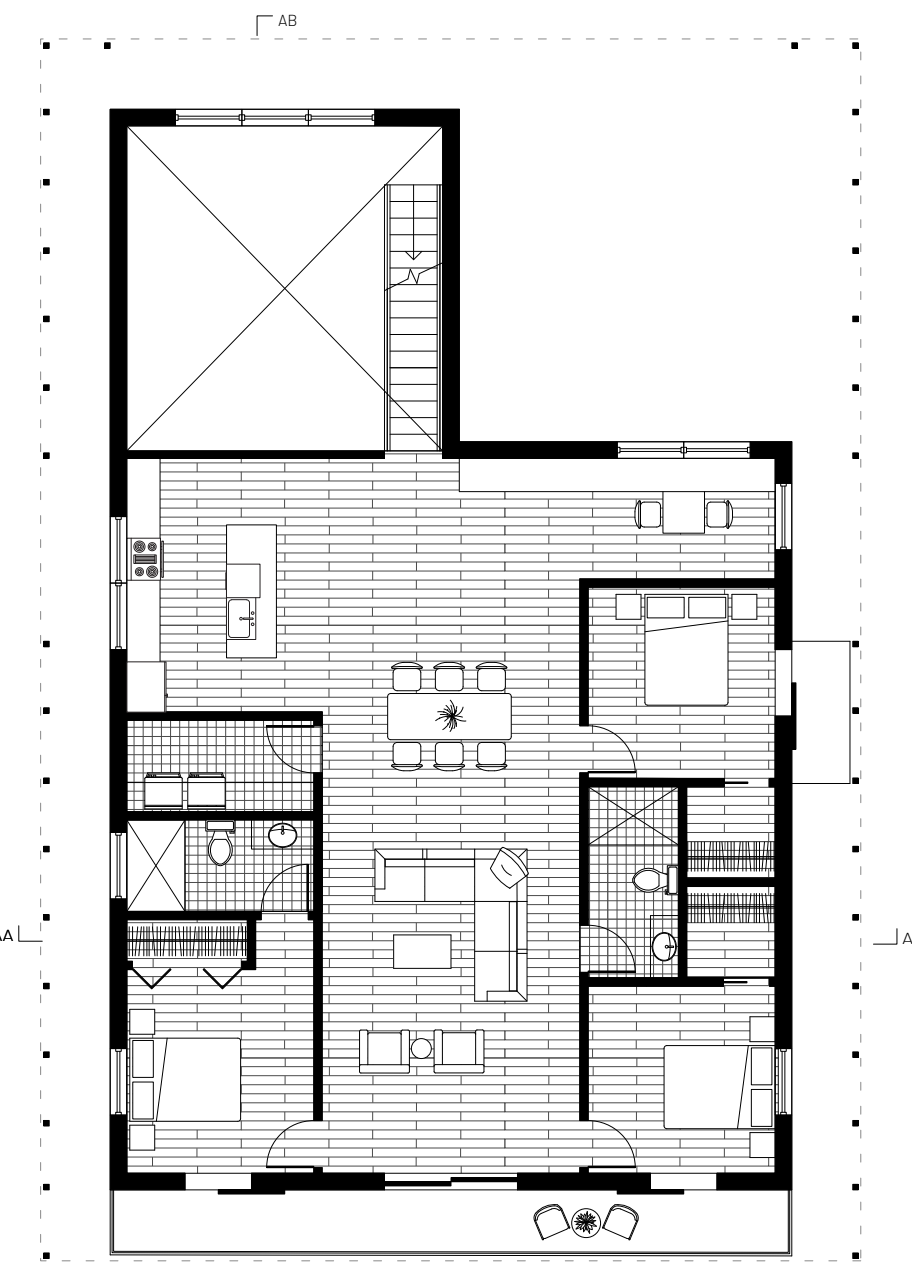


**Unit E**

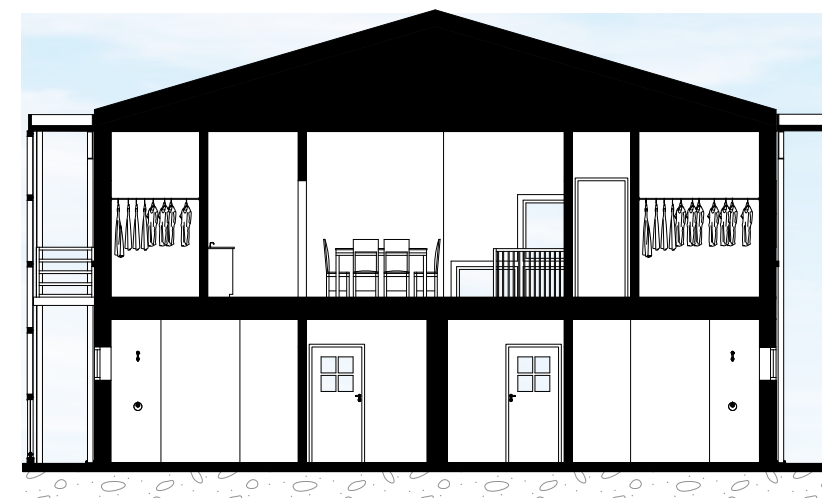
This unit is comprised of a two one bed/one bath units on the first floor, and a three bed/two bath unit on the second floor.  
There are four of these units in this complex.



Unit E - First Floor L AB



Unit E - Second Floor L AB

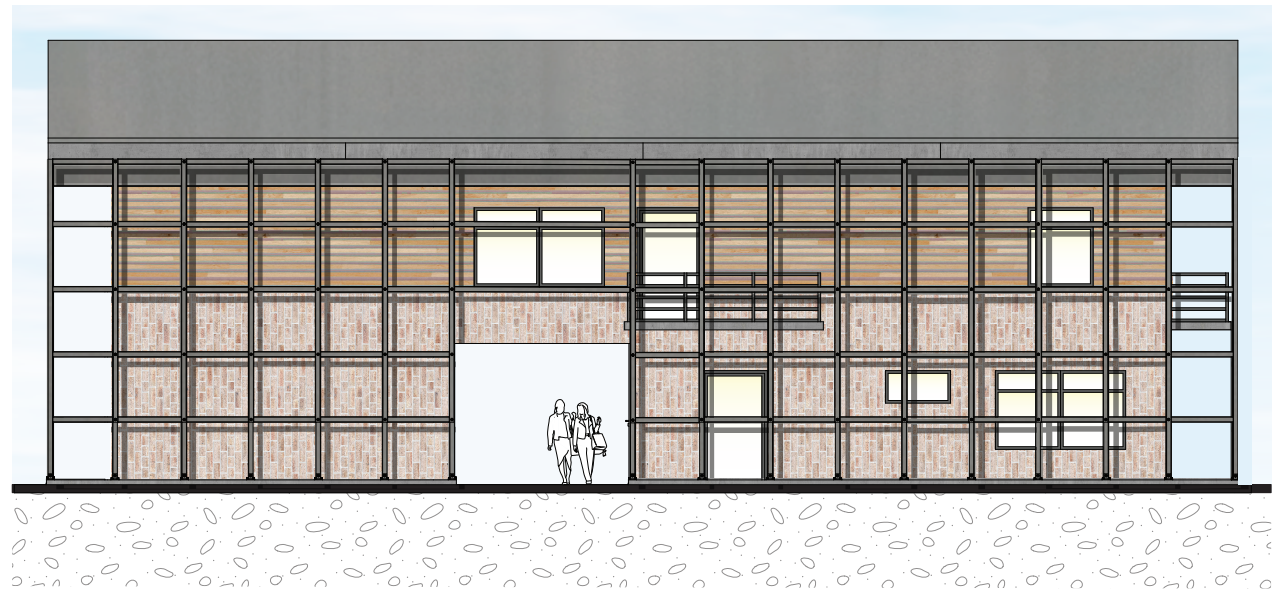


Section AA



Elevation

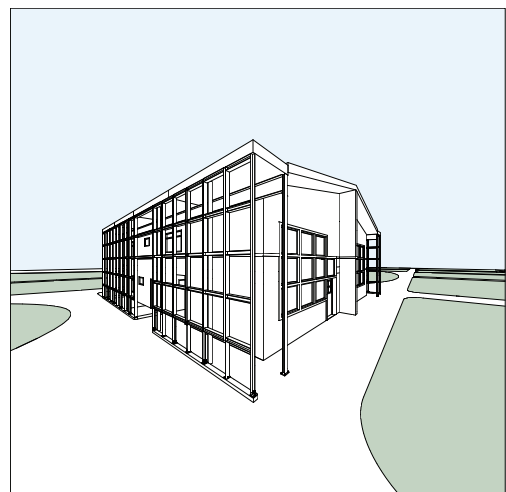




Elevation



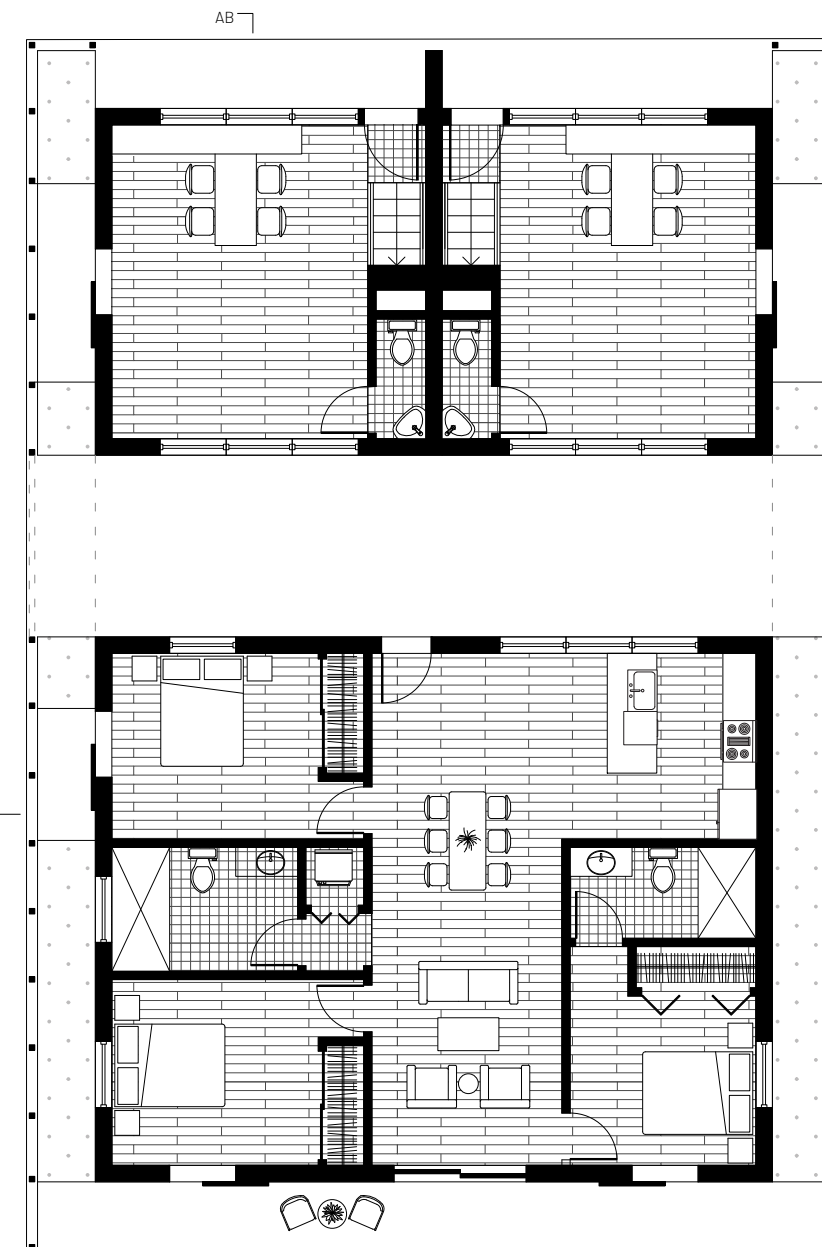
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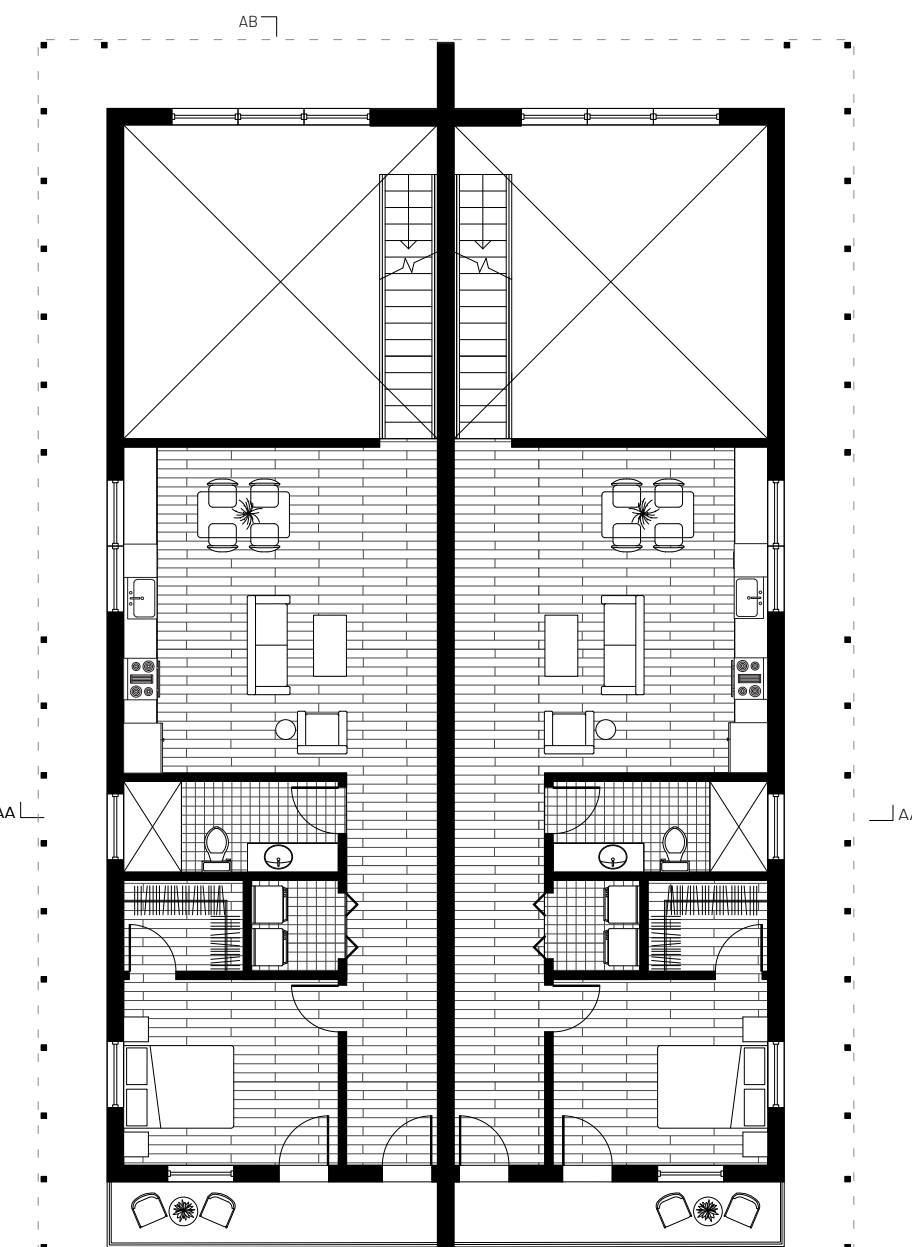
**Unit F**

This unit is comprised of a three bed/two bath unit on the first floor, and two one bed/one bath units on the second floor.

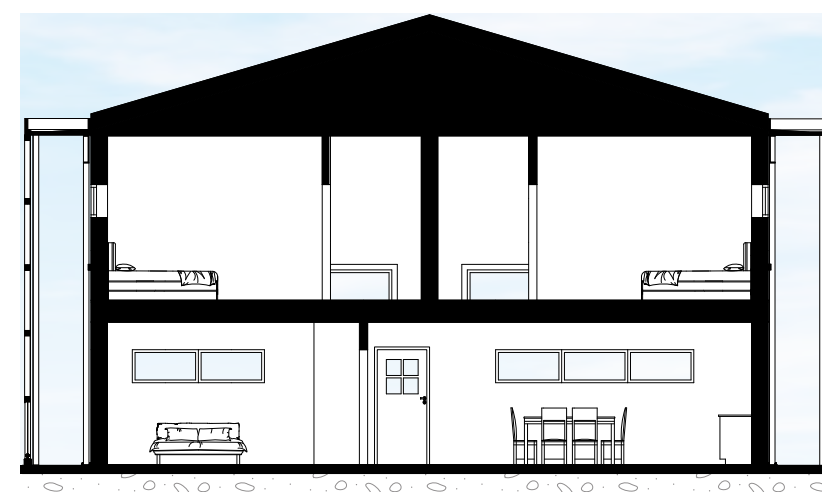
There are four of these units in this complex.



Unit F - First Floor AB



Unit F - Second Floor AB



Section AA



Elevation











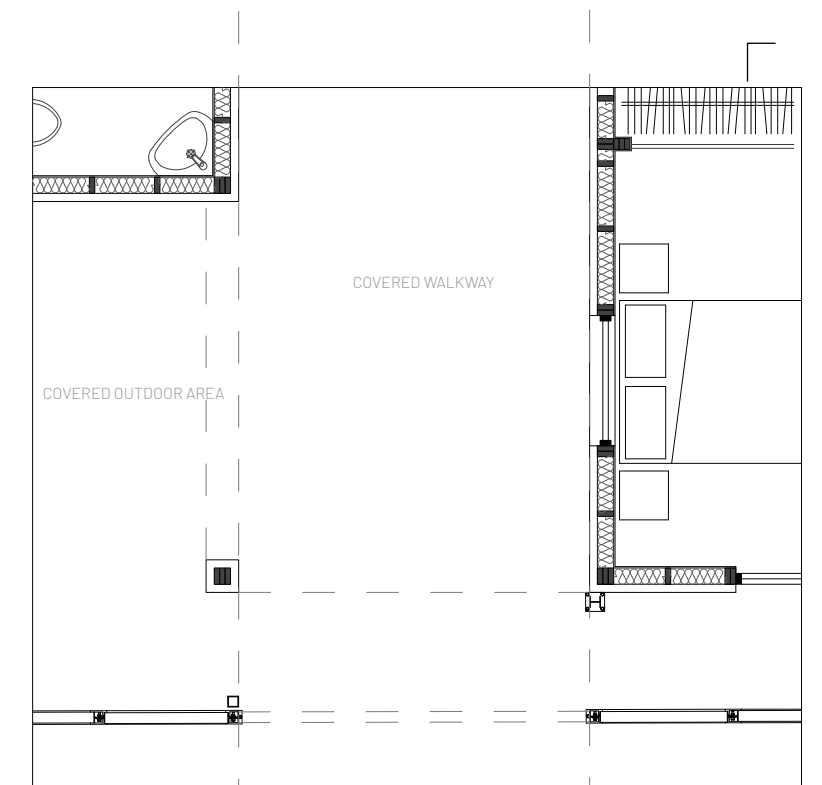
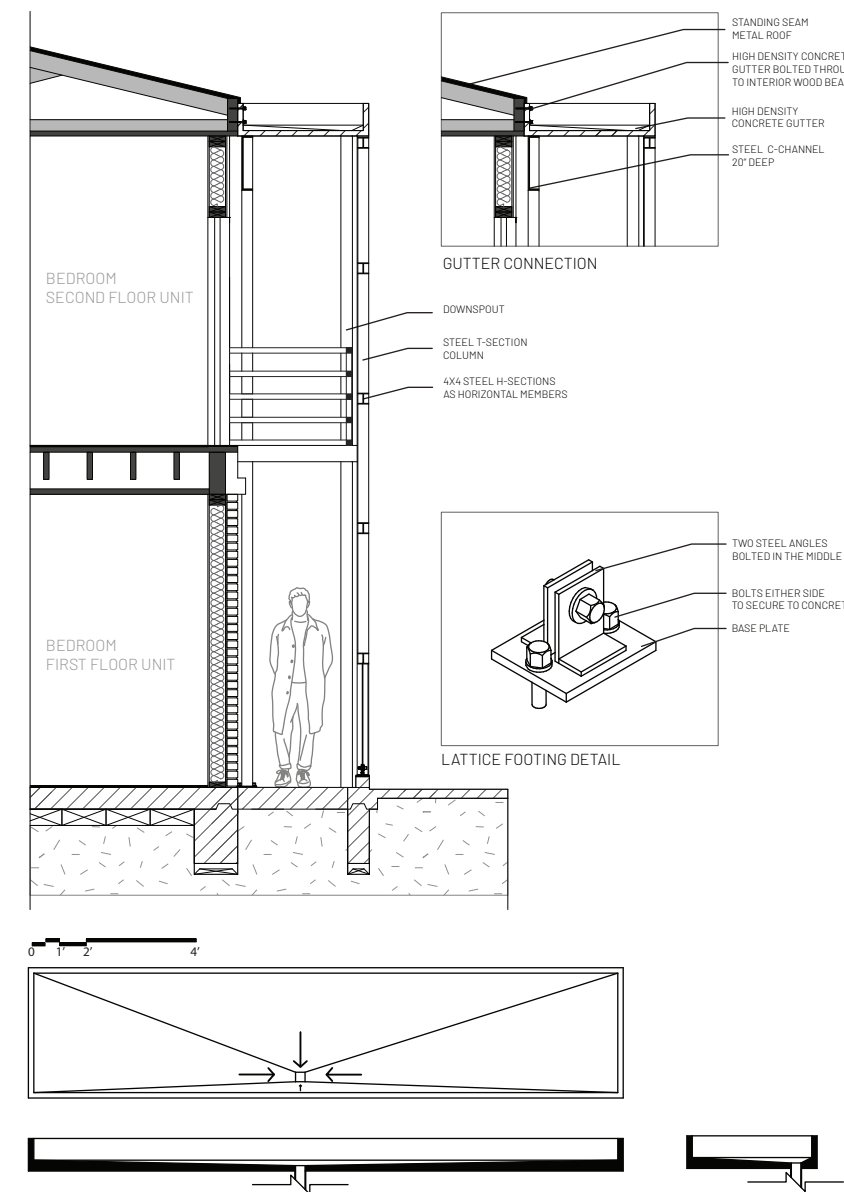
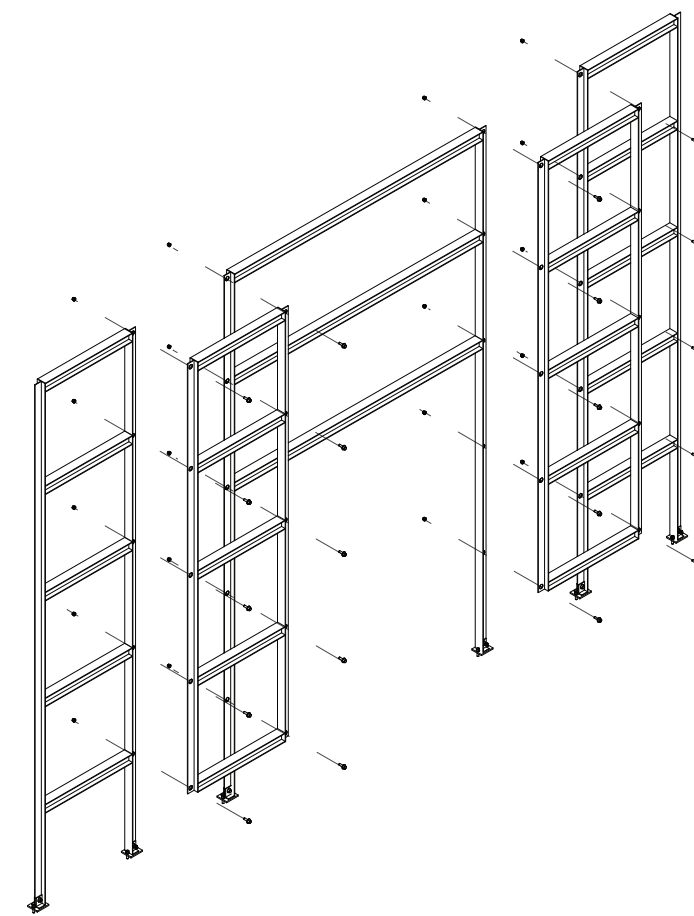
# 04

## THE LATTICE

The lattice on the exterior of each unit helps to keep the module of the units and allows natural light, ventilation, and small exterior patios throughout the unit. The lattice follows the underlying 4x4 grid. This lattice also offers the opportunity for more plants by the units that could aid in shading them during the summer months.









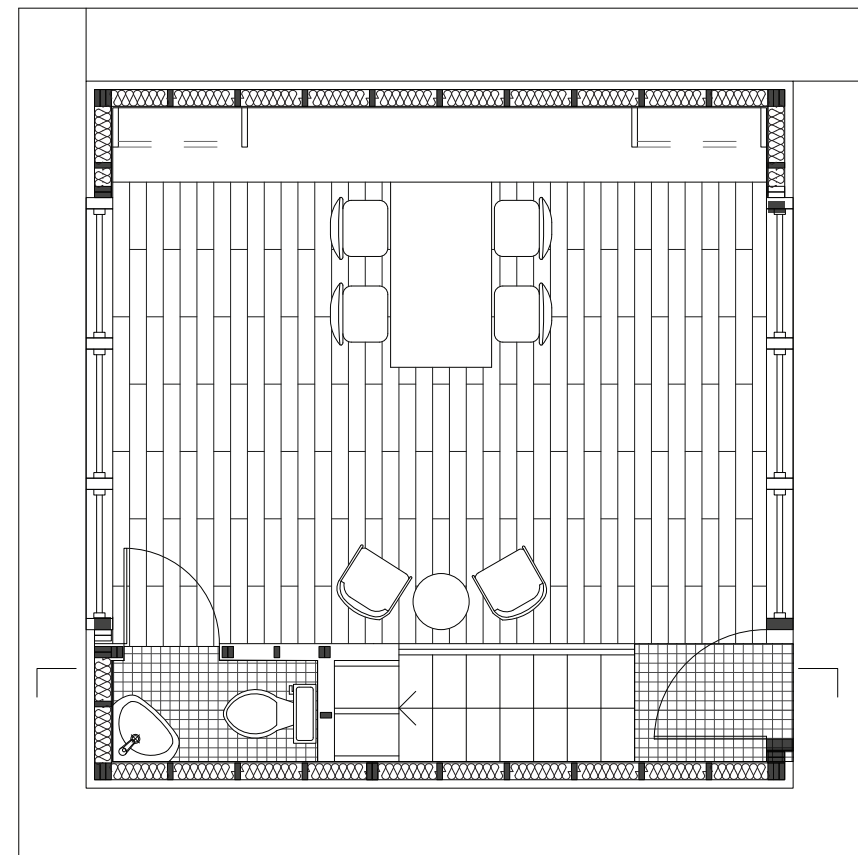
# 05

## THE FLEX ROOM

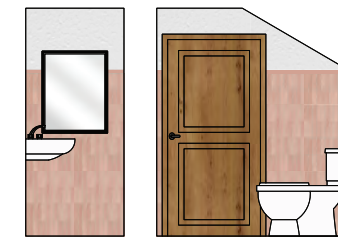
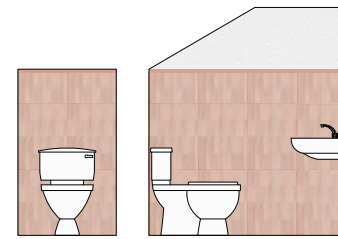
The flex room was created as an added bonus to those who are in a two story unit as they do not have direct access to the shared green space from their back doors. This flex room was designed as a bonus space that could become an office, an extra bedroom, or even a place for tutoring. It includes built ins for storage and a half bath.







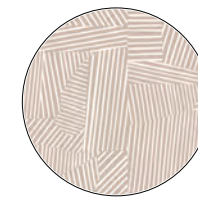
INTERIOR ELEVATIONS  
HALF BATH



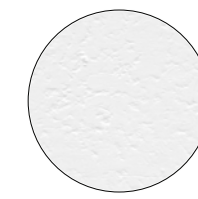
CERAMIC TILE UP 5'-0"  
PAINTED GYP. ABOVE TILE  
OAK DOOR WITH FRAME



INTERIOR MATERIALS



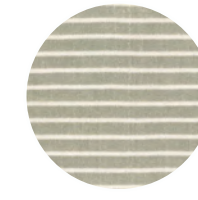
ACCENT WALLPAPER



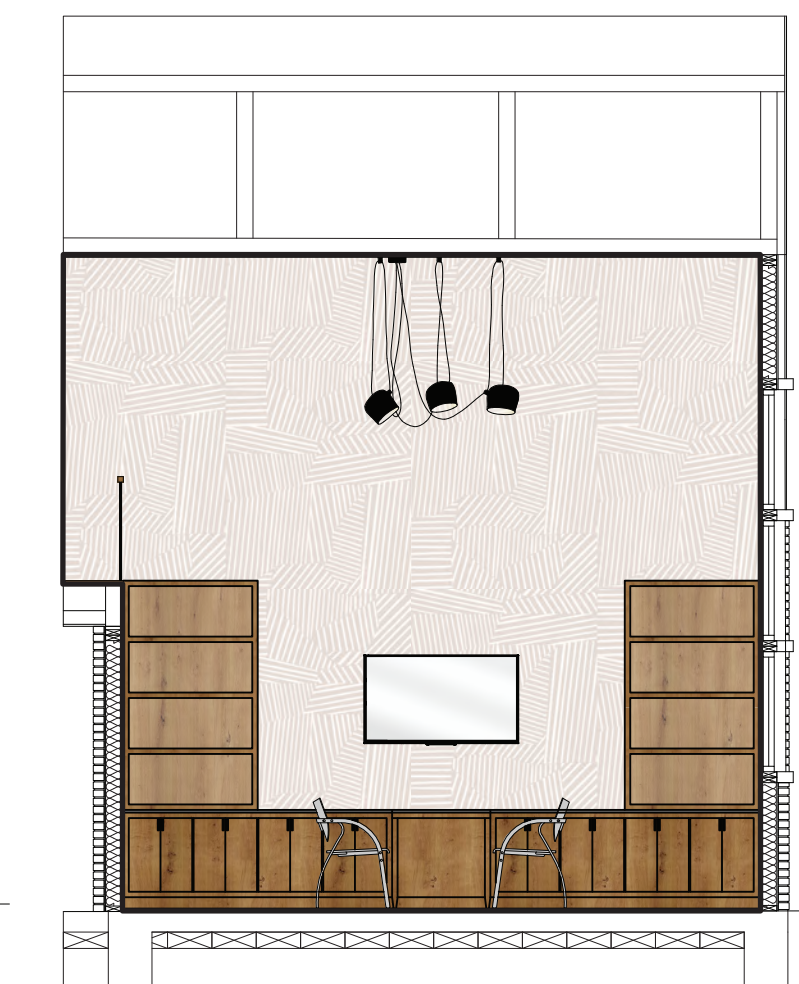
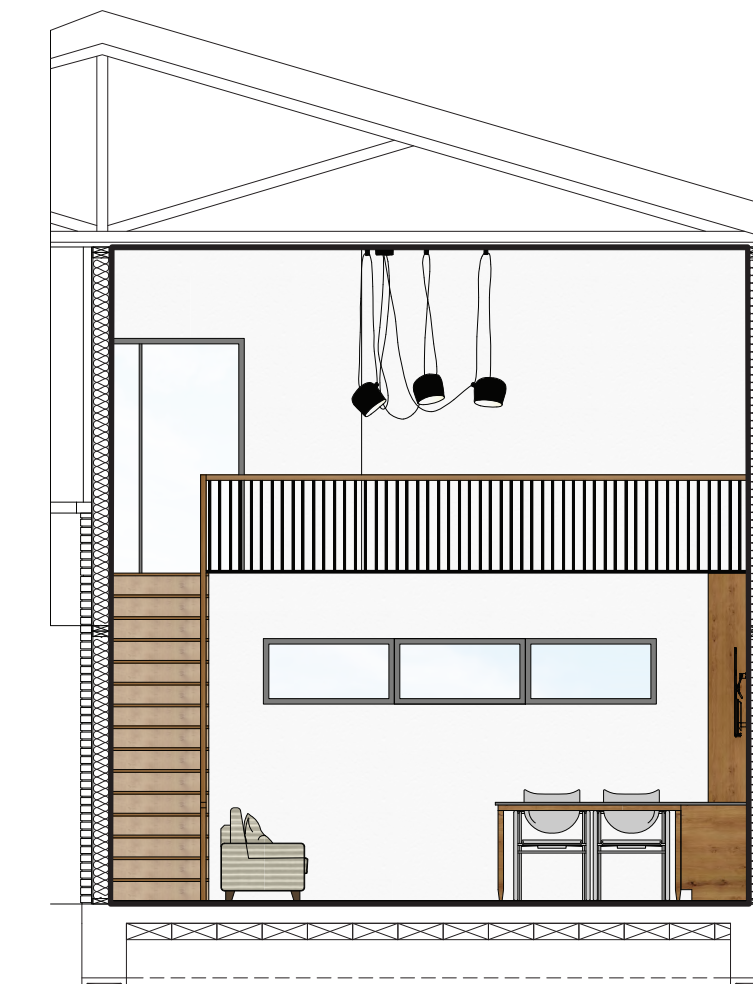
PAINTED GYP. THROUGHOUT



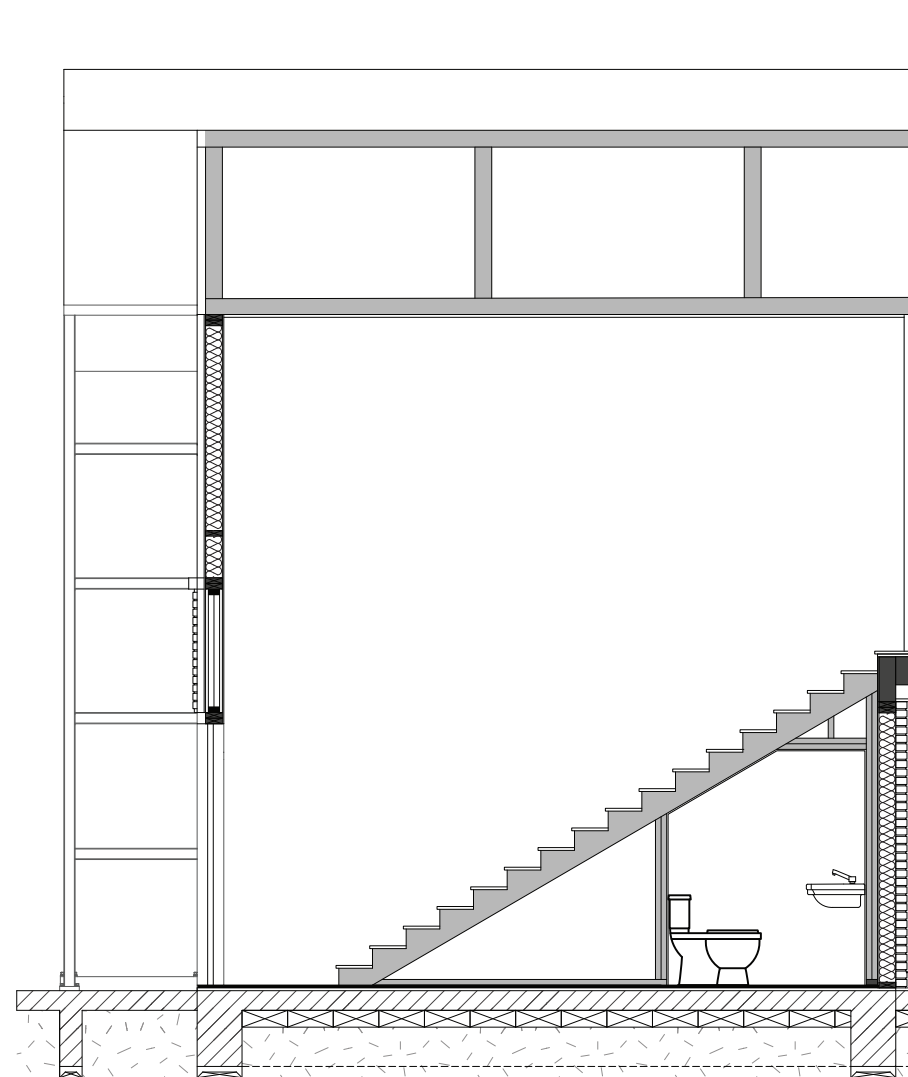
OAK WOOD DOORS, BUILT INS, AND STAIRS/HANDRAILS



FABRIC TO BE WARM AND NEUTRAL



INTERIOR ELEVATIONS



# 06

## THE POCKETS

Pocket neighborhoods are implemented in Pockets on the Greens to create a connection between the residence as well as a buffer between the homes and the golf course itself. These shared outdoor areas are programmed to serve as a place for this community of teachers to grow with the idea and hope for creating relationships that will improve the quality of life for the members of this community and have the added benefit of retaining staff for MISD.

### WHAT IS A POCKET NEIGHBORHOOD?

- A pocket neighborhood is a clustered group of houses or apartments that are arranged around a shared open space.
- This open space could be a garden, pedestrian street, a series of joined backyards, or a reclaimed alley.
- All of these spaces have a clear sense of territory and shared stewardship. These are not limited to a specific area; they can take place in urban, suburban, or rural areas.

### THE IMPORTANCE OF A SHARED GREEN SPACE

- With each neighbor taking a stake in the care of their shared outdoor space there is more care and oversight in the area, which gives each person a greater sense of security and identity.
- In a pocket neighborhood people are more likely to converse and get to know each other well.

### PRINCIPLES OF POCKET NEIGHBORHOODS

- 8-12 units per central outdoor space
- Beyond these units other pockets form
- These pockets are not closed off from one another but rather aggregate and begin to respond to one another
- Often parking is away from the home and they are required to walk to make a stronger connection between the units
- Others include an attached garage to visually diminish the parking, but this interrupts the connection between the pockets



COMMUNITY GARDEN



FIRE PITS



DOG PARK



OUTDOOR COOKING



PLAYGORUND



SAND BOXES



COMMUNITY GARDEN

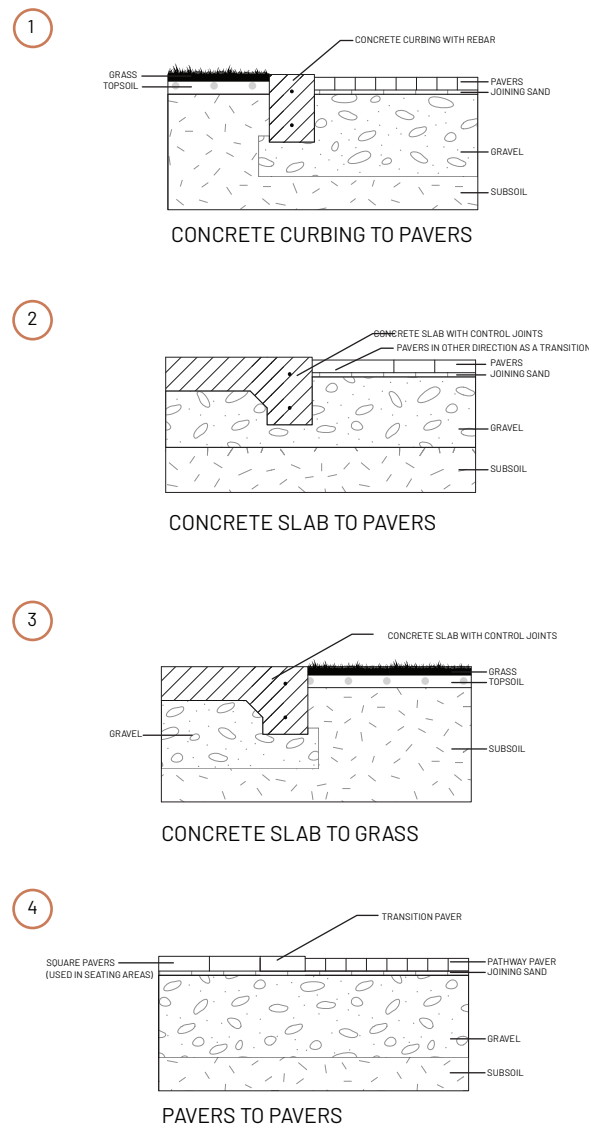


These pockets were each designed with a specific social program in mind. There are two community gardens, firepits with seating, a dog park, a community outdoor kitchen area, a playground, and sandboxes. These programs were each envisioned to foster community interaction and offer direct views to the golf course itself while maintaining a buffer between the two.



ASSEMBLY OF MATERIALS

NATIVE PLANTS USED ON THE GREENS



TREES USED ON THE GREENS



BUR OAK TREES

OAK TREES ARE STRESS TOLERANT AND DISEASE RESISTANT PROVIDE SHADE AND COLOR TO A LANDSCAPE



BLUE GRAMA

- BLUE GRAMA IS DISEASE RESISTANT AND DROUGHT TOLERANT WHILE HELPING TO REDUCE SOIL EROSION



DAMIANITA

- DAMIANITA IS A VERY DROUGHT TOLERANT PLANT THAT IS A BUSHY EVERGREEN SHRUB WITH MOUNDED BOUQUETS THAT FORM FROM A WOODY BASE



PINK EVENING PRIMROSE

- PINK EVENING PRIMROSE FLOWERS ARE HARDY AND DROUGHT TOLERANT

- THEY ARE LARGE FOUR-PETALED FLOWERS THAT ARE EITHER WHITE OR PINK



AUTUMN SAGE

- AUTUMN SAGE IS A SOFT MOUNDING SHRUB WITH SMALL GREEN LEAVES AND FLOWERS THAT CAN BE RED, PINK, PURPLE, ORANGE, OR WHITE



FOOTHILL BEARGRASS

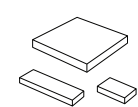
- FOOTHILL BEARGRASS ARE LARGE WOODY BASAL STEMS THAT GROW IN A CLUMP AND PRODUCE YUCCA LIKE LEAVES



BUTTERFLY MILKWEED

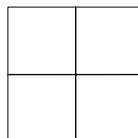
- HAS A TOUGH ROOT AND HELPS TO ATTRACT BUTTERFLIES

PAVING MATERIALS USED



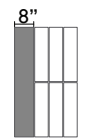
PAVERS (3 MODULES)

- USED IN THE PRIMARY PATHWAYS ACROSS THE GREEN  
- BRICK PAVERS ARE DURABLE, LOW MAINTENANCE, AND CAN BE INSTALLED IN MOST WEATHER CONDITIONS



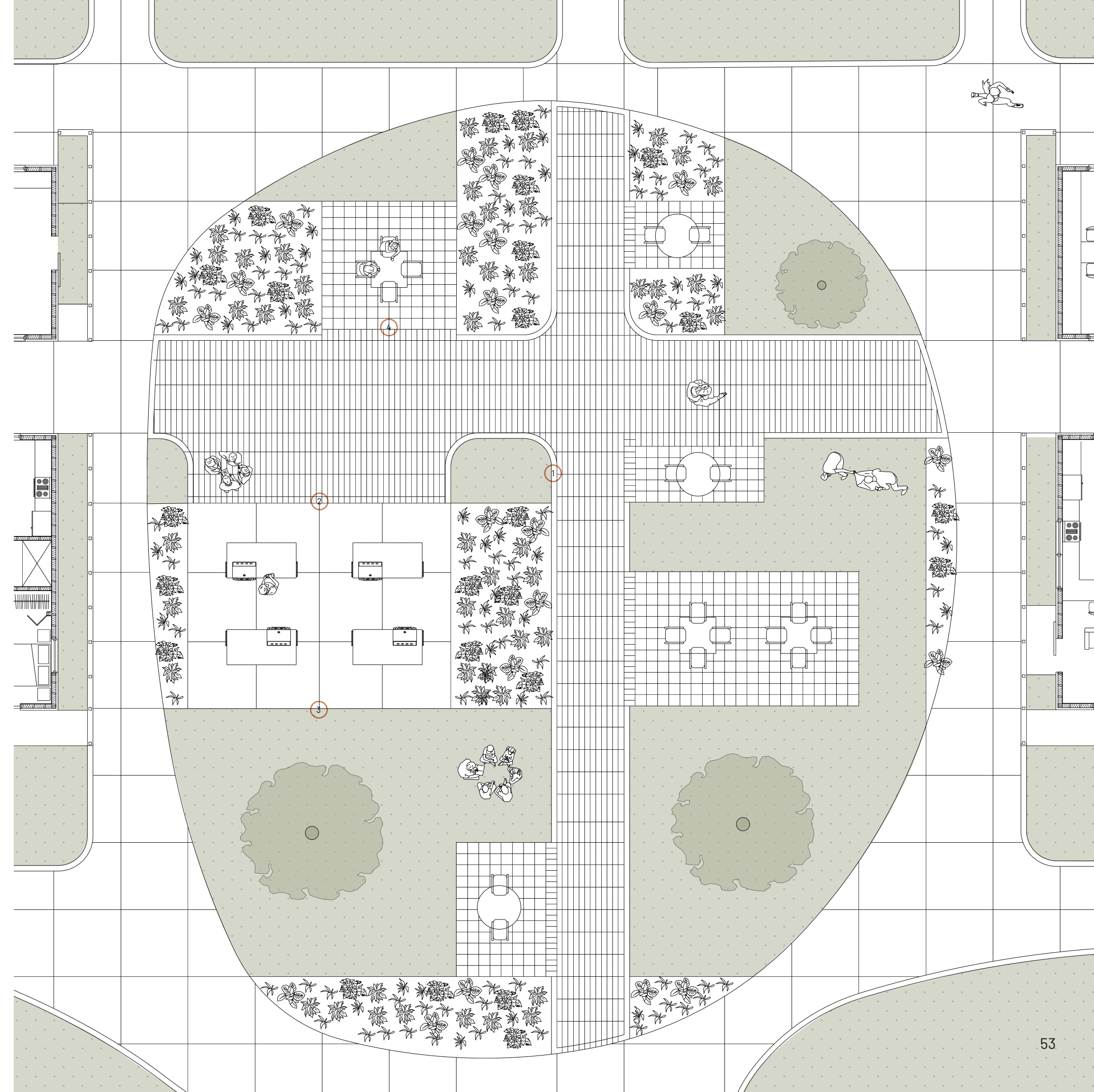
CONCRETE PADS

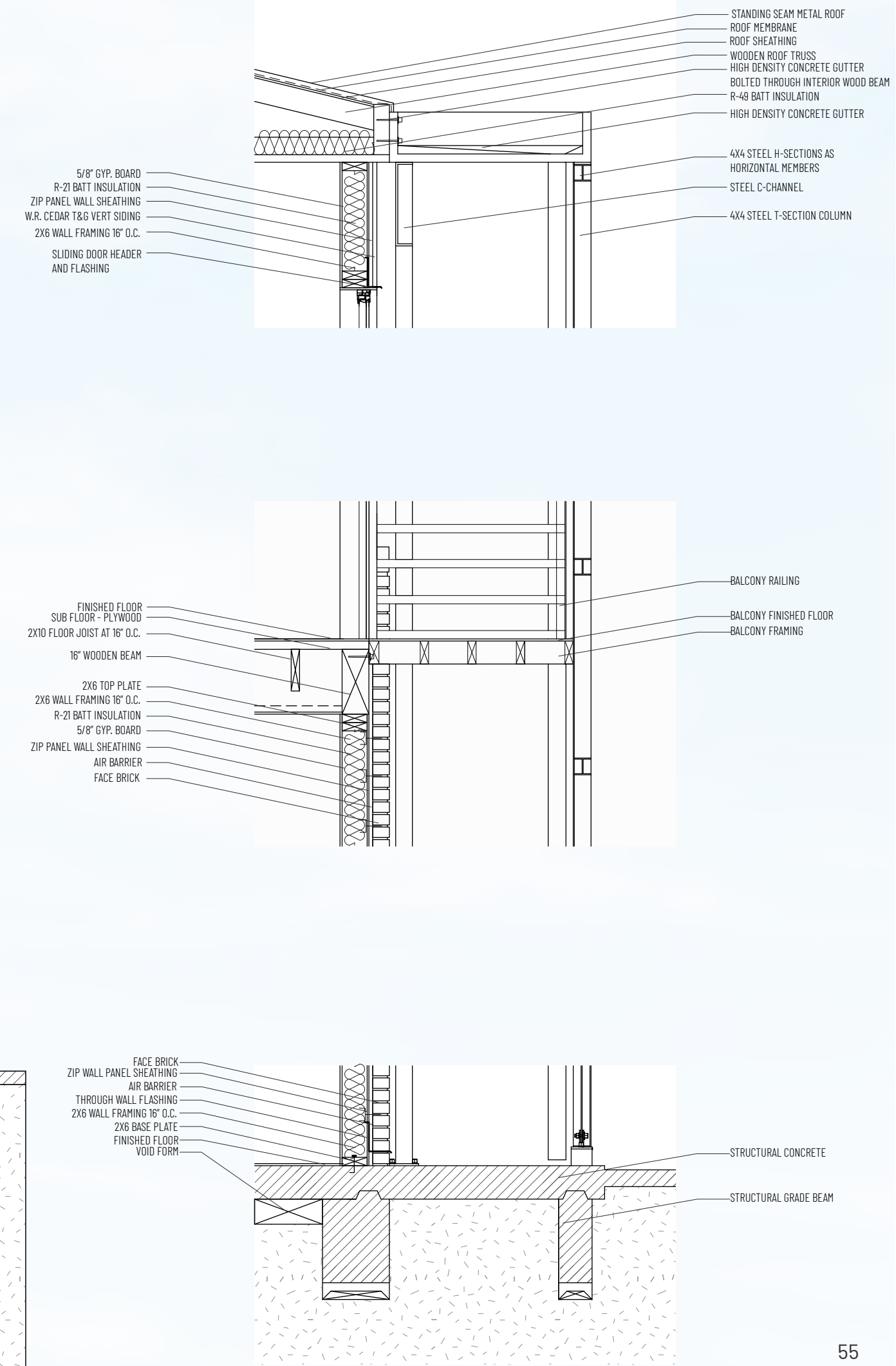
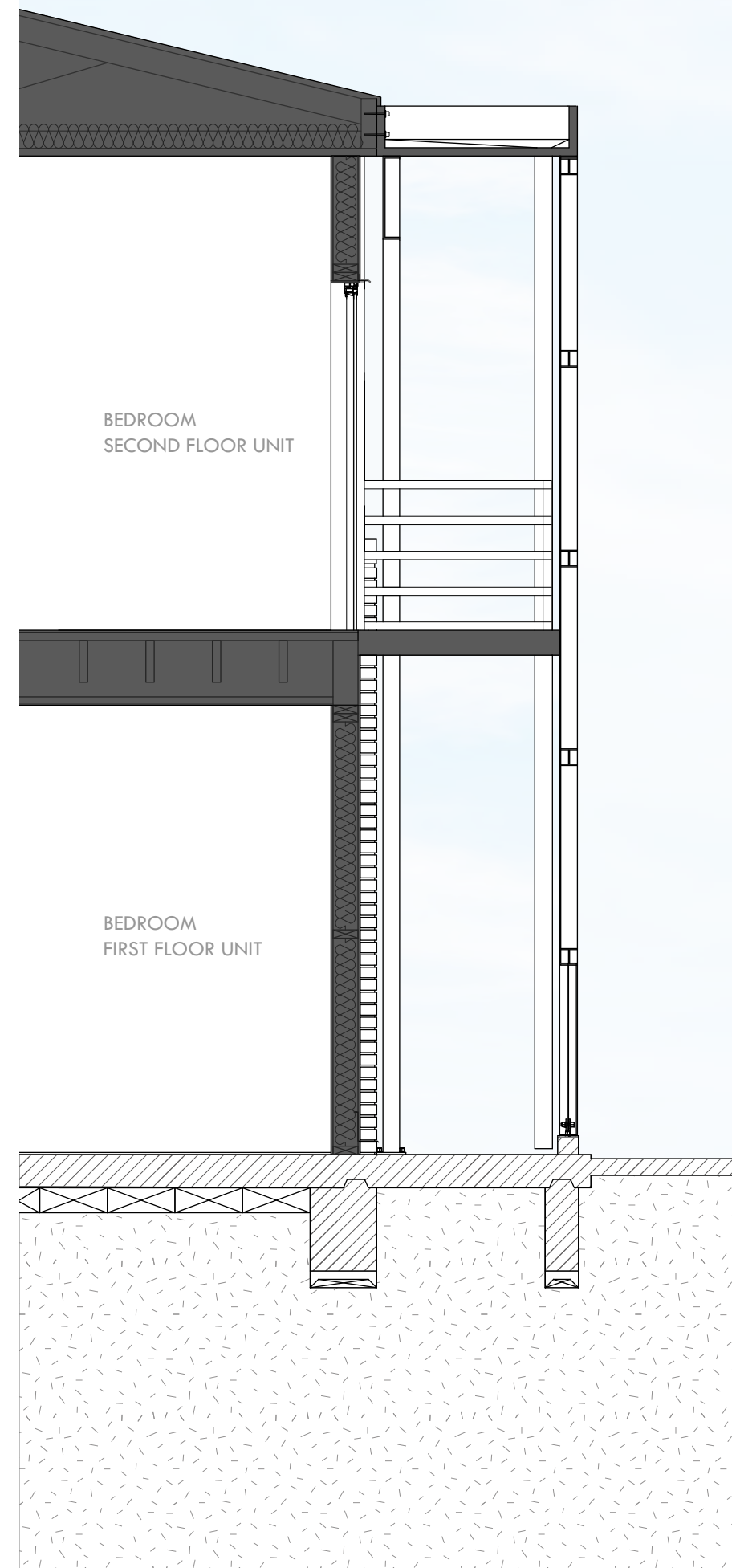
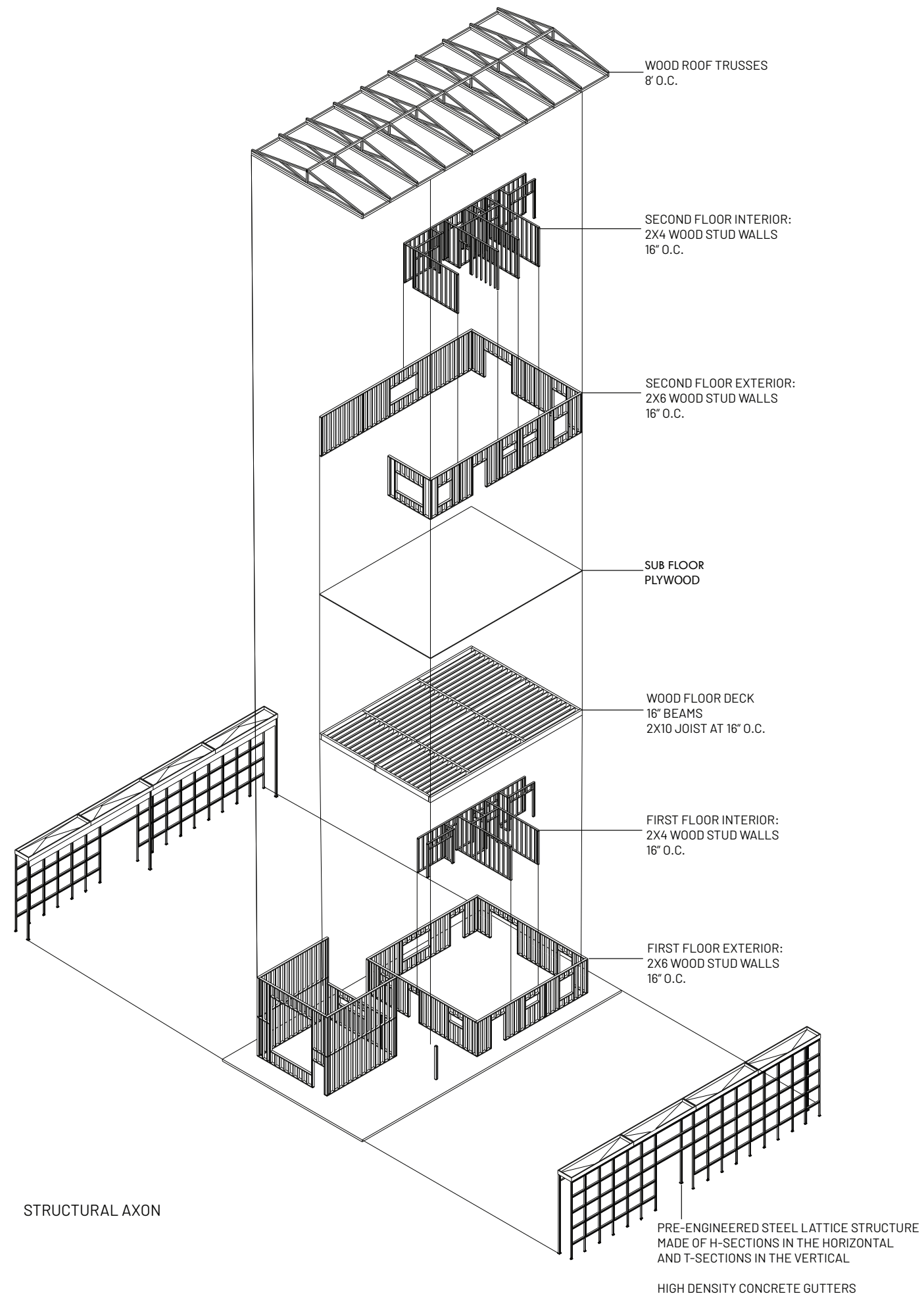
- USED UNDER TABLES WITH CONTROL JOINTS TO MINIMIZE CRACKING AND EXTEND THE LIFE OF THE CONCRETE



CONCRETE CURBING

- USED AROUND THE BRICK PAVER PATH TO PREVENT THEM FROM MOVING AND SHIFTING THIS WILL ADD DURABILITY AND STRENGTH











# 07

## THE END

Pockets on the Greens aims to provide housing for teachers and their families and encourage the growth of community through the use of pocket neighborhoods. Through this growth of community Pockets on the Greens aims to retain the teachers of Midland Independent School District and help to aid in mending their teacher shortage.







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