Ras Beirut is gentrifying. Also due to a rise in the land value, old buildings (20%) in Ras Beirut are under pressure of demolition. Developers aim to build high-rise skyscrapers that are exclusive to the high-end price range. A high demand for student housing due to the presence of university campuses reflects as high occupancy of students in small scale hotels. The strategy is to reverse this challenge from privatization by forming a co-operative; by the students’ association, universities, hotel owners and old tenants. In order to cope up with the F.A.R. of the lots, introducing modular pre-fabricated units for students with effective floor area will act as a plug-in solution against high land value of the lots. The evictions of old tenants with a strategy of Retrofitting the old apartments into new smaller areas and introducing new student housing units in the apartments will allow for affordability and fair rent. The modular student housing can be adjusted as per various site contexts of old buildings that face similar threats. Eventually it will densify the urbanscape of Ras Beirut with more inclusivity.
1 - Affordable housing unit 125 sq m
2 - Affordable housing unit 125 sq m
3 - Renovated student units
4 - Pre-fabricated student housing units 100sq m
5 - Affordable housing unit 180 sq m

Ras Beirut Collective

Typical floor plan
Reconfiguration of bigger apartments to smaller areas
Addition of student units for low rent with high density