

NEW SENIOR HOUSING COMMUNITY



The two biggest challenges of this project are creating a senior housing community on a site with such a large amount of topographic change and; reducing the use of the automobile for a community with no services or public transportation. Our team spent a day in a charrette format to develop ideas on how to approach these difficult challenges. Resulting from that charrette, we developed a two site approach to deal with the topography and we propose to reduce the use of individual automobiles through a community owned bus or van.

Site A is developed as the more active senior housing along the entrance road to the Bahia neighborhood. We conceive this to be developed into 4 Duet buildings comprising 8 units and a common park that could accommodate a community building to be shared by the existing Bahia community and its newest residents. This building is not proposed at the outset of the project because there is no clear way to fund the ongoing maintenance cost and program cost of the facility. The land is reserved and the developer could set aside funds to construct the building when the existing homeowners association votes on a funding stream for the facility. Until that time, the site would serve as a community park and garden for the entire community. The duets are single-story, two bedroom units that share open space in the rear and each has a single car garage. Over the garage is one carriage unit for each of the two units to share as guest space.

Site B is developed as a cohousing project and includes 18 single-story one bedroom units also in duet style. Parking is achieved at a ratio of 1.77 spaces per unit for a total of 32 parking spaces. Above three of the parking bays, guest suites are provided to be shared for the community's visitors. There is a common house with a kitchen, dining room and flex space/lounge that will create a hub for this community's life. It is conceived that this community would share at least one meal per day that is created by the residents. The flex space/lounge could provide space for exercise classes, doctor visits, and other services that would come onto the site to provide care for the residents of both communities. The community bus or van would be headquartered here at the cohousing site as well. The site plan is designed to take advantage of as much of the natural topography and views as possible, and to insulate its impact on the established neighborhood.

With an eye to sustainability, the homes on both sites are conceived with simple agrarian architecture that produces the simple roof forms conducive to the installation of photovoltaic panels to supplement the electrical demands of the project. Heating is to be provided through the use of radiant heating in the floors of the units, thus utilizing hot water production for the unit and reducing the electrical demand of the building. Ample windows are provided for natural ventilation and cooling of the structures, along with large roof overhangs to provide shading. Ceiling fans would be provided to augment the cooling in the summer. We would recommend the goal of achieving 100 points in the Build-It-Green program for the residential units and a minimum of LEED Silver for the Common House and future Community Building.

We believe our proposal creates a community that addresses the biggest challenges of this proposed site and meets the General Objectives with a project that we believe can be entitled and built for a reasonable investment.

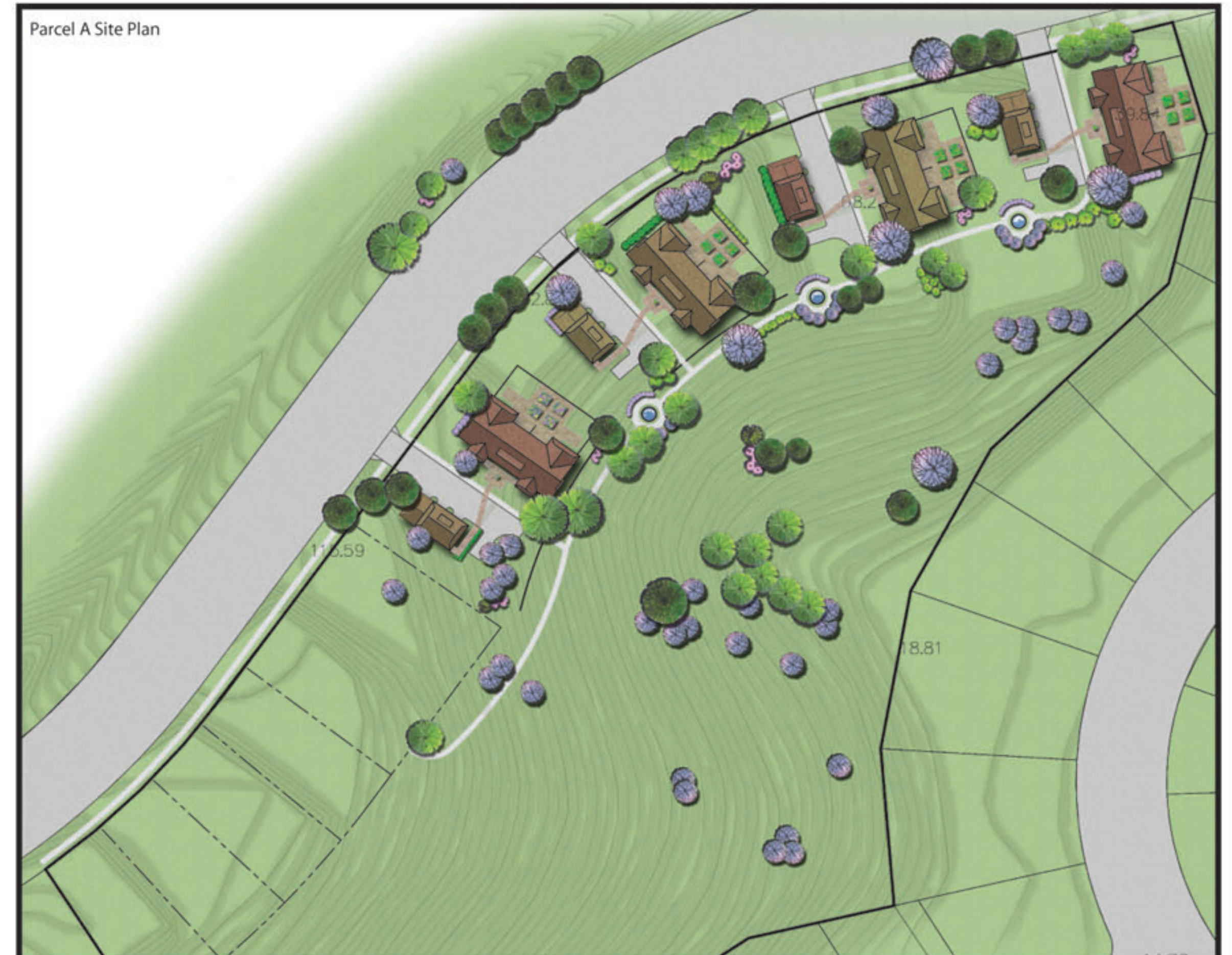


Market Rate	Number of Units	Square Footage	Cost per Square Foot	Total
Duets	8	1239	\$ 95.00	\$ 941,440.00
Garage	4	597	\$ 95.00	\$ 226,840.00
Carriage	4	597	\$ 95.00	\$ 226,840.00
Cohousing Homes	9	1716	\$ 95.00	\$ 1,447,180.00
Common House	1	1832	\$ 125.00	\$ 229,000.00
Cohousing Guest Suites	3	597	\$ 95.00	\$ 170,145.00
Cohousing Garages	3	597	\$ 95.00	\$ 89,530.00
Cohousing Corators	12	240	\$ 40.00	\$ 115,200.00
Site Improvements*	18		\$ 100,000.00	\$ 1,800,000.00
Total Estimated Cost				\$ 5,158,975.00

*The estimated cost of site improvements is almost impossible to determine at this point in the project with no site report and utility locations.

UNIT SUMMARY

- Parcel A-Duplexes**
 -Number of Units: 8
 -Unit Plan Types: 1
 -Floor Area: 1,239 sf
 -Accessory Units: 4
 -Floor Area: 614 sf
 -Number of Garages: 4 (3 spaces each)
 -Floor Area: 844 sf
- Parcel B-Co-Housing**
 -Number of Units: 18
 -Unit Plan Types: 2
 -Plan 1 Floor Area: 836 sf
 -Plan 2 Floor Area: 880 sf
 -Common House: 1,832 sf
- Project Total**
 -Number of Units: 26
 -Accessory Units: 4
 -Number of Garages: 4
 -Common House: 1



#108 BOTTOM

