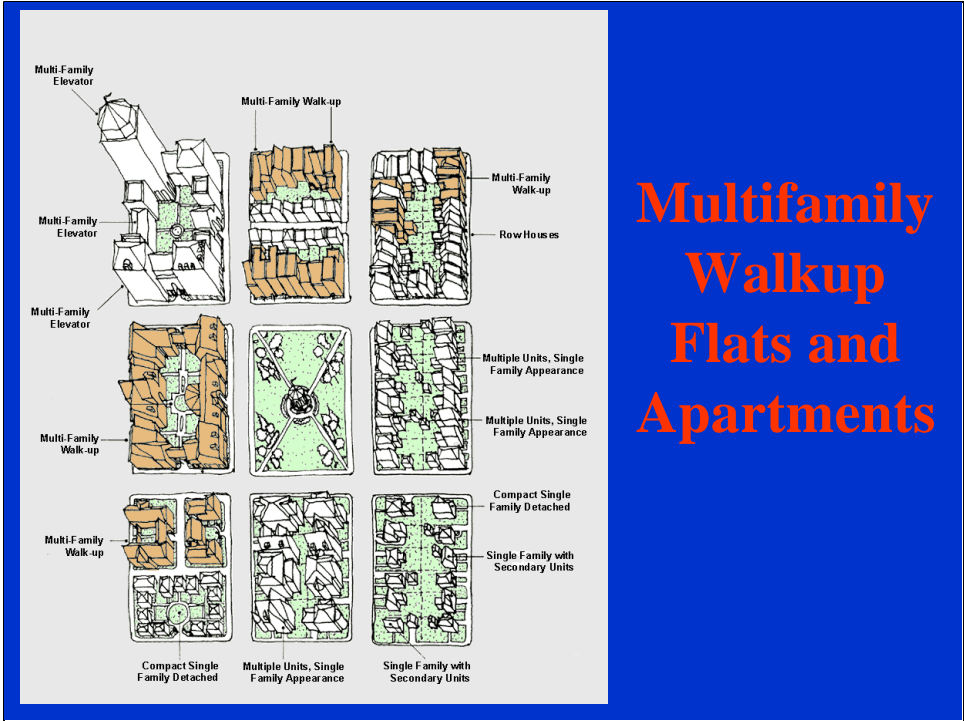


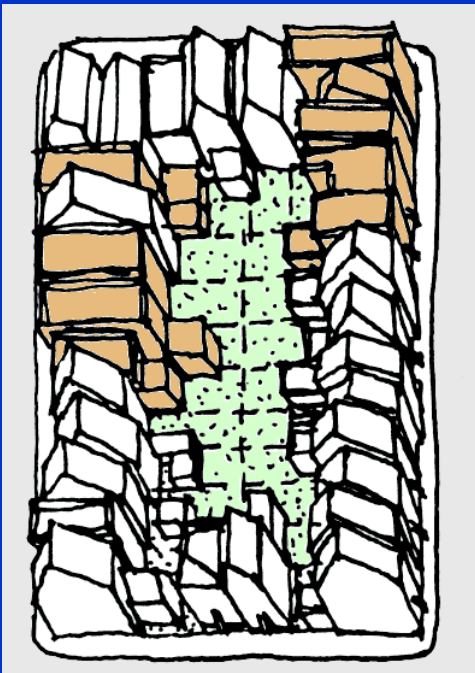


Housing Models: Multifamily Walkup Flats and Apartments





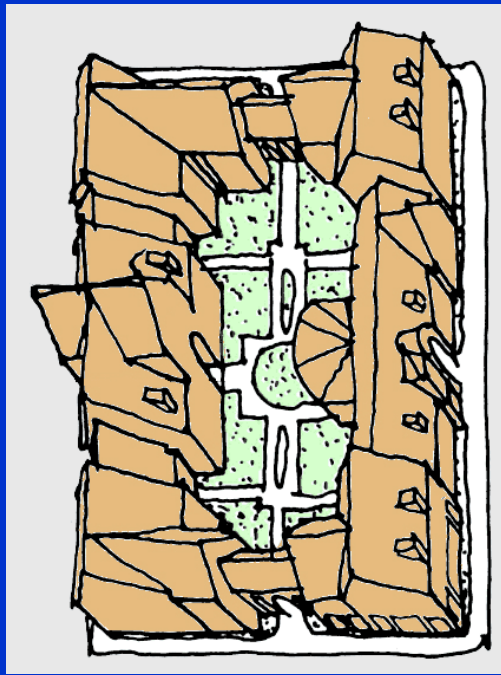
Multifamily Walkup Flats and Apartments



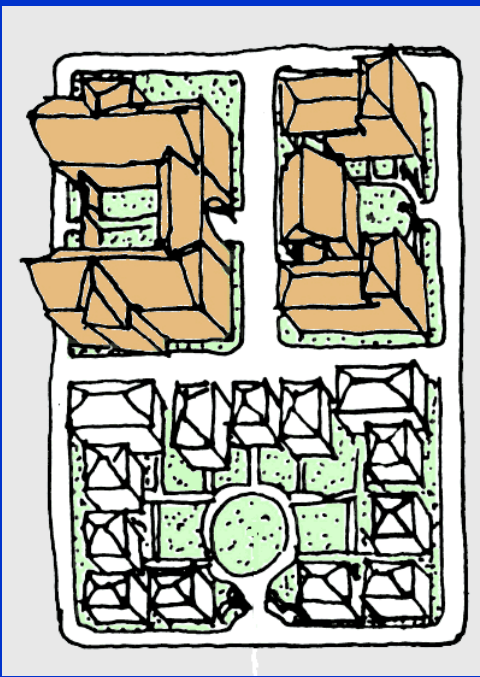
Multi Family Walk-up



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Stoney Creek Apartments, 16 units per acre

This development is almost the same density as Tuscan Villas, with the same parking ratio, but illustrates a different building type strategy. In this development, the 70 units are arranged into five separate courtyards with a combination of townhouses and stacked flats. Parking is accommodated through a combination of carports and tuck under parking along a private drive that runs behind the entire development.

The courtyards faced by the units are smaller than at the Villas, and more closed off to the general public, but are still large enough for play and open feeling. The units have a shallow entry area facing the courtyard, but have a “backyard” on the other side of the units as well. Common play areas are also located in landscaped spaces between the five courtyard clusters.

Outside stairs and balconies, plus third story elements where two story stacked flats occur over one story units or parking combine to add a lot of variety to the facades.

By tucking the parking under some of the units and keeping parking to one side of the side, slightly more area is left for total open space and it is flowing and contiguous, As a tradeoff, residents at the far end of the courtyards have a much greater distance to their cars than those living near the drive.



Stoney Creek, Livermore 16 Units per acre

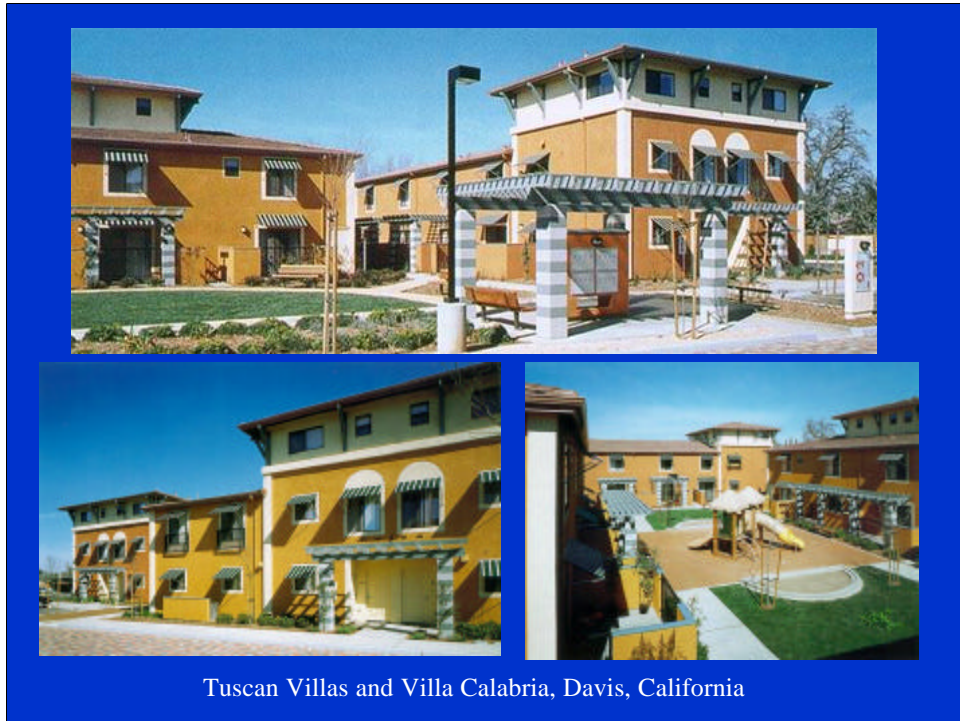
The massing, detailing, and placement of the three story elements do not overwhelm the scale of the courtyards. The scale of the landscaping and courtyard furnishings also provide a mix of textures and elements of a scale that is similar to that of the buildings.

Trees are an important landscaping element in the Livermore Valley, and within a few years this open space will be sheltered from harsh summer sun by a canopy of leaves in the summer, but will be open to sun when desired during the winter times.



Crawford Square, Pittsburgh Pa.

Crawford Square, Pittsburgh, Pa. Average 16.2 units per acre including parks and private streets



Tuscany Villas, 15 units per acre family townhomes, 28 units per acre senior apartments

The zoning for the site allowed the maximum allowable density in the city of Davis, 15 units per acre for family units, and a 50% bonus for senior housing. The design challenge was to create an identifiable place in a nondescript setting. The site has single story duplexes on one side, a very large three-story apartment complex on another side, and open fields on the other two sides. To bridge the gaps in scale and massing between the existing buildings, the architects designed two-story buildings with three-story sections either in the middle or at the corners and placed them well back from the property line of the area of single-story buildings. Within the large villa forms are five or six townhouses, with some units having third floor bedrooms that were expressed as tower elements either in the middle of the building, or at the ends. These “villas” are then used to define an interior court or rear yard area, while access to the units is from a front private street and parking zone. The advantage of the townhouse approach for the family units is that each unit has its own ground floor private patio overlooking a shared commons.

The building with the senior units is across the street from the family units, with almost identical in floor area, but accommodates more units and contains a top floor community room and covered porch that has a view of the adjacent farmland. The city did reduce the parking requirement for the family units from 2 cars, to 1.75 cars, but this still occupies close to 40% of the site, and to date has not been fully utilized.



The Reservoir, Madison 18 units per acre

At the outset, community support was divided -- the antagonists outnumbered the advocates. The development faced strong opposition because neighborhood residents were concerned about the effect on the neighborhood of the families with low incomes who would move in. This situation changed during the design process to which the owner invited opponents of The Reservoir, residents of the mutual housing association's other co-ops, representatives from local non-profits serving older adults and persons with disabilities, and neighborhood residents. The two major changes that neighborhood concern brought about were the reduction of units from 40 to 28 and more parking. Susan Hobart, former executive director of the Madison Mutual Housing Association, believes that the additional months of planning committee meetings were key to the eventual acceptance of The Reservoir, and improved the overall building and site design.

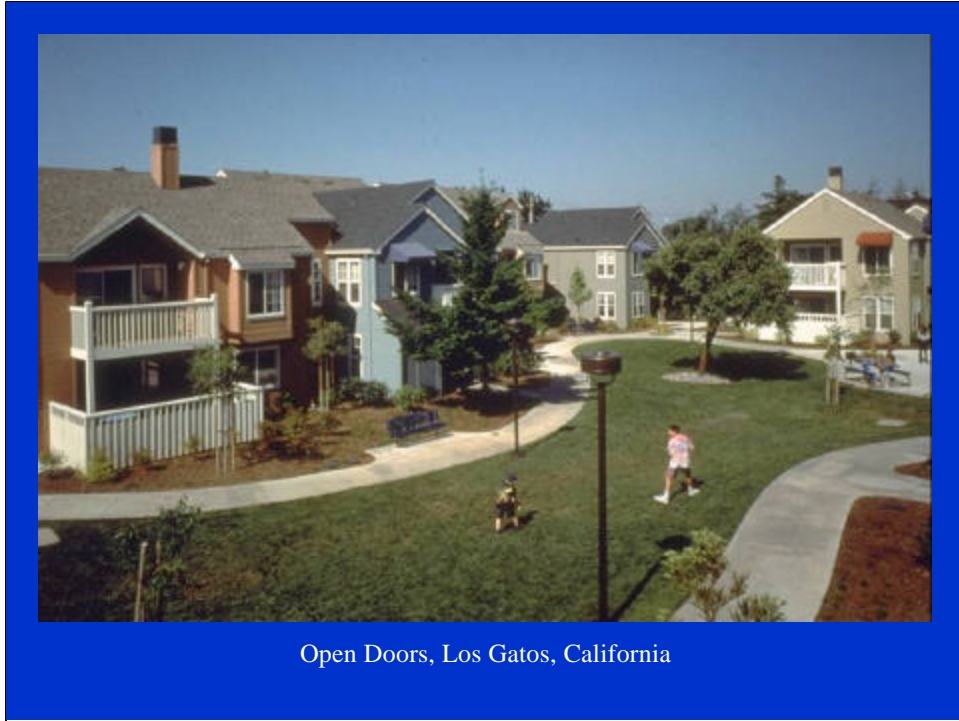


Open Doors, Los Gatos, California

Open Doors, 19 units per acre

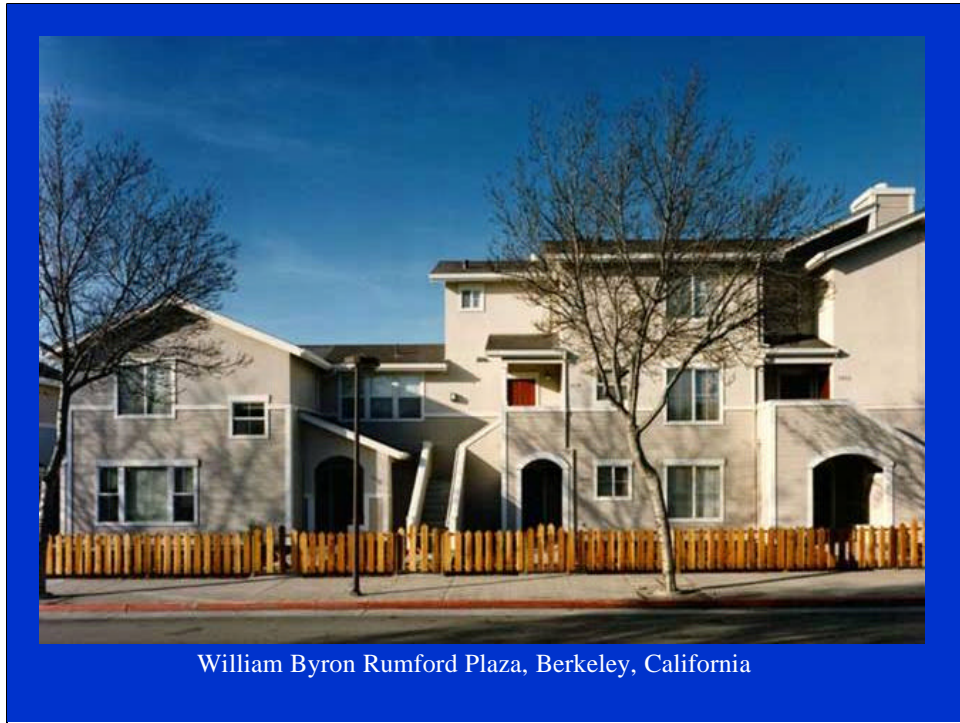
These 64 units in an affluent community contain two- and three-story buildings configured as stacked flats, and townhouses over flats in a pinwheel plan that create a variety of building elevations and setbacks. Different colors highlight separate identities for units in a building cluster. The housing is intended to feel like a village of attached houses rather than a monolithic apartment building. Although the apartments have front patios, they do not have private rear yards because they are back-to-back. The clusters are sited around a shared courtyard with a large lawn and a play structure.

From the street, few people can tell that each of these buildings contain 4 to 8 apartments.



Open Doors, Los Gatos, California

Most of the new units were pushed to the back of the lot where they were not visible to the neighbors, yet ample open space was still provided.



William Byron Rumford Plaza, 24.4 units per acre

The project consists of 43 units of one, two, and three bedroom units in two and three story buildings. The buildings are clustered around central open space, with parking located in the middle and on the ends of the site. The project includes community facilities with meeting room, kitchen, and laundry.

The site presented a number of challenges due to its narrow shape of approximately 700 ft. by 100 ft. The difficulty lay in maximizing the amount of open space and relating the units to the street, while keeping the buildings suited to the neighborhood. These objectives were accomplished by stacking townhouse units over flats in two rows oriented to each of the streets, and placing unit clusters in a configuration which created sheltered open space and promotes a sense of community within the residential block.

The building includes elements that recall the shape and height of nearby homes, and then builds in height as it comes closer to a corner with taller buildings. Frequent insets and breaks in the front planes of the buildings provide further reductions in the visual mass of the building.



Tower Apartments, Rohnert Park, California

Tower Apartments, Rohnert Park CA 25 Units per acre

The Tower Apartments is three times the density of its surroundings, yet feels comfortable both from the street and inside the complex. Composed of 50 units in two- and three-story buildings framing two courtyards, the site plan makes use of virtually every foot of space. The frontage on the main street has two-story townhouses; three-story buildings with townhouses over flats line the courts, and a combination of surface and "tuck-under" parking occupies the edges of the site. A service street separates the courtyards, one of which has a play structure and a building with a community room and a management office. Painted in light pastel colors and enlivened by roof dormers, pergolas, and porches, the buildings project a lively and appealing image; their style reflects the older architecture in the area.

The architects led participatory design workshops to incorporate suggestions from neighbors and public officials. Although the City of Rohnert Park was very supportive of the development, Cotati was concerned that the housing conflicted with its image of a rural community. The buildings along the main street were built at two stories and set back an extra five feet to address their concerns; this response made the apartments and open spaces smaller. Among the features designed to encourage residents to personalize their homes are trellises with hooks for hanging plants on the front and rear patios



Tower Apartments, Rohnert Park, California

By placing some of the units in three story structures and tucking 40% of the cars underneath half of those buildings, the footprint of the housing and the parking was reduced in order to provide several open space courtyards



Matusaka Townhomes, Tacoma, Washington

Matusaka Town Homes 29 Units per acre

The 26 units at this development were planned and designed through an extensive neighborhood participation process that even included public votes on scheme alternatives during the process.

A committee of neighbors and possible users met in the parish hall across the street so the site was visible from the meeting area. The design of the buildings and their colors were derived from the other homes and buildings in the neighborhood. The massing on the main street matches that of the commercial and institutional buildings; the building steps down in the back to match the single-family houses behind. "The townhomes design with the distinctive colors and individual entrances from the street reinforces a sense of ownership for the residents," noted architect Les Tonkin. The townhouses wrap around the courtyard and have front and back yards; windows in the rear walls permit parents to watch the play area.

A mix of walkup flats, and two story townhouses over one story apartments was used to provide variety of units type and to provide different building forms as seen from the street. The slightly raised front setbacks landscape areas featuring a low stone wall echoes a common treatment in the residential area of this neighborhood.

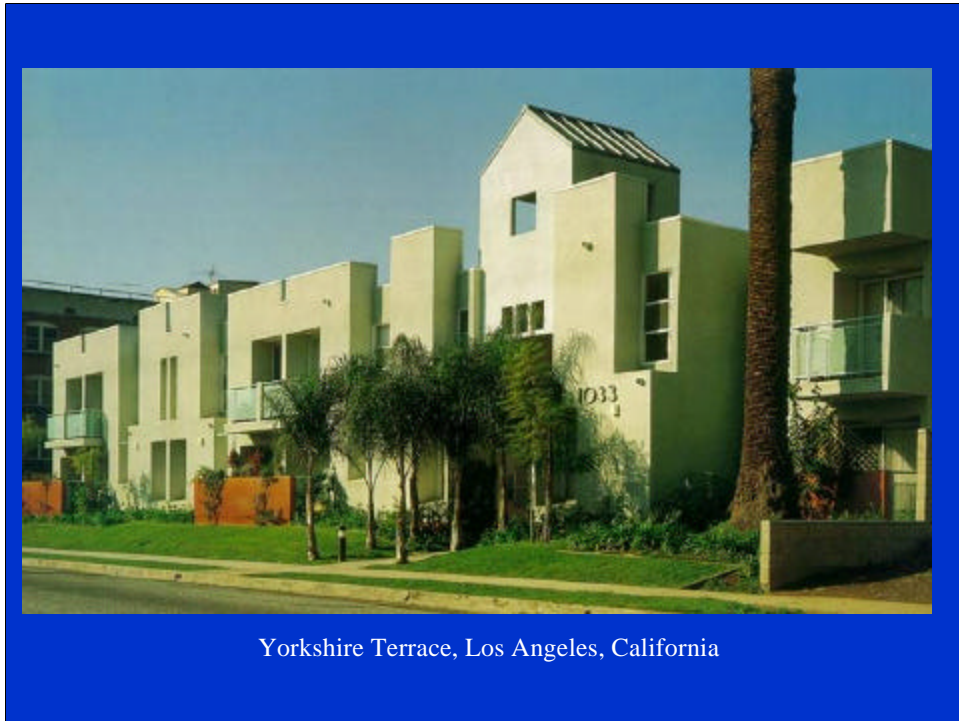


Hommocks Apartments, 30 units per acre

The 54 apartment units are organized in two types of buildings: one housing two different duplex units, the other a combination of one-bedroom and two-bedroom units with an upstairs loft. Each building has both individual garages and access to on-street parking. All units face common green space so that each has a "garden" exposure.

The development benefits from the adjacent Hommocks Park and School which provide recreational amenities including an indoor pool and ice skating rink. In addition, the development's parking requirements were decreased by leveraging the parking capacity provided at the adjacent school.

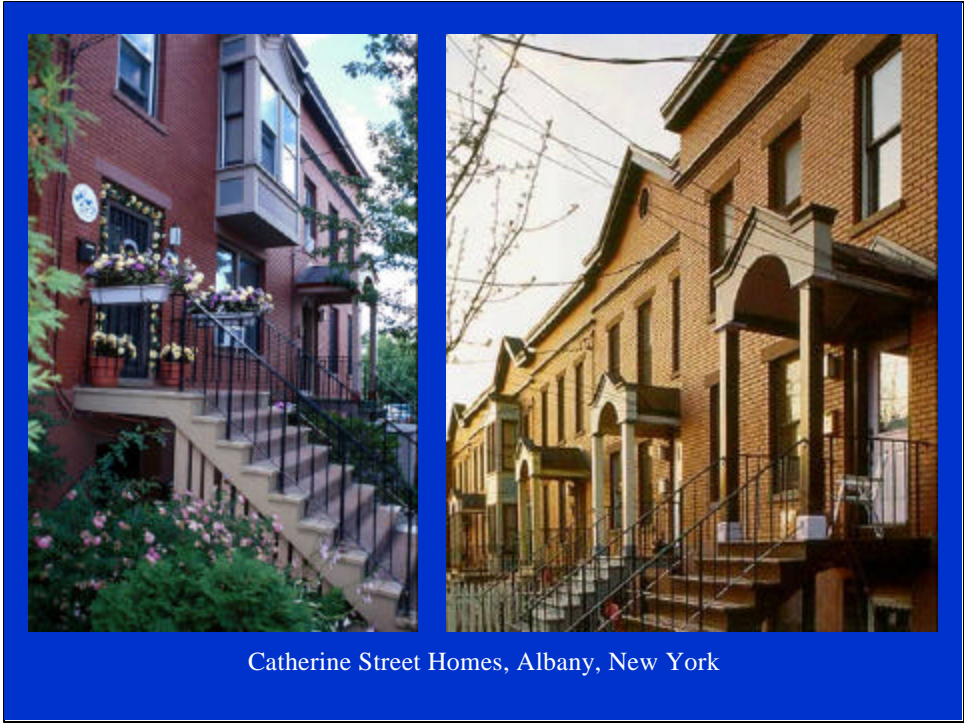
Because the New York State building code limits wood frame buildings to 2 story construction, the architects included loft space in order to create a mezzanine and additional living space within the code's constraints. This additional living space also allows more flexibility of space use for the individual household.



Yorkshire Terrace, Los Angeles 35 Units per acre

The building facades present a crisp composition of integrated modern forms that resonate with the architectural history of the Los Angeles region. Mutlow designed the street elevation with a 30-inch bay that contains closets and recessed windows, buffering those openings from the street edge. The stepping in and out of the wall breaks up the linear facade with a series of elements in scale with the context, enriches the play of light and shadow, and gives expression to individual units.

Under the redevelopment plan 28 units could have been built (this number was half the maximum permitted by the zoning.) Only 18 units were built for a variety of reasons: a third of the site was designated for open parking, and two units were removed to provide an outdoor play area. In addition, Mutlow felt that housing for families should be limited to two stories, which fit in with the existing context



Catherine Street Homes, Albany, New York

Catherine Street, Albany 37 units per acre



Dove Street, Albany, New York

Dove Street 38 units per acre, homeless shelter

Design was complicated and enriched by the many stakeholders in the project. The property is located in an historic district where the character of new construction is carefully regulated by ,both, local standards administered by a review committee and by independent review from the State Preservation office utilizing the Secretary of the Interior's Standards. In addition an active design advisory committee appointed by the neighborhood association participated in detailed reviews of the project. One advantage of this complicated process was the it was not possible to cut any of the exterior design features on the building facade after project approval as this would have necessitated a new review. Funders' and sponsor's understanding of lifecycle costs was critical to achieving the high quality of construction as was the contractor's commitment to execution of each detail.



Ocean Park Co-op, Santa Monica, California

Ocean Park Co-op, Santa Monica 41 units per acre

There are many styles for achieving compact density, as shown by this cooperative in Santa Monica. Using a Southern California bungalow court style...



Ocean Park Co-op, Santa Monica, California

And building parking entirely under the landscaped rear yard allowed this complex of smaller units to be built at 41 units per acre.



Heart's United Development, Chicago, Illinois

Heart's United Development, Chicago, Univ Ill site

Density varies, estimated 30-50 units per acre

The Hearts United Development is located on 15 separate, infill sites

Phase 1 of the project consists of 115 housing units, arranged in 3 building types: "six flats" with six 2-bedroom units on three floors, 3-bedroom rowhouses with a one-bedroom, a handicapped-accessible flat on grade and a separate three-bedroom duplex above; and the 4-bedroom rowhouse with a one-bedroom, handicapped-accessible flat on grade with a separate four-bedroom duplex above. The six flats are freestanding buildings. The Rowhouses are grouped together as the individual site dimensions allow. Each site accommodates at least one parking space per unit and common yard areas with landscaping. Sites are bordered with wrought iron fencing and a custom designed gate that identifies the building.