

PRECEDENT STUDIES | PROGRAM

JACOB + EVAN + TJ + CONNIE

HIGH DENSITY HOUSING PRECEDENT 1

THE COTTAGES | 1415 PINE CONE RD. | MOSCOW ID



15 UNITS | 2 BEDROOM | 2 BATH | 1012 SQ.FT.
COMPLETED CONSTRUCTION: 1997
AVERAGE PRICE LIST FOR ZIP CODE 83843 IS \$294,000.
AVERAGE PRICE LIST FOR CONDOS \$170,00.

SINGLE FAMILY DWELLINGS
CO-OP STYLE CONDO



REPETITIVE FLOOR PLANS WOULD DECREASE OVERALL COST OF DESIGN AND CONSTRUCTION

EACH PROPERTY HAS ACCESS TO IT'S OWN FORM OF FRONT AND BACK YARD, VARYING IN SIZE AND STYLES.



INTEGRATION WITH THE LANDSCAPE CAUSED SOME COMPROMISES, SUCH AS A.D.A. ACCESSIBILITY; NO ZERO ENTRY UNITS.

SHARED GARAGES ALLOW FOR THE SINGLE FAMILY DWELLINGS WHILE MAXIMIZING AVAILABLE SQUARE FOOTAGE

HARD WOOD FLOORS
TWO LEVEL - OPEN TO BELOW
SMALLER - EFFICIENT WINDOWS



CONTEXT MAPPING



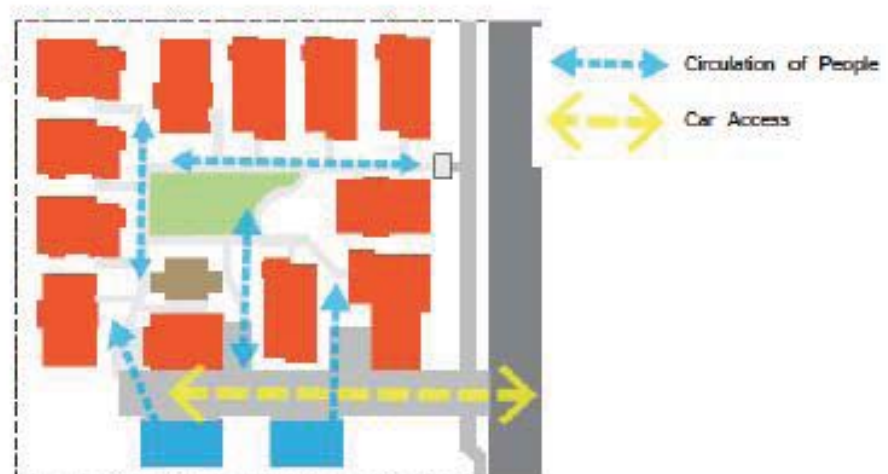
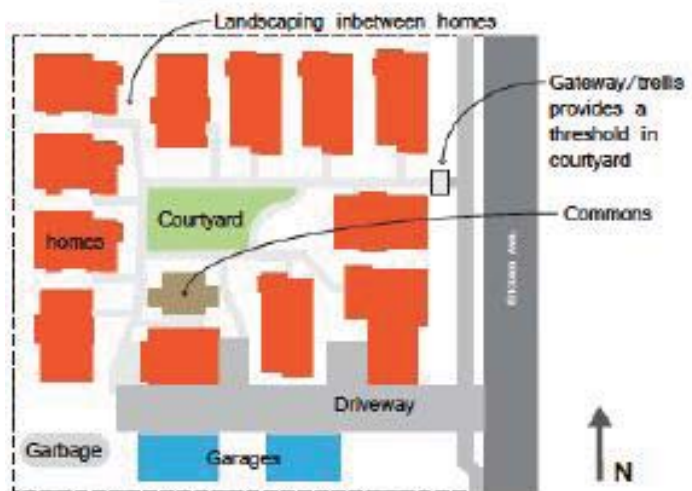
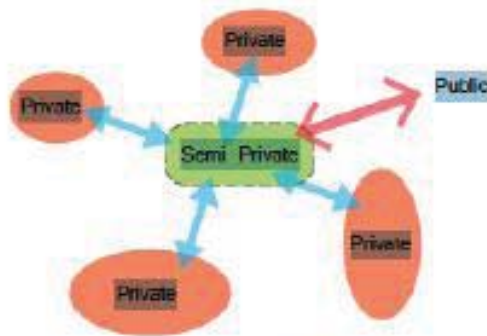
1 MILE RADIUS

1/2 MILE RADIUS

1/4 MILE RADIUS

HIGH DENSITY HOUSING PRECEDENT 2

ERICKSEN COTTAGES BAINBRIDGE ISLAND WA



Typical Residence

BEDS: 2
 BATHS: 1.75
 SQ. FT.: 1,043
 \$/SQ. FT.: \$312
 PROPERTY TYPE: Condominium
 STYLE: Condominium (2 Levels)



Commons with large overhangs is welcoming

History and Context

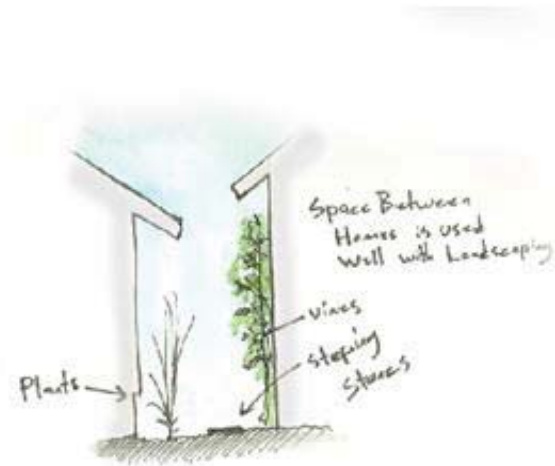
The community has small houses on small lots, set close to the street with front porches and well-tended gardens. A few years back, this precious corridor was almost chewed up by suburban-style houses and generic office buildings surrounded by seas of asphalt. Today, the charming cluster of homes surrounds a lushly planted central green on the west side of the street. Designed by Wenzlau Architects of Bainbridge Island for Jim Soules' The Cottage Company, the small houses reflect the rich, finely-grained texture of the street. Generous porches spill out onto fenced-in front yards that are each small botanical gardens.



Arts and Crafts style homes with low fences allow social interaction between homes



large open porches encourage outdoor activity/living



The Ericksen Cottages are not a gated community — it welcomes passers-by to peek in, perhaps even stroll in a few steps to enjoy the gorgeous composition of buildings and landscape. Parking for this little village of 11 homes is discreetly tucked off to the side in a tree-shaded courtyard. It is evident from the degree of care and attention that the residents thrive on the sociability and intimacy of their homes.

Lopez Island Community Land Trust

precedent study



- 1 Evacuated tube solar hot water.
- 2 Potable water tank and tank and pumphouse.
- 3 Rain catchment tank and pumphouse.
- 4 Pond for stormwater control and irrigation.
- 5 Rain gardens.
- 6 Biowale.
- 7 Photovoltaic panel array.

Common Ground, completed in 2009, is a sustainable net zero energy project and received its award in part due to LCLT's publication of the manual Land, Water, Energy, Resource Use: A System's Approach. Features include straw bale construction with earthen plaster, rainwater catchment, solar hot water and a grid-tied solar electric system. This is a mixed-income development of 11 homes and 2 rental units along with an office/resource center.

Lopez Community Land Trust (LCLT) began construction of Common Ground on June 4, 2007 as a demonstration project for replication. We produced affordable housing opportunities for Lopezians in a mixed income development of 11 homes and 2 rental units along with an office/resource center. The site location is on a seven-acre parcel owned by LCLT just off Lopez Road on Tuatara Road.



Lopez Island Community Land Trust



- 1 Homes sizes are small to reduce energy and resource use.
- 2 Overhangs calculate for heat gain in winter and shading for summer.
- 3 Vegetated trellis for shading at lower windows.
- 4 Super insulated roof and walls.
- 5 Straw bales at north, east and west walls for insulation, resource use, and interest in natural building by community.
- 6 High efficiency, operable windows for solar performance, natural cooling and ventilation. Solar shades on window interiors.
- 7 Insulated night/light shades at windows.
- 8 Concrete floor as thermal mass.
- 9 Energy star appliances and compact fluorescent lighting.
- 10 Low flow plumbing fixtures.
- 11 Solar hot water heating.
- 12 Rainwater catchment for toilet flushing, washing machines, and stormwater control.

PRELIMINARY HOUSING PROGRAM

[5] SINGLE FAMILY DWELLING UNITS [1000 SQ FT]

PRIVATE

- [2] BEDROOM 100 SQFT
- [2] BATHROOM 72 SQ FT
- [1] LIVING ROOM
- [1] KITCHEN
- [.] STORAGE AREAS
- [1] SERVICES CLOSET

PUBLIC

- SMALL FRONT YARD AREA
- SHARED ROADWAYS/ PARKING

[5] SINGLE FAMILY DWELLING UNITS [1100 SQ FT]

PRIVATE

- [3] BEDROOM 100 SQFT
- [2] BATHROOM 72 SQ FT
- [1] LIVING ROOM
- [1] KITCHEN
- [.] STORAGE AREAS
- [1] SERVICES CLOSET

PUBLIC

- SMALL FRONT YARD AREA
- SHARED ROADWAYS/ PARKING

[10] MULTI-FAMILY DWELLING UNITS [600 SQ FT]

PRIVATE

- [2] BEDROOM 90 SQ FT
- [1] BATHROOM 72 SQ FT
- [1] LIVING AREA
- [1] KITCHEN
- [.] STORAGE CLOSETS
- [1] SERVICES CLOSET

PUBLIC

- SHARED OUTDOOR SPACE
- SHARED PARKING

[10] MULTI-FAMILY DWELLING UNITS [900 SQ FT]

PRIVATE

- [3] BEDROOM 90 SQ FT
- [2] BATHROOM 72 SQ FT
- [1] LIVING AREA
- [1] KITCHEN
- [.] STORAGE CLOSETS
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PUBLIC

- SHARED OUTDOOR SPACE
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