www.urban-habitats.org

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Sunrise Trailer Court

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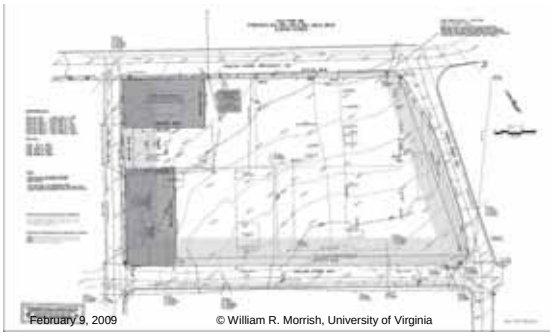
2.3 acres- 72 unit PUD



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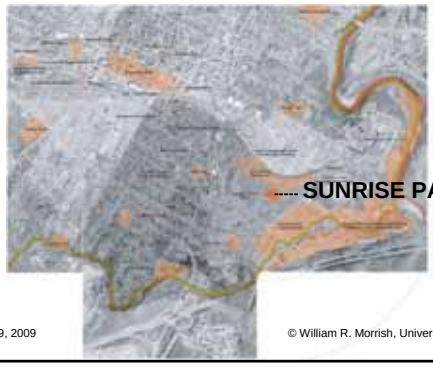

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PROGRAM

requirements

The program demonstrates the maximum build-out for the site given the existing Planned Unit Development zoning criteria in the City of Charlottesville. The program requirements have been determined by Habitat for Humanity to be the minimum baseline in order to meet the expectations of the Sunrise Park project.

Housing: Affordable	Number of Units	Square Feet/Unit
Habitat Homeowner Units: 3 bedroom	minimum 18	1170-1270sf
Habitat Rental Units	minimum 8	600sf
Condominiums: 3 bedroom	minimum 4	1200sf
Habitat Subtotal:	maximum 36	

Housing: Market Rate	Total Units	Square Feet/Unit
Condominiums: 2 bedroom	18	1200sf
Condominiums: 3 bedroom	18	1400sf
Market Rate Subtotal:	36	
Total Housing:	72	

Commercial Office/Retail	Total Square Feet
	10,000sf

Site Development	Total Square Feet
Community Landscape	minimum 15 percent of total gross area
On-site Parking	90 spaces

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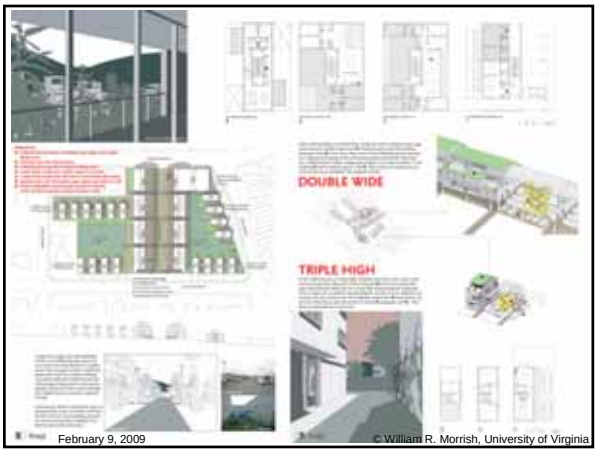

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Sunrise Park

52 Mixed income units

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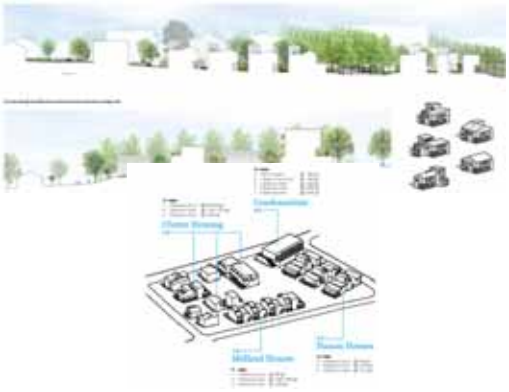

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Sketching Out Innovating Design and Development Ideas

Not one idea, but how many add up

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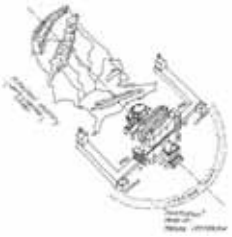
".. double wide democracy.

Single Family Home



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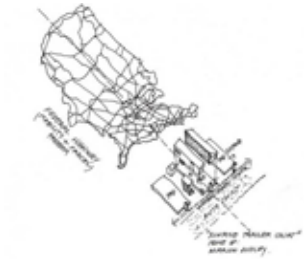
"..a parasite upon the family."
Multi-family Housing



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Big House Approach

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More than 2 family types, 32+?

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New Assembly Needed

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Mix it up the mixed uses

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Value added neighbors

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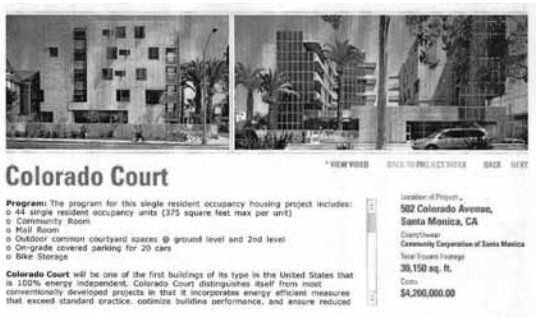
Affordable Operations



Colorado Court

Program: The program for this single resident occupancy housing project includes:
- 44 single resident occupancy units (375 square feet max per unit)
- Community Room
- Mail Room
- Outdoor common courtyard spaces @ ground level and 2nd level
- On-grade covered parking for 20 cars
- Bike Storage

Colorado Court will be one of the first buildings of its type in the United States that is 100% energy independent. Colorado Court distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced

Location of Project
502 Colorado Avenue,
Santa Monica, CA

Owner/Owner
Community Corporation of Santa Monica

Total Square Footage
30,150 sq. ft.

Costs
$4,200,000.00

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Reduce urban impacts

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Growing Demand, Few Models

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Gentlemen, we have run out of money, therefore we shall have to THINK.

British member of parliament speaking during the dark days of the Battle of Britain, WWII.

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Affordable

Dense

Compact

Sustainable

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Growing Urban Habitat

Design and Development Terms

	AFFORDABLE: Multiple Foundations	**DENSE**: Integrated Density	**COMPACT**: Dimensional Diversity	**SUSTAINABLE**: The Two Greens
Count Again:				
Mix It Up:				
Expand Options:				
Build for Change:				

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Growing Urban Habitat

Design and Development Spread Sheet

	AFFORDABLE: Multiple Foundations	**DENSE**: Integrated Density	**COMPACT**: Dimensional Diversity	**SUSTAINABLE**: The Two Greens
Count Again:	Count Again: Gather Agents	Count Again: Add Value	Count Again: Measure More	Count Again: Ground Work
Mix It Up:	Mix It Up: Aggregate Niches	Mix It Up: Fit It In	Mix It Up: Collect Character	Mix It Up: Double-Up
Expand Options:	Expand Options: Visualize Options	Expand Options: Intensify Nature	Expand Options: Share Boundaries	Expand Options: Grow Gardens
Build for Change:	Build for Change: Bundle Capital	Build for Change: Allow for Growth	Build for Change: Facilitate Flux	Build for Change: Harness Seasons

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Affordable:
MULTIPLE FOUNDATIONS

Count Again: Gather Agents

Mix it Up: Aggregate Niches

Expand Options: Visualize Options

Build for Change: Bundle Capital

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Teddy Cruz, Architect
Estudio Teddy Cruz, San Diego, CA.

Tijuana River, the boundary dividing U.S. and Mexico

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Converting social capital into neighborhood building equity

© William R. Morrish, University of Virginia

David Flores, Director, Rose Architecture Fellow
San Ysidro, CA.

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Micro-urban design and development

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Citywide Development Policy Affordable Housing Overlay Zone (AHOZ)

.

This tool can be replicated in San Diego's older urbanized, that will allow communities to focus the area of development they choose and provide their own design values.

The four important replicable points: :
To develop a process which integrates a know implementation tool, the use of overlay zones, to create a tool which begins to address the "state of emergency" with respect to affordable housing development, by speeding up the entitlement process, and create quality local building standards.

To promote an individual "citizenry" involvement in providing affordable housing through creating an allowable implementation tool for developing small, well designed units in more urban neighborhoods.

To assist the City of San Diego in addressing non-conforming uses (for example, converted garages into living spaces with no permits) and having a solution on hand which will allow for safe, well designed, community integrated units.

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5 Different urban parcels, 60 families, 4 NGO's

Hudson NY, PARC Foundation

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hudson 2 + 4 : the way it could be

© William R. Morrish, University of Virginia

hudson 2 + 4 : site (6)

senior + affordable housing with community gardens

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hudson 2 + 4 : site (1) @ state

market rate + affordable housing units with intergenerational center

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hudson 2 + 4 : site (1) @ state

market rate + affordable housing units with intergenerational center

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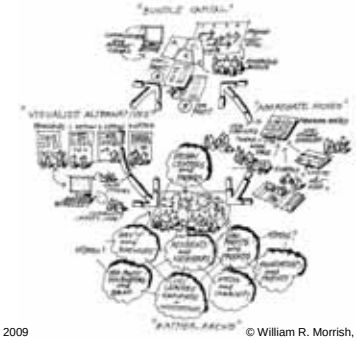
Affordable

MULTIPLE FOUNDATIONS



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Dense:
INTEGRATED DENSITY

Count Again: Add Value
Mix it Up: Fit It In
Expand Options: Intensify Nature
Build for Change: Allow for Growth

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Anti-Condo's
Ted Smith Architects, San Diego, CA.

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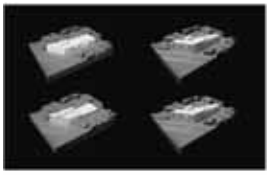
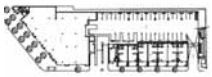
West Hollywood Mixed Income Hybrid Corner
Konig Eizenberg Architects, Santa Monica, CA.





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Compact, Green, Urban, "design and build"
Onion Flats Architects/Developers, Philadelphia, PA.

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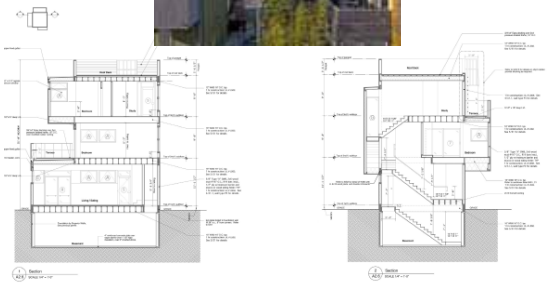

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Small Lot Smart Design
Subdivision Infill Ordinance, LA.

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Long, Narrow, and Green Refills

Portland, OR Infill Program

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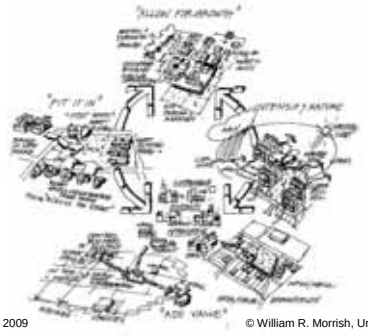
Dense:

INTEGRATED DENSITY



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Compact:

Dimensional Diversity

Count Again: Measure More
Mix it Up: Collect Character
Expand Options: Share Boundaries
Build for Change: Facilitate Flux

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Folsom+Dore SRO

David Baker Architects

San Francisco, CA.

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Elevation 314, 58-Green Apartments

Russell Katz, Architect/Developer

Takoma Park, Washington DC

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Compact
DIMENSIONAL DIVERSITY

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Sustainable:
The Two Greens

Count Again: Ground Work
Mix it Up: Double-Up
Expand Options: Grow Gardens
Build for Change: Harness Seasons

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Global Green USA, Holy Cross, New Orleans
Julie Bargmann, Landscape Architect, DIRT

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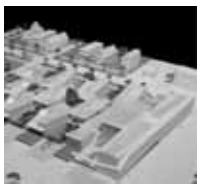
Office dA
Intergenerational Center, Chicago, Ill.



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Colorado Court, SRO
Pugh+Scarpa Architects
Santa Monica, CA.

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Global Green USA

Eskew,Dumez,Ripple Architects

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development strategies

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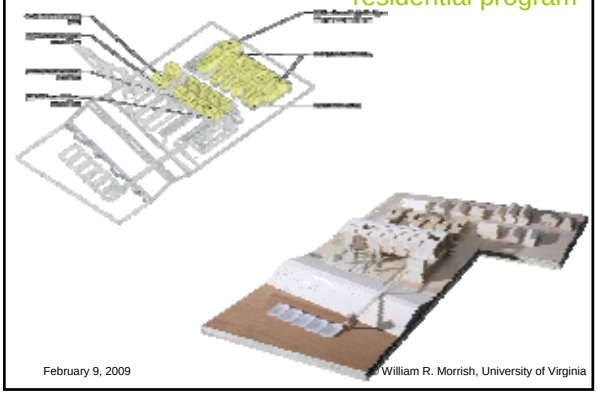
residential program



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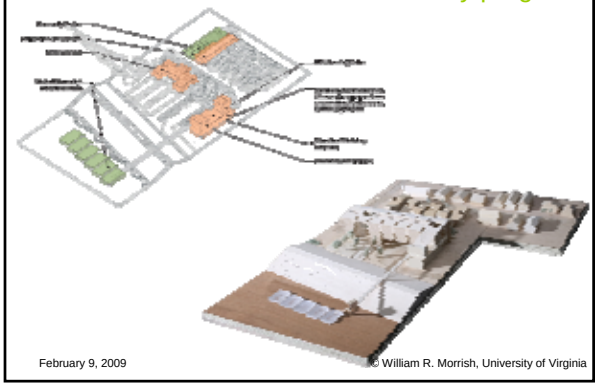
community program



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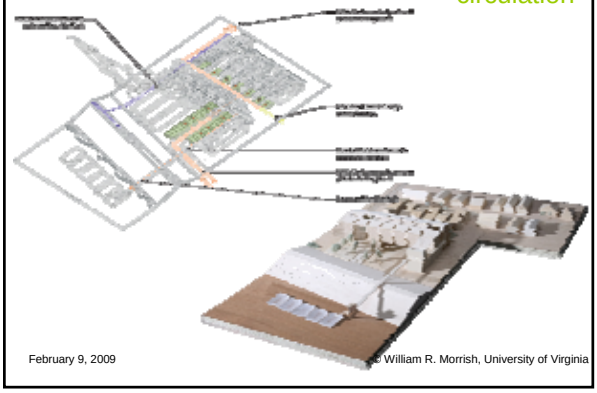
circulation



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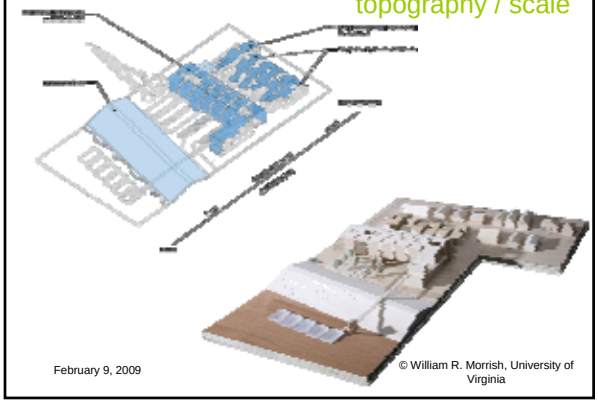
topography / scale



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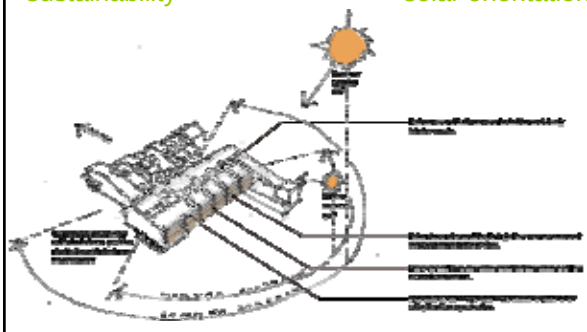
sustainability

solar orientation



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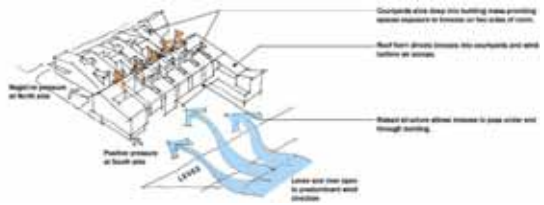
sustainability — natural ventilation



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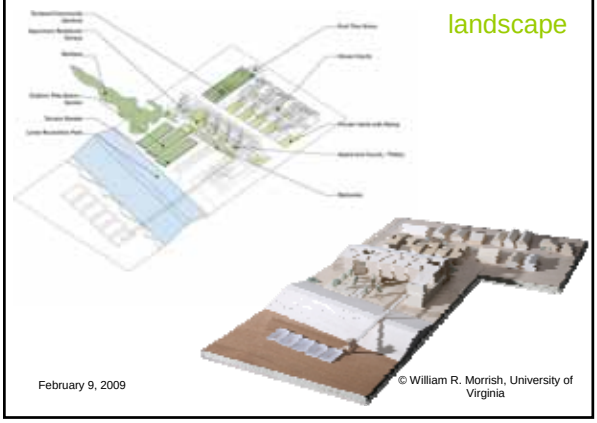
landscape



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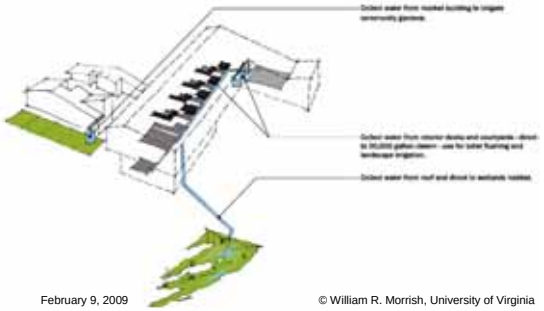
sustainability — rainwater harvesting



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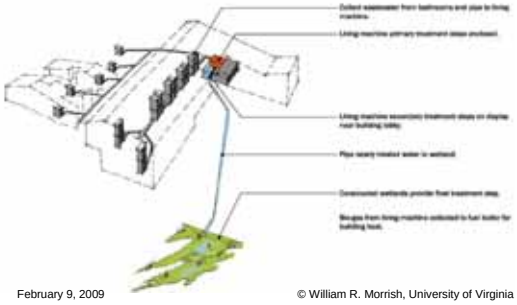
sustainability — wastewater treatment



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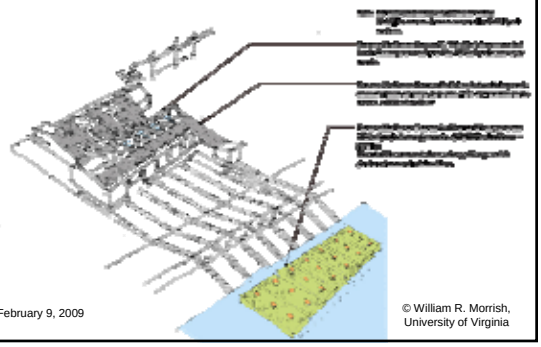
sustainability — renewable energy



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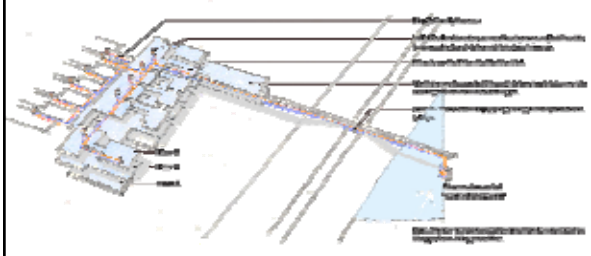
active cooling system



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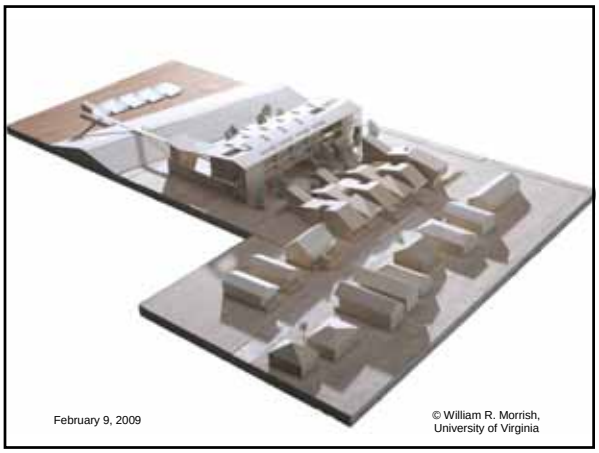

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building skin

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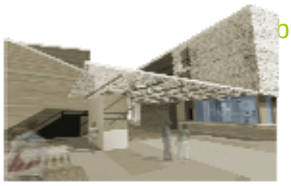
building perspectives



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Sustainable
TWO GREENS

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Growing Urban Habitats

William R. Morrish, Susanne Schindler, Katie Swenson

June 2009

William Stout Architectural Books, San Francisco, CA.

	AFFORDABLE: Multiple Foundations	**DENSE**: Integrated Density	**COMPACT**: Dimensional Diversity	**SUSTAINABLE**: The Two Greens
Count Again:	Count Again: Gather Agents	Count Again: Add Value	Count Again: Measure More	Count Again: Ground Work
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