



East Elevation at A

Extra Bedroom in place of Garage

Average Area sq. ft.	866	1,033	1,340	1,640		Extra Bedrooms Available
1st Floor	1	14	4	2	21	21
2nd Floor	0	13	3	2	18	14
Total	1	27	7	4	39	35

Attached Garages	1	13	3	2		19
Garages		1				1
Site Parking					23	2
Total Cars						45



Residential Units Beyond

Picnic Pavilion

Community Building



GROUND FL PLAN



2ND FL PLAN

ROOF PLAN

We propose a habitat formed by the interaction between a sustainable family structure, a sustainable architecture, and a sustainable agriculture, within an urban context. All of these share certain goals and objectives. Permaculture and community gardens are suggested in place of traditional urban landscaping, offering an opportunity for residents to grow some of their own food. Community such as Farmers' Market healthy food. Residents may also earn a modest income from the sale of surplus produce. Public and private support and education for urban food gardeners exists locally.

The architecture is organized around two internal private streets, partial extensions of 81st and 82nd Streets from Golden to Central. These streets have controlled access by means of gates. The intent is a harmony of Usonian formal streets with the picturesque. The first is the fast and needs of fitness and the latter is found in the slight angular divergence of Central from the grid and the jangle of existing trees. This divergence is accommodated in the center where the Community building and Picnic Pavilion are oriented to the grid, while the residential units are deflected equatorially. The street an enclosure is entered by multiple gates but takes a way through rather than a through-way. The fast street is a stage for life, or open-air room best viewed from behind some slight screen of shrubs, hedges, or curtains. They are paved for instant access and street games and flanked by private yards and playgrounds.

All ground floor units have a private locking garage and all units have either a yard or a rooftop garden balcony. The partially-covered balconies are oriented for enough sunlight to grow vegetables and other plants. They can be converted to additional bedrooms. The garages can be used, or added to other levels, or converted easily into additional bedrooms. The buildings all have simple wood framing capable of elevation and addition. Residents will have several attractive options for yard fencing and color selection for the finished, cement floor top siding of their own units.

The internal playgrounds have like racks, sand lots, swing furniture and outdoor chalkboards. Clothes lines can be strung between balconies.

We hope to engage members of the community in the design and construction process. The centrally located picnic pavilion will be built by the tenants from local hardwood, using simple hand tools and house-frame, pegged-and-construction.

The Community Center has a main floor hall and kitchen, with elevator to computer room and laundry on the second floor. It also has a basement for electrical switchgear (at site electric to be underground), and a water reservoir with filtration and pumps to recycle roof and site drainage for irrigation. The project qualifies for a LEED silver award.

The east garden is divided into beds for community gardens, raised 6" to 12" for easy accessibility. Some of these can be offered to market gardeners in the neighborhood in exchange for assisting the residents. A row of perennial borders in the center of each bed attracts and provides habitat and soil nourishment, while maintaining a tidy, cohesive appearance. Fully enclosed composting facilities and resources for irrigation contribute to closed-loop gardening and the mosaic of shared garden beds allows healthy polyculture. A water feature is proposed with water plants and a small fountain for play, adjacent to a spiral herb garden. The children's garden and the reading garden with wooden arbor, tables and benches invite community gathering. Houses for marionettes and bats encourage natural insect control. Secure parts of the site and the garden will be enclosed by a living fence of native hedgerow plants and decorative trees, perhaps including some espaliered fruit trees.

The west garden site will be rigorously cleaned, preserving healthy existing trees, and self-watered. The garden will be filled in with fruit and nut trees, bushes and low cover plants to create an edible forest garden through which a lighted walkway provides access between Golden Ave. and Central. Thick, curtain bushes edge the path, punctuated by shaded benches.

All HVAC will be deep well geothermal.



South Elevation at D



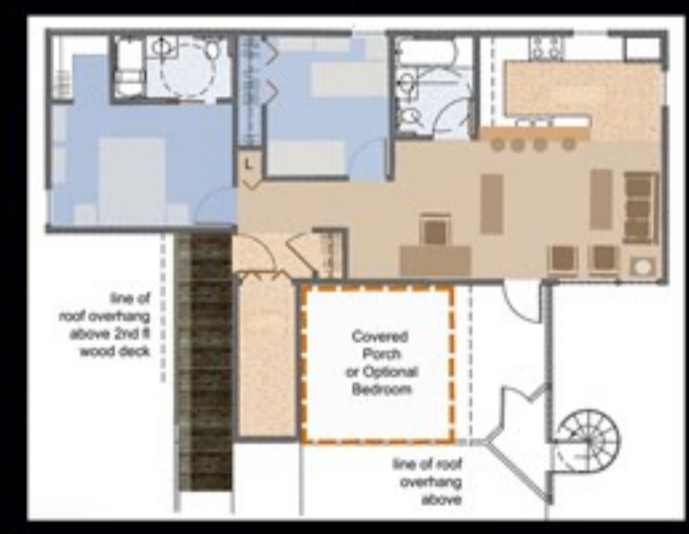
The Street as Enclosure Looking South at E



Three Bedroom Detail Plan



Chalkboard View at B



Two Bedroom Detail Plan