

# FAIRFAX VILLAGE – FAIRFAX INTERGENERATIONAL HOUSING COMPETITION

## PROJECT SUMMARY

The phrase "It takes a village" was never better represented than by this design competition and the unique conditions it presents. This theme was the primary driver of the solution in regard to site design and disposition of building and site elements.

Stand-alone single-family units transition from adjacent residential housing to the larger two and three-bedroom apartment buildings oriented around a semi-private enclosed courtyard. Each apartment cluster is distributed between parking and service drives located to maximize ease of access as well as visual control over both the public and private areas, in addition to mediating between the public street and the private pedestrian promenade which serves as the primary internal semi-public "main street" link to the public components at the Village square.

Sustainability is addressed through two primary systems: one at the building level and one at the site level. Buildings are constructed of a pre-fabricated and pre-engineered locally manufactured High-Performance Green Building System offering R-25 walls and R-50 roofs, used in tandem with a high-efficiency in-floor radiant heating system. While these systems clearly result in increased first costs, the reduction in utility costs of 50%-75% would be of specific importance to residents that are most likely on fixed or limited incomes. Rainwater recovery to a central wet retention area provides a central gathering space for residents as well as non-potable water source for both the sanitary and irrigation systems for the entire village.

Fairfax Village provides a variety of public, semi-public, and semi-private circulation and gathering areas interwoven with the private residences to support the diverse, and sometimes divergent, demands of intergenerational housing while maintaining a scale consistent with the Fairfax neighborhood.

## BUDGET ANALYSIS

Item	Apartment	4 Bedroom	Caretaker	Community	General
Site Work	\$14,400.00	\$0.00	\$0.00	\$14,400.00	\$0.00
Storm Sewers	\$14,400.00	\$7,200.00	\$7,200.00	\$14,400.00	\$0.00
Sanitary Sewers	\$14,400.00	\$7,200.00	\$7,200.00	\$14,400.00	\$0.00
Water Lines	\$14,400.00	\$7,200.00	\$7,200.00	\$14,400.00	\$0.00
Gas Lines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Clearing/Excavation/Grading	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
Excavating & Backfill	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Demolition/Relocation/Disposal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water/Clean/Plumbing/High/Low	\$28,478.00	\$0.00	\$0.00	\$0.00	\$28,478.00
Site Construction/Underdrains	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insulation Systems/Attic/Exterior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exterior Windows	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interior Windows	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paint/Stone/Veneer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roofing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Countertop Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$14,400.00	\$7,200.00	\$7,200.00	\$14,400.00	\$0.00

Item	Apartment	4 Bedroom	Caretaker	Community
MEP	\$105,000.00	\$105,000.00	\$11,700.00	\$105,000.00
Roofing/Weathering/Sealing	\$44,271.00	\$44,271.00	\$4,000.00	\$44,271.00
Coatings/Finishes	\$108,221.00	\$108,221.00	\$10,000.00	\$108,221.00
Subtotal	\$257,492.00	\$257,492.00	\$25,700.00	\$257,492.00

## AREA CALCULATIONS

Area Calculations	Apartment	4 Bedroom	Caretaker	Community
Basement	1,520	1,877	887	3,528
First Floor	4,554	5,443	887	3,528
Second Floor	3,720	843	887	3,528
Area Subtotal	9,794	8,163	887	3,528
Number of units	8	4	1	0
Gross Building Area	58,962	7,680	887	3,528

## PARKING

Unit Type	Quantity	Req'd	Area Total
4 Bedroom	4	3.6	1,404
3 Bedroom	12	6.8	1,088
2 Bedroom	24	14.27	2,112
<b>Totals</b>	<b>40</b>	<b>24.67</b>	<b>4,604</b>

