



Premise
How do we rebuild a neighborhood, given a blank slate, many lessons learned, and many 21st Century families with deep roots and hopeful futures? How do we strengthen connections among generations, between families and within the context of an existing community? This proposal reconsiders assumptions about how we create residential neighborhoods and how we can rely on infrastructure, site architecture and the spaces and connections between buildings to regenerate a community in a way that is sensitive to real-life families and provides opportunities to connect, learn, grow, prosper, comfort and protect. This is a real, achievable solution that can have a sustainable effect on the families of Fairfax.

Anatomy of the design solution

Recognize:

- that the scale of the neighborhood is important
- no big blocks
- that the need for open, green space is a critical investment
- urban farming and accessible recreation
- that a balance between privacy and relationships is achievable
- this is my home, this is our neighborhood
- that rooms, walls, inside vs. outside space can be reinterpreted and redefined
- the outside living room and inside playground
- that innovative, creative, successful design can be affordable

Initiate:

- a secure and accessible neighborhood integrated into its context
- a framework of roads, walkways, porches and open spaces that promote easy, frequent and constructive interaction between families, neighbors and communities
- an infrastructural skeleton that promotes the organic redevelopment of the neighborhood at its own, sustainable pace

Generate:

- a seamless relationship between existing and new contexts
- an system of configuring internal and external spaces that are flexible, revisable, and responsive to changing needs and changing families
- a structural system that can achieve maximum flexibility and affordability
- architecture that is both forward-thinking and familiar, that questions assumptions and provides new interpretations

Achieve:

- a new neighborhood in an existing context that provides insight to the future of urban communities and reintroduces the successful traits of past communities
- dense, well-connected clusters of residences that provide unexpected spaces with valuable uses
- responsive, easily reconfigurable residences with spaces that can accommodate various and specific functions
- an accessible, sustainable landscape that provides accessible open space and promotes healthy lifestyles through eating habits, recreation and exercise

Sustainability/Affordability Features

The simple act of conservation and re-use does much more to achieve sustainability and affordability in architecture than any high-profile example of high technology and innovative green materials. Less waste, less energy used to produce new products and less cost. With that in mind, this proposal features an innovative structural system entirely consisting of reclaimed ISBU's, commonly known as shipping containers. This method is a proven and growing trend in affordable housing. A result of America's trade deficit and the accumulation of millions of containers at our ports without the financial feasibility of being returned empty to our trading partners. And instead of 8,000 kWh to recycle the steel container, this method spends 400 kWh to simply modify it. A better result all around.

In this application, the use of the ISBU's presents further advantages:

- the prefabrication of the interiors, saving time and money
- the ease of on-site assembly, saving more time and money
- the ease of phasing the construction, even adding a floor at a later date, giving this approach maximum flexibility and allowing the project's development to respond specifically to the needs and schedules of ever-changing intergenerational families

Additional sustainability attributes include:

- conservation and expansion of accessible, dispersed green space
- urban farms that bring access to fresh produce and promote healthy eating habits through communal efforts
- walking paths within and through the site and recreational areas to encourage exercise for old and young alike
- use of sustainable interior and exterior materials

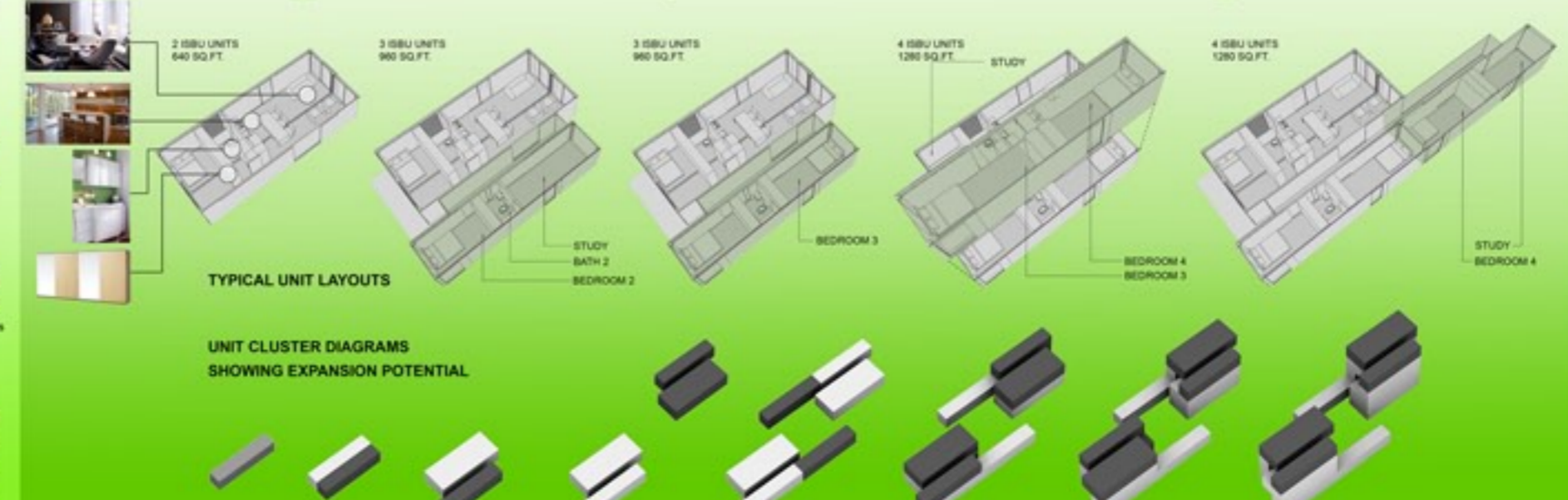
Publicity

A British independent television production company, Renegade Pictures, has approached this team and proposed to feature this project, if it would be selected by the jury, to be featured in a Discovery Channel series that "aims to look at unique, interesting and structurally challenging builds that contradict the traditional notion of design and construction." The series would follow this project through its construction. This would bring valuable publicity to this project and highlight not only its unique architectural aspects, but also the significance and potential of intergenerational housing at a national level.



Regenerating a Leaf Skeleton

An Organic Redevelopment of an Urban Neighborhood



Opinion of Probable Cost

960 square foot 2 or 3 bedroom unit

| | |
|-----------------------------------|---------------------------|
| Shipping | \$3,000 |
| Assembly | \$1,500 |
| Site Preparation | |
| - excavation | \$1,500 |
| - foundation and slab | \$4,000 |
| - in slab radiant heat | \$3,500 |
| Structure | |
| - 3) modified shipping containers | \$30,000 |
| Infrastructure | |
| - glass | \$4,000 |
| - HVAC | \$4,000 |
| - plumbing | \$4,000 |
| - electrical | \$3,500 |
| - insulation | \$4,000 |
| - roofing | \$2,000 |
| - wall finish and painting | \$4,000 |
| - flooring | \$2,500 |
| - built in shelves and closets | \$1,500 |
| - interior doors and hardware | \$1,500 |
| (10% overhead & profit included) | |
| Subtotal | \$74,000 |
| - contingency 10% | \$7,400 |
| Total | \$81,400 |
| | (\$84.80 per square foot) |

1,280 square foot 4 bedroom unit \$108,550

640 square foot 1 bedroom unit \$50,000

FAIRFAX INTERGENERATIONAL DESIGN COMPETITION

Site Development costs approximately \$100,000/acre