

Given the stated mandate and desires of the competition brief, we wanted to make a place that is convenient and highly accessible for aging populations, and flexible to accommodate different living situations. But it was equally important to create a place that welcomes interaction between neighbors and is both productive and playful.

All conventional living spaces of FLEXfamily are located at the fully accessible ground level, and a flexible and interchangeable space has been inserted on an upper level left. This produces a massing pattern of 1.5 and 2 story structures, matching the prevailing scale of the residential neighborhood, which is oriented to allow for the incorporation of 7500 sf of building integrated photovoltaics (funded through federal and state green grants) on standing seam metal roofs.

Because the definition of "grandfamily" can take on so many permutations, the left space that sits within the 2 story mass does more than provide flexible square footage for the addition or subtraction of a bedroom. It provides the potential for interweaving semi-autonomous living situations into a typical one. Perhaps an adult son or daughter moves "home," or a young adult grandchild is ready for some independence, or a resident runs a home business: the left can be co-opted in innumerable ways. It can be reached from within each unit as well as from a fully accessible (and independent) circulation path that doubles as a living "green wall".

This green wall, which sits within a shared garden space, populated with low-maintenance sedums irrigated through on-site rain water collection, offers heat island mitigation, passive cooling effects and air purification. Garden spaces provide light and natural ventilation to all units, a place for neighbor to neighbor conversations, and they will undoubtedly be co-opted as a safe playground for the children that will grow there.

The RTA's East 83rd Bus Loop line is an important western transit corridor that terminates at the eastern edge of the competition site. We imagine the potential of a new, equally important green corridor that moves north through the site along a currently discontinuous 81st Avenue. An urban tree farm, maintained as a community project that all generations can be part of, could be routinely harvested to supply new street trees to unify the two miles of neighborhoods that connect to The Cleveland Cultural Gardens and the lakefront.



Transit Way, Green Way: In addition to the site's strategic proximity to recreational and senior activities and services, a conceptual "greenway" could provide new linkages to the city's geographic amenities.



View from lefts looking into garden



From atop the community center looking south towards urban tree farm



Backside: a garden wall defines outdoor spaces and playgrounds

...And Frontside: looking east along Central Avenue



View over housing looking northwest

Potential Unit Mixing

By planning units that have a minimum of two bedrooms located at ground level, the proposal allows all units to be a mixture of accessible two and three bedroom types without the need for elevators. An upper left space adds flexibility: a two bedroom unit can also be left as a separate space for a play area or home office, or the left can become a third bedroom.

Grouping three standard units around an upper left with four compartments allows for a variety of ways the units can grow to address changing housing needs. In the diagram at right, a three bedroom unit takes the additional "left expansion space" making a large green bedroom and play space upstairs (for the younger children to make messy if they want) and keeping three bedrooms down.

Similarly, a two bedroom unit might acquire this space, in one scenario making a bedroom and nursery (for a daughter and her newborn) and keeping two down. Since the left space has separate exterior access to the resident's garden space, the left might also be thought of as a unit within a unit, giving a son or daughter who has moved in temporarily a sense of autonomy and privacy for both grandparents and guests alike.

Depending upon family demands, the left's flexibility might also allow the ground floor to be re-programmed, removing one of the bedrooms in favor of additional communal space.



Conceptual Cost Estimate

Total value of units at street: \$12,000,000
 Total parking value at street: \$1,000,000
 Total value for the following site: \$13,000,000
 100 residential units @ 1.0 accessible parking spaces
 This number exceeds 1.0 spaces per unit (1.0/1.0)

Item	Quantity	Unit Cost	Total Cost	Percentage
Construction	100	100,000	10,000,000	83.3%
Land	1	1,000,000	1,000,000	8.3%
Professional Fees	1	100,000	100,000	0.8%
Construction Contingency	1	200,000	200,000	1.7%
Other	1	500,000	500,000	4.2%
Total			12,000,000	100%

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Total			12,000,000	100%



Upper Level Plan
1/16" = 1'-0"



Ground Level Plan
1/16" = 1'-0"



Site Plan
1" = 40'-0"



Urban Tree Farm