



FAIRFAX INTERGENERATIONAL "CROSSROADS"

"The Community" Crossroads is an intergenerational community designed to balance the community networking needs of grandparents and their grandchildren with the fundamental desire and need for an individual sense of "home". The project site lends itself, both from a contextual point of view and the irregularity of the northern site boundary for individual residential units and small clusters of units. Our design limits a single "building" to a maximum of 3 units. This approach to building scale fosters continuity and connection with the Fairfax neighborhood, and creates an opportunity for residents to identify with a single unit as their home. The organization of residential units on the site seeks to foster social interaction at a neighbor to neighbor level, within a cluster of units, and from this development to the neighborhood at large. Open space is layered to foster degrees of privacy and social interaction. Individual front porches and backyards act as transitional devices between the privacy of the individual unit and the public open space. Immediate adjacency between private public space and community public space creates shared ownership and stewardship of the public space, contributing to a greater sense of security and community. Public space areas are programmed for relaxation and gathering of adults with oversight to children's play areas.

"Sustainability" Our design solution embodies readily attainable systems and approaches to site design and construction which yield the most cost-effective first costs and maximum lifetime benefit to the residents. Community gardens and individual landscape areas can be watered utilizing a system of rain barrels for individual homes and underground cisterns for the community garden. Runoff water is filtered through bioswales, minimizing soil run-off and maximizing retention of water on the site. All but 4 units in this development have at least 3 exposures to the outside, maximizing cross-ventilation and natural daylighting. Structural Insulated Panels will yield R-24 walls and R-40 roofs, reducing energy consumption by 40% from traditional stick-framed construction. Combined with energy performance rated doors and windows, residents will benefit from low utility costs. These low-tech means of achieving energy efficiency also means no costs for maintaining this benefit for the life of the building.

"Costs" A modest budget of \$100 to \$120 per square foot (including pro-rated costs for site development and design and engineering costs) requires simple approaches to planning and construction. The footprints for the two and three-bedroom units are regular and identical. Variations for these units are created by the location and number of bedrooms on the second floor. Plumbing walls are aligned from first to second floors in all units for all variations. The site was previously occupied by homes with basements, requiring the excavation of any rubble or conflicting remaining foundations. Since excavation is required, we have included basements in these units to provide cost-effective additional storage and potential additional living space for residents. Roof forms are primarily simple sheds, yielding vaulted spaces with simple construction means. The use of structural insulated panels will be more costly than traditional stick framing by 6-10%, but the cost is balanced by the simple planning and design approaches used throughout the proposal. The relative simplicity of the design planning approach, the low-tech means of achieving energy efficiency aligns with the stated budget parameters. Based on the number of units, the project costs will be between 4.5 and 5.4 million dollars.

"Connecting Needs" While many neighborhoods offer community gardens as an amenity to residents, the Community Gardens at Crossroads differ in that with the 10' x 12' gardening plot each resident receives comes the opportunity to utilize the Crossroads Community Center Garden Market, selling, on site, goods that have been produced on site. This relationship will connect a larger network of community gardeners that have food with community members that need good food, but do not currently have easy access to it. This also provides grand family residents the opportunity for additional income by producing and selling crop - on site.



Connections & Safety

New North/South pedestrian connections through the residential clusters knit this development with the surrounding community, providing public access through the site. Residential living spaces front these connections and public spaces enabling natural resident surveillance. The East/West pedestrian connection gives residents from adjacent clusters to filter into the public spaces.

Green Spaces

The new pedestrian connections are a sequence of green spaces programmed for a variety of active and passive public uses; socially connecting the entire development. The active uses and resultant social interchange reinforces a sense of community security.

Clusters

The development is zoned in clusters that are connected to one another via the sequence of green spaces. Each cluster is programmed with a series of private (the unit), semi-private (the backyard & porches), and public spaces (greens).

Resident Community Garden

Each resident will have access to a 10' x 12' plot of land in the new resident community garden. Anyone using the garden will also be able to sell their crops at the indoor/outdoor Garden Market at the Crossroads Community Center.

Playscapes

Infant and toddler play areas have been centrally clustered to enable grandparents easy monitoring of play from the community garden, walking paths, and the community gazebo. Additional green space has been designed for each cluster, with direct access from each unit's semi-private

Parking and Plantings

Parking is decentralized among clusters for resident convenience. Porous asphalt/concrete walks and drives, combined with bio-swales, allows for maximum natural percolation of rainwater in the water table. Individual rain barrels and underground water storage tanks (cisterns) will collect water from roofs and paving areas to be used for watering the community garden and green spaces. Drought tolerant seed mixes will be used to reduce watering and mowing requirements.

Crossroads Community Center and Garden Market

Adaptive re-use of the existing brick building will include the resident manager apartment, a computer lab, 2,000 sq ft community room, a small resident health and wellness facility that caters specifically to the needs of the local "grand families", as well as an indoor/outdoor garden market where residents can display and sell the crops from local community gardens - both on and off site.



"Unit flexibility for a socially flexible environment"

The design of the units allow for maximum flexibility in response to market forces and also the evolving social environment often experienced by "grand-families". Two potential scenarios:

- Additional family member moves back home into 2 bedroom unit:**
 - Flexibility of cluster planning permits easy relocation from a 2 bedroom to a 3 bedroom.
 - Additional bedroom can be added over kitchen utilizing existing building envelope and structure (Unit A2 (or B3) to Unit A3 (or B3) conversion - see bottom of right panel)
 - Additional bedroom can be added by finishing the basement.

Children move out from 2 bedroom unit:

- Two options for converting unit to permit Grandparent to sublet entire second floor.
- 1. Sublet second floor bedroom and bath; shared kitchen and living spaces.
- 2. Add loft living space over kitchen for new sublet; could share kitchen facilities or add kitchenette in loft



- Unit AL** 1,300 gross square feet Sublet 2nd floor Unit
- Unit A2** 1,130 gross square feet
- Unit A3** 1,300 gross square feet

- Unit BL** 1,380 gross square feet Sublet 2nd floor Unit
- Unit B2** 1,130 gross square feet
- Unit B3** 1,380 gross square feet

Unit Clusters



- Unit C4** 1,650 gross square feet
- Unit CL** 1,850 gross square feet with extra second floor loft/bedroom

Count

- 2 Bedroom Units (23)**
 - Unit A2 - 13 units
 - Unit B2 - 10 units
- 3 Bedroom Units (8)**
 - Unit A3 - 4 units
 - Unit B3 - 4 units
- 4 Bedroom Units (5)**
 - Unit C4 - 5 units
- Total - 36 Units**

Neighborhood Clusters

