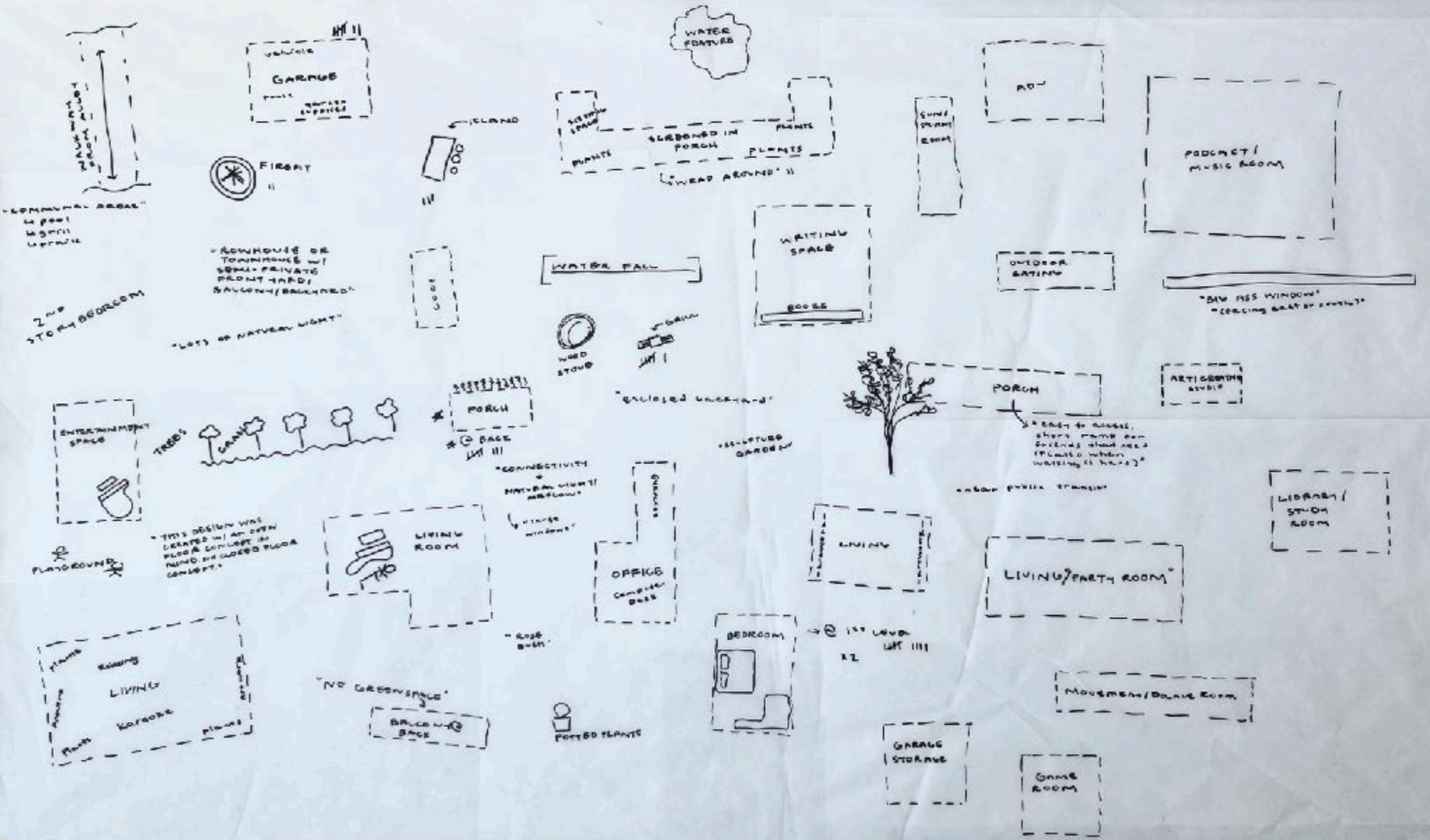


Fabric Lab

Infill Housing Concepts

10.05.23

Summary of 07.26.23 Workshop



Summary of 07.26.23 Workshop

Flexibility

Outdoor Space

Identity

Private and Communal Space

Comfort and Safety

Poster Engagement Responses

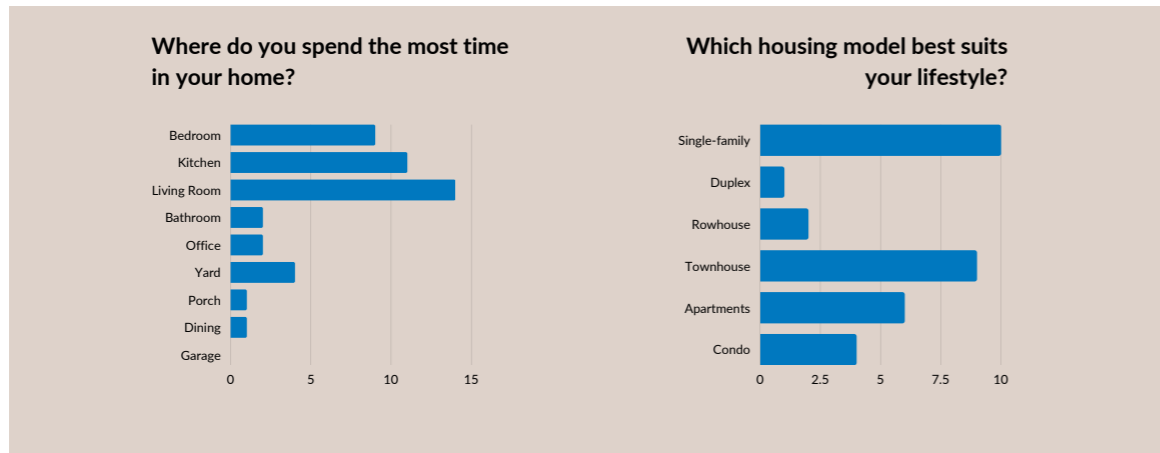
List of questions for attendee interaction and engagement. Created by the Planning Team.

3

Analysis 26-Floor Plans

You can take a look at the findings of the 26-floor plans generated during the workshop. We delve into identifying the trends and most commonly mentioned spaces found while investigating any unique features or outliers that inspire innovation.

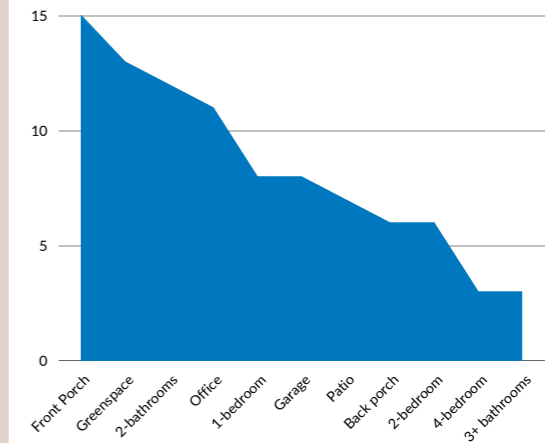
Findings



The floor plans revealed several common elements that were highly valued by the community. Greenspaces, such as yards and gardens, emerged as a top priority, indicating a strong desire to connect with nature within the living environment.

Access to the outdoors through porches, patios, or balconies was also consistently mentioned, highlighting the importance of creating inviting and functional outdoor spaces.

The participants showed a preference for 1 and 3-bedroom homes with a minimum of 2 bathrooms, emphasizing the need for comfortable and practical living.



A compilation of feedback gathered from residents.

These responses inform the future of housing design.

What makes a house a home?

- Peace, Comfort, Safety
- Safe & Comfortable
- Family/Loved One, Safety, Vibes/Comfort
- Unique Decor (paint, photos, art, artifacts, hobby)
- Taking great care of your space
- Good company
- Safe places, comfort, access to safe community

- Homeownership
- A sense of safety & stability
- Comfort
- Stability, Peace, Cleanliness, Safety, The people you love
- Safety,
- Lasting Interior Finishes
- Comfort
- Family
- Family, Safety, Love, Memories

Where do you spend the most time in your home?

Bedroom	09
Kitchen	11
Dining	01
Living Room	14
Bathroom	02
Office	02
Yard	04
Garage	00
Porch	01

Which housing model best suits your lifestyle?

Single-Family	10
Duplex	01
Rowhouse	02
Townhouse	09
Apartments	06
Condo	04

What communal spaces in your neighborhood do you value?

Playground	08
Community Garden	07
Trails	12
Grilling Area	02
Dog Park	03
Sport Courts	06
Pool	06
Parking Garage	01
Club House	03

Access to trails, sports courts, swimming pools, and playgrounds was valued, promoting an active and recreational lifestyle.

Ranked Order of Input

Front Porch	15	Back porch	6	Driveway	2
Greenspace	13	2-bedroom	6	Pool	2
2-bathrooms	12	3-bedroom	6	Water feature	2
Office	11	Creative space	4	Shed	1
1-bedroom	8	4-bedrooms	3	Pantry	1
Garage	8	3+ bathrooms	2	Rooftop	1
Patio	7	Balcony	2	Entertainment space	1

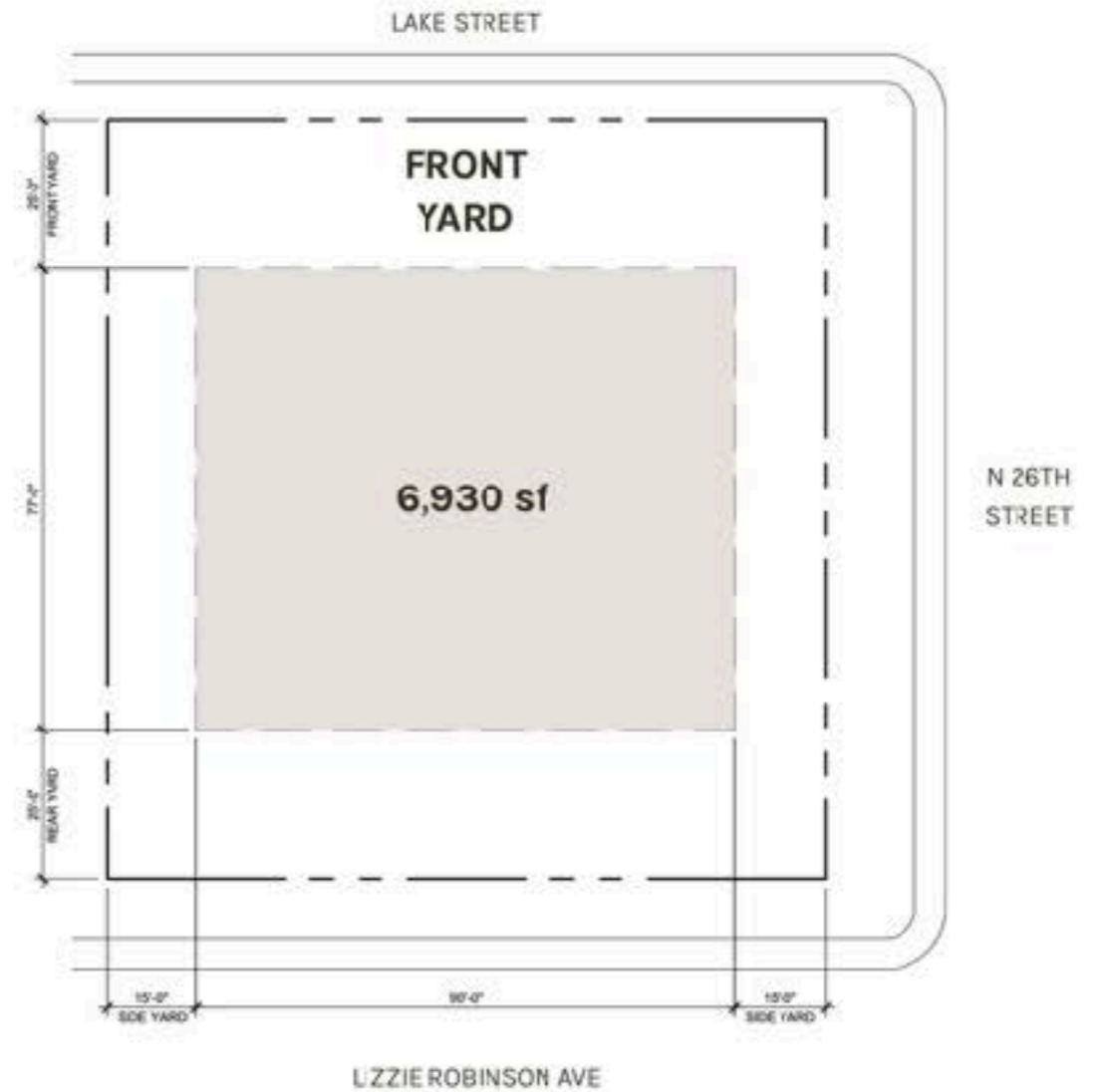
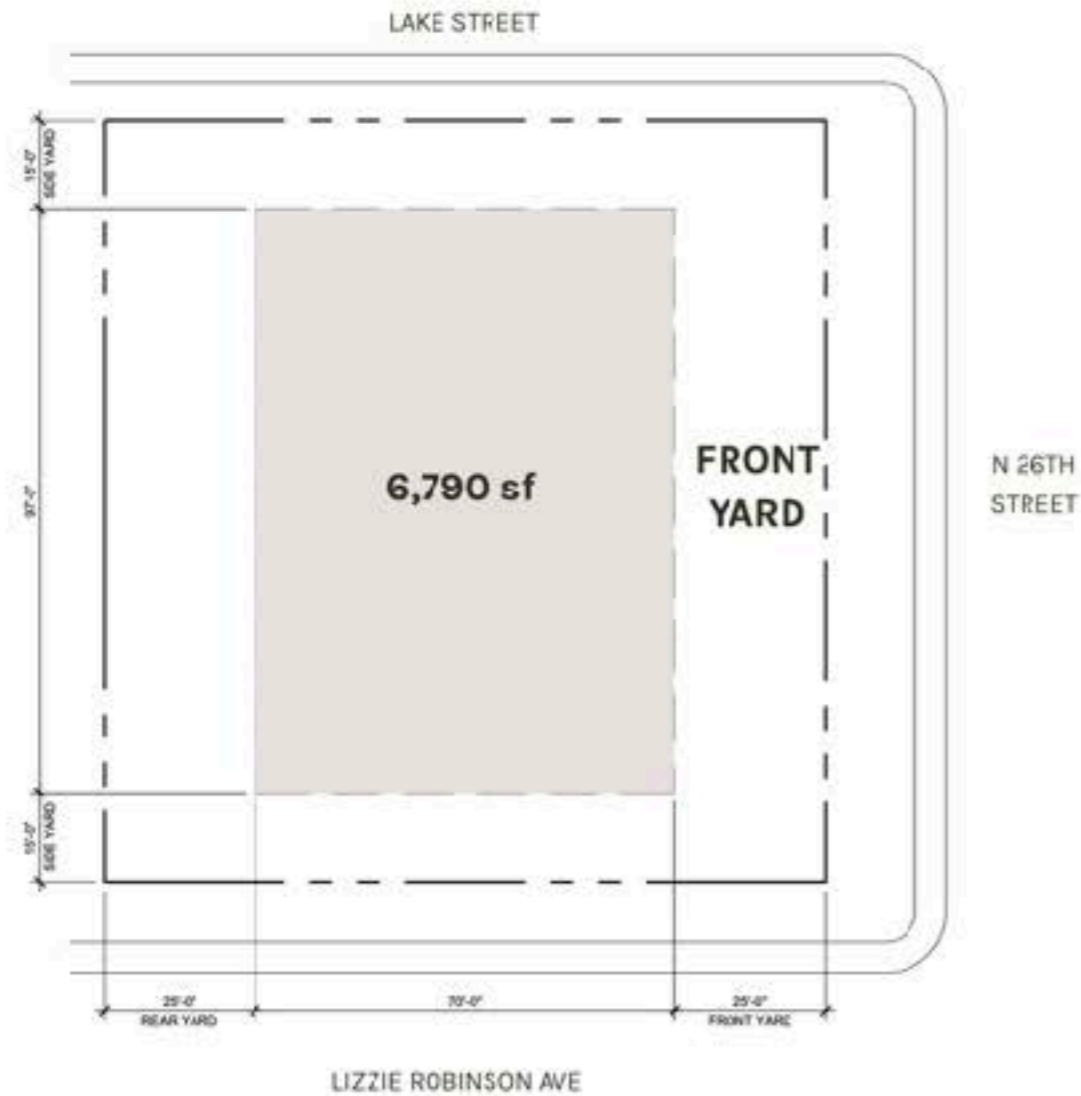
26th and Lake



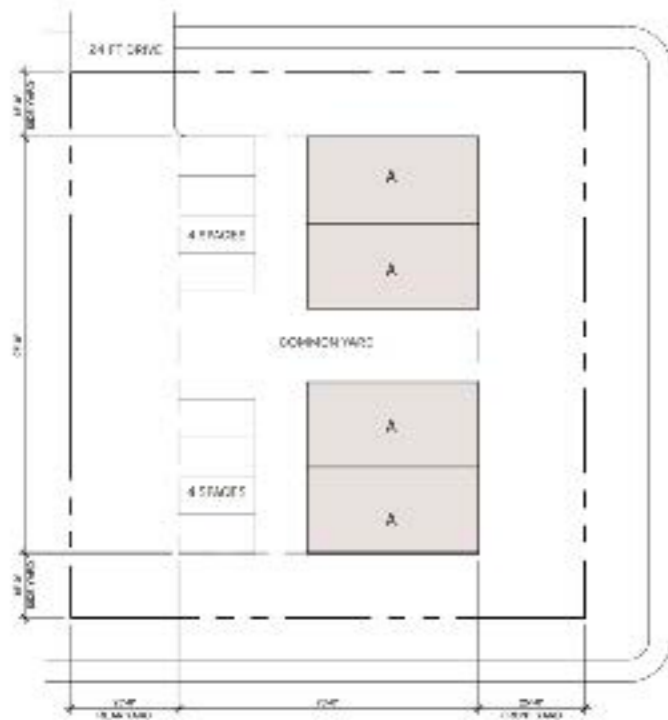
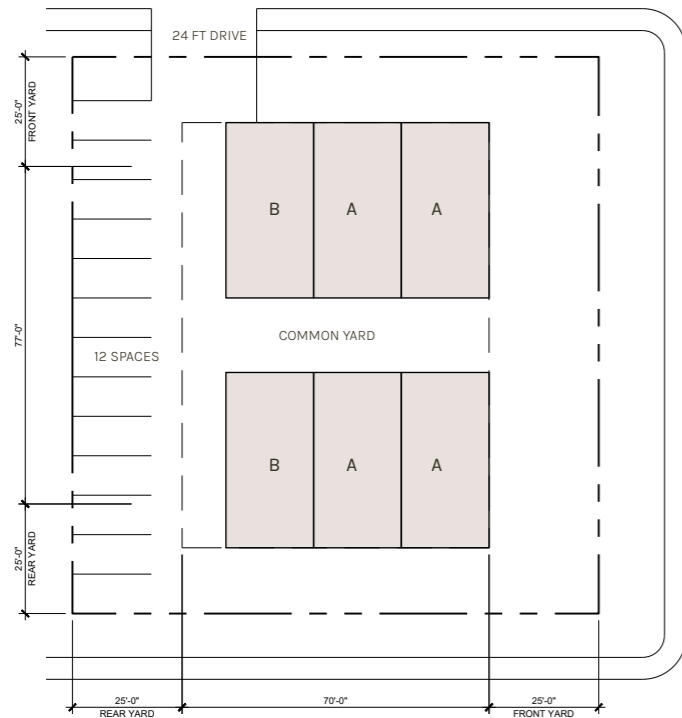
26th and Lake



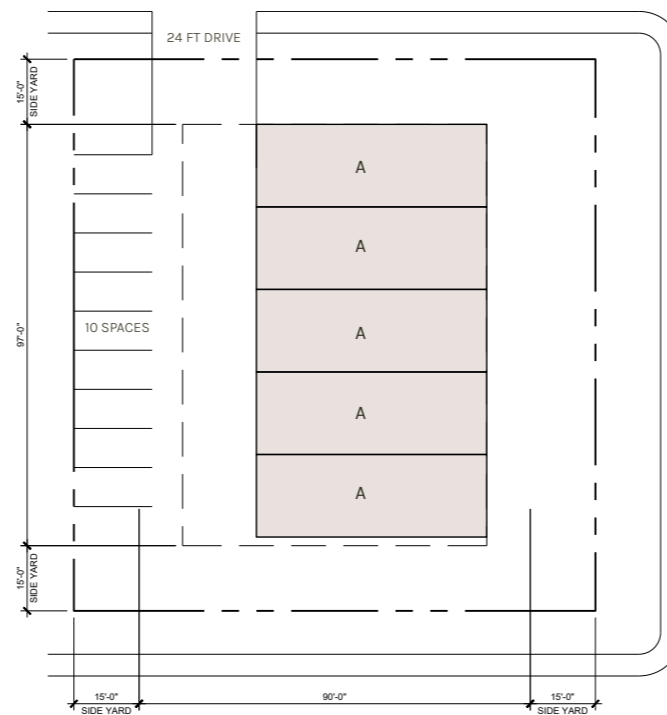
DFD Development Scenarios



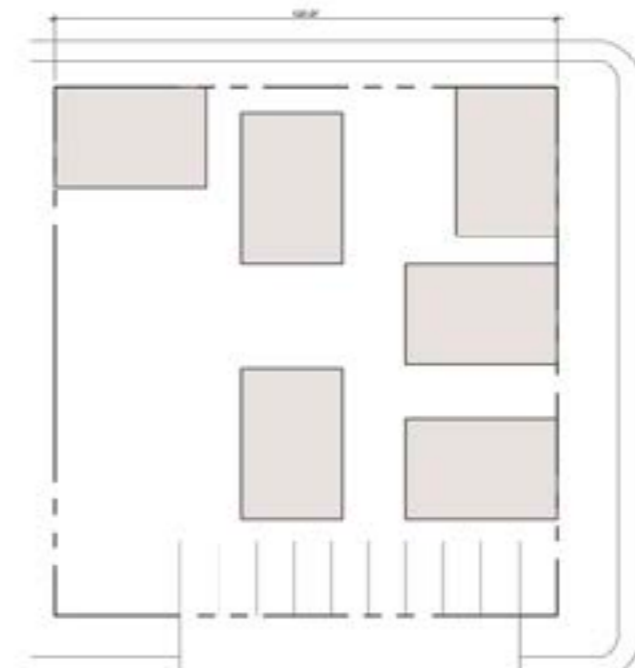
DFD Development Scenarios



Townhomes



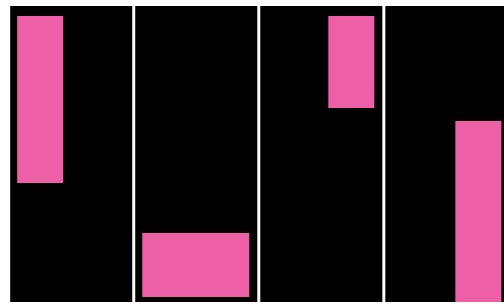
Rowhomes



Cluster Housing

Housing Typologies

Row House and Stacked Flats



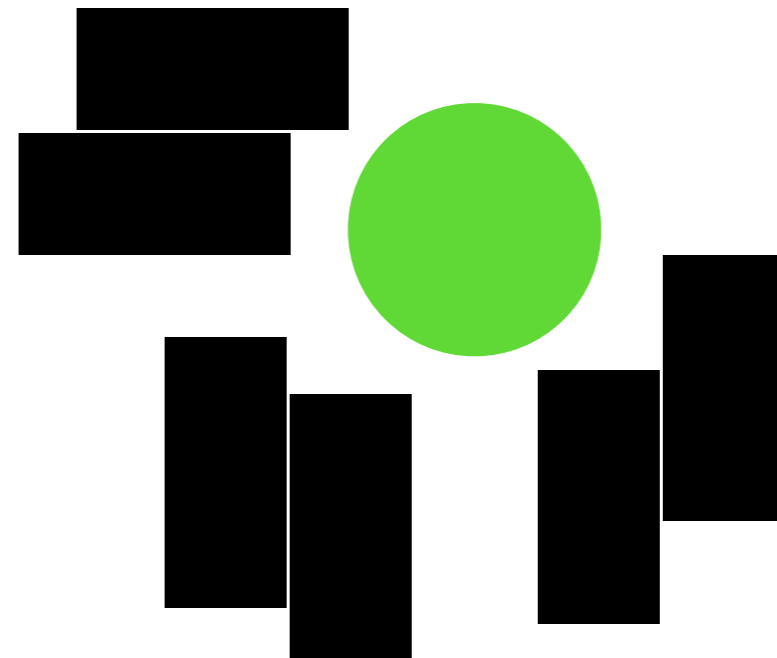
(1) Subtractive



(2) Layered

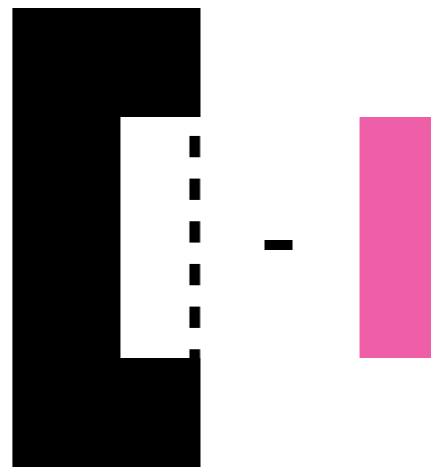


(3) Additive (Simple Envelope)



(4) Clustered

(1) Subtractive



Private outdoor space created
through subtracting porches from
interior space

(1) Subtractive



(1) Subtractive



(1) Subtractive Stacked Flats



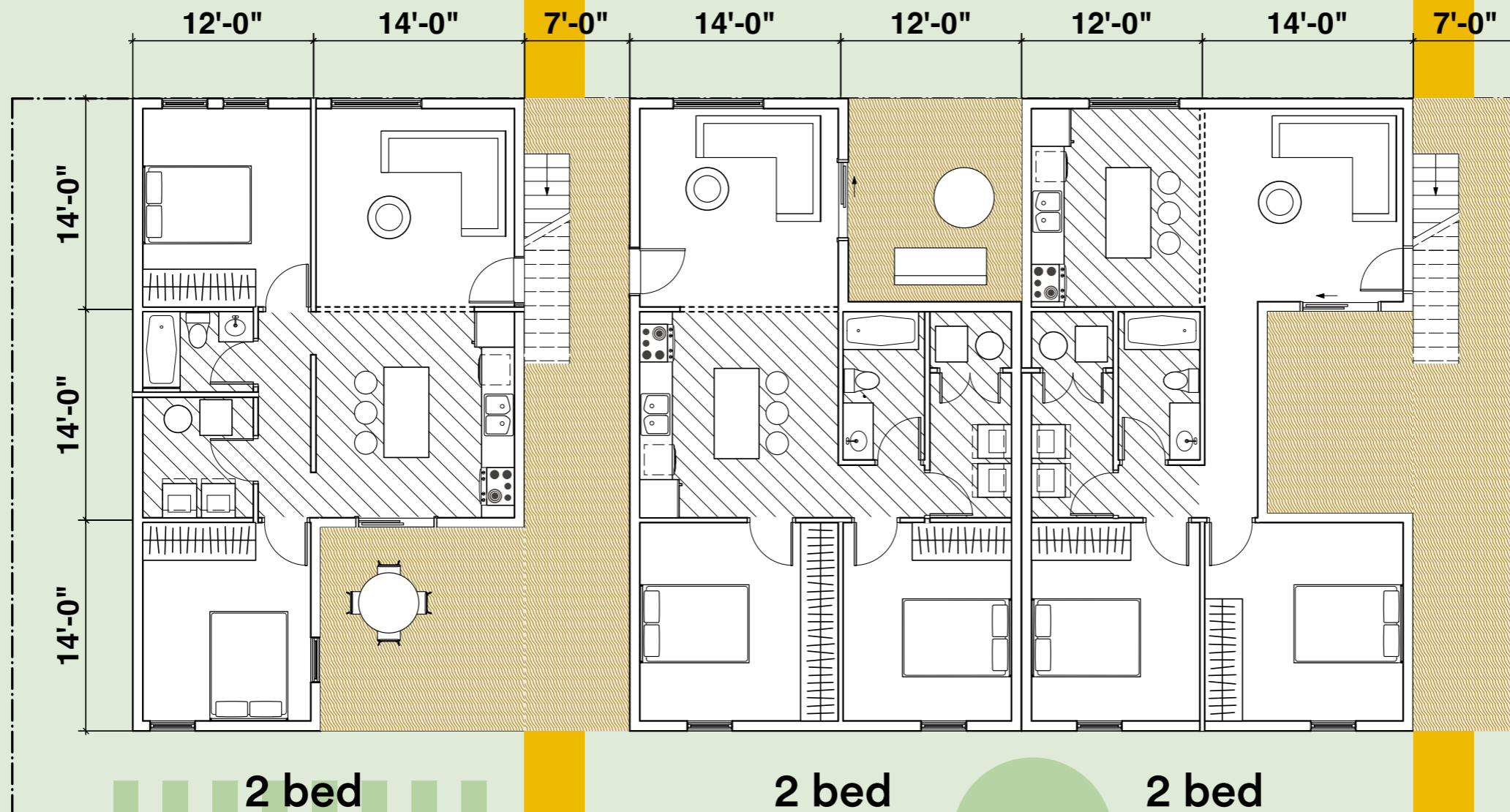
(1) Subtractive Stacked Flats



6 units - approx. 900 sf

(1) Subtractive

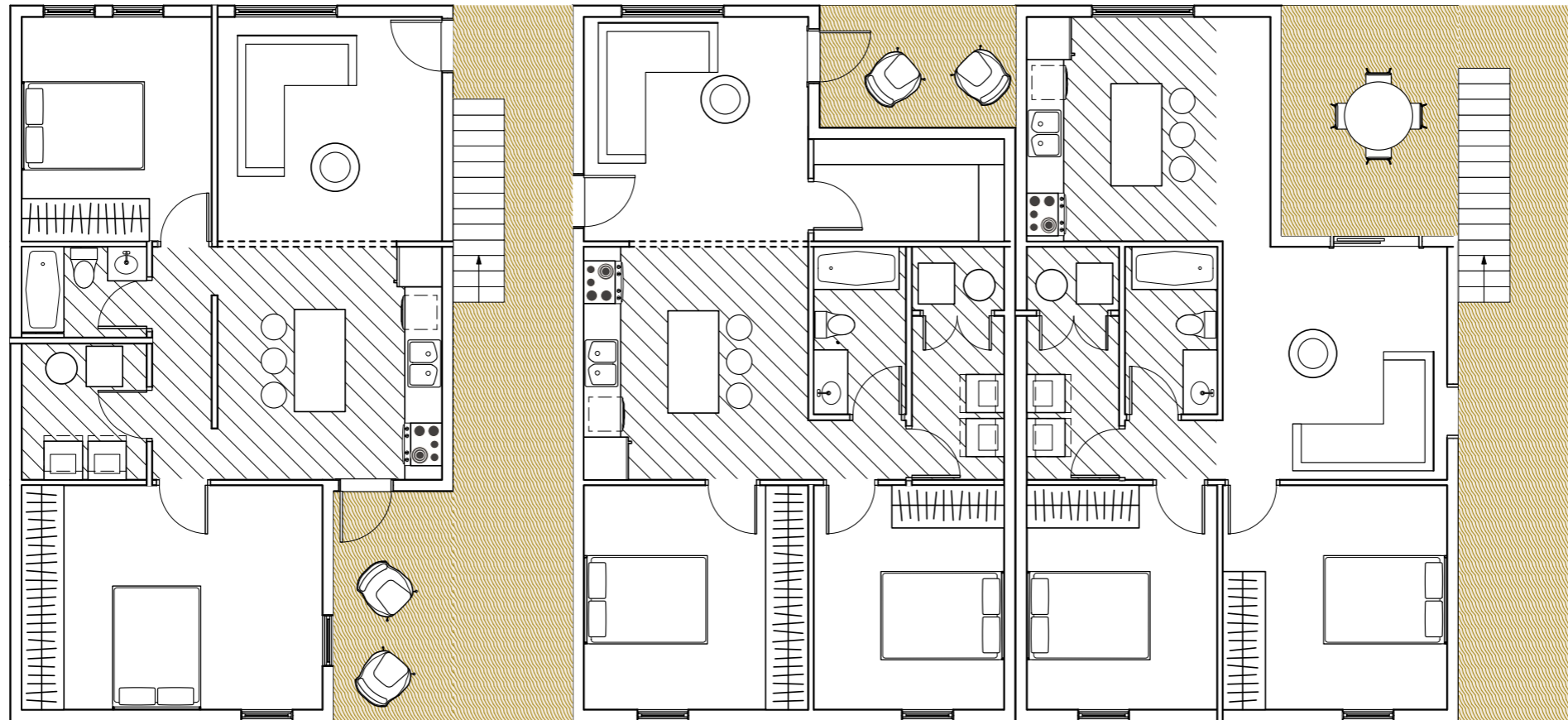
Stacked Flats



First Floor Plan

(1) Subtractive

Stacked Flats



2 bed

2 bed

2 bed

Second Floor Plan

(1) Subtractive

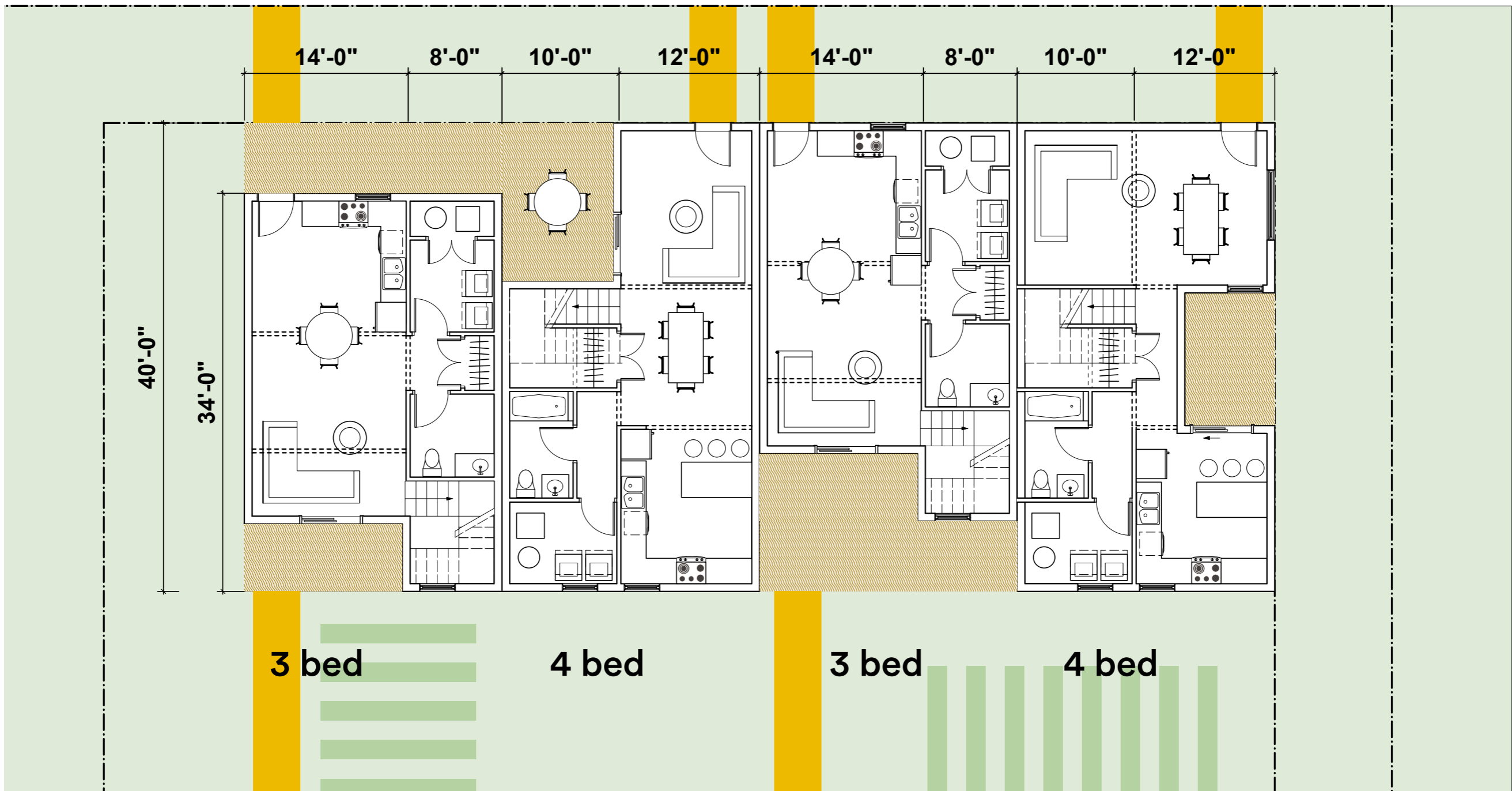
Row House



4 units - approx. 1450 sf

(1) Subtractive

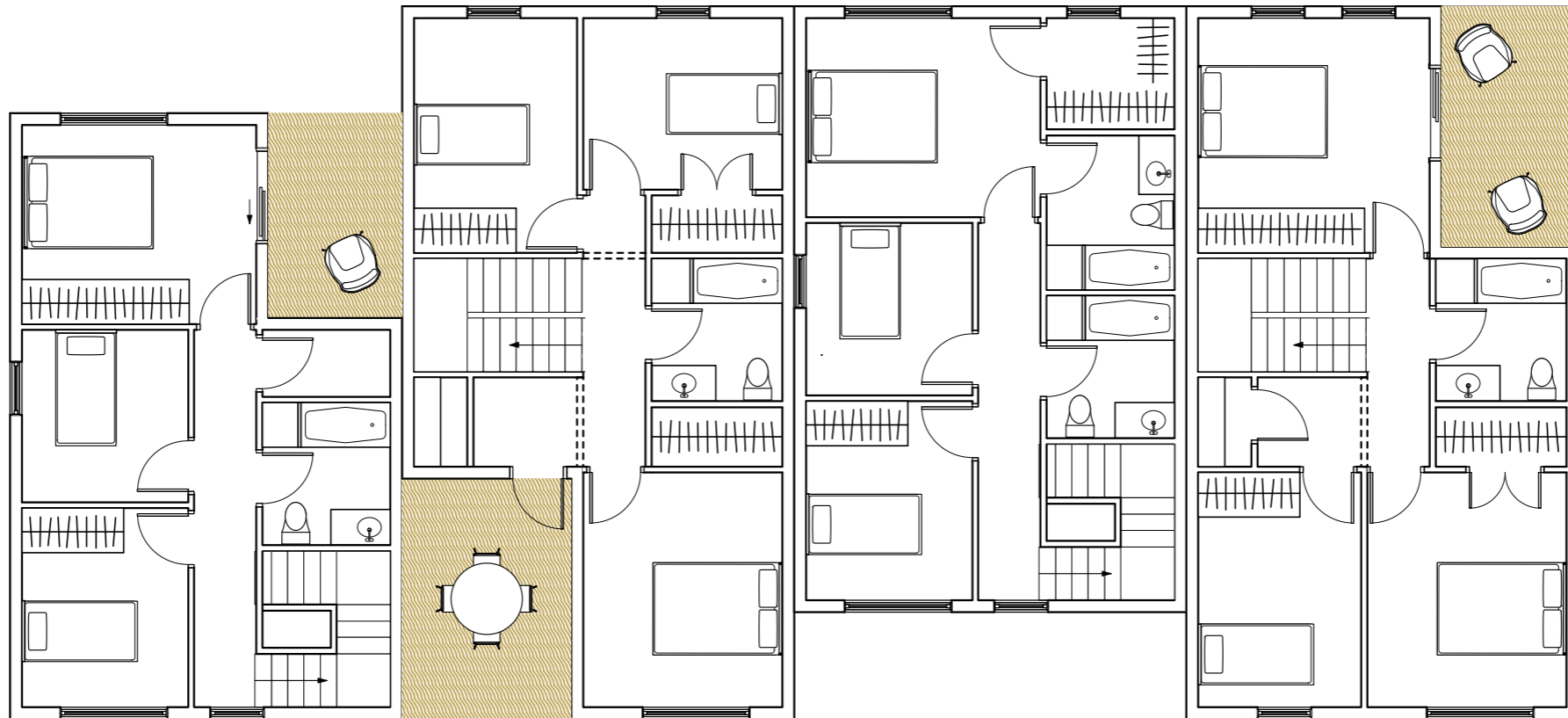
Row House



First Floor Plan

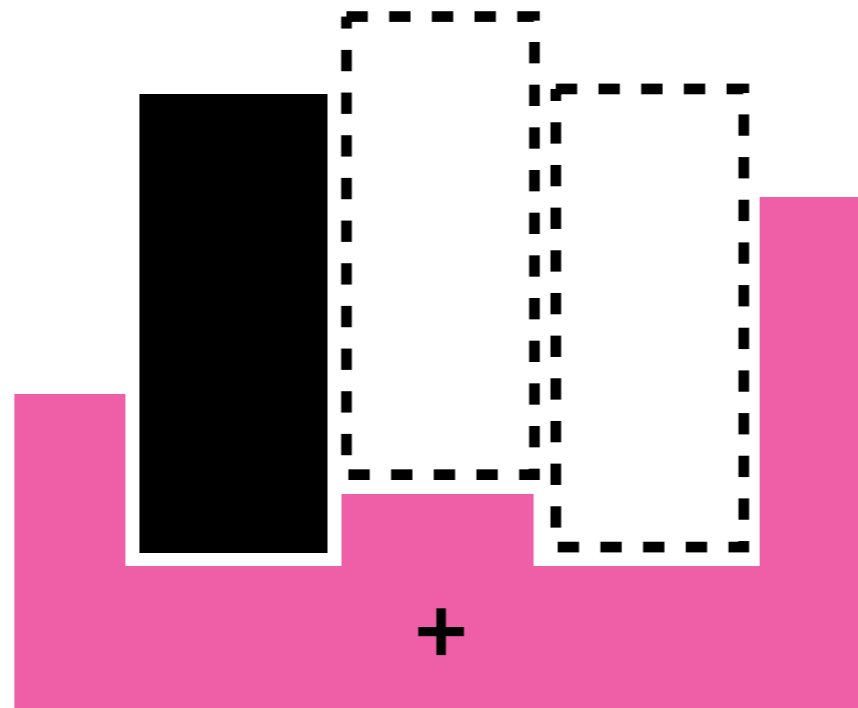
(1) Subtractive

Row House



Second Floor Plan

(2) Layered



Private outdoor space created
through layering (porch)

(2) Layered Stacked Flats



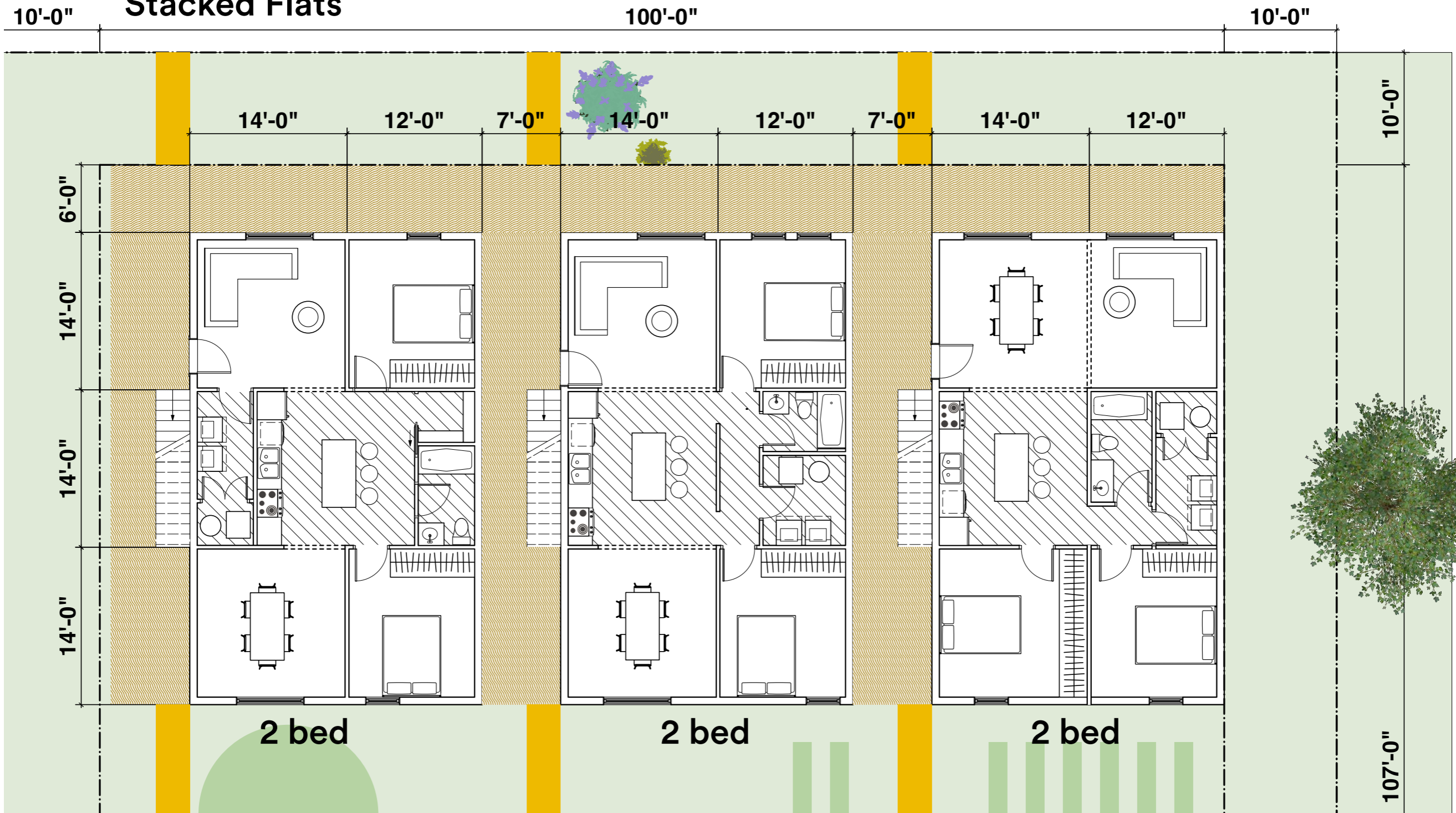
(2) Layered Stacked Flats



6 units - approx. 900 sf

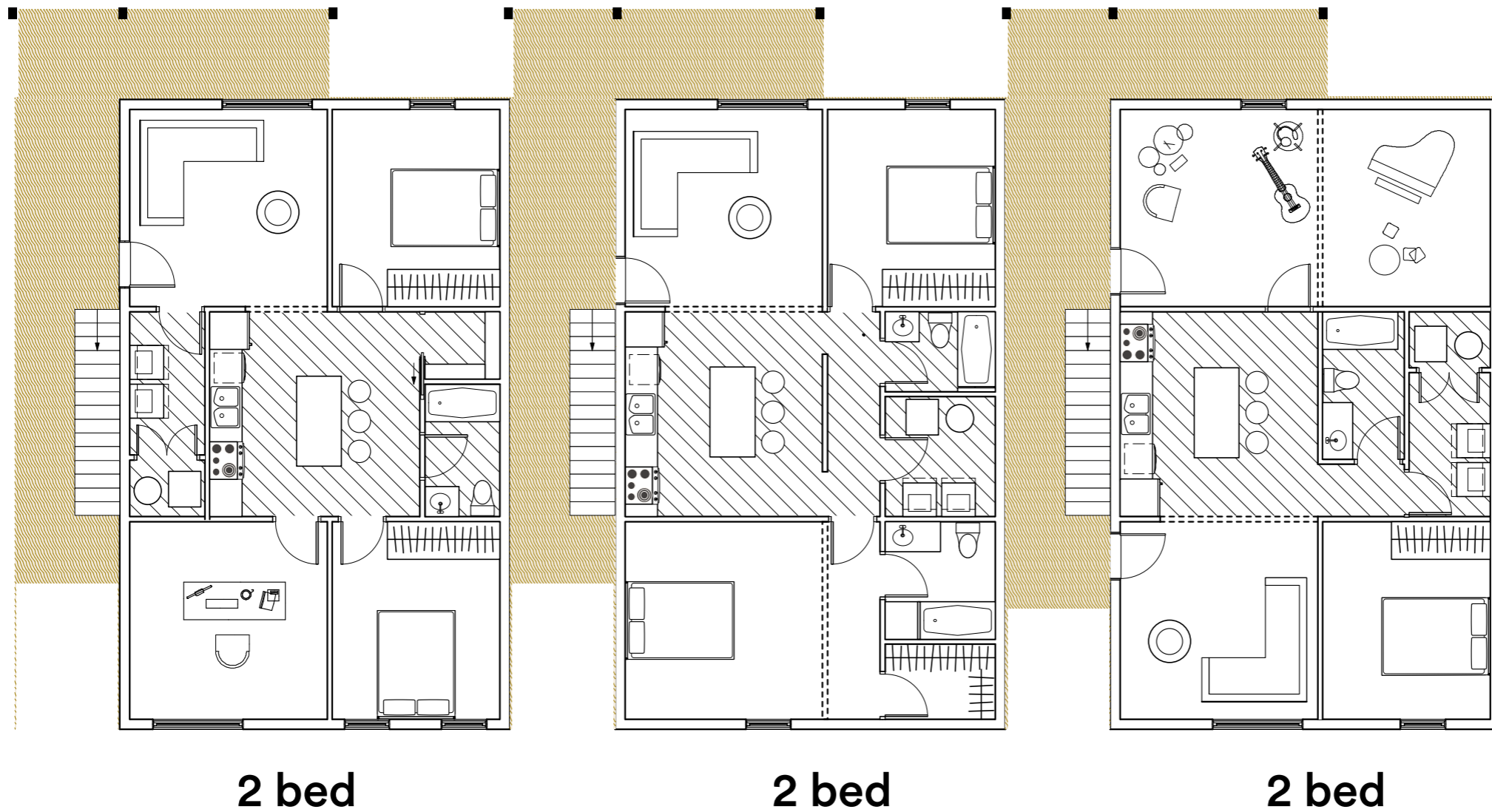
(2) Layered

Stacked Flats



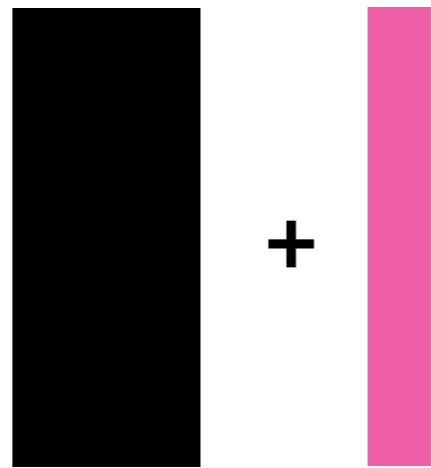
First Floor Plan

(2) Layered Stacked Flats



Second Floor Plan

(3) Additive



Private outdoor space created
through adding porches adjacent
to home

(3) Additive



(3) Additive

Row House - Option 1



(3) Additive

Row House - Option 1



3 units - approx. 1600 sf

(3) Additive

Row House - Option 2



(3) Additive

Row House - Option 2



3 units - approx. 1600 sf

(3) Additive

Row House - Option 2



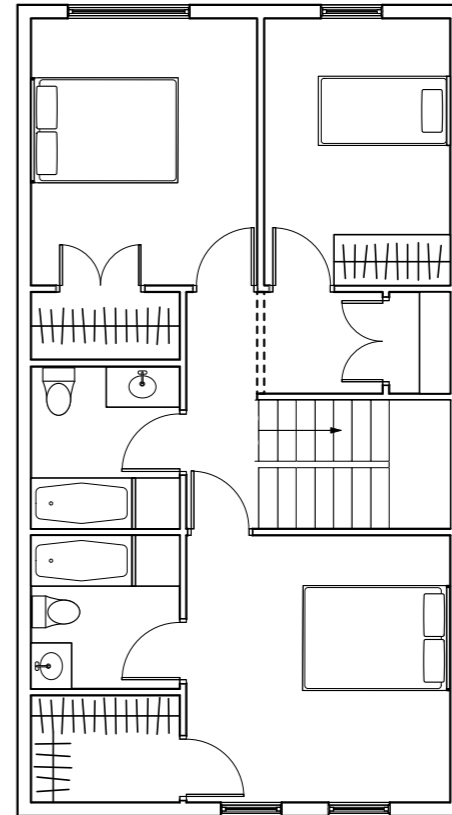
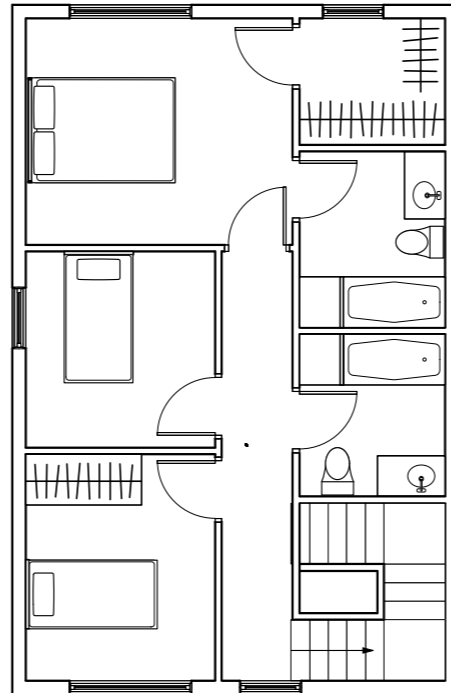
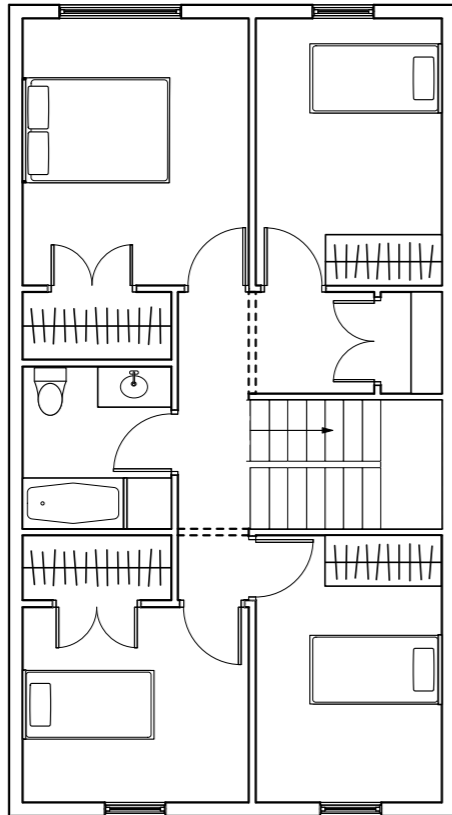
(3) Additive Row House



First Floor Plan

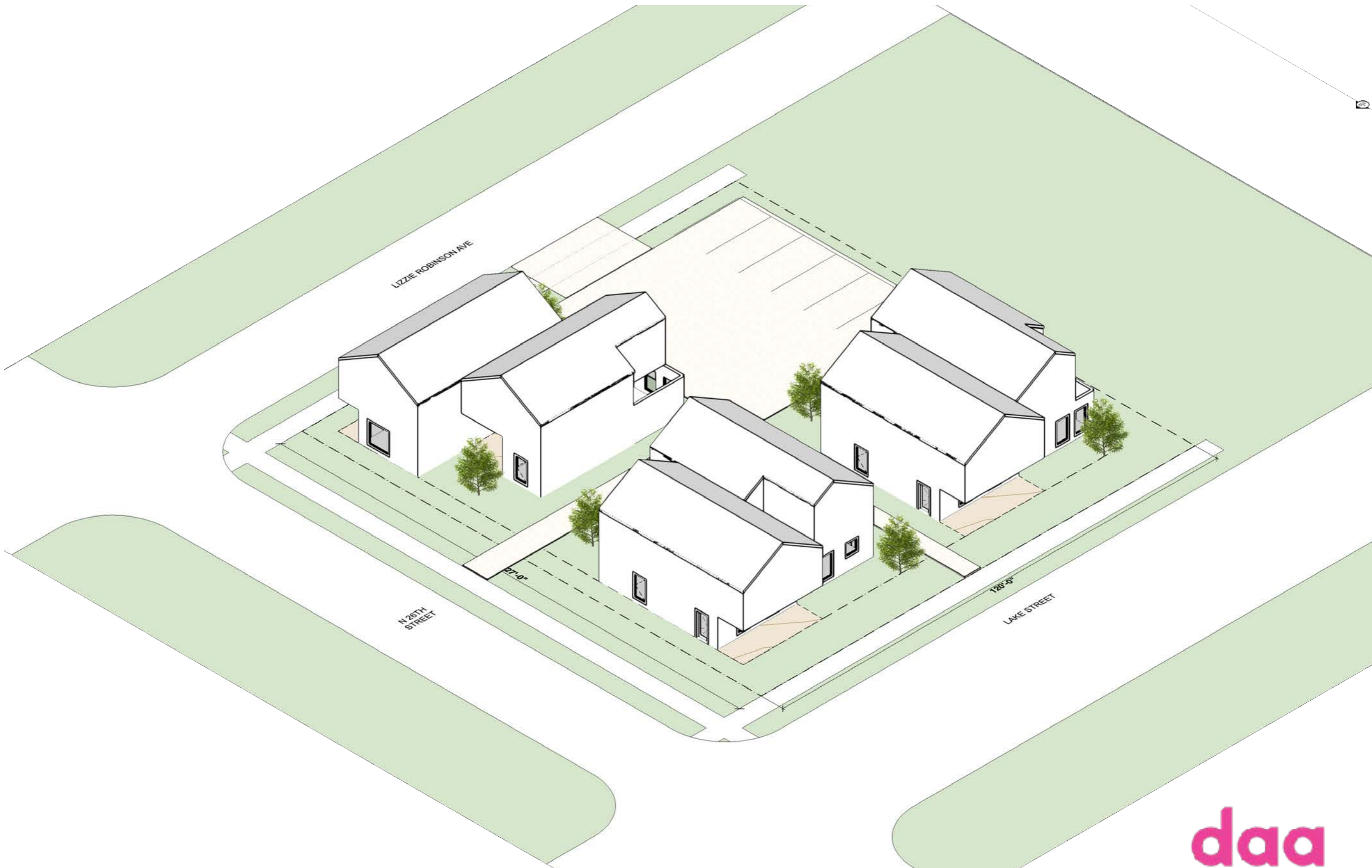
(3) Additive

Row House



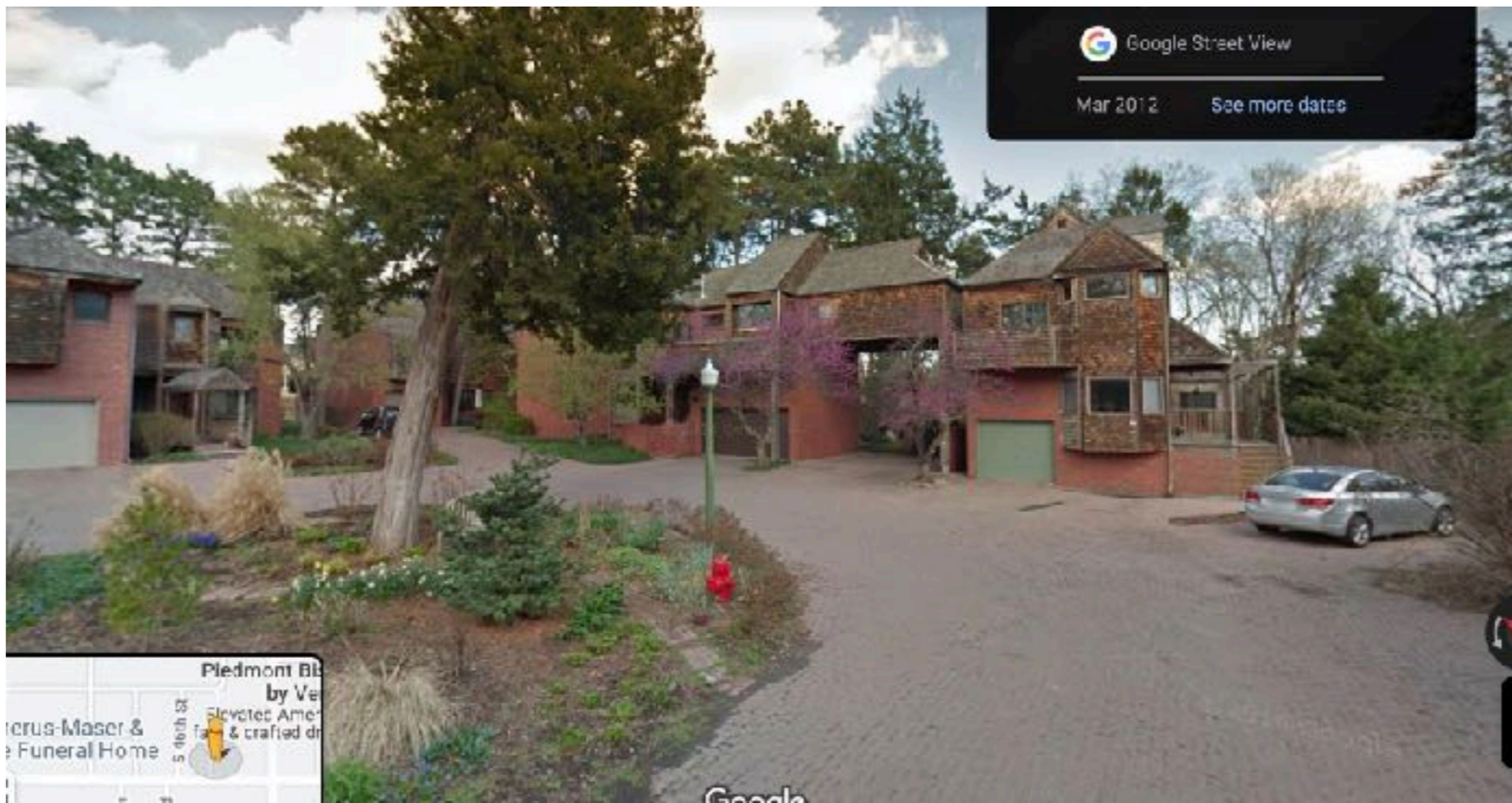
Second Floor Plan

(4) Clustered



(4) Clustered



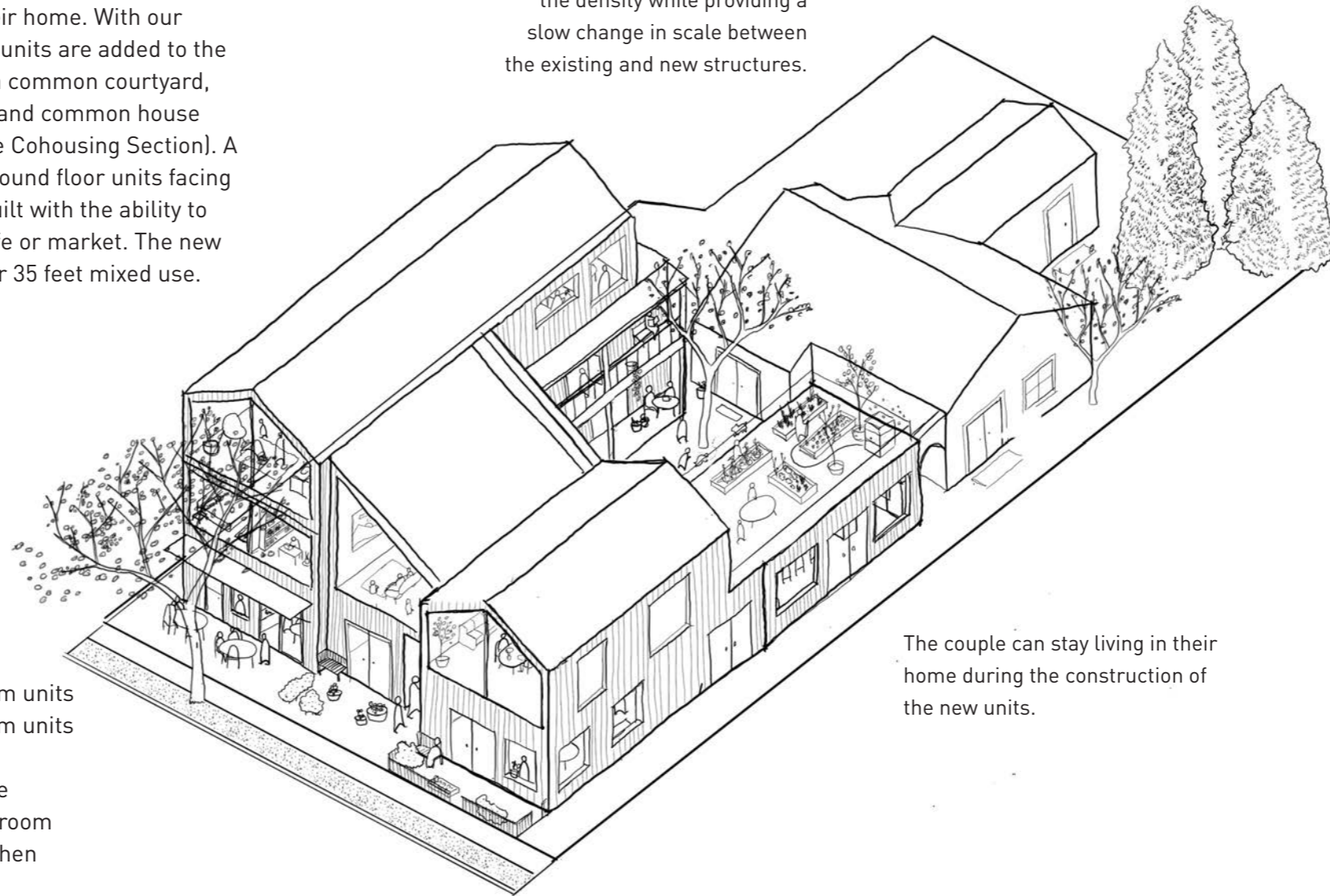


(4) Clustered

After Development

By partnering with the property owners on site, we offer them a way to extract the increased value of their land while remaining in their home. With our proposal, 7 new units are added to the site, as well as a common courtyard, rooftop garden, and common house (described in the Cohousing Section). A portion of the ground floor units facing the street are built with the ability to function as a cafe or market. The new zoning allows for 35 feet mixed use.

An attempt is made to increase the density while providing a slow change in scale between the existing and new structures.



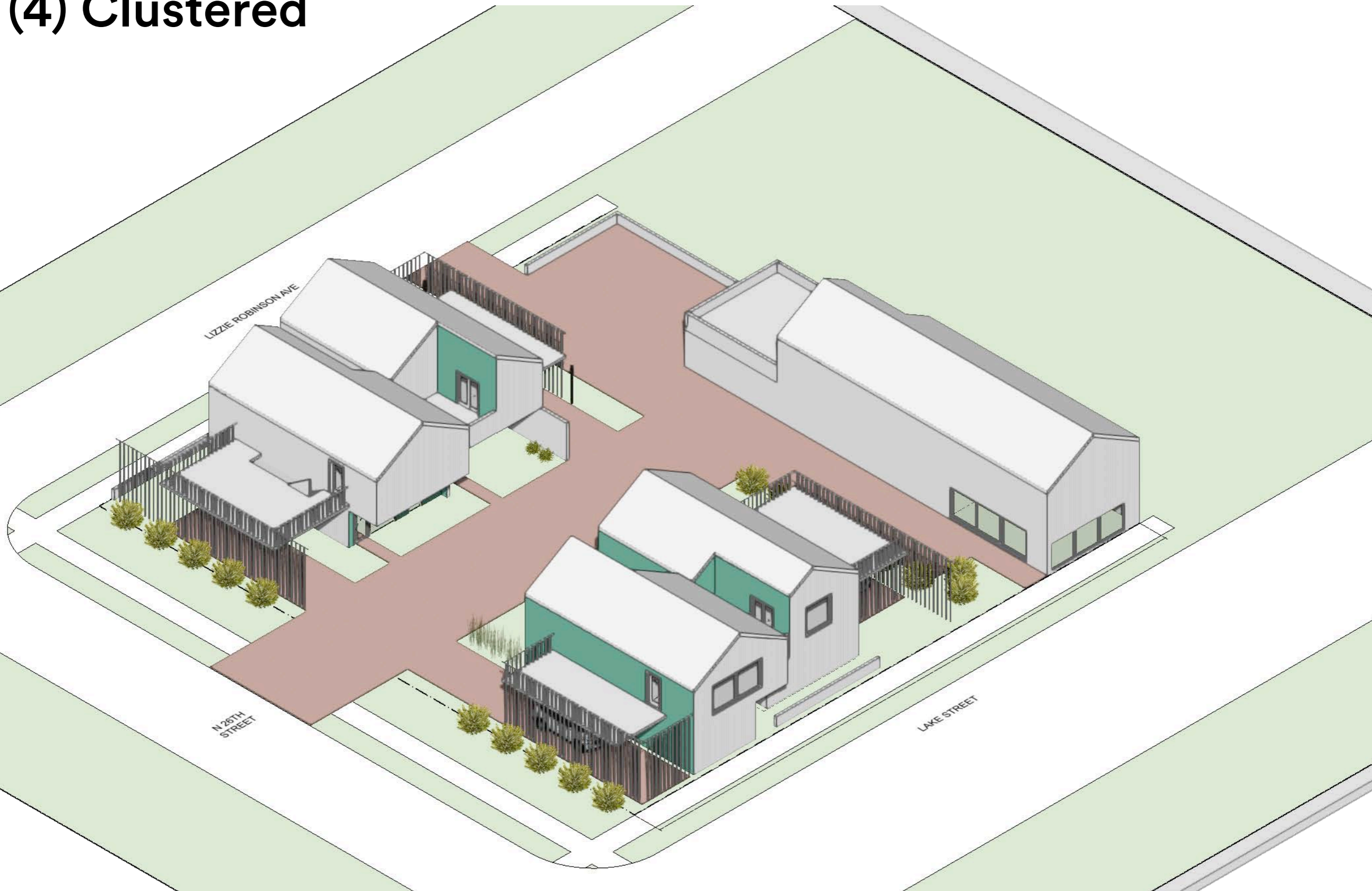
Details

- 8 units in total
 - 3 Two-bedroom units
 - 2 One-bedroom units
 - 3 Studios
- 1 common house
 - Shared guest room
 - Industrial kitchen

The couple can stay living in their home during the construction of the new units.



(4) Clustered



(4) Clustered

