



Housing Design Summary

August 2023

Workshop Summary

Name: A Place Called Home: Housing Design Session

Date: Wednesday, July 26, 2023

Time: 6:00-7:30 PM

Location: Fabric Lab – 2514 N 24th St.

of attendees: 34

The planning team, consisting of Fabric Lab, Bromley & Co., DeOld Andersen Architecture, and Andrea Joy Consulting, joined forces to host a workshop during Native Omaha Days, with a specific focus on housing design. Native Omaha Days, a significant city event drawing individuals from across the nation who are linked to North Omaha, provided the perfect backdrop for our engagement.

Our team held two pre-event meetings dedicated to planning logistics and fine-tuning the workshop's structure. Following the workshop, we reconvened to debrief and initiate the next steps in designing floor plan layouts that reflect and serve the needs of the community.

Agenda

Welcome and introduction – Andrea Joy Consulting

Presentation on housing design concepts – Bromley & Co.

Facilitated discussion – Bromley & Co.

Interior floor plan activity – DeOld Andersen Architecture



Working together to create innovative housing design solutions for our community.

Workshop Topics

- In-fill development
- North Omaha in-fill development
- Middle-density housing
- Multi-generational housing
- Aging in place
- Accessory Dwelling Units (ADUs)

Discussion Questions

1. How do you use your home outside of eating, sleeping, grooming, and relaxing?
2. Are there any special features or characteristics in a home that are important to you?
3. Where do you like to eat your meals at home?
4. Let's discuss shared & private spaces...
5. What rooms in your home are occupied the most & why?

Links to Notes & Recording

Notes – DeOld Andersen Architecture

<https://docs.google.com/document/d/1CKoWPBJdhY7v0vOiULTAVDFCd1DY1Fklb25WyeCJ2dc/edit?usp=sharing>

Presentation – Bromley & Co.

https://drive.google.com/file/d/1x28W7iDHX8VJNajU94jOq2M2FBu6aza1/view?usp=drive_link

Zoom Recording Notes – Bromley & Co.

https://docs.google.com/document/d/1jDlnKkpU4Zvr-rR9MNUxuBOQLQMhMMO_eDPm8FW48Ww/edit?usp=sharing

Zoom Recording – Fabric Lab

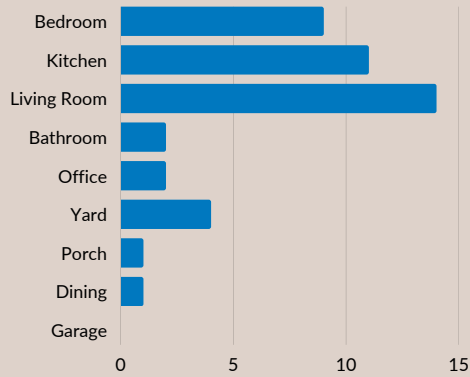
<https://us06web.zoom.us/rec/share/qq5Sudqvx4Vji7Tmvvxni7TVh823dMWY3CB2iQJk7nDQeJ3RX9zgr2lnSMb3grSZ.OSgr8rE-k9OIZVua>

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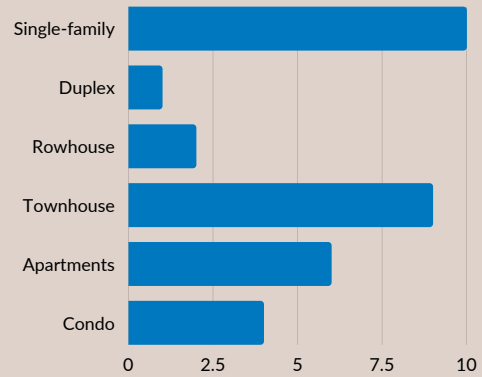
Poster Engagement Responses

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

Where do you spend the most time in your home?



Which housing model best suits your lifestyle?



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

A compilation of feedback gathered from residents.

These responses inform the future of housing design.

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

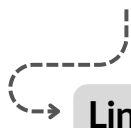
What communal spaces in your neighborhood do you value?

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



Floor Plan Activity

This section is the interactive floor plan activity conducted by DeOld Andersen. Each attendee was provided with a blank floor plan to design their ideal home layout, making it the primary method of collecting input on spaces within a home. Discover how this well-received activity resulted in an array of innovative and personalized home designs.



Link to Floor Plans Collected from Attendees

https://drive.google.com/file/d/1_EVGEDPn2xa2wBOM1tpNfF_x5uF-N3di/view?usp=drive_link

Two layouts designed by attendees during the floor plan activity.

Sheet A

Create your ideal home on Sheet A using the spaces and objects that are drawn on Sheet B.

Each room is represented by a number of colored squares. The number of squares represents the typical size of these spaces. This will help you decide how much room you want to dedicate to each space.

Use the grid on Sheet A to redraw these spaces, it's like a game of Tetris for your home!

Instructions

Step 1

From Sheet B, circle the spaces that are important to have in your home, selecting from the typical or adding your own.

Step 2

Using the spaces you selected, locate each on Sheet A by shading in the grid with the corresponding color and number of squares.

Consider which spaces are in the front, which are in the back, and which are next to each other.

Step 3

Feel free to add or subtract the number of squares for each room to suggest a larger or smaller space.

The dashed areas on sheet B show examples of this action. For instance, the typical kitchen is 6 pink squares. If you'd like to have larger kitchen, this can be drawn as 8 pink squares, or more.

Bonus

Use the miscellaneous objects on Sheet B to show furniture, tools, equipment that you'd want in your home for hobbies or other activities you do on Sheet A.

Add notes, doodle, annotate, and brainstorm on each sheet as you wish!

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Analysis 26-Floor Plans

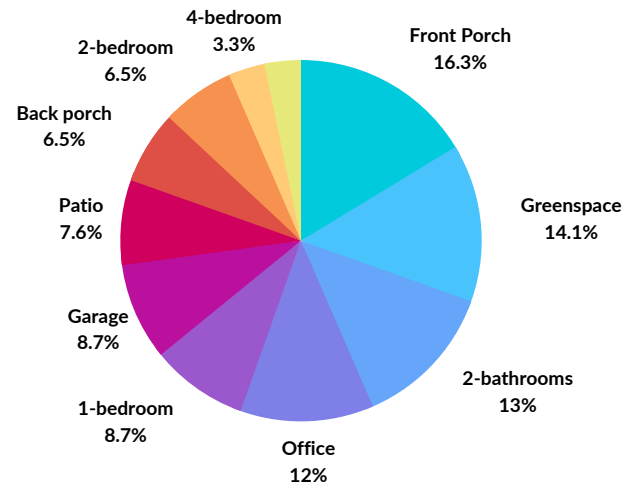
You can take a look at the findings of the 26-floor plans generated during the workshop. We delve into identifying the trends and most commonly mentioned spaces found while investigating any unique features or outliers that inspire innovation.

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.

Findings



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

Key Recommendations

Housing Design Based on Community Feedback and Floor Plan Analysis

1. Prioritize Greenspace

It is recommended to allocate sufficient space for greenspace in the housing designs. Consider incorporating yards, gardens, and landscaping features to provide residents with a connection to nature and an opportunity for outdoor activities.

2. Maximize Outdoor Access

Ensure that each housing unit includes access to the outdoors through porches, patios, or balconies. These spaces should be designed to be functional, inviting, and seamlessly integrated with the indoor living areas.

3. Diverse Bedroom Configurations

Offer a range of options for bedroom configurations, with emphasis on 1 and 3-bedroom homes. Consider including a mix of larger primary/master bedrooms and smaller secondary rooms to cater to different family sizes and needs.

4. Optimal Bathroom Count

Provide a minimum of 2 bathrooms in each housing unit to accommodate the preferences of residents.

5. Dedicated Office/Creative Space

Incorporate a dedicated office or creative space that is separate from the bedroom.

Key Recommendations

These address the community's preferences and priorities while ensuring a functional and appealing design that fosters quality living spaces.

6. Accommodate Storage Needs

Design housing with ample closets and storage spaces to ensure sufficient room to organize belongings and maintain a clutter-free living environment. Additionally, consider providing options for garages to cater to storage needs.

7. Consider Townhome and Apartment Designs

Explore the inclusion of townhome and apartment designs to provide a diverse range of living options for different lifestyles and preferences within the community.

8. Primary Bathroom for larger homes

For homes with 3 or more bedrooms, prioritize the inclusion of a designated primary/master bathroom to offer convenience.

9. Outdoor Alternatives without Greenspace

For designs without groundfloor greenspace, consider incorporating balconies or rooftop areas to provide residents with alternative outdoor retreat spaces.

Extra Features

While not top priorities, consider adding back porches when a patio or greenspace is present, providing access to trails, sports courts, a pool, and playgrounds, as well as incorporating water features to enhance the aesthetic appeal.

Summary Conclusion

The findings from the floor plan activity and the subsequent analysis provide valuable insights into the preferences and priorities of the community regarding housing design.

The identified priority areas, such as the inclusion of greenspace, maximized outdoor access, diverse bedroom configurations, and dedicated office spaces, should be the focal points in the development process.

By incorporating these recommendations into the housing design, we can create living spaces that align with the needs and desires of the community members. Prioritizing comfort, functionality, and connection to nature will contribute to a thriving and satisfied community.



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Bromley & Co. is a consulting firm that focuses on helping brands build and maintain public trust. The company specializes in three main areas: crisis management, community and social impact initiatives, and nonprofit services.