The distinct and challenging “separation” of Parcel A & Parcel B has become the center-point of our concept for their development. Using this physical “character” as an advantage, the two parcels have been each designed a role in meeting the housing and community program of this competition. Since Parcel A contains the “existing” graded pads and has relatively easy access to Bahia Drive, it is the obvious choice for which to locate the “housing” component. This component is made up of (2) 2 Bedroom units, (7) 1 Bedroom units and (10) Studio-Affordable units. An accessory unit has been attached to each of the 1 and 2 bedroom units. The housing has been organized on the existing pads to take advantage of views, solar orientation, and as well as create a sense of privacy. The Studio units have been grouped together in an enclosed environment to promote camaraderie but at the same time allow for individualization. The smallest existing graded pad, central to the lots along Bahia Drive, has been reserved for a “pocket park.” This feature will serve as a location for a bus stop, an electric cart “charging” station and an informal gathering space. Parcel B has been designated the “community” component. In the interest of development costs, and the challenge of getting vehicle access to all of the existing graded pads, this parcel will be cultivated into terraced gardens, groves or an orchard environment. Each garden will be connected with a switchback ramp that is stairless and can be reached by foot or electric cart. A landscape folly or feature element is created as a destination point at each pad and also serves the practical functions for garden storage, petting shed and/or restrooms. At the base of these gardens, a “Market Barn” is proposed, that is accessed by the continuation of Misty Road to a public parking grove. The Market Barn will play host to a variety of social and community activities, and provides flexible space for selling products, hosting events and/or housing a small clinic. The garden path is continued from Parcel B, meandering along the contours and connects back to Parcel A so that it can be used for walking, hiking and resident enjoyment.

Housing project + sustainability

Utilizing a pre-manufactured “component” concept, for the shell building, we employed the construction method of Ecobuild to achieve both the low construction cost and sustainability objectives. This is a building system provider specializing in speed, efficiency, and green building. Each component is pre-manufactured and factory finished for quick on-site installation. We are using this system to define the main structural element, as well as, the insulated wall and roof panels. The Ecobuild system uses recycled cardboard and is long lasting, moth, mildew and insect resistant. Steel buildings require none of the toxic treatments and adhesives that wood-construction buildings do and are highly-tolerant and native to northern California. The “Market Barn” will be constructed using these same systems and principles.
**Unit pricing listed above is based on utilizing “EcoSteel” as the unit construction method. EcoSteel package includes complete structural engineering, drawings, steel framing, insulated roof, insulated walls, and gutters and downspouts. Note that if all units are ordered and built in sequence, and without delay, the cost per square foot per unit will be reduced to an average of $36.77 across the total amount of square footage. This is a savings of $6,450,000.00. Note that this savings includes the square footage of the market barn.**