

Anchorage AARP Multi-generational Housing Design Initiative 2024

Proposed Building Program Summary

The design started by considering different types of housing units based on a maximum density of a six-story apartment building to the lowest density of single-family home using both the corner lot and the infill lot. We looked at the pros and cons of each building type and decided to develop a modified townhome / apartment / mixed-use building. We wanted to maximize green space and exposure to sunlight, so the design pushes the buildings to the property line ignoring the setbacks.

The building program uses both sites and consists of two-story townhomes with a two-story carport. We looked for opportunities for future growth and flexibility. For example, the carport could be developed by the resident in the future as additional living space as families grow. We included a corner unit that could be developed for a variety of uses, a small business or a community space with the desire to create a destination in the neighborhood. The corner unit includes an apartment above that could be converted into office space. This is part of a larger idea to add desirable amenities throughout the neighborhood to be more usable and walkable.

Site Selection and Preferences

We chose the Oceanview neighborhood and used both sites. The corner lot let us develop the north and east sides of the property. The infill lot allowed a little more space for multiple buildings since it is wider.

Multi-Generational

Some accessible units are provided so residents can age in place. Each bedroom has an ensuite bathroom for different living scenarios. There is a green space for enjoyment for all the residents. Covered parking is provided so that cars will not have to be cleared.

Anticipated Construction Methods and Special Conditions

The construction will be conventional wood framing with nine-foot ceilings in the residents and fourteen-foot ceilings in the corner space. The carport walls will be designed to add the structure for future additions.

Key Questions, Issues, or Complexities Experienced During the Design Process

The design does not meet current zoning code. It will meet building codes with fire rated construction techniques without changing the design.

Potential Improvements or Outcomes Related to Title 21 Code Requirements, Neighborhood Contexts, and Other Local Considerations

This project explored the maximum use of the property using the edge of the property line. The buildings are in setbacks, which is against the zoning for this area but not for the central business district (downtown). It also explored a mixed-use component by adding a commercial use unit in a residential district which is not allowed in a residential zone. The right of way would be developed as a solution to provide street parking for the potential commercial space.

Market Appeal

This project is designed for a starter home for a young family to Age-in-place senior residents. The townhomes would be individually owned like a zero-lot line. The apartment and community space will be owned separately.