

THE “GENERATIVE DESIGN” AFFORDABLE HOUSING INITIATIVE

by Community Venture Partners, Inc.

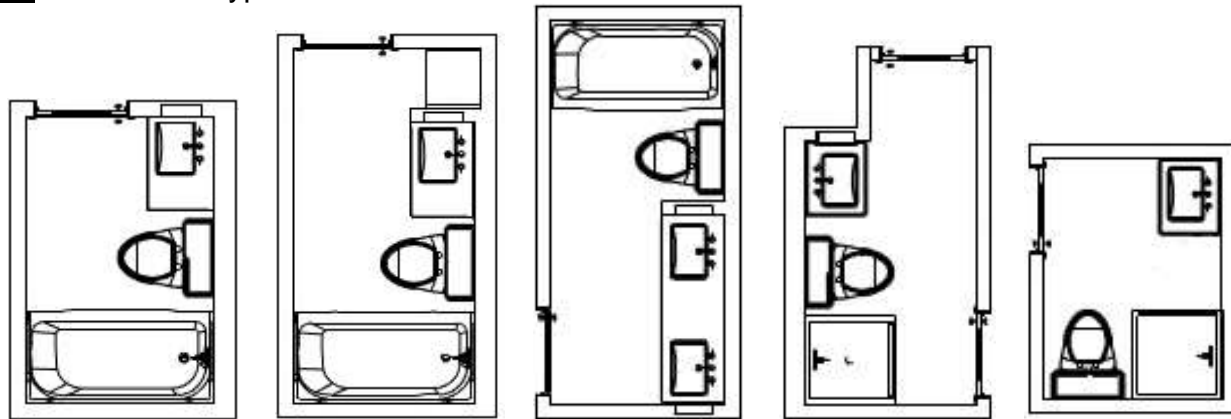
The CVP “Generative Design Affordable Housing Initiative” is an endeavor to create a new way of conceptualizing, designing, and constructing affordable housing. The generative design methodology employs state-of-the-art computer-aided design software with “off-site” componentized construction to offer inexpensive and highly flexible housing design / development tools that can result in cost-effective solutions, adapted to the requirements of any site in any location.



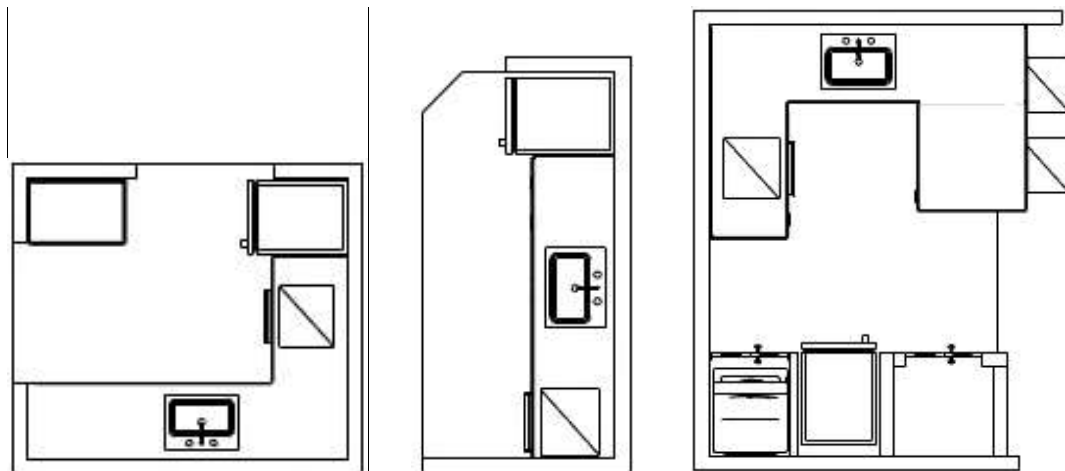
This presentation is a demonstration prototype of that methodology as applied to an actual, half-acre, development site in Mill Valley, California. The 17-unit, mixed-use project provides live/work affordable housing for artists, artisans, designers, and small business professionals, and includes shared work studios, a public gallery, café, and retail stores.

The Design/Build Methodology: Generative design starts with standardized, physical components of the project. In this case that consists of residential use types, such as bathrooms, kitchens, and living spaces. These components will be pre-manufactured off-site and combined in a variety of configurations that are adapted to the project's overall design parameters.

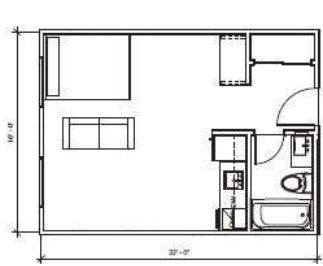
Examples: Bathroom Types



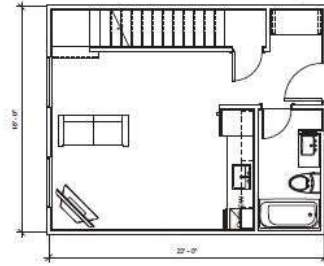
Examples: Kitchen Types



Components are combined with various living spaces to create prototypical unit types.



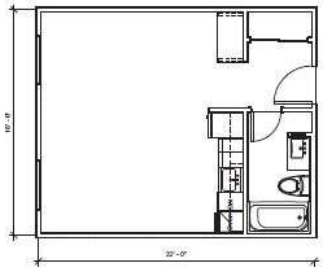
TYPE A.1
16' STUDIO
8' BATH/KITCHEN



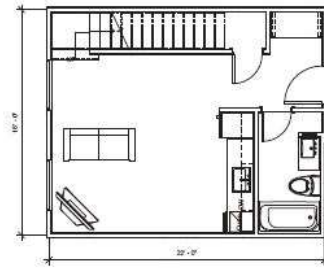
TYPE A.1
18' LIVE/WORK LOFT
10' BATH/KITCHEN



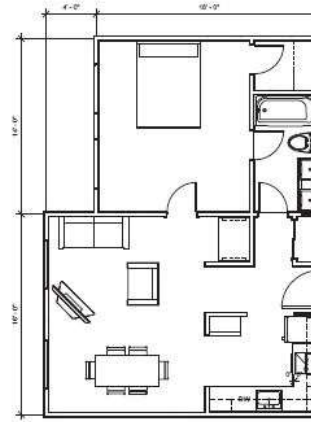
TYPE B
20' STUDIO
U - Kitchen



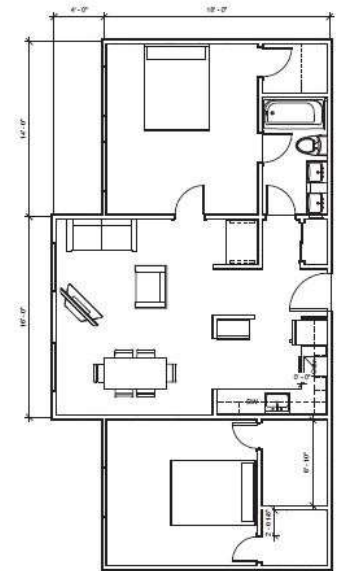
TYPE A.1
18' STUDIO
10' BATH/KITCHEN



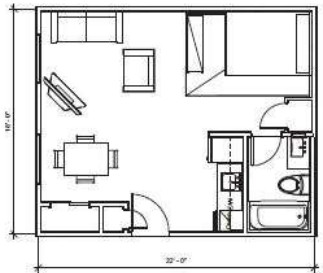
TYPE A.1
18' LOFT
10' BATH/KITCHEN
UNDER STAIR CLOSET



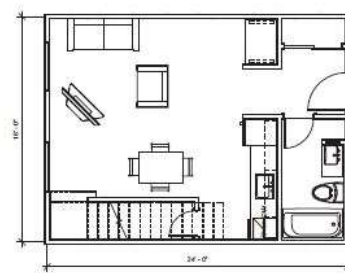
TYPE C
18' 1 BED/1BATH
L - Kitchen



TYPE C
18' 2 BED/2BATH
L - Kitchen



TYPE A.2
18' STUDIO
-OFFICE
+LARGER BEDROOM
8' BATH/KITCHEN



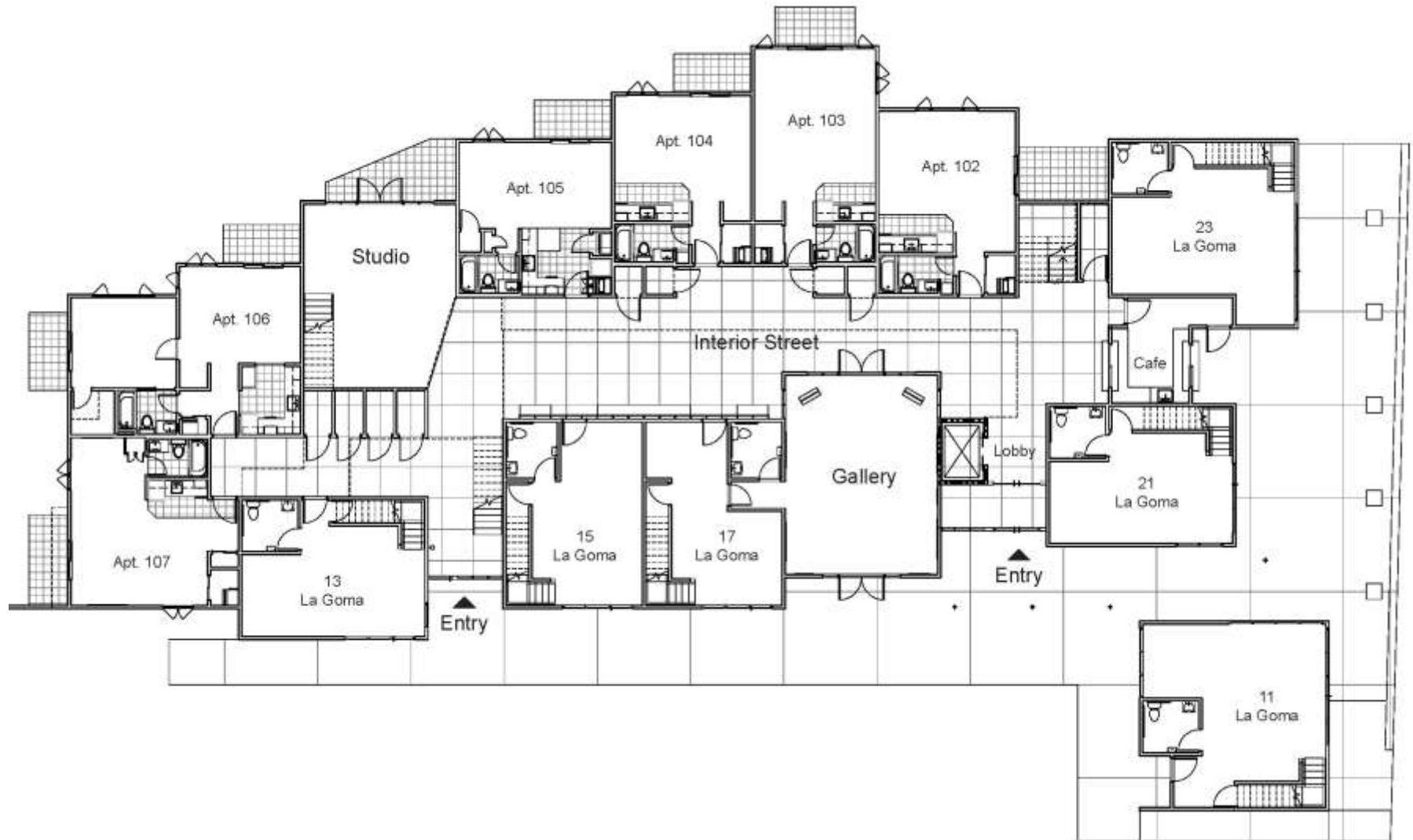
TYPE A.2
18' LOFT
10' BATH/KITCHEN
SMALLER UNDER STAIR CLOSET
BETTER FURNITURE LAYOUT

All Lofts are 18'

TYPES

- A.1 - Straight Kitchen, Corner Utility w/ Storage on Back
- A.2 - Straight Kitchen, Corner Utility w/ Storage on Side
- B - U Kitchen, Connected Utility on Back
- C - L Kitchen, Separated Utility on Back

Varying combinations of living unit types and public spaces result in a unique architectural statement that reflects the overall design parameters and site constraints for the project. Note that this live/work design includes outdoor patios, indoor public “street” spaces, a public gallery, and shared working studio space.



Starting with very simple components that are cost-effective to construct, results in a rich design solution that is perfectly adapted to its location and integrated into the scale and massing of its surrounding community. This particular project is solar-powered and meets LEED Platinum certification standards.



Dynamic Architectural Design



Appropriate Residential Scale



Integrating Mixed-Use into the Community



Dramatic Interior Streetscapes with Natural Light and Living-Wall Greenspace



Striking Contemporary Residential Unit Interiors



CONTACT

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