Durham Central Park Cohousing Community

... a founder’s tale
Durham Central Park Cohousing Community
June 2010
Site announced

May 2010
Architect selected

June 2010
Underground tank removal discovered
(Project stalls)

Nov 2010
Structural borings unearth petroleum-laced soil

March 2011
First meeting w/ all (Questions, questions, questions)

June 2011
Pre-Programming Workshops (Units, Commons)

Jan 2012
Schematic design begins
Contractor selected

June 2012
Developed design accepted

Dec 2012
Construction begins...

March 2012
Center Street accepted

May 2012
Unit selections (Homes Sweet Homes)
Design Committee forms

Mar 2012
Consensus, Programming (Love it. Like it. Live with it. Oy!)

Oct 2012
Pricing from contractor

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Feb 2013
Oct 2013

July 2014
Move-in begins
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July 2014: Move-in begins

July 2014: Move-in begins
Consultants
Lysaght & Associates, PA
Structural Engineering

The Wooten Company
Mechanical, Plumbing, Electrical Engineering

Coulter Jewell Thames, PA
Civil Engineering & Landscape Architecture

Hall Architects
Building Envelope Consultant

Christine Westfall
Development Manager

Financing
BB&T
Lori York, VP-Relationship Mgr.
Durham Central Park Cohousing Community

the site
the site
the site
the site
Views to west

Views to downtown

Cooling spring/summer breezes
the site
Durham Central Park Cohousing Community

programming
. programming
. site analysis

pre-design          schematic design          design development          construction documents
October - December January, 2012 - March March - May May - September
couch

chair

grandmother's hutch

bedroom

window east

dbl bed

chair

36" deep / 36" long
Unit A (One couple, six single-person households, one artist’s studio)
- Flexible, open living, dining, kitchen area
- L-shaped kitchen preferred (with full height pantry)
- One bedroom, private from flexible living area
- Interest in semiprivate space visually separated from main living area
- Suggestion that pocket doors could create both openings and separations

Unit B (Six couples)
- “Mine, yours, and ours” spaces
- Kitchen somewhat screened from adjacent living area
- Bedroom with closet wall
- Preference was 5-1 for shower only. One strong preference for tub.
- In addition to bedroom, one other room with acoustic and visual privacy

Unit C (Three couples)
- Spacious and open kitchen/living/dining areas
- L-shaped kitchen. Allow for islands in different configurations
- One full bath and one half-bath
- Balcony off corner rather than off middle of main space
- Could unit be more efficient (e.g. 1,350 sf)

General comments
- Spacious and open
- Nine-foot ceilings
- Pantry in kitchen
- Separate utility closet
- Outdoor sitting and dining space for each unit
- Lots of natural light (some floor to ceiling)
<table>
<thead>
<tr>
<th>APARTMENTS</th>
<th>#</th>
<th>850</th>
<th>9,350</th>
</tr>
</thead>
<tbody>
<tr>
<td>unit A</td>
<td>11</td>
<td>850</td>
<td>9,350</td>
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<tr>
<td>unit B</td>
<td>7</td>
<td>1,200</td>
<td>8,400</td>
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<tr>
<td>unit C</td>
<td>6</td>
<td>1,500</td>
<td>9,000</td>
</tr>
<tr>
<td>sub-total</td>
<td></td>
<td></td>
<td>26,750</td>
</tr>
<tr>
<td>Room Description</td>
<td>Square Feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>-------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>entry</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>coat, mail, package area</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>great room - dine/dance</td>
<td>650</td>
<td></td>
<td></td>
</tr>
<tr>
<td>café/dining niche (great room flex)</td>
<td>240</td>
<td></td>
<td></td>
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<tr>
<td>living/sitting</td>
<td>240</td>
<td></td>
<td></td>
</tr>
<tr>
<td>kitchen</td>
<td>350</td>
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<tr>
<td>pantry</td>
<td>75</td>
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<tr>
<td>storage-tables/chairs</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>toilet rooms</td>
<td>2 40 80</td>
<td></td>
<td></td>
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<tr>
<td>guest room 1</td>
<td>150</td>
<td></td>
<td></td>
</tr>
<tr>
<td>guest room 2</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>shared guest bath</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>laundry</td>
<td>150</td>
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<td></td>
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<tr>
<td>workshop</td>
<td>150</td>
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<td></td>
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<tr>
<td>library</td>
<td>0</td>
<td></td>
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</tr>
<tr>
<td>coho office</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>multi-function room</td>
<td>150</td>
<td></td>
<td></td>
</tr>
<tr>
<td>art/craft room</td>
<td>150</td>
<td></td>
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<tr>
<td><strong>community subtotal</strong></td>
<td><strong>2,790</strong></td>
<td></td>
<td></td>
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</table>

**programming**
# Building Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
</tr>
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<tbody>
<tr>
<td>Community</td>
<td>2,990</td>
</tr>
<tr>
<td>Apartments</td>
<td>26,750</td>
</tr>
<tr>
<td>Storage/Utility</td>
<td>2,650</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
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</thead>
<tbody>
<tr>
<td>Net square feet</td>
<td>32,390</td>
</tr>
<tr>
<td>Circulation, wall thickness, etc.</td>
<td>6,478</td>
</tr>
<tr>
<td>20%</td>
<td>6,478</td>
</tr>
<tr>
<td>25%</td>
<td>8,098</td>
</tr>
<tr>
<td>25%</td>
<td>8,098</td>
</tr>
<tr>
<td>Gross square feet</td>
<td>40,488</td>
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</tbody>
</table>
Durham Central Park Cohousing Community

site schemes
25,355 sf
(4) Forecourt Sub-types
(a) A raised court type may be created when the ground level of the forecourt is raised above the adjacent street level. The raised court shall be a minimum of 30 inches and a maximum of four feet above grade level.

Raised Court
court street

section

property _ 139'-4"

podium _ 85'

existing grade

property _ 139'-4"

podium + 4 floors

court street

typical floor. 2-3

1 2 3 4

hunt st
south court
typical floor, 2-3

south court
4th floor / roof

south court
south court

first floor

<table>
<thead>
<tr>
<th>Floor</th>
<th>Units</th>
<th>S</th>
<th>M</th>
<th>L</th>
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<tbody>
<tr>
<td>1</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>7</td>
<td>2</td>
<td>3</td>
<td>2</td>
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<tr>
<td>3</td>
<td>7</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Total: 7 10 7
center street

terra firma

terrace

property _ 139'-4"

podium _ 85'

roof deck

terrace

terra firma

center street

typical floor, 2-4

section

type V - wood

non-combustible, what and how much needs verification

existing grade

center street

podium + 4 floors

property _ 139'-4"

Hunt St
center street / forecourt - 4
first floor

| units | 5 | 8 | 5
|-------|---|---|---
| floor 1 | 1 | 1 | 1
| floor 2 | 3 | 3 | 2
| floor 3 | 3 | 3 | 2
| floor 4 | 2 | 2 | 2

8 9 7
circulation along apartments [open]
Interior Fire Partition
non-operable glazing
wire glass

circulation between apartments [enclosed]
Durham Central Park Cohousing Community

big decision
elevation concept sketch

elevation study
Durham Central Park Cohousing Community

a thousand more decisions
Guidelines for Design Decision Making – using categories

PLENARY
Proposed, informed by WFA

General category:
Big ticket items,
Common spaces,
Long term issues

Examples:
Windows
Exterior cladding
Parking
Landscaping/site planning
Balconies
HVAC
Water system(s)
Building shading/screening
Security/Lighting
Exterior building doors
Exterior unit doors
Circulation
Schematic design

PLENARY based on limited choices presented by Design Comm; info from WFA, Des Comm research

[then decision by unit, based on plenary approval of choices]

General category:
Unit features needing standardization, allowing limited choice

Examples:
Flooring material(s) unit
Flooring materials(s) common
Appliances, unit
Countertop/backsplash material, Common, unit
Kitchen/bath cabinets
Toilets
Sinks
Showers/tubs
Lighting fixtures / unit

DESIGN COMM
Based on info from WFA, task forces/study groups, Des Comm research

General category:
Unit and Common features, small scale, mostly low cost, easy to change

Examples:
Common kitchen appliances
Lighting fixtures / common
Door hardware / unit, common
Cabinet hardware /unit, common
Paint
Common space fittings
Landscaping/planting
Light switches, outlet locations
Interior unit doors
Common interior doors
Timeline for Design Decisions: April through June 3
By plenary (P); by Task Force (TF); by DOC; by Des Comm; by unit groups

April 15 = exterior elevations, including windows, balconies (P)
  = unit plan layouts (unit groups)

April 22 = unit storage configuration (P)

April 29 = site development features (forecourt amenities, landscape, hardscape, cistern, rear terrace) (Other Common TF)

May 6 = Common Kitchen/Dining/Cafe/appropriate closets plan
  (Common Kitchen TF)
  = Building Security provisions (fences, gates, lights, alarms, lock system; all areas) (Security TF)
  = Parking level layout (P)

May 13 = Exterior materials (P)
  = Common Kitchen, etc. interior (appliances, cabinets, materials) (Common Kitchen TF)
  = Other common areas plan (activity rooms, living room, laundry, 1st floor storage) (Other Common TF)
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>23-May</td>
<td>Intro: kitchen cabs, tops, lighting</td>
<td></td>
</tr>
<tr>
<td>30-May</td>
<td>Decision: kitchen cabs, tops, vanity cabs and tops</td>
<td>Intro: unit doors, shelving for closets and pantry</td>
</tr>
<tr>
<td>6-Jun</td>
<td>Decision: unit doors</td>
<td>Intro: unit floor materials, plumbing and lighting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Friday, 8-Jun</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>. Visit Wilkerson Plumbing Supply</td>
<td></td>
</tr>
<tr>
<td>13-Jun</td>
<td>Decision: unit floor materials, plumbing and lighting (not specific</td>
<td>Intro: corridor lights, doors, finishes</td>
</tr>
<tr>
<td></td>
<td>lights, lighting strategy)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Friday, 15-Jun</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>. Visit Basnight Hardware (door hardware, signage, bath accessories)</td>
<td></td>
</tr>
<tr>
<td>20-Jun</td>
<td>Decision: corridor lights, doors, finishes</td>
<td>Intro: Commons plumbing, lighting, finishes</td>
</tr>
<tr>
<td>27-Jun</td>
<td>Decision: Commons plumbing, lighting, finishes</td>
<td>Intro: Building elevations (skin, balcony, sunshades)</td>
</tr>
<tr>
<td>4-Jul</td>
<td></td>
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</tr>
<tr>
<td>11-Jul</td>
<td>Decision: Building elevations (skin, balcony sunshades)</td>
<td>Intro: Unit Plans and Interior Elevations to review</td>
</tr>
<tr>
<td>18-Jul</td>
<td>Comments: Unit Plans and Interior Elevations</td>
<td>Intro: Electrical Plans (switches, outlets, lighting)</td>
</tr>
<tr>
<td>25-Jul</td>
<td>Comments: Electrical Plans</td>
<td>Intro: Commons - Interior elevations, materials</td>
</tr>
<tr>
<td>1-Aug</td>
<td>Comments: Commons - Interior elevations, materials</td>
<td>Intro: Status package, construction documents</td>
</tr>
<tr>
<td>8-Aug</td>
<td>Comments: construction documents</td>
<td></td>
</tr>
<tr>
<td>15-Aug</td>
<td>Comments: construction documents</td>
<td></td>
</tr>
<tr>
<td>UNIT</td>
<td>B</td>
<td>C</td>
</tr>
<tr>
<td>------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Base</td>
<td>kitchen</td>
<td>kitchen</td>
</tr>
<tr>
<td>Upper, 36&quot;</td>
<td>upper, 42&quot;</td>
<td>laminate</td>
</tr>
</tbody>
</table>

| 301 | toffee | - | toffee | - | cliffside | - | yes | horse roan | - | arctic white | bright white | - | - |  |
| 202 | natural | natural | - | - | cliffside | - | yes | - | dune | spa | - | no | one |  |
| 302 | natural | - | natural | - | cliffside | - | yes | - | ranier | arctic white | - | yes | two |  |
| 402 | toffee | - | toffee | - | palermo | - | yes | - | tobacco | urban putty | solid biscuit | no | - |  |
| 303 | natural | - | - | cairo | - | yes | - | tobacco | arctic white | bright white | - | - |  |
| 204 | natural | - | - | - | palermo | - | yes | eiger | - | arctic white | bright white | no | - |  |
| 304 | toffee | - | toffee | - | cairo | - | yes | - | dune | urban putty | bright white | yes | - |  |
| 404 | toffee | toffee | - | - | cliffside | - | yes | shitake | - | arctic white | bright white | no | - |  |
| 205 | toffee | toffee | - | bronze legacy | - | yes | horse roan | - | arctic white | white/white | no | - |  |
| 305 | toffee | - | toffee | - | cairo | - | yes | - | tobacco | spa | white/white | yes | - |  |
| 405 | toffee | - | toffee | - | cairo | - | yes | - | tobacco | arctic white | bright white | no | - |  |
| 106 | natural | - | - | graphite nebula | - | yes | eiger | - | urban putty | - | - | one | - |  |
| 206 | natural | - | natural | - | cliffside | nat maple | - | yes | tobacco | arctic white | - | - | one |  |
| 306 | natural | - | - | cliffside | - | yes | - | ranier | arctic white | - | - | one | - |  |
| 107 | toffee | - | toffee | - | cliffside | cherry | - | - | tobacco | arctic white | yes | two | - |  |
| 207 | natural | natural | - | - | cliffside | - | yes | eiger | - | arctic white | bright white | no | - |  |
| 307 | sedona | - | - | - | cliffside | - | yes | horse roan | - | arctic white | bright white | yes | - |  |
| 407 | natural | - | natural | - | cliffside | - | yes | - | ranier | arctic white | - | no | one |  |
| 208 | natural | natural | - | - | cliffside | - | yes | - | tobacco | arctic white | bright white | no | - |  |
| 308 | natural | natural | - | - | cliffside | - | yes | eiger | - | urban putty | white/white | yes | - |  |
| 408 | natural | - | natural | - | cliffside | - | yes | - | dune | arctic white | white/white | yes | - |  |
| 401 | toffee | - | toffee | - | cliffside | - | yes | - | tobacco | urban putty | white/white | yes | - |  |
| 108 | toffee | - | toffee | - | cliffside | - | yes | - | tobacco | urban putty | white/white | no | - |  |
| 201 | natural | - | natural | - | cliffside | - | yes | - | tobacco | spa | white/white | yes | - |  |
Durham Central Park Cohousing Community

build it...