

Granny Flats & ADUs: Planning for the Elderly

Course Number SA302

Saturday, June 23, 2018 12:00 PM – 1:00 PM

Learning Units 1.00 LU RIBA

This presentation is protected by U.S. and international copyright laws.

Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

This program is registered with the AIA/CES for continuing professional education. As such, it does not include content that may be deemed or construed to constitute approval, sponsorship or endorsement by AIA of any method, product, service, enterprise or organization.

The statements expressed by speakers, panelists, and other participants reflect their own views and do not necessarily reflect the views or positions of The American Institute of Architects, or of AIA components, or those of their respective officers, directors, members, employees, or other organizations, groups or individuals associated with them.

Questions related to specific products and services may be addressed at the conclusion of this presentation.

Acknowledgements/Credits

We would like to thank the following architectural firms for allowing us to share with you their design work:

Alchemy Architects, Saint Paul Minnesota

Fieldwork Design and Architecture, Portland Oregon

Morphosis Architects, Culver City California

Waechter Architecture, Portland Oregon

Speakers

- *Michael W. Folonis, FAIA*
President, Michael W. Folonis Architects
Santa Monica, California
- *Paul J. Weinberg, Assoc. AIA*
Attorney/Mediator, Law offices of Paul J. Weinberg
Irvine, California
- *Mark Worthge*
Attorney, Litchfield Cavo
Pasadena, California

Course / Learning Objectives

- Learn how to comfortably design compact, harmonious, and accessible additional housing for elderly family members and others that integrates with existing housing and neighborhoods to enrich neighborhood value and promote family cohesion
- Review in-depth analyses of the newest ADU rules and regulations, zoning criteria, and parking and utilities issues
- See graphic examples, floor plans, rough submittals, and zoning checklists of compliant, innovative, and groundbreaking housing units harmonizing with adjacent structures
- Explore a potential new source of income for clients, architects, engineers and consultants

Why a “Granny Flat” or an “Accessory Dwelling Unit (ADU)?”

Let's be clear, nationally, regionally and locally we are suffering from a housing shortage. Some states and or cities are solving this problem with legislation.

- What is an ADU?
- What impact could an ADU make to our housing shortage?
- Who could these units serve, is it just “granny”?
- Is an ADU a new building typology?
- Does your city have a Housing Element they must submit to the state to show how they are keeping up with the increased population and the need for housing?

State versus local regulation; how do different jurisdictions handle ADU'?

- Minneapolis, MN- progressive, strong City council push; active design community
- California- Cities resist because of parking and density issues; state takes active role
- Seattle, WA- Cooperative relationship between design community and governmental planning agencies- maintain fabric of neighborhood; sophisticated transit- parking less of an issue



Nuts and Bolts of ordinances; “hot button” issues

- Parking; proximity, number of spaces, tandem, “piggyback” to existing main dwelling;
- Utilities- issue about added costs, burden on neighborhood
- Density- proximity to transit, existing zoning, exception or new zoning framework?



Templates for ADU's- What does government want?

- Graphics and other exemplars “folded in” with ordinance- what building envelope does the governmental agency want to encourage?
- Aesthetic issues- “mirror” the existing main dwelling unit? Similar finishes? Roof height? Slope? Aesthetic harmony?
- How is parking issue solved without adverse impact on neighborhood?



Model ADU Ordinances

- What goes into a preferred ADU Ordinance? (samples)
- Incentives for homeowners contained in the ordinance to make it more economic and easier to obtain permits? Fee issues? Utility issues? Pushback from utilities? Practical problems associated with approval, time and cost?



Steps to take in getting ADU Ordinances enacted:

- Emphasis on housing shortages, affordable housing, keeping nuclear families together; different cultural norms where multiple generations live under the same roof.
- Adjunct to transit- Millennials, others want to live close to transit to avoid having to purchase a car, expenses, catalyst for governments to plan and build transit infrastructure.



Steps to take in getting ADU Ordinances enacted:

- “Soft Landing” for elderly-proximity to family, social services
- Airbnb and short-term rental issues; how are these resolved by governmental agencies; neighborhood input and pushback



Potential New Sources of Income

For small or start-up architectural practices, this is a perfect way to break into a marketplace which has yet to be tapped.



Anyone know how Thom Mayne & Michael Rotondi of Morphosis got started?

Accessory Dwelling Units is the correct answer.

Thom and Michael liked to call them alley houses.

They were designed and built in the late 70's and early 80's in Venice, California.



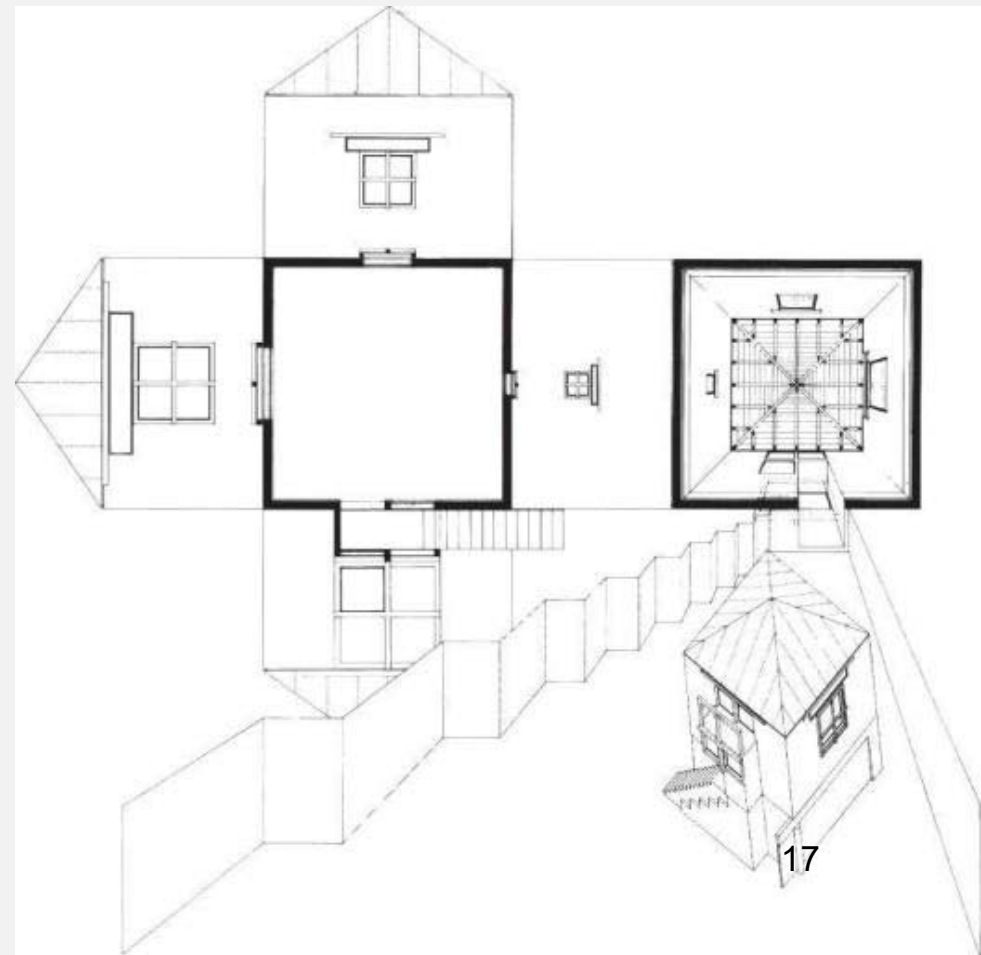
The 2-4-6-8 House

The 2-4-6-8 House is located in Venice. The studio, designed by Thom Mayne and Michael Rotondi of Morphosis Architects in 1978, is a simple cube, clad in gray asphalt shingles, with a hipped roof.



The 2-4-6-8 House

The 2-4-6-8 House sits atop a two-car garage behind a single-family house, perched on top of concrete blocks facing an alley. The 2-4-6-8 House is a 400 square foot garage and studio designed by Morphosis in 1978.



The 2-4-6-8 House

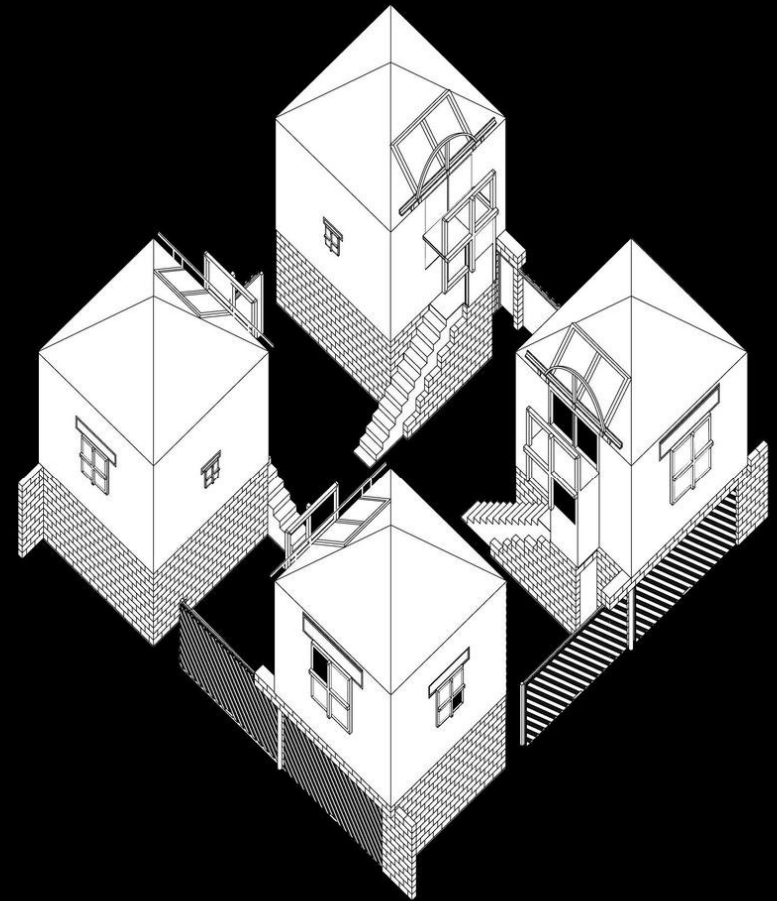
The primary design objective was to develop a simple straightforward building that reflected the client's values. In order to reinforce the aspect of retreat, the studio was conceived of as a one-volume detached house.



The 2-4-6-8 House

The windows were designed to reinforce the centrality of the space, while offering a differentiated perception of the external views.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



2-4-6-8 HOUSE MOD.# MOR-746747

isometric
PRINTED IN USA

The 2-4-6-8 House

With four incrementally scaled windows from which the structure acquired its name, 2-4-6-8 confronts architectural issues prevalent in the 1970s and 80s, from typology and materiality to a kit-of-parts.



Sedlack Residence

This building is placed over a one-car garage to the rear of a single family residence and consists of a single room and study used as a retreat.



Sedlack Residence

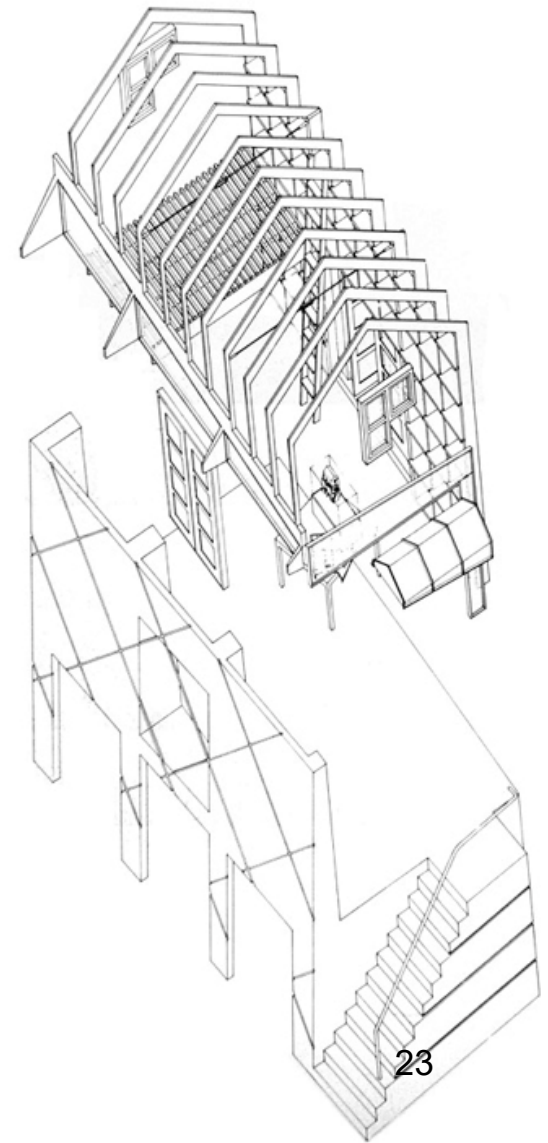
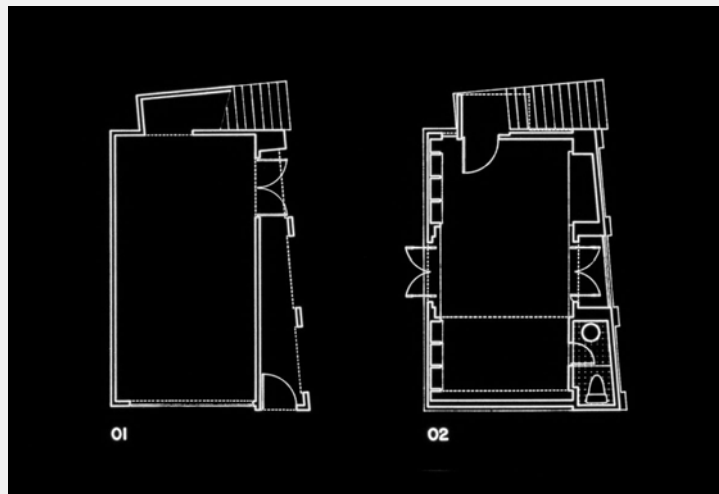
The project is a garage, studio and library space that was built as a separate addition to a small house on a 30 by 30 foot lot in Venice.



Sedlack Residence

The Sedlack house, which cost \$45,000, uses a surprising mix of materials: plaster walls crisscrossed with lattice like aluminum strips for the base, redwood and metal sheeting for the end facades and top floor. There are several recognizable elements including a peaked roof, French doors, and a small porch.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Sedlack Residence

The architects created a topiary wall which camouflages the building.

They then use the building to explore the relationship between architecture and landscape.



Sedlack Residence

The topiary wall is thick enough to make room for these small rooms that service the main space: a bathroom, a balcony and a desk alcove. An entry arcade at ground level leads to a stairway rising to the doorway



Waechter Architecture

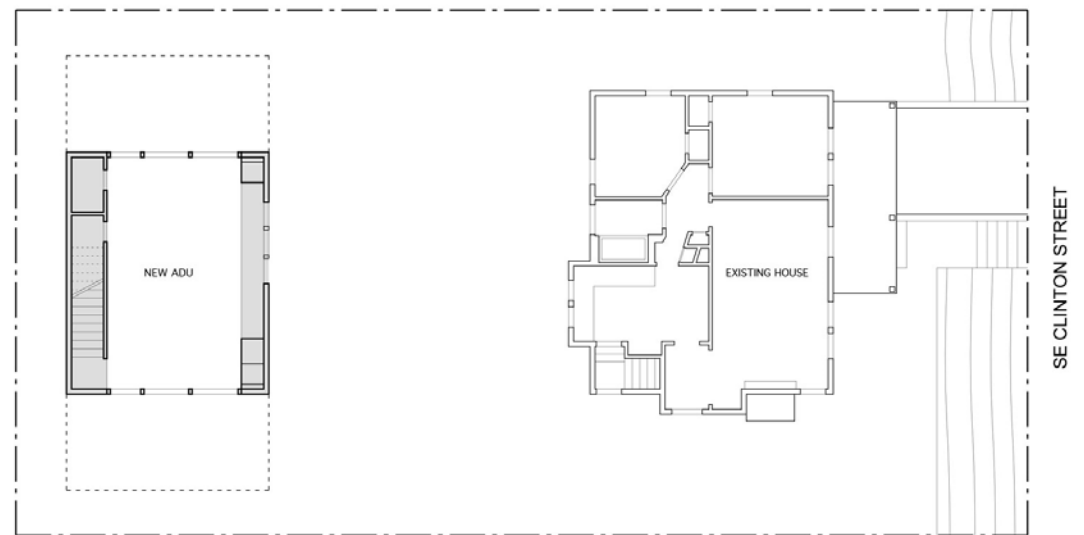
Garden House matches the roof pitch, window proportions and lap siding material of the existing 1940's Cape Cod house as required by the City of Portland.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Waechter Architecture

The City requires that ADU's not exceed 800 square feet, nor 18' in height



⊙ SITE PLAN

0' 5' 15' 30'
27

Waechter Architecture

Living, dining, and kitchen
occupy the ground level.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Waechter Architecture

Living, dining, and
kitchen occupy the
ground level

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Waechter Architecture

Garden House's exaggerated eaves cantilever 10 feet on both sides of the house, creating protected outdoor spaces below and 2 generous ceiling height bedrooms (and a second bathroom) upstairs.



Fieldwork Design

This Accessory Dwelling Unit meets the City of Portland's stringent design standards without sacrificing personality and presence

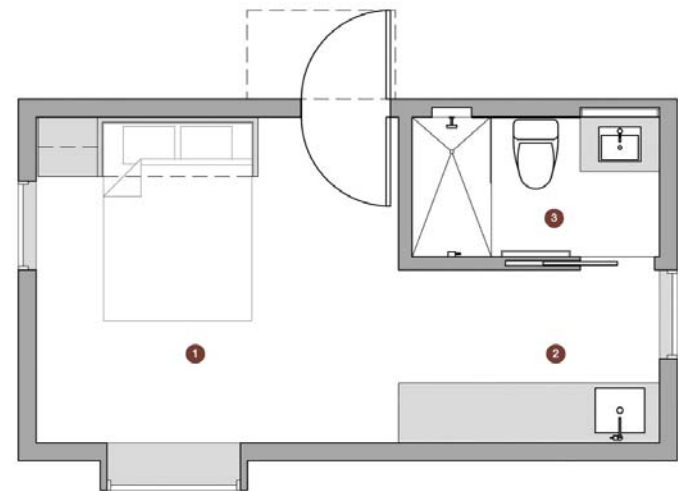
A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Fieldwork Design

The modest plan is efficient and utilitarian in a remarkably small space.

- ① LIVING + SLEEPING
- ② KITCHEN
- ③ BATHROOM

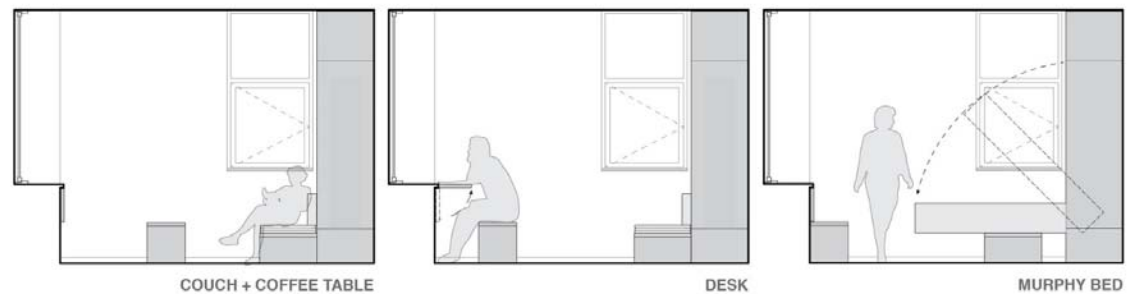


FLOOR PLAN



Fieldwork Design

The modern, minimalist interior includes custom Oregon white oak cabinetry fabricated by FIELDWORK, generous natural light, and a custom Murphy bed/storage unit.



Fieldwork Design

The Fieldwork team provided architectural and interior design services and also designed and fabricated all of the furniture and cabinetry.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Fieldwork Design

The architects carefully located windows to insure as much natural light as possible into interior spaces. The Murphy bed is in the stored position in order to open up the living area.



Alchemy Architecture

The 570 square feet studio is located on Cape Cod. The house includes a deck, which takes advantage of panoramic views of the surrounding landscape.

A'18 AIA Conference on Architecture 2018
June 21-23, New York City



Alchemy Architecture

The design incorporates a very low energy, luxury ADU that can serve as a small house, cabin, guest room or rental unit.

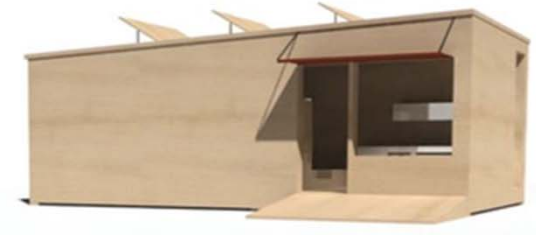


Alchemy Architecture

Off site construction features “Flat-Pack or Modular depending on your lot size and location.



END PORCH 1 BED, 1 BATH 16'x28'



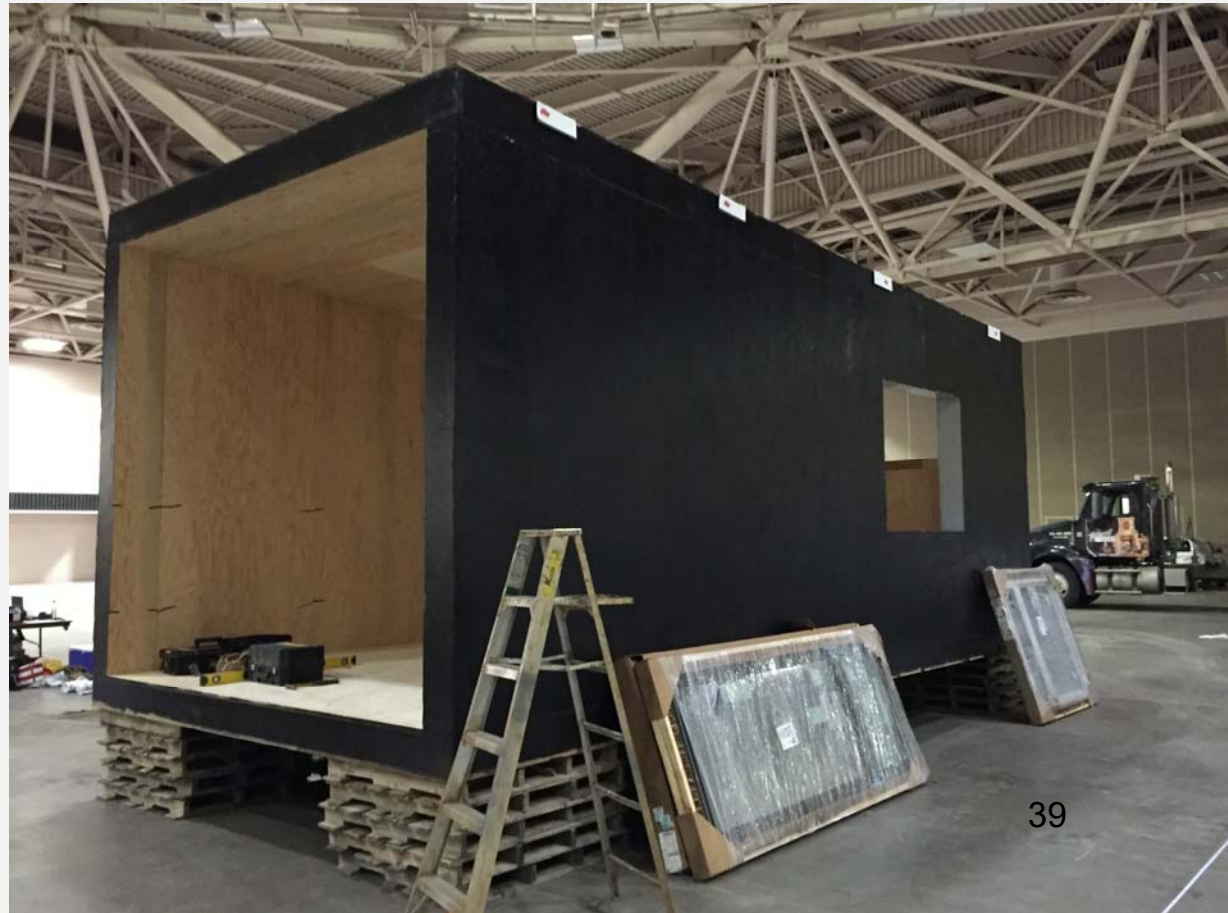
SIDE PORCH 1 BED, 1 BATH 16'x28'



Alchemy Architecture

Manufactured ADU.

This is a great strategy to meet the demand and produce ADU year round.



Alchemy Architecture

A excellent way to maintain consistency, high quality and standards during construction.



As Architects What Can We Do?

- As Architects we can influence state or local municipalities to embrace ADUs or change the current laws to allow them.
- You and your colleagues can make this change in your municipality and or state government.
- As architects, engineers, planners and landscape architects we are a powerful collective group.



Questions & Answers

- We would be happy to answer your questions.
- Thank you for attending this session.

Thank you!