

# ***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

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# ***Acknowledgements/Credits***

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***Alchemy Architects***, Saint Paul Minnesota

***Fieldwork Design and Architecture***, Portland Oregon

***Morphosis Architects***, Culver City California

***Waechter Architecture***, Portland Oregon

# Speakers

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# *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?



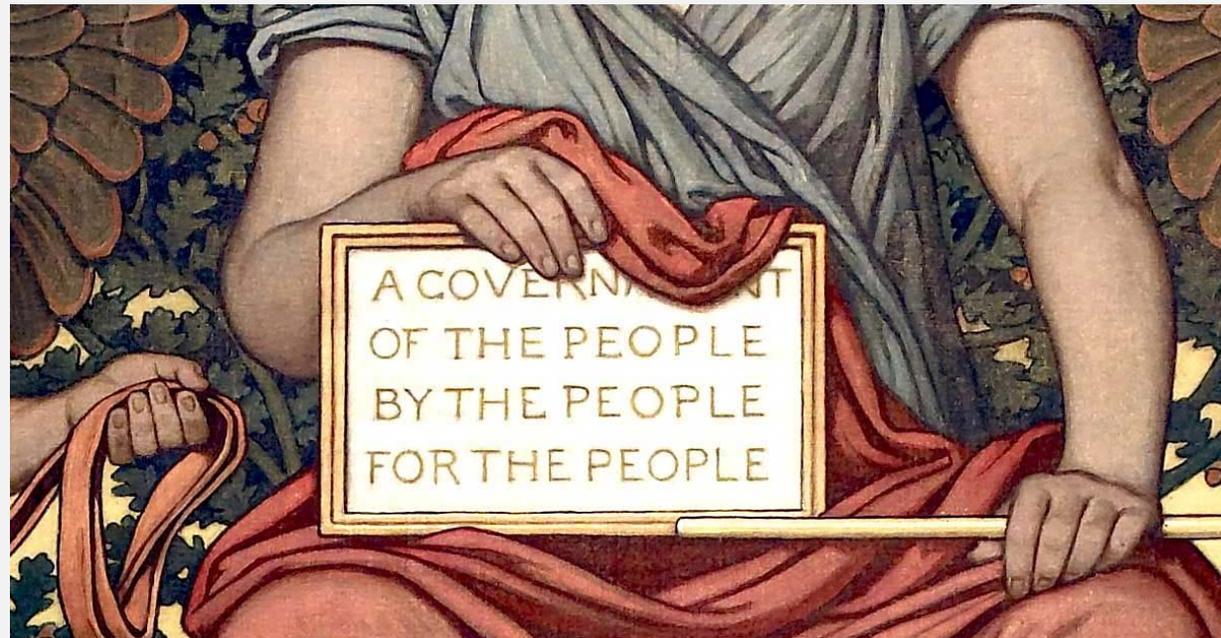
# *Templates for ADU's- What does government want?*

- 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.



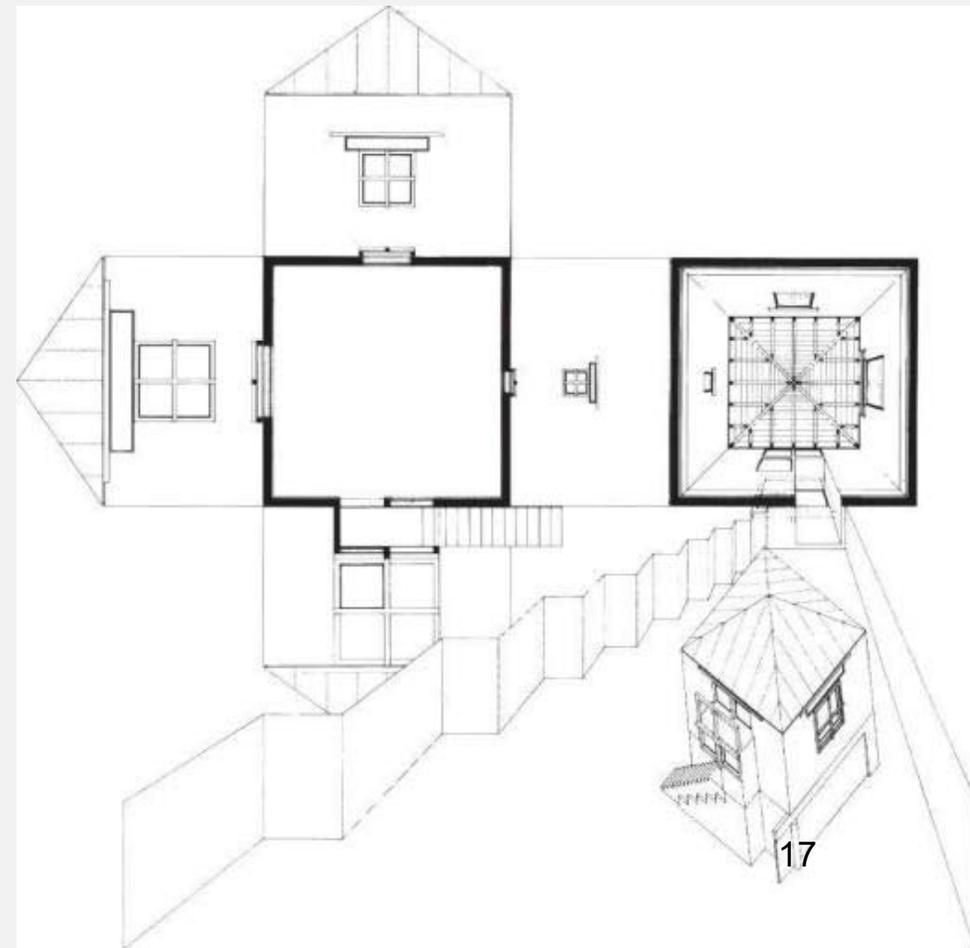
# *The 2-4-6-8 House*

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.

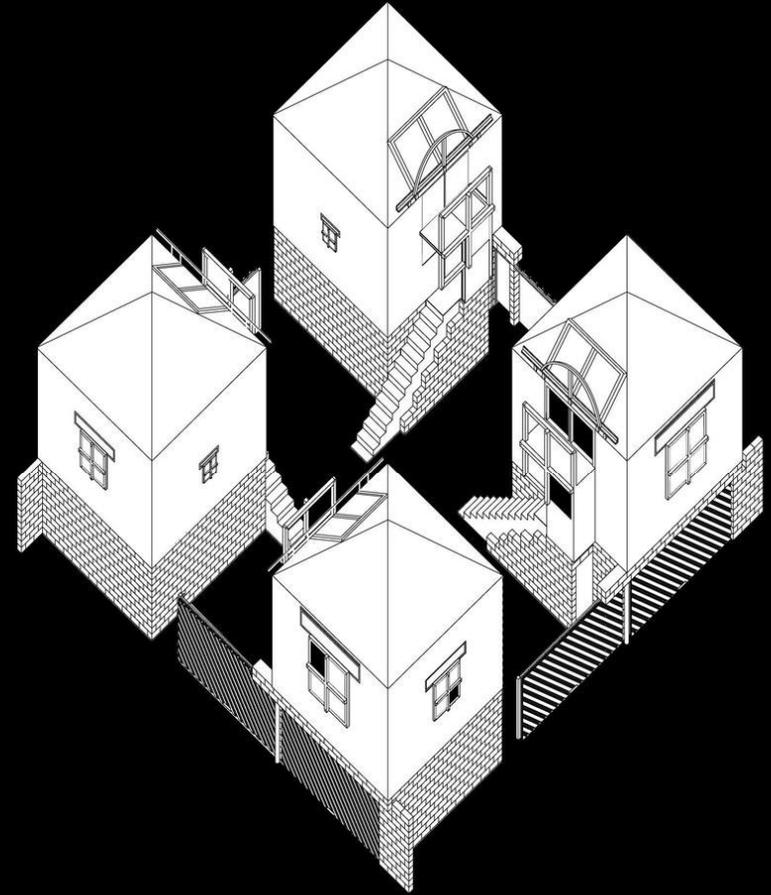
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# *The 2-4-6-8 House*

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

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2-4-6-8 HOUSE MOD.# MCR-746-747

**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*

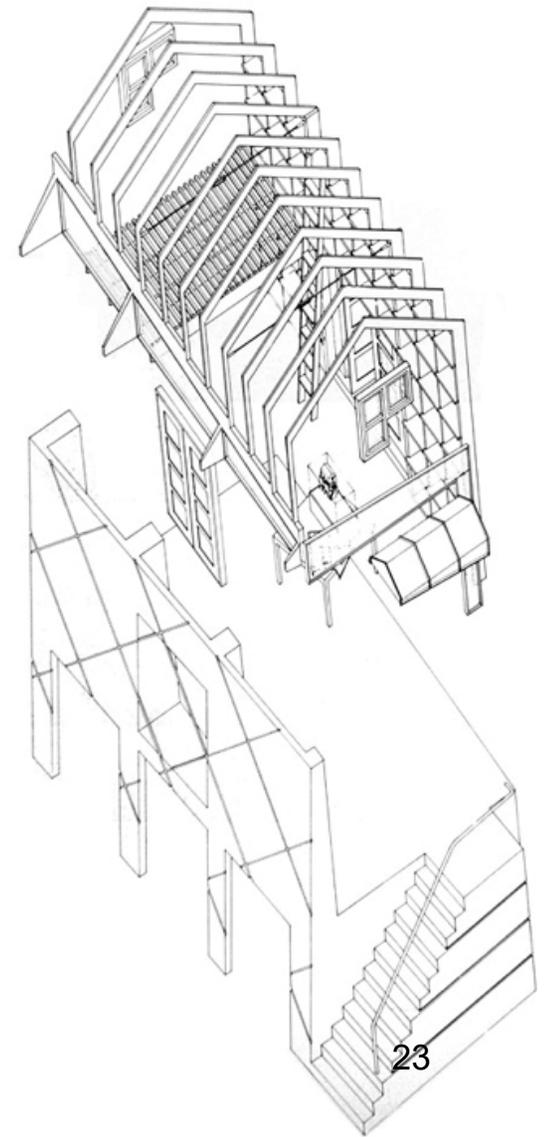
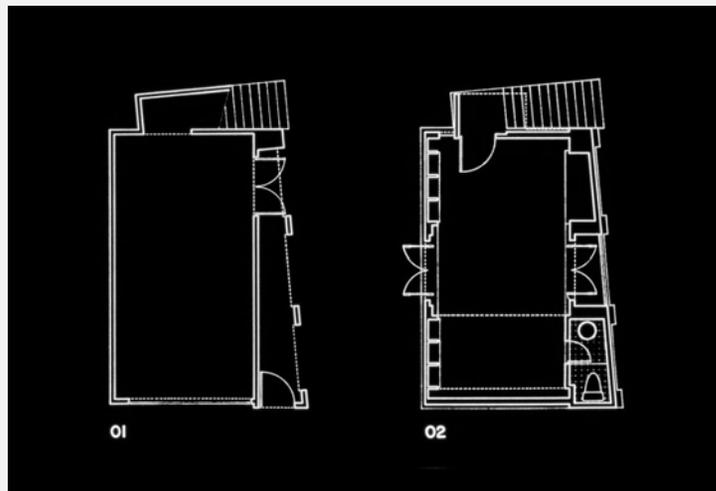
The project is a garage, studio and library space that was built as a separate addition to a small house on a 30 by 30 foot lot in Venice.



# *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.

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# *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



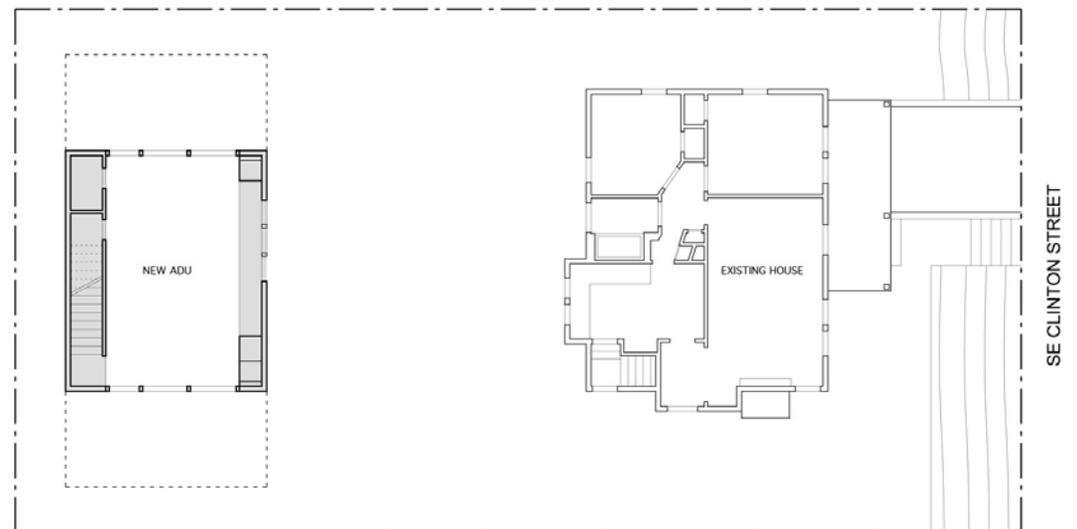
# *Waechter Architecture*

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.

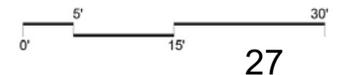


# Waechter Architecture

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



⊖ SITE PLAN



# *Waechter Architecture*

Living, dining, and kitchen  
occupy the ground level.



# *Waechter Architecture*

Living, dining, and  
kitchen occupy the  
ground level



# *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*

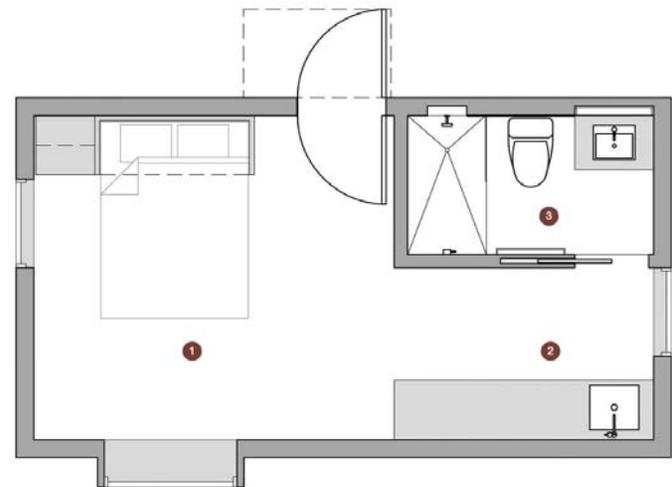
This Accessory Dwelling Unit meets the City of Portland's stringent design standards without sacrificing personality and presence



# Fieldwork Design

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

- 1 LIVING + SLEEPING
- 2 KITCHEN
- 3 BATHROOM



FLOOR PLAN

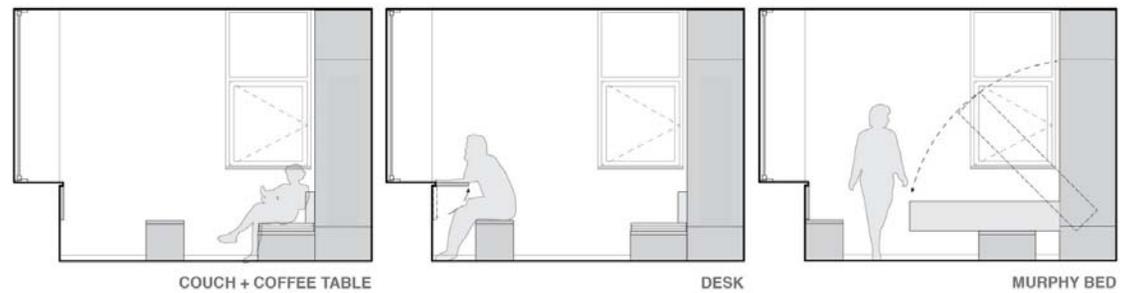


0' 1' 5' 10'

32

# Fieldwork Design

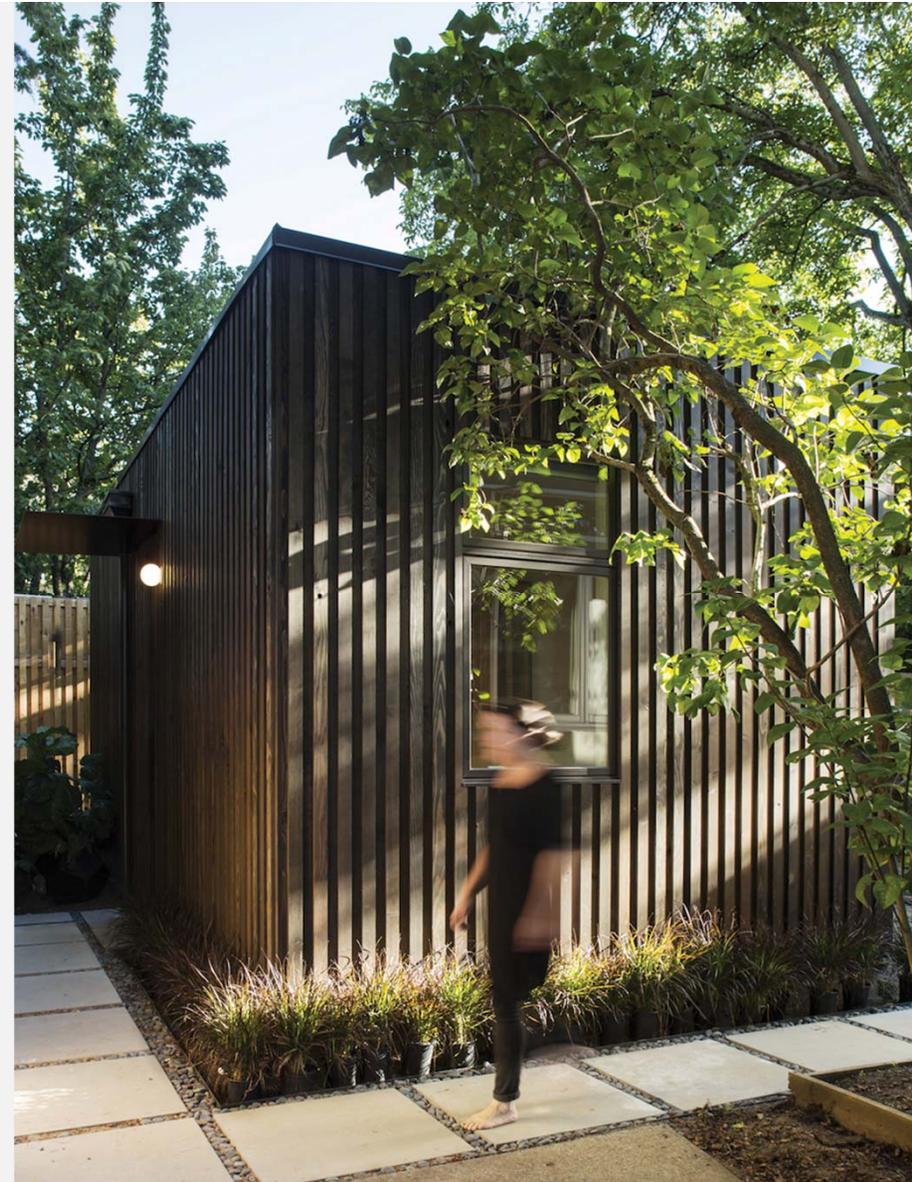
The modern, minimalist interior includes custom Oregon white oak cabinetry fabricated by FIELDWORK, generous natural light, and a custom Murphy bed/storage unit.



# *Fieldwork Design*

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

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# *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 foot studio is located on Cape Cod. The house includes a deck, which takes advantage of panoramic views of the surrounding landscape.

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# *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'



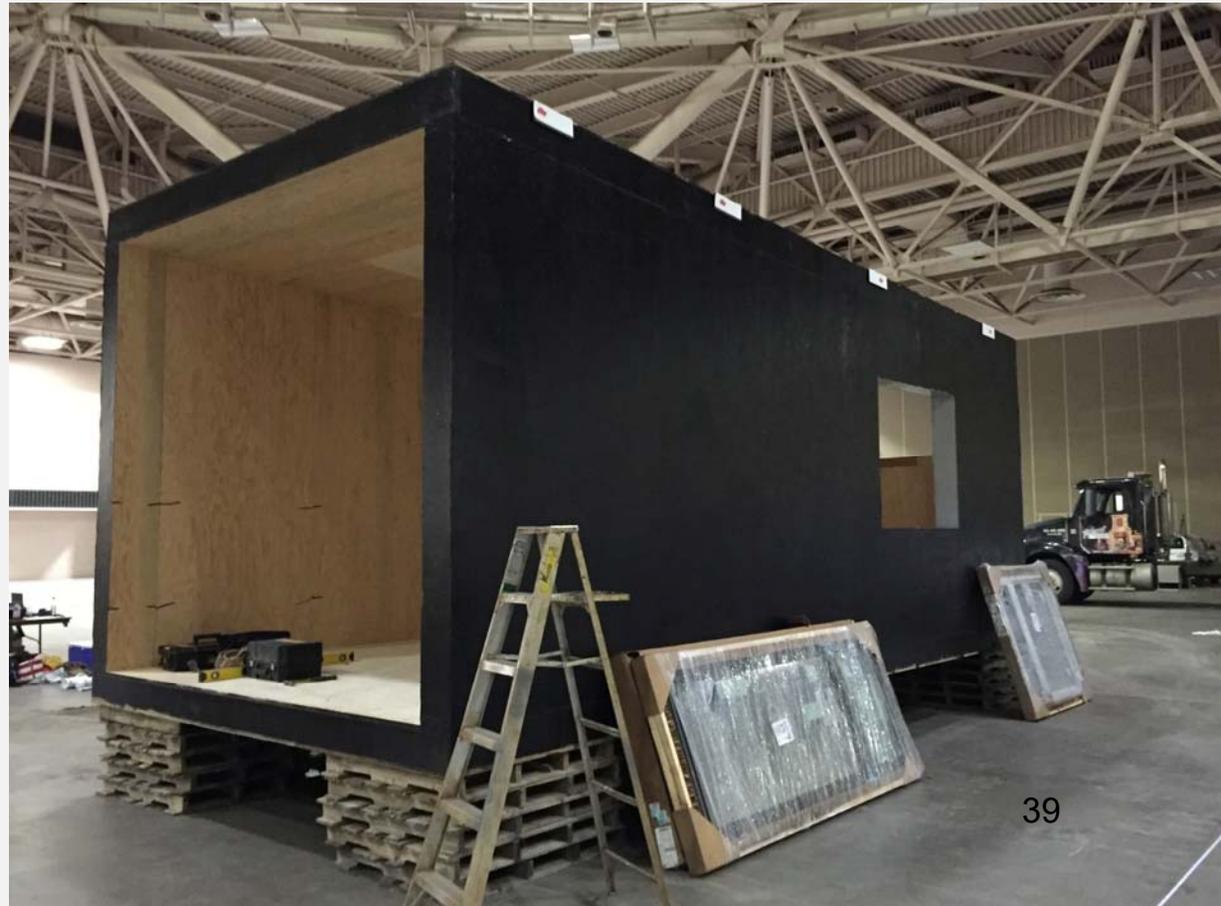
SIDE PORCH 1 BED, 1 BATH 16'x28'



# *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!