

## MARGARITAVILLE - MIDDLE HOUSING NARRATIVE

Margaritaville is a unique Middle Housing opportunity because it is being designed and developed for a member of the community looking to create a retirement community in Chuckanut Village. The site is an existing lot in Bellingham close to Mud Bay AT 1925 Fairhaven Ave., and we are proposing to subdivide the site which has a single family dwelling plus ADU at the east end. The site is accessed with an alley, and there is currently no other public right of way that the lot fronts. In order to create a buffer between the vehicular access and the site, we propose to claim the alley side as the “front yard” with a 20’ setback, and the side of the property fronting “Quinault Ave.” (an unimproved R.O.W. that is currently just forest) as the “rear yard.” This will allow us to back the dwelling units up to the forest, create separation from the alley, and maximize use of the south-facing property as gardens and outdoor living space. Chuckanut Village is currently zoned as single-family, so we look forward to the zoning changing to allow for multiple dwelling units on this large piece of property.

The design of Margaritaville aims to foster a sense of community while simultaneously supporting residents ability to maintain a sense of independence. A cozy Community House sits at the middle of the site plan connecting 5 individual dwelling units. 4 of the dwelling units are 1-bedroom units and there is one two-bedroom unit.

The individual dwelling units are designed to be constructed simply with a rectangular floor plan and mono-slope roof. The dining nook, vertical pantry, and clothing storage are built in, so there is minimal need for furniture to be moved in or out. The kitchen is small with a two-burner cooktop to reduce the cost of the kitchen in each dwelling unit as the residents intend to make most meals in the communal kitchen.

The two-bedroom unit is ADA accessible with the idea that a person who is in a wheelchair may also want a caregiver to live with them. The one-bedroom units are all accessed by short flights of stairs with the idea that continued movement and using small flights of stairs as we age increases longevity. The two-bedroom unit sits atop a communal two-car garage. The client is looking to have one communal car that residents can use to carpool into Fairhaven where they will have access to public transportation, and there is room for a second car.

The Community House hosts a large communal kitchen and dining area as well as a large living area with a library and wood stove where residents can gather and spend time together getting cozy in the fall and winter months or they can open the south-facing wall completely for indoor-outdoor living and dining up against the community gardens in the warm months. The sawtooth roof faces south with optimal solar-gain for the solar array and drains its roof runoff water to the planted roof above the covered outdoor living space, helping to offset the building’s footprint. The north-facing clerestory windows add a soft, ambient light to the space and help with passive ventilation in the summer, keeping the space cool in our increasingly hot summers and decreasing cooling load. The Community house has two guest chambers where residents can have visitors stay without each having to individually maintain and condition guest bedrooms in their own homes.

#### Affordability/Constructability:

Margaritaville uses the slope of the site to its advantage; its dwelling units are perched on the slope rather than buried in the slope, minimizing excavation and concrete, a material extremely high in embodied carbon. Excavation and concrete are two of the highest cost items in construction budgets. The community house and single-dwelling units have simple, rectangular forms and simple roof forms which simplifies construction and reduces cost.

#### Sustainability:

The site plan was designed in a way to maximize solar gain to solar arrays with large sloped roofs facing south. Pervious decks using Lunawood connect all of the buildings allowing for rain water to percolate below the circulation and minimizing the footprint of the project. Lunawood is a durable, heat-treated wood product that has low embodied carbon and minimizes chemical run-off. Multiple green roofs help to filter water that will run off the metal roofs. The siding is also Lunawood, fastened to a rainscreen with cork exterior continuous insulation. This assembly is carbon sequestering and extremely durable. Lasting materials are selected to improve the buildings' lifespan.