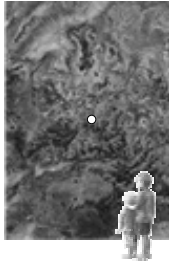
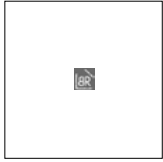
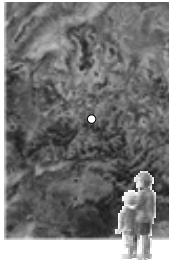
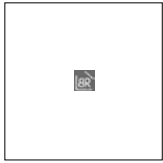


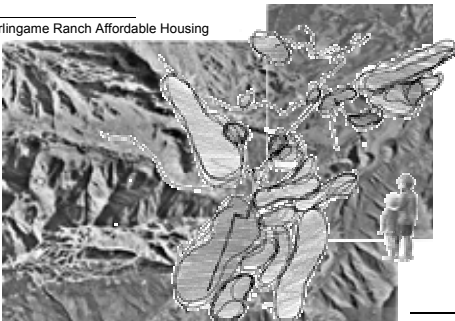
Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing

Townscape



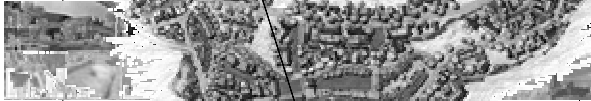
Pedestrian-Centered

Landscape



Burlingame Ranch Affordable Housing

Townscape

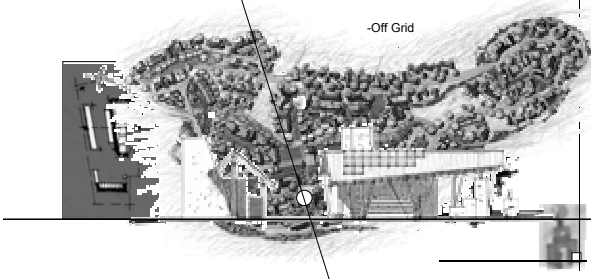


Pedestrian-Centered

Landscape



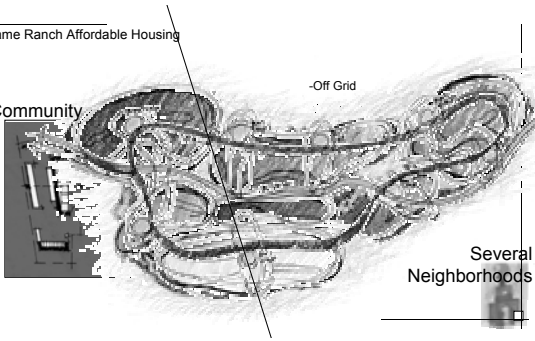
Burlingame Ranch Affordable Housing



Off Grid

Burlingame Ranch Affordable Housing

One Community



Burlingame Ranch Affordable Housing

Families

Moms

Parent

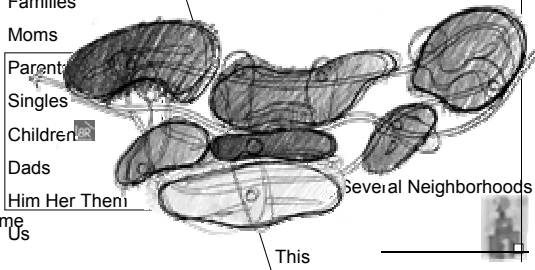
Singles

Children

Dads

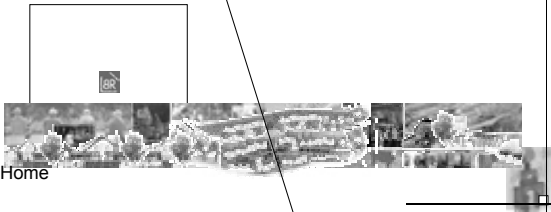
Him Her Them

Home Us

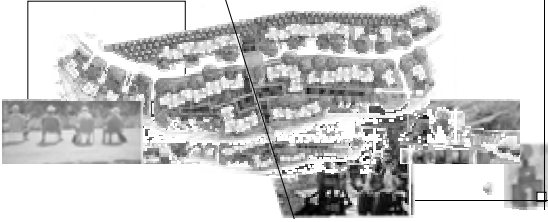


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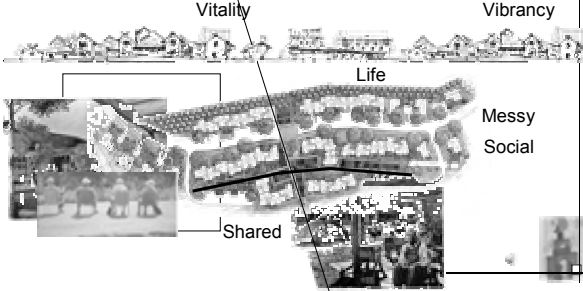
Home



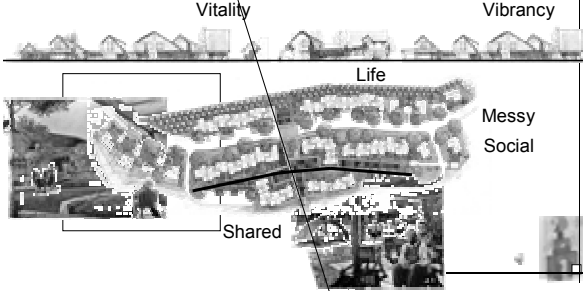
Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing



Burlingame Ranch Affordable Housing

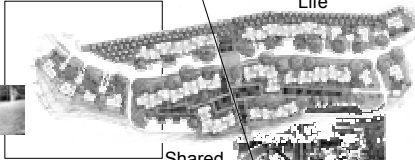
Vitality

Vibrancy

Life

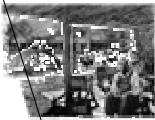
Messy
Social

Shared



Burlingame Ranch Affordable Housing

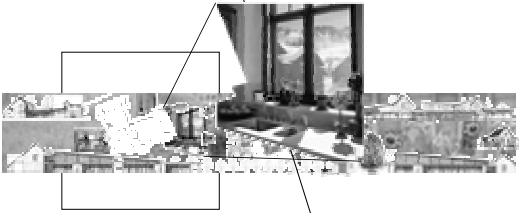
Life



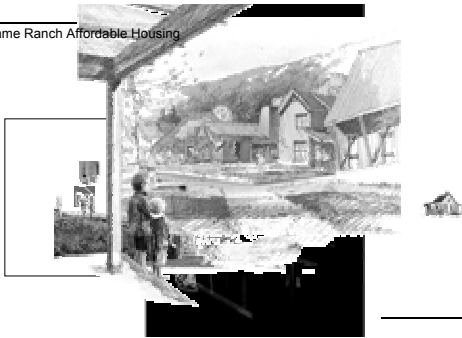
Burlingame Ranch Affordable Housing



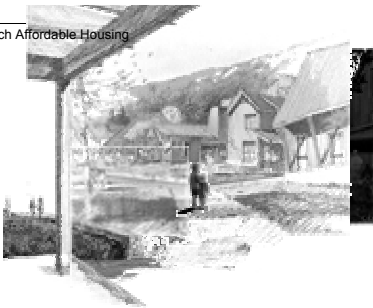
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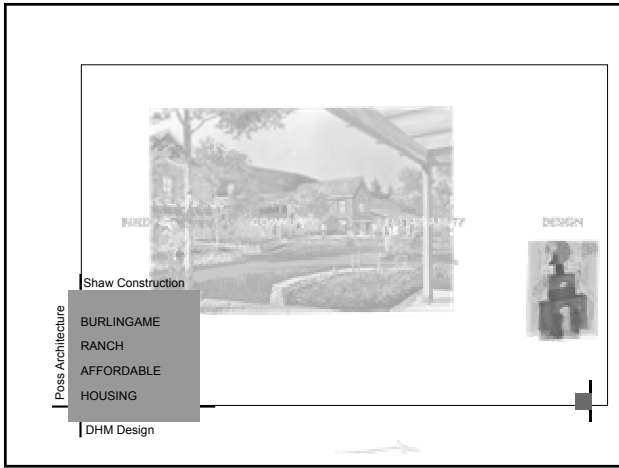


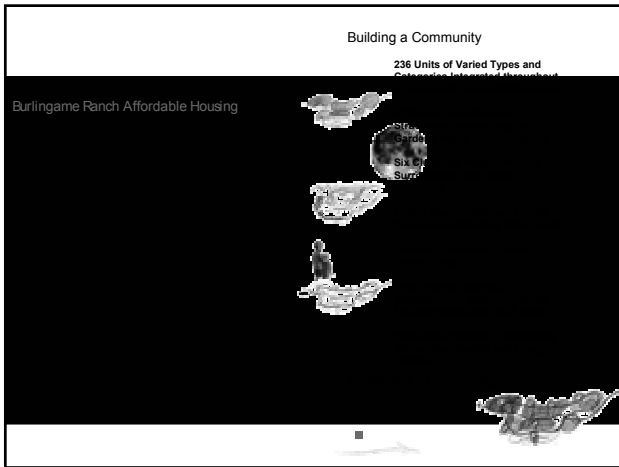
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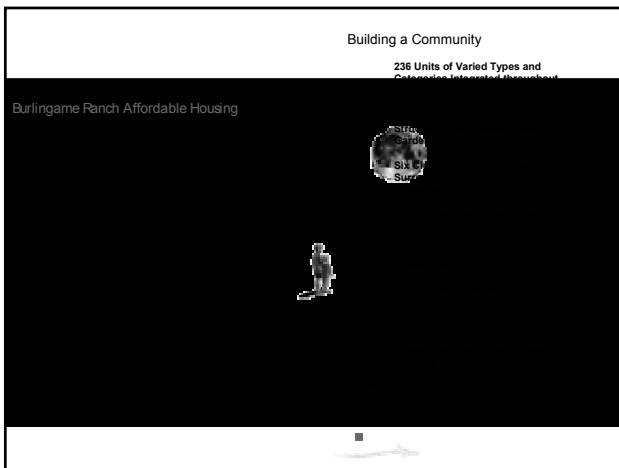


Burlingame Ranch Affordable Housing



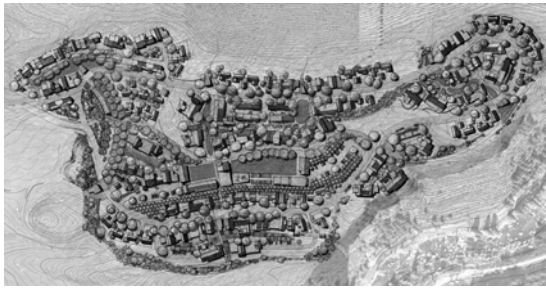






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HOUSING AS IF PEOPLE MATTERED

Subdividing the site into **small, identifiable clusters** renders perceived density lower, and more acceptable than actual density.

The number of dwellings grouped around a common landscaped space should be somewhere **between twenty and one hundred**.

When housing is **clustered** around communal landscaped space, the potential for casual meetings is enhanced... **But the number sharing the space must be neither too many nor too few.**

Design dwelling entries so that a resident casually tending plants, sweeping the path... is within **visual and speaking distance** of adjacent public circulation space.

LIVABILITY

SHAW | POSS | DHM

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Casual neighboring close to home tends to take place most easily when neighbors frequently walk through a common open space on the way to shared facilities - *Clare Cooper Marcus*

NEIGHBORHOODS

SHAW | POSS | DHM

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We consider the design of housing primarily as the design of a place for eating, sleeping, learning, playing, socializing, and raising children. - Jane Cooper Marcus

RESIDENTIAL ARCHITECTURE SHAW | POSS | DHM

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People are likely to meet and socialize casually when using facilities that meet a common need. - Jane Cooper Marcus

PUBLIC ARCHITECTURE SHAW | POSS | DHM

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Sustainable housing means that with the resources we had last year we can build to the highest levels of satisfaction, but to lower maintenance, replacement and administrative costs. - Jane Cooper Marcus

Sustainability refers to the stability and continuity of natural, built and social systems, incorporating as many forms as environmental circumstances. - Calvin DeWitt

SUSTAINABILITY SHAW | POSS | DHM

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Code, Zoning and COWOP Compliance:

Floor Area Ratio:	Land Use Code Recommendation	ShawPossDHM Proposal
Floor Area:	.30 : 1	.33 : 1
On-Site Parking:	COWOP Recommendation	ShawPossDHM Proposal
Parking Ratio:	1.65 : 1	1.5 : 1 1.65 : 1 with future guest parking
Land Preservation:	Development	Open Space & Trails
Development vs. Open Space	52%	48%

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Code, Zoning and COWOP Compliance:

Housing Category Mix: Summary

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
1 Bedroom	16	24	3			43
2 Bedroom	12	27	21	5		65
3 Bedroom		28	54	7		89
Phase I Phase II Phase III Summary			19		20	39
Totals	28	79	97	12	20	236
Summary	12%	33%	41%	5%	9%	

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Code, Zoning and COWOP Compliance:

Housing Category Mix: Phase I

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
1 Bedroom	6	6	2			14
2 Bedroom	4	12	8	5		29
3 Bedroom		11	25	7		43
Phase I Phase II Phase III Summary			5		6	11
Totals	10	29	40	12	6	97
Summary	10%	30%	42%	12%	6%	

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Code, Zoning and COWOP Compliance:

Housing Category Mix: Phase II

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
1 Bedroom	7	13				20
2 Bedroom	5	8	7			20
3 Bedroom		11	13			24
Phase I Phase II Phase III Summary	Lots		14		14	28
	Totals	12	32	34		14
		13%	35%	37%		15%

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Code, Zoning and COWOP Compliance:

Housing Category Mix: Phase III

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
1 Bedroom	3	5	1			9
2 Bedroom	3	7	6			16
3 Bedroom		6	16			22
Phase I Phase II Phase III Summary	Lots					0
	Totals	6	18	23		47
		13%	38%	49%		

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SUSTAINABLE CONSTRUCTION GUIDING PRINCIPLES:


- ⑤ Use Proven Technologies and Materials
- ⑤ Integrate Resources
- ⑤ Encourage Non-consumptive Behavior
- ⑤ Balance Initial Cost, Embodied Cost and Life Cycle Cost

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SUSTAINABLE CONSTRUCTION INTEGRATION:

- ⑤ Repetitive modules to economize material usage and embodied costs
- ⑤ Pre-manufactured building components
- ⑤ Centralized Mechanical systems
- ⑤ Eliminate Sewage Lift Station




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SUSTAINABLE CONSTRUCTION LOGISTICS:

- ⑤ Establish extranet to minimize paper and site trips
- ⑤ Protect environment with barrier fencing and silt fencing
- ⑤ Site Construction debris re-cycling
- ⑤ Workforce Commuting incentives
- ⑤ Composting construction toilets
- ⑤ Solar heated job trailers



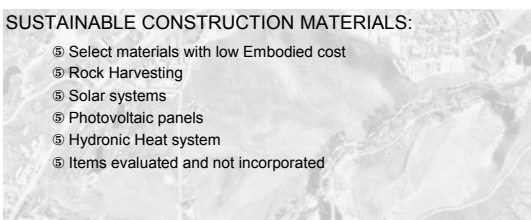
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SUSTAINABLE CONSTRUCTION MATERIALS:

- ⑤ Select materials with low Embodied cost
- ⑤ Rock Harvesting
- ⑤ Solar systems
- ⑤ Photovoltaic panels
- ⑤ Hydronic Heat system
- ⑤ Items evaluated and not incorporated



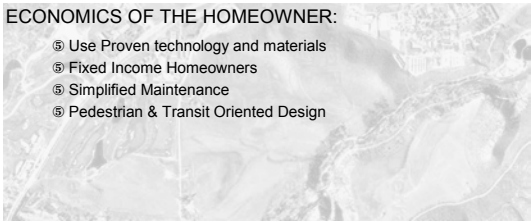
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ECONOMICS OF THE HOMEOWNER:

- ⑤ Use Proven technology and materials
- ⑤ Fixed Income Homeowners
- ⑤ Simplified Maintenance
- ⑤ Pedestrian & Transit Oriented Design

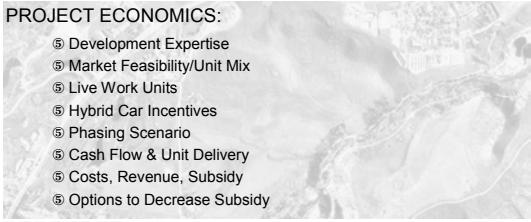


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PROJECT ECONOMICS:

- ⑤ Development Expertise
- ⑤ Market Feasibility/Unit Mix
- ⑤ Live Work Units
- ⑤ Hybrid Car Incentives
- ⑤ Phasing Scenario
- ⑤ Cash Flow & Unit Delivery
- ⑤ Costs, Revenue, Subsidy
- ⑤ Options to Decrease Subsidy




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MARKET FEASIBILITY: Housing Category Mix: Summary

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Phase I Phase II Phase III Summary	Lots		5		6	11
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MARKET FEASIBILITY: Housing Category Mix: Phase II

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
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3 Bedroom		11	13			24
Phase I Phase II Phase III Summary	Lots		14		14	28
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MARKET FEASIBILITY: Housing Category Mix: Phase III

	Category 2	Category 3-4	Category 5-7	Live Work	R.O.	Totals
1 Bedroom	3	5	1			9
2 Bedroom	3	7	6			16
3 Bedroom		6	16			22
Phase I Phase II Phase III Summary	Lots					0
	Totals	6	18	23		47
		13%	38%	49%		

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BOTTOM LINE:

Total Costs = \$ 72,495,160
Total Revenue = \$ 59,620,132
Subsidy Per Unit = \$ 54,555 / Unit

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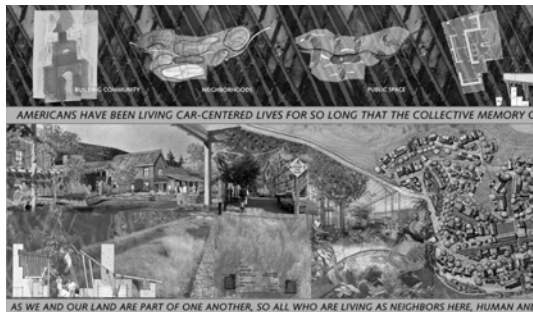
OPTIONS TO REDUCE SUBSIDY:

- ⑤ Increase cost of Lots
- ⑤ Provide category for RO Unit sales
- ⑤ Require Early Deposit on Units or Lot Sales to
- ⑤ decrease amount of Bridge Loan

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BUILDING

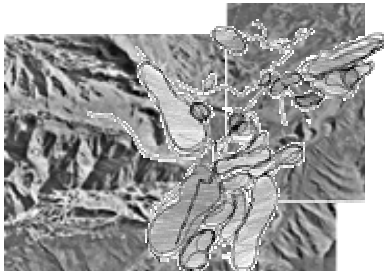


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Economics

Addenda:

Links:

PROJECT INFORMATION

- Project Name: Burlingame Ranch Affordable Housing
- Location: Burlingame, CA
- Client: Shaw Poss DHM
- Architect: Shaw Poss DHM
- Construction: Shaw Poss DHM
- Completion: 2018

DESIGN

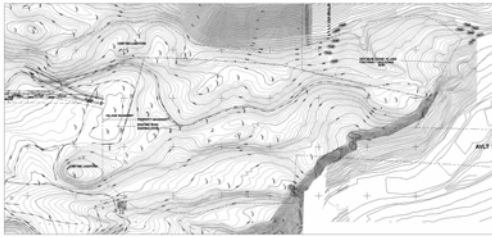
PHOTOGRAPHY

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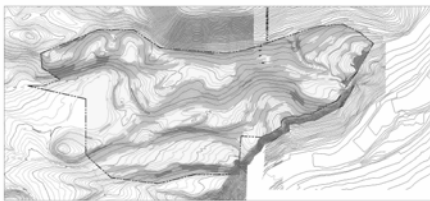
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2. All dimensions are measured to the center of the structure, unless otherwise noted.
3. All dimensions are measured to the center of the structure, unless otherwise noted.
4. All dimensions are measured to the center of the structure, unless otherwise noted.
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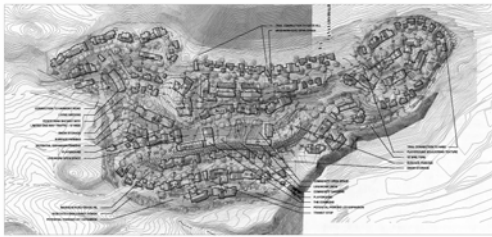
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11-20% Slope - 30% of Site
21-30% Slope - 12% of Site
31-40% Slope - 1% of Site
40% Slope - 1% of Site

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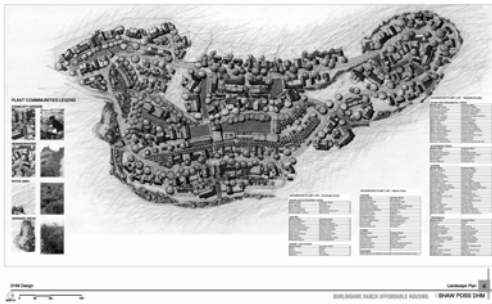


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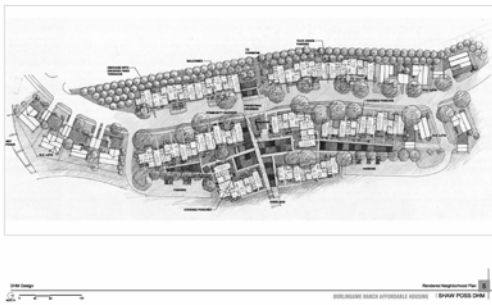
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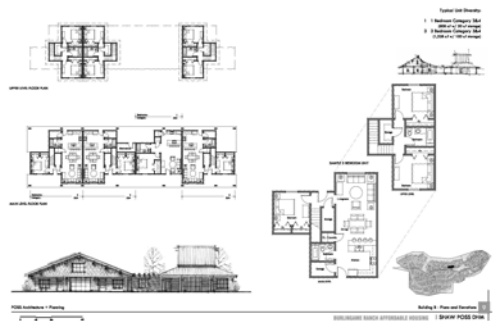
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Addenda: Intro Stills
Economics: Economics
Links: Links

Typical Unit Inventory:
1. 1 Bedroom Condo Type A
2. 1 Bedroom Condo Type B
3. 2 Bedroom Condo Type C
4. 3 Bedroom Condo Type D
5. 4 Bedroom Condo Type E

Site Inventory: 12.0

Burlingame Ranch Affordable Housing | Shaw POSS DP
HOUSING

Presentation: Intro Boards
Addenda: Intro Stills
Economics: Economics
Links: Links

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4. 3 Bedroom Condo Type D
5. 4 Bedroom Condo Type E

Site Inventory: 12.0

Burlingame Ranch Affordable Housing | Shaw POSS DP
HOUSING

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Typical Unit Details:
 1. 1 Bedroom (Single-Unit) - 600 sq ft
 2. 1 Bedroom (Single-Unit) - 600 sq ft
 3. 1 Bedroom (Single-Unit) - 600 sq ft

Building 0115 - Floor and Foundation
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Addenda:

Links:

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Building 0115 - Floor and Foundation
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Building 0115 - Floor and Foundation
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Architect: **Shaw Poess DHM**
 Planning & Design: **Shaw Poess DHM**
 Additional Consultant: **Shaw Poess DHM**
 Other: **Shaw Poess DHM**

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Burlingame Affordable Housing
Site Plan

Unit Type	Number
A. High-Rise Single-Family Attached	12
B. High-Rise Single-Family Detached	12
C. Townhome	12
D. Single-Family	12
E. Attached to Single-Family	12
F. Attached to Single-Family	12
G. High-Rise Single-Family	12

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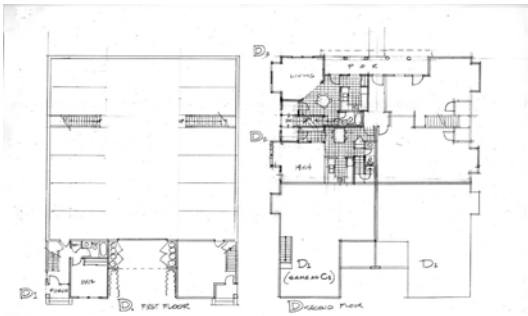
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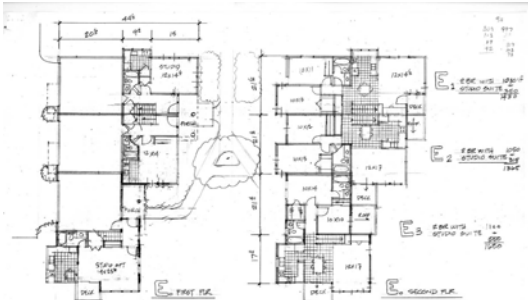
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Case Studies:
 Concordia School, YMCA Camp Seymour, Oberlin College, EPA Fact Sheet
 Lind Oakes Wisconsin, Ogden Washington, Oberlin Ohio

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- Stable operation
- Aesthetic appeal

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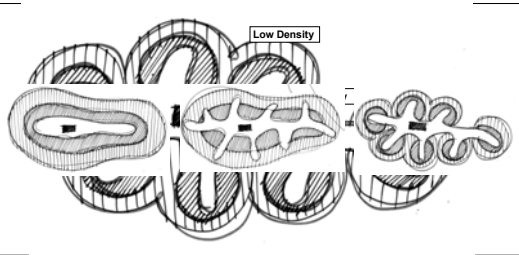
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Economic
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Conceptual evolution from one large neighborhood to multiple neighborhoods w/in a community



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