

## Organic Urban Living Field

MARK ANDERSON

PETER ANDERSON

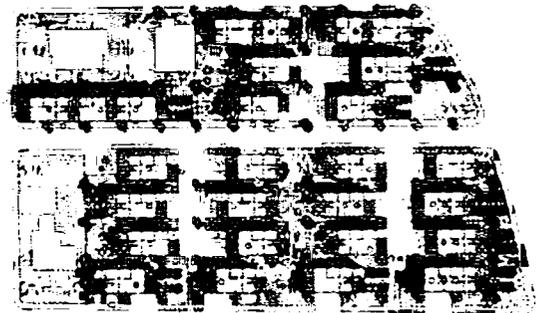
University of California, Berkeley

This urban housing landscape in Charlottesville, Virginia, will be fabricated almost entirely off site using a hybrid steel-frame/SIPs system. The individual building units will be efficiently manufactured off site in two road-legal halves per typical three-bedroom flat, and then stacked by crane as complete three-story, three-family units on top of semi-buried, prefabricated, composite concrete basement vaults. Earth excavated for building foundations is redistributed as rolling landscape berms, creating a unified outdoor common space flowing around the individual house blocks.



The amount of earth cut and fill is balanced in order to minimize cost, energy expenditure, and existing community disruption, while simultaneously enhancing the rich symbolism of a community rooted in the local Jeffersonian earth. Dwelling units share a common geometric order defined by a superimposed agrarian orchard grid planted with fruit-bearing shade trees. Within the

regular orchard grid, the slightly sliding house positions create a readably syncopated rhythm, allowing the common open space to shrink and swell across the rolling berms, creating variously sized outdoor gardening, picnic, and play areas.



Market-rate dwelling units will be fully pre-assembled with finished interiors, while self-build units will incorporate homeowner and volunteer labor at both the factory and onsite construction stages.

Self-build and volunteer labor construction process variations will accommodate differential cost structure, rather than overt distinctions in unit size, placement, or quality. Within a highly democratic common building language, a wide range of residential, retail, community gathering, and child-care spaces are included in the site planning and distribution of system modules, resulting in architectural, economic, and social diversity intertwining across the site. Community vegetable gardens, picnic, and play areas weave as continuously linked earth berms winding among the buildings and gently rolling down the cross-slope site, both defining internal community areas and flowing

urban disruption and site pollution. The building materials are high-recycled content concrete, steel, and recycled wood. The buildings are organized and detailed to provide maximum daylight and airflow to each unit, and all primary community spaces, stairways, and balconies are open air. All rooftops are designed for maximum photovoltaic energy production, and all roofs collect and filter rainwater for use as non-potable household water. Household gray-water will be filtered and recycled as garden irrigation. Black water and grade-level storm water will both be pre-filtered and partially treated prior to release into the respective city systems, in order to minimize the impact of increased density on existing city services. Primary street frontage allows for urban parallel parking and storefront commercial space to accommodate existing community traffic and maximize friendly retail, residential, and community center use at the street level.

