LIVE/WORK Prototype
PROJECT OVERVIEW
Working with the Martin Luther King Economic Development Corporation, CDS designed a series of live/work townhouse and single family homes that could occupy the vacant parcels in the area. We chose to focus our attention on the site areas circled in red on the map above. These sites are located either on major bus routes in commercial districts or on quieter residential streets within close proximity to bus routes and major city streets. Since each of these sites offers a different opportunity, the goal was to design a prototype floor plan that could be blended with different styles to accommodate the diverse nature of the neighborhoods. The following pages contain floor plans, elevations, and site plans of the prototypes for both the townhouses and single family homes. The townhouses are 2-3 bedroom units that offer between 1,500-1,700 square feet of living space and 400-800 square feet of work space. The single family homes are 3 bedroom, 2.5 bath and offer 1,900 square feet of living space and 900 square feet of work space at the ground level.

MATERIALS
Fiber Cement is low cost, low maintenance, highly durable, and environmentally friendly. It offers a variety of shapes, colors, and textures, allowing it to be used for a multitude of applications including traditional siding, vintage brick, and large panels. It is also made from recycled materials and is weather and pest resistant. This material allows for a variety of designs while keeping the cost of construction down.
Traditional Style Townhouse
This design fits with the traditional nature of the existing buildings along MLK Drive. The goal is to create a more commercial/mixed-use character that will fit with the neighborhood.
Modern Style Townhouse

This location offers a group of mostly vacant sites with newer businesses nearby. This site provides an opportunity to modernize the neighborhood and appeal to a younger generation of home buyers and business owners. The outer units are live/work with an expanded work space at the ground level while the inner units are residential only.
Pitched Roof, Residential Style

The outer units are live/work while the inner units are residential only. Located on a corner lot, this site provides immediate access to the traffic on North Avenue while still being located on a quiet residential street.
Single Family Home

The single family homes are located on corner lots adjacent to quiet residential streets with immediate access to the foot traffic and bus stops of the main streets. The architectural style is typical of existing homes to appeal to the general population of home buyers in this neighborhood. The images to the right show two different variations - one with a front balcony and one with an enclosed office or sun room. The work space is at the ground level while the living space is on the upper two levels. Two-car, Detached garages are located at the back of the lot with alley access.