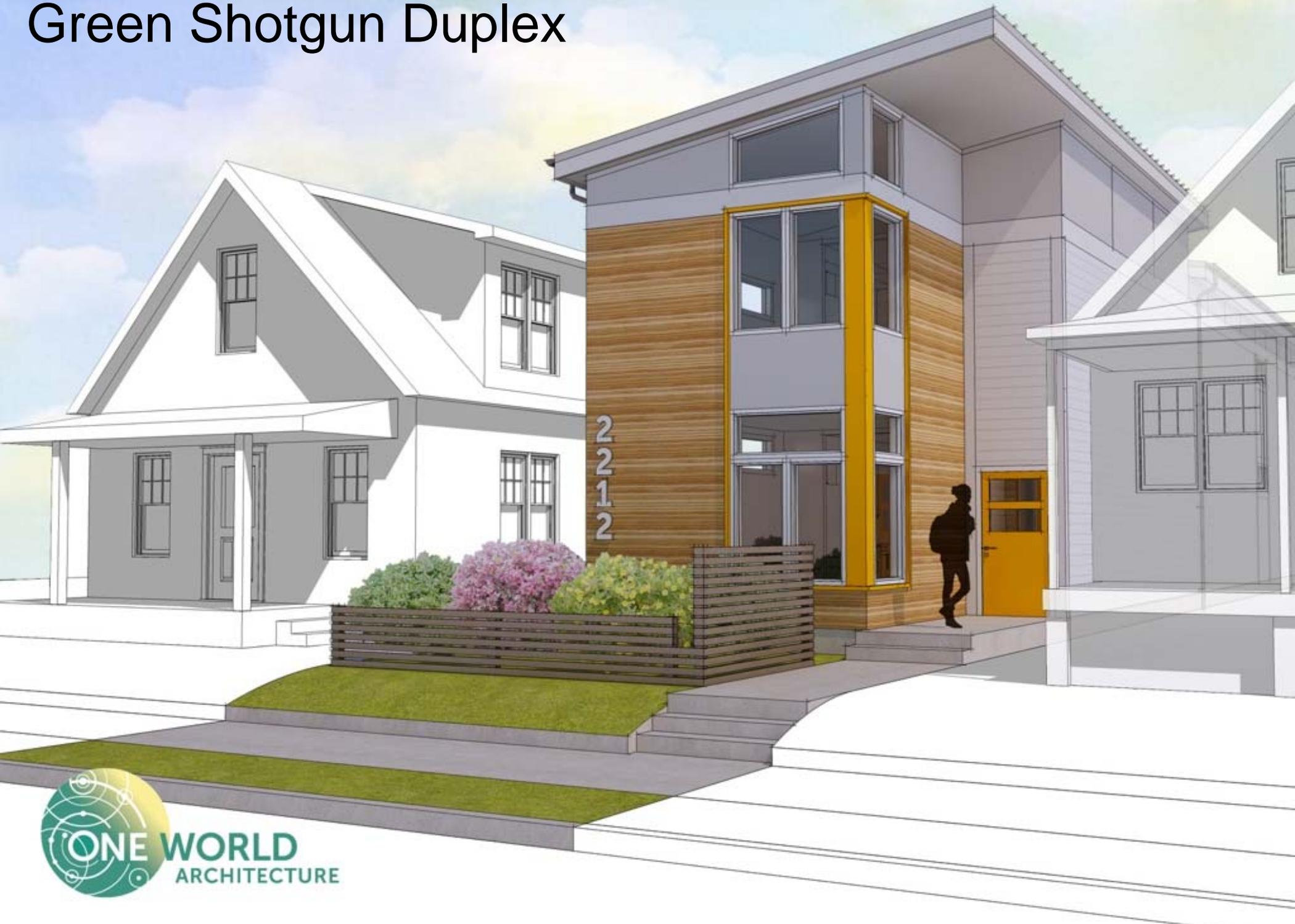


Green Shotgun Duplex



Main Objectives



- Affordability
- Sustainability
- Durability
- Quality design & contemporary aesthetics

Site Selection - 2212 West Main Street



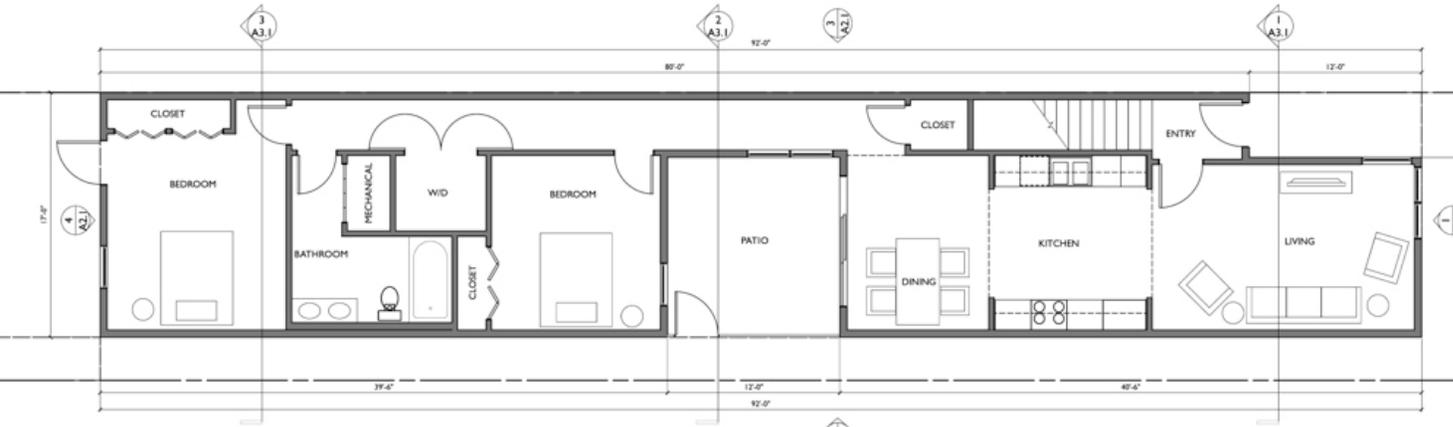
- Located in an urban neighborhood
- High traffic area on Main Street
- Access to downtown
- Access to public transportation
- Across from Western Middle School

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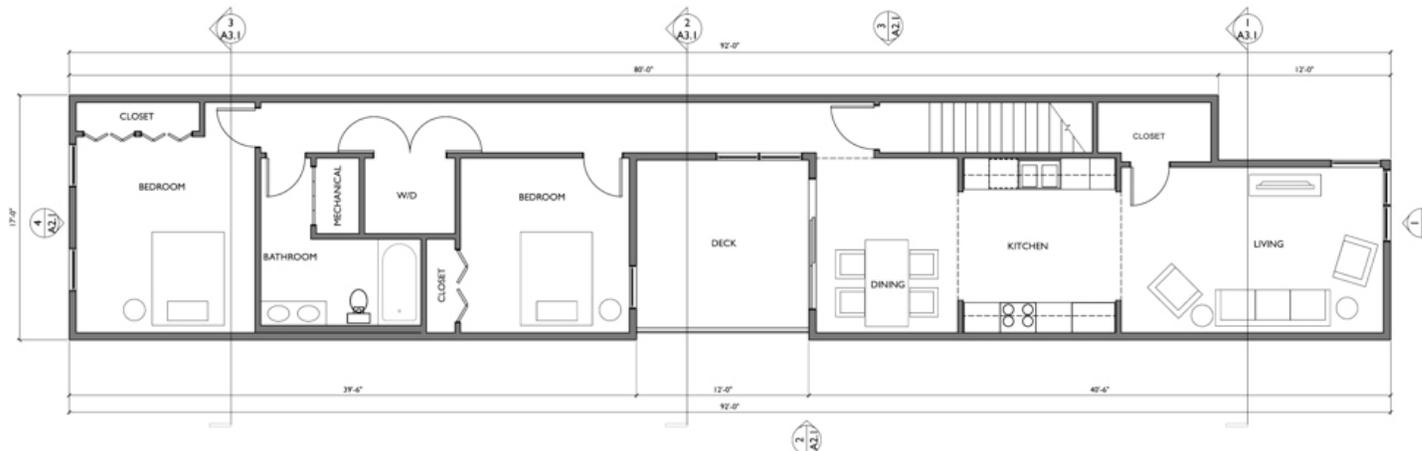


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Layout & Floor Plan



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

- Duplex of two bedroom units
- 1500 square feet per unit
- Contemporary update of shotgun house model
- Open floor plan
- Response to narrow site and surrounding context
- Interior courtyard for both units

Sustainable Features



- Efficient Building envelope (SIPS panels, R-25)
- Windows with insulated, low-e glass
- Courtyard for daylighting & air circulation
- Shotgun form ideal for cross ventilation
- Roof oriented for future solar panels
- Energy & water efficient fixtures & equipment
- Site water reclamation



Durability & Ease of Maintenance



- Construction overseen by OWA
- Slab on grade
- Fiber cement siding
- Rain screen system
- Maintenance management by OWA



House as Educational Tool



- Public educational seminars during construction
- Open house directly after completion
- Flexible model for future affordable development projects



Timeline & Implementation plan



- Refine design and cost estimate for construction: April 2014
- Secure funding for construction: May 2014
- Begin construction: May 2014 (6-9 months total)
- Begin seminars: regularly throughout construction period
- Begin marketing & leasing apartments: directly following completion, late 2014



Challenges & Opportunities



- Banks' fear of taking risks
- Finding ways to connect to the community (working with local contractors, community organizations, etc.)
- Balancing quality & cost
- Building to the standards of the rest of the city
- Breaking the self-defeating cycle
- New Directions Housing Corporation
- Louisville Metro Government Affordable Housing Program