

# COURTYARD APARTMENTS: RECIPES FOR URBANITY, EFFICIENCY, AND AFFORDABILITY



Robert Sharp, Architect

Fayetteville, Arkansas

479.442.0229

email: [rob@sharparch.net](mailto:rob@sharparch.net)

twitter: @sharp\_architect



**Cooks**



**Sculptor**

CNU 23: MEETING THE DEMAND FOR WALKABLE PLACES  
AFFORDABILITY NATURALLY: SIMPLE PROJECTS THAT PROVIDE AFFORDABILITY WITHOUT SUBSIDY



**Traditional Skills and Methods**



**High Level of Training, Creativity, and Individuality**



**32%**

# Periodic Table of Elements, the Ingredients:



# The Building Team, The Line Cooks:



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# The Building Team, The Line Cooks (Special):



**Trim Prefab Man**



**Sign Painters**

## Three Courtyard Apartment Projects:

Courts at Whitham, 24 units, all one bedroom units

Hill Avenue Court, 11 units, one and two bedroom units

Thrive Bentonville, 62 one and two bedroom units,  
plus two small commercial spaces

# Courts at Whitham, Precedents:



# Stacked Flat with Balcony Access, Maximum Efficiency:



- All Plumbing and Mechanicals stack, all Fire Rated Walls stack.
- Common areas are exterior, reduces janitorial.
- No reliance on Elevators or Structured Parking.
- Easy for Lenders to Understand.
- Tough Little Buildings.

# Courts at Whitham, The Floor Plan:



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# Courts at Whitham, The Courtyard:



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# Courts at Whitham, The Street Facades:

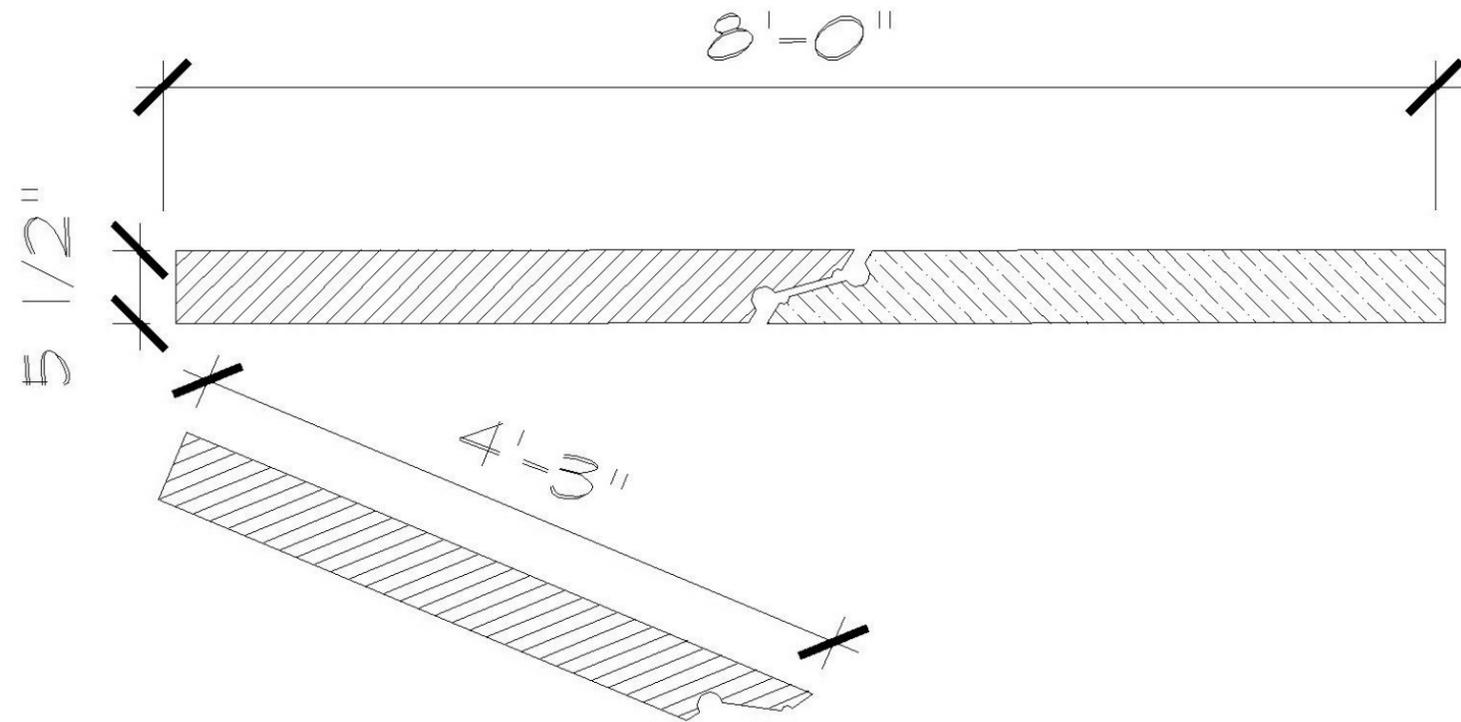


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# Courts at Whitham, Rafter Gymnastics:



**View of Underside of Roof**



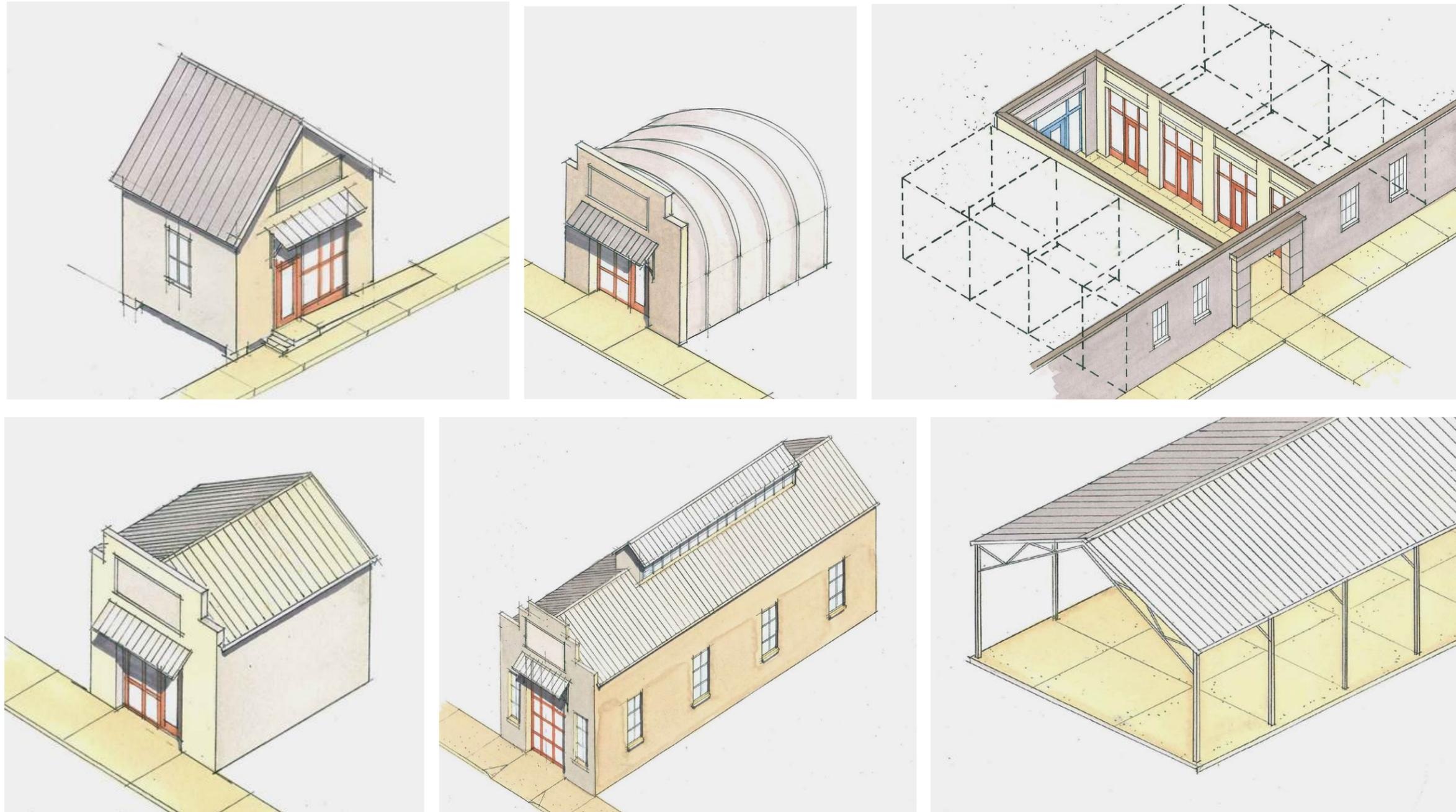
**Two Rafter Ends from one 8' cedar 2x6**

# Hill Avenue Court, Retrofit and Addition:



**112 Hill Avenue, c. 1974, Architect Unknown**

# Incremental Sprawl Repair Building Types:

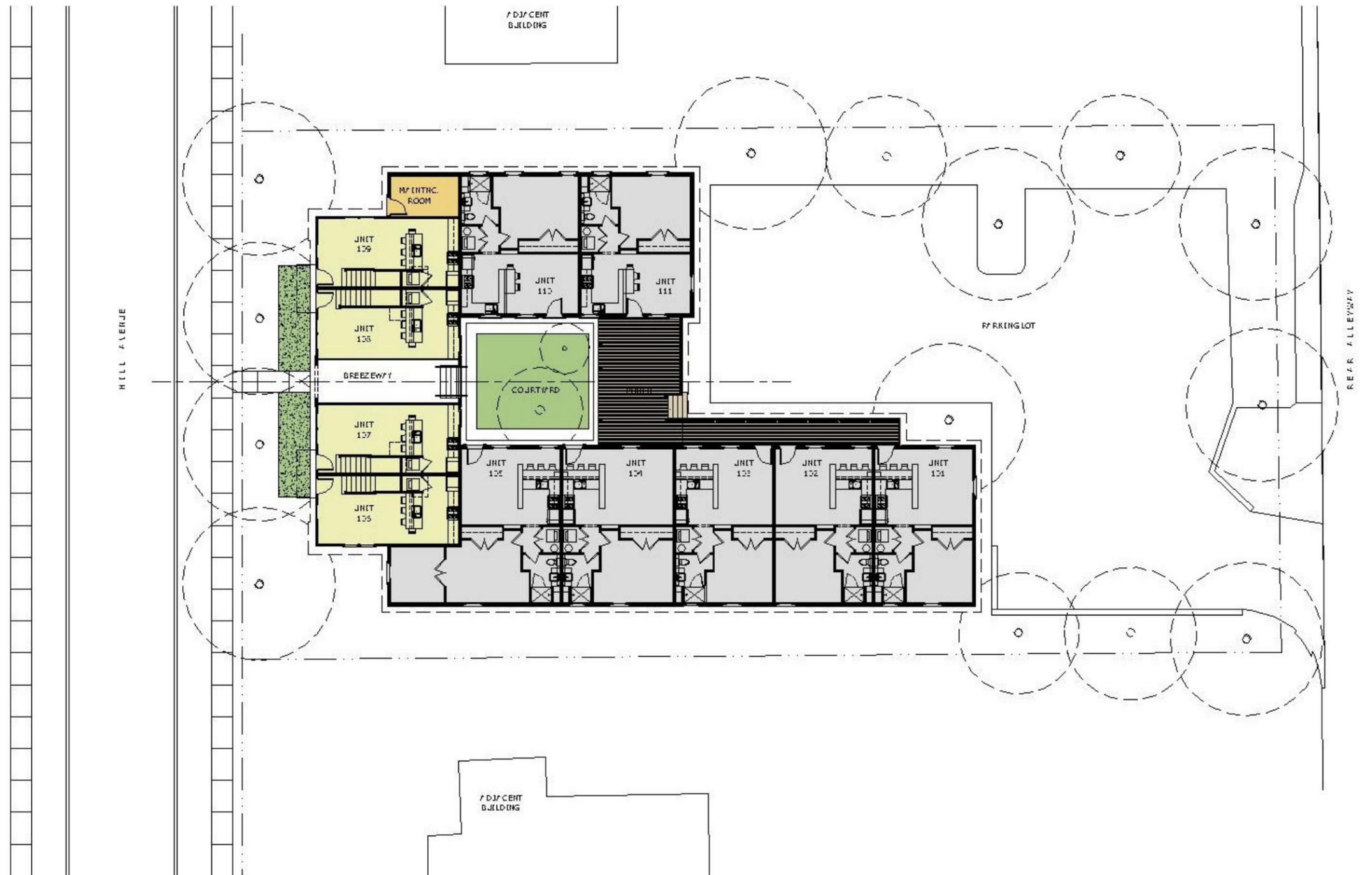


# Walkthrough Liner Building:



**Skinny Residential Building that includes a First Floor Passage to Allow Access to an Existing Unfortunate Building**

# Hill Avenue Court, The Floor Plan:



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# Hill Avenue Court, The Street Facade:



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# Hill Avenue Court, The Street Facade:



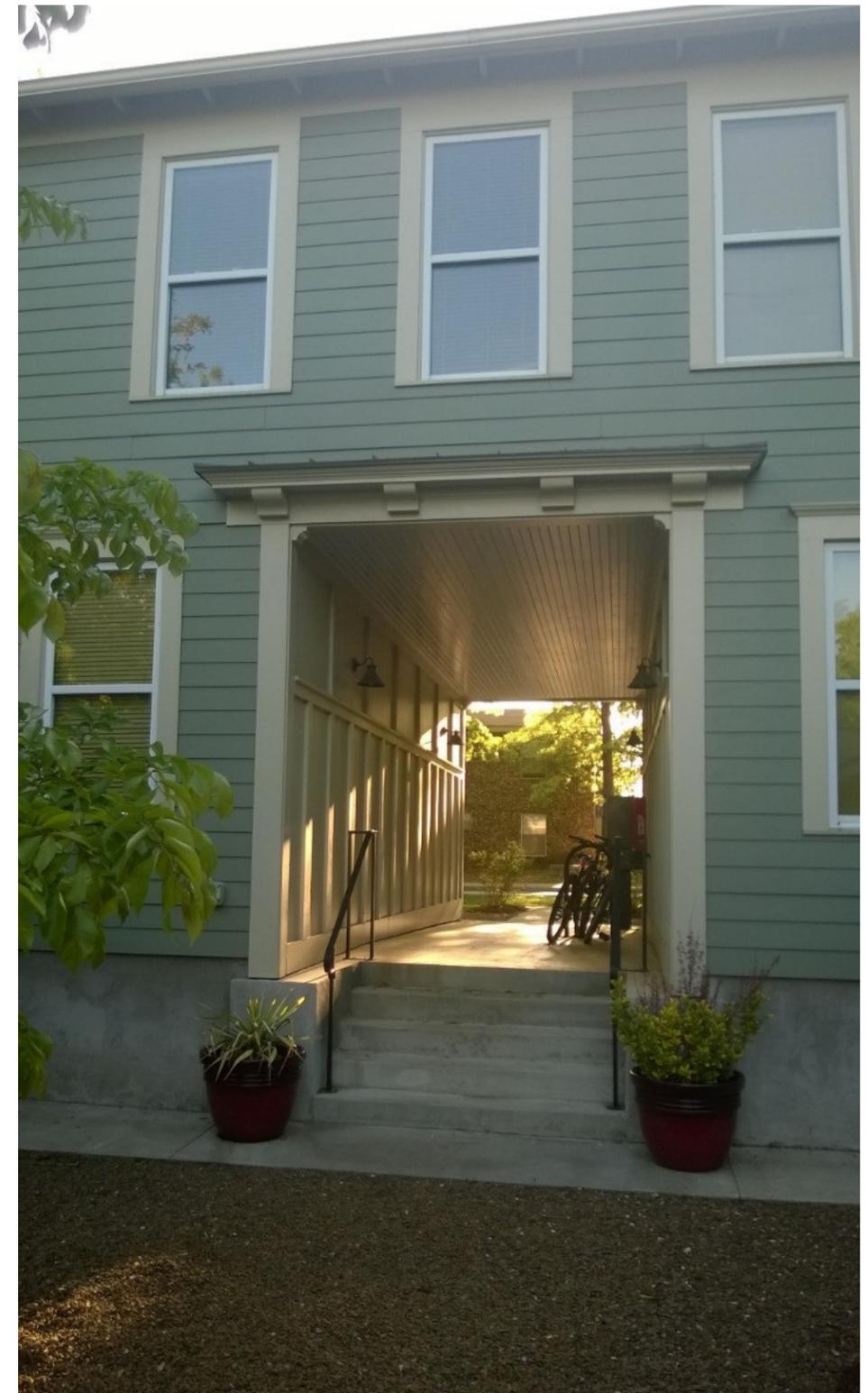
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# Hill Avenue Court, The Street Facade:



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# Hill Avenue Court, The Details:



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# Thrive Bentonville, The Context:



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# Thrive Bentonville, The Precedents:



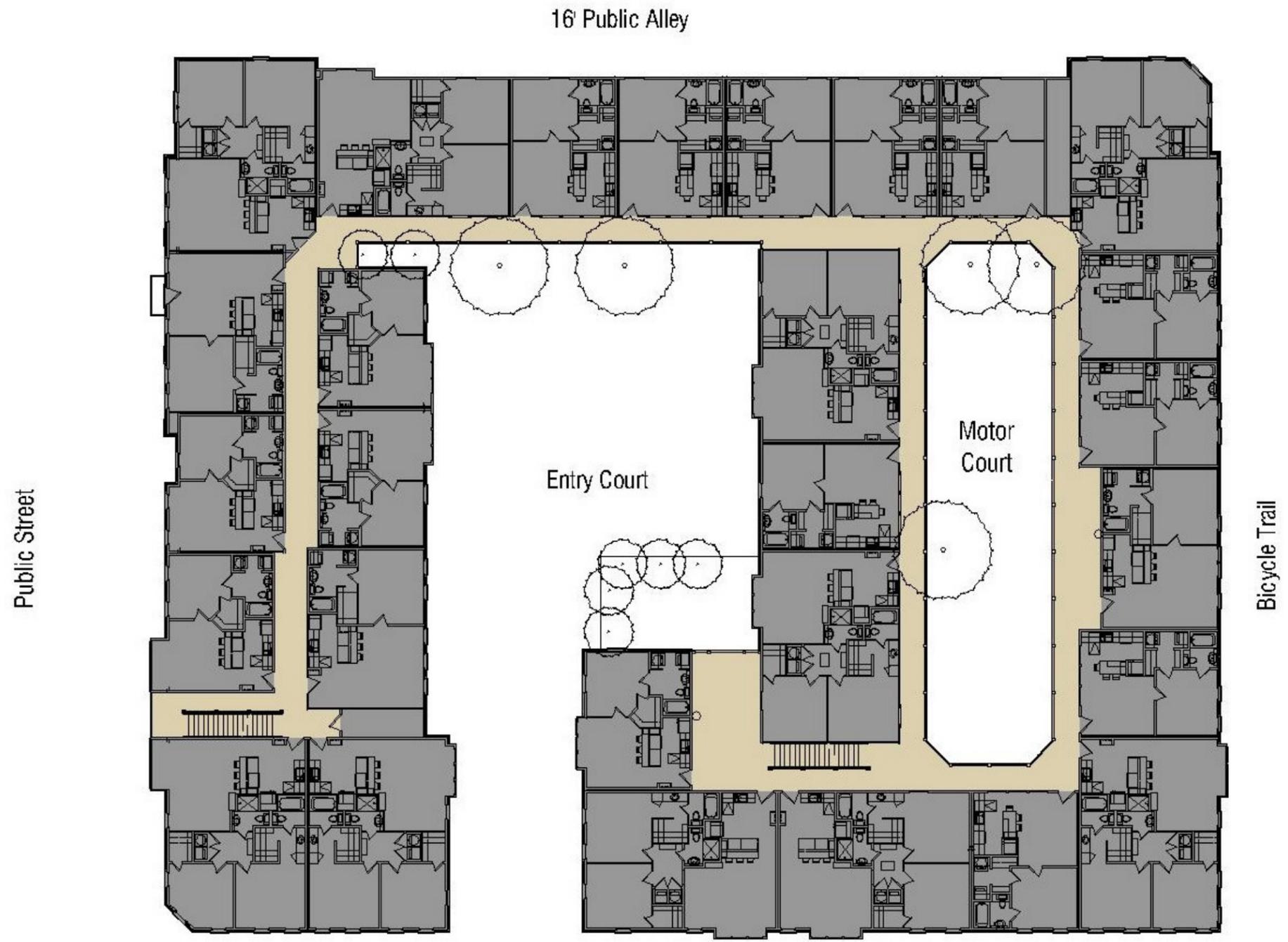
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# Thrive Bentonville, The Brutal Parking Diagram:



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# Thrive Bentonville, 2<sup>nd</sup> and 3<sup>rd</sup> Floor:



# Thrive Bentonville, The Aerial View:



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# Thrive Bentonville, Fourth Street Facade:



# Thrive Bentonville, “A” Street Facade:



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# Thrive Bentonville, “A” Street Facade:



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**“A” Street Façade Detail**



**Façade Facing Bike Trail**

# Encourage Alternate Transportation and Unbundle Parking:



**Thrive Bentonville Marketing Approach**



**Hill Avenue Court Scooter Parking Area**

# The Recipe for Interiors, Clean and Fresh:



# The Numbers, Construction Cost and Density:

## **Courts at Whitham**

**24 Dwelling Units, 0.35 acre corner parcel**

**69 Dwelling Units/Acre**

**\$50K per Dwelling Unit Construction Cost**

## **Hill Avenue Court**

**11 Dwelling Units, 0.44 acre midblock parcel with alley**

**27 Dwelling Units/Acre**

**\$62K per Dwelling Unit Construction Cost**

## **Thrive Bentonville**

**62 Dwelling Units, 0.74 acre corner parcel with alley**

**84 Dwelling Units/Acre**

**\$65K per Dwelling Unit Construction Cost**

# The Numbers, Rent as a Percentage of Income:

## URBAN COURTYARD AFFORDABILITY WORKSHEET

ONE BEDROOM FLAT	\$ 734.00	MONTHLY RENT	\$ 8,808.00	PER RESIDENT, ANNUALLY		
TWO BEDROOM FLAT	\$ 1,110.00	MONTHLY RENT	\$ 6,660.00	PER RESIDENT, ANNUALLY		
REGISTERED NURSE	\$ 54,080.00	ANNUAL SALARY	\$ 26.00	HOURLY	12%	TWO BEDROOM 16% ONE BEDROOM
FIRST YEAR TEACHER	\$ 44,000.00	ANNUAL SALARY	\$ 21.15	HOURLY	15%	TWO BEDROOM 20% ONE BEDROOM
PARAMEDIC	\$ 34,000.00	ANNUAL SALARY	\$ 16.35	HOURLY	20%	TWO BEDROOM 26% ONE BEDROOM
ADMITTING CLERK HOSPITAL	\$ 32,000.00	ANNUAL SALARY	\$ 15.38	HOURLY	21%	TWO BEDROOM 28% ONE BEDROOM
PARALEGAL	\$ 22,000.00	ANNUAL SALARY	\$ 10.58	HOURLY	30%	TWO BEDROOM 40% ONE BEDROOM
BICYCLE MECHANIC	\$ 18,700.00	ANNUAL SALARY	\$ 8.99	HOURLY	36%	TWO BEDROOM 47% ONE BEDROOM
LINE COOK	\$ 18,400.00	ANNUAL SALARY	\$ 8.85	HOURLY	36%	TWO BEDROOM 48% ONE BEDROOM
STORE CLERK	\$ 16,000.00	ANNUAL SALARY	\$ 7.69	HOURLY	42%	TWO BEDROOM 55% ONE BEDROOM





## Questions?

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[rob@sharparch.net](mailto:rob@sharparch.net)

twitter: @sharp\_architect