COURTYARD APARTMENTS: RECIPES FOR URBANITY, EFFICIENCY, AND AFFORDABILITY

Robert Sharp, Architect
Fayetteville, Arkansas
479.442.0229

email: rob@sharparch.net     twitter: @sharp_architect
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:

- Cs: Concrete Slab
- Cp: Concrete Paving
- Wf: Wood Framing
- Gp: Gypsum Board
- Bv: Brick Veneer
- Hp: Fiber Cement
- Gr: Gravel Pave
- Sw: Sash Window
- Wt: 1x Wood Trim
- As: Composition Shingle
The Building Team, The Line Cooks:
The Building Team, The Line Cooks:
The Building Team, The Line Cooks (Special):

Trim Prefab Man

Sign Painters

CNU 23: MEETING THE DEMAND FOR WALKABLE PLACES
AFFORDABILITY NATURALLY: SIMPLE PROJECTS THAT PROVIDE AFFORDABILITY WITHOUT SUBSIDY
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:
Courts at Whitham, The Courtyard:
Courts at Whitham, The Street Facades:
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:
Hill Avenue Court, The Street Facade:
Hill Avenue Court, The Street Facade:
Hill Avenue Court, The Street Facade:
Hill Avenue Court, The Courtyard:
Hill Avenue Court, The Details:
Hill Avenue Court, The Details:
Thrive Bentonville, The Context:
Thrive Bentonville,
The Precedents:
Thrive Bentonville, The Brutal Parking Diagram:
Thrive Bentonville, 2\textsuperscript{nd} and 3\textsuperscript{rd} Floor:
Thrive Bentonville, The Aerial View:
Thrive Bentonville, Fourth Street Facade:
Thrive Bentonville, “A” Street Facade:
Thrive Bentonville, “A” Street Facade:
“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:

<table>
<thead>
<tr>
<th>URBAN COURT YARD AFFORDABILITY WORKSHEET</th>
<th>(\text{MONTHLY RENT})</th>
<th>(\text{PER RESIDENT, ANNUALLY})</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE BEDROOM FLAT</td>
<td>$734.00</td>
<td>$8,808.00</td>
</tr>
<tr>
<td>TWO BEDROOM FLAT</td>
<td>$1,110.00</td>
<td>$6,660.00</td>
</tr>
<tr>
<td>REGISTERED NURSE</td>
<td>$54,080.00</td>
<td>$26.00</td>
</tr>
<tr>
<td>FIRST YEAR TEACHER</td>
<td>$44,000.00</td>
<td>$21.15</td>
</tr>
<tr>
<td>PARAMEDIC</td>
<td>$34,000.00</td>
<td>$16.35</td>
</tr>
<tr>
<td>ADMITTING CLERK HOSPITAL</td>
<td>$32,000.00</td>
<td>$15.38</td>
</tr>
<tr>
<td>PARALEGAL</td>
<td>$22,000.00</td>
<td>$10.58</td>
</tr>
<tr>
<td>BICYCLE MECHANIC</td>
<td>$18,700.00</td>
<td>$8.99</td>
</tr>
<tr>
<td>LINE COOK</td>
<td>$18,400.00</td>
<td>$8.85</td>
</tr>
<tr>
<td>STORE CLERK</td>
<td>$16,000.00</td>
<td>$7.69</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(\text{HOURLY})</th>
<th>(\text{TWO BEDROOM})</th>
<th>(\text{ONE BEDROOM})</th>
</tr>
</thead>
<tbody>
<tr>
<td>12%</td>
<td>16%</td>
<td>12%</td>
</tr>
<tr>
<td>15%</td>
<td>20%</td>
<td>15%</td>
</tr>
<tr>
<td>20%</td>
<td>26%</td>
<td>20%</td>
</tr>
<tr>
<td>21%</td>
<td>28%</td>
<td>21%</td>
</tr>
<tr>
<td>30%</td>
<td>40%</td>
<td>30%</td>
</tr>
<tr>
<td>36%</td>
<td>47%</td>
<td>36%</td>
</tr>
<tr>
<td>36%</td>
<td>48%</td>
<td>36%</td>
</tr>
<tr>
<td>42%</td>
<td>55%</td>
<td>42%</td>
</tr>
</tbody>
</table>