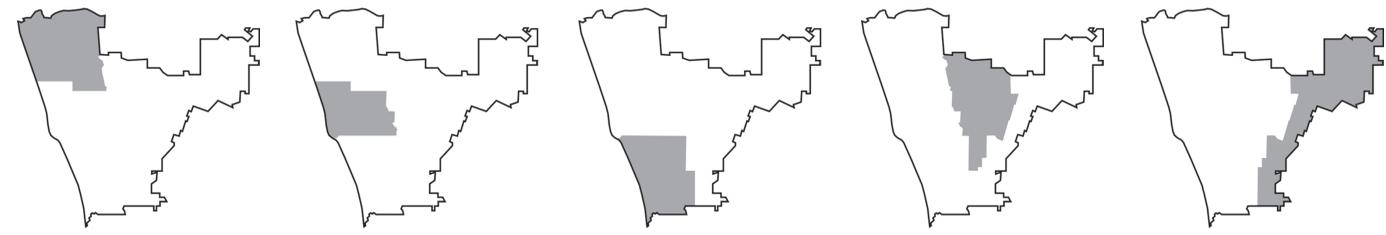


3 HOUSING PROTOTYPES

A HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



HOUSING PROTOTYPES

Housing prototypes serve as case studies for showing how new development could occur in Encinitas. Attached single family, multifamily, and mixed use prototypes provide an assortment of potential housing types that are compatible with existing development. Other building prototypes could also be used to meet future housing needs.

For the purposes of this exercise, five prototypes are explored to demonstrate a range of densities. Some prototypes are appropriate for certain design contexts and some are not. The following pages provide more detailed information about each prototype.

HOUSING DENSITY



CARRIAGE HOUSE



TWO STORY:
Average Density: 10-15 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

THREE STORY:
Average Density: 15-20 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

TOWNHOME



TWO STORY:
Average Density: 15 dwelling units per acre
Unit Size: 1,200-1,800 SF
Unit Type: 2-3 bedroom
Parking: Integrated garage

THREE STORY:
Average Density: 15 dwelling units per acre
Unit Size: 1,600-2,400 SF
Unit Type: 2-4 bedroom
Parking: Integrated garage

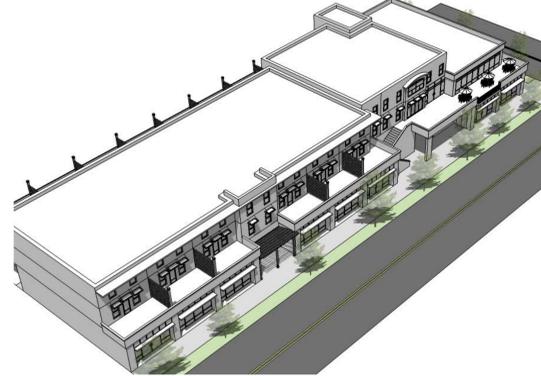
FLAT



TWO STORY:
Average Density: 15-20 dwelling units per acre
Unit Size: 550-1,000 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under

THREE STORY:
Average Density: 20-30 dwelling units per acre
Unit Size: 550-1,000 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under + Surface lot

MIXED USE



TWO STORY:
Average Density: 15-25 dwelling units per acre
Unit Size: 600-1,200 SF
Unit Type: studio - 3 bedroom
Parking: Tuck-under + Surface lot

THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 600-1,600 SF
Unit Type: studio - 3 bedroom
Parking: Tuck-under + Sub-grade

APARTMENT



TWO STORY:
Average Density: 20-25 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot

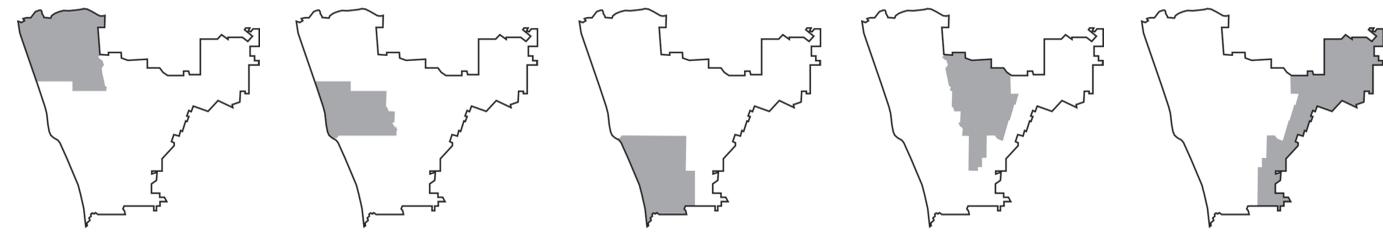
THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot or Podium

EXAMPLES



3 HOUSING PROTOTYPES

B HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



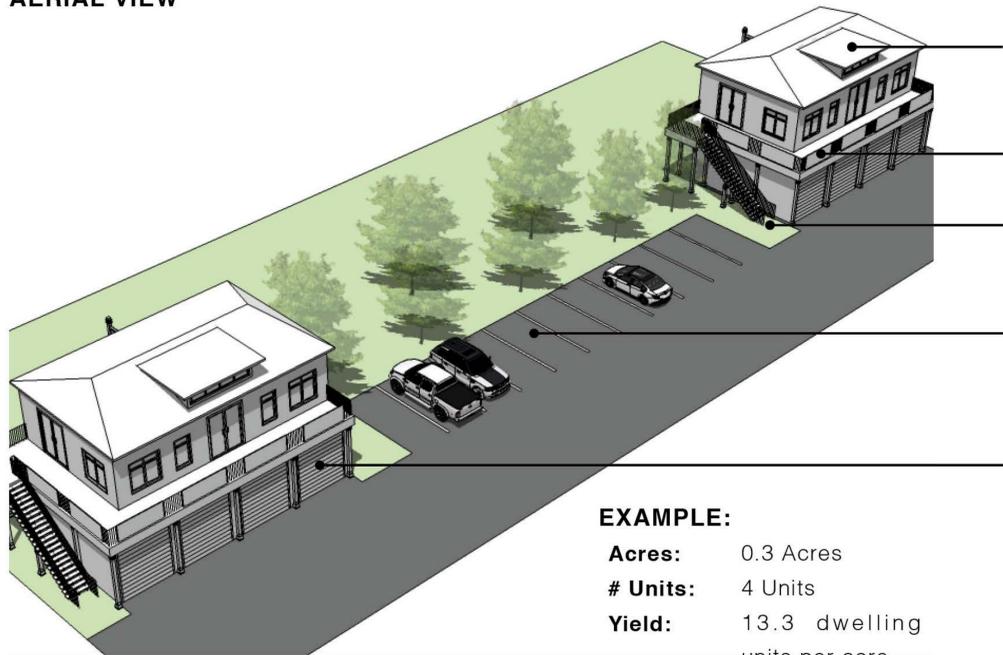
CARRIAGE HOUSE

Carriage Houses are 2nd floor (and occasionally 3rd-floor) apartments located above ground floor parking. Parking is provided either as “tuck-under” (partially enclosed) or in private garages (fully enclosed).

Carriage houses may be used to add density to a site, provide a wider variety of unit types and sizes, and to smoothly transition into existing single family neighborhoods.

CARRIAGE HOUSE PROTOTYPE:

AERIAL VIEW



- Roof form should reflect the small scale of the carriage house building type
- Balconies provide private outdoor space for residents
- Access to unit(s) is provided via outdoor stairway
- Carriage house units are often integrated in with surface parking areas
- Private garages are provided on the ground floor

EXAMPLE:

Acres: 0.3 Acres
Units: 4 Units
Yield: 13.3 dwelling units per acre

DESIGN FEATURES:

TWO STORY:

Average Density: 10-15 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

THREE STORY:

Average Density: 15-20 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

BUILDING SECTION:



FRONT VIEW



Carriage houses are accessed via an alley or driveway. They provide additional parking for supporting uses.

REAR VIEW



Carriage houses are often used as a way to transition into single family neighborhoods, as they are smaller in scale than typical multifamily buildings.

CARRIAGE HOUSES IN CONTEXT:



Carriage houses increase density and parking options on a site while providing a modest scale of development.



Carriage houses provide a modest scale for transitioning into single family neighborhoods.

EXAMPLE IMAGES:

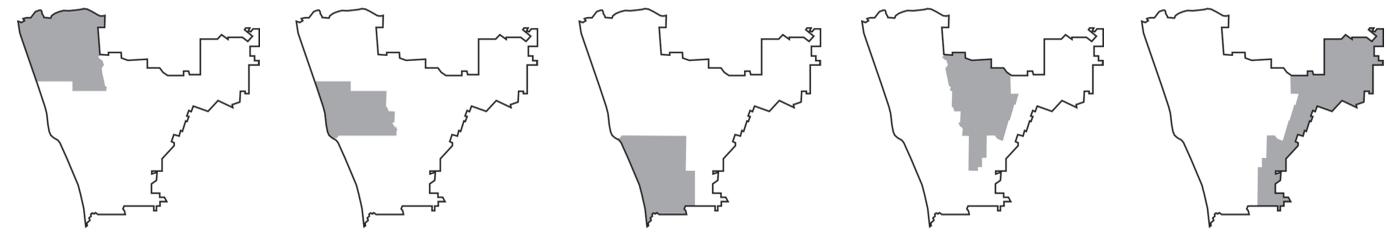


EXAMPLE IMAGES:



3 HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



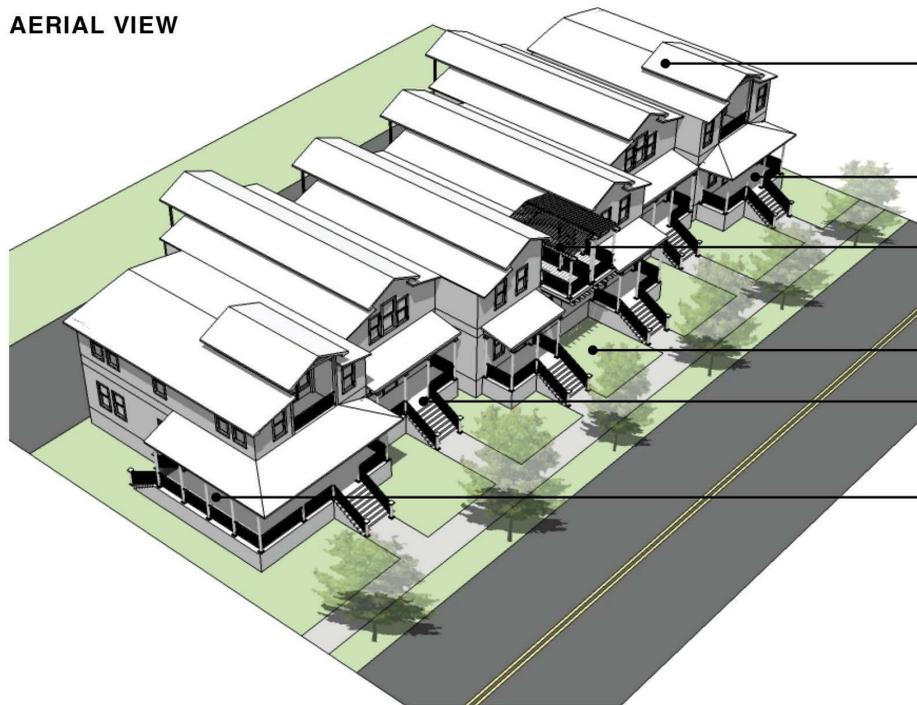
TOWNHOMES

Townhomes are single family homes that are attached to one another. End units have openings on three sides, while interior units have openings only in the front and back. Usually, a garage is accessed via an alley. It could be attached

or detached with a small back yard. The main entrance faces a public street and sidewalk and often includes a front porch or stoop.

TOWNHOME PROTOTYPE:

AERIAL VIEW



Varied roof and building form allow each unit to be individualized.

Front porches or stoops are common

Outdoor terraces provide private open space for units and access to fresh air and views

Building set backs are varied

Each unit includes individual entries

End units offer additional windows and private outdoor space

EXAMPLE:

Acres: 0.4 Acres
Units: 6 Units
Yield: 15 dwelling units per acre

FRONT VIEW



Townhomes are single family homes that share a wall. Construction precautions are taken to mitigate sound transfer.

REAR VIEW



Individual (two-car) garages are integrated into the rear facade.

TOWNHOMES IN CONTEXT:



Three-story townhomes offer larger unit sizes (4-bedrooms), as desired for families in Encinitas, without the cost of a detached single family home.



Townhomes may include an integrated, enclosed garage, or a "carport" which can double as an outdoor patio.

DESIGN FEATURES:

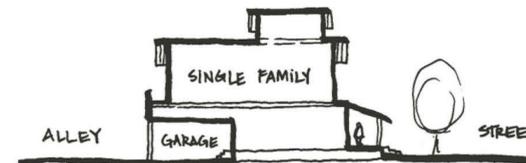
TWO STORY:

Average Density: 15 dwelling units per acre
Unit Size: 1,200-1,800 SF
Unit Type: 2-3 bedroom
Parking: Integrated garage

THREE STORY:

Average Density: 15 dwelling units per acre
Unit Size: 1,600-2,400 SF
Unit Type: 2-4 bedroom
Parking: Integrated garage

BUILDING SECTION:



EXAMPLE IMAGES:

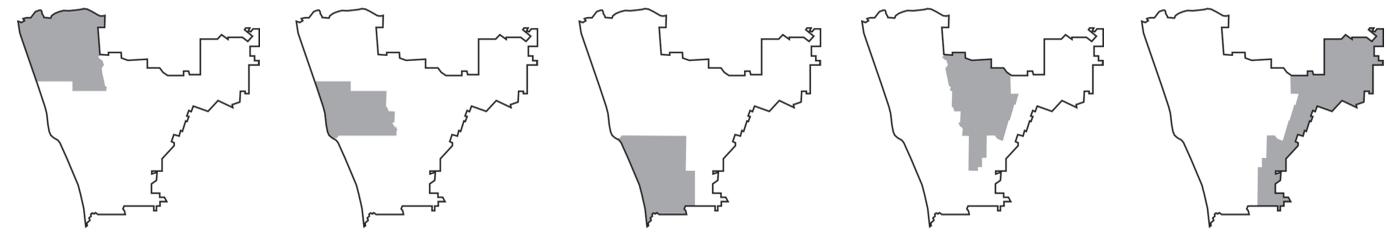


EXAMPLE IMAGES:



3D HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



FLATS

Flats are apartments that are stacked vertically without an internal corridor. Ground floor units include an individual entry while upper floors are accessed via a common stair core. Each building includes 4 to 6 units, depending on building

height and unit size. Parking is “tucked” under the building for site efficiency. This prototype includes a wide range of unit sizes to accommodate mixed-income opportunities.

FLATS PROTOTYPE:

AERIAL VIEW



Third floor units are stepped back to provide varied massing and private terraces.

Additional parking for units is provided behind the buildings, accessed via an alley

Varied massing along façade

Private balconies provided in rear

Shared entry for upper floor units

Individual entry for ground floor units

EXAMPLE:

Acres: 0.6 Acres
Units: 12 Units
Yield: 20 dwelling units per acre

FRONT VIEW



Flats operate much like townhomes, but units are stacked on top of one another instead of side by side.

REAR VIEW



The three-story flat includes four tuck-under parking spaces per every six units. Therefore, extra on-site surface parking is required.

FLATS IN CONTEXT:



A two-story flat module includes four total units with one tuck-under parking space per unit.

DESIGN FEATURES:

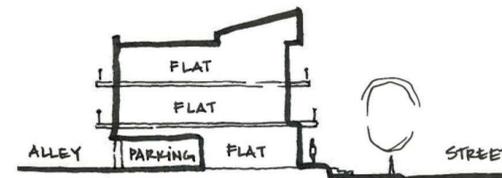
TWO STORY:

Average Density: 15-20 dwelling units per acre
Unit Size: 550-1,000 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under

THREE STORY:

Average Density: 20-30 dwelling units per acre
Unit Size: 550-1,500 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under + Surface lot

BUILDING SECTION:



EXAMPLE IMAGES:

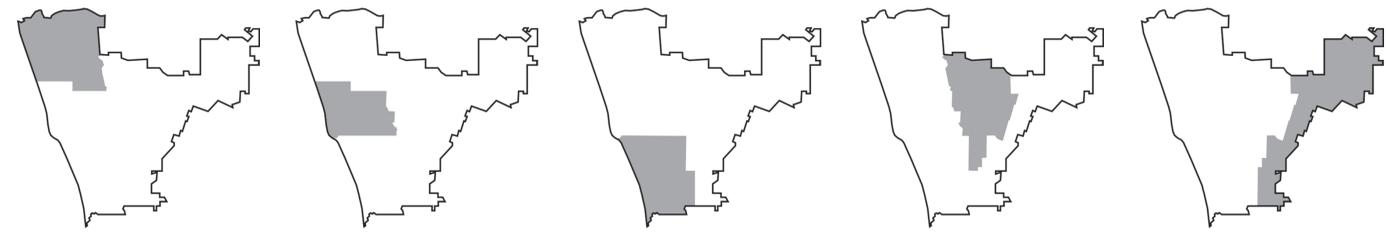


EXAMPLE IMAGES:



3 HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



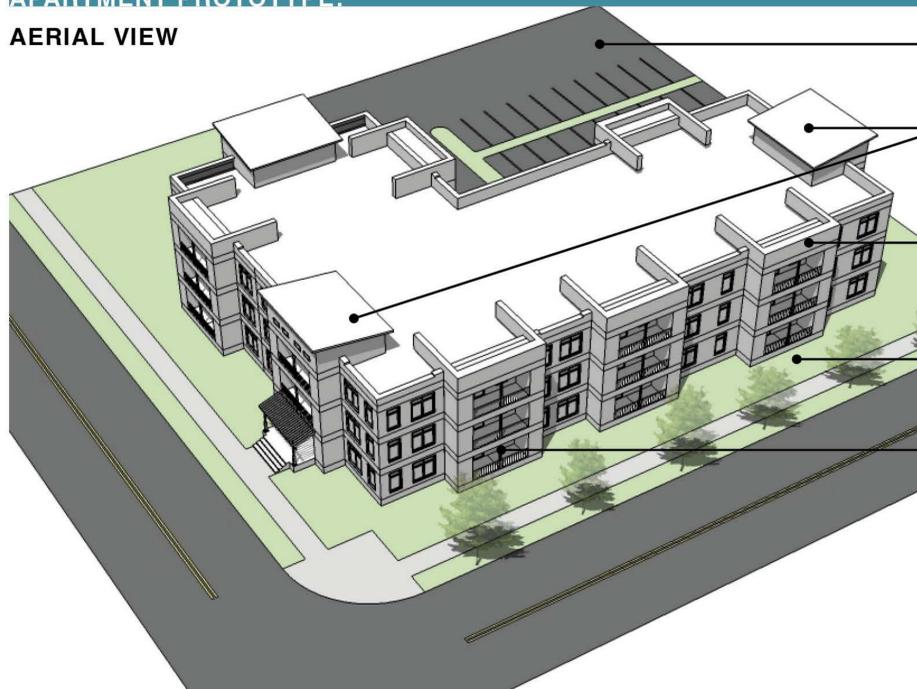
APARTMENTS

Apartments are multifamily units. Each unit is accessed via a common entrance and corridor. They are single-loaded (apartments on one side, shared corridor on the other) or double-loaded (apartments on both sides, shared corridor in the middle).

Parking is provided on-site in surface lots, or in higher density options, could include podium parking (partial sub-grade.) Apartments include porches on the ground floor and balconies on upper floors and often include common amenities such as pools, courtyards with picnic areas, workout rooms, and more.

APARTMENT PROTOTYPE:

AERIAL VIEW



- Surface parking located on interior of block
- Shared entrances with accented massing and roof form
- Varied (horizontal and vertical) massing along façade
- Building set back from street (approximately 10-15 feet)
- Balconies provide “eyes on the street”

EXAMPLE:

Acres: 1 Acres
Units: 30 Units
Yield: 30 dwelling units per acre

FRONT VIEW



REAR VIEW



APARTMENTS IN CONTEXT:



The two-story apartment prototype includes similar principles such as varied massing and roof form. It is surface parked.



Apodium-style building incorporates parking under the building, allowing for shared courtyards for residents to enjoy.

DESIGN FEATURES:

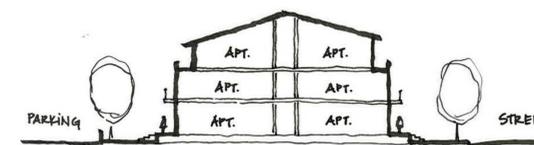
TWO STORY:

Average Density: 20-25 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot

THREE STORY:

Average Density: 25-35 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot or Podium

BUILDING SECTION:



EXAMPLE IMAGES:

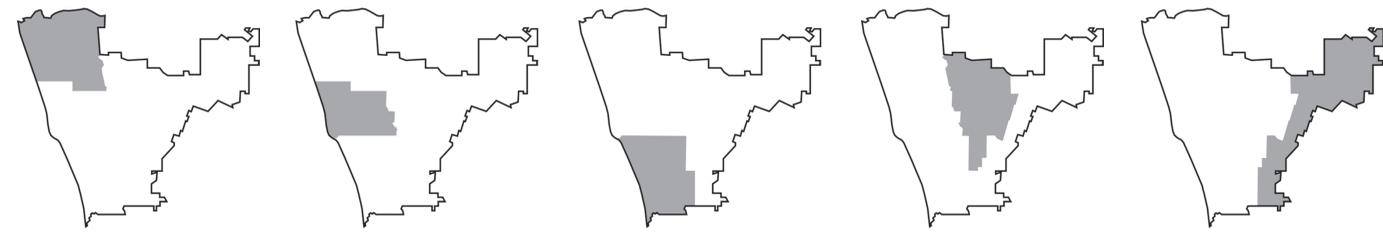


EXAMPLE IMAGES:



3 HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



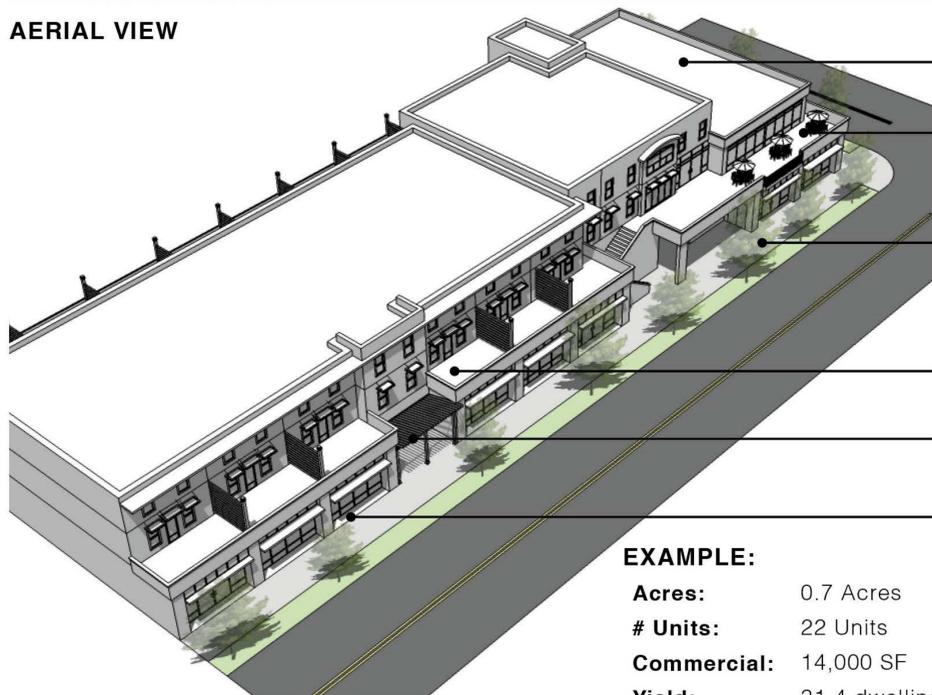
MIXED USE

Mixed Use buildings include commercial uses on the ground floor and residential uses on upper floors. They are configured much like the apartment prototype, with common entrances and corridors. Parking is provided either in

surface lots or underground, whenever feasible. Tuck-under parking can also be incorporated when site constraints make parking difficult.

MIXED USE PROTOTYPE:

AERIAL VIEW



- Building and roof form is varied
- Semi-public space above the ground floor is common in the Encinitas region
- Public "paseos", or breezeways, allow penetration from one side of the site to the other
- Upper floors include apartments
- Shared entries are expressed on the facade
- Buildings are located at the sidewalk edge with ground floor commercial uses

EXAMPLE:

Acres: 0.7 Acres
Units: 22 Units
Commercial: 14,000 SF
Yield: 31.4 dwelling units per acre

DESIGN FEATURES:

TWO STORY:

Average Density: 15-25 dwelling units per acre
Unit Size: 600-1,200 SF
Unit Type: studio-3 bedroom
Parking: Tuck-under + Surface lot

THREE STORY:

Average Density: 25-35 dwelling units per acre
Unit Size: 600-1,600 SF
Unit Type: studio-3 bedroom
Parking: Tuck-under + Sub-grade

FRONT VIEW



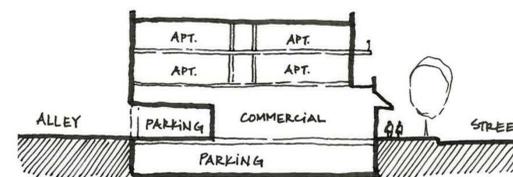
Mixed use buildings should be located at the sidewalk edge, but also incorporate varied massing, both vertically and horizontally. Small cafe patios and "paseos" are common.

REAR VIEW



Parking may be tucked under the residential units, underground, or in an adjacent surface lot.

BUILDING SECTION:



MIXED USE PROTOTYPES IN CONTEXT:



Vertical mixed use means that uses are stacked on top of each other, usually with retail or commercial on the ground floor with housing above.



Uses may be mixed on a site horizontally rather than vertically. In this case, commercial uses are separate from residential uses.

EXAMPLE IMAGES:



EXAMPLE IMAGES:

