

# MONTAGE

## Co-Living Character Story Boards

**Character:** Recent College Grad

**Backstory:** Recent grad that has moved to LA to pursue a career in photography. After taking the housing compatibility survey, they opt to live in a Mini pod.

**Character(s):** Retired Empty-nester

**Backstory:** Retired couple that no longer needs the big house in the suburbs and wants to connect with old passions. After taking the housing compatibility survey, they opt to live in a Plus pod.

Frame: Grad lives dorm style in the Mini pod to save money and signs up to teach photography class to make extra cash.

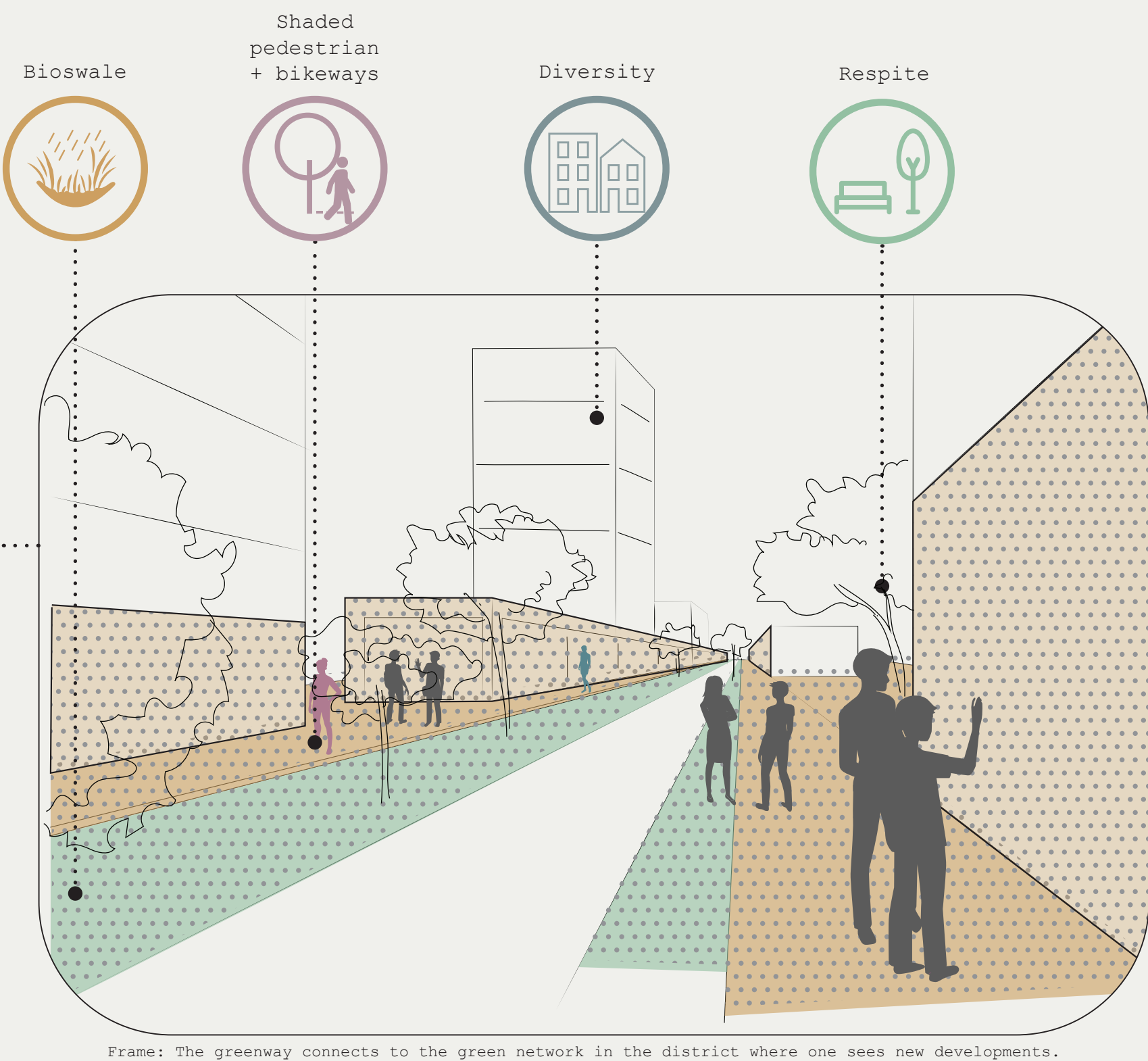
Frame: Retirees move into a Plus pod. The wife is excited to explore old passions in her new community.

Frame: Grad teaches a class to retirees and others in the community in the shared studio spaces.

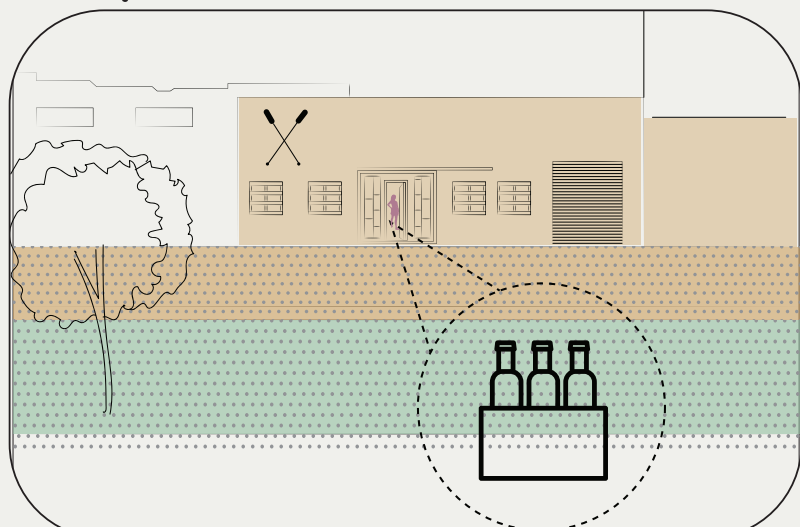
Food for the community

Community Garden

Frame: Grad goes on a run in the greenway and the retirees gardening and pick carrots to hand them to their friend chef.



Frame: The greenway connects to the green network in the district where one sees new developments.



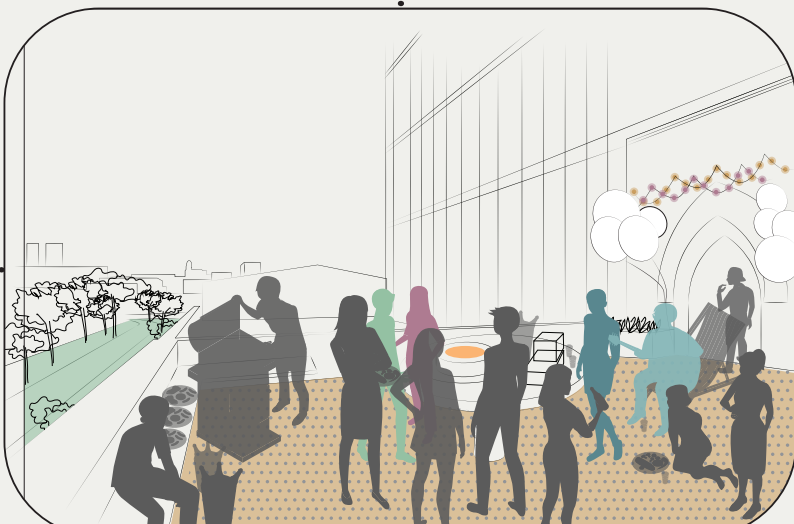
Frame: Grad gets beer for a party from the brewery nearby.



Frame: Retiree husband gives carrots they picked to chef.



Frame: Grad hands over beer to chef, Chef shows grad the carrot cake they baked for the party and another for sale in the cafe.



Frame: Grad, retirees, and other community members join together for a birthday celebration on the garden patio.



Montages in film allow the audience to see a wide variety of information about different characters, places, and spaces edited together to frame a story. By thinking about architecture and an urban context through this lens, the project explores how creating spaces and opportunities for connection can allow people to come together and create communities through their shared stories. The framework is key for both the place, the existing site can change from heavy industrial use to mixed use. By utilizing the current proposed overlays for this area in conjunction with the community land trust that the project is designing around, the building site can take advantage of tax incentives. The site utilizes the existing building as a magnet for revenue. The public functions of the program will be located here, with this site housing shared studio/workshop spaces, and a library café. Any further iteration of the co-living developments will have the opportunity for commercial business within the program, with residents voting on what is most desired for their neighborhood. The proposed addition is comprised of prefabricated modules of living units, which are installed within a framework of structure. With three size options to choose from, the design intends to support a variety of preferences and income levels. Each module

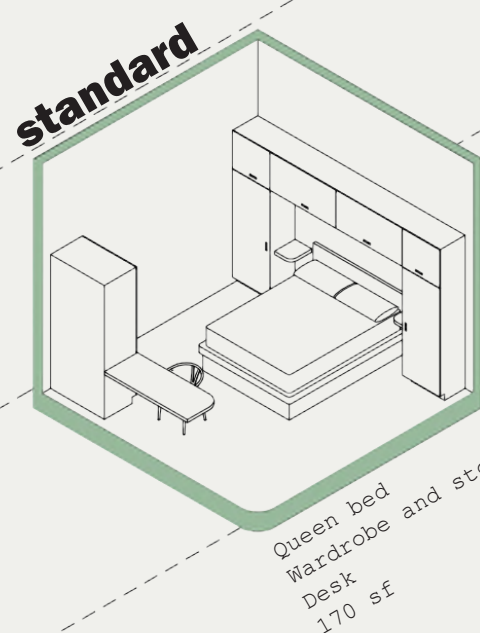
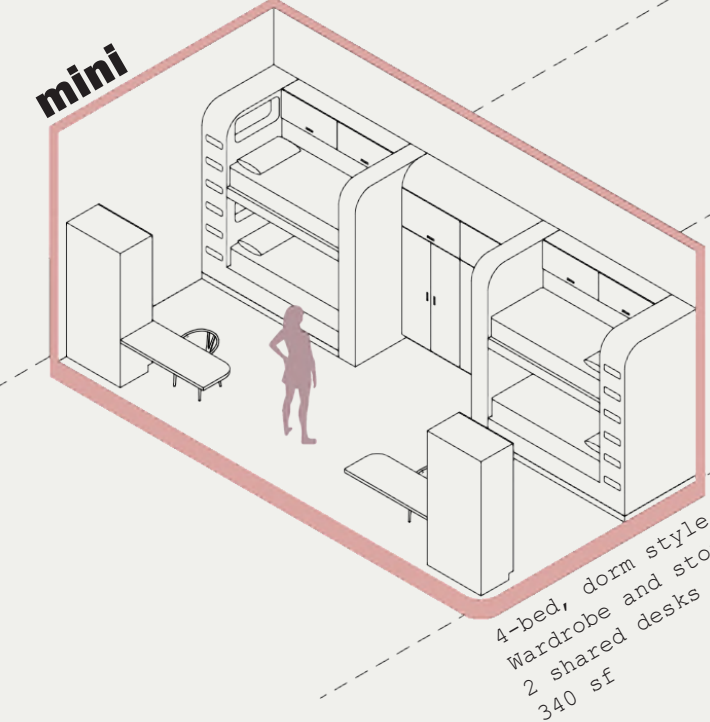
is made at a designated offsite location using materials free of harmful contaminants and precautionary list items. Building much of the interior offsite helps to reduce cost and waste, as modules are installed and connected to mechanical, plumbing, electrical, and sprinkler systems that are in place within the building. Photovoltaic panels on the roof and the purchase of offsite renewable energy allow for the building to be net zero. The project chose to implement a new Living Design Indicator of designing for discovery. By educating residents on their water and energy use within the building they can keep themselves and others accountable for their use of resources. Building systems that allow for them to interact with these resources, such as composting and water gauges for the rainwater catchment tanks, they are able to understand their living environment as a constantly changing collection of systems. Community gardens allow for resident engagement as well, as they can see their food being produced from own backyard. Each floor will have a garden on shared patio. Adjacent to this are the common areas with a lounge, kitchen and dining space, centralized next to an atrium. Shared restrooms allow for privacy with individual toilet rooms and shower stalls with a changing area.

## House Rules

All residents must complete a housing compatibility survey before applying for ownership. This questionnaire will help to evaluate their personality types and preferences, such as activity levels and social inclinations as to best support their needs within the community. In kitchen and bathroom spaces, designated areas for shared goods would be clearly marked to indicate items that are private versus for public use. Guidelines such as quiet hours and resource sharing are standard across the community but collaboration is encouraged per floor so residents can work together to build an environment that is comfortable for all.

## Personalization

packages allow residents to choose from a pre-selected of range of finishes including different palettes of low-VOC paint colors, and FSC certified wood options. The desk in any of the pod options can be swapped out for a banquet or lounge seat.



The 13 foot column bays accommodate each pod design: 13 by 13 feet and 13 by 26 feet. The pods are fabricated to **standardized dimensions**.



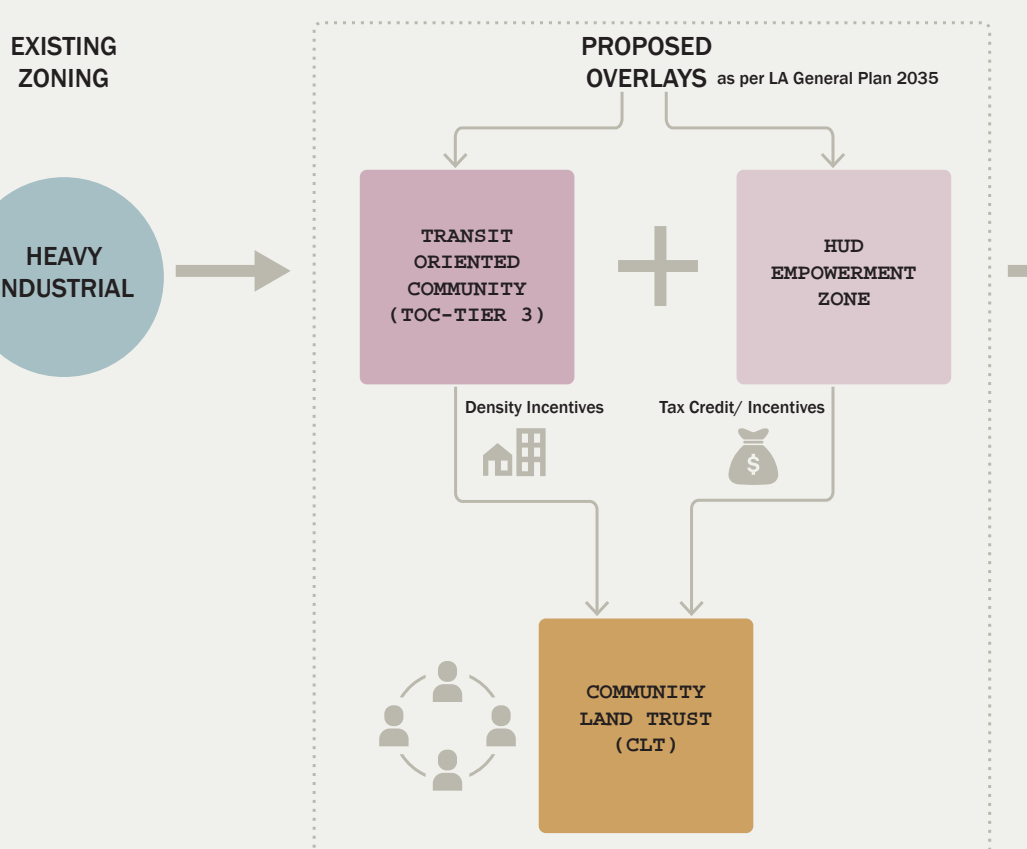
Beyond the context of this specific site it is important to consider how this precedent can be translated to other areas of L.A., as explored here, and how it can be used to inform positive developmental changes in any city's urban fabric.

## Development should follow these principles:

- **Identify** vacant or abandoned properties to be purchased for a community land trust that includes residents who inhabit the co-living dwellings located on each property. The properties identified are existing parking lots, federally owned parcels and for-lease warehouses.
- **Establish** a resilient framework for future development to occur. This includes identification of land to be

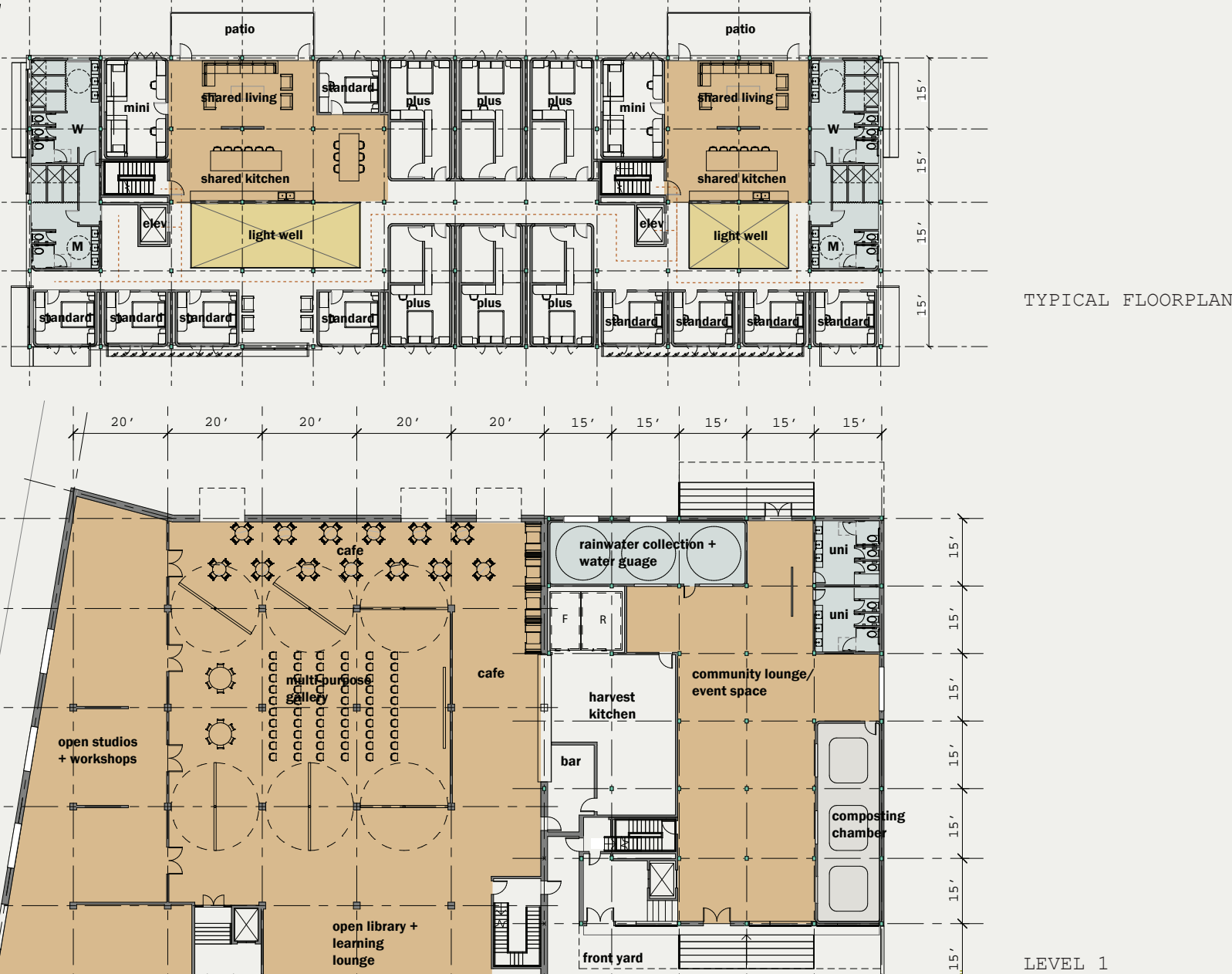
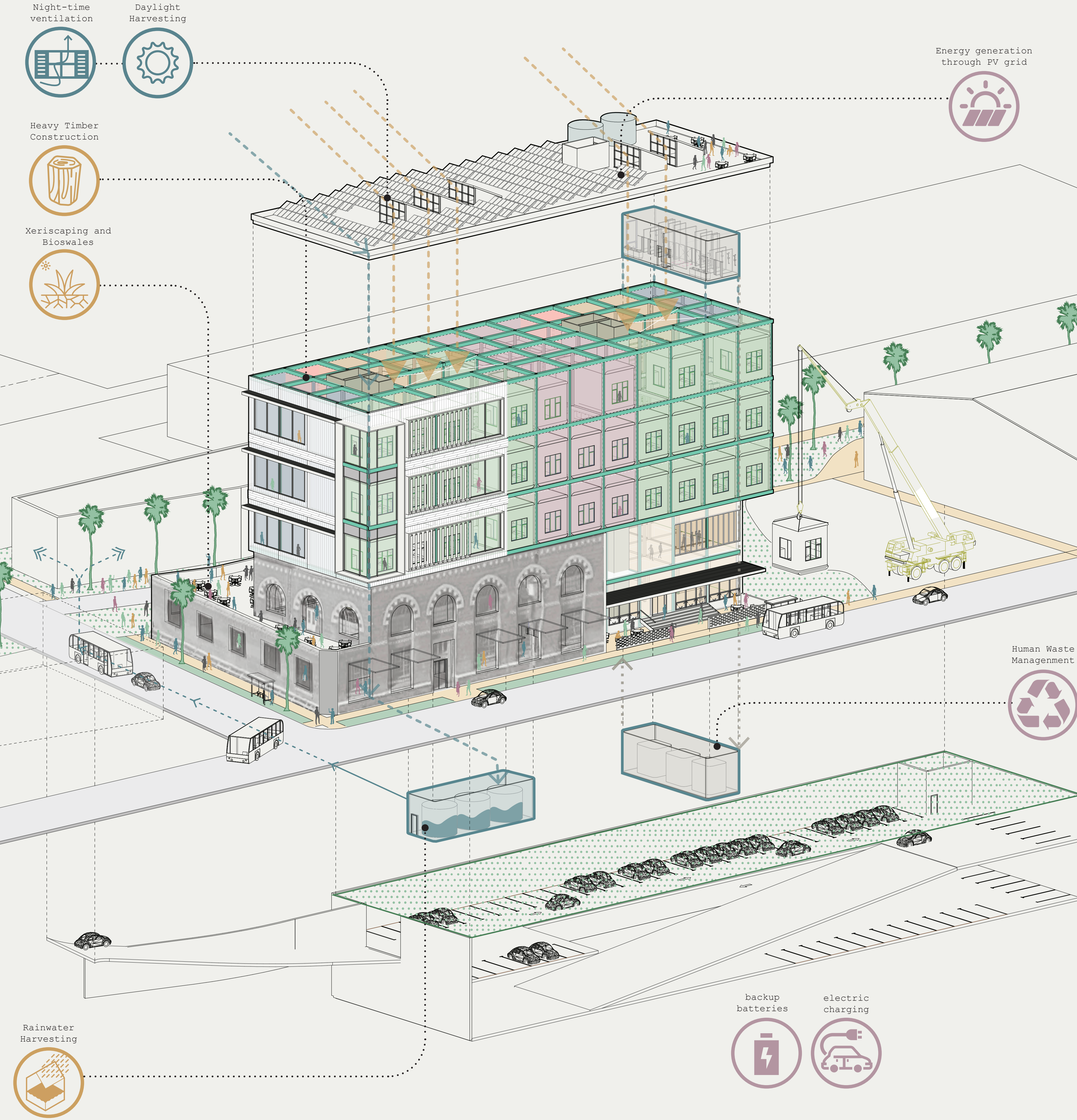
developed for co-living and parks and developing a system of walkable greenway corridors that can connect the site with other amenities in the surrounding neighborhood, including to other prospective co-living communities. All new developments are undergirded by this system of walkable greenway corridors that includes a well-defined, shaded pedestrian network and bioswales. This framework establishes a compact model for future developments.

- **Reserve** rentable space within each co-living development to be used for commercial businesses. Monies made by the rent should go back to the operation of the community spaces and any excess money distributed through dividends or lowered rent costs to the residents



EXTREMELY LOW INCOME HOUSING/POLE	10%	2 units
VERY LOW INCOME HOUSING/POLE	14%	3 units
LOW INCOME HOUSING/POLE	23%	5 units
<b>TOTAL</b>		<b>10 units</b>
<b>MARKET RATE</b>		<b>9 units</b>
<b>TOTAL</b>		<b>19 units (39 people)</b>

**Amenities** of the building include a gym, laundry room, community gardens and harvest kitchen, shared lounge space, and close access to the businesses and retail located on the ground floor.



## Living Design Indicators Tally

<b>Water and Site</b>	
40% reduction in potable water use	YES
Use recycled water for irrigation	YES
<b>Energy and Atmosphere</b>	
80 fossil fuel reduction	YES
Net Zero or Net Positive Energy (Exemplary Option)	YES
<b>Health and Materials</b>	
Daylight and Views	YES
Enhanced Daylight and Views	YES
Material Health	YES
Material Health (Exemplary Option)	NO
Low-Embodied Carbon Construction - Steel	YES
Low-Embodied Carbon Construction - Wood (Exemplary Option)	YES
<b>Resilience and Regeneration</b>	
Extreme Drought Resilience	YES
Active Survivability - Power	YES
Passive Survivability - Habitat Temp	YES
On-site Worker Cooperative (Exemplary Option)	YES
Community Room + Event Room (Exemplary Option)	YES
Harvest Kitchen and Storage (Exemplary Option)	YES
Electric Vehicle Car Share (Exemplary Option)	YES
<b>Creativity and Innovation</b>	
Designing for Discovery	YES
Educating residents on their water and energy use	YES
<b>TOTAL</b>	<b>17/18</b>