

Program Criteria

for preliminary planning purposes

Note: This handout was created for a cohousing design workshop presented by Design Coalition in 19923

Dwelling Units

- **Total number of units to be built:**

- **Unit Massing:**

How are units to be clustered? As rowhouses; if so, as one or two-story? As duplexes? 4-plexes? Multi-unit "apartment" style? Will some units be clustered differently than others? (For example, you might say "All the Studios and 1-Beds will be in apartment house(s); 2/3 of the other units will be in two-story rowhouses, and 1/3 as wheelchair accessible one-story duplexes".

- **Unit Mix:**

<u>Unit type</u>	<u>number</u>	<u>Size range</u>	<u># of Bathrooms</u>
Studio units	_____	_____ to _____ sq.ft.	_____
1-Bedroom units	_____	_____ to _____ sq.ft.	_____
2-Bedroom units	_____	_____ to _____ sq.ft.	_____
3-Bedroom units	_____	_____ to _____ sq.ft.	_____
4-Bedroom units	_____	_____ to _____ sq.ft.	_____
Other unit type (describe)	_____	_____ to _____ sq.ft.	_____

- **Quantify three other factors** which affect the project cost:

- Laundry facilities type, e.g. whether private, common or semi-common (multiple laundry areas, each shared by a duster of several households)
- Storage type--amount located in individual units vs. clustered storage cubicles (for example, this may affect whether basements are required)
- General quality of construction, expressed as a cost per square foot estimate. An attempt should be made to quantify the extra cost of energy efficient construction, cost savings via sweat equity, extent of site improvements, and so on.

Common House

- List of spaces, with assigned square footages
- One or two story, and provisions for wheelchair accessibility, e.g. elevator, ramp or lift
- General quality of construction, expressed as a cost per square foot estimate. An attempt should be made to quantify the extra cost of energy efficient or 'green' construction, cost savings via sweat equity, extent of site improvements, and so on.

Other

- Other elements of the project not included above *if they have a cost implication.*

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