

# Accessible Communities

## Accommodating Our Booming Population

CNU XVI | APRIL 2008

U R B A N   D E S I G N   A S S O C I A T E S

# Strategies for Providing Accessibility & Visitability for HOPE VI and Mixed Finance Homeownership

*Prepared by* URBAN DESIGN ASSOCIATES



January 2000





New  
Neighborhood  
Streets

*In two Southern cities with traditions of bungalow houses mixed with two-story houses, these new streets provide accessible one-story houses in a traditional context. The one-story houses portrayed in this drawing are accessible.*

Visitable

Visitable

Accessible

Accessible

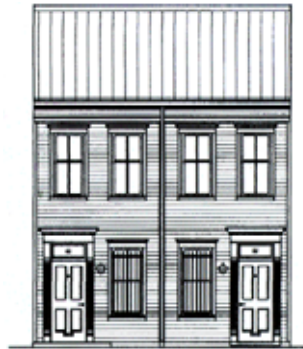
Visitable



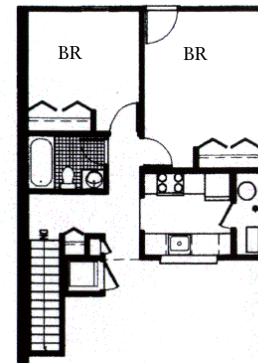
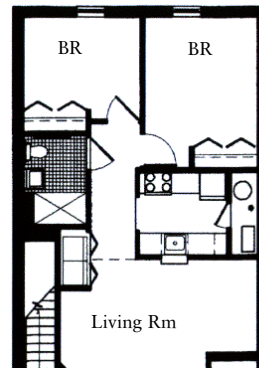


**Small Capitol Hill  
Townhouse**

*Modeled after the earliest wood frame houses on Capitol Hill, these units are 24-foot wide, delineated on the facade as two 12-foot wide attached townhouses. The buildings contain a one-story, two bedroom, one bath unit over an accessible unit on the ground floor; also offered is a two bedroom unit with one bath.*

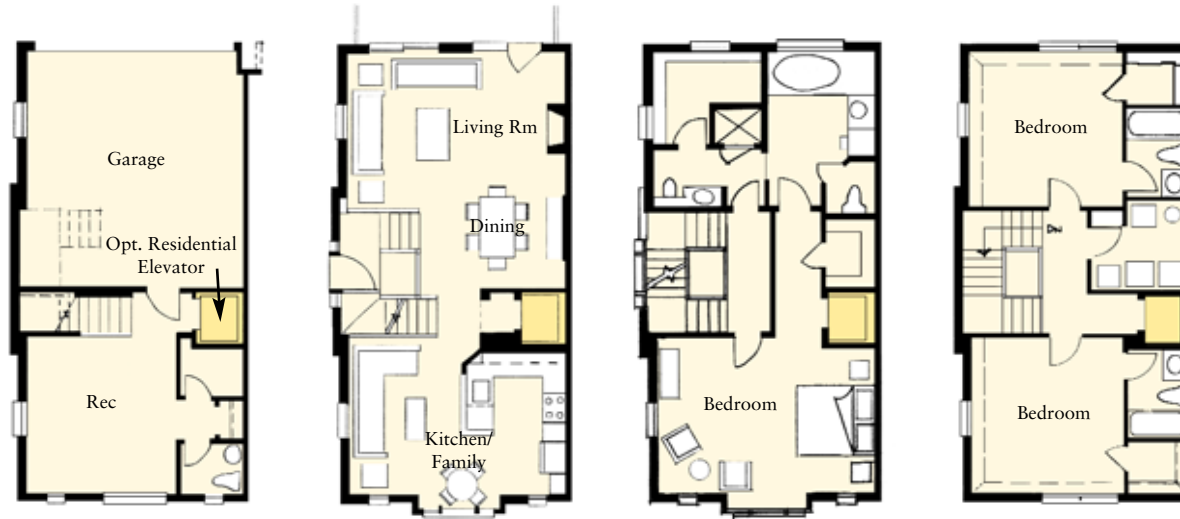


**Second story  
unit entrance**    **First story unit  
entrance -  
accessible**







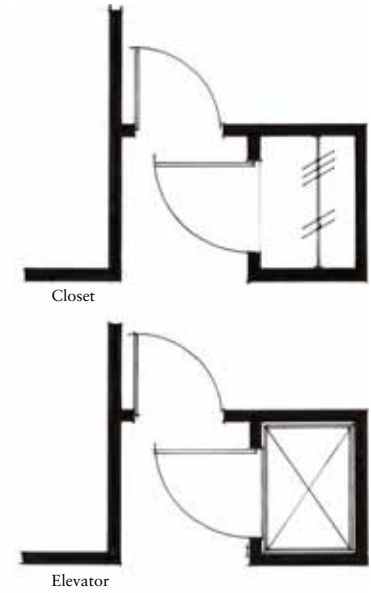
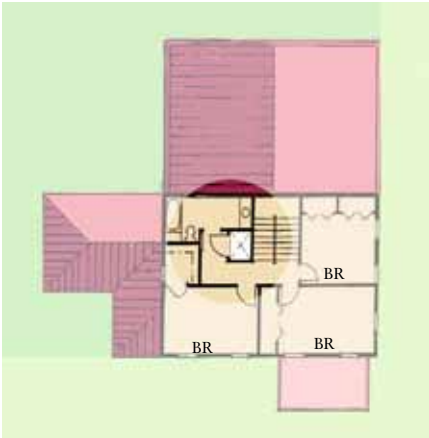


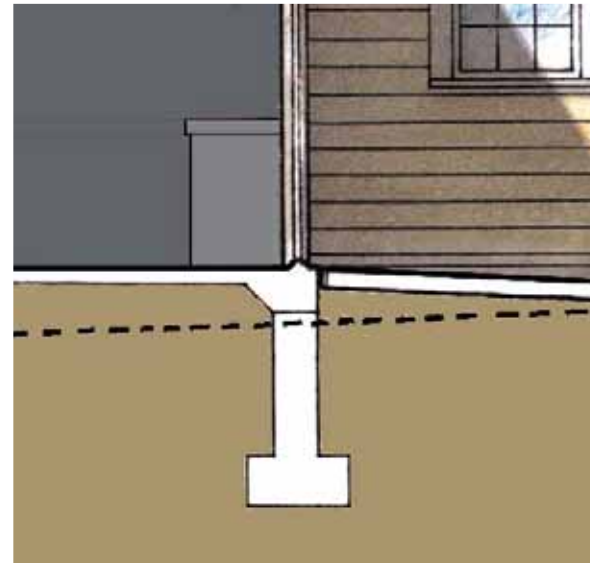
Three-Story Townhouse with Garage



Three-Story Townhouse





















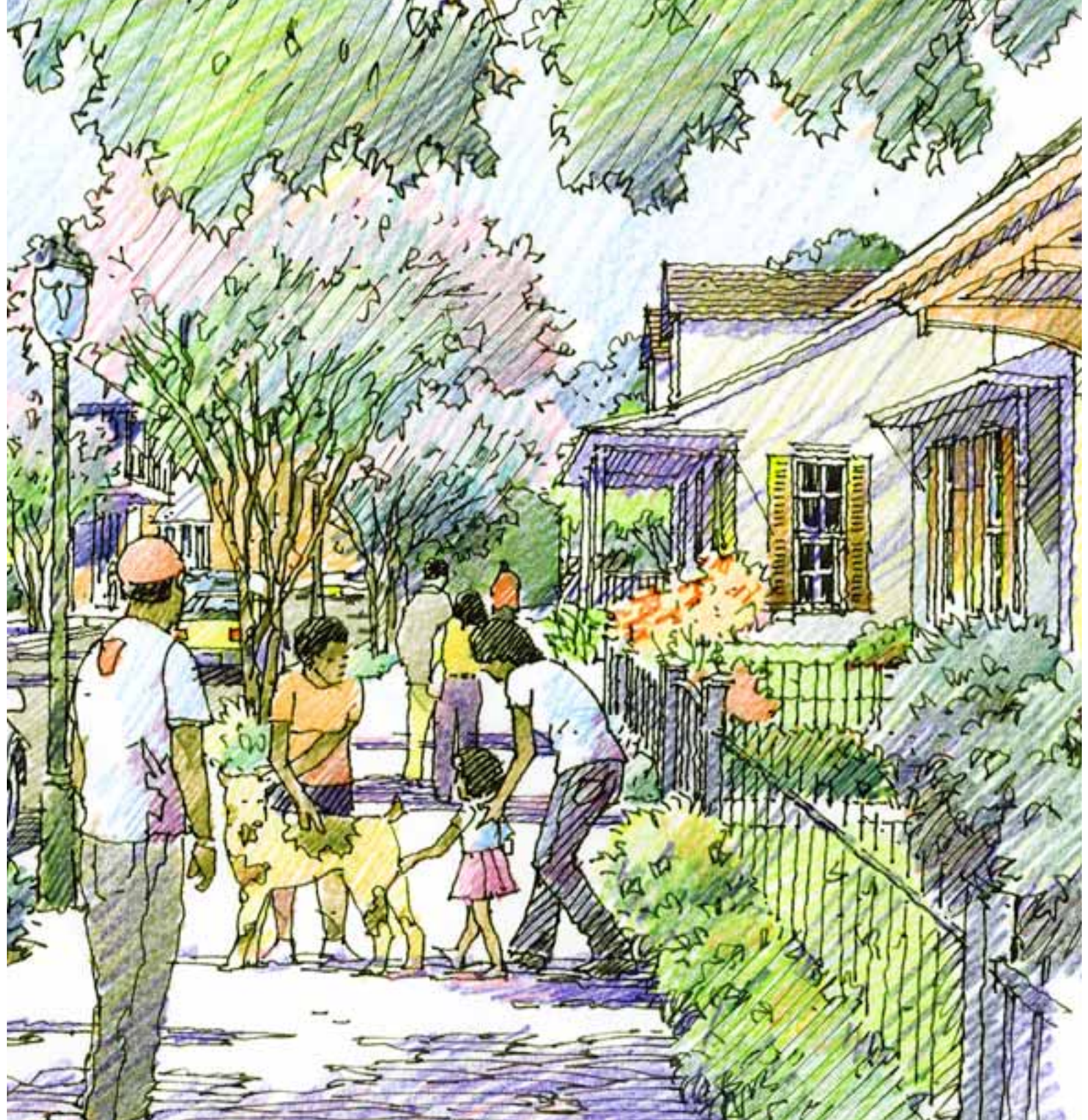


# Building Homes to Build a Neighborhood

Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier





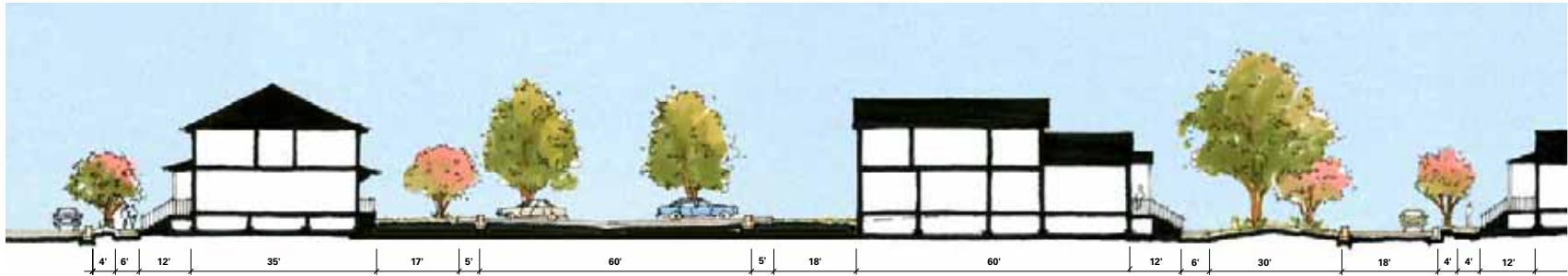


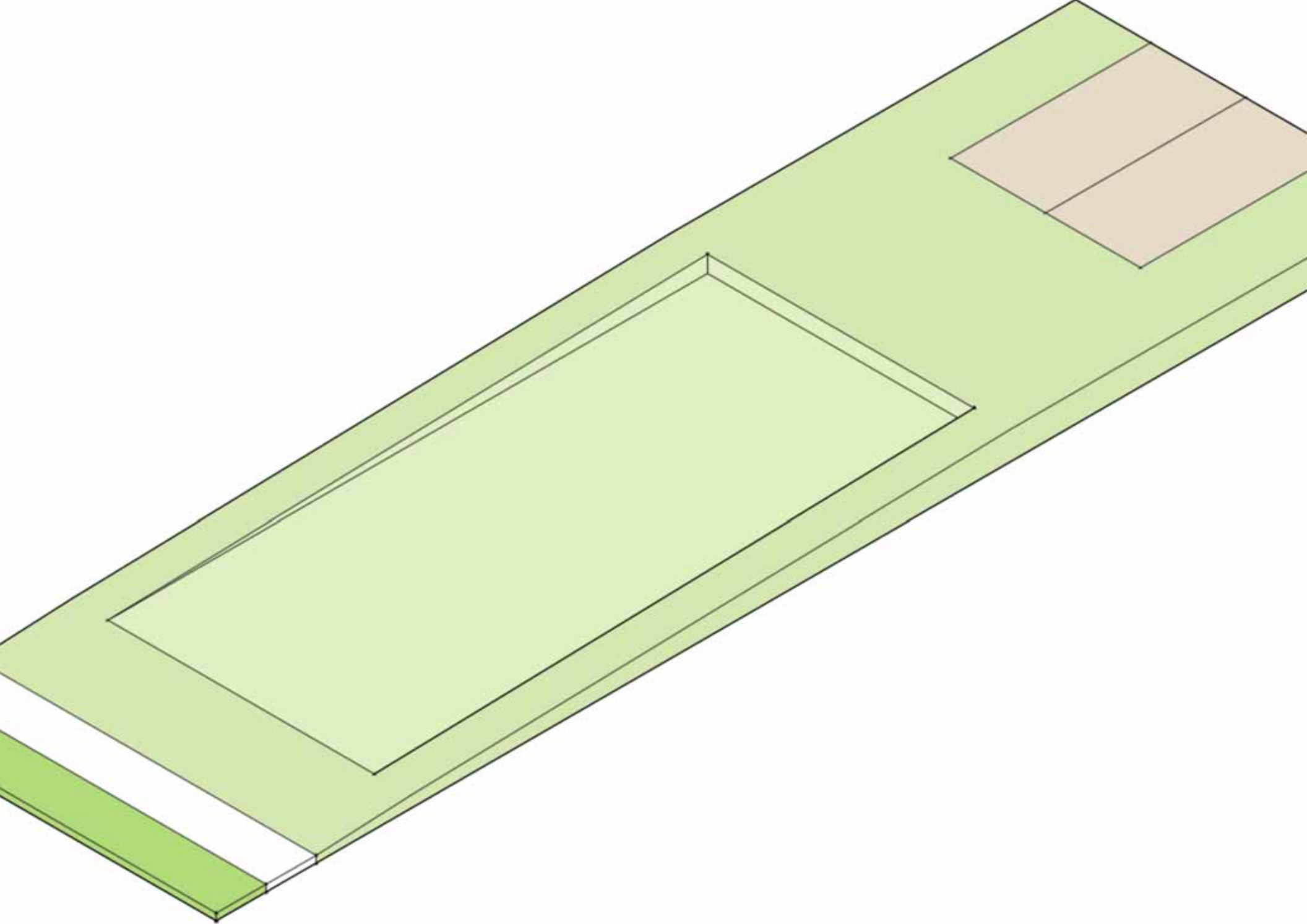


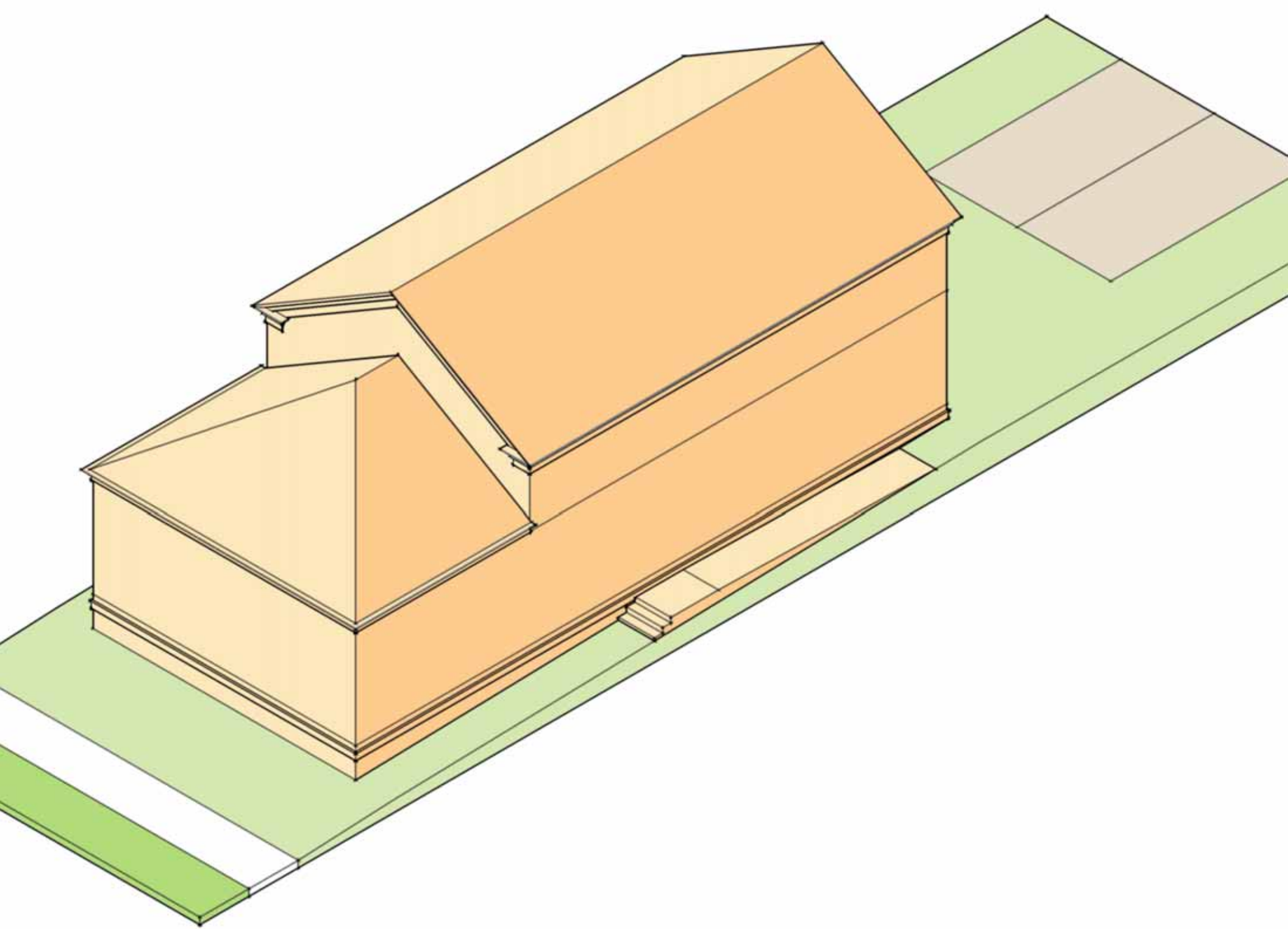


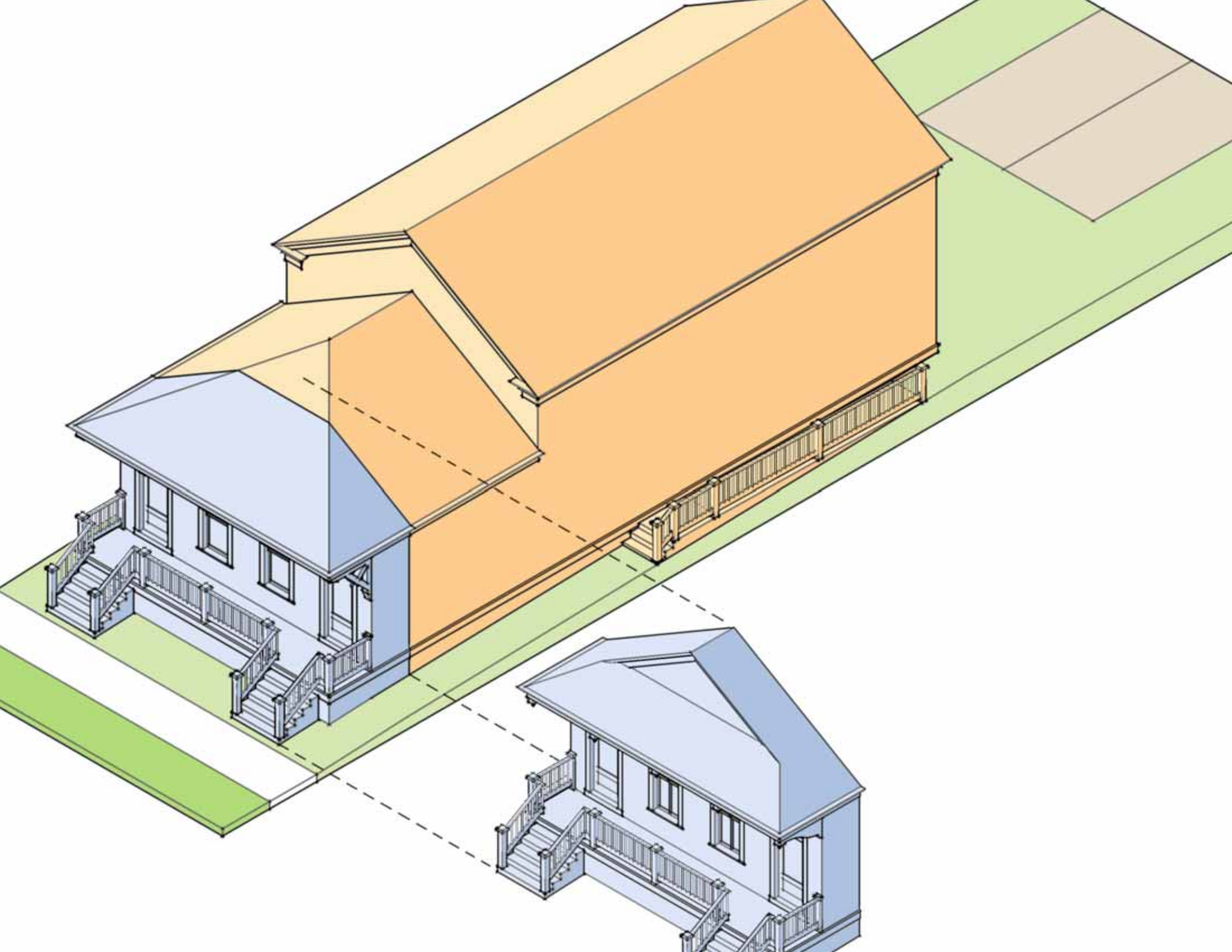


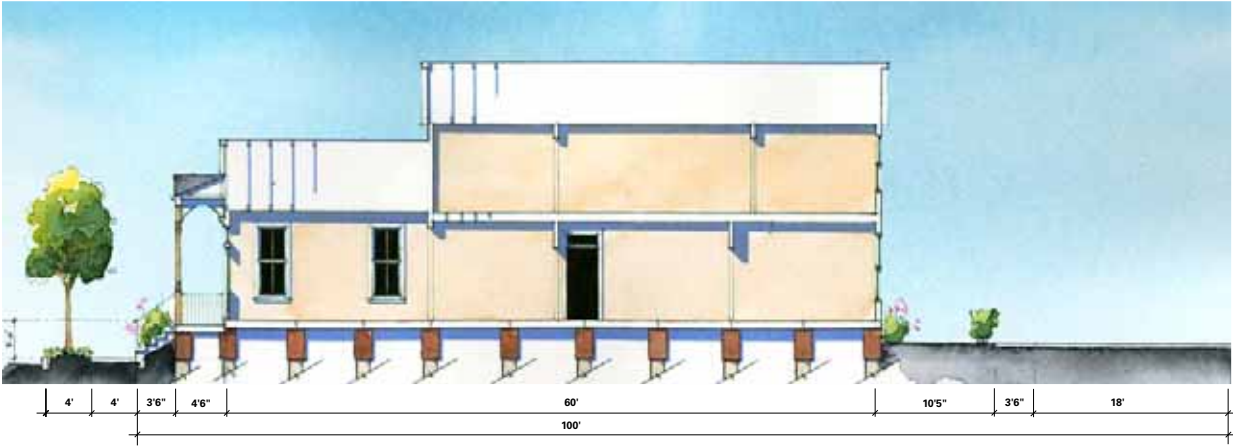














## A Pattern Book for Neighborly Houses

*Details and techniques for building and renovating neighborly houses*

Habitat for Humanity and the Institute of Classical Architecture & Classical America

**The Neighboring  
Habitat House**

The result is a Neighboring  
Habitat House that is in harmony  
with its neighborhood and an asset  
for the community.





Traditional neighborhood cross section: single-family houses

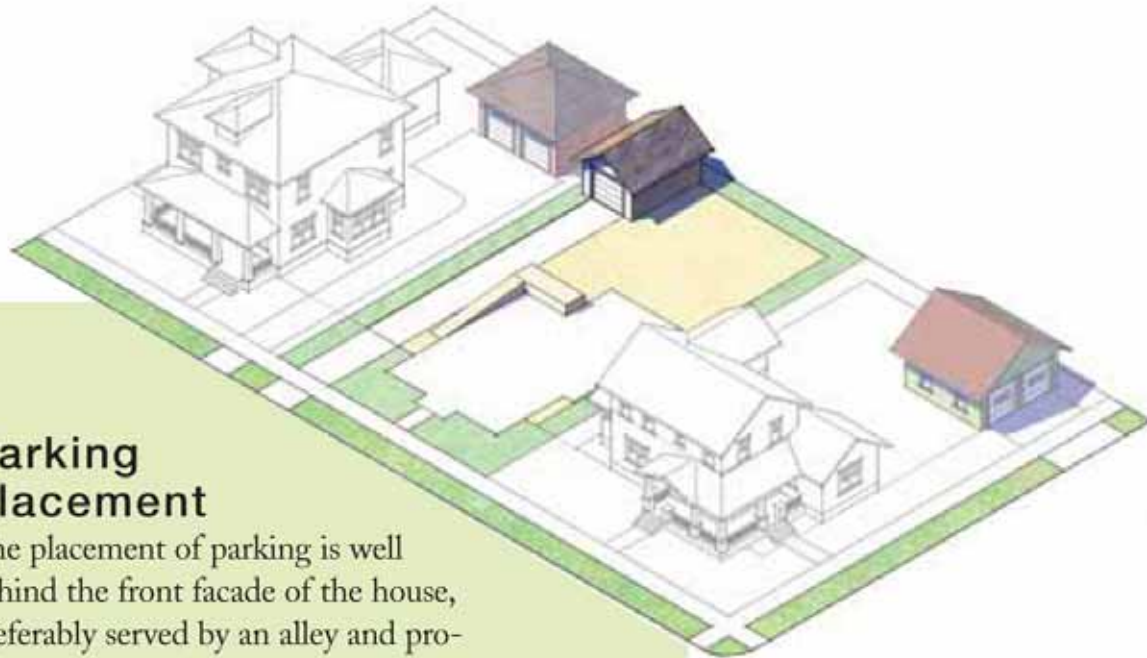


Traditional neighborhood cross section: multi-family buildings



## Parking Placement

The placement of parking is well behind the front facade of the house, preferably served by an alley and providing an accessible route to the house.



### **Accessibility**

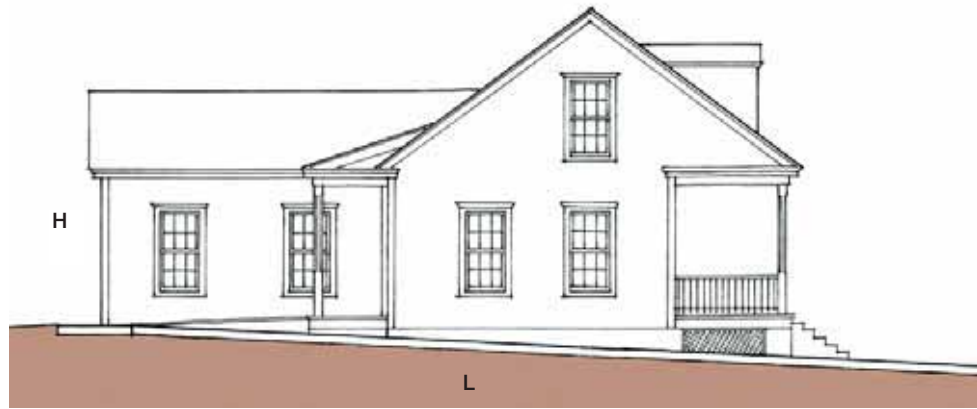
A house's accessibility should be considered at the beginning of the design process. Ramps and accessible walks are an integral part of the design of the house, as opposed to add ons. Due to careful design, the siting of the house illustrated provides a zero-step entry approach from its parking area.



Houses, like neighborhoods and public buildings, should be accessible for persons with physical disabilities. This requires careful thought when faced with areas of varying topography. Different conditions call for different solutions.

For sites where the first floor must be 1'-0" to 4'-0" above grade, visitability and accessibility can best be achieved through the use of site grading and one-grade level entry. Keeping site grades to 5% or less will reduce or eliminate the need for ramps. On steep sites, it is often possible to provide access without steps at the side or rear from an adjoining driveway or sidewalk. Where ramps are necessary, accessibility codes require that they have an 8.33% maximum grade and railings on both sides. In extreme cases, mechanical means such as small personal elevators, chair lifts, and porch lifts may be necessary.

Inside the house, visitability—the most basic level of accessibility—includes circulation on the entry floor and into one bathroom accessible by a person in a wheelchair, with doorways offering a minimum 32 inches clear passage. When carefully planned, there is rarely a need to add space to the floor area of a house to provide visitability or accessibility. Visitability costs even less than accessibility, usually adding, at most, about \$200–500 to the construction cost of a single-family house. It is a feasible strategy for all housing.

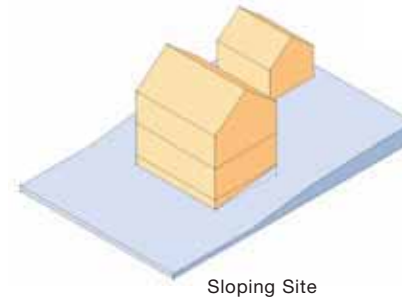


Cross-Section with Zero-Step Entry  
 If H = 2' then L = 40'  
 If H = 4' then L = 60'

No ramps or railings needed if a walk or driveway can provide access from one end of the house.



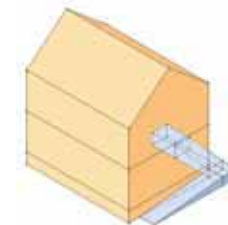
Interior Stair Lift



Sloping Site



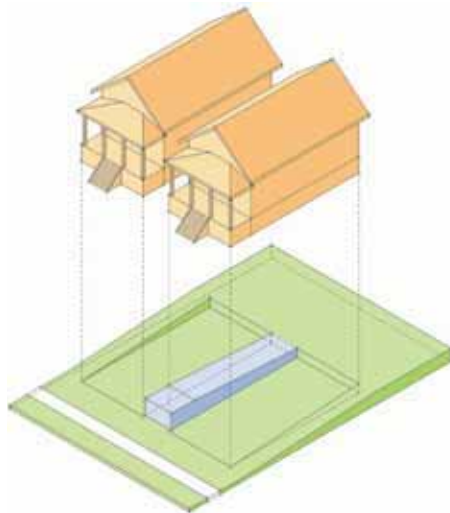
Interior Chair Lift



Exterior Ramp



Embedded Ramp



## Step 1:

### Analyze Historic Context

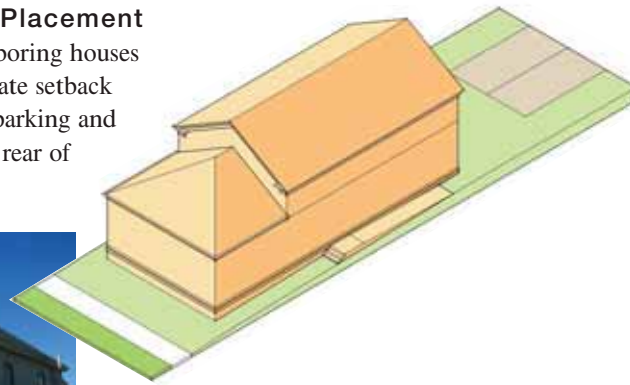
Observe and photograph existing houses in the appropriate neighborhood. Existing houses provide a wealth of information about the composition and make-up of neighborly houses. Record dimensions, bay spacing, and common patterns.



## Step 2:

### Determine Building Placement

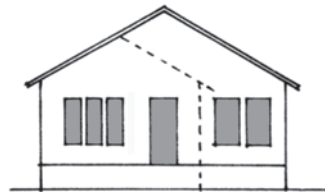
Use the setbacks of neighboring houses to determine the appropriate setback for the new house. Place parking and accessory buildings to the rear of the lot.



## Step 3:

### Determine Massing and Facade Composition

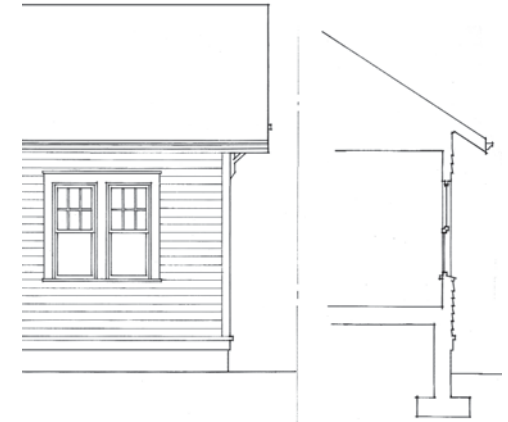
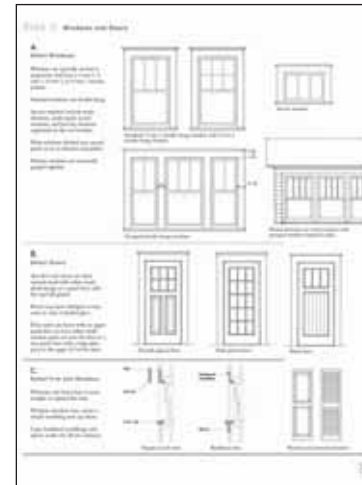
Choose an appropriate massing for the house based on the Architectural style. Consider different window and door com-



## Step 4:

### Compose Building

Design the more detailed elements of the house, such as the eaves and the types of windows and doors, using the Architectural Patterns section.

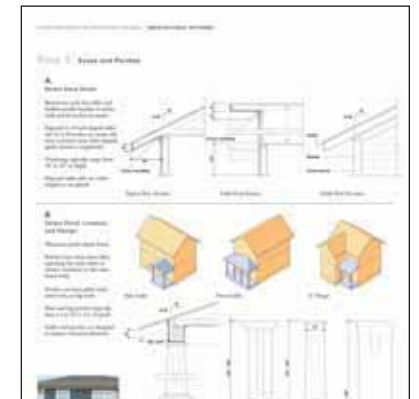


Typical Arts & Crafts Side Wing Elevation and Wall Section

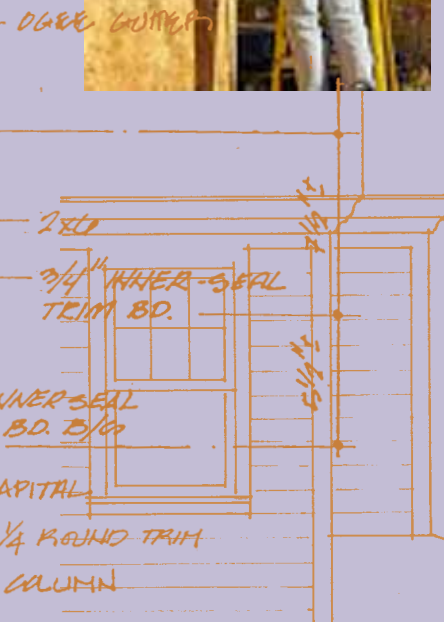
## Step 5:

### Apply Building Elements

Review the building elements: the porch, windows, doors, and details, considering the whole composition of the house. The building elements should come together in a harmonious way.



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# Step 1: Review Existing Design

Text forthcoming....



# Step Develop

Text forthco

# Step 2: Observe Historic Context

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