

SUSTAINABILITY

- brownfield site
- covered bike storage
- daylighting
- use of sustainable building technologies such as high solar reflective index roof, highly insulated walls, natural ventilation, low-E glazing, stormwater management system, recycled content materials
- building footprint is reduced by tucking parking under the building units

CONNECTIONS

- located within a block of local bus lines
- 2 public trails tie directly to building circulation spines
- located within 5 blocks of community and township services

OPEN SPACES

- units are communally oriented
- circulation is provided by a series of wide second floor walkways that serve as both balcony and communal courtyard

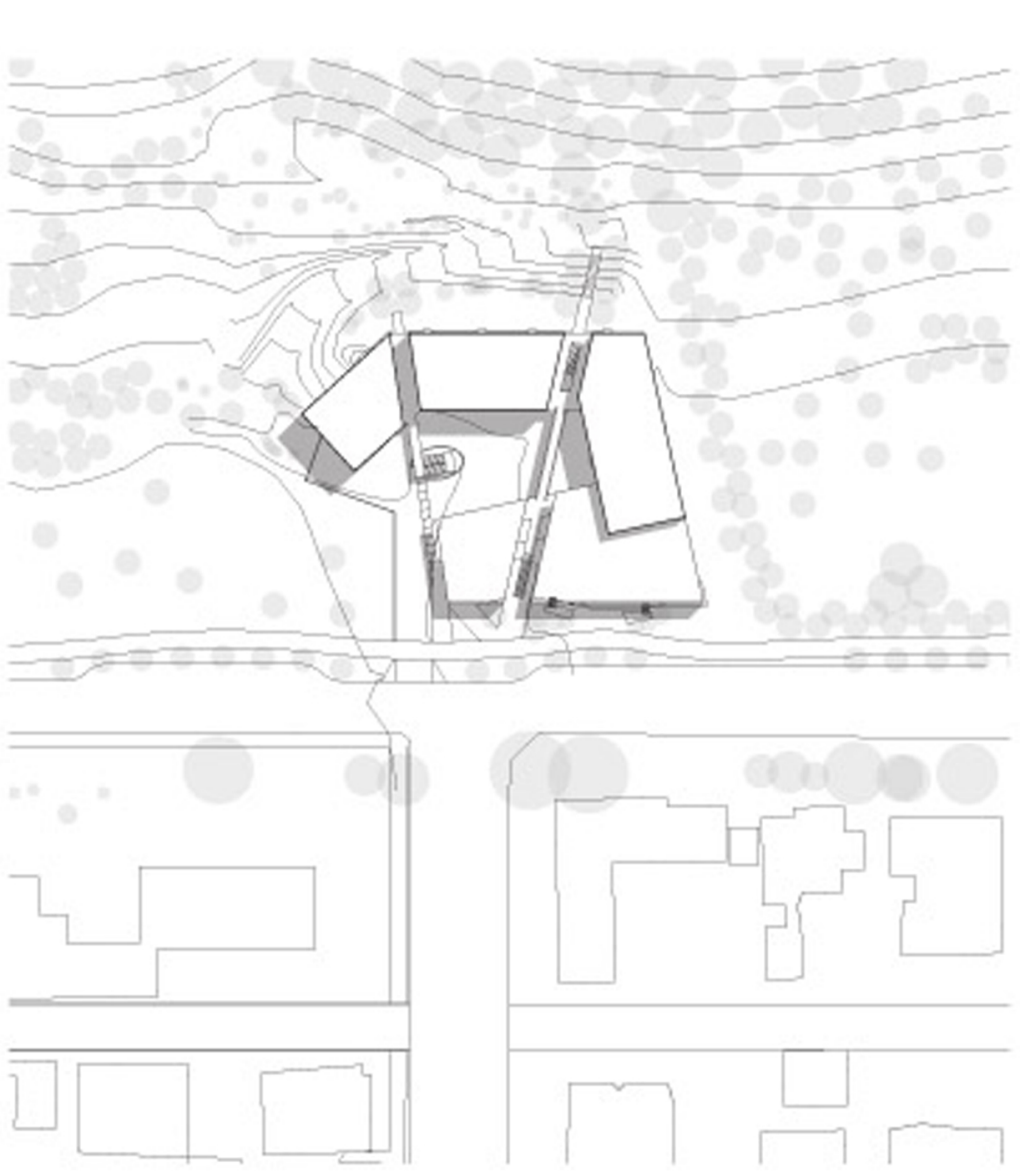
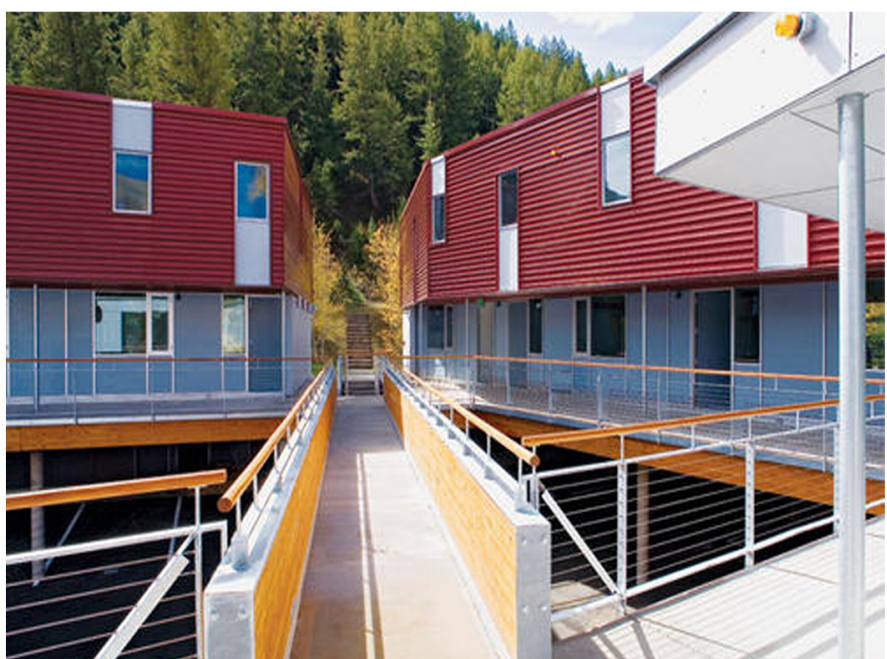
RESPONSES TO CONTEXT

- design is sensitive to residential context and breaks scale down into five “house-scale” elements
- 3 angled slots slice through the project’s site so that 9 of the 14 units have a corner location with multiple views
- the building geometry allows for natural cross ventilation
- skewed geometry responds to site bounded by streetscape and natural contours of a mountain
- located in neighborhood of various architectural style

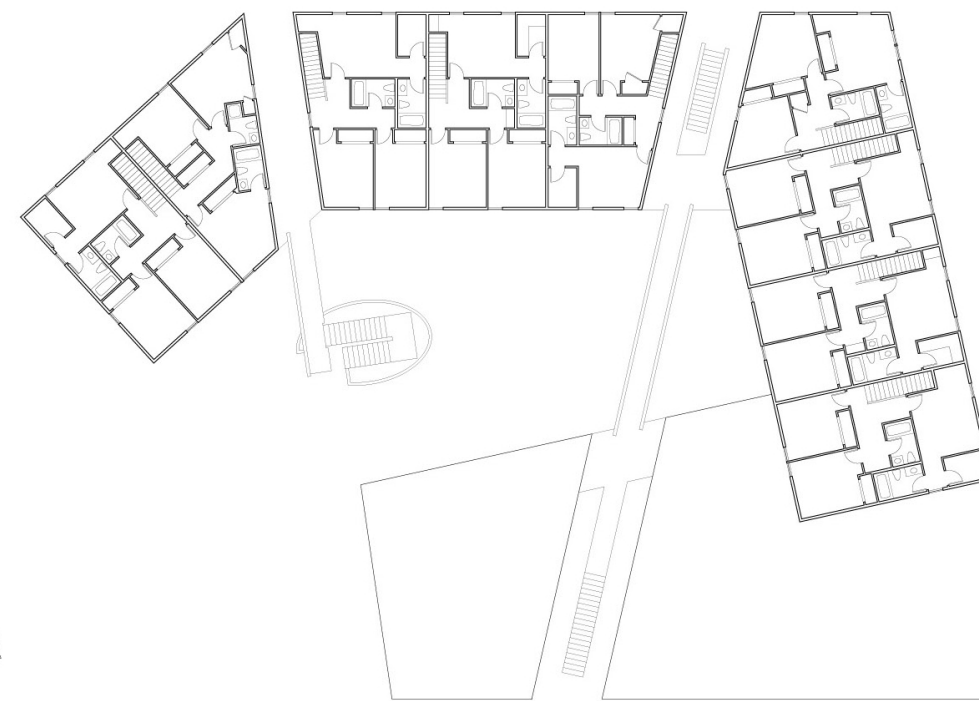
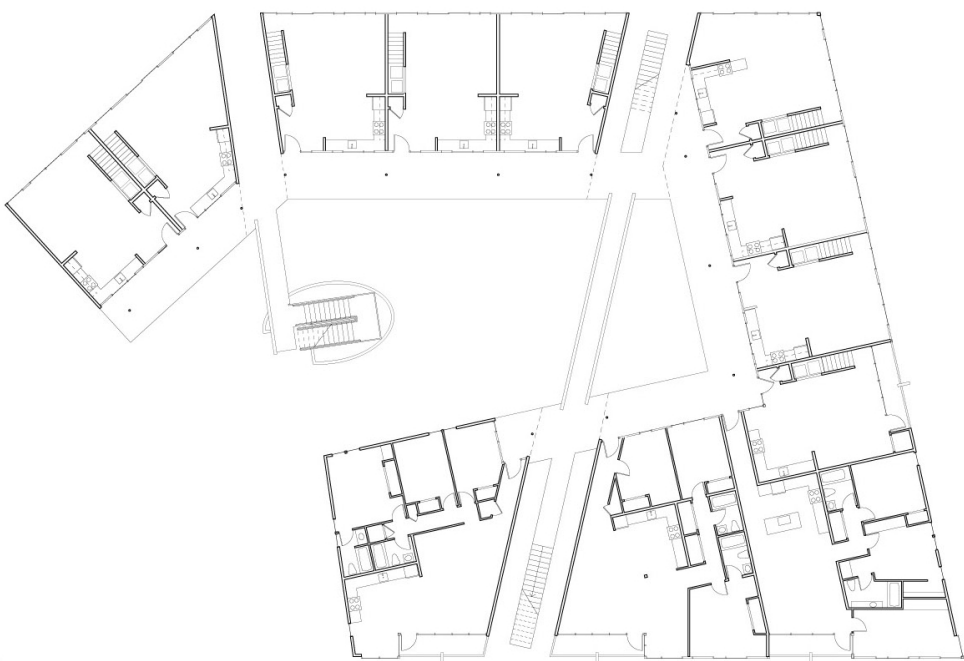
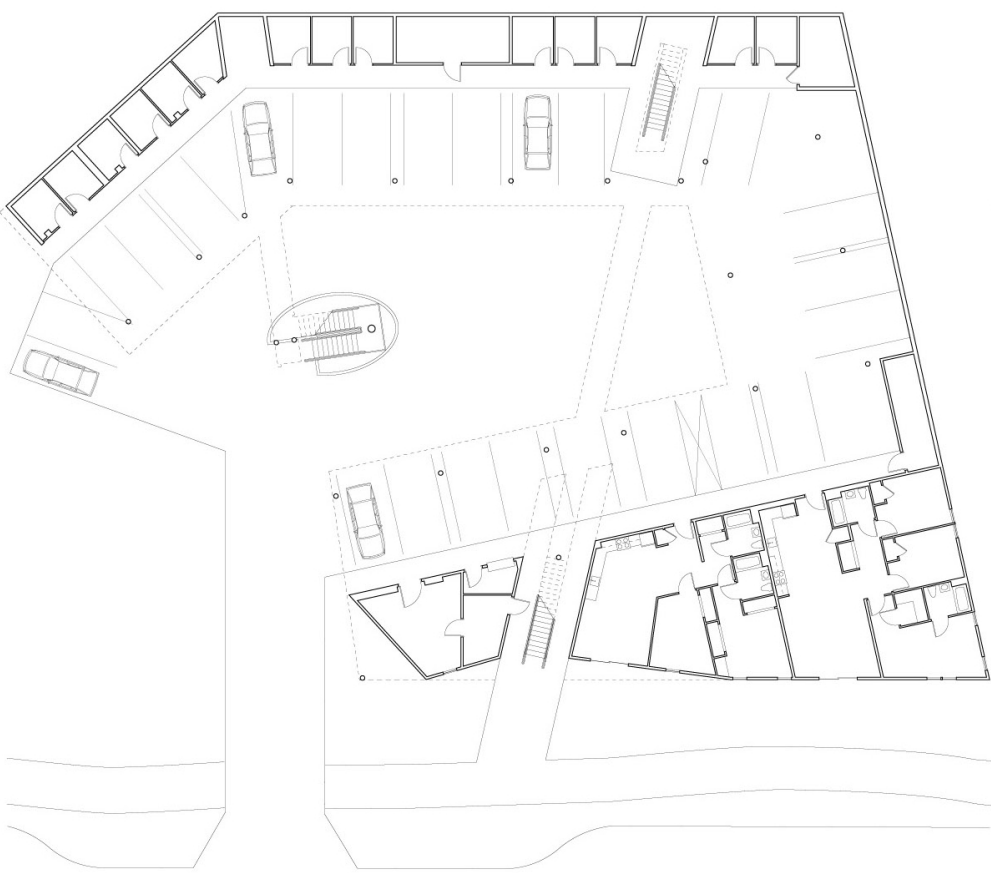
QUALITY HOMES

- project is subsidized by the city of Apen
- designed to meet the need for affordable housing for the public employees and service worker who could otherwise not afford to live within the city of Aspen
- units are sold in city lottery system for \$190,000 and \$290,000 (market rate would have been \$1,000,000)
- open floor plan that offers natural light and breezes
- communally oriented
- design incorporates environment and existing trails

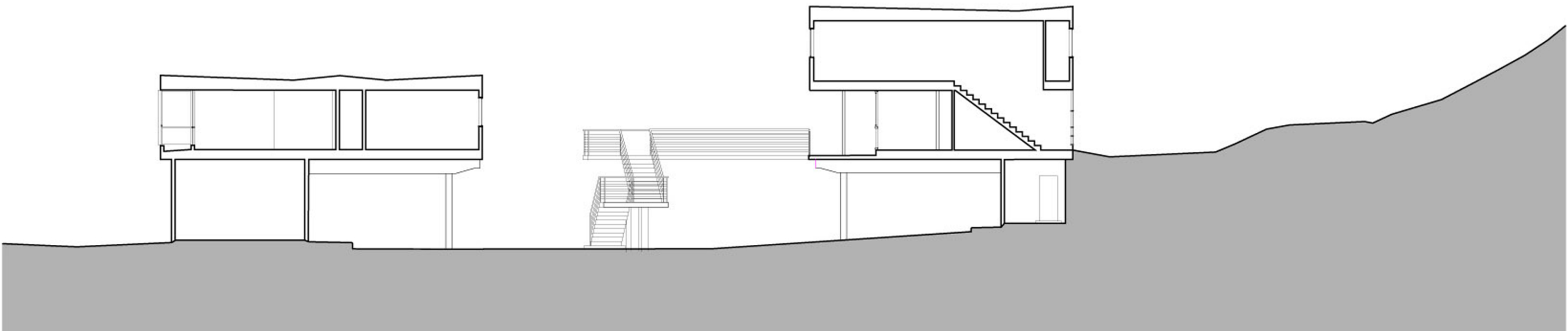
Little Ajax
Peter L. Gluck & Partners
Aspen, Colorado
Affordable Housing
October 2006



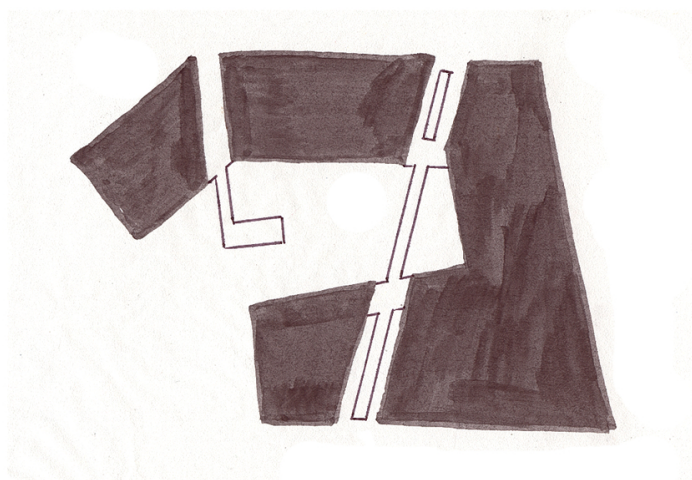
site plan



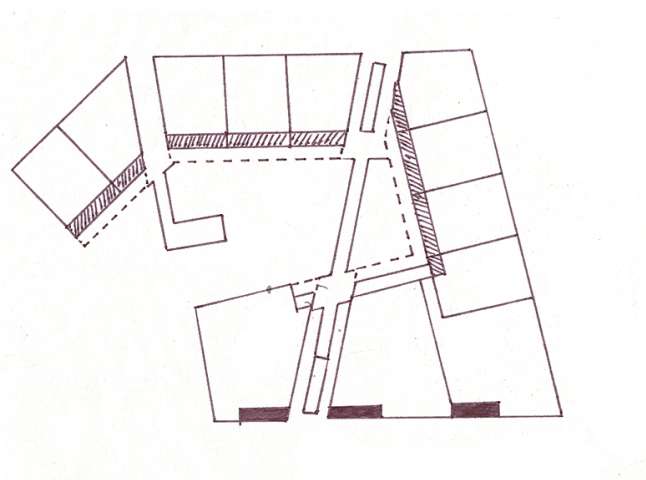
plan: ground, second, third



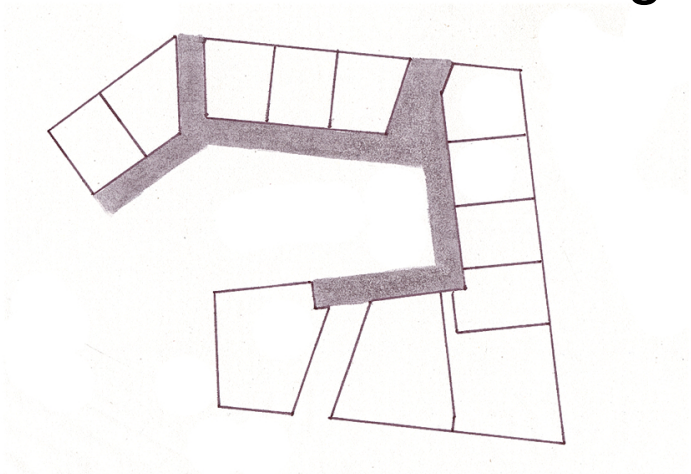
section



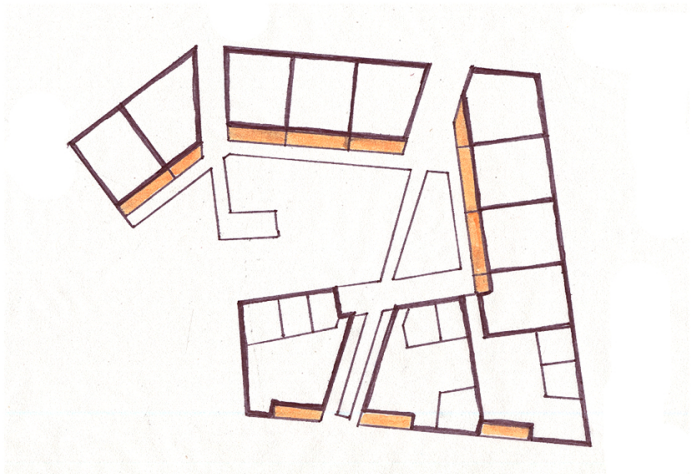
massing



shared/individual



circulation



inside/outside