

Housing Design Review

Yuma Neighborhood Development Organization



Drachman Institute
College of Architecture & Landscape Architecture
The University of Arizona

In partnership with

The Arizona Department of Housing

Tucson, Arizona
February 2007

The Drachman Institute

The Drachman Institute is a research and public service unit of The [College of Architecture and Landscape Architecture](#) at [The University of Arizona](#)

We are dedicated to the environmentally sensitive and **resource-conscious development of neighborhoods and communities**. The Drachman Institute, in particular, focuses its research and outreach activities on the proposition that **housing is the building block** of neighborhoods and neighborhoods are the building blocks of communities. The work of the Drachman Institute therefore targets the development of **demographically diverse neighborhoods**, rich in environmental amenities and built from good-quality, well-designed, regionally-appropriate housing that **conserves land, energy, and water**. It is our contention that good quality and innovative architectural design and technology, sensible community planning, and a landscape architecture that fosters **beautiful and healthy private and public space** is the cornerstone of this work. We engage our students, our staff, our faculty, and our citizens in a **collaborative, research-based outreach enterprise** to make our communities healthier, safer, more equitable and more beautiful places to live.

Project

The project was initiated by the Yuma Neighborhood Development Organization working in cooperation with the City of Yuma, the Arizona Department of Housing and the Drachman Institute.

The goal for this project is to design a multi-family development that includes 10 single family town homes intended for low-income, first time home buyers in the Carver Park Neighborhood.

What is “Affordable Housing”?

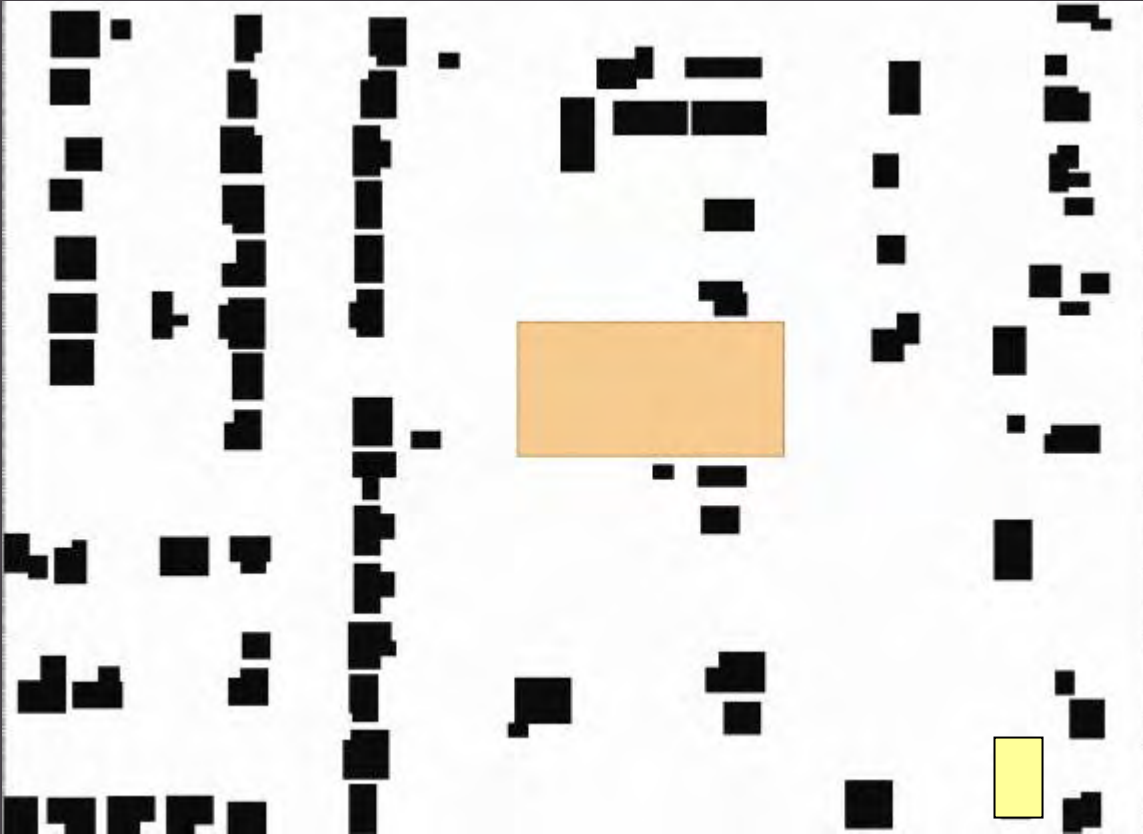
- In most cases, you may not see a difference between market-rate housing and affordable housing.
- Some neighborhoods include both kinds of housing
- Low income includes families earning below 80% of the median income of the region. In Yuma, the median income was reported to be \$35, 374 in 2000.*
- This means that “affordable housing” serves a range households including firemen, policemen, teachers and nurses
- Affordable housing can be achieved using either subsidies and/or increased density

Site Location



- 430 S. Magnolia Ave.
- Carver Park Neighborhood

Site Context



- Surrounding neighborhood is of a relatively low density
- Most existing units are single family detached homes ranging from 1,200 square ft. to 2,500 square ft.
- All homes directly adjacent to the site are all single story
- There is one 2 story building in the nearby area

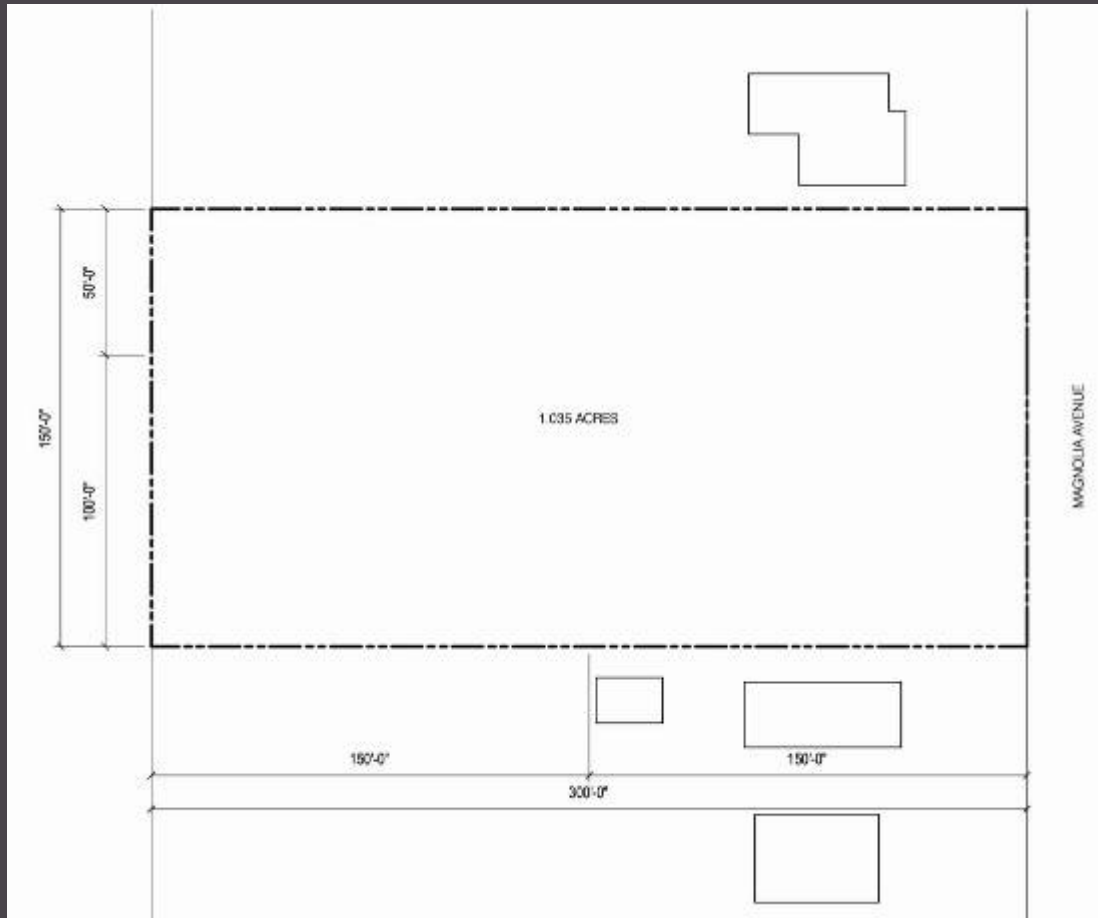
Site Context



- Embankment
- Mobile homes
- Single-family detached homes



Zoning



High Density Residential (R-3):

City of Yuma General Plan, under High Density Residential (R-3):

- Density may fall between 13-18 dwelling units per acre
- For the purpose of multiple-family dwellings, attached or detached.

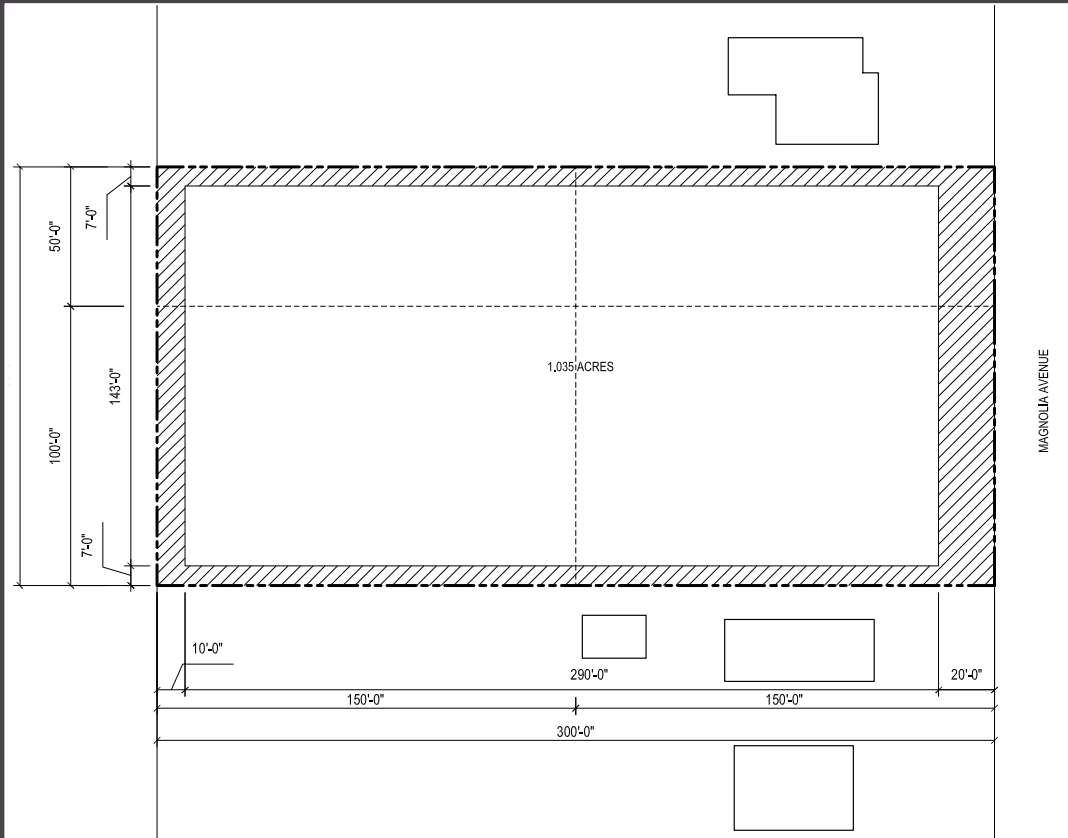
Lot Size:

- The lot size for the site is 300 feet long by 150 feet wide
- The lot area is 45,000 square feet (1.035 acres)

Lot coverage:

- Maximum lot coverage for R-3 shall not exceed 35% of the lot area
- Maximum lot coverage for the site is 15,750 square feet

Zoning continued



High Density Residential (R-3):

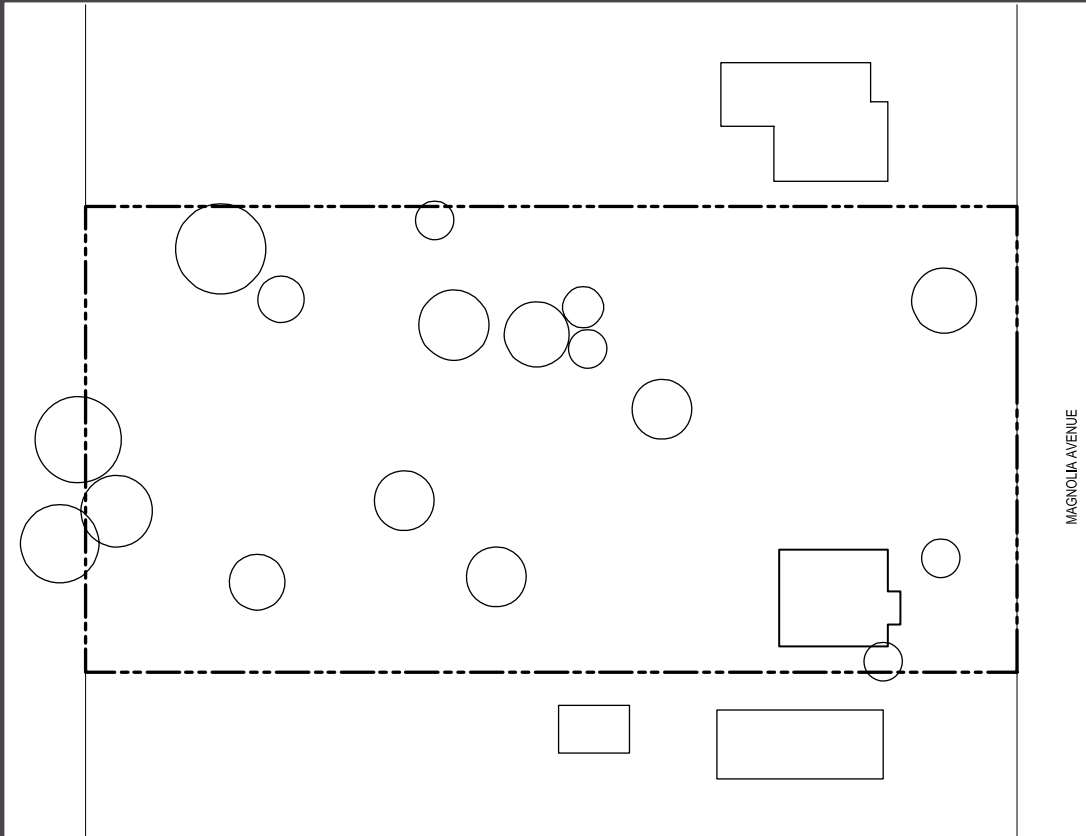
Perimeter Yards:

- Minimum front yard setback shall be 20 feet
- Minimum side yard setback shall be 7 feet
- Minimum rear yard setback shall be 10 feet

Building Heights:

- The maximum building height shall not exceed 40 feet

Physical Features Existing on Site



Views to Site



Views on Site



Views to a single-family detached home and vacant lot on the south



Facing west, two large mature trees hide the single-family detached home found directly across Magnolia Avenue

Views on Site



Views to the neighboring single-family detached homes and more vacant lots



Views to embankment on Olive Avenue

Scheme 1

- 10 units

 - 3 and 4 bedroom plans

 - Private back yards

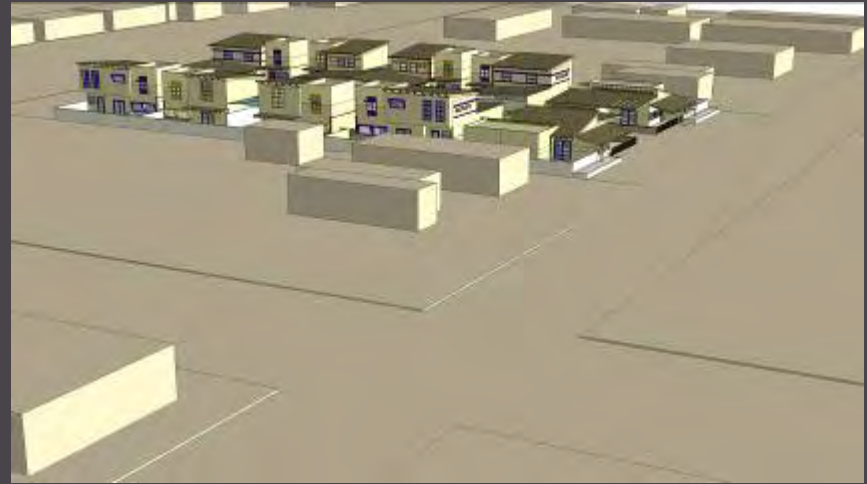
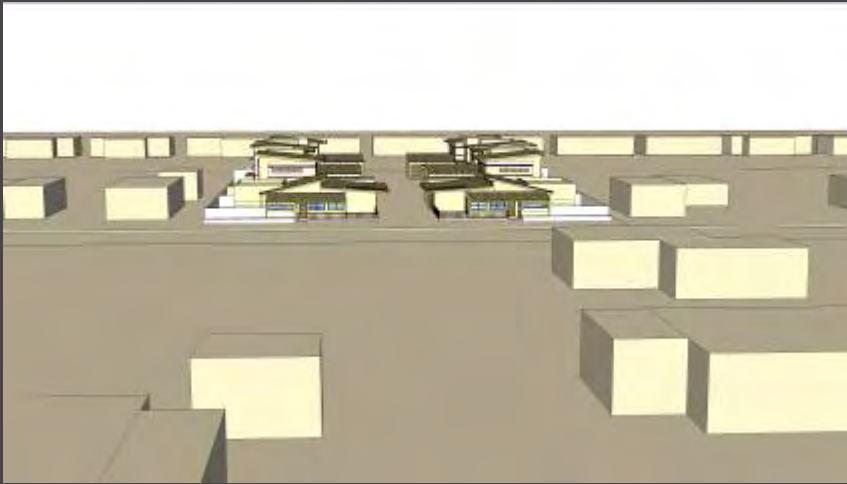
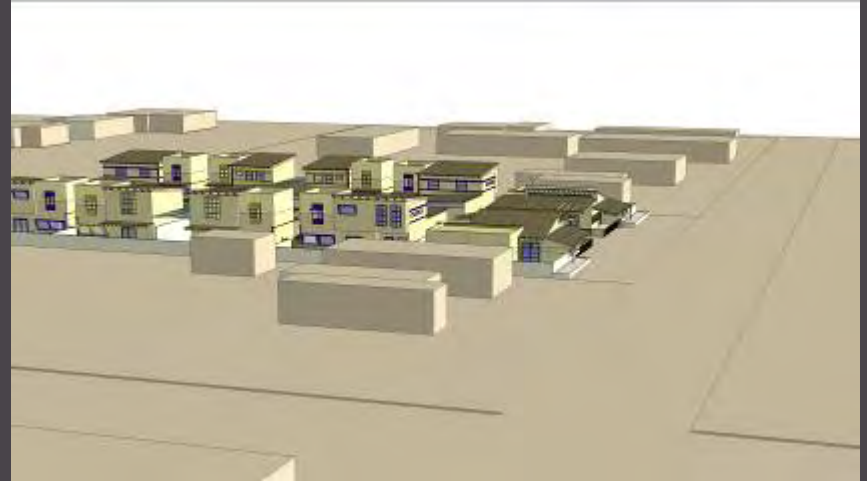
 - 2 car garages

 - Single story units along street frontage, two story units at rear of parcel

Scheme 1



Neighborhood Context



Scheme 1



Street frontage along Magnolia

Scheme 1



Single story units, street frontage along Magnolia

Scheme 1



Single story unit

Scheme 1



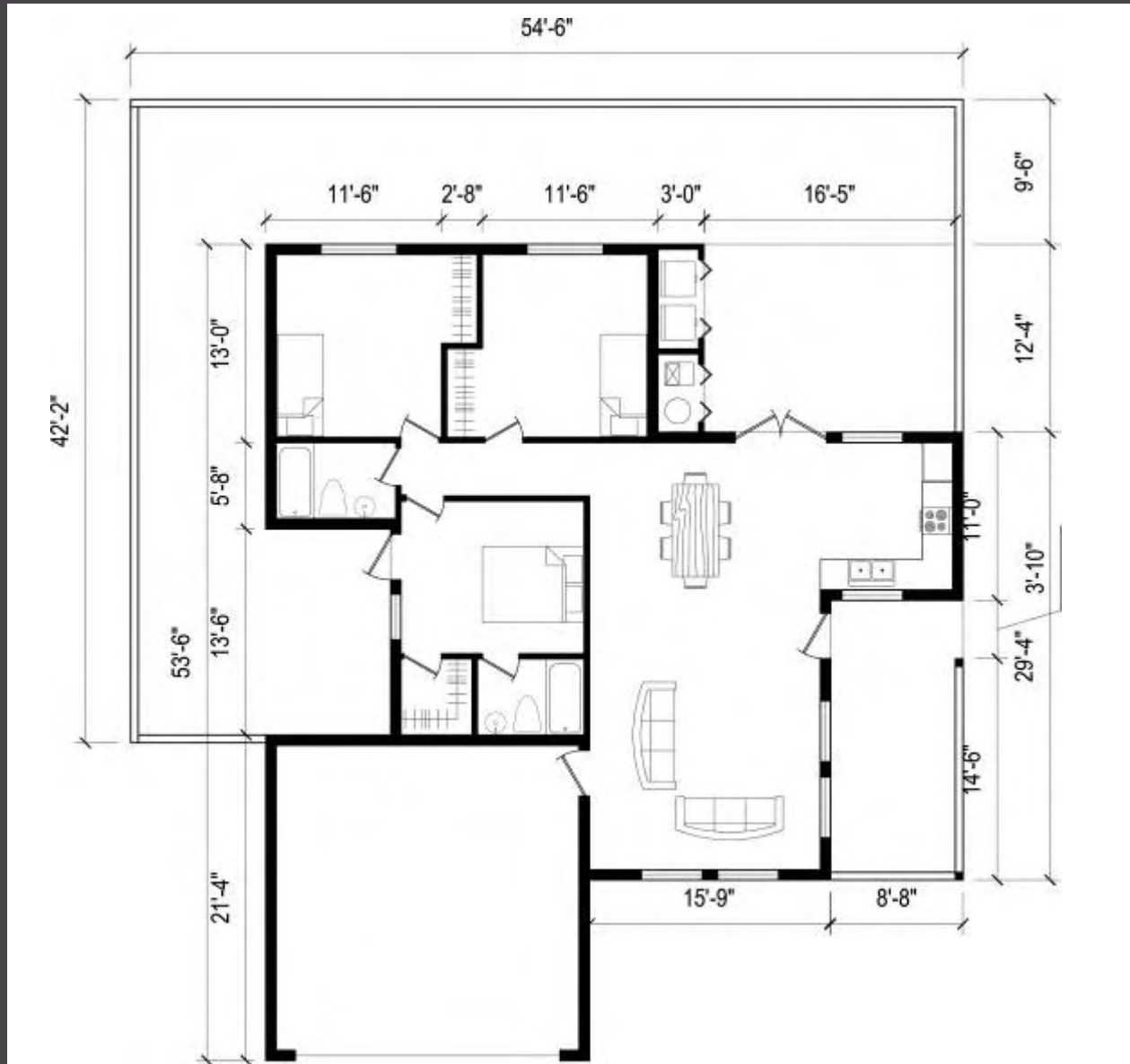
Two story unit

Scheme 1

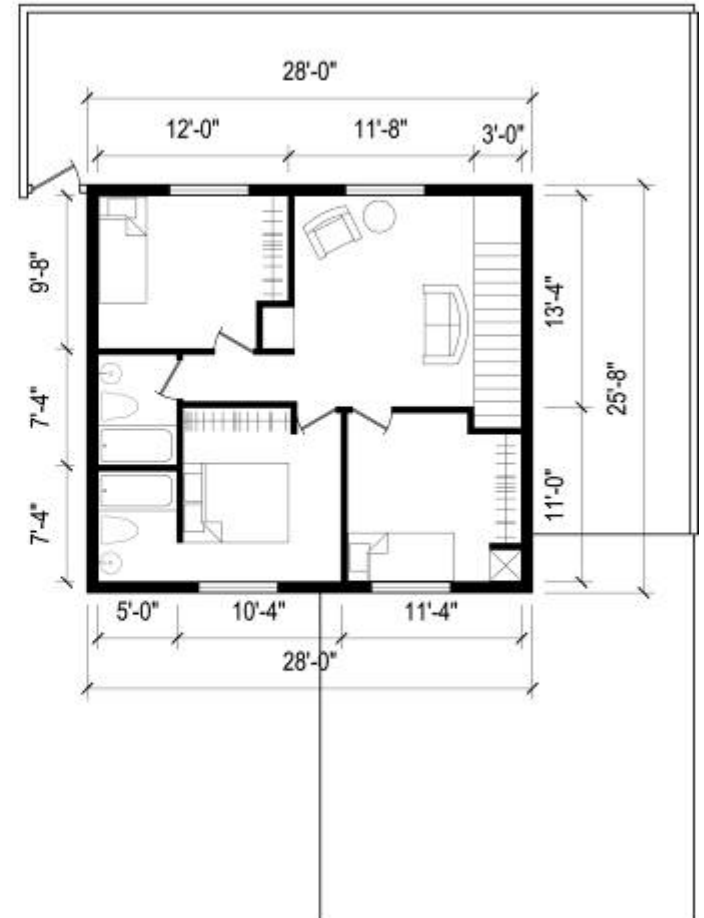
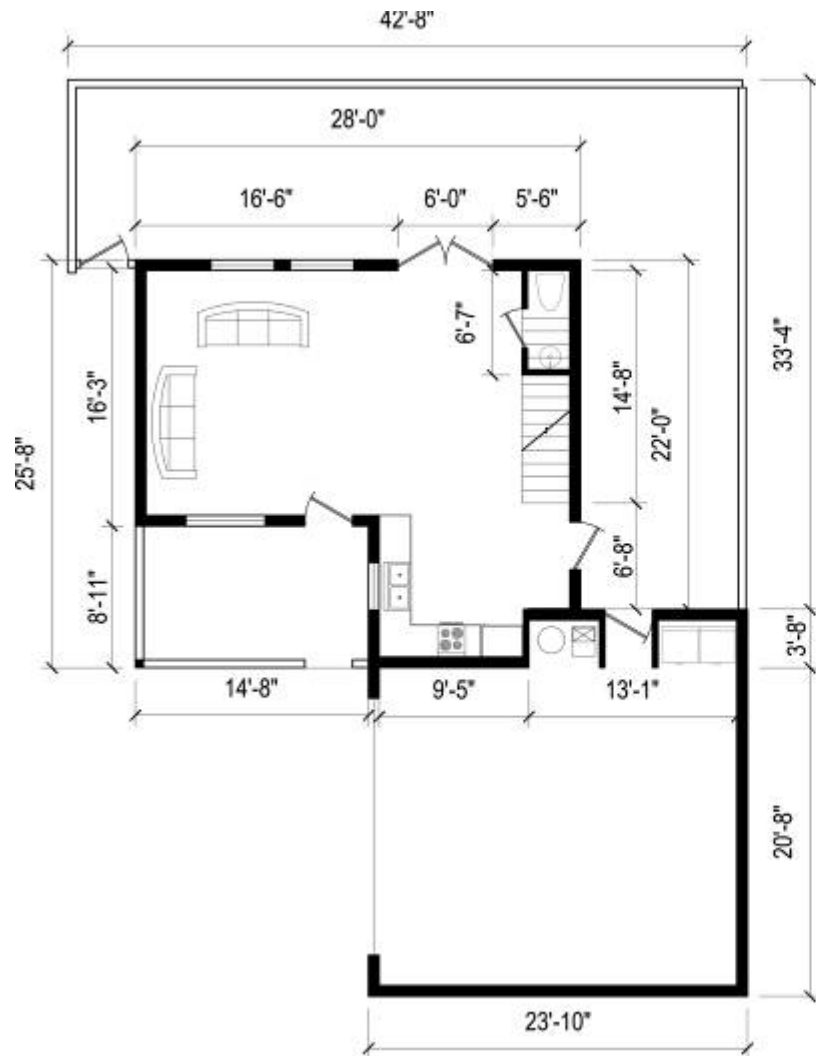


Back yard of two story unit

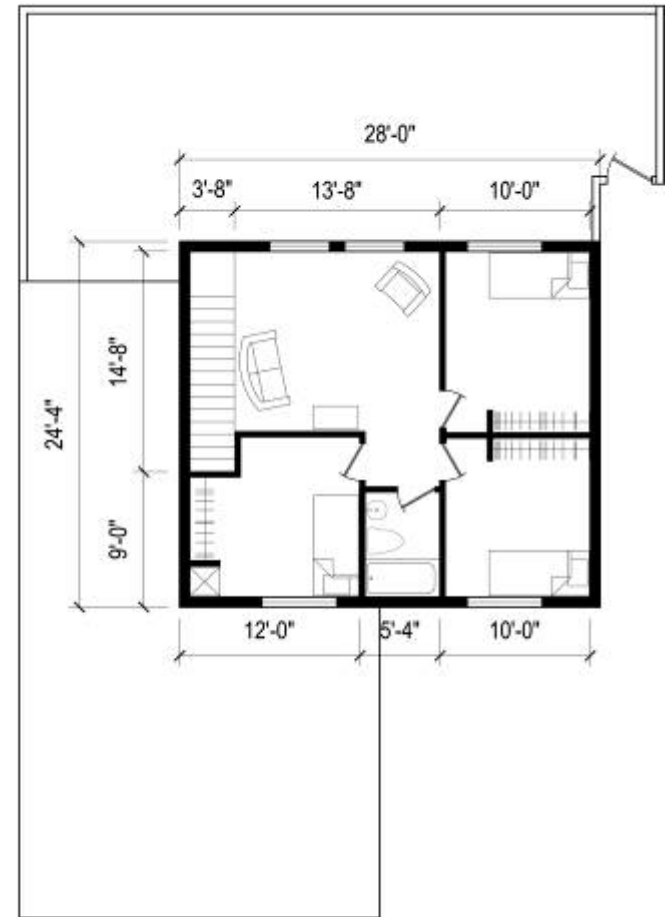
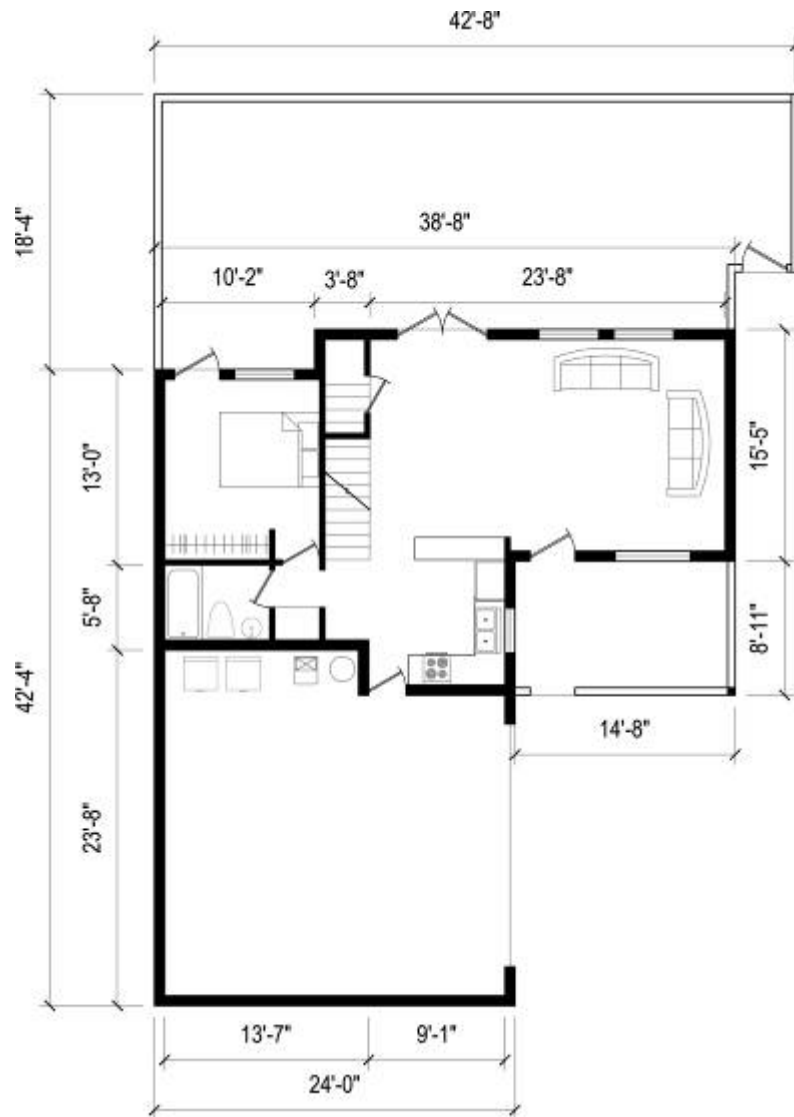
Scheme 1 3 Bedroom, 2 Bath: 1200sf



Scheme 1 3 Bedroom, 2.5 Bath: 1113sf



Scheme 1 4 Bedroom, 2 Bath: 1367sf



Scheme 2

- 14 units

3 bedroom plans

Private back yards

Front yards and communal corridor

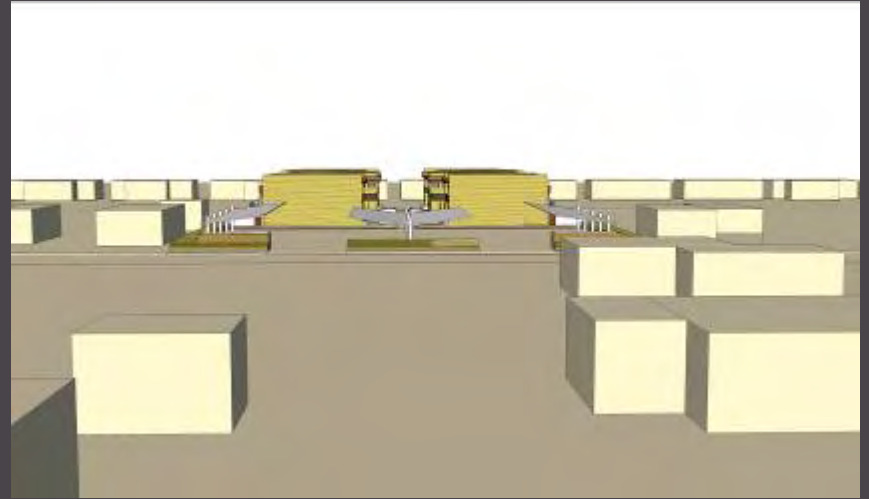
Covered parking

Two story units at rear of parcel, green space and clustered parking at street frontage

Scheme 2



Neighborhood Context



Scheme 2



Two story unit

Scheme 2



Front yards, communal space

Scheme 2



Back yard of unit

Scheme 2



Street frontage along Magnolia

Scheme 2 3 Bedroom, 2.5 Bath: 1200sf

