



B.Costello Design introduces the URBS Urban Residential Building Solutions

The 2 Accessory Dwelling Units included in this project are part of a larger study resulting in the URBS. The Urban Residential Building Solutions take advantage of innovative zoning to provide various urban infill options. The Accessory Dwelling Unit, (aka the Granny Flat, Alley Home, Carriage House) is the highlighted option for these projects. Building on the historic presence of Carriage Homes throughout Denver, these contemporary responses provide a 3-car garage with a living dwelling above as additions to the existing neighborhood fabric. ADU-1 is a result of a client request to provide a rental cottage and garage parking for both the primary structure and the new cottage. During the course of the design the client has decided to live in the accessory cottage and rent the primary home. This provides a flexible solution as life stages advance and family grows.

ADU-1 incorporates a modern interpretation of the existing low pitched gables in the neighborhood in providing a vaulted light filled interior space. 2 Bedrooms and 1- bath accompany a large open living space and a south-facing patio. The exterior mixes recycled corten oxidized corrugated steel with cedar accents to provide a low maintenance dwelling that will patina and blend with the eclectic mix of alley structures. Alternate cladding materials have also been developed. Construction is scheduled to commence in August 2012.

ADU-2 is a modern Alley Home that is the first of a 2-phase urban infill project. The Accessory structure will be built to provide immediate living quarters for a young professional couple while a major renovation is completed on the primary residence. The new ADU structure will have a direct dialog with the primary renovated home while sharing a cohesive design language. The upper level of the Alley Home, which is a dramatic bar shaped volume, sits perpendicular the garage below providing multiple outdoor living area, including a large upper patio for the Alley Home and a covered outdoor dining area below that engages the garden between the 2 dwellings. Upon completion of the primary renovation, the ADU Alley Home will become the primary residence for extended family. The upper level of the Alley Home is clad in sustainable beetle kill pine, prevalent locally, and stained dark granite with undertones of the natural blue. The windows are framed with aluminum sun shading surrounds, minimizing solar heat gain in the summer and assisting in maximum day lighting during the winter months.

In all URBS, blown-in cellulose wall insulation and closed cell foam roof insulation are part of a cohesive building system that maximizes comfort and minimizes energy demands and consumption. Electric miniature heating/ cooling units eliminate the need for an additional gas line. All URBS are equipped with a Solar pre-wire and the first 2 are slated to incorporate a PV Solar System that will provide for the carriage house as well as the primary residence.

Wall framing will be panelized off-site, providing a quicker on-site construction time as well as dramatically reducing material use and waste.

BcDc has completed an in depth analysis of the ADU feasibility resulting in a very detailed design and cost analysis coordination, acting as a cohesive design build team. While recently reintroduced to the Denver Zoning Code, the ADU is a valuable addition to all urban environments, providing low density infill, maximizing existing infrastructure and leaving a minimal impact on the existing streetscape. The URBS- Accessory Dwelling Options-will be located in pedestrian oriented neighborhoods, providing convenience and a lifestyle that is in high demand.