

2 | GUIDING PRINCIPLES



PROCESS

Collaboration

Create an environment of cooperation where all players have a seat at the decision-making table. Design decisions are made with the full participation and knowledge of all team members. This starts with the early and ongoing involvement of the entire 40+ member team of architects, engineers, construction managers, UW-Milwaukee School of Architecture and Urban Planning instructors and students. This collaborative environment serves to uncover and resolve areas of disagreement and provides a forum in which all parties can contribute to the discussion.



Interface

Establish early relationships with dozens of policy-makers, neighborhood organizations and stake-holders. An effort such as this never succeeds without help. Enlist non-profit organizations, charitable foundations, suppliers, housing manufacturers, builders, and media outlets. By communicating news and information about the progress- trials and tribulations- of the effort, all of these various groups become a larger community with a vested interest in the successful completion of the project.

Community Benefit

The primary goal of this initiative is to leave the community in a better state than before. This is accomplished here by filling in blighted gaps in the neighborhood fabric with dignified affordable housing. The proposal is further enhanced by the design for a community meeting space for skills training and AIA-led pro-bono design services.



Visioning and Consensus Building

Become acquainted with neighborhood leaders. Present to city officials- this is most effective if the presentations are attended by elected officials, planners, directors, and staff. Conduct Town Hall meetings; introduce the initiative to neighborhood groups without preconceived designs. By encouraging dialogue, architects build a foundation of trust among the community that the design will be appropriate and thoughtful. Design presentations should be conducted at all key phases, including concept, design development, and construction documentation.



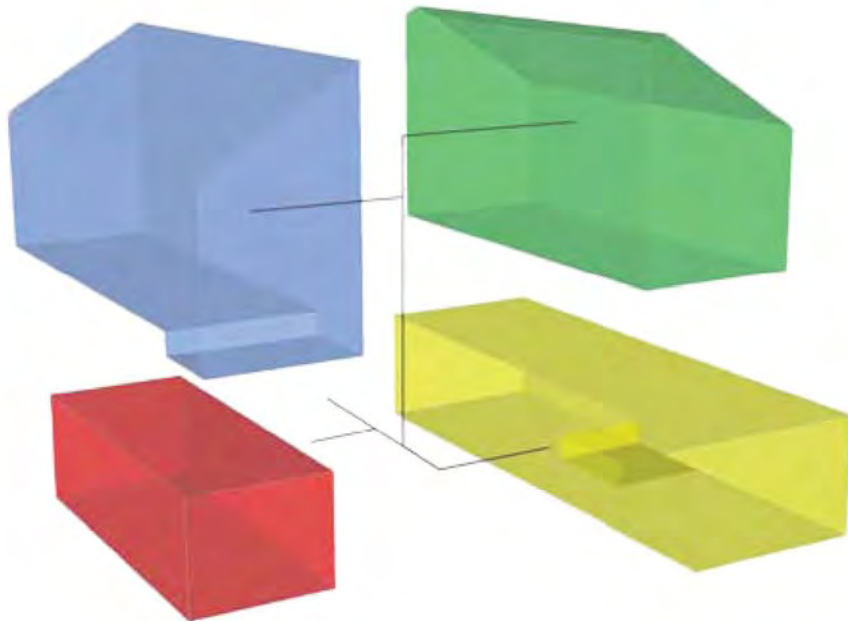
Establish an Environment of Community Advocacy

Maintain relationships with key parties involved in the collaboration, interface, and visioning process. Continued and active engagement will raise the profile of architects as uniquely qualified to lead their communities toward realizing a shared vision.

PRODUCT

Infill Sites

Design to fill gaps in the street wall between existing houses. Architects should work with the community to identify appropriate sites throughout the neighborhood. An infill site carries several important benefits; first of all, in most cases the infrastructure (water, sewer, electrical) is already present, saving significant expense. As these empty sites are often eyesores on the block, there is usually great incentive in the community to fill them, smoothing what can be a contentious path to construction with city officials and neighborhood groups.



Modular

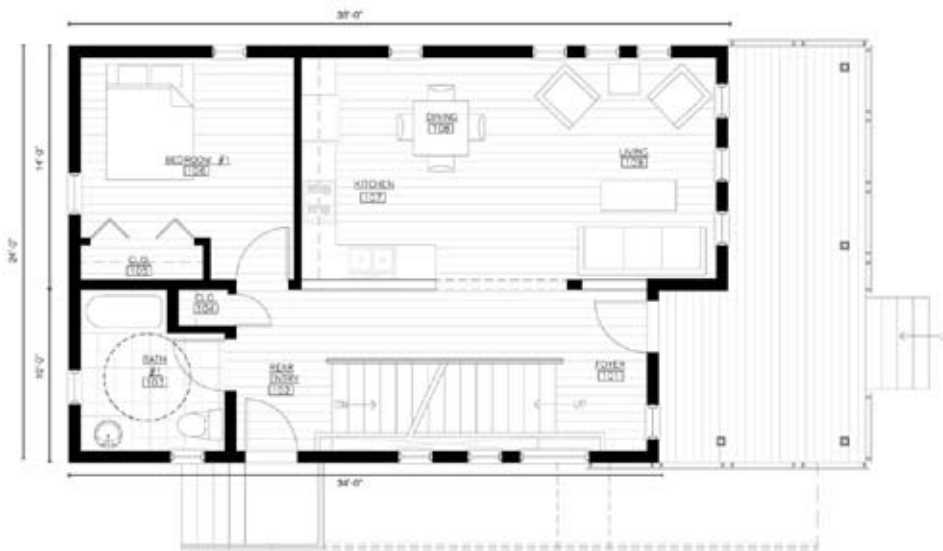
Modular construction techniques are not only cost saving but also result in a home that is built to last longer. Because the framing is done indoors, no internal material is ever exposed to rain, snow, or temperature fluctuations as is often the case in stick-built construction. Furthermore, modules must withstand the vibrations of transport on a flatbed truck and are therefore given sturdier framing.

Affordable

It is important to engage the need for homes that are in line with the surrounding property values. This prevents the possibility of gentrification, where new construction changes the economic climate of the area, driving out existing homeowners. In this case, affordability translates to a final cost less than \$100 per square foot.

Sustainable

Sustainability is defined not only in terms of energy efficiency and responsible use of materials, but also in terms of enhancing the life of the community and supporting regional businesses. By proposing the improvement of local infrastructure, the master planning component of the Reweaving initiative sows the seeds for future growth.



Accessible

As more people choose to live out their days in their own homes rather than in an institution, architects need to consider issues of accessibility in residential design. Simple details like door widths and appropriate clear space in bathrooms are provided in the initial design. Provisions for future adaptation include first floor bedrooms and closets vertically stacked between floors to allow for installation of a residential elevator.



Contextually Modern

By analyzing and transforming familiar housing typologies, designers can produce homes that are visually consistent with their neighborhoods while taking advantage of modern features.