

Owner:

Crozet Cohousing, LLC

General Contractor:

Community Housing Partners

Architect:

Community Design Studio, LLC

Size:

7 duplexes, 2 quadplexes, and 4 single-family homes

Resident Characteristics:

- 5 units designated for low- to moderate- income homebuyers

On-site Amenities:

- Community center with bike storage
- Swimming pool and playground
- Convenient to downtown
- Bike paths and walking trails

Green Features:

- Energy and water conservation measures, including rain gardens
- Durable building materials and finishes
- Low VOC paints and finishes
- Minimal site disturbance and pedestrian-friendly site plan with relegated parking
- Advanced framing techniques, air sealing measures, and high-performance buildings

Estimated Completion Date:

2010



Project Highlights

Blue Ridge Cohousing (BRC) is a planned housing community situated on 6.157 acres located in Albemarle County, Virginia with 26 private dwelling units, a common house, a playground, and a plaza area. Housing types include single-family, duplex and quadplex units of two-story construction that are well proportioned and in context with the existing structures on the land. The buildings incorporate design principles that enhance the livability of the built environment such as roof overhangs that create a “sheltered” environment; front rooms which are private, yet connected to the public way; and inviting front porches and window placement that allow for sight supervision of children at play.

All units are visitable and 4 units feature universal design to promote residents’ comfort and allow residents to “age in place”. Construction materials are of attractive, sustainable materials and design features create a sense of harmony and welcome.

Because this project is compact/low impact development, open space and the natural environment will be preserved and enhanced. Relegated parking areas are segregated from the indoor and outdoor living areas resulting in an overall site design that is pedestrian-friendly and encourages social connectivity. The site is linked to the center of town via a pedway/bikepath that connects to existing sidewalks, and will ultimately be linked to the County’s proposed Greenway Trail. The overall design of the neighborhood is a pedestrian and bike-oriented community that provides safe and appealing areas for children, recreation, gardening, and community gathering.