Site and Building Design Objectives

- Utilize "sustainable" building materials (i.e. mass timber and cross laminate timber) and utilize the best technologies for energy efficiency
- Design for improved quality of life in a Northern climate including
  - Orient and glaze for additional natural light
  - Southern orientation and noise mitigation for common areas
  - Safe access with enhanced lighting and security entrances
  - Integrated technology for controlling the heat/comfort
  - Energy efficient - good quality windows, insulation, sensors, ...
  - Create spaces for keeping an eye on neighbors/security
  - Minimize hidden spaces
  - Good lighting that also minimizes light pollution
  - Design to minimize ice hazards in pedestrian areas
  - Maintain an east to west view corridor through residential area
- Integrate transitional spaces that are not meant for long term utilization, rather used as a vestibule, mudroom, foyer
- Try to integrate landscaping or green roofs (such as the green shed roof for the shipping container concept)
- Include bike and "toy" storage into the vestibule
- Connect the property with sidewalks to the bike trails
- Activate common area by design
- Create live/work spaces for lifestyle flexibility
- Explore mass timber parking structures

A preliminary traffic impact study needs to be calculated based on trips/day/hour of apartment units. The alley way may need to be widened.
Wood/timber structures being constructed in Vaxjo Sweden.