



INTRODUCTION

Summary

Building on lessons learned from last year’s successful entry, the Syracuse Energy Efficient Design team (SEED) is excited to compete in the 2020 Solar Decathlon Design Challenge with their mixed-use multifamily building, *Our Home at Smokey Hollow* (Figure 1). The team has come to realize the tremendous benefits of working with an owner to meet both a client’s needs and the competition guidelines. Therefore, various meetings were scheduled with organizations to see how the could implement net-zero energy design in an organization’s future project(s). After the search, a partnership with *Christopher Community, Inc.* was formed. This not-for-profit organization develops and operates safe, affordable housing for low and moderate-income individuals and families to ensure their independence and dignity, all while enhancing the character of the neighborhoods in which they live. *Christopher Community, Inc.* is working with SEED to develop a mixed-use assisted living facility for young adults (18+ years of age) with mild to severe autism. This project will be a part of over 3,000 units throughout 100 buildings that the organization manages across central New York. *Our Home at Smokey Hollow* will be privately financed by the parents of the prospective residents through a combination of internal support, mortgages, housing grants, as well as donations from local businesses, bringing the total project budget to about 6.2 million dollars. The team has researched the many nuances of designing for people with Autism Spectrum Disorder (ASD) and is committed to making a responsible design for the client to ensure the residents are provided with healthy living environments.

Due to its low-profit margin and the decision to waive the developer’s fee, this project has been deemed *Christopher Community, Inc.*’s “passion project.” SEED’s design for the project will be used as a basis for *Christopher Community, Inc.*’s design team before construction in 2022. With all stakeholders taking a reduced fee, the contract between *Christopher Community, Inc.* and their design team states that SEED’s concepts will act as a framework for construction documents. *Our Home at Smokey Hollow* is a 11-unit American Disability Act (ADA) compliant residence that will provide all associated care and therapy services under the same roof, with five ADA compliant units for paid neighbors and offices for *Christopher Community, Inc.* staff (Figure 2). The building will also provide many amenities to the residents such as reading coves, outdoor/indoor communal spaces, and sensory rooms. The team is dedicated to developing a bespoke project that will allow these young adults to age in place while enabling their independence.



Figure 1. Exterior render of *Our Home at Smokey Hollow*.



- 1-11 ADA Unit (1-BR)
- 12 ADA Unit (2-BR)
- 13-14 Caretaker Sleeping Area
- 15 Office
- 16 Entry Porch
- 17 Storage
- 18 Library
- 19 Community Room
- 20 Restroom
- 21 Cleaning Storage/Janitor's Room
- 22 Sensory Room/Fitness Room
- 23 Greenhouse
- 24 Kitchen
- 25 Mechanical Room
- 26 Courtyard
- 27 Sitting Area
- 28-30 Vestibule
- 31 Low Height Sitting Area
- 32 Laundry Room
- 33 Pet Wash Area

Figure 2. First level floor plan for *Our Home at Smokey Hollow*.