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*Arvon West  
Town Center  
Redevelopment Plan*

best of  
★ **2010** ★  
*Sustainable Design*  
**WINNERS**

12 projects that inspire in  
real estate downturn

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2<sup>nd</sup>  
PLACE

## Generation House

Architect  
Brian Andrew Fuentes

Owners  
Kelly and John Webb



### OVERVIEW

This project included the deconstruction, salvage and donation of the existing building components and the creation of a new, net-zero energy home with an attached 1,000-square-foot grandparents' suite. There's also a 600-square-foot mixed-use/home office space with separate entry on the lower level in the back. The owner requested the house fit the character of the existing neighborhood, that solar panels be hidden from the street, and cost no more than 20 percent above conventional construction. The resulting design matches the low-sloped roofs and horizontal massing of the circa-1950s neighborhood. While originally criticized by some contractors, a tree saved in the middle of the driveway has become a favorite feature.

### SUSTAINABLE FEATURES

- Superinsulation was achieved through different wall systems and window glazing types. Recycled paper or cellulose was used to insulate floors over crawl spaces.
- A geothermal heat pump powered by the photovoltaic system provides all space conditioning.
- Switches at each room power down any phantom loads from consumer electronics, and a Web-based energy management software is used to track system performance.
- The metal roofs act as umbrellas and direct rainwater through xeric living roofs as a pollutant filter before returning that water underneath the patio space to the vegetable gardens in the back yard.



### JUDGES' COMMENTS

WITH ITS 'GRANDPARENTS' LIVING QUARTERS' FEATURE, THIS HOME HAS A SOLID DEDICATION TO SOCIAL RESPONSIBILITY AND FEATURES STRONG ARCHITECTURE AND A GOOD APPROACH TO SUSTAINABILITY."

### OVERVIEW

The Flying V in Fort Collins is a microcosm of the New Urbanist neighborhood in which it is located. Architect Merten Design Studio was tasked with creating a multifunctional home on a small corner lot that featured three main ingredients: a three-bay tandem garage, an attached living unit, with energy-efficient materials and technologies. This 3,069-square-foot home optimizes lot size (4,850 square feet) and space. As a high-performing modern home, the Flying V is a showpiece for the neighborhood as it reinforces the tenets of New Urbanism: density, energy-efficiency and close proximity to both urban corridor and urban center.



### SUSTAINABLE FEATURES

- R-42 SIPs (structured insulated panels) walls and an R-50 SIPs roof.
- The home's thermal massing is complemented with a main-level concrete slab and whole-house radiant heat.
- The home's tankless water heater uses natural gas and provides energy for both the in-floor heating and hot water.
- Dual-paned, low-e windows were installed and ICFs (insulated concrete forms) with spray-foam seams help keep the foundation of the home insulated in winter.
- A whole-house fan circulates air, and bathroom fans on timers contribute to proper ventilation.
- Even though the house was prepared for solar-electric energy, it still scored a HERS 55 (Home Energy Rating System) without any photovoltaics.



### JUDGES' COMMENTS

WE SUSPECT THIS HOME GOT ITS NAME FROM ITS RESEMBLANCE TO THE ICONIC FLYING V ELECTRIC GUITAR. THIS 'NEW URBAN' HOME, CLOSE TO AN URBAN CENTER, FEATURES AN ENERGY-EFFICIENT DESIGN THAT INCLUDES WHOLE HOUSE RADIANT HEAT. WE ALSO LIKED THE THREE-BAY TANDEM GARAGE AND COMPACT FOOTPRINT."

3<sup>rd</sup>  
PLACE

## The Flying V

Architect  
Robert Ross,  
Merten Design  
Studio

General  
contractor/builder  
Merten Construction