



A BUDGET-CONSCIOUS APPROACH TO A MODERN MULTIFAMILY DESIGN

Mastering a modern aesthetic in a multifamily design takes expertise and patience. It requires staying on top of exterior trends and incorporating them seamlessly into a large-scale design built to fit a breadth of residents' preferences. Add a tight budget to the equation, and architects can have quite a challenge on their hands.

Architect Dominic Rigosu of [RIDA Architecture, PLLC](#), took on the challenge of designing [Woodrow Wilson Townhomes](#), a 100-unit affordable housing development. Built in 1972 under a state and federal financing program, the townhomes are located in a residential area of Amsterdam, New York, surrounded by a mix of market-rate, well-maintained, single-family homes.

Here are the steps Rigosu took to ensure the redevelopment's exterior portrayed a sense of modern uniqueness, blended in with neighboring homes, and created a positive perception:

TAKE ADVANTAGE OF THE BUILDING'S CURRENT ARCHITECTURAL STYLE

In assessing the building's exterior elements, which reflected a 1950s mid-century affordable housing model with bland, beige siding, Rigosu did notice one saving grace. The architectural style and shapes already lent themselves to a modern design. So, instead of tearing the building down to the bones and completely reconstructing it, Rigosu accomplished a contemporary design by keeping with simple lines using LP® SmartSide® Trim & Siding and mixing vibrant paint colors across different building materials. Another factor Rigosu had to consider was paralleling his multifamily design with the contemporary surrounding single-family homes. With this, he says, "Transforming the buildings required a holistic design that addressed the site, community surroundings, interior finishes and overall exterior design."

TREAT THE PROJECT AS A BLANK (BUDGET-FRIENDLY) CANVAS

For Rigosu, modern doesn't have to mean expensive. He says that treating a renovation project like a blank canvas while consistently

factoring in budget considerations is key in not overdoing either design or spending. He's particularly proud of the Woodrow Wilson Townhomes. As he says, "The design is simple, but modern, and not overdone." In addition to utilizing a bulk of stock LP SmartSide siding products to create an original look, Rigosu advises multifamily architects to "think outside the box around how to apply building products to fit the unique needs of a multifamily design and not view a budget as a restraint but as a challenge to get creative."

TAKE BUILDING MATERIAL VERSATILITY AND LONGEVITY INTO ACCOUNT

Trusted building products not only ensure lasting durability; their versatility can allow you to achieve a distinctive look without investing in a plethora of different materials. With these townhomes, Rigosu was able to use LP SmartSide products and transform them into a design that was creative and affordable. He says, "This included exploring many different exterior options by designing several townhome façades with numerous color schemes. The creative design we landed on made good use of a range of siding shapes and colors to represent façade variation. Finally, the selected exterior color scheme is vibrant in a way that excites and welcomes residents."

When approaching the design of a multifamily development with a tight(er) budget in mind, Rigosu says, "It's all in how the product is applied to the design." Taking the time to get creative in your approach, considering all the cost factors and exploring different options will result in a development, like the Woodrow Wilson Townhomes, that is an affordable place that residents can proudly call home.

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