



**INFILL HOUSING PLAN BOOK**  
**Report to City Council— May 13**



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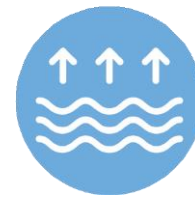
Our Mission is to strengthen community through a collaborative design process that builds social, economic, and coastal resilience.



**SOCIAL RESILIENCE**



**ECONOMIC RESILIENCE**



**COASTAL RESILIENCE**

# **Community Engagement Summary**

# PROJECT SUMMARY

- **Project started in July 2025**
- **Previous engagement questions focused on:**
  - » Community Vibe
  - » Existing Neighborhood Styles
  - » Styles and Features
- **Previous Council update was on October 8, 2025**

# WHAT WE HEARD – JULY 2025

- **Community Vibe**
  - » Desire to balance privacy with opportunities for connection
  - » Strong preference for front porches and deeper setbacks to support neighborhood interaction
- **Existing Neighborhood Styles**
  - » Mix of traditional architectural styles with interest in incorporating modern elements
  - » Emphasis on maintaining neighborhood character, scale, and orientation

# WHAT WE HEARD – JULY 2025

- **Existing Neighborhood Styles contd.**
  - » Desire for more variety, including additional historic styles and housing types
- **Styles & Features**
  - » Preference for diverse yet cohesive architectural details
  - » Front porches seen as key social and design elements
  - » Importance of thoughtful detailing (windows, doors, trim) that respects historic proportions

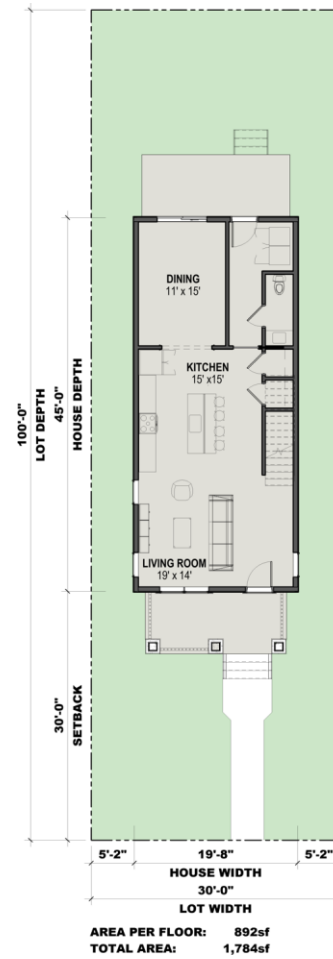
# COMMUNITY ENGAGEMENT EVENTS - 2026

- **February 17 – Meeting with Builders**
- **February 23 – Meeting with West Hampton community**
- **February 26 – Meeting with East Hampton community**
- **February 28 – Meeting with Central/Downtown Hampton communities**



# STATIONS

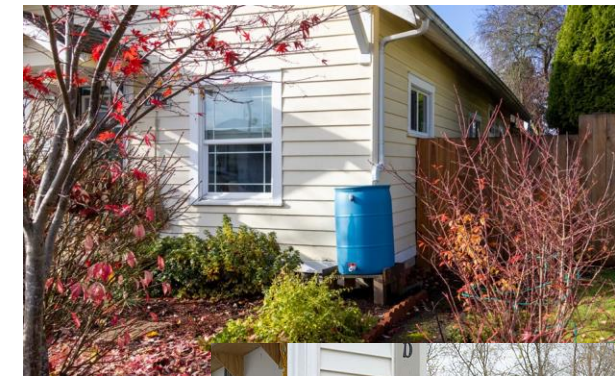
## 1. FLOOR PLANS



## 2. ELEVATIONS



## 3. RESILIENCE FEATURES



# RESULTS OF COMMUNITY ENGAGEMENT

- **Community Meetings** - 37 Attendees from February 23-28
- **Building Professional Meeting** - 12 Interested Builders
- **What We Heard**
  - » Community members support a resilient, context-sensitive infill strategy that:
    - » Preserves neighborhood character
    - » Promotes homeownership
    - » Addresses flood and insurance challenges
    - » Allows flexibility within clear design standards

# ONLINE SURVEY ENGAGEMENT

- **What We Heard – City-Published Survey**
  - » **A desire to age in place comfortably**
  - » **Energy-efficient and resilient design – A willingness to pay more upfront for long-term savings**
  - » **Open and flexible layouts**
  - » **Context-sensitive infill that create more character and variation**
  - » **A need for a range of unit types**

# PROGRAM GOALS

- **Predictability of time, process, and results**
  - » Predictable process & timeline to construction
  - » Predictable results for neighbors & community
  - » Familiar plans for inspectors
- **Reduction in indirect costs**
  - » Eliminate design time
  - » Reduced permitting & approval times
- **Tradeoffs**
  - » Some direct costs may increase
  - » Goal is to decrease indirect costs in proportion

# PROGRAM CONSIDERATIONS

- **Preapproved Plan Book Usage**
  - » Use of pre-approved plans is optional
  - » Builders/Developers choosing to use their own plans will be subject to minimum design standards
- **Setbacks**
  - » 5ft for side setbacks – same as current standards
- **Parking**
  - » Working to provide 1 off-street parking space per residence to reduce on-site requirements
  - » Need to define alternatives for narrow lots under 35ft where driveways are challenging

# PROGRAM CONSIDERATIONS

- **1-Story Option**
  - » In consideration of lot sizes and widths, 1-story designs are not being developed at this time
- **2x6 vs 2x4**
  - » Narrow houses typically framed w/ 2x6 exterior walls
    - » Contributes to increased wind resistance
    - » Increases structural rigidity
    - » Clear-span joists
      - » Flexible Floor Plans

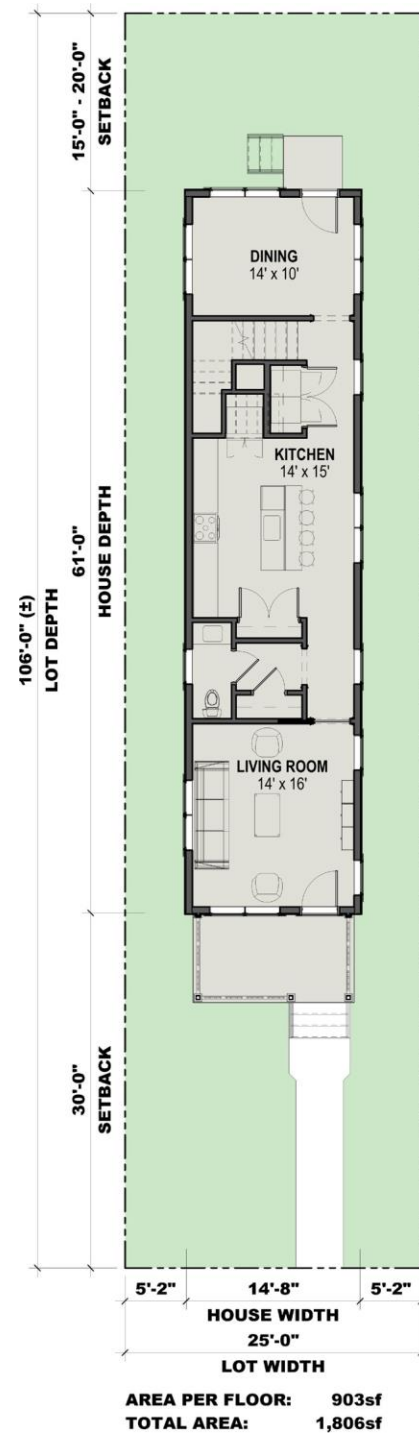
# PROGRAM CONSIDERATIONS

- **2x6 vs 2x4 (cont.)**
  - » Qualitative Improvements
  - » Quantitative Improvements
  - » Costs
    - » Base materials for 2x6 walls cost some amount more
      - » Estimates vary
      - » Anecdotal statement from small builders is negligible increase – 2x4 requires additional framing, reinforcement, labor
      - » Numeric calcs between 1%-8% increase for 2x6

# Concept Plans

# SITE PLANS: 15-FOOT HOUSE SITE PLAN

NARROW LOT HOUSE  
15' Wide House  
3-Bedroom



- **5ft Setbacks**
  - » House width determined by use on 25ft lot
- **Parking**
  - » Only possible to park at rear on corner lots with side access
- **Foundation Design**
  - » Narrow footprint requires structural design to resist wind loading when located on varying soil types

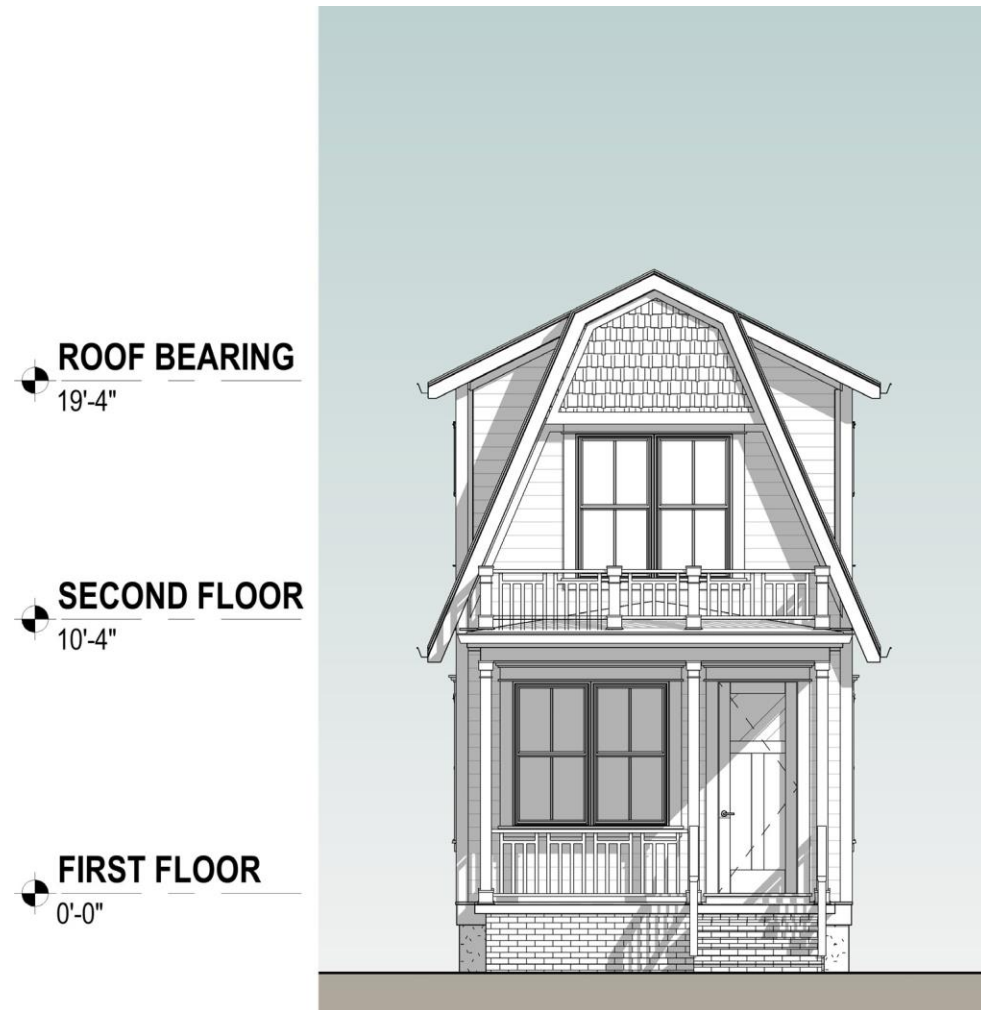
# PLANS: 15-FOOT HOUSE PLANS

NARROW LOT HOUSE  
15' Wide House  
3-Bedroom



- **Style**
  - » Dutch Colonial
  - » Victorian
- **Narrow width makes good candidate for 2x6 exterior wall construction**
  - » Increase structural rigidity
  - » Increase floorplan flexibility for builder
  - » Increase flexibility for homeowner renovations

# 15-FOOT BUILDING ELEVATIONS



DUTCH REVIVAL - 25' LOT  
15' Wide House

- **Cladding**
  - » Fiber Cement vs Vinyl
    - » Benefits of Fiber Cement
      - » Storm damage resistance
      - » Lifetime costs
      - » Repairability
      - » Sustainability
    - » Cost differences for installation
- **Trim**
  - » Based on available profiles from local retailers
- **Elevated First Floor**
  - » Raised Slab
  - » Crawlspace

# SITE PLANS: STANDARD 20' X 45' HOUSE PLAN

20' Wide House  
3-Bedroom



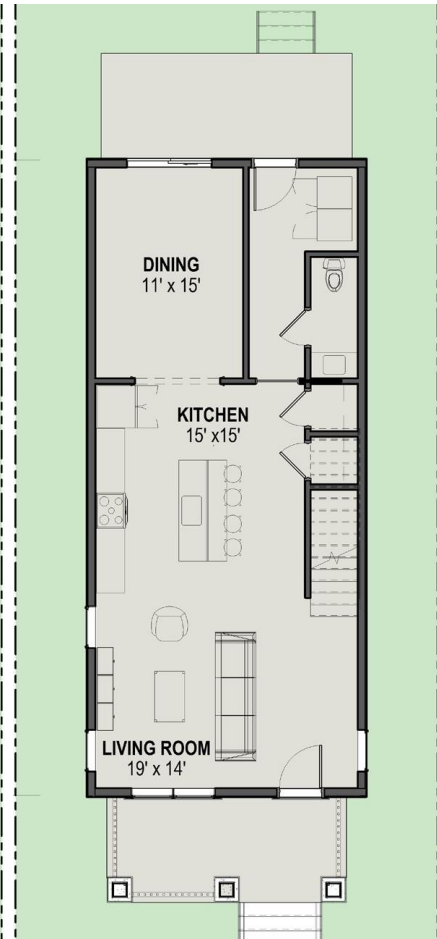
- **Flexibility in orientation**
  - » Can be rotated for wider lots
  - » Porch options create front for either orientation
- **Parking**
  - » Parking at rear with driveway on lots 40 feet and greater in width

# PLANS: STANDARD 20' X 45' HOUSE PLAN

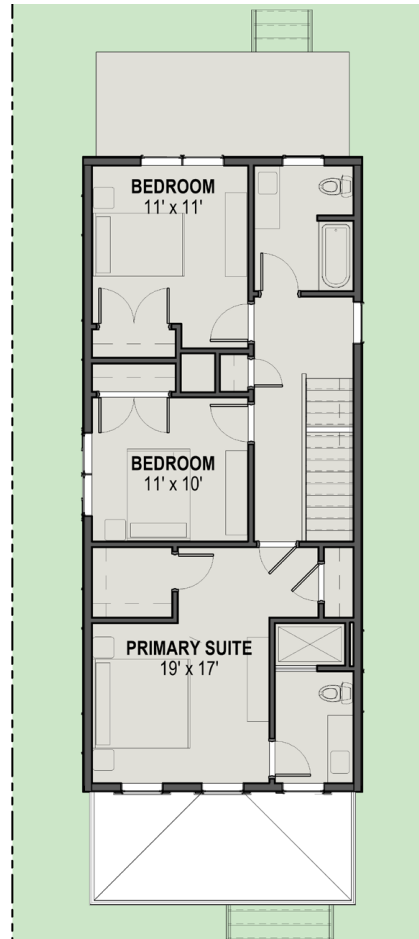
FIRST FLOOR  
Side Entry Concept



FIRST FLOOR  
Open Concept



SECOND FLOOR  
Typical



- **Additional Width is Flexible for Framing**
  - » Can take advantage of 2x6 framing for clear-span joists
  - » Can be framed with 2x4 framing and interior load-bearing walls
- **Floor Plan Options**
  - » Developing open and divided floor plans
  - » Developing rotated floor plans for wide lots
- **Age-in-place and ADA Options**
  - » First floor bedroom suite

# BUILDING ELEVATIONS



DUTCH REVIVAL - 30' LOT  
20' Wide House



VICTORIAN 30' LOT  
Double Porch



VICTORIAN 30' LOT  
Tower with Wide Porch



VICTORIAN 30' LOT  
Tower with entry Porch



# SITE PLANS: STANDARD 30' HOUSE PLAN

30' Wide House  
3-Bedroom



- **Framing**
  - » Unlikely to benefit from flexibility afforded by 2x6 exterior framing
- **Age-in-place and ADA Options**
  - » First floor bedroom suite in optional “addition”

# BUILDING ELEVATIONS



COLONIAL REVIVAL - 40' LOT  
30' Wide House

- **Options for Façade**
  - » Variety provided by porch, roof, and trim options
- **Elevated First Floor**
  - » Raised Slab
  - » Crawlspace

# BUILDING ELEVATIONS



# QUESTIONS

- **2x6 vs 2x4**
- **Number of floorplan options**
- **Degree of flexibility in construction materials**

# Thank You!

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