

UNCOMMON GREEN

balancing privacy, spaciousness and community

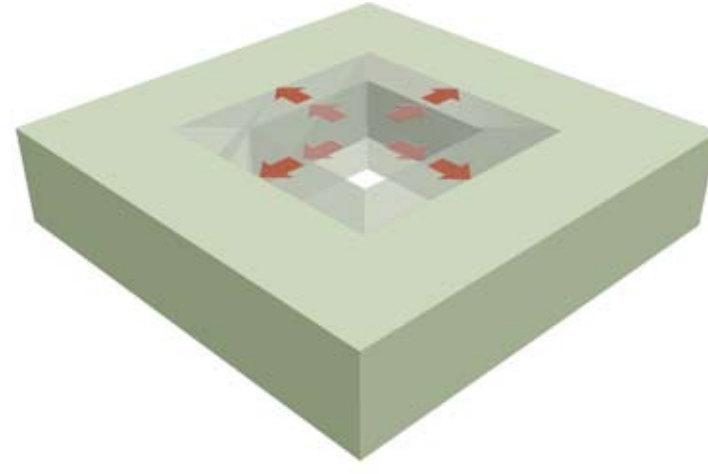
Category: Inner Portland Infill Site

Balancing higher density living with the need for privacy and spaciousness for families with children is a central theme of this inner Portland courtyard housing project. The primary goal of this design is to take advantage of the amenities afforded by community housing while simultaneously creating a sense of ownership, privacy and access to the outdoors normally associated with single family residences. In this way residents receive a balance between community engagement, urban amenities and quality living environments for families with children.

The main device for achieving this design goal is the use of private outdoor spaces that act as a filter between the private interior of the dwelling and the shared common green. These private outdoor spaces are recessed into the building mass which helps to define their protected and private character.

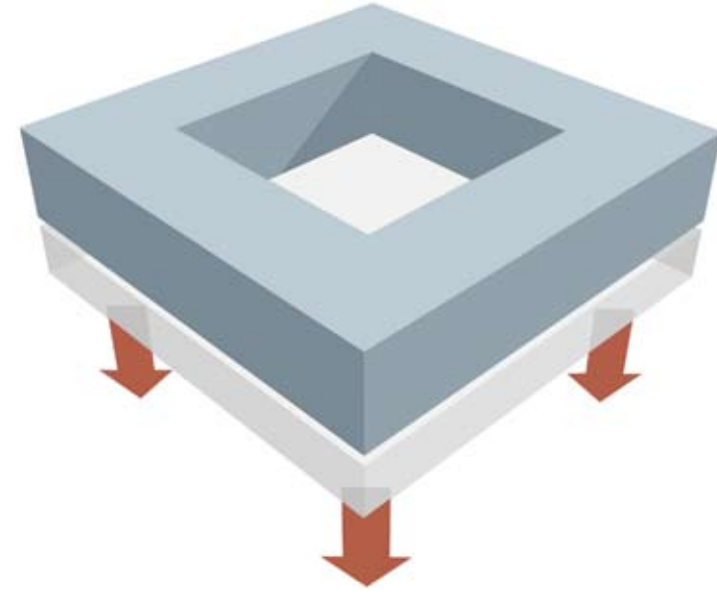
The common green's primary element is the "necklace," an organically shaped boarder that collects storm water runoff, provides sitting space and inspires children's play through its subtle topography shifts. In addition, the necklace spatially contains the public gathering space providing an additional buffer between public and private. Native vegetation is used to further screen and provide privacy.

Each residence has been organized to provide flexibility, privacy and spaciousness. Unfinished day lit basement space is provided to adapt to changing household needs. Depending upon such needs, the basement can be converted to office space, additional bedrooms, extended family apartment or simply a play room. The structure is steel stud framing with concrete slabs. The exterior is cedar cladding.



SKINNY DONUT

A simple ring configuration sets the general formal order of this courtyard housing project. Maximizing natural light, cross ventilation and courtyard size, the ring is narrowed to it's minimum thickness.



MAXIMUM DENSITY

The building is placed a half level below grade in order to maximize square footage while maintaining a building height similar to Portland fabric inner city neighborhood houses.



PEDESTRIAN VIEW FROM STREET



VIEW UPON ENTRY

MIX AND MATCH

To address the variety of density zones and property values within the inner city neighborhoods of Portland, this project is adaptable in its number of units and unit size. At its current density, the building is comprised of four large 3 bedroom units. Each of these large units can be subdivided to create smaller 1 bedroom units, allowing the total unit mix to range from four to eight units.

OWNERSHIP TYPE:
Condominium ownership

LOT SIZE: 100' x 100'

LOT COVERAGE: 56%

BUILDING HEIGHT: 26'

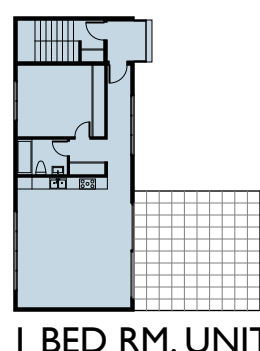
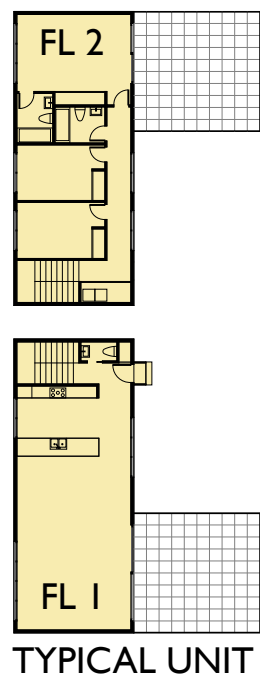
BUILDING SETBACK: 5'
sides, back and front

NUMBER OF UNITS:
4 (3) bedroom units

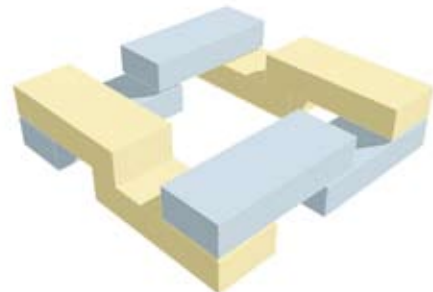
TYPICAL UNIT
3 bedrooms, 2 1/2 baths,
1,880 Gross sq.ft. + 980
gross sq.ft. unfinished
basement/ flex space.

PARKING SPACES: 7

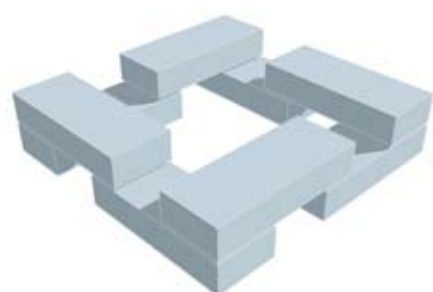
STORMWATER: Harvest
rainwater for reuse.



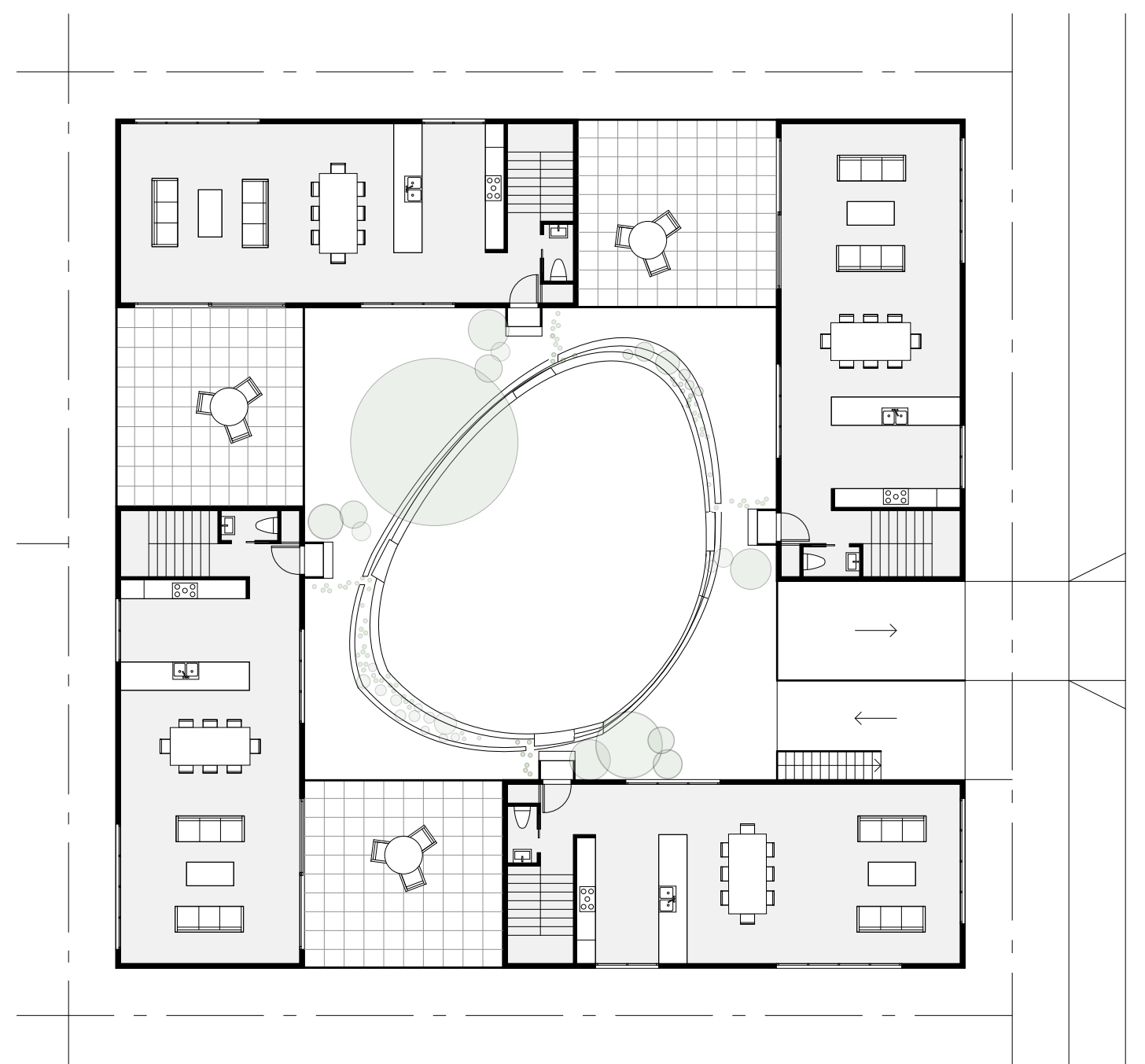
FOUR-UNIT MIX



SIX-UNIT MIX



EIGHT-UNIT MIX



GROUND LEVEL PLAN

