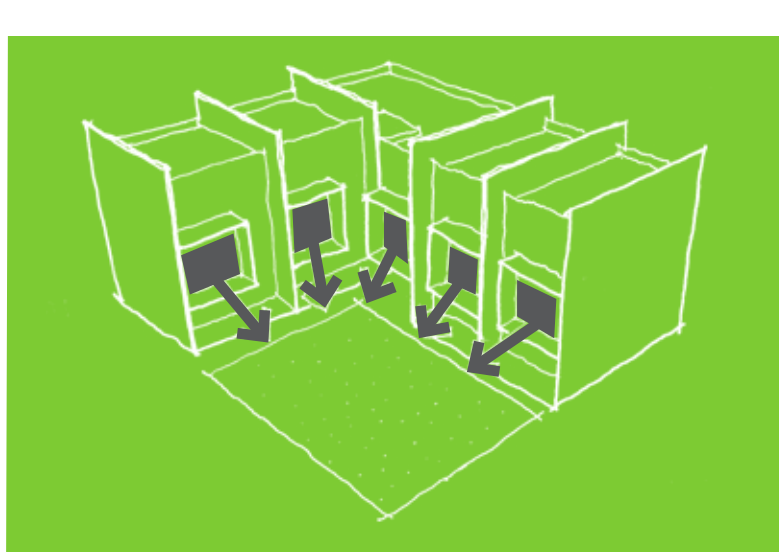
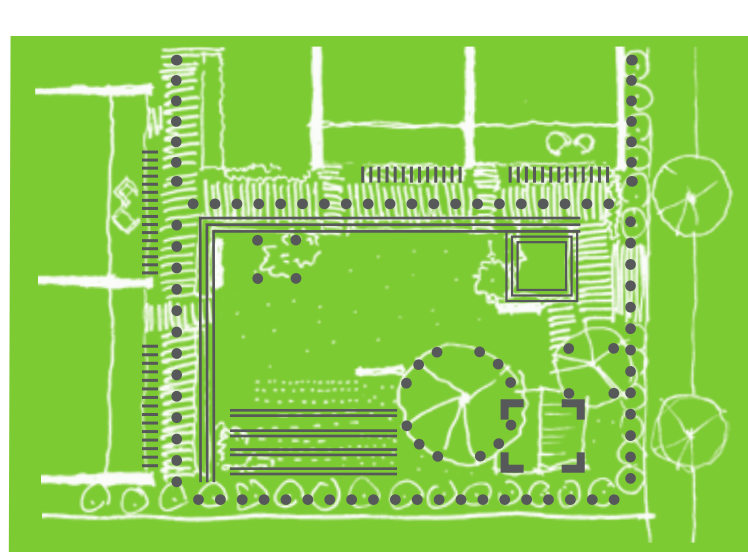


connect to outdoors
 sustainable solutions
 northwest culture
 interior/exterior relationship
 neighborhood context



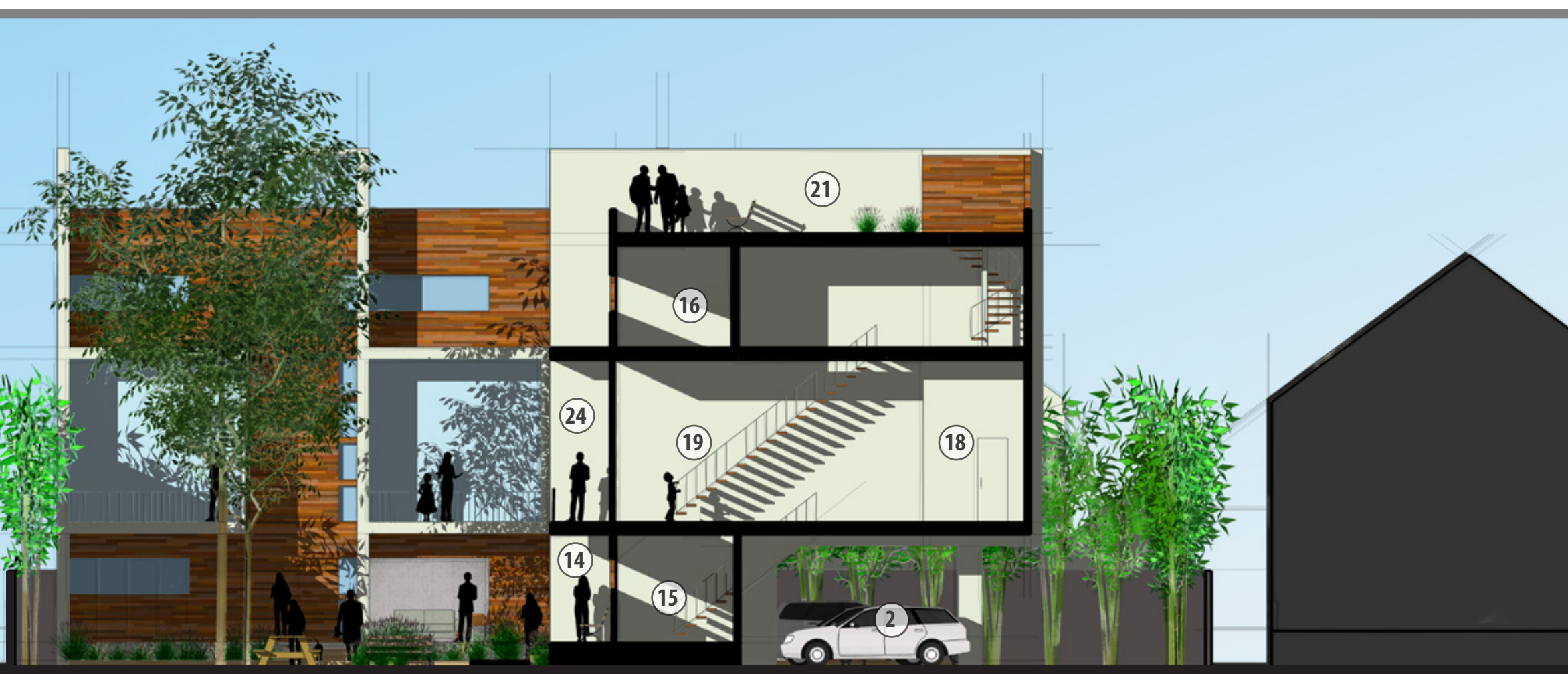
eyes on courtyard
 gives safety
 contained environment
 provides boundaries



micro climates
 courtyard as outdoor room
 variety of layers in 3 dimensions
 sun/shade, edges/center,
 hard/soft, covered/open



design for all ages
 happy kids = happy parents
 variety of unit types accomodate
 diversity of habitants
 place for everyone to live + enjoy



bldg info
 building coverage >
 4,997 SF; 50% lot coverage
 maximum height > 43'
 units > 5 total
 A > 1,875 SF
 2 bed, 1.5 bath, 1 flex
 B > 1,875 SF
 2 bed, 1.5 bath, 1 flex
 C > 3,000 SF
 4 bed, 3 bath
 D > 1,600 SF
 3 bed, 2 bath, 1 flex
 E > 1,600 SF
 3 bed, 2 bath, 1 flex
 ownership option >
 condominium arrangement

