

innerportland infill lot
100' x 100'

street corner center project
unit unit unit total

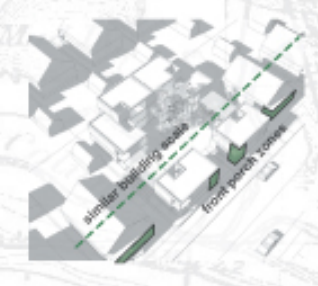
Number	2	2	2	6 (+)
Footprint	733	655	688	4152
Coverage				42%
Floors	2	2	3	
Total sf	1496	1310	2064	9680
Height	24	20	30	

COMMUNITY: a clear demarcation of the communal area, separated from street and dwellings.
PRIVACY: the in-between layer can be fine-tuned for the desired degree of (dis)connection.
SUSTAINABILITY: building evolution over time, enabled by circulation in the in-between layer. Variable unit sizes and uses, with very minor building fabric changes. Possible unit count between 6 and 18, or can include other uses.
ACCESSIBILITY: all ground floors include bedroom.
AFFORDABILITY: modest floor areas, any construction type (including conventional), surface parking.
DEVELOPER OPTIONS: rental, fee-simple or condo ownership; unit count and mix can vary to suit.

public/private gradient



context



community



futureproofing/ sustainability



courtyard flexibility/efficiency



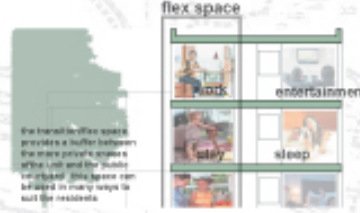
rainwater collection



court>yard>house



resident choice



futureproofing

families change over time, shouldn't their home do the same?

