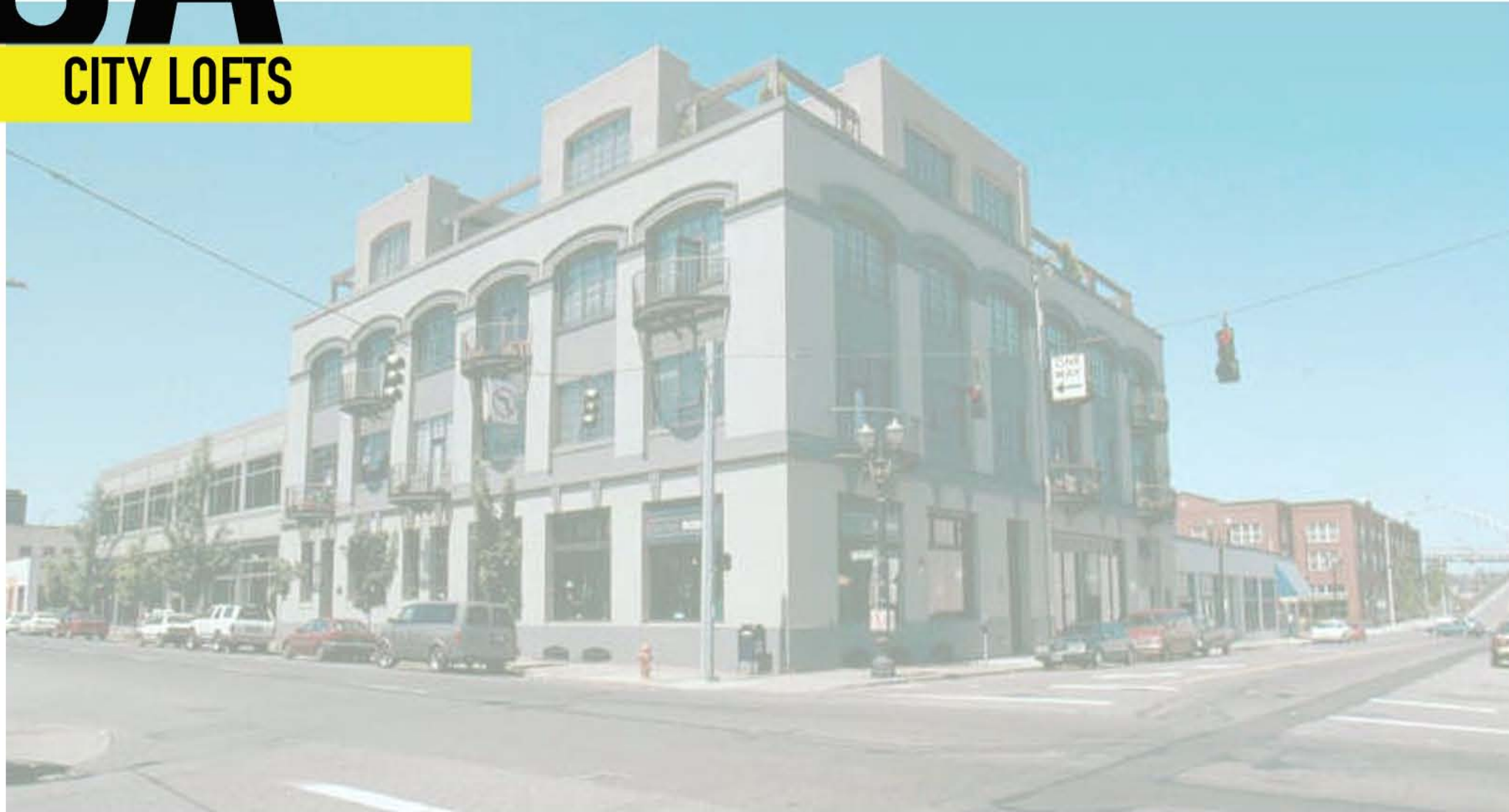


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CITY LOFTS







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PEARL TOWNHOMES







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CENTER COMMONS







EXISTING CEDARS
TO REMAIN

HIGHWAY 84

SENIOR APARTMENTS

TRIMET
ELECTRIC
SUB STATION
SITE

AFFORDABLE
FAMILY
HOUSING

AFFORDABLE FAMILY
HOUSING

NE 60TH AVENUE

MARKET RATE
APARTMENTS

TOWN-HOMES

TOWN-HOMES

TOWN-HOMES

TOWN-HOMES

EXISTING BIRCHES
TO REMAIN

A & L TAVERN

EXISTING OAK TREES
TO REMAIN

FREEWAY ON RAMP

GLISAN







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THE HAWTHORNE









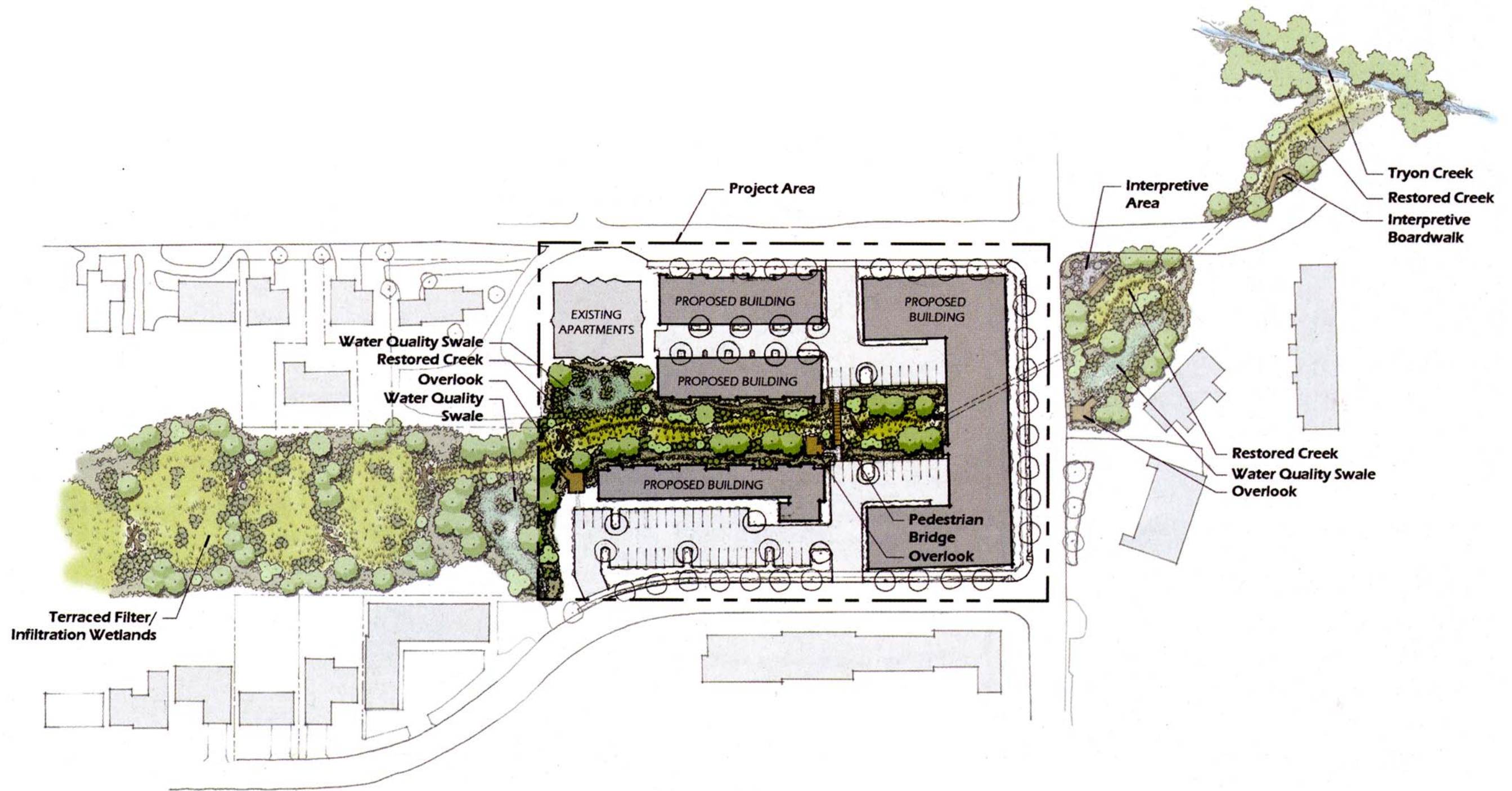
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HEADWATERS













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THE JEFFERSON

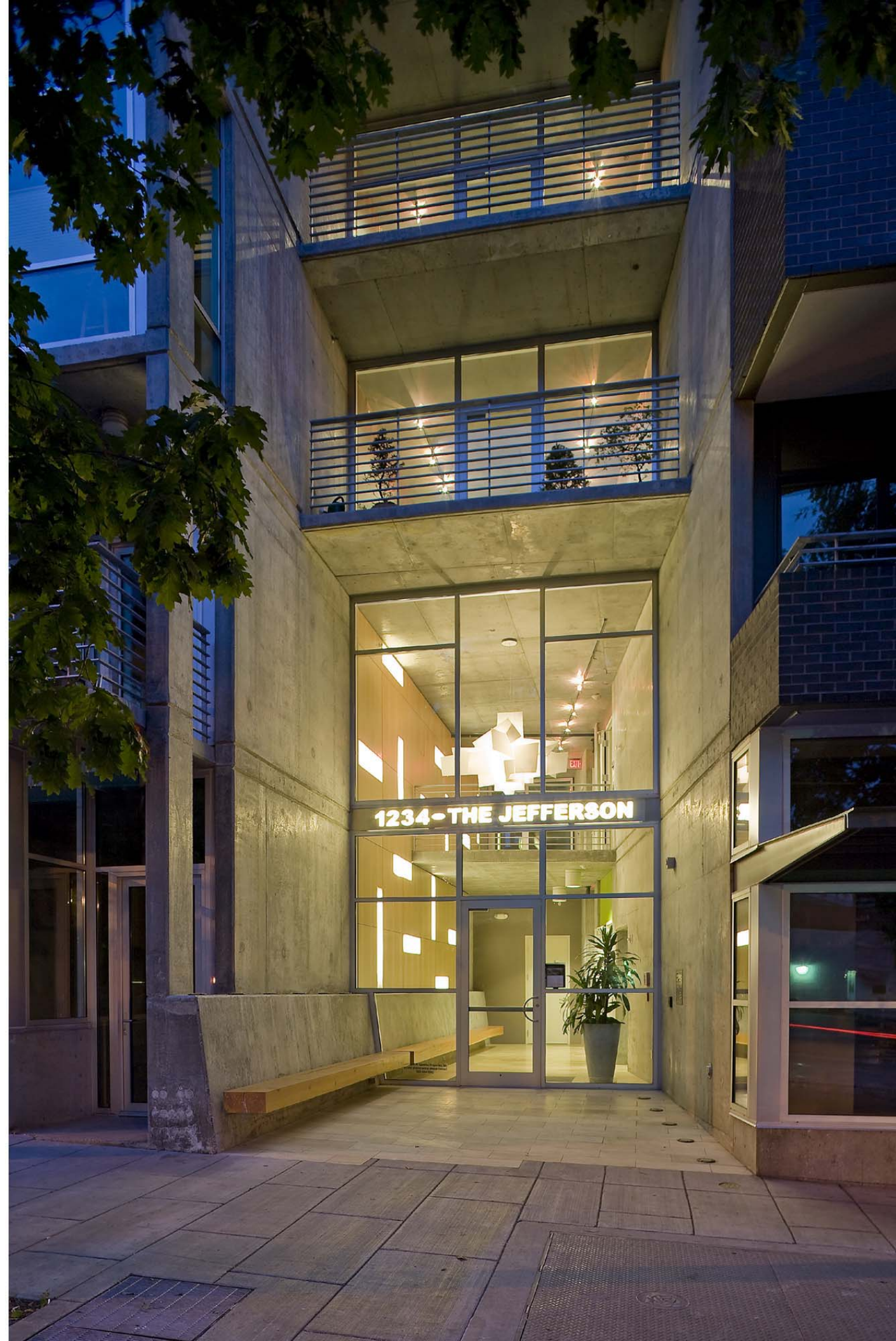












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BLOCK 90





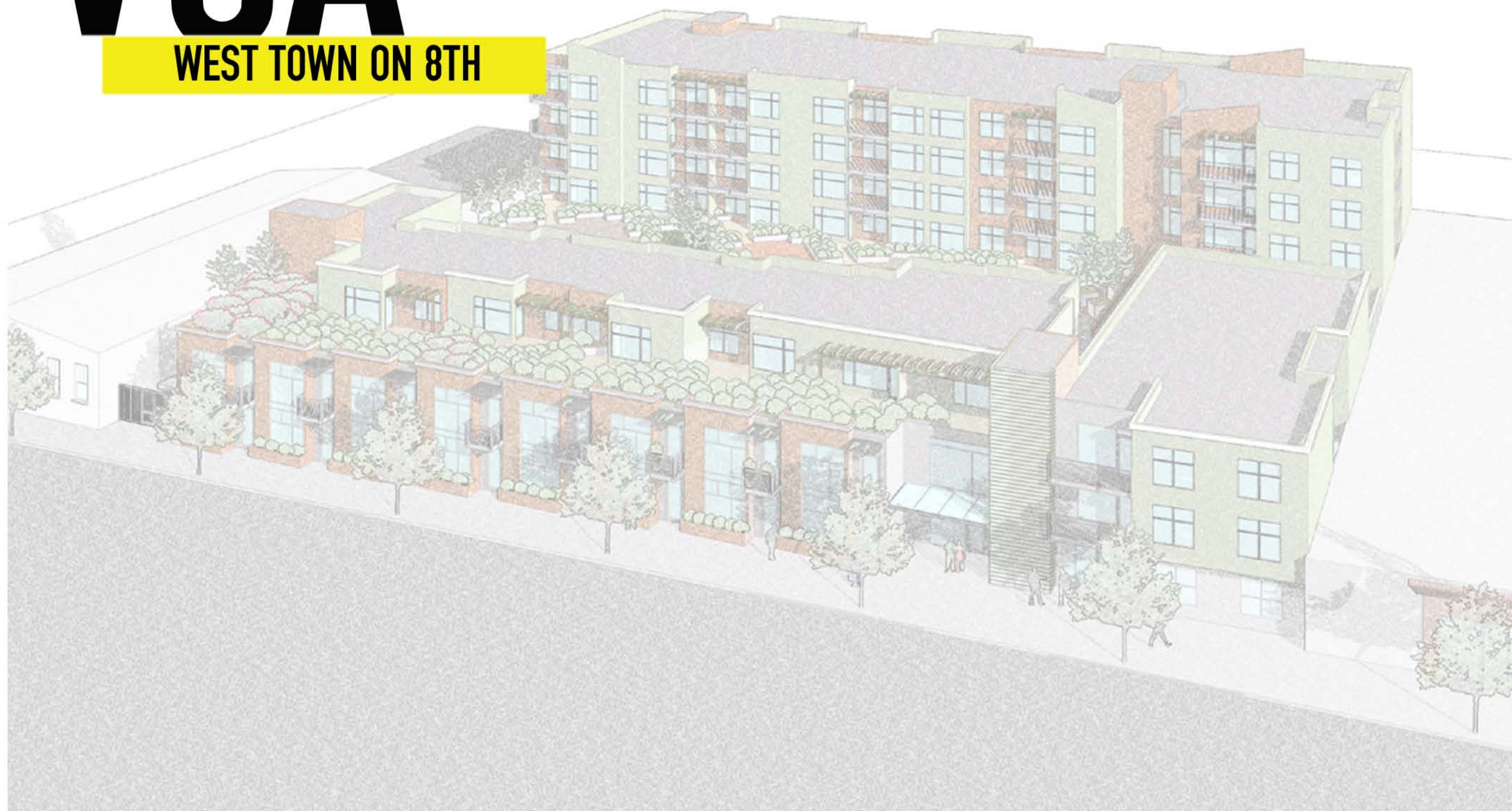




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WEST TOWN ON 8TH









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555 2nd STREET









FAMILY ROOM

INNER PORTLAND INFILL SITE

Program and Layout: 6 dwelling units are provided. See floor plan for sizes. Unit sizes and layouts are designed to meet the needs of the three generations: children, parents and grandparents. Parents with children can live in larger units B, D, E, and F, and grandparents in smaller units A and C, which are one-story flats. Units A/B and units C/D are designed as pairs, where grandparents can live in units B and D next to their families in units A and C respectively. See diagram A.

Courtyard: Designed as a "common green". A separate parking court near the street avoids conflicts between children and cars. The courtyard is surrounded by living spaces on the ground and second level. Operable sliding or folding doors on both levels open units to outside and promote interaction. A row of trees is positioned to shade the courtyard but not 6 garden plots. See diagram B.

Scale: At 2 stories, the building is not taller than typical houses. Building height varies from 19'-4" to 26'-8". From the street, the scale and rhythm of the neighborhood is maintained by dividing the building into two masses - one for every 50' of property frontage. See diagram C.

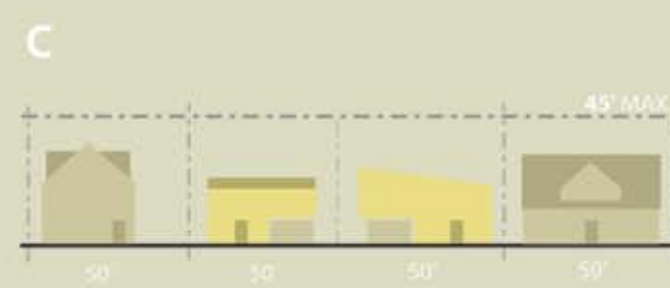
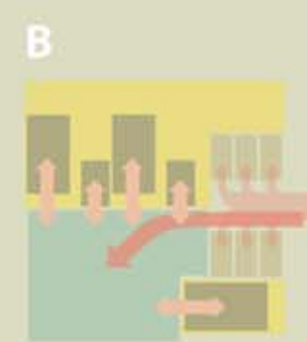
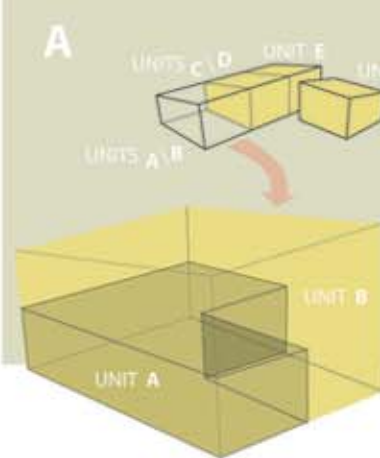
Sun and Water: Building and courtyard are oriented SW for maximum sun exposure. Louvered sun screens, roof overhangs and balconies provide shading. Skylights provide natural light in the interior. Water collected on the roof is directed to vegetated planters. Grass-crete and open-joint pavers set in sand provide hard surfaces for driving and walking, and minimize water run-off. See diagram D.

Construction: The simple building form is economical to build and the shed roof has few conditions where water might intrude. Construction is typical wood frame over a concrete slab on grade. Exterior cladding is a rain screen system. 1x8 cedar planks with 1/4" spacing are nailed to vertical sleepers over a water barrier and sheathing. The roof is standing seam sheet metal.

Zoning: This building is designed for an R2 zone which allows 5 units maximum on a 100' X 100' lot. 6 units, a 20% increase, are allowed. Per ZC Section 33.120.265.C a 10% increase is allowed when 20% of the units are 3 bedrooms or more and another 10% when sound insulation is provided.

Ownership: Providing separate land parcels, while an attractive ownership option, limits achieving efficiencies necessary to make higher density living comfortable. This is condominium ownership.

Data: Total indoor living area is 8645 SF. Lot coverage is 55%. Maximum height is 26'-8".



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CLASSIC FOODS









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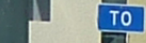
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K-STATION









SALE/LEASE



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6TH & COUCH





