

**Seattle Competition: 5-over-1
1988**



Alley View

View from Vine

Nihonmachi Terrace

International District,
Seattle

Families
& Singles
30-60% AMI

51 Rental, 1/3 acre
150/acre, Net

375 brms/acre
560 people/acre

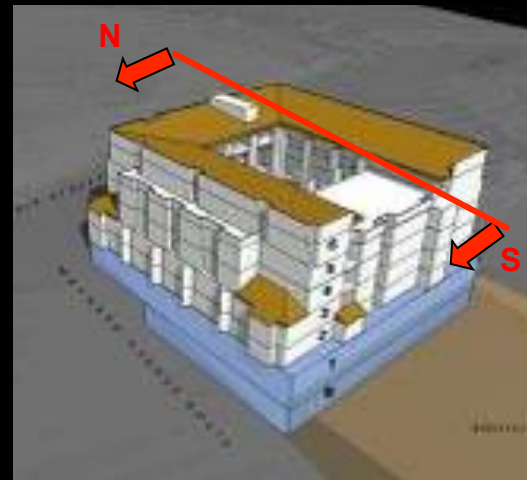
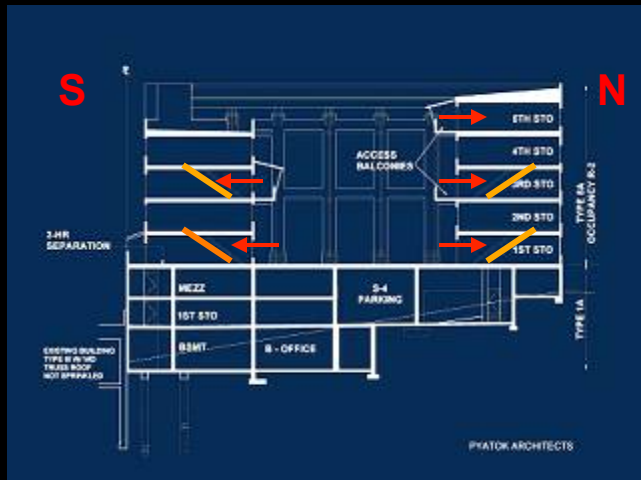


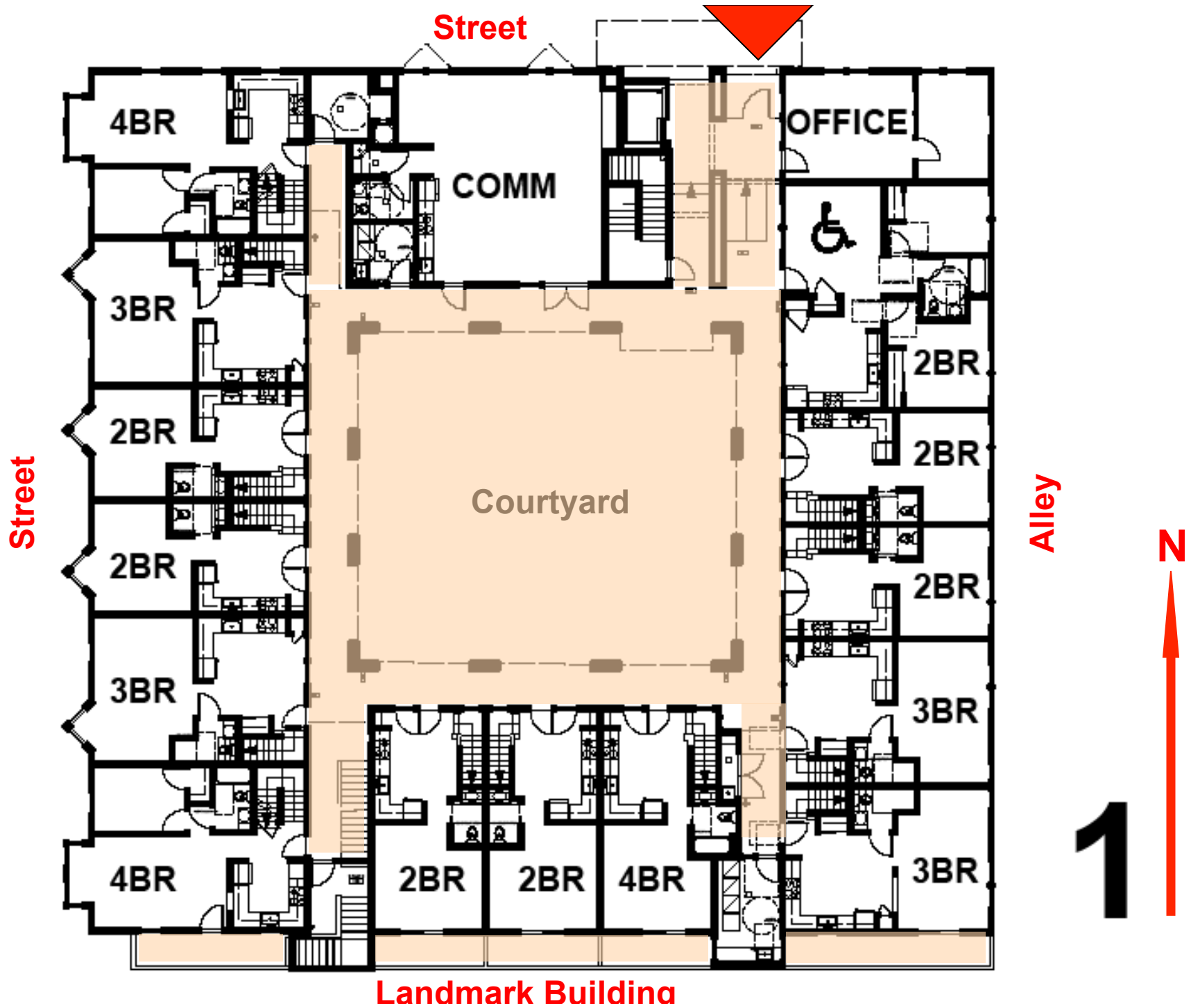
360,000 people/sq mi
Net Housing density

120,000 people/sq mi
Urban Density

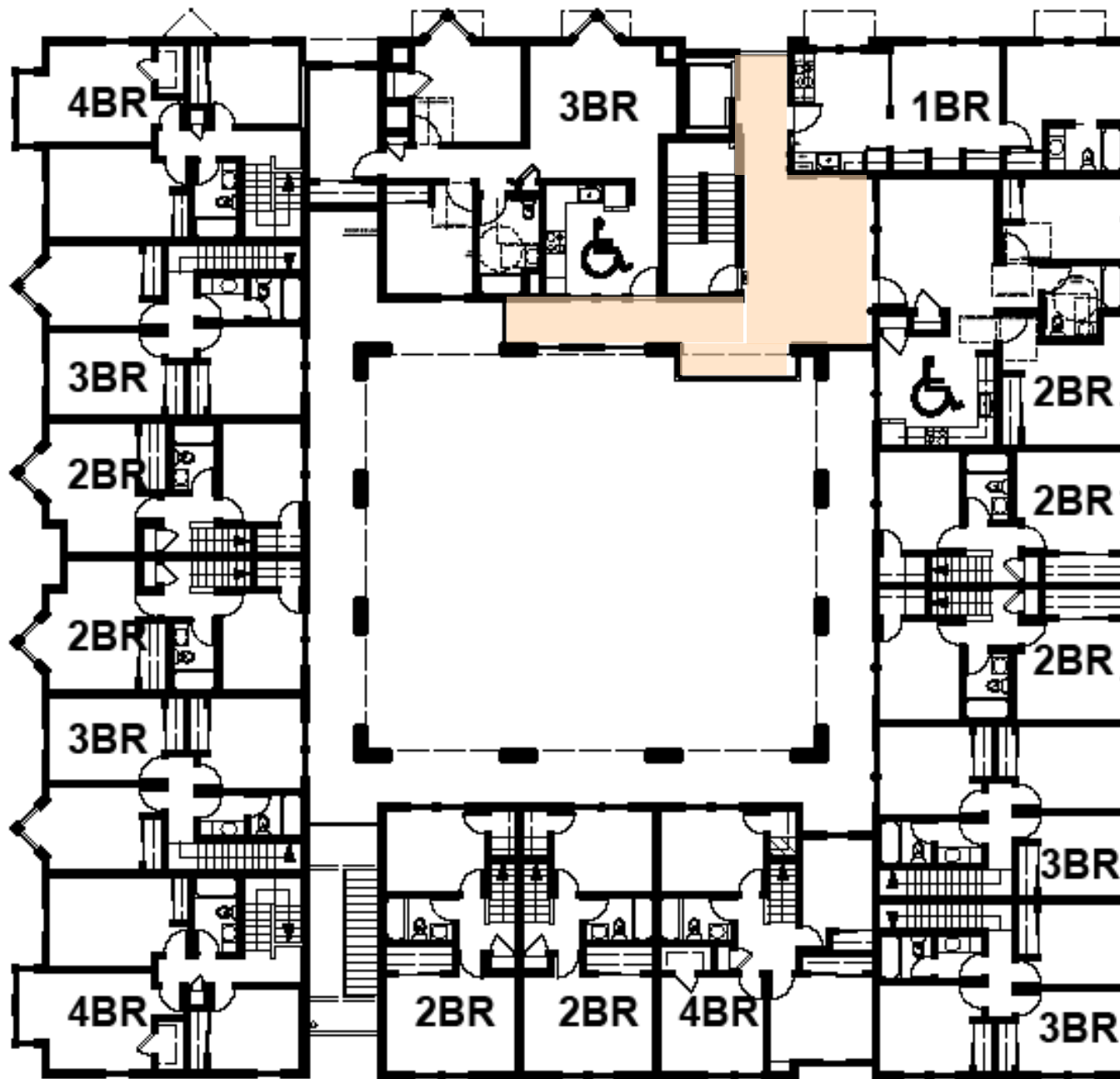
(Manhattan = 65,000/sq mi)



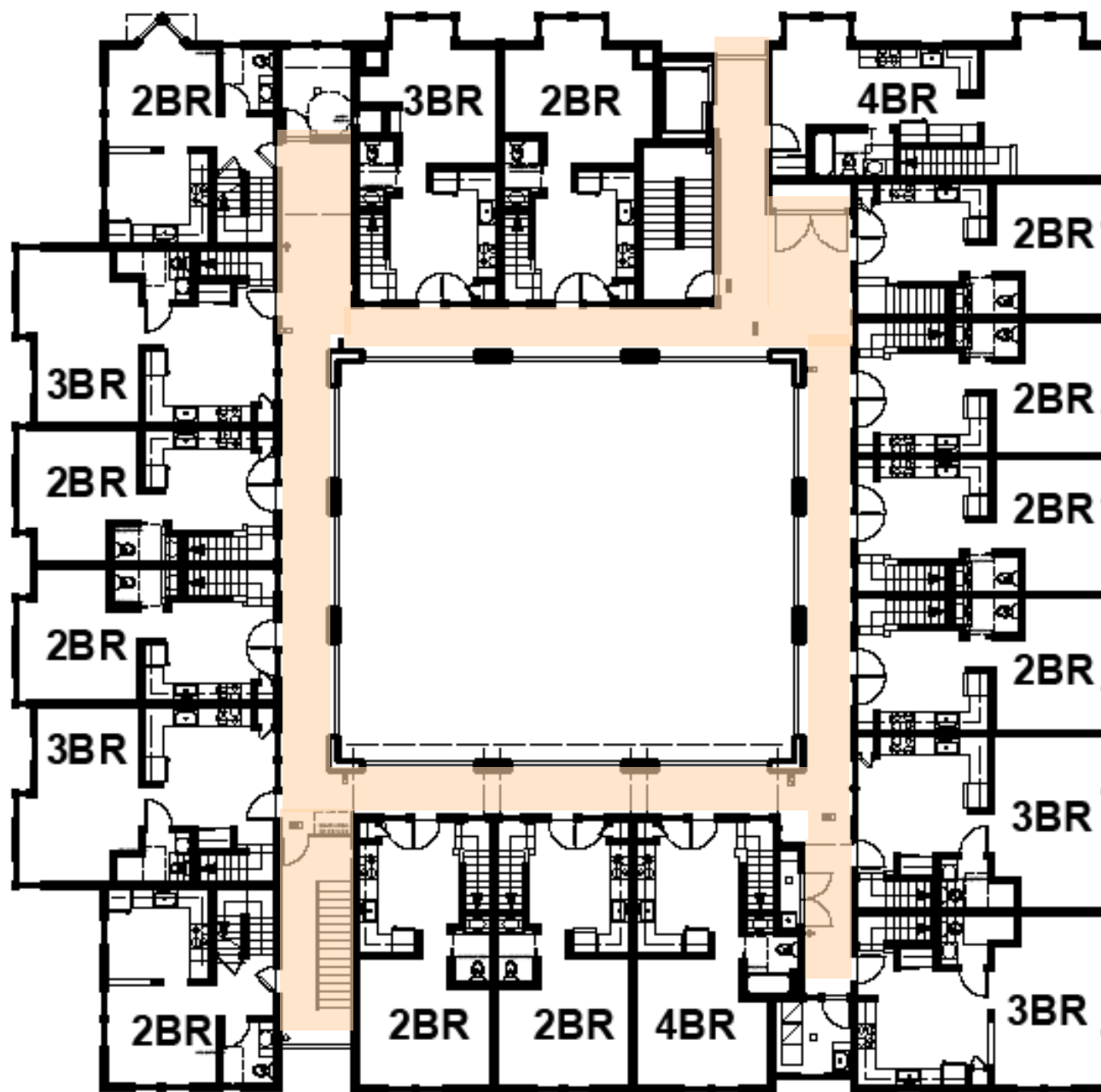




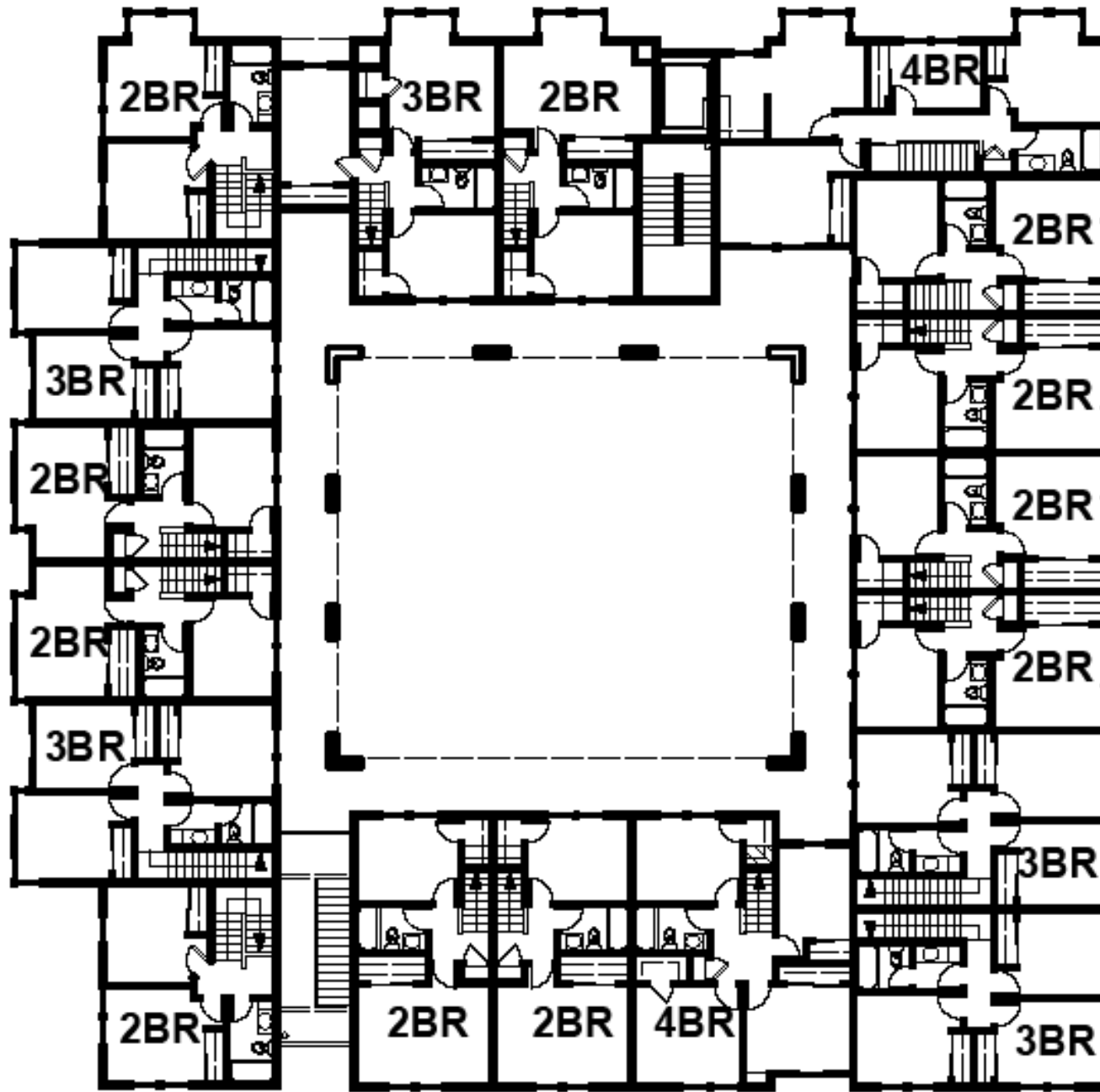
Landmark Building



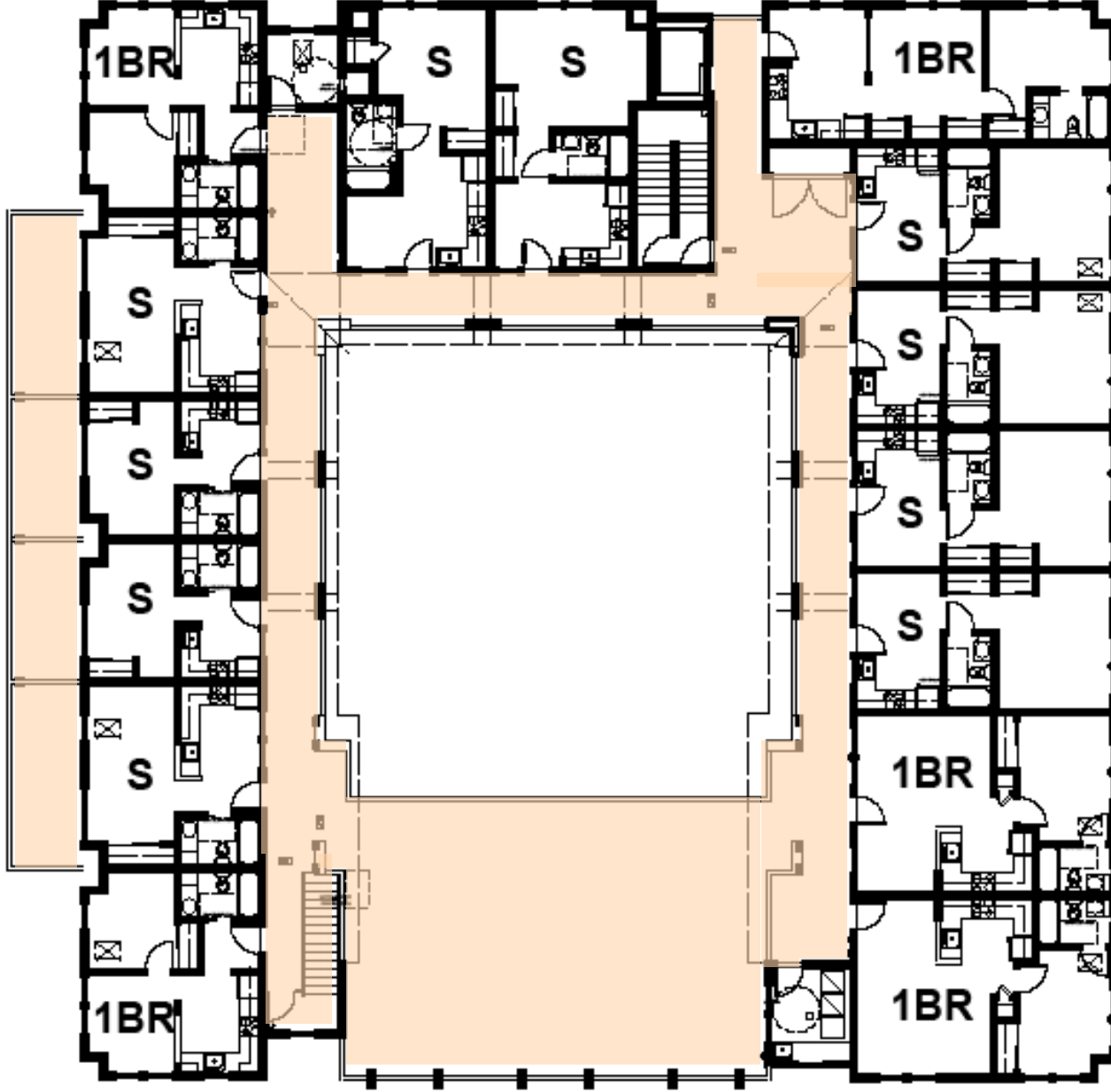
2



3



4



5

















75 miles

55 miles

Phoenix Metro Region

3.8 million

3.5 units/acre

2600 people/sq mi

75 miles

55 miles

Brooklyn
+
A little bit of
Queens

3.8 million

Brooklyn

26,000 people/sq mi



Transit-Related Rental

Phoenix

30-120 AMI

100 units/acre

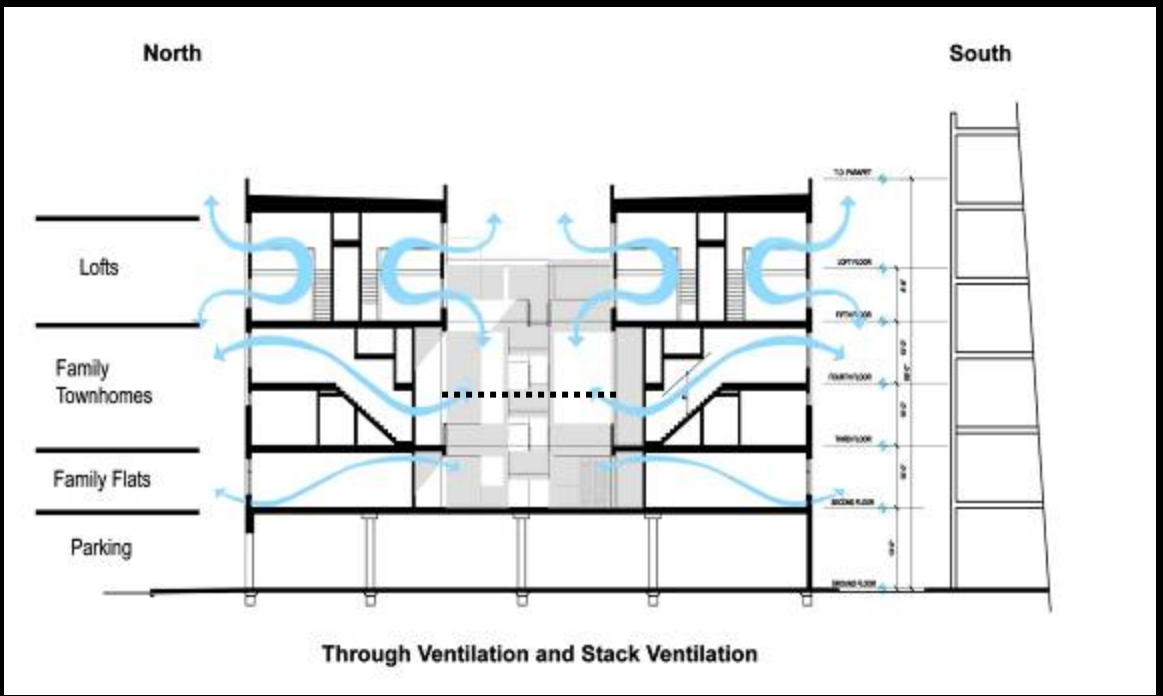
250 brms/acre

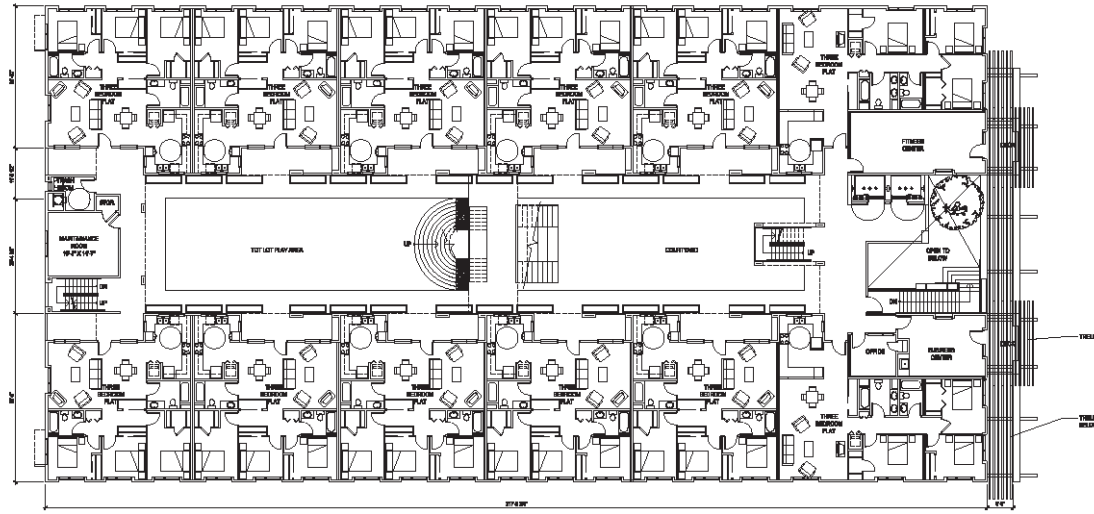
375 people/acre

Housing Density: 240,000 people/sq mi

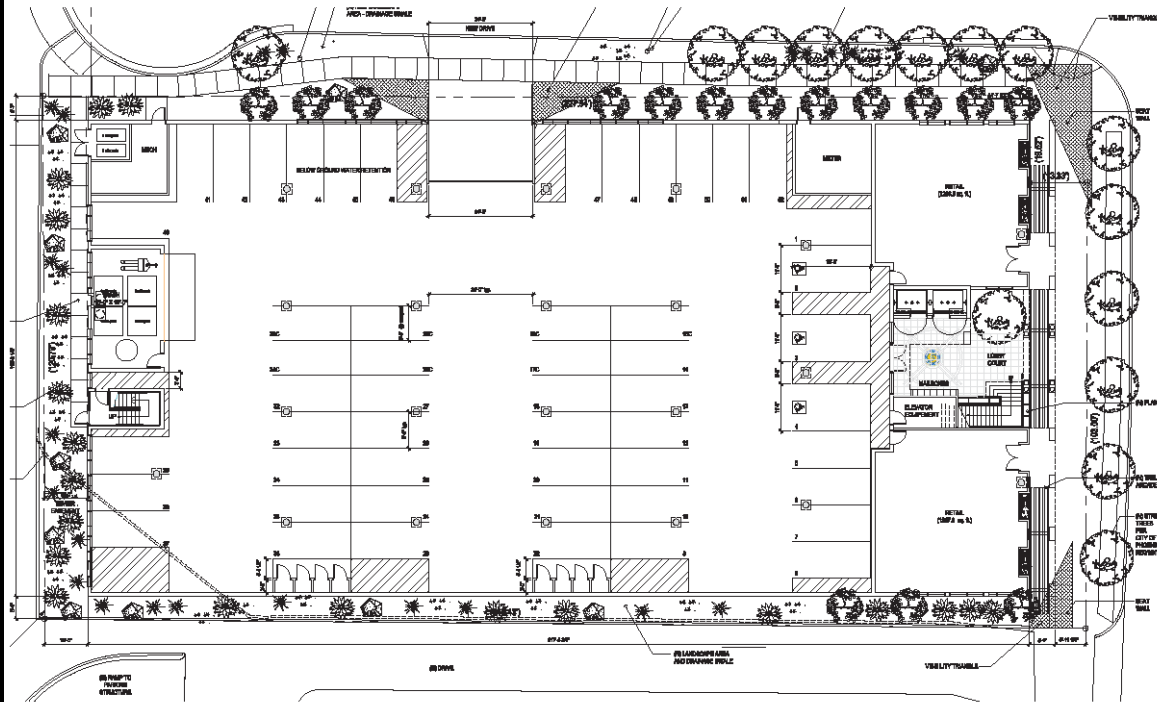
Urban Density: 80,000 people/sq mi







Podium Plan



Garage Level Plan





Central Avenue Elevation: Main Entry



Solar voltaic panels



West End













Harrison Street Seniors HUD 202

Oakland

72 seniors, 1/3rd Acre
215 units/acre
215 brms/acre

**Housing Density:
225 people/acre**

**Urban Density:
 $144,000/3=48,000$ people/sq mi**















