Project Data:

- 6 Home (26 du/ac) - Site Coverage 4,650 sq.ft. (47%) - Total Area 6,800 sq.ft. - Hgt 22.5 ft.
- (4) 3 Bedroom Homes @1,200 sq.ft. each + (2) 2 Bedroom Homes @ 1,000 sq.ft. each

Independent Structures on Fee Simple Lots, Form a Shared Court.

This Multi-Use Space, Permeably Paved, Terminates in a Shared Common Area. Individual Scale Massing Merge With the Neighborhood Familiar Materials, Albeit in Modern Form. Analogous to Traditional Ownership, Defined Territory, Separating Public from Private. Modestly Scaled & Simple, the Homes Form a Variety of Spaces that Foster Privacy and Security. Children Play on Private Patios, Front Porches, the Shared Court or Common Green. All Within View and Earshot of the Home.

Environmental Technologies Foster a Sustainable Living Environment for Families to Flourish.
INNER PORTLAND INFILL SITE
THE PORTLAND 4-SQUARE
HOUSE AND LOT SYSTEM

THE AMERICAN DREAM HOUSE is an exchange of
the urban home. Well known in Portland, the
four-square has triumphed as a prototype
for the compact home concept the Portland
housing base and its options. This option pro-
vides a consistently creative and sustainable
approach to designing high-density, walk-
able neighborhoods.

PLAN LEGEND

A  3-bedroom Primary Unit
B  3-bedroom Primary Unit
C  3-bedroom Primary Unit with
    third floor and additional floor
D  2-bedroom Primary Unit
E  1-bedroom Attached Unit
F  1-bedroom Left Unit

1  Siskiyou/Alwina street
2  Common Green
3  Garage
4  Community Garden
5  Private Garden
6  Private Parks
7  Courtyard w/lawned
6  basketball court
8  Bike/Garden Elevator
9  Steps up to Units E & F
10  Garages for Primary Units
11  Dineway
12  Undeveloped Space

ADAPTABILITY is the hallmark of the compact
living prototype. It is one that can be small and arranged
in a variety of ways to respond to its small
status and the desire for indoor and outdoor
living spaces. There is a variety of options to
choose from, including a variety of custom design
packages. The small size of the Portland 4-
Square allows for a variety of options, including
in-law suites, accessory dwelling units, and small
attached garages.

SUSTAINABILITY is an integral component of the city's urban options. Energy-efficient homes
provide natural resources management, and passive design techniques provide solar gain.
Heating, cooling, and ventilation systems promote indoor air quality, enhancing comfort and
health. The Portland 4-Square is designed to be a sustainable, livable community.

HONORABLE MENTION
Don Rattner
New York, New York
COURTYARD HOUSING: HOUSING IN RESPONSE TO THE HUMAN LIFE CYCLE

Data

Eastern Portland Infill Site

Honor
Emory Baldwin, Shirley Tomita, Maiu Saito, Lara Norwind, Joelyn Freilinger
Seattle, Washington

All Ages and Households,....

- Design with universal accessibility.
- Aesthetic appeal.
- Sustainable Community
- "Patio City" model
- "Patio City" model
- "Patio City" model

All Changes,....

- Heavy Construction
- "Patio City" model
- "Patio City" model
- "Patio City" model
- "Patio City" model

And All Abilities.

- Universal Design
- "Patio City" model
- "Patio City" model
- "Patio City" model
- "Patio City" model

CONDOMINIUM OWNERSHIP STRUCTURE - details:
- Each household owns its own individual unit.
- Condominium shareholders and investors benefit from a variety of services and amenities.

CONDOMINIUM RATIONALIZATION
- Universal Design
- "Patio City" model
- "Patio City" model
- "Patio City" model
- "Patio City" model

GATEHOUSE / DEMONSTRATION HOUSE / SAFE HOUSE:
- The courtyard house is a model for both individual and group housing.
- It is a prototype in the neighborhood and is used to test various housing concepts.

SITEL PLAN

- 200 units
- 200 units
- 200 units
- 200 units
- 200 units

UNIT TYPE A

- 200 units
- 200 units
- 200 units
- 200 units
- 200 units

UNIT TYPE B

- 200 units
- 200 units
- 200 units
- 200 units
- 200 units
A FAMILY'S DREAM HOME! Close to town without the usual sacrifices.

COURTYARD VIEW LOOKING NORTH

STREET VIEW LOOKING NORTH

VIEW ALONG COMMUNITY ARCADE

COURTYARD RE-DEFINED

FAMILY FRIENDLY FEATURES - OPEN SPACE

- Covered Arcade – a sheltered common area for socializing, playing and connecting to the greater community
- Covered Entry Court – a transitional space from public to private
- Flexible Use Areas - a combined and private outdoor space for family use for each unit
- Flex Room – art studio, office, or multigenerational living space
- Covered Arcade - a sheltered common area for socializing, playing and connecting to the greater community
- Common Green - a safe play area for activities best accomplished on grass. This area also serves as part of the rain water management system
- Generous Shared Court - a safe play area for activities better served by hardscape
- Private Yard – a private, heat-related sealing and controlling space

Common Open Space, convenient parking and storage while promoting first cost affordability

DENSITY PATTERNS OVER TIME

- Solar Response
- Light and Ventilation Tower
- Rainwater Harvesting/Management

THIRD FLOOR PLAN

SECOND FLOOR PLAN

SITE PLAN AND FIRST FLOOR PLAN

<table>
<thead>
<tr>
<th>Unit</th>
<th>3 bd / 3 ba + flex</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Br</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>3 bd / 2.5 ba</td>
</tr>
<tr>
<td>D</td>
<td>3 bd / 3 ba + flex</td>
</tr>
<tr>
<td>E</td>
<td>3 bd / 3 ba + flex</td>
</tr>
</tbody>
</table>

- 1/16" = 1' - Site Plan and First Floor Plan
- 1/16" = 1' - Second Floor Plan
- 1/16" = 1' - Third Floor Plan

- Flex Room - art studio, office, or multigenerational living space
- Covered Arcade - a sheltered common area for socializing, playing and connecting to the greater community
- Common Green - a safe play area for activities best accomplished on grass. This area also serves as part of the rain water management system
- Generous Shared Court - a safe play area for activities better served by hardscape

- Unit B: 1903 SF
- Unit B/Br: 1561 SF
- Unit C: 1577 SF
- Unit D: 1583 SF
- Unit E: 1583 SF
- Total: 8146 SF

- Parking and storage while promoting first cost affordability

- Energy efficient design, day lighting and renewable onsite energy. The special features of this development include:

- World-Class Design
- Sustainability
- Promote Affordable Living
- Promote Healthy Living
- Promote Social Interaction
- Promote Environmental Stewardship

- 40% Lot Coverage
- Maximum Ht = 33 ft

- 107723175 - iG

- Historic

- Solution

- Merit

- Rhonda Goyke, Matthew Goyke, Steven Gangwes, Morris Onish, Ethan Levine

Honolulu, Hawaii

E-043
Family Matters: a New Model for East Portland

Eastern Portland neighborhoods are a disjointed mix of single family homes, irregularly subdivided lots, and multi-family infill developments. They feel like places in transition, with little in the way of context or clear urban pattern. This proposal seeks to set a better example for infill development that not only contributes to a pedestrian-friendly streetscape, but is more compatible with lower-density semi-urban neighborhoods and also provides a better, safer environment for families.

Floor areas: street end units = 1,910 s.f.; other units = 1,725 s.f. (includes garages)
Total area = 14,170 s.f. (includes garages)
Building footprint = 8,924 s.f. (0.52% lot coverage)
Total number of units = 8
Maximum height = 24'

This proposal’s shared common space accommodates pedestrian and play activity as well as vehicle access to garages. Narrow, single-width passages between courts, textured paving, and dense planting help to slow car traffic.

Typical Eastern Portland multi-family developments do not contribute to a lively public street scene, with entrances facing new internal streets meant strictly for cars.

Green roofs filter and reduce stormwater runoff, which is then directed to water gardens and swales to manage stormwater on site.

The project fits into Portland’s strong tradition of using brick in multi-family residential architecture.

A variety of outdoor spaces is provided, creating different types of play spaces, suitable for different age groups: the semi-public shared central court, semi-private stoops at unit entrances, and private, protected patio spaces for each unit.

Individual units have access from the central court, while street-end units have their primary entrance facing the public street. The central court is divided into two large spaces, each providing access to four units.

Close units have stoops and entrances that address the street, contributing to a pedestrian-friendly environment along the public street frontage.

Outdoor spaces are observable from kitchen and living areas, allowing for supervision of children at play.

A combination covered stage, sandbox, and social area at the end of the common court is shared by all the units.

Almost every unit has three bedrooms, 2.5 baths, and a bonus room that can be used as a home office or an extra bedroom.

Citation: Steven Dangermond, Christopher Keane
Portland, Oregon
To create a variety of functional, affordable homes for families, this proposal utilizes highly conventional materials (single hung windows, cement-board siding, composition shingles and a brick veneer base), carports (in lieu of finished garages) that dually function as covered outdoor auxiliary spaces and two-family buildings (which have simpler building code requirements than multifamily buildings).

8 Homes:  (2) Type A, (4) Type B, (2) Type C

Type A
1,351 enclosed sqft (3 bedrooms, 2 baths, 2 floors)

Type B
1,890 enclosed sqft (4 bedrooms, 2.5 baths, loft, 3 floors)

Type C
1,486 enclosed sqft (4 bedrooms, 3 baths, loft, 2 floors)

Lot Coverage: 46.8% (includes porches and carports)

Building Area: 13,234 enclosed sqft   Max. Height:  31’-9” at Type B

Public to Private
A courtyard community featuring a range of elastic open spaces: open-ended carports and covered porches that expand the shared court and common green) allowing flexible and creative inhabitation of the range of public, semi-public, semi-private and private outdoor living opportunities (left diagram)

Context
Recognizes the bungalow scale which dominates Eastern Portland, providing a single-story presence along the street front, three stories in the middle of the site and returning to the two-story single-family scale at the rear (diagram above)

Pedestrian / Vehicular Allocation
Treating the car as the occasional visitor, the shared court is designed to function as a multivalent space for varied activities, supporting pedestrians first.  Paved, planted, lawn and drivable turf areas allow a range of uses (right diagram)