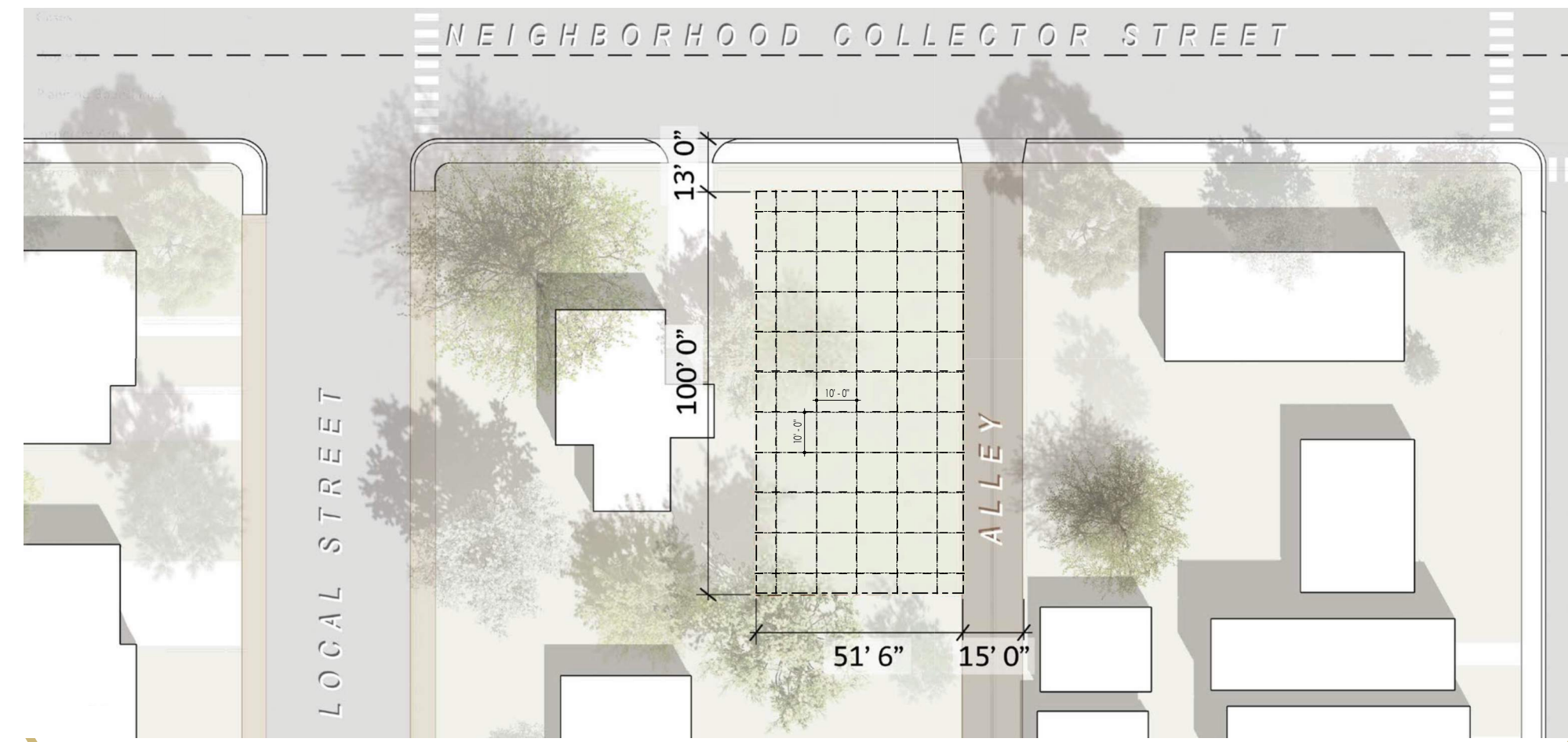


10x10

The design concept proposes a flexible housing prototype designed to adapt to diverse neighborhood contexts, site configurations, and programmatic needs while supporting long-term affordability. Conceived as a repeatable framework prioritizing clarity of structure and repeatable building systems, the design allows variation in unit size, architectural expression, solar orientation, and uses such as live/work housing and dedicating private open space.

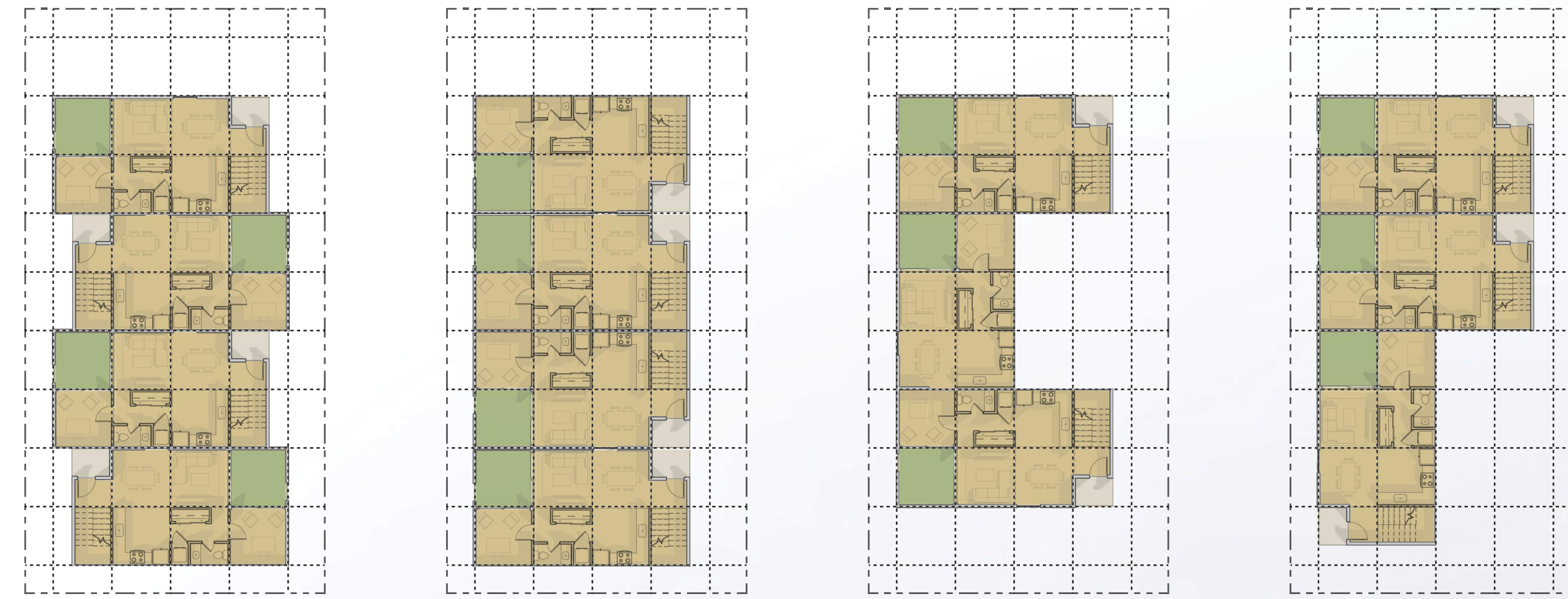
We believe design excellence is achieved by demonstrating flexibility, affordability, and climate responsiveness can coexist with high quality architecture. Rather than relying on a fixed formal expression, the prototype establishes a strong underlying framework that enables architectural variety while maintaining consistency in scale, proportion, and material logic. Particular attention is given to the ambient qualities of each neighborhood. Its rhythms, scale, patterns of use, and public realm character are considered so each iteration can respond authentically to its neighborhood context.

Together, these strategies create a resilient, context-sensitive housing model balancing individuality and community. The design is capable of adapting to diverse urban and neighborhood environments while supporting long-term livability.



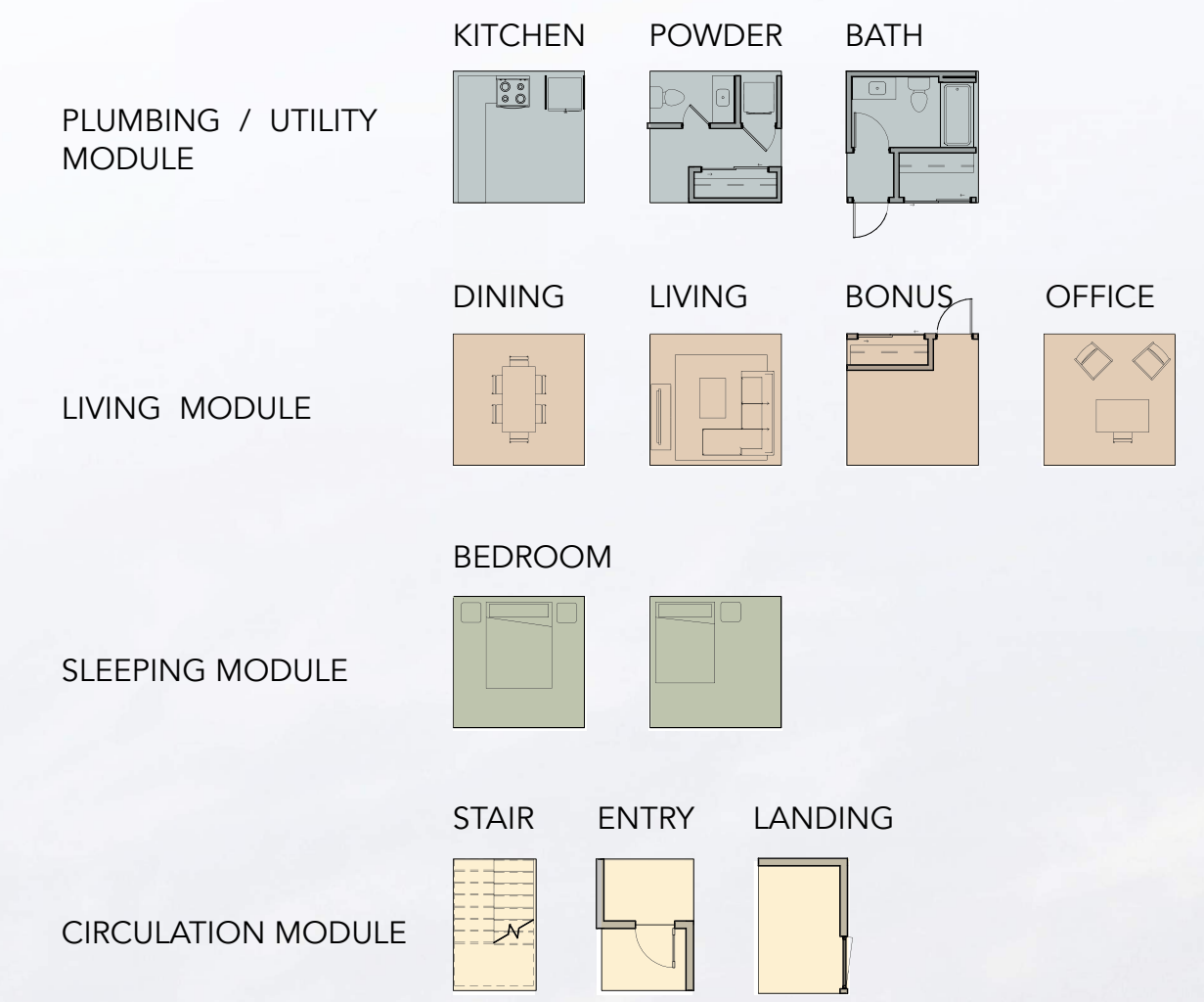
ITERATIVE

The site is divided into a 10 x 10 grid to structure the arrangement of modules and provide a framework for iterative studies to provide the best relationship to adjacent units and neighbors.



MODULES

A series of prefabricated modules allow for flexibility for each unique site and scale of project and relevant neighborhood context.



General Standards Challenged:

Streetscape Improvements - The requirement for an 8'-10' landscape buffer + 10' detached sidewalk creates a financial burden and further reduces usable space small sites. Recent community feedback during public hearings for zoning code changes (ZOA25-00013) echo this concern.

15' Rear Setback - In order to allow for additional density, the City should consider the reduction of setbacks to allow more efficient site usage and design.

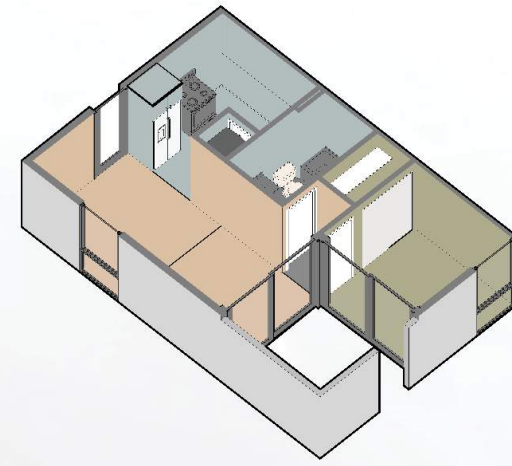
15'x5' Trash Staging Space - A smaller 10'x5' trash staging area is being proposed for each unit as it aligns more closely with the scale of the project.



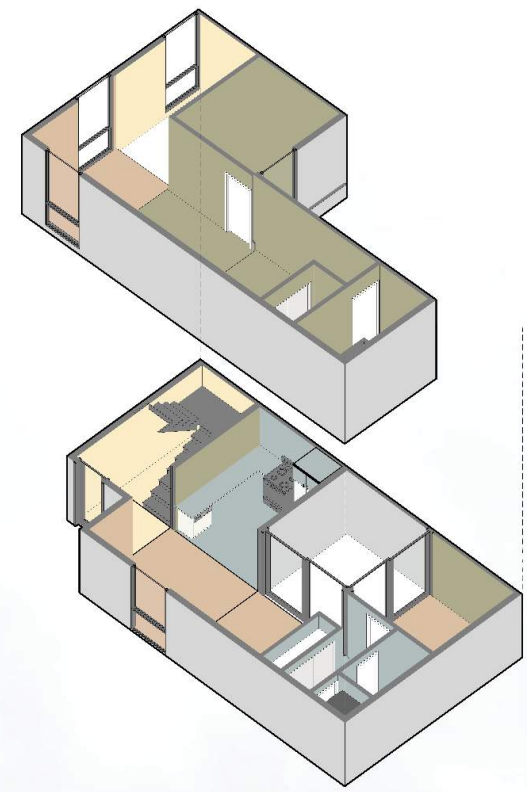
UNIT LAYOUTS

Alternate configurations can be achieved such as a single bedroom unit where efficiency might be the key driver, to a shared community space or coffee shop.

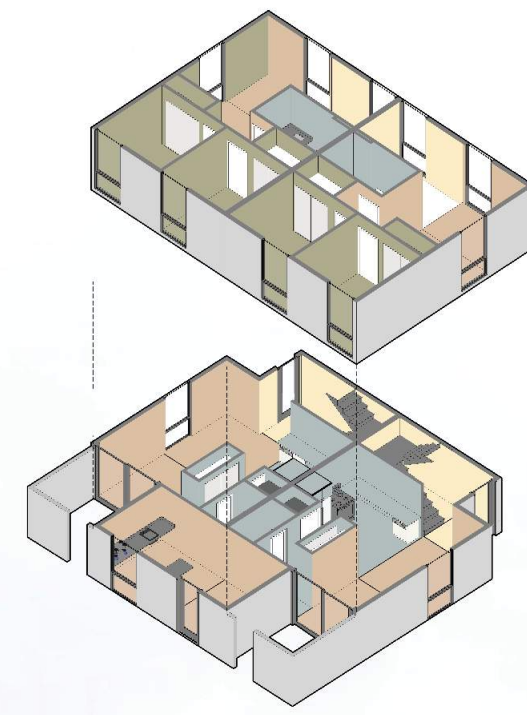
ONE-STORY ONE-BED



INTERNAL COURTYARD

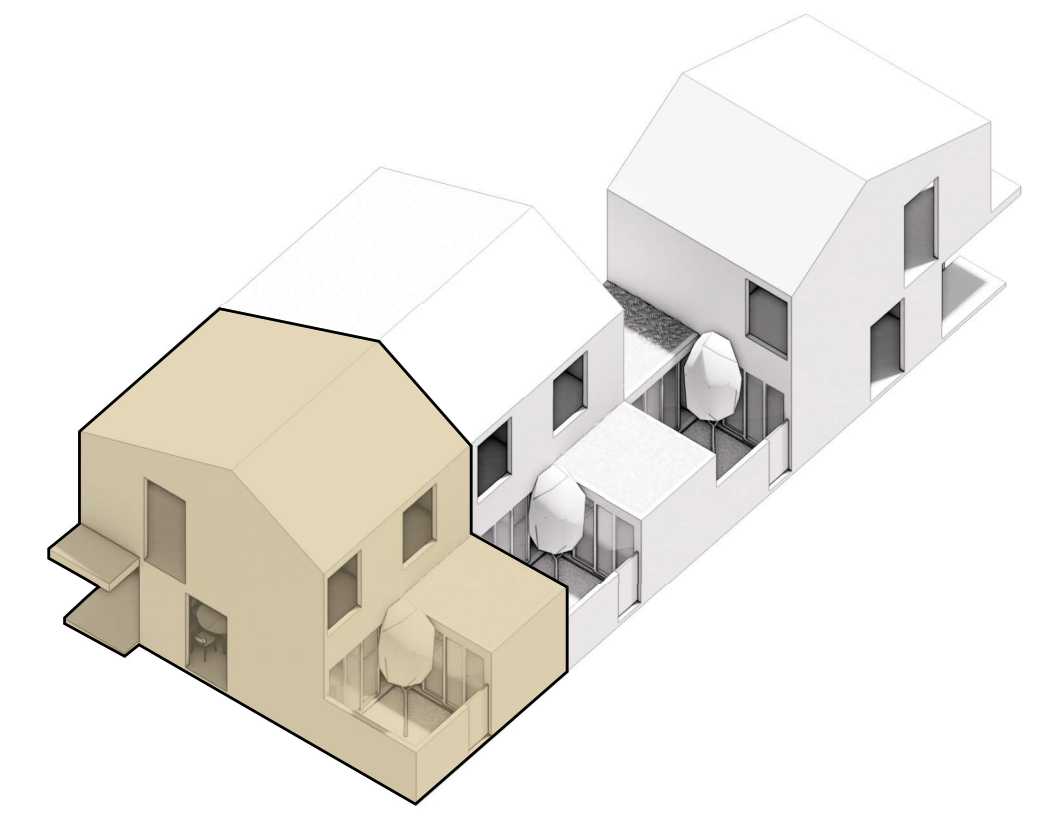
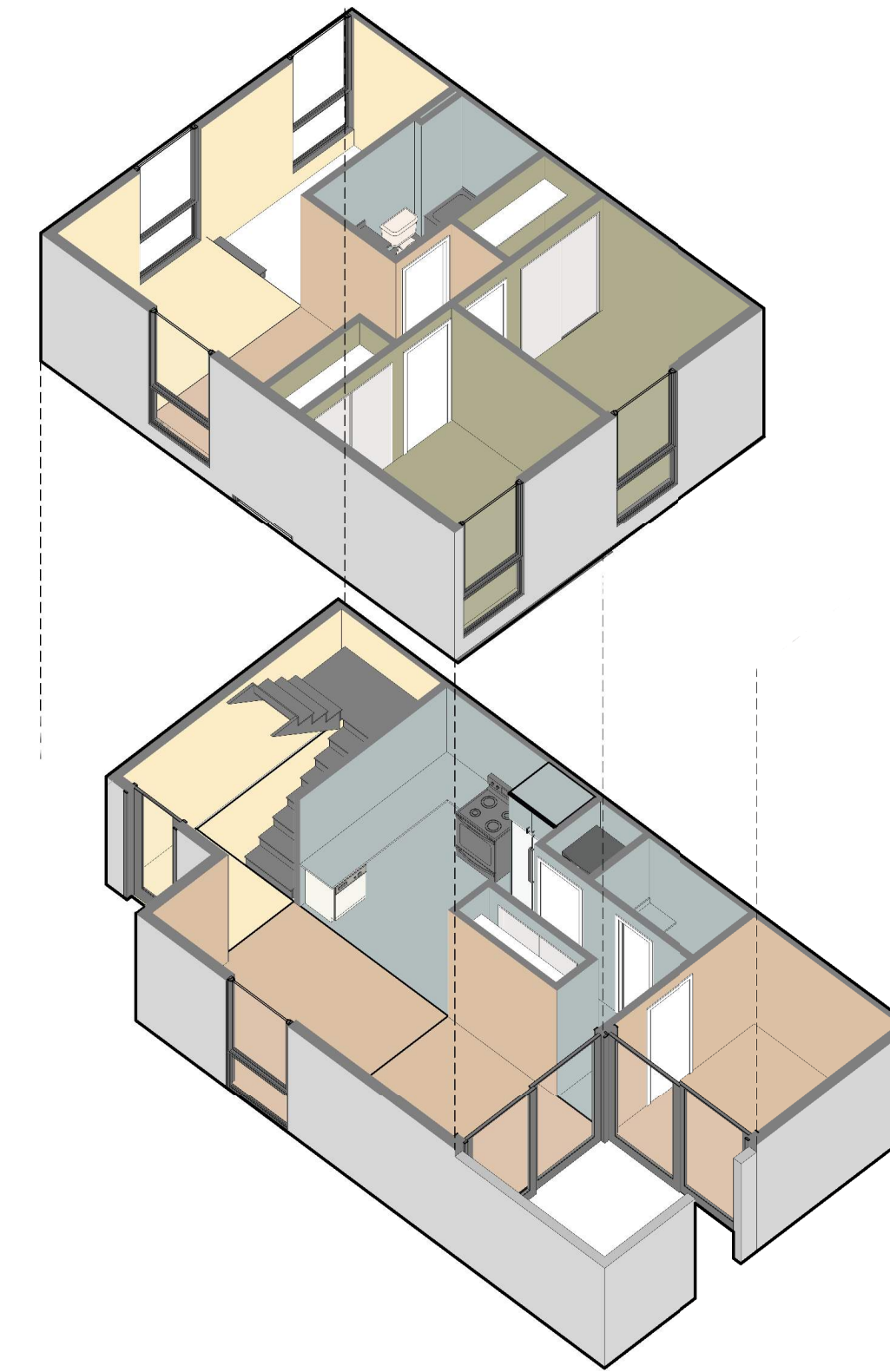
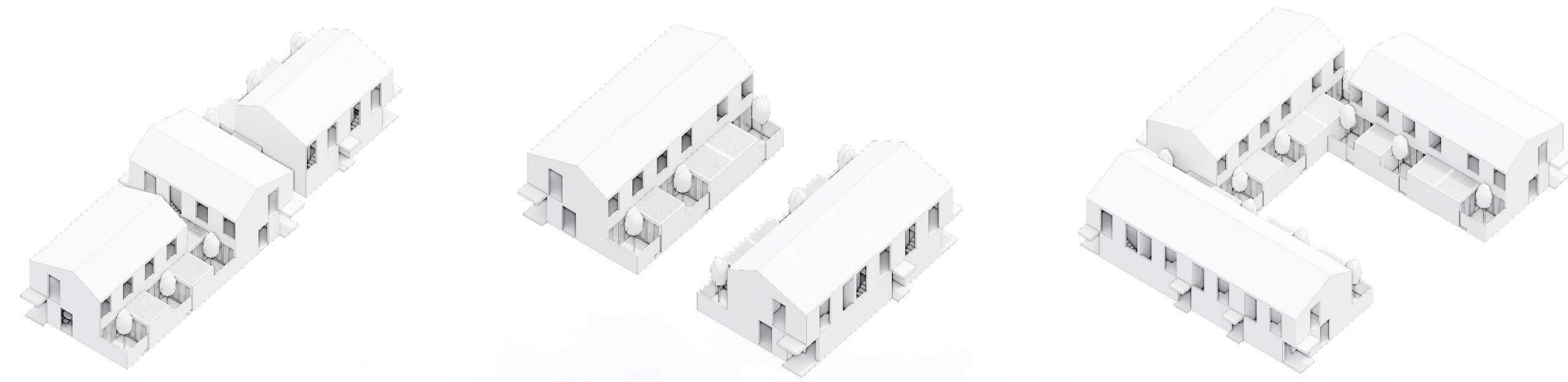


NEIGHBORHOOD AMENITY



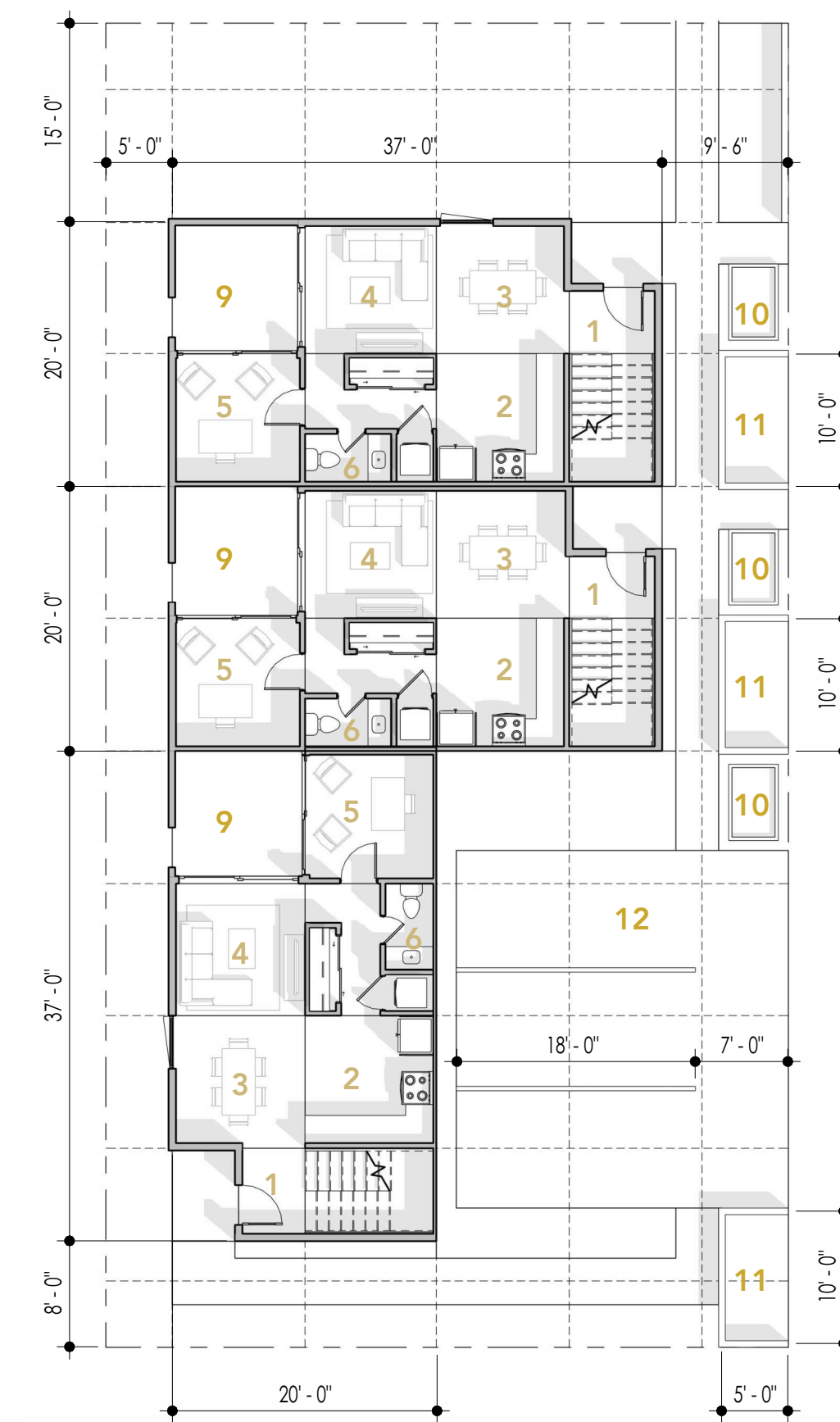
SCALABLE

Modules and units can be additive. Once unit layouts are identified, buildings can be configured to accommodate sites of all sizes.



- 1 ENTRY
- 2 KITCHEN
- 3 DINING
- 4 LIVING
- 5 OFFICE
- 6 BATHROOM
- 7 BEDROOM
- 8 BONUS ROOM
- 9 COURTYARD
- 10 GARDEN
- 11 TRASH STAGING
- 12 PARKING

LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN





MATERIALITY & FORM

The materiality of the design is derived from the large scale shake shingle and lap siding present in the Central Bench neighborhood. The form is based on the common gable form which has an inherent cost effectiveness. Flexibility is present to allow for the design to be tailored to unique site constraints.



FRONT ELEVATION

ALLEY ELEVATION



REAR ELEVATION

SIDE ELEVATION

Housing-Type Specific Standards Challenged (Triplex):

Standard 13 - The requirement that all primary entrances shall face the street or an interior court limits creative design based solutions. Additionally it goes against the idea of the "back yard and alley as a kind of common space", as referenced in the Central Bench neighborhood description.

Standard 14 - Requiring second stories to be offset while creating building modulation, adds undo cost to small projects. The secondary option to not offset the second story but increase the side yard setback from 5' in the base zone to 8', limits usable space on the site. We would encourage the City to consider reducing setbacks in the name of increasing density.

