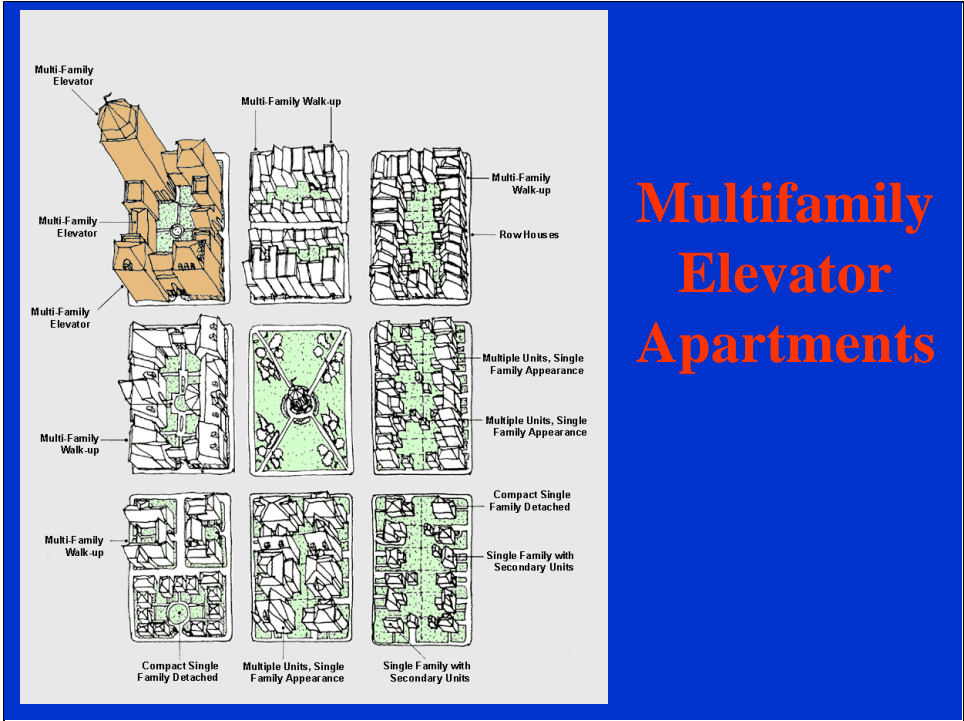


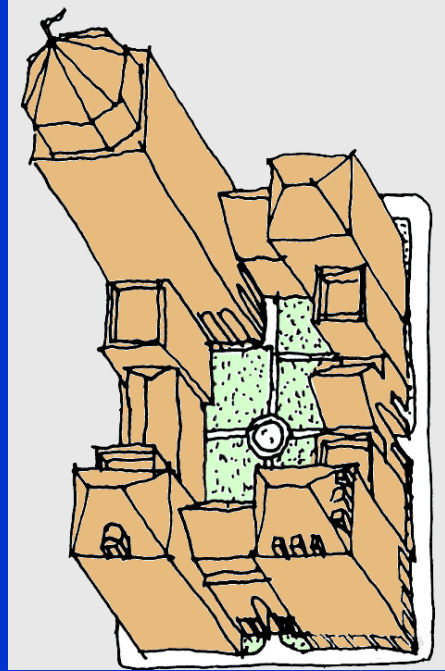


Housing Models: Multifamily Elevator Apartments





Multifamily Elevator Apartments



Multi Family Elevator



YWCA Village, Redmond, Washington

YWCA Family Village, 21 units per acre including one story of YWCA facilities.

The Northwest lodge look was used to help shape this building, one of the tallest in Redmond, to feel more compatible with lower homes nearby. The L shaped structure steps down from four stories at the corner to three along the wings, and features some informal and irregular bays, screen porches, and window bands that add finer scale and texture to the building.

The building has YWCA offices, classrooms, and a childcare center on the entire ground floor, with the 20 residential units in the stories above. The tall first story required by the facilities made the building taller than a conventional residential building, so devices such as broad overhang eaves and narrow widow banding are used to make the top floor appear smaller.

A childcare yard at the south side of the building along one street provides open space that will be preserved when a second phase, lower building is later completed.

Parking in a continuous, double loaded lot behind the building and running along the entire site is adjacent to parking areas on the neighboring lots.

Existing mature trees were saved by providing setbacks on the north side of



City Center Plaza, Redwood City, California

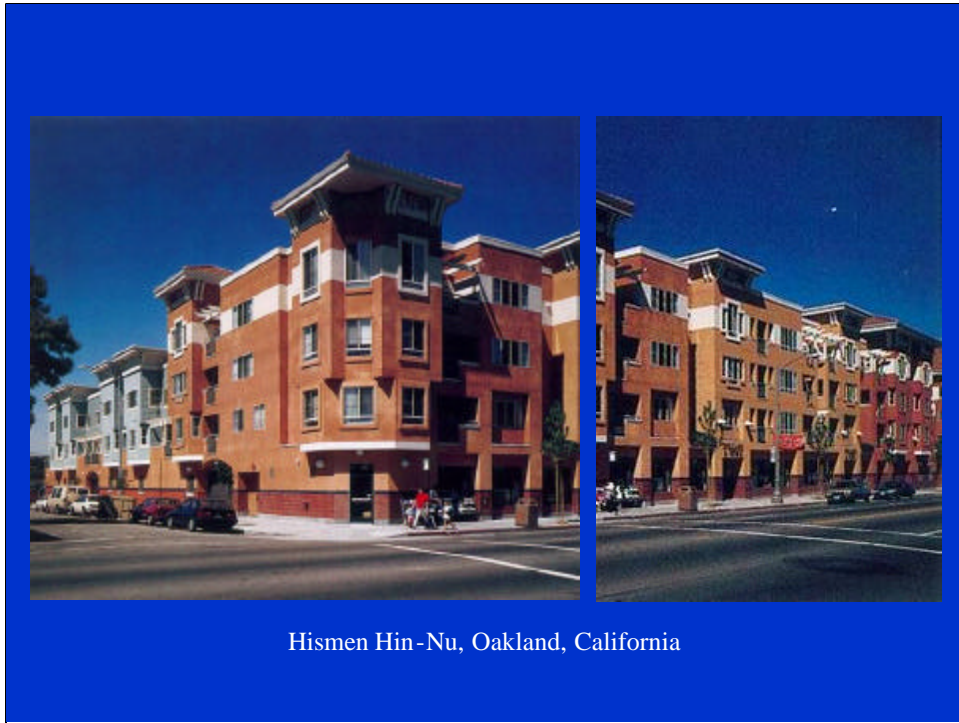
City Center Plaza, Redwood City, 46 Units per acre including ground floor retail, childcare, and learning center

The construction of a new City Hall, creation of a new library in an historic building, and development of the adjacent City Center Plaza apartments and shops in downtown Redwood City have all helped spark a revival in an area once sliding into possible decay. The affordable housing at City Center Plaza compliments the scale and massing of the new civic structures and meets the need for providing a critical mass of new units, while also blending in with the historic and lower-scale retail center of downtown. The project came out of a public consensus-building process that included merchants, nearby residents, and city staff, and resulted in agreement on utilization of the site for mixed-use, affordable development as a catalyst for private sector housing investments nearby.

City Center Plaza provides ground floor retail and restaurants sought by the city, plus a through-block pedestrian mews (paseo) that connects the retail street on one side of the development to the civic plaza on the other side.

Broad landscaped stairs provide access up to the paseo level, and townhouse and flats are accessed from semi-private stairs from that level up. An elevator provides access from the street/garage level up to the paseo.

To compensate for the lack of some residential amenities in the downtown



Hismen Hin-Nu Apartments, Oakland Flats: 85 units per acre, Townhouses 35 units per acre

The sponsors and the architect wanted to recreate the older, denser pattern of mixed-use - two to three story buildings with retail below and housing above - as an example of good planning for future developers in the neighborhood. The architecture is an interpretation of Mission Revival Style, recalling the graceful three and four story apartment buildings in the neighborhood. Red tiled roofs, trellised balconies and warm colored stucco create a solid yet lively street front building along the main boulevard.



Hismen Hin-Nu, Oakland, California



Roxbury Corners, Boston, Massachusetts

Roxbury Corner, Boston Mass. 65 Units per acre

Total units in both new and rehab structures: 54

Roxbury Corners stands on two parcels of land in the Lower Roxbury section of Boston's South End historic district. The westerly parcel has a new structure of four-and-a-half stories; two rehabilitated buildings and a new four-story addition stand on the other parcel. Surrounding buildings are multi-family, low-income housing projects in high- or low-rise blocks that date from the last 25 years and 19th century brick row houses with front stoops and mansard roofs. At 65 dwelling-units per acre, Roxbury Corners is actually less dense than many of the nearby buildings "affordable towers", but higher than the rowhouses.

Parking was only required for 19 cars, which were accommodated in surface lots at the rear of the building. An on site open space and recreation area at the rear of one of the buildings was made possible by the low parking requirement

Parking for



Plaza del Sol, 76.6 units per acre

Plaza del Sol is composed of 59 units, arranged on the site as two rows of flats and townhouses separated by a common court, over partially underground parking and also featuring a south facing landscaped ramped court that takes residents and visitors gradually up from the street to the heart of the housing area, or to a childcare playground and drop-off area up to podium level, access to all units from stairs

The residential structures had to be wrapped around a small community theater structure that was preserved on the site, and parking for the residents, the theater, and the nonprofit office building all had to be accommodated in a partially subterranean shared garage. The housing was configured in a traditional series of back-to-back three-story walk-up flats facing the primary street, with a mix of shallower two and three-story townhomes and flats clustered at the back of the site facing a shared plaza. The large bedroom units in the rear row of units have semi-private gardens of their own. The shared space between the rows of buildings is similar in width to the narrow lanes found in the neighborhood, although its orientation keeps it sunny and open feeling during the midday period.



South facing entry court “Court of the Serpent”

The south facing “Serpent Court”, named for the embedded serpent mosaic, is reached from the street up a sinuous with raised landscaping beds. At the court/podium level this space separates the new residential building from a retained two story 1950’s office building that has been renovated as offices for non-profits on the upper floor, and a large day care center on the lower floor

The development is located in a neighborhood of 3-4 story buildings near the intersection of two neighborhood commercial streets with many small grocery and convenience stores and one block from the 16th Street subway station of the BART regional transit line. However, the back of the site abuts a much lower scale residential street, with buildings having shallow rear yards. To protect the sun and light on the adjacent rear yards and reflect their pattern, the Plaza del Sol site plan provides for a continuous rear setback and lower building heights at the rear, and this space also provided the semiprivate gardens for those units facing the rear.



Langham Court, Boston, Massachusetts

Langham Court, 81.5 units per acre

The 84 units at Langham Court are arranged as stacked two story townhouses along two streets and a double loaded elevator building building on a third, all surrounding a major central open space that opens on the fourth side. The development occupies an entire block in a neighborhood of older brick townhouses and apartments.

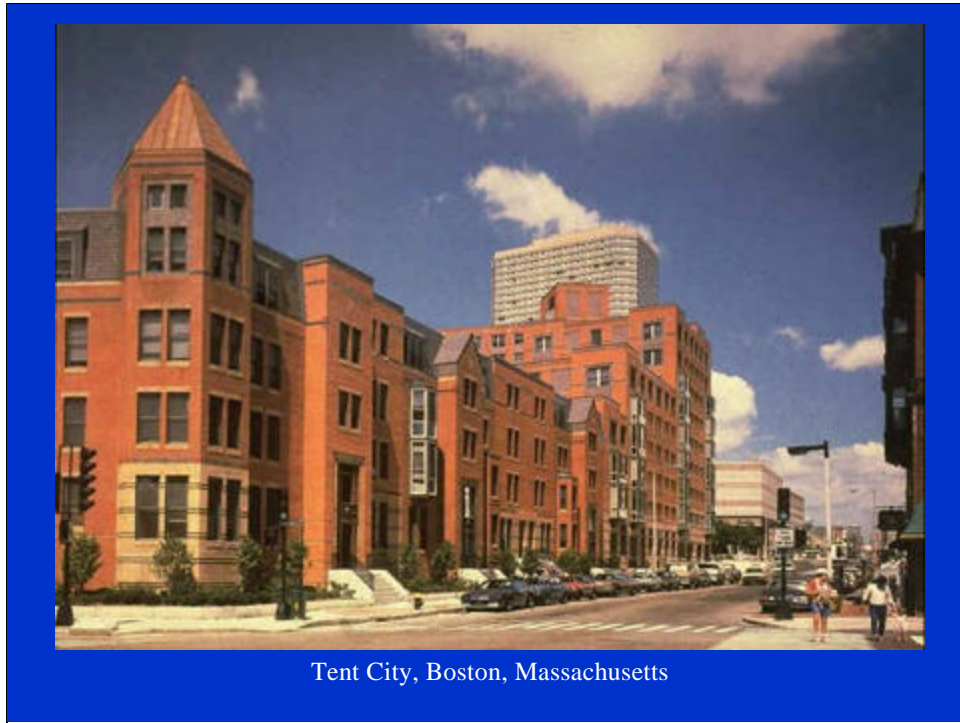
The overall design emulates the massing and consistent street wall setback-stoop-entrance relationships to the surrounding neighborhood. Dormers, bays ; arched and vaulted entries; a combination of mansard and flat roofs; stringer courses and textured brickwork, and a palette of well chosen materials provide an unusual richness.

The parking is in one level underground, and has space for one car per unit. Some residents don't own cars due to the proximity of good mass transit, and extra spaces are rented out to the community



The 84 units are distributed so that the larger family units are in the walkup flats, while the smaller ones are in the elevator building. The townhouses are reserved for households with children and have direct front entries from the street and rear access to small private outdoor areas, with the common courtyard beyond. Residents use the backyards for sitting out on warm evenings, barbecue storage, growing roses and play areas for small children.

The commons at the center of the site is a quasi public area, whose gates are open to the community by day, but locked off at nights.



Tent City, Boston, 81.5 units per acre

Located in Boston's South End Historic District, Tent City contains 269 units on an entire block next to fashionable Copley Place. The area is a large redevelopment district, and the development serves as a transition between the high-density housing of Copley Place and the lower scale South End, which has three-and-one-half- to four-story townhouses. The density of Tent City is similar to that of the South End on two-thirds of the site and increases to 12 stories in the area next to Copley Place. Overall the density is 81.5 units per acre with 212 parking spaces per acre below grade. The parking was developed by the Copley Place developers and serves both projects..

The three- and four-bedroom units are in four-story townhouses, or two stacked two-story units. All have individual entries and stoops on the street, rear exits onto private patios, and access to the shared courts beyond. The one- and two-bedroom units are in midrise buildings with elevators and have laundries and lounges as well as access to the shared amenities. On Copley Place the facade is relieved by a sweeping curve, the result of the shape of the subway tunnel below. The historic district's guidelines influence the design,



Hope Village, Los Angeles 88 units per acre

A major community participation plan was used to shape the future development of the scattered vacant and underutilized parcels in the South Park district adjacent to the downtown Staples Center and close to the historic commercial district. With the general aim of bringing more residents into downtown, while also meeting the affordable housing shortage for much of the downtown workforce, a master plan was created for the entire block to provide a range of affordable housing opportunities and amenities at downtown densities. The 66-unit, mixed-use Hope Village building joins the already completed 40-unit TELACU Plaza Apartments for persons with disabilities and the 75-unit Villa Flores Apartments for seniors. A new church, pocket park, offices, and some market-rate housing will complete the mix.

The design provides some commercial space and two-story townhouses entered by their own stoops at the landscaped sidewalk level. A separate lobby and elevator reach upper-story flats and apartments for each of the four buildings that define the complex. An ample interior court contains recreational space for barbecue, basketball, table tennis, and a grassy play area for younger children. The on-site South Park Neighborhood Resource Center with its own dedicated open space conducts after-school programs, a computer lab, parenting programs, and food distribution for both building and community-wide residents.

The use of changing horizontal color, bay windows, a 20 foot landscaped setback from the street, and breaks in the massing of the building all give scale and visual interest

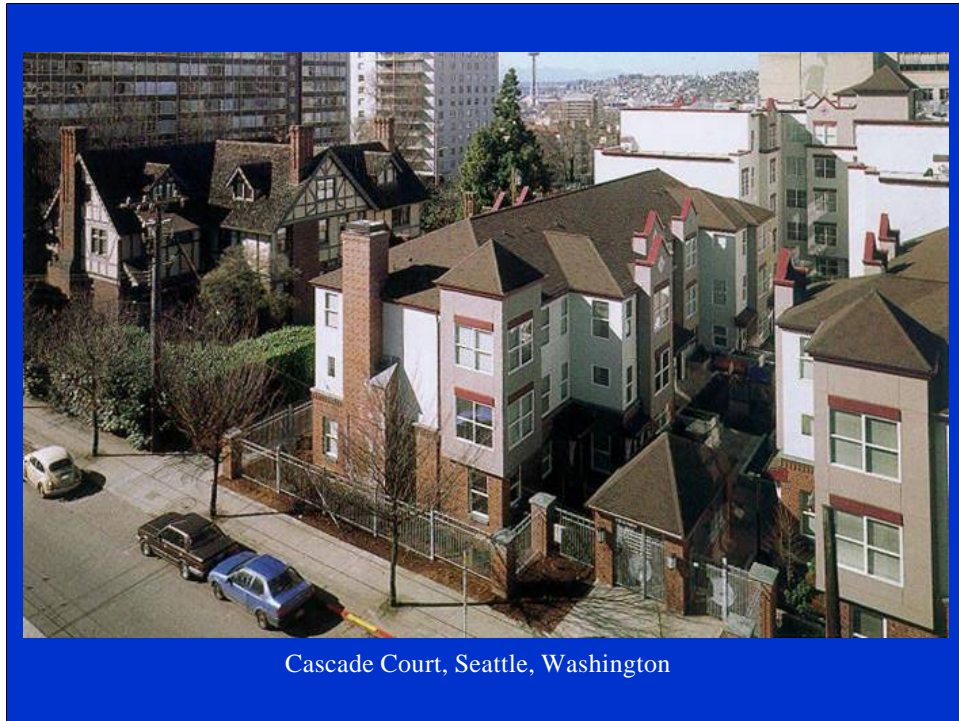


555 Ellis Street, San Francisco, California

555 Ellis Street Apartments, 122 units per acre

The 38 unit building design recalls older apartment buildings with many different unit plans and many units with cross-ventilation. Like older apartments in San Francisco the streetfront has a strong symmetry, and the building mass is broken down by vertical bays. Although it occupies 75 per cent of its site and has a density of over 100 units per acre, the building feels spacious, and the public areas are light-filled and generous. The fourth floor of apartments is set back from the street in response to the city sunlight access code, which requires that winter sun reach the park across the street. The setback zone contains the large terraces for the studio apartments; these units have sloped ceilings and lofts for storage or sleeping. A tutorial center with computer stations, study desks, and a resource library are also on the top floor.

Due to its excellent location near multiple transit lines and downtown, the parking requirement was only one space for every four units in a covered garage. This allowed the remainder of the ground floor to be used for social service offices, multiple meeting and tenant service spaces, a laundry, the two bedroom managers unit, and a youth project and recreation room. The large garden behind the building was designed with separate areas for children's play equipment and other activities. A patio partially covered by the residential floors above provides outdoor space for social events. A smaller, separate courtyard is used for quieter activity.



Cascade Court, Seattle, Washington

Cascade Court, Seattle Washington, 151 Units per Acre

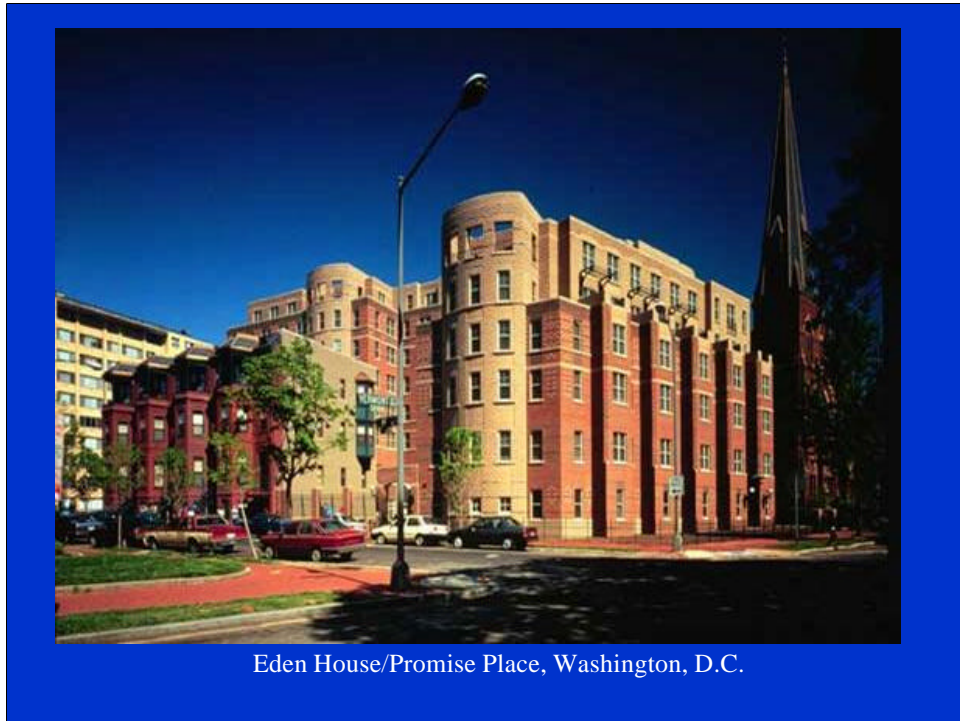
Among the thorny challenges that architects face in designing housing for families with low incomes in historic neighborhoods is that of compatibility with older historically significant buildings. In the case of Cascade Court Apartments, GGLO architects met the challenge of designing a 100-unit apartment building next to former single-family mansion with great success. If the architects had not been sensitive to the context, the much larger building might well have been an intrusion rather than a contribution to the neighborhood. The adjacent building, the landmark Stimson-Green mansion built in 1900 was occupied by Priscilla Collins, who had grown up in the house. Concerned about the possibility of high rise condominiums being developed on the adjacent lot, she bought the parcel. Her desire that families be able to live in the neighborhood influenced her decision to sell the property at 25% of the sales price to a non-profit development corporation, the Seattle Housing Resources Group (SHRG), which agreed to develop the site as housing for families with children.



Bellevue and Olive Apartments, Seattle, Washington

Bellevue and Olive Apartments, Seattle, 96 units per acre

Bellevue and Olive Apartments is a mixed-use development of 48 units plus ground floor commercial stores designed to harmonize with the prewar apartment buildings in the west Capitol Hill neighborhood of Seattle. The challenge in designing Bellevue and Olive Apartments was in creating family dwelling units and usable open space in an urban context. As a result, the building was sited to buffer a protected landscaped courtyard and playground on the sunny south and west sides of the site from the adjacent busy streets. At the juncture of those two streets, Bellevue and Olive, a rotunda was designed to emphasize the identity of the building. The building also includes underground parking for residents and first floor commercial space.



Eden House/Promise Place, 101 Units per acre

The programs of N Street Village are distributed in five to eight story buildings that is responsive to contextual complexities. Frontage on three streets of varying character, relationships to surrounding buildings (including several historic landmarks) and the incorporation of four 19th century townhouses into the development, all influenced the building form.

Affordable housing, the largest and tallest building in the project, is located on the wide 14th Street mixed-use corridor. The supportive housing and associated services are located off an internal courtyard which opens onto N Street. New construction on this street is similar in height to both the historic N Street townhouses on the site and the Luther Place Church parish hall across the street. The early childhood development center, which is open to the community, is located on the ground floor of the Vermont Avenue frontage. This side of the building, scaled to match neighboring structures has a repetitive bay rhythm recalling the townhouse increment so prevalent on the immediate stretch of the avenue. The buildings surround a central courtyard, which serves as an organizing element for the entire project.



The Studios at 1801 S. Wabash, Chicago, Illinois

The Studios at 1801 South Wabash, Chicago 236 SRO units per acre

The Studios at 1801 S. Wabash is a single room occupancy residence (SRO). The building was developed in response to a pressing need for affordable housing in Chicago's South Loop. It was the first new SRO constructed in the area since the 1940's. The fully furnished, 235 square foot rooms include a small kitchen and bath. Common living spaces -- laundry, lounge, TV room, recreation room -- are located on the ground floor. A south-facing courtyard provides a quiet green space for residents. The ground floor also includes spaces for job training and counseling