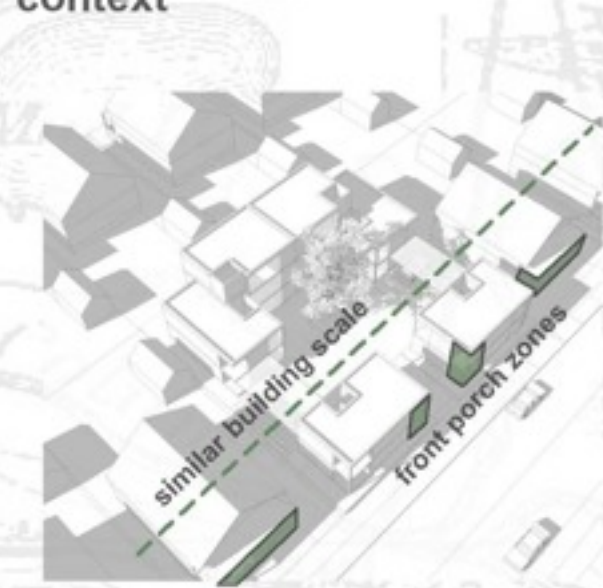
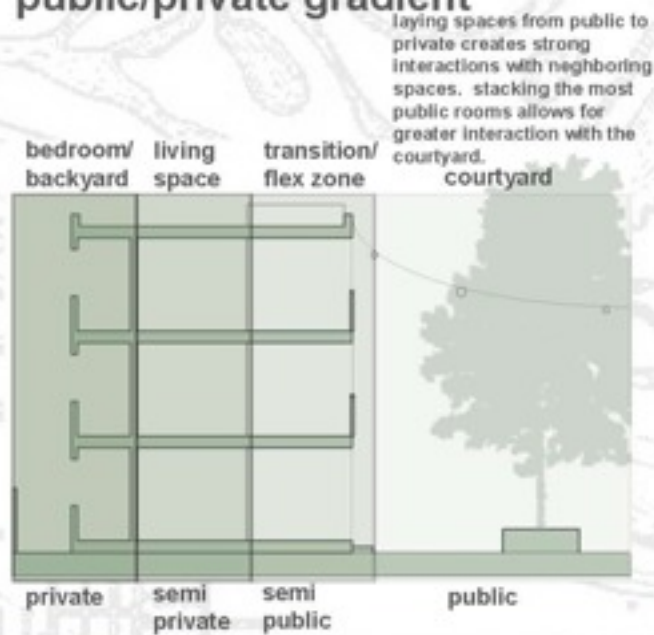


innerportland infill lot 100' x 100' 6units

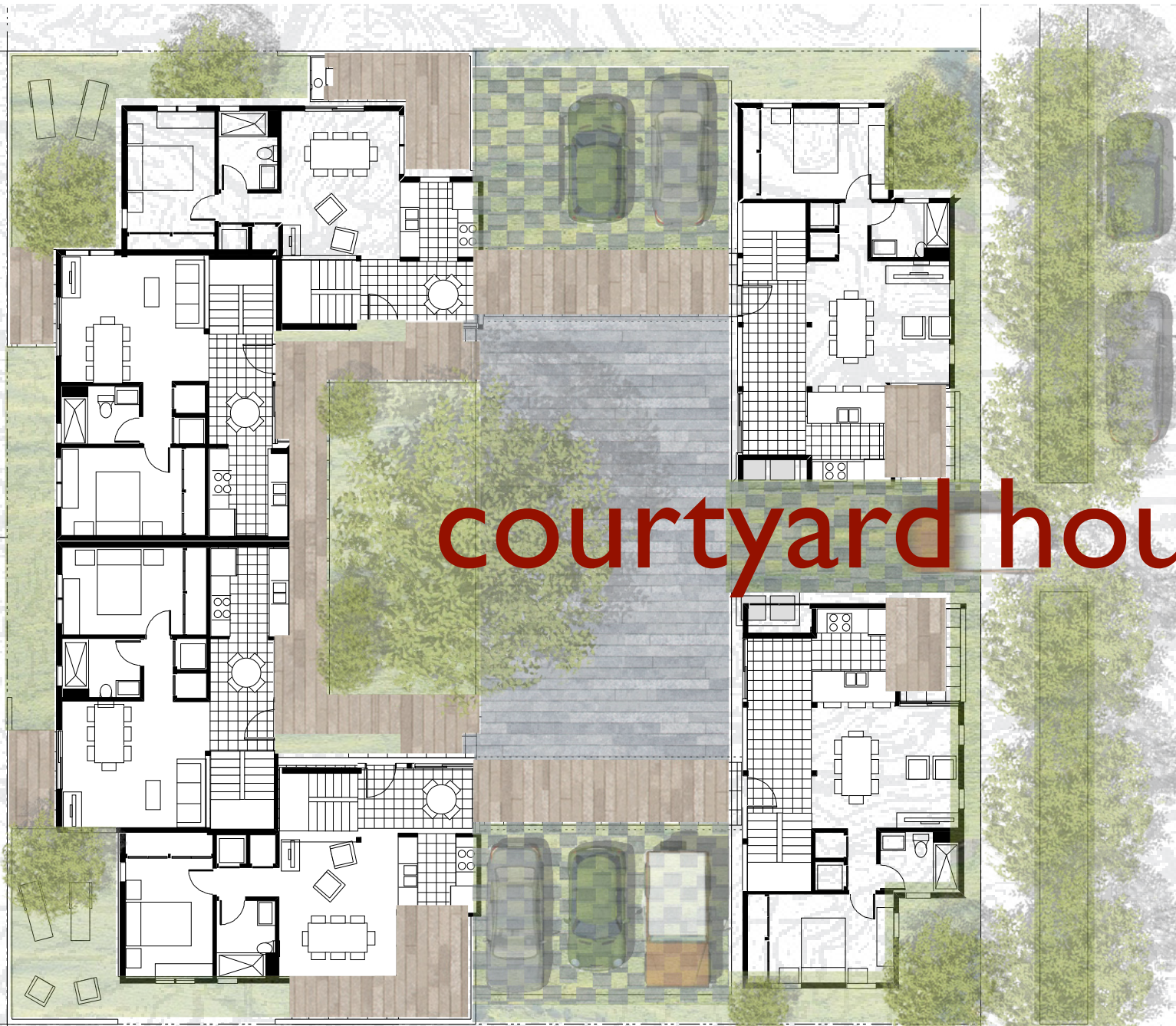
	street unit	corner unit	center unit	project total
Number	2	2	2	6 (+)
Footprint	733	655	688	4152
Coverage				42%
Floors	2	2	3	
Total sf	1466	1310	2064	9680
Height	24	20	30	

COMMUNITY: a clear demarcation of the communal area, separated from street and dwellings.
PRIVACY: the in-between layer can be fine-tuned for the desired degree of (dis)connection.
SUSTAINABILITY: building evolution over time, enabled by circulation in the in-between layer. Variable unit sizes and uses, with very minor building fabric changes. Possible unit count between 6 and 18, or can include other uses.
ACCESSIBILITY: all ground floors include bedroom.
AFFORDABILITY: modest floor areas, any construction type (including conventional), surface parking.
DEVELOPER OPTIONS: rental, fee-simple or condo ownership; unit count and mix can vary to suit.

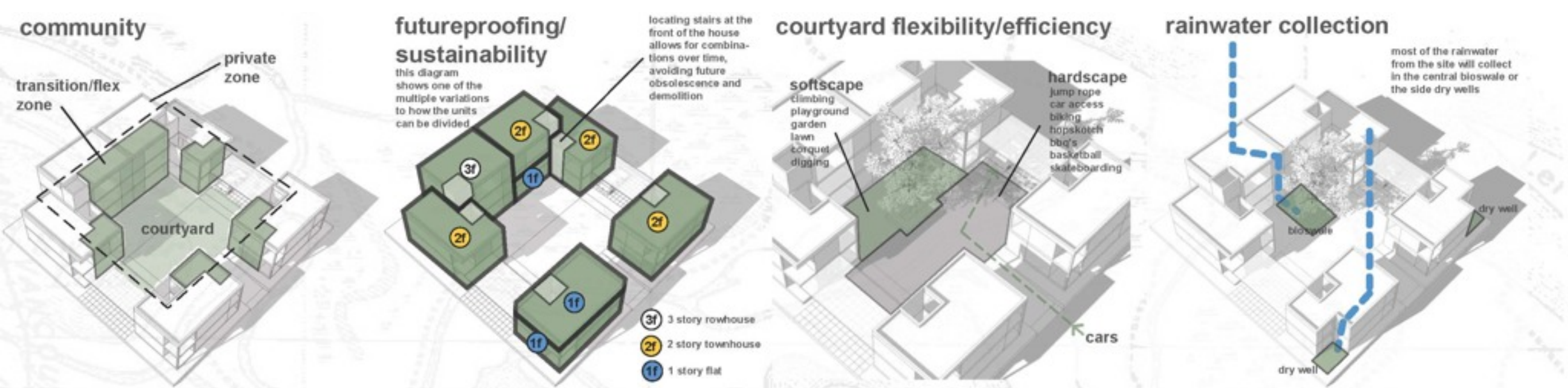


court>yard>house

urban infill medium-density courtyard housing for families



Peter Keyes
 with L Posada & K Yonezawa
 2007 Portland Courtyard
 Housing Competition
 Second Place Award



a shared court with a transition zone for family privacy



Peter Keyes
with L Posada & K Yonezawa
2007 Portland Courtyard
Housing Competition
Second Place Award



a single parent with kids can buy the house and rent out the ground floor as an accessory unit to help pay the mortgage.



the owner marries a coworker who also has a young child. their combined, two-income household expands onto the ground floor.



the parents start a home-based business with one employee, this coincides with an unexpected fourth child, and the consequent need for a live-in nanny.



the business thrives and moves onto a larger space. the three older kids leave home, while the youngest remains-soon to be re-joined by an adult boomerang kid.



the surviving parent moves into the fully accessible ground floor flat, inviting the youngest child and family to move in upstairs.

sustainability through futureproofing -



40 years of change scenarios

Peter Keyes
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