

# SPRUCE AVENUE COLLECTIVE

The project proposes a collection of four 4-plex townhouse structures and a 31 unit / 44 bed apartment building with 19 surface parking stalls.

The four primary project goals include:

1. the creation of communal open space that prioritizes a multi-use pedestrian environment and a strong sense of community



2. the development of unit diversity to serve a broad resident demographic



3. adding density to the neighborhood while establishing a scale of structure that respects the residential fabric and history of place



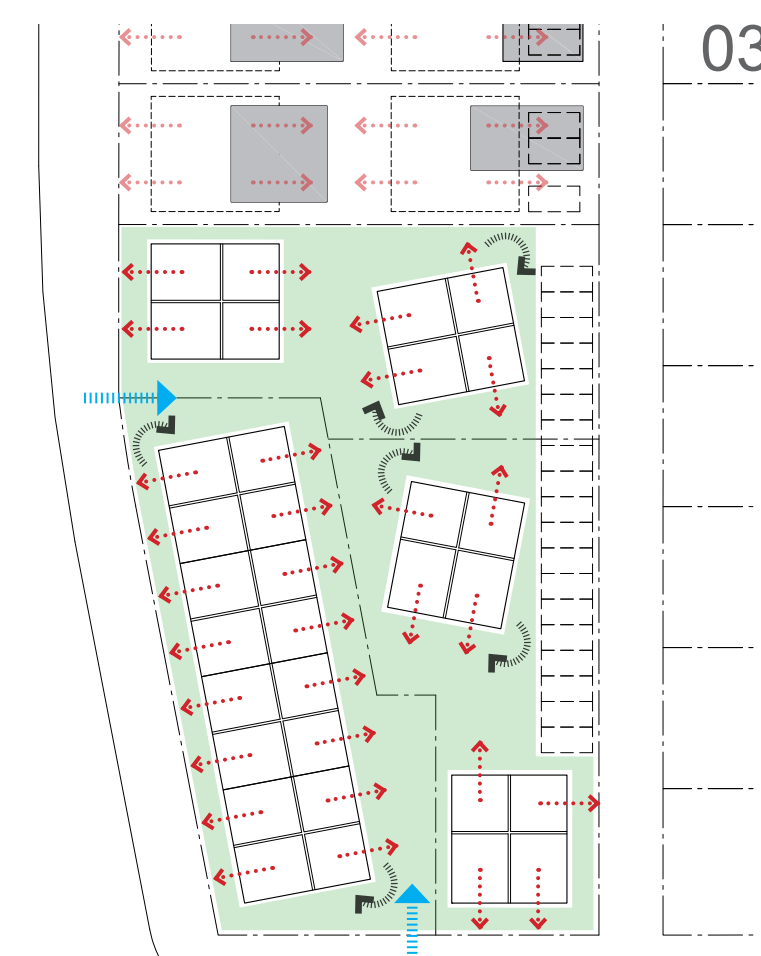
4. responsive building design considering climate, environment, exposure, and sustainability



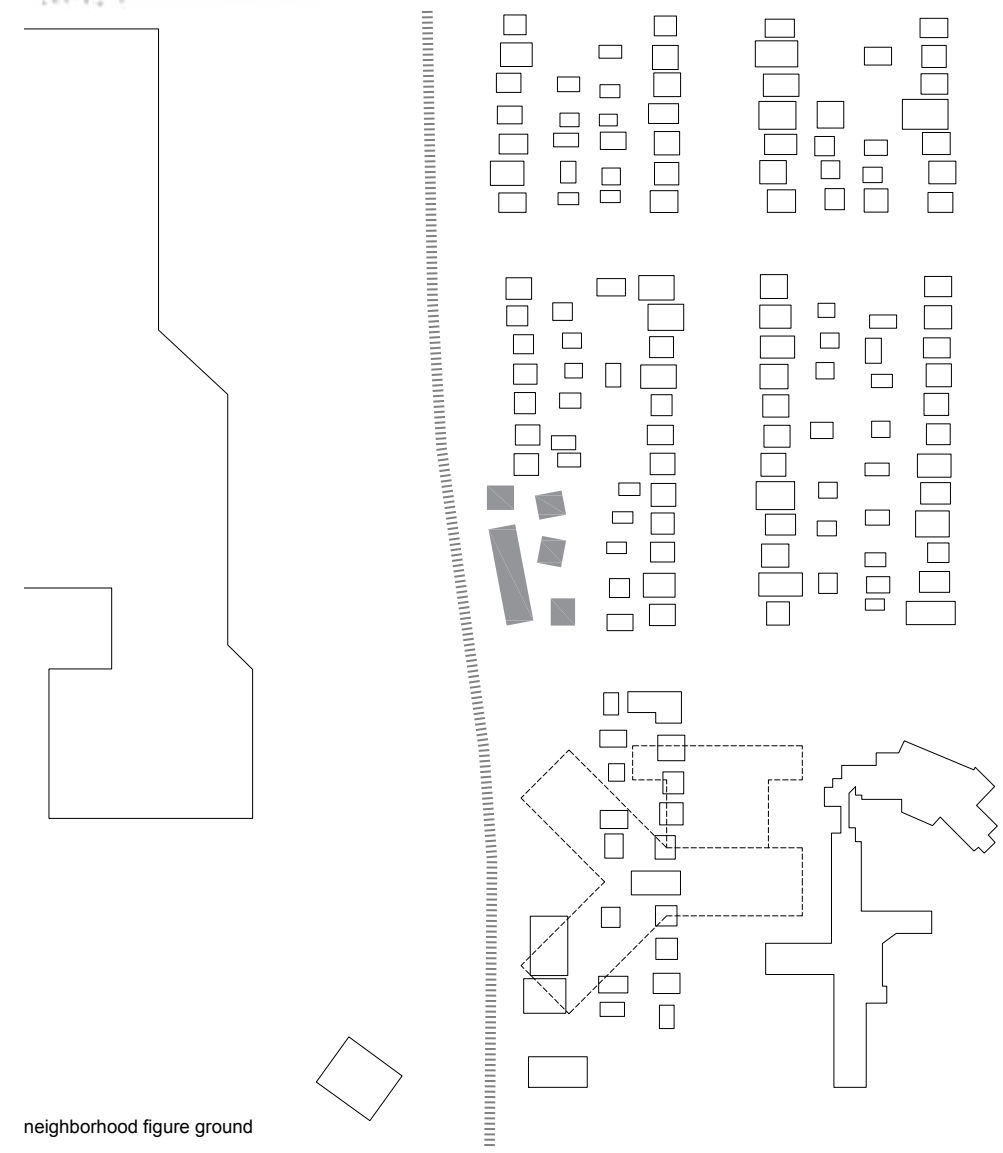
STEP ONE  
 establish 4-pack townhouses sized to fit typical lot | applicable to repeat development  
 maintain domestic structure scale | street facing units with rear units + parking along alley



STEP TWO  
 prioritize communal open space between structures | add density with porosity  
 diversify unit types for rental + sale opportunity | redistribute parking into pockets



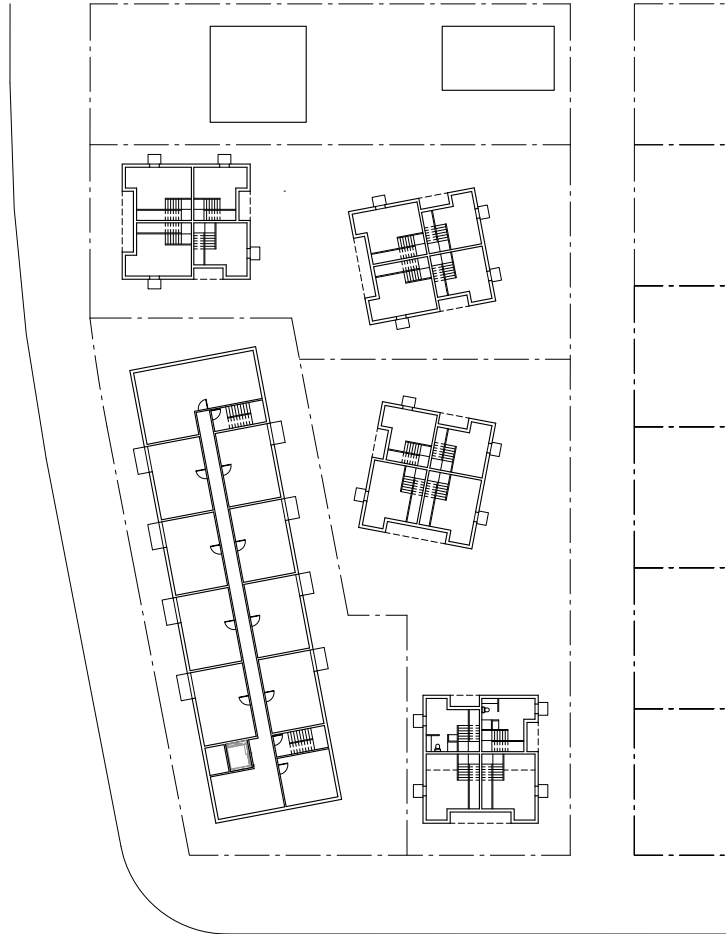
STEP THREE  
 expand communal open space by rotating structures | create a consistent street edge  
 re-establish land division | expose units through gaps | consolidate parking to alley



neighborhood figure ground



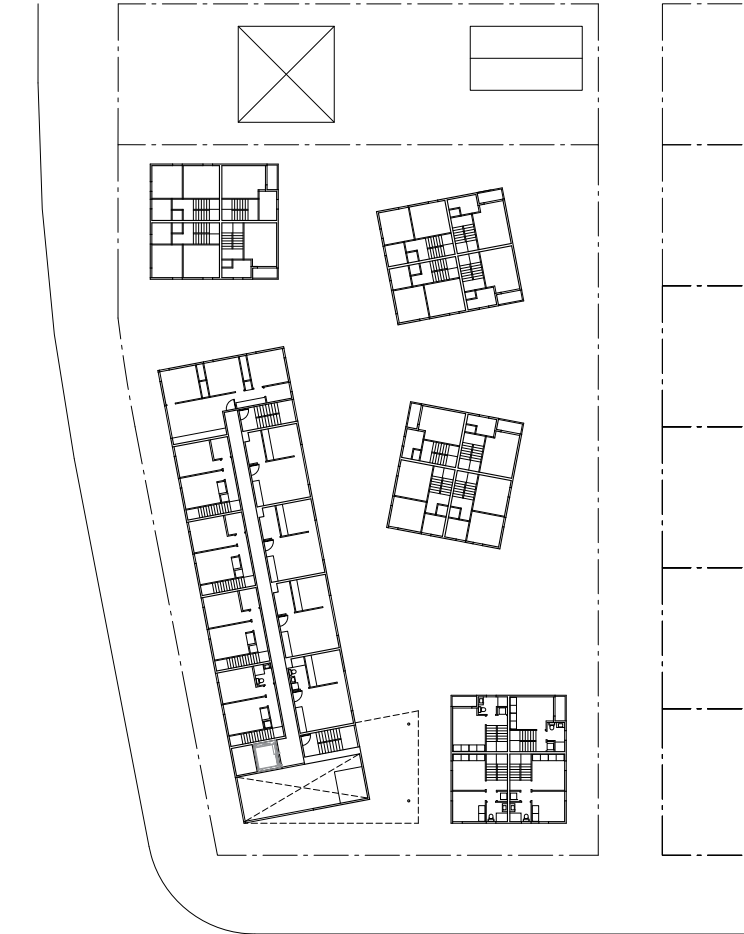
view of south edge along 112 Ave NW



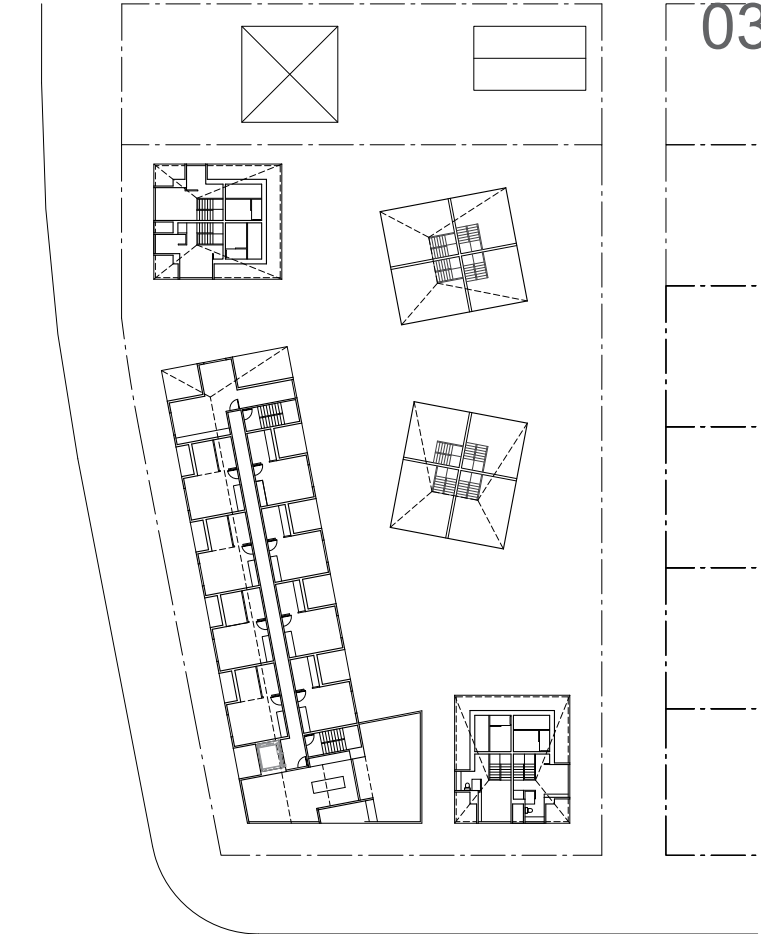
basement level 0 site plan



street level 1 site plan



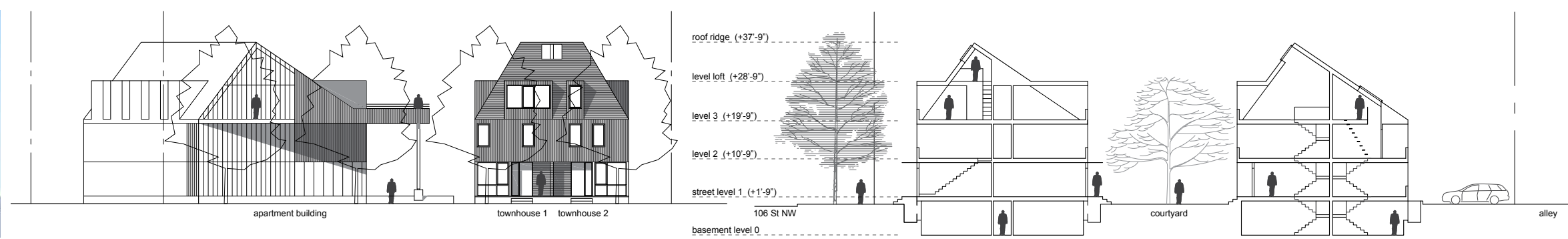
level 2 site plan



level 3 site plan

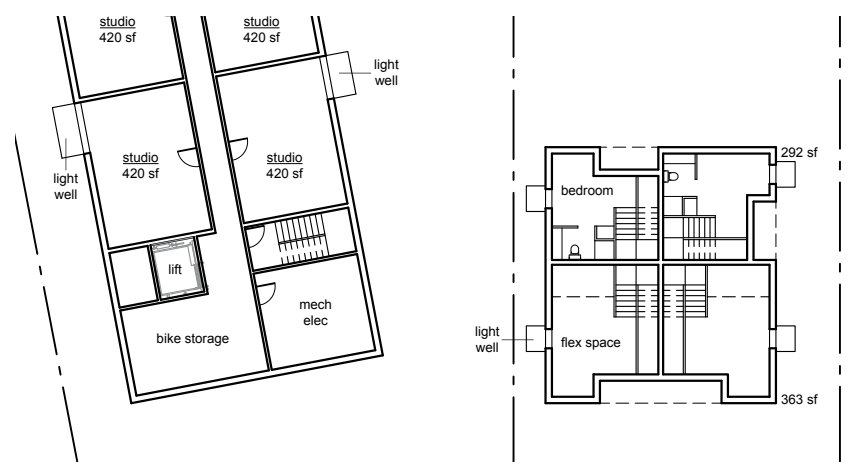


southwest corner

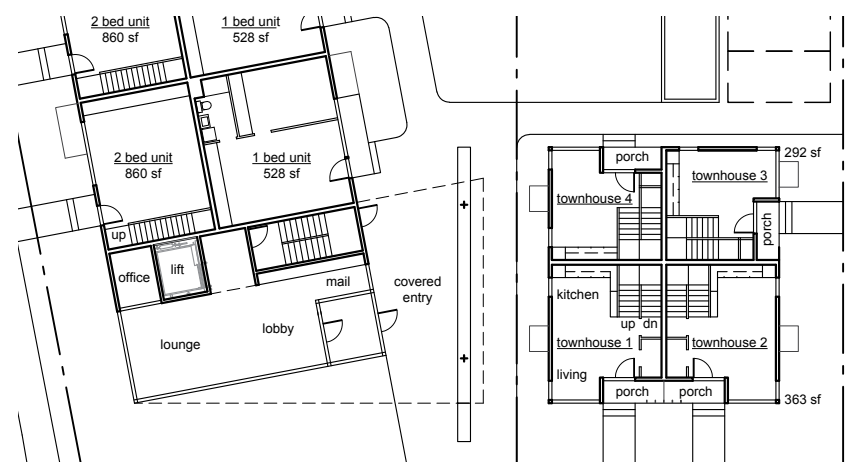


south elevation fronting 112 Ave NW

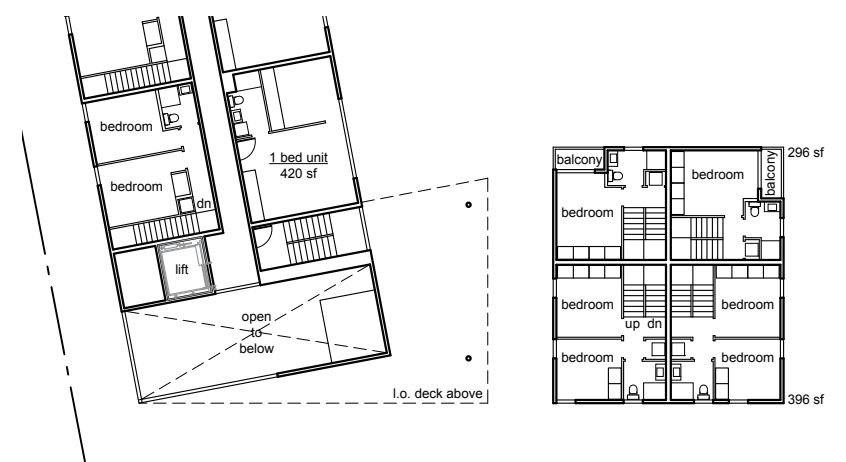
building section



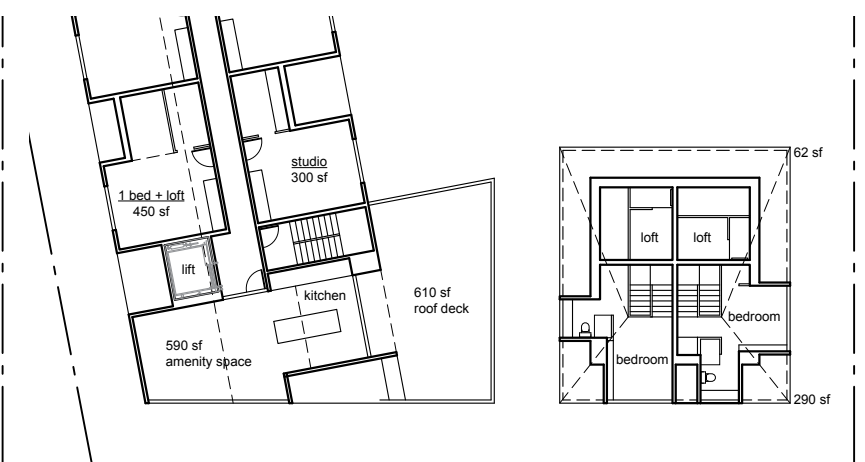
basement level 0 plan detail at south edge



street level 1 plan detail at south edge



level 2 plan detail at south edge



level 3 plan detail

northwest corner summer streetscape along 106th St NW



the covered apartment building entry porch with access into courtyards



a winter 'blue bird' day in the south courtyard

a winter evening from north edge through courtyards to south