



The innovative and unique design of this multifamily building integrates three floors of exclusive, private condominium flats atop a podium of individual enclosed garages, versatile storage closets, and casual public-reception lobbies. As part of a large new development of multifamily residences tucked between suburban sprawl and a bustling business district, these flats are designed to attract young families, urban professionals, and first-time buyers with a taste for urban living.

Four distinct residences with up to four bedrooms offer open plans with an abundance of natural light through large windows, and casual outdoor living on private covered decks. Accessible via semi-private elevators, each unit has its own private entry vestibule that opens only with a coded key card.

BRONZE

URBAN INFILL

ORCHARD PARK

San Jose, Calif.

ENTRANT:

Robert Hidey Architects (architect)

BUILDER/DEVELOPER:

The New Home Co.

INTERIOR DESIGNER:

Meridian Interiors

LAND PLANNER: BKF

PHOTOGRAPHER:

Christopher Mayer

SIZE: 2,000 sf

HARD COST (EXCLUDING

LAND): \$170/sf

SALES PRICE:

\$750,000 to \$900,000

COMPLETION: March 2015

NO. OF UNITS: 7

DENSITY: 20 units/acre



Located in the lively Seattle neighborhood of Eastlake, this single-family home was designed on an infill lot zoned for multifamily. An existing house and a 50 year-old detached garage on the site dictated the home's 18-by-31-foot envelope.

Constrained by Interstate 5 to the west, steep topography, and a foundation 12 inches from the existing bunkered garage, the home took extra thought in design and execution. A pipe pile foundation was used to minimize load on the garage, which has a large deck on the top. Triple-pane windows reduce interstate noise. A rooftop deck—with a built-in sink, cabinets, a barbecue grill, and electrical outlets—encourages outdoor living.

The home, which meets Built Green 4-star standards, was sold in three days to a young family.

BRONZE

URBAN INFILL

OUTLOOK

Seattle

ENTRANT:

Build Urban (builder, architect, interior designer)

PHOTOGRAPHER: HD Estates

SIZE: 1,730 sf

HARD COST (EXCLUDING

LAND): \$170/sf

SALES PRICE: \$829,000

COMPLETION: April 20014