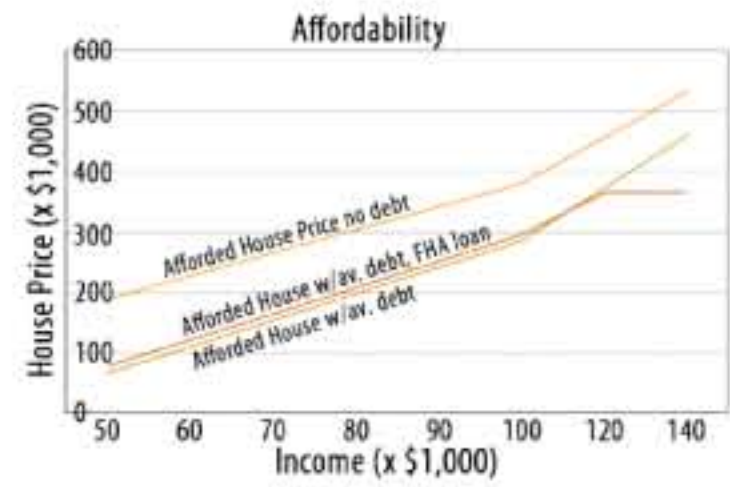


# BABYLON\_TWELVE

## Hanging Courtyards of Portland

The BABYLON TWELVE hanging courtyard prototype provides opportunities for upward mobility of moderate-income families by capturing the architectural embodiment of the transition between an apartment and a single-family detached house. Most middle income families with children are forced into a perpetual state of limbo due to high rent on large apartments, making it impossible to save for a down payment on a home. BABYLON TWELVE is comprised of fee-simple three story semi-detached family homes with a commonly owned courtyard suspended above a parking court. By increasing the density through a compressed and reconfigured version of all the amenities normally associated with single-family detached houses, BABYLON TWELVE offers a hybrid and affordable path towards attaining the "American dream."

|                                |                |                          |               |                       |
|--------------------------------|----------------|--------------------------|---------------|-----------------------|
| <b>Unit Types</b>              | 2 Bedroom      | 3 Bedroom                | 4 Bedroom     | <b>Total</b>          |
| <b>Number of Units</b>         | 3              | 6                        | 3             | <b>12</b>             |
| <b>Unit Sizes</b>              | 1,345 sq. ft.  | 1,615 sq. ft.            | 1,790 sq. ft. | <b>19,095 sq. ft.</b> |
| <b>Maximum Building Height</b> | 36 ft          | <b>Parking</b>           | 12 spaces     |                       |
| <b>Lot Coverage</b>            | 32% units only | (67% units w/ courtyard) |               |                       |



### Home Ownership

One of the key attributes of upward mobility is real estate ownership. Real estate, unlike automobiles or other manufactured goods, has the potential to appreciate in value, especially over long term. However, a family in Portland making the median income with an average amount of debt cannot afford a single family home within the city limits. BABYLON TWELVE brings home ownership into reality for these families without having to leave the city.



Site Plan / Level 1 Plan 0 4 8 16