

GRAYSCALE

LOT DETAILS

GRAYSCALE assumes a generic small lot per Option 1 that is representative of the Sehome and South Hill neighborhoods, measuring 55 feet by 125 feet (6,875 sq. ft.)

AFFORDABILITY & CONSTRUCTABILITY

GRAYSCALE delivers conventional homeownership privileges at a greater density. Four households split the cost of one piece of land, and every unit still gets a generous layout, an attached garage, and private outdoor space. Simple massing, detailing, and materiality provide a clear path to success for any conscientious contractor.

The inner two units are constructed as mirrored twins, halving the design and documentation effort without affecting the reading of the project as a natural extension of the neighborhood. The same restraint governs material use. Wood siding is reserved for a handful of high-impact accent locations: entries, balconies, and at the street-level. At these moments, the natural material envelops the walls, the floors, and the ceiling, providing a cocooning effect that is outsized relative to its limited application. The rest of the building is clad in a cost-effective fiber-cement product that achieves U-value compliance through intermediate framing equivalence rather than continuous exterior insulation. This trade-off in envelope efficiency is offset by intentional layouts that optimize daylighting and cross-ventilation, simplifying window installation, penetrations, and detailing.

SUSTAINABILITY & RESILIENCE

GRAYSCALE checks the expected boxes with high-efficiency mini-split heat pumps and ERVs in every unit, plus solar arrays on the roofs of Units A and C.. But the real sustainability comes from a design that maximizes a return on the Pacific Northwest climate, embracing the golden sunlight and allowing breezes to handle almost all of the cooling load. Living spaces carry three operable exposures, and every bedroom carries two*, allowing for balanced light and effective cross-ventilation. The strategy is built for resilience as much as efficiency - these homes will remain comfortable even if the power goes out.

INNOVATION & CREATIVITY

GRAYSCALE is not inventive. It accepts the conventional logic of the single-family home and it proves that logic is compatible with density. The only creativity displayed is in the execution. The project rejects design standards that require varied and superfluous changes in plane, massing, and material, instead relying on clarity, proportion, and rigor to achieve elegance with resource-conscious construction. We also have uniquely colored front doors!

PARKING

GRAYSCALE provides (1) off-street parking space to each household. Despite our support of public transportation, this project is an exercise to prove that density does not require compromises to conventional homeowner privileges.

**With the exception of one bedroom in Unit C, which has a single window.*