

e.N.U.P.H.

[efficient new urban phoenix housing]

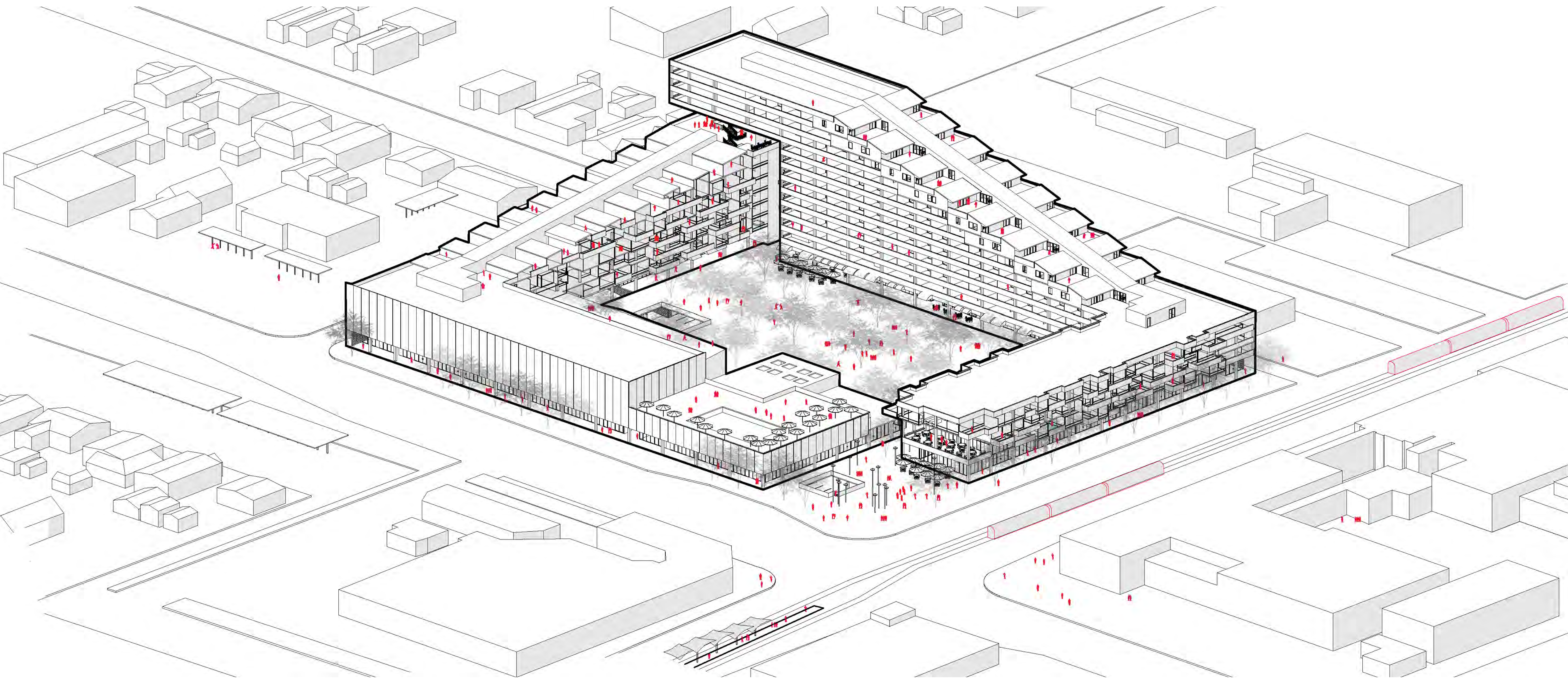
Phoenix grew **12,777%** from 1910 - 2010

...IN SPRAWL

	POPULATION	AREA (sqmi)	DENSITY (people/sqmi)
Phoenix	1,445,632	517.95	3,071
Manhattan, NYC	1,585,873	22.96	70,951
Boston	617,594	89.63	12,752
Chicago	2,695,598	234.0	11,684
San Francisco	805,235	231.89	17,179

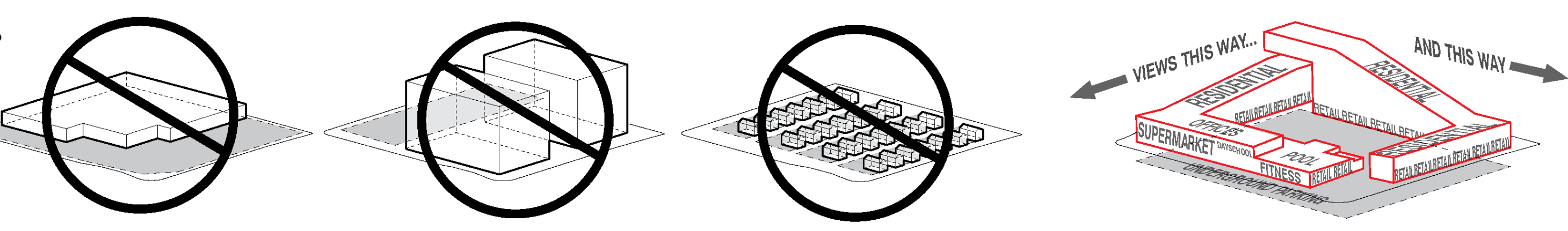
In addition...
40% of Phoenix HOME SALES in 2010 were **FORECLOSURES**
 partly due to increased strain on transportation spending
\$7,091 in car-related expenses per Arizona household per year

[So how can Phoenix grow responsibly without taking up new land?]
 [It begins with housing]



13% UNDEVELOPED/PEDESTRIAN
 5% UNCOVERED AREA (FOOTPRINT)
 46% COVERED AREA (FOOTPRINT)
 PROGRAM 517,000 FT²
 SITE SURFACE: 248,000 FT²
 F.A.R.: 3.29

RESIDENTIAL	(206 UNITS)	445,000 FT ²	54%
AMENITIES	(FITNESS CENTER/SPA/POOL)	40,000 FT ²	5%
RETAIL	(34 BAYS, DIVISIBLE)	47,000 FT ²	6%
OFFICE	(LIVE/WORK CENTERED)	40,000 FT ²	5%
SUPERMARKET	(GOURMET-QUALITY)	30,000 FT ²	4%
PARKING	(RESIDENTIAL & RETAIL)	215,000 FT ²	26%

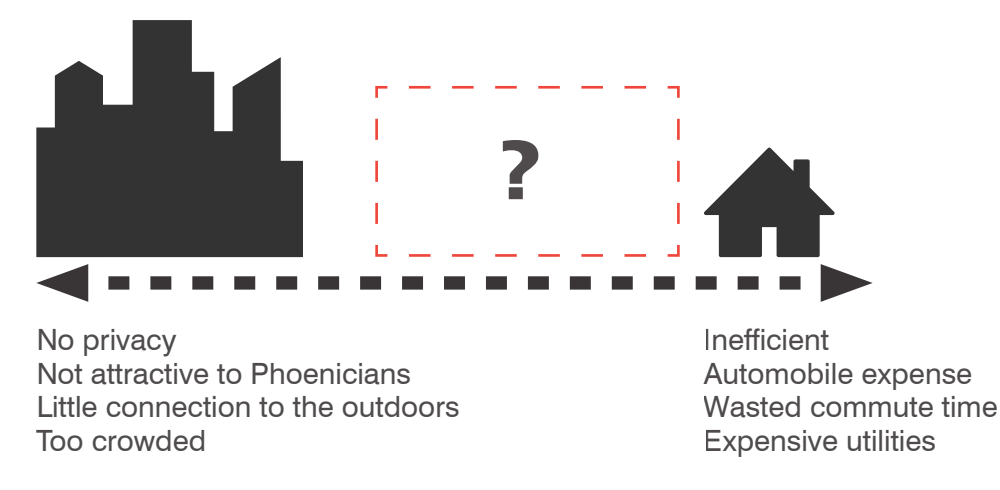


CONCEPT

Provide a mixed-use, sustainable, and efficient alternative to suburban desert living.

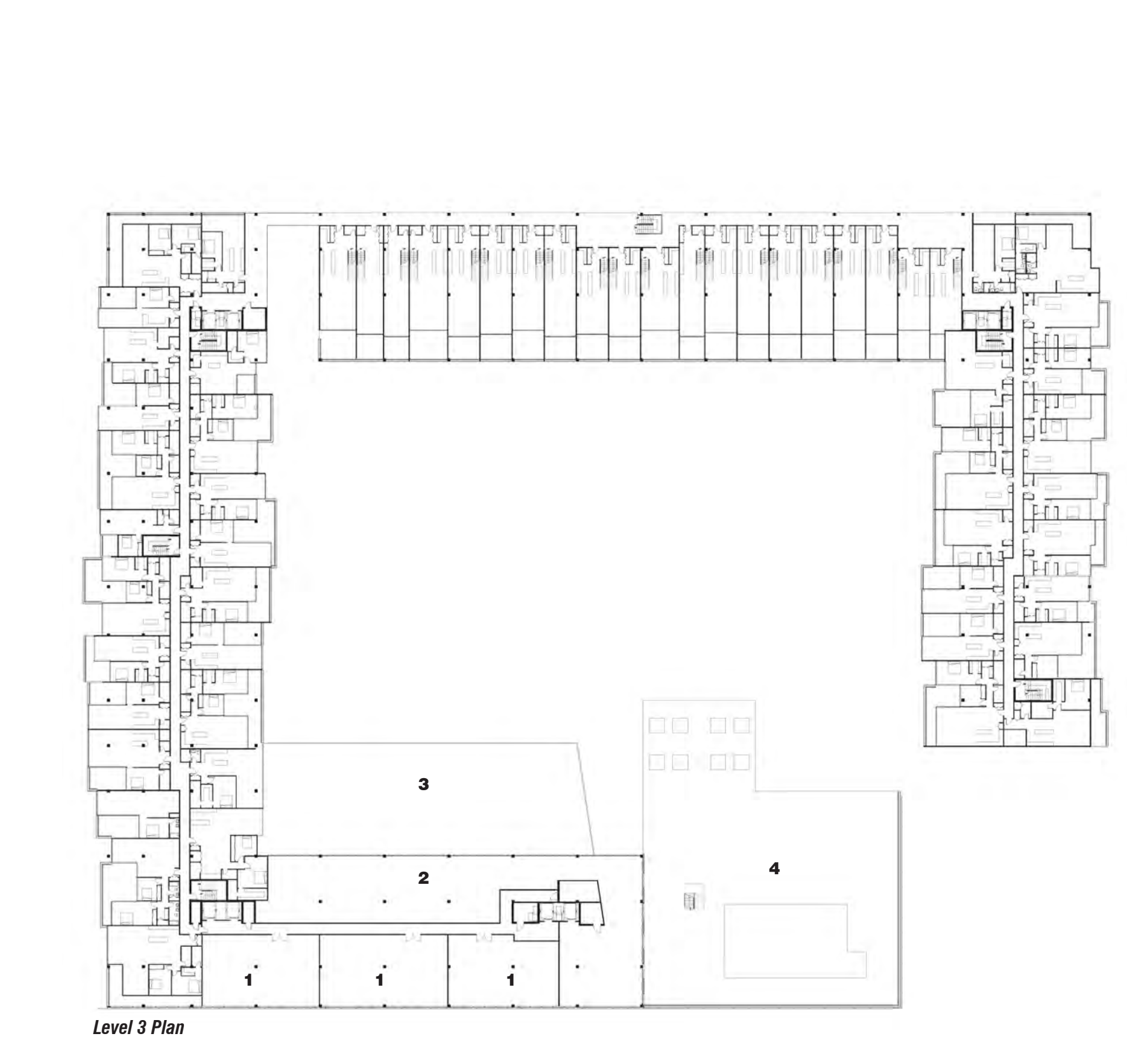
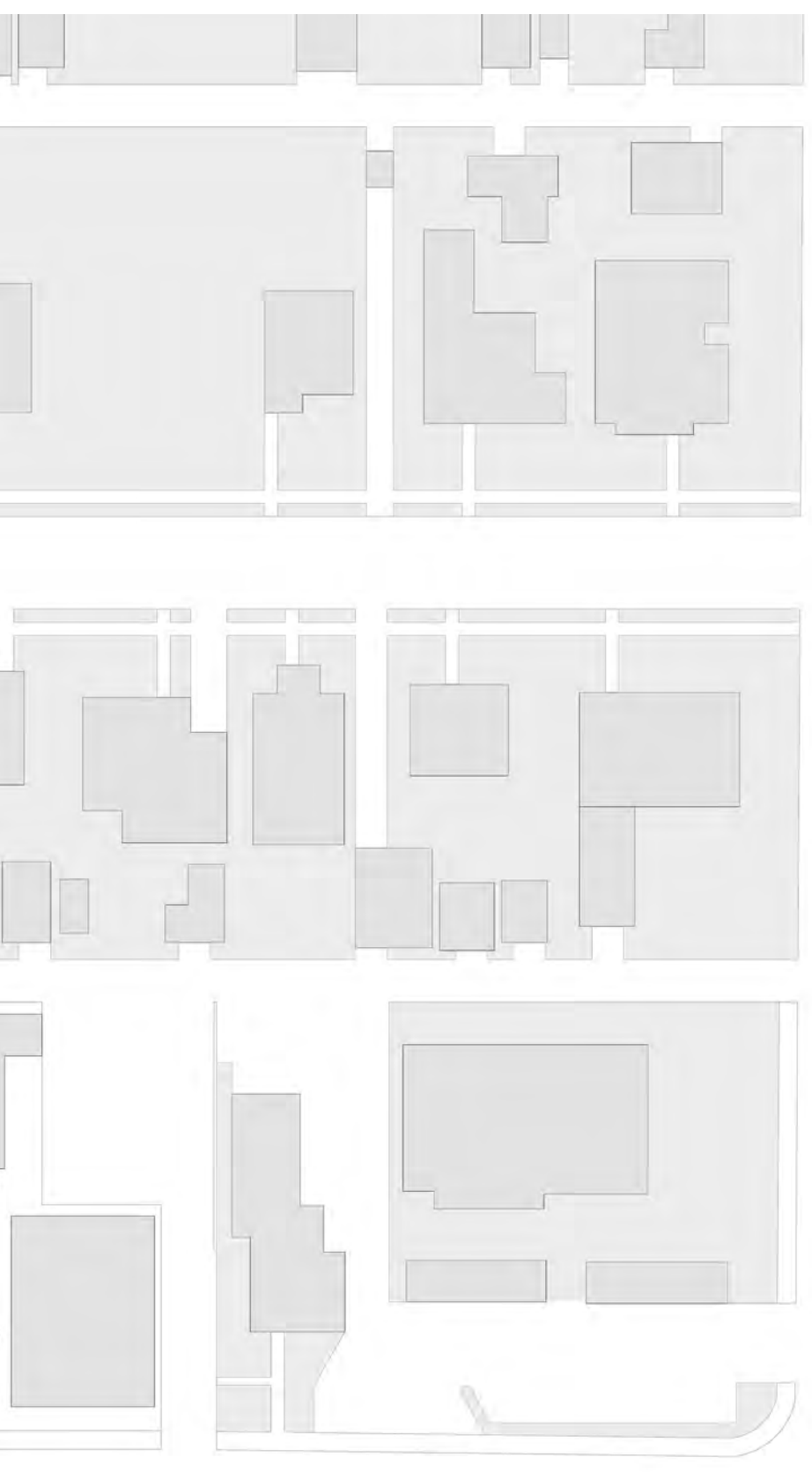
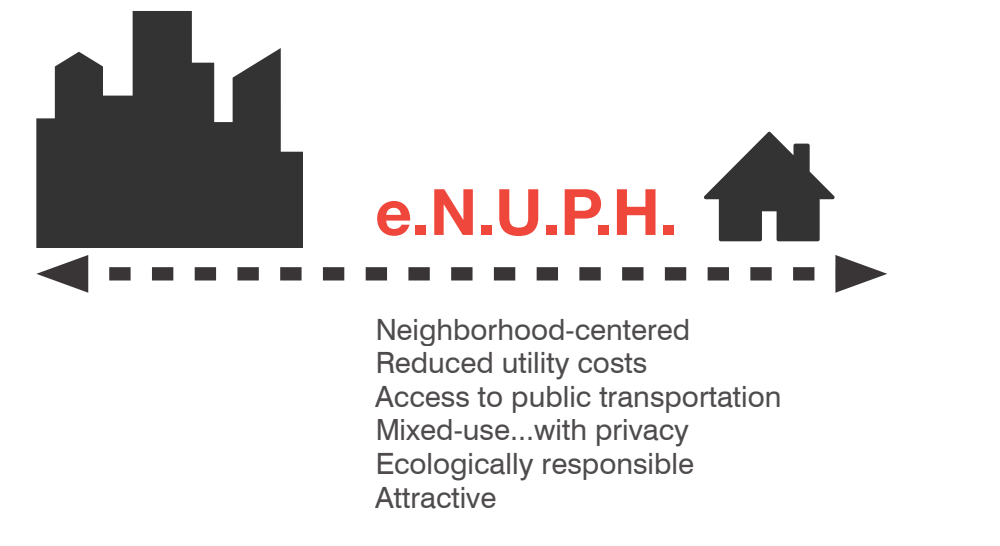
SITE SELECTION

Located on the northwest corner of McDowell Street and Central Avenue just over a mile north of Phoenix's urban core, e.N.U.P.H. makes use of its **close proximity to a light rail station** and the Phoenix Art Museum. From the stop on Central, visitors can be downtown in five minutes, and at the ASU campus in Tempe within 15.

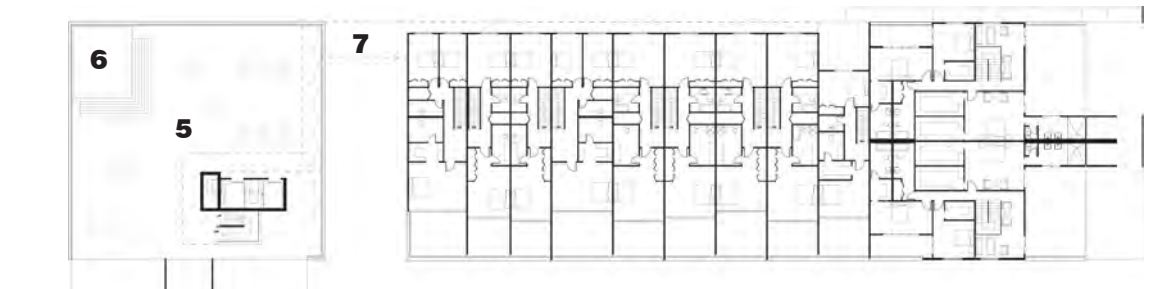


CIRCULATION

e.N.U.P.H. is a **mixed-use** building incorporating both public program, like retail, offices, and a supermarket, with private residences. Residents have access to private lobbies and restricted vertical circulation. Most public program is located on the ground level, but visitors can use dedicated lobbies and vertical circulation for above-grade public spaces. The only space where public and private are allowed to interact is the central courtyard, thus preserving residents' **desires for privacy** while allowing them to join in public activities if wanted.



Level 3 Plan



Level 8 Plan

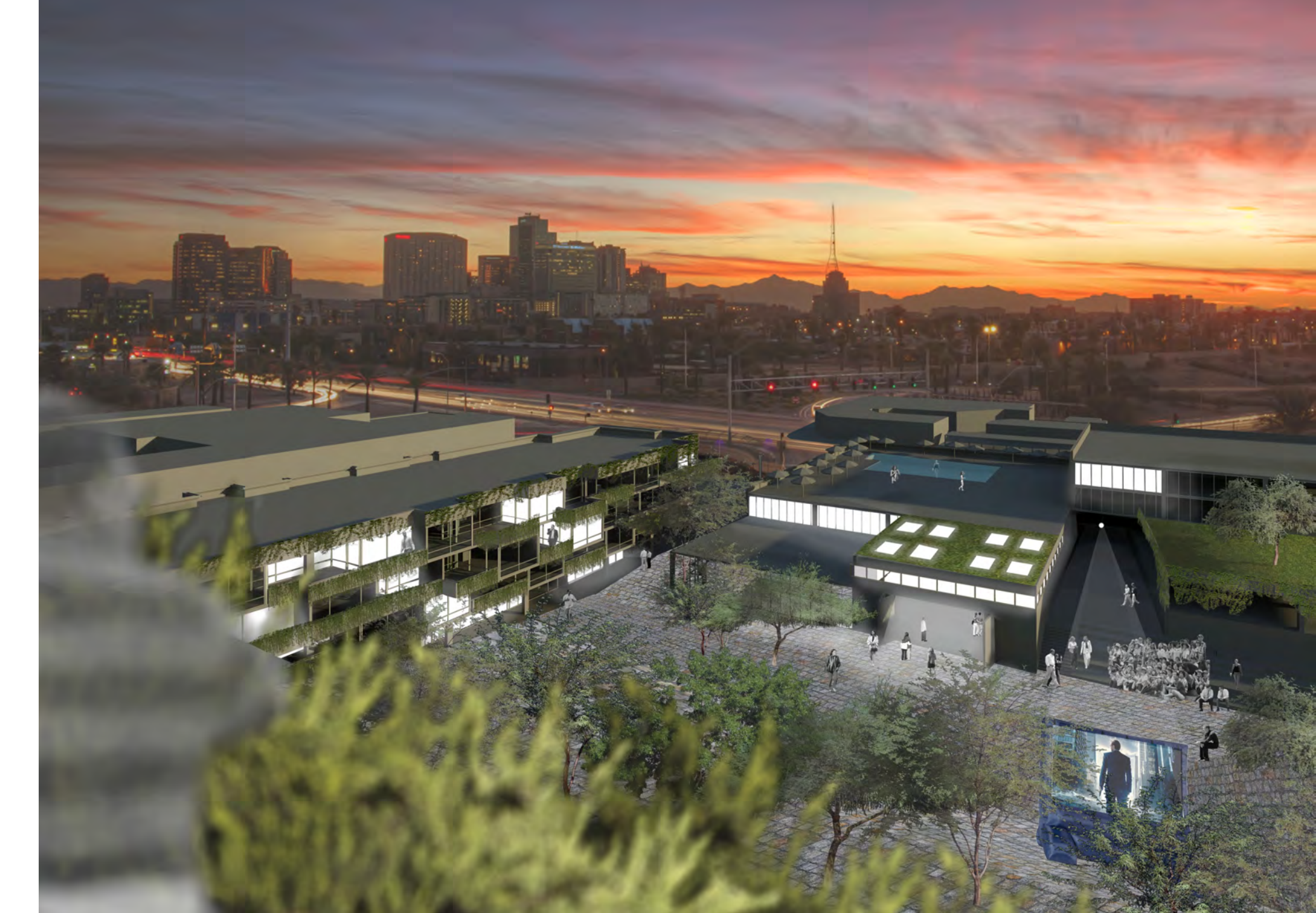
- 1 Retail Shops
- 2 Supermarket
- 3 Fitness center/Spa
- 4 Restaurant
- 5 Residential lobby
- 6 Courtyard
- 7 Stairs/Amphitheatre
- 8 Circulation to dayschool
- 9 Circulation to offices
- 10 Mechanical
- 11 Open to parking below
- 12 Ramps to parking
- 13 Light rail station
- 14 Phoenix Art Museum

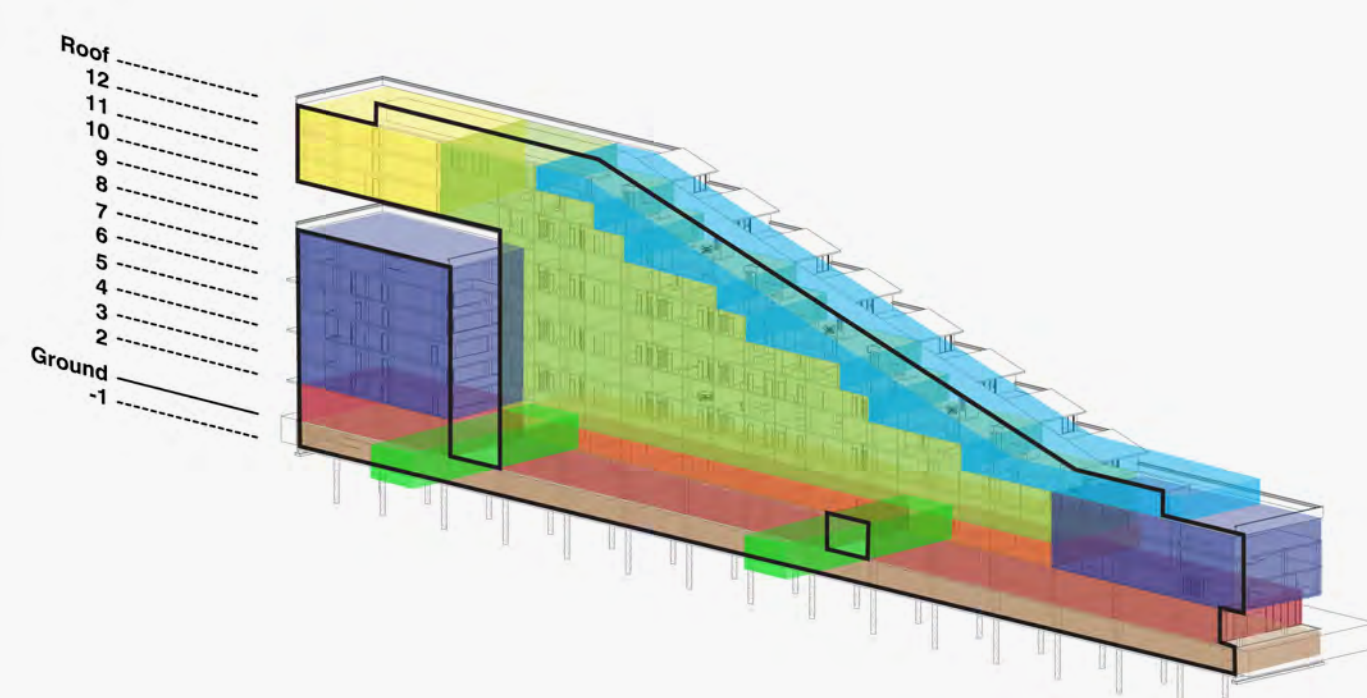
McDowell Rd.

Central Ave.

- 1 Offices
- 2 Dayschool
- 3 Dayschool outdoor play area
- 4 Pool & Sun deck
- 5 Residential amenities deck
- 6 Hot tub
- 7 Walkway (above & below)

View of Phoenix skyline and South Mountain; courtyard used for outdoor movies

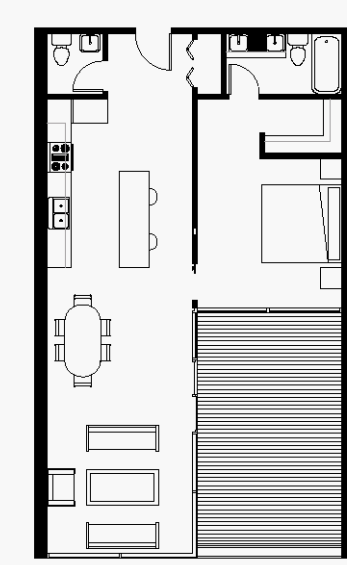




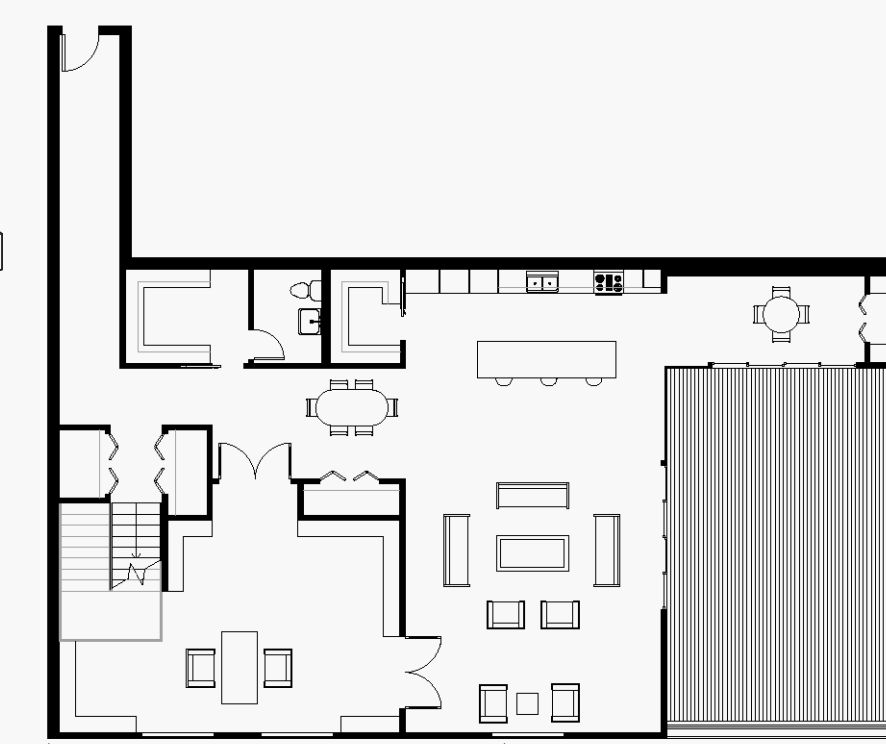
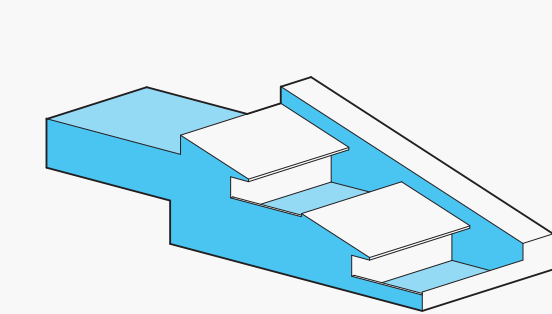
PALO VERDE
 2
 Indoor Area: 1,900 ft²
 Outdoor Area: 490 ft²



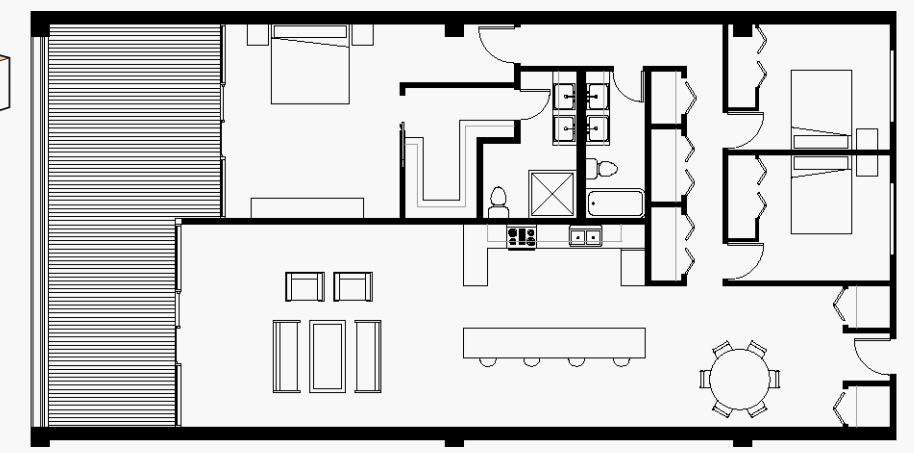
MESQUITE
 1
 Indoor Area: 800 ft²
 Outdoor Area: 245 ft²



THE SAGUARO
 3
 Indoor Area: 4,000 ft²
 Outdoor Area: 1,380 ft²



AGAVE
 3
 Indoor Area: 1,900 ft²
 Outdoor Area: 490 ft²



IRONWOOD
 2
 Indoor Area: 1,225 ft²
 Outdoor Area: 220 ft²



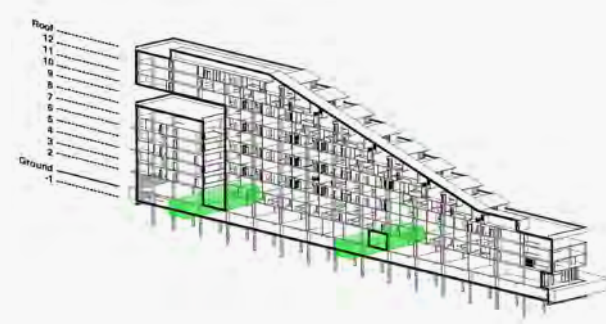
UNIT CONCEPT

In order to provide an alternative to suburban sprawl living which entices with its offer of outdoor space, all units have extensive outdoor living areas equaling at least 20% of the interior area. These large outdoor areas can be opened up to the interior of the units through sliding glass doors to enjoy the pleasant Phoenix weather and people watch in the courtyard below.

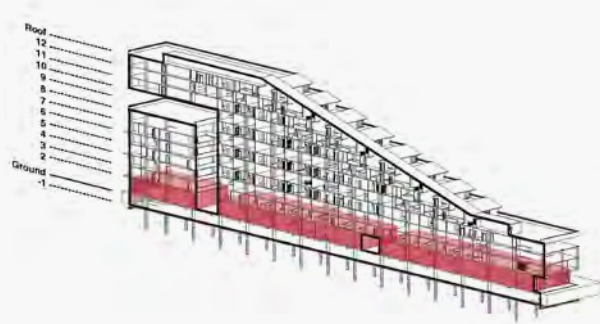
PARKING



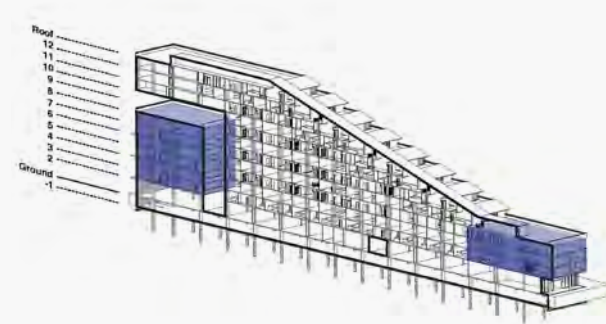
COURTYARDS



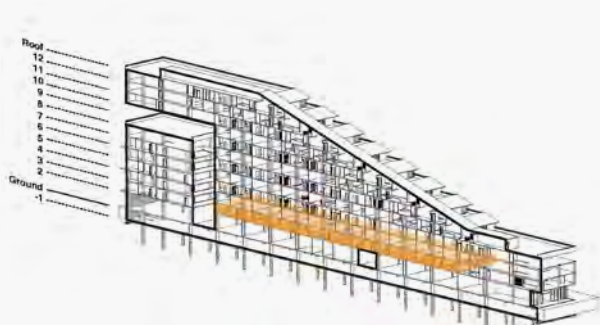
RETAIL



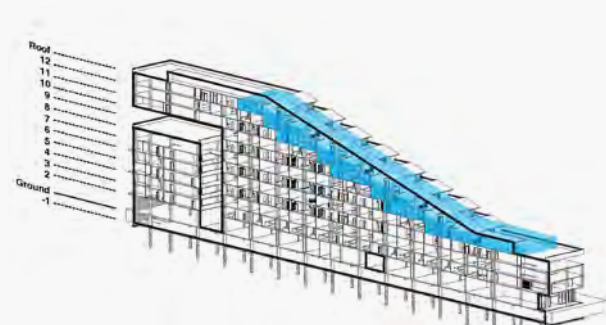
APARTMENT-STYLE UNITS



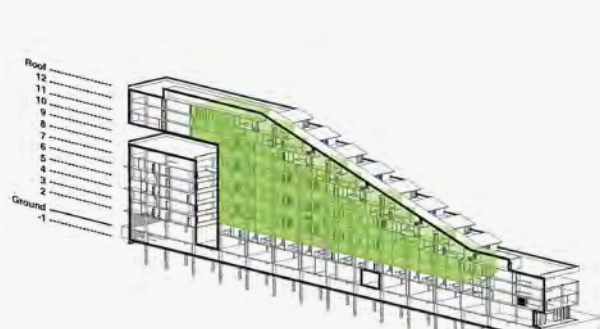
3 BED UNITS



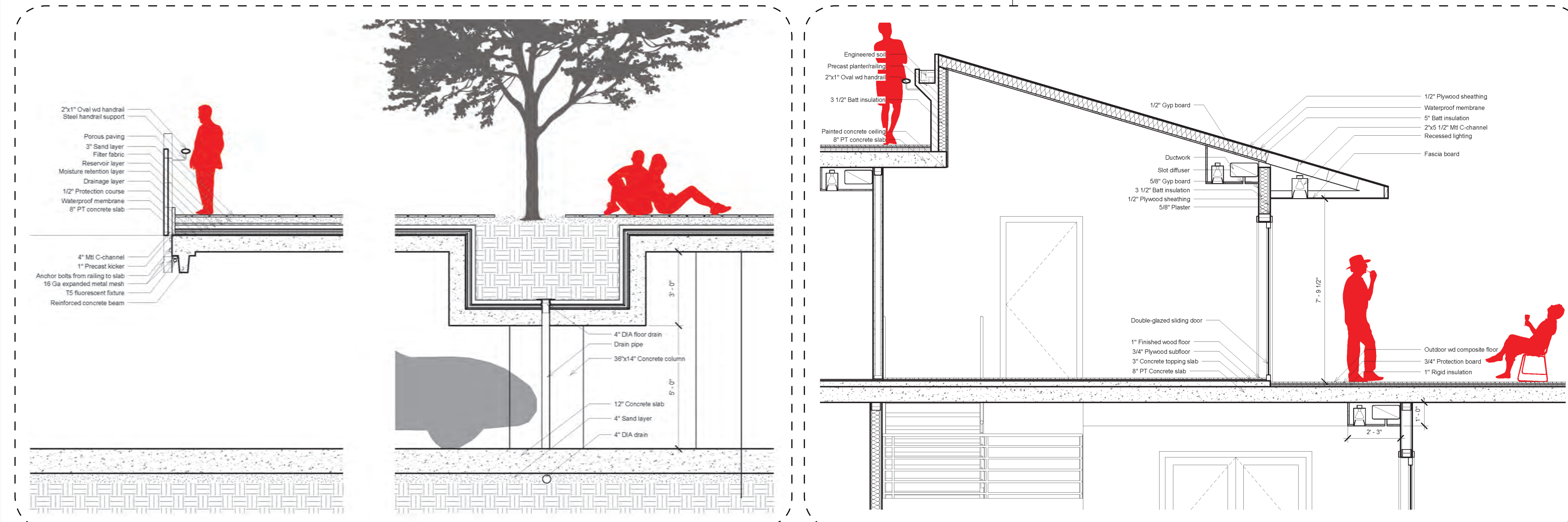
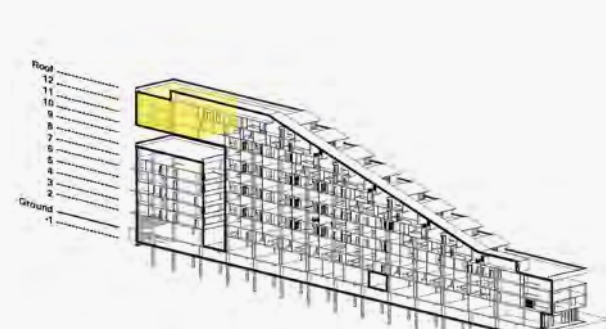
PENTHOUSE 'A' UNITS



LOFT UNITS



PENTHOUSE 'B' UNITS



Entrance to courtyard from northwest corner of McDowell & Central



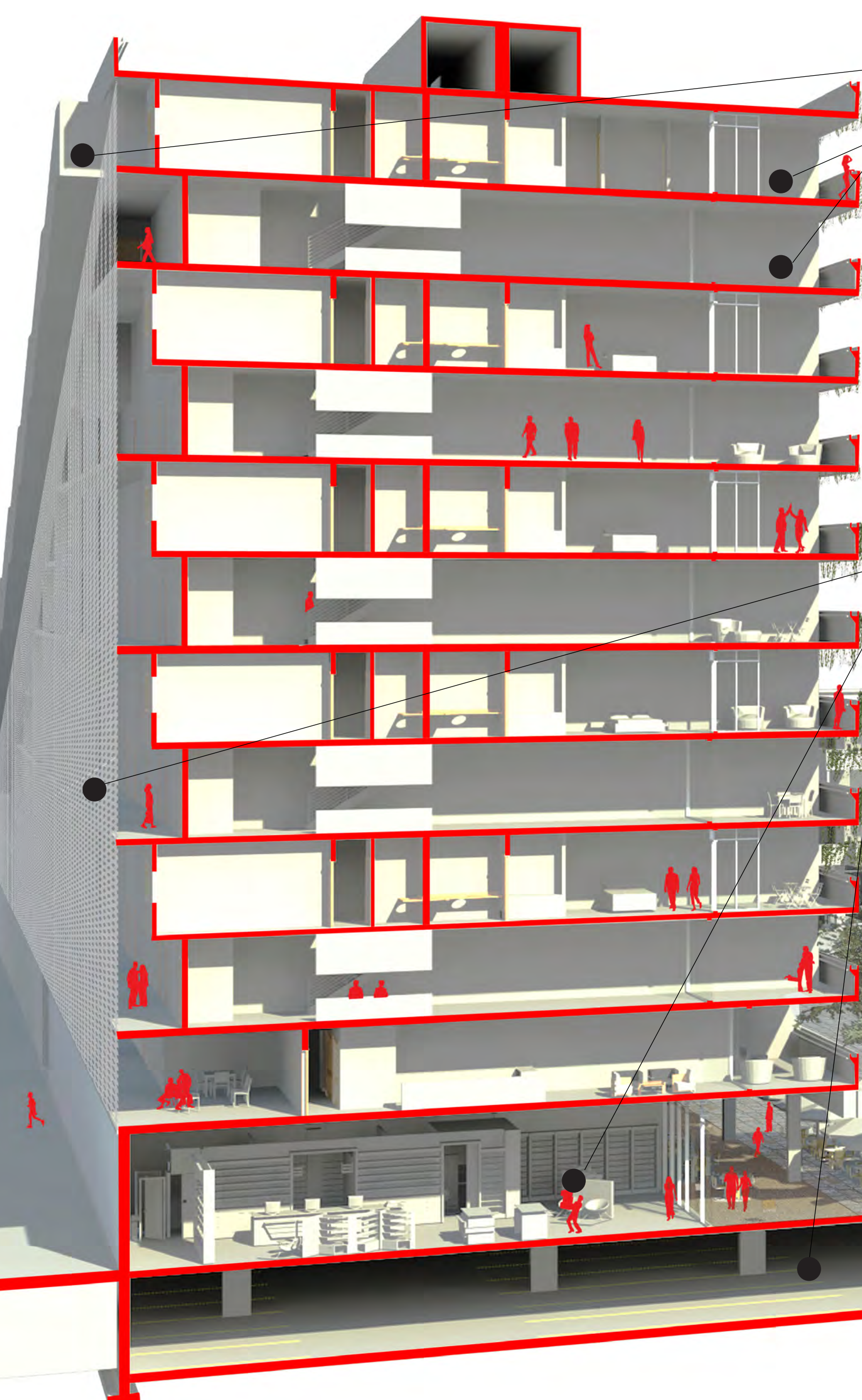
Typical Saguaro (penthouse) unit



Two bedroom Ironwood residence



Typical Palo Verde (loft) unit



EGRESS STAIRS

LOFT BALCONY
 Loft units occupy the entire width of the north volume, allowing for cross ventilation through the unit. Walkways occur at every other floor, allowing the rear bedroom spaces to grow and cantilever out over the main level.

PERFORATED METAL SKIN

RETAIL SHOPS

RESIDENTIAL PARKING

PV ROOF POTENTIAL

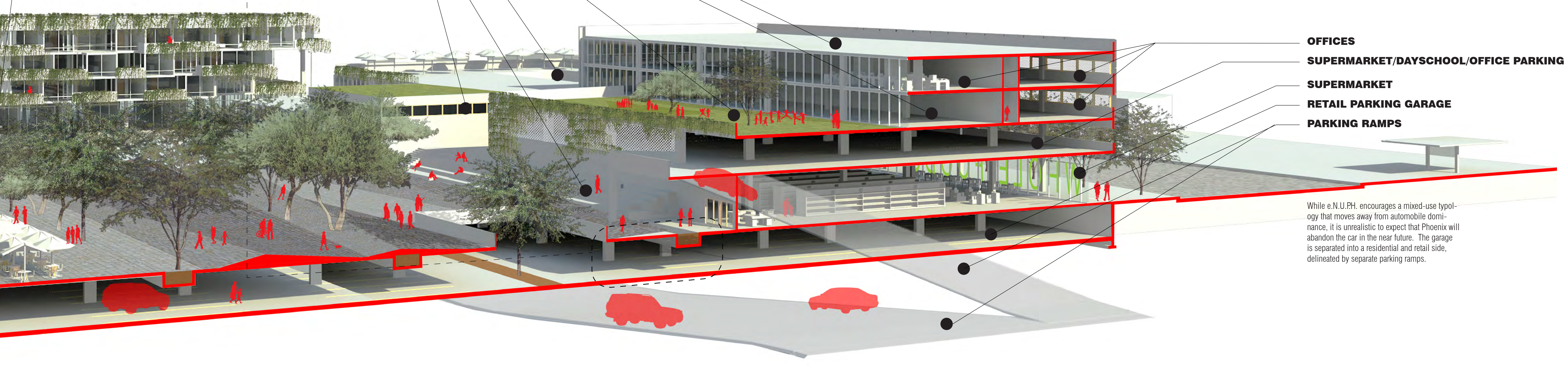
DAYSCHOOL

DAYSCHOOL PLAY AREA

POOL & SUN DECK

PLAZA STEPS

FITNESS CENTER



OFFICES

SUPERMARKET/DAYSCHOOL/OFFICE PARKING

SUPERMARKET

RETAIL PARKING GARAGE

PARKING RAMPS

While e.N.U.P.H. encourages a mixed-use typology that moves away from automobile dominance, it is unrealistic to expect that Phoenix will abandon the car in the near future. The garage is separated into a residential and retail side, delineated by separate parking ramps.

LANDSCAPE

All plants chosen for e.N.U.P.H. are **native** to the Phoenix area and certified by the Arizona Municipal Water Users Association as low-water vegetation for use in desert **xeriscaping**. Additionally, the plants are also very low-maintenance, making them easy for residents and the homeowners' association.



GRAPE IVY
 Use: Ivy/vines on balconies
 Water Usage: Very low



LANTANA
 Use: Shrubs on balconies
 Water Usage: Low



ARIZONA SYCAMORE
 Use: Shade trees in courtyard
 Water Usage: Very low



PALO VERDE
 Use: Shade trees in courtyard
 Water Usage: Very low