

Peaceful Villa Redevelopment

Community Advisory Committee Meeting #2
August 02, 2022

Developer + Property Manager
Home Forward

Architect
BORA Architecture + Interiors

Landscape Architect
PLACE

Community Engagement
AB Cultural Drivers

General Contractor
LMC Construction

AGENDA

Welcome, Community Agreements, Webinar Format 0:05

Community Building 00:05

Progress Update 00:05

Design Objectives + Goals of this Session 00:05

Public Comment 00:05

Exterior Building Design Presentation + **Discussion** 00:30

Break 00:10

Site Design Presentation + **Discussion** 00:30

Public Comment 00:05

Next Steps + **Discussion** 00:20 (adjourn at 8:00pm)



COMMUNITY AGREEMENTS

- **Be fully present** - Give others 100% of your focus, attention, and thoughts. Please silence phones.
- **Step up and Step back** - Share time equitably.
- **Listen actively** & assume sincere, good intent by others.
- **Speak your truth and honor the truth of others** - Believing and accepting narratives opens us to diverse experiences and lifestyles. Be open to and trust narratives that are not part of the dominant culture or norm.
- **Center those who we are serving** - by prioritizing the voices and time of current and future residents of Peaceful Villa & its community.
- **Space for diversity** - Be welcoming and supportive of different identities and forms of expressions, language and other accessibility needs.
- **Confidentiality** - What is said here, stays here; what is learned here, can be shared outside.

COMMUNICATIONS UPDATE

- Compilation of CAC #1 notes and minutes
- CAC #1 report to OAC team: including comments, concerns, hopes and recommendations
- CAC #1 questions response document: compiled after OAC, team meetings and Home Forward's internal research.
- Follow-up and responses to comments shared by both current residents and neighbors.
- Priorities discussion with neighbors abutting shared Woodward Street Right of Way.



HOME FORWARD'S "GIVENS" AS OF AUGUST 02, 2022

1. NUMBER OF APARTMENT HOMES

We plan to build 180 apartment homes constructed in 3-story buildings (with one 4-story portion due to benefits of slope)

- Portland has an affordable housing crisis
- The number of units and the size of the site are comparable with other successful major redevelopments we have completed
- More units are more efficient and cost-effective to build

2. MIX OF APARTMENT SIZES

Approximately half the apartment homes will be studio and one-bedrooms; the other half will be primarily two and three-bedrooms (with a few four-bedrooms)

3. PARKING

A minimum parking ratio of .25/unit on-site plus .25/unit on-street will be provided (.50/unit total)

4. HOUSEHOLD INCOMES

Of the 70 homes for returning residents, a HUD subsidy allows for incomes from zero to 50% AMI (area median income).

- HUD subsidy allows renters to pay approximately 30% of their rent (allowing those with very low income to pay very little rent)

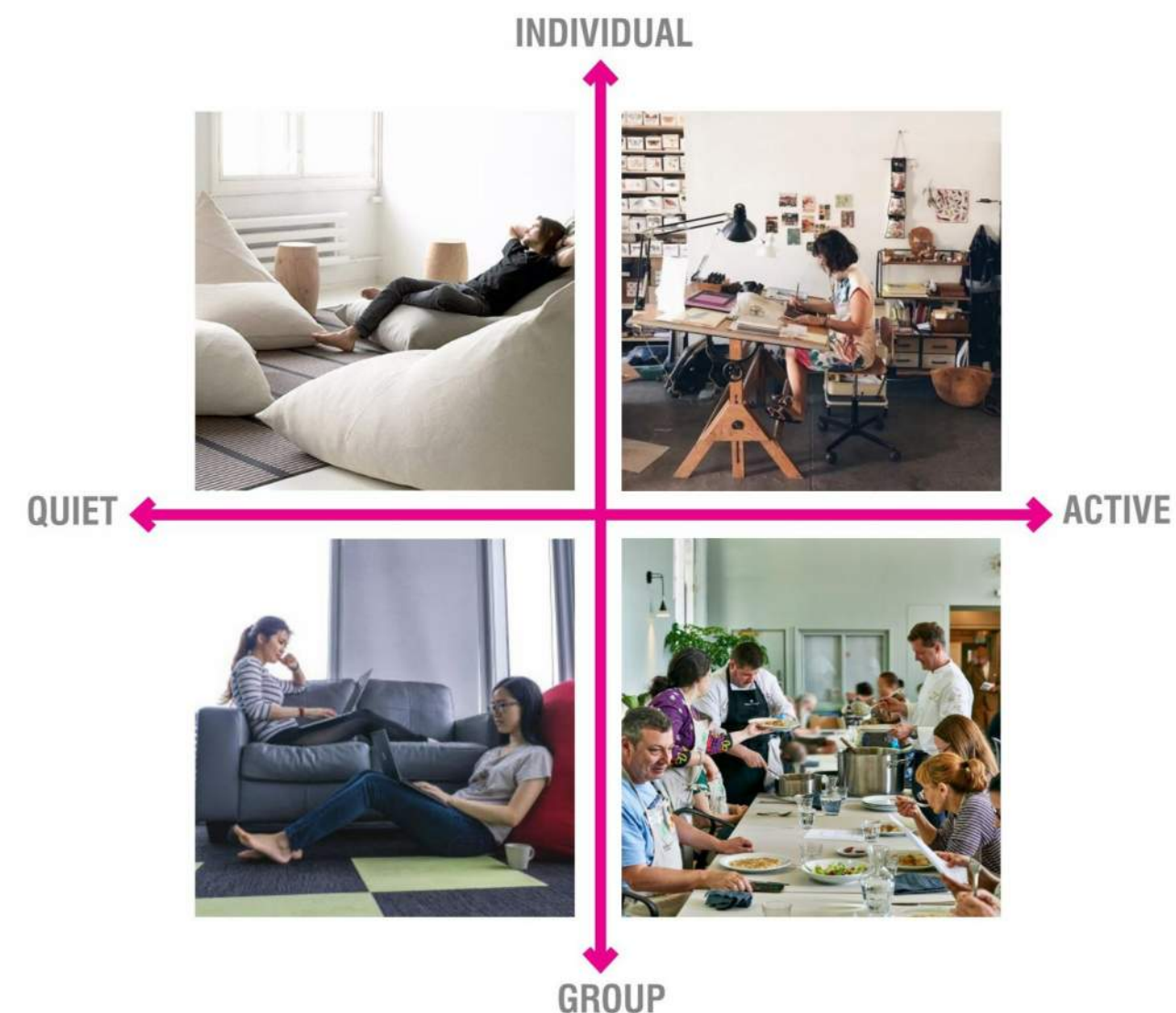
The remaining 110 homes will be available to households earning at or below 60% AMI depending upon final financing plans.

- One financing option would allow for additional units with HUD subsidy for households from zero to 50% AMI

REDEVELOPMENT OBJECTIVES

The re-imagined Peaceful Villa will provide safe and comfortable homes for those earning below 60% of the average median income. Of the approximately **180 units** half will be studios and one-bedroom and the other half, two and three-bedroom. Although the City requires zero parking for such a development, Home Forward will provide a **minimum of .25 on-site parking spaces per unit** for the convenience of residents. As we develop the design, we seek to honor the voices of current residents, to welcome those moving to Peaceful Villa and to create community with our neighbors. In conjunction with current and prospective residents, neighbors and community advocates, we have developed the following objectives and strategies.

- Create a welcoming environment that **fosters a sense of belonging**.
- Employ **inclusive, universal design** strategies to exceed basic accessibility requirements, supporting a range of ability levels, aging-in-place, intergenerational living and culturally-specific needs.
- Prioritize **resident-centered sustainability strategies** that promote health and comfort.
- Preserve the lush existing **tree canopy**.
- Encourage a **safe pedestrian environment** with defined transitions between private, semi-private and public spaces. Consider passive and active security measures.
- Provide a **variety of distributed community spaces**, both active and quiet, indoor and outdoor, to expand the livable area and **encourage informal interactions** amongst residents and with neighbors.
- **Design for resilience** in response to impacts of climate change.



DESIGN STRATEGIES

To achieve these objectives for Peaceful Villa residents and neighbors, we will employ a series of design strategies and goals for creating a welcoming, resilient and healthy place, including:

Organize residential units and community spaces around a series of open-sided courtyards:

- Relate to a common building pattern throughout SE Portland.
- Facilitate a connection to nature (biophilia).
- Respect privacy of neighbors by orienting majority of the units to courtyards.
- Encourage a range of activities (garden, play, gather), both quiet and active, within a variety of landscape environments.
- Eliminate leftover, undesirable outdoor space.

Orient the buildings in the East-West direction:

- Align with the natural, existing slope of site, supporting accessible pedestrian pathways, while reducing construction costs.
- Provide optimal solar orientation to minimize summer heat gain, reduce utility bills and maximize photovoltaic harvest.
- Offer the narrow ends of the buildings to the neighborhood street edges, creating identifiable building entries and maximizing visual green space.



DESIGN STRATEGIES

Prioritize sustainable measures that support health, equity and reduction of carbon:

- Avoid common hazardous building materials.
- Guard against smoke through enhanced air sealing and filtration.
- Install quality insulation and windows to support acoustic privacy and thermal comfort.
- Provide passive and active (energy-efficient) heating and cooling for all units.
- Design all-electric, fossil fuel-free building systems.
- Optimize daylighting to bolster well-being while reducing electricity usage.

Reinforce neighborhood residential patterns to create a welcoming environment:

- Compose stacked, vertical windows.
- Sloped roofs relate to adjacent homes and maximize photovoltaic harvest.
- Create a strong architectural “base” of human-scaled material that anchors the buildings into the cascading landscape.
- Develop private entries via patios or porches to further address human scale in roughly a third of residential units.
- Meet the street with a residential character. Avoid long building faces and average 3 story building height (5 stories are allowable per City statute).



SESSION TOPICS

QUESTIONS FOR TODAY

- What design elements respond best to the neighborhood character?
- Do the building and landscape design feel welcoming and engaging?
- Are site access and pedestrian circulation easily understood and do they appear safe?
- Is there something we are missing that the design team should consider?

FUTURE DISCUSSIONS

- CAC #3: Building Layout and Community Spaces
- CAC #4: Unit Plans
- CAC #5: Holistic Design Review + Construction Update

NEIGHBORHOOD CHARACTER



IMMEDIATE NEIGHBORS

Style varies significantly

Traditional materials, sloped roofs and porches

1-3 stories

Ground floor often 1/2 to full story above public sidewalk



NEIGHBORHOOD CHARACTER



LOW-RISE APARTMENTS

2-4 stories

Recessed entry between equal building faces

Present as smaller buildings to street



COURTYARD APARTMENTS

1-2 stories

Individual unit entries

Present green space to street

Open site mitigates slope



MATERIAL PALETTE

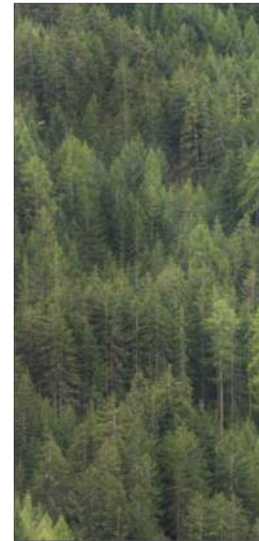
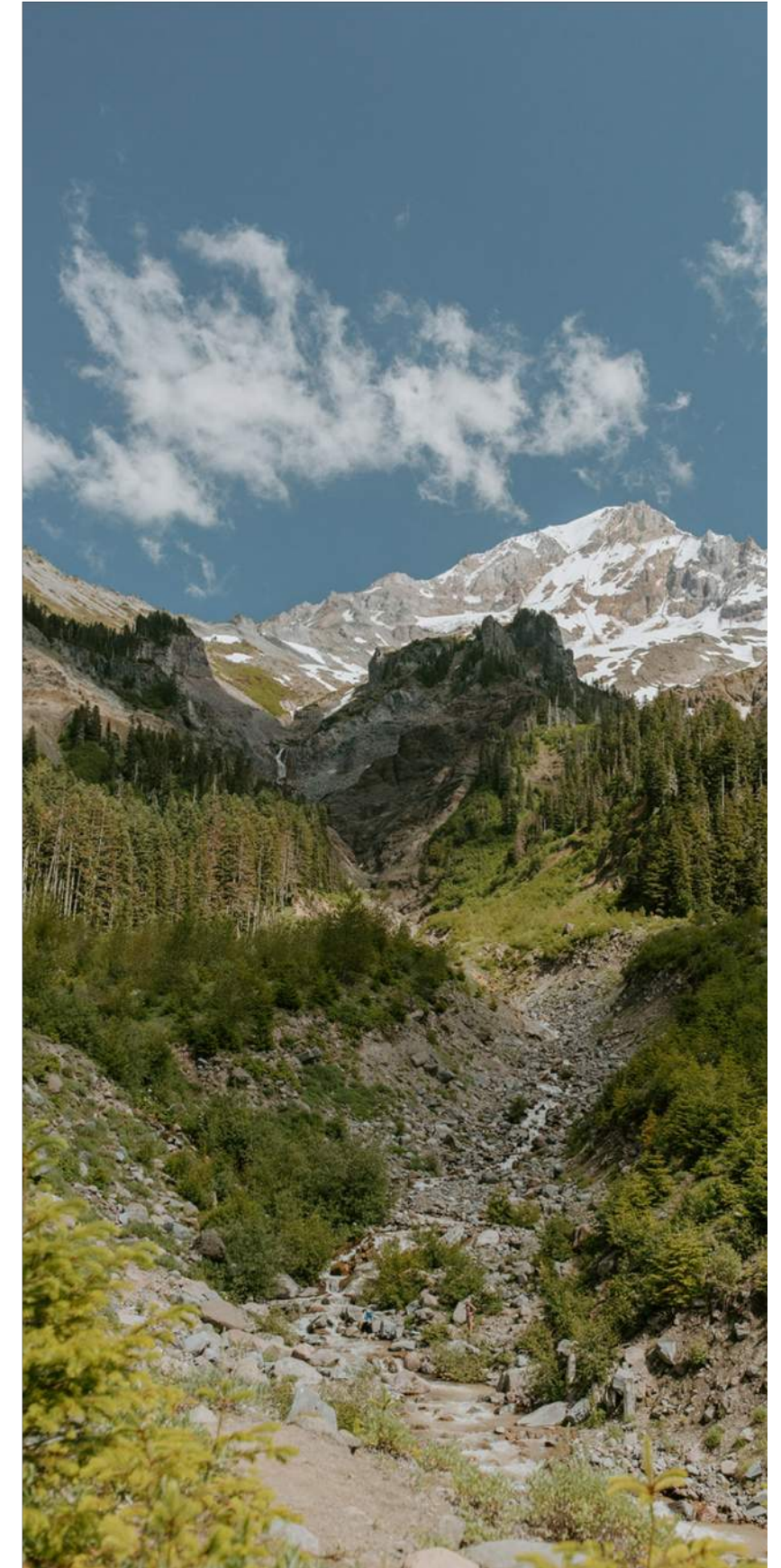
Inspiration from nature

Subtle variations in tone

Texture and shadow

Creating a background for life,
adventure and contemplation

Reinforced by landscape design
...stay tuned!



EXTERIOR EXPRESSION



BUILDING ENTRY: 47th AVE

- Building parallel to street
- Building steps in towards main entry
- Massing and entry relate to neighborhood examples
- Vertical articulation (windows, massing)
- Sloped roof (asymmetric for solar orientation)
- Lowered height (outdoor terrace) between bars
- Residential porches on the street



COURTYARD: 47th AVE

- Angled building follows natural slope of site
- Human-scaled materials at base
- 3rd floor visually recessed by material and color shift
- Asymmetric roof makes for dynamic courtyard
- Building heights lowers as site slopes down
- Accent materials draw attention to community space



47th AVE STREETSCAPE

CLINTON STREETScape



- Aligned to neighbor then steps back to create plaza
- Stepping provides visual variation in height
- Reduce to two stories at building ends
- All ground floor units have private entries
- Maintain existing street trees



SITE PLAN UPDATE

- Maintain existing trees and work with slope.
- Divide and step building along Clinton to reduce scale and create welcoming entry.
- Re-orient plaza to welcome neighbors while maintaining resident privacy in courtyards.
- Separated what was (2) buildings to feel like (5) while maintaining accessible connections throughout.
- Private entries generate site activity and provide a human scale. Several along street but vast majority of units face inwards.
- Building steps in to create visual draw to main entries.
- Increased on-site parking.



DESIRED INPUT

- What design elements respond best to the neighborhood character?
- Does the building design feel welcoming and engaging?
- Is there something we are missing that the design team should consider?

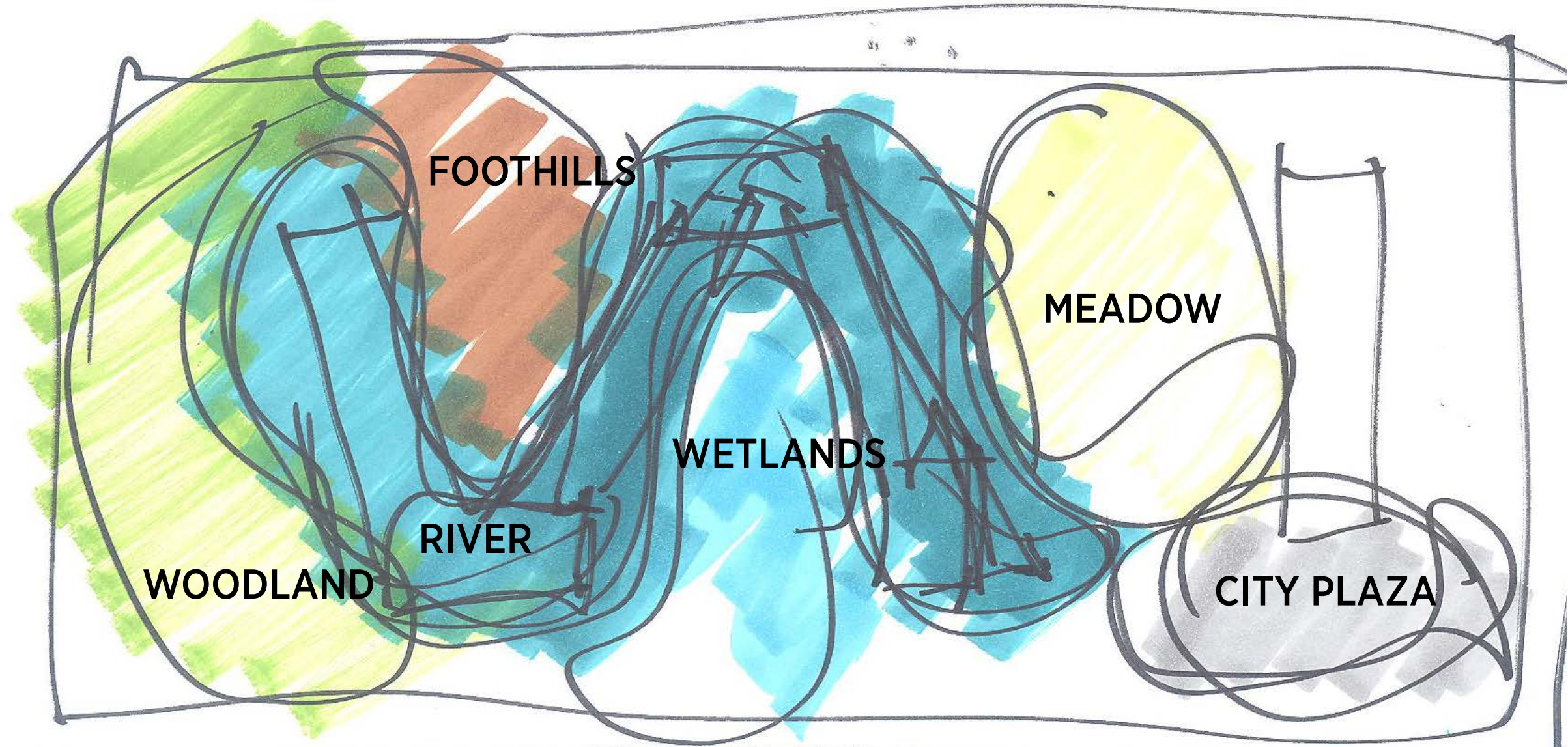


PEACEFUL VILLA

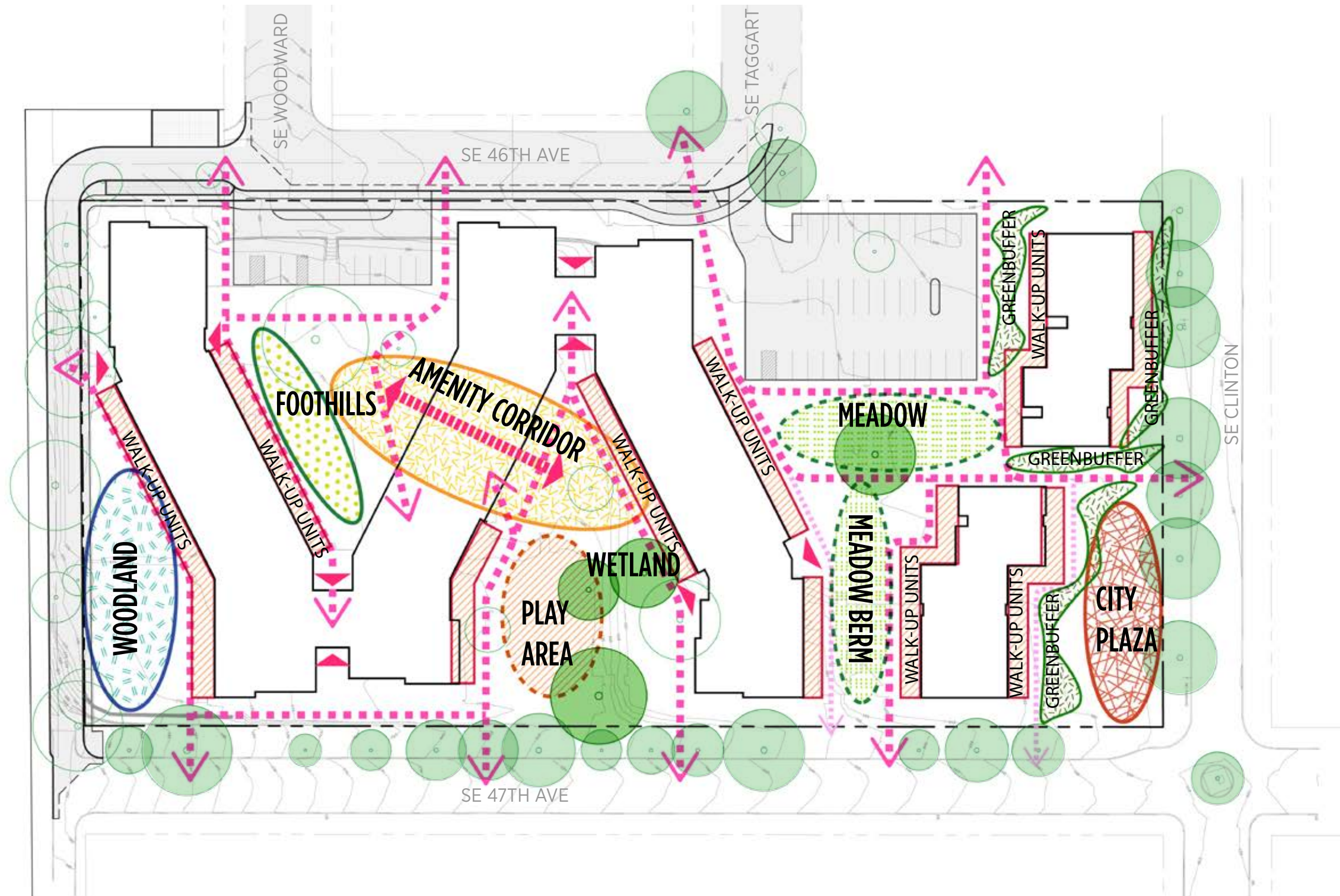
LANDSCAPE DESIGN



DESIGN CONCEPT



PROGRAM CONCEPT

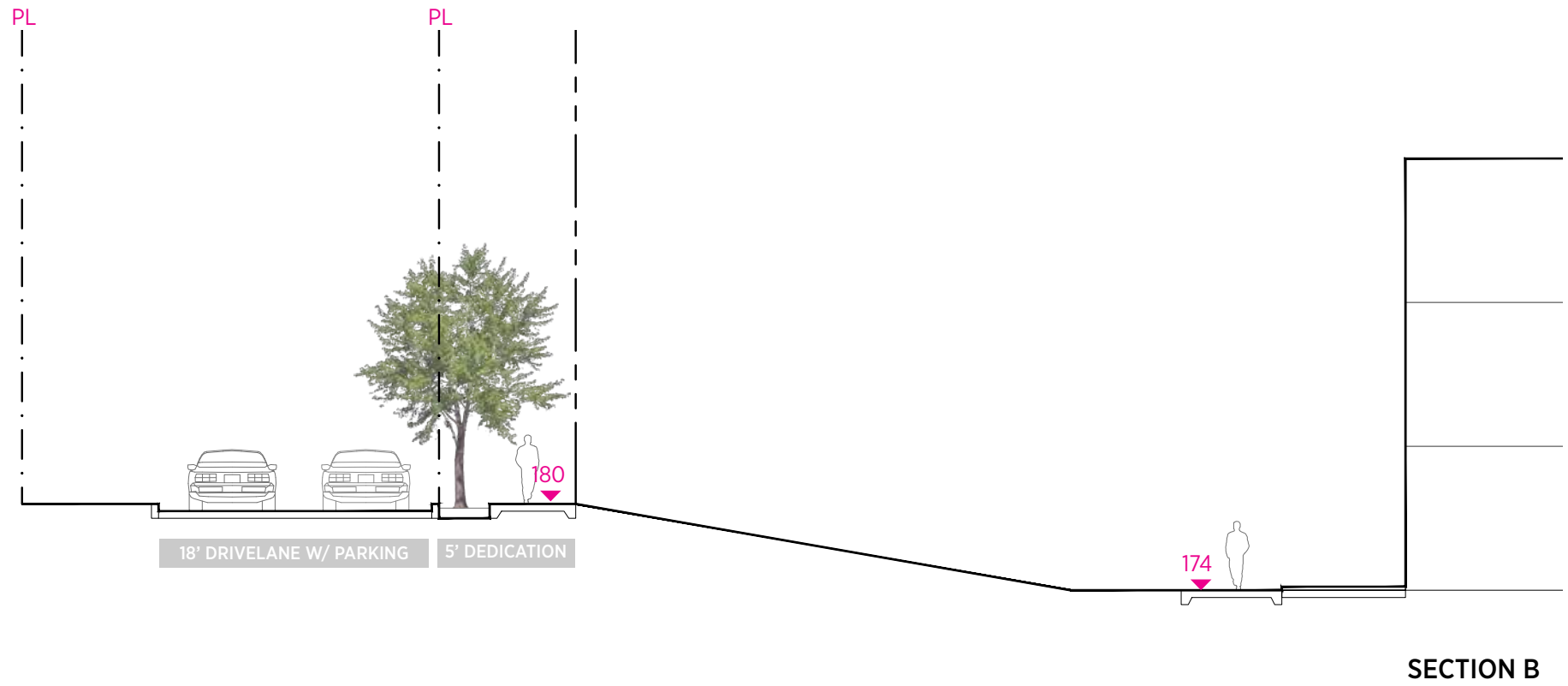
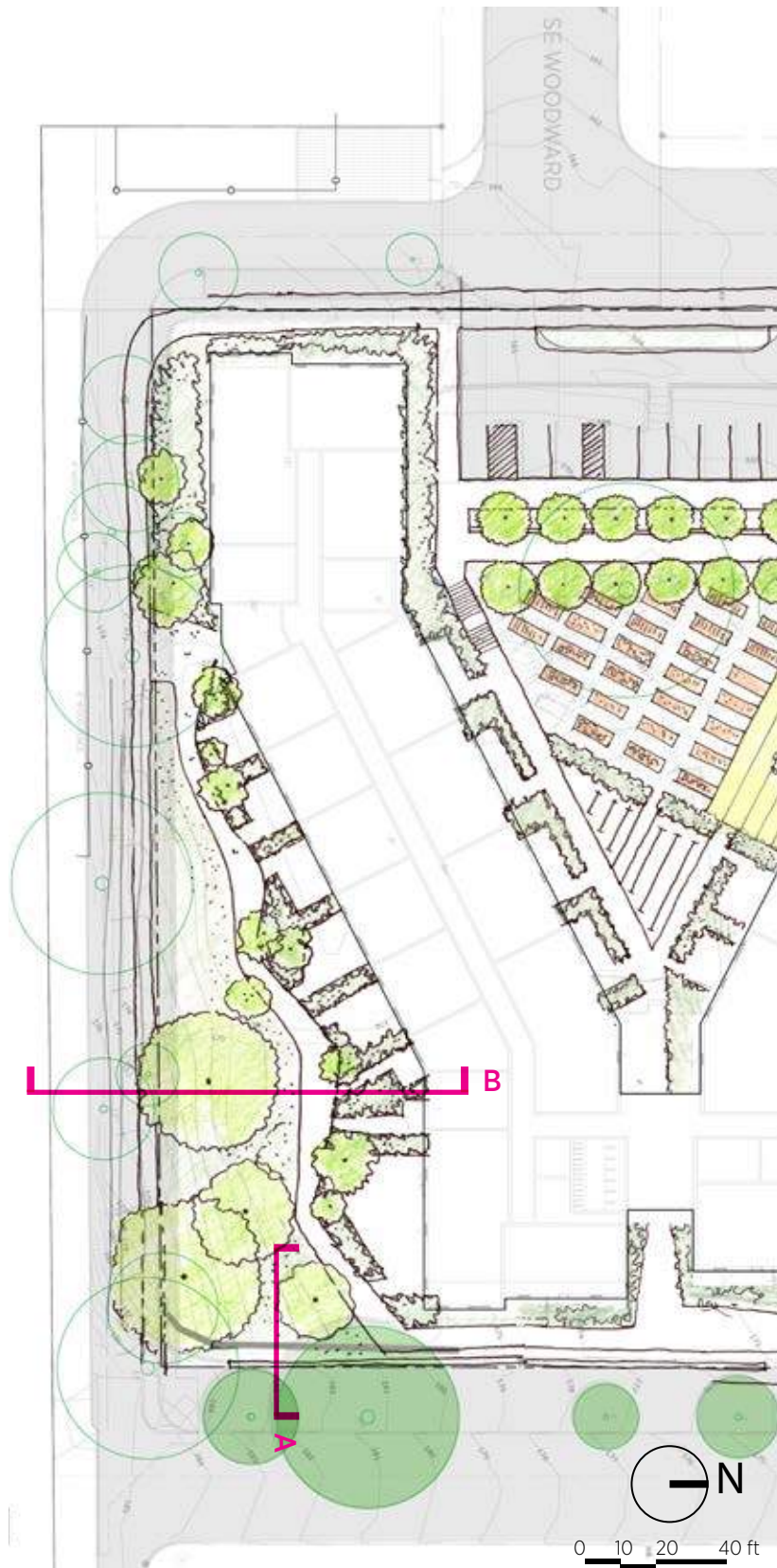


OVERALL PLAN



OVERALL PLAN WOODLAND



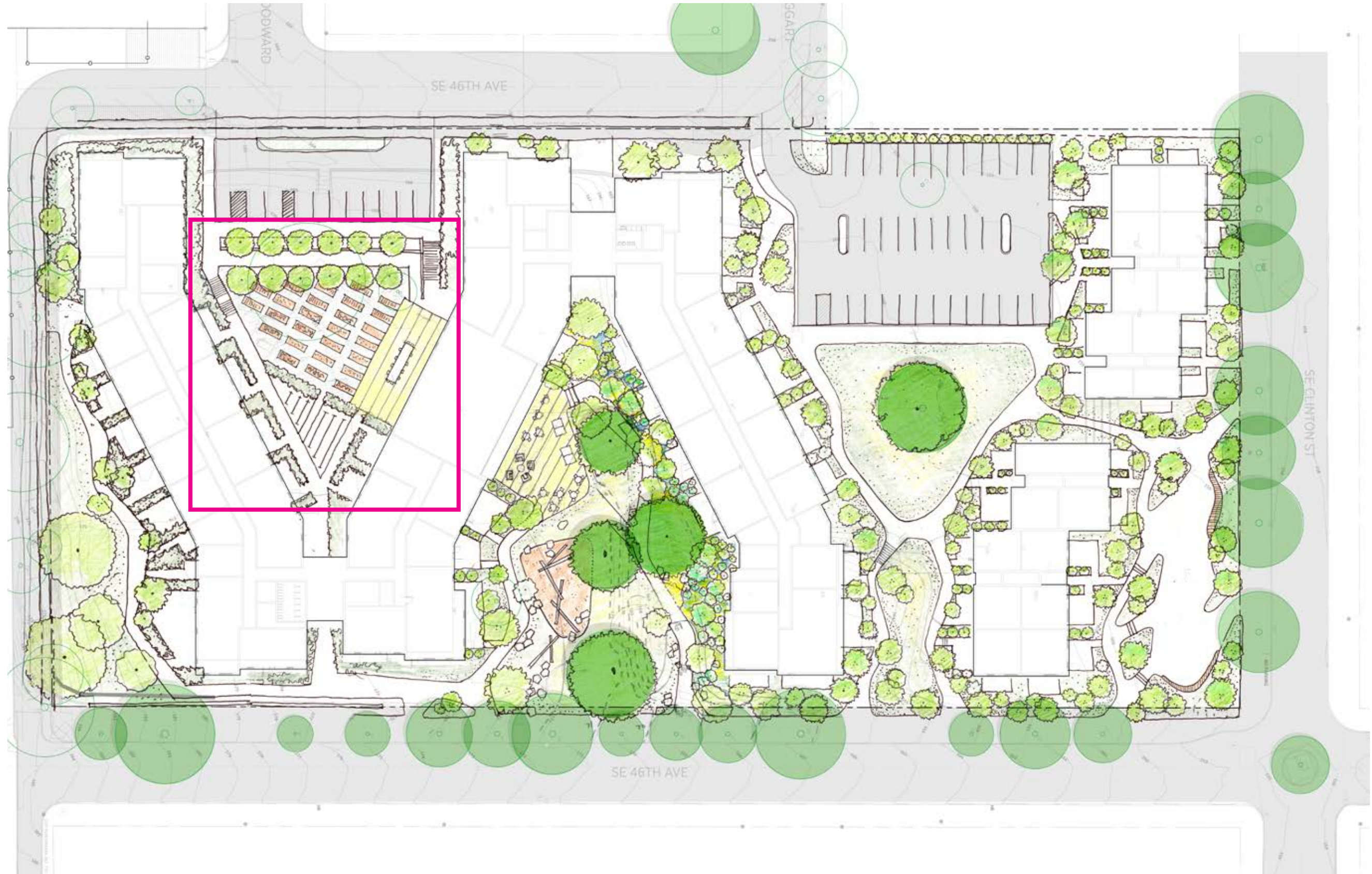


PRECEDENT WOODLAND





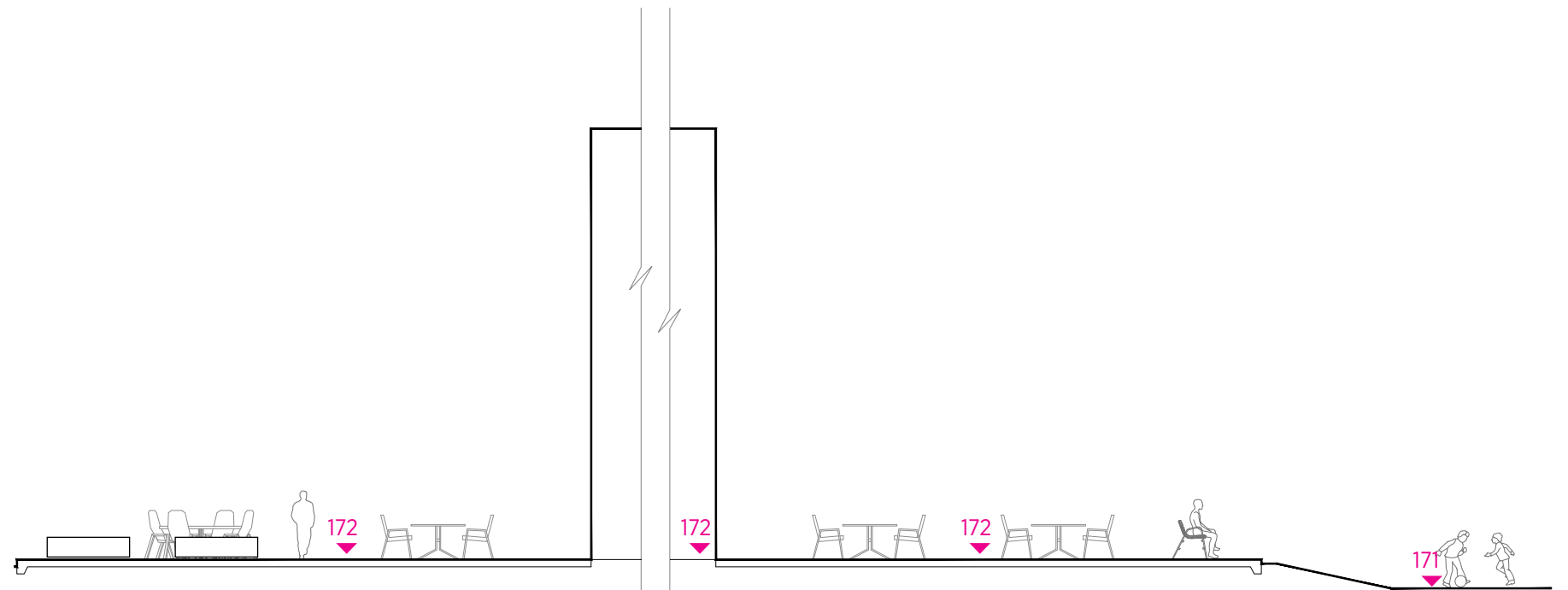
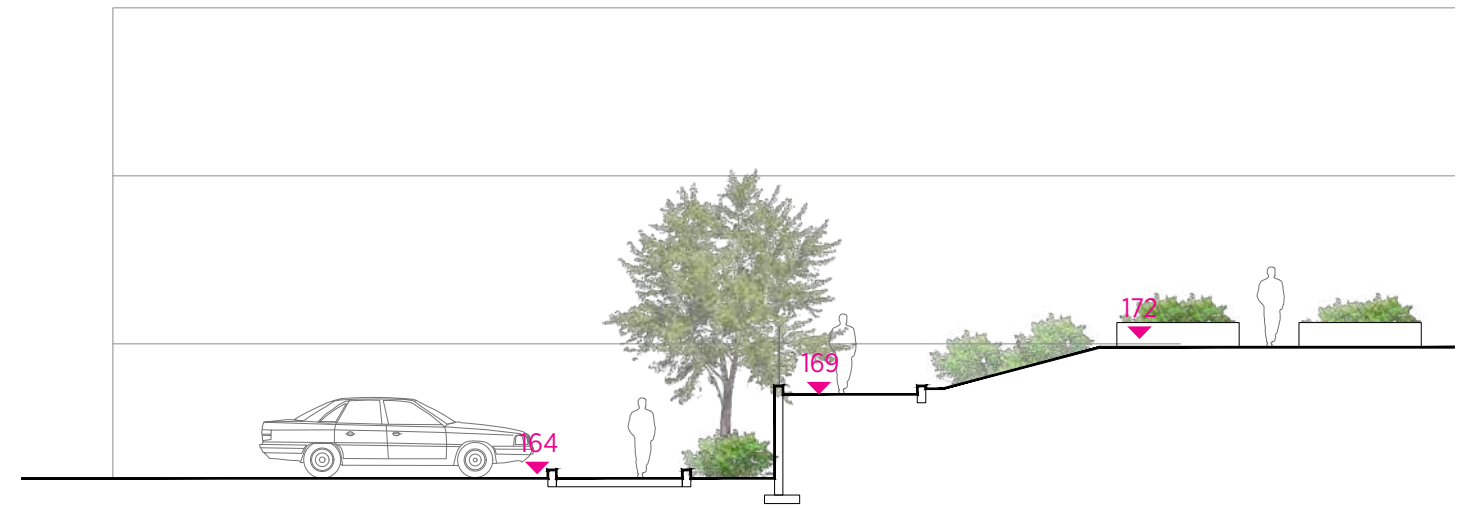
OVERALL PLAN Foothills



GRADING STUDY Foothills



- PARKING
- RAMP & STAIRS
- PLANTER BOXES AND VINES
- FARM TO TABLE OUTDOOR AMENITY



FOOTHILLS

WETLANDS

SECTION B

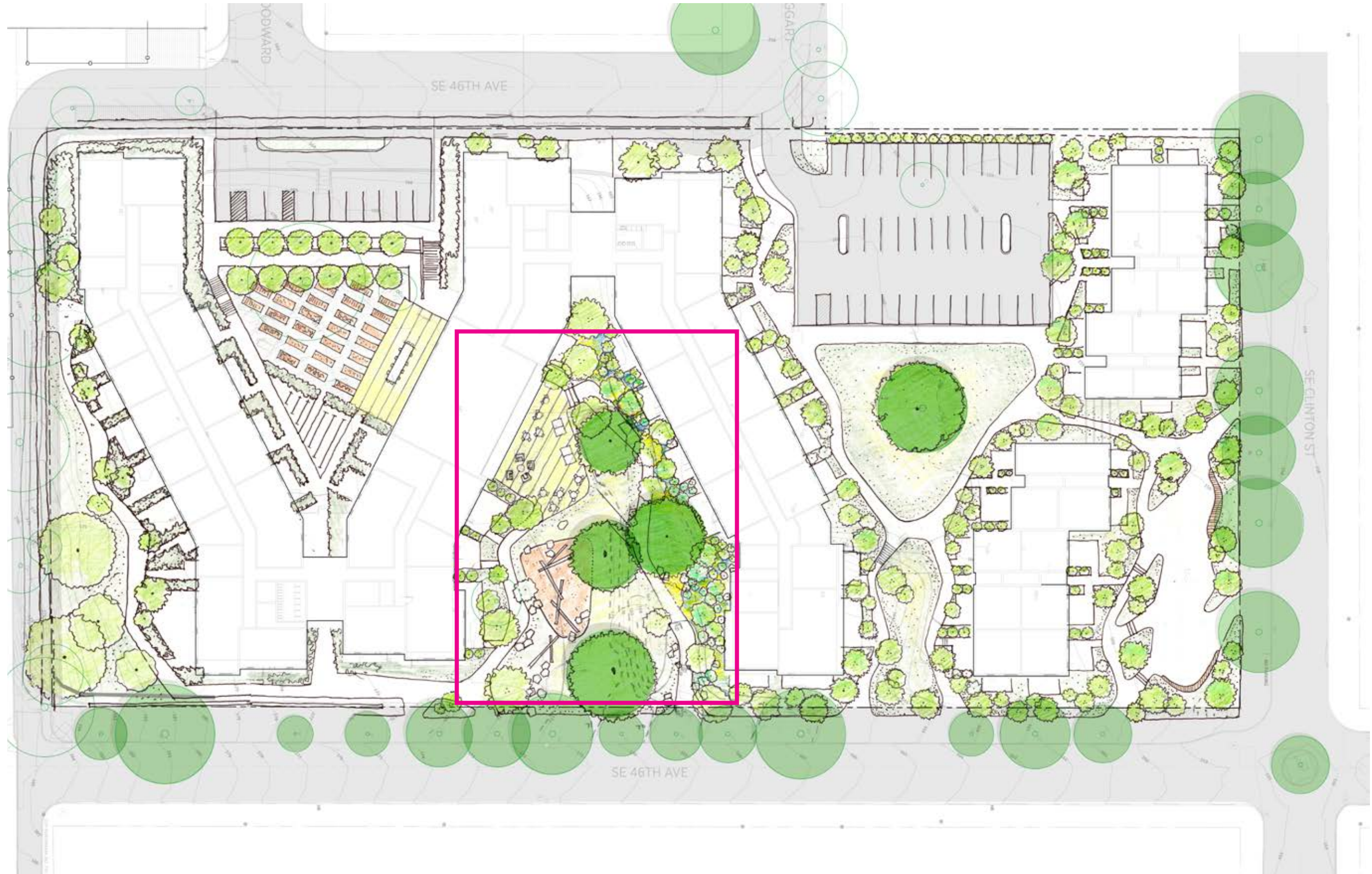
PRECEDENT Foothills







OVERALL PLAN WETLANDS



DESIGN CONCEPT WETLANDS



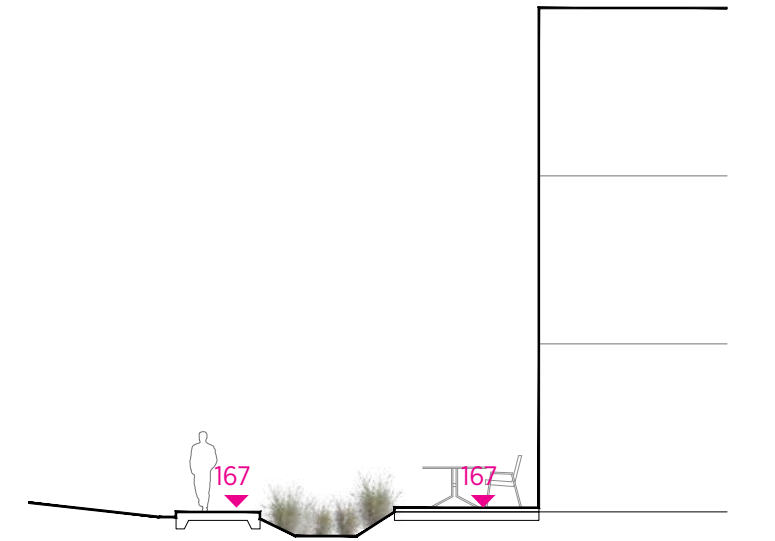
PATIOS WITH BRIDGE ACCESS

GAME ROOM OUTDOOR AMENITY

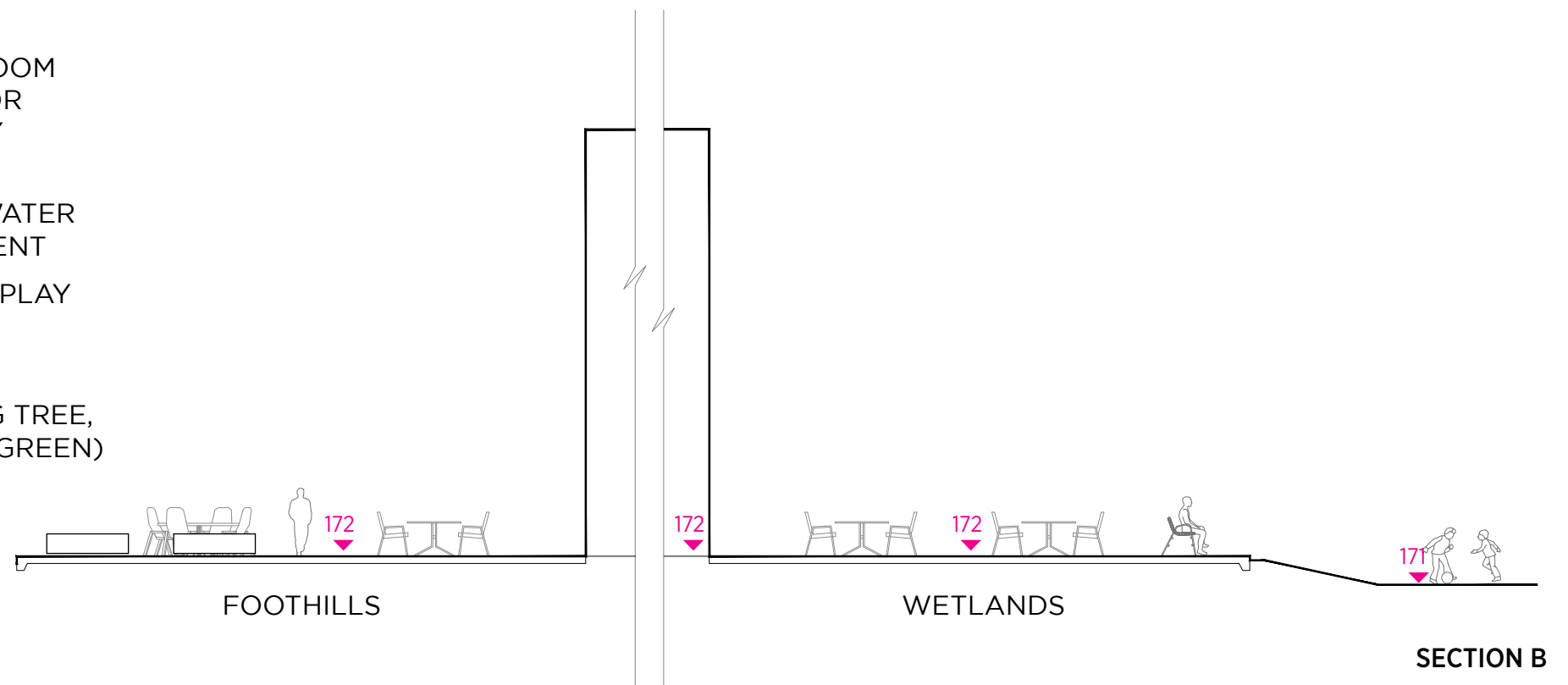
STORMWATER TREATMENT

NATURE PLAY

EXISTING TREE, TYP.(DK GREEN)

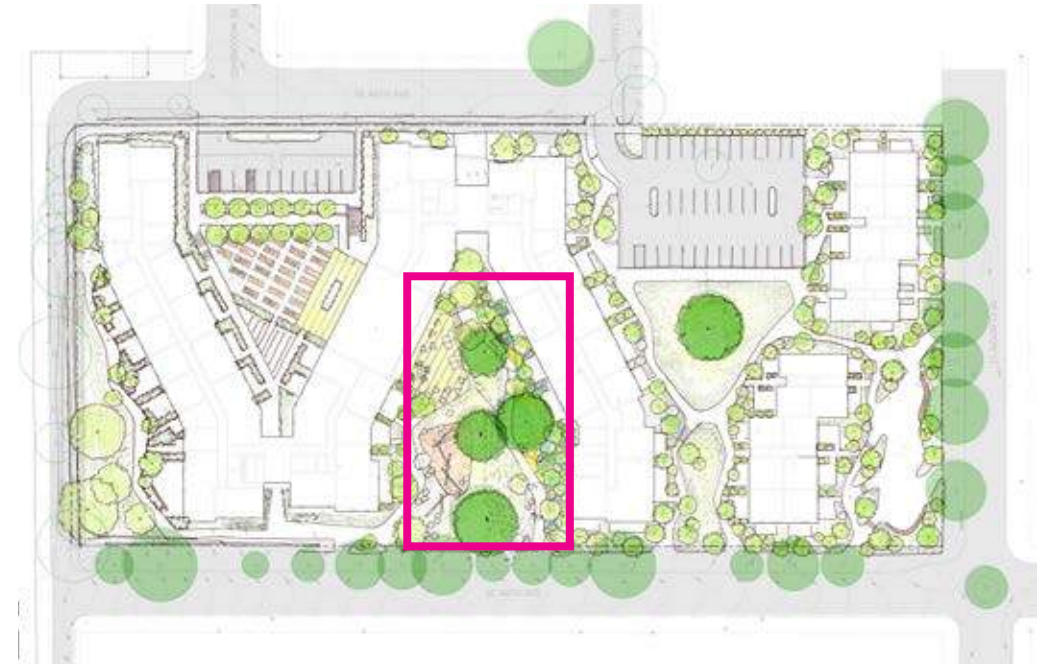


SECTION A



SECTION B

PRECEDENT WETLANDS







OVERALL PLAN MEADOW & CITY PLAZA



DESIGN CONCEPT MEADOW + CITY PLAZA



PRECEDENT MEADOW



PRECEDENT CITY PLAZA









OVERALL PLAN



PEACEFUL VILLA FEEDBACK

SITE DESIGN

- Keep the open courtyard feel!
Much nicer than small paths between tall buildings.
- As many plants as possible!
- Separated outdoor areas for active play and quiet gardening.
- Central, accessible gardening with adequate sunlight.
- Gathering areas should allow for resident privacy.
- Be mindful of noise levels for surrounding neighbors.
- Adequate lighting, security cameras and fencing for safety.
- Adequate parking based on current residents and other Home Forward properties.

Desired amenities (points scored):

- o GARDENING (12)
- o OUTDOOR SPORTS (3)
- o OUTDOOR GAMES (2)
- o OUTDOOR CLIMBING (2)

