

Peaceful Villa Redevelopment

Richmond Neighborhood Association
2nd Courtesy Visit - Schematic Design

August 08, 2022

PEACEFUL VILLA REDEVELOPMENT

PROJECT TEAM

Developer
Home Forward

Architect
BORA Architecture + Interiors

Landscape Architect
PLACE

Community Engagement
AB Cultural Drivers

General Contractor
LMC Construction





RICHMOND
ELEMENTARY

DIVISION ST

FOOD
CARTS

RITE
AID

OHSU
CLINIC

GREEN
ZEBRA

ATKINSON
ELEMENTARY

IVON
STREET
PARK

CLINTON ST

PEACEFUL
VILLA

47TH AVE

TAGGART ST

CLINTON
PARK

WOODWARD ST

FRANKLIN
HIGH SCHOOL

CESAR CHAVEZ

50TH AVENUE

NATURAL
GROCERS

POWELL BLVD

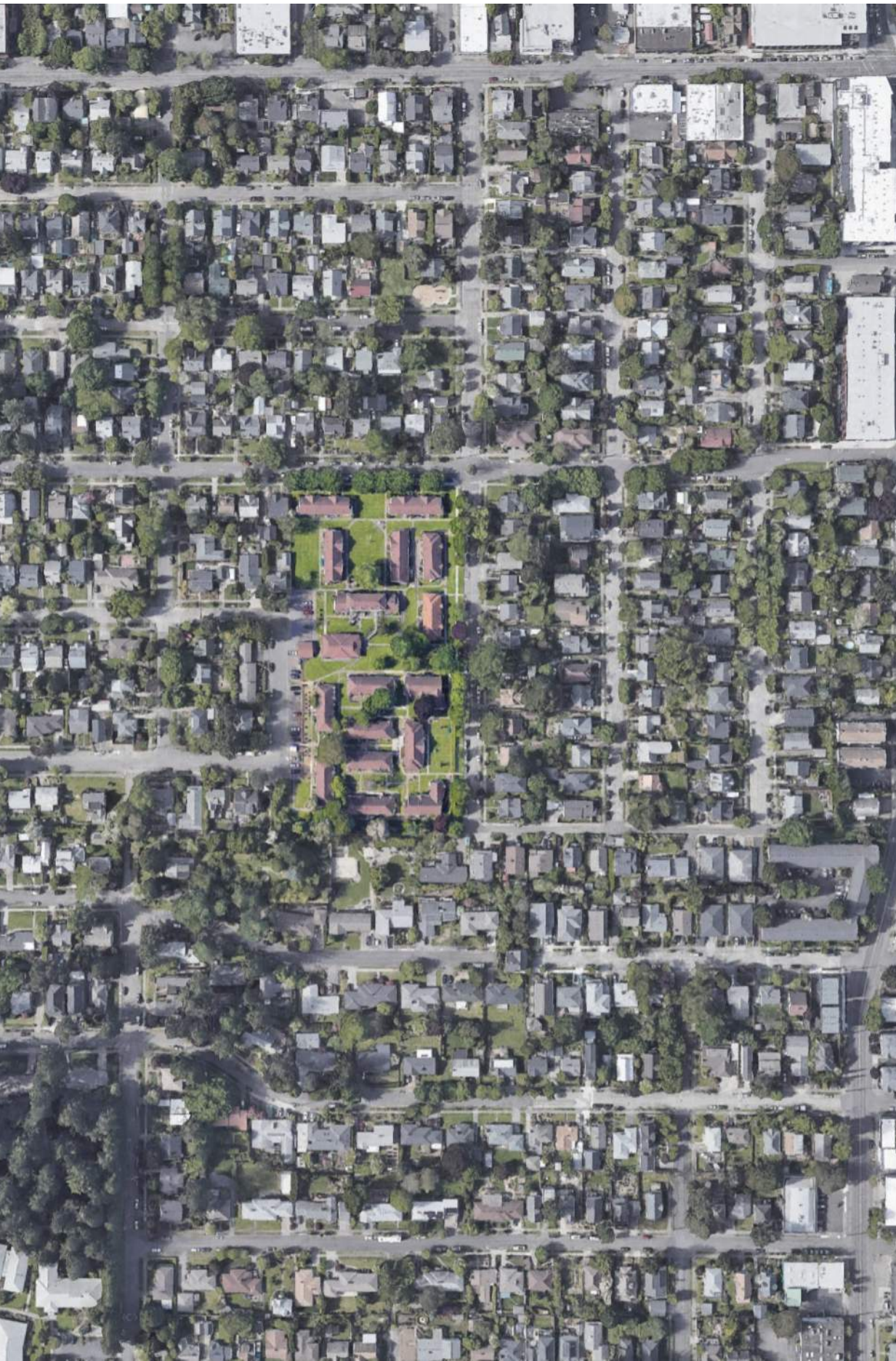
SAFEWAY

CRESTON
PARK

CRESTON
ELEMENTARY

HEAD
START

EXISTING CONDITIONS



EXISTING CONDITIONS

- 4 Acre site
- Originally developed in 1940s
- Only 10 off-street parking spaces
- Primarily studio and one-bedroom units



Southern Retaining Walls



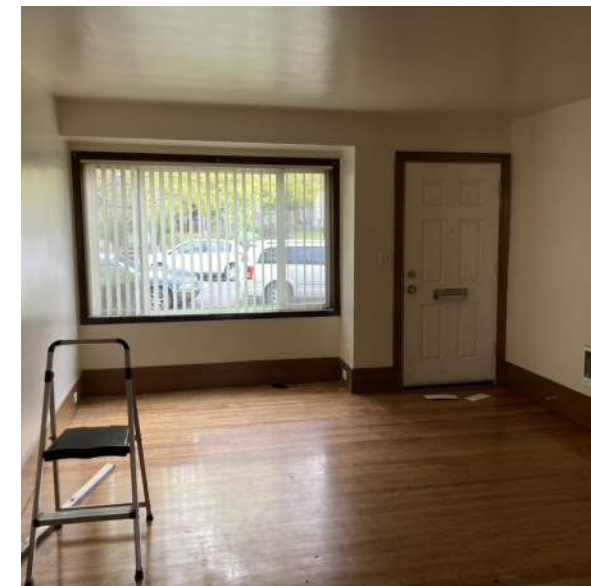
Community Building



Green Space



Views from Clinton St.



Existing Unit Living Room

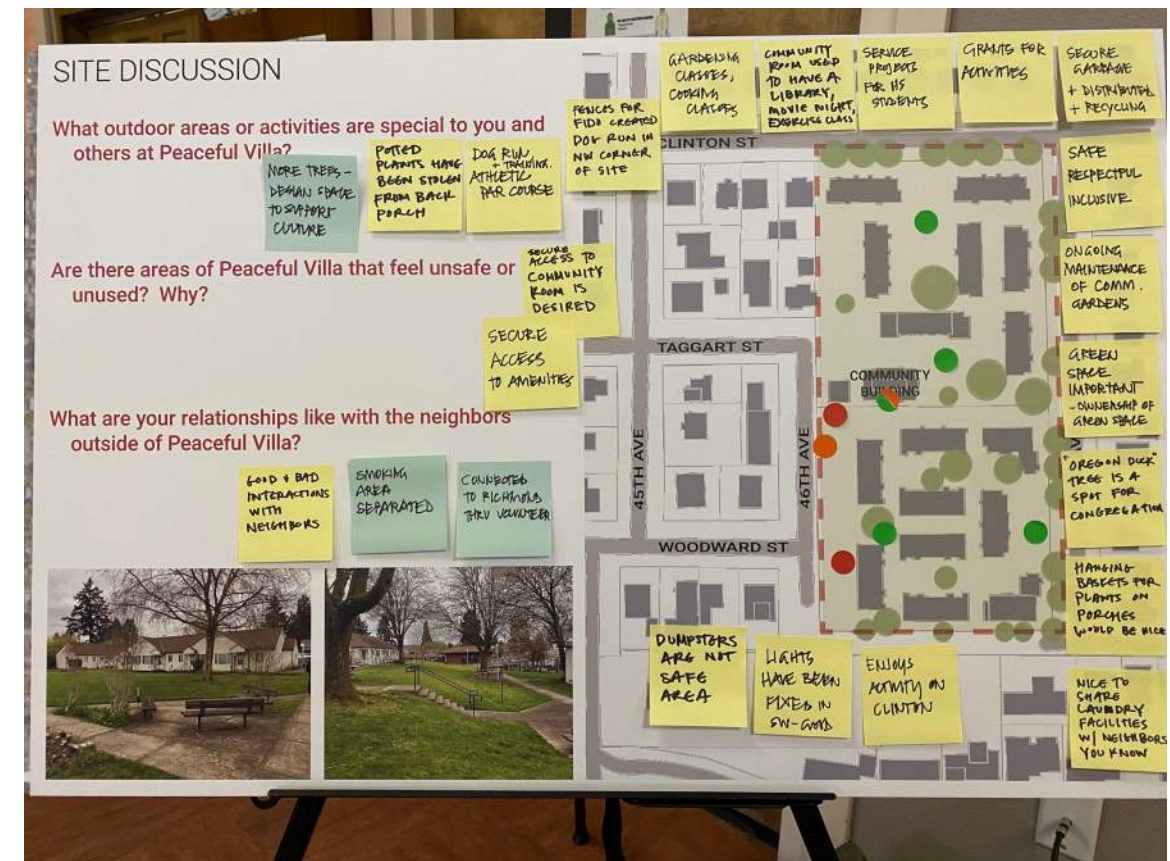


Existing Unit Kitchen

COMMUNITY OUTREACH

ONGOING COMMUNITY DISCUSSIONS

- Quarterly resident meetings since Winter 2021
- Focus groups w/ current and prospective residents
- Community Advisory Meetings: 2 of 5 complete
- Early Assistance Meeting with City of Portland
- Meeting with neighbors on shared Right of Way
- On-going PBOT discussions
- Previous courtesy meeting with Richmond N.A.



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 finance, build and manage

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

APPROACH TO MITIGATE ADDED DENSITY

- 46th Avenue will be improved to meet current City standards. This includes the addition of street trees, sidewalks, curbs and stormwater management. Existing street trees and sidewalks along 47th Avenue and Clinton Street will be maintained as is. Discussions are occurring with both PBOT and adjacent neighbors to determine how Woodward Street will be improved.
- Additional on-site property management, resident services and maintenance staff will be provided compared to current levels.
- Existing dumpsters along 46th Avenue will be removed and all new dumpsters will be located inside of the new buildings.

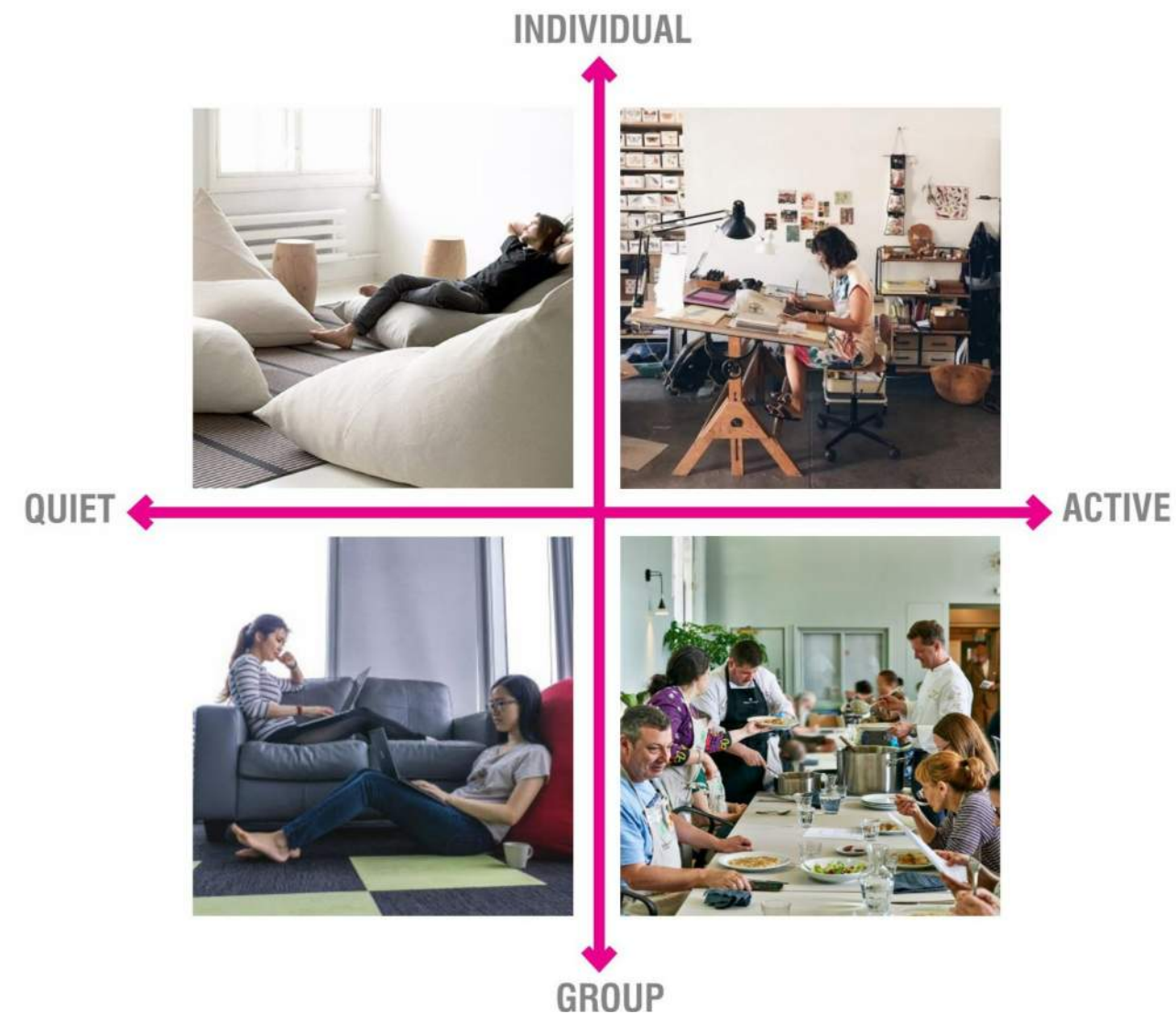
	ALLOWED	PROPOSED
Stories	5	3 average 2 near neighbors 4 due to slope
Floor Area Ratio	524,000 sf (524 units)	181,000 sf (181 units)
Parking	0	.25 per unit on-site + .25 spaces on street
Street Frontage	1300 feet	620 feet

REDEVELOPMENT OBJECTIVES &
DESIGN STRATEGIES

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).



NEIGHBORHOOD CONTEXT &
ARCHITECTURAL DESIGN

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

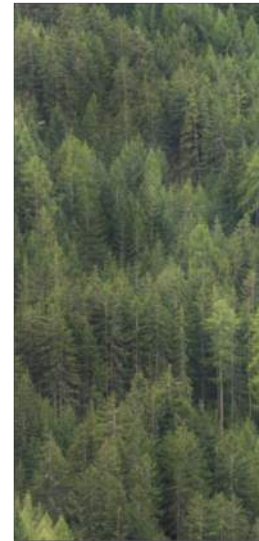
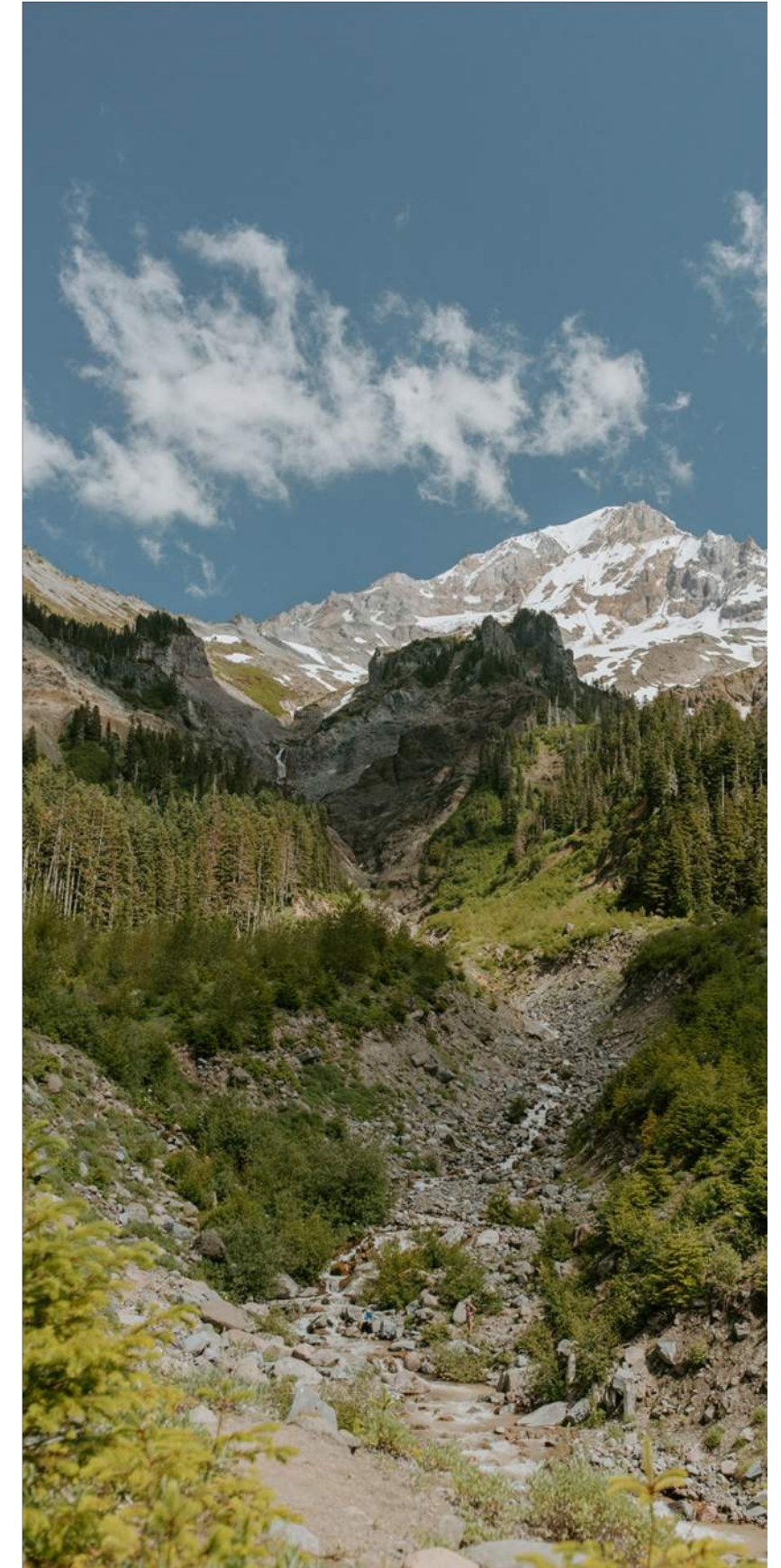
Inspiration from nature

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



47th AVE STREET SECTION

- Courtyards face street
- Most neighbors above sidewalk
- Homes to south 120-160' away
- Private entries at ground floor units
- Maintain existing street trees

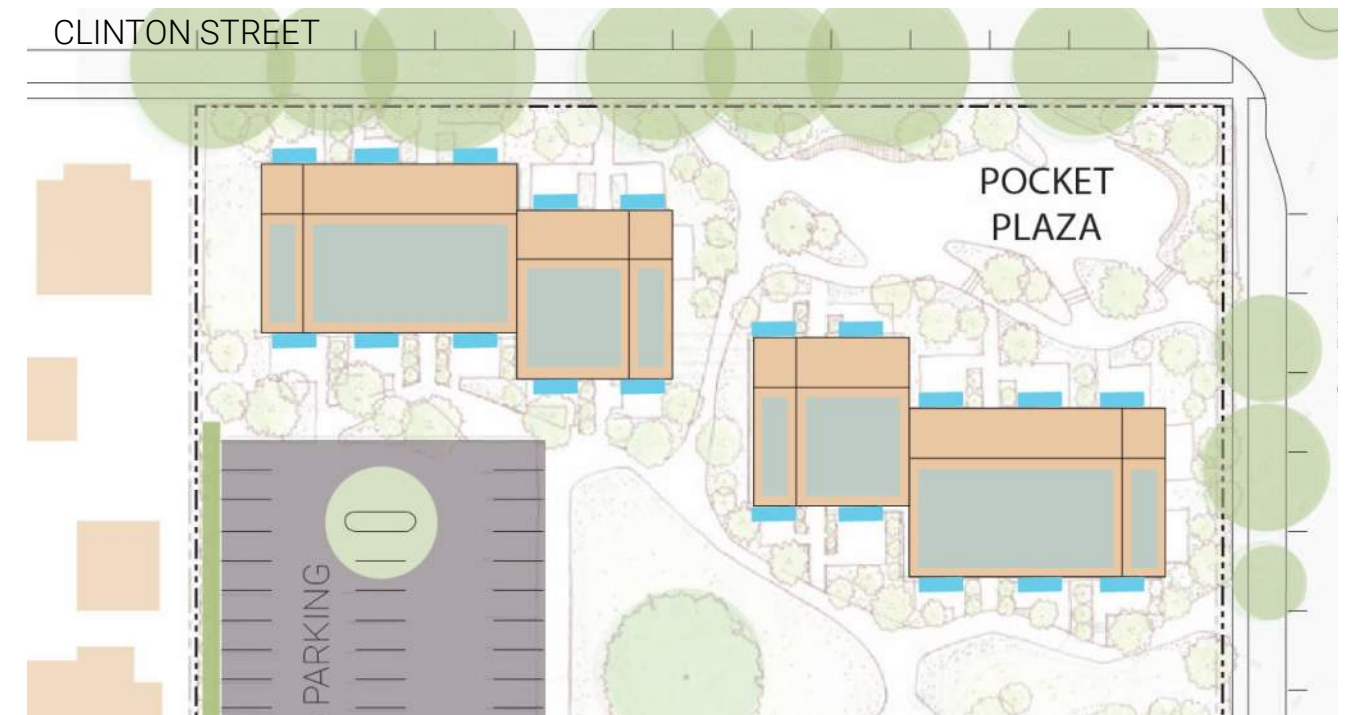


47th AVE STREETSCAPE

CLINTON STREETScape

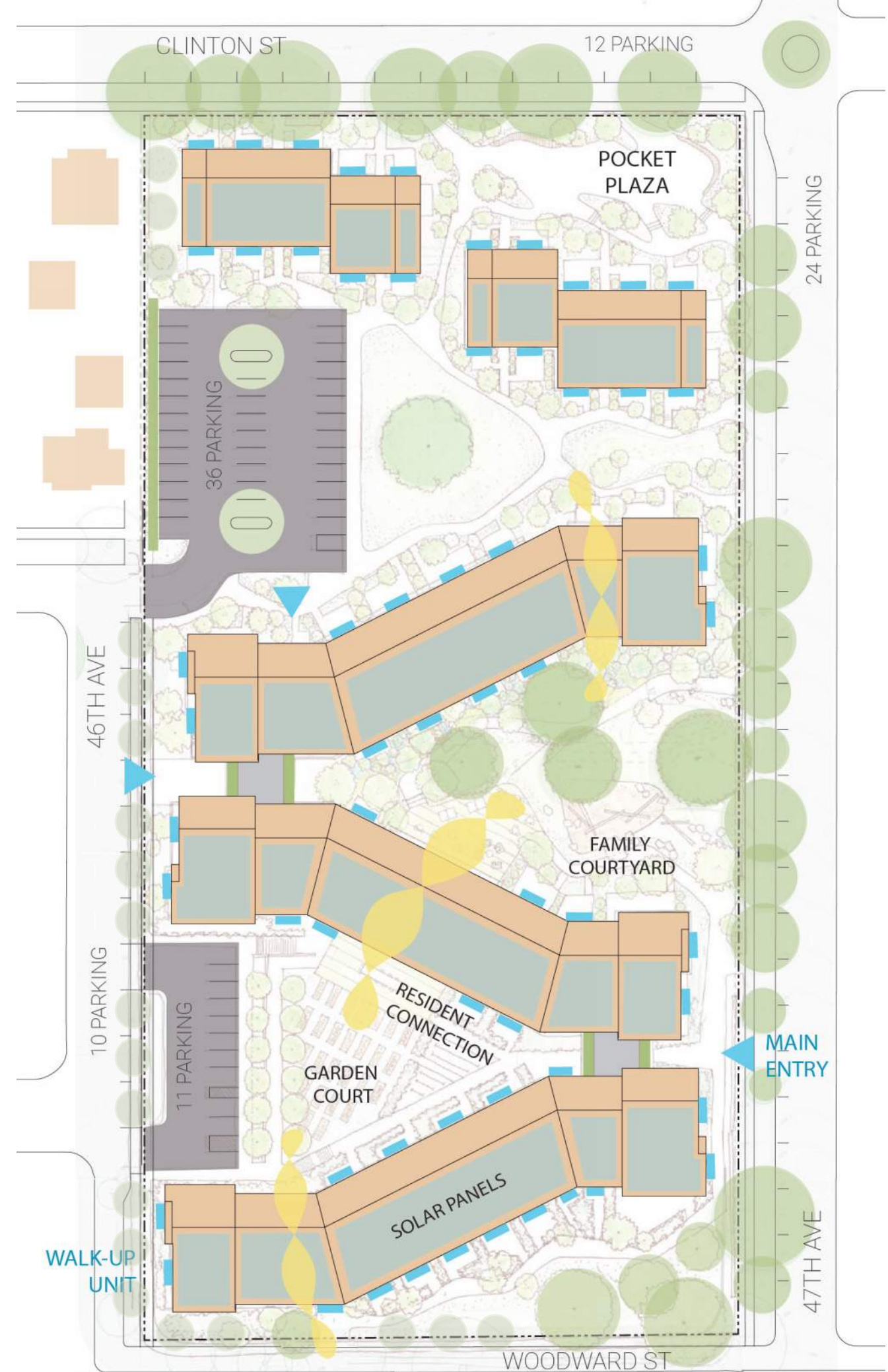


- Aligned to neighbor then steps back to create plaza
- Stepping provides visual variation in height
- Reduce to two stories at building ends
- Private entries at ground floor units
- Maintain existing street trees



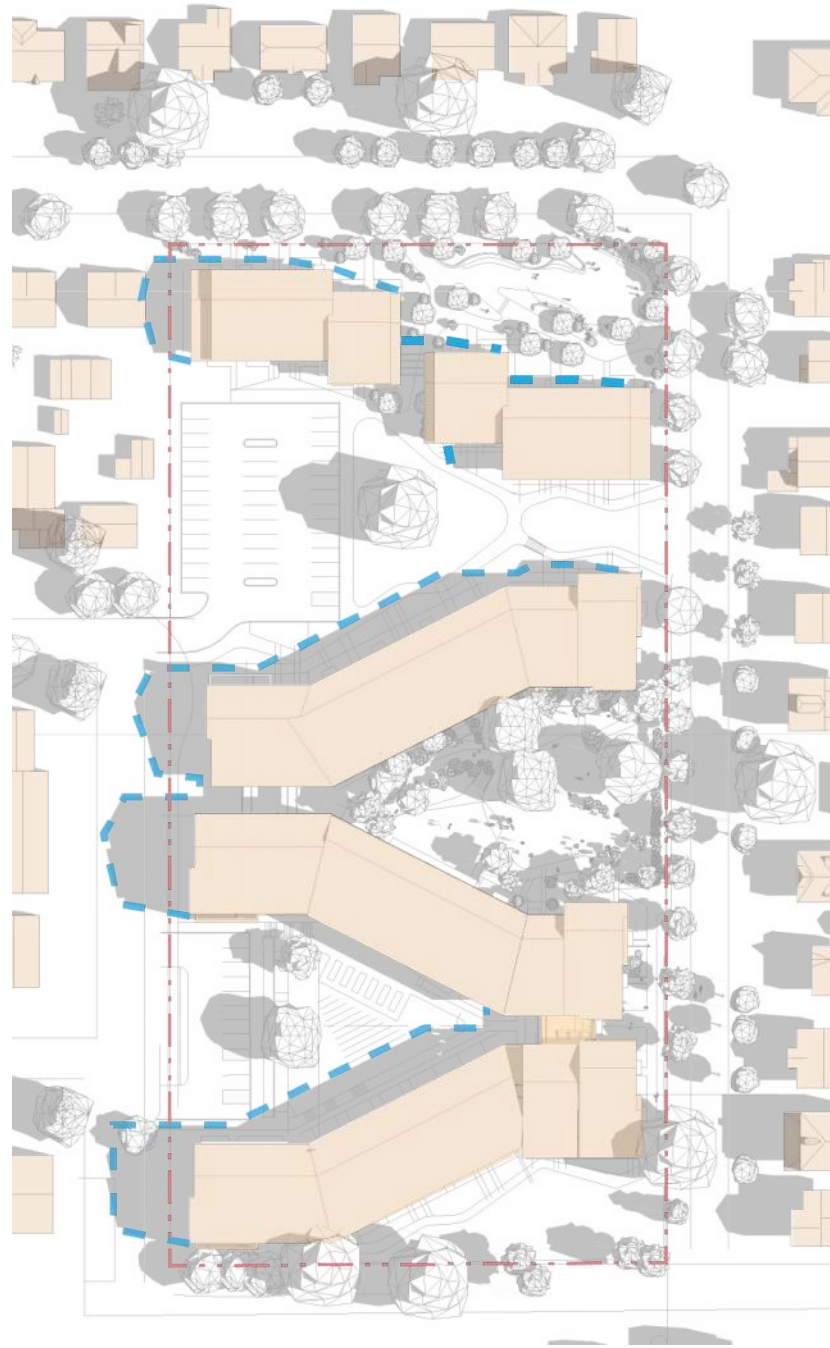
SITE PLAN UPDATE

- 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.



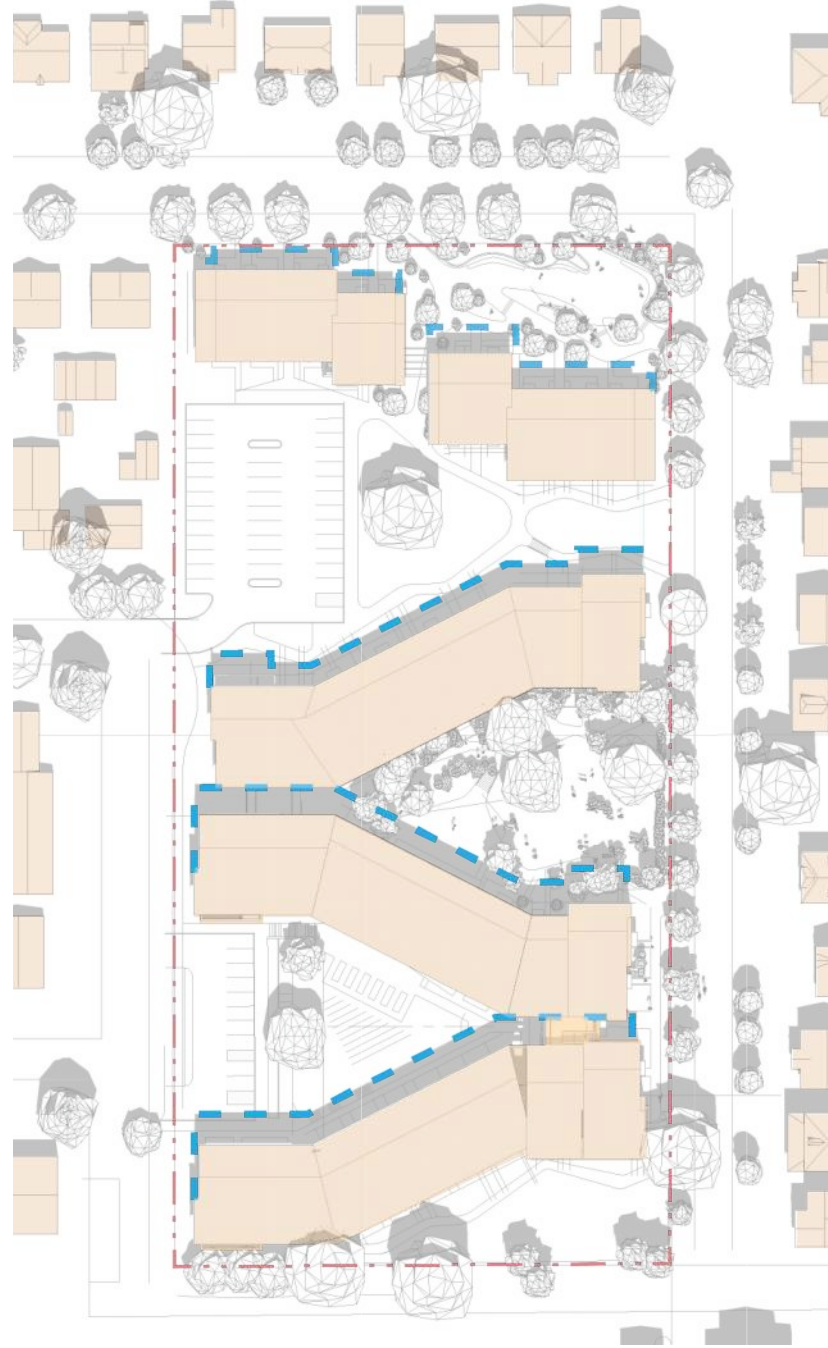
SOLAR SHADING ANALYSIS

Summer Solstice



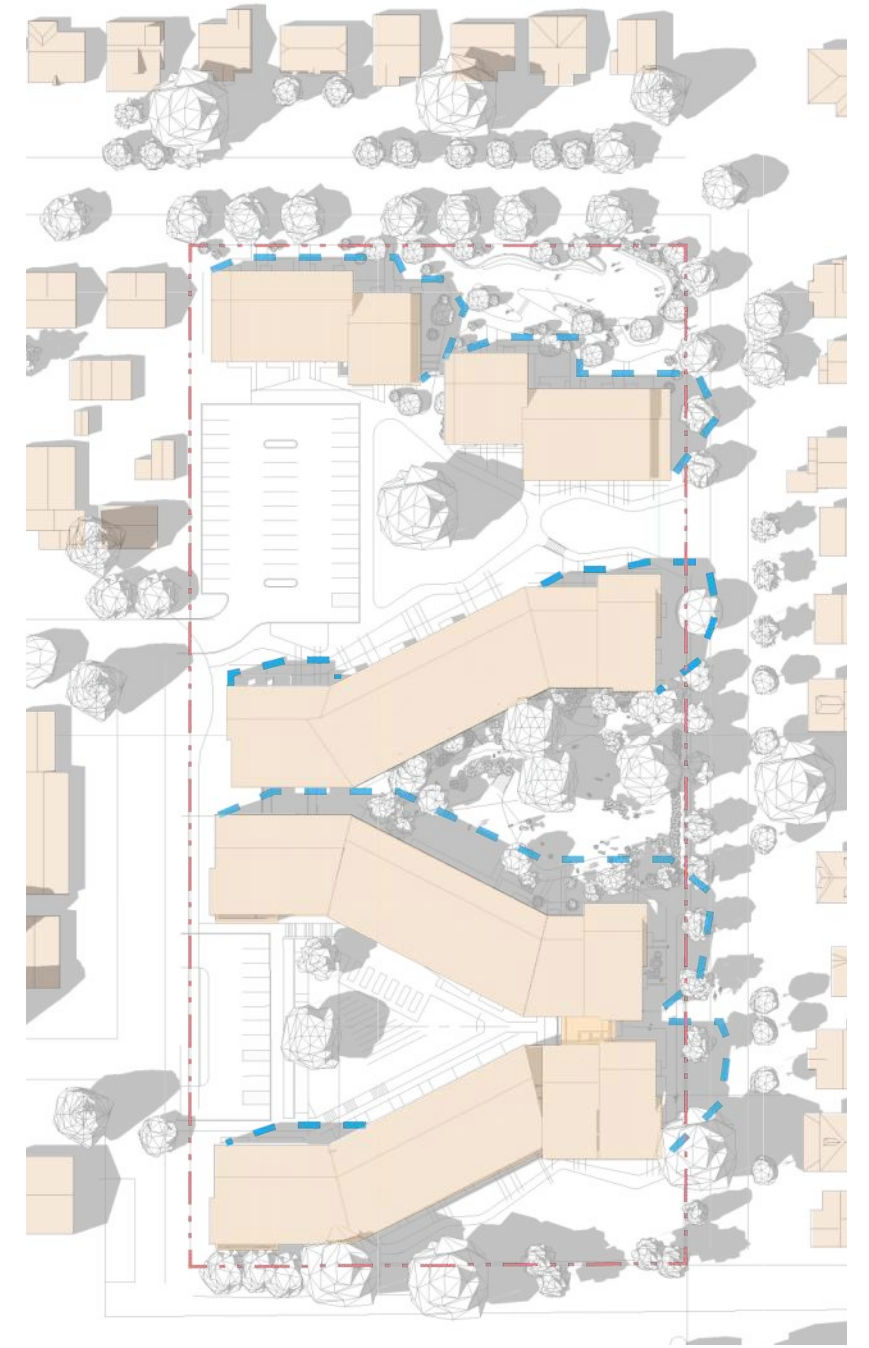
9:00 am

No impact to neighbors.



Noon

No impact to neighbors.



3:00 pm

No impact to neighbors.

SOLAR SHADING ANALYSIS

Spring & Fall Equinox



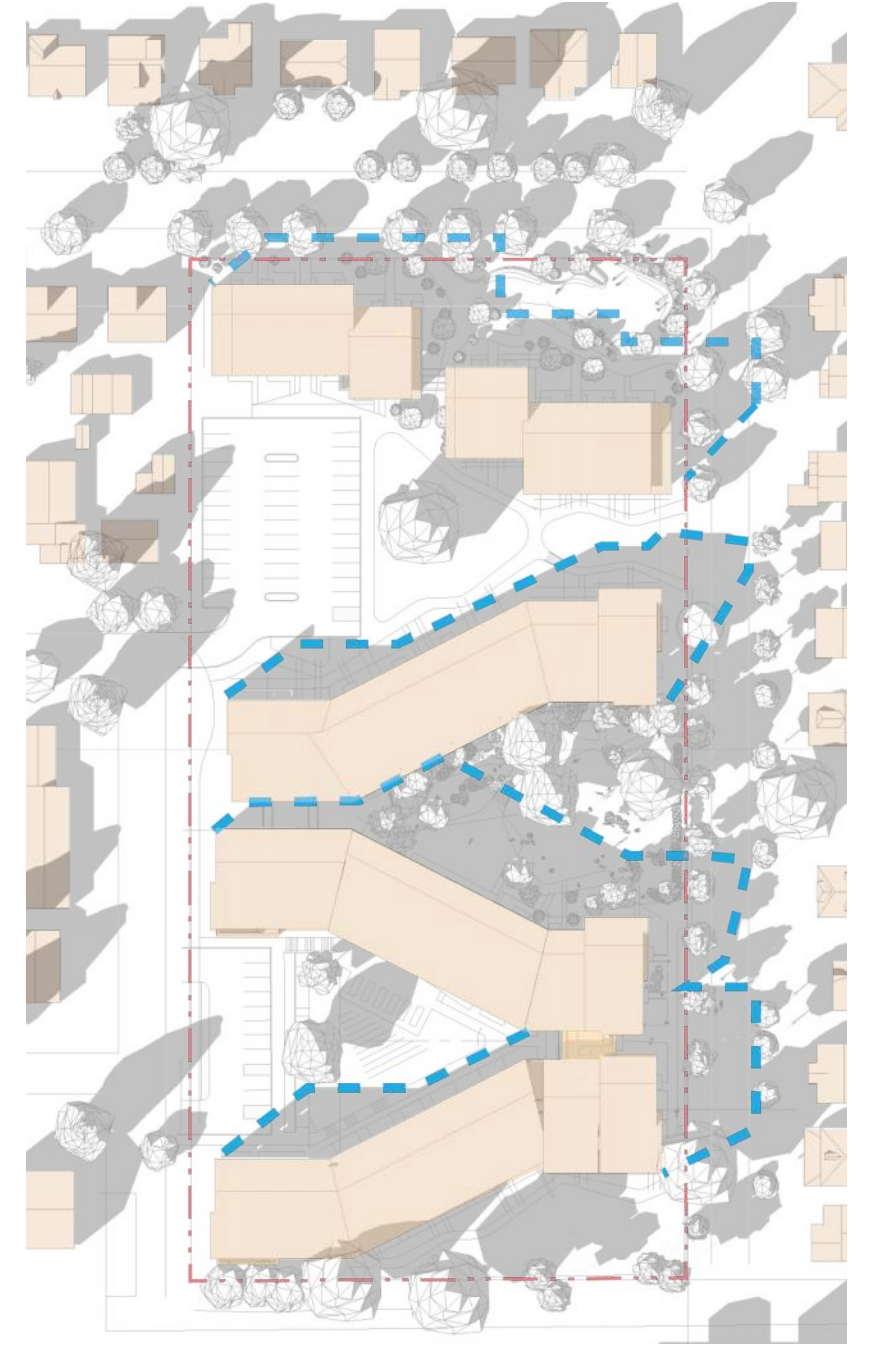
9:00 am

Impact to (1) neighbor is comparable to adjacent houses.



Noon

No impact to neighbors.

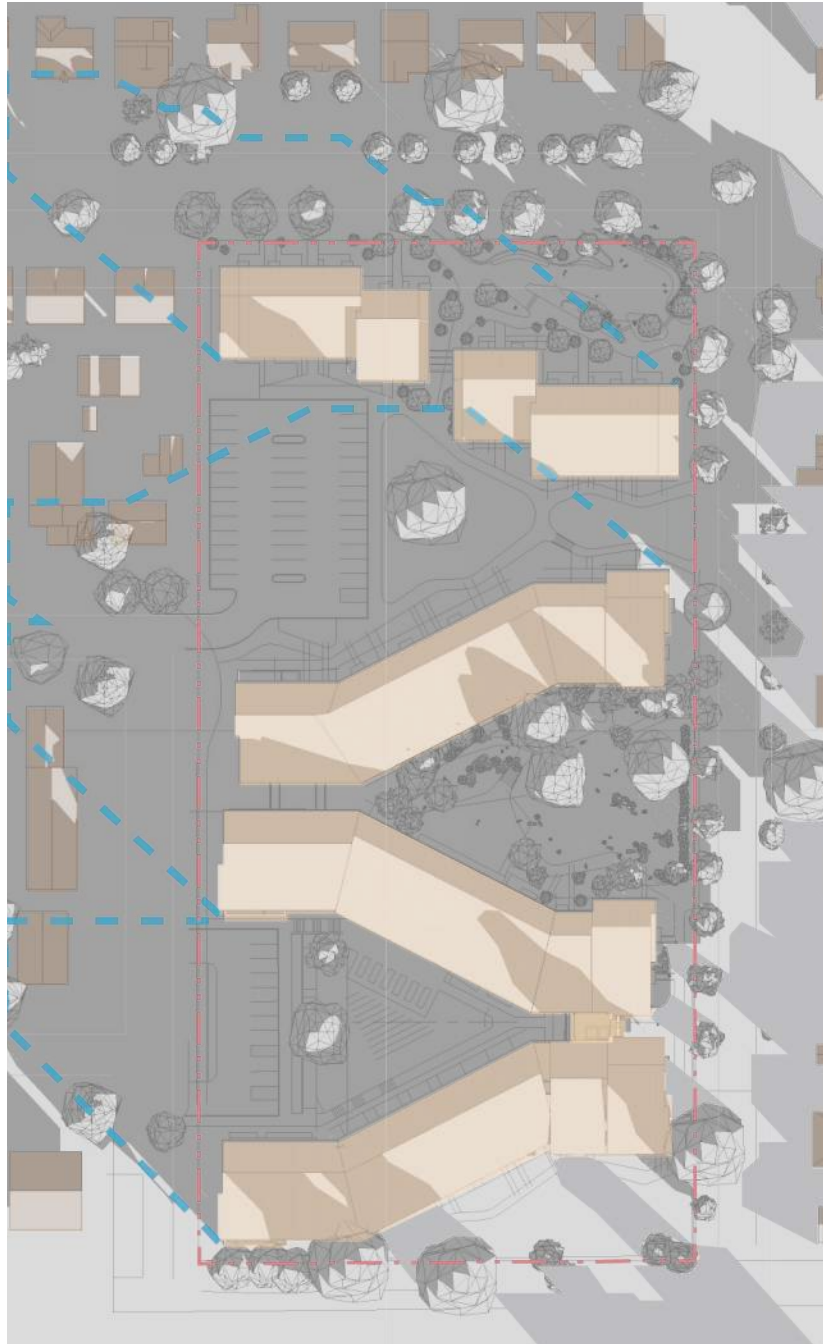


3:00 pm

No impact to neighbors.

SOLAR SHADING ANALYSIS

Winter Solstice



9:00 am

Predominant shading in neighborhood if sun is even visible.



Noon

No impact to neighbors.

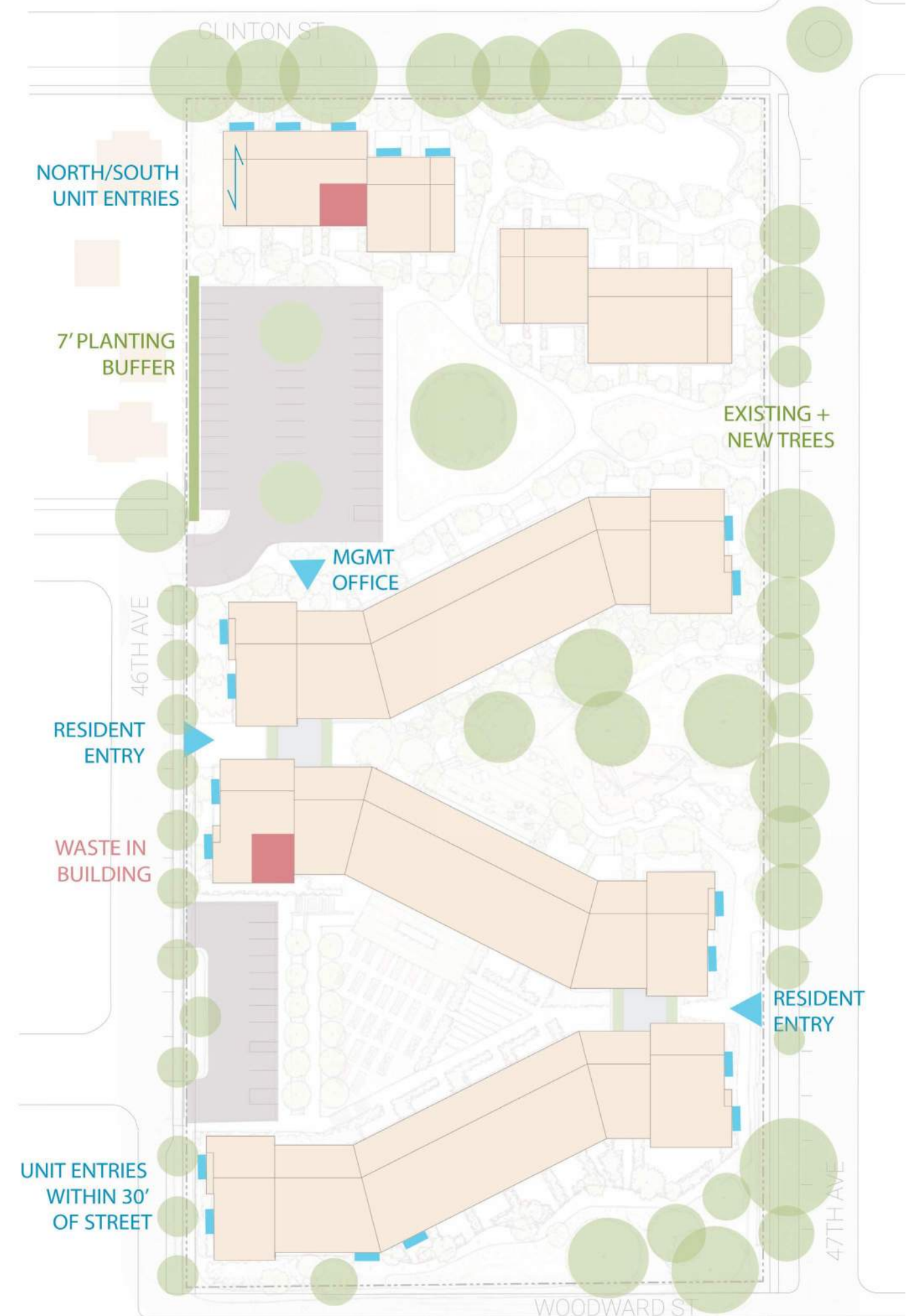


3:00 pm

Predominant shading in neighborhood if sun is even visible.

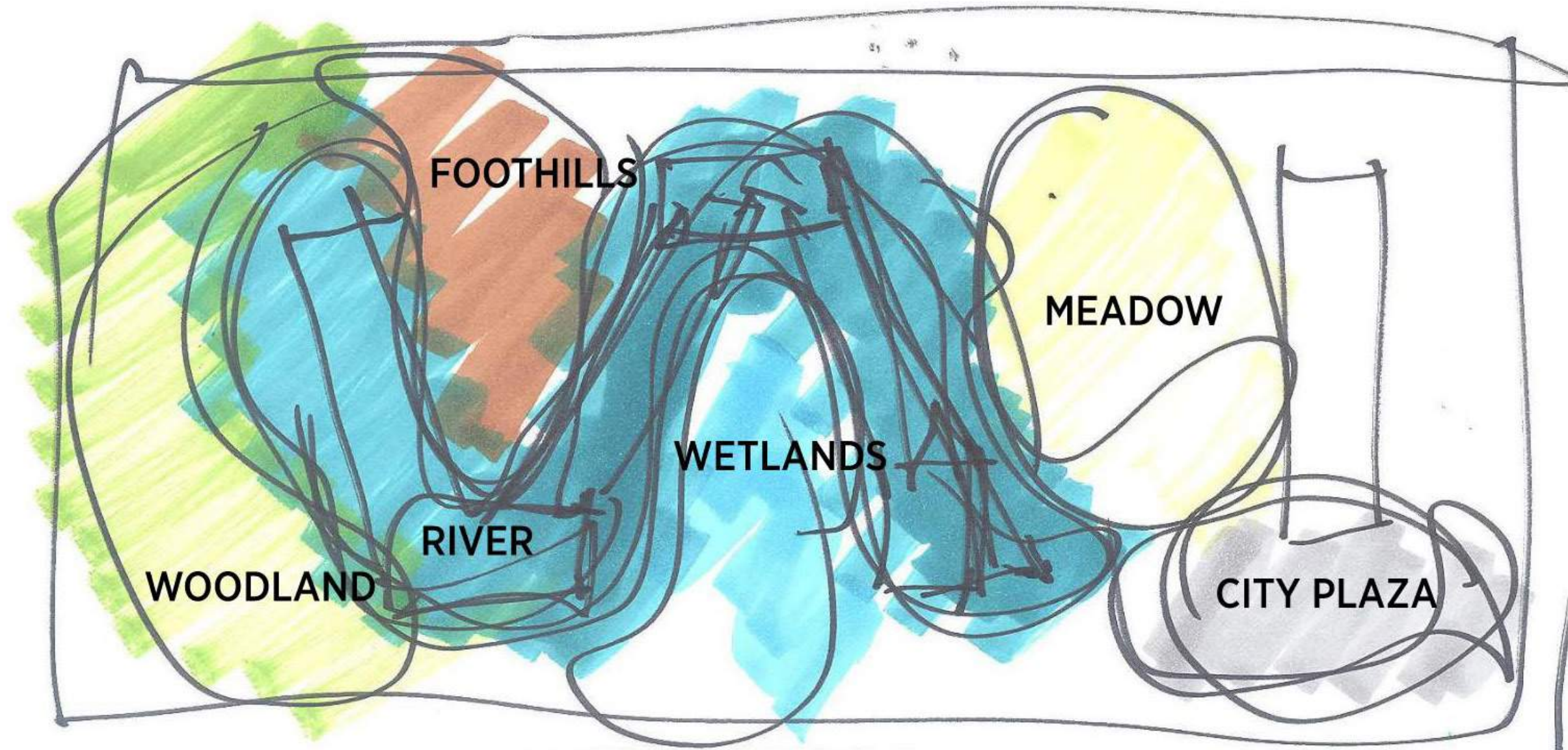
PRIVACY ANALYSIS

- Planting buffer and unit orientation protect privacy of immediately adjacent neighbors.
- Majority of units, and private entries, face into site rather than out towards neighbors.
- Existing and new street trees provide visual buffer.
- Distributed resident entries reduce foot traffic in any one area.
- Dumpsters to be located securely inside building.



LANDSCAPE DESIGN

DESIGN CONCEPT



LANDSCAPE INSPIRATION



WOODLANDS

FOOTHILLS

WETLANDS

MEADOW

PLAZA

OVERALL SITE PLAN



WOODLANDS



FOOTHILLS



WETLANDS



MEADOW



PLAZA



QUESTIONS?

