

# Peaceful Villa Redevelopment Team

## PROJECT TEAM

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Developer + Property Manager  
Home Forward

Architect  
BORA Architecture + Interiors

Landscape Architect  
PLACE

Community Engagement  
AB Cultural Drivers

General Contractor  
LMC Construction

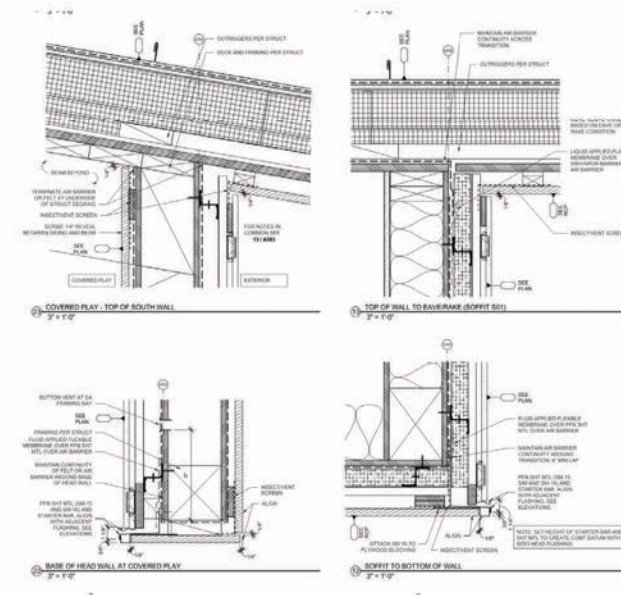
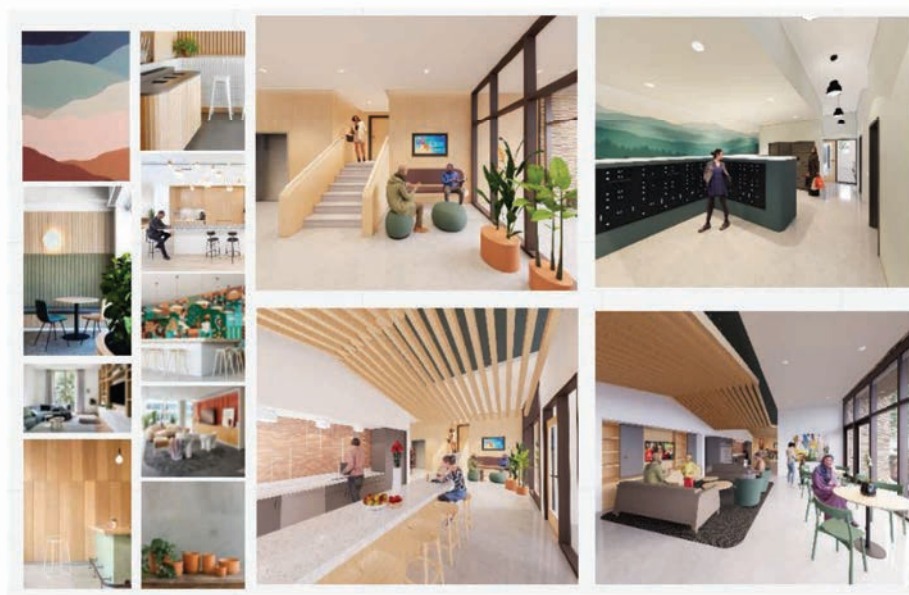
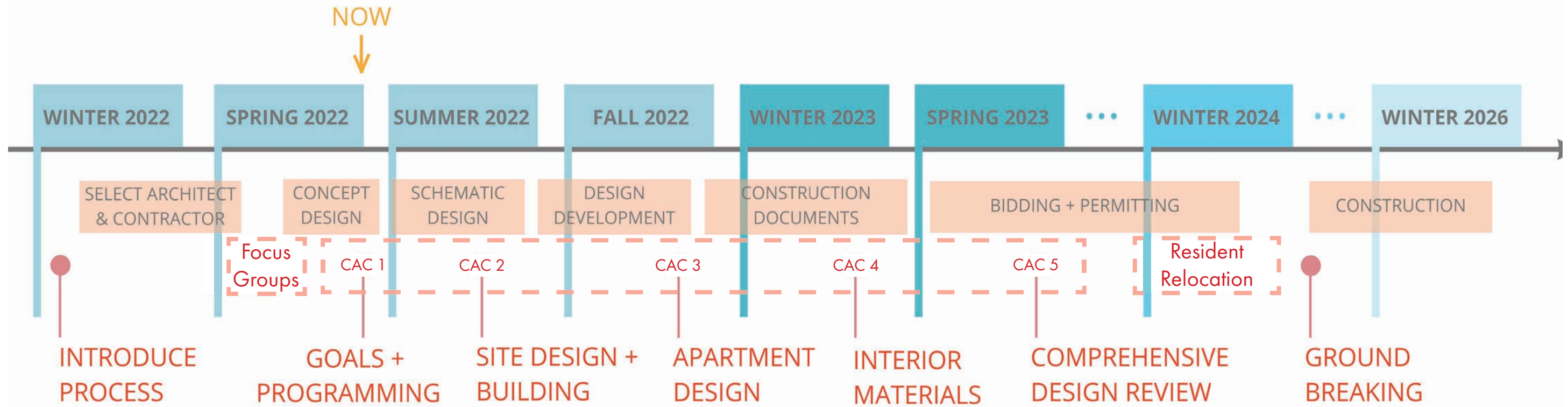








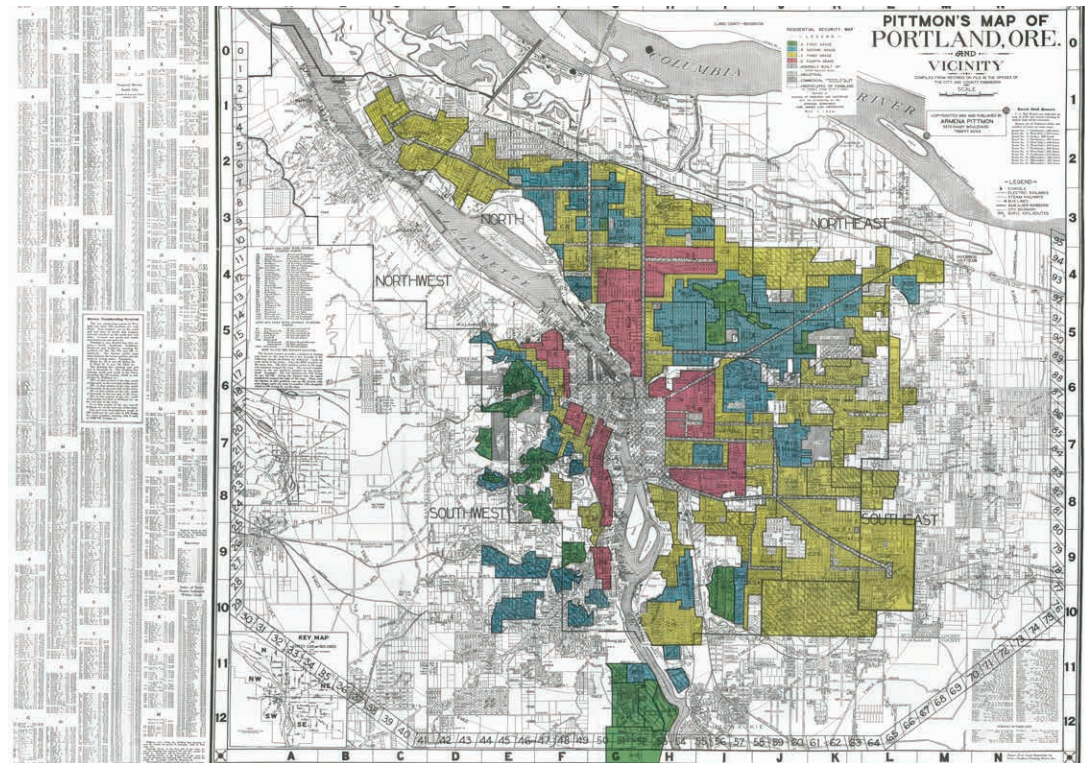
# Project Schedule



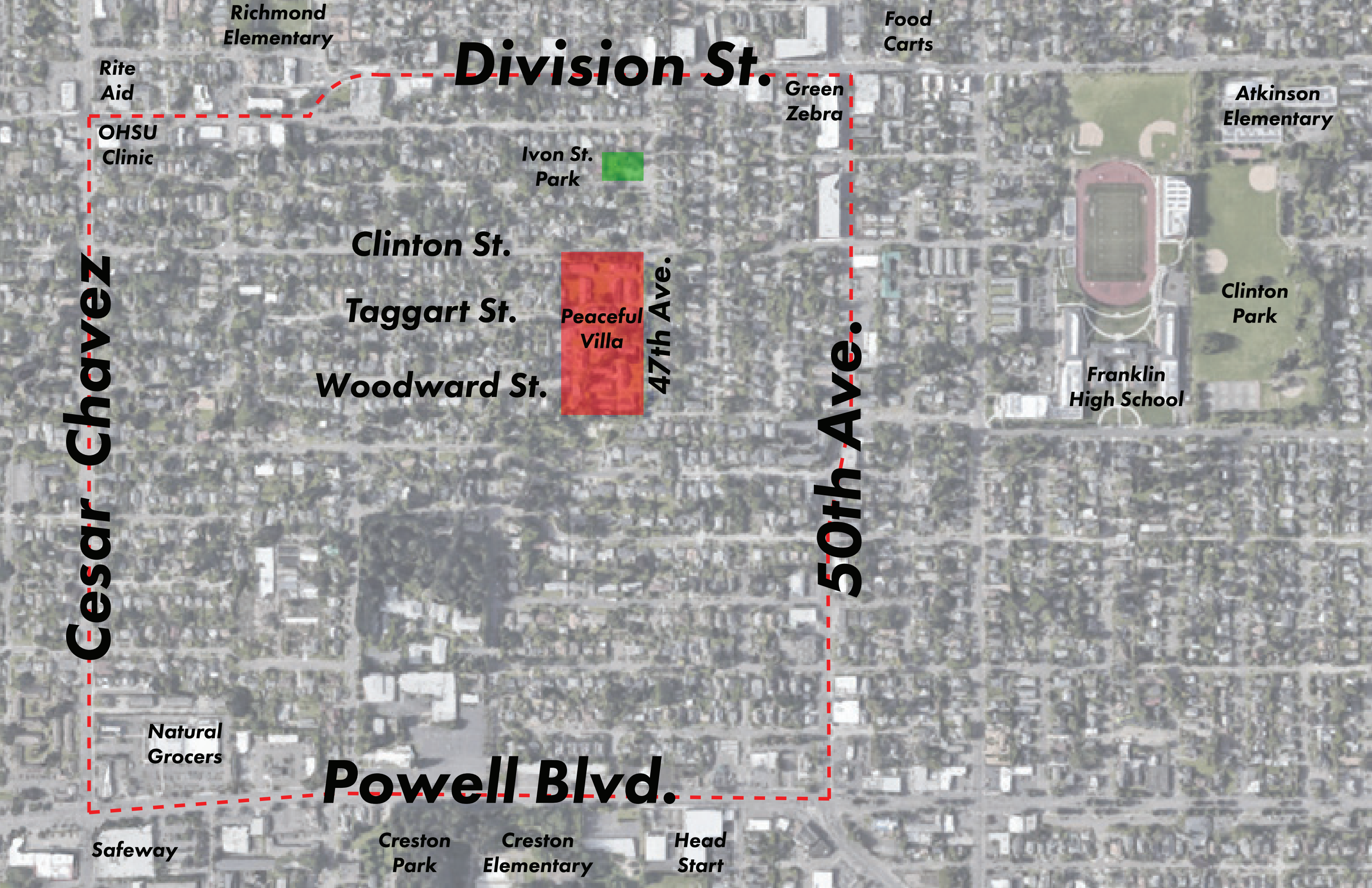


# DESIGN JUSTICE

Aims to challenge structural inequities by listening to and working with the communities who have been marginalized by design processes which reinforce the universalist norms of white supremacy, patriarchy, ableism, ageism and heteronormativity.







**Richmond Elementary**

**Food Carts**

**Division St.**

**Rite Aid**

**Green Zebra**

**Atkinson Elementary**

**OHSU Clinic**

**Ivon St. Park**



**Clinton St.**

**Taggart St.**

**Woodward St.**



**Peaceful Villa**

**47th Ave.**

**50th Ave.**

**Clinton Park**

**Franklin High School**

**Cesar Chavez**

**Powell Blvd.**

**Natural Grocers**

**Safeway**

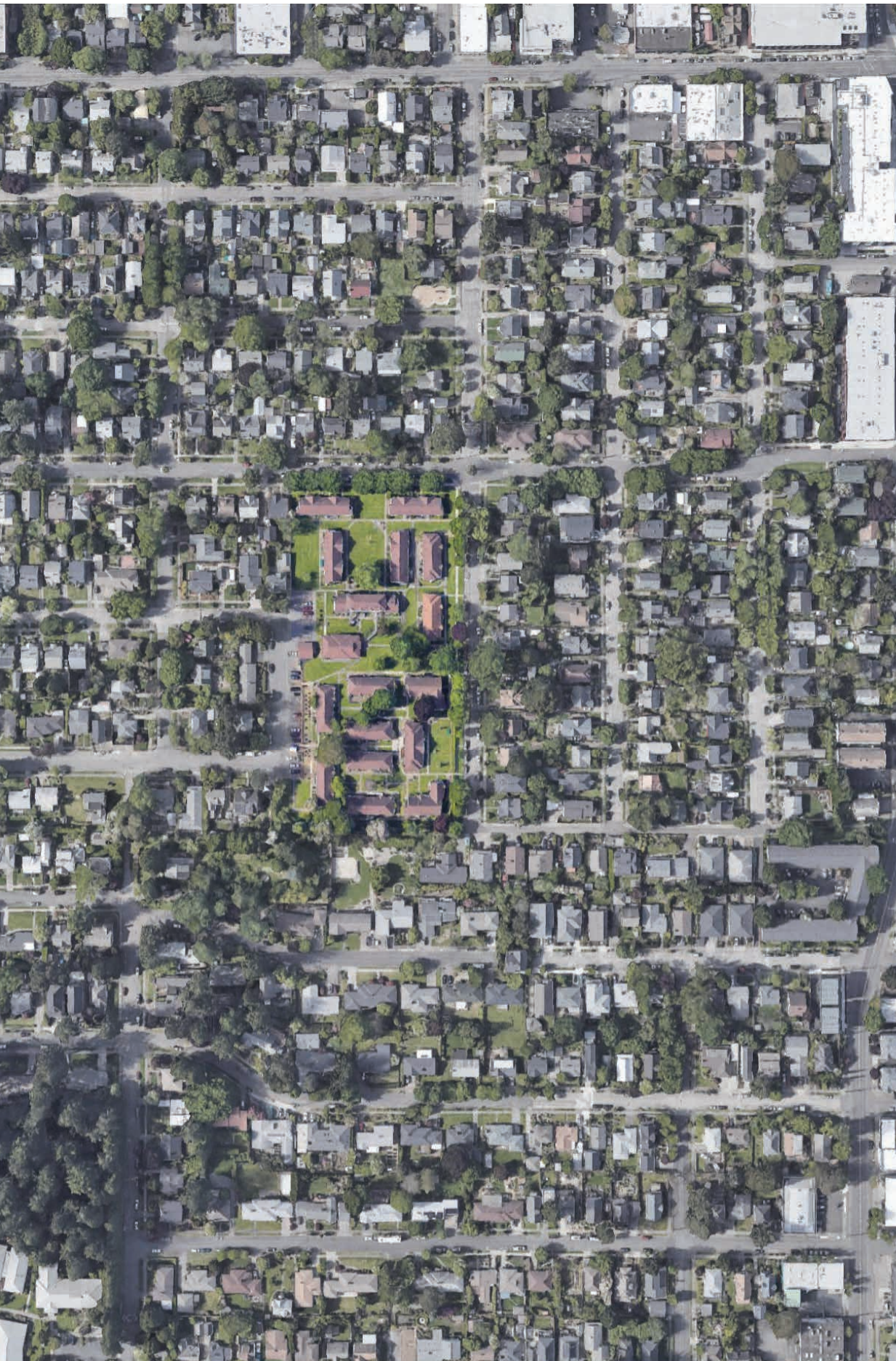
**Creston Park**

**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



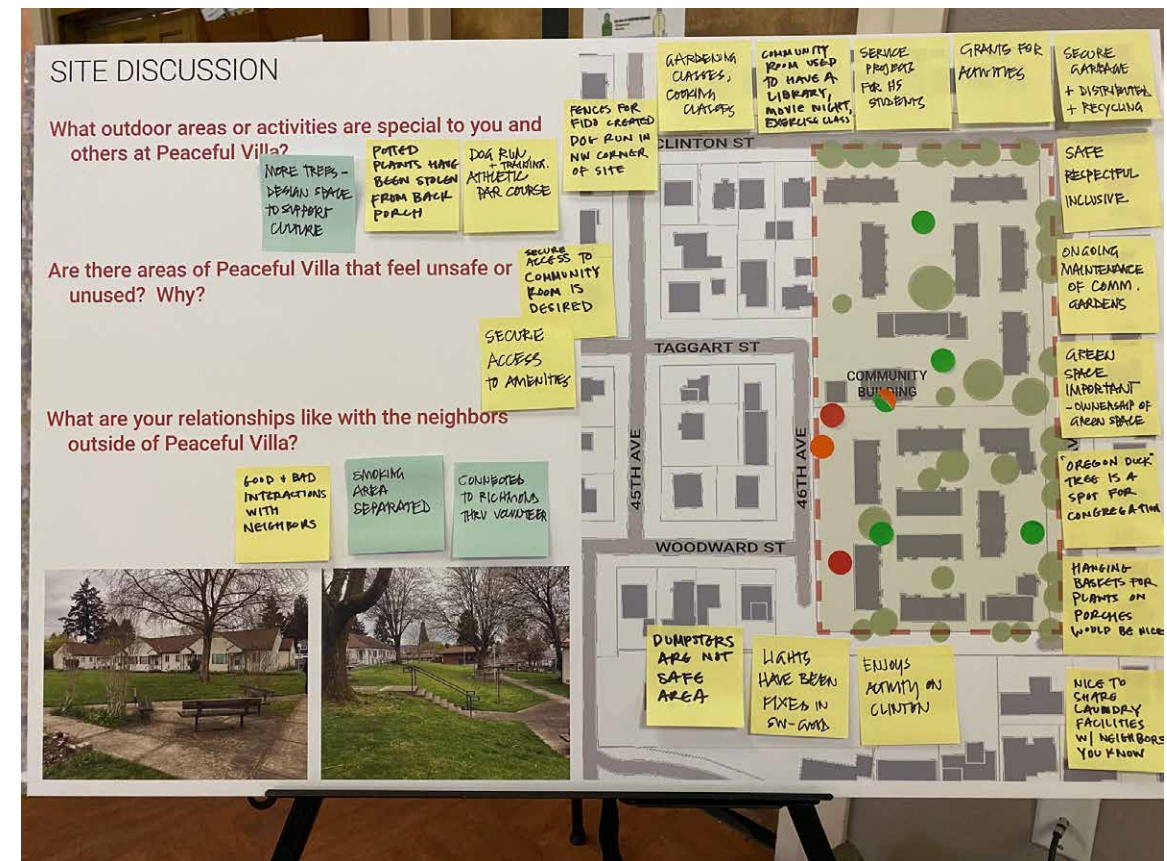
Existing Unit Kitchen



# Focus Groups

This is a summary from 4 previous resident meetings and 2 focus groups. These sessions informed the Conceptual Design.

- **Maintain calm and peaceful atmosphere**
- More activities and access to community
- **Need adequate car parking as well as improved access for public transit and biking**
- Secure and safe trash area
- Lots of accessible and adaptable units
- Balconies for viewing community spaces and watching kids play
- **Space for quiet both inside and outside apartment**
- Desire for gardens and access to nature
- **Focus on equity and inclusion**
- Design that serves one population will benefit others
- **Create welcoming space that fosters a sense of belonging**
- **Design for safety**





## Ventilation

How much air?  
How is it delivered?  
How is it controlled?  
How is energy recovered?



## Access

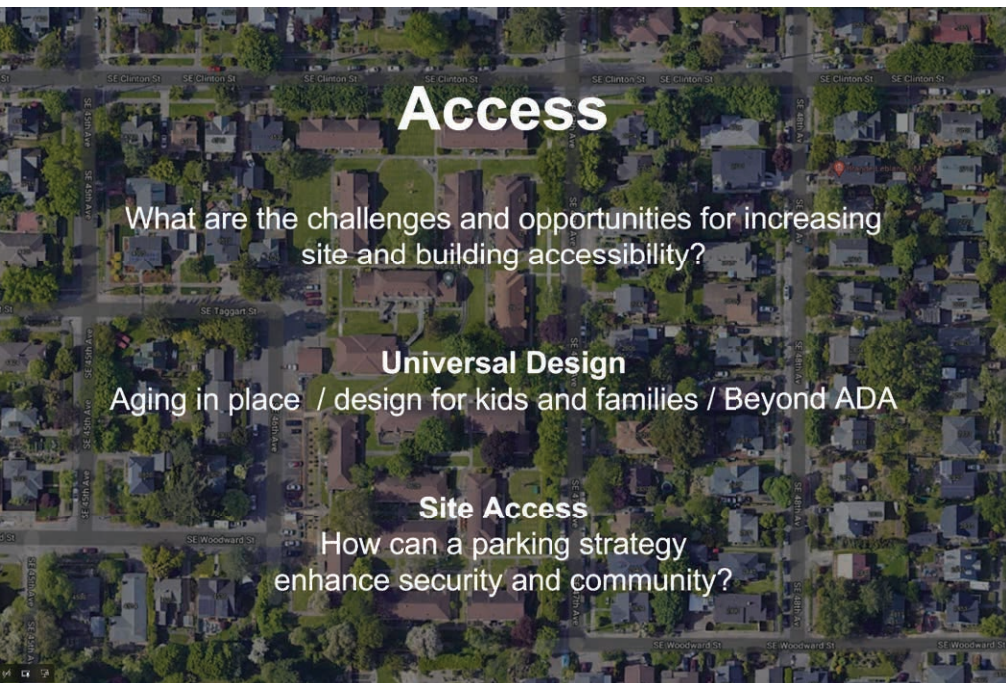
What are the challenges and opportunities for increasing site and building accessibility?

### Universal Design

Aging in place / design for kids and families / Beyond ADA

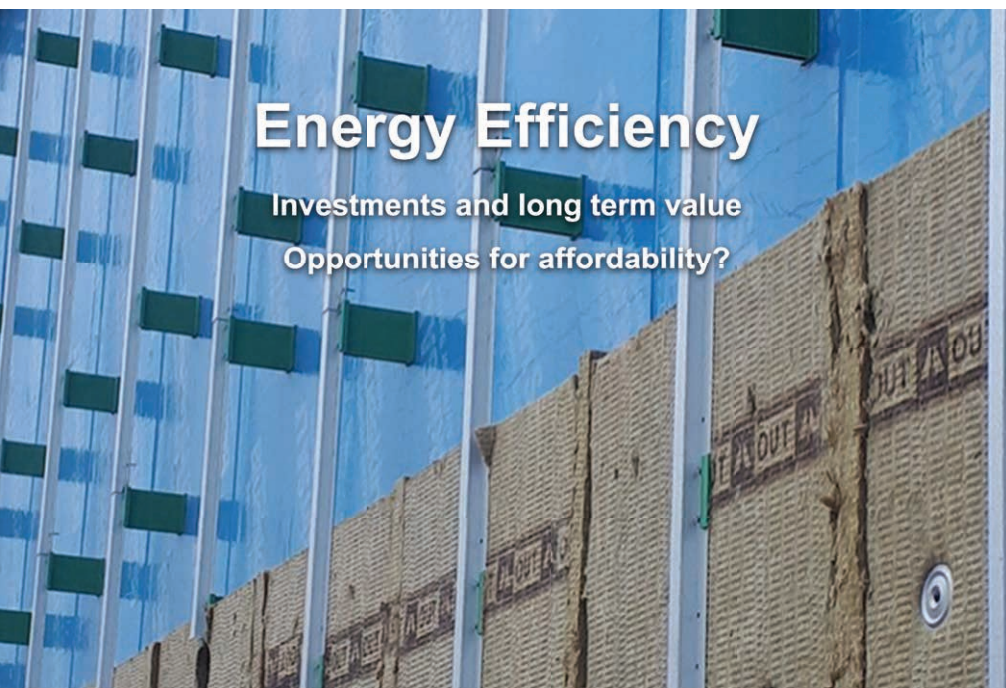
### Site Access

How can a parking strategy enhance security and community?



## Energy Efficiency

Investments and long term value  
Opportunities for affordability?



## HEALTH

1. **Prioritize occupant health** by focusing on indoor air quality
  - Prioritize ventilation, filtration, and dehumidification in each unit
  - Achieve a high level of air sealing to **guard against smoke**
  - Avoid all on-site combustion
2. Identify commonplace hazardous materials and select substitutions in advance of cost modeling
3. Provide **acoustic environments that allow for privacy** between individual units and interior/exterior spaces

## INTERIOR ENVIRONMENT

1. Maximize occupant comfort and **ease of use** while minimizing system complexity
2. Glaze and orient units to create comfortable radiant environments

## LIGHTNING ROUND

1. Seek opportunities to reuse existing wood flooring
2. Explore **outdoor places that provide thermal comfort**
  - e.g. Warmed bench or splash pad
3. Leverage **on-site energy generation** as an affordability strategy



# Main Street Guidelines



## URBAN DESIGN

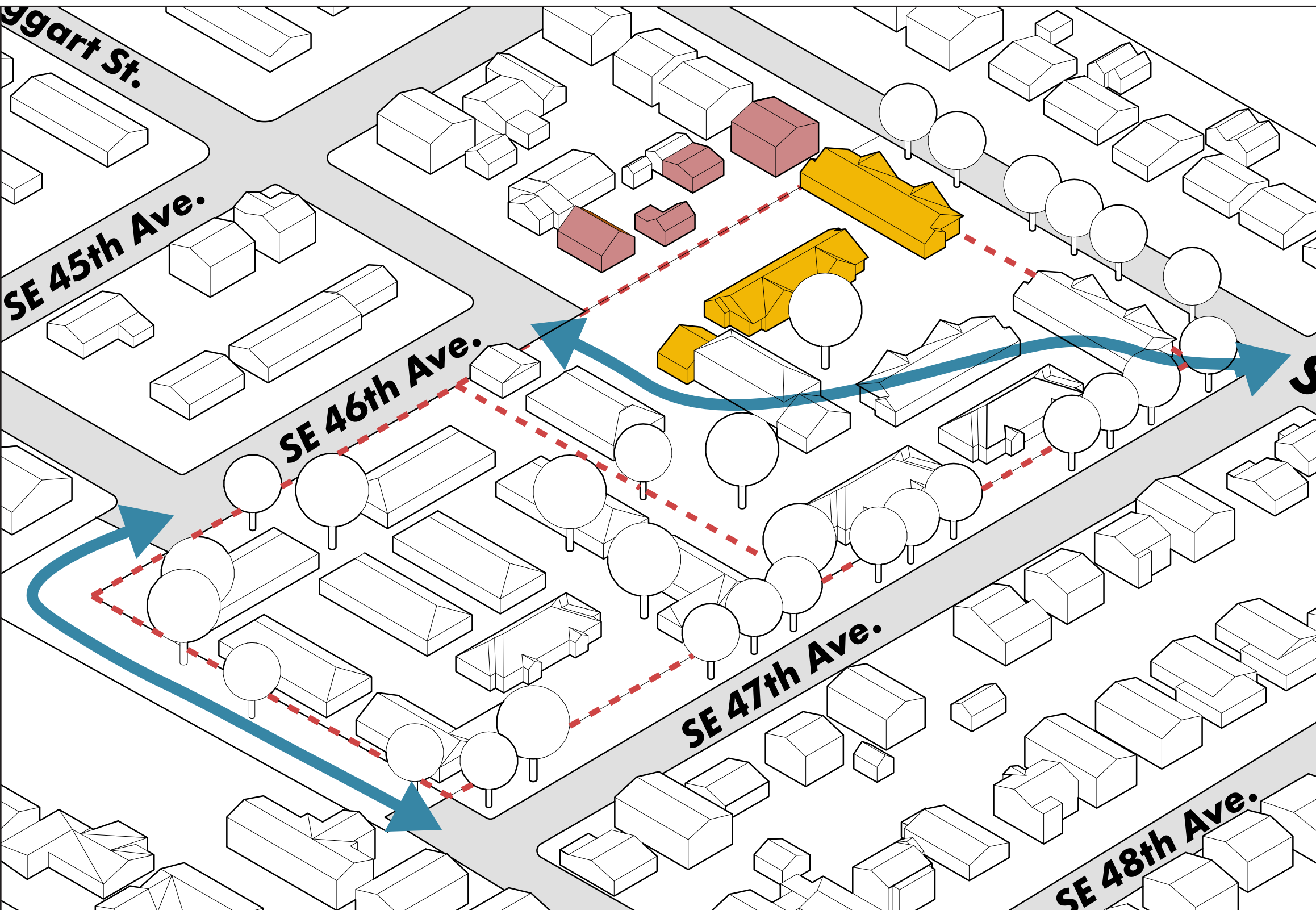
- Encourage diversity of income and family-oriented housing
- Develop gateways and connections to celebrate place
- Preserve the existing tree canopy
- Emphasize sustainability, art and education features
- Encourage pedestrian and bicycle connectivity
- Provide both quiet and active outdoor amenities for all to use

## ARCHITECTURE

- Establish relationship with adjacent context through massing, roof forms, and human scale
- Minimize blank walls above second story
- Be sensitive to neighbors daylight and privacy
- Build to last with durable, low-maintenance materials
- Private entries at the ground floor units helps build community



# Site Analysis

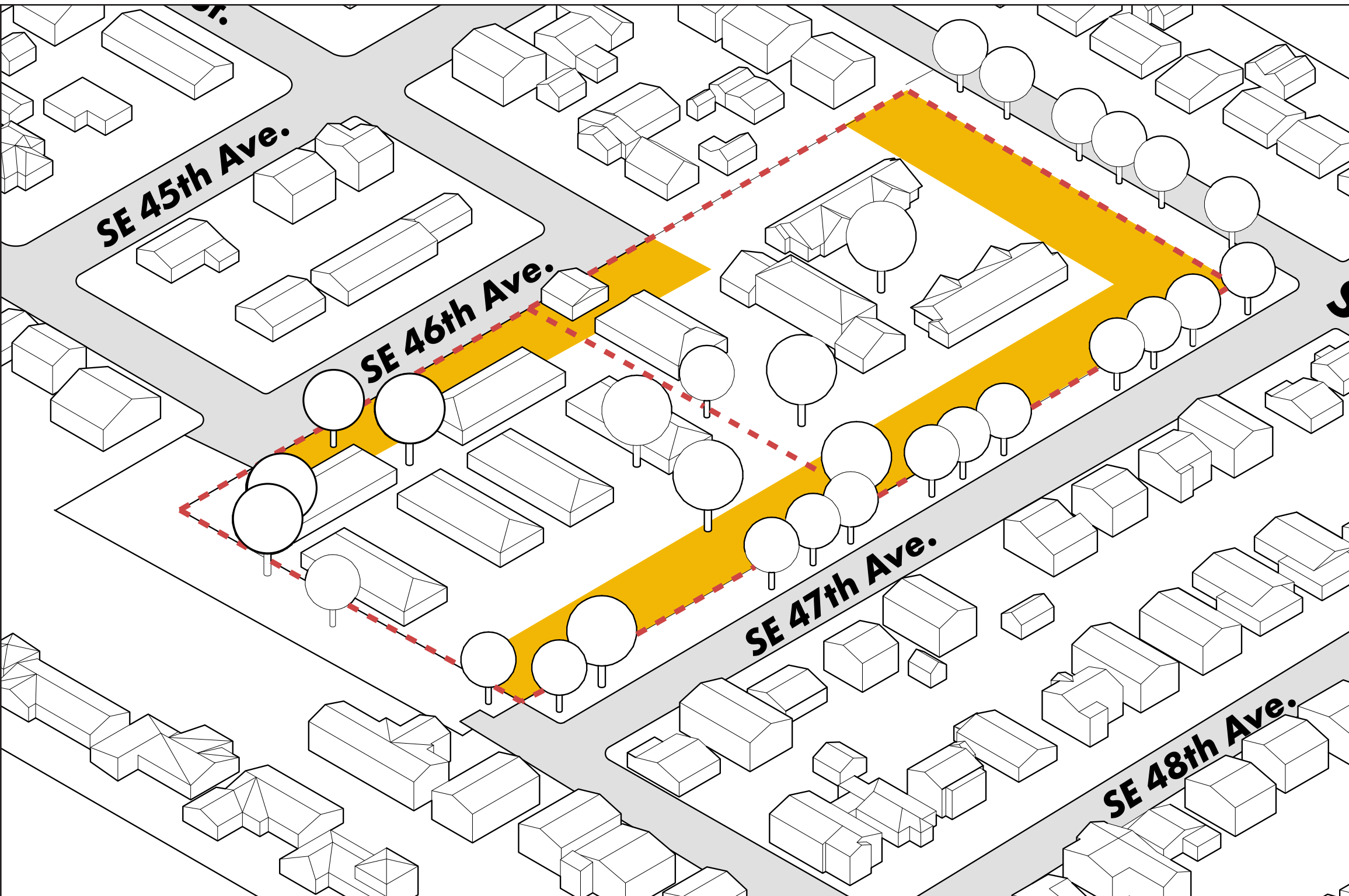


## INFLUENTIAL SITE CONDITIONS

- Improve pedestrian connectivity
- Consider daylight, air and privacy of existing neighbors



# Site Analysis

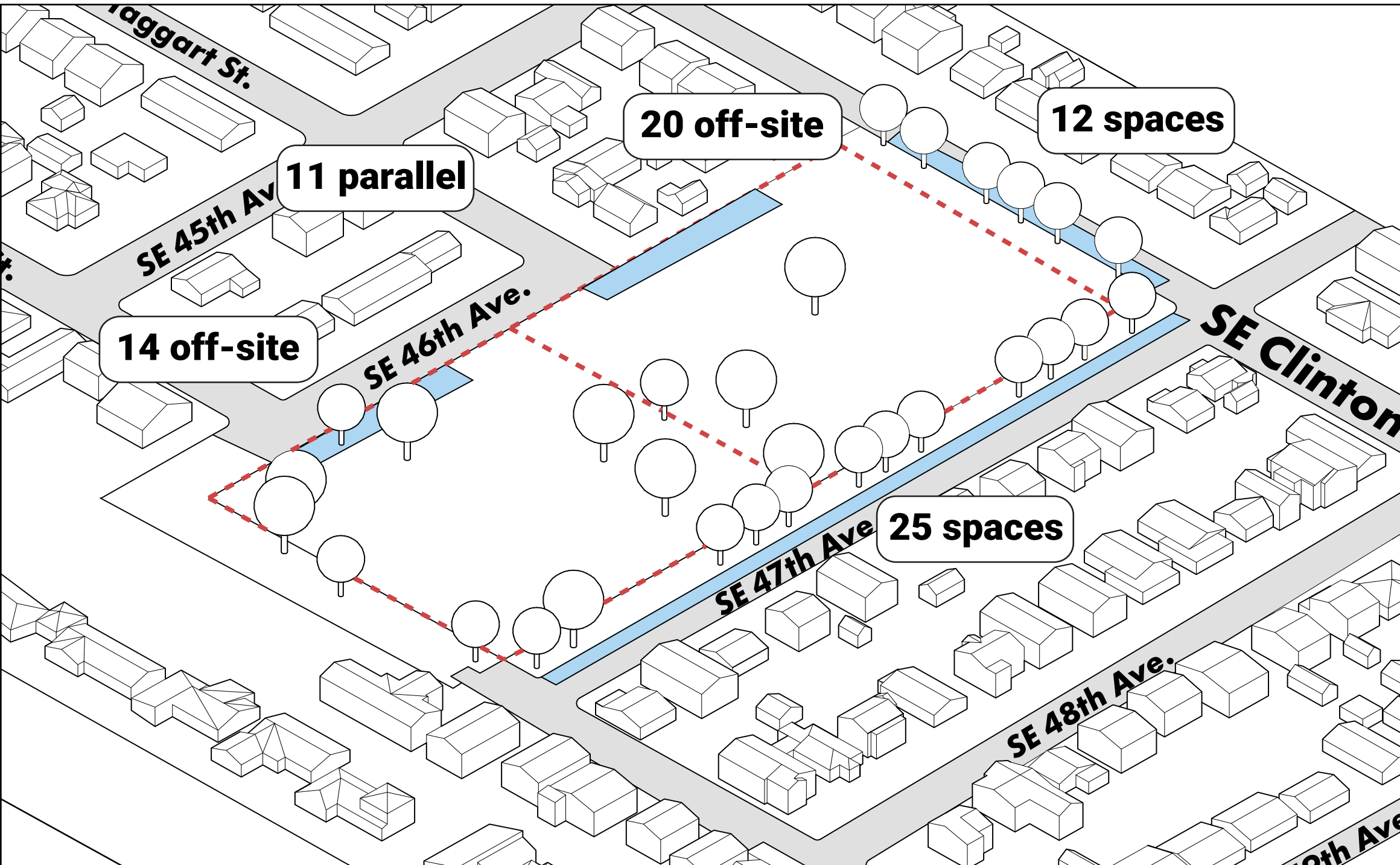


## ADDRESSING NEIGHBORHOOD SCALE

- Reducing massing
- Articulating facades
- Creating inhabitable pedestrian edges



# Site Analysis

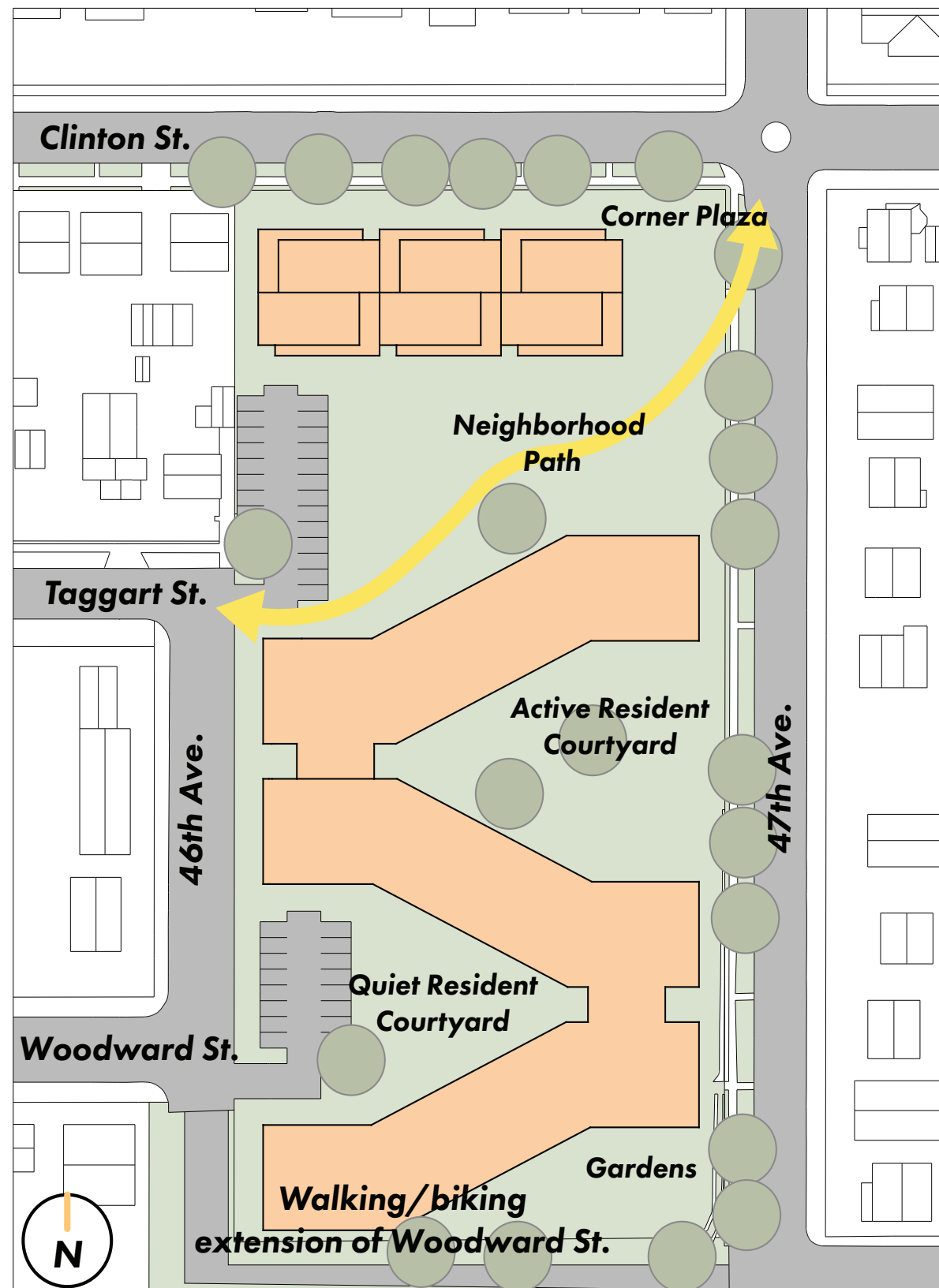


## PARKING DESIGN/ CONSIDERATIONS

- Distribute parking for resident convenience to ease added traffic for neighborhood



# Conceptual Design Scheme



- Be responsive to neighborhood scale
  - Site 2-story buildings along Clinton St.
  - Set back buildings along Clinton St. to match adjacent residences
  - Present narrow ends of larger buildings to 46th and 47th Ave
  - Articulate building facades
- Provide buffer to adjacent neighbors
- Distributed parking for convenience and traffic reduction
- Create a variety of outdoor activity zones, both quiet and active, public and resident-focused
- Buildings oriented to step down hill while providing a shaded site and optimal solar orientation