

Dekum Court CAC #2

Introduction

Program Organization

Site Plan

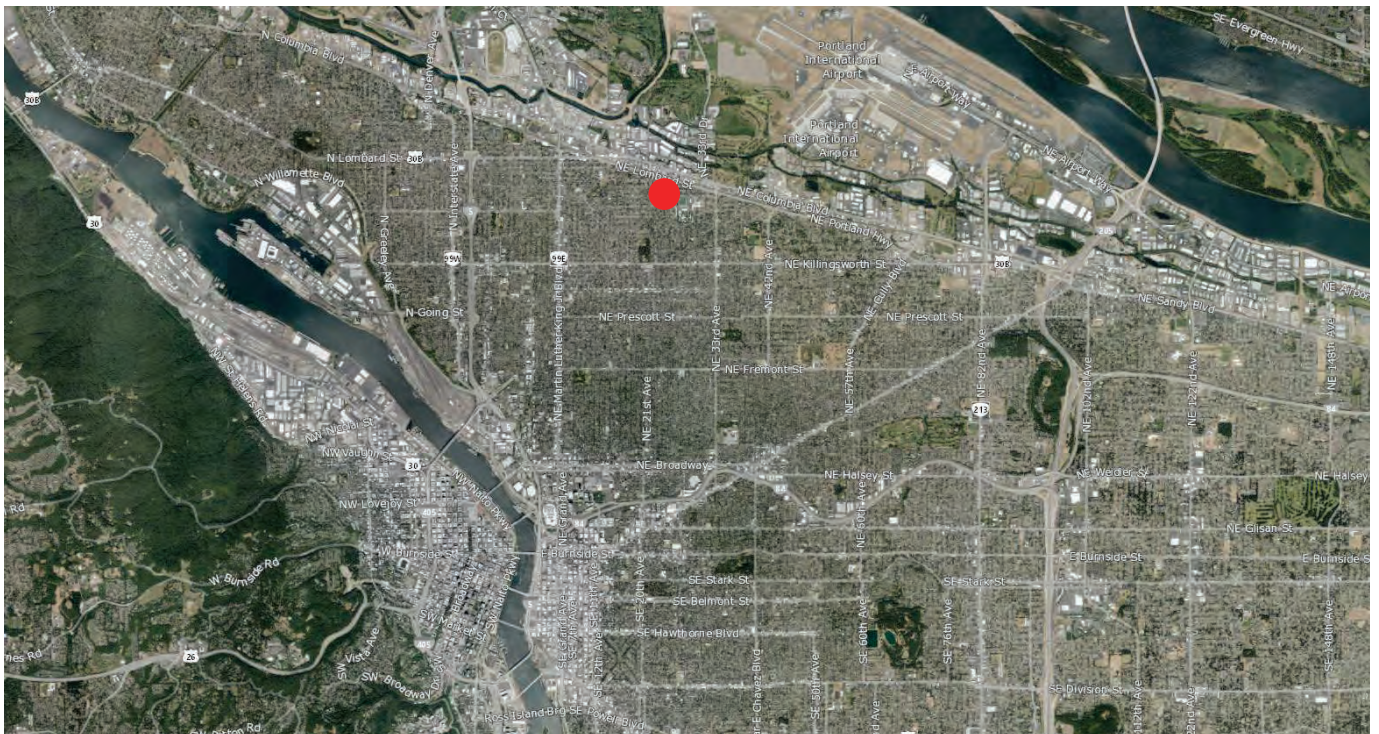
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Dekum Court, CAC #2

May 06, 2020

Context

Portland, Oregon



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Context

Northeast Portland



Context

Dekum Court



Dekum Court

Original Development - 1971



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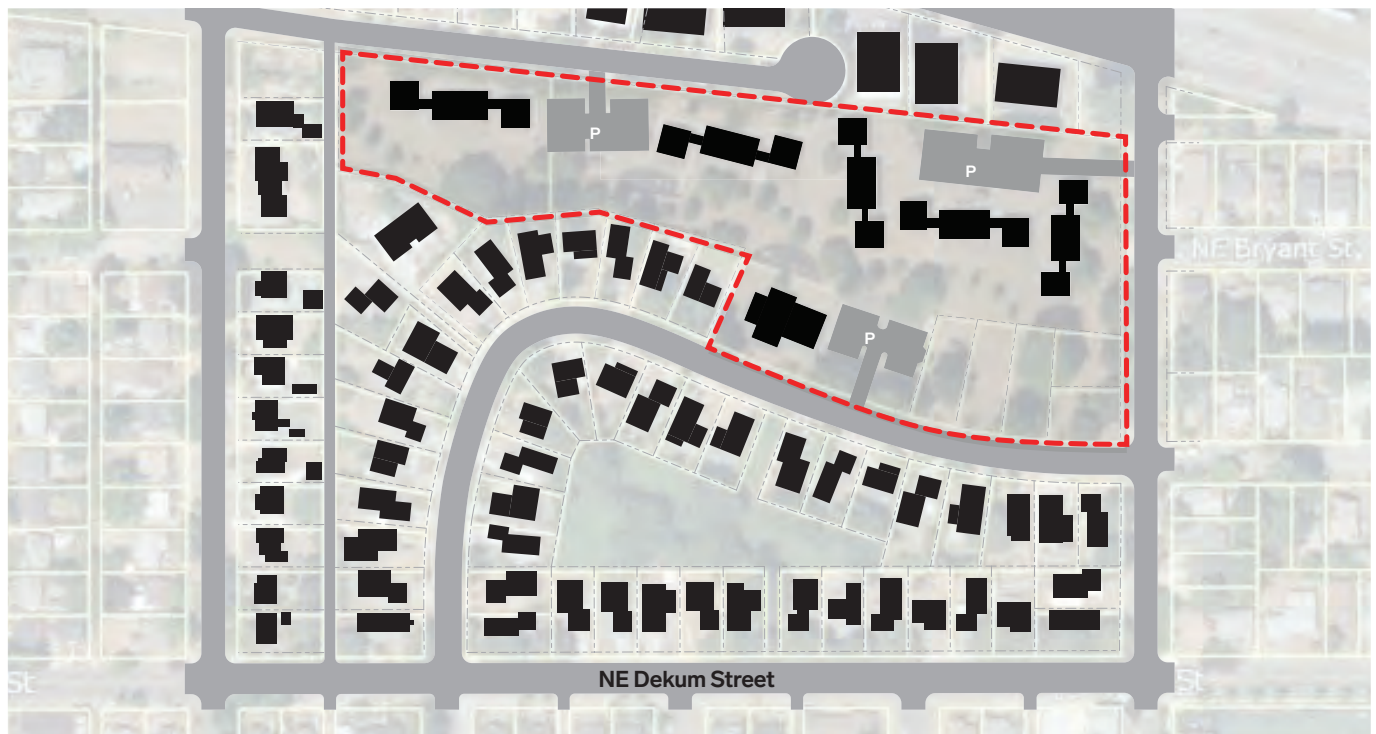
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Dekum Court

1971 - Present



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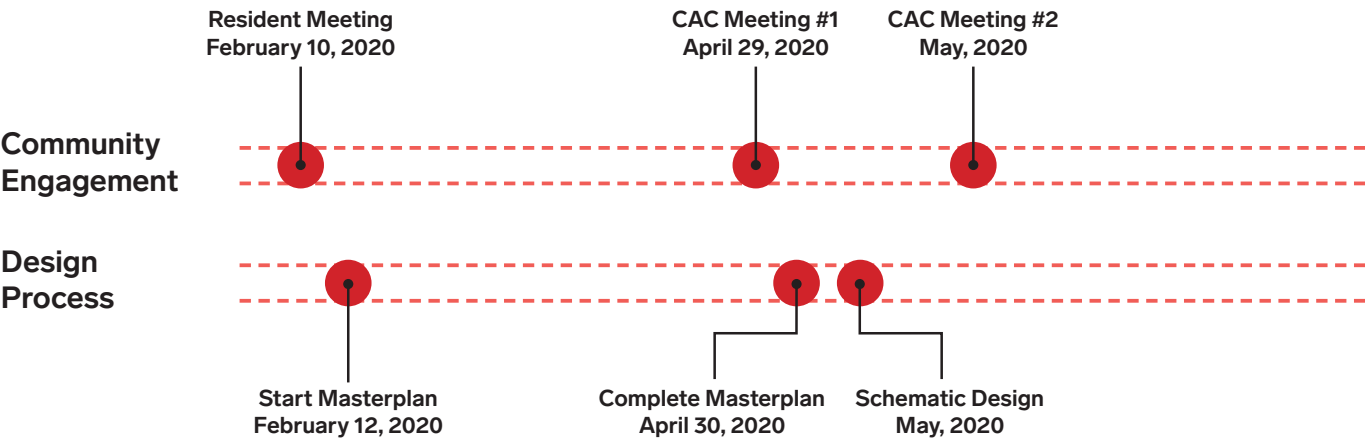
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Dekum Court



Schedule



Resident Feedback

From Meeting on February 10, 2020

Dekum Court “Likes”

1. The neighborhood is great.
2. Both the site and the neighborhood are safe for kids.
3. The kids are all friends—they play together and look out for each other, regardless of age.
4. There's plenty of open space for kids to play soccer and ride bikes.
5. Dekum Court is quiet, in spite of the proximity of Columbia Blvd.
6. Everybody knows everybody at Dekum Court—people are neighborly.
7. Every resident has the opportunity to have a garden adjacent to their apartment.

Dekum court “Dislikes”

1. There's much noise between units, both up-to-down and side-to-side.
2. There's a lack of visual privacy—some living room windows look into bedrooms.
3. Bathrooms don't have windows.
4. Exterior walls aren't insulated.
5. There are no laundry facilities on site.
6. Topography is a challenge—the hillside is steep and people slip and fall.
7. Bedroom sizes vary greatly.
8. Space heaters are low on the wall and make furnishing (small) rooms difficult.
9. Cross ventilation is poor, —there aren't screen doors or ceiling fans.
10. There are no dishwashers.

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Draft of Guiding Principles



Create Community

- Strengthen the existing Dekum community.
- Create stronger connections to the surrounding neighborhood.
- Preserve neighborhood amenities and character such as views and trees.
- Architecture responds to existing neighborhood pattern and scale.



Active Landscape

- Maintain access to outdoor space from each home through the use of gardens and shared yards.
- Activate the landscape by creating shared community resources at the ground level.
- Prioritize people over cars by reducing parking impact and providing strong pedestrian connections



Healthy Home

- Provide healthy indoor environments.
- Utilize ventilation, daylighting, and low voc materials for comfortable environments.
- Provide efficient homes with low energy bills for residents.
- Design units to be accessible, equitable, and enjoyable.



Innovative Affordability

- Explore new models for building affordable, high quality housing.
- Utilize regional resources, technology, and expertise.
- Explore modular plans for efficient construction.
- Provide family sized housing units.
- Engage in Resource Stewardship.

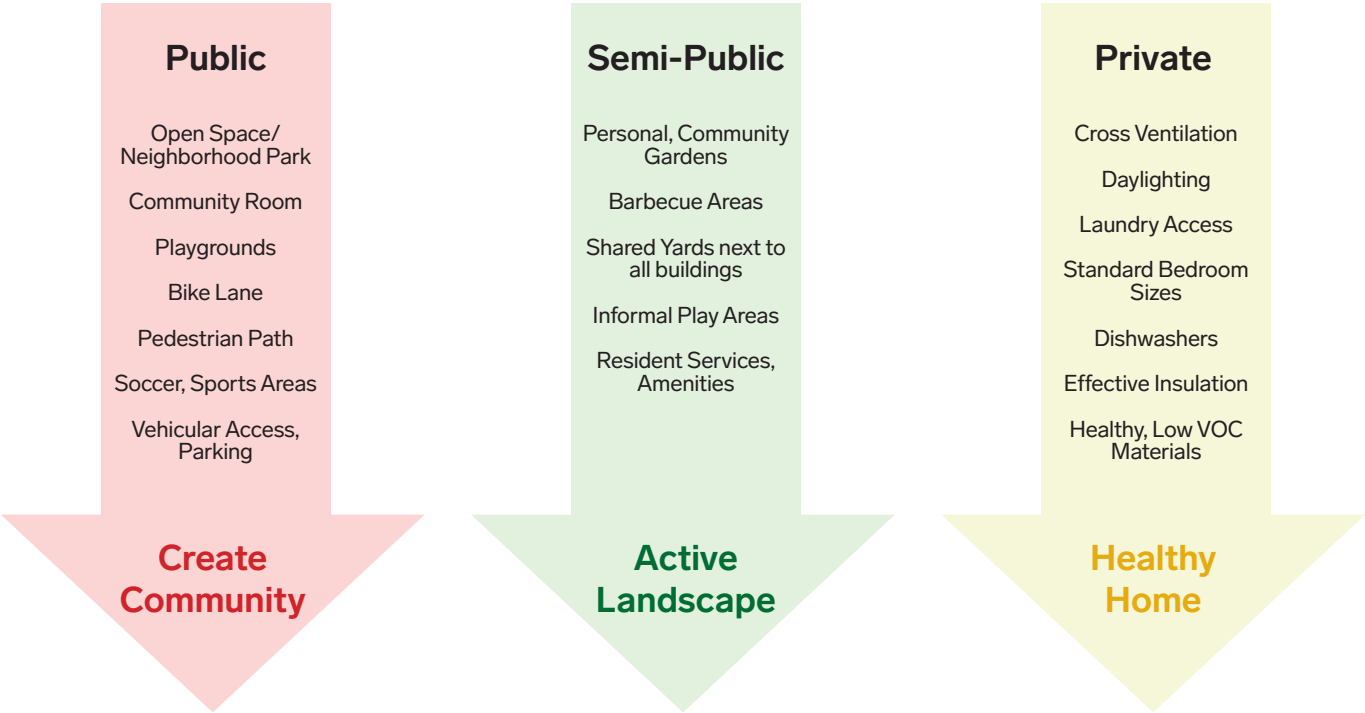
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Draft of Program Organization



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- Introduction
- Program Organization**
- Site Plan

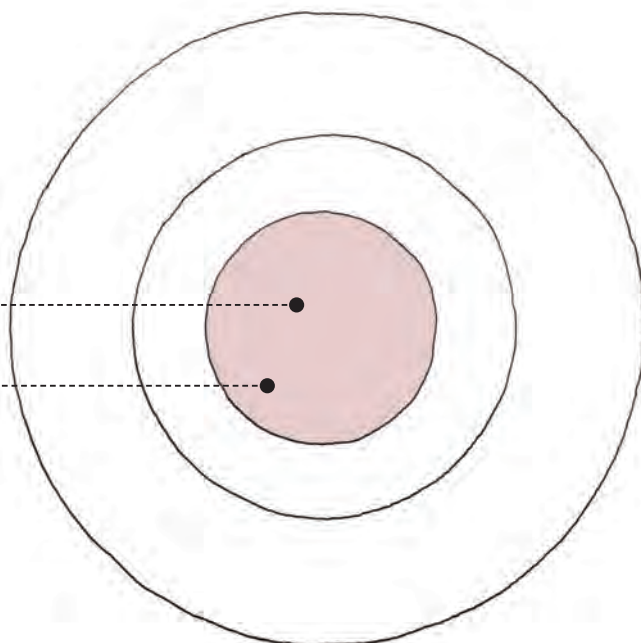
Central Common Space



Community Room



Playground



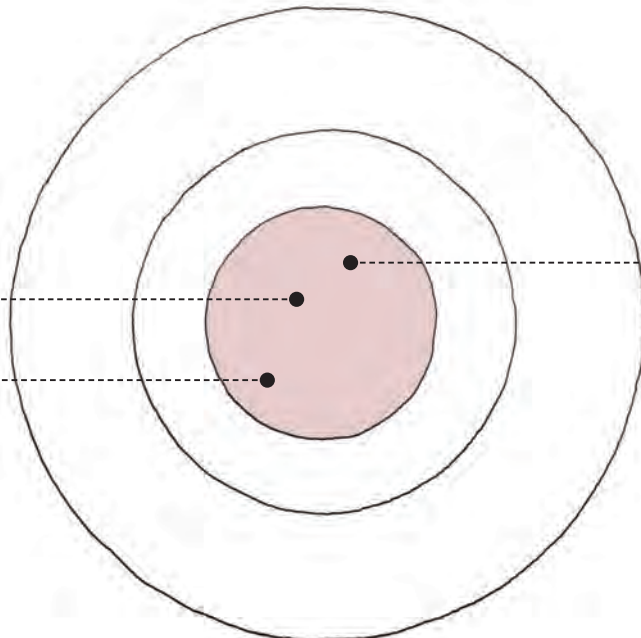
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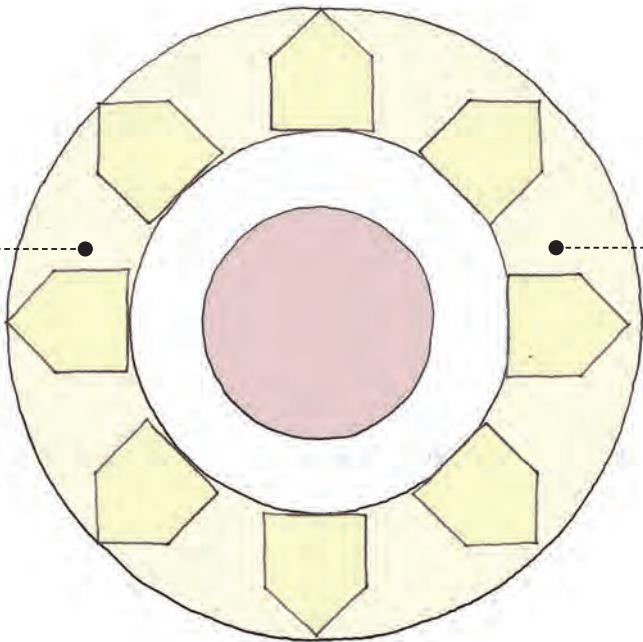


Resident Services

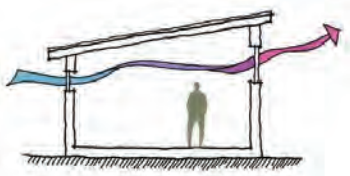
Healthy Home



Daylighting



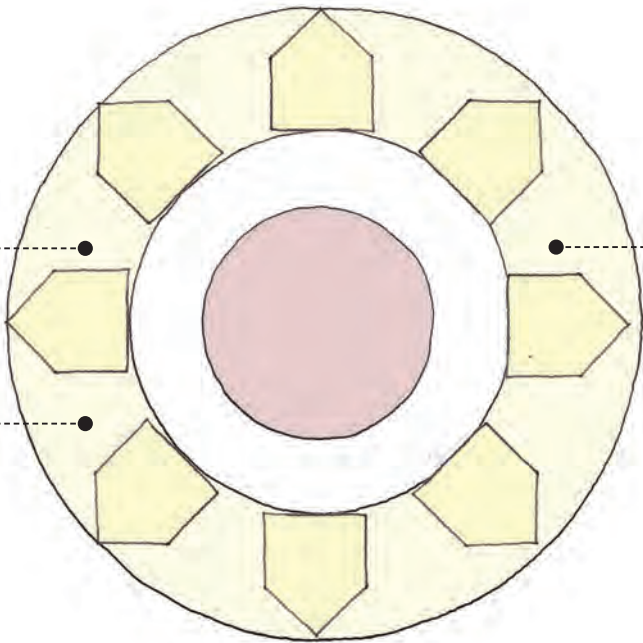
Cross Ventilation



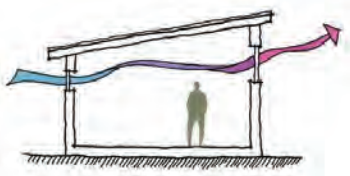
Healthy Home



Daylighting



Cross Ventilation



Outdoor Access



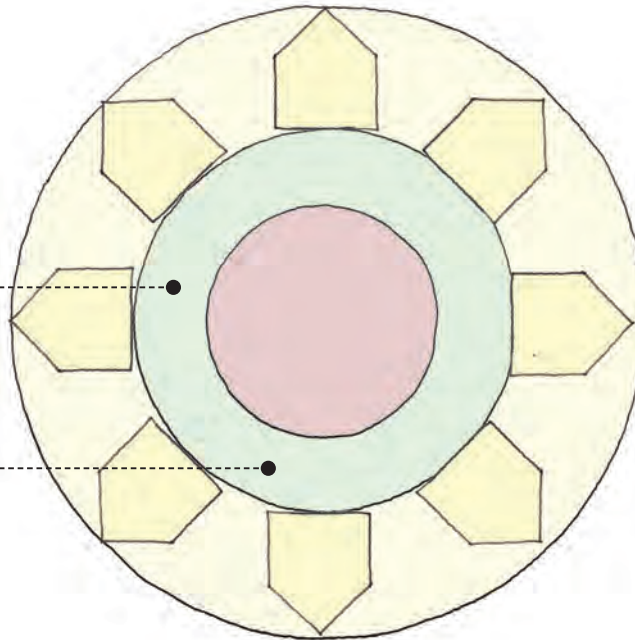
Active Landscape



Gardens



Play Areas



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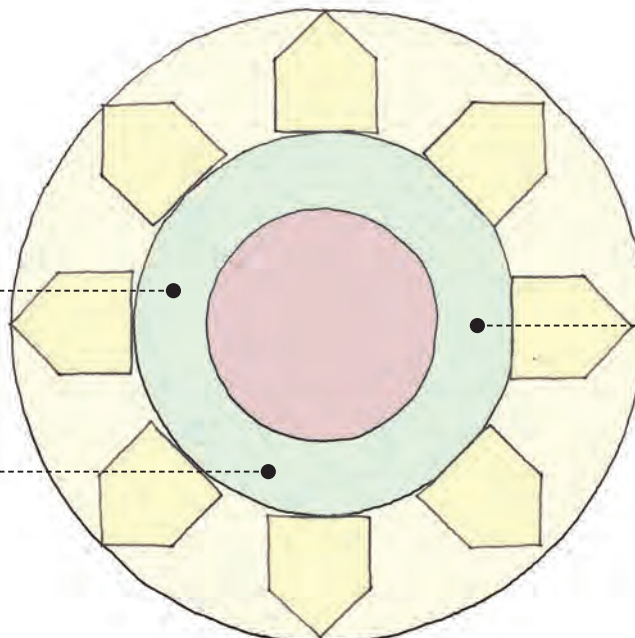
Active Landscape



Gardens



Play Areas



Shared Yards



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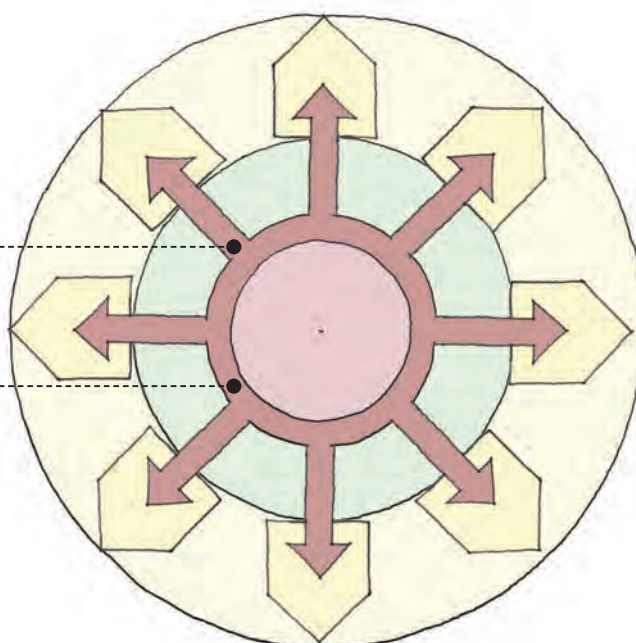
Access



Bikes



Pedestrians



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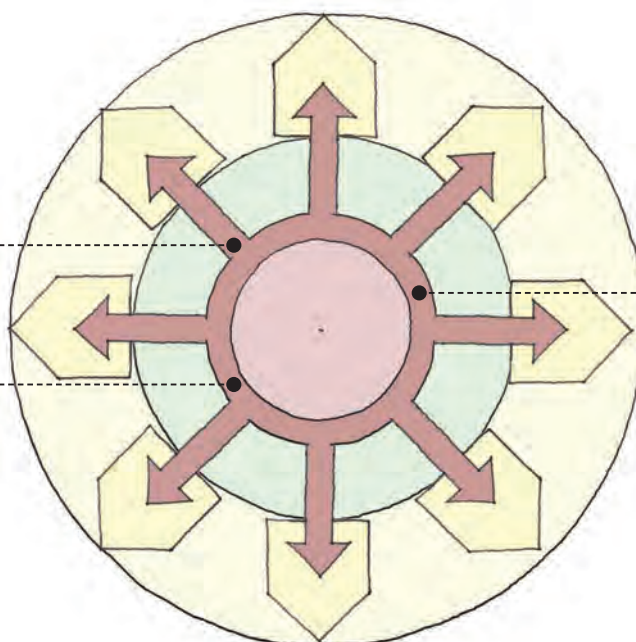
Access



Bikes



Pedestrians



Cars



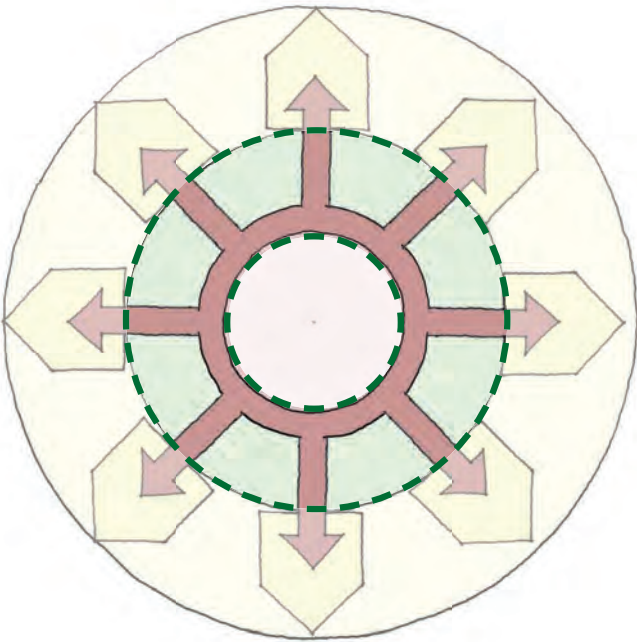
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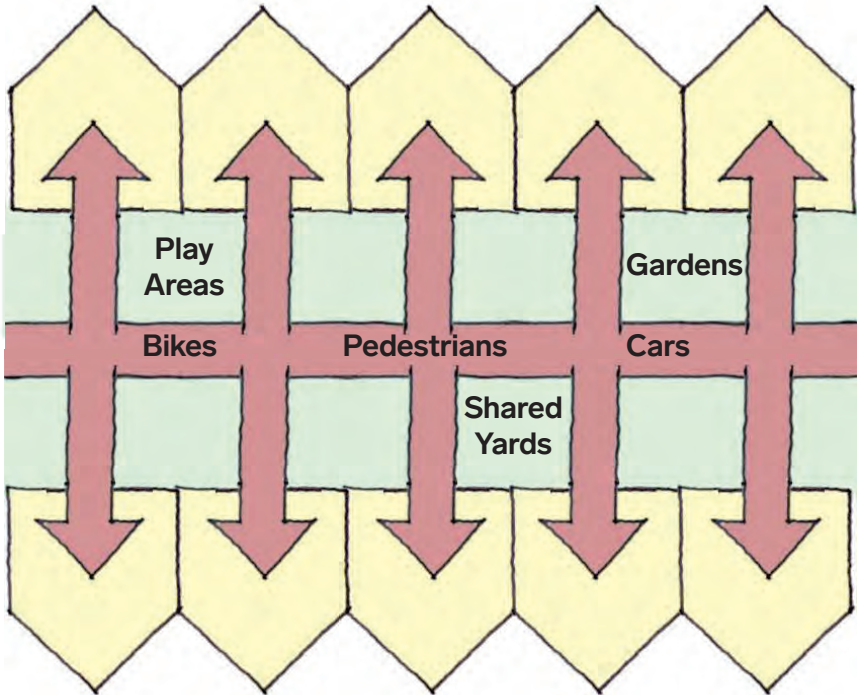
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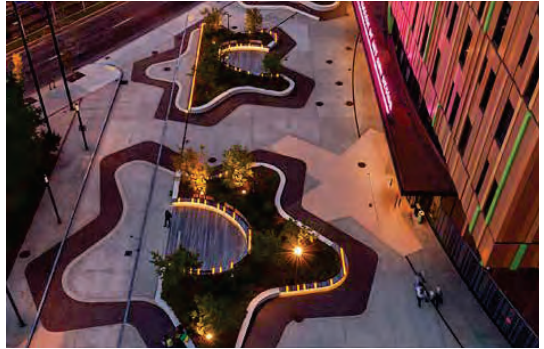
Garden Street



Garden Street



Garden Street



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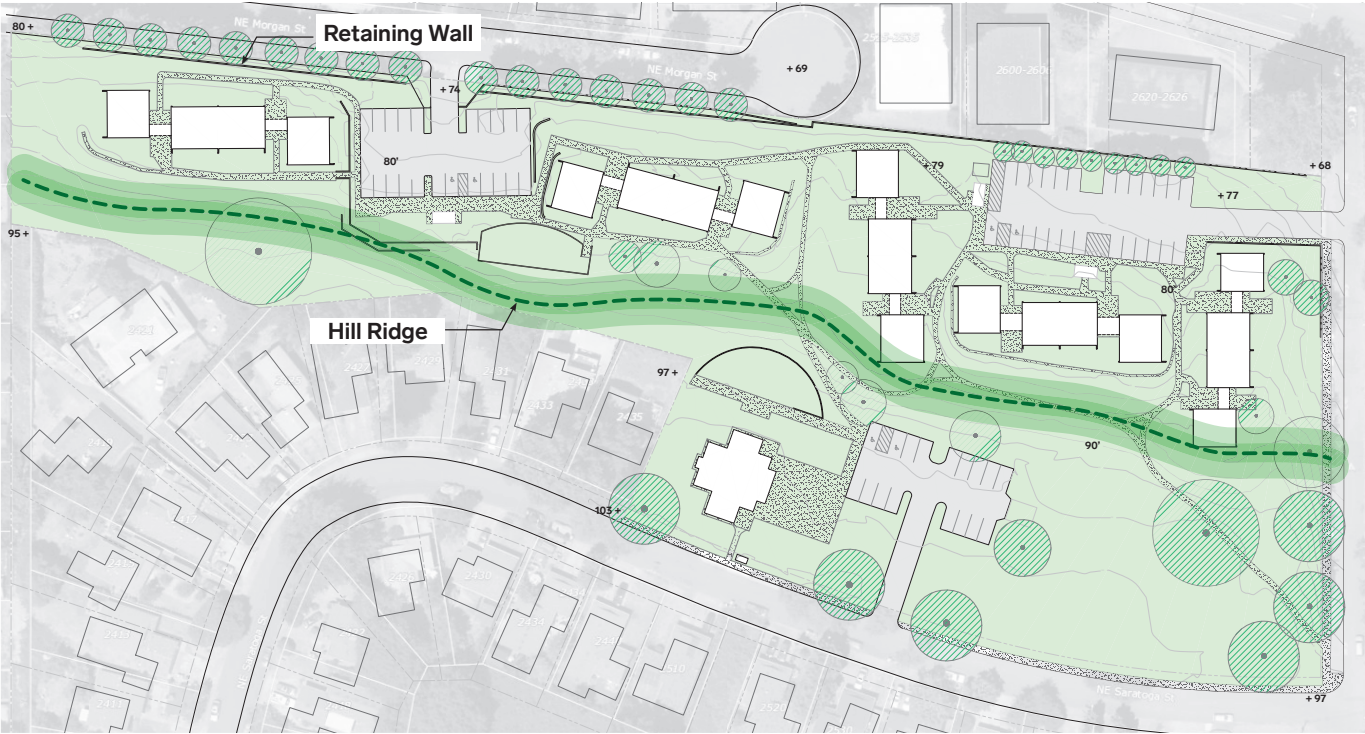
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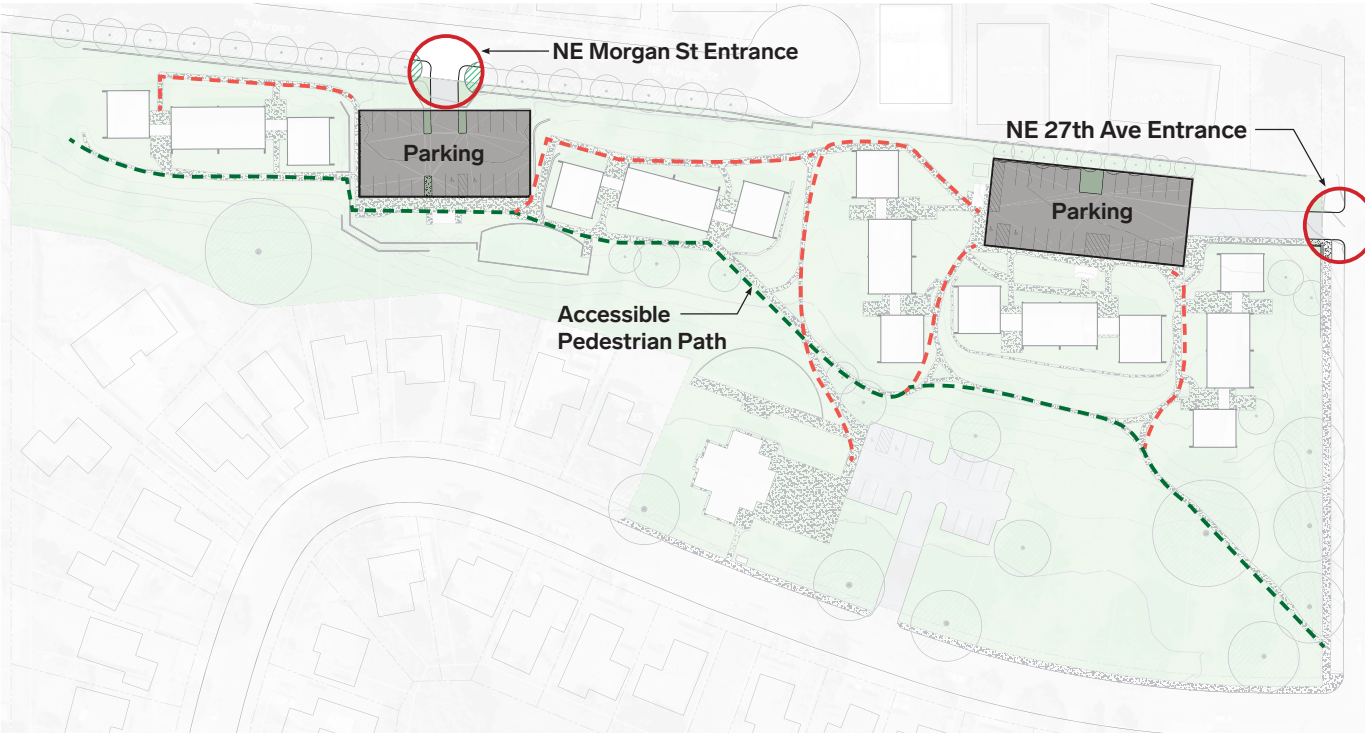
Site Conditions

Topography



Site Conditions

Vehicular, Pedestrian Access



Site Conditions

Community Amenities



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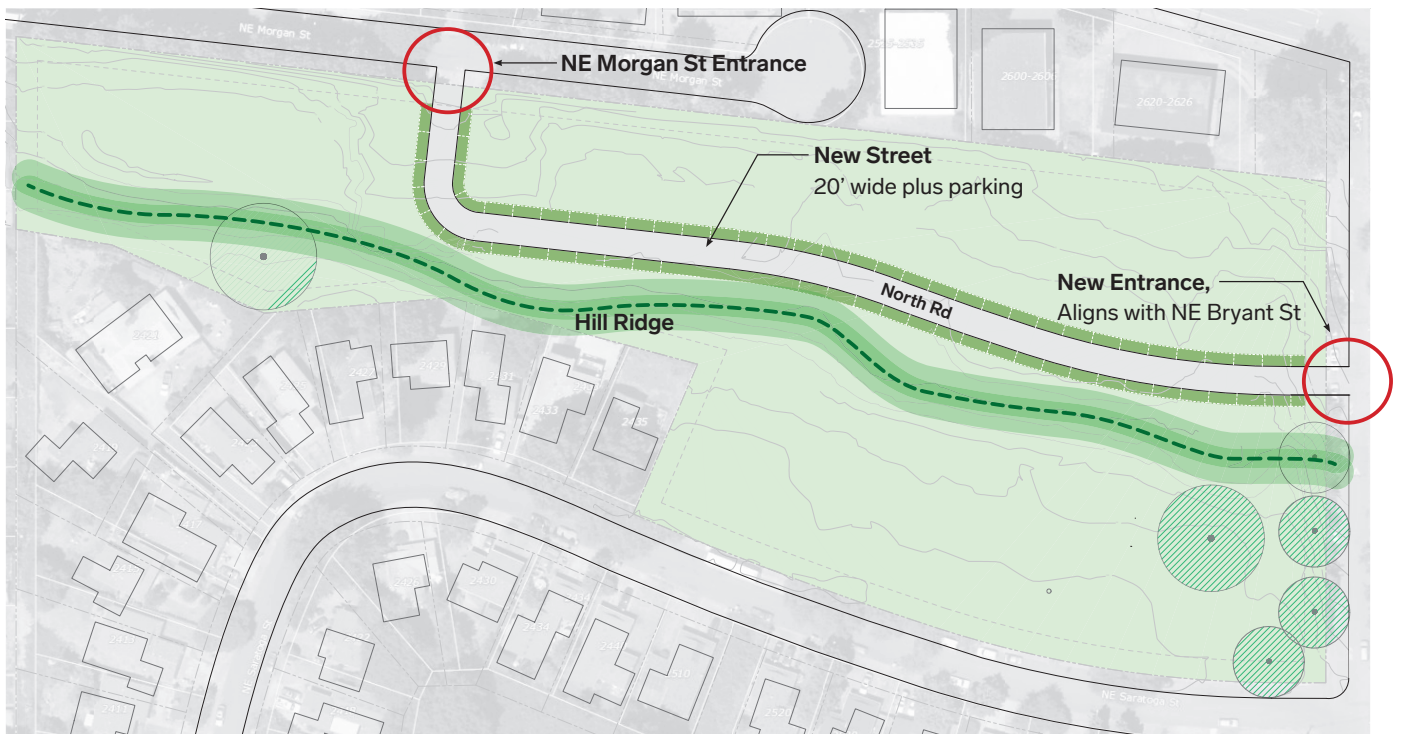
0'

64'

37

Proposed Street

Connection to Surrounding Neighborhood



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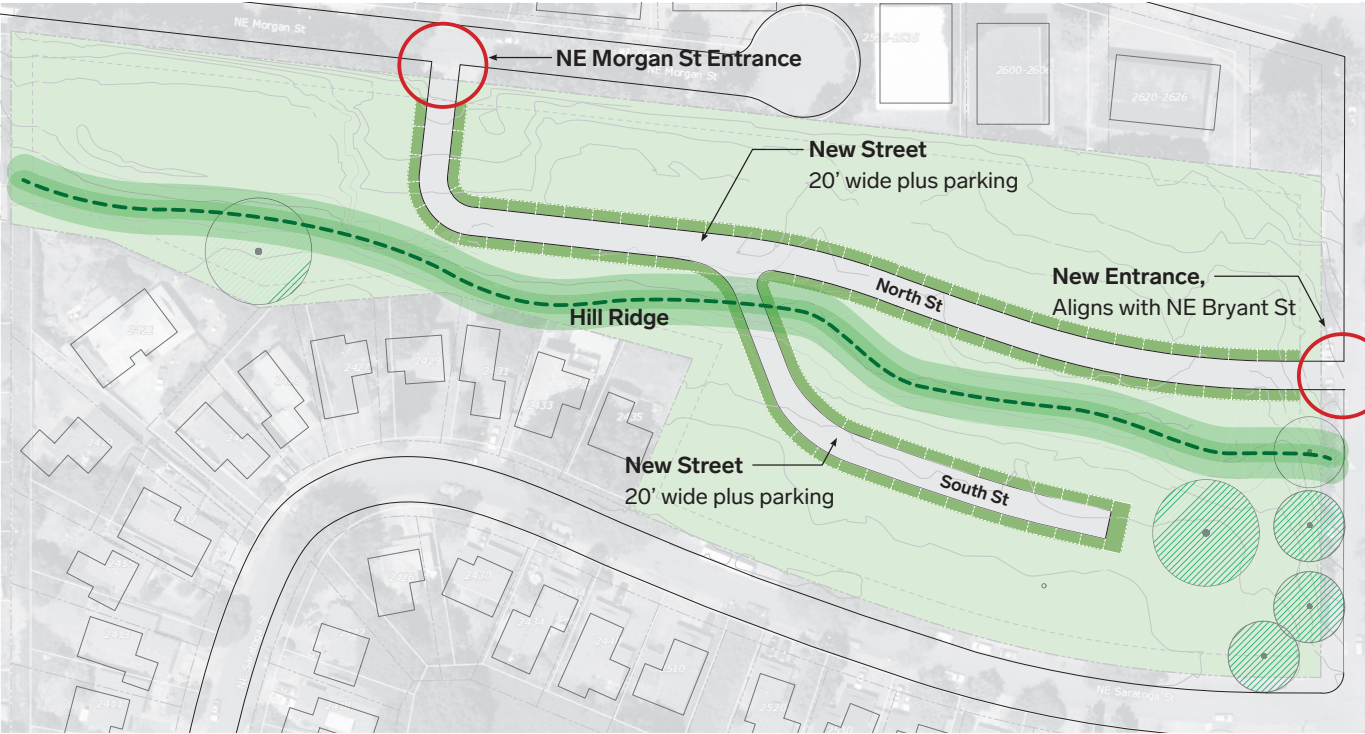
0'

64'

38

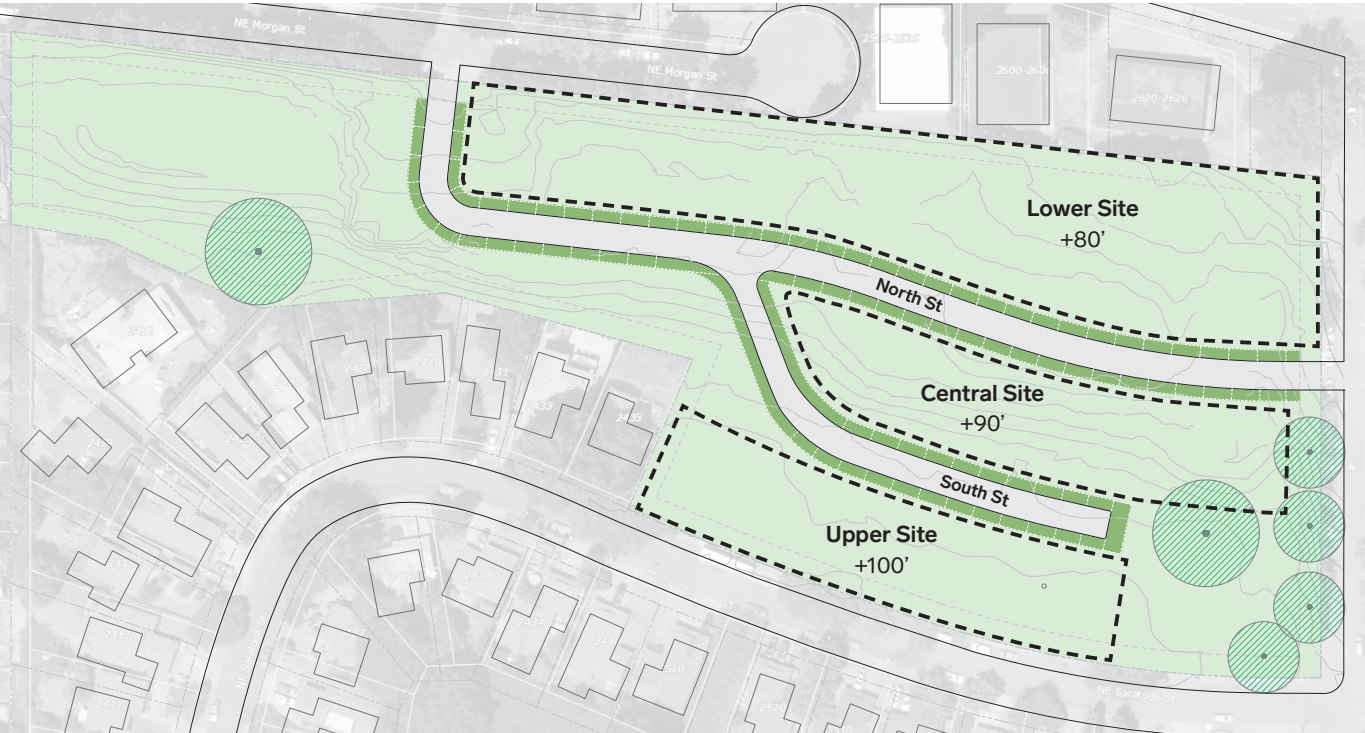
Proposed Street

Divides Site Equally



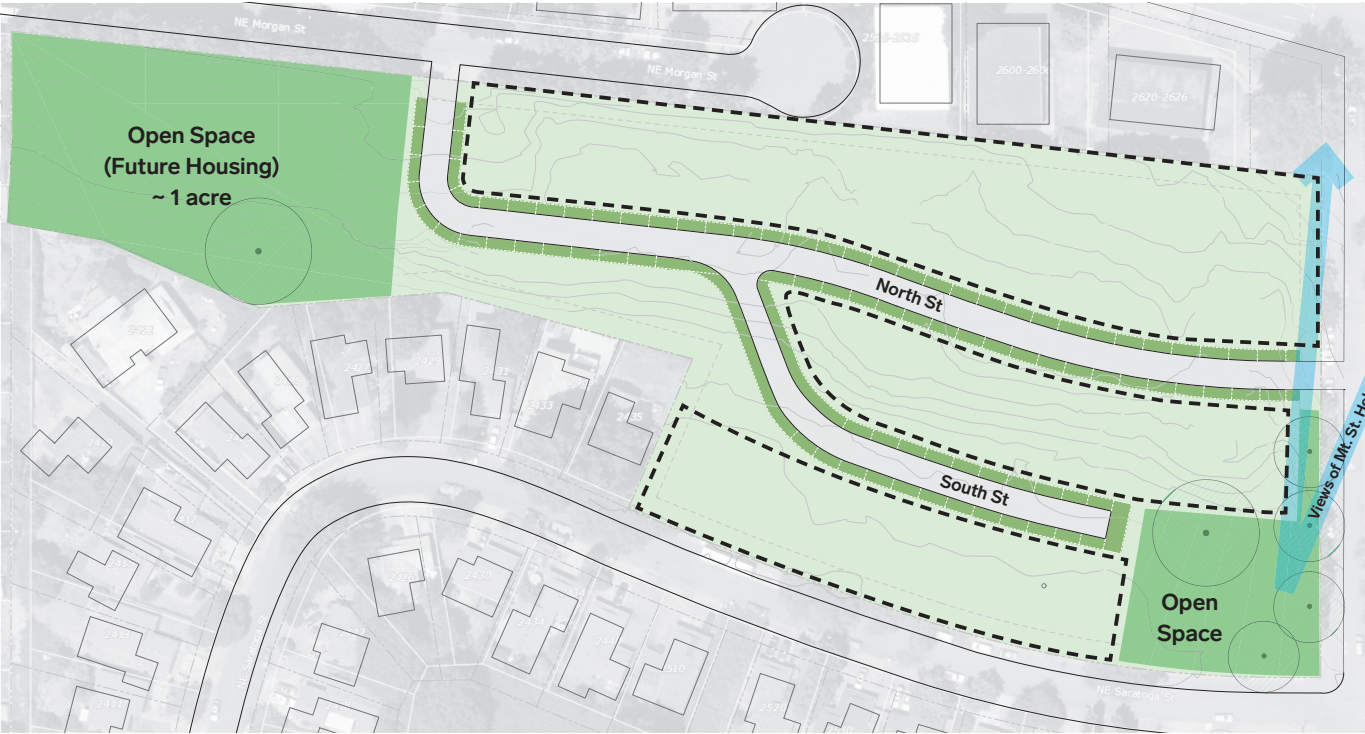
Proposed Site Plan

Buildable Areas



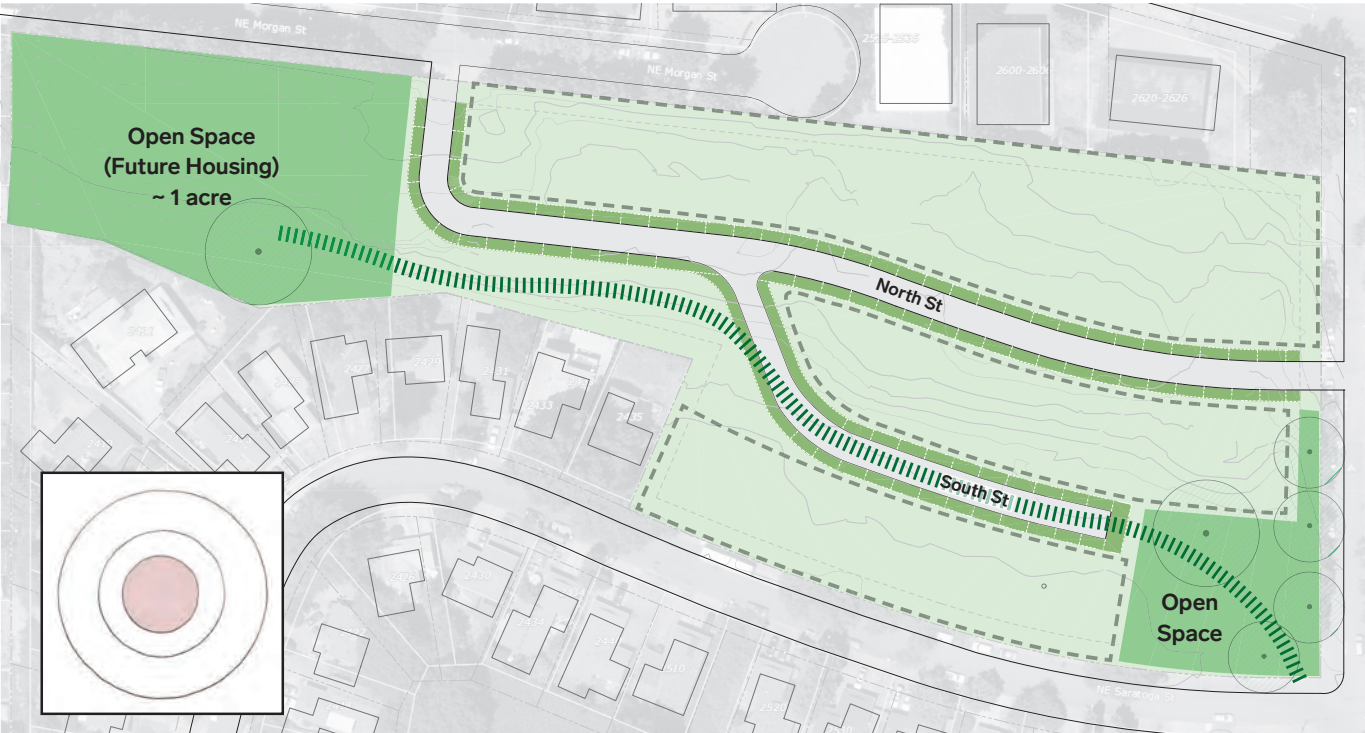
Proposed Site Plan

Shared Green Spaces



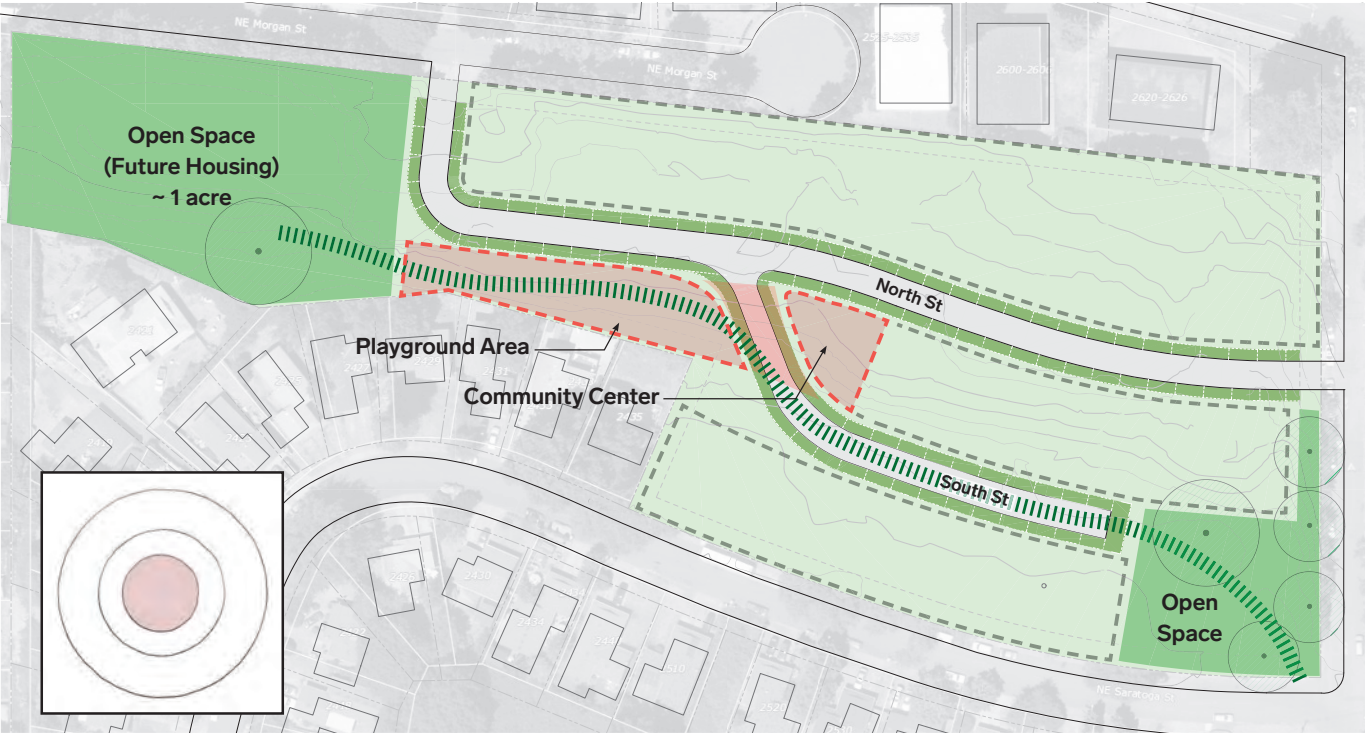
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Connective Pedestrian Corridor



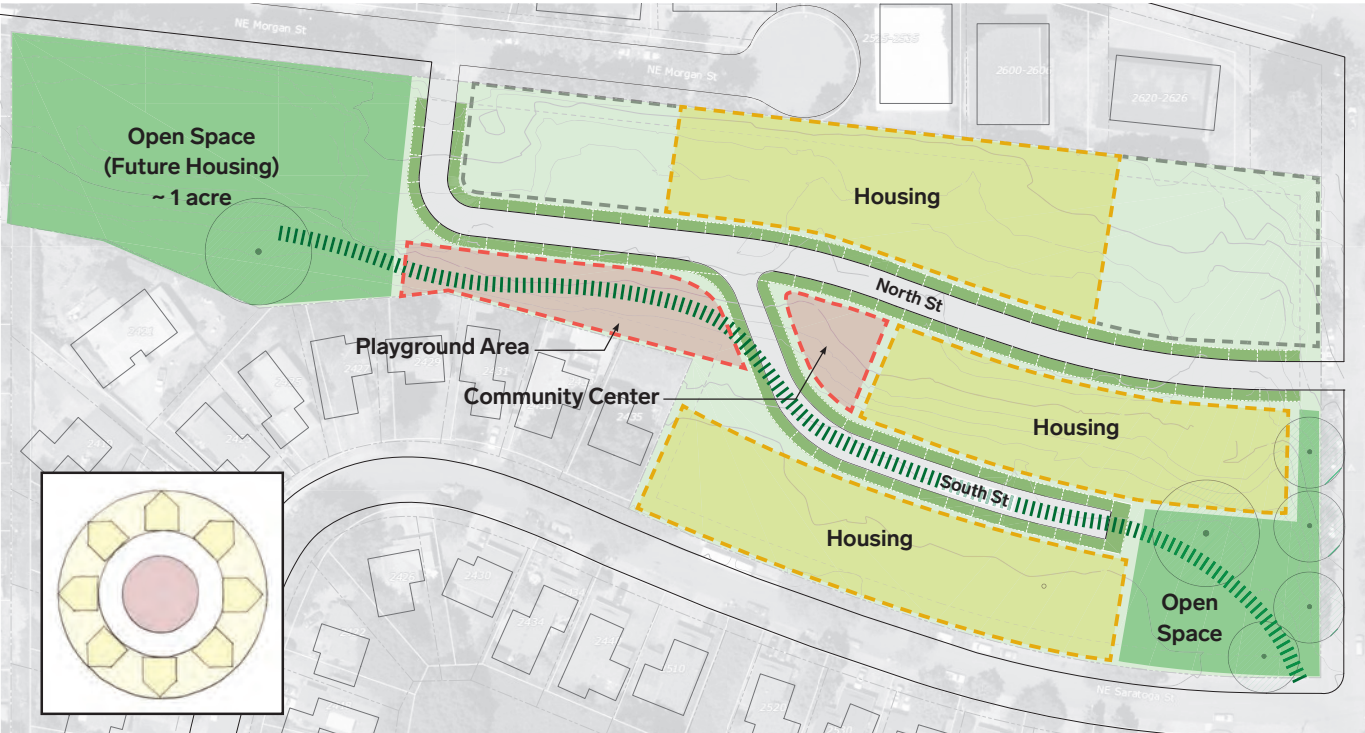
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Central Common Space



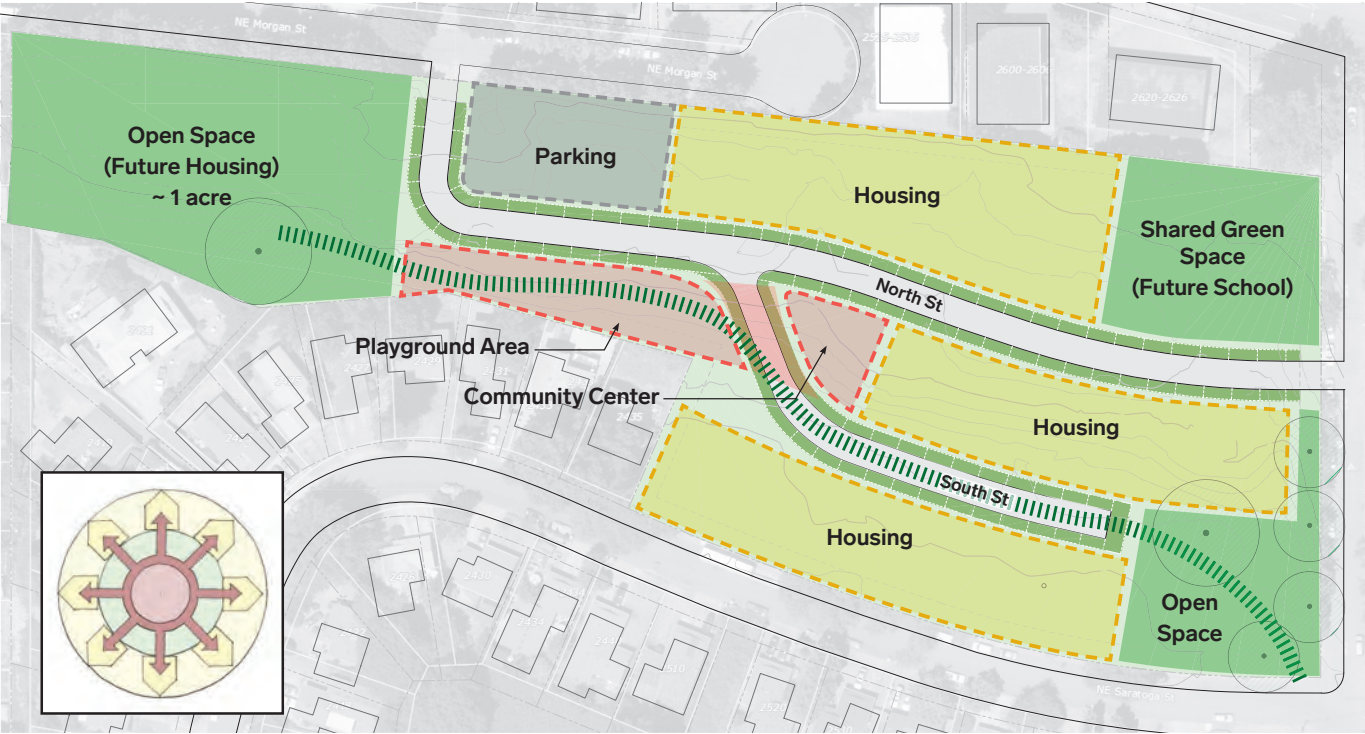
Proposed Site Plan

Housing



Proposed Site Plan

Parking, Green Space



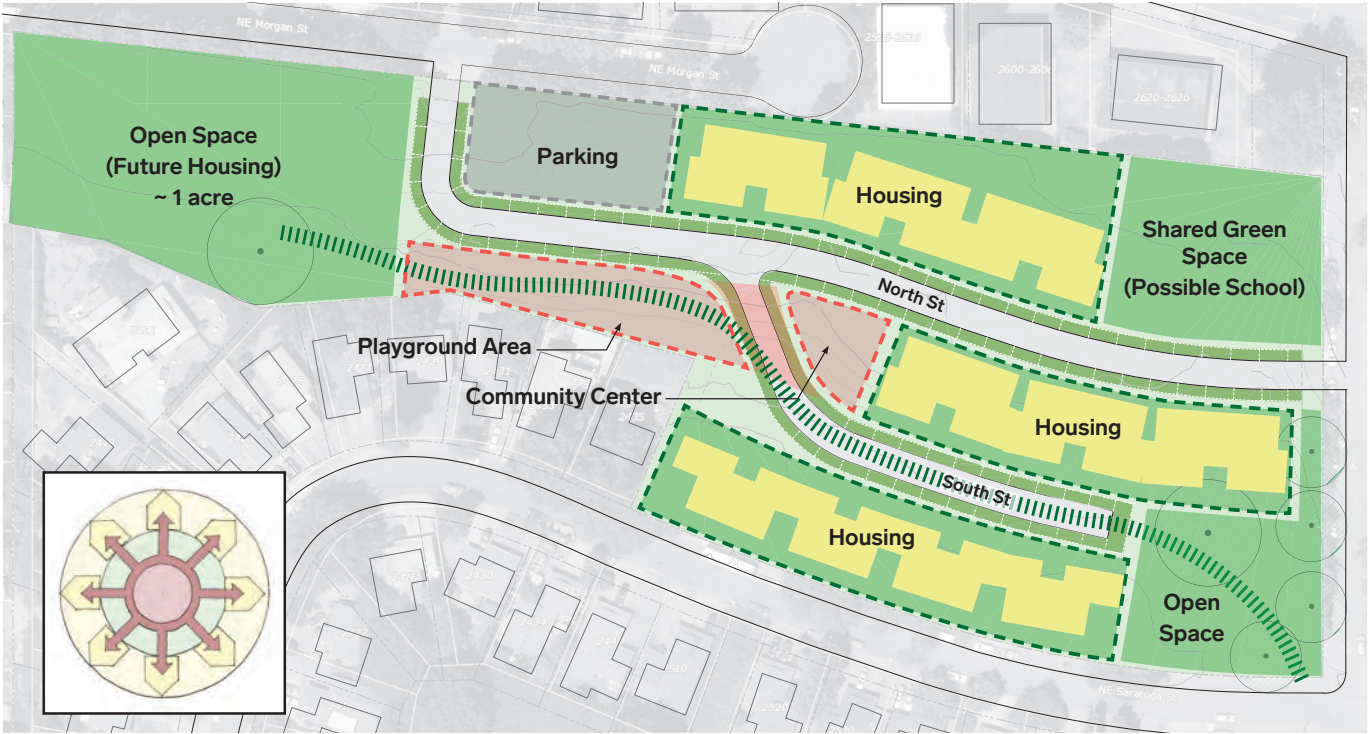
Proposed Site Plan

Housing Information



Proposed Site Plan

Housing Footprints



Proposed Site Plan

Housing Information

