



Peaceful Villa Redevelopment

Development Progress Update
July 28, 2023

Redevelopment Process & Objectives

REASONS FOR REDEVELOPMENT & INITIATION OF PROCESS

Several factors led to Home Forward's decision to redevelop Peaceful Villa:

- Existing buildings were built in 1940 and are beyond their useful lives.
- Our region is in the midst of an affordable housing crisis.
- Current site zoning supports significantly higher density than the current (70) apartments and desirability for densified housing in Richmond is supported by the City's Comprehensive Plan.

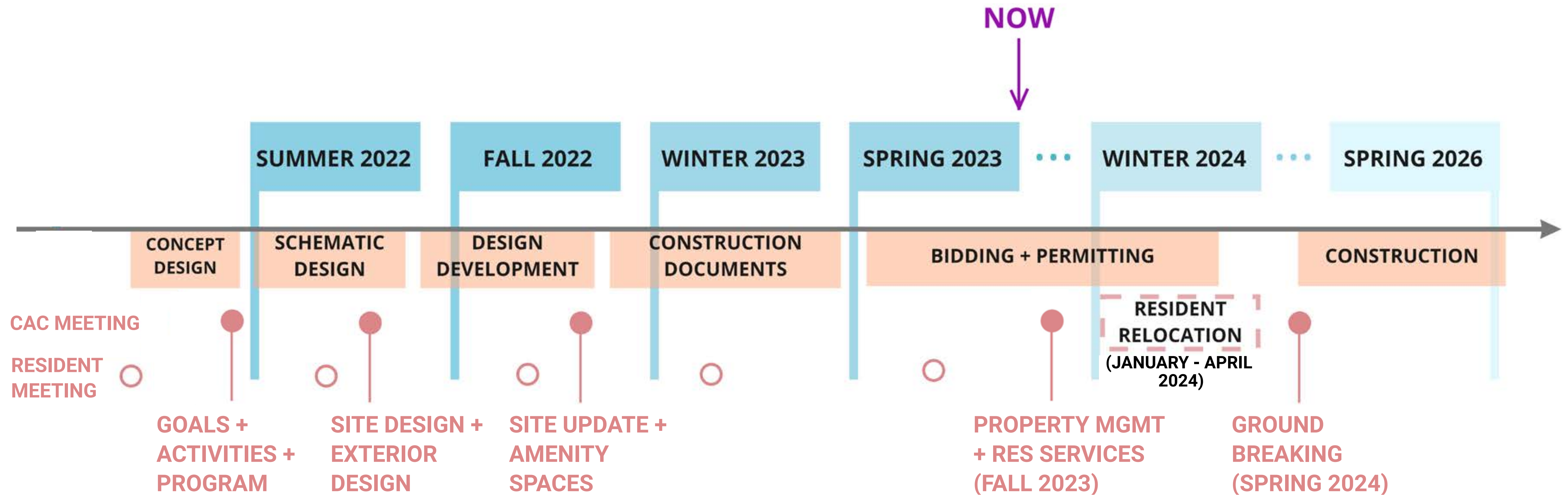
Home Forward utilizes a formal, competitive, selection process for identifying the best design and construction team on each development project:

- Public Request for Proposals issued
- Proposals scored based on variety of metrics from design portfolio and past experience to site specific approach, fees and utilization of diverse workforce
- Interviews conducted of top scoring teams



ENGAGEMENT + COMMUNICATIONS PROCESS

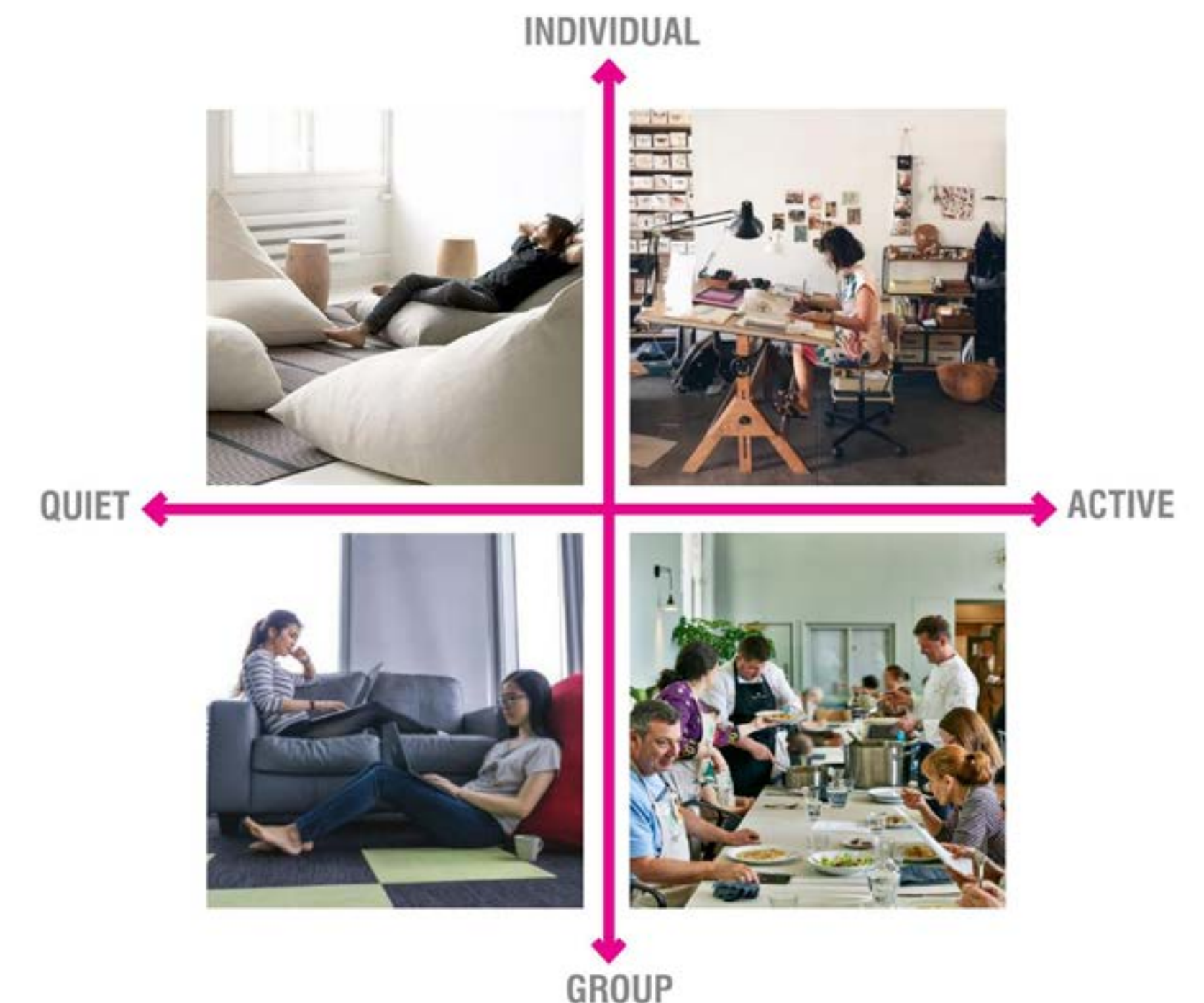
- Quarterly resident meetings since Winter 2021
- (4) Focus groups w/ current and prospective residents
- (3) Community Advisory Committee meetings in 2022 and (2) forthcoming in 2023
- (2) Richmond Neighborhood Association presentations prior to this Open House
- Meetings with neighbors on shared Woodward Right of Way
- Early Assistance Meeting with City of Portland



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 166 units half will be studios and one-bedroom and the other half, two and three-bedroom. Although the City requires zero parking, Home Forward will provide 62 on-site spaces. 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 neighbors. In conjunction with current and prospective residents, neighbors and community advocates, we have developed the following objectives.

- 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.



Diverse amenities meet varied needs

Site Design & Building Exterior



DIVISION ST

RITE AID

ELEMENTARY

CARTS

OHSU CLINIC

GREEN ZEBRA

ATKINSON ELEMENTARY

IVON STREET PARK

CLINTON ST

TAGGART ST

WOODWARD ST

PEACEFUL VILLA

47TH AVE

FRANKLIN HIGH SCHOOL

CLINTON PARK

CESAR CHAVEZ

50TH AVENUE

NATURAL GROCERS

SITE DESIGN STRATEGIES

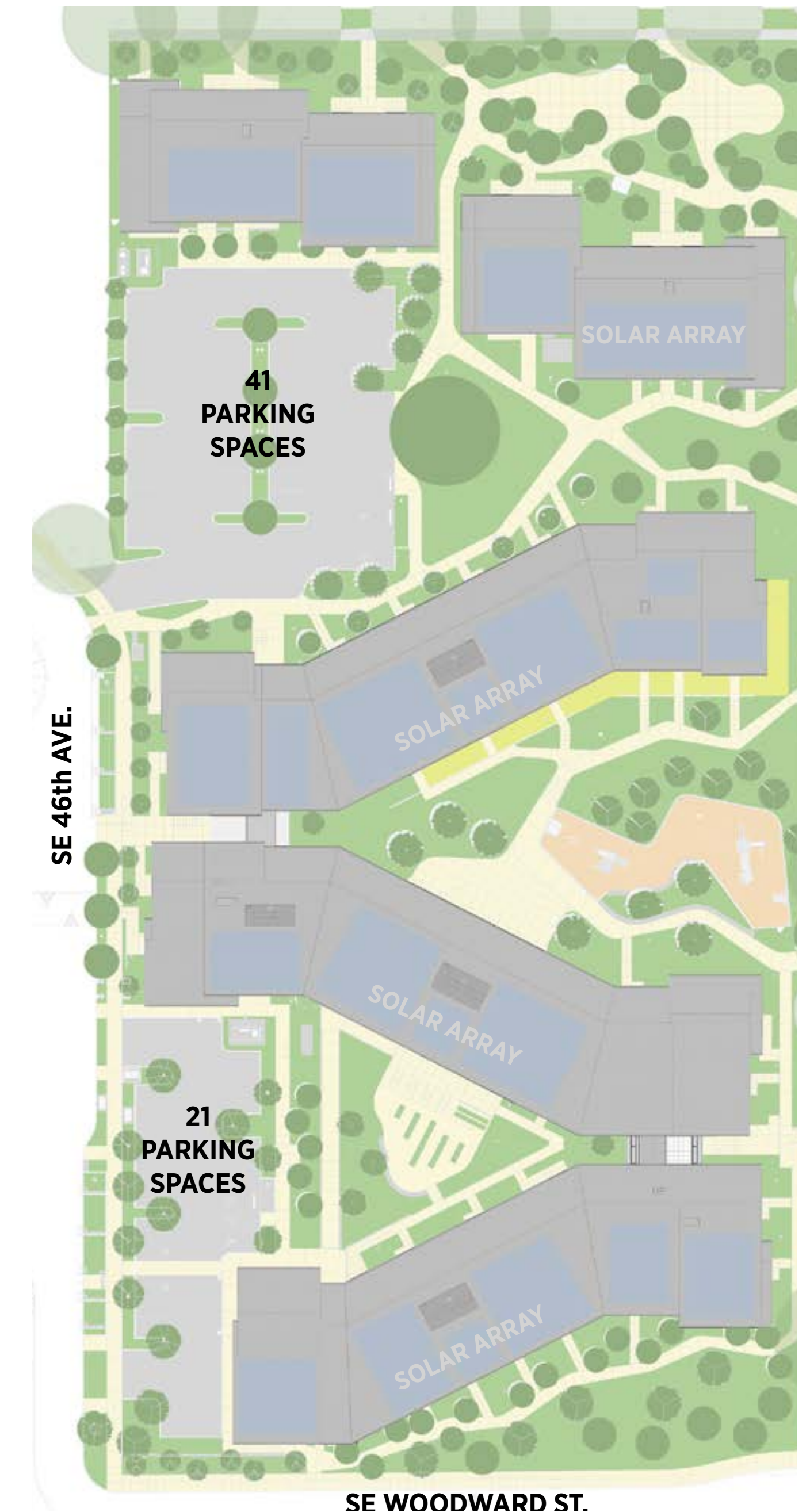
The following design strategies are employed to realize the objectives towards community, health and resilience set throughout our pre-design discussions.

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).
- Provide private entries to apartments on ground floor, most of which face into courtyards
- 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.



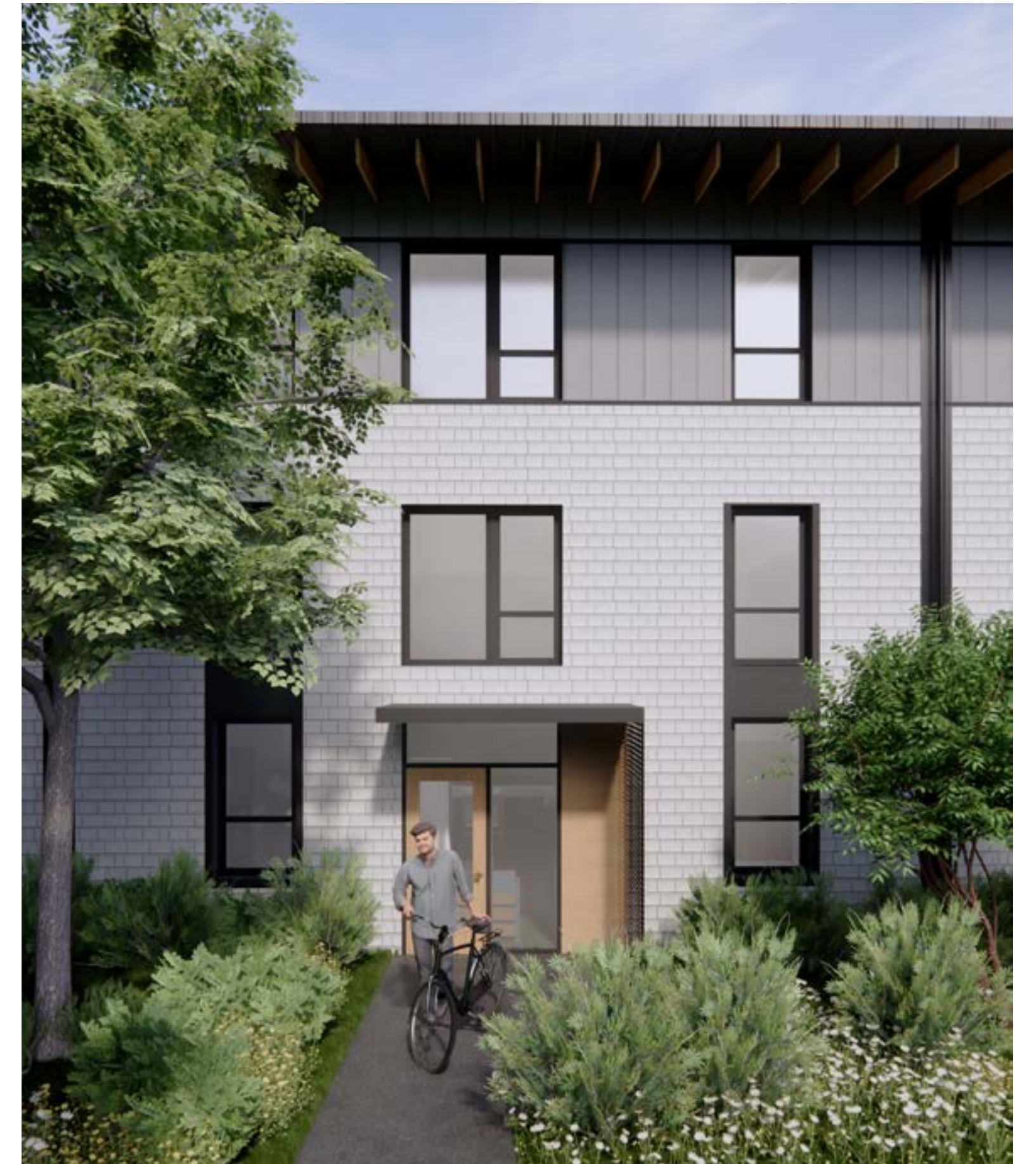
BUILDING DESIGN STRATEGIES

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.

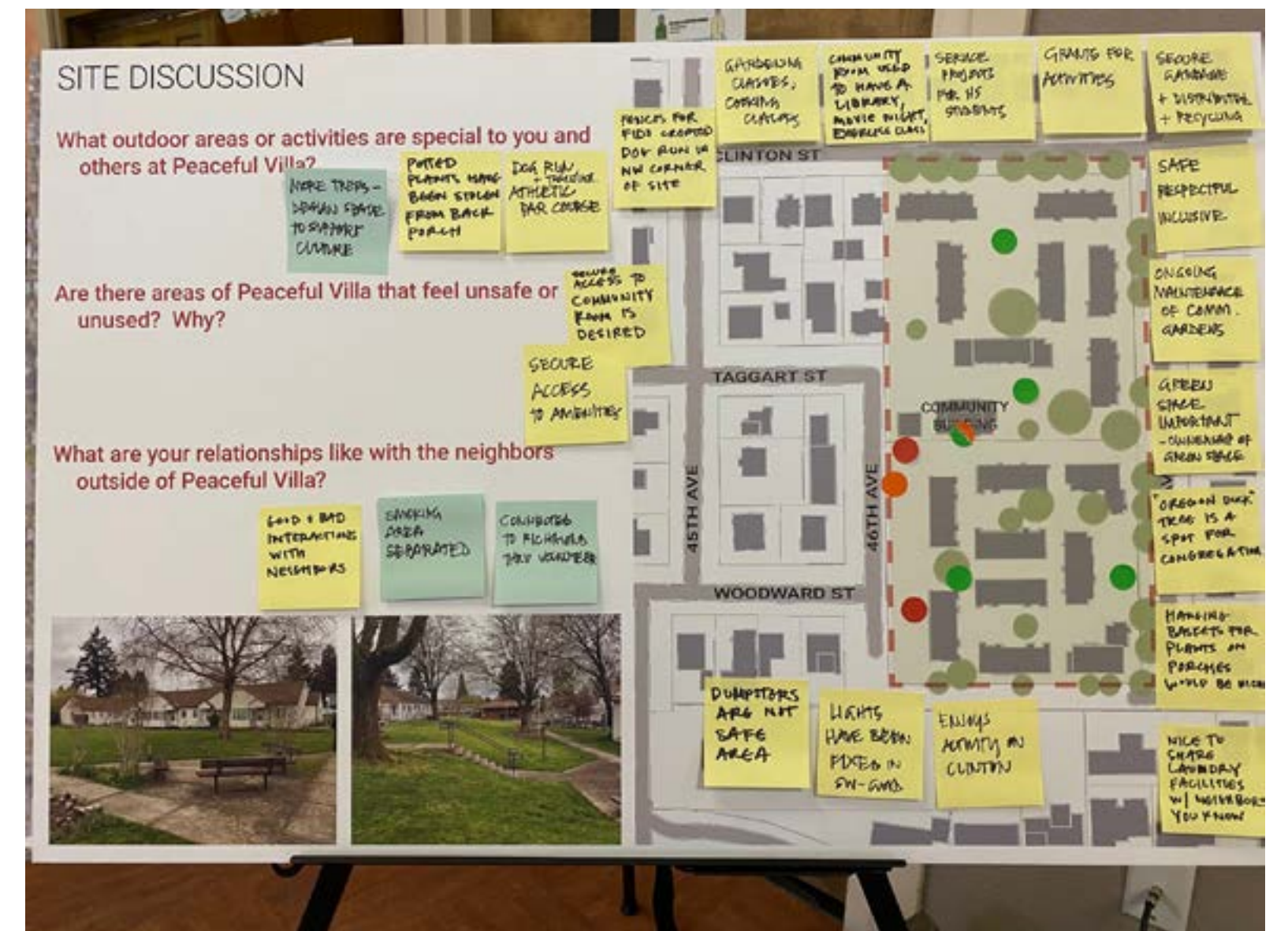
Reinforce neighborhood residential patterns to create a welcoming environment:

- 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, as many ground floor units as possible.
- Meet the street with a residential character. Avoid long building faces on the street and average 3 story building height. Reduce to 2 stories along portions of Clinton street.

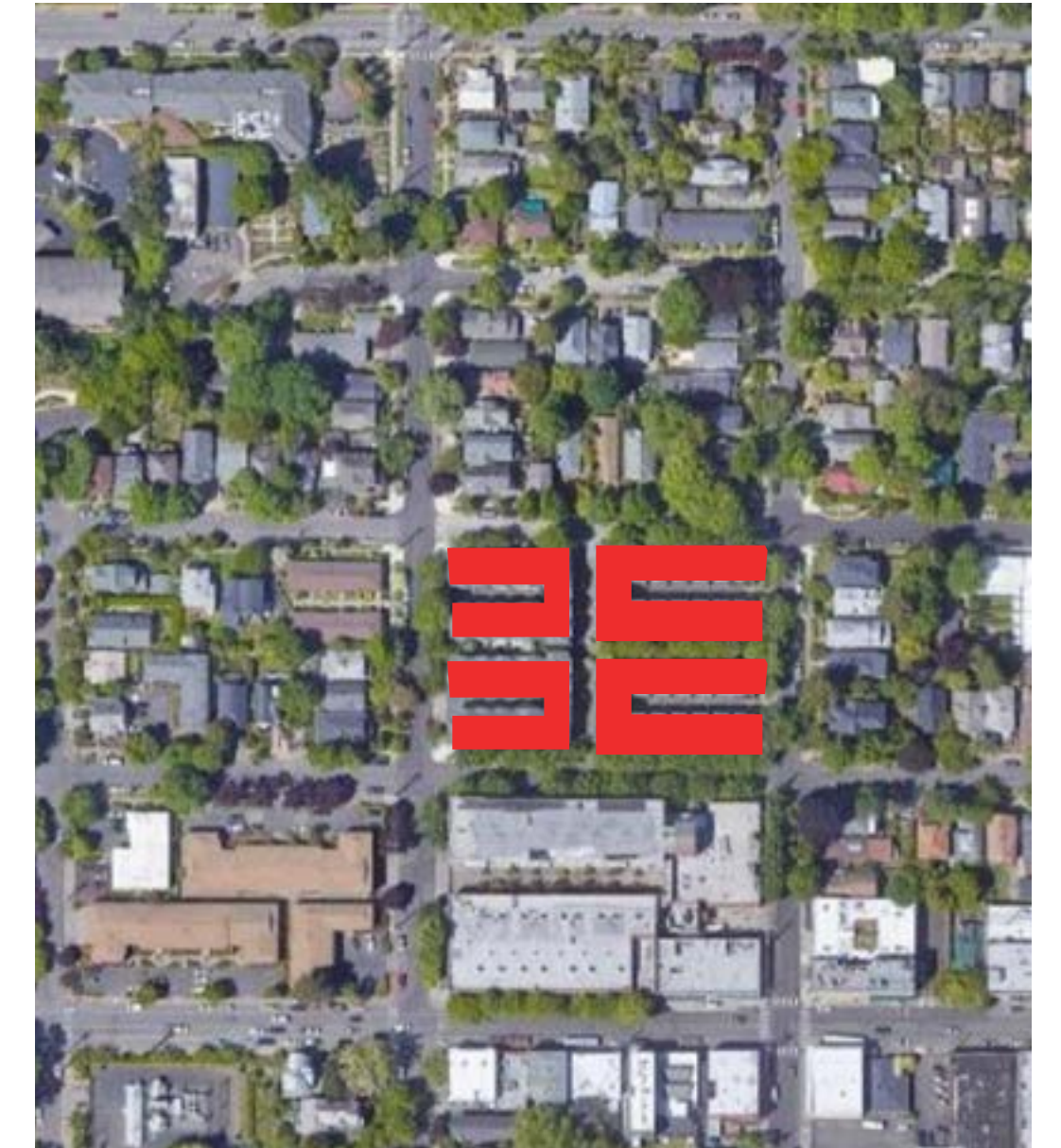
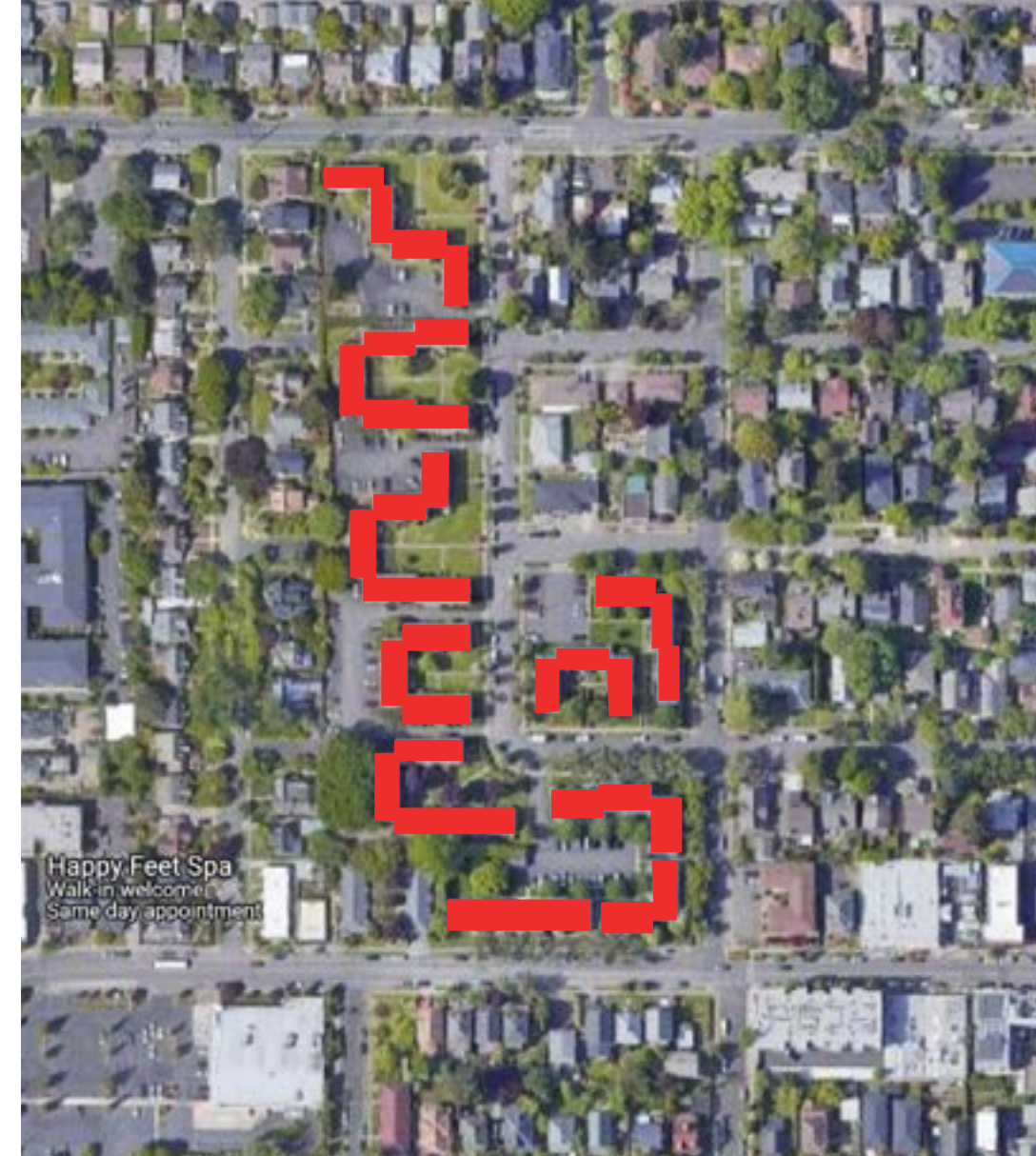
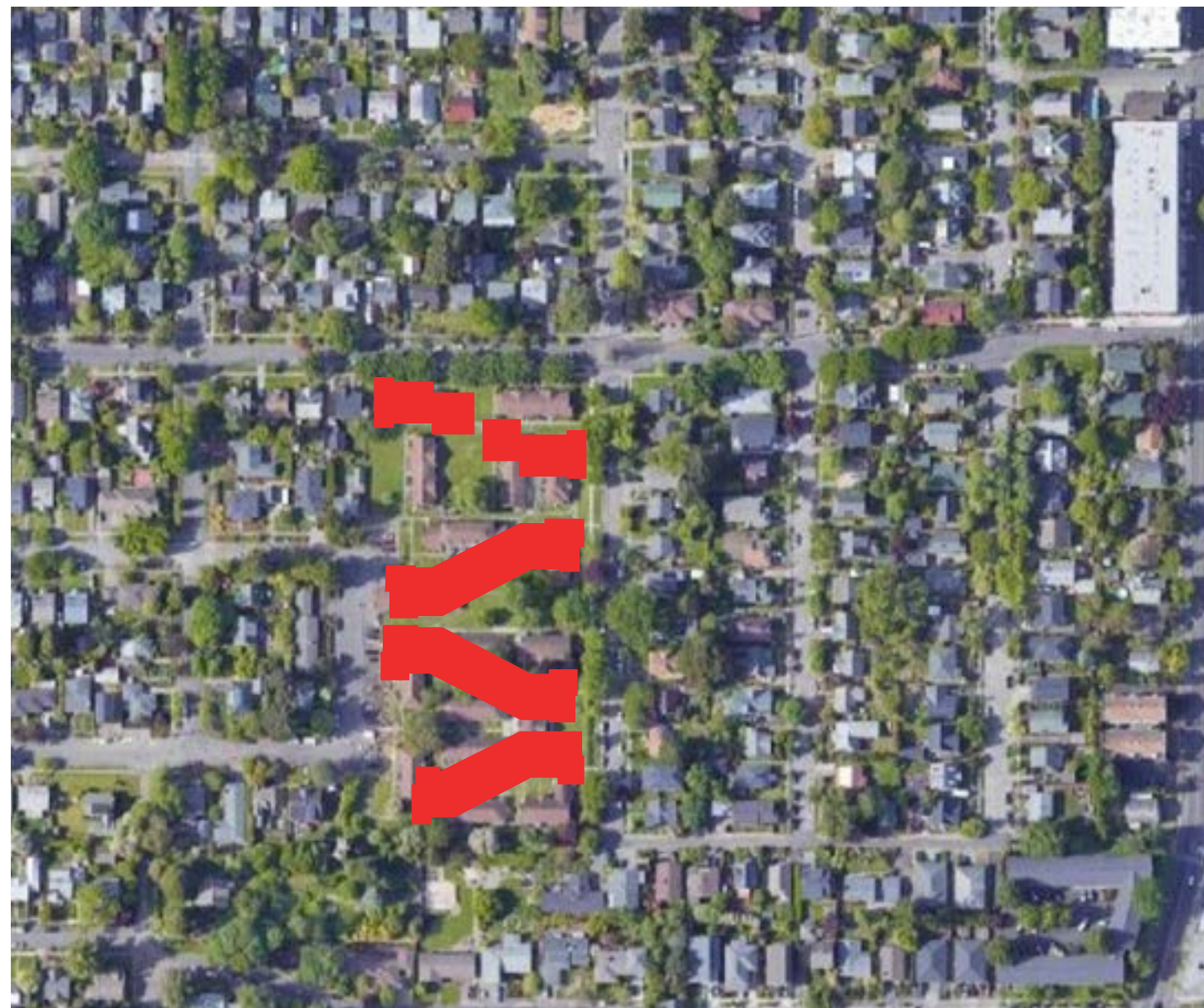
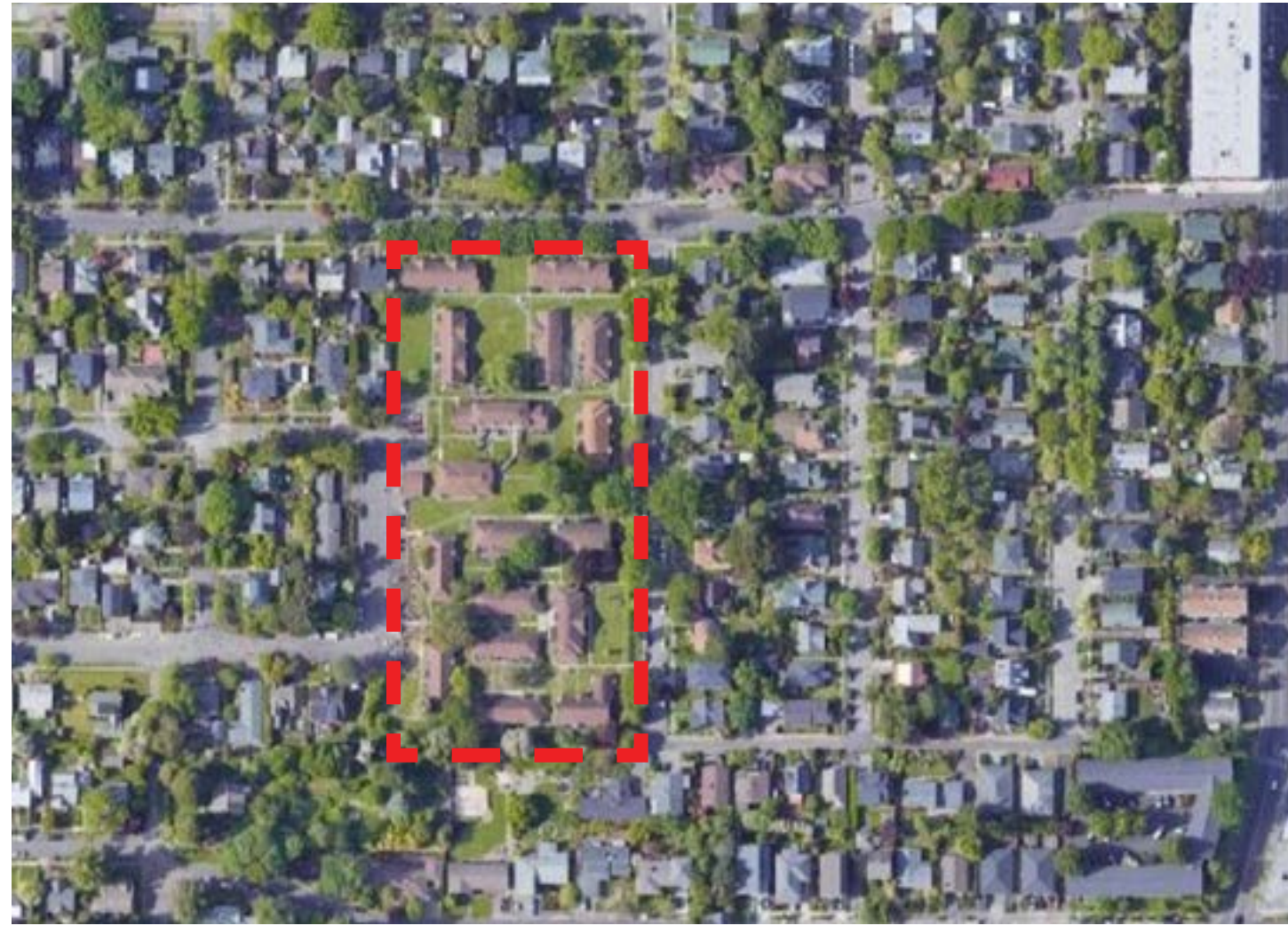


DIRECT IMPACTS OF COMMUNITY FEEDBACK

- Density reduced from 180 apartments to 166
- On-site parking increased from 45 to 62 spaces
- Laundry hookups in all apartments
- Air Conditioning and advanced filtration in all apartments
- Additional storage and casework within apartments
- Focus on energy-efficiency and acoustic performance
- Completed voluntary transportation and parking study based on City's transportation evaluation factors
- Eliminated 4th story other than at one elevator necessary due to site slope
- Increased setback along Clinton Street to reduce visual scale and increase plantings
- Increased setback at SW corner to add parking and reduce 4 story height
- Re-oriented Clinton plaza to better maintain resident privacy at inner courtyards. Re-designed Foothills Courtyard to eliminate terracing.
- All dumpsters located securely inside of building
- Design options for PBOT-required extension to Woodward Street were discussed with adjacent neighbors
- Units oriented away from immediately adjacent neighbors with enhanced planting buffer provided



COURTYARD HOMES IN SE PORTLAND



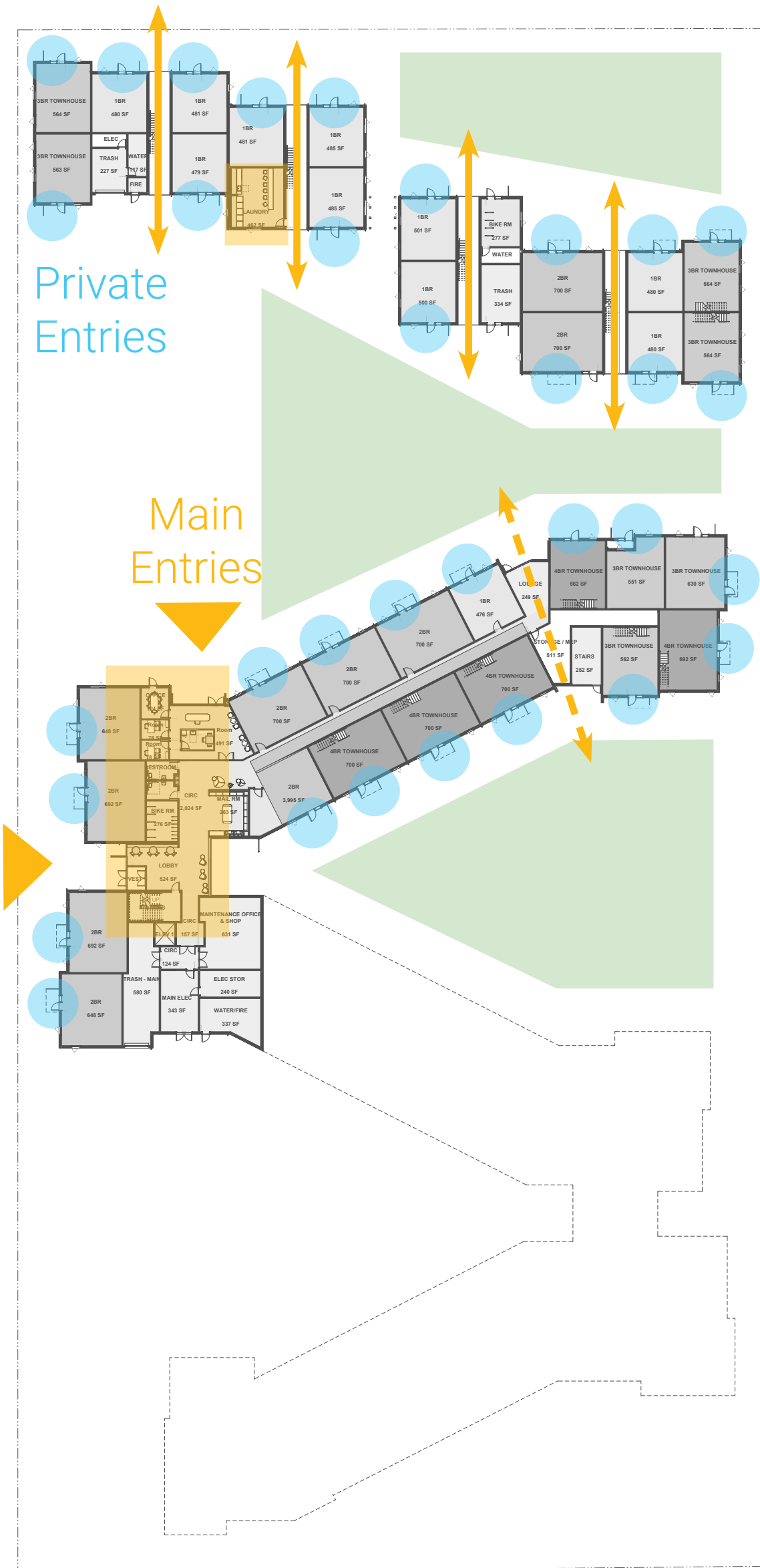
Peaceful Villa Redevelopment

Belmont, just east of Cesar Chavez

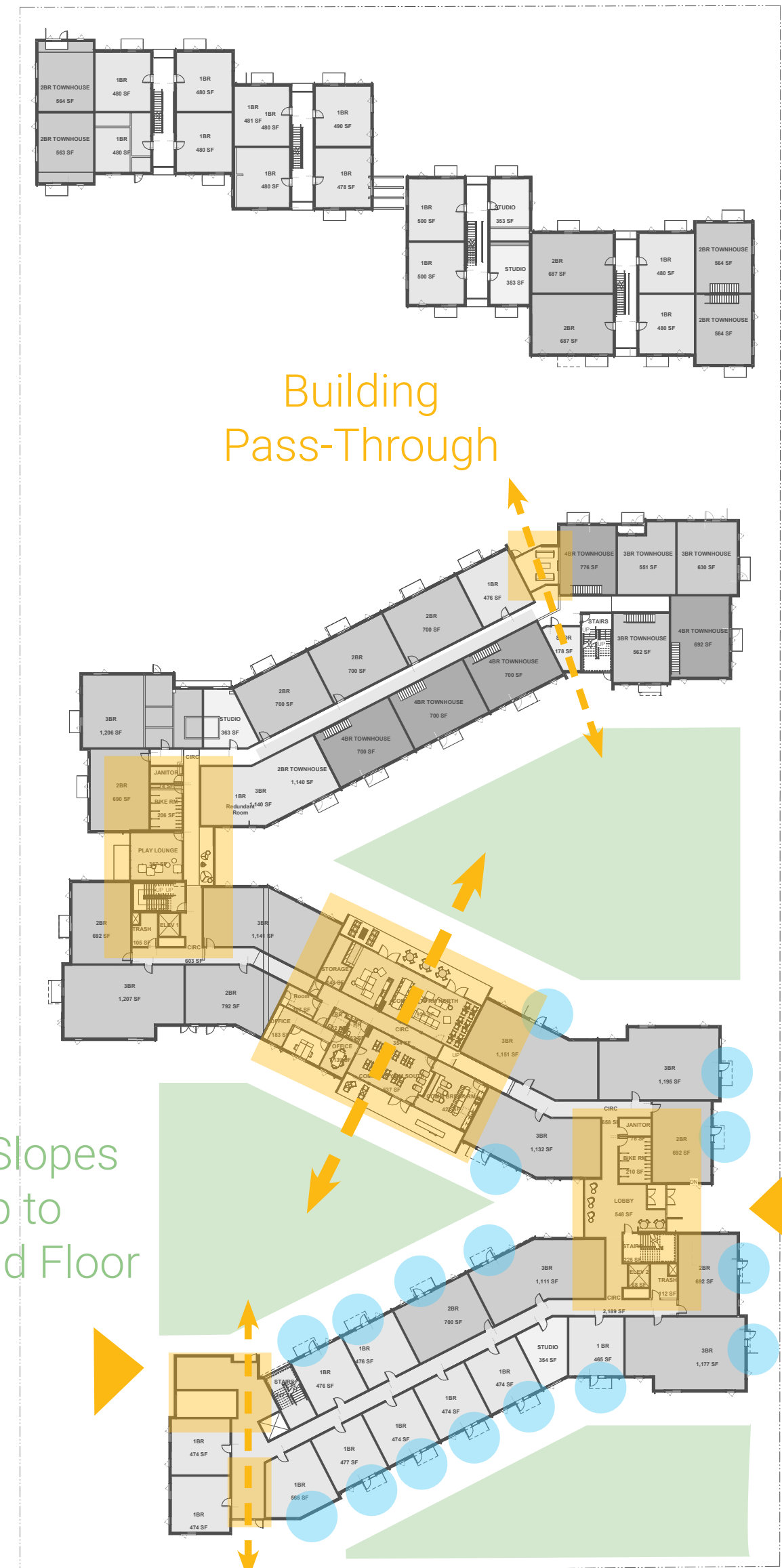
Between Belmont & Hawthorne

Belmont Townhomes

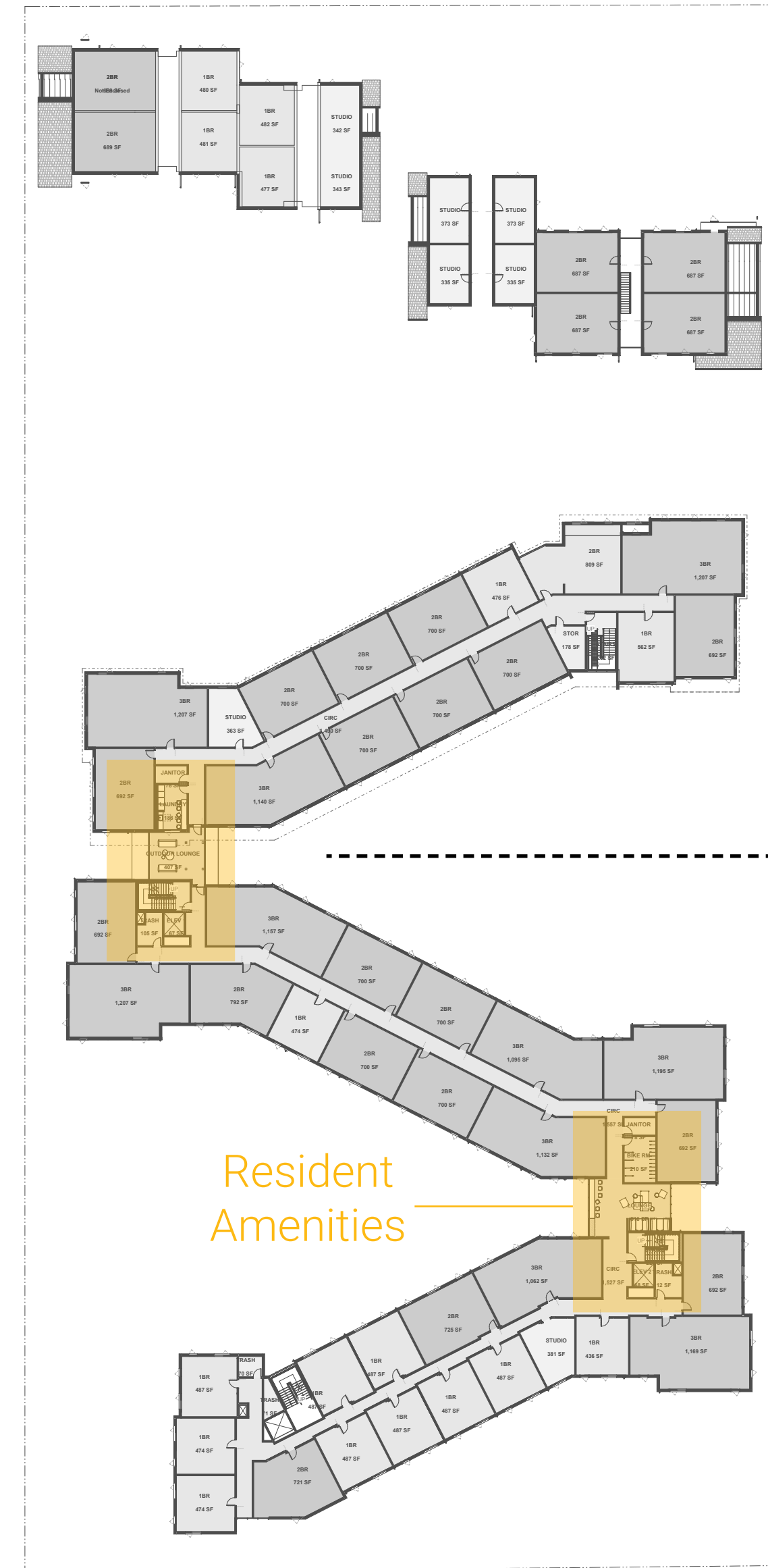
BUILDING PLANS



First Floor



Second Floor



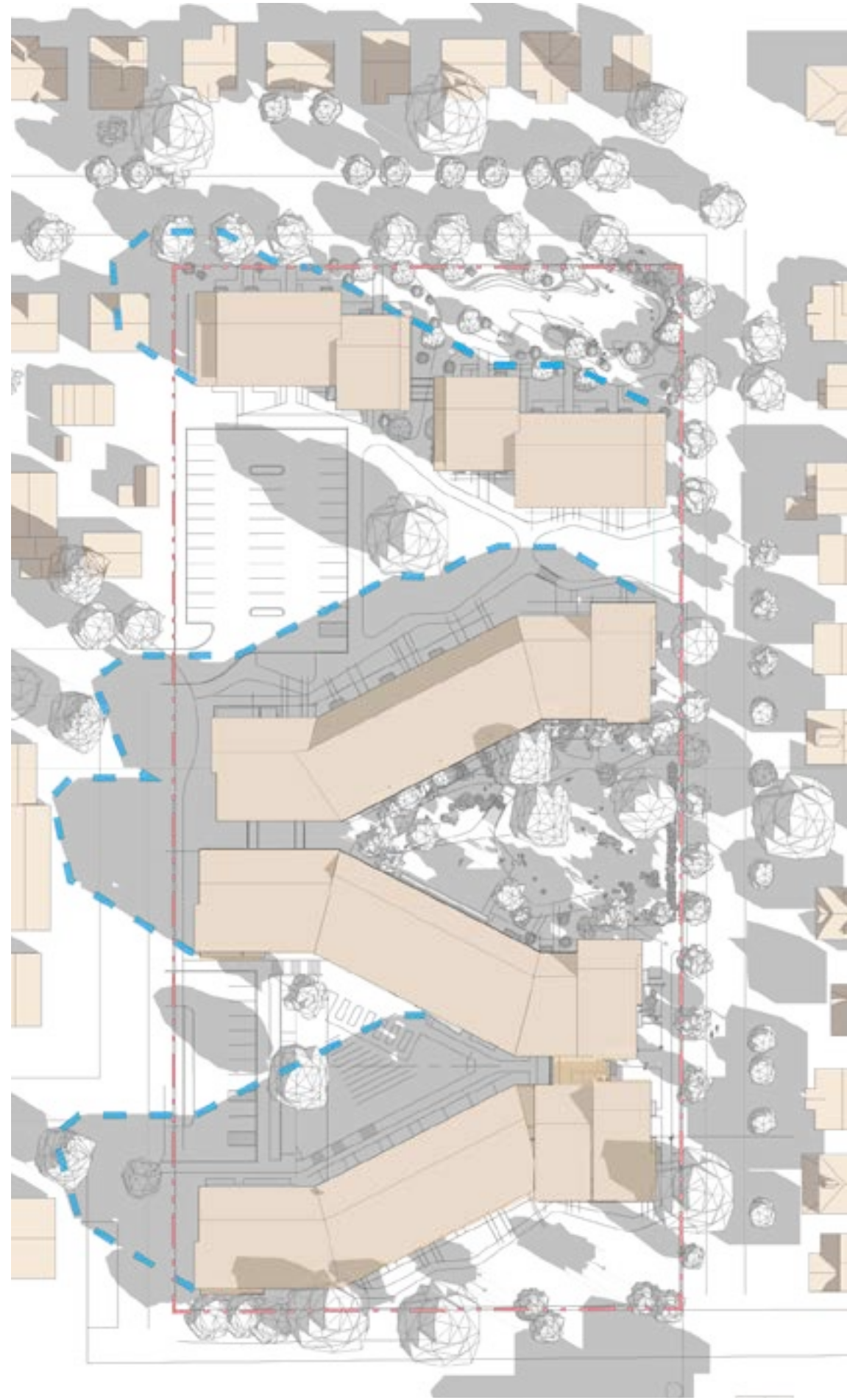
Third + Fourth Floor

Northern two bars are only 3 stories in height (Floors 1, 2, 3)

Fourth Floor only occurs at southern two bars, making them 3 stories when measured from grade. (Floors 2, 3, 4)

SOLAR SHADING ANALYSIS

SPRING & FALL EQUINOX



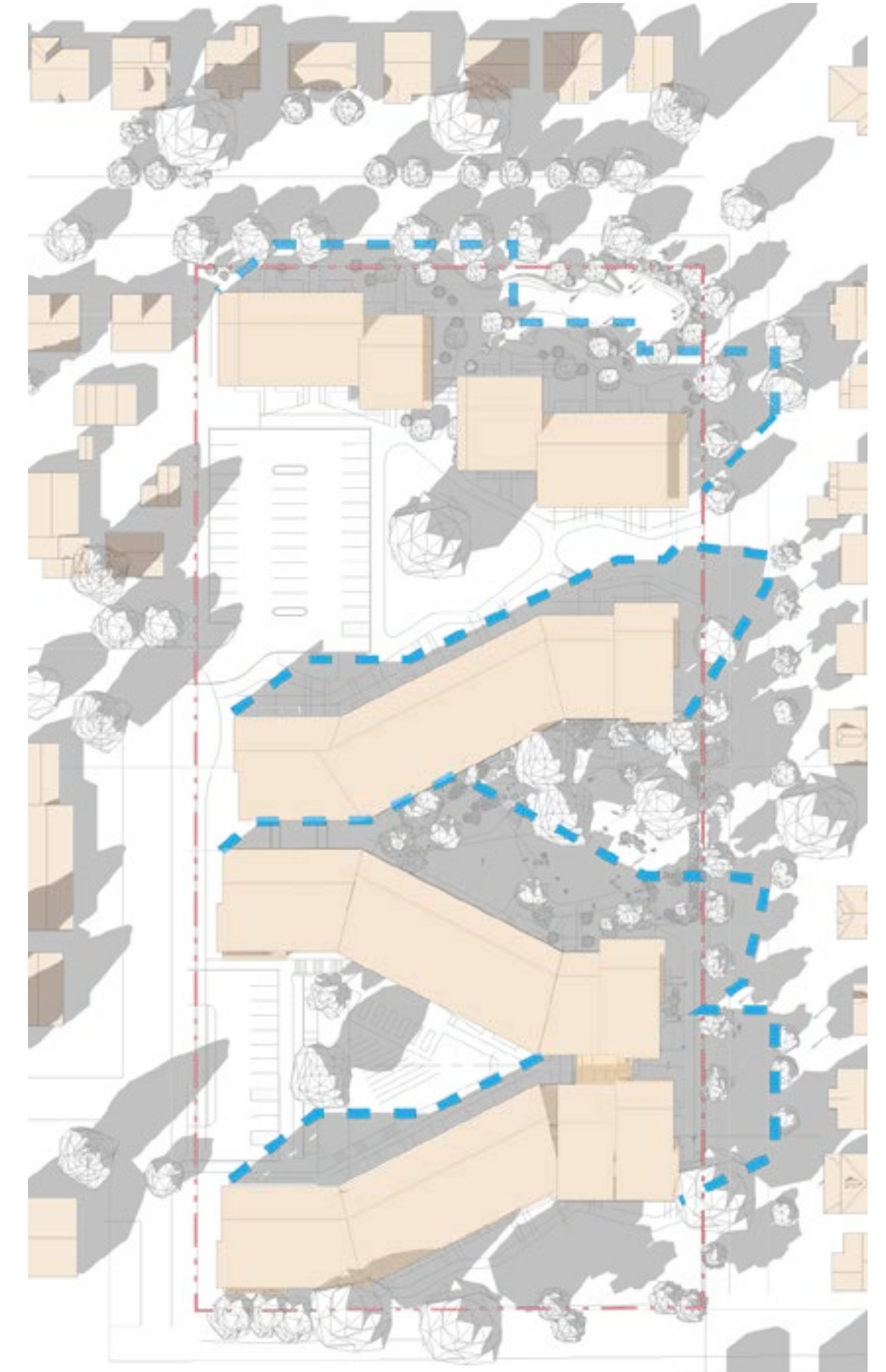
9:00 am

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



Noon

No impact to neighbors.



3:00 pm

No impact to neighbors.

STREETSCAPES



Clinton Street Looking East



Section Across Clinton Street



Clinton Plaza



Elevation Facing Clinton (adjacent building is mirrored)

STREETSCAPES



Entry along 47th Avenue



Peaceful Villa

47th Ave.

Section Across 47th Ave



46th Avenue Looking South



Woodward Street Looking East

LANDSCAPE DESIGN



The various courtyards represent the ecosystems through which the Willamette river passes from Woodlands to Urban Plaza.

A variety of activities relates directly to the planting and topography of each area from the quiet and contemplative Woodlands to the edible landscape of the Foothills, the child-centric play of the Wetlands to the flexible nature of a Meadow and finally the community gathering of the Plaza.

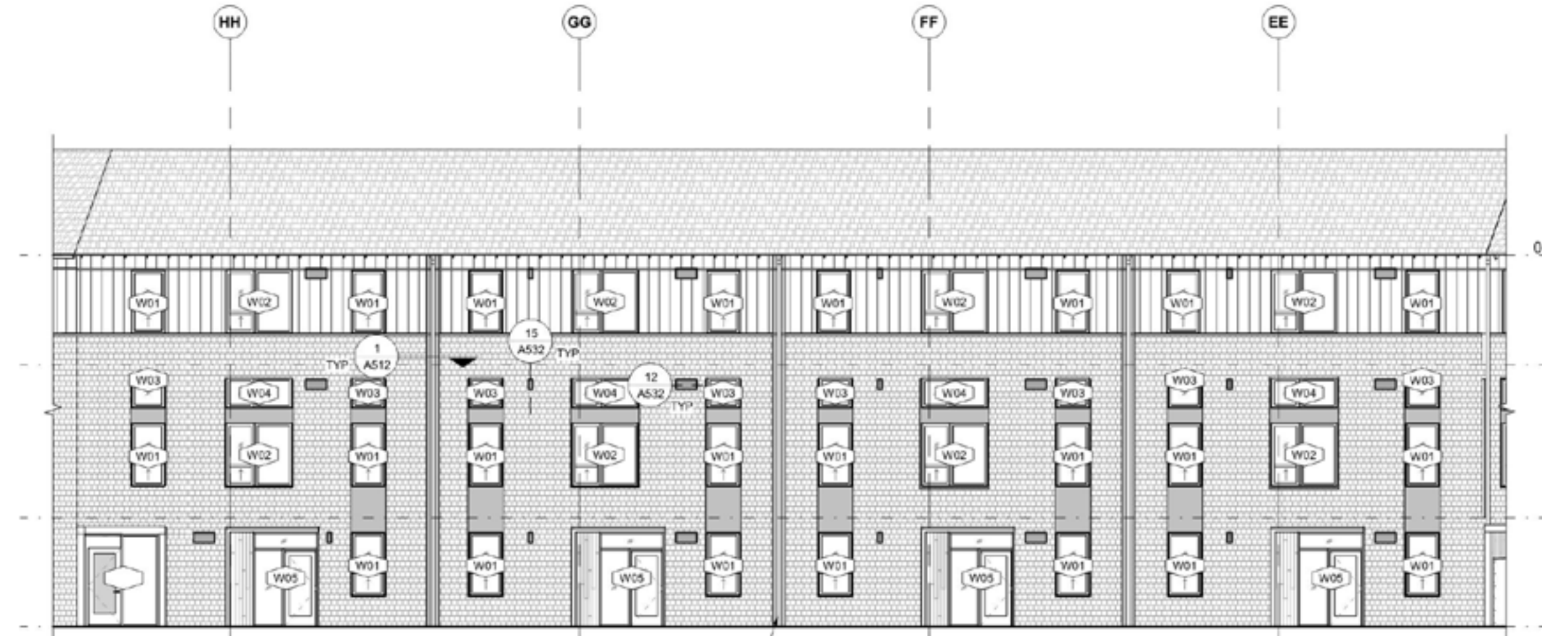
Existing street trees are retained along both 47th Ave and Clinton Street while existing site trees anchor the design for the Wetlands and Meadow.

**plan shown here does not yet reflect updates to SW corner of site.*

COURTYARDS



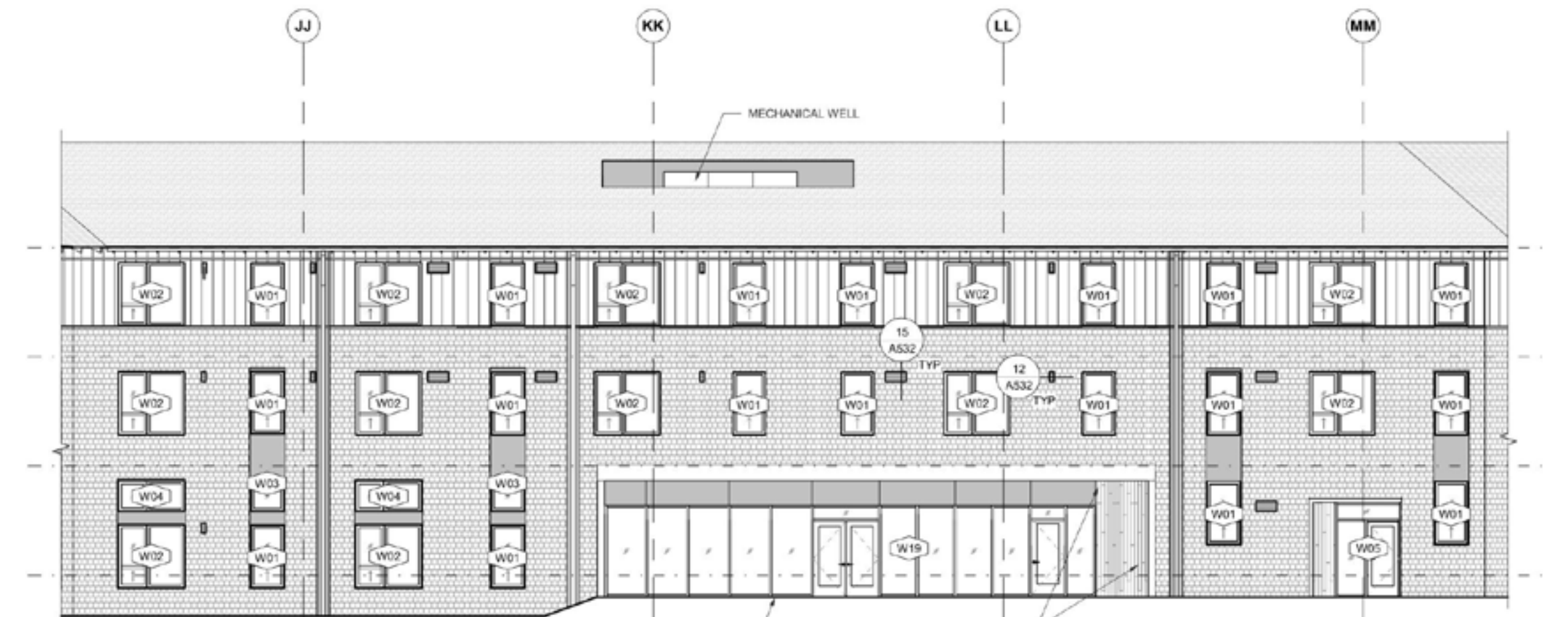
Foothills View East



"Angled" Courtyard Elevation Across from Community Room



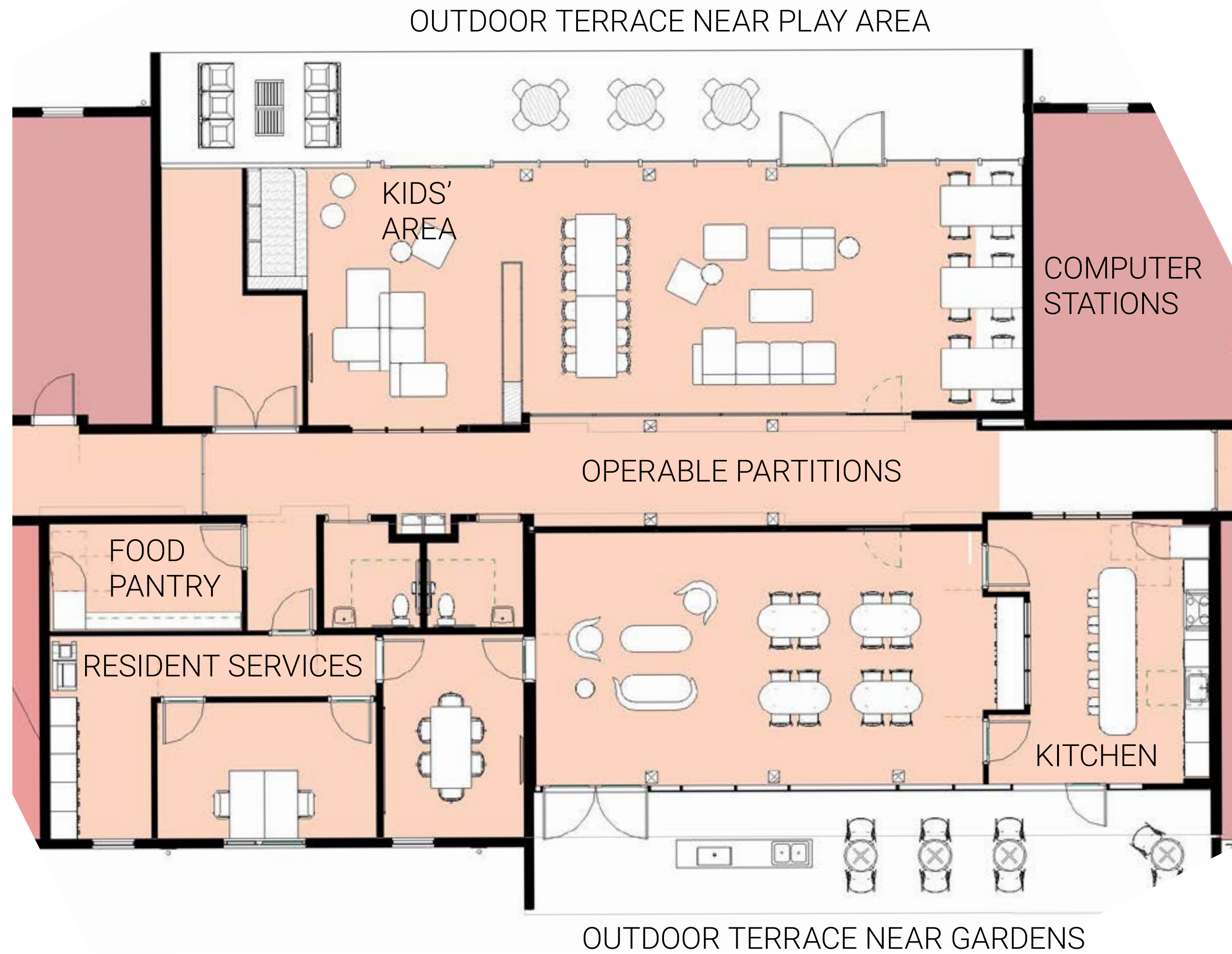
Wetlands View



"Angled" Courtyard Elevation with Community Room

Building Layout & Interior Design

CENTRAL COMMUNITY ROOMS + RESIDENT SERVICES SUITE



Shared Sitting Area



Shared Dining and Work

OTHER DISTRIBUTED AMENITY SPACES

Additional amenities will be distributed through the site such as welcoming entry lounges (left) and rooftop terraces adjacent to laundry lounges (right). There will also be a teen room and a quiet lounge for reading or studying.



THANK YOU

BORA | 

November 21, 2022

Peaceful Villa Design Update

AGENDA

Topic 00:00

Topic 00:00

Topic 00:00

Topic 00:00

Topic 00:00

Topic 00:00

Body Header

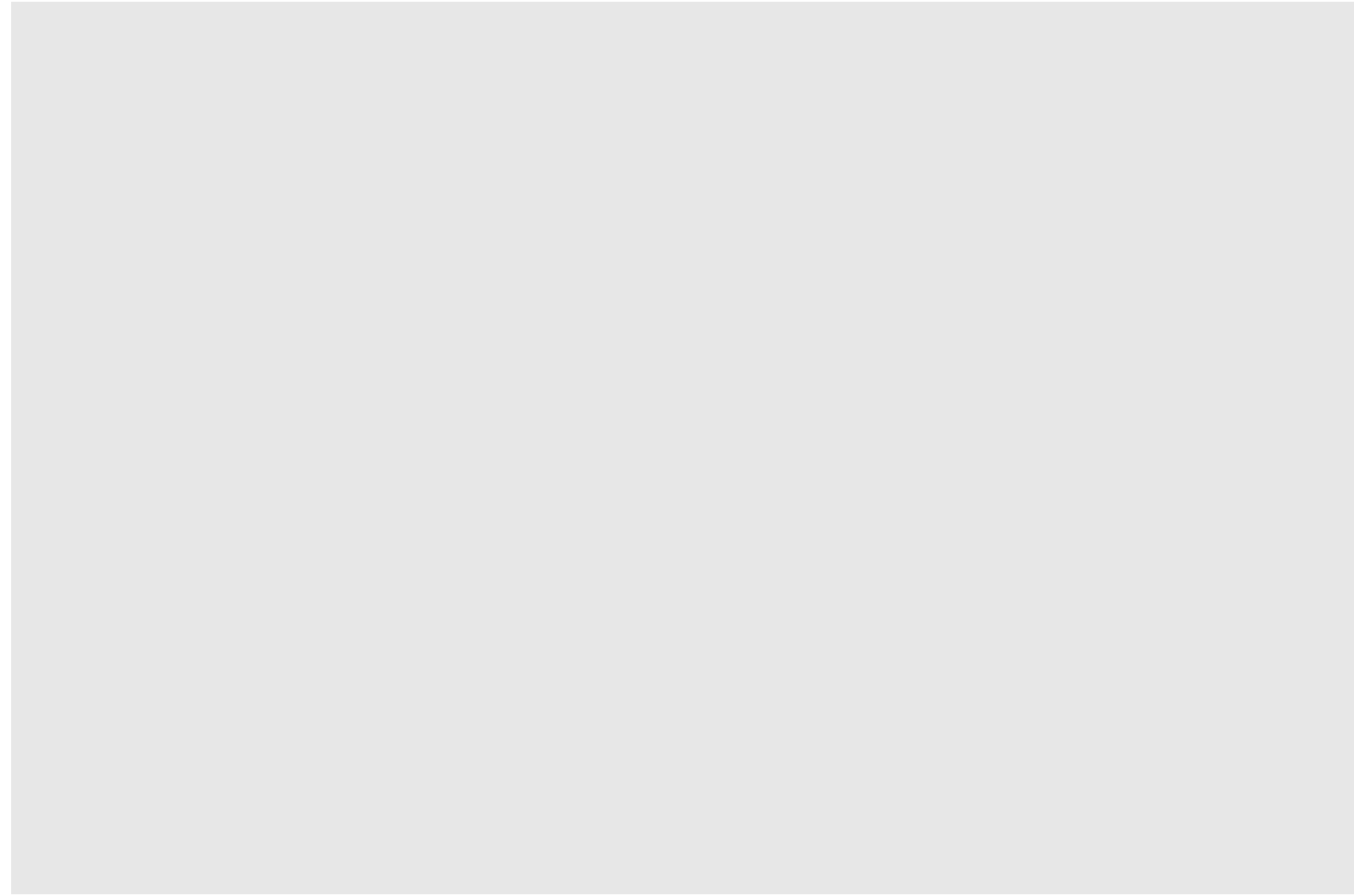
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1. Numbered List

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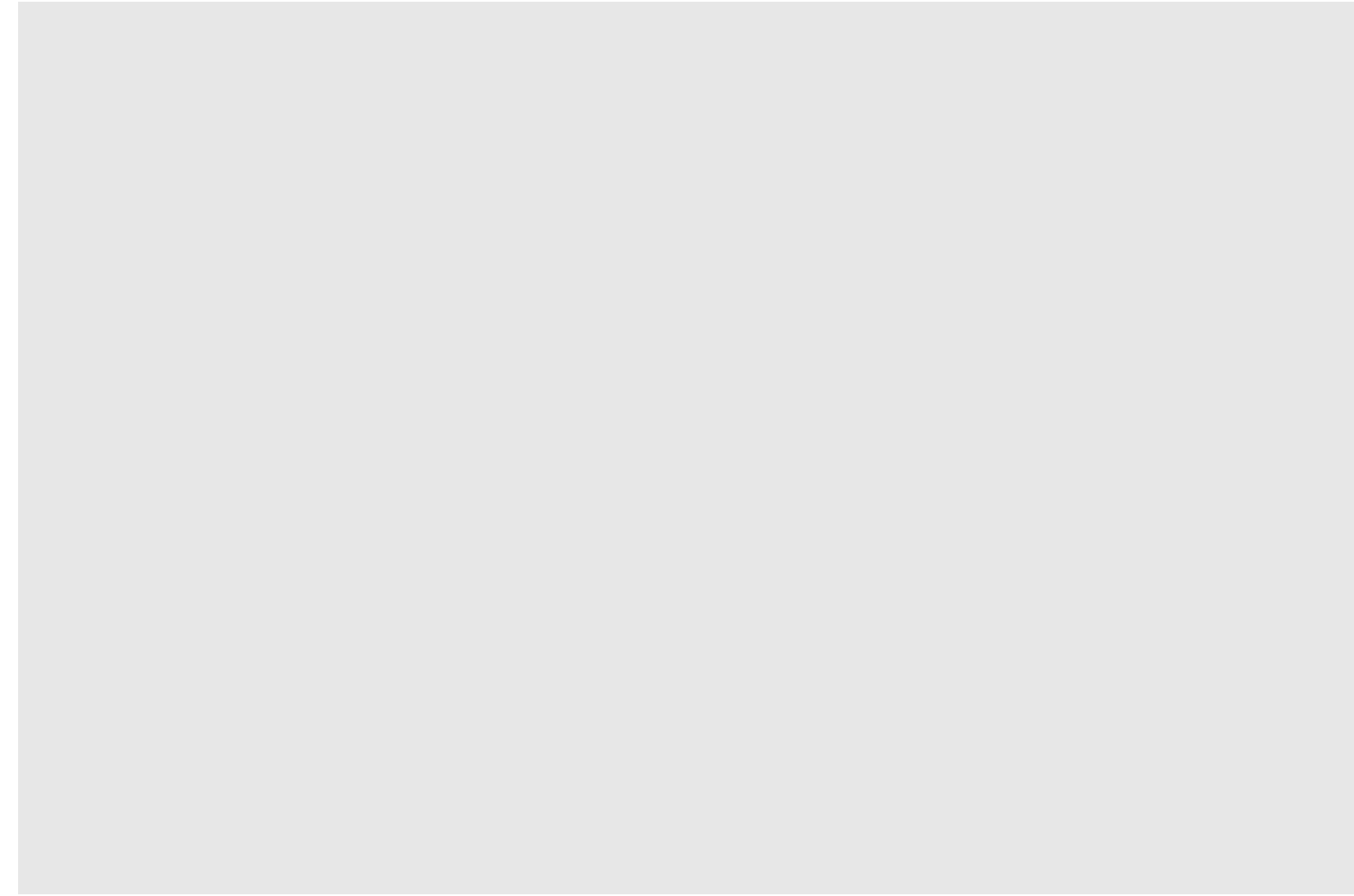


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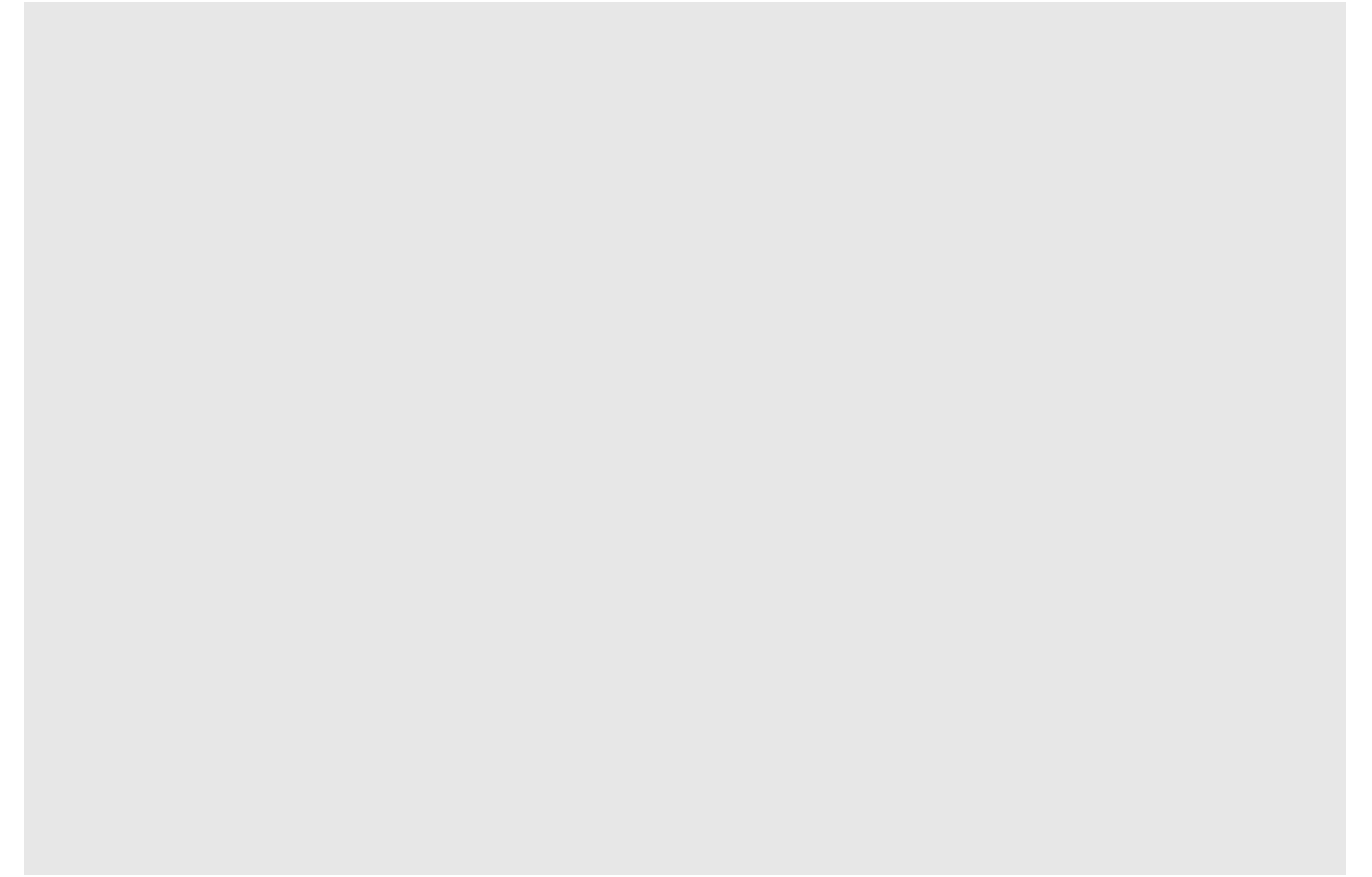


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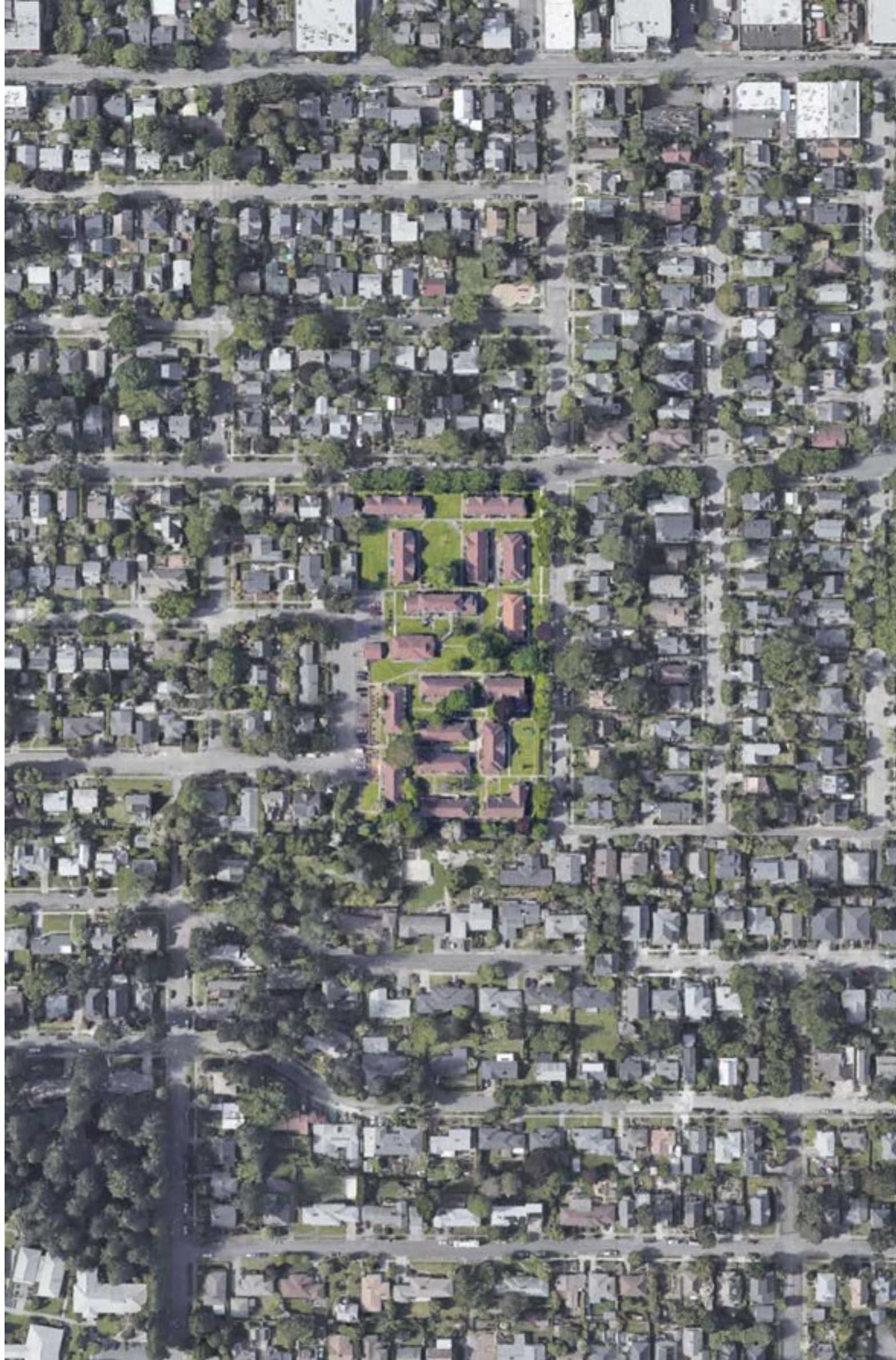
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EXISTING CONDITIONS

- 4 acre site
- Originally developed in 1940s
- 70 apartments
- 10 off-street parking spaces
- Primarily studio and one-bedroom units



COURTYARD VIEWS



Foothills View East



Foothills View East



Wetlands View



Plaza View