Introducing Middle Housing in the City of Oakridge

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FALL 2024
OAKRIDGE

ARCH 484: ARCHITECTURAL DESIGN STUDIO | SCHOOL OF ARCHITECTURE & ENVIRONMENT

UNIVERSITY OF OREGON

Oakridge MOUNTAIN BIKING CAPITAL OF THE NORTHWEST

SCI Sustainable Cities Institute

SCYP Sustainable City Year Program

Acknowledgments

This architectural design studio would not have been possible without the dedicated time, support, and feedback from Oakridge city staff and community members. The entire studio would like to thank the following parties and individuals for their assistance and contributions to the final project proposals and subsequent completion of this report.

Rick Zylstra, Community Development Director

Bryan Cutchen, City Mayor

James Cleavenger, City Administrator

Site Property Owners and Agents:

Nancy Evanson, Property Owner

Steve Ness, Property Owner

Jennifer Lloyd, Realtor

Oakridge Museum Volunteers:

Dirk “Poncho” Tarman, Dianna Wellman-Hadley, Bud Rice, & Lori Shafer

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About SCI

The Sustainable Cities Institute (SCI) is an applied think tank focusing on sustainability and cities through applied research, teaching, and community partnerships. We work across disciplines that match the complexity of cities to address sustainability challenges, from regional planning to building design and from enhancing engagement of diverse communities to understanding the impacts on municipal budgets from disruptive technologies and many issues in between.

SCI focuses on sustainability-based research and teaching opportunities through two primary efforts:

1. Our Sustainable City Year Program (SCYP), a massively scaled university-community partnership program that matches the resources of the University with one Oregon community each year to help advance that community's sustainability goals; and

2. Our Urbanism Next Center, which focuses on how autonomous vehicles, e-commerce, and the sharing economy will impact the form and function of cities.

In all cases, we share our expertise and experiences with scholars, policymakers, community leaders, and project partners. We further extend our impact via an annual Expert-in-Residence Program, SCI China visiting scholars program, study abroad course on redesigning cities for people on bicycle, and through our co-leadership of the Educational Partnerships for Innovation in Communities Network (EPIC-N), which is transferring SCYP to universities and communities across the globe. Our work connects student passion, faculty experience, and community needs to produce innovative, tangible solutions for the creation of a sustainable society.

About SCYP

The Sustainable City Year Program (SCYP) is a yearlong partnership between SCI and a partner in Oregon, in which students and faculty in courses from across the university collaborate with a public entity on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner agency through a variety of studio projects and service- learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations that result in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

About City of Oakridge

The City of Oakridge, Oregon, is a vibrant community nestled in the foothills of the Western Cascade Mountains, with a population of approximately 3,500 residents within city limits (nearly 5,000 when including nearby Westfir and surrounding areas). Surrounded by the extensive Willamette National Forest, the city provides ample opportunities for activities such as hiking and mountain biking, with nearly 500 miles of trails and five rivers in its vicinity. Oakridge's elevation (1,200-1,700 ft.) results in a favorable climate, characterized by over 300 sunny days annually, while avoiding the fog of the valley and the heavy snowfalls of higher elevations.

Governed by a council-manager system since 1972, Oakridge residents benefit from a robust and supportive municipal administration. The City offers a comprehensive range of services, including street maintenance, water, wastewater, and park utilities, as well as police, fire, and emergency medical services. Additional municipal services include library access, economic development, planning and zoning, and general administrative support. Funding for city operations is derived from property taxes, franchise fees, and other revenue sources, with special projects financed through grants and loans.

In the past decade, Oakridge has secured nearly $11 million in grants and loans for community projects and maintains an annual budget of approximately $10 million.

The citizens of Oakridge cherish their history and cultural heritage, celebrating it through a variety of events and activities throughout the year. The long-standing Tree Planting Festival pays homage to Oakridge's timber town roots, while the Concerts in the Park series offers free performances at the Banner Bank Amphitheater in Greenwaters Park. Additionally, Oakridge features four art galleries, three nearby hot springs, and is conveniently located just 25 miles from Willamette Pass Ski Resort. The Eugene-Springfield metropolitan area, approximately 35 miles away, further enriches the community's cultural offerings with its vibrant arts scene, including music, theater, and access to the University of Oregon.

The City of Oakridge is committed to fostering a safe, livable, and sustainable environment for its residents while promoting economic development and community engagement. As part of its ongoing planning initiatives, Oakridge is exploring various strategies to enhance its sustainability and growth, ensuring that the community continues to thrive for generations to come. The partnership between the Sustainable City Year Program and the City of Oakridge is supported by local stakeholders, enabling University of Oregon students and faculty to collaborate on projects and provide recommendations to address city-identified challenges and opportunities.

This SCYP and City of Oakridge partnership is possible in part due to support from U.S. Senators Ron Wyden and Jeff Merkley, as well as former Congressman Peter DeFazio, who secured federal funding for SCYP through Congressionally Directed Spending. With additional funding from the city, the partnership will allow UO students and faculty to study and make recommendations on city-identified projects and issues.

Course Participants

UNDERGRADUATE ARCHITECTURE STUDENTS

Ana Amador Fuentes
Liv Anderson
Madison Coultrap
Erin Davis
Caleb Galas
Miles Hagen
Ben Keigwin
Maryclaire Lane
Alaia Lucas
Georgia Manning
Oliva Nord
Liam Ogzewalla
Kit Renk
Leyton Richards
Ying Thum
Emma Watanabe

Course Description

ARCH 484: ARCHITECTURAL DESIGN STUDIO

This course guides students through design projects requiring comprehensive and integrative study over a wide range of project options. Course components include individual criticism, group discussions, lectures and seminars by visiting specialists, and public review of projects.

Executive Summary

With the goal of introducing new housing types into a city primarily comprised of single-family dwellings, architecture students designed middle-density housing for the City of Oakridge.

The course explored various dwelling typologies that fall under middle-density housing and looked at multiple strategies to integrate new dwelling types into established Oakridge neighborhoods. Students outlined their design intentions and goals for each project site to support their ideas.

Many common themes emerged across projects such as individuality and autonomy, contextualizing new designs, and strengthening community relationships. Key findings underscore the need for a shared architectural language between new and existing buildings in Oakridge. The proposals also outline a series of strategies to create degrees of privacy. Diverse housing typologies are recommended to connect back to these degrees of privacy and promote differing residential experiences.

Introduction

Students in the architectural design studio partnered with the City of Oakridge to explore various strategies to create housing density within the city. The goal of this collaboration was to provide thorough recommendations that can be used to garner public support for a change in the city zoning code. Students sought to inspire support by designing middle-density housing options to help Oakridge residents envision themselves in these various housing typologies.

Although the City of Oakridge does not currently allow middle- or high-density housing, the city is eager to diversify its housing options. The introduction of middle-density housing could create more affordable housing options that could encourage the current population to stay in Oakridge and attract new residents to the city. More affordable housing could incentivize job opportunities to the area; at this time 75% of the population commutes out of Oakridge for work.

The final student proposals were split between two sites that Oakridge city staff deemed open for future development. The first set of proposals focuses on infill projects in uptown Oakridge along East First Street. These recommendations introduce mixed use development that could provide unique commercial and residential opportunities for city residents. The second set of proposals focuses on the opportunities for neighborhood development on Bugle Loop, on the edge of the city. The lot, referred to as Elk Meadows, is currently privately owned. Site design for Elk Meadows emphasizes neighbor-to-neighbor interaction. The proposals for both sites draw on taxonomy research conducted to suggest solutions for a series of design issues.

FIG. 1

View of Elk Meadows from Bugle Loop.
Photo Credit: Georgia Manning

FIG. 2

View of the corner of Oak Street and East First Street in Uptown Oakridge; one possible infill site.
Photo Credit: Madison Coultrap

Initial Research - Middle Housing Taxonomy Studies

As this course was also designed to be a housing bootcamp, each student spent eight weeks exploring various middle-density taxonomies or dwelling types in the context of Oakridge before beginning their final proposals. Each of these two-week taxonomy studies produced patterns that ultimately informed the final proposals, making them not only valuable research but also insightful suggestions for the City of Oakridge.

Such studies consisted of explorations of three middle-density housing taxonomies: duplexes, row-houses, and walk-up apartments. These are all dwelling types that show up in the final proposal developments but were first studied individually on a separate site in Oakridge on West Second Street and Teller Road off OR-58. The site for these projects was split into 100-foot by 50-foot parcels, as seen in Figure 3, one for each student to design. This allowed students to place their projects in the context of Oakridge and surrounding buildings without yet thinking in terms of the final design.

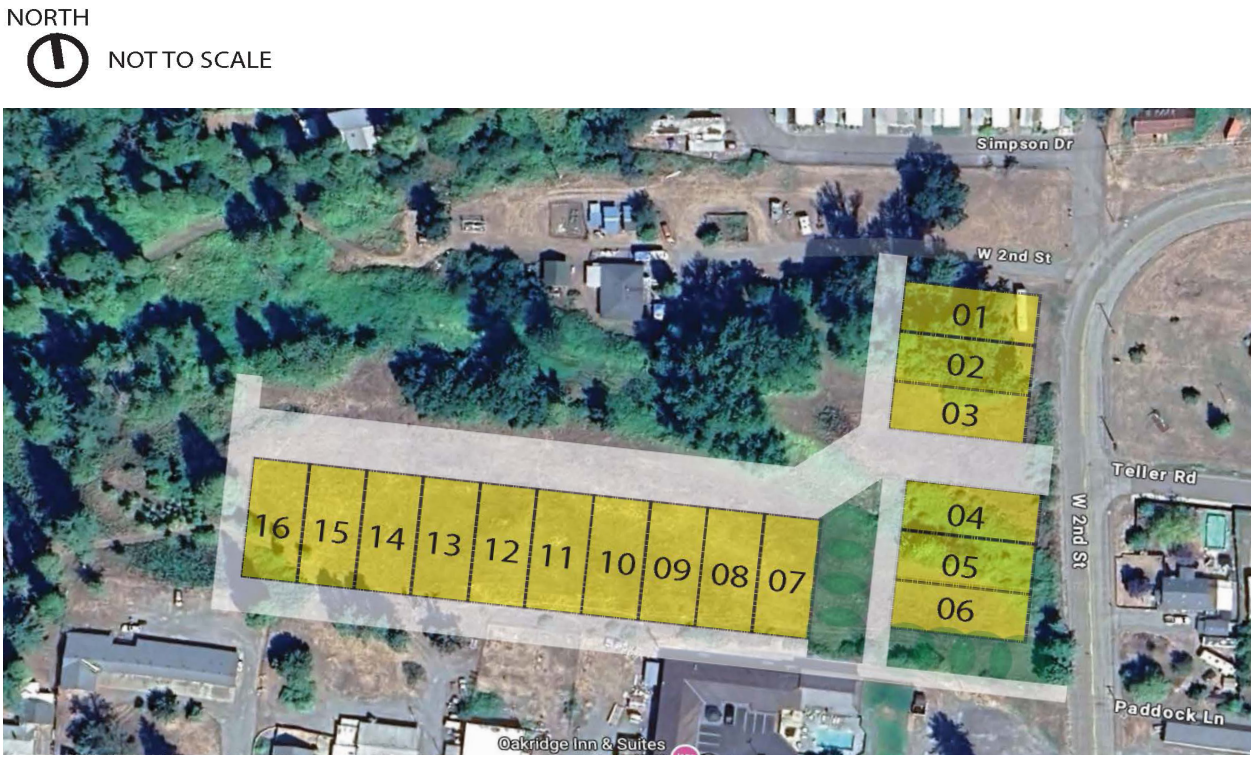


FIG. 3

Map of site divisions for taxonomy studies off West Second Street and Teller Road.

Credit: Christina Bollo, Course Instructor, Department of Architecture, University of Oregon

DUPLEXES

Duplexes are the least 'dense' of middle-density housing as this typology is defined by two dwelling units sharing one lot. When describing their ideas for duplexes in Oakridge, there was a heavy overlap in design goals among students. Many students focused on balancing community and privacy, creating autonomy, individuality between the two units, physical and acoustic privacy, and creating positive neighbor-to-neighbor interactions. The following section explores one method of achieving some of these principles, with adequate mention of important alternatives taken by others in achieving similar goals.

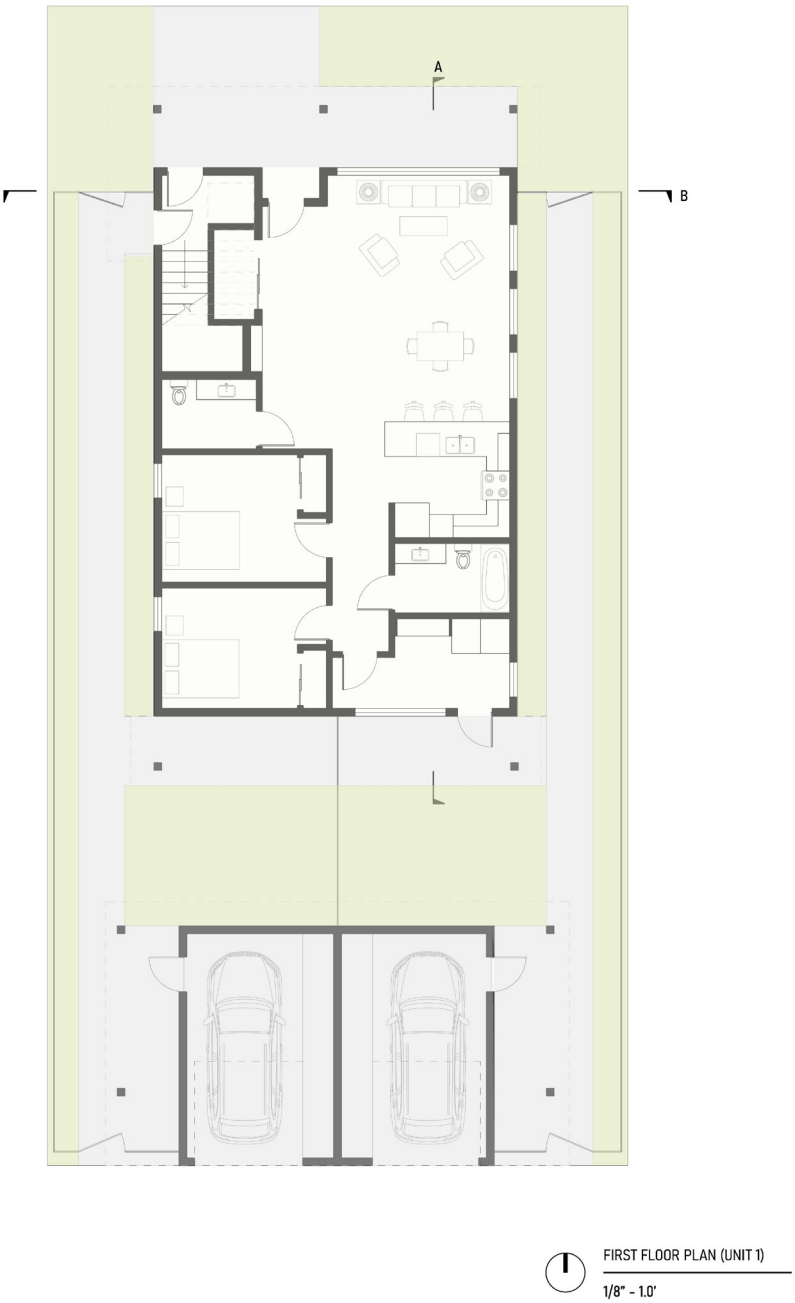


FIG. 4

Ground floor plan of duplex with a 2 bed-1.5 bath unit.

Credit: Erin Davis

FIG. 5

Second floor plan of duplex with a 3 bed-2.5 bath unit.
Credit: Erin Davis

The project shown decided to stack the units vertically to maximize feelings of autonomy on the sight. This common design strategy allows all residents to have access to views and light in every direction promoting feelings of ownership over the site. Some students, instead, designed side-by-side units with the same goal of promoting ownership. In this approach, each set of residents could easily identify distinguish their space from their neighbors both on the interior and the exterior.

FIG. 6

North and East duplex elevations.
Credit: Erin Davis

This was also accomplished by making entrances to both units visible from the street as shown in Figure 6. This was a common choice throughout the designs as many sought to foster individuality between the two units. Some students instead designed the duplex to have one external door that led to a vestibule inside the building that then split into two separate units. This strategy instead aimed to contextualize the duplex in Oakridge and have it appear from the street as a single-family dwelling while also promoting neighbor-to-neighbor interaction.

FIG. 7

Section cut through the length of the duplex showing interior spaces.
Credit: Erin Davis

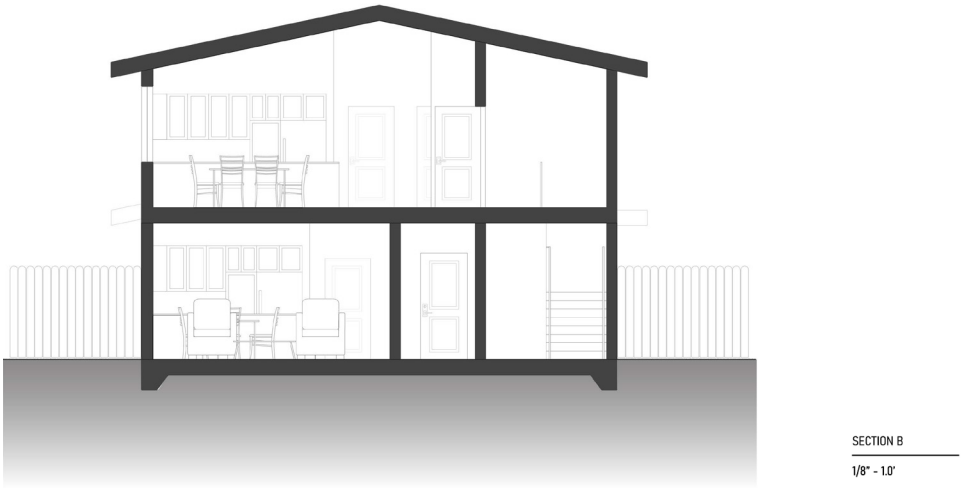


FIG. 8

Section cut through the width of the duplex showing interior spaces.
Credit: Erin Davis

The figures above show a common strategy found to maximize acoustic privacy, which consists of stacking like spaces. This means that noise from gathering spaces won't filter into private spaces like bedrooms below. For units situated side by side instead of vertically stacked, this strategy was implemented by placing indoor gathering spaces along the shared wall between units to preserve the acoustic privacy of private dwelling spaces such as bedrooms and bathrooms.

ROWHOUSES

The rowhouse projects were an exploration in designing three attached dwelling units side-by-side. These units all share walls between them as is the definition of the rowhouse taxonomy, sometimes also referred to as a townhouse. Because these dwellings are all attached, they present the unique design problem of receiving no daylight along the longest sides of each dwelling unit. While some students had sites that allowed for daylight along the side of one rowhouse (the end condition), many students were to design all three of their rowhouses with no opportunities for light on the main walls in any of the units. This presented a common focus among students of designing to maximize daylight and indoor/outdoor connection in these units. This was coupled with various design goals regarding individuality, personability, and creating balance between private and public spaces. The project shown below creatively combines many strategies used by students to achieve these ideas.

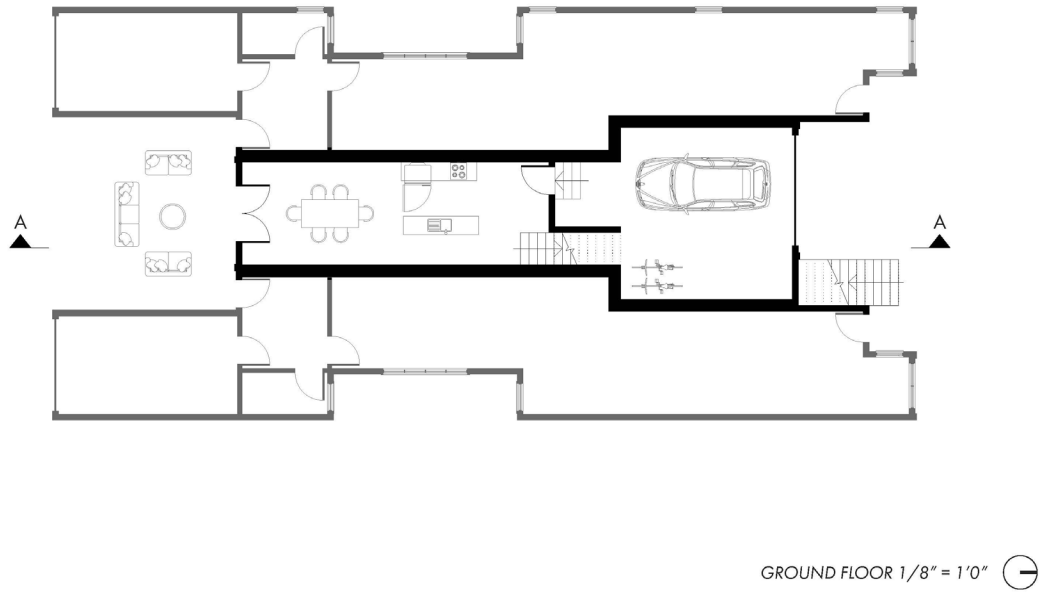


FIG. 9

Floor plan of middle unit's first floor condition including below grade parking and split floor living space.

Credit: Ying Thum

FIG. 10

Floor plan of side units' ground floor condition including on grade entry and parking.

Credit: Ying Thum

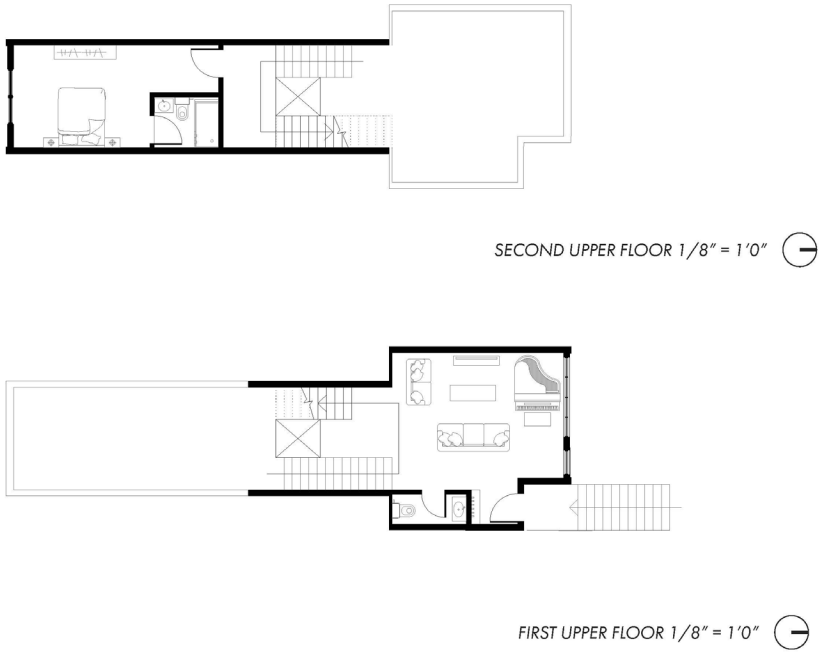


FIG. 11

Floor plan of middle unit's split level front entrance and upper bedroom space.
Credit: Ying Thum

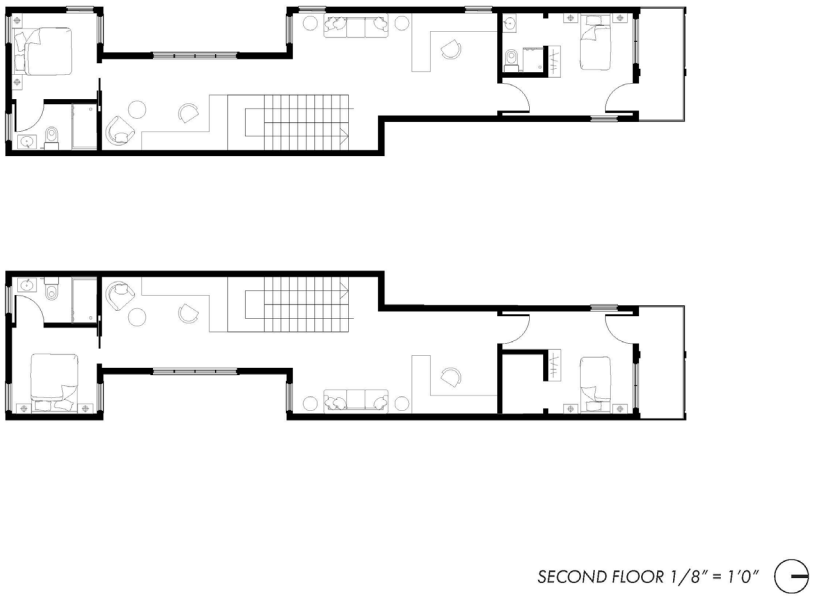


FIG. 12

Floor plan of side units' second story.
Credit: Ying Thum

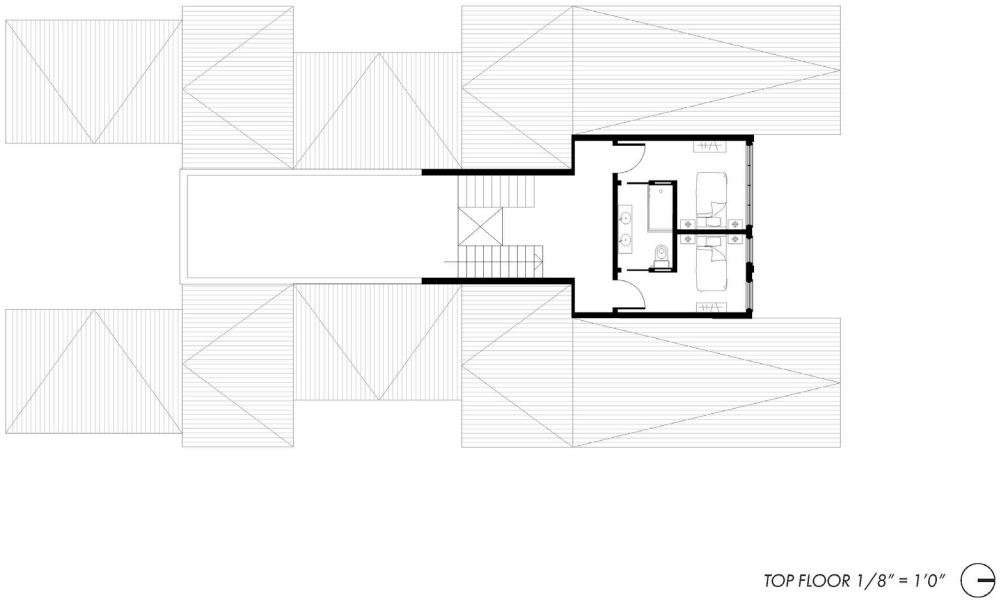


FIG. 13

Floor plan of middle unit's split level front entrance and upper bedroom space.
Credit: Ying Thum

As shown in Figures 9-13, to promote ideas of individuality, many students designed one of the three rowhouses to have a different layout, be that an extra floor or an inverted floor plan. This helps to compose a building exterior or façade where each unit is identifiably its own. In this project, each unit is unique, as the center unit has a unique floor plan, and the other two units distinguish themselves from each other by having differing lighting conditions.

As shown in Figure 14, one unit is up against another building and therefore has limited opportunities for daylight on the side, and the other unit is the end condition of the series of rowhouses, so code dictates no limitations in windows along that length of the building.

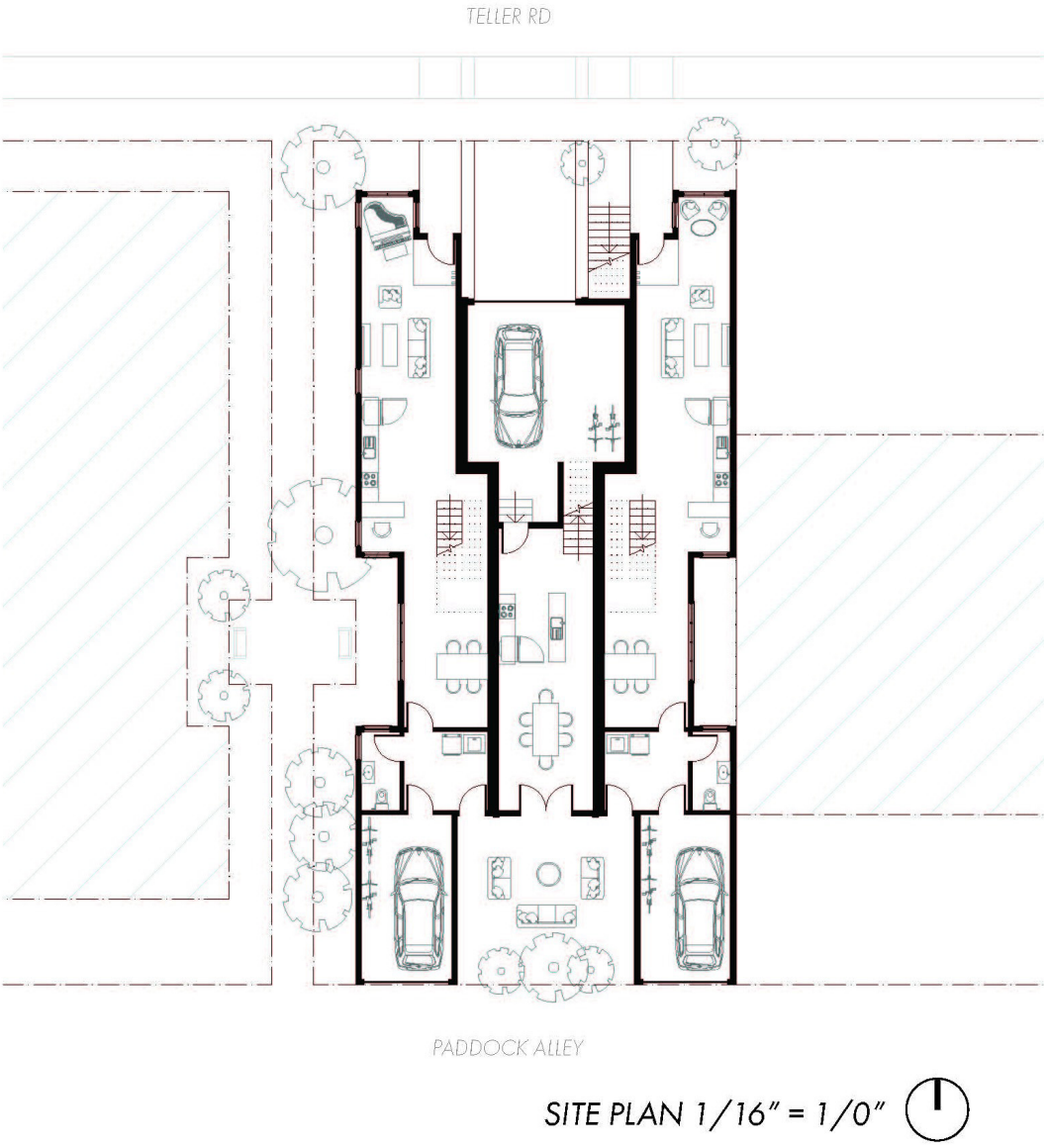
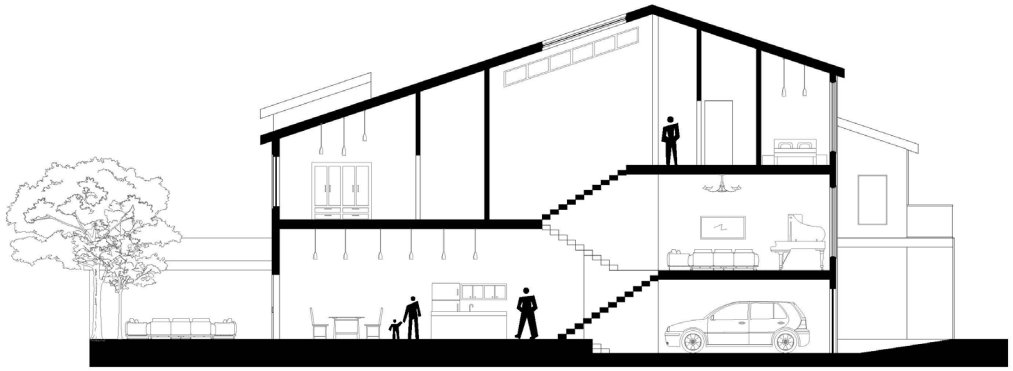


FIG. 14

Site plan of the rowhouses including lot lines and outlines of surrounding buildings.
Credit: Ying Thum



SECTION AA 1/8" = 1'0"

FIG. 15

Section cut through the length of the middle unit showing the relationship between the split levels and the below grade parking.

Credit: Ying Thum

SECTION BB 1/8" = 1'0"

FIG. 16

Section cut through the length of a side unit showing the unique roof form and the relationship between parking and entry.

Credit: Ying Thum

Outdoor space was a major focus for student designers, and Figures 15 and 16 show a common way in which private outdoor space was created. Parking off an alleyway in the back often created the issue of leaving behind little backyard space, so some projects created outdoor space as part of the rowhouse itself with balconies, as shown on the front of the side rowhouses in Figure 16. Another solution taken by students, as was done in the middle unit (Figure 15) here, is to instead create parking within the rowhouse itself, leaving ample backyard space for the residents. Some students instead sought to shorten their rowhouses and build up in order to leave space for parking and a private backyard behind the rowhouses. This strategy was also done with consideration to daylighting as it meant that natural light from both ends of the rowhouse would penetrate deeper into the building, lighting more of the space.

FIG. 17

Side elevation showing the side unit with the unattached end condition that allows for more window placement as well as the carved out light well.

Credit: Ying Thum

This project along with some others took a different approach to daylighting. As shown in Figure 14, this student carved into the massing of the rowhouses to create light wells. This strategy provides an opportunity to design windows on a façade that will be up against another building given that the building steps back from the property line at least five feet. Despite not building up to the property line on both sides, the other side rowhouse was designed to match and the light well windows can be seen in Figure 17 where the roofline breaks up and indicates a stepping back from the property line.

NORTH FACADE 1/8" = 1'0"

FIG. 18

Rowhouses' front elevations showing the interior-exterior connections at all levels.

Credit: Ying Thum

SOUTH FACADE 1/8" = 1'0"

FIG. 19

Rowhouses' back elevations showing garages and access to shared outdoor space.

Credit: Ying Thum

FIG. 20

Perspective sketch of a view of the rowhouses from the street.

Another variation of this daylighting strategy used commonly throughout the designs was the decision to break up the massing of the three rowhouses to create opportunities for windows along the sides of the rowhouses. Alternatively, one could also break up the roof line by raising it in one place or another and clerestory windows could be added. These windows would not be able to provide much in the way of views for the residents but would increase natural light into the space. A small example of both strategies can be found in this project. Figure 19 shows where the change in roof line created opportunities for windows in the middle unit on either side of where the roof hits its peak and begins to slope back down. These windows are even more effective than skylights as they do not generate as much heat gain from direct overhead sunlight. Figure 20 shows how the strategic choice to stagger the masses of the rowhouses and have the middle unit set farther back allows for opportunities for windows on the sides of the units that are set closer to the street where they extend beyond the middle unit. Many students used creative massing to maximize sunlight and views with various combinations of these strategies.

WALK-UP APARTMENTS

Walk-up apartments are a taxonomy that, because they are smaller scale developments, are still considered middle-density housing. The element of a mostly external circulation system helps distinguish them from large scale high-rise high-density apartments. This project gave students opportunities for site design as the project combined multiple unit sizes, parking, and shared in-between spaces. The project combined three of the divided site parcels shown in Figure 3 to create a 100-foot by 150-foot site where students were tasked with designing 12 units incorporating a unit mix of 25% one-bedroom units, 25% two-bedroom units, and 50% three-bedroom units. The percentages of unit types were flexible, allowing designers to adjust them based on their specific design intentions. This was also true of the number of total dwellings built on the site. The only non-negotiable was the required minimum of one-to-one parking for residents and that the net-density for the site be at minimum 36 dwelling units per acre. Given these parameters, students independently generated several goals for the apartments including: a well-developed shared common space, outdoor connection, contextualized massing, adaptability, and a balance between individual autonomy and community building.

Towards the second half of the term, site design became the biggest focus of the project. The initial projects provided students with a solid understanding of how to quickly generate a successful dwelling unit plan and moved to focus on the interaction between units at this larger scale. This became very important for both final proposal projects moving forward.

FIG. 21

Apartment project poster including a site plan and ground floor plan of the two apartment buildings, second and third floor plans showing unit types used, elevations of both buildings, a site section through both buildings, and relevant site statistics.

Credit: Kit Renk

The project shown in Figure 21 demonstrates multiple strategies to hit these requirements as well as create a balanced sense of individual autonomy and community, outdoor connection, shared public space, and contextualized form. A common strategy, as shown here, was to split the units into multiple buildings. This helps to contextualize the project in the City of Oakridge,, where most buildings are typically smaller in scale. This also helps residents feel a bit more ownership over their apartment as they can identify with a smaller group within the larger site. Another strategy taken in this regard is to give as many units as possible a front and back entrance. This gives residents ownership over a part of the street, but also a refuge away from the public edge towards a more exclusive outdoor resident community space. This also creates a mental connection to a typical single-family home, a more common housing type in the area. A common strategy shown here is also the limited use of three-story spaces. In most of the projects, students chose to limit their use of three-story tall spaces as it is rare to see anything beyond a single story and the occasional two-story home in Oakridge. This is not always possible when creating density of this kind but can be done strategically so as not to feel overly imposing. This project also uses bright colors and panels of natural materials to try to contextualize this new dwelling taxonomy within the city. Many projects had different ways of going about this, some used familiar roof forms, some focused-on materials, and some set up their apartment buildings in a more traditional rowhouse fashion to try to emulate a familiar single-family dwelling.

An important common theme many students used is a strategy of orienting their building(s) around a shared green space to accomplish a series of design goals. Some developed this space with small playgrounds and outdoor seating to encourage residents to linger. Others left the space open to interpretation and future adaptation. The project shown in Figure 21 makes use of a centralized green space and smaller scale paved space to act as a shared backyard between residents and to encourage neighbor-to-neighbor relationships. This strategy, combined with multiple private entrances and exits to each unit, balances autonomy with community building. Finally, many sought to further balance this shared outdoor space with the creation of private outdoor spaces as well. The project above makes use of private balconies to create visual interest on the façade and to allow for personalization. External opportunities for personalization can make a resident’s home more easily identifiable to passersby on the street and allow for expression of individuality both to their neighbors and to the public.

Urban Infill Proposals

As previously mentioned, the primary objective for this collaboration between the SCYP course and the City of Oakridge was to inspire public support for middle-density housing in Oakridge. The following proposals suggest a series of infill projects in Uptown Oakridge with the understanding that each project is only one possible opportunity for integrating the previously studied dwelling types smoothly into the City, all of which will not be possible until the building code changes.

East First Street is considered the main drive in the City of Oakridge. However, it does not receive much traffic from anyone but residents, as people passing through the area must exit OR-58 to cut through the heart of Oakridge. Despite its limited traffic, this street functions as the basis for many community events such as the annual tree lighting, the monthly art walk, and much more. Because of this, students working on the Uptown sites wanted to be cautious of disrupting established city traditions while strengthening daily community connections with the new additions. This guiding principle generated several familiar design goals as to the research above, including but not limited to preserving privacy and autonomy in a public realm, contextualizing new buildings within a pre-existing architectural language, and addressing/creating public spaces.

This project also introduces new design constraints such as a code requirement that the first floor of any new building on East First Street reserves the first 25 feet from the public walkway to be used for commercial space. With this comes the added requirement of parking for commercial staff on top of the required one-to-one residential parking ratio. With these requirements also came the freedom to pick from a series of infill site options so long as the net density for the entire proposal fell between 18 and 36 dwelling units per acre. This allowed groups to focus on just a few sites that felt aligned with their design goals for the project proposal. The following sections will highlight common strategies and goals among the proposals in addressing some of the major design problems and therefore no project will be shown in its entirety. All projects referenced, however, can be found in the appendices.

ADDRESSING MULTIPLE SITES

Visiting Oakridge for the second time, students familiarized themselves further with the large option of sites to choose from along East First Street. Several factors were considered when selecting the sites, including the size and the current use. Some of the sites were unique in shape due to the existing buildings around them, some were open grassy lots, and others had existing parking or building infrastructure to consider along with the immediate context of the sites. Another important factor that went into choosing sites was their relationship to each other. In adding these buildings, student proposals play with changes to the composition of the street façade and the buildings that make up that composition. Maintaining a balance between the old and the new is an important consideration. All of this in mind, there was a significant overlap in the sites chosen for the three unique proposals and patterns in how they were used within the designs.

FIG. 22

Site map of Uptown Oakridge from Group 1 (Appendix A) including four site proposals for infill with the current buildings shown in grey and the proposals shown in plan.

Credit: Alaia Lucas, Olivia Nord

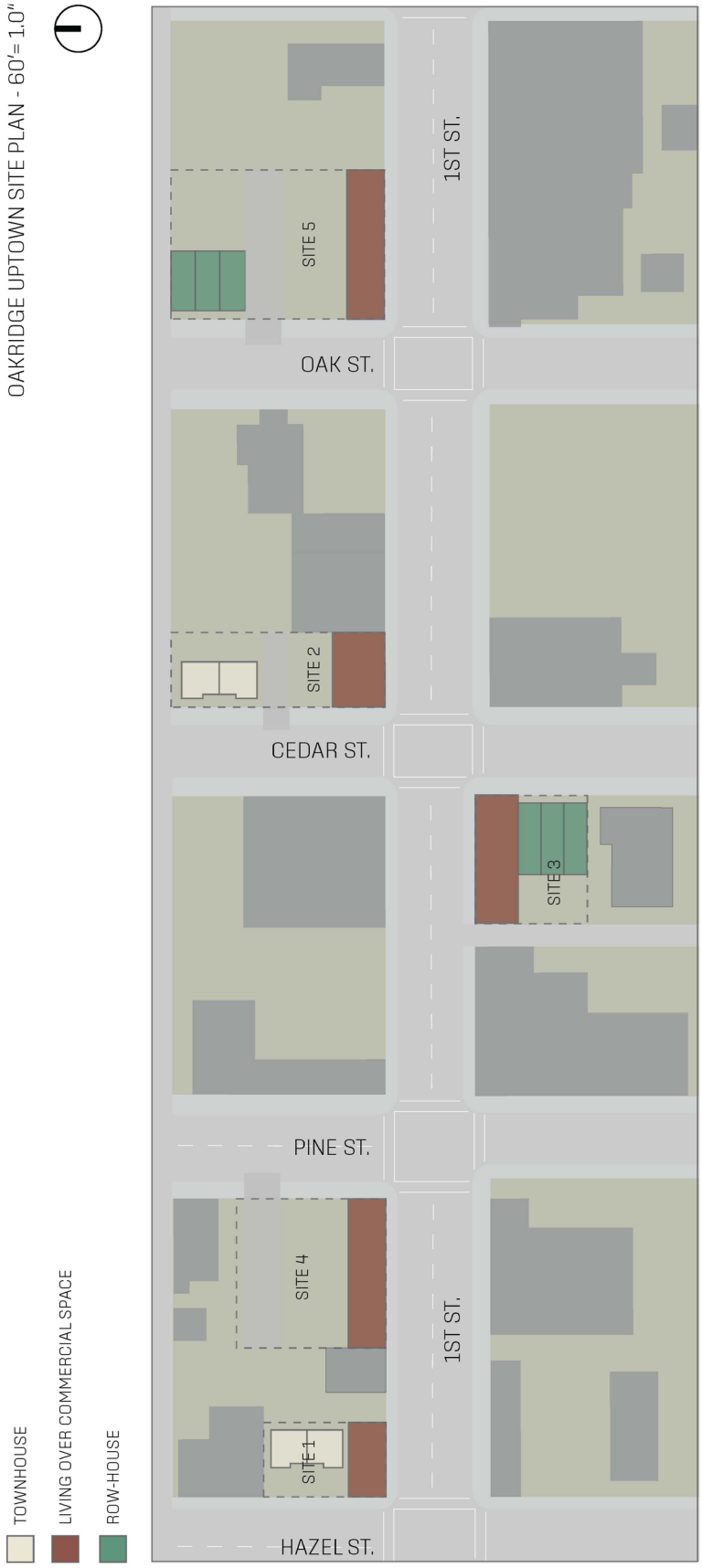


FIG. 23

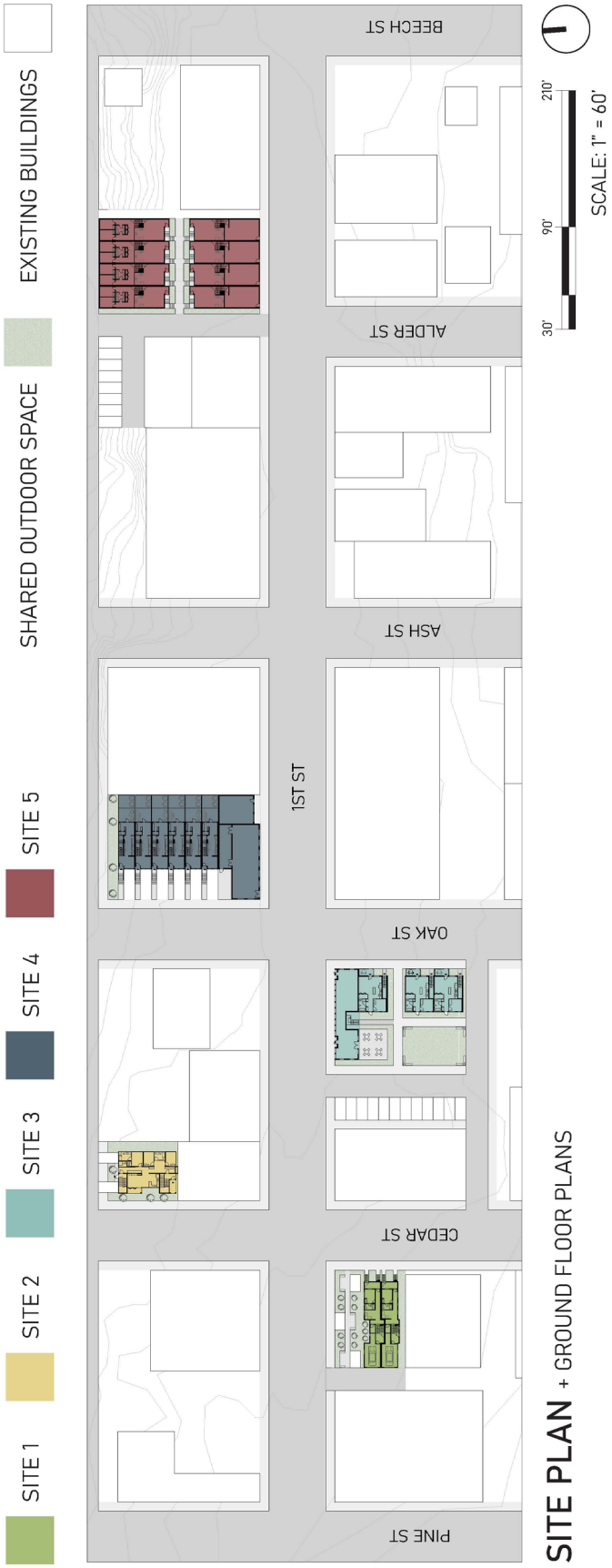
Site map of Uptown Oakridge from Group 2 (Appendix B) showing existing buildings in gray and five infill proposals in colors corresponding with building type.

Credit: Maryclare Lane, Georgia Manning

FIG. 24

Site map of Uptown Oakridge from Group 3 (Appendix C) showing original infrastructure in grey and white and five infill proposals in color and plan.

Credit: Miles Hagen, Kit Renk



The unanimous decision to infill in the Southwest corner of East First Street and Cedar Street designates it as having many desirable opportunities for design. The advantage of an established alleyway perpendicular to the street allows for creative parking solutions that keep cars away from the front of the houses and therefore pedestrians. The Northeast corner of East First Street and Oak Street is also attractive due in part to its large size, but also its current use. It currently sits as a grassy lot, making it a good pick as its established use is not part of most residents' day-to-day activities or major community events. It also is large enough to back onto an alley, giving the site street access on three of its four sides. This allows for plenty of creative strategies to tuck away parking from the public walkways or as seen in fFigure 22, an opportunity for a large outdoor space for residents. In addition to these two sites, most groups designed sites diagonally from each other in some capacity to round out intersections, but also to place residents in relation to each other. This can build community between residents without placing new developments right next to or across from each other.

By spreading out their site proposals along East First Street, each group aimed to blend new and old buildings together to create a cohesive street design. The following elevation drawings from Group 1 (Appendix A) demonstrate strategies for connecting the infill sites to each other as well as the architectural language of Oakridge.

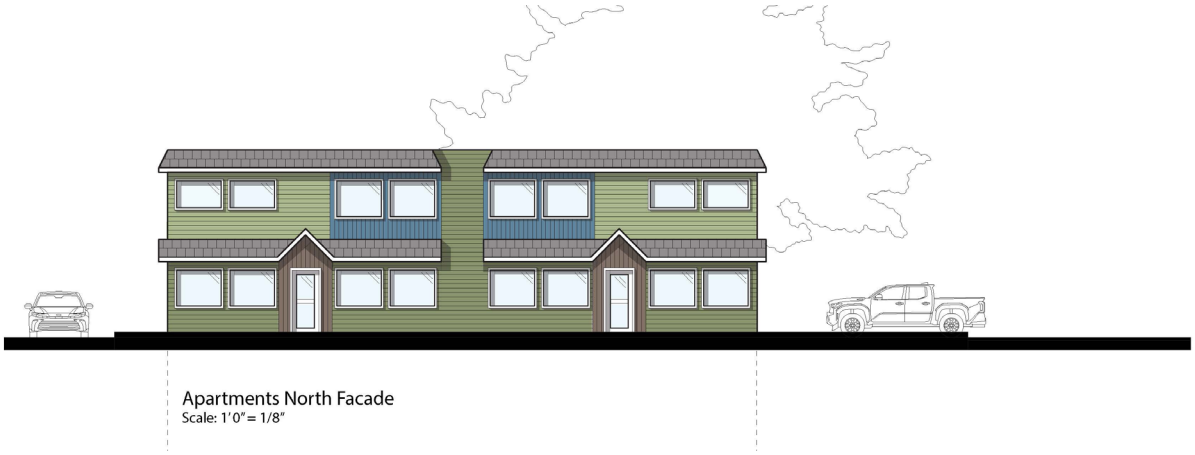


FIG. 25

North elevation of apartments on East First Street and Cedar Street.
Credit: Alaia Lucas, Olivia Nord

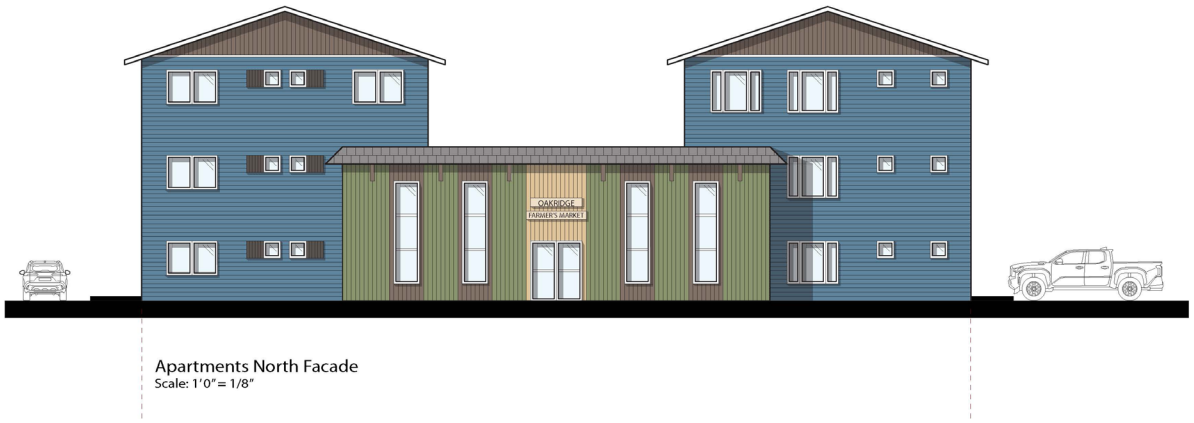


FIG. 26

North elevation of apartments on East First Street and Oak Street.

Credit: Alaia Lucas, Olivia Nord

FIG. 27

West elevation of rowhouses on East First Street and Oak Street.

Credit: Alaia Lucas, Olivia Nord

These elevations demonstrate how material use, color palette, and form can create a shared architectural language while maintaining originality between designs. Not only does this shared language make the designs feel cohesive to each other, but the familiar massing and materials can make new designs that may be unfamiliar to Oakridge in their size, feel like they belong.

COMBINING COMMERCIAL AND RESIDENTIAL SPACES

In designing for Uptown Oakridge, the biggest change from the taxonomy studies to the final proposal was the addition of commercial spaces. In some design strategies, this invokes its own housing typology, sometimes called 'living over the store'. The three infill proposals explored an array of strategies for combining these spaces all with differing design intentions and outcomes. The following section explores one strategy from each of the groups' proposals to show case just some of these outcomes.

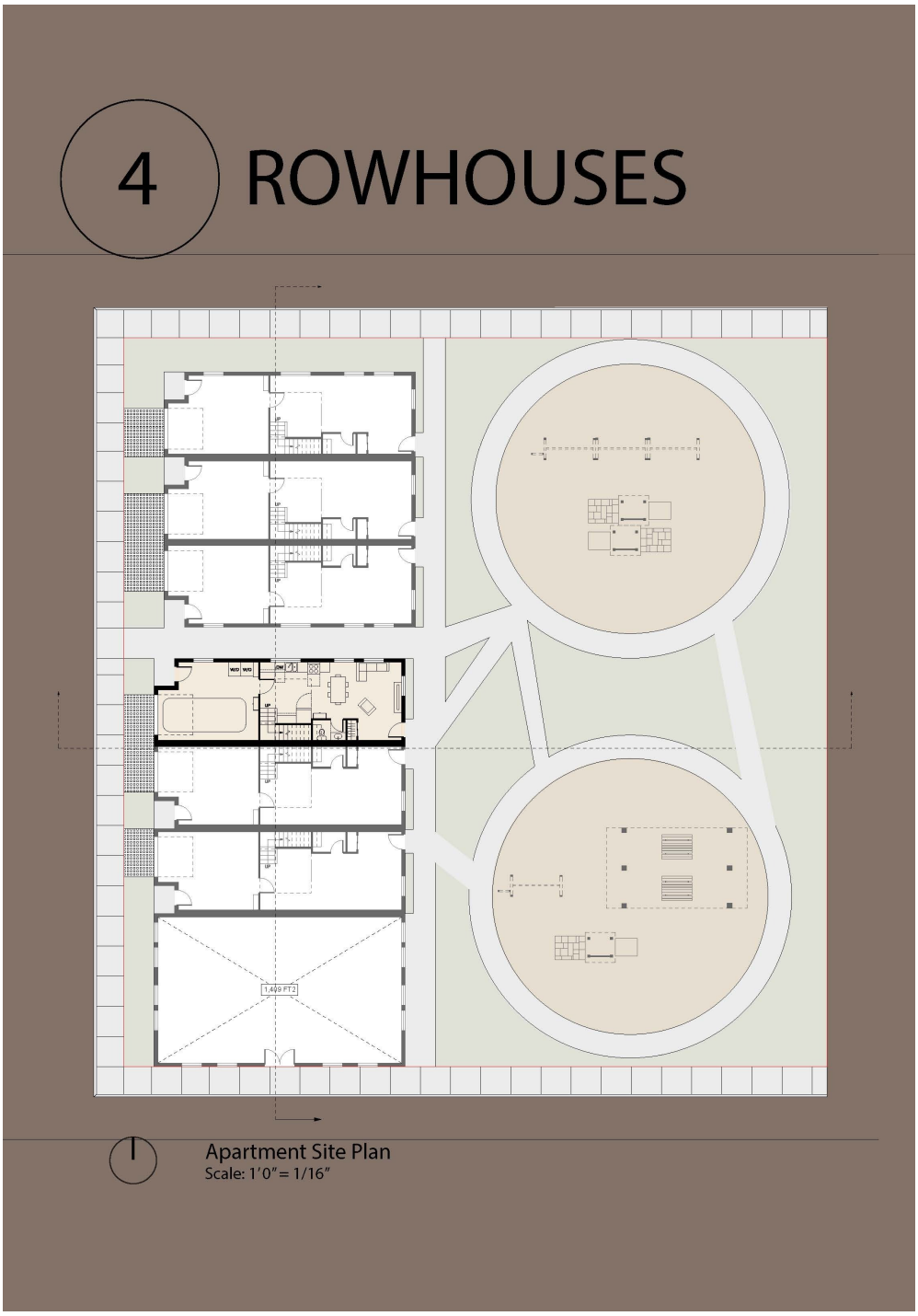


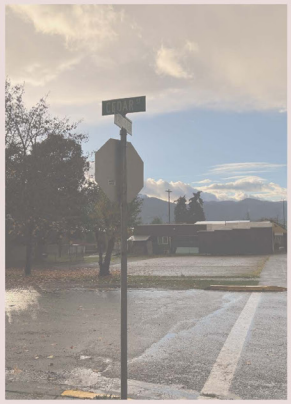
FIG. 28

Site plan of rowhouses from Group 1 (Appendix A) on the Northeast corner of East First Street and Oak Street.

Credit: Alaia Lucas, Olivia Nord

FIG. 29

Section and elevation drawings of rowhouses from Group 1 (Appendix A) on the Northeast corner of East First Street and Oak Street.
Credit: Alaia Lucas, Olivia Nord



SITE 3: *CEDAR & 1ST*

Site Size: ~5000 sqft

Complex 1:
3 ROWHOUSES
2 STORIES
2 BED 2.5 BATH
1 CARPORT EACH
~1200 SQFT EACH

Complex 2:
1 FLAT ABOVE A STORE
1 STORY
2 BED 2 BATH
1 CARPORT
~800 SQFT

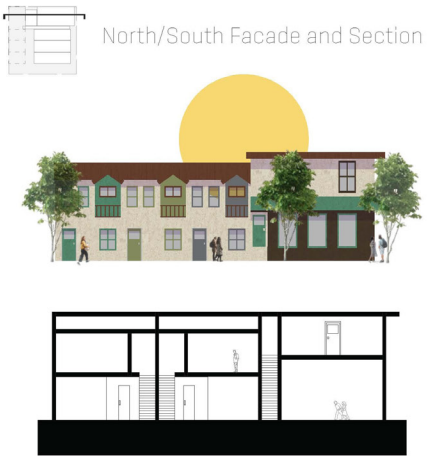
Site Plan 16'-1.0"

Floor Plans 16'-1.0"

Floor 2

Floor 1

North/South Facade and Section



East/West Facade and Section

FIG. 30

Drawings of a combination of rowhouses and 'living above the store' from Group 2 (Appendix B) on the Southwest corner of East First Street and Cedar Street.

Credit: Maryclare Lane, Georgia Manning

FIG. 31

Drawings of apartments from Group 3 (Appendix C) on the Southwest corner of East First Street and Oak Street.
Credit: Miles Hagen, Kit Renk

The infill site shown in Figures 28 and 29 demonstrates one strategy of integrating commercial and residential spaces which is to give them separate identities. As seen in Figure 29, one of the rowhouses on the site shares a thick wall with the commercial building but is its own building with its own identity and structure. The two structures share a language through color and window type but look otherwise independent from each other. This strategy maximizes autonomy and privacy from the commercial zone, as customers can clearly tell from architectural cues where they would transition from a public commercial zone to a residential zone and where they must respect the boundaries of the residents. This strategy is emphasized further as the entrance to the commercial space is around the corner from the residential front entrances and they both back up against the public outdoor playgrounds creating three separate zones on the site.

The design shown in Figure 30 builds on elements of the last strategy. In this design the rowhouses are also kept separate from the commercial zone, but they are blended visually and physically to create one singular structure. This is done with the addition of a large flat over the commercial space that has two entrances parallel to those of the rowhouses. Like the last design, the residential and commercial entrances are on separate streets. However, in this design the rowhouse residents and the flat residents have different levels of connection to the commercial space. The rowhouses maintain a sense of physical and acoustic privacy from the commercial space while the flat is designed, in contrast, for a situation where business owners might live above their business and want to maintain a level of connection to the activity there. The flat does maintain a sense of identity separate from the commercial space however, with its visible entrance on the residential street and more private facades that share an architectural language more closely related to that of the rowhouses than the commercial space below.

The final design strategy, highlighted in Figure 31, aims to fully separate the residential space from the commercial area, similar to the first design. However, like the second design, it utilizes the third dimension by building upward over the commercial space. This proposal creates a clear separation between residential and commercial space through entry points, as the apartments over the commercial space are entered from an outdoor residential community space in the back of the building. Here, the other two apartment units on the site also open onto the shared space creating an outdoor room that pulls back from the public realm and transitions residents into a more private setting. Interestingly, part of the commercial space and the outdoor dining space also opens onto this outdoor room creating a controlled interaction between the public and private spheres on this site. The distinct difference in façade between the first floor and the upper floors of the apartment complex also helps to distinguish from the street that the program or function of the two portions of the building differ dramatically.

CREATING DENSITY

As students explored in taxonomy studies, middle-density housing has a range of possible building typologies within the category. There was a general goal throughout the proposals to introduce a range in typologies to the city, but ultimately each group went about creating density in different ways. Group 1 (Appendix A) for example, created the bulk of their density with apartment complexes. Of their 33 total units added to Uptown Oakridge, 23 of those units are apartment units and are either one-bedroom or two-bedroom units. The rest of the dwelling units are made up of a series of rowhouses and duplexes.

Similarly, Group 2 (Appendix B) designed 11 of their 21 units to be self-contained walk-up apartment units over commercial spaces as the bulk of their density. These units range in size from two-bedroom units to four-bedroom units depending on the size of the site. In contrast, Group 3 (Appendix C) designated 14 of their 23 dwelling units as rowhouses, creating most of their density this way. This demonstrated a reliance on more compact dwelling types to fulfill the desired density of 18-36 dwelling units per acre in 4-5 sites, however each group was able to implement all three of the middle-housing taxonomies studied earlier in the term.

Elk Meadows Development Proposals

By demonstrating design opportunities presented by a middle-housing development, the objective of these project proposals remains to be the inspiration of public support for code reform in Oakridge. The following proposals suggest site and unit designs for a neighborhood development off Bugle Loop on the Northeast edge of the city. Each of the following proposals is only one explored opportunity for the integration of a middle-density housing community into Oakridge, none of which are possible without public support for a change in the building code.

Because this site is on the edge of the city, its immediate context is that of newer residential construction, all of which are single-family homes. Beyond the neighborhood, surrounding the 3.6-acre lot on all sides are amazing views of the Willamette National Forest. Much of the newer construction is attractive to potential Oakridge transplants looking to take advantage of Oakridge's unique outdoor experiences and community. Understanding this concept, students aimed to develop communities that would appeal to a diverse range of family types and residents. Many students also sought to design specifically for demographics that currently make up the majority of Oakridge's residents, including young families, mountain bikers, and retirees, with the goal of attracting both current and potential residents. This generated many other familiar design goals seen in the taxonomy studies, including but not limited to, creating a positive relationship between residents and the landscape, prioritizing site safety and accessibility, and growing relationships between neighbors through communal spaces.

This project gives students the opportunity to experiment with building placement and orientation on the site. However, the added complexity of the slope on the site created a design problem in and of itself and many groups had differing approaches on how best to shape the site to fit their design goals. As many students had previously developed dwelling units through the taxonomy studies with the intention to use them in the context of these site proposals, the groups had to strategically make the necessary changes to ensure a balance between individuality and cohesion within the development. There was also an expectation to maintain a net density on the site of 18-36 dwelling units per acre as well as the previous 1:1 parking ratio for residents. The following sections will highlight common strategies and goals among the proposals in addressing some of the major design problems and opportunities and therefore no project will be shown in its entirety. All projects referenced, however, can be found in the appendices.

SHAPING THE SITE

Site design is by far the most important part of the proposals for this site. Because so many of the students' design goals were centered around community interaction and the natural landscape, the site design is where creative patterns and design strategies emerged. It is also where the most design challenges occurred as the topography of the site is dramatic in slope and a depression on the side of the lot is prone to collecting and holding stagnant water. The current topography for Elk Meadows can be seen in Figure 32. Students took different strategies to site intervention, some choosing to alter the topography or slope of the site, while others took a more hands-off approach for the sake of maximum site preservation in construction. Furthermore, the current site owner had an idea of where the road through the site should be located which the students were instructed to follow as is shown in Figure 33.

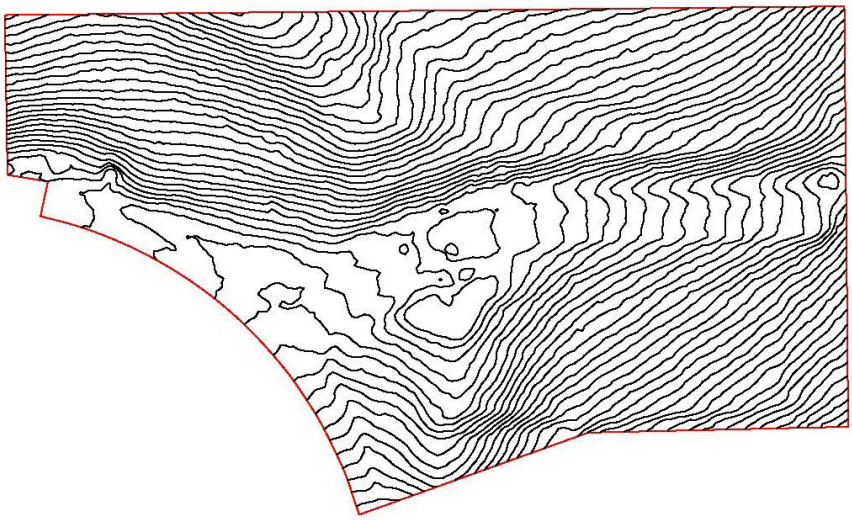


FIG. 32

Graphic showing original site contours before student interventions.

Credit: City of Oakridge

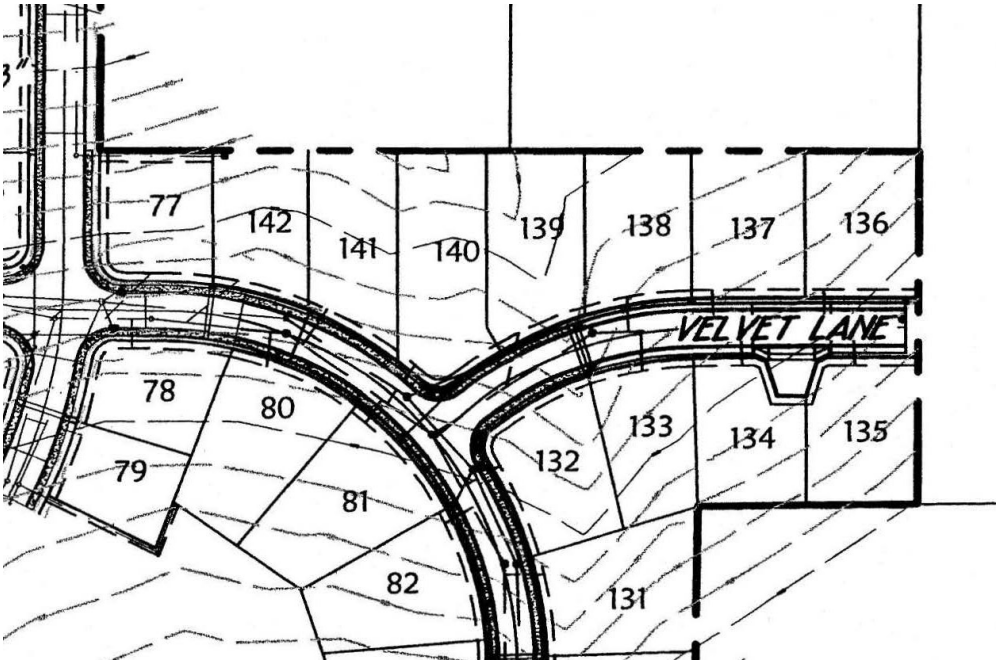


FIG. 33

Proposed parcel divisions of Elk Meadows showing the location of the road, Velvet Lane, through the site.

Credit: K & D Engineering Inc.

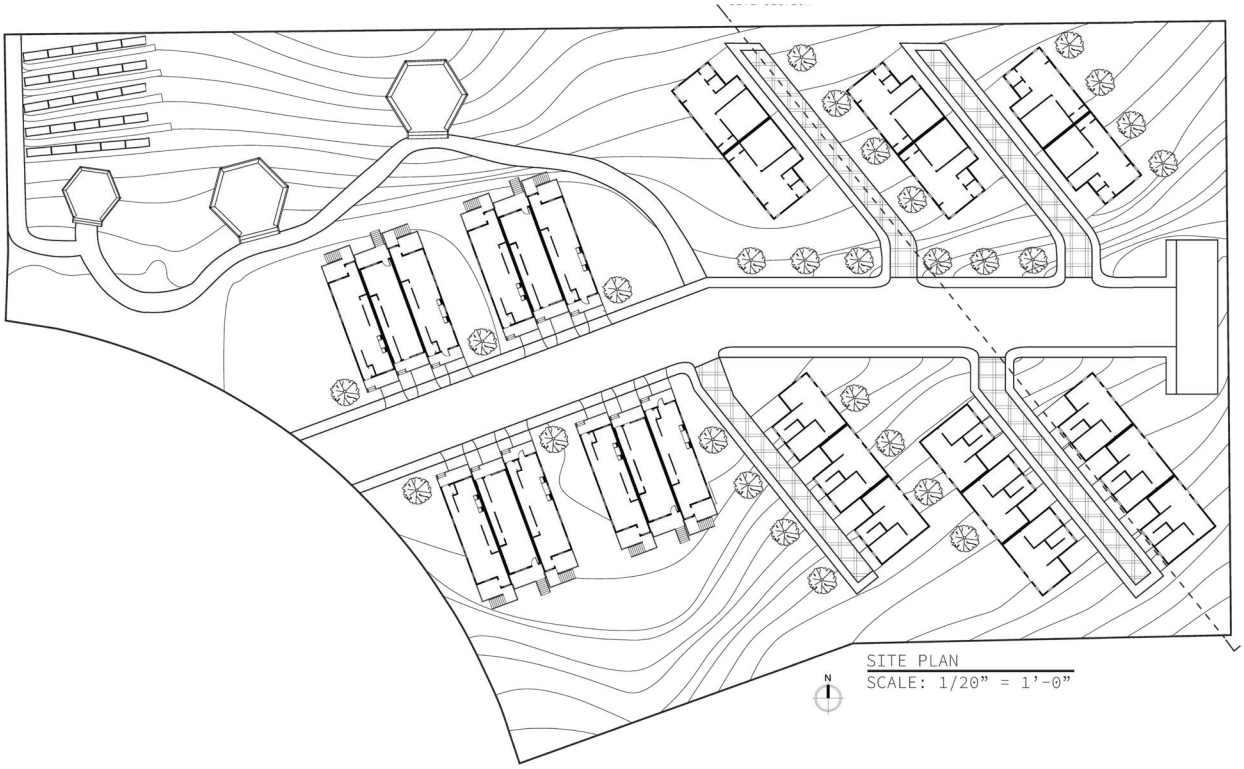


FIG. 34

Site map from Group 4 (Appendix D).

Credit: Ana Amador Fuentes, Liam Ogzewalla, Emma Watanabe

The project shown in Figure 34 is unique in its pattern of side streets added perpendicularly to Velvet Lane and was intentionally hands-off in respect to site intervention as they sought to preserve greenery on the site. The dwelling units on the east side of the site orient their entrances to the side streets, forming small housing communities on each of the four streets. The outdoor common spaces in the Northwest corner of the site announce themselves as distinctly public in their distance from the smaller dwelling streets and in their proximity to Bugle Loop. The rowhouses act as a privacy gradient on the site as they are situated on a larger street between the private duplex and triplex streets, but oriented away from the series of gathering spaces towards the main road and each other.

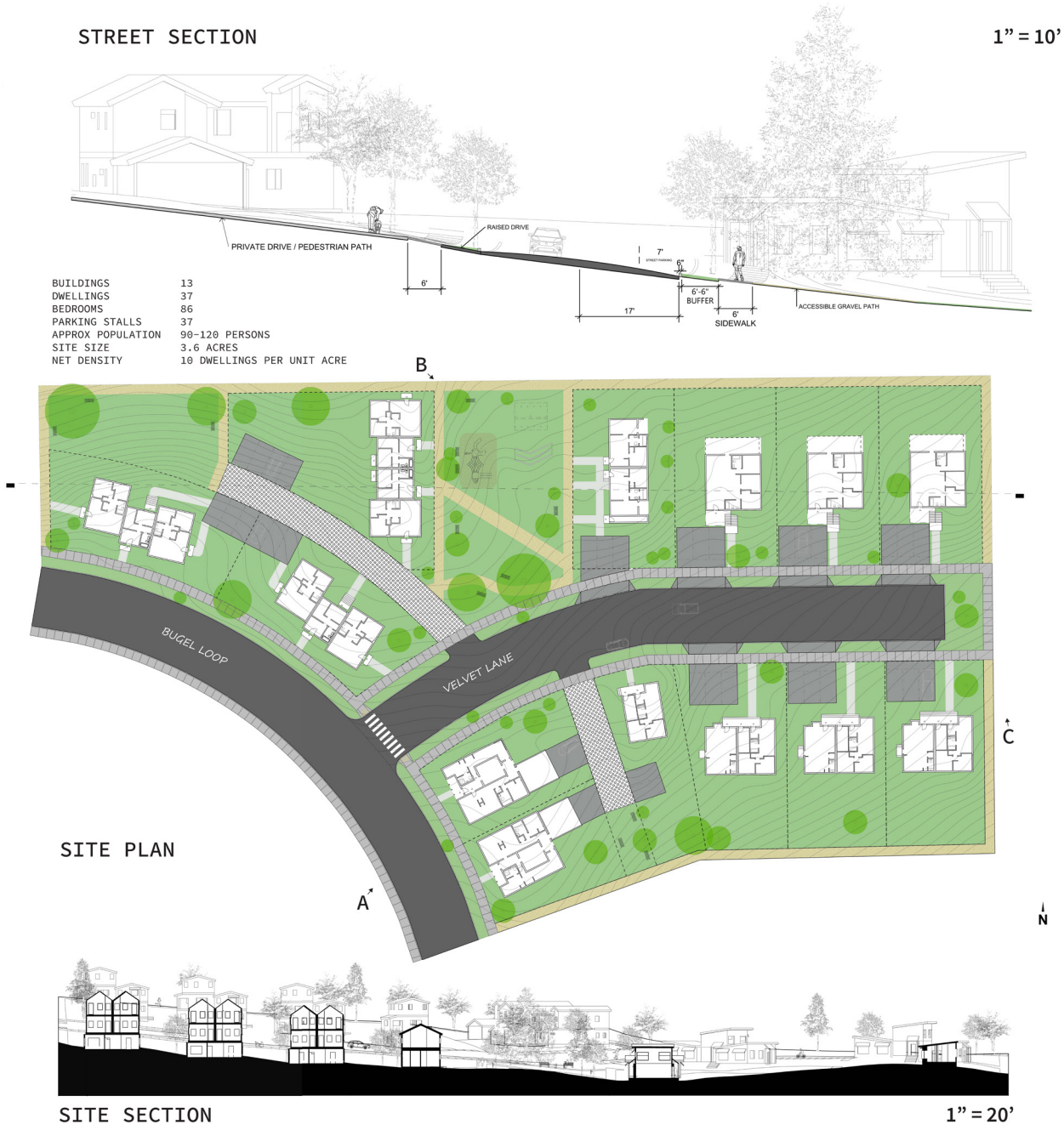


FIG. 35

Site map, site section, and street section from Group 5 (Appendix E).
Credit: Ben Keigwin, Leyton Richards

The proposal shown in Figure 35 also aims to preserve the natural state of the site, demonstrating in the site and street section cuts how to work with the slope to do this. The concentration of buildings towards Velvet Lane and Bugle Loop also keeps most of the site edges preserved. Similarly to the last proposal, the use of additional streets to change the orientation of the buildings alters the degree of privacy for the rotated dwellings, only this time creating a public facing dwelling instead of private dwellings that rotate in towards each other and away from Bugle Loop. The range of public and private facing dwellings on the site is one strategy used to attract a diversity in residents as the residential experience of the site differs significantly dwelling to dwelling. The placement of the community playground space between dwelling entrances also indicates the goal to attract a variety of resident types, each to different parts of the site.

FIG. 36

Site map from Group 6 (Appendix F).
Credit: Liv Anderson, Erin Davis, Caleb Galas

The proposal shown in Figure 36 also contains dwelling types ranging in privacy, although on this site, the dwellings facing Bugle Loop have a more private experience, compared with the buildings on the east side of the site which are all situated around a shared green space. This design strategy creates two distinct residential zones, one facing in and one facing out. However, even on this site, some dwellings on the loop utilize long driveways to rotate the dwellings sideways creating within the larger tight-nit community on the site, an added degree of privacy.

FIG. 37

Site map from Group 7 (Appendix G).
Credit: Madison Coultrap, Ying Thum

The proposal in Figure 37 is similar to Figure 36 in its creation of two separate residential zones but is unique from the other proposals in its water management. This site map addressed the issue of stagnant water on the site by redesigning the contours of the landscape to create a swale running north south through the site. This rock-lined drainage system would collect and drain water from the site, appearing in dry seasons as a dry creek bed. The accompanying bridge over the swale acts as another way to distinguish between the two residential zones as well as being an interesting and functional design feature.

CREATING A SHARED LANGUAGE

When designing a series of buildings in a shared space, there is a balance to maintain between individual identity and cohesion. This is exacerbated in housing design as it is also important to promote identity between units of the same type, often within the same building. The following elevation studies from Group 6's project proposal highlight a few strategies used to create a community of dwellings all which are identifiably their own yet look as though they belong both in the development and in the city of Oakridge.

FIG. 38

Digital model of a portion of the neighborhood proposal from Group 6 (Appendix F).
Credit: Liv Anderson, Erin Davis, Caleb Galas

FIG. 39

Front elevation of side-by-side duplex units from Group 6 (Appendix F).
Credit: Caleb Galas

FIG. 40

Front elevation of a six-unit apartment complex from Group 6 (Appendix F).
Credit: Liv Anderson

FIG. 41

Front elevation of side-by-side duplex units from Group 6 (Appendix F).
Credit: Erin Davis

FIG. 42

Front elevation of stacked duplex units from Group 6 (Appendix F).
Credit: Erin Davis

FIG. 43

Front elevation of a triplex from Group 6 (Appendix F).
Credit: Liv Anderson

While some projects intentionally matched the material and colors of their buildings, varying only in form, other proposals chose to create a shared framework of guidelines that all the buildings could work within in order to feel related to each other but still unique. For example, the project shown above worked with varying shades of browns, blues, yellows, and oranges as well as differing sizes and directions of lap siding as a material language for the dwellings. All the buildings also share pitch roofs, although they vary in complexity and material, to create a basis for form within the development. Many proposals used some variation of these strategies to create a shared architectural language in their development, choosing what would be the same between dwellings and what would vary building to building. This project also used a familiar strategy of changing material and/or color on the building façade in order to indicate entrances to separate dwellings within the same building, promoting individuality. This can also be done by changing the roof form over a dwelling entrance or pushing the entrance into the mass of the building to demarcate it as important to the eye.

CREATING DENSITY

Like in the Infill sites, students aimed to present a range of middle-density housing typologies to the city with these proposals. This site contains 3.64 acres of land, so to design for a net density of 18-36 dwelling units per acre and achieve design goals often synonymous with complex site design, students used different strategies to create density in Elk Meadows. Group 4 (Appendix D) for example, only used duplexes, triplexes, and rowhouses in their site design, rowhouses being the most prevalent typology among their 27 total dwelling units. Group 5 (Appendix E) was unique in its use of duplex and triplexes to create most of their density on the site. Their 37 total dwelling units break down into 27 dwelling units in triplexes, 6 dwelling units in duplexes, and the four remaining dwelling units in a single walk up complex. This proposal chooses to sacrifice net site density for the sake of their design intentions. Despite this, the proposal still creates the 10 dwelling units per acre density reached instead rather effectively because of the use of triplexes. In contrast, Group 6 (Appendix F) reached a net density of 22.63 dwelling units per acre in their proposed development. Their 43 total units on the site break down into 20 duplex dwelling units, 9 triplex dwelling units, and 14 apartment dwelling units. This project still has the bulk of its density in smaller building complexes yet supplements these dwellings with three apartment buildings, to increase density. Finally, Group 7 (Appendix G) has a similar number of units to the last proposal, 44 total units, yet their proposal is unique in that it contains only rowhouse and apartment style housing units on the site and does not choose to utilize the duplex or triplex housing typology like the first three proposals mentioned. On this site, 24 of the total dwelling units are rowhouses and the other 20 dwelling units are in walk-up apartment buildings. The last two proposals demonstrate the need for apartment style dwelling units to reach the required net density on the site, yet from there the two projects take different approaches in diversity of typology and building mix. While both proposals were successful in creating density, their different approaches to design problems outlined in previous sections led the projects to achieve differing design goals and outcomes with the same density.

Conclusion

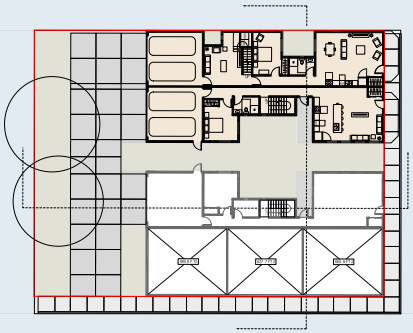
The uptown Oakridge and Elk Meadow middle-housing proposals collectively address a series of design challenges and opportunities generated by the introduction of new housing typologies to the City of Oakridge. The common design goals emphasize themes of identity and autonomy, contextualization, and community building.

The studio's proposals reinforce the importance of creating a shared architectural language using form, material, and color to connect sites or buildings to each other while giving them room to have their own identities. Visual language has the power to connect various building typologies in Oakridge by drawing from the existing architecture. Furthermore, the proposals highlight the importance of building orientation as a tool for creating privacy and separating various activity zones from residential and commercial to public and private and support affordable housing alternatives.

Appendix A

Group 1 Proposal – Alaia Lucas, Olivia Nord

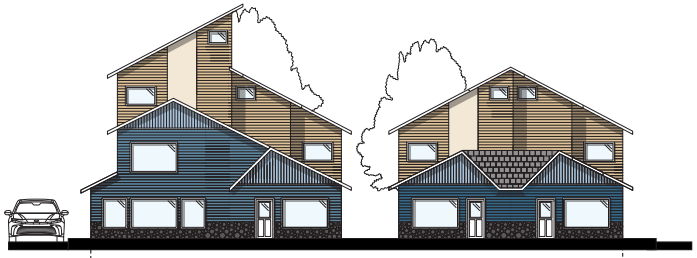
1 DUPLEX



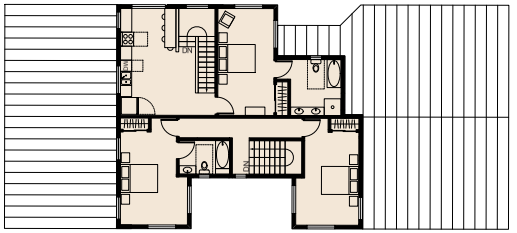
Duplex Site Plan
Scale: 1'0" = 1/16"

Dimensions	125 x 95ft
Acres	0.27
Buildings	2
Units	4
1 bed unit	0
2 bed unit	0
3 bed unit	4
Unit:Parking	1:1.75
Garages	3x2
Stalls	1

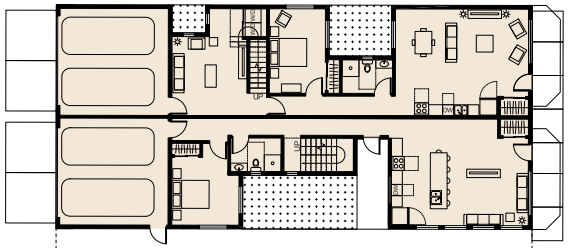
Site 1 is located on a corner with Pine street to the East and East 1st street to the south. The property is 125ft. by 95ft. making it 0.27 acres. There are 2 proposed buildings with 2 dwellings each of the duplex housing type. Each dwelling is a 3 bedroom / 3 bathroom. Each ground unit has a two car garage and the unit above the retail has an outdoor parking space. The proposed retail spaces are a hardware store, salon, and gardening store.



Duplex East Facade
Scale: 1'0" = 1/8"

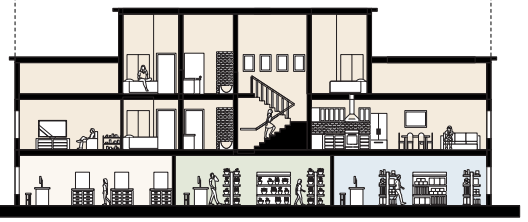


Second Floor
Scale: 1'0" = 1/8"



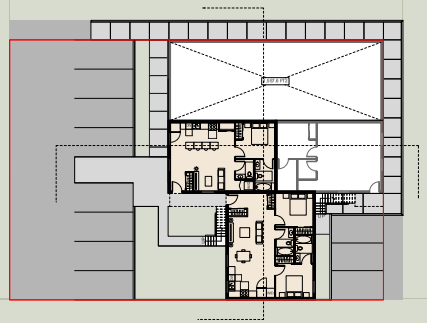
First Floor
Scale: 1'0" = 1/8"

Section Cut East
Scale: 1'0" = 1/8"

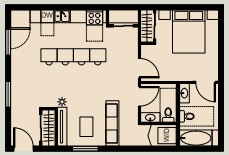


Section Cut South
Scale: 1'0" = 1/8"

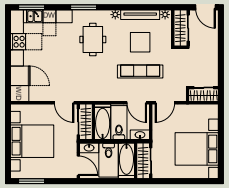
2 APARTMENTS



Apartment Site Plan
Scale: 1'0" = 1/16"



One Bed Unit
Scale: 1'0" = 1/8"



Two Bed Unit
Scale: 1'0" = 1/8"

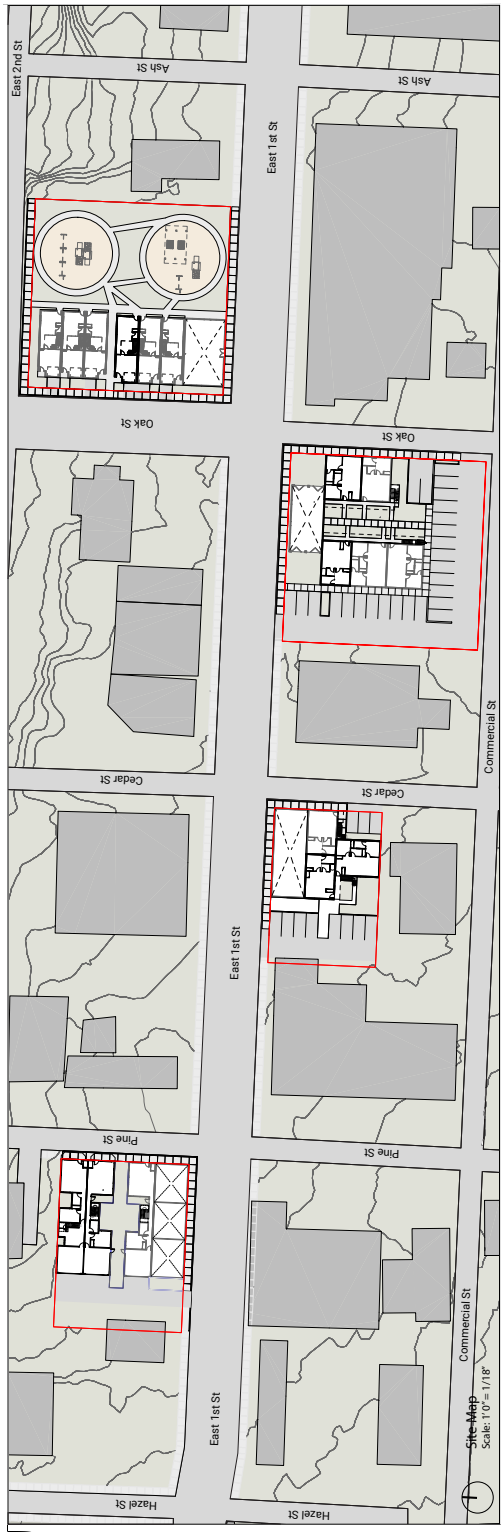
Dimensions	115 x 80ft
Acres	0.21
Buildings	1
Units	8
1 bed unit	4
2 bed unit	4
3 bed unit	0
Unit:Parking	1:1.4
Garages	0
Stalls	11

Site 2 is located on a corner with Cedar street to the East and East 1st street to the north. The property is 115ft. by 80ft. making it 0.21 acres. The proposed building has 8 dwellings of the apartment housing type. There are four 1 bed/ 1.5 bath units and four 2 bed/ 2 bath units. Each unit has a parking spot with 3 additional spots for guests. The proposed retail space is a farmer's market with large doors that open to have open air markets in the summer.

Apartments North Facade
Scale: 1'0" = 1/8"

Section Cut North
Scale: 1'0" = 1/8"

Section Cut West
Scale: 1'0" = 1/8"



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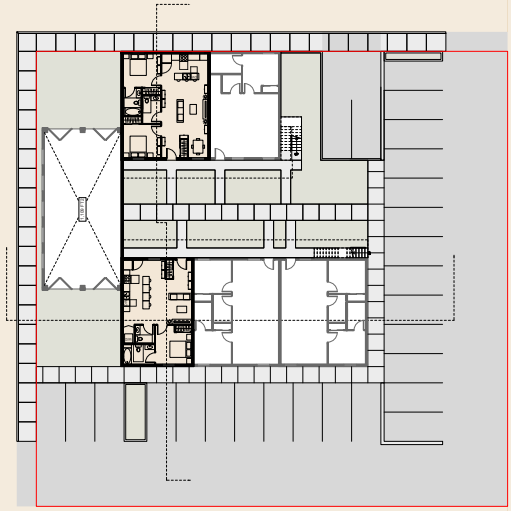
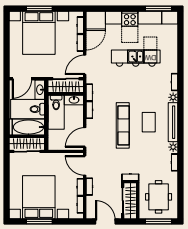
CHRISTINA BOLLO

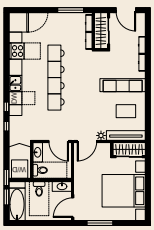
3 APARTMENTS



1 Apartment Site Plan
Scale: 1'0" = 1/16"



Two Bed Unit
Scale: 1'0" = 1/8"

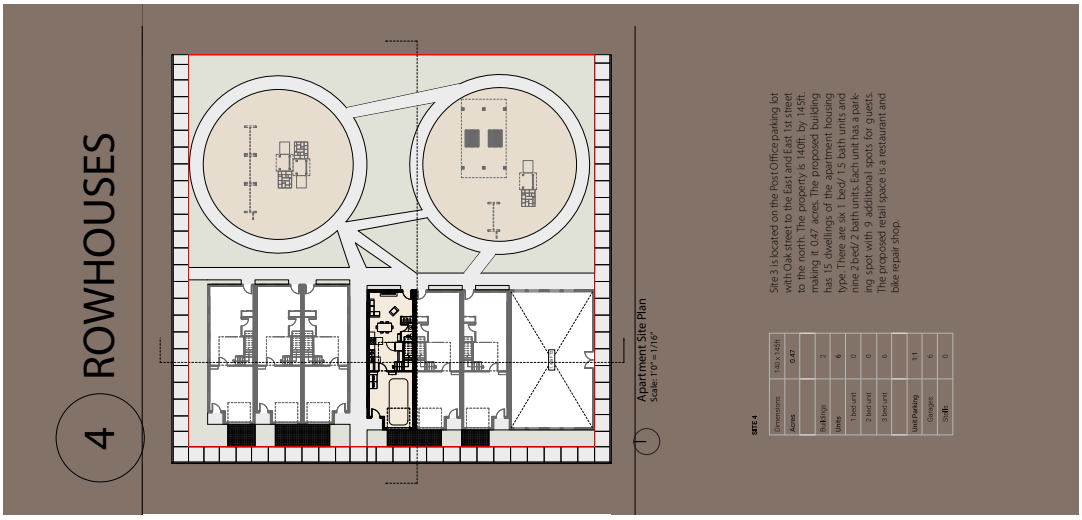


One Bed Unit
Scale: 1'0" = 1/8"

SITE 3

Dimensions	140 x 145ft
Acres	0.47
Buildings	1
Units	15
1 bed unit	6
2 bed unit	9
3 bed unit	0
Unit:Parking	1:1.6
Garages	0
Stalls	24

Site 4 is a corner lot located on the Post Office parking lot with Oak street to the West and East 1st street to the south. The property is 140ft. by 145ft. making it 0.47 acres. The proposed building has 6 dwellings of the row-house housing type. Each unit is 3 bed/ 3.5 bath with a garage. The proposed retail space is a childcare center with a large open park for the community to the right.

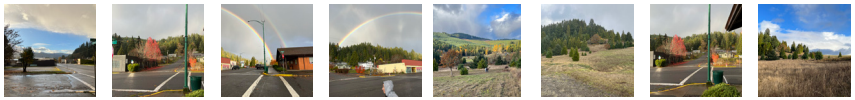

4 ROWHOUSES
Apartment Site Plan
Scale: 1'0" = 1/16"
SITE 4
Dimensions
Acres
Buildings
Units
1 bed unit
2 bed unit
3 bed unit
Unit Parking
Garages
Lofts
Site 3 is located on the Post Office parking lot with Oak street to the East and East 1st street to the north. The property is 140ft. by 145ft. making it 0.47 acres. The proposed building has 15 dwellings of the apartment housing type. There are six 1 bed/ 1.5 bath units and nine 2 bed/ 2 bath units. Each unit has a parking spot with 9 additional spots for guests. The proposed retail space is a restaurant and bike repair shop.


Apartments West Facade
Scale: 1'0" = 1/8"
Section Cut West
Scale: 1'0" = 1/8"
Section Cut South
Scale: 1'0" = 1/8"
Third Floor
Scale: 1'0" = 1/8"
Second Floor
Scale: 1'0" = 1/8"
First Floor
Scale: 1'0" = 1/8"

Appendix B

Group 2 Proposal – Maryclare Lane, Georgia Manning

Urban Infill in OAKRIDGE



In Essence **Oakridge** Is...

Oakridge is a tight-knit community with a separate residential and commercial sphere. The residents love to find a reason to gather, yet seem to live on the edges of the main city center therefore we intend to reconnect people into the public sphere by introducing more housing options within the city's center

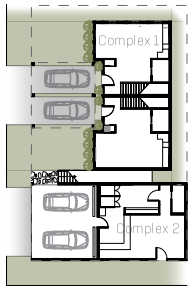
Understanding that people in Oakridge might be apprehensive about major change in the heart of their city, it's important to blend the residential additions so that the space feels neither strictly commercial or residential, but a combination of both that interlock in a comfortable way. Residents will then be able to live on the edge of the public sphere and survey the daily goings on in Oakridge while being as involved or uninvolved as they wish.

Site Size:
~5000 sqft

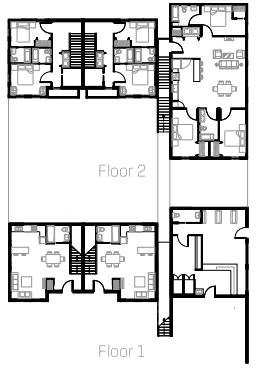
Complex 1:
2 TOWNHOUSES
2 STORIES
2 BED 3 BATH
1 CARPORT EACH
~1200 SQFT EACH

Complex 2:
1 FLAT ABOVE A STORE
1 STORY
3 BED 2 BATH
1 PARKING SPACE
1 COMMERCIAL LOADING SPACE
~1200 SQFT

SITE 1: *HAZEL & 1ST*



SITE PLAN 16'-1.0"



Floor Plans 16'-1.0"

NORTH/SOUTH FACADE AND SECTION

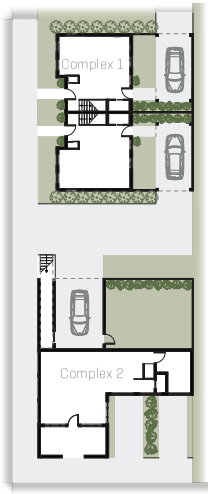
EAST/WEST FACADE AND SECTION

SITE 2: *CEDAR & 1ST*

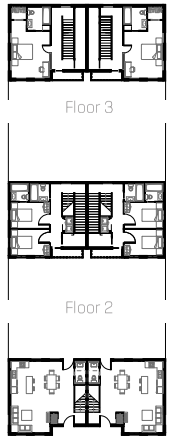
Site Size: ~5000 sqft

Complex 1:
2 TOWNHOUSES
2 STORIES
3 BED 3.5 BATH
1 CARPORT EACH
~1200 SQFT EACH

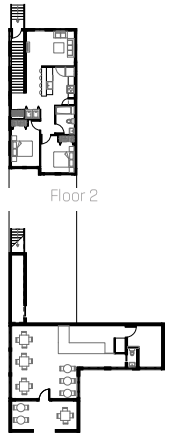
Complex 2:
1 FLAT ABOVE A STORE
1 STORY
2 BED 1 BATH
1 CARPORT
~800 SQFT



Site Plan 16'-1.0"



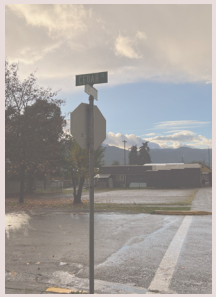
Complex 1 16'-1.0"



Complex 2 16'-1.0"

NORTH/SOUTH FACADE AND SECTION

EAST/WEST FACADE AND SECTION



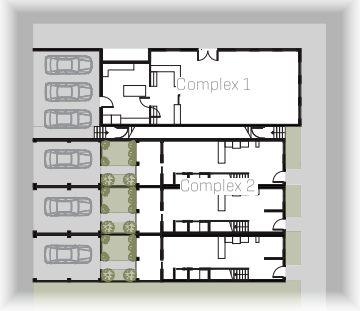
SITE 3: *CEDAR & 1ST*

Site Size:
~5000 sqft

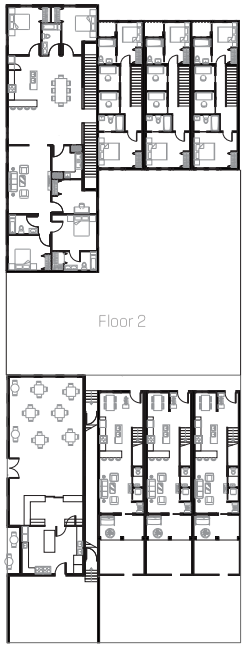
Complex 1:
3 ROWHOUSES
2 STORIES
2 BED 2.5 BATH
1 CARPORT EACH
~1200 SQFT EACH

Complex 2:
1 FLAT ABOVE A STORE
1 STORY
2 BED 2 BATH
1 CARPORT
~800 SQFT

Site Plan 16'-1.0"



Floor Plans 16'-1.0"

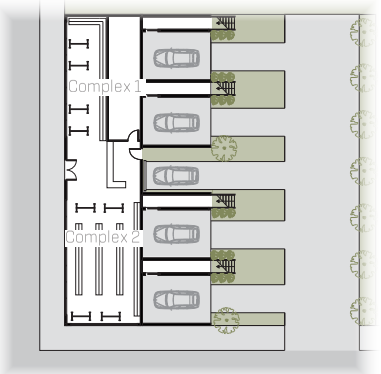


North/South Facade and Section

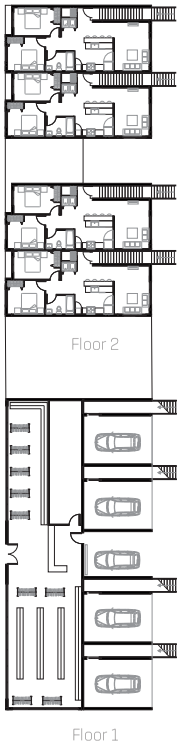
East/West Facade and Section

SITE 4: *PINE & 1ST*

Site Plan 16'-1.0"



Floor Plans 16'-1.0"



Site Size:
~5000 sqft

Complex 1:
2 FLATS OVER STORE
1 STORY
2 BED 1 BATH
1 CARPORT EACH
~1200 SQFT EACH

Complex 2:
2 FLAT ABOVE A STORE
1 STORY
2 BED 2 BATH
1 CARPORT EACH
~1200 SQFT EACH

East/West Facade and Section

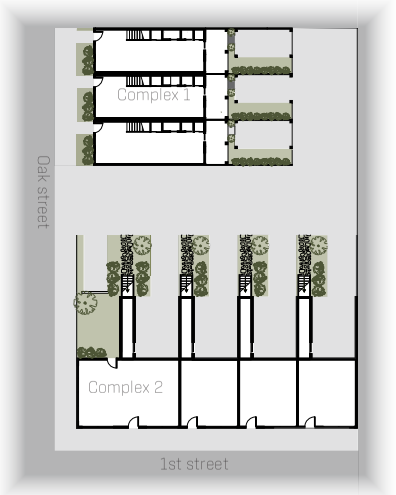
North/South Facade and Section

SITE 5: *OAK & 1ST STREET*

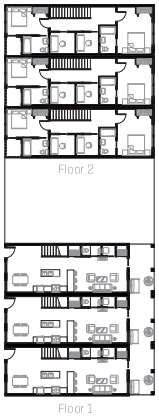
Site Size: ~15000 sqft

Complex 1:
- 3 ROWHOUSES
  - 2 STORIES
  - 2 BED 2.5 BATH
  - 1 CARPORT EACH
  - ~800 SQFT EACH

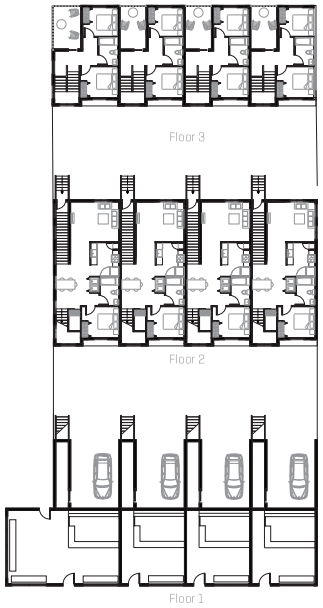
Complex 2:
- 3 TOWNHOUSES ABOVE A STORE
  - 2 STORIES
  - 3 BED 2 BATH
  - 1 CARPORT EACH
  - ~1500 SQFT EACH
  - 1 LOWER COMMERCIAL SPACE



SITE PLAN 16'-1.0"



Complex 1 16'-1.0"



Complex 2 16'-1.0"

NORTH/SOUTH FACADE AND SECTION

EAST/WEST FACADE AND SECTION

Appendix C

Group 3 Proposal - Miles Hagen, Kit Renk

OAKRIDGE URBAN INFILL PROJECT

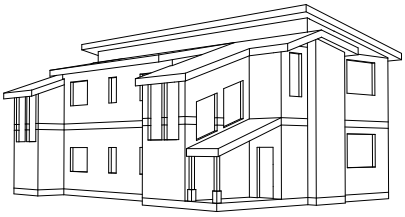
KIT RENK & MILES HAGEN | ARCH484 | BOLLO | FALL 2024

DWELLING TYPES: ROWHOUSE, DUPLEX, APARTMENT
COMMERCIAL TYPES: MARKET STALLS, RETAIL, RESTAURANT, OFFICE
TOTAL NUMBER OF NEW DWELLINGS: 28
TOTAL SITE AREA (5 PARCELS): ~44700 SQ FT
NET DENSITY: ~27 UNITS PER ACRE

"Our main goals are to achieve **sustainability, community, visual diversity and the creation of work-live relationships**, which we feel are properties best associated with urban infill. Infill will give Oakridge an opportunity to liven up a space rich with potential that is not currently being met. It will also give us the opportunity to **build up rather than out**, in order to reduce sprawl. The uptown shops and other commercial and public spaces will experience an increase in use, and the intermingling of commercial and residential spaces will improve relationships between Oakridge's residents. Residents may also gain opportunities to work where they live, keeping business local and opening up opportunities to improve the local economy. A livelier uptown will also generate greater appreciation for Oakridge's public spaces and encourage the improvement of them, something that current residents have been hesitant towards in the past.

Our intentions for this infill project are to utilize existing empty plots while improving the commercial spaces they may replace. We will also create a diversity in housing types and unit sizes so that there is an array of resident types throughout uptown, and the space feels inviting and shared equally. Our designs will remain **visually diverse and colorful**, to further develop the existing playfulness that downtown Oakridge already holds. Our infill project will be accessible to all of Oakridge's residents - families, older folk, and young adults alike - as well as achieve desired sustainability by focusing our efforts on building up, rather than out."

ROWHOUSES, SITE 1



PERSPECTIVES

DUPLEX, SITE 2

SITE 1 SITE 2 SITE 3 SITE 4 SITE 5 SHARED OUTDOOR SPACE EXISTING BUILDINGS

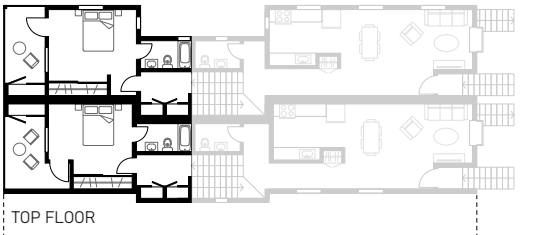
SITE PLAN + GROUND FLOOR PLANS

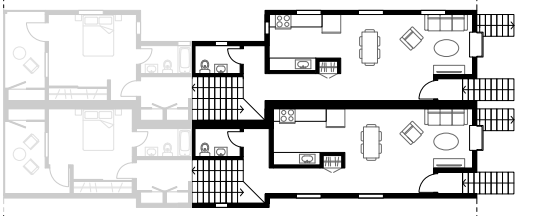
30' 90' 210'

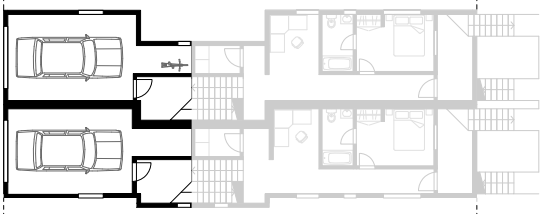
SCALE: 1" = 60'

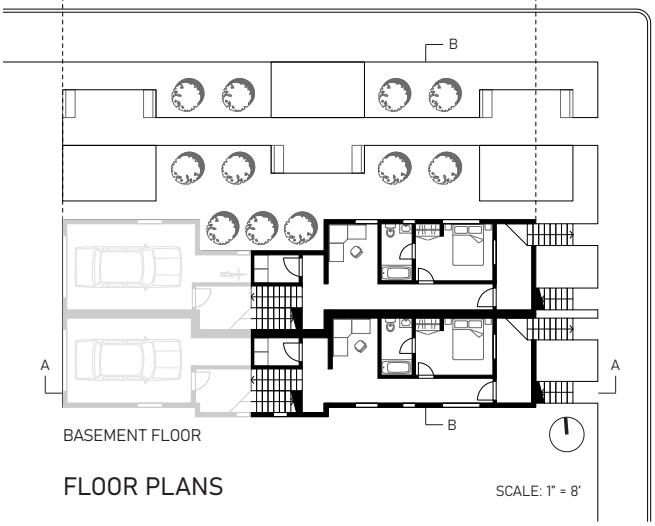
SITE 1
ROWHOUSES

DWELLING TYPE: 2 BED 2.5 BATH
SPLIT LEVEL ROWHOUSE
COMMERCIAL TYPE: MARKET STALLS
NUMBER OF NEW DWELLINGS: 2
SITE AREA: ~4900 SQ FT
NET DENSITY: ~18 UNITS PER ACRE


TOP FLOOR

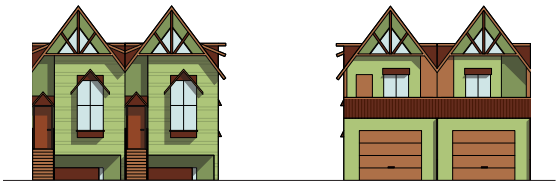

FIRST UPPER FLOOR


GROUND FLOOR



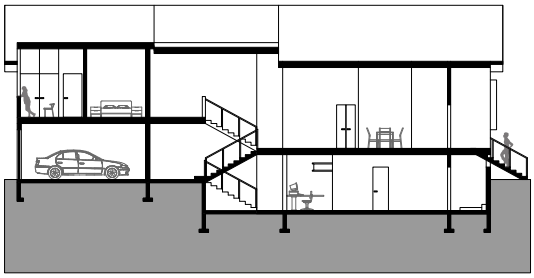
BASEMENT FLOOR

FLOOR PLANS SCALE: 1" = 8'


EAST WEST


NORTH

ELEVATIONS SCALE: 1" = 8'

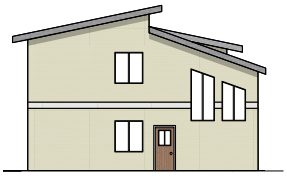

SECTION AA SCALE: 1" = 8'


SECTION BB SCALE: 1" = 8'

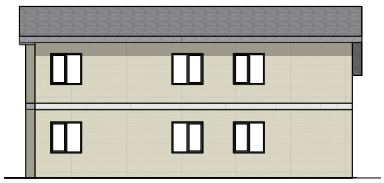
SITE 2
DUPLEX

DWELLING TYPE: 3 BED 2 BATH DUPLEX
NUMBER OF NEW DWELLINGS: 2
SITE AREA: ~3200 SQ FT
NET DENSITY: ~27 UNITS PER ACRE

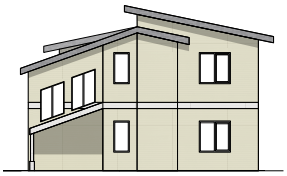
ELEVATIONS



NORTH SCALE: 1" = 8'

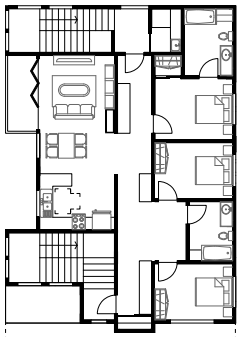


EAST



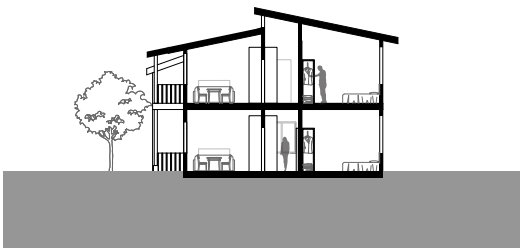
SOUTH

WEST

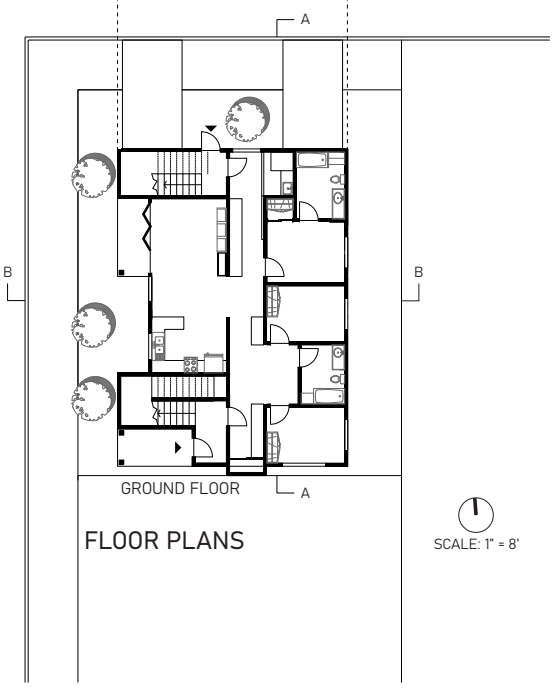


SECOND FLOOR

SECTION AA SCALE: 1" = 8'



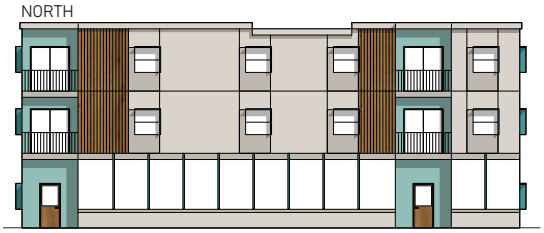
SECTION BB SCALE: 1" = 8'



FLOOR PLANS SCALE: 1" = 8'

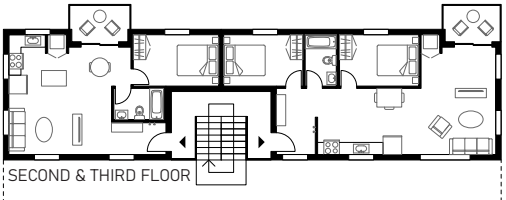
SITE 3
APARTMENTS

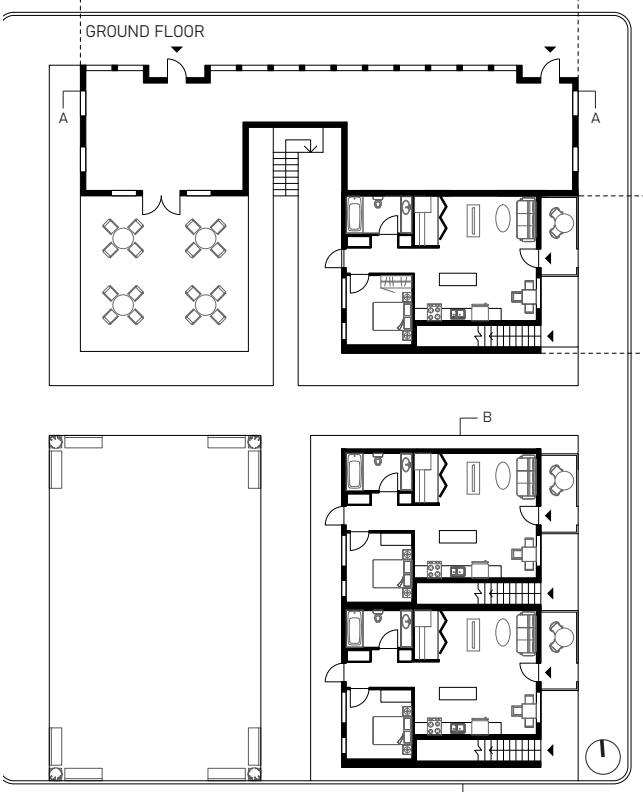
DWELLING TYPE: 1 & 2 BED
MULTISTORY APARTMENTS
COMMERCIAL TYPE: RESTAURANT
NUMBER OF NEW DWELLINGS: 10
SITE AREA: ~12500 SQ FT
NET DENSITY: ~35 UNITS PER ACRE

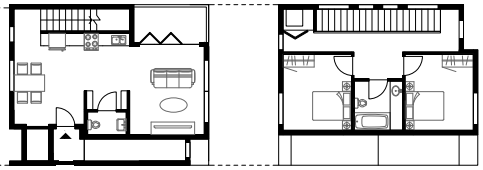


ELEVATION

SCALE: 1" = 8'

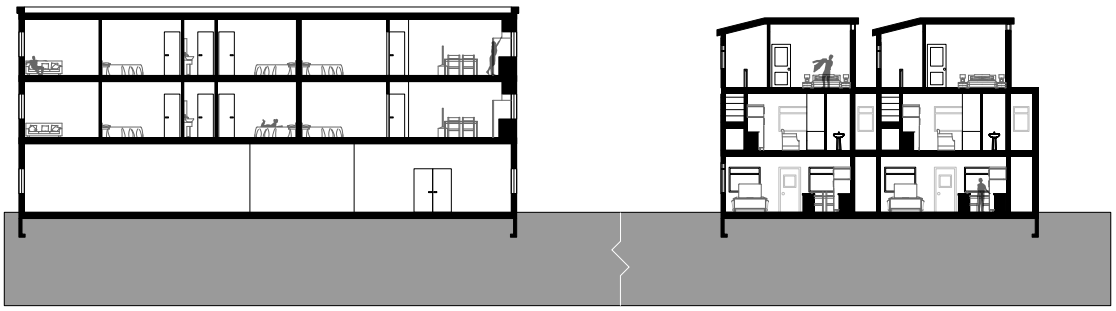






FLOOR PLANS

SCALE: 1" = 8'



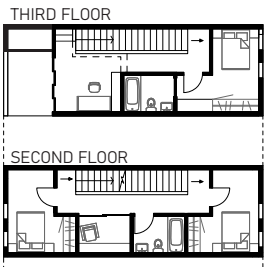
SECTION AA

SECTION BB

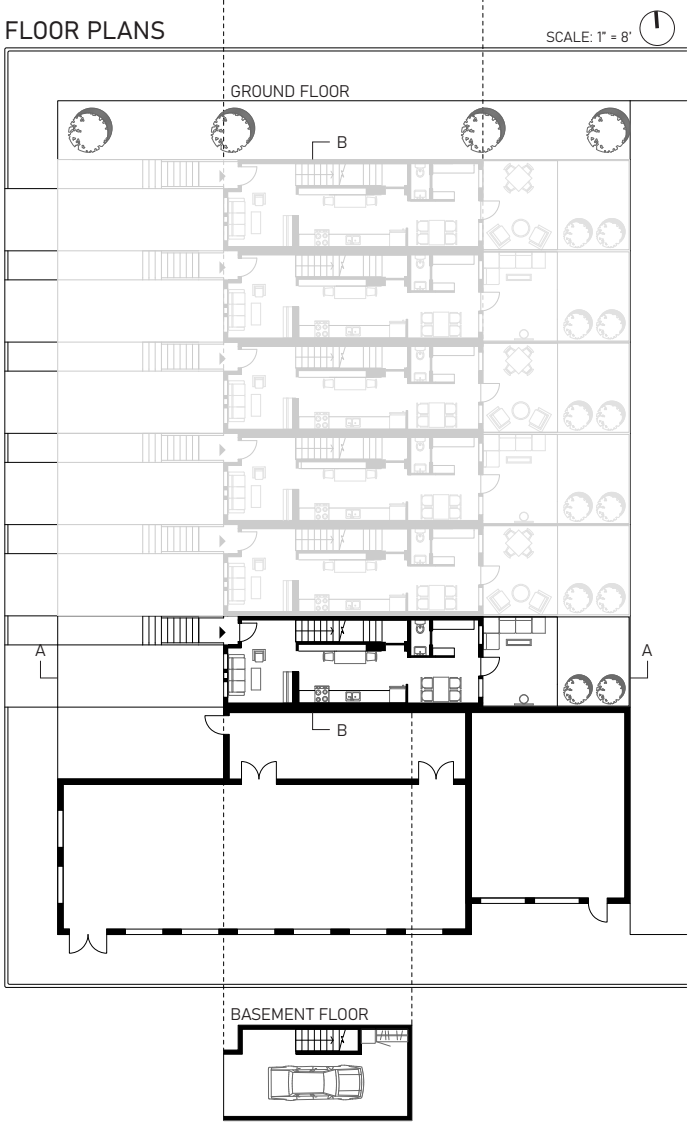
SCALE: 1" = 8'

SITE 4
ROWHOUSES

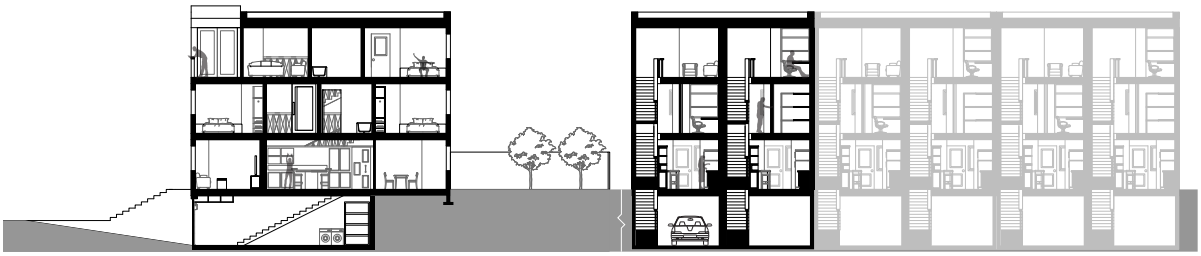
DWELLING TYPE: 3 BED 2.5 BATH ROWHOUSE
COMMERCIAL TYPE: RETAIL
NUMBER OF NEW DWELLINGS: 6
SITE AREA: ~12300 SQ FT
NET DENSITY: ~21 UNITS PER ACRE



FLOOR PLANS



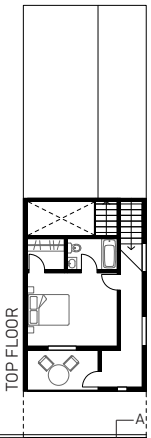
ELEVATIONS

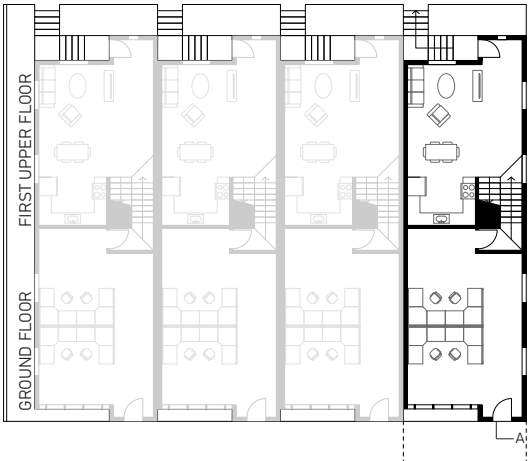


SITE 5
ROWHOUSES

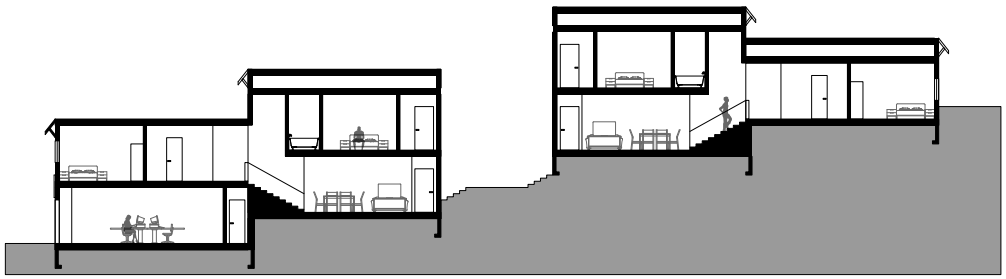
DWELLING TYPE: 3 BED 2 BATH
SPLIT LEVEL ROWHOUSE
COMMERCIAL TYPE: OFFICE
NUMBER OF NEW DWELLINGS: 8
SITE AREA: ~11800 SQ FT
NET DENSITY: ~30 UNITS PER ACRE

ELEVATIONS SCALE: 1" = 8'

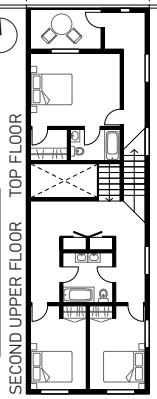




FLOOR PLANS SCALE: 1" = 8'



SECTION AA SCALE: 1" = 8'



Appendix D

Group 4 Proposal – Ana Amador Fuentes, Liam Ogzewalla, Emma Watanabe

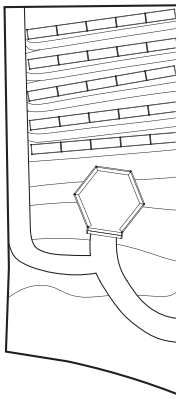
MAPLE GROVE

ARCH 484|ECOLOGICAL HOUSING DESIGN

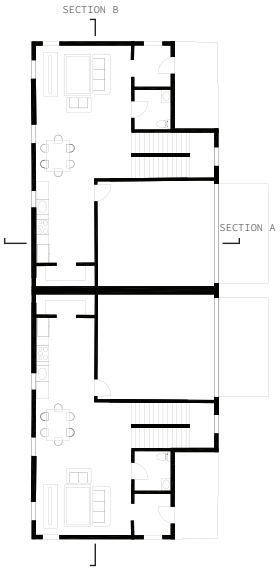
CHRISTINA BOLLO
ANA AMADOR FUENTES, LIAM OGZEWALLA, EMMA WATANABE

Maple Grove is a 3.5 acre tract. We kept the essence of our project within the people of Oakridge and provided a range of affordablility in our mixed-type dwellings, therefore creating inclusive housing welcoming people from all economic backgrounds. With this in mind, our team prioritized designing for small families and the elderly, which is a prevalent population of Oakridge. For our site, we included three middle housing unit types-duplexes, triplexes, and rowhouses.

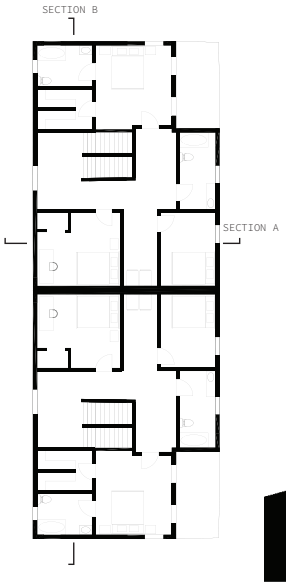
With the existing nature and beautiful views, our team chose to prioritize and perserve the greenery, compromising for many green/outdoor spaces. Our site includes spaces such as an urban garden and gazebos for gathering spaces. Our overall site plan resembles the venation pattern of a leaf as the central road is the stalk, or the main vein, and the alleyways for the Duplexes and Triplexes being the secontary veins.



DUPLEX

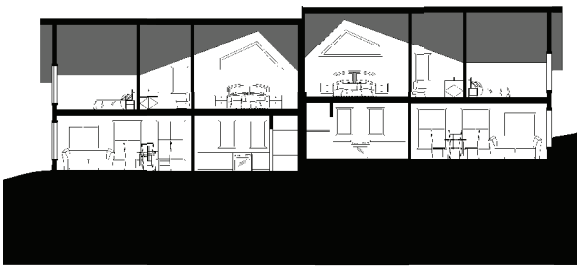


FIRST FLOOR
SCALE: 1/8” = 1’-0”

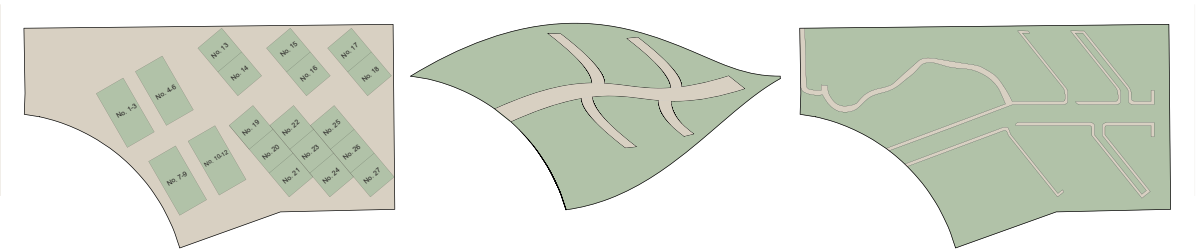


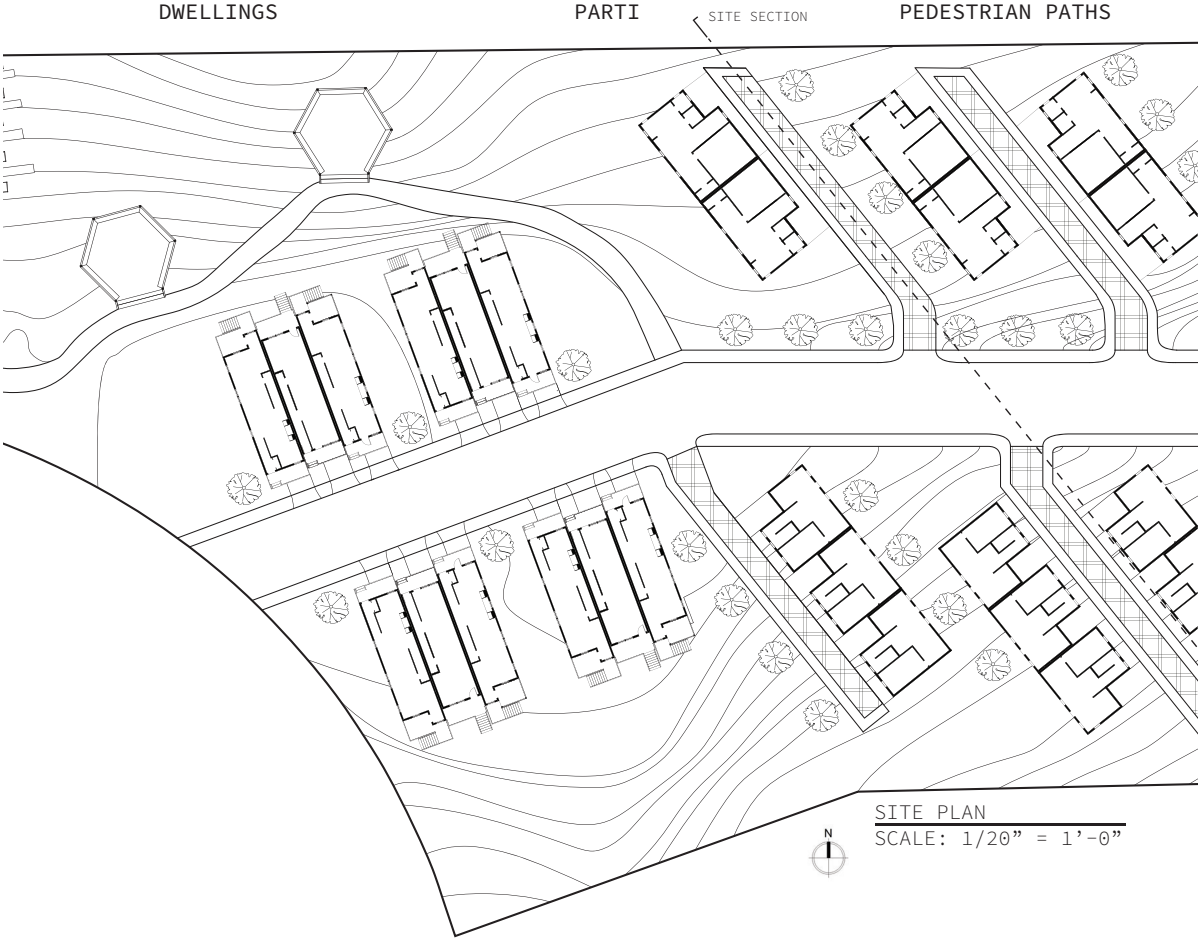
SECOND FLOOR
SCALE: 1/8” = 1’-0”

SECTION A
SCALE: 1/8” = 1’-0”

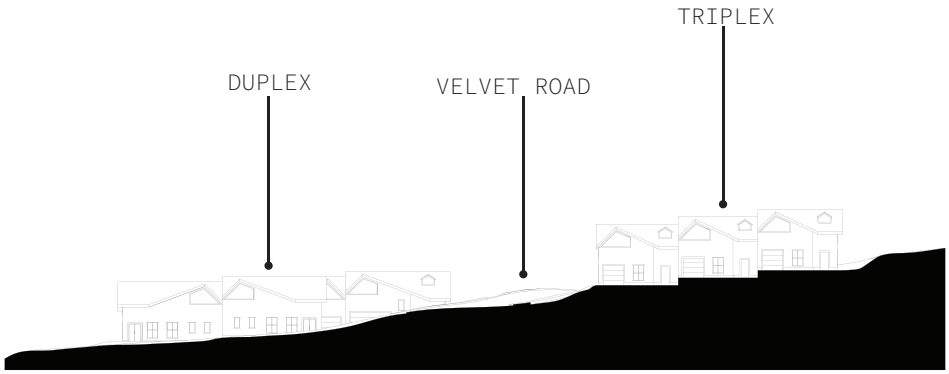


SECTION B
SCALE: 1/8” = 1’-0”



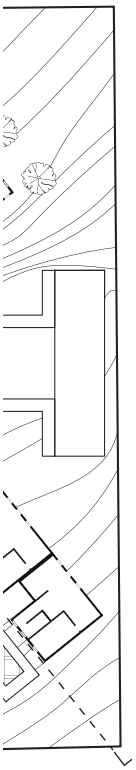


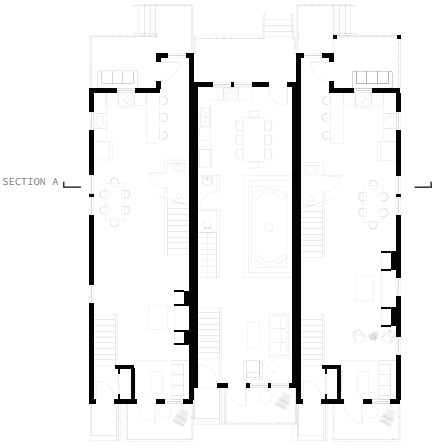
SITE PLAN
SCALE: 1/20” = 1’-0”



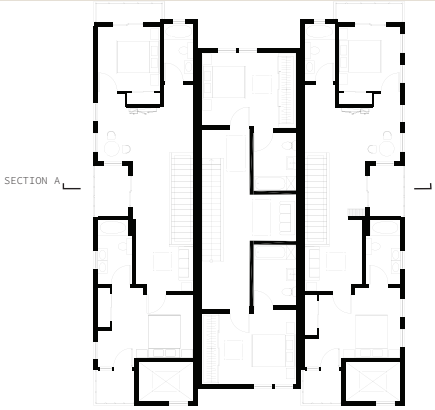
SITE SECTION
SCALE: 1/20” = 1’-0”

NUMBER OF DWELLINGS: 27
TOTAL SQUARE FOOTAGE: 161,000
ONE GARAGE PER DWELLING



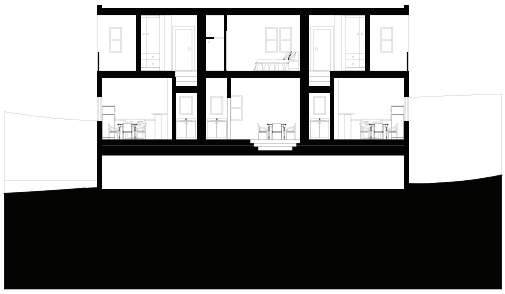


FIRST FLOOR
SCALE: 1/8” = 1’-0”



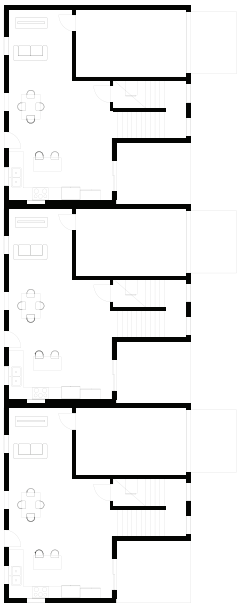
SECOND FLOOR
SCALE: 1/8” = 1’-0”

ROWHOUSES

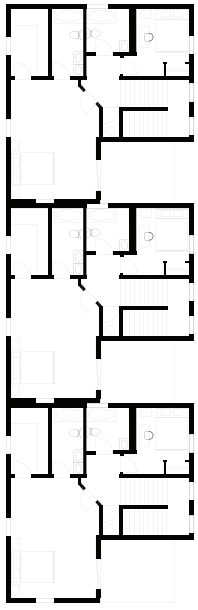


SECTION A
SCALE: 1/8” = 1’-0”

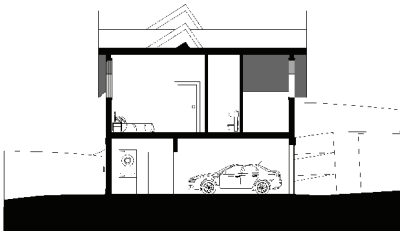
TRIPLEX



FIRST FLOOR
SCALE: 1/8” = 1’-0”



SECOND FLOOR
SCALE: 1/8” = 1’-0”

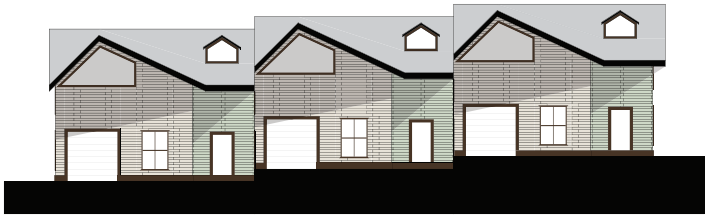


SECTION A
SCALE: 1/8” = 1’-0”

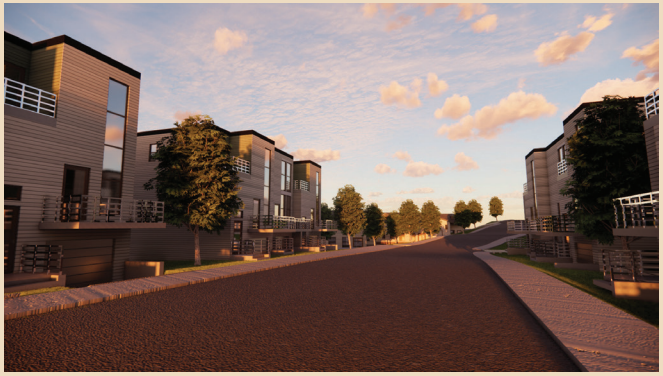
SECTION B
SCALE: 1/8” = 1’-0”

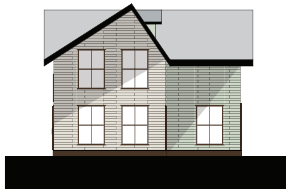
ROWHOUSE FRONT FACADE
1/8” = 1’-0”

ROWHOUSE BACK FACADE
1/8” = 1’-0”

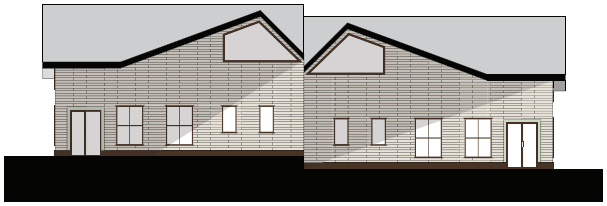


TRIPLEX FACADE B
1/8” = 1’-0”





TRIPLEX FACADE A
1/8” = 1’-0”



DUPLEX FACADE B
1/8” = 1’-0”

DUPLEX FACADE A
1/8” = 1’-0”

Appendix E

Group 5 Proposal – Ben Keigwin, Leyton Richards

BEN KEIGWIN + LEYTON RICHARDS

ARCH 484

CHRISTINA BOLLO

ECOLOGICAL HOUSING

BUGEL VILLAGE

INTENTION

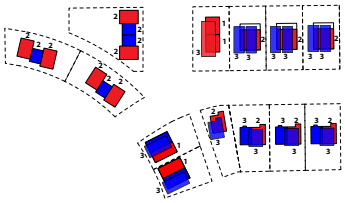
DEVELOP CREATIVE, SUSTAINABLE SOLUTIONS TO CURRENT SOCIOECONOMIC ISSUES. THIS PROJECT CHALLENGES CURRENT ZONING ORDINANCES AND EXPLORES NEW SOCIAL OPPORTUNITIES.

THE PROPOSED CONSTRUCTION EXISTS WITHIN THE CURRENT URBAN GROWTH BOUNDARY OF OAKRIDGE. HOWEVER, THE VILLAGE CHALLENGES EXISTING ZONING AND PROPOSES UPDATED ORDINANCES. THE TARGET DEMOGRAPHIC IS FAMILIES WITH AN ANNUAL INCOME OF LESS THAN $50,000. THE NEIGHBORHOOD IS A COOPERATIVE COMMUNITY, WHERE ALL RESIDENTS OWN THEIR DWELLINGS AND ALL PARTIES HAVE AN EQUAL VOTE ON COMMUNITY DECISIONS.

UNIT TYPES

FLATS

TOWNHOUSES



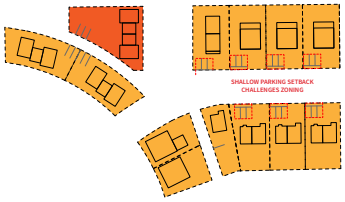
DIVERSITY OF UNIT TYPES AND DENSITIES ATTRACTS DIFFERENT FAMILY TYPES AND USERS. THIS RESPONDS TO OAKRIDGE'S NEED FOR VARIED DEMOGRAPHICS AND FOSTERS AN INTERGENERATIONAL COMMUNITY

ZONING

R1
LOW DENSITY RESIDENTIAL DISTRICT
- SINGLE FAMILY DETACHED HOMES

R2
MEDIUM DENSITY RESIDENTIAL DISTRICT
- DUPLEXES
- TRIPLEXES

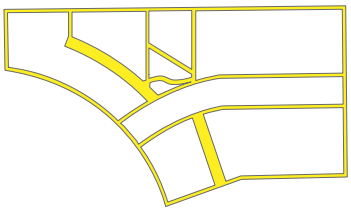
R3
HIGH DENSITY RESIDENTIAL DISTRICT
- DENSER HOUSING



ACSESS TO THE EARTH

EACH UNIT HAS ACCESS TO LIGHT AND AIR FROM MULTIPLE DIRECTIONS BUILDINGS ARE ORIENTED TO PROVIDE VIEWS OF THE NATURAL LANDSCAPE TO EVERYONE HIGHLIGHTED AREAS ARE PRESERVATION ZONES, UNTOUCHED DURING CONSTRUCTION.

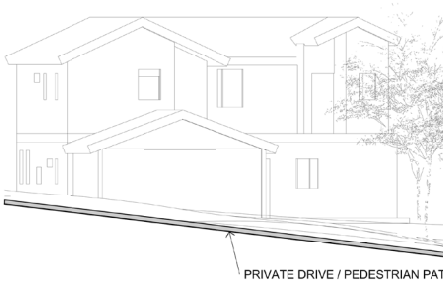
PEDESTRIAN NETWORK



SAFETY AND ACCESSIBILITY ARE PRIORITIZED BY CREATING A PEDESTRIAN NETWORK.
PRIVATE DRIVES ARE RAISED TO DEFINE THEM AS PEDESTRIAN SPACES FIRST.

1" = 80'

STREET SECTION

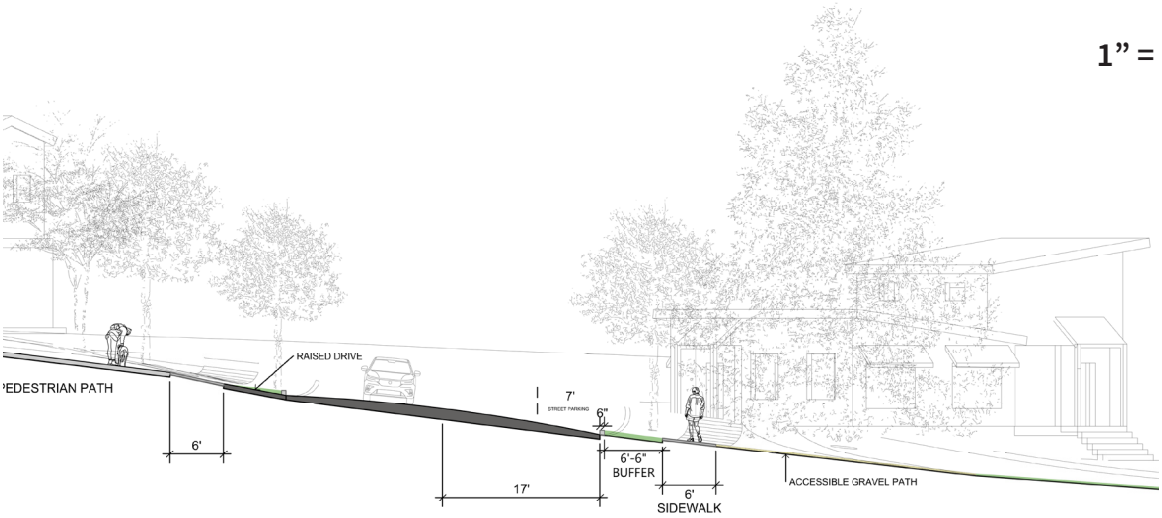


BUILDINGS	13
DWELLINGS	37
BEDROOMS	86
PARKING STALLS	37
APPROX POPULATION	90-120 PERSONS
SITE SIZE	3.6 ACRES
NET DENSITY	10 DWELLINGS PER UNIT ACRE

SITE PLAN

SITE SECTION

1” = 10’

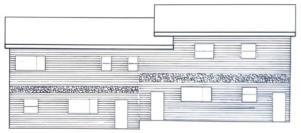


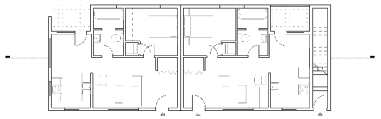
IT ACRE

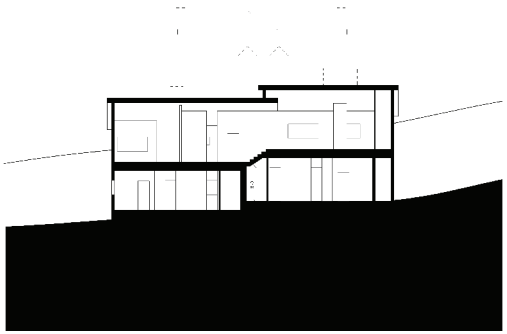
1” = 20’

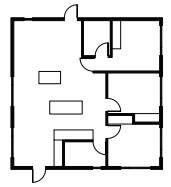
1/8”=1’

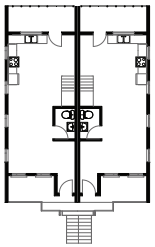
SLOPED TRIPLEX

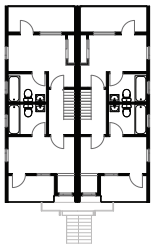




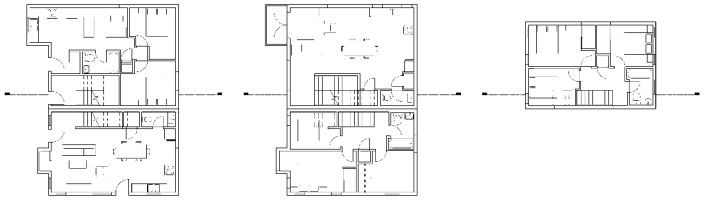


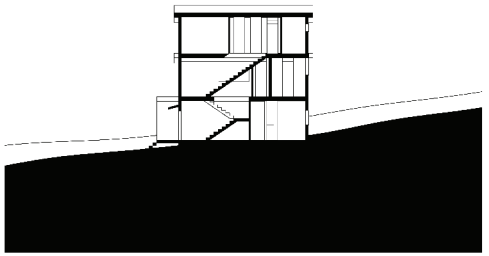






LOW SIDE TRIPLEX





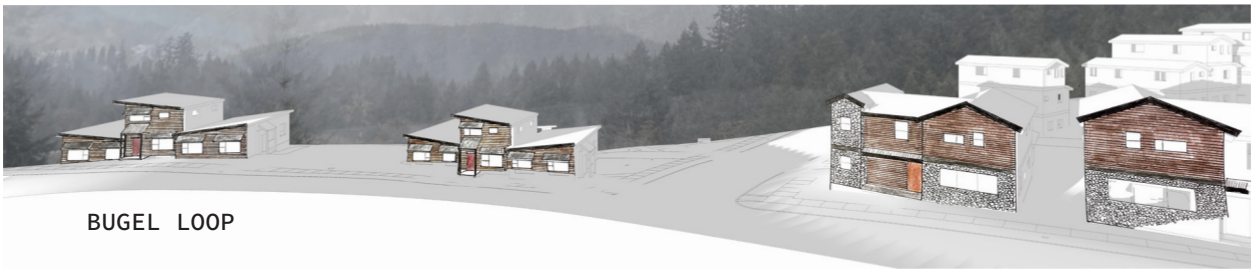
HIGH SIDE TRIPLEX

BUILDING DRAWINGS

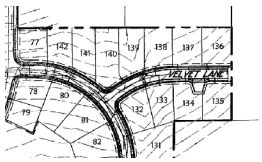
1/8”=1’

POD TRIPLEX

POD LEX



BUGEL LOOP



ELK MEADOWS – 2008 PROPOSED PARCEL DIVSION
11 PARCELS

SITE PHOTOS

A

B

C

Appendix F

Group 6 Proposal – Liv Anderson, Erin Davis, Caleb Galas

ELK MEADOWS

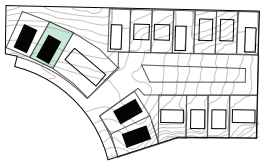
ARCH 484 I Christina Bollo
Liv Anderson I Erin Davis I Caleb Galas

3.4 acre site in NE Oakridge
Net Density: 22.63 units/acre
1 : 1 parking to unit ratio
43 units total:
10 duplexes
3 triplexes
2 quad apartments
1 6 unit apartment

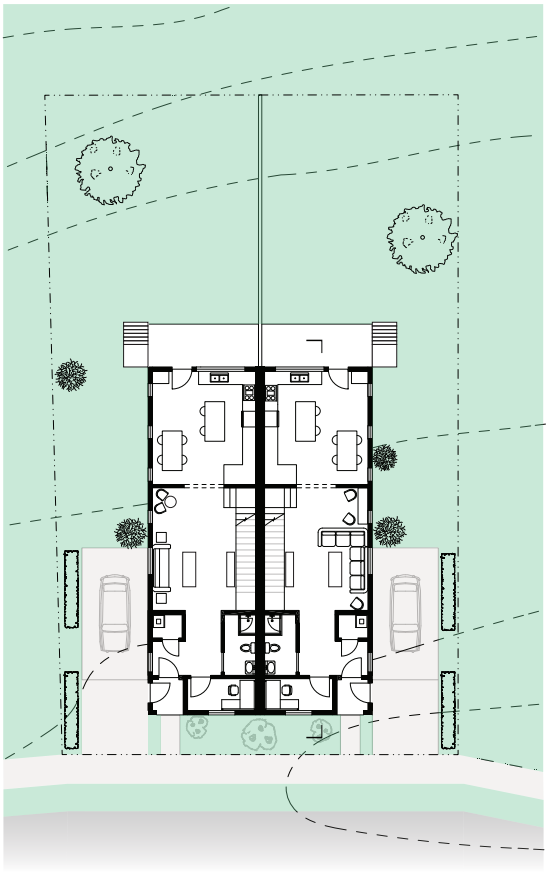
SITE PLAN
1/20" = 1.0'

DUPLEX UNIT

Caleb Galas
4 bed dwellings
2,150 SF per dwelling
Lot Size: 6,100 sf

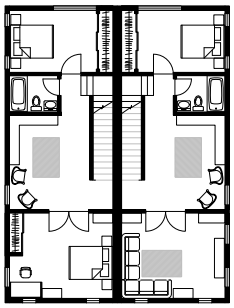


KEY PLAN
1/80" - 1.0'

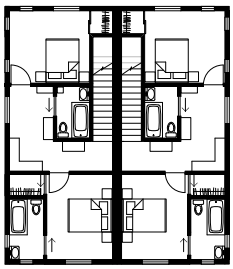


FIRST FLOOR PLAN
1/8" - 1.0'

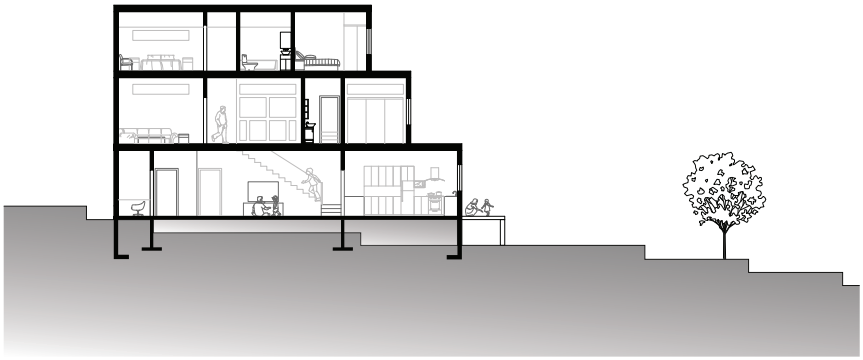
ENTRY ELEVATION
1/8" - 1.0'



SECOND FLOOR PLAN
1/8" - 1.0'



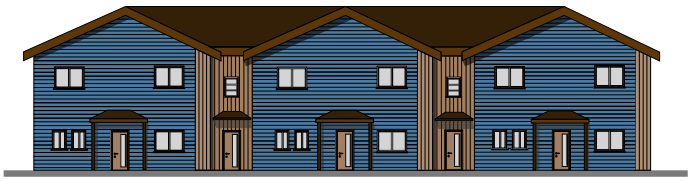
THIRD FLOOR PLAN
1/8" - 1.0'



NORTH - SOUTH SECTION
1/8" - 1.0'

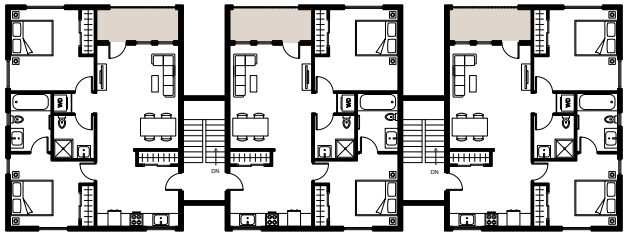
APARTMENT

Liv Anderson
6 two bed units, stacked
3,342 SF complex
13,770 SF lot

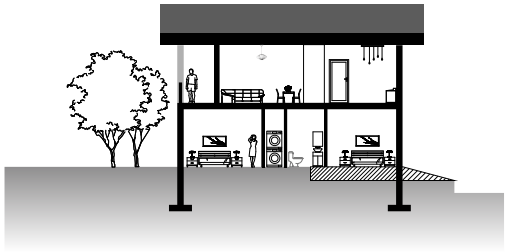


ENTRY ELEVATION
1/8" - 1.0'

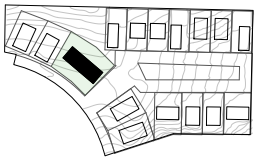
1ST FLOOR PLAN
1/8" - 1.0'



2ND FLOOR PLAN
1/8" - 1.0'



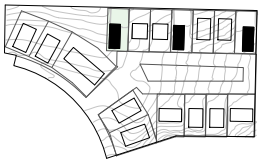
NORTHEAST - SOUTHWEST SECTION
1/8" - 1.0'



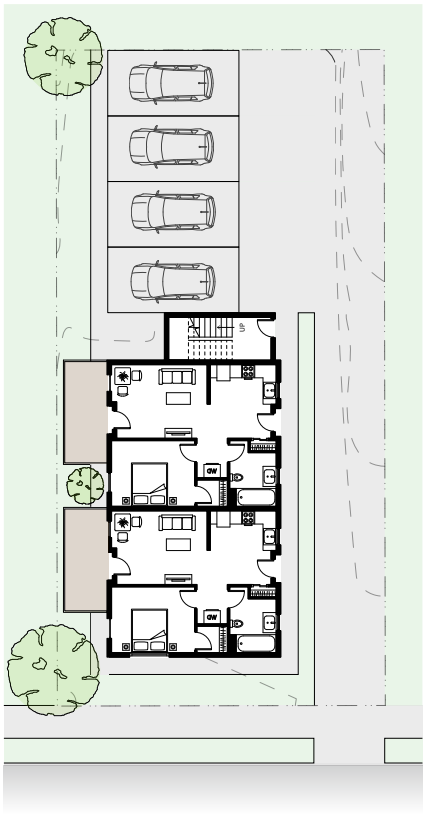
SITE KEY PLAN
1/80" - 1.0'

TRIPLEX

Liv Anderson
3 bed flat over 2 one-bed flats
1,170 SF each
5,000 SF lot

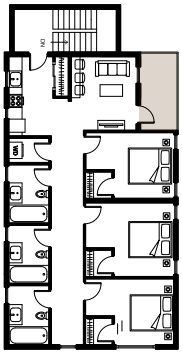


SITE KEY PLAN
1/80" - 1.0'



1ST FLOOR PLAN
1/8" - 1.0'

ENTRY ELEVATION
1/8" - 1.0'



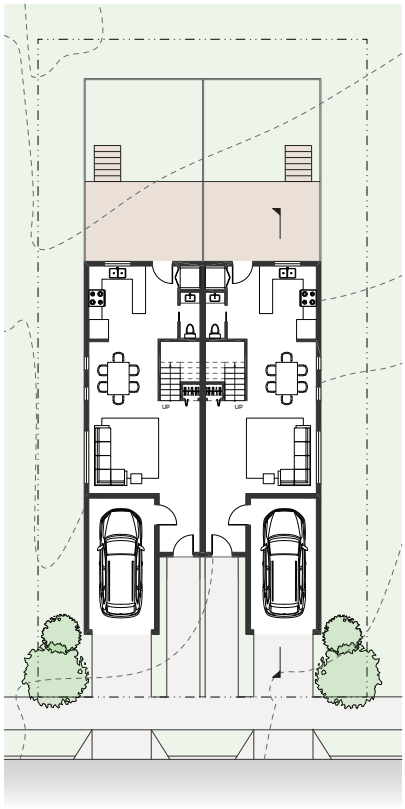
2ND FLOOR PLAN
1/8" - 1.0'

NORTH - SOUTH SECTION
1/8" - 1.0'

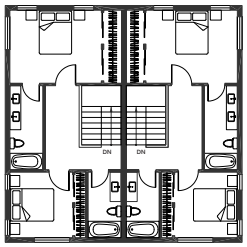
SIDE BY SIDE DUPLEX

Erin Davis
2 bed townhouses
1244 SF each
5000 SF lot

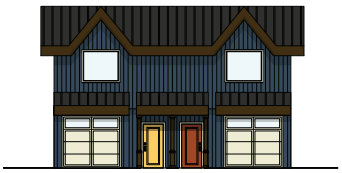
SITE KEY PLAN
1/80" - 1.0'



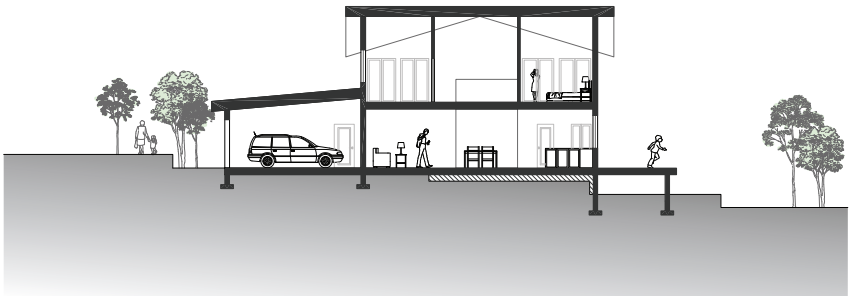
1ST FLOOR PLAN
1/8" - 1.0'



2ND FLOOR PLAN
1/8" - 1.0'



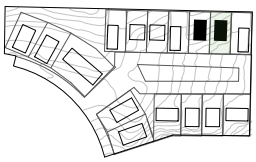
ENTRY ELEVATION
1/8" - 1.0'



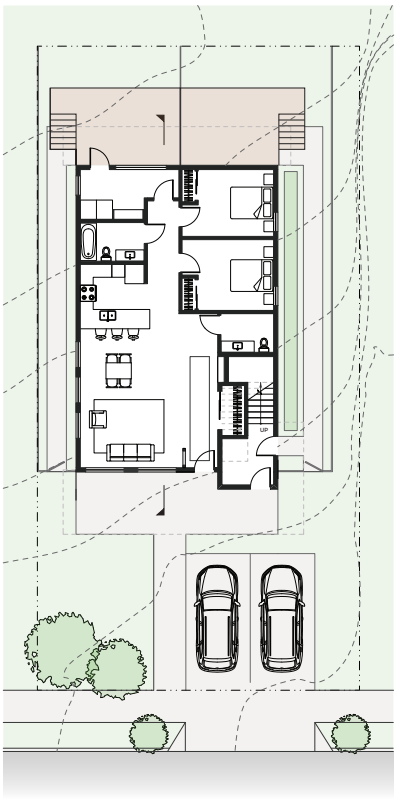
NORTH - SOUTH SECTION
1/8" - 1.0'

STACKED DUPLEX

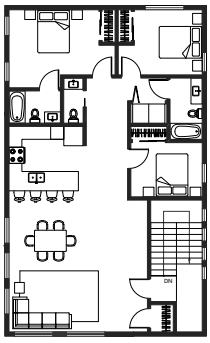
Erin Davis
1200 SF 2 bed flat
1500 SF 3 bed flat
5000 SF lot



SITE KEY PLAN
1/80" - 1.0'

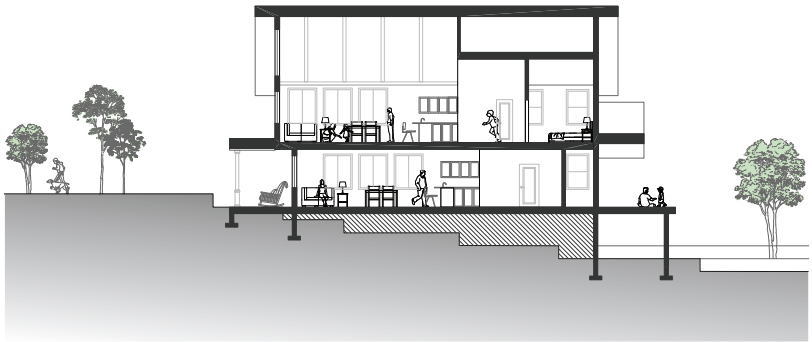


1ST FLOOR PLAN
1/8" - 1.0'

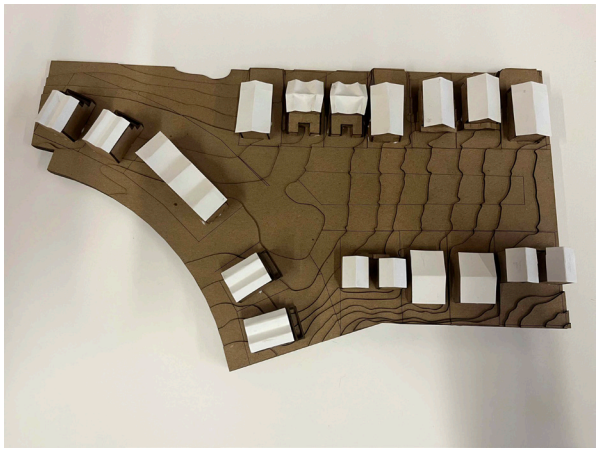


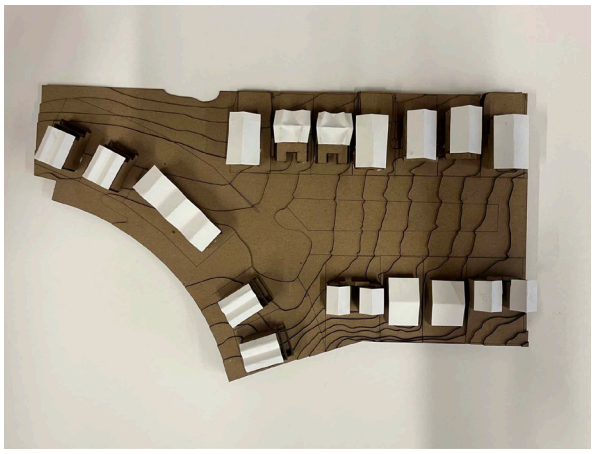
2ND FLOOR PLAN
1/8" - 1.0'

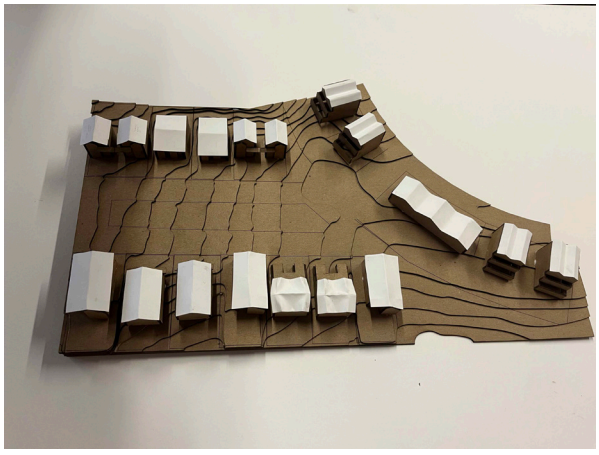
ENTRY ELEVATION
1/8" - 1.0'



NORTH - SOUTH SECTION
1/8" - 1.0'







Appendix G

Group 7 Proposal – Madison Coultrap, Ying Thum

BRIDGEWATER GROVE

MADISON COULTRAP & YING THUM
ARCH 484 | CHRISTINA BOLLO | FALL 2024

SITE STATISTICS

- OVERALL SITE SIZE:
  - 3.64 ACRES
  - 43,561.7 SQ. FT. / ACRE
- NET DENSITY CALCULATION:
  - TOTAL SITE: 72 DWELLINGS PER ACRE
- NUMBER OF DWELLINGS:
  - 44 UNITS IN TOTAL
  - ROWHOUSES:
    - 24 TOTAL DWELLINGS
  - APARTMENTS
    - 20 TOTAL UNITS
- NUMBER OF PARKING SPACES
  - 44 UNCOVERED SPACES IN TOTAL
    - 1 PARKING SPACE PER DWELLING

APARTMENT COMMUNITY

STATISTICS:

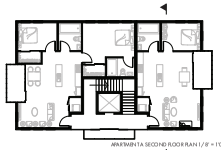
- NUMBER OF DWELLINGS:
  - APARTMENTS:
    - 20 TOTAL UNITS
    - 5 - 4 UNIT BUILDINGS
- NET DENSITY CALCULATION:
  - APARTMENT A:
    - 82 DWELLINGS PER ACRE
  - APARTMENT B:
    - 72 DWELLINGS PER ACRE


APARTMENT COMMUNITY PERSPECTIVE

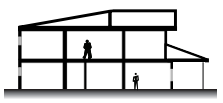

BRIDGE PERSPECTIVE

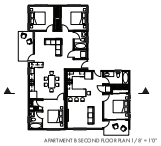
APARTMENT A


APARTMENT A SECTION 1/8" = 1'0"

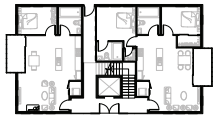

APARTMENT A SECOND FLOOR PLAN 1/8" = 1'0"

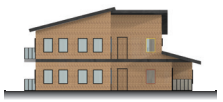
APARTMENT B

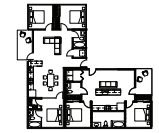

APARTMENT B SECTION 1/8" = 1'0"


APARTMENT B SECOND FLOOR PLAN 1/8" = 1'0"


APARTMENT A ELEVATION 1/8" = 1'0"


APARTMENT A GROUND FLOOR PLAN 1/8" = 1'0"


APARTMENTS ELEVATION 1/8" = 1'0"


APARTMENT B GROUND FLOOR PLAN 1/8" = 1'0"

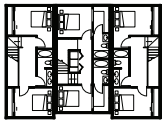
ROWHOUSE COMMUNITY

STATISTICS:

- NUMBER OF DWELLINGS:
  - ROWHOUSES:
    - 24 TOTAL DWELLINGS
    - 4 - 3 UNIT BUILDINGS
    - 2 - 6 UNIT BUILDINGS
- NET DENSITY CALCULATION:
  - ROWHOUSE A:
    - 62 DWELLINGS PER ACRE
  - ROWHOUSE B:
    - 74 DWELLINGS PER ACRE

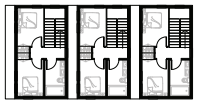

ROWHOUSE COMMUNITY PERSPECTIVE

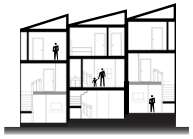
ROWHOUSE A

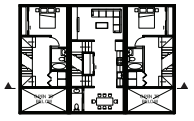

ROWHOUSE A THIRD FLOOR PLAN 1/8" = 1'0"

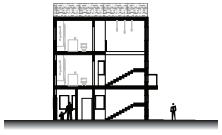

PARK PERSPECTIVE

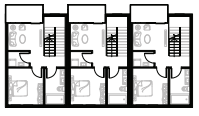
ROWHOUSE B


ROWHOUSE B THIRD FLOOR PLAN 1/8" = 1'0"

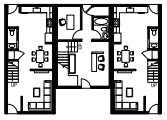

ROWHOUSE A SECTION 1/8" = 1'0"


ROWHOUSE A SECOND FLOOR PLAN 1/8" = 1'0"

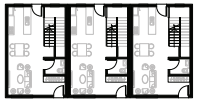

ROWHOUSE B SECTION 1/8" = 1'0"


ROWHOUSE B SECOND FLOOR PLAN 1/8" = 1'0"


ROWHOUSE A ELEVATION 1/8" = 1'0"

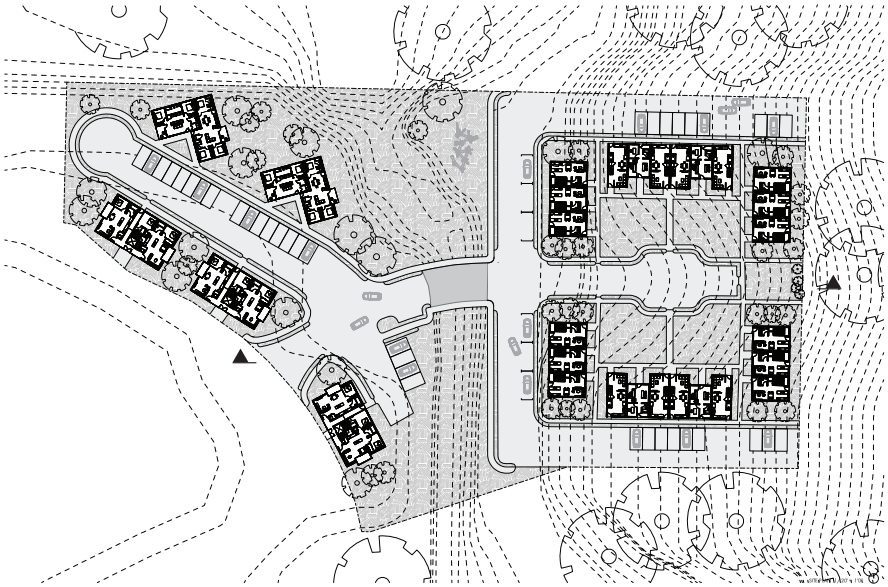

ROWHOUSE A GROUND FLOOR PLAN 1/8" = 1'0"


ROWHOUSE B SECTION 1/8" = 1'0"


ROWHOUSE B GROUND FLOOR PLAN 1/8" = 1'0"

ESSENCE STATEMENT

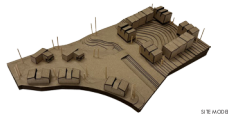
THIS NEIGHBORHOOD IN OAKRIDGE IS ***NESTLED IN THE WILLAMETTE NATIONAL FOREST.*** IT IS DESIGNED TO SERVE OAKRIDGE'S MAIN DEMOGRAPHICS, INCLUDING A GROWING ***MOUNTAIN BIKING COMMUNITY, YOUNG FAMILIES, AND THE ELDERLY COMMUNITY.*** TUCKED AWAY FROM THE MORE ACTIVE PART OF TOWN, THIS COMMUNITY WILL ***BRIDGE THE GAP BETWEEN SOCIAL AND PRIVATE REALMS*** IN OAKRIDGE. NEEDING TO FURTHER ACTIVATE THEIR COMMUNITIES, HAVING A VERSATILE HOUSING MIX WITH COMMUNITY REALMS IN BETWEEN WILL ENCOURAGE THIS NEEDED GROWTH. THUS, INCORPORATING A MIX OF ROW HOUSES AND LOW RISE APARTMENTS CAN **ALLEVIATE THE NEEDED DENSITY INCREASE** WHILE STILL ***CREATING COMMUNAL SPACES WITHIN THE NEIGHBORHOOD*** ITSELF. ACTIVATING THE EXTERIOR OF THE SITE FACING THE MAIN ROAD ENCOURAGES INTERACTION BETWEEN ALL RESIDENTS OF THE NEIGHBORHOOD AND ***EXTENDS AN INVITATION TO THE EXISTING RESIDENTS IN NEARBY NEIGHBORHOODS.*** WITH MORE INTIMATE COMMON SPACES SPREAD THROUGHOUT, THE SITE IS INTENDED TO ***ENCOURAGE INTERACTION*** WITH IMMEDIATE NEIGHBORS. THUS, A SENSE OF EASE CAN BE CREATED BY HAVING DAILY INTERACTION AMONGST IMMEDIATE NEIGHBORS, WHILE STILL GAINING AN ***OVERALL SENSE OF SECURITY*** THROUGHOUT THE ENTIRE COMMUNITY. WITH THE EXISTING SITE CONDITIONS, ***ACCESS TO WATER AND DRAINAGE*** IS A NECESSARY FEATURE THAT THIS NEIGHBORHOOD WILL HIGHLIGHT, CONNECTING BACK TO OAKRIDGE'S PROXIMITY TO NATURE. AS NATURE IS A FOCAL POINT OF OAKRIDGE'S COMMUNITY, ***CAPTURING VIEWS FROM ALL PUBLIC REALMS IS A PRIORITY*** FOR BUILDING A ***WELCOMING AND POSITIVE CONNECTION TO THE SURROUNDING LANDSCAPE.***


SITE PLAN 1/20" = 1'0"


EAST/ WEST SITE SECTION 1/20" = 1'0"


APARTMENT 1 FACADE MODEL 1/4" = 1'0"


APARTMENT 2 FACADE MODEL 1/4" = 1'0"


SITE MODEL 1/20" = 1'0"

SCI Directors and Staff

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